

NC School District/220 Clay County/High School

Hayesville 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):	147,030
Year Built:	1989
Last Renovation:	
Replacement Value:	\$36,942,942
Repair Cost:	\$2,776,944.56
Total FCI:	7.52 %
Total RSLI:	40.19 %
FCA Score:	92.48



Description:

General:

Hayesville High School is located at 72 Elementary School Drive, Hayesville, North Carolina. The 2 story, 147,030 square foot building was originally constructed in 1989. The lighting was upgraded in 2011. In addition to the main building, the campus contains ancillary buildings; 1972 cafeteria, vocational building with administrations offices, gym, storage, press box, concession/restrooms, and fieldhouses.

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

A. SUBSTRUCTURE

The building rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations. The building has a basement

Campus Assessment Report - Hayesville High

of cast in-place construction.

B. SUPERSTRUCTURE

Floor construction is metal pan deck with lightweight fill. Roof construction is steel. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope built-up. Roof openings include skylights and a roof hatch with fixed ladder access. Most building entrances appear to comply with ADA requirements.

C. INTERIORS

Interior partitions are typically. Interior doors are generally solid core wood with wood frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, 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 vinyl composition tile. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically suspended acoustical tile.

CONVEYING:

The building does include conveying equipment. Conveying equipment include hydraulic elevators, and no wheelchair lifts.

D. SERVICES

PLUMBING:

Plumbing fixtures are typically low-flow water fixtures with manual/automatic 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. Other plumbing systems is supplied by below ground fuel tanks.

HVAC:

Heating is provided by gas fire boilers. Cooling is supplied by chillers and a cooling tower. 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 cafeteria does have additional fire suppression system, which include dry chemical under floor protection. 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 common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system separate from the telephone system.

OTHER ELECTRICAL SYSTEMS:

This building does have a separately derived emergency power system connected to the Vocational building.

E. EQUIPMENT & FURNISHINGS:

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

G. SITE

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

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baseball field, tennis courts and fencing. Site mechanical and electrical features include water, sewer, oil fuel, propane gas, below ground fuel tanks and site lighting.

Attributes:

General Attributes:

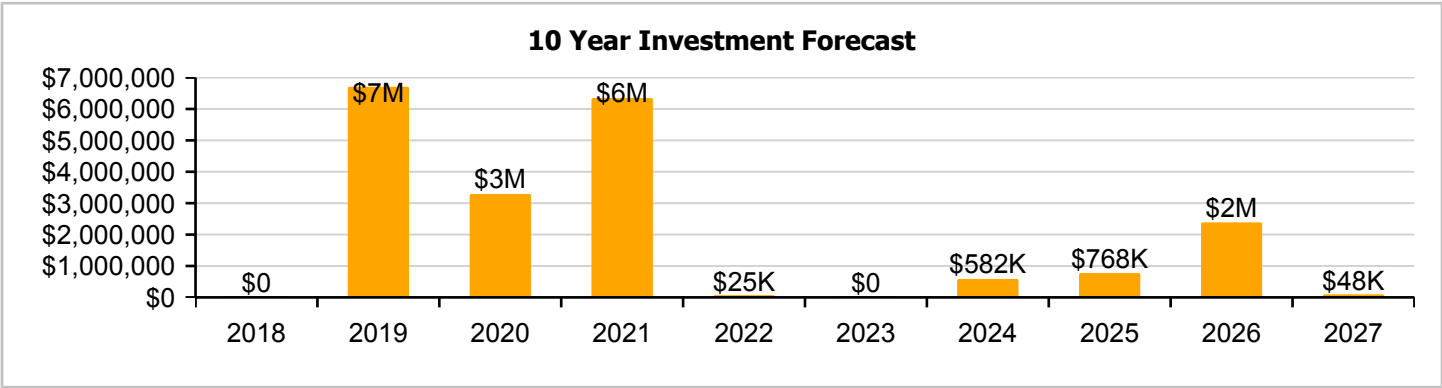
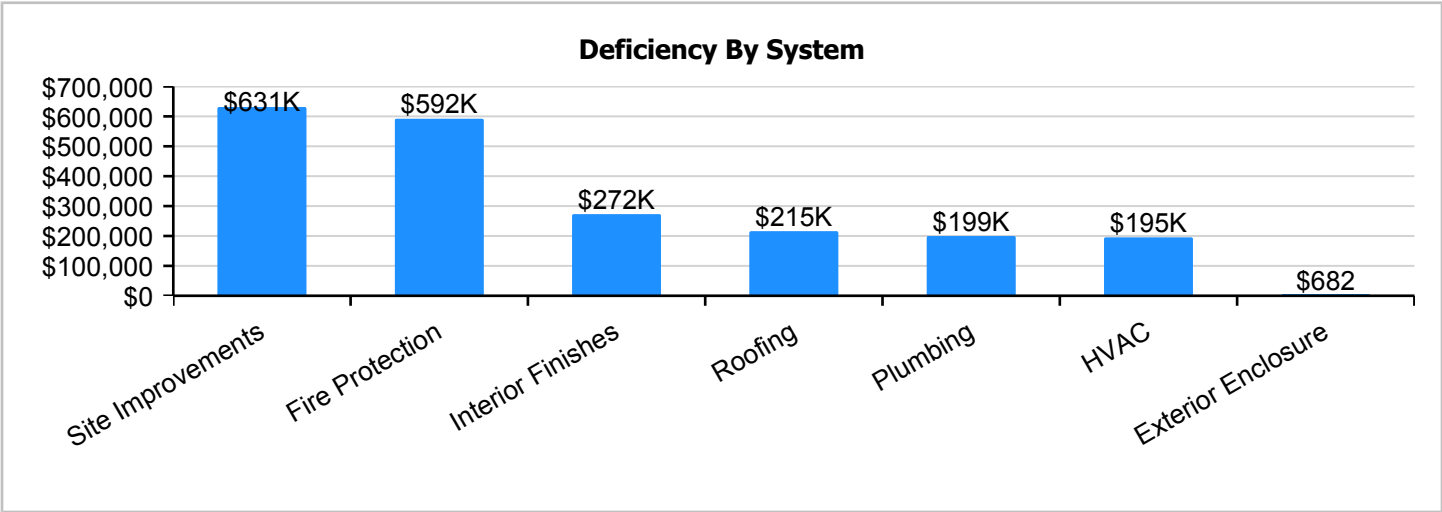
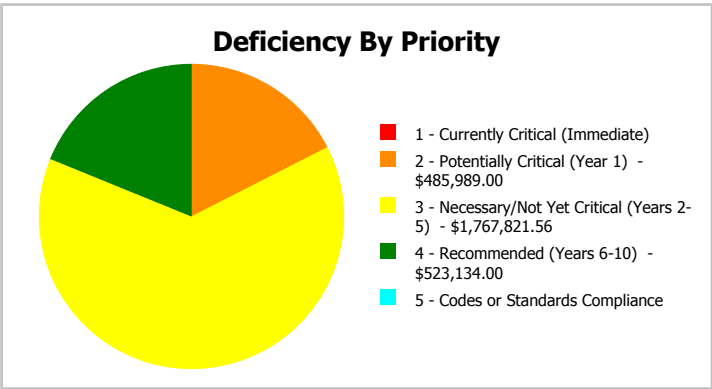
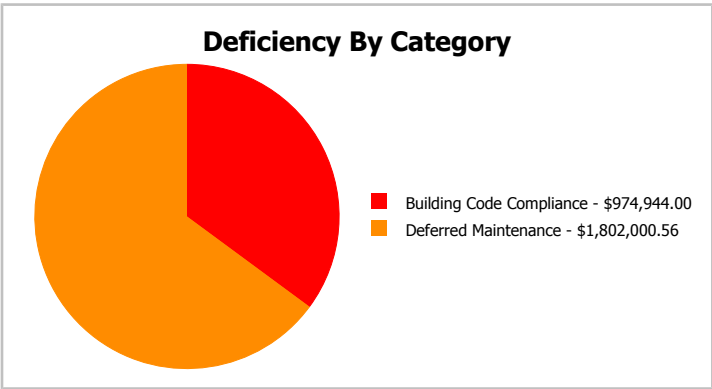
Condition Assessor:	Terence Davis	Assessment Date:	1/18/2017
Suitability Assessor:			

School Information:

HS Attendance Area:	Davie - Davie County HS	LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:	Active	Status:	Active
School Grades:	9-12	Site Acreage:	38

Campus Dashboard Summary

Gross Area:	147,030	Last Renovation:	
Year Built:	1989	Replacement Value:	\$36,942,942
Repair Cost:	\$2,776,945	RSLI%:	40.19 %
FCI:	7.52 %		



Campus Condition Summary

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

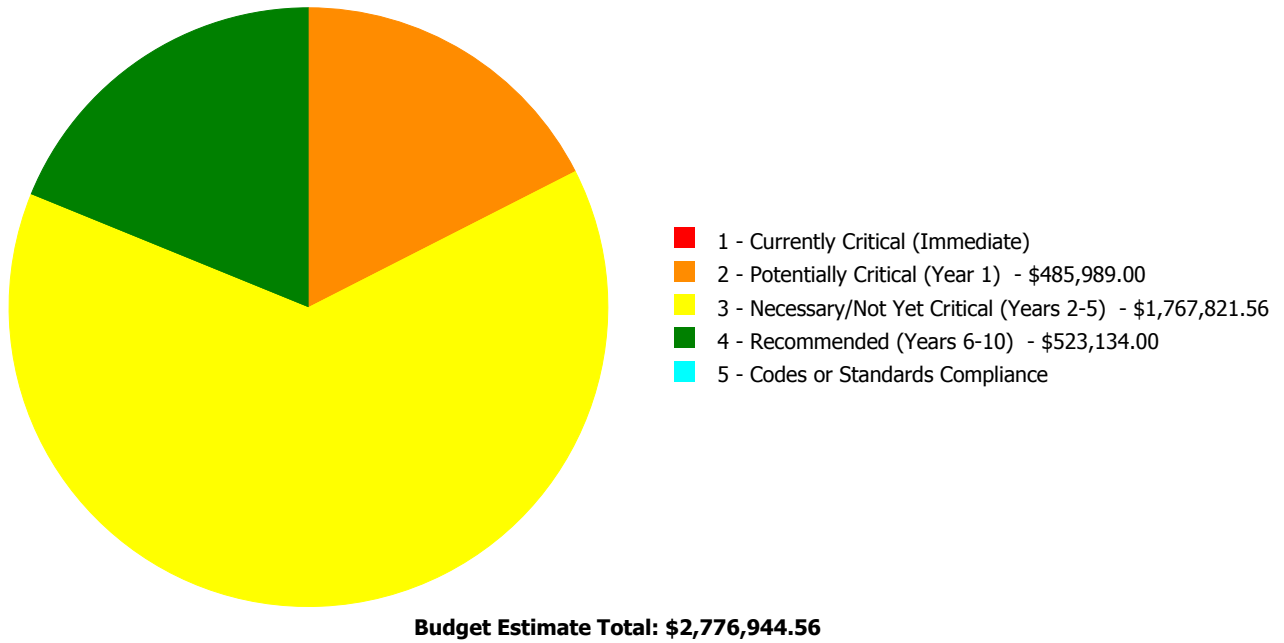
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	71.13 %	0.00 %	\$0.00
A20 - Basement Construction	67.64 %	0.00 %	\$0.00
B10 - Superstructure	72.58 %	0.00 %	\$0.00
B20 - Exterior Enclosure	40.18 %	0.03 %	\$902.00
B30 - Roofing	40.81 %	29.21 %	\$284,227.00
C10 - Interior Construction	35.46 %	0.00 %	\$0.00
C20 - Stairs	67.36 %	0.00 %	\$0.00
C30 - Interior Finishes	36.03 %	9.11 %	\$359,404.00
D10 - Conveying	20.93 %	0.00 %	\$0.00
D20 - Plumbing	20.66 %	10.45 %	\$262,960.00
D30 - HVAC	40.02 %	6.32 %	\$256,859.56
D40 - Fire Protection	0.00 %	110.00 %	\$781,284.00
D50 - Electrical	52.81 %	0.00 %	\$0.00
E10 - Equipment	47.73 %	0.00 %	\$0.00
E20 - Furnishings	15.58 %	0.00 %	\$0.00
G20 - Site Improvements	14.52 %	17.77 %	\$831,308.00
G30 - Site Mechanical Utilities	36.37 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	48.45 %	0.00 %	\$0.00
Totals:	40.19 %	7.52 %	\$2,776,944.56

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
1972 Cafeteria	10,000	3.08	\$0.00	\$0.00	\$7,798.56	\$56,100.00	\$0.00
1989 Central Office/Vocation School	25,270	23.83	\$0.00	\$264,577.00	\$839,470.00	\$124,530.00	\$0.00
1989 Equipment Storage	1,000	19.44	\$0.00	\$0.00	\$12,749.00	\$2,871.00	\$0.00
1989 Football Concession Stand	1,600	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1989 Football Pressbox-Field House	7,000	1.70	\$0.00	\$0.00	\$20,097.00	\$0.00	\$0.00
1989 Lawn Storage	1,000	10.54	\$0.00	\$6,307.00	\$0.00	\$0.00	\$0.00
1989 Main	63,960	2.31	\$0.00	\$0.00	\$261,021.00	\$40,103.00	\$0.00
1999 Baseball Concession Stand	1,200	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1999 BB Locker Room	1,000	9.38	\$0.00	\$0.00	\$10,483.00	\$0.00	\$0.00
1999 Gym	35,000	3.69	\$0.00	\$0.00	\$0.00	\$299,530.00	\$0.00
Site	147,030	12.35	\$0.00	\$215,105.00	\$616,203.00	\$0.00	\$0.00
Total:		7.52	\$0.00	\$485,989.00	\$1,767,821.56	\$523,134.00	\$0.00

Deficiencies By Priority



Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	10,000
Year Built:	1972
Last Renovation:	
Replacement Value:	\$2,078,000
Repair Cost:	\$63,898.56
Total FCI:	3.08 %
Total RSLI:	35.45 %
FCA Score:	96.92



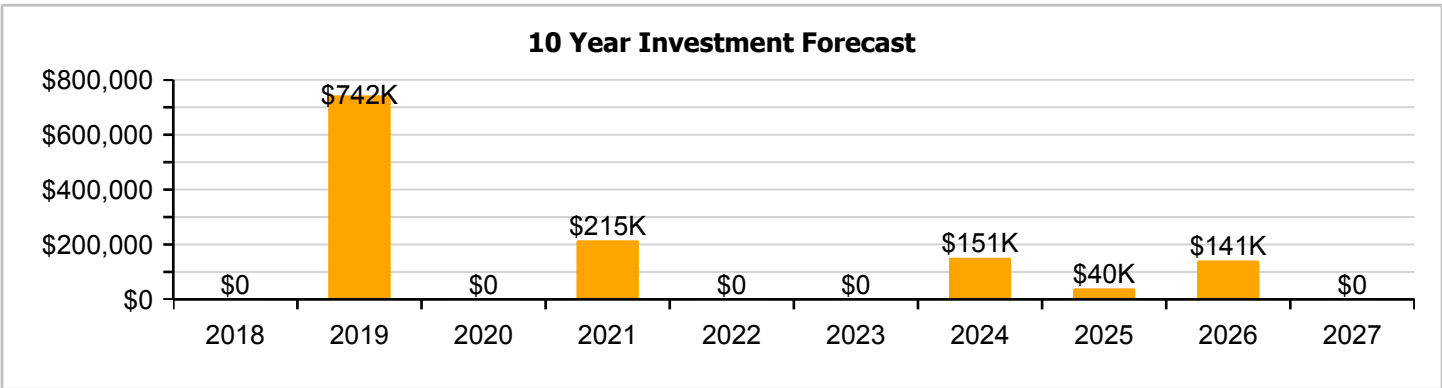
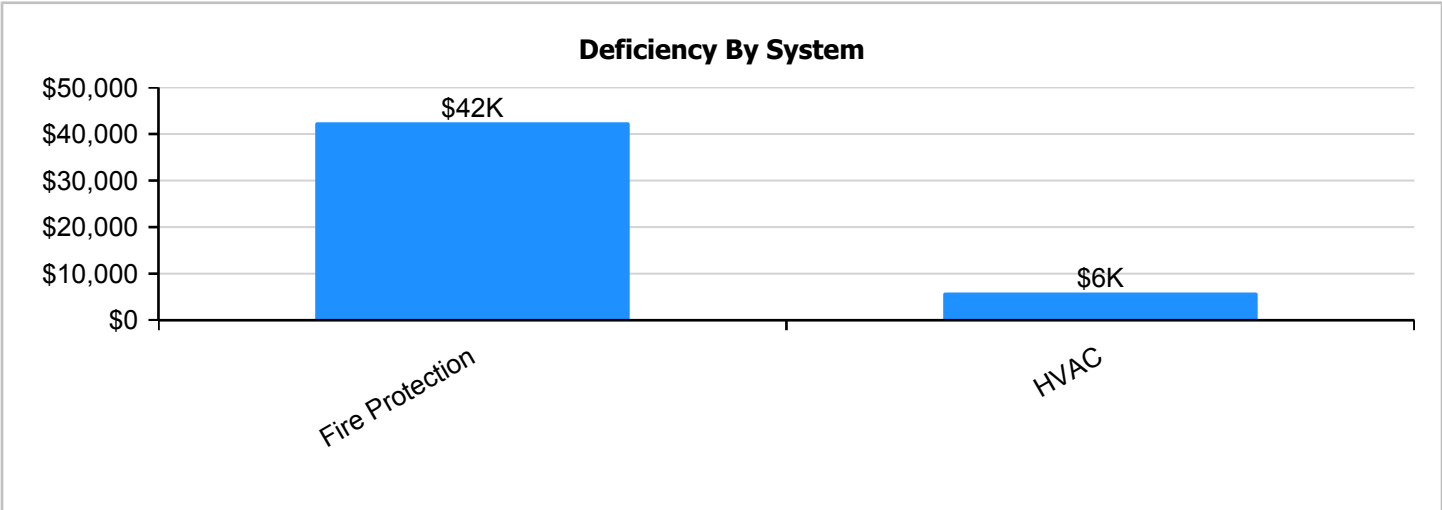
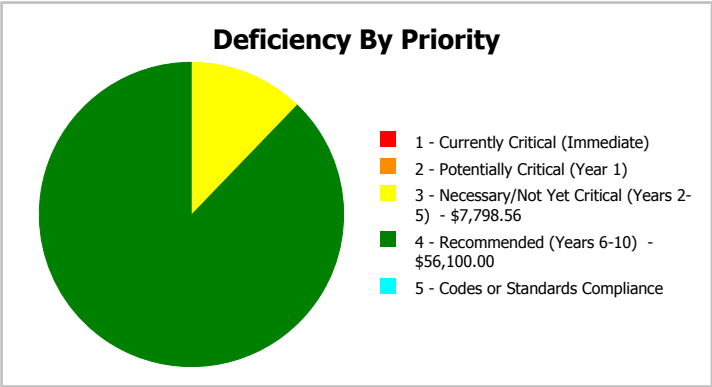
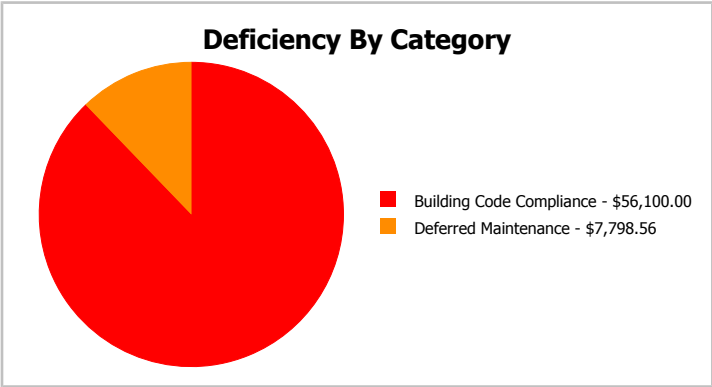
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	HS -High School	Gross Area:	10,000
Year Built:	1972	Last Renovation:	
Repair Cost:	\$63,899	Replacement Value:	\$2,078,000
FCI:	3.08 %	RSLI%:	35.45 %



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	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	34.52 %	0.00 %	\$0.00
B30 - Roofing	10.00 %	0.00 %	\$0.00
C10 - Interior Construction	27.33 %	0.00 %	\$0.00
C30 - Interior Finishes	25.62 %	0.00 %	\$0.00
D20 - Plumbing	38.30 %	0.00 %	\$0.00
D30 - HVAC	7.16 %	5.81 %	\$7,798.56
D40 - Fire Protection	0.00 %	110.00 %	\$56,100.00
D50 - Electrical	59.87 %	0.00 %	\$0.00
E10 - Equipment	10.00 %	0.00 %	\$0.00
E20 - Furnishings	10.00 %	0.00 %	\$0.00
Totals:	35.45 %	3.08 %	\$63,898.56

Photo Album

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

1). South Elevation - Feb 27, 2017



2). West Elevation - Feb 23, 2017



3). North Elevation - Jan 24, 2017



4). East Elevation - Jan 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.

Campus Assessment Report - 1972 Cafeteria

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.	10,000	100	1972	2072		55.00 %	0.00 %	55			\$48,800
A1030	Slab on Grade	\$8.61	S.F.	10,000	100	1972	2072		55.00 %	0.00 %	55			\$86,100
A2010	Basement Excavation	\$1.95	S.F.	10,000	100	1972	2072		55.00 %	0.00 %	55			\$19,500
A2020	Basement Walls	\$13.35	S.F.	10,000	100	1972	2072		55.00 %	0.00 %	55			\$133,500
B1010	Floor Construction	\$1.66	S.F.	10,000	100	1972	2072		55.00 %	0.00 %	55			\$16,600
B1020	Roof Construction	\$16.08	S.F.	10,000	100	1972	2072		55.00 %	0.00 %	55			\$160,800
B2010	Exterior Walls	\$9.61	S.F.	10,000	100	1972	2072		55.00 %	0.00 %	55			\$96,100
B2020	Exterior Windows	\$9.57	S.F.	10,000	30	1972	2002	2021	13.33 %	0.00 %	4			\$95,700
B2030	Exterior Doors	\$1.07	S.F.	10,000	30	1999	2029		40.00 %	0.00 %	12			\$10,700
B3010120	Single Ply Membrane	\$7.96	S.F.	10,000	20	1999	2019		10.00 %	0.00 %	2			\$79,600
C1010	Partitions	\$11.01	S.F.	10,000	75	1972	2047		40.00 %	0.00 %	30			\$110,100
C1020	Interior Doors	\$2.59	S.F.	10,000	30	1999	2029		40.00 %	0.00 %	12			\$25,900
C1030	Fittings	\$9.94	S.F.	10,000	20	1999	2019		10.00 %	0.00 %	2			\$99,400
C3010	Wall Finishes	\$2.84	S.F.	10,000	10	2015	2025		80.00 %	0.00 %	8			\$28,400
C3020	Floor Finishes	\$11.60	S.F.	10,000	20	1999	2019		10.00 %	0.00 %	2			\$116,000
C3030	Ceiling Finishes	\$11.19	S.F.	10,000	25	1999	2024		28.00 %	0.00 %	7			\$111,900
D2010	Plumbing Fixtures	\$11.71	S.F.	10,000	30	1999	2029		40.00 %	0.00 %	12			\$117,100
D2020	Domestic Water Distribution	\$0.99	S.F.	10,000	30	1972	2002	2021	13.33 %	0.00 %	4			\$9,900
D2030	Sanitary Waste	\$1.57	S.F.	10,000	30	1972	2002	2021	13.33 %	0.00 %	4			\$15,700
D2040	Rain Water Drainage	\$1.41	S.F.	10,000	30	1999	2029		40.00 %	0.00 %	12			\$14,100
D2090	Other Plumbing Systems - No 2 Oil	\$2.49	S.F.	10,000	40	1999	2039		55.00 %	0.00 %	22			\$24,900
D3020	Heat Generating Systems	\$5.19	S.F.	10,000	30	1989	2019		6.67 %	0.00 %	2			\$51,900
D3040	Distribution Systems	\$6.26	S.F.	10,000	30	1989	2019		6.67 %	12.46 %	2		\$7,798.56	\$62,600
D3060	Controls & Instrumentation	\$1.98	S.F.	10,000	20	1999	2019		10.00 %	0.00 %	2			\$19,800
D4010	Sprinklers	\$4.41	S.F.	10,000	30			2016	0.00 %	110.00 %	-1		\$48,510.00	\$44,100
D4020	Standpipes	\$0.69	S.F.	10,000	30			2016	0.00 %	110.00 %	-1		\$7,590.00	\$6,900
D5010	Electrical Service/Distribution	\$1.73	S.F.	10,000	40	1999	2039		55.00 %	0.00 %	22			\$17,300
D5020	Branch Wiring	\$5.20	S.F.	10,000	30	1972	2002	2021	13.33 %	0.00 %	4			\$52,000
D5020	Lighting	\$12.12	S.F.	10,000	30	2011	2041		80.00 %	0.00 %	24			\$121,200
D5030810	Security & Detection Systems	\$1.91	S.F.	10,000	15	2011	2026		60.00 %	0.00 %	9			\$19,100
D5030910	Fire Alarm Systems	\$3.46	S.F.	10,000	15	2011	2026		60.00 %	0.00 %	9			\$34,600
D5030920	Data Communication	\$4.47	S.F.	10,000	15	2011	2026		60.00 %	0.00 %	9			\$44,700
D5090	Other Electrical Systems	\$0.50	S.F.	10,000	20	2011	2031		70.00 %	0.00 %	14			\$5,000
E1090	Other Equipment	\$11.85	S.F.	10,000	20	1999	2019		10.00 %	0.00 %	2			\$118,500
E2010	Fixed Furnishings	\$5.95	S.F.	10,000	20	1999	2019		10.00 %	0.00 %	2			\$59,500
Total									35.45 %	3.08 %			\$63,898.56	\$2,078,000

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



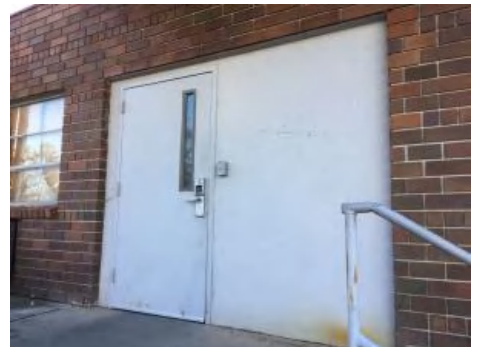
Note:

System: B2020 - Exterior Windows



Note:

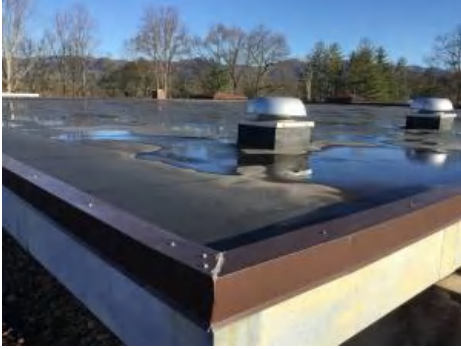
System: B2030 - Exterior Doors



Note:

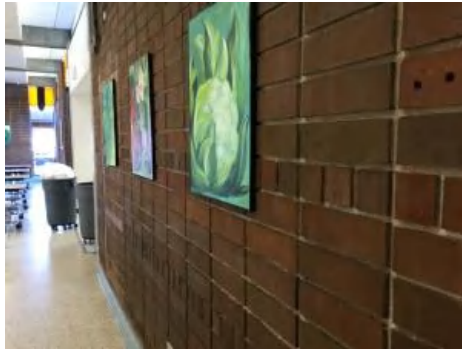
Campus Assessment Report - 1972 Cafeteria

System: B3010120 - Single Ply Membrane



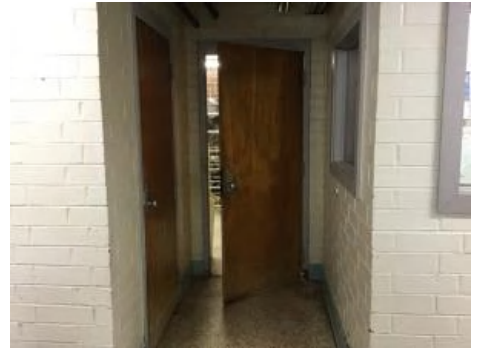
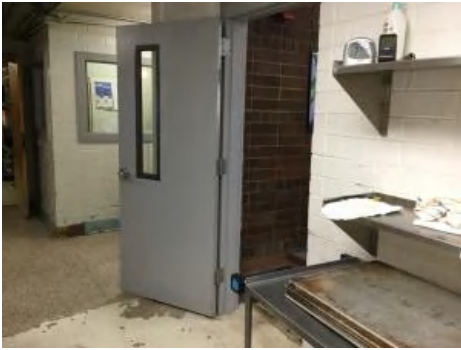
Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

Campus Assessment Report - 1972 Cafeteria

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes



Note:

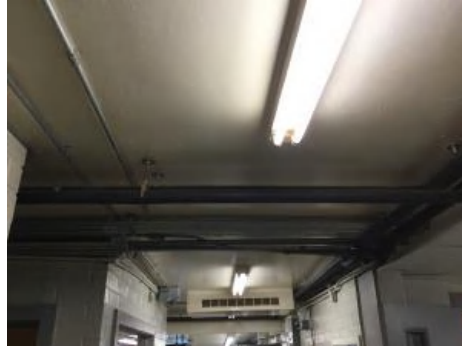
System: C3020 - Floor Finishes



Note:

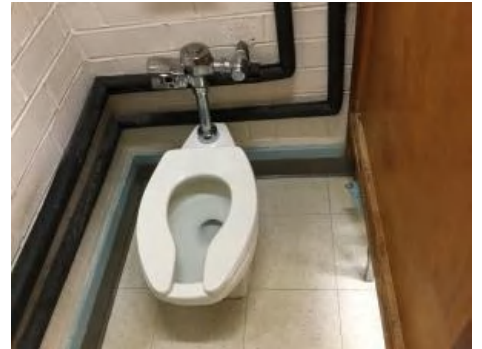
Campus Assessment Report - 1972 Cafeteria

System: C3030 - Ceiling Finishes



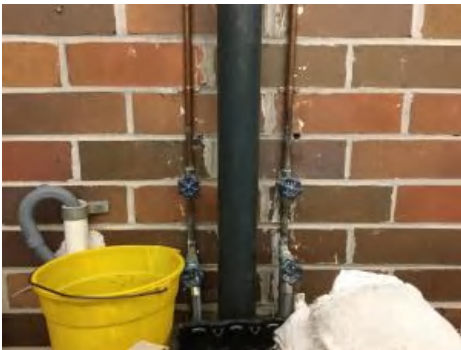
Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

Campus Assessment Report - 1972 Cafeteria

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note:

System: D2090 - Other Plumbing Systems - No 2 Oil



Note:

Campus Assessment Report - 1972 Cafeteria

System: D3020 - Heat Generating Systems



Note:

System: D3040 - Distribution Systems



Note:

System: D3060 - Controls & Instrumentation



Note:

Campus Assessment Report - 1972 Cafeteria

System: D5010 - Electrical Service/Distribution



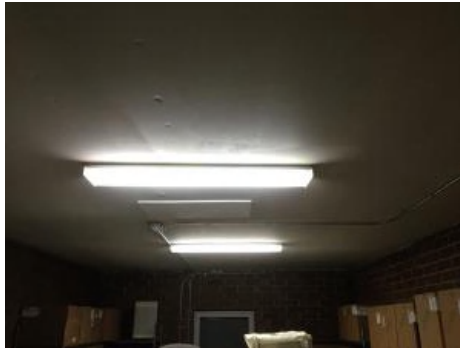
Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

Campus Assessment Report - 1972 Cafeteria

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

Campus Assessment Report - 1972 Cafeteria

System: D5090 - Other Electrical Systems



Note:

System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$63,899	\$0	\$742,492	\$0	\$214,556	\$0	\$0	\$151,385	\$39,574	\$141,229	\$0	\$1,353,134
* 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	\$118,482	\$0	\$0	\$0	\$0	\$0	\$0	\$118,482
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010120 - Single Ply Membrane	\$0	\$0	\$126,671	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$126,671
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$115,999	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$115,999
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	\$39,574	\$0	\$0	\$39,574

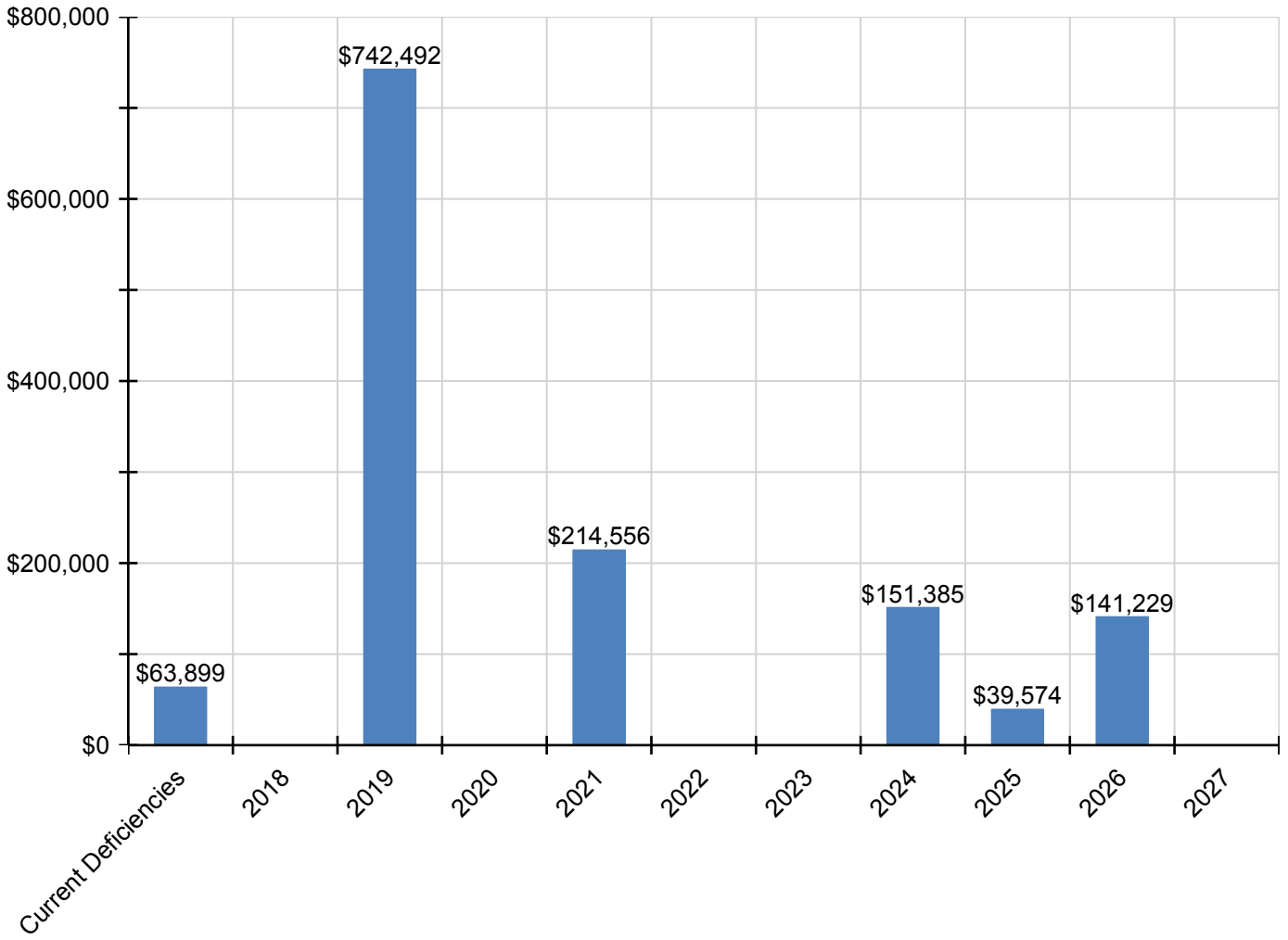
Campus Assessment Report - 1972 Cafeteria

C3020 - Floor Finishes	\$0	\$0	\$135,371	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$135,371
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$151,385	\$0	\$0	\$0	\$151,385
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$12,257	\$0	\$0	\$0	\$0	\$0	\$0	\$12,257
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$19,438	\$0	\$0	\$0	\$0	\$0	\$0	\$19,438
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems - No 2 Oil	\$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	\$60,567	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60,567
D3040 - Distribution Systems	\$7,799	\$0	\$73,054	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,852
D3060 - Controls & Instrumentation	\$0	\$0	\$23,106	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,106
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$48,510	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,510
D4020 - Standpipes	\$7,590	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,590
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	\$64,379	\$0	\$0	\$0	\$0	\$0	\$0	\$64,379
D5020 - Lighting	\$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
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,413	\$0	\$27,413
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$49,660	\$0	\$49,660
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$64,156	\$0	\$64,156
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
E1090 - Other Equipment	\$0	\$0	\$138,288	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$138,288
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$69,436	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$69,436

* Indicates non-renewable system

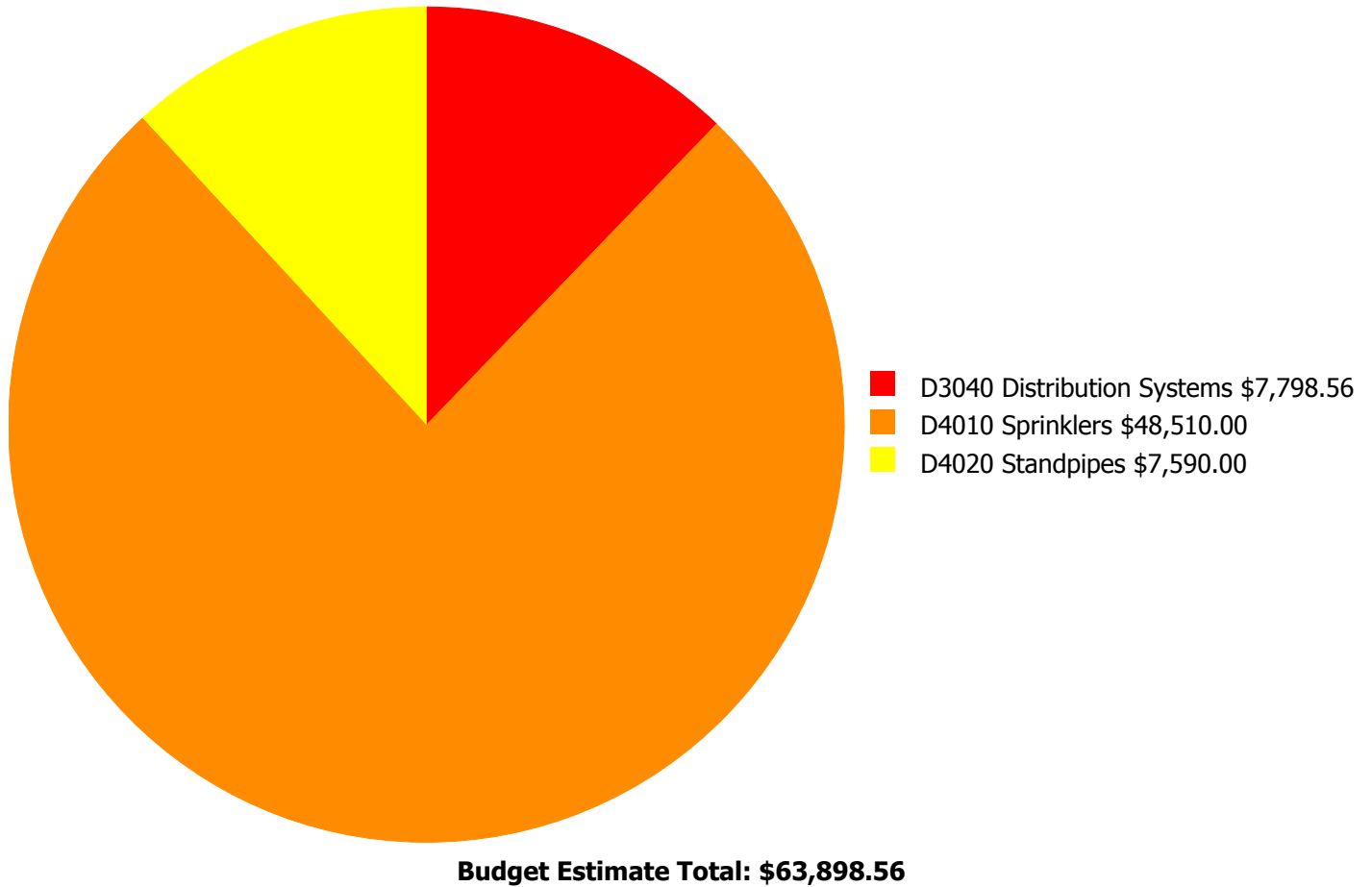
Forecasted Capital Renewal Requirement

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



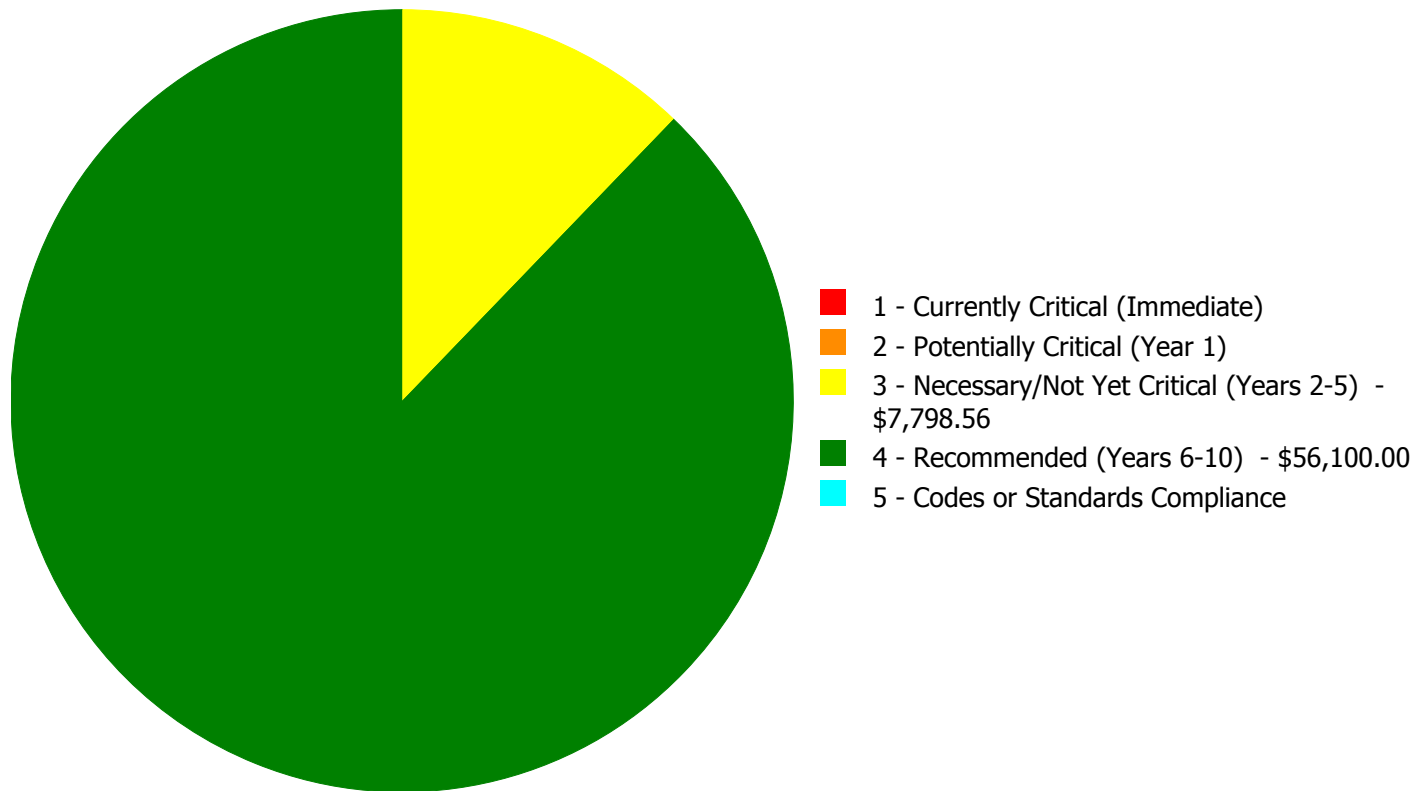
Deficiency Summary by System

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: \$63,898.56

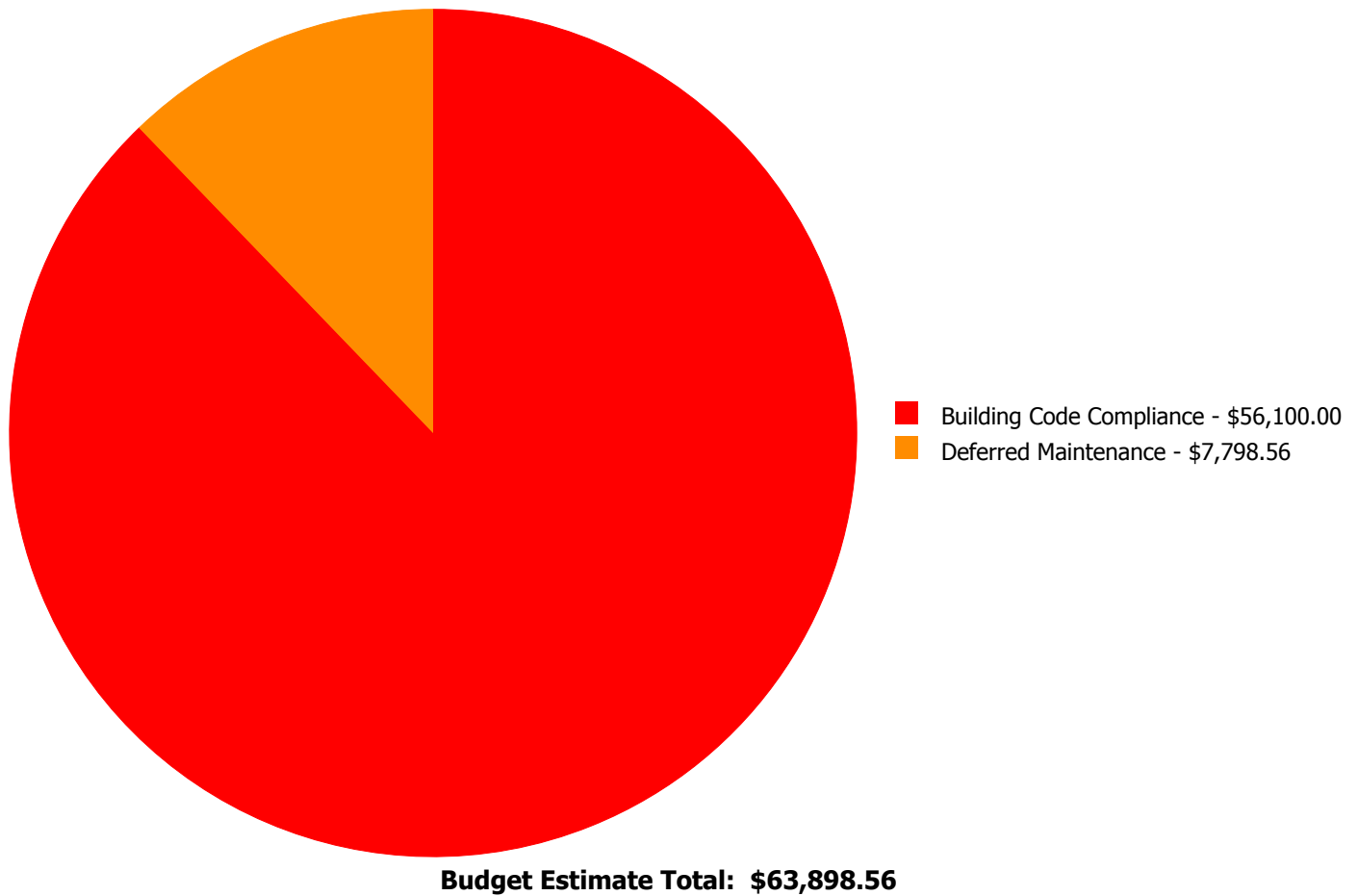
Deficiency By Priority Investment Table

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
D3040	Distribution Systems	\$0.00	\$0.00	\$7,798.56	\$0.00	\$0.00	\$7,798.56
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$48,510.00	\$0.00	\$48,510.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$7,590.00	\$0.00	\$7,590.00
	Total:	\$0.00	\$0.00	\$7,798.56	\$56,100.00	\$0.00	\$63,898.56

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: D3040 - Distribution Systems



Location: 1972 Cafeteria
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace fan coil unit, 5 ton
Qty: 2.00
Unit of Measure: Ea.
Estimate: \$7,798.56
Assessor Name: Terence Davis
Date Created: 02/24/2017

Notes: The DX units are passed their useful 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: 10,000.00
Unit of Measure: S.F.
Estimate: \$48,510.00
Assessor Name: Terence Davis
Date Created: 01/24/2017

Notes: There is no sprinkle system in the building.

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: 10,000.00
Unit of Measure: S.F.
Estimate: \$7,590.00
Assessor Name: Terence Davis
Date Created: 01/24/2017

Notes: There is no sprinkle system in the building.

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):	25,270
Year Built:	1972
Last Renovation:	
Replacement Value:	\$5,154,574
Repair Cost:	\$1,228,577.00
Total FCI:	23.83 %
Total RSLI:	32.59 %
FCA Score:	76.17



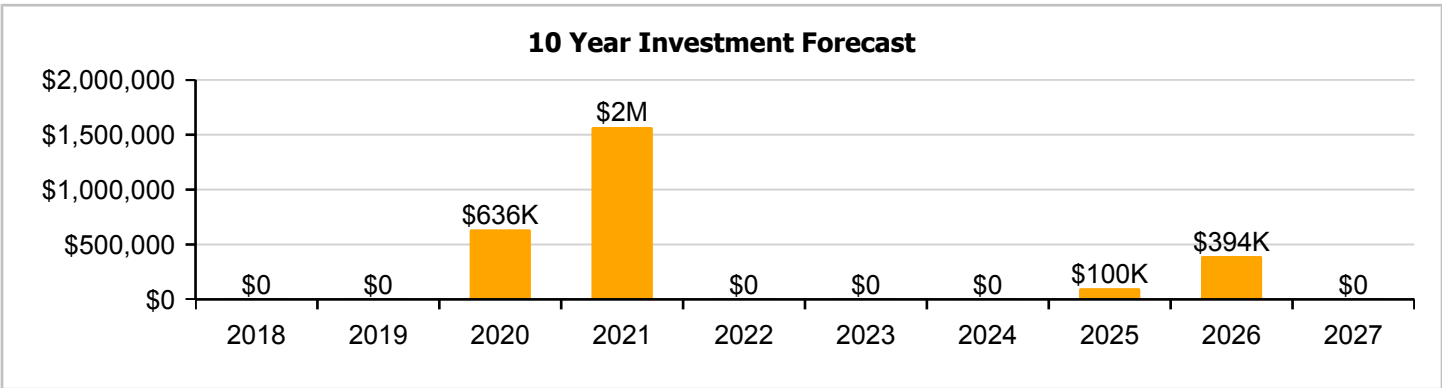
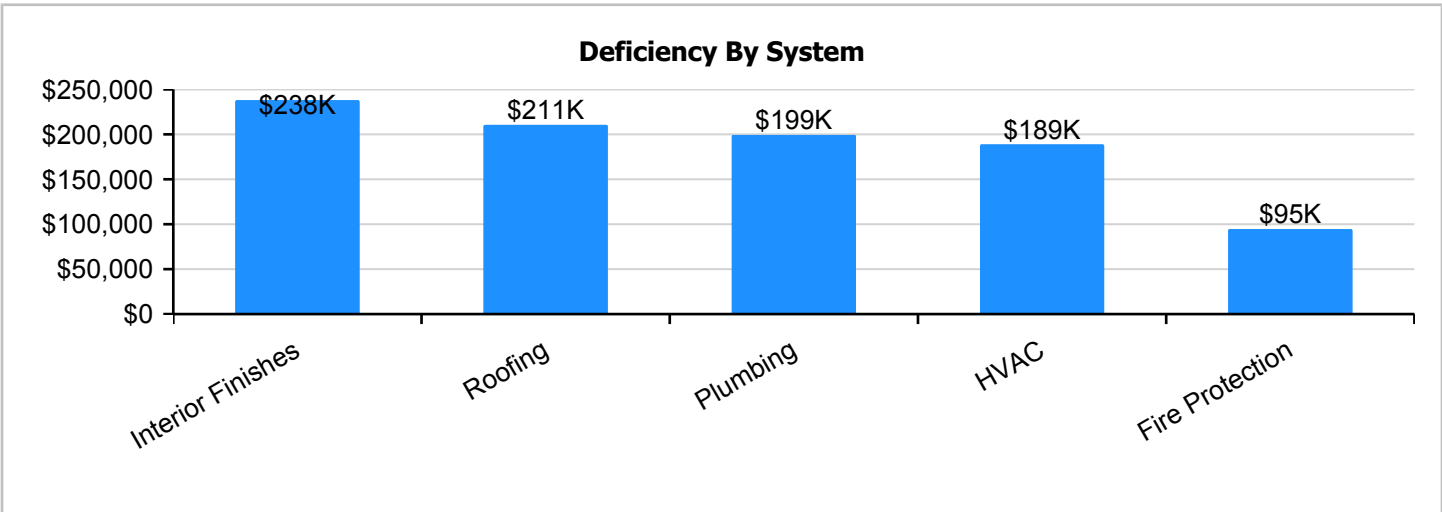
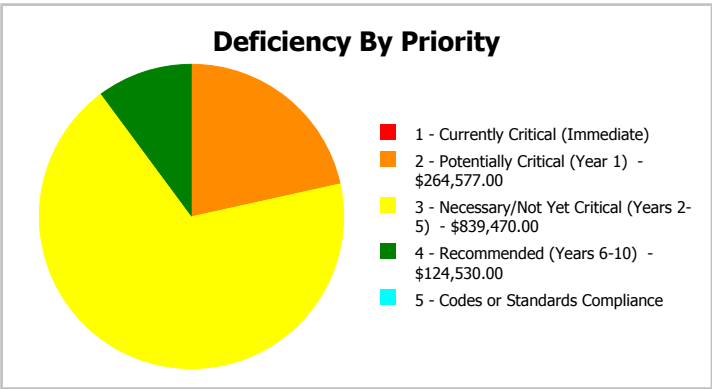
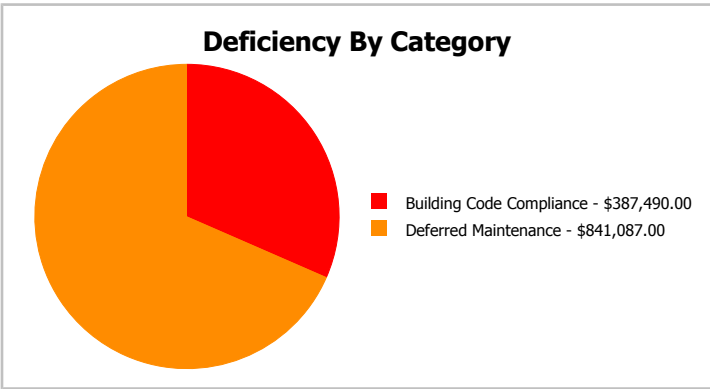
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	HS -High School	Gross Area:	25,270
Year Built:	1972	Last Renovation:	
Repair Cost:	\$1,228,577	Replacement Value:	\$5,154,574
FCI:	23.83 %	RSLI%:	32.59 %



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
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	29.77 %	0.00 %	\$0.00
B30 - Roofing	0.00 %	147.43 %	\$277,920.00
C10 - Interior Construction	29.02 %	0.00 %	\$0.00
C20 - Stairs	55.00 %	0.00 %	\$0.00
C30 - Interior Finishes	12.30 %	48.23 %	\$314,106.00
D20 - Plumbing	4.90 %	68.64 %	\$262,960.00
D30 - HVAC	14.52 %	31.44 %	\$249,061.00
D40 - Fire Protection	0.00 %	110.00 %	\$124,530.00
D50 - Electrical	56.02 %	0.00 %	\$0.00
E10 - Equipment	70.00 %	0.00 %	\$0.00
E20 - Furnishings	15.00 %	0.00 %	\$0.00
Totals:	32.59 %	23.83 %	\$1,228,577.00

Photo Album

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

1). South Elevation - Jan 27, 2017



2). West Elevation - Jan 27, 2017



3). North Elevation - Jan 27, 2017



4). East Elevation - Jan 27, 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 - 1989 Central Office/Vocation School

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.	25,270	100	1972	2072		55.00 %	0.00 %	55			\$58,626
A1030	Slab on Grade	\$4.36	S.F.	25,270	100	1972	2072		55.00 %	0.00 %	55			\$110,177
A2010	Basement Excavation	\$0.88	S.F.	25,270	100	1972	2072		55.00 %	0.00 %	55			\$22,238
A2020	Basement Walls	\$6.15	S.F.	25,270	100	1972	2072		55.00 %	0.00 %	55			\$155,411
B1010	Floor Construction	\$12.22	S.F.	25,270	100	1972	2072		55.00 %	0.00 %	55			\$308,799
B1020	Roof Construction	\$8.14	S.F.	25,270	100	1972	2072		55.00 %	0.00 %	55			\$205,698
B2010	Exterior Walls	\$9.48	S.F.	25,270	100	1972	2072		55.00 %	0.00 %	55			\$239,560
B2020	Exterior Windows	\$13.69	S.F.	25,270	30	1972	2002	2021	13.33 %	0.00 %	4			\$345,946
B2030	Exterior Doors	\$0.86	S.F.	25,270	30	1972	2002	2021	13.33 %	0.00 %	4			\$21,732
B3010120	Single Ply Membrane	\$6.98	S.F.	25,270	20	1972	1992		0.00 %	150.00 %	-25		\$264,577.00	\$176,385
B3020	Roof Openings	\$0.48	S.F.	25,270	20	1972	1992		0.00 %	110.00 %	-25		\$13,343.00	\$12,130
C1010	Partitions	\$5.03	S.F.	25,270	75	1972	2047		40.00 %	0.00 %	30			\$127,108
C1020	Interior Doors	\$2.61	S.F.	25,270	30	1972	2002	2021	13.33 %	0.00 %	4			\$65,955
C1030	Fittings	\$1.58	S.F.	25,270	20	1972	1992	2021	20.00 %	0.00 %	4			\$39,927
C2010	Stair Construction	\$1.39	S.F.	25,270	100	1972	2072		55.00 %	0.00 %	55			\$35,125
C3010	Wall Finishes	\$2.75	S.F.	25,270	10	2010	2020		30.00 %	0.00 %	3			\$69,493
C3020	Floor Finishes	\$11.72	S.F.	25,270	20	1972	1992	2021	20.00 %	0.00 %	4			\$296,164
C3030	Ceiling Finishes	\$11.30	S.F.	25,270	25	1972	1997		0.00 %	110.00 %	-20		\$314,106.00	\$285,551
D2010	Plumbing Fixtures	\$9.46	S.F.	25,270	30	1972	2002		0.00 %	110.00 %	-15		\$262,960.00	\$239,054
D2020	Domestic Water Distribution	\$1.76	S.F.	25,270	30	1972	2002	2021	13.33 %	0.00 %	4			\$44,475
D2030	Sanitary Waste	\$2.77	S.F.	25,270	30	1972	2002	2021	13.33 %	0.00 %	4			\$69,998
D2040	Rain Water Drainage	\$0.67	S.F.	25,270	30	1972	2002	2021	13.33 %	0.00 %	4			\$16,931
D2090	Other Plumbing Systems - No 2 Oil	\$0.50	S.F.	25,270	40	1972	2012	2021	10.00 %	0.00 %	4			\$12,635
D3020	Heat Generating Systems	\$7.42	S.F.	25,270	30	1972	2002	2021	13.33 %	0.00 %	4			\$187,503
D3040	Distribution Systems	\$8.96	S.F.	25,270	30	1972	2002		0.00 %	110.00 %	-15		\$249,061.00	\$226,419
D3050	Terminal & Package Units	\$12.13	S.F.	25,270	15	2005	2020		20.00 %	0.00 %	3			\$306,525
D3060	Controls & Instrumentation	\$2.84	S.F.	25,270	20	2005	2025		40.00 %	0.00 %	8			\$71,767
D4010	Sprinklers	\$3.89	S.F.	25,270	30			2016	0.00 %	110.00 %	-1		\$108,130.00	\$98,300
D4020	Standpipes	\$0.59	S.F.	25,270	30			2016	0.00 %	110.00 %	-1		\$16,400.00	\$14,909
D5010	Electrical Service/Distribution	\$1.70	S.F.	25,270	40	1972	2012	2021	10.00 %	0.00 %	4			\$42,959
D5020	Branch Wiring	\$4.87	S.F.	25,270	30	1972	2002	2021	13.33 %	0.00 %	4			\$123,065
D5020	Lighting	\$11.38	S.F.	25,270	30	2011	2041		80.00 %	0.00 %	24			\$287,573
D5030810	Security & Detection Systems	\$2.10	S.F.	25,270	15	2011	2026		60.00 %	0.00 %	9			\$53,067
D5030910	Fire Alarm Systems	\$3.83	S.F.	25,270	15	2011	2026		60.00 %	0.00 %	9			\$96,784
D5030920	Data Communication	\$4.92	S.F.	25,270	15	2011	2026		60.00 %	0.00 %	9			\$124,328
D5090	Other Electrical Systems	\$0.73	S.F.	25,270	20	2000	2020		15.00 %	0.00 %	3			\$18,447
E1020	Institutional Equipment	\$13.97	S.F.	25,270	20	2011	2031		70.00 %	0.00 %	14			\$353,022
E1030	Vehicular Equipment	\$2.22	S.F.	25,270	20	2011	2031		70.00 %	0.00 %	14			\$56,099
E2010	Fixed Furnishings	\$5.33	S.F.	25,270	20	2000	2020		15.00 %	0.00 %	3			\$134,689
Total									32.59 %	23.83 %			\$1,228,577.00	\$5,154,574

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



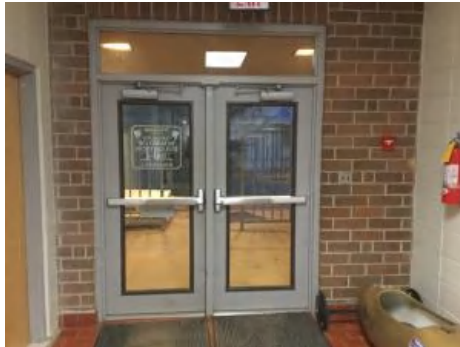
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

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System: B3010120 - Single Ply Membrane



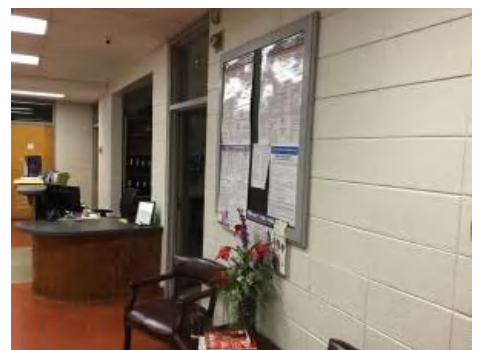
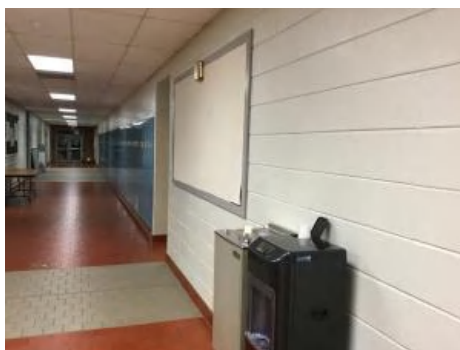
Note:

System: B3020 - Roof Openings



Note:

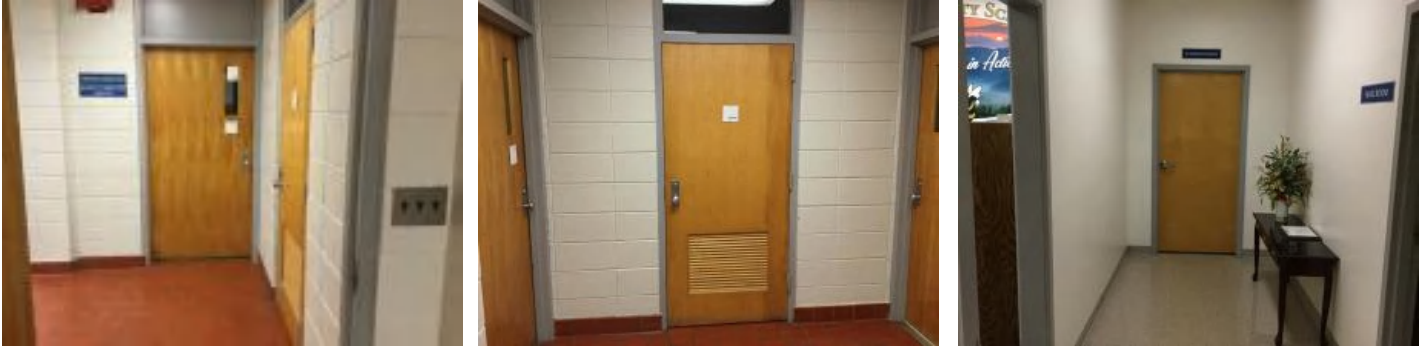
System: C1010 - Partitions



Note:

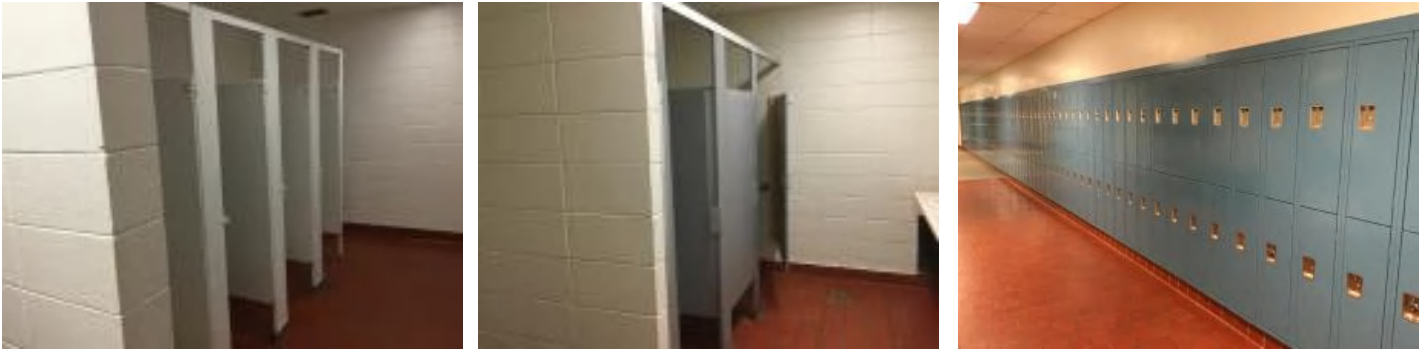
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System: C1020 - Interior Doors



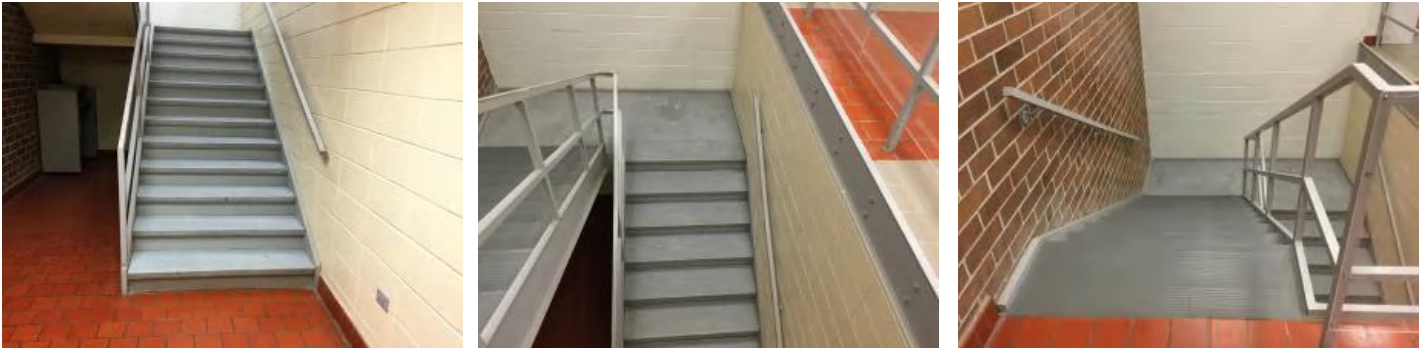
Note:

System: C1030 - Fittings



Note:

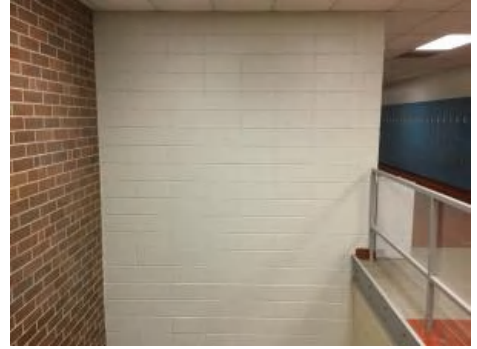
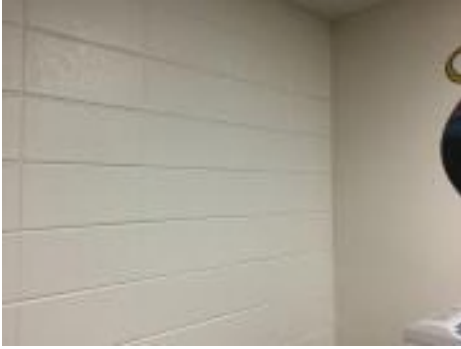
System: C2010 - Stair Construction



Note:

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System: C3010 - Wall Finishes



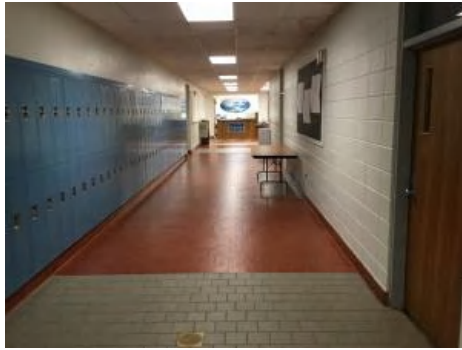
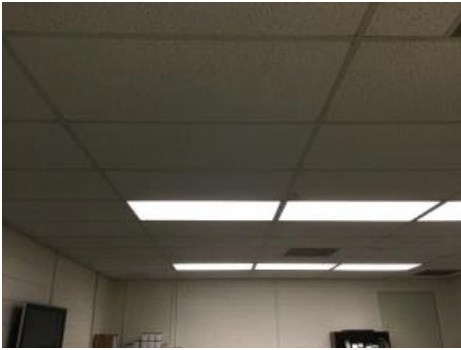
Note:

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

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System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

Campus Assessment Report - 1989 Central Office/Vocation School

System: D2040 - Rain Water Drainage



Note:

System: D2090 - Other Plumbing Systems - No 2 Oil



Note:

System: D3020 - Heat Generating Systems



Note:

Campus Assessment Report - 1989 Central Office/Vocation School

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

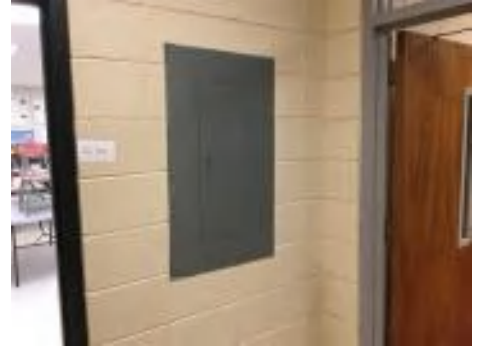
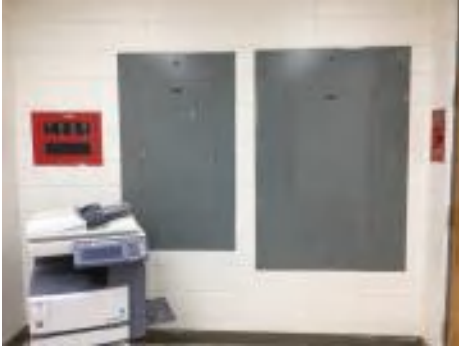
System: D3060 - Controls & Instrumentation



Note:

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System: D5010 - Electrical Service/Distribution



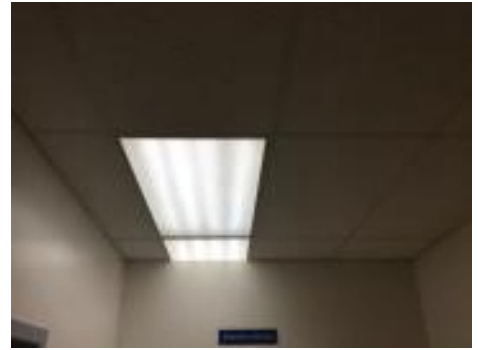
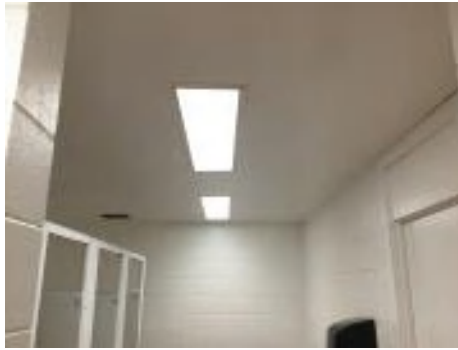
Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

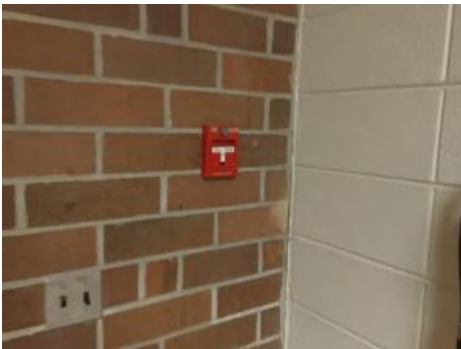
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System: D5030810 - Security & Detection Systems



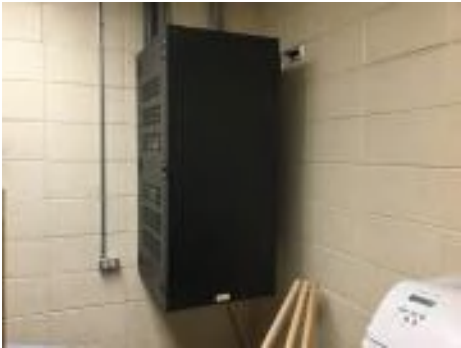
Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

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System: D5090 - Other Electrical Systems



Note:

System: E1020 - Institutional Equipment



Note:

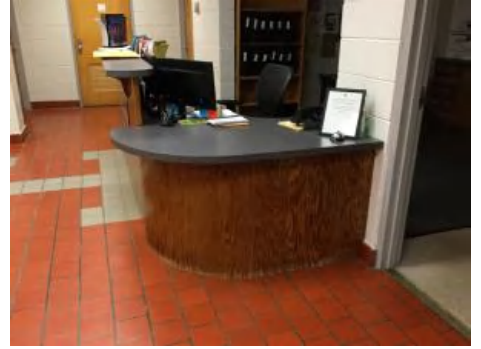
System: E1030 - Vehicular Equipment



Note:

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System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$1,228,577	\$0	\$0	\$636,044	\$1,568,982	\$0	\$0	\$0	\$100,003	\$393,517	\$0	\$3,927,122
* 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	\$428,302	\$0	\$0	\$0	\$0	\$0	\$0	\$428,302
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$26,905	\$0	\$0	\$0	\$0	\$0	\$0	\$26,905
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	\$264,577	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$264,577
B3020 - Roof Openings	\$13,343	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,343
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	\$81,656	\$0	\$0	\$0	\$0	\$0	\$0	\$81,656
C1030 - Fittings	\$0	\$0	\$0	\$0	\$49,431	\$0	\$0	\$0	\$0	\$0	\$0	\$49,431
C20 - Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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* C2010 - Stair Construction	\$0	\$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	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$83,530	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83,530
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$366,669	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$366,669
C3030 - Ceiling Finishes	\$314,106	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$314,106
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	\$262,960	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$262,960
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$55,063	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,063
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$86,662	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$86,662
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$20,961	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,961
D2090 - Other Plumbing Systems - No 2 Oil	\$0	\$0	\$0	\$0	\$15,643	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,643
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$232,141	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$232,141
D3040 - Distribution Systems	\$249,061	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$249,061
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$368,444	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$368,444
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,003	\$0	\$0	\$0	\$100,003
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$108,130	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$108,130
D4020 - Standpipes	\$16,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,400
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$53,186	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$53,186
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$152,361	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$152,361
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	\$76,165	\$0	\$0	\$76,165
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$138,910	\$0	\$0	\$138,910
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$178,442	\$0	\$0	\$178,442
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$22,174	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,174
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
E1030 - Vehicular Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

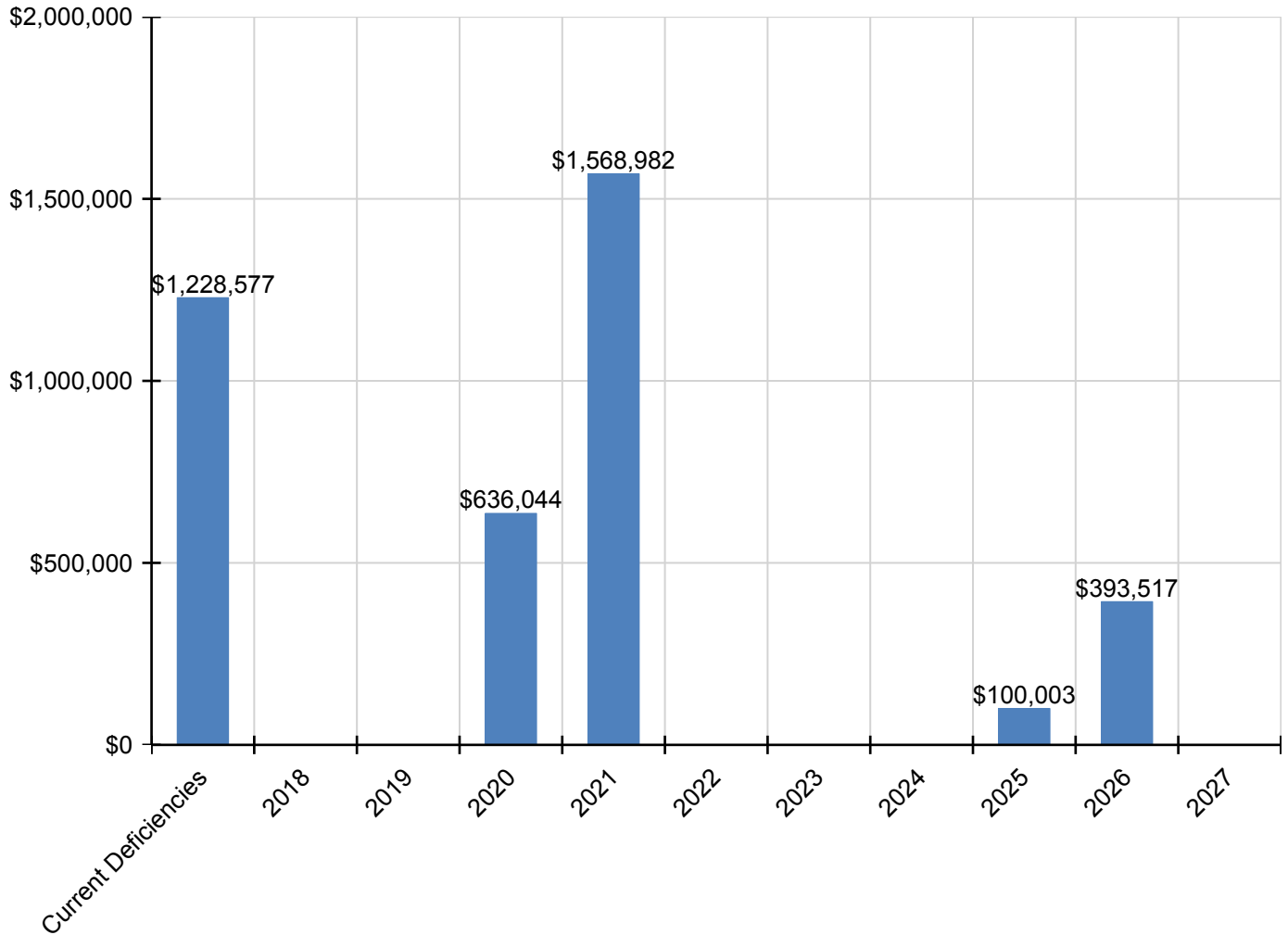
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E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$161,896	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$161,896

* Indicates non-renewable system

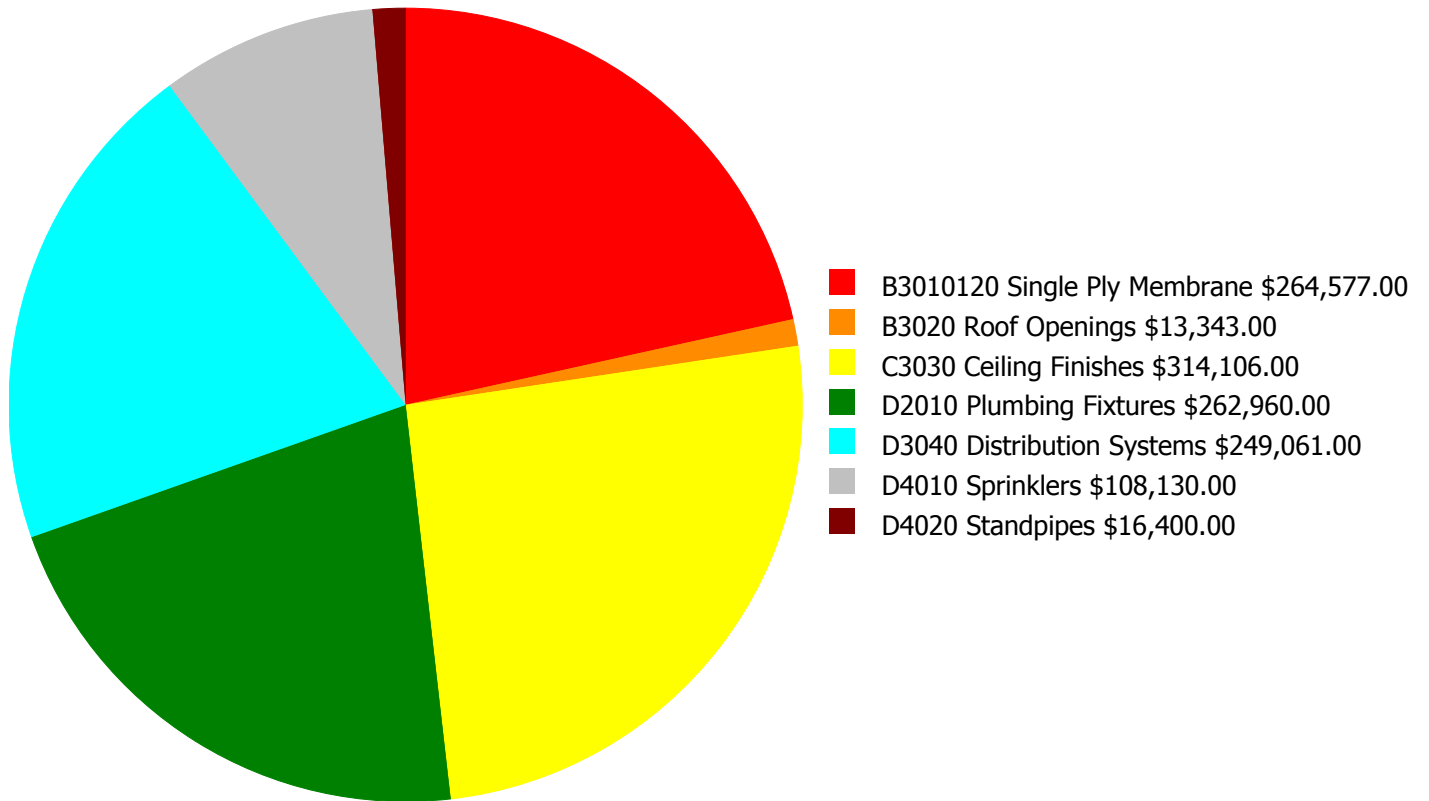
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

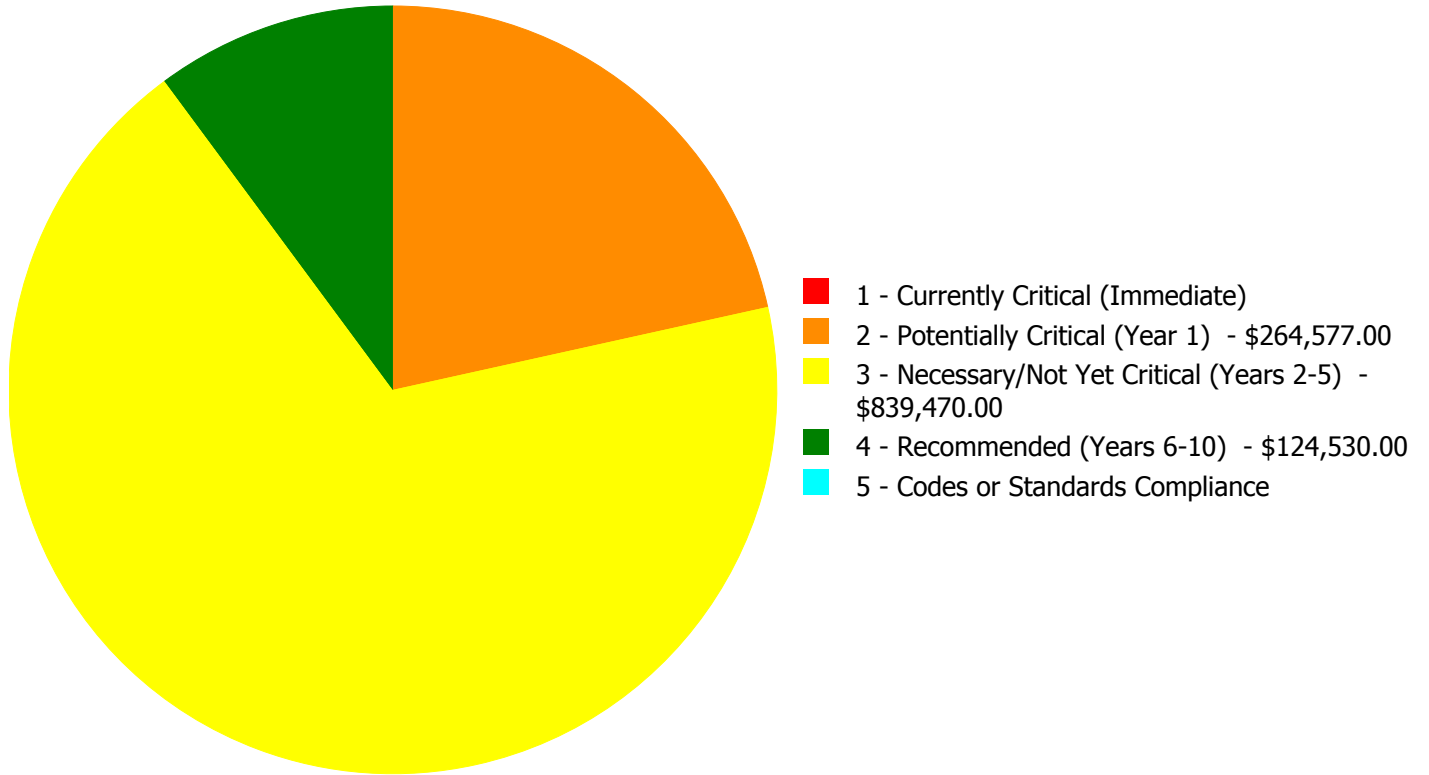
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$1,228,577.00

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: \$1,228,577.00

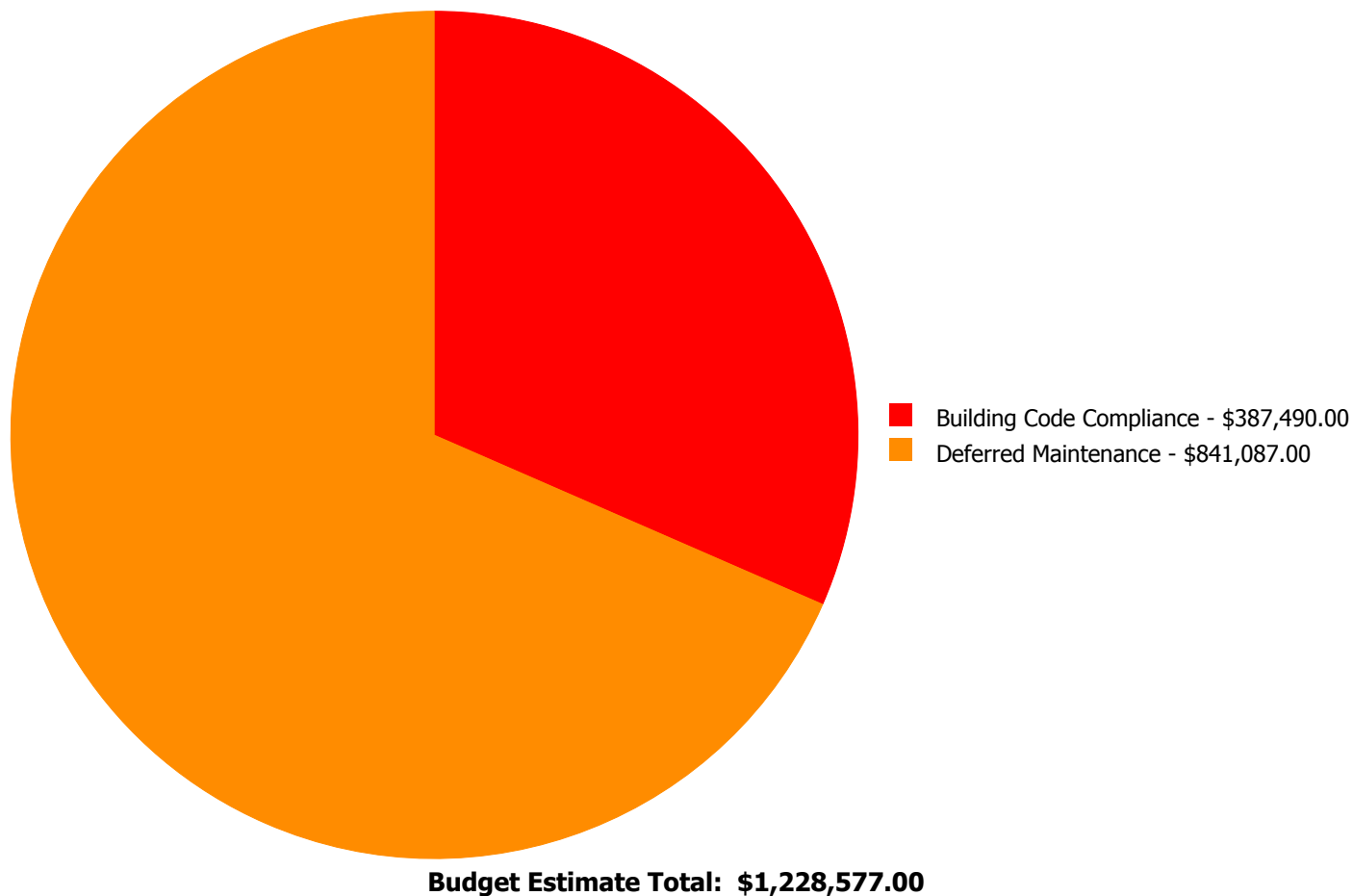
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B3010120	Single Ply Membrane	\$0.00	\$264,577.00	\$0.00	\$0.00	\$0.00	\$264,577.00
B3020	Roof Openings	\$0.00	\$0.00	\$13,343.00	\$0.00	\$0.00	\$13,343.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$314,106.00	\$0.00	\$0.00	\$314,106.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$262,960.00	\$0.00	\$0.00	\$262,960.00
D3040	Distribution Systems	\$0.00	\$0.00	\$249,061.00	\$0.00	\$0.00	\$249,061.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$108,130.00	\$0.00	\$108,130.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$16,400.00	\$0.00	\$16,400.00
	Total:	\$0.00	\$264,577.00	\$839,470.00	\$124,530.00	\$0.00	\$1,228,577.00

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:

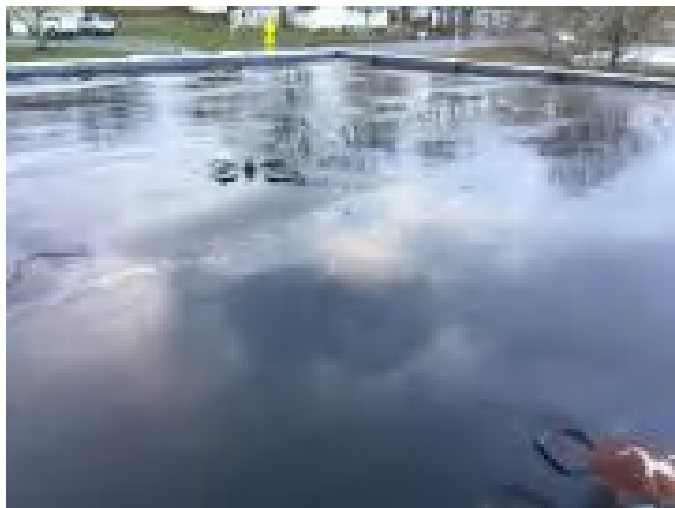


Deficiency Details by Priority

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

Priority 2 - Potentially Critical (Year 1):

System: B3010120 - Single Ply Membrane



Location: Roof
Distress: Damaged
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 25,270.00
Unit of Measure: S.F.
Estimate: \$264,577.00
Assessor Name: Eduardo Lopez
Date Created: 02/09/2017

Notes: The roof covering has deteriorated flashing, several repairs, empty pitch pockets, open membrane seams, debris and ponding, open caulk joints, loss of top surface, blisters, damaged and should be replaced.

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

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: 25,270.00
Unit of Measure: S.F.
Estimate: \$13,343.00
Assessor Name: Eduardo Lopez
Date Created: 02/27/2017

Notes: Roof opening should be inspected and repair as roof is being replaced. Install an expanded post or safety rails.

System: C3030 - Ceiling Finishes



Location: Throughout the building
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 25,270.00
Unit of Measure: S.F.
Estimate: \$314,106.00
Assessor Name: Eduardo Lopez
Date Created: 02/09/2017

Notes: The acoustical ceiling tiles and grid system is aged and should be replaced.

System: D2010 - Plumbing Fixtures



Location: Restrooms
Distress: Inadequate
Category: Building Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 25,270.00
Unit of Measure: S.F.
Estimate: \$262,960.00
Assessor Name: Eduardo Lopez
Date Created: 02/09/2017

Notes: The plumbing fixtures are original, not efficient or low flow fixtures.

System: D3040 - Distribution Systems



Location: Mechanical Rooms
Distress: Inadequate
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 25,270.00
Unit of Measure: S.F.
Estimate: \$249,061.00
Assessor Name: Eduardo Lopez
Date Created: 02/09/2017

Notes: The central station air handler is aged, worn, becoming logistically unsupportable and should be replaced with an energy efficient model.

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: 25,270.00
Unit of Measure: S.F.
Estimate: \$108,130.00
Assessor Name: Eduardo Lopez
Date Created: 02/09/2017

Notes: There is no sprinkler system in the building.

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: 25,270.00
Unit of Measure: S.F.
Estimate: \$16,400.00
Assessor Name: Eduardo Lopez
Date Created: 02/09/2017

Notes: There is no sprinkler system in the building.

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):	1,000
Year Built:	1989
Last Renovation:	
Replacement Value:	\$80,340
Repair Cost:	\$15,620.00
Total FCI:	19.44 %
Total RSLI:	32.15 %
FCA Score:	80.56



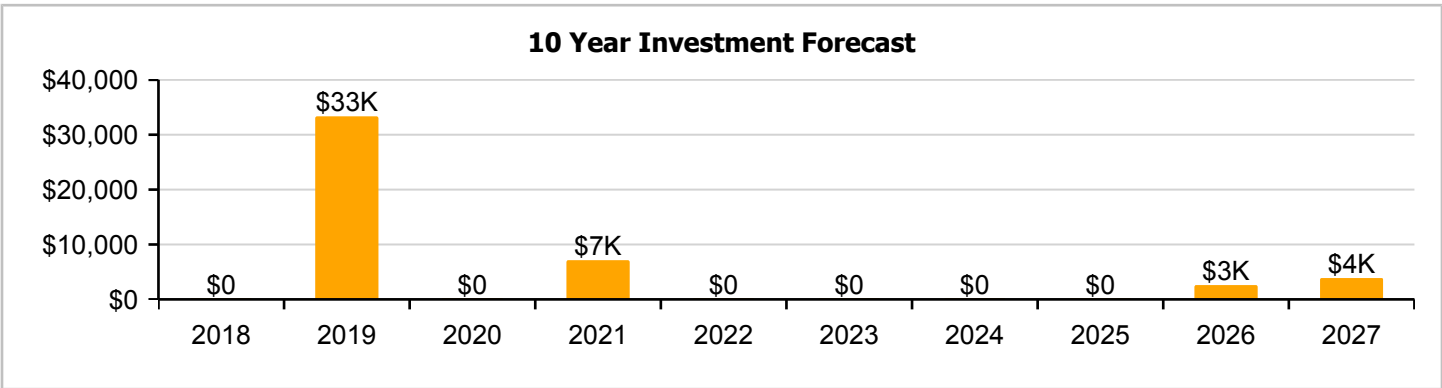
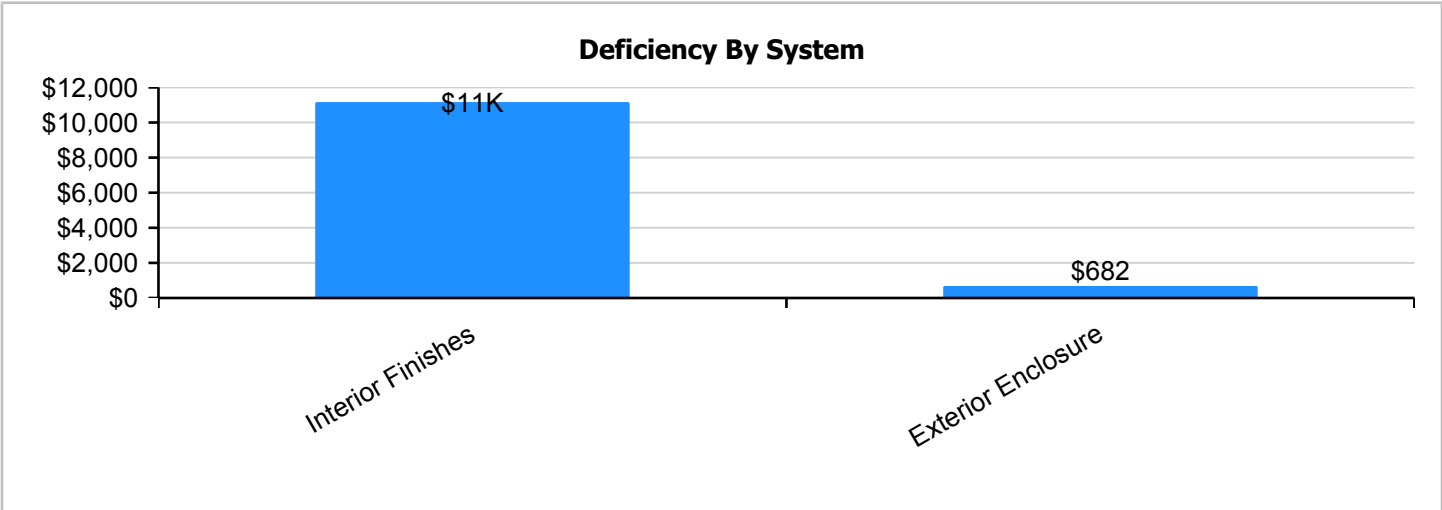
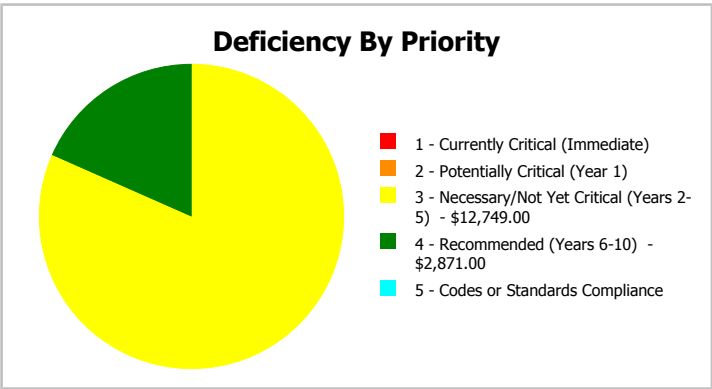
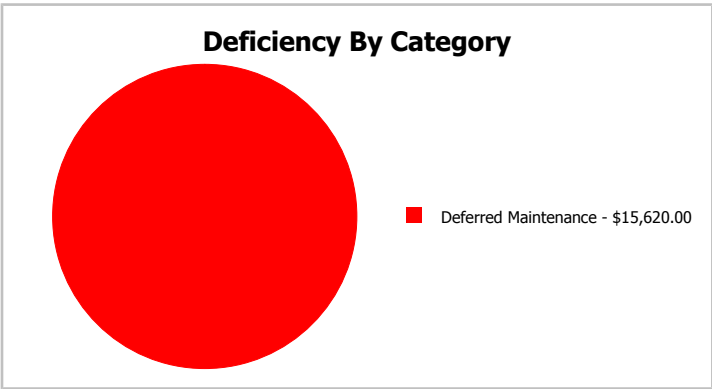
Description:

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:	1,000
Year Built:	1989	Last Renovation:	
Repair Cost:	\$15,620	Replacement Value:	\$80,340
FCI:	19.44 %	RSLI%:	32.15 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	72.00 %	0.00 %	\$0.00
A20 - Basement Construction	72.00 %	0.00 %	\$0.00
B10 - Superstructure	72.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	32.20 %	3.94 %	\$902.00
B30 - Roofing	20.00 %	0.00 %	\$0.00
C30 - Interior Finishes	0.00 %	110.00 %	\$14,718.00
D50 - Electrical	13.71 %	0.00 %	\$0.00
Totals:	32.15 %	19.44 %	\$15,620.00

Photo Album

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

1). North Elevation - Jan 30, 2017



2). Southeast Elevation - Jan 30, 2017



3). Southwest Elevation - Jan 30, 2017



4). South Elevation - Jan 30, 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.	1,000	100	1989	2089		72.00 %	0.00 %	72			\$2,220
A1030	Slab on Grade	\$4.16	S.F.	1,000	100	1989	2089		72.00 %	0.00 %	72			\$4,160
A2010	Basement Excavation	\$0.84	S.F.	1,000	100	1989	2089		72.00 %	0.00 %	72			\$840
A2020	Basement Walls	\$5.86	S.F.	1,000	100	1989	2089		72.00 %	0.00 %	72			\$5,860
B1020	Roof Construction	\$7.76	S.F.	1,000	100	1989	2089		72.00 %	0.00 %	72			\$7,760
B2010	Exterior Walls	\$9.03	S.F.	1,000	100	1989	2089		72.00 %	0.00 %	72			\$9,030
B2020	Exterior Windows	\$13.04	S.F.	1,000	30	1989	2019		6.67 %	0.00 %	2			\$13,040
B2030	Exterior Doors	\$0.82	S.F.	1,000	30	1989	2019	2016	0.00 %	110.00 %	-1		\$902.00	\$820
B3010140	Asphalt Shingles	\$4.32	S.F.	1,000	20	1989	2009	2021	20.00 %	0.00 %	4			\$4,320
C3010	Wall Finishes	\$2.61	S.F.	1,000	10	1989	1999		0.00 %	110.00 %	-18		\$2,871.00	\$2,610
C3030	Ceiling Finishes	\$10.77	S.F.	1,000	25	1989	2014		0.00 %	110.00 %	-3		\$11,847.00	\$10,770
D5010	Electrical Service/Distribution	\$1.62	S.F.	1,000	40	1989	2029		30.00 %	0.00 %	12			\$1,620
D5020	Branch Wiring	\$4.65	S.F.	1,000	30	1989	2019		6.67 %	0.00 %	2			\$4,650
D5020	Lighting	\$10.85	S.F.	1,000	30	1989	2019		6.67 %	0.00 %	2			\$10,850
D5030810	Security & Detection Systems	\$1.16	Ea.	1,000	15	2011	2026		60.00 %	0.00 %	9			\$1,160
D5030920	Data Communication	\$0.63	S.F.	1,000	15	2011	2026		60.00 %	0.00 %	9			\$630
Total									32.15 %	19.44 %			\$15,620.00	\$80,340

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:

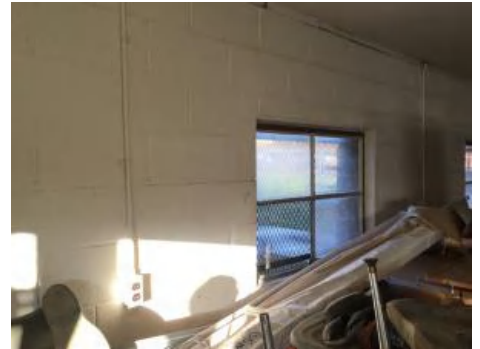
Campus Assessment Report - 1989 Equipment Storage

System: B3010140 - Asphalt Shingles



Note:

System: C3010 - Wall Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

Campus Assessment Report - 1989 Equipment Storage

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

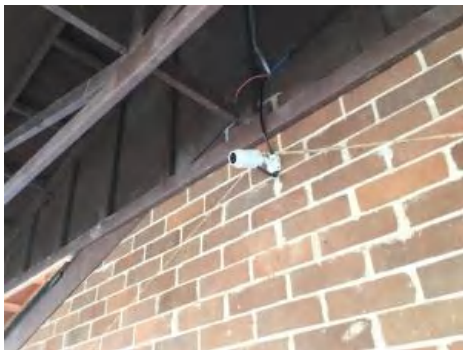
System: D5020 - Lighting



Note:

Campus Assessment Report - 1989 Equipment Storage

System: D5030810 - Security & Detection 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%

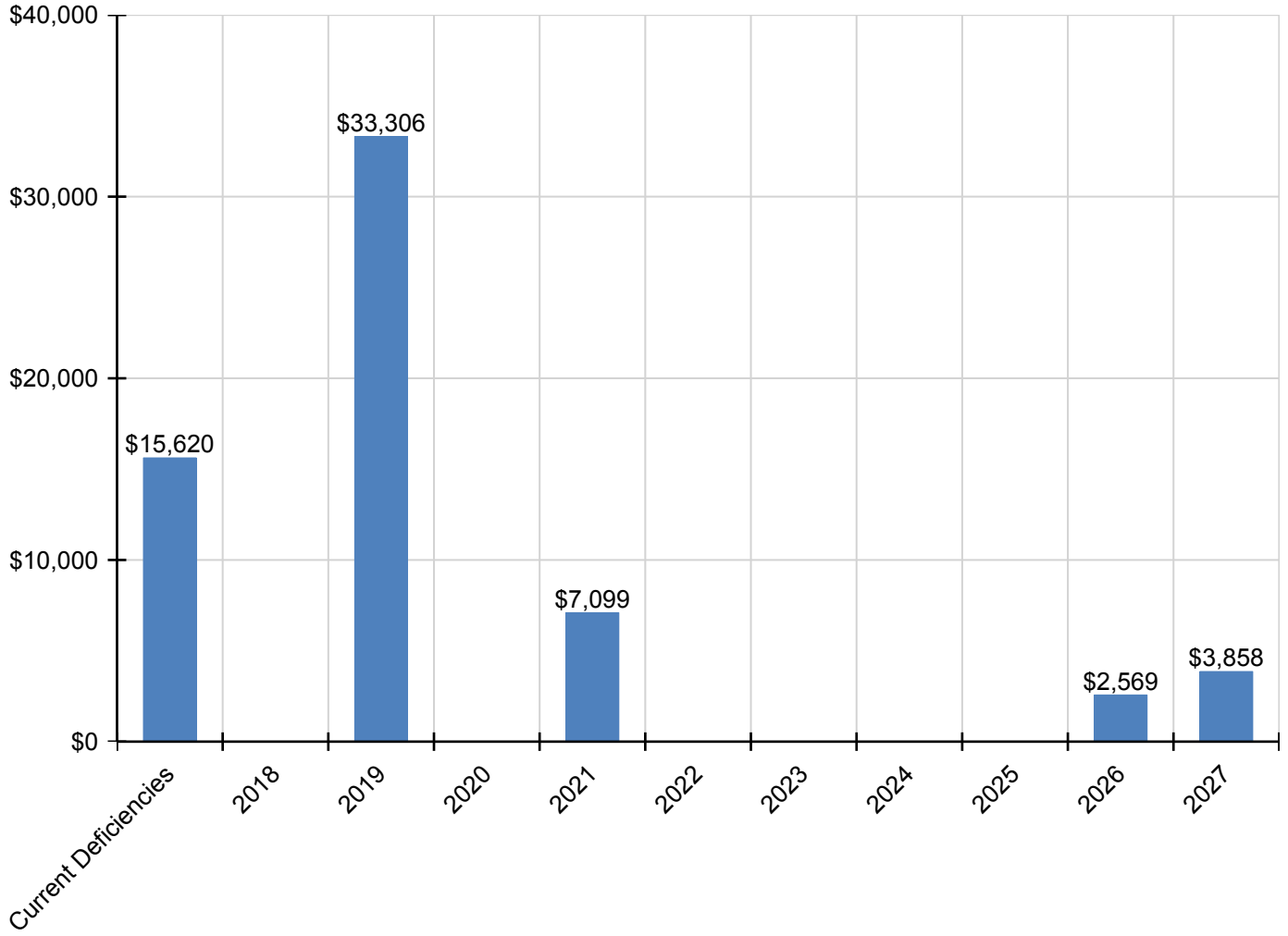
Campus Assessment Report - 1989 Equipment Storage

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$15,620	\$0	\$33,306	\$0	\$7,099	\$0	\$0	\$0	\$0	\$2,569	\$3,858	\$62,452
* 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	\$15,218	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,218
B2030 - Exterior Doors	\$902	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$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	\$7,099	\$0	\$0	\$0	\$0	\$0	\$0	\$7,099
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$2,871	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,858	\$6,729
C3030 - Ceiling Finishes	\$11,847	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,847
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$5,427	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,427
D5020 - Lighting	\$0	\$0	\$12,662	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,662
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,665	\$0	\$1,665
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$904	\$0	\$904

* Indicates non-renewable system

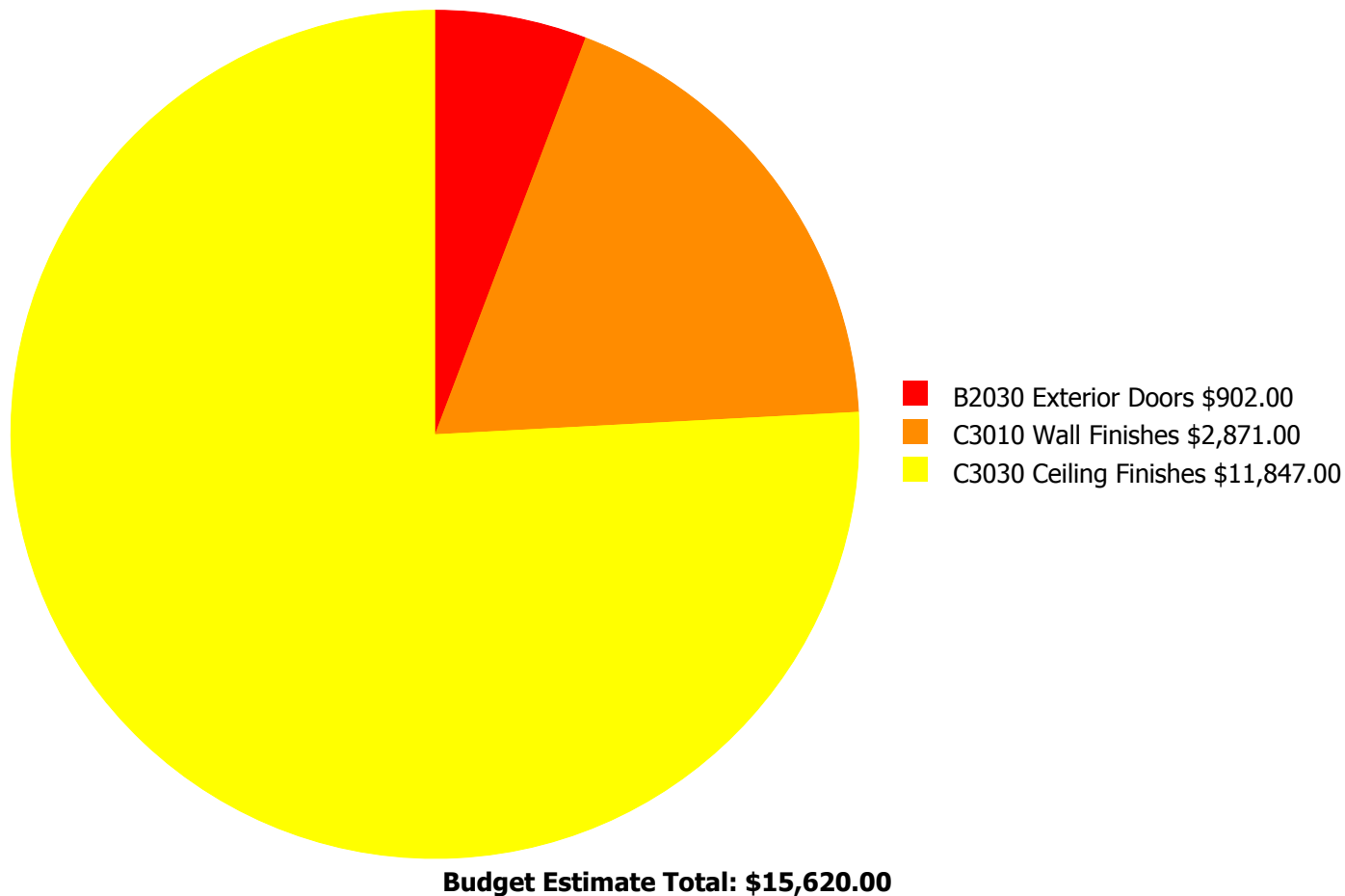
Forecasted Capital Renewal Requirement

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



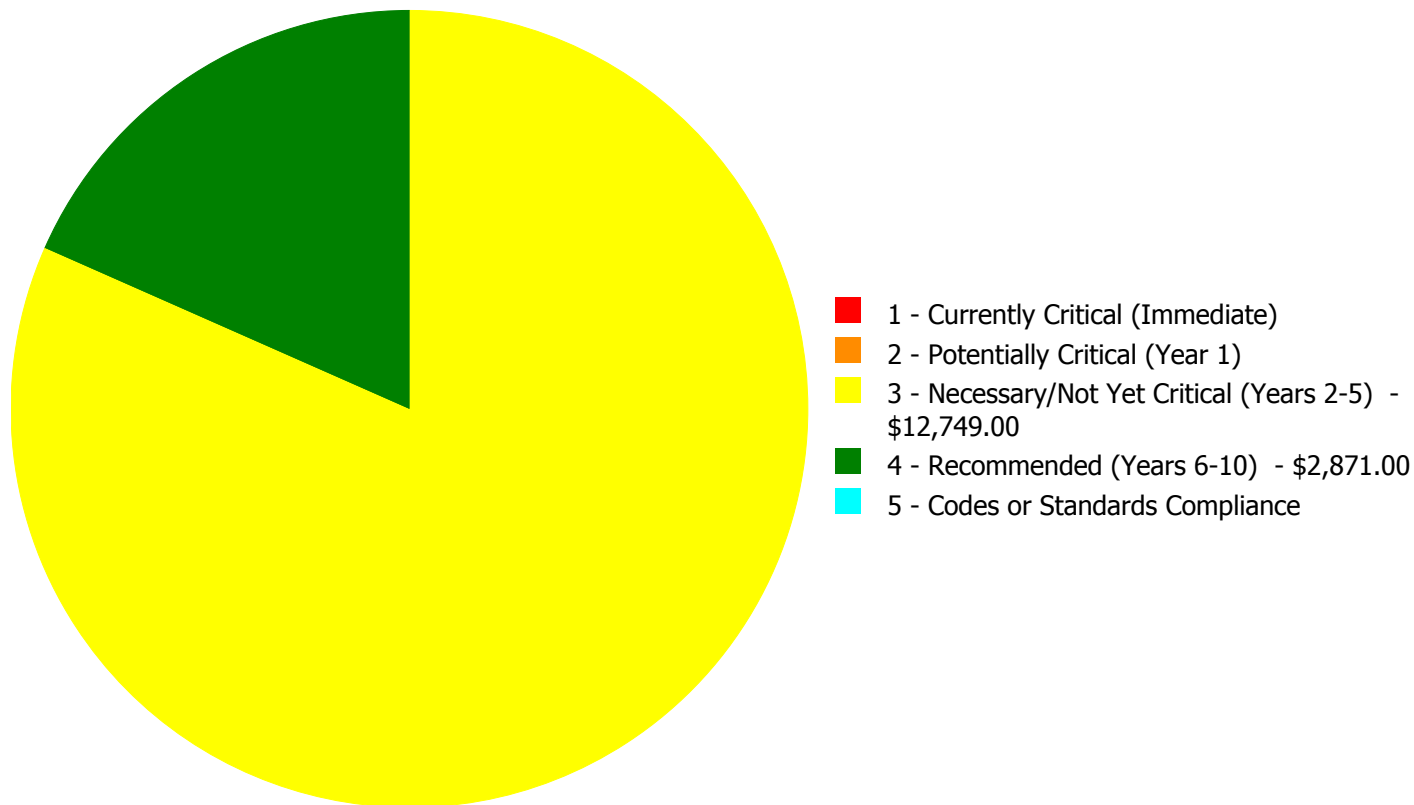
Deficiency Summary by System

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: \$15,620.00

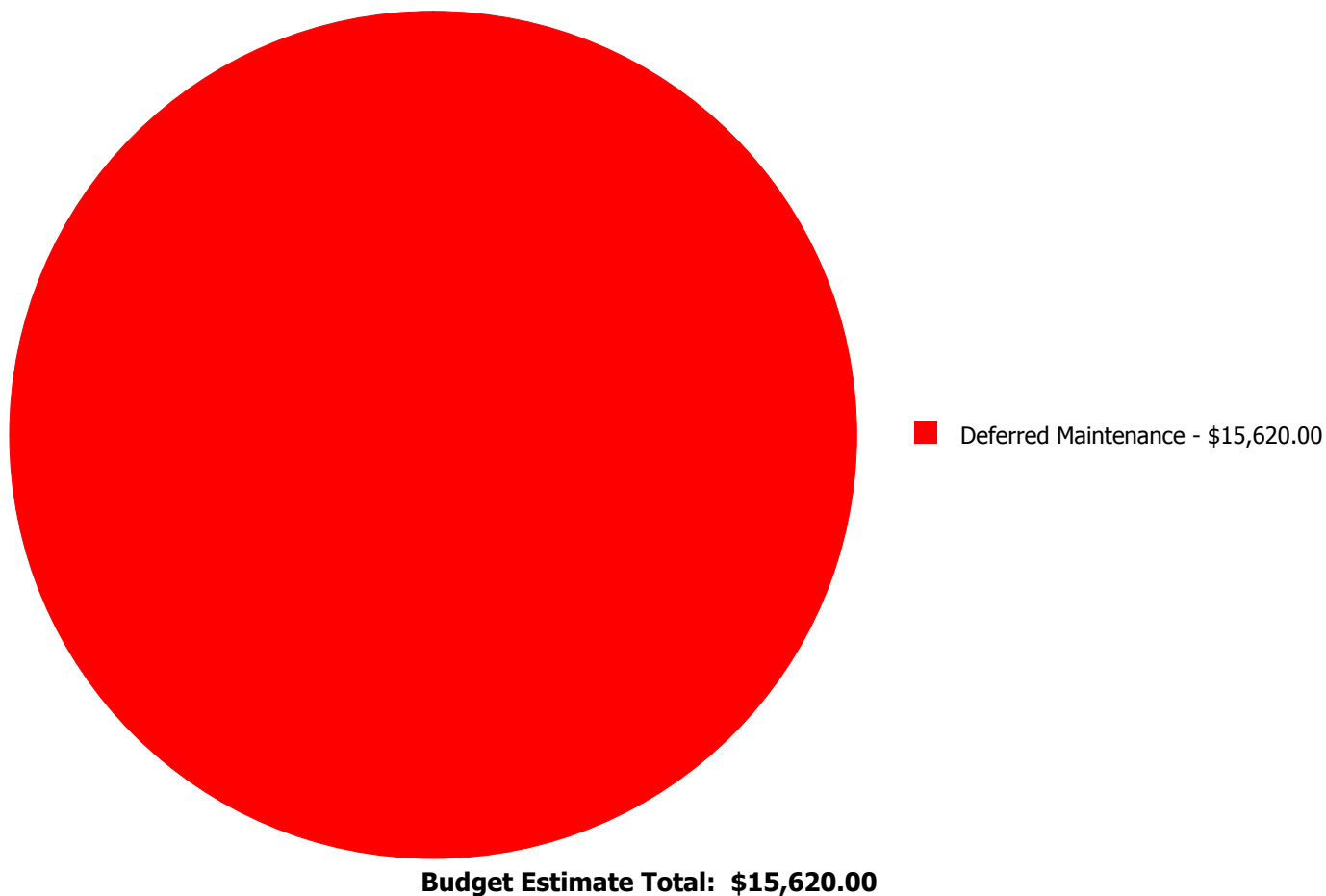
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2030	Exterior Doors	\$0.00	\$0.00	\$902.00	\$0.00	\$0.00	\$902.00
C3010	Wall Finishes	\$0.00	\$0.00	\$0.00	\$2,871.00	\$0.00	\$2,871.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$11,847.00	\$0.00	\$0.00	\$11,847.00
	Total:	\$0.00	\$0.00	\$12,749.00	\$2,871.00	\$0.00	\$15,620.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

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

System: B2030 - Exterior Doors



Location: Exterior
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,000.00
Unit of Measure: S.F.
Estimate: \$902.00
Assessor Name: Terence Davis
Date Created: 02/24/2017

Notes: Exterior doors are damaged.

System: C3030 - Ceiling Finishes

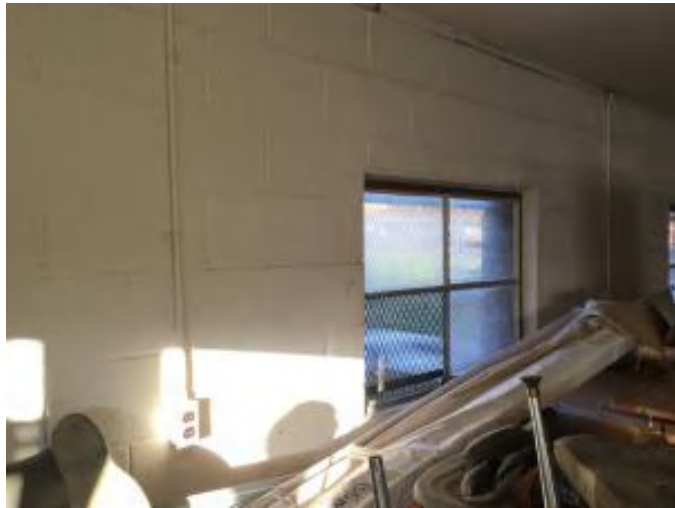


Location: Interior
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,000.00
Unit of Measure: S.F.
Estimate: \$11,847.00
Assessor Name: Terence Davis
Date Created: 02/09/2017

Notes: The original painted ceiling finish is aged, chipped, stained and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: C3010 - Wall Finishes



Location: Interior
Distress: Damaged
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1,000.00
Unit of Measure: S.F.
Estimate: \$2,871.00
Assessor Name: Terence Davis
Date Created: 02/14/2017

Notes: The wall paint is aged, scuffed and should be re-painted.

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):	1,600
Year Built:	1989
Last Renovation:	
Replacement Value:	\$208,944
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	44.22 %
FCA Score:	100.00



Description:

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

Attributes: This asset has no attributes.

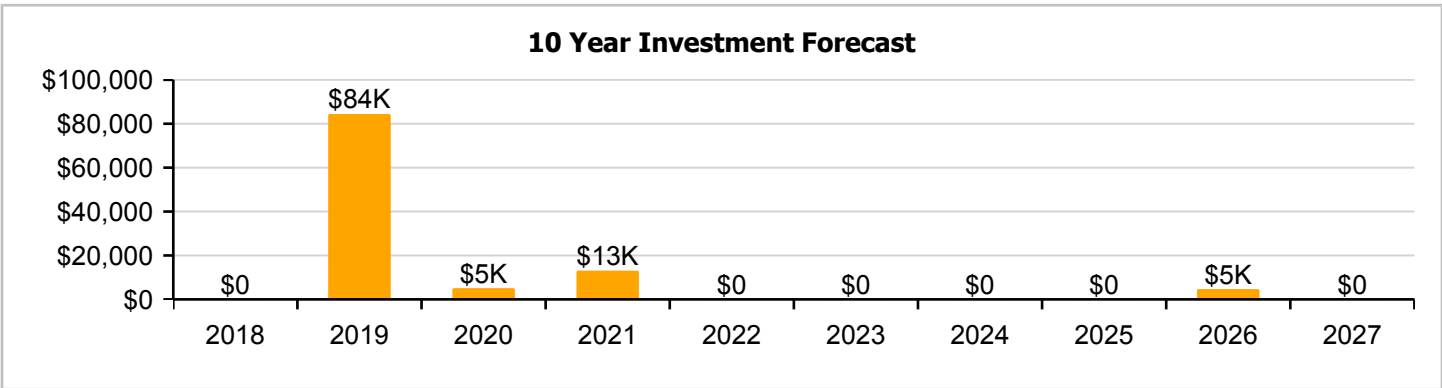
Dashboard Summary

Function:	HS -High School	Gross Area:	1,600
Year Built:	1989	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$208,944
FCI:	0.00 %	RSLI%:	44.22 %

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	72.00 %	0.00 %	\$0.00
A20 - Basement Construction	72.00 %	0.00 %	\$0.00
B10 - Superstructure	72.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	32.44 %	0.00 %	\$0.00
B30 - Roofing	70.00 %	0.00 %	\$0.00
C10 - Interior Construction	39.50 %	0.00 %	\$0.00
C30 - Interior Finishes	64.35 %	0.00 %	\$0.00
D20 - Plumbing	6.67 %	0.00 %	\$0.00
D50 - Electrical	14.25 %	0.00 %	\$0.00
E20 - Furnishings	20.00 %	0.00 %	\$0.00
Totals:	44.22 %	0.00 %	\$0.00

Photo Album

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

1). Southeast Elevation - Jan 30, 2017



2). West Elevation - Feb 23, 2017



3). North elevation - Jan 30, 2017



4). East Elevation - Jan 30, 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 - 1989 Football Concession Stand

System Listing

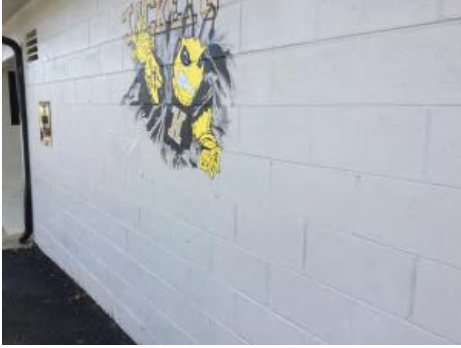
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to 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.	1,600	100	1989	2089		72.00 %	0.00 %	72			\$3,552
A1030	Slab on Grade	\$4.16	S.F.	1,600	100	1989	2089		72.00 %	0.00 %	72			\$6,656
A2010	Basement Excavation	\$0.84	S.F.	1,600	100	1989	2089		72.00 %	0.00 %	72			\$1,344
A2020	Basement Walls	\$5.86	S.F.	1,600	100	1989	2089		72.00 %	0.00 %	72			\$9,376
B1010	Floor Construction	\$11.66	S.F.	1,600	100	1989	2089		72.00 %	0.00 %	72			\$18,656
B1020	Roof Construction	\$7.76	S.F.	1,600	100	1989	2089		72.00 %	0.00 %	72			\$12,416
B2010	Exterior Walls	\$9.03	S.F.	1,600	100	1989	2089		72.00 %	0.00 %	72			\$14,448
B2020	Exterior Windows	\$13.04	S.F.	1,600	30	1989	2019		6.67 %	0.00 %	2			\$20,864
B2030	Exterior Doors	\$0.82	S.F.	1,600	30	1989	2019		6.67 %	0.00 %	2			\$1,312
B3010140	Asphalt Shingles	\$4.32	S.F.	1,600	20	2011	2031		70.00 %	0.00 %	14			\$6,912
C1010	Partitions	\$4.79	S.F.	1,600	75	1989	2064		62.67 %	0.00 %	47			\$7,664
C1020	Interior Doors	\$2.49	S.F.	1,600	30	1989	2019		6.67 %	0.00 %	2			\$3,984
C1030	Fittings	\$1.50	S.F.	1,600	20	1989	2009	2021	20.00 %	0.00 %	4			\$2,400
C3010	Wall Finishes	\$2.61	S.F.	1,600	10	2010	2020		30.00 %	0.00 %	3			\$4,176
C3020	Floor Finishes	\$11.17	S.F.	1,600	20	2010	2030		65.00 %	0.00 %	13			\$17,872
C3030	Ceiling Finishes	\$10.77	S.F.	1,600	25	2010	2035		72.00 %	0.00 %	18			\$17,232
D2010	Plumbing Fixtures	\$9.02	S.F.	1,600	30	1989	2019		6.67 %	0.00 %	2			\$14,432
D2020	Domestic Water Distribution	\$1.68	S.F.	1,600	30	1989	2019		6.67 %	0.00 %	2			\$2,688
D2030	Sanitary Waste	\$2.64	S.F.	1,600	30	1989	2019		6.67 %	0.00 %	2			\$4,224
D5010	Electrical Service/Distribution	\$1.62	S.F.	1,600	40	1989	2029		30.00 %	0.00 %	12			\$2,592
D5020	Branch Wiring	\$4.65	S.F.	1,600	30	1989	2019		6.67 %	0.00 %	2			\$7,440
D5020	Lighting	\$10.85	S.F.	1,600	30	1989	2019		6.67 %	0.00 %	2			\$17,360
D5030810	Security & Detection Systems	\$2.01	S.F.	1,600	15	2011	2026		60.00 %	0.00 %	9			\$3,216
E2010	Fixed Furnishings	\$5.08	S.F.	1,600	20	1989	2009	2021	20.00 %	0.00 %	4			\$8,128
Total									44.22 %					\$208,944

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:

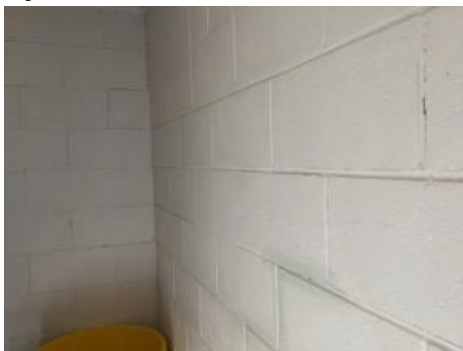
Campus Assessment Report - 1989 Football Concession Stand

System: B3010140 - Asphalt Shingles



Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

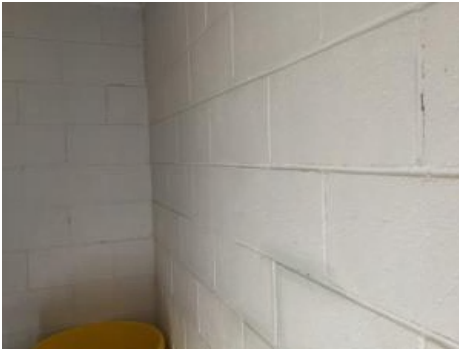
Campus Assessment Report - 1989 Football Concession Stand

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

Campus Assessment Report - 1989 Football Concession Stand

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

Campus Assessment Report - 1989 Football Concession Stand

System: D2030 - Sanitary Waste



Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

Campus Assessment Report - 1989 Football Concession Stand

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

System: E2010 - Fixed Furnishings



Note:

Campus Assessment Report - 1989 Football Concession Stand

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	\$84,377	\$5,020	\$13,035	\$0	\$0	\$0	\$0	\$4,616	\$0	\$107,047
* 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	\$24,348	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,348
B2030 - Exterior Doors	\$0	\$0	\$1,531	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,531
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
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	\$4,649	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,649
C1030 - Fittings	\$0	\$0	\$0	\$0	\$2,971	\$0	\$0	\$0	\$0	\$0	\$0	\$2,971
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$5,020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,020

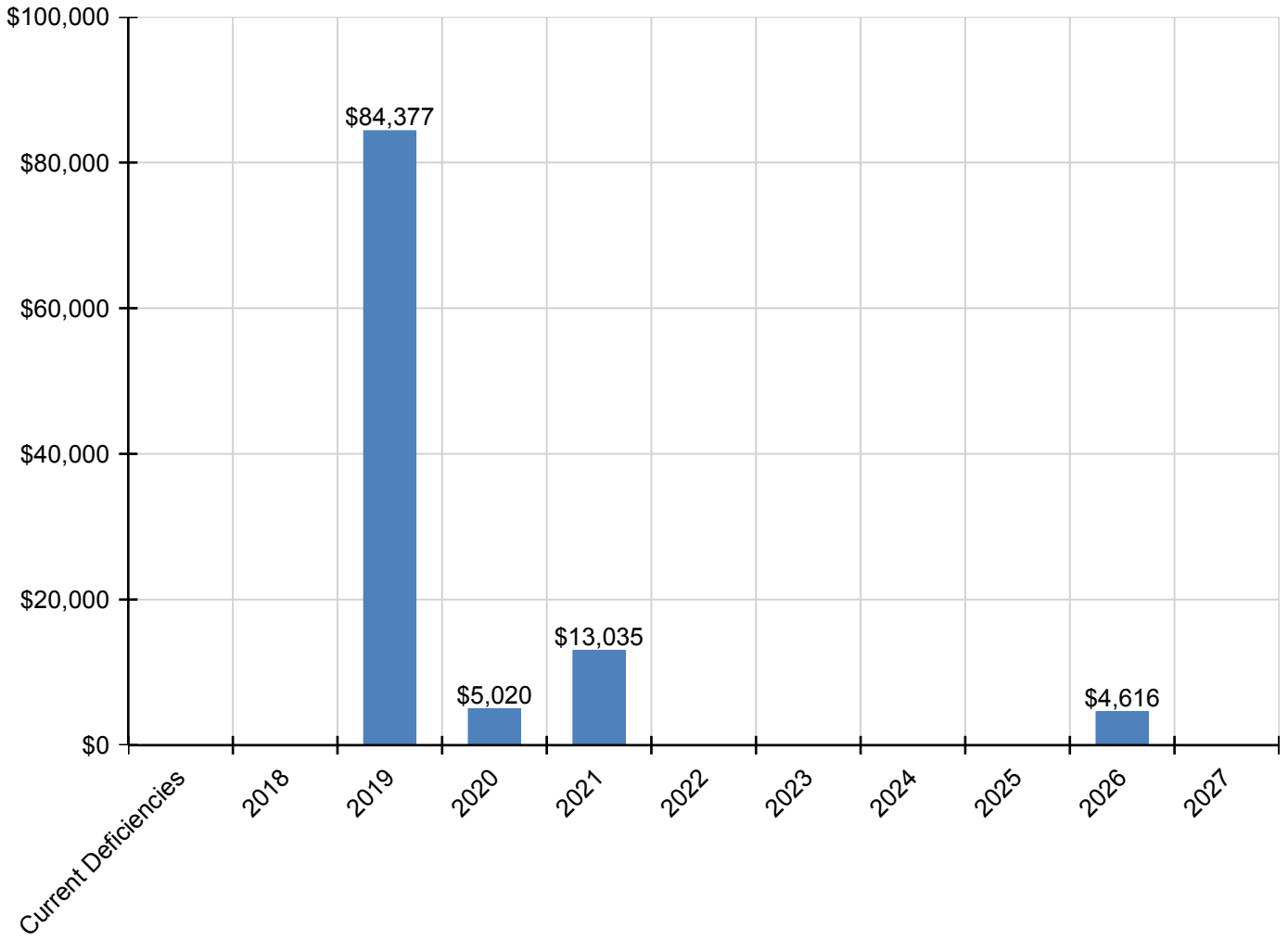
Campus Assessment Report - 1989 Football Concession Stand

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	\$16,842	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,842
D2020 - Domestic Water Distribution	\$0	\$0	\$3,137	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,137
D2030 - Sanitary Waste	\$0	\$0	\$4,929	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,929
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	\$8,682	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,682
D5020 - Lighting	\$0	\$0	\$20,259	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,259
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	\$4,616	\$0	\$4,616
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$10,063	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,063

* Indicates non-renewable system

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	7,000
Year Built:	1989
Last Renovation:	
Replacement Value:	\$1,181,950
Repair Cost:	\$20,097.00
Total FCI:	1.70 %
Total RSLI:	33.12 %
FCA Score:	98.30



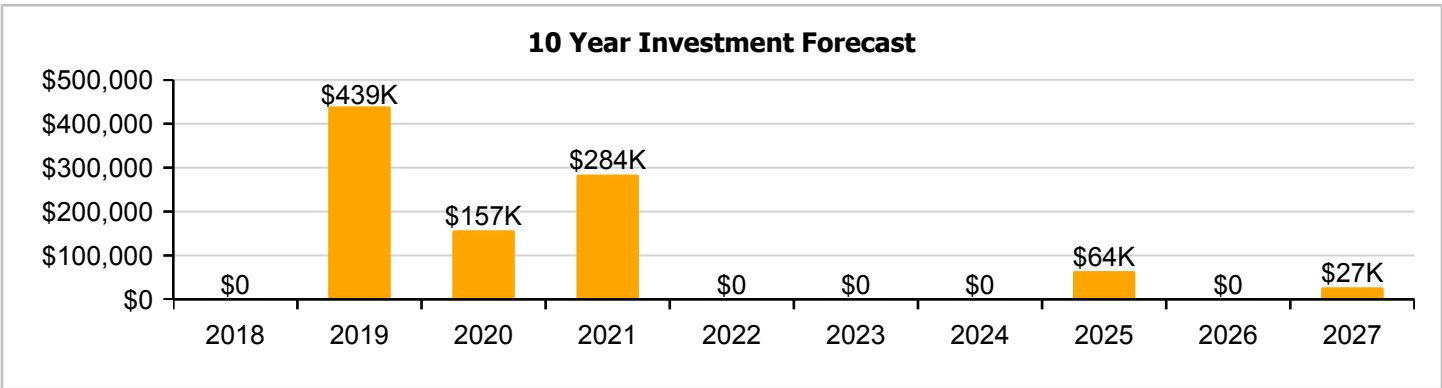
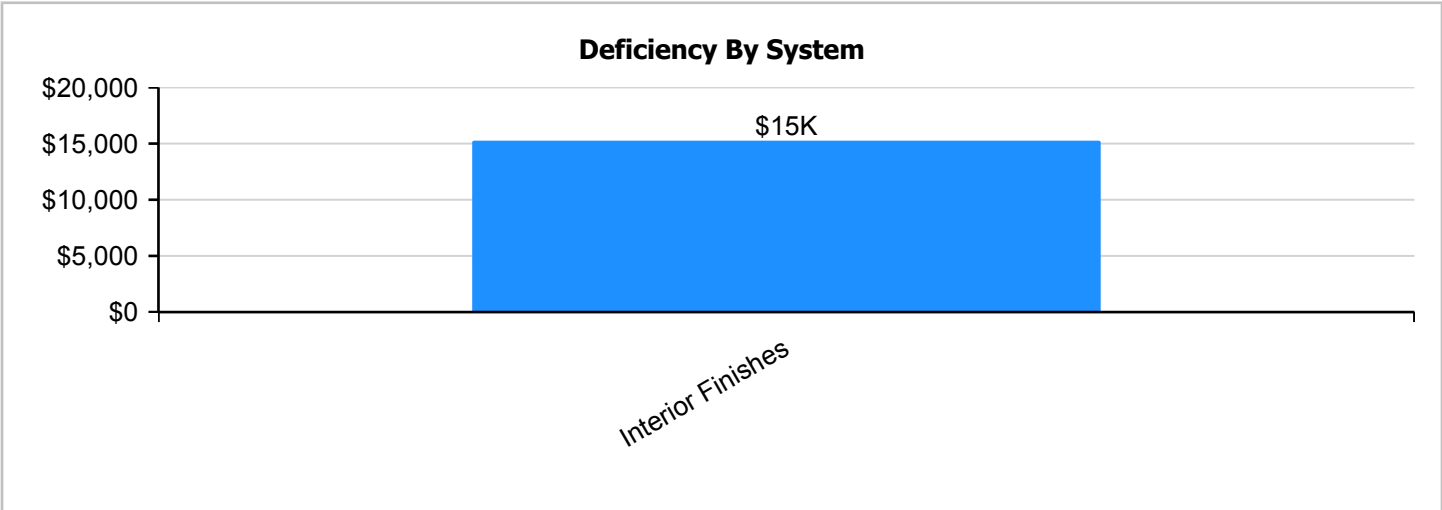
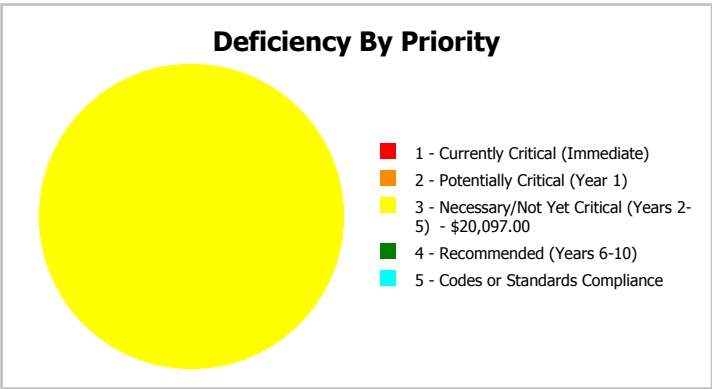
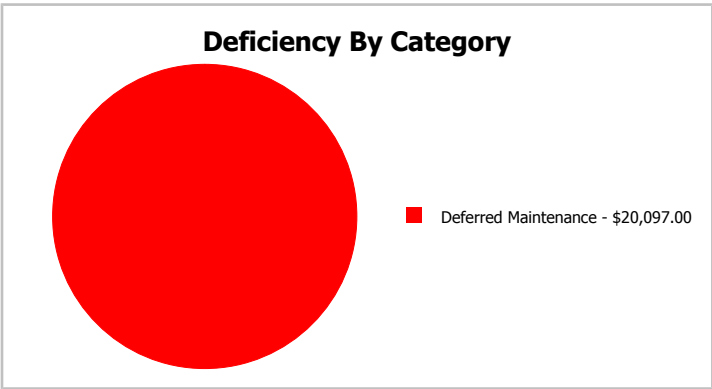
Description:

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:	7,000
Year Built:	1989	Last Renovation:	
Repair Cost:	\$20,097	Replacement Value:	\$1,181,950
FCI:	1.70 %	RSLI%:	33.12 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	72.00 %	0.00 %	\$0.00
A20 - Basement Construction	72.00 %	0.00 %	\$0.00
B10 - Superstructure	72.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	32.44 %	0.00 %	\$0.00
B30 - Roofing	20.00 %	0.00 %	\$0.00
C10 - Interior Construction	42.91 %	0.00 %	\$0.00
C20 - Stairs	72.00 %	0.00 %	\$0.00
C30 - Interior Finishes	16.12 %	11.69 %	\$20,097.00
D20 - Plumbing	6.67 %	0.00 %	\$0.00
D30 - HVAC	18.00 %	0.00 %	\$0.00
D50 - Electrical	30.78 %	0.00 %	\$0.00
E10 - Equipment	40.00 %	0.00 %	\$0.00
E20 - Furnishings	20.00 %	0.00 %	\$0.00
Totals:	33.12 %	1.70 %	\$20,097.00

Photo Album

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

1). East Elevation - Feb 27, 2017



2). Northeast Elevation - Feb 07, 2017



3). Northwest 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.

Campus Assessment Report - 1989 Football Pressbox-Field House

System Listing

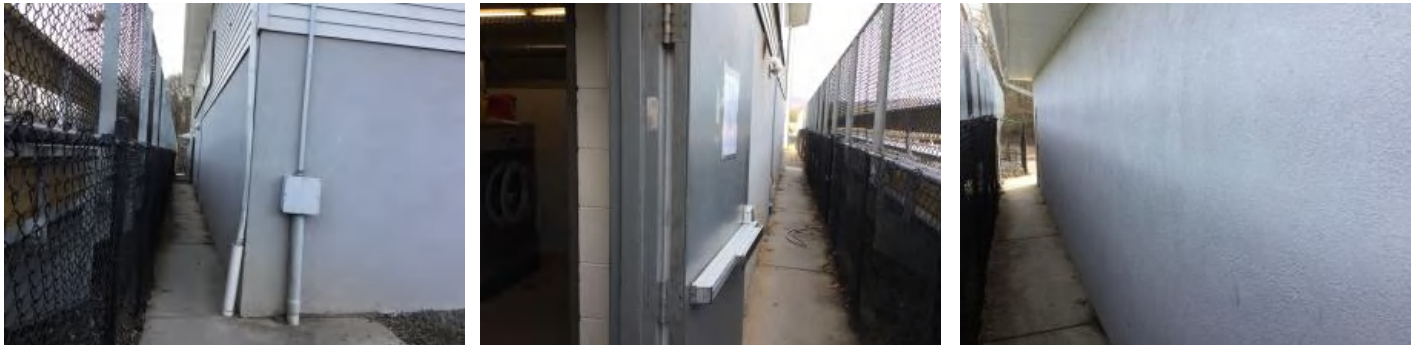
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to 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.	7,000	100	1989	2089		72.00 %	0.00 %	72			\$15,540
A1030	Slab on Grade	\$4.16	S.F.	7,000	100	1989	2089		72.00 %	0.00 %	72			\$29,120
A2010	Basement Excavation	\$0.84	S.F.	7,000	100	1989	2089		72.00 %	0.00 %	72			\$5,880
A2020	Basement Walls	\$5.86	S.F.	7,000	100	1989	2089		72.00 %	0.00 %	72			\$41,020
B1010	Floor Construction	\$11.66	S.F.	7,000	100	1989	2089		72.00 %	0.00 %	72			\$81,620
B1020	Roof Construction	\$7.76	S.F.	7,000	100	1989	2089		72.00 %	0.00 %	72			\$54,320
B2010	Exterior Walls	\$9.03	S.F.	7,000	100	1989	2089		72.00 %	0.00 %	72			\$63,210
B2020	Exterior Windows	\$13.04	S.F.	7,000	30	1989	2019		6.67 %	0.00 %	2			\$91,280
B2030	Exterior Doors	\$0.82	S.F.	7,000	30	1989	2019		6.67 %	0.00 %	2			\$5,740
B3010140	Asphalt Shingles	\$4.32	S.F.	7,000	20	1989	2009	2021	20.00 %	0.00 %	4			\$30,240
C1010	Partitions	\$4.79	S.F.	7,000	75	1989	2064		62.67 %	0.00 %	47			\$33,530
C1020	Interior Doors	\$2.49	S.F.	7,000	30	1989	2019		6.67 %	0.00 %	2			\$17,430
C1030	Fittings	\$1.50	S.F.	7,000	20	2005	2025		40.00 %	0.00 %	8			\$10,500
C2010	Stair Construction	\$1.32	S.F.	7,000	100	1989	2089		72.00 %	0.00 %	72			\$9,240
C3010	Wall Finishes	\$2.61	S.F.	7,000	10	1989	1999		0.00 %	110.00 %	-18		\$20,097.00	\$18,270
C3020	Floor Finishes	\$11.17	S.F.	7,000	20	1989	2009	2021	20.00 %	0.00 %	4			\$78,190
C3030	Ceiling Finishes	\$10.77	S.F.	7,000	25	1989	2014	2021	16.00 %	0.00 %	4			\$75,390
D2010	Plumbing Fixtures	\$9.02	S.F.	7,000	30	1989	2019		6.67 %	0.00 %	2			\$63,140
D2020	Domestic Water Distribution	\$1.68	S.F.	7,000	30	1989	2019		6.67 %	0.00 %	2			\$11,760
D2030	Sanitary Waste	\$2.64	S.F.	7,000	30	1989	2019		6.67 %	0.00 %	2			\$18,480
D3040	Distribution Systems	\$8.54	S.F.	7,000	30	1989	2019		6.67 %	0.00 %	2			\$59,780
D3050	Terminal & Package Units	\$18.64	S.F.	7,000	15	2005	2020		20.00 %	0.00 %	3			\$130,480
D3060	Controls & Instrumentation	\$2.71	S.F.	7,000	20	2005	2025		40.00 %	0.00 %	8			\$18,970
D5010	Electrical Service/Distribution	\$1.62	S.F.	7,000	40	1989	2029		30.00 %	0.00 %	12			\$11,340
D5020	Branch Wiring	\$4.65	S.F.	7,000	30	1989	2019		6.67 %	0.00 %	2			\$32,550
D5020	Lighting	\$10.85	S.F.	7,000	30	1989	2019		6.67 %	0.00 %	2			\$75,950
D5030810	Security & Detection Systems	\$2.01	S.F.	7,000	15	2015	2030		86.67 %	0.00 %	13			\$14,070
D5030920	Data Communication	\$4.70	S.F.	7,000	15	2015	2030		86.67 %	0.00 %	13			\$32,900
E1010	Commercial Equipment	\$1.36	S.F.	7,000	20	2005	2025		40.00 %	0.00 %	8			\$9,520
E1090	Other Equipment	\$0.99	S.F.	7,000	20	2005	2025		40.00 %	0.00 %	8			\$6,930
E2010	Fixed Furnishings	\$5.08	S.F.	7,000	20	1989	2009	2021	20.00 %	0.00 %	4			\$35,560
Total									33.12 %	1.70 %			\$20,097.00	\$1,181,950

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:

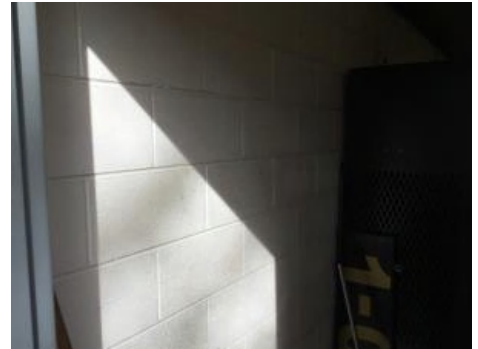
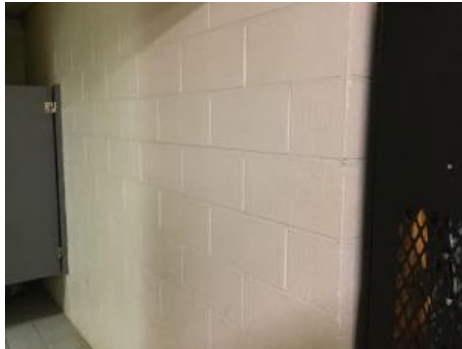
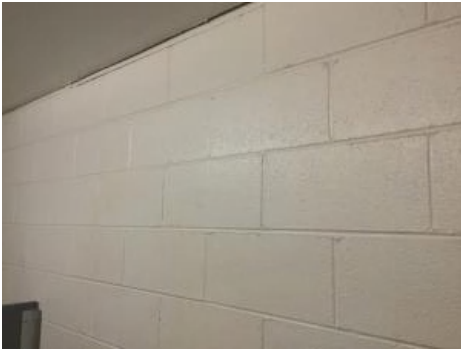
Campus Assessment Report - 1989 Football Pressbox-Field House

System: B3010140 - Asphalt Shingles



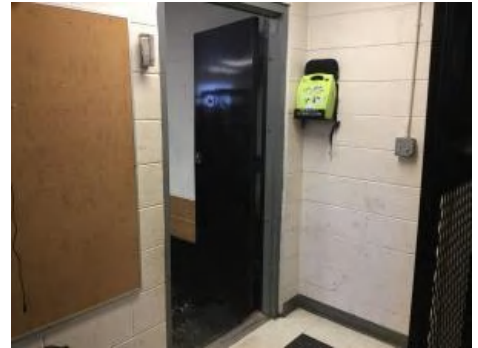
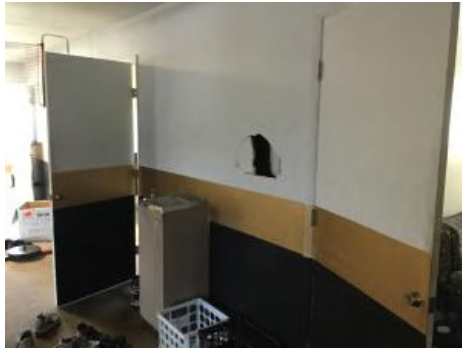
Note:

System: C1010 - Partitions



Note:

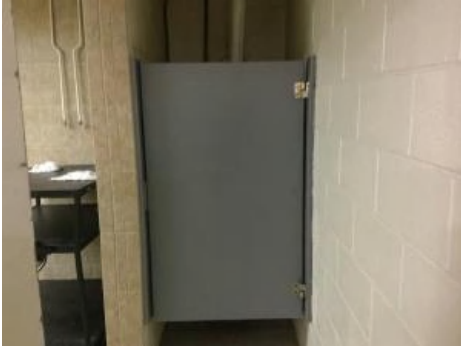
System: C1020 - Interior Doors



Note:

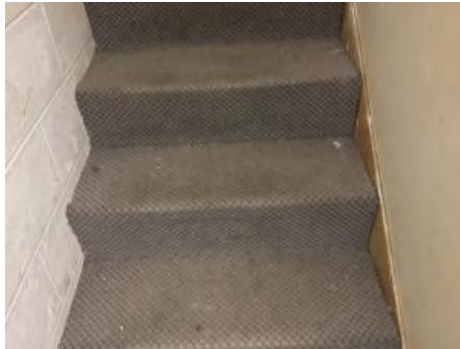
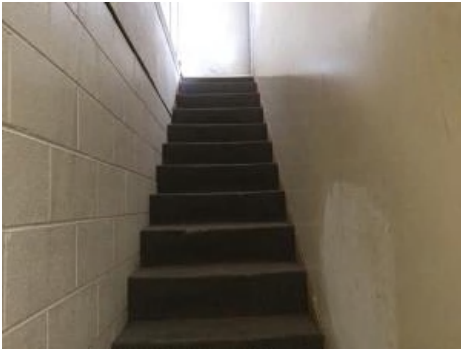
Campus Assessment Report - 1989 Football Pressbox-Field House

System: C1030 - Fittings



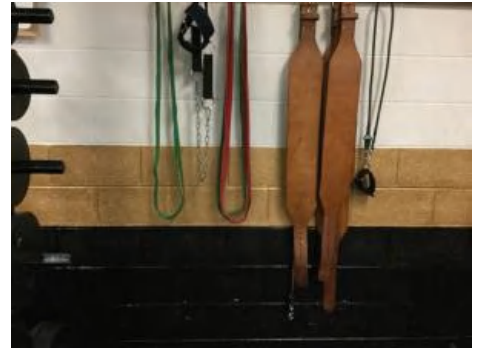
Note:

System: C2010 - Stair Construction



Note:

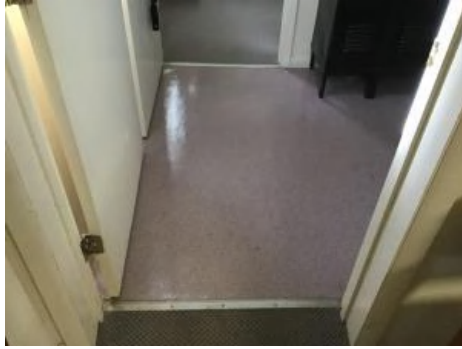
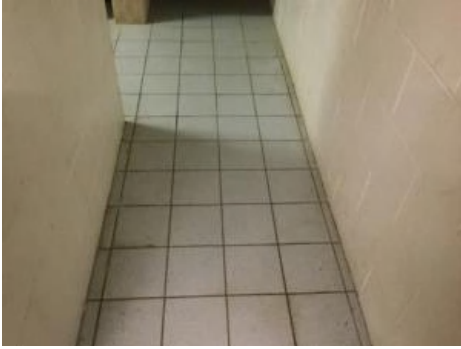
System: C3010 - Wall Finishes



Note:

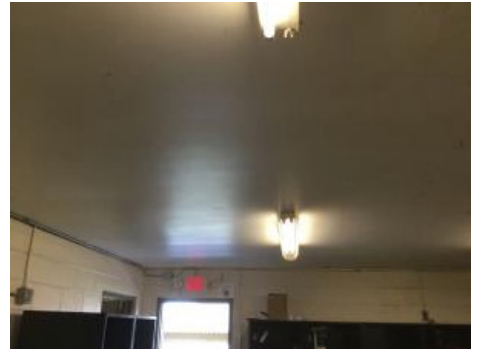
Campus Assessment Report - 1989 Football Pressbox-Field House

System: C3020 - Floor Finishes



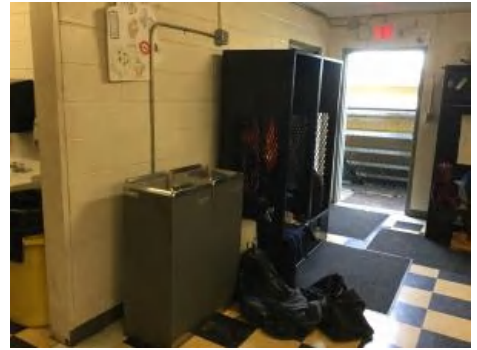
Note:

System: C3030 - Ceiling Finishes



Note:

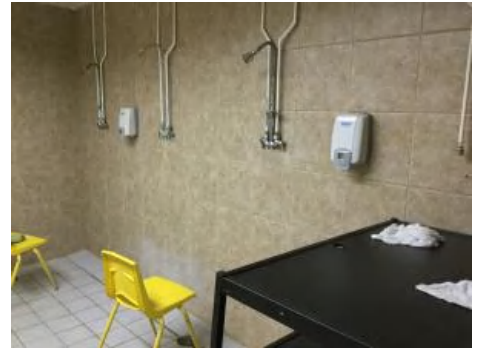
System: D2010 - Plumbing Fixtures



Note:

Campus Assessment Report - 1989 Football Pressbox-Field House

System: D2020 - Domestic Water Distribution



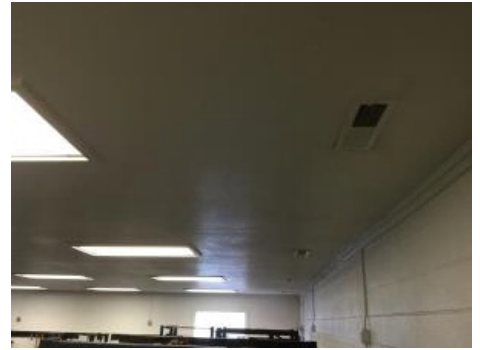
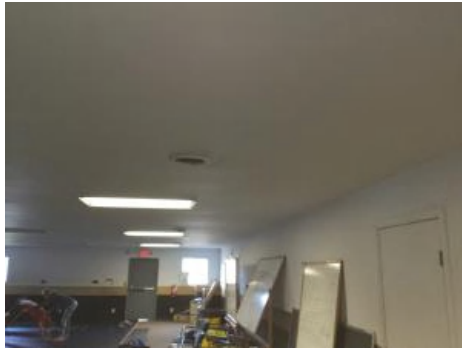
Note:

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



Note:

Campus Assessment Report - 1989 Football Pressbox-Field House

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

Campus Assessment Report - 1989 Football Pressbox-Field House

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

Campus Assessment Report - 1989 Football Pressbox-Field House

System: D5030920 - Data Communication



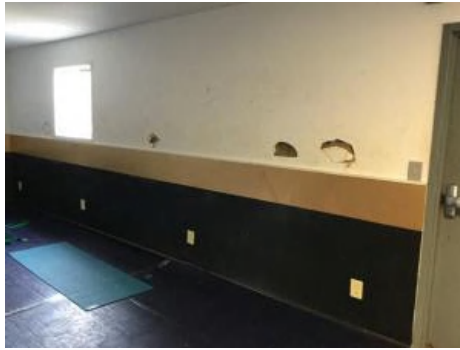
Note:

System: E1010 - Commercial Equipment



Note:

System: E1090 - Other Equipment



Note:

Campus Assessment Report - 1989 Football Pressbox-Field House

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:	\$20,097	\$0	\$438,917	\$156,837	\$283,858	\$0	\$0	\$0	\$63,987	\$0	\$27,009	\$990,704
* 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	\$106,523	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$106,523
B2030 - Exterior Doors	\$0	\$0	\$6,699	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,699
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	\$49,691	\$0	\$0	\$0	\$0	\$0	\$0	\$49,691
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	\$20,341	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,341
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,631	\$0	\$0	\$14,631
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

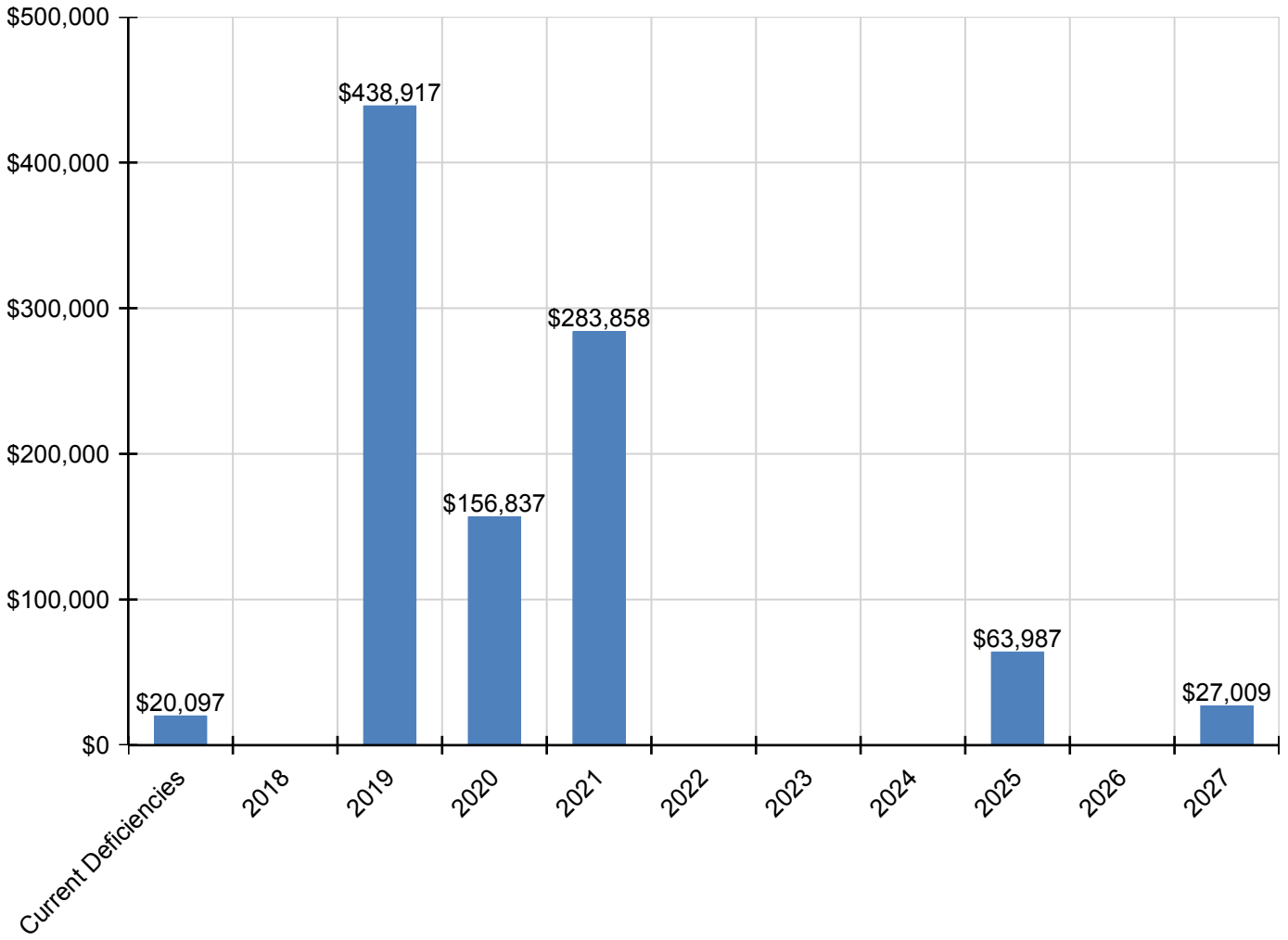
Campus Assessment Report - 1989 Football Pressbox-Field House

C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$20,097	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,009	\$47,106
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$96,804	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$96,804
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$93,337	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$93,337
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	\$73,684	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$73,684
D2020 - Domestic Water Distribution	\$0	\$0	\$13,724	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,724
D2030 - Sanitary Waste	\$0	\$0	\$21,566	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,566
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$69,763	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$69,763
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$156,837	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$156,837
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,434	\$0	\$0	\$0	\$26,434
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	\$37,986	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37,986
D5020 - Lighting	\$0	\$0	\$88,633	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$88,633
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
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$13,266	\$0	\$0	\$0	\$13,266
E1090 - Other Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,657	\$0	\$0	\$0	\$9,657
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$44,025	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,025

* Indicates non-renewable system

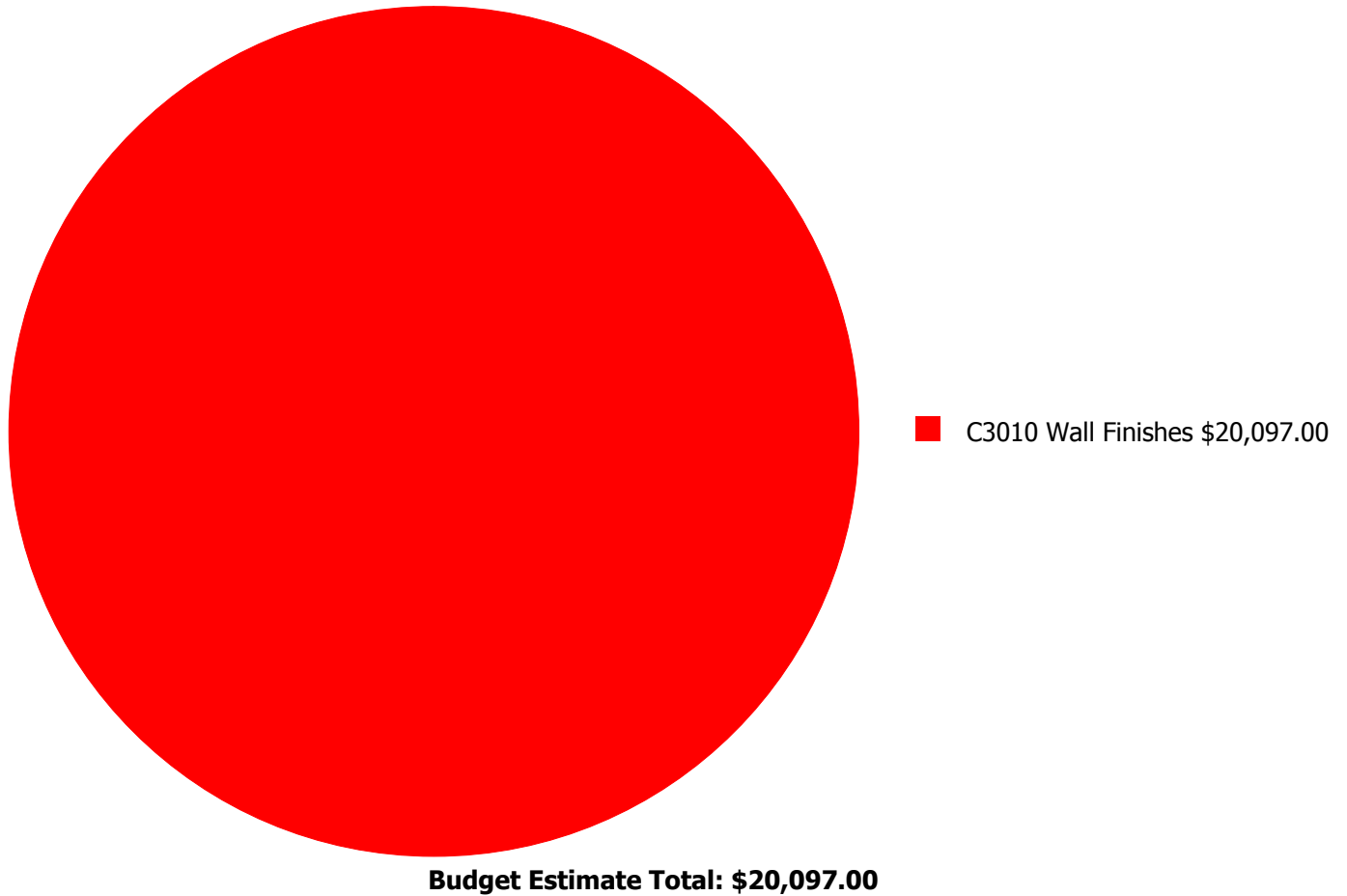
Forecasted Capital Renewal Requirement

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



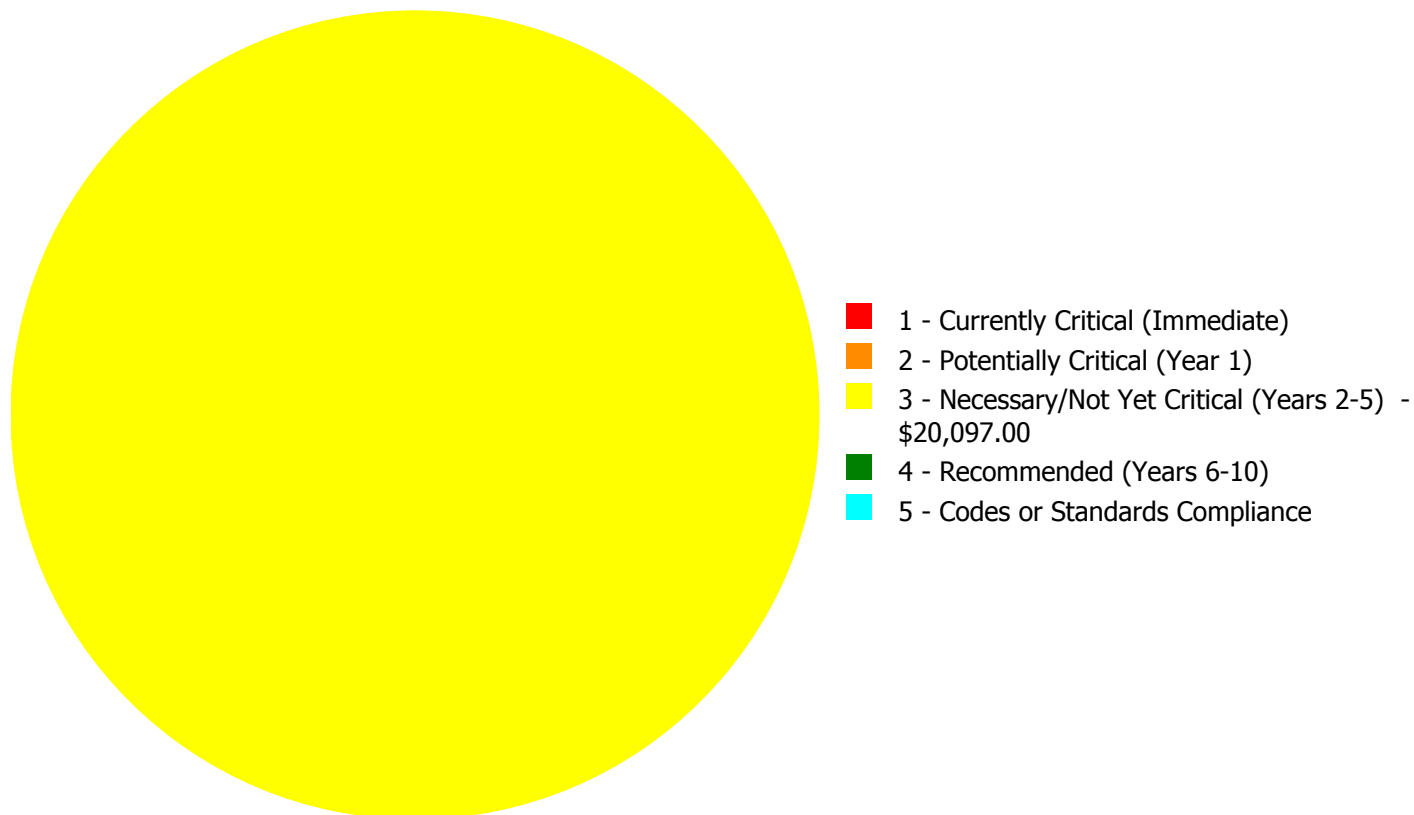
Deficiency Summary by System

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



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: \$20,097.00

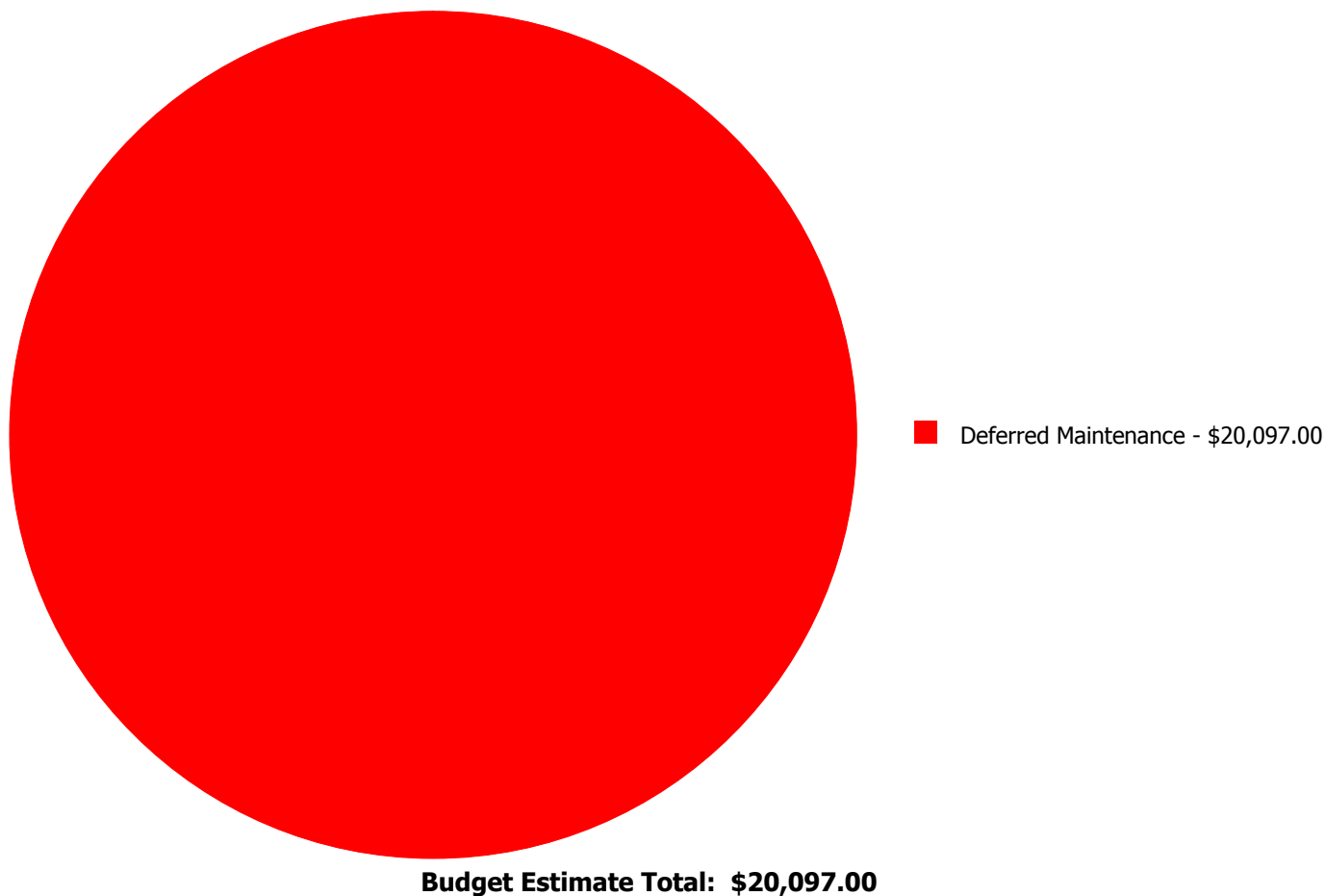
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
C3010	Wall Finishes	\$0.00	\$0.00	\$20,097.00	\$0.00	\$0.00	\$20,097.00
	Total:	\$0.00	\$0.00	\$20,097.00	\$0.00	\$0.00	\$20,097.00

Deficiency Summary by Category

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

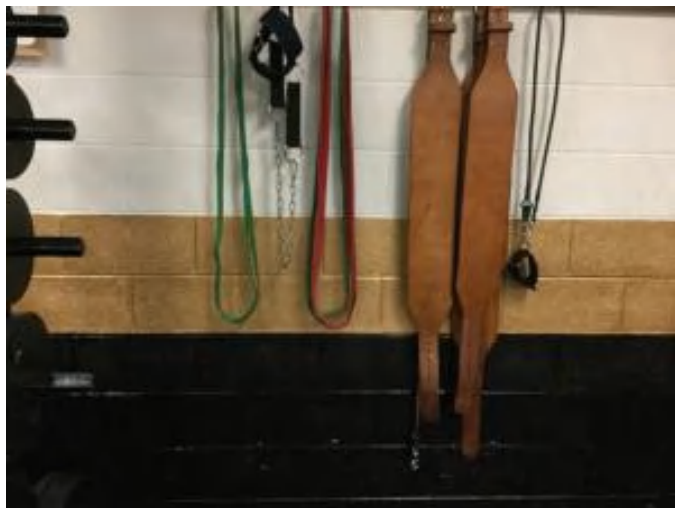


Deficiency Details by Priority

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

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

System: C3010 - Wall Finishes



Location: Throughout the building
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,000.00
Unit of Measure: S.F.
Estimate: \$20,097.00
Assessor Name: Eduardo Lopez
Date Created: 02/07/2017

Notes: The wall paint is aged, scuffed and should be re-painted.

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):	1,000
Year Built:	1989
Last Renovation:	
Replacement Value:	\$59,840
Repair Cost:	\$6,307.00
Total FCI:	10.54 %
Total RSLI:	48.64 %
FCA Score:	89.46



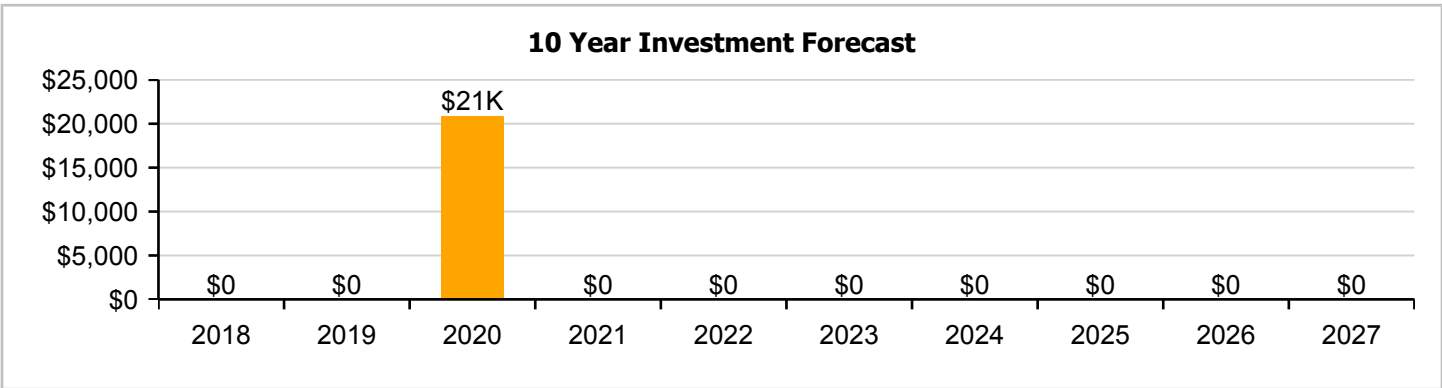
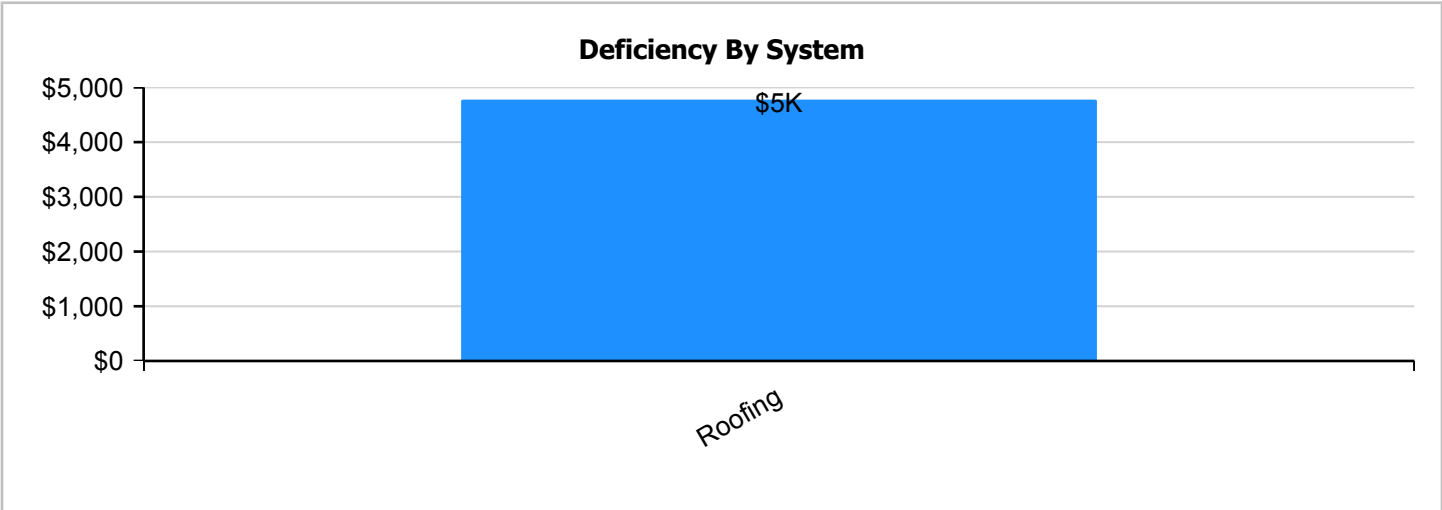
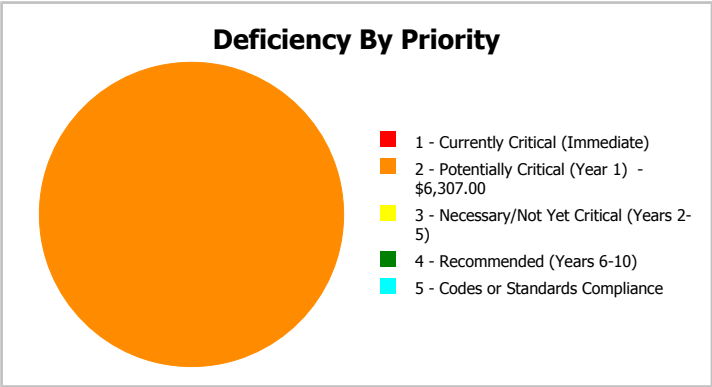
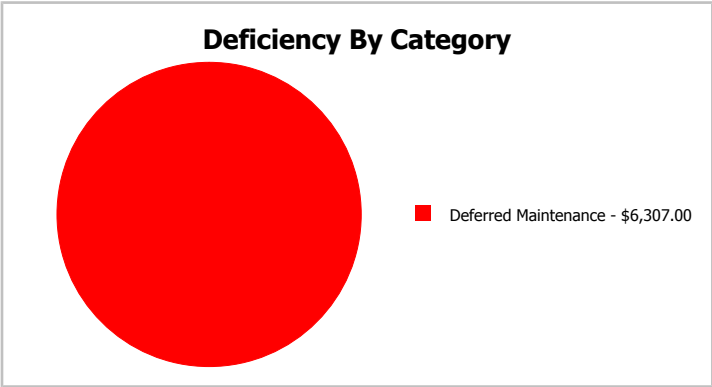
Description:

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:	1,000
Year Built:	1989	Last Renovation:	
Repair Cost:	\$6,307	Replacement Value:	\$59,840
FCI:	10.54 %	RSLI%:	48.64 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	73.00 %	0.00 %	\$0.00
B10 - Superstructure	73.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	66.60 %	0.00 %	\$0.00
B30 - Roofing	0.00 %	146.00 %	\$6,307.00
D50 - Electrical	16.10 %	0.00 %	\$0.00
Totals:	48.64 %	10.54 %	\$6,307.00

Photo Album

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

1). North Elevation - Feb 08, 2017



2). West Elevation - Feb 08, 2017



3). South Elevation - Feb 08, 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.

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.	1,000	100	1990	2090		73.00 %	0.00 %	73			\$1,520
A1030	Slab on Grade	\$4.40	S.F.	1,000	100	1990	2090		73.00 %	0.00 %	73			\$4,400
B1010	Floor Construction	\$12.43	S.F.	1,000	100	1990	2090		73.00 %	0.00 %	73			\$12,430
B1020	Roof Construction	\$8.18	S.F.	1,000	100	1990	2090		73.00 %	0.00 %	73			\$8,180
B2010	Exterior Walls	\$9.02	S.F.	1,000	100	1990	2090		73.00 %	0.00 %	73			\$9,020
B2030	Exterior Doors	\$1.02	S.F.	1,000	30	1990	2020		10.00 %	0.00 %	3			\$1,020
B3010140	Asphalt Shingles	\$4.32	S.F.	1,000	20	1990	2010		0.00 %	146.00 %	-7		\$6,307.00	\$4,320
D5010	Electrical Service/Distribution	\$1.64	S.F.	1,000	40	1990	2030		32.50 %	0.00 %	13			\$1,640
D5020	Branch Wiring	\$4.91	S.F.	1,000	30	1990	2020		10.00 %	0.00 %	3			\$4,910
D5020	Lighting	\$11.44	S.F.	1,000	30	1990	2020		10.00 %	0.00 %	3			\$11,440
D5030920	Data Communication	\$0.96	S.F.	1,000	25	2015	2040		92.00 %	0.00 %	23			\$960
Total									48.64 %	10.54 %			\$6,307.00	\$59,840

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 - 1989 Lawn Storage

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

Campus Assessment Report - 1989 Lawn Storage

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.

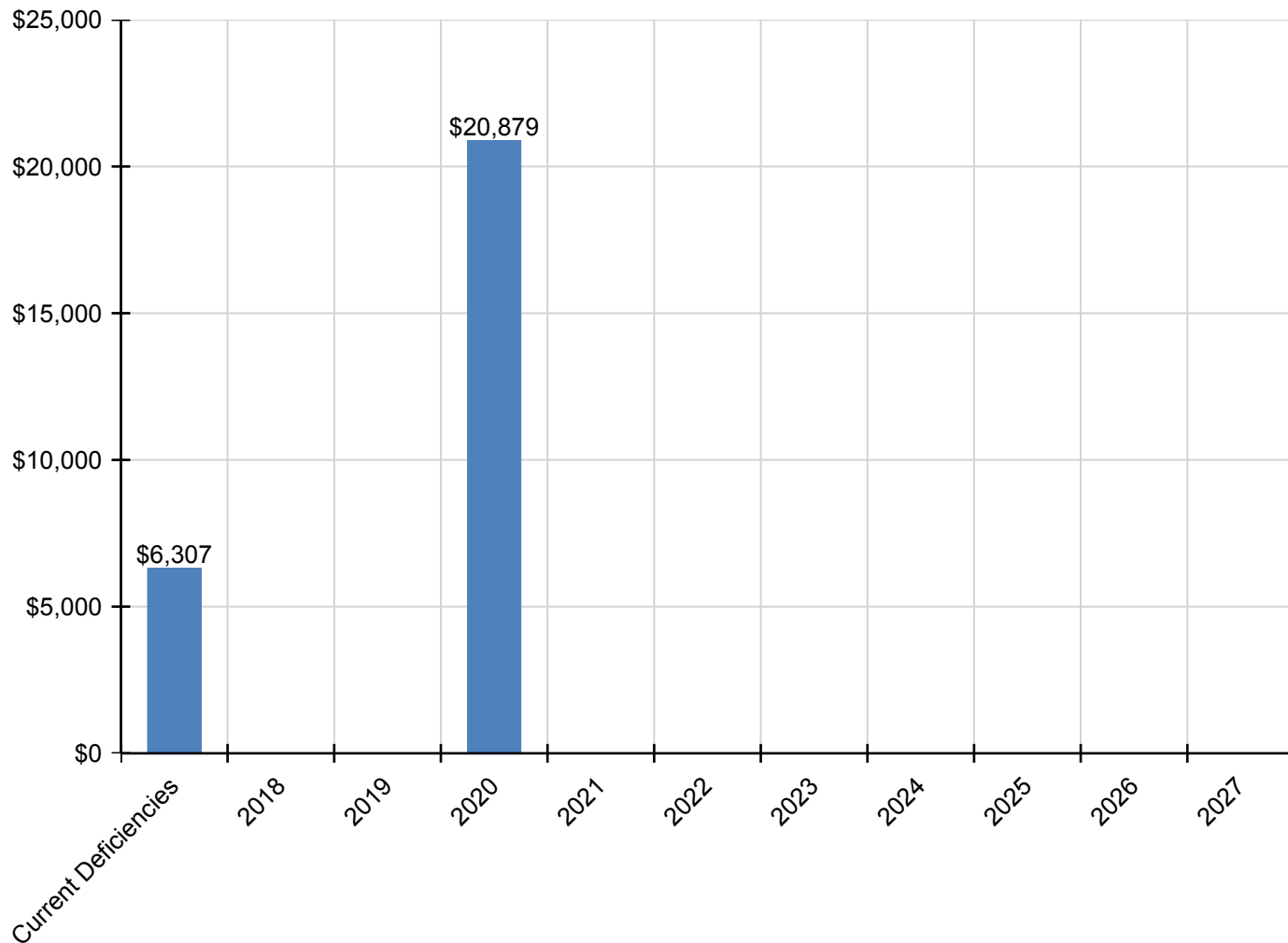
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$6,307	\$0	\$0	\$20,879	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,186
* 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
B2030 - Exterior Doors	\$0	\$0	\$0	\$1,226	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,226
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	\$6,307	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,307
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$5,902	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,902
D5020 - Lighting	\$0	\$0	\$0	\$13,751	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,751
D5030 - Communications and Security	\$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

** Indicates non-renewable system*

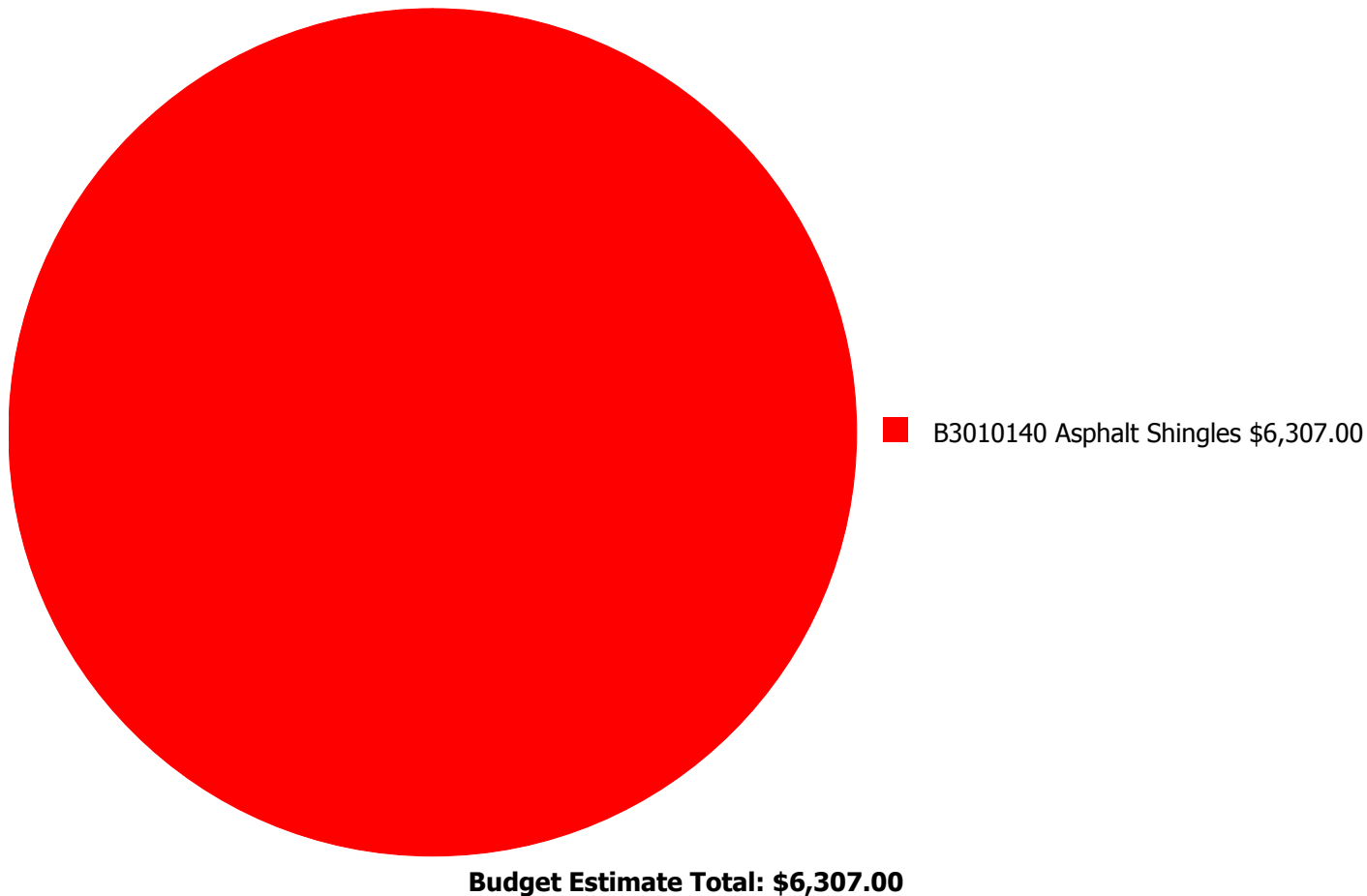
Forecasted Capital Renewal Requirement

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



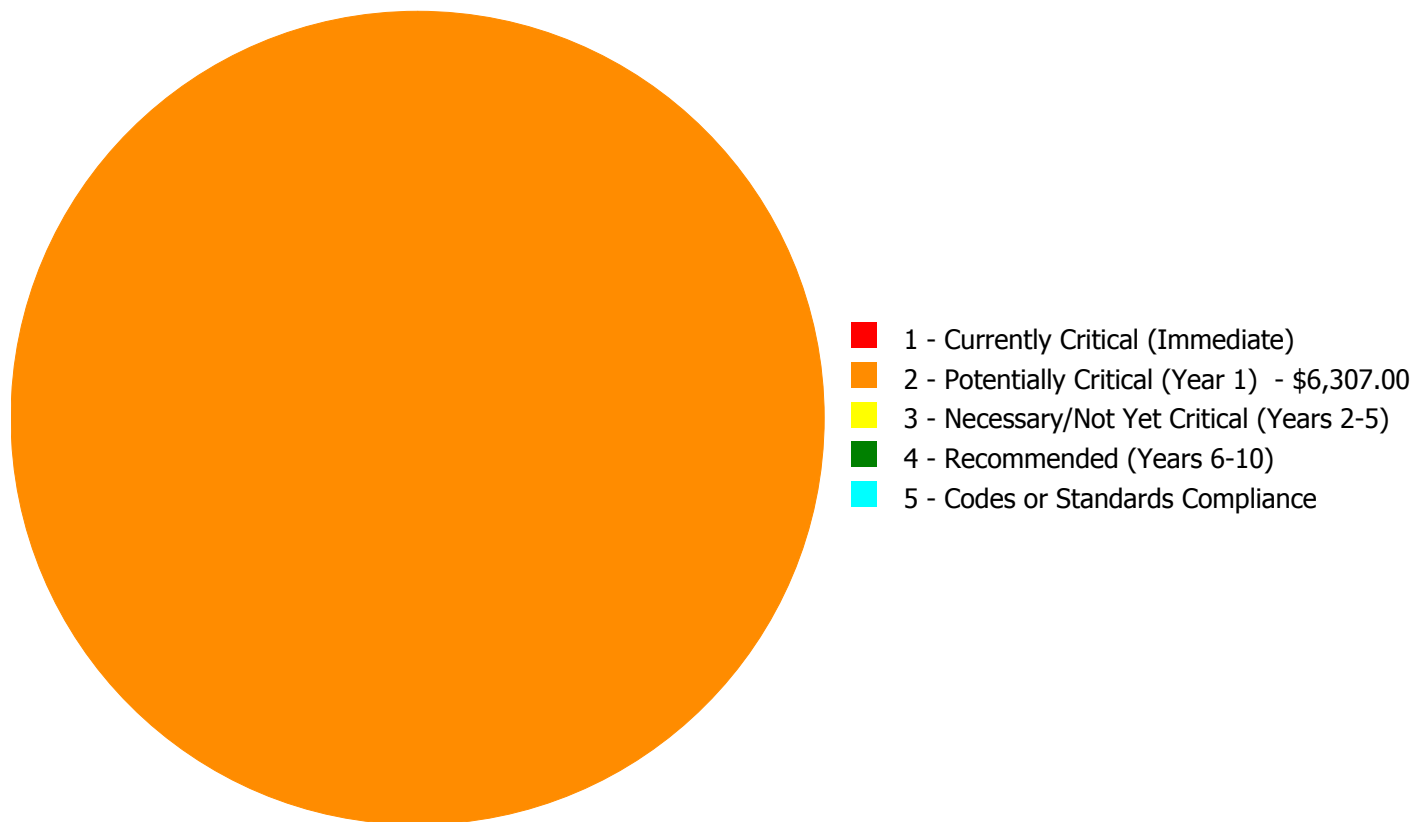
Deficiency Summary by System

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: \$6,307.00

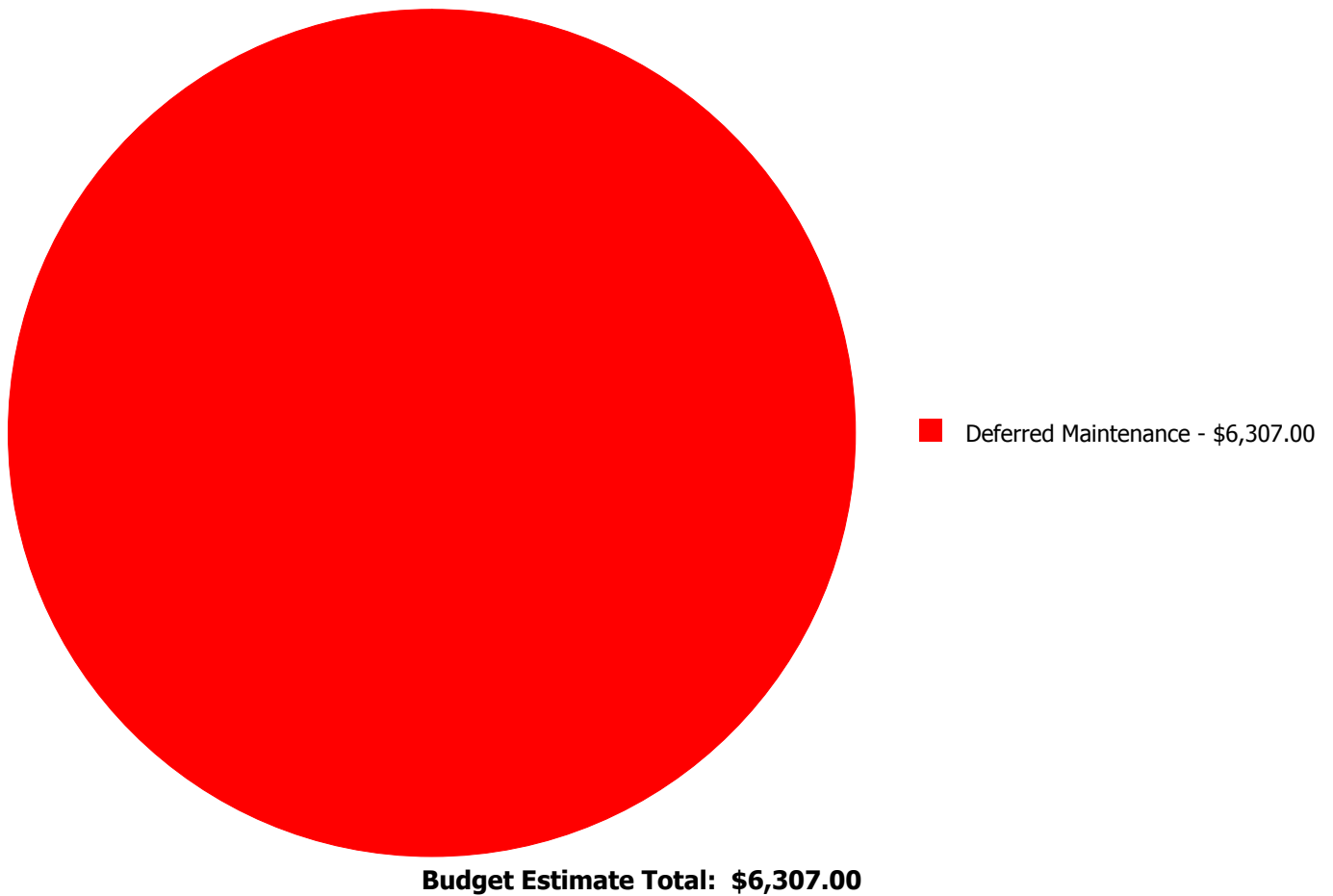
Deficiency By Priority Investment Table

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	\$6,307.00	\$0.00	\$0.00	\$0.00	\$6,307.00
	Total:	\$0.00	\$6,307.00	\$0.00	\$0.00	\$0.00	\$6,307.00

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: B3010140 - Asphalt Shingles



Location: Roof
Distress: Damaged
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 1,000.00
Unit of Measure: S.F.
Estimate: \$6,307.00
Assessor Name: Eduardo Lopez
Date Created: 02/28/2017

Notes: The asphalt shingles are damaged and the covering 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):	63,960
Year Built:	1989
Last Renovation:	
Replacement Value:	\$13,047,202
Repair Cost:	\$301,124.00
Total FCI:	2.31 %
Total RSLI:	49.90 %
FCA Score:	97.69



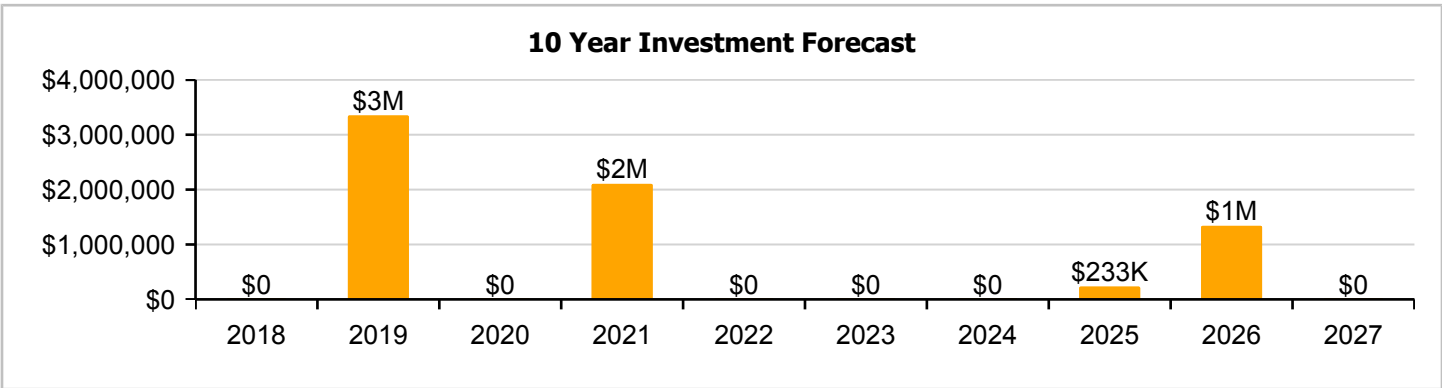
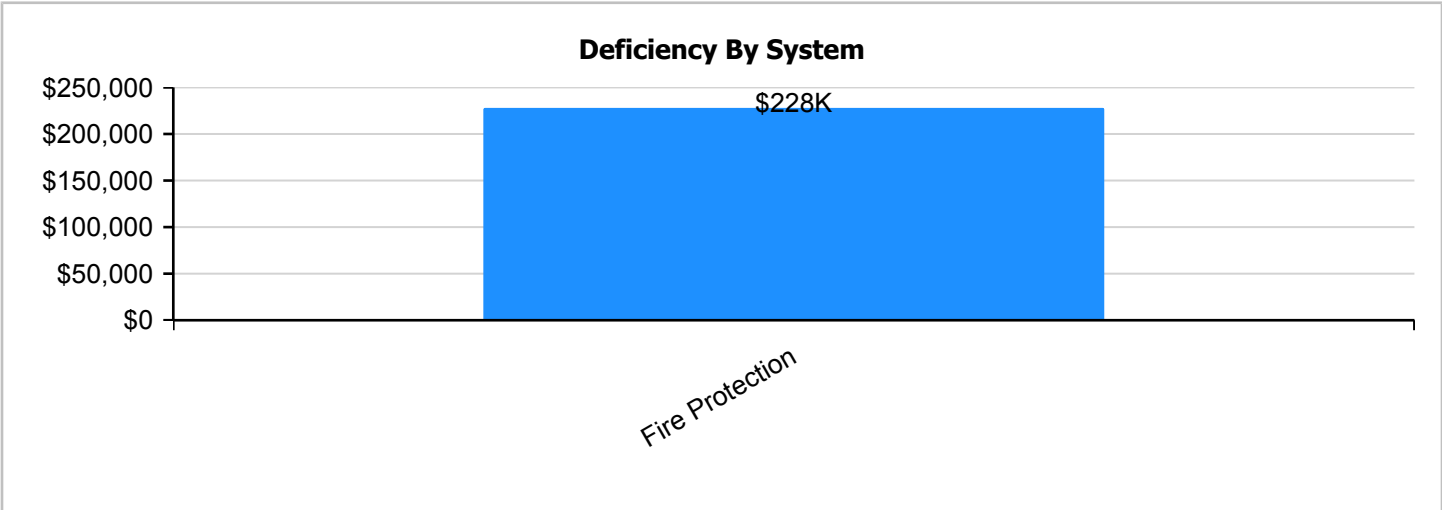
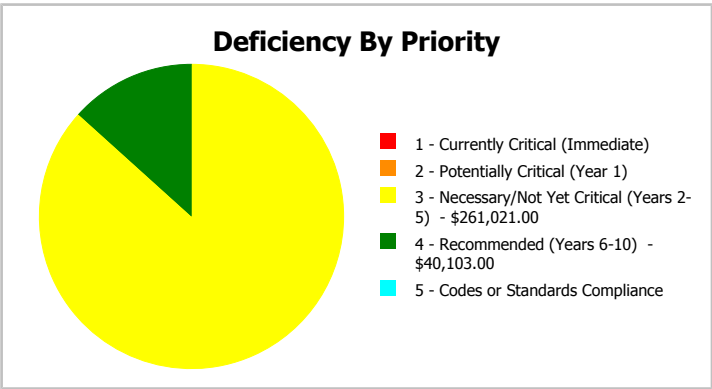
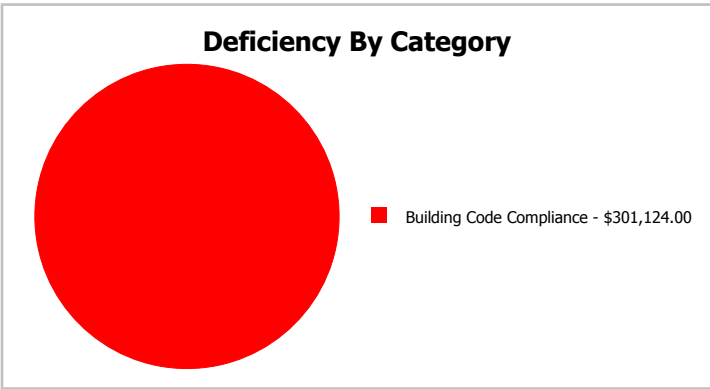
Description:

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:	63,960
Year Built:	1989	Last Renovation:	
Repair Cost:	\$301,124	Replacement Value:	\$13,047,202
FCI:	2.31 %	RSLI%:	49.90 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	72.00 %	0.00 %	\$0.00
A20 - Basement Construction	72.00 %	0.00 %	\$0.00
B10 - Superstructure	72.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	32.44 %	0.00 %	\$0.00
B30 - Roofing	75.00 %	0.00 %	\$0.00
C10 - Interior Construction	34.10 %	0.00 %	\$0.00
C20 - Stairs	72.00 %	0.00 %	\$0.00
C30 - Interior Finishes	57.96 %	0.00 %	\$0.00
D10 - Conveying	6.67 %	0.00 %	\$0.00
D20 - Plumbing	6.91 %	0.00 %	\$0.00
D30 - HVAC	58.36 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$301,124.00
D50 - Electrical	57.10 %	0.00 %	\$0.00
E10 - Equipment	55.46 %	0.00 %	\$0.00
E20 - Furnishings	20.00 %	0.00 %	\$0.00
Totals:	49.90 %	2.31 %	\$301,124.00

Photo Album

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

1). South Elevation - Jan 24, 2017



2). West Elevation - Jan 24, 2017



3). North Elevation - Jan 24, 2017



4). East Elevation - Jan 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.

Campus Assessment Report - 1989 Main

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$2.22	S.F.	63,960	100	1989	2089		72.00 %	0.00 %	72			\$141,991
A1030	Slab on Grade	\$4.16	S.F.	63,960	100	1989	2089		72.00 %	0.00 %	72			\$266,074
A2010	Basement Excavation	\$0.84	S.F.	63,960	100	1989	2089		72.00 %	0.00 %	72			\$53,726
A2020	Basement Walls	\$5.86	S.F.	63,960	100	1989	2089		72.00 %	0.00 %	72			\$374,806
B1010	Floor Construction	\$11.66	S.F.	63,960	100	1989	2089		72.00 %	0.00 %	72			\$745,774
B1020	Roof Construction	\$7.76	S.F.	63,960	100	1989	2089		72.00 %	0.00 %	72			\$496,330
B2010	Exterior Walls	\$9.03	S.F.	63,960	100	1989	2089		72.00 %	0.00 %	72			\$577,559
B2020	Exterior Windows	\$13.04	S.F.	63,960	30	1989	2019		6.67 %	0.00 %	2			\$834,038
B2030	Exterior Doors	\$0.82	S.F.	63,960	30	1989	2019		6.67 %	0.00 %	2			\$52,447
B3010120	Single Ply Membrane	\$6.98	S.F.	63,960	20	2012	2032		75.00 %	0.00 %	15			\$446,441
C1010	Partitions	\$4.79	S.F.	63,960	75	1989	2064		62.67 %	0.00 %	47			\$306,368
C1020	Interior Doors	\$2.49	S.F.	63,960	30	1989	2019		6.67 %	0.00 %	2			\$159,260
C1030	Fittings	\$4.86	S.F.	63,960	20	1989	2009	2021	20.00 %	0.00 %	4			\$310,846
C2010	Stair Construction	\$1.32	S.F.	63,960	100	1989	2089		72.00 %	0.00 %	72			\$84,427
C3010	Wall Finishes	\$2.61	S.F.	63,960	10	2015	2025		80.00 %	0.00 %	8			\$166,936
C3020	Floor Finishes	\$11.17	S.F.	63,960	20	1989	2009	2021	20.00 %	0.00 %	4			\$714,433
C3030	Ceiling Finishes	\$10.77	S.F.	63,960	25	2015	2040		92.00 %	0.00 %	23			\$688,849
D1010	Elevators and Lifts	\$2.81	S.F.	63,960	30	1989	2019		6.67 %	0.00 %	2			\$179,728
D2010	Plumbing Fixtures	\$9.02	S.F.	63,960	30	1989	2019		6.67 %	0.00 %	2			\$576,919
D2020	Domestic Water Distribution	\$1.68	S.F.	63,960	30	1989	2019		6.67 %	0.00 %	2			\$107,453
D2030	Sanitary Waste	\$2.64	S.F.	63,960	30	1989	2019		6.67 %	0.00 %	2			\$168,854
D2040	Rain Water Drainage	\$0.65	S.F.	63,960	30	1989	2019		6.67 %	0.00 %	2			\$41,574
D2090	Other Plumbing Systems - No 2 Oil	\$0.15	S.F.	63,960	40	1989	2029		30.00 %	0.00 %	12			\$9,594
D3020	Heat Generating Systems	\$7.08	S.F.	63,960	30	1989	2019		6.67 %	0.00 %	2			\$452,837
D3030	Cooling Generating Systems	\$7.33	S.F.	63,960	25	2011	2036		76.00 %	0.00 %	19			\$468,827
D3040	Distribution Systems	\$8.54	S.F.	63,960	30	2011	2041		80.00 %	0.00 %	24			\$546,218
D3050	Terminal & Package Units	\$4.24	S.F.	63,960	15	2011	2026		60.00 %	0.00 %	9			\$271,190
D3060	Controls & Instrumentation	\$2.71	S.F.	63,960	20	2011	2031		70.00 %	0.00 %	14			\$173,332
D3090	Other HVAC Systems/Equip	\$1.16	S.F.	63,960	20	2011	2031		70.00 %	0.00 %	14			\$74,194
D4010	Sprinklers	\$3.71	S.F.	63,960	30			2016	0.00 %	110.00 %	-1		\$261,021.00	\$237,292
D4020	Standpipes	\$0.57	S.F.	63,960	30			2016	0.00 %	110.00 %	-1		\$40,103.00	\$36,457
D5010	Electrical Service/Distribution	\$1.62	S.F.	63,960	40	1989	2029		30.00 %	0.00 %	12			\$103,615
D5020	Branch Wiring	\$4.65	S.F.	63,960	30	1989	2019		6.67 %	0.00 %	2			\$297,414
D5020	Lighting	\$10.85	S.F.	63,960	30	2011	2041		80.00 %	0.00 %	24			\$693,966
D5030810	Security & Detection Systems	\$2.01	S.F.	63,960	15	2011	2026		60.00 %	0.00 %	9			\$128,560
D5030910	Fire & Alarm Systems	\$3.64	S.F.	63,960	15	2011	2026		60.00 %	0.00 %	9			\$232,814
D5030920	Data Communication	\$4.70	S.F.	63,960	15	2011	2026		60.00 %	0.00 %	9			\$300,612
E1020	Institutional Equipment	\$13.31	S.F.	63,960	20	2011	2031		70.00 %	0.00 %	14			\$851,308
E1090	Other Equipment	\$5.46	S.F.	63,960	20	1989	2009	2021	20.00 %	0.00 %	4			\$349,222
E2010	Fixed Furnishings	\$5.08	S.F.	63,960	20	1989	2009	2021	20.00 %	0.00 %	4			\$324,917
Total									49.90 %	2.31 %			\$301,124.00	\$13,047,202

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:

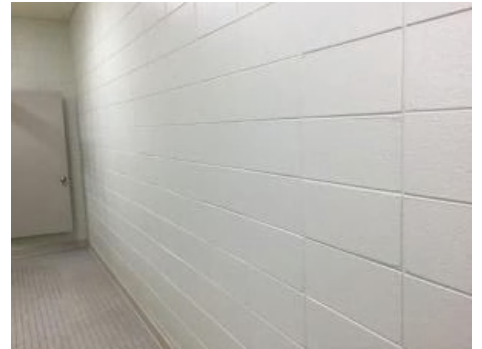
Campus Assessment Report - 1989 Main

System: B3010120 - Single Ply Membrane



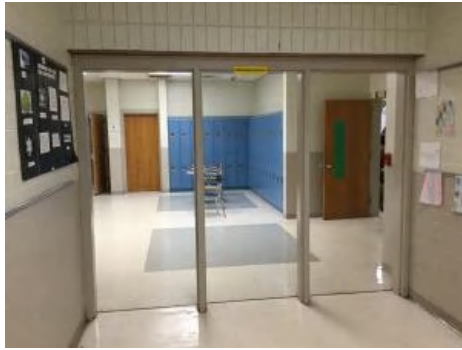
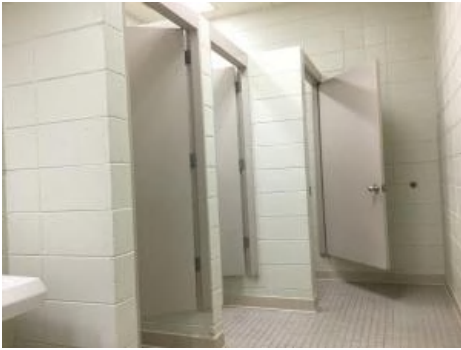
Note:

System: C1010 - Partitions



Note:

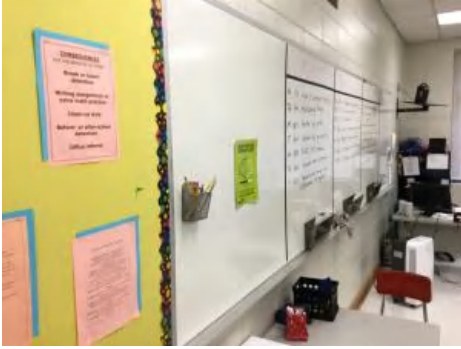
System: C1020 - Interior Doors



Note:

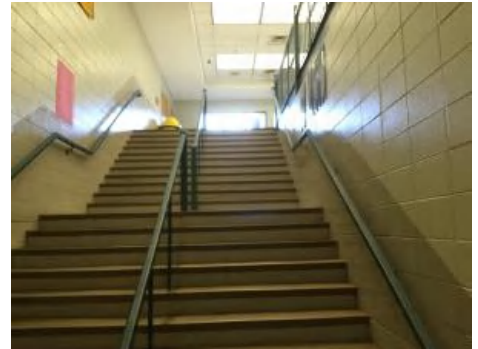
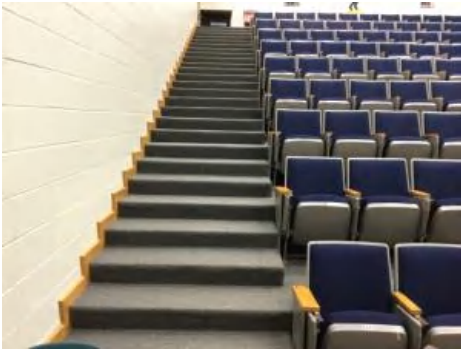
Campus Assessment Report - 1989 Main

System: C1030 - Fittings



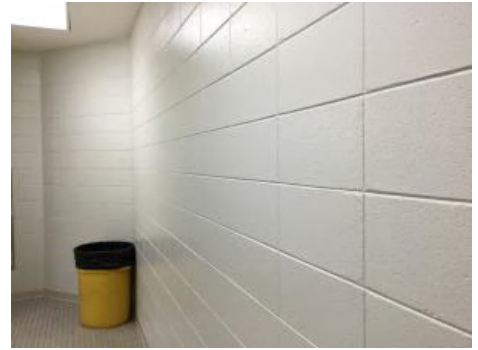
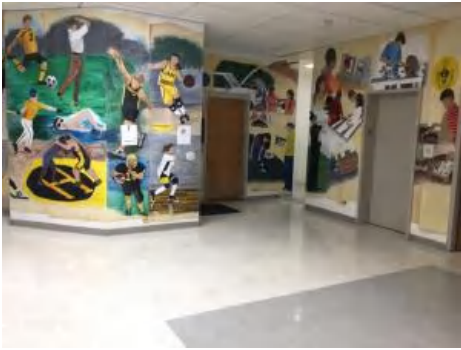
Note:

System: C2010 - Stair Construction



Note:

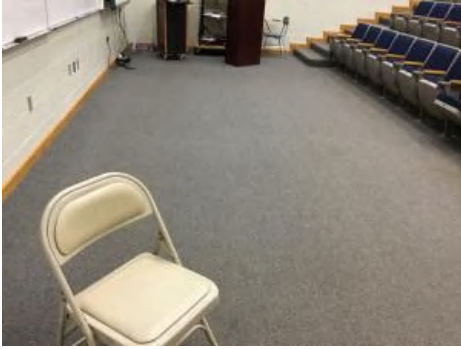
System: C3010 - Wall Finishes



Note:

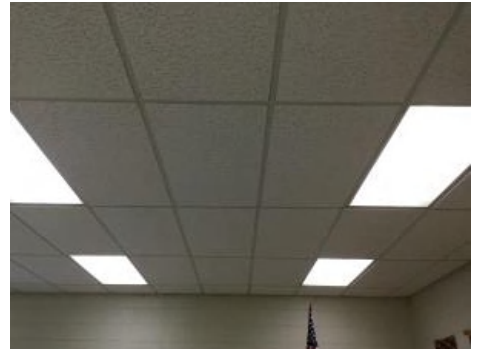
Campus Assessment Report - 1989 Main

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

System: D1010 - Elevators and Lifts



Note:

Campus Assessment Report - 1989 Main

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

Campus Assessment Report - 1989 Main

System: D2040 - Rain Water Drainage



Note:

System: D2090 - Other Plumbing Systems - No 2 Oil



Note:

System: D3020 - Heat Generating Systems



Note:

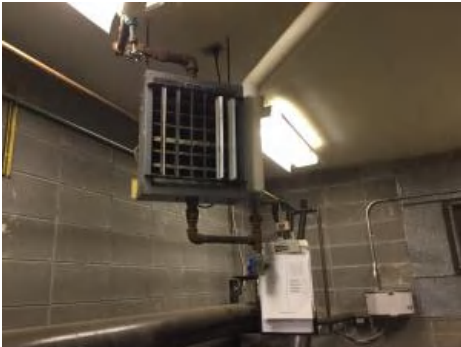
Campus Assessment Report - 1989 Main

System: D3030 - Cooling Generating Systems



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

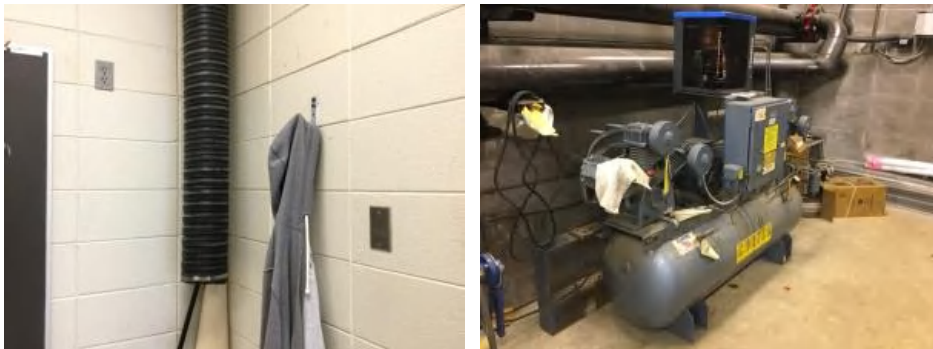
Campus Assessment Report - 1989 Main

System: D3060 - Controls & Instrumentation



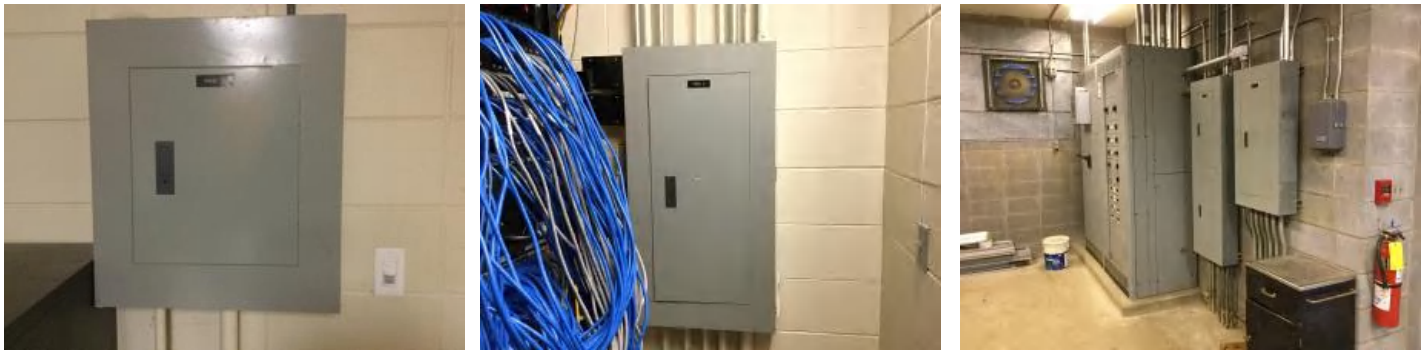
Note:

System: D3090 - Other HVAC Systems/Equip



Note:

System: D5010 - Electrical Service/Distribution



Note:

Campus Assessment Report - 1989 Main

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

Campus Assessment Report - 1989 Main

System: D5030910 - Fire & Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

System: E1020 - Institutional Equipment



Note:

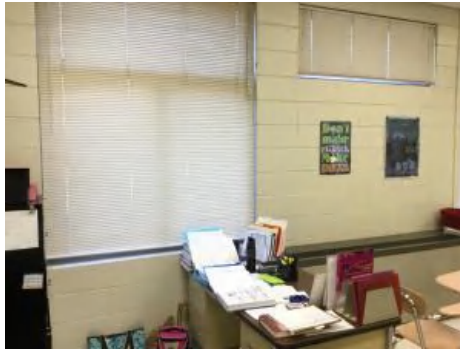
Campus Assessment Report - 1989 Main

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:	\$301,124	\$0	\$3,349,871	\$0	\$2,103,980	\$0	\$0	\$0	\$232,616	\$1,339,342	\$0	\$7,326,933
* 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	\$973,314	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$973,314
B2030 - Exterior Doors	\$0	\$0	\$61,205	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61,205
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010120 - Single Ply Membrane	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$185,855	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$185,855
C1030 - Fittings	\$0	\$0	\$0	\$0	\$384,845	\$0	\$0	\$0	\$0	\$0	\$0	\$384,845
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 - 1989 Main

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	\$232,616	\$0	\$232,616
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$884,511	\$0	\$0	\$0	\$0	\$0	\$0	\$884,511
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D10 - Conveying	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D1010 - Elevators and Lifts	\$0	\$0	\$209,740	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$209,740
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$673,259	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$673,259
D2020 - Domestic Water Distribution	\$0	\$0	\$125,396	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125,396
D2030 - Sanitary Waste	\$0	\$0	\$197,052	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$197,052
D2040 - Rain Water Drainage	\$0	\$0	\$48,516	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,516
D2090 - Other Plumbing Systems - No 2 Oil	\$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	\$528,456	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$528,456
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$389,226	\$0	\$389,226
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$261,021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$261,021
D4020 - Standpipes	\$40,103	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,103
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	\$347,079	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$347,079
D5020 - Lighting	\$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
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$184,516	\$0	\$184,516
D5030910 - Fire & Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$334,147	\$0	\$334,147
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$431,453	\$0	\$431,453
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

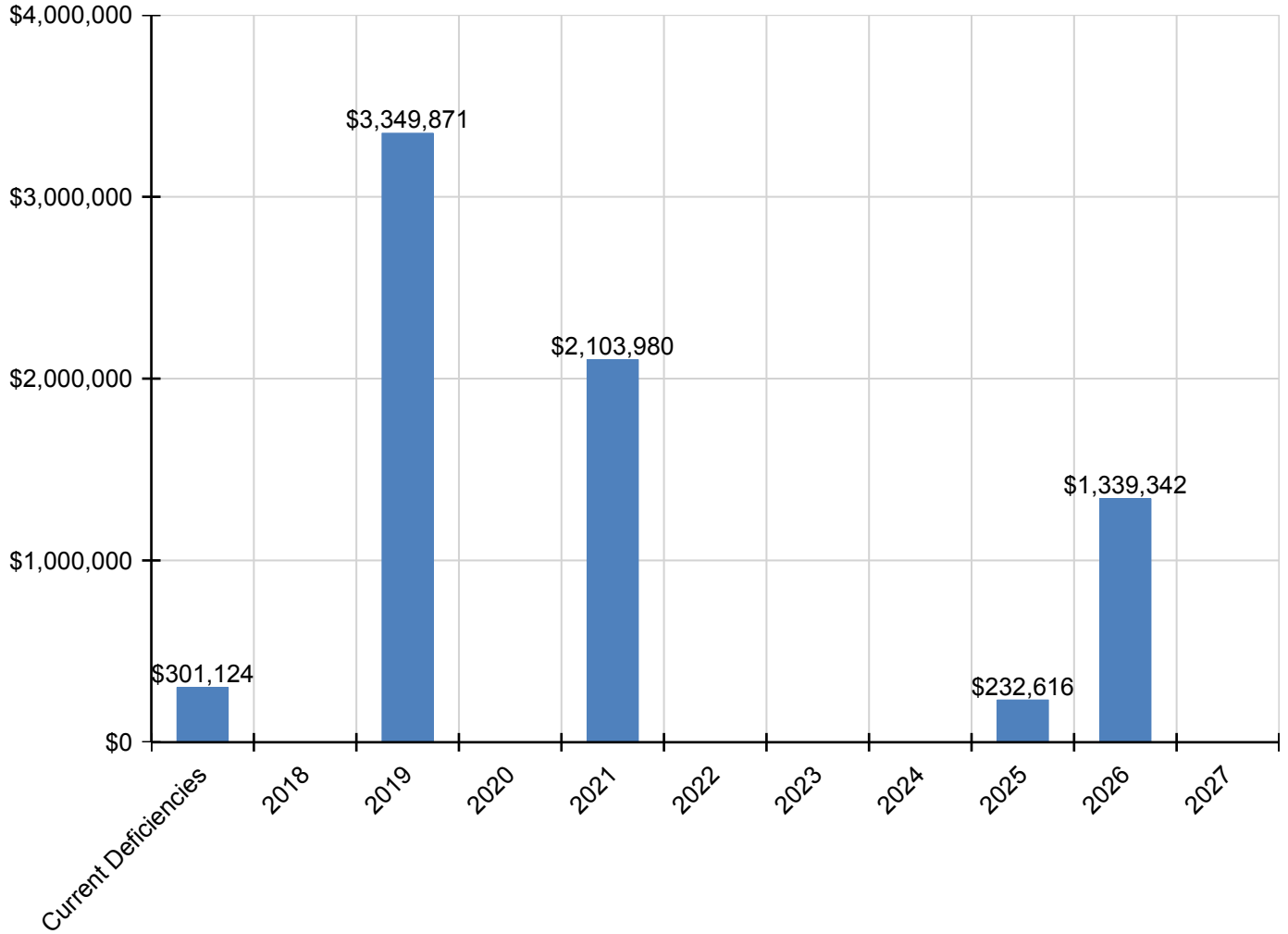
Campus Assessment Report - 1989 Main

E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1090 - Other Equipment	\$0	\$0	\$0	\$0	\$432,357	\$0	\$0	\$0	\$0	\$0	\$0	\$432,357
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$402,266	\$0	\$0	\$0	\$0	\$0	\$0	\$402,266

* Indicates non-renewable system

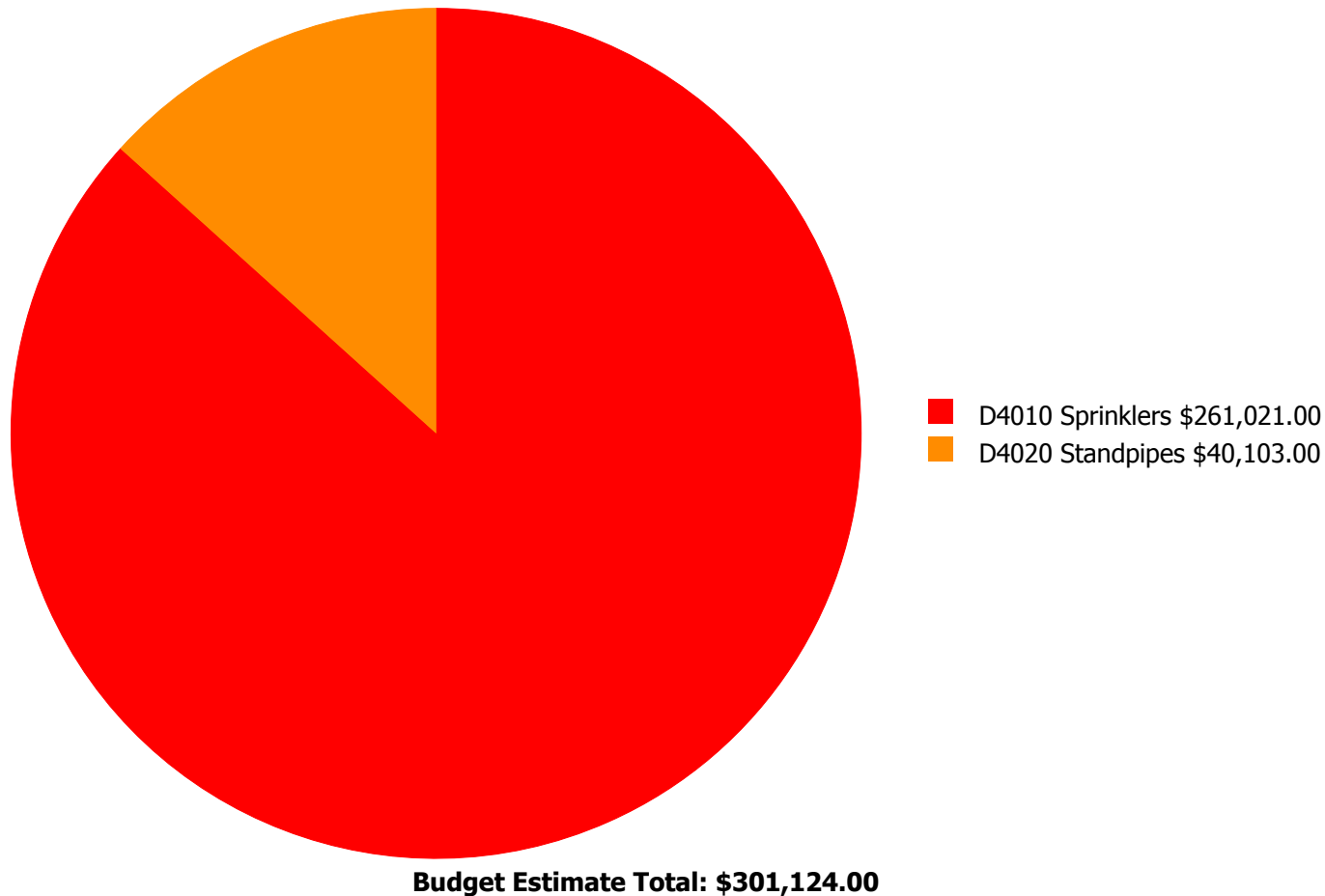
Forecasted Capital Renewal Requirement

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



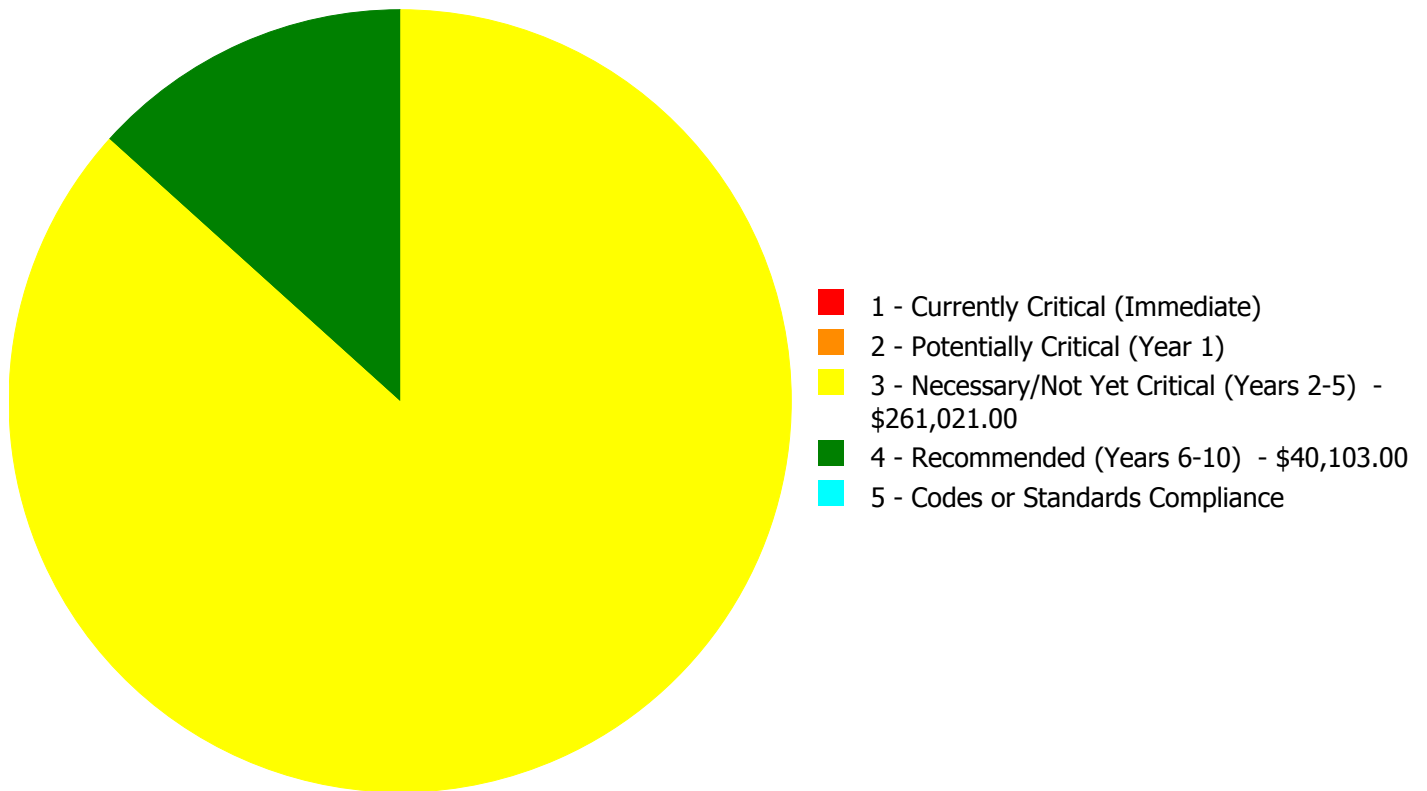
Deficiency Summary by System

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: \$301,124.00

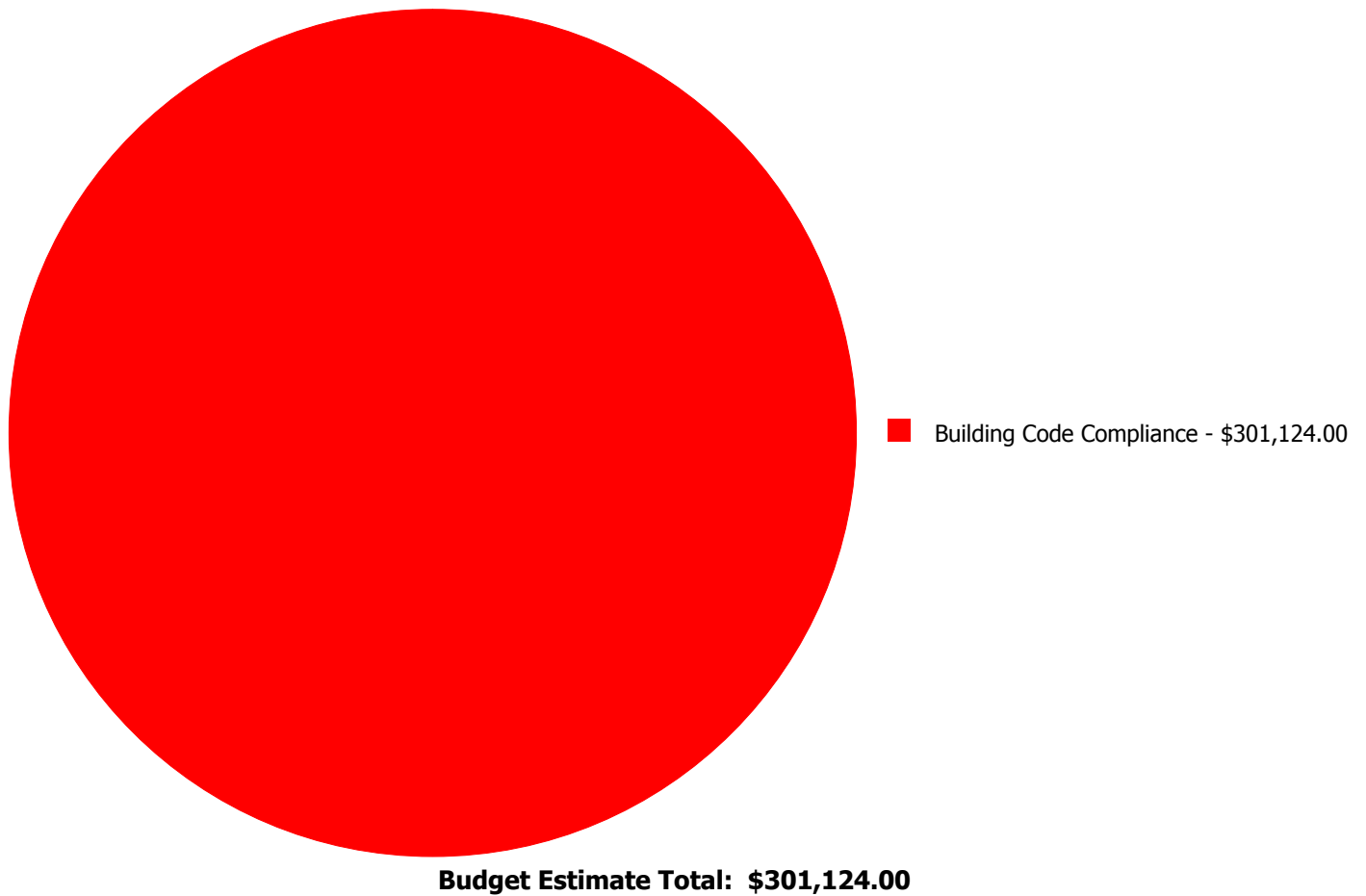
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
D4010	Sprinklers	\$0.00	\$0.00	\$261,021.00	\$0.00	\$0.00	\$261,021.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$40,103.00	\$0.00	\$40,103.00
	Total:	\$0.00	\$0.00	\$261,021.00	\$40,103.00	\$0.00	\$301,124.00

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: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 63,960.00
Unit of Measure: S.F.
Estimate: \$261,021.00
Assessor Name: Eduardo Lopez
Date Created: 01/26/2017

Notes: There is no sprinkle system in the building.

Priority 4 - Recommended (Years 6-10):

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: 63,960.00
Unit of Measure: S.F.
Estimate: \$40,103.00
Assessor Name: Eduardo Lopez
Date Created: 01/26/2017

Notes: There is no sprinkle system in the building.

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	1,200
Year Built:	1999
Last Renovation:	
Replacement Value:	\$163,668
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	37.34 %
FCA Score:	100.00



Description:

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

Attributes: This asset has no attributes.

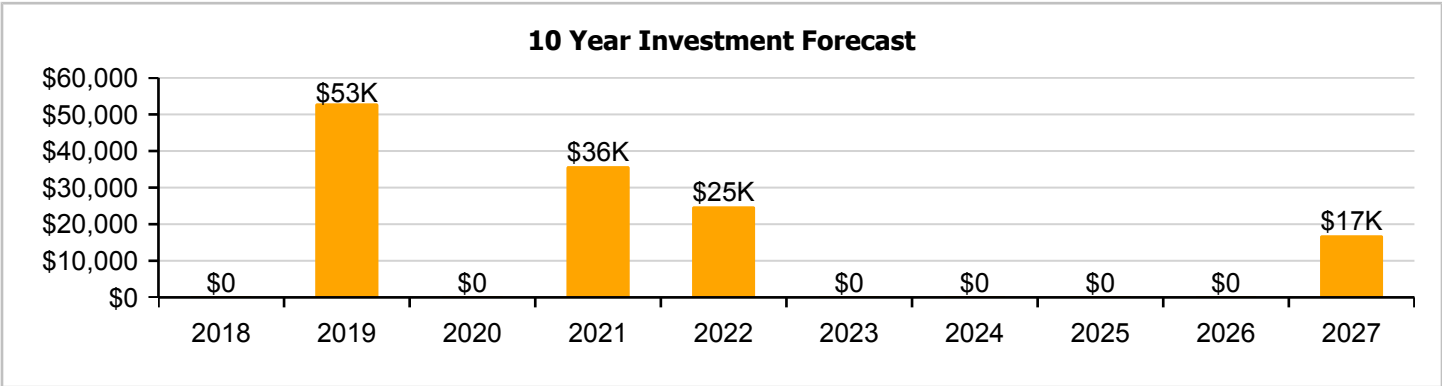
Dashboard Summary

Function:	HS -High School	Gross Area:	1,200
Year Built:	1999	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$163,668
FCI:	0.00 %	RSLI%:	37.34 %

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	72.00 %	0.00 %	\$0.00
B10 - Superstructure	72.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	53.03 %	0.00 %	\$0.00
B30 - Roofing	20.00 %	0.00 %	\$0.00
C10 - Interior Construction	39.60 %	0.00 %	\$0.00
C30 - Interior Finishes	33.57 %	0.00 %	\$0.00
D20 - Plumbing	6.67 %	0.00 %	\$0.00
D30 - HVAC	13.89 %	0.00 %	\$0.00
D50 - Electrical	11.18 %	0.00 %	\$0.00
E20 - Furnishings	20.00 %	0.00 %	\$0.00
Totals:	37.34 %	0.00 %	\$0.00

Photo Album

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

1). Southeast Elevation - Jan 24, 2017



2). East Elevation - Jan 24, 2017



3). Northeast Elevation - Jan 24, 2017



4). West Elevation - Jan 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.

Campus Assessment Report - 1999 Baseball Concession Stand

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$6.93	S.F.	1,200	100	1989	2089		72.00 %	0.00 %	72			\$8,316
A1030	Slab on Grade	\$7.37	S.F.	1,200	100	1989	2089		72.00 %	0.00 %	72			\$8,844
B1020	Roof Construction	\$5.98	S.F.	1,200	100	1989	2089		72.00 %	0.00 %	72			\$7,176
B2010	Exterior Walls	\$18.04	S.F.	1,200	100	1989	2089		72.00 %	0.00 %	72			\$21,648
B2020	Exterior Windows	\$6.47	S.F.	1,200	30	1989	2019		6.67 %	0.00 %	2			\$7,764
B2030	Exterior Doors	\$0.91	S.F.	1,200	30	1989	2019		6.67 %	0.00 %	2			\$1,092
B3010140	Asphalt Shingles	\$4.32	S.F.	1,200	20	1989	2009	2021	20.00 %	0.00 %	4			\$5,184
C1010	Partitions	\$10.34	S.F.	1,200	75	1989	2064		62.67 %	0.00 %	47			\$12,408
C1020	Interior Doors	\$2.20	S.F.	1,200	30	1989	2019		6.67 %	0.00 %	2			\$2,640
C1030	Fittings	\$8.47	S.F.	1,200	20	1989	2009	2021	20.00 %	0.00 %	4			\$10,164
C3010	Wall Finishes	\$7.46	S.F.	1,200	10	2002	2012	2021	40.00 %	0.00 %	4			\$8,952
C3020	Floor Finishes	\$12.74	S.F.	1,200	20	2002	2022		25.00 %	0.00 %	5			\$15,288
C3030	Ceiling Finishes	\$9.53	S.F.	1,200	25	2002	2027		40.00 %	0.00 %	10			\$11,436
D2010	Plumbing Fixtures	\$9.98	S.F.	1,200	30	1989	2019		6.67 %	0.00 %	2			\$11,976
D2020	Domestic Water Distribution	\$0.84	S.F.	1,200	30	1989	2019		6.67 %	0.00 %	2			\$1,008
D2030	Sanitary Waste	\$5.94	S.F.	1,200	30	1989	2019		6.67 %	0.00 %	2			\$7,128
D3040	Distribution Systems	\$5.35	S.F.	1,200	30	1989	2019		6.67 %	0.00 %	2			\$6,420
D3060	Controls & Instrumentation	\$3.48	S.F.	1,200	20	2002	2022		25.00 %	0.00 %	5			\$4,176
D5010	Electrical Service/Distribution	\$1.47	S.F.	1,200	40	1989	2029		30.00 %	0.00 %	12			\$1,764
D5020	Branch Wiring	\$2.55	S.F.	1,200	30	1989	2019		6.67 %	0.00 %	2			\$3,060
D5020	Lighting	\$3.58	S.F.	1,200	30	1989	2019		6.67 %	0.00 %	2			\$4,296
E2010	Fixed Furnishings	\$2.44	S.F.	1,200	20	1989	2009	2021	20.00 %	0.00 %	4			\$2,928
Total									37.34 %					\$163,668

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

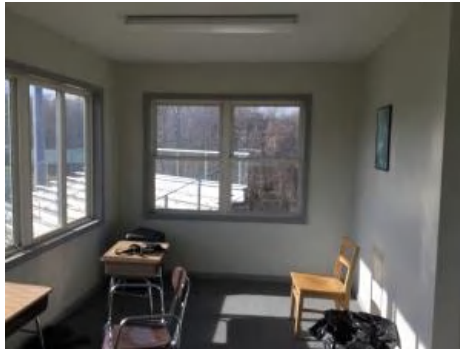
Campus Assessment Report - 1999 Baseball Concession Stand

System: B3010140 - Asphalt Shingles



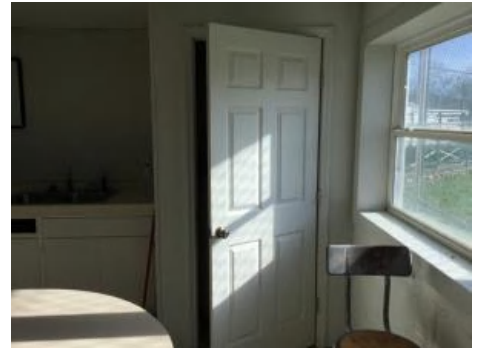
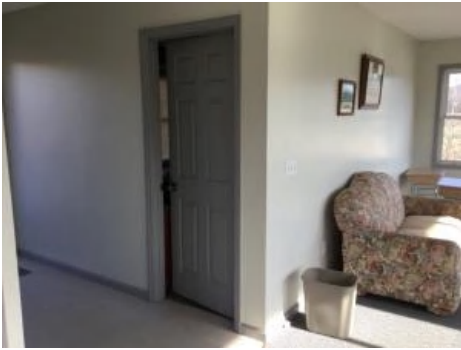
Note:

System: C1010 - Partitions



Note:

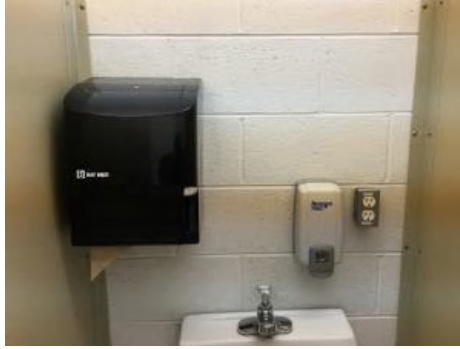
System: C1020 - Interior Doors



Note:

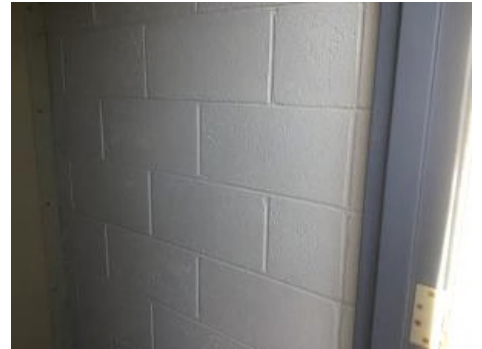
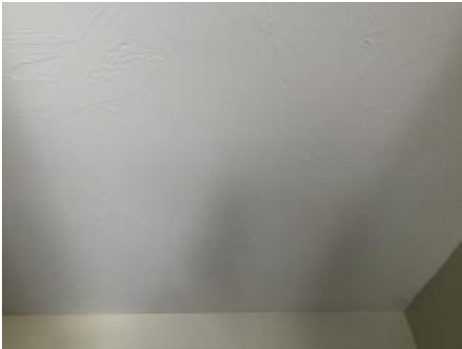
Campus Assessment Report - 1999 Baseball Concession Stand

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes



Note:

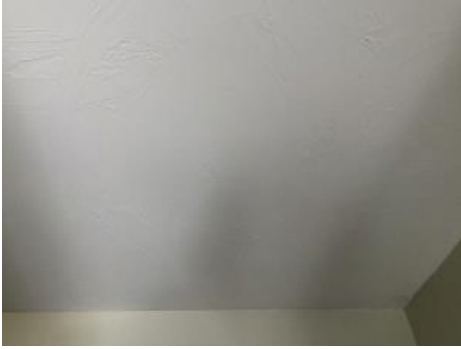
System: C3020 - Floor Finishes



Note:

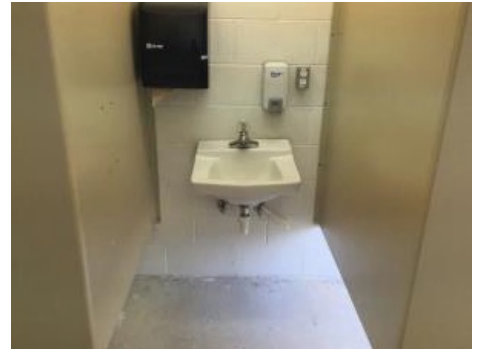
Campus Assessment Report - 1999 Baseball Concession Stand

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

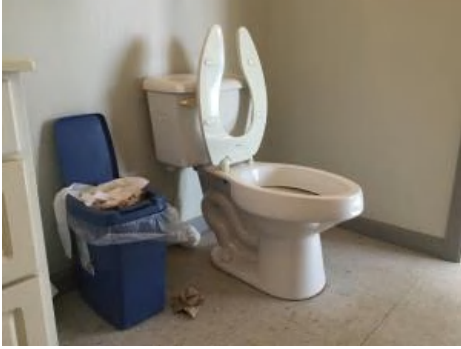
System: D2020 - Domestic Water Distribution



Note:

Campus Assessment Report - 1999 Baseball Concession Stand

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



Note:

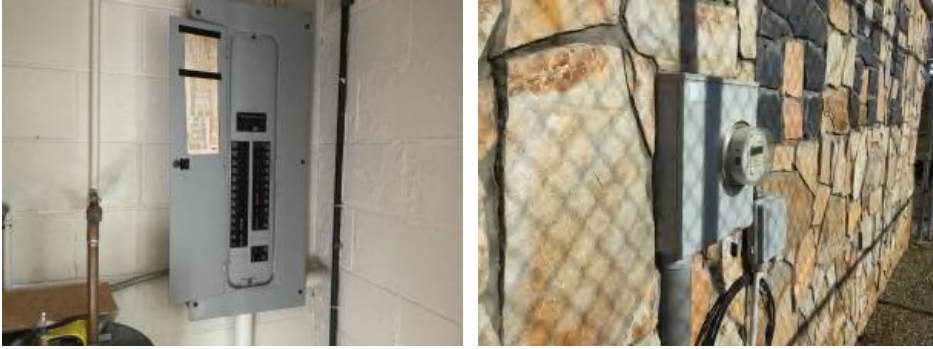
System: D3060 - Controls & Instrumentation



Note:

Campus Assessment Report - 1999 Baseball Concession Stand

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

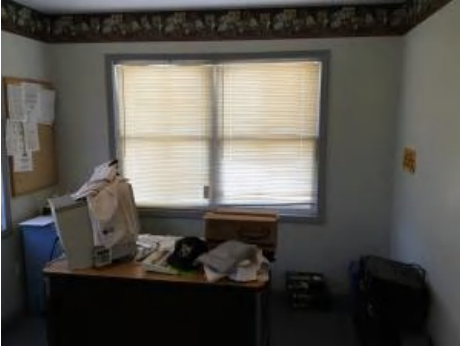
System: D5020 - Lighting



Note:

Campus Assessment Report - 1999 Baseball Concession Stand

System: E2010 - Fixed Furnishings



Note:

Campus Assessment Report - 1999 Baseball Concession Stand

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	\$52,963	\$0	\$35,810	\$24,821	\$0	\$0	\$0	\$0	\$16,906	\$130,501
* 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	\$9,060	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,060
B2030 - Exterior Doors	\$0	\$0	\$1,274	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,274
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	\$8,519	\$0	\$0	\$0	\$0	\$0	\$0	\$8,519
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	\$3,081	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,081
C1030 - Fittings	\$0	\$0	\$0	\$0	\$12,583	\$0	\$0	\$0	\$0	\$0	\$0	\$12,583
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$11,083	\$0	\$0	\$0	\$0	\$0	\$0	\$11,083
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$19,496	\$0	\$0	\$0	\$0	\$0	\$19,496
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,906	\$16,906
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

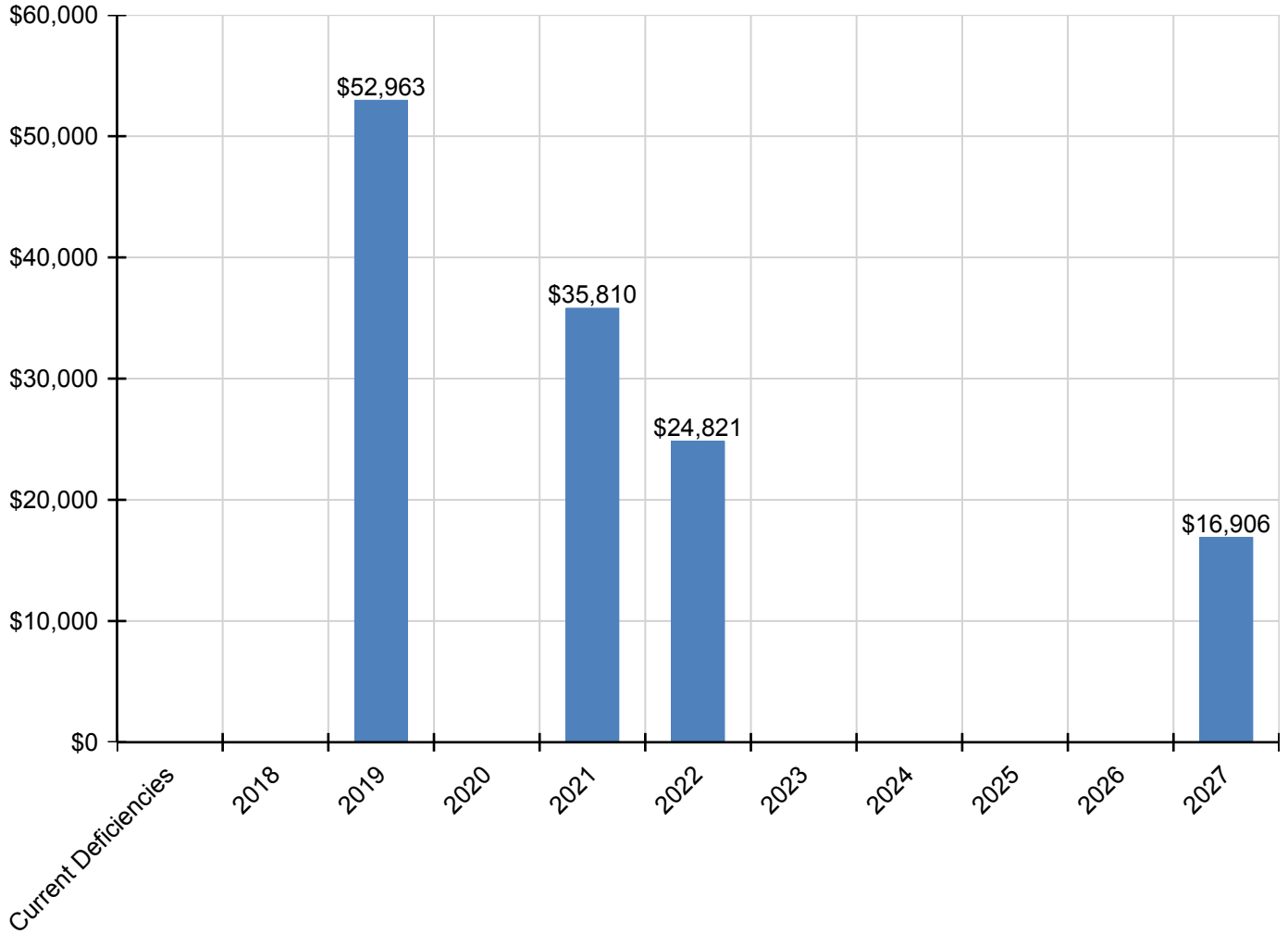
Campus Assessment Report - 1999 Baseball Concession Stand

D2010 - Plumbing Fixtures	\$0	\$0	\$13,976	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,976
D2020 - Domestic Water Distribution	\$0	\$0	\$1,177	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,177
D2030 - Sanitary Waste	\$0	\$0	\$8,319	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,319
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$7,492	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,492
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$5,326	\$0	\$0	\$0	\$0	\$0	\$0	\$5,326
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	\$3,571	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,571
D5020 - Lighting	\$0	\$0	\$5,014	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,014
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$3,625	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,625

* Indicates non-renewable system

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	1,000
Year Built:	1999
Last Renovation:	
Replacement Value:	\$111,720
Repair Cost:	\$10,483.00
Total FCI:	9.38 %
Total RSLI:	38.07 %
FCA Score:	90.62



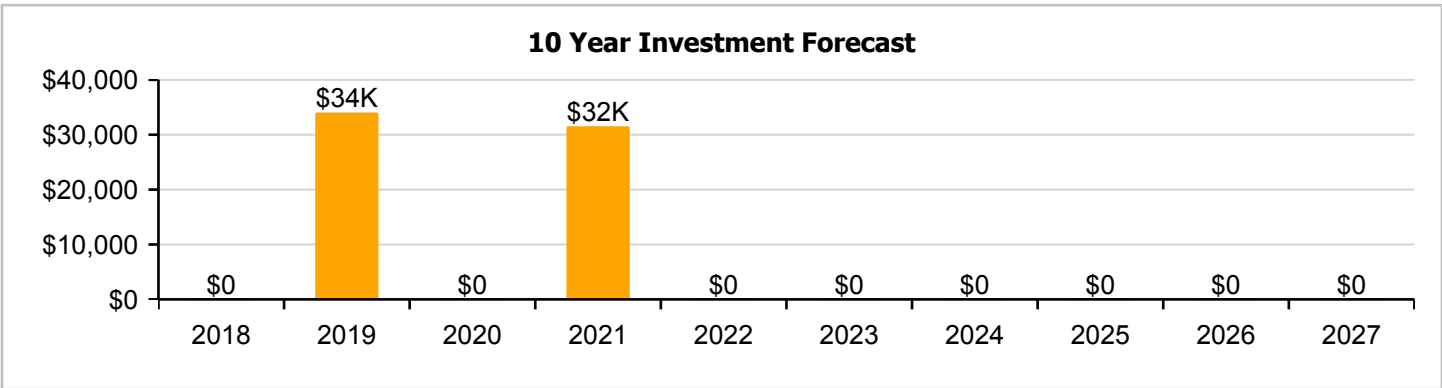
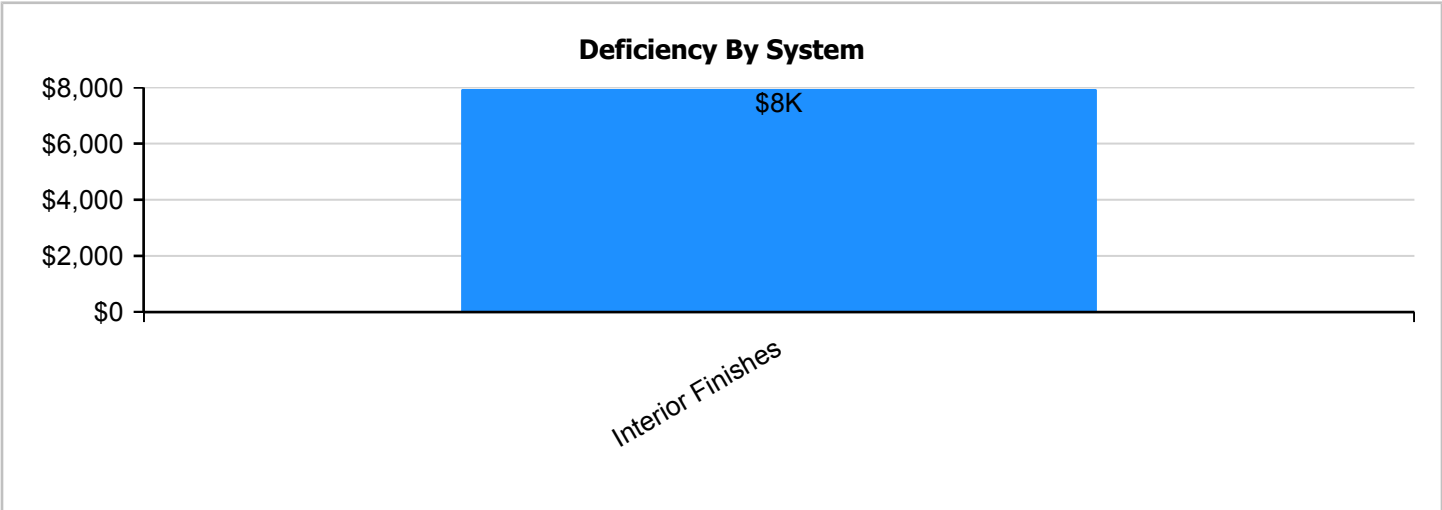
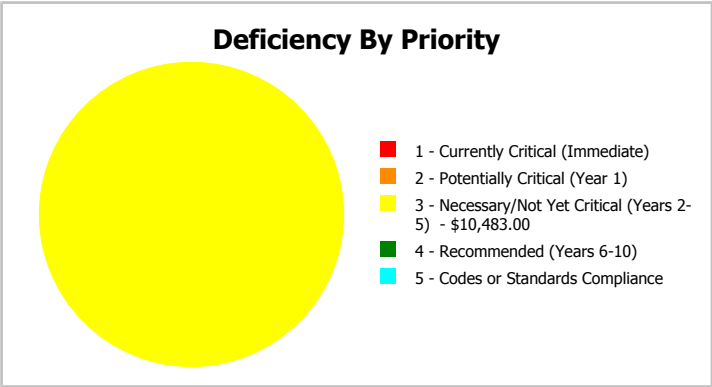
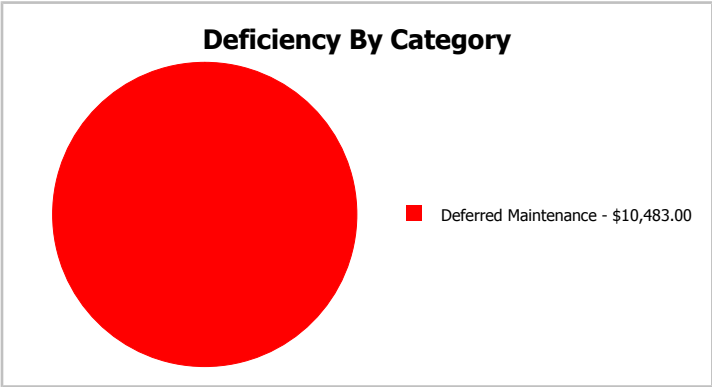
Description:

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:	1,000
Year Built:	1999	Last Renovation:	
Repair Cost:	\$10,483	Replacement Value:	\$111,720
FCI:	9.38 %	RSLI%:	38.07 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	72.00 %	0.00 %	\$0.00
B10 - Superstructure	72.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	68.86 %	0.00 %	\$0.00
B30 - Roofing	20.00 %	0.00 %	\$0.00
C10 - Interior Construction	43.45 %	0.00 %	\$0.00
C30 - Interior Finishes	17.56 %	61.70 %	\$10,483.00
D20 - Plumbing	6.67 %	0.00 %	\$0.00
D30 - HVAC	6.67 %	0.00 %	\$0.00
D50 - Electrical	11.18 %	0.00 %	\$0.00
Totals:	38.07 %	9.38 %	\$10,483.00

Photo Album

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

1). South Elevation - Jan 24, 2017



2). West Elevation - Jan 24, 2017



3). North Elevation - Jan 24, 2017



4). East Elevation - Jan 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 \$
A1010	Standard Foundations	\$6.93	S.F.	1,000	100	1989	2089		72.00 %	0.00 %	72			\$6,930
A1030	Slab on Grade	\$7.37	S.F.	1,000	100	1989	2089		72.00 %	0.00 %	72			\$7,370
B1020	Roof Construction	\$5.98	S.F.	1,000	100	1989	2089		72.00 %	0.00 %	72			\$5,980
B2010	Exterior Walls	\$18.04	S.F.	1,000	100	1989	2089		72.00 %	0.00 %	72			\$18,040
B2030	Exterior Doors	\$0.91	S.F.	1,000	30	1989	2019		6.67 %	0.00 %	2			\$910
B3010120	Single Ply Membrane	\$6.98	S.F.	1,000	20	1989	2009	2021	20.00 %	0.00 %	4			\$6,980
C1010	Partitions	\$10.34	S.F.	1,000	75	1989	2064		62.67 %	0.00 %	47			\$10,340
C1030	Fittings	\$8.47	S.F.	1,000	20	1989	2009	2021	20.00 %	0.00 %	4			\$8,470
C3010	Wall Finishes	\$7.46	S.F.	1,000	10	1989	1999	2021	40.00 %	0.00 %	4			\$7,460
C3030	Ceiling Finishes	\$9.53	S.F.	1,000	25	1989	2014		0.00 %	110.00 %	-3		\$10,483.00	\$9,530
D2010	Plumbing Fixtures	\$9.98	S.F.	1,000	30	1989	2019		6.67 %	0.00 %	2			\$9,980
D2020	Domestic Water Distribution	\$0.84	S.F.	1,000	30	1989	2019		6.67 %	0.00 %	2			\$840
D2030	Sanitary Waste	\$5.94	S.F.	1,000	30	1989	2019		6.67 %	0.00 %	2			\$5,940
D3040	Distribution Systems	\$5.35	S.F.	1,000	30	1989	2019		6.67 %	0.00 %	2			\$5,350
D5010	Electrical Service/Distribution	\$1.47	S.F.	1,000	40	1989	2029		30.00 %	0.00 %	12			\$1,470
D5020	Branch Wiring	\$2.55	S.F.	1,000	30	1989	2019		6.67 %	0.00 %	2			\$2,550
D5020	Lighting	\$3.58	S.F.	1,000	30	1989	2019		6.67 %	0.00 %	2			\$3,580
Total									38.07 %	9.38 %			\$10,483.00	\$111,720

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



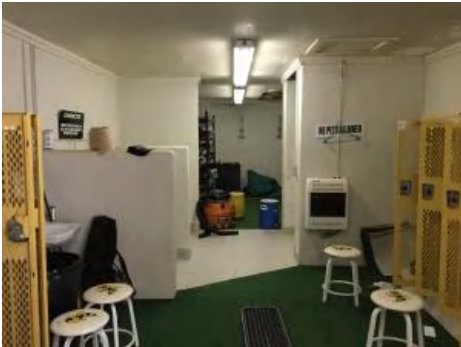
Note:

System: B3010120 - Single Ply Membrane



Note:

System: C1010 - Partitions



Note:

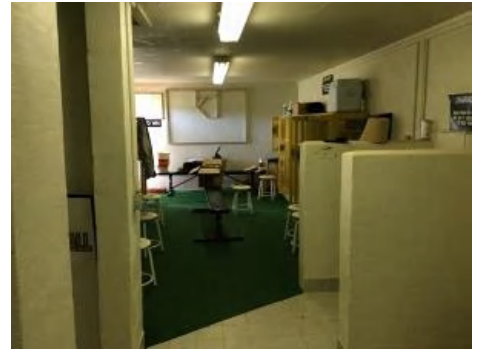
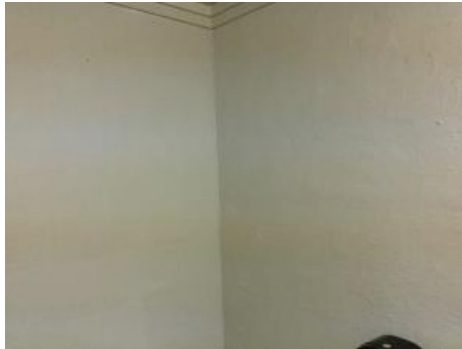
Campus Assessment Report - 1999 BB Locker Room

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

Campus Assessment Report - 1999 BB Locker Room

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

Campus Assessment Report - 1999 BB Locker Room

System: D3040 - Distribution Systems



Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

Campus Assessment Report - 1999 BB Locker Room

System: D5020 - Lighting



Note:

Renewal Schedule

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

Inflation Rate: 3%

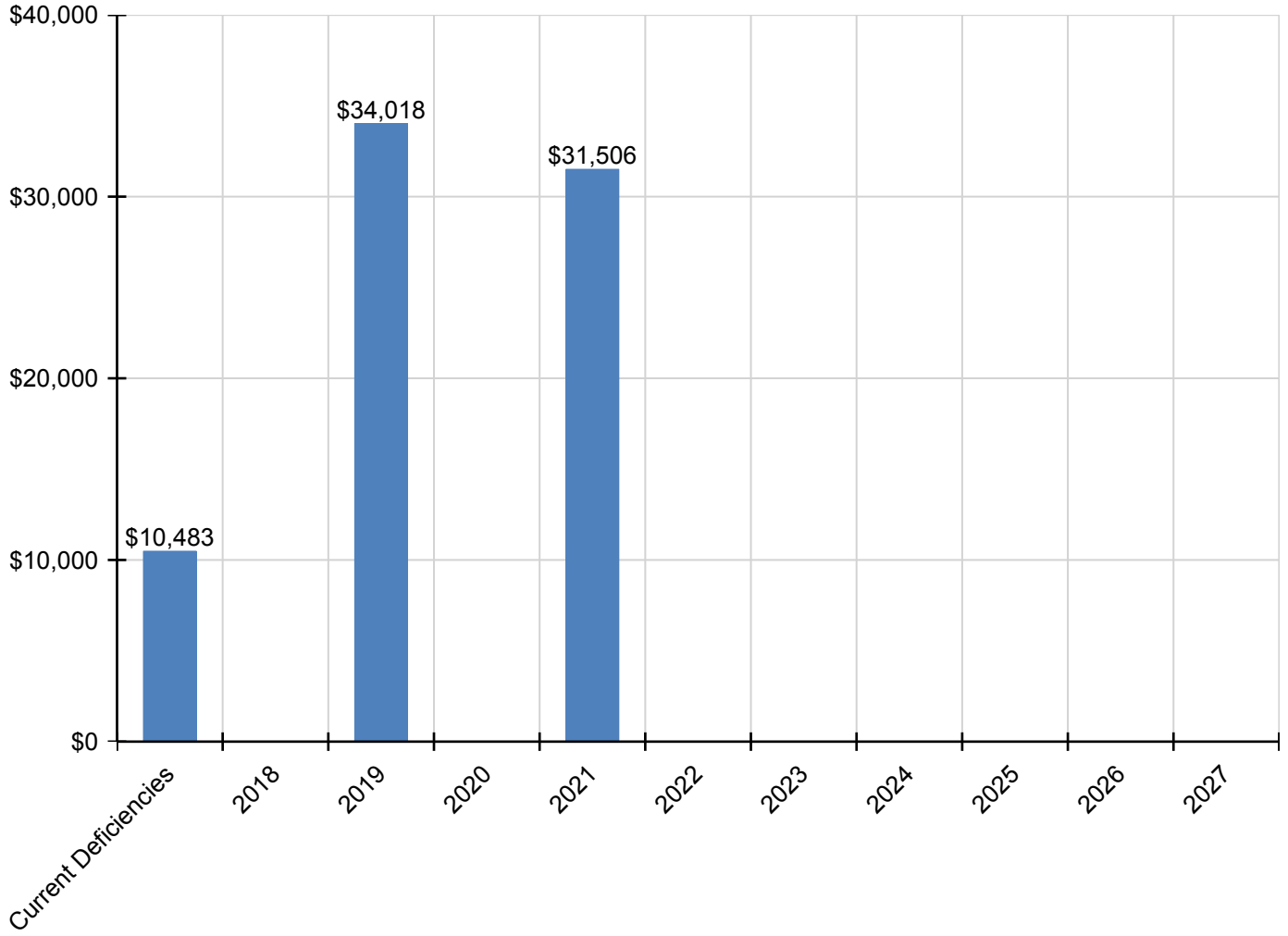
Campus Assessment Report - 1999 BB Locker Room

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$10,483	\$0	\$34,018	\$0	\$31,506	\$0	\$0	\$0	\$0	\$0	\$0	\$76,007
* 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	\$1,062	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,062
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	\$11,784	\$0	\$0	\$0	\$0	\$0	\$0	\$11,784
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
C1030 - Fittings	\$0	\$0	\$0	\$0	\$10,486	\$0	\$0	\$0	\$0	\$0	\$0	\$10,486
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$9,236	\$0	\$0	\$0	\$0	\$0	\$0	\$9,236
C3030 - Ceiling Finishes	\$10,483	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,483
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	\$11,647	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,647
D2020 - Domestic Water Distribution	\$0	\$0	\$980	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$980
D2030 - Sanitary Waste	\$0	\$0	\$6,932	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,932
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$6,243	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,243
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	\$2,976	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,976
D5020 - Lighting	\$0	\$0	\$4,178	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,178

** Indicates non-renewable system*

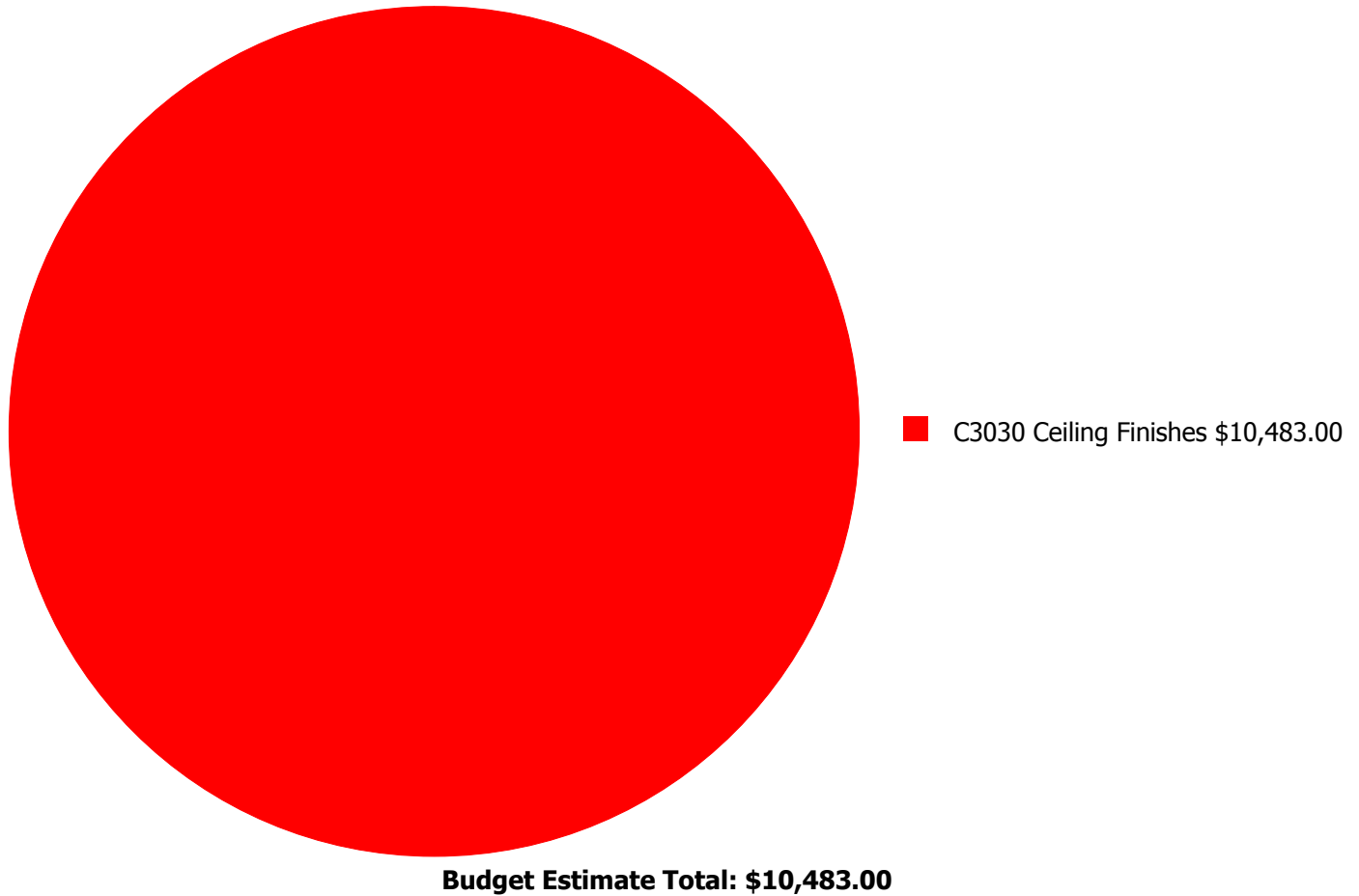
Forecasted Capital Renewal Requirement

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



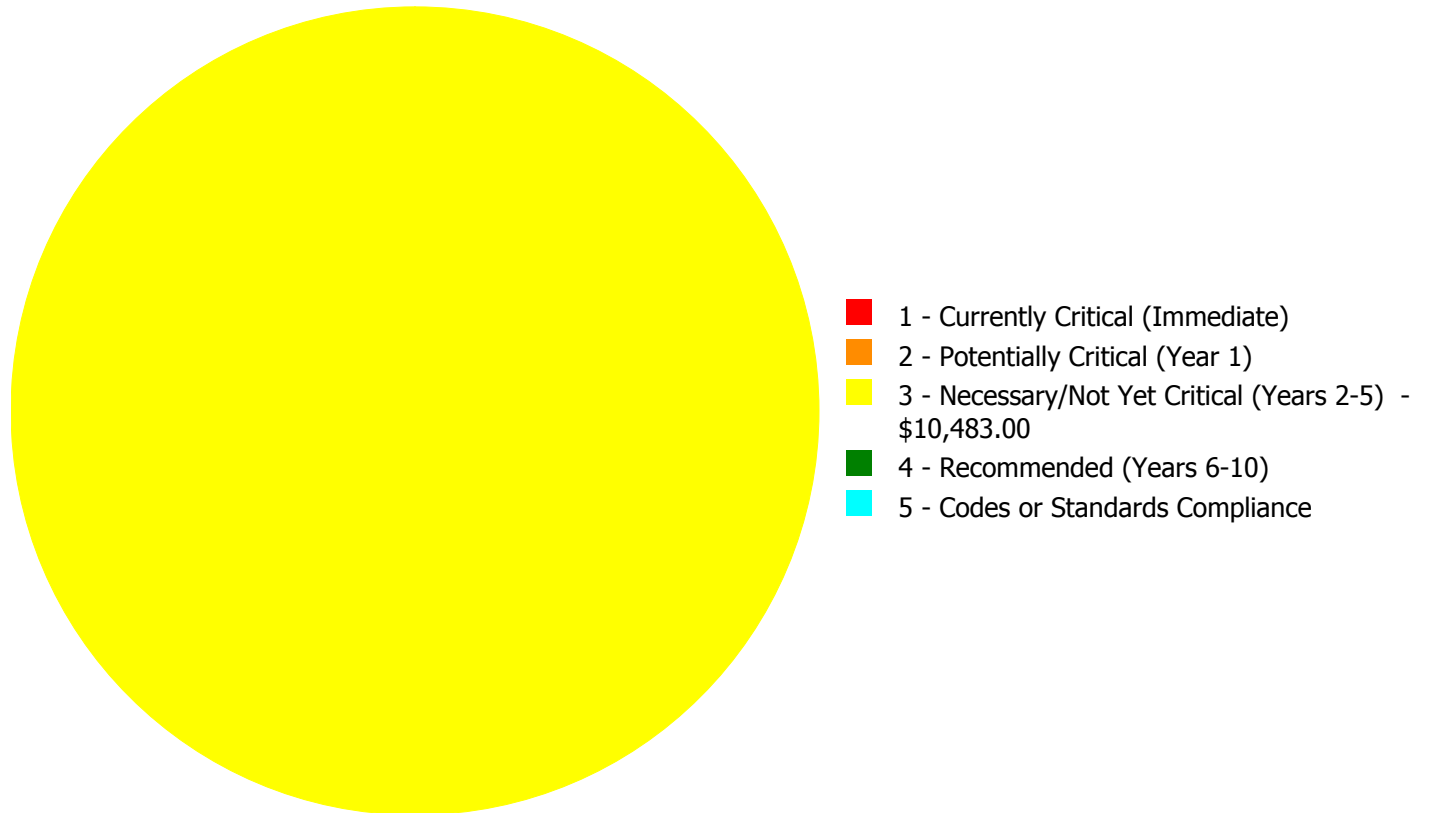
Deficiency Summary by System

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: \$10,483.00

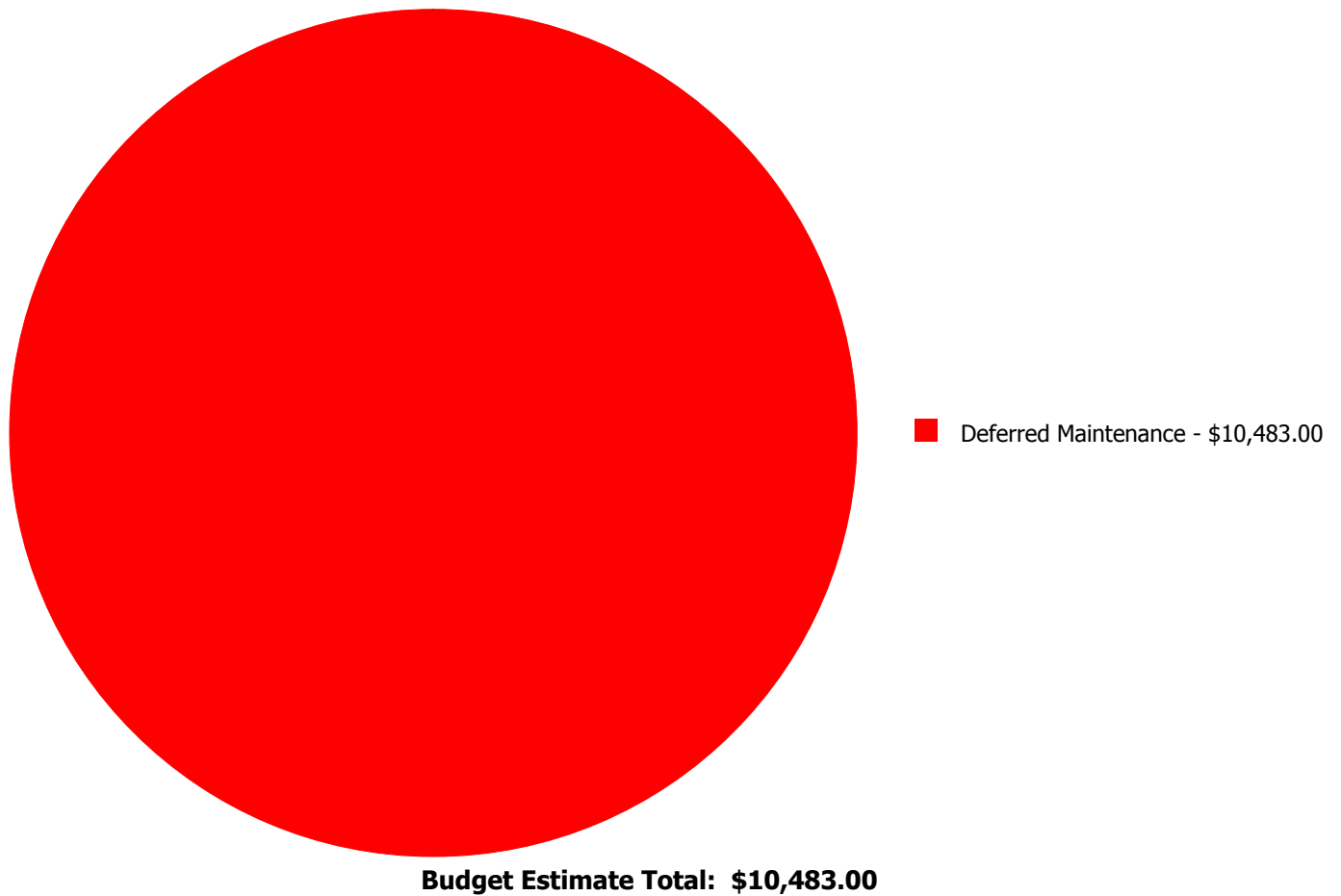
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
C3030	Ceiling Finishes	\$0.00	\$0.00	\$10,483.00	\$0.00	\$0.00	\$10,483.00
	Total:	\$0.00	\$0.00	\$10,483.00	\$0.00	\$0.00	\$10,483.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

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

System: C3030 - Ceiling Finishes



Location: Interior
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,000.00
Unit of Measure: S.F.
Estimate: \$10,483.00
Assessor Name: Eduardo Lopez
Date Created: 02/14/2017

Notes: The original drywall ceiling finish is aged, chipped, stained, damaged and should be replaced.

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	35,000
Year Built:	1999
Last Renovation:	
Replacement Value:	\$8,124,200
Repair Cost:	\$299,530.00
Total FCI:	3.69 %
Total RSLI:	46.38 %
FCA Score:	96.31



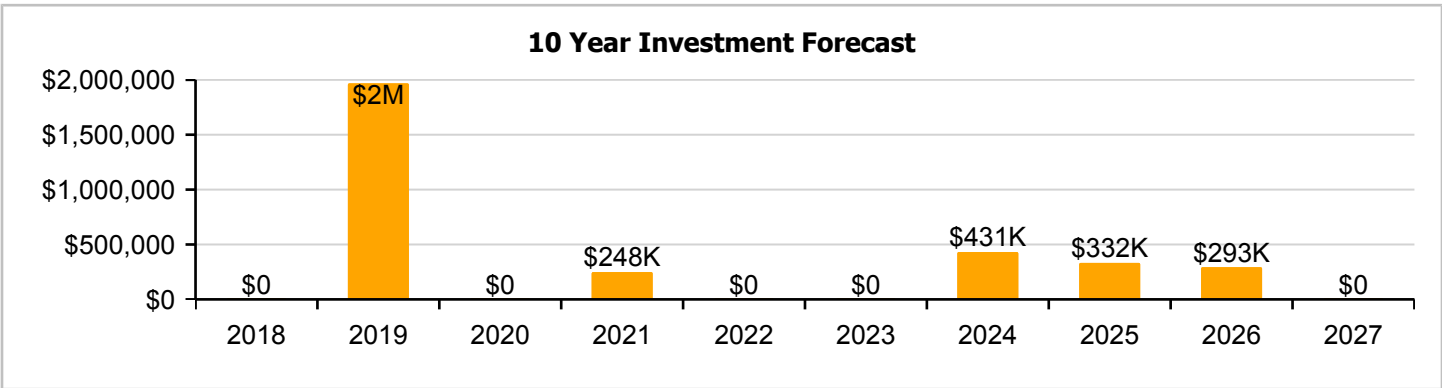
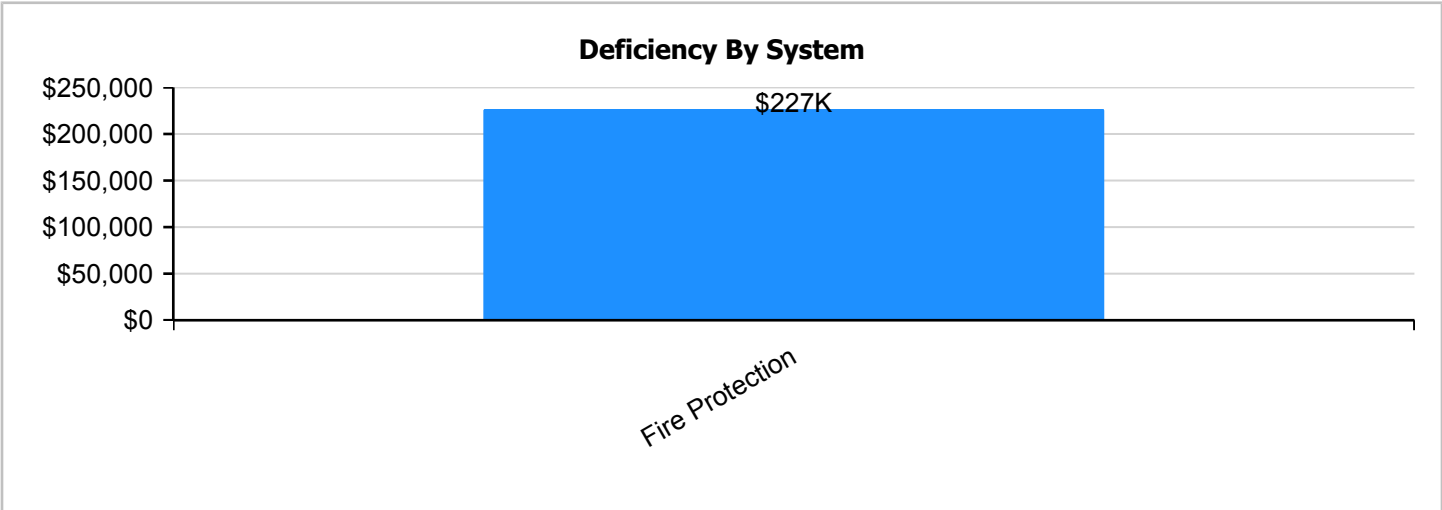
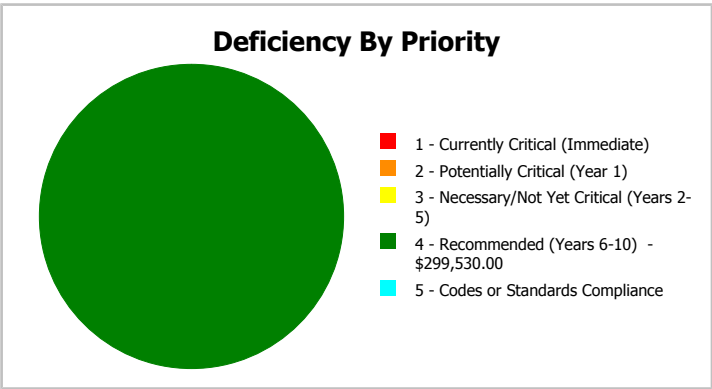
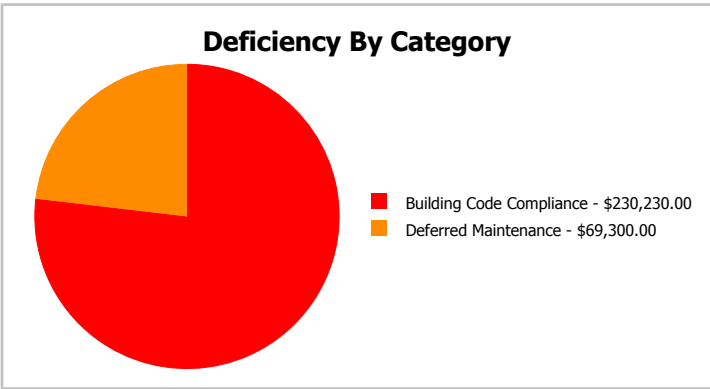
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	HS -High School	Gross Area:	35,000
Year Built:	1999	Last Renovation:	
Repair Cost:	\$299,530	Replacement Value:	\$8,124,200
FCI:	3.69 %	RSLI%:	46.38 %



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
A10 - Foundations	82.00 %	0.00 %	\$0.00
A20 - Basement Construction	82.00 %	0.00 %	\$0.00
B10 - Superstructure	82.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	64.60 %	0.00 %	\$0.00
B30 - Roofing	20.00 %	0.00 %	\$0.00
C10 - Interior Construction	47.67 %	0.00 %	\$0.00
C30 - Interior Finishes	24.98 %	0.00 %	\$0.00
D10 - Conveying	40.00 %	0.00 %	\$0.00
D20 - Plumbing	40.07 %	0.00 %	\$0.00
D30 - HVAC	32.72 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$299,530.00
D50 - Electrical	46.62 %	0.00 %	\$0.00
E10 - Equipment	17.47 %	0.00 %	\$0.00
E20 - Furnishings	10.00 %	0.00 %	\$0.00
Totals:	46.38 %	3.69 %	\$299,530.00

Photo Album

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

1). South Elevation - Jan 24, 2017



2). East Elevation - Feb 08, 2017



3). 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.

Campus Assessment Report - 1999 Gym

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	\$2.61	S.F.	35,000	100	1999	2099		82.00 %	0.00 %	82			\$91,350
A1030	Slab on Grade	\$9.09	S.F.	35,000	100	1999	2099		82.00 %	0.00 %	82			\$318,150
A2010	Basement Excavation	\$0.29	S.F.	35,000	100	1999	2099		82.00 %	0.00 %	82			\$10,150
A2020	Basement Walls	\$3.75	S.F.	35,000	100	1999	2099		82.00 %	0.00 %	82			\$131,250
B1010	Floor Construction	\$7.50	S.F.	35,000	100	1999	2099		82.00 %	0.00 %	82			\$262,500
B1020	Roof Construction	\$31.89	S.F.	35,000	100	1999	2099		82.00 %	0.00 %	82			\$1,116,150
B2010	Exterior Walls	\$13.23	S.F.	35,000	100	1999	2099		82.00 %	0.00 %	82			\$463,050
B2020	Exterior Windows	\$8.28	S.F.	35,000	30	1999	2029		40.00 %	0.00 %	12			\$289,800
B2030	Exterior Doors	\$1.08	S.F.	35,000	30	1999	2029		40.00 %	0.00 %	12			\$37,800
B3010120	Single Ply Membrane	\$5.73	S.F.	35,000	20	1999	2019	2021	20.00 %	0.00 %	4			\$200,550
C1010	Partitions	\$3.19	S.F.	35,000	75	1999	2074		76.00 %	0.00 %	57			\$111,650
C1020	Interior Doors	\$3.83	S.F.	35,000	30	1999	2029		40.00 %	0.00 %	12			\$134,050
C1030	Fittings	\$1.62	S.F.	35,000	20	1999	2019		10.00 %	0.00 %	2			\$56,700
C3010	Wall Finishes	\$6.81	S.F.	35,000	10	2015	2025		80.00 %	0.00 %	8			\$238,350
C3020	Floor Finishes	\$25.38	S.F.	35,000	20	1999	2019		10.00 %	0.00 %	2			\$888,300
C3030	Ceiling Finishes	\$1.77	S.F.	35,000	25	1999	2024		28.00 %	0.00 %	7			\$61,950
D1010	Elevators and Lifts	\$3.84	S.F.	35,000	30	1999	2029		40.00 %	0.00 %	12			\$134,400
D2010	Plumbing Fixtures	\$14.81	S.F.	35,000	30	1999	2029		40.00 %	0.00 %	12			\$518,350
D2020	Domestic Water Distribution	\$8.07	S.F.	35,000	30	1999	2029		40.00 %	0.00 %	12			\$282,450
D2030	Sanitary Waste	\$2.09	S.F.	35,000	30	1999	2029		40.00 %	0.00 %	12			\$73,150
D2040	Rain Water Drainage	\$0.51	S.F.	35,000	30	1999	2029		40.00 %	0.00 %	12			\$17,850
D2090	Other Plumbing Systems - No 2 Oil	\$0.12	S.F.	35,000	40	1999	2039		55.00 %	0.00 %	22			\$4,200
D3020	Heat Generating Systems	\$7.08	S.F.	35,000	30	1999	2029		40.00 %	0.00 %	12			\$247,800
D3030	Cooling Generating Systems	\$7.33	S.F.	35,000	25	1999	2024		28.00 %	0.00 %	7			\$256,550
D3040	Distribution Systems	\$8.54	S.F.	35,000	30	1999	2029		40.00 %	0.00 %	12			\$298,900
D3060	Controls & Instrumentation	\$3.48	S.F.	35,000	20	1999	2019		10.00 %	0.00 %	2			\$121,800
D4010	Sprinklers	\$5.98	S.F.	35,000	30			2016	0.00 %	110.00 %	-1		\$230,230.00	\$209,300
D4020	Standpipes	\$1.80	S.F.	35,000	30			2016	0.00 %	110.00 %	-1		\$69,300.00	\$63,000
D5010	Electrical Service/Distribution	\$1.86	S.F.	35,000	40	1999	2039		55.00 %	0.00 %	22			\$65,100
D5020	Branch Wiring	\$3.15	S.F.	35,000	30	1999	2029		40.00 %	0.00 %	12			\$110,250
D5020	Lighting	\$11.99	S.F.	35,000	30	1999	2029		40.00 %	0.00 %	12			\$419,650
D5030810	Security & Detection Systems	\$1.24	Ea.	35,000	15	2011	2026		60.00 %	0.00 %	9			\$43,400
D5030910	Fire Alarm Systems	\$1.50	S.F.	35,000	15	2011	2026		60.00 %	0.00 %	9			\$52,500
D5030920	Data Communication	\$3.09	S.F.	35,000	15	2011	2026		60.00 %	0.00 %	9			\$108,150
D5090	Other Electrical Systems	\$0.28	S.F.	35,000	20	2011	2031		70.00 %	0.00 %	14			\$9,800
E1020	Institutional Equipment	\$1.62	S.F.	35,000	20	2011	2031		70.00 %	0.00 %	14			\$56,700
E1090	Other Equipment	\$11.39	S.F.	35,000	20	1999	2019		10.00 %	0.00 %	2			\$398,650
E2010	Fixed Furnishings	\$6.30	S.F.	35,000	20	1999	2019		10.00 %	0.00 %	2			\$220,500
Total									46.38 %	3.69 %			\$299,530.00	\$8,124,200

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

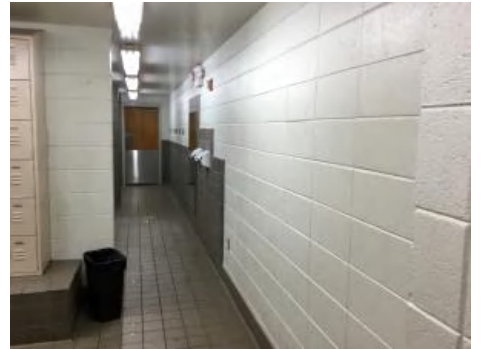
Campus Assessment Report - 1999 Gym

System: B3010120 - Single Ply Membrane



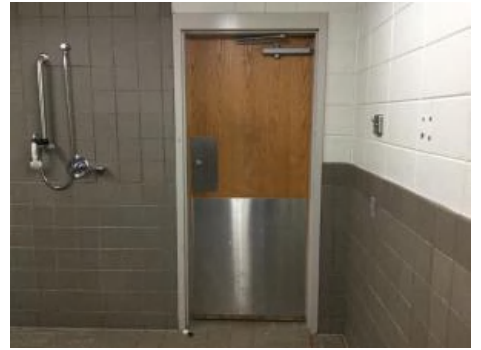
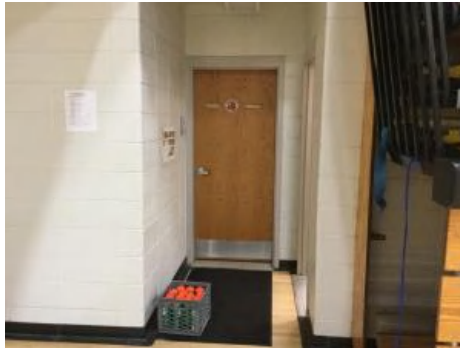
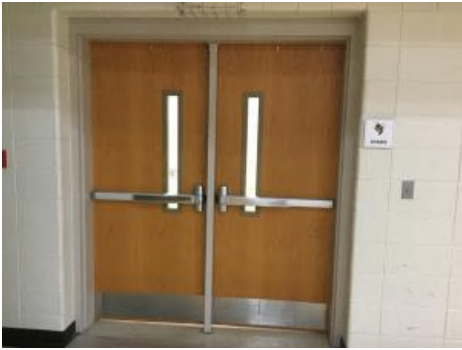
Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

Campus Assessment Report - 1999 Gym

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

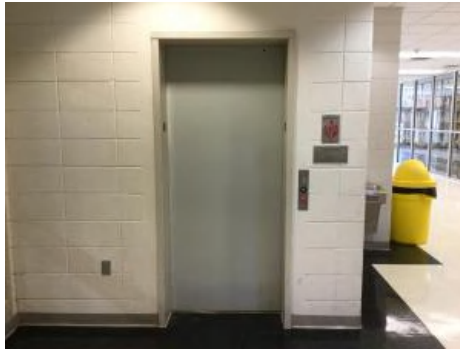
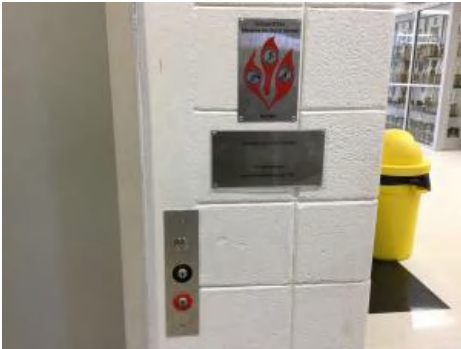
Campus Assessment Report - 1999 Gym

System: C3030 - Ceiling Finishes



Note:

System: D1010 - Elevators and Lifts



Note:

System: D2010 - Plumbing Fixtures



Note:

Campus Assessment Report - 1999 Gym

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note:

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System: D2090 - Other Plumbing Systems - No 2 Oil



Note:

System: D3020 - Heat Generating Systems



Note:

System: D3030 - Cooling Generating Systems



Note:

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System: D3040 - Distribution Systems



Note:

System: D3060 - Controls & Instrumentation



Note:

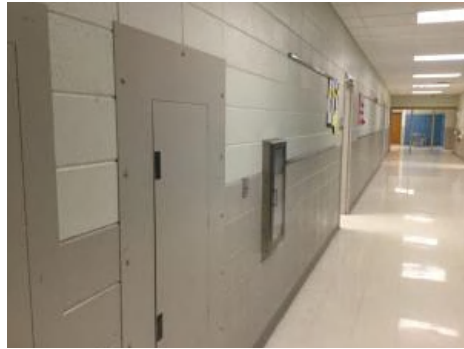
System: D5010 - Electrical Service/Distribution



Note:

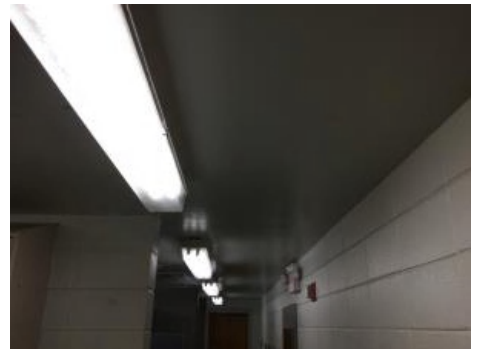
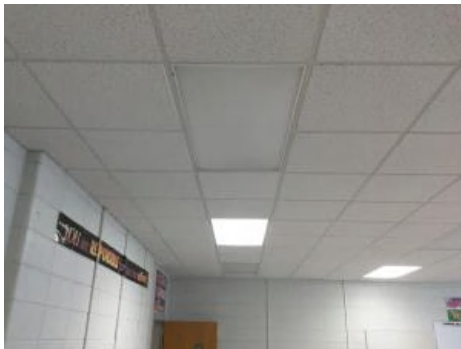
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System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

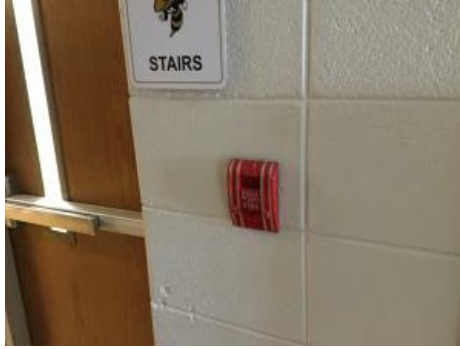
System: D5030810 - Security & Detection Systems



Note:

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System: D5030910 - Fire Alarm Systems



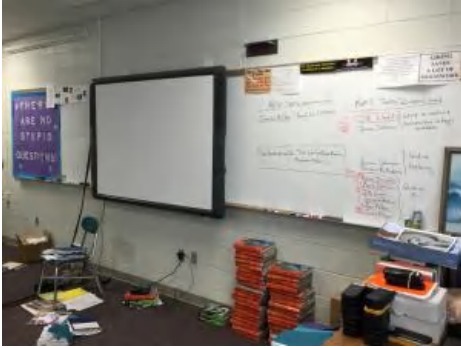
Note:

System: D5030920 - Data Communication



Note:

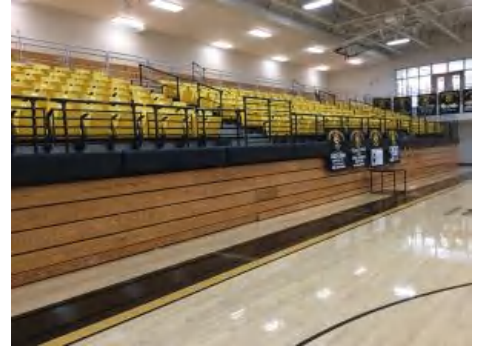
System: E1020 - Institutional Equipment



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:	\$299,530	\$0	\$1,967,487	\$0	\$248,293	\$0	\$0	\$430,886	\$332,128	\$292,863	\$0	\$3,571,187
* 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
B3010120 - Single Ply Membrane	\$0	\$0	\$0	\$0	\$248,293	\$0	\$0	\$0	\$0	\$0	\$0	\$248,293
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$66,168	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$66,168
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	\$332,128	\$0	\$0	\$332,128

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C3020 - Floor Finishes	\$0	\$0	\$1,036,637	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,036,637
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83,810	\$0	\$0	\$0	\$83,810
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D10 - Conveying	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D1010 - Elevators and Lifts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems - No 2 Oil	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$347,077	\$0	\$0	\$0	\$347,077
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3060 - Controls & Instrumentation	\$0	\$0	\$142,139	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$142,139
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$230,230	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$230,230
D4020 - Standpipes	\$69,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$69,300
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	\$62,290	\$0	\$62,290
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,351	\$0	\$75,351
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$155,222	\$0	\$155,222
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	\$465,221	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$465,221
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

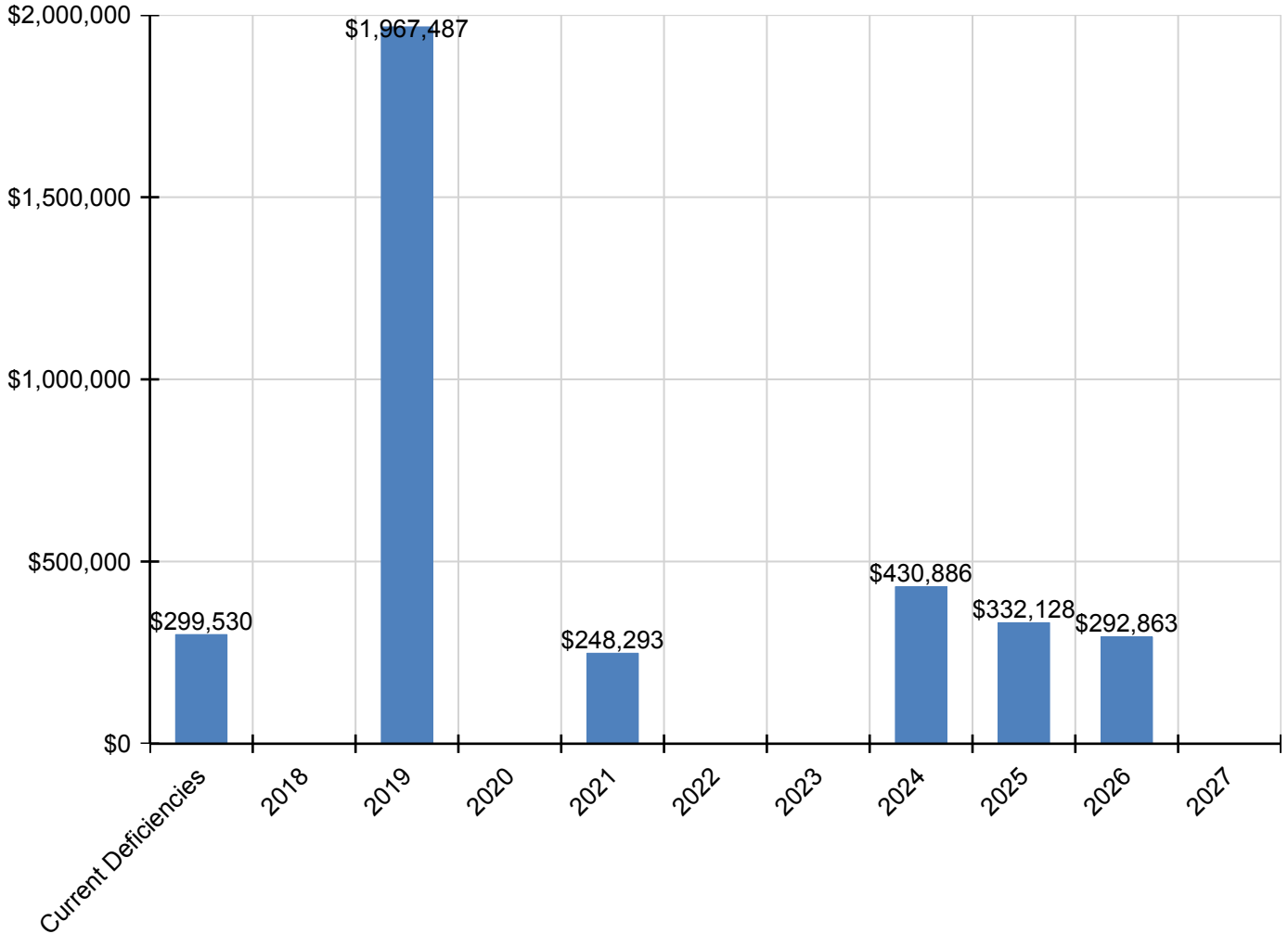
Campus Assessment Report - 1999 Gym

E2010 - Fixed Furnishings	\$0	\$0	\$257,321	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$257,321
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** Indicates non-renewable system*

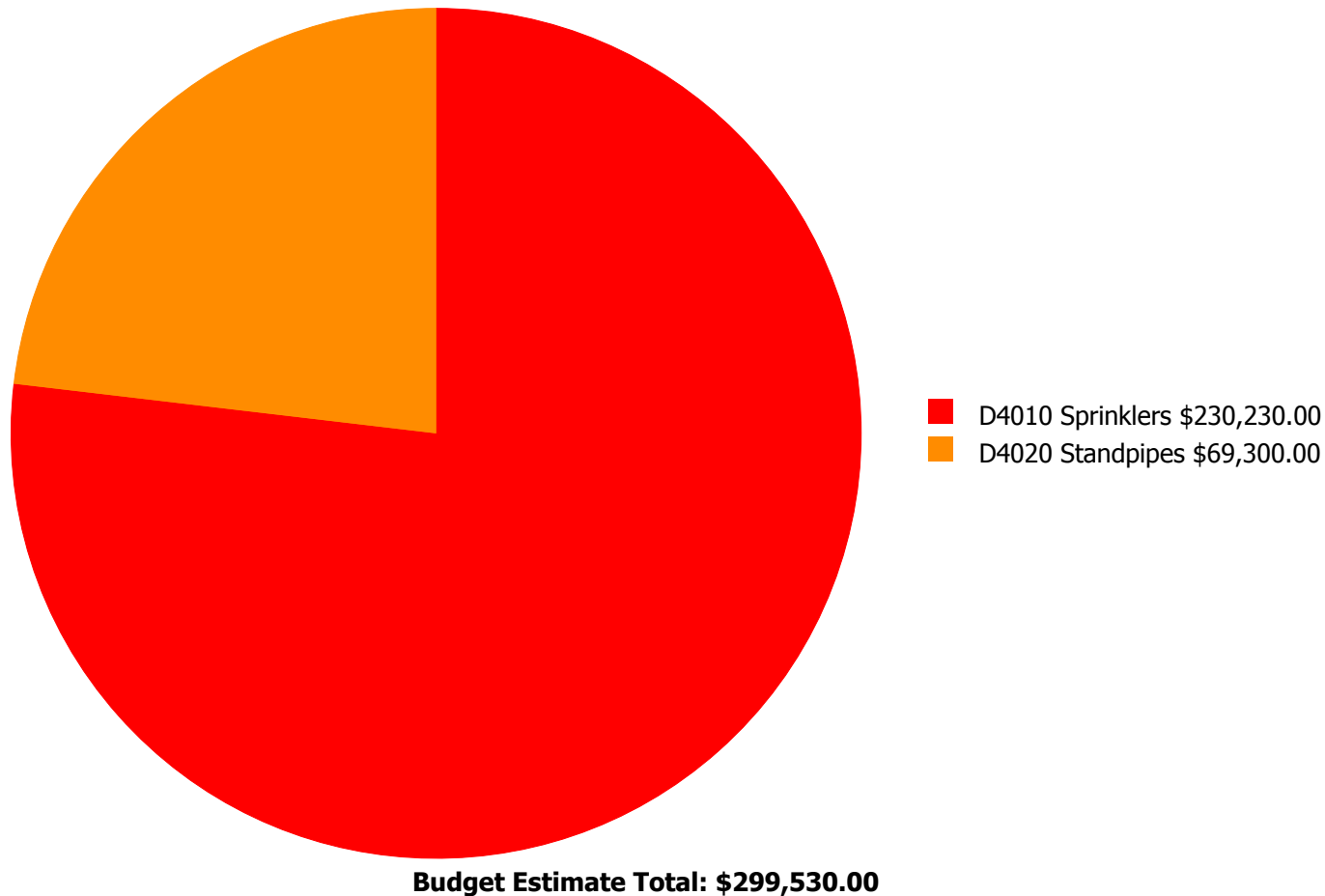
Forecasted Capital Renewal Requirement

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



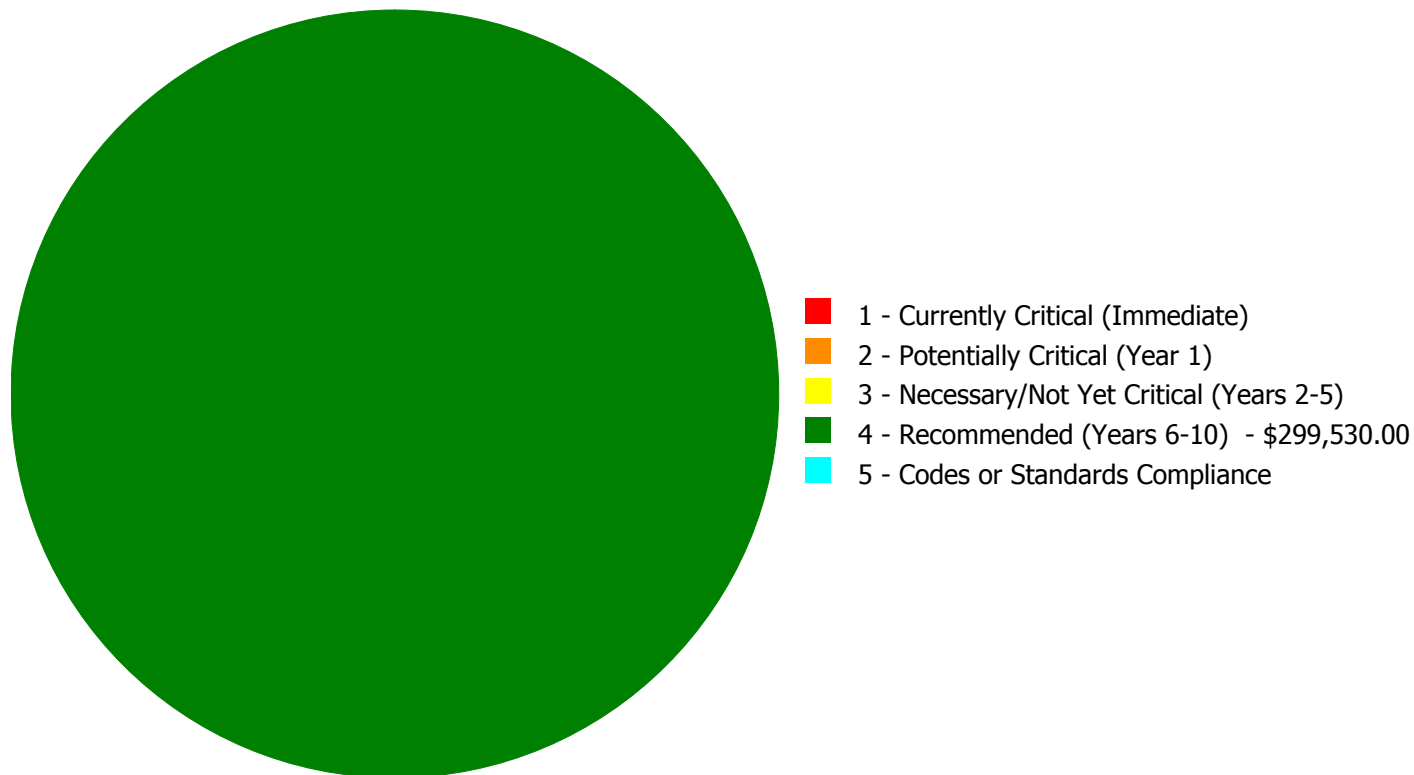
Deficiency Summary by System

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



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: \$299,530.00

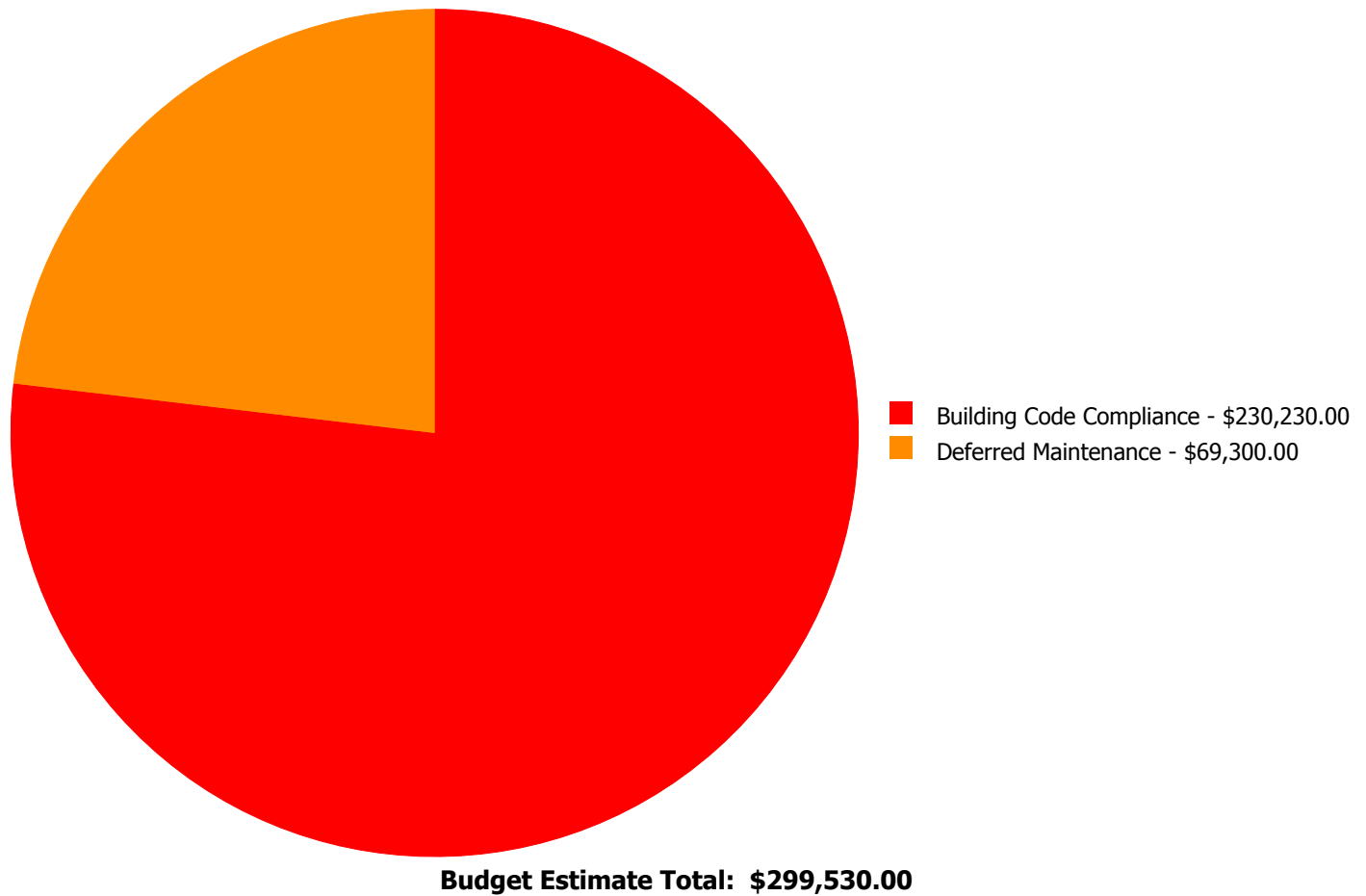
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$230,230.00	\$0.00	\$230,230.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$69,300.00	\$0.00	\$69,300.00
	Total:	\$0.00	\$0.00	\$0.00	\$299,530.00	\$0.00	\$299,530.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 35,000.00
Unit of Measure: S.F.
Estimate: \$230,230.00
Assessor Name: Eduardo Lopez
Date Created: 02/28/2017

Notes: There is no sprinkle system in the building.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 35,000.00
Unit of Measure: S.F.
Estimate: \$69,300.00
Assessor Name: Eduardo Lopez
Date Created: 02/28/2017

Notes: There is no sprinkle system in the building.

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):	147,030
Year Built:	1986
Last Renovation:	
Replacement Value:	\$6,732,504
Repair Cost:	\$831,308.00
Total FCI:	12.35 %
Total RSLI:	22.42 %
FCA Score:	87.65



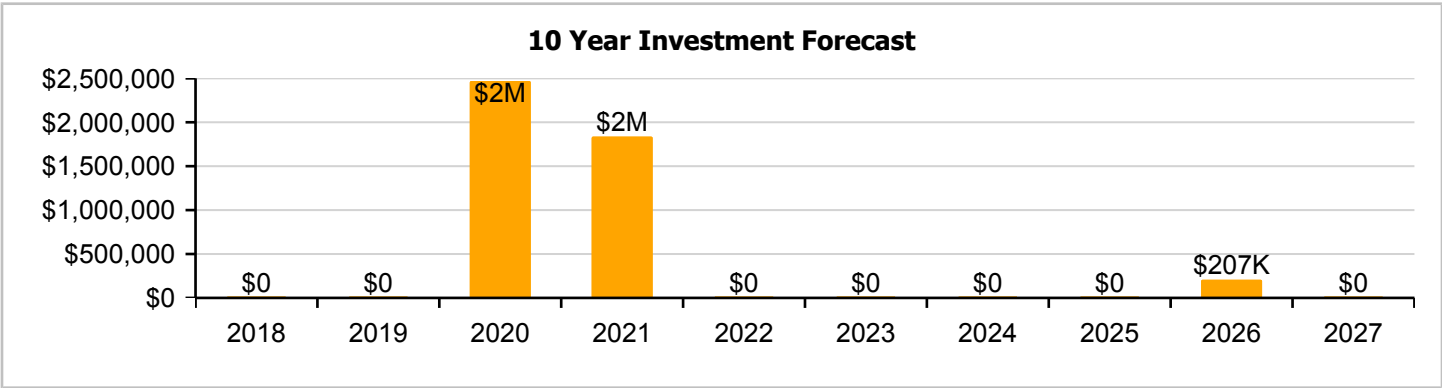
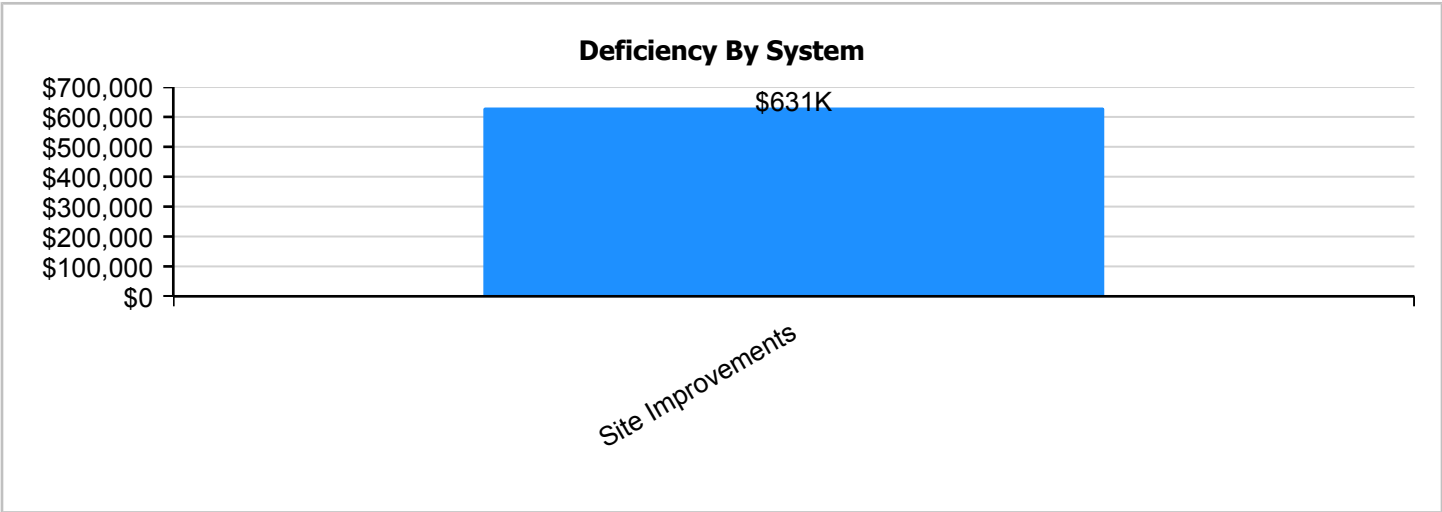
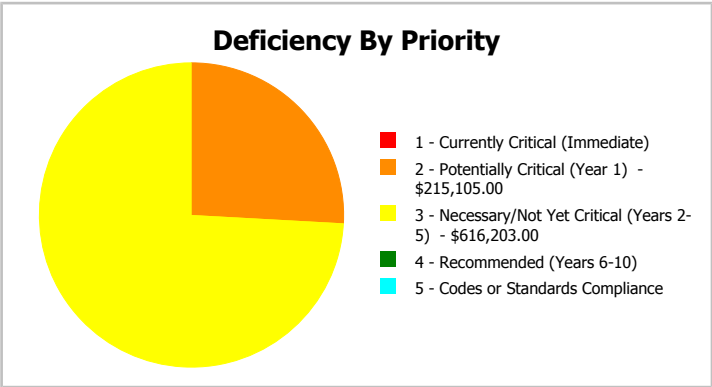
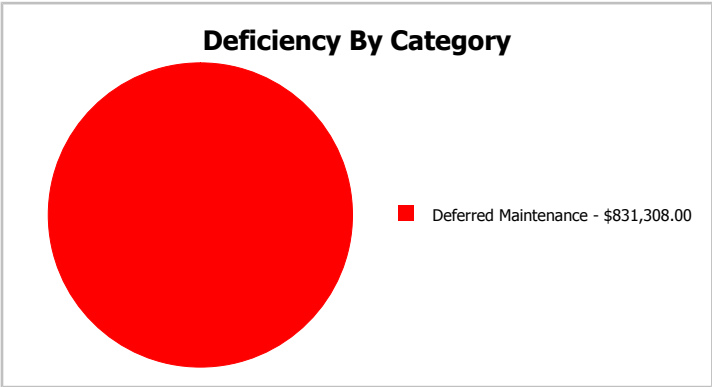
Description:

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:	147,030
Year Built:	1986	Last Renovation:	
Repair Cost:	\$831,308	Replacement Value:	\$6,732,504
FCI:	12.35 %	RSLI%:	22.42 %



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	14.52 %	17.77 %	\$831,308.00
G30 - Site Mechanical Utilities	36.37 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	48.45 %	0.00 %	\$0.00
Totals:	22.42 %	12.35 %	\$831,308.00

Photo Album

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

- 1). Aerial Image of Hayesville Schools - 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.	147,030	25	1986	2011		0.00 %	110.00 %	-6		\$616,203.00	\$560,184
G2020	Parking Lots	\$1.33	S.F.	147,030	25	1986	2011		0.00 %	110.00 %	-6		\$215,105.00	\$195,550
G2030	Pedestrian Paving	\$1.91	S.F.	147,030	30	1986	2016	2021	13.33 %	0.00 %	4			\$280,827
G2040105	Fence & Guardrails	\$1.23	S.F.	147,030	30	1986	2016	2021	13.33 %	0.00 %	4			\$180,847
G2040950	Baseball Field	\$3.38	S.F.	147,030	20	2000	2020		15.00 %	0.00 %	3			\$496,961
G2040950	Bleachers	\$2.01	S.F.	147,030	20	1986	2006	2021	20.00 %	0.00 %	4			\$295,530
G2040950	Canopies	\$1.29	S.F.	147,030	25	1986	2011	2021	16.00 %	0.00 %	4			\$189,669
G2040950	Covered Walkways	\$1.52	S.F.	147,030	25	1986	2011	2021	16.00 %	0.00 %	4			\$223,486
G2040950	Football Field	\$6.05	S.F.	147,030	20	2000	2020		15.00 %	0.00 %	3			\$889,532
G2040950	Hard Surface Play Area	\$0.75	S.F.	147,030	20	2016	2036		95.00 %	0.00 %	19			\$110,273
G2040950	Playing Field	\$4.54	S.F.	147,030	20	2000	2020		15.00 %	0.00 %	3			\$667,516
G2040950	Track	\$0.84	S.F.	147,030	10	2000	2010	2021	40.00 %	0.00 %	4			\$123,505
G2040950	Walkways	\$1.29	S.F.	147,030	25	1986	2011	2021	16.00 %	0.00 %	4			\$189,669
G2050	Landscaping	\$1.87	S.F.	147,030	15	1986	2001		0.00 %	0.00 %	-16			\$274,946
G3010	Water Supply	\$2.34	S.F.	147,030	50	1986	2036		38.00 %	0.00 %	19			\$344,050
G3020	Sanitary Sewer	\$1.45	S.F.	147,030	50	1986	2036		38.00 %	0.00 %	19			\$213,194
G3030	Storm Sewer	\$4.54	S.F.	147,030	50	1986	2036		38.00 %	0.00 %	19			\$667,516
G3060	Fuel Distribution	\$0.98	S.F.	147,030	40	1986	2026		22.50 %	0.00 %	9			\$144,089
G4010	Electrical Distribution	\$2.35	S.F.	147,030	50	1986	2036		38.00 %	0.00 %	19			\$345,521
G4020	Site Lighting	\$1.47	S.F.	147,030	30	2000	2030		43.33 %	0.00 %	13			\$216,134
G4030	Site Communications & Security	\$0.84	S.F.	147,030	15	2015	2030		86.67 %	0.00 %	13			\$123,505
Total									22.42 %	12.35 %			\$831,308.00	\$6,732,504

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 - Bleachers



Note:

Campus Assessment Report - Site

System: G2040950 - Canopies



Note:

System: G2040950 - Covered Walkways



Note:

System: G2040950 - Football Field



Note:

Campus Assessment Report - Site

System: G2040950 - Hard Surface Play Area



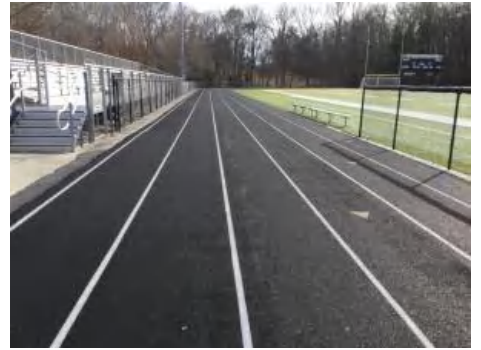
Note:

System: G2040950 - Playing Field



Note:

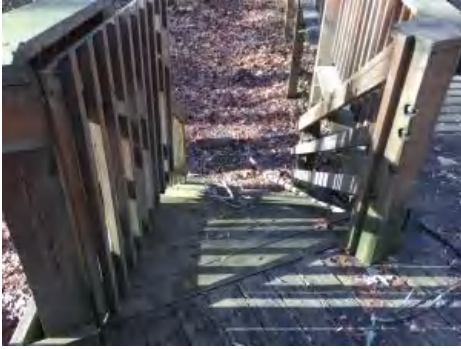
System: G2040950 - Track



Note:

Campus Assessment Report - Site

System: G2040950 - Walkways



Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note: Supplies elementary, middle and high school

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.

Campus Assessment Report - Site

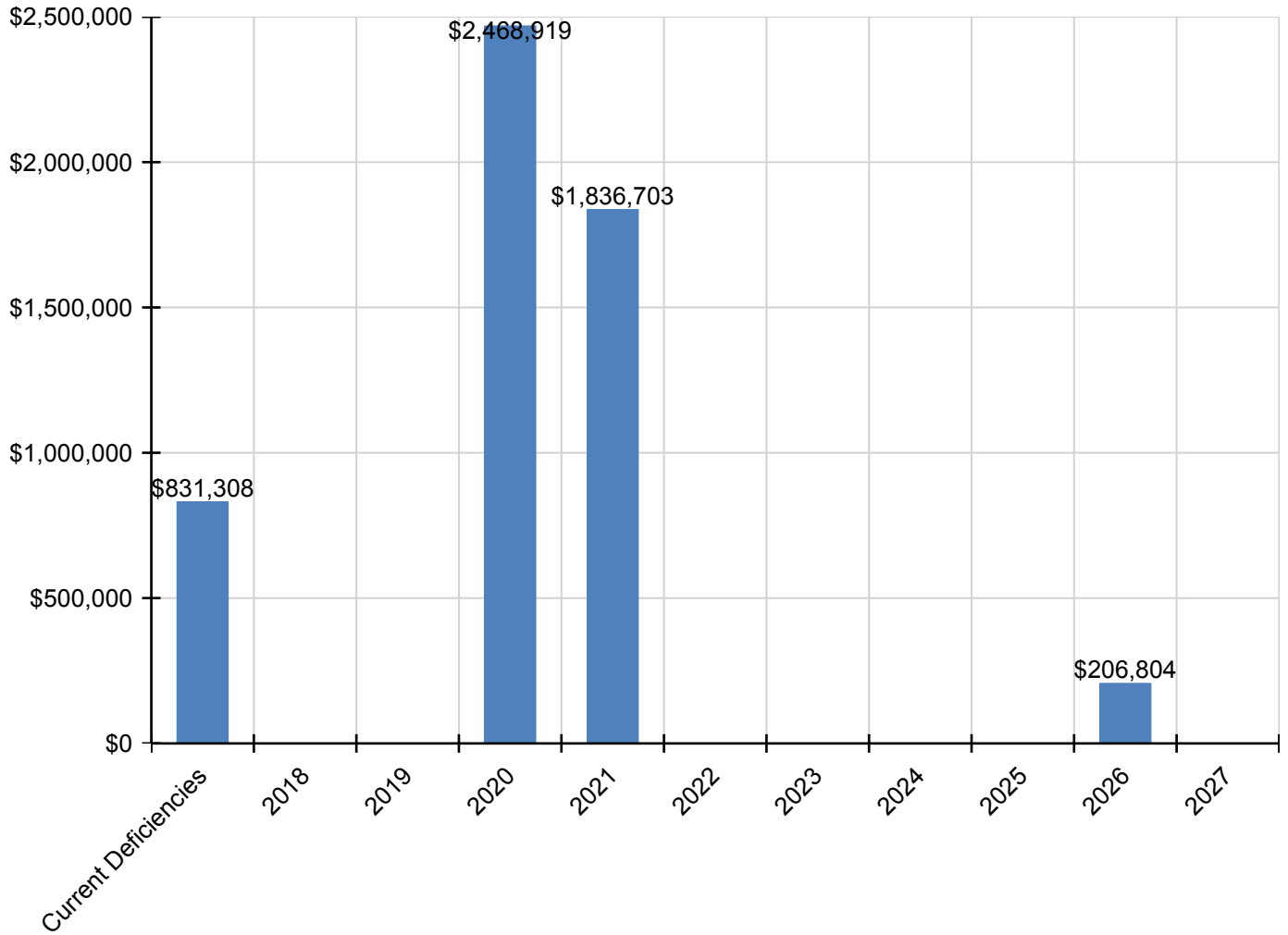
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$831,308	\$0	\$0	\$2,468,919	\$1,836,703	\$0	\$0	\$0	\$0	\$206,804	\$0	\$5,343,735
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	\$616,203	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$616,203
G2020 - Parking Lots	\$215,105	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$215,105
G2030 - Pedestrian Paving	\$0	\$0	\$0	\$0	\$347,681	\$0	\$0	\$0	\$0	\$0	\$0	\$347,681
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040105 - Fence & Guardrails	\$0	\$0	\$0	\$0	\$223,900	\$0	\$0	\$0	\$0	\$0	\$0	\$223,900
G2040950 - Baseball Field	\$0	\$0	\$0	\$597,348	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$597,348
G2040950 - Bleachers	\$0	\$0	\$0	\$0	\$365,884	\$0	\$0	\$0	\$0	\$0	\$0	\$365,884
G2040950 - Canopies	\$0	\$0	\$0	\$0	\$234,822	\$0	\$0	\$0	\$0	\$0	\$0	\$234,822
G2040950 - Covered Walkways	\$0	\$0	\$0	\$0	\$276,688	\$0	\$0	\$0	\$0	\$0	\$0	\$276,688
G2040950 - Football Field	\$0	\$0	\$0	\$1,069,217	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,069,217
G2040950 - Hard Surface Play Area	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Playing Field	\$0	\$0	\$0	\$802,354	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$802,354
G2040950 - Track	\$0	\$0	\$0	\$0	\$152,907	\$0	\$0	\$0	\$0	\$0	\$0	\$152,907
G2040950 - Walkways	\$0	\$0	\$0	\$0	\$234,822	\$0	\$0	\$0	\$0	\$0	\$0	\$234,822
* 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	\$206,804	\$0	\$206,804
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

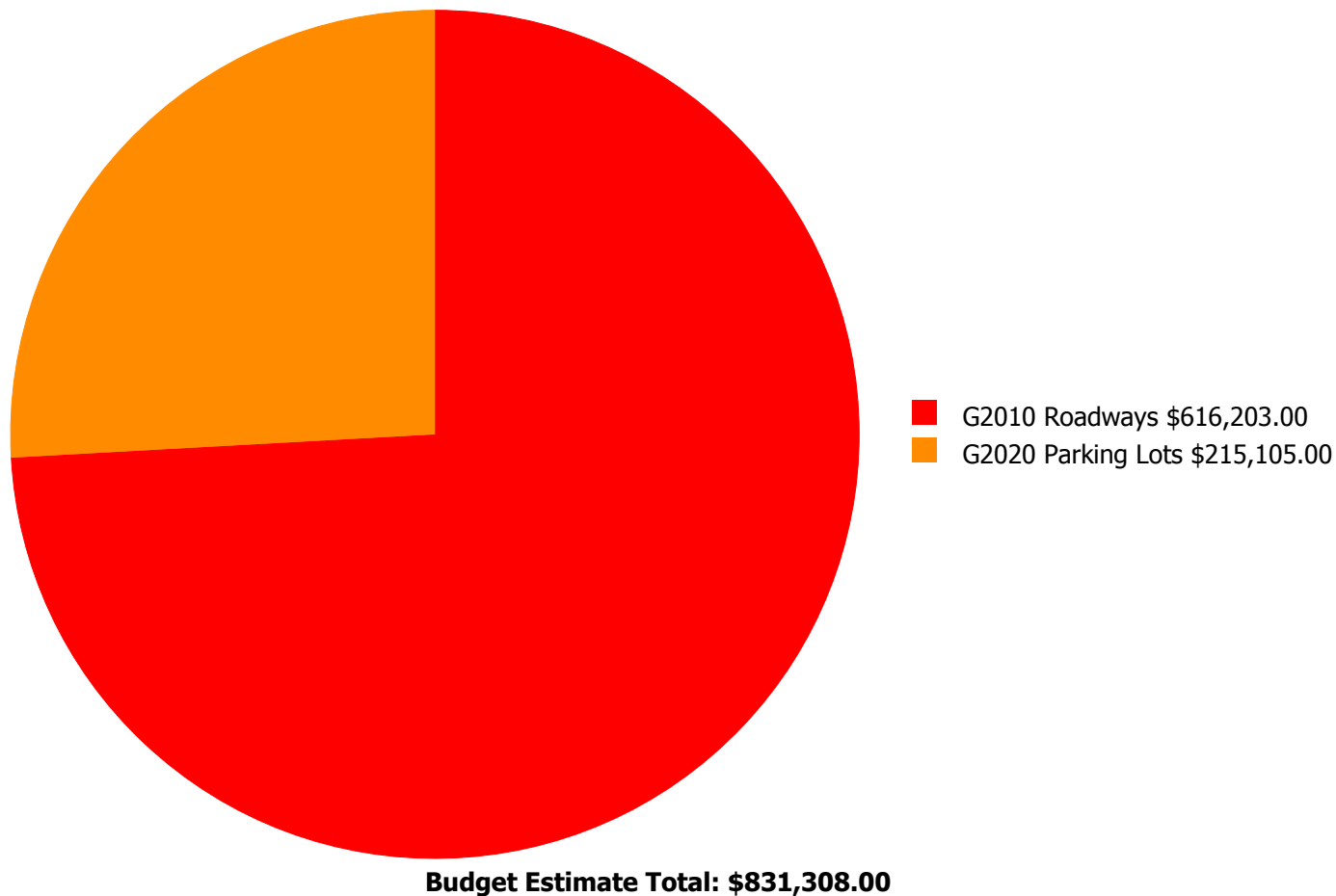
Forecasted Capital Renewal Requirement

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



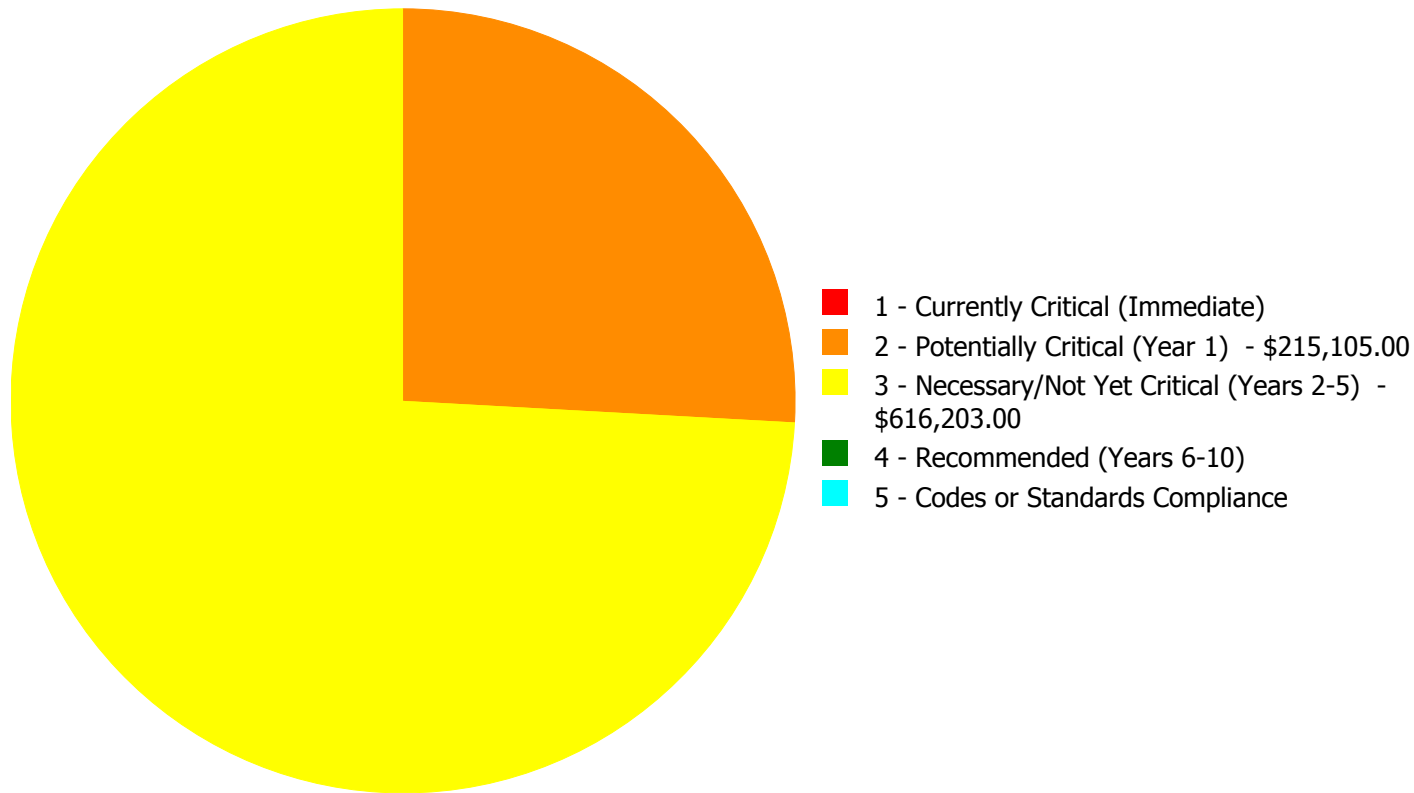
Deficiency Summary by System

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: \$831,308.00

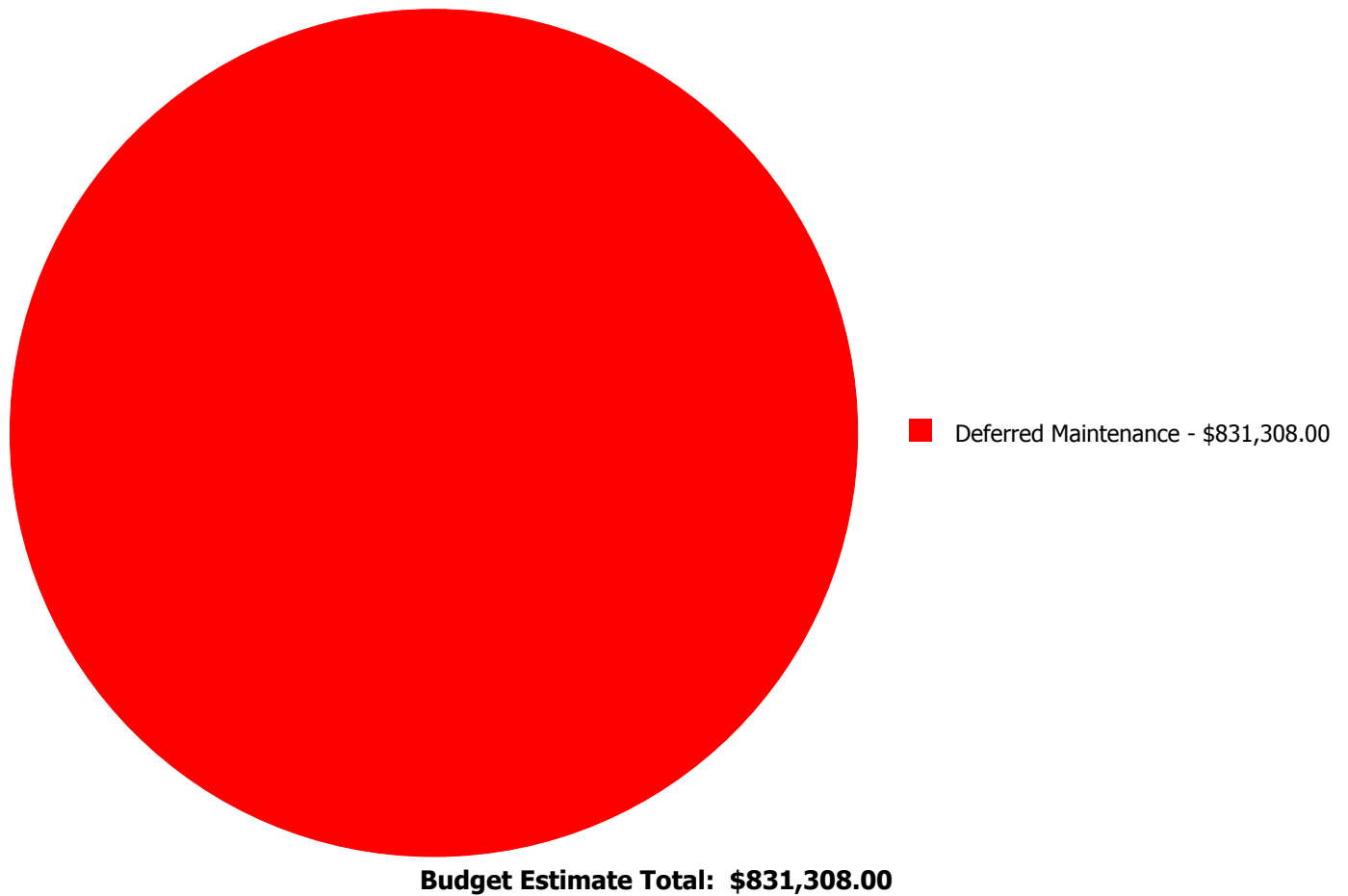
Deficiency By Priority Investment Table

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	\$616,203.00	\$0.00	\$0.00	\$616,203.00
G2020	Parking Lots	\$0.00	\$215,105.00	\$0.00	\$0.00	\$0.00	\$215,105.00
	Total:	\$0.00	\$215,105.00	\$616,203.00	\$0.00	\$0.00	\$831,308.00

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: G2020 - Parking Lots



Location: Site
Distress: Damaged
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 147,030.00
Unit of Measure: S.F.
Estimate: \$215,105.00
Assessor Name: Eduardo Lopez
Date Created: 02/09/2017

Notes: The Parking lots are aged, have many road cuts, pot holes, significant cracking, and need re-surfacing and restriping to meet all ADA guidelines to include signage and fire markings.

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: Renew System
Qty: 147,030.00
Unit of Measure: S.F.
Estimate: \$616,203.00
Assessor Name: Eduardo Lopez
Date Created: 02/09/2017

Notes: The asphaltic roadways are aged, have many road cuts, pot holes, significant cracking, and need re-surfacing.

NC School District/220 Clay County/Middle School

Hayesville Middle

Draft

Campus Assessment Report

March 7, 2017



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Campus Assessment Report

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Campus Executive Summary

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

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

Gross Area (SF):	46,742
Year Built:	1952
Last Renovation:	1990
Replacement Value:	\$9,353,852
Repair Cost:	\$417,369.00
Total FCI:	4.46 %
Total RSLI:	29.97 %
FCA Score:	95.54



Description:

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Campus Assessment Report - Hayesville Middle

Attributes:

General Attributes:

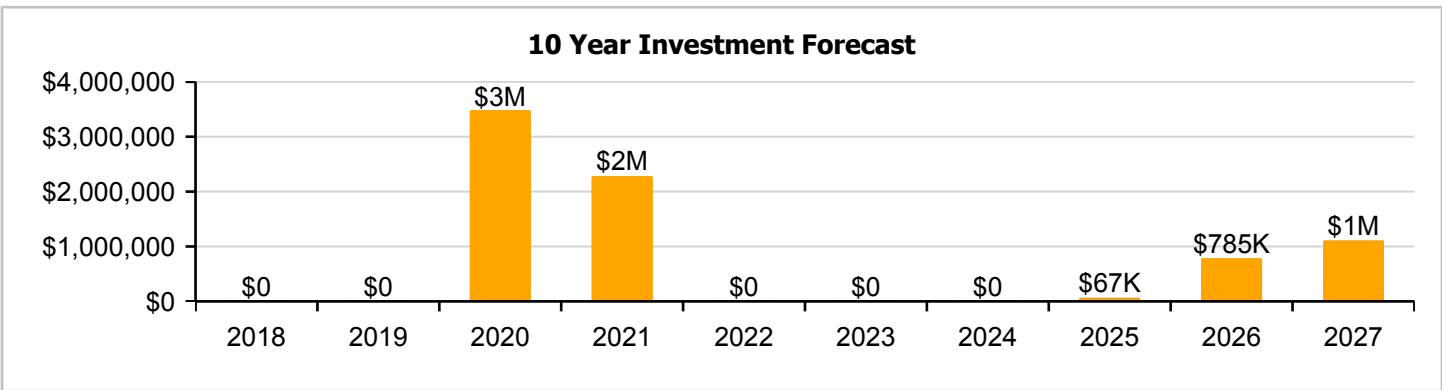
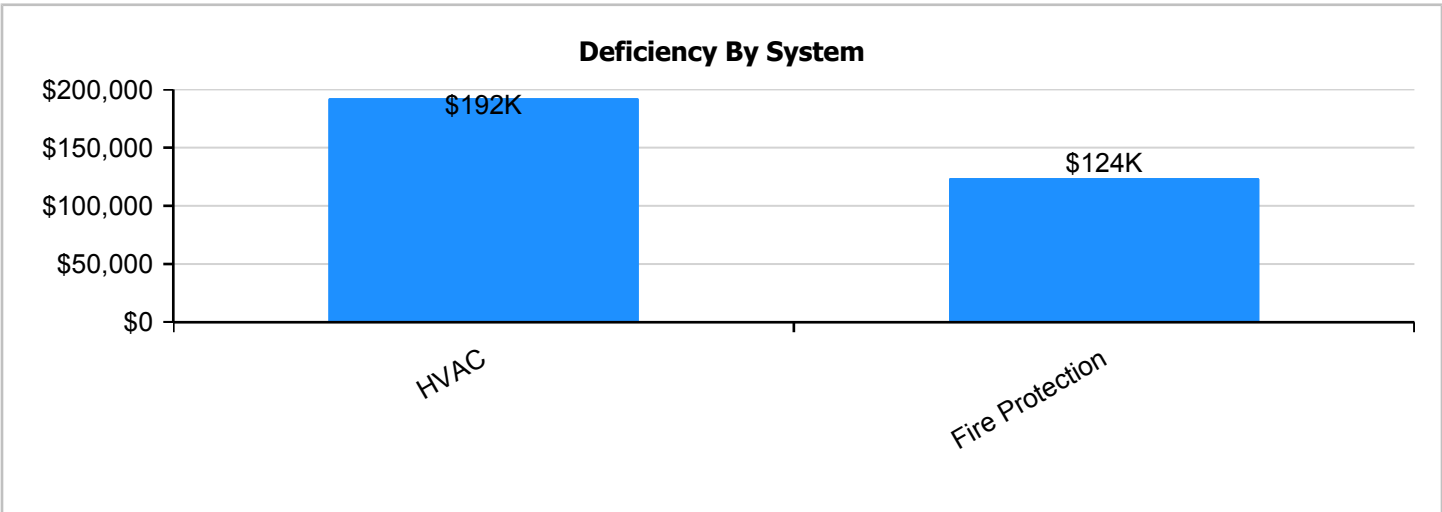
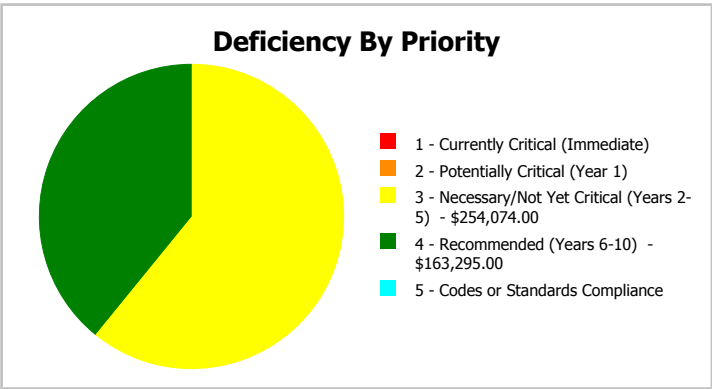
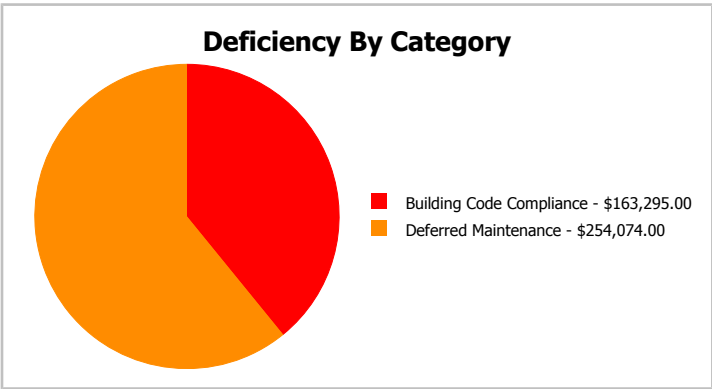
Condition Assessor:	Terence Davis	Assessment Date:	1/18/2017
Suitability Assessor:			

School Information:

HS Attendance Area:	Clay - Hayesville MS	LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:	0	Status:	Active
School Grades:		Site Acreage:	

Campus Dashboard Summary

Gross Area:	46,742	Last Renovation:	1990
Year Built:	1952	Replacement Value:	\$9,353,852
Repair Cost:	\$417,369	RSLI%:	29.97 %
FCI:	4.46 %		



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.

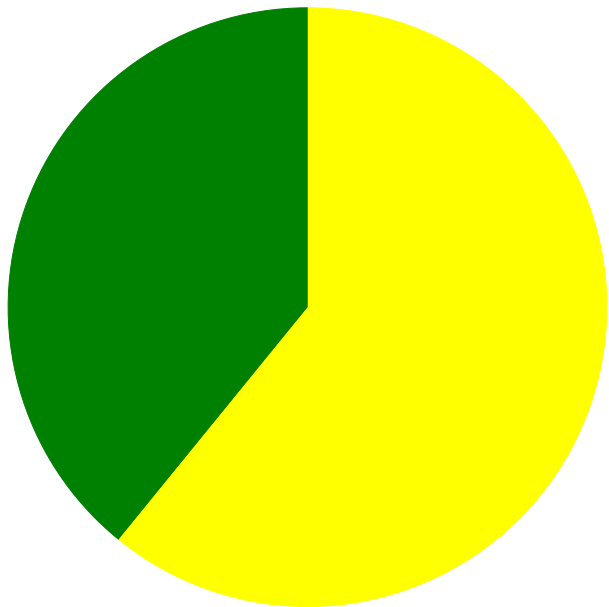
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	35.16 %	0.00 %	\$0.00
A20 - Basement Construction	35.16 %	0.00 %	\$0.00
B10 - Superstructure	35.16 %	0.00 %	\$0.00
B20 - Exterior Enclosure	21.04 %	0.00 %	\$0.00
B30 - Roofing	63.92 %	0.00 %	\$0.00
C10 - Interior Construction	30.27 %	0.00 %	\$0.00
C20 - Stairs	73.00 %	0.00 %	\$0.00
C30 - Interior Finishes	21.58 %	0.00 %	\$0.00
D20 - Plumbing	10.07 %	0.00 %	\$0.00
D30 - HVAC	38.75 %	15.31 %	\$254,074.00
D40 - Fire Protection	3.08 %	76.11 %	\$163,295.00
D50 - Electrical	30.95 %	0.00 %	\$0.00
E10 - Equipment	43.67 %	0.00 %	\$0.00
E20 - Furnishings	20.00 %	0.00 %	\$0.00
Totals:	29.97 %	4.46 %	\$417,369.00

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
1950 Main	32,342	2.50	\$0.00	\$0.00	\$0.00	\$163,295.00	\$0.00
1957 Gym	14,400	9.03	\$0.00	\$0.00	\$254,074.00	\$0.00	\$0.00
Total:		4.46	\$0.00	\$0.00	\$254,074.00	\$163,295.00	\$0.00

Deficiencies By Priority



- 1 - Currently Critical (Immediate)
- 2 - Potentially Critical (Year 1)
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$254,074.00
- 4 - Recommended (Years 6-10) - \$163,295.00
- 5 - Codes or Standards Compliance

Budget Estimate Total: \$417,369.00

Executive Summary

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

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

Function:	MS -Middle School
Gross Area (SF):	32,342
Year Built:	1990
Last Renovation:	
Replacement Value:	\$6,540,524
Repair Cost:	\$163,295.00
Total FCI:	2.50 %
Total RSLI:	32.13 %
FCA Score:	97.50



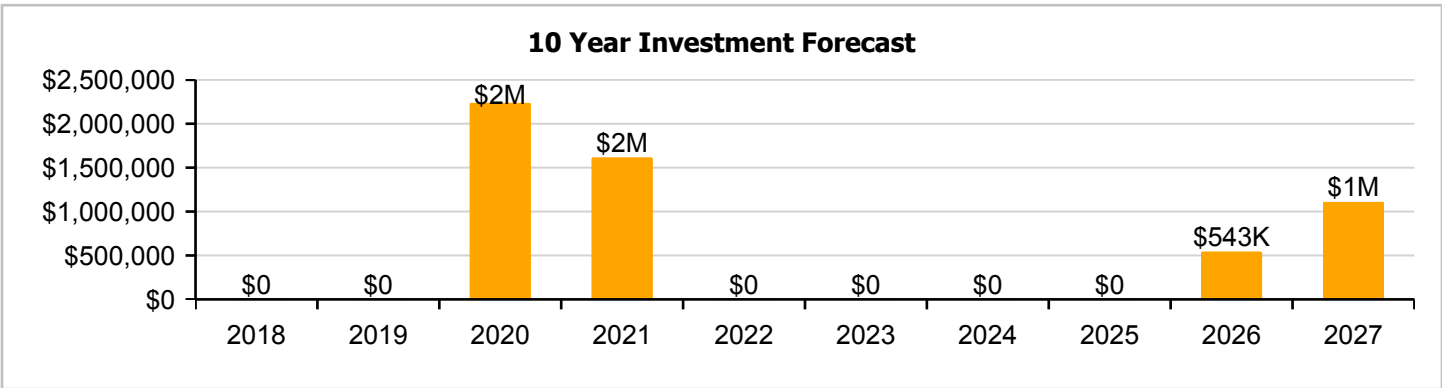
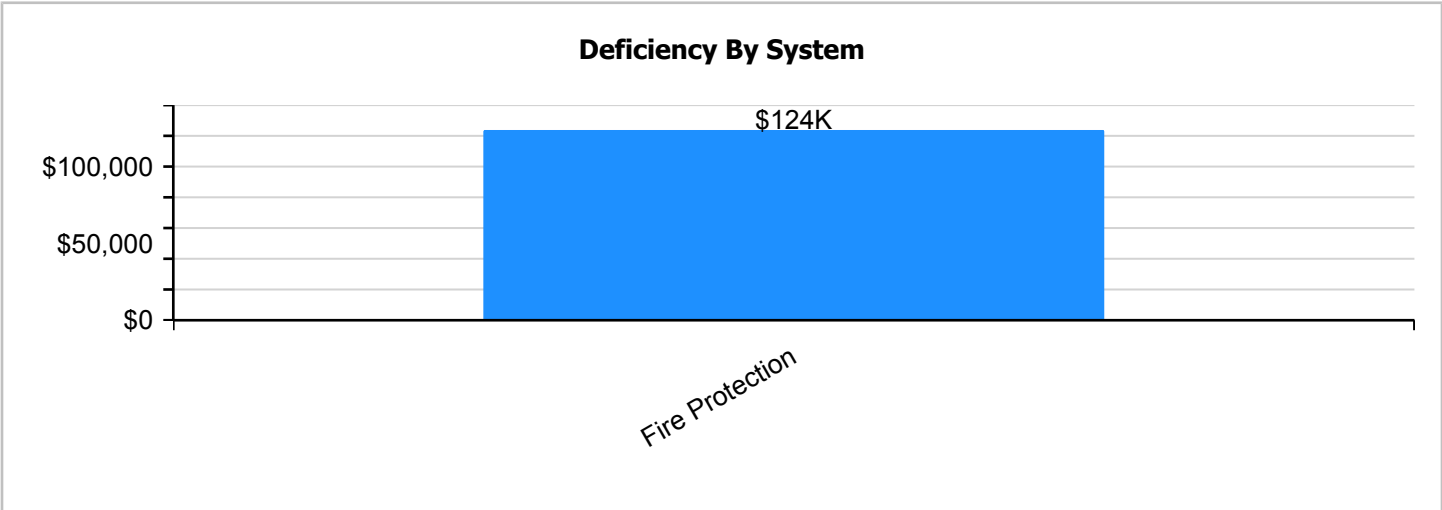
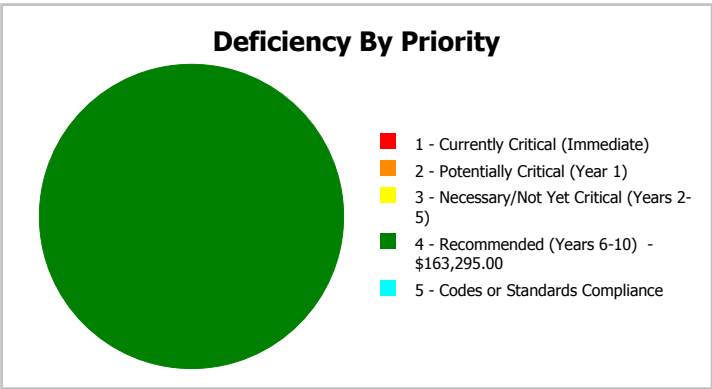
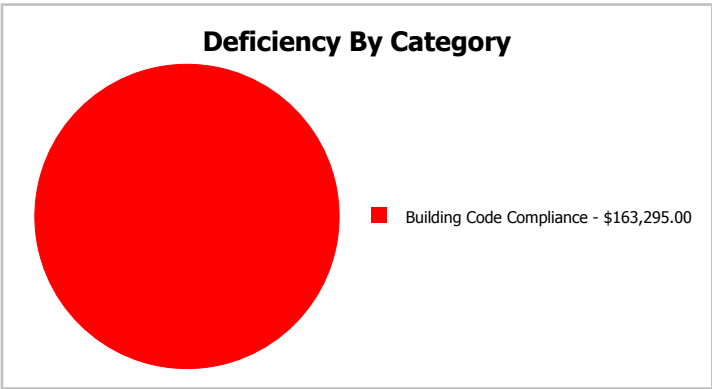
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	MS -Middle School	Gross Area:	32,342
Year Built:	1990	Last Renovation:	
Repair Cost:	\$163,295	Replacement Value:	\$6,540,524
FCI:	2.50 %	RSLI%:	32.13 %



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	33.00 %	0.00 %	\$0.00
A20 - Basement Construction	33.00 %	0.00 %	\$0.00
B10 - Superstructure	33.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	20.09 %	0.00 %	\$0.00
B30 - Roofing	65.00 %	0.00 %	\$0.00
C10 - Interior Construction	31.21 %	0.00 %	\$0.00
C20 - Stairs	73.00 %	0.00 %	\$0.00
C30 - Interior Finishes	19.52 %	0.00 %	\$0.00
D20 - Plumbing	10.00 %	0.00 %	\$0.00
D30 - HVAC	50.83 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$163,295.00
D50 - Electrical	30.95 %	0.00 %	\$0.00
E10 - Equipment	70.00 %	0.00 %	\$0.00
E20 - Furnishings	20.00 %	0.00 %	\$0.00
Totals:	32.13 %	2.50 %	\$163,295.00

Photo Album

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

1). North Elevation - Feb 09, 2017



2). Southwest Elevation - Feb 09, 2017



3). South Elevation - Feb 09, 2017



4). East Elevation - Feb 09, 2017



Condition Detail

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

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

System Listing

Campus Assessment Report - 1950 Main

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$1.52	S.F.	32,342	100	1950	2050		33.00 %	0.00 %	33			\$49,160
A1030	Slab on Grade	\$4.40	S.F.	32,342	100	1950	2050		33.00 %	0.00 %	33			\$142,305
A2010	Basement Excavation	\$1.00	S.F.	32,342	100	1950	2050		33.00 %	0.00 %	33			\$32,342
A2020	Basement Walls	\$6.22	S.F.	32,342	100	1950	2050		33.00 %	0.00 %	33			\$201,167
B1010	Floor Construction	\$12.43	S.F.	32,342	100	1950	2050		33.00 %	0.00 %	33			\$402,011
B1020	Roof Construction	\$8.18	S.F.	32,342	100	1950	2050		33.00 %	0.00 %	33			\$264,558
B2010	Exterior Walls	\$9.02	S.F.	32,342	100	1950	2050		33.00 %	0.00 %	33			\$291,725
B2020	Exterior Windows	\$10.52	S.F.	32,342	30	1990	2020		10.00 %	0.00 %	3			\$340,238
B2030	Exterior Doors	\$1.02	S.F.	32,342	30	1990	2020		10.00 %	0.00 %	3			\$32,989
B3010120	Single Ply Membrane	\$6.98	S.F.	32,342	20	2010	2030		65.00 %	0.00 %	13			\$225,747
C1010	Partitions	\$6.07	S.F.	32,342	75	1990	2065		64.00 %	0.00 %	48			\$196,316
C1020	Interior Doors	\$2.46	S.F.	32,342	30	1990	2020		10.00 %	0.00 %	3			\$79,561
C1030	Fittings	\$13.11	S.F.	32,342	20	1990	2010	2021	20.00 %	0.00 %	4			\$424,004
C2010	Stair Construction	\$1.32	S.F.	32,342	100	1990	2090		73.00 %	0.00 %	73			\$42,691
C3010	Wall Finishes	\$3.35	S.F.	32,342	10	2010	2020		30.00 %	0.00 %	3			\$108,346
C3020	Floor Finishes	\$10.41	S.F.	32,342	20	1990	2010	2021	20.00 %	0.00 %	4			\$336,680
C3030	Ceiling Finishes	\$11.37	S.F.	32,342	25	1990	2015	2021	16.00 %	0.00 %	4			\$367,729
D2010	Plumbing Fixtures	\$9.64	S.F.	32,342	30	1990	2020		10.00 %	0.00 %	3			\$311,777
D2020	Domestic Water Distribution	\$1.03	S.F.	32,342	30	1990	2020		10.00 %	0.00 %	3			\$33,312
D2030	Sanitary Waste	\$1.62	S.F.	32,342	30	1990	2020		10.00 %	0.00 %	3			\$52,394
D2040	Rain Water Drainage	\$0.59	S.F.	32,342	30	1990	2020		10.00 %	0.00 %	3			\$19,082
D3040	Distribution Systems	\$10.97	S.F.	32,342	30	1990	2020		10.00 %	0.00 %	3			\$354,792
D3050	Terminal & Package Units	\$23.21	S.F.	32,342	15	2012	2027		66.67 %	0.00 %	10			\$750,658
D3060	Controls & Instrumentation	\$3.33	S.F.	32,342	20	2012	2032		75.00 %	0.00 %	15			\$107,699
D4010	Sprinklers	\$3.92	S.F.	32,342	30			2016	0.00 %	110.00 %	-1		\$139,459.00	\$126,781
D4020	Standpipes	\$0.67	S.F.	32,342	30			2016	0.00 %	110.00 %	-1		\$23,836.00	\$21,669
D5010	Electrical Service/Distribution	\$1.64	S.F.	32,342	40	1990	2030		32.50 %	0.00 %	13			\$53,041
D5020	Branch Wiring	\$4.91	S.F.	32,342	30	1990	2020		10.00 %	0.00 %	3			\$158,799
D5020	Lighting	\$11.44	S.F.	32,342	30	1990	2020		10.00 %	0.00 %	3			\$369,992
D5030810	Security & Detection Systems	\$2.27	S.F.	32,342	15	2011	2026		60.00 %	0.00 %	9			\$73,416
D5030910	Fire Alarm Systems	\$4.11	S.F.	32,342	15	2011	2026		60.00 %	0.00 %	9			\$132,926
D5030920	Data Communication	\$5.32	S.F.	32,342	15	2011	2026		60.00 %	0.00 %	9			\$172,059
E1020	Institutional Equipment	\$2.73	S.F.	32,342	20	2011	2031		70.00 %	0.00 %	14			\$88,294
E2010	Fixed Furnishings	\$5.45	S.F.	32,342	20	1990	2010	2021	20.00 %	0.00 %	4			\$176,264
Total									32.13 %	2.50 %			\$163,295.00	\$6,540,524

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



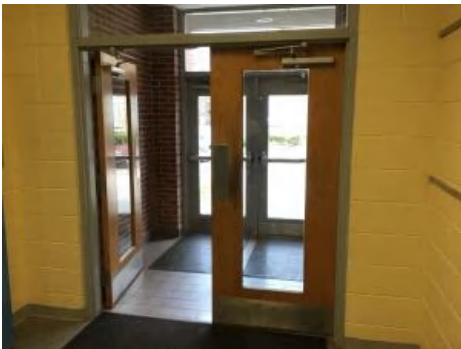
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

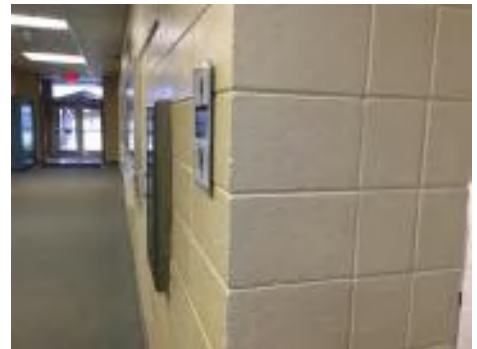
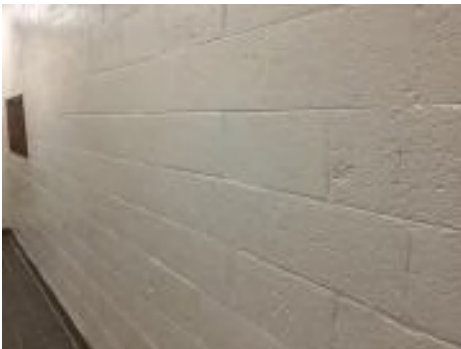
Campus Assessment Report - 1950 Main

System: B3010120 - Single Ply Membrane



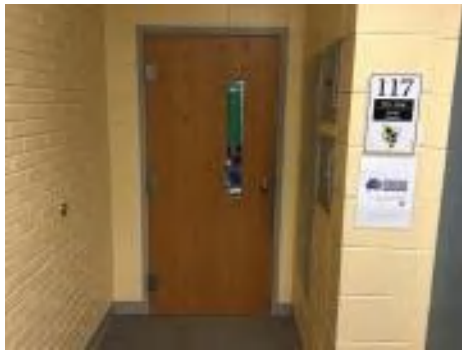
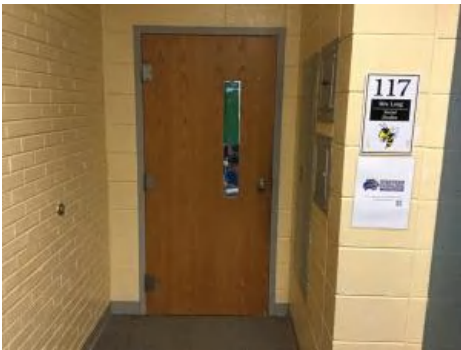
Note:

System: C1010 - Partitions



Note:

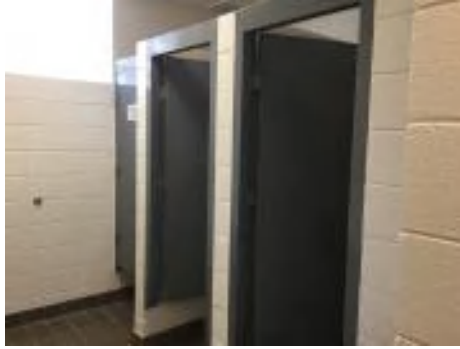
System: C1020 - Interior Doors



Note:

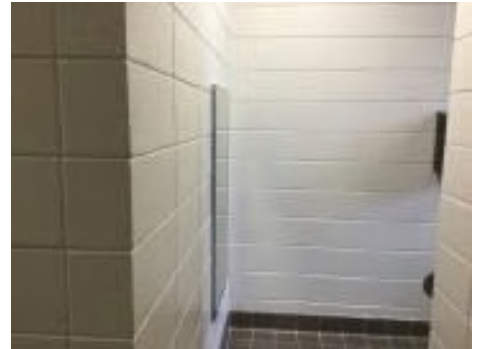
Campus Assessment Report - 1950 Main

System: C1030 - Fittings



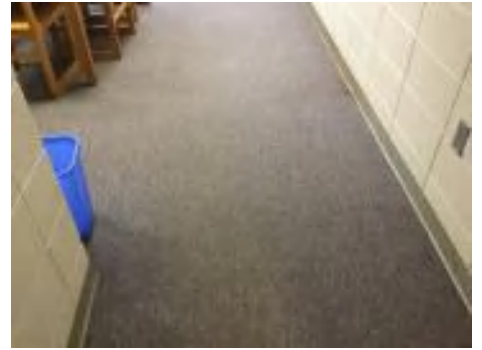
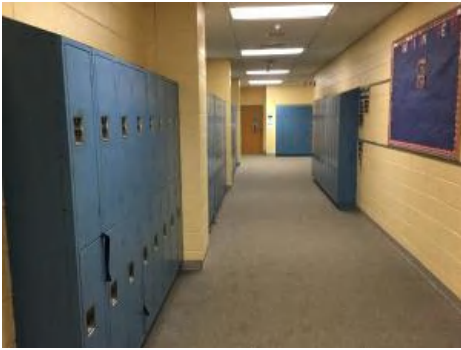
Note:

System: C3010 - Wall Finishes



Note:

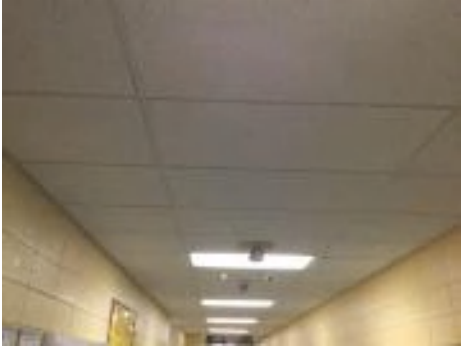
System: C3020 - Floor Finishes



Note:

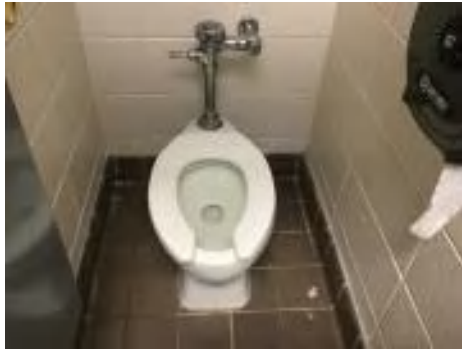
Campus Assessment Report - 1950 Main

System: C3030 - Ceiling Finishes



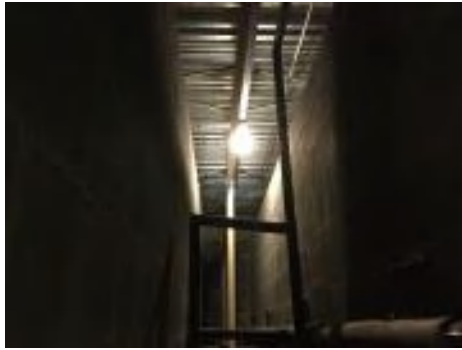
Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

Campus Assessment Report - 1950 Main

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note:

System: D3040 - Distribution Systems



Note:

Campus Assessment Report - 1950 Main

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

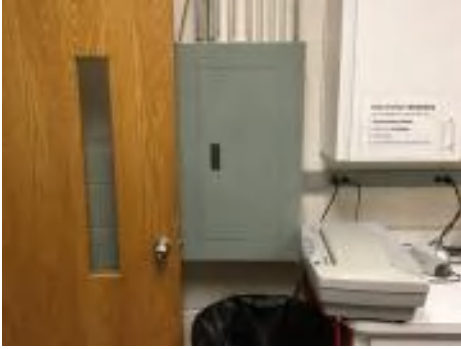
System: D5010 - Electrical Service/Distribution



Note:

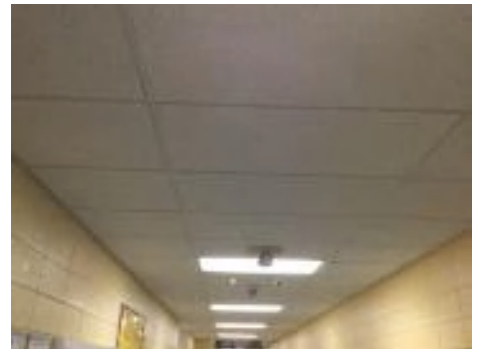
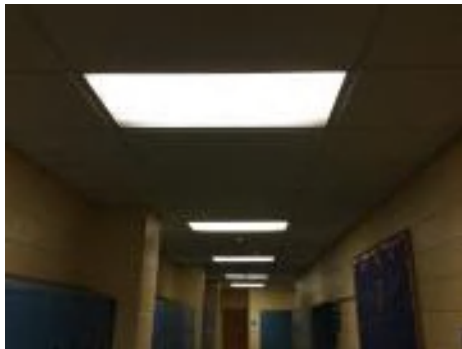
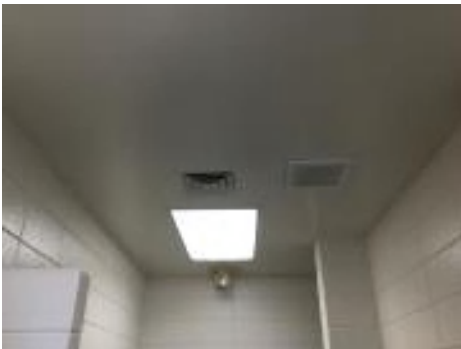
Campus Assessment Report - 1950 Main

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

Campus Assessment Report - 1950 Main

System: D5030910 - Fire Alarm Systems



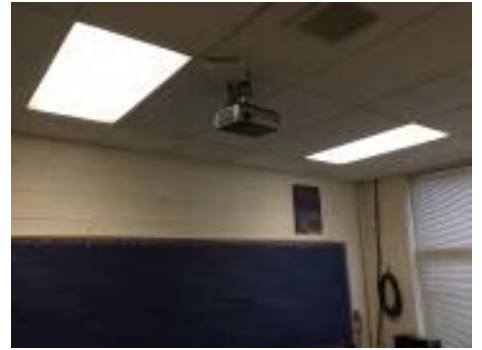
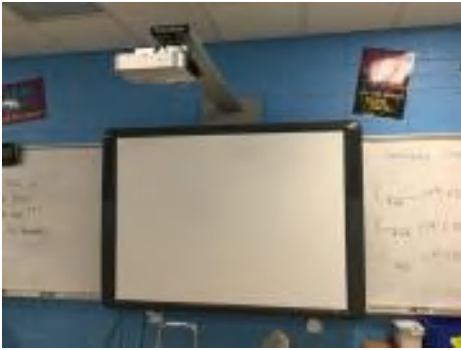
Note:

System: D5030920 - Data Communication



Note:

System: E1020 - Institutional Equipment



Note:

Campus Assessment Report - 1950 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:	\$163,295	\$0	\$0	\$2,237,260	\$1,615,266	\$0	\$0	\$0	\$0	\$543,100	\$1,109,704	\$5,668,625
* 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	\$408,966	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$408,966
B2030 - Exterior Doors	\$0	\$0	\$0	\$39,653	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,653
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010120 - Single Ply Membrane	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$95,632	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$95,632
C1030 - Fittings	\$0	\$0	\$0	\$0	\$524,942	\$0	\$0	\$0	\$0	\$0	\$0	\$524,942
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

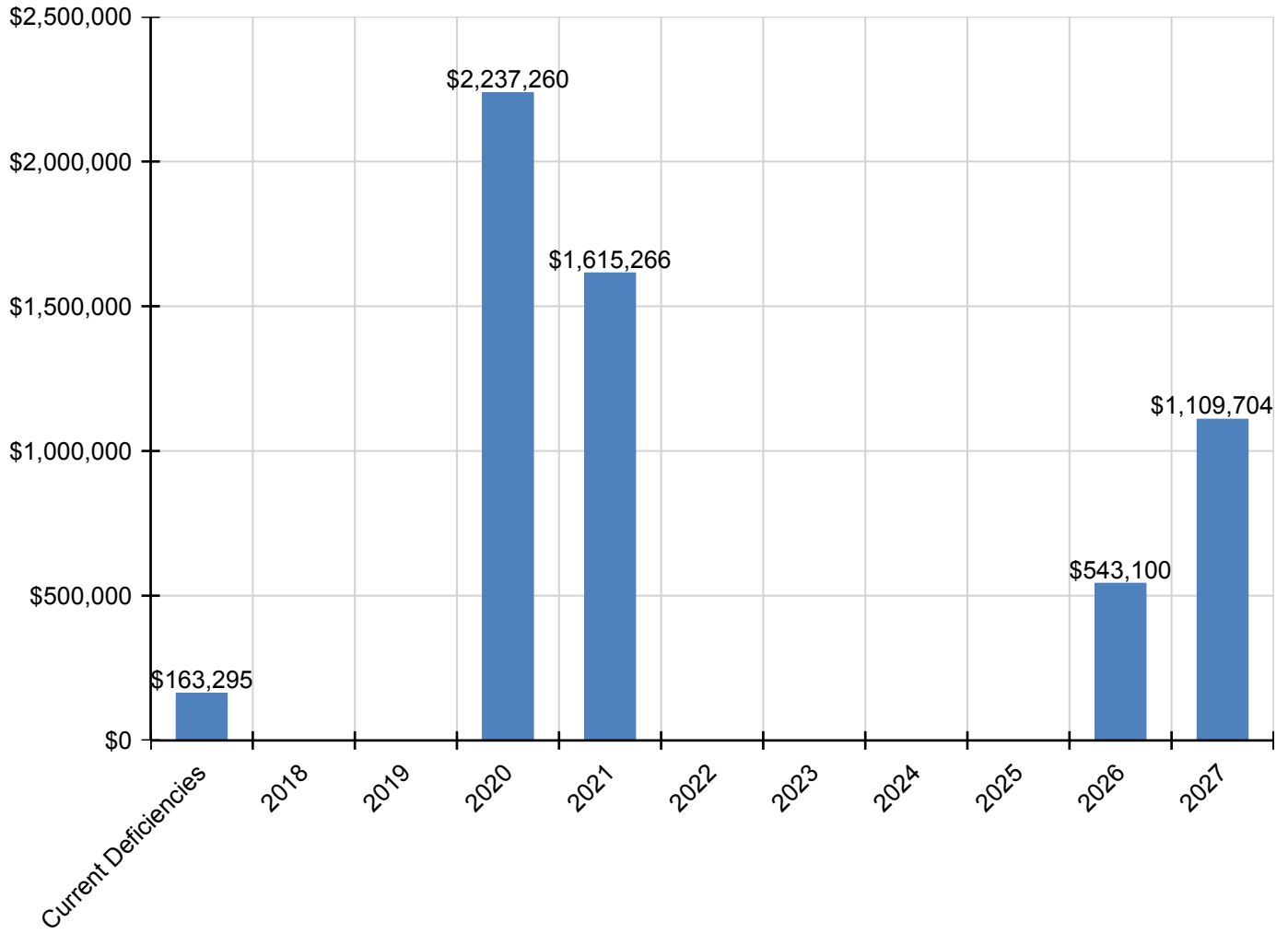
Campus Assessment Report - 1950 Main

C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$130,231	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$130,231
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$416,830	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$416,830
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$455,269	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$455,269
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	\$374,756	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$374,756
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$40,041	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,041
D2030 - Sanitary Waste	\$0	\$0	\$0	\$62,977	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62,977
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$22,936	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,936
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$426,460	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$426,460
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,109,704	\$0	\$1,109,704
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	\$139,459	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$139,459
D4020 - Standpipes	\$23,836	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,836
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	\$190,876	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$190,876
D5020 - Lighting	\$0	\$0	\$0	\$444,731	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$444,731
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	\$105,371	\$0	\$105,371
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$190,781	\$0	\$190,781
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$246,948	\$0	\$246,948
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$218,225	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$218,225

* Indicates non-renewable system

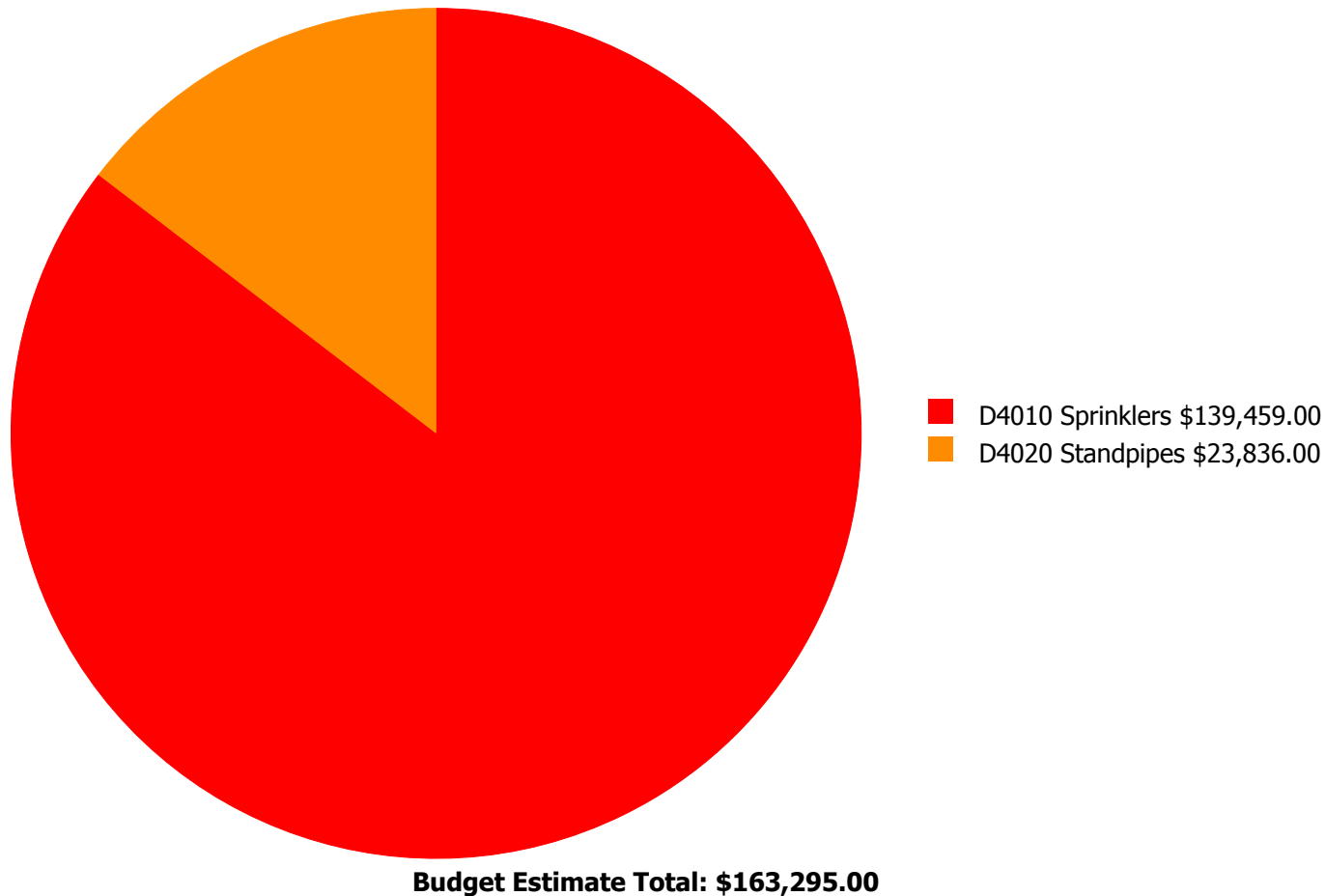
Forecasted Capital Renewal Requirement

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



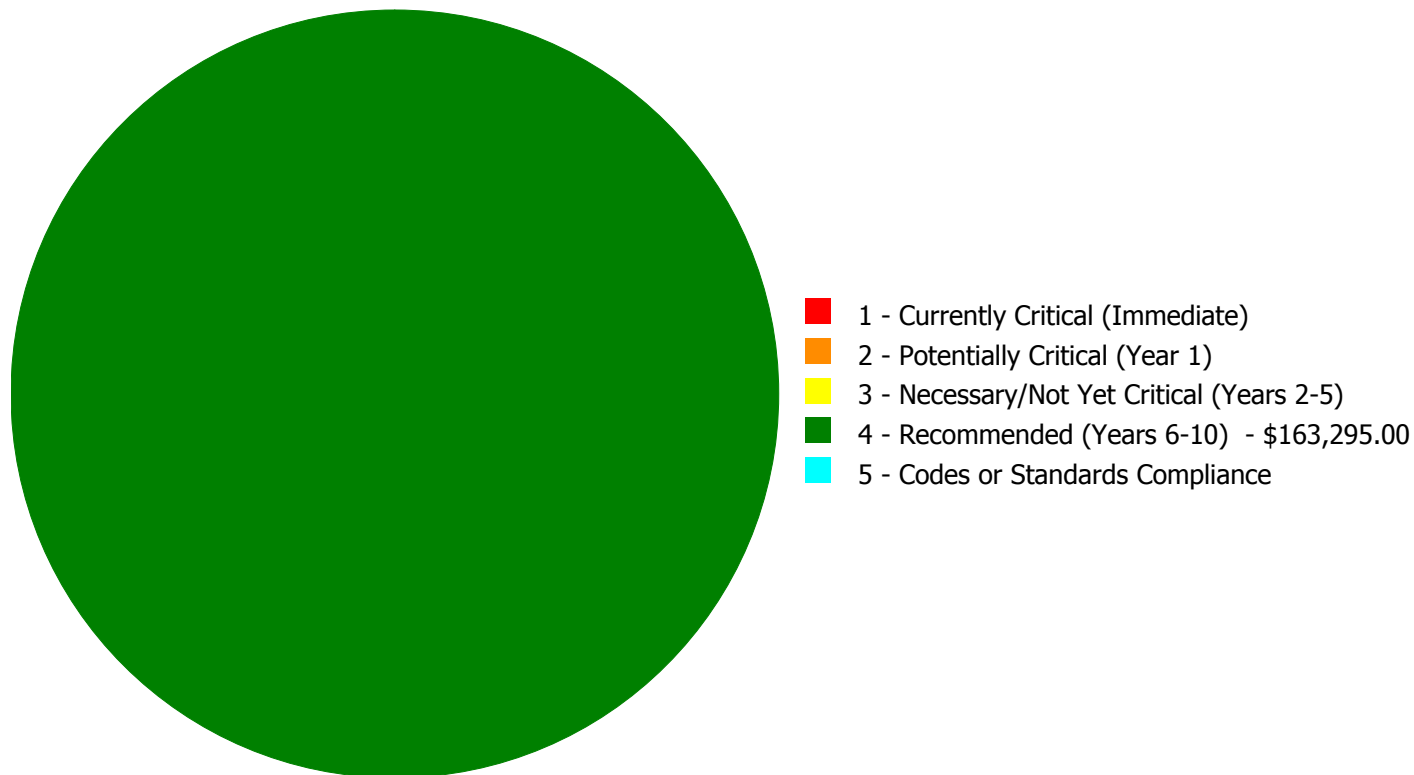
Deficiency Summary by System

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: \$163,295.00

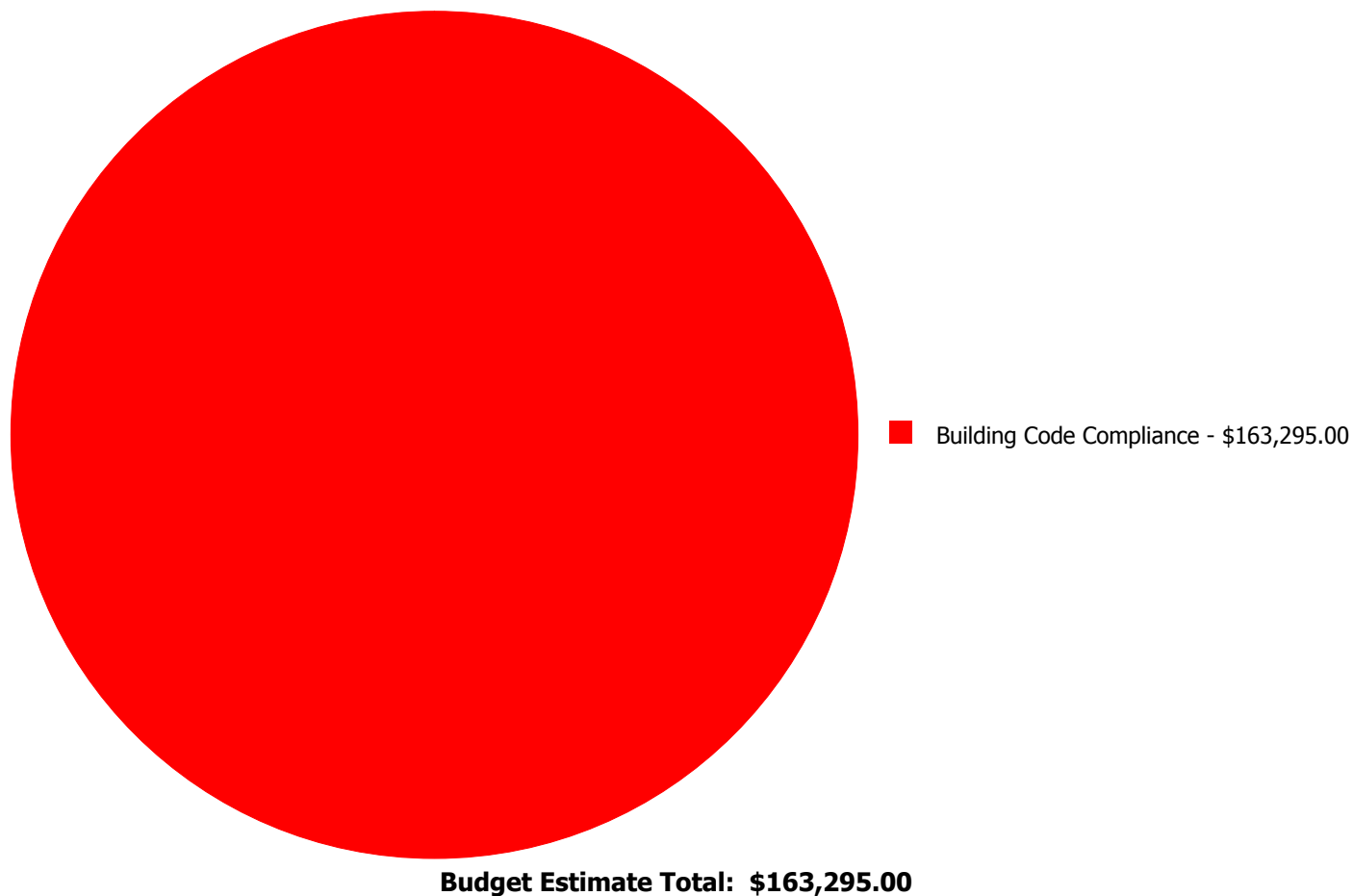
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$139,459.00	\$0.00	\$139,459.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$23,836.00	\$0.00	\$23,836.00
	Total:	\$0.00	\$0.00	\$0.00	\$163,295.00	\$0.00	\$163,295.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 32,342.00
Unit of Measure: S.F.
Estimate: \$139,459.00
Assessor Name: Eduardo Lopez
Date Created: 02/14/2017

Notes: There is no sprinkler system in the building.

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: 32,342.00
Unit of Measure: S.F.
Estimate: \$23,836.00
Assessor Name: Eduardo Lopez
Date Created: 02/14/2017

Notes: There is no sprinkler system in the building.

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):	14,400
Year Built:	1957
Last Renovation:	
Replacement Value:	\$2,813,328
Repair Cost:	\$254,074.00
Total FCI:	9.03 %
Total RSLI:	24.94 %
FCA Score:	90.97



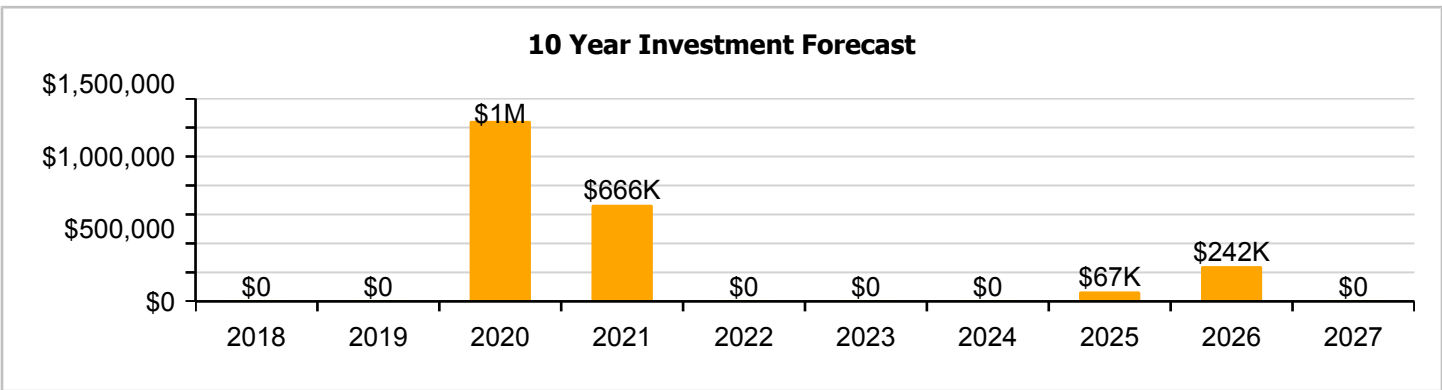
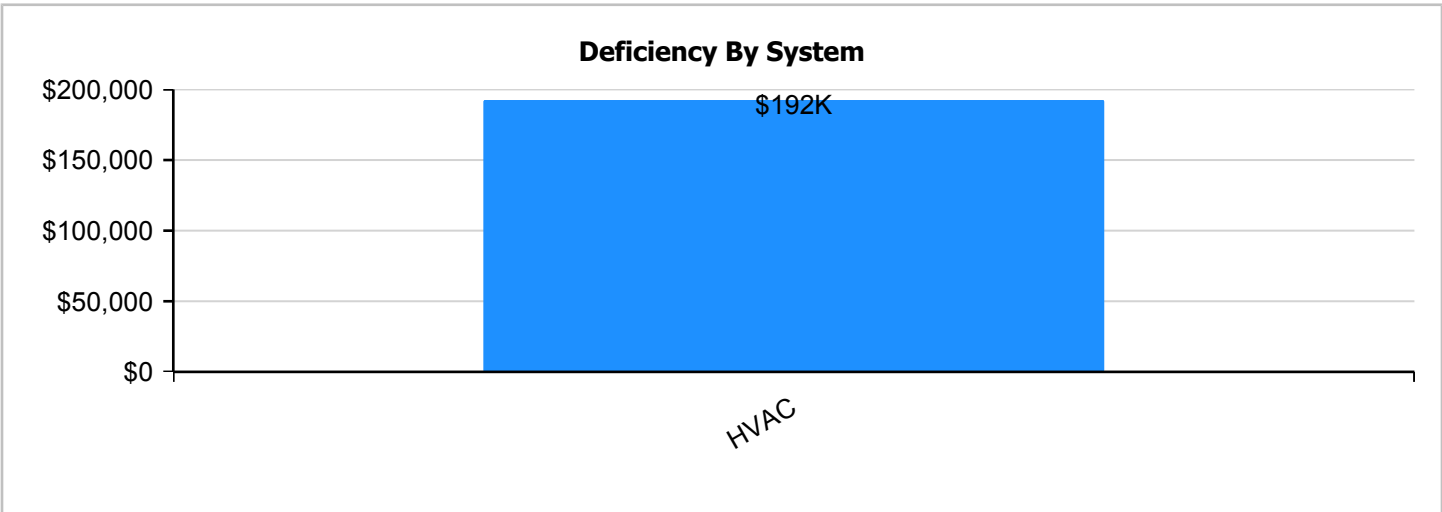
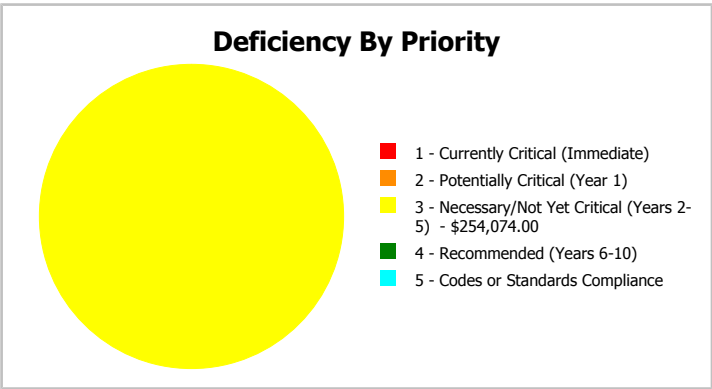
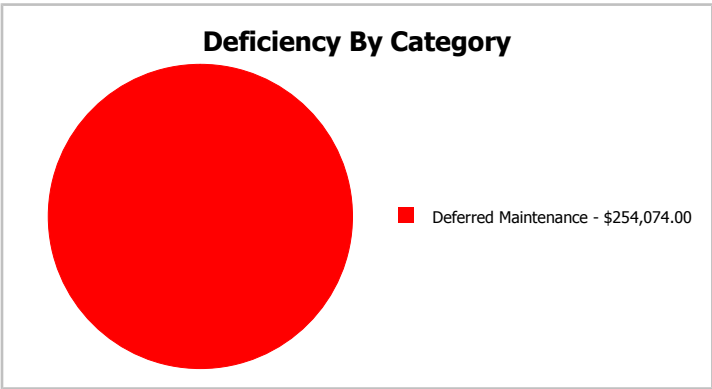
Description:

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:	14,400
Year Built:	1957	Last Renovation:	
Repair Cost:	\$254,074	Replacement Value:	\$2,813,328
FCI:	9.03 %	RSLI%:	24.94 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	40.00 %	0.00 %	\$0.00
A20 - Basement Construction	40.00 %	0.00 %	\$0.00
B10 - Superstructure	40.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	23.16 %	0.00 %	\$0.00
B30 - Roofing	60.00 %	0.00 %	\$0.00
C10 - Interior Construction	28.18 %	0.00 %	\$0.00
C30 - Interior Finishes	26.19 %	0.00 %	\$0.00
D20 - Plumbing	10.24 %	0.00 %	\$0.00
D30 - HVAC	5.90 %	56.92 %	\$254,074.00
D40 - Fire Protection	10.00 %	0.00 %	\$0.00
D50 - Electrical	30.95 %	0.00 %	\$0.00
E10 - Equipment	20.00 %	0.00 %	\$0.00
E20 - Furnishings	20.00 %	0.00 %	\$0.00
Totals:	24.94 %	9.03 %	\$254,074.00

Photo Album

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

1). North Elevation - Feb 09, 2017



2). Northwest Elevation - Feb 09, 2017



3). East Elevation - Feb 09, 2017



4). Southwest Elevation - Feb 09, 2017



Condition Detail

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

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

System Listing

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

Campus Assessment Report - 1957 Gym

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.	14,400	100	1957	2057		40.00 %	0.00 %	40			\$21,888
A1030	Slab on Grade	\$4.40	S.F.	14,400	100	1957	2057		40.00 %	0.00 %	40			\$63,360
A2010	Basement Excavation	\$1.00	S.F.	14,400	100	1957	2057		40.00 %	0.00 %	40			\$14,400
A2020	Basement Walls	\$6.22	S.F.	14,400	100	1957	2057		40.00 %	0.00 %	40			\$89,568
B1010	Floor Construction	\$12.43	S.F.	14,400	100	1957	2057		40.00 %	0.00 %	40			\$178,992
B1020	Roof Construction	\$8.18	S.F.	14,400	100	1957	2057		40.00 %	0.00 %	40			\$117,792
B2010	Exterior Walls	\$9.02	S.F.	14,400	100	1957	2057		40.00 %	0.00 %	40			\$129,888
B2020	Exterior Windows	\$10.52	S.F.	14,400	30	1990	2020		10.00 %	0.00 %	3			\$151,488
B2030	Exterior Doors	\$1.02	S.F.	14,400	30	1990	2020		10.00 %	0.00 %	3			\$14,688
B3010140	Built up Roofing	\$4.32	S.F.	5,175	20	2009	2029		60.00 %	0.00 %	12			\$22,356
B3010140	EPDM Roofing	\$4.32	S.F.	9,225	20	2009	2029		60.00 %	0.00 %	12			\$39,852
C1010	Partitions	\$6.07	S.F.	14,400	75	1990	2065		64.00 %	0.00 %	48			\$87,408
C1020	Interior Doors	\$2.46	S.F.	14,400	30	1990	2020		10.00 %	0.00 %	3			\$35,424
C1030	Fittings	\$13.11	S.F.	14,400	20	2000	2020		15.00 %	0.00 %	3			\$188,784
C3010	Wall Finishes	\$3.35	S.F.	14,400	10	2015	2025		80.00 %	0.00 %	8			\$48,240
C3020	Floor Finishes	\$10.41	S.F.	14,400	20	1990	2010	2021	20.00 %	0.00 %	4			\$149,904
C3030	Ceiling Finishes	\$11.37	S.F.	14,400	25	1990	2015	2021	16.00 %	0.00 %	4			\$163,728
D2010	Plumbing Fixtures	\$9.64	S.F.	14,400	30	1990	2020		10.00 %	0.00 %	3			\$138,816
D2020	Domestic Water Distribution	\$1.03	S.F.	14,400	30	1990	2020		10.00 %	0.00 %	3			\$14,832
D2030	Sanitary Waste	\$1.62	S.F.	14,400	30	1990	2020		10.00 %	0.00 %	3			\$23,328
D2090	Other Plumbing Systems - No 2 Oil	\$0.13	S.F.	14,400	40	1990	2030		32.50 %	0.00 %	13			\$1,872
D3020	Heat Generating Systems	\$8.92	S.F.	14,400	30	1990	2020		10.00 %	0.00 %	3			\$128,448
D3040	Distribution Systems	\$2.71	S.F.	14,400	30	1990	2020		10.00 %	0.00 %	3			\$39,024
D3050	Terminal & Package Units	\$16.04	S.F.	14,400	15	1990	2005		0.00 %	110.00 %	-12		\$254,074.00	\$230,976
D3060	Controls & Instrumentation	\$3.33	S.F.	14,400	20	1990	2010	2021	20.00 %	0.00 %	4			\$47,952
D4010	Sprinklers	\$3.92	S.F.	14,400	30	1990	2020		10.00 %	0.00 %	3			\$56,448
D4020	Standpipes	\$0.67	S.F.	14,400	30	1990	2020		10.00 %	0.00 %	3			\$9,648
D5010	Electrical Service/Distribution	\$1.64	S.F.	14,400	40	1990	2030		32.50 %	0.00 %	13			\$23,616
D5020	Branch Wiring	\$4.91	S.F.	14,400	30	1990	2020		10.00 %	0.00 %	3			\$70,704
D5020	Lighting	\$11.44	S.F.	14,400	30	1990	2020		10.00 %	0.00 %	3			\$164,736
D5030810	Security & Detection Systems	\$2.27	S.F.	14,400	15	2011	2026		60.00 %	0.00 %	9			\$32,688
D5030910	Fire Alarm Systems	\$4.11	S.F.	14,400	15	2011	2026		60.00 %	0.00 %	9			\$59,184
D5030920	Data Communication	\$5.32	S.F.	14,400	15	2011	2026		60.00 %	0.00 %	9			\$76,608
E1090	Other Equipment	\$6.82	S.F.	14,400	20	1990	2010	2021	20.00 %	0.00 %	4			\$98,208
E2010	Fixed Furnishings	\$5.45	S.F.	14,400	20	1990	2010	2021	20.00 %	0.00 %	4			\$78,480
Total									24.94 %	9.03 %			\$254,074.00	\$2,813,328

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



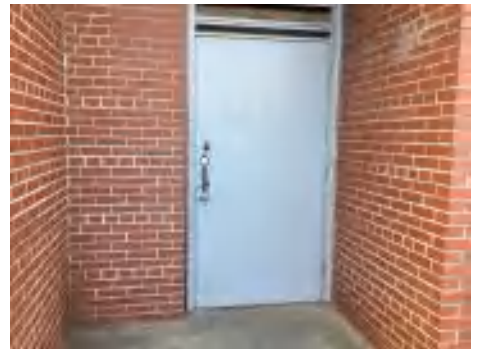
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

Campus Assessment Report - 1957 Gym

System: B3010140 - Built up Roofing



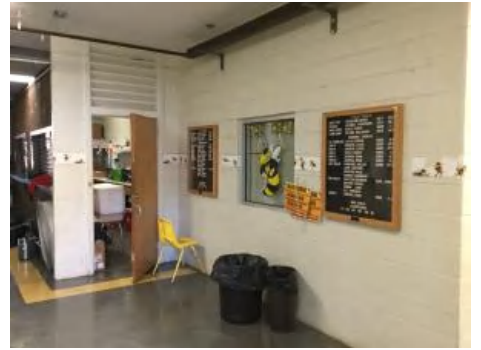
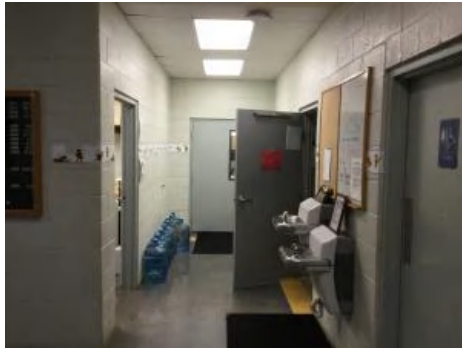
Note:

System: B3010140 - EPDM Roofing



Note:

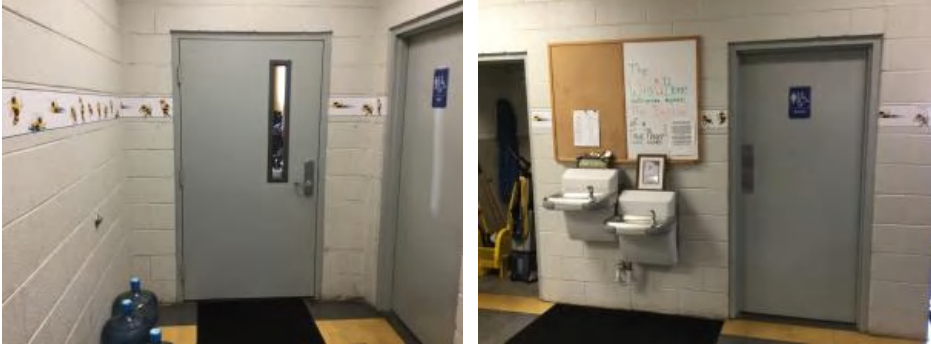
System: C1010 - Partitions



Note:

Campus Assessment Report - 1957 Gym

System: C1020 - Interior Doors



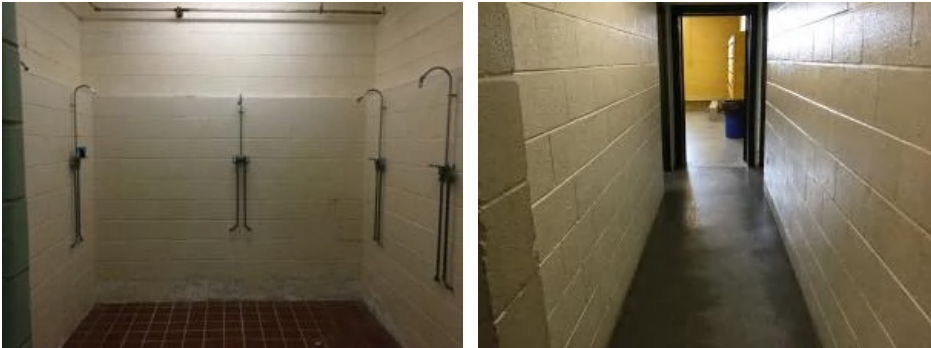
Note:

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes



Note:

Campus Assessment Report - 1957 Gym

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

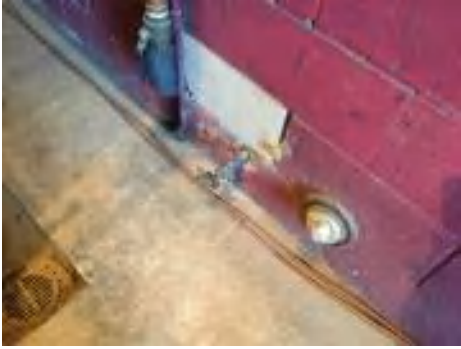
System: D2010 - Plumbing Fixtures



Note:

Campus Assessment Report - 1957 Gym

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D2090 - Other Plumbing Systems - No 2 Oil



Note:

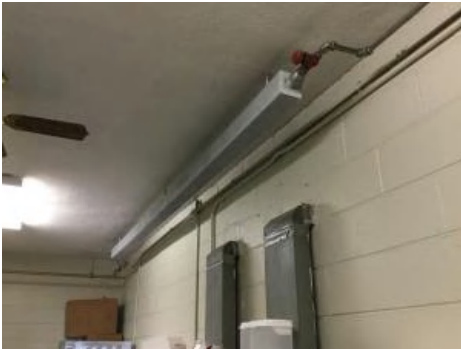
Campus Assessment Report - 1957 Gym

System: D3020 - Heat Generating Systems



Note:

System: D3040 - Distribution Systems



Note:

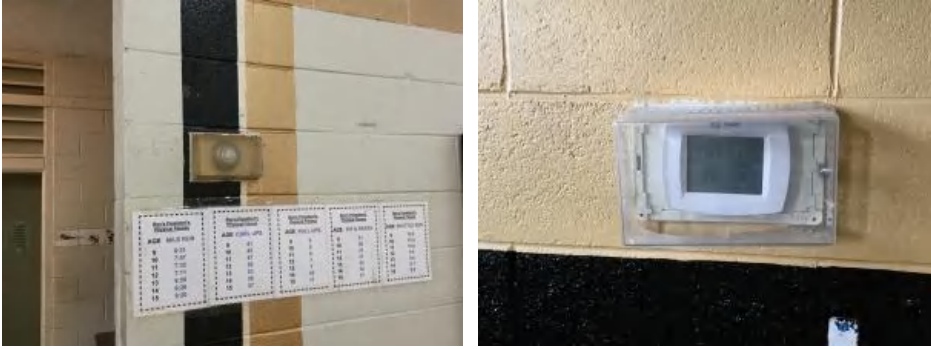
System: D3050 - Terminal & Package Units



Note:

Campus Assessment Report - 1957 Gym

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

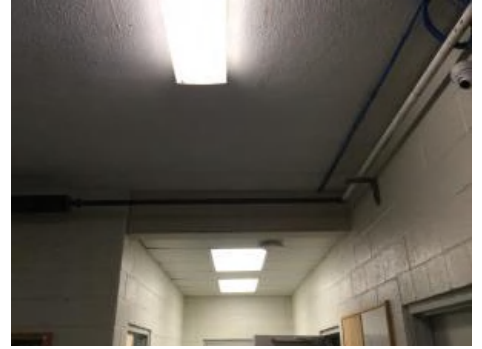
System: D5020 - Branch Wiring



Note:

Campus Assessment Report - 1957 Gym

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems

This system contains no images

Note: Missing

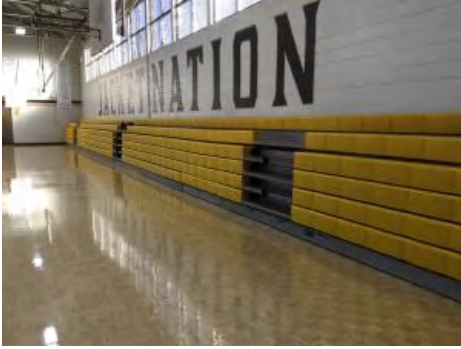
System: D5030920 - Data Communication



Note:

Campus Assessment Report - 1957 Gym

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:	\$254,074	\$0	\$0	\$1,245,714	\$666,413	\$0	\$0	\$0	\$67,220	\$241,811	\$0	\$2,475,232
* 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	\$182,089	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$182,089
B2030 - Exterior Doors	\$0	\$0	\$0	\$17,655	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,655
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 - Built up Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010140 - EPDM Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$42,579	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42,579
C1030 - Fittings	\$0	\$0	\$0	\$226,918	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$226,918
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

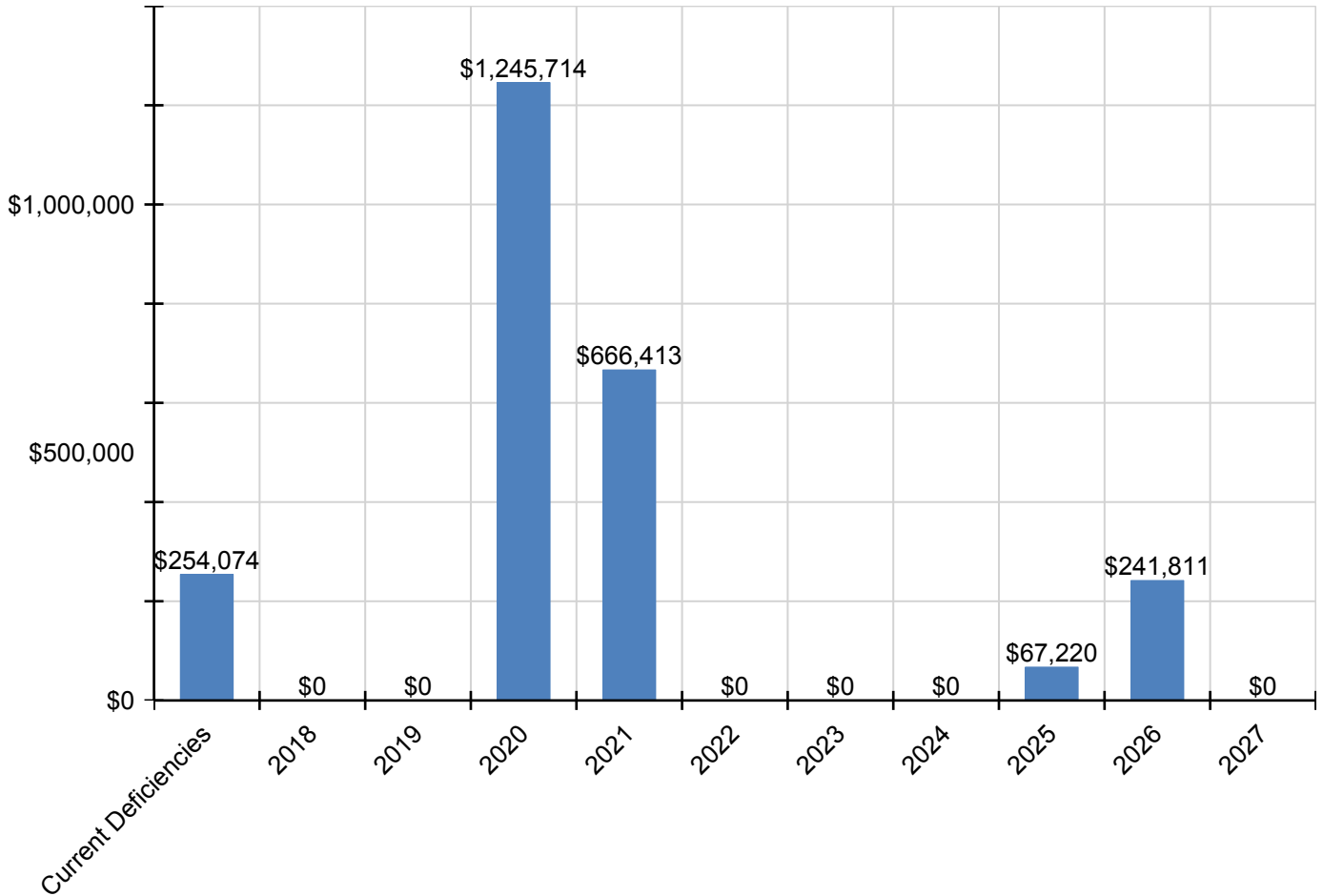
Campus Assessment Report - 1957 Gym

C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$67,220	\$0	\$0	\$67,220
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$185,590	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$185,590
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$202,705	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$202,705
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	\$166,857	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$166,857
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$17,828	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,828
D2030 - Sanitary Waste	\$0	\$0	\$0	\$28,040	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,040
D2090 - Other Plumbing Systems - No 2 Oil	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$154,395	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$154,395
D3040 - Distribution Systems	\$0	\$0	\$0	\$46,906	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,906
D3050 - Terminal & Package Units	\$254,074	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$254,074
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$59,367	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59,367
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$0	\$0	\$0	\$67,851	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$67,851
D4020 - Standpipes	\$0	\$0	\$0	\$11,597	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,597
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	\$84,986	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$84,986
D5020 - Lighting	\$0	\$0	\$0	\$198,013	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$198,013
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	\$46,916	\$0	\$46,916
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$84,943	\$0	\$84,943
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$109,952	\$0	\$109,952
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1090 - Other Equipment	\$0	\$0	\$0	\$0	\$121,588	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$121,588
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$97,163	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$97,163

* Indicates non-renewable system

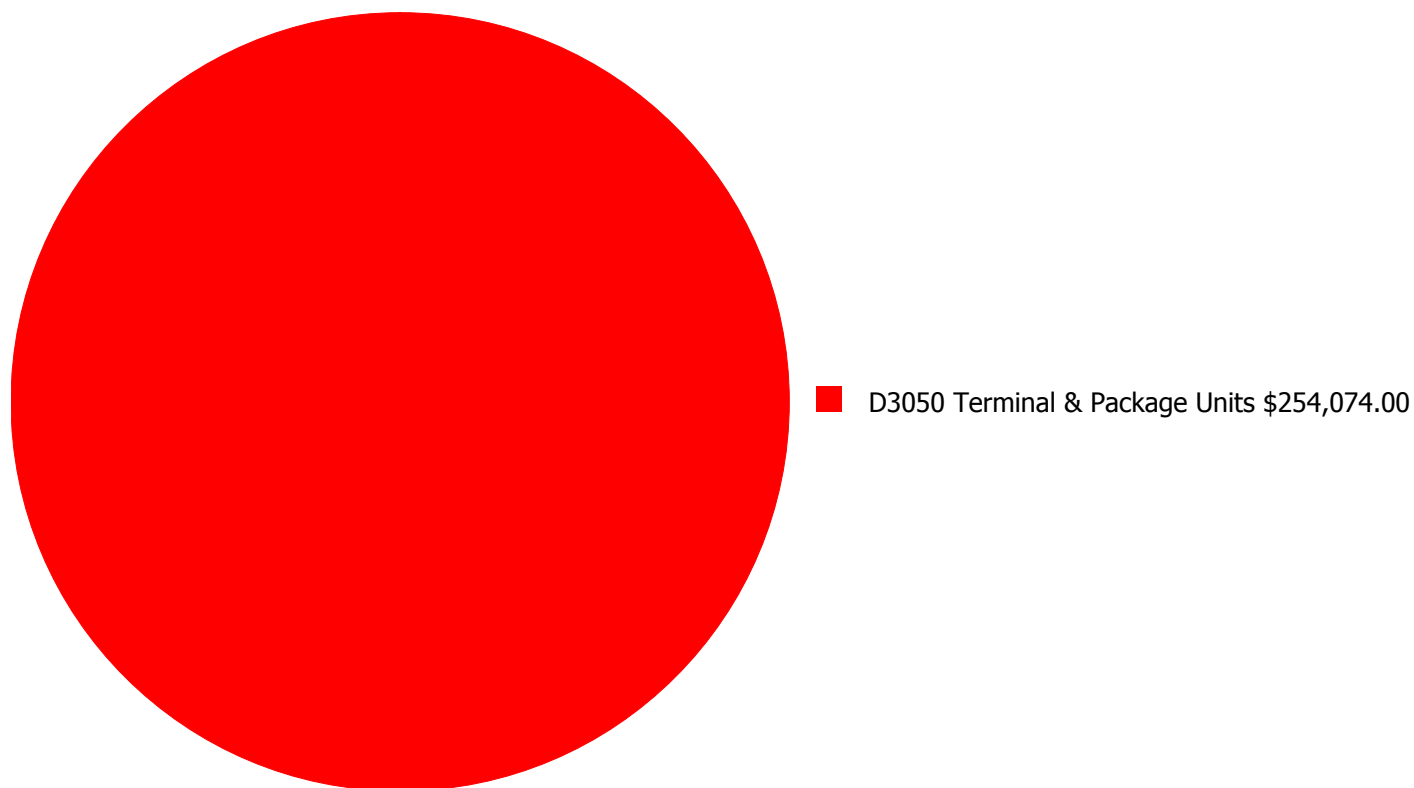
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

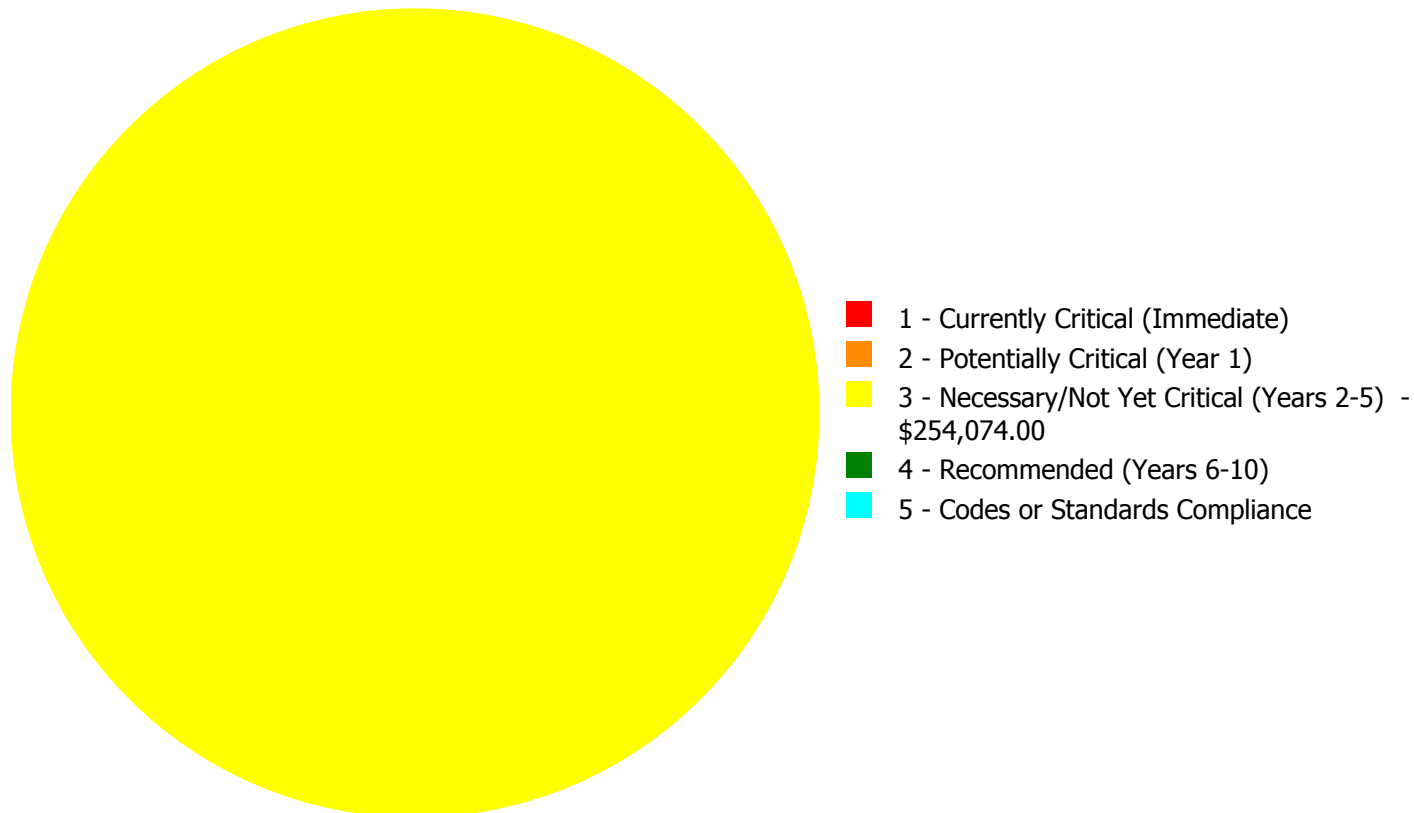
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$254,074.00

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: \$254,074.00

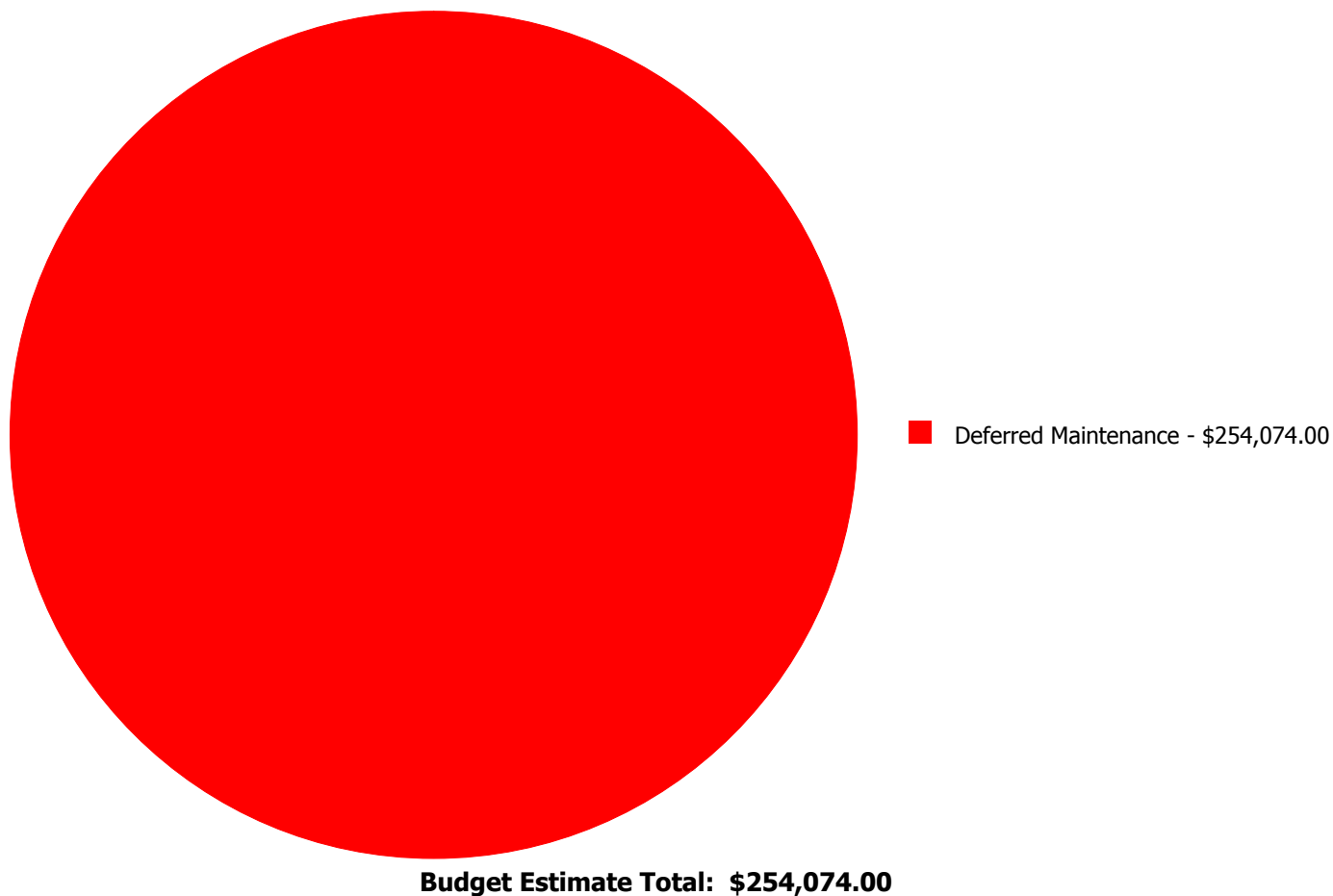
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
D3050	Terminal & Package Units	\$0.00	\$0.00	\$254,074.00	\$0.00	\$0.00	\$254,074.00
	Total:	\$0.00	\$0.00	\$254,074.00	\$0.00	\$0.00	\$254,074.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

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

System: D3050 - Terminal & Package Units



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 14,400.00
Unit of Measure: S.F.
Estimate: \$254,074.00
Assessor Name: Eduardo Lopez
Date Created: 02/09/2017

Notes: The roof mounted DX condensing unit is aged and should be scheduled for replacement.

NC School District/220 Clay County/Elementary School

Hayesville 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 $100 - \text{Total FCI}$ (without the %) where 100 is best and 0 is worst condition.

Gross Area (SF):	66,484
Year Built:	1940
Last Renovation:	
Replacement Value:	\$13,248,017
Repair Cost:	\$2,803,983.00
Total FCI:	21.17 %
Total RSLI:	34.71 %
FCA Score:	78.83



Description:

GENERAL:

Hayesville Elementary School is located at 72 Elementary School Dr. in Hayesville, N.C. The 1 story building and gym, 66,484 square foot building was originally constructed in 1940. In addition to the main building, the campus contains 3 buildings that was constructed in 1986.

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

A. SUBSTRUCTURE

The building rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations. The building has a basement of cast in-place construction.

B. SUPERSTRUCTURE

Floor construction is concrete in the main buildings and wood in buildings 1 and the K. Roof construction is concrete on the original school, steel on the main and wood on building 1 & K. The exterior envelope is composed of walls of brick veneer over CMU and wood. Exterior windows are aluminum frame with fixed panes. Exterior doors are aluminum mostly with glazing. Roofing is typically low slope built-up on the main buildings and sloped asphalt roofs on the remaining buildings. Roof openings include a roof hatch on the main building. Most building entrances appear to comply with ADA requirements.

C. INTERIORS

Interior partitions are typically CMU. Interior doors are generally solid core wood with wood frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, toilet accessories, storage shelving, handrails, fabricated toilet partitions. 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 vinyl composition tile. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically suspended acoustical tile.

CONVEYING:

The building does not include conveying equipment.

D. SERVICES

PLUMBING:

Plumbing fixtures are typically on-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. Other plumbing systems is supplied by underground fuel tank.

HVAC:

Heating is provided by gas fired boilers. Cooling is supplied by pad and/or pad mounted package units. The heating/cooling distribution system is a ductwork system. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are not centrally controlled by an energy management system. This building does not have a remote Building Automation System.

FIRE PROTECTION:

Campus Assessment Report - Hayesville Elementary

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

ELECTRICAL:

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

COMMUNICATIONS AND SECURITY:

The fire alarm system consists of audible/visual strobe annunciators in all common spaces. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system separate from the telephone system.

OTHER ELECTRICAL SYSTEMS:

This building does not have a separately derived emergency power system. There is no emergency generator.

E. EQUIPMENT & FURNISHINGS:

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

G. SITE

The site elements are combined with the high school site.

Attributes:

General Attributes:

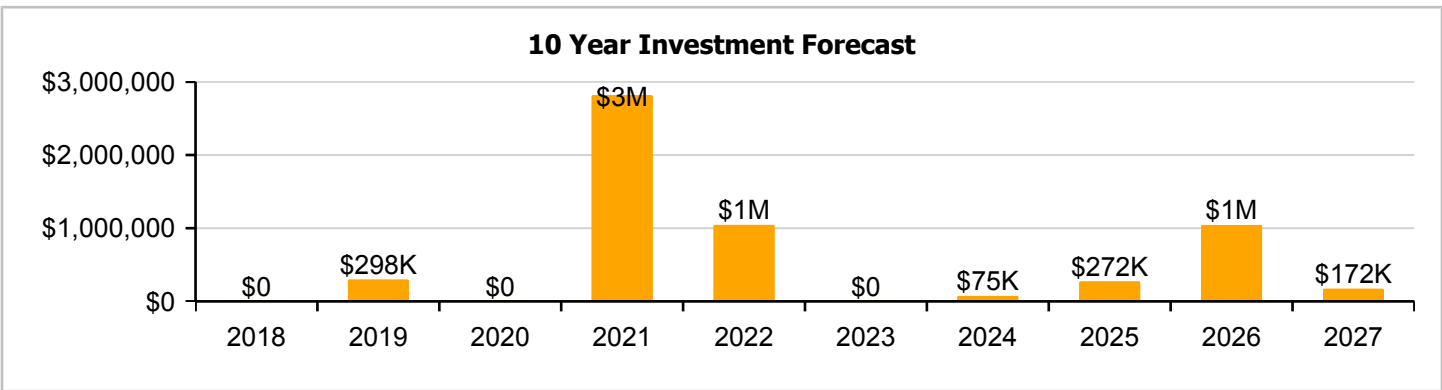
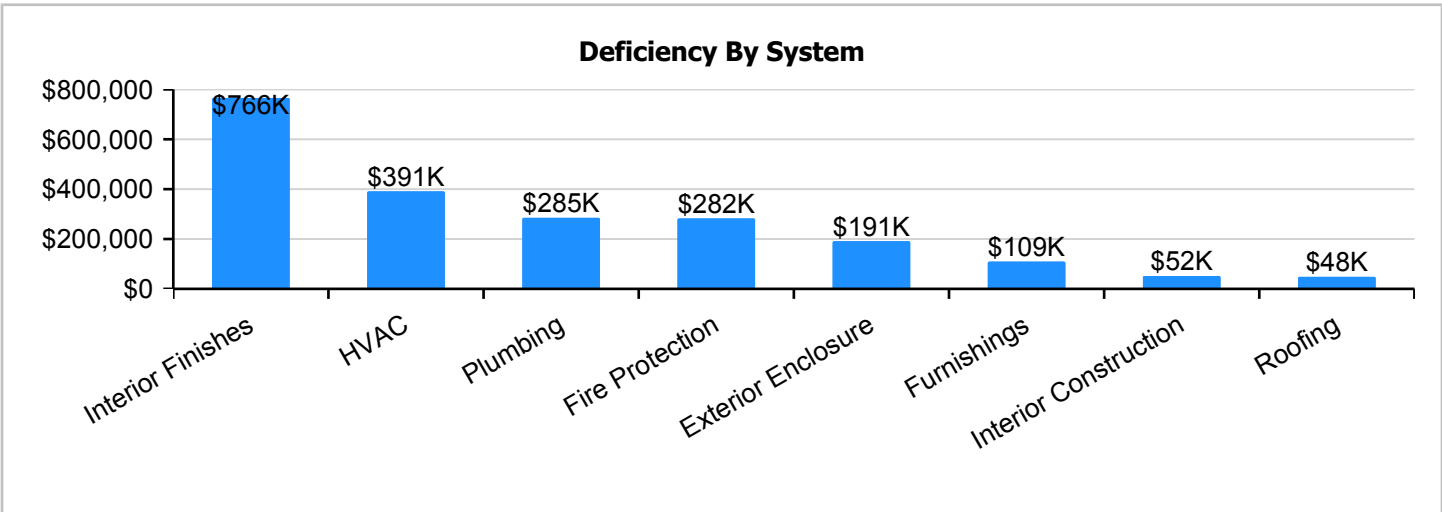
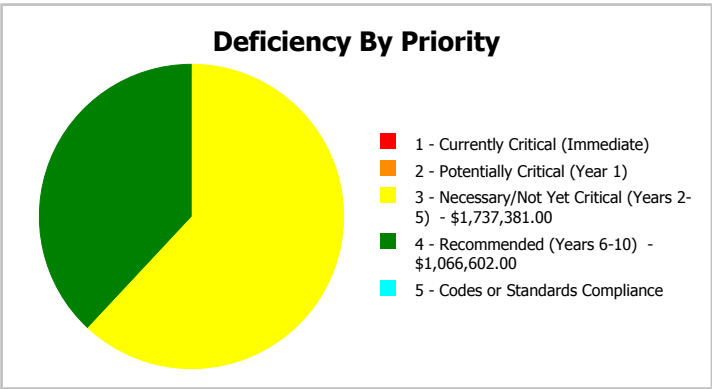
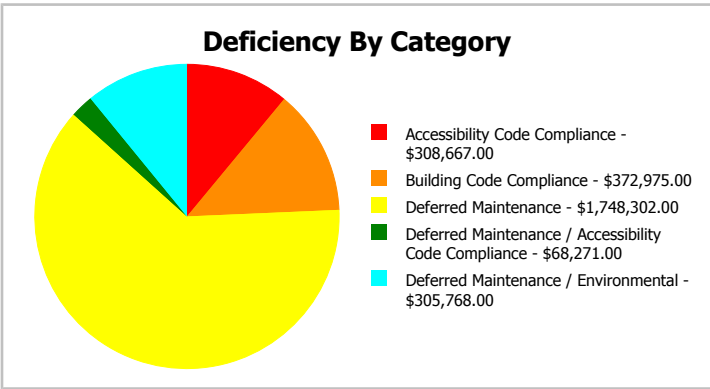
Condition Assessor:	Terence Davis	Assessment Date:	1/18/2017
Suitability Assessor:			

School Information:

HS Attendance Area:	Clay - Hayesville ES	LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:	Active	Status:	Active
School Grades:	K-5	Site Acreage:	

Campus Dashboard Summary

Gross Area:	66,484	Last Renovation:	
Year Built:	1940	Replacement Value:	\$13,248,017
Repair Cost:	\$2,803,983	RSLI%:	34.71 %
FCI:	21.17 %		



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.

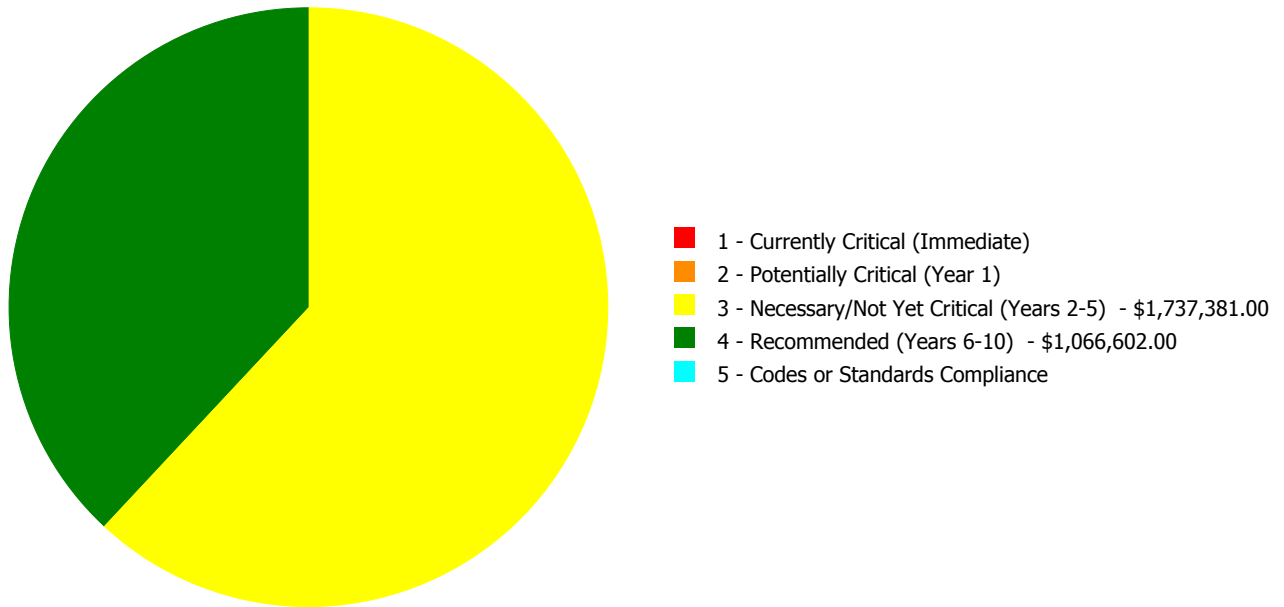
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	45.22 %	0.00 %	\$0.00
A20 - Basement Construction	45.22 %	0.00 %	\$0.00
B10 - Superstructure	45.22 %	0.00 %	\$0.00
B20 - Exterior Enclosure	29.91 %	18.74 %	\$252,259.00
B30 - Roofing	68.79 %	14.05 %	\$63,653.00
C10 - Interior Construction	39.25 %	4.36 %	\$68,271.00
C20 - Stairs	13.33 %	0.00 %	\$0.00
C30 - Interior Finishes	16.75 %	59.30 %	\$1,010,427.00
D20 - Plumbing	16.33 %	36.68 %	\$376,147.00
D30 - HVAC	17.73 %	35.47 %	\$516,156.00
D40 - Fire Protection	0.00 %	110.00 %	\$372,975.00
D50 - Electrical	57.69 %	0.00 %	\$0.00
E10 - Equipment	33.76 %	0.00 %	\$0.00
E20 - Furnishings	16.20 %	43.19 %	\$144,095.00
Totals:	34.71 %	21.17 %	\$2,803,983.00

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
1940 Building	23,963	37.42	\$0.00	\$0.00	\$1,452,926.00	\$338,718.00	\$0.00
1940 Gym	10,413	10.78	\$0.00	\$0.00	\$156,351.00	\$58,416.00	\$0.00
1986 Building 1	5,051	12.41	\$0.00	\$0.00	\$96,309.00	\$28,336.00	\$0.00
1986 Building 2,3,4 Main	22,016	12.27	\$0.00	\$0.00	\$0.00	\$548,529.00	\$0.00
1986 Building K	5,041	12.53	\$0.00	\$0.00	\$31,795.00	\$92,603.00	\$0.00
Total:		21.17	\$0.00	\$0.00	\$1,737,381.00	\$1,066,602.00	\$0.00

Deficiencies By Priority



Budget Estimate Total: \$2,803,983.00

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	23,963
Year Built:	1940
Last Renovation:	2002
Replacement Value:	\$4,788,528
Repair Cost:	\$1,791,644.00
Total FCI:	37.42 %
Total RSLI:	25.91 %
FCA Score:	62.58



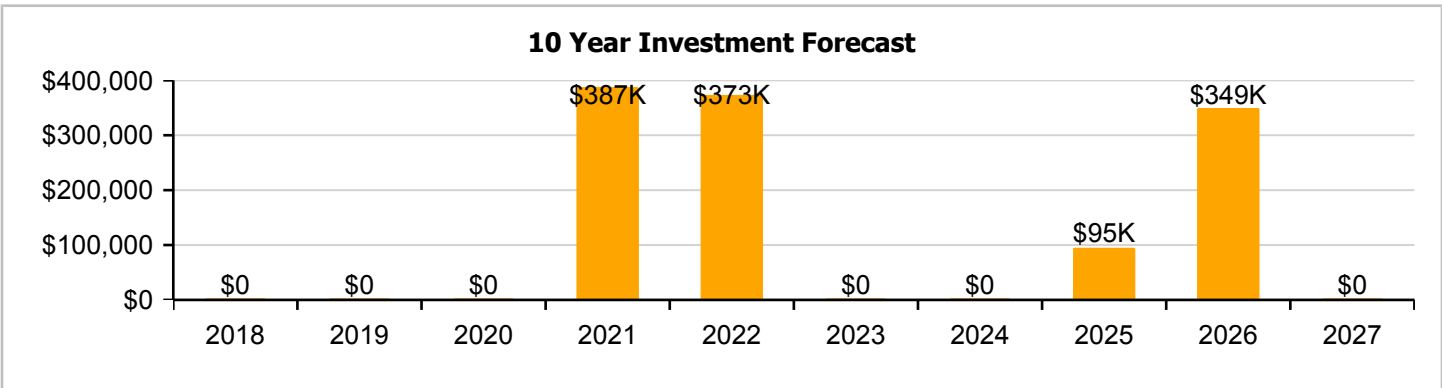
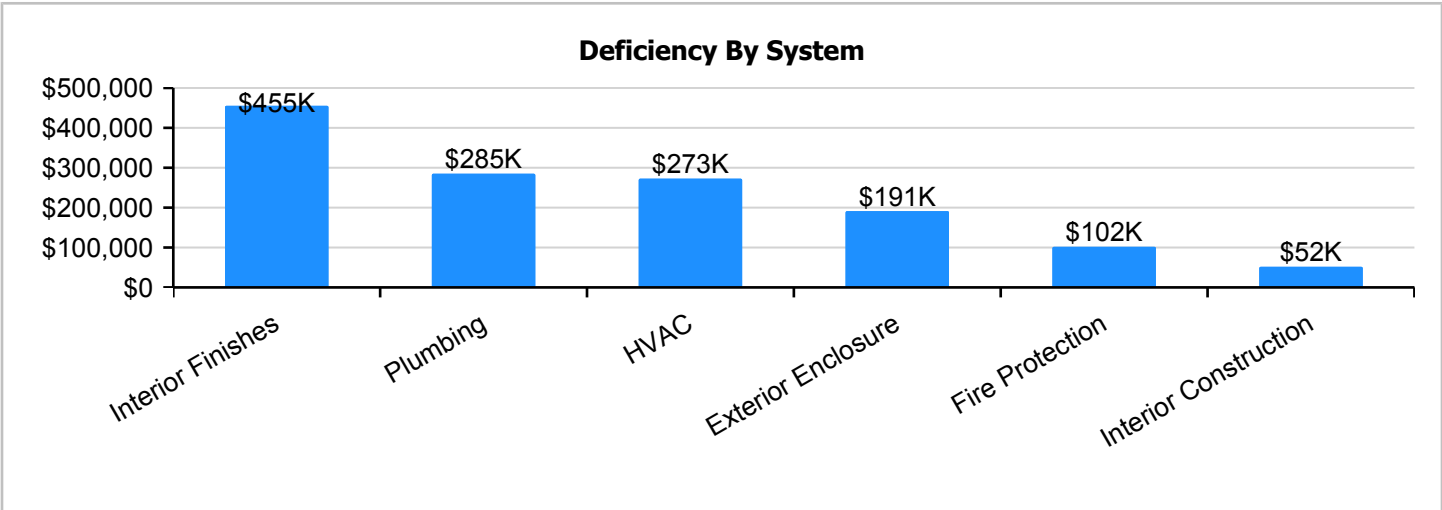
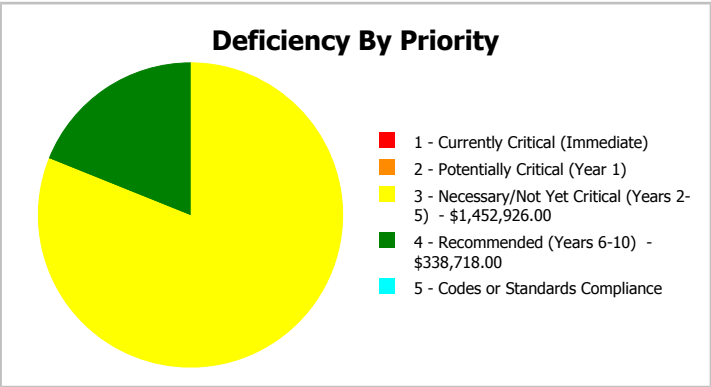
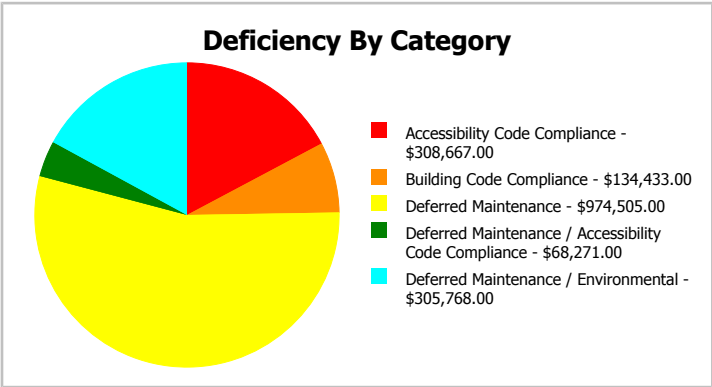
Description:

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:	23,963
Year Built:	1940	Last Renovation:	2002
Repair Cost:	\$1,791,644	Replacement Value:	\$4,788,528
FCI:	37.42 %	RSLI%:	25.91 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	23.00 %	0.00 %	\$0.00
A20 - Basement Construction	23.00 %	0.00 %	\$0.00
B10 - Superstructure	23.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	13.56 %	51.99 %	\$252,259.00
B30 - Roofing	90.00 %	0.00 %	\$0.00
C10 - Interior Construction	38.00 %	12.10 %	\$68,271.00
C30 - Interior Finishes	8.86 %	97.81 %	\$600,729.00
D20 - Plumbing	1.86 %	97.01 %	\$376,147.00
D30 - HVAC	16.56 %	68.59 %	\$359,805.00
D40 - Fire Protection	0.00 %	110.00 %	\$134,433.00
D50 - Electrical	56.90 %	0.00 %	\$0.00
E10 - Equipment	25.00 %	0.00 %	\$0.00
E20 - Furnishings	20.00 %	0.00 %	\$0.00
Totals:	25.91 %	37.42 %	\$1,791,644.00

Photo Album

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

1). South Elevation - Jan 23, 2017



2). West Elevation - Jan 23, 2017



3). North Elevation - Jan 23, 2017



4). East Elevation - Jan 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 - 1940 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.	23,963	100	1940	2040		23.00 %	0.00 %	23			\$116,939
A1030	Slab on Grade	\$8.61	S.F.	23,963	100	1940	2040		23.00 %	0.00 %	23			\$206,321
A2010	Basement Excavation	\$1.95	S.F.	23,963	100	1940	2040		23.00 %	0.00 %	23			\$46,728
A2020	Basement Walls	\$13.35	S.F.	23,963	100	1940	2040		23.00 %	0.00 %	23			\$319,906
B1010	Floor Construction	\$1.66	S.F.	23,963	100	1940	2040		23.00 %	0.00 %	23			\$39,779
B1020	Roof Construction	\$16.08	S.F.	23,963	100	1940	2040		23.00 %	0.00 %	23			\$385,325
B2010	Exterior Walls	\$9.61	S.F.	23,963	100	1940	2040		23.00 %	0.00 %	23			\$230,284
B2020	Exterior Windows	\$9.57	S.F.	23,963	30	1986	2016		0.00 %	110.00 %	-1		\$252,259.00	\$229,326
B2030	Exterior Doors	\$1.07	S.F.	23,963	30	2002	2032		50.00 %	0.00 %	15			\$25,640
B3010120	Single Ply Membrane	\$6.98	S.F.	23,963	20	2015	2035		90.00 %	0.00 %	18			\$167,262
C1010	Partitions	\$11.01	S.F.	23,963	75	1986	2061		58.67 %	0.00 %	44			\$263,833
C1020	Interior Doors	\$2.59	S.F.	23,963	30	1986	2016		0.00 %	110.00 %	-1		\$68,271.00	\$62,064
C1030	Fittings	\$9.94	S.F.	23,963	20	2002	2022		25.00 %	0.00 %	5			\$238,192
C3010	Wall Finishes	\$2.84	S.F.	23,963	10	2015	2025		80.00 %	0.00 %	8			\$68,055
C3020	Floor Finishes	\$11.60	S.F.	23,963	20	1986	2006		0.00 %	110.00 %	-11		\$305,768.00	\$277,971
C3030	Ceiling Finishes	\$11.19	S.F.	23,963	25	1986	2011		0.00 %	110.00 %	-6		\$294,961.00	\$268,146
D2010	Plumbing Fixtures	\$11.71	S.F.	23,963	30	1986	2016		0.00 %	110.00 %	-1		\$308,667.00	\$280,607
D2020	Domestic Water Distribution	\$0.99	S.F.	23,963	30	1986	2016		0.00 %	110.00 %	-1		\$26,096.00	\$23,723
D2030	Sanitary Waste	\$1.57	S.F.	23,963	30	1940	1970		0.00 %	110.00 %	-47		\$41,384.00	\$37,622
D2040	Rain Water Drainage	\$1.41	S.F.	23,963	30	1986	2016	2021	13.33 %	0.00 %	4			\$33,788
D2090	Other Plumbing Systems - No 2 Oil	\$0.50	S.F.	23,963	40	1986	2026		22.50 %	0.00 %	9			\$11,982
D3020	Heat Generating Systems	\$5.19	S.F.	23,963	30	1986	2016		0.00 %	110.00 %	-1		\$136,805.00	\$124,368
D3040	Distribution Systems	\$6.26	S.F.	23,963	30	2002	2032		50.00 %	0.00 %	15			\$150,008
D3050	Terminal & Package Units	\$8.46	S.F.	23,963	15	2002	2017		0.00 %	110.00 %	0		\$223,000.00	\$202,727
D3060	Controls & Instrumentation	\$1.98	S.F.	23,963	20	2002	2022		25.00 %	0.00 %	5			\$47,447
D4010	Sprinklers	\$4.41	S.F.	23,963	30			2016	0.00 %	110.00 %	-1		\$116,245.00	\$105,677
D4020	Standpipes	\$0.69	S.F.	23,963	30			2016	0.00 %	110.00 %	-1		\$18,188.00	\$16,534
D5010	Electrical Service/Distribution	\$1.73	S.F.	23,963	40	1986	2026		22.50 %	0.00 %	9			\$41,456
D5020	Branch Wiring	\$5.20	S.F.	23,963	30	1986	2016	2021	13.33 %	0.00 %	4			\$124,608
D5020	Lighting	\$12.12	S.F.	23,963	30	2011	2041		80.00 %	0.00 %	24			\$290,432
D5030910	Fire Alarm Systems	\$3.46	S.F.	23,963	15	2011	2026		60.00 %	0.00 %	9			\$82,912
D5030920	Data Communication	\$4.47	S.F.	23,963	15	2011	2026		60.00 %	0.00 %	9			\$107,115
D5090	Other Electrical Systems	\$0.50	S.F.	23,963	20	2002	2022	2021	20.00 %	0.00 %	4			\$11,982
E1020	Institutional Equipment	\$0.30	S.F.	23,963	20	2002	2022		25.00 %	0.00 %	5			\$7,189
E2010	Fixed Furnishings	\$5.95	S.F.	23,963	20	1986	2006	2021	20.00 %	0.00 %	4			\$142,580
Total									25.91 %	37.42 %			\$1,791,644.00	\$4,788,528

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:

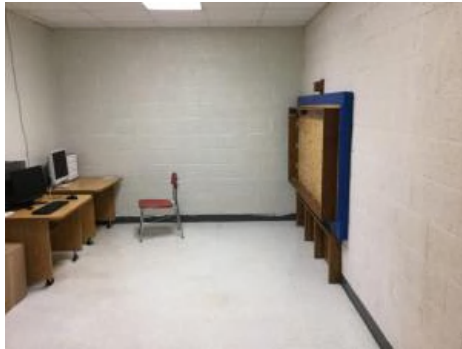
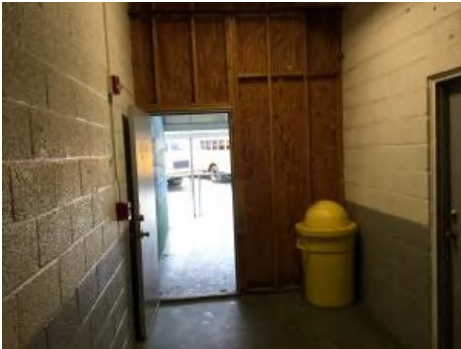
Campus Assessment Report - 1940 Building

System: B3010120 - Single Ply Membrane



Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

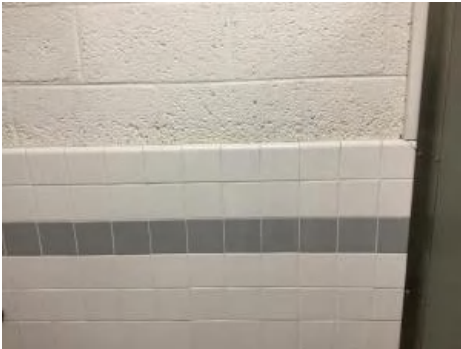
Campus Assessment Report - 1940 Building

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

Campus Assessment Report - 1940 Building

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

Campus Assessment Report - 1940 Building

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note:

System: D2090 - Other Plumbing Systems - No 2 Oil



Note:

Campus Assessment Report - 1940 Building

System: D3020 - Heat Generating Systems



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

Campus Assessment Report - 1940 Building

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

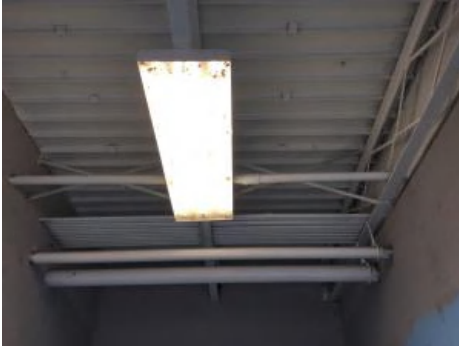
System: D5020 - Branch Wiring



Note:

Campus Assessment Report - 1940 Building

System: D5020 - Lighting



Note:

System: D5030910 - Fire Alarm Systems



Note:

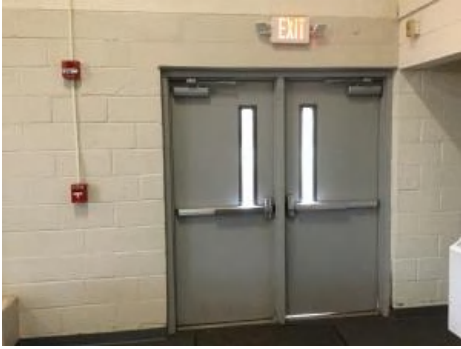
System: D5030920 - Data Communication



Note:

Campus Assessment Report - 1940 Building

System: D5090 - Other Electrical Systems



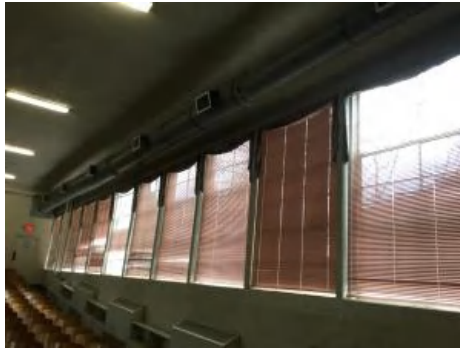
Note:

System: E1020 - Institutional Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$1,791,644	\$0	\$0	\$0	\$387,460	\$373,414	\$0	\$0	\$94,830	\$349,433	\$0	\$2,996,781
* 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	\$252,259	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$252,259
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010120 - Single Ply Membrane	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$68,271	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$68,271
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$303,743	\$0	\$0	\$0	\$0	\$0	\$303,743
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	\$94,830	\$0	\$0	\$94,830

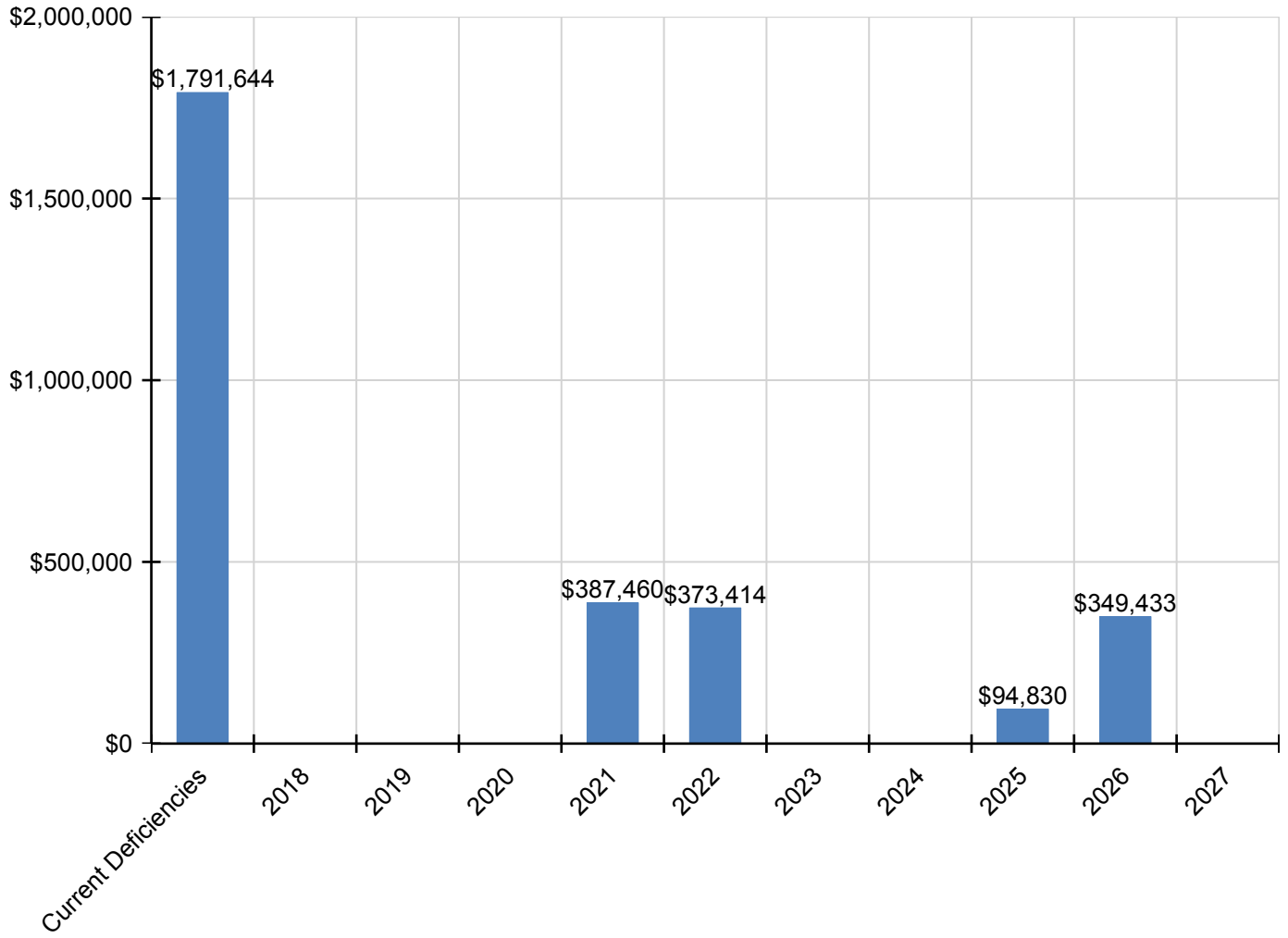
Campus Assessment Report - 1940 Building

C3020 - Floor Finishes	\$305,768	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$305,768
C3030 - Ceiling Finishes	\$294,961	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$294,961
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	\$308,667	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$308,667
D2020 - Domestic Water Distribution	\$26,096	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,096
D2030 - Sanitary Waste	\$41,384	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,384
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$41,832	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,832
D2090 - Other Plumbing Systems - No 2 Oil	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,197	\$0	\$17,197
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$136,805	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$136,805
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$223,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$223,000
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$60,504	\$0	\$0	\$0	\$0	\$0	\$0	\$60,504
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$116,245	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$116,245
D4020 - Standpipes	\$18,188	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,188
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59,500	\$0	\$59,500
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$154,271	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$154,271
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$118,999	\$0	\$118,999
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$153,736	\$0	\$153,736
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$14,834	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,834
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	\$9,168	\$0	\$0	\$0	\$0	\$0	\$0	\$9,168
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$176,523	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$176,523

* Indicates non-renewable system

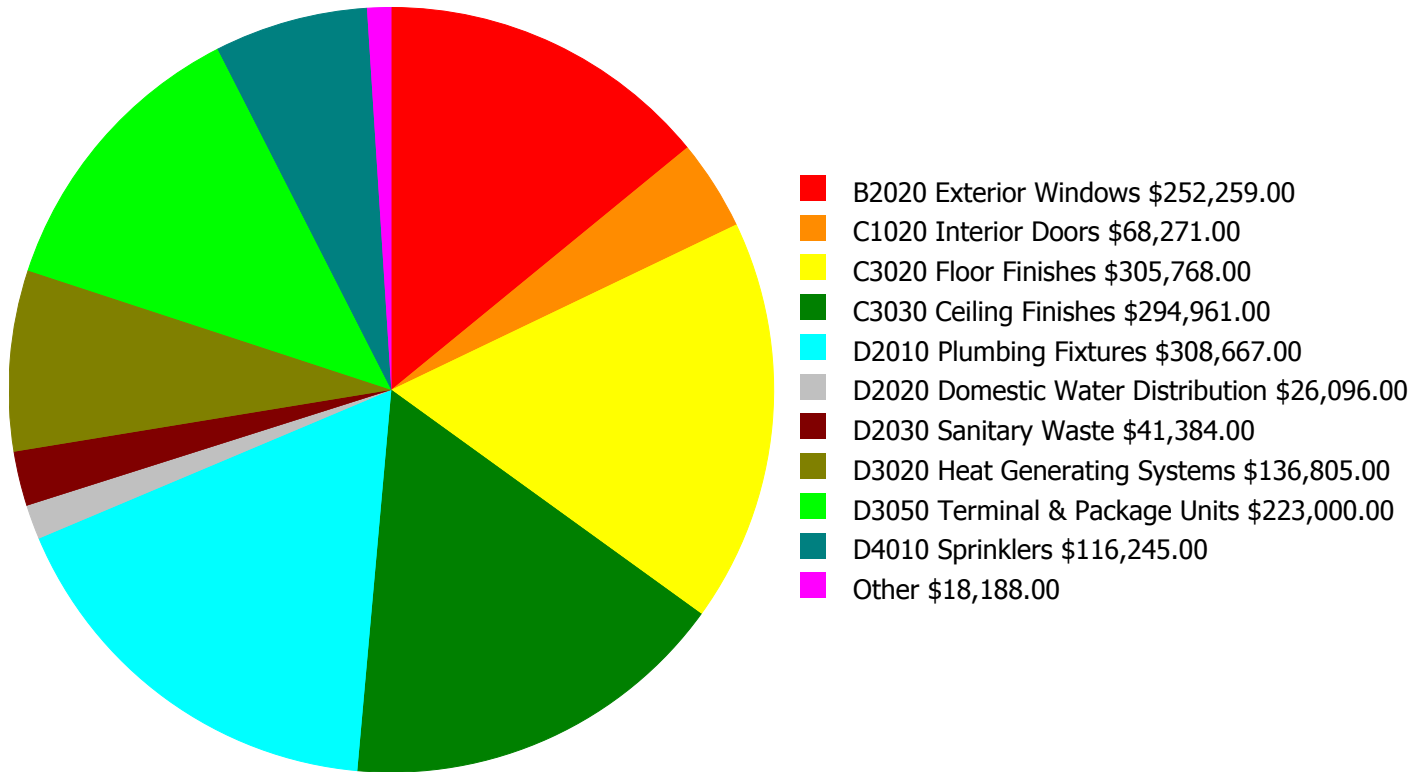
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

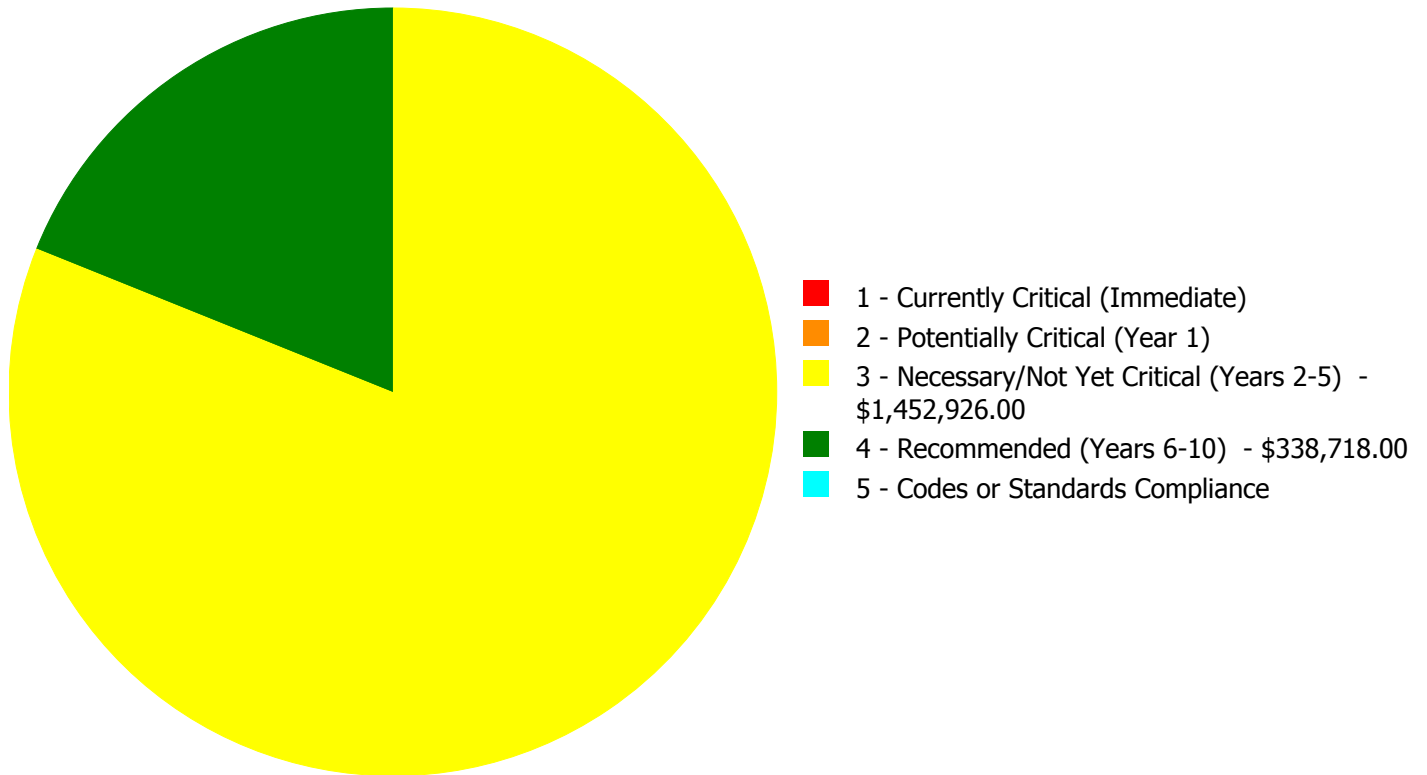
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$1,791,644.00

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: \$1,791,644.00

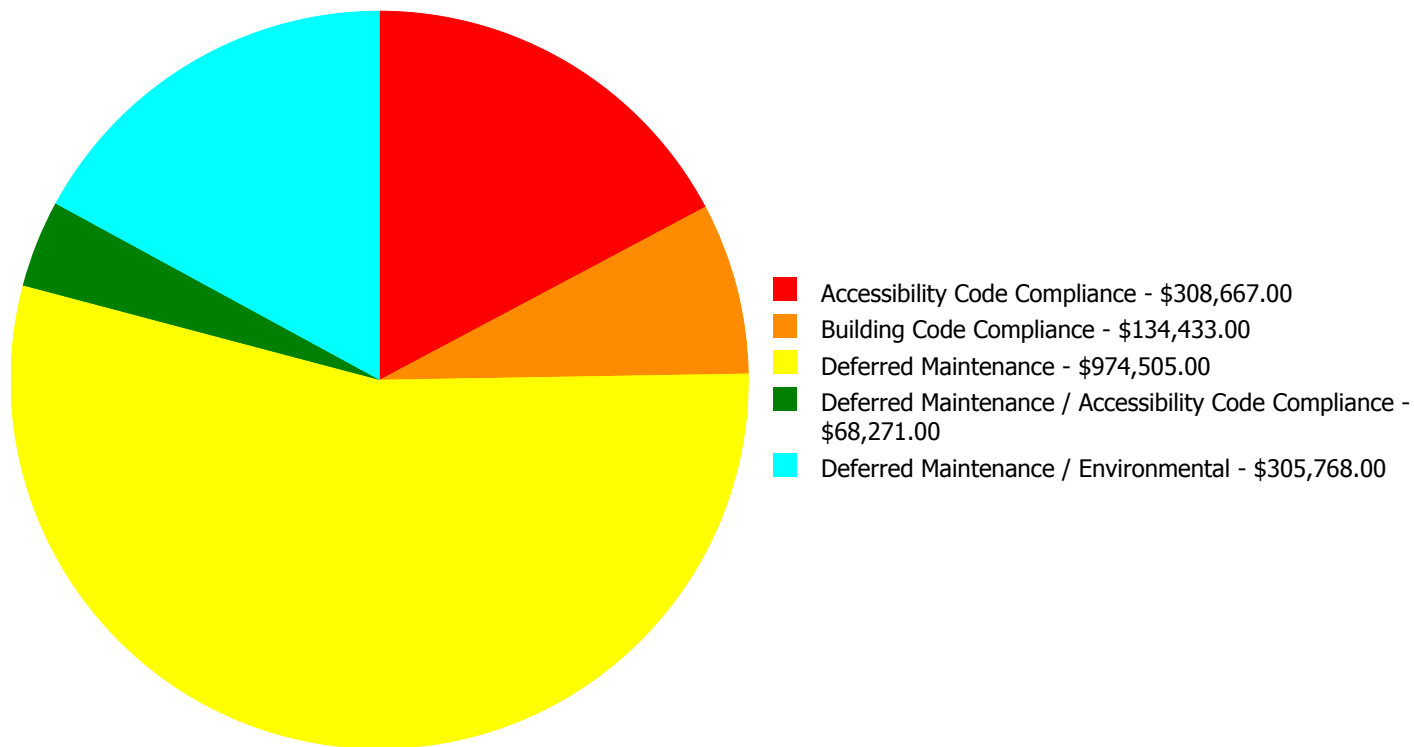
Deficiency By Priority Investment Table

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	\$252,259.00	\$0.00	\$0.00	\$252,259.00
C1020	Interior Doors	\$0.00	\$0.00	\$68,271.00	\$0.00	\$0.00	\$68,271.00
C3020	Floor Finishes	\$0.00	\$0.00	\$305,768.00	\$0.00	\$0.00	\$305,768.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$294,961.00	\$0.00	\$0.00	\$294,961.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$308,667.00	\$0.00	\$0.00	\$308,667.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$0.00	\$26,096.00	\$0.00	\$26,096.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$0.00	\$41,384.00	\$0.00	\$41,384.00
D3020	Heat Generating Systems	\$0.00	\$0.00	\$0.00	\$136,805.00	\$0.00	\$136,805.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$223,000.00	\$0.00	\$0.00	\$223,000.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$116,245.00	\$0.00	\$116,245.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$18,188.00	\$0.00	\$18,188.00
	Total:	\$0.00	\$0.00	\$1,452,926.00	\$338,718.00	\$0.00	\$1,791,644.00

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: \$1,791,644.00

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
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 23,963.00
Unit of Measure: S.F.
Estimate: \$252,259.00
Assessor Name: Eduardo Lopez
Date Created: 02/09/2017

Notes: The original metal frame, single pane, operable windows are aged, worn, inefficient and should be replaced.

System: C1020 - Interior Doors



Location: Classroom Restrooms
Distress: Damaged
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 23,963.00
Unit of Measure: S.F.
Estimate: \$68,271.00
Assessor Name: Eduardo Lopez
Date Created: 02/09/2017

Notes: The interior doors are aged, frames are rusting and damaged, and the hardware is not ADA compliant and should be replaced.

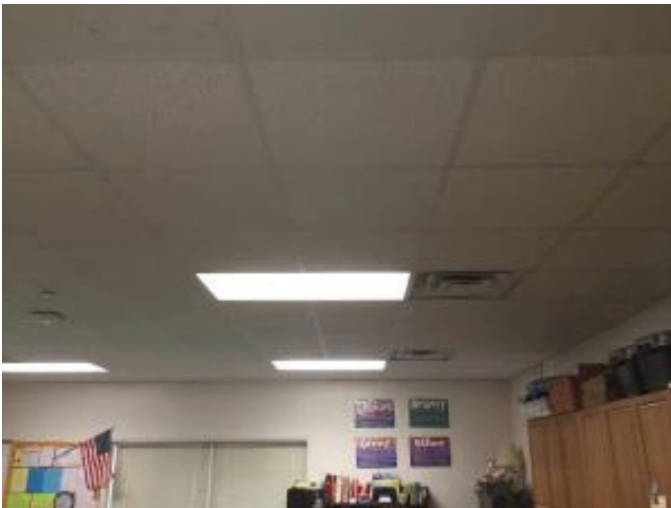
System: C3020 - Floor Finishes



Location: Throughout the building
Distress: Damaged
Category: Deferred Maintenance / Environmental
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 23,963.00
Unit of Measure: S.F.
Estimate: \$305,768.00
Assessor Name: Eduardo Lopez
Date Created: 02/09/2017

Notes: The floor covering is aged, damaged in some areas and beyond its service life.

System: C3030 - Ceiling Finishes



Location: Throughout the building
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 23,963.00
Unit of Measure: S.F.
Estimate: \$294,961.00
Assessor Name: Eduardo Lopez
Date Created: 02/09/2017

Notes: The original ceiling finishes are aged, tiles are sagging or damaged and should be replaced.

System: D2010 - Plumbing Fixtures



Location: Classrooms
Distress: Inadequate
Category: Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 23,963.00
Unit of Measure: S.F.
Estimate: \$308,667.00
Assessor Name: Eduardo Lopez
Date Created: 02/09/2017

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

System: D3050 - Terminal & Package Units



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 23,963.00
Unit of Measure: S.F.
Estimate: \$223,000.00
Assessor Name: Eduardo Lopez
Date Created: 02/09/2017

Notes: The AC units are beyond their expected service life, requires extensive maintenance and should be scheduled for replacement.

Priority 4 - Recommended (Years 6-10):

System: D2020 - Domestic Water Distribution



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 23,963.00
Unit of Measure: S.F.
Estimate: \$26,096.00
Assessor Name: Eduardo Lopez
Date Created: 02/09/2017

Notes: There are no reported issues or observed deficiencies with the domestic water piping. Due to the age of the copper pipe there can be internal pitting corrosion that may be a costly problem that leads to the formation of pinhole leaks and possible water contamination. Corrosion can build-up on the inside walls of the pipes and create the potential for lead to accumulate over time.

System: D2030 - Sanitary Waste



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 23,963.00
Unit of Measure: S.F.
Estimate: \$41,384.00
Assessor Name: Eduardo Lopez
Date Created: 02/09/2017

Notes: There are no reported issues or observed deficiencies with the sanitary waste piping. The aging sanitary sewer piping is subject to leaks, infiltration, and it can even collapse in the interior walls. The system should be inspected with cameras to ensure that none of these deficiencies exist.

System: D3020 - Heat Generating Systems



Location: Boiler Room
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 23,963.00
Unit of Measure: S.F.
Estimate: \$136,805.00
Assessor Name: Eduardo Lopez
Date Created: 02/09/2017

Notes: The boilers are well maintained and functions as designed, but are beyond their service life and should be considered for replacement.

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: 23,963.00
Unit of Measure: S.F.
Estimate: \$116,245.00
Assessor Name: Eduardo Lopez
Date Created: 02/09/2017

Notes: There is no sprinkler system in the building.

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: 23,963.00
Unit of Measure: S.F.
Estimate: \$18,188.00
Assessor Name: Eduardo Lopez
Date Created: 02/09/2017

Notes: There is no sprinkler system in the building.

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):	10,413
Year Built:	1940
Last Renovation:	2002
Replacement Value:	\$1,991,693
Repair Cost:	\$214,767.00
Total FCI:	10.78 %
Total RSLI:	37.26 %
FCA Score:	89.22



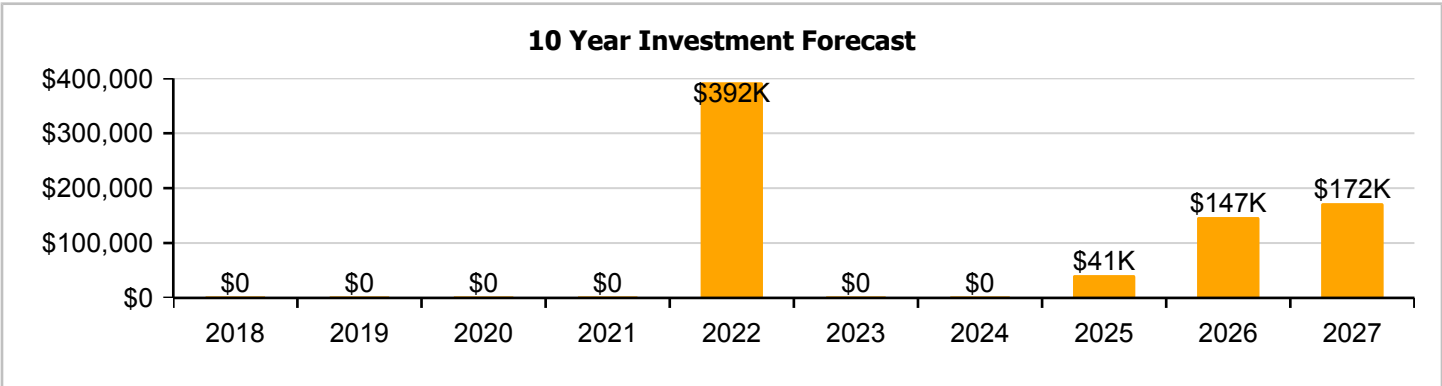
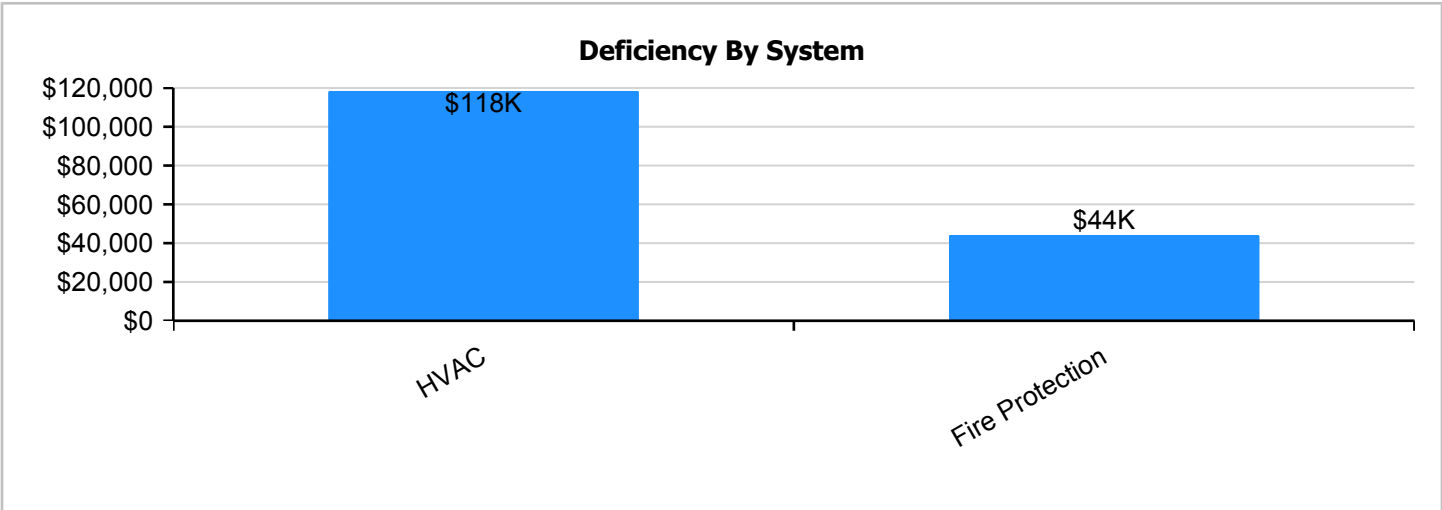
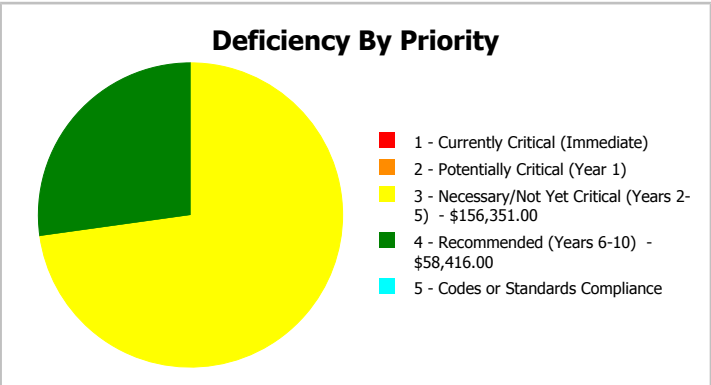
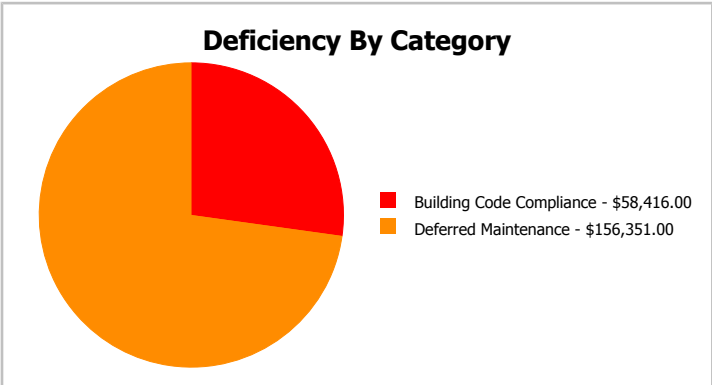
Description:

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:	10,413
Year Built:	1940	Last Renovation:	2002
Repair Cost:	\$214,767	Replacement Value:	\$1,991,693
FCI:	10.78 %	RSLI%:	37.26 %



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	23.00 %	0.00 %	\$0.00
A20 - Basement Construction	23.00 %	0.00 %	\$0.00
B10 - Superstructure	23.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	37.19 %	0.00 %	\$0.00
B30 - Roofing	25.00 %	0.00 %	\$0.00
C10 - Interior Construction	43.50 %	0.00 %	\$0.00
C30 - Interior Finishes	37.64 %	0.00 %	\$0.00
D20 - Plumbing	50.00 %	0.00 %	\$0.00
D30 - HVAC	16.56 %	68.59 %	\$156,351.00
D40 - Fire Protection	0.00 %	110.00 %	\$58,416.00
D50 - Electrical	72.10 %	0.00 %	\$0.00
E10 - Equipment	25.00 %	0.00 %	\$0.00
Totals:	37.26 %	10.78 %	\$214,767.00

Photo Album

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

1). East Elevation - Jan 17, 2017



2). North Elevation - Jan 17, 2017



3). West Elevation - Jan 17, 2017



4). South Elevation - Feb 15, 2017



Condition Detail

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

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

Campus Assessment Report - 1940 Gym

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.88	S.F.	10,413	100	1940	2040		23.00 %	0.00 %	23			\$50,815
A1030	Slab on Grade	\$8.61	S.F.	10,413	100	1940	2040		23.00 %	0.00 %	23			\$89,656
A2010	Basement Excavation	\$1.95	S.F.	10,413	100	1940	2040		23.00 %	0.00 %	23			\$20,305
A2020	Basement Walls	\$13.35	S.F.	10,413	100	1940	2040		23.00 %	0.00 %	23			\$139,014
B1010	Floor Construction	\$1.66	S.F.	10,413	100	1940	2040		23.00 %	0.00 %	23			\$17,286
B1020	Roof Construction	\$16.08	S.F.	10,413	100	1940	2040		23.00 %	0.00 %	23			\$167,441
B2010	Exterior Walls	\$9.61	S.F.	10,413	100	1940	2040		23.00 %	0.00 %	23			\$100,069
B2020	Exterior Windows	\$9.57	S.F.	10,413	30	2002	2032		50.00 %	0.00 %	15			\$99,652
B2030	Exterior Doors	\$1.07	S.F.	10,413	30	2002	2032		50.00 %	0.00 %	15			\$11,142
B3010140	Asphalt Shingles	\$4.32	S.F.	10,413	20	2002	2022		25.00 %	0.00 %	5			\$44,984
C1010	Partitions	\$11.01	S.F.	10,413	75	1986	2061		58.67 %	0.00 %	44			\$114,647
C1020	Interior Doors	\$2.59	S.F.	10,413	30	2002	2032		50.00 %	0.00 %	15			\$26,970
C1030	Fittings	\$9.94	S.F.	10,413	20	2002	2022		25.00 %	0.00 %	5			\$103,505
C3010	Wall Finishes	\$2.84	S.F.	10,413	10	2015	2025		80.00 %	0.00 %	8			\$29,573
C3020	Floor Finishes	\$11.60	S.F.	10,413	20	2002	2022		25.00 %	0.00 %	5			\$120,791
C3030	Ceiling Finishes	\$11.19	S.F.	10,413	25	2002	2027		40.00 %	0.00 %	10			\$116,521
D2010	Plumbing Fixtures	\$11.71	S.F.	10,413	30	2002	2032		50.00 %	0.00 %	15			\$121,936
D2020	Domestic Water Distribution	\$0.99	S.F.	10,413	30	2002	2032		50.00 %	0.00 %	15			\$10,309
D2030	Sanitary Waste	\$1.57	S.F.	10,413	30	2002	2032		50.00 %	0.00 %	15			\$16,348
D3040	Distribution Systems	\$6.26	S.F.	10,413	30	2002	2032		50.00 %	0.00 %	15			\$65,185
D3050	Terminal & Package Units	\$13.65	S.F.	10,413	15	2002	2017		0.00 %	110.00 %	0		\$156,351.00	\$142,137
D3060	Controls & Instrumentation	\$1.98	S.F.	10,413	20	2002	2022		25.00 %	0.00 %	5			\$20,618
D4010	Sprinklers	\$4.41	S.F.	10,413	30			2016	0.00 %	110.00 %	-1		\$50,513.00	\$45,921
D4020	Standpipes	\$0.69	S.F.	10,413	30			2016	0.00 %	109.99 %	-1		\$7,903.00	\$7,185
D5010	Electrical Service/Distribution	\$1.73	S.F.	10,413	40	2002	2042		62.50 %	0.00 %	25			\$18,014
D5020	Branch Wiring	\$5.20	S.F.	10,413	30	2011	2041		80.00 %	0.00 %	24			\$54,148
D5020	Lighting	\$12.12	S.F.	10,413	30	2011	2041		80.00 %	0.00 %	24			\$126,206
D5030810	Security & Detection Systems	\$1.91	S.F.	10,413	15	2011	2026		60.00 %	0.00 %	9			\$19,889
D5030910	Fire Alarm Systems	\$3.46	S.F.	10,413	15	2011	2026		60.00 %	0.00 %	9			\$36,029
D5030920	Data Communication	\$4.47	S.F.	10,413	15	2011	2026		60.00 %	0.00 %	9			\$46,546
D5090	Other Electrical Systems	\$0.55	S.F.	10,413	20	2011	2031		70.00 %	0.00 %	14			\$5,727
E1020	Institutional Equipment	\$0.30	S.F.	10,413	20	2002	2022		25.00 %	0.00 %	5			\$3,124
Total									37.26 %	10.78 %			\$214,767.00	\$1,991,693

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:

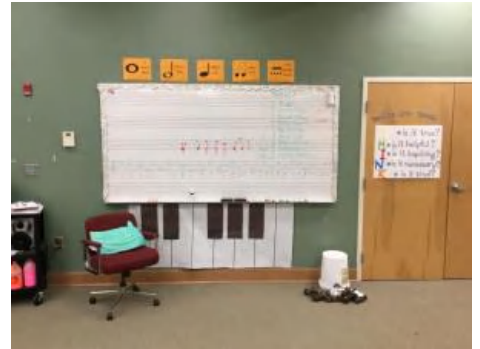
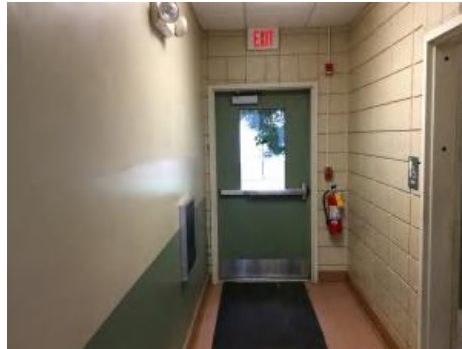
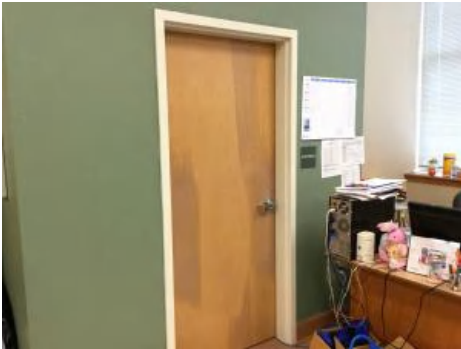
Campus Assessment Report - 1940 Gym

System: B3010140 - Asphalt Shingles



Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

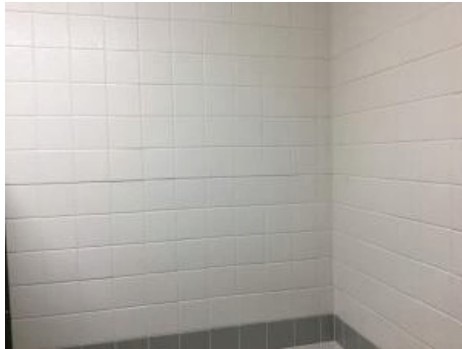
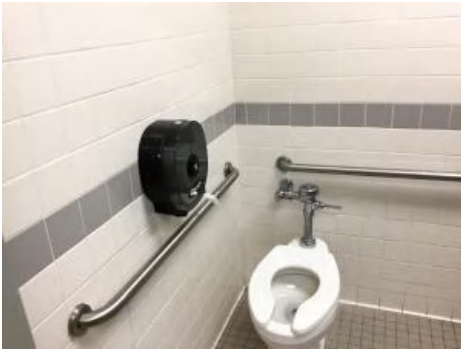
Campus Assessment Report - 1940 Gym

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes



Note:

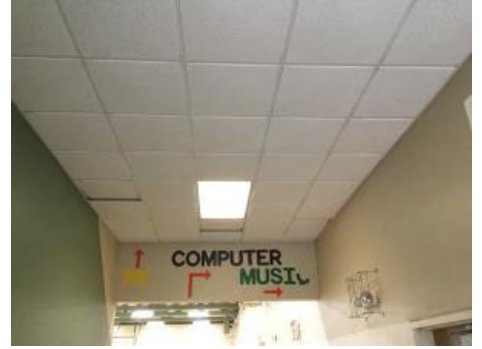
System: C3020 - Floor Finishes



Note:

Campus Assessment Report - 1940 Gym

System: C3030 - Ceiling Finishes



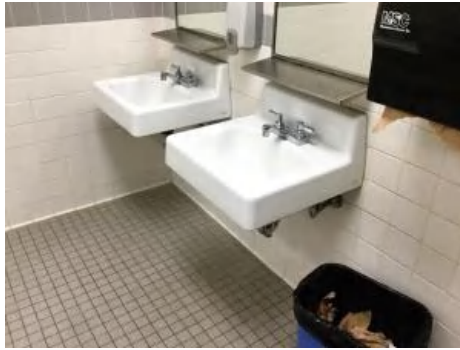
Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

Campus Assessment Report - 1940 Gym

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



Note:

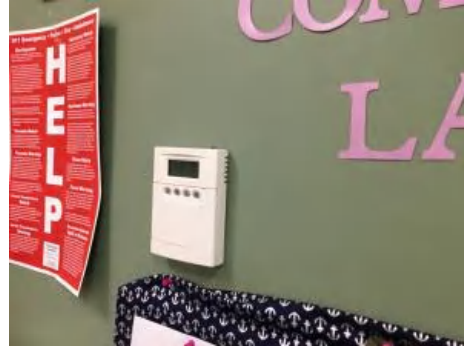
System: D3050 - Terminal & Package Units



Note:

Campus Assessment Report - 1940 Gym

System: D3060 - Controls & Instrumentation



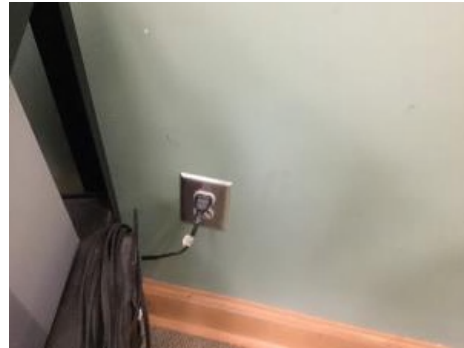
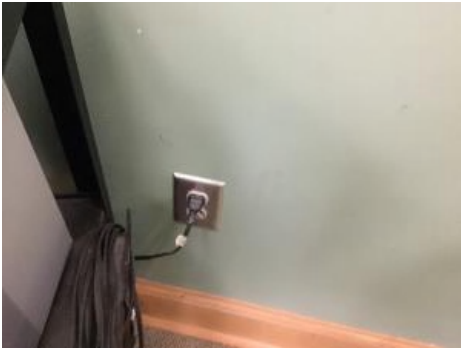
Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

Campus Assessment Report - 1940 Gym

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

Campus Assessment Report - 1940 Gym

System: D5030920 - Data Communication



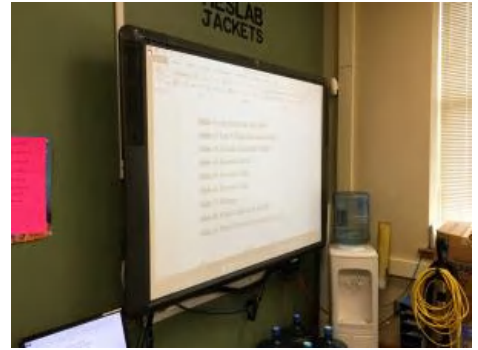
Note:

System: D5090 - Other Electrical Systems



Note:

System: E1020 - Institutional Equipment



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$214,767	\$0	\$0	\$0	\$0	\$392,436	\$0	\$0	\$41,208	\$147,062	\$172,255	\$967,729
* 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
B3010140 - Asphalt Shingles	\$0	\$0	\$0	\$0	\$0	\$76,138	\$0	\$0	\$0	\$0	\$0	\$76,138
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$131,990	\$0	\$0	\$0	\$0	\$0	\$131,990
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	\$41,208	\$0	\$0	\$41,208

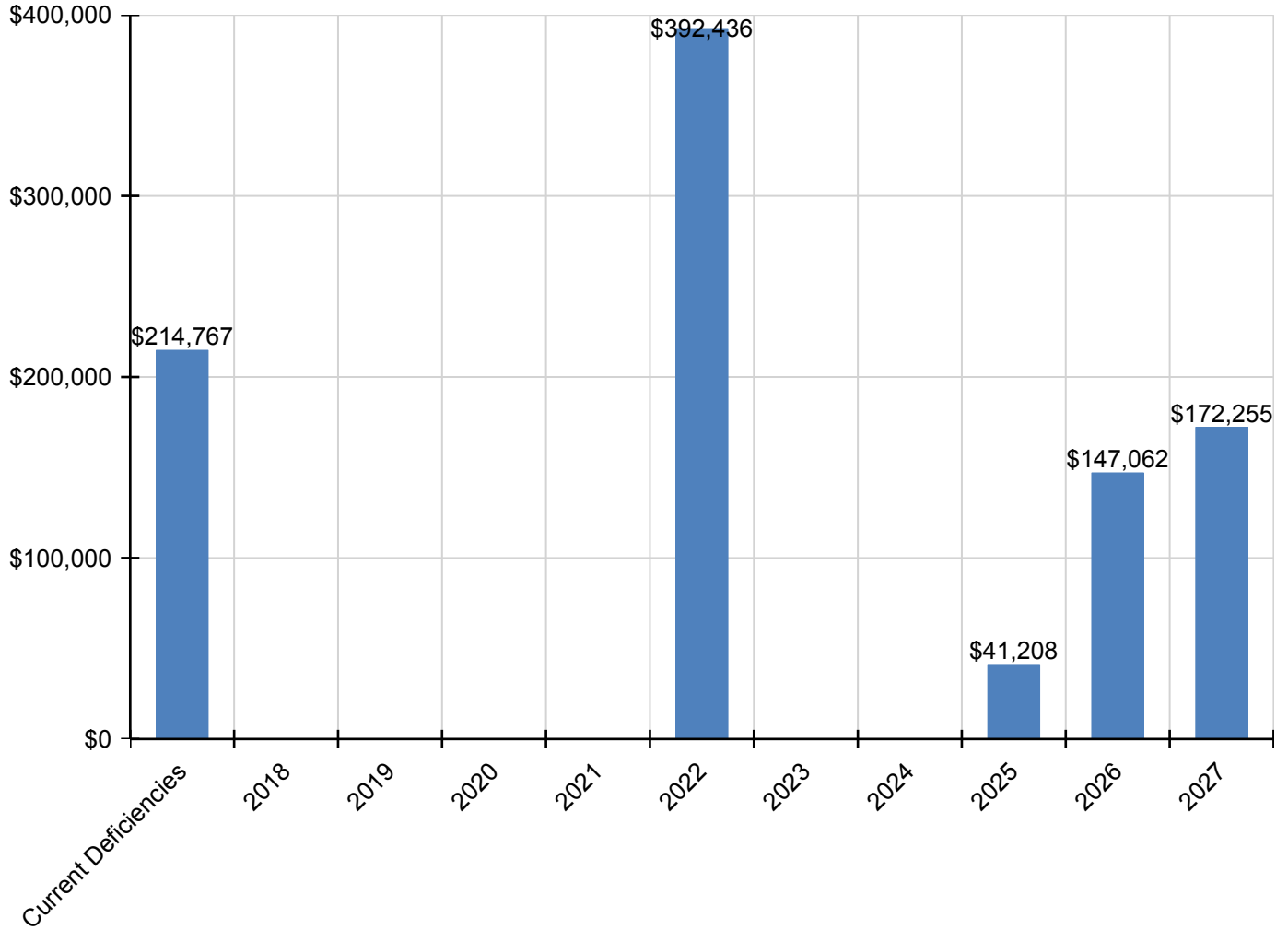
Campus Assessment Report - 1940 Gym

C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$154,033	\$0	\$0	\$0	\$0	\$0	\$154,033
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$172,255	\$172,255
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$156,351	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$156,351
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$26,292	\$0	\$0	\$0	\$0	\$0	\$26,292
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$50,513	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,513
D4020 - Standpipes	\$7,903	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,903
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
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,546	\$0	\$28,546
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,711	\$0	\$51,711
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$66,806	\$0	\$66,806
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	\$3,983	\$0	\$0	\$0	\$0	\$0	\$3,983

* Indicates non-renewable system

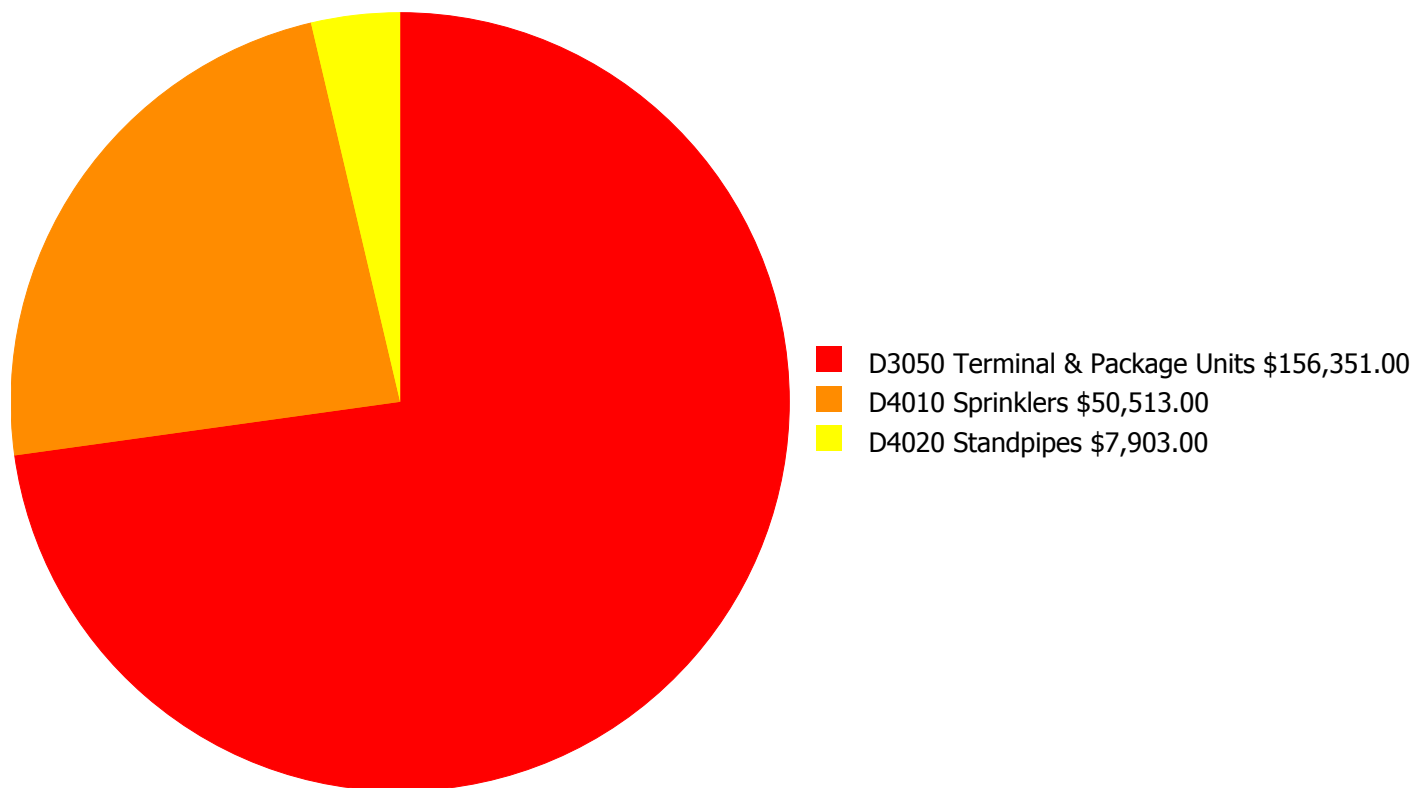
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

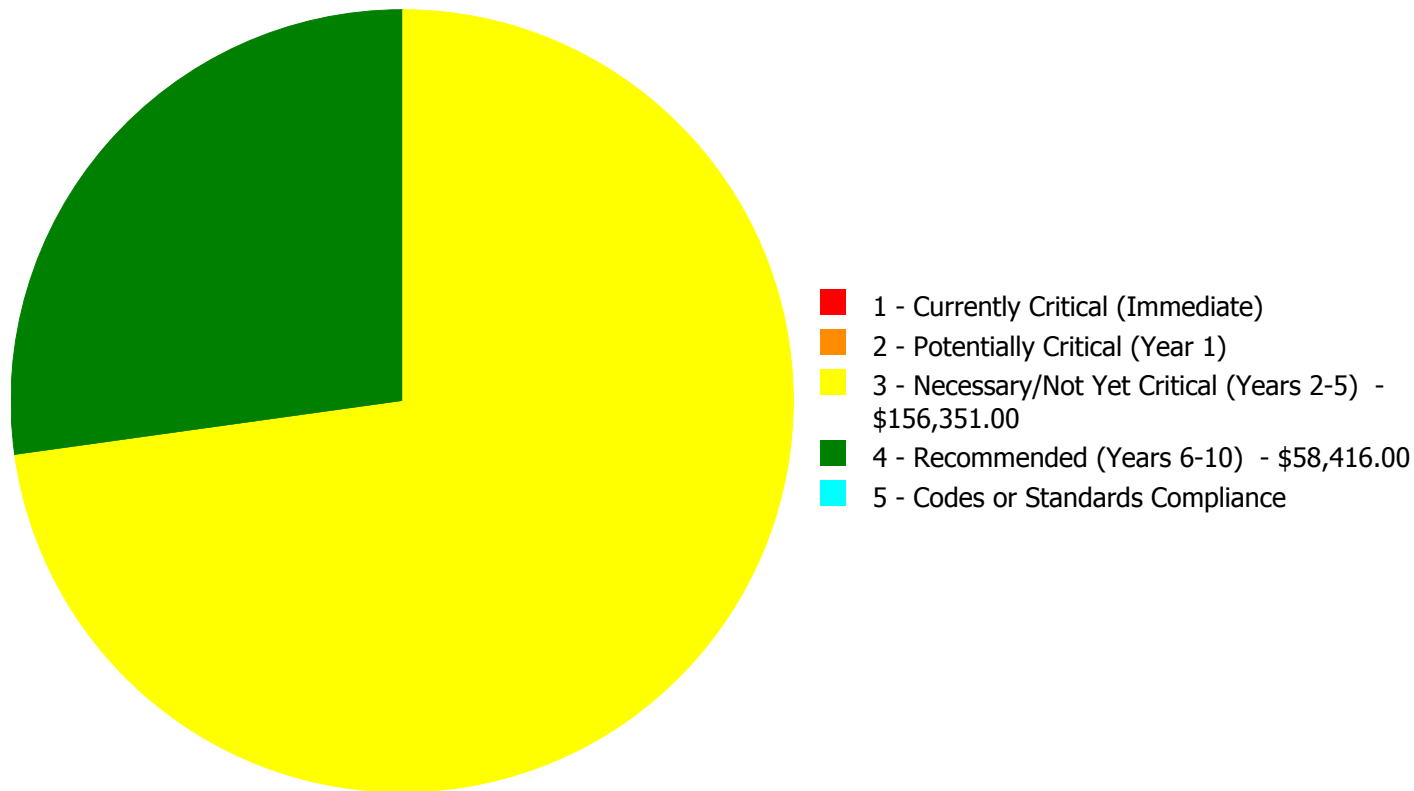
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$214,767.00

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: \$214,767.00

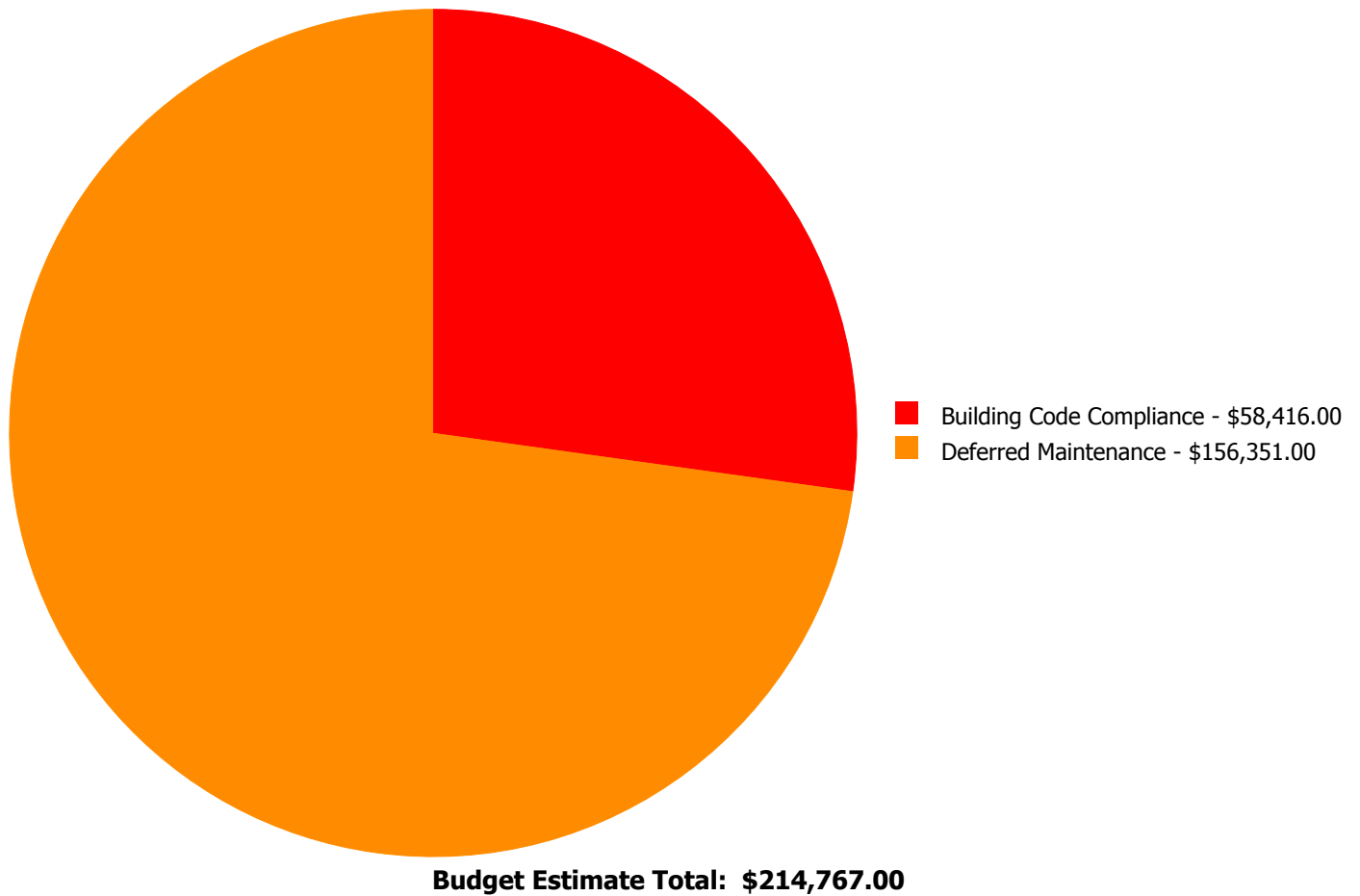
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
D3050	Terminal & Package Units	\$0.00	\$0.00	\$156,351.00	\$0.00	\$0.00	\$156,351.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$50,513.00	\$0.00	\$50,513.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$7,903.00	\$0.00	\$7,903.00
	Total:	\$0.00	\$0.00	\$156,351.00	\$58,416.00	\$0.00	\$214,767.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

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

System: D3050 - Terminal & Package Units



Location: Exterior
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,413.00
Unit of Measure: S.F.
Estimate: \$156,351.00
Assessor Name: Eduardo Lopez
Date Created: 02/09/2017

Notes: The pad mounted units are aged and should be scheduled for replacement.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 10,413.00
Unit of Measure: S.F.
Estimate: \$50,513.00
Assessor Name: Eduardo Lopez
Date Created: 01/18/2017

Notes: There is no sprinkler system in the building.

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: 10,413.00
Unit of Measure: S.F.
Estimate: \$7,903.00
Assessor Name: Eduardo Lopez
Date Created: 01/18/2017

Notes: There is no sprinkler system in the building.

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):	5,051
Year Built:	1986
Last Renovation:	
Replacement Value:	\$1,004,591
Repair Cost:	\$124,645.00
Total FCI:	12.41 %
Total RSLI:	38.53 %
FCA Score:	87.59



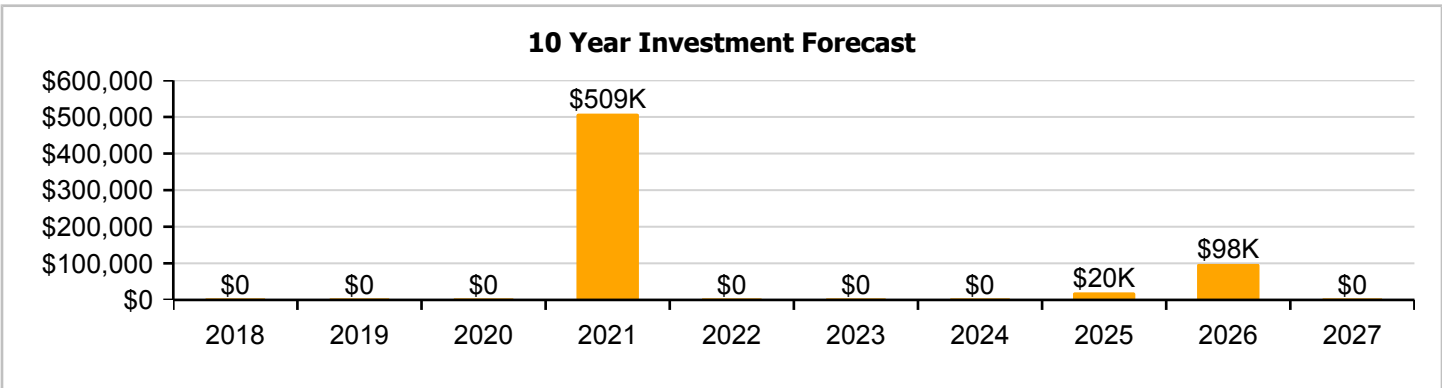
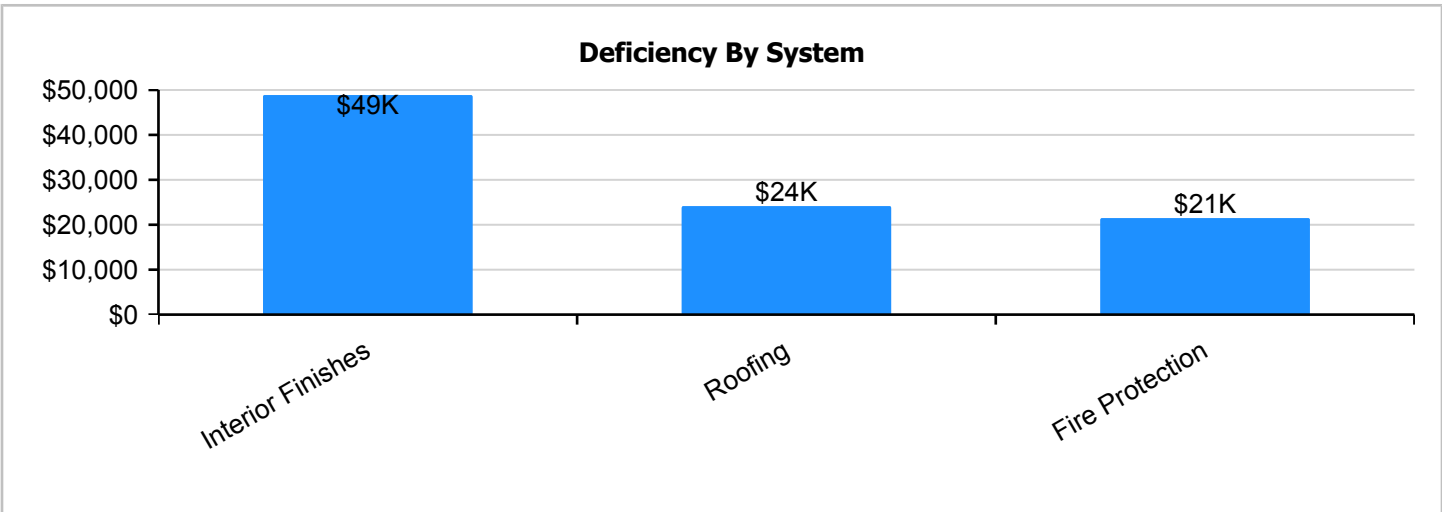
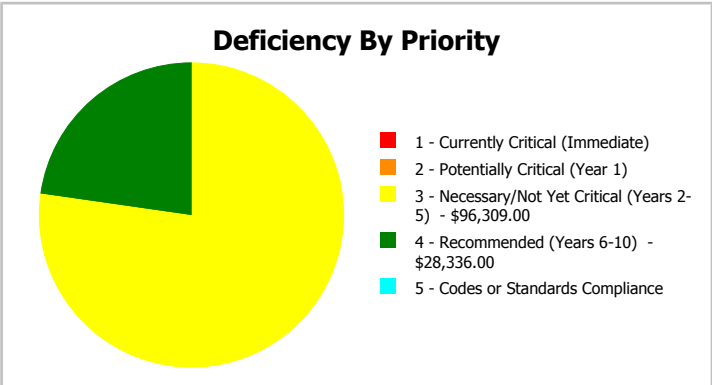
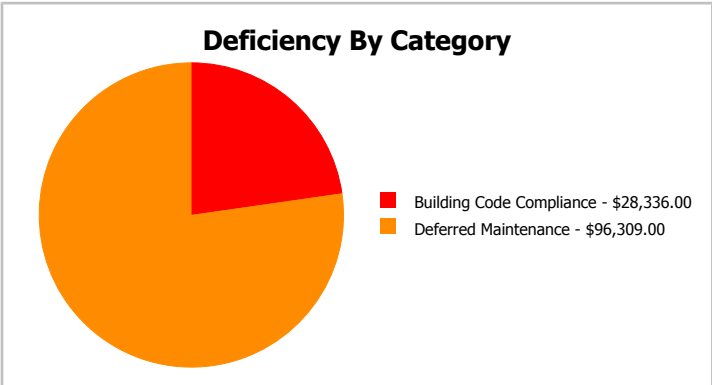
Description:

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:	5,051
Year Built:	1986	Last Renovation:	
Repair Cost:	\$124,645	Replacement Value:	\$1,004,591
FCI:	12.41 %	RSLI%:	38.53 %



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	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	0.00 %	146.00 %	\$31,858.00
C10 - Interior Construction	37.35 %	0.00 %	\$0.00
C20 - Stairs	13.33 %	0.00 %	\$0.00
C30 - Interior Finishes	15.85 %	49.79 %	\$64,451.00
D20 - Plumbing	13.33 %	0.00 %	\$0.00
D30 - HVAC	38.81 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$28,336.00
D50 - Electrical	30.43 %	0.00 %	\$0.00
E10 - Equipment	65.00 %	0.00 %	\$0.00
E20 - Furnishings	65.00 %	0.00 %	\$0.00
Totals:	38.53 %	12.41 %	\$124,645.00

Photo Album

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

1). North Elevation - Jan 17, 2017



2). West Elevation - Jan 17, 2017



3). South Elevation - Jan 17, 2017



4). East Elevation - Jan 17, 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 - 1986 Building 1

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.88	S.F.	5,051	100	1986	2086		69.00 %	0.00 %	69			\$24,649
A1030	Slab on Grade	\$8.61	S.F.	5,051	100	1986	2086		69.00 %	0.00 %	69			\$43,489
A2010	Basement Excavation	\$1.95	S.F.	5,051	100	1986	2086		69.00 %	0.00 %	69			\$9,849
A2020	Basement Walls	\$13.35	S.F.	5,051	100	1986	2086		69.00 %	0.00 %	69			\$67,431
B1010	Floor Construction	\$1.66	S.F.	5,051	100	1986	2086		69.00 %	0.00 %	69			\$8,385
B1020	Roof Construction	\$16.08	S.F.	5,051	100	1986	2086		69.00 %	0.00 %	69			\$81,220
B2010	Exterior Walls	\$9.61	S.F.	5,051	100	1986	2086		69.00 %	0.00 %	69			\$48,540
B2020	Exterior Windows	\$9.57	S.F.	5,051	30	1986	2016	2021	13.33 %	0.00 %	4			\$48,338
B2030	Exterior Doors	\$1.07	S.F.	5,051	30	1986	2016	2021	13.33 %	0.00 %	4			\$5,405
B3010140	Asphalt Shingles	\$4.32	S.F.	5,051	20	1986	2006		0.00 %	146.00 %	-11		\$31,858.00	\$21,820
C1010	Partitions	\$11.01	S.F.	5,051	75	1986	2061		58.67 %	0.00 %	44			\$55,612
C1020	Interior Doors	\$2.59	S.F.	5,051	30	1986	2016	2021	13.33 %	0.00 %	4			\$13,082
C1030	Fittings	\$9.94	S.F.	5,051	20	1986	2006	2021	20.00 %	0.00 %	4			\$50,207
C20	Stairs	\$1.74	S.F.	5,051	30	1986	2016	2021	13.33 %	0.00 %	4			\$8,789
C3010	Wall Finishes	\$2.84	S.F.	5,051	10	2015	2025		80.00 %	0.00 %	8			\$14,345
C3020	Floor Finishes	\$11.60	S.F.	5,051	20	1986	2006		0.00 %	110.00 %	-11		\$64,451.00	\$58,592
C3030	Ceiling Finishes	\$11.19	S.F.	5,051	25	1986	2011	2021	16.00 %	0.00 %	4			\$56,521
D2010	Plumbing Fixtures	\$11.71	S.F.	5,051	30	1986	2016	2021	13.33 %	0.00 %	4			\$59,147
D2020	Domestic Water Distribution	\$0.99	S.F.	5,051	30	1986	2016	2021	13.33 %	0.00 %	4			\$5,000
D2030	Sanitary Waste	\$1.57	S.F.	5,051	30	1986	2016	2021	13.33 %	0.00 %	4			\$7,930
D3040	Distribution Systems	\$6.26	S.F.	5,051	30	2006	2036		63.33 %	0.00 %	19			\$31,619
D3050	Terminal & Package Units	\$13.65	S.F.	5,051	15	2006	2021		26.67 %	0.00 %	4			\$68,946
D3060	Controls & Instrumentation	\$1.98	S.F.	5,051	20	2006	2026		45.00 %	0.00 %	9			\$10,001
D4010	Sprinklers	\$4.41	S.F.	5,051	30			2016	0.00 %	110.00 %	-1		\$24,502.00	\$22,275
D4020	Standpipes	\$0.69	S.F.	5,051	30			2016	0.00 %	110.01 %	-1		\$3,834.00	\$3,485
D5010	Electrical Service/Distribution	\$1.73	S.F.	5,051	40	1986	2026		22.50 %	0.00 %	9			\$8,738
D5020	Branch Wiring	\$5.20	S.F.	5,051	30	1986	2016	2021	13.33 %	0.00 %	4			\$26,265
D5020	Lighting	\$12.12	S.F.	5,051	30	2011	2041	2021	13.33 %	0.00 %	4			\$61,218
D5030810	Security & Detection Systems	\$1.91	S.F.	5,051	15	2011	2026		60.00 %	0.00 %	9			\$9,647
D5030910	Fire Alarm Systems	\$3.46	S.F.	5,051	15	2011	2026		60.00 %	0.00 %	9			\$17,476
D5030920	Data Communication	\$4.47	S.F.	5,051	15	2011	2026		60.00 %	0.00 %	9			\$22,578
D5090	Other Electrical Systems	\$0.48	S.F.	5,051	20	2011	2031		70.00 %	0.00 %	14			\$2,424
E1020	Institutional Equipment	\$0.30	S.F.	5,051	20	2010	2030		65.00 %	0.00 %	13			\$1,515
E2010	Fixed Furnishings	\$5.95	S.F.	5,051	20	2010	2030		65.00 %	0.00 %	13			\$30,053
Total									38.53 %	12.41 %			\$124,645.00	\$1,004,591

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 - 1986 Building 1

System: B3010140 - Asphalt Shingles



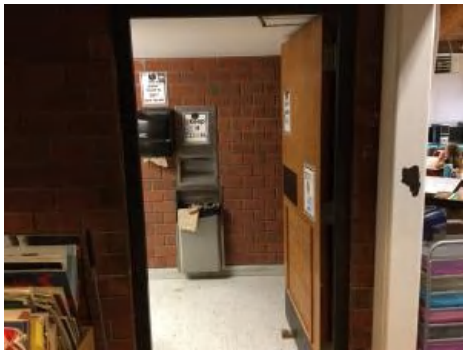
Note:

System: C1010 - Partitions



Note:

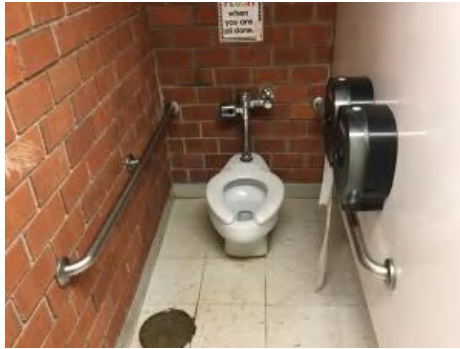
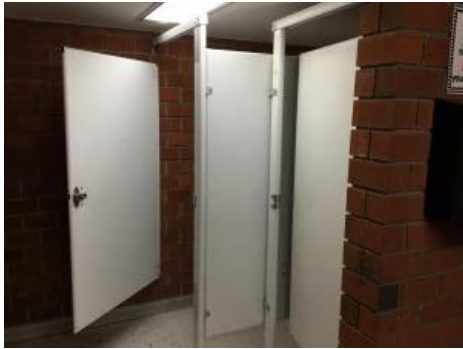
System: C1020 - Interior Doors



Note:

Campus Assessment Report - 1986 Building 1

System: C1030 - Fittings



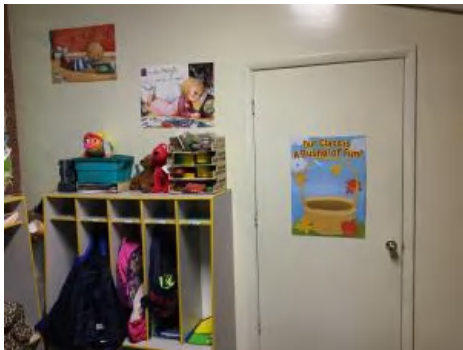
Note:

System: C20 - Stairs



Note:

System: C3010 - Wall Finishes



Note:

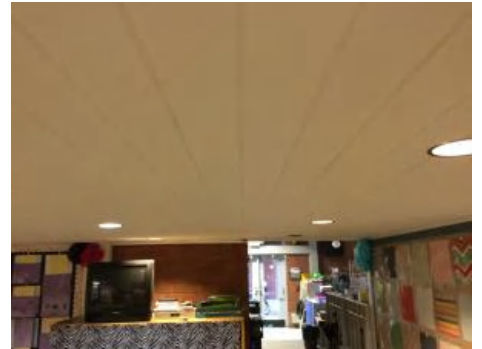
Campus Assessment Report - 1986 Building 1

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

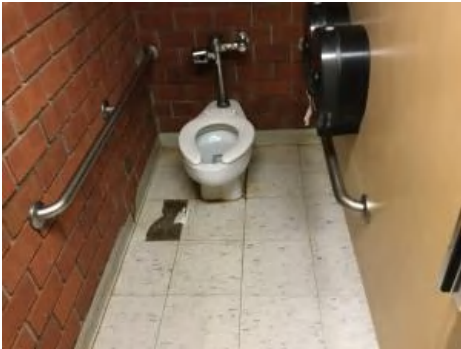
Campus Assessment Report - 1986 Building 1

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



Note:

Campus Assessment Report - 1986 Building 1

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

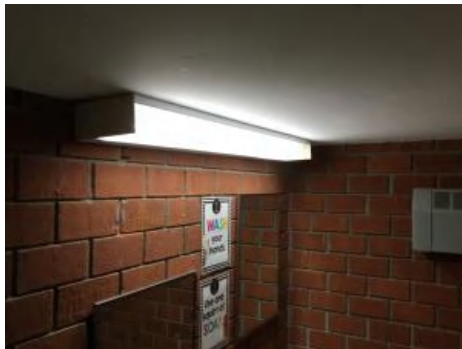
Campus Assessment Report - 1986 Building 1

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

Campus Assessment Report - 1986 Building 1

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems



Note:

Campus Assessment Report - 1986 Building 1

System: E1020 - Institutional Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$124,645	\$0	\$0	\$0	\$508,657	\$0	\$0	\$0	\$19,988	\$98,230	\$0	\$751,520
* 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	\$59,846	\$0	\$0	\$0	\$0	\$0	\$0	\$59,846
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$6,691	\$0	\$0	\$0	\$0	\$0	\$0	\$6,691
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	\$31,858	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,858
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	\$16,196	\$0	\$0	\$0	\$0	\$0	\$0	\$16,196
C1030 - Fittings	\$0	\$0	\$0	\$0	\$62,160	\$0	\$0	\$0	\$0	\$0	\$0	\$62,160
C20 - Stairs	\$0	\$0	\$0	\$0	\$10,881	\$0	\$0	\$0	\$0	\$0	\$0	\$10,881
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

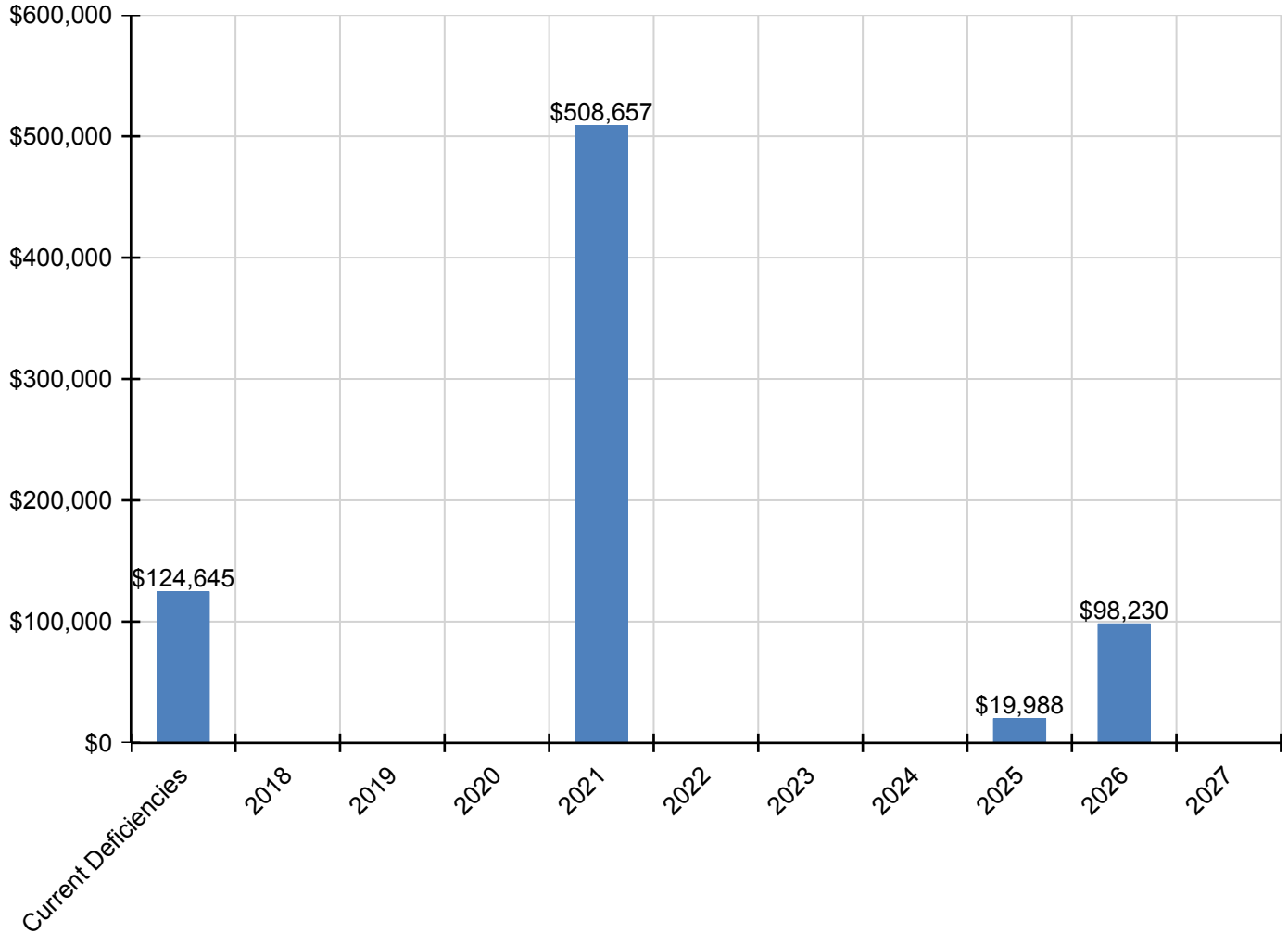
Campus Assessment Report - 1986 Building 1

C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,988	\$0	\$0	\$19,988
C3020 - Floor Finishes	\$64,451	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$64,451
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$69,976	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$69,976
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	\$73,228	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$73,228
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$6,191	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,191
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$9,818	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,818
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$85,360	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$85,360
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,354	\$0	\$14,354
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$24,502	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,502
D4020 - Standpipes	\$3,834	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,834
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,541	\$0	\$12,541
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$32,518	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,518
D5020 - Lighting	\$0	\$0	\$0	\$0	\$75,792	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,792
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	\$13,846	\$0	\$13,846
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,083	\$0	\$25,083
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,405	\$0	\$32,405
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

* Indicates non-renewable system

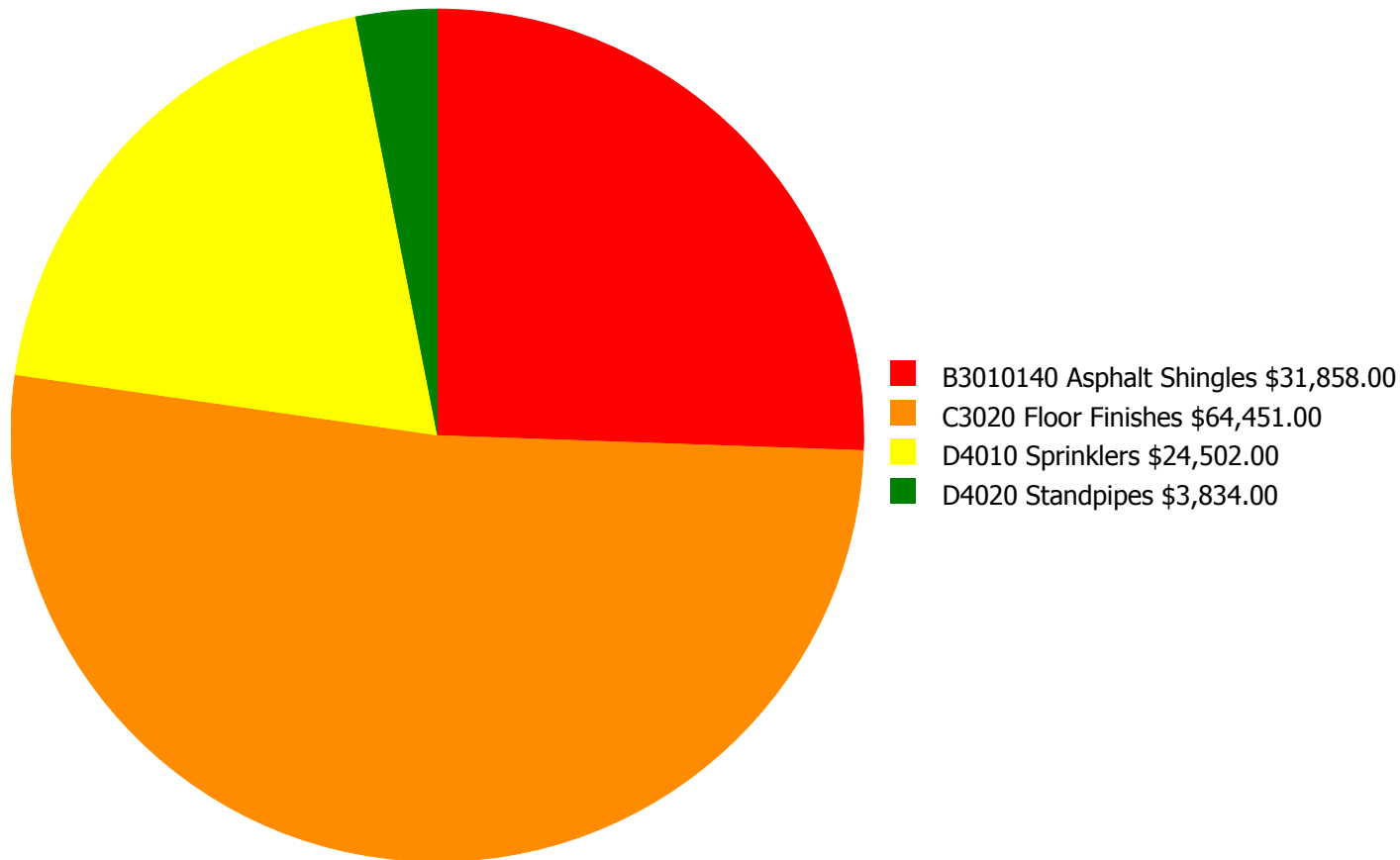
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

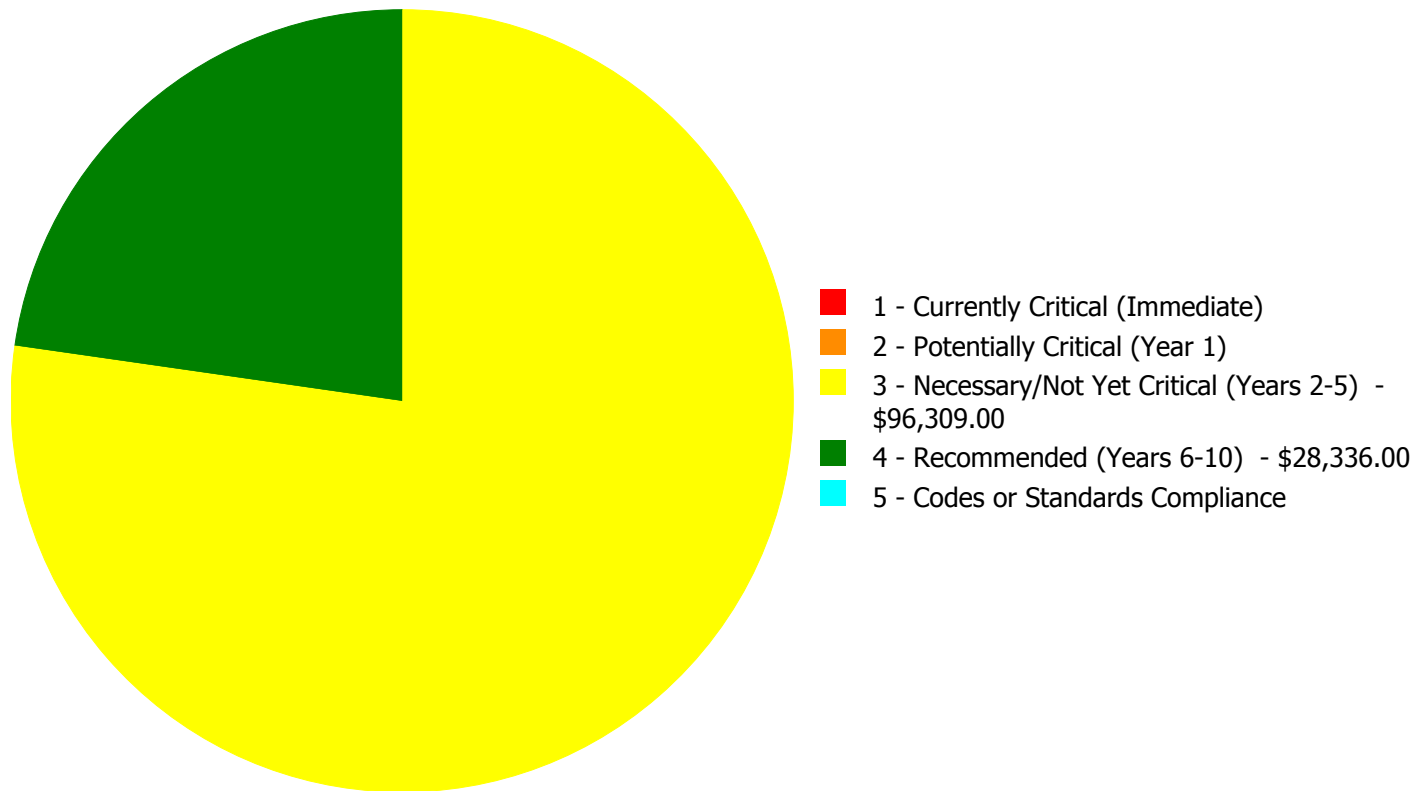
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$124,645.00

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: \$124,645.00

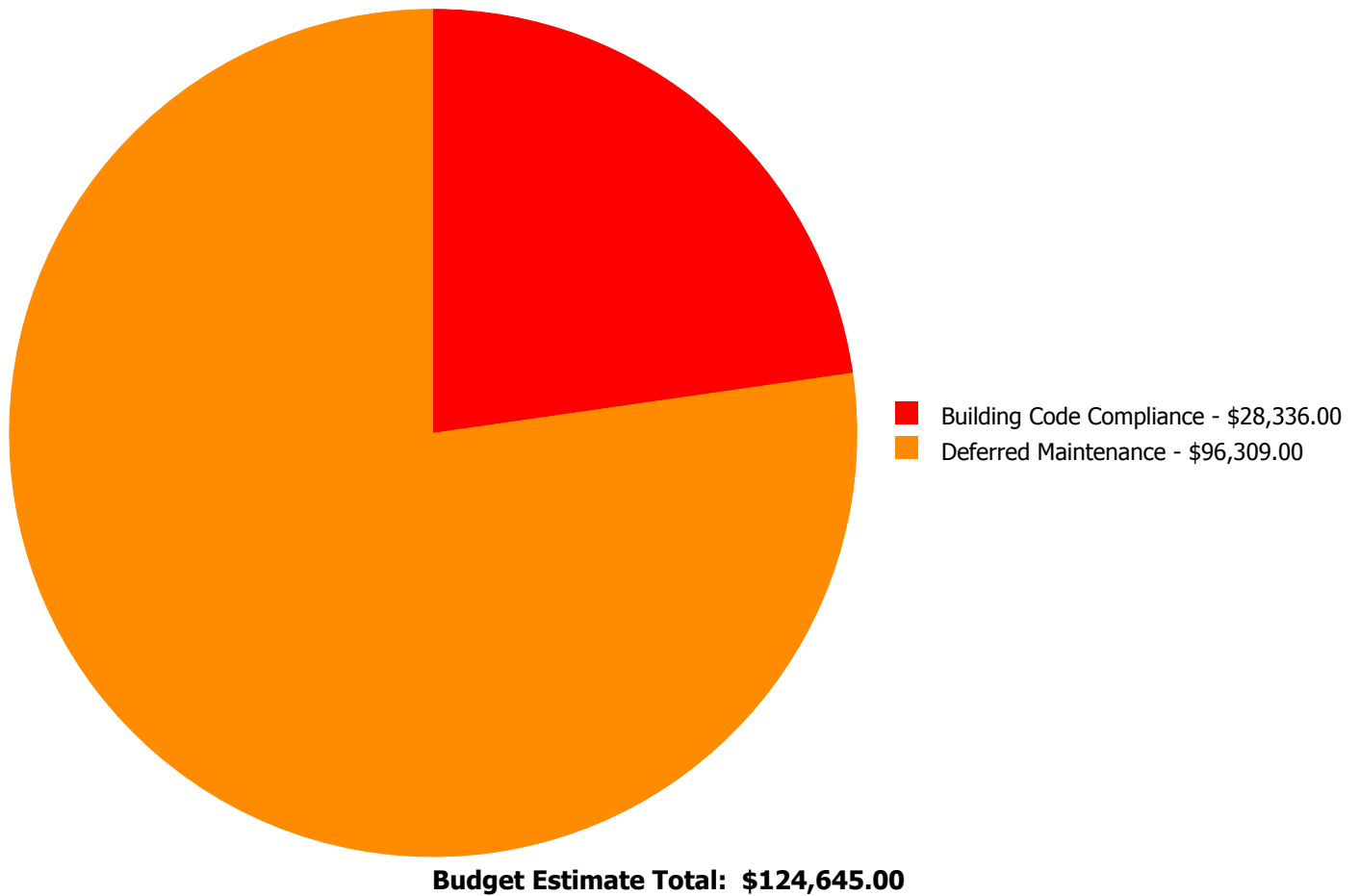
Deficiency By Priority Investment Table

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	\$31,858.00	\$0.00	\$0.00	\$31,858.00
C3020	Floor Finishes	\$0.00	\$0.00	\$64,451.00	\$0.00	\$0.00	\$64,451.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$24,502.00	\$0.00	\$24,502.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$3,834.00	\$0.00	\$3,834.00
	Total:	\$0.00	\$0.00	\$96,309.00	\$28,336.00	\$0.00	\$124,645.00

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: 5,051.00
Unit of Measure: S.F.
Estimate: \$31,858.00
Assessor Name: Eduardo Lopez
Date Created: 01/18/2017

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

System: C3020 - Floor Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 5,051.00
Unit of Measure: S.F.
Estimate: \$64,451.00
Assessor Name: Eduardo Lopez
Date Created: 01/18/2017

Notes: The floor covering is aged, damaged in some areas and beyond its service life.

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: 5,051.00
Unit of Measure: S.F.
Estimate: \$24,502.00
Assessor Name: Eduardo Lopez
Date Created: 01/18/2017

Notes: There no sprinkler system.

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: 5,051.00
Unit of Measure: S.F.
Estimate: \$3,834.00
Assessor Name: Eduardo Lopez
Date Created: 01/18/2017

Notes: There no sprinkler system.

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	22,016
Year Built:	1986
Last Renovation:	
Replacement Value:	\$4,470,129
Repair Cost:	\$548,529.00
Total FCI:	12.27 %
Total RSLI:	41.23 %
FCA Score:	87.73



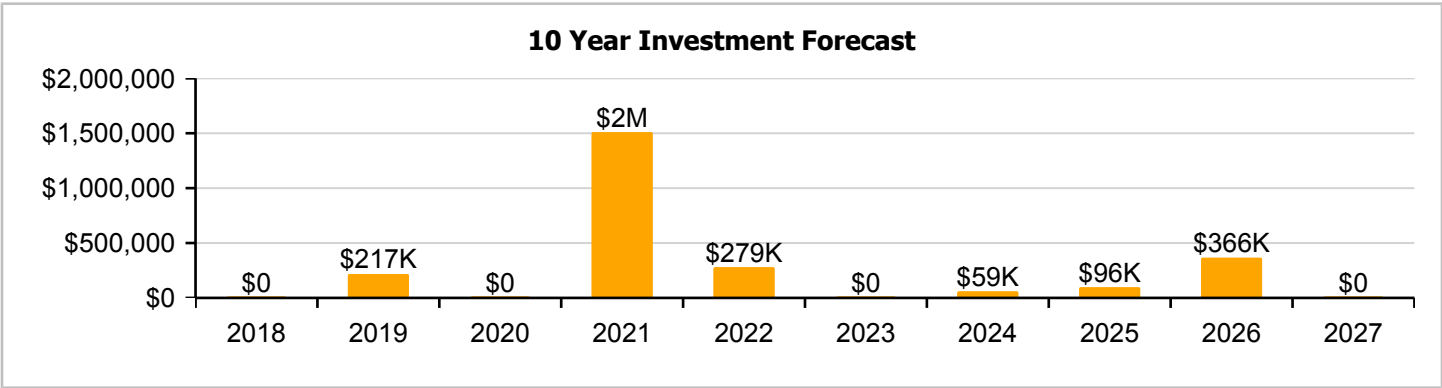
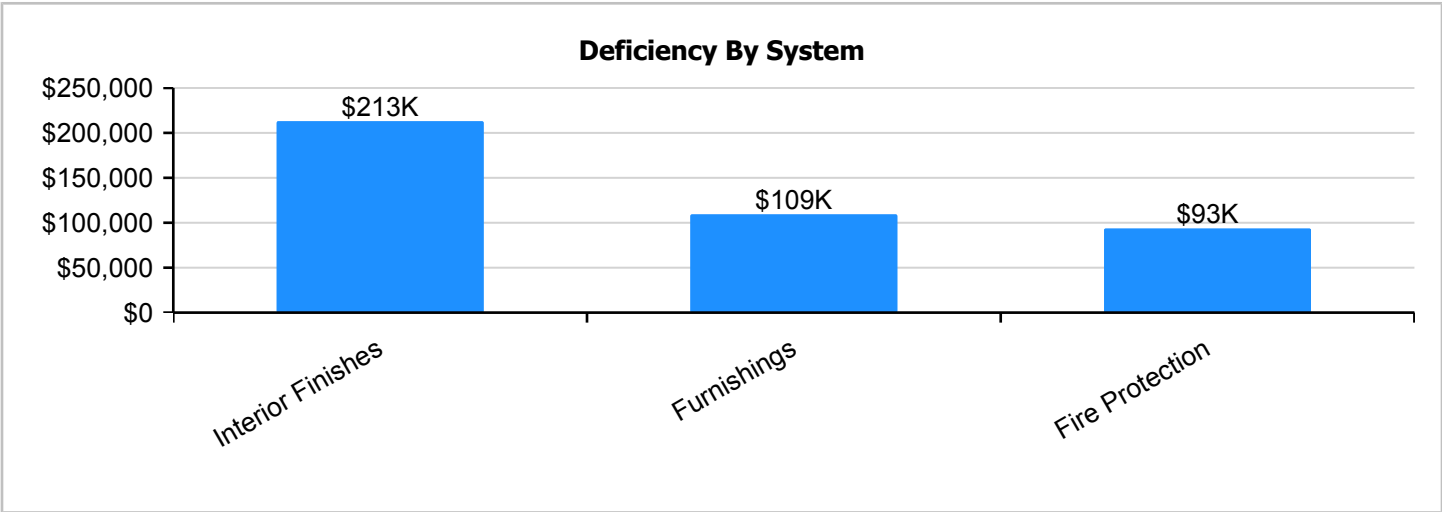
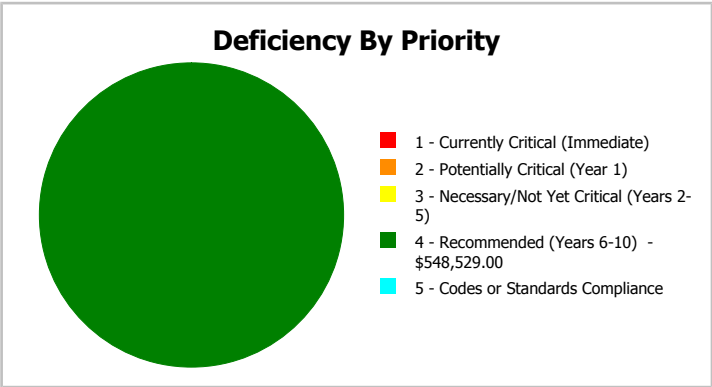
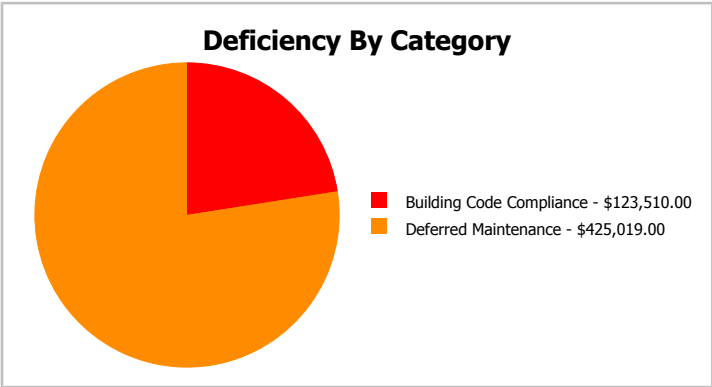
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	ES -Elementary School	Gross Area:	22,016
Year Built:	1986	Last Renovation:	
Repair Cost:	\$548,529	Replacement Value:	\$4,470,129
FCI:	12.27 %	RSLI%:	41.23 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	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	76.00 %	0.00 %	\$0.00
C10 - Interior Construction	39.46 %	0.00 %	\$0.00
C30 - Interior Finishes	15.85 %	49.79 %	\$280,924.00
D20 - Plumbing	19.33 %	0.00 %	\$0.00
D30 - HVAC	15.29 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$123,510.00
D50 - Electrical	57.88 %	0.00 %	\$0.00
E10 - Equipment	40.00 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	110.00 %	\$144,095.00
Totals:	41.23 %	12.27 %	\$548,529.00

Photo Album

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

1). Southeast Elevation - Jan 23, 2017



2). Southwest Elevation - Jan 23, 2017



3). Northeast Elevation - Jan 23, 2017



4). Northwest Elevation - Jan 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.

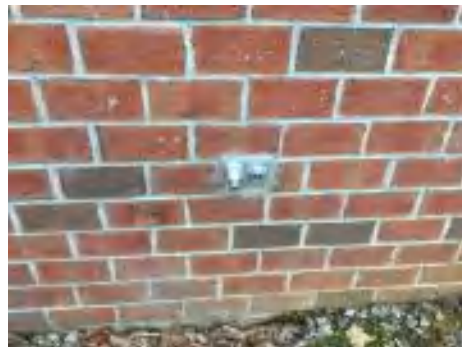
Campus Assessment Report - 1986 Building 2,3,4 Main

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.88	S.F.	22,016	100	1986	2086		69.00 %	0.00 %	69			\$107,438
A1030	Slab on Grade	\$8.61	S.F.	22,016	100	1986	2086		69.00 %	0.00 %	69			\$189,558
A2010	Basement Excavation	\$1.95	S.F.	22,016	100	1986	2086		69.00 %	0.00 %	69			\$42,931
A2020	Basement Walls	\$13.35	S.F.	22,016	100	1986	2086		69.00 %	0.00 %	69			\$293,914
B1010	Floor Construction	\$1.66	S.F.	22,016	100	1986	2086		69.00 %	0.00 %	69			\$36,547
B1020	Roof Construction	\$16.08	S.F.	22,016	100	1986	2086		69.00 %	0.00 %	69			\$354,017
B2010	Exterior Walls	\$9.61	S.F.	22,016	100	1986	2086		69.00 %	0.00 %	69			\$211,574
B2020	Exterior Windows	\$9.57	S.F.	22,016	30	1986	2016	2021	13.33 %	0.00 %	4			\$210,693
B2030	Exterior Doors	\$1.07	S.F.	22,016	30	1986	2016	2021	13.33 %	0.00 %	4			\$23,557
B3010105	Built-Up	\$8.95	S.F.	22,016	25	2011	2036		76.00 %	0.00 %	19			\$197,043
C1010	Partitions	\$11.01	S.F.	22,016	75	1986	2061		58.67 %	0.00 %	44			\$242,396
C1020	Interior Doors	\$2.59	S.F.	22,016	30	1986	2016	2021	13.33 %	0.00 %	4			\$57,021
C1030	Fittings	\$9.94	S.F.	22,016	20	2002	2022		25.00 %	0.00 %	5			\$218,839
C3010	Wall Finishes	\$2.84	S.F.	22,016	10	2015	2025		80.00 %	0.00 %	8			\$62,525
C3020	Floor Finishes	\$11.60	S.F.	22,016	20	1986	2006		0.00 %	110.00 %	-11		\$280,924.00	\$255,386
C3030	Ceiling Finishes	\$11.19	S.F.	22,016	25	1986	2011	2021	16.00 %	0.00 %	4			\$246,359
D2010	Plumbing Fixtures	\$11.71	S.F.	22,016	30	1986	2016	2021	13.33 %	0.00 %	4			\$257,807
D2020	Domestic Water Distribution	\$0.99	S.F.	22,016	30	1986	2016	2021	13.33 %	0.00 %	4			\$21,796
D2030	Sanitary Waste	\$1.57	S.F.	22,016	30	1986	2016	2021	13.33 %	0.00 %	4			\$34,565
D2040	Rain Water Drainage	\$1.41	S.F.	22,016	30	2011	2041		80.00 %	0.00 %	24			\$31,043
D3020	Heat Generating Systems	\$5.19	S.F.	22,016	30	1986	2016	2021	13.33 %	0.00 %	4			\$114,263
D3040	Distribution Systems	\$6.26	S.F.	22,016	30	1986	2016	2021	13.33 %	0.00 %	4			\$137,820
D3050	Terminal & Package Units	\$8.46	S.F.	22,016	15	2004	2019		13.33 %	0.00 %	2			\$186,255
D3060	Controls & Instrumentation	\$1.98	S.F.	22,016	20	2004	2024		35.00 %	0.00 %	7			\$43,592
D4010	Sprinklers	\$4.41	S.F.	22,016	30			2016	0.00 %	110.00 %	-1		\$106,800.00	\$97,091
D4020	Standpipes	\$0.69	S.F.	22,016	30			2016	0.00 %	110.00 %	-1		\$16,710.00	\$15,191
D5010	Electrical Service/Distribution	\$1.73	S.F.	22,016	40	1986	2026		22.50 %	0.00 %	9			\$38,088
D5020	Branch Wiring	\$5.20	S.F.	22,016	30	1986	2016	2021	13.33 %	0.00 %	4			\$114,483
D5020	Lighting	\$12.12	S.F.	22,016	30	2011	2041		80.00 %	0.00 %	24			\$266,834
D5030810	Security & Detection Systems	\$1.91	S.F.	22,016	15	2011	2026		60.00 %	0.00 %	9			\$42,051
D5030910	Fire Alarm Systems	\$3.46	S.F.	22,016	15	2011	2026		60.00 %	0.00 %	9			\$76,175
D5030920	Data Communication	\$4.47	S.F.	22,016	15	2011	2026		60.00 %	0.00 %	9			\$98,412
D5090	Other Electrical Systems	\$0.33	S.F.	22,016	20	2011	2031		70.00 %	0.00 %	14			\$7,265
E1020	Institutional Equipment	\$0.30	S.F.	22,016	20	2005	2025		40.00 %	0.00 %	8			\$6,605
E2010	Fixed Furnishings	\$5.95	S.F.	22,016	20	1986	2006		0.00 %	110.00 %	-11		\$144,095.00	\$130,995
Total									41.23 %	12.27 %			\$548,529.00	\$4,470,129

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



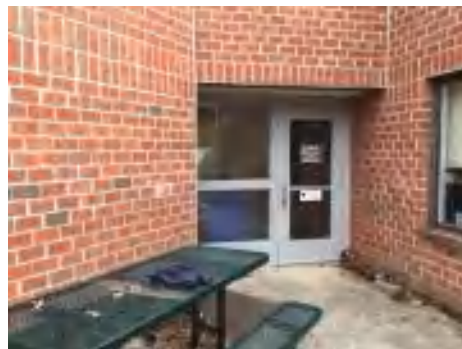
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

Campus Assessment Report - 1986 Building 2,3,4 Main

System: B3010105 - Built-Up



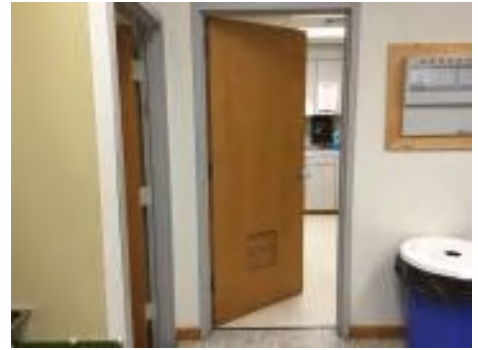
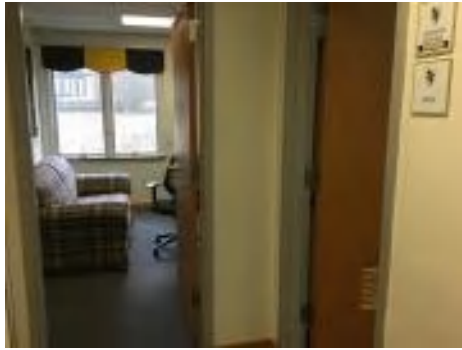
Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

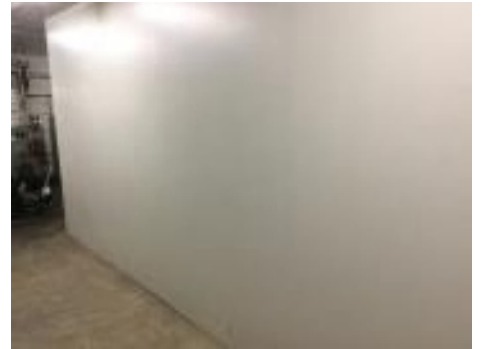
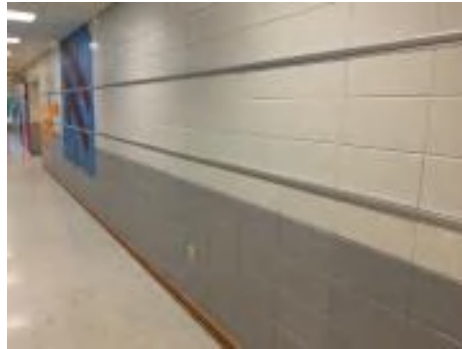
Campus Assessment Report - 1986 Building 2,3,4 Main

System: C1030 - Fittings



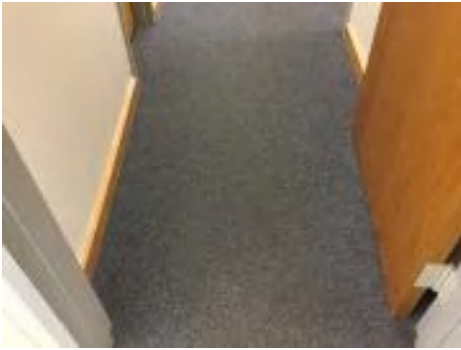
Note:

System: C3010 - Wall Finishes



Note:

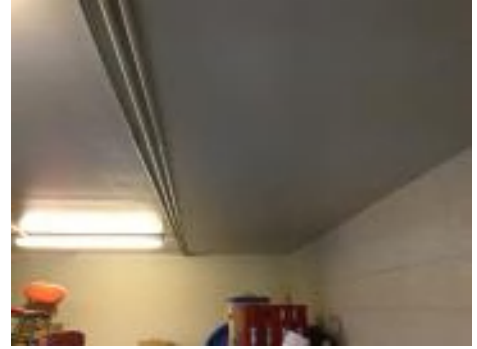
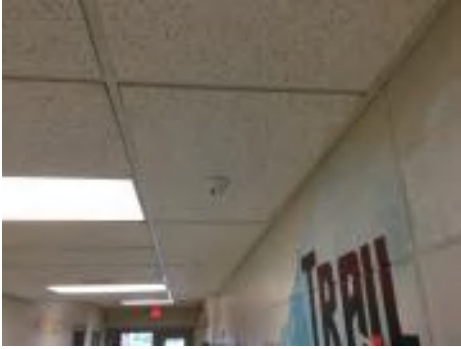
System: C3020 - Floor Finishes



Note:

Campus Assessment Report - 1986 Building 2,3,4 Main

System: C3030 - Ceiling Finishes



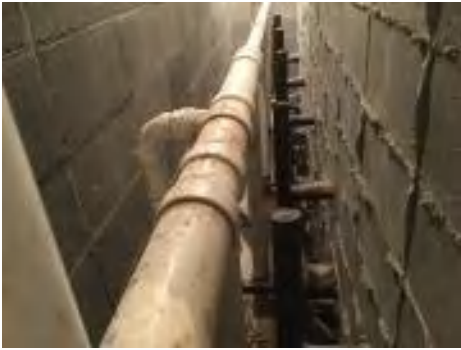
Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

Campus Assessment Report - 1986 Building 2,3,4 Main

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note:

System: D3020 - Heat Generating Systems



Note:

Campus Assessment Report - 1986 Building 2,3,4 Main

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

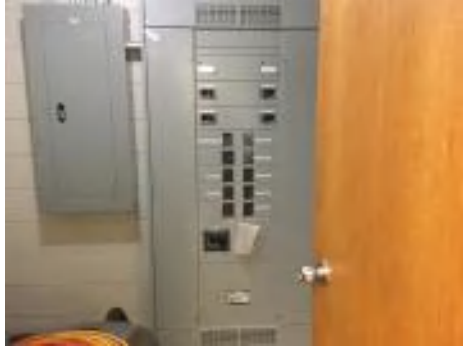
System: D3060 - Controls & Instrumentation



Note:

Campus Assessment Report - 1986 Building 2,3,4 Main

System: D5010 - Electrical Service/Distribution



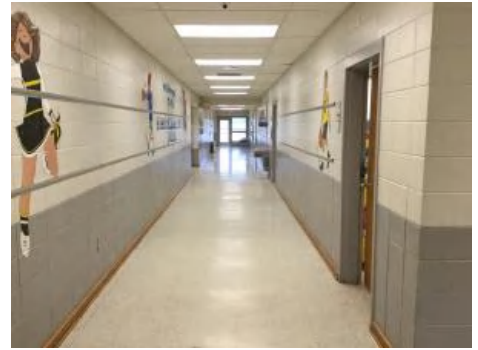
Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

Campus Assessment Report - 1986 Building 2,3,4 Main

System: D5030810 - Security & Detection Systems



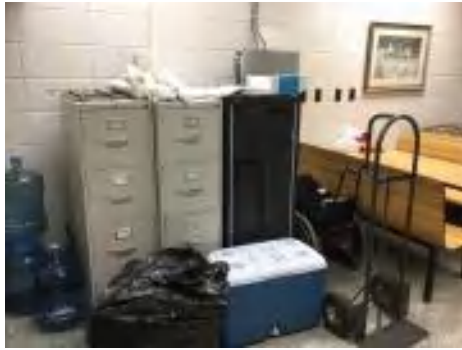
Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

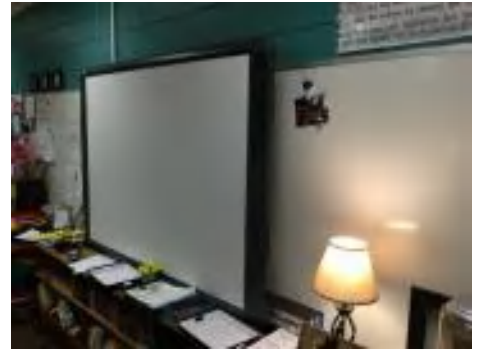
Campus Assessment Report - 1986 Building 2,3,4 Main

System: D5090 - Other Electrical Systems



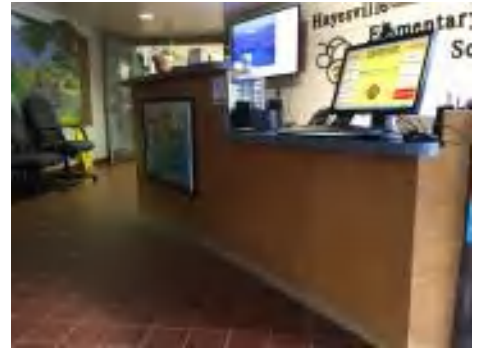
Note:

System: E1020 - Institutional Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$548,529	\$0	\$217,358	\$0	\$1,508,409	\$279,064	\$0	\$58,974	\$96,329	\$365,595	\$0	\$3,074,258
* 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	\$260,850	\$0	\$0	\$0	\$0	\$0	\$0	\$260,850
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$29,165	\$0	\$0	\$0	\$0	\$0	\$0	\$29,165
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$70,596	\$0	\$0	\$0	\$0	\$0	\$0	\$70,596
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$279,064	\$0	\$0	\$0	\$0	\$0	\$279,064
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	\$87,126	\$0	\$0	\$87,126

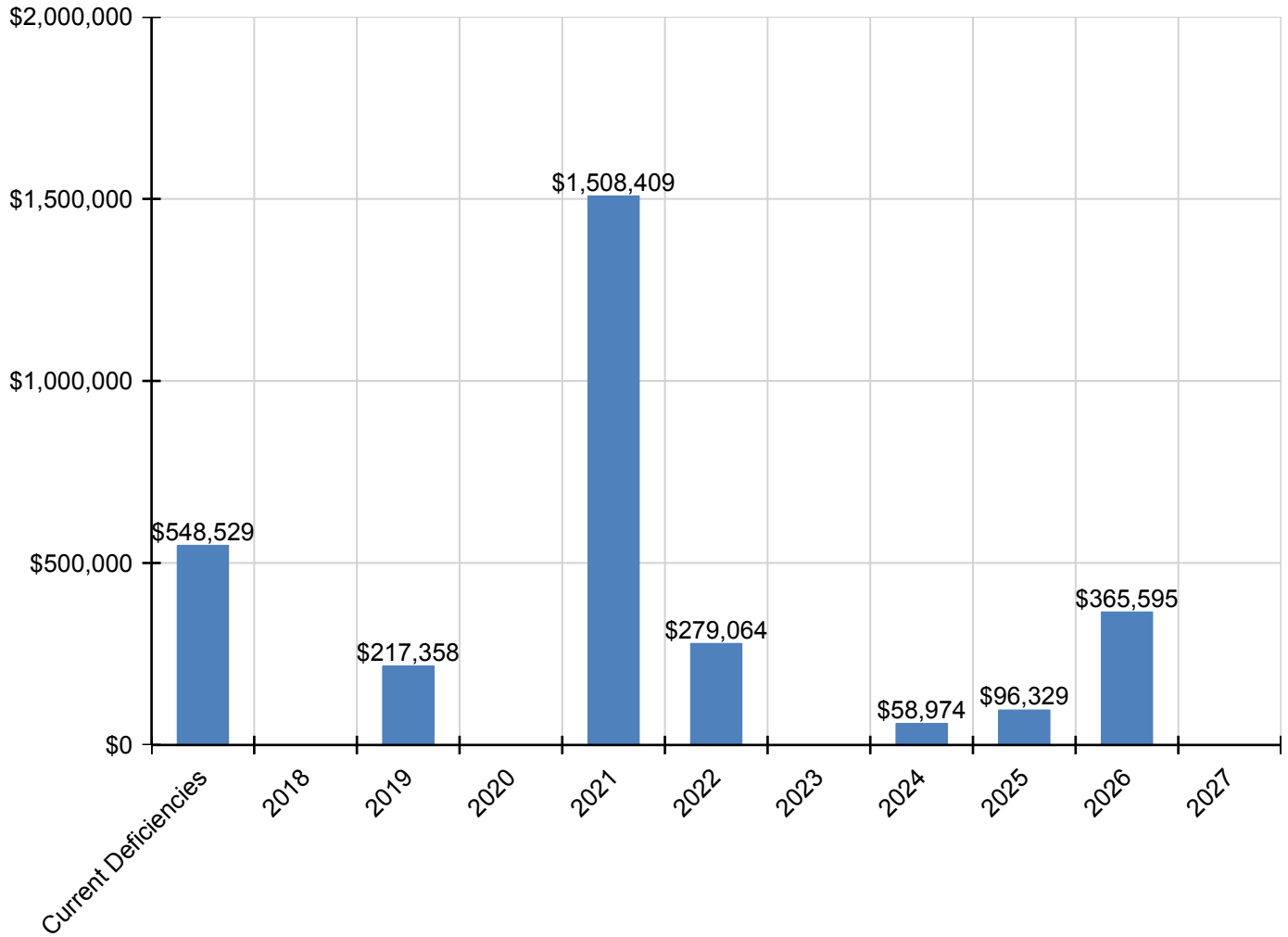
Campus Assessment Report - 1986 Building 2,3,4 Main

C3020 - Floor Finishes	\$280,924	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$280,924
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$305,007	\$0	\$0	\$0	\$0	\$0	\$0	\$305,007
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	\$319,181	\$0	\$0	\$0	\$0	\$0	\$0	\$319,181
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$26,984	\$0	\$0	\$0	\$0	\$0	\$0	\$26,984
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$42,794	\$0	\$0	\$0	\$0	\$0	\$0	\$42,794
D2040 - Rain Water Drainage	\$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	\$141,464	\$0	\$0	\$0	\$0	\$0	\$0	\$141,464
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$170,629	\$0	\$0	\$0	\$0	\$0	\$0	\$170,629
D3050 - Terminal & Package Units	\$0	\$0	\$217,358	Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$217,358
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,974	\$0	\$0	\$0	\$58,974
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$106,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$106,800
D4020 - Standpipes	\$16,710	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,710
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	\$54,665	\$0	\$54,665
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$141,738	\$0	\$0	\$0	\$0	\$0	\$0	\$141,738
D5020 - Lighting	\$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
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60,354	\$0	\$60,354
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$109,331	\$0	\$109,331
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$141,246	\$0	\$141,246
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	\$9,203	\$0	\$9,203
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$144,095	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$144,095

* Indicates non-renewable system

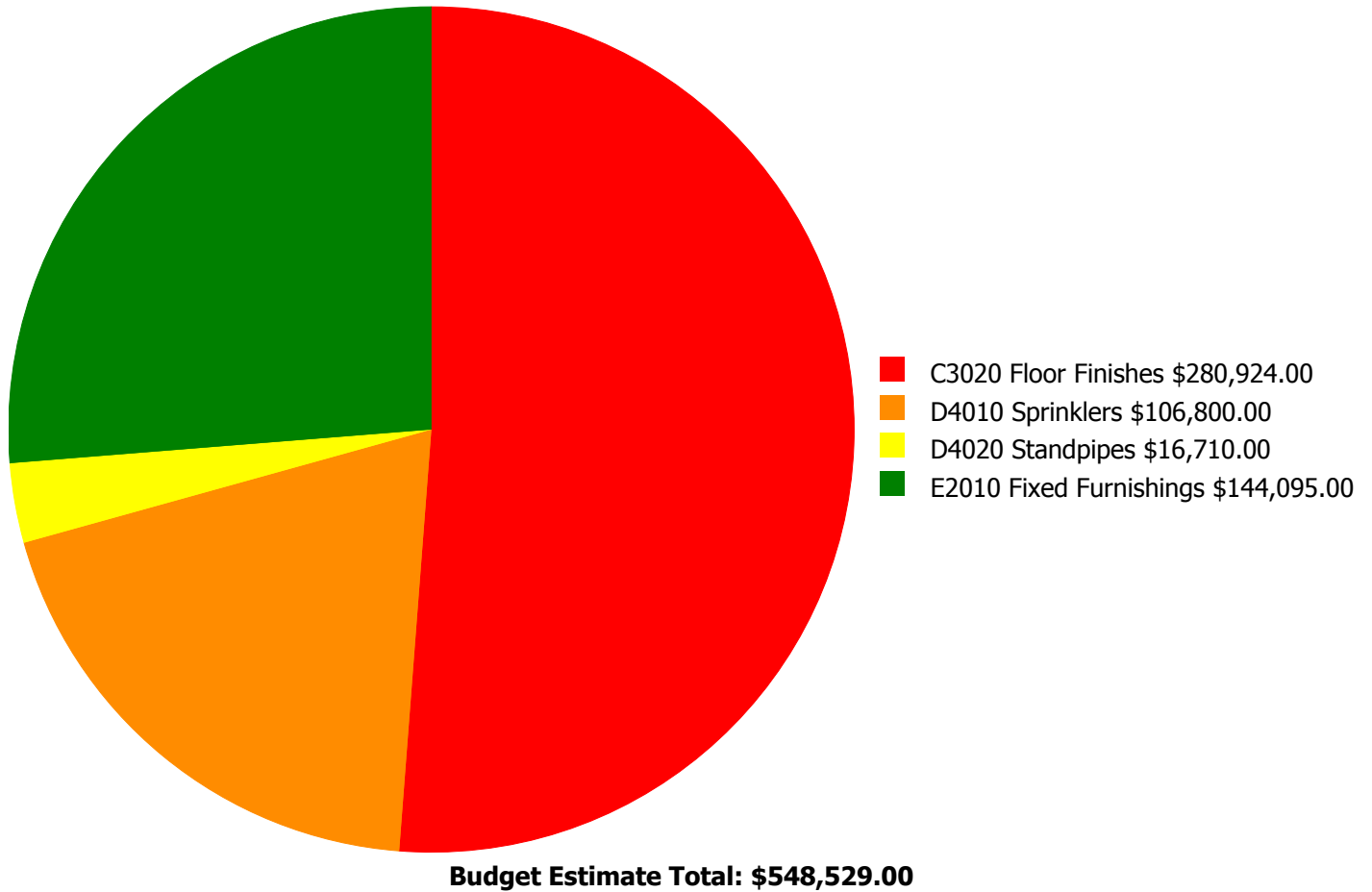
Forecasted Capital Renewal Requirement

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



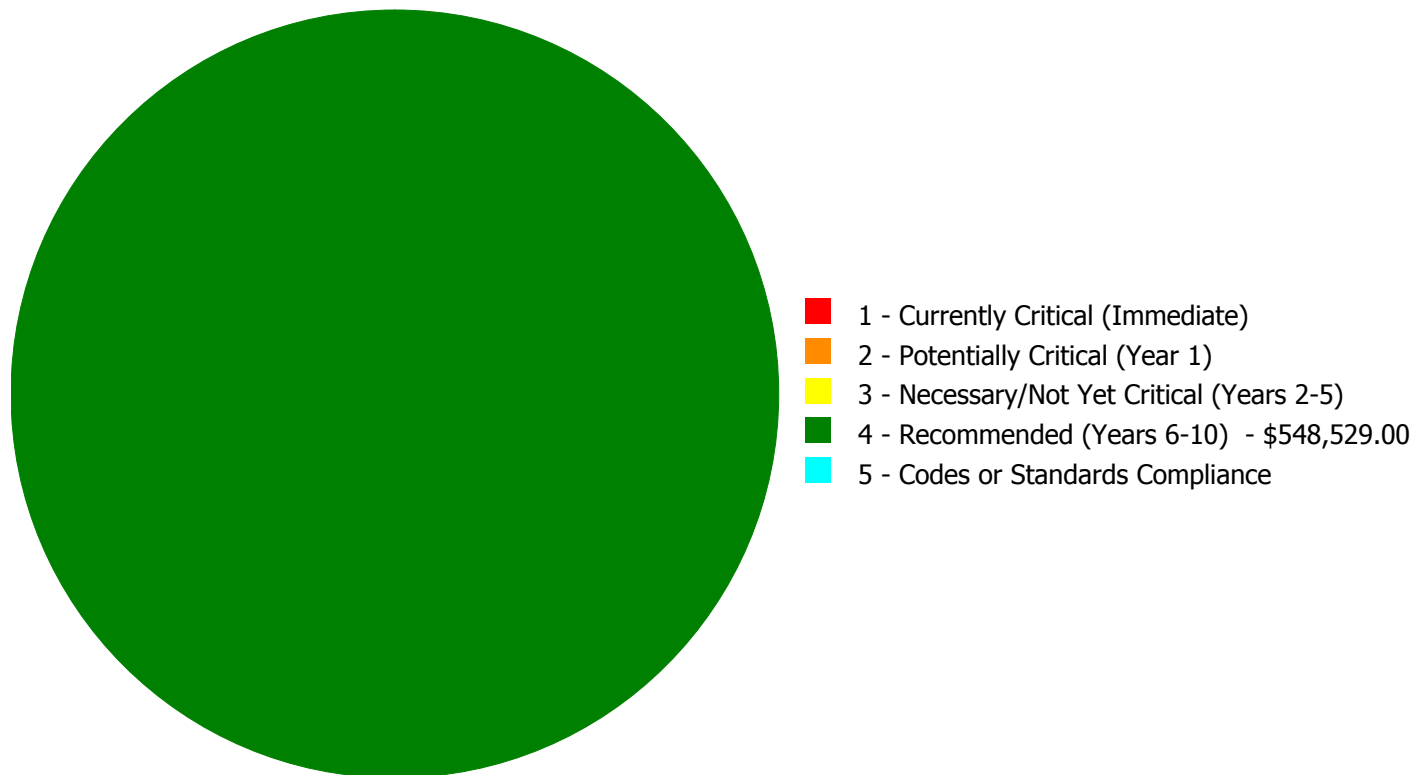
Deficiency Summary by System

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: \$548,529.00

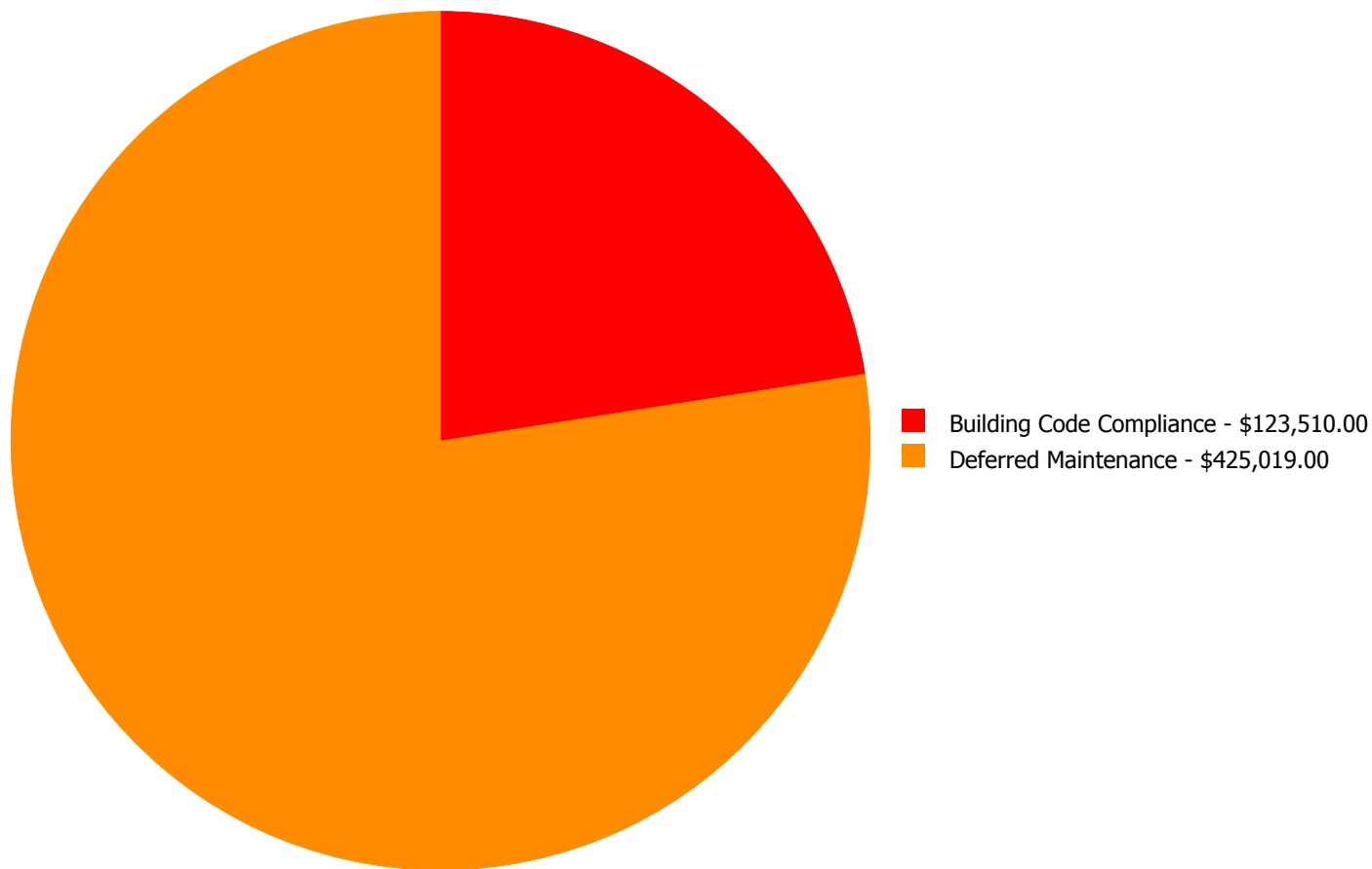
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
C3020	Floor Finishes	\$0.00	\$0.00	\$0.00	\$280,924.00	\$0.00	\$280,924.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$106,800.00	\$0.00	\$106,800.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$16,710.00	\$0.00	\$16,710.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$0.00	\$144,095.00	\$0.00	\$144,095.00
	Total:	\$0.00	\$0.00	\$0.00	\$548,529.00	\$0.00	\$548,529.00

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: \$548,529.00

Deficiency Details by Priority

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

Priority 4 - Recommended (Years 6-10):

System: C3020 - Floor Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 22,016.00
Unit of Measure: S.F.
Estimate: \$280,924.00
Assessor Name: Eduardo Lopez
Date Created: 01/18/2017

Notes: The floor covering is aged, damaged in some areas and beyond its service life.

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: 22,016.00
Unit of Measure: S.F.
Estimate: \$106,800.00
Assessor Name: Eduardo Lopez
Date Created: 01/18/2017

Notes: There no sprinkler system.

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: 22,016.00
Unit of Measure: S.F.
Estimate: \$16,710.00
Assessor Name: Eduardo Lopez
Date Created: 01/18/2017

Notes: There no sprinkler system.

System: E2010 - Fixed Furnishings



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 22,016.00
Unit of Measure: S.F.
Estimate: \$144,095.00
Assessor Name: Eduardo Lopez
Date Created: 01/18/2017

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	5,041
Year Built:	1986
Last Renovation:	
Replacement Value:	\$993,076
Repair Cost:	\$124,398.00
Total FCI:	12.53 %
Total RSLI:	38.82 %
FCA Score:	87.47



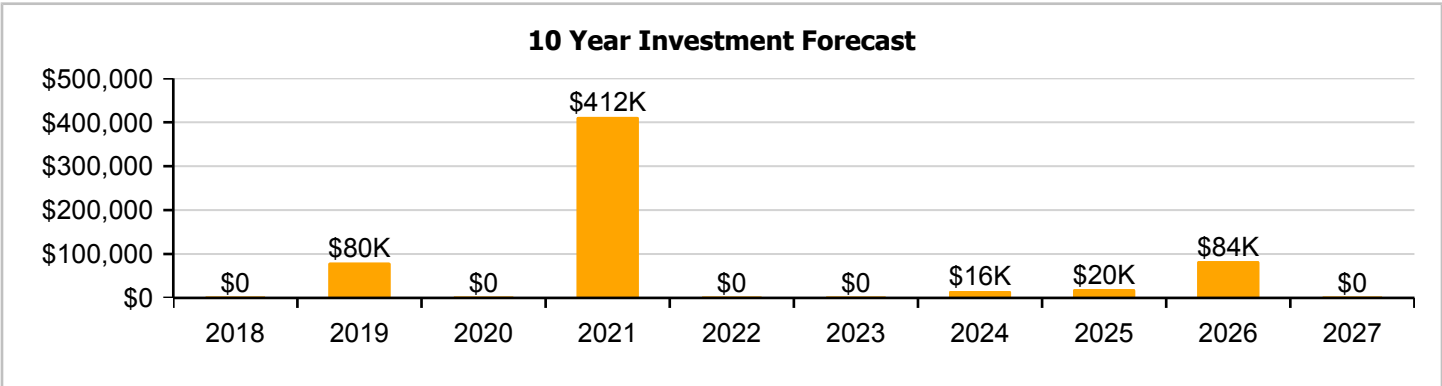
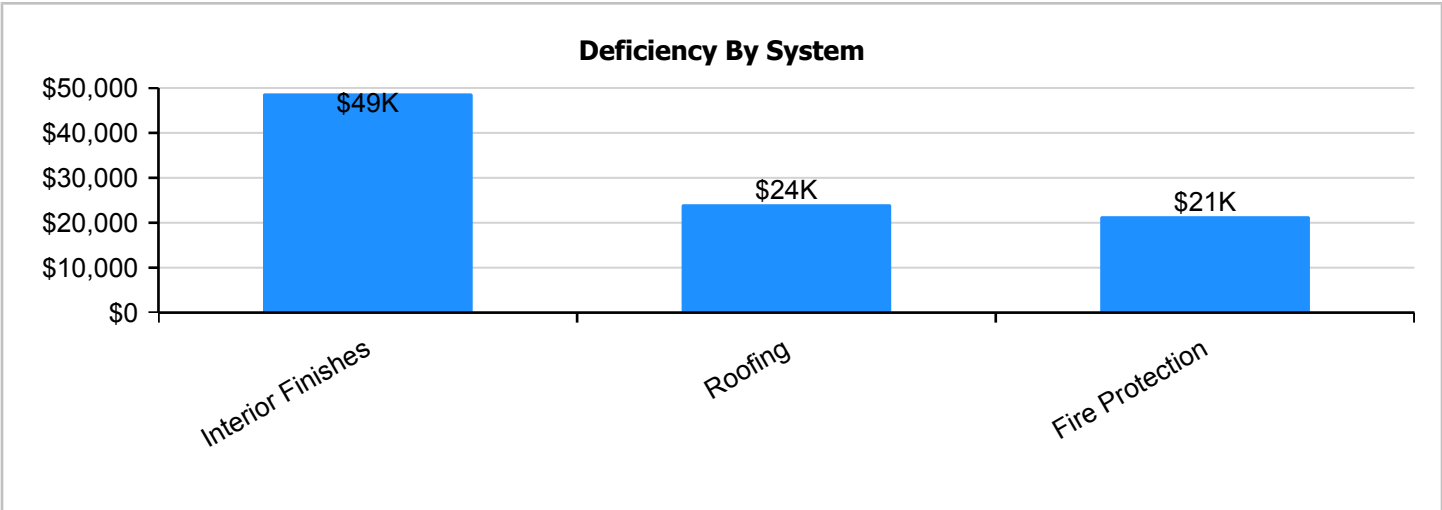
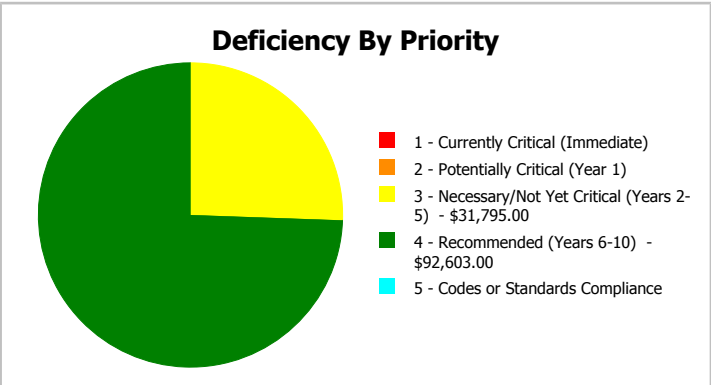
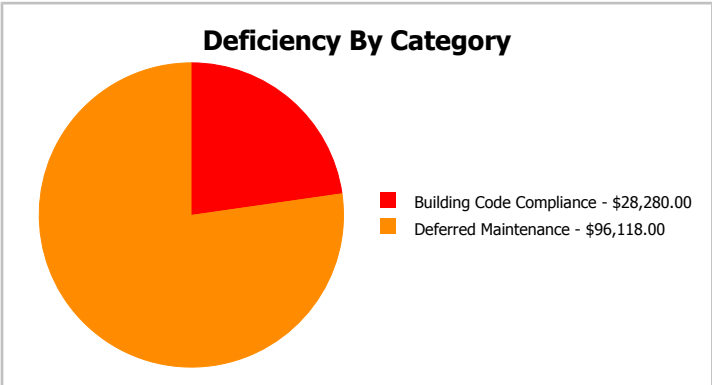
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	ES -Elementary School	Gross Area:	5,041
Year Built:	1986	Last Renovation:	
Repair Cost:	\$124,398	Replacement Value:	\$993,076
FCI:	12.53 %	RSLI%:	38.82 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	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	0.00 %	146.00 %	\$31,795.00
C10 - Interior Construction	37.35 %	0.00 %	\$0.00
C30 - Interior Finishes	15.85 %	49.79 %	\$64,323.00
D20 - Plumbing	13.33 %	0.00 %	\$0.00
D30 - HVAC	15.29 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$28,280.00
D50 - Electrical	57.88 %	0.00 %	\$0.00
E10 - Equipment	35.00 %	0.00 %	\$0.00
E20 - Furnishings	20.00 %	0.00 %	\$0.00
Totals:	38.82 %	12.53 %	\$124,398.00

Photo Album

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

1). East Elevation - Jan 23, 2017



2). South Elevation - Jan 23, 2017



3). North Elevation - Jan 23, 2017



4). West Elevation - Jan 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

Campus Assessment Report - 1986 Building K

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.88	S.F.	5,041	100	1986	2086		69.00 %	0.00 %	69			\$24,600
A1030	Slab on Grade	\$8.61	S.F.	5,041	100	1986	2086		69.00 %	0.00 %	69			\$43,403
A2010	Basement Excavation	\$1.95	S.F.	5,041	100	1986	2086		69.00 %	0.00 %	69			\$9,830
A2020	Basement Walls	\$13.35	S.F.	5,041	100	1986	2086		69.00 %	0.00 %	69			\$67,297
B1010	Floor Construction	\$1.66	S.F.	5,041	100	1986	2086		69.00 %	0.00 %	69			\$8,368
B1020	Roof Construction	\$16.08	S.F.	5,041	100	1986	2086		69.00 %	0.00 %	69			\$81,059
B2010	Exterior Walls	\$9.61	S.F.	5,041	100	1986	2086		69.00 %	0.00 %	69			\$48,444
B2020	Exterior Windows	\$9.57	S.F.	5,041	30	1986	2016	2021	13.33 %	0.00 %	4			\$48,242
B2030	Exterior Doors	\$1.07	S.F.	5,041	30	1986	2016	2021	13.33 %	0.00 %	4			\$5,394
B3010140	Asphalt Shingles	\$4.32	S.F.	5,041	20	1986	2006		0.00 %	146.00 %	-11		\$31,795.00	\$21,777
C1010	Partitions	\$11.01	S.F.	5,041	75	1986	2061		58.67 %	0.00 %	44			\$55,501
C1020	Interior Doors	\$2.59	S.F.	5,041	30	1986	2016	2021	13.33 %	0.00 %	4			\$13,056
C1030	Fittings	\$9.94	S.F.	5,041	20	1986	2006	2021	20.00 %	0.00 %	4			\$50,108
C3010	Wall Finishes	\$2.84	S.F.	5,041	10	2015	2025		80.00 %	0.00 %	8			\$14,316
C3020	Floor Finishes	\$11.60	S.F.	5,041	20	1986	2006		0.00 %	110.00 %	-11		\$64,323.00	\$58,476
C3030	Ceiling Finishes	\$11.19	S.F.	5,041	25	2015	2040	2021	16.00 %	0.00 %	4			\$56,409
D2010	Plumbing Fixtures	\$11.71	S.F.	5,041	30	1986	2016	2021	13.33 %	0.00 %	4			\$59,030
D2020	Domestic Water Distribution	\$0.99	S.F.	5,041	30	1986	2016	2021	13.33 %	0.00 %	4			\$4,991
D2030	Sanitary Waste	\$1.57	S.F.	5,041	30	1986	2016	2021	13.33 %	0.00 %	4			\$7,914
D3040	Distribution Systems	\$6.26	S.F.	5,041	30	1986	2016	2021	13.33 %	0.00 %	4			\$31,557
D3050	Terminal & Package Units	\$13.65	S.F.	5,041	15	2004	2019		13.33 %	0.00 %	2			\$68,810
D3060	Controls & Instrumentation	\$1.98	S.F.	5,041	20	2004	2024		35.00 %	0.00 %	7			\$9,981
D4010	Sprinklers	\$4.41	S.F.	5,041	30			2016	0.00 %	110.00 %	-1		\$24,454.00	\$22,231
D4020	Standpipes	\$0.69	S.F.	5,041	30			2016	0.00 %	110.01 %	-1		\$3,826.00	\$3,478
D5010	Electrical Service/Distribution	\$1.73	S.F.	5,041	40	1986	2026		22.50 %	0.00 %	9			\$8,721
D5020	Branch Wiring	\$5.20	S.F.	5,041	30	1986	2016	2021	13.33 %	0.00 %	4			\$26,213
D5020	Lighting	\$12.12	S.F.	5,041	30	2011	2041		80.00 %	0.00 %	24			\$61,097
D5030810	Security & Detection Systems	\$1.91	S.F.	5,041	15	2011	2026		60.00 %	0.00 %	9			\$9,628
D5030910	Fire Alarm Systems	\$3.46	S.F.	5,041	15	2011	2026		60.00 %	0.00 %	9			\$17,442
D5030920	Data Communication	\$4.47	S.F.	5,041	15	2011	2026		60.00 %	0.00 %	9			\$22,533
D5090	Other Electrical Systems	\$0.33	S.F.	5,041	20	2011	2031		70.00 %	0.00 %	14			\$1,664
E1020	Institutional Equipment	\$0.30	S.F.	5,041	20	2004	2024		35.00 %	0.00 %	7			\$1,512
E2010	Fixed Furnishings	\$5.95	S.F.	5,041	20	1986	2006	2021	20.00 %	0.00 %	4			\$29,994
Total									38.82 %	12.53 %			\$124,398.00	\$993,076

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 - 1986 Building K

System: B3010140 - Asphalt Shingles



Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

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System: C1030 - Fittings



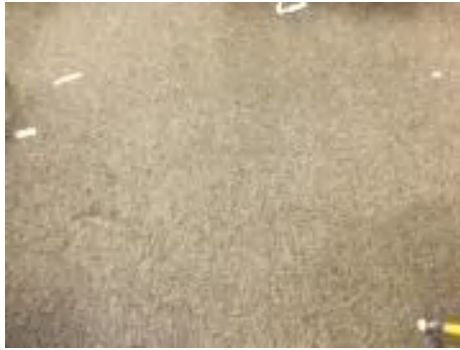
Note:

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

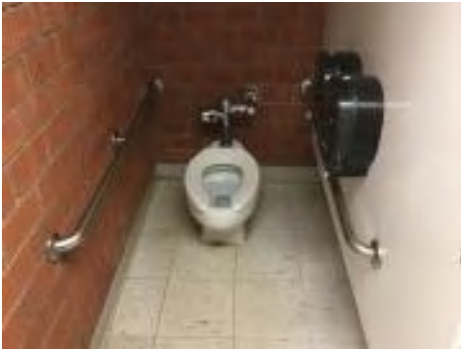
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System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

Campus Assessment Report - 1986 Building K

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

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System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

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System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

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System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems



Note:

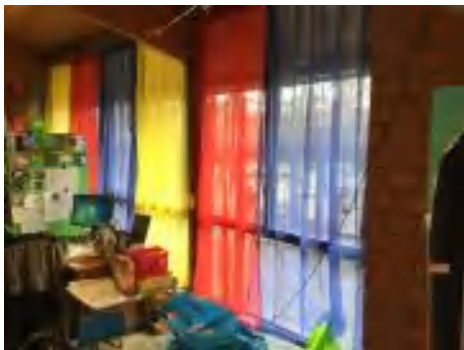
System: E1020 - Institutional Equipment



Note:

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System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$124,398	\$0	\$80,301	\$0	\$412,160	\$0	\$0	\$15,549	\$19,949	\$83,710	\$0	\$736,068
* 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	\$59,727	\$0	\$0	\$0	\$0	\$0	\$0	\$59,727
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$6,678	\$0	\$0	\$0	\$0	\$0	\$0	\$6,678
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	\$31,795	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,795
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	\$16,165	\$0	\$0	\$0	\$0	\$0	\$0	\$16,165
C1030 - Fittings	\$0	\$0	\$0	\$0	\$62,036	\$0	\$0	\$0	\$0	\$0	\$0	\$62,036
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	\$19,949	\$0	\$0	\$19,949

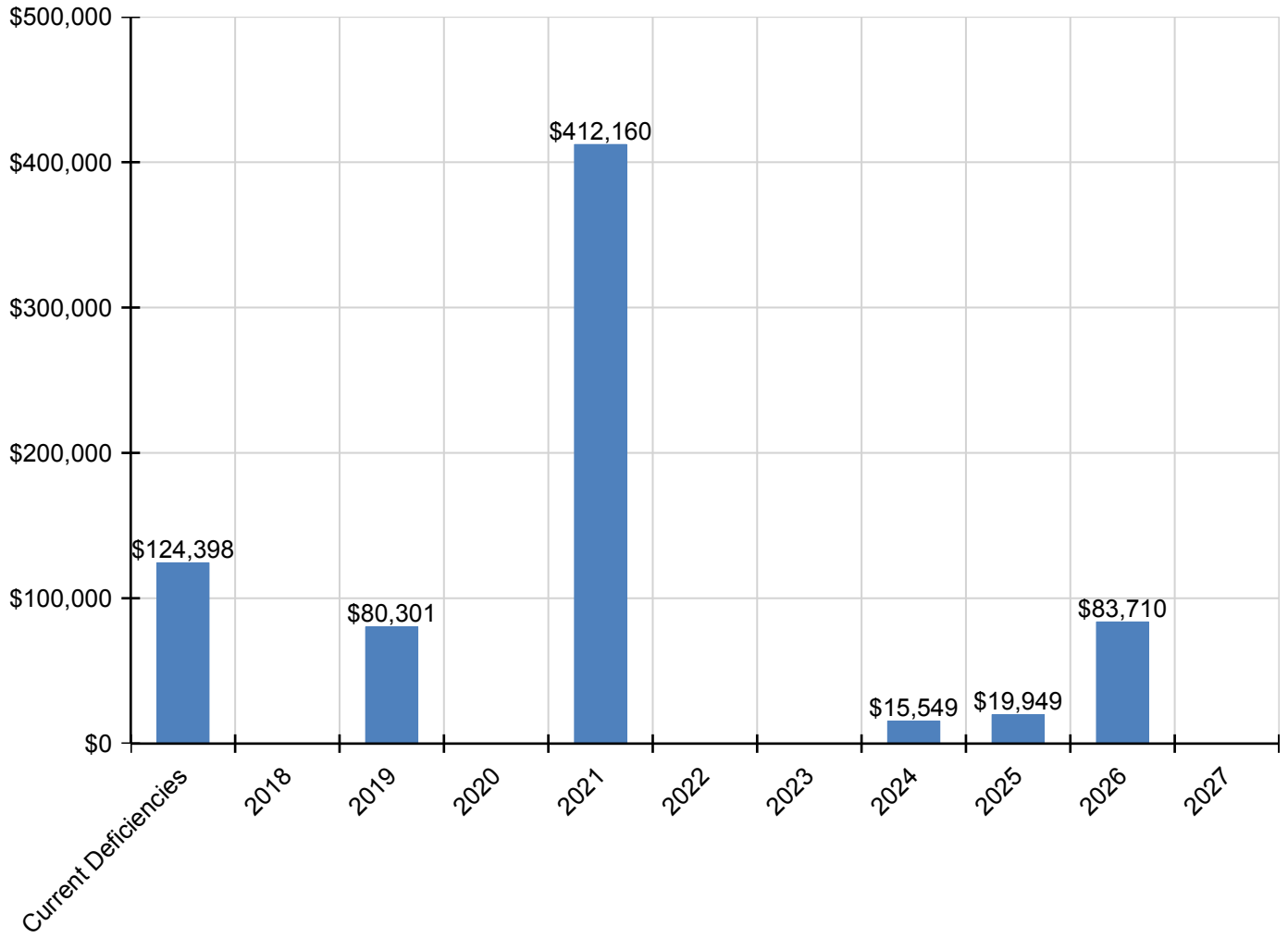
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C3020 - Floor Finishes	\$64,323	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$64,323
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$69,838	\$0	\$0	\$0	\$0	\$0	\$0	\$69,838
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$73,083	\$0	\$0	\$0	\$0	\$0	\$0	\$73,083
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$6,179	\$0	\$0	\$0	\$0	\$0	\$0	\$6,179
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$9,799	\$0	\$0	\$0	\$0	\$0	\$0	\$9,799
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$39,069	\$0	\$0	\$0	\$0	\$0	\$0	\$39,069
D3050 - Terminal & Package Units	\$0	\$0	\$80,301	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,301
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,503	\$0	\$0	\$0	\$13,503
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$24,454	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,454
D4020 - Standpipes	\$3,826	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,826
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	\$12,517	\$0	\$12,517
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$32,454	\$0	\$0	\$0	\$0	\$0	\$0	\$32,454
D5020 - Lighting	\$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
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,819	\$0	\$13,819
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,033	\$0	\$25,033
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,341	\$0	\$32,341
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	\$2,047	\$0	\$0	\$0	\$2,047
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$37,134	\$0	\$0	\$0	\$0	\$0	\$0	\$37,134

* Indicates non-renewable system

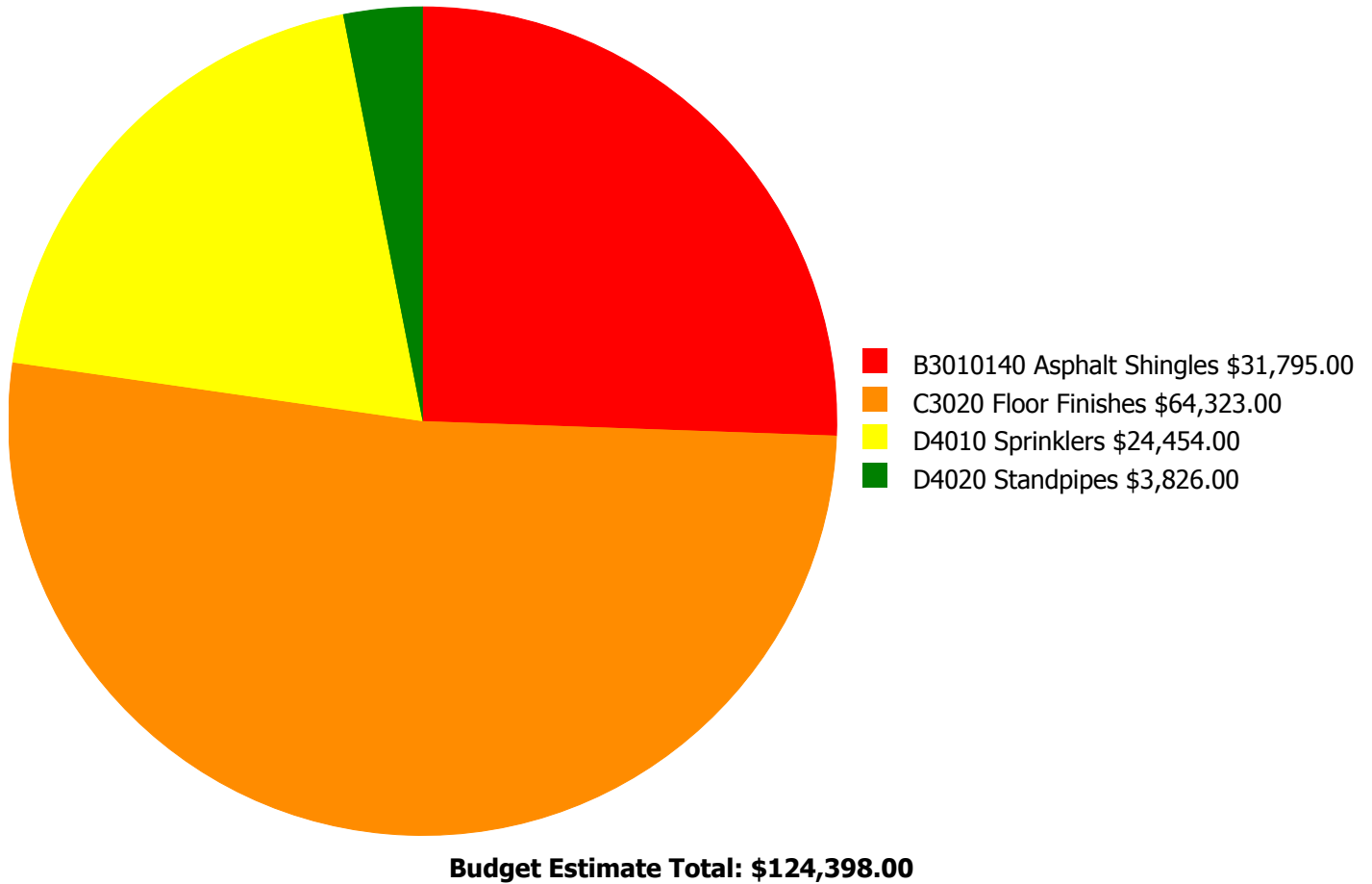
Forecasted Capital Renewal Requirement

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



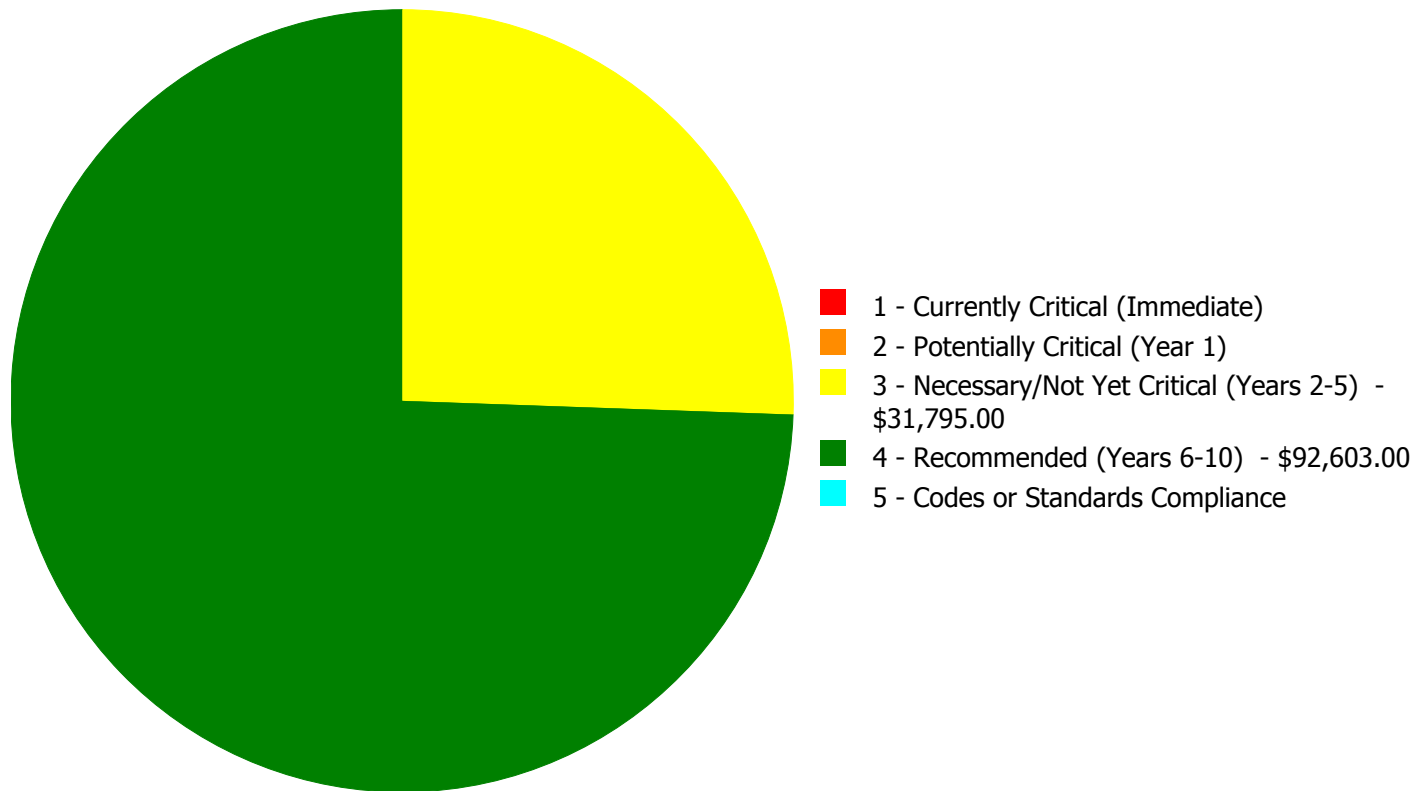
Deficiency Summary by System

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: \$124,398.00

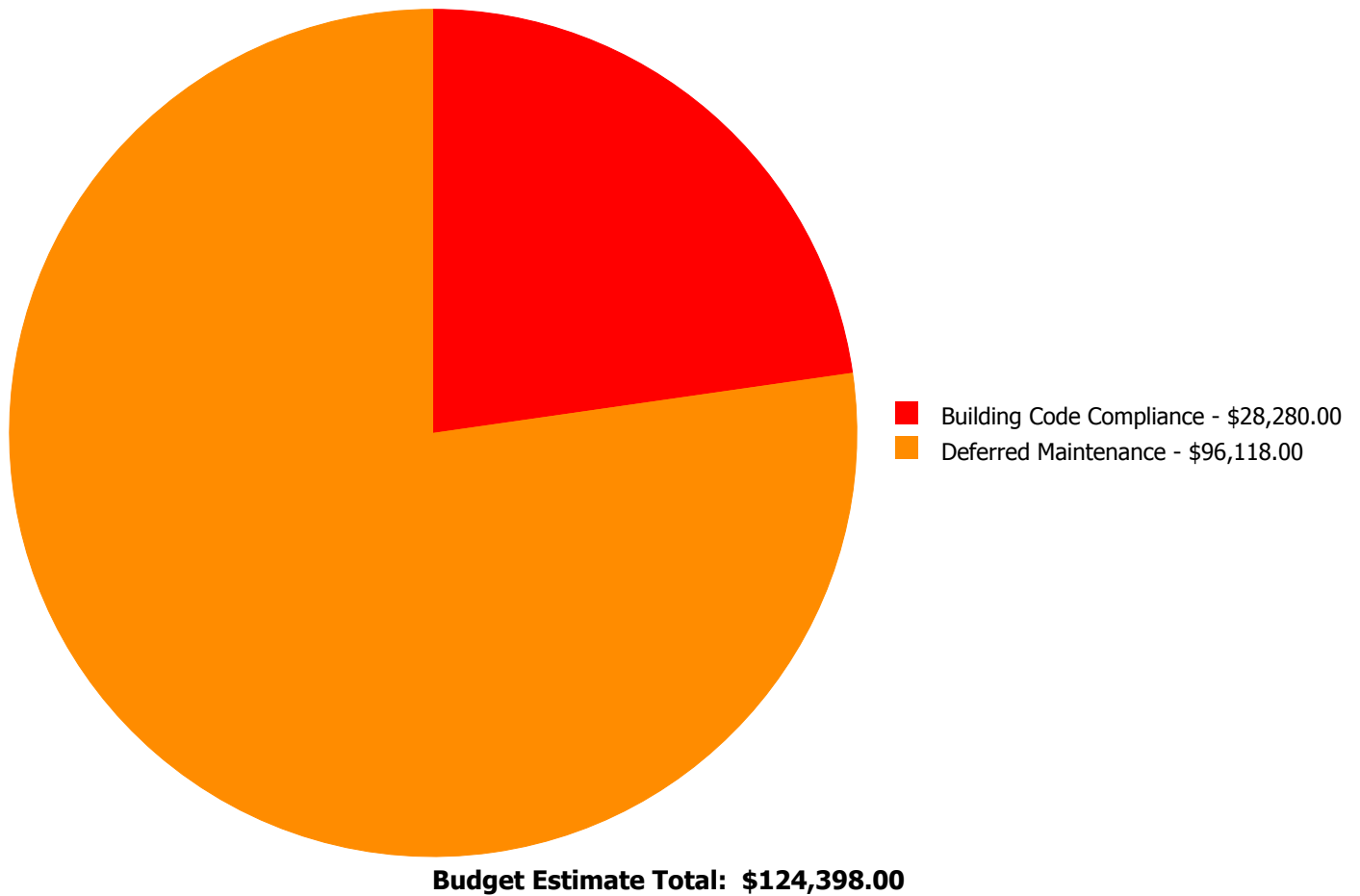
Deficiency By Priority Investment Table

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	\$31,795.00	\$0.00	\$0.00	\$31,795.00
C3020	Floor Finishes	\$0.00	\$0.00	\$0.00	\$64,323.00	\$0.00	\$64,323.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$24,454.00	\$0.00	\$24,454.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$3,826.00	\$0.00	\$3,826.00
	Total:	\$0.00	\$0.00	\$31,795.00	\$92,603.00	\$0.00	\$124,398.00

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: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 5,041.00
Unit of Measure: S.F.
Estimate: \$31,795.00
Assessor Name: Eduardo Lopez
Date Created: 01/18/2017

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

Priority 4 - Recommended (Years 6-10):

System: C3020 - Floor Finishes



Location: Throughout the building
Distress: Damaged
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 5,041.00
Unit of Measure: S.F.
Estimate: \$64,323.00
Assessor Name: Eduardo Lopez
Date Created: 01/18/2017

Notes: The floor coverings are beyond their service life, damaged in different areas throughout the building and should be replaced.

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: 5,041.00
Unit of Measure: S.F.
Estimate: \$24,454.00
Assessor Name: Eduardo Lopez
Date Created: 01/18/2017

Notes: There is no sprinkler system in the building.

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: 5,041.00
Unit of Measure: S.F.
Estimate: \$3,826.00
Assessor Name: Eduardo Lopez
Date Created: 01/18/2017

Notes: There is no sprinkler system in the building.
