

NC School District/300 Davie County/High School

Central Davie Academy

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):	44,558
Year Built:	1949
Last Renovation:	
Replacement Value:	\$10,372,576
Repair Cost:	\$1,060,548.56
Total FCI:	10.22 %
Total RSLI:	44.34 %
FCA Score:	89.78



Description:

GENERAL

Central Davie Academy alternative high school is located at 160 Campbell Road in, Mocksville, North Carolina. The 1 story 14,787 square foot building was originally constructed in 1949. A 2,400 square foot kitchen addition was built in 1960. For assessment purposes, the addition and original building are considered a one. Also on the site is a 2 story 27,371 square foot gym building constructed in 1960. An enclosure for a wheelchair lift/elevator was constructed at the northwest end of the main corridor. It appears that the one story pre-school located at the northwest end of the building is an addition; the preschool and the elevator addition will be considered one with the original gym building for assessment purposes. Also on the site is a District administration building that is not included in the scope of this assessment.

This report contains condition and adequacy data collected during the 2016-2017 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site and building elements.

A. SUBSTRUCTURE

The main building rests on standard cast-in-place concrete foundations. The building has a partial basement that was used as a boiler room. The original main building has a crawlspace. The kitchen addition has slab-on-grade construction.

B. SUPERSTRUCTURE

Floor construction at the original building is wood frame. At the gym building floor construction is pre-cast concrete plank with concrete topping. Roof construction is wood at the original building, pre-cast concrete plank in the classroom wing of the gym building, and steel frame with tectum decking at the gym. The exterior envelope is composed of walls of brick at the original building, and brick veneer on CMU backup at the gym. Exterior windows are painted aluminum frame with fixed insulated panes. Exterior doors are aluminum and hollow metal steel mostly with glazing. Roofing is steep asphalt shingle with gutters and downspouts at the original building, and low slope single ply membrane at the addition and gym draining to gutters and downspouts. Roof access is via portable ladder. The gym building has 2 x 2 domed skylights. Most building entrances appear to comply with ADA requirements.

C. INTERIORS

Interior partitions are typically plaster on wood studs at the original building and CMU at the gym building. Interior doors are generally solid core wood with hollow metal frames and mostly with glazing. Interior fittings include: white boards; graphics and identifying devices; and toilet accessories and toilet partitions. Interior wall finishes are typically paint. There is ceramic tile at restrooms. Floor finishes in corridors and classrooms of the original building are carpet. Other floor finishes include wood in the auditorium and stage, ceramic tile in restrooms and the kitchen, and vinyl composition tile in most of the gym building. VAT is also present in the gym building. Ceiling finishes throughout the main building are typically 2 x 4 suspended acoustical tile. The gym building ceilings are typically painted exposed structure.

D. SERVICES

CONVEYING: The gym building has a 2-stop wheelchair lift.

PLUMBING: Plumbing fixtures are typically low-flow fixtures with manual control valves. Domestic water distribution

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is plastic with electric. The sanitary waste system is PVC in renovated areas and is assumed to be cast iron elsewhere.

HVAC: Heating and cooling is provided by wall/window mounted and ground mounted package units and heat pumps. The heating/cooling distribution system is a ductwork system utilizing air handling units and package units. Fresh air is supplied by package units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas of renovated spaces. Controls and instrumentation are digital and are centrally controlled by an energy management system. The communications closet and the kitchen in the main building are served by mini-split cooling systems. Ceiling mounted exhaust fans are installed in renovated bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system.

FIRE PROTECTION: The buildings do not have a fire sprinkler system. The building does have additional dry chemical fire suppression systems at the kitchen hood. Fire extinguishers and cabinets are distributed near fire exits, in corridors and other required spaces.

ELECTRICAL: The main electrical service is fed from pole mounted transformers to the main 400 amp switchboard/distribution panel located in the main building and a 1200 amp panel in the gym building. Lighting is typically lay-in type, fluorescent light fixtures in the main building and surface mounted fixtures in the gym building. Branch circuit wiring is typically copper serving electrical switches and receptacles.

COMMUNICATIONS AND SECURITY: The fire alarm system consists of audible/visual annunciators in corridors and restrooms. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are integrated and include dedicated equipment closets. This building has a local area network (LAN). The building includes an internal security system that is actuated by contacts. The building has controlled entry doors access provided by magnetic door locks. The security system has CCTV cameras and is locally monitored; the buildings have a public address and paging system integrated with the telephone system.

OTHER ELECTRICAL SYSTEMS: This building does not have a separately derived emergency power system. Emergency and life safety egress lighting systems on battery back-up are installed and exit signs are present at exit doors and are illuminated in the main building.

E. EQUIPMENT & FURNISHINGS

This building includes the following items and equipment and furnishings: fixed food service; residential appliances; dock bumpers; audio-visual; gym equipment; auditorium style fixed seating; telescoping bleachers; fixed casework; and window treatments.

G. SITE

Campus site features include: asphalt paved driveways and parking lots; concrete pedestrian pavements; fencing; playground equipment; a practice field; monument signage; historic markers; and landscaping. Site mechanical and

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electrical features include: water supply; sanitary and storm sewers; abandoned in-ground fuel tanks; fiber optic cables; and site lighting.

Attributes:

General Attributes:

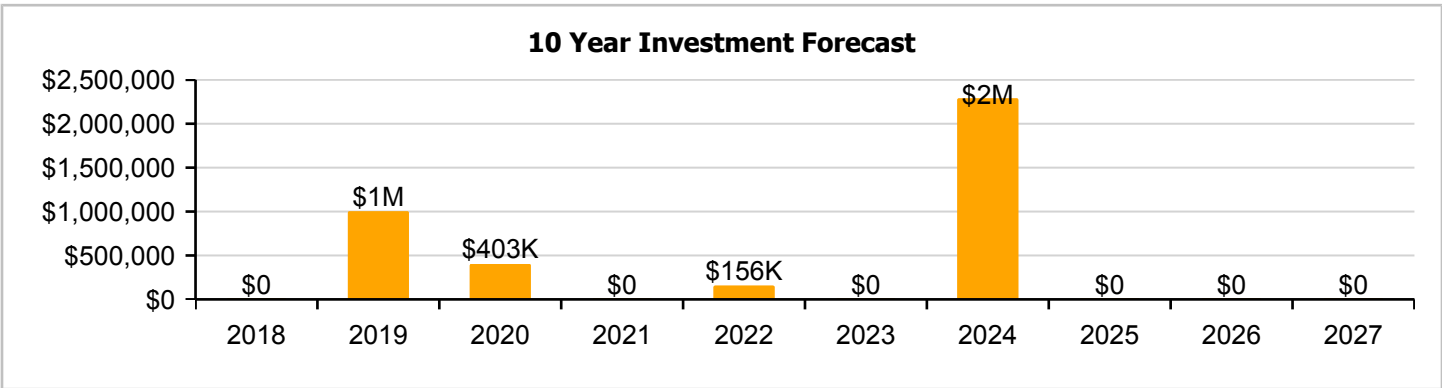
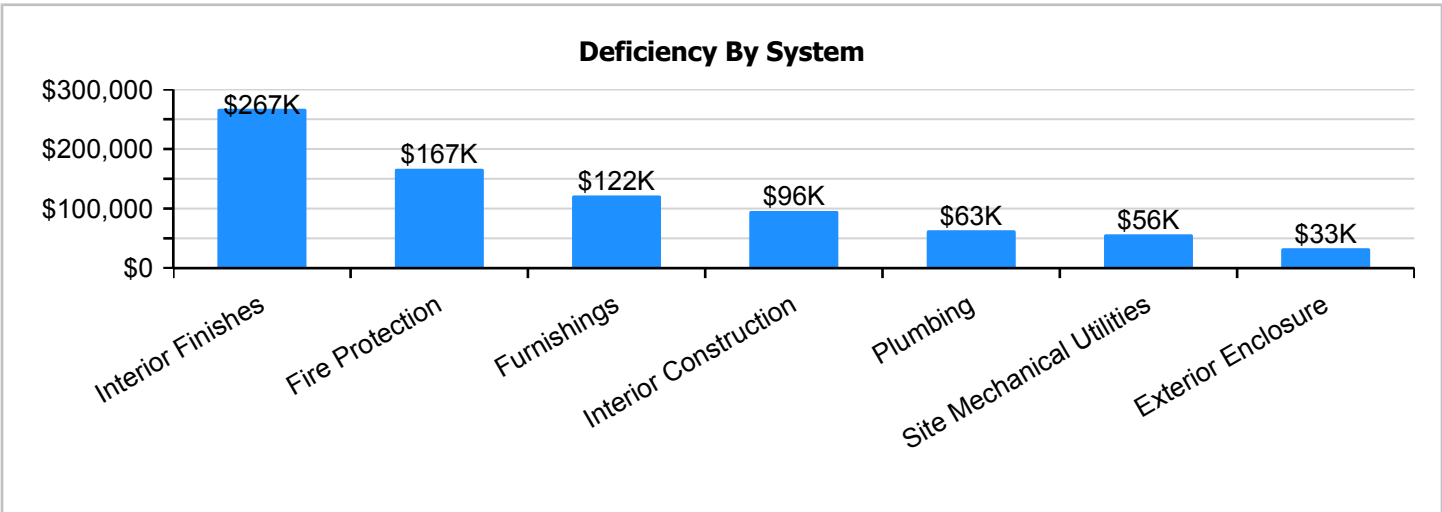
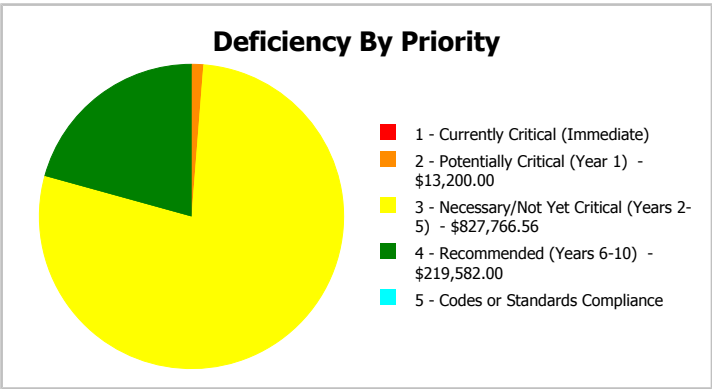
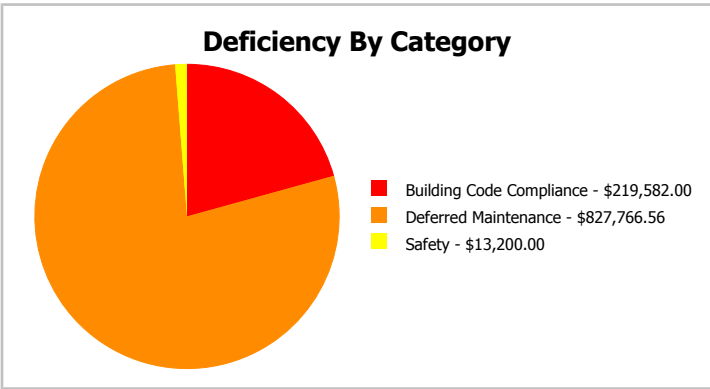
Condition Assessor:	Ann Buerger Linden	Assessment Date:	
Suitability Assessor:			

School Information:

HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	17	Site Acreage:	17

Campus Dashboard Summary

Gross Area:	44,558	Last Renovation:	
Year Built:	1949	Replacement Value:	\$10,372,576
Repair Cost:	\$1,060,549	RSLI%:	44.34 %
FCI:	10.22 %		



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.

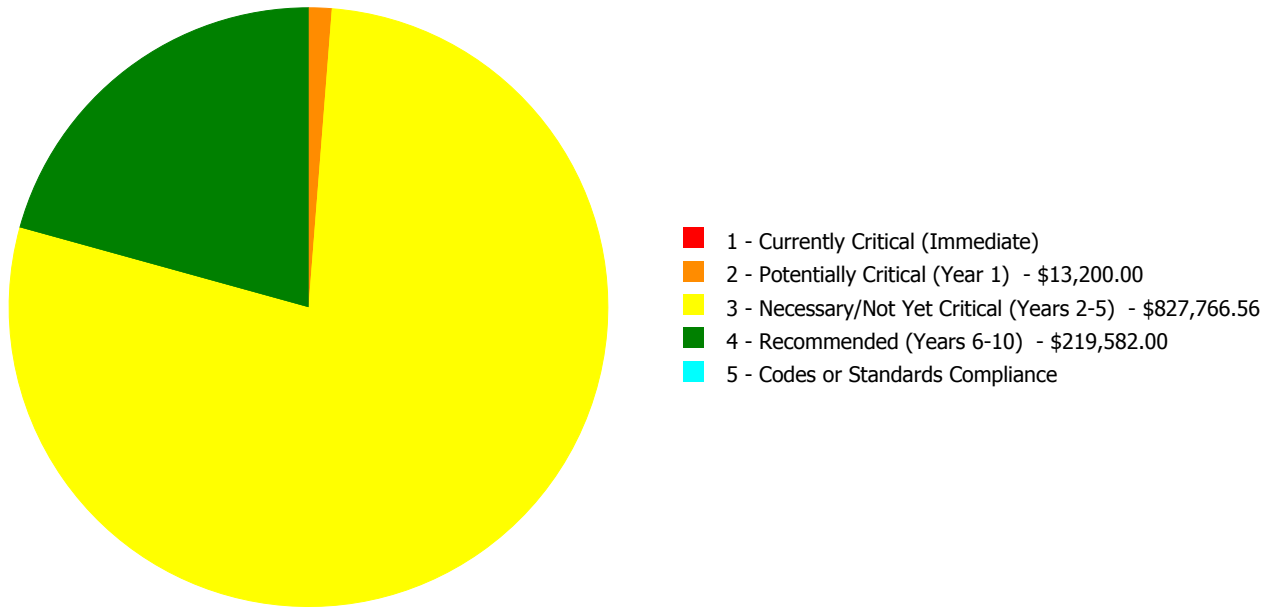
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	38.76 %	0.00 %	\$0.00
A20 - Basement Construction	41.74 %	0.00 %	\$0.00
B10 - Superstructure	37.90 %	0.00 %	\$0.00
B20 - Exterior Enclosure	62.57 %	4.07 %	\$43,570.56
B30 - Roofing	38.30 %	0.00 %	\$0.00
C10 - Interior Construction	18.51 %	30.71 %	\$126,153.00
C20 - Stairs	38.76 %	0.00 %	\$0.00
C30 - Interior Finishes	32.52 %	30.73 %	\$352,867.00
D10 - Conveying	96.67 %	0.00 %	\$0.00
D20 - Plumbing	49.77 %	13.38 %	\$83,399.00
D30 - HVAC	72.10 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$219,582.00
D50 - Electrical	34.90 %	0.00 %	\$0.00
E10 - Equipment	35.00 %	0.00 %	\$0.00
E20 - Furnishings	13.50 %	67.57 %	\$160,476.00
G20 - Site Improvements	43.45 %	0.00 %	\$0.00
G30 - Site Mechanical Utilities	60.94 %	19.42 %	\$74,501.00
G40 - Site Electrical Utilities	57.52 %	0.00 %	\$0.00
Totals:	44.34 %	10.22 %	\$1,060,548.56

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
1949, 1960 Main Building	17,187	3.26	\$0.00	\$0.00	\$30,370.56	\$84,697.00	\$0.00
1960 Gym	27,371	15.37	\$0.00	\$13,200.00	\$722,895.00	\$134,885.00	\$0.00
Site	44,558	6.36	\$0.00	\$0.00	\$74,501.00	\$0.00	\$0.00
Total:		10.22	\$0.00	\$13,200.00	\$827,766.56	\$219,582.00	\$0.00

Deficiencies By Priority



Budget Estimate Total: \$1,060,548.56

Executive Summary

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Function:	HS -High School
Gross Area (SF):	17,187
Year Built:	1949
Last Renovation:	2004
Replacement Value:	\$3,533,501
Repair Cost:	\$115,067.56
Total FCI:	3.26 %
Total RSLI:	37.08 %
FCA Score:	96.74



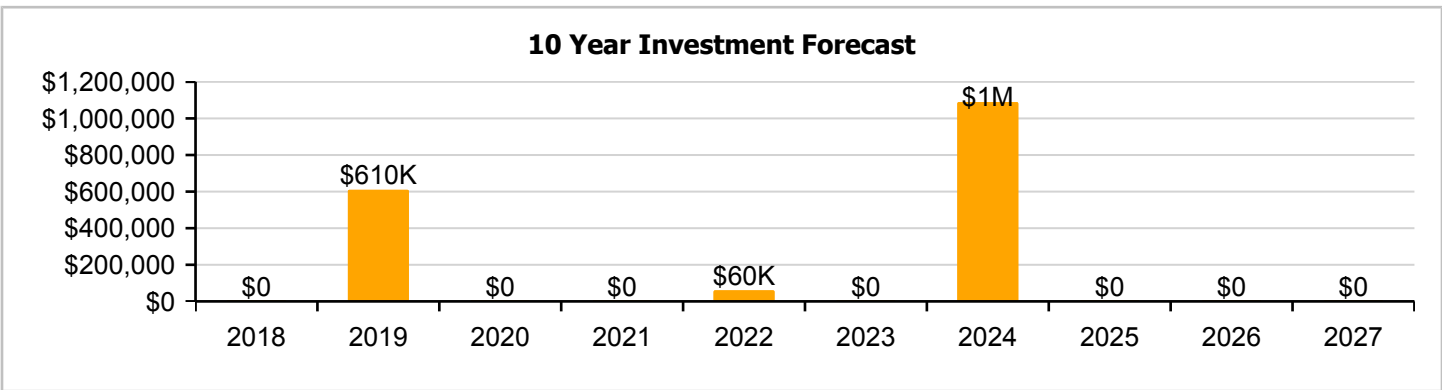
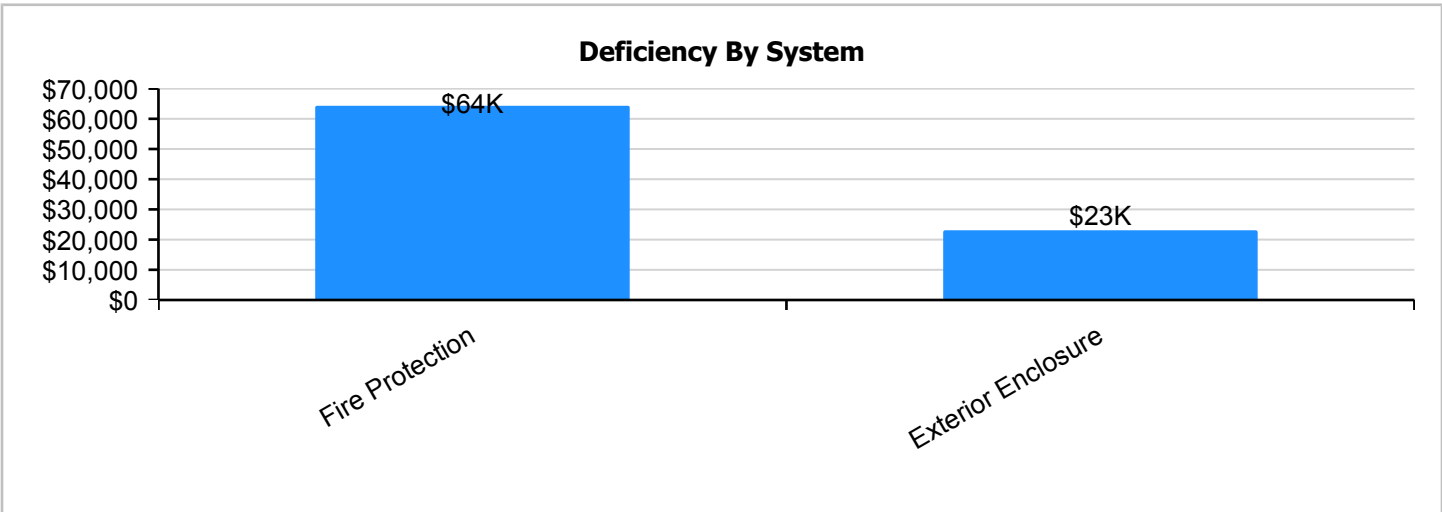
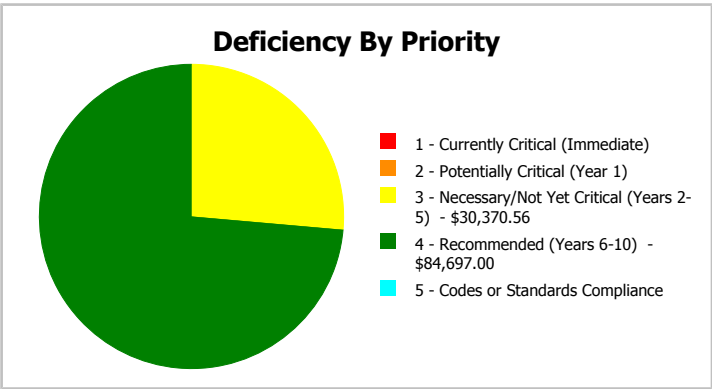
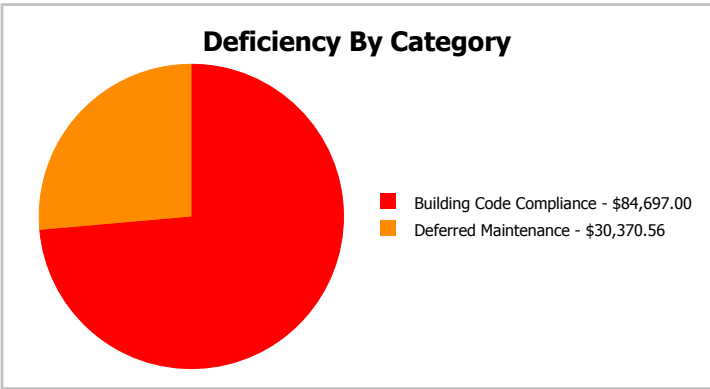
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	HS -High School	Gross Area:	17,187
Year Built:	1949	Last Renovation:	2004
Repair Cost:	\$115,068	Replacement Value:	\$3,533,501
FCI:	3.26 %	RSLI%:	37.08 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	32.00 %	0.00 %	\$0.00
A20 - Basement Construction	32.00 %	0.00 %	\$0.00
B10 - Superstructure	32.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	46.94 %	7.35 %	\$30,370.56
B30 - Roofing	45.39 %	0.00 %	\$0.00
C10 - Interior Construction	27.13 %	0.00 %	\$0.00
C20 - Stairs	32.00 %	0.00 %	\$0.00
C30 - Interior Finishes	42.30 %	0.00 %	\$0.00
D20 - Plumbing	56.67 %	0.00 %	\$0.00
D30 - HVAC	27.68 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$84,697.00
D50 - Electrical	40.83 %	0.00 %	\$0.00
E10 - Equipment	35.00 %	0.00 %	\$0.00
E20 - Furnishings	35.00 %	0.00 %	\$0.00
Totals:	37.08 %	3.26 %	\$115,067.56

Photo Album

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

1). East Elevation - Feb 14, 2017



2). North Elevation - Feb 14, 2017



3). West Elevation - Feb 14, 2017



4). South Elevation - Feb 14, 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 - 1949, 1960 Main Building

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$2.32	S.F.	17,187	100	1949	2049		32.00 %	0.00 %	32			\$39,874
A1030	Slab on Grade	\$4.36	S.F.	17,187	100	1949	2049		32.00 %	0.00 %	32			\$74,935
A2010	Basement Excavation	\$0.33	S.F.	17,187	100	1949	2049		32.00 %	0.00 %	32			\$5,672
A2020	Basement Walls	\$1.12	S.F.	17,187	100	1949	2049		32.00 %	0.00 %	32			\$19,249
B1010	Floor Construction	\$12.22	S.F.	17,187	100	1949	2049		32.00 %	0.00 %	32			\$210,025
B1020	Roof Construction	\$15.76	S.F.	17,187	100	1949	2049		32.00 %	0.00 %	32			\$270,867
B2010	Exterior Walls	\$9.48	S.F.	17,187	100	1949	2049		32.00 %	18.64 %	32		\$30,370.56	\$162,933
B2020	Exterior Windows	\$13.69	S.F.	17,187	30	2004	2034		56.67 %	0.00 %	17			\$235,290
B2030	Exterior Doors	\$0.86	S.F.	17,187	30	2004	2034		56.67 %	0.00 %	17			\$14,781
B3010120	Single Ply Membrane	\$6.98	S.F.	2,400	20	2014	2034		85.00 %	0.00 %	17			\$16,752
B3010140	Asphalt Shingles	\$4.32	S.F.	14,787	20	2004	2024		35.00 %	0.00 %	7			\$63,880
C1010	Partitions	\$5.03	S.F.	17,187	75	1949	2024		9.33 %	0.00 %	7			\$86,451
C1020	Interior Doors	\$2.61	S.F.	17,187	30	2004	2034		56.67 %	0.00 %	17			\$44,858
C1030	Fittings	\$1.58	S.F.	17,187	20	2004	2024		35.00 %	0.00 %	7			\$27,155
C2010	Stair Construction	\$1.39	S.F.	17,187	100	1949	2049		32.00 %	0.00 %	32			\$23,890
C3010	Wall Finishes	\$2.75	S.F.	17,187	10	2004	2014	2022	50.00 %	0.00 %	5			\$47,264
C3020	Floor Finishes	\$11.72	S.F.	17,187	20	2004	2024		35.00 %	0.00 %	7			\$201,432
C3030	Ceiling Finishes	\$11.30	S.F.	17,187	25	2004	2029		48.00 %	0.00 %	12			\$194,213
D2010	Plumbing Fixtures	\$9.46	S.F.	17,187	30	2004	2034		56.67 %	0.00 %	17			\$162,589
D2020	Domestic Water Distribution	\$1.76	S.F.	17,187	30	2004	2034		56.67 %	0.00 %	17			\$30,249
D2030	Sanitary Waste	\$2.77	S.F.	17,187	30	2004	2034		56.67 %	0.00 %	17			\$47,608
D3040	Distribution Systems	\$8.96	S.F.	17,187	30	2004	2034		56.67 %	0.00 %	17			\$153,996
D3050	Terminal & Package Units	\$19.55	S.F.	17,187	15	2004	2019		13.33 %	0.00 %	2			\$336,006
D3060	Controls & Instrumentation	\$2.84	S.F.	17,187	20	2004	2024		35.00 %	0.00 %	7			\$48,811
D4010	Sprinklers	\$3.89	S.F.	17,187	30			2017	0.00 %	110.00 %	0		\$73,543.00	\$66,857
D4020	Standpipes	\$0.59	S.F.	17,187	30			2017	0.00 %	110.00 %	0		\$11,154.00	\$10,140
D5010	Electrical Service/Distribution	\$1.70	S.F.	17,187	40	2004	2044		67.50 %	0.00 %	27			\$29,218
D5020	Branch Wiring	\$4.87	S.F.	17,187	30	2004	2034		56.67 %	0.00 %	17			\$83,701
D5020	Lighting	\$11.38	S.F.	17,187	30	2004	2034		56.67 %	0.00 %	17			\$195,588
D5030810	Security & Detection Systems	\$2.10	S.F.	17,187	15	2004	2019		13.33 %	0.00 %	2			\$36,093
D5030910	Fire Alarm Systems	\$3.83	S.F.	17,187	15	2004	2019		13.33 %	0.00 %	2			\$65,826
D5030920	Data Communication	\$4.92	S.F.	17,187	15	2004	2019		13.33 %	0.00 %	2			\$84,560
D5090	Other Electrical Systems	\$0.73	S.F.	17,187	20	2004	2024		35.00 %	0.00 %	7			\$12,547
E1020	Institutional Equipment	\$13.97	S.F.	17,187	20	2004	2024		35.00 %	0.00 %	7			\$240,102
E1090	Other Equipment	\$5.73	S.F.	17,187	20	2004	2024		35.00 %	0.00 %	7			\$98,482
E2010	Fixed Furnishings	\$5.33	S.F.	17,187	20	2004	2024		35.00 %	0.00 %	7			\$91,607
Total									37.08 %	3.26 %			\$115,067.56	\$3,533,501

System Notes

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

System: A1030 - Slab on Grade



Note:

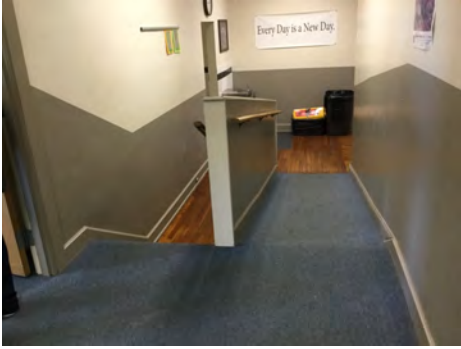
System: A2020 - Basement Walls



Note:

Campus Assessment Report - 1949, 1960 Main Building

System: B1010 - Floor Construction



Note:

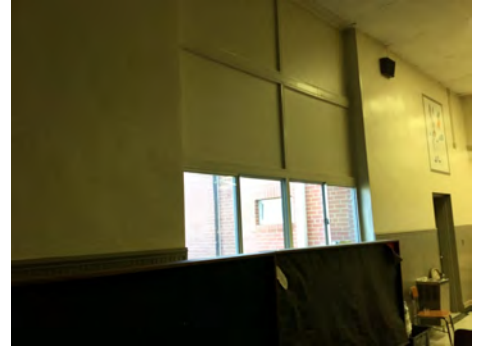
System: B2010 - Exterior Walls



Note:

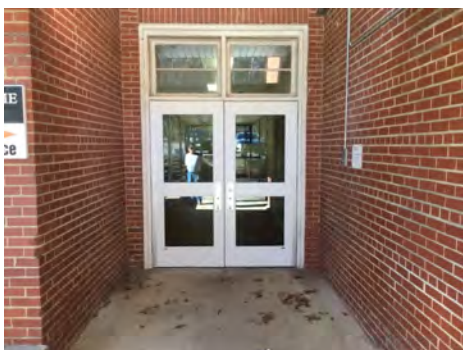
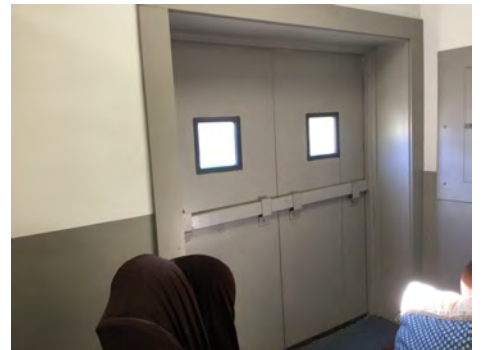
Campus Assessment Report - 1949, 1960 Main Building

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

Campus Assessment Report - 1949, 1960 Main Building

System: B3010120 - Single Ply Membrane



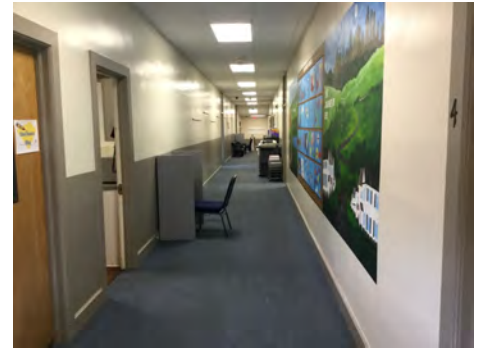
Note:

System: B3010140 - Asphalt Shingles



Note:

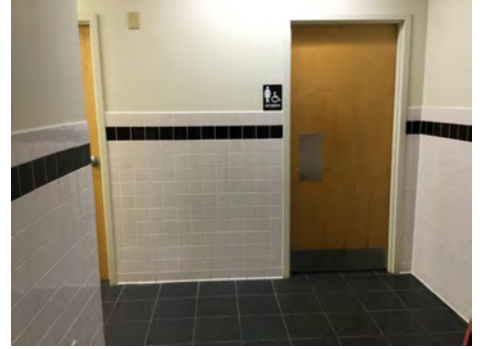
System: C1010 - Partitions



Note:

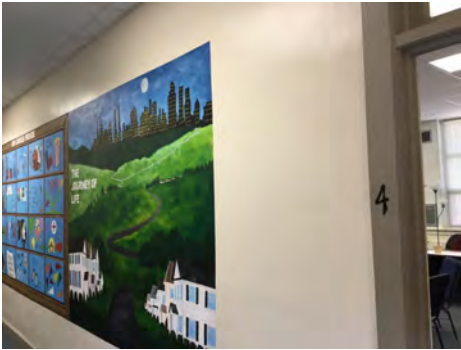
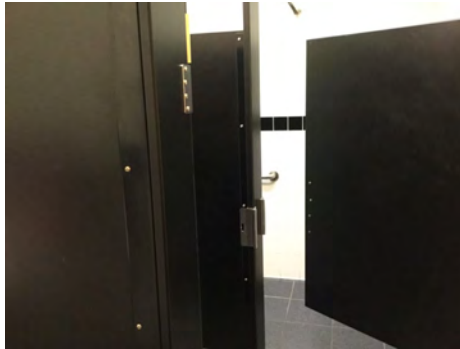
Campus Assessment Report - 1949, 1960 Main Building

System: C1020 - Interior Doors



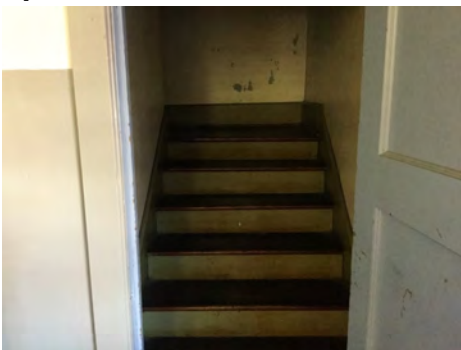
Note:

System: C1030 - Fittings



Note:

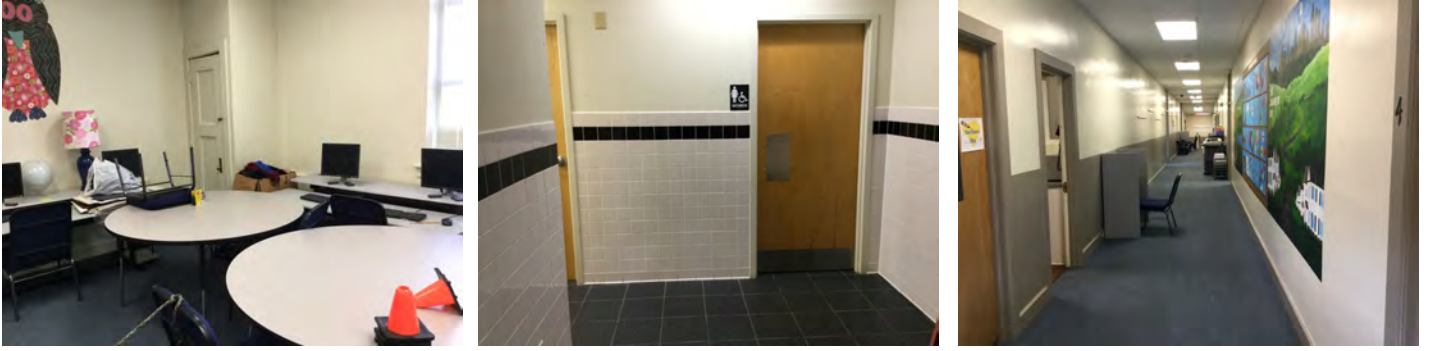
System: C2010 - Stair Construction



Note:

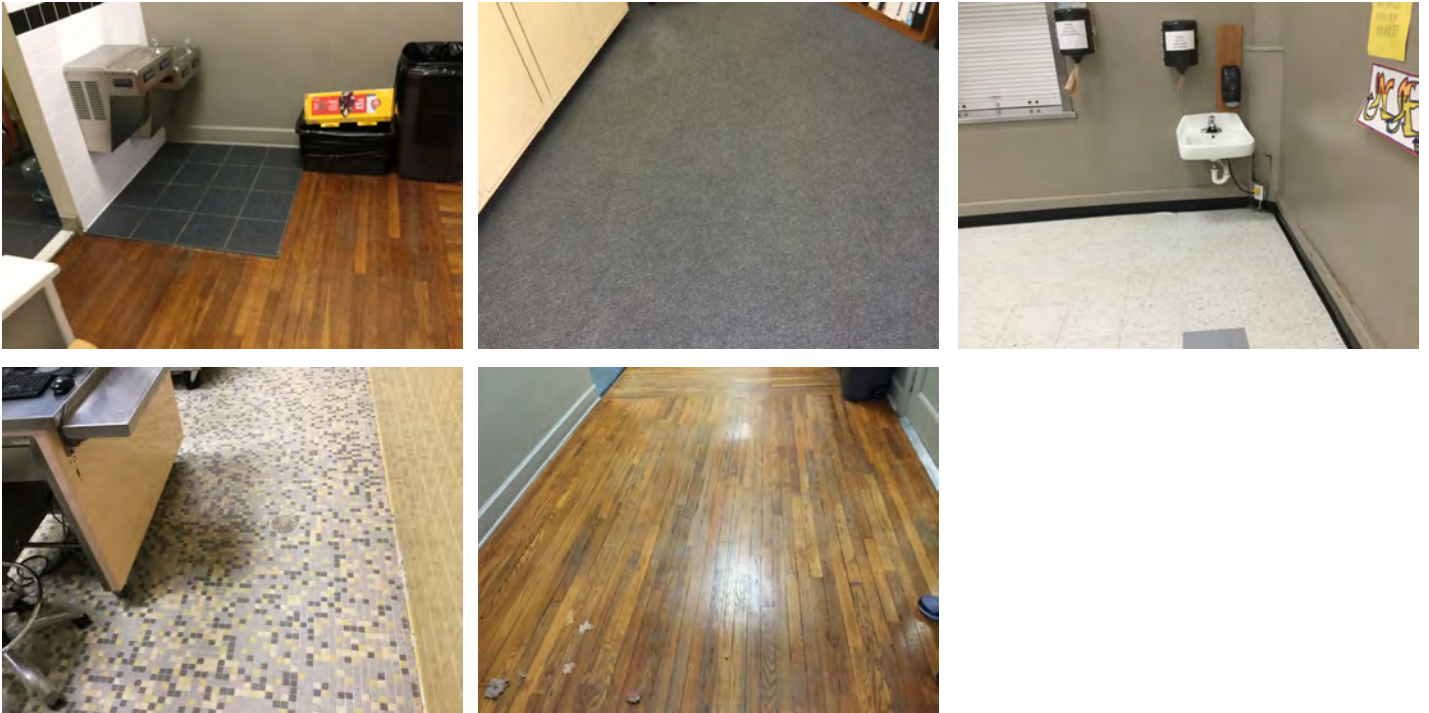
Campus Assessment Report - 1949, 1960 Main Building

System: C3010 - Wall Finishes



Note: Interior wall finishes are well maintained. No deficiencies found. System renewal pushed 5 years.

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

Campus Assessment Report - 1949, 1960 Main Building

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

Campus Assessment Report - 1949, 1960 Main Building

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

Campus Assessment Report - 1949, 1960 Main Building

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

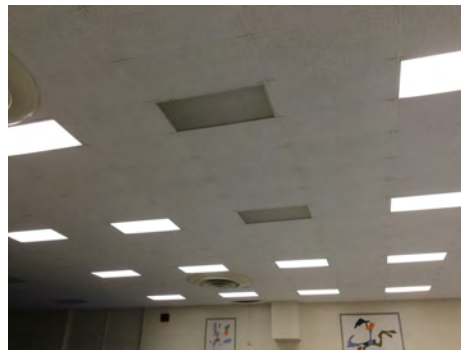
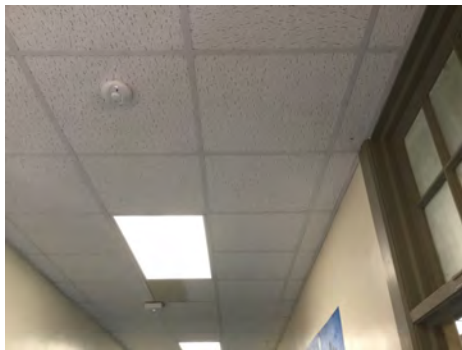
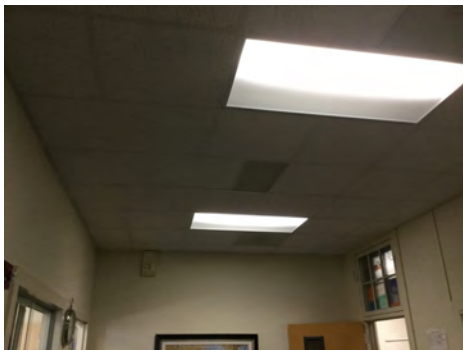
System: D5020 - Branch Wiring



Note:

Campus Assessment Report - 1949, 1960 Main Building

System: D5020 - Lighting



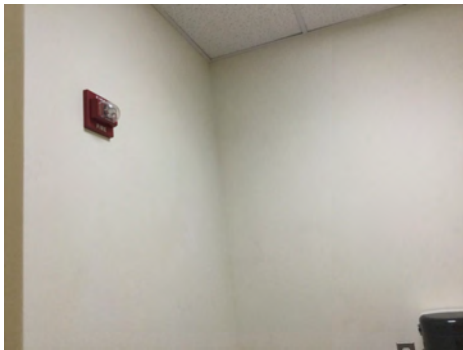
Note:

System: D5030810 - Security & Detection Systems



Note:

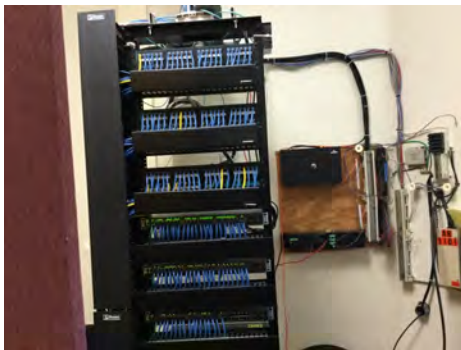
System: D5030910 - Fire Alarm Systems



Note:

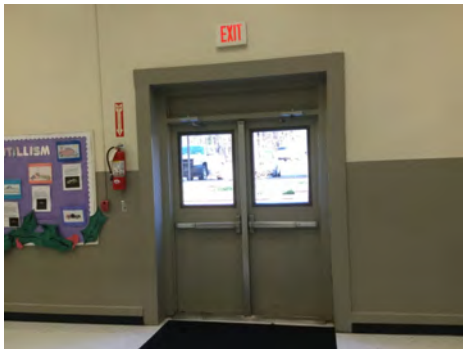
Campus Assessment Report - 1949, 1960 Main Building

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems



Note:

System: E1020 - Institutional Equipment



Note: Smartboards are up to date. Auditorium seating is old, but in well maintained condition. Year installed date set to 2004.

Campus Assessment Report - 1949, 1960 Main Building

System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings



Note: Auditorium seating is old, but well maintained.

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:	\$115,068	\$0	\$609,734	\$0	\$0	\$60,272	\$0	\$1,088,948	\$0	\$0	\$0	\$1,874,021
* 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	\$30,371	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,371
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010120 - Single Ply Membrane	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010140 - Asphalt Shingles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$114,704	\$0	\$0	\$0	\$114,704
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,738	\$0	\$0	\$0	\$36,738
C20 - Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

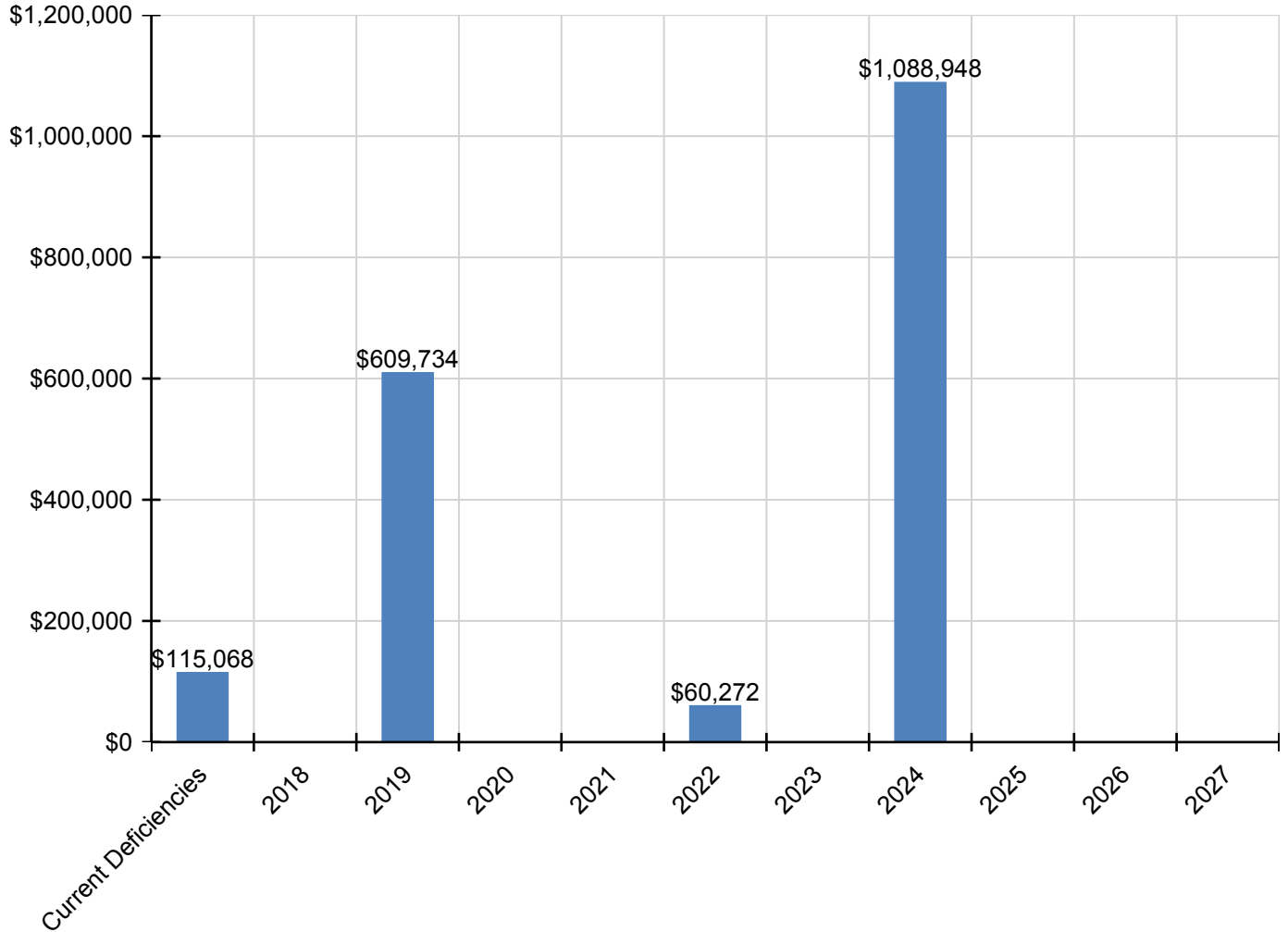
Campus Assessment Report - 1949, 1960 Main Building

* 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	\$0	\$0	\$60,272	\$0	\$0	\$0	\$0	\$0	\$0	\$60,272
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$272,509	\$0	\$0	\$0	\$0	\$272,509
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$392,115	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$392,115
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$66,034	\$0	\$0	\$0	\$0	\$66,034
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$73,543	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$73,543
D4020 - Standpipes	\$11,154	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,154
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	\$42,120	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42,120
D5030910 - Fire Alarm Systems	\$0	\$0	\$76,819	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$76,819
D5030920 - Data Communication	\$0	\$0	\$98,681	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$98,681
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,973	\$0	\$0	\$0	\$0	\$16,973
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	\$324,826	\$0	\$0	\$0	\$0	\$324,826
E1090 - Other Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$133,232	\$0	\$0	\$0	\$0	\$133,232
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	\$123,931	\$0	\$0	\$0	\$0	\$123,931

** Indicates non-renewable system*

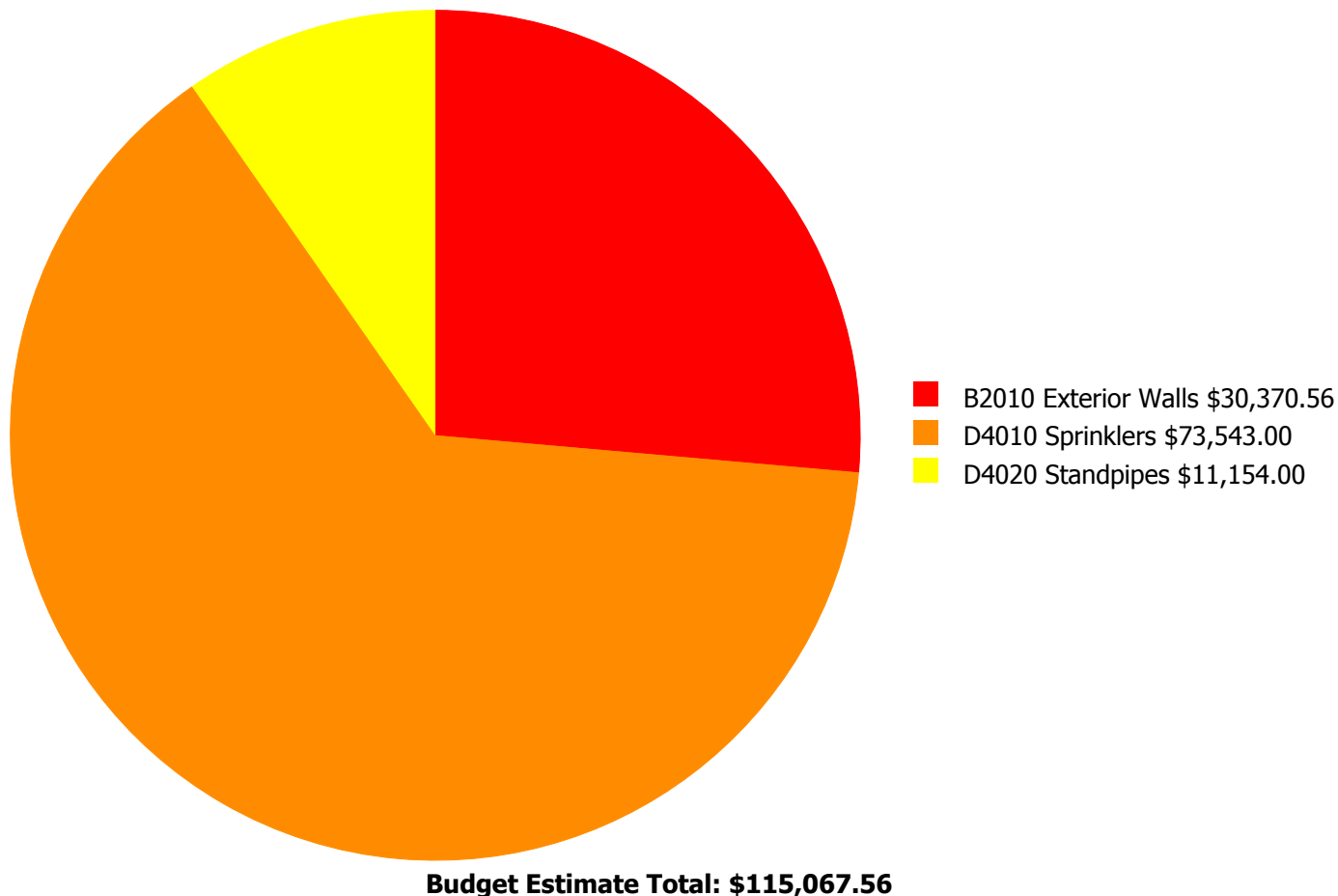
Forecasted Capital Renewal Requirement

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



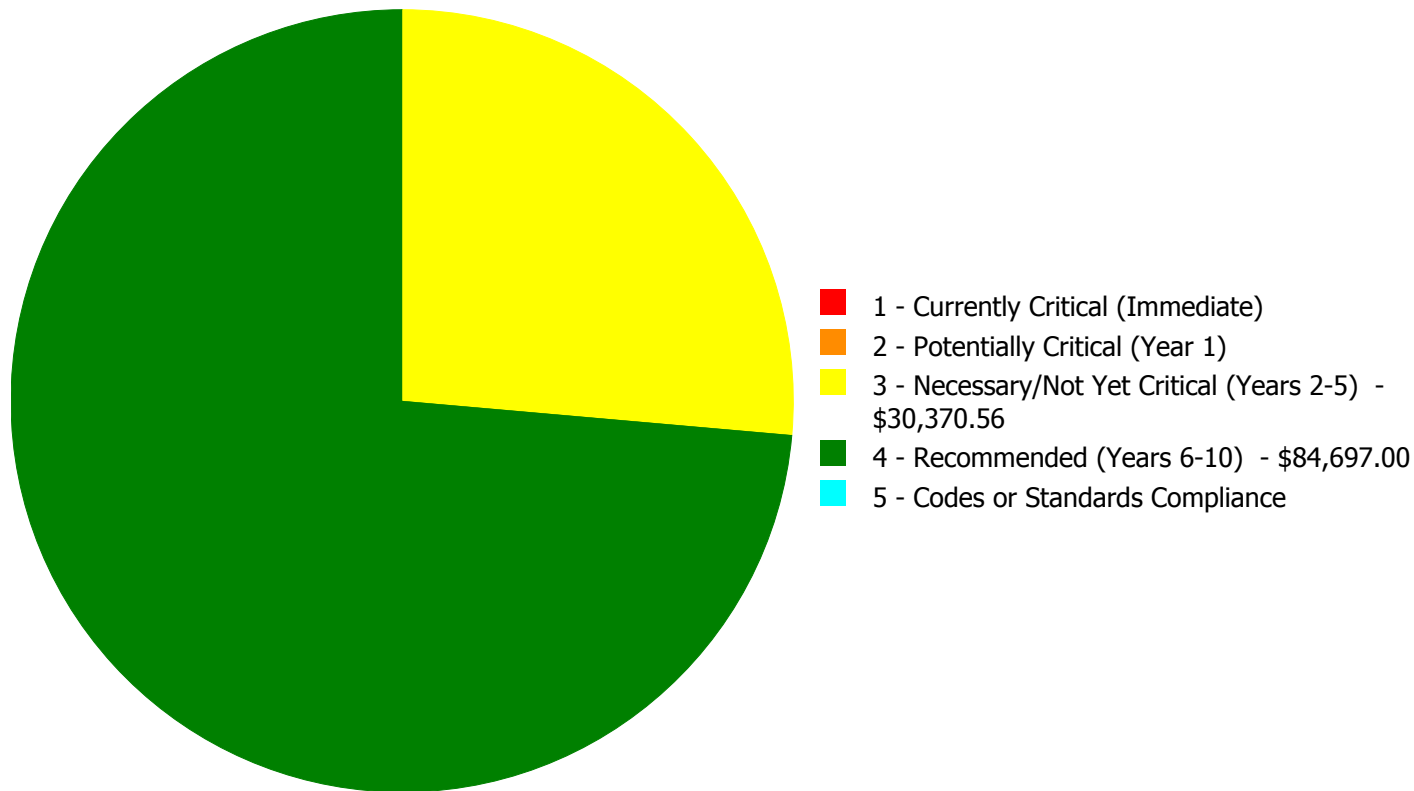
Deficiency Summary by System

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: \$115,067.56

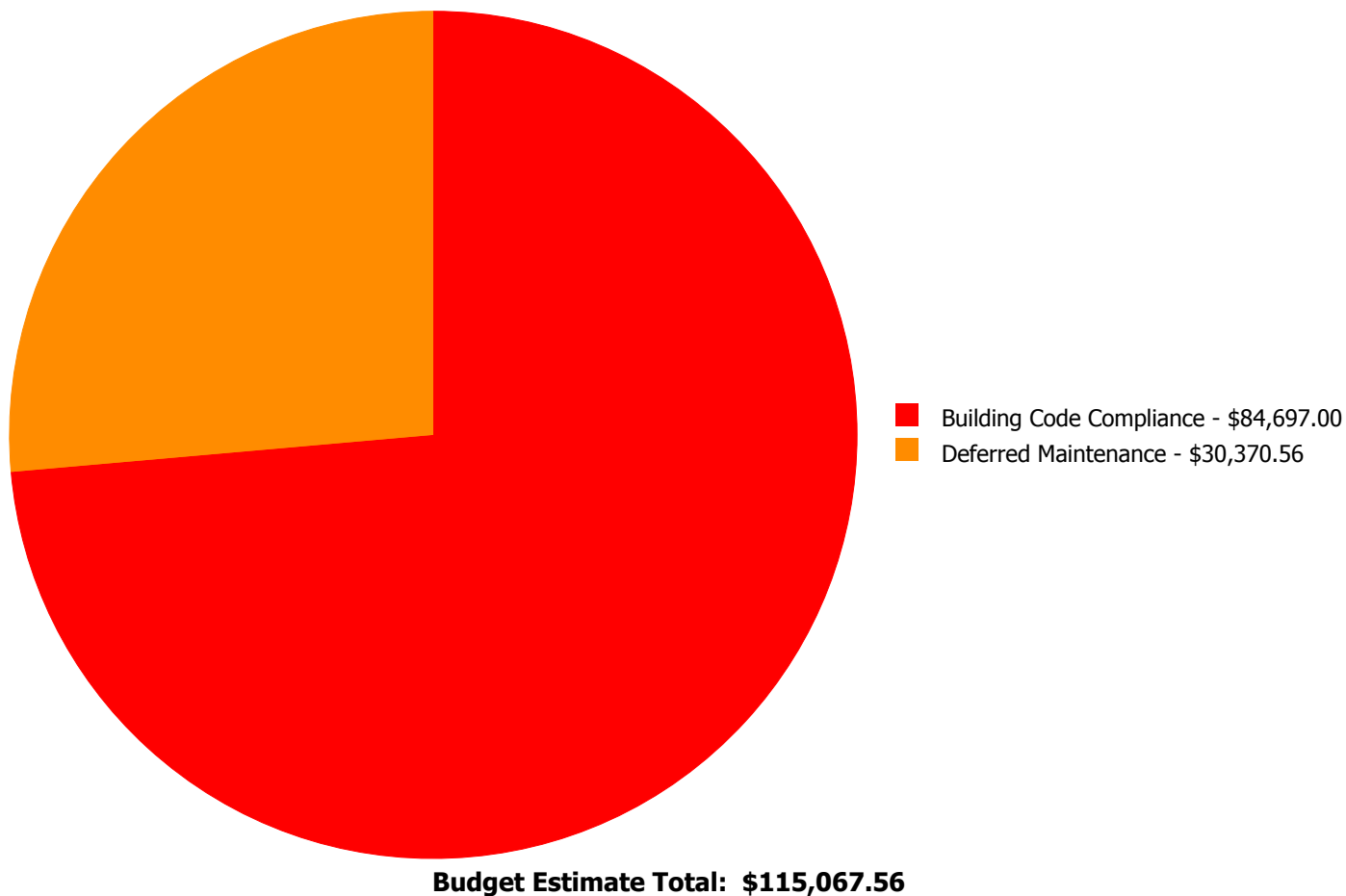
Deficiency By Priority Investment Table

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
B2010	Exterior Walls	\$0.00	\$0.00	\$30,370.56	\$0.00	\$0.00	\$30,370.56
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$73,543.00	\$0.00	\$73,543.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$11,154.00	\$0.00	\$11,154.00
	Total:	\$0.00	\$0.00	\$30,370.56	\$84,697.00	\$0.00	\$115,067.56

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: B2010 - Exterior Walls



Location: West wall, chimney
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Point clay brick wall, 2nd floor
Qty: 12.00
Unit of Measure: C.S.F.
Estimate: \$17,170.56
Assessor Name: Eduardo Lopez
Date Created: 02/18/2017

Notes: Some pointing/repair of brick is recommended. Chimney top is deteriorating.

System: B2010 - Exterior Walls



Location: South, east end of building
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Engineering Study-2016-11-15 17:41:59
Qty: 1.00
Unit of Measure: Ea.
Estimate: \$13,200.00
Assessor Name: Eduardo Lopez
Date Created: 02/18/2017

Notes: Some settlement cracking is observed. An Engineering study to determine the seriousness of the condition is recommended.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 17,187.00
Unit of Measure: S.F.
Estimate: \$73,543.00
Assessor Name: Eduardo Lopez
Date Created: 02/17/2017

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 17,187.00
Unit of Measure: S.F.
Estimate: \$11,154.00
Assessor Name: Eduardo Lopez
Date Created: 02/17/2017

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

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	27,371
Year Built:	1960
Last Renovation:	
Replacement Value:	\$5,668,536
Repair Cost:	\$870,980.00
Total FCI:	15.37 %
Total RSLI:	47.33 %
FCA Score:	84.63



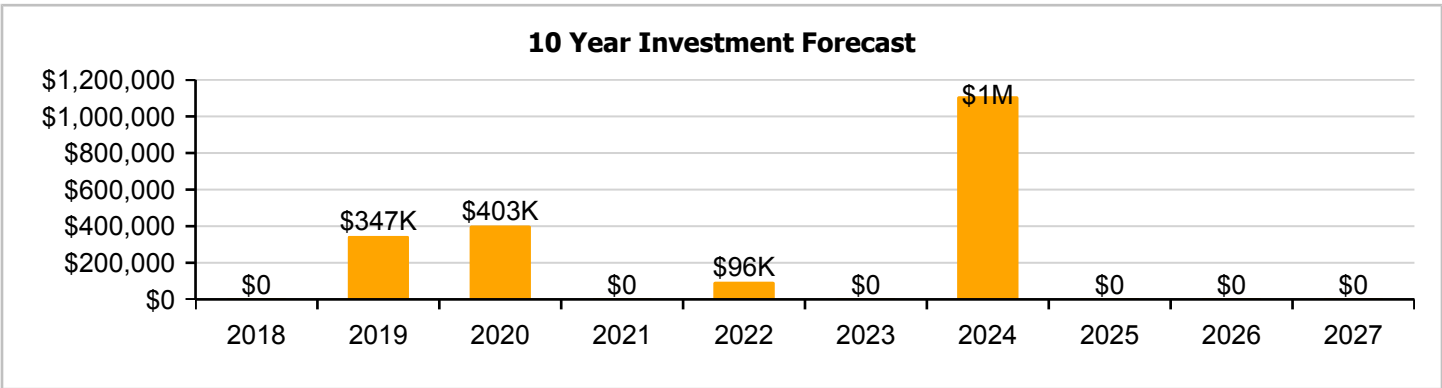
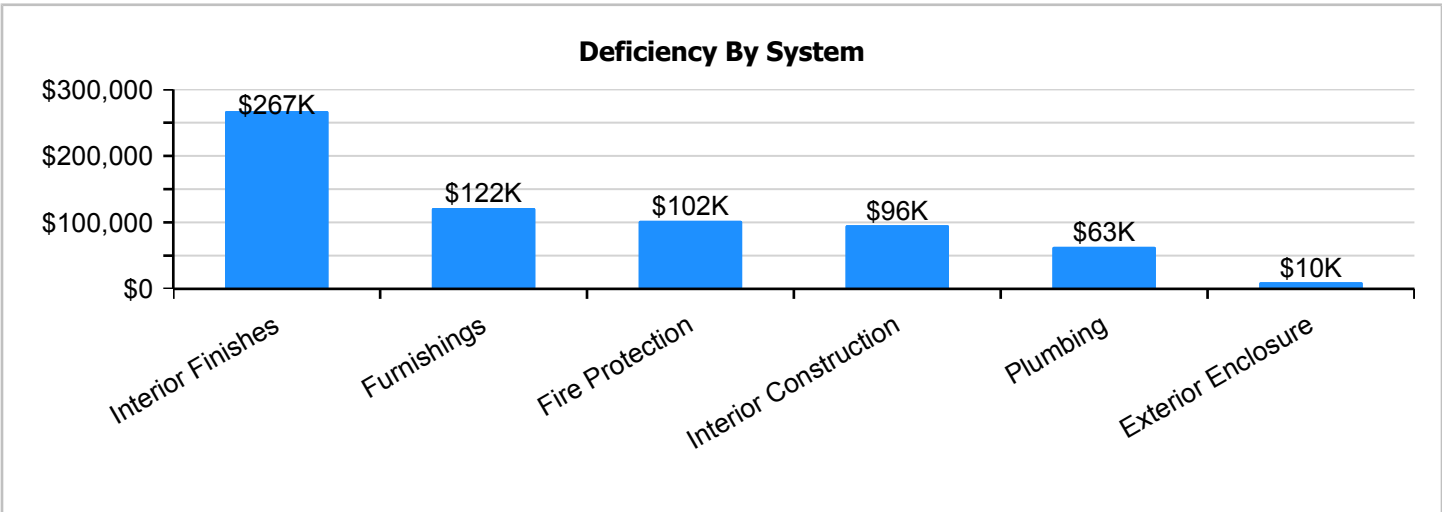
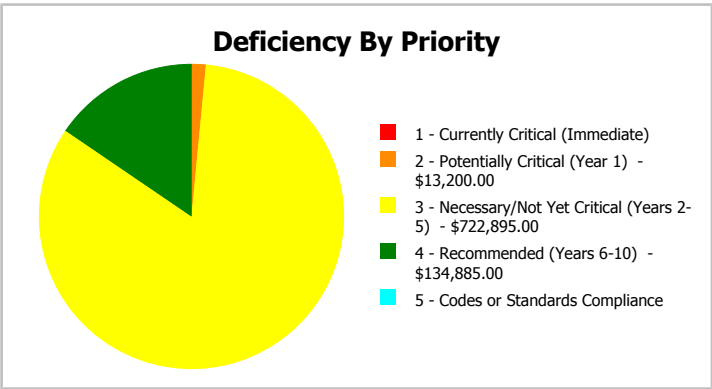
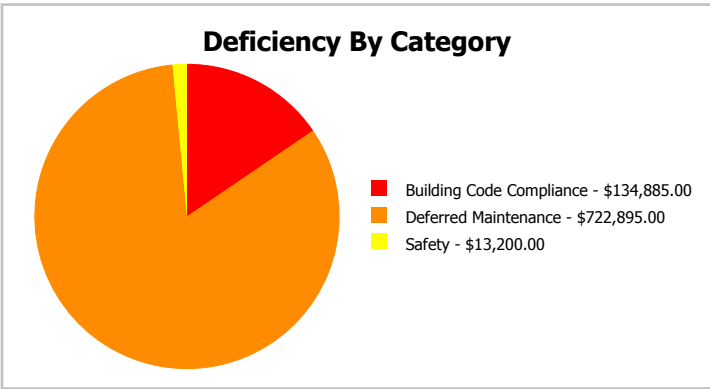
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	HS -High School	Gross Area:	27,371
Year Built:	1960	Last Renovation:	
Repair Cost:	\$870,980	Replacement Value:	\$5,668,536
FCI:	15.37 %	RSLI%:	47.33 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	43.00 %	0.00 %	\$0.00
A20 - Basement Construction	43.00 %	0.00 %	\$0.00
B10 - Superstructure	43.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	72.39 %	2.01 %	\$13,200.00
B30 - Roofing	35.40 %	0.00 %	\$0.00
C10 - Interior Construction	13.09 %	49.99 %	\$126,153.00
C20 - Stairs	43.00 %	0.00 %	\$0.00
C30 - Interior Finishes	26.38 %	50.03 %	\$352,867.00
D10 - Conveying	96.67 %	0.00 %	\$0.00
D20 - Plumbing	45.45 %	21.78 %	\$83,399.00
D30 - HVAC	100.00 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$134,885.00
D50 - Electrical	31.17 %	0.00 %	\$0.00
E10 - Equipment	35.00 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	110.00 %	\$160,476.00
Totals:	47.33 %	15.37 %	\$870,980.00

Photo Album

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

1). Southwest Elevation - Feb 14, 2017



2). Northwest Elevation - Feb 14, 2017



3). Northeast Elevation - Feb 14, 2017



4). Southeast Elevation - Feb 14, 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 - 1960 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	\$2.32	S.F.	27,371	100	1960	2060		43.00 %	0.00 %	43			\$63,501
A1030	Slab on Grade	\$4.36	S.F.	27,371	100	1960	2060		43.00 %	0.00 %	43			\$119,338
A2010	Basement Excavation	\$0.88	S.F.	27,371	100	1960	2060		43.00 %	0.00 %	43			\$24,086
A2020	Basement Walls	\$6.15	S.F.	27,371	100	1960	2060		43.00 %	0.00 %	43			\$168,332
B1010	Floor Construction	\$12.22	S.F.	27,371	100	1960	2060		43.00 %	0.00 %	43			\$334,474
B1020	Roof Construction	\$8.14	S.F.	27,371	100	1960	2060		43.00 %	0.00 %	43			\$222,800
B2010	Exterior Walls	\$9.48	S.F.	27,371	100	1960	2060		43.00 %	5.09 %	43		\$13,200.00	\$259,477
B2020	Exterior Windows	\$13.69	S.F.	27,371	30	2016	2046		96.67 %	0.00 %	29			\$374,709
B2030	Exterior Doors	\$0.86	S.F.	27,371	30	1990	2020		10.00 %	0.00 %	3			\$23,539
B3010120	Single Ply Membrane	\$6.98	S.F.	27,371	20	2004	2024		35.00 %	0.00 %	7			\$191,050
B3020	Roof Openings	\$0.22	S.F.	27,371	25	2004	2029		48.00 %	0.00 %	12			\$6,022
C1010	Partitions	\$5.03	S.F.	27,371	75	1960	2035		24.00 %	0.00 %	18			\$137,676
C1020	Interior Doors	\$2.61	S.F.	27,371	30	1960	1990		0.00 %	110.00 %	-27		\$78,582.00	\$71,438
C1030	Fittings	\$1.58	S.F.	27,371	20	1960	1980		0.00 %	110.00 %	-37		\$47,571.00	\$43,246
C2010	Stair Construction	\$1.39	S.F.	27,371	100	1960	2060		43.00 %	0.00 %	43			\$38,046
C3010	Wall Finishes	\$2.75	S.F.	27,371	10	2012	2022		50.00 %	0.00 %	5			\$75,270
C3020	Floor Finishes	\$11.72	S.F.	27,371	20	1960	1980		0.00 %	110.00 %	-37		\$352,867.00	\$320,788
C3030	Ceiling Finishes	\$11.30	S.F.	27,371	25	2004	2029		48.00 %	0.00 %	12			\$309,292
D1010	Elevators and Lifts	\$1.04	S.F.	27,371	30	2016	2046		96.67 %	0.00 %	29			\$28,466
D2010	Plumbing Fixtures	\$9.46	S.F.	27,371	30	2004	2034		56.67 %	0.00 %	17			\$258,930
D2020	Domestic Water Distribution	\$1.76	S.F.	27,371	30	2004	2034		56.67 %	0.00 %	17			\$48,173
D2030	Sanitary Waste	\$2.77	S.F.	27,371	30	1960	1990		0.00 %	110.00 %	-27		\$83,399.00	\$75,818
D3040	Distribution Systems	\$8.96	S.F.	27,371	30	2017	2047		100.00 %	0.00 %	30			\$245,244
D3050	Terminal & Package Units	\$19.55	S.F.	27,371	15	2017	2032		100.00 %	0.00 %	15			\$535,103
D3060	Controls & Instrumentation	\$2.84	S.F.	27,371	20	2017	2037		100.00 %	0.00 %	20			\$77,734
D4010	Sprinklers	\$3.89	S.F.	27,371	30			2017	0.00 %	110.00 %	0		\$117,121.00	\$106,473
D4020	Standpipes	\$0.59	S.F.	27,371	30			2017	0.00 %	110.00 %	0		\$17,764.00	\$16,149
D5010	Electrical Service/Distribution	\$1.70	S.F.	27,371	40	2016	2056		97.50 %	0.00 %	39			\$46,531
D5020	Branch Wiring	\$4.87	S.F.	27,371	30	2016	2046		96.67 %	0.00 %	29			\$133,297
D5020	Lighting	\$11.38	S.F.	27,371	30	1990	2020		10.00 %	0.00 %	3			\$311,482
D5030810	Security & Detection Systems	\$2.10	S.F.	27,371	15	2004	2019		13.33 %	0.00 %	2			\$57,479
D5030910	Fire Alarm Systems	\$3.83	S.F.	27,371	15	2004	2019		13.33 %	0.00 %	2			\$104,831
D5030920	Data Communication	\$4.92	S.F.	27,371	15	2004	2019		13.33 %	0.00 %	2			\$134,665
D5090	Other Electrical Systems	\$0.73	S.F.	27,371	20	2004	2024		35.00 %	0.00 %	7			\$19,981
E1020	Institutional Equipment	\$13.97	S.F.	27,371	20	2004	2024		35.00 %	0.00 %	7			\$382,373
E1090	Other Equipment	\$5.73	S.F.	27,371	20	2004	2024		35.00 %	0.00 %	7			\$156,836
E2010	Fixed Furnishings	\$5.33	S.F.	27,371	20	1960	1980		0.00 %	110.00 %	-37		\$160,476.00	\$145,887
Total									47.33 %	15.37 %			\$870,980.00	\$5,668,536

System Notes

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

System: A1030 - Slab on Grade



Note:

System: A2020 - Basement Walls



Note:

System: B1010 - Floor Construction



Note:

Campus Assessment Report - 1960 Gym

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note: New windows designed with removable panel to readily accommodate new wall mounted heat pumps to be installed summer 2017.

Campus Assessment Report - 1960 Gym

System: B2030 - Exterior Doors



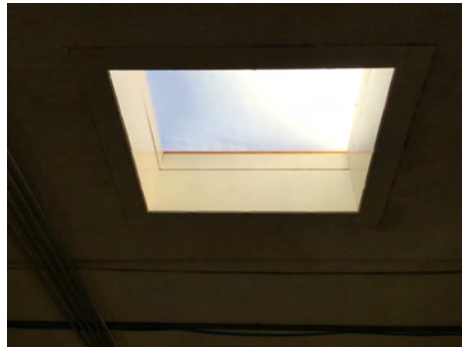
Note:

System: B3010120 - Single Ply Membrane



Note:

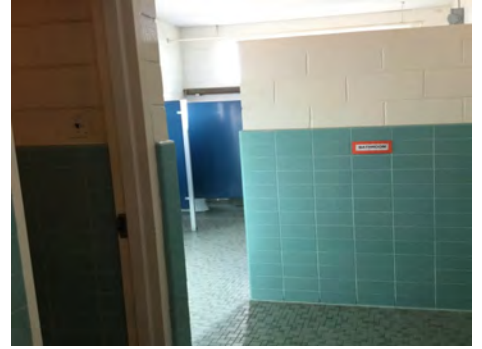
System: B3020 - Roof Openings



Note:

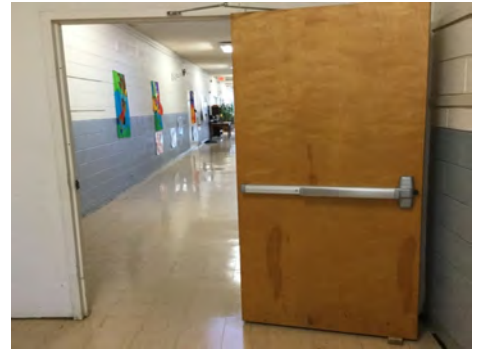
Campus Assessment Report - 1960 Gym

System: C1010 - Partitions



Note:

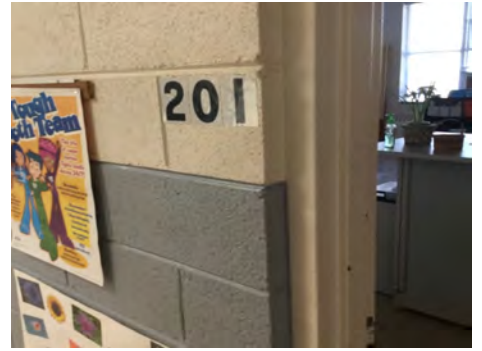
System: C1020 - Interior Doors



Note:

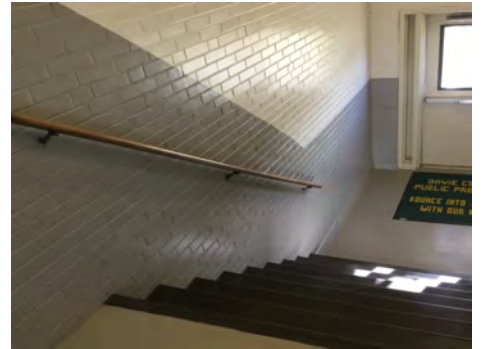
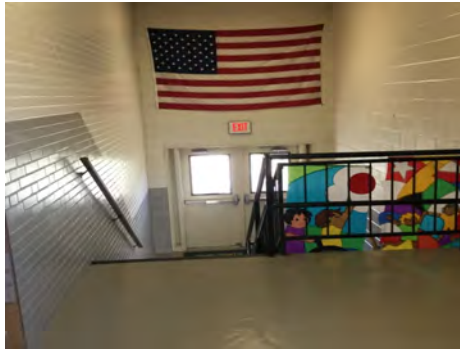
Campus Assessment Report - 1960 Gym

System: C1030 - Fittings



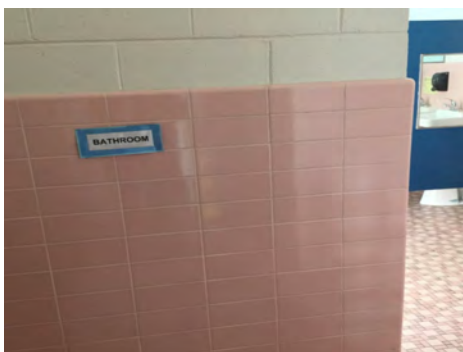
Note:

System: C2010 - Stair Construction



Note:

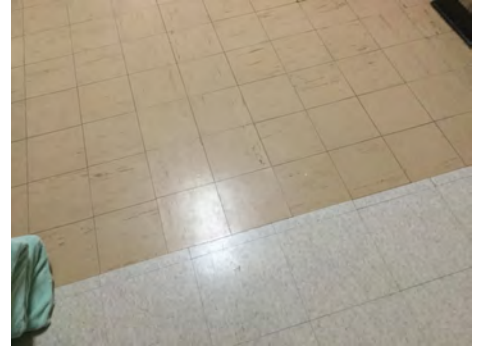
System: C3010 - Wall Finishes



Note:

Campus Assessment Report - 1960 Gym

System: C3020 - Floor Finishes



Note:

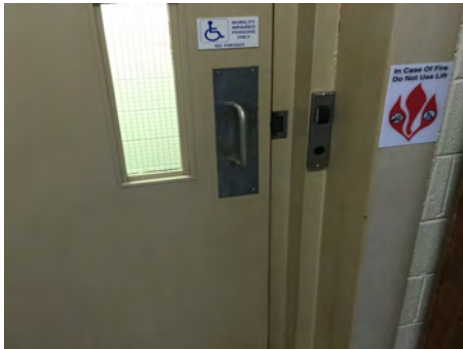
System: C3030 - Ceiling Finishes



Note:

Campus Assessment Report - 1960 Gym

System: D1010 - Elevators and Lifts



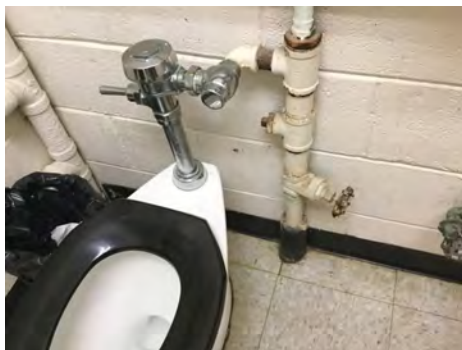
Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

Campus Assessment Report - 1960 Gym

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note: Wall mounted heat pumps being installed Summer 2017.

Campus Assessment Report - 1960 Gym

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note: Upgrades to electric service made to accommodate HVAC change to window mounted heat pumps.

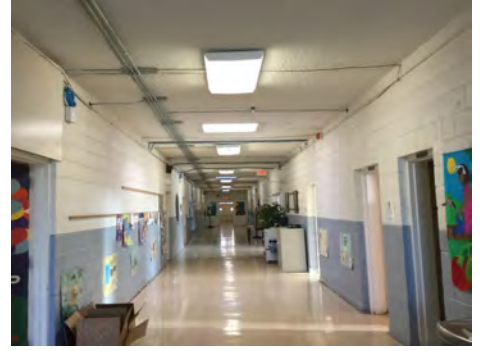
System: D5020 - Branch Wiring



Note:

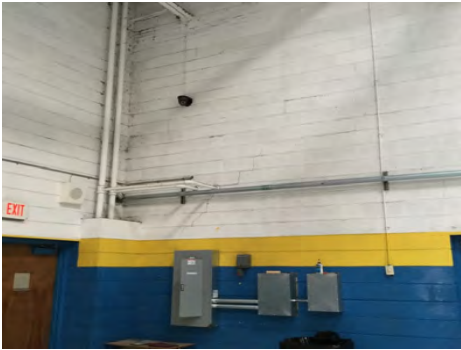
Campus Assessment Report - 1960 Gym

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

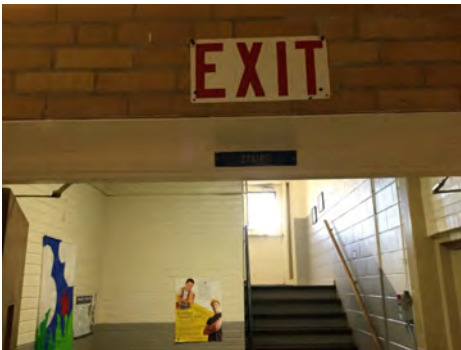
Campus Assessment Report - 1960 Gym

System: D5030920 - Data Communication



Note:

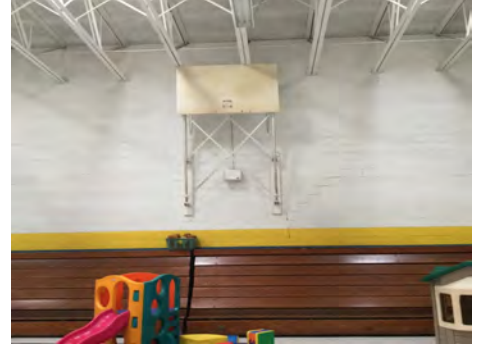
System: D5090 - Other Electrical Systems



Note:

Campus Assessment Report - 1960 Gym

System: E1020 - Institutional Equipment



Note:

System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$870,980	\$0	\$346,567	\$402,695	\$0	\$95,984	\$0	\$1,108,955	\$0	\$0	\$0	\$2,825,182
* 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	\$13,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,200
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$28,294	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,294
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	\$352,450	\$0	\$0	\$0	\$352,450
B3020 - Roof Openings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$78,582	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$78,582
C1030 - Fittings	\$47,571	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,571
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	\$0	\$0	\$95,984	\$0	\$0	\$0	\$0	\$0	\$0	\$95,984
C3020 - Floor Finishes	\$352,867	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$352,867
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
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	\$83,399	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83,399
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$117,121	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$117,121
D4020 - Standpipes	\$17,764	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,764
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	\$374,401	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$374,401
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$67,078	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$67,078
D5030910 - Fire Alarm Systems	\$0	\$0	\$122,337	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$122,337
D5030920 - Data Communication	\$0	\$0	\$157,153	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$157,153
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,031	\$0	\$0	\$0	\$0	\$27,031
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	\$517,297	\$0	\$0	\$0	\$0	\$517,297
E1090 - Other Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$212,177	\$0	\$0	\$0	\$0	\$212,177
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

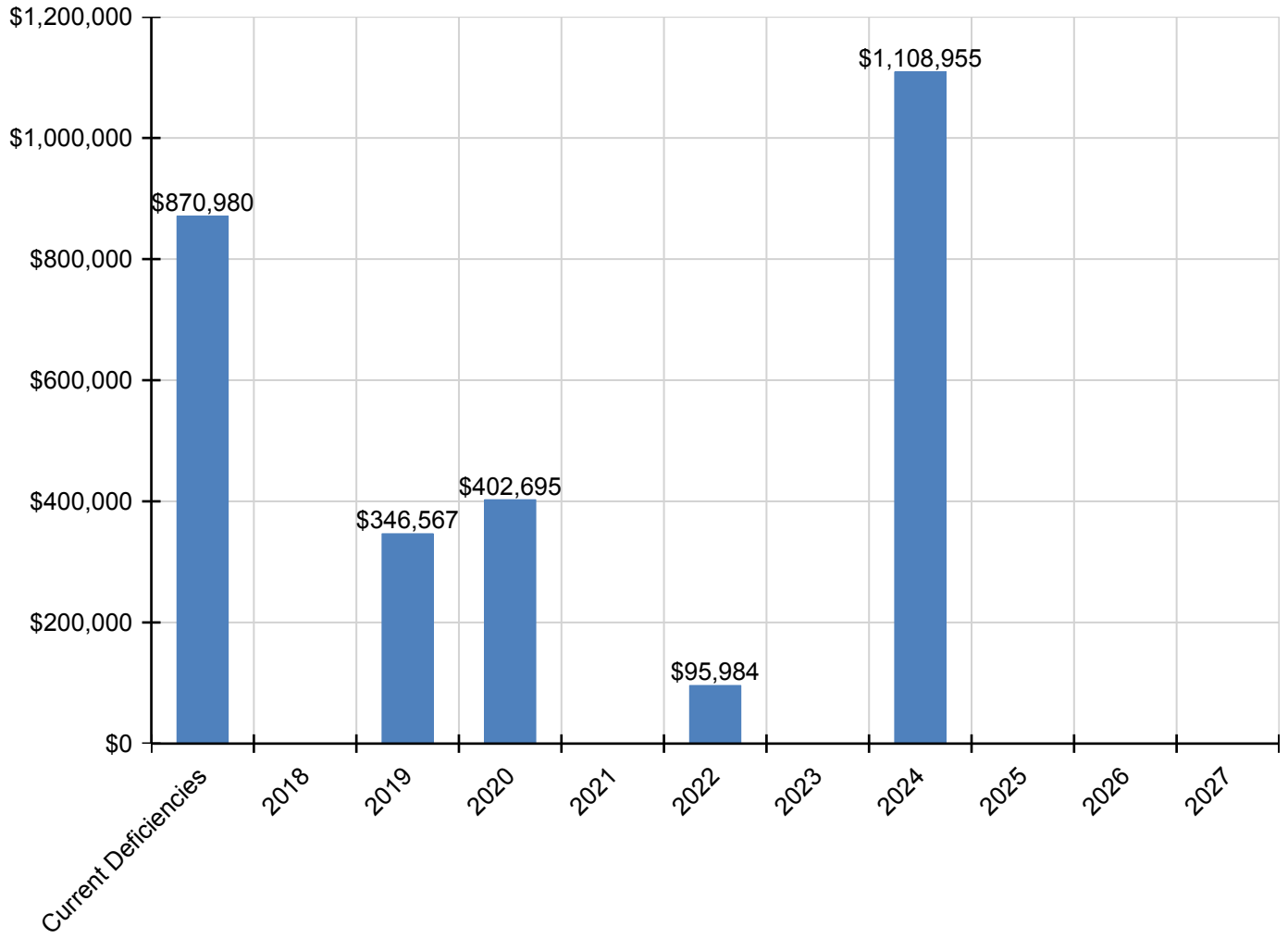
Campus Assessment Report - 1960 Gym

E2010 - Fixed Furnishings	\$160,476	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$160,476
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** Indicates non-renewable system*

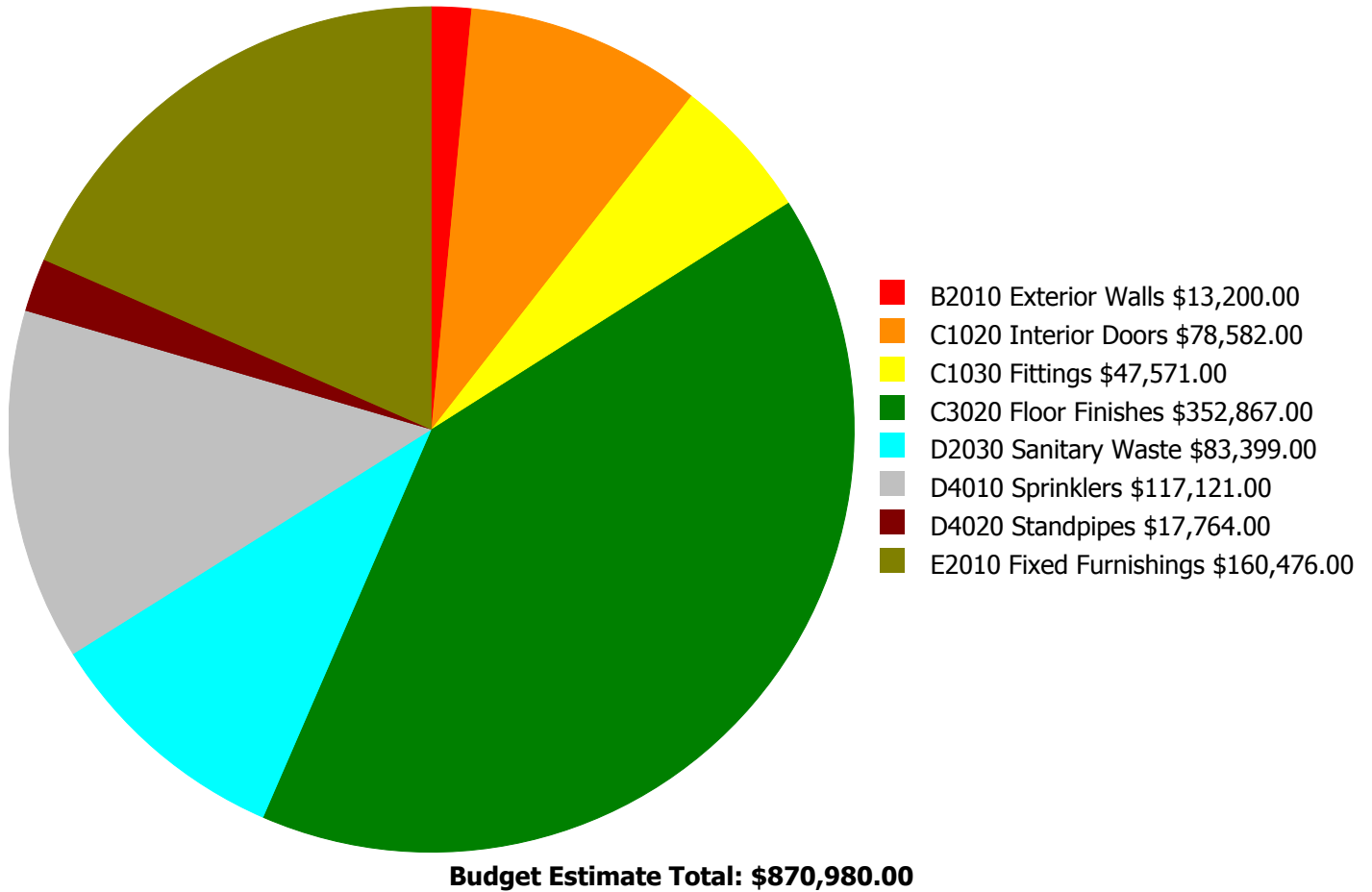
Forecasted Capital Renewal Requirement

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



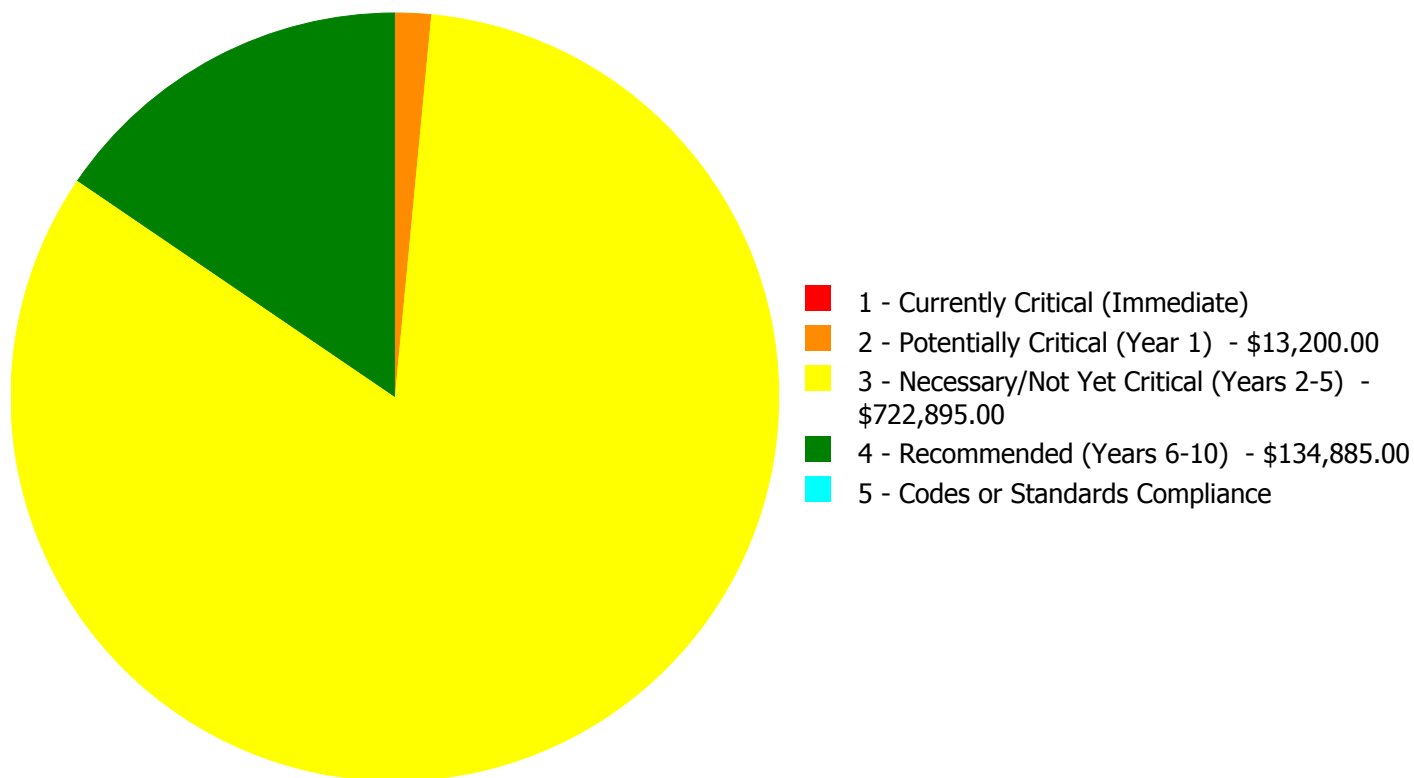
Deficiency Summary by System

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: \$870,980.00

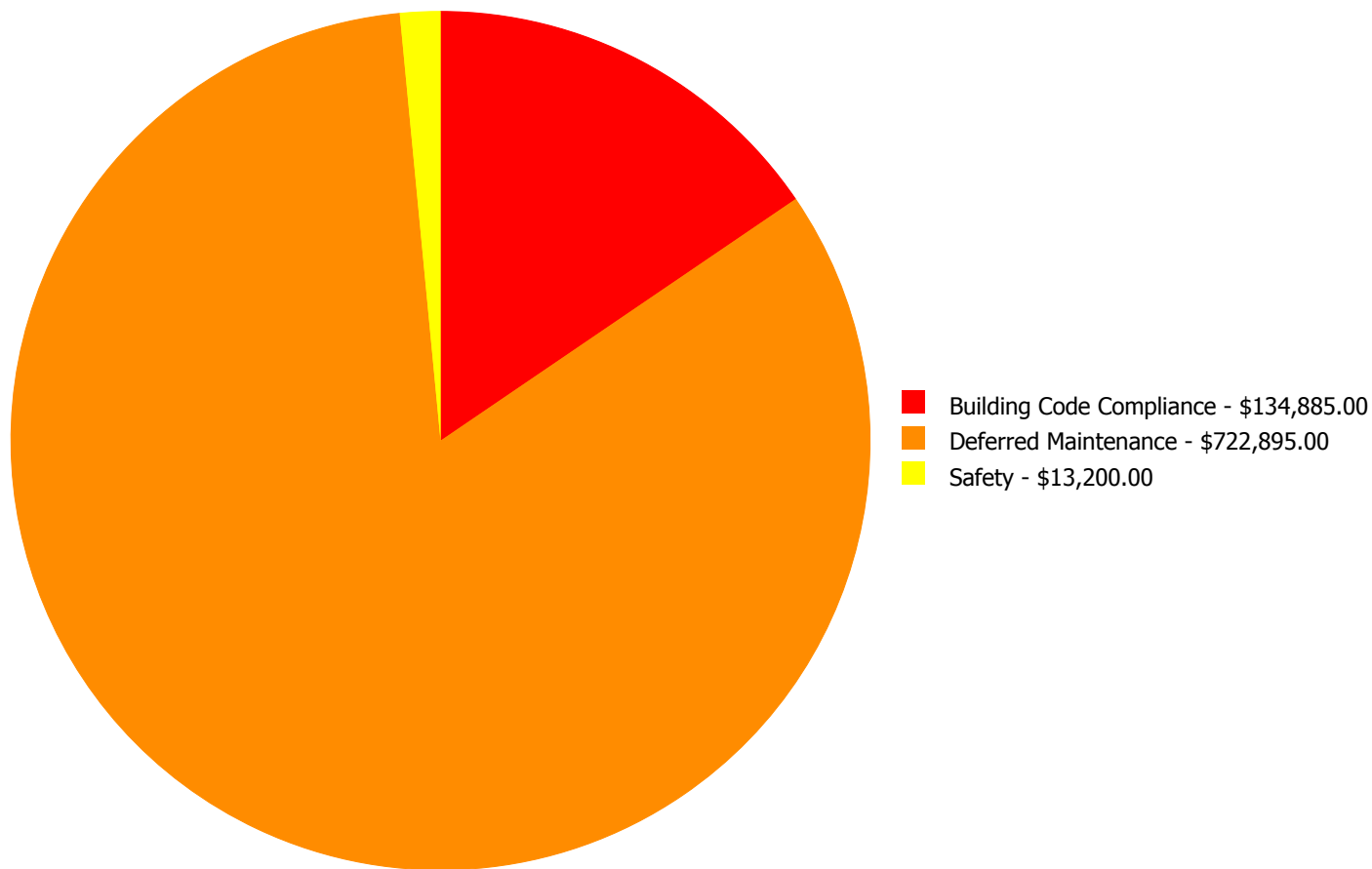
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2010	Exterior Walls	\$0.00	\$13,200.00	\$0.00	\$0.00	\$0.00	\$13,200.00
C1020	Interior Doors	\$0.00	\$0.00	\$78,582.00	\$0.00	\$0.00	\$78,582.00
C1030	Fittings	\$0.00	\$0.00	\$47,571.00	\$0.00	\$0.00	\$47,571.00
C3020	Floor Finishes	\$0.00	\$0.00	\$352,867.00	\$0.00	\$0.00	\$352,867.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$83,399.00	\$0.00	\$0.00	\$83,399.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$117,121.00	\$0.00	\$117,121.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$17,764.00	\$0.00	\$17,764.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$160,476.00	\$0.00	\$0.00	\$160,476.00
	Total:	\$0.00	\$13,200.00	\$722,895.00	\$134,885.00	\$0.00	\$870,980.00

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:



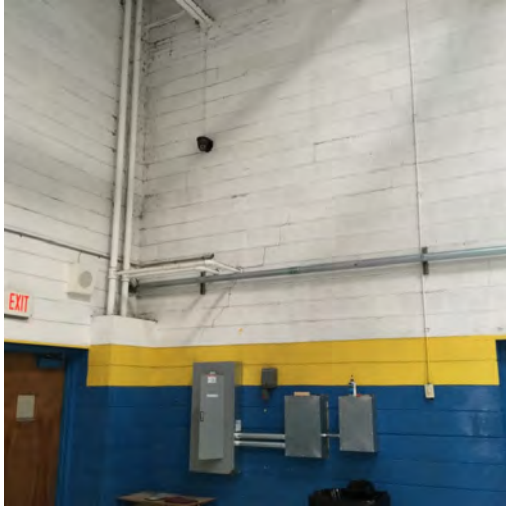
Budget Estimate Total: \$870,980.00

Deficiency Details by Priority

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

Priority 2 - Potentially Critical (Year 1):

System: B2010 - Exterior Walls

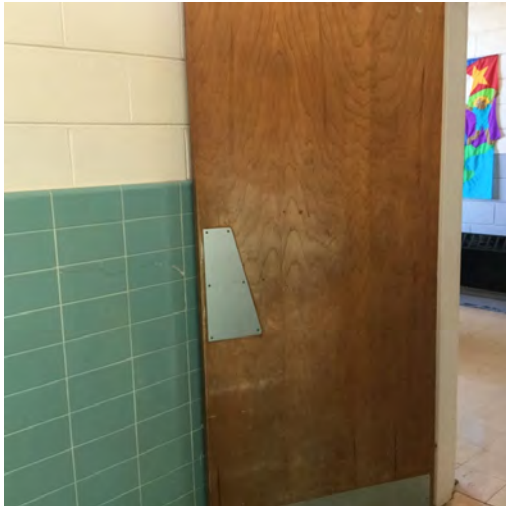


Location: Gym walls
Distress: Failing
Category: Safety
Priority: 2 - Potentially Critical (Year 1)
Correction: Engineering Study-2016-11-15 17:41:59
Qty: 1.00
Unit of Measure: Ea.
Estimate: \$13,200.00
Assessor Name: Ann Buerger Linden
Date Created: 02/14/2017

Notes: Stairstep and vertical cracking was observed at the interior of exterior walls in the gymnasium. An engineering study to determine the cause and to make repair proposals is recommended.

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

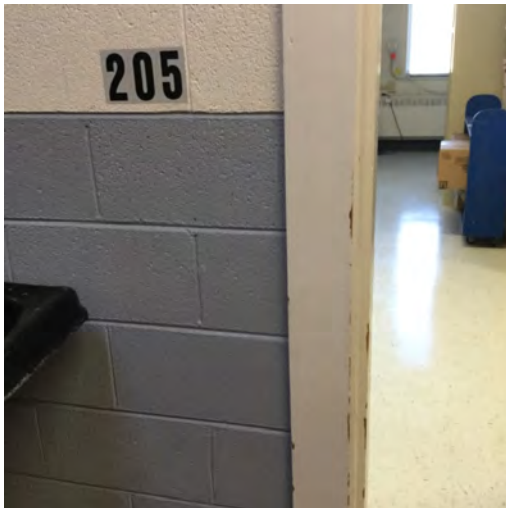
System: C1020 - Interior Doors



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,371.00
Unit of Measure: S.F.
Estimate: \$78,582.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: Interior doors are typically original slab doors and are worn. Hardware is mostly not ADA compliant. System renewal is recommended.

System: C1030 - Fittings



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,371.00
Unit of Measure: S.F.
Estimate: \$47,571.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: The fittings throughout the building are aged and in fair condition. Room signage and toilet room fittings are not ADA compliant. Locker rooms are cannibalized. System renewal is recommended.

System: C3020 - Floor Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,371.00
Unit of Measure: S.F.
Estimate: \$352,867.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: Although some floor finishes have been updated, in general floor finishes are beyond their expected life. VAT was seen in the building and should be fully abated in the system renewal.

System: D2030 - Sanitary Waste



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,371.00
Unit of Measure: S.F.
Estimate: \$83,399.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: The sanitary waste system is beyond its expected life. Though no active problems were observed or reported, renewal to ensure system integrity is recommended.

System: E2010 - Fixed Furnishings



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,371.00
Unit of Measure: S.F.
Estimate: \$160,476.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: Fixed furnishings are old and in fair to poor condition. System renewal is recommended.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 27,371.00
Unit of Measure: S.F.
Estimate: \$117,121.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 27,371.00
Unit of Measure: S.F.
Estimate: \$17,764.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

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

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	44,558
Year Built:	1949
Last Renovation:	2004
Replacement Value:	\$1,170,539
Repair Cost:	\$74,501.00
Total FCI:	6.36 %
Total RSLI:	51.80 %
FCA Score:	93.64



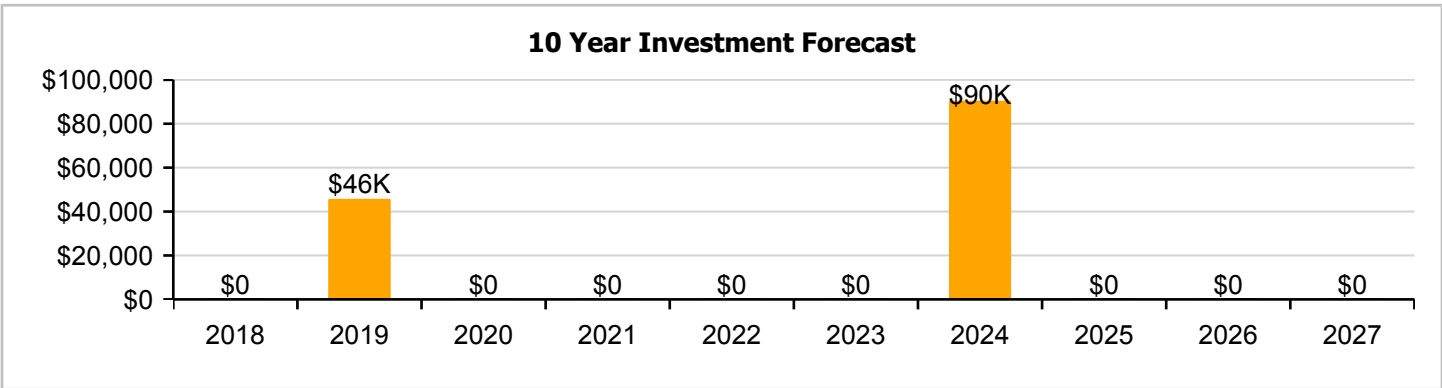
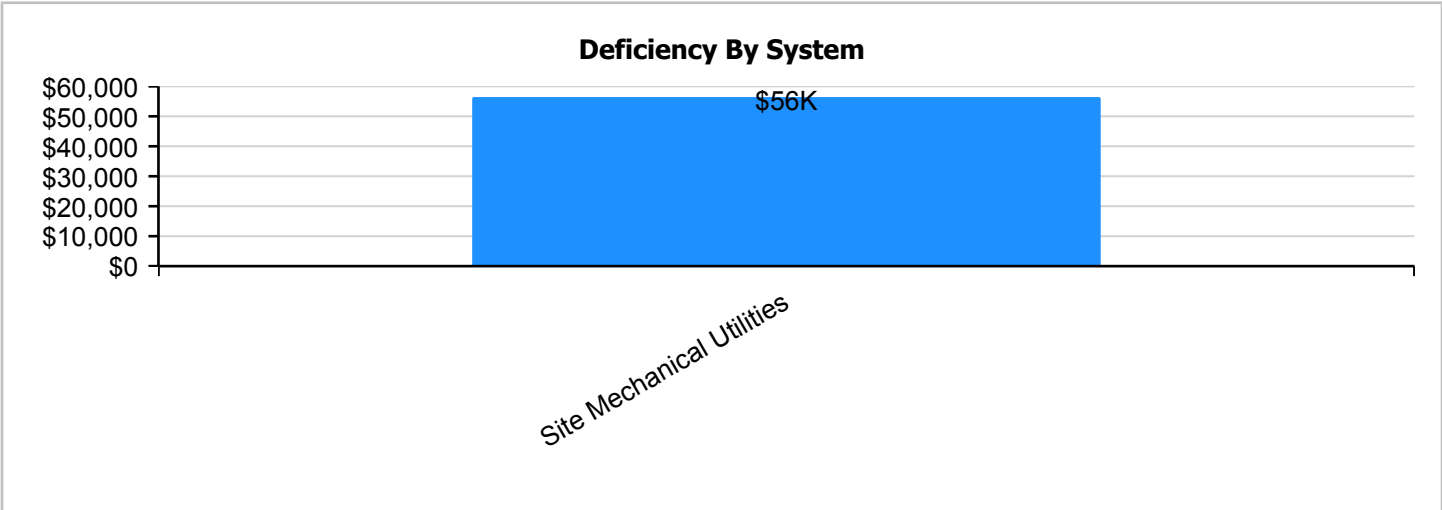
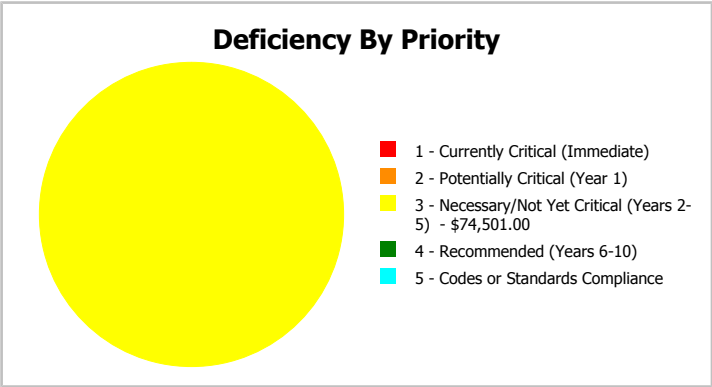
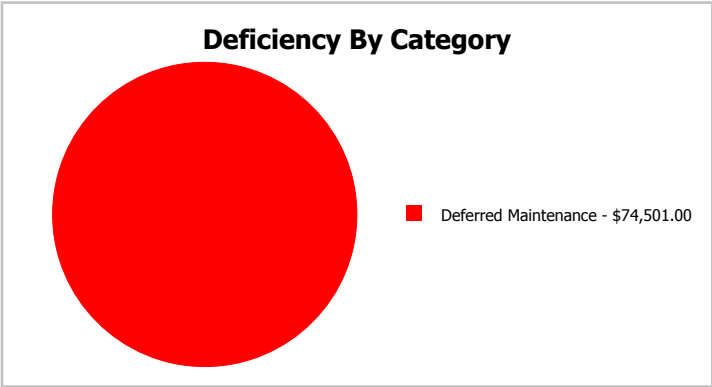
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	HS -High School	Gross Area:	44,558
Year Built:	1949	Last Renovation:	2004
Repair Cost:	\$74,501	Replacement Value:	\$1,170,539
FCI:	6.36 %	RSLI%:	51.80 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	43.45 %	0.00 %	\$0.00
G30 - Site Mechanical Utilities	60.94 %	19.42 %	\$74,501.00
G40 - Site Electrical Utilities	57.52 %	0.00 %	\$0.00
Totals:	51.80 %	6.36 %	\$74,501.00

Photo Album

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

- 1). Aerial Image of Central Davie Academy -
Feb 25, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$3.76	S.F.	44,558	25	2004	2029		48.00 %	0.00 %	12			\$167,538
G2020	Parking Lots	\$1.61	S.F.	44,558	25	2004	2029		48.00 %	0.00 %	12			\$71,738
G2030	Pedestrian Paving	\$1.98	S.F.	44,558	30	2004	2034		56.67 %	0.00 %	17			\$88,225
G2040105	Fence & Guardrails	\$1.20	S.F.	44,558	30	2004	2034		56.67 %	0.00 %	17			\$53,470
G2040950	Covered Walkways	\$0.81	S.F.	44,558	25	2004	2029		48.00 %	0.00 %	12			\$36,092
G2040950	Playing Field	\$1.50	S.F.	44,558	20	2004	2024		35.00 %	0.00 %	7			\$66,837
G2050	Landscaping	\$1.91	S.F.	44,558	15	2004	2019		13.33 %	0.00 %	2			\$85,106
G3010	Water Supply	\$2.42	S.F.	44,558	50	2004	2054		74.00 %	0.00 %	37			\$107,830
G3020	Sanitary Sewer	\$1.52	S.F.	44,558	50	1949	1999		0.00 %	110.00 %	-18		\$74,501.00	\$67,728
G3030	Storm Sewer	\$4.67	S.F.	44,558	50	2004	2054		74.00 %	0.00 %	37			\$208,086
G4010	Electrical Distribution	\$2.44	S.F.	44,558	50	2004	2054		74.00 %	0.00 %	37			\$108,722
G4020	Site Lighting	\$1.57	S.F.	44,558	30	2004	2034		56.67 %	0.00 %	17			\$69,956
G4030	Site Communications & Security	\$0.88	S.F.	44,558	15	2004	2019		13.33 %	0.00 %	2			\$39,211
Total									51.80 %	6.36 %			\$74,501.00	\$1,170,539

System Notes

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

System: G2010 - Roadways



Note:

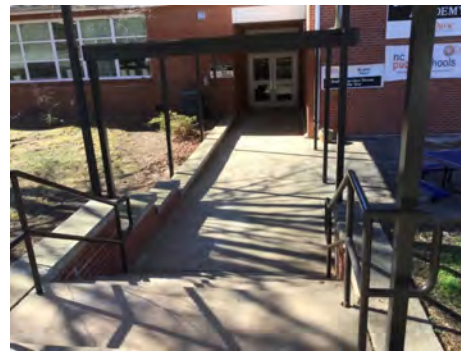
System: G2020 - Parking Lots



Note:

Campus Assessment Report - Site

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Covered Walkways



Note:

Campus Assessment Report - Site

System: G2040950 - Playing Field



Note:

System: G2050 - Landscaping



Note:

Campus Assessment Report - Site

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer



Note:

Campus Assessment Report - Site

System: G4010 - Electrical Distribution



Note:

System: G4020 - Site Lighting



Note:

System: G4030 - Site Communications & Security



Note:

Renewal Schedule

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

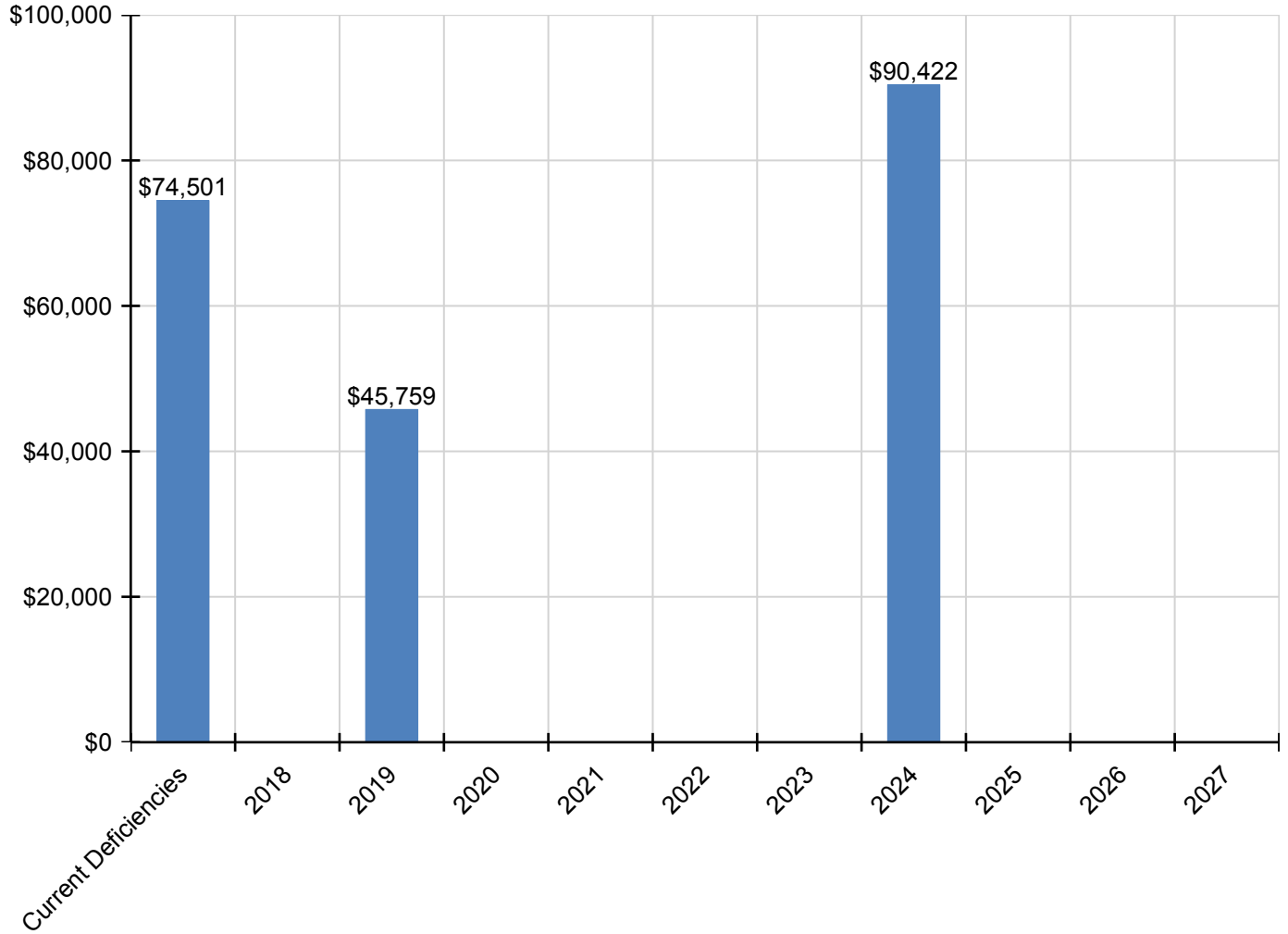
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$74,501	\$0	\$45,759	\$0	\$0	\$0	\$0	\$90,422	\$0	\$0	\$0	\$210,681
G - Building Sitework	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G20 - Site Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2010 - Roadways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2020 - Parking Lots	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2030 - Pedestrian Paving	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040105 - Fence & Guardrails	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Covered Walkways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Playing Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$90,422	\$0	\$0	\$0	\$90,422
* 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	\$74,501	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$74,501
G3030 - Storm Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4020 - Site Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4030 - Site Communications & Security	\$0	\$0	\$45,759	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,759

** Indicates non-renewable system*

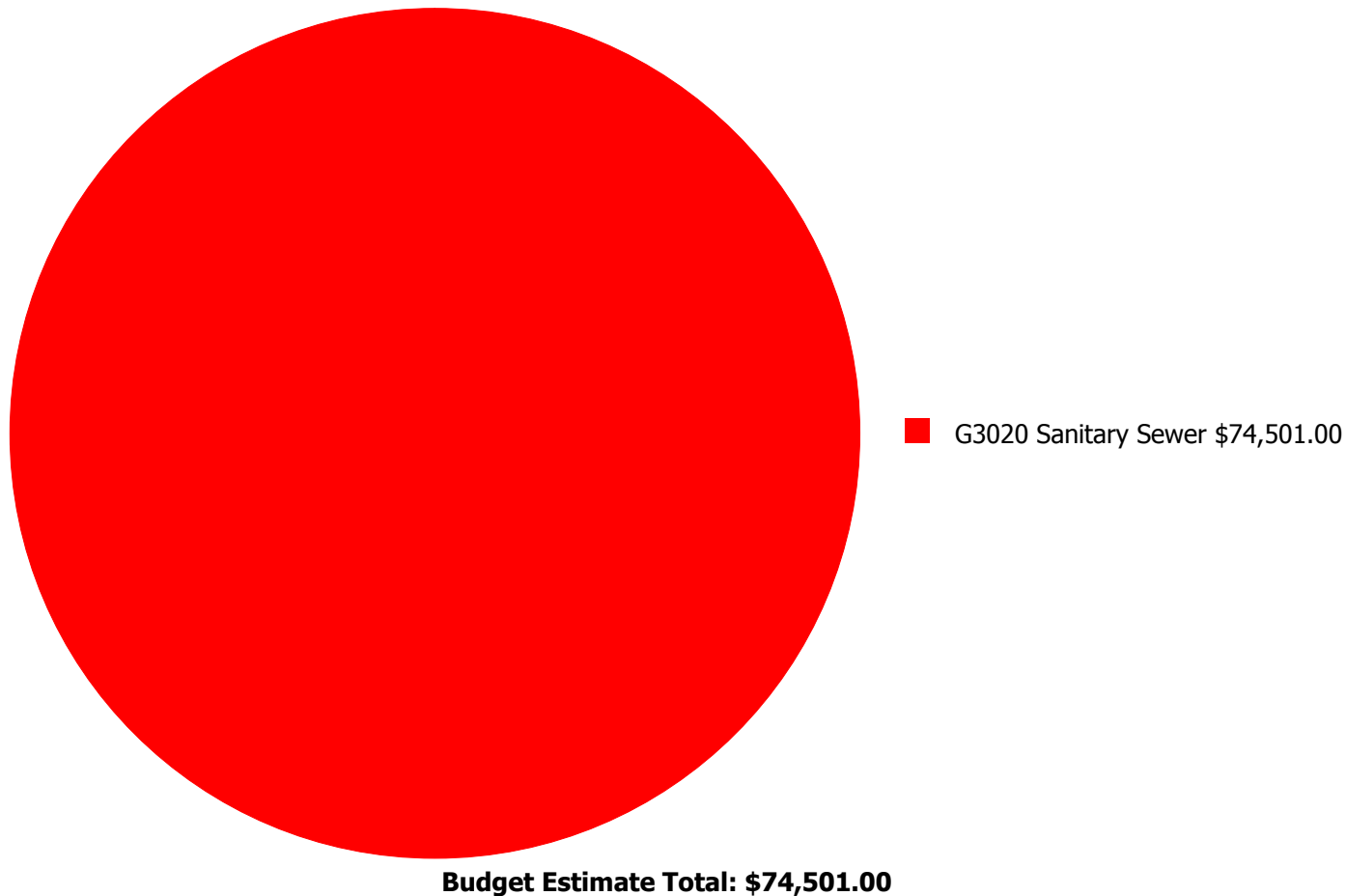
Forecasted Capital Renewal Requirement

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



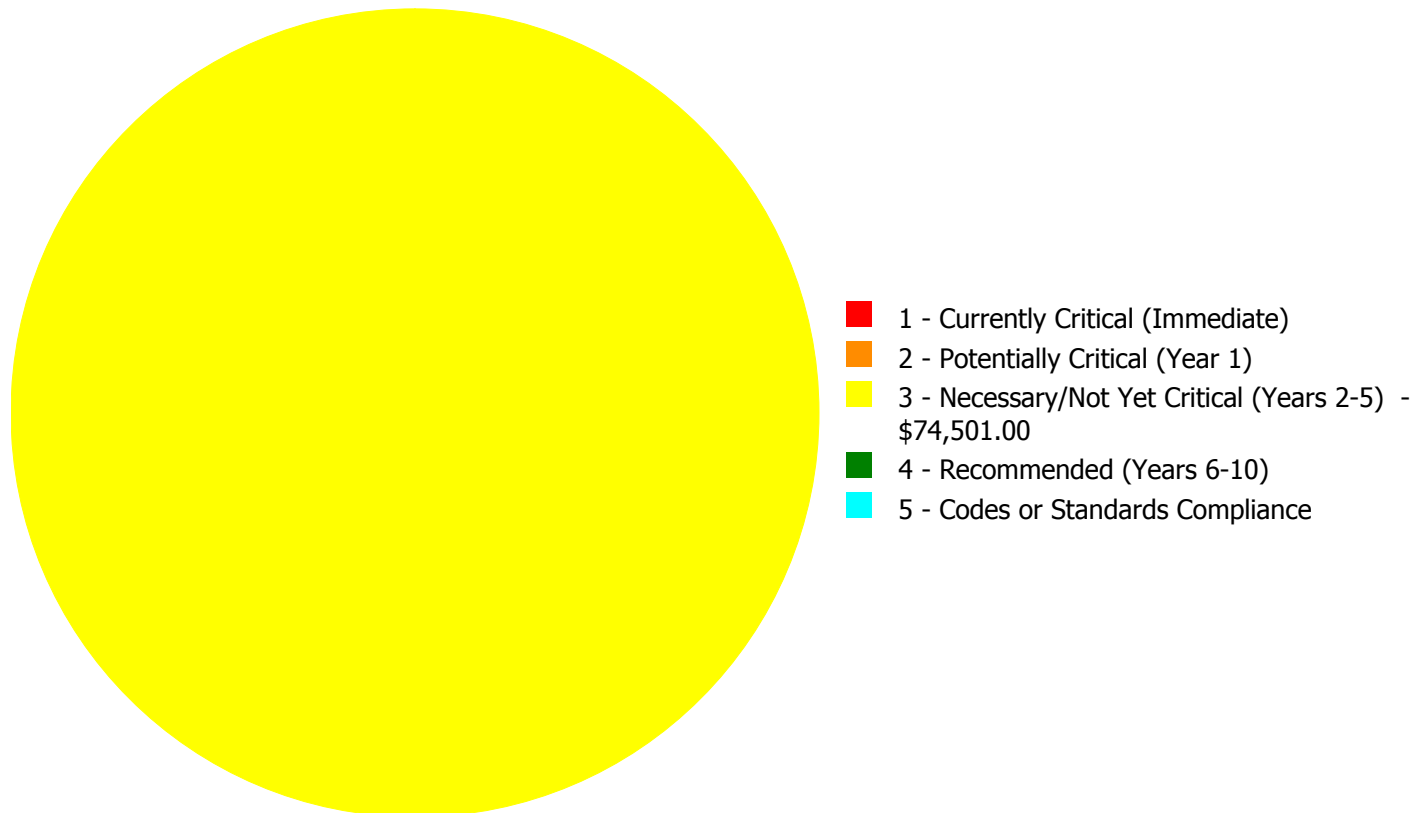
Deficiency Summary by System

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: \$74,501.00

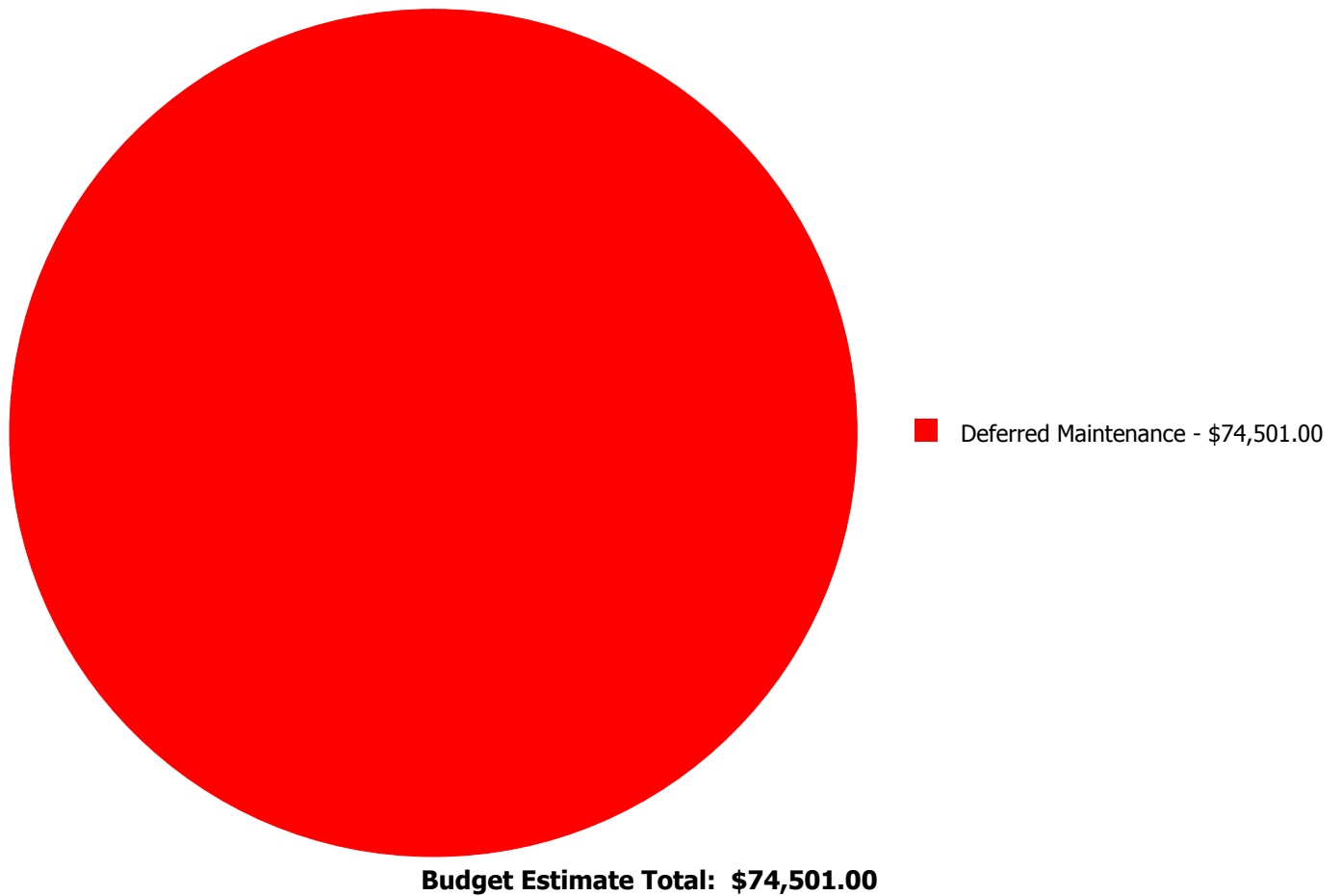
Deficiency By Priority Investment Table

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
G3020	Sanitary Sewer	\$0.00	\$0.00	\$74,501.00	\$0.00	\$0.00	\$74,501.00
	Total:	\$0.00	\$0.00	\$74,501.00	\$0.00	\$0.00	\$74,501.00

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: G3020 - Sanitary Sewer



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 44,558.00
Unit of Measure: S.F.
Estimate: \$74,501.00
Assessor Name: Eduardo Lopez
Date Created: 02/28/2017

Notes:

NC School District/300 Davie County/High School

Davie County Early College High

Draft

Campus Assessment Report

March 8, 2017



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Campus Executive Summary

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

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

Gross Area (SF):	10,659
Year Built:	2000
Last Renovation:	
Replacement Value:	\$2,343,311
Repair Cost:	\$136,042.00
Total FCI:	5.81 %
Total RSLI:	58.81 %
FCA Score:	94.19



Description:

GENERAL

Davie County Early College High is located at 1211 Salisbury Road in, Mocksville, North Carolina. The 1 story 6,259 square foot building was originally constructed in 2000. A 4,400 square foot addition was built in 2012 when the Early College High occupied the building originally used as a pre-school/daycare. This facility is leased from the Davie County Community College.

This report contains condition and adequacy data collected during the 2016 Facility Condition Assessment (FCA).

Campus Assessment Report - Davie County Early College High

Detailed condition and deficiency statements are contained in this report for the site and building elements.

A. SUBSTRUCTURE

The building rests on slab on grade and is assumed to have standard cast-in-place concrete foundations. The building has no basement.

B. SUPERSTRUCTURE

Roof construction is wood at the original building and is steel at the addition. The exterior envelope is composed of walls of brick veneer and vinyl siding on stud back-up. Exterior windows are painted aluminum frame with fixed insulated panes. Exterior doors are aluminum mostly with glazing. Roofing is steep asphalt shingle with gutters and downspouts at the original building, and low slope single ply membrane at the addition with internal roof drains and overflow scuppers with downspouts. Most building entrances appear to comply with ADA requirements.

C. INTERIORS

Interior partitions are typically gypboard on metal stud. There are folding partitions between some of the classrooms. Interior doors are generally solid core wood with hollow metal frames and mostly with glazing. Interior fittings include: white boards; graphics and identifying devices; and toilet accessories and toilet partitions. Interior wall finishes are typically paint. There is FRP in the kitchen, and vinyl fabric on the folding partitions. Floor finishes in corridors and classrooms are typically vinyl composition tile. Floor finishes in offices are carpet tile and in toilet rooms are ceramic tile. Ceiling finishes throughout the building are typically 2 x 2 suspended acoustical tile. There is a high painted gypboard ceiling with soffits in the entrance lobby.

D. SERVICES

CONVEYING: The building does not include conveying equipment.

PLUMBING: Plumbing fixtures are typically low-flow fixtures with manual control valves. Some toilets have automatic flush valves. Domestic water distribution is copper with gas-fired water heaters. The sanitary waste system is cast iron. The rain water drainage system at the addition is internal roof drains. Other plumbing systems is natural gas piping.

HVAC: Heating is provided by a gas-fired boiler at the original building. Cooling is supplied by a ground mounted compressor (split system). The heating/cooling distribution system is a ductwork system utilizing air handling units. Fresh air is supplied by air handling units. The addition is heated and cooled with a ground mounted package unit utilizing natural gas for heat. The communications closet in the original building has a stand-alone portable cooler and the addition communications closet has a mini-split cooling system. 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.

FIRE PROTECTION: The building does not have a fire sprinkler system. The building does have additional dry chemical fire suppression systems at the kitchen hood. Fire extinguishers and cabinets are distributed near fire exits, in corridors and other required spaces.

ELECTRICAL: The main electrical service is fed from a pad mounted transformer to the main 400 amp switchboard/distribution panel located in the building. Lighting is typically lay-in type, fluorescent light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles.

Campus Assessment Report - Davie County Early College High

COMMUNICATIONS AND SECURITY: The fire alarm system consists of audible/visual annunciators in corridors and restrooms. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are integrated and include dedicated equipment closets. This building has a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is locally monitored; this building has a public address and paging system integrated with the telephone system.

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

E. EQUIPMENT & FURNISHINGS

This building includes the following items and equipment and furnishings: fixed food service; audio-visual; laboratory, fixed casework; and window treatment.

G. SITE

Campus site features include: asphalt paved driveways and parking lots; concrete pedestrian pavements; signage; and landscaping. Site mechanical and electrical features include: water; sanitary and storm sewers; natural gas; fiber optic cables; and site lighting.

Attributes:

General Attributes:

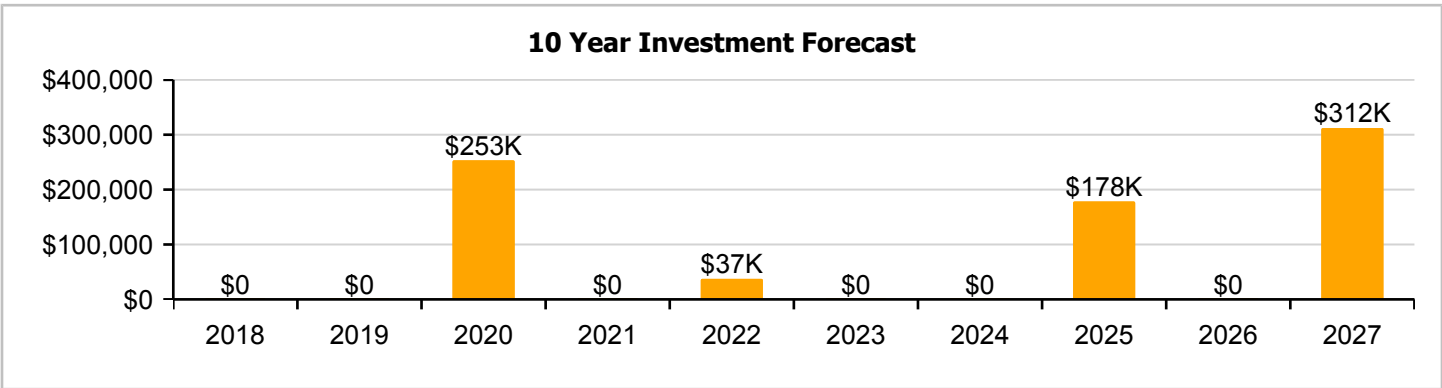
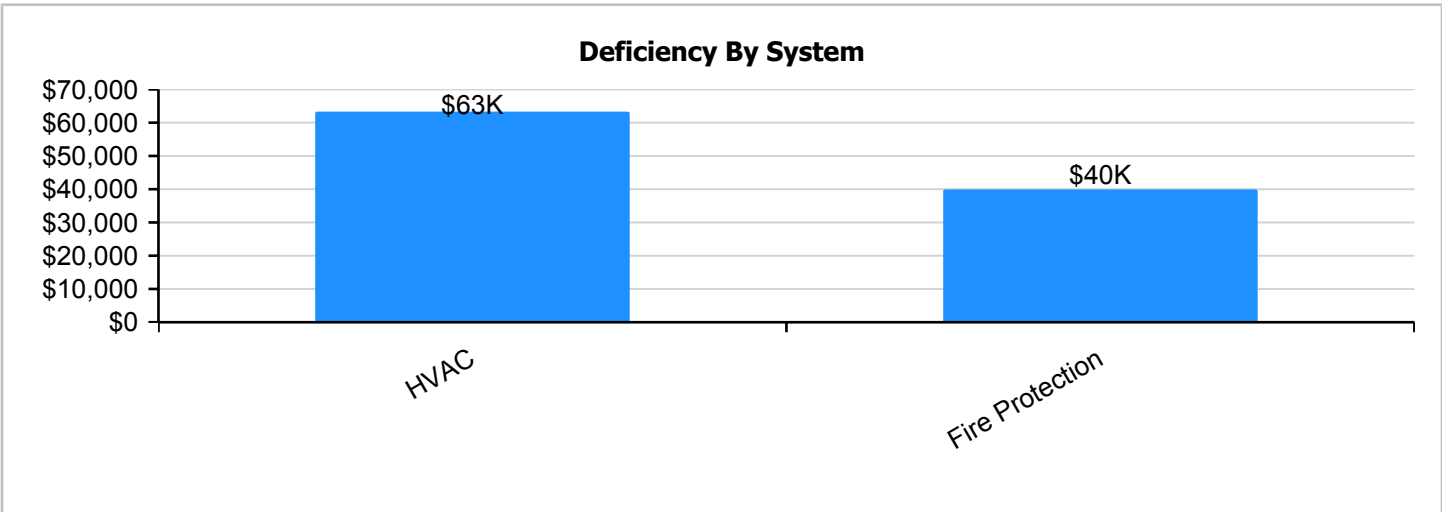
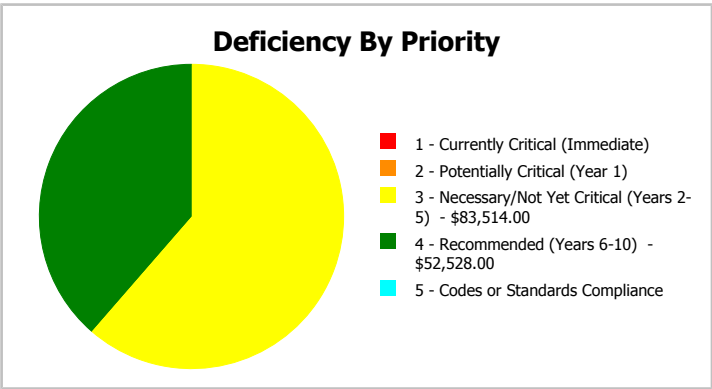
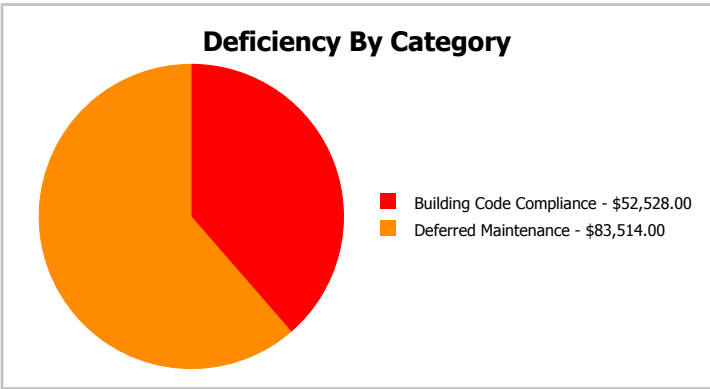
Condition Assessor:	Ann Buerger Linden	Assessment Date:
Suitability Assessor:		

School Information:

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

Campus Dashboard Summary

Gross Area:	10,659	Last Renovation:	
Year Built:	2000	Replacement Value:	\$2,343,311
Repair Cost:	\$136,042	RSLI%:	58.81 %
FCI:	5.81 %		



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.

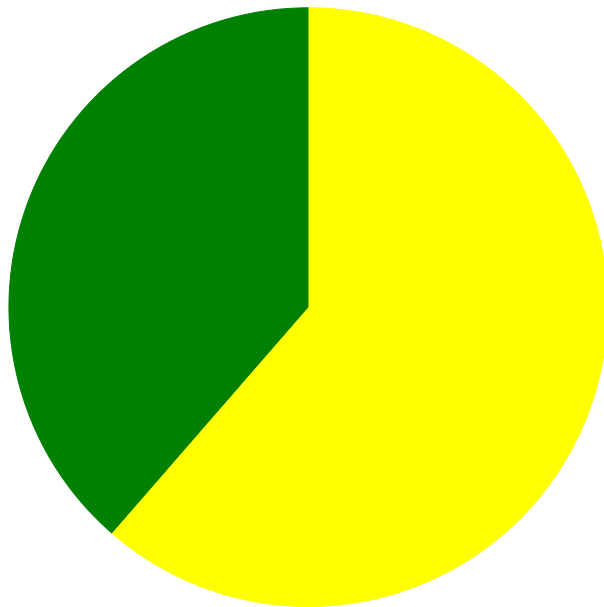
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	87.95 %	0.00 %	\$0.00
B10 - Superstructure	87.95 %	0.00 %	\$0.00
B20 - Exterior Enclosure	70.93 %	0.00 %	\$0.00
B30 - Roofing	46.91 %	0.00 %	\$0.00
C10 - Interior Construction	69.55 %	0.00 %	\$0.00
C30 - Interior Finishes	46.14 %	0.00 %	\$0.00
D20 - Plumbing	60.28 %	0.00 %	\$0.00
D30 - HVAC	43.89 %	24.99 %	\$83,514.00
D40 - Fire Protection	0.00 %	110.00 %	\$52,528.00
D50 - Electrical	62.43 %	0.00 %	\$0.00
E10 - Equipment	63.35 %	0.00 %	\$0.00
E20 - Furnishings	39.77 %	0.00 %	\$0.00
G20 - Site Improvements	27.82 %	0.00 %	\$0.00
G30 - Site Mechanical Utilities	65.09 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	58.84 %	0.00 %	\$0.00
Totals:	58.81 %	5.81 %	\$136,042.00

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
2000 Main	6,259	9.27	\$0.00	\$0.00	\$83,514.00	\$30,844.00	\$0.00
2012 Addition	4,400	2.53	\$0.00	\$0.00	\$0.00	\$21,684.00	\$0.00
Site	10,659	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:		5.81	\$0.00	\$0.00	\$83,514.00	\$52,528.00	\$0.00

Deficiencies By Priority



- 1 - Currently Critical (Immediate)
- 2 - Potentially Critical (Year 1)
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$83,514.00
- 4 - Recommended (Years 6-10) - \$52,528.00
- 5 - Codes or Standards Compliance

Budget Estimate Total: \$136,042.00

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:	HS -High School
Gross Area (SF):	6,259
Year Built:	2000
Last Renovation:	
Replacement Value:	\$1,233,711
Repair Cost:	\$114,358.00
Total FCI:	9.27 %
Total RSLI:	46.81 %
FCA Score:	90.73



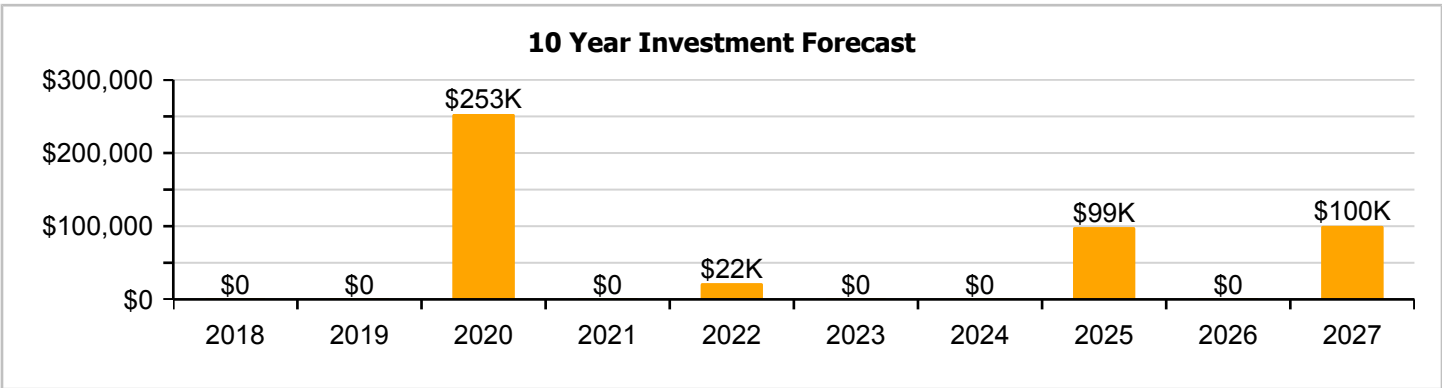
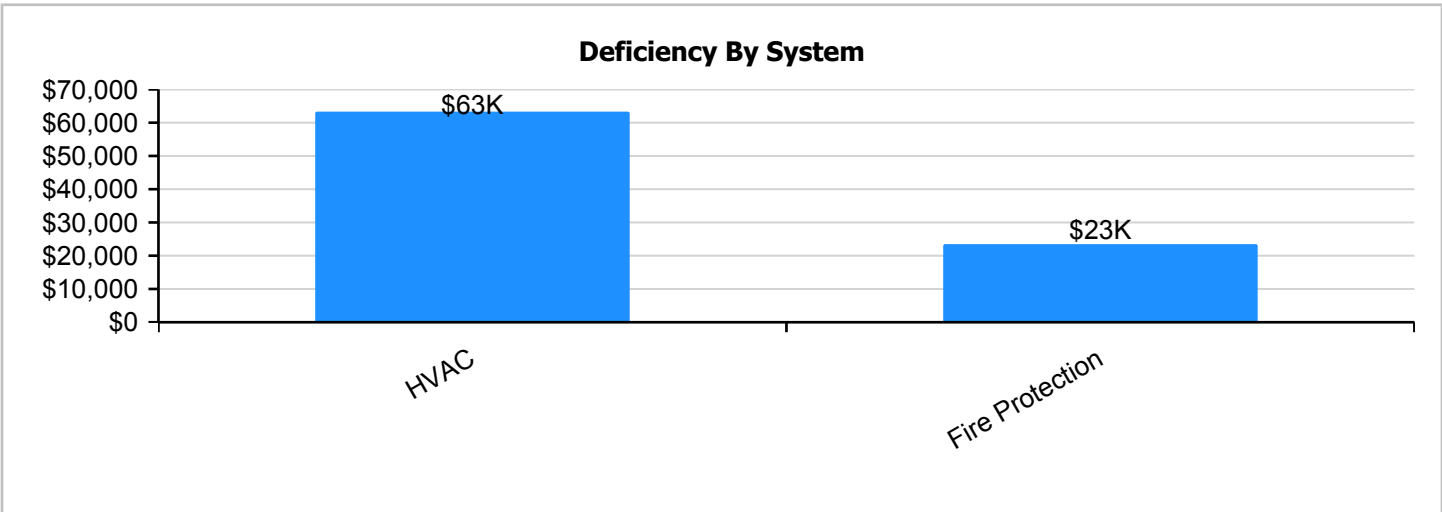
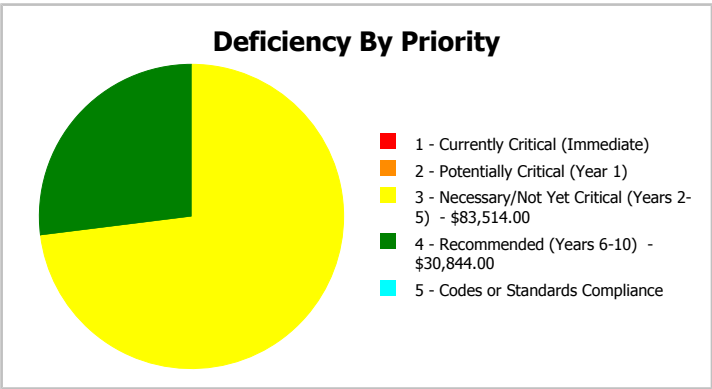
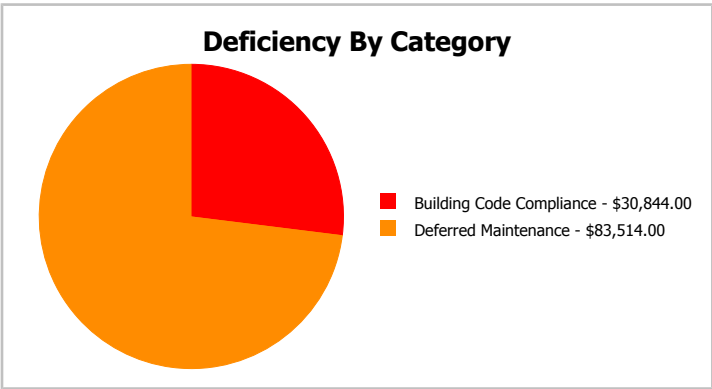
Description:

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:	HS -High School	Gross Area:	6,259
Year Built:	2000	Last Renovation:	
Repair Cost:	\$114,358	Replacement Value:	\$1,233,711
FCI:	9.27 %	RSLI%:	46.81 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	83.00 %	0.00 %	\$0.00
B10 - Superstructure	83.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	58.98 %	0.00 %	\$0.00
B30 - Roofing	15.00 %	0.00 %	\$0.00
C10 - Interior Construction	57.03 %	0.00 %	\$0.00
C30 - Interior Finishes	26.19 %	0.00 %	\$0.00
D20 - Plumbing	43.49 %	0.00 %	\$0.00
D30 - HVAC	24.00 %	42.56 %	\$83,514.00
D40 - Fire Protection	0.00 %	110.00 %	\$30,844.00
D50 - Electrical	52.02 %	0.00 %	\$0.00
E10 - Equipment	57.55 %	0.00 %	\$0.00
E20 - Furnishings	15.00 %	0.00 %	\$0.00
Totals:	46.81 %	9.27 %	\$114,358.00

Photo Album

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

1). Southwest and Northwest Elevations - Feb 14, 2017



2). Southeast Elevation - Feb 14, 2017



3). Northwest Elevation - Feb 14, 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 - 2000 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	\$2.32	S.F.	6,259	100	2000	2100		83.00 %	0.00 %	83			\$14,521
A1030	Slab on Grade	\$10.07	S.F.	6,259	100	2000	2100		83.00 %	0.00 %	83			\$63,028
B1020	Roof Construction	\$16.84	S.F.	6,259	100	2000	2100		83.00 %	0.00 %	83			\$105,402
B2010	Exterior Walls	\$9.48	S.F.	6,259	100	2000	2100		83.00 %	0.00 %	83			\$59,335
B2020	Exterior Windows	\$13.69	S.F.	6,259	30	2000	2030		43.33 %	0.00 %	13			\$85,686
B2030	Exterior Doors	\$0.86	S.F.	6,259	30	2000	2030		43.33 %	0.00 %	13			\$5,383
B3010140	Asphalt Shingles	\$4.32	S.F.	6,259	20	2000	2020		15.00 %	0.00 %	3			\$27,039
C1010	Partitions	\$5.03	S.F.	6,259	75	2000	2075		77.33 %	0.00 %	58			\$31,483
C1020	Interior Doors	\$2.61	S.F.	6,259	30	2000	2030		43.33 %	0.00 %	13			\$16,336
C1030	Fittings	\$1.58	S.F.	6,259	20	2000	2020		15.00 %	0.00 %	3			\$9,889
C3010	Wall Finishes	\$2.75	S.F.	6,259	10	2012	2022		50.00 %	0.00 %	5			\$17,212
C3020	Floor Finishes	\$11.72	S.F.	6,259	20	2000	2020		15.00 %	0.00 %	3			\$73,355
C3030	Ceiling Finishes	\$11.30	S.F.	6,259	25	2000	2025		32.00 %	0.00 %	8			\$70,727
D2010	Plumbing Fixtures	\$9.46	S.F.	6,259	30	2000	2030		43.33 %	0.00 %	13			\$59,210
D2020	Domestic Water Distribution	\$1.76	S.F.	6,259	30	2000	2030		43.33 %	0.00 %	13			\$11,016
D2030	Sanitary Waste	\$2.77	S.F.	6,259	30	2000	2030		43.33 %	0.00 %	13			\$17,337
D2090	Other Plumbing Systems -Nat Gas	\$0.16	S.F.	6,259	40	2000	2040		57.50 %	0.00 %	23			\$1,001
D3020	Heat Generating Systems	\$7.42	S.F.	6,259	30	2000	2030		43.33 %	0.00 %	13			\$46,442
D3040	Distribution Systems	\$8.96	S.F.	6,259	30	2000	2030		43.33 %	0.00 %	13			\$56,081
D3050	Terminal & Package Units	\$12.13	S.F.	6,259	15	2000	2015		0.00 %	110.00 %	-2		\$83,514.00	\$75,922
D3060	Controls & Instrumentation	\$2.84	S.F.	6,259	20	2000	2020		15.00 %	0.00 %	3			\$17,776
D4010	Sprinklers	\$3.89	S.F.	6,259	30			2017	0.00 %	110.00 %	0		\$26,782.00	\$24,348
D4020	Standpipes	\$0.59	S.F.	6,259	30			2017	0.00 %	109.99 %	0		\$4,062.00	\$3,693
D5010	Electrical Service/Distribution	\$1.70	S.F.	6,259	40	2000	2040		57.50 %	0.00 %	23			\$10,640
D5020	Branch Wiring	\$4.87	S.F.	6,259	30	2000	2030		43.33 %	0.00 %	13			\$30,481
D5020	Lighting	\$11.38	S.F.	6,259	30	2000	2030		43.33 %	0.00 %	13			\$71,227
D5030810	Security & Detection Systems	\$2.10	S.F.	6,259	15	2012	2027		66.67 %	0.00 %	10			\$13,144
D5030910	Fire Alarm Systems	\$3.83	S.F.	6,259	15	2012	2027		66.67 %	0.00 %	10			\$23,972
D5030920	Data Communication	\$4.92	S.F.	6,259	15	2012	2027		66.67 %	0.00 %	10			\$30,794
D5090	Other Electrical Systems	\$0.73	S.F.	6,259	20	2000	2020		15.00 %	0.00 %	3			\$4,569
E1020	Institutional Equipment	\$13.97	S.F.	6,259	20	2012	2032		75.00 %	0.00 %	15			\$87,438
E1090	Other Equipment	\$5.73	S.F.	6,259	20	2000	2020		15.00 %	0.00 %	3			\$35,864
E2010	Fixed Furnishings	\$5.33	S.F.	6,259	20	2000	2020		15.00 %	0.00 %	3			\$33,360
Total									46.81 %	9.27 %			\$114,358.00	\$1,233,711

System Notes

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

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

Campus Assessment Report - 2000 Main

System: B2030 - Exterior Doors



Note:

System: B3010140 - Asphalt Shingles



Note:

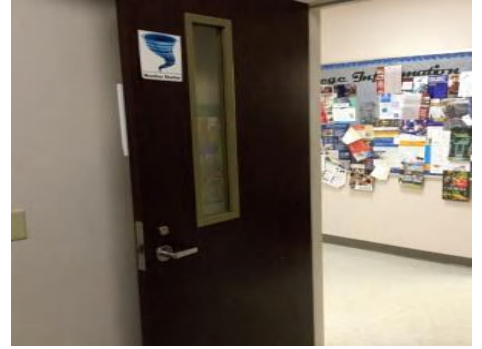
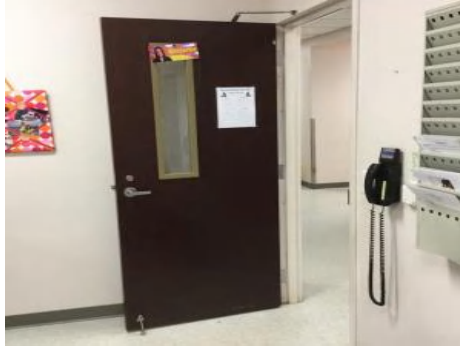
System: C1010 - Partitions



Note:

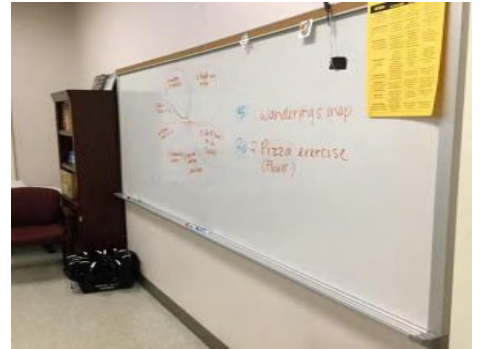
Campus Assessment Report - 2000 Main

System: C1020 - Interior Doors



Note:

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes



Note:

Campus Assessment Report - 2000 Main

System: C3020 - Floor Finishes



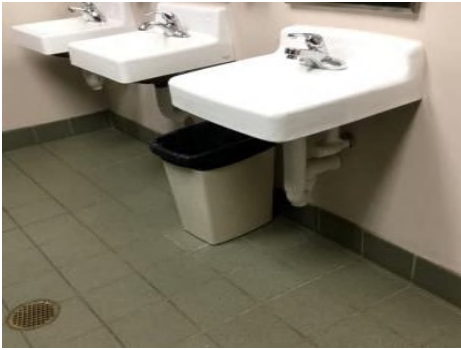
Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

Campus Assessment Report - 2000 Main

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D2090 - Other Plumbing Systems -Nat Gas



Note:

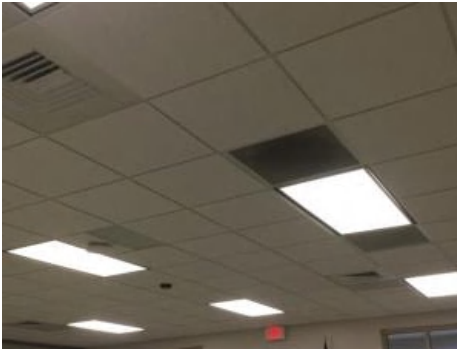
Campus Assessment Report - 2000 Main

System: D3020 - Heat Generating Systems



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

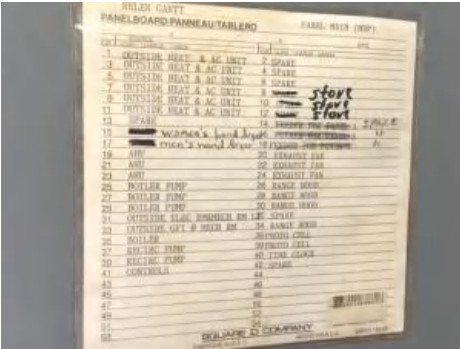
Campus Assessment Report - 2000 Main

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

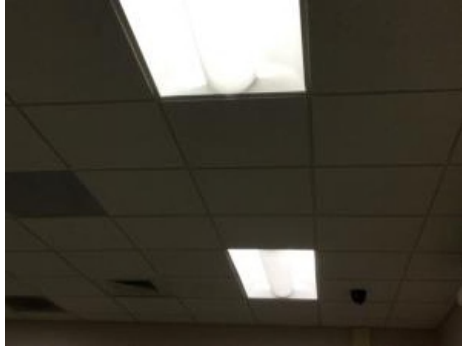
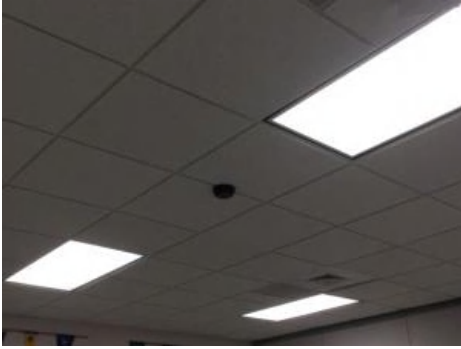
System: D5020 - Branch Wiring



Note:

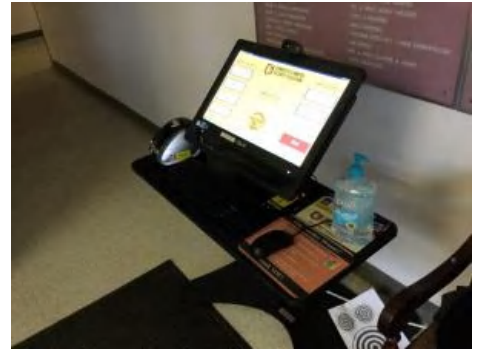
Campus Assessment Report - 2000 Main

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

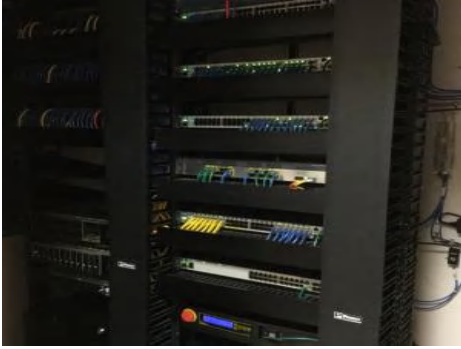
System: D5030910 - Fire Alarm Systems



Note:

Campus Assessment Report - 2000 Main

System: D5030920 - Data Communication



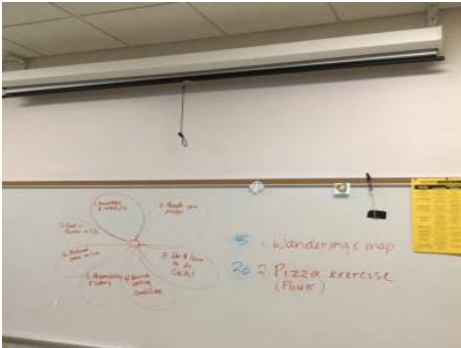
Note:

System: D5090 - Other Electrical Systems



Note:

System: E1020 - Institutional Equipment



Note:

Campus Assessment Report - 2000 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:	\$114,358	\$0	\$0	\$253,264	\$0	\$21,949	\$0	\$0	\$98,553	\$0	\$100,392	\$588,515
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$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	\$43,138	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,138
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	\$11,887	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,887
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$21,949	\$0	\$0	\$0	\$0	\$0	\$21,949
C3020 - Floor Finishes	\$0	\$0	\$0	\$88,173	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$88,173
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$98,553	\$0	\$0	\$98,553
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

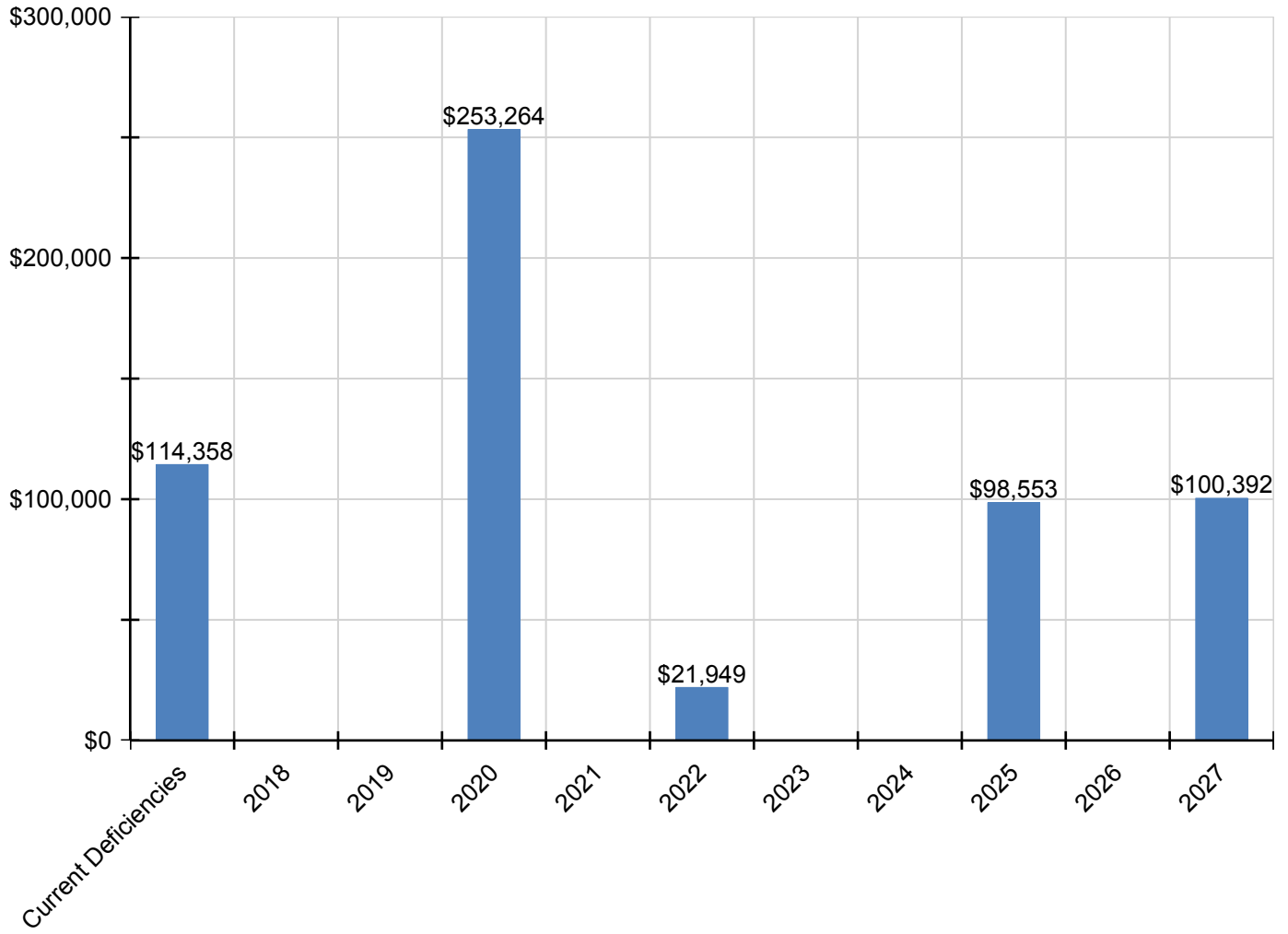
Campus Assessment Report - 2000 Main

D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems -Nat Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$83,514	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83,514
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$21,366	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,366
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$26,782	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,782
D4020 - Standpipes	\$4,062	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,062
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,430	\$19,430
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,438	\$35,438
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,524	\$45,524
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$5,492	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,492
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1090 - Other Equipment	\$0	\$0	\$0	\$43,108	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,108
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$40,100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,100

* Indicates non-renewable system

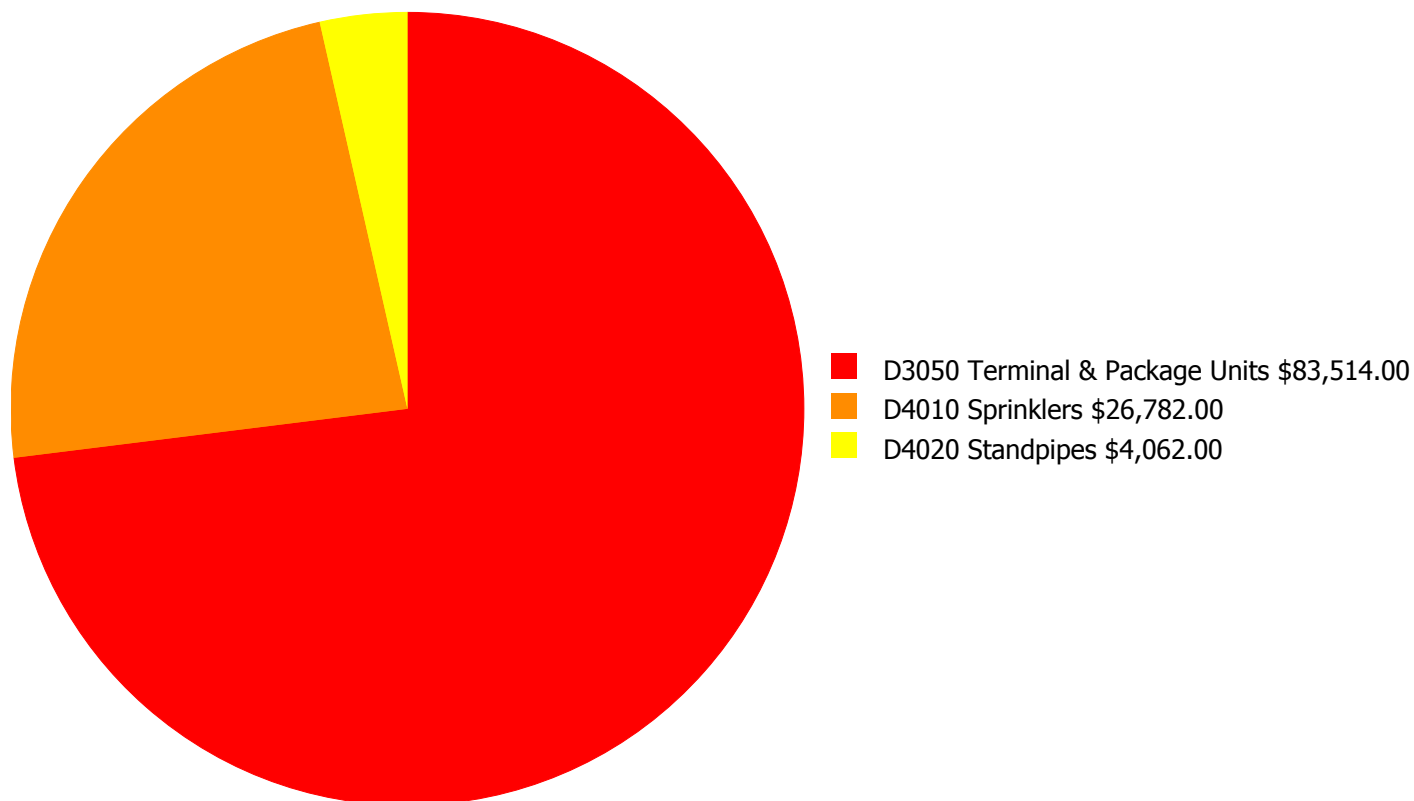
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

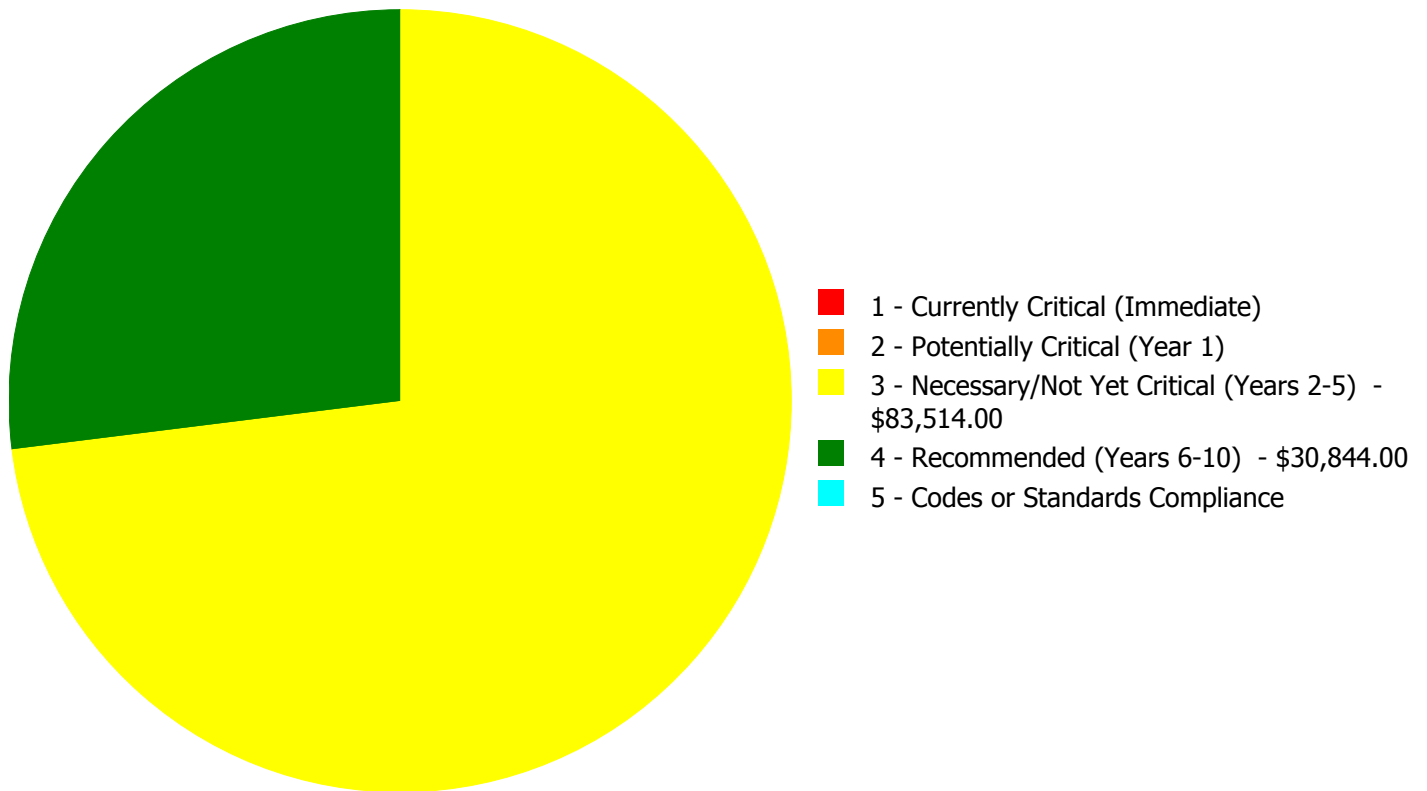
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$114,358.00

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: \$114,358.00

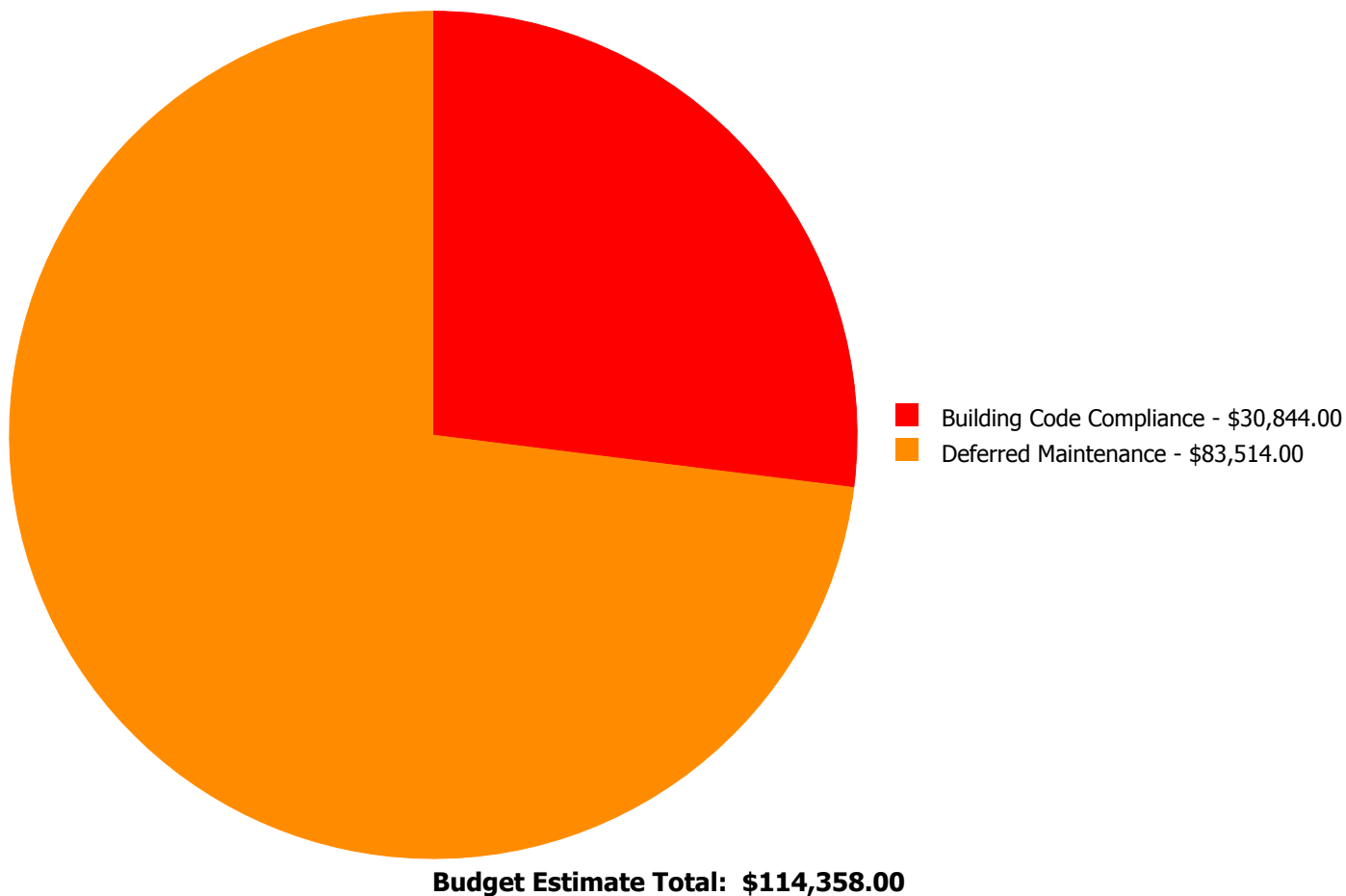
Deficiency By Priority Investment Table

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	\$83,514.00	\$0.00	\$0.00	\$83,514.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$26,782.00	\$0.00	\$26,782.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$4,062.00	\$0.00	\$4,062.00
	Total:	\$0.00	\$0.00	\$83,514.00	\$30,844.00	\$0.00	\$114,358.00

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: Southwest side of building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 6,259.00
Unit of Measure: S.F.
Estimate: \$83,514.00
Assessor Name: Ann Buerger Linden
Date Created: 02/14/2017

Notes: The ground mounted compressor unit for this building is beyond its expected life. System renewal to ensure system performance and for energy conservation is recommended.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 6,259.00
Unit of Measure: S.F.
Estimate: \$26,782.00
Assessor Name: Ann Buerger Linden
Date Created: 02/14/2017

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

System: D4020 - Standpipes

This deficiency has no image.

Location: TBD
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 6,259.00
Unit of Measure: S.F.
Estimate: \$4,062.00
Assessor Name: Ann Buerger Linden
Date Created: 02/14/2017

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

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	4,400
Year Built:	2012
Last Renovation:	
Replacement Value:	\$856,020
Repair Cost:	\$21,684.00
Total FCI:	2.53 %
Total RSLI:	78.91 %
FCA Score:	97.47



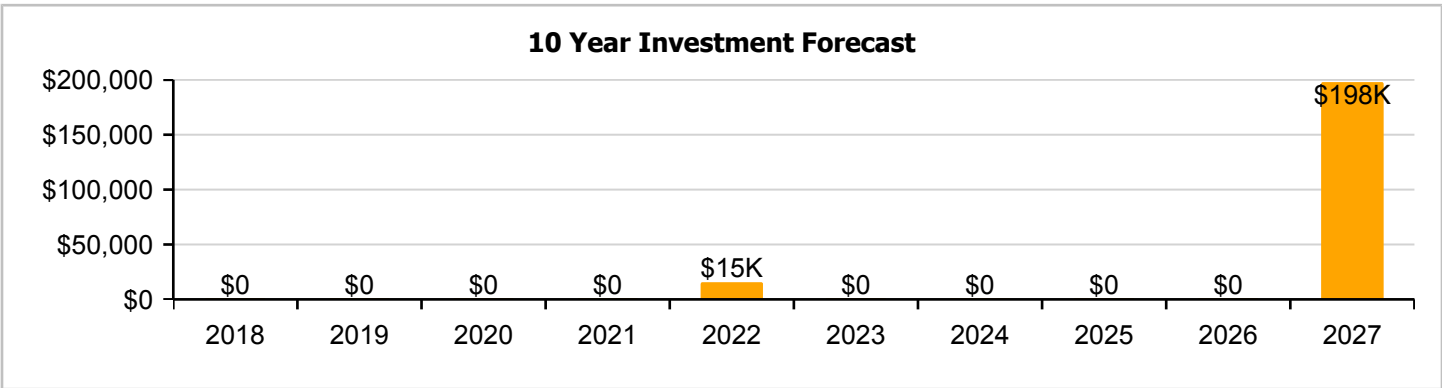
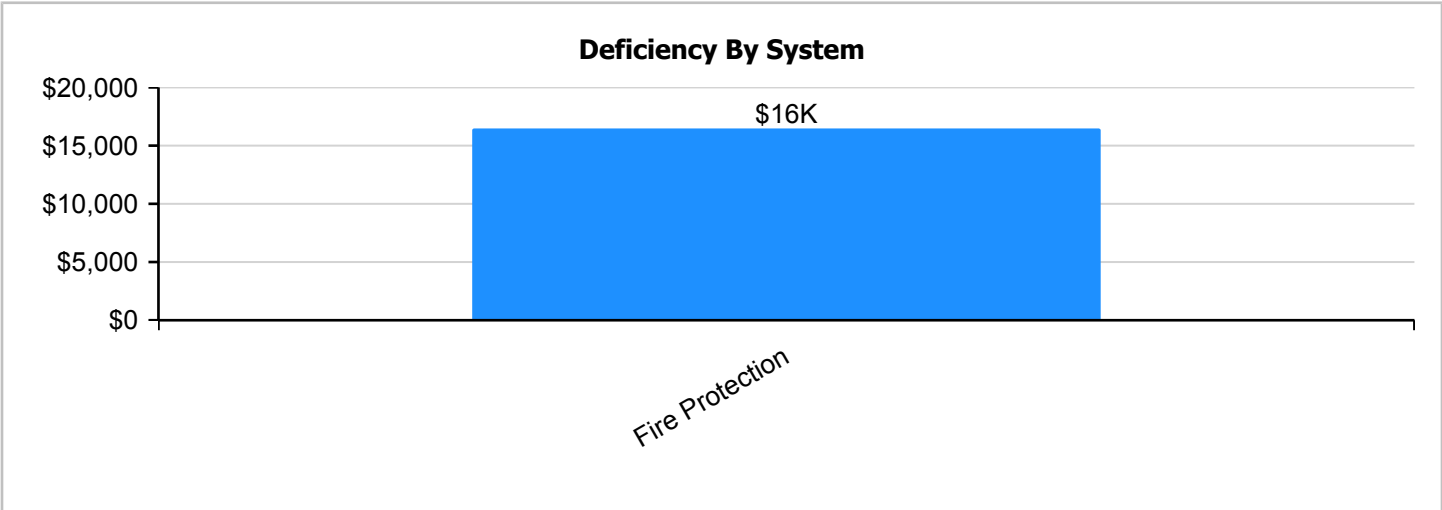
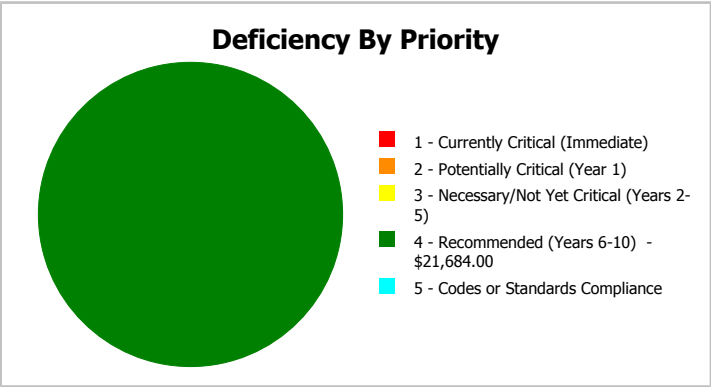
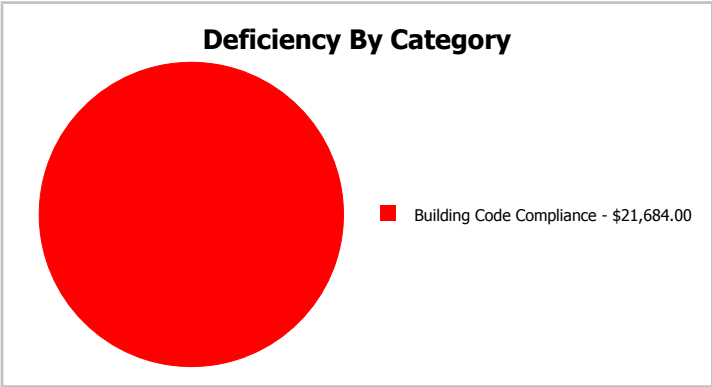
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	HS -High School	Gross Area:	4,400
Year Built:	2012	Last Renovation:	
Repair Cost:	\$21,684	Replacement Value:	\$856,020
FCI:	2.53 %	RSLI%:	78.91 %



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	95.00 %	0.00 %	\$0.00
B10 - Superstructure	95.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	87.94 %	0.00 %	\$0.00
B30 - Roofing	75.00 %	0.00 %	\$0.00
C10 - Interior Construction	87.36 %	0.00 %	\$0.00
C30 - Interior Finishes	74.52 %	0.00 %	\$0.00
D20 - Plumbing	83.33 %	0.00 %	\$0.00
D30 - HVAC	72.19 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$21,684.00
D50 - Electrical	77.24 %	0.00 %	\$0.00
E10 - Equipment	75.00 %	0.00 %	\$0.00
E20 - Furnishings	75.00 %	0.00 %	\$0.00
Totals:	78.91 %	2.53 %	\$21,684.00

Photo Album

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

1). Southeast Elevation - Feb 14, 2017



2). Northeast Elevation - Feb 14, 2017



3). Northwest Elevation - Feb 14, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$2.32	S.F.	4,400	100	2012	2112		95.00 %	0.00 %	95			\$10,208
A1030	Slab on Grade	\$10.07	S.F.	4,400	100	2012	2112		95.00 %	0.00 %	95			\$44,308
B1020	Roof Construction	\$16.84	S.F.	4,400	100	2012	2112		95.00 %	0.00 %	95			\$74,096
B2010	Exterior Walls	\$9.48	S.F.	4,400	100	2012	2112		95.00 %	0.00 %	95			\$41,712
B2020	Exterior Windows	\$13.69	S.F.	4,400	30	2012	2042		83.33 %	0.00 %	25			\$60,236
B2030	Exterior Doors	\$0.86	S.F.	4,400	30	2012	2042		83.33 %	0.00 %	25			\$3,784
B3010120	Single Ply Membrane	\$6.98	S.F.	4,400	20	2012	2032		75.00 %	0.00 %	15			\$30,712
C1010	Partitions	\$5.03	S.F.	4,400	75	2012	2087		93.33 %	0.00 %	70			\$22,132
C1020	Interior Doors	\$2.61	S.F.	4,400	30	2012	2042		83.33 %	0.00 %	25			\$11,484
C1030	Fittings	\$1.58	S.F.	4,400	20	2012	2032		75.00 %	0.00 %	15			\$6,952
C3010	Wall Finishes	\$2.75	S.F.	4,400	10	2012	2022		50.00 %	0.00 %	5			\$12,100
C3020	Floor Finishes	\$11.72	S.F.	4,400	20	2012	2032		75.00 %	0.00 %	15			\$51,568
C3030	Ceiling Finishes	\$11.30	S.F.	4,400	25	2012	2037		80.00 %	0.00 %	20			\$49,720
D2010	Plumbing Fixtures	\$9.46	S.F.	4,400	30	2012	2042		83.33 %	0.00 %	25			\$41,624
D2020	Domestic Water Distribution	\$1.76	S.F.	4,400	30	2012	2042		83.33 %	0.00 %	25			\$7,744
D2030	Sanitary Waste	\$2.77	S.F.	4,400	30	2012	2042		83.33 %	0.00 %	25			\$12,188
D2040	Rain Water Drainage	\$0.67	S.F.	4,400	30	2012	2042		83.33 %	0.00 %	25			\$2,948
D3040	Distribution Systems	\$8.96	S.F.	4,400	30	2012	2042		83.33 %	0.00 %	25			\$39,424
D3050	Terminal & Package Units	\$19.55	S.F.	4,400	15	2012	2027		66.67 %	0.00 %	10			\$86,020
D3060	Controls & Instrumentation	\$2.84	S.F.	4,400	20	2012	2032		75.00 %	0.00 %	15			\$12,496
D4010	Sprinklers	\$3.89	S.F.	4,400	30			2017	0.00 %	110.00 %	0		\$18,828.00	\$17,116
D4020	Standpipes	\$0.59	S.F.	4,400	30			2017	0.00 %	110.02 %	0		\$2,856.00	\$2,596
D5010	Electrical Service/Distribution	\$1.70	S.F.	4,400	40	2012	2052		87.50 %	0.00 %	35			\$7,480
D5020	Branch Wiring	\$4.87	S.F.	4,400	30	2012	2042		83.33 %	0.00 %	25			\$21,428
D5020	Lighting	\$11.38	S.F.	4,400	30	2012	2042		83.33 %	0.00 %	25			\$50,072
D5030810	Security & Detection Systems	\$2.10	S.F.	4,400	15	2012	2027		66.67 %	0.00 %	10			\$9,240
D5030910	Fire Alarm Systems	\$3.83	S.F.	4,400	15	2012	2027		66.67 %	0.00 %	10			\$16,852
D5030920	Data Communication	\$4.92	S.F.	4,400	15	2012	2027		66.67 %	0.00 %	10			\$21,648
D5090	Other Electrical Systems	\$0.73	S.F.	4,400	20	2012	2032		75.00 %	0.00 %	15			\$3,212
E1020	Institutional Equipment	\$13.97	S.F.	4,400	20	2012	2032		75.00 %	0.00 %	15			\$61,468
E2010	Fixed Furnishings	\$5.33	S.F.	4,400	20	2012	2032		75.00 %	0.00 %	15			\$23,452
Total									78.91 %	2.53 %			\$21,684.00	\$856,020

System Notes

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

System: B1020 - Roof Construction



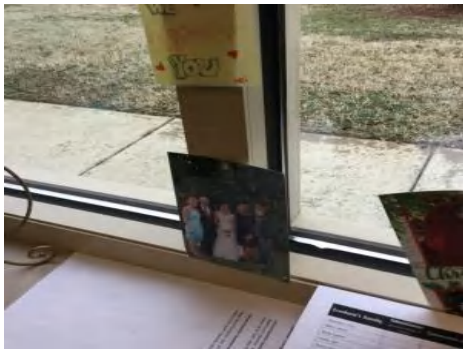
Note:

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

Campus Assessment Report - 2012 Addition

System: B2030 - Exterior Doors



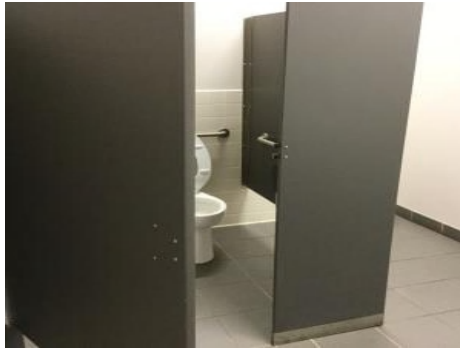
Note:

System: C1010 - Partitions



Note:

System: C1030 - Fittings



Note:

Campus Assessment Report - 2012 Addition

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

Campus Assessment Report - 2012 Addition

System: D2010 - Plumbing Fixtures



Note:

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



Note:

Campus Assessment Report - 2012 Addition

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

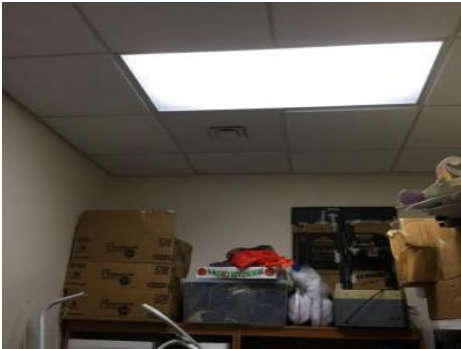
Campus Assessment Report - 2012 Addition

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

Campus Assessment Report - 2012 Addition

System: D5030910 - Fire Alarm Systems



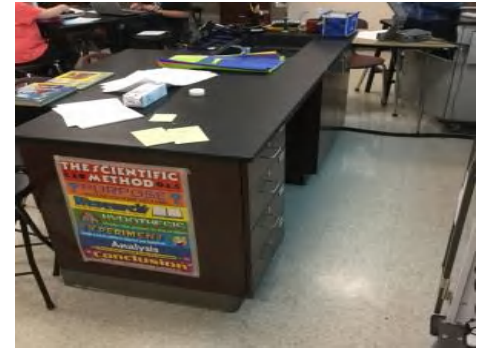
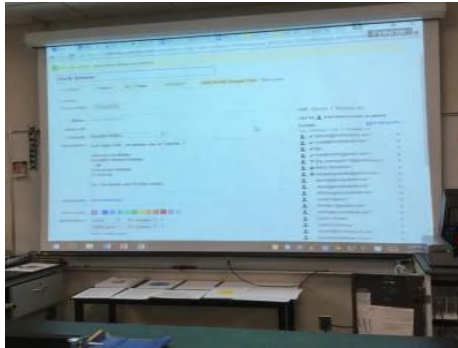
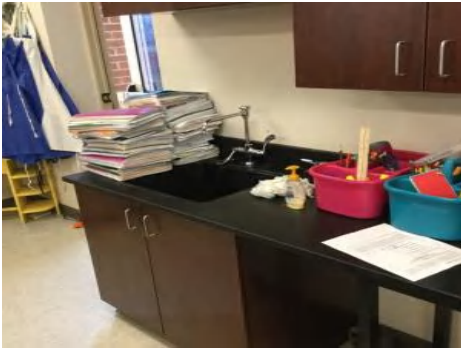
Note:

System: D5030920 - Data Communication



Note:

System: E1020 - Institutional Equipment



Note:

Campus Assessment Report - 2012 Addition

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:	\$21,684	\$0	\$0	\$0	\$0	\$15,430	\$0	\$0	\$0	\$0	\$197,738	\$234,852
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010120 - Single Ply Membrane	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$15,430	\$0	\$0	\$0	\$0	\$0	\$15,430
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

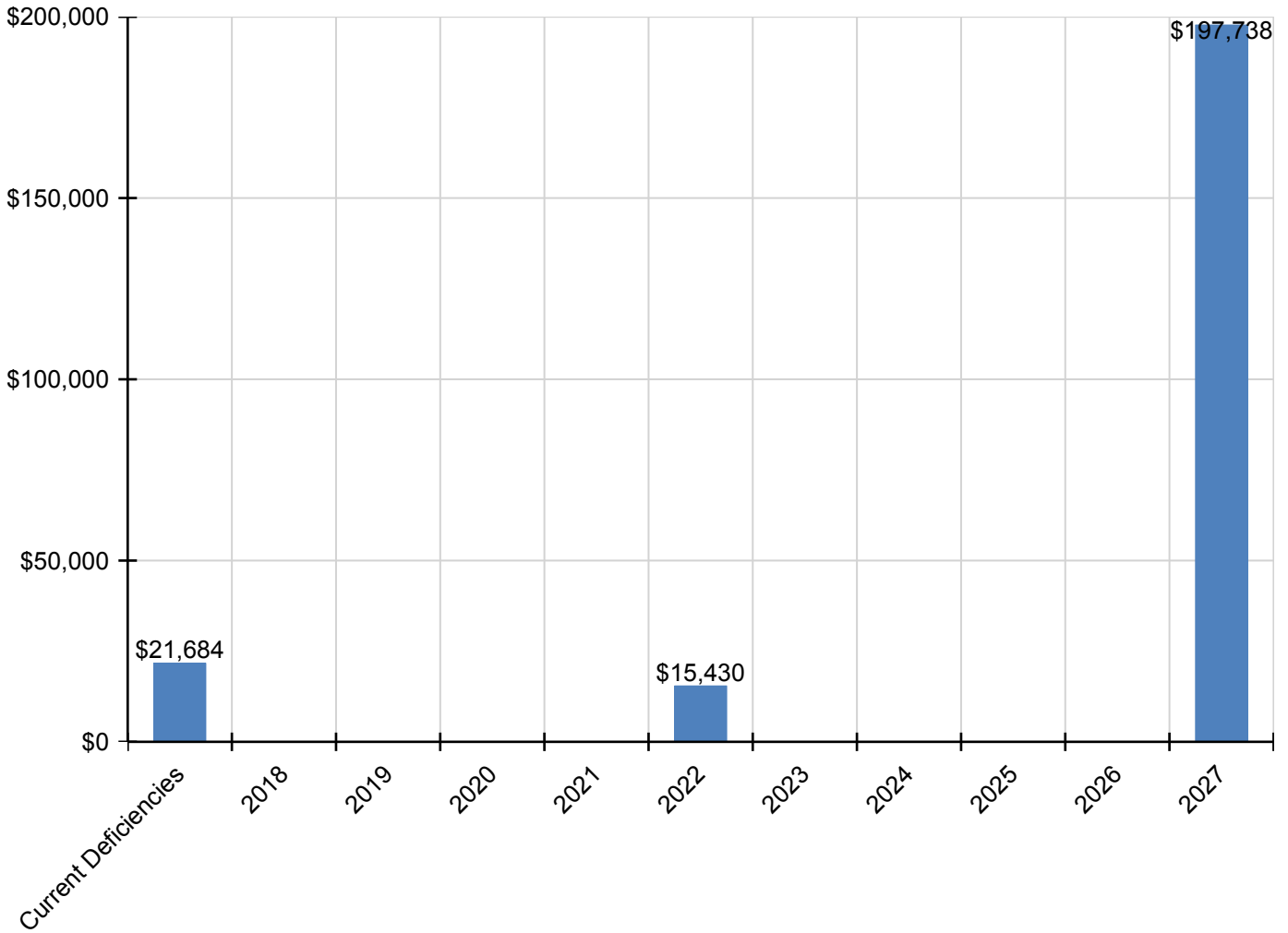
Campus Assessment Report - 2012 Addition

D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$127,164	\$127,164
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	\$18,828	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,828
D4020 - Standpipes	\$2,856	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,856
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,660	\$13,660
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,912	\$24,912
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,003	\$32,003
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

* Indicates non-renewable system

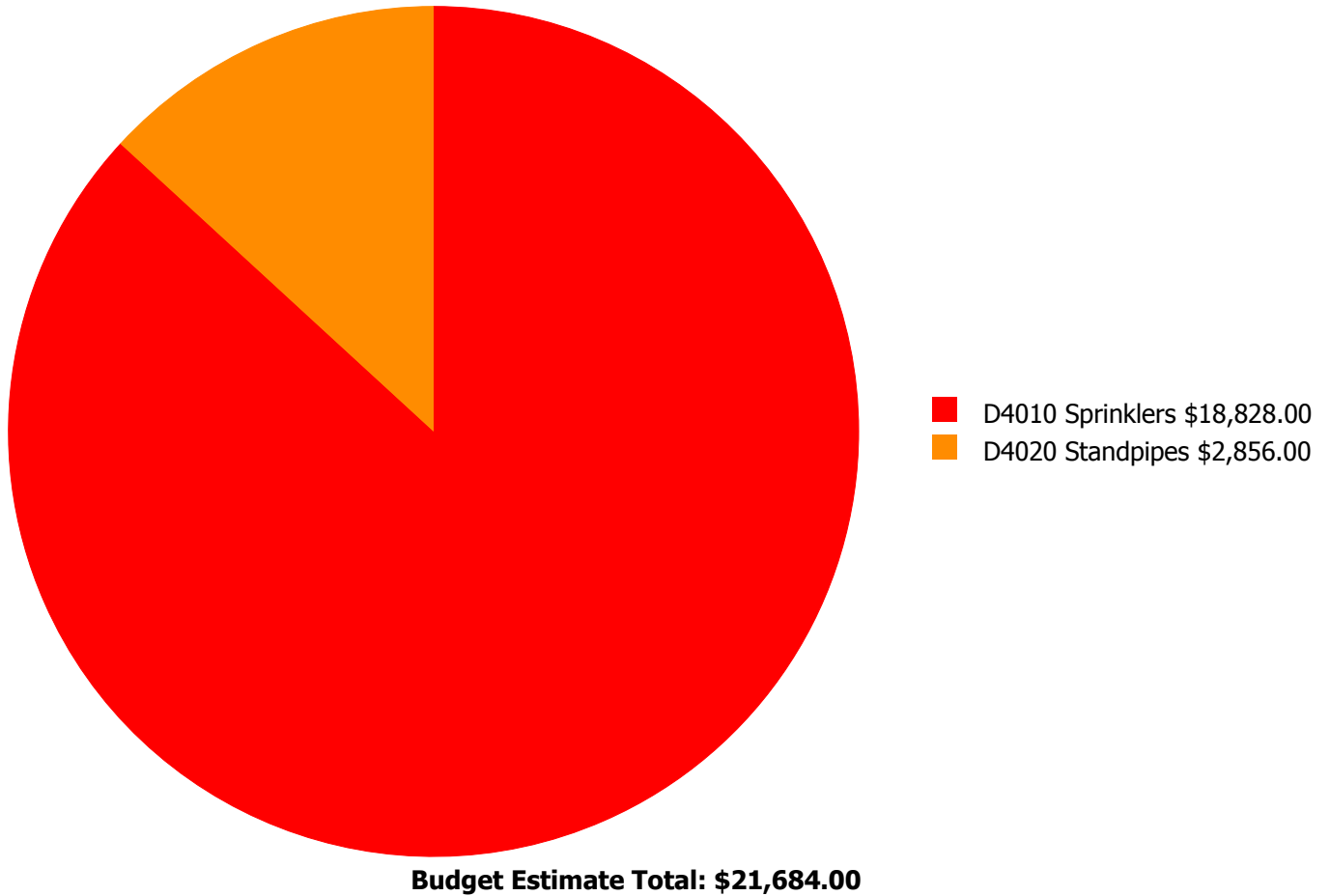
Forecasted Capital Renewal Requirement

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



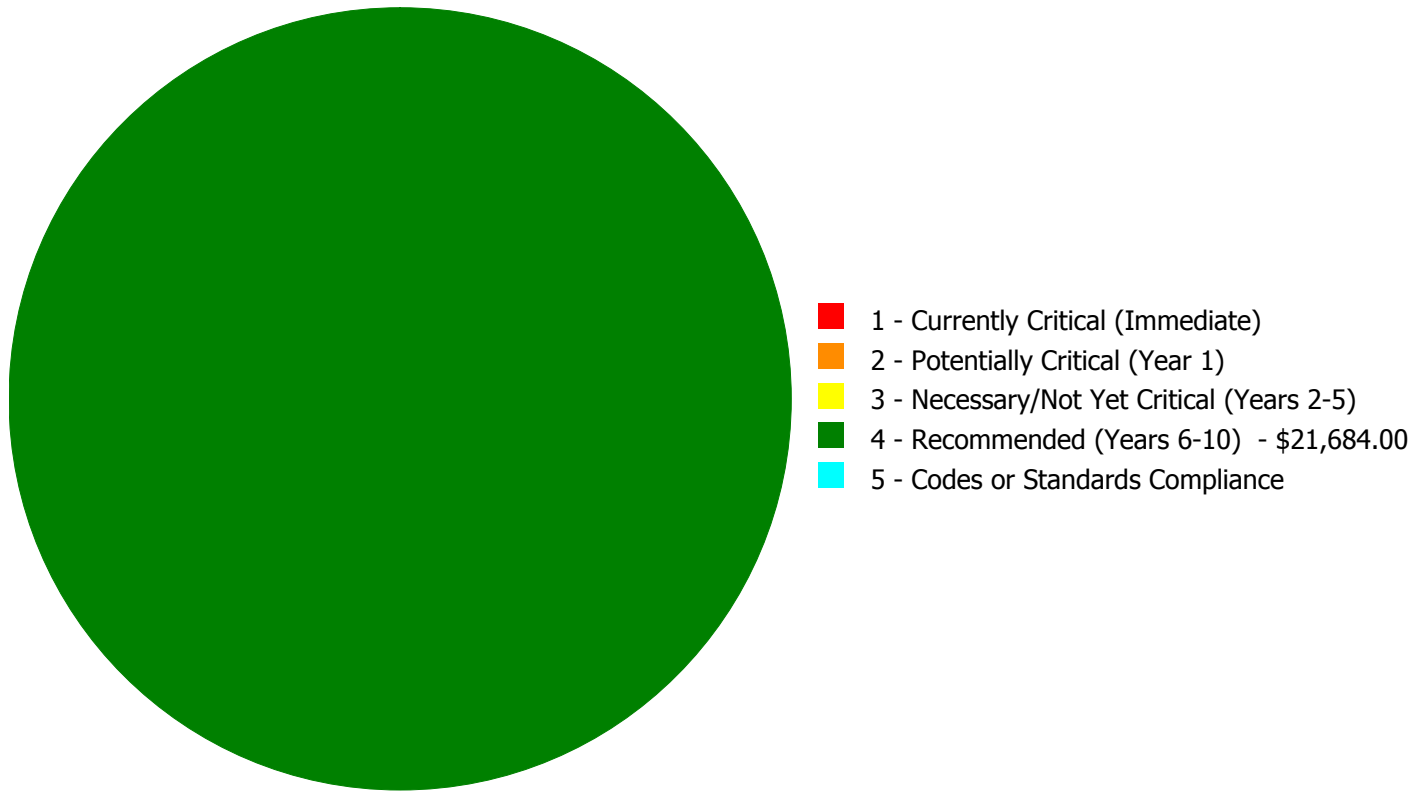
Deficiency Summary by System

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



Deficiency Summary by Priority

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



Budget Estimate Total: \$21,684.00

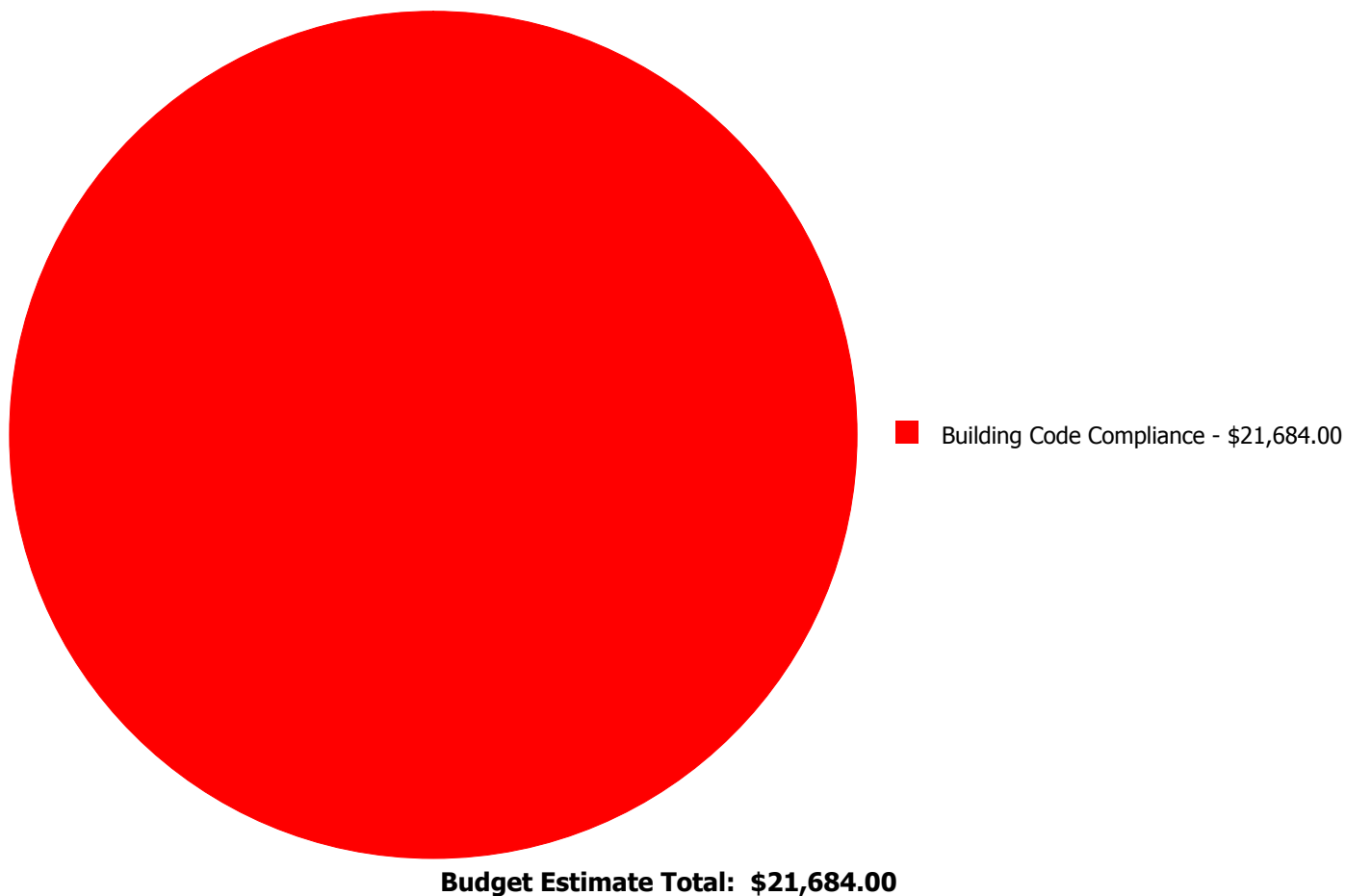
Deficiency By Priority Investment Table

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	\$18,828.00	\$0.00	\$18,828.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$2,856.00	\$0.00	\$2,856.00
	Total:	\$0.00	\$0.00	\$0.00	\$21,684.00	\$0.00	\$21,684.00

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: 4,400.00
Unit of Measure: S.F.
Estimate: \$18,828.00
Assessor Name: Somnath Das
Date Created: 02/14/2017

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

System: D4020 - Standpipes

This deficiency has no image.

Location: TBD
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 4,400.00
Unit of Measure: S.F.
Estimate: \$2,856.00
Assessor Name: Somnath Das
Date Created: 02/14/2017

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

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	10,659
Year Built:	2000
Last Renovation:	
Replacement Value:	\$253,580
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	49.30 %
FCA Score:	100.00



Description:

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

Attributes: This asset has no attributes.

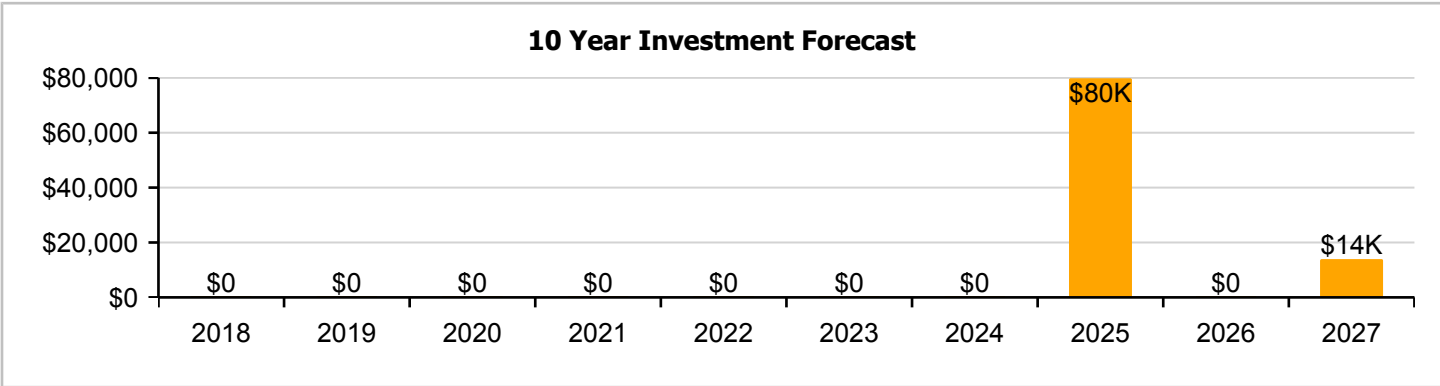
Dashboard Summary

Function:	HS -High School	Gross Area:	10,659
Year Built:	2000	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$253,580
FCI:	0.00 %	RSLI%:	49.30 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	27.82 %	0.00 %	\$0.00
G30 - Site Mechanical Utilities	65.09 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	58.84 %	0.00 %	\$0.00
Totals:	49.30 %	0.00 %	\$0.00

Photo Album

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

- 1). Aerial Image of Davie County Early College High - Mar 08, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$3.76	S.F.	10,659	25	2000	2025		32.00 %	0.00 %	8			\$40,078
G2020	Parking Lots	\$1.61	S.F.	10,659	25	2000	2025		32.00 %	0.00 %	8			\$17,161
G2030	Pedestrian Paving	\$1.98	S.F.	10,659	30	2000	2030		43.33 %	0.00 %	13			\$21,105
G2050	Landscaping	\$1.91	S.F.	10,659	15	2000	2015		0.00 %	0.00 %	-2			\$20,359
G3010	Water Supply	\$2.42	S.F.	10,659	50	2000	2050		66.00 %	0.00 %	33			\$25,795
G3020	Sanitary Sewer	\$1.52	S.F.	10,659	50	2000	2050		66.00 %	0.00 %	33			\$16,202
G3030	Storm Sewer	\$4.67	S.F.	10,659	50	2000	2050		66.00 %	0.00 %	33			\$49,778
G3060	Fuel Distribution	\$1.03	S.F.	10,659	40	2000	2040		57.50 %	0.00 %	23			\$10,979
G4010	Electrical Distribution	\$2.44	S.F.	10,659	50	2000	2050		66.00 %	0.00 %	33			\$26,008
G4020	Site Lighting	\$1.57	S.F.	10,659	30	2000	2030		43.33 %	0.00 %	13			\$16,735
G4030	Site Communications & Security	\$0.88	S.F.	10,659	15	2012	2027		66.67 %	0.00 %	10			\$9,380
Total									49.30 %					\$253,580

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: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer



Note:

Campus Assessment Report - Site

System: G3030 - Storm Sewer



Note:

System: G3060 - Fuel Distribution



Note:

System: G4010 - Electrical Distribution



Note:

Campus Assessment Report - Site

System: G4020 - Site Lighting



Note:

Renewal Schedule

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

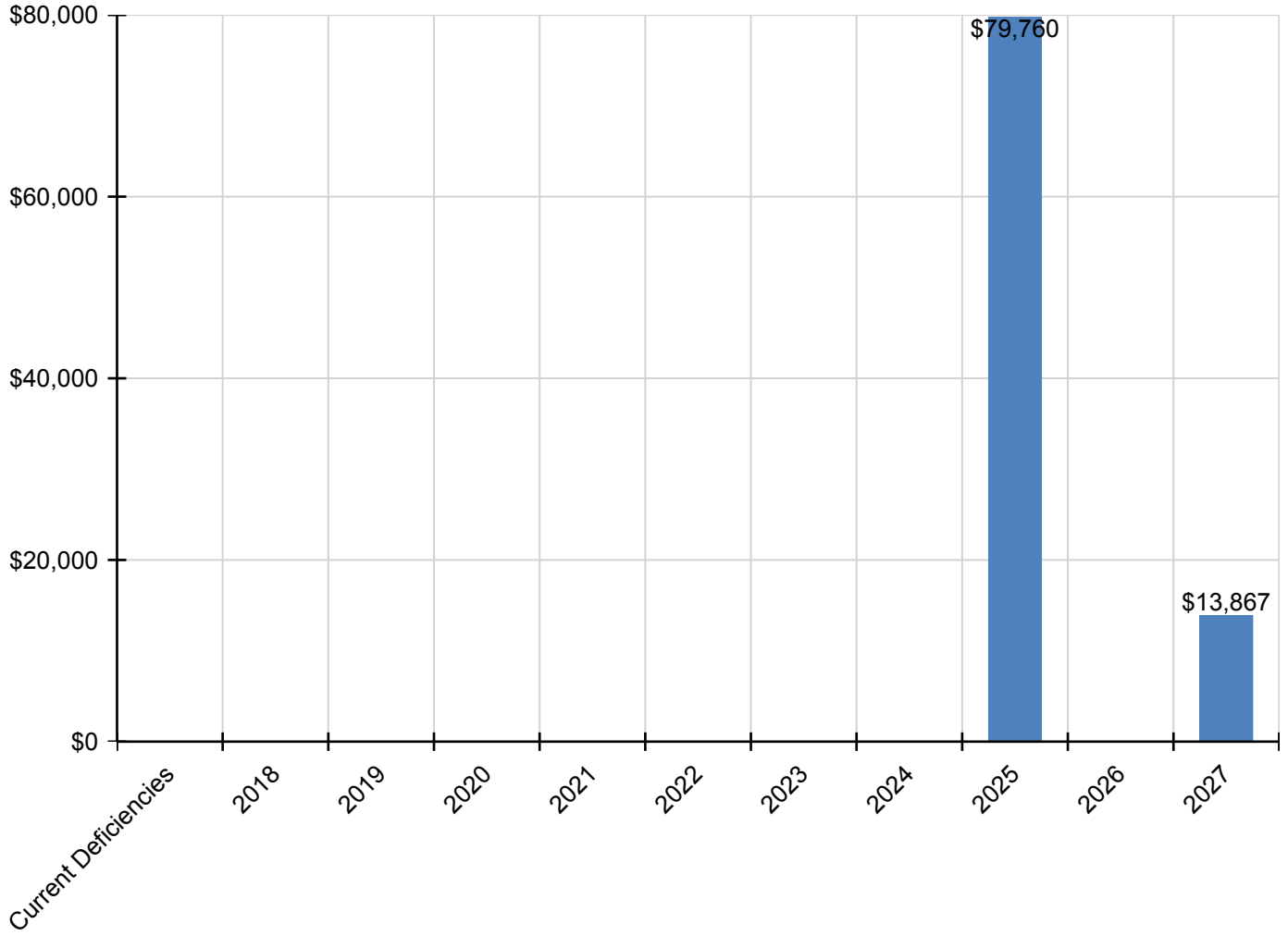
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$79,760	\$0	\$13,867	\$93,626
G - Building Sitework	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G20 - Site Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2010 - Roadways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,847	\$0	\$0	\$55,847
G2020 - Parking Lots	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,913	\$0	\$0	\$23,913
G2030 - Pedestrian Paving	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* G2050 - Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G30 - Site Mechanical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3010 - Water Supply	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3020 - Sanitary Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3030 - Storm Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3060 - Fuel Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4020 - Site Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4030 - Site Communications & Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,867	\$13,867

* Indicates non-renewable system

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

NC School District/300 Davie County/High School

Davie County 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):	312,388
Year Built:	2017
Last Renovation:	
Replacement Value:	\$72,162,381
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	100.00 %
FCA Score:	100.00



Description:

GENERAL:

Davie County High School is located at the intersection of Farmington Road and Wareagle Drive in Mocksville, North Carolina. The 3 story, 282,822 square foot building is a new construction scheduled to be completed in 2017. In addition to the main building, the campus contains ancillary buildings; pressbox, concession, and restrooms.

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

A. SUBSTRUCTURE

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

B. SUPERSTRUCTURE

Floor construction is metal pan deck with lightweight fill. Roof construction is metal pan deck with lightweight fill. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope thermoplastic polyolefin and high pitched standing seam metal roof. 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 CMU and drywall. Interior doors are generally hollow core wood with hollow steel frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, lockers, toilet accessories, storage shelving, handrails, 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 terrazzo, wood, carpet, ceramic tiles, epoxy, and composite rubber. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically painted drywall.

CONVEYING:

The building does include conveying equipment. Conveying equipment includes 1 geared traction elevators, and no wheelchair lifts.

D. SERVICES

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

HVAC:

Heating is provided by 4 gas fired boilers. Cooling is supplied by 1 water cooled chillers. Supplemental heating and cooling is provided by terminal and package units. The heating/cooling distribution system is a ductwork system utilizing air handling units. Fresh air is supplied by air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system. This building has a remote Building Automation System.

FIRE PROTECTION:

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

ELECTRICAL:

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

COMMUNICATIONS AND SECURITY:

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

OTHER ELECTRICAL SYSTEMS:

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

E. EQUIPMENT & FURNISHINGS:

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

G. SITE

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

Campus Assessment Report - Davie County High

Attributes:

General Attributes:

Condition Assessor:	Somnath Das	Assessment Date:
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:		Status:	
School Grades:	33	Site Acreage:	33

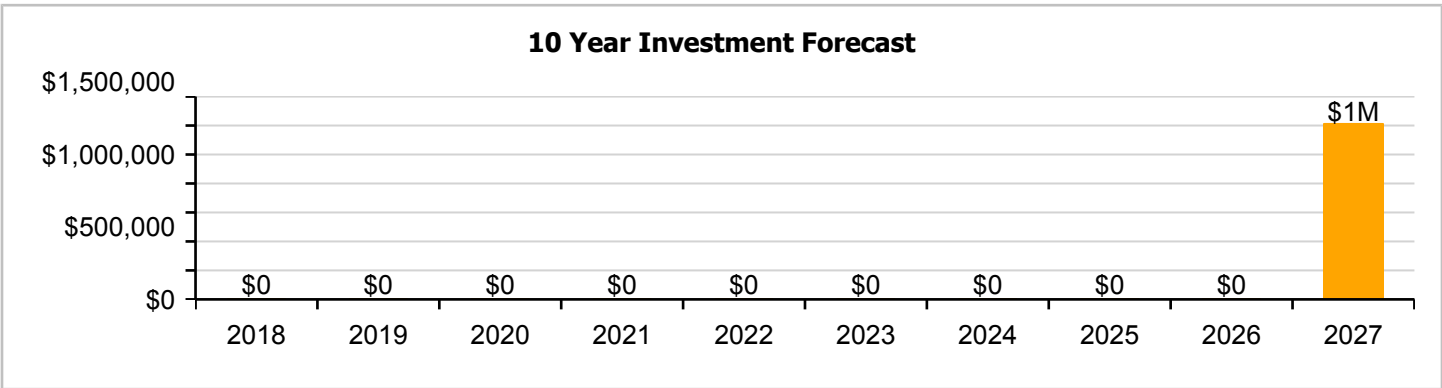
Campus Dashboard Summary

Gross Area:	312,388	Last Renovation:	
Year Built:	2017	Replacement Value:	\$72,162,381
Repair Cost:	\$0	RSLI%:	100.00 %
FCI:	0.00 %		

No data found for this asset

No data found for this asset

No data found for this asset



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	100.00 %	0.00 %	\$0.00
A20 - Basement Construction	100.00 %	0.00 %	\$0.00
B10 - Superstructure	100.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	100.00 %	0.00 %	\$0.00
B30 - Roofing	100.00 %	0.00 %	\$0.00
C10 - Interior Construction	100.00 %	0.00 %	\$0.00
C20 - Stairs	100.00 %	0.00 %	\$0.00
C30 - Interior Finishes	100.00 %	0.00 %	\$0.00
D10 - Conveying	100.00 %	0.00 %	\$0.00
D20 - Plumbing	100.00 %	0.00 %	\$0.00
D30 - HVAC	100.00 %	0.00 %	\$0.00
D40 - Fire Protection	100.00 %	0.00 %	\$0.00
D50 - Electrical	100.00 %	0.00 %	\$0.00
E10 - Equipment	100.00 %	0.00 %	\$0.00
E20 - Furnishings	100.00 %	0.00 %	\$0.00
G20 - Site Improvements	100.00 %	0.00 %	\$0.00
G30 - Site Mechanical Utilities	100.00 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	100.00 %	0.00 %	\$0.00
Totals:	100.00 %	0.00 %	\$0.00

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
2017 Career Technology Building	50,866	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017 Concession Building	2,794	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017 Main Building	257,045	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017 Pressbox	336	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017 Restroom Building	1,347	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Site	312,388	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:		0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Deficiencies By Priority

Budget Estimate Total:

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	50,866
Year Built:	2017
Last Renovation:	
Replacement Value:	\$9,492,803
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	100.00 %
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.

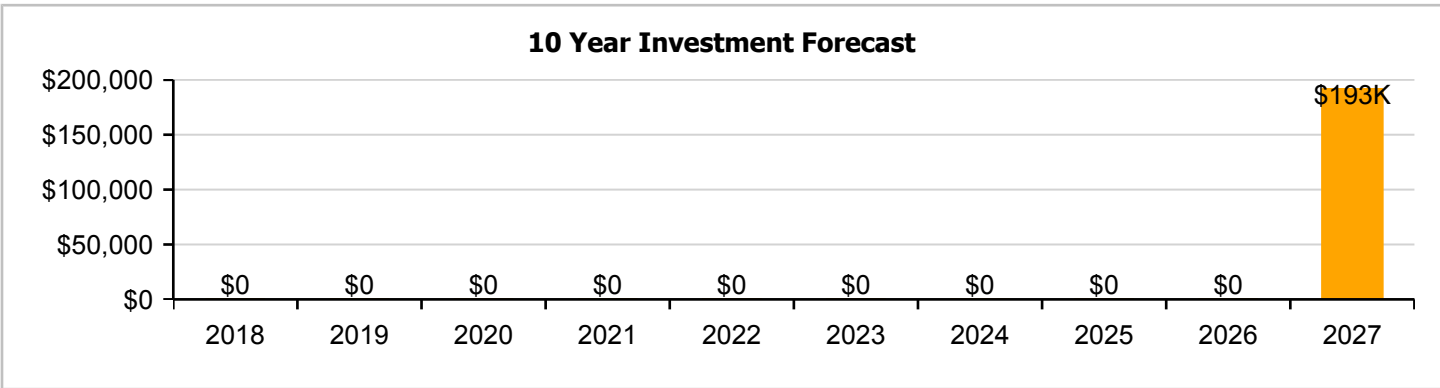
Dashboard Summary

Function:	HS -High School	Gross Area:	50,866
Year Built:	2017	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$9,492,803
FCI:	0.00 %	RSLI%:	100.00 %

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	100.00 %	0.00 %	\$0.00
A20 - Basement Construction	100.00 %	0.00 %	\$0.00
B10 - Superstructure	100.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	100.00 %	0.00 %	\$0.00
B30 - Roofing	100.00 %	0.00 %	\$0.00
C10 - Interior Construction	100.00 %	0.00 %	\$0.00
C20 - Stairs	100.00 %	0.00 %	\$0.00
C30 - Interior Finishes	100.00 %	0.00 %	\$0.00
D20 - Plumbing	100.00 %	0.00 %	\$0.00
D30 - HVAC	100.00 %	0.00 %	\$0.00
D40 - Fire Protection	100.00 %	0.00 %	\$0.00
D50 - Electrical	100.00 %	0.00 %	\$0.00
E10 - Equipment	100.00 %	0.00 %	\$0.00
E20 - Furnishings	100.00 %	0.00 %	\$0.00
Totals:	100.00 %	0.00 %	\$0.00

Photo Album

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

1). Northwest Elevation - Jan 24, 2017



2). North Elevation - Jan 24, 2017



3). Southeast Elevation - Jan 24, 2017



4). Northeast 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 - 2017 Career Technology Building

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$2.18	S.F.	50,866	100	2017	2117		100.00 %	0.00 %	100			\$110,888
A1030	Slab on Grade	\$4.08	S.F.	50,866	100	2017	2117		100.00 %	0.00 %	100			\$207,533
A2010	Basement Excavation	\$0.83	S.F.	50,866	100	2017	2117		100.00 %	0.00 %	100			\$42,219
A2020	Basement Walls	\$5.74	S.F.	50,866	100	2017	2117		100.00 %	0.00 %	100			\$291,971
B1010	Floor Construction	\$11.42	S.F.	50,866	100	2017	2117		100.00 %	0.00 %	100			\$580,890
B1020	Roof Construction	\$7.60	S.F.	50,866	100	2017	2117		100.00 %	0.00 %	100			\$386,582
B2010	Exterior Walls	\$8.84	S.F.	50,866	100	2017	2117		100.00 %	0.00 %	100			\$449,655
B2020	Exterior Windows	\$12.78	S.F.	50,866	30	2017	2047		100.00 %	0.00 %	30			\$650,067
B2030	Exterior Doors	\$0.81	S.F.	50,866	30	2017	2047		100.00 %	0.00 %	30			\$41,201
B3010120	Single Ply Membrane	\$6.98	S.F.	24,950	20	2017	2037		100.00 %	0.00 %	20			\$174,151
B3020	Roof Openings	\$0.21	S.F.	50,866	25	2017	2042		100.00 %	0.00 %	25			\$10,682
C1010	Partitions	\$4.70	S.F.	50,866	75	2017	2092		100.00 %	0.00 %	75			\$239,070
C1020	Interior Doors	\$2.44	S.F.	50,866	30	2017	2047		100.00 %	0.00 %	30			\$124,113
C1030	Fittings	\$1.48	S.F.	50,866	20	2017	2037		100.00 %	0.00 %	20			\$75,282
C2010	Stair Construction	\$1.29	S.F.	50,866	100	2017	2117		100.00 %	0.00 %	100			\$65,617
C3010	Wall Finishes	\$2.56	S.F.	50,866	10	2017	2027		100.00 %	0.00 %	10			\$130,217
C3020	Floor Finishes	\$10.94	S.F.	50,866	20	2017	2037		100.00 %	0.00 %	20			\$556,474
C3030	Ceiling Finishes	\$10.56	S.F.	50,866	25	2017	2042		100.00 %	0.00 %	25			\$537,145
D2010	Plumbing Fixtures	\$8.83	S.F.	50,866	30	2017	2047		100.00 %	0.00 %	30			\$449,147
D2020	Domestic Water Distribution	\$1.64	S.F.	50,866	30	2017	2047		100.00 %	0.00 %	30			\$83,420
D2030	Sanitary Waste	\$2.59	S.F.	50,866	30	2017	2047		100.00 %	0.00 %	30			\$131,743
D2040	Rain Water Drainage	\$0.63	S.F.	50,866	30	2017	2047		100.00 %	0.00 %	30			\$32,046
D3020	Heat Generating Systems	\$6.93	S.F.	50,866	30	2017	2047		100.00 %	0.00 %	30			\$352,501
D3030	Cooling Generating Systems	\$7.18	S.F.	50,866	25	2017	2042		100.00 %	0.00 %	25			\$365,218
D3040	Distribution Systems	\$8.37	S.F.	50,866	30	2017	2047		100.00 %	0.00 %	30			\$425,748
D3050	Terminal & Package Units	\$4.16	S.F.	50,866	15	2017	2032		100.00 %	0.00 %	15			\$211,603
D3060	Controls & Instrumentation	\$2.65	S.F.	50,866	20	2017	2037		100.00 %	0.00 %	20			\$134,795
D4010	Sprinklers	\$3.63	S.F.	50,866	30	2017	2047		100.00 %	0.00 %	30			\$184,644
D4020	Standpipes	\$0.55	S.F.	50,866	30	2017	2047		100.00 %	0.00 %	30			\$27,976
D5010	Electrical Service/Distribution	\$1.60	S.F.	50,866	40	2017	2057		100.00 %	0.00 %	40			\$81,386
D5020	Branch Wiring	\$4.55	S.F.	50,866	30	2017	2047		100.00 %	0.00 %	30			\$231,440
D5020	Lighting	\$10.64	S.F.	50,866	30	2017	2047		100.00 %	0.00 %	30			\$541,214
D5030810	Security & Detection Systems	\$1.97	S.F.	50,866	15	2017	2032		100.00 %	0.00 %	15			\$100,206
D5030910	Fire Alarm Systems	\$3.56	S.F.	50,866	15	2017	2032		100.00 %	0.00 %	15			\$181,083
D5030920	Data Communication	\$4.61	S.F.	50,866	15	2017	2032		100.00 %	0.00 %	15			\$234,492
D5090	Other Electrical Systems	\$0.12	S.F.	50,866	20	2017	2037		100.00 %	0.00 %	20			\$6,104
E1020	Institutional Equipment	\$13.04	S.F.	50,866	20	2017	2037		100.00 %	0.00 %	20			\$663,293
E1030	Vehicular Equipment	\$2.51	S.F.	50,866	20	2017	2037		100.00 %	0.00 %	20			\$127,674
E2010	Fixed Furnishings	\$4.98	S.F.	50,866	20	2017	2037		100.00 %	0.00 %	20			\$253,313
Total									100.00 %					\$9,492,803

System Notes

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

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

Campus Assessment Report - 2017 Career Technology Building

System: B2030 - Exterior Doors



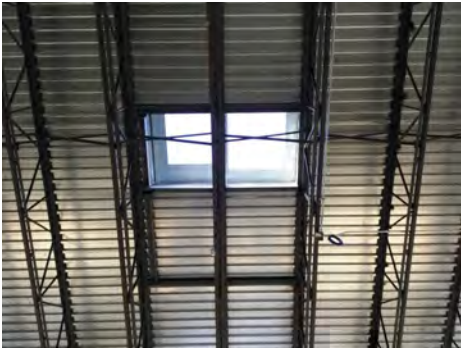
Note:

System: B3010120 - Single Ply Membrane



Note:

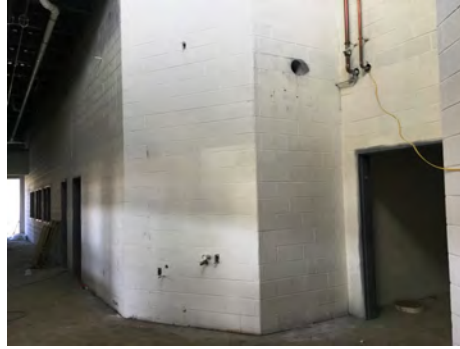
System: B3020 - Roof Openings



Note:

Campus Assessment Report - 2017 Career Technology Building

System: C1010 - Partitions



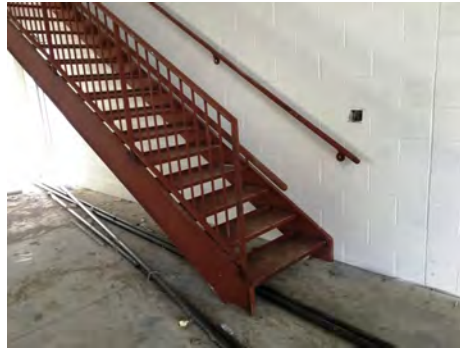
Note:

System: C1020 - Interior Doors



Note:

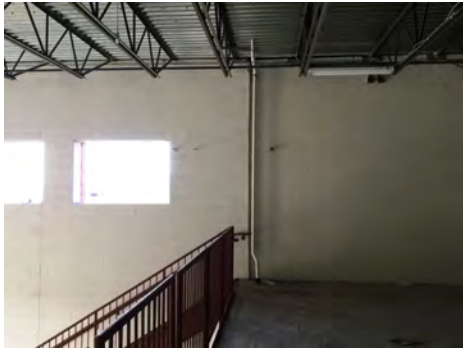
System: C2010 - Stair Construction



Note:

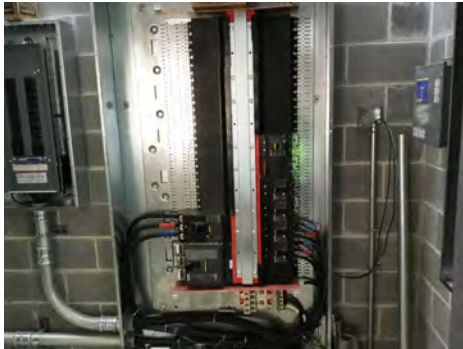
Campus Assessment Report - 2017 Career Technology Building

System: C3010 - Wall Finishes



Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

Campus Assessment Report - 2017 Career Technology Building

System: D5020 - Lighting



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$192,501	\$192,501
* 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
* 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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3020 - Roof Openings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C20 - Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Campus Assessment Report - 2017 Career Technology Building

* 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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$192,501	\$192,501
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4020 - Standpipes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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

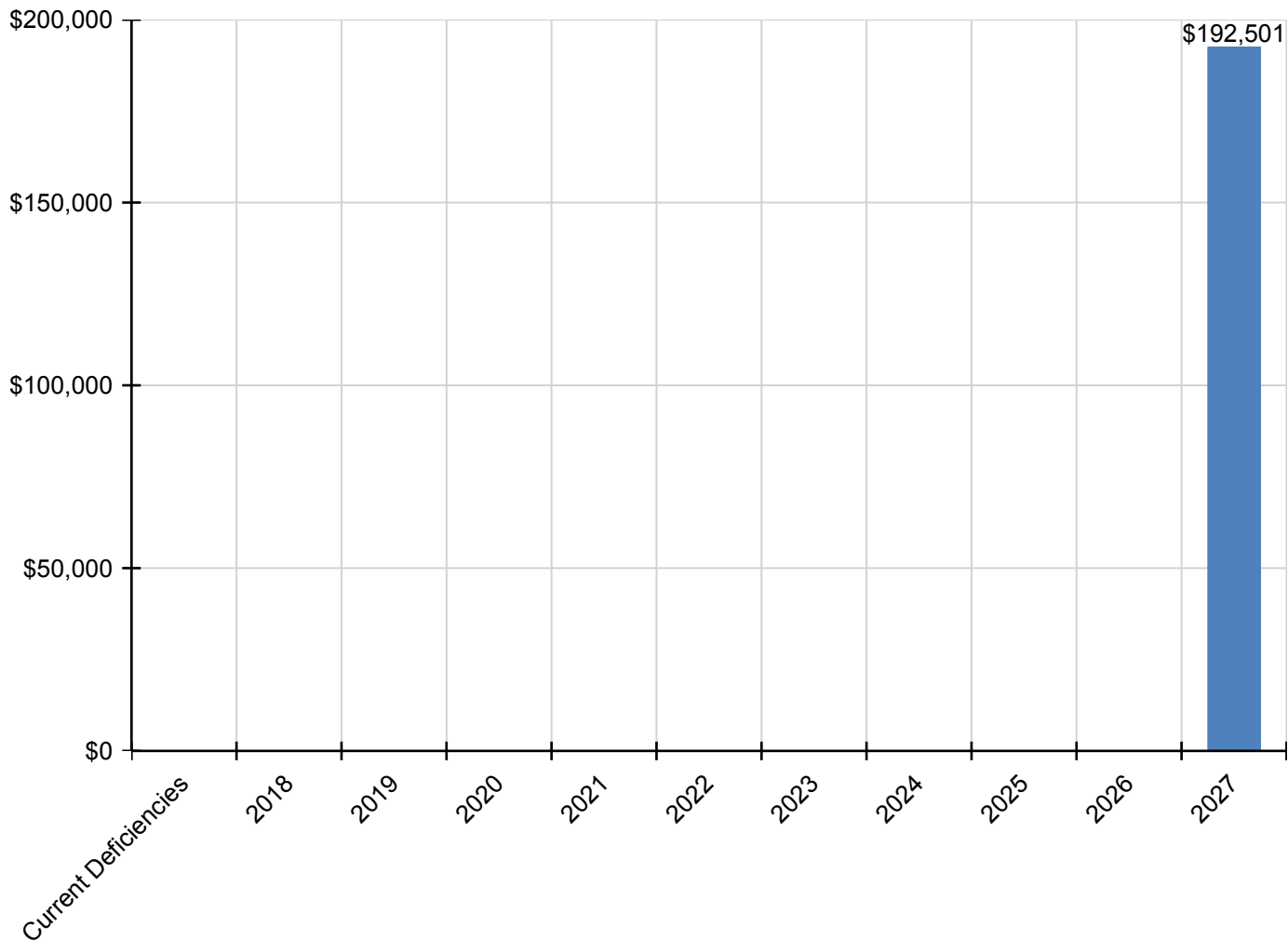
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E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

* Indicates non-renewable system

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	2,794
Year Built:	2017
Last Renovation:	
Replacement Value:	\$471,881
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	100.00 %
FCA Score:	100.00



Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

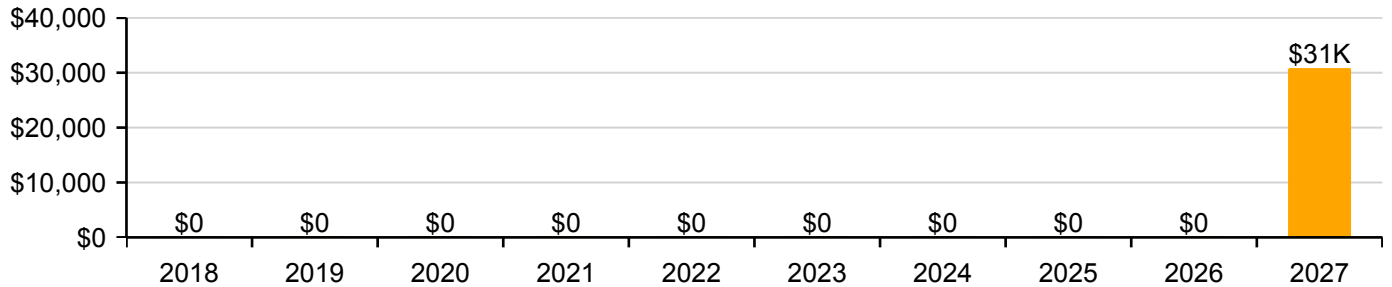
Function:	HS -High School	Gross Area:	2,794
Year Built:	2017	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$471,881
FCI:	0.00 %	RSLI%:	100.00 %

No data found for this asset

No data found for this asset

No data found for this asset

10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	100.00 %	0.00 %	\$0.00
B10 - Superstructure	100.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	100.00 %	0.00 %	\$0.00
B30 - Roofing	100.00 %	0.00 %	\$0.00
C10 - Interior Construction	100.00 %	0.00 %	\$0.00
C30 - Interior Finishes	100.00 %	0.00 %	\$0.00
D20 - Plumbing	100.00 %	0.00 %	\$0.00
D30 - HVAC	100.00 %	0.00 %	\$0.00
D40 - Fire Protection	100.00 %	0.00 %	\$0.00
D50 - Electrical	100.00 %	0.00 %	\$0.00
E20 - Furnishings	100.00 %	0.00 %	\$0.00
Totals:	100.00 %	0.00 %	\$0.00

Photo Album

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

1). North Elevation - Jan 24, 2017



2). West Elevation - Jan 24, 2017



3). Northwest Elevation - Jan 24, 2017



4). South 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.	2,794	100	2017	2117		100.00 %	0.00 %	100			\$19,362
A1030	Slab on Grade	\$7.37	S.F.	2,794	100	2017	2117		100.00 %	0.00 %	100			\$20,592
B1020	Roof Construction	\$5.98	S.F.	2,794	100	2017	2117		100.00 %	0.00 %	100			\$16,708
B2010	Exterior Walls	\$18.04	S.F.	2,794	100	2017	2117		100.00 %	0.00 %	100			\$50,404
B2020	Exterior Windows	\$6.47	S.F.	2,794	30	2017	2047		100.00 %	0.00 %	30			\$18,077
B2030	Exterior Doors	\$0.91	S.F.	2,794	30	2017	2047		100.00 %	0.00 %	30			\$2,543
B3010120	Single Ply Membrane	\$6.98	S.F.	2,794	20	2017	2037		100.00 %	0.00 %	20			\$19,502
C1010	Partitions	\$10.34	S.F.	2,794	75	2017	2092		100.00 %	0.00 %	75			\$28,890
C1020	Interior Doors	\$2.20	S.F.	2,794	30	2017	2047		100.00 %	0.00 %	30			\$6,147
C1030	Fittings	\$8.47	S.F.	2,794	20	2017	2037		100.00 %	0.00 %	20			\$23,665
C3010	Wall Finishes	\$7.46	S.F.	2,794	10	2017	2027		100.00 %	0.00 %	10			\$20,843
C3020	Floor Finishes	\$12.74	S.F.	2,794	20	2017	2037		100.00 %	0.00 %	20			\$35,596
C3030	Ceiling Finishes	\$9.53	S.F.	2,794	25	2017	2042		100.00 %	0.00 %	25			\$26,627
D2010	Plumbing Fixtures	\$9.98	S.F.	2,794	30	2017	2047		100.00 %	0.00 %	30			\$27,884
D2020	Domestic Water Distribution	\$0.84	S.F.	2,794	30	2017	2047		100.00 %	0.00 %	30			\$2,347
D2030	Sanitary Waste	\$5.94	S.F.	2,794	30	2017	2047		100.00 %	0.00 %	30			\$16,596
D2040	Rain Water Drainage	\$1.21	S.F.	2,794	30	2017	2047		100.00 %	0.00 %	30			\$3,381
D3040	Distribution Systems	\$5.35	S.F.	2,794	30	2017	2047		100.00 %	0.00 %	30			\$14,948
D3050	Terminal & Package Units	\$16.96	S.F.	2,794	15	2017	2032		100.00 %	0.00 %	15			\$47,386
D3060	Controls & Instrumentation	\$3.48	S.F.	2,794	20	2017	2037		100.00 %	0.00 %	20			\$9,723
D4010	Sprinklers	\$3.75	S.F.	2,794	30	2017	2047		100.00 %	0.00 %	30			\$10,478
D4020	Standpipes	\$0.58	S.F.	2,794	30	2017	2047		100.00 %	0.00 %	30			\$1,621
D5010	Electrical Service/Distribution	\$1.47	S.F.	2,794	40	2017	2057		100.00 %	0.00 %	40			\$4,107
D5020	Branch Wiring	\$2.55	S.F.	2,794	30	2017	2047		100.00 %	0.00 %	30			\$7,125
D5020	Lighting	\$3.58	S.F.	2,794	30	2017	2047		100.00 %	0.00 %	30			\$10,003
D5030810	Security & Detection Systems	\$1.00	Ea.	2,794	15	2017	2032		100.00 %	0.00 %	15			\$2,794
D5030910	Fire Alarm Systems	\$1.21	S.F.	2,794	15	2017	2032		100.00 %	0.00 %	15			\$3,381
D5030920	Data Communication	\$2.49	S.F.	2,794	15	2017	2032		100.00 %	0.00 %	15			\$6,957
E2010	Fixed Furnishings	\$5.08	S.F.	2,794	20	2017	2037		100.00 %	0.00 %	20			\$14,194
Total									100.00 %					\$471,881

System Notes

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

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

Campus Assessment Report - 2017 Concession Building

System: B2030 - Exterior Doors



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,813	\$30,813
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010120 - Single Ply Membrane	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,813	\$30,813
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

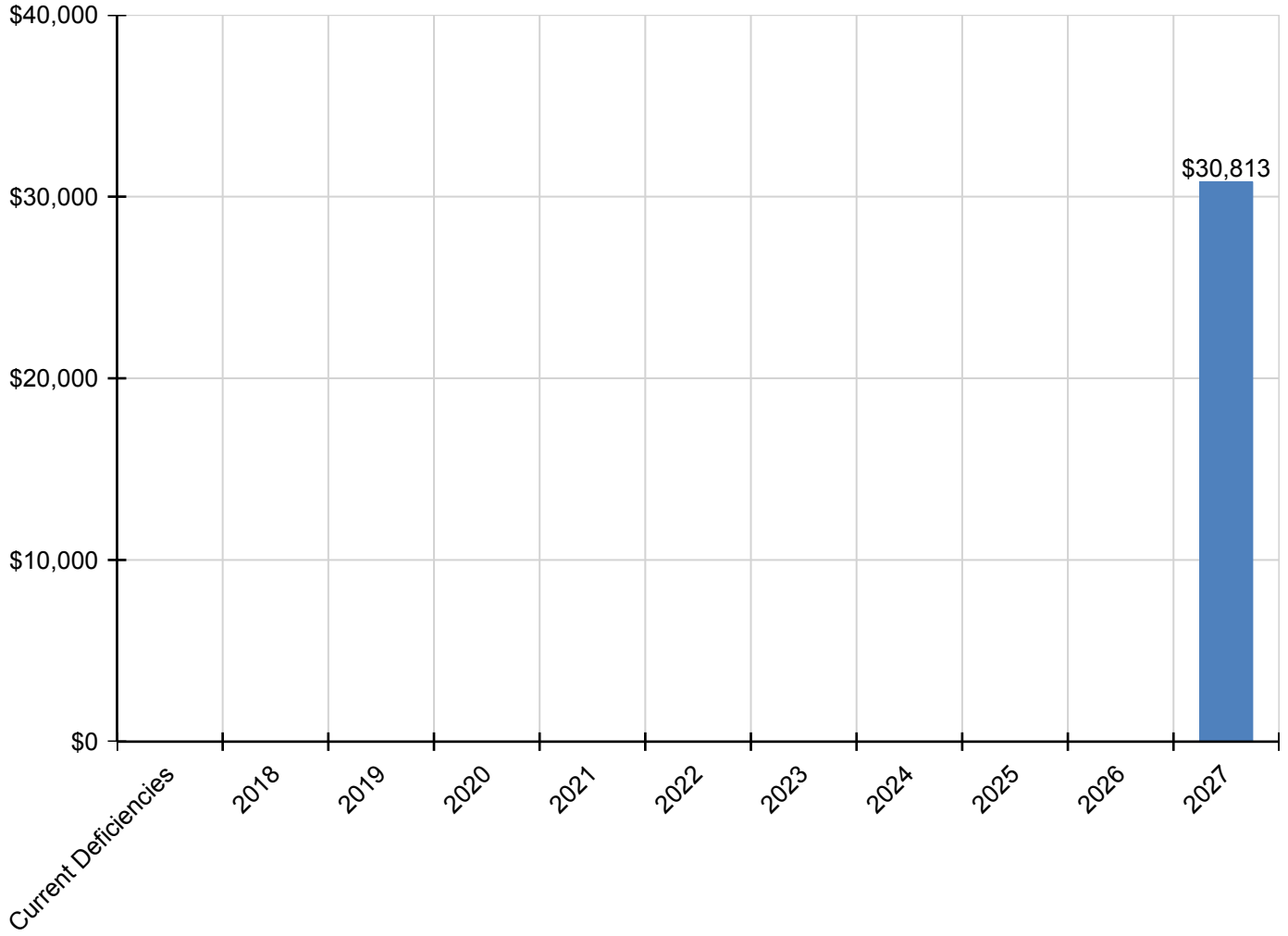
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D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4020 - Standpipes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

* Indicates non-renewable system

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	257,045
Year Built:	2017
Last Renovation:	
Replacement Value:	\$50,731,542
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	100.00 %
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.

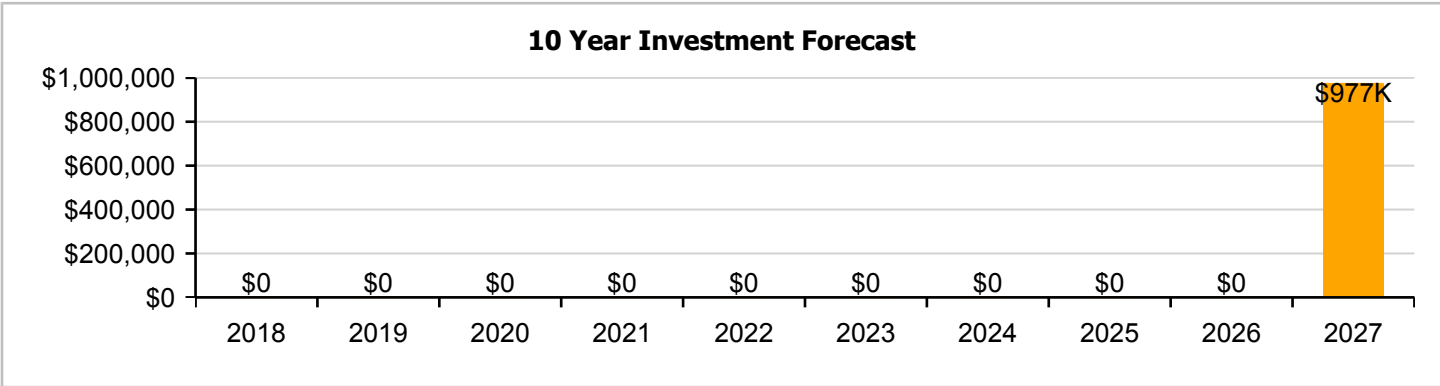
Dashboard Summary

Function:	HS -High School	Gross Area:	257,045
Year Built:	2017	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$50,731,542
FCI:	0.00 %	RSLI%:	100.00 %

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	100.00 %	0.00 %	\$0.00
A20 - Basement Construction	100.00 %	0.00 %	\$0.00
B10 - Superstructure	100.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	100.00 %	0.00 %	\$0.00
B30 - Roofing	100.00 %	0.00 %	\$0.00
C10 - Interior Construction	100.00 %	0.00 %	\$0.00
C20 - Stairs	100.00 %	0.00 %	\$0.00
C30 - Interior Finishes	100.00 %	0.00 %	\$0.00
D10 - Conveying	100.00 %	0.00 %	\$0.00
D20 - Plumbing	100.00 %	0.00 %	\$0.00
D30 - HVAC	100.00 %	0.00 %	\$0.00
D40 - Fire Protection	100.00 %	0.00 %	\$0.00
D50 - Electrical	100.00 %	0.00 %	\$0.00
E10 - Equipment	100.00 %	0.00 %	\$0.00
E20 - Furnishings	100.00 %	0.00 %	\$0.00
Totals:	100.00 %	0.00 %	\$0.00

Photo Album

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

1). South Elevation - Jan 24, 2017



2). Southeast Elevation - Jan 24, 2017



3). West Elevation - Jan 24, 2017



4). Northeast 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	\$2.20	S.F.	257,045	100	2017	2117		100.00 %	0.00 %	100			\$565,499
A1030	Slab on Grade	\$4.16	S.F.	257,045	100	2017	2117		100.00 %	0.00 %	100			\$1,069,307
A2010	Basement Excavation	\$0.83	S.F.	257,045	100	2017	2117		100.00 %	0.00 %	100			\$213,347
A2020	Basement Walls	\$5.85	S.F.	257,045	100	2017	2117		100.00 %	0.00 %	100			\$1,503,713
B1010	Floor Construction	\$11.66	S.F.	257,045	100	2017	2117		100.00 %	0.00 %	100			\$2,997,145
B1020	Roof Construction	\$7.76	S.F.	257,045	100	2017	2117		100.00 %	0.00 %	100			\$1,994,669
B2010	Exterior Walls	\$9.02	S.F.	257,045	100	2017	2117		100.00 %	0.00 %	100			\$2,318,546
B2020	Exterior Windows	\$13.04	S.F.	257,045	30	2017	2047		100.00 %	0.00 %	30			\$3,351,867
B2030	Exterior Doors	\$0.81	S.F.	257,045	30	2017	2047		100.00 %	0.00 %	30			\$208,206
B3010120	Single Ply Membrane	\$6.98	S.F.	159,096	20	2017	2037		100.00 %	0.00 %	20			\$1,110,490
B3010130	Preformed Metal Roofing	\$9.66	S.F.	39,228	30	2017	2047		100.00 %	0.00 %	30			\$378,942
B3020	Roof Openings	\$0.21	S.F.	257,045	25	2017	2042		100.00 %	0.00 %	25			\$53,979
C1010	Partitions	\$4.79	S.F.	257,045	75	2017	2092		100.00 %	0.00 %	75			\$1,231,246
C1020	Interior Doors	\$2.49	S.F.	257,045	30	2017	2047		100.00 %	0.00 %	30			\$640,042
C1030	Fittings	\$1.50	S.F.	257,045	20	2017	2037		100.00 %	0.00 %	20			\$385,568
C2010	Stair Construction	\$1.29	S.F.	257,045	100	2017	2117		100.00 %	0.00 %	100			\$331,588
C3010	Wall Finishes	\$2.57	S.F.	257,045	10	2017	2027		100.00 %	0.00 %	10			\$660,606
C3020	Floor Finishes	\$11.15	S.F.	257,045	20	2017	2037		100.00 %	0.00 %	20			\$2,866,052
C3030	Ceiling Finishes	\$10.78	S.F.	257,045	25	2017	2042		100.00 %	0.00 %	25			\$2,770,945
D1010	Elevators and Lifts	\$0.99	S.F.	257,045	30	2017	2047		100.00 %	0.00 %	30			\$254,475
D2010	Plumbing Fixtures	\$9.00	S.F.	257,045	30	2017	2047		100.00 %	0.00 %	30			\$2,313,405
D2020	Domestic Water Distribution	\$1.69	S.F.	257,045	30	2017	2047		100.00 %	0.00 %	30			\$434,406
D2030	Sanitary Waste	\$2.61	S.F.	257,045	30	2017	2047		100.00 %	0.00 %	30			\$670,887
D2040	Rain Water Drainage	\$0.63	S.F.	257,045	30	2017	2047		100.00 %	0.00 %	30			\$161,938
D3020	Heat Generating Systems	\$6.93	S.F.	257,045	30	2017	2047		100.00 %	0.00 %	30			\$1,781,322
D3030	Cooling Generating Systems	\$7.18	S.F.	257,045	25	2017	2042		100.00 %	0.00 %	25			\$1,845,583
D3040	Distribution Systems	\$8.37	S.F.	257,045	30	2017	2047		100.00 %	0.00 %	30			\$2,151,467
D3050	Terminal & Package Units	\$4.16	S.F.	257,045	15	2017	2032		100.00 %	0.00 %	15			\$1,069,307
D3060	Controls & Instrumentation	\$2.72	S.F.	257,045	20	2017	2037		100.00 %	0.00 %	20			\$699,162
D3090	Other HVAC Systems/Equip	\$1.44	S.F.	257,045	20	2017	2037		100.00 %	0.00 %	20			\$370,145
D4010	Sprinklers	\$3.72	S.F.	257,045	30	2017	2047		100.00 %	0.00 %	30			\$956,207
D4020	Standpipes	\$0.55	S.F.	257,045	30	2017	2047		100.00 %	0.00 %	30			\$141,375
D5010	Electrical Service/Distribution	\$1.62	S.F.	257,045	40	2017	2057		100.00 %	0.00 %	40			\$416,413
D5020	Branch Wiring	\$4.63	S.F.	257,045	30	2017	2047		100.00 %	0.00 %	30			\$1,190,118

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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 \$
D5020	Lighting	\$10.85	S.F.	257,045	30	2017	2047		100.00 %	0.00 %	30			\$2,788,938
D5030810	Security & Detection Systems	\$2.02	S.F.	257,045	15	2017	2032		100.00 %	0.00 %	15			\$519,231
D5030910	Fire Alarm Systems	\$3.64	S.F.	257,045	15	2017	2032		100.00 %	0.00 %	15			\$935,644
D5030920	Data Communication	\$4.69	S.F.	257,045	15	2017	2032		100.00 %	0.00 %	15			\$1,205,541
D5090	Other Electrical Systems	\$0.12	S.F.	257,045	20	2017	2037		100.00 %	0.00 %	20			\$30,845
E1020	Institutional Equipment	\$13.31	S.F.	257,045	20	2017	2037		100.00 %	0.00 %	20			\$3,421,269
E1090	Other Equipment	\$5.49	S.F.	257,045	20	2017	2037		100.00 %	0.00 %	20			\$1,411,177
E2010	Fixed Furnishings	\$5.10	S.F.	257,045	20	2017	2037		100.00 %	0.00 %	20			\$1,310,930
Total									100.00 %					\$50,731,542

System Notes

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

System: B1010 - Floor Construction



Note:

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

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System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: B3010120 - Single Ply Membrane



Note:

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System: B3010130 - Preformed Metal Roofing



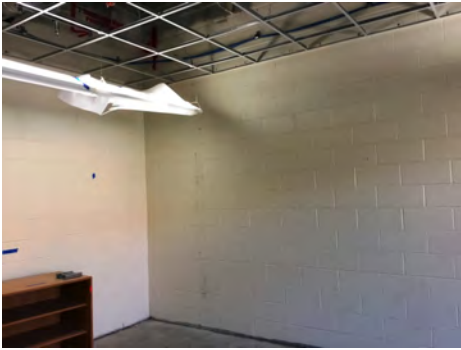
Note:

System: B3020 - Roof Openings



Note:

System: C1010 - Partitions



Note:

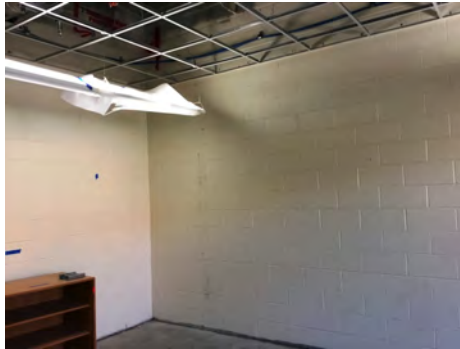
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System: C2010 - Stair Construction



Note:

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

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System: D1010 - Elevators and Lifts



Note:

System: D2010 - Plumbing Fixtures



Note:

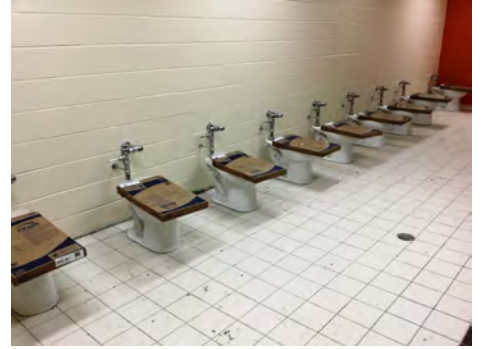
System: D2020 - Domestic Water Distribution



Note:

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System: D2030 - Sanitary Waste



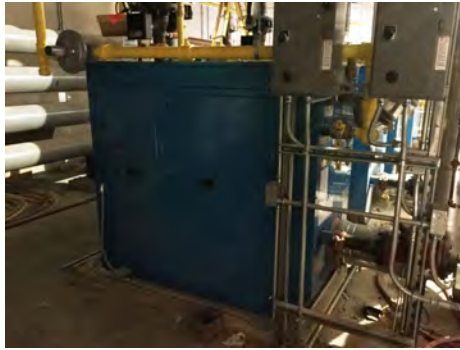
Note:

System: D2040 - Rain Water Drainage



Note:

System: D3020 - Heat Generating Systems



Note:

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System: D3030 - Cooling Generating Systems



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

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System: D3060 - Controls & Instrumentation



Note:

System: D3090 - Other HVAC Systems/Equip



Note:

System: D4010 - Sprinklers



Note:

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System: D4020 - Standpipes



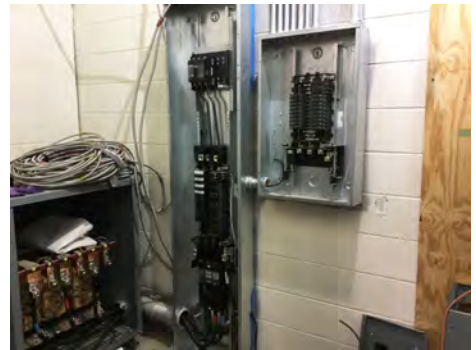
Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

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System: D5020 - Lighting



Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

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System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$976,578	\$976,578
* 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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010130 - Preformed Metal Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3020 - Roof Openings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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C20 - Stairs	\$0	\$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	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$976,578	\$976,578
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
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
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3090 - Other HVAC Systems/Equip	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4020 - Standpipes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

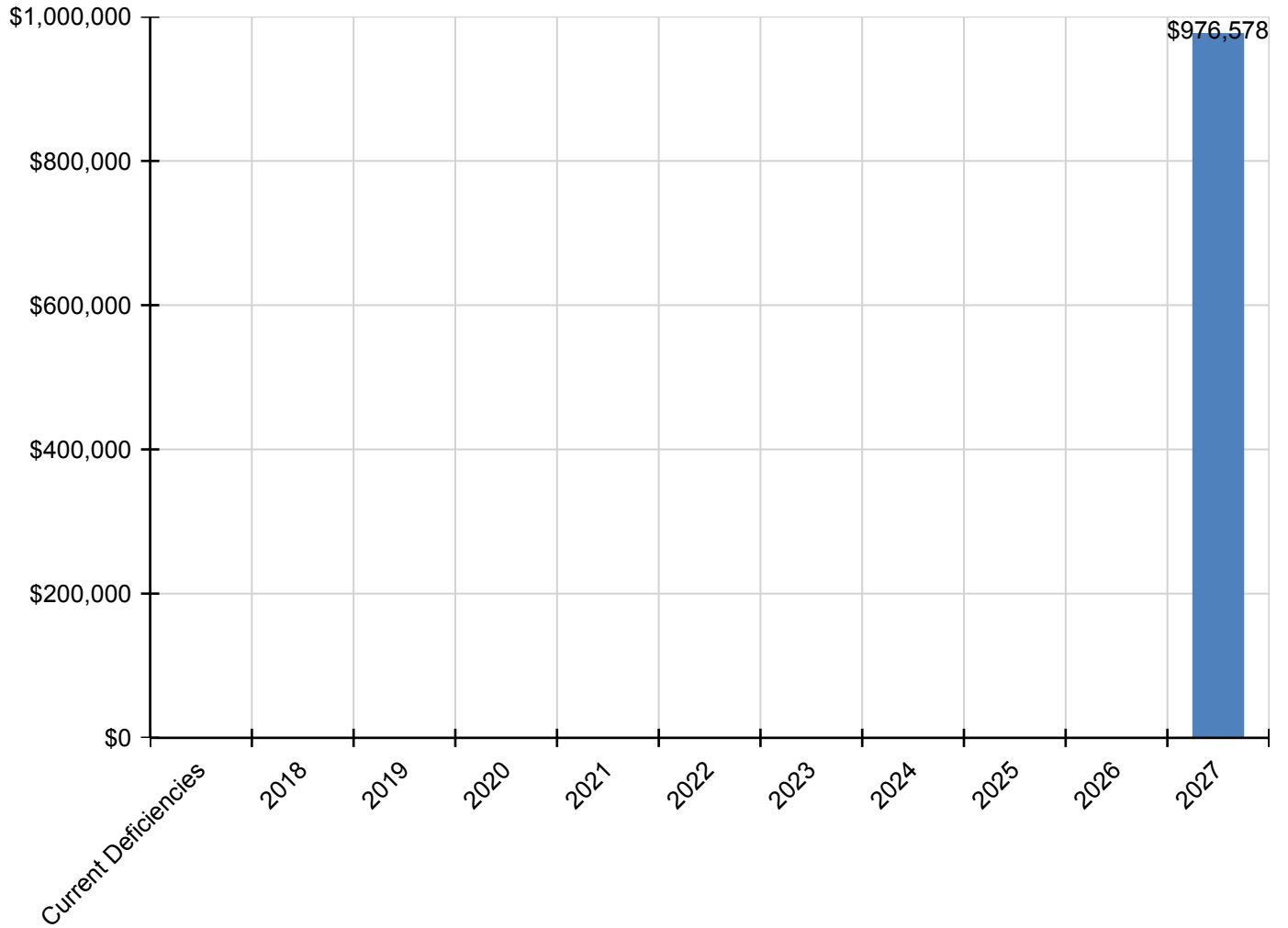
Campus Assessment Report - 2017 Main Building

E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1090 - Other Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

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):	336
Year Built:	2017
Last Renovation:	
Replacement Value:	\$64,061
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	100.00 %
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

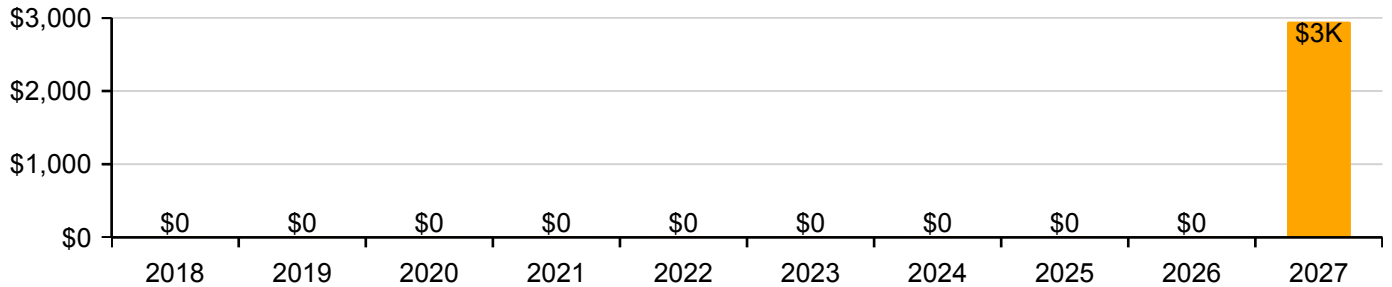
Function:	HS -High School	Gross Area:	336
Year Built:	2017	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$64,061
FCI:	0.00 %	RSLI%:	100.00 %

No data found for this asset

No data found for this asset

No data found for this asset

10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	100.00 %	0.00 %	\$0.00
B10 - Superstructure	100.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	100.00 %	0.00 %	\$0.00
B30 - Roofing	100.00 %	0.00 %	\$0.00
C10 - Interior Construction	100.00 %	0.00 %	\$0.00
C30 - Interior Finishes	100.00 %	0.00 %	\$0.00
D50 - Electrical	100.00 %	0.00 %	\$0.00
Totals:	100.00 %	0.00 %	\$0.00

Photo Album

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

1). West Elevation - Jan 24, 2017



2). Southwest Elevation - Jan 24, 2017



3). East Elevation - Jan 24, 2017



4). North 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	\$20.13	S.F.	336	100	2017	2117		100.00 %	0.00 %	100			\$6,764
A1030	Slab on Grade	\$19.75	S.F.	336	100	2017	2117		100.00 %	0.00 %	100			\$6,636
B1010	Floor Construction	\$11.44	S.F.	336	100	2017	2117		100.00 %	0.00 %	100			\$3,844
B1020	Roof Construction	\$16.26	S.F.	336	100	2017	2117		100.00 %	0.00 %	100			\$5,463
B2010	Exterior Walls	\$29.79	S.F.	336	100	2017	2117		100.00 %	0.00 %	100			\$10,009
B2020	Exterior Windows	\$17.17	S.F.	336	30	2017	2047		100.00 %	0.00 %	30			\$5,769
B2030	Exterior Doors	\$8.66	S.F.	336	30	2017	2047		100.00 %	0.00 %	30			\$2,910
B3010105	Built-Up	\$8.95	S.F.	336	25	2017	2042		100.00 %	0.00 %	25			\$3,007
B3020	Roof Openings	\$2.01	S.F.	336	25	2017	2042		100.00 %	0.00 %	25			\$675
C1010	Partitions	\$8.21	S.F.	336	75	2017	2092		100.00 %	0.00 %	75			\$2,759
C1020	Interior Doors	\$2.20	S.F.	336	30	2017	2047		100.00 %	0.00 %	30			\$739
C3010	Wall Finishes	\$5.93	S.F.	336	10	2017	2027		100.00 %	0.00 %	10			\$1,992
C3020	Floor Finishes	\$12.37	S.F.	336	20	2017	2037		100.00 %	0.00 %	20			\$4,156
C3030	Ceiling Finishes	\$9.52	S.F.	336	25	2017	2042		100.00 %	0.00 %	25			\$3,199
D5010	Electrical Service/Distribution	\$3.09	S.F.	336	40	2017	2057		100.00 %	0.00 %	40			\$1,038
D5020	Branch Wiring	\$6.60	S.F.	336	30	2017	2047		100.00 %	0.00 %	30			\$2,218
D5020	Lighting	\$8.58	S.F.	336	30	2017	2047		100.00 %	0.00 %	30			\$2,883
Total									100.00 %					\$64,061

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:

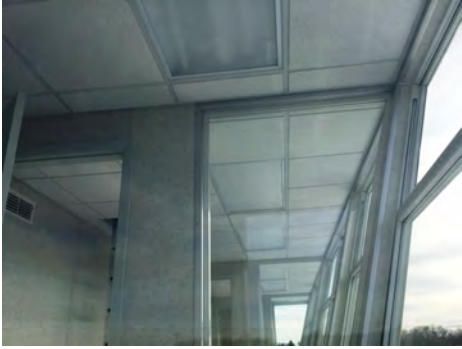
System: B2030 - Exterior Doors



Note:

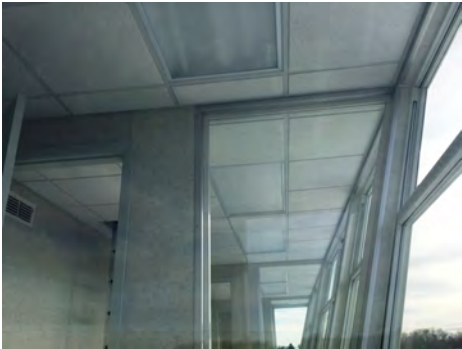
Campus Assessment Report - 2017 Pressbox

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

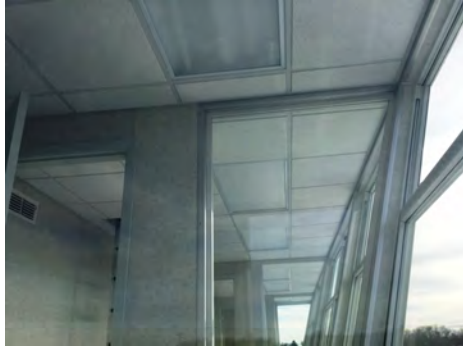
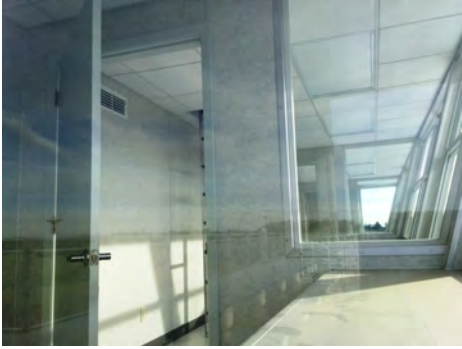
System: C3010 - Wall Finishes



Note:

Campus Assessment Report - 2017 Pressbox

System: C3030 - Ceiling Finishes



Note:

System: D5020 - Lighting



Note:

Renewal Schedule

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

Inflation Rate: 3%

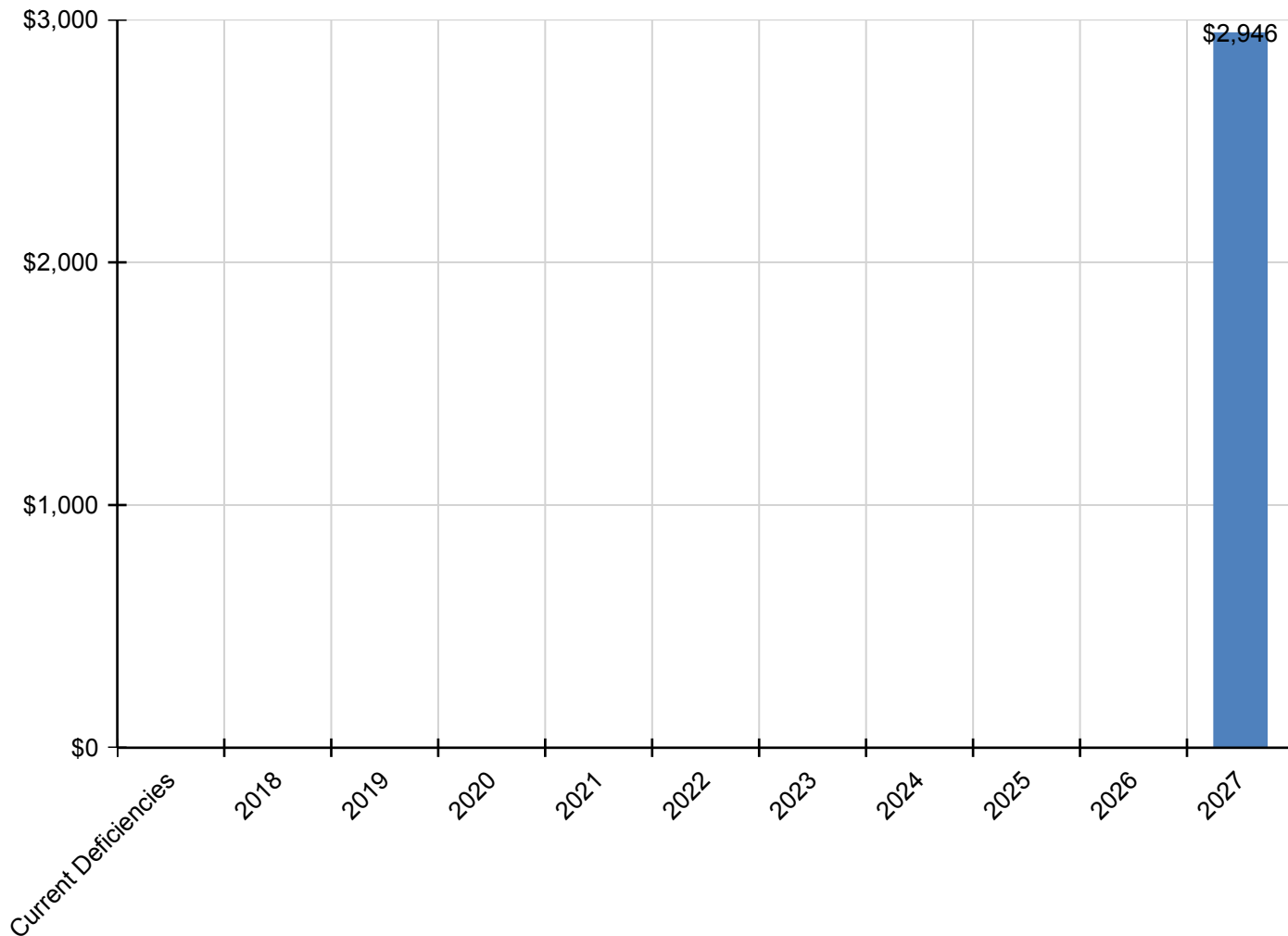
Campus Assessment Report - 2017 Pressbox

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,946	\$2,946
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$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
B3010105 - Built-Up	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3020 - Roof Openings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,946	\$2,946
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

* Indicates non-renewable system

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	1,347
Year Built:	2017
Last Renovation:	
Replacement Value:	\$177,992
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	100.00 %
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

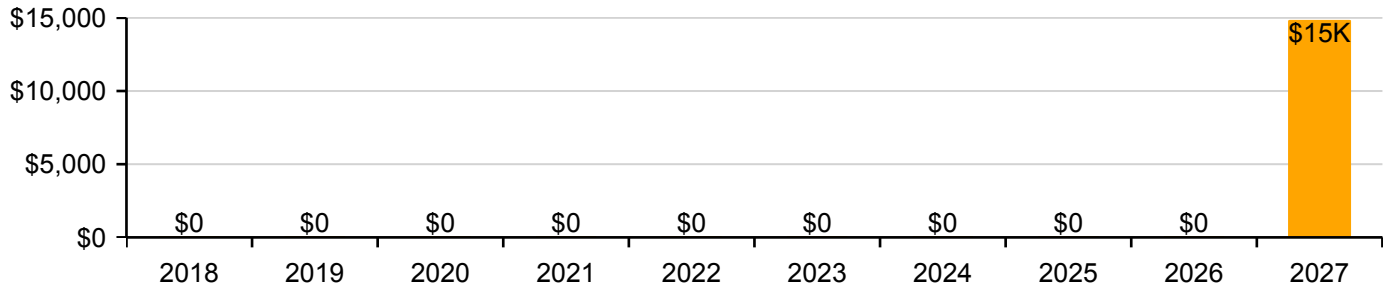
Function:	HS -High School	Gross Area:	1,347
Year Built:	2017	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$177,992
FCI:	0.00 %	RSLI%:	100.00 %

No data found for this asset

No data found for this asset

No data found for this asset

10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	100.00 %	0.00 %	\$0.00
B10 - Superstructure	100.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	100.00 %	0.00 %	\$0.00
B30 - Roofing	100.00 %	0.00 %	\$0.00
C10 - Interior Construction	100.00 %	0.00 %	\$0.00
C30 - Interior Finishes	100.00 %	0.00 %	\$0.00
D20 - Plumbing	100.00 %	0.00 %	\$0.00
D30 - HVAC	100.00 %	0.00 %	\$0.00
D50 - Electrical	100.00 %	0.00 %	\$0.00
Totals:	100.00 %	0.00 %	\$0.00

Photo Album

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

1). West Elevation - Jan 24, 2017



2). North Elevation - Jan 24, 2017



3). East Elevation - Jan 24, 2017



4). South 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 - 2017 Restroom Building

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$6.93	S.F.	1,347	100	2017	2117		100.00 %	0.00 %	100			\$9,335
A1030	Slab on Grade	\$7.37	S.F.	1,347	100	2017	2117		100.00 %	0.00 %	100			\$9,927
B1020	Roof Construction	\$5.98	S.F.	1,347	100	2017	2117		100.00 %	0.00 %	100			\$8,055
B2010	Exterior Walls	\$18.04	S.F.	1,347	100	2017	2117		100.00 %	0.00 %	100			\$24,300
B2020	Exterior Windows	\$6.47	S.F.	1,347	30	2017	2047		100.00 %	0.00 %	30			\$8,715
B2030	Exterior Doors	\$0.91	S.F.	1,347	30	2017	2047		100.00 %	0.00 %	30			\$1,226
B3010120	Single Ply Membrane	\$6.98	S.F.	1,347	20	2017	2037		100.00 %	0.00 %	20			\$9,402
C1010	Partitions	\$10.34	S.F.	1,347	75	2017	2092		100.00 %	0.00 %	75			\$13,928
C1030	Fittings	\$8.47	S.F.	1,347	20	2017	2037		100.00 %	0.00 %	20			\$11,409
C3010	Wall Finishes	\$7.46	S.F.	1,347	10	2017	2027		100.00 %	0.00 %	10			\$10,049
C3020	Floor Finishes	\$12.74	S.F.	1,347	20	2017	2037		100.00 %	0.00 %	20			\$17,161
C3030	Ceiling Finishes	\$9.53	S.F.	1,347	25	2017	2042		100.00 %	0.00 %	25			\$12,837
D2010	Plumbing Fixtures	\$9.98	S.F.	1,347	30	2017	2047		100.00 %	0.00 %	30			\$13,443
D2020	Domestic Water Distribution	\$0.84	S.F.	1,347	30	2017	2047		100.00 %	0.00 %	30			\$1,131
D2030	Sanitary Waste	\$5.94	S.F.	1,347	30	2017	2047		100.00 %	0.00 %	30			\$8,001
D2040	Rain Water Drainage	\$1.21	S.F.	1,347	30	2017	2047		100.00 %	0.00 %	30			\$1,630
D3040	Distribution Systems	\$5.35	S.F.	1,347	30	2017	2047		100.00 %	0.00 %	30			\$7,206
D5010	Electrical Service/Distribution	\$1.47	S.F.	1,347	40	2017	2057		100.00 %	0.00 %	40			\$1,980
D5020	Branch Wiring	\$2.55	S.F.	1,347	30	2017	2047		100.00 %	0.00 %	30			\$3,435
D5020	Lighting	\$3.58	S.F.	1,347	30	2017	2047		100.00 %	0.00 %	30			\$4,822
Total									100.00 %					\$177,992

System Notes

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

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

Campus Assessment Report - 2017 Restroom Building

System: B2030 - Exterior Doors



Note:

System: C1010 - Partitions



Note:

Campus Assessment Report - 2017 Restroom Building

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,854	\$14,854
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010120 - Single Ply Membrane	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,854	\$14,854
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

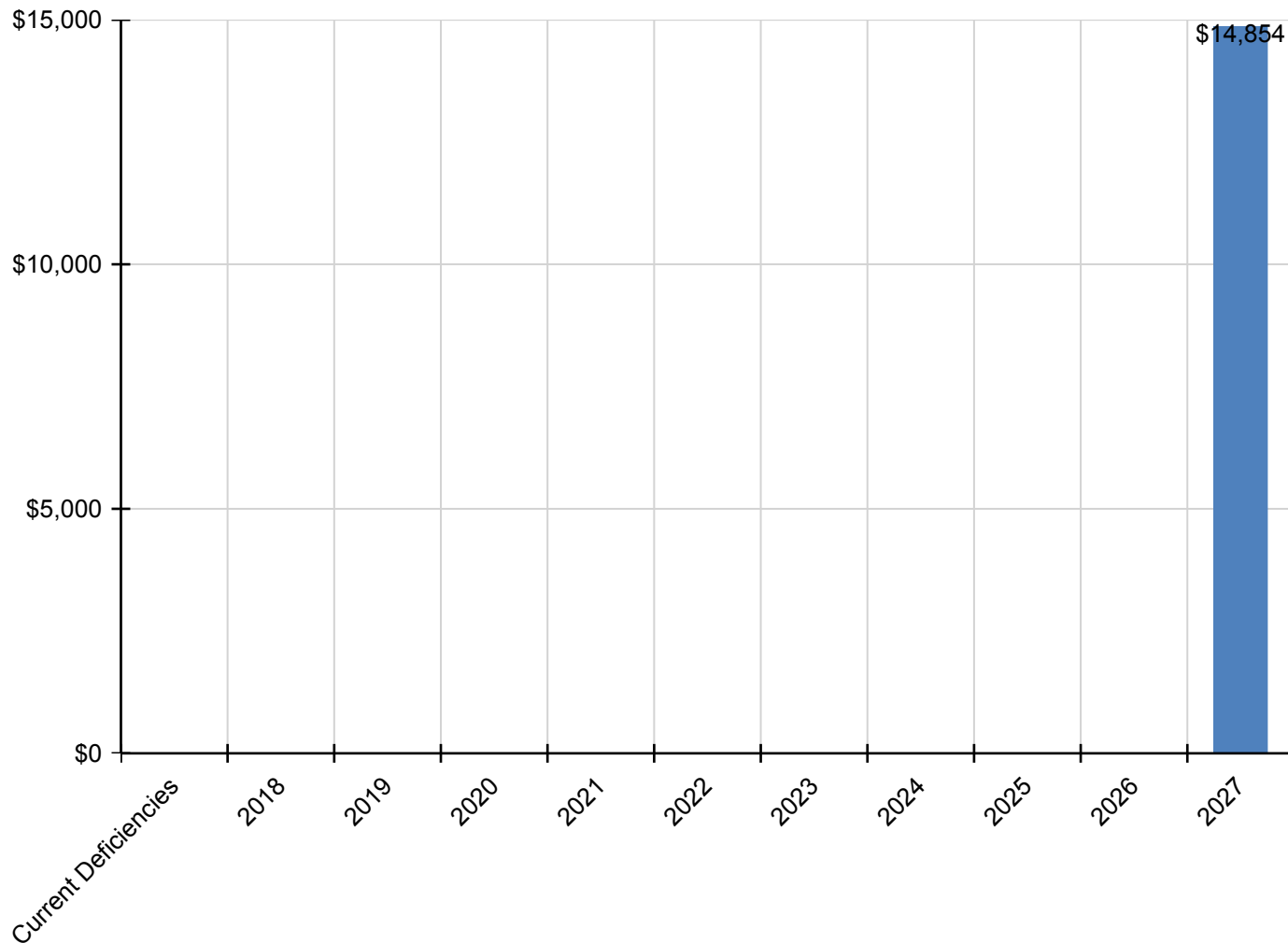
Campus Assessment Report - 2017 Restroom Building

D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

* 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):	312,388
Year Built:	2017
Last Renovation:	
Replacement Value:	\$11,224,102
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	100.00 %
FCA Score:	100.00



Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

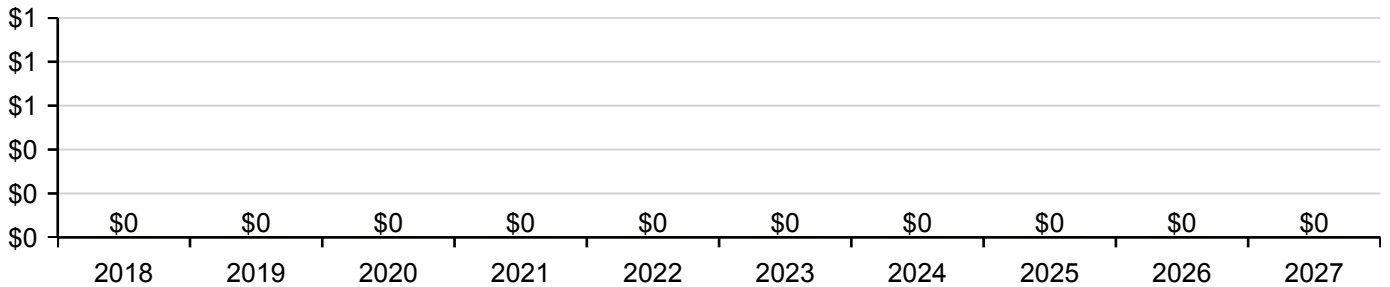
Function:	HS -High School	Gross Area:	312,388
Year Built:	2017	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$11,224,102
FCI:	0.00 %	RSLI%:	100.00 %

No data found for this asset

No data found for this asset

No data found for this asset

10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	100.00 %	0.00 %	\$0.00
G30 - Site Mechanical Utilities	100.00 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	100.00 %	0.00 %	\$0.00
Totals:	100.00 %	0.00 %	\$0.00

Photo Album

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

- 1). Aerial Image of Davie County High School
- 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 \$
G2010	Roadways	\$3.76	S.F.	312,388	25	2017	2042		100.00 %	0.00 %	25			\$1,174,579
G2020	Parking Lots	\$1.61	S.F.	312,388	25	2017	2042		100.00 %	0.00 %	25			\$502,945
G2030	Pedestrian Paving	\$1.98	S.F.	312,388	30	2017	2047		100.00 %	0.00 %	30			\$618,528
G2040105	Fence & Guardrails	\$1.20	S.F.	312,388	30	2017	2047		100.00 %	0.00 %	30			\$374,866
G2040950	Baseball Field	\$5.78	S.F.	312,388	20	2017	2037		100.00 %	0.00 %	20			\$1,805,603
G2040950	Football Field	\$3.38	S.F.	312,388	20	2017	2037		100.00 %	0.00 %	20			\$1,055,871
G2040950	Track	\$1.78	S.F.	312,388	20	2017	2037		100.00 %	0.00 %	20			\$556,051
G2050	Landscaping	\$1.91	S.F.	312,388	15	2017	2032		100.00 %	0.00 %	15			\$596,661
G3010	Water Supply	\$2.42	S.F.	312,388	50	2017	2067		100.00 %	0.00 %	50			\$755,979
G3020	Sanitary Sewer	\$1.52	S.F.	312,388	50	2017	2067		100.00 %	0.00 %	50			\$474,830
G3030	Storm Sewer	\$4.67	S.F.	312,388	50	2017	2067		100.00 %	0.00 %	50			\$1,458,852
G3060	Fuel Distribution	\$1.03	S.F.	312,388	40	2017	2057		100.00 %	0.00 %	40			\$321,760
G4010	Electrical Distribution	\$2.44	S.F.	312,388	50	2017	2067		100.00 %	0.00 %	50			\$762,227
G4020	Site Lighting	\$1.57	S.F.	312,388	30	2017	2047		100.00 %	0.00 %	30			\$490,449
G4030	Site Communications & Security	\$0.88	S.F.	312,388	15	2017	2032		100.00 %	0.00 %	15			\$274,901
Total									100.00 %					\$11,224,102

System Notes

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

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails



Note:

Campus Assessment Report - Site

System: G2040950 - Football Field



Note:

System: G2040950 - Track



Note:

System: G3010 - Water Supply



Note:

Campus Assessment Report - Site

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer



Note:

System: G3060 - Fuel Distribution



Note:

Campus Assessment Report - Site

System: G4010 - Electrical Distribution



Note:

Renewal Schedule

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

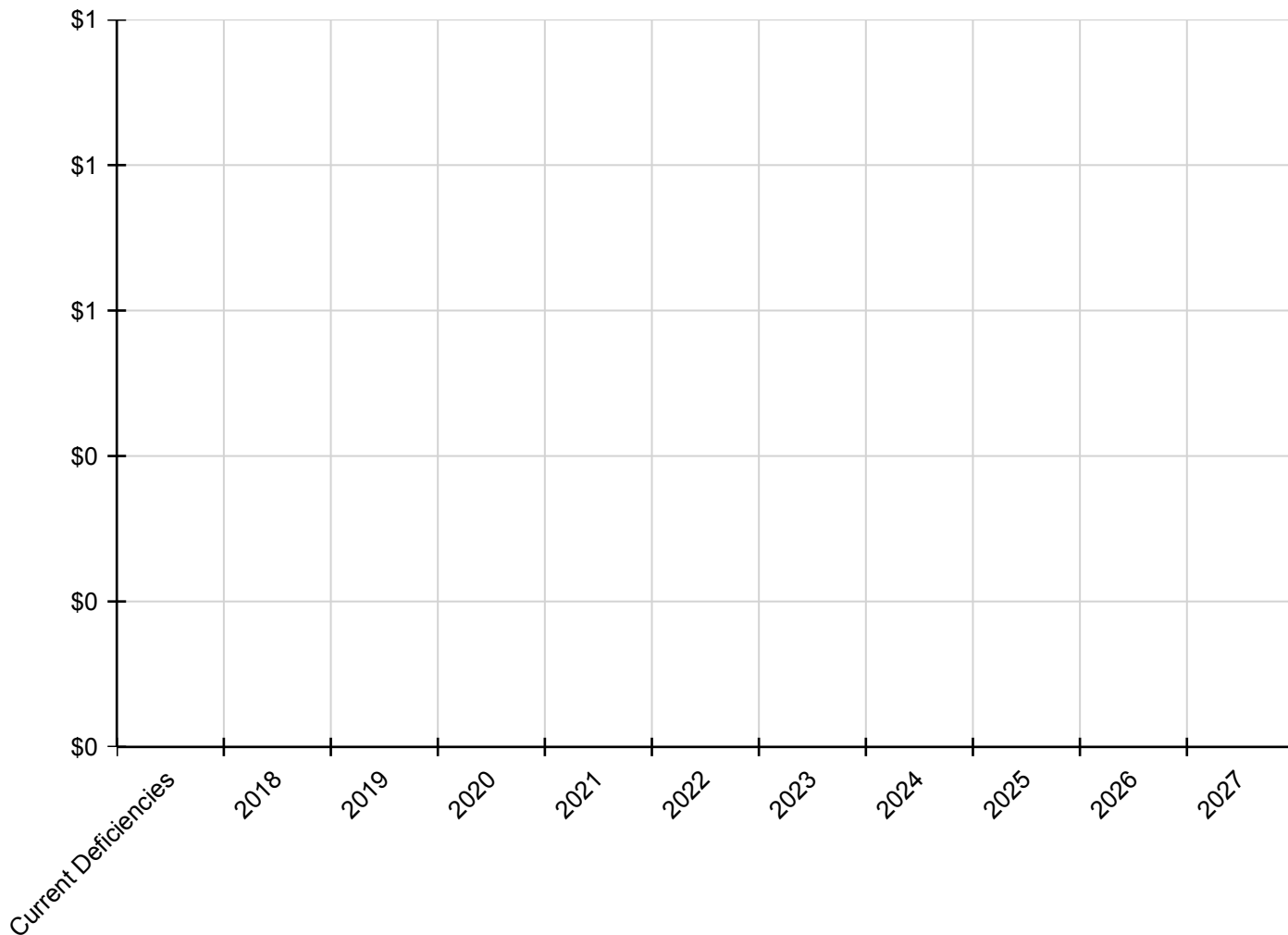
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G - Building Sitework	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G20 - Site Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2010 - Roadways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2020 - Parking Lots	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2030 - Pedestrian Paving	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040105 - Fence & Guardrails	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Baseball Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Football Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Track	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* G2050 - Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G30 - Site Mechanical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3010 - Water Supply	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3020 - Sanitary Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3030 - Storm Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3060 - Fuel Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4020 - Site Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4030 - Site Communications & Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

NC School District/300 Davie County/Middle School

North Davie Middle

Draft

Campus Assessment Report

March 7, 2017



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Deficiency Summary By Category

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Deficiency Details By Priority

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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):	83,653
Year Built:	1980
Last Renovation:	
Replacement Value:	\$19,071,100
Repair Cost:	\$8,793,026.00
Total FCI:	46.11 %
Total RSLI:	25.17 %
FCA Score:	53.89



Description:

GENERAL:

North Davie Middle School is located at 497 Farmington Road, Mocksville, NC. The campus consists of a total of 83,653 square foot of multiple one-story buildings constructed in 1980. There has been one addition in 1997 with no major renovations. In addition to the main building, the campus contains ancillary buildings; concession/restrooms and storage buildings. This report contains condition and adequacy data collected during the 2016 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site and building elements.

A. SUBSTRUCTURE

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

Campus Assessment Report - North Davie Middle

B. SUPERSTRUCTURE

Roof construction is metal pan deck with lightweight fill. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel and aluminum mostly with glazing. Roofing is typically low slope single ply membrane. Roof openings include skylights and a roof hatch with fixed ladder access.

C. INTERIORS

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

CONVEYING:

Buildings do not include conveying system.

D. SERVICES

PLUMBING:

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

HVAC:

Heating and cooling is provided by roof top units. The heating/cooling distribution system is a ductwork system. Fresh air is supplied by roof top units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital.

FIRE PROTECTION:

The buildings do not have a fire sprinkler system. The building does have additional fire suppression systems, which include dry chemical overhead protection. Standpipes are not provided. Fire extinguishers and cabinets are distributed near fire exits and corridors.

ELECTRICAL:

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

COMMUNICATIONS AND SECURITY:

The fire alarm system consists of audible/visual strobe annunciators in common spaces, and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are integrated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system combined with the telephone system.

OTHER ELECTRICAL SYSTEMS:

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

E. EQUIPMENT & FURNISHINGS

This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, audio-visual, medical, fixed casework, window treatment, floor mats, and furnishings.

G. SITE

Campus site features include paved driveways and parking lots, pedestrian pavement, canopies, covered walkways, flag pole, landscaping, playing field, football and baseball field, tennis courts, track and fencing. Site mechanical and electrical features include water, and sewer.

Campus Assessment Report - North Davie Middle

Attributes:

General Attributes:

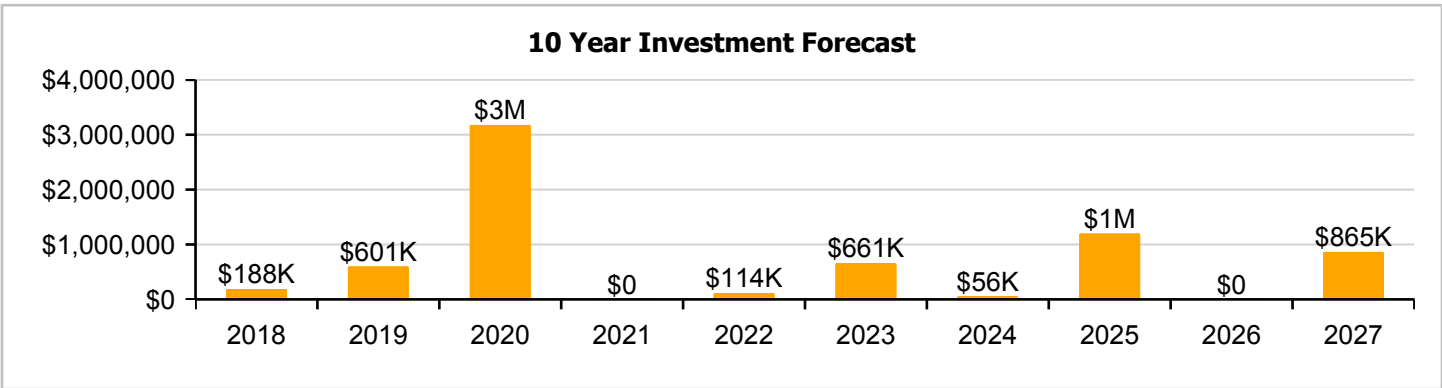
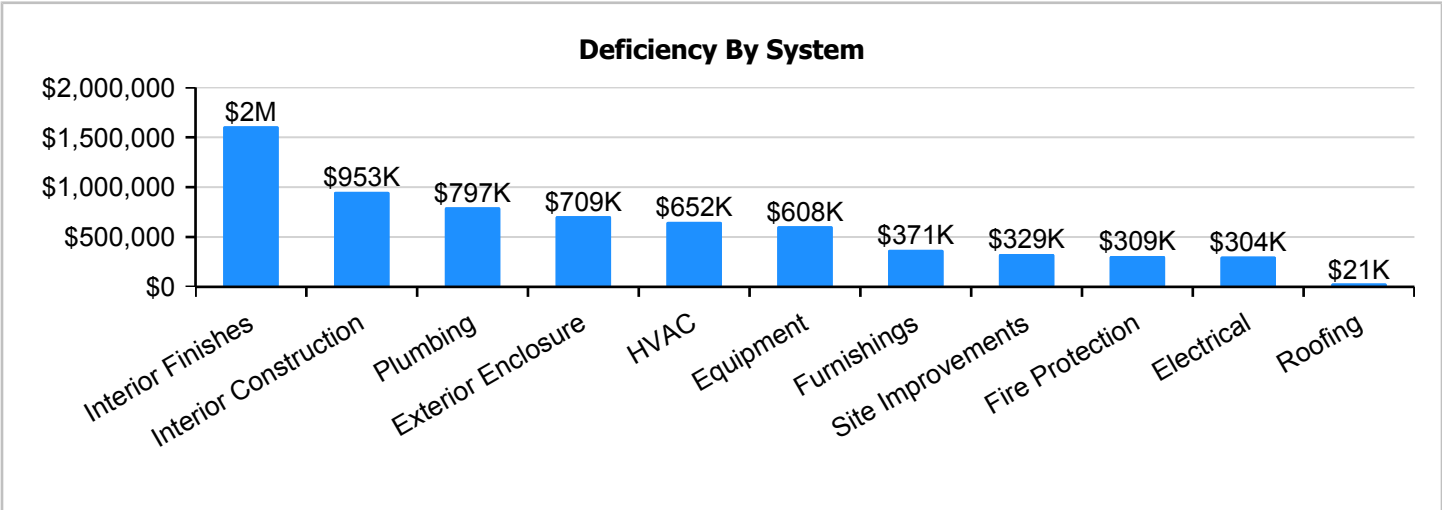
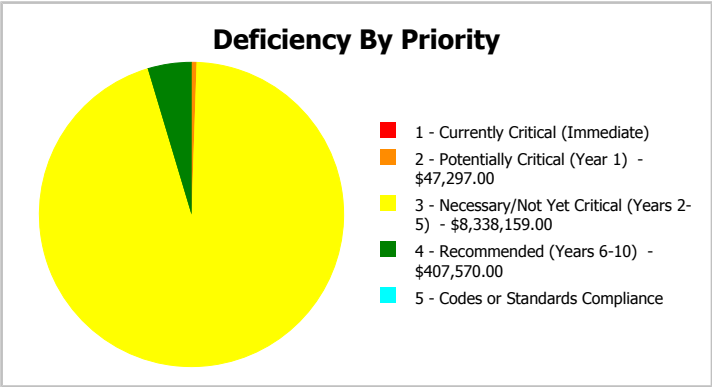
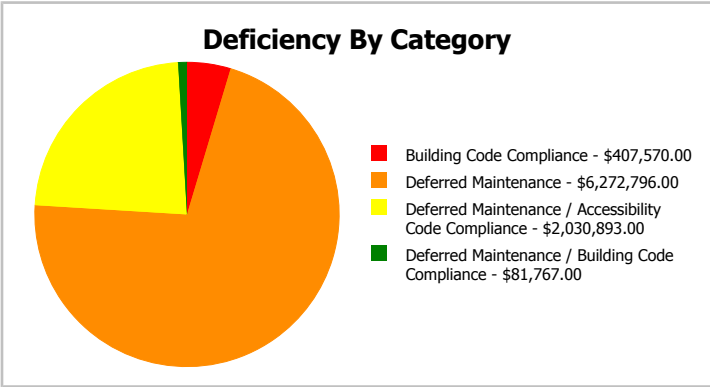
Condition Assessor:	Eduardo Lopez	Assessment Date:
Suitability Assessor:		

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:		Status:	
School Grades:	43.9	Site Acreage:	43.9

Campus Dashboard Summary

Gross Area:	83,653	Last Renovation:	
Year Built:	1980	Replacement Value:	\$19,071,100
Repair Cost:	\$8,793,026	RSLI%:	25.17 %
FCI:	46.11 %		



Campus Condition Summary

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

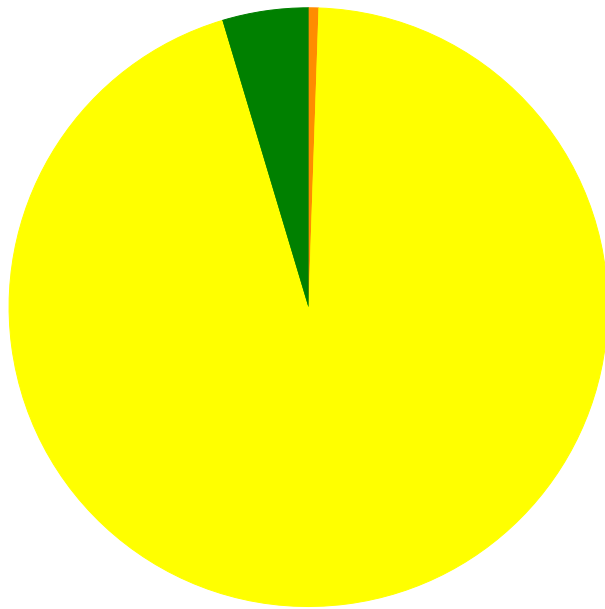
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	66.36 %	0.00 %	\$0.00
B10 - Superstructure	65.22 %	0.00 %	\$0.00
B20 - Exterior Enclosure	31.72 %	53.22 %	\$935,774.00
B30 - Roofing	65.74 %	4.53 %	\$27,313.00
C10 - Interior Construction	16.22 %	71.20 %	\$1,258,116.00
C30 - Interior Finishes	1.26 %	103.79 %	\$2,124,364.00
D20 - Plumbing	3.19 %	99.49 %	\$1,052,234.00
D30 - HVAC	16.89 %	28.71 %	\$860,039.00
D40 - Fire Protection	0.00 %	110.00 %	\$407,570.00
D50 - Electrical	37.73 %	16.22 %	\$400,818.00
E10 - Equipment	1.57 %	106.86 %	\$801,637.00
E20 - Furnishings	0.00 %	110.00 %	\$489,914.00
G20 - Site Improvements	31.63 %	17.19 %	\$435,247.00
G30 - Site Mechanical Utilities	46.24 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	29.55 %	0.00 %	\$0.00
Totals:	25.17 %	46.11 %	\$8,793,026.00

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
1980 Concession/RR Bldg	1,070	65.57	\$0.00	\$0.00	\$84,618.00	\$0.00	\$0.00
1980 Main Building	72,876	58.81	\$0.00	\$47,297.00	\$7,678,070.00	\$367,951.00	\$0.00
1980 Storage	210	14.13	\$0.00	\$0.00	\$3,325.00	\$0.00	\$0.00
1997 Addition	7,847	12.44	\$0.00	\$0.00	\$136,899.00	\$39,619.00	\$0.00
1997 Tractor Storage	1,650	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Site	83,653	12.29	\$0.00	\$0.00	\$435,247.00	\$0.00	\$0.00
Total:		46.11	\$0.00	\$47,297.00	\$8,338,159.00	\$407,570.00	\$0.00

Deficiencies By Priority



- 1 - Currently Critical (Immediate)
- 2 - Potentially Critical (Year 1) - \$47,297.00
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$8,338,159.00
- 4 - Recommended (Years 6-10) - \$407,570.00
- 5 - Codes or Standards Compliance

Budget Estimate Total: \$8,793,026.00

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):	1,070
Year Built:	1980
Last Renovation:	
Replacement Value:	\$129,056
Repair Cost:	\$84,618.00
Total FCI:	65.57 %
Total RSLI:	24.45 %
FCA Score:	34.43



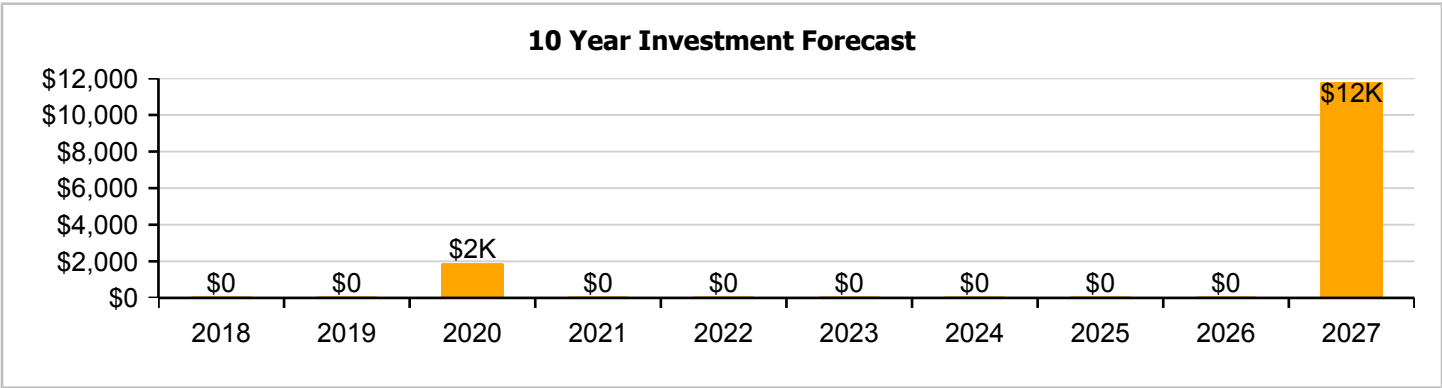
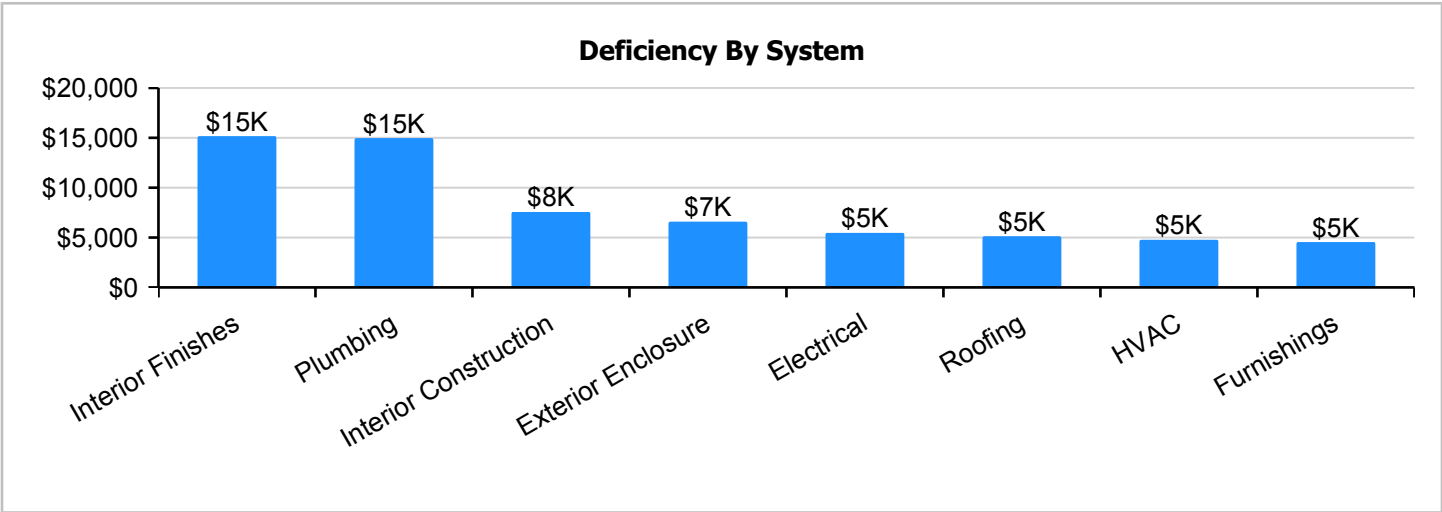
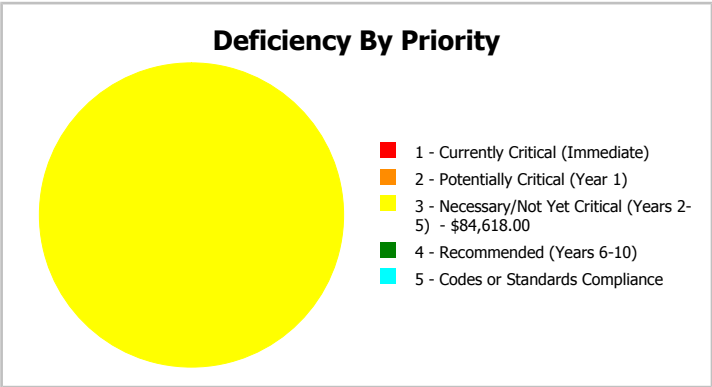
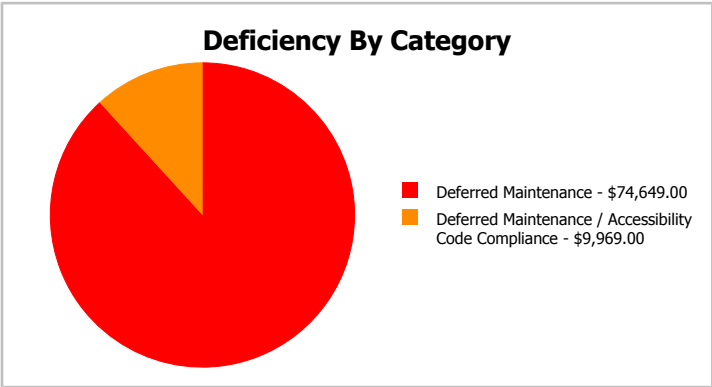
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	ES -Elementary School	Gross Area:	1,070
Year Built:	1980	Last Renovation:	
Repair Cost:	\$84,618	Replacement Value:	\$129,056
FCI:	65.57 %	RSLI%:	24.45 %



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	63.00 %	0.00 %	\$0.00
B10 - Superstructure	63.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	44.71 %	31.93 %	\$8,686.00
B30 - Roofing	0.00 %	146.02 %	\$6,749.00
C10 - Interior Construction	27.85 %	49.53 %	\$9,969.00
C30 - Interior Finishes	0.00 %	110.00 %	\$19,997.00
D20 - Plumbing	0.00 %	109.99 %	\$19,726.00
D30 - HVAC	0.00 %	109.99 %	\$6,297.00
D50 - Electrical	1.45 %	88.71 %	\$7,215.00
E20 - Furnishings	0.00 %	109.99 %	\$5,979.00
Totals:	24.45 %	65.57 %	\$84,618.00

Photo Album

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

1). Northeast Elevation - Feb 10, 2017



2). Northwest Elevation - Feb 10, 2017



3). Southwest Elevation - Feb 10, 2017



4). Southeast Elevation - Feb 10, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$6.93	S.F.	1,070	100	1980	2080		63.00 %	0.00 %	63			\$7,415
A1030	Slab on Grade	\$7.37	S.F.	1,070	100	1980	2080		63.00 %	0.00 %	63			\$7,886
B1020	Roof Construction	\$5.98	S.F.	1,070	100	1980	2080		63.00 %	0.00 %	63			\$6,399
B2010	Exterior Walls	\$18.04	S.F.	1,070	100	1980	2080		63.00 %	0.00 %	63			\$19,303
B2020	Exterior Windows	\$0.91	S.F.	1,070	30	1980	2010		0.00 %	109.96 %	-7		\$1,071.00	\$974
B2030	Exterior Doors	\$6.47	S.F.	1,070	30	1980	2010		0.00 %	110.00 %	-7		\$7,615.00	\$6,923
B3010140	Asphalt Shingles	\$4.32	S.F.	1,070	20	1980	2000		0.00 %	146.02 %	-17		\$6,749.00	\$4,622
C1010	Partitions	\$10.34	S.F.	1,070	75	1980	2055		50.67 %	0.00 %	38			\$11,064
C1030	Fittings	\$8.47	S.F.	1,070	20	1980	2000		0.00 %	110.00 %	-17		\$9,969.00	\$9,063
C3010	Wall Finishes	\$7.46	S.F.	1,070	10	1980	1990		0.00 %	110.00 %	-27		\$8,780.00	\$7,982
C3030	Ceiling Finishes	\$9.53	S.F.	1,070	25	1980	2005		0.00 %	110.00 %	-12		\$11,217.00	\$10,197
D2010	Plumbing Fixtures	\$9.98	S.F.	1,070	30	1980	2010		0.00 %	109.99 %	-7		\$11,746.00	\$10,679
D2020	Domestic Water Distribution	\$0.84	S.F.	1,070	30	1980	2010		0.00 %	110.01 %	-7		\$989.00	\$899
D2030	Sanitary Waste	\$5.94	S.F.	1,070	30	1980	2010		0.00 %	109.99 %	-7		\$6,991.00	\$6,356
D3040	Distribution Systems	\$5.35	S.F.	1,070	30	1980	2010		0.00 %	109.99 %	-7		\$6,297.00	\$5,725
D5010	Electrical Service/Distribution	\$1.47	S.F.	1,070	40	1980	2020		7.50 %	0.00 %	3			\$1,573
D5020	Branch Wiring	\$2.55	S.F.	1,070	30	1980	2010		0.00 %	109.97 %	-7		\$3,001.00	\$2,729
D5020	Lighting	\$3.58	S.F.	1,070	30	1980	2010		0.00 %	110.00 %	-7		\$4,214.00	\$3,831
E2010	Fixed Furnishings	\$5.08	S.F.	1,070	20	1980	2000		0.00 %	109.99 %	-17		\$5,979.00	\$5,436
Total									24.45 %	65.57 %			\$84,618.00	\$129,056

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



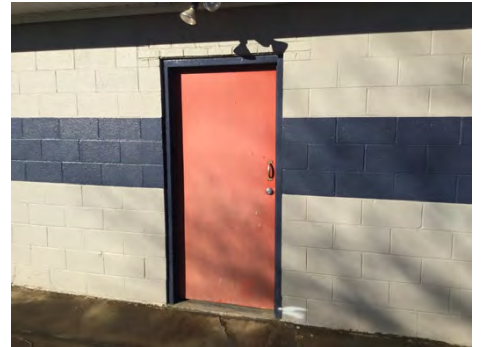
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

Campus Assessment Report - 1980 Concession/RR Bldg

System: B3010140 - Asphalt Shingles



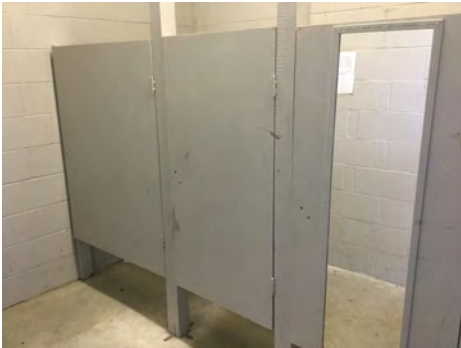
Note:

System: C1010 - Partitions



Note:

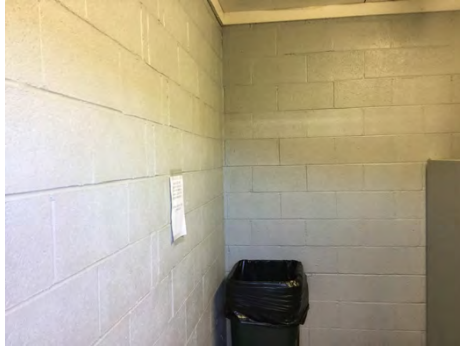
System: C1030 - Fittings



Note:

Campus Assessment Report - 1980 Concession/RR Bldg

System: C3010 - Wall Finishes



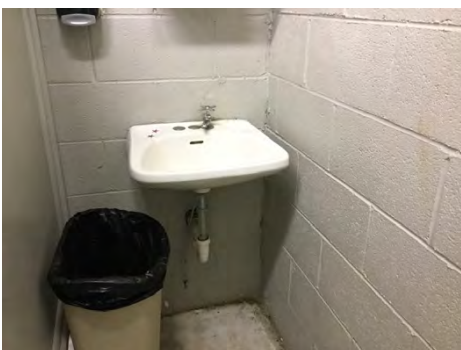
Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

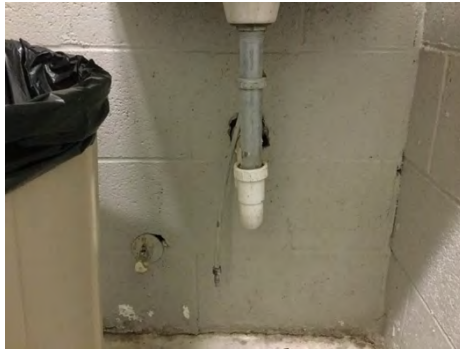
Campus Assessment Report - 1980 Concession/RR Bldg

System: D2020 - Domestic Water Distribution



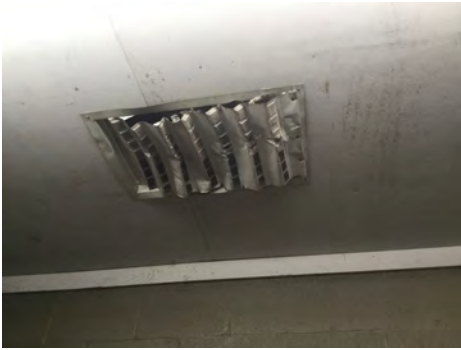
Note:

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



Note:

Campus Assessment Report - 1980 Concession/RR Bldg

System: D5010 - Electrical Service/Distribution



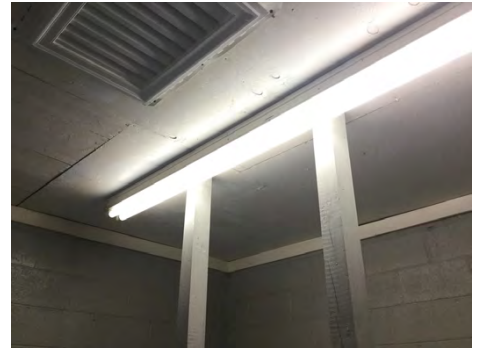
Note:

System: D5020 - Branch Wiring



Note:

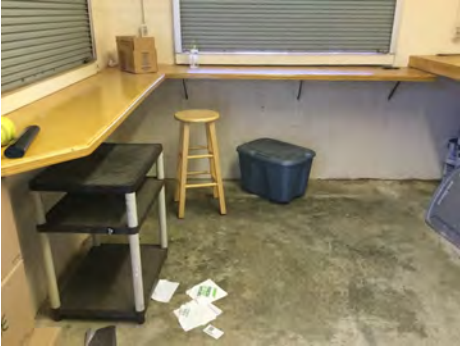
System: D5020 - Lighting



Note:

Campus Assessment Report - 1980 Concession/RR Bldg

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:	\$84,618	\$0	\$0	\$1,890	\$0	\$0	\$0	\$0	\$0	\$0	\$11,800	\$98,308
* 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	\$1,071	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,071
B2030 - Exterior Doors	\$7,615	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,615
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	\$6,749	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,749
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	\$9,969	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,969
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$8,780	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,800	\$20,580
C3030 - Ceiling Finishes	\$11,217	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,217
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	\$11,746	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,746
D2020 - Domestic Water Distribution	\$989	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$989

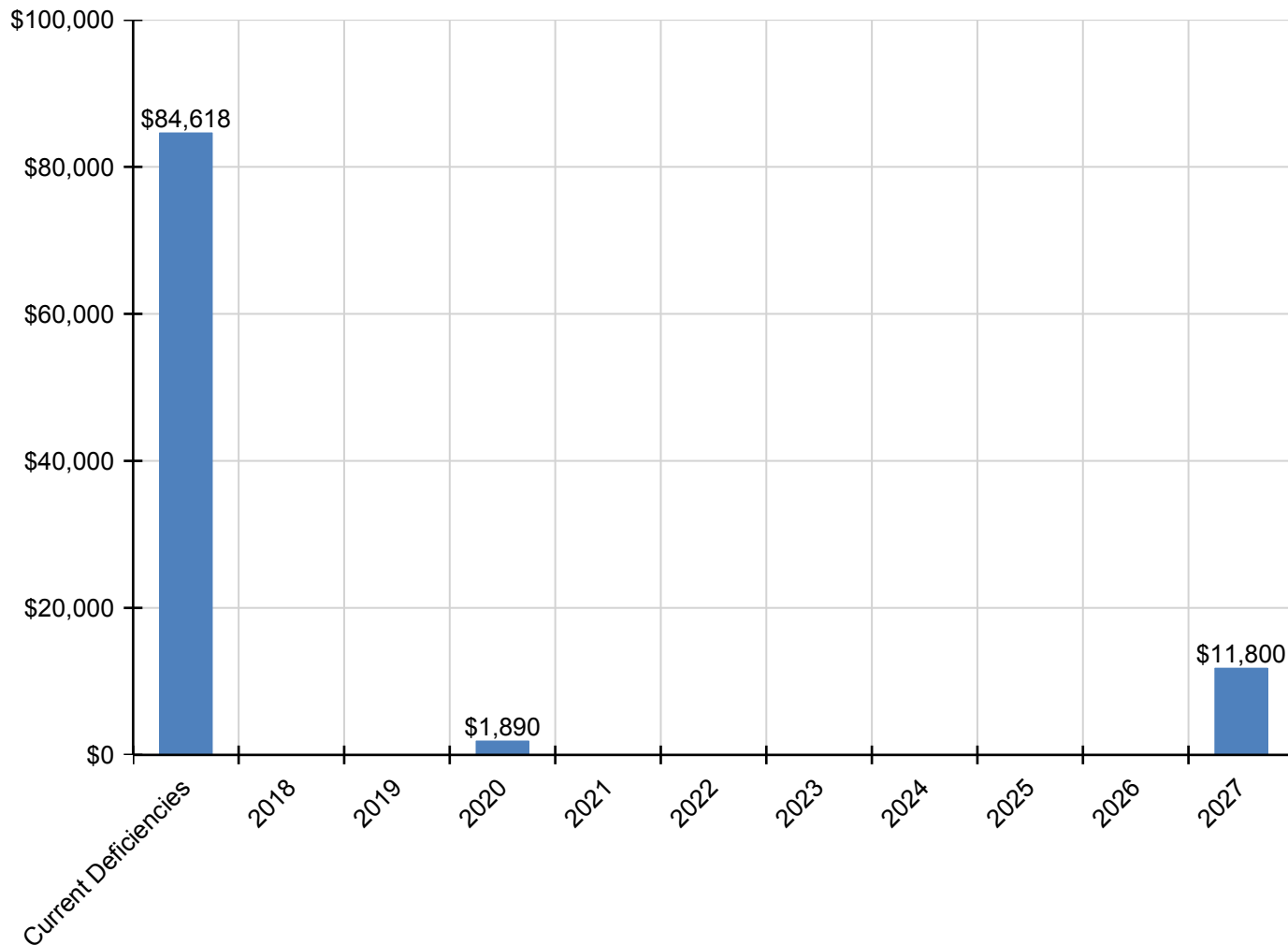
Campus Assessment Report - 1980 Concession/RR Bldg

D2030 - Sanitary Waste	\$6,991	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,991
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$6,297	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,297
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$1,890	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,890
D5020 - Branch Wiring	\$3,001	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,001
D5020 - Lighting	\$4,214	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,214
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	\$5,979	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,979

* Indicates non-renewable system

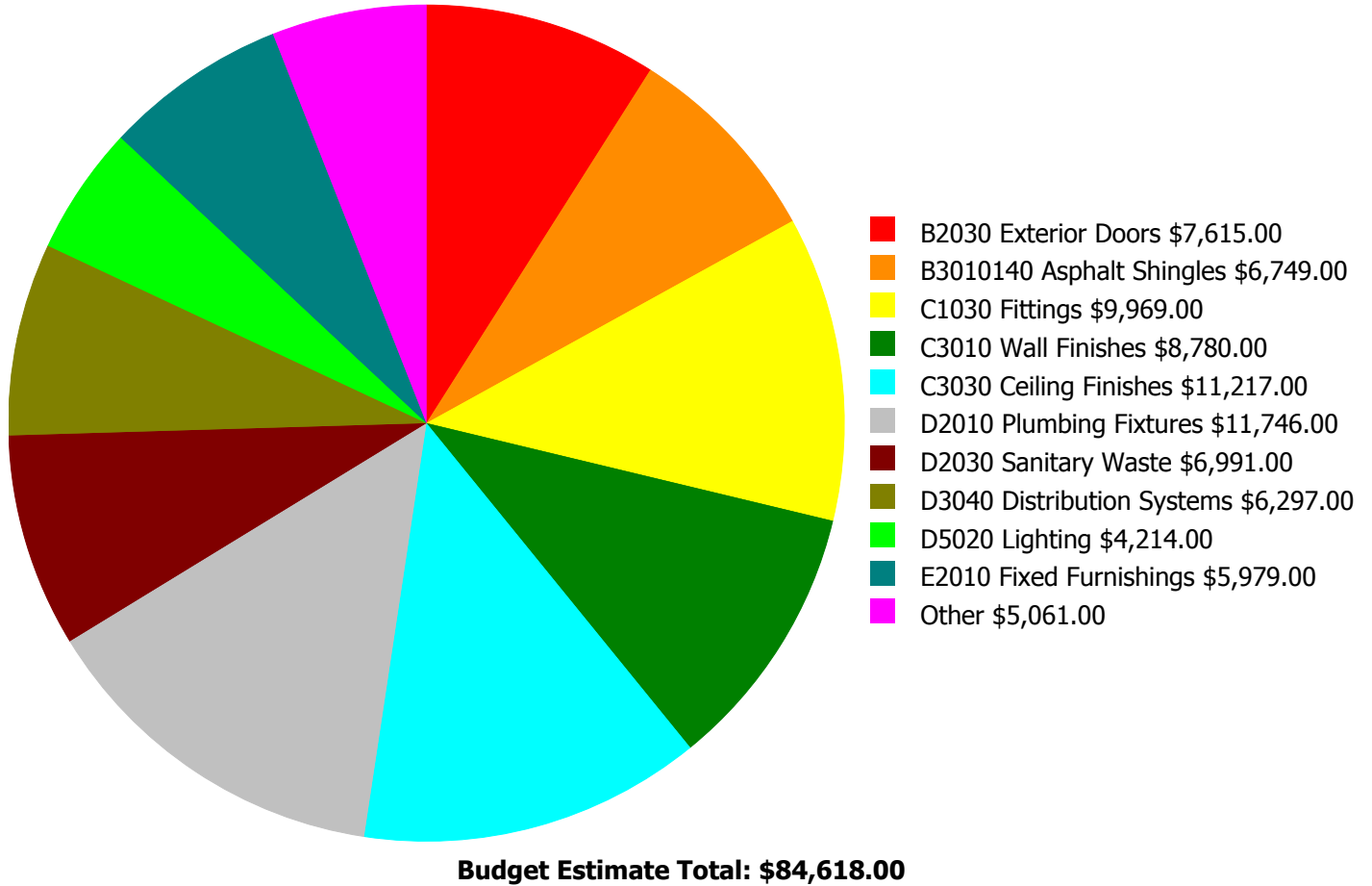
Forecasted Capital Renewal Requirement

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



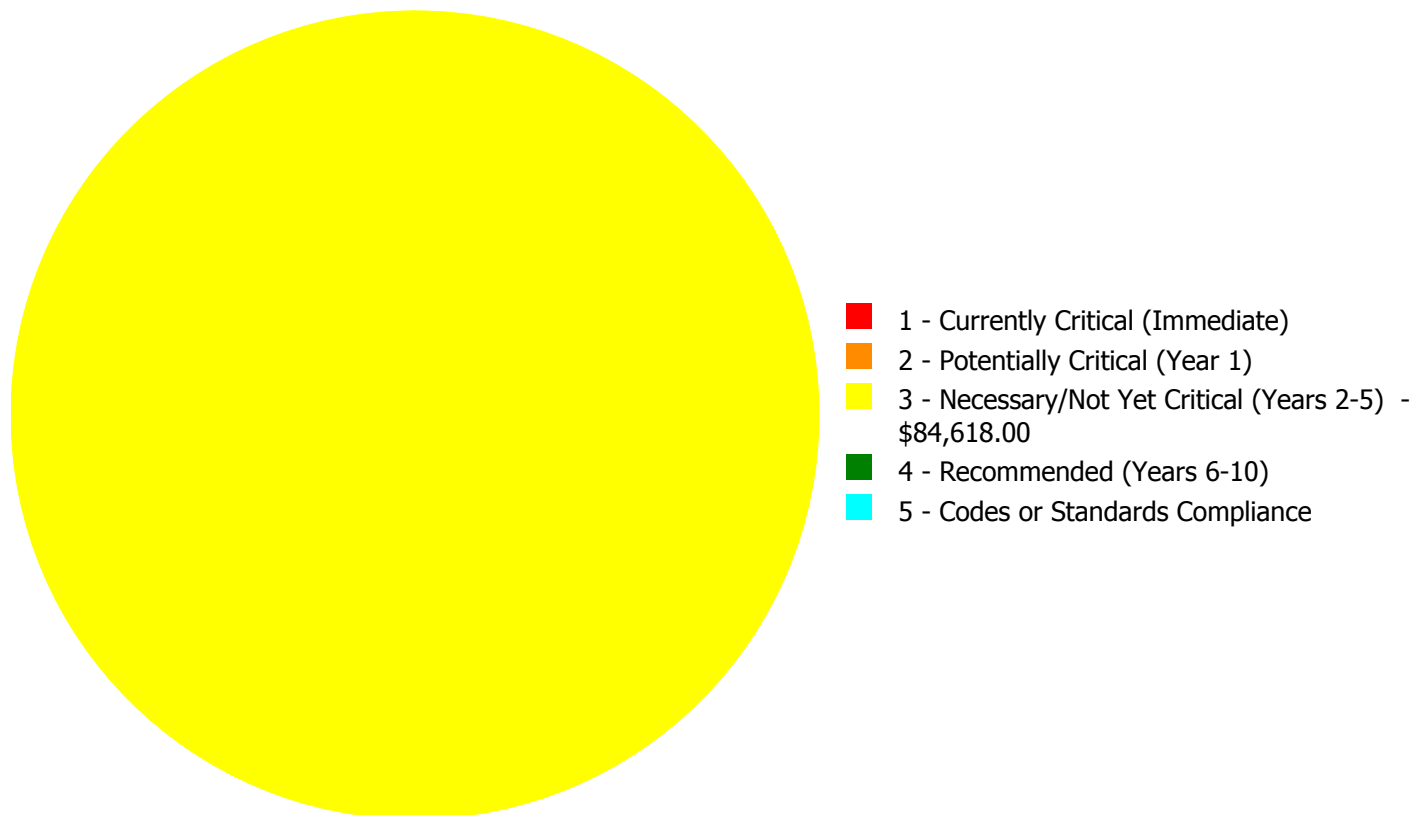
Deficiency Summary by System

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: \$84,618.00

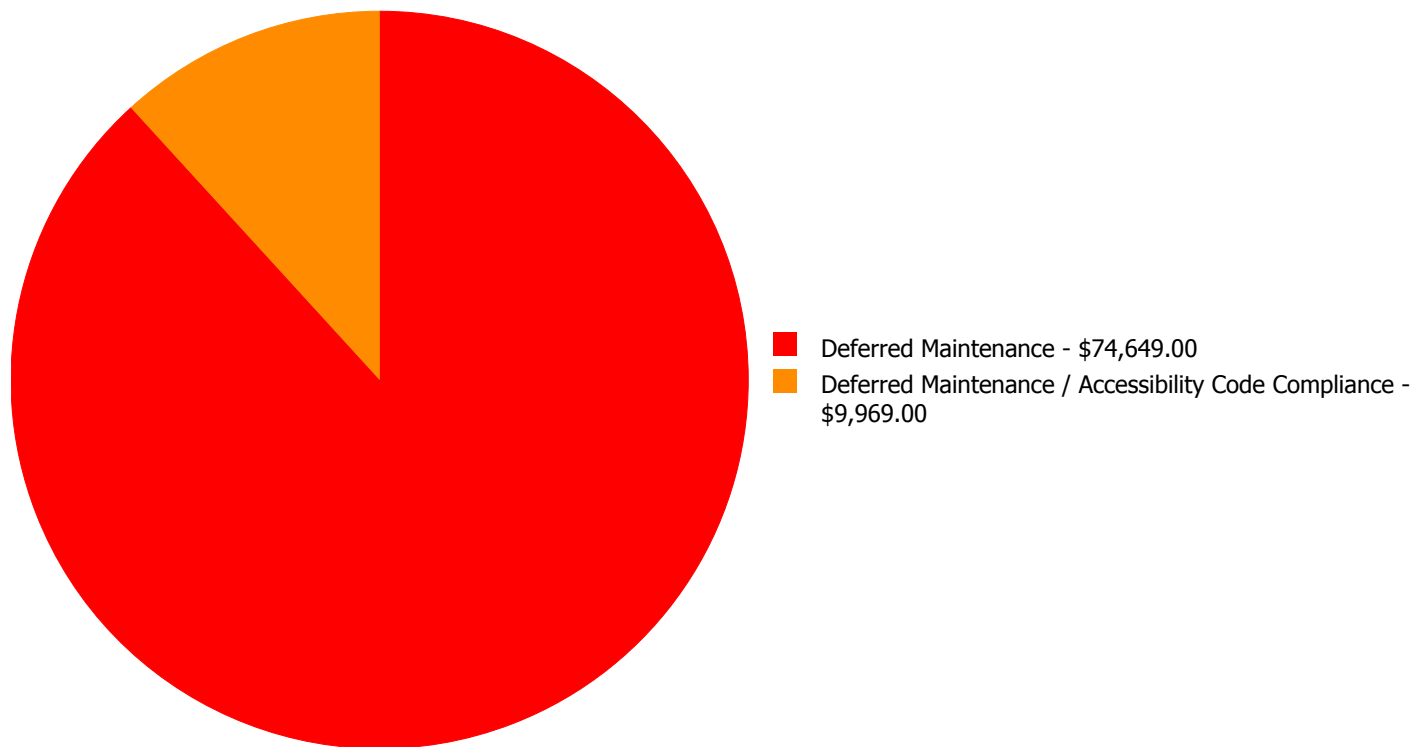
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2020	Exterior Windows	\$0.00	\$0.00	\$1,071.00	\$0.00	\$0.00	\$1,071.00
B2030	Exterior Doors	\$0.00	\$0.00	\$7,615.00	\$0.00	\$0.00	\$7,615.00
B3010140	Asphalt Shingles	\$0.00	\$0.00	\$6,749.00	\$0.00	\$0.00	\$6,749.00
C1030	Fittings	\$0.00	\$0.00	\$9,969.00	\$0.00	\$0.00	\$9,969.00
C3010	Wall Finishes	\$0.00	\$0.00	\$8,780.00	\$0.00	\$0.00	\$8,780.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$11,217.00	\$0.00	\$0.00	\$11,217.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$11,746.00	\$0.00	\$0.00	\$11,746.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$989.00	\$0.00	\$0.00	\$989.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$6,991.00	\$0.00	\$0.00	\$6,991.00
D3040	Distribution Systems	\$0.00	\$0.00	\$6,297.00	\$0.00	\$0.00	\$6,297.00
D5020	Branch Wiring	\$0.00	\$0.00	\$3,001.00	\$0.00	\$0.00	\$3,001.00
D5020	Lighting	\$0.00	\$0.00	\$4,214.00	\$0.00	\$0.00	\$4,214.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$5,979.00	\$0.00	\$0.00	\$5,979.00
	Total:	\$0.00	\$0.00	\$84,618.00	\$0.00	\$0.00	\$84,618.00

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: \$84,618.00

Deficiency Details by Priority

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

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

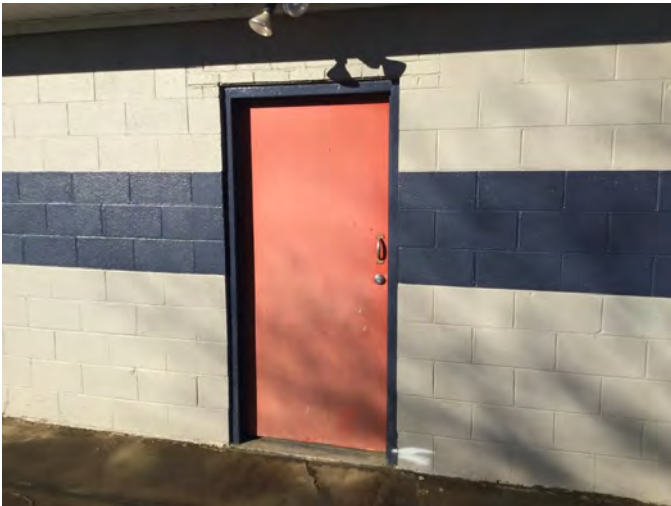
System: B2020 - Exterior Windows



Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,070.00
Unit of Measure: S.F.
Estimate: \$1,071.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

Notes: The exterior windows are aged, and should be replaced.

System: B2030 - Exterior Doors



Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,070.00
Unit of Measure: S.F.
Estimate: \$7,615.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

System: B3010140 - Asphalt Shingles



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,070.00
Unit of Measure: S.F.
Estimate: \$6,749.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

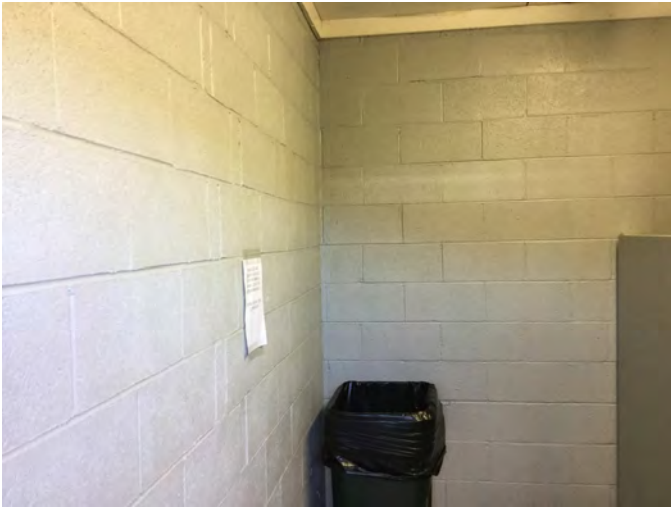
System: C1030 - Fittings



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,070.00
Unit of Measure: S.F.
Estimate: \$9,969.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

System: C3010 - Wall Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,070.00
Unit of Measure: S.F.
Estimate: \$8,780.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

System: C3030 - Ceiling Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,070.00
Unit of Measure: S.F.
Estimate: \$11,217.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

System: D2010 - Plumbing Fixtures



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,070.00
Unit of Measure: S.F.
Estimate: \$11,746.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

System: D2020 - Domestic Water Distribution



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,070.00
Unit of Measure: S.F.
Estimate: \$989.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

System: D2030 - Sanitary Waste



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,070.00
Unit of Measure: S.F.
Estimate: \$6,991.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

System: D3040 - Distribution Systems



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,070.00
Unit of Measure: S.F.
Estimate: \$6,297.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

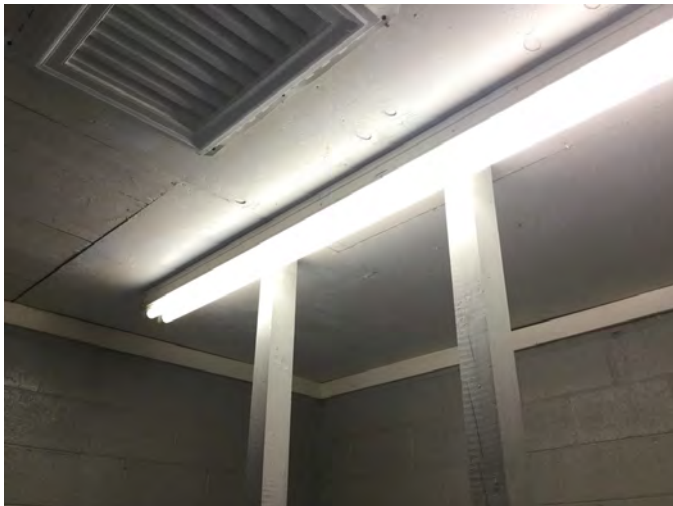
System: D5020 - Branch Wiring



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,070.00
Unit of Measure: S.F.
Estimate: \$3,001.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

System: D5020 - Lighting



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,070.00
Unit of Measure: S.F.
Estimate: \$4,214.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

System: E2010 - Fixed Furnishings



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,070.00
Unit of Measure: S.F.
Estimate: \$5,979.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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):	72,876
Year Built:	1980
Last Renovation:	
Replacement Value:	\$13,762,631
Repair Cost:	\$8,093,318.00
Total FCI:	58.81 %
Total RSLI:	21.05 %
FCA Score:	41.19



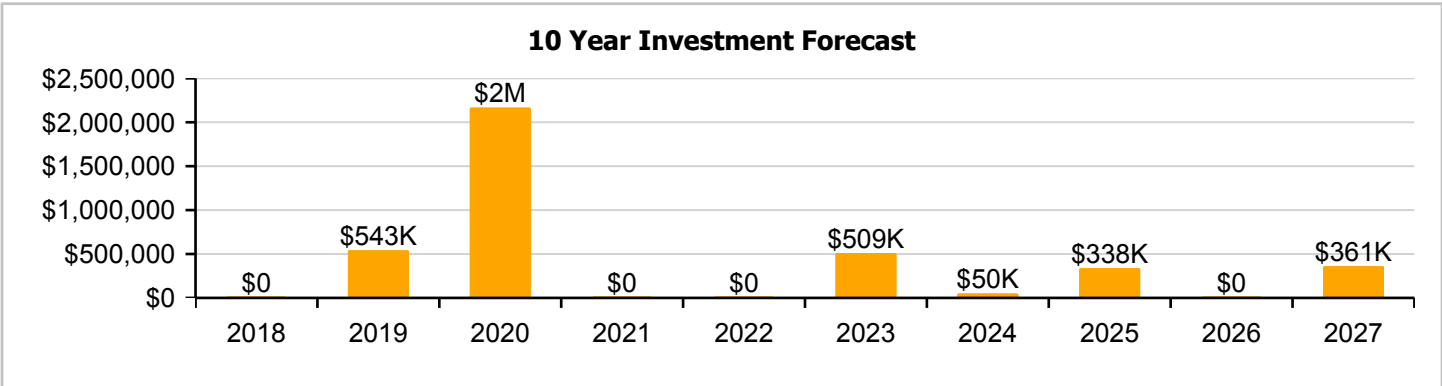
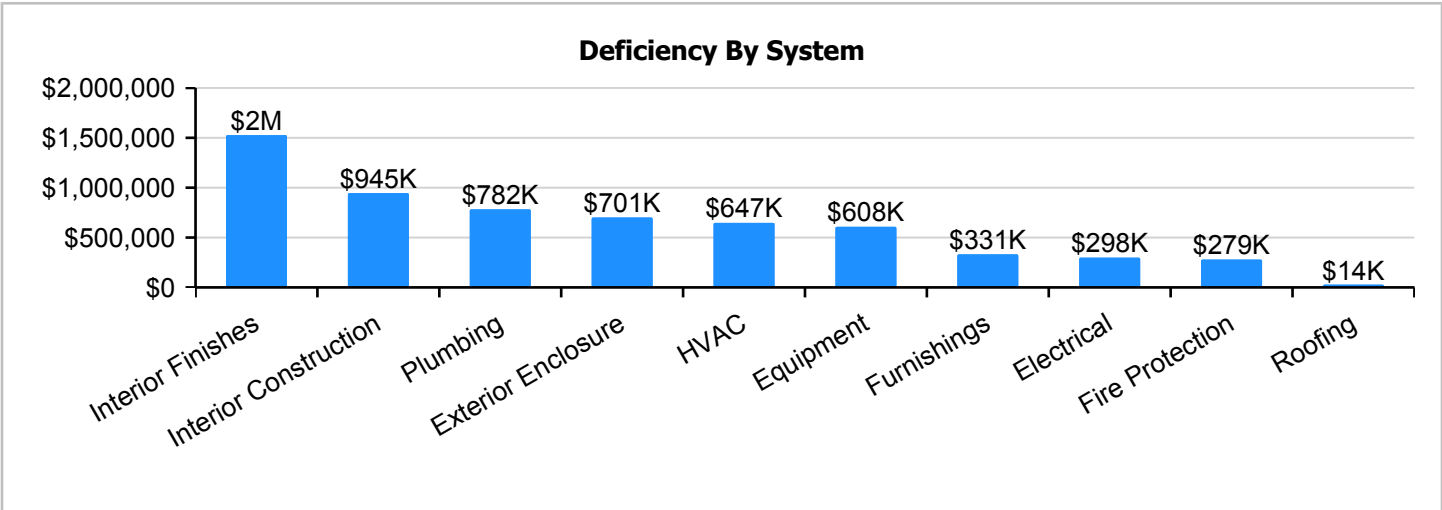
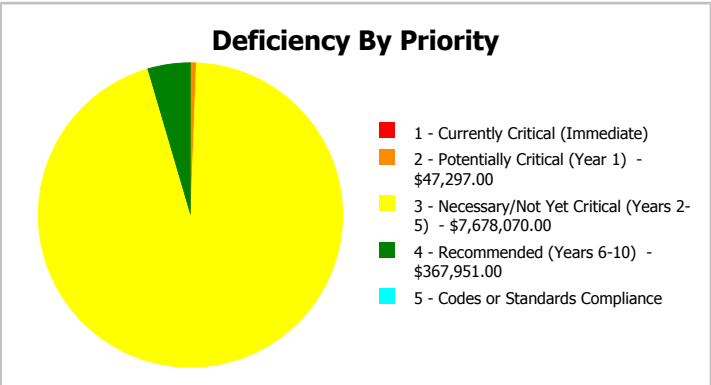
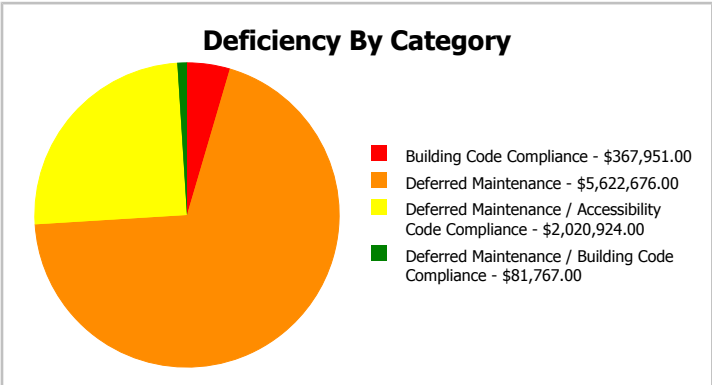
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	ES -Elementary School	Gross Area:	72,876
Year Built:	1980	Last Renovation:	
Repair Cost:	\$8,093,318	Replacement Value:	\$13,762,631
FCI:	58.81 %	RSLI%:	21.05 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	63.00 %	0.00 %	\$0.00
B10 - Superstructure	63.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	27.64 %	61.74 %	\$925,088.00
B30 - Roofing	67.67 %	3.66 %	\$19,239.00
C10 - Interior Construction	14.21 %	79.15 %	\$1,248,147.00
C30 - Interior Finishes	0.00 %	110.00 %	\$2,014,511.00
D20 - Plumbing	0.00 %	110.00 %	\$1,032,508.00
D30 - HVAC	15.99 %	31.59 %	\$853,742.00
D40 - Fire Protection	0.00 %	110.00 %	\$367,951.00
D50 - Electrical	37.38 %	17.88 %	\$393,603.00
E10 - Equipment	0.00 %	110.00 %	\$801,637.00
E20 - Furnishings	0.00 %	110.00 %	\$436,892.00
Totals:	21.05 %	58.81 %	\$8,093,318.00

Photo Album

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

1). East Elevation - Feb 10, 2017



2). North Elevation - Feb 10, 2017



3). West Elevation - Feb 10, 2017



4). Southwest Elevation - Feb 10, 2017



5). Southwest Elevation - Feb 10, 2017



Condition Detail

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

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

System Listing

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

Campus Assessment Report - 1980 Main Building

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$1.52	S.F.	72,876	100	1980	2080		63.00 %	0.00 %	63			\$110,772
A1030	Slab on Grade	\$4.40	S.F.	72,876	100	1980	2080		63.00 %	0.00 %	63			\$320,654
B1020	Roof Construction	\$8.18	S.F.	72,876	100	1980	2080		63.00 %	0.00 %	63			\$596,126
B2010	Exterior Walls	\$9.02	S.F.	72,876	100	1980	2080		63.00 %	0.00 %	63			\$657,342
B2020	Exterior Windows	\$10.52	S.F.	72,876	30	1980	2010		0.00 %	110.00 %	-7		\$843,321.00	\$766,656
B2030	Exterior Doors	\$1.02	S.F.	72,876	30	1980	2010		0.00 %	110.00 %	-7		\$81,767.00	\$74,334
B3010120	Single Ply Membrane	\$6.98	S.F.	72,876	20	2011	2031		70.00 %	0.00 %	14			\$508,674
B3020	Roof Openings	\$0.24	S.F.	72,876	25	1980	2005		0.00 %	110.00 %	-12		\$19,239.00	\$17,490
C1010	Partitions	\$6.07	S.F.	72,876	75	1980	2055		50.67 %	0.00 %	38			\$442,357
C1020	Interior Doors	\$2.46	S.F.	72,876	30	1980	2010		0.00 %	110.00 %	-7		\$197,202.00	\$179,275
C1030	Fittings	\$13.11	S.F.	72,876	20	1980	2000		0.00 %	110.00 %	-17		\$1,050,945.00	\$955,404
C3010	Wall Finishes	\$3.35	S.F.	72,876	10	1997	2007		0.00 %	110.00 %	-10		\$268,548.00	\$244,135
C3020	Floor Finishes	\$10.41	S.F.	72,876	20	1990	2010		0.00 %	110.00 %	-7		\$834,503.00	\$758,639
C3030	Ceiling Finishes	\$11.37	S.F.	72,876	25	1980	2005		0.00 %	110.00 %	-12		\$911,460.00	\$828,600
D2010	Plumbing Fixtures	\$9.64	S.F.	72,876	30	1980	2010		0.00 %	110.00 %	-7		\$772,777.00	\$702,525
D2020	Domestic Water Distribution	\$1.03	S.F.	72,876	30	1980	2010		0.00 %	110.00 %	-7		\$82,569.00	\$75,062
D2030	Sanitary Waste	\$1.62	S.F.	72,876	30	1980	2010		0.00 %	110.00 %	-7		\$129,865.00	\$118,059
D2040	Rain Water Drainage	\$0.59	S.F.	72,876	30	1980	2010		0.00 %	110.00 %	-7		\$47,297.00	\$42,997
D3040	Distribution Systems	\$10.65	S.F.	72,876	30	1980	2010		0.00 %	110.00 %	-7		\$853,742.00	\$776,129
D3050	Terminal & Package Units	\$22.65	S.F.	72,876	15	2005	2020		20.00 %	0.00 %	3			\$1,650,641
D3060	Controls & Instrumentation	\$3.33	S.F.	72,876	20	2005	2025		40.00 %	0.00 %	8			\$242,677
D3090	Other HVAC Systems/Equip	\$0.45	S.F.	72,876	20	1980	2000	2020	15.00 %	0.00 %	3			\$32,794
D4010	Sprinklers	\$3.92	S.F.	72,876	30			2016	0.00 %	110.00 %	-1		\$314,241.00	\$285,674
D4020	Standpipes	\$0.67	S.F.	72,876	30			2016	0.00 %	110.00 %	-1		\$53,710.00	\$48,827
D5010	Electrical Service/Distribution	\$1.64	S.F.	72,876	40	1980	2020		7.50 %	0.00 %	3			\$119,517
D5020	Branch Wiring	\$4.91	S.F.	72,876	30	1980	2010		0.00 %	110.00 %	-7		\$393,603.00	\$357,821
D5020	Lighting	\$11.44	S.F.	72,876	30	2008	2038		70.00 %	0.00 %	21			\$833,701
D5030810	Security & Detection Systems	\$2.27	S.F.	72,876	15	2004	2019		13.33 %	0.00 %	2			\$165,429
D5030910	Fire Alarm Systems	\$4.11	S.F.	72,876	15	2004	2019		13.33 %	0.00 %	2			\$299,520
D5030920	Data Communication	\$5.32	S.F.	72,876	15	2008	2023		40.00 %	0.00 %	6			\$387,700
D5090	Other Electrical Systems	\$0.51	S.F.	72,876	20	2004	2024		35.00 %	0.00 %	7			\$37,167
E1010	Commercial Equipment	\$0.45	S.F.	72,876	20	1980	2000		0.00 %	110.00 %	-17		\$36,074.00	\$32,794
E1020	Institutional Equipment	\$2.73	S.F.	72,876	20	1980	2000		0.00 %	110.00 %	-17		\$218,847.00	\$198,951
E1090	Other Equipment	\$6.82	S.F.	72,876	20	1980	2000		0.00 %	110.00 %	-17		\$546,716.00	\$497,014
E2010	Fixed Furnishings	\$5.45	S.F.	72,876	20	1980	2000		0.00 %	110.00 %	-17		\$436,892.00	\$397,174
Total									21.05 %	58.81 %			\$8,093,318.00	\$13,762,631

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:

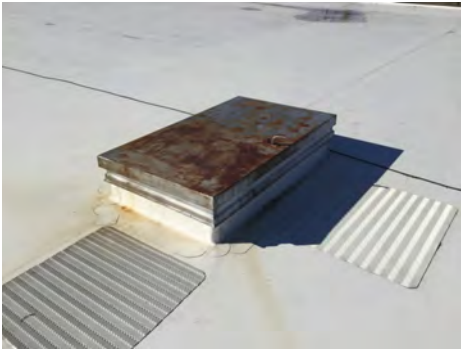
Campus Assessment Report - 1980 Main Building

System: B3010120 - Single Ply Membrane



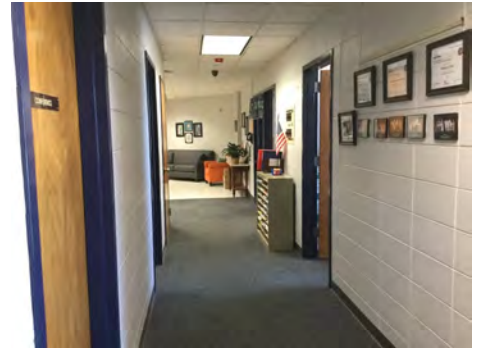
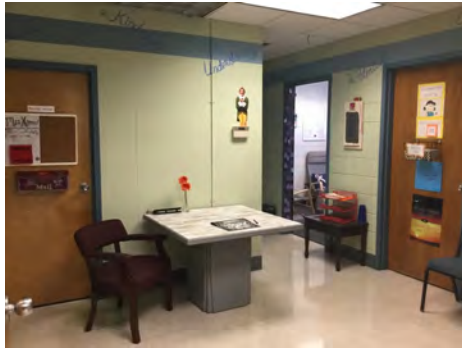
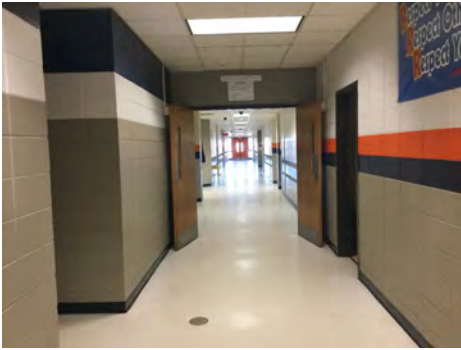
Note:

System: B3020 - Roof Openings



Note:

System: C1010 - Partitions



Note:

Campus Assessment Report - 1980 Main Building

System: C1020 - Interior Doors



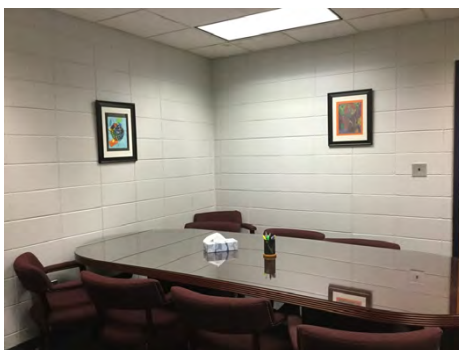
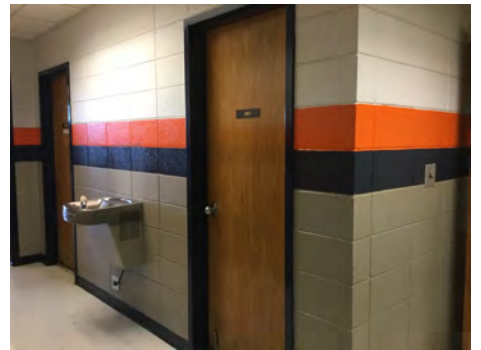
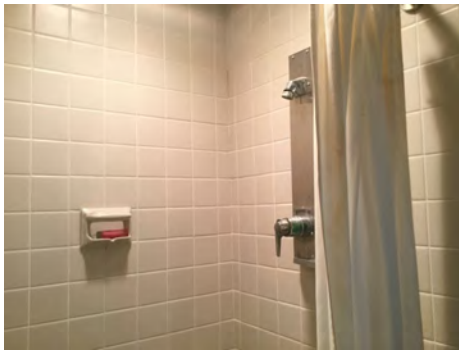
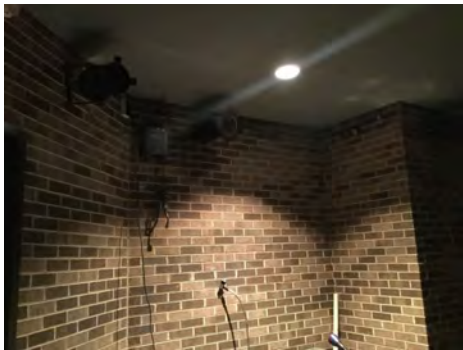
Note:

System: C1030 - Fittings



Note:

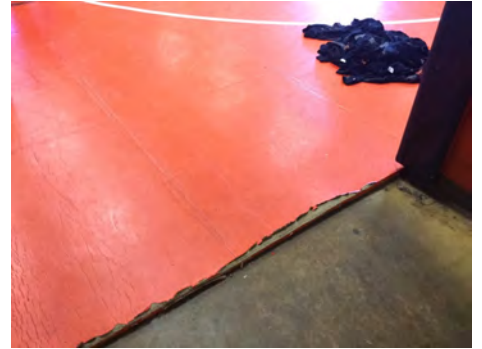
System: C3010 - Wall Finishes



Note:

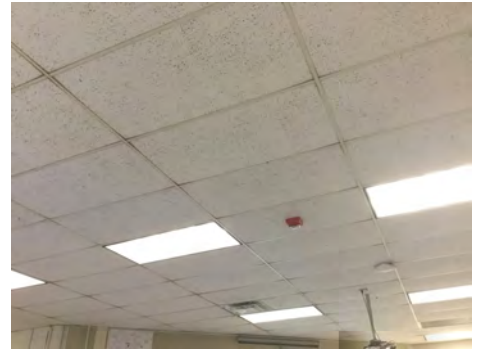
Campus Assessment Report - 1980 Main Building

System: C3020 - Floor Finishes



Note:

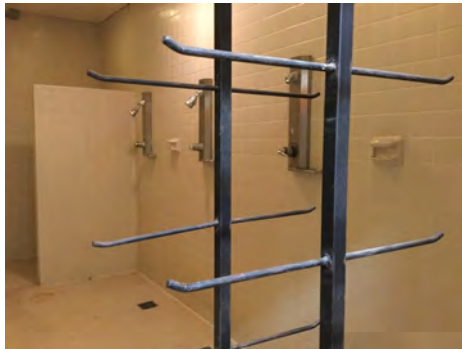
System: C3030 - Ceiling Finishes



Note:

Campus Assessment Report - 1980 Main Building

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

Campus Assessment Report - 1980 Main Building

System: D2040 - Rain Water Drainage



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

Campus Assessment Report - 1980 Main Building

System: D3060 - Controls & Instrumentation



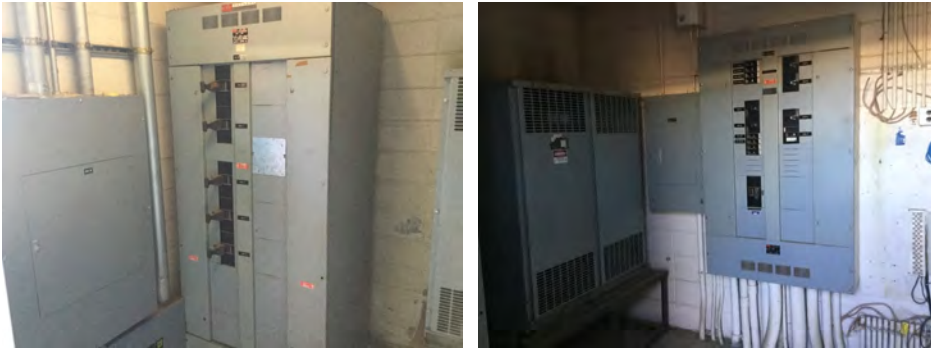
Note:

System: D3090 - Other HVAC Systems/Equip



Note: No longer in use.

System: D5010 - Electrical Service/Distribution



Note:

Campus Assessment Report - 1980 Main Building

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

Campus Assessment Report - 1980 Main Building

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

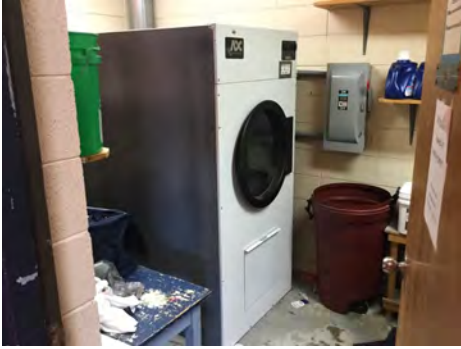
System: D5090 - Other Electrical Systems



Note:

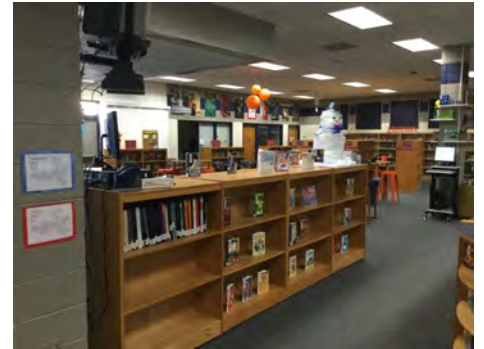
Campus Assessment Report - 1980 Main Building

System: E1010 - Commercial Equipment



Note:

System: E1020 - Institutional Equipment



Note:

Campus Assessment Report - 1980 Main Building

System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$8,093,318	\$0	\$542,590	\$2,167,149	\$0	\$0	\$509,227	\$50,281	\$338,158	\$0	\$360,906	\$12,061,629
* 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	\$843,321	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$843,321
B2030 - Exterior Doors	\$81,767	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$81,767
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
B3020 - Roof Openings	\$19,239	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,239
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	\$197,202	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$197,202
C1030 - Fittings	\$1,050,945	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,050,945
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$268,548	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$360,906	\$629,454
C3020 - Floor Finishes	\$834,503	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$834,503
C3030 - Ceiling Finishes	\$911,460	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$911,460
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

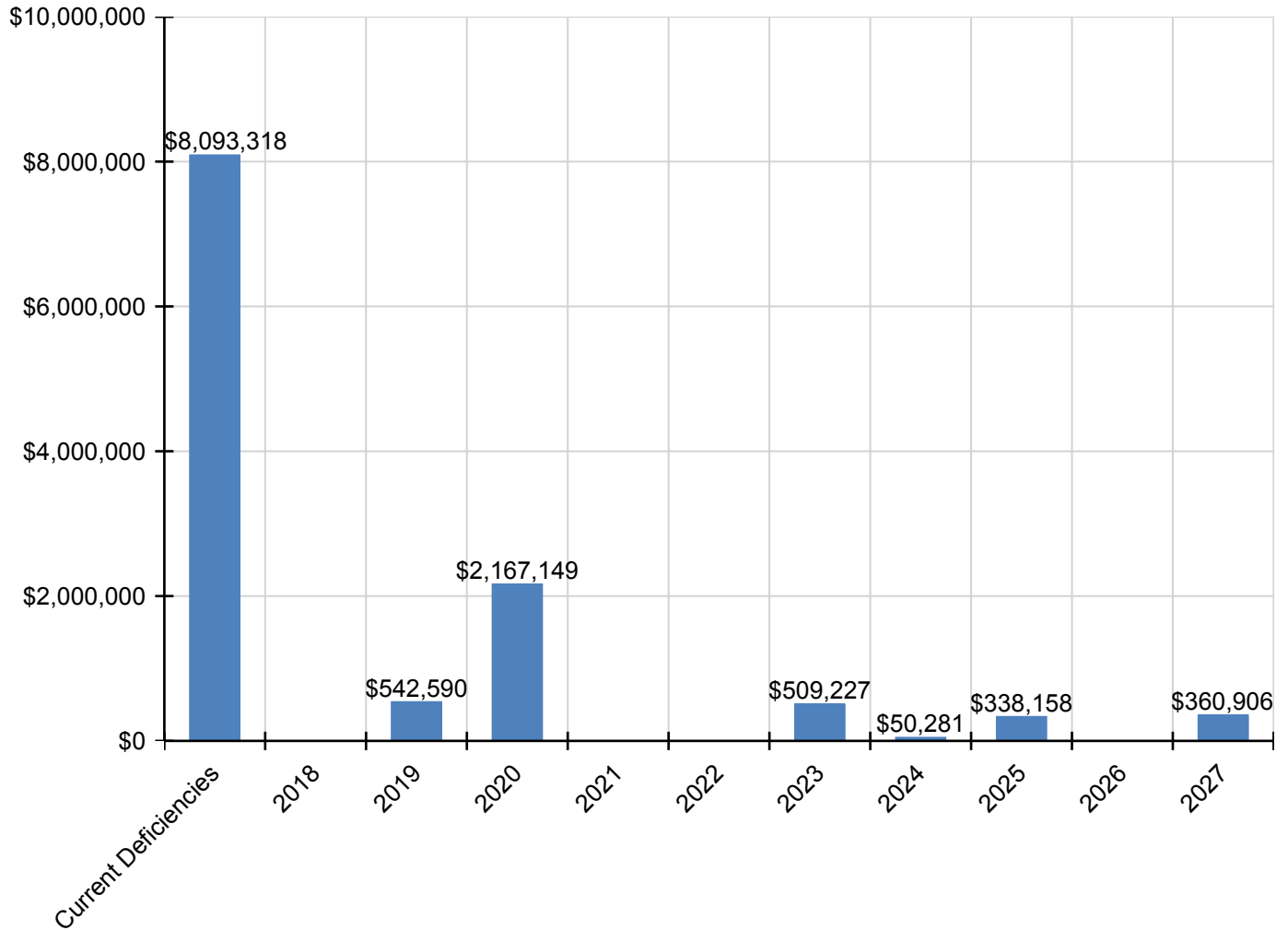
Campus Assessment Report - 1980 Main Building

D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$772,777	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$772,777
D2020 - Domestic Water Distribution	\$82,569	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$82,569
D2030 - Sanitary Waste	\$129,865	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$129,865
D2040 - Rain Water Drainage	\$47,297	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,297
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$853,742	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$853,742
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$1,984,071	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,984,071
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$338,158	\$0	\$0	\$0	\$338,158
D3090 - Other HVAC Systems/Equip	\$0	\$0	\$0	\$39,419	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,419
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$314,241	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$314,241
D4020 - Standpipes	\$53,710	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$53,710
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$143,659	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$143,659
D5020 - Branch Wiring	\$393,603	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$393,603
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	\$193,053	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$193,053
D5030910 - Fire Alarm Systems	\$0	\$0	\$349,537	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$349,537
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$509,227	\$0	\$0	\$0	\$0	\$0	\$509,227
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,281	\$0	\$0	\$0	\$0	\$50,281
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	\$36,074	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,074
E1020 - Institutional Equipment	\$218,847	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$218,847
E1090 - Other Equipment	\$546,716	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$546,716
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$436,892	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$436,892

* Indicates non-renewable system

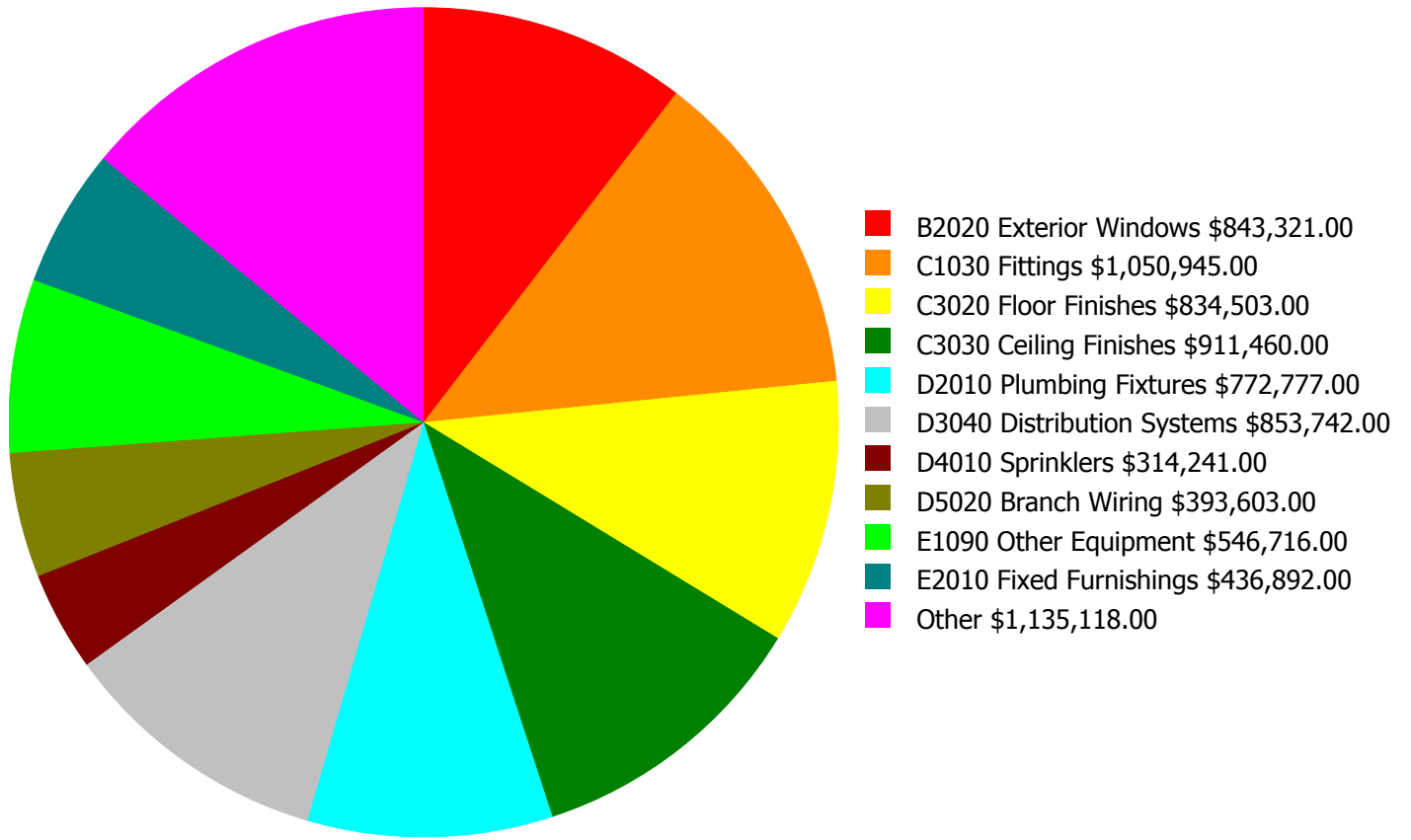
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

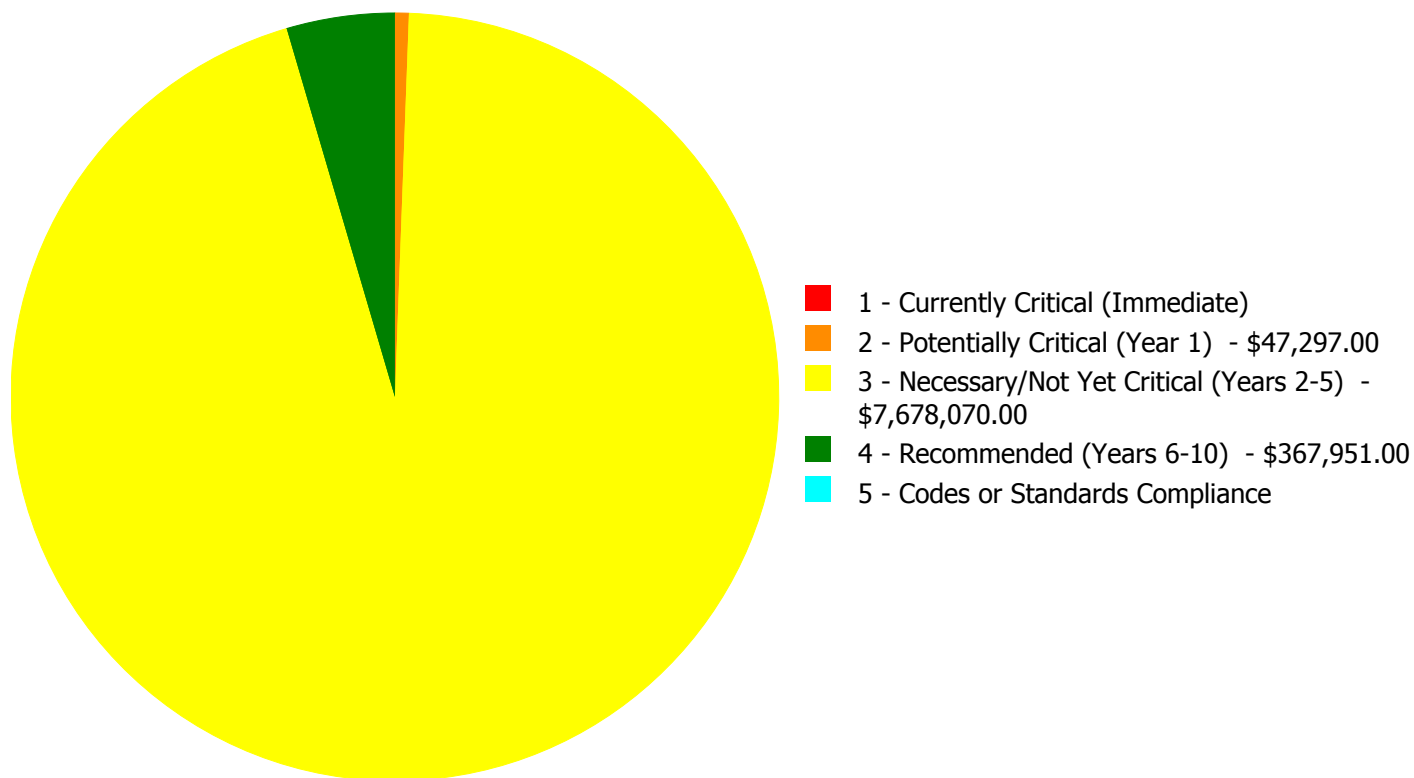
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$8,093,318.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$8,093,318.00

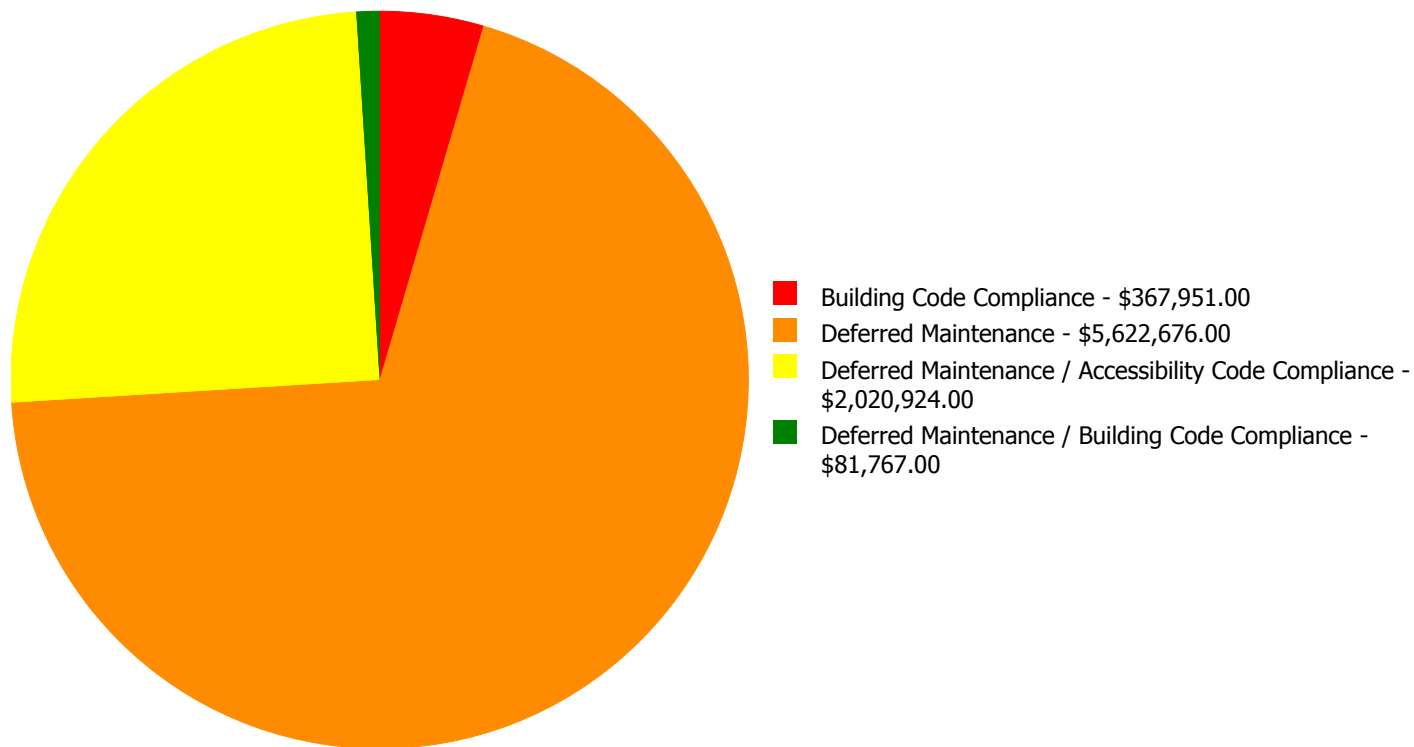
Deficiency By Priority Investment Table

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	\$843,321.00	\$0.00	\$0.00	\$843,321.00
B2030	Exterior Doors	\$0.00	\$0.00	\$81,767.00	\$0.00	\$0.00	\$81,767.00
B3020	Roof Openings	\$0.00	\$0.00	\$19,239.00	\$0.00	\$0.00	\$19,239.00
C1020	Interior Doors	\$0.00	\$0.00	\$197,202.00	\$0.00	\$0.00	\$197,202.00
C1030	Fittings	\$0.00	\$0.00	\$1,050,945.00	\$0.00	\$0.00	\$1,050,945.00
C3010	Wall Finishes	\$0.00	\$0.00	\$268,548.00	\$0.00	\$0.00	\$268,548.00
C3020	Floor Finishes	\$0.00	\$0.00	\$834,503.00	\$0.00	\$0.00	\$834,503.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$911,460.00	\$0.00	\$0.00	\$911,460.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$772,777.00	\$0.00	\$0.00	\$772,777.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$82,569.00	\$0.00	\$0.00	\$82,569.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$129,865.00	\$0.00	\$0.00	\$129,865.00
D2040	Rain Water Drainage	\$0.00	\$47,297.00	\$0.00	\$0.00	\$0.00	\$47,297.00
D3040	Distribution Systems	\$0.00	\$0.00	\$853,742.00	\$0.00	\$0.00	\$853,742.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$314,241.00	\$0.00	\$314,241.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$53,710.00	\$0.00	\$53,710.00
D5020	Branch Wiring	\$0.00	\$0.00	\$393,603.00	\$0.00	\$0.00	\$393,603.00
E1010	Commercial Equipment	\$0.00	\$0.00	\$36,074.00	\$0.00	\$0.00	\$36,074.00
E1020	Institutional Equipment	\$0.00	\$0.00	\$218,847.00	\$0.00	\$0.00	\$218,847.00
E1090	Other Equipment	\$0.00	\$0.00	\$546,716.00	\$0.00	\$0.00	\$546,716.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$436,892.00	\$0.00	\$0.00	\$436,892.00
	Total:	\$0.00	\$47,297.00	\$7,678,070.00	\$367,951.00	\$0.00	\$8,093,318.00

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: \$8,093,318.00

Deficiency Details by Priority

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

Priority 2 - Potentially Critical (Year 1):

System: D2040 - Rain Water Drainage



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 72,876.00
Unit of Measure: S.F.
Estimate: \$47,297.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

Notes: The rain water drainage system is in poor conditions, some roof drains are filled with tar and never replaced. It was observed one of the Roof Drains was covered with the recently new Roof Covering. The System is aged and should be replaced.

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

System: B2020 - Exterior Windows



Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 72,876.00
Unit of Measure: S.F.
Estimate: \$843,321.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

System: B2030 - Exterior Doors



Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance / Building Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 72,876.00
Unit of Measure: S.F.
Estimate: \$81,767.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

Notes: The exterior doors are aged, rusted and should be replaced. Including the electrical room exit door doesn't comply with current Building Codes.

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: 72,876.00
Unit of Measure: S.F.
Estimate: \$19,239.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

Notes: Roof hatch does not comply with OSHA standards; roof opening protection and proper extension of fixed ladder to platform is not provided.

System: C1020 - Interior Doors



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 72,876.00
Unit of Measure: S.F.
Estimate: \$197,202.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

System: C1030 - Fittings



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 72,876.00
Unit of Measure: S.F.
Estimate: \$1,050,945.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

Notes: The fittings throughout the building are aged, toilet partitions, handrails and room signage are not ADA compliant and should be replaced.

System: C3010 - Wall Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 72,876.00
Unit of Measure: S.F.
Estimate: \$268,548.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

System: C3020 - Floor Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 72,876.00
Unit of Measure: S.F.
Estimate: \$834,503.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

Notes: Some carpet and VCT have been replaced. However, the remaining original flooring is in poor conditions and should be replaced.

System: C3030 - Ceiling Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 72,876.00
Unit of Measure: S.F.
Estimate: \$911,460.00
Assessor Name: Eduardo Lopez
Date Created: 02/13/2017

Notes: The ceiling tiles have been replaced as needed. However the grid shows signs of aging and in poor conditions and should be replaced.

System: D2010 - Plumbing Fixtures



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 72,876.00
Unit of Measure: S.F.
Estimate: \$772,777.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

System: D2020 - Domestic Water Distribution



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 72,876.00
Unit of Measure: S.F.
Estimate: \$82,569.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

Notes: The domestic water heaters have been replaced recently. However the overall distribution system is original, aged and should be replaced.

System: D2030 - Sanitary Waste



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 72,876.00
Unit of Measure: S.F.
Estimate: \$129,865.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

System: D3040 - Distribution Systems



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 72,876.00
Unit of Measure: S.F.
Estimate: \$853,742.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

System: D5020 - Branch Wiring



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 72,876.00
Unit of Measure: S.F.
Estimate: \$393,603.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

System: E1010 - Commercial Equipment



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 72,876.00
Unit of Measure: S.F.
Estimate: \$36,074.00
Assessor Name: Eduardo Lopez
Date Created: 02/12/2017

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

System: E1020 - Institutional Equipment



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 72,876.00
Unit of Measure: S.F.
Estimate: \$218,847.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

System: E1090 - Other Equipment



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 72,876.00
Unit of Measure: S.F.
Estimate: \$546,716.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

System: E2010 - Fixed Furnishings



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 72,876.00
Unit of Measure: S.F.
Estimate: \$436,892.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 72,876.00
Unit of Measure: S.F.
Estimate: \$314,241.00
Assessor Name: Eduardo Lopez
Date Created: 02/12/2017

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 72,876.00
Unit of Measure: S.F.
Estimate: \$53,710.00
Assessor Name: Eduardo Lopez
Date Created: 02/12/2017

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	210
Year Built:	1980
Last Renovation:	
Replacement Value:	\$23,536
Repair Cost:	\$3,325.00
Total FCI:	14.13 %
Total RSLI:	49.48 %
FCA Score:	85.87



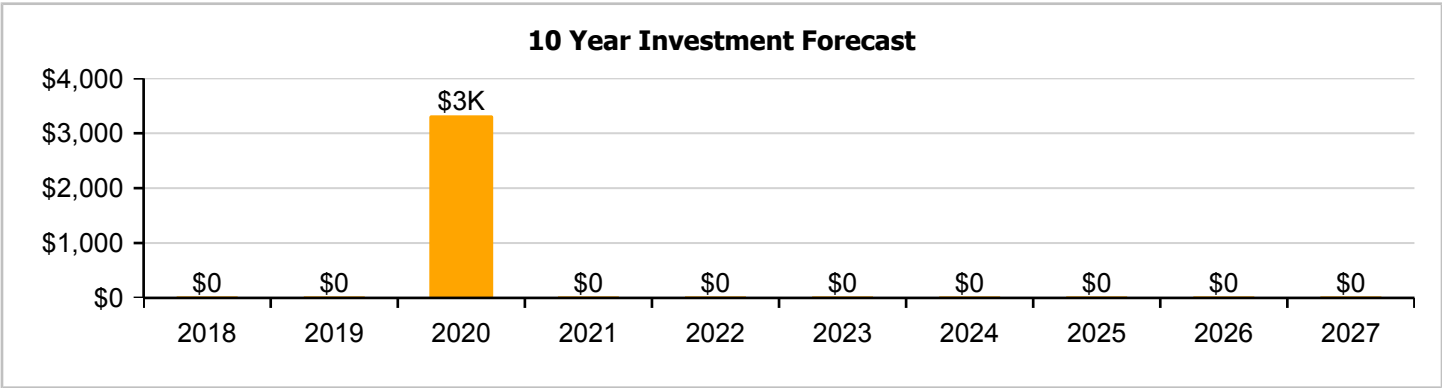
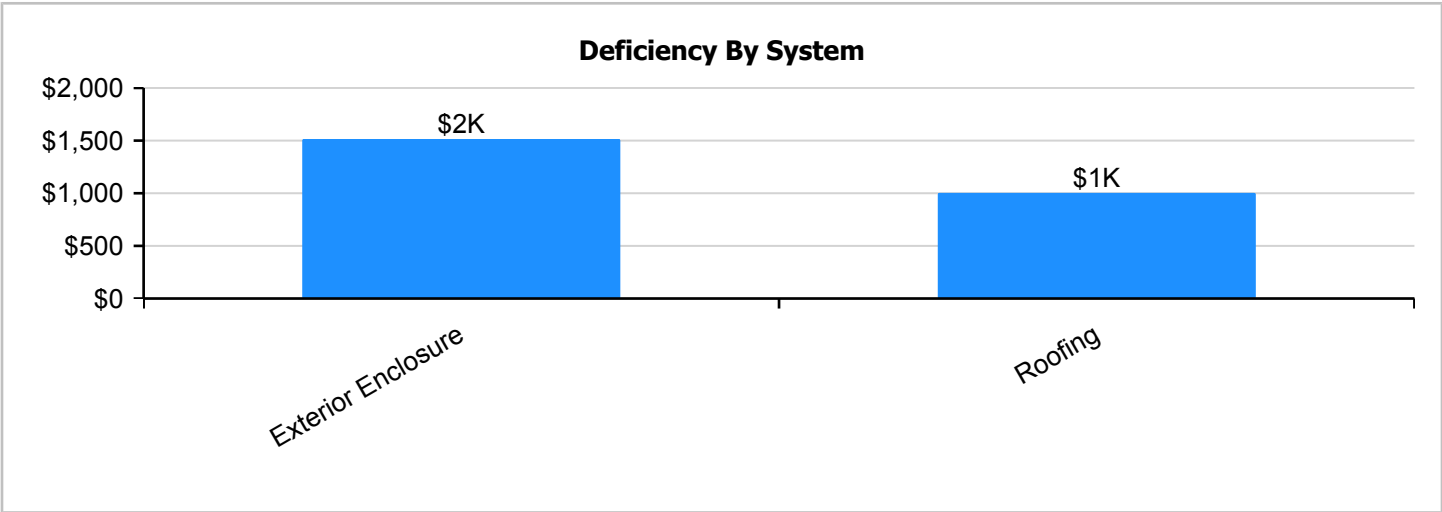
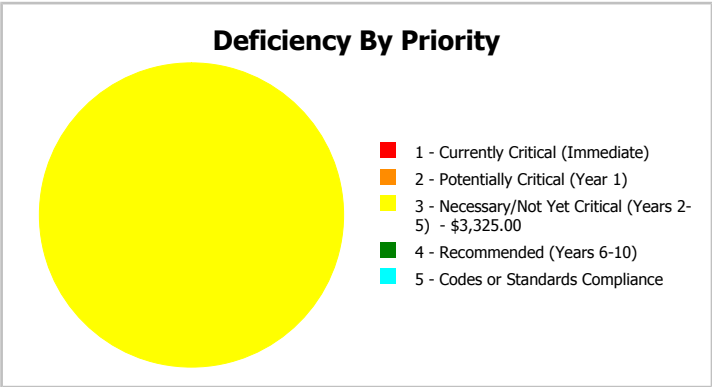
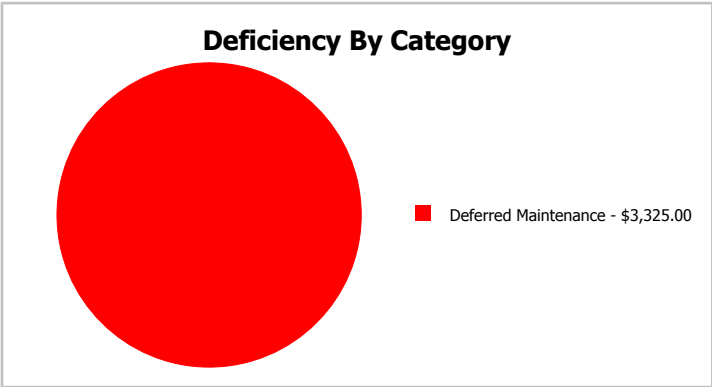
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	ES -Elementary School	Gross Area:	210
Year Built:	1980	Last Renovation:	
Repair Cost:	\$3,325	Replacement Value:	\$23,536
FCI:	14.13 %	RSLI%:	49.48 %



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	63.00 %	0.00 %	\$0.00
B10 - Superstructure	63.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	48.81 %	24.77 %	\$2,000.00
B30 - Roofing	0.00 %	146.09 %	\$1,325.00
D50 - Electrical	10.00 %	0.00 %	\$0.00
Totals:	49.48 %	14.13 %	\$3,325.00

Photo Album

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

1). East Elevation - Feb 10, 2017



2). Northeast Elevation - Feb 10, 2017



3). Northwest Elevation - Feb 10, 2017



4). Southeast Elevation - Feb 10, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$20.13	S.F.	210	100	1980	2080		63.00 %	0.00 %	63			\$4,227
A1030	Slab on Grade	\$19.75	S.F.	210	100	1980	2080		63.00 %	0.00 %	63			\$4,148
B1020	Roof Construction	\$16.26	S.F.	210	100	1980	2080		63.00 %	0.00 %	63			\$3,415
B2010	Exterior Walls	\$29.79	S.F.	210	100	1980	2080		63.00 %	0.00 %	63			\$6,256
B2030	Exterior Doors	\$8.66	S.F.	210	30	1980	2010		0.00 %	109.95 %	-7		\$2,000.00	\$1,819
B3010140	Asphalt Shingles	\$4.32	S.F.	210	20	1980	2000		0.00 %	146.09 %	-17		\$1,325.00	\$907
D5020	Branch Wiring	\$3.58	S.F.	210	30	1980	2010	2020	10.00 %	0.00 %	3			\$752
D5020	Lighting	\$9.58	S.F.	210	30	1980	2010	2020	10.00 %	0.00 %	3			\$2,012
Total									49.48 %	14.13 %			\$3,325.00	\$23,536

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 - 1980 Storage

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

Renewal Schedule

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

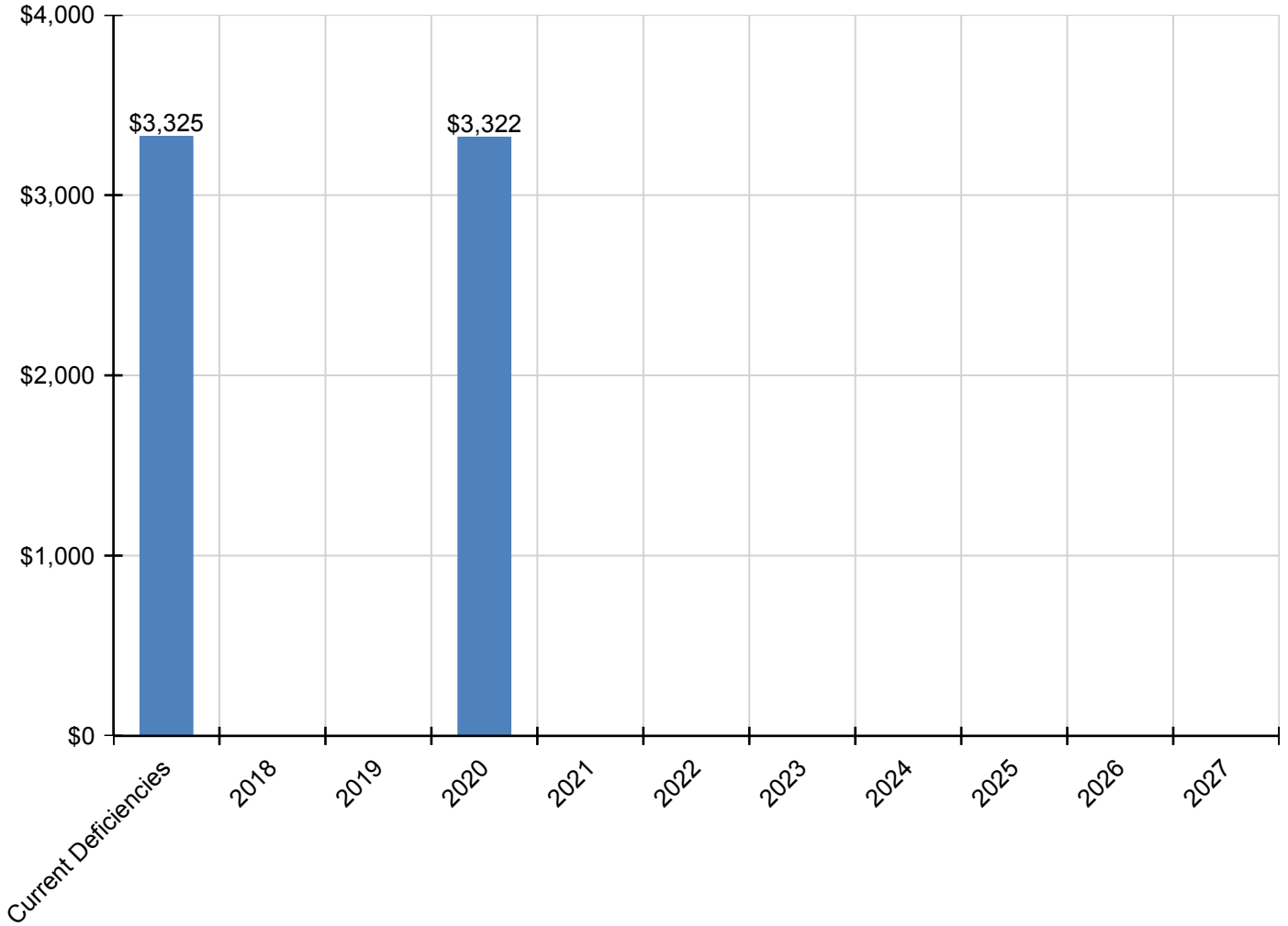
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$3,325	\$0	\$0	\$3,322	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,647
* 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	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010140 - Asphalt Shingles	\$1,325	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,325
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$904	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$904
D5020 - Lighting	\$0	\$0	\$0	\$2,418	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,418

** Indicates non-renewable system*

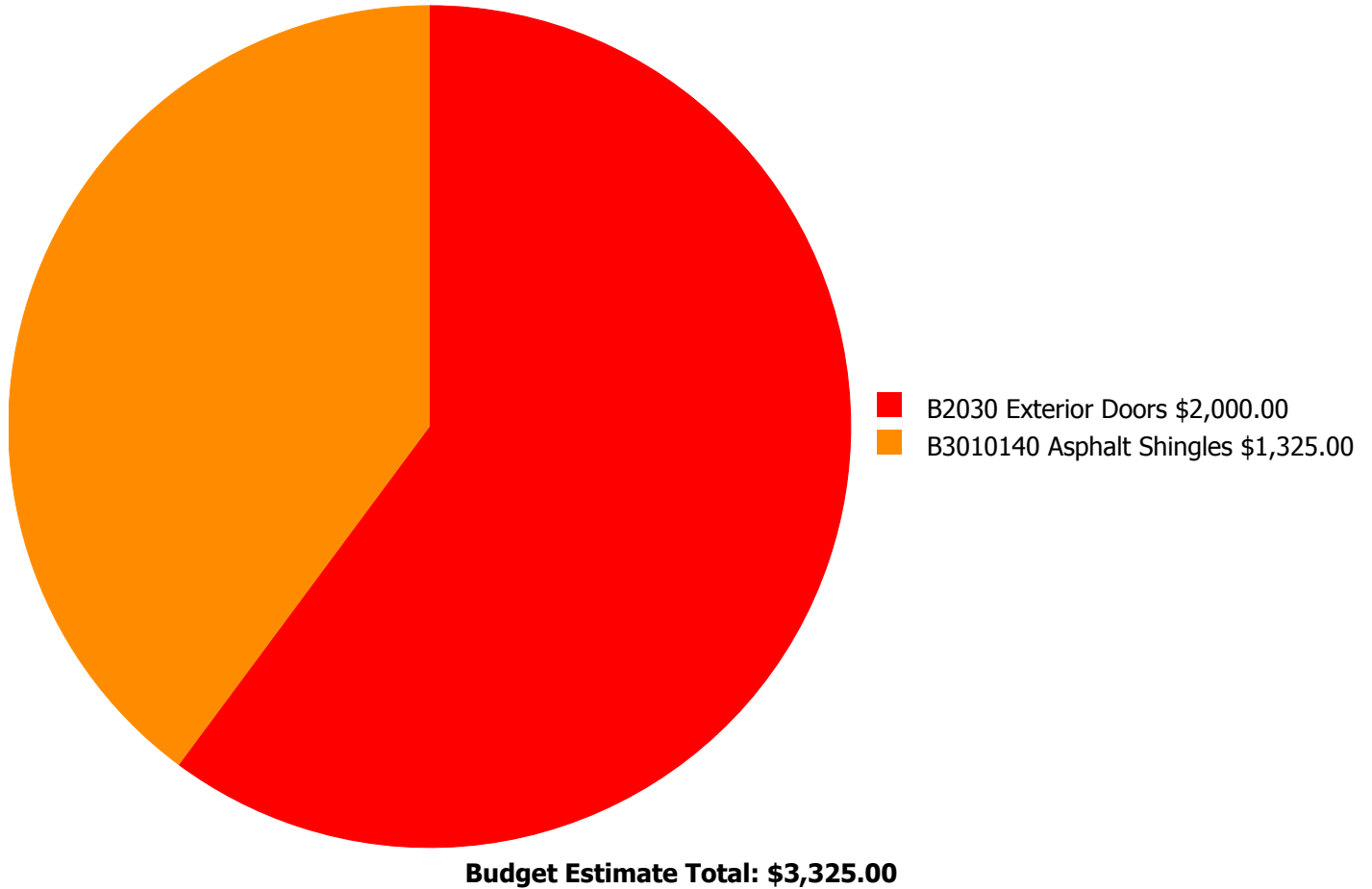
Forecasted Capital Renewal Requirement

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



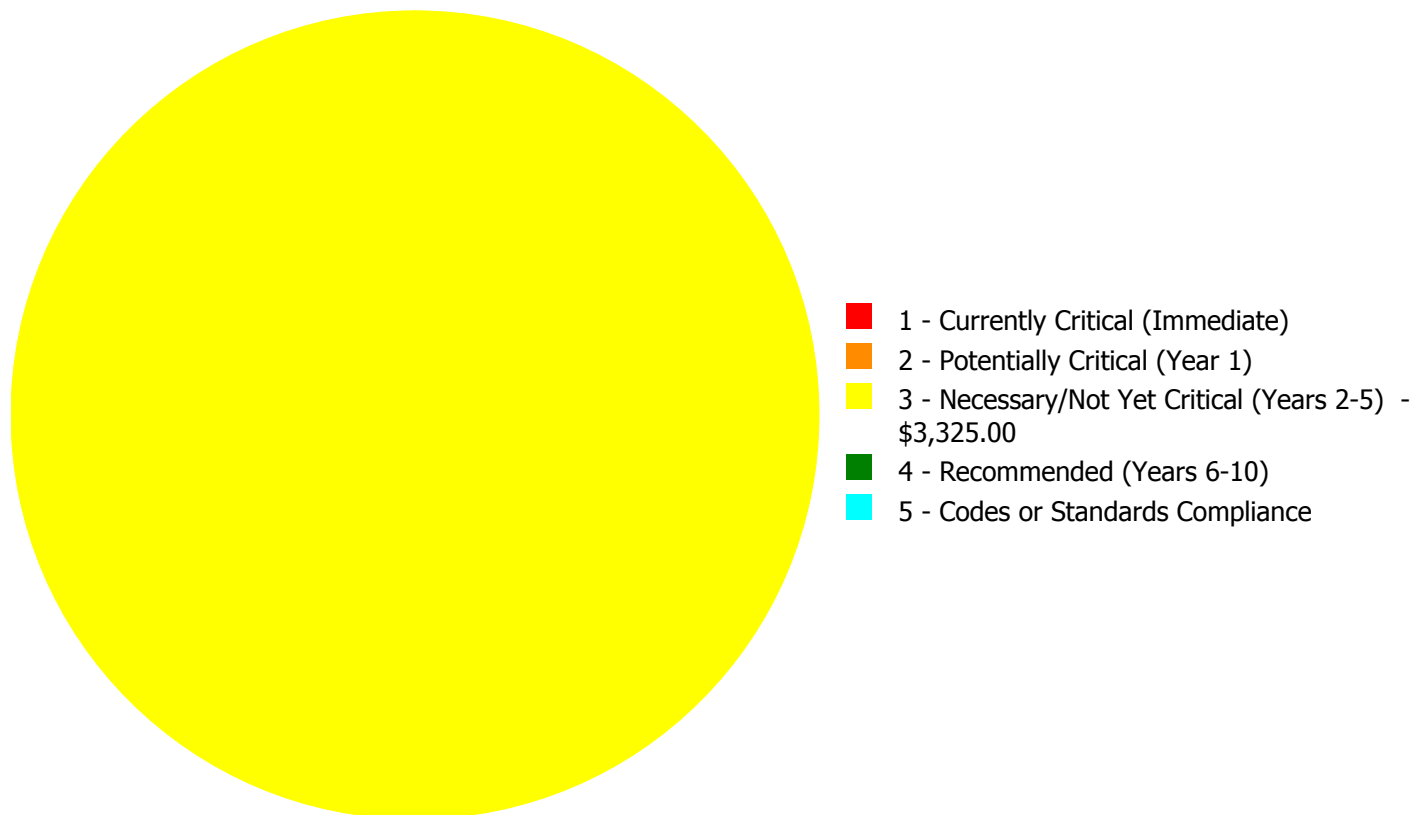
Deficiency Summary by System

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



Deficiency Summary by Priority

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



Budget Estimate Total: \$3,325.00

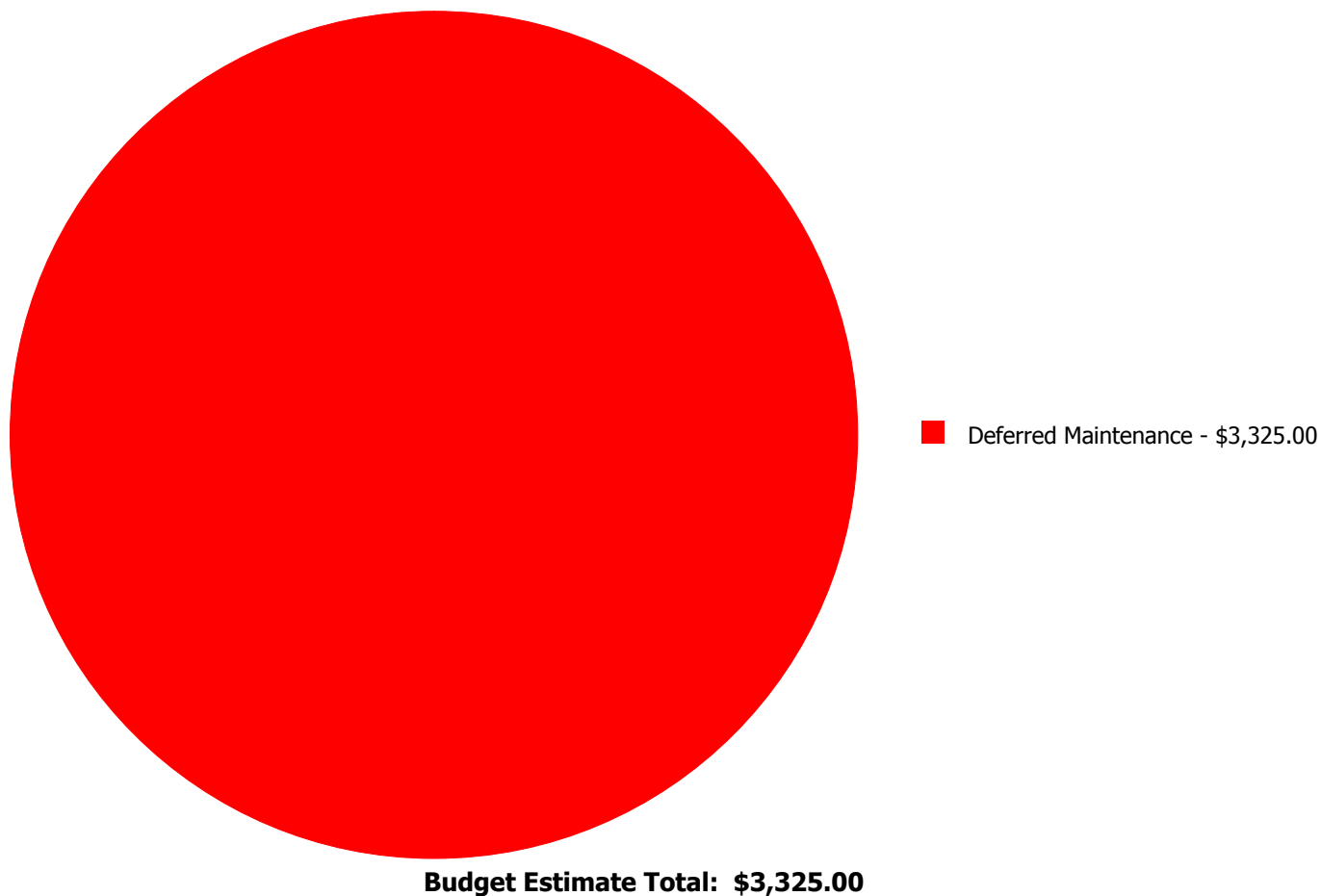
Deficiency By Priority Investment Table

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	\$2,000.00	\$0.00	\$0.00	\$2,000.00
B3010140	Asphalt Shingles	\$0.00	\$0.00	\$1,325.00	\$0.00	\$0.00	\$1,325.00
	Total:	\$0.00	\$0.00	\$3,325.00	\$0.00	\$0.00	\$3,325.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

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

System: B2030 - Exterior Doors



Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 210.00
Unit of Measure: S.F.
Estimate: \$2,000.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

System: B3010140 - Asphalt Shingles



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 210.00
Unit of Measure: S.F.
Estimate: \$1,325.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

Notes: The asphalt shingles roof covering is aged, 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):	7,847
Year Built:	1997
Last Renovation:	
Replacement Value:	\$1,419,442
Repair Cost:	\$176,518.00
Total FCI:	12.44 %
Total RSLI:	36.80 %
FCA Score:	87.56



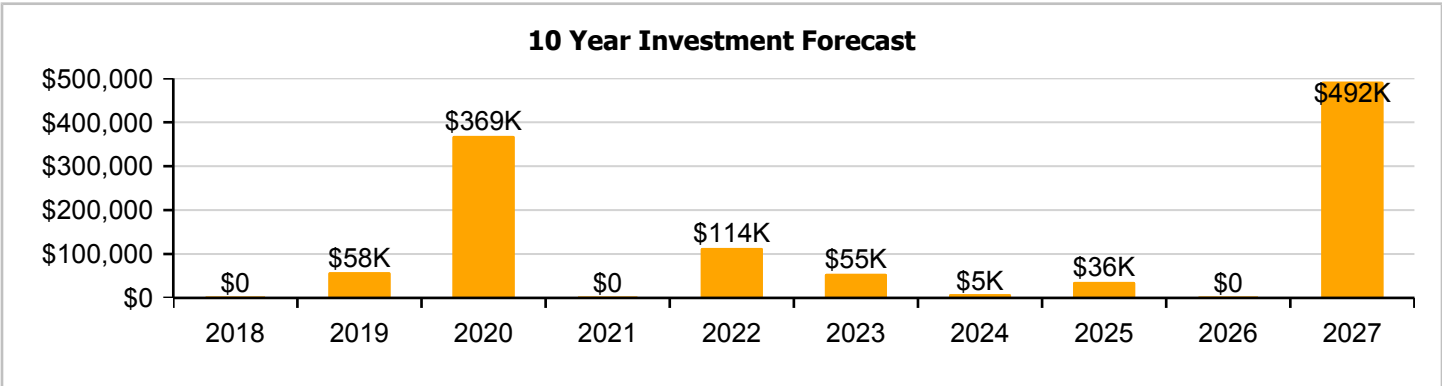
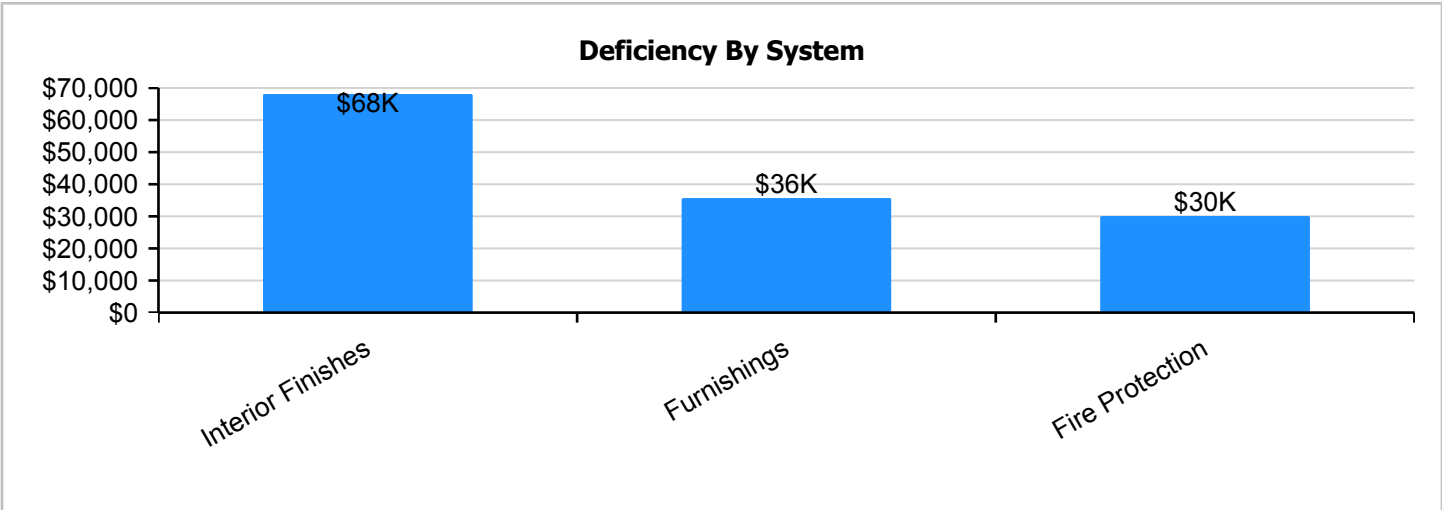
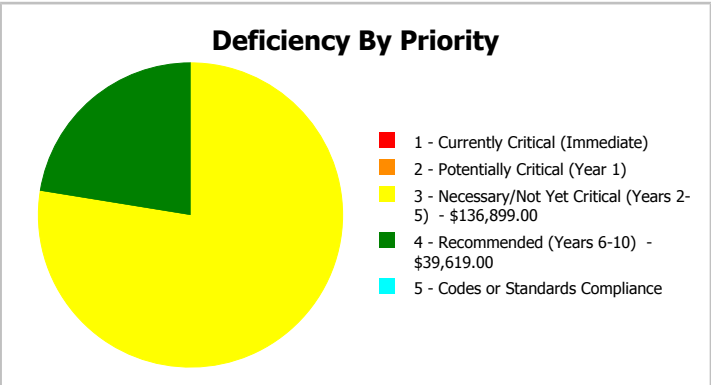
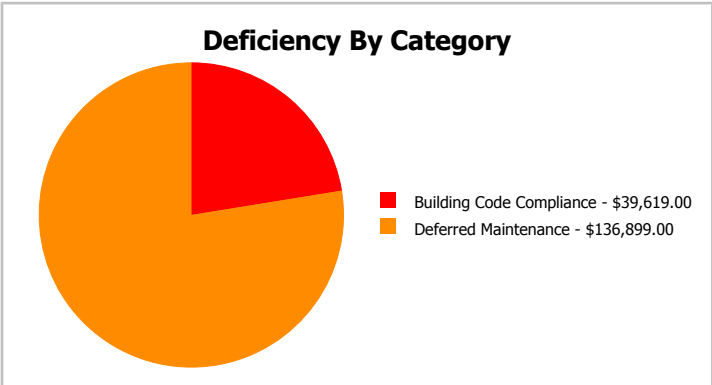
Description:

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:	ES -Elementary School	Gross Area:	7,847
Year Built:	1997	Last Renovation:	
Repair Cost:	\$176,518	Replacement Value:	\$1,419,442
FCI:	12.44 %	RSLI%:	36.80 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	80.00 %	0.00 %	\$0.00
B10 - Superstructure	80.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	53.81 %	0.00 %	\$0.00
B30 - Roofing	70.00 %	0.00 %	\$0.00
C10 - Interior Construction	33.45 %	0.00 %	\$0.00
C30 - Interior Finishes	13.05 %	45.57 %	\$89,856.00
D20 - Plumbing	33.33 %	0.00 %	\$0.00
D30 - HVAC	25.69 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$39,619.00
D50 - Electrical	45.11 %	0.00 %	\$0.00
E10 - Equipment	55.00 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	110.00 %	\$47,043.00
Totals:	36.80 %	12.44 %	\$176,518.00

Photo Album

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

1). East Elevation - Feb 10, 2017



2). South Elevation - Feb 10, 2017



3). West Elevation - Feb 10, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$1.52	S.F.	7,847	100	1997	2097		80.00 %	0.00 %	80			\$11,927
A1030	Slab on Grade	\$4.40	S.F.	7,847	100	1997	2097		80.00 %	0.00 %	80			\$34,527
B1020	Roof Construction	\$8.18	S.F.	7,847	100	1997	2097		80.00 %	0.00 %	80			\$64,188
B2010	Exterior Walls	\$9.02	S.F.	7,847	100	1997	2097		80.00 %	0.00 %	80			\$70,780
B2020	Exterior Windows	\$10.52	S.F.	7,847	30	1997	2027		33.33 %	0.00 %	10			\$82,550
B2030	Exterior Doors	\$1.02	S.F.	7,847	30	1997	2027		33.33 %	0.00 %	10			\$8,004
B3010120	Single Ply Membrane	\$6.98	S.F.	7,847	20	2011	2031		70.00 %	0.00 %	14			\$54,772
C1010	Partitions	\$6.07	S.F.	7,847	75	1997	2072		73.33 %	0.00 %	55			\$47,631
C1020	Interior Doors	\$2.46	S.F.	7,847	30	1997	2027		33.33 %	0.00 %	10			\$19,304
C1030	Fittings	\$13.11	S.F.	7,847	20	1997	2017	2020	15.00 %	0.00 %	3			\$102,874
C3010	Wall Finishes	\$3.35	S.F.	7,847	10	1997	2007	2020	30.00 %	0.00 %	3			\$26,287
C3020	Floor Finishes	\$10.41	S.F.	7,847	20	1997	2017		0.00 %	110.00 %	0		\$89,856.00	\$81,687
C3030	Ceiling Finishes	\$11.37	S.F.	7,847	25	1997	2022		20.00 %	0.00 %	5			\$89,220
D2010	Plumbing Fixtures	\$9.64	S.F.	7,847	30	1997	2027		33.33 %	0.00 %	10			\$75,645
D2020	Domestic Water Distribution	\$1.03	S.F.	7,847	30	1997	2027		33.33 %	0.00 %	10			\$8,082
D2030	Sanitary Waste	\$1.62	S.F.	7,847	30	1997	2027		33.33 %	0.00 %	10			\$12,712
D2040	Rain Water Drainage	\$0.59	S.F.	7,847	30	1997	2027		33.33 %	0.00 %	10			\$4,630
D3040	Distribution Systems	\$10.65	S.F.	7,847	30	1997	2027		33.33 %	0.00 %	10			\$83,571
D3050	Terminal & Package Units	\$22.65	S.F.	7,847	15	2005	2020		20.00 %	0.00 %	3			\$177,735
D3060	Controls & Instrumentation	\$3.33	S.F.	7,847	20	2005	2025		40.00 %	0.00 %	8			\$26,131
D4010	Sprinklers	\$3.92	S.F.	7,847	30			2016	0.00 %	110.00 %	-1		\$33,836.00	\$30,760
D4020	Standpipes	\$0.67	S.F.	7,847	30			2016	0.00 %	110.01 %	-1		\$5,783.00	\$5,257
D5010	Electrical Service/Distribution	\$1.64	S.F.	7,847	40	1997	2037		50.00 %	0.00 %	20			\$12,869
D5020	Branch Wiring	\$4.91	S.F.	7,847	30	1997	2027		33.33 %	0.00 %	10			\$38,529
D5020	Lighting	\$11.44	S.F.	7,847	30	2008	2038		70.00 %	0.00 %	21			\$89,770
D5030810	Security & Detection Systems	\$2.27	S.F.	7,847	15	2004	2019		13.33 %	0.00 %	2			\$17,813
D5030910	Fire Alarm Systems	\$4.11	S.F.	7,847	15	2004	2019		13.33 %	0.00 %	2			\$32,251
D5030920	Data Communication	\$5.32	S.F.	7,847	15	2008	2023		40.00 %	0.00 %	6			\$41,746
D5090	Other Electrical Systems	\$0.51	S.F.	7,847	20	2004	2024		35.00 %	0.00 %	7			\$4,002
E1020	Institutional Equipment	\$2.73	S.F.	7,847	20	2008	2028		55.00 %	0.00 %	11			\$21,422
E2010	Fixed Furnishings	\$5.45	S.F.	7,847	20	1997	2017		0.00 %	110.00 %	0		\$47,043.00	\$42,766
Total									36.80 %	12.44 %			\$176,518.00	\$1,419,442

System Notes

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

System: B2010 - Exterior Walls



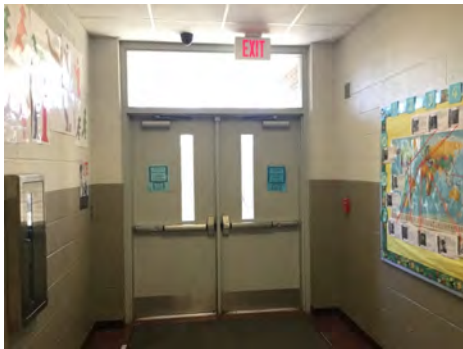
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

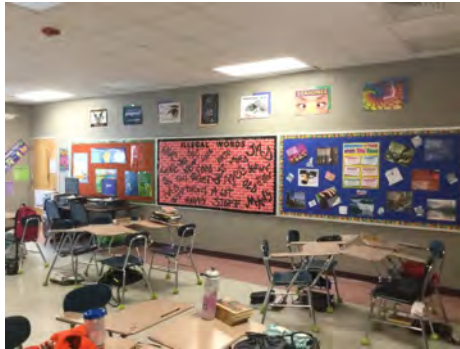
Campus Assessment Report - 1997 Addition

System: B3010120 - Single Ply Membrane



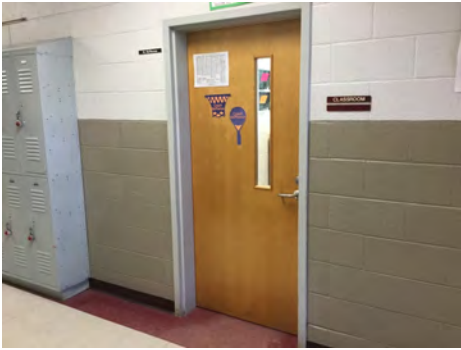
Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

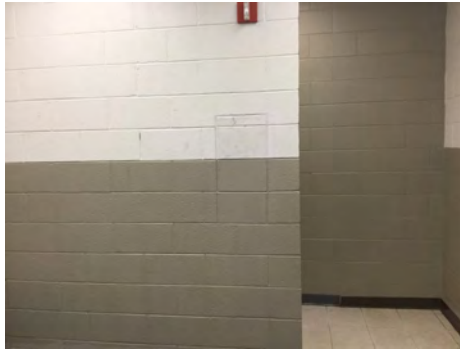
Campus Assessment Report - 1997 Addition

System: C1030 - Fittings



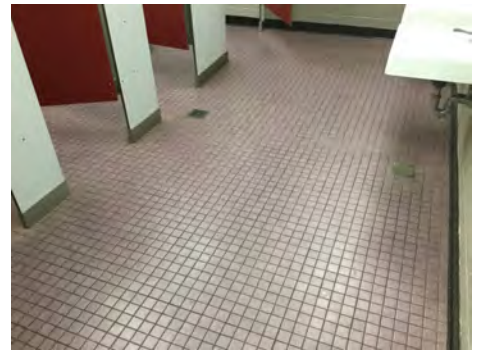
Note:

System: C3010 - Wall Finishes



Note:

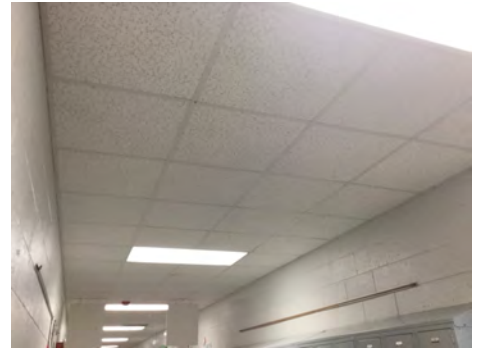
System: C3020 - Floor Finishes



Note:

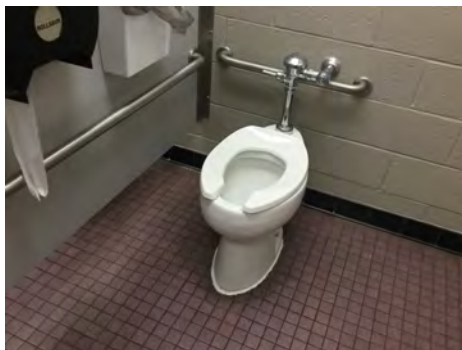
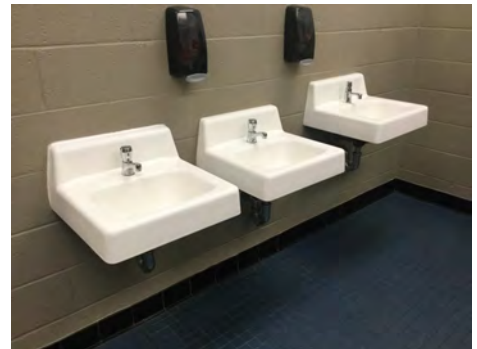
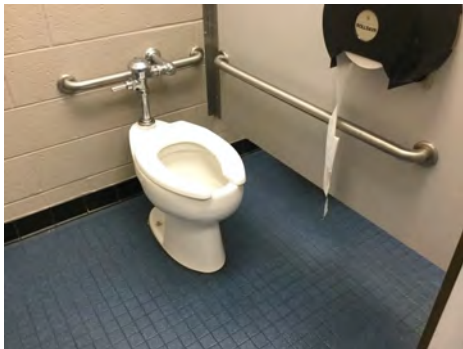
Campus Assessment Report - 1997 Addition

System: C3030 - Ceiling Finishes



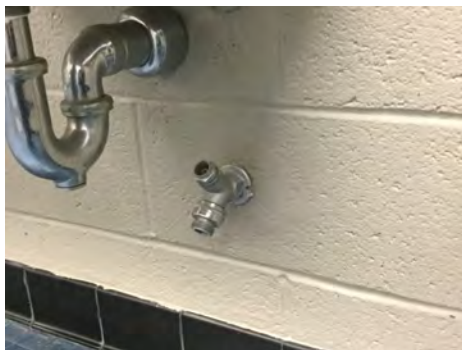
Note:

System: D2010 - Plumbing Fixtures



Note:

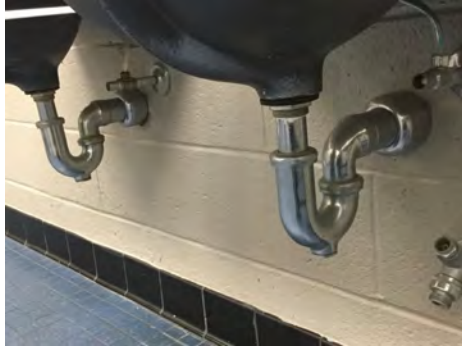
System: D2020 - Domestic Water Distribution



Note:

Campus Assessment Report - 1997 Addition

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note:

System: D3040 - Distribution Systems



Note:

Campus Assessment Report - 1997 Addition

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

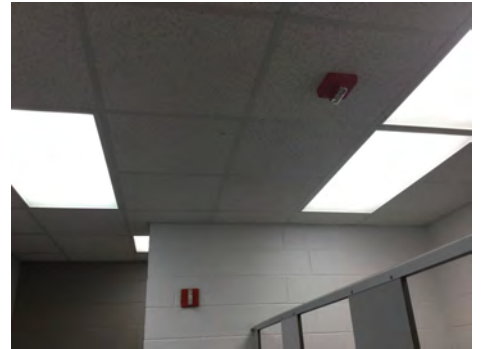
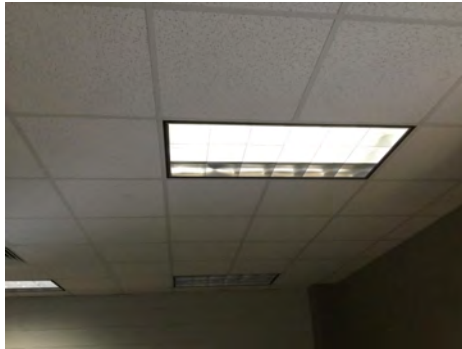
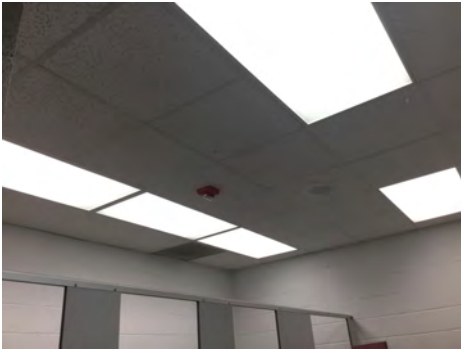
Campus Assessment Report - 1997 Addition

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

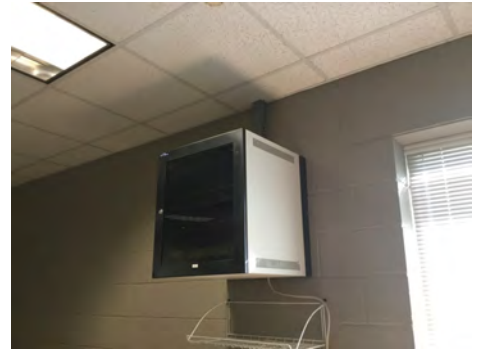
Campus Assessment Report - 1997 Addition

System: D5030910 - Fire Alarm Systems



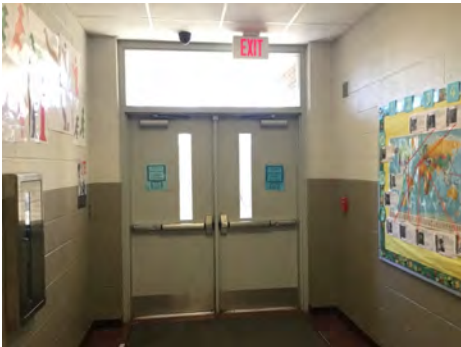
Note:

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems



Note:

Campus Assessment Report - 1997 Addition

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:	\$176,518	\$0	\$58,424	\$368,889	\$0	\$113,773	\$54,832	\$5,414	\$36,412	\$0	\$492,317	\$1,306,579
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$122,034	\$122,034
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,832	\$11,832
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010120 - Single Ply Membrane	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,537	\$28,537
C1030 - Fittings	\$0	\$0	\$0	\$123,655	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$123,655
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$31,597	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,597
C3020 - Floor Finishes	\$89,856	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$89,856
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$113,773	\$0	\$0	\$0	\$0	\$0	\$113,773
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

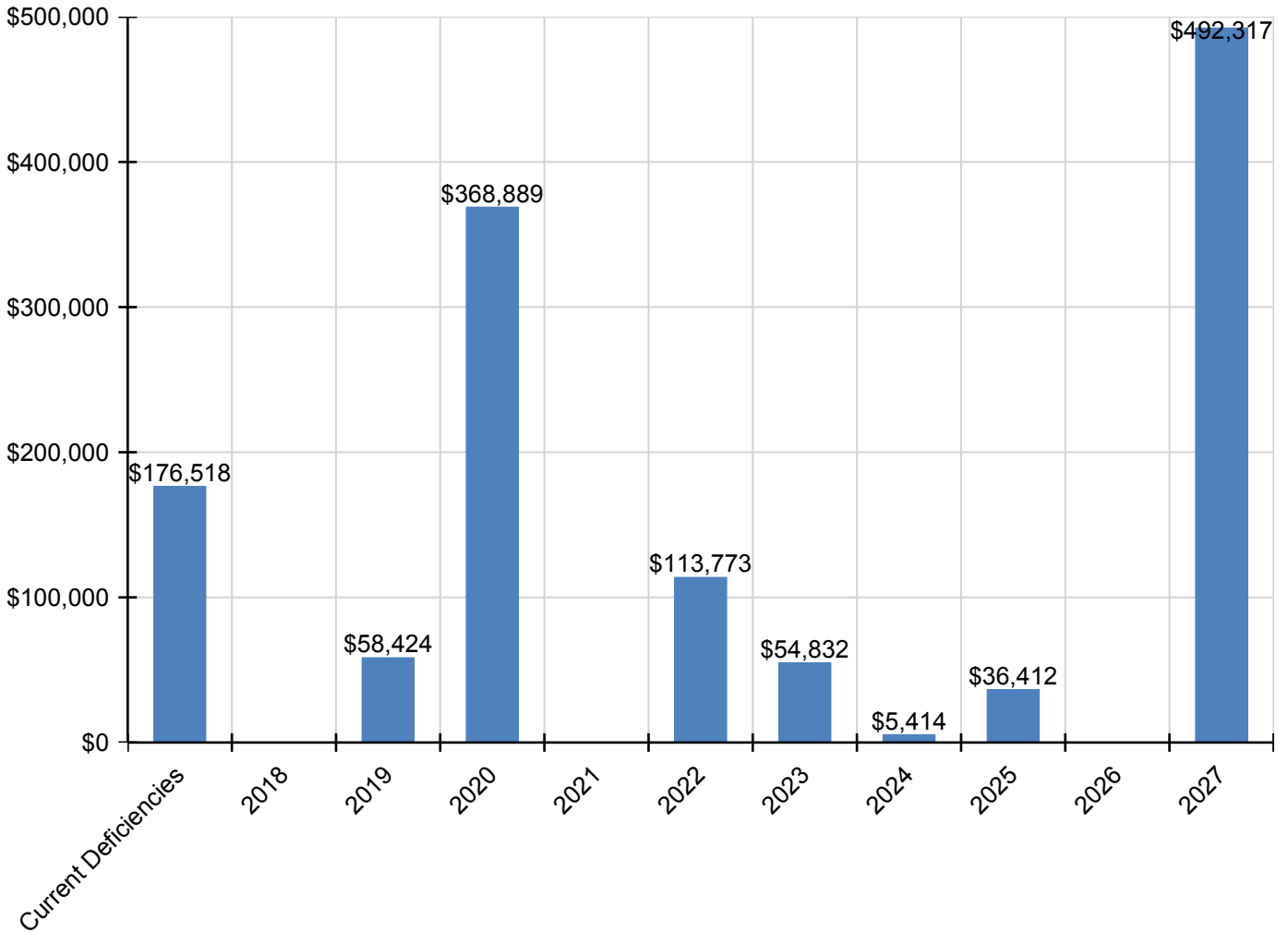
Campus Assessment Report - 1997 Addition

D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$111,827	\$111,827
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,949	\$11,949
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,792	\$18,792
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,845	\$6,845
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	\$123,544	\$123,544
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$213,637	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$213,637
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,412	\$0	\$0	\$0	\$36,412
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$33,836	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,836
D4020 - Standpipes	\$5,783	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,783
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	\$56,958	\$56,958
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	\$20,787	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,787
D5030910 - Fire Alarm Systems	\$0	\$0	\$37,636	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37,636
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$54,832	\$0	\$0	\$0	\$0	\$0	\$54,832
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,414	\$0	\$0	\$0	\$0	\$5,414
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	\$47,043	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,043

* Indicates non-renewable system

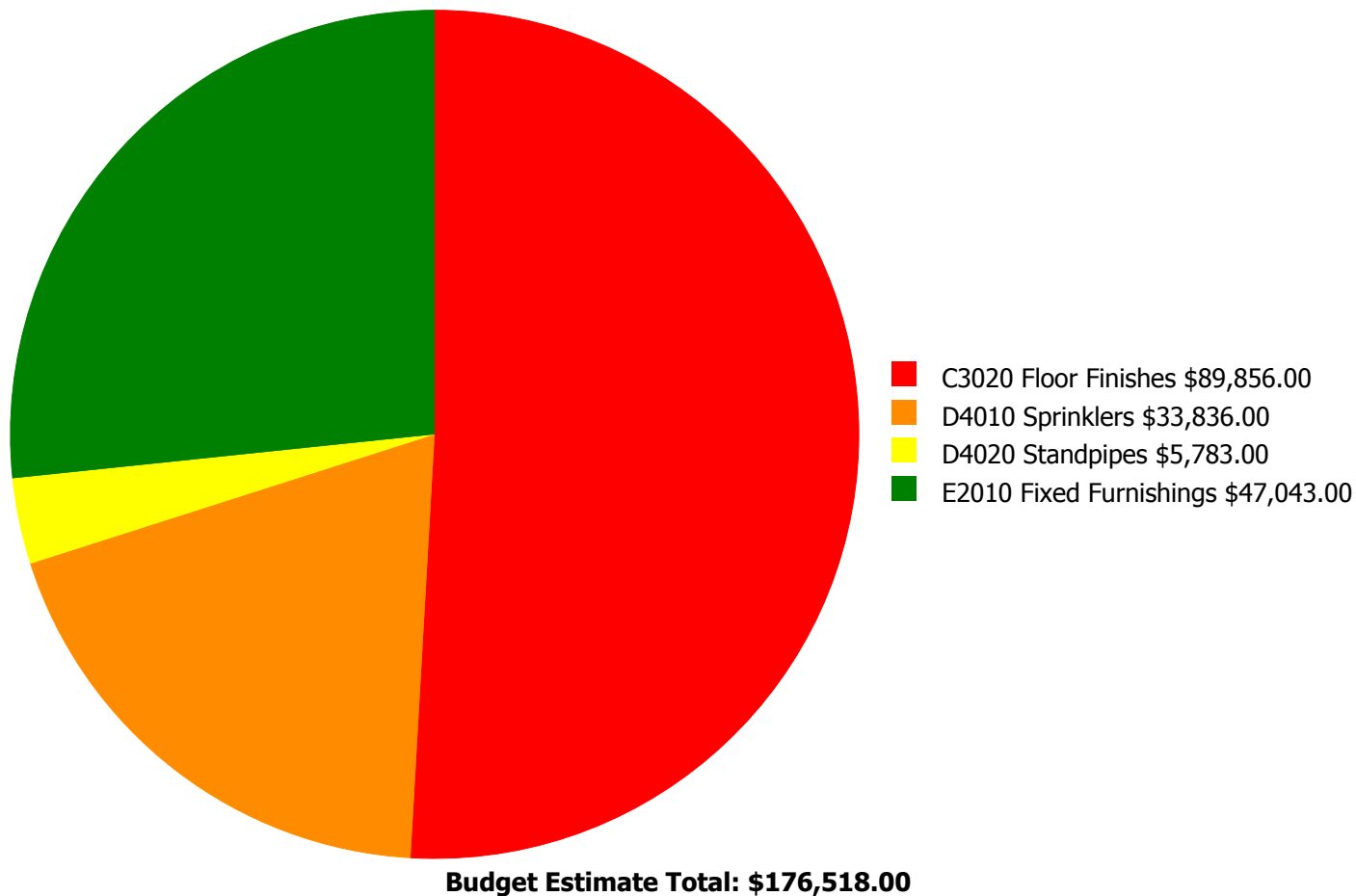
Forecasted Capital Renewal Requirement

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



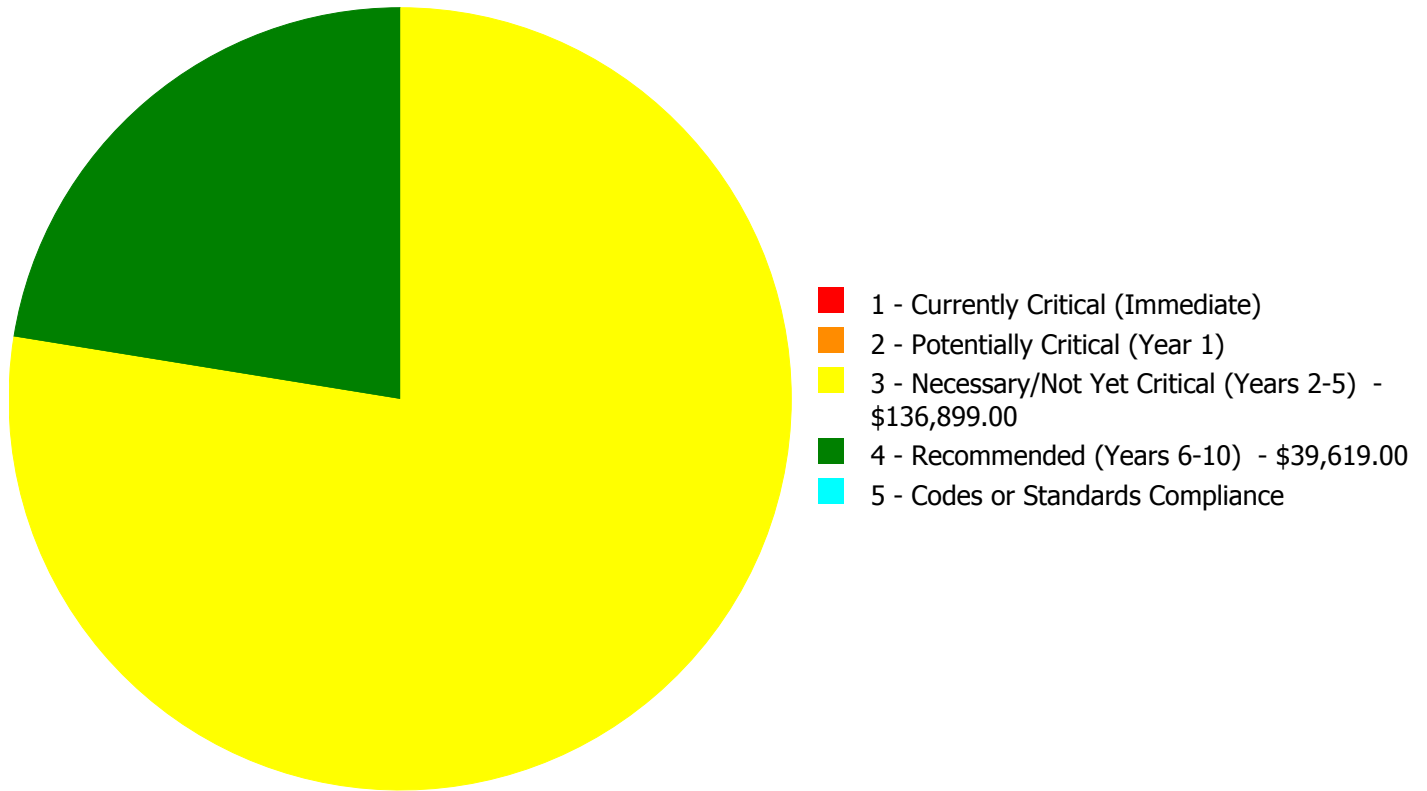
Deficiency Summary by System

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: \$176,518.00

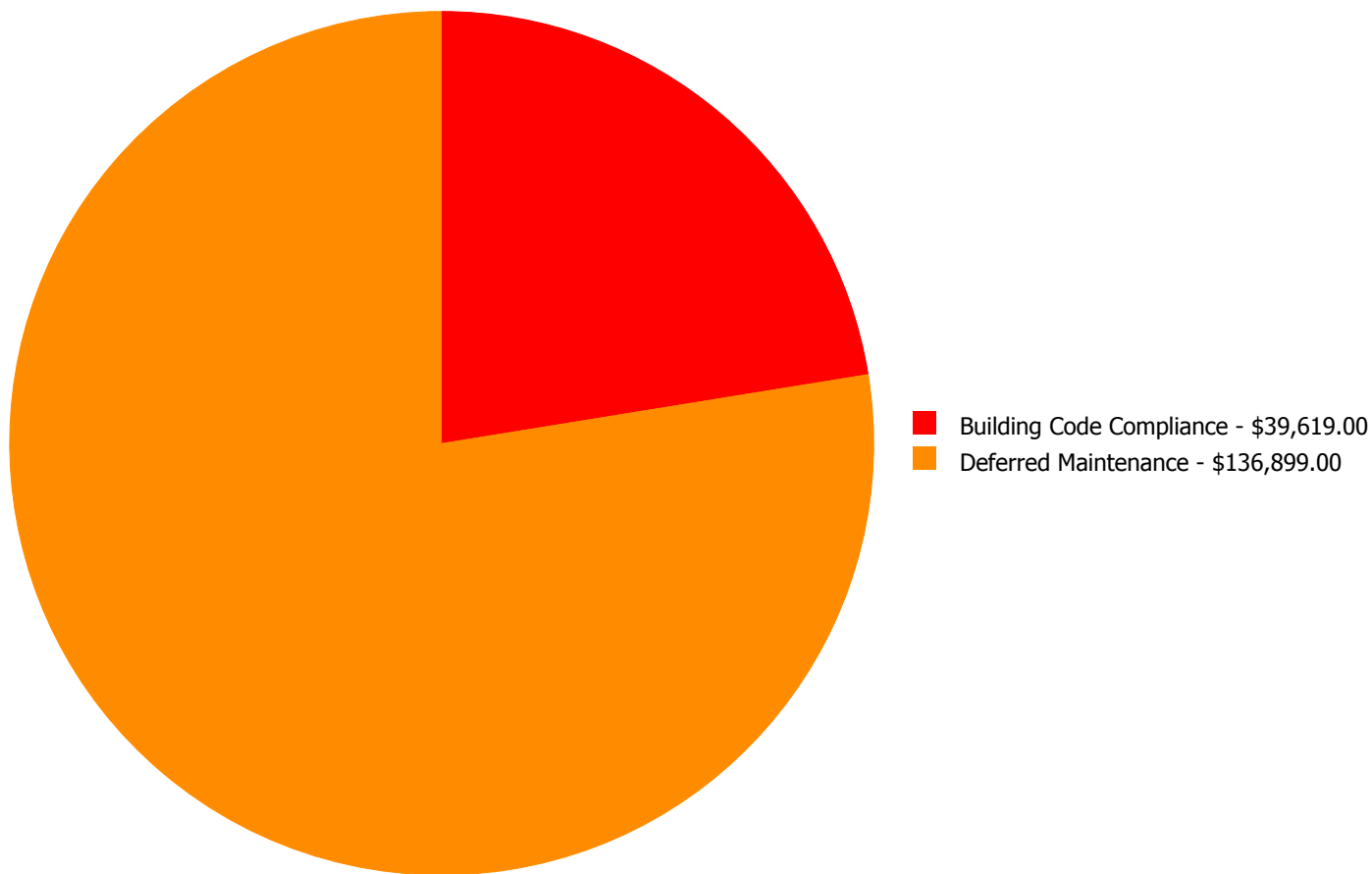
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
C3020	Floor Finishes	\$0.00	\$0.00	\$89,856.00	\$0.00	\$0.00	\$89,856.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$33,836.00	\$0.00	\$33,836.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$5,783.00	\$0.00	\$5,783.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$47,043.00	\$0.00	\$0.00	\$47,043.00
	Total:	\$0.00	\$0.00	\$136,899.00	\$39,619.00	\$0.00	\$176,518.00

Deficiency Summary by Category

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



Budget Estimate Total: \$176,518.00

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: C3020 - Floor Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,847.00
Unit of Measure: S.F.
Estimate: \$89,856.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

System: E2010 - Fixed Furnishings



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,847.00
Unit of Measure: S.F.
Estimate: \$47,043.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 7,847.00
Unit of Measure: S.F.
Estimate: \$33,836.00
Assessor Name: Eduardo Lopez
Date Created: 02/12/2017

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 7,847.00
Unit of Measure: S.F.
Estimate: \$5,783.00
Assessor Name: Eduardo Lopez
Date Created: 02/12/2017

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	1,650
Year Built:	1997
Last Renovation:	
Replacement Value:	\$193,728
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	61.23 %
FCA Score:	100.00



Description:

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

Attributes: This asset has no attributes.

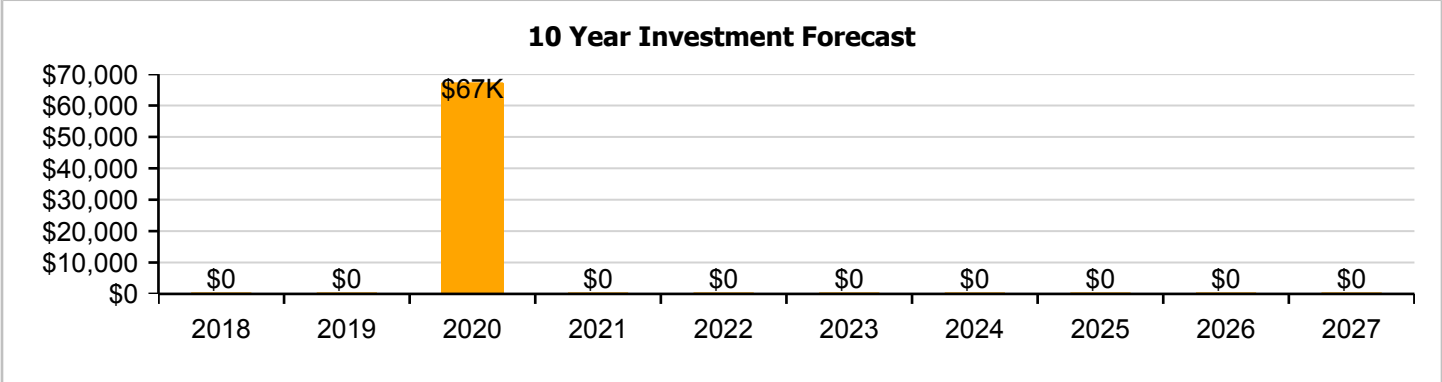
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	1,650
Year Built:	1997	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$193,728
FCI:	0.00 %	RSLI%:	61.23 %

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	80.00 %	0.00 %	\$0.00
B10 - Superstructure	80.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	64.23 %	0.00 %	\$0.00
B30 - Roofing	10.00 %	0.00 %	\$0.00
D50 - Electrical	10.00 %	0.00 %	\$0.00
Totals:	61.23 %	0.00 %	\$0.00

Photo Album

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

1). Northeast Elevation - Feb 10, 2017



2). Northwest Elevation - Feb 10, 2017



3). Southwest Elevation - Feb 10, 2017



4). Southeast Elevation - Feb 10, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$20.13	S.F.	1,650	100	1997	2097		80.00 %	0.00 %	80			\$33,215
A1030	Slab on Grade	\$19.75	S.F.	1,650	100	1997	2097		80.00 %	0.00 %	80			\$32,588
B1020	Roof Construction	\$16.26	S.F.	1,650	100	1997	2097		80.00 %	0.00 %	80			\$26,829
B2010	Exterior Walls	\$29.79	S.F.	1,650	100	1997	2097		80.00 %	0.00 %	80			\$49,154
B2030	Exterior Doors	\$8.66	S.F.	1,650	30	1997	2027	2020	10.00 %	0.00 %	3			\$14,289
B3010130	Preformed Metal Roofing	\$9.66	S.F.	1,650	30	1997	2027	2020	10.00 %	0.00 %	3			\$15,939
D5020	Branch Wiring	\$3.58	S.F.	1,650	30	1997	2027	2020	10.00 %	0.00 %	3			\$5,907
D5020	Lighting	\$9.58	S.F.	1,650	30	1997	2027	2020	10.00 %	0.00 %	3			\$15,807
Total									61.23 %					\$193,728

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2030 - Exterior Doors



Note:

System: B3010130 - Preformed Metal Roofing



Note:

Campus Assessment Report - 1997 Tractor Storage

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

Renewal Schedule

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

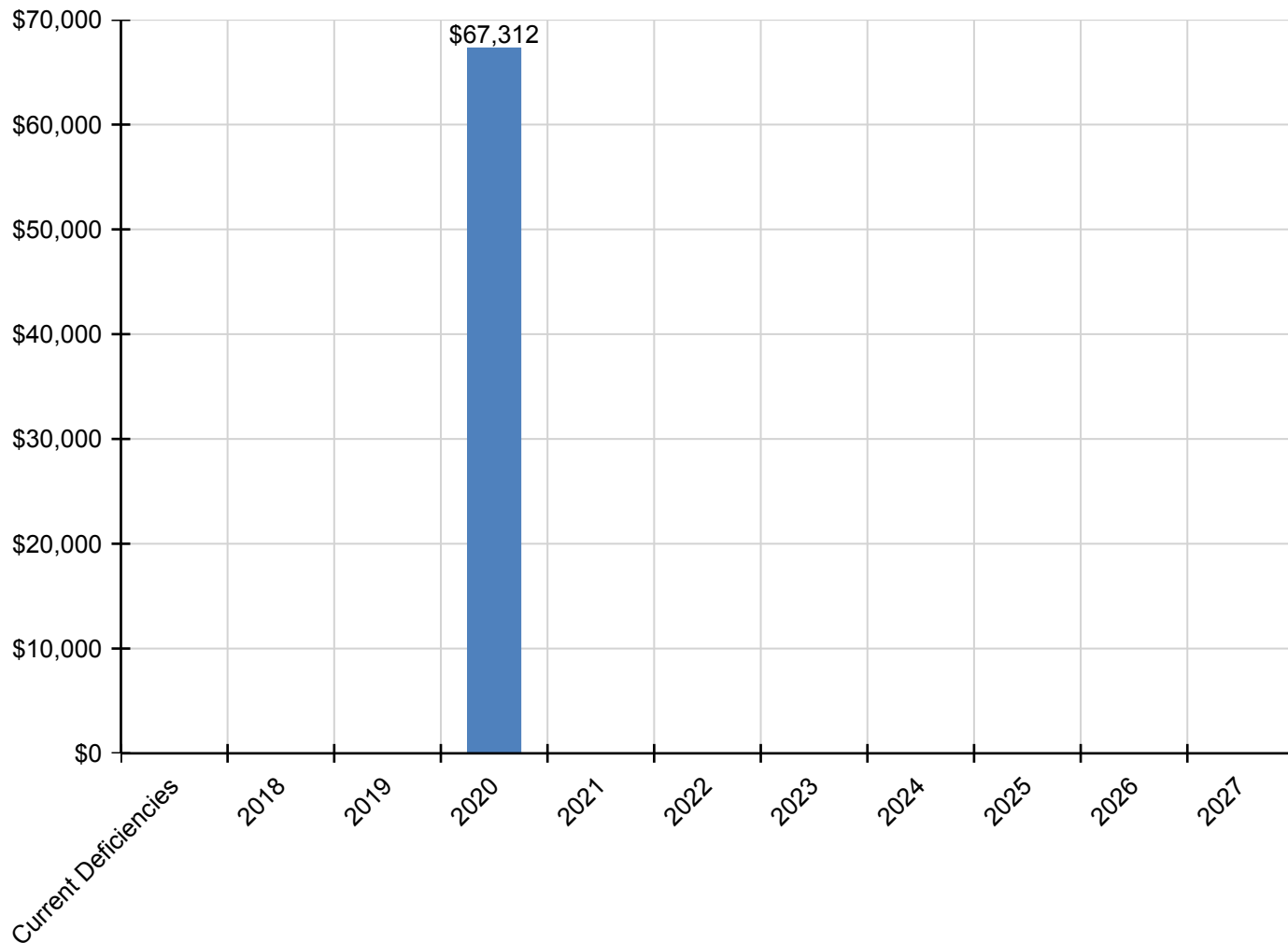
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$0	\$0	\$0	\$67,312	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$67,312
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$17,175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,175
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010130 - Preformed Metal Roofing	\$0	\$0	\$0	\$24,036	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,036
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$7,101	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,101
D5020 - Lighting	\$0	\$0	\$0	\$19,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,000

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	83,653
Year Built:	1980
Last Renovation:	
Replacement Value:	\$3,542,707
Repair Cost:	\$435,247.00
Total FCI:	12.29 %
Total RSLI:	34.43 %
FCA Score:	87.71



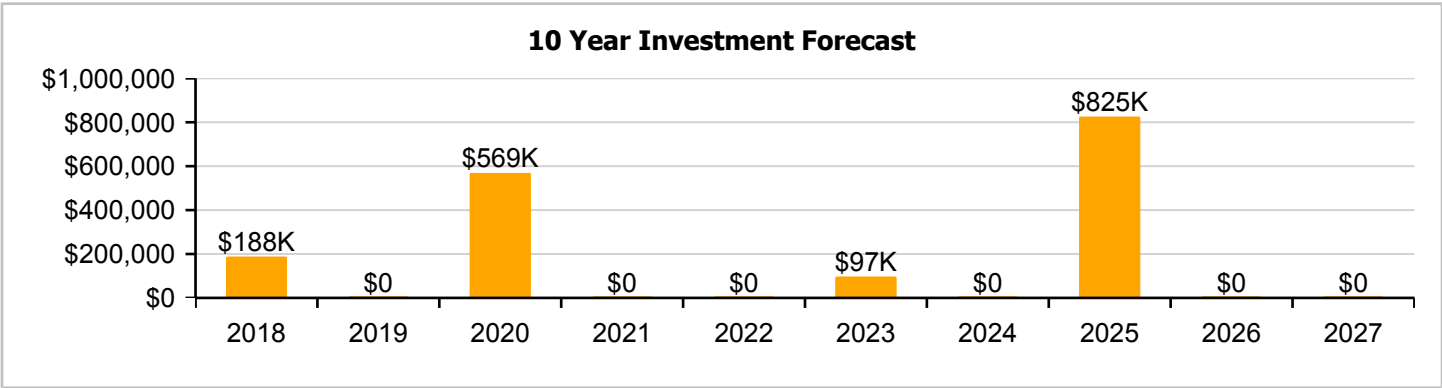
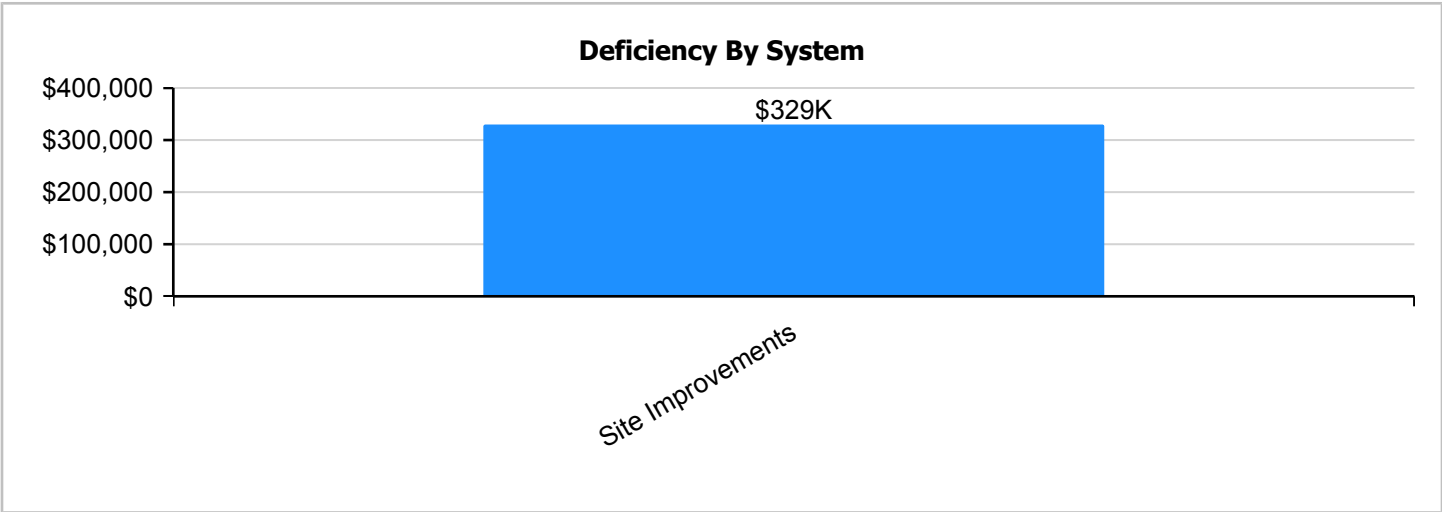
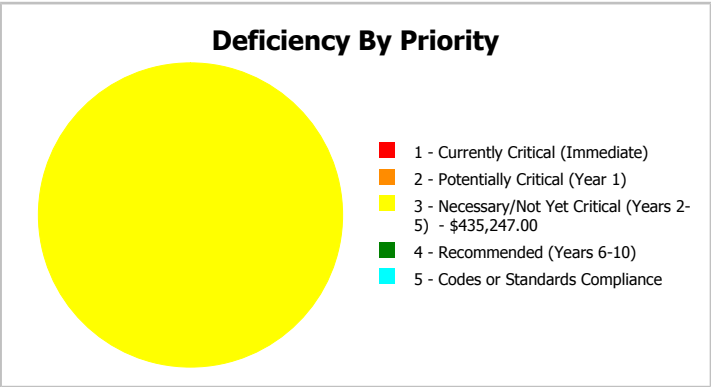
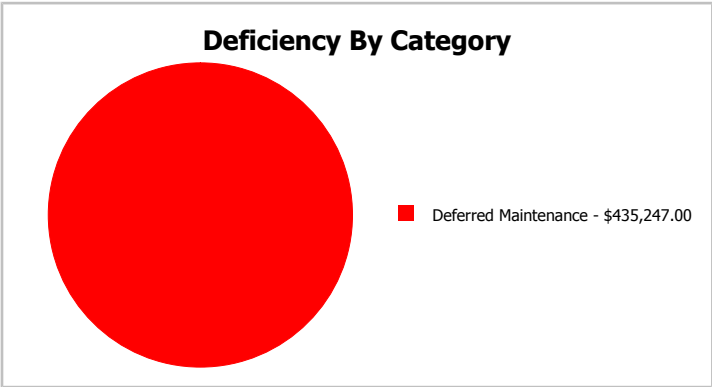
Description:

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:	83,653
Year Built:	1980	Last Renovation:	
Repair Cost:	\$435,247	Replacement Value:	\$3,542,707
FCI:	12.29 %	RSLI%:	34.43 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	31.63 %	17.19 %	\$435,247.00
G30 - Site Mechanical Utilities	46.24 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	29.55 %	0.00 %	\$0.00
Totals:	34.43 %	12.29 %	\$435,247.00

Photo Album

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

- 1). Aerial Image of North Davie Middle School
- Feb 24, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$4.22	S.F.	83,653	25	2008	2033		64.00 %	0.00 %	16			\$353,016
G2020	Parking Lots	\$1.39	S.F.	83,653	25	2008	2033		64.00 %	0.00 %	16			\$116,278
G2030	Pedestrian Paving	\$1.98	S.F.	83,653	30	1980	2010	2020	10.00 %	0.00 %	3			\$165,633
G2040105	Fence & Guardrails	\$1.20	S.F.	83,653	30	2005	2035		60.00 %	0.00 %	18			\$100,384
G2040950	Baseball Field	\$7.08	S.F.	83,653	20	2005	2025		40.00 %	0.00 %	8			\$592,263
G2040950	Canopies	\$0.24	S.F.	83,653	25	2005	2030		52.00 %	0.00 %	13			\$20,077
G2040950	Covered Walkways	\$1.21	S.F.	83,653	25	1980	2005	2020	12.00 %	0.00 %	3			\$101,220
G2040950	Football Field	\$4.73	S.F.	83,653	20	1980	2000		0.00 %	110.00 %	-17		\$435,247.00	\$395,679
G2040950	Playing Field	\$2.47	S.F.	83,653	20	1980	2000	2020	15.00 %	0.00 %	3			\$206,623
G2040950	Tennis Courts	\$1.86	S.F.	83,653	20	2012	2032		75.00 %	0.00 %	15			\$155,595
G2040950	Track	\$1.98	S.F.	83,653	10	2008	2018		10.00 %	0.00 %	1			\$165,633
G2050	Landscaping	\$1.91	S.F.	83,653	15	1980	1995		0.00 %	0.00 %	-22			\$159,777
G3010	Water Supply	\$2.42	S.F.	83,653	50	2016	2066		98.00 %	0.00 %	49			\$202,440
G3020	Sanitary Sewer	\$1.52	S.F.	83,653	50	1980	2030		26.00 %	0.00 %	13			\$127,153
G3030	Storm Sewer	\$4.67	S.F.	83,653	50	1980	2030		26.00 %	0.00 %	13			\$390,660
G4010	Electrical Distribution	\$2.59	S.F.	83,653	50	1980	2030		26.00 %	0.00 %	13			\$216,661
G4030	Site Communications & Security	\$0.88	S.F.	83,653	15	2008	2023		40.00 %	0.00 %	6			\$73,615
Total									34.43 %	12.29 %			\$435,247.00	\$3,542,707

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 - Canopies



Note:

Campus Assessment Report - Site

System: G2040950 - Covered Walkways



Note:

System: G2040950 - Football Field



Note:

System: G2040950 - Playing Field



Note:

Campus Assessment Report - Site

System: G2040950 - Tennis Courts



Note:

System: G2040950 - Track



Note:

System: G2050 - Landscaping



Note:

Campus Assessment Report - Site

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer



Note:

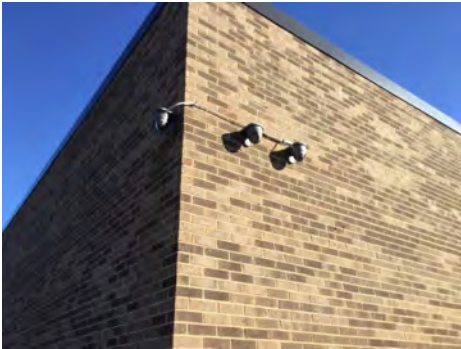
Campus Assessment Report - Site

System: G4010 - Electrical Distribution



Note:

System: G4030 - Site Communications & Security



Note:

Renewal Schedule

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

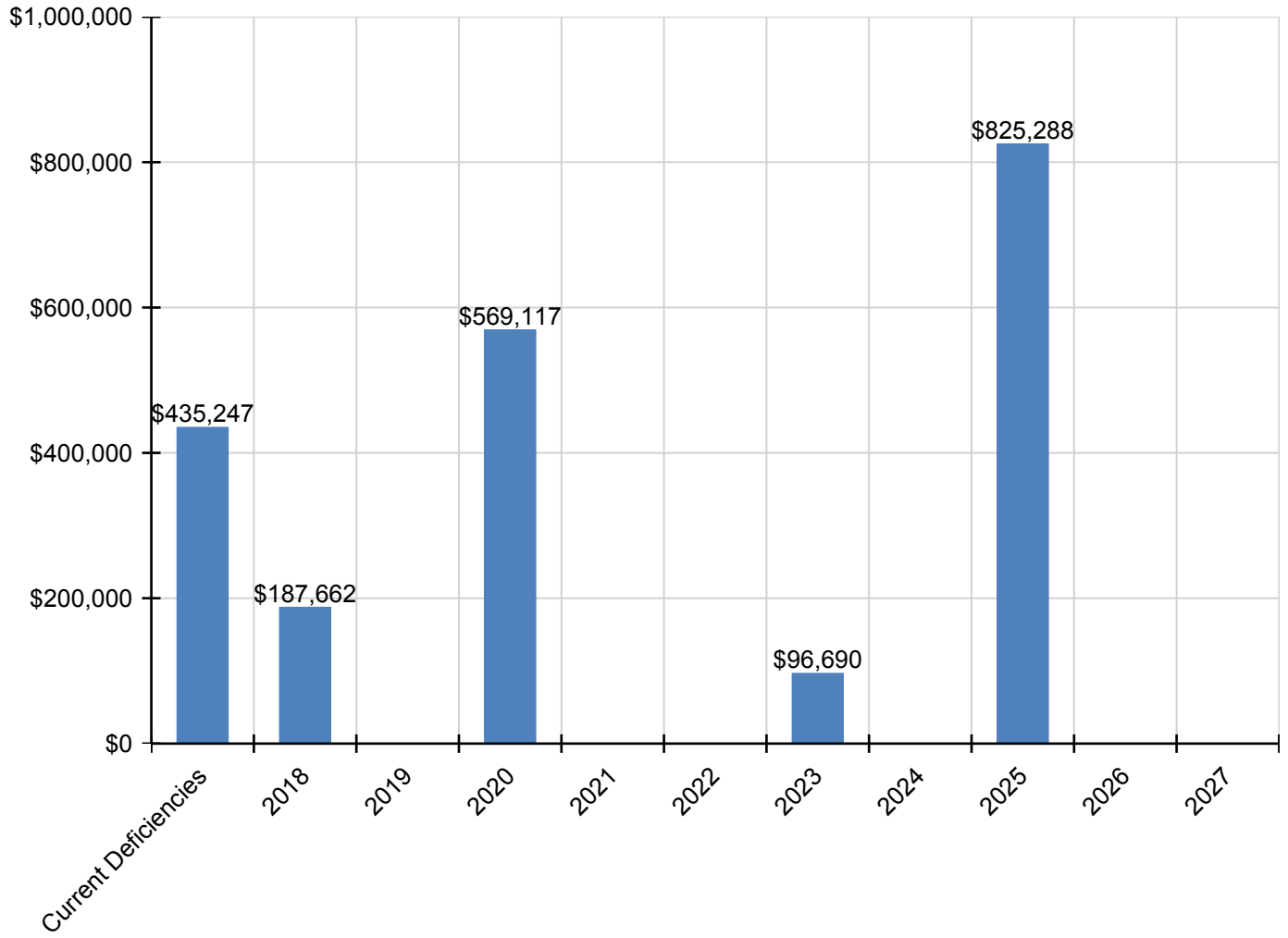
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$435,247	\$187,662	\$0	\$569,117	\$0	\$0	\$96,690	\$0	\$825,288	\$0	\$0	\$2,114,004
G - Building Sitework	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G20 - Site Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2010 - Roadways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2020 - Parking Lots	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2030 - Pedestrian Paving	\$0	\$0	\$0	\$199,090	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$199,090
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040105 - Fence & Guardrails	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Baseball Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$825,288	\$0	\$0	\$825,288
G2040950 - Canopies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Covered Walkways	\$0	\$0	\$0	\$121,666	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$121,666
G2040950 - Football Field	\$435,247	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$435,247
G2040950 - Playing Field	\$0	\$0	\$0	\$248,360	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$248,360
G2040950 - Tennis Courts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Track	\$0	\$187,662	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$187,662
* G2050 - Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G30 - Site Mechanical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3010 - Water Supply	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3020 - Sanitary Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3030 - Storm Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4030 - Site Communications & Security	\$0	\$0	\$0	\$0	\$0	\$0	\$96,690	\$0	\$0	\$0	\$0	\$96,690

* Indicates non-renewable system

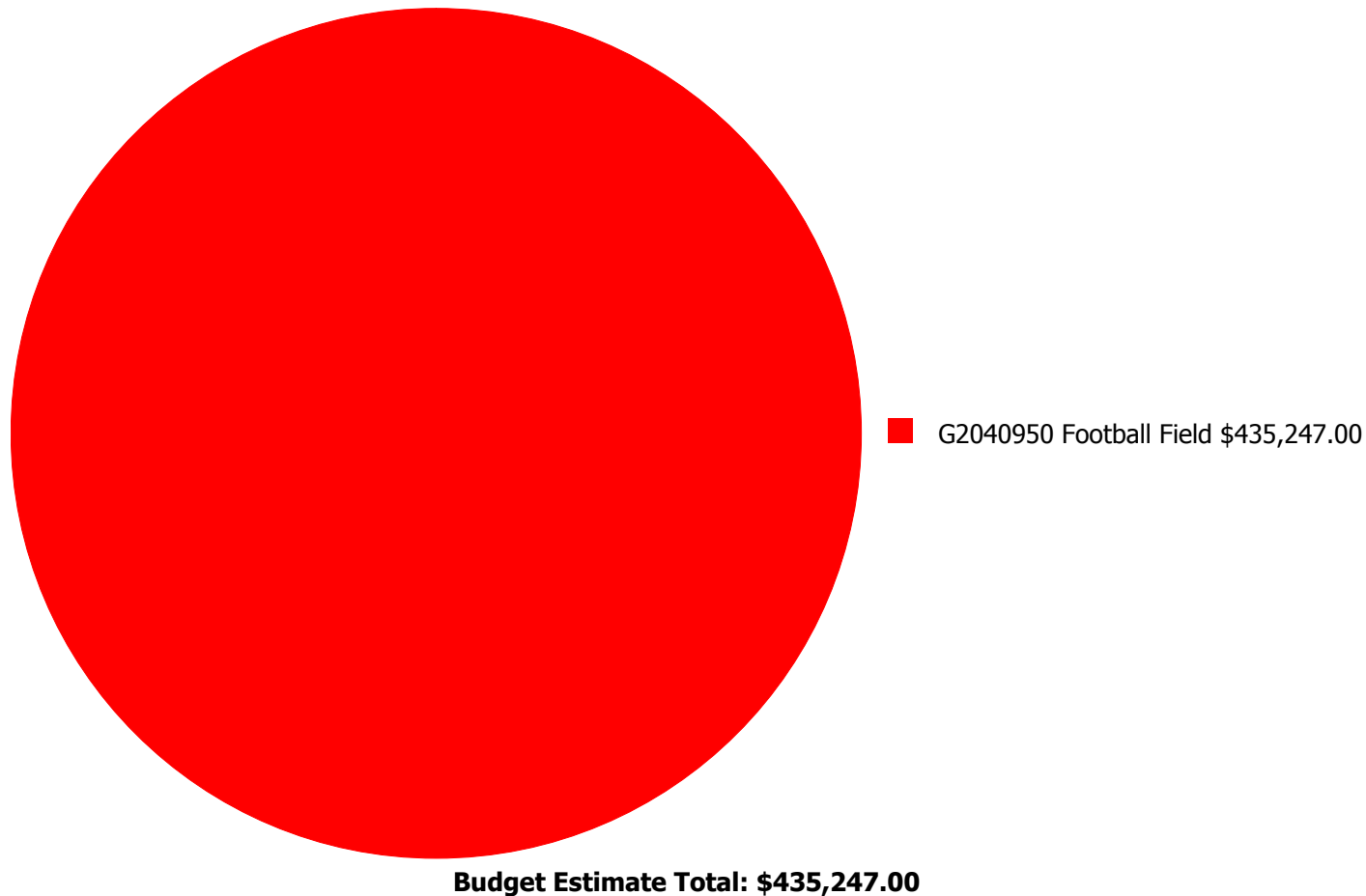
Forecasted Capital Renewal Requirement

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



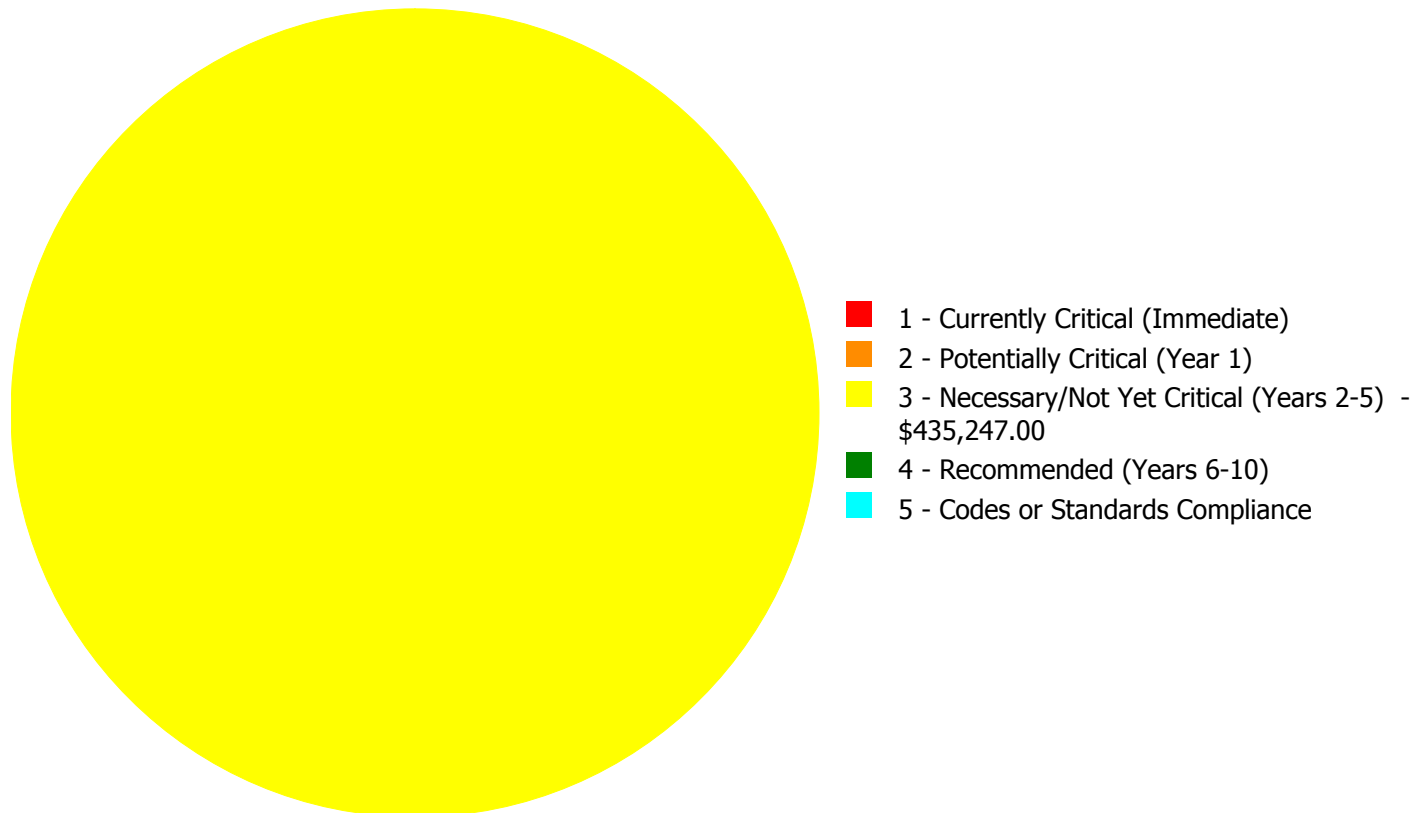
Deficiency Summary by System

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: \$435,247.00

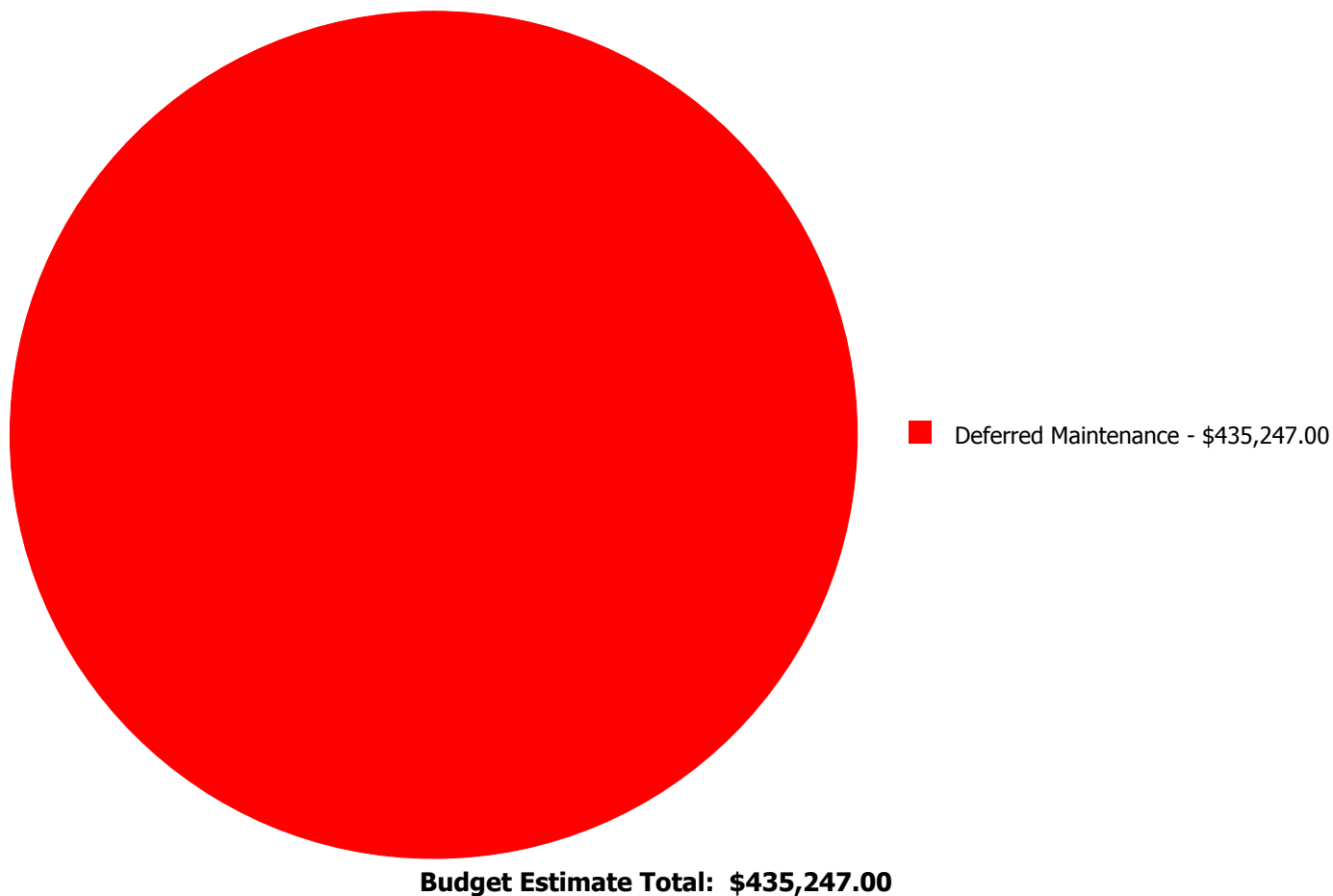
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
G2040950	Football Field	\$0.00	\$0.00	\$435,247.00	\$0.00	\$0.00	\$435,247.00
	Total:	\$0.00	\$0.00	\$435,247.00	\$0.00	\$0.00	\$435,247.00

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: G2040950 - Football Field



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 83,653.00
Unit of Measure: S.F.
Estimate: \$435,247.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

Notes: The football field is beyond service life and is recommended for improvements.

NC School District/300 Davie County/Middle School

South Davie Middle

Draft

Campus Assessment Report

March 7, 2017



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Deficiency Summary By Category

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Campus Executive Summary

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

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

Gross Area (SF):	80,770
Year Built:	1980
Last Renovation:	
Replacement Value:	\$19,894,690
Repair Cost:	\$7,739,577.44
Total FCI:	38.90 %
Total RSLI:	31.67 %
FCA Score:	61.10



Description:

GENERAL

South Davie Middle School campus is located at 700 Hardison Street, Mocksville, NC. The campus consists of a 72,865 square foot one-story building constructed in 1980. There has been one addition, a 1997 classroom addition of 6,215 square feet. There is also a baseball concessions stand constructed in 1980, a 500 square foot tractor shed built in 2010, and a 90 square foot press box built in 2011..

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

Campus Assessment Report - South Davie Middle

A. SUBSTRUCTURE

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

B. SUPERSTRUCTURE

Roof construction is steel frame. The exterior enclosure is composed of walls of brick veneer over CMU. Exterior windows are typically hollow metal framed with fixed insulated panes. Windows at the addition have bronze anodized aluminum frames with dual paned glazing. The main entry and corridor exterior doors are fully glazed aluminum framed storefront type assemblies. Exterior doors at classrooms and service doors are typically hollow metal in hollow metal frames. Roofing is low slope with single ply membrane covering. Roof openings include a roof hatch with stair access and 2x2 skylights. Building entrances appear to comply with ADA requirements

C. INTERIORS

Partitions are typically CMU. Interior doors are typically solid core wood veneer in hollow metal frames with slot lites and lever hardware. Doors at area separations are rated assemblies. Fittings include: building signage; whiteboards, blackboards and tack boards; toilet accessories and toilet partitions; storage shelving; and lockers. Stairs to the roof are steep with open risers and steel treads and handrails. Steps at the auditorium are concrete.

Wall finishes are typically paint. There is ceramic tile in locker rooms. Floor finishes include; terrazzo in corridors; VCT in typical classrooms; carpet in the media center, music rooms, auditorium aisles, and offices; wood in the gym and the stage; synthetic flooring in the wrestling room; painted concrete in locker rooms; ceramic/quarry tile in toilet rooms, kitchen and main entrance; and sealed concrete in utility rooms. Ceiling finishes are typically suspended acoustical tiles with vinyl faced tiles in the kitchen. Other ceiling finishes include painted gypboard in restrooms and locker rooms and exposed painted structure in the gym.

D. SERVICES

CONVEYING:

The building has no conveying systems and none are required.

PLUMBING:

Plumbing fixtures are typically white porcelain. Water closets are floor mounted with lever handle flush valves. Urinals are wall-hung with lever handle flush valves. Lavatories are wall hung with single faucets. Domestic water supply piping is soldered copper. Gas fired water heaters provide domestic hot water. Sanitary drain/vent piping is cast iron. Floor drains are provided in toilet rooms. Storm water drainage is typically cast iron. Other plumbing systems is natural gas piping.

HVAC:

Heating and cooling is typically provided by roof mounted package units utilizing natural gas for heating and chilled water coils for cooling. Chilled water is provided by an air cooled Trane 125 ton chiller. The gym and multi-purpose rooms utilize rooftop package units with mechanical cooling. The addition is heated and cooled with roof mounted heat pumps. Sheet metal ductwork is typically internally insulated, distributing air to ceiling mounted registers. Toilet and locker rooms have ceiling mounted exhaust grilles ducted to fans discharging above the roof. Electronic controls are centrally monitored and controlled.

FIRE PROTECTION:

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

ELECTRICAL:

The electrical system is fed from a pad mounted transformer with 2000 amps of 277/480 volt, 3-phase, 4-wire power. Classroom and media center lighting is typically T8 fluorescent bulbs in r lay-in lighting fixtures. The building

Campus Assessment Report - South Davie Middle

has battery back-up emergency lighting and illuminated exit signs. There is no emergency generator.

COMMUNICATIONS AND SECURITY:

The fire alarm system consists of audio and visual annunciators in corridors and common areas. They can also be activated by pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are integrated and include dedicated equipment closets. This building has a local area network (LAN). There is a public address and paging system integrated with the telephone system. This building has a locally monitored security camera system with both interior and exterior cameras, and controlled access doors.

E. EQUIPMENT & FURNISHINGS

This building includes the following items and equipment: fixed food service; residential appliances; library equipment; a kiln; gym backstops and other gym equipment; telescoping bleachers in the gym; audio-visual equipment; theater equipment; upholstered auditorium seating; Smartboards; window blinds; and fixed plastic laminate casework.

G. SITE

Campus site features include: asphalt paved driveways and parking lots; concrete pedestrian pavement; covered walkways; a covered patio; fencing; a flag pole; landscaping; a monument sign; a football field and track, and a ball field. Site mechanical and electrical features include water, sewer, natural gas piping, communications cabling, and site lighting.

Attributes:

General Attributes:

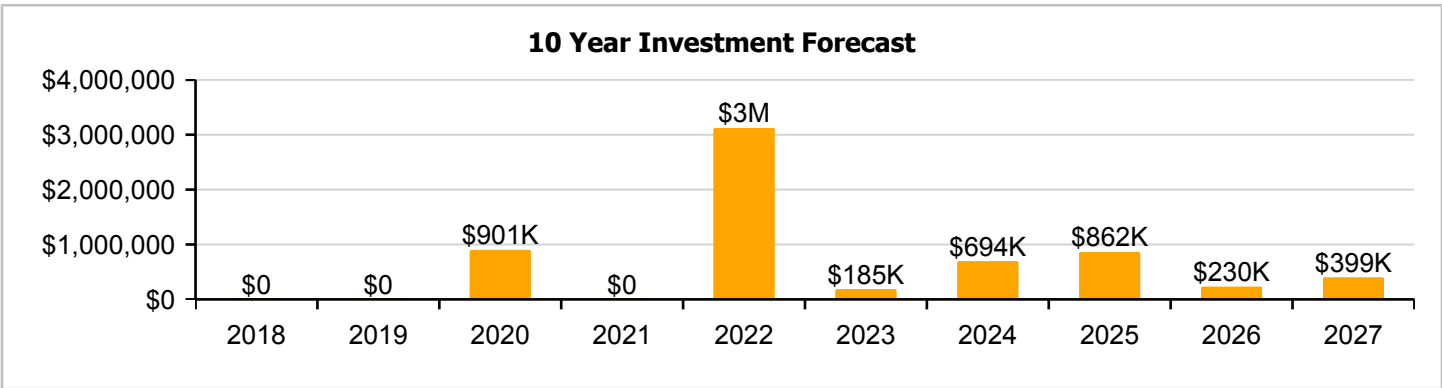
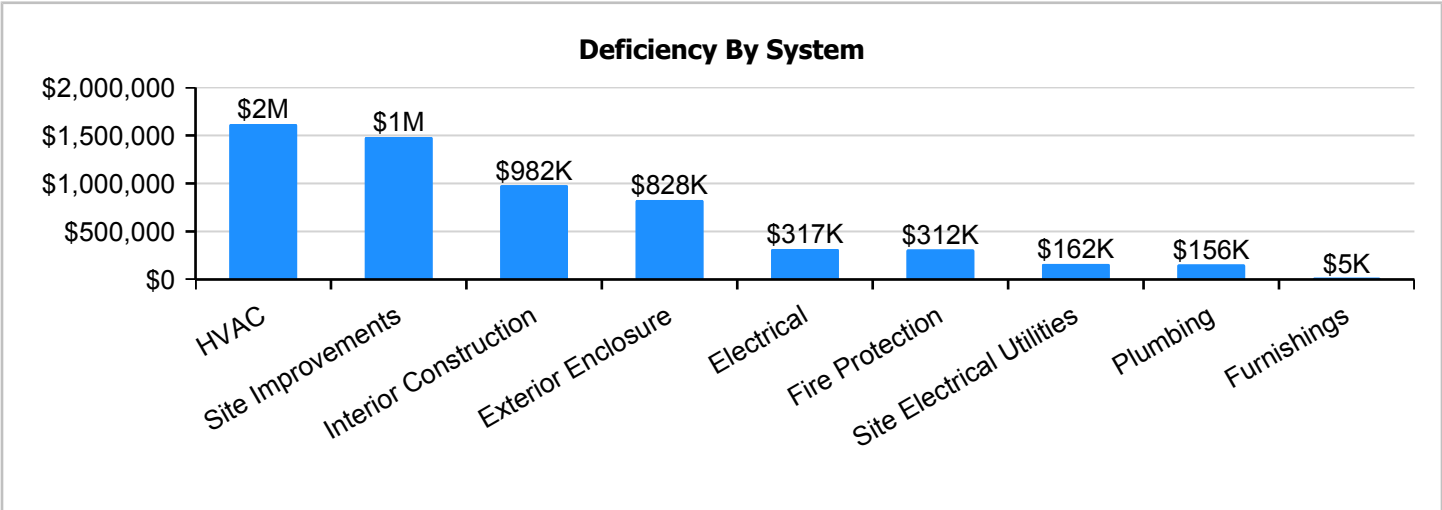
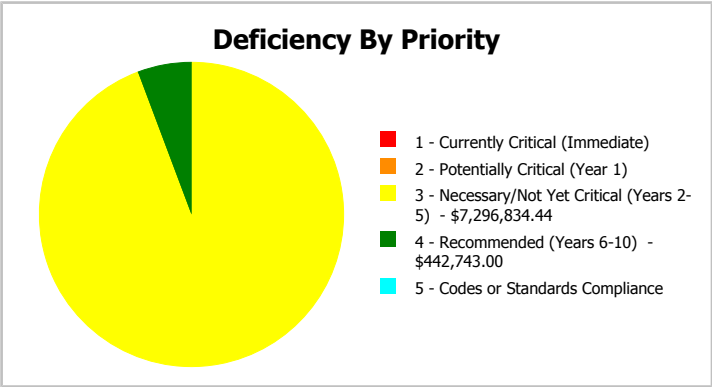
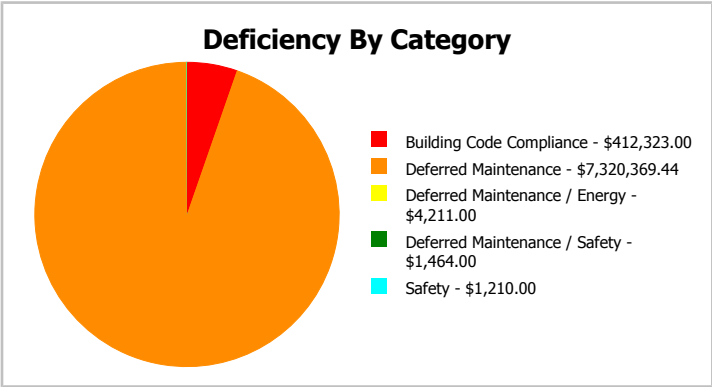
Condition Assessor:	Ann Buerger Linden	Assessment Date:	
Suitability Assessor:			

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:	61.02	Site Acreage:	61.02

Campus Dashboard Summary

Gross Area:	80,770	Last Renovation:	
Year Built:	1980	Replacement Value:	\$19,894,690
Repair Cost:	\$7,739,577	RSLI%:	31.67 %
FCI:	38.90 %		



Campus Condition Summary

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

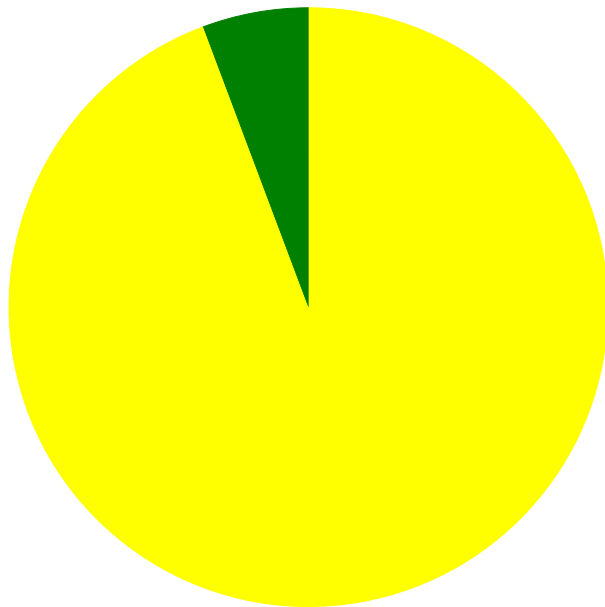
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	65.02 %	0.00 %	\$0.00
B10 - Superstructure	64.53 %	0.00 %	\$0.00
B20 - Exterior Enclosure	30.71 %	63.21 %	\$1,092,618.44
B30 - Roofing	74.95 %	0.00 %	\$0.00
C10 - Interior Construction	16.35 %	72.62 %	\$1,295,077.00
C20 - Stairs	63.00 %	0.00 %	\$0.00
C30 - Interior Finishes	24.15 %	0.00 %	\$0.00
D20 - Plumbing	54.86 %	19.10 %	\$206,803.00
D30 - HVAC	6.60 %	72.83 %	\$2,135,630.00
D40 - Fire Protection	0.00 %	110.00 %	\$412,323.00
D50 - Electrical	51.80 %	16.87 %	\$418,672.00
E10 - Equipment	40.45 %	0.00 %	\$0.00
E20 - Furnishings	52.38 %	1.37 %	\$6,147.00
G20 - Site Improvements	6.87 %	93.50 %	\$1,959,075.00
G30 - Site Mechanical Utilities	24.02 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	13.50 %	52.91 %	\$213,232.00
Totals:	31.67 %	38.90 %	\$7,739,577.44

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
1980 Concessions/RR	1,100	57.91	\$0.00	\$0.00	\$65,669.00	\$30,420.00	\$0.00
1980 Main	72,865	34.88	\$0.00	\$0.00	\$4,902,917.44	\$379,918.00	\$0.00
1997 Addition	6,215	15.21	\$0.00	\$0.00	\$155,941.00	\$32,405.00	\$0.00
2010 Tractor Shed	500	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2011 Press Box	90	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Site	80,770	66.29	\$0.00	\$0.00	\$2,172,307.00	\$0.00	\$0.00
Total:		38.90	\$0.00	\$0.00	\$7,296,834.44	\$442,743.00	\$0.00

Deficiencies By Priority



- 1 - Currently Critical (Immediate)
- 2 - Potentially Critical (Year 1)
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$7,296,834.44
- 4 - Recommended (Years 6-10) - \$442,743.00
- 5 - Codes or Standards Compliance

Budget Estimate Total: \$7,739,577.44

Executive Summary

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

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

Function:	MS -Middle School
Gross Area (SF):	1,100
Year Built:	1980
Last Renovation:	
Replacement Value:	\$165,935
Repair Cost:	\$96,089.00
Total FCI:	57.91 %
Total RSLI:	27.16 %
FCA Score:	42.09



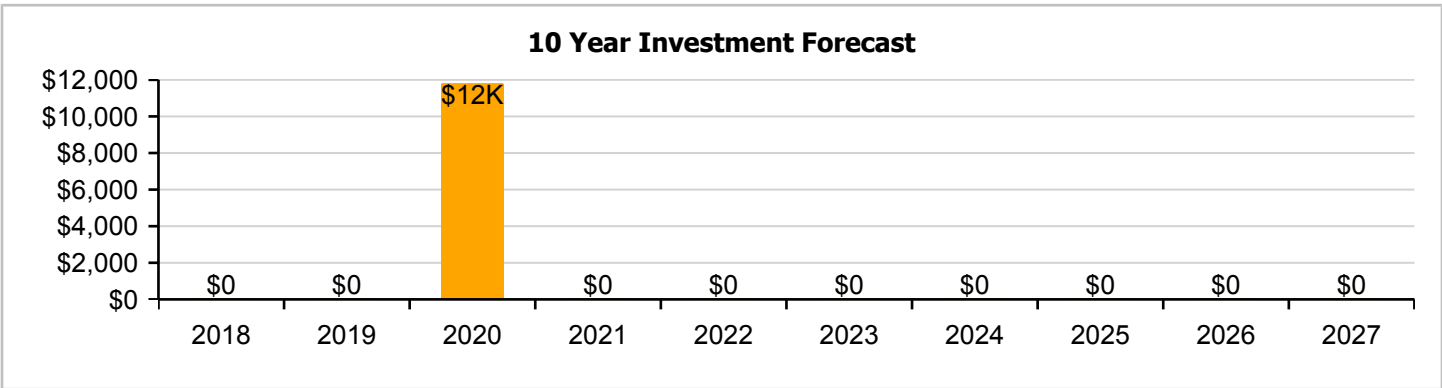
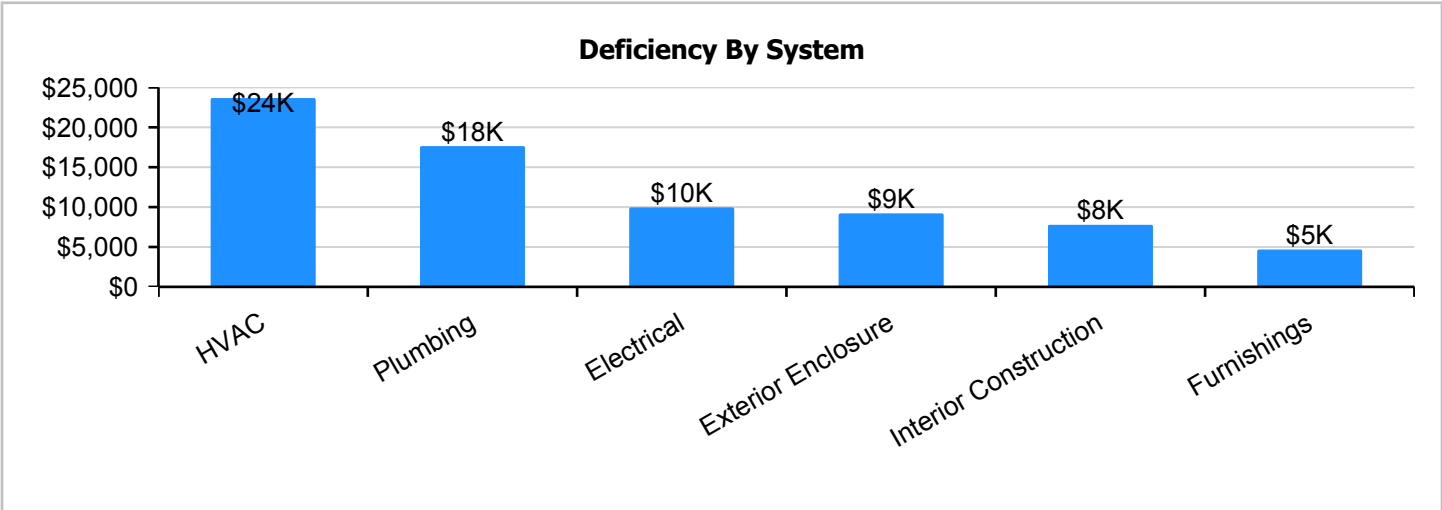
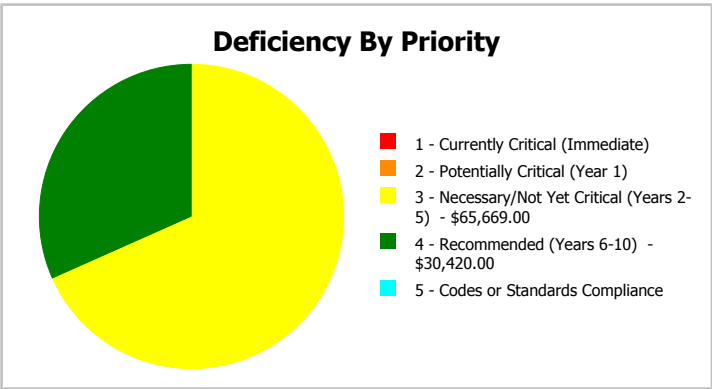
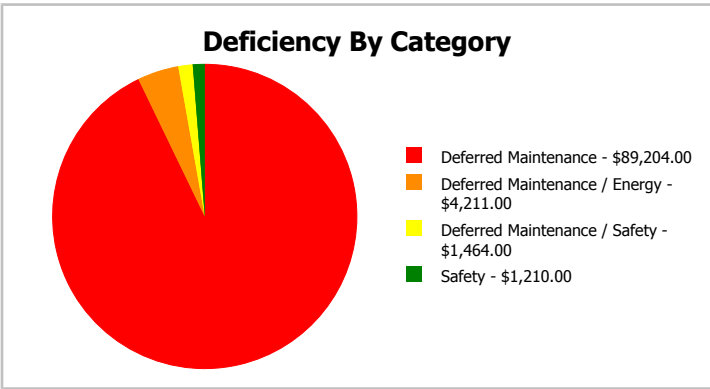
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	MS -Middle School	Gross Area:	1,100
Year Built:	1980	Last Renovation:	
Repair Cost:	\$96,089	Replacement Value:	\$165,935
FCI:	57.91 %	RSLI%:	27.16 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	63.00 %	0.00 %	\$0.00
B10 - Superstructure	63.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	40.50 %	39.28 %	\$12,125.00
B30 - Roofing	55.00 %	0.00 %	\$0.00
C10 - Interior Construction	27.85 %	49.53 %	\$10,249.00
C30 - Interior Finishes	53.56 %	0.00 %	\$0.00
D20 - Plumbing	0.00 %	110.00 %	\$23,256.00
D30 - HVAC	0.00 %	110.00 %	\$31,207.00
D50 - Electrical	0.90 %	96.86 %	\$13,105.00
E20 - Furnishings	0.00 %	110.00 %	\$6,147.00
Totals:	27.16 %	57.91 %	\$96,089.00

Photo Album

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

1). Northwest Elevation - Jan 23, 2017



2). Northeast Elevation - Jan 23, 2017



3). Southeast Elevation - Jan 23, 2017



4). Southwest 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.

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.	1,100	100	1980	2080		63.00 %	0.00 %	63			\$7,623
A1030	Slab on Grade	\$7.37	S.F.	1,100	100	1980	2080		63.00 %	0.00 %	63			\$8,107
B1020	Roof Construction	\$5.98	S.F.	1,100	100	1980	2080		63.00 %	0.00 %	63			\$6,578
B2010	Exterior Walls	\$18.04	S.F.	1,100	100	1980	2080		63.00 %	0.00 %	63			\$19,844
B2020	Exterior Windows	\$5.15	S.F.	1,100	30	1980	2010		0.00 %	110.01 %	-7		\$6,232.00	\$5,665
B2030	Exterior Doors	\$4.87	S.F.	1,100	30	1980	2010		0.00 %	110.01 %	-7		\$5,893.00	\$5,357
B3010140	Asphalt Shingles	\$4.32	S.F.	1,100	20	2008	2028		55.00 %	0.00 %	11			\$4,752
C1010	Partitions	\$10.34	S.F.	1,100	75	1980	2055		50.67 %	0.00 %	38			\$11,374
C1030	Fittings	\$8.47	S.F.	1,100	20	1980	2000		0.00 %	110.00 %	-17		\$10,249.00	\$9,317
C3010	Wall Finishes	\$7.46	S.F.	1,100	10	2010	2020		30.00 %	0.00 %	3			\$8,206
C3030	Ceiling Finishes	\$9.53	S.F.	1,100	25	2010	2035		72.00 %	0.00 %	18			\$10,483
D2010	Plumbing Fixtures	\$9.98	S.F.	1,100	30	1980	2010		0.00 %	110.00 %	-7		\$12,076.00	\$10,978
D2020	Domestic Water Distribution	\$3.30	S.F.	1,100	30	1980	2010		0.00 %	110.00 %	-7		\$3,993.00	\$3,630
D2030	Sanitary Waste	\$5.94	S.F.	1,100	30	1980	2010		0.00 %	109.99 %	-7		\$7,187.00	\$6,534
D3040	Distribution Systems	\$5.35	S.F.	1,100	30	1980	2010		0.00 %	110.01 %	-7		\$6,474.00	\$5,885
D3050	Terminal & Package Units	\$16.96	S.F.	1,100	15	1980	1995		0.00 %	110.00 %	-22		\$20,522.00	\$18,656
D3060	Controls & Instrumentation	\$3.48	S.F.	1,100	20	1980	2000		0.00 %	110.01 %	-17		\$4,211.00	\$3,828
D5010	Electrical Service/Distribution	\$1.47	S.F.	1,100	40	1980	2020		7.50 %	0.00 %	3			\$1,617
D5020	Branch Wiring	\$2.55	S.F.	1,100	30	1980	2010		0.00 %	110.02 %	-7		\$3,086.00	\$2,805
D5020	Lighting	\$3.58	S.F.	1,100	30	1980	2010		0.00 %	110.01 %	-7		\$4,332.00	\$3,938
D5030810	Security & Detection Systems	\$1.00	Ea.	1,100	15	1980	1995		0.00 %	110.00 %	-22		\$1,210.00	\$1,100
D5030910	Fire Alarm Systems	\$1.21	S.F.	1,100	15	1980	1995		0.00 %	109.99 %	-22		\$1,464.00	\$1,331
D5030920	Data Communication	\$2.49	S.F.	1,100	15	1980	1995		0.00 %	110.00 %	-22		\$3,013.00	\$2,739
E2010	Fixed Furnishings	\$5.08	S.F.	1,100	20	1980	2000		0.00 %	110.00 %	-17		\$6,147.00	\$5,588
Total									27.16 %	57.91 %			\$96,089.00	\$165,935

System Notes

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

System: A1030 - Slab on Grade



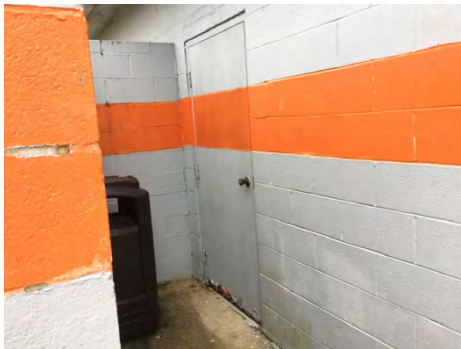
Note:

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

Campus Assessment Report - 1980 Concessions/RR

System: B2020 - Exterior Windows



Note: Service counter windows.

System: B2030 - Exterior Doors



Note:

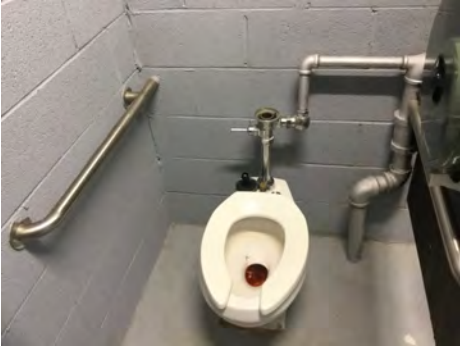
System: B3010140 - Asphalt Shingles



Note:

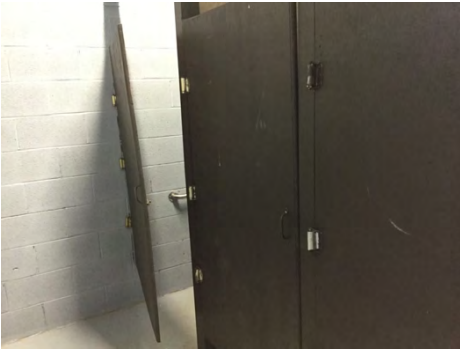
Campus Assessment Report - 1980 Concessions/RR

System: C1010 - Partitions



Note:

System: C1030 - Fittings



Note:

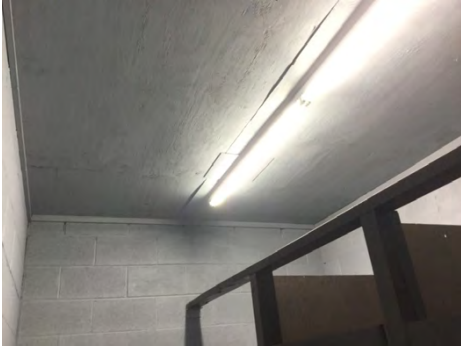
System: C3010 - Wall Finishes



Note:

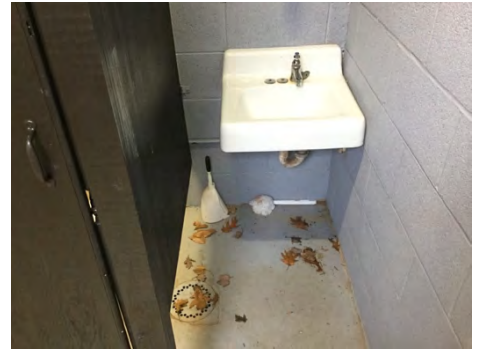
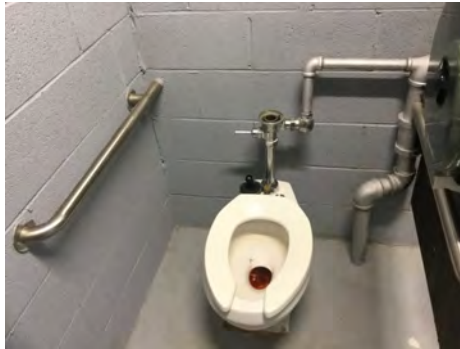
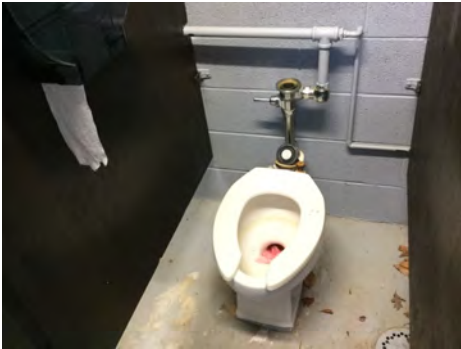
Campus Assessment Report - 1980 Concessions/RR

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

Campus Assessment Report - 1980 Concessions/RR

System: D2030 - Sanitary Waste



Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

Campus Assessment Report - 1980 Concessions/RR

System: D5020 - Lighting



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$96,089	\$0	\$0	\$11,808	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$107,897
* 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	\$6,232	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,232
B2030 - Exterior Doors	\$5,893	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,893
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
C1030 - Fittings	\$10,249	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,249
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$9,864	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,864
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$12,076	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,076
D2020 - Domestic Water Distribution	\$3,993	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,993

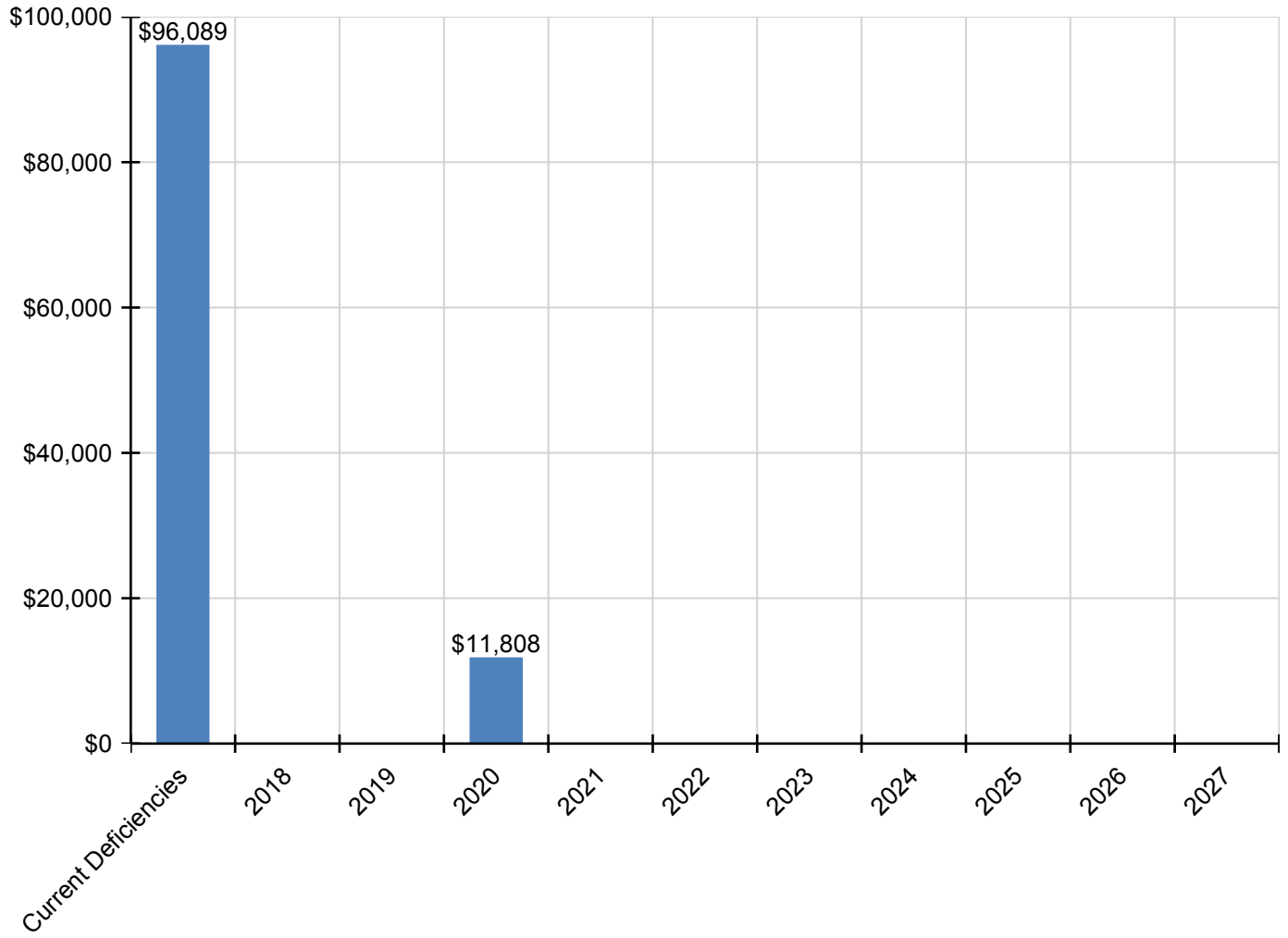
Campus Assessment Report - 1980 Concessions/RR

D2030 - Sanitary Waste	\$7,187	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,187
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$6,474	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,474
D3050 - Terminal & Package Units	\$20,522	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,522
D3060 - Controls & Instrumentation	\$4,211	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,211
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$1,944	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,944
D5020 - Branch Wiring	\$3,086	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,086
D5020 - Lighting	\$4,332	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,332
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$1,210	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,210
D5030910 - Fire Alarm Systems	\$1,464	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,464
D5030920 - Data Communication	\$3,013	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,013
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	\$6,147	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,147

* Indicates non-renewable system

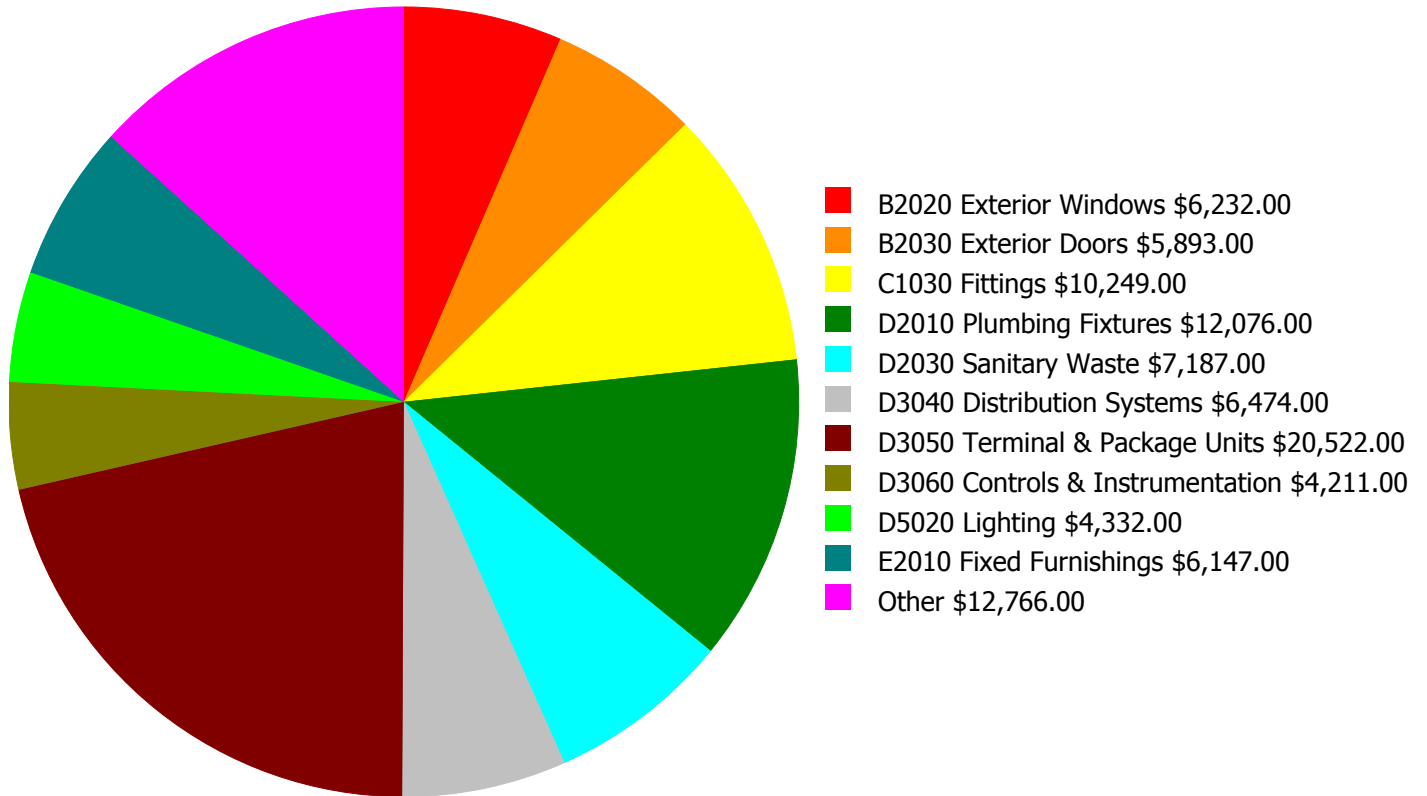
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

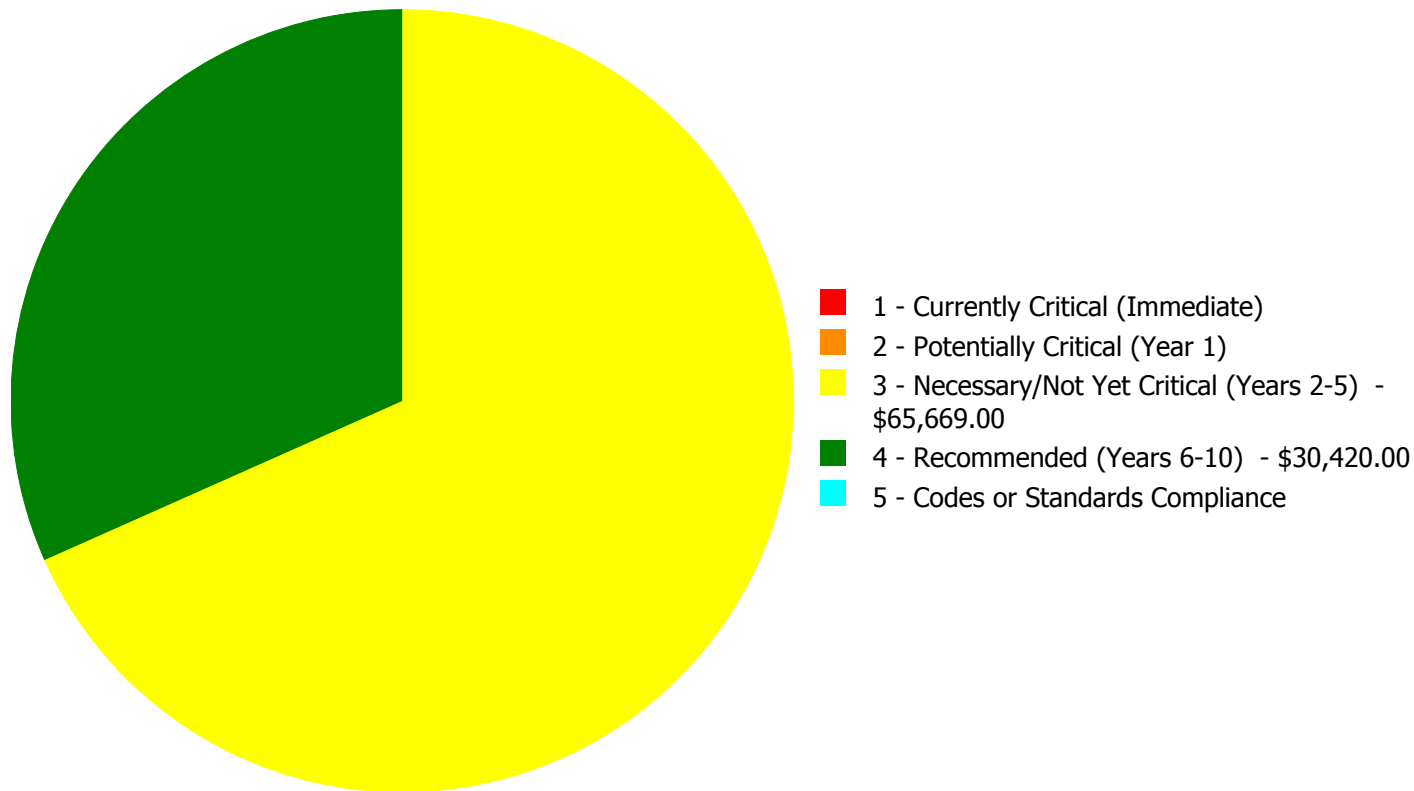
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$96,089.00

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: \$96,089.00

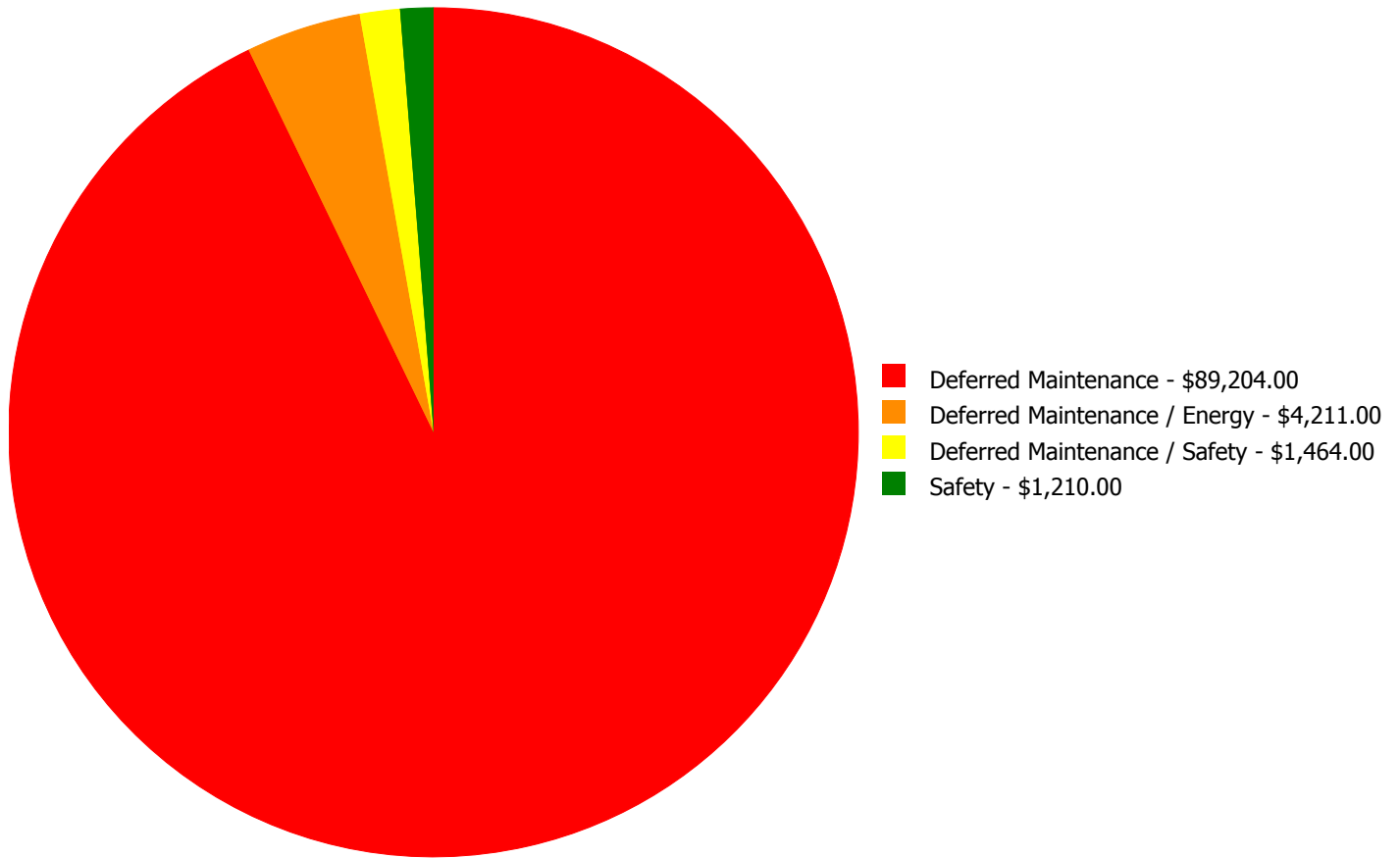
Deficiency By Priority Investment Table

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	\$6,232.00	\$0.00	\$0.00	\$6,232.00
B2030	Exterior Doors	\$0.00	\$0.00	\$5,893.00	\$0.00	\$0.00	\$5,893.00
C1030	Fittings	\$0.00	\$0.00	\$10,249.00	\$0.00	\$0.00	\$10,249.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$12,076.00	\$0.00	\$0.00	\$12,076.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$3,993.00	\$0.00	\$0.00	\$3,993.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$7,187.00	\$0.00	\$0.00	\$7,187.00
D3040	Distribution Systems	\$0.00	\$0.00	\$6,474.00	\$0.00	\$0.00	\$6,474.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$0.00	\$20,522.00	\$0.00	\$20,522.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$0.00	\$4,211.00	\$0.00	\$4,211.00
D5020	Branch Wiring	\$0.00	\$0.00	\$3,086.00	\$0.00	\$0.00	\$3,086.00
D5020	Lighting	\$0.00	\$0.00	\$4,332.00	\$0.00	\$0.00	\$4,332.00
D5030810	Security & Detection Systems	\$0.00	\$0.00	\$0.00	\$1,210.00	\$0.00	\$1,210.00
D5030910	Fire Alarm Systems	\$0.00	\$0.00	\$0.00	\$1,464.00	\$0.00	\$1,464.00
D5030920	Data Communication	\$0.00	\$0.00	\$0.00	\$3,013.00	\$0.00	\$3,013.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$6,147.00	\$0.00	\$0.00	\$6,147.00
	Total:	\$0.00	\$0.00	\$65,669.00	\$30,420.00	\$0.00	\$96,089.00

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: \$96,089.00

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):

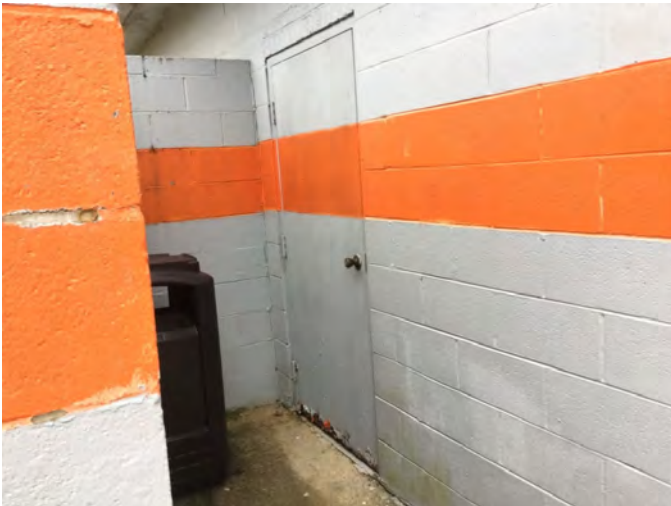
System: B2020 - Exterior Windows



Location: Concessions
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,100.00
Unit of Measure: S.F.
Estimate: \$6,232.00
Assessor Name: Eduardo Lopez
Date Created: 01/24/2017

Notes: Service counter windows are beyond their expected useful life.

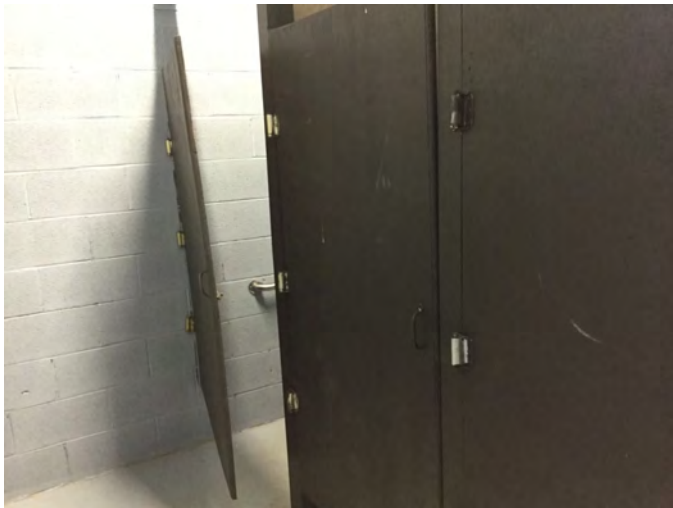
System: B2030 - Exterior Doors



Location: Concessions and restrooms
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,100.00
Unit of Measure: S.F.
Estimate: \$5,893.00
Assessor Name: Eduardo Lopez
Date Created: 01/23/2017

Notes: Exterior doors to concessions and restrooms are in worn condition with considerable rust. Lever hardware for ADA compliance is not provided. System renewal is recommended.

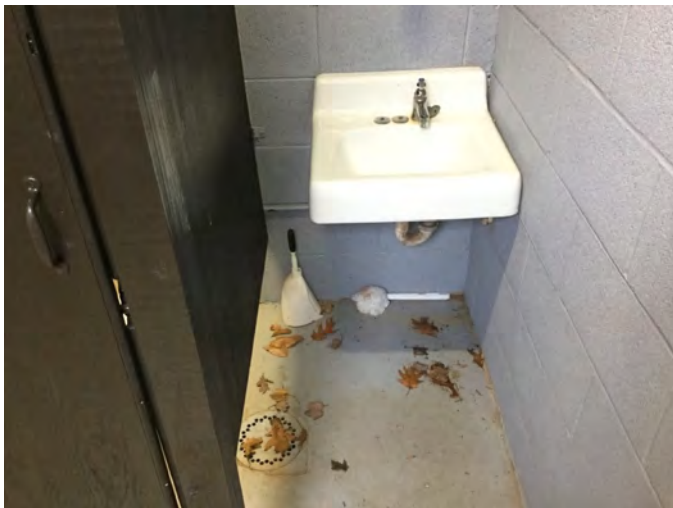
System: C1030 - Fittings



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,100.00
Unit of Measure: S.F.
Estimate: \$10,249.00
Assessor Name: Eduardo Lopez
Date Created: 01/23/2017

Notes: Building fittings including toilet partitions and accessories are in marginal condition. Building signage is inadequate. System renewal is recommended.

System: D2010 - Plumbing Fixtures



Location: Concessions and Toilet rooms
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,100.00
Unit of Measure: S.F.
Estimate: \$12,076.00
Assessor Name: Eduardo Lopez
Date Created: 01/23/2017

Notes: Plumbing fixtures are beyond their expected service life. System renewal is recommended.

System: D2020 - Domestic Water Distribution



Location: Toilet rooms and concessions
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,100.00
Unit of Measure: S.F.
Estimate: \$3,993.00
Assessor Name: Eduardo Lopez
Date Created: 01/23/2017

Notes: Domestic water supply systems are beyond their expected life. They are a combination of copper and galvanized piping. Replacement with all copper is recommended.

System: D2030 - Sanitary Waste



Location: Toilet rooms and concessions
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,100.00
Unit of Measure: S.F.
Estimate: \$7,187.00
Assessor Name: Eduardo Lopez
Date Created: 01/23/2017

Notes: The sanitary waste systems has exceeded its expected life. System renewal is recommended.

System: D3040 - Distribution Systems

This deficiency has no image.

Location: Toilet rooms and Concessions
Distress: Missing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,100.00
Unit of Measure: S.F.
Estimate: \$6,474.00
Assessor Name: Eduardo Lopez
Date Created: 01/23/2017

Notes: . Add exhaust to toilet rooms and concessions. Provide distributions systems in concert with other HVAC systems

System: D5020 - Branch Wiring



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,100.00
Unit of Measure: S.F.
Estimate: \$3,086.00
Assessor Name: Eduardo Lopez
Date Created: 01/24/2017

Notes: The branch wiring system has exceeded its expected useful life. system renewal is recommended with attention to current codes for GFI outlets etc.

System: D5020 - Lighting



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,100.00
Unit of Measure: S.F.
Estimate: \$4,332.00
Assessor Name: Eduardo Lopez
Date Created: 01/23/2017

Notes: Lighting systems are assumed to be original and are beyond their expected life. System renewal is recommended.

System: E2010 - Fixed Furnishings

This deficiency has no image.

Location: Concession room
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,100.00
Unit of Measure: S.F.
Estimate: \$6,147.00
Assessor Name: Eduardo Lopez
Date Created: 01/23/2017

Notes: Concession room not accessed at time of assessment - doors locked w/o key available. It is assumed that any fixed furnishings such as built-in counters are original and beyond their expected life. System renewal is recommended.

Priority 4 - Recommended (Years 6-10):

System: D3050 - Terminal & Package Units

This deficiency has no image.

Location: Toilet rooms and Concessions
Distress: Missing
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1,100.00
Unit of Measure: S.F.
Estimate: \$20,522.00
Assessor Name: Eduardo Lopez
Date Created: 01/23/2017

Notes: Consider adding HVAC to the building for user comfort.

System: D3060 - Controls & Instrumentation

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Deferred Maintenance / Energy
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1,100.00
Unit of Measure: S.F.
Estimate: \$4,211.00
Assessor Name: Eduardo Lopez
Date Created: 01/23/2017

Notes: Consider adding a controls system for energy efficiency if an HVAC system is added to the building.

System: D5030810 - Security & Detection Systems

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Safety
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1,100.00
Unit of Measure: Ea.
Estimate: \$1,210.00
Assessor Name: Eduardo Lopez
Date Created: 01/23/2017

Notes: Consider adding security devices to the building.

System: D5030910 - Fire Alarm Systems

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Deferred Maintenance / Safety
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1,100.00
Unit of Measure: S.F.
Estimate: \$1,464.00
Assessor Name: Eduardo Lopez
Date Created: 01/23/2017

Notes: Consider adding fire alarm systems for Life Safety

System: D5030920 - Data Communication

This deficiency has no image.

Location: Concession room
Distress: Missing
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1,100.00
Unit of Measure: S.F.
Estimate: \$3,013.00
Assessor Name: Eduardo Lopez
Date Created: 01/23/2017

Notes: No evidence of data services observed in building (no access to concessions room). Consider adding data capability for POS, Wi-Fi, etc.

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):	72,865
Year Built:	1980
Last Renovation:	
Replacement Value:	\$15,146,448
Repair Cost:	\$5,282,835.44
Total FCI:	34.88 %
Total RSLI:	34.87 %
FCA Score:	65.12



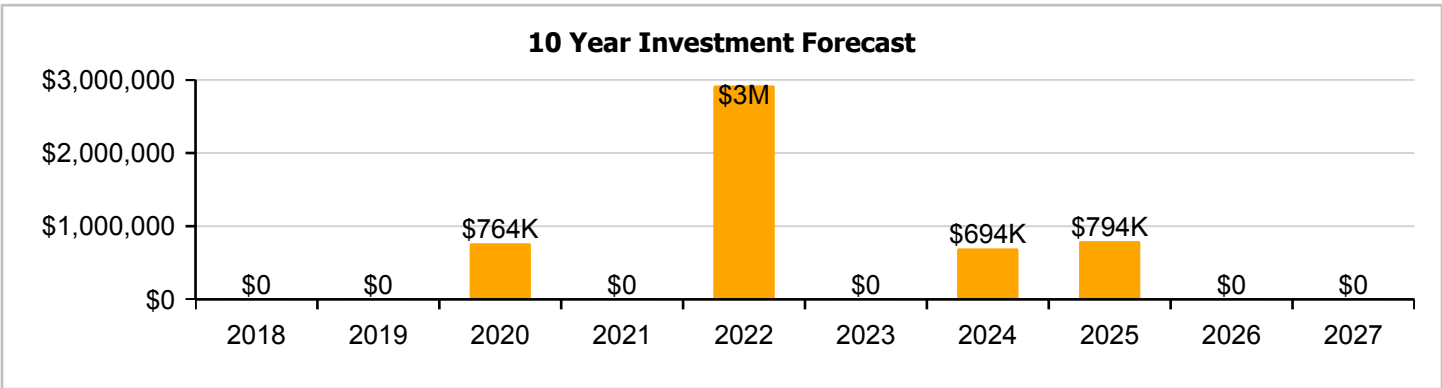
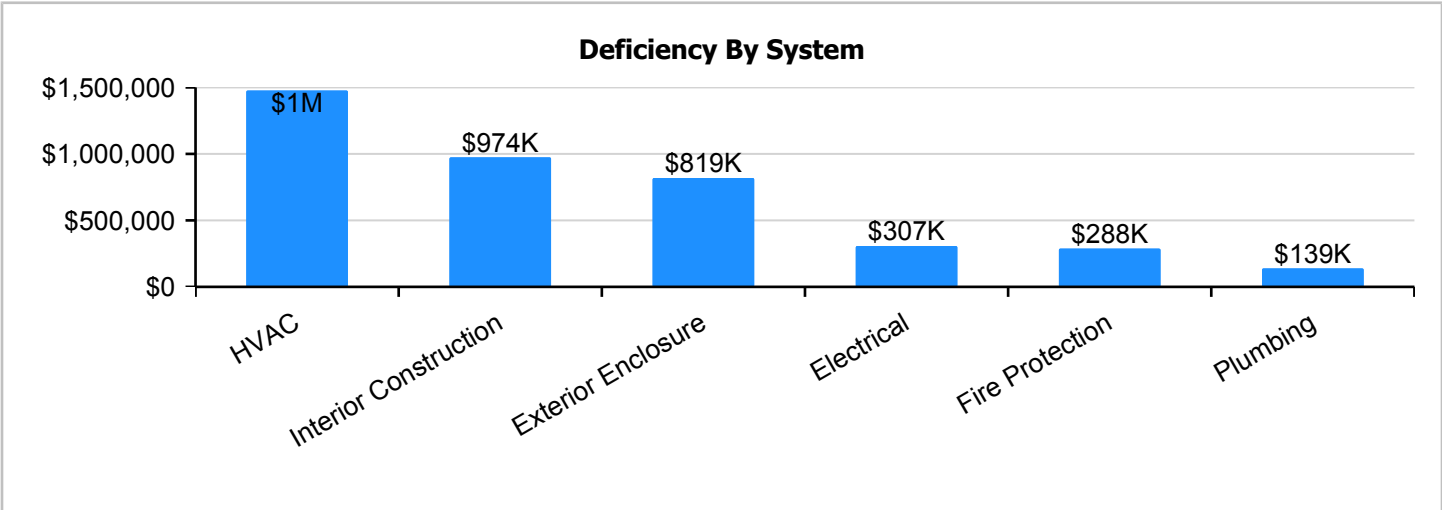
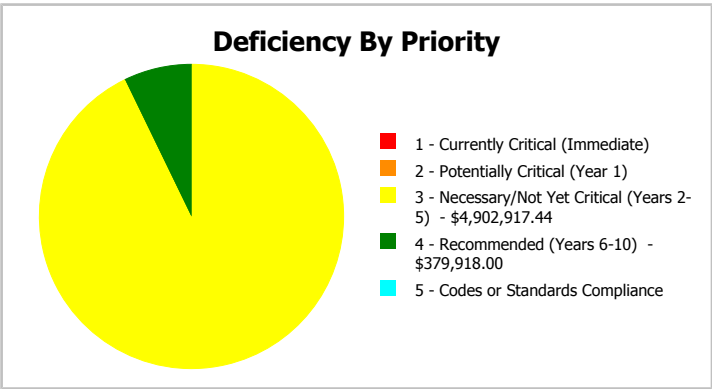
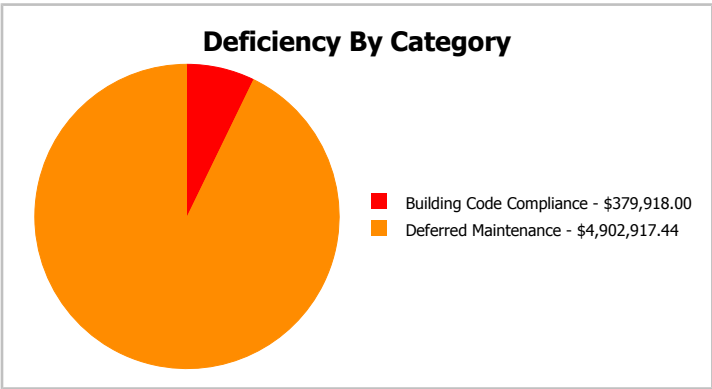
Description:

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:	72,865
Year Built:	1980	Last Renovation:	
Repair Cost:	\$5,282,835	Replacement Value:	\$15,146,448
FCI:	34.88 %	RSLI%:	34.87 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	63.00 %	0.00 %	\$0.00
B10 - Superstructure	63.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	27.63 %	70.08 %	\$1,080,493.44
B30 - Roofing	75.17 %	0.00 %	\$0.00
C10 - Interior Construction	14.23 %	79.11 %	\$1,284,828.00
C20 - Stairs	63.00 %	0.00 %	\$0.00
C30 - Interior Finishes	23.41 %	0.00 %	\$0.00
D20 - Plumbing	57.85 %	18.74 %	\$183,547.00
D30 - HVAC	6.29 %	72.84 %	\$1,948,482.00
D40 - Fire Protection	0.00 %	110.00 %	\$379,918.00
D50 - Electrical	51.40 %	17.89 %	\$405,567.00
E10 - Equipment	40.71 %	0.00 %	\$0.00
E20 - Furnishings	55.00 %	0.00 %	\$0.00
Totals:	34.87 %	34.88 %	\$5,282,835.44

Photo Album

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

1). Southeast Elevation - Jan 25, 2017



2). East Elevation - Jan 25, 2017



3). Northeast Elevation - Jan 25, 2017



4). Northwest Elevation - Jan 25, 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 - 1980 Main

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$1.56	S.F.	72,865	100	1980	2080		63.00 %	0.00 %	63			\$113,669
A1030	Slab on Grade	\$10.07	S.F.	72,865	100	1980	2080		63.00 %	0.00 %	63			\$733,751
B1020	Roof Construction	\$16.84	S.F.	72,865	100	1980	2080		63.00 %	0.00 %	63			\$1,227,047
B2010	Exterior Walls	\$9.28	S.F.	72,865	100	1980	2080		63.00 %	18.97 %	63		\$128,293.44	\$676,187
B2020	Exterior Windows	\$10.84	S.F.	72,865	30	1980	2010		0.00 %	110.00 %	-7		\$868,842.00	\$789,857
B2030	Exterior Doors	\$1.04	S.F.	72,865	30	1980	2010		0.00 %	110.00 %	-7		\$83,358.00	\$75,780
B3010120	Single Ply Membrane	\$6.98	S.F.	72,865	20	2012	2032		75.00 %	0.00 %	15			\$508,598
B3020	Roof Openings	\$0.25	S.F.	72,865	25	2012	2037		80.00 %	0.00 %	20			\$18,216
C1010	Partitions	\$6.26	S.F.	72,865	75	1980	2055		50.67 %	0.00 %	38			\$456,135
C1020	Interior Doors	\$2.53	S.F.	72,865	30	1980	2010		0.00 %	110.00 %	-7		\$202,783.00	\$184,348
C1030	Fittings	\$13.50	S.F.	72,865	20	1980	2000		0.00 %	110.00 %	-17		\$1,082,045.00	\$983,678
C2010	Stair Construction	\$1.36	S.F.	72,865	100	1980	2080		63.00 %	0.00 %	63			\$99,096
C3010	Wall Finishes	\$3.46	S.F.	72,865	10	2010	2020		30.00 %	0.00 %	3			\$252,113
C3020	Floor Finishes	\$10.73	S.F.	72,865	20	1990	2010	2022	25.00 %	0.00 %	5			\$781,841
C3030	Ceiling Finishes	\$11.71	S.F.	72,865	25	1980	2005	2022	20.00 %	0.00 %	5			\$853,249
D2010	Plumbing Fixtures	\$9.93	S.F.	72,865	30	2008	2038		70.00 %	0.00 %	21			\$723,549
D2020	Domestic Water Distribution	\$1.06	S.F.	72,865	30	2010	2040		76.67 %	0.00 %	23			\$77,237
D2030	Sanitary Waste	\$1.68	S.F.	72,865	30	1980	2010		0.00 %	110.00 %	-7		\$134,655.00	\$122,413
D2040	Rain Water Drainage	\$0.61	S.F.	72,865	30	1980	2010		0.00 %	110.00 %	-7		\$48,892.00	\$44,448
D2090	Other Plumbing Systems	\$0.16	S.F.	72,865	40	1980	2020		7.50 %	0.00 %	3			\$11,658
D3030	Cooling Generating Systems	\$8.99	S.F.	72,865	25	1997	2022		20.00 %	0.00 %	5			\$655,056
D3040	Distribution Systems	\$10.65	S.F.	72,865	30	1980	2010		0.00 %	110.00 %	-7		\$853,613.00	\$776,012
D3050	Terminal & Package Units	\$13.66	S.F.	72,865	15	2000	2015		0.00 %	110.00 %	-2		\$1,094,869.00	\$995,336
D3060	Controls & Instrumentation	\$3.41	S.F.	72,865	20	2000	2020		15.00 %	0.00 %	3			\$248,470
D4010	Sprinklers	\$4.04	S.F.	72,865	30			2017	0.00 %	110.00 %	0		\$323,812.00	\$294,375
D4020	Standpipes	\$0.70	S.F.	72,865	30			2017	0.00 %	110.00 %	0		\$56,106.00	\$51,006
D5010	Electrical Service/Distribution	\$1.69	S.F.	72,865	40	1980	2020		7.50 %	0.00 %	3			\$123,142
D5020	Branch Wiring	\$5.06	S.F.	72,865	30	1980	2010		0.00 %	110.00 %	-7		\$405,567.00	\$368,697
D5020	Lighting	\$11.79	S.F.	72,865	30	2008	2038		70.00 %	0.00 %	21			\$859,078
D5030810	Security & Detection Systems	\$2.34	S.F.	72,865	15	2010	2025		53.33 %	0.00 %	8			\$170,504
D5030910	Fire Alarm Systems	\$4.22	S.F.	72,865	15	2013	2028		73.33 %	0.00 %	11			\$307,490
D5030920	Data Communication	\$5.48	S.F.	72,865	15	2010	2025		53.33 %	0.00 %	8			\$399,300
D5090	Other Electrical Systems	\$0.53	S.F.	72,865	20	2010	2030		65.00 %	0.00 %	13			\$38,618
E1020	Institutional Equipment	\$2.81	S.F.	72,865	20	2008	2028		55.00 %	0.00 %	11			\$204,751
E1090	Other Equipment	\$7.04	S.F.	72,865	20	2004	2024		35.00 %	0.00 %	7			\$512,970
E2010	Fixed Furnishings	\$5.61	S.F.	72,865	20	2008	2028		55.00 %	0.00 %	11			\$408,773
Total									34.87 %	34.88 %			\$5,282,835.44	\$15,146,448

System Notes

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

System: A1030 - Slab on Grade



Note:

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

Campus Assessment Report - 1980 Main

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

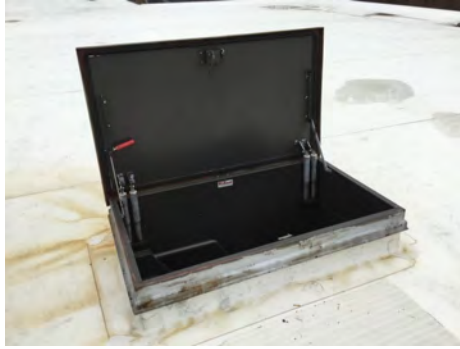
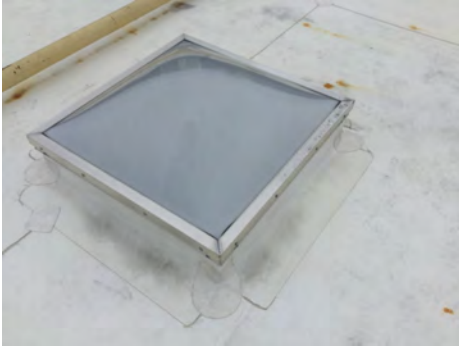
System: B3010120 - Single Ply Membrane



Note:

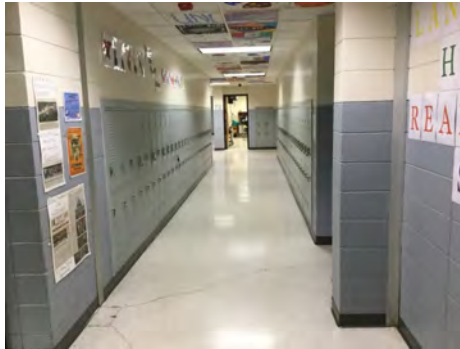
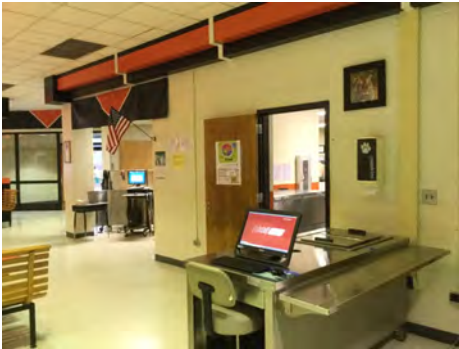
Campus Assessment Report - 1980 Main

System: B3020 - Roof Openings



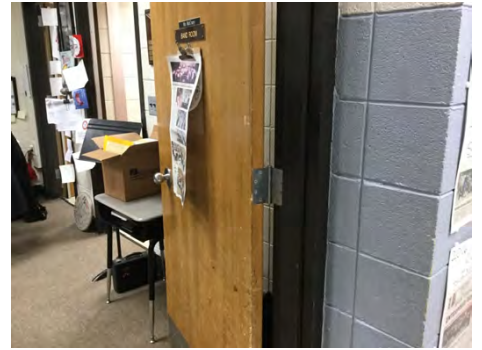
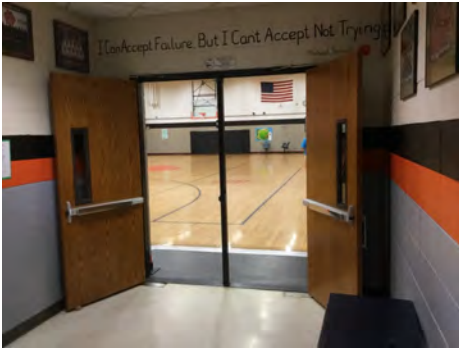
Note:

System: C1010 - Partitions



Note:

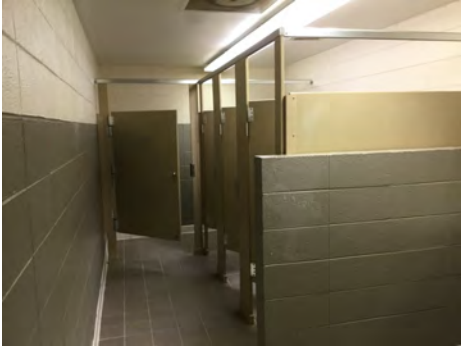
System: C1020 - Interior Doors



Note:

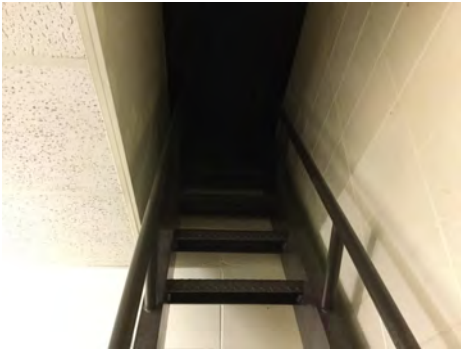
Campus Assessment Report - 1980 Main

System: C1030 - Fittings



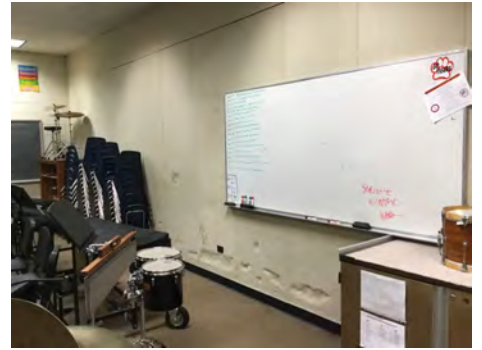
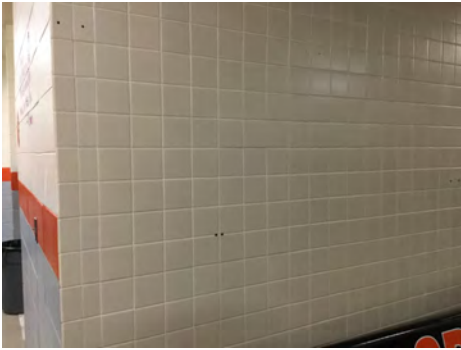
Note:

System: C2010 - Stair Construction



Note:

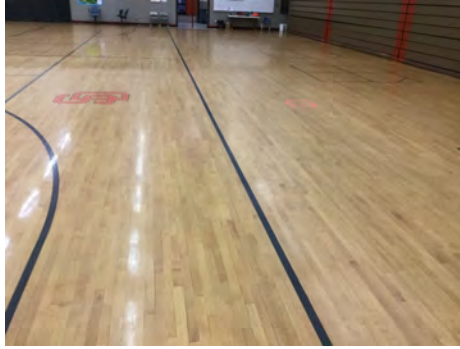
System: C3010 - Wall Finishes



Note:

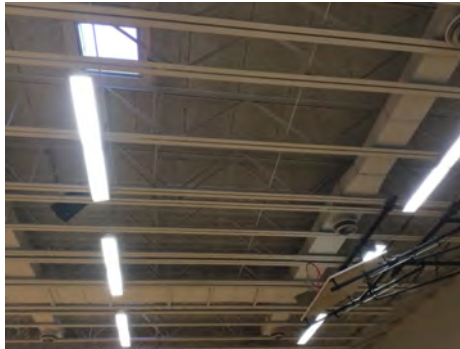
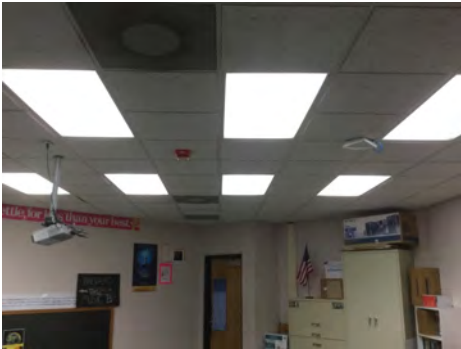
Campus Assessment Report - 1980 Main

System: C3020 - Floor Finishes



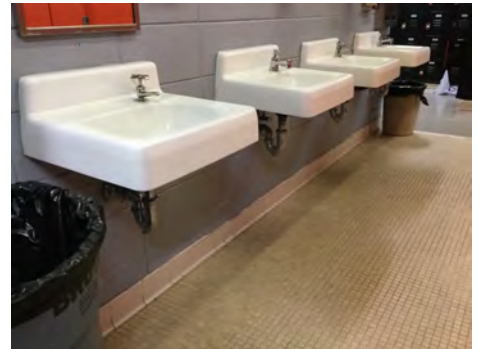
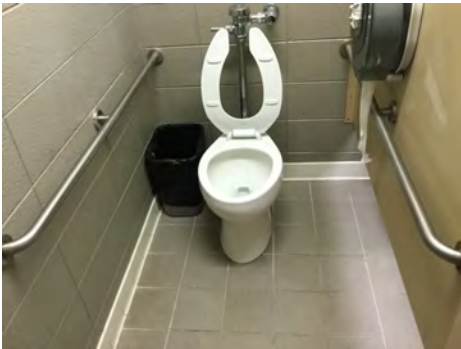
Note:

System: C3030 - Ceiling Finishes



Note: Ceiling finishes are generally well maintained in fair to good condition. A few water stained tiles noted should be replaced on a maintenance basis. System renewal put at 5 years hence.

System: D2010 - Plumbing Fixtures



Note:

Campus Assessment Report - 1980 Main

System: D2020 - Domestic Water Distribution



Note: Water heater manufacture dates are 2010 and 2012.

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note:

Campus Assessment Report - 1980 Main

System: D2090 - Other Plumbing Systems



Note:

System: D3030 - Cooling Generating Systems



Note:

System: D3040 - Distribution Systems



Note:

Campus Assessment Report - 1980 Main

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

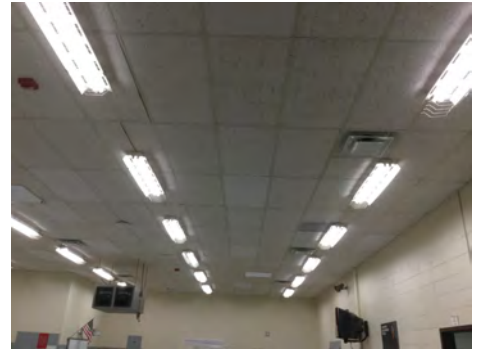
Campus Assessment Report - 1980 Main

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

Campus Assessment Report - 1980 Main

System: D5030910 - Fire Alarm Systems



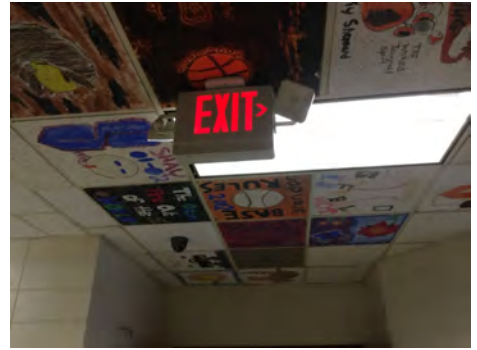
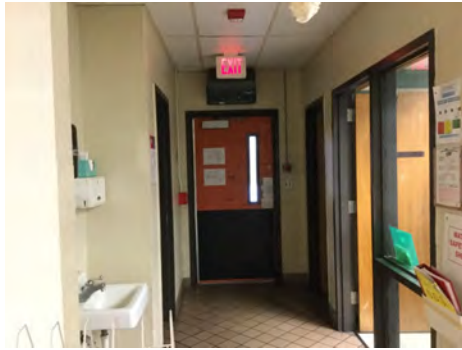
Note:

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems



Note:

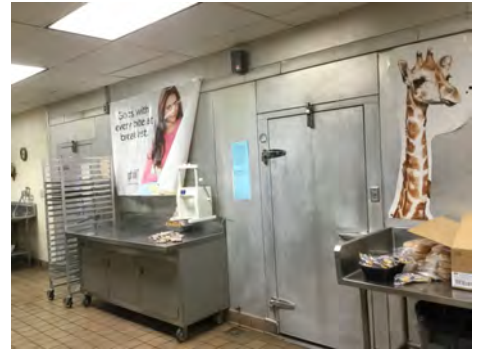
Campus Assessment Report - 1980 Main

System: E1020 - Institutional Equipment



Note:

System: E1090 - Other Equipment



Note:

Campus Assessment Report - 1980 Main

System: E2010 - Fixed Furnishings



Note: Auditorium seating looks new/not original. Estimated install date.

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$5,282,835	\$0	\$0	\$763,730	\$0	\$2,920,399	\$0	\$693,977	\$793,992	\$0	\$0	\$10,454,934
* 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	\$128,293	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$128,293
B2020 - Exterior Windows	\$868,842	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$868,842
B2030 - Exterior Doors	\$83,358	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83,358
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
B3020 - Roof Openings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$202,783	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$202,783
C1030 - Fittings	\$1,082,045	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,082,045
C20 - Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C2010 - Stair Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$303,039	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$303,039
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$997,006	\$0	\$0	\$0	\$0	\$0	\$997,006

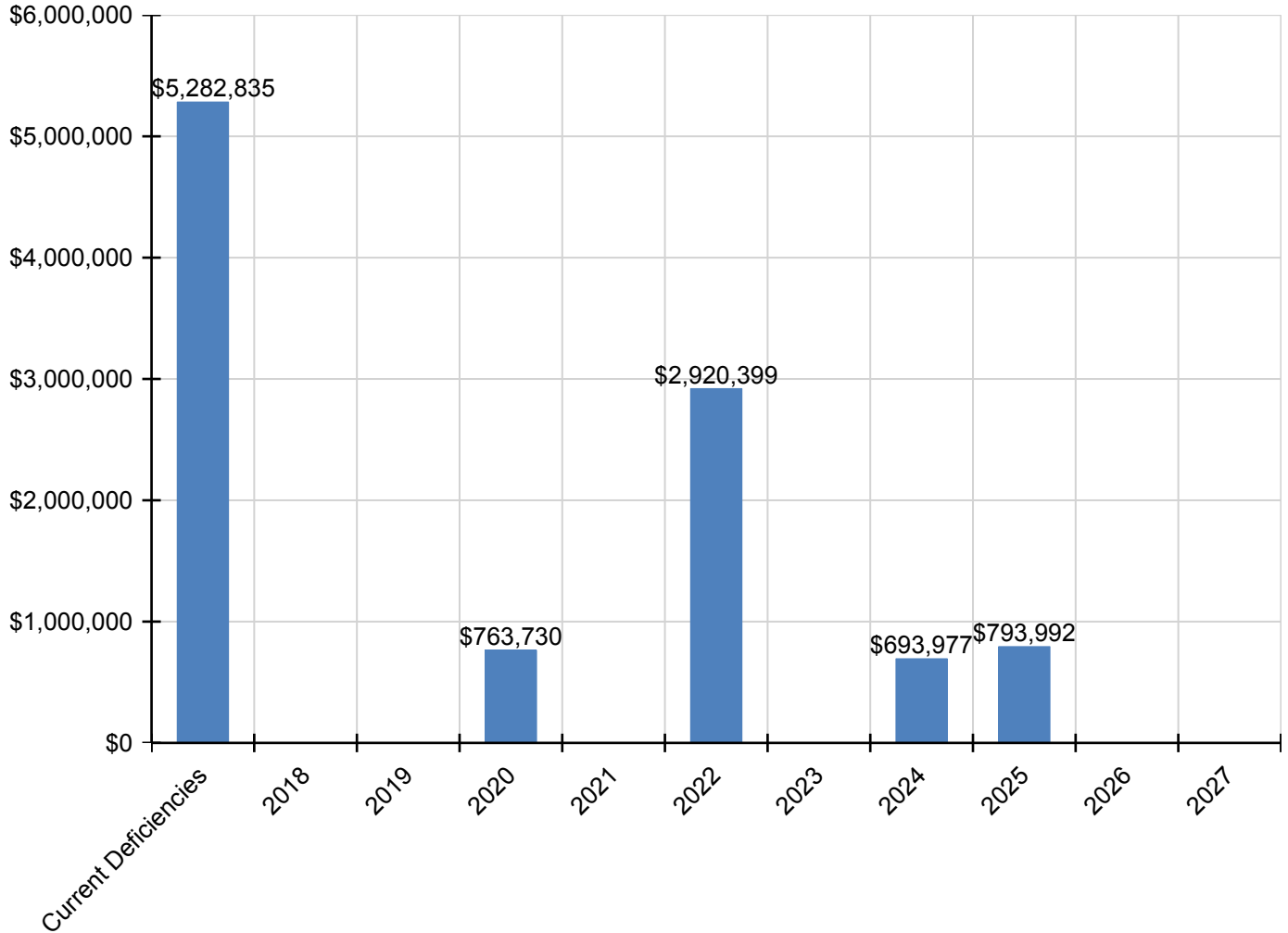
Campus Assessment Report - 1980 Main

C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$1,088,065	\$0	\$0	\$0	\$0	\$0	\$1,088,065
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	\$134,655	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$134,655
D2040 - Rain Water Drainage	\$48,892	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,892
D2090 - Other Plumbing Systems	\$0	\$0	\$0	\$14,013	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,013
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$835,329	\$0	\$0	\$0	\$0	\$0	\$835,329
D3040 - Distribution Systems	\$853,613	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$853,613
D3050 - Terminal & Package Units	\$1,094,869	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,094,869
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$298,661	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$298,661
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$323,812	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$323,812
D4020 - Standpipes	\$56,106	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$56,106
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$148,016	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$148,016
D5020 - Branch Wiring	\$405,567	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$405,567
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	\$237,589	\$0	\$0	\$237,589
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$556,403	\$0	\$0	\$556,403
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1090 - Other Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$693,977	\$0	\$0	\$0	\$693,977
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

* Indicates non-renewable system

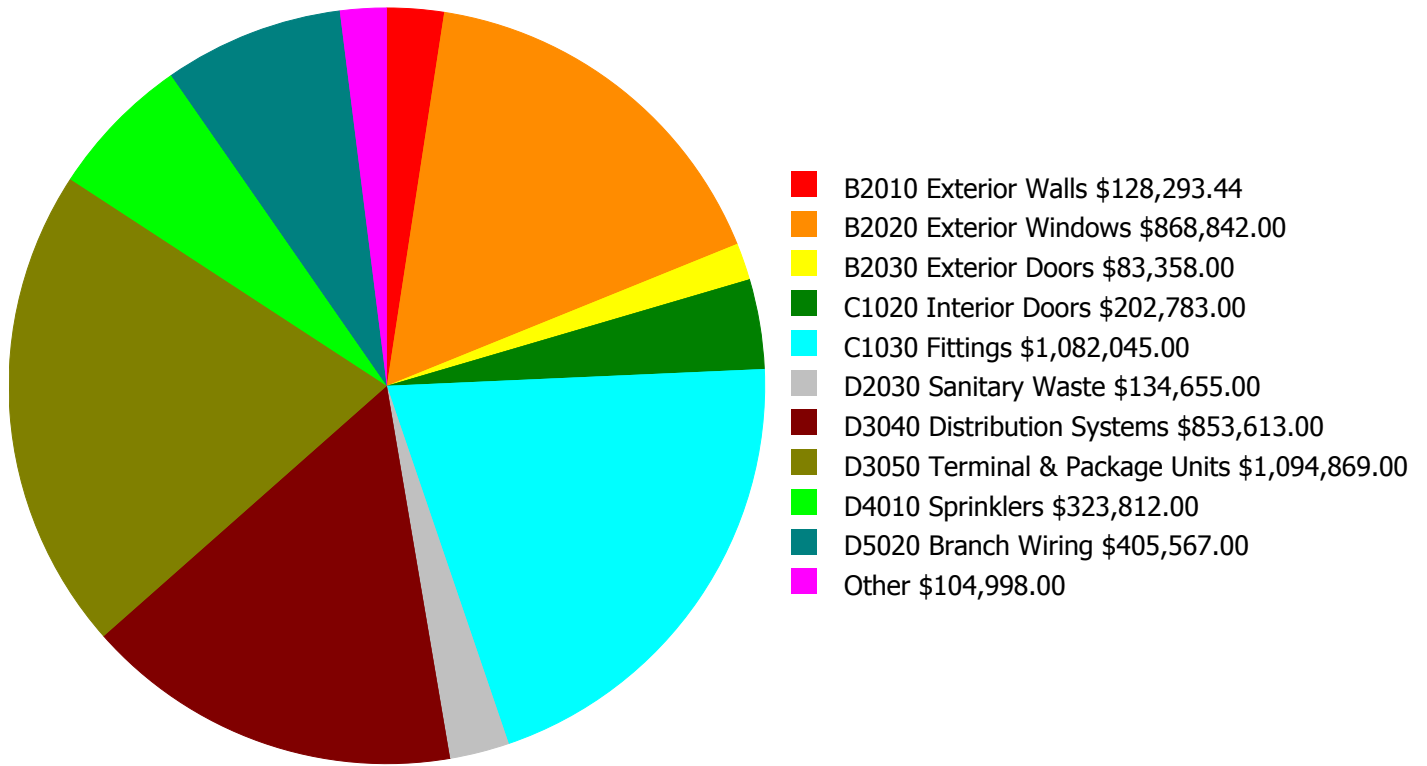
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

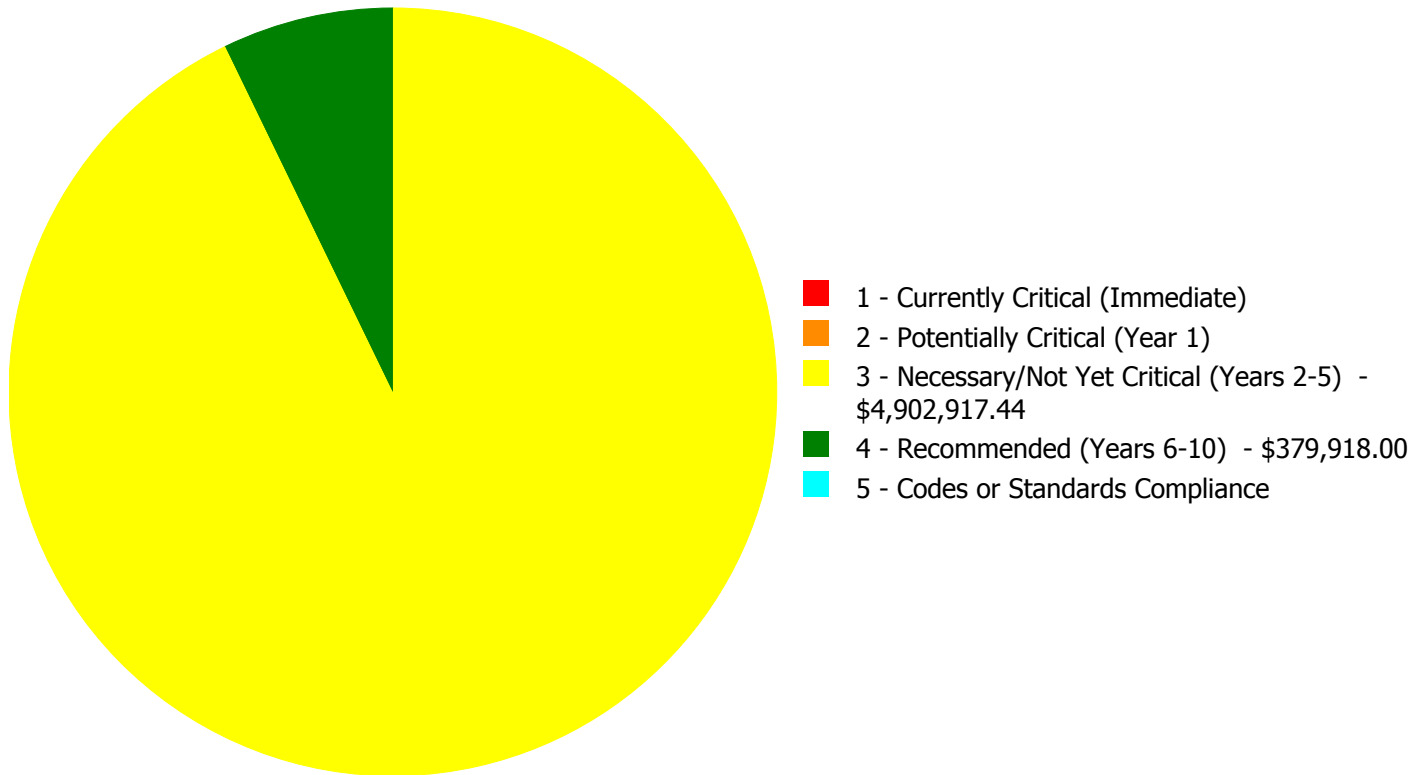
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$5,282,835.44

Deficiency Summary by Priority

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



Budget Estimate Total: \$5,282,835.44

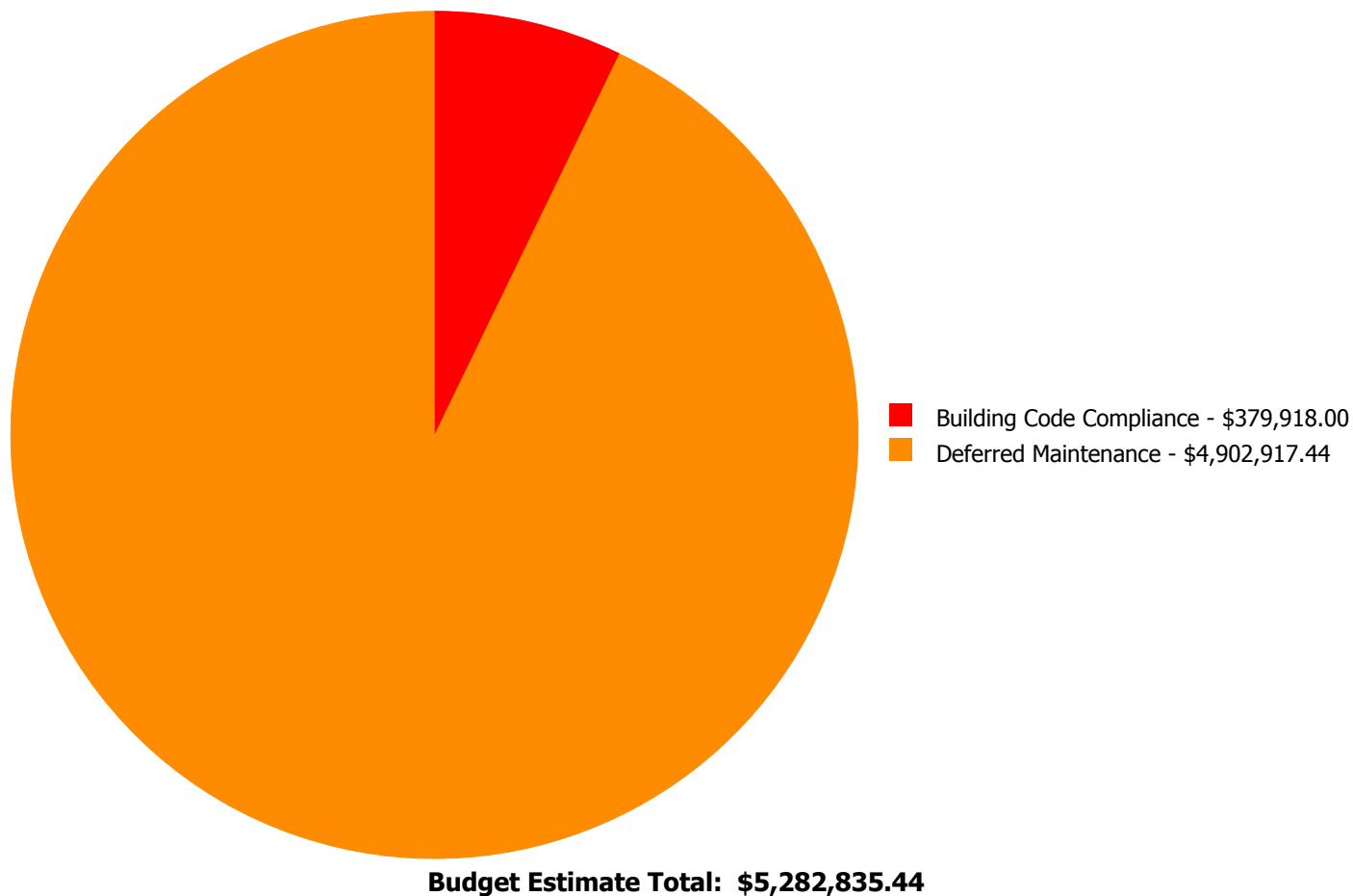
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2010	Exterior Walls	\$0.00	\$0.00	\$128,293.44	\$0.00	\$0.00	\$128,293.44
B2020	Exterior Windows	\$0.00	\$0.00	\$868,842.00	\$0.00	\$0.00	\$868,842.00
B2030	Exterior Doors	\$0.00	\$0.00	\$83,358.00	\$0.00	\$0.00	\$83,358.00
C1020	Interior Doors	\$0.00	\$0.00	\$202,783.00	\$0.00	\$0.00	\$202,783.00
C1030	Fittings	\$0.00	\$0.00	\$1,082,045.00	\$0.00	\$0.00	\$1,082,045.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$134,655.00	\$0.00	\$0.00	\$134,655.00
D2040	Rain Water Drainage	\$0.00	\$0.00	\$48,892.00	\$0.00	\$0.00	\$48,892.00
D3040	Distribution Systems	\$0.00	\$0.00	\$853,613.00	\$0.00	\$0.00	\$853,613.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$1,094,869.00	\$0.00	\$0.00	\$1,094,869.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$323,812.00	\$0.00	\$323,812.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$56,106.00	\$0.00	\$56,106.00
D5020	Branch Wiring	\$0.00	\$0.00	\$405,567.00	\$0.00	\$0.00	\$405,567.00
	Total:	\$0.00	\$0.00	\$4,902,917.44	\$379,918.00	\$0.00	\$5,282,835.44

Deficiency Summary by Category

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



Deficiency Details by Priority

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

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

System: B2010 - Exterior Walls



Location: Walls around gym roof, various places around building
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Point clay brick wall, 1st floor
Qty: 10,000.00
Unit of Measure: C.S.F.
Estimate: \$128,293.44
Assessor Name: Somnath Das
Date Created: 01/25/2017

Notes: Brick mortar is deteriorated around gym high walls above roof, particularly at shelf angles. Stairstep cracks in brick mortar noted around openings at front of building, e.g. room 110, and some at rear of building in vicinity of the cafeteria. No significant settlement observed. Brick repairs recommended.

System: B2020 - Exterior Windows



Location: Exterior windows throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 72,865.00
Unit of Measure: S.F.
Estimate: \$868,842.00
Assessor Name: Somnath Das
Date Created: 01/24/2017

Notes: The hollow metal steel frame, operable and fixed dual pane windows are well maintained in fair condition. As they are beyond their expected service life, system renewal is recommended.

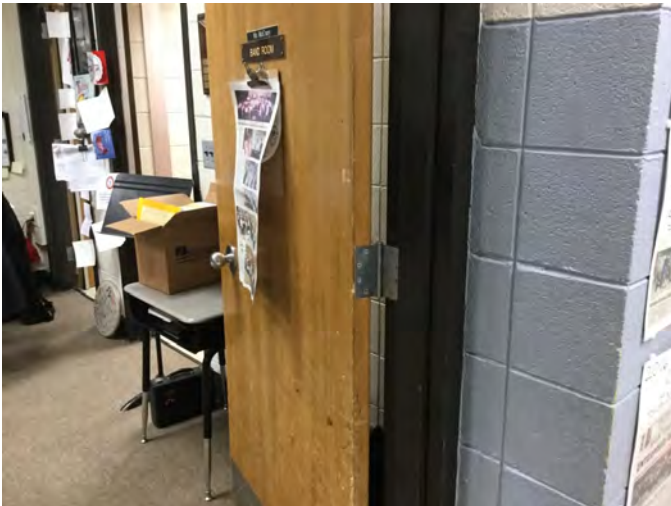
System: B2030 - Exterior Doors



Location: Exterior doors
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 72,865.00
Unit of Measure: S.F.
Estimate: \$83,358.00
Assessor Name: Somnath Das
Date Created: 01/24/2017

Notes: Exterior doors are maintained in functional condition. Most exterior doors are original and in worn condition. System renewal is recommended.

System: C1020 - Interior Doors



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 72,865.00
Unit of Measure: S.F.
Estimate: \$202,783.00
Assessor Name: Somnath Das
Date Created: 01/24/2017

Notes: Though well maintained in functional condition, interior doors are showing signs of age with scuff marks and scratches. Door hardware is not up to ADA code as there are not typically lever latches/locksets installed. System renewal is recommended.

System: C1030 - Fittings



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 72,865.00
Unit of Measure: S.F.
Estimate: \$1,082,045.00
Assessor Name: Somnath Das
Date Created: 01/24/2017

Notes: Fittings throughout the building are typically original and beyond their expected useful life. Signage and handrails at the interior ramp are not up to ADA code. Signage mounted on doors cannot be easily read when doors are opened. Lockers are beginning to show wear and tear. System renewal is recommended.

System: D2030 - Sanitary Waste



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 72,865.00
Unit of Measure: S.F.
Estimate: \$134,655.00
Assessor Name: Somnath Das
Date Created: 01/24/2017

Notes: The sanitary waste system is beyond its expected life. Though no active problems were observed or reported, renewal to ensure system integrity is recommended.

System: D2040 - Rain Water Drainage



Location: Roof and interiors
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 72,865.00
Unit of Measure: S.F.
Estimate: \$48,892.00
Assessor Name: Somnath Das
Date Created: 01/24/2017

Notes: The rain water drainage system is beyond its expected life. Though no active leaks were observed or reported, system renewal to ensure integrity is recommended.

System: D3040 - Distribution Systems



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 72,865.00
Unit of Measure: S.F.
Estimate: \$853,613.00
Assessor Name: Somnath Das
Date Created: 01/24/2017

Notes: HVAC Distribution systems are typically original and include fiber lined ductwork. System renewal is recommended.

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: 72,865.00
Unit of Measure: S.F.
Estimate: \$1,094,869.00
Assessor Name: Somnath Das
Date Created: 01/24/2017

Notes: Terminal and package units, mostly RTUs, have exceeded their expected useful life. System renewal is recommended. Install date of existing system of 2000 provided by district.

System: D5020 - Branch Wiring



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 72,865.00
Unit of Measure: S.F.
Estimate: \$405,567.00
Assessor Name: Somnath Das
Date Created: 01/24/2017

Notes: The original lighting and branch wiring system is operating, but has exceeded its expected useful life. Not all rooms/areas have sufficient electrical outlets. System renewal is recommended.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 72,865.00
Unit of Measure: S.F.
Estimate: \$323,812.00
Assessor Name: Somnath Das
Date Created: 01/24/2017

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

System: D4020 - Standpipes

This deficiency has no image.

Location: TBD
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 72,865.00
Unit of Measure: S.F.
Estimate: \$56,106.00
Assessor Name: Somnath Das
Date Created: 01/24/2017

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

Executive Summary

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

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

Function:	MS -Middle School
Gross Area (SF):	6,215
Year Built:	1997
Last Renovation:	
Replacement Value:	\$1,238,154
Repair Cost:	\$188,346.00
Total FCI:	15.21 %
Total RSLI:	42.79 %
FCA Score:	84.79



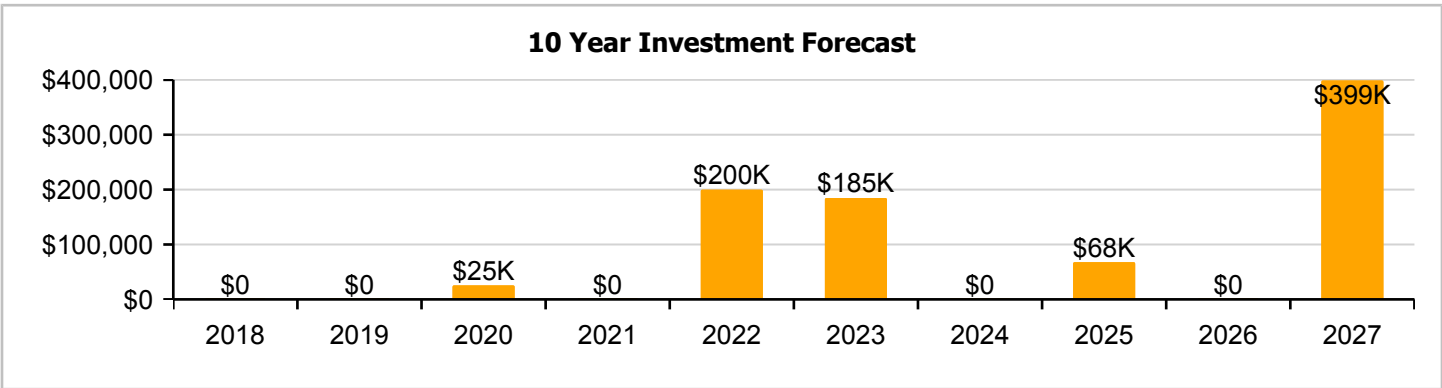
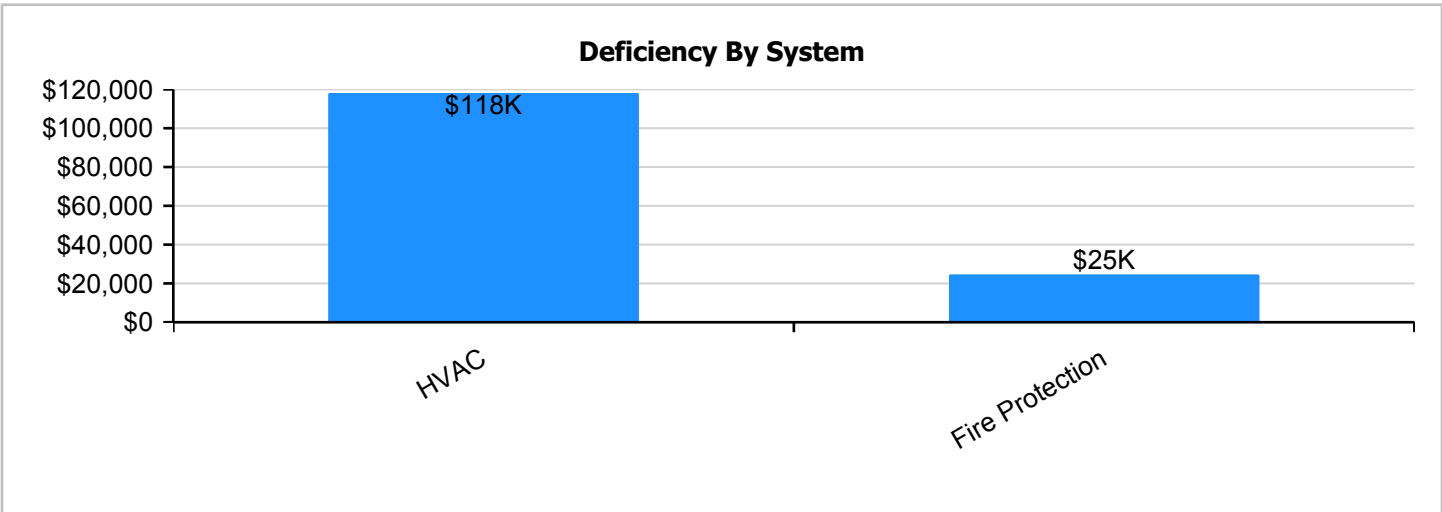
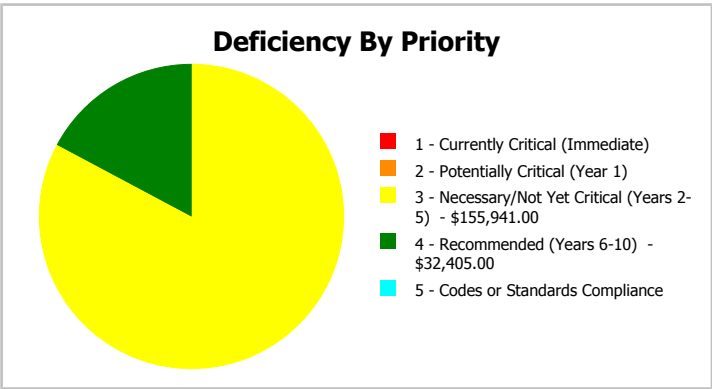
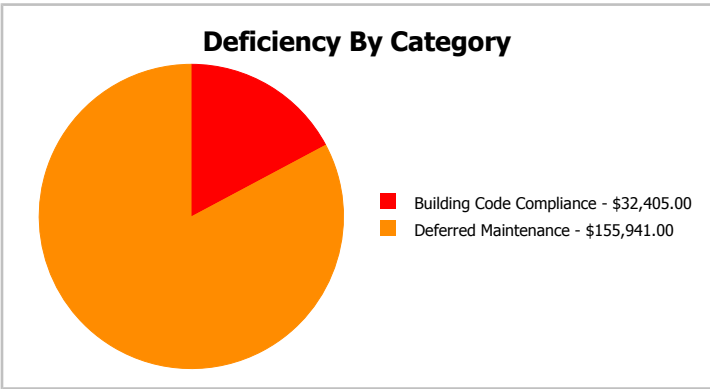
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	MS -Middle School	Gross Area:	6,215
Year Built:	1997	Last Renovation:	
Repair Cost:	\$188,346	Replacement Value:	\$1,238,154
FCI:	15.21 %	RSLI%:	42.79 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	80.00 %	0.00 %	\$0.00
B10 - Superstructure	80.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	53.80 %	0.00 %	\$0.00
B30 - Roofing	75.00 %	0.00 %	\$0.00
C10 - Interior Construction	39.52 %	0.00 %	\$0.00
C30 - Interior Finishes	29.49 %	0.00 %	\$0.00
D20 - Plumbing	33.33 %	0.00 %	\$0.00
D30 - HVAC	11.02 %	68.05 %	\$155,941.00
D40 - Fire Protection	0.00 %	110.00 %	\$32,405.00
D50 - Electrical	59.13 %	0.00 %	\$0.00
E10 - Equipment	30.00 %	0.00 %	\$0.00
E20 - Furnishings	30.00 %	0.00 %	\$0.00
Totals:	42.79 %	15.21 %	\$188,346.00

Photo Album

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

1). Southeast Elevation - Jan 23, 2017



2). Southwest Elevatio - Jan 23, 2017



3). 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.

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$1.56	S.F.	6,215	100	1997	2097		80.00 %	0.00 %	80			\$9,695
A1030	Slab on Grade	\$10.07	S.F.	6,215	100	1997	2097		80.00 %	0.00 %	80			\$62,585
B1020	Roof Construction	\$16.84	S.F.	6,215	100	1997	2097		80.00 %	0.00 %	80			\$104,661
B2010	Exterior Walls	\$9.28	S.F.	6,215	100	1997	2097		80.00 %	0.00 %	80			\$57,675
B2020	Exterior Windows	\$10.84	S.F.	6,215	30	1997	2027		33.33 %	0.00 %	10			\$67,371
B2030	Exterior Doors	\$1.04	S.F.	6,215	30	1997	2027		33.33 %	0.00 %	10			\$6,464
B3010120	Single Ply Membrane	\$6.98	S.F.	6,215	20	2012	2032		75.00 %	0.00 %	15			\$43,381
C1010	Partitions	\$6.26	S.F.	6,215	75	1997	2072		73.33 %	0.00 %	55			\$38,906
C1020	Interior Doors	\$2.53	S.F.	6,215	30	1997	2027		33.33 %	0.00 %	10			\$15,724
C1030	Fittings	\$13.50	S.F.	6,215	20	1997	2017	2022	25.00 %	0.00 %	5			\$83,903
C3010	Wall Finishes	\$3.46	S.F.	6,215	10	2010	2020	2023	60.00 %	0.00 %	6			\$21,504
C3020	Floor Finishes	\$10.73	S.F.	6,215	20	1997	2017	2023	30.00 %	0.00 %	6			\$66,687
C3030	Ceiling Finishes	\$11.71	S.F.	6,215	25	1997	2022		20.00 %	0.00 %	5			\$72,778
D2010	Plumbing Fixtures	\$9.93	S.F.	6,215	30	1997	2027		33.33 %	0.00 %	10			\$61,715
D2020	Domestic Water Distribution	\$1.06	S.F.	6,215	30	1997	2027		33.33 %	0.00 %	10			\$6,588
D2030	Sanitary Waste	\$1.68	S.F.	6,215	30	1997	2027		33.33 %	0.00 %	10			\$10,441
D2040	Rain Water Drainage	\$0.61	S.F.	6,215	30	1997	2027		33.33 %	0.00 %	10			\$3,791
D3040	Distribution Systems	\$10.65	S.F.	6,215	30	1997	2027		33.33 %	0.00 %	10			\$66,190
D3050	Terminal & Package Units	\$22.81	S.F.	6,215	15	1997	2012		0.00 %	110.00 %	-5		\$155,941.00	\$141,764
D3060	Controls & Instrumentation	\$3.41	S.F.	6,215	20	2000	2020		15.00 %	0.00 %	3			\$21,193
D4010	Sprinklers	\$4.04	S.F.	6,215	30			2017	0.00 %	110.00 %	0		\$27,619.00	\$25,109
D4020	Standpipes	\$0.70	S.F.	6,215	30			2017	0.00 %	110.00 %	0		\$4,786.00	\$4,351
D5010	Electrical Service/Distribution	\$1.69	S.F.	6,215	40	1997	2037		50.00 %	0.00 %	20			\$10,503
D5020	Branch Wiring	\$5.06	S.F.	6,215	30	1997	2027		33.33 %	0.00 %	10			\$31,448
D5020	Lighting	\$11.79	S.F.	6,215	30	2008	2038		70.00 %	0.00 %	21			\$73,275
D5030810	Security & Detection Systems	\$2.34	S.F.	6,215	15	2010	2025		53.33 %	0.00 %	8			\$14,543
D5030910	Fire Alarm Systems	\$4.22	S.F.	6,215	15	2013	2028		73.33 %	0.00 %	11			\$26,227
D5030920	Data Communication	\$5.48	S.F.	6,215	15	2010	2025		53.33 %	0.00 %	8			\$34,058
D5090	Other Electrical Systems	\$0.53	S.F.	6,215	20	2010	2030		65.00 %	0.00 %	13			\$3,294
E1020	Institutional Equipment	\$2.81	S.F.	6,215	20	1997	2017	2023	30.00 %	0.00 %	6			\$17,464
E2010	Fixed Furnishings	\$5.61	S.F.	6,215	20	1997	2017	2023	30.00 %	0.00 %	6			\$34,866
Total									42.79 %	15.21 %			\$188,346.00	\$1,238,154

System Notes

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

System: B2010 - Exterior Walls



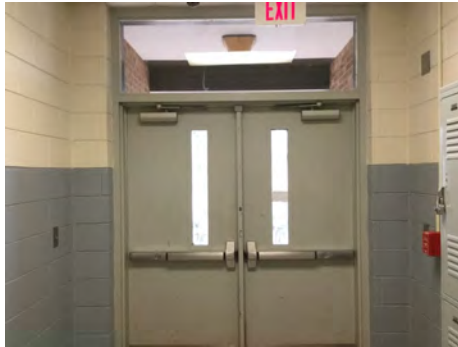
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

Campus Assessment Report - 1997 Addition

System: B3010120 - Single Ply Membrane



Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

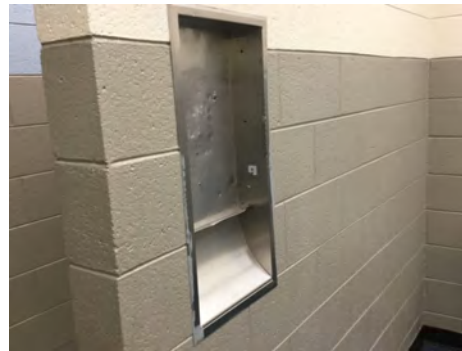
Campus Assessment Report - 1997 Addition

System: C1030 - Fittings



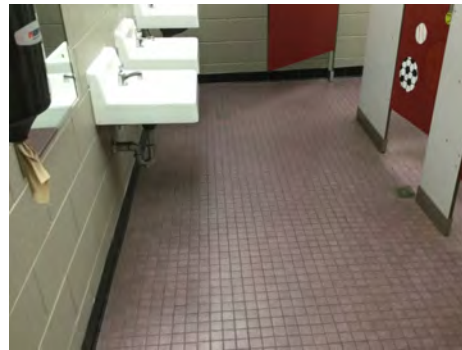
Note: Toilet partitions appear to be newer. Signage is up to code. Lockers are in good condition. System life given 5 more years.

System: C3010 - Wall Finishes



Note:

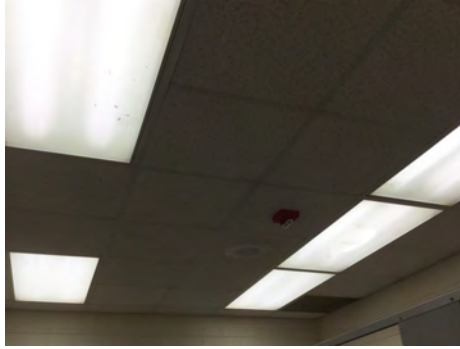
System: C3020 - Floor Finishes



Note:

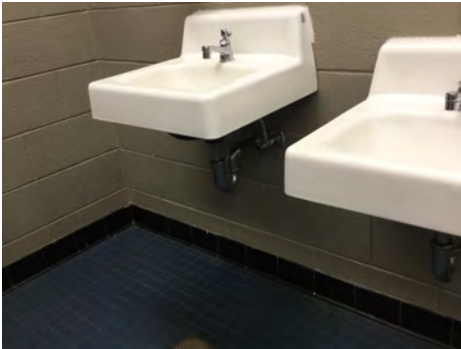
Campus Assessment Report - 1997 Addition

System: C3030 - Ceiling Finishes



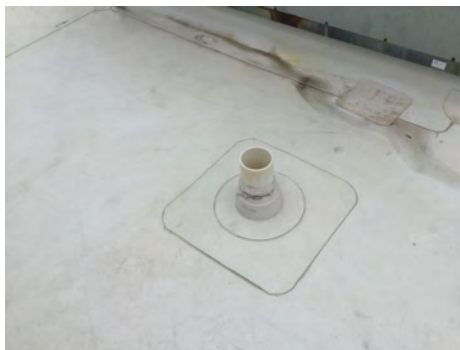
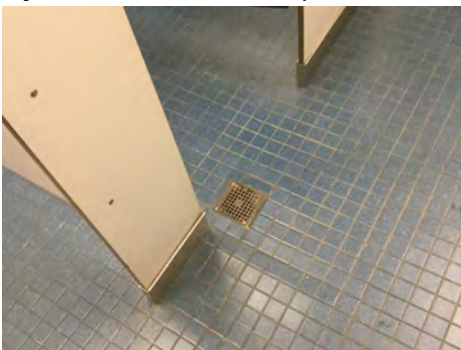
Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2030 - Sanitary Waste



Note:

Campus Assessment Report - 1997 Addition

System: D2040 - Rain Water Drainage



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

Campus Assessment Report - 1997 Addition

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

Campus Assessment Report - 1997 Addition

System: D5020 - Lighting



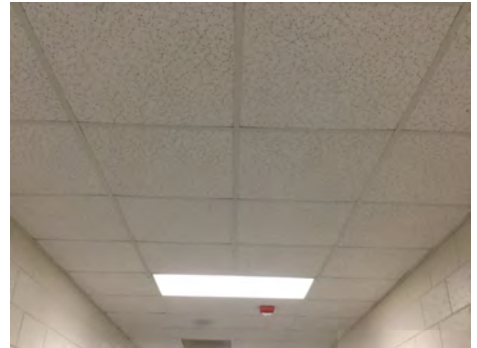
Note:

System: D5030810 - Security & Detection Systems



Note:

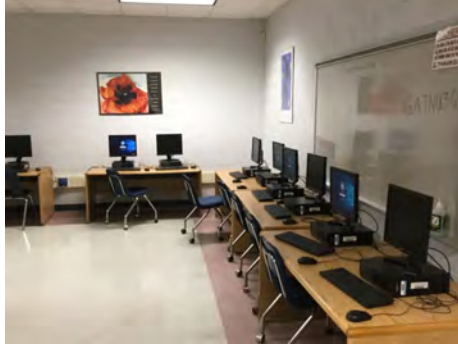
System: D5030910 - Fire Alarm Systems



Note:

Campus Assessment Report - 1997 Addition

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems



Note:

System: E1020 - Institutional Equipment



Note:

Campus Assessment Report - 1997 Addition

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:	\$188,346	\$0	\$0	\$25,474	\$0	\$199,799	\$184,569	\$0	\$67,723	\$0	\$398,745	\$1,064,656
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$99,595	\$99,595
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,555	\$9,555
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010120 - Single Ply Membrane	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,244	\$23,244
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$106,993	\$0	\$0	\$0	\$0	\$0	\$106,993
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$28,244	\$0	\$0	\$0	\$0	\$28,244
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$87,591	\$0	\$0	\$0	\$0	\$87,591
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$92,806	\$0	\$0	\$0	\$0	\$0	\$92,806
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

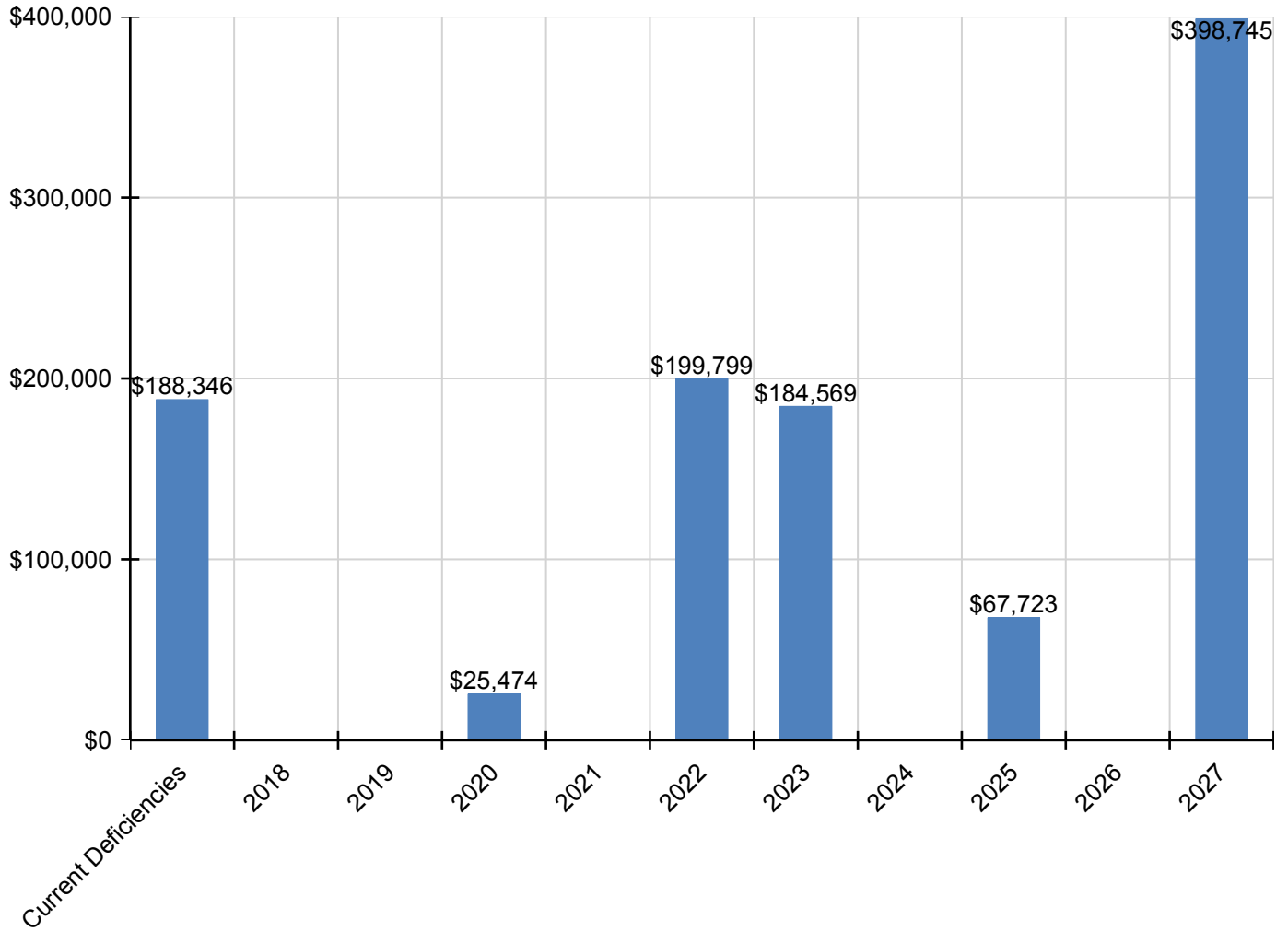
Campus Assessment Report - 1997 Addition

D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$91,233	\$91,233
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,739	\$9,739
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,435	\$15,435
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,604	\$5,604
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	\$97,849	\$97,849
D3050 - Terminal & Package Units	\$155,941	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$155,941
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$25,474	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,474
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$27,619	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,619
D4020 - Standpipes	\$4,786	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,786
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	\$46,490	\$46,490
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	\$20,265	\$0	\$0	\$0	\$20,265
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,458	\$0	\$0	\$47,458
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	\$22,939	\$0	\$0	\$0	\$0	\$0	\$22,939
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	\$45,795	\$0	\$0	\$0	\$0	\$45,795

* Indicates non-renewable system

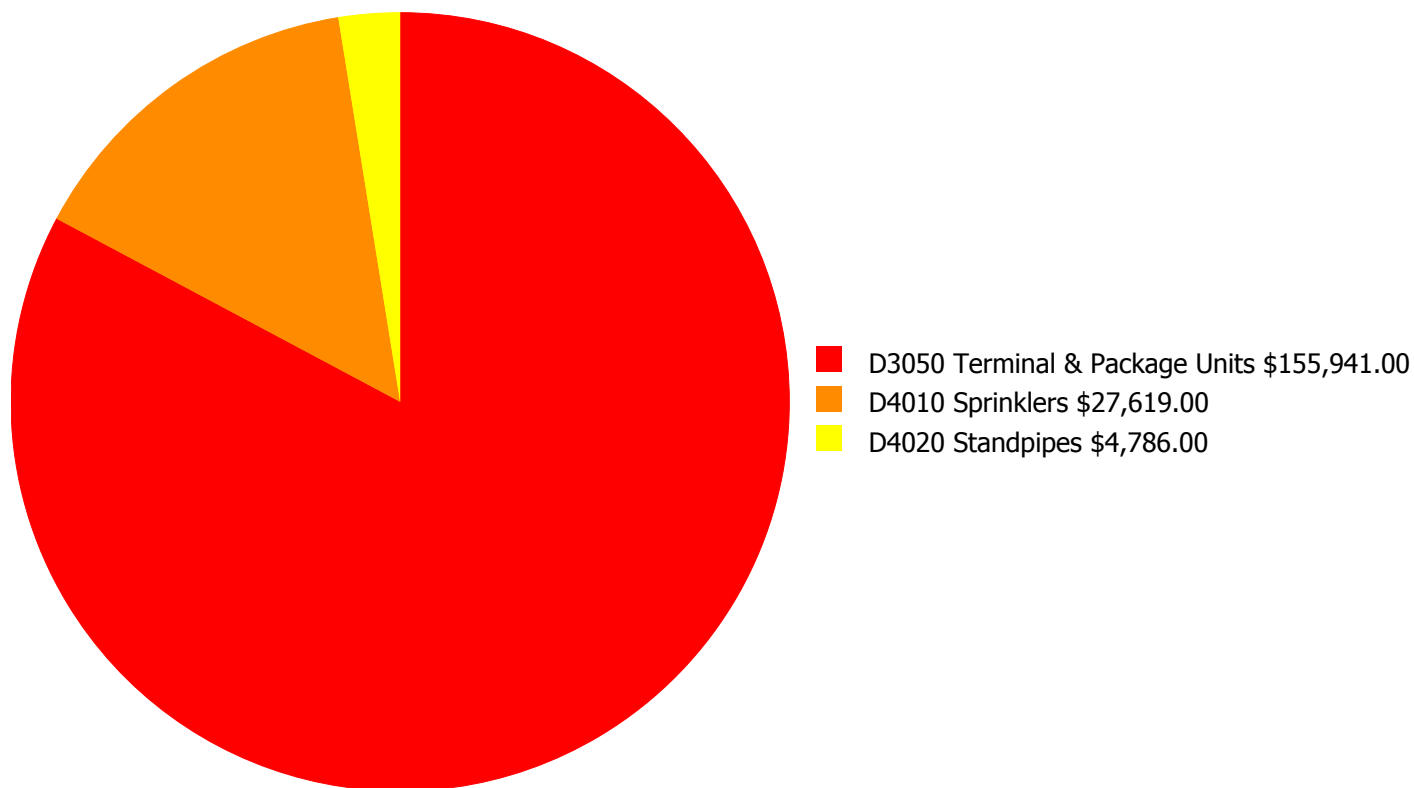
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

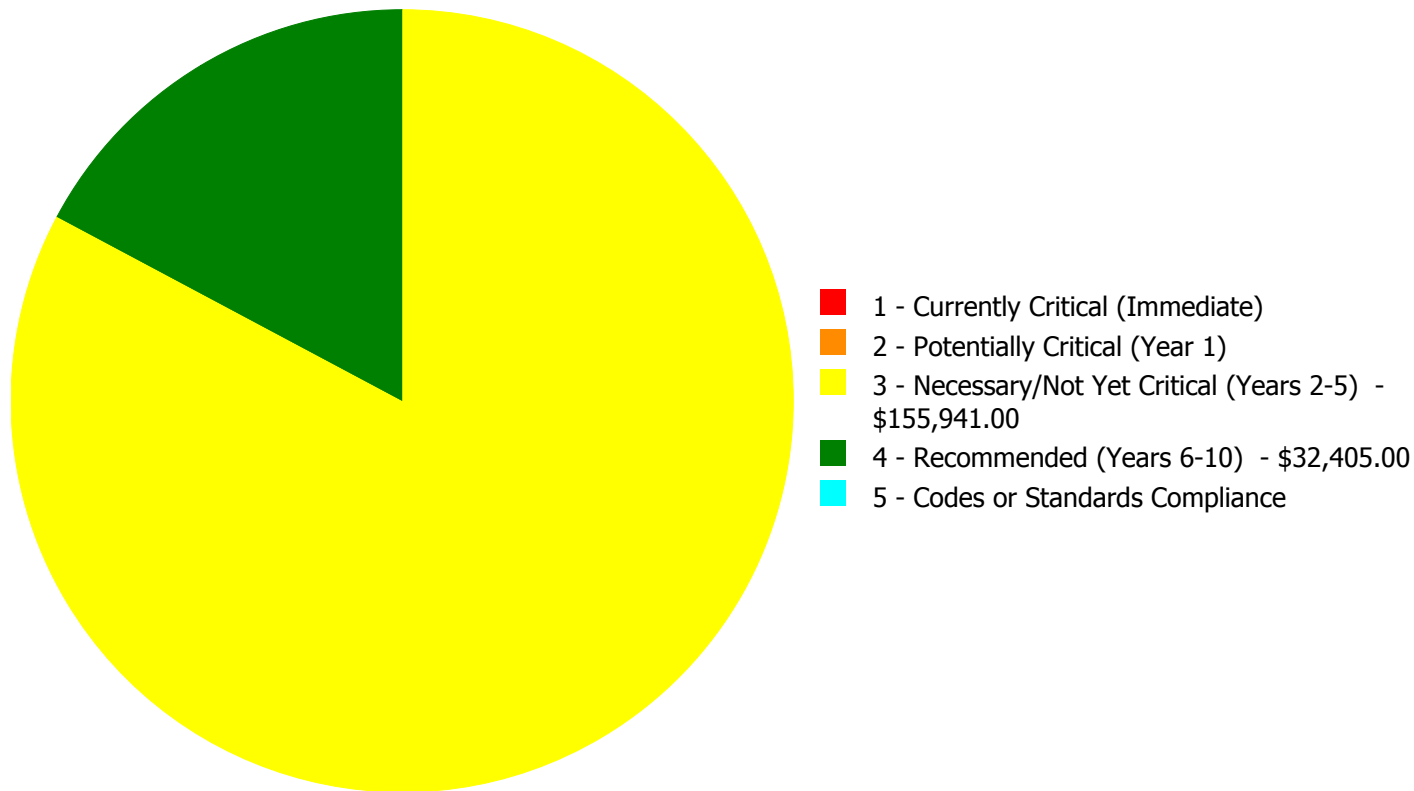
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$188,346.00

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: \$188,346.00

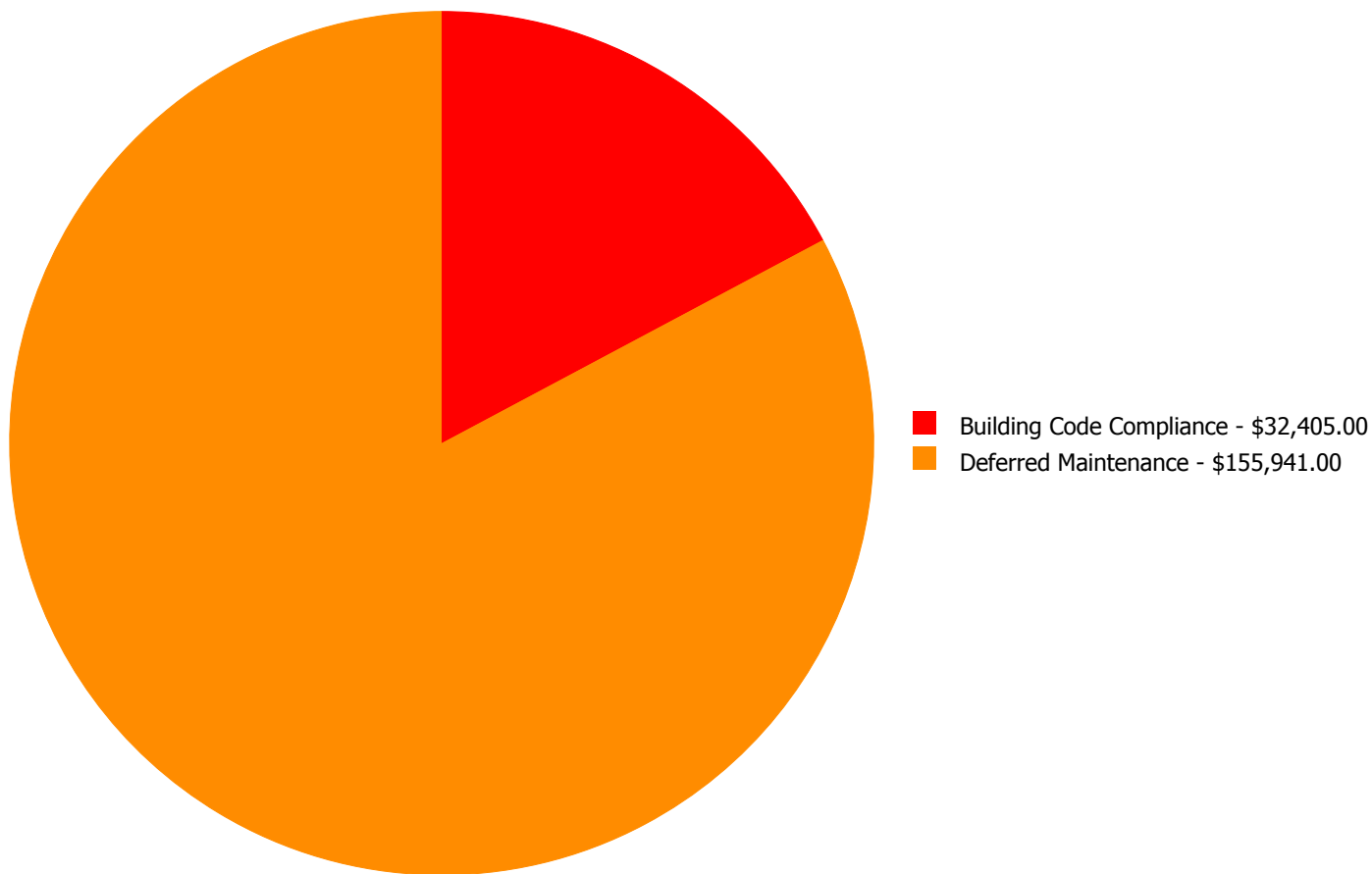
Deficiency By Priority Investment Table

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	\$155,941.00	\$0.00	\$0.00	\$155,941.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$27,619.00	\$0.00	\$27,619.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$4,786.00	\$0.00	\$4,786.00
	Total:	\$0.00	\$0.00	\$155,941.00	\$32,405.00	\$0.00	\$188,346.00

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: \$188,346.00

Deficiency Details by Priority

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

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

System: D3050 - Terminal & Package Units



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 6,215.00
Unit of Measure: S.F.
Estimate: \$155,941.00
Assessor Name: Somnath Das
Date Created: 01/25/2017

Notes: The RTU serving the addition is original and beyond its expected useful life. System renewal is recommended.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 6,215.00
Unit of Measure: S.F.
Estimate: \$27,619.00
Assessor Name: Somnath Das
Date Created: 01/25/2017

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 6,215.00
Unit of Measure: S.F.
Estimate: \$4,786.00
Assessor Name: Somnath Das
Date Created: 01/25/2017

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

Executive Summary

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

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

Function:	MS -Middle School
Gross Area (SF):	500
Year Built:	2010
Last Renovation:	
Replacement Value:	\$56,035
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	88.74 %
FCA Score:	100.00



Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

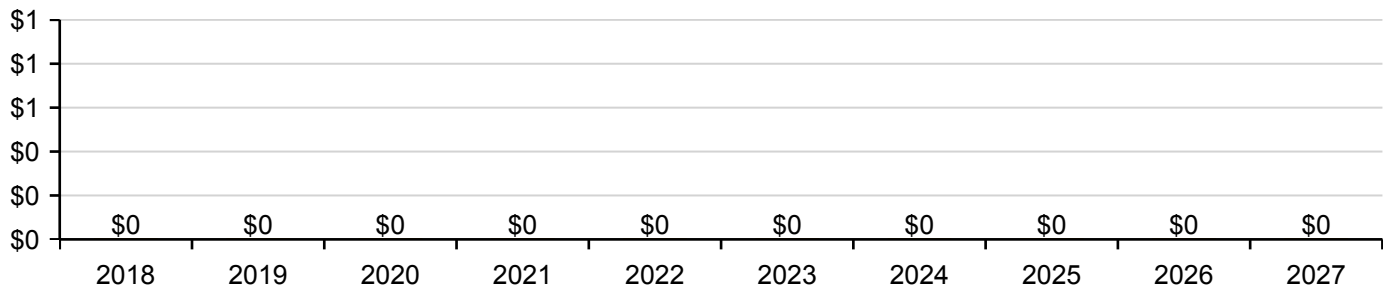
Function:	MS -Middle School	Gross Area:	500
Year Built:	2010	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$56,035
FCI:	0.00 %	RSLI%:	88.74 %

No data found for this asset

No data found for this asset

No data found for this asset

10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	93.00 %	0.00 %	\$0.00
B10 - Superstructure	93.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	89.32 %	0.00 %	\$0.00
B30 - Roofing	65.00 %	0.00 %	\$0.00
D50 - Electrical	76.67 %	0.00 %	\$0.00
Totals:	88.74 %	0.00 %	\$0.00

Photo Album

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

1). East Elevation - Jan 23, 2017



2). North Elevation - Jan 23, 2017



3). West Elevation - Jan 23, 2017



4). South 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.

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$20.13	S.F.	500	100	2010	2110		93.00 %	0.00 %	93			\$10,065
A1030	Slab on Grade	\$19.75	S.F.	500	100	2010	2110		93.00 %	0.00 %	93			\$9,875
B1020	Roof Construction	\$16.26	S.F.	500	100	2010	2110		93.00 %	0.00 %	93			\$8,130
B2010	Exterior Walls	\$29.79	S.F.	500	100	2010	2110		93.00 %	0.00 %	93			\$14,895
B2030	Exterior Doors	\$8.66	S.F.	500	30	2010	2040		76.67 %	0.00 %	23			\$4,330
B3010140	Asphalt Shingles	\$4.32	S.F.	500	20	2010	2030		65.00 %	0.00 %	13			\$2,160
D5020	Lighting and Branch Wiring	\$13.16	S.F.	500	30	2010	2040		76.67 %	0.00 %	23			\$6,580
Total									88.74 %					\$56,035

System Notes

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

System: A1030 - Slab on Grade



Note:

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

Campus Assessment Report - 2010 Tractor Shed

System: B2030 - Exterior Doors



Note:

System: B3010140 - Asphalt Shingles



Note:

System: D5020 - Lighting and Branch Wiring



Note:

Renewal Schedule

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

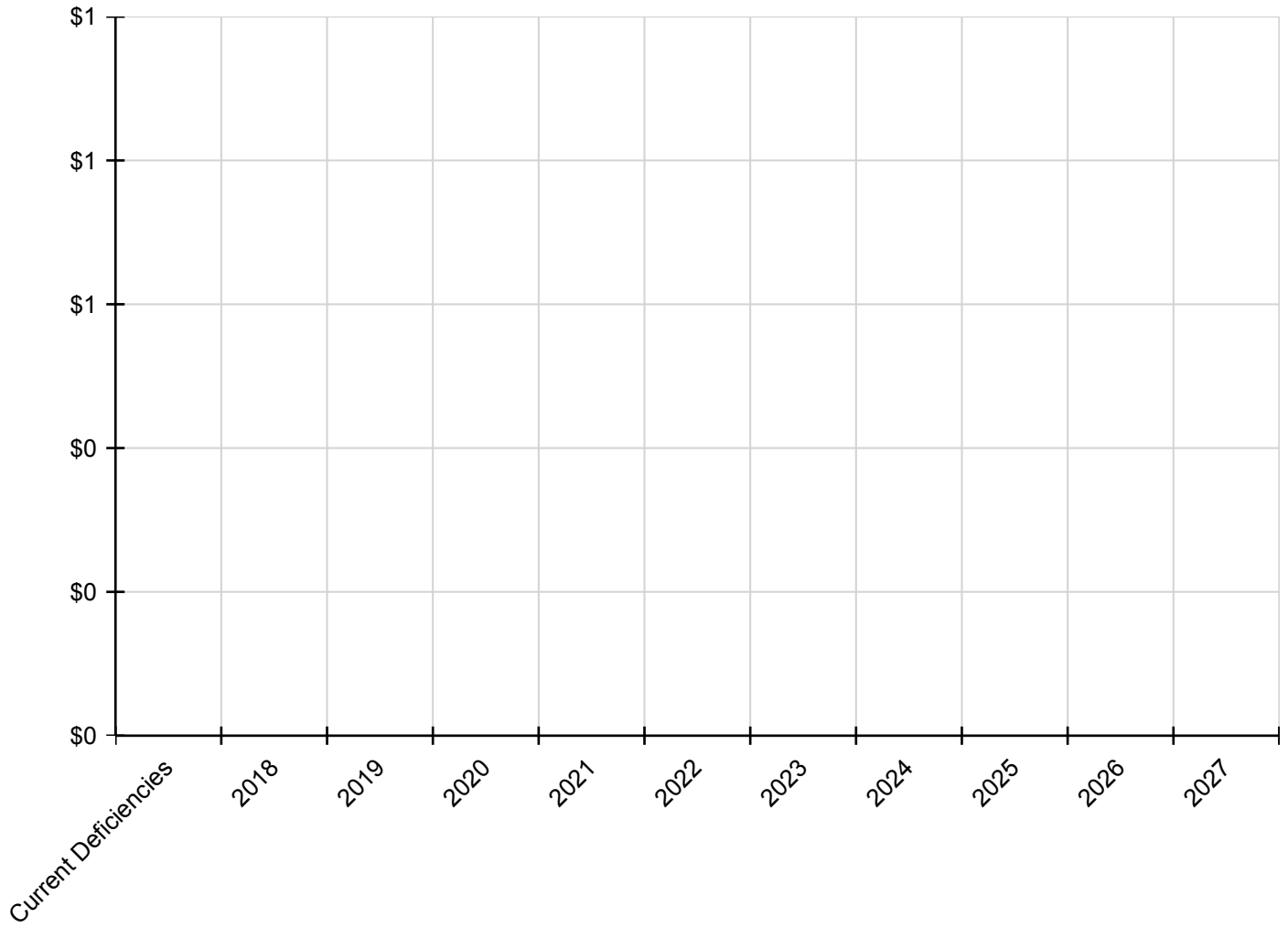
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010140 - Asphalt Shingles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting and Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	MS -Middle School
Gross Area (SF):	90
Year Built:	2011
Last Renovation:	
Replacement Value:	\$11,279
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	89.25 %
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:	MS -Middle School	Gross Area:	90
Year Built:	2011	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$11,279
FCI:	0.00 %	RSLI%:	89.25 %

No data found for this asset

No data found for this asset

No data found for this asset

10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	94.00 %	0.00 %	\$0.00
B10 - Superstructure	94.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	87.50 %	0.00 %	\$0.00
B30 - Roofing	70.00 %	0.00 %	\$0.00
D50 - Electrical	80.00 %	0.00 %	\$0.00
Totals:	89.25 %	0.00 %	\$0.00

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). West Elevation - Jan 23, 2017



4). North 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.

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$20.13	S.F.	90	100	2011	2111		94.00 %	0.00 %	94			\$1,812
A1030	Slab on Grade	\$19.75	S.F.	90	100	2011	2111		94.00 %	0.00 %	94			\$1,778
B1020	Roof Construction	\$16.26	S.F.	90	100	2011	2111		94.00 %	0.00 %	94			\$1,463
B2010	Exterior Walls	\$29.79	S.F.	90	100	2011	2111		94.00 %	0.00 %	94			\$2,681
B2020	Exterior Windows	\$17.17	S.F.	90	30	2011	2041		80.00 %	0.00 %	24			\$1,545
B2030	Exterior Doors	\$8.66	S.F.	90	30	2011	2041		80.00 %	0.00 %	24			\$779
B3010140	Asphalt Shingles	\$4.32	S.F.	90	20	2011	2031		70.00 %	0.00 %	14			\$389
D5020	Branch Wiring	\$9.24	S.F.	90	30	2011	2041		80.00 %	0.00 %	24			\$832
Total									89.25 %					\$11,279

System Notes

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

System: A1030 - Slab on Grade



Note:

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

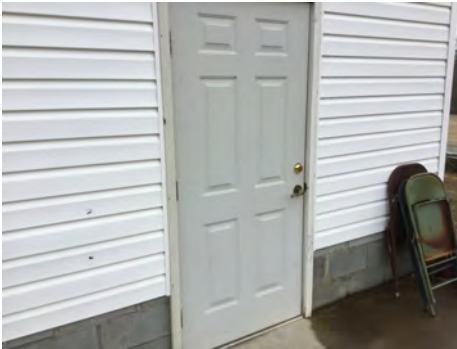
Campus Assessment Report - 2011 Press Box

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: B3010140 - Asphalt Shingles



Note:

Campus Assessment Report - 2011 Press Box

System: D5020 - Branch Wiring



Note:

Renewal Schedule

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

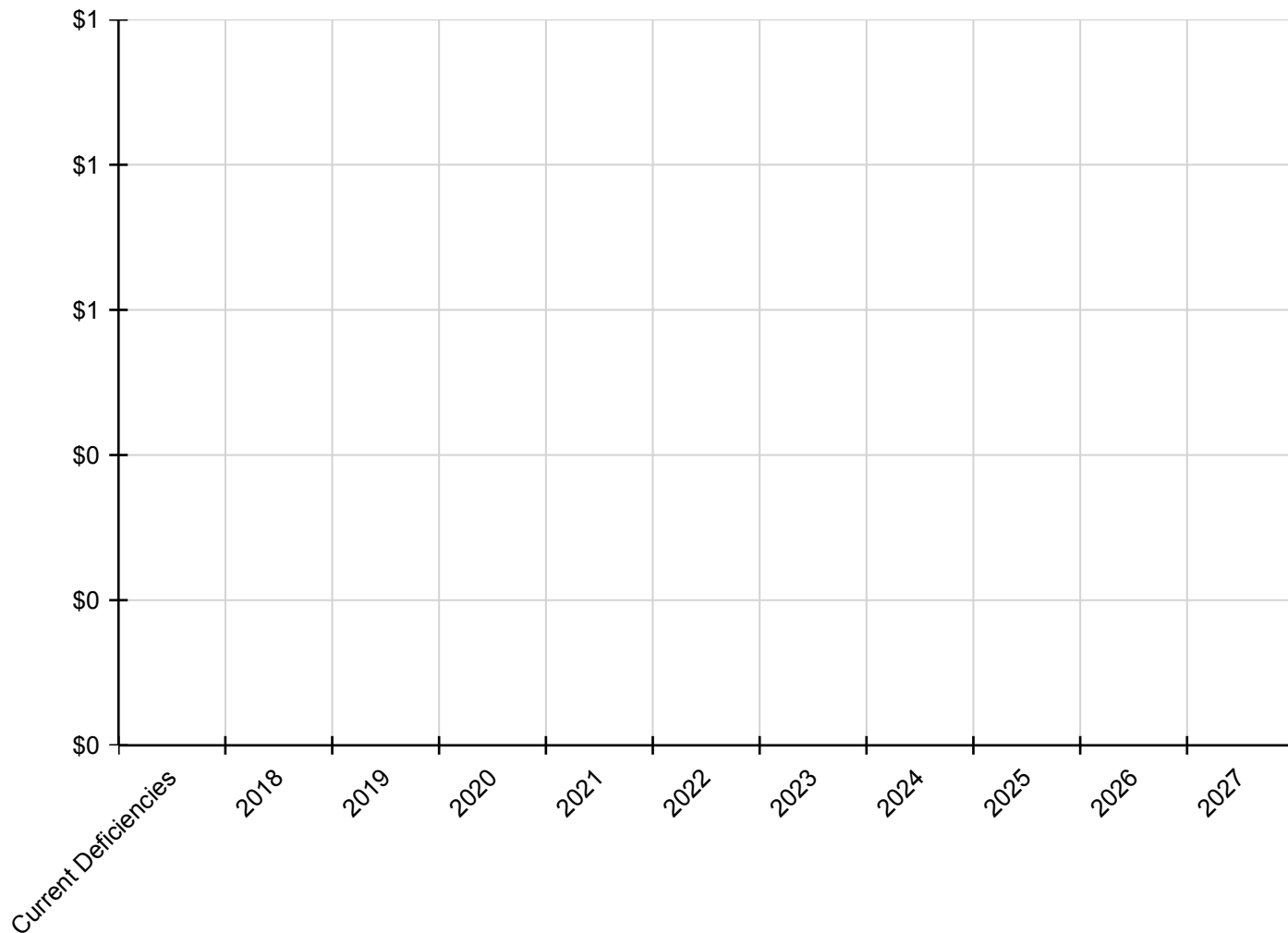
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

** 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:	MS -Middle School
Gross Area (SF):	80,770
Year Built:	1980
Last Renovation:	
Replacement Value:	\$3,276,839
Repair Cost:	\$2,172,307.00
Total FCI:	66.29 %
Total RSLI:	11.76 %
FCA Score:	33.71



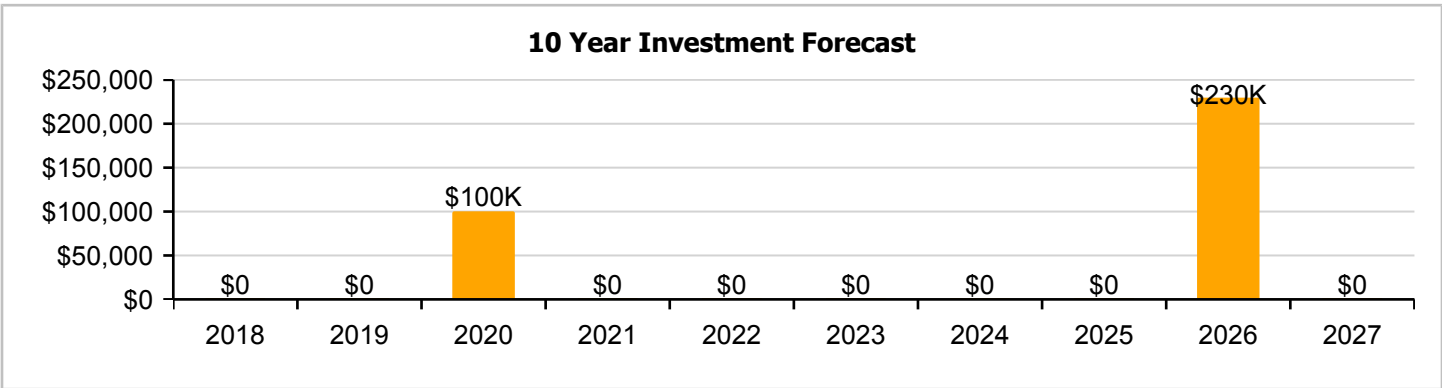
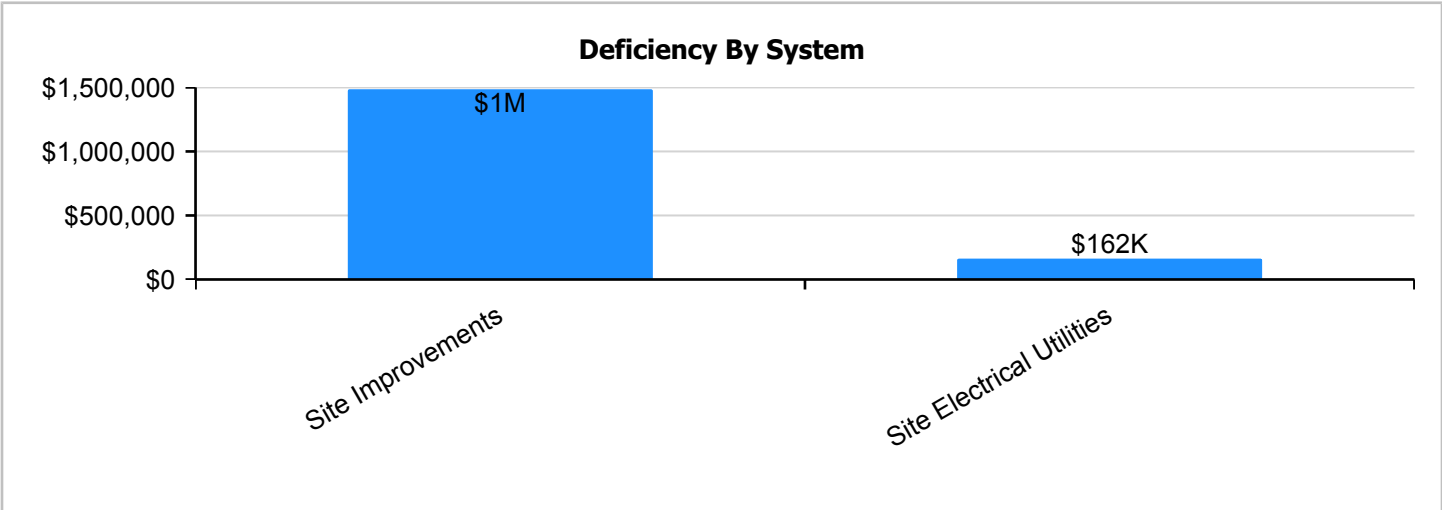
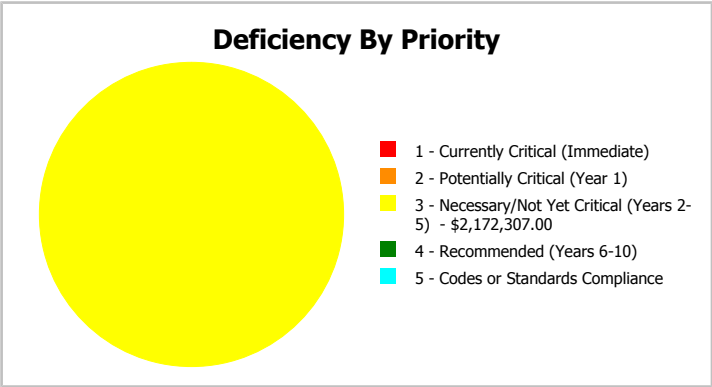
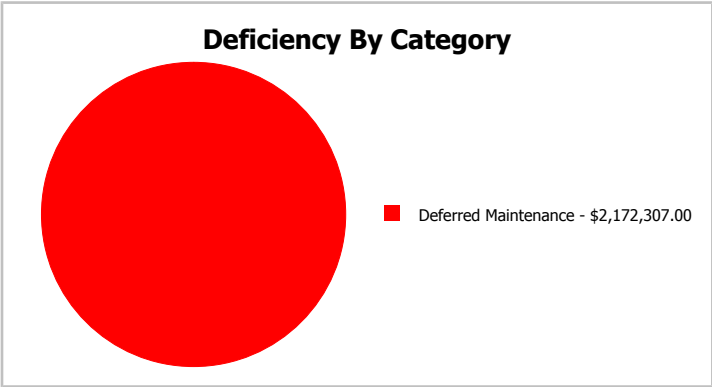
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	MS -Middle School	Gross Area:	80,770
Year Built:	1980	Last Renovation:	
Repair Cost:	\$2,172,307	Replacement Value:	\$3,276,839
FCI:	66.29 %	RSLI%:	11.76 %



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	6.87 %	93.50 %	\$1,959,075.00
G30 - Site Mechanical Utilities	24.02 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	13.49 %	52.91 %	\$213,232.00
Totals:	11.76 %	66.29 %	\$2,172,307.00

Photo Album

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

- 1). Aerial Image of South Davie Middle School
- Mar 03, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$4.22	S.F.	80,770	25	1980	2005		0.00 %	110.00 %	-12		\$374,934.00	\$340,849
G2020	Parking Lots	\$1.39	S.F.	80,770	25	1980	2005		0.00 %	110.00 %	-12		\$123,497.00	\$112,270
G2030	Pedestrian Paving	\$1.98	S.F.	80,770	30	1980	2010		0.00 %	110.00 %	-7		\$175,917.00	\$159,925
G2040105	Fence & Guardrails	\$1.20	S.F.	80,770	30	1980	2010		0.00 %	110.00 %	-7		\$106,616.00	\$96,924
G2040950	Baseball Field	\$7.08	S.F.	80,770	20	1980	2000		0.00 %	110.00 %	-17		\$629,037.00	\$571,852
G2040950	Canopies	\$0.24	S.F.	80,770	25	1980	2005		0.00 %	110.00 %	-12		\$21,323.00	\$19,385
G2040950	Covered Walkways	\$1.21	S.F.	80,770	25	1980	2005		0.00 %	110.00 %	-12		\$107,505.00	\$97,732
G2040950	Football Field	\$4.73	S.F.	80,770	20	1980	2000		0.00 %	110.00 %	-17		\$420,246.00	\$382,042
G2040950	Track	\$1.98	S.F.	80,770	10	2016	2026		90.00 %	0.00 %	9			\$159,925
G2050	Landscaping	\$1.91	S.F.	80,770	15	1980	1995		0.00 %	0.00 %	-22			\$154,271
G3010	Water Supply	\$2.42	S.F.	80,770	50	1980	2030		26.00 %	0.00 %	13			\$195,463
G3020	Sanitary Sewer	\$1.52	S.F.	80,770	50	1980	2030		26.00 %	0.00 %	13			\$122,770
G3030	Storm Sewer	\$4.67	S.F.	80,770	50	1980	2030		26.00 %	0.00 %	13			\$377,196
G3060	Fuel Distribution	\$1.03	S.F.	80,770	40	1980	2020		7.50 %	0.00 %	3			\$83,193
G4010	Electrical Distribution	\$2.59	S.F.	80,770	50	1980	2030		26.00 %	0.00 %	13			\$209,194
G4020	Site Lighting	\$1.52	S.F.	80,770	30	1980	2010		0.00 %	110.00 %	-7		\$135,047.00	\$122,770
G4030	Site Communications & Security	\$0.88	S.F.	80,770	15	1980	1995		0.00 %	110.00 %	-22		\$78,185.00	\$71,078
Total									11.76 %	66.29 %			\$2,172,307.00	\$3,276,839

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 - Canopies



Note:

Campus Assessment Report - Site

System: G2040950 - Covered Walkways



Note:

System: G2040950 - Football Field



Note:

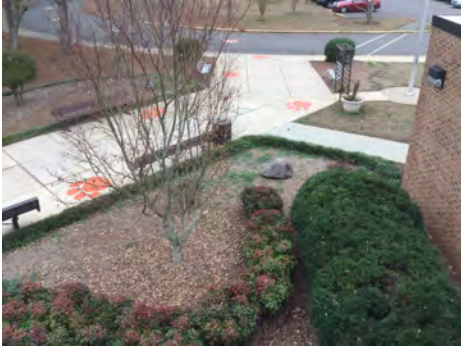
System: G2040950 - Track



Note:

Campus Assessment Report - Site

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer



Note:

Campus Assessment Report - Site

System: G3030 - Storm Sewer



Note:

System: G3060 - Fuel Distribution



Note:

System: G4010 - Electrical Distribution



Note:

Campus Assessment Report - Site

System: G4020 - Site Lighting



Note:

System: G4030 - Site Communications & Security



Note:

Renewal Schedule

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

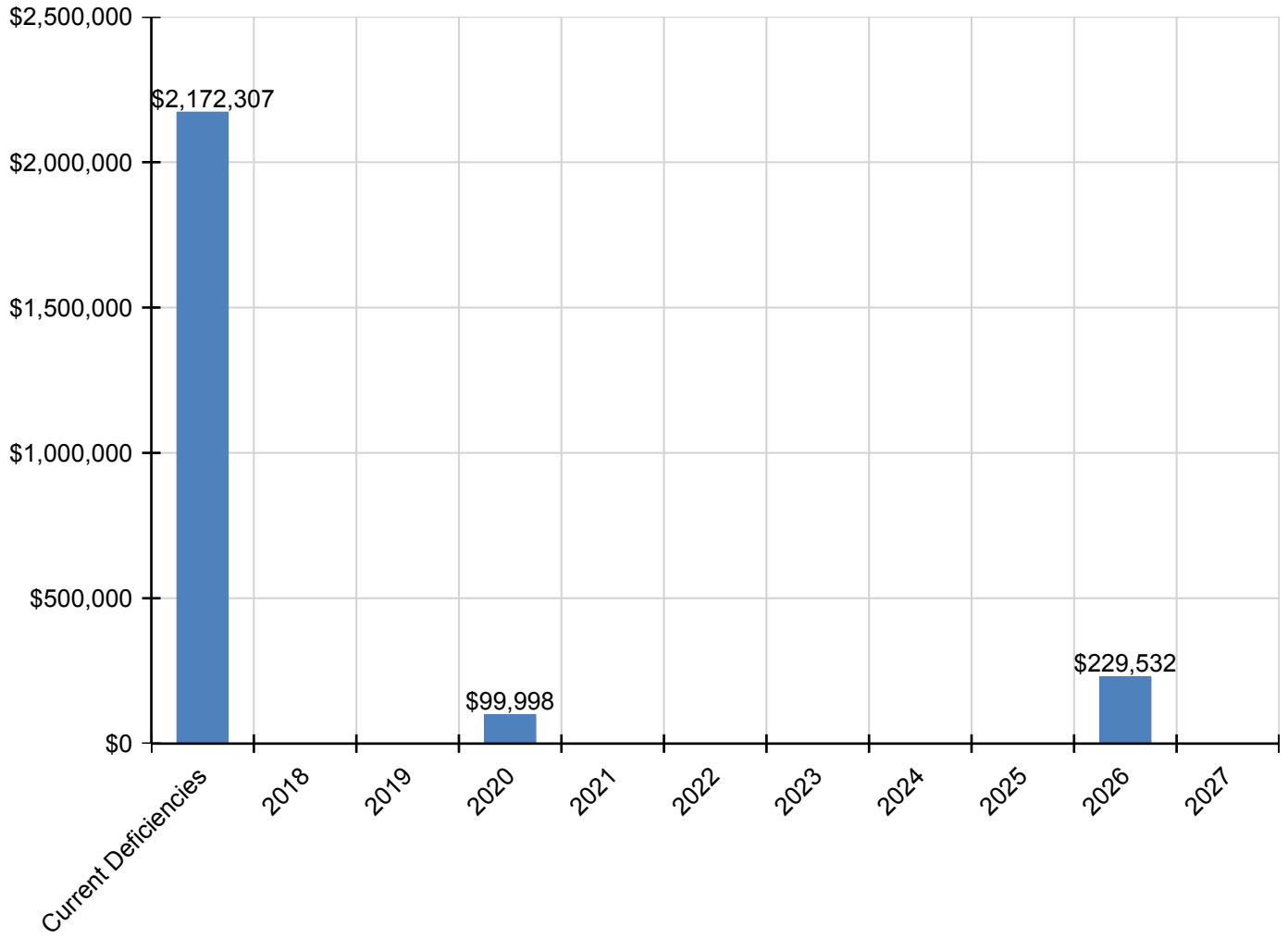
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$2,172,307	\$0	\$0	\$99,998	\$0	\$0	\$0	\$0	\$0	\$229,532	\$0	\$2,501,836
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	\$374,934	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$374,934
G2020 - Parking Lots	\$123,497	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$123,497
G2030 - Pedestrian Paving	\$175,917	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175,917
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040105 - Fence & Guardrails	\$106,616	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$106,616
G2040950 - Baseball Field	\$629,037	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$629,037
G2040950 - Canopies	\$21,323	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,323
G2040950 - Covered Walkways	\$107,505	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$107,505
G2040950 - Football Field	\$420,246	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$420,246
G2040950 - Track	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$229,532	\$0	\$229,532
* 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	\$99,998	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$99,998
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	\$135,047	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$135,047
G4030 - Site Communications & Security	\$78,185	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$78,185

* Indicates non-renewable system

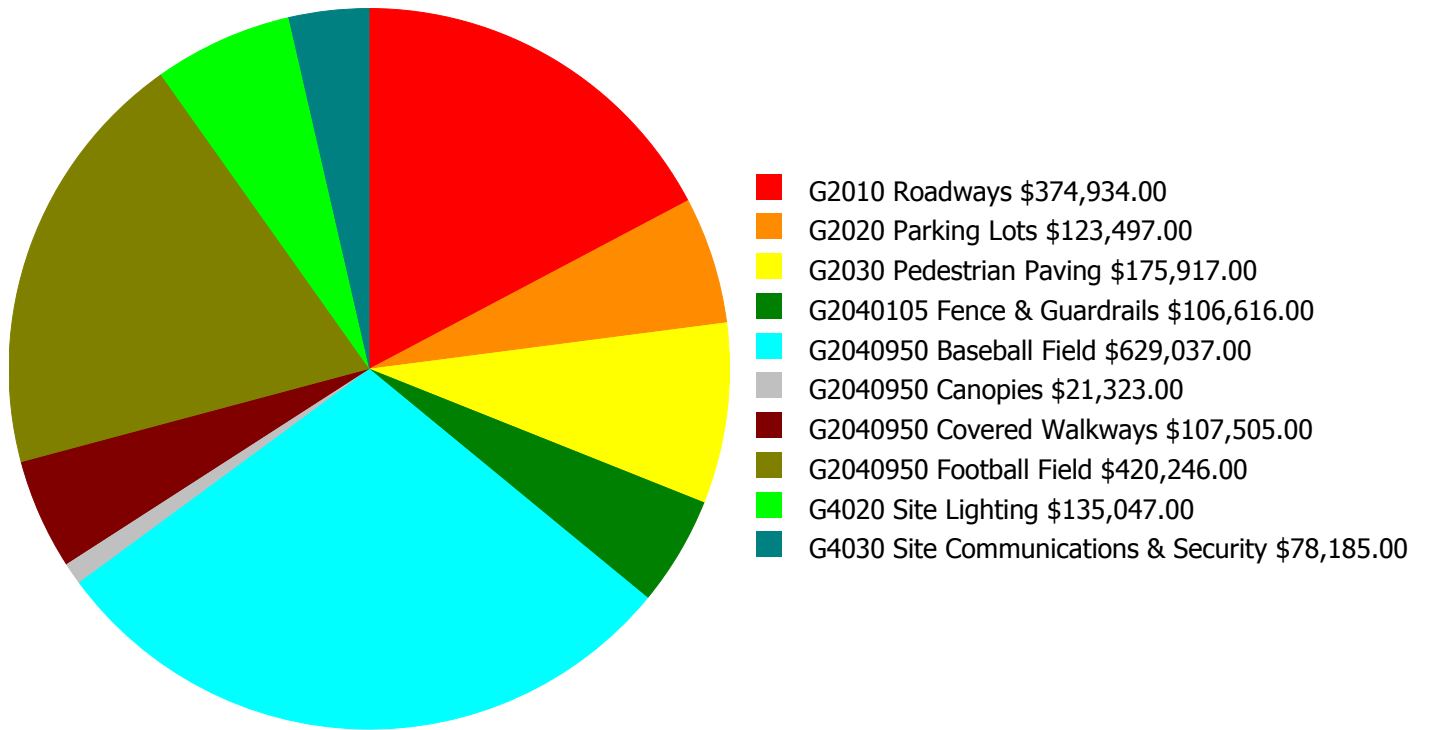
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

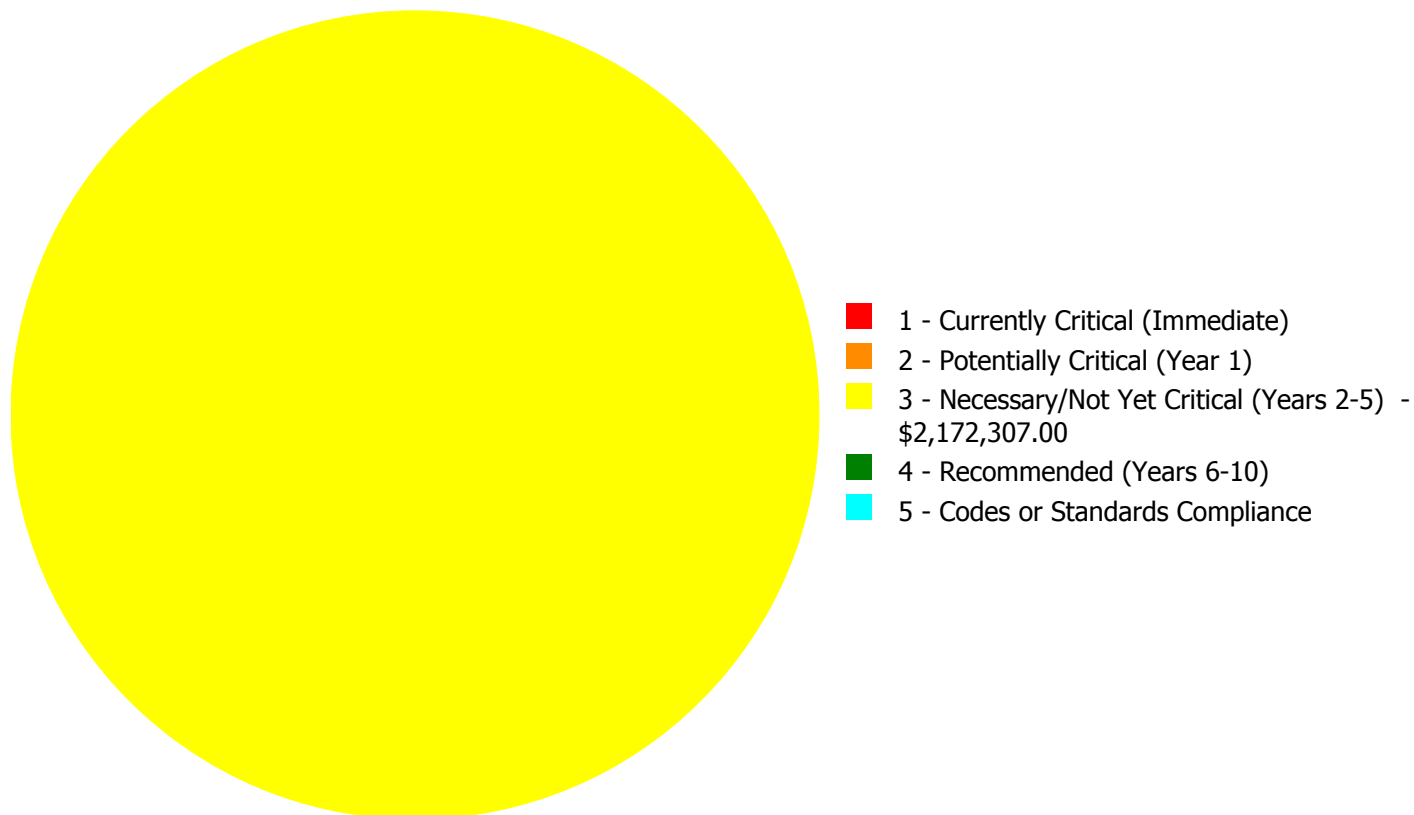
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$2,172,307.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$2,172,307.00

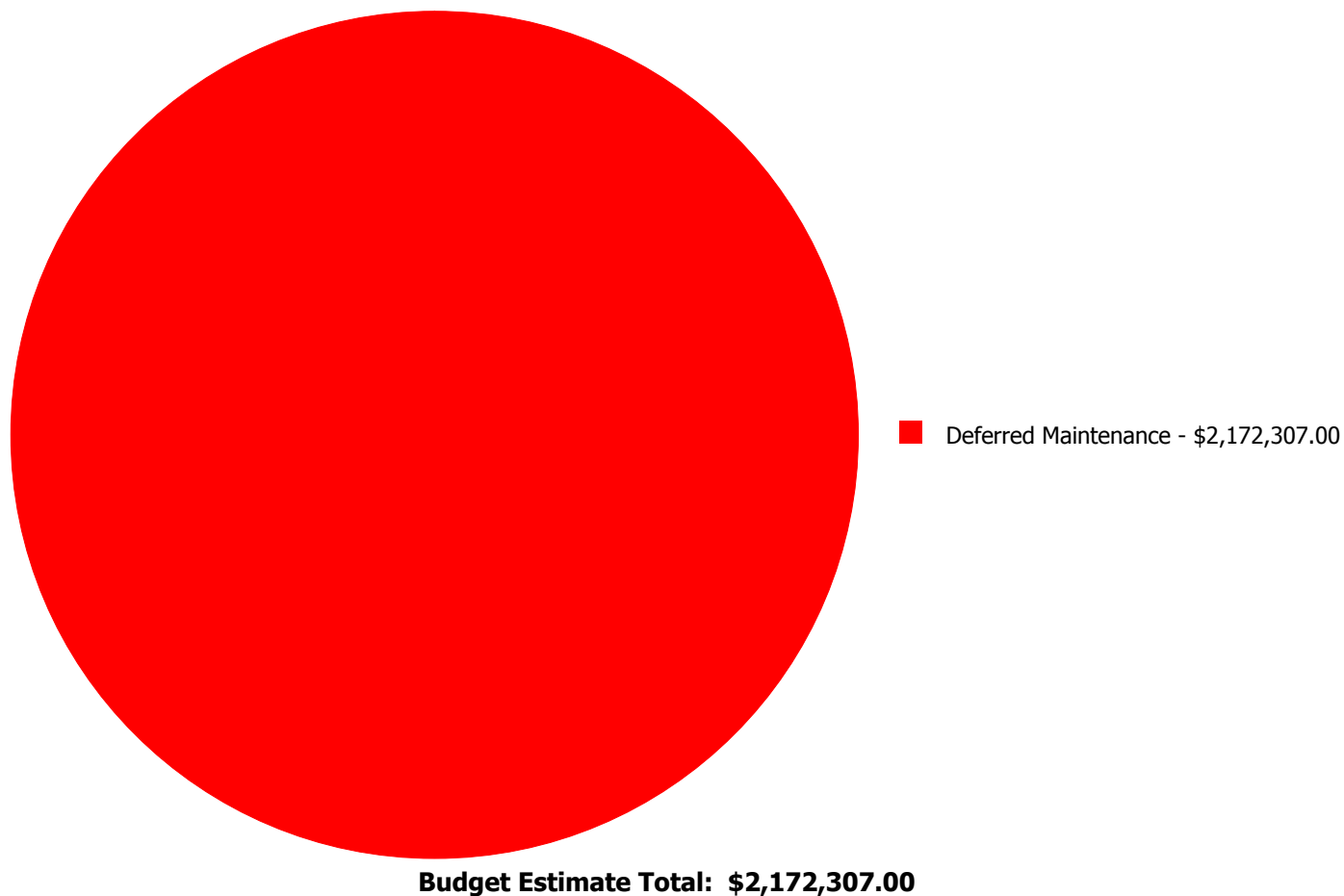
Deficiency By Priority Investment Table

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
G2010	Roadways	\$0.00	\$0.00	\$374,934.00	\$0.00	\$0.00	\$374,934.00
G2020	Parking Lots	\$0.00	\$0.00	\$123,497.00	\$0.00	\$0.00	\$123,497.00
G2030	Pedestrian Paving	\$0.00	\$0.00	\$175,917.00	\$0.00	\$0.00	\$175,917.00
G2040105	Fence & Guardrails	\$0.00	\$0.00	\$106,616.00	\$0.00	\$0.00	\$106,616.00
G2040950	Baseball Field	\$0.00	\$0.00	\$629,037.00	\$0.00	\$0.00	\$629,037.00
G2040950	Canopies	\$0.00	\$0.00	\$21,323.00	\$0.00	\$0.00	\$21,323.00
G2040950	Covered Walkways	\$0.00	\$0.00	\$107,505.00	\$0.00	\$0.00	\$107,505.00
G2040950	Football Field	\$0.00	\$0.00	\$420,246.00	\$0.00	\$0.00	\$420,246.00
G4020	Site Lighting	\$0.00	\$0.00	\$135,047.00	\$0.00	\$0.00	\$135,047.00
G4030	Site Communications & Security	\$0.00	\$0.00	\$78,185.00	\$0.00	\$0.00	\$78,185.00
Total:		\$0.00	\$0.00	\$2,172,307.00	\$0.00	\$0.00	\$2,172,307.00

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

System: G2010 - Roadways



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 80,770.00
Unit of Measure: S.F.
Estimate: \$374,934.00
Assessor Name: Ann Buerger Linden
Date Created: 12/13/2016

Notes:

System: G2020 - Parking Lots



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 80,770.00
Unit of Measure: S.F.
Estimate: \$123,497.00
Assessor Name: Terence Davis
Date Created: 12/13/2016

Notes: The parking lot is aged, has many repairs and potholes, and should be replaced and re-striped. ADA signs height needs to be added per minimum ADA standards.

Campus Assessment Report - Site

System: G2030 - Pedestrian Paving



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 80,770.00
Unit of Measure: S.F.
Estimate: \$175,917.00
Assessor Name: Ann Buerger Linden
Date Created: 12/13/2016

Notes:

System: G2040105 - Fence & Guardrails



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 80,770.00
Unit of Measure: S.F.
Estimate: \$106,616.00
Assessor Name: Ann Buerger Linden
Date Created: 12/13/2016

Notes:

Campus Assessment Report - Site

System: G2040950 - Baseball Field



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 80,770.00
Unit of Measure: S.F.
Estimate: \$629,037.00
Assessor Name: Ann Buerger Linden
Date Created: 12/13/2016

Notes:

System: G2040950 - Canopies



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 80,770.00
Unit of Measure: S.F.
Estimate: \$21,323.00
Assessor Name: Ann Buerger Linden
Date Created: 12/13/2016

Notes:

Campus Assessment Report - Site

System: G2040950 - Covered Walkways



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 80,770.00
Unit of Measure: S.F.
Estimate: \$107,505.00
Assessor Name: Ann Buerger Linden
Date Created: 12/13/2016

Notes:

System: G2040950 - Football Field



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 80,770.00
Unit of Measure: S.F.
Estimate: \$420,246.00
Assessor Name: Ann Buerger Linden
Date Created: 12/13/2016

Notes:

Campus Assessment Report - Site

System: G4020 - Site Lighting



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 80,770.00
Unit of Measure: S.F.
Estimate: \$135,047.00
Assessor Name: Ann Buerger Linden
Date Created: 12/13/2016

Notes:

System: G4030 - Site Communications & Security



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 80,770.00
Unit of Measure: S.F.
Estimate: \$78,185.00
Assessor Name: Ann Buerger Linden
Date Created: 12/13/2016

Notes:

NC School District/300 Davie County/Middle School

William Ellis Middle

Draft

Campus Assessment Report

March 7, 2017



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Campus Executive Summary

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

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

Gross Area (SF):	93,047
Year Built:	2007
Last Renovation:	
Replacement Value:	\$23,437,233
Repair Cost:	\$171,600.00
Total FCI:	0.73 %
Total RSLI:	64.04 %
FCA Score:	99.27



Description:

GENERAL

William Ellis Middle School campus is located at 144 William Ellis Drive, Advance, NC. The campus consists of a 92,255 square foot one-story building constructed in 2007. There have been no additions and no major renovations. There is also a storage garage constructed in 2007 and a concessions/restroom building constructed in 2015.

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

A. SUBSTRUCTURE

Campus Assessment Report - William Ellis Middle

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

B. SUPERSTRUCTURE

Roof construction is steel frame. The exterior enclosure is composed of walls of brick veneer over CMU. Exterior windows are typically painted aluminum frame with fixed and operable panes with insulated, tinted glazing. There are clerestory windows of insulated translucent panels at the main entry hall. Exterior doors are typically aluminum with glazing. Roofing is steep pre-finished preformed metal with gutters and downspouts. There are areas of low-slope roofing of white single ply membrane. Roof openings include a roof hatch and insulated translucent panels skylights over the media center. Building entrances appear to comply with ADA requirements

C. INTERIORS

Partitions are typically CMU. There is a folding partition separating the stage and the cafeteria. Interior doors are typically solid core wood veneer in hollow metal frames with slot lites and lever hardware. Doors at area separations are rated assemblies. Fittings include ADA compliant building signage, whiteboards and tack boards, toilet accessories and toilet partitions, storage shelving, ramp handrails, and lockers.

Wall finishes are typically paint. There is ceramic tile in toilet rooms and showers. Floor finishes include terrazzo in corridors, VCT in typical classrooms, carpet in the media center and select classrooms, wood in the gym and on the stage, ceramic/quarry tile in toilet rooms and the kitchen, and sealed concrete in utility rooms. Ceiling finishes are typically 2 x 2 suspended acoustical tiles with vinyl faced tiles in the kitchen. Other ceiling finishes include painted gypboard in toilet rooms and at decorative soffits, and painted exposed structure in the gym.

D. SERVICES

CONVEYING:

The building has no conveying systems and none are required.

PLUMBING:

Plumbing fixtures are typically white porcelain. Water closets are floor mounted with lever handle flush valves. Urinals are wall-hung with lever handle flush valves. Lavatories are wall hung with two-handle or single faucets. Accessible showers are provided at locker rooms and in the school nurse space. Service sinks are floor mounted precast. Dual height drinking fountains are provided in corridors. Domestic water supply piping is soldered copper. Electric water heaters are distributed throughout the building and oil fired water heaters serve the kitchen. Sanitary drain/vent piping is PVC. Floor drains are provided in toilet rooms. Storm water drainage is PVC. Other plumbing systems are fuel oil piping.

HVAC:

The general HVAC system uses water source heat pumps with a 2-pipe distribution system. Supplemental heat is provided by three Weil-McClain oil-fired boilers. Supplemental cooling is provided by a BAC cooling tower. Heat pumps are located above lay-in ceilings and supply conditioned air through externally insulated sheet metal ductwork. Fresh air is introduced through roof mounted air handling units. Toilet rooms have ceiling mounted exhaust grilles ducted to fans discharging above the roof. Digital controls are centrally monitored and controlled utilizing a web-based system.

FIRE PROTECTION:

The building does have a fire sprinkler system. The building also has dry chemical fire protection at the kitchen hood. Fire extinguishers and cabinets are distributed near fire exits, in corridors and in other rooms where required.

ELECTRICAL:

The electrical system is fed from a pad mounted transformer to a 3000 amp 277/480 volt, 3-phase, 4-wire power panel. Typical lighting is T8 fluorescent lay-in fixtures. The main entrance hall, cafeteria, and media center have

Campus Assessment Report - William Ellis Middle

ceiling hung indirect lighting fixtures. GFCI outlets are provided at wet areas. The building has battery back-up emergency lighting and illuminated exit signs. There is no emergency generator.

COMMUNICATIONS AND SECURITY:

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

E. EQUIPMENT & FURNISHINGS

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

G. SITE

Campus site features include asphalt paved driveways and parking lots, gravel surfaced driveways, concrete pedestrian pavement, covered walkways, fencing, a flag pole, landscaping, a monument sign, softball and baseball fields, a football field with track, and a soccer/practice fields. There is an irrigation system at the sports fields utilizing well water. Site mechanical and electrical features include water, sanitary sewer including a lift station with an emergency generator, storm sewer discharging to surface waters, oil fuel storage, an FDC standpipe, and site lighting.

Attributes:

General Attributes:

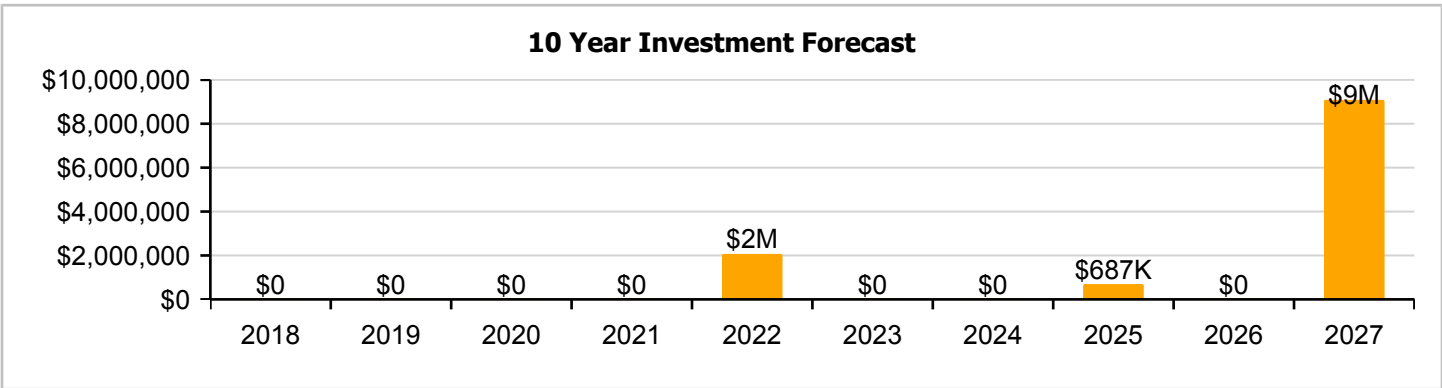
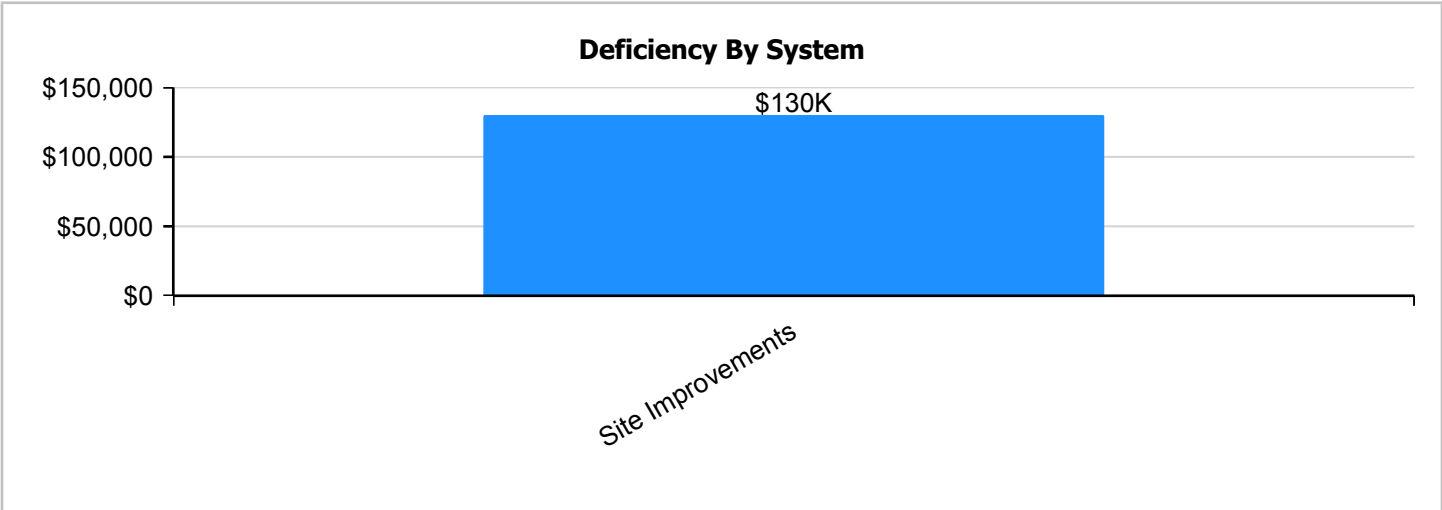
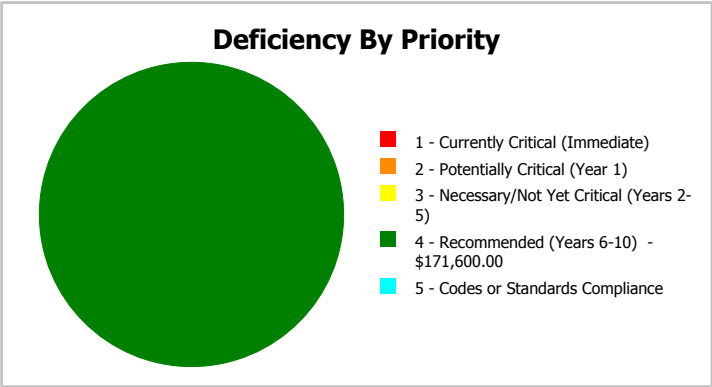
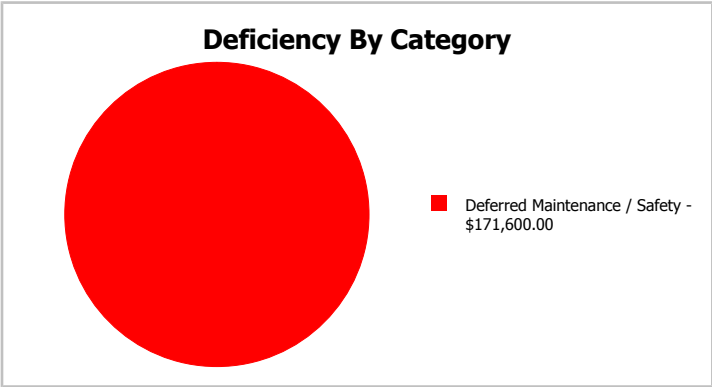
Condition Assessor:	Ann Buerger Linden	Assessment Date:
Suitability Assessor:		

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:		Status:	
School Grades:	41.42	Site Acreage:	41.42

Campus Dashboard Summary

Gross Area:	93,047	Last Renovation:	
Year Built:	2007	Replacement Value:	\$23,437,233
Repair Cost:	\$171,600	RSLI%:	64.04 %
FCI:	0.73 %		



Campus Condition Summary

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

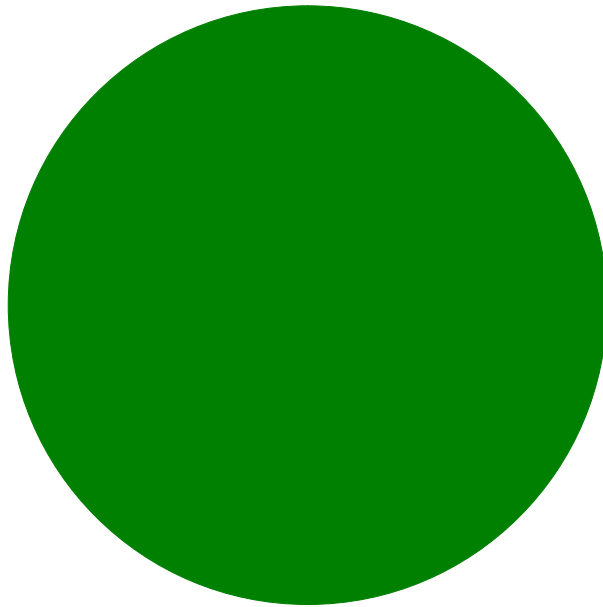
Current Investment Requirement and Condition by Unifomat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	90.06 %	0.00 %	\$0.00
B10 - Superstructure	90.02 %	0.00 %	\$0.00
B20 - Exterior Enclosure	77.11 %	0.00 %	\$0.00
B30 - Roofing	59.91 %	0.00 %	\$0.00
C10 - Interior Construction	62.34 %	0.00 %	\$0.00
C30 - Interior Finishes	58.52 %	0.00 %	\$0.00
D20 - Plumbing	66.97 %	0.00 %	\$0.00
D30 - HVAC	58.99 %	0.00 %	\$0.00
D40 - Fire Protection	66.67 %	0.00 %	\$0.00
D50 - Electrical	54.00 %	0.00 %	\$0.00
E10 - Equipment	50.00 %	0.00 %	\$0.00
E20 - Furnishings	50.00 %	0.00 %	\$0.00
G20 - Site Improvements	54.47 %	5.54 %	\$171,600.00
G30 - Site Mechanical Utilities	79.47 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	67.71 %	0.00 %	\$0.00
Totals:	64.04 %	0.73 %	\$171,600.00

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
2007 Main	92,255	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2007 Tractor Shed	252	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015 Concessions/RR	540	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Site	93,047	3.85	\$0.00	\$0.00	\$0.00	\$171,600.00	\$0.00
Total:		0.73	\$0.00	\$0.00	\$0.00	\$171,600.00	\$0.00

Deficiencies By Priority



- 1 - Currently Critical (Immediate)
- 2 - Potentially Critical (Year 1)
- 3 - Necessary/Not Yet Critical (Years 2-5)
- 4 - Recommended (Years 6-10) - \$171,600.00
- 5 - Codes or Standards Compliance

Budget Estimate Total: \$171,600.00

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):	92,255
Year Built:	2007
Last Renovation:	
Replacement Value:	\$18,895,119
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	64.67 %
FCA Score:	100.00



Description:

Note: School was originally designed with mezzanines for access to HVAC equipment. Mezzanines were value engineered out of the building.

Attributes: This asset has no attributes.

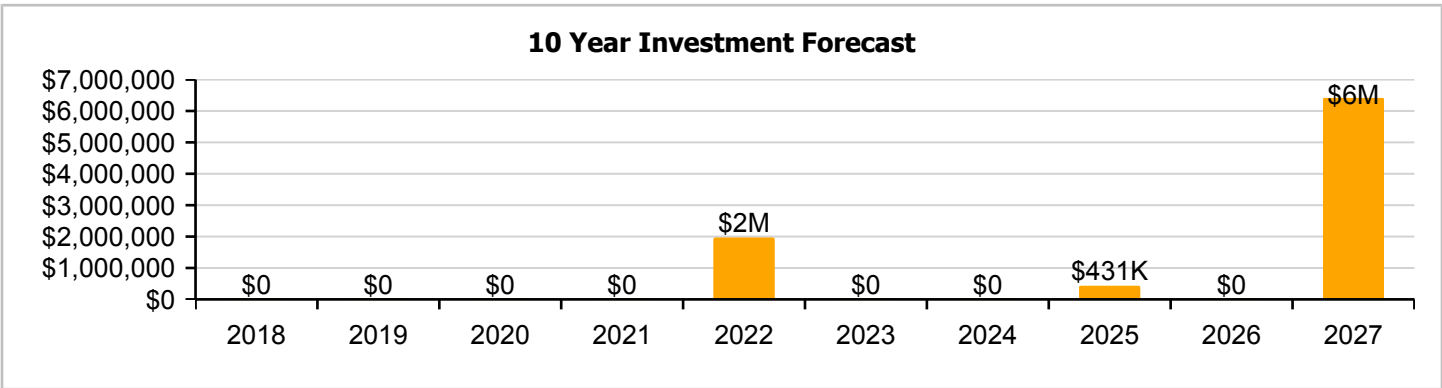
Dashboard Summary

Function:	MS -Middle School	Gross Area:	92,255
Year Built:	2007	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$18,895,119
FCI:	0.00 %	RSLI%:	64.67 %

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	90.00 %	0.00 %	\$0.00
B10 - Superstructure	90.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	76.90 %	0.00 %	\$0.00
B30 - Roofing	59.84 %	0.00 %	\$0.00
C10 - Interior Construction	62.18 %	0.00 %	\$0.00
C30 - Interior Finishes	58.52 %	0.00 %	\$0.00
D20 - Plumbing	66.77 %	0.00 %	\$0.00
D30 - HVAC	58.97 %	0.00 %	\$0.00
D40 - Fire Protection	66.67 %	0.00 %	\$0.00
D50 - Electrical	53.92 %	0.00 %	\$0.00
E10 - Equipment	50.00 %	0.00 %	\$0.00
E20 - Furnishings	50.00 %	0.00 %	\$0.00
Totals:	64.67 %	0.00 %	\$0.00

Photo Album

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

1). West Elevation - Feb 13, 2017



2). North Elevation - Feb 13, 2017



3). East Elevation - Feb 13, 2017



4). South Elevation - Feb 13, 2017



Condition Detail

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

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

System Listing

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

Campus Assessment Report - 2007 Main

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.	92,255	100	2007	2107		90.00 %	0.00 %	90			\$140,228
A1030	Slab on Grade	\$10.07	S.F.	92,255	100	2007	2107		90.00 %	0.00 %	90			\$929,008
B1020	Roof Construction	\$16.84	S.F.	92,255	100	2007	2107		90.00 %	0.00 %	90			\$1,553,574
B2010	Exterior Walls	\$9.02	S.F.	92,255	100	2007	2107		90.00 %	0.00 %	90			\$832,140
B2020	Exterior Windows	\$10.52	S.F.	92,255	30	2007	2037		66.67 %	0.00 %	20			\$970,523
B2030	Exterior Doors	\$1.02	S.F.	92,255	30	2007	2037		66.67 %	0.00 %	20			\$94,100
B3010120	Single Ply Membrane	\$6.98	S.F.	45,300	20	2007	2027		50.00 %	0.00 %	10			\$316,194
B3010130	Preformed Metal Roofing	\$9.66	S.F.	46,955	30	2007	2037		66.67 %	0.00 %	20			\$453,585
B3020	Roof Openings	\$1.25	S.F.	92,255	25	2007	2032		60.00 %	0.00 %	15			\$115,319
C1010	Partitions	\$6.07	S.F.	92,255	75	2007	2082		86.67 %	0.00 %	65			\$559,988
C1020	Interior Doors	\$2.46	S.F.	92,255	30	2007	2037		66.67 %	0.00 %	20			\$226,947
C1030	Fittings	\$13.11	S.F.	92,255	20	2007	2027		50.00 %	0.00 %	10			\$1,209,463
C3010	Wall Finishes	\$3.35	S.F.	92,255	10	2015	2025		80.00 %	0.00 %	8			\$309,054
C3020	Floor Finishes	\$10.41	S.F.	92,255	20	2007	2027		50.00 %	0.00 %	10			\$960,375
C3030	Ceiling Finishes	\$11.37	S.F.	92,255	25	2007	2032		60.00 %	0.00 %	15			\$1,048,939
D2010	Plumbing Fixtures	\$9.64	S.F.	92,255	30	2007	2037		66.67 %	0.00 %	20			\$889,338
D2020	Domestic Water Distribution	\$1.03	S.F.	92,255	30	2007	2037		66.67 %	0.00 %	20			\$95,023
D2030	Sanitary Waste	\$1.62	S.F.	92,255	30	2007	2037		66.67 %	0.00 %	20			\$149,453
D2040	Rain Water Drainage	\$0.59	S.F.	92,255	30	2007	2037		66.67 %	0.00 %	20			\$54,430
D2090	Other Plumbing Systems -Fuel Oil	\$0.16	S.F.	92,255	40	2007	2047		75.00 %	0.00 %	30			\$14,761
D3020	Heat Generating Systems	\$8.66	S.F.	92,255	30	2007	2037		66.67 %	0.00 %	20			\$798,928
D3030	Cooling Generating Systems	\$8.99	S.F.	92,255	25	2007	2032		60.00 %	0.00 %	15			\$829,372
D3040	Distribution Systems	\$10.65	S.F.	92,255	30	2007	2037		66.67 %	0.00 %	20			\$982,516
D3050	Terminal & Package Units	\$5.00	S.F.	92,255	15	2007	2022		33.33 %	0.00 %	5			\$461,275
D3060	Controls & Instrumentation	\$3.33	S.F.	92,255	20	2007	2027		50.00 %	0.00 %	10			\$307,209
D4010	Sprinklers	\$3.92	S.F.	92,255	30	2007	2037		66.67 %	0.00 %	20			\$361,640
D4020	Standpipes	\$0.67	S.F.	92,255	30	2007	2037		66.67 %	0.00 %	20			\$61,811
D5010	Electrical Service/Distribution	\$1.64	S.F.	92,255	40	2007	2047		75.00 %	0.00 %	30			\$151,298
D5020	Branch Wiring	\$4.91	S.F.	92,255	30	2007	2037		66.67 %	0.00 %	20			\$452,972
D5020	Lighting	\$11.44	S.F.	92,255	30	2007	2037		66.67 %	0.00 %	20			\$1,055,397
D5030810	Security & Detection Systems	\$2.27	S.F.	92,255	15	2007	2022		33.33 %	0.00 %	5			\$209,419
D5030910	Fire Alarm Systems	\$4.11	S.F.	92,255	15	2007	2022		33.33 %	0.00 %	5			\$379,168
D5030920	Data Communication	\$5.32	S.F.	92,255	15	2007	2022		33.33 %	0.00 %	5			\$490,797
D5090	Other Electrical Systems	\$0.51	S.F.	92,255	20	2007	2027		50.00 %	0.00 %	10			\$47,050
E1020	Institutional Equipment	\$2.73	S.F.	92,255	20	2007	2027		50.00 %	0.00 %	10			\$251,856
E1090	Other Equipment	\$6.82	S.F.	92,255	20	2007	2027		50.00 %	0.00 %	10			\$629,179
E2010	Fixed Furnishings	\$5.45	S.F.	92,255	20	2007	2027		50.00 %	0.00 %	10			\$502,790
Total									64.67 %					\$18,895,119

System Notes

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

System: A1030 - Slab on Grade



Note:

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

Campus Assessment Report - 2007 Main

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

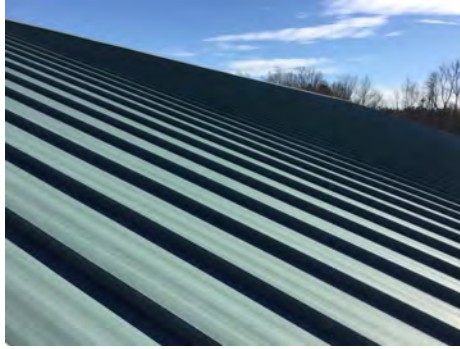
System: B3010120 - Single Ply Membrane



Note:

Campus Assessment Report - 2007 Main

System: B3010130 - Preformed Metal Roofing



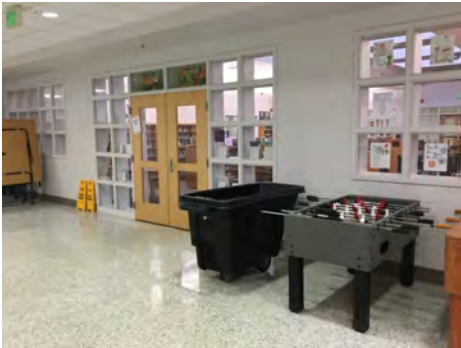
Note:

System: B3020 - Roof Openings



Note:

System: C1010 - Partitions



Note:

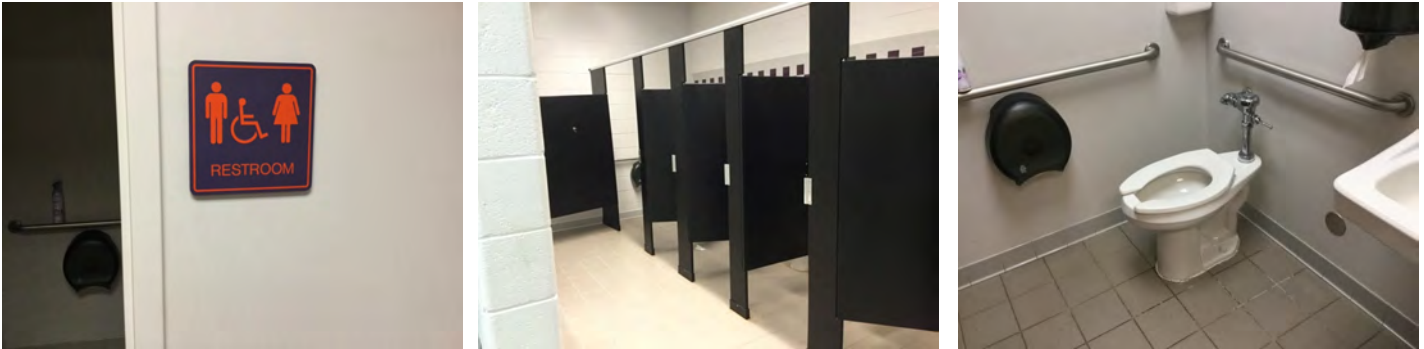
Campus Assessment Report - 2007 Main

System: C1020 - Interior Doors



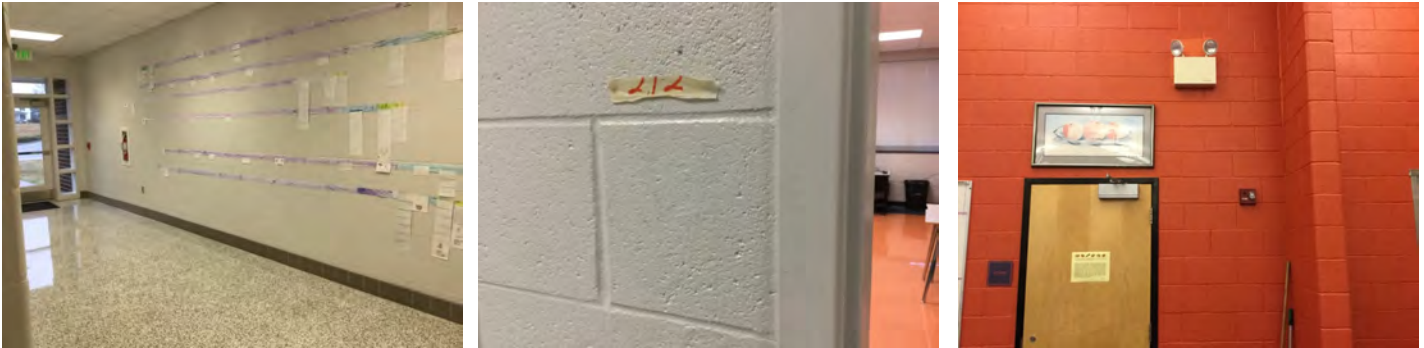
Note:

System: C1030 - Fittings



Note:

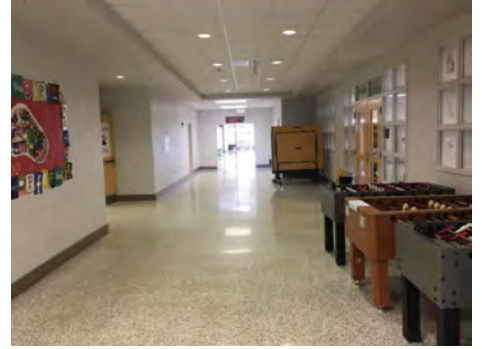
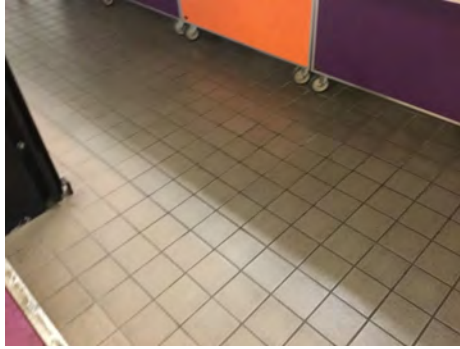
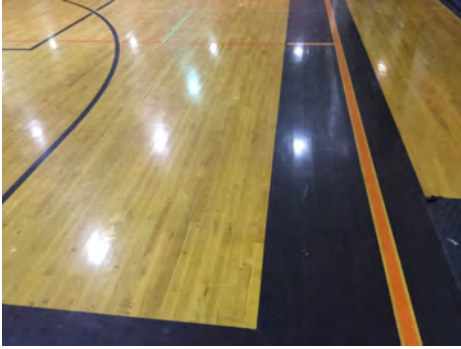
System: C3010 - Wall Finishes



Note:

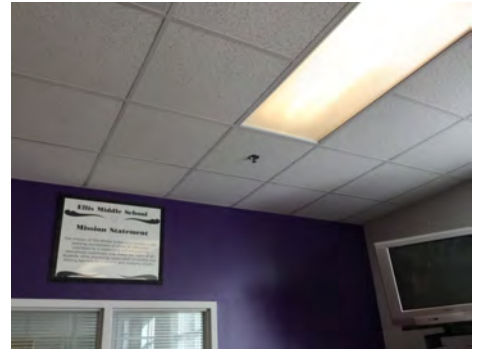
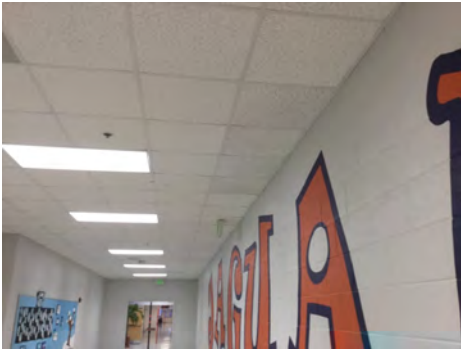
Campus Assessment Report - 2007 Main

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

Campus Assessment Report - 2007 Main

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note:

Campus Assessment Report - 2007 Main

System: D2090 - Other Plumbing Systems -Fuel Oil



Note:

System: D3020 - Heat Generating Systems



Note:

System: D3030 - Cooling Generating Systems



Note:

Campus Assessment Report - 2007 Main

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

Campus Assessment Report - 2007 Main

System: D4010 - Sprinklers



Note:

System: D4020 - Standpipes



Note:

System: D5010 - Electrical Service/Distribution



Note:

Campus Assessment Report - 2007 Main

System: D5020 - Branch Wiring



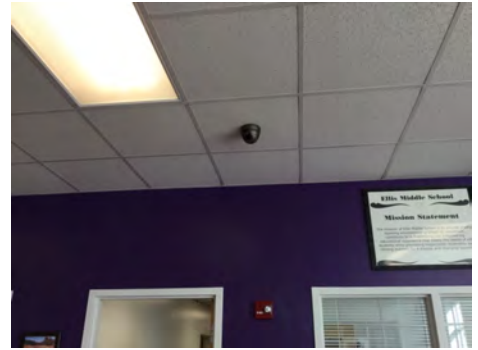
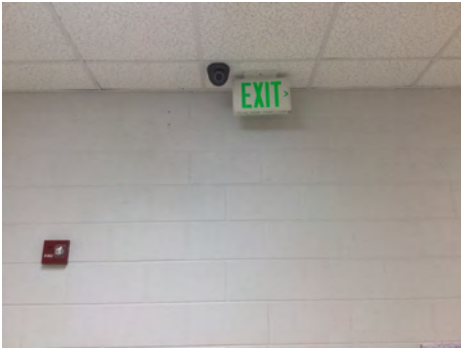
Note:

System: D5020 - Lighting



Note:

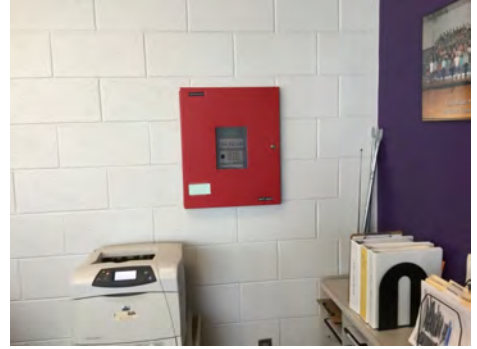
System: D5030810 - Security & Detection Systems



Note:

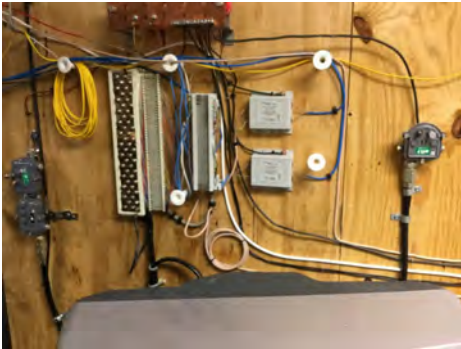
Campus Assessment Report - 2007 Main

System: D5030910 - Fire Alarm Systems



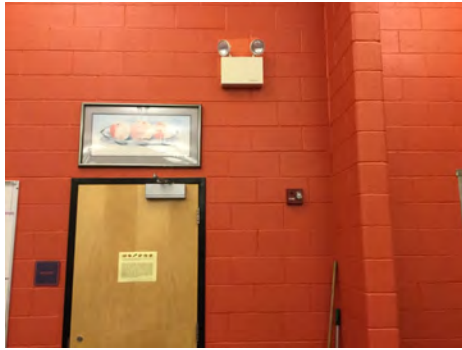
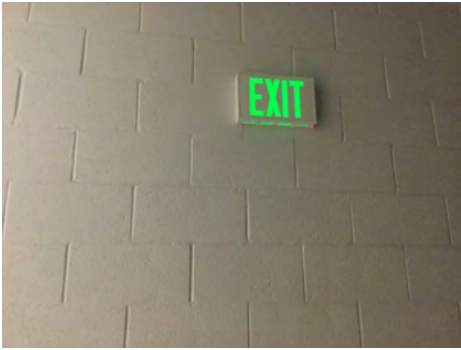
Note:

System: D5030920 - Data Communication



Note:

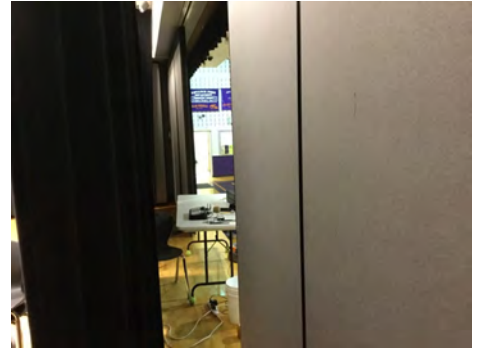
System: D5090 - Other Electrical Systems



Note:

Campus Assessment Report - 2007 Main

System: E1020 - Institutional Equipment



Note:

Campus Assessment Report - 2007 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:	\$0	\$0	\$0	\$0	\$0	\$1,964,651	\$0	\$0	\$430,651	\$0	\$6,414,520	\$8,809,822
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010120 - Single Ply Membrane	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$637,407	\$637,407
B3010130 - Preformed Metal Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3020 - Roof Openings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,787,958	\$1,787,958
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	\$430,651	\$0	\$0	\$430,651
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,419,729	\$1,419,729
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

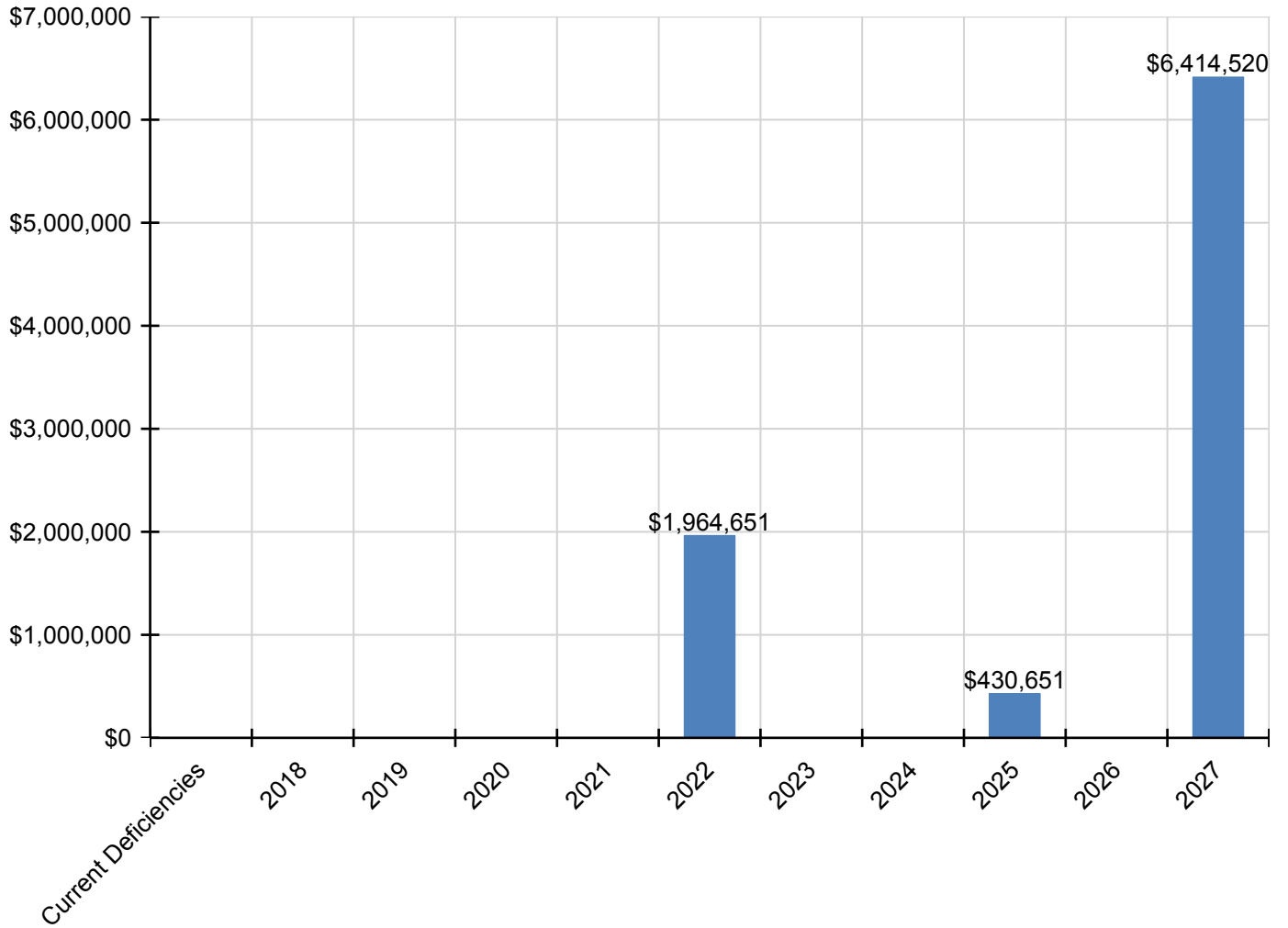
Campus Assessment Report - 2007 Main

D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$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 -Fuel Oil	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$588,219	\$0	\$0	\$0	\$0	\$0	\$0	\$588,219
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$454,150	\$454,150
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4020 - Standpipes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$267,052	\$0	\$0	\$0	\$0	\$0	\$0	\$267,052
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$483,516	\$0	\$0	\$0	\$0	\$0	\$0	\$483,516
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$625,864	\$0	\$0	\$0	\$0	\$0	\$0	\$625,864
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$69,554	\$69,554
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	\$372,321	\$372,321
E1090 - Other Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$930,120	\$930,120
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	\$743,278	\$743,278

* 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:	MS -Middle School
Gross Area (SF):	252
Year Built:	2007
Last Renovation:	
Replacement Value:	\$28,242
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	83.91 %
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

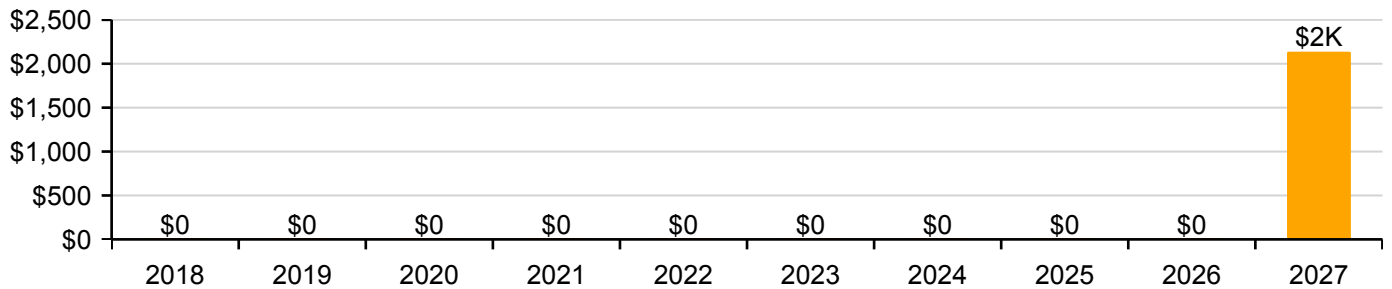
Function:	MS -Middle School	Gross Area:	252
Year Built:	2007	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$28,242
FCI:	0.00 %	RSLI%:	83.91 %

No data found for this asset

No data found for this asset

No data found for this asset

10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	90.00 %	0.00 %	\$0.00
B10 - Superstructure	90.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	84.75 %	0.00 %	\$0.00
B30 - Roofing	50.00 %	0.00 %	\$0.00
D50 - Electrical	66.67 %	0.00 %	\$0.00
Totals:	83.92 %	0.00 %	\$0.00

Photo Album

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

1). West Elevation - Feb 11, 2017



2). South Elevation - Feb 11, 2017



3). East Elevation - Feb 11, 2017



4). North Elevation - Feb 11, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$20.13	S.F.	252	100	2007	2107		90.00 %	0.00 %	90			\$5,073
A1030	Slab on Grade	\$19.75	S.F.	252	100	2007	2107		90.00 %	0.00 %	90			\$4,977
B1020	Roof Construction	\$16.26	S.F.	252	100	2007	2107		90.00 %	0.00 %	90			\$4,098
B2010	Exterior Walls	\$29.79	S.F.	252	100	2007	2107		90.00 %	0.00 %	90			\$7,507
B2030	Exterior Doors	\$8.66	S.F.	252	30	2007	2037		66.67 %	0.00 %	20			\$2,182
B3010140	Asphalt Shingles	\$4.32	S.F.	252	20	2007	2027		50.00 %	0.00 %	10			\$1,089
D5020	Branch Wiring	\$3.58	S.F.	252	30	2007	2037		66.67 %	0.00 %	20			\$902
D5020	Lighting	\$9.58	S.F.	252	30	2007	2037		66.67 %	0.00 %	20			\$2,414
Total									83.92 %					\$28,242

System Notes

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

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

System: B2030 - Exterior Doors



Note:

Campus Assessment Report - 2007 Tractor Shed

System: B3010140 - Asphalt Shingles



Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

Renewal Schedule

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

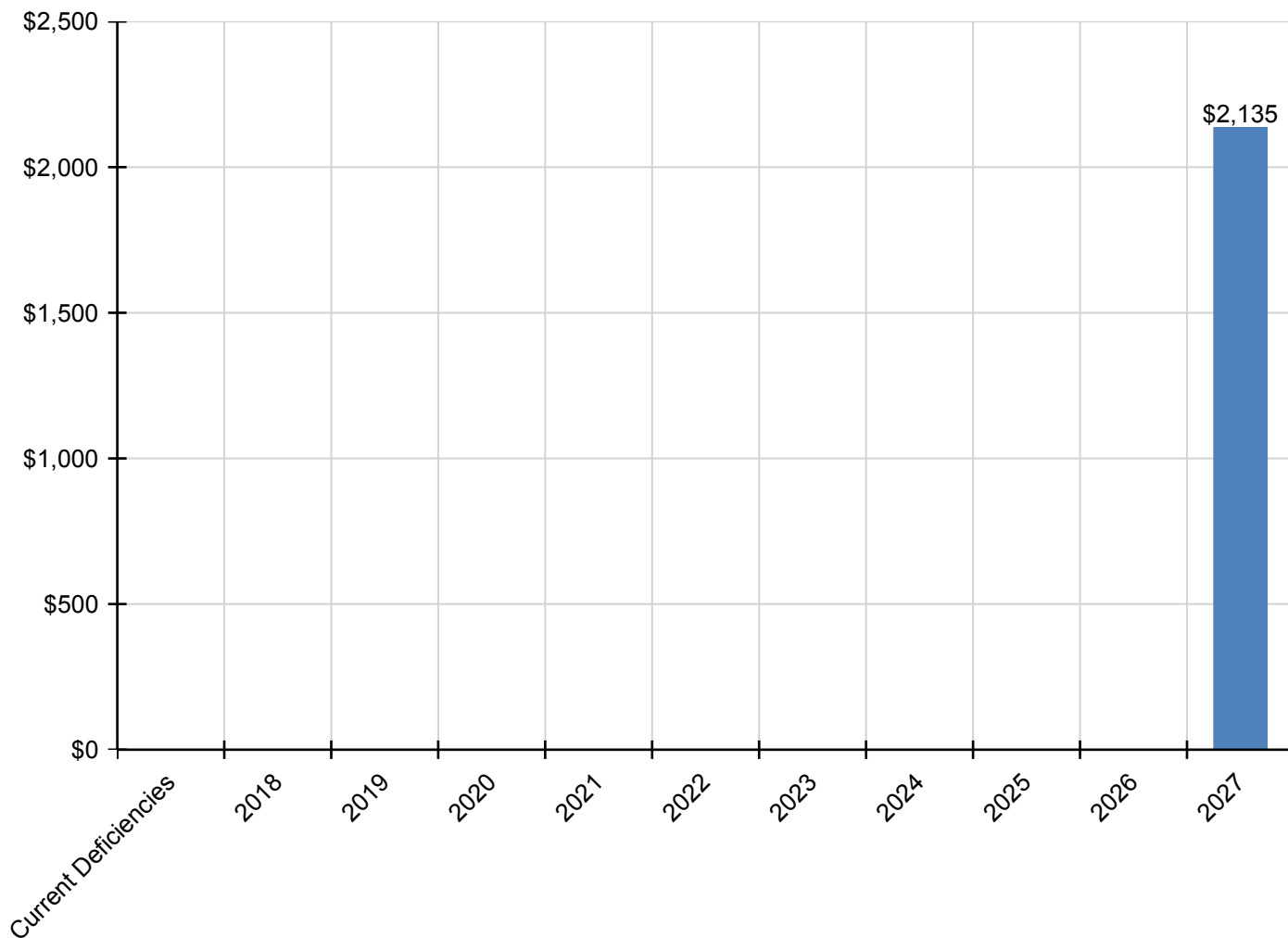
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,135	\$2,135
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010140 - Asphalt Shingles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,135	\$2,135
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

* Indicates non-renewable system

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	MS -Middle School
Gross Area (SF):	540
Year Built:	2015
Last Renovation:	
Replacement Value:	\$55,993
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	95.05 %
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

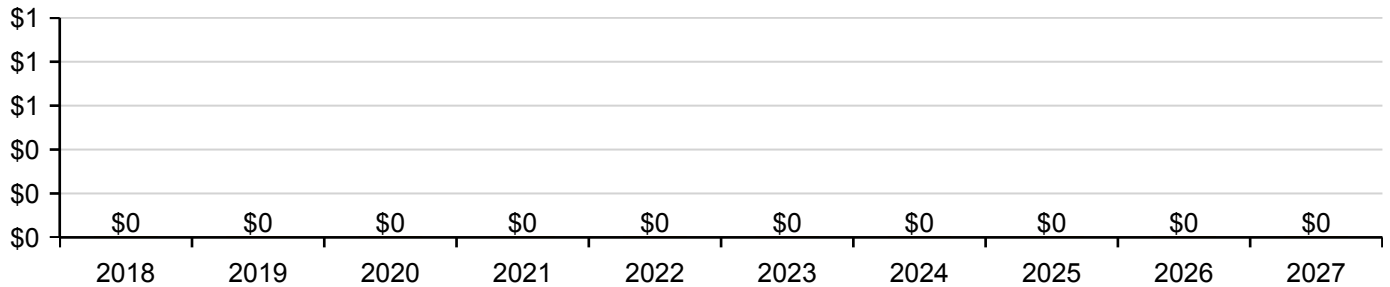
Function:	MS -Middle School	Gross Area:	540
Year Built:	2015	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$55,993
FCI:	0.00 %	RSLI%:	95.05 %

No data found for this asset

No data found for this asset

No data found for this asset

10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	98.00 %	0.00 %	\$0.00
B10 - Superstructure	98.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	96.09 %	0.00 %	\$0.00
B30 - Roofing	90.00 %	0.00 %	\$0.00
C10 - Interior Construction	94.03 %	0.00 %	\$0.00
D20 - Plumbing	93.33 %	0.00 %	\$0.00
D30 - HVAC	93.33 %	0.00 %	\$0.00
D50 - Electrical	93.33 %	0.00 %	\$0.00
Totals:	95.05 %	0.00 %	\$0.00

Photo Album

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

1). North Elevation - Feb 11, 2017



2). West Elevation - Feb 11, 2017



3). South Elevation - Feb 11, 2017



4). East Elevation - Feb 11, 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.	540	100	2015	2115		98.00 %	0.00 %	98			\$3,742
A1030	Slab on Grade	\$7.37	S.F.	540	100	2015	2115		98.00 %	0.00 %	98			\$3,980
B1020	Roof Construction	\$5.98	S.F.	540	100	2015	2115		98.00 %	0.00 %	98			\$3,229
B2010	Exterior Walls	\$18.04	S.F.	540	100	2015	2115		98.00 %	0.00 %	98			\$9,742
B2020	Exterior Windows	\$1.98	S.F.	540	30	2015	2045		93.33 %	0.00 %	28			\$1,069
B2030	Exterior Doors	\$10.56	S.F.	540	30	2015	2045		93.33 %	0.00 %	28			\$5,702
B3010140	Asphalt Shingles	\$4.32	S.F.	540	20	2015	2035		90.00 %	0.00 %	18			\$2,333
C1010	Partitions	\$10.34	S.F.	540	75	2015	2090		97.33 %	0.00 %	73			\$5,584
C1030	Fittings	\$8.47	S.F.	540	20	2015	2035		90.00 %	0.00 %	18			\$4,574
D2010	Plumbing Fixtures	\$9.98	S.F.	540	30	2015	2045		93.33 %	0.00 %	28			\$5,389
D2020	Domestic Water Distribution	\$0.84	S.F.	540	30	2015	2045		93.33 %	0.00 %	28			\$454
D2030	Sanitary Waste	\$5.94	S.F.	540	30	2015	2045		93.33 %	0.00 %	28			\$3,208
D3040	Distribution Systems	\$5.35	S.F.	540	30	2015	2045		93.33 %	0.00 %	28			\$2,889
D5020	Branch Wiring	\$4.01	S.F.	540	30	2015	2045		93.33 %	0.00 %	28			\$2,165
D5020	Lighting	\$3.58	S.F.	540	30	2015	2045		93.33 %	0.00 %	28			\$1,933
Total									95.05 %					\$55,993

System Notes

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

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

Campus Assessment Report - 2015 Concessions/RR

System: B2030 - Exterior Doors



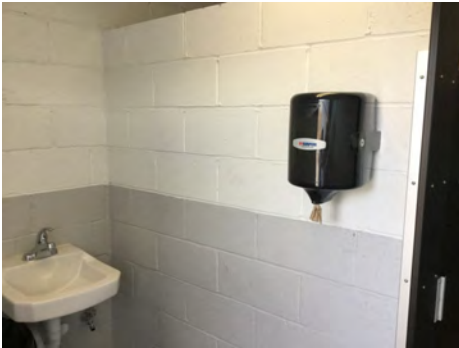
Note:

System: B3010140 - Asphalt Shingles



Note:

System: C1010 - Partitions



Note:

Campus Assessment Report - 2015 Concessions/RR

System: C1030 - Fittings



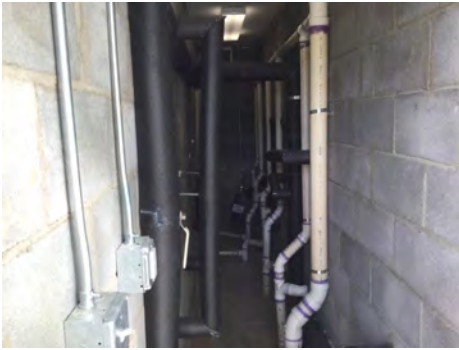
Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

Campus Assessment Report - 2015 Concessions/RR

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



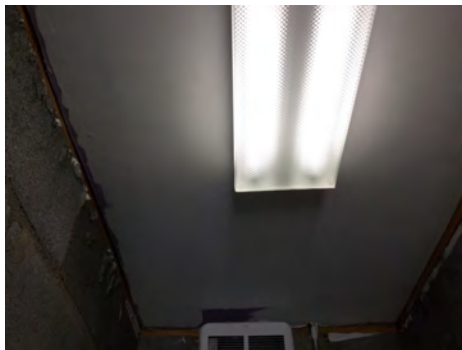
Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

Renewal Schedule

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

Campus Assessment Report - 2015 Concessions/RR

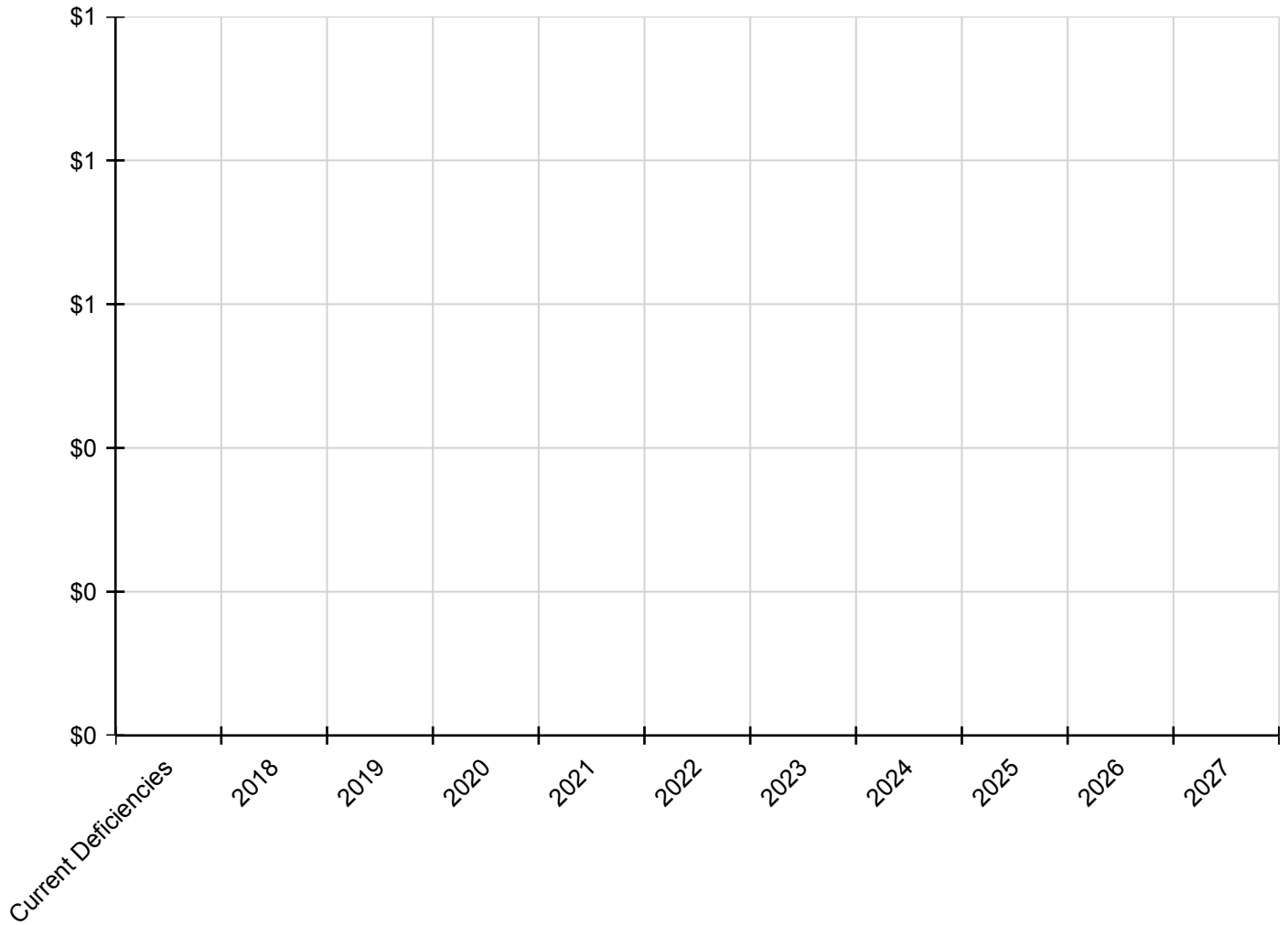
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$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
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

* Indicates non-renewable system

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	MS -Middle School
Gross Area (SF):	93,047
Year Built:	2007
Last Renovation:	
Replacement Value:	\$4,457,879
Repair Cost:	\$171,600.00
Total FCI:	3.85 %
Total RSLI:	60.88 %
FCA Score:	96.15



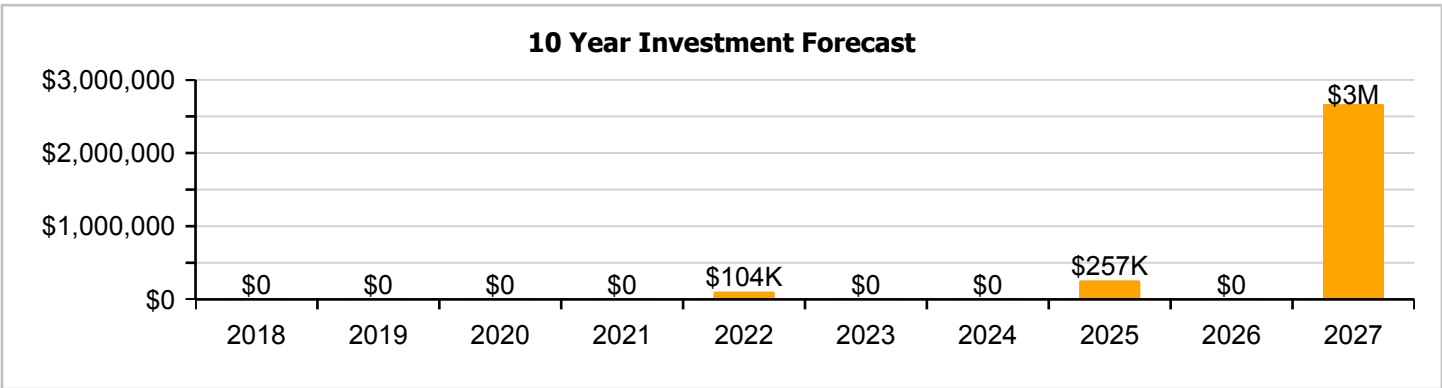
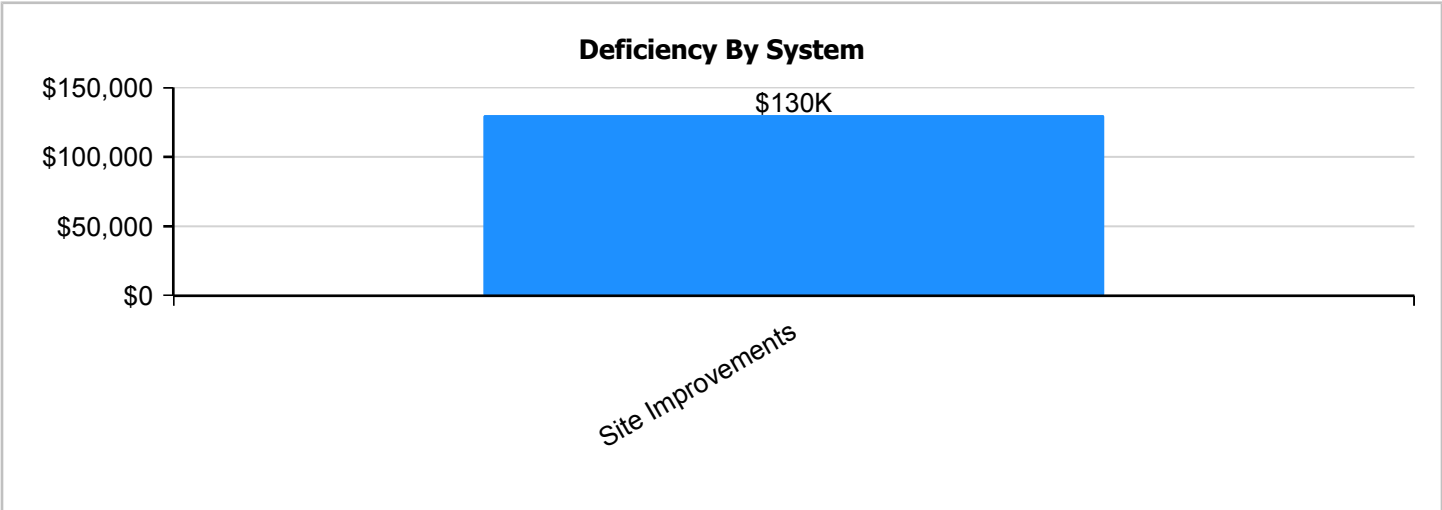
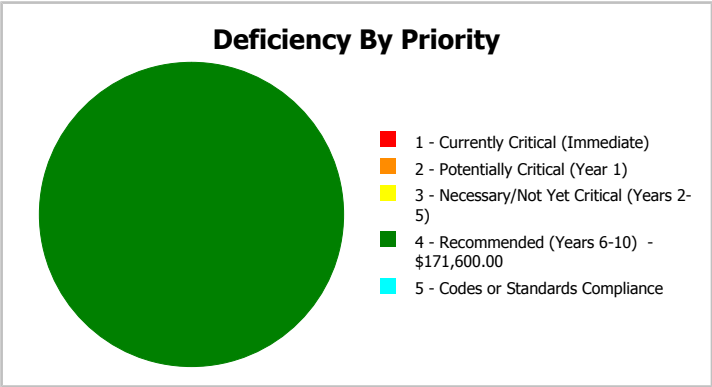
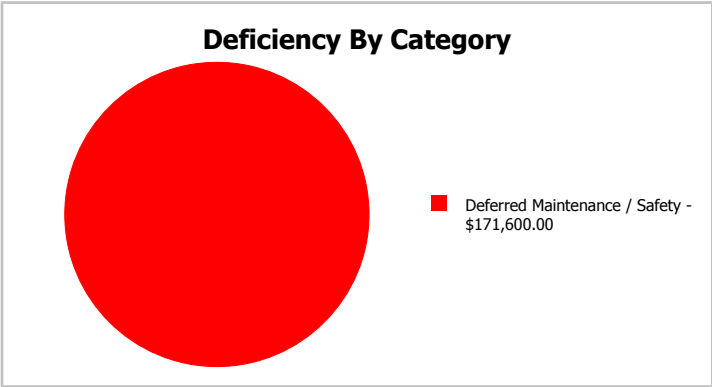
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	MS -Middle School	Gross Area:	93,047
Year Built:	2007	Last Renovation:	
Repair Cost:	\$171,600	Replacement Value:	\$4,457,879
FCI:	3.85 %	RSLI%:	60.88 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	54.47 %	5.54 %	\$171,600.00
G30 - Site Mechanical Utilities	79.47 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	67.71 %	0.00 %	\$0.00
Totals:	60.88 %	3.85 %	\$171,600.00

Photo Album

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

- 1). Aerial Image of William Ellis Middle School
- Mar 03, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$4.22	S.F.	93,047	25	2007	2032		60.00 %	43.70 %	15		\$171,600.00	\$392,658
G2020	Parking Lots	\$1.39	S.F.	93,047	25	2007	2032		60.00 %	0.00 %	15			\$129,335
G2030	Pedestrian Paving	\$1.98	S.F.	93,047	30	2007	2037		66.67 %	0.00 %	20			\$184,233
G2040105	Fence & Guardrails	\$1.20	S.F.	93,047	30	2007	2037		66.67 %	0.00 %	20			\$111,656
G2040950	Baseball Field	\$7.08	S.F.	93,047	20	2007	2027		50.00 %	0.00 %	10			\$658,773
G2040950	Covered Walkways	\$1.21	S.F.	93,047	25	2007	2032		60.00 %	0.00 %	15			\$112,587
G2040950	Football Field	\$4.73	S.F.	93,047	20	2007	2027		50.00 %	0.00 %	10			\$440,112
G2040950	Playing Field	\$2.47	S.F.	93,047	20	2007	2027		50.00 %	0.00 %	10			\$229,826
G2040950	Softball Field	\$5.11	S.F.	93,047	20	2007	2027		50.00 %	0.00 %	10			\$475,470
G2040950	Track	\$1.98	S.F.	93,047	10	2015	2025		80.00 %	0.00 %	8			\$184,233
G2050	Landscaping	\$1.91	S.F.	93,047	15	2007	2022		33.33 %	0.00 %	5			\$177,720
G3010	Water Supply	\$2.42	S.F.	93,047	50	2007	2057		80.00 %	0.00 %	40			\$225,174
G3020	Sanitary Sewer	\$1.52	S.F.	93,047	50	2007	2057		80.00 %	0.00 %	40			\$141,431
G3030	Storm Sewer	\$4.67	S.F.	93,047	50	2007	2057		80.00 %	0.00 %	40			\$434,529
G3060	Fuel Distribution	\$1.03	S.F.	93,047	40	2007	2047		75.00 %	0.00 %	30			\$95,838
G4010	Electrical Distribution	\$2.59	S.F.	93,047	50	2007	2057		80.00 %	0.00 %	40			\$240,992
G4020	Site Lighting	\$1.52	S.F.	93,047	30	2007	2037		66.67 %	0.00 %	20			\$141,431
G4030	Site Communications & Security	\$0.88	S.F.	93,047	15	2007	2022		33.33 %	0.00 %	5			\$81,881
Total									60.88 %	3.85 %			\$171,600.00	\$4,457,879

System Notes

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

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving



Note:

Campus Assessment Report - Site

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Baseball Field



Note:

System: G2040950 - Covered Walkways



Note:

Campus Assessment Report - Site

System: G2040950 - Football Field



Note:

System: G2040950 - Playing Field



Note:

System: G2040950 - Softball Field



Note:

Campus Assessment Report - Site

System: G2040950 - Track



Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

Campus Assessment Report - Site

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer



Note:

System: G3060 - Fuel Distribution



Note:

Campus Assessment Report - Site

System: G4010 - Electrical Distribution



Note:

System: G4020 - Site Lighting



Note:

System: G4030 - Site Communications & Security



Note:

Renewal Schedule

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

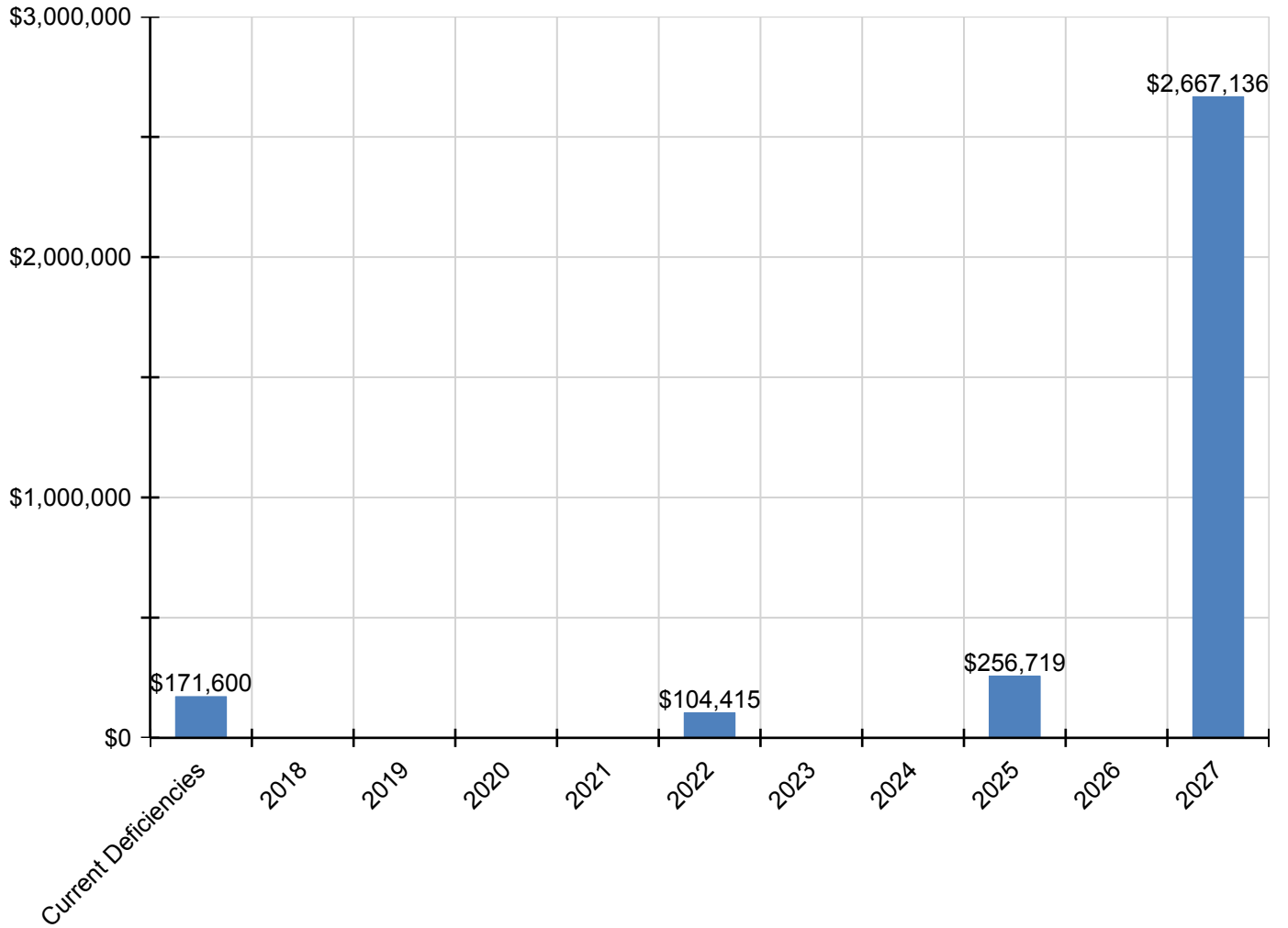
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$171,600	\$0	\$0	\$0	\$0	\$104,415	\$0	\$0	\$256,719	\$0	\$2,667,136	\$3,199,870
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	\$171,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$171,600
G2020 - Parking Lots	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2030 - Pedestrian Paving	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040105 - Fence & Guardrails	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Baseball Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$973,869	\$973,869
G2040950 - Covered Walkways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Football Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$650,622	\$650,622
G2040950 - Playing Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$339,754	\$339,754
G2040950 - Softball Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$702,891	\$702,891
G2040950 - Track	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$256,719	\$0	\$0	\$256,719
* G2050 - Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G30 - Site Mechanical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3010 - Water Supply	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3020 - Sanitary Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3030 - Storm Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3060 - Fuel Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4020 - Site Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4030 - Site Communications & Security	\$0	\$0	\$0	\$0	\$0	\$104,415	\$0	\$0	\$0	\$0	\$0	\$104,415

* Indicates non-renewable system

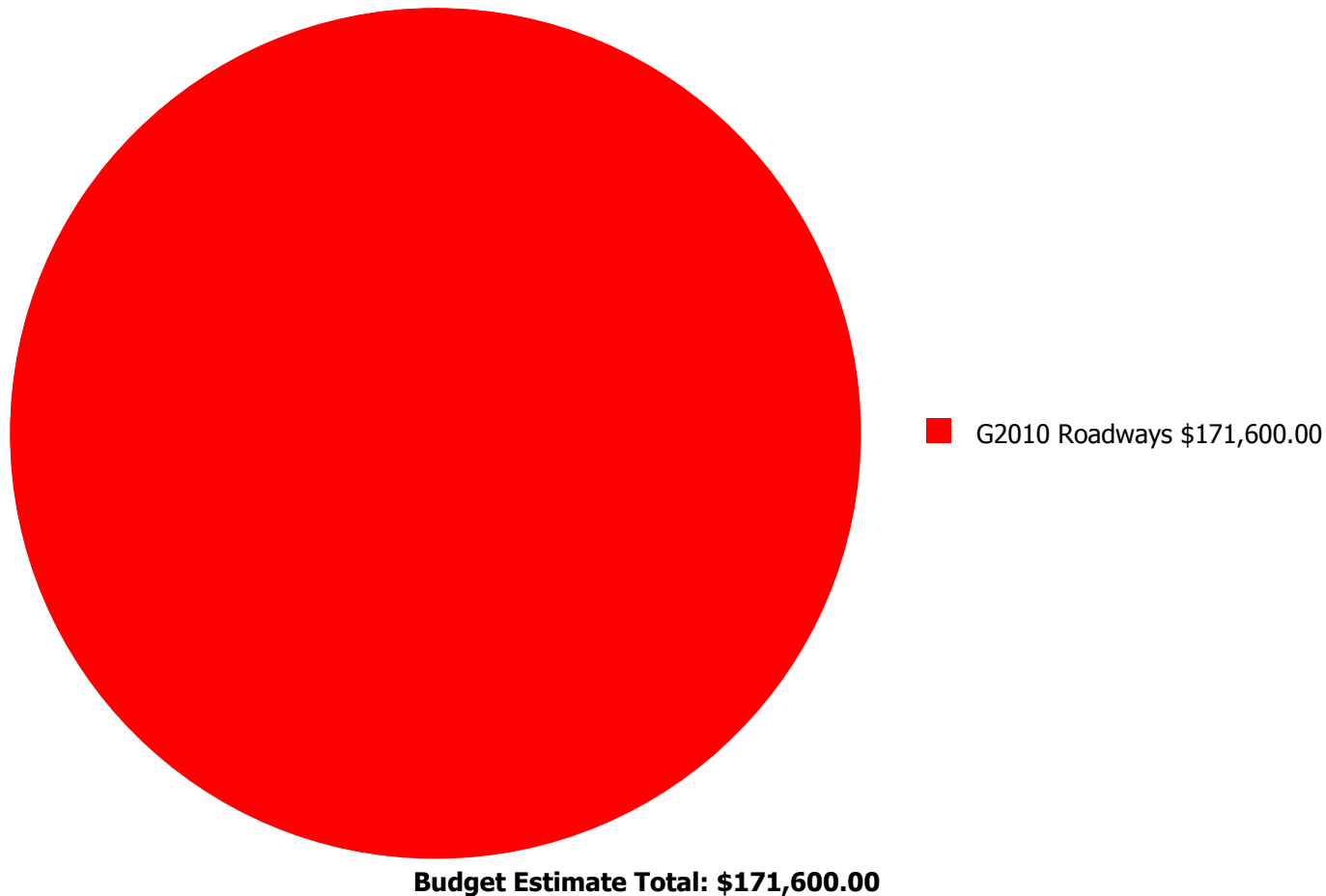
Forecasted Capital Renewal Requirement

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



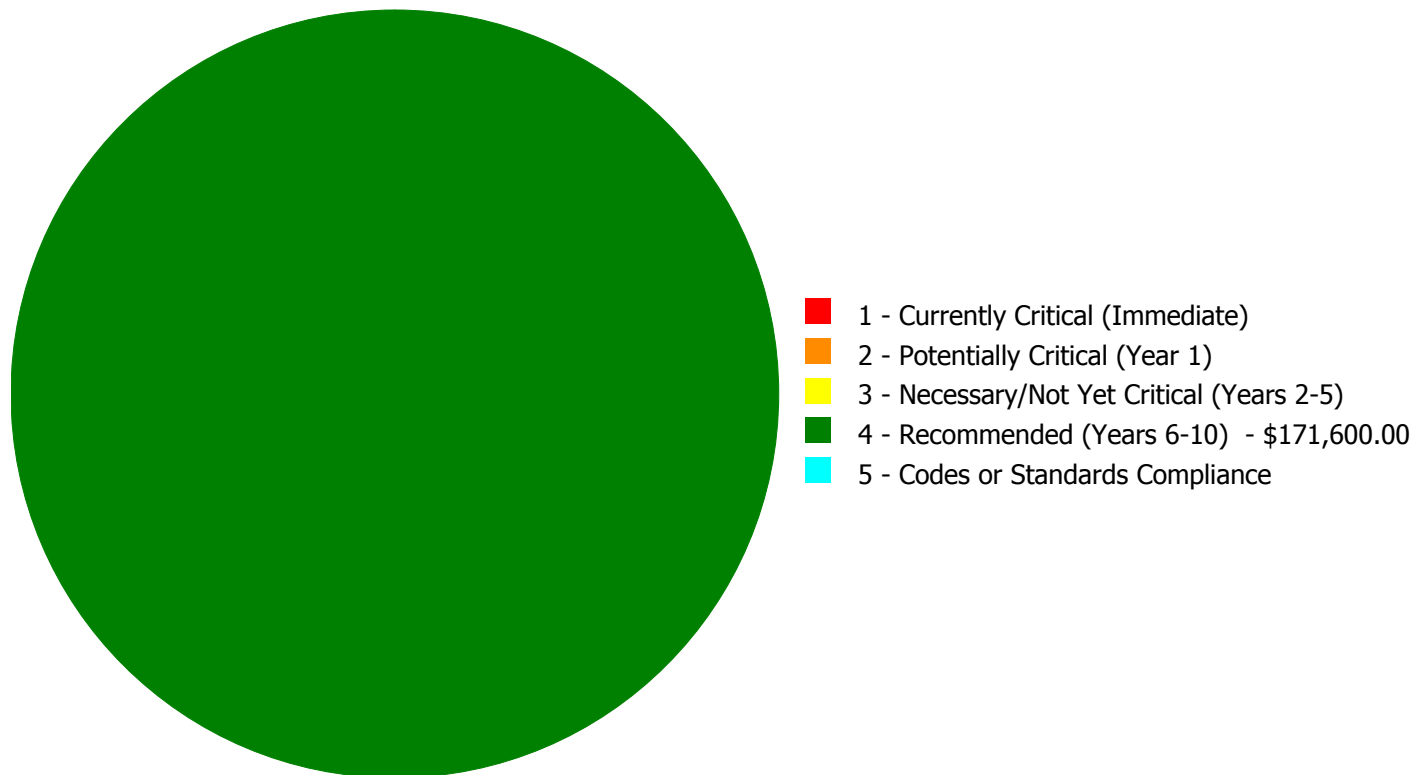
Deficiency Summary by System

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: \$171,600.00

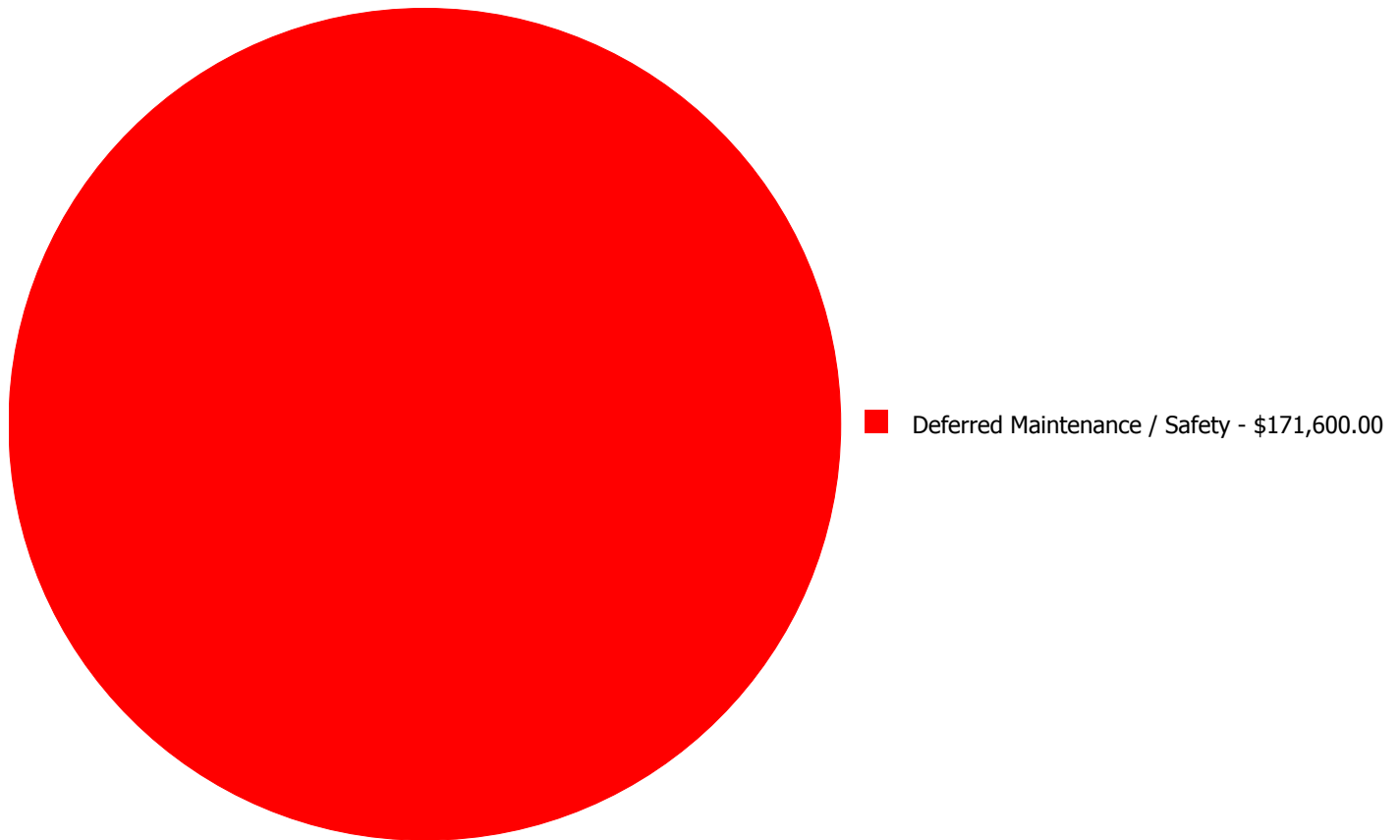
Deficiency By Priority Investment Table

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	\$0.00	\$171,600.00	\$0.00	\$171,600.00
	Total:	\$0.00	\$0.00	\$0.00	\$171,600.00	\$0.00	\$171,600.00

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: \$171,600.00

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: G2010 - Roadways



Location: Bus lot to athletic fields
Distress: Missing
Category: Deferred Maintenance / Safety
Priority: 4 - Recommended (Years 6-10)
Correction: Resurface the roadway
Qty: 1,000.00
Unit of Measure: L.F.
Estimate: \$171,600.00
Assessor Name: Terence Davis
Date Created: 02/11/2017

Notes: The road to the athletic fields is gravel. The circulation road east of the building is gravel. Paving with asphalt is recommended for safety and appearance..

NC School District/300 Davie County/Elementary School

Coolemee Elementary

Draft

Campus Assessment Report

March 7, 2017



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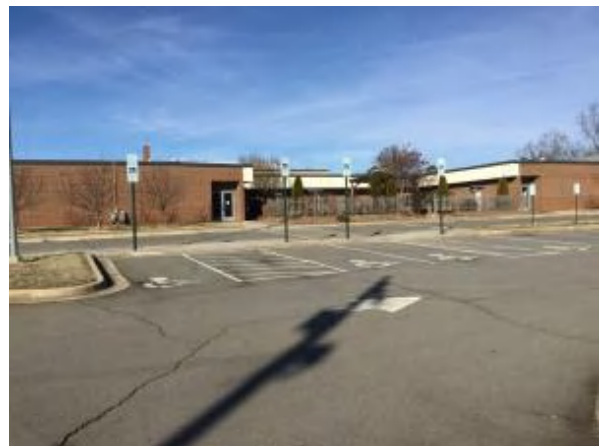
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Campus Executive Summary

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):	84,666
Year Built:	1950
Last Renovation:	
Replacement Value:	\$19,005,860
Repair Cost:	\$688,895.20
Total FCI:	3.62 %
Total RSLI:	38.69 %
FCA Score:	96.38



Description:

GENERAL:

Cooleemee Elementary is located at 136 Marginal Street in Cooleemee, North Carolina. The 2 story, 161,354 square foot building was originally constructed in 1950. There was a building constructed in 1970, an addition in 2005 and a Kindergarten building constructed in 2006. There was major MEP system upgrades in 2004 and 2012.

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

Campus Assessment Report - Cooleemee Elementary

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

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 and sloped asphalt roofing systems. 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, 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. Conveying equipment includes no hydraulic elevators, and no wheelchair lifts.

D. SERVICES

PLUMBING:

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

HVAC:

Heating and Cooling is provided by several pad mounted rooftop package 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.

FIRE PROTECTION:

The building does not have a fire sprinkler system. The building does have additional fire suppression systems, 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, 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:

Campus Assessment Report - Cooleemee Elementary

contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by secured with magnetic door locks. 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 natural gas emergency generator.

E. EQUIPMENT & FURNISHINGS:

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

G. SITE

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

Attributes:

General Attributes:

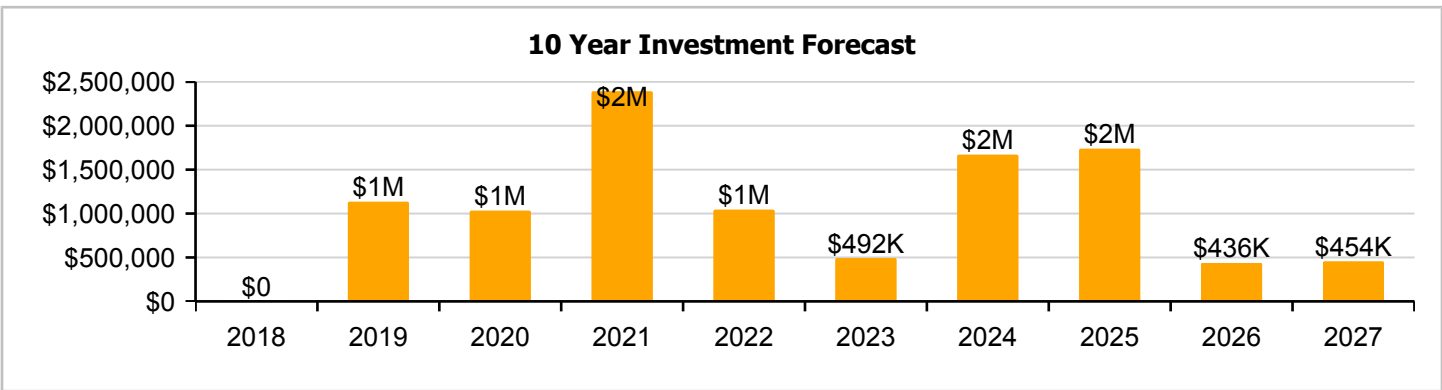
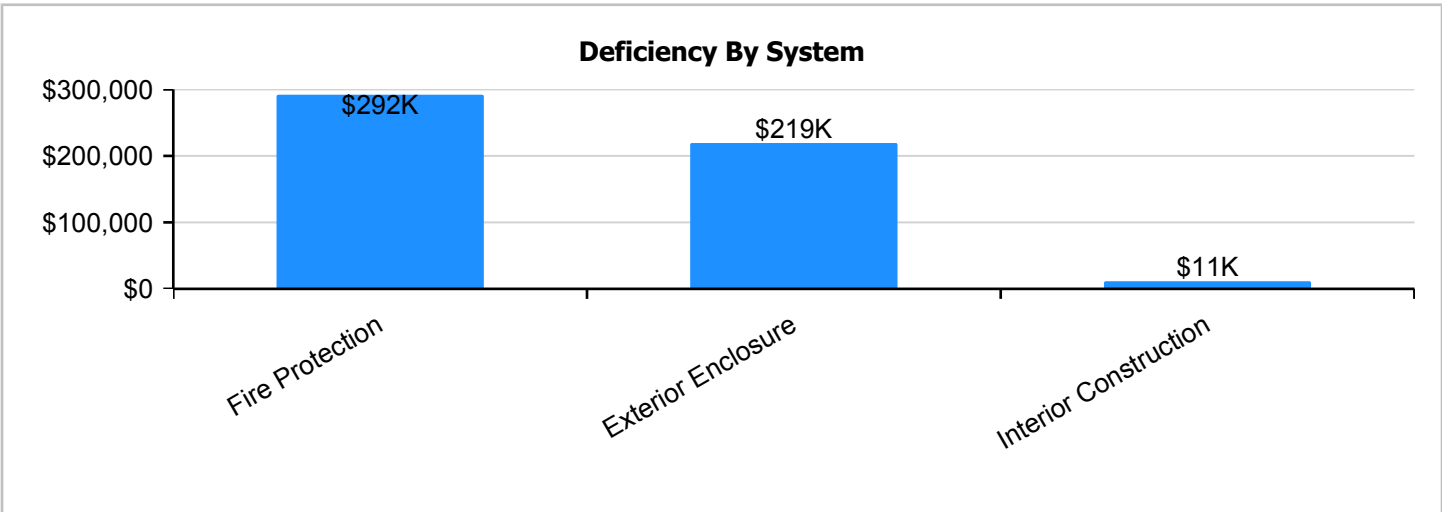
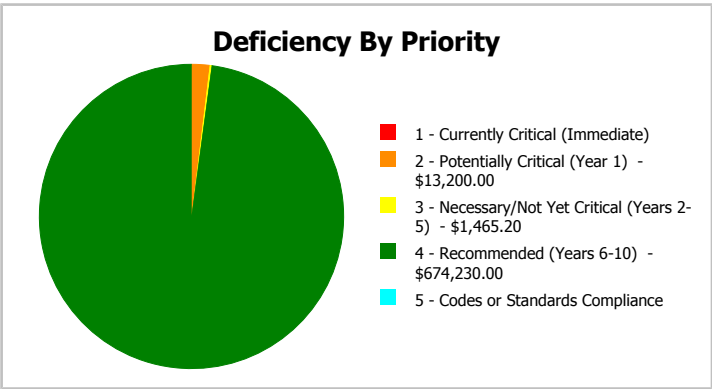
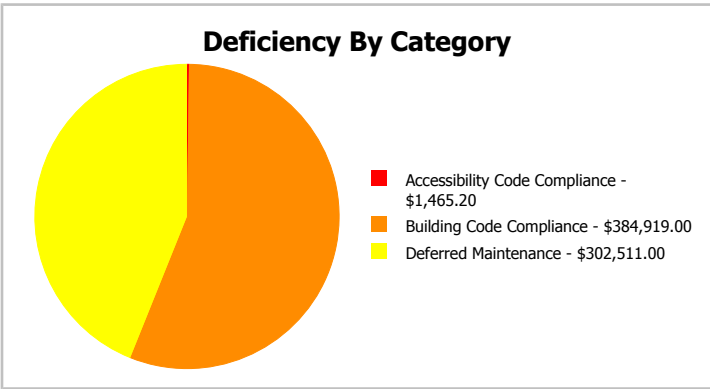
Condition Assessor:	Terence Davis	Assessment Date:	2/2/2017
Suitability Assessor:			

School Information:

HS Attendance Area:	Davie - Cooleemee ES	LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:	Active	Status:	Active
School Grades:	23.5	Site Acreage:	23.5

Campus Dashboard Summary

Gross Area:	84,666	Last Renovation:	
Year Built:	1950	Replacement Value:	\$19,005,860
Repair Cost:	\$688,895	RSLI%:	38.69 %
FCI:	3.62 %		



Campus Condition Summary

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

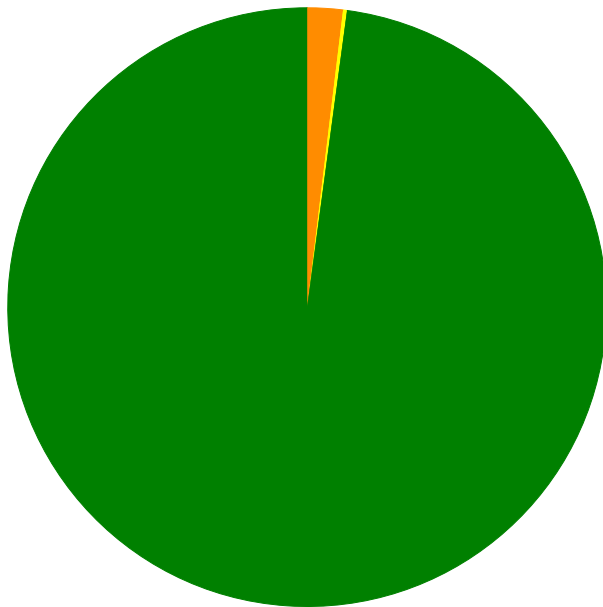
Current Investment Requirement and Condition by Unifomat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	51.83 %	0.00 %	\$0.00
A20 - Basement Construction	51.85 %	0.00 %	\$0.00
B10 - Superstructure	51.82 %	0.00 %	\$0.00
B20 - Exterior Enclosure	34.53 %	17.46 %	\$289,311.00
B30 - Roofing	58.77 %	0.00 %	\$0.00
C10 - Interior Construction	30.17 %	0.76 %	\$14,665.20
C30 - Interior Finishes	39.21 %	0.00 %	\$0.00
D20 - Plumbing	49.23 %	0.00 %	\$0.00
D30 - HVAC	33.29 %	0.00 %	\$0.00
D40 - Fire Protection	8.93 %	93.63 %	\$384,919.00
D50 - Electrical	45.87 %	0.00 %	\$0.00
E10 - Equipment	61.24 %	0.00 %	\$0.00
E20 - Furnishings	32.49 %	0.00 %	\$0.00
G20 - Site Improvements	25.74 %	0.00 %	\$0.00
G30 - Site Mechanical Utilities	8.21 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	25.71 %	0.00 %	\$0.00
Totals:	38.69 %	3.62 %	\$688,895.20

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 Gym	28,588	8.30	\$0.00	\$13,200.00	\$1,465.20	\$442,772.00	\$0.00
1970, 1973 Main	43,118	2.77	\$0.00	\$0.00	\$0.00	\$231,458.00	\$0.00
2005 Addition	12,000	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006 Kindergarten	960	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Site	84,666	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:		3.62	\$0.00	\$13,200.00	\$1,465.20	\$674,230.00	\$0.00

Deficiencies By Priority



- 1 - Currently Critical (Immediate)
- 2 - Potentially Critical (Year 1) - \$13,200.00
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$1,465.20
- 4 - Recommended (Years 6-10) - \$674,230.00
- 5 - Codes or Standards Compliance

Budget Estimate Total: \$688,895.20

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):	28,588
Year Built:	1950
Last Renovation:	
Replacement Value:	\$5,511,749
Repair Cost:	\$457,437.20
Total FCI:	8.30 %
Total RSLI:	36.68 %
FCA Score:	91.70



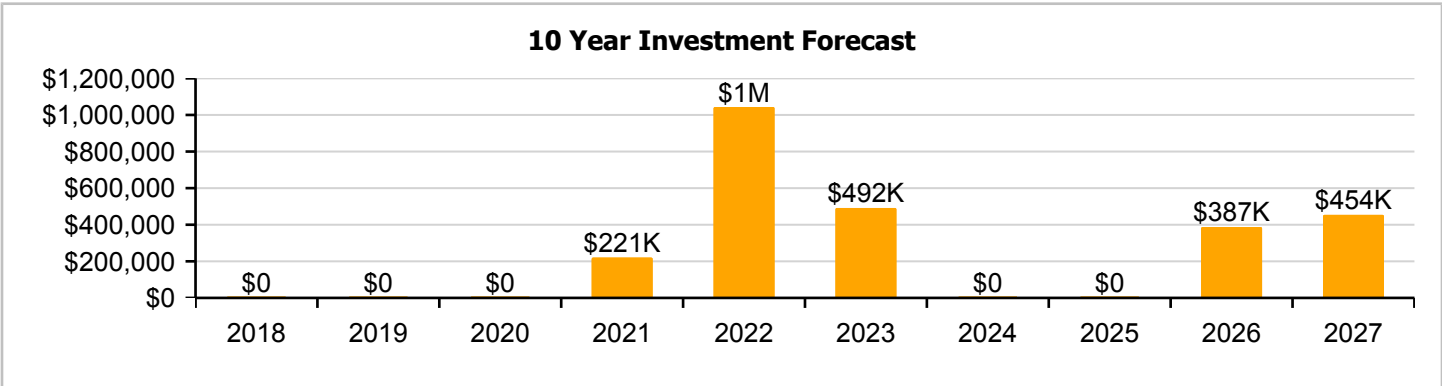
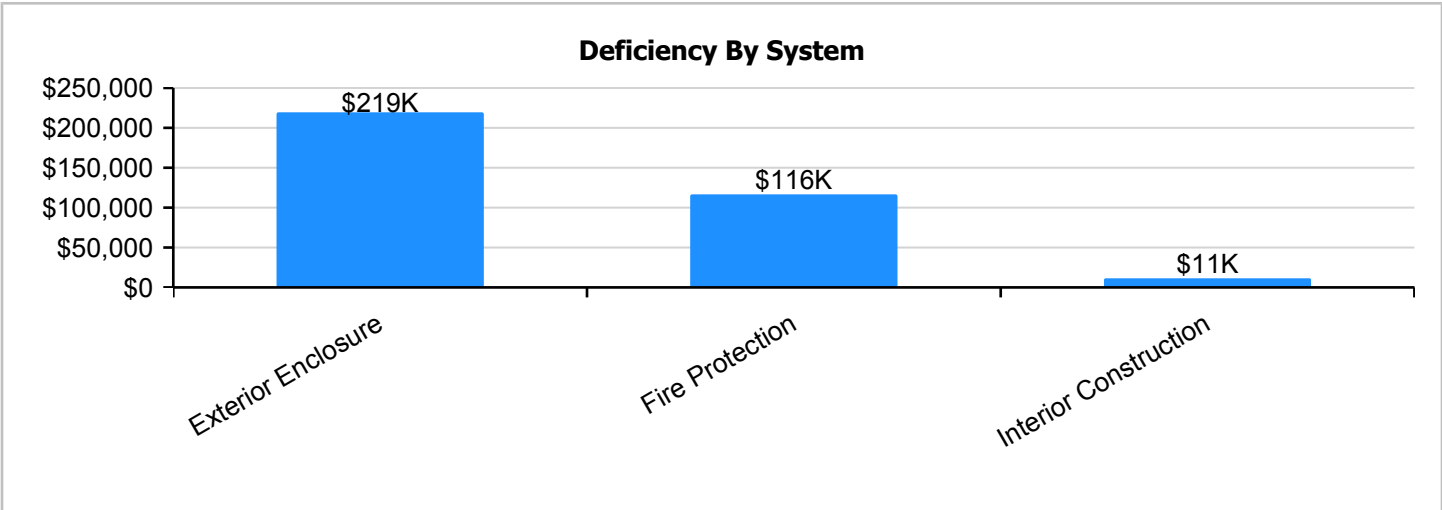
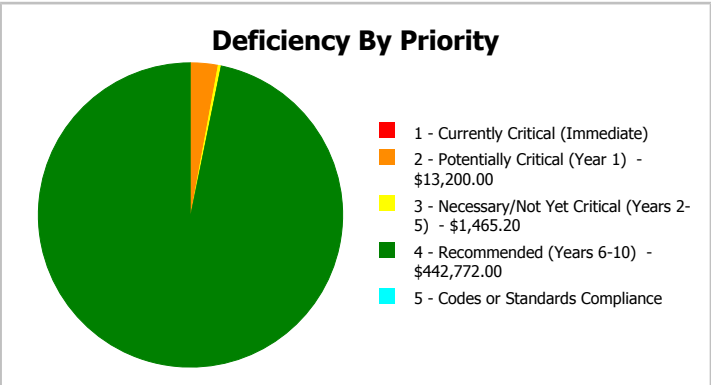
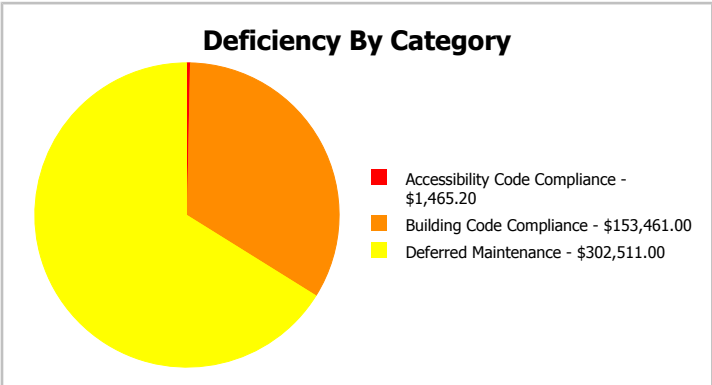
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	ES -Elementary School	Gross Area:	28,588
Year Built:	1950	Last Renovation:	
Repair Cost:	\$457,437	Replacement Value:	\$5,511,749
FCI:	8.30 %	RSLI%:	36.68 %



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	16.37 %	52.00 %	\$289,311.00
B30 - Roofing	85.00 %	0.00 %	\$0.00
C10 - Interior Construction	21.03 %	2.27 %	\$14,665.20
C30 - Interior Finishes	33.21 %	0.00 %	\$0.00
D20 - Plumbing	43.62 %	0.00 %	\$0.00
D30 - HVAC	41.50 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$153,461.00
D50 - Electrical	61.74 %	0.00 %	\$0.00
E10 - Equipment	68.06 %	0.00 %	\$0.00
E20 - Furnishings	25.00 %	0.00 %	\$0.00
Totals:	36.68 %	8.30 %	\$457,437.20

Photo Album

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

1). Southeast Elevation - Feb 09, 2017



2). Southwest Elevation - Feb 09, 2017



3). Northeast Elevation - Feb 09, 2017



4). Northwest 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 - 1950 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	\$4.70	S.F.	28,588	100	1950	2050		33.00 %	0.00 %	33			\$134,364
A1030	Slab on Grade	\$8.26	S.F.	28,588	100	1950	2050		33.00 %	0.00 %	33			\$236,137
A2010	Basement Excavation	\$1.85	S.F.	28,588	100	1950	2050		33.00 %	0.00 %	33			\$52,888
A2020	Basement Walls	\$12.79	S.F.	28,588	100	1950	2050		33.00 %	0.00 %	33			\$365,641
B1010	Floor Construction	\$1.61	S.F.	28,588	100	1950	2050		33.00 %	0.00 %	33			\$46,027
B1020	Roof Construction	\$15.44	S.F.	28,588	100	1950	2050		33.00 %	0.00 %	33			\$441,399
B2010	Exterior Walls	\$9.24	S.F.	28,588	100	1950	2050		33.00 %	0.00 %	33			\$264,153
B2020	Exterior Windows	\$9.20	S.F.	28,588	30	1970	2000		0.00 %	110.00 %	-17		\$289,311.00	\$263,010
B2030	Exterior Doors	\$1.02	S.F.	28,588	30	1970	2000	2021	13.33 %	0.00 %	4			\$29,160
B3010120	Single Ply Membrane	\$6.98	S.F.	15,040	20	2014	2034		85.00 %	0.00 %	17			\$104,979
B3010140	Asphalt Shingles	\$4.32	S.F.	13,548	20	2014	2034		85.00 %	0.00 %	17			\$58,527
C1010	Partitions	\$10.59	S.F.	28,588	75	1950	2025		10.67 %	4.36 %	8		\$13,200.00	\$302,747
C1020	Interior Doors	\$2.48	S.F.	28,588	30	2002	2032		50.00 %	0.00 %	15			\$70,898
C1030	Fittings	\$9.54	S.F.	28,588	20	2002	2022		25.00 %	0.54 %	5		\$1,465.20	\$272,730
C3010	Wall Finishes	\$2.73	S.F.	28,588	10	2011	2021		40.00 %	0.00 %	4			\$78,045
C3020	Floor Finishes	\$11.15	S.F.	28,588	20	2002	2022		25.00 %	0.00 %	5			\$318,756
C3030	Ceiling Finishes	\$10.74	S.F.	28,588	25	2002	2027		40.00 %	0.00 %	10			\$307,035
D2010	Plumbing Fixtures	\$11.26	S.F.	28,588	30	2002	2032		50.00 %	0.00 %	15			\$321,901
D2020	Domestic Water Distribution	\$0.96	S.F.	28,588	30	1950	1980	2021	13.33 %	0.00 %	4			\$27,444
D2030	Sanitary Waste	\$1.52	S.F.	28,588	30	1970	2000	2021	13.33 %	0.00 %	4			\$43,454
D2090	Other Plumbing Systems -Nat Gas	\$0.17	S.F.	28,588	40	2002	2042		62.50 %	0.00 %	25			\$4,860
D3040	Distribution Systems	\$6.02	S.F.	28,588	30	2002	2032		50.00 %	0.00 %	15			\$172,100
D3050	Terminal & Package Units	\$13.09	S.F.	28,588	15	2008	2023		40.00 %	0.00 %	6			\$374,217
D3060	Controls & Instrumentation	\$1.91	S.F.	28,588	20	2002	2022		25.00 %	0.00 %	5			\$54,603
D4010	Sprinklers	\$4.22	S.F.	28,588	30			2016	0.00 %	110.00 %	-1		\$132,706.00	\$120,641
D4020	Standpipes	\$0.66	S.F.	28,588	30			2016	0.00 %	110.00 %	-1		\$20,755.00	\$18,868
D5010	Electrical Service/Distribution	\$1.65	S.F.	28,588	40	2012	2052		87.50 %	0.00 %	35			\$47,170
D5020	Branch Wiring	\$4.99	S.F.	28,588	30	2012	2042		83.33 %	0.00 %	25			\$142,654
D5020	Lighting	\$11.64	S.F.	28,588	30	2002	2032		50.00 %	0.00 %	15			\$332,764
D5030810	Security & Detection Systems	\$1.83	S.F.	28,588	15	2011	2026		60.00 %	0.00 %	9			\$52,316
D5030910	Fire Alarm Systems	\$3.31	S.F.	28,588	15	2011	2026		60.00 %	0.00 %	9			\$94,626
D5030920	Data Communication	\$4.30	S.F.	28,588	15	2011	2026		60.00 %	0.00 %	9			\$122,928
D5090	Other Electrical Systems	\$0.33	S.F.	28,588	20	2011	2031		70.00 %	0.00 %	14			\$9,434
E1020	Institutional Equipment	\$0.30	S.F.	28,588	20	2002	2022		25.00 %	0.00 %	5			\$8,576
E1090	Other Equipment	\$1.86	S.F.	28,588	20	2012	2032		75.00 %	0.00 %	15			\$53,174
E2010	Fixed Furnishings	\$5.72	S.F.	28,588	20	2002	2022		25.00 %	0.00 %	5			\$163,523
Total									36.68 %	8.30 %			\$457,437.20	\$5,511,749

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



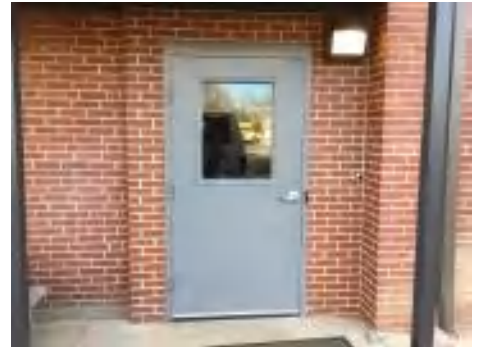
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

Campus Assessment Report - 1950 Gym

System: B3010120 - Single Ply Membrane



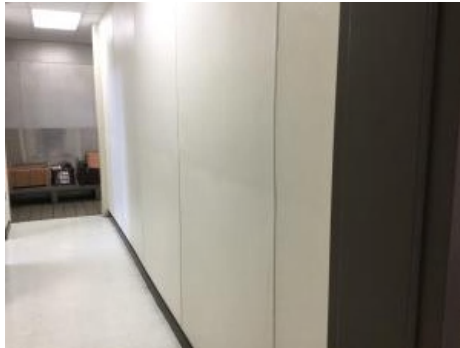
Note:

System: B3010140 - Asphalt Shingles



Note:

System: C1010 - Partitions



Note:

Campus Assessment Report - 1950 Gym

System: C1020 - Interior Doors



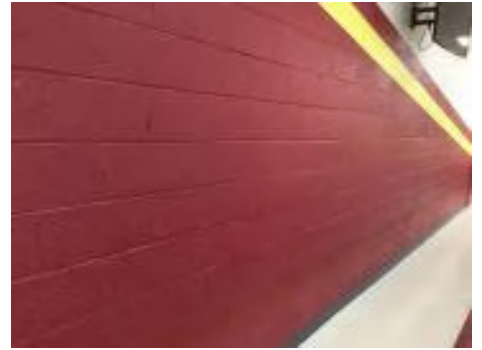
Note:

System: C1030 - Fittings



Note:

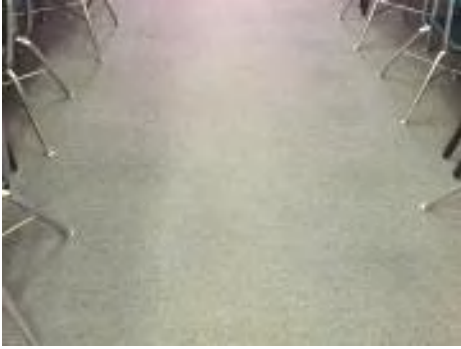
System: C3010 - Wall Finishes



Note:

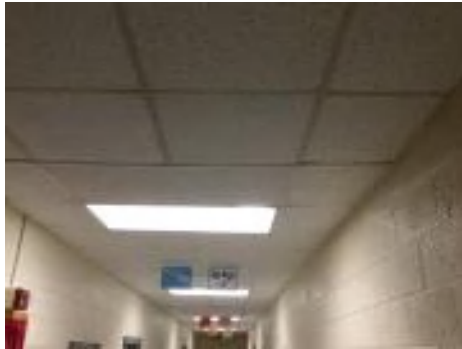
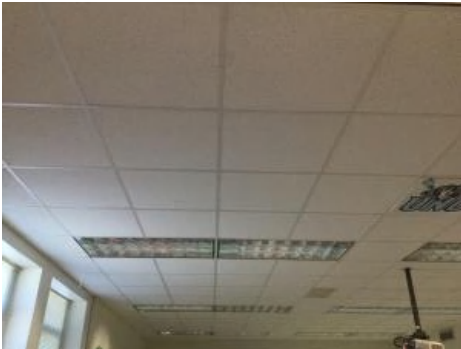
Campus Assessment Report - 1950 Gym

System: C3020 - Floor Finishes



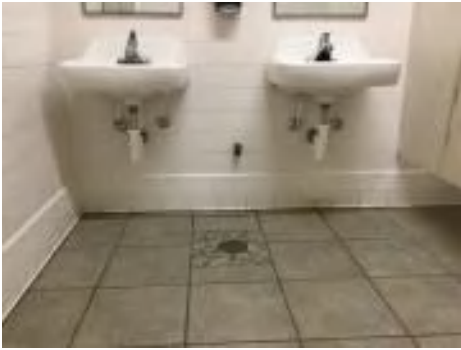
Note:

System: C3030 - Ceiling Finishes



Note:

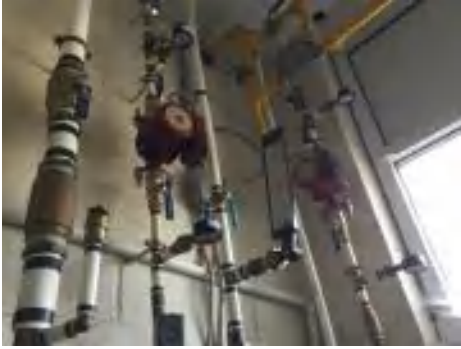
System: D2010 - Plumbing Fixtures



Note:

Campus Assessment Report - 1950 Gym

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D2090 - Other Plumbing Systems -Nat Gas



Note:

Campus Assessment Report - 1950 Gym

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

Campus Assessment Report - 1950 Gym

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

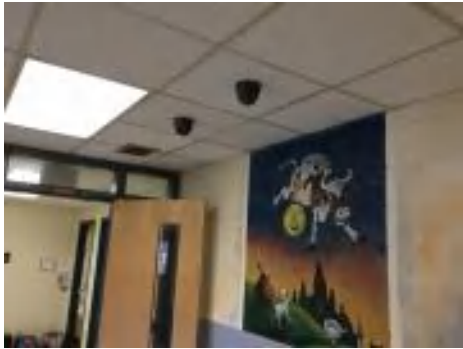
System: D5020 - Lighting



Note:

Campus Assessment Report - 1950 Gym

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

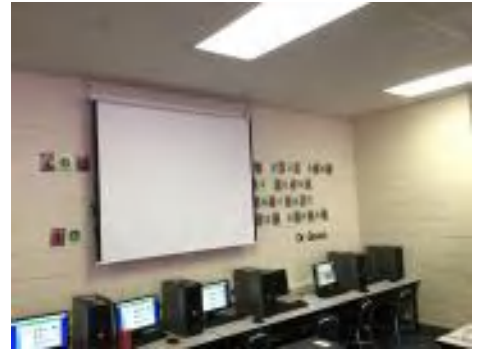
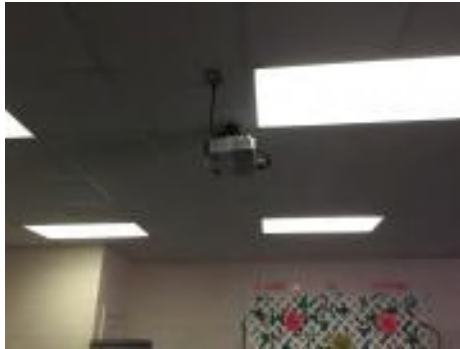
Campus Assessment Report - 1950 Gym

System: D5090 - Other Electrical Systems



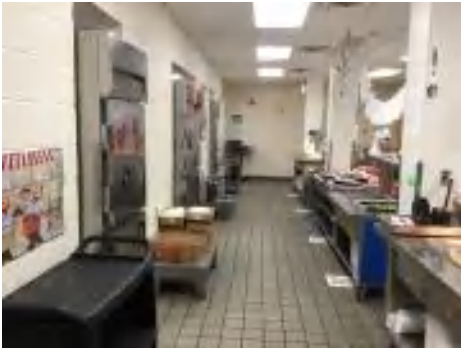
Note:

System: E1020 - Institutional Equipment



Note:

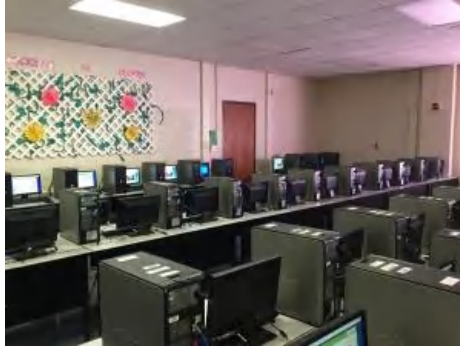
System: E1090 - Other Equipment



Note:

Campus Assessment Report - 1950 Gym

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$457,437	\$0	\$0	\$0	\$220,503	\$1,043,355	\$491,518	\$0	\$0	\$387,332	\$453,893	\$3,054,039
* 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	\$289,311	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$289,311
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$36,102	\$0	\$0	\$0	\$0	\$0	\$0	\$36,102
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
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	\$13,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,200
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$1,465	\$0	\$0	\$0	\$0	\$347,785	\$0	\$0	\$0	\$0	\$0	\$349,250
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

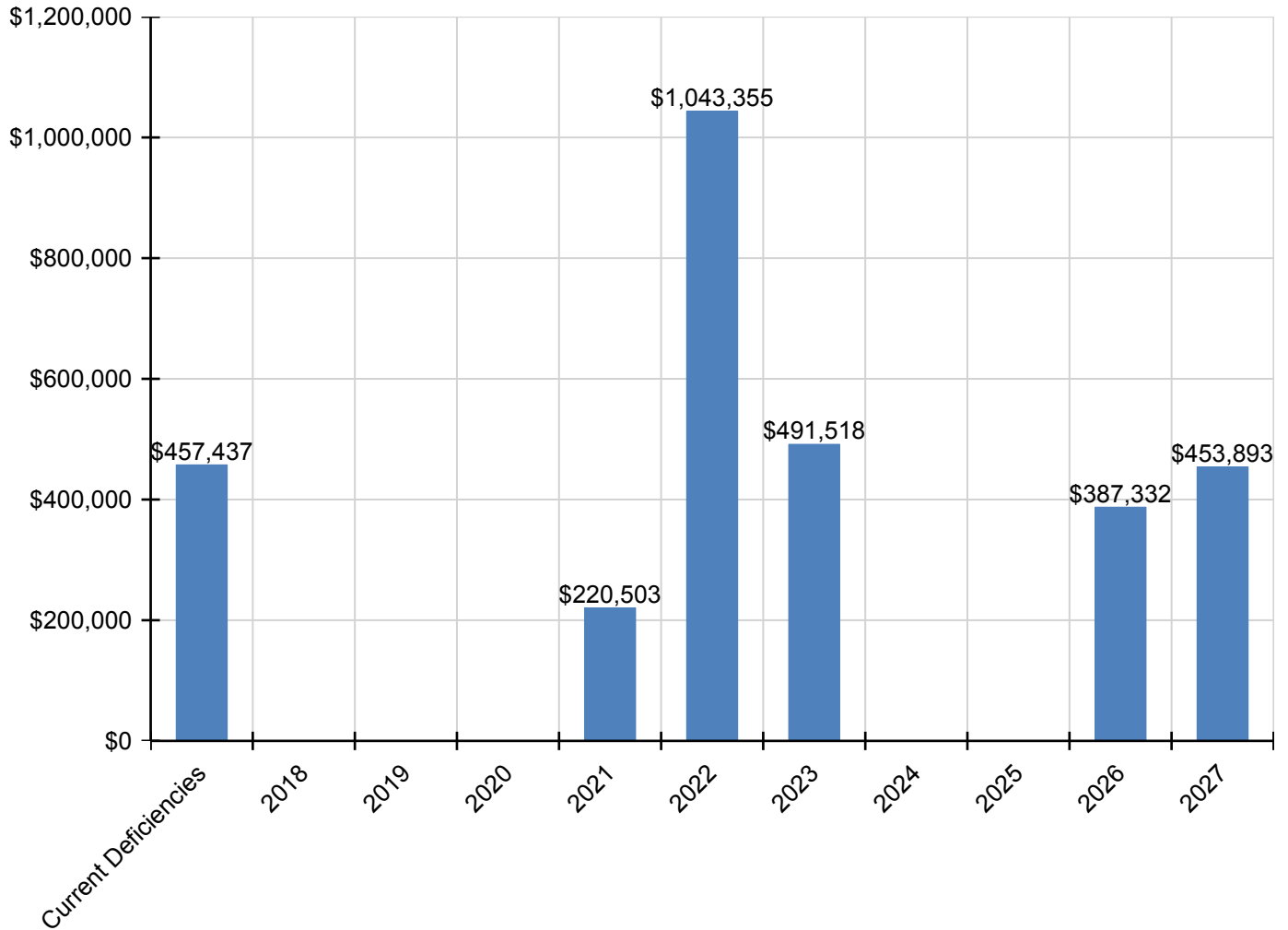
Campus Assessment Report - 1950 Gym

C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$96,625	\$0	\$0	\$0	\$0	\$0	\$0	\$96,625
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$406,479	\$0	\$0	\$0	\$0	\$0	\$406,479
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$453,893	\$453,893
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	\$33,978	\$0	\$0	\$0	\$0	\$0	\$0	\$33,978
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$53,798	\$0	\$0	\$0	\$0	\$0	\$0	\$53,798
D2090 - Other Plumbing Systems -Nat Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$491,518	\$0	\$0	\$0	\$0	\$491,518
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$69,629	\$0	\$0	\$0	\$0	\$0	\$69,629
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$132,706	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$132,706
D4020 - Standpipes	\$20,755	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,755
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	\$75,087	\$0	\$75,087
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$135,813	\$0	\$135,813
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$176,433	\$0	\$176,433
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	\$10,937	\$0	\$0	\$0	\$0	\$0	\$10,937
E1090 - Other Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$208,526	\$0	\$0	\$0	\$0	\$0	\$208,526

* Indicates non-renewable system

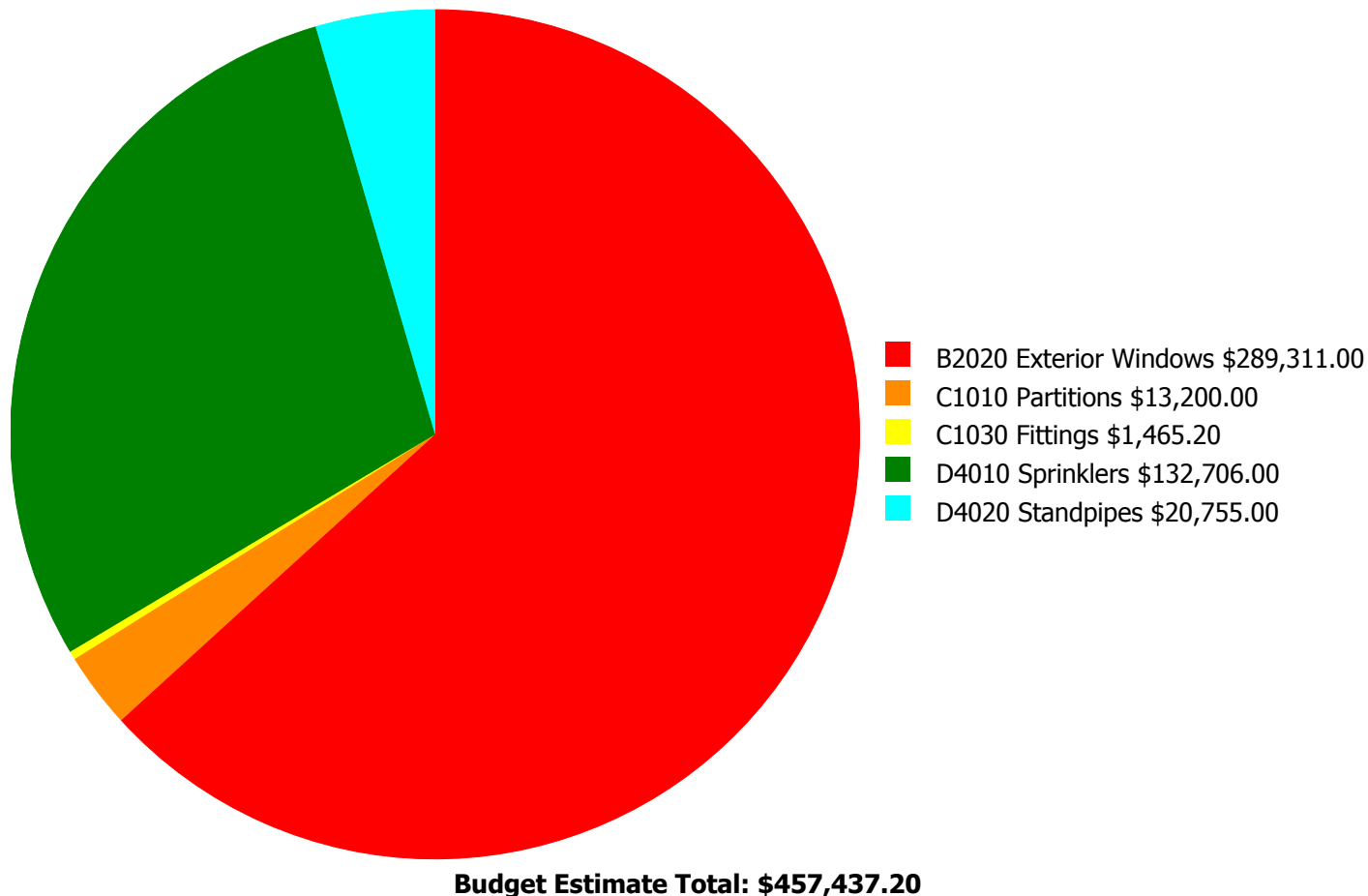
Forecasted Capital Renewal Requirement

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



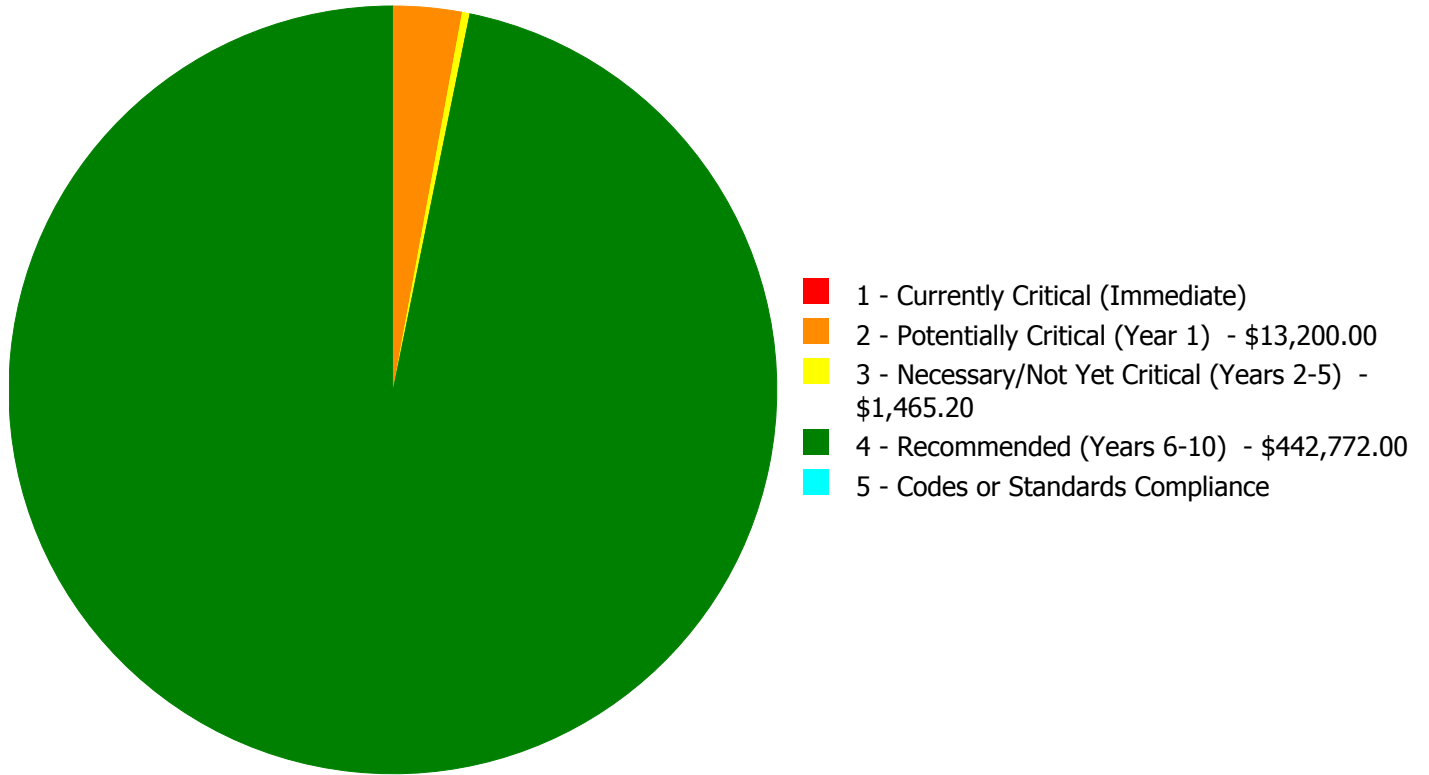
Deficiency Summary by System

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: \$457,437.20

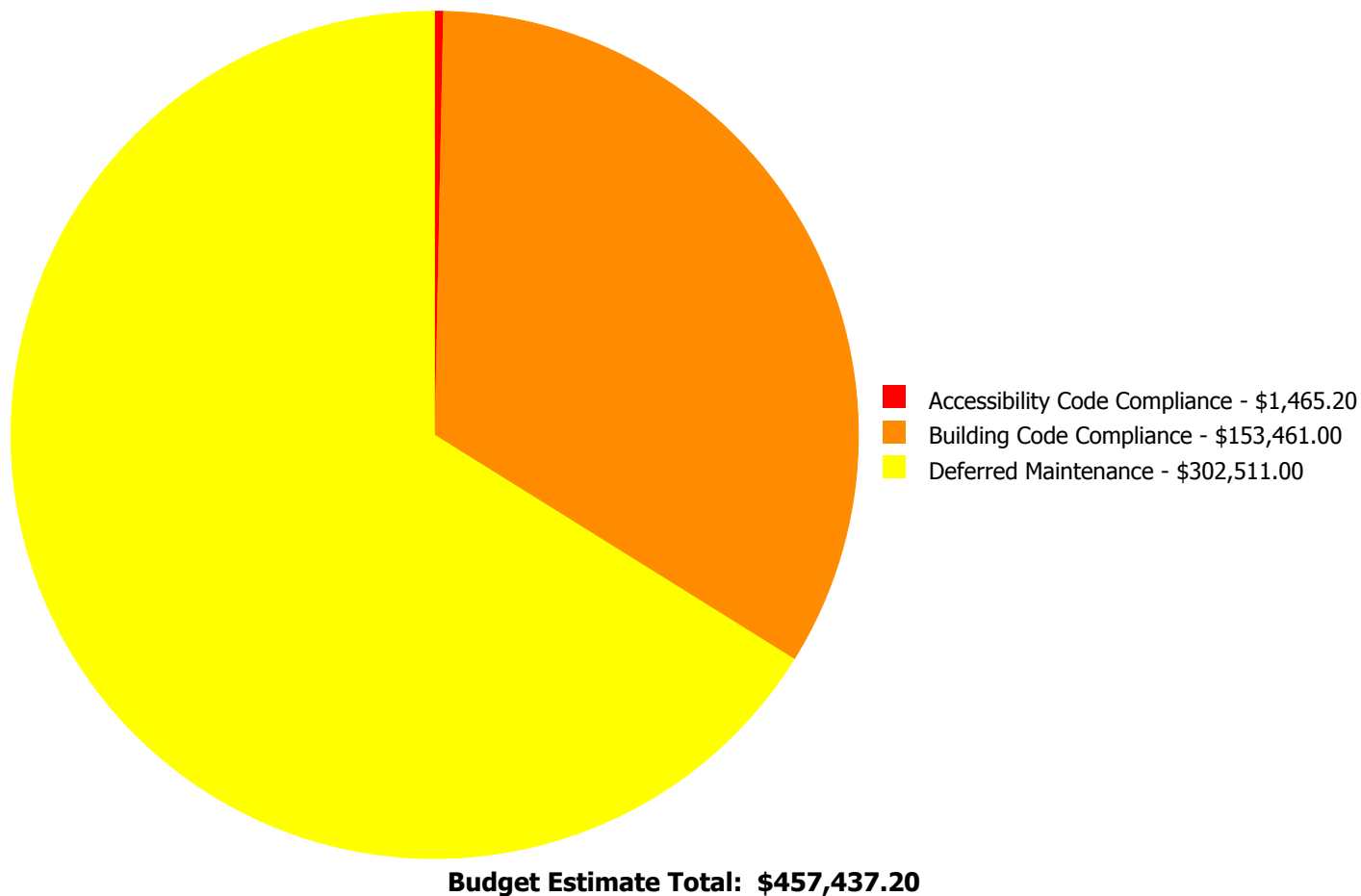
Deficiency By Priority Investment Table

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	\$0.00	\$289,311.00	\$0.00	\$289,311.00
C1010	Partitions	\$0.00	\$13,200.00	\$0.00	\$0.00	\$0.00	\$13,200.00
C1030	Fittings	\$0.00	\$0.00	\$1,465.20	\$0.00	\$0.00	\$1,465.20
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$132,706.00	\$0.00	\$132,706.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$20,755.00	\$0.00	\$20,755.00
	Total:	\$0.00	\$13,200.00	\$1,465.20	\$442,772.00	\$0.00	\$457,437.20

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: C1010 - Partitions

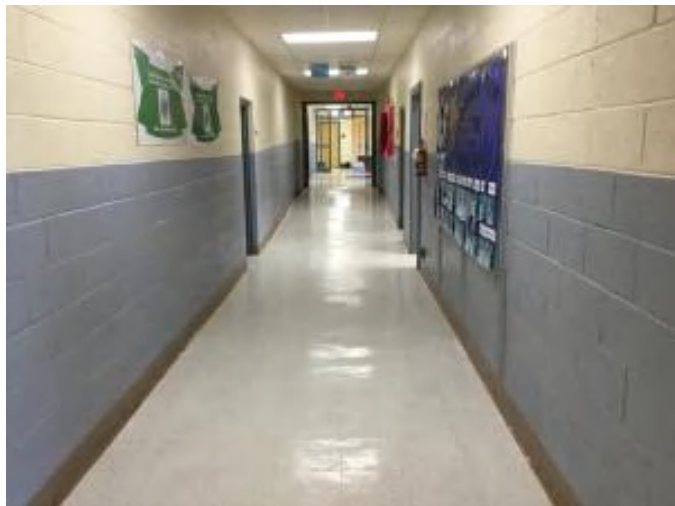


Location: South Interior Wall
Distress: Inadequate
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Engineering Study
Qty: 1.00
Unit of Measure: Ea.
Estimate: \$13,200.00
Assessor Name: Somnath Das
Date Created: 02/15/2017

Notes: There is a moisture related issue on the South interior wall.

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

System: C1030 - Fittings



Location: Throughout the building
Distress: Inadequate
Category: Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace signage and toilet partitions
Qty: 30.00
Unit of Measure: Ea.
Estimate: \$1,465.20
Assessor Name: Somnath Das
Date Created: 02/15/2017

Notes: Signage is missing in several areas throughout the building.

Priority 4 - Recommended (Years 6-10):

System: B2020 - Exterior Windows



Location: Exterior
Distress: Inadequate
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 28,588.00
Unit of Measure: S.F.
Estimate: \$289,311.00
Assessor Name: Somnath Das
Date Created: 02/09/2017

Notes: The original metal frame, single pane, windows are aged, worn, inefficient 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: 28,588.00
Unit of Measure: S.F.
Estimate: \$132,706.00
Assessor Name: Somnath Das
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: 28,588.00
Unit of Measure: S.F.
Estimate: \$20,755.00
Assessor Name: Somnath Das
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):	43,118
Year Built:	1970
Last Renovation:	
Replacement Value:	\$8,348,214
Repair Cost:	\$231,458.00
Total FCI:	2.77 %
Total RSLI:	38.66 %
FCA Score:	97.23



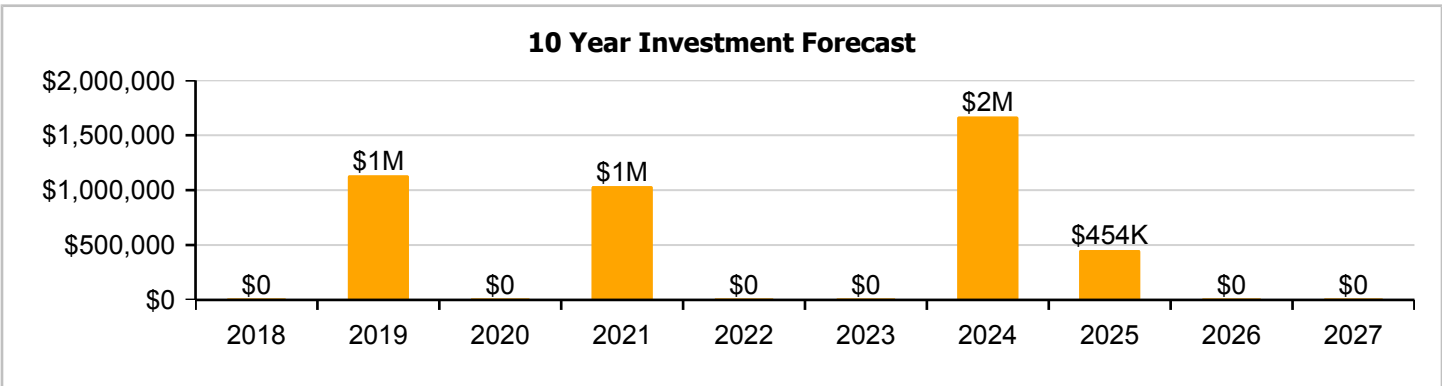
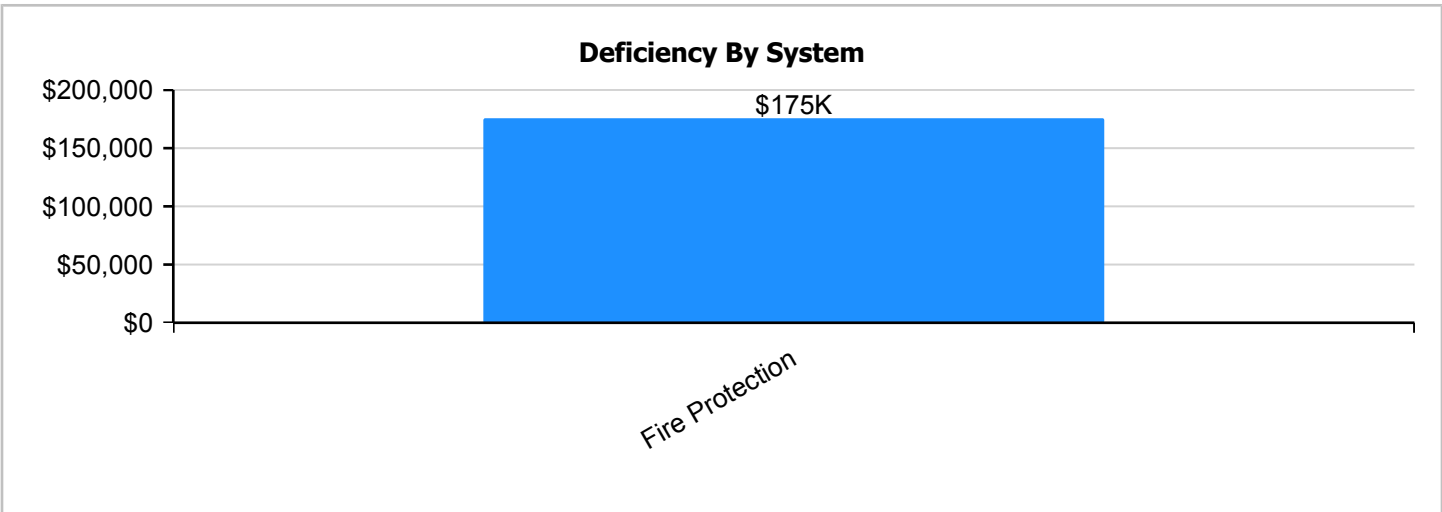
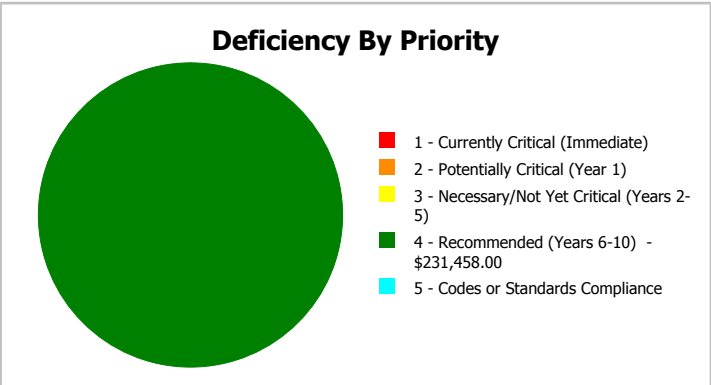
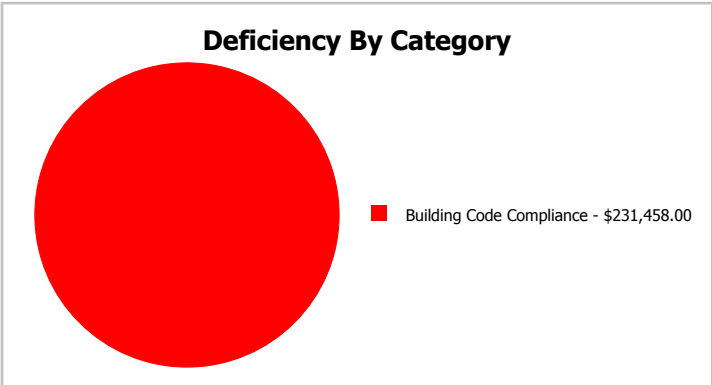
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	ES -Elementary School	Gross Area:	43,118
Year Built:	1970	Last Renovation:	
Repair Cost:	\$231,458	Replacement Value:	\$8,348,214
FCI:	2.77 %	RSLI%:	38.66 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	53.00 %	0.00 %	\$0.00
A20 - Basement Construction	53.00 %	0.00 %	\$0.00
B10 - Superstructure	53.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	34.44 %	0.00 %	\$0.00
B30 - Roofing	45.29 %	0.00 %	\$0.00
C10 - Interior Construction	25.98 %	0.00 %	\$0.00
C30 - Interior Finishes	41.23 %	0.00 %	\$0.00
D20 - Plumbing	49.55 %	0.00 %	\$0.00
D30 - HVAC	27.71 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$231,458.00
D50 - Electrical	34.75 %	0.00 %	\$0.00
E10 - Equipment	35.00 %	0.00 %	\$0.00
E20 - Furnishings	35.00 %	0.00 %	\$0.00
Totals:	38.66 %	2.77 %	\$231,458.00

Photo Album

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

1). South Elevation - Feb 09, 2017



2). East Elevation - Feb 09, 2017



3). North Elevation - Feb 09, 2017



4). West 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 - 1970, 1973 Main

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.70	S.F.	43,118	100	1970	2070		53.00 %	0.00 %	53			\$202,655
A1030	Slab on Grade	\$8.26	S.F.	43,118	100	1970	2070		53.00 %	0.00 %	53			\$356,155
A2010	Basement Excavation	\$1.85	S.F.	43,118	100	1970	2070		53.00 %	0.00 %	53			\$79,768
A2020	Basement Walls	\$12.79	S.F.	43,118	100	1970	2070		53.00 %	0.00 %	53			\$551,479
B1010	Floor Construction	\$1.61	S.F.	43,118	100	1970	2070		53.00 %	0.00 %	53			\$69,420
B1020	Roof Construction	\$15.44	S.F.	43,118	100	1970	2070		53.00 %	0.00 %	53			\$665,742
B2010	Exterior Walls	\$9.24	S.F.	43,118	100	1970	2070		53.00 %	0.00 %	53			\$398,410
B2020	Exterior Windows	\$9.20	S.F.	43,118	30	1970	2000	2021	13.33 %	0.00 %	4			\$396,686
B2030	Exterior Doors	\$1.02	S.F.	43,118	30	2004	2034		56.67 %	0.00 %	17			\$43,980
B3010120	Single Ply Membrane	\$6.98	S.F.	34,218	20	2005	2025		40.00 %	0.00 %	8			\$238,842
B3010130	Preformed Metal Roofing	\$9.66	S.F.	8,900	30	2005	2035		60.00 %	0.00 %	18			\$85,974
C1010	Partitions	\$10.59	S.F.	43,118	75	1950	2025		10.67 %	0.00 %	8			\$456,620
C1020	Interior Doors	\$2.48	S.F.	43,118	30	2004	2034		56.67 %	0.00 %	17			\$106,933
C1030	Fittings	\$9.54	S.F.	43,118	20	2004	2024		35.00 %	0.00 %	7			\$411,346
C3010	Wall Finishes	\$2.73	S.F.	43,118	10	2004	2014	2021	40.00 %	0.00 %	4			\$117,712
C3020	Floor Finishes	\$11.15	S.F.	43,118	20	2004	2024		35.00 %	0.00 %	7			\$480,766
C3030	Ceiling Finishes	\$10.74	S.F.	43,118	25	2004	2029		48.00 %	0.00 %	12			\$463,087
D2010	Plumbing Fixtures	\$11.26	S.F.	43,118	30	2004	2034		56.67 %	0.00 %	17			\$485,509
D2020	Domestic Water Distribution	\$0.96	S.F.	43,118	30	1970	2000	2021	13.33 %	0.00 %	4			\$41,393
D2030	Sanitary Waste	\$1.52	S.F.	43,118	30	1950	1980	2021	13.33 %	0.00 %	4			\$65,539
D2040	Rain Water Drainage	\$1.36	S.F.	43,118	30	2004	2034		56.67 %	0.00 %	17			\$58,640
D3040	Distribution Systems	\$6.02	S.F.	43,118	30	2004	2034		56.67 %	0.00 %	17			\$259,570
D3050	Terminal & Package Units	\$13.09	S.F.	43,118	15	2004	2019		13.33 %	0.00 %	2			\$564,415
D3060	Controls & Instrumentation	\$1.91	S.F.	43,118	20	2004	2024		35.00 %	0.00 %	7			\$82,355
D4010	Sprinklers	\$4.22	S.F.	43,118	30			2016	0.00 %	110.00 %	-1		\$200,154.00	\$181,958
D4020	Standpipes	\$0.66	S.F.	43,118	30			2016	0.00 %	110.00 %	-1		\$31,304.00	\$28,458
D5010	Electrical Service/Distribution	\$1.65	S.F.	43,118	40	2004	2044		67.50 %	0.00 %	27			\$71,145
D5020	Branch Wiring	\$4.99	S.F.	43,118	30	1970	2000	2021	13.33 %	0.00 %	4			\$215,159
D5020	Lighting	\$11.64	S.F.	43,118	30	2004	2034		56.67 %	0.00 %	17			\$501,894
D5030810	Security & Detection Systems	\$1.83	S.F.	43,118	15	2004	2019		13.33 %	0.00 %	2			\$78,906
D5030910	Fire Alarm Systems	\$3.31	S.F.	43,118	15	2004	2019		13.33 %	0.00 %	2			\$142,721
D5030920	Data Communication	\$4.30	S.F.	43,118	15	2004	2019		13.33 %	0.00 %	2			\$185,407
E1020	Institutional Equipment	\$0.30	S.F.	43,118	20	2004	2024		35.00 %	0.00 %	7			\$12,935
E2010	Fixed Furnishings	\$5.72	S.F.	43,118	20	2004	2024		35.00 %	0.00 %	7			\$246,635
Total									38.66 %	2.77 %			\$231,458.00	\$8,348,214

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



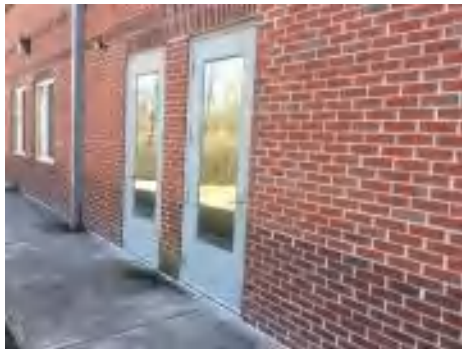
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

Campus Assessment Report - 1970, 1973 Main

System: B3010120 - Single Ply Membrane



Note:

System: B3010130 - Preformed Metal Roofing



Note:

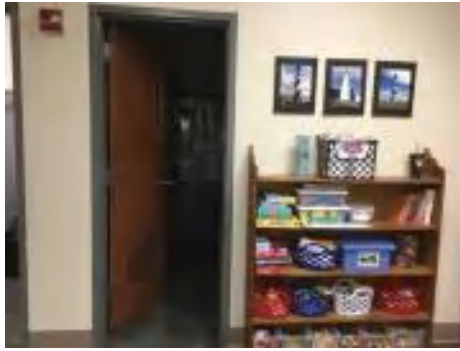
System: C1010 - Partitions



Note:

Campus Assessment Report - 1970, 1973 Main

System: C1020 - Interior Doors



Note:

System: C3010 - Wall Finishes



Note:

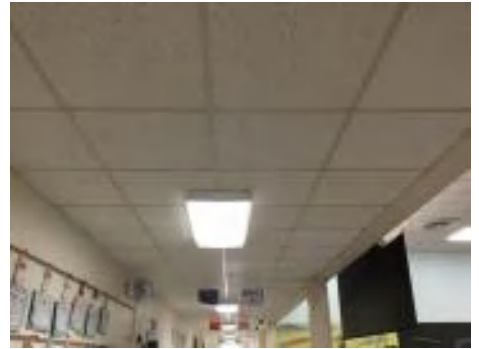
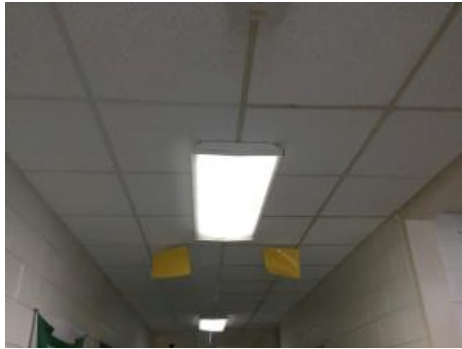
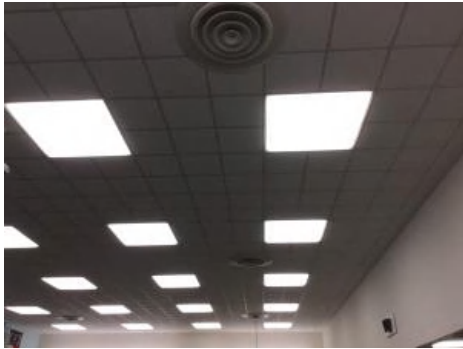
System: C3020 - Floor Finishes



Note:

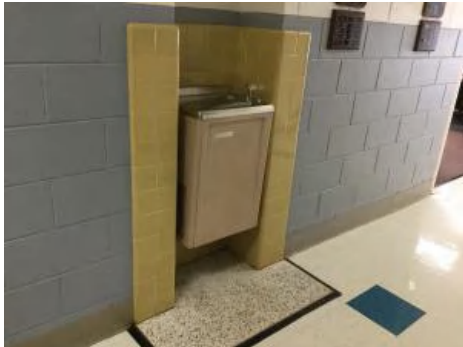
Campus Assessment Report - 1970, 1973 Main

System: C3030 - Ceiling Finishes



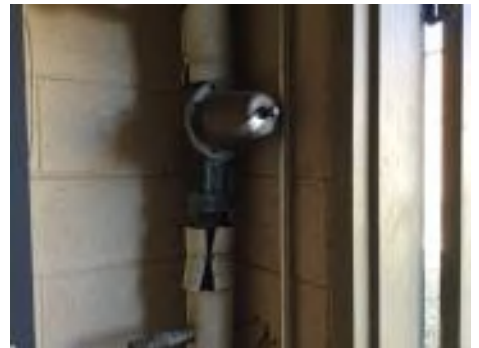
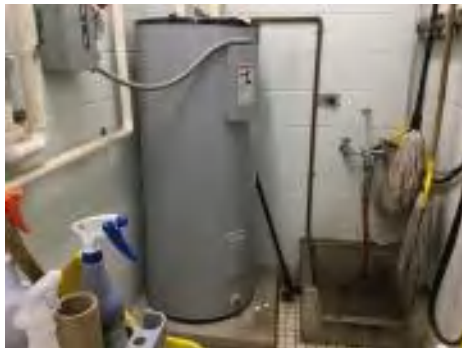
Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

Campus Assessment Report - 1970, 1973 Main

System: D2030 - Sanitary Waste



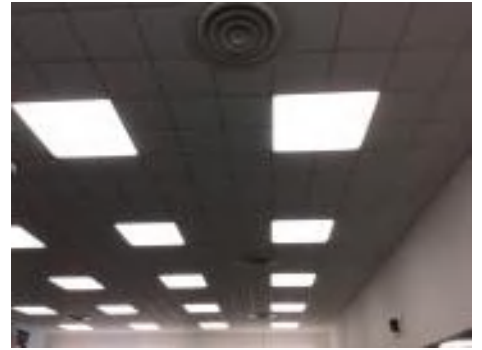
Note:

System: D2040 - Rain Water Drainage



Note:

System: D3040 - Distribution Systems



Note:

Campus Assessment Report - 1970, 1973 Main

System: D3050 - Terminal & Package Units



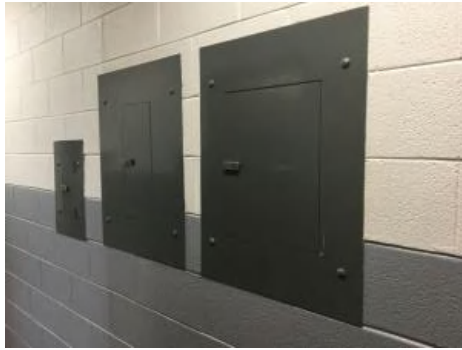
Note:

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

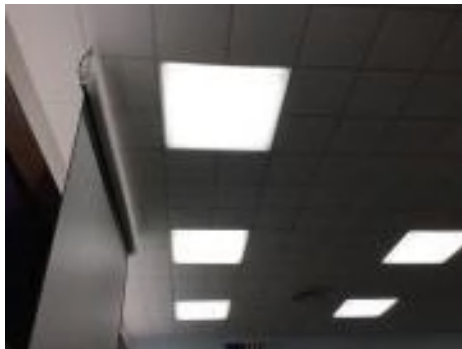
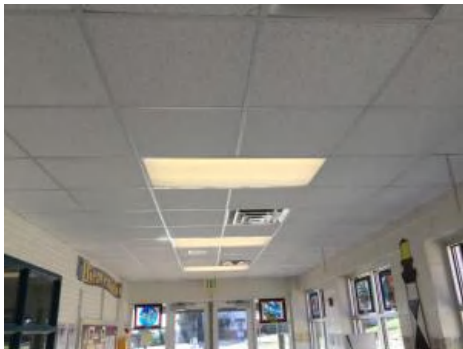
Campus Assessment Report - 1970, 1973 Main

System: D5020 - Branch Wiring



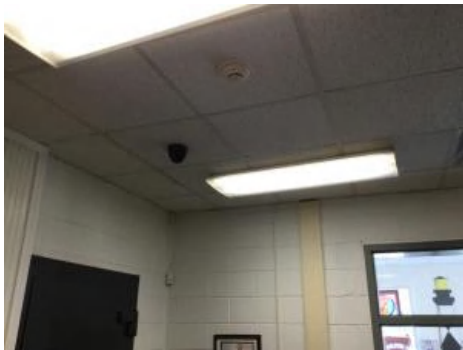
Note:

System: D5020 - Lighting



Note:

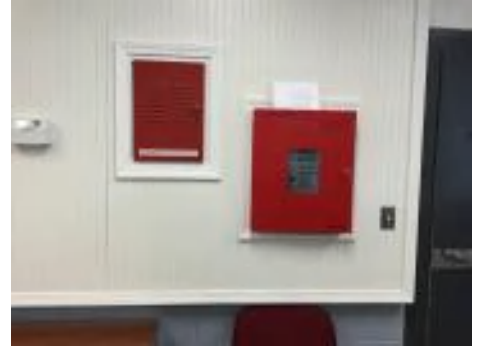
System: D5030810 - Security & Detection Systems



Note:

Campus Assessment Report - 1970, 1973 Main

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

System: E1020 - Institutional Equipment



Note:

Campus Assessment Report - 1970, 1973 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:	\$231,458	\$0	\$1,133,671	\$0	\$1,035,623	\$0	\$0	\$1,669,480	\$453,836	\$0	\$0	\$4,524,068
* 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	\$491,120	\$0	\$0	\$0	\$0	\$0	\$0	\$491,120
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	\$453,836	\$0	\$0	\$453,836
B3010130 - Preformed Metal Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$556,493	\$0	\$0	\$0	\$556,493
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

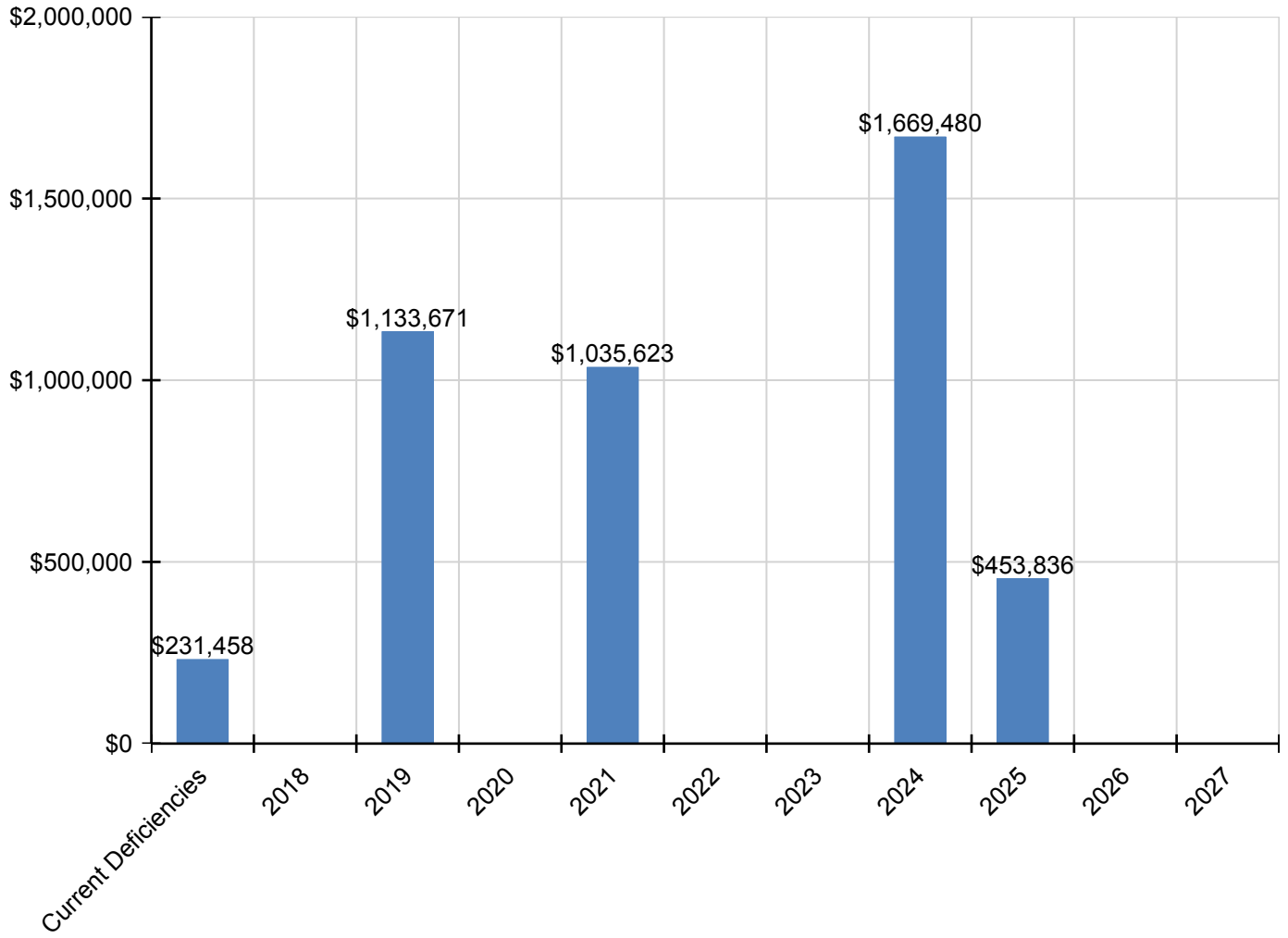
Campus Assessment Report - 1970, 1973 Main

C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$145,734	\$0	\$0	\$0	\$0	\$0	\$0	\$145,734
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$650,409	\$0	\$0	\$0	\$650,409
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$51,248	\$0	\$0	\$0	\$0	\$0	\$0	\$51,248
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$81,141	\$0	\$0	\$0	\$0	\$0	\$0	\$81,141
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
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$658,666	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$658,666
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$111,416	\$0	\$0	\$0	\$111,416
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$200,154	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200,154
D4020 - Standpipes	\$31,304	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,304
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	\$266,380	\$0	\$0	\$0	\$0	\$0	\$0	\$266,380
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	\$92,083	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$92,083
D5030910 - Fire Alarm Systems	\$0	\$0	\$166,554	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$166,554
D5030920 - Data Communication	\$0	\$0	\$216,368	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$216,368
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	\$17,500	\$0	\$0	\$0	\$17,500
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$333,662	\$0	\$0	\$0	\$333,662

* Indicates non-renewable system

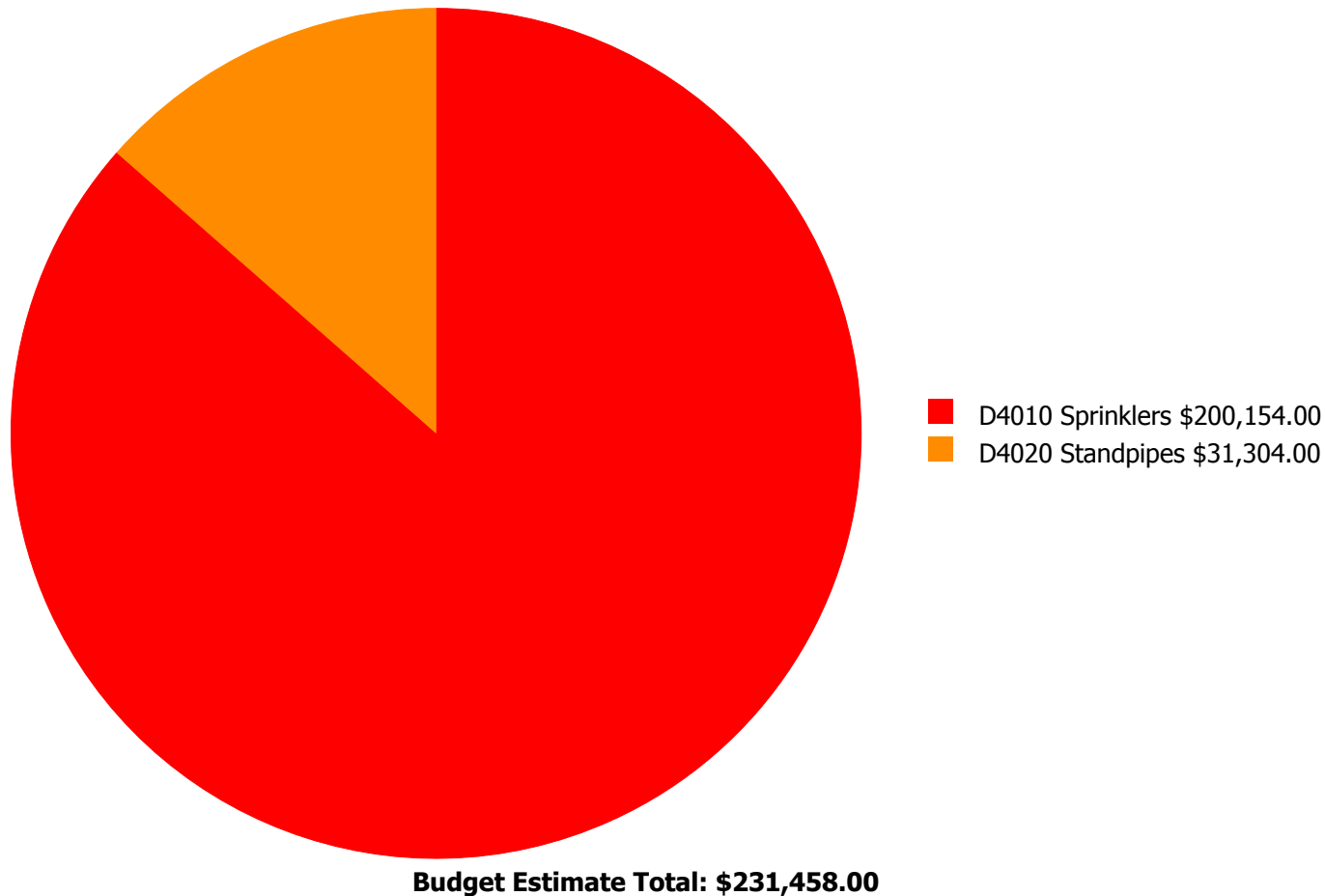
Forecasted Capital Renewal Requirement

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



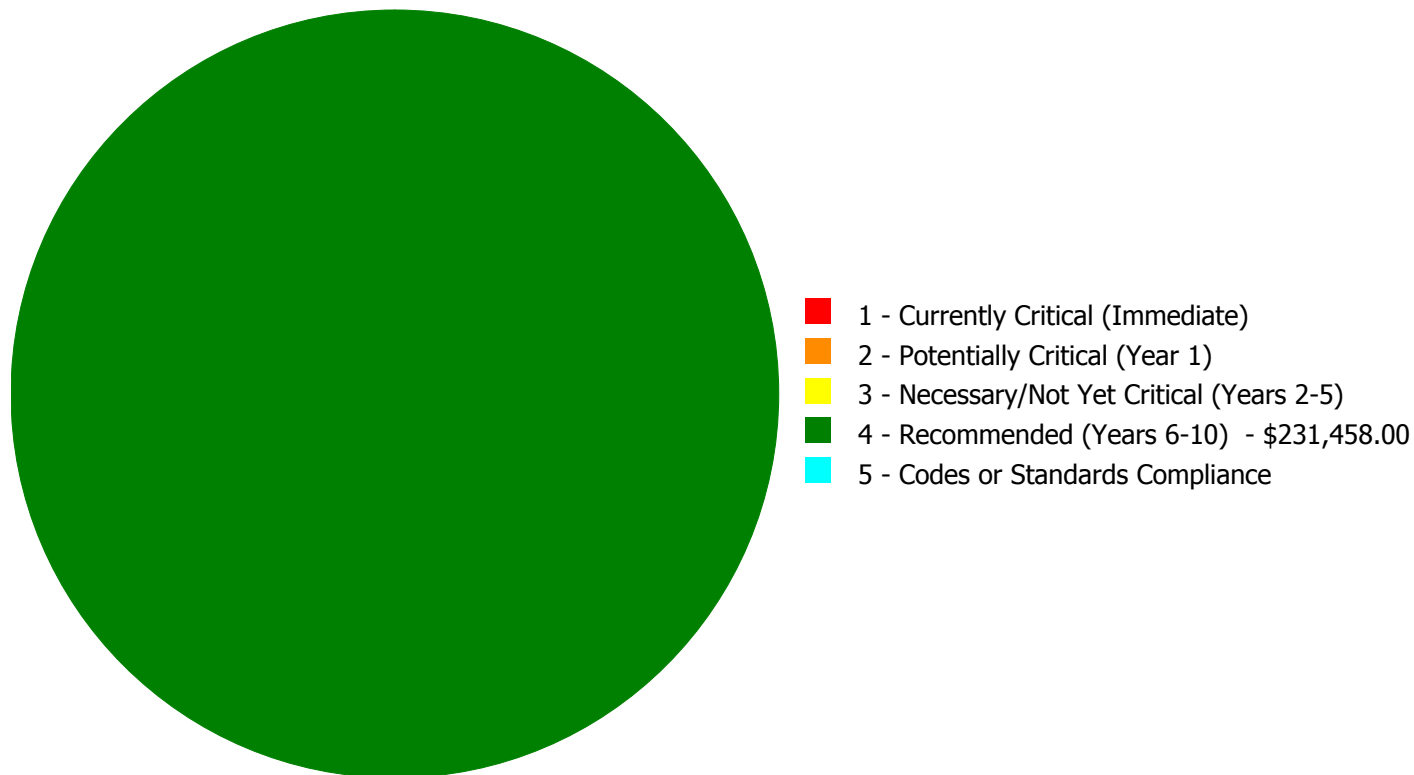
Deficiency Summary by System

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: \$231,458.00

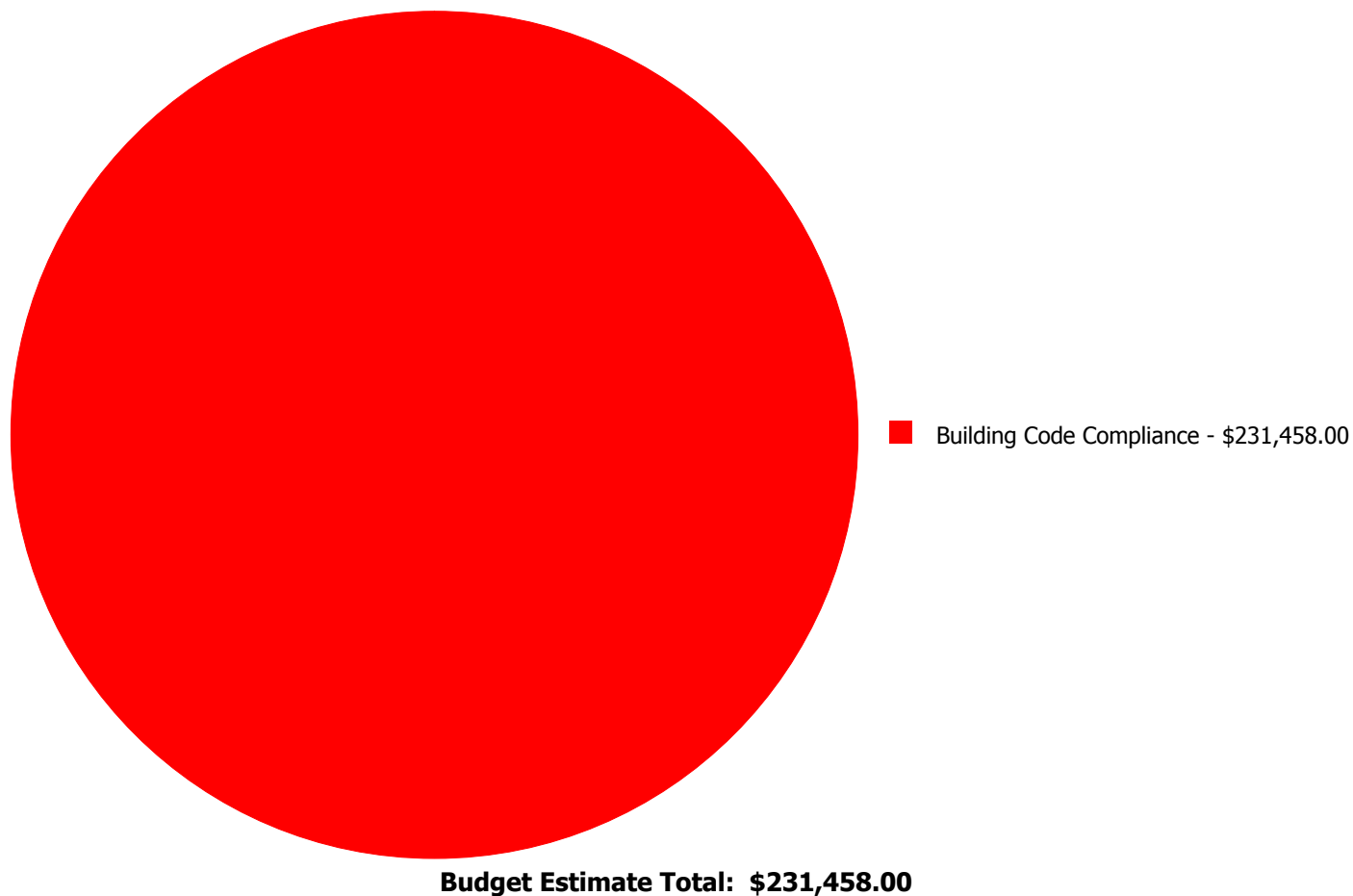
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$200,154.00	\$0.00	\$200,154.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$31,304.00	\$0.00	\$31,304.00
	Total:	\$0.00	\$0.00	\$0.00	\$231,458.00	\$0.00	\$231,458.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

Priority 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: 43,118.00
Unit of Measure: S.F.
Estimate: \$200,154.00
Assessor Name: Somnath Das
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: 43,118.00
Unit of Measure: S.F.
Estimate: \$31,304.00
Assessor Name: Somnath Das
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):	12,000
Year Built:	2005
Last Renovation:	
Replacement Value:	\$2,414,520
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	60.97 %
FCA Score:	100.00



Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

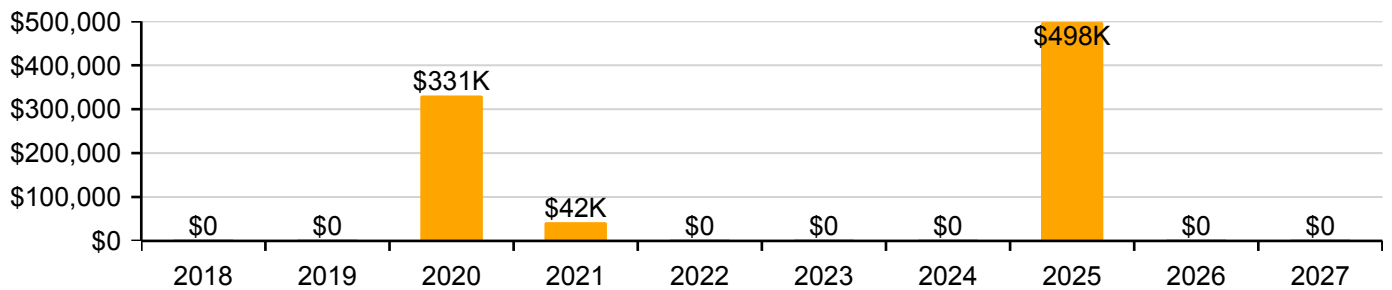
Function:	ES -Elementary School	Gross Area:	12,000
Year Built:	2005	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$2,414,520
FCI:	0.00 %	RSLI%:	60.97 %

No data found for this asset

No data found for this asset

No data found for this asset

10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	88.00 %	0.00 %	\$0.00
A20 - Basement Construction	88.00 %	0.00 %	\$0.00
B10 - Superstructure	88.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	73.29 %	0.00 %	\$0.00
B30 - Roofing	60.00 %	0.00 %	\$0.00
C10 - Interior Construction	62.78 %	0.00 %	\$0.00
C30 - Interior Finishes	45.24 %	0.00 %	\$0.00
D20 - Plumbing	60.00 %	0.00 %	\$0.00
D30 - HVAC	33.30 %	0.00 %	\$0.00
D40 - Fire Protection	60.00 %	0.00 %	\$0.00
D50 - Electrical	46.97 %	0.00 %	\$0.00
E10 - Equipment	40.00 %	0.00 %	\$0.00
E20 - Furnishings	40.00 %	0.00 %	\$0.00
Totals:	60.97 %	0.00 %	\$0.00

Photo Album

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

1). East Elevation - Feb 09, 2017



2). South Elevation - Feb 09, 2017



3). North 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.

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.	12,000	100	2005	2105		88.00 %	0.00 %	88			\$58,560
A1030	Slab on Grade	\$8.61	S.F.	12,000	100	2005	2105		88.00 %	0.00 %	88			\$103,320
A2010	Basement Excavation	\$1.95	S.F.	12,000	100	2005	2105		88.00 %	0.00 %	88			\$23,400
A2020	Basement Walls	\$13.35	S.F.	12,000	100	2005	2105		88.00 %	0.00 %	88			\$160,200
B1010	Floor Construction	\$1.66	S.F.	12,000	100	2005	2105		88.00 %	0.00 %	88			\$19,920
B1020	Roof Construction	\$16.08	S.F.	12,000	100	2005	2105		88.00 %	0.00 %	88			\$192,960
B2010	Exterior Walls	\$9.61	S.F.	12,000	100	2005	2105		88.00 %	0.00 %	88			\$115,320
B2020	Exterior Windows	\$9.57	S.F.	12,000	30	2005	2035		60.00 %	0.00 %	18			\$114,840
B2030	Exterior Doors	\$1.07	S.F.	12,000	30	2005	2035		60.00 %	0.00 %	18			\$12,840
B3010130	Preformed Metal Roofing	\$9.66	S.F.	12,000	30	2005	2035		60.00 %	0.00 %	18			\$115,920
C1010	Partitions	\$11.01	S.F.	12,000	75	2005	2080		84.00 %	0.00 %	63			\$132,120
C1020	Interior Doors	\$2.59	S.F.	12,000	30	2005	2035		60.00 %	0.00 %	18			\$31,080
C1030	Fittings	\$9.94	S.F.	12,000	20	2005	2025		40.00 %	0.00 %	8			\$119,280
C3010	Wall Finishes	\$2.84	S.F.	12,000	10	2005	2015	2021	40.00 %	0.00 %	4			\$34,080
C3020	Floor Finishes	\$11.60	S.F.	12,000	20	2005	2025		40.00 %	0.00 %	8			\$139,200
C3030	Ceiling Finishes	\$11.19	S.F.	12,000	25	2005	2030		52.00 %	0.00 %	13			\$134,280
D2010	Plumbing Fixtures	\$11.71	S.F.	12,000	30	2005	2035		60.00 %	0.00 %	18			\$140,520
D2020	Domestic Water Distribution	\$0.99	S.F.	12,000	30	2005	2035		60.00 %	0.00 %	18			\$11,880
D2030	Sanitary Waste	\$1.57	S.F.	12,000	30	2005	2035		60.00 %	0.00 %	18			\$18,840
D3040	Distribution Systems	\$6.02	S.F.	12,000	30	2005	2035		60.00 %	0.00 %	18			\$72,240
D3050	Terminal & Package Units	\$13.09	S.F.	12,000	15	2005	2020		20.00 %	0.00 %	3			\$157,080
D3060	Controls & Instrumentation	\$1.98	S.F.	12,000	20	2005	2025		40.00 %	0.00 %	8			\$23,760
D4010	Sprinklers	\$4.41	S.F.	12,000	30	2005	2035		60.00 %	0.00 %	18			\$52,920
D4020	Standpipes	\$0.69	S.F.	12,000	30	2005	2035		60.00 %	0.00 %	18			\$8,280
D5010	Electrical Service/Distribution	\$1.73	S.F.	12,000	40	2005	2045		70.00 %	0.00 %	28			\$20,760
D5020	Branch Wiring	\$5.20	S.F.	12,000	30	2005	2035		60.00 %	0.00 %	18			\$62,400
D5020	Lighting	\$12.12	S.F.	12,000	30	2005	2035		60.00 %	0.00 %	18			\$145,440
D5030810	Security & Detection Systems	\$1.91	S.F.	12,000	15	2005	2020		20.00 %	0.00 %	3			\$22,920
D5030910	Fire Alarm Systems	\$3.46	S.F.	12,000	15	2005	2020		20.00 %	0.00 %	3			\$41,520
D5030920	Data Communication	\$4.47	S.F.	12,000	15	2005	2020		20.00 %	0.00 %	3			\$53,640
E1020	Institutional Equipment	\$0.30	S.F.	12,000	20	2005	2025		40.00 %	0.00 %	8			\$3,600
E2010	Fixed Furnishings	\$5.95	S.F.	12,000	20	2005	2025		40.00 %	0.00 %	8			\$71,400
Total									60.97 %					\$2,414,520

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

Campus Assessment Report - 2005 Addition

System: B3010130 - Preformed Metal Roofing



Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

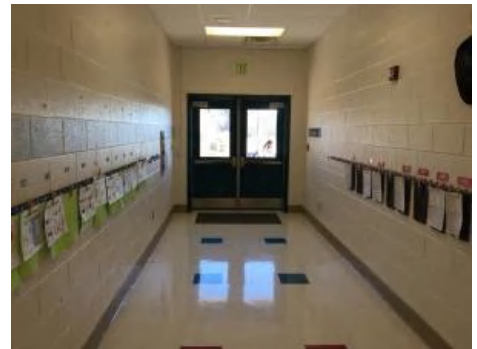
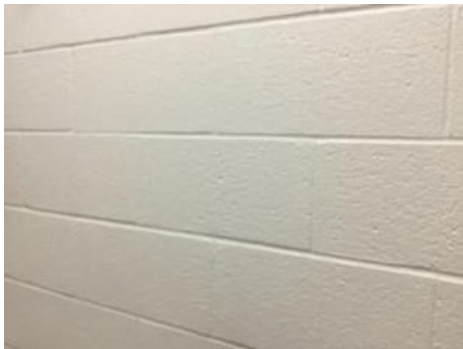
Campus Assessment Report - 2005 Addition

System: C1030 - Fittings



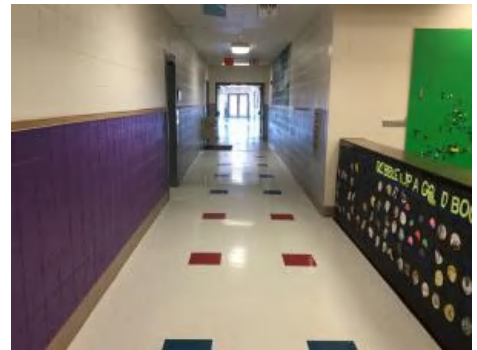
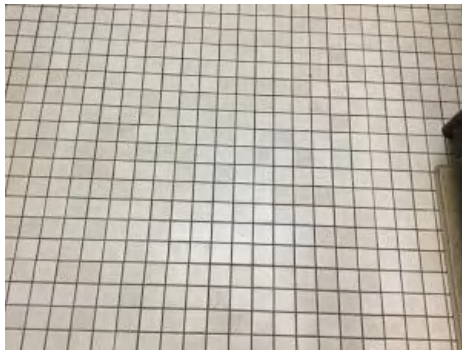
Note:

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

Campus Assessment Report - 2005 Addition

System: C3030 - Ceiling Finishes



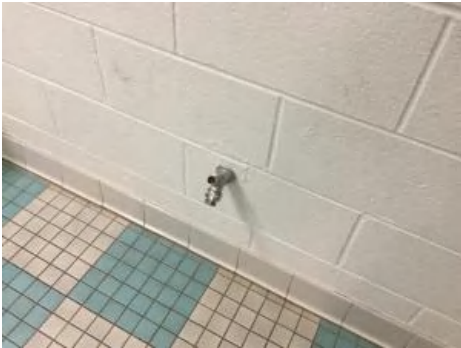
Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

Campus Assessment Report - 2005 Addition

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

Campus Assessment Report - 2005 Addition

System: D3060 - Controls & Instrumentation



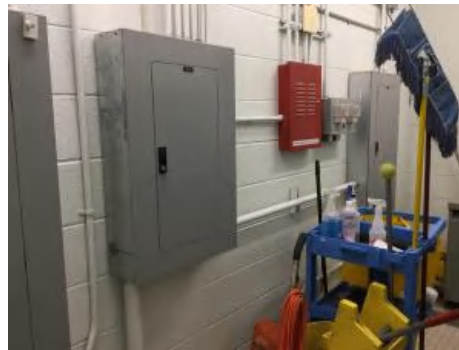
Note:

System: D5010 - Electrical Service/Distribution



Note:

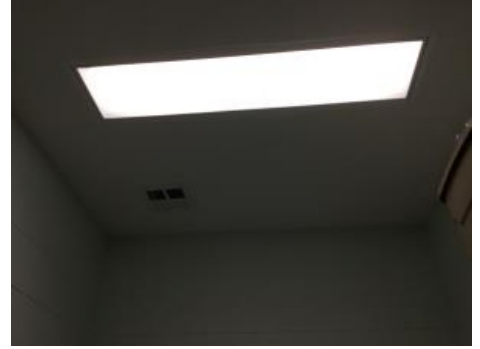
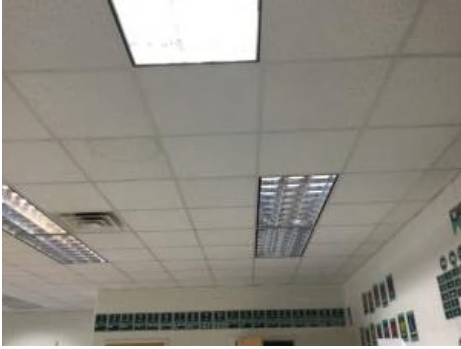
System: D5020 - Branch Wiring



Note:

Campus Assessment Report - 2005 Addition

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

Campus Assessment Report - 2005 Addition

System: D5030920 - Data Communication



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:	\$0	\$0	\$0	\$330,742	\$42,193	\$0	\$0	\$0	\$497,795	\$0	\$0	\$870,730
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010130 - Preformed Metal Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$166,210	\$0	\$0	\$166,210
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$42,193	\$0	\$0	\$0	\$0	\$0	\$0	\$42,193

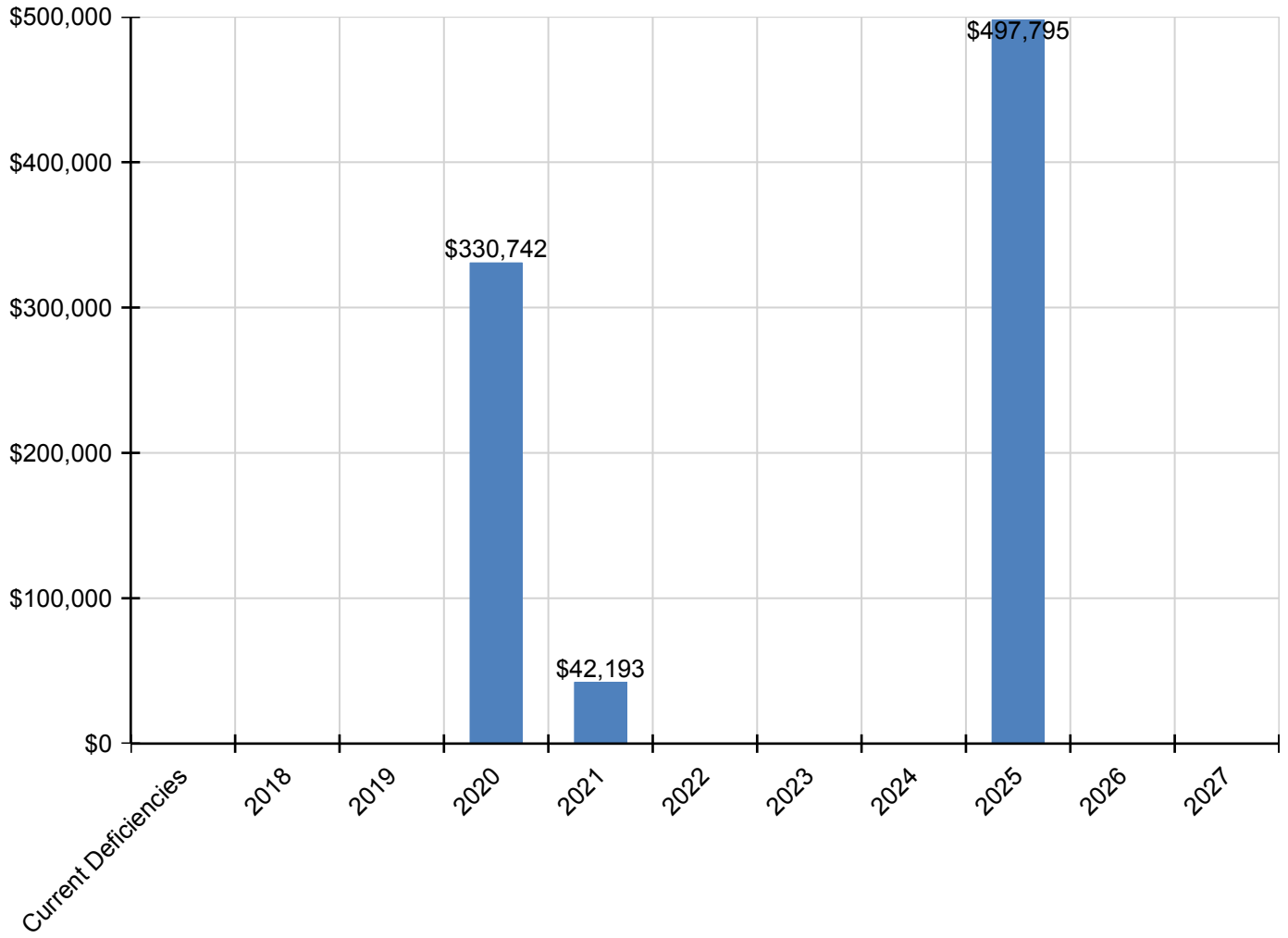
Campus Assessment Report - 2005 Addition

C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$193,968	\$0	\$0	\$193,968
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$188,810	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$188,810
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,108	\$0	\$0	\$33,108
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4020 - Standpipes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$27,550	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,550
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$49,907	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$49,907
D5030920 - Data Communication	\$0	\$0	\$0	\$64,475	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$64,475
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	\$5,016	\$0	\$0	\$5,016
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	\$99,492	\$0	\$0	\$99,492

* Indicates non-renewable system

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	960
Year Built:	2006
Last Renovation:	
Replacement Value:	\$176,158
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	63.90 %
FCA Score:	100.00



Description:

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

Attributes: This asset has no attributes.

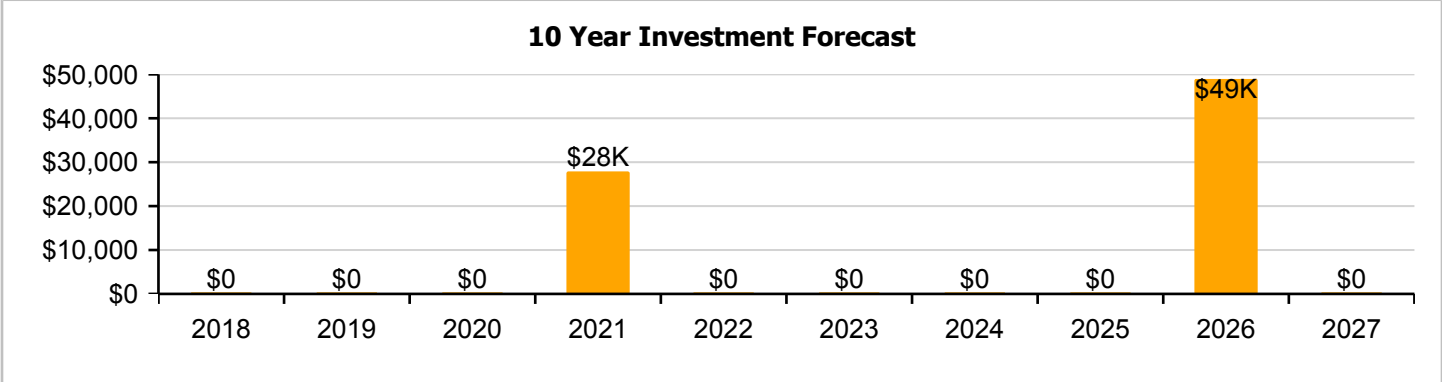
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	960
Year Built:	2006	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$176,158
FCI:	0.00 %	RSLI%:	63.90 %

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	89.00 %	0.00 %	\$0.00
A20 - Basement Construction	89.00 %	0.00 %	\$0.00
B10 - Superstructure	89.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	75.52 %	0.00 %	\$0.00
B30 - Roofing	45.00 %	0.00 %	\$0.00
C10 - Interior Construction	65.90 %	0.00 %	\$0.00
C30 - Interior Finishes	49.24 %	0.00 %	\$0.00
D20 - Plumbing	63.33 %	0.00 %	\$0.00
D30 - HVAC	38.83 %	0.00 %	\$0.00
D50 - Electrical	52.79 %	0.00 %	\$0.00
E10 - Equipment	45.00 %	0.00 %	\$0.00
E20 - Furnishings	45.00 %	0.00 %	\$0.00
Totals:	63.90 %	0.00 %	\$0.00

Photo Album

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

1). Northwest Elevation - Feb 10, 2017



2). Southeast Elevation - Feb 10, 2017



3). West Elevation - Feb 10, 2017



4). South Elevation - Feb 10, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.70	S.F.	960	100	2006	2106		89.00 %	0.00 %	89			\$4,512
A1030	Slab on Grade	\$8.26	S.F.	960	100	2006	2106		89.00 %	0.00 %	89			\$7,930
A2010	Basement Excavation	\$1.85	S.F.	960	100	2006	2106		89.00 %	0.00 %	89			\$1,776
A2020	Basement Walls	\$12.79	S.F.	960	100	2006	2106		89.00 %	0.00 %	89			\$12,278
B1010	Floor Construction	\$1.61	S.F.	960	100	2006	2106		89.00 %	0.00 %	89			\$1,546
B1020	Roof Construction	\$15.44	S.F.	960	100	2006	2106		89.00 %	0.00 %	89			\$14,822
B2010	Exterior Walls	\$9.24	S.F.	960	100	2006	2106		89.00 %	0.00 %	89			\$8,870
B2020	Exterior Windows	\$9.20	S.F.	960	30	2006	2036		63.33 %	0.00 %	19			\$8,832
B2030	Exterior Doors	\$1.02	S.F.	960	30	2006	2036		63.33 %	0.00 %	19			\$979
B3010140	Asphalt Shingles	\$4.32	S.F.	960	20	2006	2026		45.00 %	0.00 %	9			\$4,147
C1010	Partitions	\$10.59	S.F.	960	75	2006	2081		85.33 %	0.00 %	64			\$10,166
C1020	Interior Doors	\$2.48	S.F.	960	30	2006	2036		63.33 %	0.00 %	19			\$2,381
C1030	Fittings	\$9.54	S.F.	960	20	2006	2026		45.00 %	0.00 %	9			\$9,158
C3010	Wall Finishes	\$2.73	S.F.	960	10	2006	2016	2021	40.00 %	0.00 %	4			\$2,621
C3020	Floor Finishes	\$11.15	S.F.	960	20	2006	2026		45.00 %	0.00 %	9			\$10,704
C3030	Ceiling Finishes	\$10.74	S.F.	960	25	2006	2031		56.00 %	0.00 %	14			\$10,310
D2010	Plumbing Fixtures	\$11.26	S.F.	960	30	2006	2036		63.33 %	0.00 %	19			\$10,810
D2020	Domestic Water Distribution	\$0.96	S.F.	960	30	2006	2036		63.33 %	0.00 %	19			\$922
D2030	Sanitary Waste	\$1.52	S.F.	960	30	2006	2036		63.33 %	0.00 %	19			\$1,459
D3040	Distribution Systems	\$6.02	S.F.	960	30	2006	2036		63.33 %	0.00 %	19			\$5,779
D3050	Terminal & Package Units	\$13.09	S.F.	960	15	2006	2021		26.67 %	0.00 %	4			\$12,566
D3060	Controls & Instrumentation	\$1.91	S.F.	960	20	2006	2026		45.00 %	0.00 %	9			\$1,834
D5010	Electrical Service/Distribution	\$1.65	S.F.	960	40	2006	2046		72.50 %	0.00 %	29			\$1,584
D5020	Branch Wiring	\$4.99	S.F.	960	30	2006	2036		63.33 %	0.00 %	19			\$4,790
D5020	Lighting	\$11.64	S.F.	960	30	2006	2036		63.33 %	0.00 %	19			\$11,174
D5030910	Fire Alarm Systems	\$3.31	S.F.	960	15	2006	2021		26.67 %	0.00 %	4			\$3,178
D5030920	Data Communication	\$4.30	S.F.	960	15	2006	2021		26.67 %	0.00 %	4			\$4,128
D5090	Other Electrical Systems	\$1.17	S.F.	960	20	2006	2026		45.00 %	0.00 %	9			\$1,123
E1020	Institutional Equipment	\$0.30	S.F.	960	20	2006	2026		45.00 %	0.00 %	9			\$288
E2010	Fixed Furnishings	\$5.72	S.F.	960	20	2006	2026		45.00 %	0.00 %	9			\$5,491
Total									63.90 %					\$176,158

System Notes

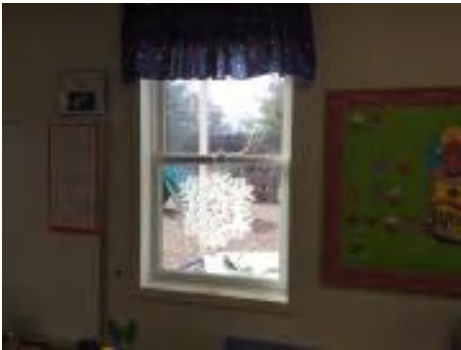
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B2010 - Exterior Walls



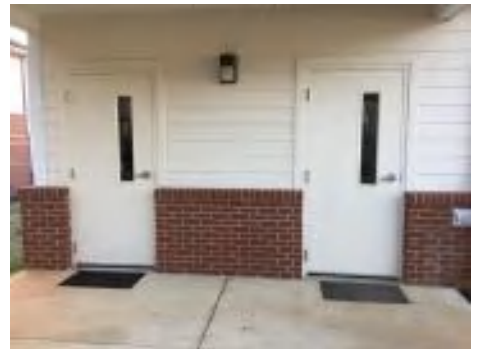
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

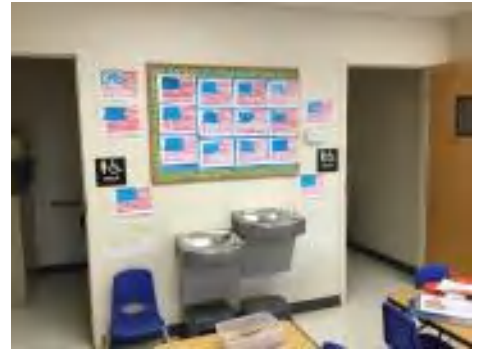
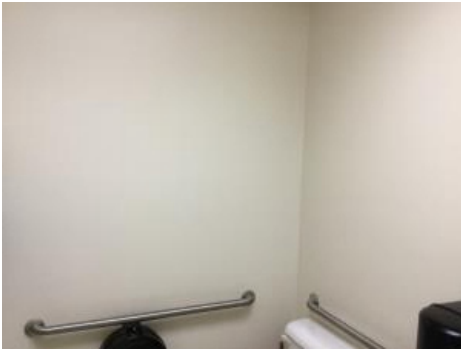
Campus Assessment Report - 2006 Kindergarten

System: B3010140 - Asphalt Shingles



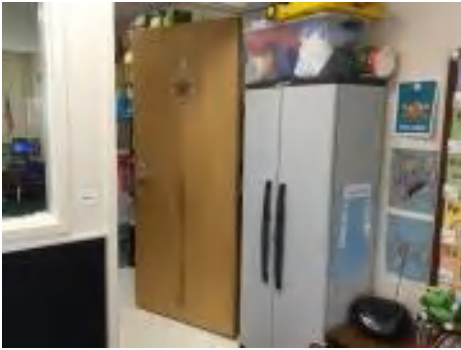
Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

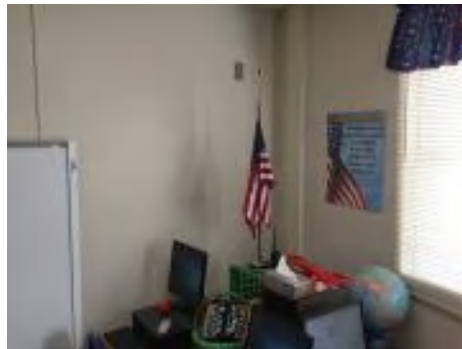
Campus Assessment Report - 2006 Kindergarten

System: C1030 - Fittings



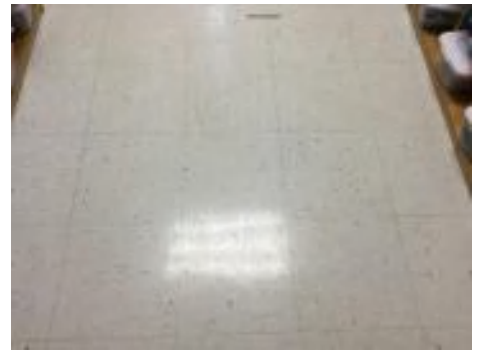
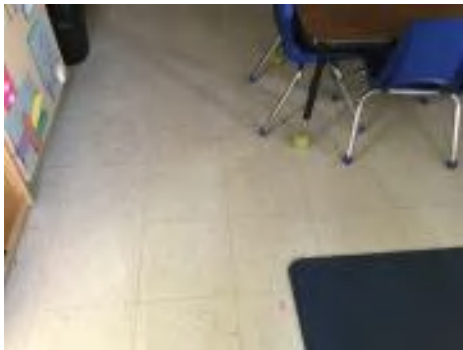
Note:

System: C3010 - Wall Finishes



Note:

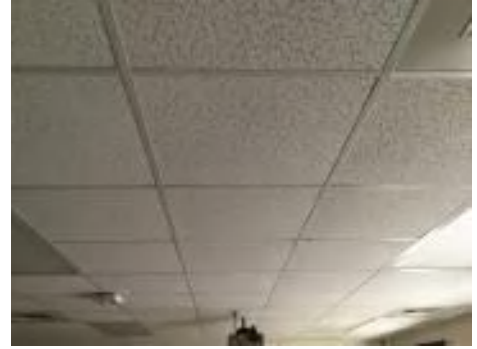
System: C3020 - Floor Finishes



Note:

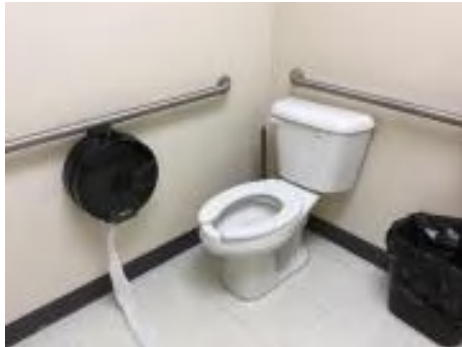
Campus Assessment Report - 2006 Kindergarten

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

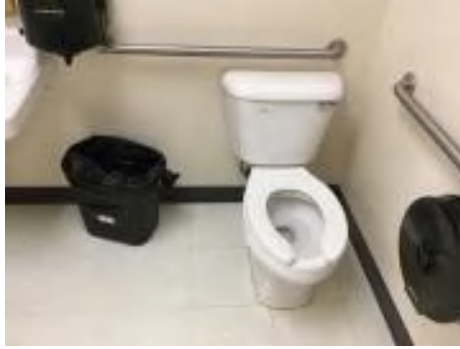
System: D2020 - Domestic Water Distribution



Note:

Campus Assessment Report - 2006 Kindergarten

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

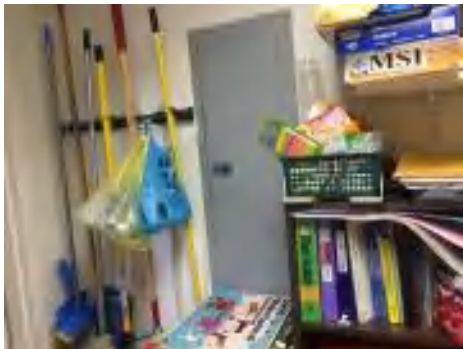
Campus Assessment Report - 2006 Kindergarten

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

Campus Assessment Report - 2006 Kindergarten

System: D5020 - Lighting



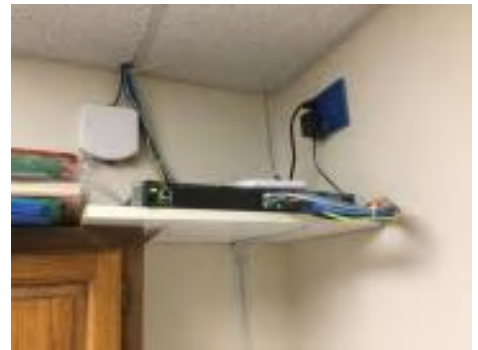
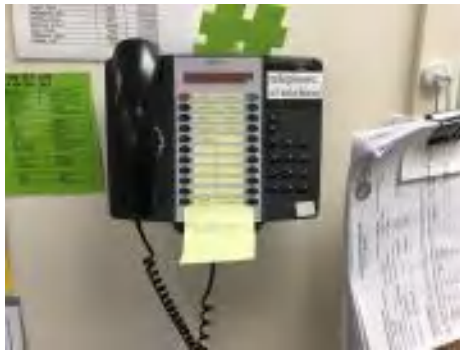
Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

Campus Assessment Report - 2006 Kindergarten

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:	\$0	\$0	\$0	\$0	\$27,847	\$0	\$0	\$0	\$0	\$48,946	\$0	\$76,793
* 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	\$0	\$0	\$0	\$0	\$7,900	\$0	\$7,900
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,144	\$0	\$13,144
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$3,245	\$0	\$0	\$0	\$0	\$0	\$0	\$3,245

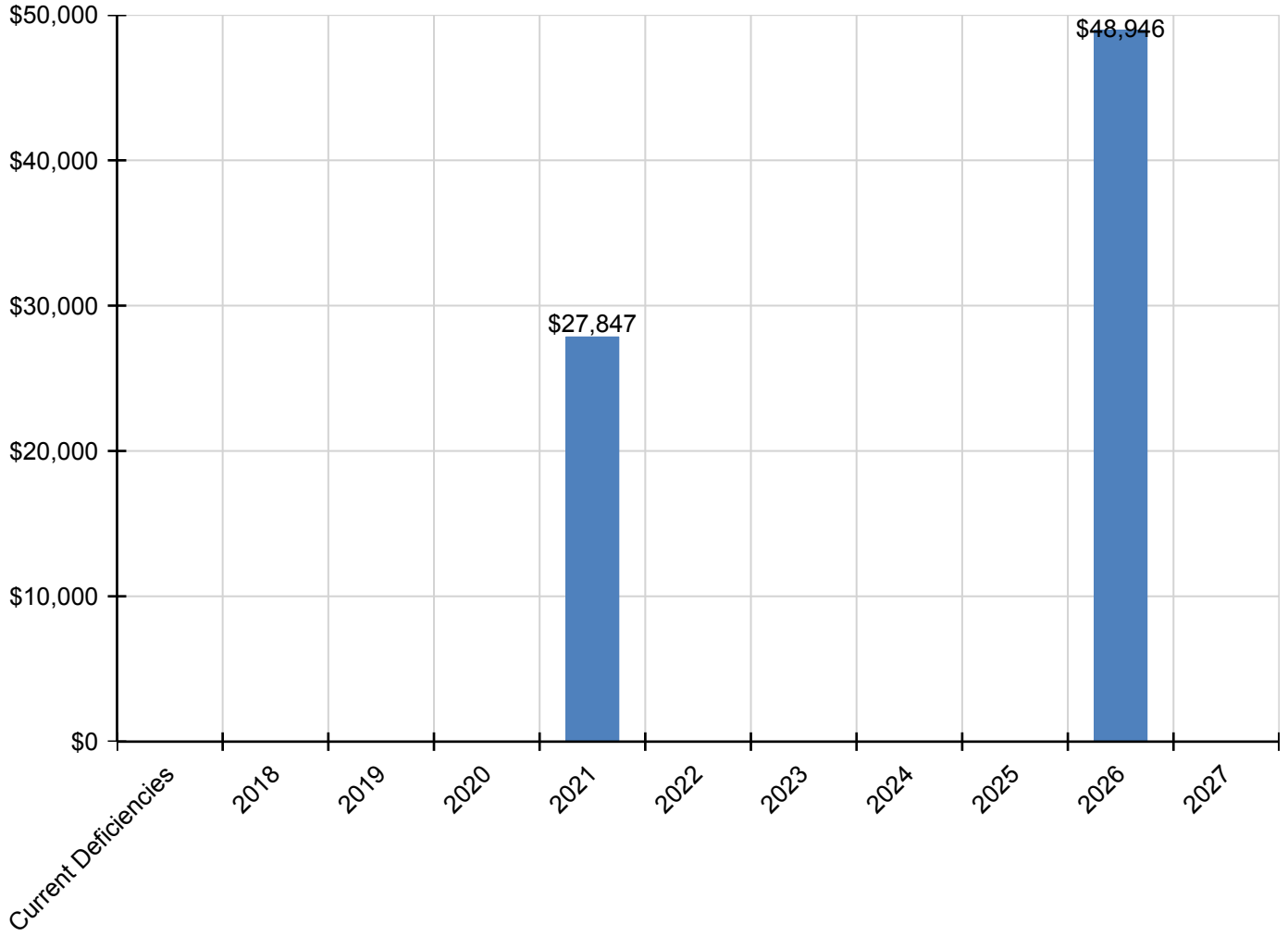
Campus Assessment Report - 2006 Kindergarten

C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,362	\$0	\$15,362
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$15,558	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,558
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,632	\$0	\$2,632
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$3,934	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,934
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$5,111	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,111
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,613	\$0	\$1,613
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	\$414	\$0	\$414
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	\$7,881	\$0	\$7,881

* 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:	
Gross Area (SF):	84,666
Year Built:	1950
Last Renovation:	
Replacement Value:	\$2,555,219
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	20.33 %
FCA Score:	100.00



Description:

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

Attributes: This asset has no attributes.

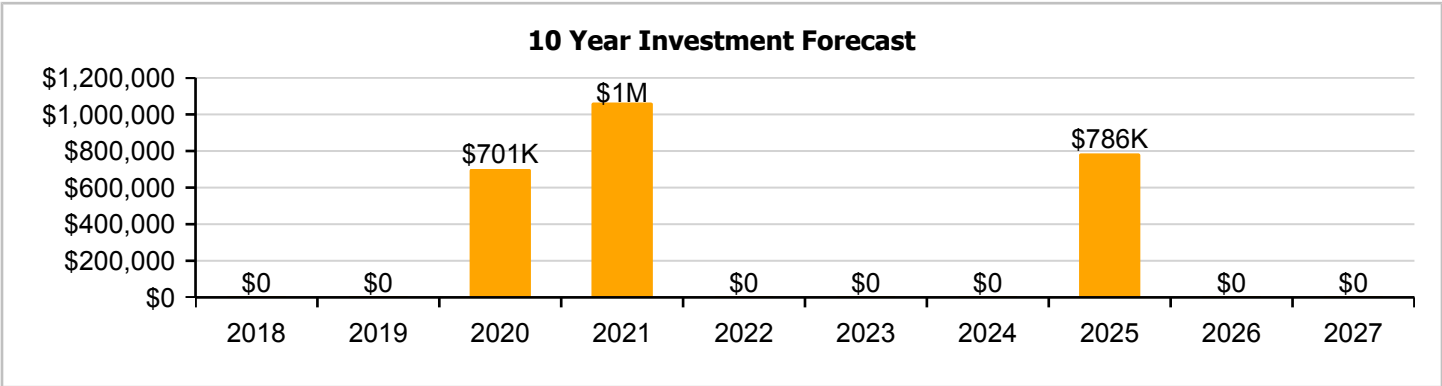
Dashboard Summary

Function:		Gross Area:	84,666
Year Built:	1950	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$2,555,219
FCI:	0.00 %	RSLI%:	20.33 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	25.74 %	0.00 %	\$0.00
G30 - Site Mechanical Utilities	8.21 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	25.71 %	0.00 %	\$0.00
Totals:	20.33 %	0.00 %	\$0.00

Photo Album

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

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



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$3.81	S.F.	84,666	25	2000	2025		32.00 %	0.00 %	8			\$322,577
G2020	Parking Lots	\$1.33	S.F.	84,666	25	2000	2025		32.00 %	0.00 %	8			\$112,606
G2030	Pedestrian Paving	\$1.91	S.F.	84,666	30	2000	2030		43.33 %	0.00 %	13			\$161,712
G2040105	Fence & Guardrails	\$1.23	S.F.	84,666	30	2000	2030		43.33 %	0.00 %	13			\$104,139
G2040950	Covered Walkways	\$1.52	S.F.	84,666	25	2000	2025		32.00 %	0.00 %	8			\$128,692
G2040950	Playing Field	\$4.54	S.F.	84,666	20	2000	2020		15.00 %	0.00 %	3			\$384,384
G2050	Landscaping	\$1.87	S.F.	84,666	15	1952	1967		0.00 %	0.00 %	-50			\$158,325
G3010	Water Supply	\$2.34	S.F.	84,666	50	1952	2002	2021	8.00 %	0.00 %	4			\$198,118
G3020	Sanitary Sewer	\$1.45	S.F.	84,666	50	1952	2002	2021	8.00 %	0.00 %	4			\$122,766
G3030	Storm Sewer	\$4.54	S.F.	84,666	50	1952	2002	2021	8.00 %	0.00 %	4			\$384,384
G3060	Fuel Distribution	\$0.98	S.F.	84,666	40	1970	2010	2021	10.00 %	0.00 %	4			\$82,973
G4010	Electrical Distribution	\$2.35	S.F.	84,666	50	1970	2020		6.00 %	0.00 %	3			\$198,965
G4020	Site Lighting	\$1.47	S.F.	84,666	30	2004	2034		56.67 %	0.00 %	17			\$124,459
G4030	Site Communications & Security	\$0.84	S.F.	84,666	15	2006	2021		26.67 %	0.00 %	4			\$71,119
Total									20.33 %					\$2,555,219

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 - Covered Walkways



Note:

System: G2040950 - Playing Field



Note:

Campus Assessment Report - Site

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer



Note:

Campus Assessment Report - Site

System: G3030 - Storm Sewer



Note:

System: G3060 - Fuel Distribution



Note:

System: G4010 - Electrical Distribution



Note:

Campus Assessment Report - Site

System: G4020 - Site Lighting



Note:

System: G4030 - Site Communications & Security



Note:

Renewal Schedule

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

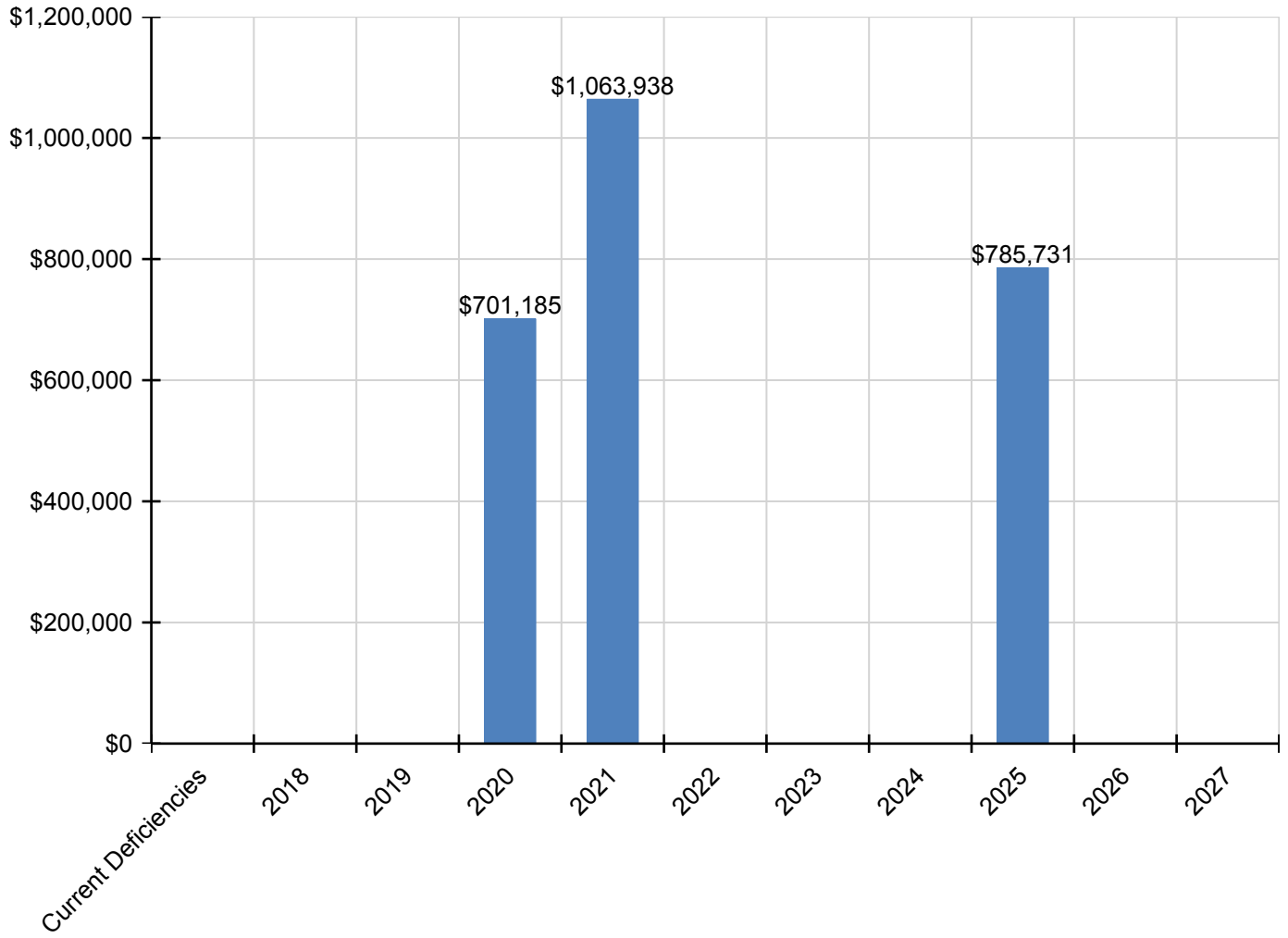
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$0	\$0	\$0	\$701,185	\$1,063,938	\$0	\$0	\$0	\$785,731	\$0	\$0	\$2,550,854
G - Building Sitework	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G20 - Site Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2010 - Roadways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$449,494	\$0	\$0	\$449,494
G2020 - Parking Lots	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$156,910	\$0	\$0	\$156,910
G2030 - Pedestrian Paving	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040105 - Fence & Guardrails	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Covered Walkways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$179,327	\$0	\$0	\$179,327
G2040950 - Playing Field	\$0	\$0	\$0	\$462,029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$462,029
* 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	\$245,282	\$0	\$0	\$0	\$0	\$0	\$0	\$245,282
G3020 - Sanitary Sewer	\$0	\$0	\$0	\$0	\$151,991	\$0	\$0	\$0	\$0	\$0	\$0	\$151,991
G3030 - Storm Sewer	\$0	\$0	\$0	\$0	\$475,890	\$0	\$0	\$0	\$0	\$0	\$0	\$475,890
G3060 - Fuel Distribution	\$0	\$0	\$0	\$0	\$102,725	\$0	\$0	\$0	\$0	\$0	\$0	\$102,725
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$0	\$0	\$0	\$239,156	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$239,156
G4020 - Site Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4030 - Site Communications & Security	\$0	\$0	\$0	\$0	\$88,050	\$0	\$0	\$0	\$0	\$0	\$0	\$88,050

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

NC School District/300 Davie County/Elementary School

Cornatzer Elementary

Draft

Campus Assessment Report

March 7, 2017



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Campus Executive Summary

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

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

Gross Area (SF):	73,434
Year Built:	2000
Last Renovation:	
Replacement Value:	\$15,627,654
Repair Cost:	\$629,846.80
Total FCI:	4.03 %
Total RSLI:	45.66 %
FCA Score:	95.97



Description:

GENERAL

Cornatzer Elementary School campus is located at 321 Camden Road, Wadesboro, NC. The campus consists of a 73,269 square foot one-story building constructed in 2000. There have been no additions or major renovations to the school. There is also a 1,050 square foot preschool constructed in 2008.

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

A. SUBSTRUCTURE

Campus Assessment Report - Cornatzer Elementary

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

B. SUPERSTRUCTURE

Floor construction at mezzanines is concrete filled metal pans on steel framing. Roof construction is steel frame. The exterior enclosure is composed of walls of brick veneer over CMU. Exterior windows are painted aluminum frame with fixed and operable panes with insulated, tinted glazing. Exterior doors are typically aluminum with glazing. Roofing is steep pre-finished standing seam metal with gutters and downspouts. There are areas of low-slope roofing of rock ballasted single ply membrane. Roof openings include a roof hatch and insulated translucent panels skylights over the media center. Building entrances appear to comply with ADA requirements

C. INTERIORS

Partitions are typically CMU. There is a folding partition separating the stage and the gym. Interior doors are typically solid core wood veneer in hollow metal frames with slot lites and lever hardware. Doors at area separations are rated assemblies. Fittings include ADA compliant building signage, whiteboards and tack boards, toilet accessories and toilet partitions, storage shelving, and lockers. Stairs to mezzanines construction are steep with open risers and steel treads and steel handrails

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

D. SERVICES

CONVEYING:

The building has no conveying systems and none are required.

PLUMBING:

Plumbing fixtures are typically white porcelain. Water closets are floor mounted with lever handle flush valves. Urinals are wall-hung with lever handle flush valves. Lavatories are wall hung with two-handle or single faucets. Classroom sinks are cabinet mounted stainless steel with high-arc spouts and drinking fountains. An accessible shower is provided, but is not in use. Service sinks are floor mounted precast. Dual height drinking fountains are provided in corridors. Domestic water supply piping is soldered copper. Electric water heaters are distributed throughout the building and oil fired water heaters serve the kitchen. Sanitary drain/vent piping is PVC. Floor drains are provided in toilet rooms. Storm water drainage is PVC. Other plumbing systems are fuel oil piping.

HVAC:

Heating hot water is provided by two Weil-McClain oil-fired boilers. Cooling is provided by an air-cooled chiller McQuay chiller. The distribution system includes a 4-pipe system with insulated pipes, pumps, and accessories. AHUs located on the mezzanines and on the roof supply conditioned air through externally insulated sheet metal ductwork. Toilet rooms have ceiling mounted exhaust grilles ducted to fans discharging above the roof. Electronic controls are centrally monitored and controlled.

FIRE PROTECTION:

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

ELECTRICAL:

The electrical system is fed from a pad mounted transformer with 1600 amps of 277/480 volt, 3-phase, 4-wire power. Classroom and media center lighting is typically T8 fluorescent bulbs in ceiling hung indirect lighting fixtures.

Campus Assessment Report - Cornatzer Elementary

Fluorescent lay-in fixtures are used in corridors, offices, and the cafeteria. GFCI outlets are provided at wet areas. The building has battery back-up emergency lighting and illuminated exit signs. There is no emergency generator.

COMMUNICATIONS AND SECURITY:

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

E. EQUIPMENT & FURNISHINGS

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

G. SITE

Campus site features include asphalt paved driveways and parking lots, concrete pedestrian pavement, covered walkways, a flag pole, playground equipment, landscaping, a monument sign, and a ball field. Site mechanical and electrical features include water, sewer, oil fuel storage, and site lighting.

Attributes:

General Attributes:

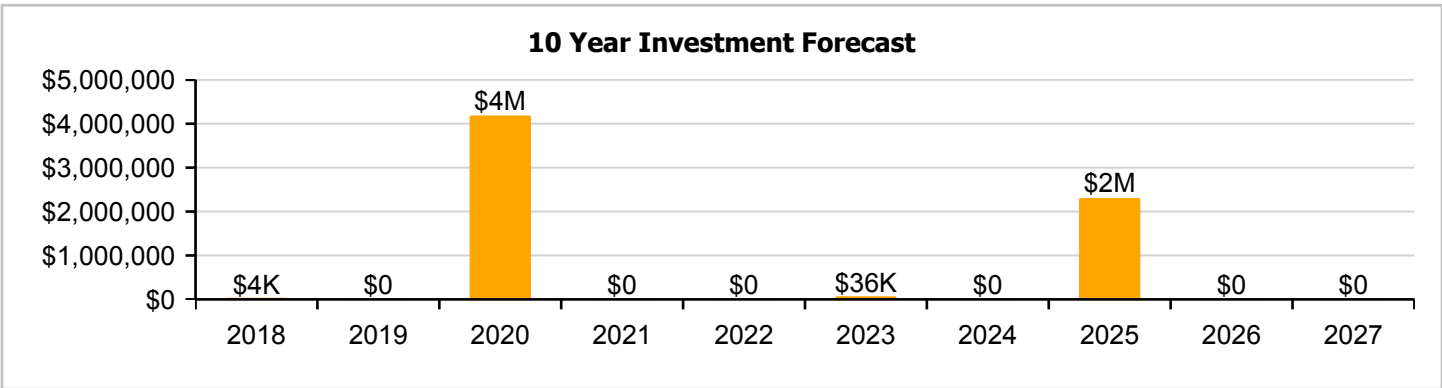
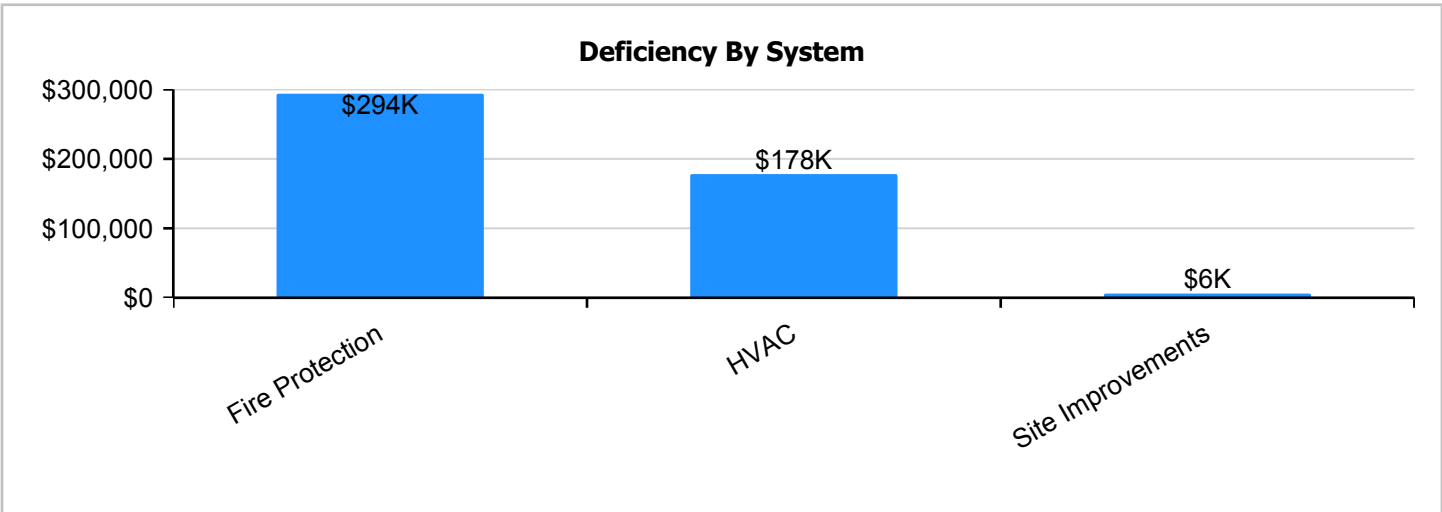
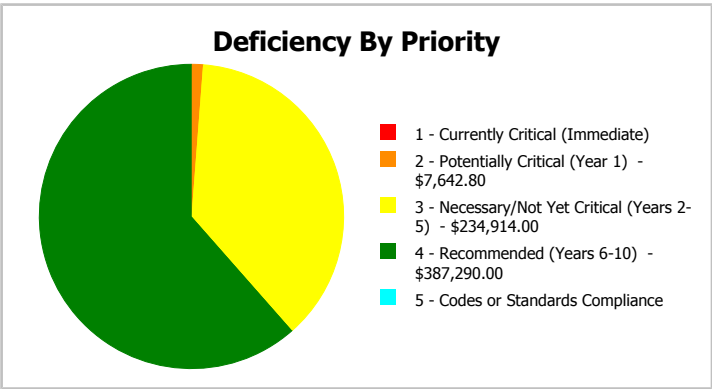
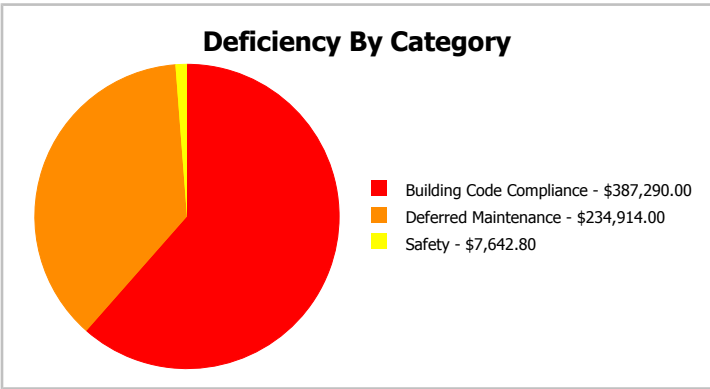
Condition Assessor:	Ann Buerger Linden	Assessment Date:	
Suitability Assessor:			

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:		Status:	
School Grades:	34.2	Site Acreage:	34.2

Campus Dashboard Summary

Gross Area:	73,434	Last Renovation:	
Year Built:	2000	Replacement Value:	\$15,627,654
Repair Cost:	\$629,847	RSLI%:	45.66 %
FCI:	4.03 %		



Campus Condition Summary

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

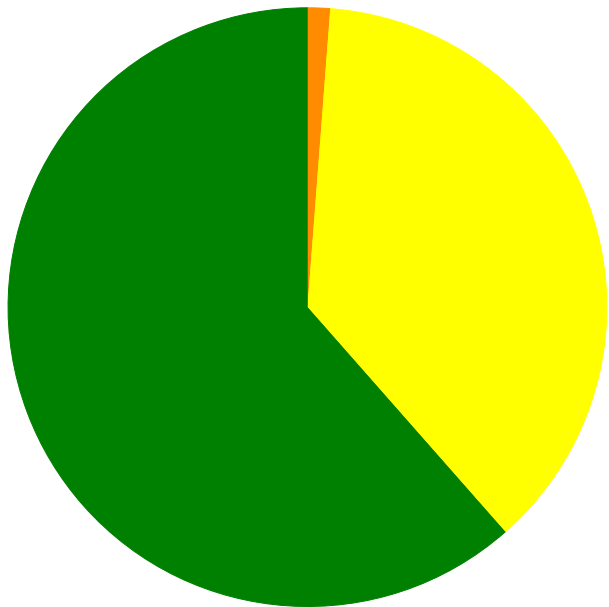
Current Investment Requirement and Condition by Unifomat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	83.15 %	0.00 %	\$0.00
B10 - Superstructure	83.13 %	0.00 %	\$0.00
B20 - Exterior Enclosure	62.49 %	0.00 %	\$0.00
B30 - Roofing	35.54 %	0.00 %	\$0.00
C10 - Interior Construction	47.75 %	0.00 %	\$0.00
C20 - Stairs	83.00 %	0.00 %	\$0.00
C30 - Interior Finishes	24.62 %	0.00 %	\$0.00
D20 - Plumbing	43.93 %	0.00 %	\$0.00
D30 - HVAC	32.20 %	15.21 %	\$234,914.00
D40 - Fire Protection	0.00 %	110.00 %	\$387,290.00
D50 - Electrical	45.14 %	0.00 %	\$0.00
E10 - Equipment	15.10 %	0.00 %	\$0.00
E20 - Furnishings	15.73 %	0.00 %	\$0.00
G20 - Site Improvements	25.74 %	0.64 %	\$7,642.80
G30 - Site Mechanical Utilities	65.11 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	50.56 %	0.00 %	\$0.00
Totals:	45.66 %	4.03 %	\$629,846.80

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
2000 Main	72,148	4.72	\$0.00	\$0.00	\$234,914.00	\$387,290.00	\$0.00
2008 Preschool	1,286	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Site	73,434	0.34	\$0.00	\$7,642.80	\$0.00	\$0.00	\$0.00
Total:		4.03	\$0.00	\$7,642.80	\$234,914.00	\$387,290.00	\$0.00

Deficiencies By Priority



- 1 - Currently Critical (Immediate)
- 2 - Potentially Critical (Year 1) - \$7,642.80
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$234,914.00
- 4 - Recommended (Years 6-10) - \$387,290.00
- 5 - Codes or Standards Compliance

Budget Estimate Total: \$629,846.80

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	72,148
Year Built:	2000
Last Renovation:	
Replacement Value:	\$13,190,197
Repair Cost:	\$622,204.00
Total FCI:	4.72 %
Total RSLI:	45.95 %
FCA Score:	95.28



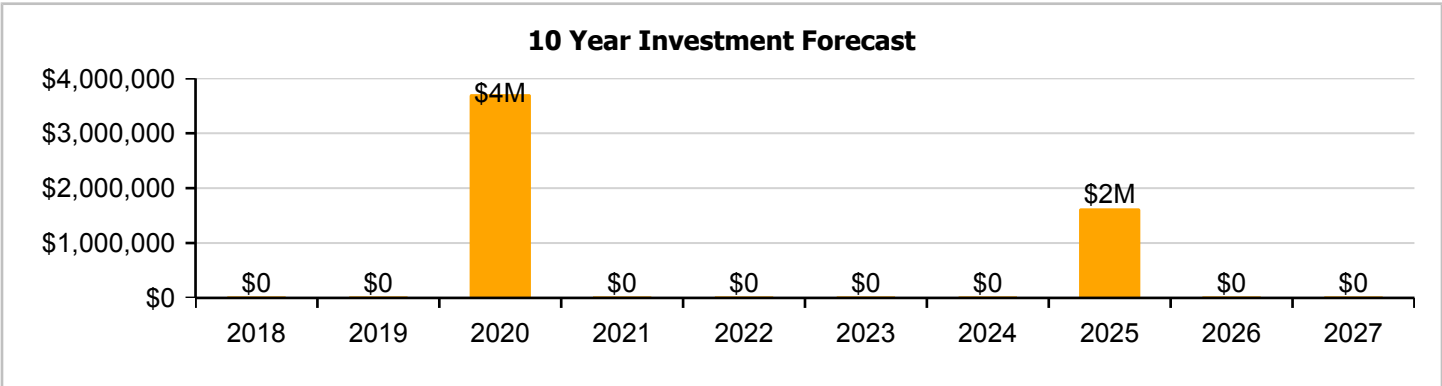
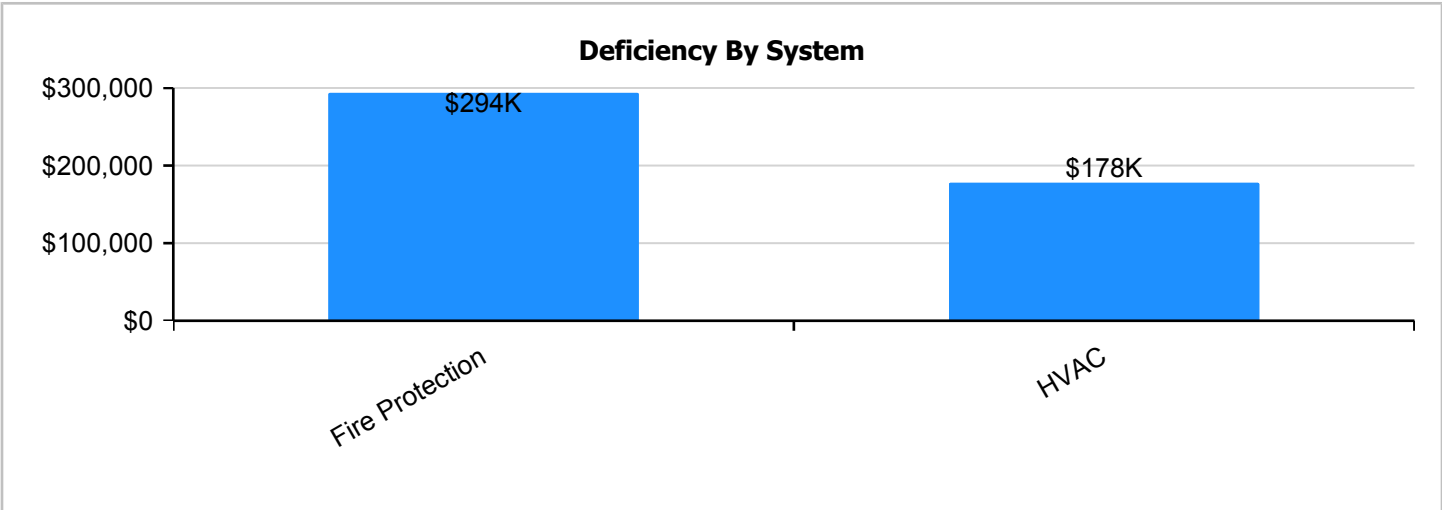
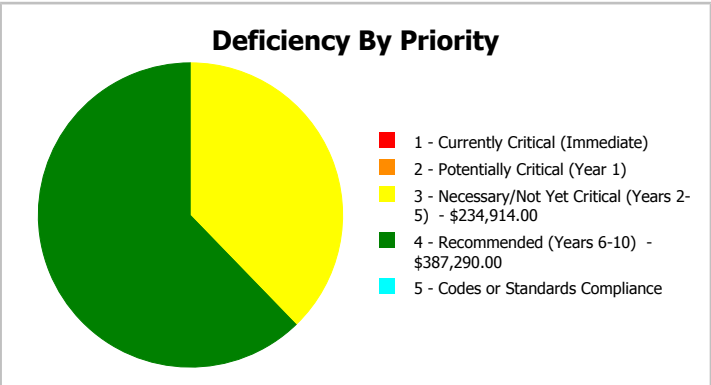
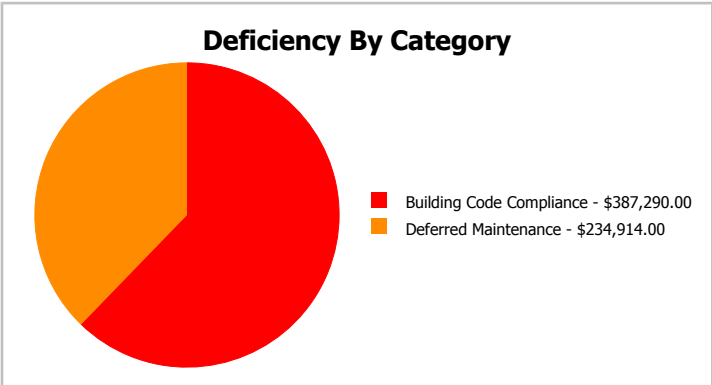
Description:

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:	72,148
Year Built:	2000	Last Renovation:	
Repair Cost:	\$622,204	Replacement Value:	\$13,190,197
FCI:	4.72 %	RSLI%:	45.95 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	83.00 %	0.00 %	\$0.00
B10 - Superstructure	83.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	62.17 %	0.00 %	\$0.00
B30 - Roofing	35.37 %	0.00 %	\$0.00
C10 - Interior Construction	47.30 %	0.00 %	\$0.00
C20 - Stairs	83.00 %	0.00 %	\$0.00
C30 - Interior Finishes	24.08 %	0.00 %	\$0.00
D20 - Plumbing	43.49 %	0.00 %	\$0.00
D30 - HVAC	31.88 %	15.48 %	\$234,914.00
D40 - Fire Protection	0.00 %	110.00 %	\$387,290.00
D50 - Electrical	44.86 %	0.00 %	\$0.00
E10 - Equipment	15.00 %	0.00 %	\$0.00
E20 - Furnishings	15.00 %	0.00 %	\$0.00
Totals:	45.95 %	4.72 %	\$622,204.00

Photo Album

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

1). West Elevation - Feb 11, 2017



2). South Elevation - Feb 11, 2017



3). East Elevation - Feb 11, 2017



4). North Elevation - Feb 11, 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 - 2000 Main

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.70	S.F.	72,148	100	2000	2100		83.00 %	0.00 %	83			\$339,096
A1030	Slab on Grade	\$8.26	S.F.	72,148	100	2000	2100		83.00 %	0.00 %	83			\$595,942
B1010	Floor Construction	\$1.61	S.F.	72,148	100	2000	2100		83.00 %	0.00 %	83			\$116,158
B1020	Roof Construction	\$15.44	S.F.	72,148	100	2000	2100		83.00 %	0.00 %	83			\$1,113,965
B2010	Exterior Walls	\$9.24	S.F.	72,148	100	2000	2100		83.00 %	0.00 %	83			\$666,648
B2020	Exterior Windows	\$9.20	S.F.	72,148	30	2000	2030		43.33 %	0.00 %	13			\$663,762
B2030	Exterior Doors	\$1.02	S.F.	72,148	30	2000	2030		43.33 %	0.00 %	13			\$73,591
B3010120	Single Ply Membrane	\$6.98	S.F.	25,000	20	2000	2020		15.00 %	0.00 %	3			\$174,500
B3010130	Preformed Metal Roofing	\$9.66	S.F.	47,148	30	2000	2030		43.33 %	0.00 %	13			\$455,450
B3020	Roof Openings	\$0.29	S.F.	72,148	25	2000	2025		32.00 %	0.00 %	8			\$20,923
C1010	Partitions	\$10.59	S.F.	72,148	75	2000	2075		77.33 %	0.00 %	58			\$764,047
C1020	Interior Doors	\$2.48	S.F.	72,148	30	2000	2030		43.33 %	0.00 %	13			\$178,927
C1030	Fittings	\$9.54	S.F.	72,148	20	2000	2020		15.00 %	0.00 %	3			\$688,292
C20	Stairs	\$0.20	S.F.	72,148	100	2000	2100		83.00 %	0.00 %	83			\$14,430
C3010	Wall Finishes	\$2.73	S.F.	72,148	10	2010	2020		30.00 %	0.00 %	3			\$196,964
C3020	Floor Finishes	\$11.15	S.F.	72,148	20	2000	2020		15.00 %	0.00 %	3			\$804,450
C3030	Ceiling Finishes	\$10.74	S.F.	72,148	25	2000	2025		32.00 %	0.00 %	8			\$774,870
D2010	Plumbing Fixtures	\$11.26	S.F.	72,148	30	2000	2030		43.33 %	0.00 %	13			\$812,386
D2020	Domestic Water Distribution	\$0.96	S.F.	72,148	30	2000	2030		43.33 %	0.00 %	13			\$69,262
D2030	Sanitary Waste	\$1.52	S.F.	72,148	30	2000	2030		43.33 %	0.00 %	13			\$109,665
D2040	Rain Water Drainage	\$1.36	S.F.	72,148	30	2000	2030		43.33 %	0.00 %	13			\$98,121
D2090	Other Plumbing Systems - Fuel Oil	\$0.17	S.F.	72,148	40	2000	2040		57.50 %	0.00 %	23			\$12,265
D3020	Heat Generating Systems	\$4.98	S.F.	72,148	30	2000	2030		43.33 %	0.00 %	13			\$359,297
D3030	Cooling Generating Systems	\$5.16	S.F.	72,148	25	2000	2025		32.00 %	0.00 %	8			\$372,284
D3040	Distribution Systems	\$6.02	S.F.	72,148	30	2000	2030		43.33 %	0.00 %	13			\$434,331
D3050	Terminal & Package Units	\$2.96	S.F.	72,148	15	2000	2015		0.00 %	110.00 %	-2		\$234,914.00	\$213,558
D3060	Controls & Instrumentation	\$1.91	S.F.	72,148	20	2000	2020		15.00 %	0.00 %	3			\$137,803
D4010	Sprinklers	\$4.22	S.F.	72,148	30			2017	0.00 %	110.00 %	0		\$334,911.00	\$304,465
D4020	Standpipes	\$0.66	S.F.	72,148	30			2017	0.00 %	110.00 %	0		\$52,379.00	\$47,618
D5010	Electrical Service/Distribution	\$1.65	S.F.	72,148	40	2000	2040		57.50 %	0.00 %	23			\$119,044
D5020	Branch Wiring	\$4.99	S.F.	72,148	30	2000	2030		43.33 %	0.00 %	13			\$360,019
D5020	Lighting	\$11.64	S.F.	72,148	30	2000	2030		43.33 %	0.00 %	13			\$839,803
D5030810	Security & Detection Systems	\$1.83	S.F.	72,148	15	2000	2015	2020	20.00 %	0.00 %	3			\$132,031
D5030910	Fire Alarm Systems	\$3.31	S.F.	72,148	15	2016	2031		93.33 %	0.00 %	14			\$238,810
D5030920	Data Communication	\$4.30	S.F.	72,148	15	2000	2015	2020	20.00 %	0.00 %	3			\$310,236
D5090	Other Electrical Systems	\$0.12	S.F.	72,148	20	2000	2020		15.00 %	0.00 %	3			\$8,658
E1020	Institutional Equipment	\$0.30	S.F.	72,148	20	2000	2020		15.00 %	0.00 %	3			\$21,644
E1090	Other Equipment	\$1.86	S.F.	72,148	20	2000	2020		15.00 %	0.00 %	3			\$134,195
E2010	Fixed Furnishings	\$5.72	S.F.	72,148	20	2000	2020		15.00 %	0.00 %	3			\$412,687
Total									45.95 %	4.72 %			\$622,204.00	\$13,190,197

System Notes

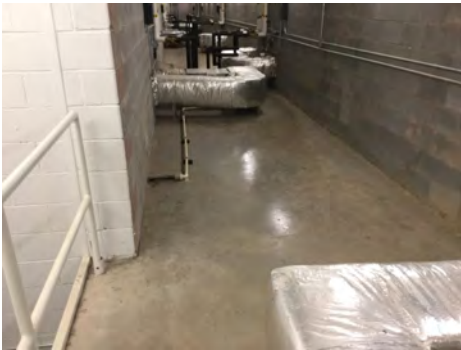
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: A1030 - Slab on Grade



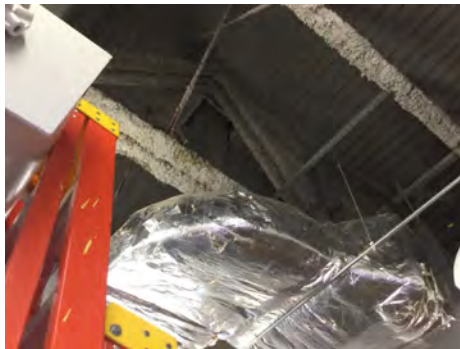
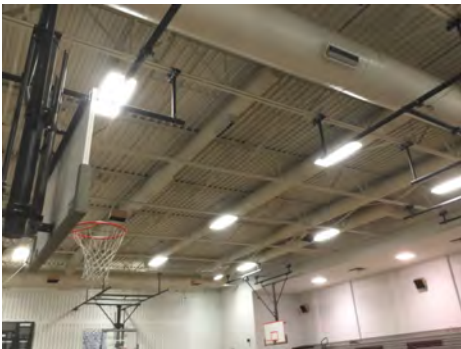
Note:

System: B1010 - Floor Construction



Note:

System: B1020 - Roof Construction



Note:

Campus Assessment Report - 2000 Main

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

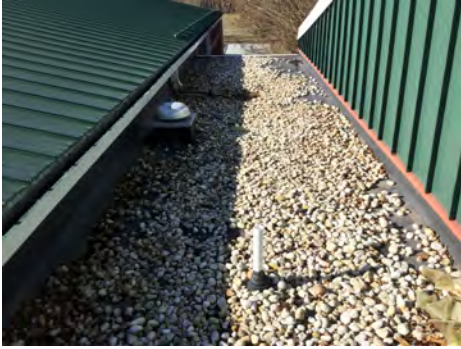
System: B2030 - Exterior Doors



Note:

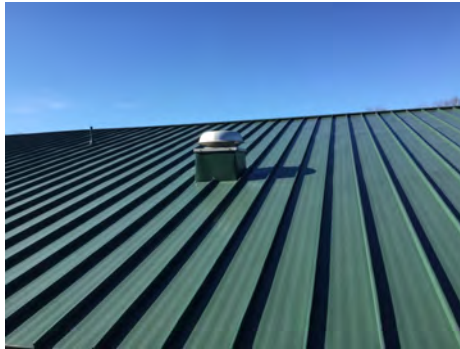
Campus Assessment Report - 2000 Main

System: B3010120 - Single Ply Membrane



Note:

System: B3010130 - Preformed Metal Roofing



Note: Roof repainted in 2015 due to manufacturing defect

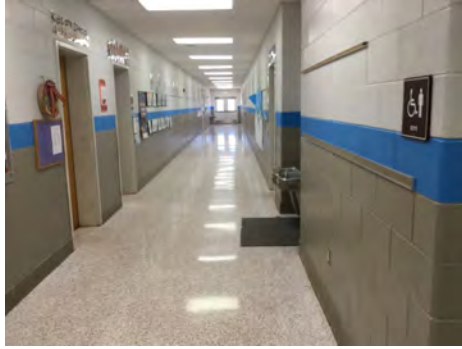
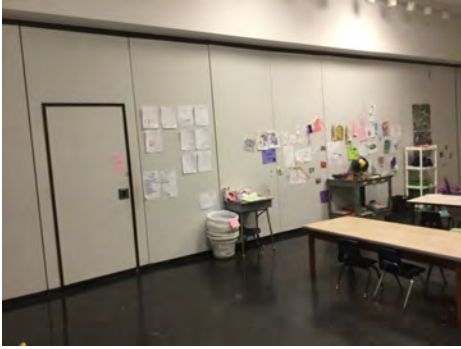
System: B3020 - Roof Openings



Note:

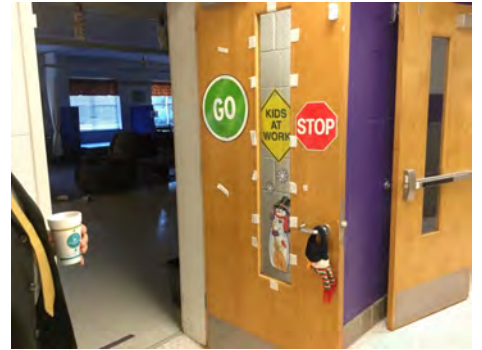
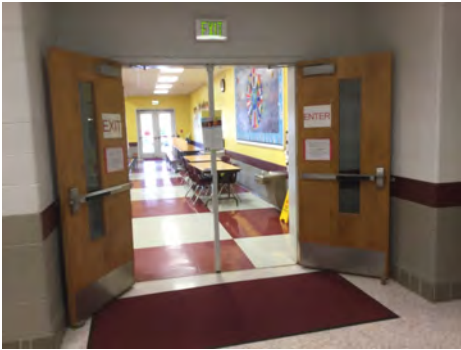
Campus Assessment Report - 2000 Main

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

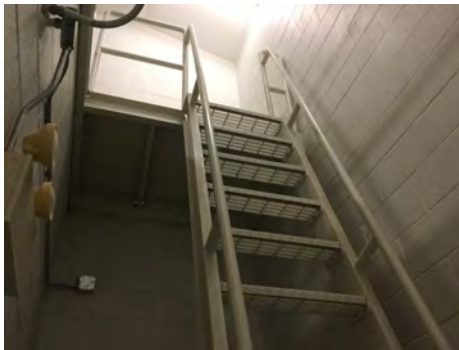
Campus Assessment Report - 2000 Main

System: C1030 - Fittings



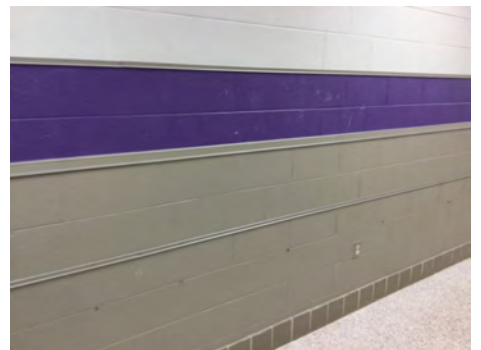
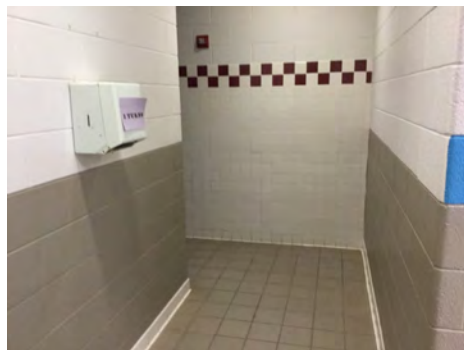
Note:

System: C20 - Stairs



Note:

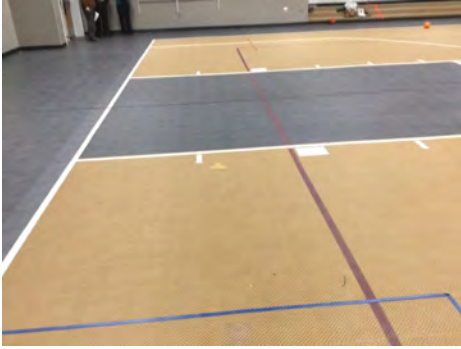
System: C3010 - Wall Finishes



Note:

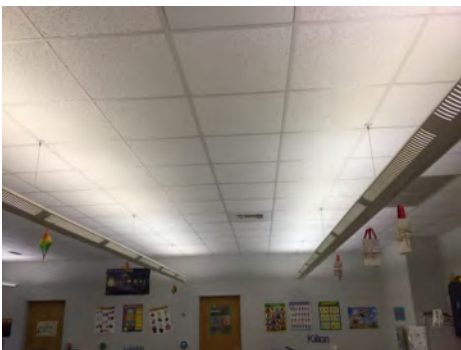
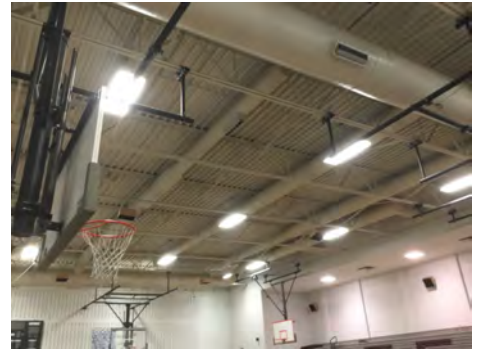
Campus Assessment Report - 2000 Main

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

Campus Assessment Report - 2000 Main

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

Campus Assessment Report - 2000 Main

System: D2040 - Rain Water Drainage



Note:

System: D2090 - Other Plumbing Systems - Fuel Oil



Note:

System: D3020 - Heat Generating Systems



Note:

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System: D3030 - Cooling Generating Systems



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

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System: D3060 - Controls & Instrumentation



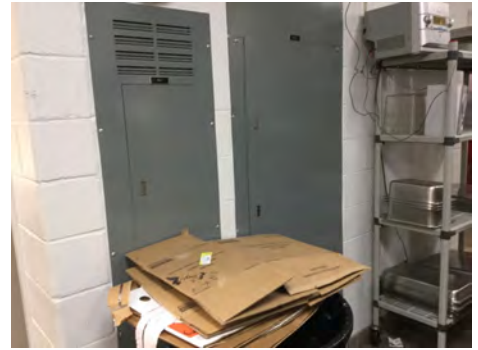
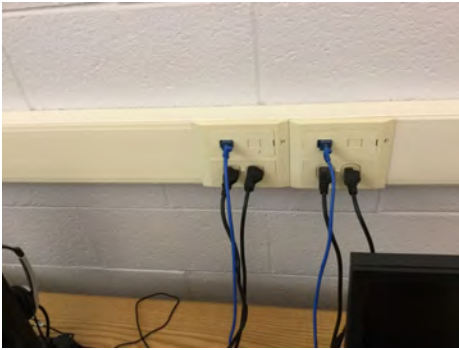
Note:

System: D5010 - Electrical Service/Distribution



Note:

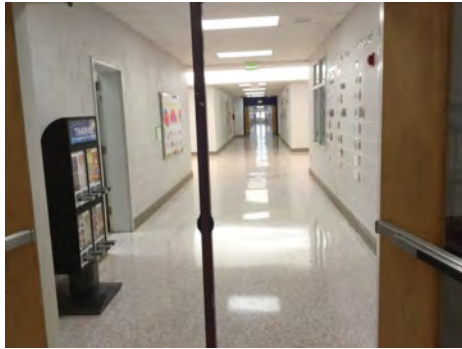
System: D5020 - Branch Wiring



Note:

Campus Assessment Report - 2000 Main

System: D5020 - Lighting



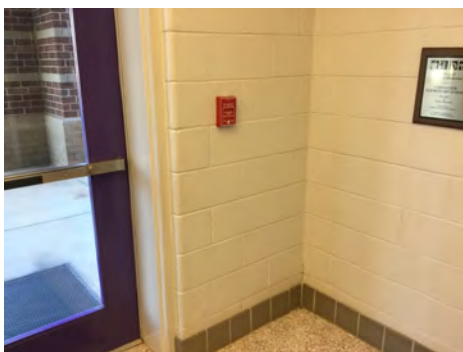
Note:

System: D5030810 - Security & Detection Systems



Note:

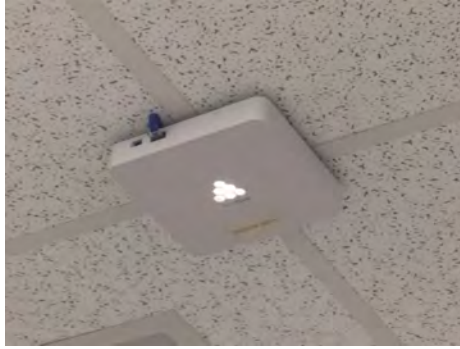
System: D5030910 - Fire Alarm Systems



Note:

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System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems



Note:

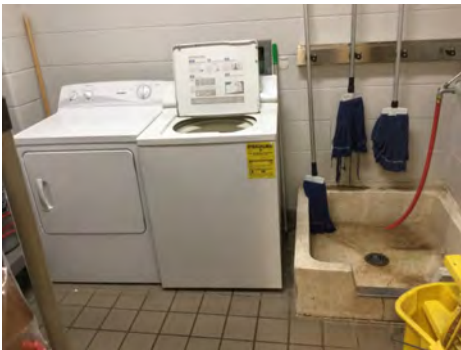
Campus Assessment Report - 2000 Main

System: E1020 - Institutional Equipment



Note:

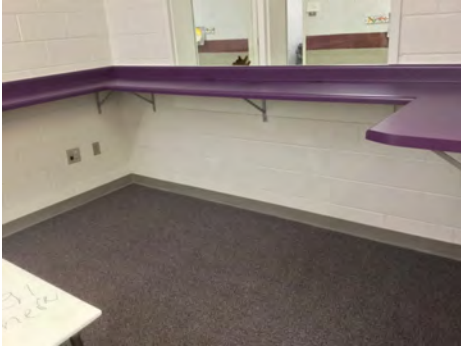
System: E1090 - Other Equipment



Note:

Campus Assessment Report - 2000 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:	\$622,204	\$0	\$0	\$3,708,066	\$0	\$0	\$0	\$0	\$1,627,651	\$0	\$0	\$5,957,922
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$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	\$286,021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$286,021
B3010130 - Preformed Metal Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3020 - Roof Openings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,155	\$0	\$0	\$29,155
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	\$827,327	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$827,327
C20 - Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$236,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$236,750

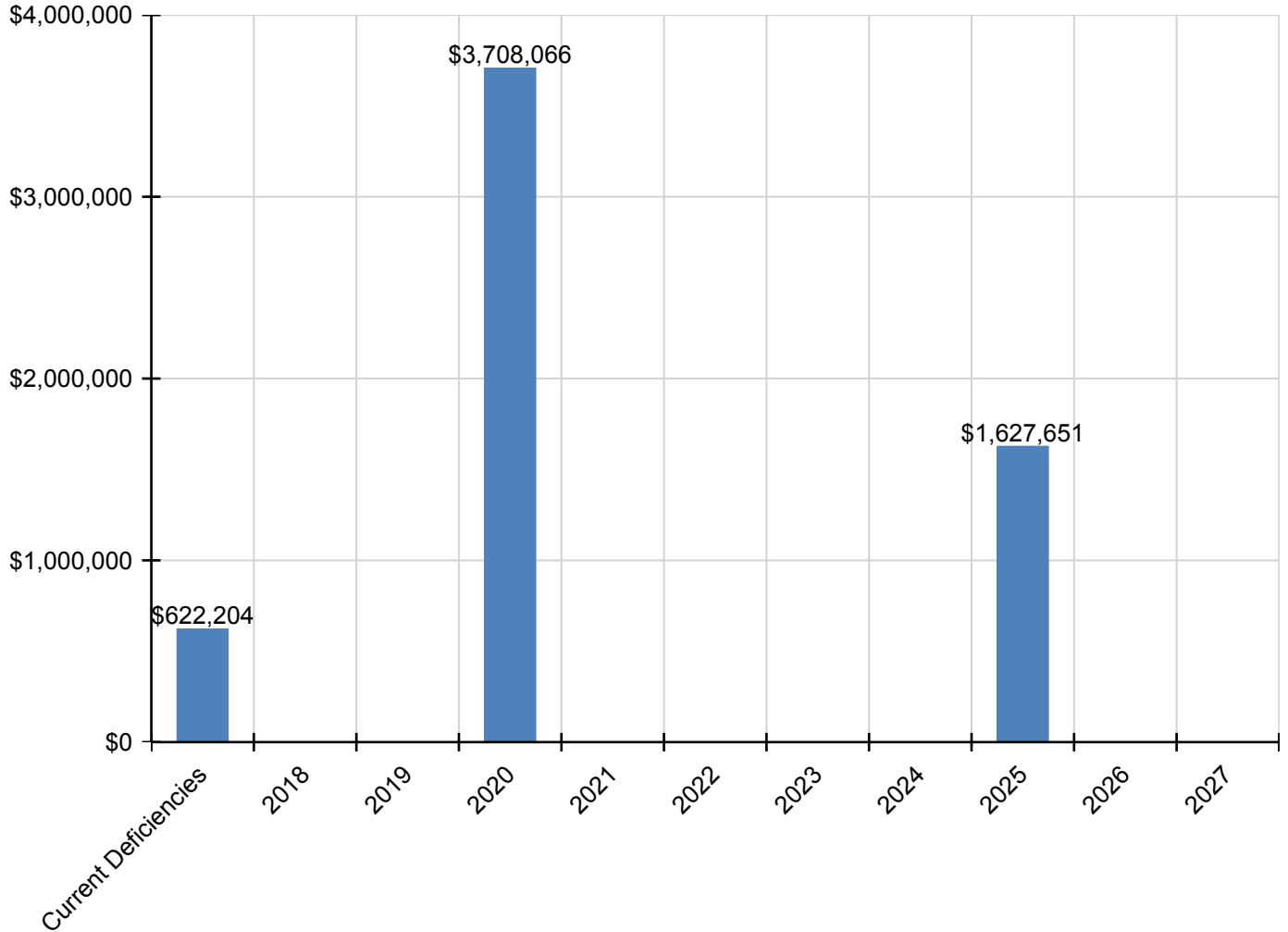
Campus Assessment Report - 2000 Main

C3020 - Floor Finishes	\$0	\$0	\$0	\$966,949	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$966,949
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,079,739	\$0	\$0	\$1,079,739
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
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems - Fuel 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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$518,758	\$0	\$0	\$518,758
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$234,914	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$234,914
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$165,639	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$165,639
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$334,911	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$334,911
D4020 - Standpipes	\$52,379	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$52,379
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	\$158,701	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$158,701
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030920 - Data Communication	\$0	\$0	\$0	\$372,904	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$372,904
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$10,407	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,407
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	\$26,017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,017
E1090 - Other Equipment	\$0	\$0	\$0	\$161,303	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$161,303
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$496,049	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$496,049

** Indicates non-renewable system*

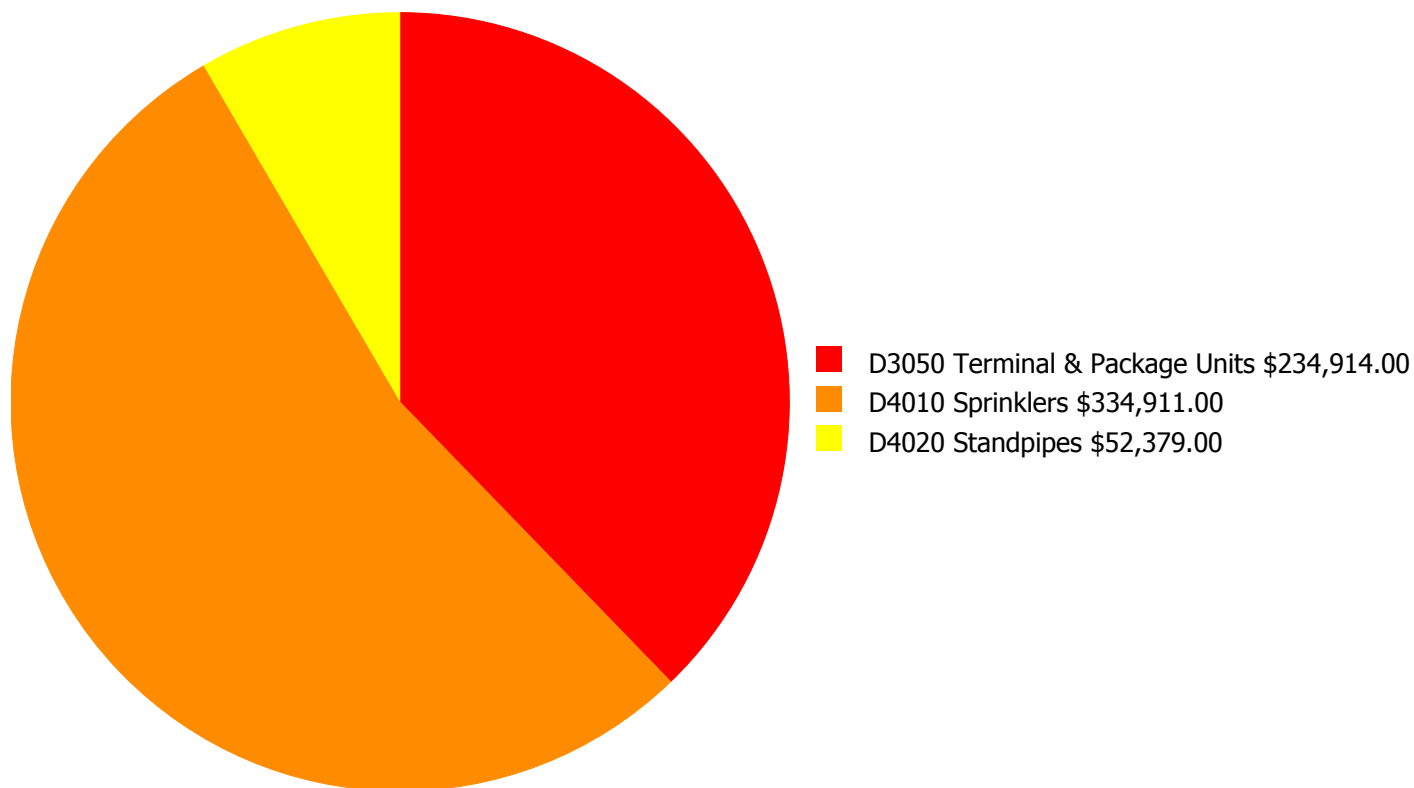
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

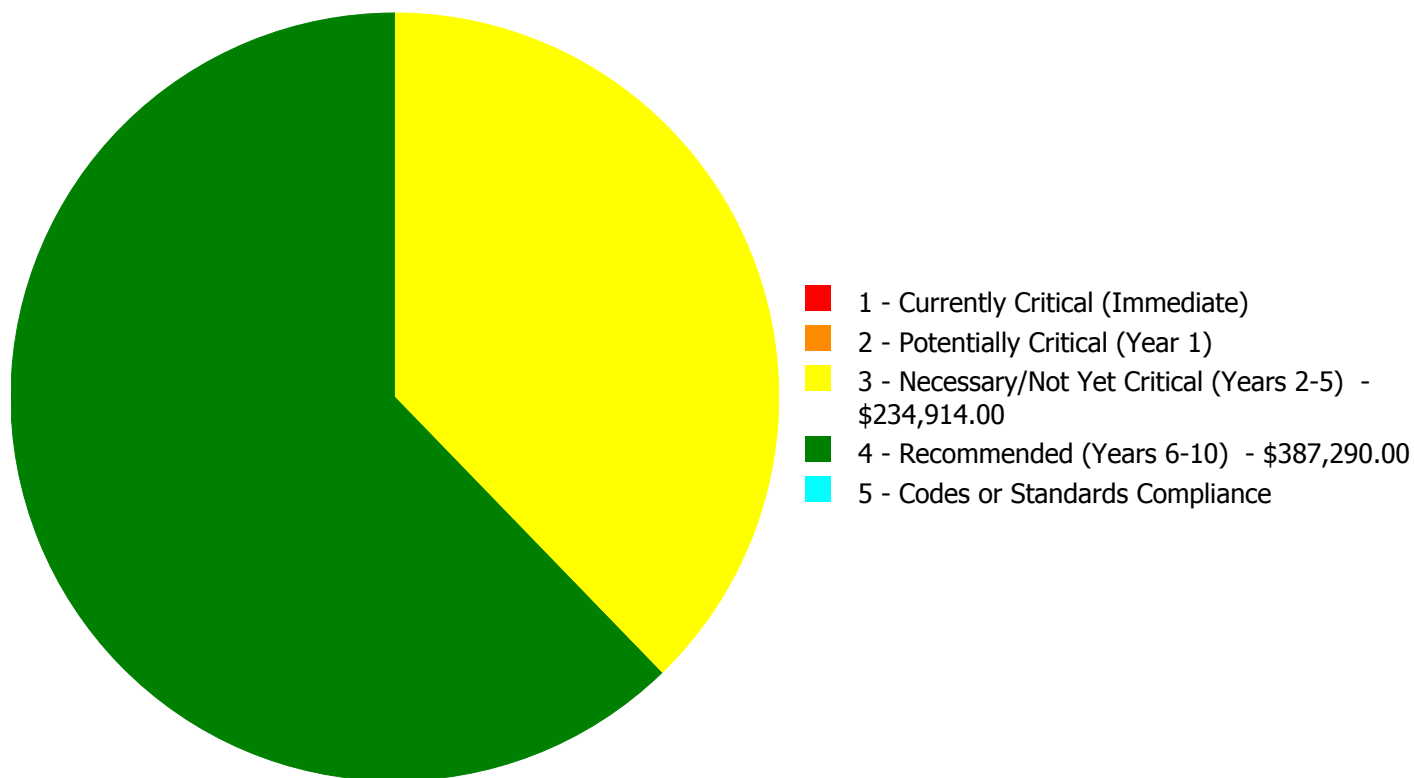
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$622,204.00

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: \$622,204.00

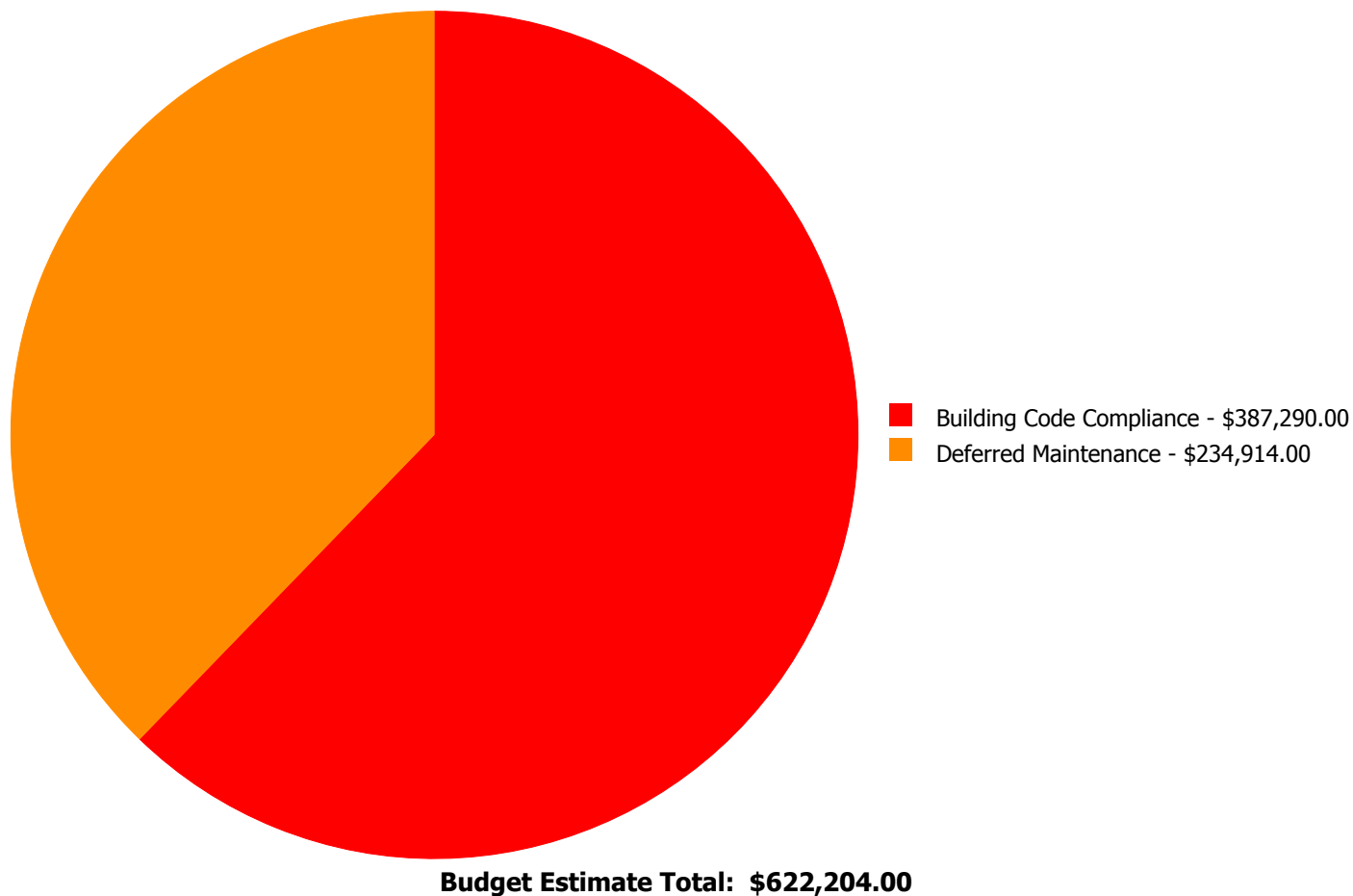
Deficiency By Priority Investment Table

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	\$234,914.00	\$0.00	\$0.00	\$234,914.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$334,911.00	\$0.00	\$334,911.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$52,379.00	\$0.00	\$52,379.00
	Total:	\$0.00	\$0.00	\$234,914.00	\$387,290.00	\$0.00	\$622,204.00

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: 2000 Main
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 72,148.00
Unit of Measure: S.F.
Estimate: \$234,914.00
Assessor Name: Somnath Das
Date Created: 12/13/2016

Notes:

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: 72,148.00
Unit of Measure: S.F.
Estimate: \$334,911.00
Assessor Name: Somnath Das
Date Created: 02/11/2017

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

System: D4020 - Standpipes

This deficiency has no image.

Location: TBD
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 72,148.00
Unit of Measure: S.F.
Estimate: \$52,379.00
Assessor Name: Somnath Das
Date Created: 02/11/2017

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	1,286
Year Built:	2008
Last Renovation:	
Replacement Value:	\$221,218
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	67.98 %
FCA Score:	100.00



Description:

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

Attributes: This asset has no attributes.

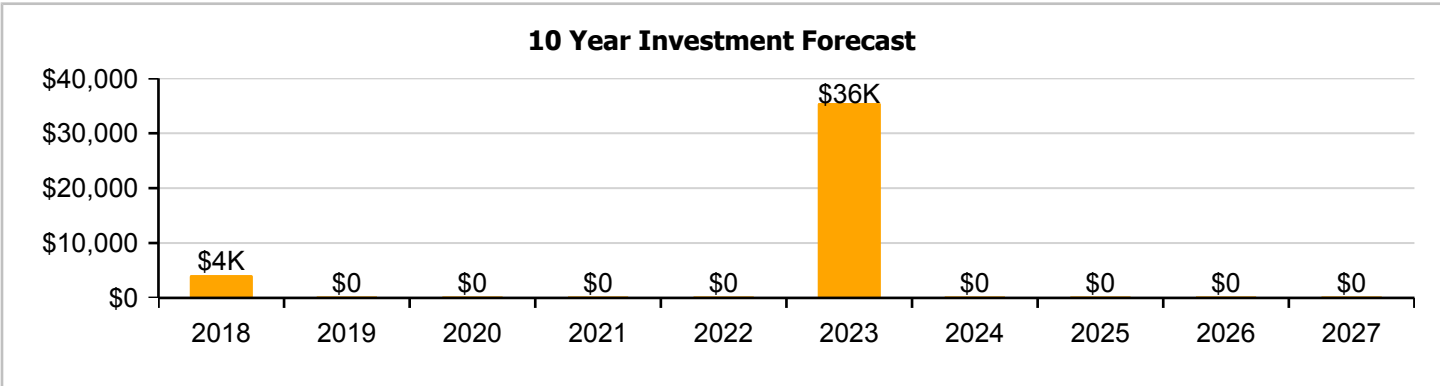
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	1,286
Year Built:	2008	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$221,218
FCI:	0.00 %	RSLI%:	67.98 %

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	91.00 %	0.00 %	\$0.00
B10 - Superstructure	91.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	79.97 %	0.00 %	\$0.00
B30 - Roofing	55.00 %	0.00 %	\$0.00
C10 - Interior Construction	72.08 %	0.00 %	\$0.00
C30 - Interior Finishes	53.94 %	0.00 %	\$0.00
D20 - Plumbing	70.00 %	0.00 %	\$0.00
D30 - HVAC	49.97 %	0.00 %	\$0.00
D50 - Electrical	61.63 %	0.00 %	\$0.00
E10 - Equipment	55.00 %	0.00 %	\$0.00
E20 - Furnishings	55.00 %	0.00 %	\$0.00
Totals:	67.98 %	0.00 %	\$0.00

Photo Album

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

1). East Elevation - Feb 10, 2017



2). South Elevation - Feb 10, 2017



3). West Elevation - Feb 10, 2017



4). North Elevation - Feb 10, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.88	S.F.	1,286	100	2008	2108		91.00 %	0.00 %	91			\$6,276
A1030	Slab on Grade	\$8.61	S.F.	1,286	100	2008	2108		91.00 %	0.00 %	91			\$11,072
B1020	Roof Construction	\$16.08	S.F.	1,286	100	2008	2108		91.00 %	0.00 %	91			\$20,679
B2010	Exterior Walls	\$9.61	S.F.	1,286	100	2008	2108		91.00 %	0.00 %	91			\$12,358
B2020	Exterior Windows	\$9.57	S.F.	1,286	30	2008	2038		70.00 %	0.00 %	21			\$12,307
B2030	Exterior Doors	\$1.07	S.F.	1,286	30	2008	2038		70.00 %	0.00 %	21			\$1,376
B3010140	Asphalt Shingles	\$4.32	S.F.	1,286	20	2008	2028		55.00 %	0.00 %	11			\$5,556
C1010	Partitions	\$11.01	S.F.	1,286	75	2008	2083		88.00 %	0.00 %	66			\$14,159
C1020	Interior Doors	\$2.59	S.F.	1,286	30	2008	2038		70.00 %	0.00 %	21			\$3,331
C1030	Fittings	\$9.94	S.F.	1,286	20	2008	2028		55.00 %	0.00 %	11			\$12,783
C3010	Wall Finishes	\$2.84	S.F.	1,286	10	2008	2018		10.00 %	0.00 %	1			\$3,652
C3020	Floor Finishes	\$11.60	S.F.	1,286	20	2008	2028		55.00 %	0.00 %	11			\$14,918
C3030	Ceiling Finishes	\$11.19	S.F.	1,286	25	2008	2033		64.00 %	0.00 %	16			\$14,390
D2010	Plumbing Fixtures	\$11.71	S.F.	1,286	30	2008	2038		70.00 %	0.00 %	21			\$15,059
D2020	Domestic Water Distribution	\$0.99	S.F.	1,286	30	2008	2038		70.00 %	0.00 %	21			\$1,273
D2030	Sanitary Waste	\$1.57	S.F.	1,286	30	2008	2038		70.00 %	0.00 %	21			\$2,019
D3040	Distribution Systems	\$6.02	S.F.	1,286	30	2008	2038		70.00 %	0.00 %	21			\$7,742
D3050	Terminal & Package Units	\$13.09	S.F.	1,286	15	2008	2023		40.00 %	0.00 %	6			\$16,834
D3060	Controls & Instrumentation	\$1.98	S.F.	1,286	20	2008	2028		55.00 %	0.00 %	11			\$2,546
D5010	Electrical Service/Distribution	\$1.73	S.F.	1,286	40	2008	2048		77.50 %	0.00 %	31			\$2,225
D5020	Branch Wiring	\$5.20	S.F.	1,286	30	2008	2038		70.00 %	0.00 %	21			\$6,687
D5020	Lighting	\$12.12	S.F.	1,286	30	2008	2038		70.00 %	0.00 %	21			\$15,586
D5030910	Fire Alarm Systems	\$3.46	S.F.	1,286	15	2008	2023		40.00 %	0.00 %	6			\$4,450
D5030920	Data Communication	\$4.47	S.F.	1,286	15	2008	2023		40.00 %	0.00 %	6			\$5,748
D5090	Other Electrical Systems	\$0.12	S.F.	1,286	20	2008	2028		55.00 %	0.00 %	11			\$154
E1020	Institutional Equipment	\$0.30	S.F.	1,286	20	2008	2028		55.00 %	0.00 %	11			\$386
E2010	Fixed Furnishings	\$5.95	S.F.	1,286	20	2008	2028		55.00 %	0.00 %	11			\$7,652
Total									67.98 %					\$221,218

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

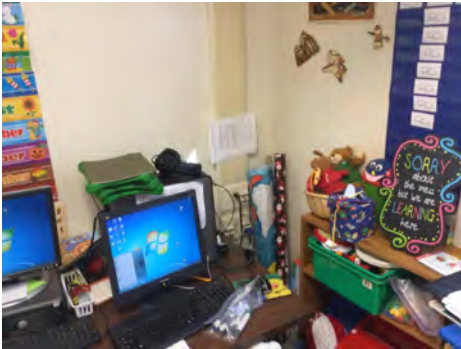
Campus Assessment Report - 2008 Preschool

System: B3010140 - Asphalt Shingles



Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

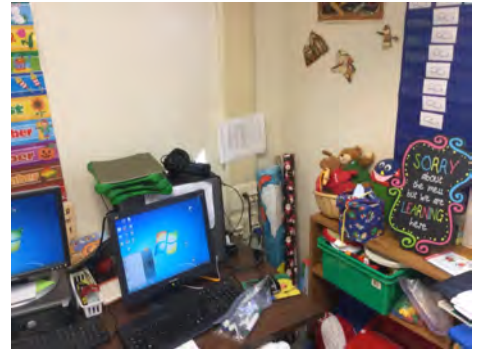
Campus Assessment Report - 2008 Preschool

System: C1030 - Fittings



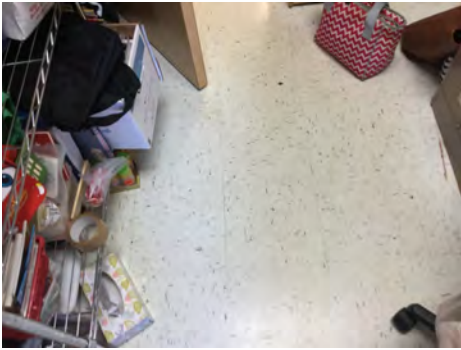
Note:

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

Campus Assessment Report - 2008 Preschool

System: C3030 - Ceiling Finishes



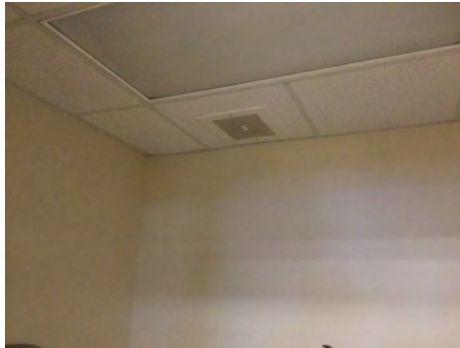
Note:

System: D2010 - Plumbing Fixtures



Note:

System: D3040 - Distribution Systems



Note:

Campus Assessment Report - 2008 Preschool

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

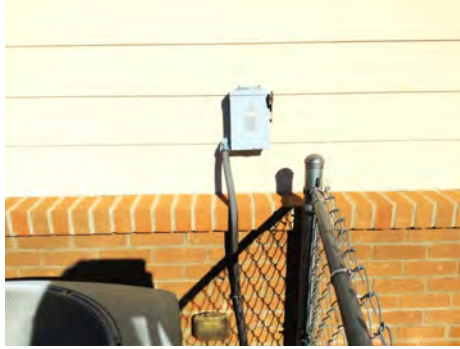
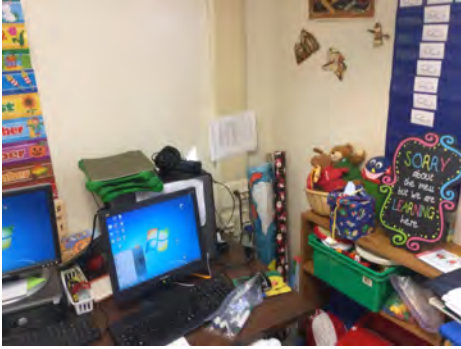
System: D5010 - Electrical Service/Distribution



Note:

Campus Assessment Report - 2008 Preschool

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

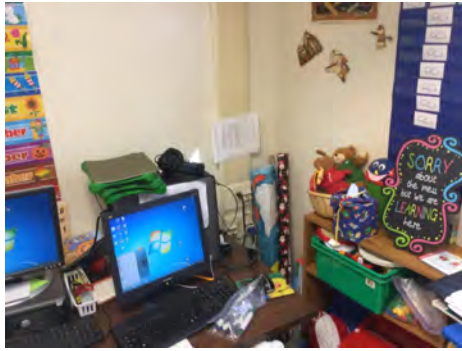
System: D5030910 - Fire Alarm Systems



Note:

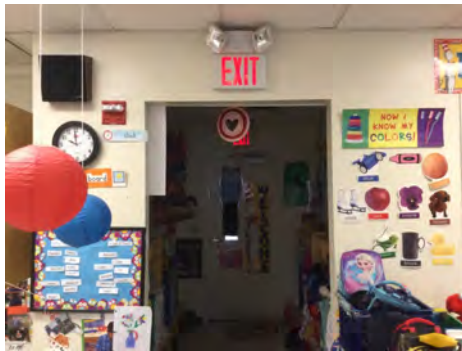
Campus Assessment Report - 2008 Preschool

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems



Note:

System: E1020 - Institutional Equipment



Note:

Campus Assessment Report - 2008 Preschool

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:	\$0	\$4,138	\$0	\$0	\$0	\$0	\$35,505	\$0	\$0	\$0	\$0	\$39,643
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$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	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$4,138	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,138
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

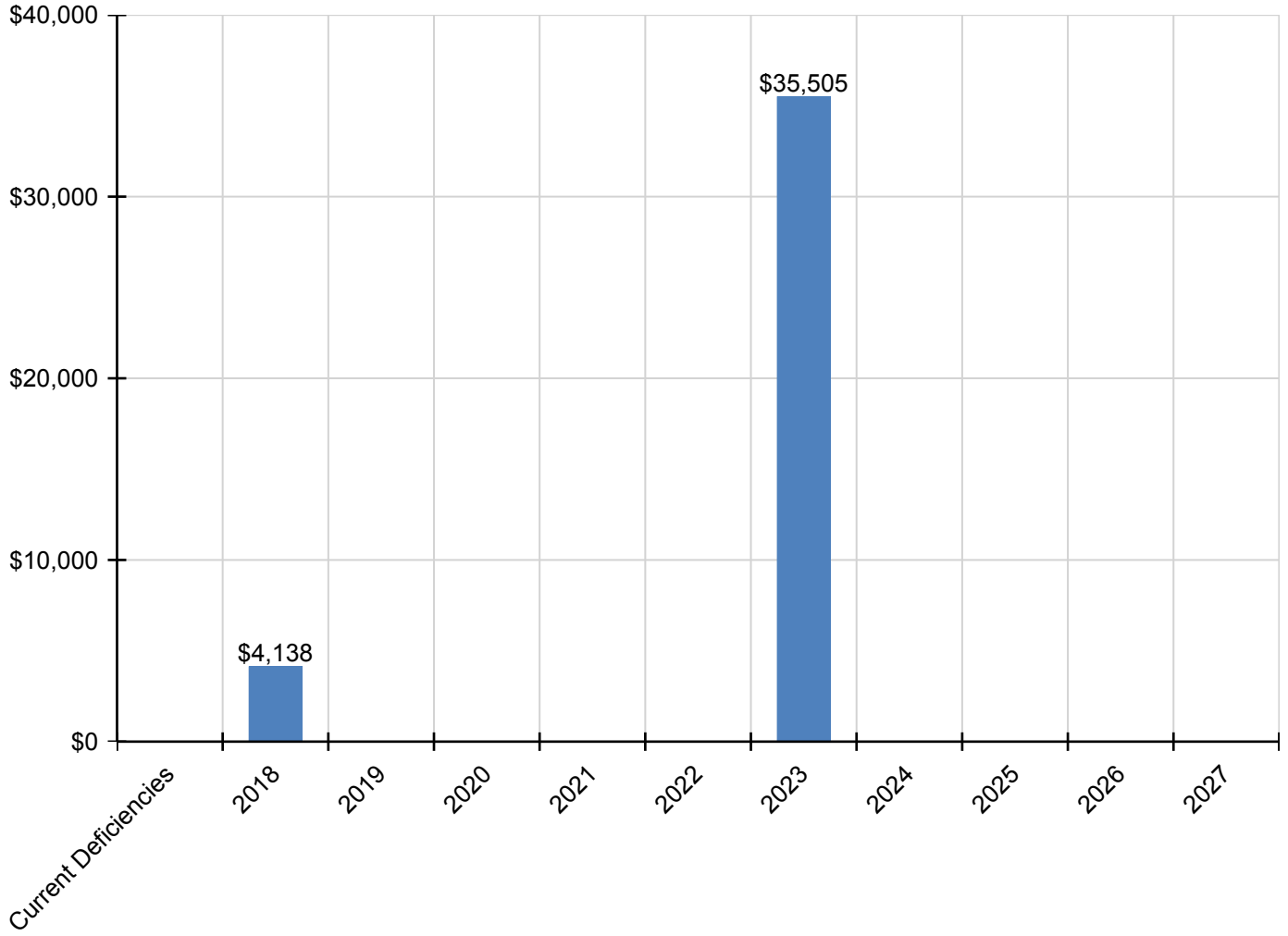
Campus Assessment Report - 2008 Preschool

D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$22,110	\$0	\$0	\$0	\$0	\$0	\$22,110
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$5,845	\$0	\$0	\$0	\$0	\$0	\$5,845
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$7,550	\$0	\$0	\$0	\$0	\$0	\$7,550
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.

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	73,434
Year Built:	2000
Last Renovation:	
Replacement Value:	\$2,216,239
Repair Cost:	\$7,642.80
Total FCI:	0.34 %
Total RSLI:	41.72 %
FCA Score:	99.66



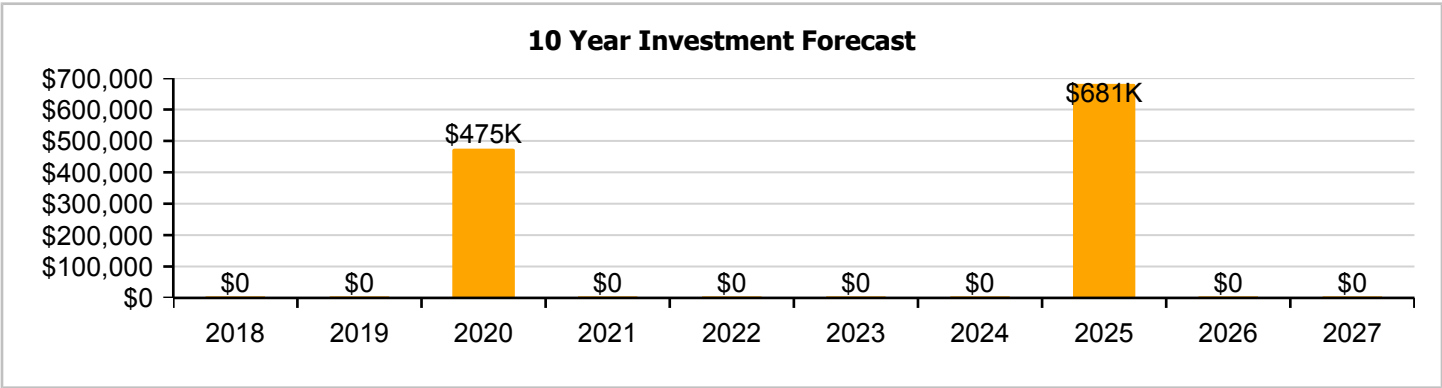
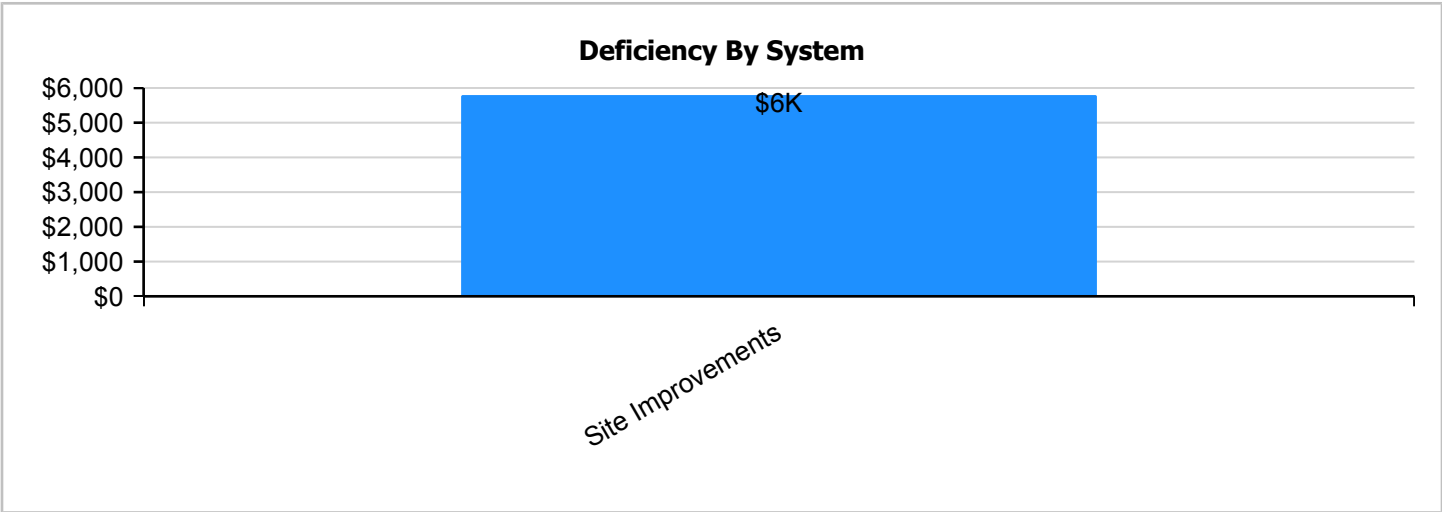
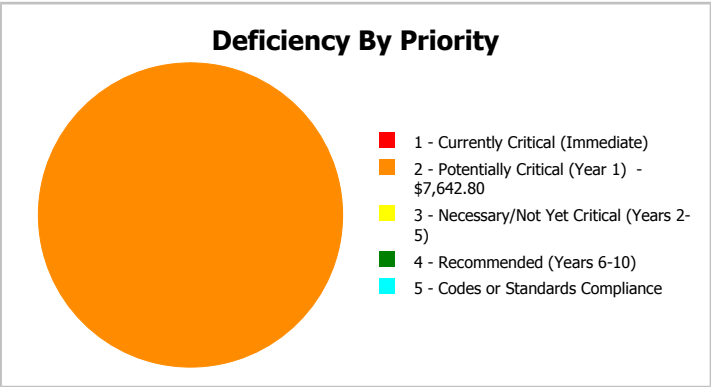
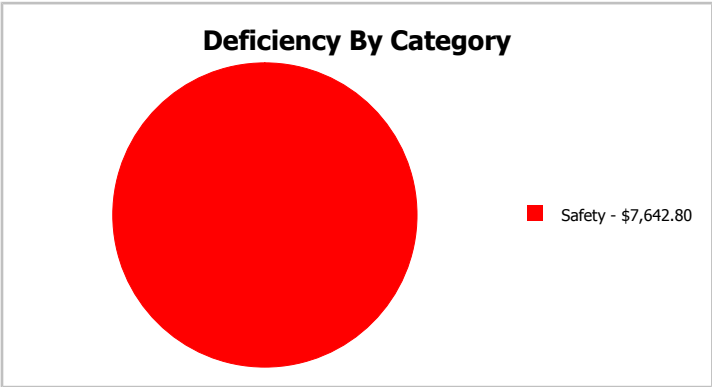
Description:

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:	73,434
Year Built:	2000	Last Renovation:	
Repair Cost:	\$7,643	Replacement Value:	\$2,216,239
FCI:	0.34 %	RSLI%:	41.72 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	25.74 %	0.64 %	\$7,642.80
G30 - Site Mechanical Utilities	65.11 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	50.56 %	0.00 %	\$0.00
Totals:	41.72 %	0.34 %	\$7,642.80

Photo Album

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

- 1). Aerial Image of Cornatzer Elementary School - Feb 25, 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.	73,434	25	2000	2025		32.00 %	0.00 %	8			\$279,784
G2020	Parking Lots	\$1.33	S.F.	73,434	25	2000	2025		32.00 %	0.00 %	8			\$97,667
G2030	Pedestrian Paving	\$1.91	S.F.	73,434	30	2000	2030		43.33 %	0.00 %	13			\$140,259
G2040105	Fence & Guardrails	\$1.23	S.F.	73,434	30	2000	2030		43.33 %	0.00 %	13			\$90,324
G2040950	Covered Walkways	\$1.52	S.F.	73,434	25	2000	2025		32.00 %	0.00 %	8			\$111,620
G2040950	Playing Field	\$4.54	S.F.	73,434	20	2000	2020		15.00 %	0.00 %	3			\$333,390
G2050	Landscaping	\$1.87	S.F.	73,434	15	2000	2015		0.00 %	5.57 %	-2		\$7,642.80	\$137,322
G3010	Water Supply	\$2.34	S.F.	73,434	50	2000	2050		66.00 %	0.00 %	33			\$171,836
G3020	Sanitary Sewer	\$1.45	S.F.	73,434	50	2000	2050		66.00 %	0.00 %	33			\$106,479
G3030	Storm Sewer	\$4.54	S.F.	73,434	50	2000	2050		66.00 %	0.00 %	33			\$333,390
G3060	Fuel Distribution	\$0.98	S.F.	73,434	40	2000	2040		57.50 %	0.00 %	23			\$71,965
G4010	Electrical Distribution	\$2.35	S.F.	73,434	50	2000	2050		66.00 %	0.00 %	33			\$172,570
G4020	Site Lighting	\$1.47	S.F.	73,434	30	2000	2030		43.33 %	0.00 %	13			\$107,948
G4030	Site Communications & Security	\$0.84	S.F.	73,434	15	2000	2015	2020	20.00 %	0.00 %	3			\$61,685
Total									41.72 %	0.34 %			\$7,642.80	\$2,216,239

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 - Covered Walkways



Note:

System: G2040950 - Playing Field



Note:

Campus Assessment Report - Site

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer



Note:

Campus Assessment Report - Site

System: G3030 - Storm Sewer



Note:

System: G3060 - Fuel Distribution



Note:

System: G4010 - Electrical Distribution



Note:

Campus Assessment Report - Site

System: G4020 - Site Lighting



Note:

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.

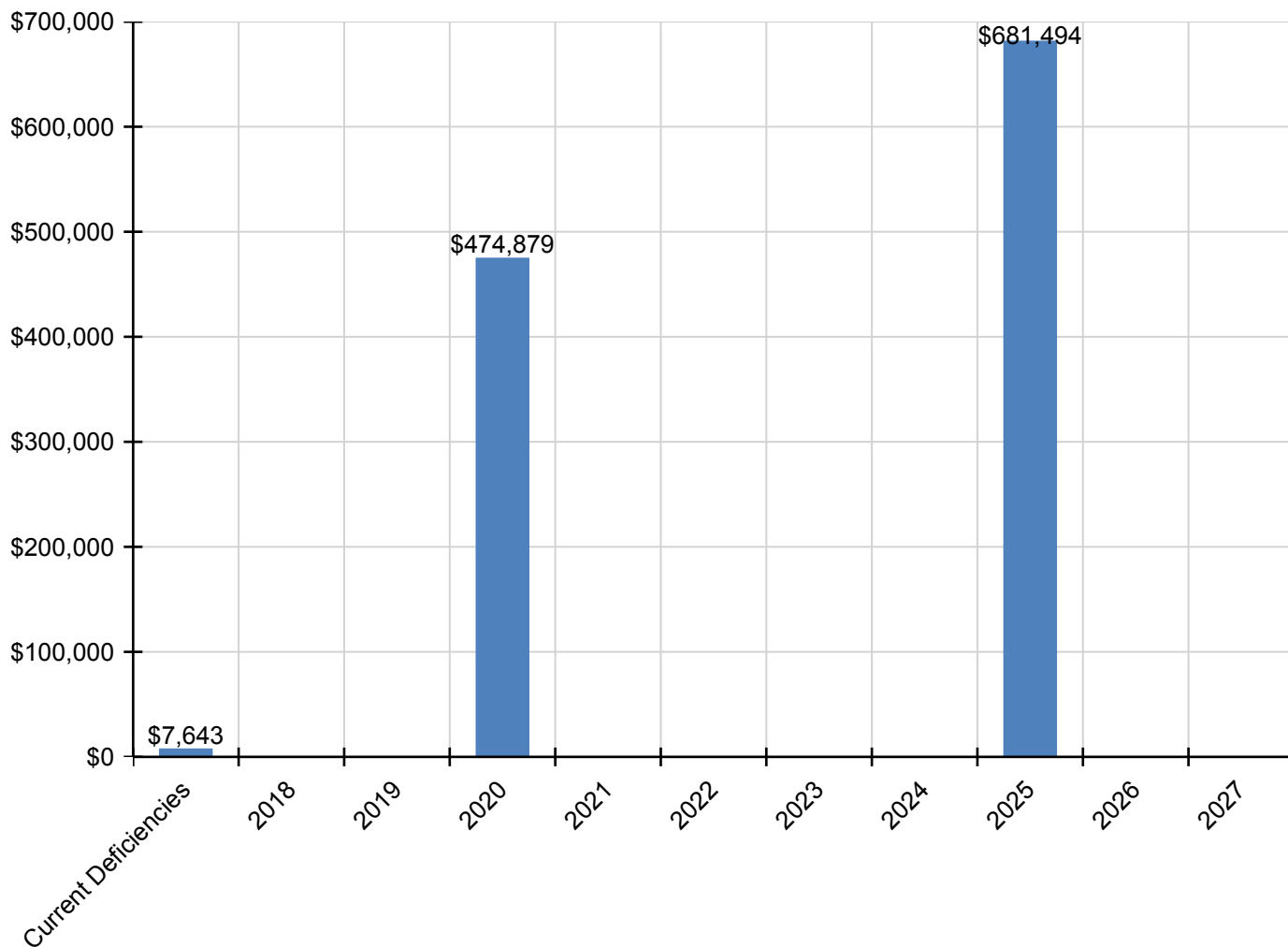
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$7,643	\$0	\$0	\$474,879	\$0	\$0	\$0	\$0	\$681,494	\$0	\$0	\$1,164,017
G - Building Sitework	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G20 - Site Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2010 - Roadways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$389,864	\$0	\$0	\$389,864
G2020 - Parking Lots	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$136,094	\$0	\$0	\$136,094
G2030 - Pedestrian Paving	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040105 - Fence & Guardrails	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Covered Walkways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$155,537	\$0	\$0	\$155,537
G2040950 - Playing Field	\$0	\$0	\$0	\$400,735	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400,735
* G2050 - Landscaping	\$7,643	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,643
G30 - Site Mechanical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3010 - Water Supply	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3020 - Sanitary Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3030 - Storm Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3060 - Fuel Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4020 - Site Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4030 - Site Communications & Security	\$0	\$0	\$0	\$74,145	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$74,145

** Indicates non-renewable system*

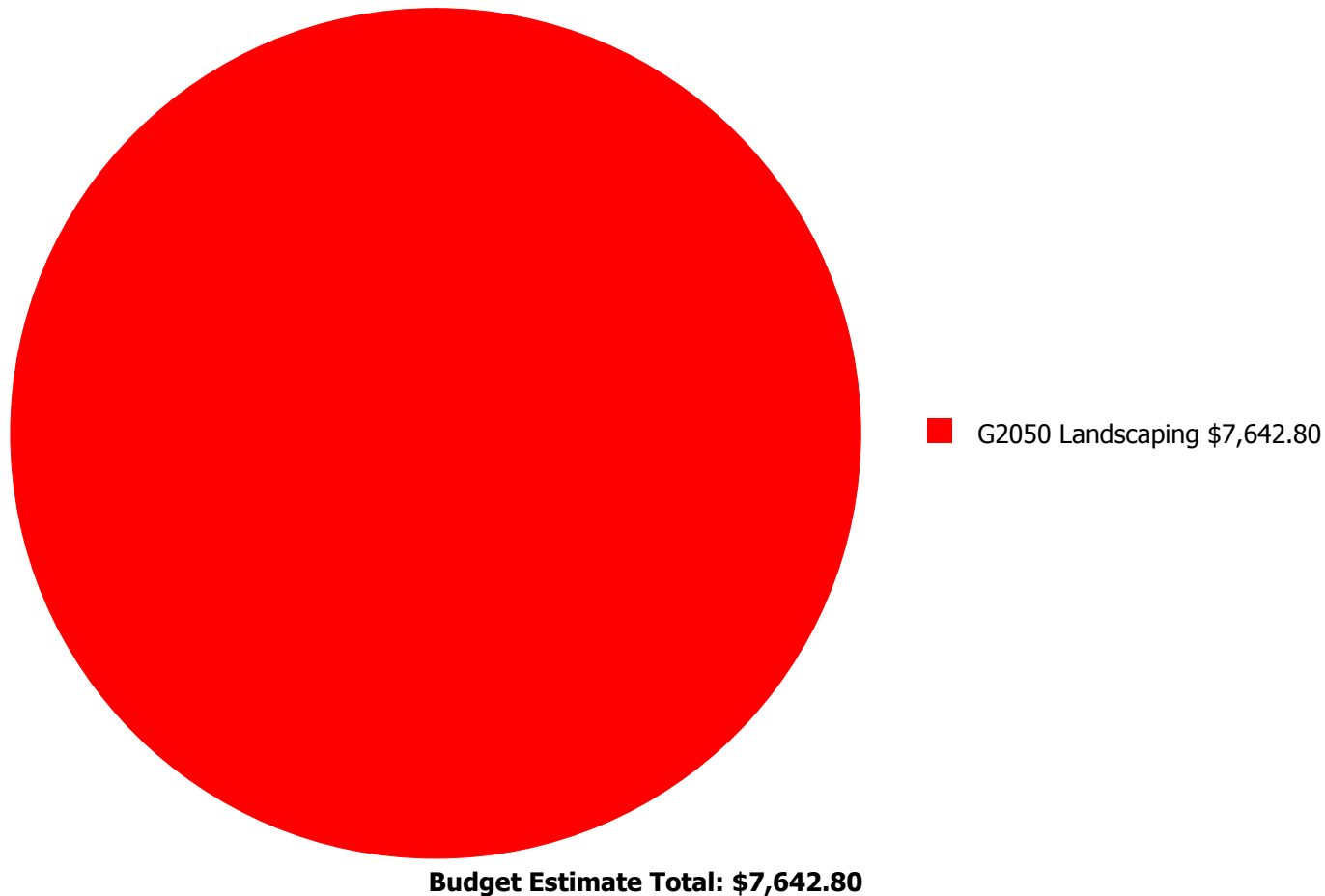
Forecasted Capital Renewal Requirement

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



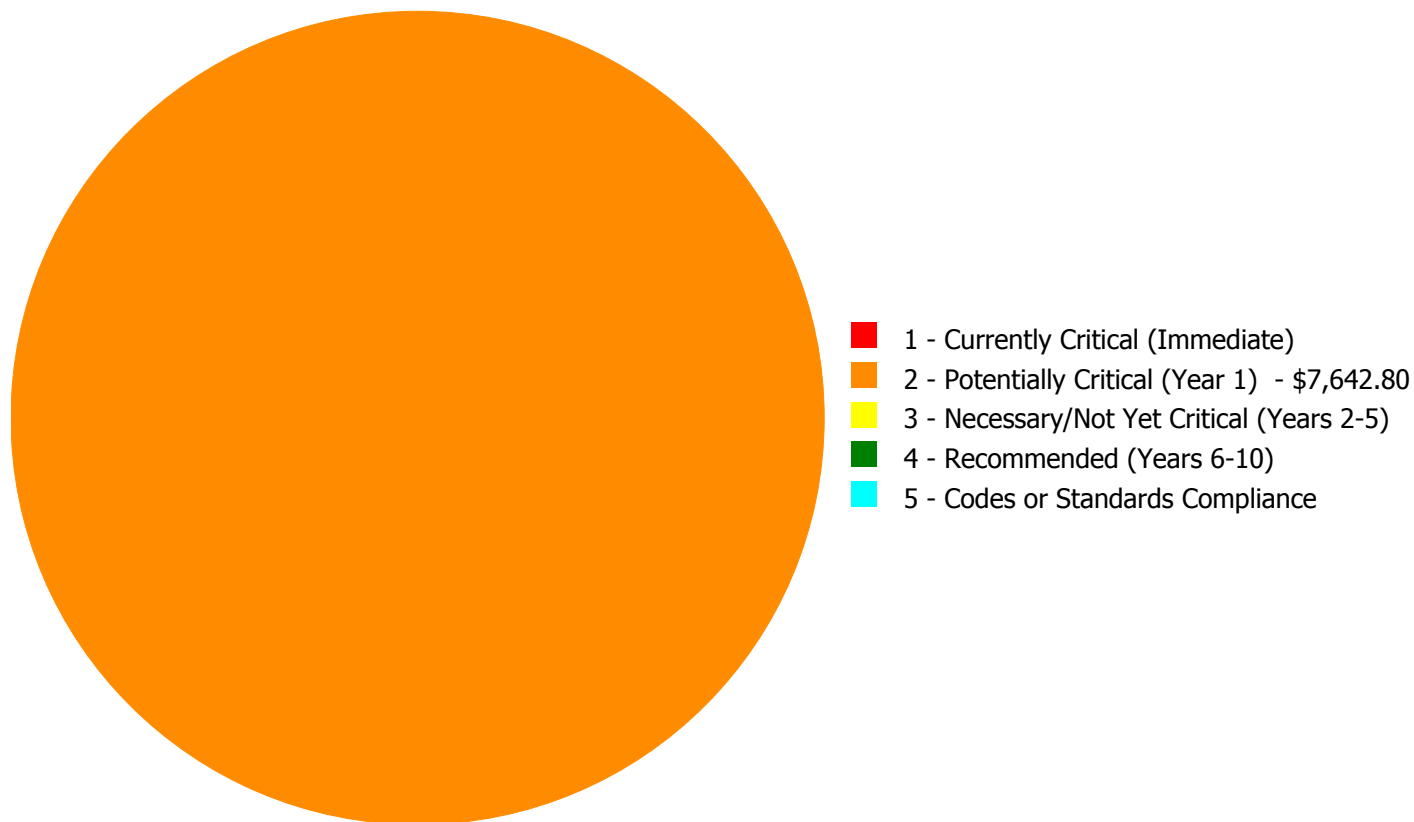
Deficiency Summary by System

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



Deficiency Summary by Priority

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



Budget Estimate Total: \$7,642.80

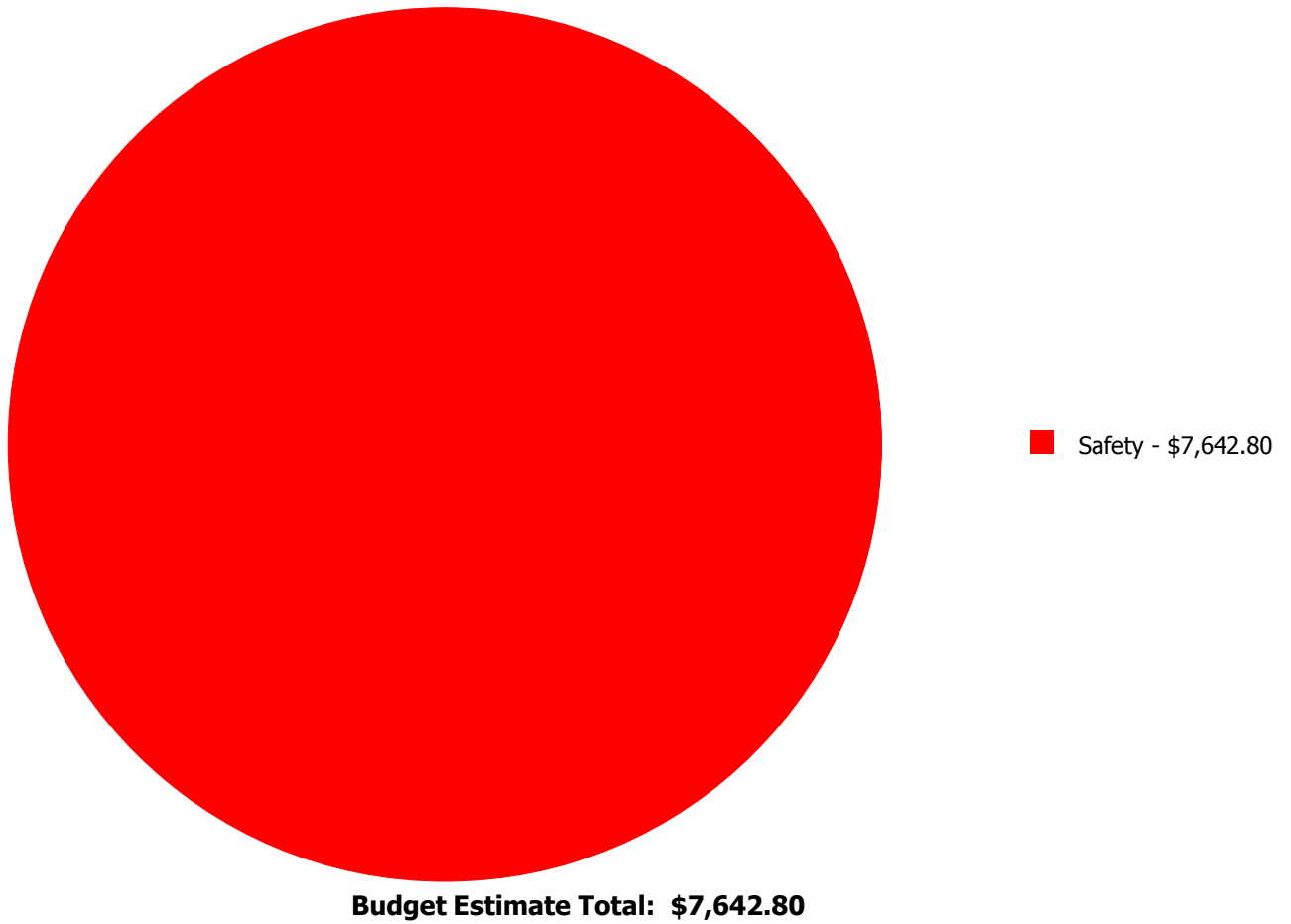
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
G2050	Landscaping	\$0.00	\$7,642.80	\$0.00	\$0.00	\$0.00	\$7,642.80
	Total:	\$0.00	\$7,642.80	\$0.00	\$0.00	\$0.00	\$7,642.80

Deficiency Summary by Category

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



Deficiency Details by Priority

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

Priority 2 - Potentially Critical (Year 1):

System: G2050 - Landscaping



Location: West end bus parking lot
Distress: Failing
Category: Safety
Priority: 2 - Potentially Critical (Year 1)
Correction: Erosion control; incl. soil preparation, topsoil and sodding
Qty: 5,000.00
Unit of Measure: S.F.
Estimate: \$7,642.80
Assessor Name: Somnath Das
Date Created: 02/11/2017

Notes: Erosion occurring past the west end of the parking lot creates a potential hazard for mud/slippy conditions, and is unsightly.

NC School District/300 Davie County/Elementary School

Mocksville Elementary

Draft

Campus Assessment Report

March 7, 2017



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Campus Executive Summary

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

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

Gross Area (SF):	79,448
Year Built:	1970
Last Renovation:	
Replacement Value:	\$16,544,873
Repair Cost:	\$4,612,255.96
Total FCI:	27.88 %
Total RSLI:	37.03 %
FCA Score:	72.12



Description:

GENERAL

Mocksville Elementary School campus is located at 295 Cemetery Street, Mocksville, NC. The campus consists of a 50,572 square foot one-story building constructed in 1970. There have been two additions, a 1997 kindergarten classroom addition of 10,733 square feet and a gym/classroom addition of 17,093 square feet built in 2005. There is also a 1,050 square foot preschool constructed in 2006, and a baseball concessions stand assumed to have been constructed in 1964.

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

Campus Assessment Report - Mocksville Elementary

A. SUBSTRUCTURE

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

B. SUPERSTRUCTURE

Roof construction is steel frame. The exterior enclosure is composed of walls of brick veneer over CMU with metal panel soffits. Exterior windows are clear anodized aluminum frame with fixed insulated panes. Exterior doors are typically hollow metal with glazing and sidelites in hollow metal frames. Roofing is low slope with single ply membrane. There are areas of low-slope roofing of rock ballasted single ply membrane. Roof openings include roof hatches with fixed ladder access. Building entrances appear to comply with ADA requirements

C. INTERIORS

Partitions are typically CMU. Folding partitions are installed between some classrooms. The school was originally constructed as an open concept plan and demising walls between classrooms have been added. Interior doors are typically solid core wood veneer or plastic laminate veneer in hollow metal frames with slot lites and lever hardware. Doors at area separations are rated assemblies. Fittings include: building signage; whiteboards, blackboards and tack boards; toilet accessories and toilet partitions; storage shelving; and lockers.

Wall finishes are typically paint. There is ceramic tile in some restrooms and portions of the kitchen and some vinyl wall fabric. Floor finishes include terrazzo at entrances, VCT in corridors and typical classrooms, carpet tile in the media center and select classrooms, synthetic tiles in the gym, ceramic/quarry tile in toilet rooms and the kitchen, and sealed concrete in utility rooms. Ceiling finishes are typically 2 x 2 suspended acoustical tiles with vinyl faced tiles in the kitchen. Other ceiling finishes include painted exposed structure in the gym.

D. SERVICES

CONVEYING:

The building has no conveying systems and none are required.

PLUMBING:

Plumbing fixtures are typically white porcelain. Water closets are floor mounted with lever handle flush valves. Urinals are wall-hung with lever handle flush valves. Lavatories are wall hung with two-handle or single faucets. Classroom sinks are cabinet mounted stainless steel with high-arc spouts and drinking fountains. Service sinks are floor mounted precast. Dual height drinking fountains are provided in corridors. Domestic water supply piping is soldered copper. Gas fired water heaters provide domestic hot water. Sanitary drain/vent piping is cast iron at original construction and PVC at the gym addition. Floor drains are provided in toilet rooms. Storm water drainage is typically cast iron at original construction and PVC at the addition. Other plumbing systems is natural gas piping.

HVAC:

Heating and cooling is typically provided roof mounted package units utilizing natural gas for heating. Sheet metal ductwork is typically internally insulated, distributing air to ceiling mounted registers. Toilet rooms have ceiling mounted exhaust grilles ducted to fans discharging above the roof. Electronic controls are centrally monitored and controlled.

FIRE PROTECTION:

The main building does not have a fire sprinkler system. There is a fire sprinkler system in the 2005 gym/classroom addition. The building does have a dry chemical fire protection at the kitchen hood. Fire extinguishers and cabinets are distributed near fire exits and in corridors.

ELECTRICAL:

The electrical system is fed from a pad mounted transformer with 1600 amps of 277/480 volt, 3-phase, 4-wire

Campus Assessment Report - Mocksville Elementary

power. Classroom and media center lighting is typically T8 fluorescent bulbs in ceiling surface mounted or lay-in lighting fixtures. GFCI outlets are provided at wet areas in newer construction. The building has battery back-up emergency lighting and illuminated exit signs. There is no emergency generator.

COMMUNICATIONS AND SECURITY:

The fire alarm system consists of audio and visual annunciators in corridors and common areas. They can also be activated by pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are integrated and include dedicated equipment closets. This building has a local area network (LAN). There is a public address and paging system integrated with the telephone system. This building has a locally monitored security camera system with both interior and exterior cameras, and controlled access doors.

E. EQUIPMENT & FURNISHINGS

This building includes the following items and equipment: fixed food service; residential appliances; library equipment; gym backstops and other gym equipment; telescoping bleachers in the gym; audio-visual equipment; Smartboards; and fixed wood and plastic laminate casework.

G. SITE

Campus site features include: asphalt paved driveways and parking lots; concrete pedestrian pavement; covered walkways; fencing; a flag pole; playground equipment; landscaping; a monument sign; and a ball field. Site mechanical and electrical features include water, sewer, natural gas piping, the FDC standpipe; and site lighting.

Attributes:

General Attributes:

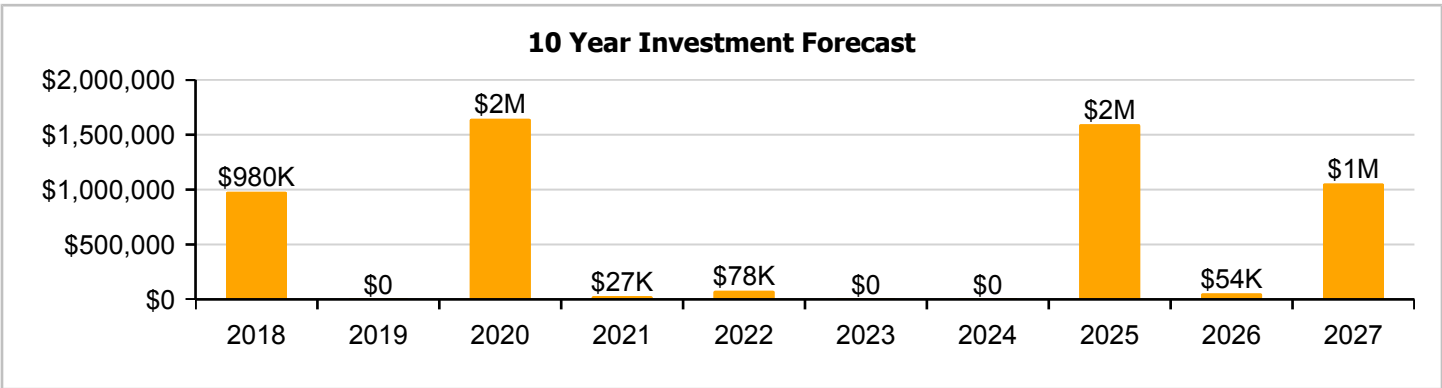
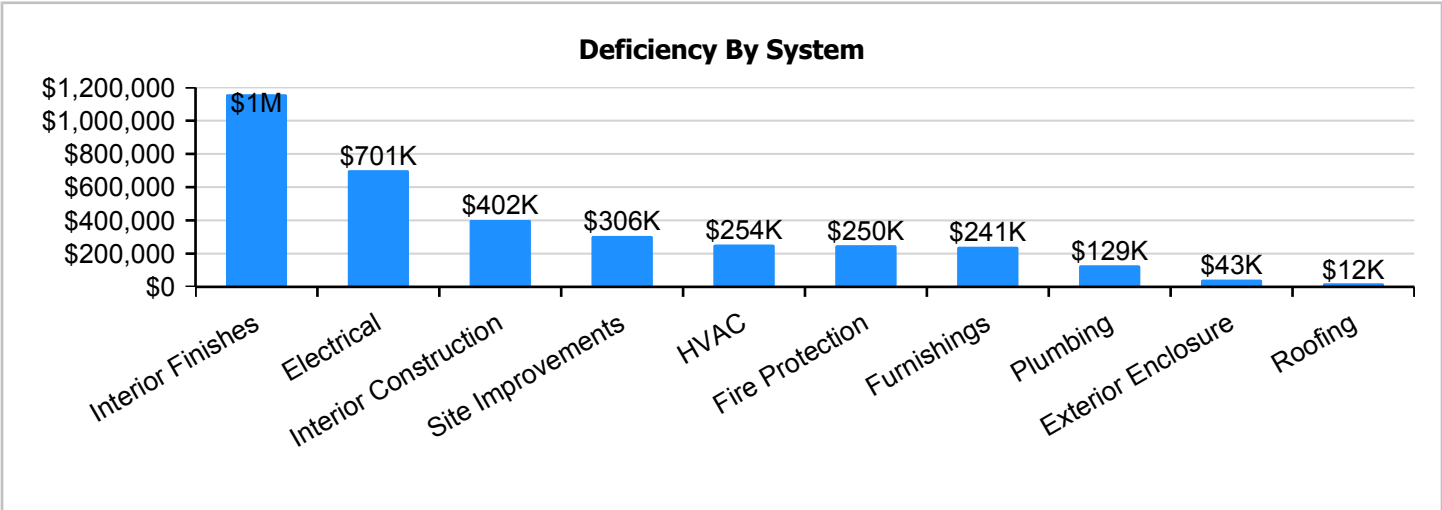
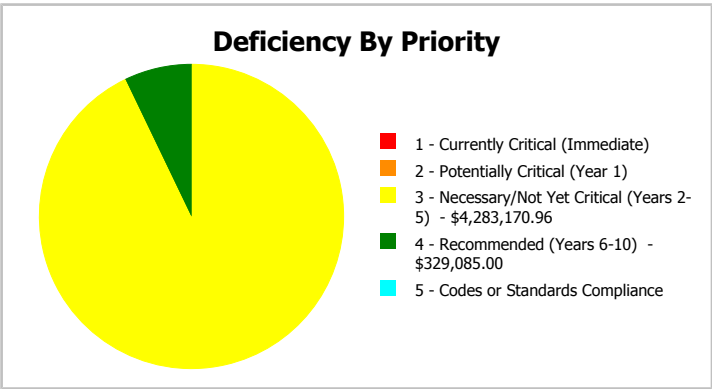
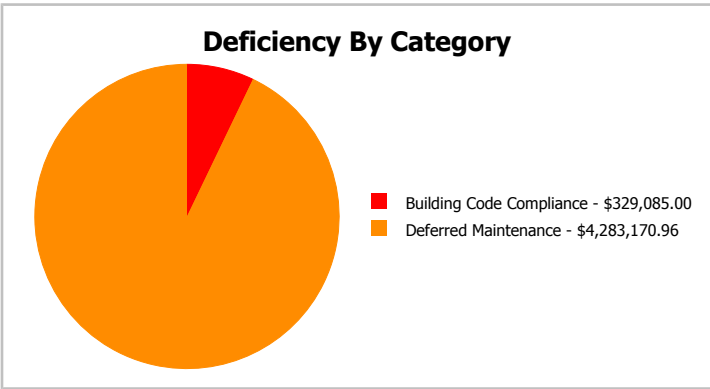
Condition Assessor:	Ann Buerger Linden	Assessment Date:
Suitability Assessor:		

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:		Status:	
School Grades:	22	Site Acreage:	22

Campus Dashboard Summary

Gross Area:	79,448	Last Renovation:	
Year Built:	1970	Replacement Value:	\$16,544,873
Repair Cost:	\$4,612,256	RSLI%:	37.03 %
FCI:	27.88 %		



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.

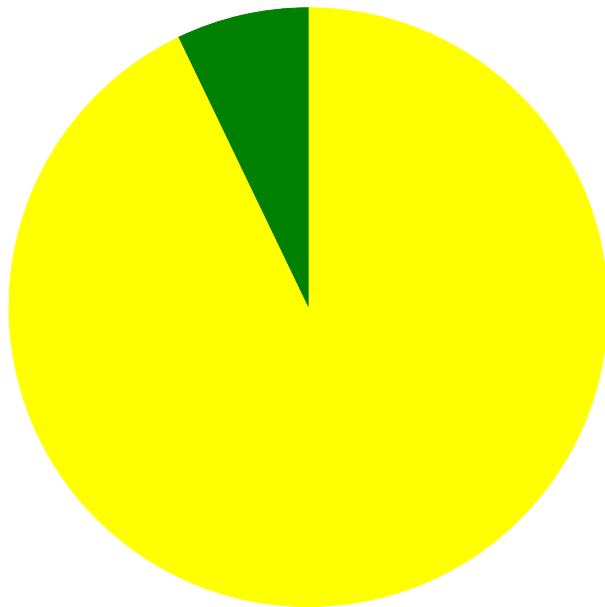
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	64.67 %	0.00 %	\$0.00
B10 - Superstructure	64.67 %	0.00 %	\$0.00
B20 - Exterior Enclosure	58.35 %	3.67 %	\$56,742.00
B30 - Roofing	57.84 %	2.82 %	\$16,132.00
C10 - Interior Construction	35.27 %	29.53 %	\$530,703.00
C30 - Interior Finishes	12.00 %	78.05 %	\$1,527,494.00
D20 - Plumbing	54.19 %	14.00 %	\$169,669.00
D30 - HVAC	21.70 %	20.05 %	\$334,888.00
D40 - Fire Protection	13.08 %	86.02 %	\$329,085.00
D50 - Electrical	28.72 %	41.84 %	\$925,114.00
E10 - Equipment	23.97 %	0.00 %	\$0.00
E20 - Furnishings	12.60 %	69.98 %	\$318,199.00
G20 - Site Improvements	32.99 %	31.81 %	\$404,229.96
G30 - Site Mechanical Utilities	12.74 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	71.95 %	0.00 %	\$0.00
Totals:	37.03 %	27.88 %	\$4,612,255.96

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance
1970 Main	50,572	42.37	\$0.00	\$0.00	\$3,569,171.00	\$271,470.00	\$0.00
1997 K-Wing	10,733	16.63	\$0.00	\$0.00	\$258,440.00	\$57,615.00	\$0.00
2005 Gym and Classrooms	17,093	1.69	\$0.00	\$0.00	\$51,330.00	\$0.00	\$0.00
2006 Preschool	1,050	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Site	79,448	17.08	\$0.00	\$0.00	\$404,229.96	\$0.00	\$0.00
Total:		27.88	\$0.00	\$0.00	\$4,283,170.96	\$329,085.00	\$0.00

Deficiencies By Priority



- 1 - Currently Critical (Immediate)
- 2 - Potentially Critical (Year 1)
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$4,283,170.96
- 4 - Recommended (Years 6-10) - \$329,085.00
- 5 - Codes or Standards Compliance

Budget Estimate Total: \$4,612,255.96

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	50,572
Year Built:	1970
Last Renovation:	
Replacement Value:	\$9,065,032
Repair Cost:	\$3,840,641.00
Total FCI:	42.37 %
Total RSLI:	28.99 %
FCA Score:	57.63



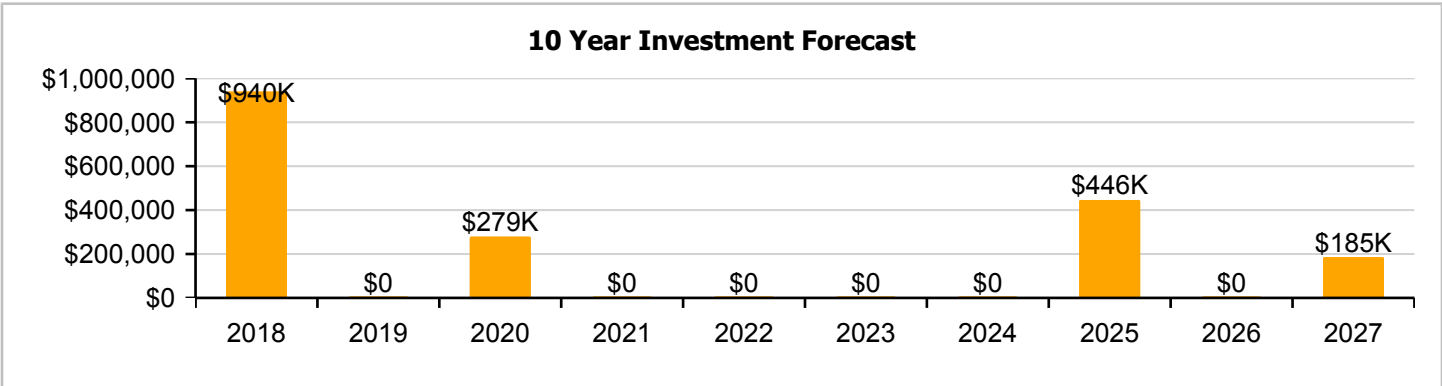
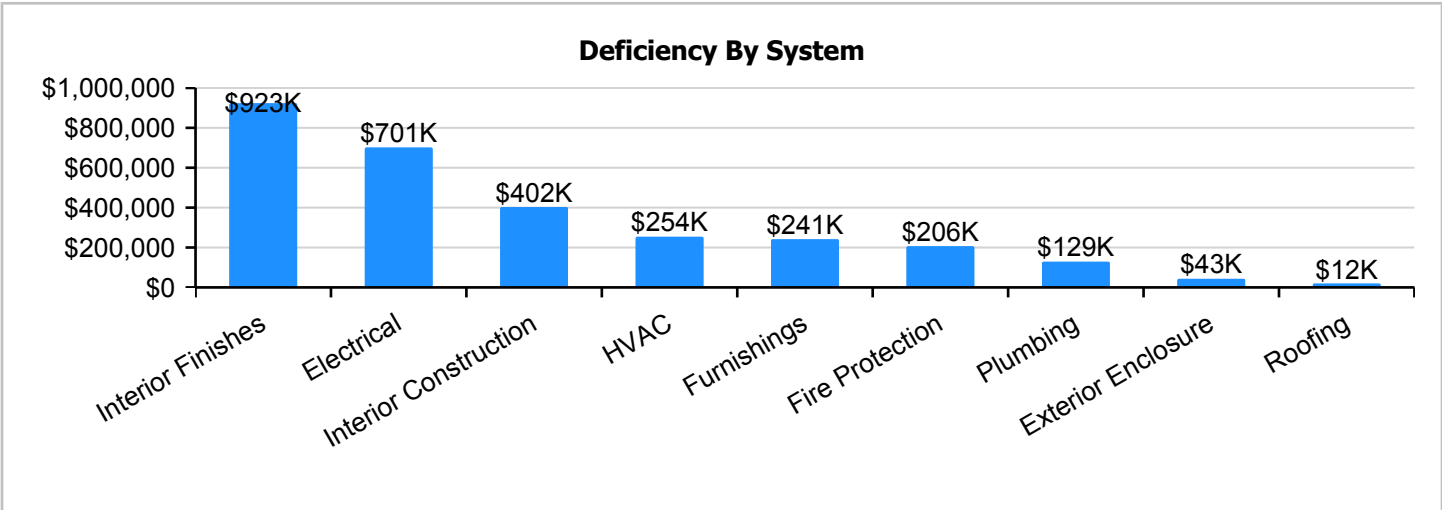
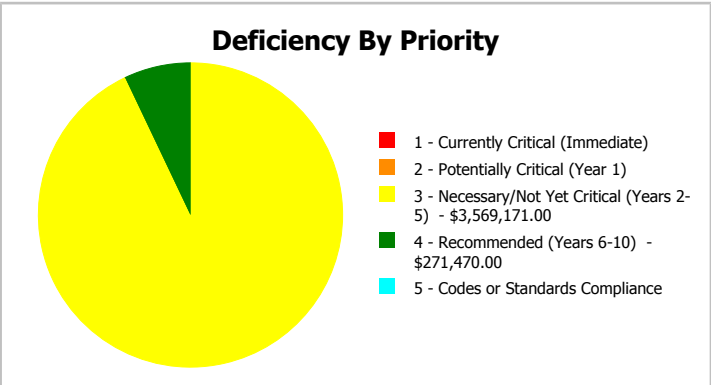
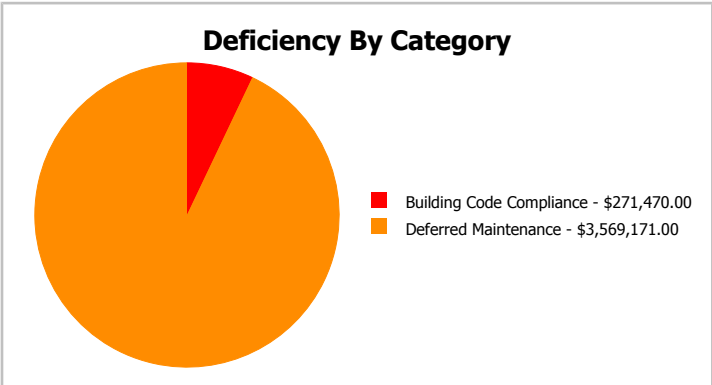
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	ES -Elementary School	Gross Area:	50,572
Year Built:	1970	Last Renovation:	
Repair Cost:	\$3,840,641	Replacement Value:	\$9,065,032
FCI:	42.37 %	RSLI%:	28.99 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	53.00 %	0.00 %	\$0.00
B10 - Superstructure	53.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	53.53 %	5.77 %	\$56,742.00
B30 - Roofing	62.41 %	4.39 %	\$16,132.00
C10 - Interior Construction	21.14 %	46.41 %	\$530,703.00
C30 - Interior Finishes	3.33 %	97.80 %	\$1,217,724.00
D20 - Plumbing	56.44 %	21.97 %	\$169,669.00
D30 - HVAC	7.79 %	31.50 %	\$334,888.00
D40 - Fire Protection	0.00 %	110.00 %	\$271,470.00
D50 - Electrical	20.24 %	65.71 %	\$925,114.00
E10 - Equipment	21.94 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	110.00 %	\$318,199.00
Totals:	28.99 %	42.37 %	\$3,840,641.00

Photo Album

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

1). East Elevation - Mar 06, 2017



2). North Elevation - Mar 06, 2017



3). West Elevation - Mar 06, 2017



4). South Elevation - Mar 06, 2017



Condition Detail

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

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

System Listing

Campus Assessment Report - 1970 Main

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.70	S.F.	50,572	100	1970	2070		53.00 %	0.00 %	53			\$237,688
A1030	Slab on Grade	\$8.26	S.F.	50,572	100	1970	2070		53.00 %	0.00 %	53			\$417,725
B1020	Roof Construction	\$15.44	S.F.	50,572	100	1970	2070		53.00 %	0.00 %	53			\$780,832
B2010	Exterior Walls	\$9.24	S.F.	50,572	100	1970	2070		53.00 %	0.00 %	53			\$467,285
B2020	Exterior Windows	\$9.20	S.F.	50,572	30	2005	2035		60.00 %	0.00 %	18			\$465,262
B2030	Exterior Doors	\$1.02	S.F.	50,572	30	1970	2000		0.00 %	110.00 %	-17		\$56,742.00	\$51,583
B3010120	Single Ply Membrane	\$6.98	S.F.	50,572	20	2010	2030		65.00 %	0.00 %	13			\$352,993
B3020	Roof Openings	\$0.29	S.F.	50,572	25	1970	1995		0.00 %	110.00 %	-22		\$16,132.00	\$14,666
C1010	Partitions	\$10.59	S.F.	50,572	75	1970	2045		37.33 %	0.00 %	28			\$535,557
C1020	Interior Doors	\$2.48	S.F.	50,572	30	1997	2027		33.33 %	0.00 %	10			\$125,419
C1030	Fittings	\$9.54	S.F.	50,572	20	1970	1990		0.00 %	110.00 %	-27		\$530,703.00	\$482,457
C3010	Wall Finishes	\$2.73	S.F.	50,572	10	2010	2020		30.00 %	0.00 %	3			\$138,062
C3020	Floor Finishes	\$11.15	S.F.	50,572	20	1988	2008		0.00 %	110.00 %	-9		\$620,266.00	\$563,878
C3030	Ceiling Finishes	\$10.74	S.F.	50,572	25	1970	1995		0.00 %	110.00 %	-22		\$597,458.00	\$543,143
D2010	Plumbing Fixtures	\$11.26	S.F.	50,572	30	2008	2038		70.00 %	0.00 %	21			\$569,441
D2020	Domestic Water Distribution	\$0.96	S.F.	50,572	30	2010	2040		76.67 %	0.00 %	23			\$48,549
D2030	Sanitary Waste	\$1.52	S.F.	50,572	30	1970	2000		0.00 %	110.00 %	-17		\$84,556.00	\$76,869
D2040	Rain Water Drainage	\$1.36	S.F.	50,572	30	1970	2000		0.00 %	110.00 %	-17		\$75,656.00	\$68,778
D2090	Other Plumbing Systems -Nat Gas	\$0.17	S.F.	50,572	40	1970	2010		0.00 %	110.00 %	-7		\$9,457.00	\$8,597
D3040	Distribution Systems	\$6.02	S.F.	50,572	30	1970	2000		0.00 %	110.00 %	-17		\$334,888.00	\$304,443
D3050	Terminal & Package Units	\$13.09	S.F.	50,572	15	2003	2018		6.67 %	0.00 %	1			\$661,987
D3060	Controls & Instrumentation	\$1.91	S.F.	50,572	20	2005	2025		40.00 %	0.00 %	8			\$96,593
D4010	Sprinklers	\$4.22	S.F.	50,572	30			2017	0.00 %	110.00 %	0		\$234,755.00	\$213,414
D4020	Standpipes	\$0.66	S.F.	50,572	30			2017	0.00 %	110.00 %	0		\$36,715.00	\$33,378
D5010	Electrical Service/Distribution	\$1.65	S.F.	50,572	40	2016	2056		97.50 %	0.00 %	39			\$83,444
D5020	Branch Wiring	\$4.99	S.F.	50,572	30	1970	2000		0.00 %	110.00 %	-17		\$277,590.00	\$252,354
D5020	Lighting	\$11.64	S.F.	50,572	30	1970	2000		0.00 %	110.00 %	-17		\$647,524.00	\$588,658
D5030810	Security & Detection Systems	\$1.83	S.F.	50,572	15	2014	2029		80.00 %	0.00 %	12			\$92,547
D5030910	Fire Alarm Systems	\$3.31	S.F.	50,572	15	2003	2018		6.67 %	0.00 %	1			\$167,393
D5030920	Data Communication	\$4.30	S.F.	50,572	15	2010	2025		53.33 %	0.00 %	8			\$217,460
D5090	Other Electrical Systems	\$0.12	S.F.	50,572	20	2005	2025		40.00 %	0.00 %	8			\$6,069
E1020	Institutional Equipment	\$0.30	S.F.	50,572	20	2010	2030		65.00 %	0.00 %	13			\$15,172
E1090	Other Equipment	\$1.86	S.F.	50,572	20	2000	2020		15.00 %	0.00 %	3			\$94,064
E2010	Fixed Furnishings	\$5.72	S.F.	50,572	20	1970	1990		0.00 %	110.00 %	-27		\$318,199.00	\$289,272
Total									28.99 %	42.37 %			\$3,840,641.00	\$9,065,032

System Notes

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

System: A1030 - Slab on Grade



Note:

System: B2010 - Exterior Walls



Note:

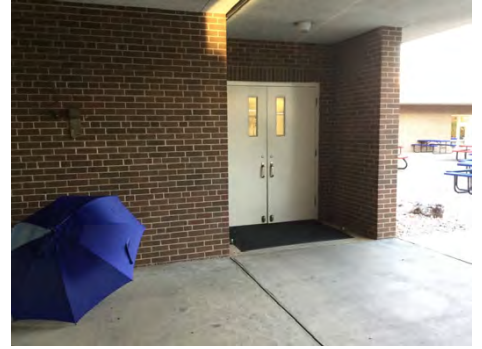
System: B2020 - Exterior Windows



Note: Aluminum framed windows appear to match gym addition and are therefore assumed new in 2005.

Campus Assessment Report - 1970 Main

System: B2030 - Exterior Doors



Note:

System: B3010120 - Single Ply Membrane



Note: The roof is fairly new with no reported leaks. There was considerable pooling of water due to condensation at the time of assessment. Consider increasing roof slope with tapered insulation at next re-roofing project.

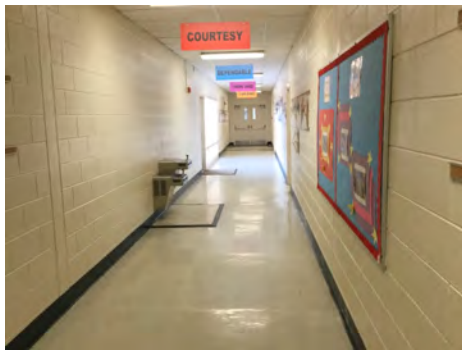
System: B3020 - Roof Openings



Note:

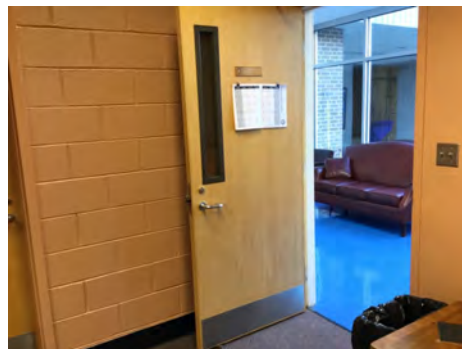
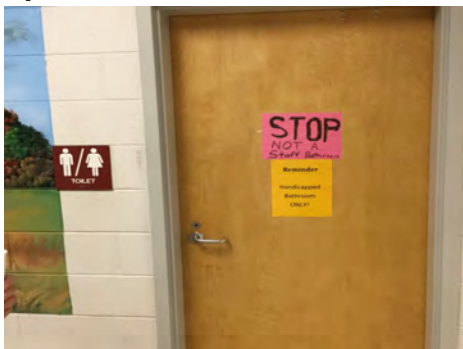
Campus Assessment Report - 1970 Main

System: C1010 - Partitions



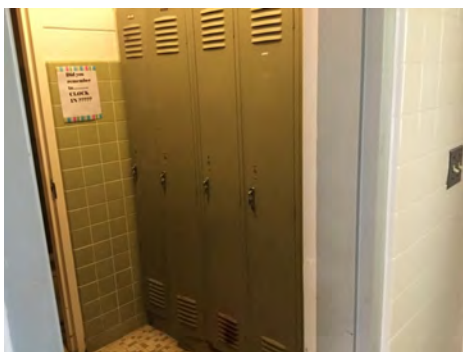
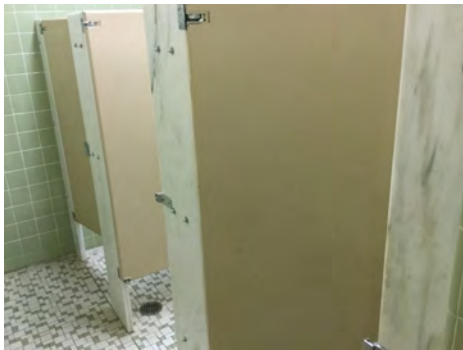
Note:

System: C1020 - Interior Doors



Note:

System: C1030 - Fittings



Note:

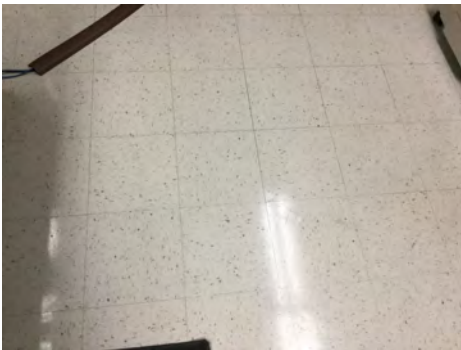
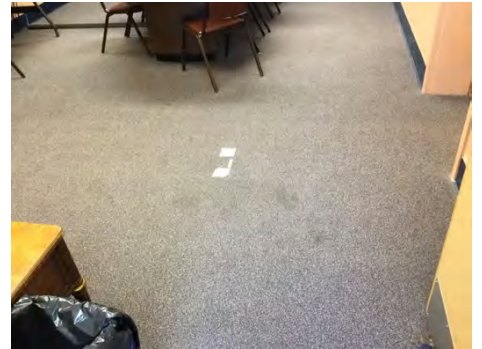
Campus Assessment Report - 1970 Main

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

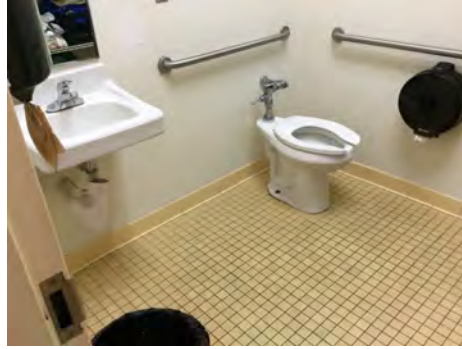
System: C3030 - Ceiling Finishes



Note:

Campus Assessment Report - 1970 Main

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

Campus Assessment Report - 1970 Main

System: D2040 - Rain Water Drainage



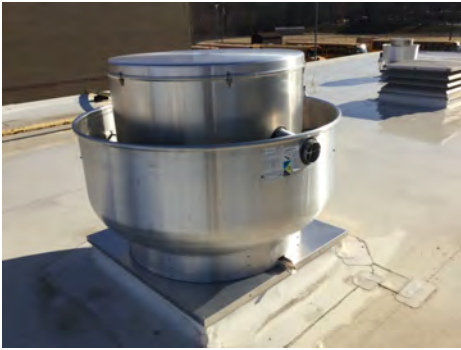
Note:

System: D2090 - Other Plumbing Systems -Nat Gas



Note:

System: D3040 - Distribution Systems



Note:

Campus Assessment Report - 1970 Main

System: D3050 - Terminal & Package Units



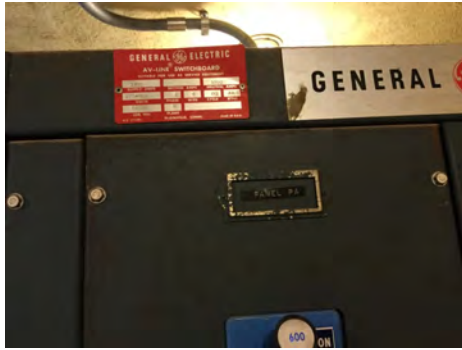
Note:

System: D3060 - Controls & Instrumentation



Note:

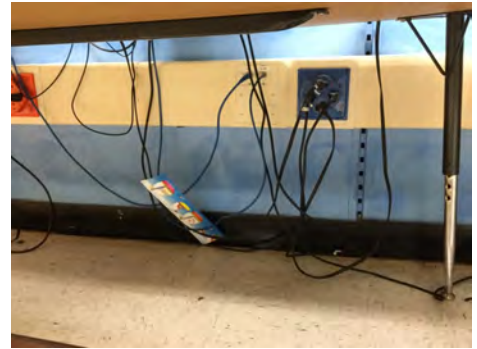
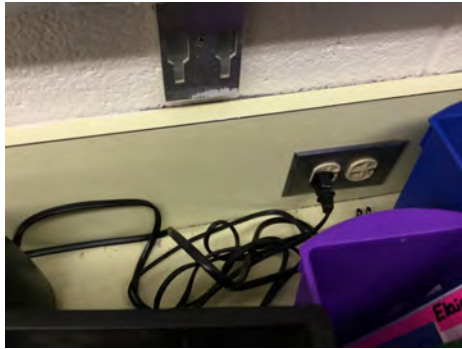
System: D5010 - Electrical Service/Distribution



Note:

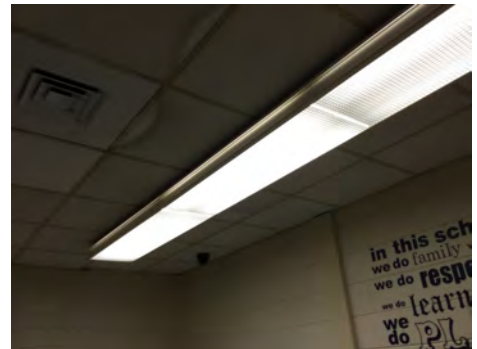
Campus Assessment Report - 1970 Main

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

Campus Assessment Report - 1970 Main

System: D5030910 - Fire Alarm Systems



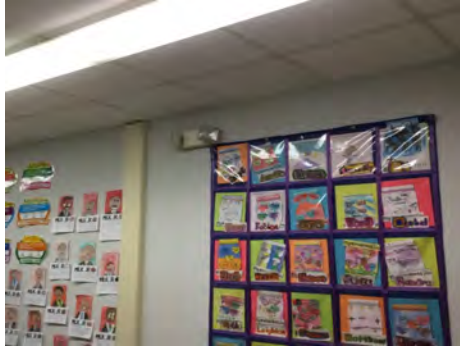
Note:

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems



Note:

Campus Assessment Report - 1970 Main

System: E1020 - Institutional Equipment



Note:

System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$3,840,641	\$939,689	\$0	\$279,015	\$0	\$0	\$0	\$0	\$446,073	\$0	\$185,407	\$5,690,824
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$56,742	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$56,742
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
B3020 - Roof Openings	\$16,132	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,132
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	\$185,407	\$185,407
C1030 - Fittings	\$530,703	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$530,703
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$165,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$165,950
C3020 - Floor Finishes	\$620,266	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$620,266
C3030 - Ceiling Finishes	\$597,458	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$597,458
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

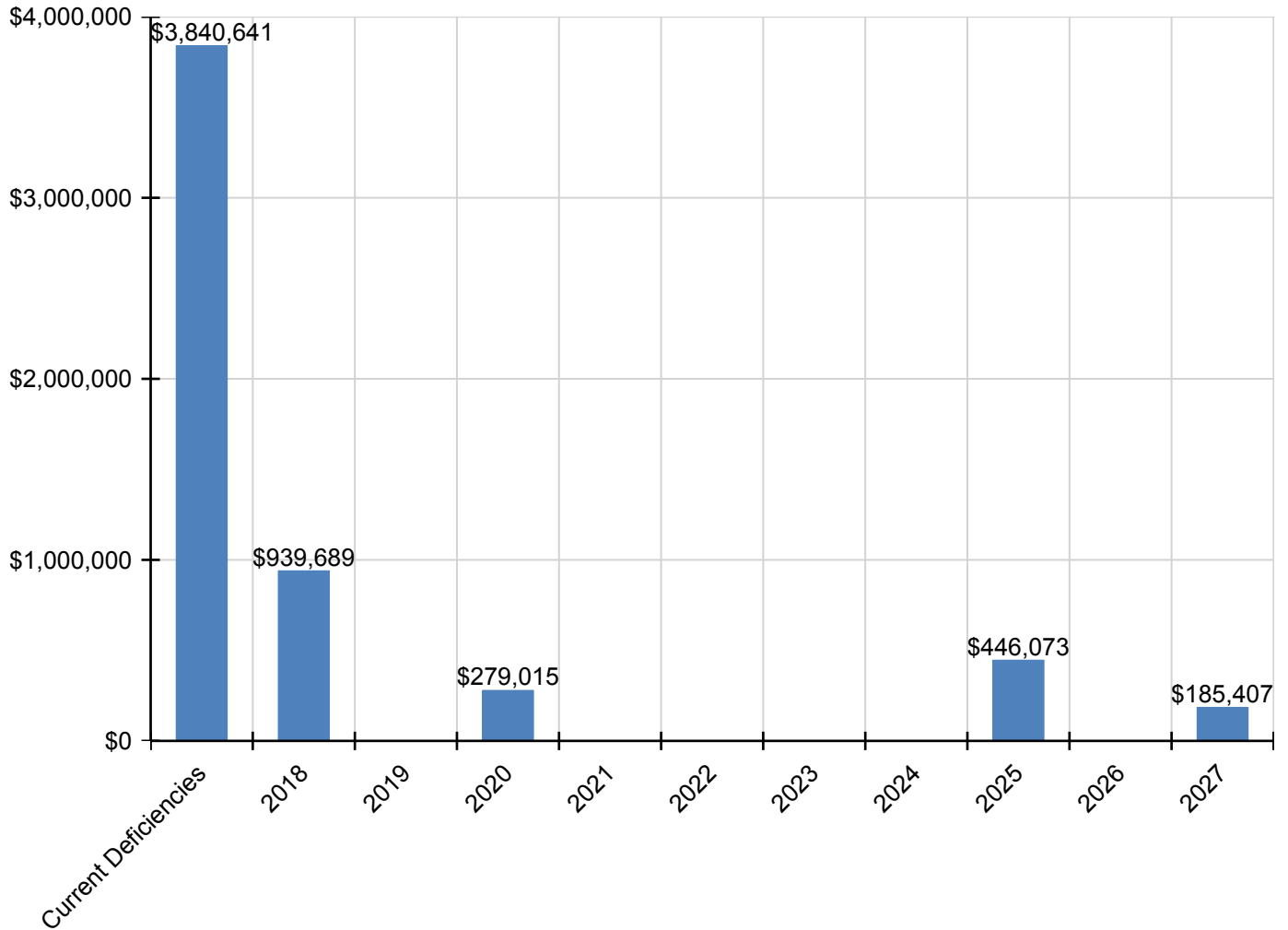
Campus Assessment Report - 1970 Main

D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$84,556	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$84,556
D2040 - Rain Water Drainage	\$75,656	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,656
D2090 - Other Plumbing Systems -Nat Gas	\$9,457	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,457
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$334,888	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$334,888
D3050 - Terminal & Package Units	\$0	\$750,032	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$750,032
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$134,597	\$0	\$0	\$0	\$134,597
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$234,755	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$234,755
D4020 - Standpipes	\$36,715	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,715
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	\$277,590	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$277,590
D5020 - Lighting	\$647,524	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$647,524
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$0	\$189,657	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$189,657
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$303,019	\$0	\$0	\$0	\$303,019
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,457	\$0	\$0	\$0	\$8,457
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1090 - Other Equipment	\$0	\$0	\$0	\$113,064	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$113,064
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$318,199	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$318,199

* Indicates non-renewable system

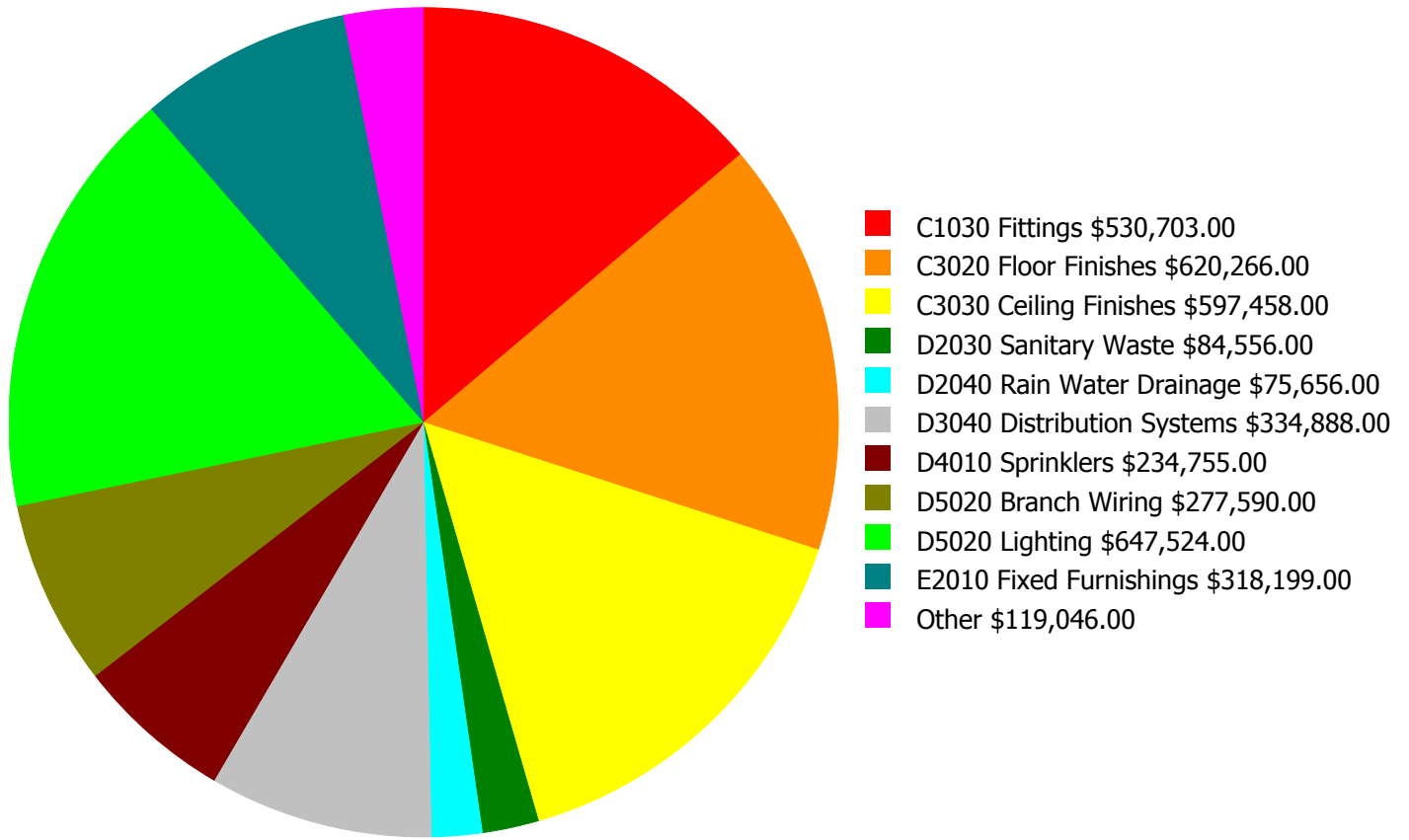
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

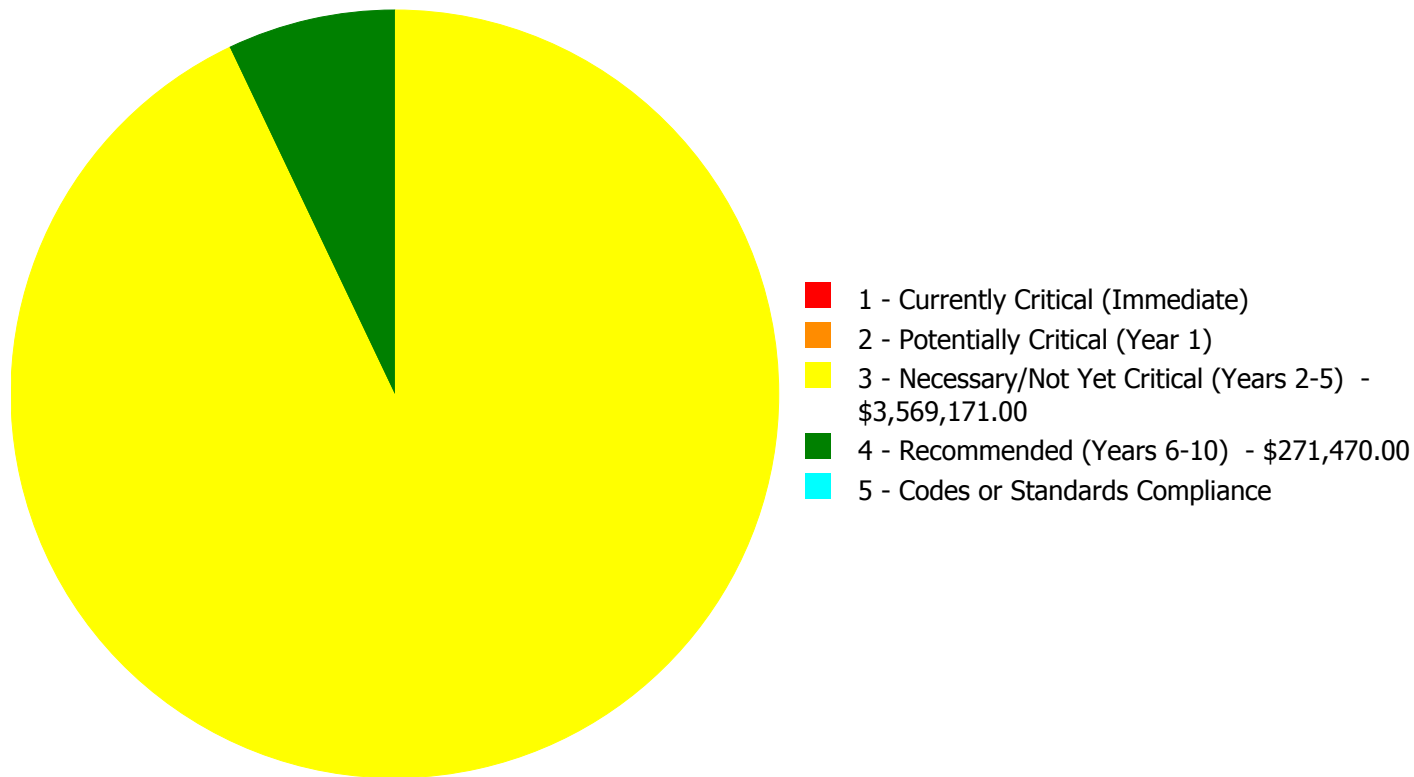
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$3,840,641.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$3,840,641.00

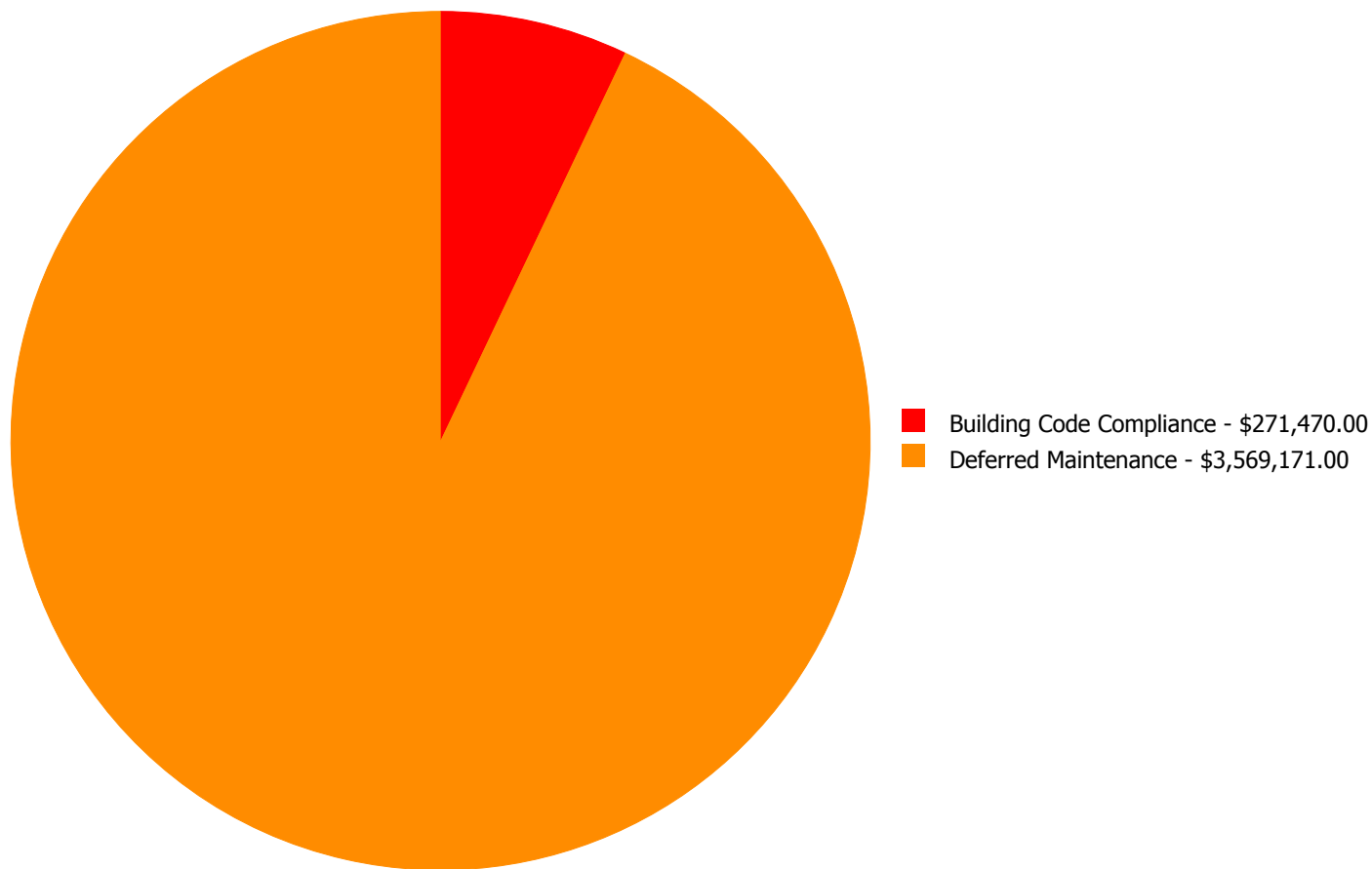
Deficiency By Priority Investment Table

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	\$56,742.00	\$0.00	\$0.00	\$56,742.00
B3020	Roof Openings	\$0.00	\$0.00	\$16,132.00	\$0.00	\$0.00	\$16,132.00
C1030	Fittings	\$0.00	\$0.00	\$530,703.00	\$0.00	\$0.00	\$530,703.00
C3020	Floor Finishes	\$0.00	\$0.00	\$620,266.00	\$0.00	\$0.00	\$620,266.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$597,458.00	\$0.00	\$0.00	\$597,458.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$84,556.00	\$0.00	\$0.00	\$84,556.00
D2040	Rain Water Drainage	\$0.00	\$0.00	\$75,656.00	\$0.00	\$0.00	\$75,656.00
D2090	Other Plumbing Systems -Nat Gas	\$0.00	\$0.00	\$9,457.00	\$0.00	\$0.00	\$9,457.00
D3040	Distribution Systems	\$0.00	\$0.00	\$334,888.00	\$0.00	\$0.00	\$334,888.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$234,755.00	\$0.00	\$234,755.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$36,715.00	\$0.00	\$36,715.00
D5020	Branch Wiring	\$0.00	\$0.00	\$277,590.00	\$0.00	\$0.00	\$277,590.00
D5020	Lighting	\$0.00	\$0.00	\$647,524.00	\$0.00	\$0.00	\$647,524.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$318,199.00	\$0.00	\$0.00	\$318,199.00
	Total:	\$0.00	\$0.00	\$3,569,171.00	\$271,470.00	\$0.00	\$3,840,641.00

Deficiency Summary by Category

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



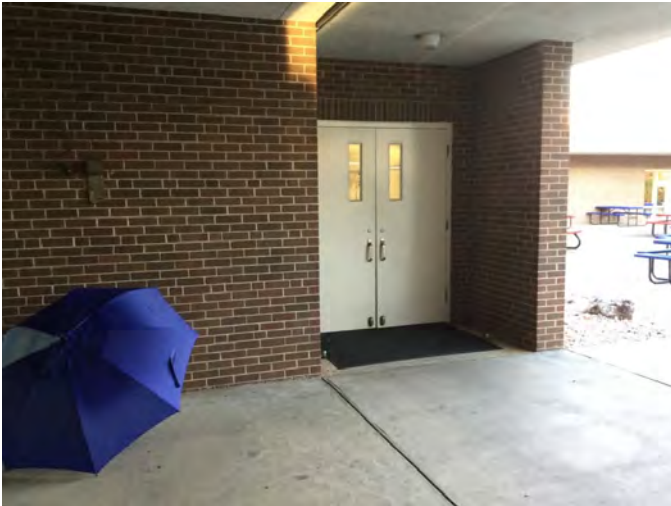
Budget Estimate Total: \$3,840,641.00

Deficiency Details by Priority

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

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

System: B2030 - Exterior Doors



Location: Exterior doors
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 50,572.00
Unit of Measure: S.F.
Estimate: \$56,742.00
Assessor Name: Ann Buerger Linden
Date Created: 02/14/2017

Notes: Although the main entry doors have been replaced, and the side breezeway has been enclosed with a door assembly for security reasons, most exterior doors are beyond their expected life and should be replaced.

System: B3020 - Roof Openings



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 50,572.00
Unit of Measure: S.F.
Estimate: \$16,132.00
Assessor Name: Ann Buerger Linden
Date Created: 02/14/2017

Notes: The roof hatch is beyond its expected life. Replacement is recommended.

System: C1030 - Fittings



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 50,572.00
Unit of Measure: S.F.
Estimate: \$530,703.00
Assessor Name: Ann Buerger Linden
Date Created: 02/14/2017

Notes: In general, fittings are beyond their expected life. Room signage is not up to code. Lockers in the kitchen are rusted, some blackboards still exist and whiteboards are beginning to be stained. System renewal is recommended.

System: C3020 - Floor Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 50,572.00
Unit of Measure: S.F.
Estimate: \$620,266.00
Assessor Name: Ann Buerger Linden
Date Created: 02/14/2017

Notes: Carpet to VCT changes began in 1988 and is ongoing. Those early replacements, along with original VCT, are beyond their expected useful life. Asbestos containing mastic under VCT is reported to be present in the building. System renewal is recommended.

System: C3030 - Ceiling Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 50,572.00
Unit of Measure: S.F.
Estimate: \$597,458.00
Assessor Name: Ann Buerger Linden
Date Created: 02/14/2017

Notes: The ceiling grid system is believed to be original and is beyond its expected useful life. Although most tile are in fair to good condition, a number of water stained tile were observed. These are believed to precede the roof replacement of several years ago. Grid is generally yellowed. Coordinate ceiling replacement with other system renewals such as HVAC distribution and lighting.

System: D2030 - Sanitary Waste



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 50,572.00
Unit of Measure: S.F.
Estimate: \$84,556.00
Assessor Name: Ann Buerger Linden
Date Created: 02/14/2017

Notes: The sanitary waste system is original and beyond its expected useful life. System renewal is recommended.

System: D2040 - Rain Water Drainage



Location: Roof and throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 50,572.00
Unit of Measure: S.F.
Estimate: \$75,656.00
Assessor Name: Ann Buerger Linden
Date Created: 02/14/2017

Notes: The rain water drainage system is believed to be original and is beyond its expected useful life. The facilities management department reports inadequate roof drainage. System renewal is recommended.

System: D2090 - Other Plumbing Systems -Nat Gas



Location: Roof, kitchen, EQ rooms
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 50,572.00
Unit of Measure: S.F.
Estimate: \$9,457.00
Assessor Name: Ann Buerger Linden
Date Created: 02/14/2017

Notes: Natural gas piping is presumed to be original and is there beyond its expected useful life. System renewal is recommended.

System: D3040 - Distribution Systems



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 50,572.00
Unit of Measure: S.F.
Estimate: \$334,888.00
Assessor Name: Ann Buerger Linden
Date Created: 02/14/2017

Notes: HVAC distribution systems are typically original and beyond expected useful life. Supply ductwork is typically internally insulated and cannot be cleaned. System renewal is recommended.

System: D5020 - Branch Wiring



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 50,572.00
Unit of Measure: S.F.
Estimate: \$277,590.00
Assessor Name: Ann Buerger Linden
Date Created: 02/14/2017

Notes: The branch wiring system is mostly original and well beyond its expected useful life. GFI outlets were not seen in all wet areas. System renewal is recommended.

System: D5020 - Lighting



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 50,572.00
Unit of Measure: S.F.
Estimate: \$647,524.00
Assessor Name: Ann Buerger Linden
Date Created: 02/14/2017

Notes: Although lighting has been upgraded to T8 bulbs and ballasts, typically original fixtures have been retrofitted. They system is considered expired. System renewal is recommended.

System: E2010 - Fixed Furnishings



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 50,572.00
Unit of Measure: S.F.
Estimate: \$318,199.00
Assessor Name: Ann Buerger Linden
Date Created: 02/14/2017

Notes: Fixed furnishings are typically original and in worn condition with stains, veneer damage etc. System renewal is recommended.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 50,572.00
Unit of Measure: S.F.
Estimate: \$234,755.00
Assessor Name: Ann Buerger Linden
Date Created: 02/14/2017

Notes:

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

System: D4020 - Standpipes

This deficiency has no image.

Location: TBD
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 50,572.00
Unit of Measure: S.F.
Estimate: \$36,715.00
Assessor Name: Ann Buerger Linden
Date Created: 02/14/2017

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	10,733
Year Built:	1997
Last Renovation:	
Replacement Value:	\$1,900,816
Repair Cost:	\$316,055.00
Total FCI:	16.63 %
Total RSLI:	46.60 %
FCA Score:	83.37



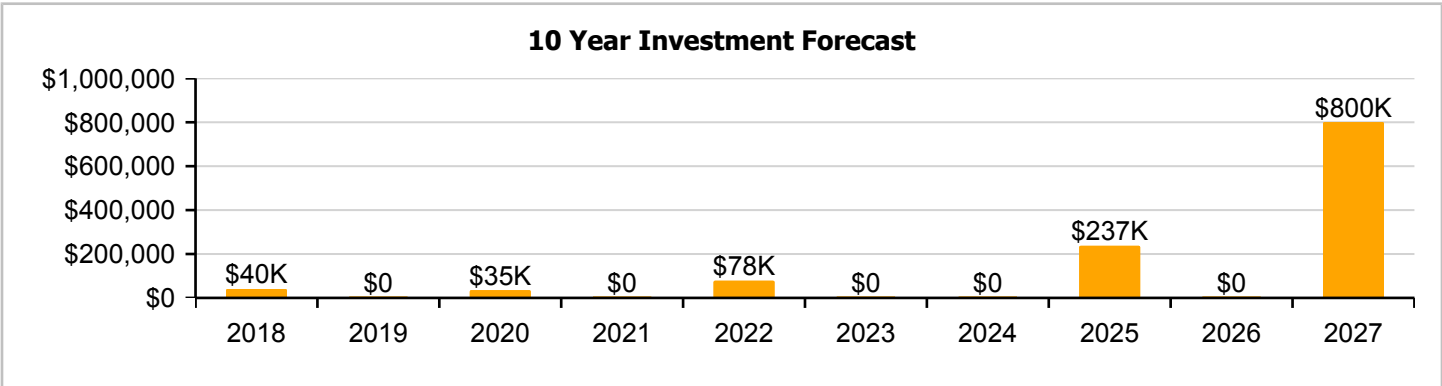
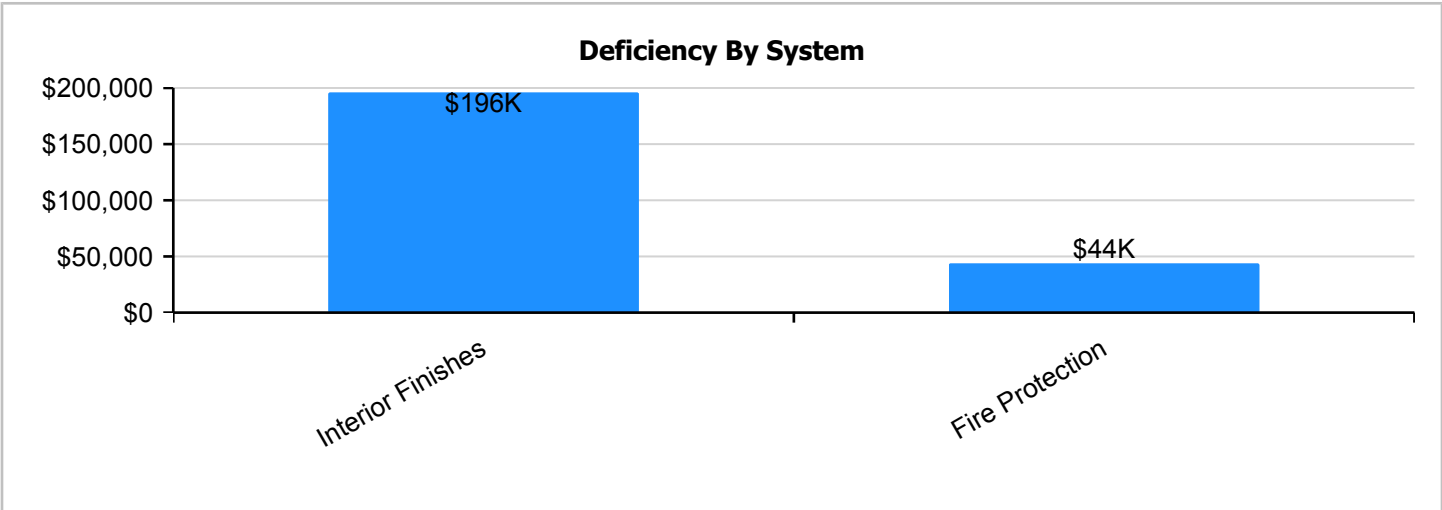
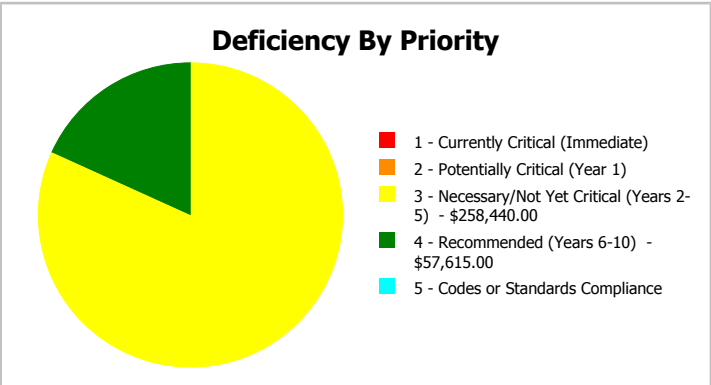
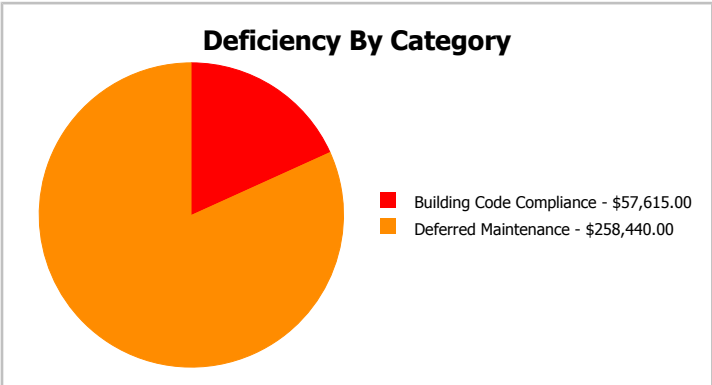
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	ES -Elementary School	Gross Area:	10,733
Year Built:	1997	Last Renovation:	
Repair Cost:	\$316,055	Replacement Value:	\$1,900,816
FCI:	16.63 %	RSLI%:	46.60 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	80.00 %	0.00 %	\$0.00
B10 - Superstructure	80.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	55.49 %	0.00 %	\$0.00
B30 - Roofing	65.00 %	0.00 %	\$0.00
C10 - Interior Construction	54.88 %	0.00 %	\$0.00
C30 - Interior Finishes	3.33 %	97.80 %	\$258,440.00
D20 - Plumbing	33.52 %	0.00 %	\$0.00
D30 - HVAC	67.15 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$57,615.00
D50 - Electrical	37.34 %	0.00 %	\$0.00
E10 - Equipment	65.00 %	0.00 %	\$0.00
E20 - Furnishings	25.00 %	0.00 %	\$0.00
Totals:	46.60 %	16.63 %	\$316,055.00

Photo Album

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

1). Southwest Elevation - Feb 13, 2017



2). Northwest Elevation - Feb 13, 2017



3). Northeast Elevation - Feb 13, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.70	S.F.	10,733	100	1997	2097		80.00 %	0.00 %	80			\$50,445
A1030	Slab on Grade	\$8.26	S.F.	10,733	100	1997	2097		80.00 %	0.00 %	80			\$88,655
B1020	Roof Construction	\$15.44	S.F.	10,733	100	1997	2097		80.00 %	0.00 %	80			\$165,718
B2010	Exterior Walls	\$9.24	S.F.	10,733	100	1997	2097		80.00 %	0.00 %	80			\$99,173
B2020	Exterior Windows	\$9.20	S.F.	10,733	30	1997	2027		33.33 %	0.00 %	10			\$98,744
B2030	Exterior Doors	\$1.02	S.F.	10,733	30	1997	2027		33.33 %	0.00 %	10			\$10,948
B3010120	Single Ply Membrane	\$6.98	S.F.	10,733	20	2010	2030		65.00 %	0.00 %	13			\$74,916
C1010	Partitions	\$10.59	S.F.	10,733	75	1997	2072		73.33 %	0.00 %	55			\$113,662
C1020	Interior Doors	\$2.48	S.F.	10,733	30	1997	2027		33.33 %	0.00 %	10			\$26,618
C1030	Fittings	\$9.54	S.F.	10,733	20	2005	2025		40.00 %	0.00 %	8			\$102,393
C3010	Wall Finishes	\$2.73	S.F.	10,733	10	2010	2020		30.00 %	0.00 %	3			\$29,301
C3020	Floor Finishes	\$11.15	S.F.	10,733	20	1997	2017		0.00 %	110.00 %	0		\$131,640.00	\$119,673
C3030	Ceiling Finishes	\$10.74	S.F.	10,733	25	1970	1995		0.00 %	110.00 %	-22		\$126,800.00	\$115,272
D2010	Plumbing Fixtures	\$11.26	S.F.	10,733	30	1997	2027		33.33 %	0.00 %	10			\$120,854
D2020	Domestic Water Distribution	\$0.96	S.F.	10,733	30	1997	2027		33.33 %	0.00 %	10			\$10,304
D2030	Sanitary Waste	\$1.52	S.F.	10,733	30	1997	2027		33.33 %	0.00 %	10			\$16,314
D2040	Rain Water Drainage	\$1.36	S.F.	10,733	30	1997	2027		33.33 %	0.00 %	10			\$14,597
D2090	Other Plumbing Systems -Nat Gas	\$0.17	S.F.	10,733	40	1997	2037		50.00 %	0.00 %	20			\$1,825
D3040	Distribution Systems	\$6.02	S.F.	10,733	30	1997	2027		33.33 %	0.00 %	10			\$64,613
D3050	Terminal & Package Units	\$13.09	S.F.	10,733	15	2015	2030		86.67 %	0.00 %	13			\$140,495
D3060	Controls & Instrumentation	\$1.91	S.F.	10,733	20	2005	2025		40.00 %	0.00 %	8			\$20,500
D4010	Sprinklers	\$4.22	S.F.	10,733	30			2017	0.00 %	110.00 %	0		\$49,823.00	\$45,293
D4020	Standpipes	\$0.66	S.F.	10,733	30			2017	0.00 %	109.99 %	0		\$7,792.00	\$7,084
D5010	Electrical Service/Distribution	\$1.65	S.F.	10,733	40	1997	2037		50.00 %	0.00 %	20			\$17,709
D5020	Branch Wiring	\$4.99	S.F.	10,733	30	1997	2027		33.33 %	0.00 %	10			\$53,558
D5020	Lighting	\$11.64	S.F.	10,733	30	1997	2027		33.33 %	0.00 %	10			\$124,932
D5030810	Security & Detection Systems	\$1.83	S.F.	10,733	15	2014	2029		80.00 %	0.00 %	12			\$19,641
D5030910	Fire Alarm Systems	\$3.31	S.F.	10,733	15	2003	2018		6.67 %	0.00 %	1			\$35,526
D5030920	Data Communication	\$4.30	S.F.	10,733	15	2010	2025		53.33 %	0.00 %	8			\$46,152
D5090	Other Electrical Systems	\$0.12	S.F.	10,733	20	2005	2025		40.00 %	0.00 %	8			\$1,288
E1020	Institutional Equipment	\$0.30	S.F.	10,733	20	2010	2030		65.00 %	0.00 %	13			\$3,220
E2010	Fixed Furnishings	\$5.72	S.F.	10,733	20	1997	2017	2022	25.00 %	0.00 %	5			\$61,393
Total									46.60 %	16.63 %			\$316,055.00	\$1,900,816

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

Campus Assessment Report - 1997 K-Wing

System: B3010120 - Single Ply Membrane



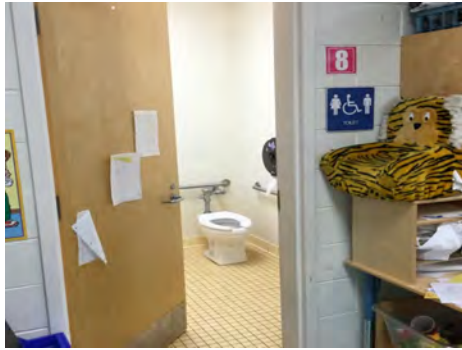
Note:

System: C1010 - Partitions



Note:

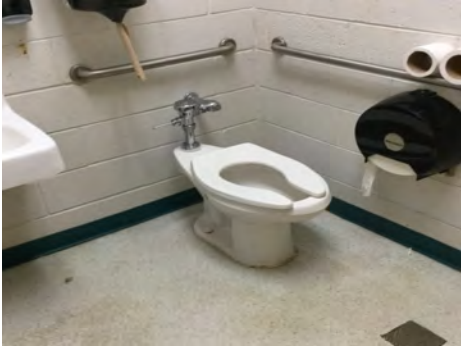
System: C1020 - Interior Doors



Note:

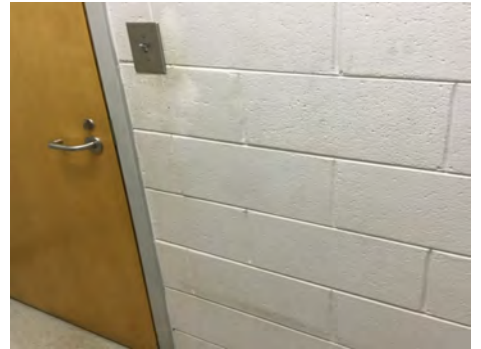
Campus Assessment Report - 1997 K-Wing

System: C1030 - Fittings



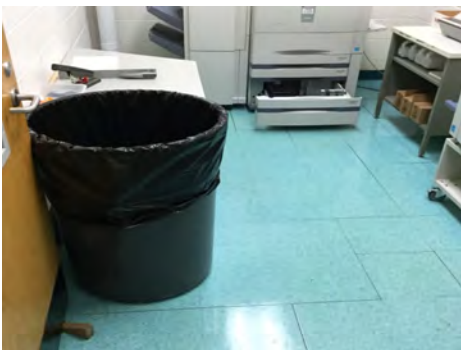
Note:

System: C3010 - Wall Finishes



Note:

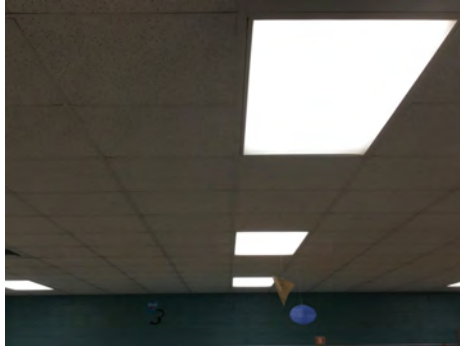
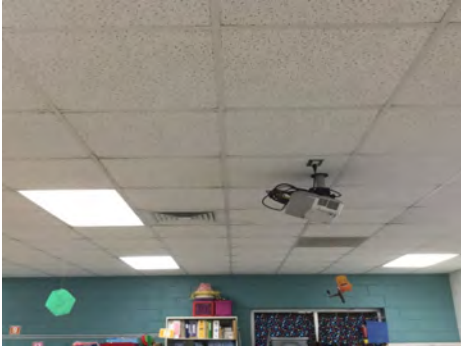
System: C3020 - Floor Finishes



Note:

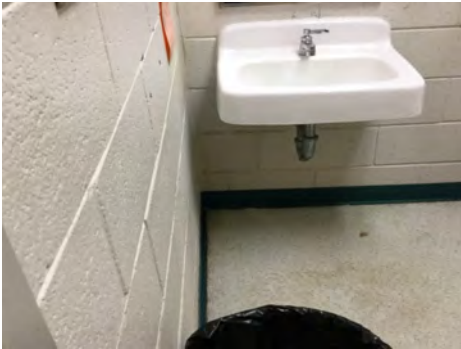
Campus Assessment Report - 1997 K-Wing

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2030 - Sanitary Waste



Note:

Campus Assessment Report - 1997 K-Wing

System: D2040 - Rain Water Drainage



Note:

System: D2090 - Other Plumbing Systems -Nat Gas



Note:

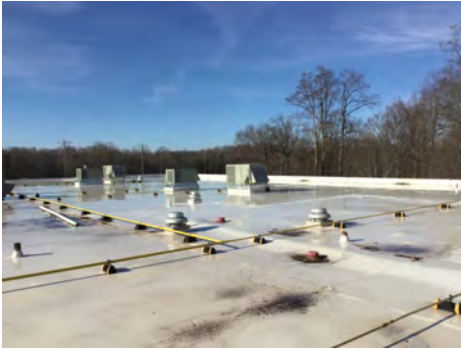
System: D3040 - Distribution Systems



Note:

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System: D3050 - Terminal & Package Units



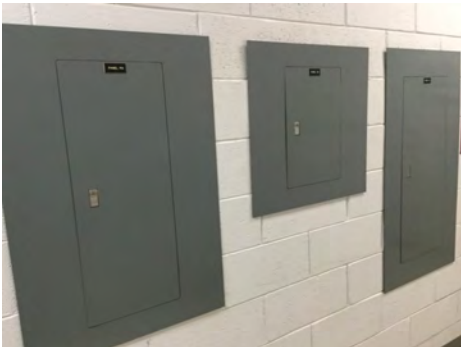
Note:

System: D3060 - Controls & Instrumentation



Note:

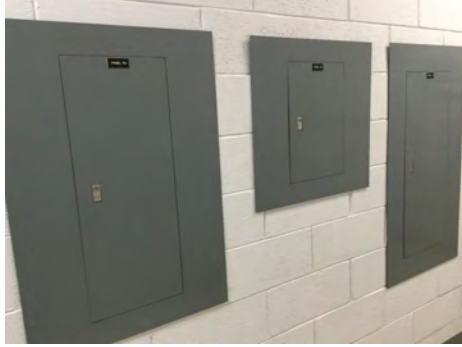
System: D5010 - Electrical Service/Distribution



Note:

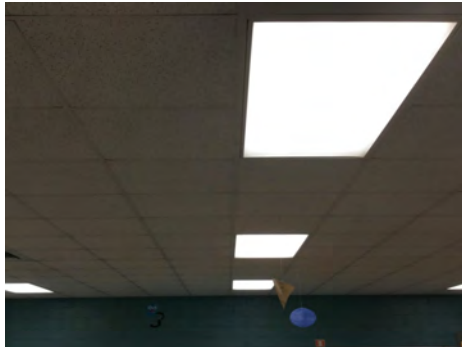
Campus Assessment Report - 1997 K-Wing

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

Campus Assessment Report - 1997 K-Wing

System: D5030910 - Fire Alarm Systems



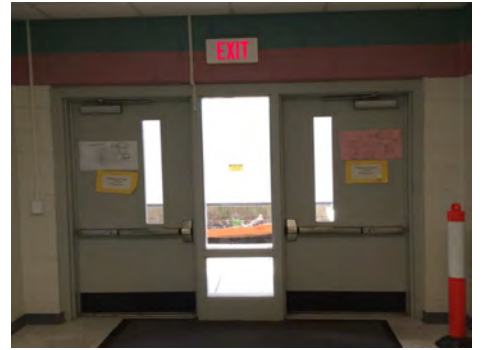
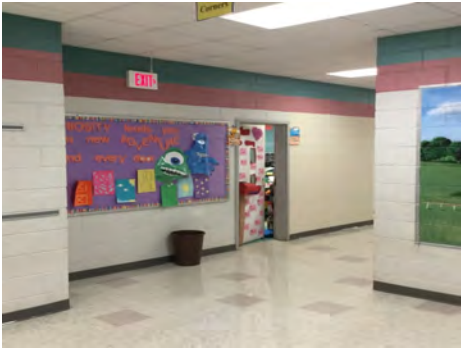
Note:

System: D5030920 - Data Communication



Note:

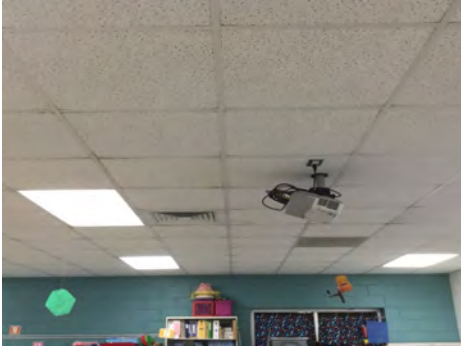
System: D5090 - Other Electrical Systems



Note:

Campus Assessment Report - 1997 K-Wing

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:	\$316,055	\$40,251	\$0	\$35,220	\$0	\$78,288	\$0	\$0	\$237,350	\$0	\$800,474	\$1,507,638
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$145,974	\$145,974
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,183	\$16,183
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010120 - Single Ply Membrane	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,350	\$39,350
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$142,679	\$0	\$0	\$142,679
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$35,220	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,220
C3020 - Floor Finishes	\$131,640	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$131,640
C3030 - Ceiling Finishes	\$126,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$126,800
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

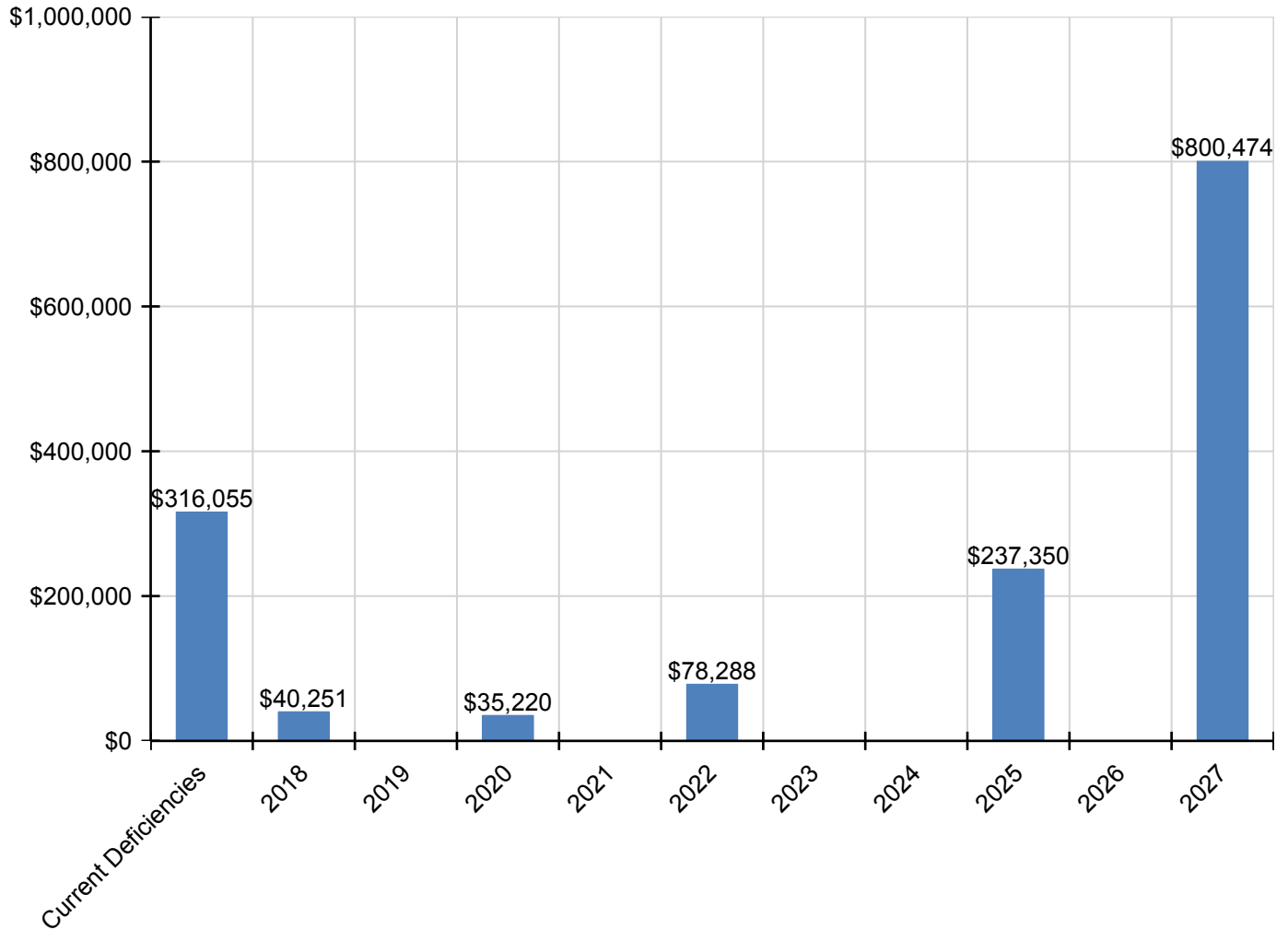
Campus Assessment Report - 1997 K-Wing

D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$178,659	\$178,659
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,232	\$15,232
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,118	\$24,118
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,579	\$21,579
D2090 - Other Plumbing Systems -Nat Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$95,518	\$95,518
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,566	\$0	\$0	\$28,566
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$49,823	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$49,823
D4020 - Standpipes	\$7,792	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,792
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	\$79,174	\$79,174
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$184,688	\$184,688
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$0	\$40,251	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,251
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$64,310	\$0	\$0	\$64,310
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,795	\$0	\$0	\$1,795
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	\$78,288	\$0	\$0	\$0	\$0	\$0	\$0	\$78,288

* Indicates non-renewable system

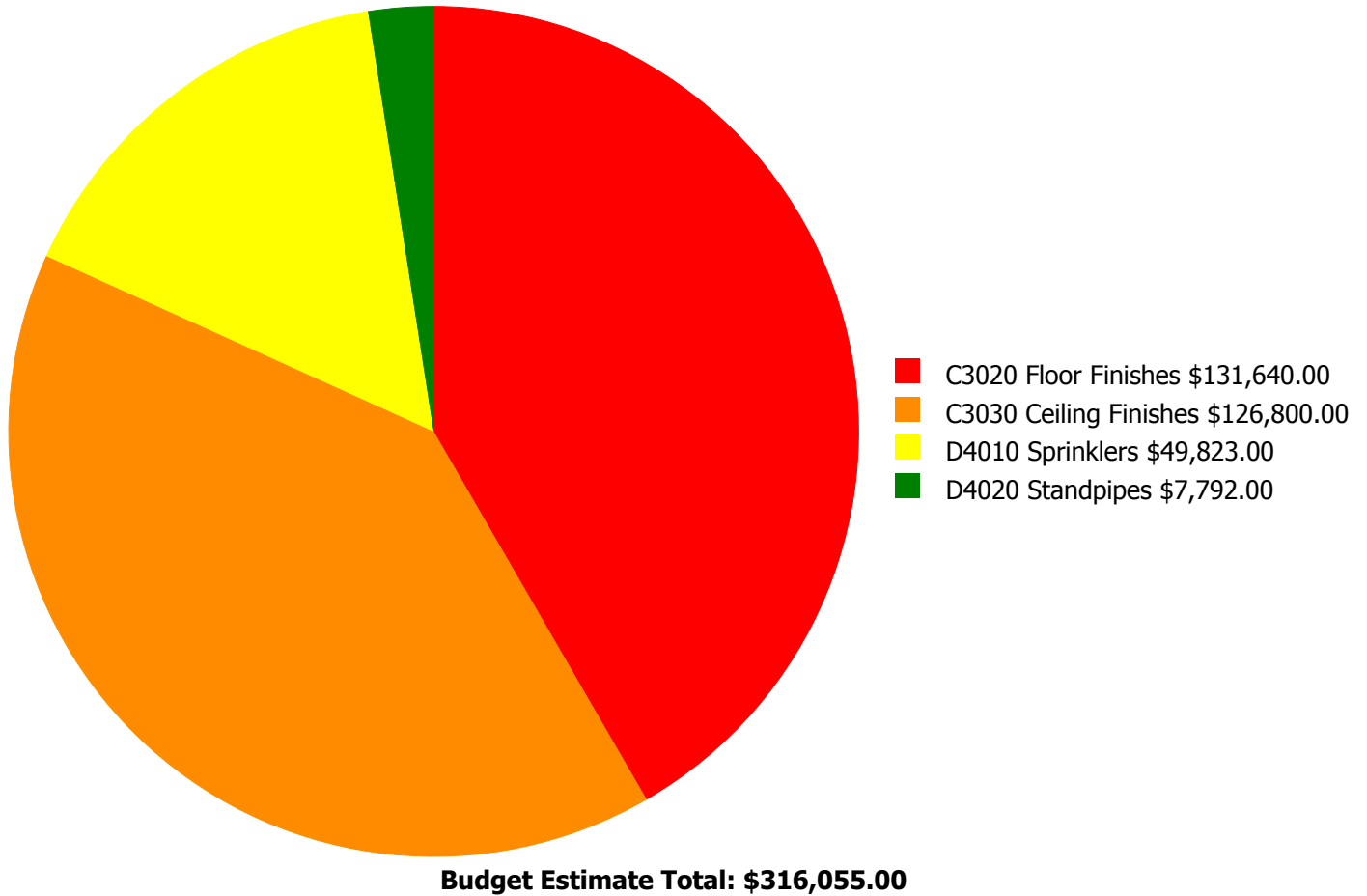
Forecasted Capital Renewal Requirement

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



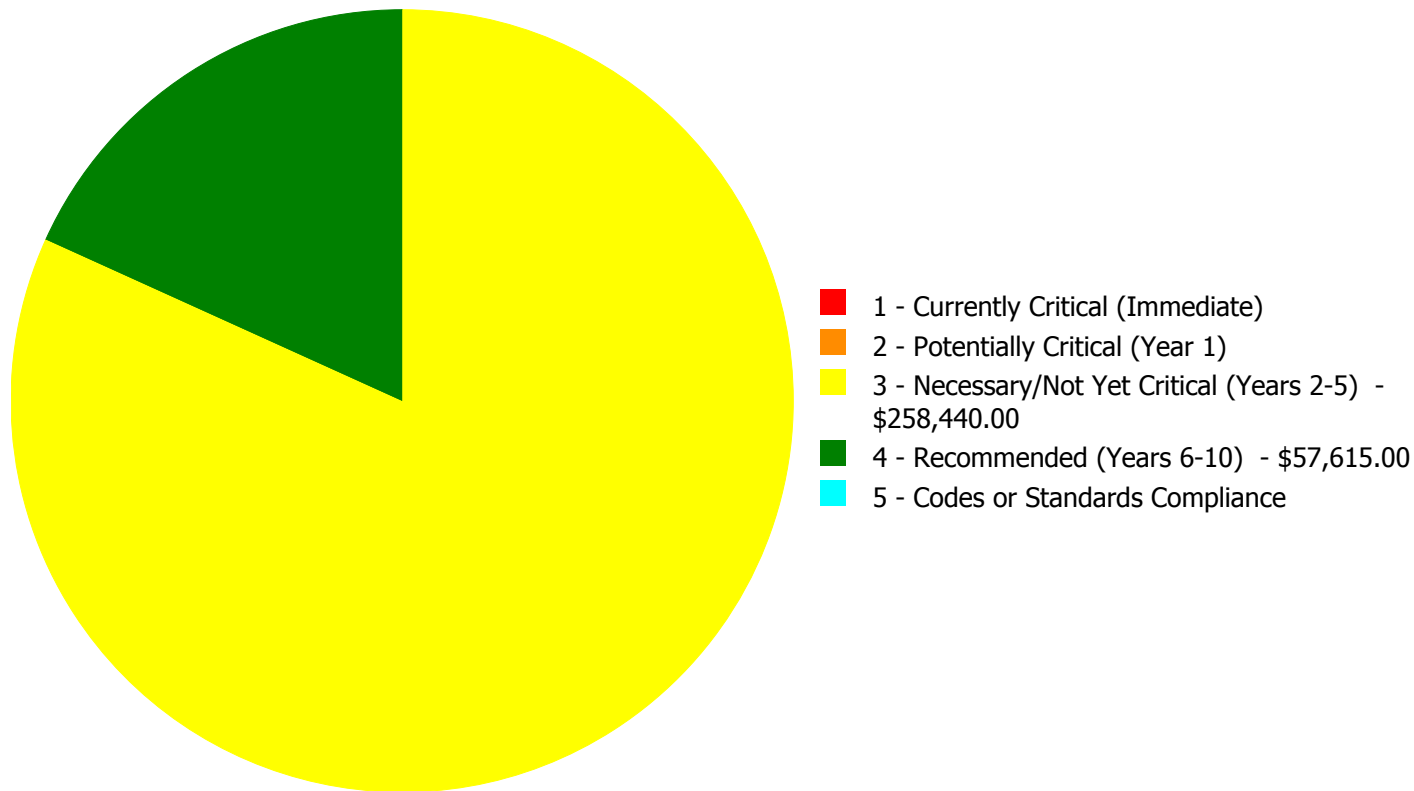
Deficiency Summary by System

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: \$316,055.00

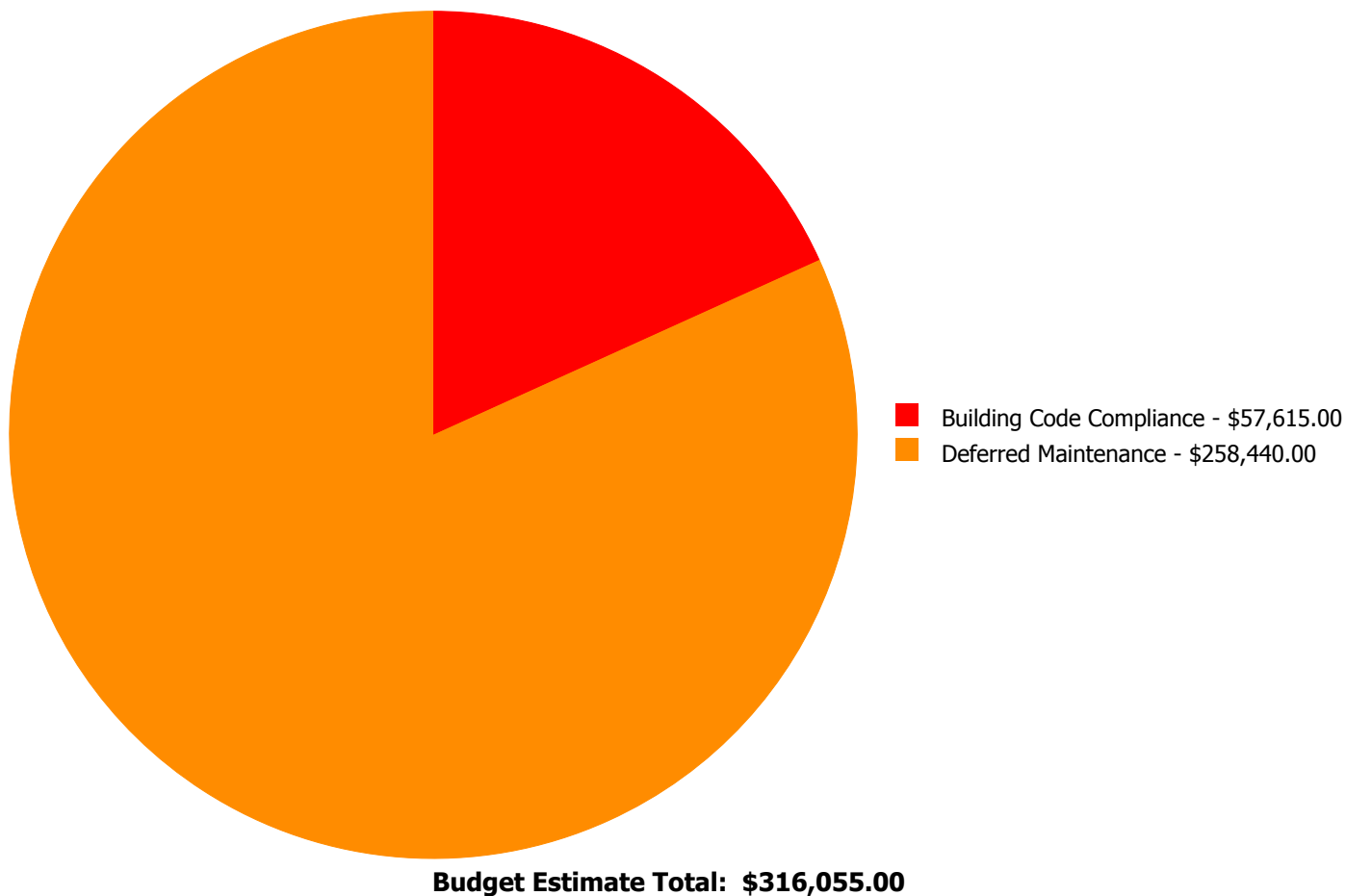
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
C3020	Floor Finishes	\$0.00	\$0.00	\$131,640.00	\$0.00	\$0.00	\$131,640.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$126,800.00	\$0.00	\$0.00	\$126,800.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$49,823.00	\$0.00	\$49,823.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$7,792.00	\$0.00	\$7,792.00
	Total:	\$0.00	\$0.00	\$258,440.00	\$57,615.00	\$0.00	\$316,055.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

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

System: C3020 - Floor Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,733.00
Unit of Measure: S.F.
Estimate: \$131,640.00
Assessor Name: Somnath Das
Date Created: 02/14/2017

Notes: Floor finishes are typically original and beyond their expected useful life. Joints in VCT are opening up. Some classrooms still have carpet where VCT is preferred. System renewal is recommended.

System: C3030 - Ceiling Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,733.00
Unit of Measure: S.F.
Estimate: \$126,800.00
Assessor Name: Somnath Das
Date Created: 02/14/2017

Notes: Though the ceiling system is generally well maintained, there are some stained and mis-matched ceiling tile, and the system is beyond its expected useful life. System renewal is recommended.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 10,733.00
Unit of Measure: S.F.
Estimate: \$49,823.00
Assessor Name: Somnath Das
Date Created: 02/14/2017

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

System: D4020 - Standpipes

This deficiency has no image.

Location: TBD
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 10,733.00
Unit of Measure: S.F.
Estimate: \$7,792.00
Assessor Name: Somnath Das
Date Created: 02/14/2017

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	17,093
Year Built:	2005
Last Renovation:	
Replacement Value:	\$3,032,126
Repair Cost:	\$51,330.00
Total FCI:	1.69 %
Total RSLI:	56.94 %
FCA Score:	98.31



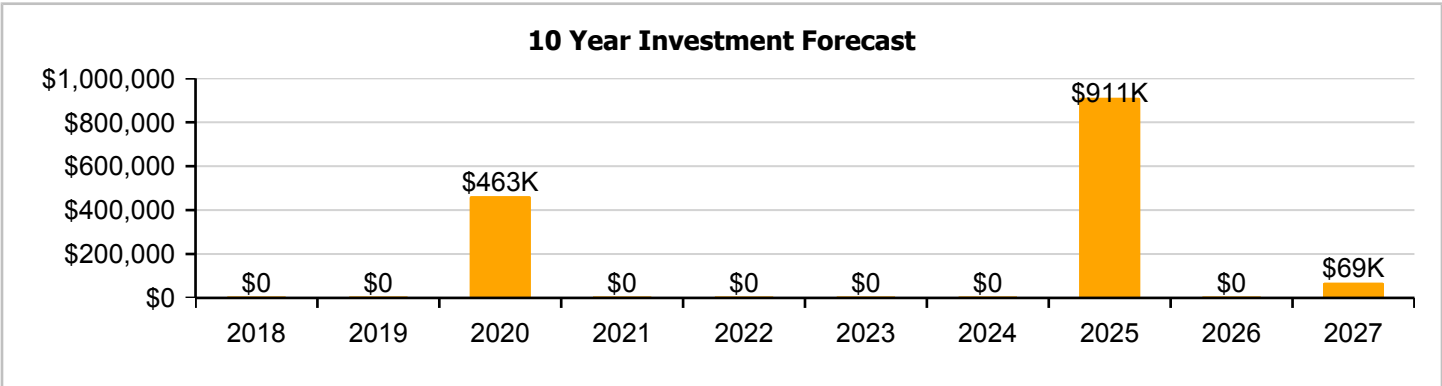
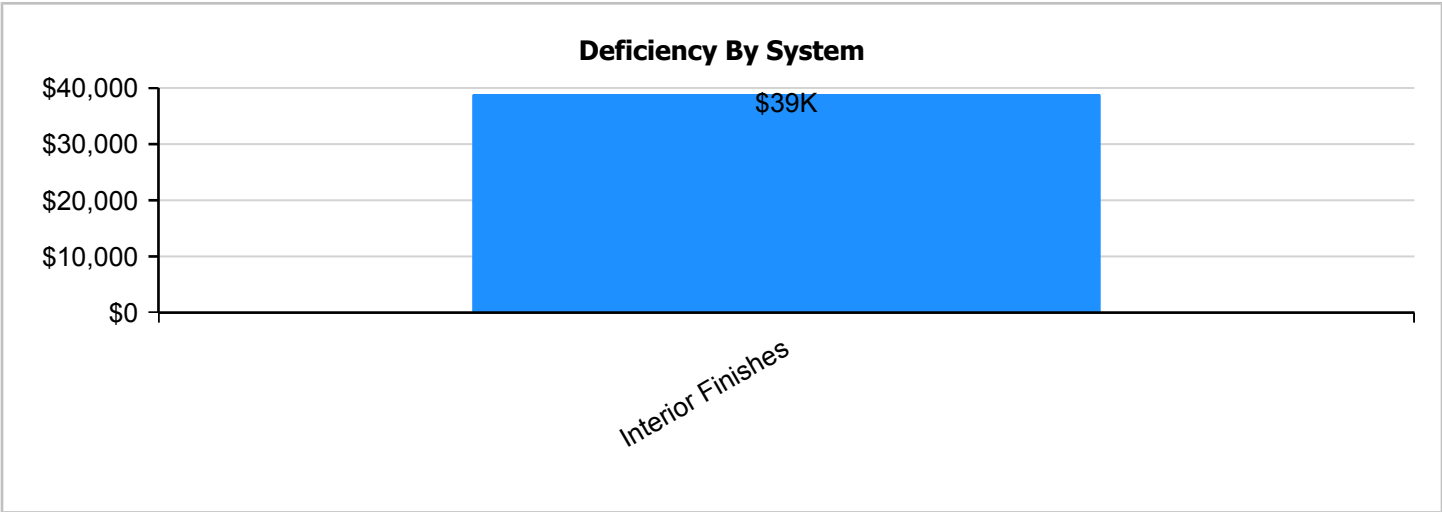
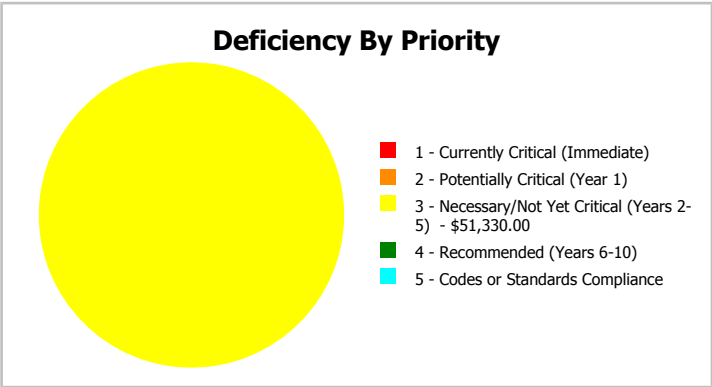
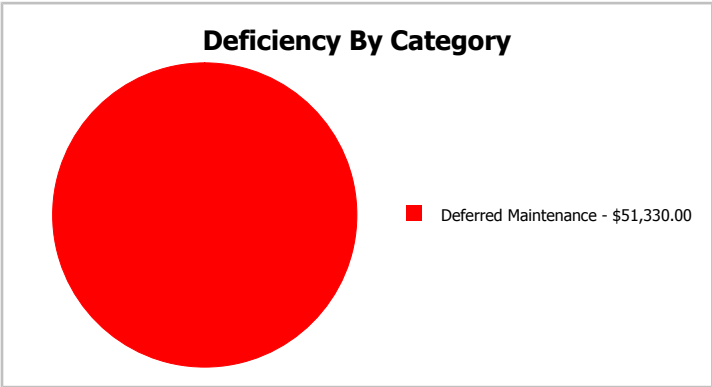
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	ES -Elementary School	Gross Area:	17,093
Year Built:	2005	Last Renovation:	
Repair Cost:	\$51,330	Replacement Value:	\$3,032,126
FCI:	1.69 %	RSLI%:	56.94 %



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	88.00 %	0.00 %	\$0.00
B10 - Superstructure	88.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	73.29 %	0.00 %	\$0.00
B30 - Roofing	40.48 %	0.00 %	\$0.00
C10 - Interior Construction	62.80 %	0.00 %	\$0.00
C30 - Interior Finishes	40.80 %	12.20 %	\$51,330.00
D20 - Plumbing	60.00 %	0.00 %	\$0.00
D30 - HVAC	33.27 %	0.00 %	\$0.00
D40 - Fire Protection	60.00 %	0.00 %	\$0.00
D50 - Electrical	46.94 %	0.00 %	\$0.00
E10 - Equipment	40.00 %	0.00 %	\$0.00
E20 - Furnishings	40.00 %	0.00 %	\$0.00
Totals:	56.94 %	1.69 %	\$51,330.00

Photo Album

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

1). Southeast Elevation - Feb 13, 2017



2). Southwest Elevation - Feb 13, 2017



3). Northwest Elevation - Feb 13, 2017



4). Northeast Elevation - Feb 13, 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 - 2005 Gym and Classrooms

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.70	S.F.	17,093	100	2005	2105		88.00 %	0.00 %	88			\$80,337
A1030	Slab on Grade	\$8.26	S.F.	17,093	100	2005	2105		88.00 %	0.00 %	88			\$141,188
B1020	Roof Construction	\$15.44	S.F.	17,093	100	2005	2105		88.00 %	0.00 %	88			\$263,916
B2010	Exterior Walls	\$9.24	S.F.	17,093	100	2005	2105		88.00 %	0.00 %	88			\$157,939
B2020	Exterior Windows	\$9.20	S.F.	17,093	30	2005	2035		60.00 %	0.00 %	18			\$157,256
B2030	Exterior Doors	\$1.02	S.F.	17,093	30	2005	2035		60.00 %	0.00 %	18			\$17,435
B3010120	Single Ply Membrane	\$6.98	S.F.	17,093	20	2005	2025		40.00 %	0.00 %	8			\$119,309
B3020	Roof Openings	\$0.29	S.F.	17,093	25	2005	2030		52.00 %	0.00 %	13			\$4,957
C1010	Partitions	\$10.59	S.F.	17,093	75	2005	2080		84.00 %	0.00 %	63			\$181,015
C1020	Interior Doors	\$2.48	S.F.	17,093	30	2005	2035		60.00 %	0.00 %	18			\$42,391
C1030	Fittings	\$9.54	S.F.	17,093	20	2005	2025		40.00 %	0.00 %	8			\$163,067
C3010	Wall Finishes	\$2.73	S.F.	17,093	10	2005	2015		0.00 %	110.00 %	-2		\$51,330.00	\$46,664
C3020	Floor Finishes	\$11.15	S.F.	17,093	20	2005	2025		40.00 %	0.00 %	8			\$190,587
C3030	Ceiling Finishes	\$10.74	S.F.	17,093	25	2005	2030		52.00 %	0.00 %	13			\$183,579
D2010	Plumbing Fixtures	\$11.26	S.F.	17,093	30	2005	2035		60.00 %	0.00 %	18			\$192,467
D2020	Domestic Water Distribution	\$0.96	S.F.	17,093	30	2005	2035		60.00 %	0.00 %	18			\$16,409
D2030	Sanitary Waste	\$1.52	S.F.	17,093	30	2005	2035		60.00 %	0.00 %	18			\$25,981
D2040	Rain Water Drainage	\$1.36	S.F.	17,093	30	2005	2035		60.00 %	0.00 %	18			\$23,246
D2090	Other Plumbing Systems - Natural Gas	\$0.17	S.F.	17,093	30	2005	2035		60.00 %	0.00 %	18			\$2,906
D3040	Distribution Systems	\$6.02	S.F.	17,093	30	2005	2035		60.00 %	0.00 %	18			\$102,900
D3050	Terminal & Package Units	\$13.09	S.F.	17,093	15	2005	2020		20.00 %	0.00 %	3			\$223,747
D3060	Controls & Instrumentation	\$1.91	S.F.	17,093	20	2005	2025		40.00 %	0.00 %	8			\$32,648
D4010	Sprinklers	\$4.22	S.F.	17,093	30	2005	2035		60.00 %	0.00 %	18			\$72,132
D4020	Standpipes	\$0.66	S.F.	17,093	30	2005	2035		60.00 %	0.00 %	18			\$11,281
D5010	Electrical Service/Distribution	\$1.65	S.F.	17,093	40	2005	2045		70.00 %	0.00 %	28			\$28,203
D5020	Branch Wiring	\$4.99	S.F.	17,093	30	2005	2035		60.00 %	0.00 %	18			\$85,294
D5020	Lighting	\$11.64	S.F.	17,093	30	2005	2035		60.00 %	0.00 %	18			\$198,963
D5030810	Security & Detection Systems	\$1.83	S.F.	17,093	15	2005	2020		20.00 %	0.00 %	3			\$31,280
D5030910	Fire Alarm Systems	\$3.31	S.F.	17,093	15	2005	2020		20.00 %	0.00 %	3			\$56,578
D5030920	Data Communication	\$4.30	S.F.	17,093	15	2005	2020		20.00 %	0.00 %	3			\$73,500
D5090	Other Electrical Systems	\$0.12	S.F.	17,093	20	2005	2025		40.00 %	0.00 %	8			\$2,051
E1020	Institutional Equipment	\$0.30	S.F.	17,093	20	2005	2025		40.00 %	0.00 %	8			\$5,128
E2010	Fixed Furnishings	\$5.72	S.F.	17,093	20	2005	2025		40.00 %	0.00 %	8			\$97,772
Total									56.94 %	1.69 %			\$51,330.00	\$3,032,126

System Notes

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

System: B1020 - Roof Construction



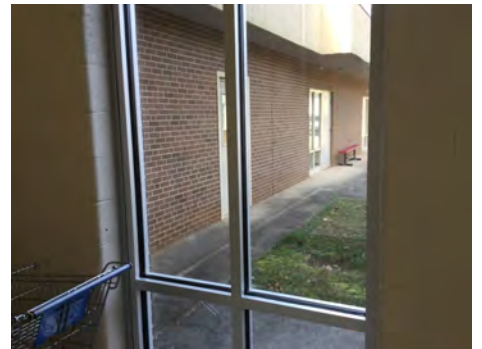
Note:

System: B2010 - Exterior Walls



Note:

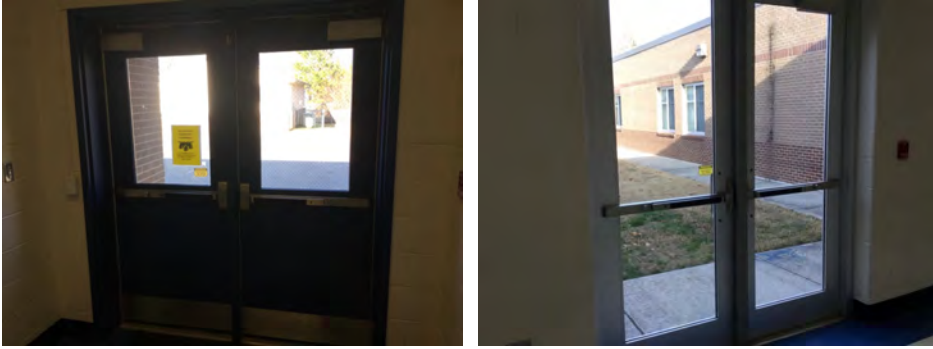
System: B2020 - Exterior Windows



Note:

Campus Assessment Report - 2005 Gym and Classrooms

System: B2030 - Exterior Doors



Note:

System: B3010120 - Single Ply Membrane



Note:

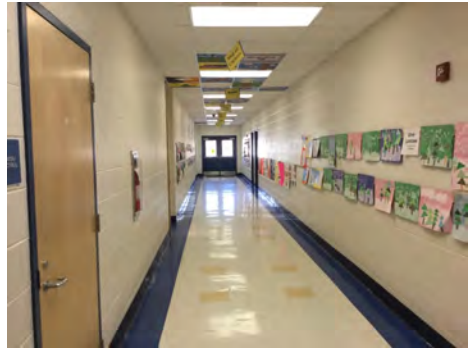
System: B3020 - Roof Openings



Note:

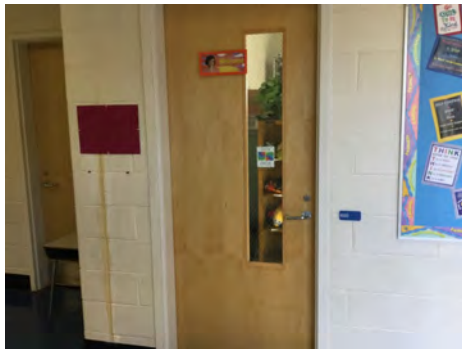
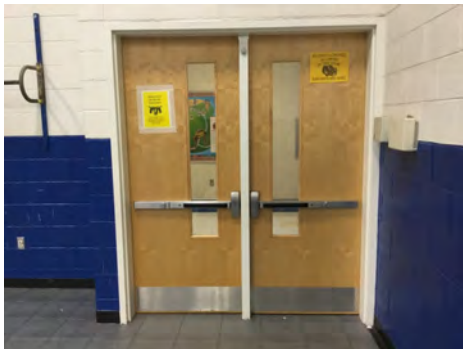
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System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

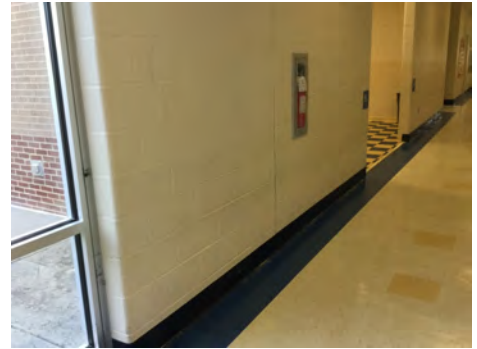
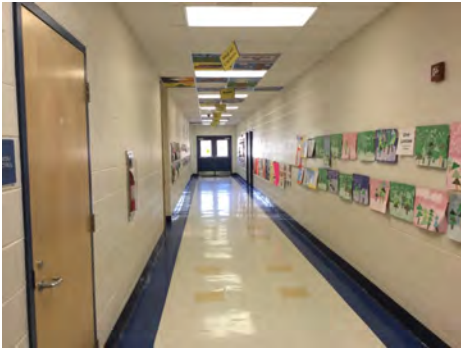
System: C1030 - Fittings



Note:

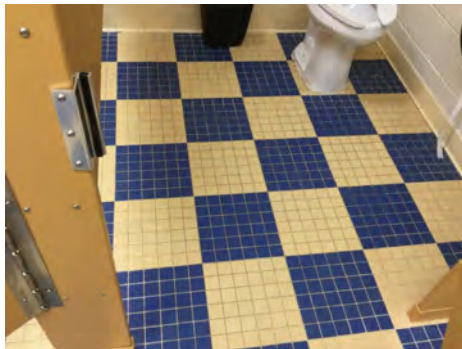
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System: C3010 - Wall Finishes



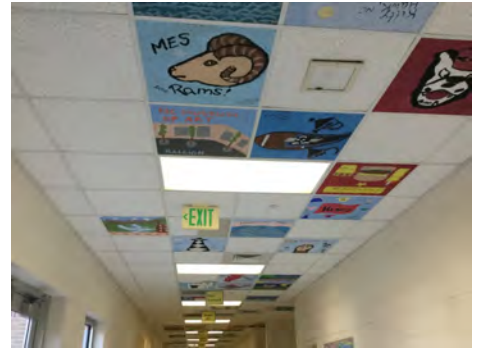
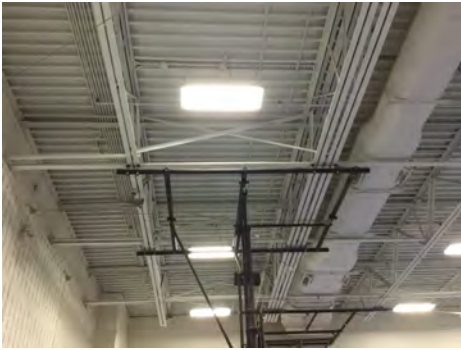
Note:

System: C3020 - Floor Finishes



Note:

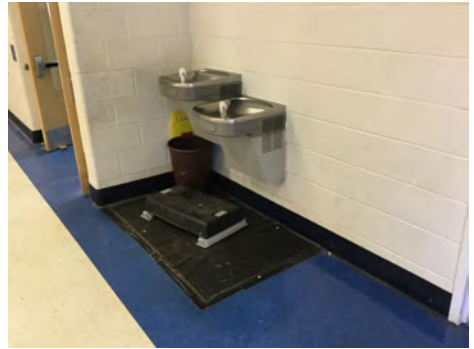
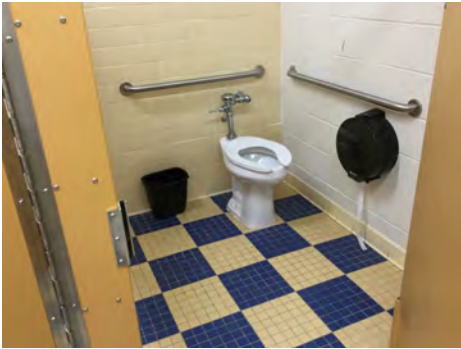
System: C3030 - Ceiling Finishes



Note:

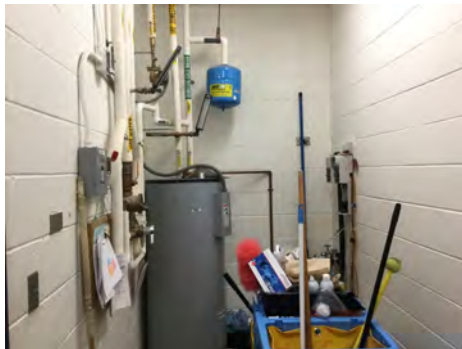
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System: D2010 - Plumbing Fixtures



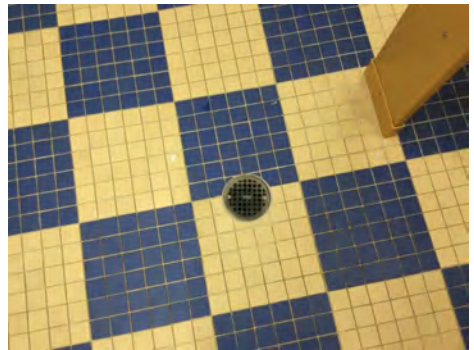
Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

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System: D2040 - Rain Water Drainage



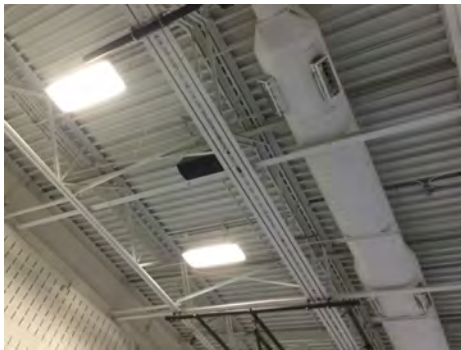
Note:

System: D2090 - Other Plumbing Systems - Natural Gas



Note:

System: D3040 - Distribution Systems



Note:

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System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

System: D4010 - Sprinklers



Note:

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System: D4020 - Standpipes



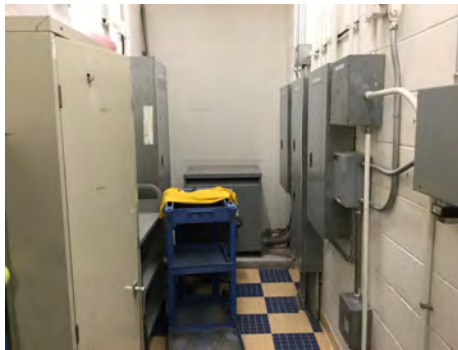
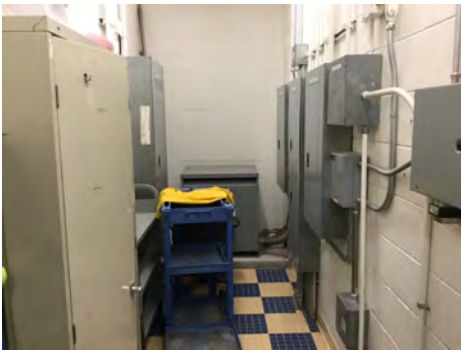
Note:

System: D5010 - Electrical Service/Distribution



Note:

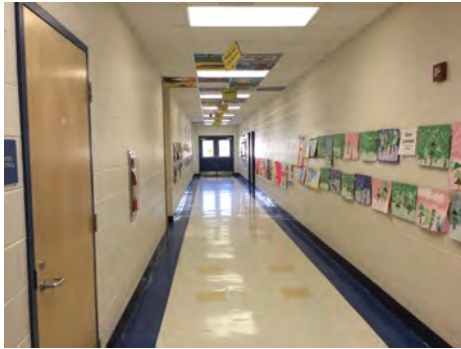
System: D5020 - Branch Wiring



Note:

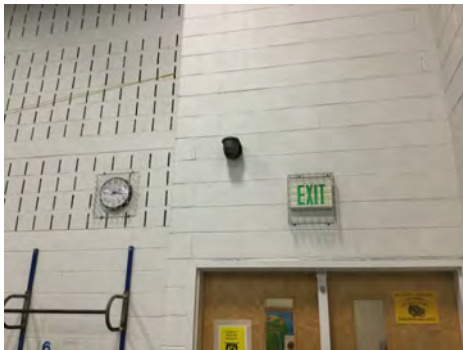
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System: D5020 - Lighting



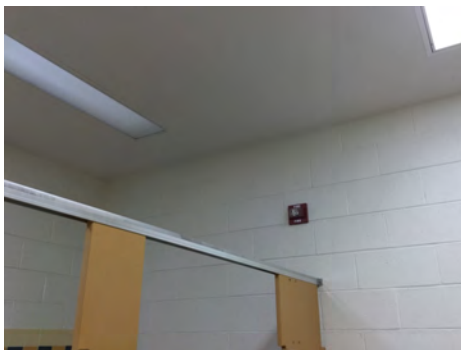
Note:

System: D5030810 - Security & Detection Systems



Note:

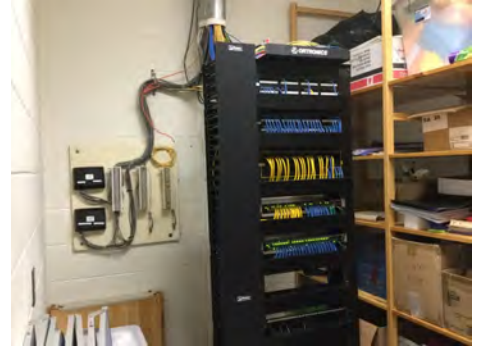
System: D5030910 - Fire Alarm Systems



Note:

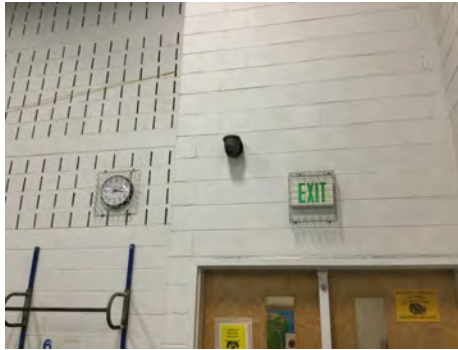
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System: D5030920 - Data Communication



Note:

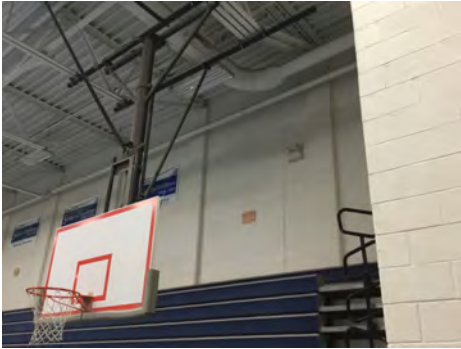
System: D5090 - Other Electrical Systems



Note:

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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:	\$51,330	\$0	\$0	\$462,897	\$0	\$0	\$0	\$0	\$911,241	\$0	\$68,983	\$1,494,451
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010120 - Single Ply Membrane	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$226,706	\$0	\$0	\$226,706
B3020 - Roof Openings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$227,226	\$0	\$0	\$227,226
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$51,330	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$68,983	\$120,313
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$265,573	\$0	\$0	\$265,573
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

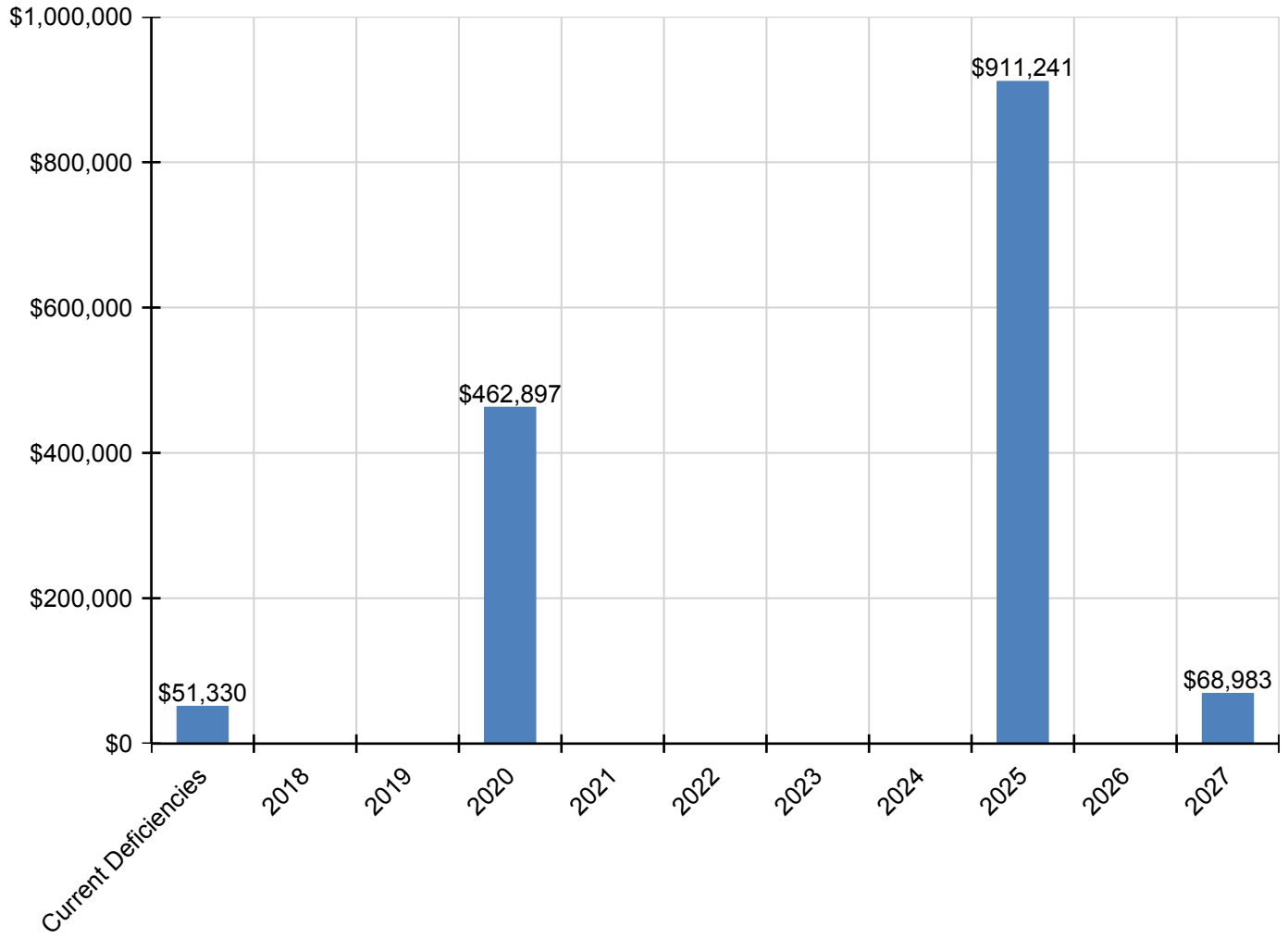
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D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary 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 - Natural Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$268,944	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$268,944
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,492	\$0	\$0	\$0	\$45,492
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4020 - Standpipes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$37,599	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37,599
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$68,007	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$68,007
D5030920 - Data Communication	\$0	\$0	\$0	\$88,347	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$88,347
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,858	\$0	\$0	\$0	\$2,858
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	\$7,146	\$0	\$0	\$0	\$7,146
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	\$136,240	\$0	\$0	\$0	\$136,240

* Indicates non-renewable system

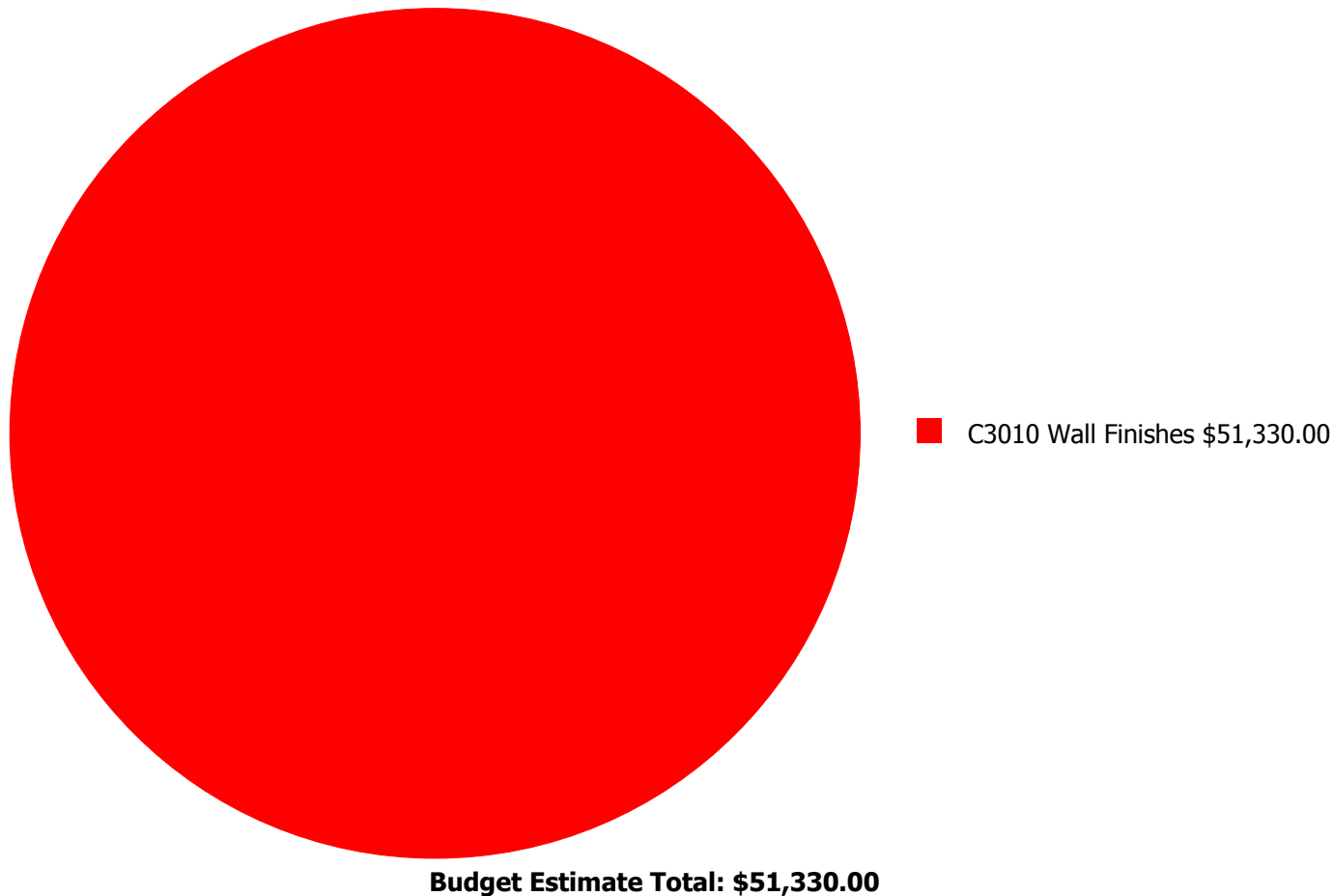
Forecasted Capital Renewal Requirement

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



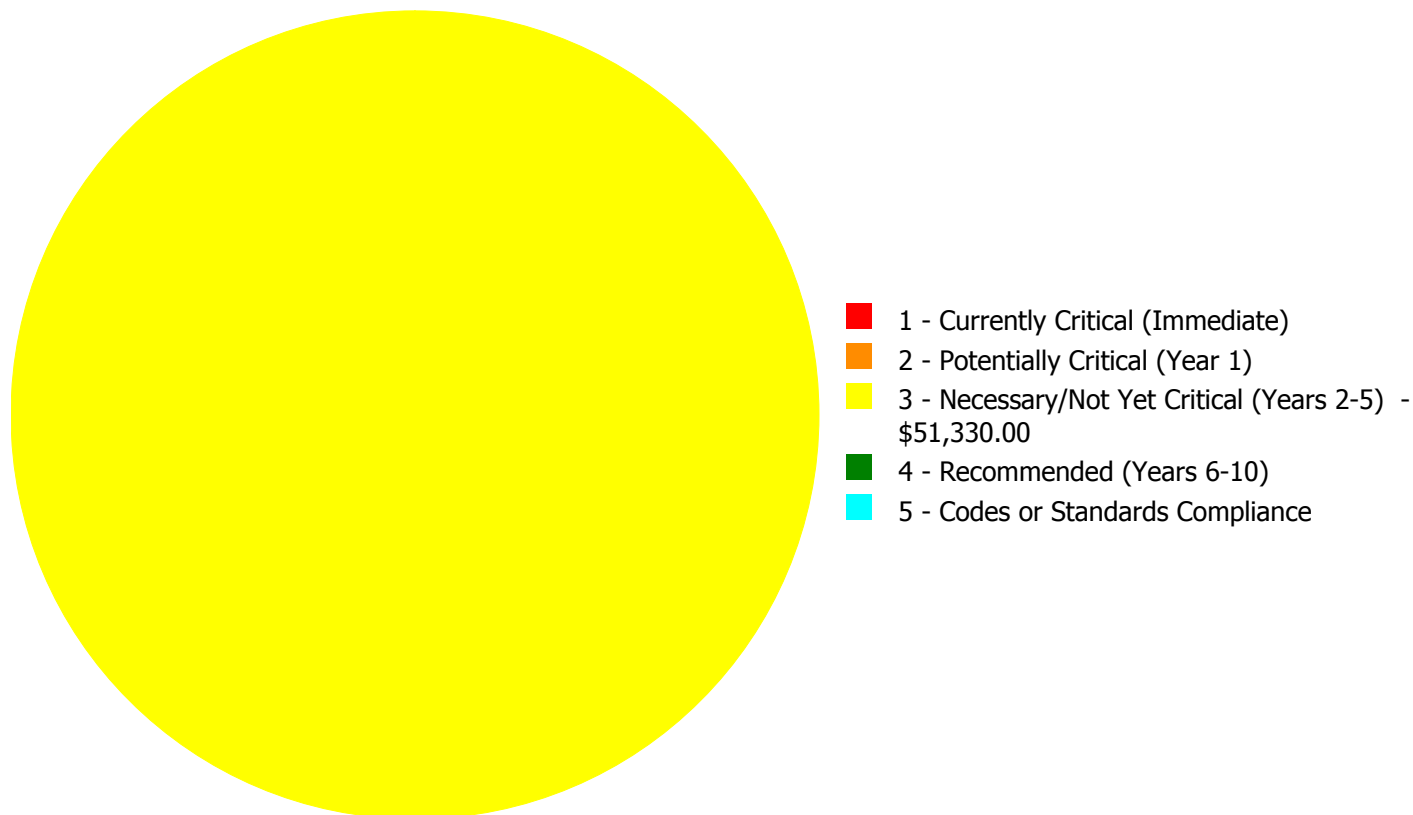
Deficiency Summary by System

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: \$51,330.00

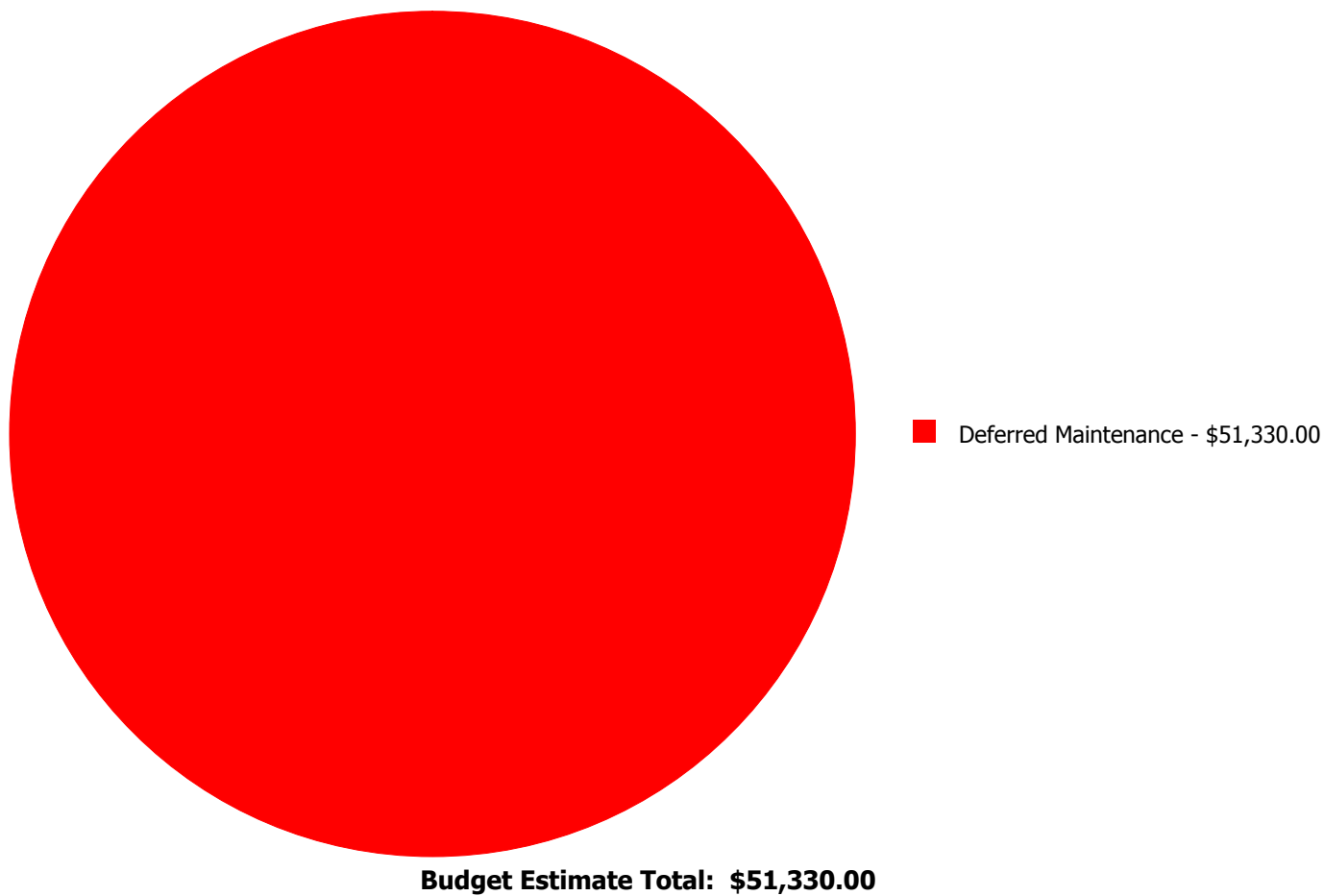
Deficiency By Priority Investment Table

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	\$51,330.00	\$0.00	\$0.00	\$51,330.00
	Total:	\$0.00	\$0.00	\$51,330.00	\$0.00	\$0.00	\$51,330.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

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

System: C3010 - Wall Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 17,093.00
Unit of Measure: S.F.
Estimate: \$51,330.00
Assessor Name: Ann Buerger Linden
Date Created: 02/13/2017

Notes: Wall finishes are showing wear and tear and are in need of renewal.

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):	1,050
Year Built:	2006
Last Renovation:	
Replacement Value:	\$180,849
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	61.50 %
FCA Score:	100.00



Description:

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

Attributes: This asset has no attributes.

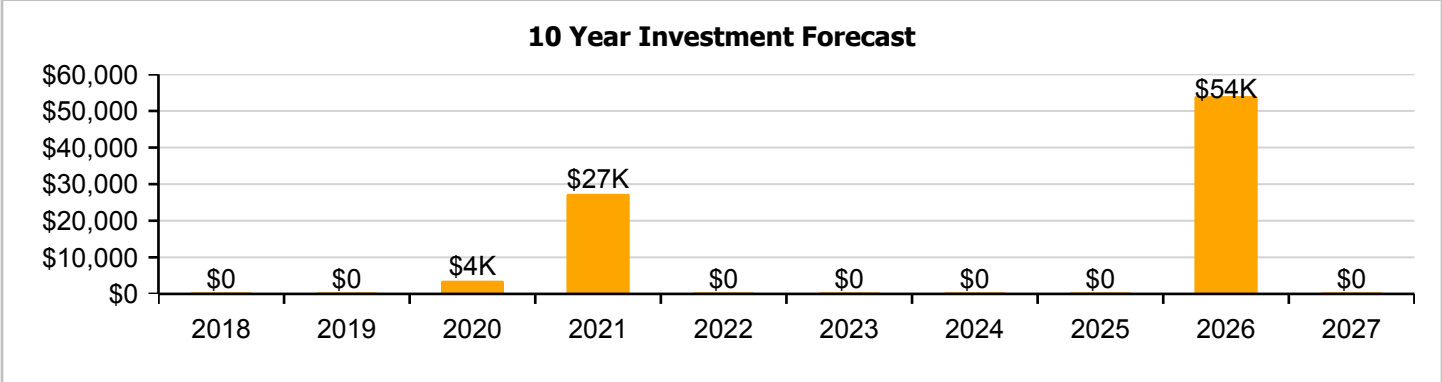
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	1,050
Year Built:	2006	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$180,849
FCI:	0.00 %	RSLI%:	61.50 %

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	89.00 %	0.00 %	\$0.00
B10 - Superstructure	89.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	75.51 %	0.00 %	\$0.00
B30 - Roofing	45.00 %	0.00 %	\$0.00
C10 - Interior Construction	65.88 %	0.00 %	\$0.00
C30 - Interior Finishes	48.14 %	0.00 %	\$0.00
D20 - Plumbing	63.33 %	0.00 %	\$0.00
D30 - HVAC	38.85 %	0.00 %	\$0.00
D50 - Electrical	53.05 %	0.00 %	\$0.00
E10 - Equipment	45.00 %	0.00 %	\$0.00
E20 - Furnishings	45.00 %	0.00 %	\$0.00
Totals:	61.51 %	0.00 %	\$0.00

Photo Album

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

1). Southeast Elevation - Feb 13, 2017



2). Southwest Elevation - Feb 13, 2017



3). Northwest Elevation - Feb 13, 2017



4). Northeast Elevation - Feb 13, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.88	S.F.	1,050	100	2006	2106		89.00 %	0.00 %	89			\$5,124
A1030	Slab on Grade	\$8.61	S.F.	1,050	100	2006	2106		89.00 %	0.00 %	89			\$9,041
B1020	Roof Construction	\$16.08	S.F.	1,050	100	2006	2106		89.00 %	0.00 %	89			\$16,884
B2010	Exterior Walls	\$9.61	S.F.	1,050	100	2006	2106		89.00 %	0.00 %	89			\$10,091
B2020	Exterior Windows	\$9.57	S.F.	1,050	30	2006	2036		63.33 %	0.00 %	19			\$10,049
B2030	Exterior Doors	\$1.07	S.F.	1,050	30	2006	2036		63.33 %	0.00 %	19			\$1,124
B3010140	Asphalt Shingles	\$4.32	S.F.	1,050	20	2006	2026		45.00 %	0.00 %	9			\$4,536
C1010	Partitions	\$11.01	S.F.	1,050	75	2006	2081		85.33 %	0.00 %	64			\$11,561
C1020	Interior Doors	\$2.59	S.F.	1,050	30	2006	2036		63.33 %	0.00 %	19			\$2,720
C1030	Fittings	\$9.94	S.F.	1,050	20	2006	2026		45.00 %	0.00 %	9			\$10,437
C3010	Wall Finishes	\$2.84	S.F.	1,050	10	2006	2016	2020	30.00 %	0.00 %	3			\$2,982
C3020	Floor Finishes	\$11.60	S.F.	1,050	20	2006	2026		45.00 %	0.00 %	9			\$12,180
C3030	Ceiling Finishes	\$11.19	S.F.	1,050	25	2006	2031		56.00 %	0.00 %	14			\$11,750
D2010	Plumbing Fixtures	\$11.71	S.F.	1,050	30	2006	2036		63.33 %	0.00 %	19			\$12,296
D2020	Domestic Water Distribution	\$0.99	S.F.	1,050	30	2006	2036		63.33 %	0.00 %	19			\$1,040
D2030	Sanitary Waste	\$1.57	S.F.	1,050	30	2006	2036		63.33 %	0.00 %	19			\$1,649
D3040	Distribution Systems	\$6.02	S.F.	1,050	30	2006	2036		63.33 %	0.00 %	19			\$6,321
D3050	Terminal & Package Units	\$13.09	S.F.	1,050	15	2006	2021		26.67 %	0.00 %	4			\$13,745
D3060	Controls & Instrumentation	\$1.98	S.F.	1,050	20	2006	2026		45.00 %	0.00 %	9			\$2,079
D5010	Electrical Service/Distribution	\$1.73	S.F.	1,050	40	2006	2046		72.50 %	0.00 %	29			\$1,817
D5020	Branch Wiring	\$5.20	S.F.	1,050	30	2006	2036		63.33 %	0.00 %	19			\$5,460
D5020	Lighting	\$12.12	S.F.	1,050	30	2006	2036		63.33 %	0.00 %	19			\$12,726
D5030910	Fire Alarm Systems	\$3.46	S.F.	1,050	15	2006	2021		26.67 %	0.00 %	4			\$3,633
D5030920	Data Communication	\$4.47	S.F.	1,050	15	2006	2021		26.67 %	0.00 %	4			\$4,694
D5090	Other Electrical Systems	\$0.33	S.F.	1,050	20	2006	2026		45.00 %	0.00 %	9			\$347
E1020	Institutional Equipment	\$0.30	S.F.	1,050	20	2006	2026		45.00 %	0.00 %	9			\$315
E2010	Fixed Furnishings	\$5.95	S.F.	1,050	20	2006	2026		45.00 %	0.00 %	9			\$6,248
Total									61.51 %					\$180,849

System Notes

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

System: B2010 - Exterior Walls



Note:

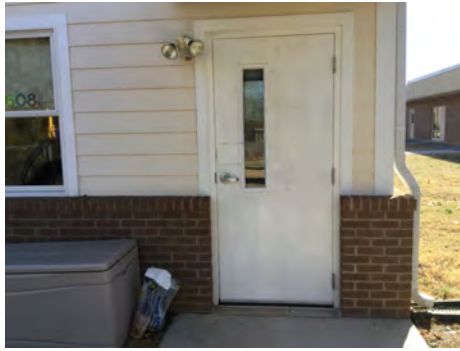
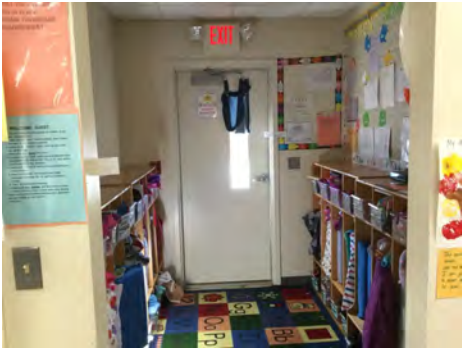
System: B2020 - Exterior Windows



Note:

Campus Assessment Report - 2006 Preschool

System: B2030 - Exterior Doors



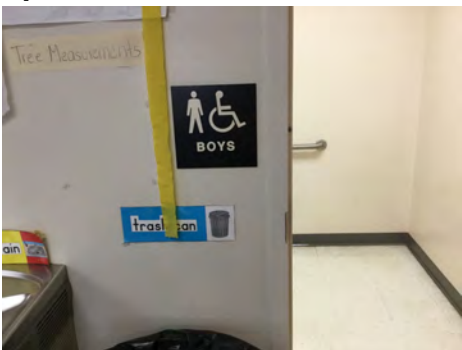
Note:

System: B3010140 - Asphalt Shingles



Note:

System: C1010 - Partitions



Note:

Campus Assessment Report - 2006 Preschool

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

Campus Assessment Report - 2006 Preschool

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D3040 - Distribution Systems



Note:

Campus Assessment Report - 2006 Preschool

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

Campus Assessment Report - 2006 Preschool

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

System: D5030910 - Fire Alarm Systems



Note:

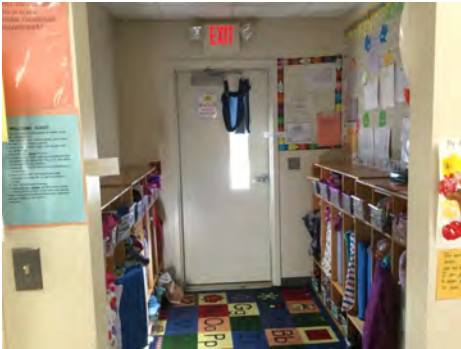
Campus Assessment Report - 2006 Preschool

System: D5030920 - Data Communication



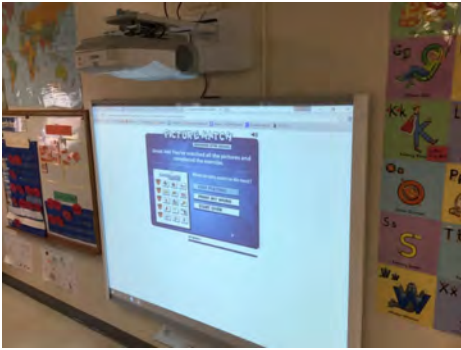
Note:

System: D5090 - Other Electrical Systems



Note:

System: E1020 - Institutional Equipment



Note:

Campus Assessment Report - 2006 Preschool

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:	\$0	\$0	\$0	\$3,584	\$27,325	\$0	\$0	\$0	\$0	\$54,003	\$0	\$84,913
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$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	\$0	\$0	\$0	\$0	\$8,642	\$0	\$8,642
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,980	\$0	\$14,980
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$3,584	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,584
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,481	\$0	\$17,481
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

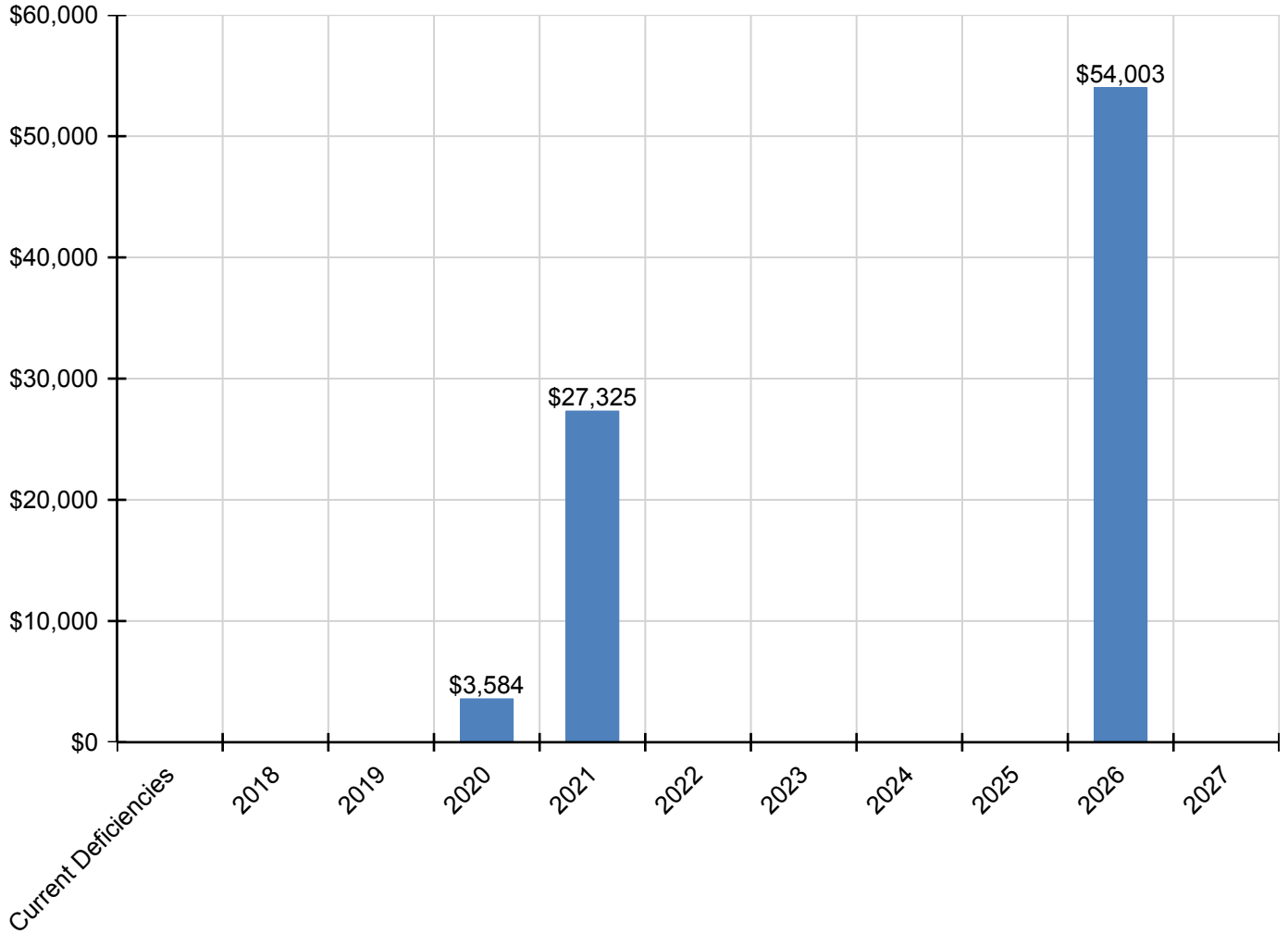
Campus Assessment Report - 2006 Preschool

D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$17,017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,017
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,984	\$0	\$2,984
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$4,498	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,498
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$5,811	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,811
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$497	\$0	\$497
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	\$453	\$0	\$453
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	\$8,966	\$0	\$8,966

* Indicates non-renewable system

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	79,448
Year Built:	1970
Last Renovation:	
Replacement Value:	\$2,366,050
Repair Cost:	\$404,229.96
Total FCI:	17.08 %
Total RSLI:	32.76 %
FCA Score:	82.92



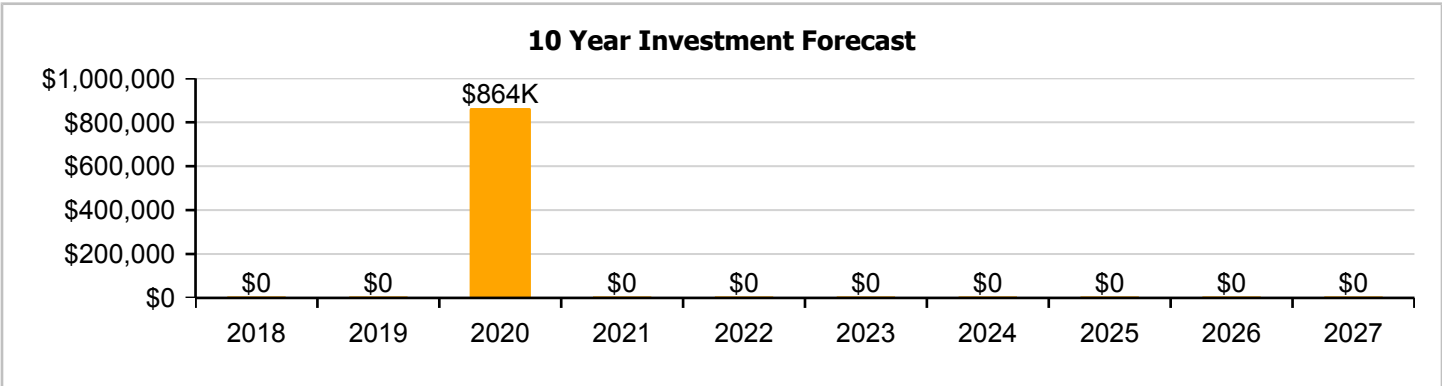
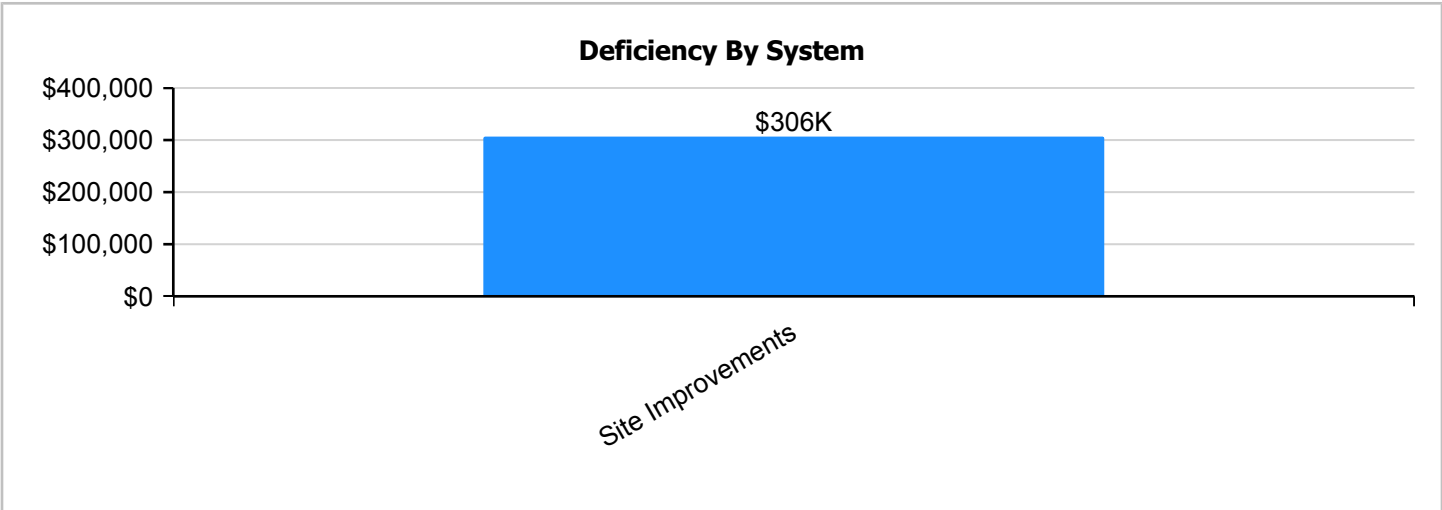
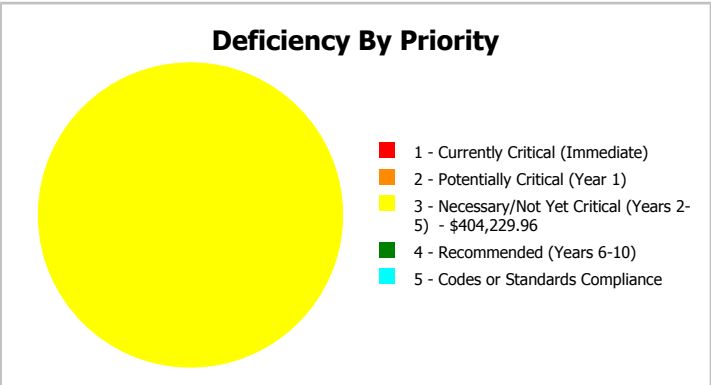
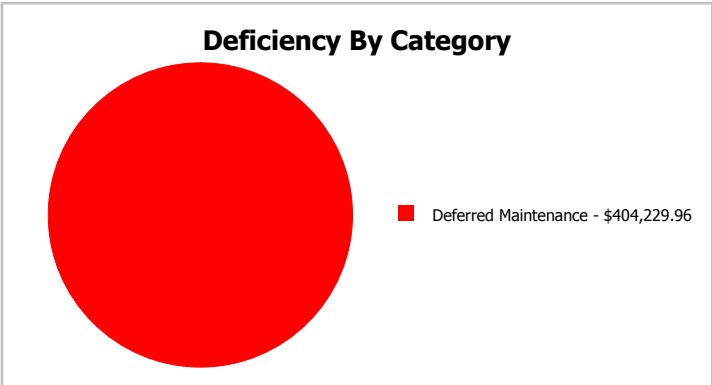
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	ES -Elementary School	Gross Area:	79,448
Year Built:	1970	Last Renovation:	
Repair Cost:	\$404,230	Replacement Value:	\$2,366,050
FCI:	17.08 %	RSLI%:	32.76 %



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	32.99 %	31.81 %	\$404,229.96
G30 - Site Mechanical Utilities	12.74 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	71.95 %	0.00 %	\$0.00
Totals:	32.76 %	17.08 %	\$404,229.96

Photo Album

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

- 1). Aerial Image of Mocksville Elementary School - Feb 25, 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.	78,398	25	2005	2030		52.00 %	0.00 %	13			\$298,696
G2020	Parking Lots	\$1.33	S.F.	78,398	25	2005	2030		52.00 %	5.86 %	13		\$6,109.96	\$104,269
G2030	Pedestrian Paving	\$1.91	S.F.	78,398	30	2005	2035		60.00 %	0.00 %	18			\$149,740
G2040105	Fence & Guardrails	\$1.23	S.F.	78,398	30	2005	2035		60.00 %	0.00 %	18			\$96,430
G2040950	Covered Walkways	\$1.52	S.F.	78,398	25	2005	2030		52.00 %	0.00 %	13			\$119,165
G2040950	Playing Field	\$4.54	S.F.	78,398	20	1970	1990		0.00 %	110.00 %	-27		\$391,520.00	\$355,927
G2050	Landscaping	\$1.87	S.F.	78,398	15	1970	1985		0.00 %	4.50 %	-32		\$6,600.00	\$146,604
G3010	Water Supply	\$2.34	S.F.	78,398	50	1970	2020		6.00 %	0.00 %	3			\$183,451
G3020	Sanitary Sewer	\$1.45	S.F.	78,398	50	1970	2020		6.00 %	0.00 %	3			\$113,677
G3030	Storm Sewer	\$4.54	S.F.	78,398	50	1970	2020		6.00 %	0.00 %	3			\$355,927
G3060	Fuel Distribution	\$0.98	S.F.	78,398	40	2005	2045		70.00 %	0.00 %	28			\$76,830
G4010	Electrical Distribution	\$2.35	S.F.	78,398	50	2016	2066		98.00 %	0.00 %	49			\$184,235
G4020	Site Lighting	\$1.47	S.F.	78,398	30	2005	2035		60.00 %	0.00 %	18			\$115,245
G4030	Site Communications & Security	\$0.84	S.F.	78,398	15	2005	2020		20.00 %	0.00 %	3			\$65,854
Total									32.76 %	17.08 %			\$404,229.96	\$2,366,050

System Notes

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

System: G2010 - Roadways



Note:

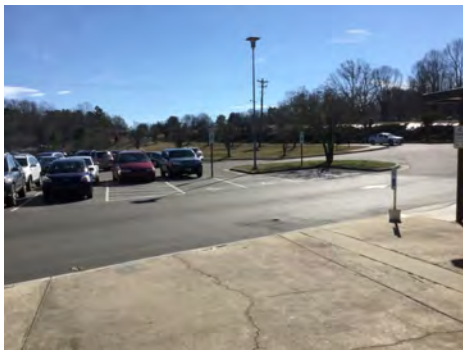
System: G2020 - Parking Lots



Note:

Campus Assessment Report - Site

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Covered Walkways



Note:

Campus Assessment Report - Site

System: G2040950 - Playing Field



Note:

System: G2050 - Landscaping



Note:

Campus Assessment Report - Site

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer



Note:

Campus Assessment Report - Site

System: G3060 - Fuel Distribution



Note:

System: G4010 - Electrical Distribution



Note:

System: G4020 - Site Lighting



Note:

Renewal Schedule

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

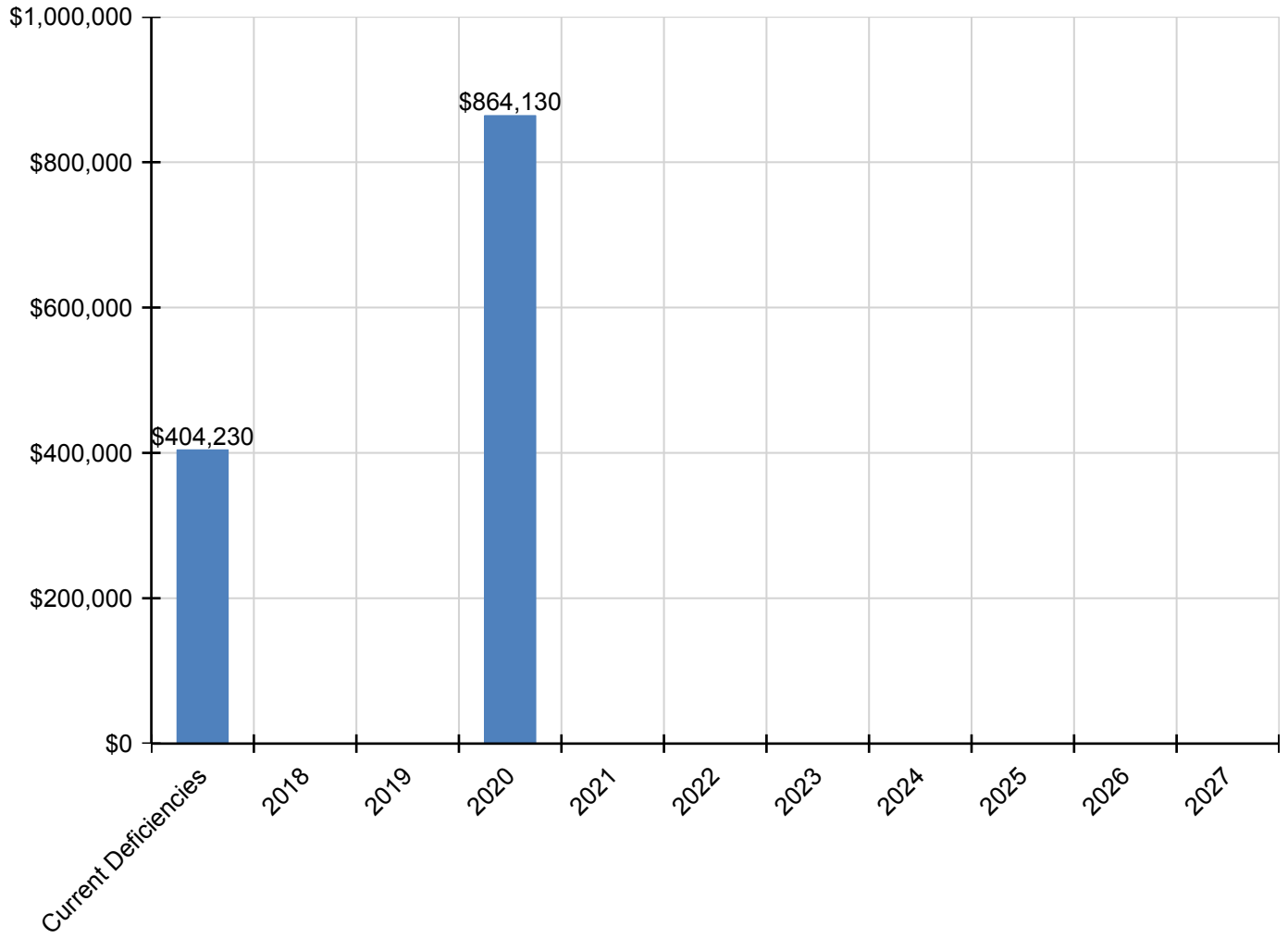
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$404,230	\$0	\$0	\$864,130	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,268,360
G - Building Sitework	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G20 - Site Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2010 - Roadways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2020 - Parking Lots	\$6,110	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,110
G2030 - Pedestrian Paving	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040105 - Fence & Guardrails	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Covered Walkways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Playing Field	\$391,520	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$391,520
* G2050 - Landscaping	\$6,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,600
G30 - Site Mechanical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3010 - Water Supply	\$0	\$0	\$0	\$220,508	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$220,508
G3020 - Sanitary Sewer	\$0	\$0	\$0	\$136,640	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$136,640
G3030 - Storm Sewer	\$0	\$0	\$0	\$427,824	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$427,824
G3060 - Fuel Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4020 - Site Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4030 - Site Communications & Security	\$0	\$0	\$0	\$79,157	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$79,157

** Indicates non-renewable system*

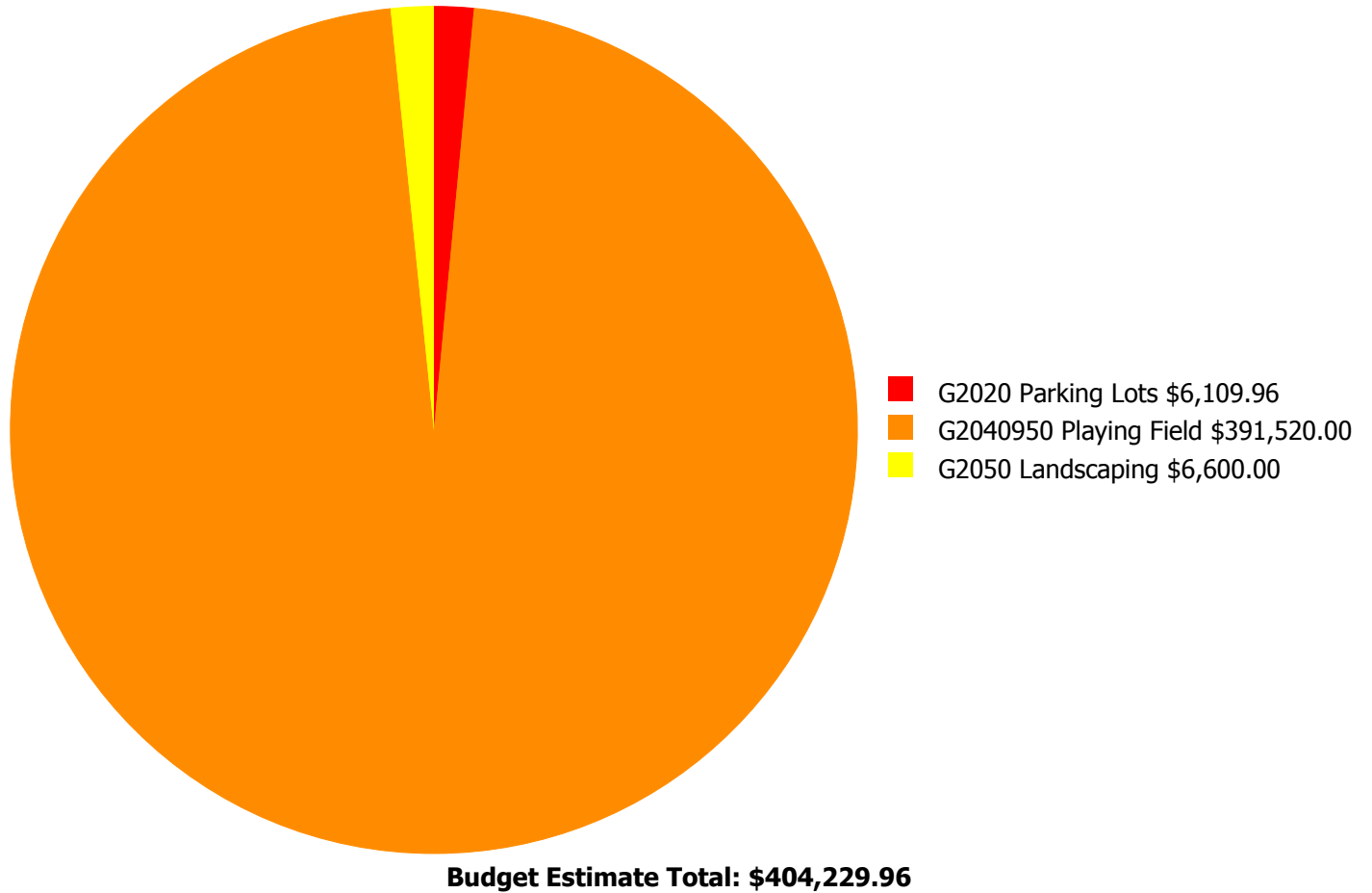
Forecasted Capital Renewal Requirement

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



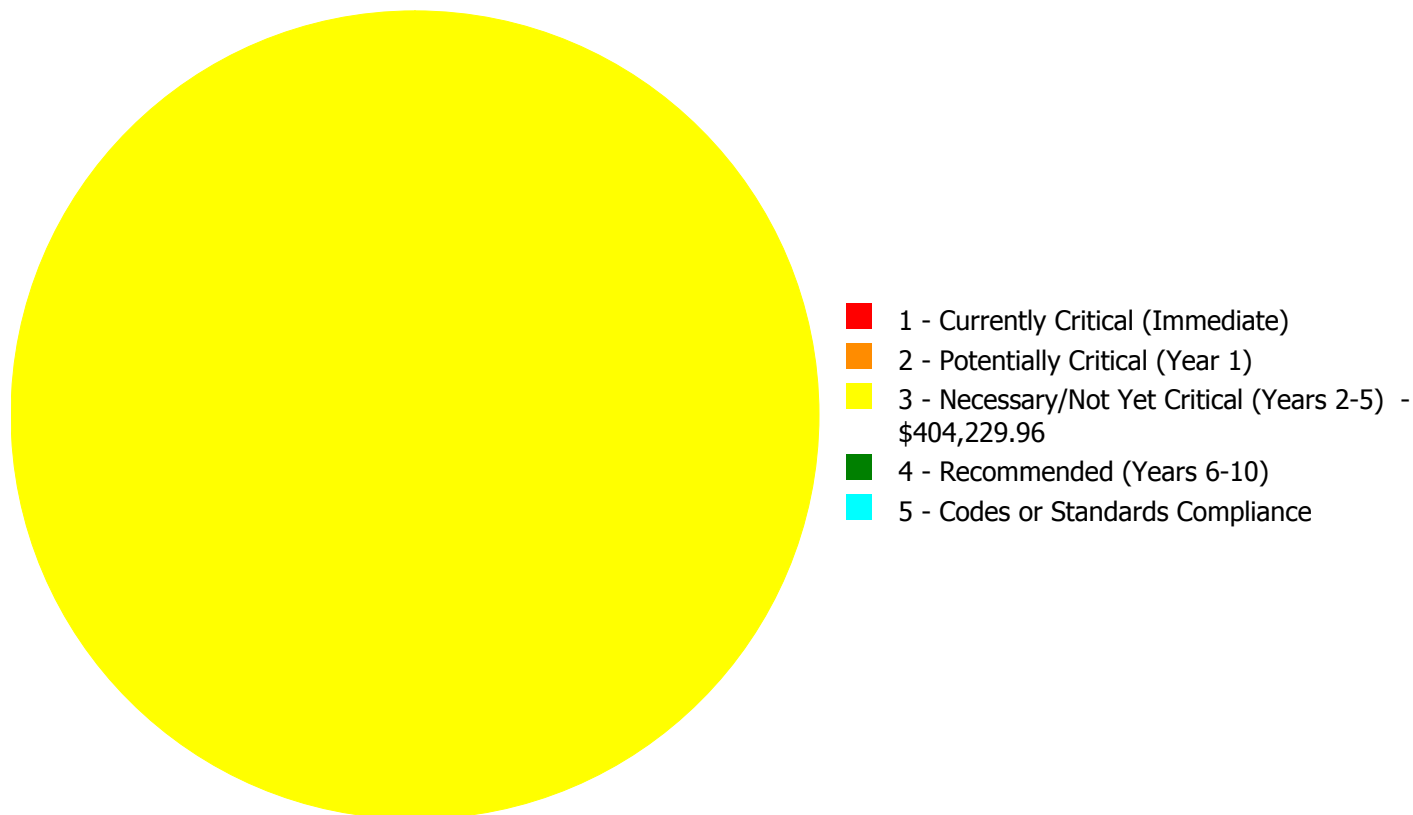
Deficiency Summary by System

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: \$404,229.96

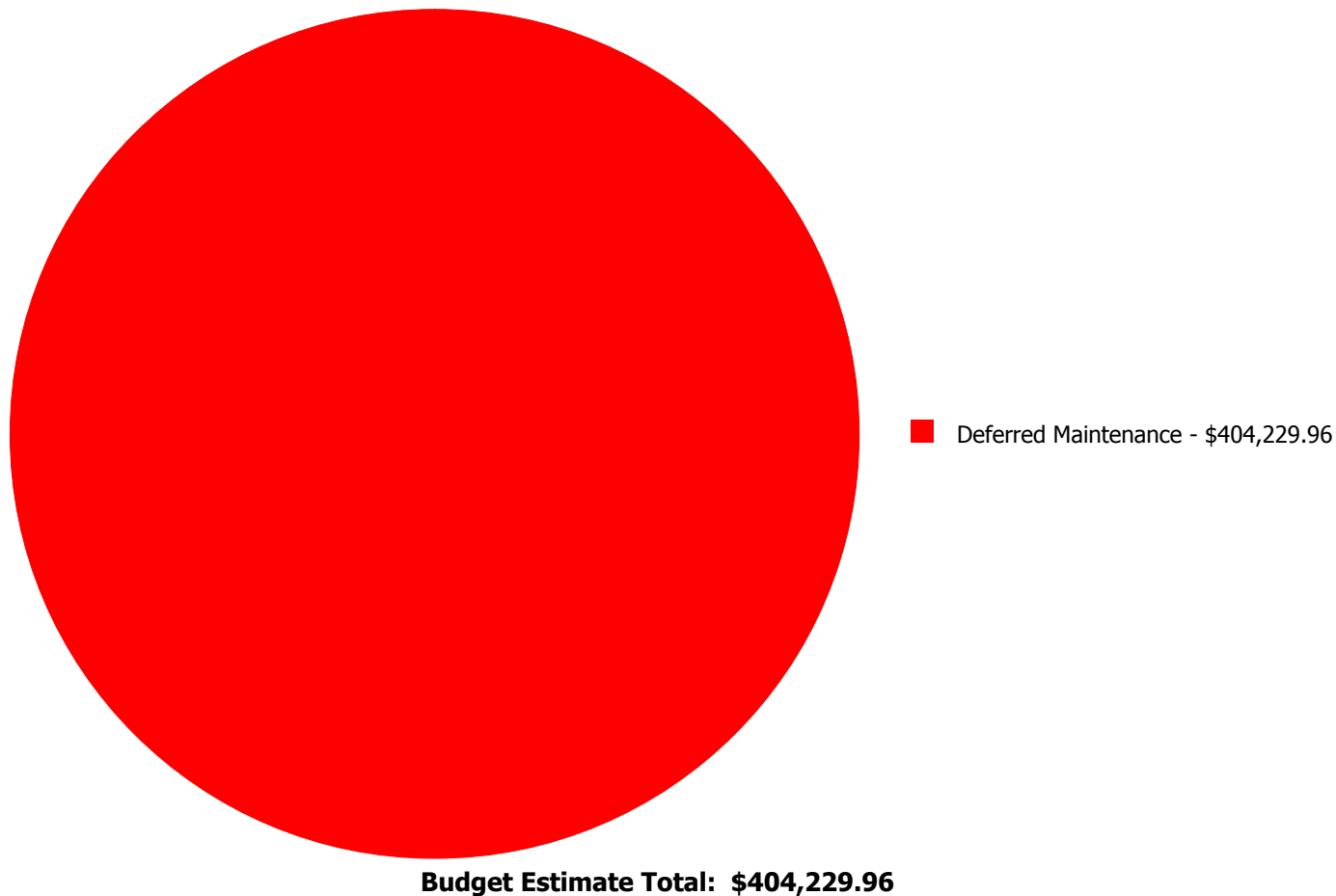
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
G2020	Parking Lots	\$0.00	\$0.00	\$6,109.96	\$0.00	\$0.00	\$6,109.96
G2040950	Playing Field	\$0.00	\$0.00	\$391,520.00	\$0.00	\$0.00	\$391,520.00
G2050	Landscaping	\$0.00	\$0.00	\$6,600.00	\$0.00	\$0.00	\$6,600.00
	Total:	\$0.00	\$0.00	\$404,229.96	\$0.00	\$0.00	\$404,229.96

Deficiency Summary by Category

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



Deficiency Details by Priority

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

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

System: G2020 - Parking Lots



Location: West lot, south side of building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Parking lot repair and resurface
Qty: 4.50
Unit of Measure: M.S.F.
Estimate: \$6,109.96
Assessor Name: Ann Buerger Linden
Date Created: 02/13/2017

Notes: The parking lot is aged, has many repairs , and should be re-surfaced.

System: G2040950 - Playing Field



Location: Northeast end of site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 78,398.00
Unit of Measure: S.F.
Estimate: \$391,520.00
Assessor Name: Ann Buerger Linden
Date Created: 12/13/2016

Notes: The ball field is in dilapidated condition. System renewal is recommended.

System: G2050 - Landscaping



Location: Site
Distress: Inadequate
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Grading study
Qty: 1.00
Unit of Measure: Ea.
Estimate: \$6,600.00
Assessor Name: Ann Buerger Linden
Date Created: 02/14/2017

Notes: The site reportedly floods during rain storms. The road is higher than the building site. A grading study is recommended.

NC School District/300 Davie County/Elementary School

Pinebrook Elementary

Draft

Campus Assessment Report

March 7, 2017



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Campus Executive Summary

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

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

Gross Area (SF):	78,630
Year Built:	1970
Last Renovation:	
Replacement Value:	\$16,337,599
Repair Cost:	\$8,189,569.00
Total FCI:	50.13 %
Total RSLI:	26.25 %
FCA Score:	49.87



Description:

GENERAL:

Pinebrook Elementary School is located at 477 Pinebrook School Road, Mocksville, NC. The campus consists of a total of 67,766 square foot of multiple one-story buildings constructed in 1970 and 2007. There have been two additions in 1997 and 2005 with no major renovations. In addition to the main building, the campus contains ancillary storage building. This report contains condition and adequacy data collected during the 2016 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site and building elements.

A. SUBSTRUCTURE

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

Campus Assessment Report - Pinebrook Elementary

B. SUPERSTRUCTURE

Roof construction is metal pan deck with lightweight fill. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel and aluminum mostly with glazing. Roofing is typically low slope single ply membrane and asphalt composition shingles over the Pre-K building. Roof openings include roof ventilators and a roof hatch with fixed ladder access.

C. INTERIORS

Interior partitions are typically CMU and glazing. Interior doors are generally solid core wood with hollow steel frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, lockers, toilet accessories, storage shelving, fabricated toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes in common and assigned areas are typically vinyl composition tile. Ceiling finishes in common and assigned areas are typically tectum panels.

CONVEYING:

Buildings do not include conveying system.

D. SERVICES

PLUMBING:

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

HVAC:

Heating and cooling is provided by roof top units. The heating/cooling distribution system is a ductwork system. Fresh air is supplied by roof top units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital.

FIRE PROTECTION:

The buildings do not have a fire sprinkler system. The building does have additional fire suppression systems, which include dry chemical overhead protection. Standpipes are not provided. Fire extinguishers and cabinets are distributed near fire exits and corridors.

ELECTRICAL:

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

COMMUNICATIONS AND SECURITY:

The fire alarm system consists of audible/visual strobe annunciators in common spaces, and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are integrated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system combined with the telephone system.

OTHER ELECTRICAL SYSTEMS:

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

E. EQUIPMENT & FURNISHINGS

This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, audio-visual, medical, fixed casework, window treatment, floor mats, and furnishings.

G. SITE

Campus site features include paved driveways and parking lots, pedestrian pavement, canopies, covered walkways, flag pole, landscaping, playing field, hard surface play area, and fencing. Site mechanical and electrical features include water, and sewer.

Campus Assessment Report - Pinebrook Elementary

Attributes:

General Attributes:

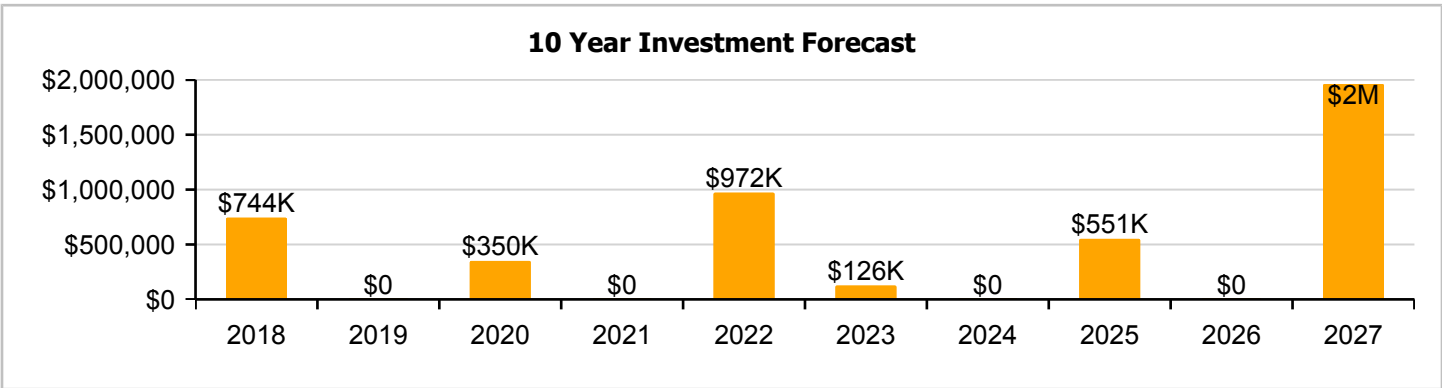
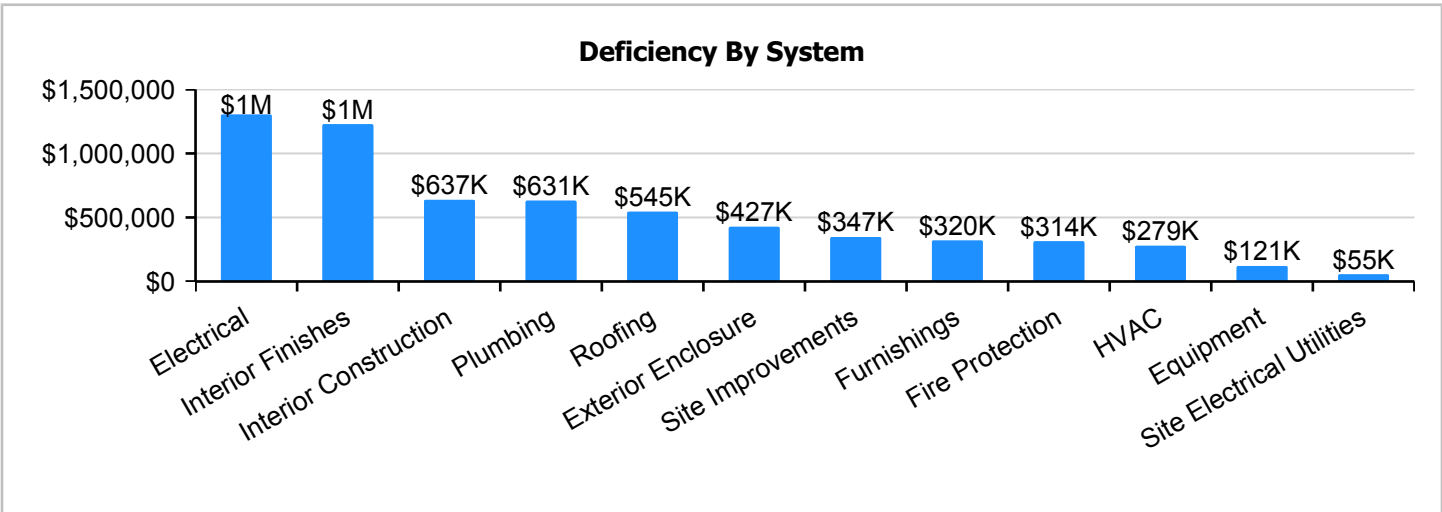
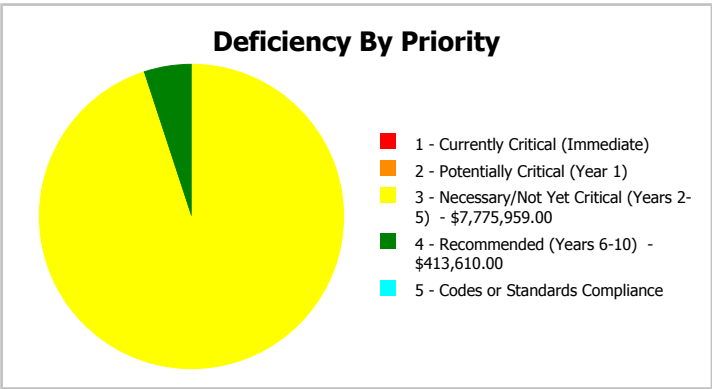
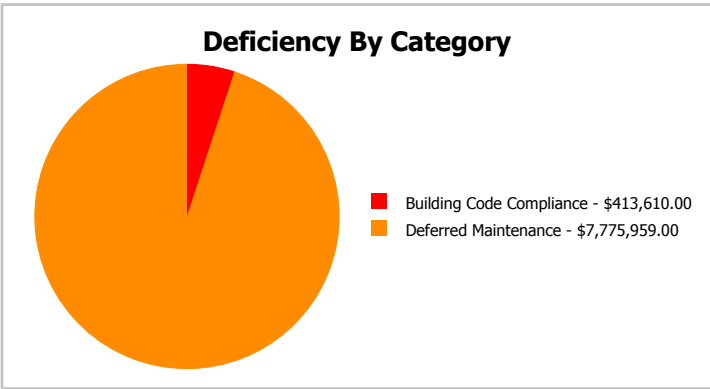
Condition Assessor:	Eduardo Lopez	Assessment Date:
Suitability Assessor:		

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:		Status:	
School Grades:	26.5	Site Acreage:	26.5

Campus Dashboard Summary

Gross Area:	78,630	Last Renovation:	
Year Built:	1970	Replacement Value:	\$16,337,599
Repair Cost:	\$8,189,569	RSLI%:	26.25 %
FCI:	50.13 %		



Campus Condition Summary

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

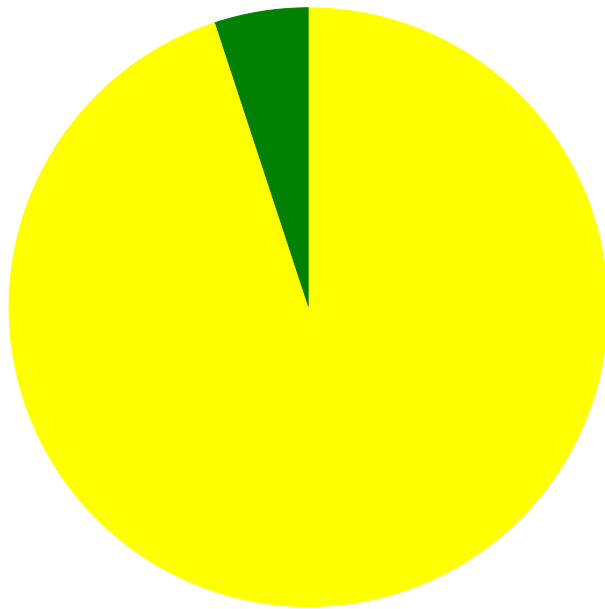
Current Investment Requirement and Condition by Unifomat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	63.59 %	0.00 %	\$0.00
B10 - Superstructure	63.74 %	0.00 %	\$0.00
B20 - Exterior Enclosure	38.75 %	36.61 %	\$563,809.00
B30 - Roofing	5.74 %	127.87 %	\$718,618.00
C10 - Interior Construction	28.40 %	47.63 %	\$841,046.00
C30 - Interior Finishes	8.17 %	84.26 %	\$1,620,253.00
D20 - Plumbing	15.71 %	70.72 %	\$833,025.00
D30 - HVAC	23.94 %	22.40 %	\$367,732.00
D40 - Fire Protection	0.00 %	110.00 %	\$413,610.00
D50 - Electrical	11.68 %	78.89 %	\$1,719,583.00
E10 - Equipment	4.53 %	97.86 %	\$159,448.00
E20 - Furnishings	5.76 %	94.52 %	\$422,243.00
G20 - Site Improvements	14.18 %	33.44 %	\$457,548.00
G30 - Site Mechanical Utilities	60.00 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	40.18 %	24.97 %	\$72,654.00
Totals:	26.25 %	50.13 %	\$8,189,569.00

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
1970 Main Building	50,152	72.72	\$0.00	\$0.00	\$6,261,927.00	\$269,216.00	\$0.00
1970 Storage	529	12.33	\$0.00	\$0.00	\$7,658.00	\$0.00	\$0.00
1997 Addition	16,956	35.10	\$0.00	\$0.00	\$973,019.00	\$91,020.00	\$0.00
2005 Addition	9,943	3.01	\$0.00	\$0.00	\$0.00	\$53,374.00	\$0.00
2007 PreK Building	1,050	1.79	\$0.00	\$0.00	\$3,153.00	\$0.00	\$0.00
Site	78,630	22.91	\$0.00	\$0.00	\$530,202.00	\$0.00	\$0.00
Total:		50.13	\$0.00	\$0.00	\$7,775,959.00	\$413,610.00	\$0.00

Deficiencies By Priority



- 1 - Currently Critical (Immediate)
- 2 - Potentially Critical (Year 1)
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$7,775,959.00
- 4 - Recommended (Years 6-10) - \$413,610.00
- 5 - Codes or Standards Compliance

Budget Estimate Total: \$8,189,569.00

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):	50,152
Year Built:	1970
Last Renovation:	
Replacement Value:	\$8,981,219
Repair Cost:	\$6,531,143.00
Total FCI:	72.72 %
Total RSLI:	14.15 %
FCA Score:	27.28



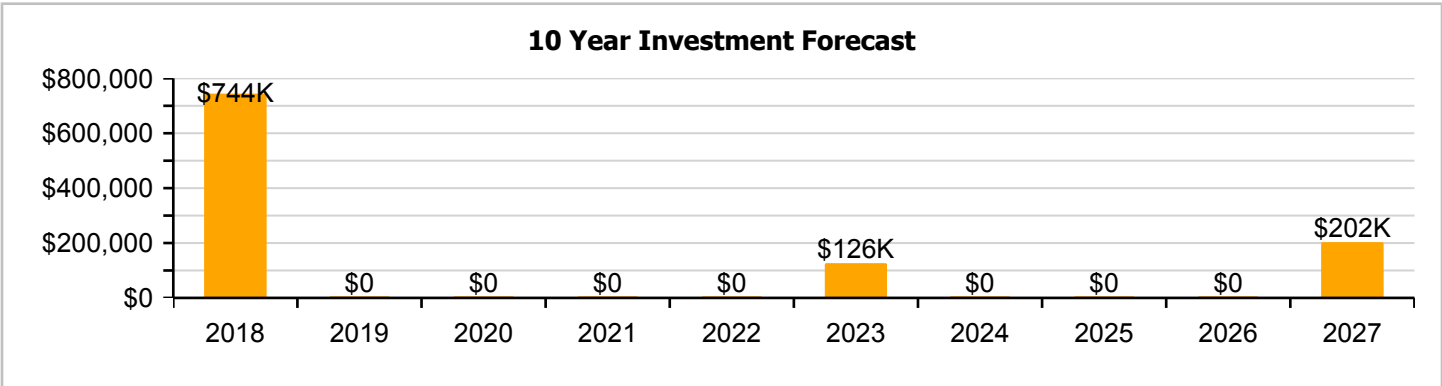
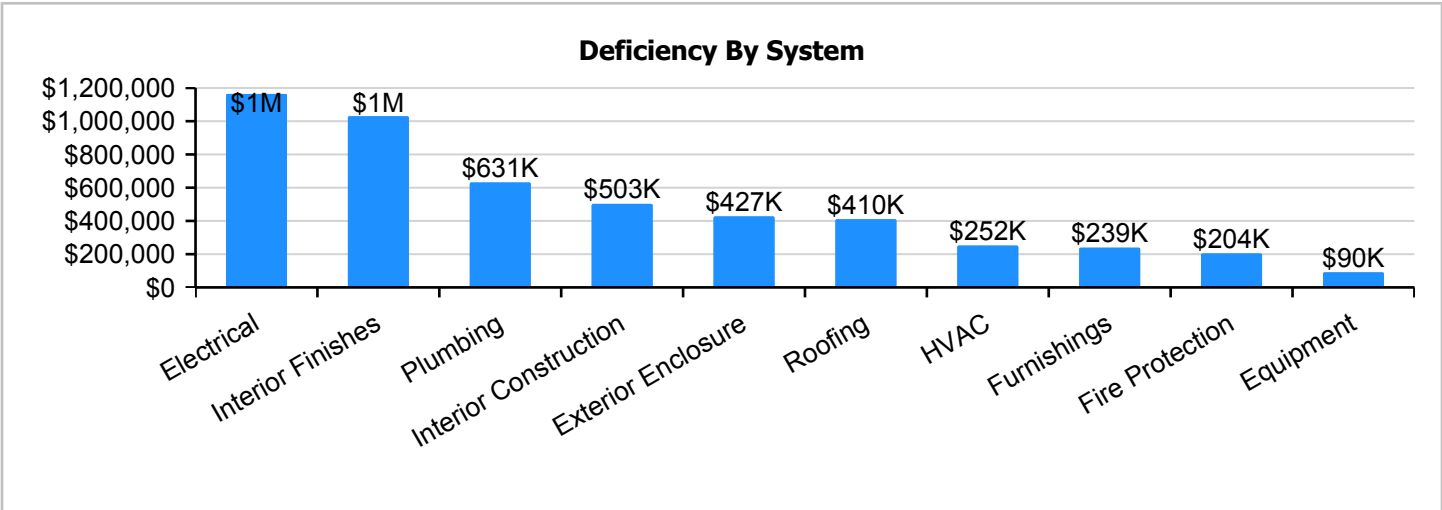
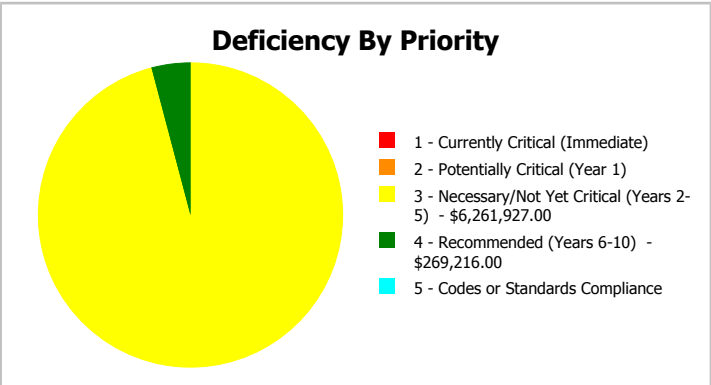
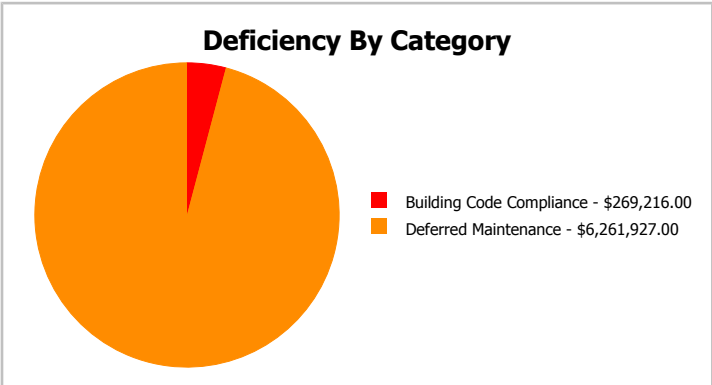
Description:

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:	50,152
Year Built:	1970	Last Renovation:	
Repair Cost:	\$6,531,143	Replacement Value:	\$8,981,219
FCI:	72.72 %	RSLI%:	14.15 %



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	53.00 %	0.00 %	\$0.00
B10 - Superstructure	53.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	25.17 %	57.77 %	\$563,809.00
B30 - Roofing	0.00 %	148.40 %	\$541,089.00
C10 - Interior Construction	17.49 %	58.48 %	\$663,110.00
C30 - Interior Finishes	0.00 %	110.00 %	\$1,358,216.00
D20 - Plumbing	0.00 %	110.00 %	\$833,025.00
D30 - HVAC	6.88 %	31.50 %	\$332,107.00
D40 - Fire Protection	0.00 %	110.00 %	\$269,216.00
D50 - Electrical	0.00 %	110.00 %	\$1,535,854.00
E10 - Equipment	0.00 %	110.00 %	\$119,161.00
E20 - Furnishings	0.00 %	110.00 %	\$315,556.00
Totals:	14.15 %	72.72 %	\$6,531,143.00

Photo Album

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

1). East Elevation - Feb 10, 2017



2). North Elevation - Feb 10, 2017



3). West Elevation - Feb 10, 2017



4). South Elevation - Feb 10, 2017



Condition Detail

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

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

System Listing

Campus Assessment Report - 1970 Main Building

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.70	S.F.	50,152	100	1970	2070		53.00 %	0.00 %	53			\$235,714
A1030	Slab on Grade	\$8.26	S.F.	50,152	100	1970	2070		53.00 %	0.00 %	53			\$414,256
B1020	Roof Construction	\$15.44	S.F.	50,152	100	1970	2070		53.00 %	0.00 %	53			\$774,347
B2010	Exterior Walls	\$9.24	S.F.	50,152	100	1970	2070		53.00 %	0.00 %	53			\$463,404
B2020	Exterior Windows	\$9.20	S.F.	50,152	30	1970	2000		0.00 %	110.00 %	-17		\$507,538.00	\$461,398
B2030	Exterior Doors	\$1.02	S.F.	50,152	30	1970	2000		0.00 %	110.00 %	-17		\$56,271.00	\$51,155
B3010120	Single Ply Membrane	\$6.98	S.F.	50,152	20	1970	1990		0.00 %	150.00 %	-27		\$525,091.00	\$350,061
B3020	Roof Openings	\$0.29	S.F.	50,152	25	1970	1995		0.00 %	110.00 %	-22		\$15,998.00	\$14,544
C1010	Partitions	\$10.59	S.F.	50,152	75	1970	2045		37.33 %	0.00 %	28			\$531,110
C1020	Interior Doors	\$2.48	S.F.	50,152	30	1970	2000		0.00 %	110.00 %	-17		\$136,815.00	\$124,377
C1030	Fittings	\$9.54	S.F.	50,152	20	1970	1990		0.00 %	110.00 %	-27		\$526,295.00	\$478,450
C3010	Wall Finishes	\$2.73	S.F.	50,152	10	1970	1980		0.00 %	110.00 %	-37		\$150,606.00	\$136,915
C3020	Floor Finishes	\$11.15	S.F.	50,152	20	1970	1990		0.00 %	110.00 %	-27		\$615,114.00	\$559,195
C3030	Ceiling Finishes	\$10.74	S.F.	50,152	25	1970	1995		0.00 %	110.00 %	-22		\$592,496.00	\$538,632
D2010	Plumbing Fixtures	\$11.26	S.F.	50,152	30	1970	2000		0.00 %	110.00 %	-17		\$621,183.00	\$564,712
D2020	Domestic Water Distribution	\$0.96	S.F.	50,152	30	1970	2000		0.00 %	110.00 %	-17		\$52,961.00	\$48,146
D2030	Sanitary Waste	\$1.52	S.F.	50,152	30	1970	2000		0.00 %	110.00 %	-17		\$83,854.00	\$76,231
D2040	Rain Water Drainage	\$1.36	S.F.	50,152	30	1970	2000		0.00 %	110.00 %	-17		\$75,027.00	\$68,207
D3040	Distribution Systems	\$6.02	S.F.	50,152	30	1970	2000		0.00 %	110.00 %	-17		\$332,107.00	\$301,915
D3050	Terminal & Package Units	\$13.09	S.F.	50,152	15	2003	2018		6.67 %	0.00 %	1			\$656,490
D3060	Controls & Instrumentation	\$1.91	S.F.	50,152	20	2003	2023		30.00 %	0.00 %	6			\$95,790
D4010	Sprinklers	\$4.22	S.F.	50,152	30			2016	0.00 %	110.00 %	-1		\$232,806.00	\$211,641
D4020	Standpipes	\$0.66	S.F.	50,152	30			2016	0.00 %	110.00 %	-1		\$36,410.00	\$33,100
D5010	Electrical Service/Distribution	\$1.65	S.F.	50,152	40	1970	2010		0.00 %	110.00 %	-7		\$91,026.00	\$82,751
D5020	Branch Wiring	\$4.99	S.F.	50,152	30	1970	2000		0.00 %	110.00 %	-17		\$275,284.00	\$250,258
D5020	Lighting	\$11.64	S.F.	50,152	30	1970	2000		0.00 %	110.00 %	-17		\$642,146.00	\$583,769
D5030810	Security & Detection Systems	\$1.83	S.F.	50,152	15	1970	1985		0.00 %	110.00 %	-32		\$100,956.00	\$91,778
D5030910	Fire Alarm Systems	\$3.31	S.F.	50,152	15	1970	1985		0.00 %	110.00 %	-32		\$182,603.00	\$166,003
D5030920	Data Communication	\$4.30	S.F.	50,152	15	1970	1985		0.00 %	110.00 %	-32		\$237,219.00	\$215,654
D5090	Other Electrical Systems	\$0.12	S.F.	50,152	20	1970	1990		0.00 %	110.00 %	-27		\$6,620.00	\$6,018
E1020	Institutional Equipment	\$0.30	S.F.	50,152	20	1970	1990		0.00 %	110.00 %	-27		\$16,550.00	\$15,046
E1090	Other Equipment	\$1.86	S.F.	50,152	20	1970	1990		0.00 %	110.00 %	-27		\$102,611.00	\$93,283
E2010	Fixed Furnishings	\$5.72	S.F.	50,152	20	1970	1990		0.00 %	110.00 %	-27		\$315,556.00	\$286,869
Total									14.15 %	72.72 %			\$6,531,143.00	\$8,981,219

System Notes

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

System: B2010 - Exterior Walls



Note:

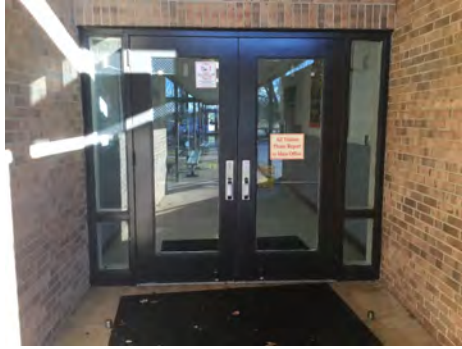
System: B2020 - Exterior Windows



Note:

Campus Assessment Report - 1970 Main Building

System: B2030 - Exterior Doors



Note:

System: B3010120 - Single Ply Membrane



Note:

System: B3020 - Roof Openings



Note:

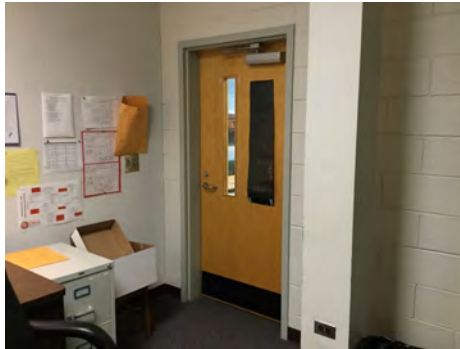
Campus Assessment Report - 1970 Main Building

System: C1010 - Partitions



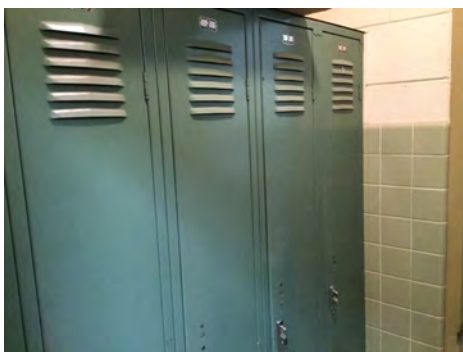
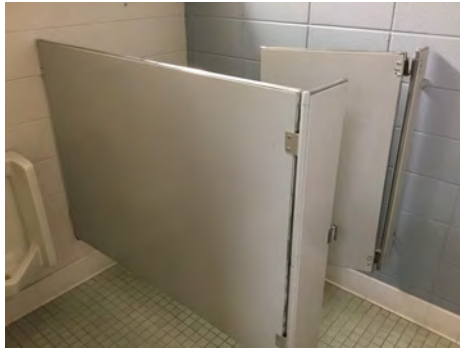
Note:

System: C1020 - Interior Doors



Note:

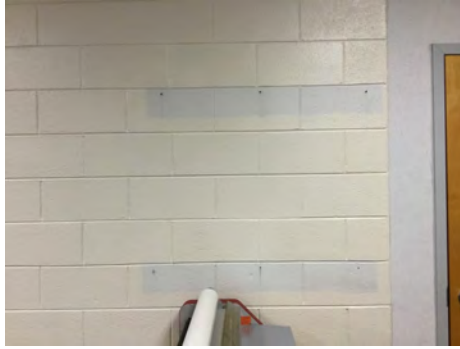
System: C1030 - Fittings



Note:

Campus Assessment Report - 1970 Main Building

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

Campus Assessment Report - 1970 Main Building

System: D2010 - Plumbing Fixtures



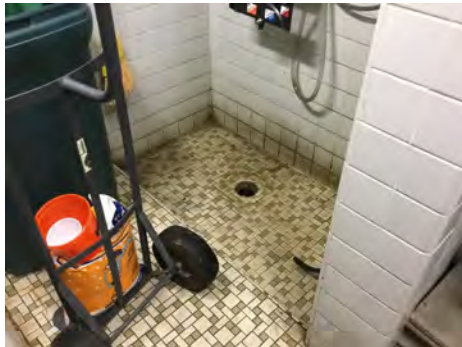
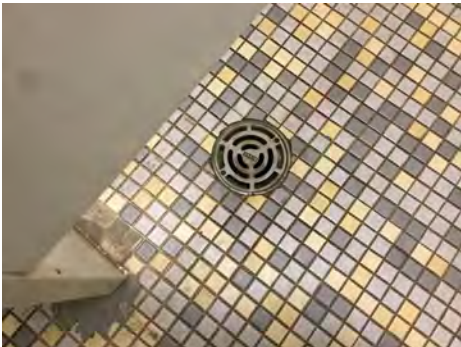
Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

Campus Assessment Report - 1970 Main Building

System: D2040 - Rain Water Drainage



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

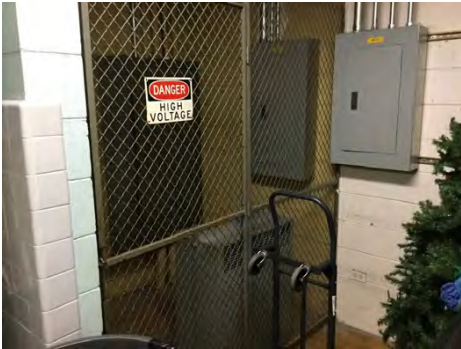
Campus Assessment Report - 1970 Main Building

System: D3060 - Controls & Instrumentation



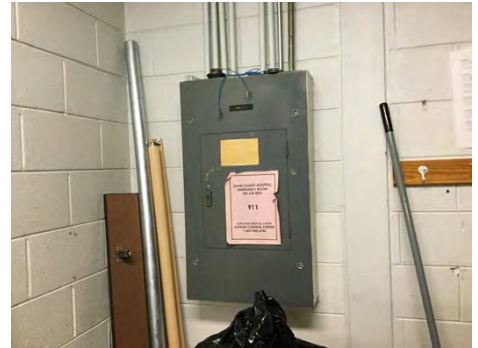
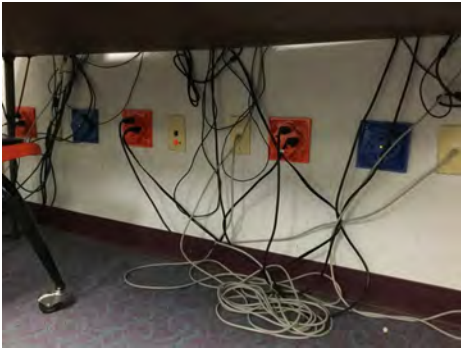
Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

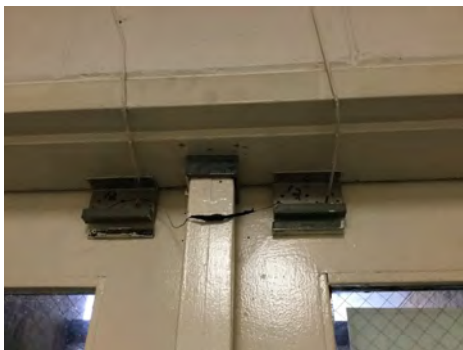
Campus Assessment Report - 1970 Main Building

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

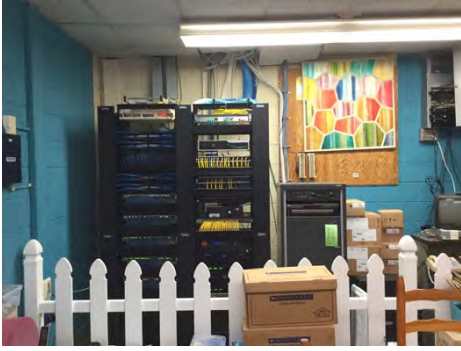
System: D5030910 - Fire Alarm Systems



Note:

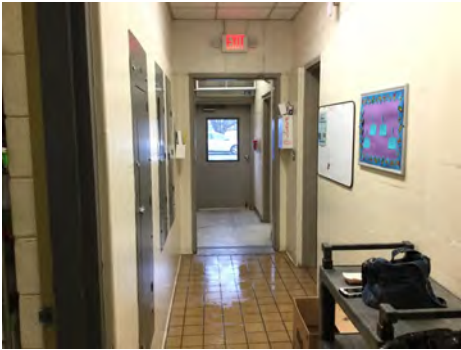
Campus Assessment Report - 1970 Main Building

System: D5030920 - Data Communication



Note:

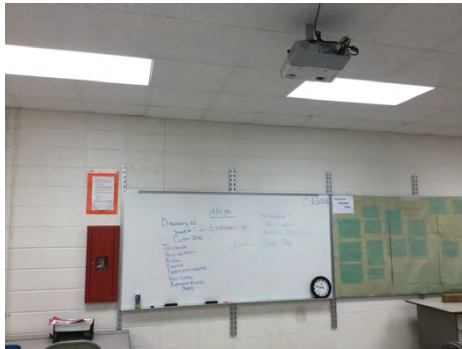
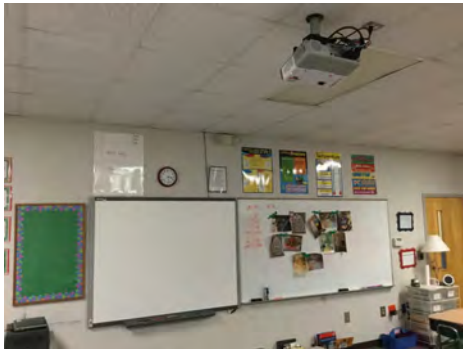
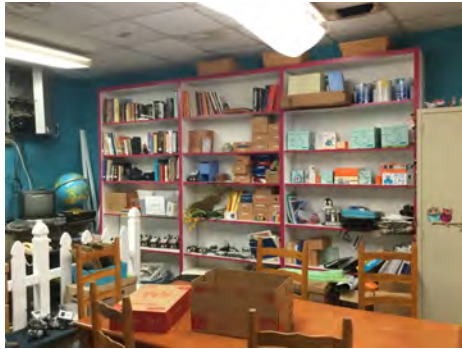
System: D5090 - Other Electrical Systems



Note:

Campus Assessment Report - 1970 Main Building

System: E1020 - Institutional Equipment



Note:

System: E1090 - Other Equipment



Note:

Campus Assessment Report - 1970 Main Building

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$6,531,143	\$743,803	\$0	\$0	\$0	\$0	\$125,816	\$0	\$0	\$0	\$202,402	\$7,603,164
* 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	\$507,538	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$507,538
B2030 - Exterior Doors	\$56,271	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$56,271
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	\$525,091	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$525,091
B3020 - Roof Openings	\$15,998	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,998
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	\$136,815	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$136,815
C1030 - Fittings	\$526,295	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$526,295
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$150,606	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$202,402	\$353,008
C3020 - Floor Finishes	\$615,114	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$615,114
C3030 - Ceiling Finishes	\$592,496	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$592,496
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

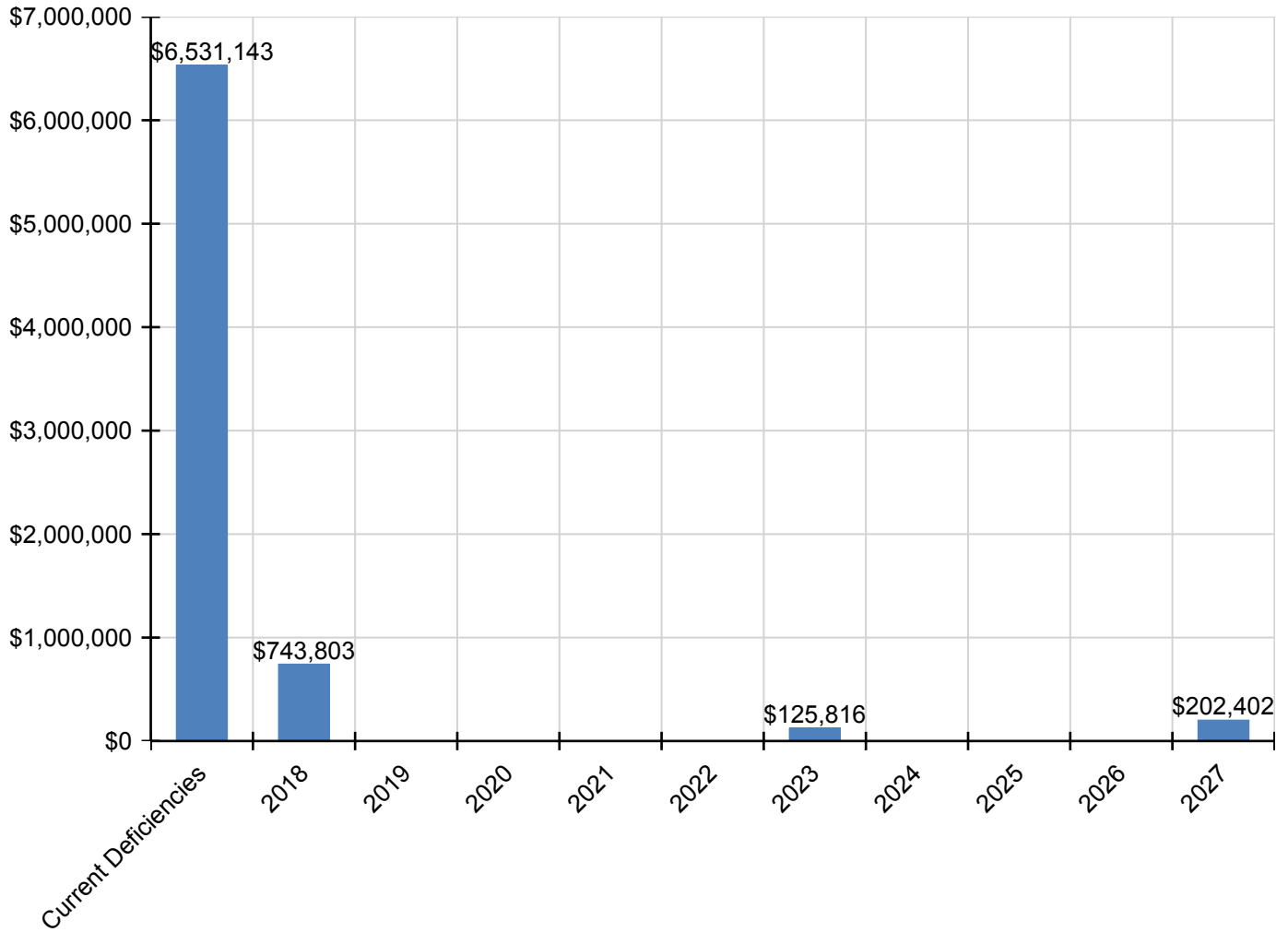
Campus Assessment Report - 1970 Main Building

D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$621,183	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$621,183
D2020 - Domestic Water Distribution	\$52,961	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$52,961
D2030 - Sanitary Waste	\$83,854	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83,854
D2040 - Rain Water Drainage	\$75,027	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,027
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$332,107	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$332,107
D3050 - Terminal & Package Units	\$0	\$743,803	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$743,803
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$125,816	\$0	\$0	\$0	\$0	\$0	\$125,816
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$232,806	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$232,806
D4020 - Standpipes	\$36,410	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,410
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$91,026	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$91,026
D5020 - Branch Wiring	\$275,284	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$275,284
D5020 - Lighting	\$642,146	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$642,146
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$100,956	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,956
D5030910 - Fire Alarm Systems	\$182,603	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$182,603
D5030920 - Data Communication	\$237,219	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$237,219
D5090 - Other Electrical Systems	\$6,620	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,620
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	\$16,550	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,550
E1090 - Other Equipment	\$102,611	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$102,611
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$315,556	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$315,556

* Indicates non-renewable system

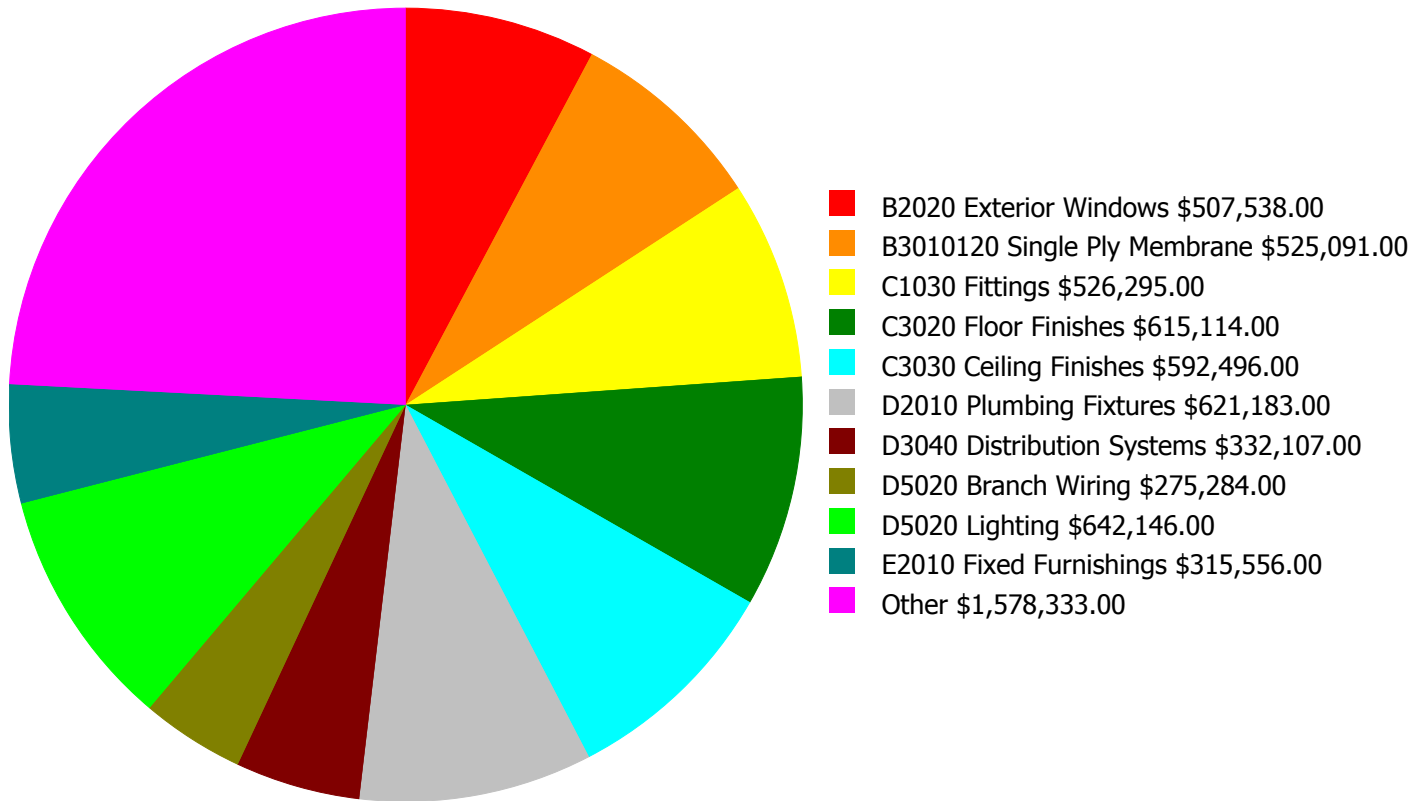
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

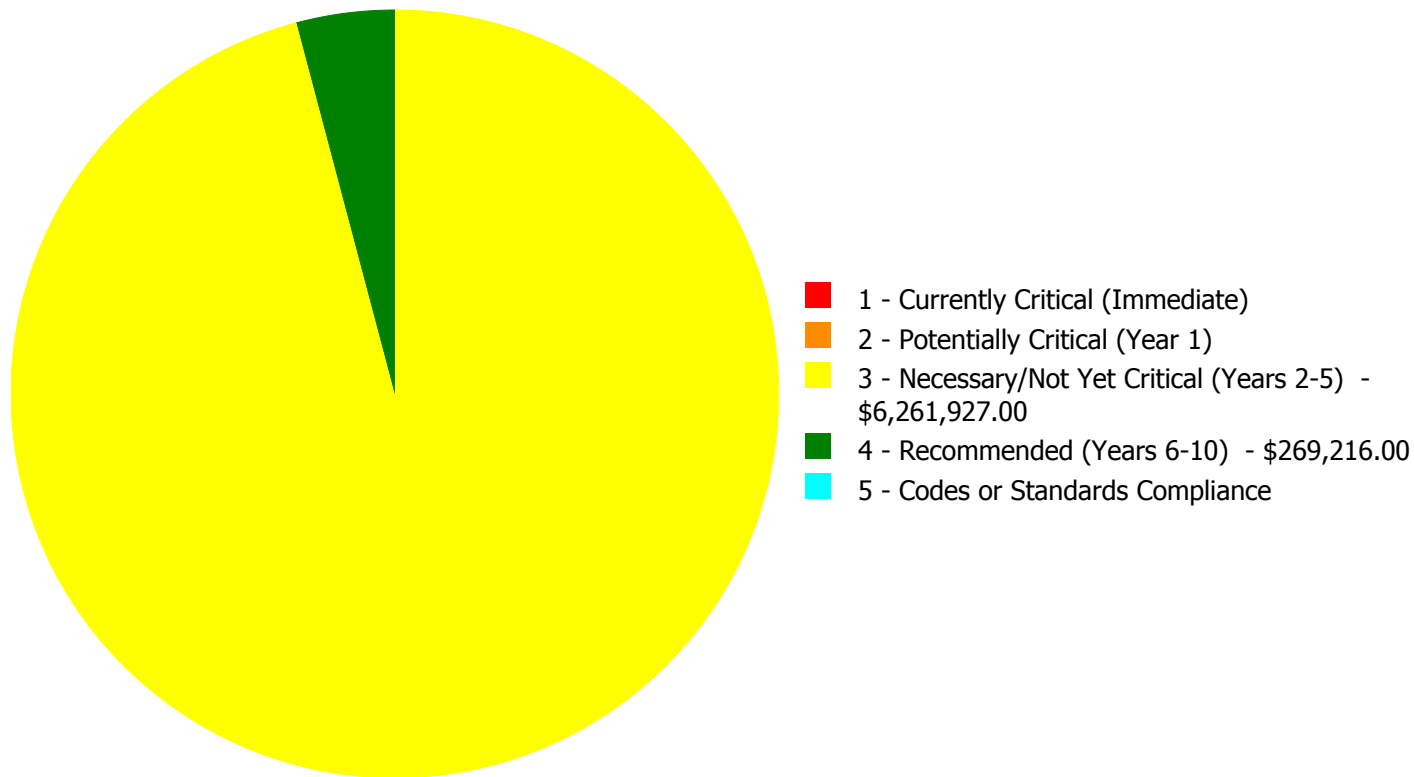
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$6,531,143.00

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: \$6,531,143.00

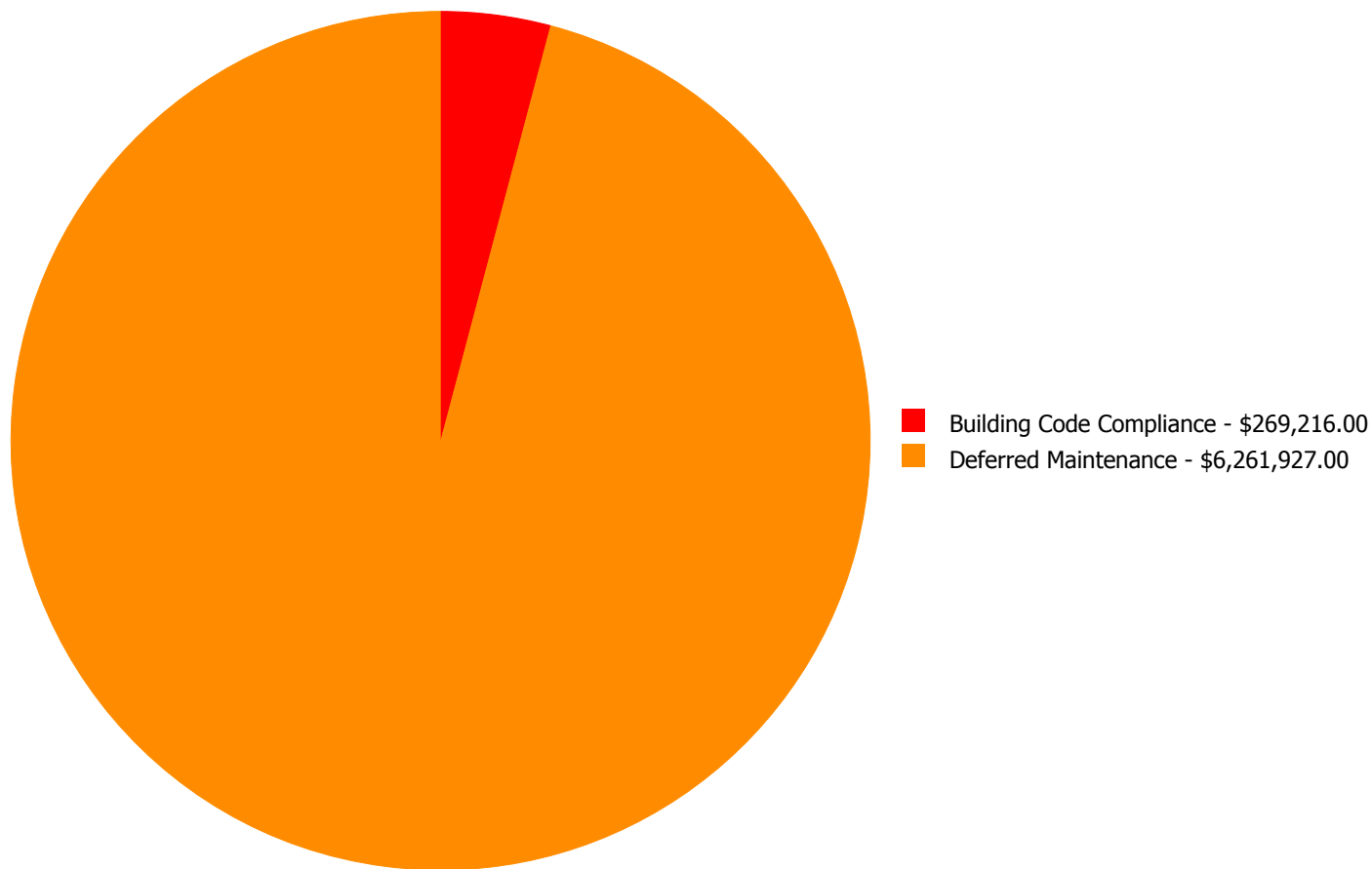
Deficiency By Priority Investment Table

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	\$507,538.00	\$0.00	\$0.00	\$507,538.00
B2030	Exterior Doors	\$0.00	\$0.00	\$56,271.00	\$0.00	\$0.00	\$56,271.00
B3010120	Single Ply Membrane	\$0.00	\$0.00	\$525,091.00	\$0.00	\$0.00	\$525,091.00
B3020	Roof Openings	\$0.00	\$0.00	\$15,998.00	\$0.00	\$0.00	\$15,998.00
C1020	Interior Doors	\$0.00	\$0.00	\$136,815.00	\$0.00	\$0.00	\$136,815.00
C1030	Fittings	\$0.00	\$0.00	\$526,295.00	\$0.00	\$0.00	\$526,295.00
C3010	Wall Finishes	\$0.00	\$0.00	\$150,606.00	\$0.00	\$0.00	\$150,606.00
C3020	Floor Finishes	\$0.00	\$0.00	\$615,114.00	\$0.00	\$0.00	\$615,114.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$592,496.00	\$0.00	\$0.00	\$592,496.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$621,183.00	\$0.00	\$0.00	\$621,183.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$52,961.00	\$0.00	\$0.00	\$52,961.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$83,854.00	\$0.00	\$0.00	\$83,854.00
D2040	Rain Water Drainage	\$0.00	\$0.00	\$75,027.00	\$0.00	\$0.00	\$75,027.00
D3040	Distribution Systems	\$0.00	\$0.00	\$332,107.00	\$0.00	\$0.00	\$332,107.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$232,806.00	\$0.00	\$232,806.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$36,410.00	\$0.00	\$36,410.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$91,026.00	\$0.00	\$0.00	\$91,026.00
D5020	Branch Wiring	\$0.00	\$0.00	\$275,284.00	\$0.00	\$0.00	\$275,284.00
D5020	Lighting	\$0.00	\$0.00	\$642,146.00	\$0.00	\$0.00	\$642,146.00
D5030810	Security & Detection Systems	\$0.00	\$0.00	\$100,956.00	\$0.00	\$0.00	\$100,956.00
D5030910	Fire Alarm Systems	\$0.00	\$0.00	\$182,603.00	\$0.00	\$0.00	\$182,603.00
D5030920	Data Communication	\$0.00	\$0.00	\$237,219.00	\$0.00	\$0.00	\$237,219.00
D5090	Other Electrical Systems	\$0.00	\$0.00	\$6,620.00	\$0.00	\$0.00	\$6,620.00
E1020	Institutional Equipment	\$0.00	\$0.00	\$16,550.00	\$0.00	\$0.00	\$16,550.00
E1090	Other Equipment	\$0.00	\$0.00	\$102,611.00	\$0.00	\$0.00	\$102,611.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$315,556.00	\$0.00	\$0.00	\$315,556.00
	Total:	\$0.00	\$0.00	\$6,261,927.00	\$269,216.00	\$0.00	\$6,531,143.00

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: \$6,531,143.00

Deficiency Details by Priority

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

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

System: B2020 - Exterior Windows



Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 50,152.00
Unit of Measure: S.F.
Estimate: \$507,538.00
Assessor Name: Somnath Das
Date Created: 01/19/2017

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

System: B2030 - Exterior Doors



Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 50,152.00
Unit of Measure: S.F.
Estimate: \$56,271.00
Assessor Name: Somnath Das
Date Created: 01/19/2017

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

System: B3010120 - Single Ply Membrane



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 50,152.00
Unit of Measure: S.F.
Estimate: \$525,091.00
Assessor Name: Somnath Das
Date Created: 01/19/2017

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

System: B3020 - Roof Openings



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 50,152.00
Unit of Measure: S.F.
Estimate: \$15,998.00
Assessor Name: Somnath Das
Date Created: 01/19/2017

Notes: Roof hatch does not comply with OSHA standards; roof opening protection and proper extension of fixed ladder to platform is not provided.

System: C1020 - Interior Doors



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 50,152.00
Unit of Measure: S.F.
Estimate: \$136,815.00
Assessor Name: Somnath Das
Date Created: 01/19/2017

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

System: C1030 - Fittings



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 50,152.00
Unit of Measure: S.F.
Estimate: \$526,295.00
Assessor Name: Somnath Das
Date Created: 01/19/2017

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

System: C3010 - Wall Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 50,152.00
Unit of Measure: S.F.
Estimate: \$150,606.00
Assessor Name: Somnath Das
Date Created: 01/19/2017

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

System: C3020 - Floor Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 50,152.00
Unit of Measure: S.F.
Estimate: \$615,114.00
Assessor Name: Somnath Das
Date Created: 01/19/2017

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

System: C3030 - Ceiling Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 50,152.00
Unit of Measure: S.F.
Estimate: \$592,496.00
Assessor Name: Somnath Das
Date Created: 01/19/2017

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

System: D2010 - Plumbing Fixtures



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 50,152.00
Unit of Measure: S.F.
Estimate: \$621,183.00
Assessor Name: Somnath Das
Date Created: 01/19/2017

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

System: D2020 - Domestic Water Distribution



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 50,152.00
Unit of Measure: S.F.
Estimate: \$52,961.00
Assessor Name: Somnath Das
Date Created: 01/19/2017

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

System: D2030 - Sanitary Waste



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 50,152.00
Unit of Measure: S.F.
Estimate: \$83,854.00
Assessor Name: Somnath Das
Date Created: 01/19/2017

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

System: D2040 - Rain Water Drainage



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 50,152.00
Unit of Measure: S.F.
Estimate: \$75,027.00
Assessor Name: Somnath Das
Date Created: 01/19/2017

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

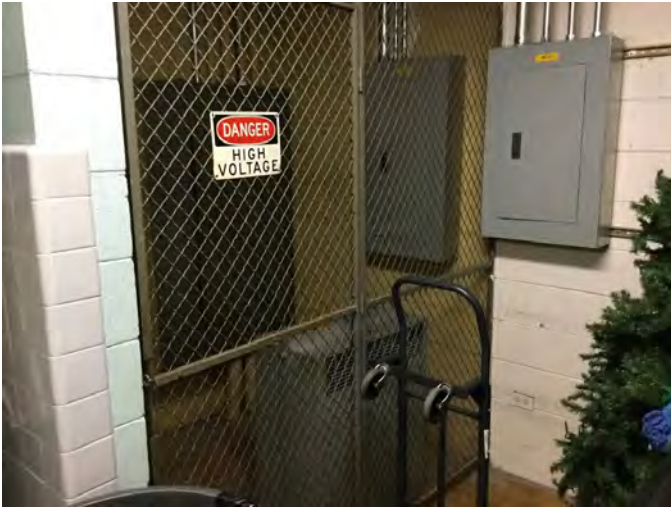
System: D3040 - Distribution Systems



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 50,152.00
Unit of Measure: S.F.
Estimate: \$332,107.00
Assessor Name: Somnath Das
Date Created: 01/19/2017

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

System: D5010 - Electrical Service/Distribution



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 50,152.00
Unit of Measure: S.F.
Estimate: \$91,026.00
Assessor Name: Somnath Das
Date Created: 01/19/2017

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

System: D5020 - Branch Wiring



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 50,152.00
Unit of Measure: S.F.
Estimate: \$275,284.00
Assessor Name: Somnath Das
Date Created: 01/19/2017

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

System: D5020 - Lighting



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 50,152.00
Unit of Measure: S.F.
Estimate: \$642,146.00
Assessor Name: Somnath Das
Date Created: 01/19/2017

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

System: D5030810 - Security & Detection Systems



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 50,152.00
Unit of Measure: S.F.
Estimate: \$100,956.00
Assessor Name: Somnath Das
Date Created: 01/19/2017

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

System: D5030910 - Fire Alarm Systems



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 50,152.00
Unit of Measure: S.F.
Estimate: \$182,603.00
Assessor Name: Somnath Das
Date Created: 01/19/2017

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

System: D5030920 - Data Communication



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 50,152.00
Unit of Measure: S.F.
Estimate: \$237,219.00
Assessor Name: Somnath Das
Date Created: 01/19/2017

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

Campus Assessment Report - 1970 Main Building

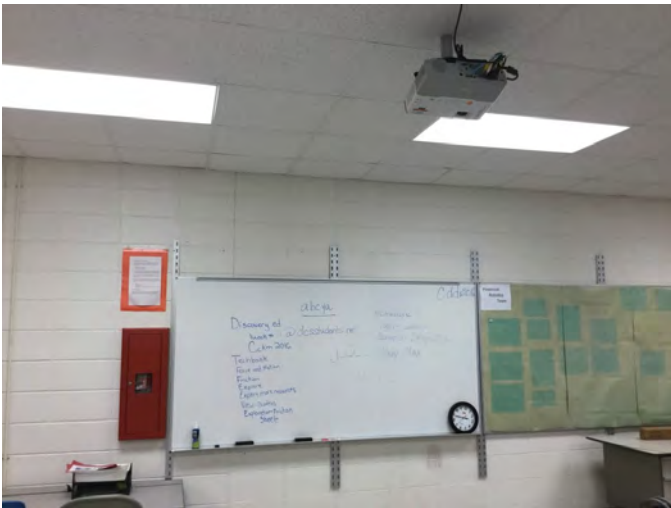
System: D5090 - Other Electrical Systems



Location: 1970 Main Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 50,152.00
Unit of Measure: S.F.
Estimate: \$6,620.00
Assessor Name: Somnath Das
Date Created: 02/27/2017

Notes:

System: E1020 - Institutional Equipment



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 50,152.00
Unit of Measure: S.F.
Estimate: \$16,550.00
Assessor Name: Somnath Das
Date Created: 01/19/2017

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

System: E1090 - Other Equipment



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 50,152.00
Unit of Measure: S.F.
Estimate: \$102,611.00
Assessor Name: Somnath Das
Date Created: 01/19/2017

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

System: E2010 - Fixed Furnishings



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 50,152.00
Unit of Measure: S.F.
Estimate: \$315,556.00
Assessor Name: Somnath Das
Date Created: 01/19/2017

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 50,152.00
Unit of Measure: S.F.
Estimate: \$232,806.00
Assessor Name: Somnath Das
Date Created: 02/11/2017

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 50,152.00
Unit of Measure: S.F.
Estimate: \$36,410.00
Assessor Name: Somnath Das
Date Created: 02/11/2017

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	529
Year Built:	1970
Last Renovation:	
Replacement Value:	\$62,111
Repair Cost:	\$7,658.00
Total FCI:	12.33 %
Total RSLI:	45.55 %
FCA Score:	87.67



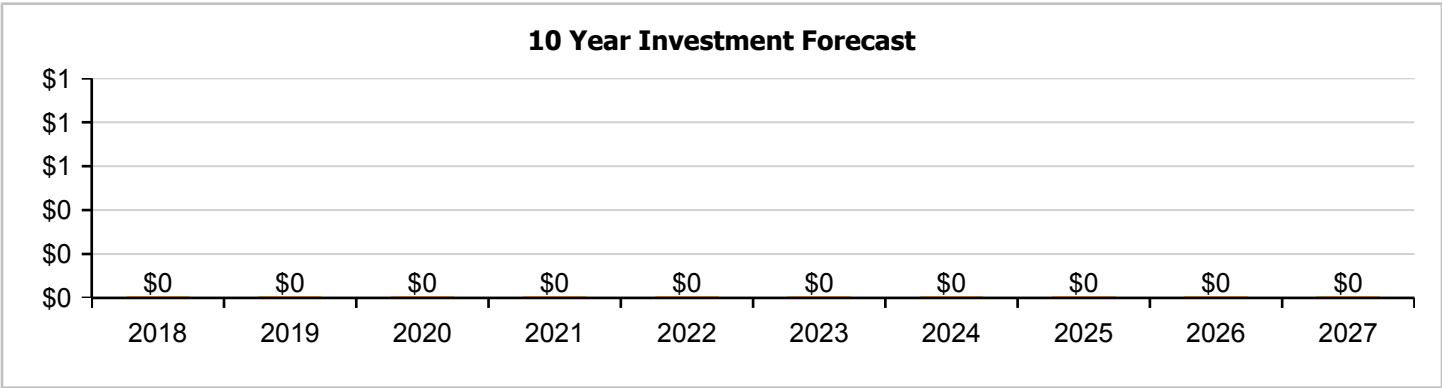
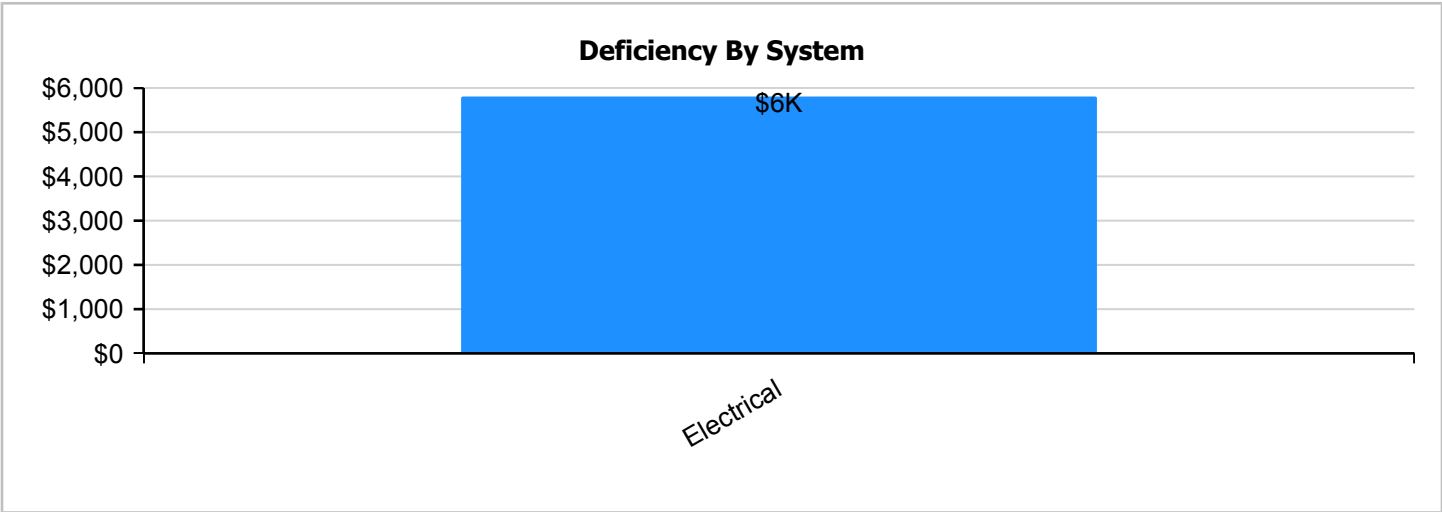
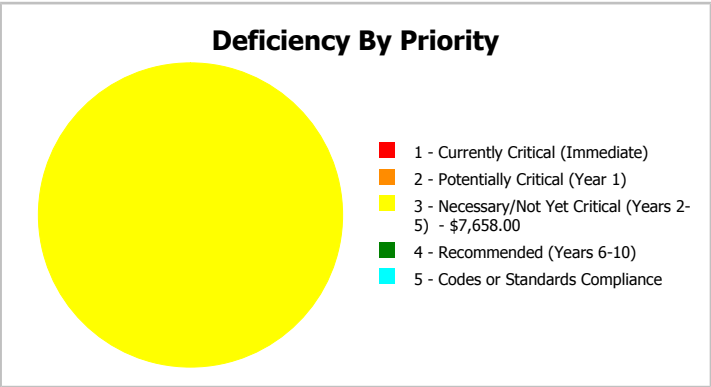
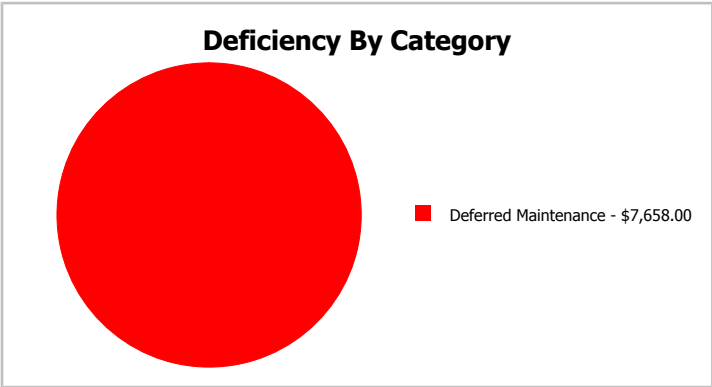
Description:

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:	529
Year Built:	1970	Last Renovation:	
Repair Cost:	\$7,658	Replacement Value:	\$62,111
FCI:	12.33 %	RSLI%:	45.55 %



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	53.00 %	0.00 %	\$0.00
B10 - Superstructure	53.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	50.82 %	0.00 %	\$0.00
B30 - Roofing	43.33 %	0.00 %	\$0.00
D50 - Electrical	0.00 %	110.00 %	\$7,658.00
Totals:	45.55 %	12.33 %	\$7,658.00

Photo Album

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

1). Southeast Elevation - Feb 10, 2017



2). East Elevation - Feb 10, 2017



3). North Elevation - Feb 10, 2017



4). West Elevation - Feb 10, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$20.13	S.F.	529	100	1970	2070		53.00 %	0.00 %	53			\$10,649
A1030	Slab on Grade	\$19.75	S.F.	529	100	1970	2070		53.00 %	0.00 %	53			\$10,448
B1020	Roof Construction	\$16.26	S.F.	529	100	1970	2070		53.00 %	0.00 %	53			\$8,602
B2010	Exterior Walls	\$29.79	S.F.	529	100	1970	2070		53.00 %	0.00 %	53			\$15,759
B2030	Exterior Doors	\$8.66	S.F.	529	30	2000	2030		43.33 %	0.00 %	13			\$4,581
B3010130	Preformed Metal Roofing	\$9.66	S.F.	529	30	2000	2030		43.33 %	0.00 %	13			\$5,110
D5020	Branch Wiring	\$3.58	S.F.	529	30	1970	2000		0.00 %	109.98 %	-17		\$2,083.00	\$1,894
D5020	Lighting	\$9.58	S.F.	529	30	1970	2000		0.00 %	110.00 %	-17		\$5,575.00	\$5,068
Total									45.55 %	12.33 %			\$7,658.00	\$62,111

System Notes

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

System: B1020 - Roof Construction



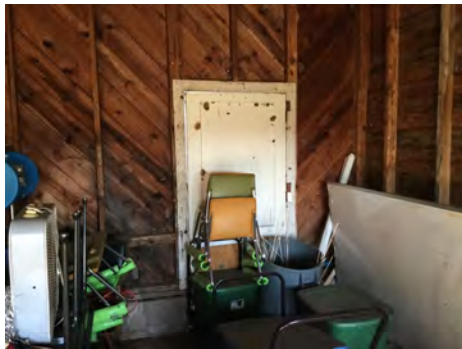
Note:

System: B2010 - Exterior Walls



Note:

System: B2030 - Exterior Doors



Note:

Campus Assessment Report - 1970 Storage

System: B3010130 - Preformed Metal Roofing



Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

Renewal Schedule

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

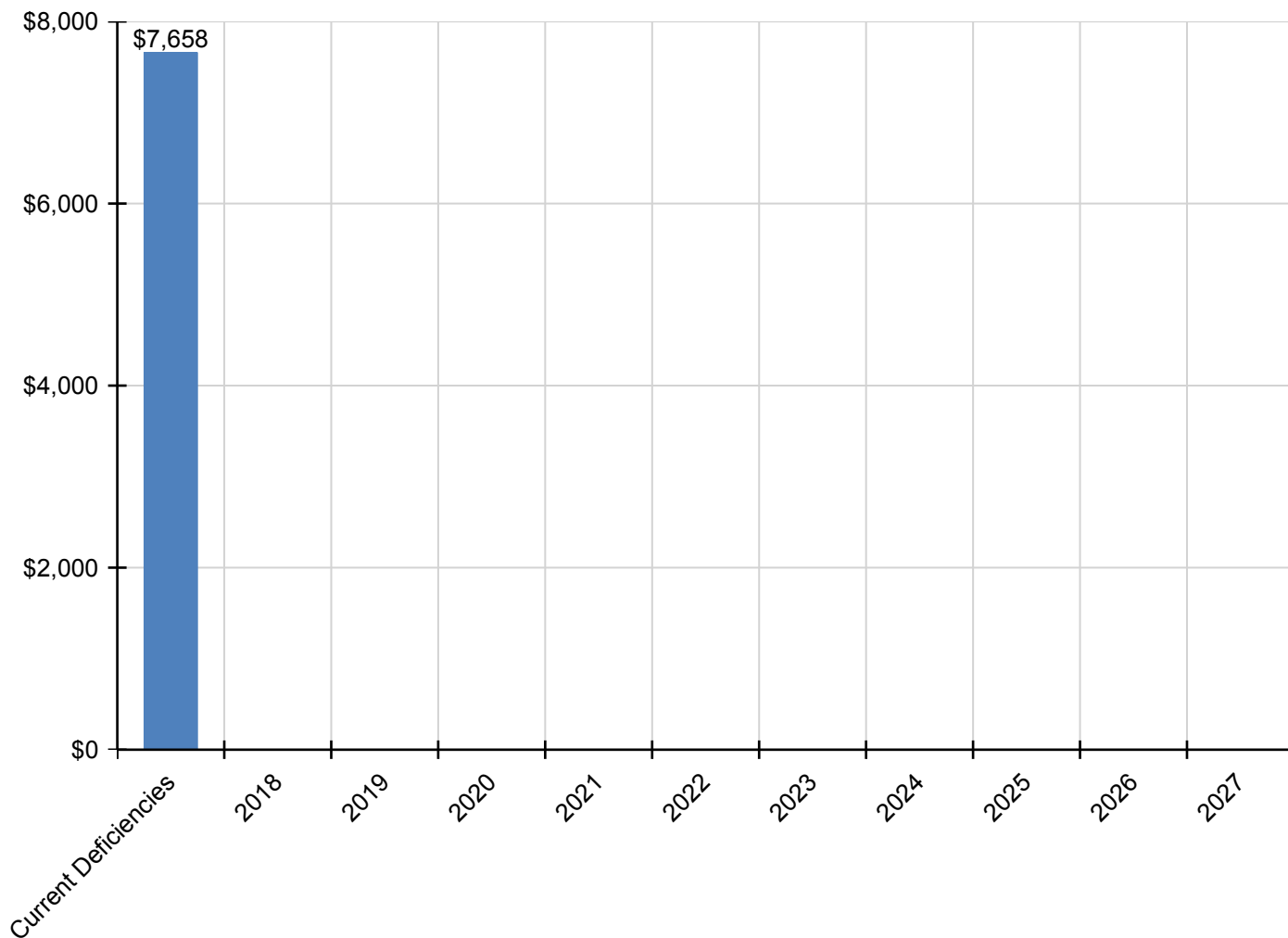
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$7,658	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,658
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010130 - Preformed Metal Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$2,083	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,083
D5020 - Lighting	\$5,575	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,575

* Indicates non-renewable system

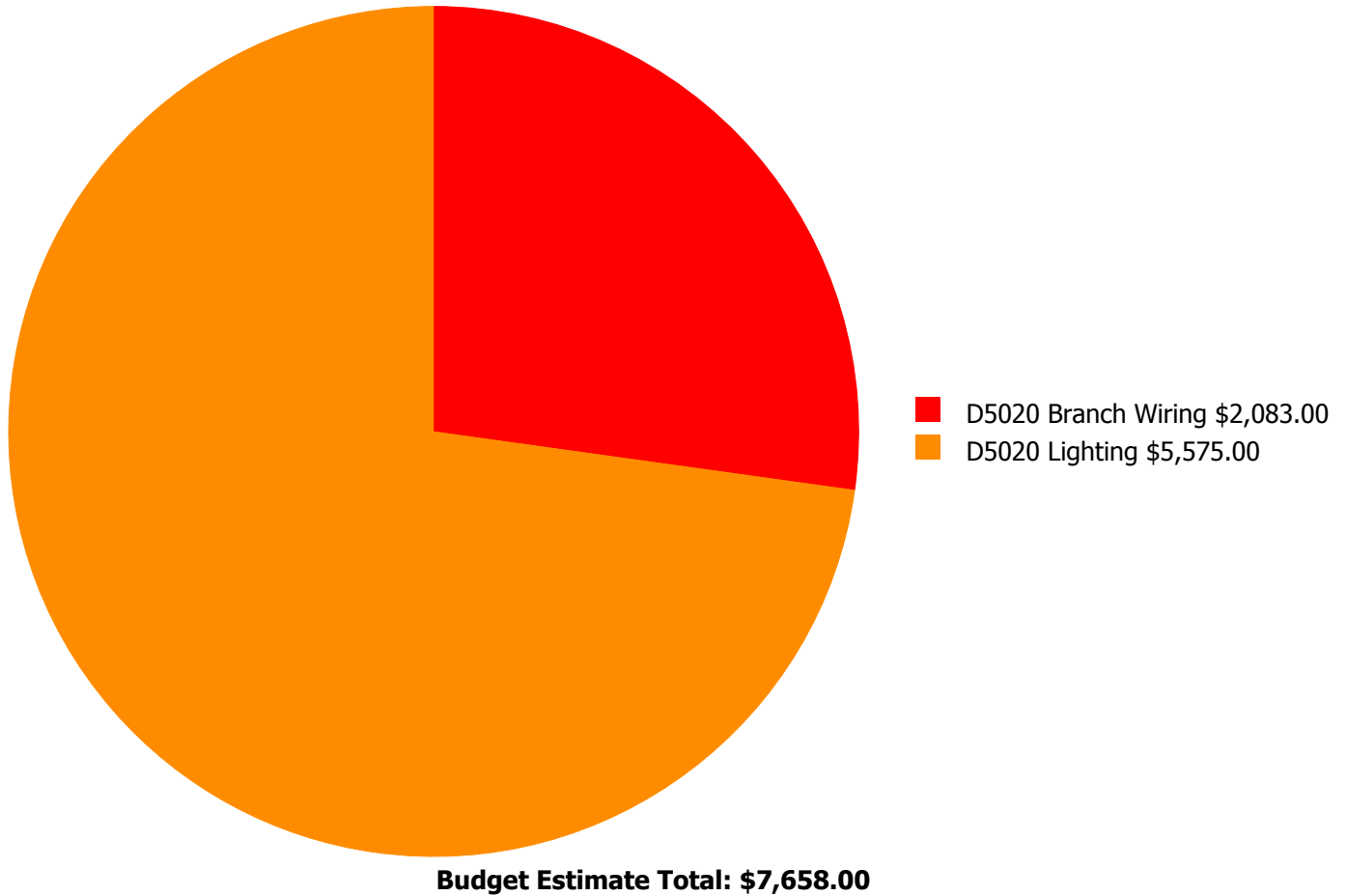
Forecasted Capital Renewal Requirement

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



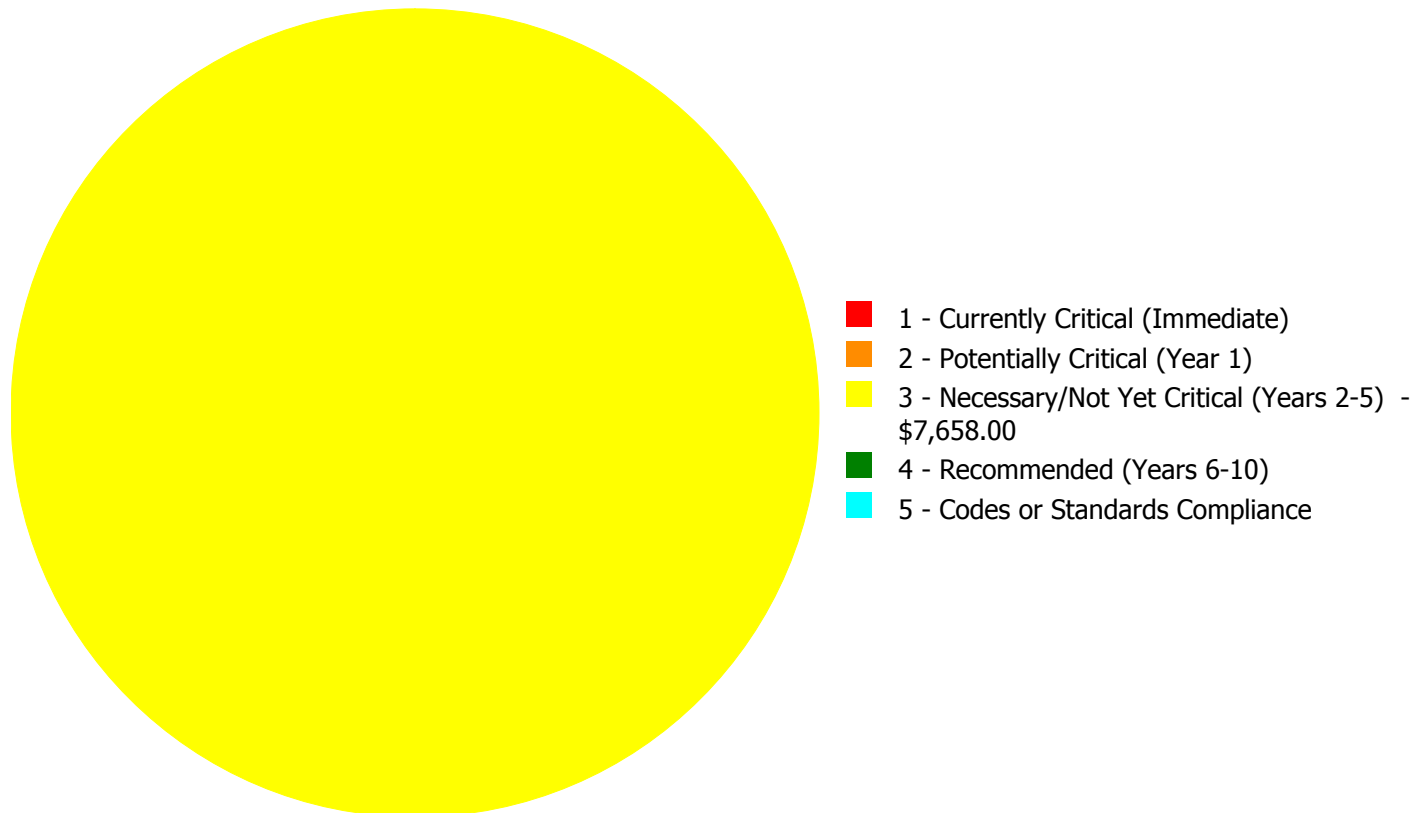
Deficiency Summary by System

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



Deficiency Summary by Priority

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



Budget Estimate Total: \$7,658.00

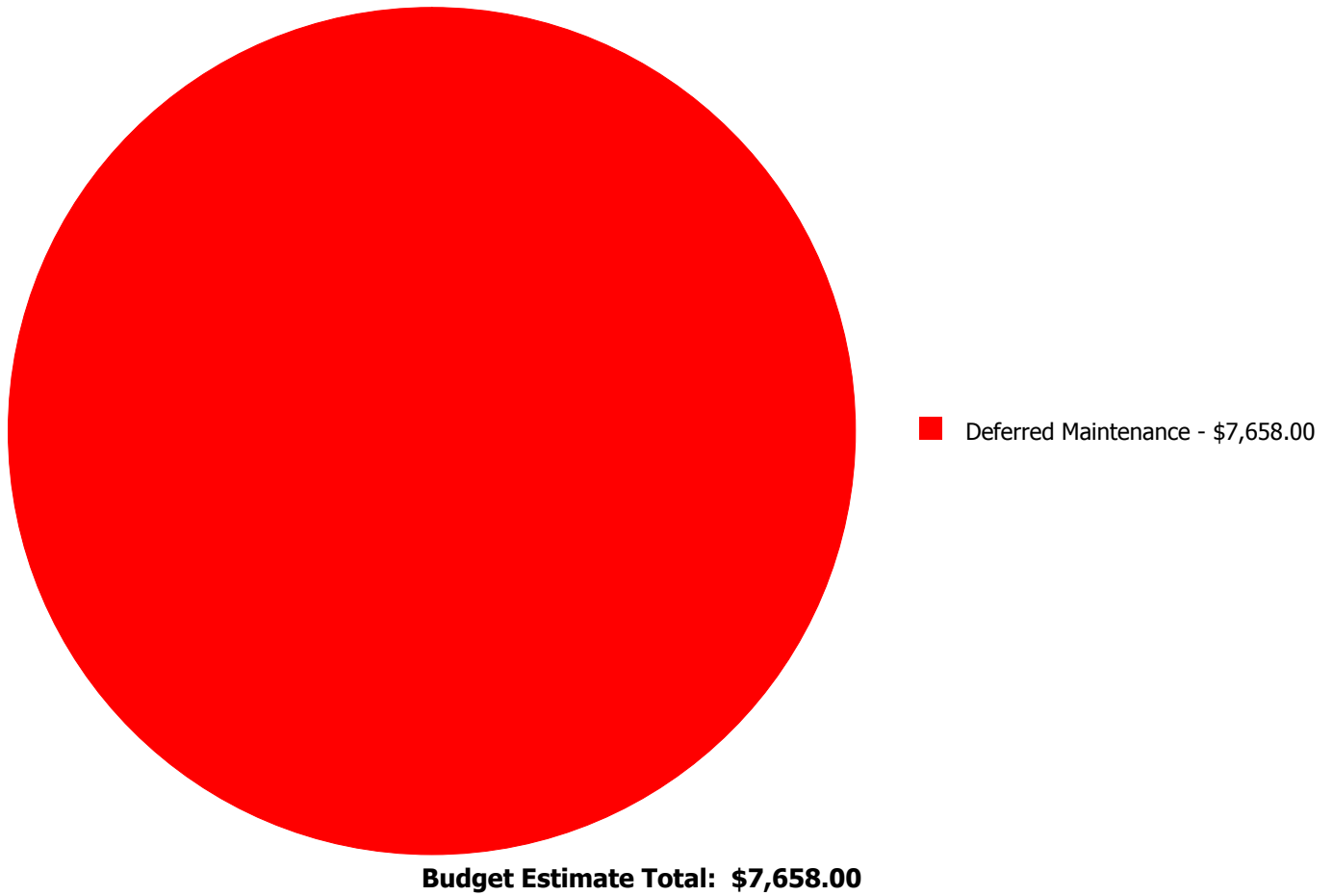
Deficiency By Priority Investment Table

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
D5020	Branch Wiring	\$0.00	\$0.00	\$2,083.00	\$0.00	\$0.00	\$2,083.00
D5020	Lighting	\$0.00	\$0.00	\$5,575.00	\$0.00	\$0.00	\$5,575.00
	Total:	\$0.00	\$0.00	\$7,658.00	\$0.00	\$0.00	\$7,658.00

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: D5020 - Branch Wiring



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 529.00
Unit of Measure: S.F.
Estimate: \$2,083.00
Assessor Name: Eduardo Lopez
Date Created: 02/11/2017

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

System: D5020 - Lighting



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 529.00
Unit of Measure: S.F.
Estimate: \$5,575.00
Assessor Name: Eduardo Lopez
Date Created: 02/11/2017

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	16,956
Year Built:	1997
Last Renovation:	
Replacement Value:	\$3,031,561
Repair Cost:	\$1,064,039.00
Total FCI:	35.10 %
Total RSLI:	39.11 %
FCA Score:	64.90



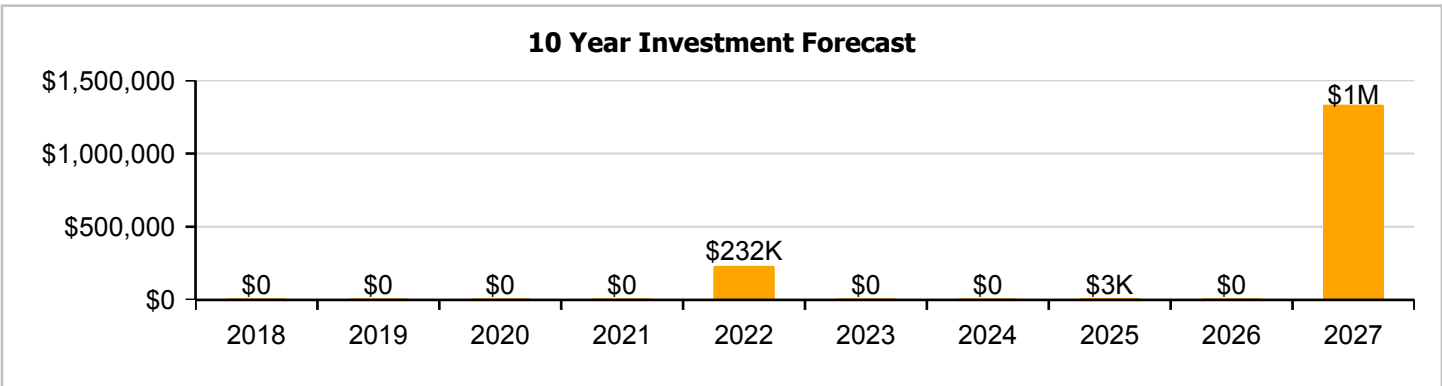
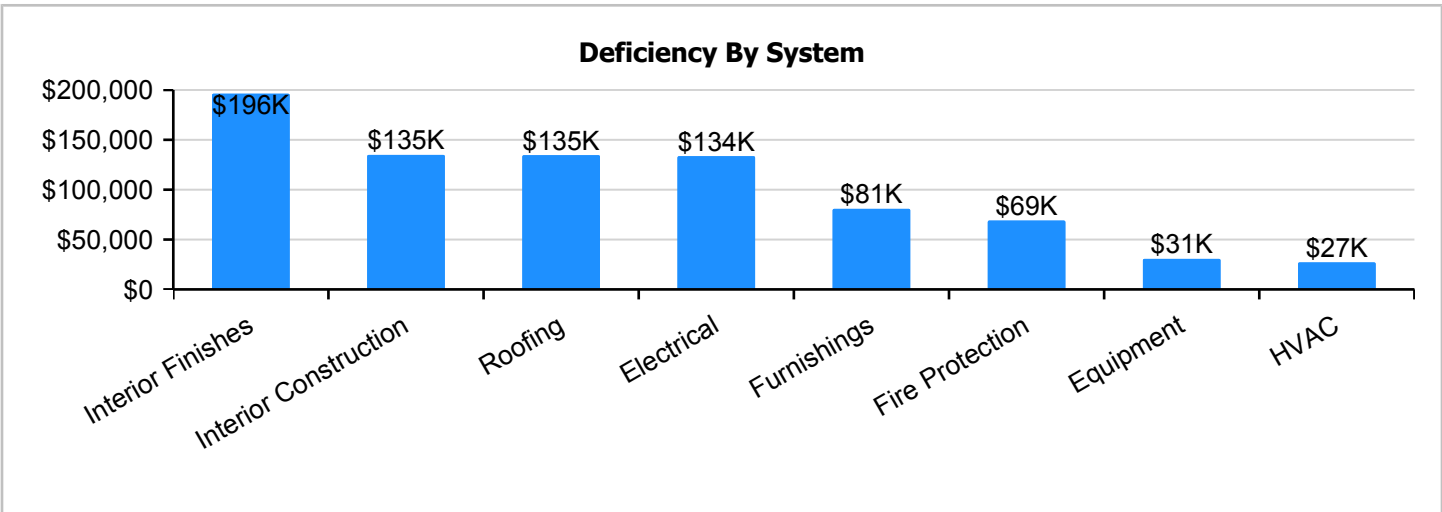
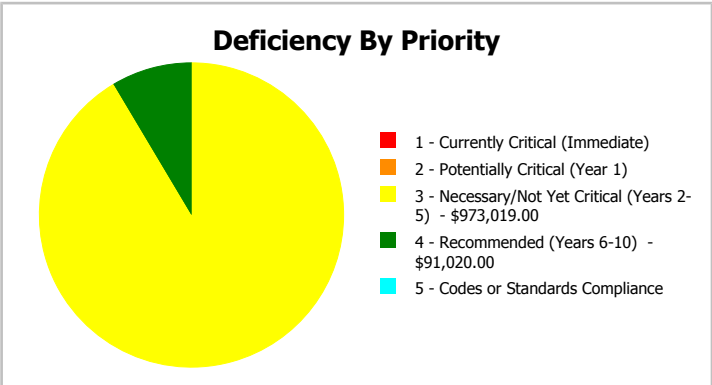
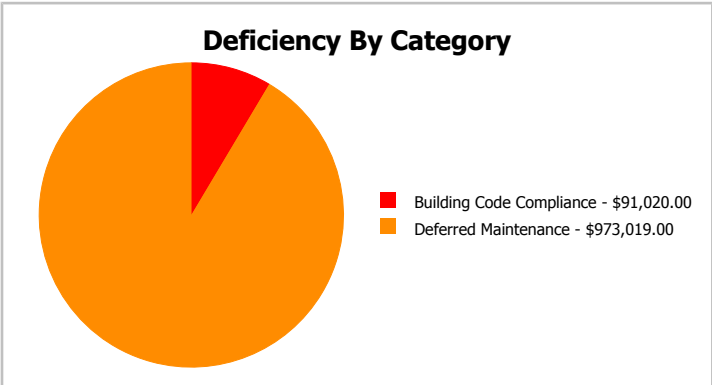
Description:

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:	16,956
Year Built:	1997	Last Renovation:	
Repair Cost:	\$1,064,039	Replacement Value:	\$3,031,561
FCI:	35.10 %	RSLI%:	39.11 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	80.00 %	0.00 %	\$0.00
B10 - Superstructure	80.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	55.49 %	0.00 %	\$0.00
B30 - Roofing	0.00 %	150.00 %	\$177,529.00
C10 - Interior Construction	38.00 %	46.41 %	\$177,936.00
C30 - Interior Finishes	8.72 %	62.01 %	\$258,884.00
D20 - Plumbing	33.33 %	0.00 %	\$0.00
D30 - HVAC	67.67 %	10.00 %	\$35,625.00
D40 - Fire Protection	0.00 %	110.00 %	\$91,020.00
D50 - Electrical	23.05 %	37.30 %	\$176,071.00
E10 - Equipment	0.00 %	110.00 %	\$40,287.00
E20 - Furnishings	0.00 %	110.00 %	\$106,687.00
Totals:	39.11 %	35.10 %	\$1,064,039.00

Photo Album

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

1). Southwest Elevation - Feb 10, 2017



2). South Elevation - Feb 10, 2017



3). East Elevation - Feb 10, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.70	S.F.	16,956	100	1997	2097		80.00 %	0.00 %	80			\$79,693
A1030	Slab on Grade	\$8.26	S.F.	16,956	100	1997	2097		80.00 %	0.00 %	80			\$140,057
B1020	Roof Construction	\$15.44	S.F.	16,956	100	1997	2097		80.00 %	0.00 %	80			\$261,801
B2010	Exterior Walls	\$9.24	S.F.	16,956	100	1997	2097		80.00 %	0.00 %	80			\$156,673
B2020	Exterior Windows	\$9.20	S.F.	16,956	30	1997	2027		33.33 %	0.00 %	10			\$155,995
B2030	Exterior Doors	\$1.02	S.F.	16,956	30	1997	2027		33.33 %	0.00 %	10			\$17,295
B3010120	Single Ply Membrane	\$6.98	S.F.	16,956	20	1997	2017		0.00 %	150.00 %	0		\$177,529.00	\$118,353
C1010	Partitions	\$10.59	S.F.	16,956	75	1997	2072		73.33 %	0.00 %	55			\$179,564
C1020	Interior Doors	\$2.48	S.F.	16,956	30	1997	2027		33.33 %	0.00 %	10			\$42,051
C1030	Fittings	\$9.54	S.F.	16,956	20	1997	2017		0.00 %	110.00 %	0		\$177,936.00	\$161,760
C3010	Wall Finishes	\$2.73	S.F.	16,956	10	1997	2007		0.00 %	110.00 %	-10		\$50,919.00	\$46,290
C3020	Floor Finishes	\$11.15	S.F.	16,956	20	1997	2017		0.00 %	110.00 %	0		\$207,965.00	\$189,059
C3030	Ceiling Finishes	\$10.74	S.F.	16,956	25	1997	2022		20.00 %	0.00 %	5			\$182,107
D2010	Plumbing Fixtures	\$11.26	S.F.	16,956	30	1997	2027		33.33 %	0.00 %	10			\$190,925
D2020	Domestic Water Distribution	\$0.96	S.F.	16,956	30	1997	2027		33.33 %	0.00 %	10			\$16,278
D2030	Sanitary Waste	\$1.52	S.F.	16,956	30	1997	2027		33.33 %	0.00 %	10			\$25,773
D2040	Rain Water Drainage	\$1.36	S.F.	16,956	30	1997	2027		33.33 %	0.00 %	10			\$23,060
D3040	Distribution Systems	\$6.02	S.F.	16,956	30	1997	2027		33.33 %	0.00 %	10			\$102,075
D3050	Terminal & Package Units	\$13.09	S.F.	16,956	15	2016	2031		93.33 %	0.00 %	14			\$221,954
D3060	Controls & Instrumentation	\$1.91	S.F.	16,956	20	1997	2017		0.00 %	110.00 %	0		\$35,625.00	\$32,386
D4010	Sprinklers	\$4.22	S.F.	16,956	30			2016	0.00 %	110.00 %	-1		\$78,710.00	\$71,554
D4020	Standpipes	\$0.66	S.F.	16,956	30			2016	0.00 %	110.00 %	-1		\$12,310.00	\$11,191
D5010	Electrical Service/Distribution	\$1.65	S.F.	16,956	40	1997	2037		50.00 %	0.00 %	20			\$27,977
D5020	Branch Wiring	\$4.99	S.F.	16,956	30	1997	2027		33.33 %	0.00 %	10			\$84,610
D5020	Lighting	\$11.64	S.F.	16,956	30	1997	2027		33.33 %	0.00 %	10			\$197,368
D5030810	Security & Detection Systems	\$1.83	S.F.	16,956	15	1997	2012		0.00 %	110.00 %	-5		\$34,132.00	\$31,029
D5030910	Fire Alarm Systems	\$3.31	S.F.	16,956	15	1997	2012		0.00 %	110.00 %	-5		\$61,737.00	\$56,124
D5030920	Data Communication	\$4.30	S.F.	16,956	15	1997	2012		0.00 %	110.00 %	-5		\$80,202.00	\$72,911
D5090	Other Electrical Systems	\$0.12	S.F.	16,956	20	2005	2025		40.00 %	0.00 %	8			\$2,035
E1020	Institutional Equipment	\$0.30	S.F.	16,956	20	1997	2017		0.00 %	109.99 %	0		\$5,595.00	\$5,087
E1090	Other Equipment	\$1.86	S.F.	16,956	20	1997	2017		0.00 %	110.00 %	0		\$34,692.00	\$31,538
E2010	Fixed Furnishings	\$5.72	S.F.	16,956	20	1997	2017		0.00 %	110.00 %	0		\$106,687.00	\$96,988
Total									39.11 %	35.10 %			\$1,064,039.00	\$3,031,561

System Notes

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

System: B1020 - Roof Construction



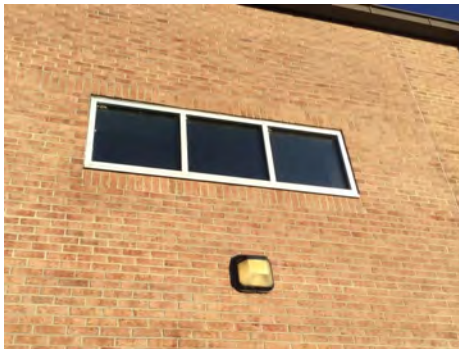
Note:

System: B2010 - Exterior Walls



Note:

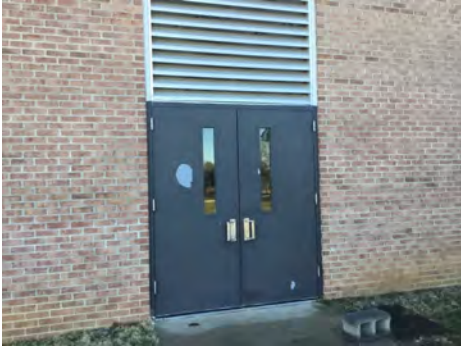
System: B2020 - Exterior Windows



Note:

Campus Assessment Report - 1997 Addition

System: B2030 - Exterior Doors



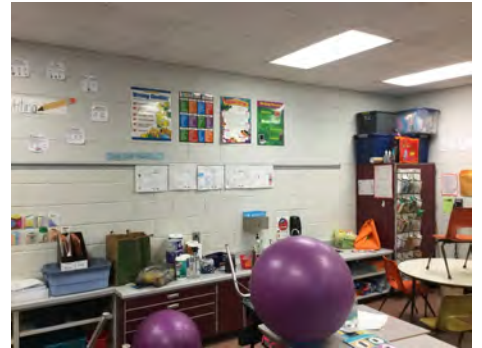
Note:

System: B3010120 - Single Ply Membrane



Note:

System: C1010 - Partitions



Note:

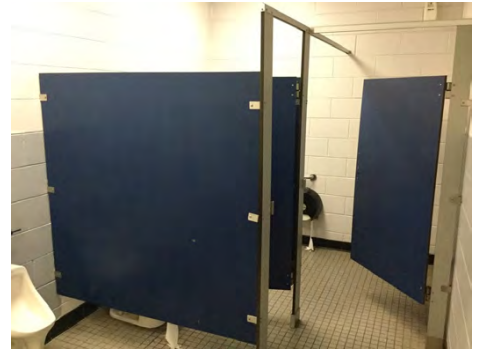
Campus Assessment Report - 1997 Addition

System: C1020 - Interior Doors



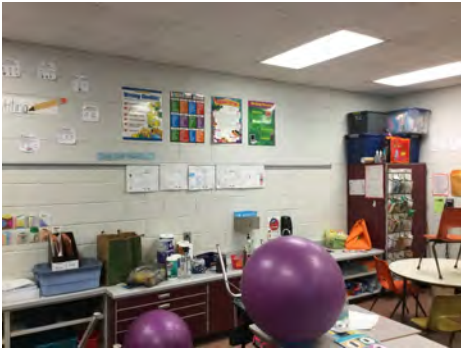
Note:

System: C1030 - Fittings



Note:

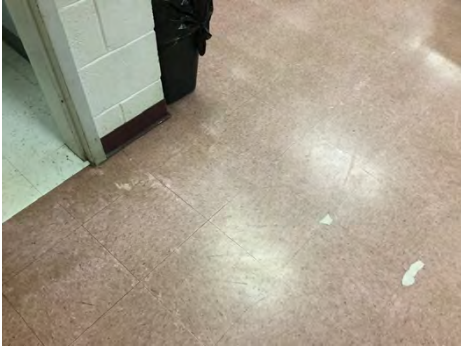
System: C3010 - Wall Finishes



Note:

Campus Assessment Report - 1997 Addition

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

Campus Assessment Report - 1997 Addition

System: D2020 - Domestic Water Distribution



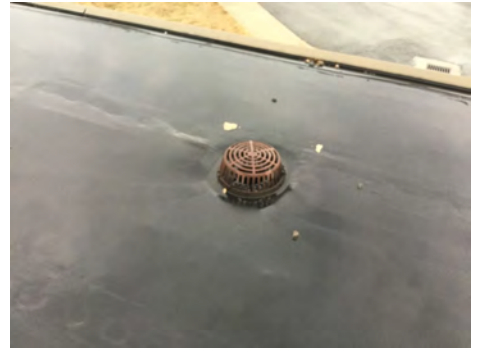
Note:

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note:

Campus Assessment Report - 1997 Addition

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

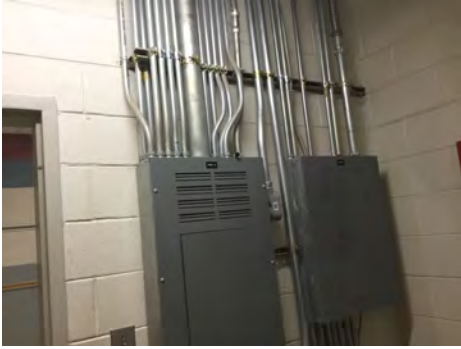
System: D3060 - Controls & Instrumentation



Note:

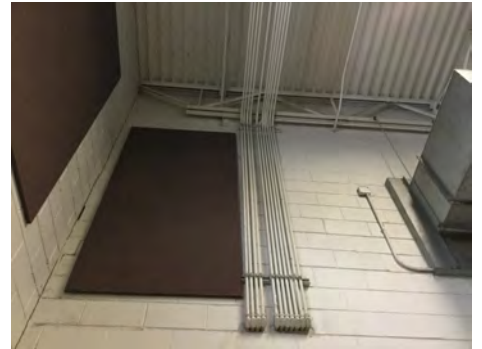
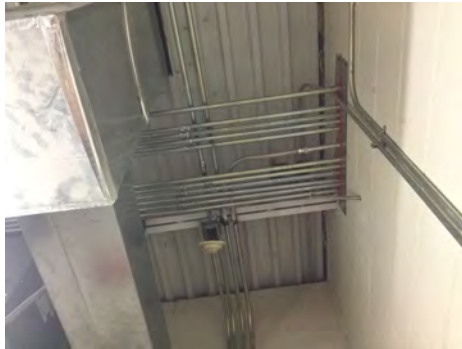
Campus Assessment Report - 1997 Addition

System: D5010 - Electrical Service/Distribution



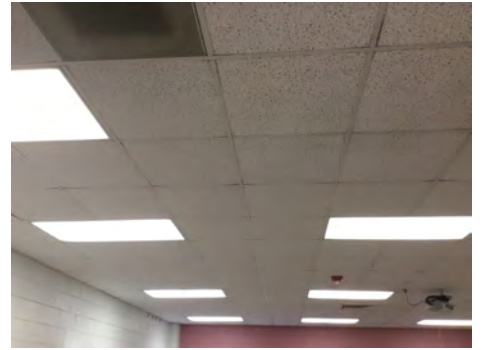
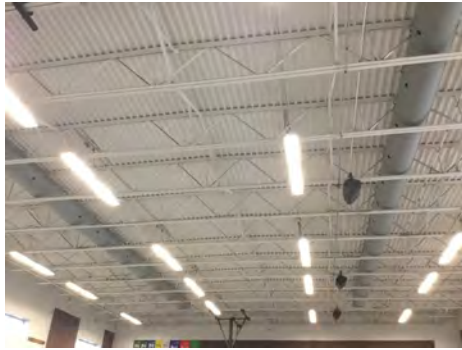
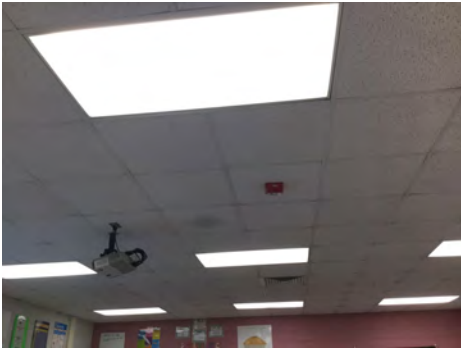
Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

Campus Assessment Report - 1997 Addition

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

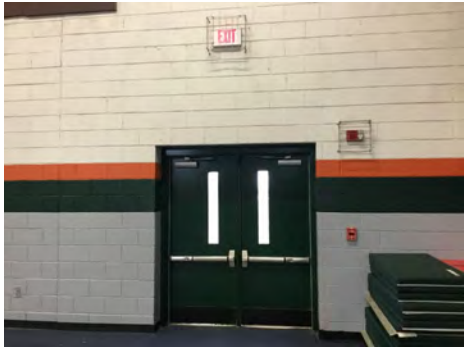
System: D5030920 - Data Communication



Note:

Campus Assessment Report - 1997 Addition

System: D5090 - Other Electrical Systems



Note:

System: E1020 - Institutional Equipment



Note:

System: E1090 - Other Equipment



Note:

Campus Assessment Report - 1997 Addition

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:	\$1,064,039	\$0	\$0	\$0	\$0	\$232,223	\$0	\$0	\$2,835	\$0	\$1,333,021	\$2,632,119
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$230,609	\$230,609
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,568	\$25,568
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	\$177,529	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$177,529
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	\$62,164	\$62,164
C1030 - Fittings	\$177,936	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$177,936
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$50,919	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$68,431	\$119,350
C3020 - Floor Finishes	\$207,965	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$207,965
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$232,223	\$0	\$0	\$0	\$0	\$0	\$232,223
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

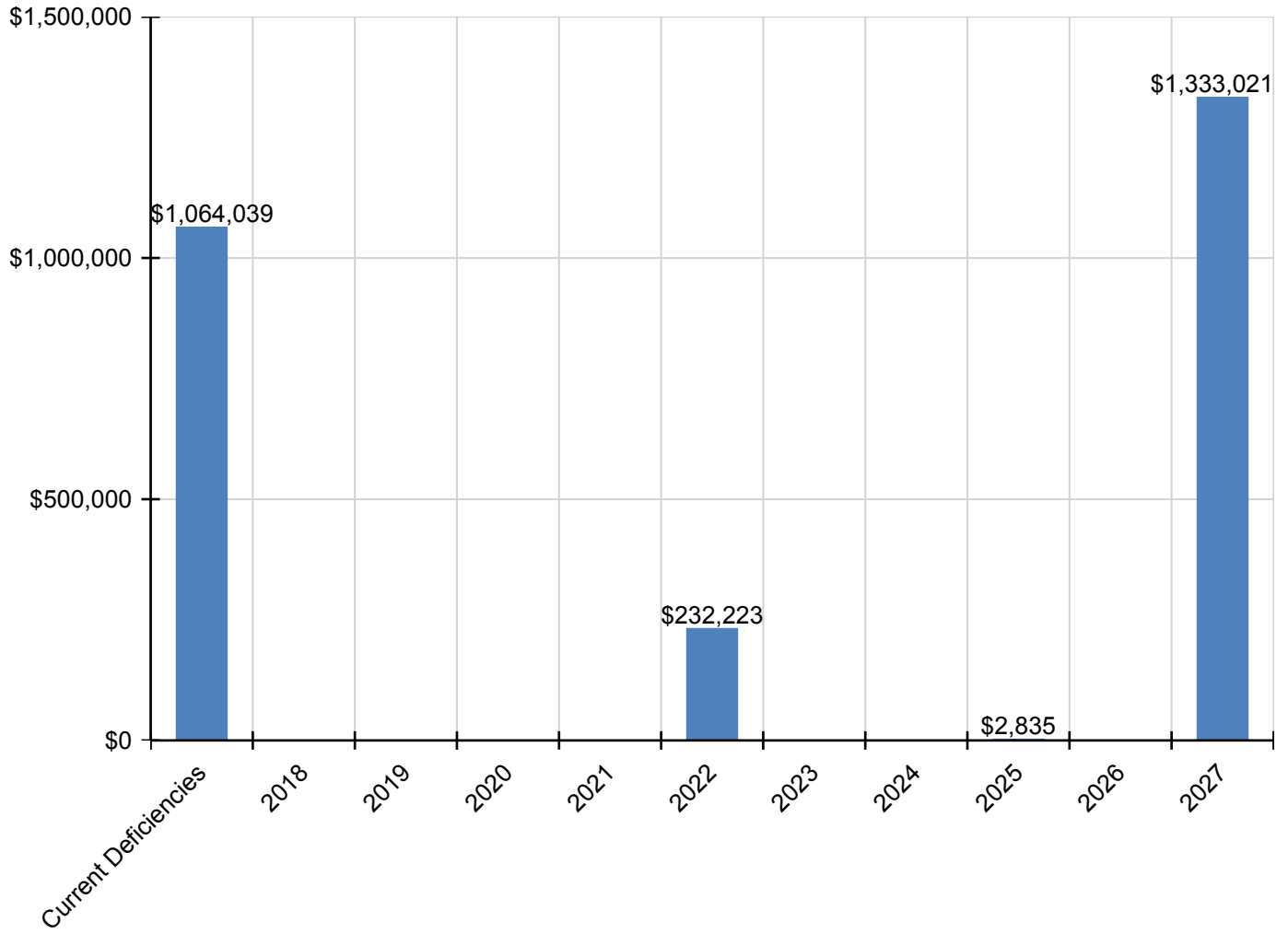
Campus Assessment Report - 1997 Addition

D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$282,245	\$282,245
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,064	\$24,064
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38,100	\$38,100
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,090	\$34,090
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	\$150,899	\$150,899
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3060 - Controls & Instrumentation	\$35,625	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,625
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$78,710	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$78,710
D4020 - Standpipes	\$12,310	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,310
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	\$125,080	\$125,080
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$291,771	\$291,771
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$34,132	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,132
D5030910 - Fire Alarm Systems	\$61,737	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61,737
D5030920 - Data Communication	\$80,202	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,202
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,835	\$0	\$0	\$2,835
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	\$5,595	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,595
E1090 - Other Equipment	\$34,692	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,692
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$106,687	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$106,687

* Indicates non-renewable system

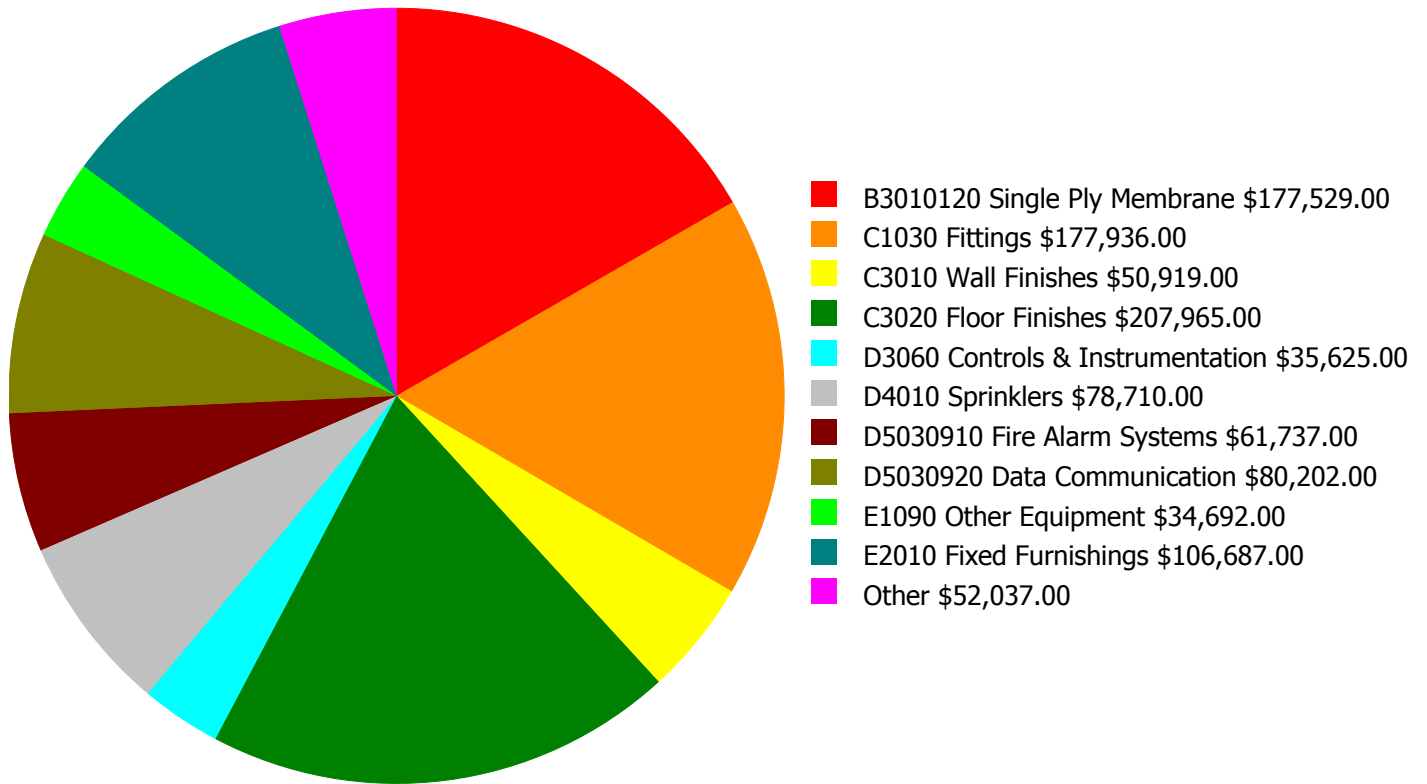
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

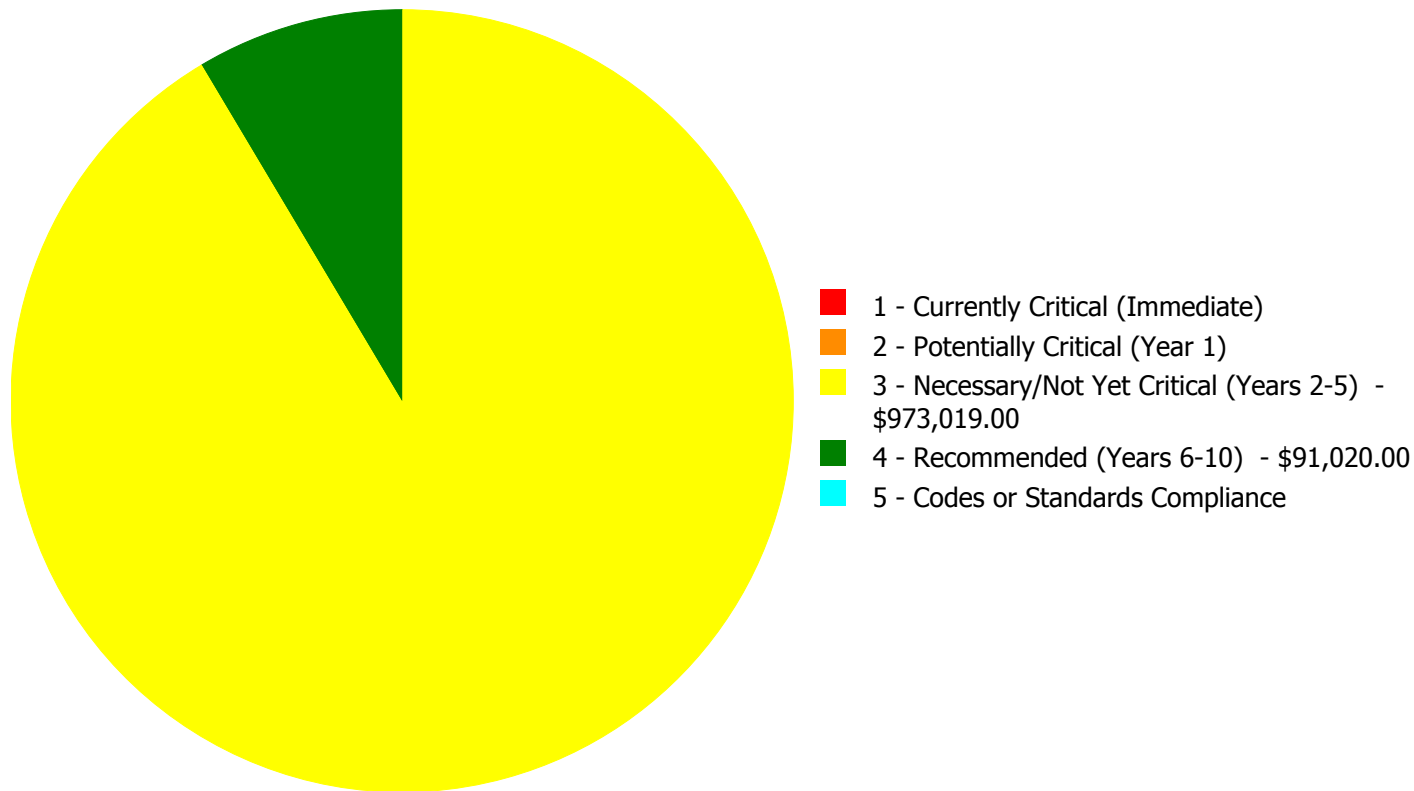
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$1,064,039.00

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: \$1,064,039.00

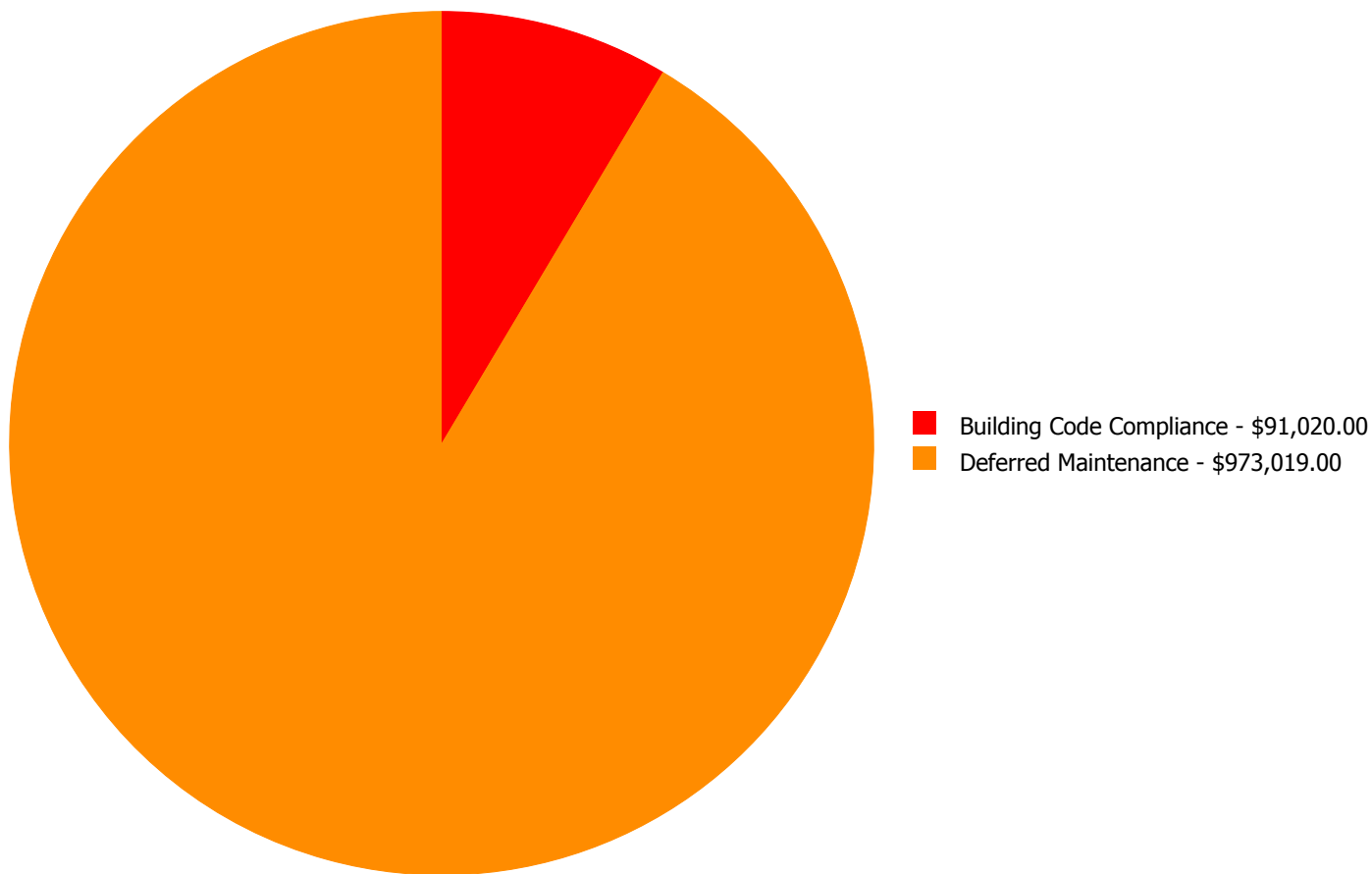
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B3010120	Single Ply Membrane	\$0.00	\$0.00	\$177,529.00	\$0.00	\$0.00	\$177,529.00
C1030	Fittings	\$0.00	\$0.00	\$177,936.00	\$0.00	\$0.00	\$177,936.00
C3010	Wall Finishes	\$0.00	\$0.00	\$50,919.00	\$0.00	\$0.00	\$50,919.00
C3020	Floor Finishes	\$0.00	\$0.00	\$207,965.00	\$0.00	\$0.00	\$207,965.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$35,625.00	\$0.00	\$0.00	\$35,625.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$78,710.00	\$0.00	\$78,710.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$12,310.00	\$0.00	\$12,310.00
D5030810	Security & Detection Systems	\$0.00	\$0.00	\$34,132.00	\$0.00	\$0.00	\$34,132.00
D5030910	Fire Alarm Systems	\$0.00	\$0.00	\$61,737.00	\$0.00	\$0.00	\$61,737.00
D5030920	Data Communication	\$0.00	\$0.00	\$80,202.00	\$0.00	\$0.00	\$80,202.00
E1020	Institutional Equipment	\$0.00	\$0.00	\$5,595.00	\$0.00	\$0.00	\$5,595.00
E1090	Other Equipment	\$0.00	\$0.00	\$34,692.00	\$0.00	\$0.00	\$34,692.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$106,687.00	\$0.00	\$0.00	\$106,687.00
	Total:	\$0.00	\$0.00	\$973,019.00	\$91,020.00	\$0.00	\$1,064,039.00

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: \$1,064,039.00

Deficiency Details by Priority

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

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

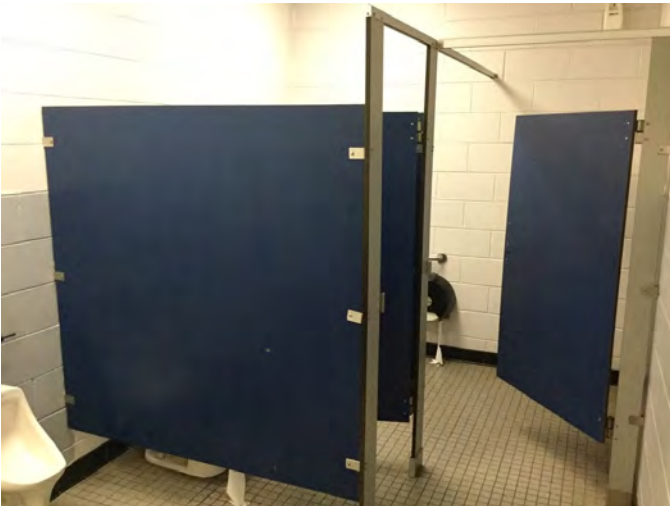
System: B3010120 - Single Ply Membrane



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 16,956.00
Unit of Measure: S.F.
Estimate: \$177,529.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

System: C1030 - Fittings



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 16,956.00
Unit of Measure: S.F.
Estimate: \$177,936.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

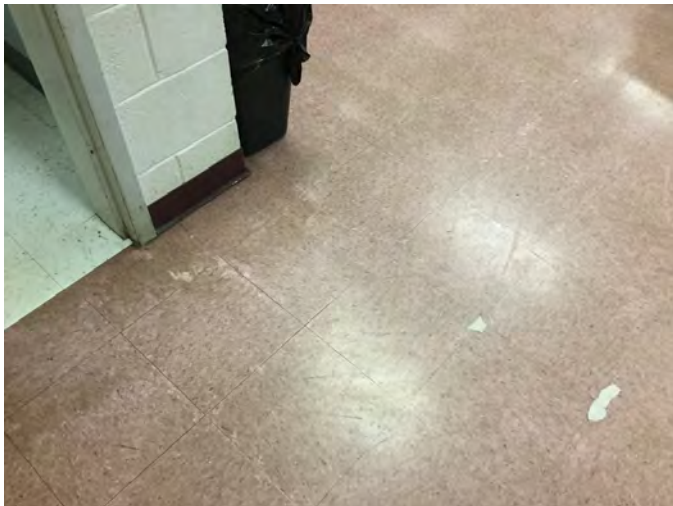
System: C3010 - Wall Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 16,956.00
Unit of Measure: S.F.
Estimate: \$50,919.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

System: C3020 - Floor Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 16,956.00
Unit of Measure: S.F.
Estimate: \$207,965.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

System: D3060 - Controls & Instrumentation



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 16,956.00
Unit of Measure: S.F.
Estimate: \$35,625.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

System: D5030810 - Security & Detection Systems



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 16,956.00
Unit of Measure: S.F.
Estimate: \$34,132.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

System: D5030910 - Fire Alarm Systems



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 16,956.00
Unit of Measure: S.F.
Estimate: \$61,737.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

System: D5030920 - Data Communication



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 16,956.00
Unit of Measure: S.F.
Estimate: \$80,202.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

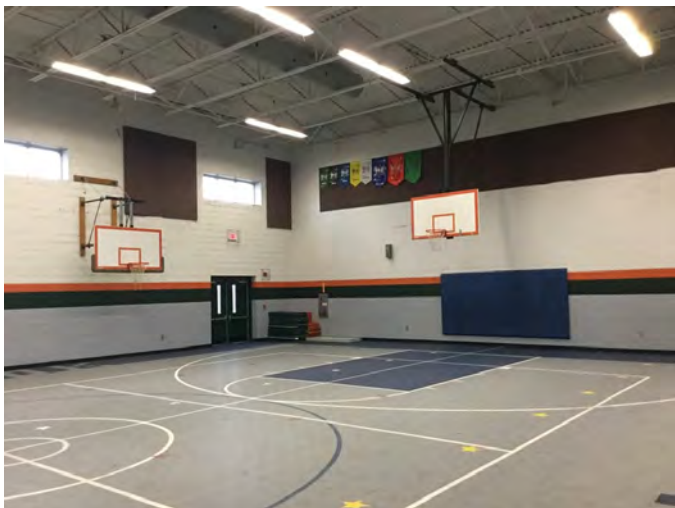
System: E1020 - Institutional Equipment



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 16,956.00
Unit of Measure: S.F.
Estimate: \$5,595.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

System: E1090 - Other Equipment



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 16,956.00
Unit of Measure: S.F.
Estimate: \$34,692.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

System: E2010 - Fixed Furnishings



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 16,956.00
Unit of Measure: S.F.
Estimate: \$106,687.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 16,956.00
Unit of Measure: S.F.
Estimate: \$78,710.00
Assessor Name: Eduardo Lopez
Date Created: 02/11/2017

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 16,956.00
Unit of Measure: S.F.
Estimate: \$12,310.00
Assessor Name: Eduardo Lopez
Date Created: 02/11/2017

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	9,943
Year Built:	2005
Last Renovation:	
Replacement Value:	\$1,772,338
Repair Cost:	\$53,374.00
Total FCI:	3.01 %
Total RSLI:	55.64 %
FCA Score:	96.99



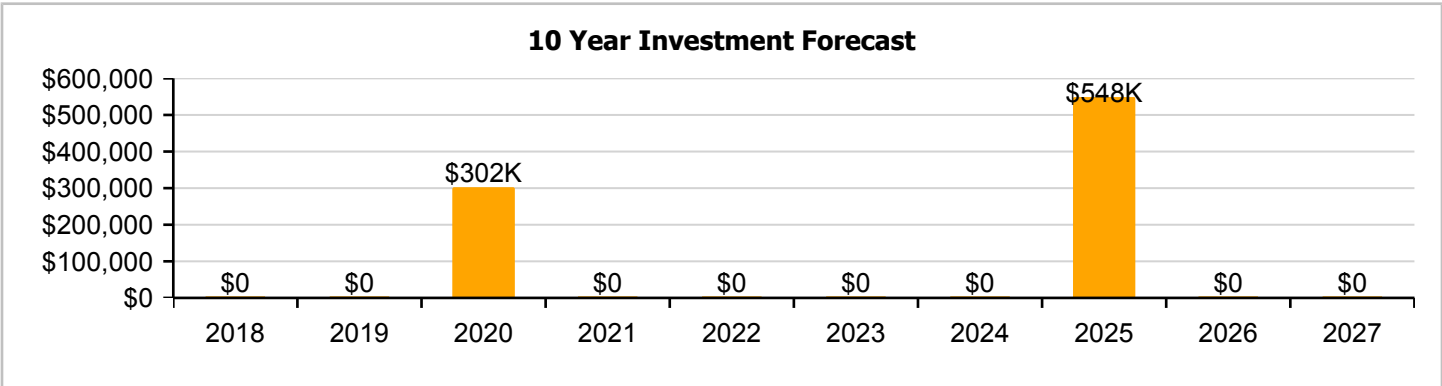
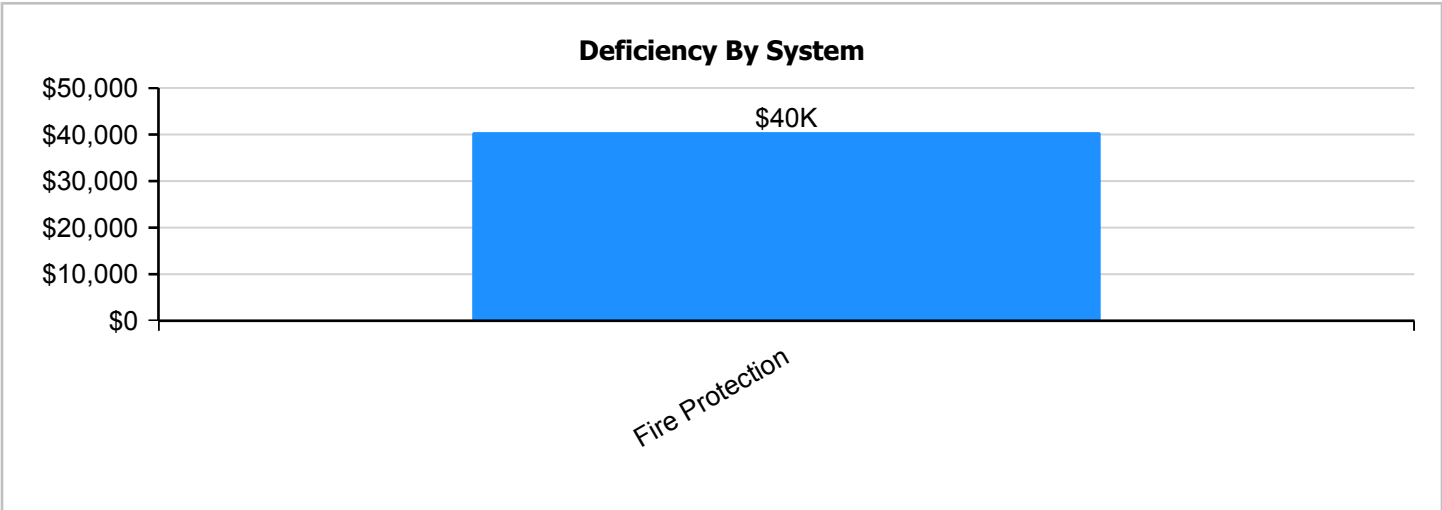
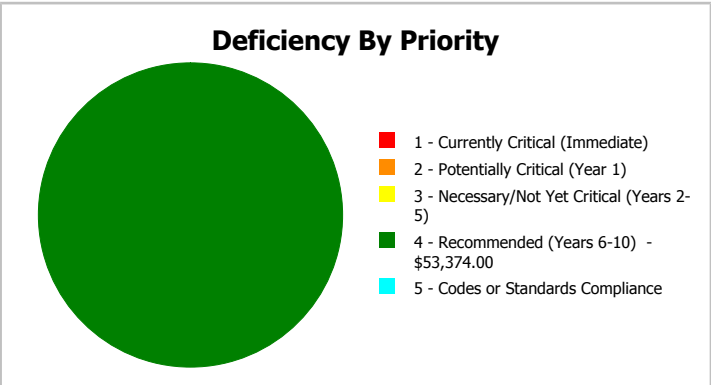
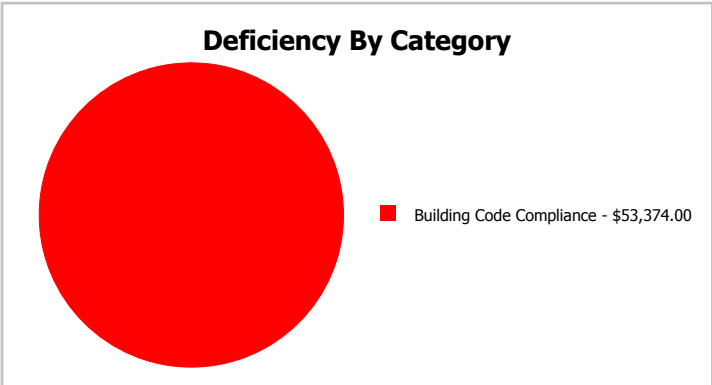
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	ES -Elementary School	Gross Area:	9,943
Year Built:	2005	Last Renovation:	
Repair Cost:	\$53,374	Replacement Value:	\$1,772,338
FCI:	3.01 %	RSLI%:	55.64 %



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	88.00 %	0.00 %	\$0.00
B10 - Superstructure	88.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	73.29 %	0.00 %	\$0.00
B30 - Roofing	40.00 %	0.00 %	\$0.00
C10 - Interior Construction	62.80 %	0.00 %	\$0.00
C30 - Interior Finishes	44.13 %	0.00 %	\$0.00
D20 - Plumbing	60.00 %	0.00 %	\$0.00
D30 - HVAC	33.27 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$53,374.00
D50 - Electrical	46.94 %	0.00 %	\$0.00
E10 - Equipment	40.00 %	0.00 %	\$0.00
E20 - Furnishings	40.00 %	0.00 %	\$0.00
Totals:	55.64 %	3.01 %	\$53,374.00

Photo Album

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

1). Northeast Elevation - Feb 10, 2017



2). Northwest Elevation - Feb 10, 2017



3). Southwest Elevation - Feb 10, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.70	S.F.	9,943	100	2005	2105		88.00 %	0.00 %	88			\$46,732
A1030	Slab on Grade	\$8.26	S.F.	9,943	100	2005	2105		88.00 %	0.00 %	88			\$82,129
B1020	Roof Construction	\$15.44	S.F.	9,943	100	2005	2105		88.00 %	0.00 %	88			\$153,520
B2010	Exterior Walls	\$9.24	S.F.	9,943	100	2005	2105		88.00 %	0.00 %	88			\$91,873
B2020	Exterior Windows	\$9.20	S.F.	9,943	30	2005	2035		60.00 %	0.00 %	18			\$91,476
B2030	Exterior Doors	\$1.02	S.F.	9,943	30	2005	2035		60.00 %	0.00 %	18			\$10,142
B3010120	Single Ply Membrane	\$6.98	S.F.	9,943	20	2005	2025		40.00 %	0.00 %	8			\$69,402
C1010	Partitions	\$10.59	S.F.	9,943	75	2005	2080		84.00 %	0.00 %	63			\$105,296
C1020	Interior Doors	\$2.48	S.F.	9,943	30	2005	2035		60.00 %	0.00 %	18			\$24,659
C1030	Fittings	\$9.54	S.F.	9,943	20	2005	2025		40.00 %	0.00 %	8			\$94,856
C3010	Wall Finishes	\$2.73	S.F.	9,943	10	2005	2015	2020	30.00 %	0.00 %	3			\$27,144
C3020	Floor Finishes	\$11.15	S.F.	9,943	20	2005	2025		40.00 %	0.00 %	8			\$110,864
C3030	Ceiling Finishes	\$10.74	S.F.	9,943	25	2005	2030		52.00 %	0.00 %	13			\$106,788
D2010	Plumbing Fixtures	\$11.26	S.F.	9,943	30	2005	2035		60.00 %	0.00 %	18			\$111,958
D2020	Domestic Water Distribution	\$0.96	S.F.	9,943	30	2005	2035		60.00 %	0.00 %	18			\$9,545
D2030	Sanitary Waste	\$1.52	S.F.	9,943	30	2005	2035		60.00 %	0.00 %	18			\$15,113
D2040	Rain Water Drainage	\$1.36	S.F.	9,943	30	2005	2035		60.00 %	0.00 %	18			\$13,522
D3040	Distribution Systems	\$6.02	S.F.	9,943	30	2005	2035		60.00 %	0.00 %	18			\$59,857
D3050	Terminal & Package Units	\$13.09	S.F.	9,943	15	2005	2020		20.00 %	0.00 %	3			\$130,154
D3060	Controls & Instrumentation	\$1.91	S.F.	9,943	20	2005	2025		40.00 %	0.00 %	8			\$18,991
D4010	Sprinklers	\$4.22	S.F.	9,943	30			2016	0.00 %	110.00 %	-1		\$46,155.00	\$41,959
D4020	Standpipes	\$0.66	S.F.	9,943	30			2016	0.00 %	110.01 %	-1		\$7,219.00	\$6,562
D5010	Electrical Service/Distribution	\$1.65	S.F.	9,943	40	2005	2045		70.00 %	0.00 %	28			\$16,406
D5020	Branch Wiring	\$4.99	S.F.	9,943	30	2005	2035		60.00 %	0.00 %	18			\$49,616
D5020	Lighting	\$11.64	S.F.	9,943	30	2005	2035		60.00 %	0.00 %	18			\$115,737
D5030810	Security & Detection Systems	\$1.83	S.F.	9,943	15	2005	2020		20.00 %	0.00 %	3			\$18,196
D5030910	Fire Alarm Systems	\$3.31	S.F.	9,943	15	2005	2020		20.00 %	0.00 %	3			\$32,911
D5030920	Data Communication	\$4.30	S.F.	9,943	15	2005	2020		20.00 %	0.00 %	3			\$42,755
D5090	Other Electrical Systems	\$0.12	S.F.	9,943	20	2005	2025		40.00 %	0.00 %	8			\$1,193
E1020	Institutional Equipment	\$1.62	S.F.	9,943	20	2005	2025		40.00 %	0.00 %	8			\$16,108
E2010	Fixed Furnishings	\$5.72	S.F.	9,943	20	2005	2025		40.00 %	0.00 %	8			\$56,874
Total									55.64 %	3.01 %			\$53,374.00	\$1,772,338

System Notes

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

System: B2010 - Exterior Walls



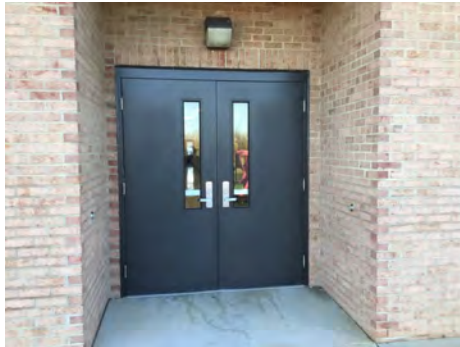
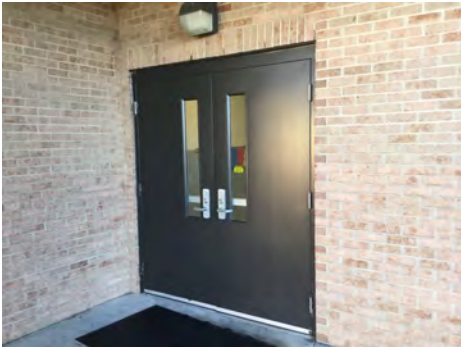
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

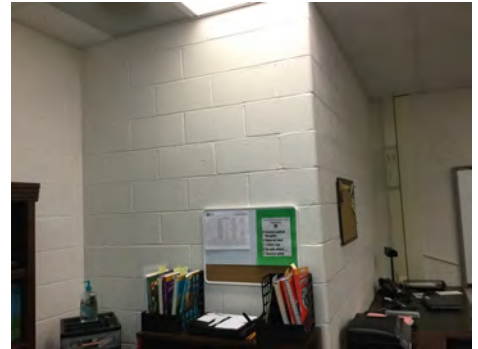
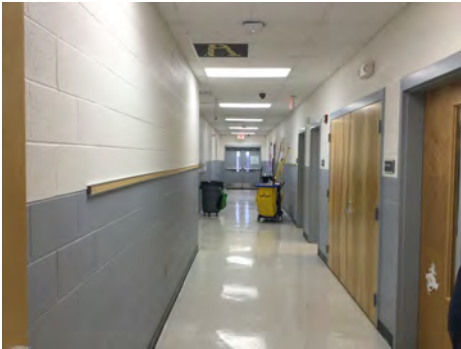
Campus Assessment Report - 2005 Addition

System: B3010120 - Single Ply Membrane



Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

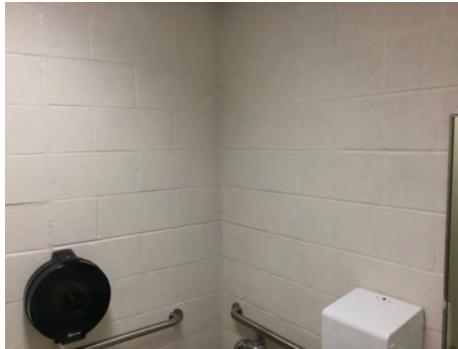
Campus Assessment Report - 2005 Addition

System: C1030 - Fittings



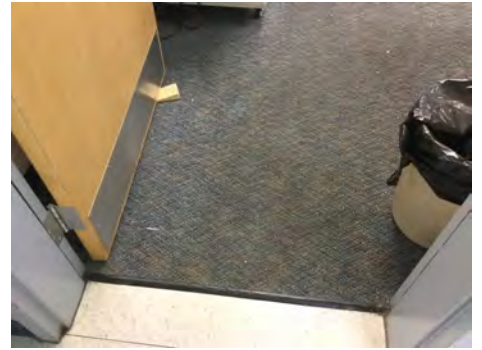
Note:

System: C3010 - Wall Finishes



Note:

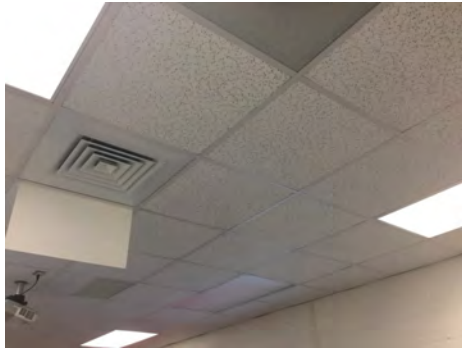
System: C3020 - Floor Finishes



Note:

Campus Assessment Report - 2005 Addition

System: C3030 - Ceiling Finishes



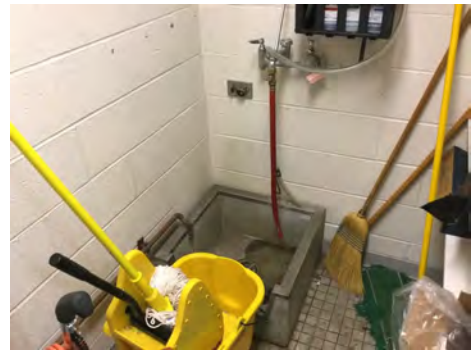
Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

Campus Assessment Report - 2005 Addition

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note:

System: D3040 - Distribution Systems



Note:

Campus Assessment Report - 2005 Addition

System: D3050 - Terminal & Package Units



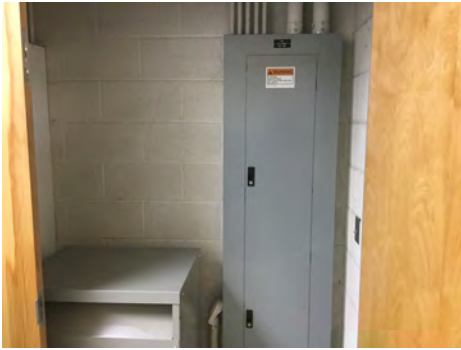
Note:

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

Campus Assessment Report - 2005 Addition

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

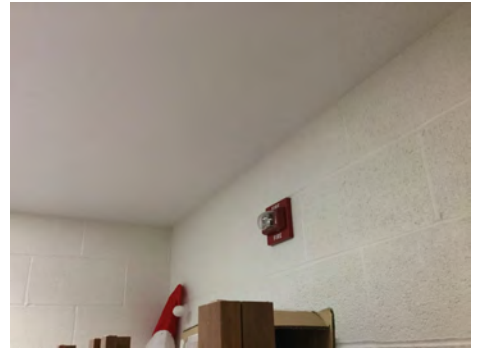
System: D5030810 - Security & Detection Systems



Note:

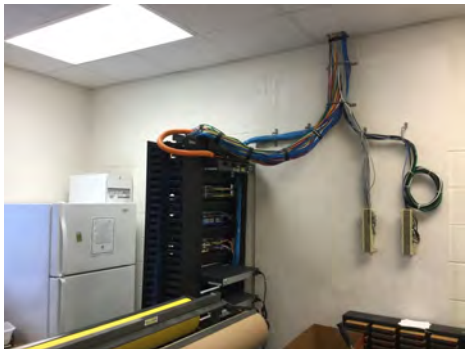
Campus Assessment Report - 2005 Addition

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems



Note:

Campus Assessment Report - 2005 Addition

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:	\$53,374	\$0	\$0	\$301,893	\$0	\$0	\$0	\$0	\$548,356	\$0	\$0	\$903,623
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010120 - Single Ply Membrane	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$131,875	\$0	\$0	\$131,875
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$132,177	\$0	\$0	\$132,177
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$32,628	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,628
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$154,484	\$0	\$0	\$154,484
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

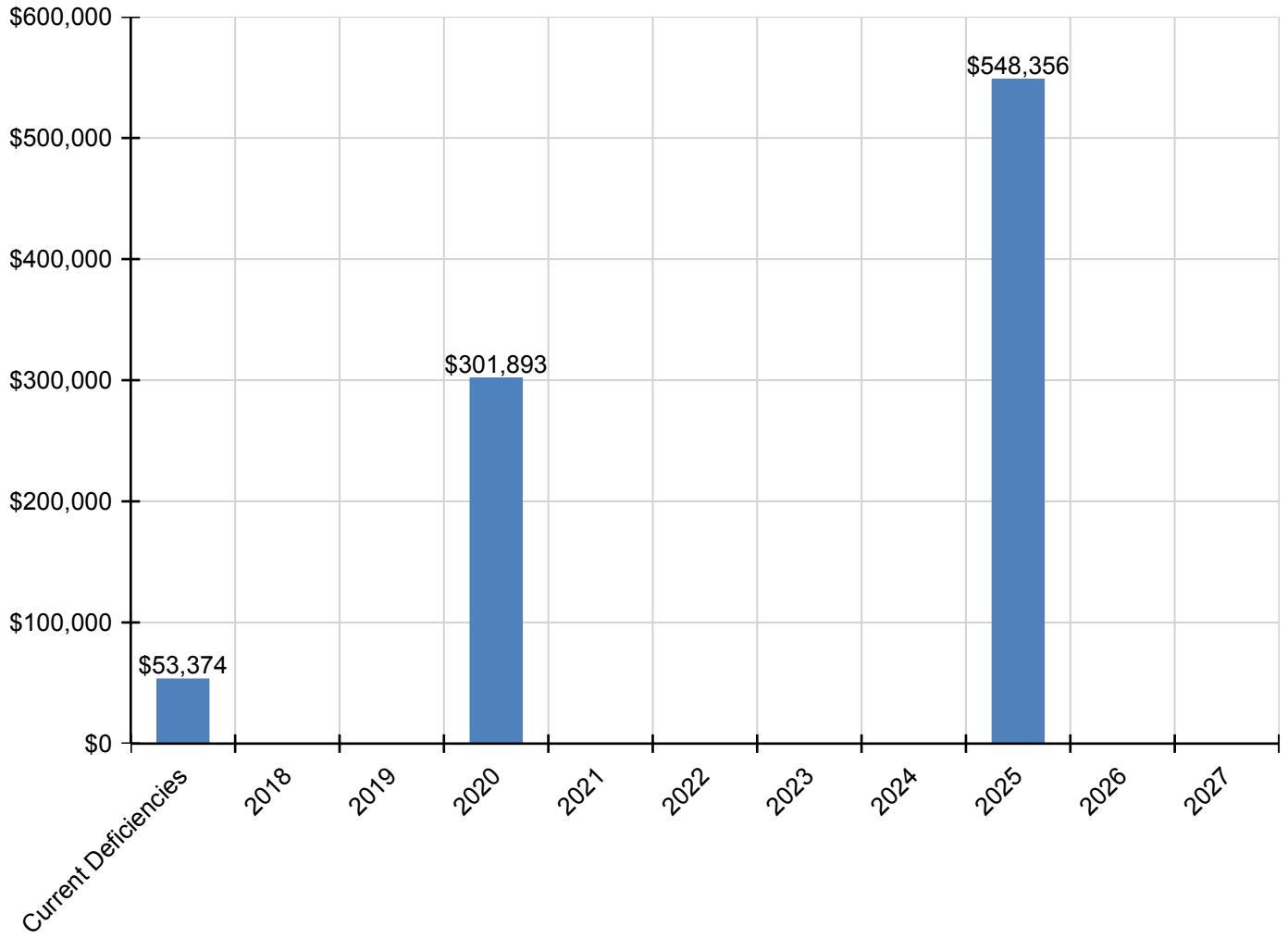
Campus Assessment Report - 2005 Addition

D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$156,445	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$156,445
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,463	\$0	\$0	\$26,463
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$46,155	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,155
D4020 - Standpipes	\$7,219	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,219
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	\$21,871	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,871
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$39,559	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,559
D5030920 - Data Communication	\$0	\$0	\$0	\$51,391	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,391
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,662	\$0	\$0	\$1,662
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	\$22,445	\$0	\$0	\$22,445
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	\$79,250	\$0	\$0	\$79,250

* Indicates non-renewable system

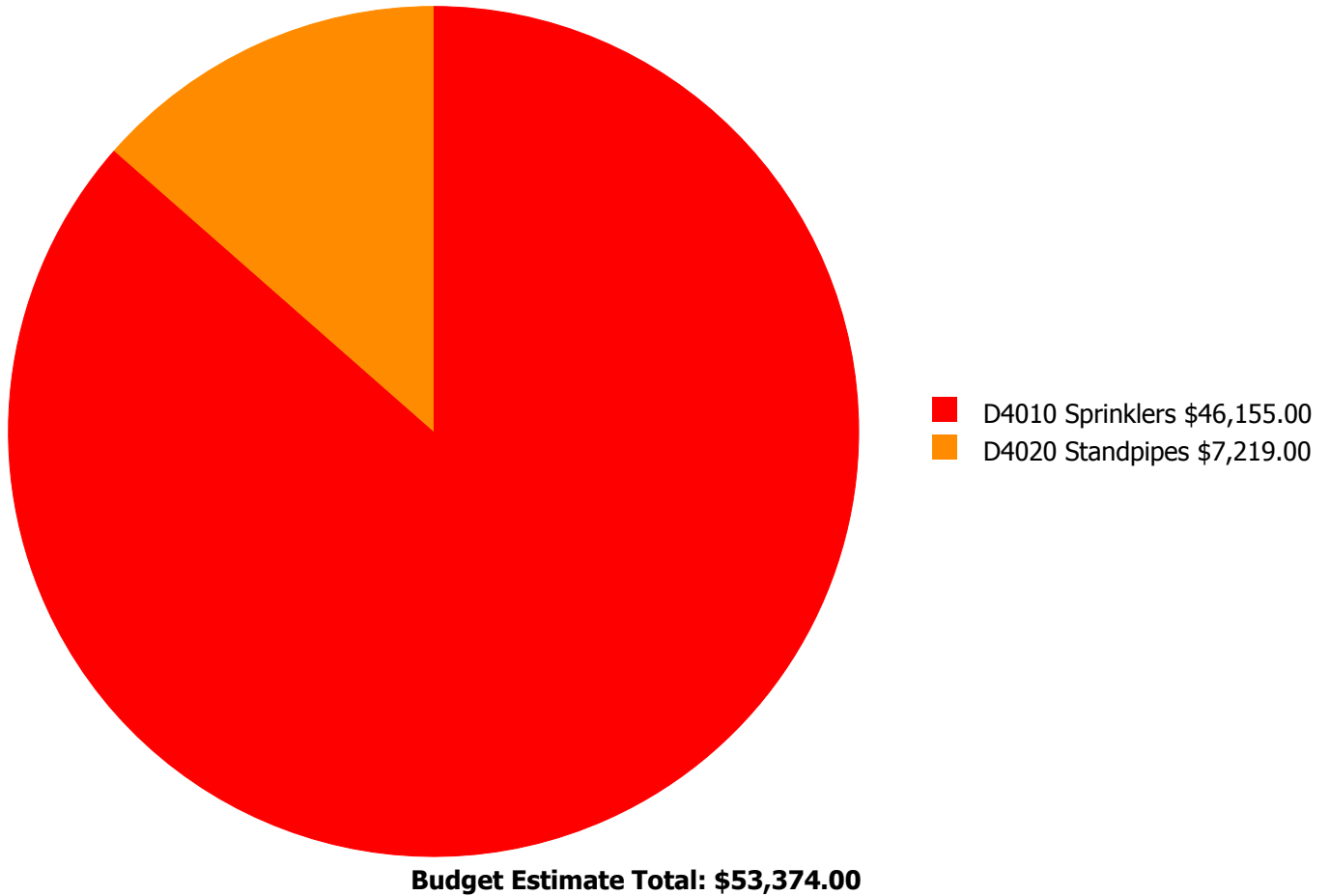
Forecasted Capital Renewal Requirement

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



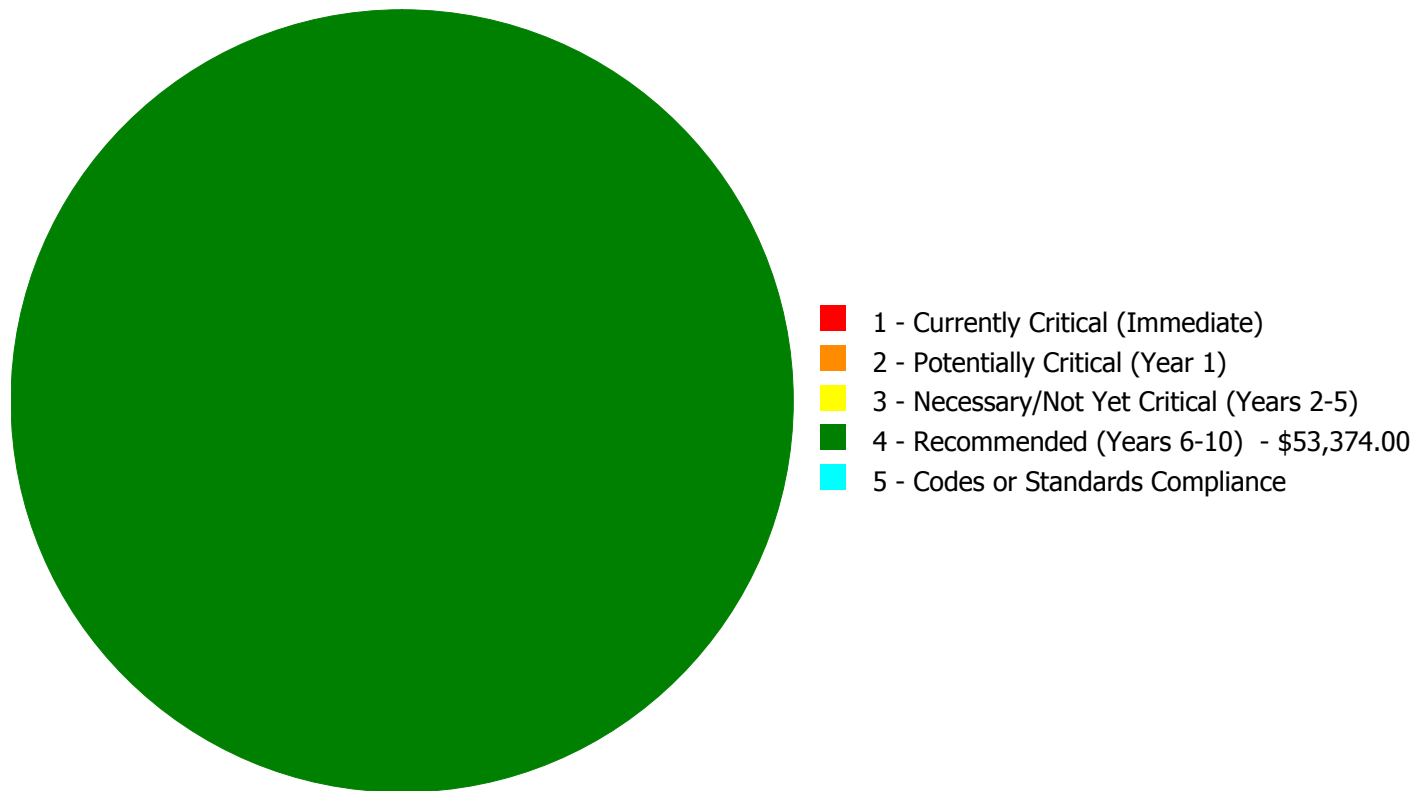
Deficiency Summary by System

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: \$53,374.00

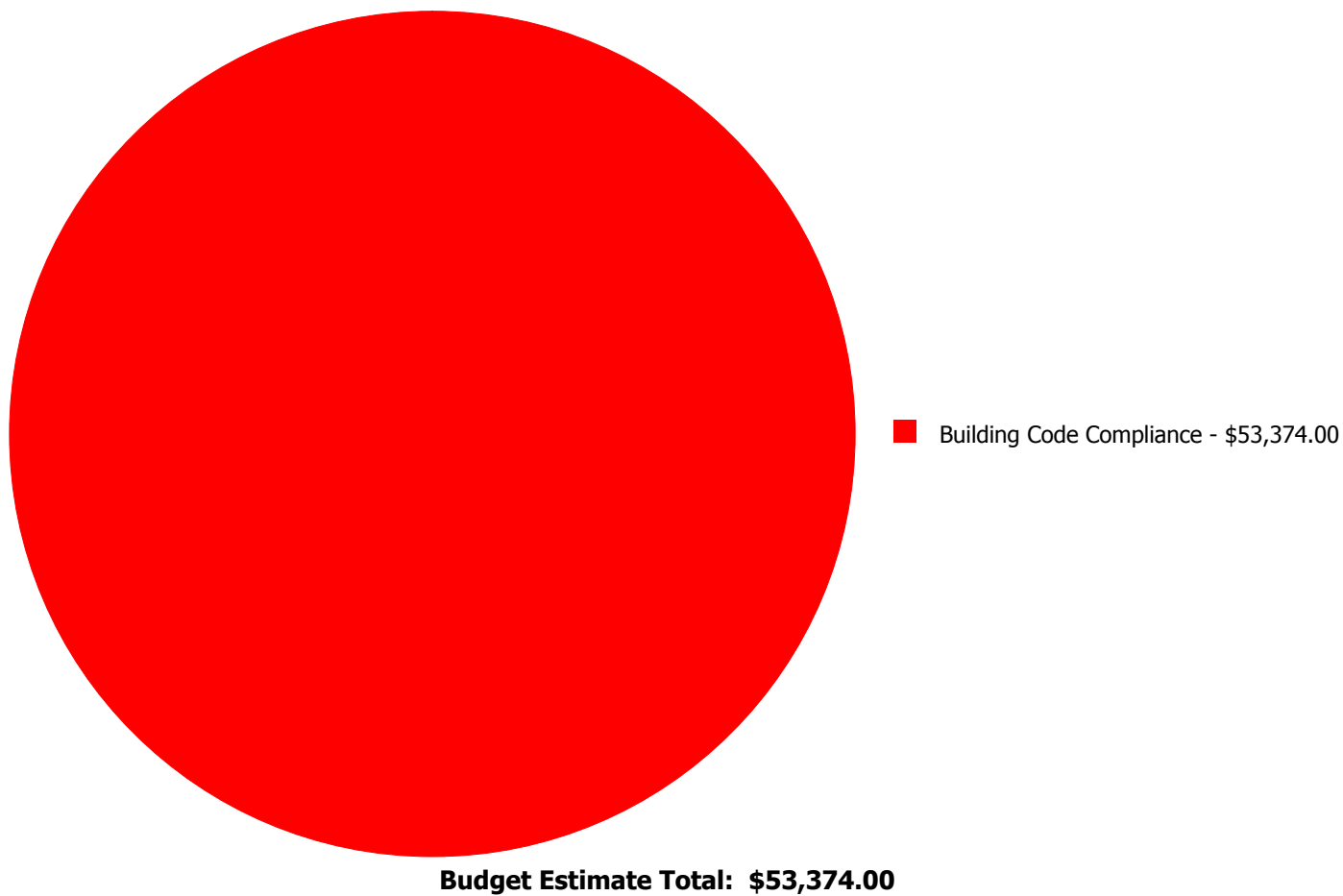
Deficiency By Priority Investment Table

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	\$46,155.00	\$0.00	\$46,155.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$7,219.00	\$0.00	\$7,219.00
	Total:	\$0.00	\$0.00	\$0.00	\$53,374.00	\$0.00	\$53,374.00

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: 9,943.00
Unit of Measure: S.F.
Estimate: \$46,155.00
Assessor Name: Eduardo Lopez
Date Created: 02/11/2017

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 9,943.00
Unit of Measure: S.F.
Estimate: \$7,219.00
Assessor Name: Eduardo Lopez
Date Created: 02/11/2017

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	1,050
Year Built:	2007
Last Renovation:	
Replacement Value:	\$176,289
Repair Cost:	\$3,153.00
Total FCI:	1.79 %
Total RSLI:	64.17 %
FCA Score:	98.21



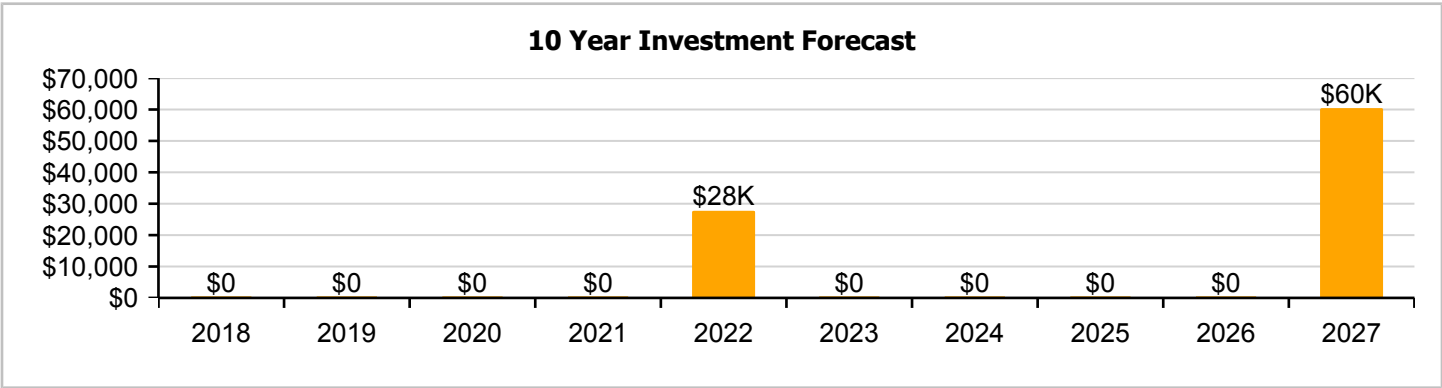
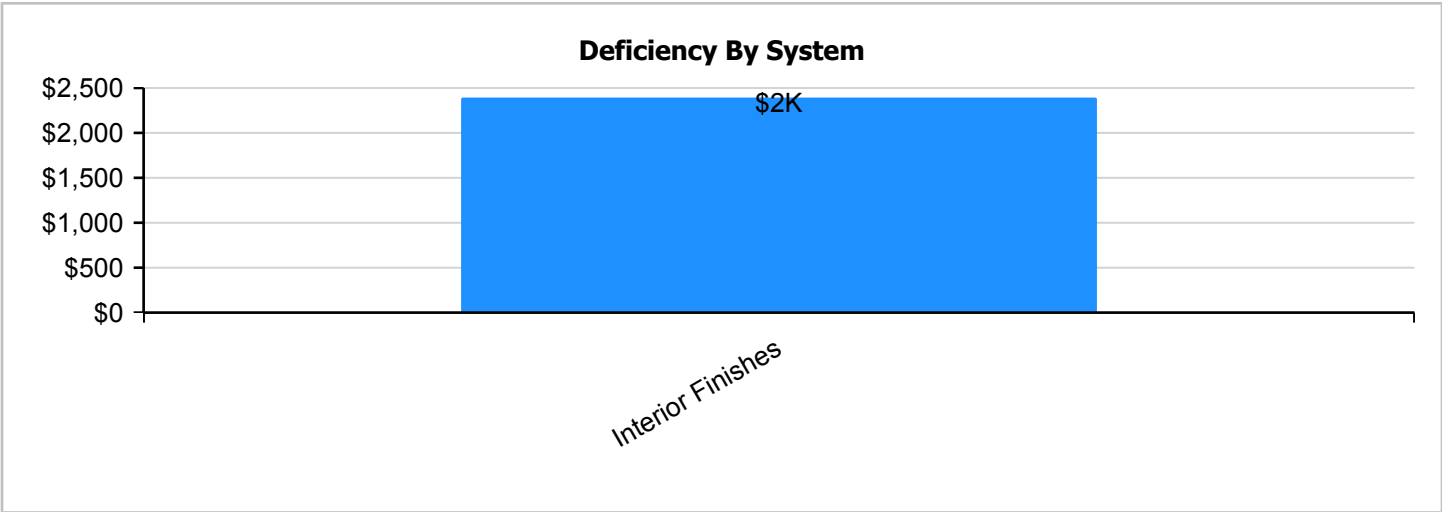
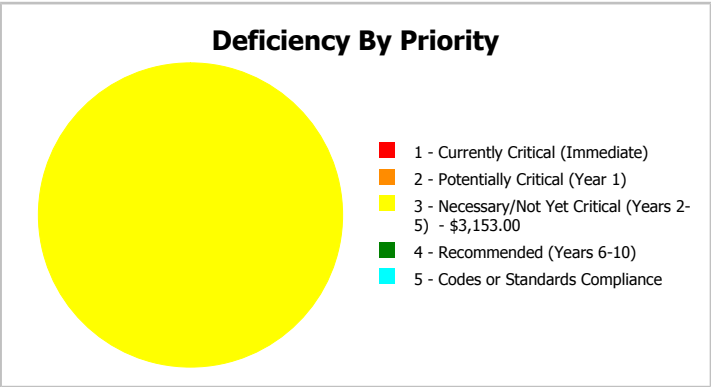
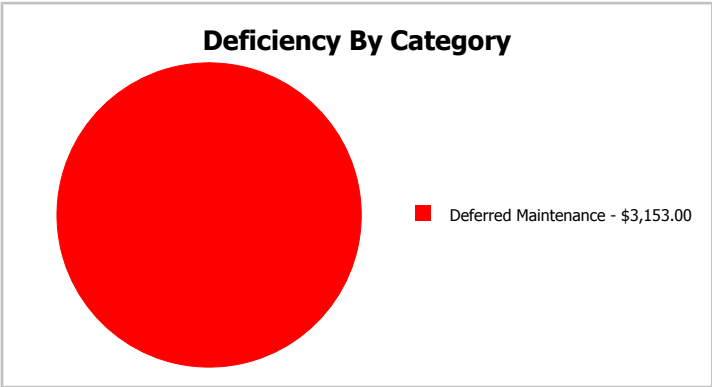
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	ES -Elementary School	Gross Area:	1,050
Year Built:	2007	Last Renovation:	
Repair Cost:	\$3,153	Replacement Value:	\$176,289
FCI:	1.79 %	RSLI%:	64.17 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	90.00 %	0.00 %	\$0.00
B10 - Superstructure	90.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	77.75 %	0.00 %	\$0.00
B30 - Roofing	50.00 %	0.00 %	\$0.00
C10 - Interior Construction	69.00 %	0.00 %	\$0.00
C30 - Interior Finishes	48.82 %	12.20 %	\$3,153.00
D20 - Plumbing	66.67 %	0.00 %	\$0.00
D30 - HVAC	44.39 %	0.00 %	\$0.00
D50 - Electrical	57.31 %	0.00 %	\$0.00
E10 - Equipment	50.00 %	0.00 %	\$0.00
E20 - Furnishings	50.00 %	0.00 %	\$0.00
Totals:	64.17 %	1.79 %	\$3,153.00

Photo Album

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

1). East Elevation - Feb 10, 2017



2). North Elevation - Feb 10, 2017



3). West Elevation - Feb 10, 2017



4). South Elevation - Feb 10, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.70	S.F.	1,050	100	2007	2107		90.00 %	0.00 %	90			\$4,935
A1030	Slab on Grade	\$8.26	S.F.	1,050	100	2007	2107		90.00 %	0.00 %	90			\$8,673
B1020	Roof Construction	\$15.44	S.F.	1,050	100	2007	2107		90.00 %	0.00 %	90			\$16,212
B2010	Exterior Walls	\$9.24	S.F.	1,050	100	2007	2107		90.00 %	0.00 %	90			\$9,702
B2020	Exterior Windows	\$9.20	S.F.	1,050	30	2007	2037		66.67 %	0.00 %	20			\$9,660
B2030	Exterior Doors	\$1.02	S.F.	1,050	30	2007	2037		66.67 %	0.00 %	20			\$1,071
B3010140	Asphalt Shingles	\$4.32	S.F.	1,050	20	2007	2027		50.00 %	0.00 %	10			\$4,536
C1010	Partitions	\$10.59	S.F.	1,050	75	2007	2082		86.67 %	0.00 %	65			\$11,120
C1020	Interior Doors	\$2.48	S.F.	1,050	30	2007	2037		66.67 %	0.00 %	20			\$2,604
C1030	Fittings	\$9.54	S.F.	1,050	20	2007	2027		50.00 %	0.00 %	10			\$10,017
C3010	Wall Finishes	\$2.73	S.F.	1,050	10	2007	2017		0.00 %	109.98 %	0		\$3,153.00	\$2,867
C3020	Floor Finishes	\$11.15	S.F.	1,050	20	2007	2027		50.00 %	0.00 %	10			\$11,708
C3030	Ceiling Finishes	\$10.74	S.F.	1,050	25	2007	2032		60.00 %	0.00 %	15			\$11,277
D2010	Plumbing Fixtures	\$11.26	S.F.	1,050	30	2007	2037		66.67 %	0.00 %	20			\$11,823
D2020	Domestic Water Distribution	\$0.96	S.F.	1,050	30	2007	2037		66.67 %	0.00 %	20			\$1,008
D2030	Sanitary Waste	\$1.52	S.F.	1,050	30	2007	2037		66.67 %	0.00 %	20			\$1,596
D3040	Distribution Systems	\$6.02	S.F.	1,050	30	2007	2037		66.67 %	0.00 %	20			\$6,321
D3050	Terminal & Package Units	\$13.09	S.F.	1,050	15	2007	2022		33.33 %	0.00 %	5			\$13,745
D3060	Controls & Instrumentation	\$1.91	S.F.	1,050	20	2007	2027		50.00 %	0.00 %	10			\$2,006
D5010	Electrical Service/Distribution	\$1.65	S.F.	1,050	40	2007	2047		75.00 %	0.00 %	30			\$1,733
D5020	Branch Wiring	\$4.99	S.F.	1,050	30	2007	2037		66.67 %	0.00 %	20			\$5,240
D5020	Lighting	\$11.64	S.F.	1,050	30	2007	2037		66.67 %	0.00 %	20			\$12,222
D5030910	Fire Alarm Systems	\$3.31	S.F.	1,050	15	2007	2022		33.33 %	0.00 %	5			\$3,476
D5030920	Data Communication	\$4.30	S.F.	1,050	15	2007	2022		33.33 %	0.00 %	5			\$4,515
D5090	Other Electrical Systems	\$0.33	S.F.	1,050	20	2007	2027		50.00 %	0.00 %	10			\$347
E1020	Institutional Equipment	\$1.78	S.F.	1,050	20	2007	2027		50.00 %	0.00 %	10			\$1,869
E2010	Fixed Furnishings	\$5.72	S.F.	1,050	20	2007	2027		50.00 %	0.00 %	10			\$6,006
Total									64.17 %	1.79 %			\$3,153.00	\$176,289

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 - 2007 PreK Building

System: B3010140 - Asphalt Shingles



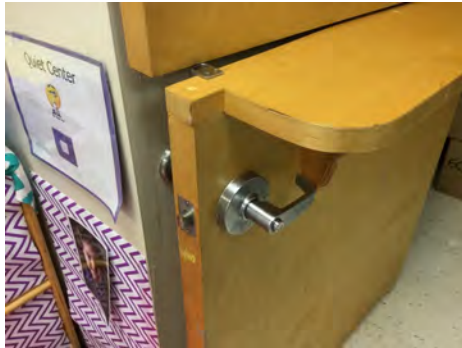
Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

Campus Assessment Report - 2007 PreK Building

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

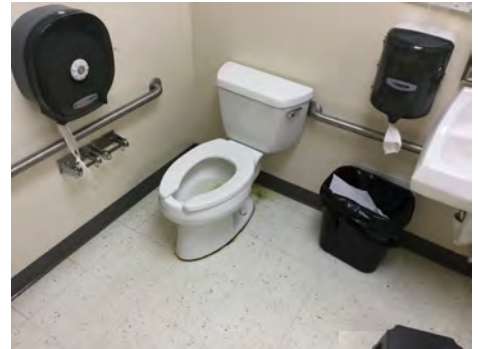
Campus Assessment Report - 2007 PreK Building

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

Campus Assessment Report - 2007 PreK Building

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

Campus Assessment Report - 2007 PreK Building

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

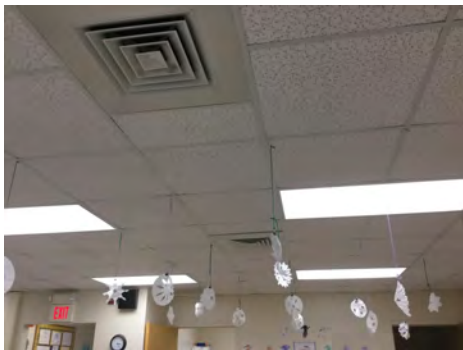
System: D5020 - Branch Wiring



Note:

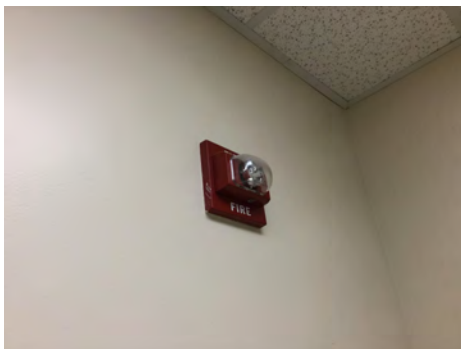
Campus Assessment Report - 2007 PreK Building

System: D5020 - Lighting



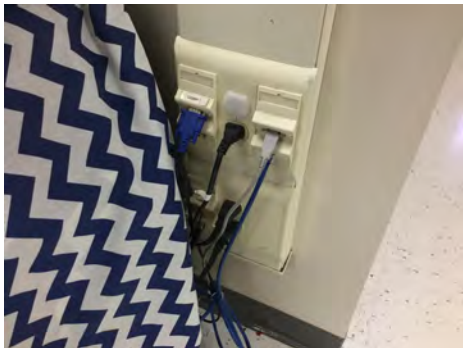
Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

Campus Assessment Report - 2007 PreK 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:	\$3,153	\$0	\$0	\$0	\$0	\$27,717	\$0	\$0	\$0	\$0	\$60,373	\$91,243
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$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	\$0	\$0	\$0	\$0	\$0	\$8,901	\$8,901
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,809	\$14,809
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$3,153	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,237	\$7,390
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,307	\$17,307
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

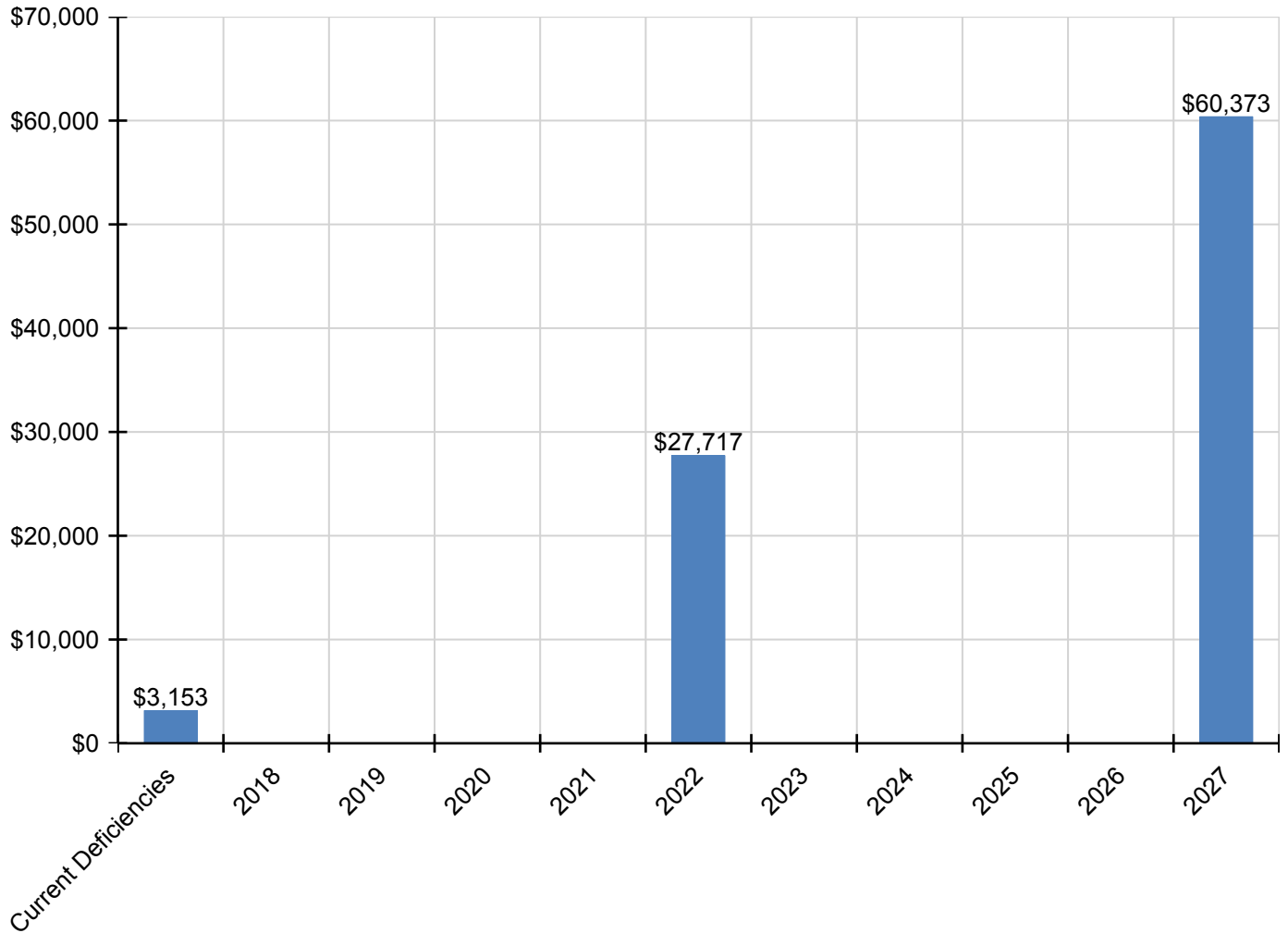
Campus Assessment Report - 2007 PreK Building

D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$17,527	\$0	\$0	\$0	\$0	\$0	\$0	\$17,527
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,965	\$2,965
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$4,432	\$0	\$0	\$0	\$0	\$0	\$0	\$4,432
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$5,758	\$0	\$0	\$0	\$0	\$0	\$0	\$5,758
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$512	\$512
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	\$2,763	\$2,763
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	\$8,879	\$8,879

* Indicates non-renewable system

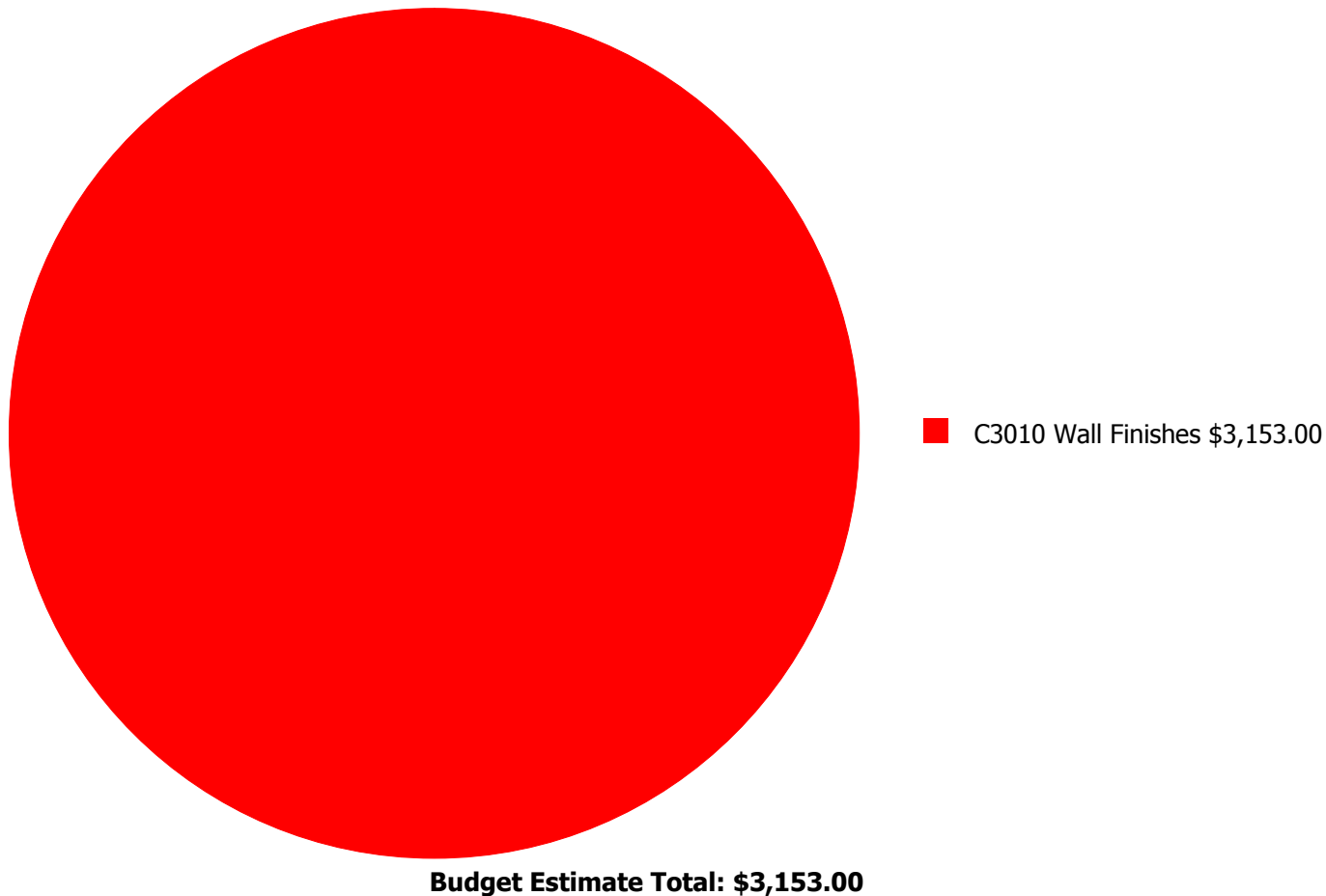
Forecasted Capital Renewal Requirement

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



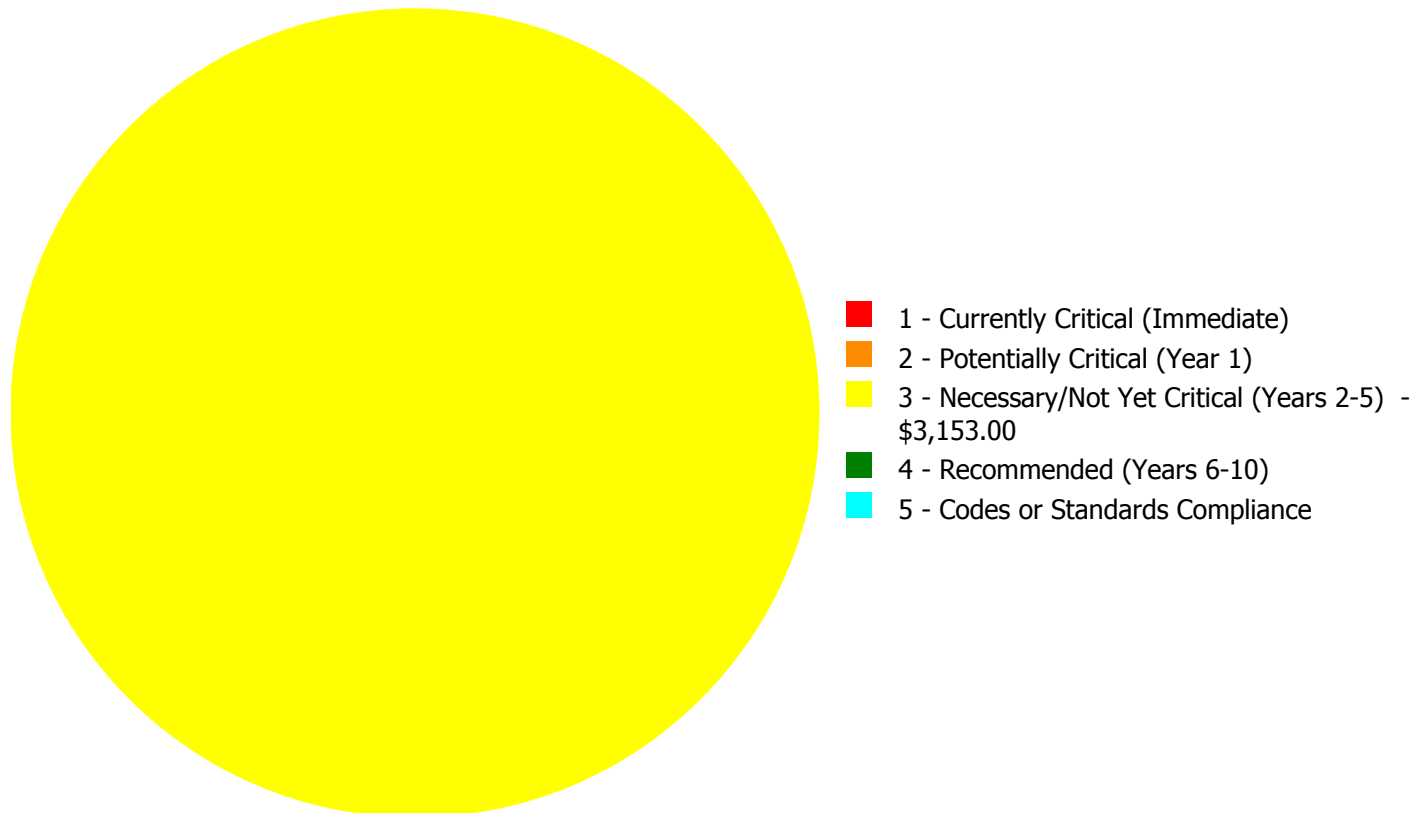
Deficiency Summary by System

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



Deficiency Summary by Priority

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



Budget Estimate Total: \$3,153.00

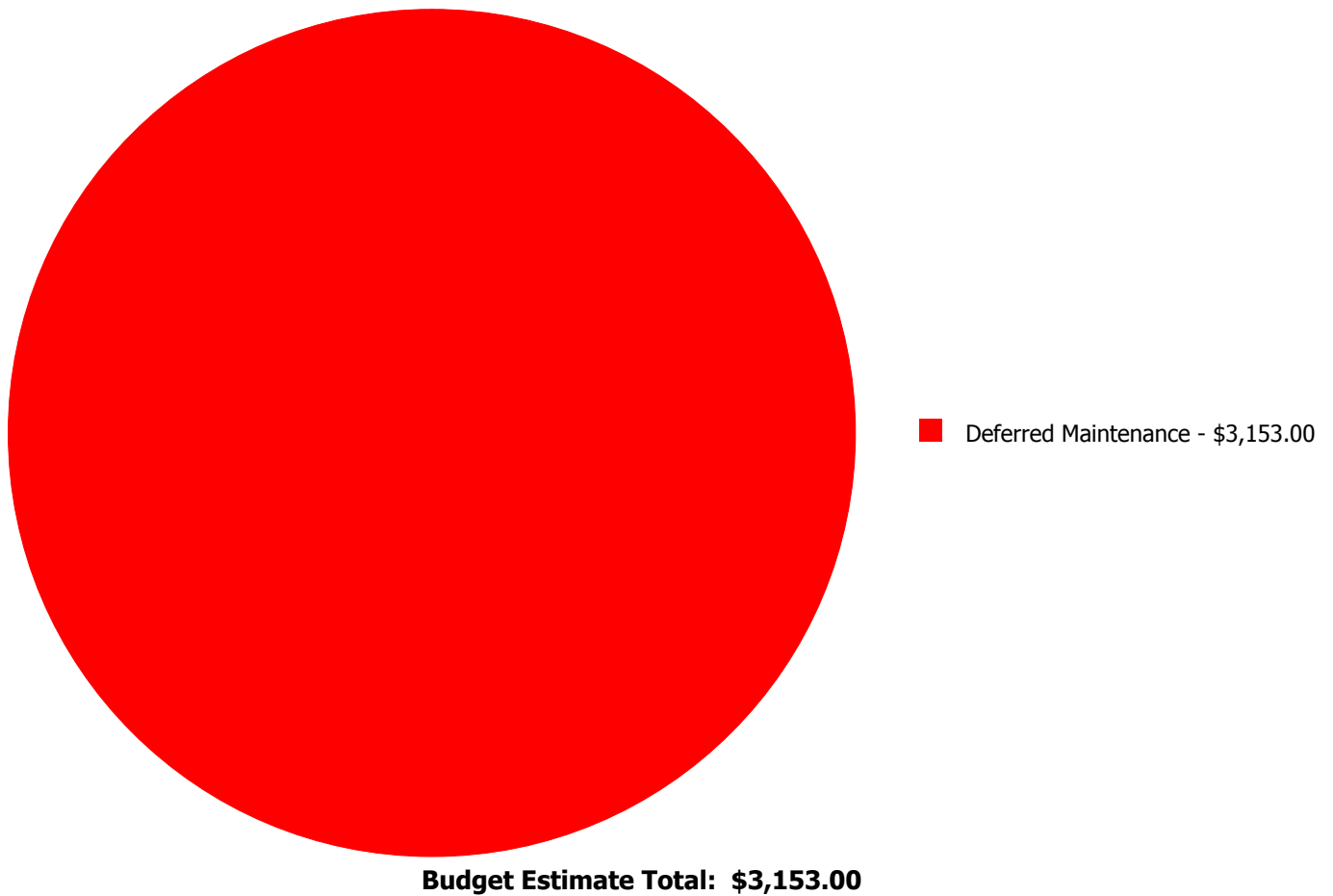
Deficiency By Priority Investment Table

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	\$3,153.00	\$0.00	\$0.00	\$3,153.00
	Total:	\$0.00	\$0.00	\$3,153.00	\$0.00	\$0.00	\$3,153.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

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

System: C3010 - Wall Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,050.00
Unit of Measure: S.F.
Estimate: \$3,153.00
Assessor Name: Terence Davis
Date Created: 01/19/2017

Notes: The wall finishes are aged, scuffed, fading, stained 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):	78,630
Year Built:	1970
Last Renovation:	1997
Replacement Value:	\$2,314,081
Repair Cost:	\$530,202.00
Total FCI:	22.91 %
Total RSLI:	30.42 %
FCA Score:	77.09



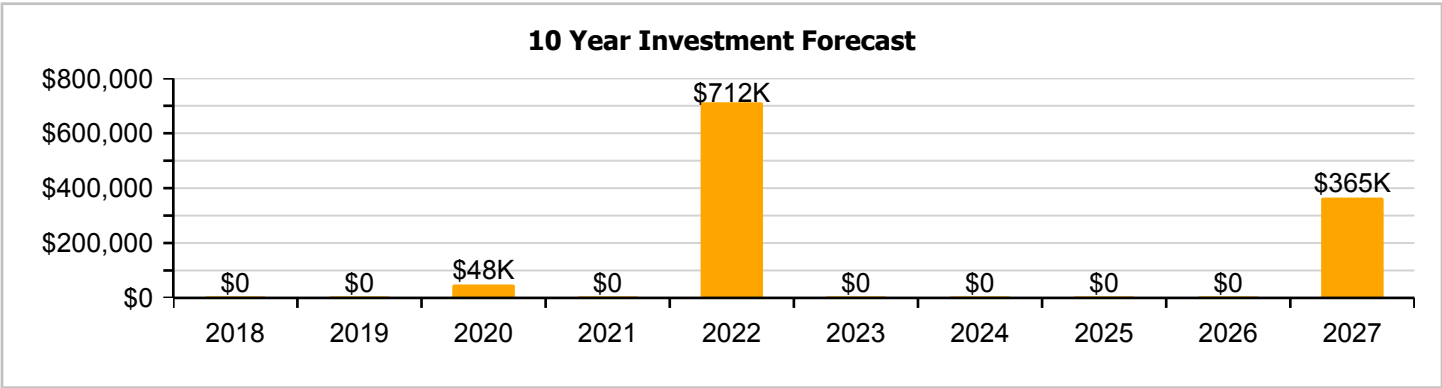
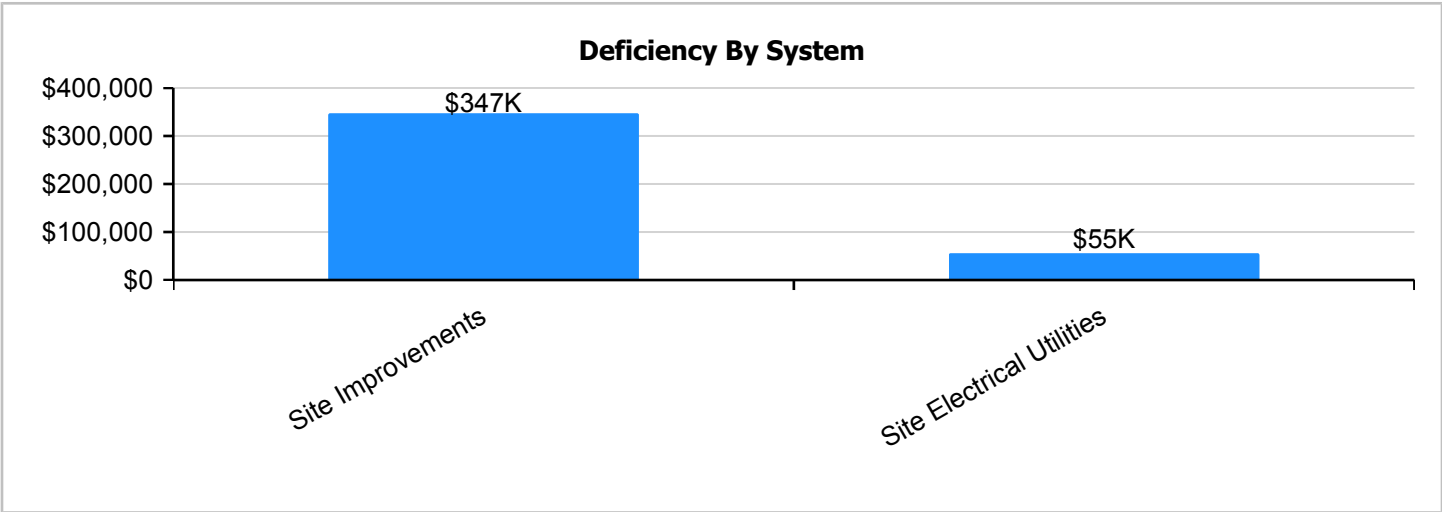
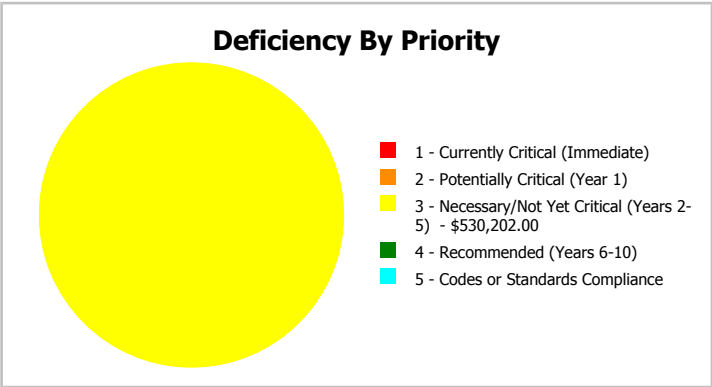
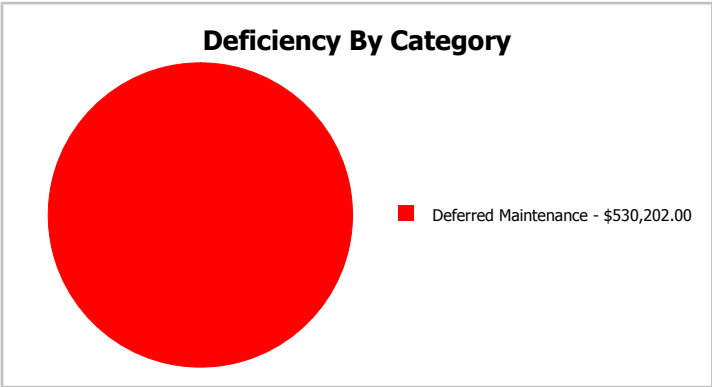
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	ES -Elementary School	Gross Area:	78,630
Year Built:	1970	Last Renovation:	1997
Repair Cost:	\$530,202	Replacement Value:	\$2,314,081
FCI:	22.91 %	RSLI%:	30.42 %



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	14.18 %	33.44 %	\$457,548.00
G30 - Site Mechanical Utilities	60.00 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	40.18 %	24.97 %	\$72,654.00
Totals:	30.42 %	22.91 %	\$530,202.00

Photo Album

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

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



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$3.81	S.F.	78,630	25	1997	2022		20.00 %	0.00 %	5			\$299,580
G2020	Parking Lots	\$1.33	S.F.	78,630	25	1997	2022		20.00 %	0.00 %	5			\$104,578
G2030	Pedestrian Paving	\$1.91	S.F.	78,630	30	1997	2027		33.33 %	0.00 %	10			\$150,183
G2040105	Fence & Guardrails	\$1.23	S.F.	78,630	30	1997	2027		33.33 %	0.00 %	10			\$96,715
G2040950	Canopies	\$0.44	S.F.	78,630	25	1997	2022		20.00 %	0.00 %	5			\$34,597
G2040950	Covered Walkways	\$1.52	S.F.	78,630	25	1997	2022		20.00 %	0.00 %	5			\$119,518
G2040950	Hard Surface Play Area	\$0.75	S.F.	78,630	20	1997	2017		0.00 %	110.00 %	0		\$64,870.00	\$58,973
G2040950	Playing Field	\$4.54	S.F.	78,630	20	1997	2017		0.00 %	110.00 %	0		\$392,678.00	\$356,980
G2050	Landscaping	\$1.87	S.F.	78,630	15	1970	1985		0.00 %	0.00 %	-32			\$147,038
G3010	Water Supply	\$2.34	S.F.	78,630	50	1997	2047		60.00 %	0.00 %	30			\$183,994
G3020	Sanitary Sewer	\$1.45	S.F.	78,630	50	1997	2047		60.00 %	0.00 %	30			\$114,014
G3030	Storm Sewer	\$4.54	S.F.	78,630	50	1997	2047		60.00 %	0.00 %	30			\$356,980
G4010	Electrical Distribution	\$2.35	S.F.	78,630	50	1997	2047		60.00 %	0.00 %	30			\$184,781
G4030	Site Communications & Security	\$0.84	S.F.	78,630	15	1997	2012		0.00 %	110.00 %	-5		\$72,654.00	\$66,049
G4090	Other Site Electrical Utilities	\$0.51	S.F.	78,630	20	1997	2017	2020	15.00 %	0.00 %	3			\$40,101
Total									30.42 %	22.91 %			\$530,202.00	\$2,314,081

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 - Canopies



Note:

System: G2040950 - Covered Walkways



Note:

Campus Assessment Report - Site

System: G2040950 - Hard Surface Play Area



Note:

System: G2040950 - Playing Field



Note:

System: G2050 - Landscaping



Note:

Campus Assessment Report - Site

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer



Note:

Campus Assessment Report - Site

System: G4010 - Electrical Distribution



Note:

System: G4030 - Site Communications & Security



Note:

System: G4090 - Other Site Electrical Utilities



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.

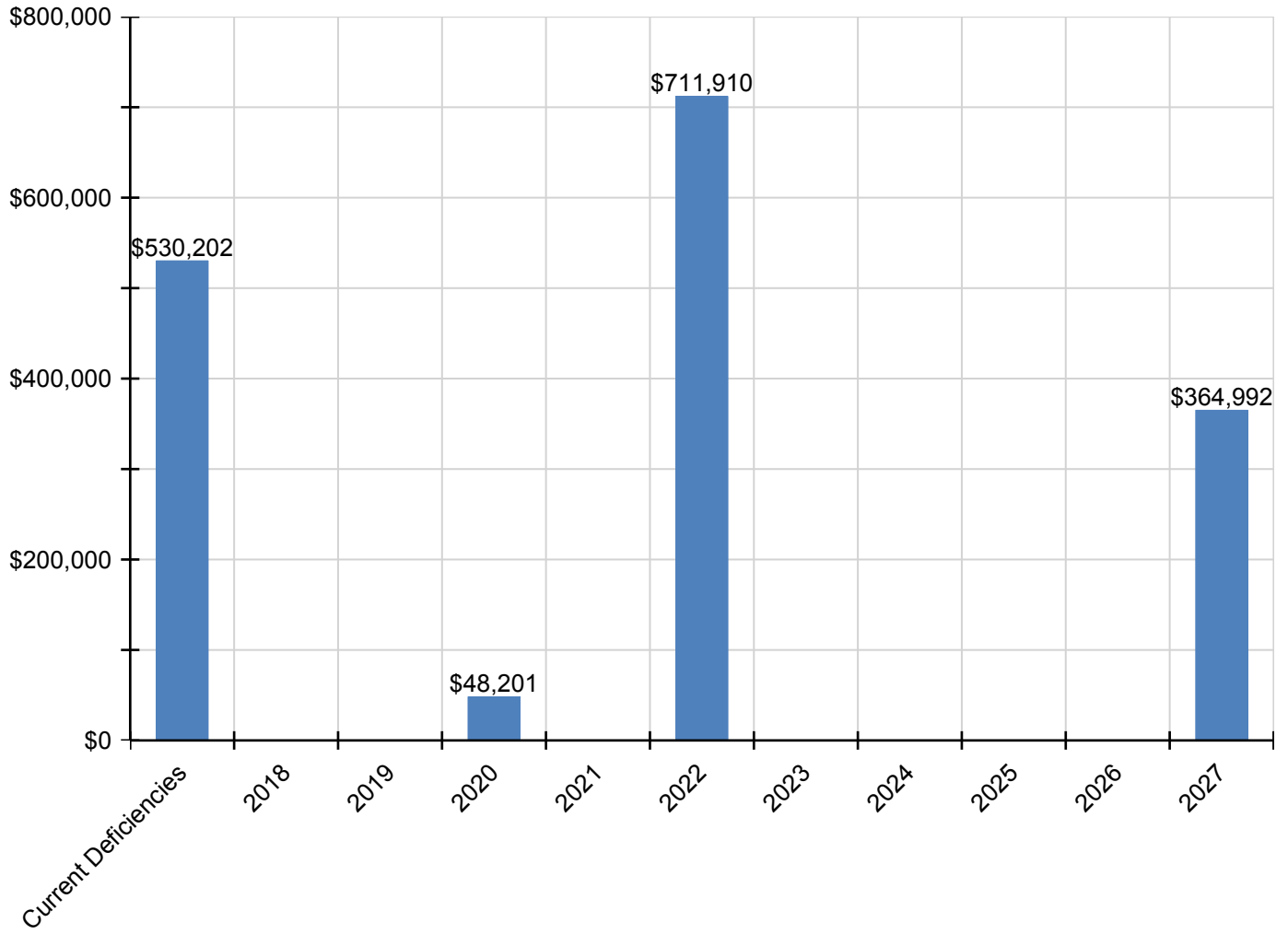
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$530,202	\$0	\$0	\$48,201	\$0	\$711,910	\$0	\$0	\$0	\$0	\$364,992	\$1,655,305
G - Building Sitework	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G20 - Site Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2010 - Roadways	\$0	\$0	\$0	\$0	\$0	\$382,025	\$0	\$0	\$0	\$0	\$0	\$382,025
G2020 - Parking Lots	\$0	\$0	\$0	\$0	\$0	\$133,358	\$0	\$0	\$0	\$0	\$0	\$133,358
G2030 - Pedestrian Paving	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$222,018	\$222,018
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040105 - Fence & Guardrails	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$142,974	\$142,974
G2040950 - Canopies	\$0	\$0	\$0	\$0	\$0	\$44,118	\$0	\$0	\$0	\$0	\$0	\$44,118
G2040950 - Covered Walkways	\$0	\$0	\$0	\$0	\$0	\$152,409	\$0	\$0	\$0	\$0	\$0	\$152,409
G2040950 - Hard Surface Play Area	\$64,870	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$64,870
G2040950 - Playing Field	\$392,678	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$392,678
* G2050 - Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G30 - Site Mechanical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3010 - Water Supply	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3020 - Sanitary Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3030 - Storm Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4030 - Site Communications & Security	\$72,654	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$72,654
G4090 - Other Site Electrical Utilities	\$0	\$0	\$0	\$48,201	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,201

** Indicates non-renewable system*

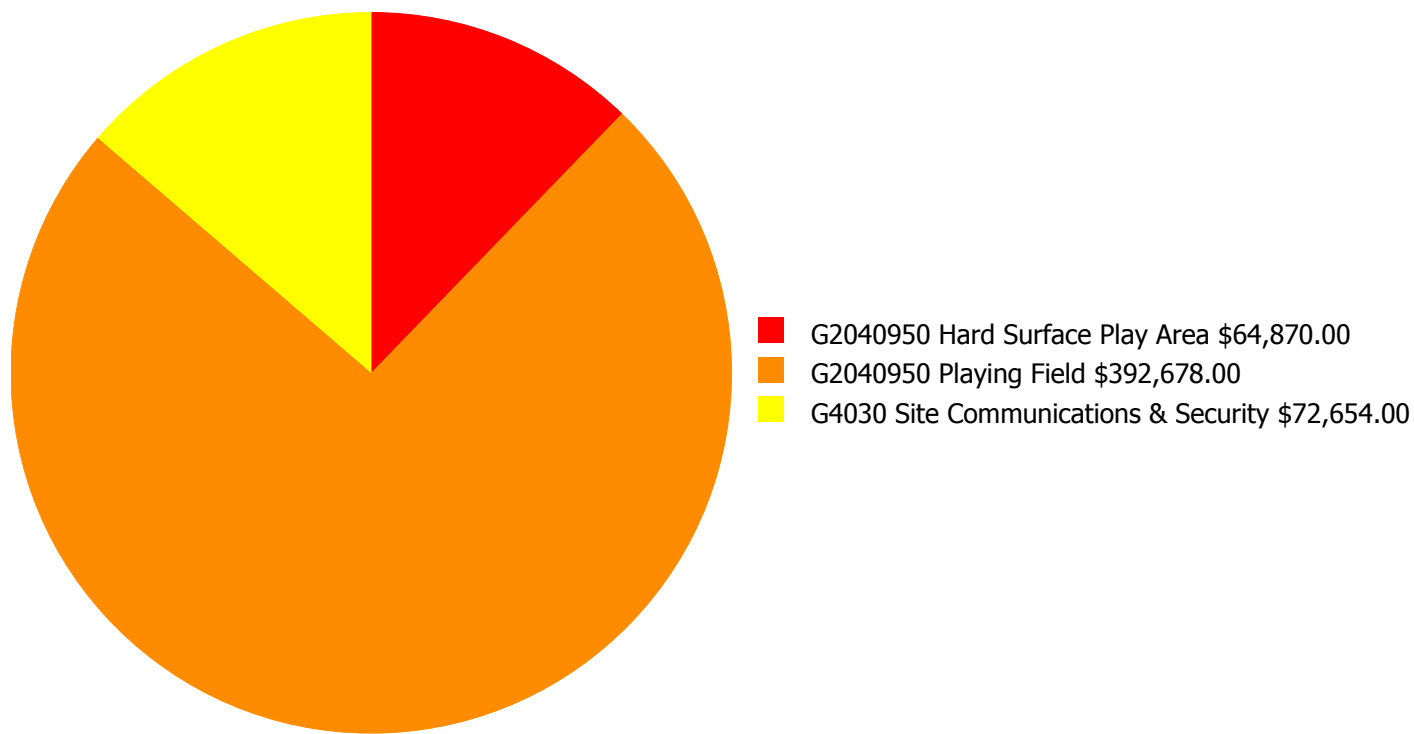
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

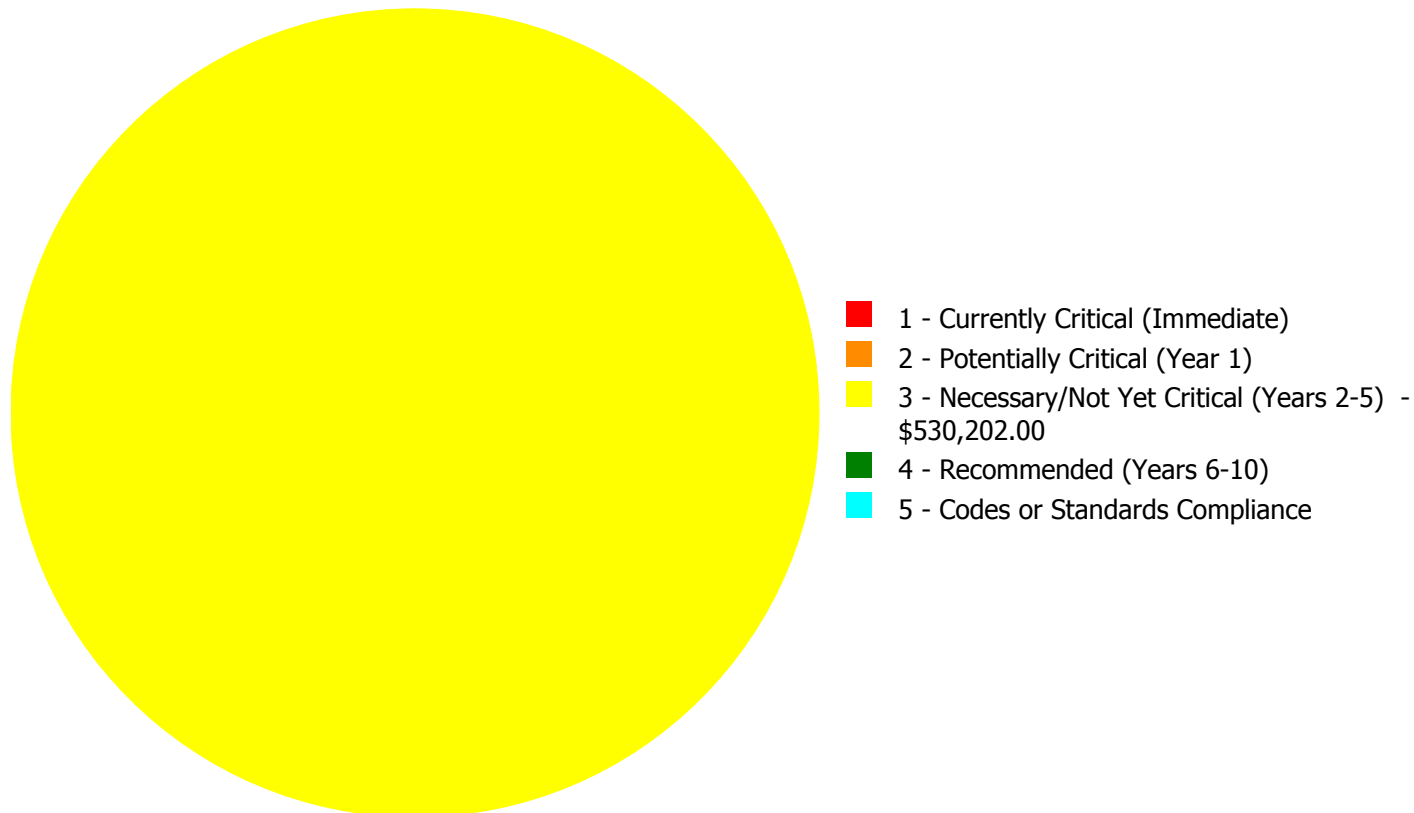
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$530,202.00

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: \$530,202.00

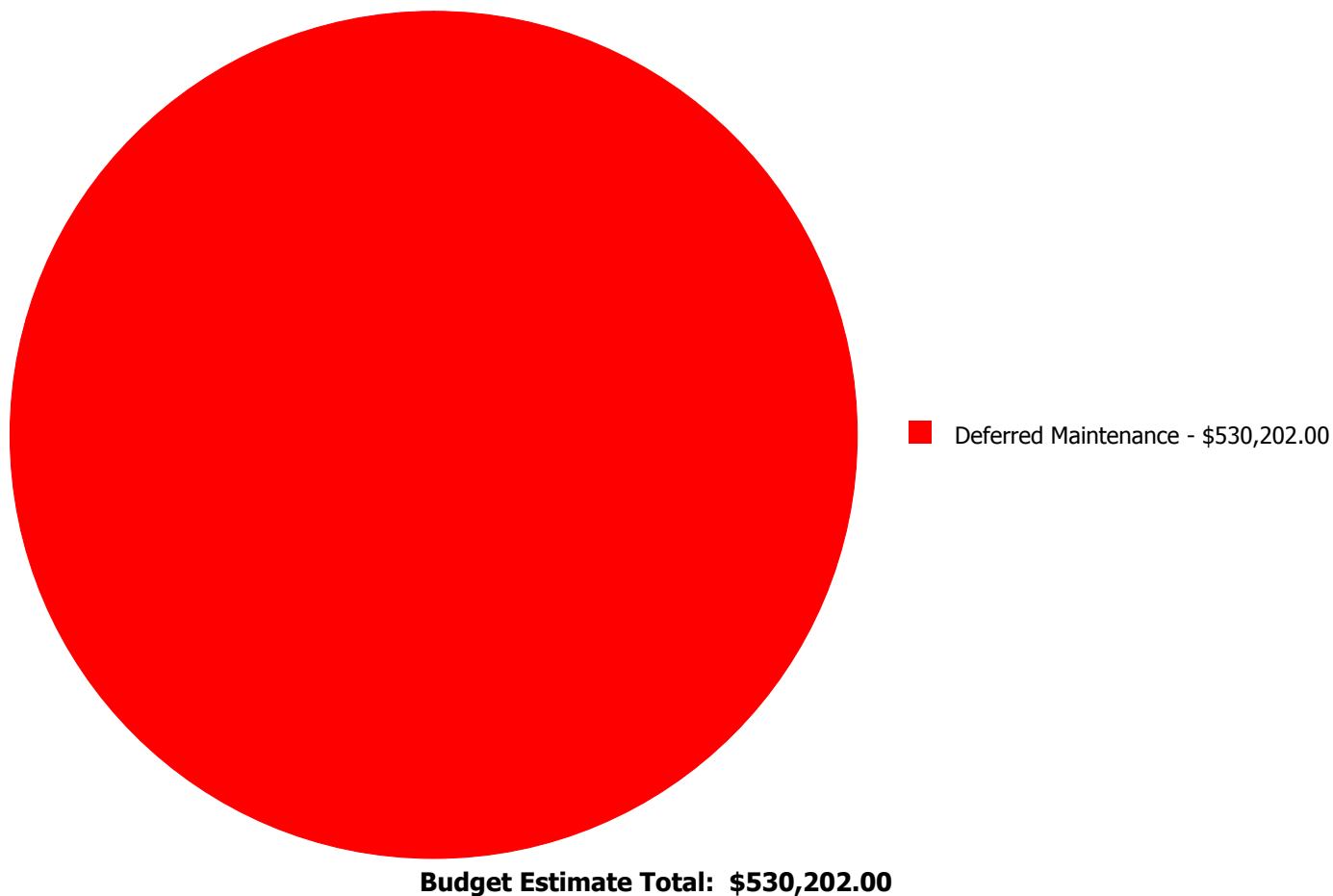
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
G2040950	Hard Surface Play Area	\$0.00	\$0.00	\$64,870.00	\$0.00	\$0.00	\$64,870.00
G2040950	Playing Field	\$0.00	\$0.00	\$392,678.00	\$0.00	\$0.00	\$392,678.00
G4030	Site Communications & Security	\$0.00	\$0.00	\$72,654.00	\$0.00	\$0.00	\$72,654.00
	Total:	\$0.00	\$0.00	\$530,202.00	\$0.00	\$0.00	\$530,202.00

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: G2040950 - Hard Surface Play Area



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 78,630.00
Unit of Measure: S.F.
Estimate: \$64,870.00
Assessor Name: Somnath Das
Date Created: 01/19/2017

Notes: System is beyond service life and should be replaced.

System: G2040950 - Playing Field



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 78,630.00
Unit of Measure: S.F.
Estimate: \$392,678.00
Assessor Name: Somnath Das
Date Created: 01/19/2017

Notes: System is beyond service life and should be replaced.

System: G4030 - Site Communications & Security



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 78,630.00
Unit of Measure: S.F.
Estimate: \$72,654.00
Assessor Name: Somnath Das
Date Created: 01/19/2017

Notes: System is beyond service life and should be replaced.

NC School District/300 Davie County/Elementary School

Shady Grove Elementary

Draft

Campus Assessment Report

March 7, 2017



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Campus Executive Summary

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

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

Gross Area (SF):	77,984
Year Built:	1950
Last Renovation:	
Replacement Value:	\$16,374,015
Repair Cost:	\$4,070,848.80
Total FCI:	24.86 %
Total RSLI:	37.70 %
FCA Score:	75.14



Description:

GENERAL:

Shady Grove Elementary School is located at 3179 Cornatzer Road, Advance, NC. The campus consists of a total of 86,624 square foot of multiple one-story buildings constructed in 1950, 1970 and 2008. There have been four additions in 1989, 1997, 2004 and 2008 with no major renovations.

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

A. SUBSTRUCTURE

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

Campus Assessment Report - Shady Grove Elementary

B. SUPERSTRUCTURE

Roof construction is metal pan deck with lightweight fill. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel and aluminum mostly with glazing. Roofing is typically low slope single-ply membrane and asphalt composition shingles over the Pre-K building.

C. INTERIORS

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

CONVEYING:

Buildings do not include conveying system.

D. SERVICES

PLUMBING:

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

HVAC:

Heating and cooling is provided by roof top units. The heating/cooling distribution system is a ductwork system. Fresh air is supplied by roof top units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital.

FIRE PROTECTION:

The buildings do not have a fire sprinkler system. The building does have additional fire suppression systems, which include dry chemical overhead protection. Standpipes are not provided. Fire extinguishers and cabinets are distributed near fire exits and corridors.

ELECTRICAL:

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

COMMUNICATIONS AND SECURITY:

The fire alarm system consists of audible/visual strobe annunciators in common spaces, and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are integrated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system combined with the telephone system.

OTHER ELECTRICAL SYSTEMS:

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

E. EQUIPMENT & FURNISHINGS

This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, audio-visual, medical, fixed casework, window treatment, floor mats, and furnishings.

G. SITE

Campus site features include paved driveways and parking lots, pedestrian pavement, covered walkways, flag pole, landscaping, playing field, hard surface play area, tennis courts, track and fencing. Site mechanical and electrical features include water, and sewer.

Campus Assessment Report - Shady Grove Elementary

Attributes:

General Attributes:

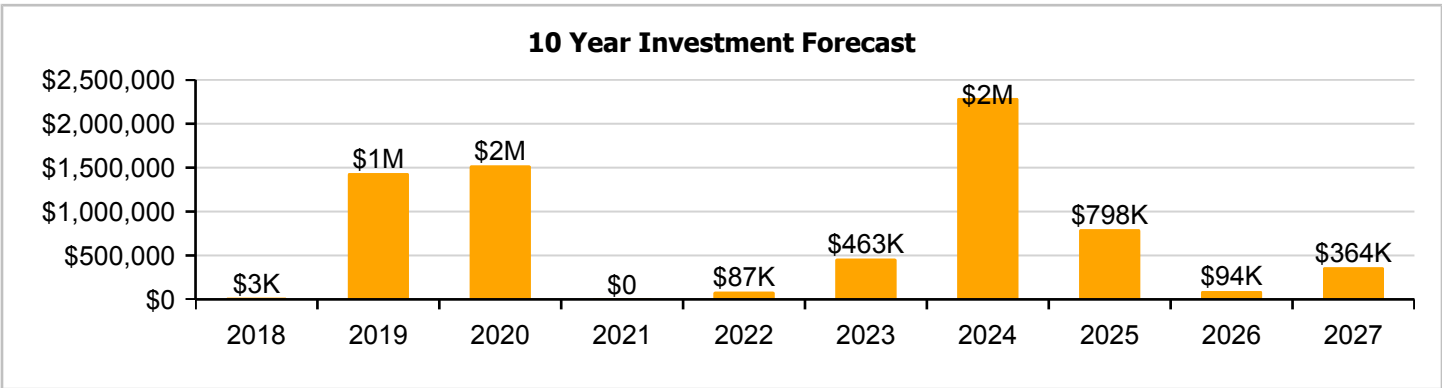
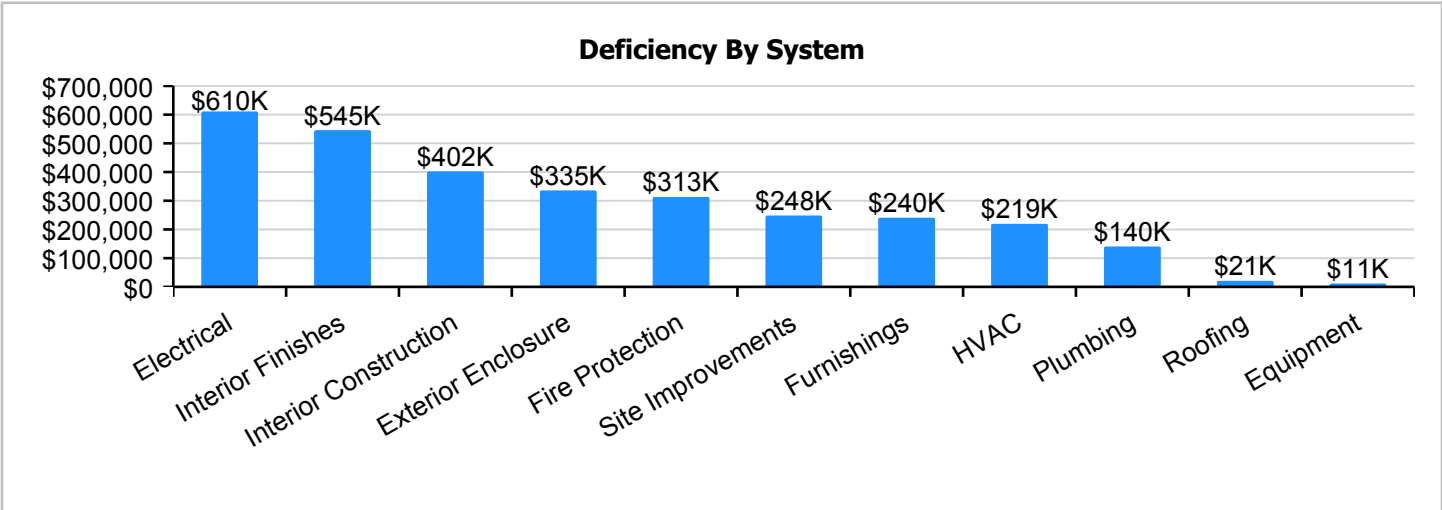
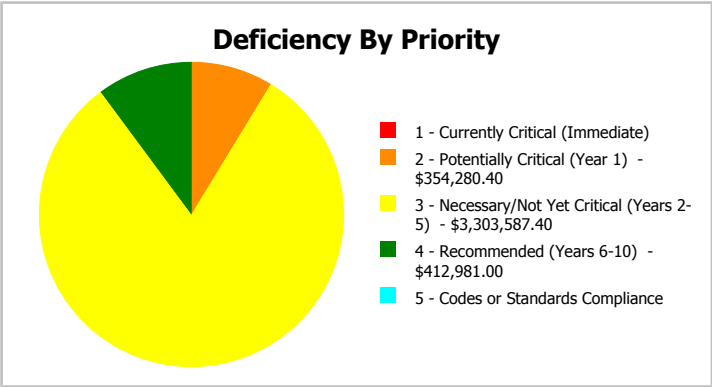
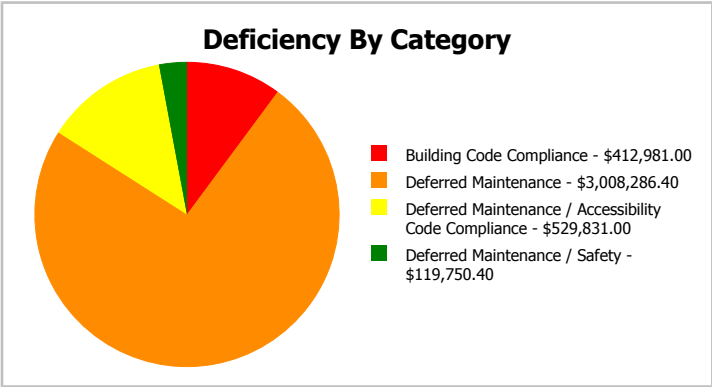
Condition Assessor: Eduardo Lopez Assessment Date:
Suitability Assessor:

School Information:

HS Attendance Area:	Davie - Davie County HS	LEA School No.:	328
No. of Mobile Units:	2	No. of Bldgs.:	2
SF of Mobile Units:	1728	Status:	Active
School Grades:	KG-5	Site Acreage:	16.3

Campus Dashboard Summary

Gross Area:	77,984	Last Renovation:	
Year Built:	1950	Replacement Value:	\$16,374,015
Repair Cost:	\$4,070,849	RSLI%:	37.70 %
FCI:	24.86 %		



Campus Condition Summary

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

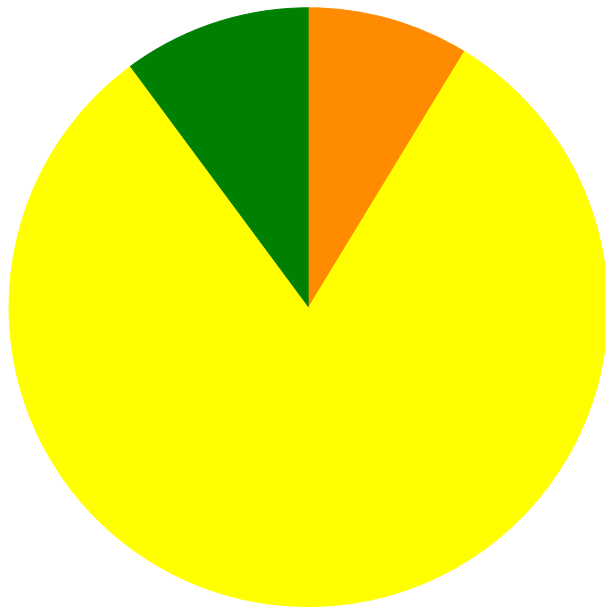
Current Investment Requirement and Condition by Unifomat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	66.12 %	0.00 %	\$0.00
B10 - Superstructure	66.12 %	0.00 %	\$0.00
B20 - Exterior Enclosure	42.95 %	29.16 %	\$442,497.00
B30 - Roofing	33.53 %	5.07 %	\$27,449.40
C10 - Interior Construction	40.85 %	30.05 %	\$529,831.00
C30 - Interior Finishes	26.19 %	37.46 %	\$719,277.40
D20 - Plumbing	48.08 %	15.70 %	\$184,695.00
D30 - HVAC	38.36 %	17.66 %	\$289,547.00
D40 - Fire Protection	0.00 %	110.00 %	\$412,981.00
D50 - Electrical	26.88 %	38.10 %	\$805,634.00
E10 - Equipment	33.86 %	7.68 %	\$14,429.00
E20 - Furnishings	10.98 %	71.22 %	\$317,677.00
G20 - Site Improvements	25.28 %	21.32 %	\$326,831.00
G30 - Site Mechanical Utilities	31.84 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	61.75 %	0.00 %	\$0.00
Totals:	37.70 %	24.86 %	\$4,070,848.80

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, 1970 Main Building	43,725	43.10	\$0.00	\$27,449.40	\$3,107,087.40	\$234,715.00	\$0.00
1989 Addition	6,764	19.37	\$0.00	\$0.00	\$196,500.00	\$36,309.00	\$0.00
1997 Addition	6,350	3.02	\$0.00	\$0.00	\$0.00	\$34,087.00	\$0.00
2004, 2008 Addition	20,095	3.02	\$0.00	\$0.00	\$0.00	\$107,870.00	\$0.00
2008 PreK Building	1,050	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Site	77,984	13.19	\$0.00	\$326,831.00	\$0.00	\$0.00	\$0.00
Total:		24.86	\$0.00	\$354,280.40	\$3,303,587.40	\$412,981.00	\$0.00

Deficiencies By Priority



- 1 - Currently Critical (Immediate)
- 2 - Potentially Critical (Year 1) - \$354,280.40
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$3,303,587.40
- 4 - Recommended (Years 6-10) - \$412,981.00
- 5 - Codes or Standards Compliance

Budget Estimate Total: \$4,070,848.80

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):	43,725
Year Built:	1950
Last Renovation:	
Replacement Value:	\$7,817,600
Repair Cost:	\$3,369,251.80
Total FCI:	43.10 %
Total RSLI:	29.71 %
FCA Score:	56.90



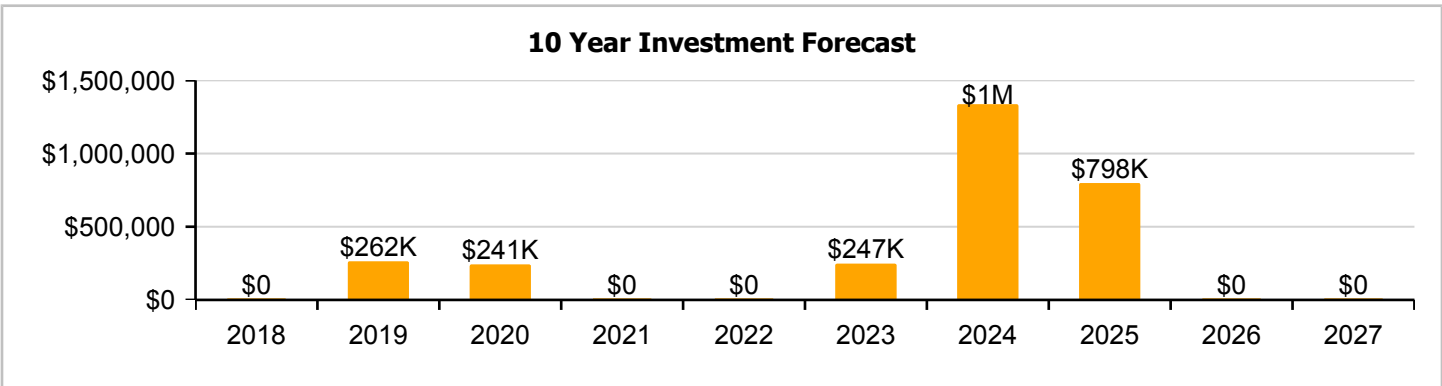
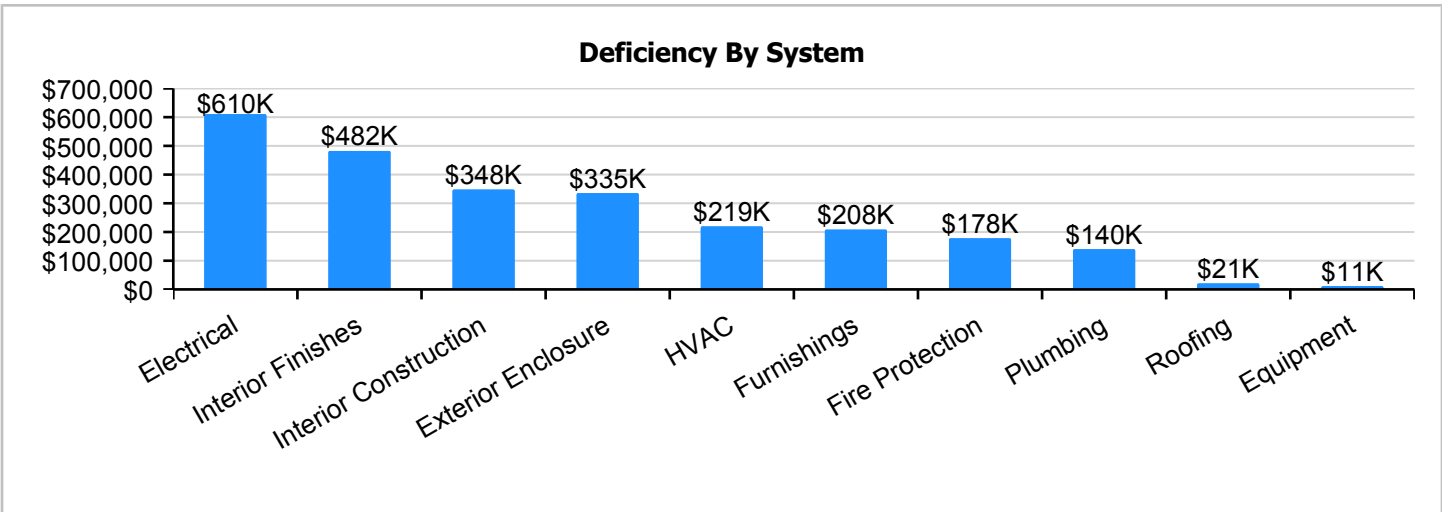
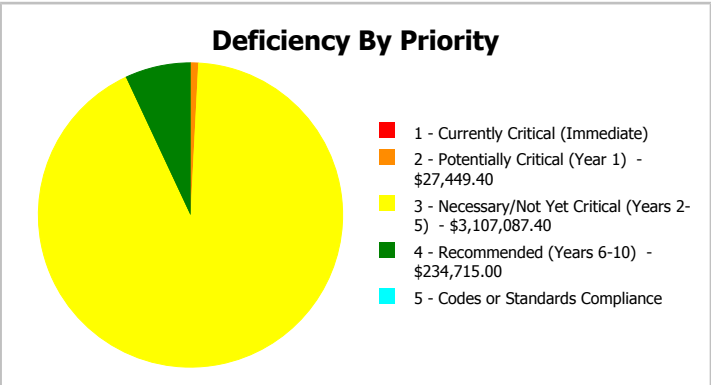
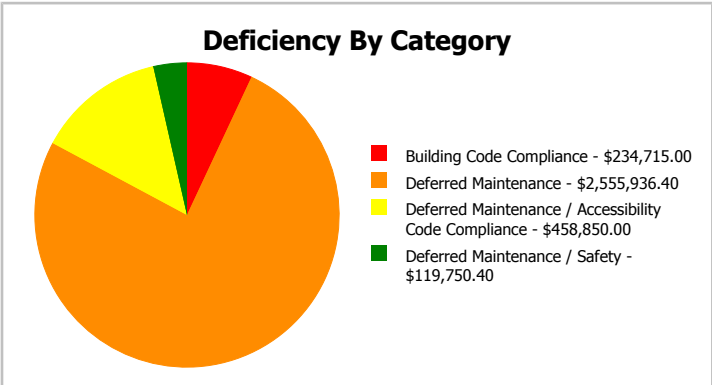
Description:

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:	43,725
Year Built:	1950	Last Renovation:	
Repair Cost:	\$3,369,252	Replacement Value:	\$7,817,600
FCI:	43.10 %	RSLI%:	29.71 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	53.00 %	0.00 %	\$0.00
B10 - Superstructure	53.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	28.14 %	52.00 %	\$442,497.00
B30 - Roofing	35.00 %	8.99 %	\$27,449.40
C10 - Interior Construction	26.26 %	46.41 %	\$458,850.00
C30 - Interior Finishes	19.18 %	59.11 %	\$636,317.40
D20 - Plumbing	52.20 %	27.97 %	\$184,695.00
D30 - HVAC	36.39 %	31.50 %	\$289,547.00
D40 - Fire Protection	0.00 %	110.00 %	\$234,715.00
D50 - Electrical	13.23 %	66.18 %	\$805,634.00
E10 - Equipment	12.92 %	15.28 %	\$14,429.00
E20 - Furnishings	0.00 %	110.00 %	\$275,118.00
Totals:	29.71 %	43.10 %	\$3,369,251.80

Photo Album

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

1). South Elevation - Jan 23, 2017



2). South Elevation - Jan 23, 2017



3). South Elevation - Jan 23, 2017



4). West Elevation - Jan 23, 2017



5). North 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.

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.70	S.F.	43,725	100	1970	2070		53.00 %	0.00 %	53			\$205,508
A1030	Slab on Grade	\$8.26	S.F.	43,725	100	1970	2070		53.00 %	0.00 %	53			\$361,169
B1020	Roof Construction	\$15.44	S.F.	43,725	100	1970	2070		53.00 %	0.00 %	53			\$675,114
B2010	Exterior Walls	\$9.24	S.F.	43,725	100	1970	2070		53.00 %	0.00 %	53			\$404,019
B2020	Exterior Windows	\$9.20	S.F.	43,725	30	1970	2000		0.00 %	110.00 %	-17		\$442,497.00	\$402,270
B2030	Exterior Doors	\$1.02	S.F.	43,725	30	2004	2034		56.67 %	0.00 %	17			\$44,600
B3010120	Single Ply Membrane	\$6.98	S.F.	43,725	20	2004	2024		35.00 %	8.99 %	7		\$27,449.40	\$305,201
C1010	Partitions	\$10.59	S.F.	43,725	75	1970	2045		37.33 %	0.00 %	28			\$463,048
C1020	Interior Doors	\$2.48	S.F.	43,725	30	2011	2041		80.00 %	0.00 %	24			\$108,438
C1030	Fittings	\$9.54	S.F.	43,725	20	1989	2009		0.00 %	110.00 %	-8		\$458,850.00	\$417,137
C3010	Wall Finishes	\$2.73	S.F.	43,725	10	2004	2014	2020	30.00 %	0.00 %	3			\$119,369
C3020	Floor Finishes	\$11.15	S.F.	43,725	20	2004	2024		35.00 %	24.56 %	7		\$119,750.40	\$487,534
C3030	Ceiling Finishes	\$10.74	S.F.	43,725	25	1970	1995		0.00 %	110.00 %	-22		\$516,567.00	\$469,607
D2010	Plumbing Fixtures	\$11.26	S.F.	43,725	30	2008	2038		70.00 %	0.00 %	21			\$492,344
D2020	Domestic Water Distribution	\$0.96	S.F.	43,725	30	1970	2000		0.00 %	110.00 %	-17		\$46,174.00	\$41,976
D2030	Sanitary Waste	\$1.52	S.F.	43,725	30	1970	2000		0.00 %	110.00 %	-17		\$73,108.00	\$66,462
D2040	Rain Water Drainage	\$1.36	S.F.	43,725	30	1970	2000		0.00 %	110.00 %	-17		\$65,413.00	\$59,466
D3040	Distribution Systems	\$6.02	S.F.	43,725	30	1970	2000		0.00 %	110.00 %	-17		\$289,547.00	\$263,225
D3050	Terminal & Package Units	\$13.09	S.F.	43,725	15	2010	2025		53.33 %	0.00 %	8			\$572,360
D3060	Controls & Instrumentation	\$1.91	S.F.	43,725	20	2004	2024		35.00 %	0.00 %	7			\$83,515
D4010	Sprinklers	\$4.22	S.F.	43,725	30			2016	0.00 %	110.00 %	-1		\$202,971.00	\$184,520
D4020	Standpipes	\$0.66	S.F.	43,725	30			2016	0.00 %	110.00 %	-1		\$31,744.00	\$28,859
D5010	Electrical Service/Distribution	\$1.65	S.F.	43,725	40	2008	2048		77.50 %	0.00 %	31			\$72,146
D5020	Branch Wiring	\$4.99	S.F.	43,725	30	1970	2000		0.00 %	110.00 %	-17		\$240,007.00	\$218,188
D5020	Lighting	\$11.64	S.F.	43,725	30	1970	2000		0.00 %	110.00 %	-17		\$559,855.00	\$508,959
D5030810	Security & Detection Systems	\$1.83	S.F.	43,725	15	2004	2019		13.33 %	0.00 %	2			\$80,017
D5030910	Fire Alarm Systems	\$3.31	S.F.	43,725	15	2004	2019		13.33 %	0.00 %	2			\$144,730
D5030920	Data Communication	\$4.30	S.F.	43,725	15	2008	2023		40.00 %	0.00 %	6			\$188,018
D5090	Other Electrical Systems	\$0.12	S.F.	43,725	20	1950	1970		0.00 %	110.01 %	-47		\$5,772.00	\$5,247
E1020	Institutional Equipment	\$0.30	S.F.	43,725	20	1989	2009		0.00 %	109.99 %	-8		\$14,429.00	\$13,118
E1090	Other Equipment	\$1.86	S.F.	43,725	20	1997	2017	2020	15.00 %	0.00 %	3			\$81,329
E2010	Fixed Furnishings	\$5.72	S.F.	43,725	20	1970	1990		0.00 %	110.00 %	-27		\$275,118.00	\$250,107
Total									29.71 %	43.10 %			\$3,369,251.80	\$7,817,600

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

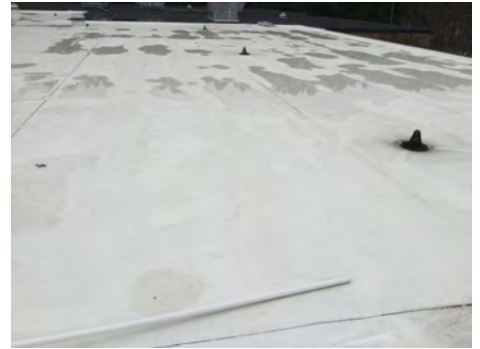
System: B2030 - Exterior Doors



Note:

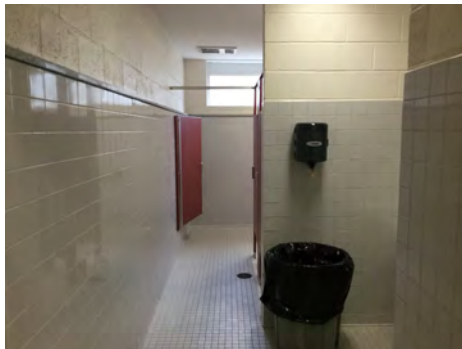
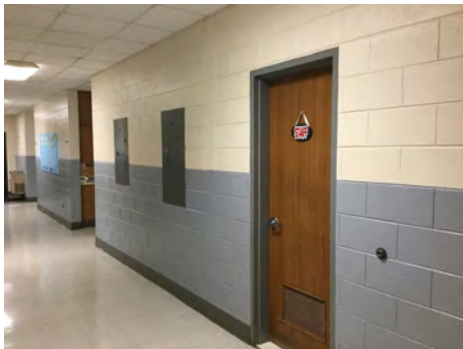
Campus Assessment Report - 1950, 1970 Main Building

System: B3010120 - Single Ply Membrane



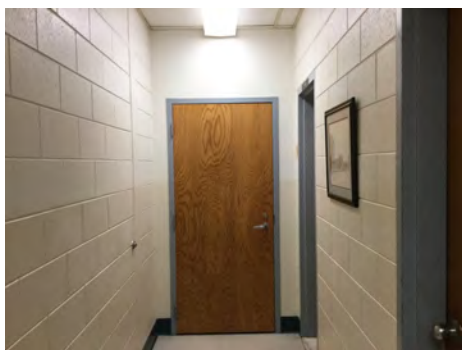
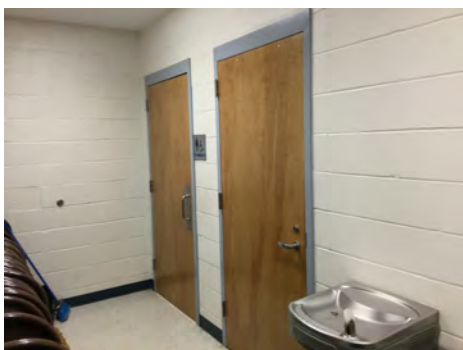
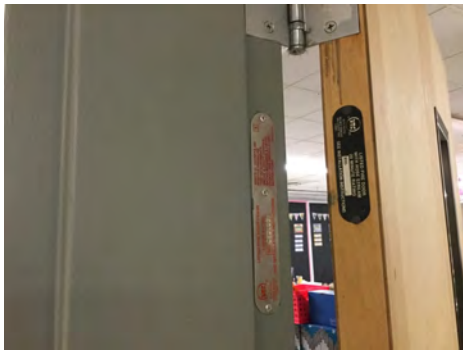
Note:

System: C1010 - Partitions



Note:

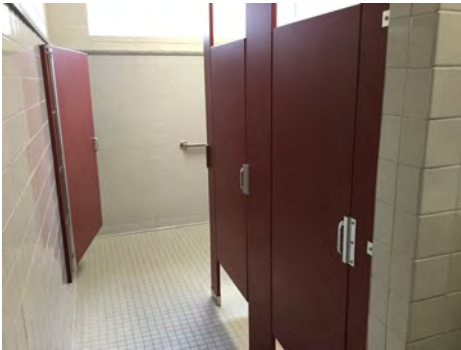
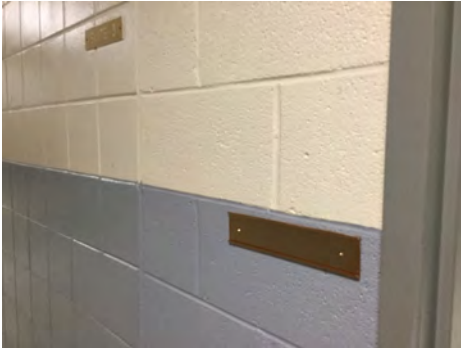
System: C1020 - Interior Doors



Note:

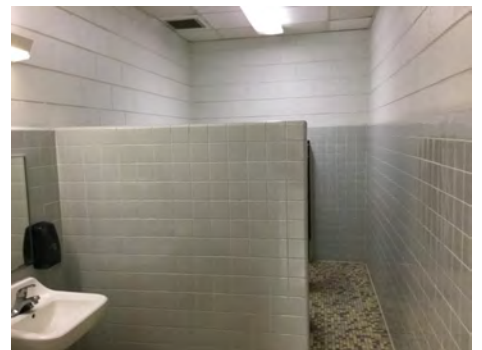
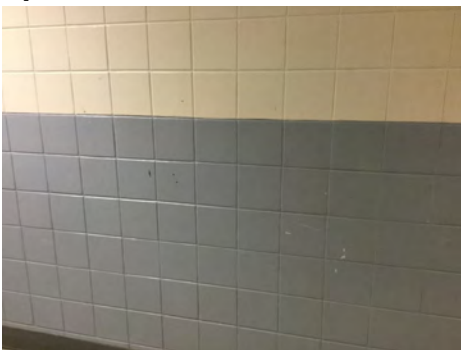
Campus Assessment Report - 1950, 1970 Main Building

System: C1030 - Fittings



Note:

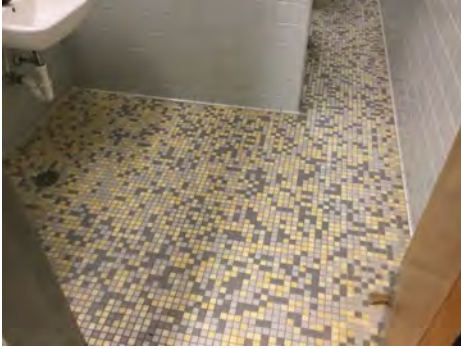
System: C3010 - Wall Finishes



Note:

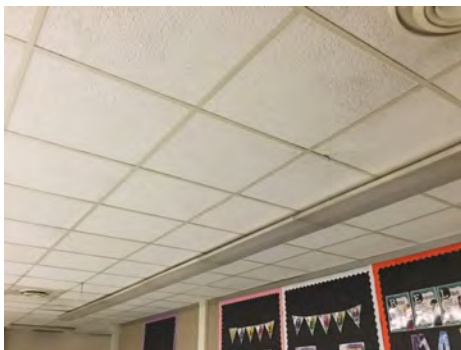
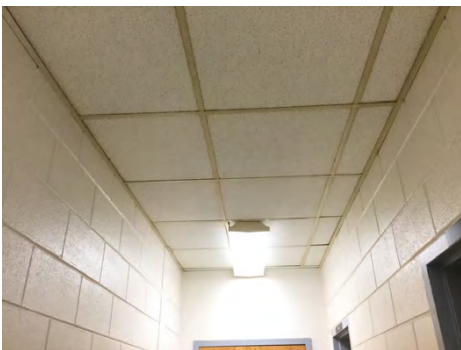
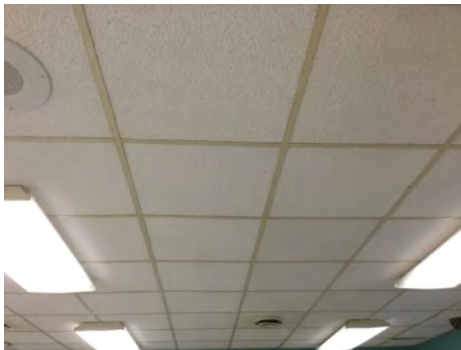
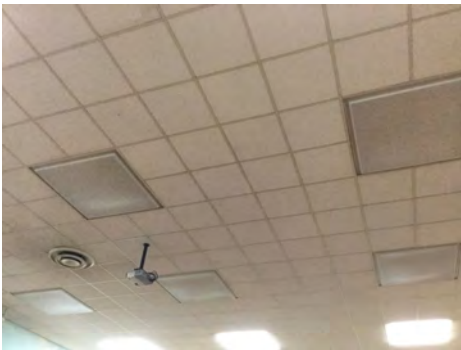
Campus Assessment Report - 1950, 1970 Main Building

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

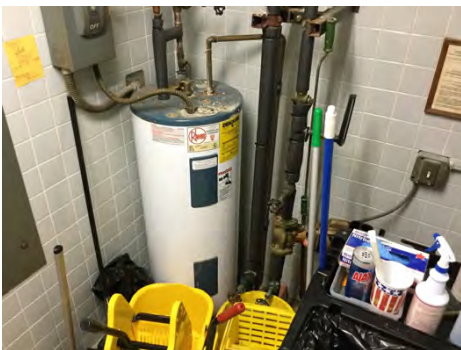
Campus Assessment Report - 1950, 1970 Main Building

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

Campus Assessment Report - 1950, 1970 Main Building

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note:

System: D3040 - Distribution Systems



Note:

Campus Assessment Report - 1950, 1970 Main Building

System: D3050 - Terminal & Package Units



Note: Different dates between 2003 and 2016

System: D3060 - Controls & Instrumentation



Note:

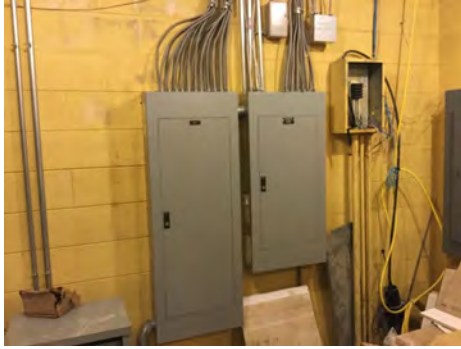
System: D5010 - Electrical Service/Distribution



Note:

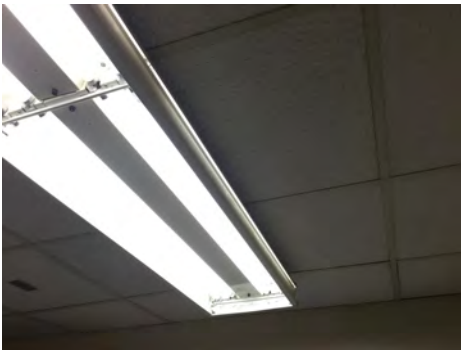
Campus Assessment Report - 1950, 1970 Main Building

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

Campus Assessment Report - 1950, 1970 Main Building

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

Campus Assessment Report - 1950, 1970 Main Building

System: D5030920 - Data Communication



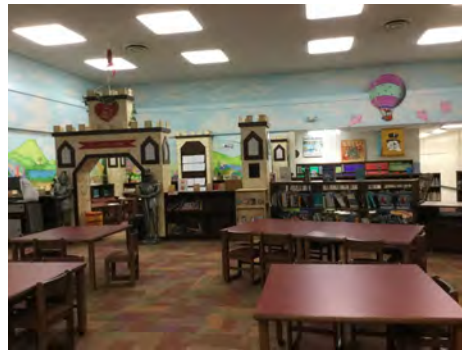
Note:

System: D5090 - Other Electrical Systems



Note:

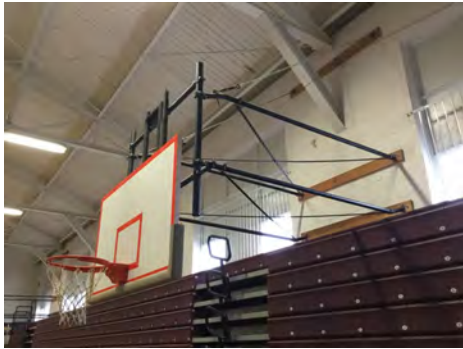
System: E1020 - Institutional Equipment



Note:

Campus Assessment Report - 1950, 1970 Main Building

System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$3,369,252	\$0	\$262,277	\$241,238	\$0	\$0	\$246,953	\$1,335,586	\$797,553	\$0	\$0	\$6,252,859
* 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	\$442,497	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$442,497
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	\$27,449	\$0	\$0	\$0	\$0	\$0	\$0	\$563,037	\$0	\$0	\$0	\$590,487
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	\$458,850	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$458,850
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$143,482	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$143,482
C3020 - Floor Finishes	\$119,750	\$0	\$0	\$0	\$0	\$0	\$0	\$659,565	\$0	\$0	\$0	\$779,316
C3030 - Ceiling Finishes	\$516,567	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$516,567
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

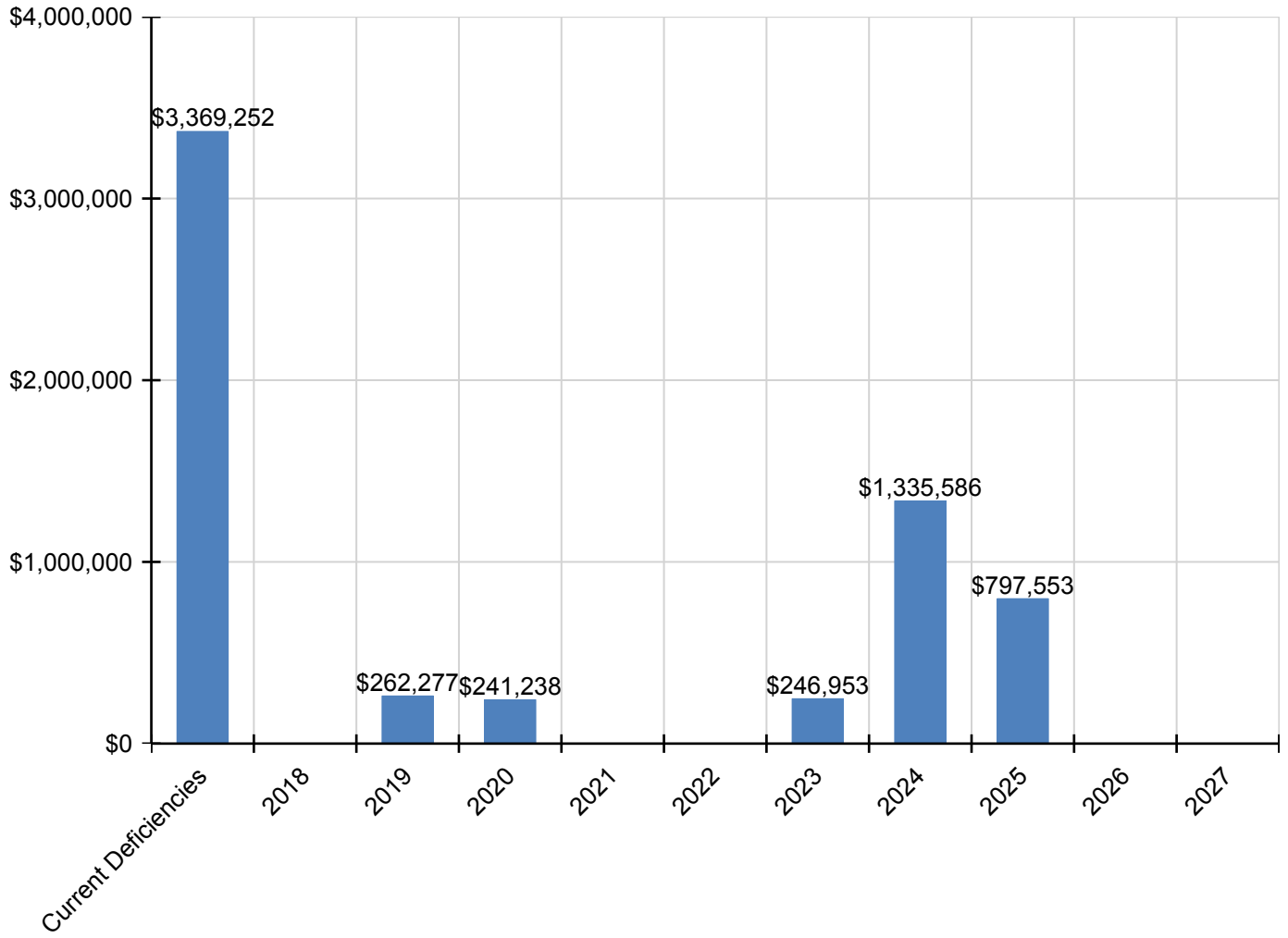
Campus Assessment Report - 1950, 1970 Main Building

D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$46,174	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,174
D2030 - Sanitary Waste	\$73,108	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$73,108
D2040 - Rain Water Drainage	\$65,413	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$65,413
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$289,547	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$289,547
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$797,553	\$0	\$0	\$0	\$797,553
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$112,984	\$0	\$0	\$0	\$0	\$112,984
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$202,971	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$202,971
D4020 - Standpipes	\$31,744	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,744
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	\$240,007	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$240,007
D5020 - Lighting	\$559,855	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$559,855
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$93,378	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$93,378
D5030910 - Fire Alarm Systems	\$0	\$0	\$168,898	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$168,898
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$246,953	\$0	\$0	\$0	\$0	\$0	\$246,953
D5090 - Other Electrical Systems	\$5,772	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,772
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	\$14,429	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,429
E1090 - Other Equipment	\$0	\$0	\$0	\$97,756	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$97,756
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$275,118	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$275,118

* Indicates non-renewable system

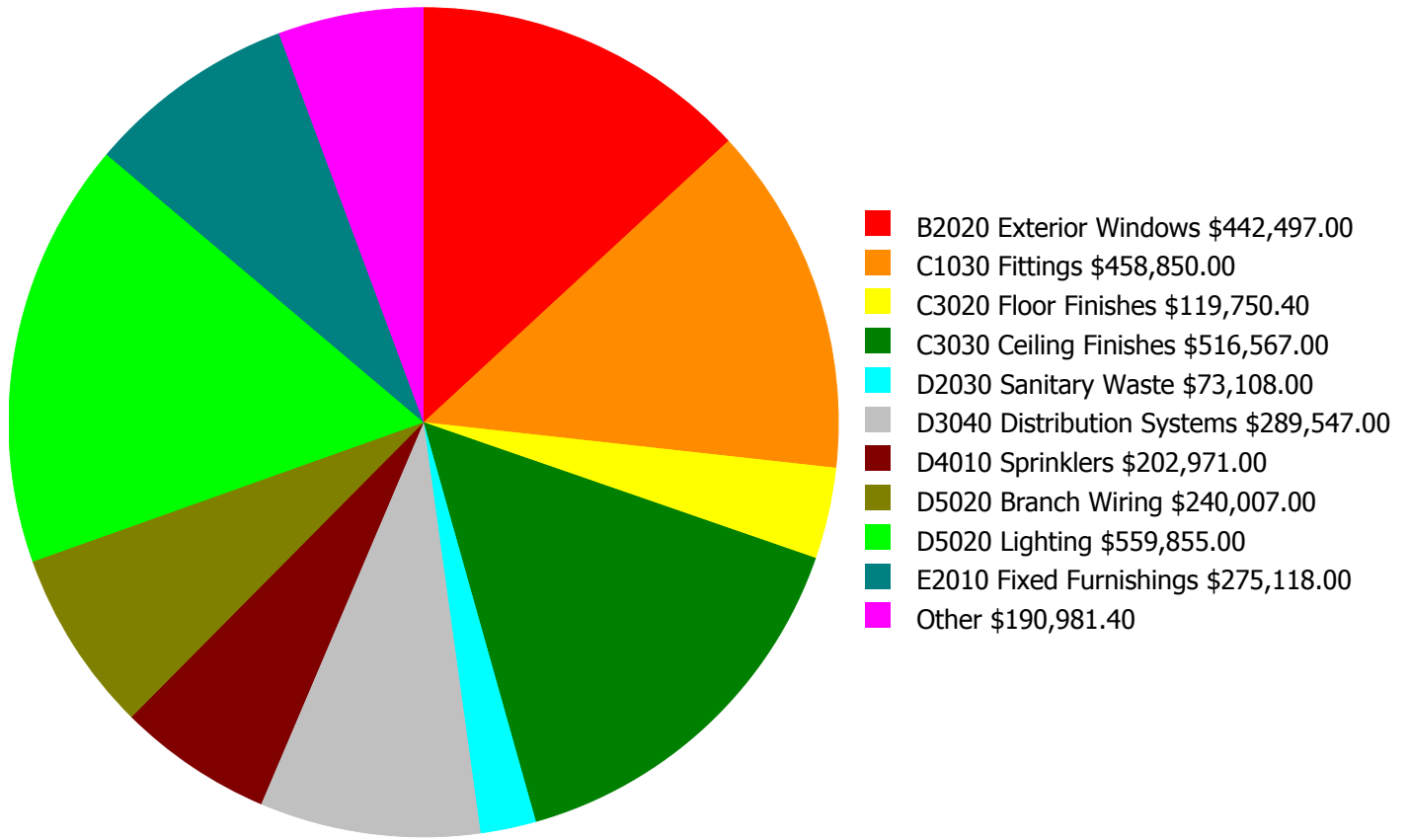
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

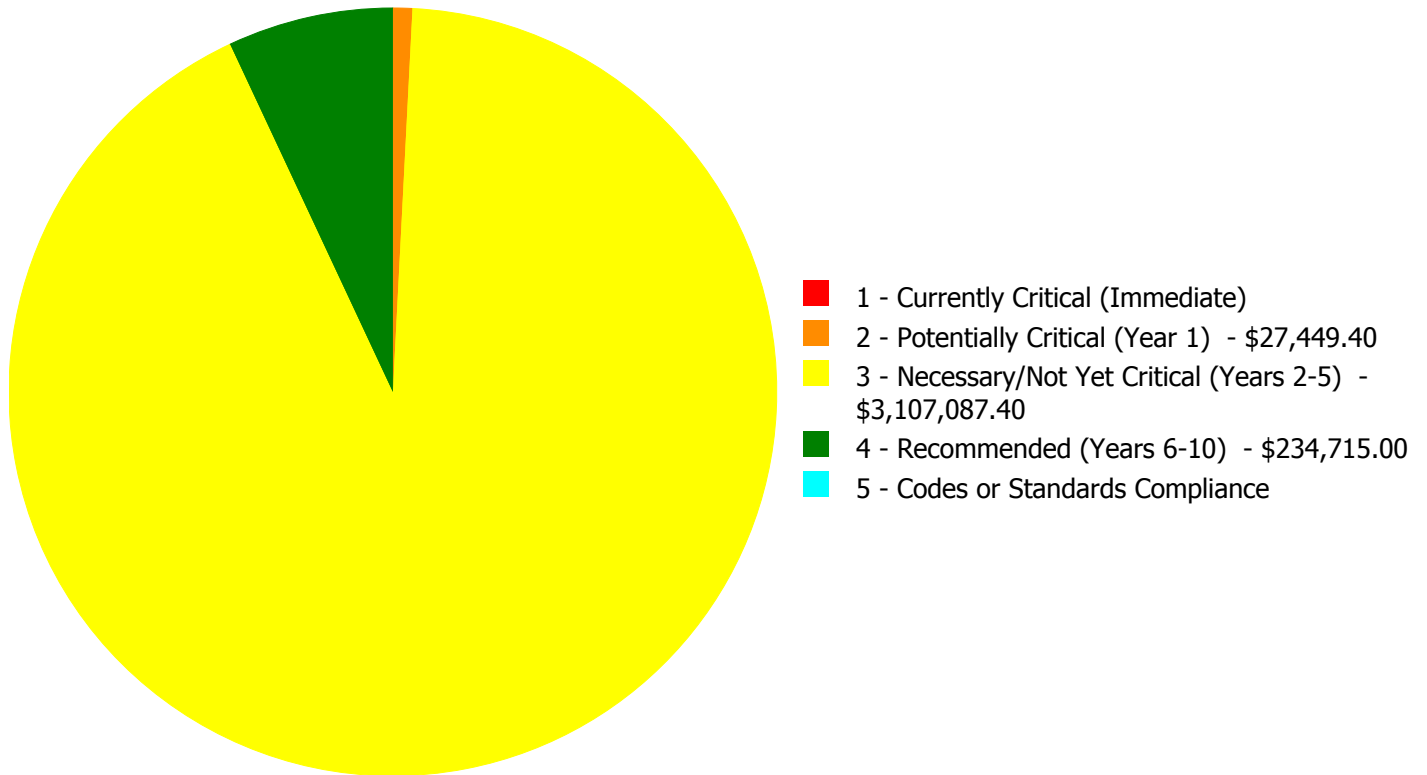
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$3,369,251.80

Deficiency Summary by Priority

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



Budget Estimate Total: \$3,369,251.80

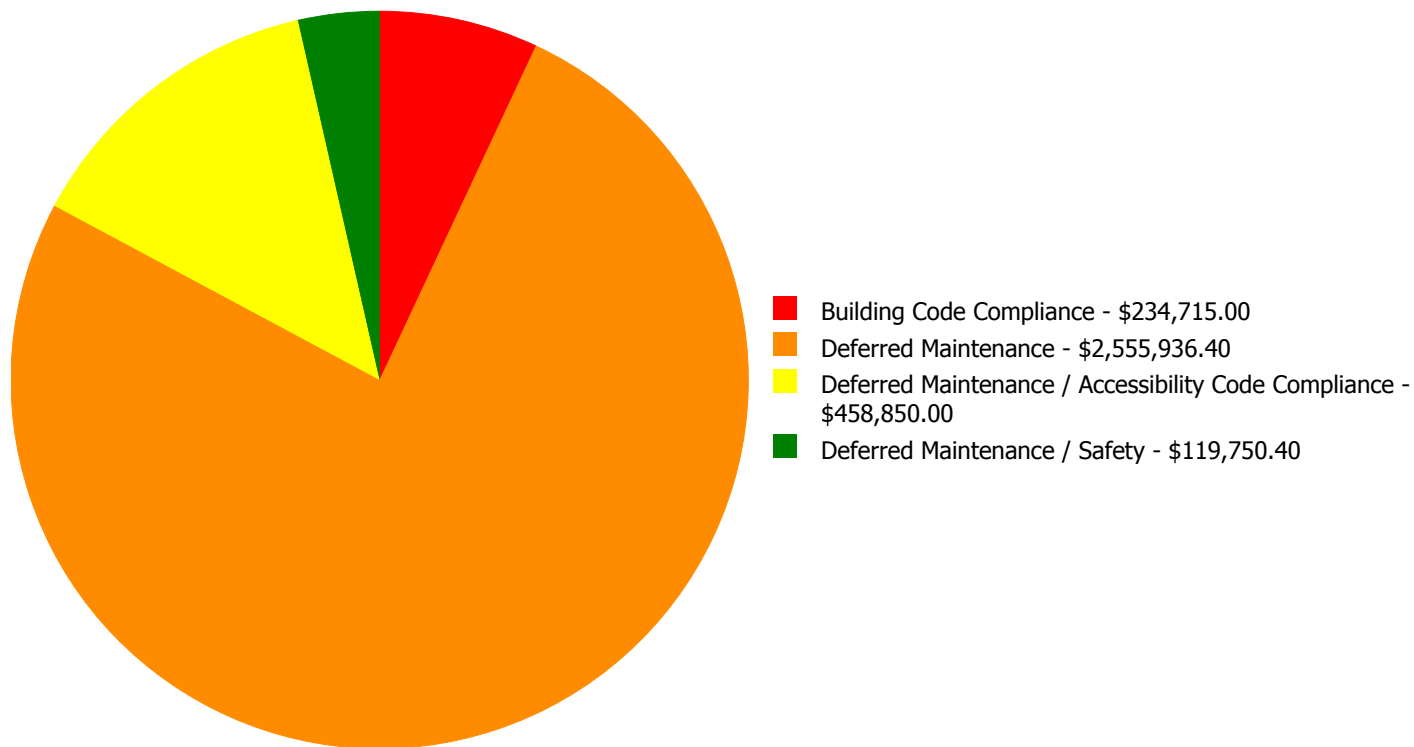
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2020	Exterior Windows	\$0.00	\$0.00	\$442,497.00	\$0.00	\$0.00	\$442,497.00
B3010120	Single Ply Membrane	\$0.00	\$27,449.40	\$0.00	\$0.00	\$0.00	\$27,449.40
C1030	Fittings	\$0.00	\$0.00	\$458,850.00	\$0.00	\$0.00	\$458,850.00
C3020	Floor Finishes	\$0.00	\$0.00	\$119,750.40	\$0.00	\$0.00	\$119,750.40
C3030	Ceiling Finishes	\$0.00	\$0.00	\$516,567.00	\$0.00	\$0.00	\$516,567.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$46,174.00	\$0.00	\$0.00	\$46,174.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$73,108.00	\$0.00	\$0.00	\$73,108.00
D2040	Rain Water Drainage	\$0.00	\$0.00	\$65,413.00	\$0.00	\$0.00	\$65,413.00
D3040	Distribution Systems	\$0.00	\$0.00	\$289,547.00	\$0.00	\$0.00	\$289,547.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$202,971.00	\$0.00	\$202,971.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$31,744.00	\$0.00	\$31,744.00
D5020	Branch Wiring	\$0.00	\$0.00	\$240,007.00	\$0.00	\$0.00	\$240,007.00
D5020	Lighting	\$0.00	\$0.00	\$559,855.00	\$0.00	\$0.00	\$559,855.00
D5090	Other Electrical Systems	\$0.00	\$0.00	\$5,772.00	\$0.00	\$0.00	\$5,772.00
E1020	Institutional Equipment	\$0.00	\$0.00	\$14,429.00	\$0.00	\$0.00	\$14,429.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$275,118.00	\$0.00	\$0.00	\$275,118.00
Total:		\$0.00	\$27,449.40	\$3,107,087.40	\$234,715.00	\$0.00	\$3,369,251.80

Deficiency Summary by Category

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



Budget Estimate Total: \$3,369,251.80

Deficiency Details by Priority

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

Priority 2 - Potentially Critical (Year 1):

System: B3010120 - Single Ply Membrane



Location: Above Cafeteria and Kitchen
Distress: Inadequate
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Minor thermoplastic membrane repairs, 2% of roof area
Qty: 50.00
Unit of Measure: Sq.
Estimate: \$27,449.40
Assessor Name: Eduardo Lopez
Date Created: 01/24/2017

Notes: The low-slope roof deck is not adequate for rain water to drain toward roof drains, creating ponding and eventually seeping into the building. Provide effective cricket design in areas around roof drains.

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

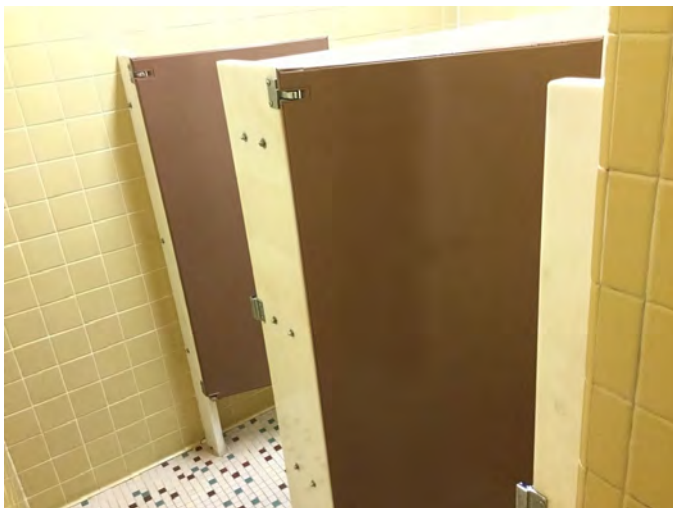
System: B2020 - Exterior Windows



Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 43,725.00
Unit of Measure: S.F.
Estimate: \$442,497.00
Assessor Name: Eduardo Lopez
Date Created: 01/24/2017

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

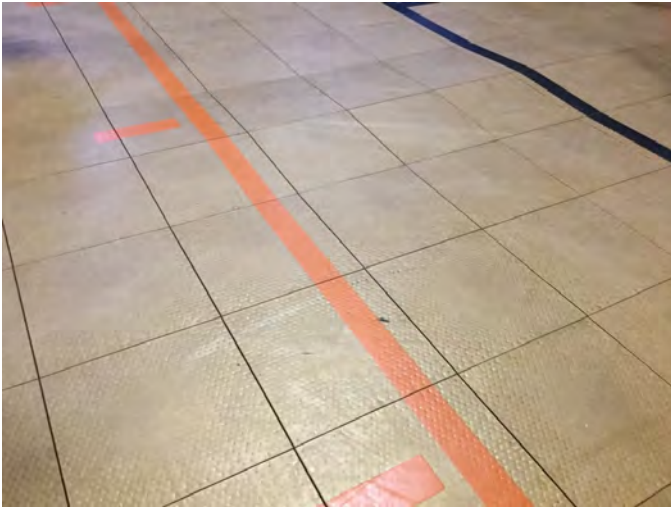
System: C1030 - Fittings



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 43,725.00
Unit of Measure: S.F.
Estimate: \$458,850.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

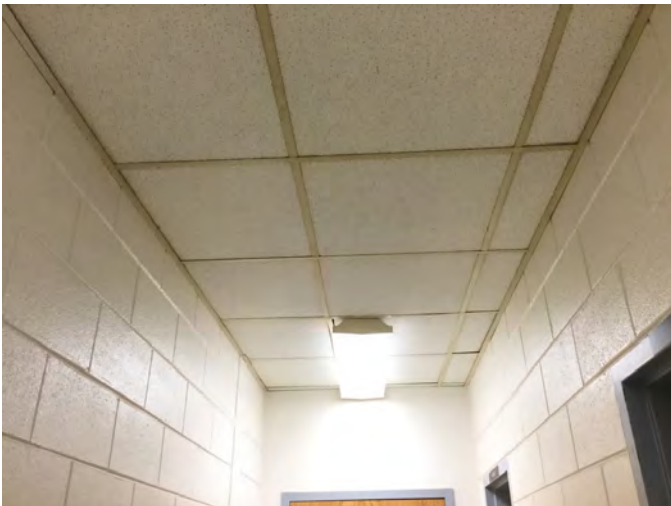
System: C3020 - Floor Finishes



Location: Gym
Distress: Beyond Service Life
Category: Deferred Maintenance / Safety
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace vinyl sheet flooring
Qty: 700.00
Unit of Measure: S.Y.
Estimate: \$119,750.40
Assessor Name: Eduardo Lopez
Date Created: 02/13/2017

Notes: Gym flooring has moisture seeping and tiles are uneven causing a trip hazard and should be replaced.

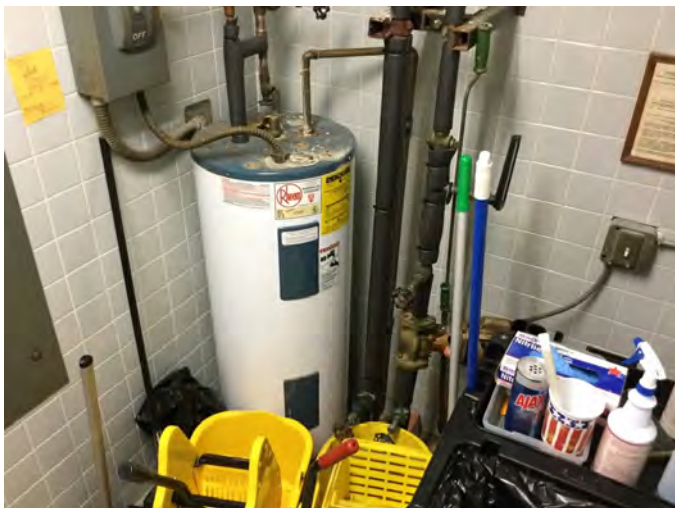
System: C3030 - Ceiling Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 43,725.00
Unit of Measure: S.F.
Estimate: \$516,567.00
Assessor Name: Eduardo Lopez
Date Created: 01/24/2017

Notes: The ceiling tiles have been replaced as needed. However the grid shows signs of aging and should be replaced.

System: D2020 - Domestic Water Distribution



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 43,725.00
Unit of Measure: S.F.
Estimate: \$46,174.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

System: D2030 - Sanitary Waste



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 43,725.00
Unit of Measure: S.F.
Estimate: \$73,108.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

System: D2040 - Rain Water Drainage



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 43,725.00
Unit of Measure: S.F.
Estimate: \$65,413.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

System: D3040 - Distribution Systems



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 43,725.00
Unit of Measure: S.F.
Estimate: \$289,547.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

System: D5020 - Branch Wiring



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 43,725.00
Unit of Measure: S.F.
Estimate: \$240,007.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

System: D5020 - Lighting



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 43,725.00
Unit of Measure: S.F.
Estimate: \$559,855.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

System: D5090 - Other Electrical Systems



Location: 1950, 1970 Main Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 43,725.00
Unit of Measure: S.F.
Estimate: \$5,772.00
Assessor Name: Eduardo Lopez
Date Created: 02/27/2017

Notes:

System: E1020 - Institutional Equipment



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 43,725.00
Unit of Measure: S.F.
Estimate: \$14,429.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

System: E2010 - Fixed Furnishings



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 43,725.00
Unit of Measure: S.F.
Estimate: \$275,118.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 43,725.00
Unit of Measure: S.F.
Estimate: \$202,971.00
Assessor Name: Eduardo Lopez
Date Created: 02/13/2017

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 43,725.00
Unit of Measure: S.F.
Estimate: \$31,744.00
Assessor Name: Eduardo Lopez
Date Created: 02/13/2017

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	6,764
Year Built:	1989
Last Renovation:	
Replacement Value:	\$1,202,031
Repair Cost:	\$232,809.00
Total FCI:	19.37 %
Total RSLI:	37.98 %
FCA Score:	80.63



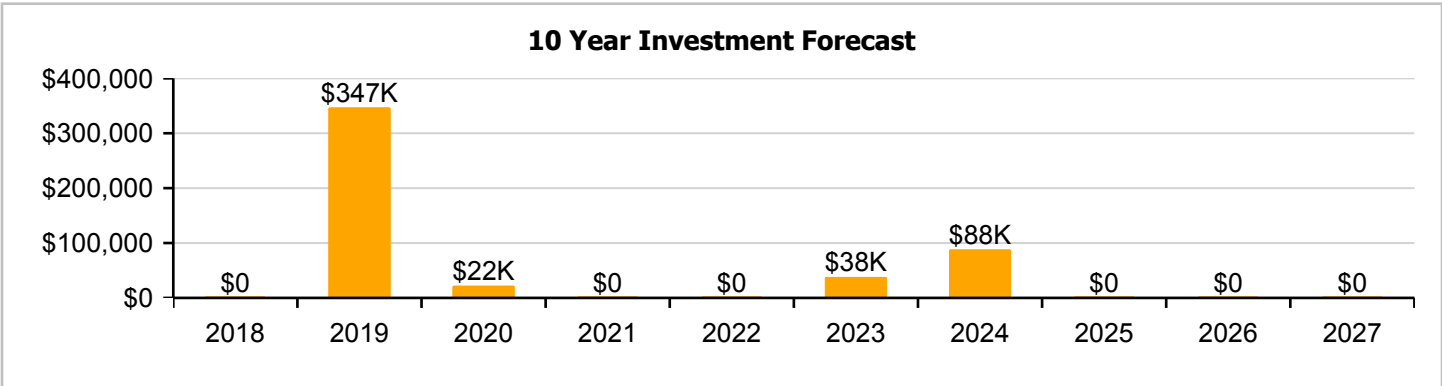
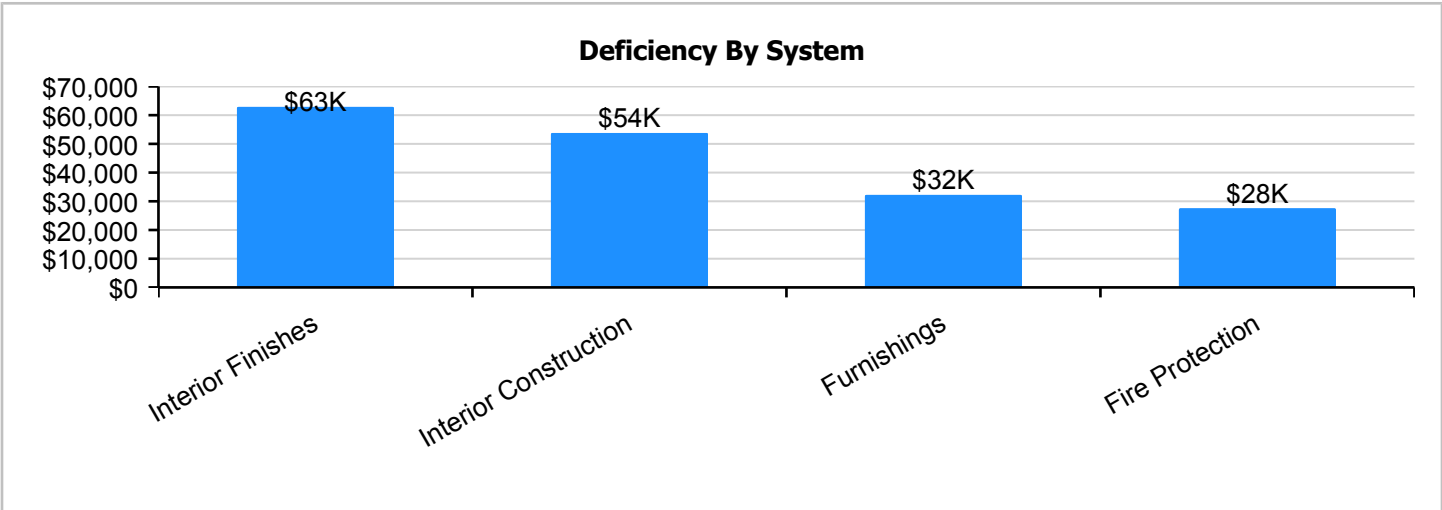
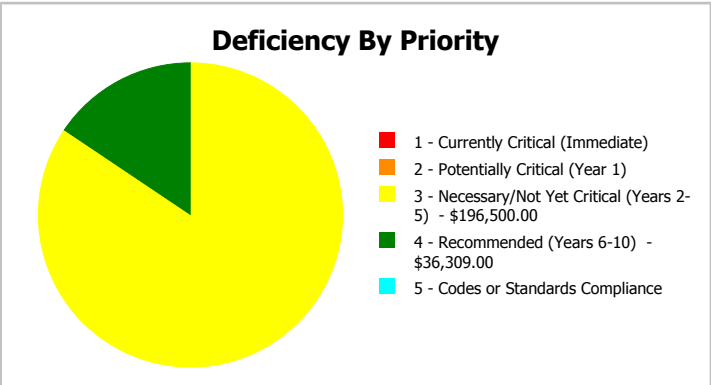
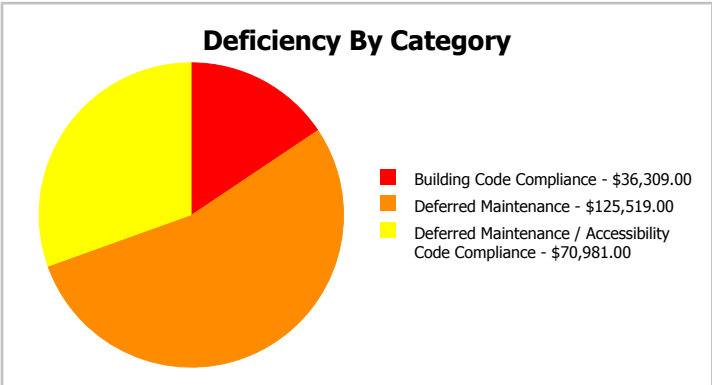
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	ES -Elementary School	Gross Area:	6,764
Year Built:	1989	Last Renovation:	
Repair Cost:	\$232,809	Replacement Value:	\$1,202,031
FCI:	19.37 %	RSLI%:	37.98 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	72.00 %	0.00 %	\$0.00
B10 - Superstructure	72.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	37.69 %	0.00 %	\$0.00
B30 - Roofing	35.00 %	0.00 %	\$0.00
C10 - Interior Construction	30.08 %	46.41 %	\$70,981.00
C30 - Interior Finishes	24.27 %	49.82 %	\$82,960.00
D20 - Plumbing	6.67 %	0.00 %	\$0.00
D30 - HVAC	52.57 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$36,309.00
D50 - Electrical	41.73 %	0.00 %	\$0.00
E10 - Equipment	55.00 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	110.00 %	\$42,559.00
Totals:	37.98 %	19.37 %	\$232,809.00

Photo Album

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

1). East Elevation - Jan 23, 2017



2). Northeast Elevation - Jan 23, 2017



3). Southeast 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.

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.70	S.F.	6,764	100	1989	2089		72.00 %	0.00 %	72			\$31,791
A1030	Slab on Grade	\$8.26	S.F.	6,764	100	1989	2089		72.00 %	0.00 %	72			\$55,871
B1020	Roof Construction	\$15.44	S.F.	6,764	100	1989	2089		72.00 %	0.00 %	72			\$104,436
B2010	Exterior Walls	\$9.24	S.F.	6,764	100	1989	2089		72.00 %	0.00 %	72			\$62,499
B2020	Exterior Windows	\$9.20	S.F.	6,764	30	1989	2019		6.67 %	0.00 %	2			\$62,229
B2030	Exterior Doors	\$1.02	S.F.	6,764	30	1989	2019		6.67 %	0.00 %	2			\$6,899
B3010120	Single Ply Membrane	\$6.98	S.F.	6,764	20	2004	2024		35.00 %	0.00 %	7			\$47,213
C1010	Partitions	\$10.59	S.F.	6,764	75	1989	2064		62.67 %	0.00 %	47			\$71,631
C1020	Interior Doors	\$2.48	S.F.	6,764	30	1989	2019		6.67 %	0.00 %	2			\$16,775
C1030	Fittings	\$9.54	S.F.	6,764	20	1989	2009		0.00 %	110.00 %	-8		\$70,981.00	\$64,529
C3010	Wall Finishes	\$2.73	S.F.	6,764	10	2004	2014	2020	30.00 %	0.00 %	3			\$18,466
C3020	Floor Finishes	\$11.15	S.F.	6,764	20	1989	2009		0.00 %	110.00 %	-8		\$82,960.00	\$75,419
C3030	Ceiling Finishes	\$10.74	S.F.	6,764	25	2004	2029		48.00 %	0.00 %	12			\$72,645
D2010	Plumbing Fixtures	\$11.26	S.F.	6,764	30	1989	2019		6.67 %	0.00 %	2			\$76,163
D2020	Domestic Water Distribution	\$0.96	S.F.	6,764	30	1989	2019		6.67 %	0.00 %	2			\$6,493
D2030	Sanitary Waste	\$1.52	S.F.	6,764	30	1989	2019		6.67 %	0.00 %	2			\$10,281
D2040	Rain Water Drainage	\$1.36	S.F.	6,764	30	1989	2019		6.67 %	0.00 %	2			\$9,199
D3040	Distribution Systems	\$6.02	S.F.	6,764	30	1989	2019		6.67 %	0.00 %	2			\$40,719
D3050	Terminal & Package Units	\$13.09	S.F.	6,764	15	2013	2028		73.33 %	0.00 %	11			\$88,541
D3060	Controls & Instrumentation	\$1.91	S.F.	6,764	20	2008	2028		55.00 %	0.00 %	11			\$12,919
D4010	Sprinklers	\$4.22	S.F.	6,764	30			2016	0.00 %	110.00 %	-1		\$31,398.00	\$28,544
D4020	Standpipes	\$0.66	S.F.	6,764	30			2016	0.00 %	110.01 %	-1		\$4,911.00	\$4,464
D5020	Branch Wiring	\$4.99	S.F.	6,764	30	1989	2019		6.67 %	0.00 %	2			\$33,752
D5020	Lighting	\$11.64	S.F.	6,764	30	2008	2038		70.00 %	0.00 %	21			\$78,733
D5030810	Security & Detection Systems	\$1.83	S.F.	6,764	15	2004	2019		13.33 %	0.00 %	2			\$12,378
D5030910	Fire Alarm Systems	\$3.31	S.F.	6,764	15	2004	2019		13.33 %	0.00 %	2			\$22,389
D5030920	Data Communication	\$4.30	S.F.	6,764	15	2008	2023		40.00 %	0.00 %	6			\$29,085
D5090	Other Electrical Systems	\$0.12	S.F.	6,764	20	2004	2024		35.00 %	0.00 %	7			\$812
E1020	Institutional Equipment	\$2.73	S.F.	6,764	20	2008	2028		55.00 %	0.00 %	11			\$18,466
E2010	Fixed Furnishings	\$5.72	S.F.	6,764	20	1989	2009		0.00 %	110.00 %	-8		\$42,559.00	\$38,690
Total									37.98 %	19.37 %			\$232,809.00	\$1,202,031

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 Addition

System: B3010120 - Single Ply Membrane



Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

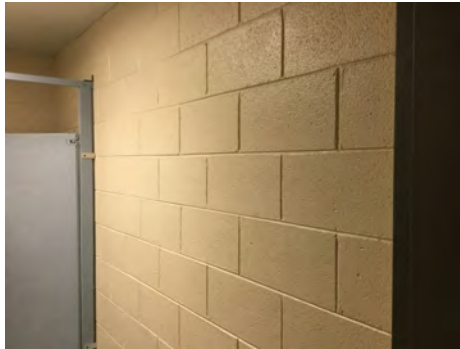
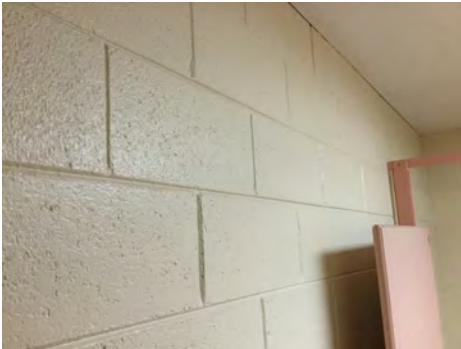
Campus Assessment Report - 1989 Addition

System: C1030 - Fittings



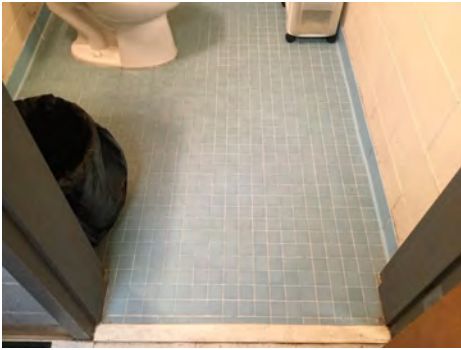
Note:

System: C3010 - Wall Finishes



Note:

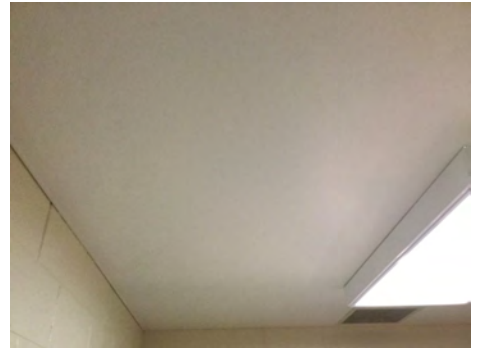
System: C3020 - Floor Finishes



Note:

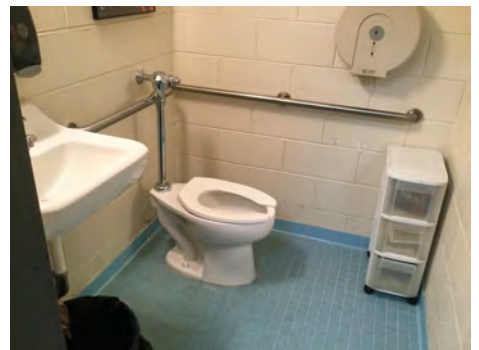
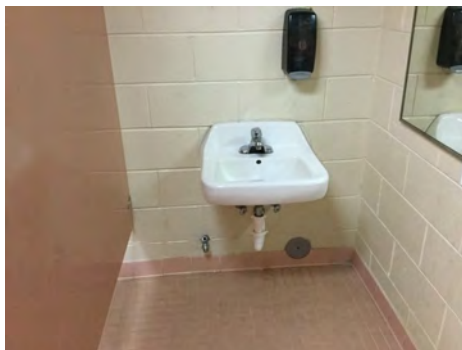
Campus Assessment Report - 1989 Addition

System: C3030 - Ceiling Finishes



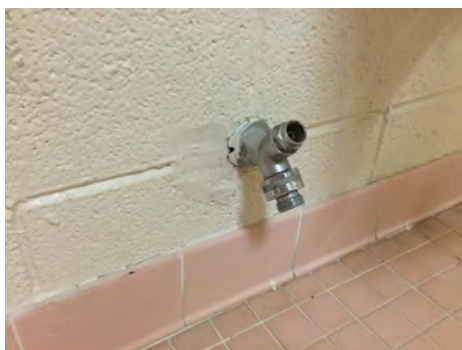
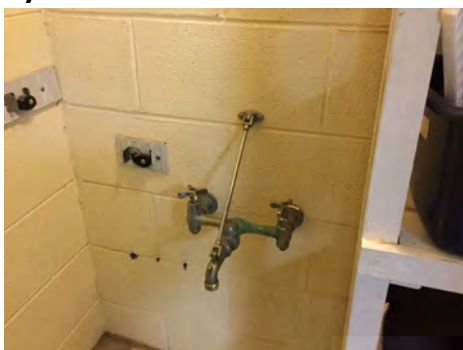
Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

Campus Assessment Report - 1989 Addition

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note:

System: D3040 - Distribution Systems



Note:

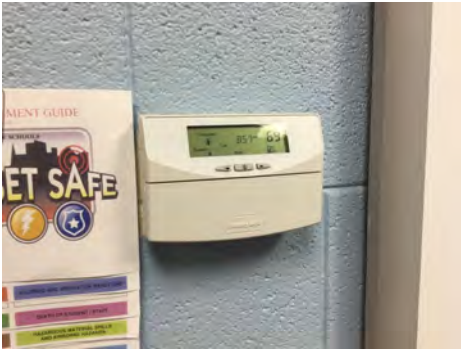
Campus Assessment Report - 1989 Addition

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

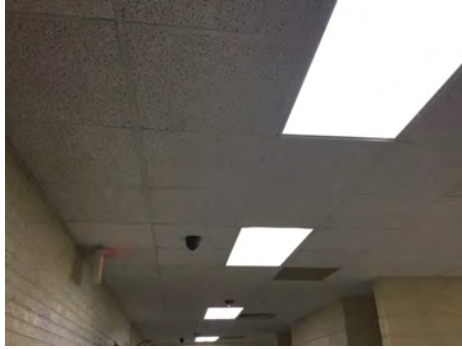
System: D5020 - Branch Wiring



Note:

Campus Assessment Report - 1989 Addition

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

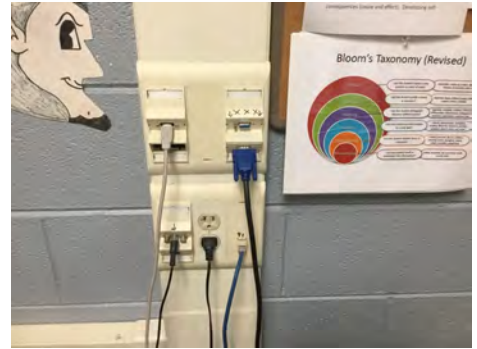
System: D5030910 - Fire Alarm Systems



Note:

Campus Assessment Report - 1989 Addition

System: D5030920 - Data Communication



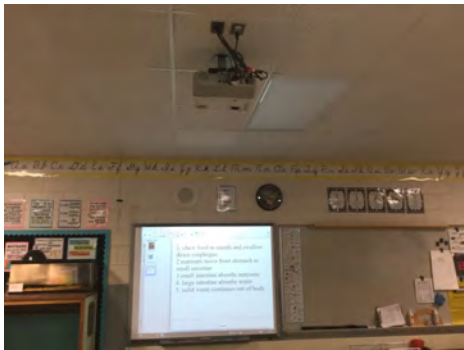
Note:

System: D5090 - Other Electrical Systems



Note:

System: E1020 - Institutional Equipment



Note:

Campus Assessment Report - 1989 Addition

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:	\$232,809	\$0	\$346,921	\$22,195	\$0	\$0	\$38,203	\$88,197	\$0	\$0	\$0	\$728,324
* 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	\$72,621	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$72,621
B2030 - Exterior Doors	\$0	\$0	\$8,051	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,051
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	\$87,098	\$0	\$0	\$0	\$87,098
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	\$19,576	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,576
C1030 - Fittings	\$70,981	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70,981
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$22,195	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,195
C3020 - Floor Finishes	\$82,960	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$82,960
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

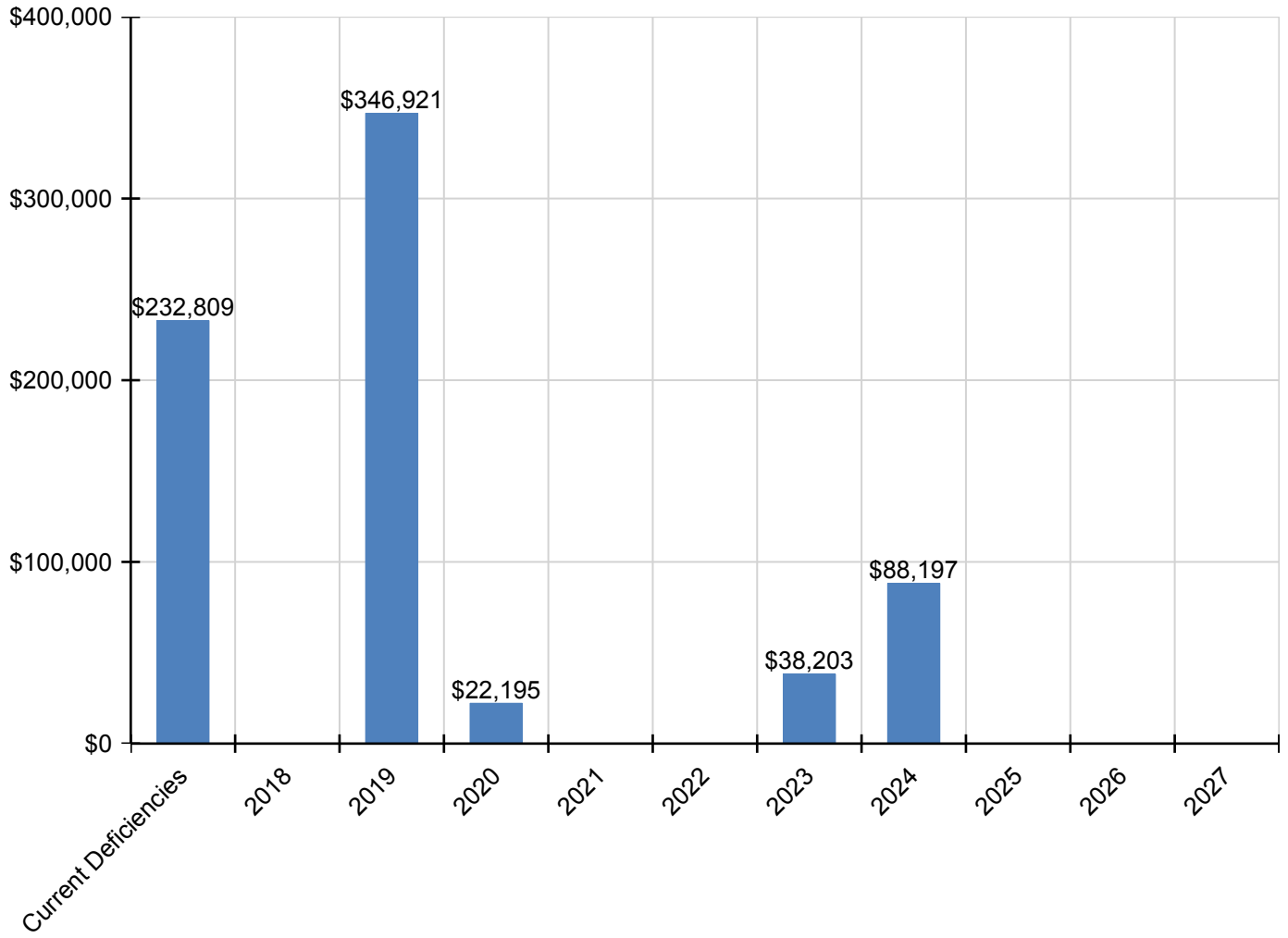
Campus Assessment Report - 1989 Addition

D2010 - Plumbing Fixtures	\$0	\$0	\$88,881	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$88,881
D2020 - Domestic Water Distribution	\$0	\$0	\$7,578	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,578
D2030 - Sanitary Waste	\$0	\$0	\$11,998	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,998
D2040 - Rain Water Drainage	\$0	\$0	\$10,735	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,735
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$47,519	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,519
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$31,398	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,398
D4020 - Standpipes	\$4,911	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,911
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$39,389	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,389
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	\$14,445	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,445
D5030910 - Fire Alarm Systems	\$0	\$0	\$26,128	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,128
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$38,203	\$0	\$0	\$0	\$0	\$0	\$38,203
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,098	\$0	\$0	\$0	\$0	\$1,098
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	\$42,559	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42,559

* Indicates non-renewable system

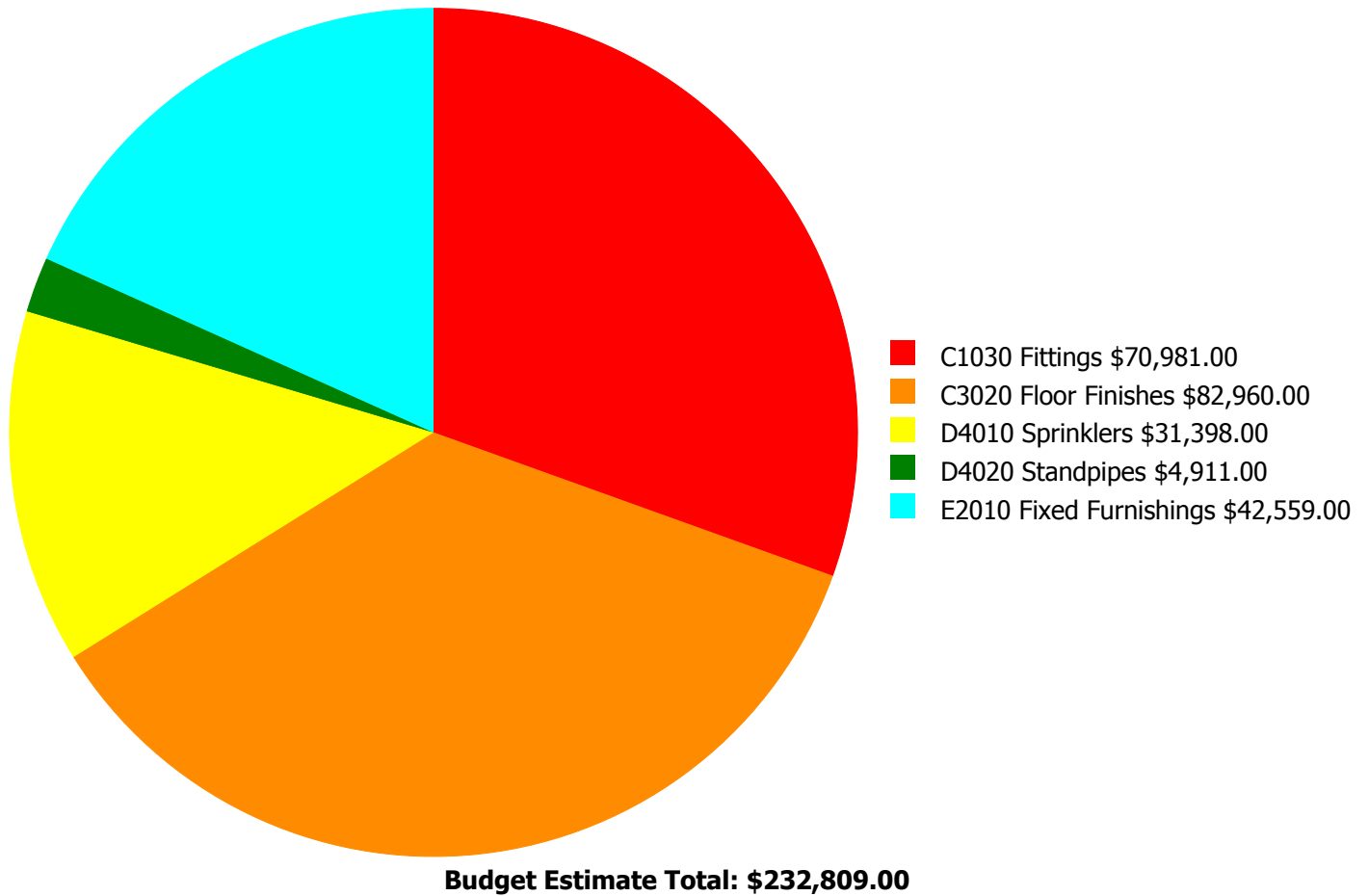
Forecasted Capital Renewal Requirement

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



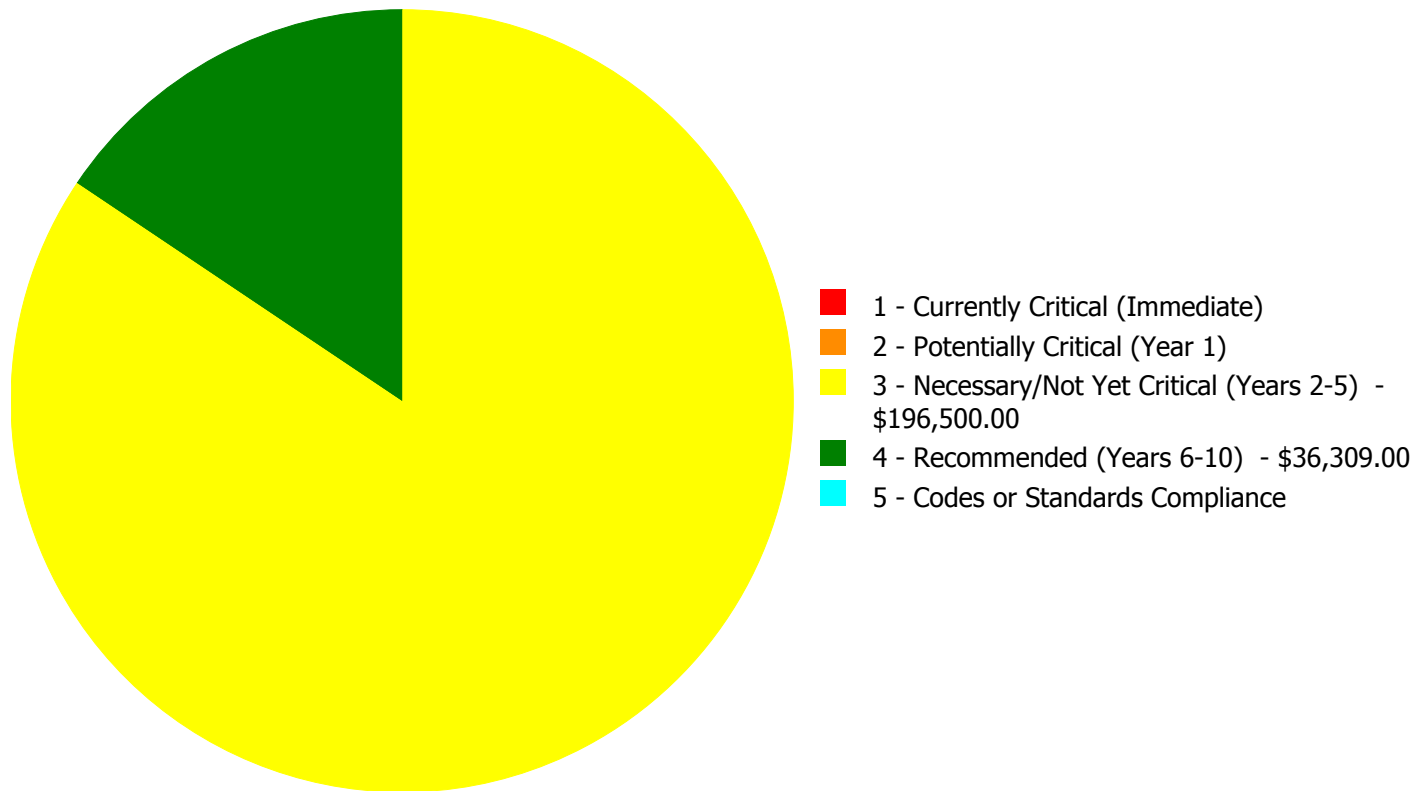
Deficiency Summary by System

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



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: \$232,809.00

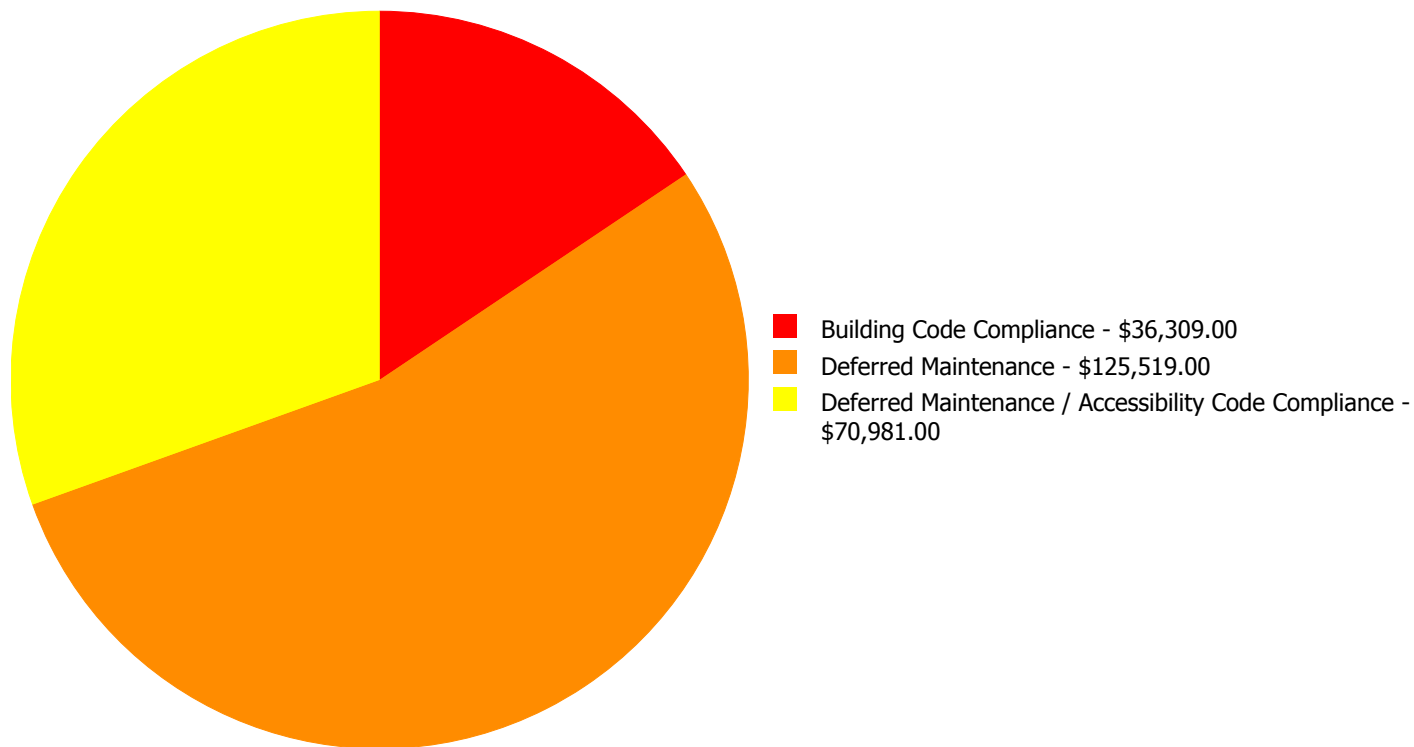
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
C1030	Fittings	\$0.00	\$0.00	\$70,981.00	\$0.00	\$0.00	\$70,981.00
C3020	Floor Finishes	\$0.00	\$0.00	\$82,960.00	\$0.00	\$0.00	\$82,960.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$31,398.00	\$0.00	\$31,398.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$4,911.00	\$0.00	\$4,911.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$42,559.00	\$0.00	\$0.00	\$42,559.00
	Total:	\$0.00	\$0.00	\$196,500.00	\$36,309.00	\$0.00	\$232,809.00

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: \$232,809.00

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: C1030 - Fittings



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 6,764.00
Unit of Measure: S.F.
Estimate: \$70,981.00
Assessor Name: Eduardo Lopez
Date Created: 01/23/2017

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

System: C3020 - Floor Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 6,764.00
Unit of Measure: S.F.
Estimate: \$82,960.00
Assessor Name: Eduardo Lopez
Date Created: 01/23/2017

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

System: E2010 - Fixed Furnishings



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 6,764.00
Unit of Measure: S.F.
Estimate: \$42,559.00
Assessor Name: Eduardo Lopez
Date Created: 01/23/2017

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 6,764.00
Unit of Measure: S.F.
Estimate: \$31,398.00
Assessor Name: Eduardo Lopez
Date Created: 02/13/2017

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 6,764.00
Unit of Measure: S.F.
Estimate: \$4,911.00
Assessor Name: Eduardo Lopez
Date Created: 02/13/2017

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	6,350
Year Built:	1997
Last Renovation:	
Replacement Value:	\$1,128,463
Repair Cost:	\$34,087.00
Total FCI:	3.02 %
Total RSLI:	50.27 %
FCA Score:	96.98



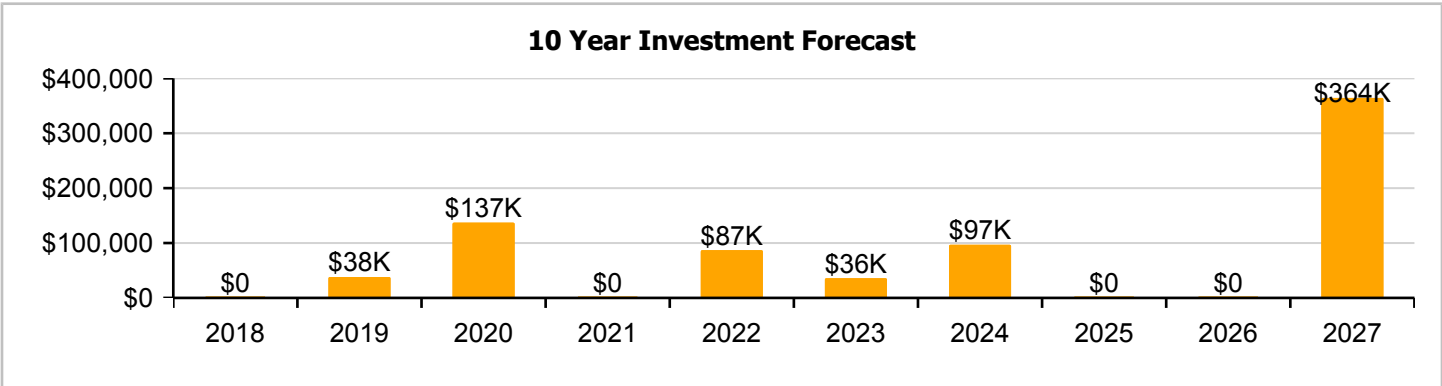
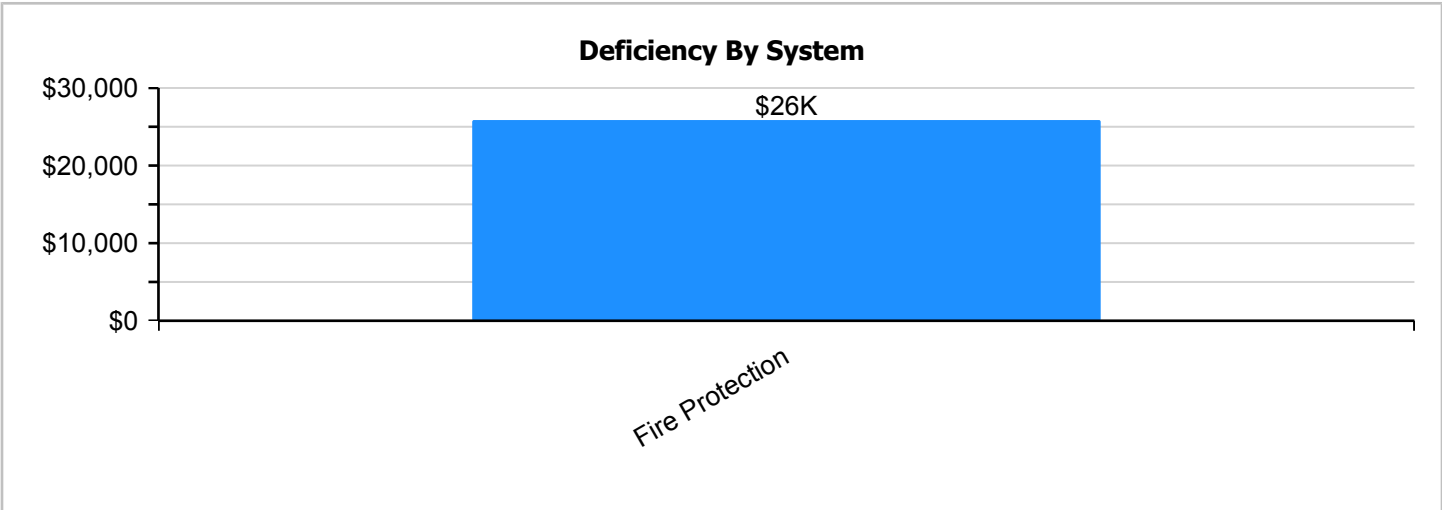
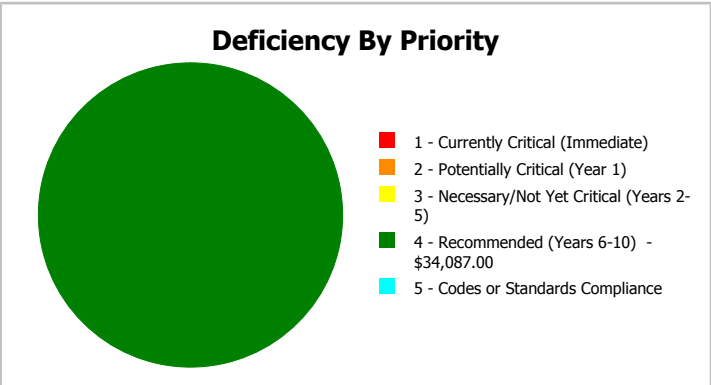
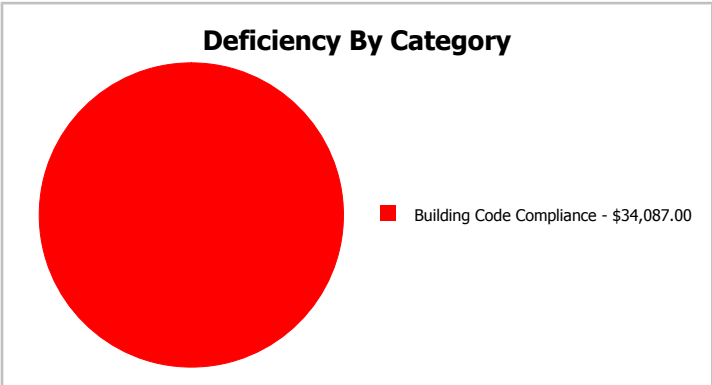
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	ES -Elementary School	Gross Area:	6,350
Year Built:	1997	Last Renovation:	
Repair Cost:	\$34,087	Replacement Value:	\$1,128,463
FCI:	3.02 %	RSLI%:	50.27 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	80.00 %	0.00 %	\$0.00
B10 - Superstructure	80.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	55.49 %	0.00 %	\$0.00
B30 - Roofing	15.00 %	0.00 %	\$0.00
C10 - Interior Construction	61.21 %	0.00 %	\$0.00
C30 - Interior Finishes	27.90 %	0.00 %	\$0.00
D20 - Plumbing	33.33 %	0.00 %	\$0.00
D30 - HVAC	68.51 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$34,087.00
D50 - Electrical	46.81 %	0.00 %	\$0.00
E10 - Equipment	55.00 %	0.00 %	\$0.00
E20 - Furnishings	15.00 %	0.00 %	\$0.00
Totals:	50.27 %	3.02 %	\$34,087.00

Photo Album

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

1). Southeast Elevation - Jan 23, 2017



2). North Elevation - Jan 23, 2017



3). South 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.

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.70	S.F.	6,350	100	1997	2097		80.00 %	0.00 %	80			\$29,845
A1030	Slab on Grade	\$8.26	S.F.	6,350	100	1997	2097		80.00 %	0.00 %	80			\$52,451
B1020	Roof Construction	\$15.44	S.F.	6,350	100	1997	2097		80.00 %	0.00 %	80			\$98,044
B2010	Exterior Walls	\$9.24	S.F.	6,350	100	1997	2097		80.00 %	0.00 %	80			\$58,674
B2020	Exterior Windows	\$9.20	S.F.	6,350	30	1997	2027		33.33 %	0.00 %	10			\$58,420
B2030	Exterior Doors	\$1.02	S.F.	6,350	30	1997	2027		33.33 %	0.00 %	10			\$6,477
B3010120	Single Ply Membrane	\$6.98	S.F.	6,350	20	1997	2017	2020	15.00 %	0.00 %	3			\$44,323
C1010	Partitions	\$10.59	S.F.	6,350	75	1997	2072		73.33 %	0.00 %	55			\$67,247
C1020	Interior Doors	\$2.48	S.F.	6,350	30	1997	2027		33.33 %	0.00 %	10			\$15,748
C1030	Fittings	\$9.54	S.F.	6,350	20	2008	2028		55.00 %	0.00 %	11			\$60,579
C3010	Wall Finishes	\$2.73	S.F.	6,350	10	2004	2014	2020	30.00 %	0.00 %	3			\$17,336
C3020	Floor Finishes	\$11.15	S.F.	6,350	20	2004	2024		35.00 %	0.00 %	7			\$70,803
C3030	Ceiling Finishes	\$10.74	S.F.	6,350	25	1997	2022		20.00 %	0.00 %	5			\$68,199
D2010	Plumbing Fixtures	\$11.26	S.F.	6,350	30	1997	2027		33.33 %	0.00 %	10			\$71,501
D2020	Domestic Water Distribution	\$0.96	S.F.	6,350	30	1997	2027		33.33 %	0.00 %	10			\$6,096
D2030	Sanitary Waste	\$1.52	S.F.	6,350	30	1997	2027		33.33 %	0.00 %	10			\$9,652
D2040	Rain Water Drainage	\$1.36	S.F.	6,350	30	1997	2027		33.33 %	0.00 %	10			\$8,636
D3040	Distribution Systems	\$6.02	S.F.	6,350	30	1997	2027		33.33 %	0.00 %	10			\$38,227
D3050	Terminal & Package Units	\$13.09	S.F.	6,350	15	2015	2030		86.67 %	0.00 %	13			\$83,122
D3060	Controls & Instrumentation	\$1.91	S.F.	6,350	20	2008	2028		55.00 %	0.00 %	11			\$12,129
D4010	Sprinklers	\$4.22	S.F.	6,350	30			2016	0.00 %	110.00 %	-1		\$29,477.00	\$26,797
D4020	Standpipes	\$0.66	S.F.	6,350	30			2016	0.00 %	110.00 %	-1		\$4,610.00	\$4,191
D5020	Branch Wiring	\$4.99	S.F.	6,350	30	1997	2027		33.33 %	0.00 %	10			\$31,687
D5020	Lighting	\$11.64	S.F.	6,350	30	2008	2038		70.00 %	0.00 %	21			\$73,914
D5030810	Security & Detection Systems	\$1.83	S.F.	6,350	15	2004	2019		13.33 %	0.00 %	2			\$11,621
D5030910	Fire Alarm Systems	\$3.31	S.F.	6,350	15	2004	2019		13.33 %	0.00 %	2			\$21,019
D5030920	Data Communication	\$4.30	S.F.	6,350	15	2008	2023		40.00 %	0.00 %	6			\$27,305
D5090	Other Electrical Systems	\$0.12	S.F.	6,350	20	2004	2024		35.00 %	0.00 %	7			\$762
E1020	Institutional Equipment	\$2.73	S.F.	6,350	20	2008	2028		55.00 %	0.00 %	11			\$17,336
E2010	Fixed Furnishings	\$5.72	S.F.	6,350	20	1997	2017	2020	15.00 %	0.00 %	3			\$36,322
Total									50.27 %	3.02 %			\$34,087.00	\$1,128,463

System Notes

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

System: B2010 - Exterior Walls



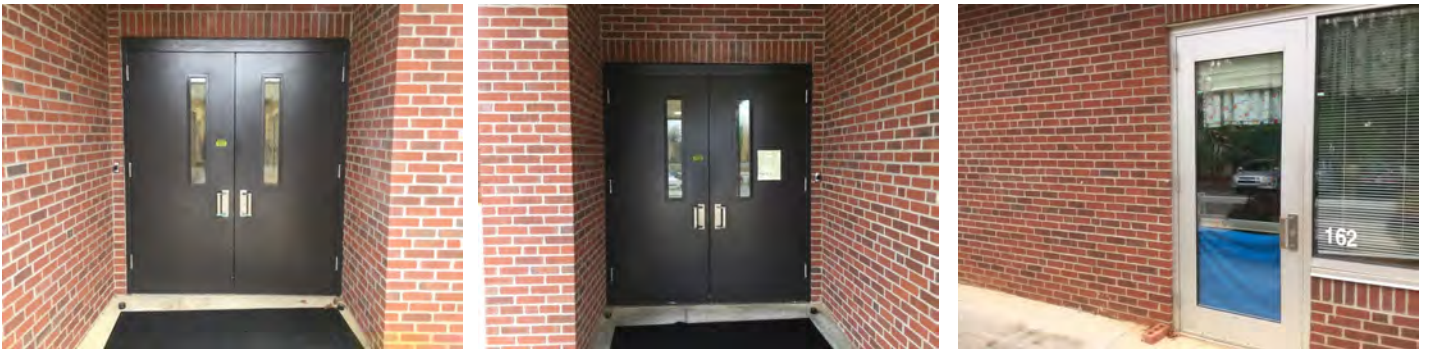
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

Campus Assessment Report - 1997 Addition

System: B3010120 - Single Ply Membrane



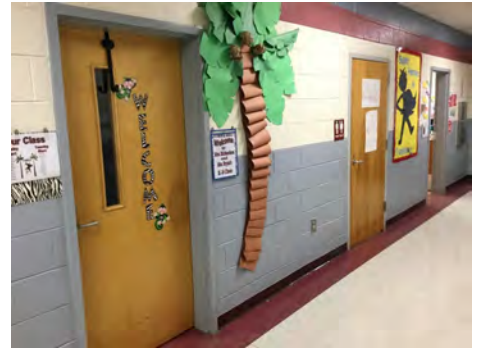
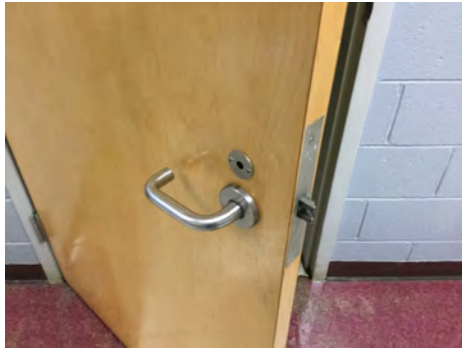
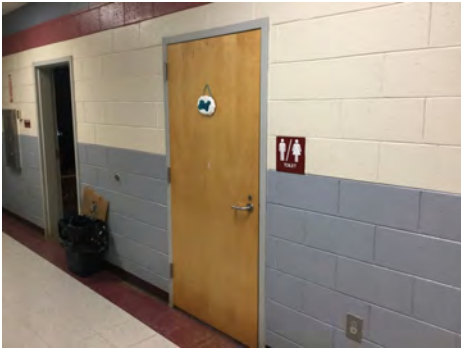
Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

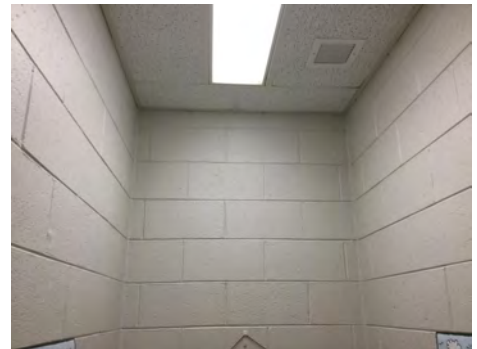
Campus Assessment Report - 1997 Addition

System: C1030 - Fittings



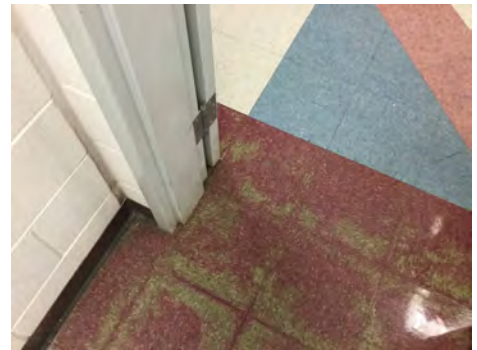
Note:

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note: Carpet replaced in 2016

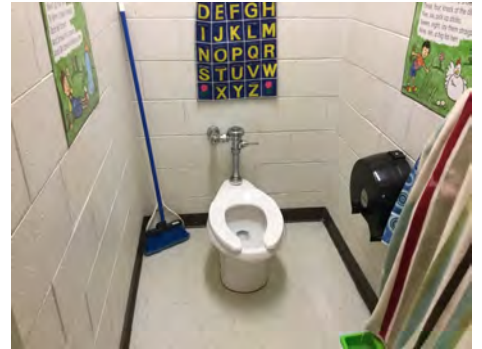
Campus Assessment Report - 1997 Addition

System: C3030 - Ceiling Finishes



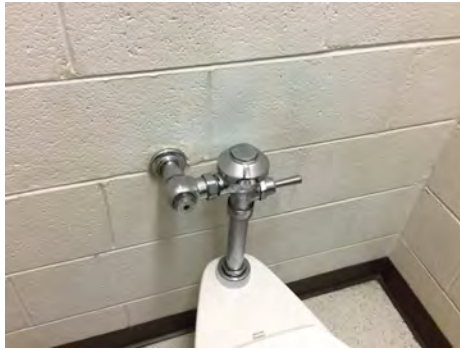
Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

Campus Assessment Report - 1997 Addition

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note:

System: D3040 - Distribution Systems



Note:

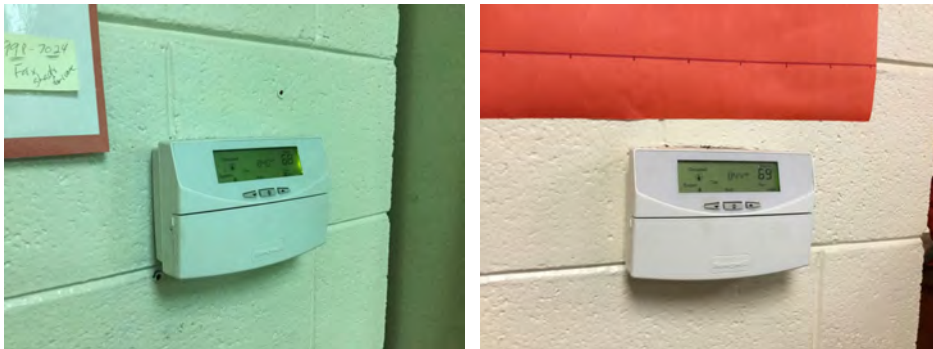
Campus Assessment Report - 1997 Addition

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

System: D5020 - Branch Wiring



Note:

Campus Assessment Report - 1997 Addition

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

Campus Assessment Report - 1997 Addition

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems



Note:

System: E1020 - Institutional Equipment



Note:

Campus Assessment Report - 1997 Addition

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:	\$34,087	\$0	\$38,089	\$137,146	\$0	\$86,968	\$35,865	\$96,817	\$0	\$0	\$364,321	\$793,292
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$86,363	\$86,363
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,575	\$9,575
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	\$72,650	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$72,650
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	\$23,281	\$23,281
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$20,837	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,837
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$95,786	\$0	\$0	\$0	\$95,786
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$86,968	\$0	\$0	\$0	\$0	\$0	\$86,968
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

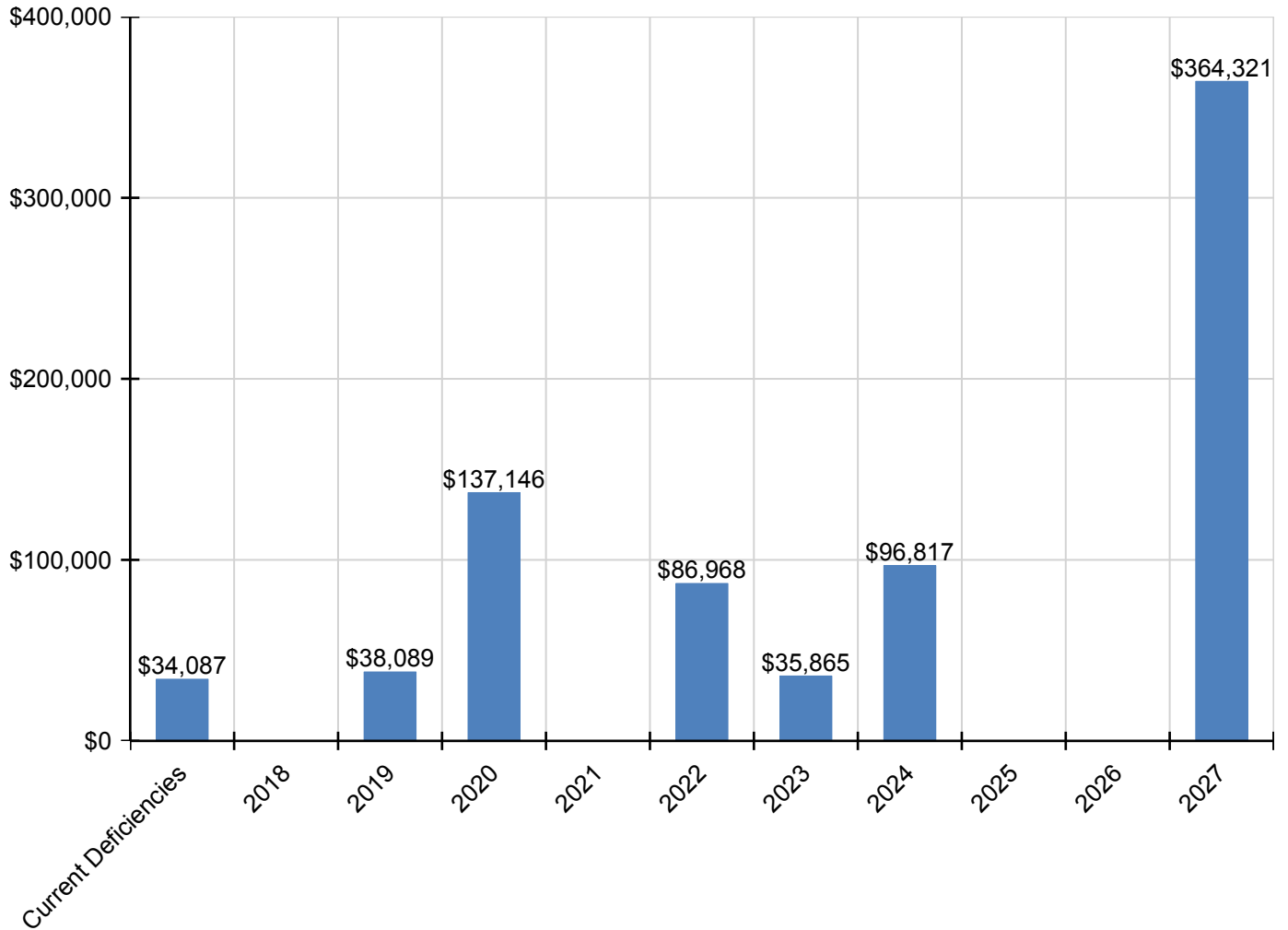
Campus Assessment Report - 1997 Addition

D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$105,700	\$105,700
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,012	\$9,012
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,268	\$14,268
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,767	\$12,767
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	\$56,512	\$56,512
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$29,477	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,477
D4020 - Standpipes	\$4,610	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,610
D50 - Electrical	\$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	\$46,842	\$46,842
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$13,561	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,561
D5030910 - Fire Alarm Systems	\$0	\$0	\$24,528	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,528
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$35,865	\$0	\$0	\$0	\$0	\$0	\$35,865
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,031	\$0	\$0	\$0	\$0	\$1,031
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$43,659	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,659

* Indicates non-renewable system

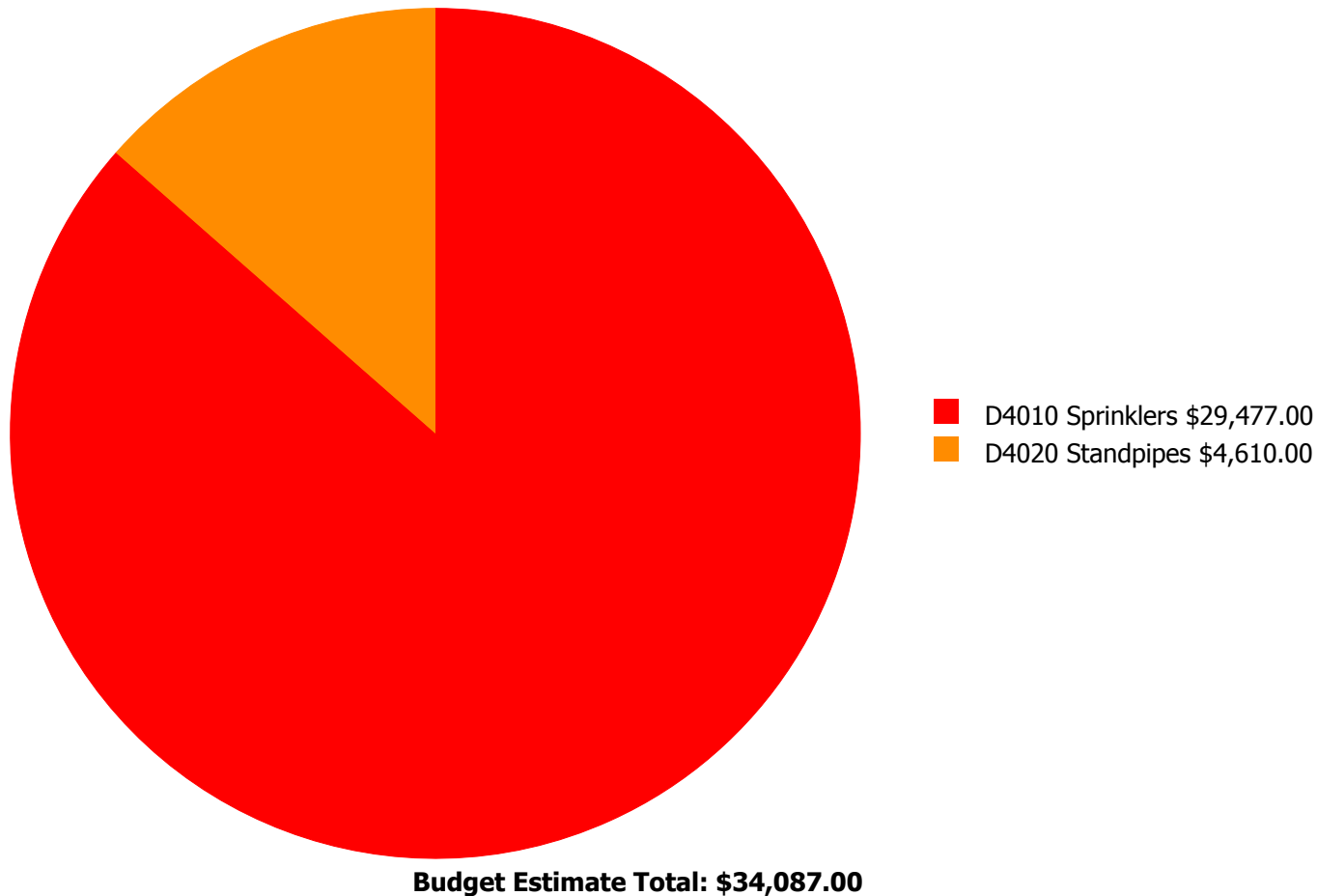
Forecasted Capital Renewal Requirement

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



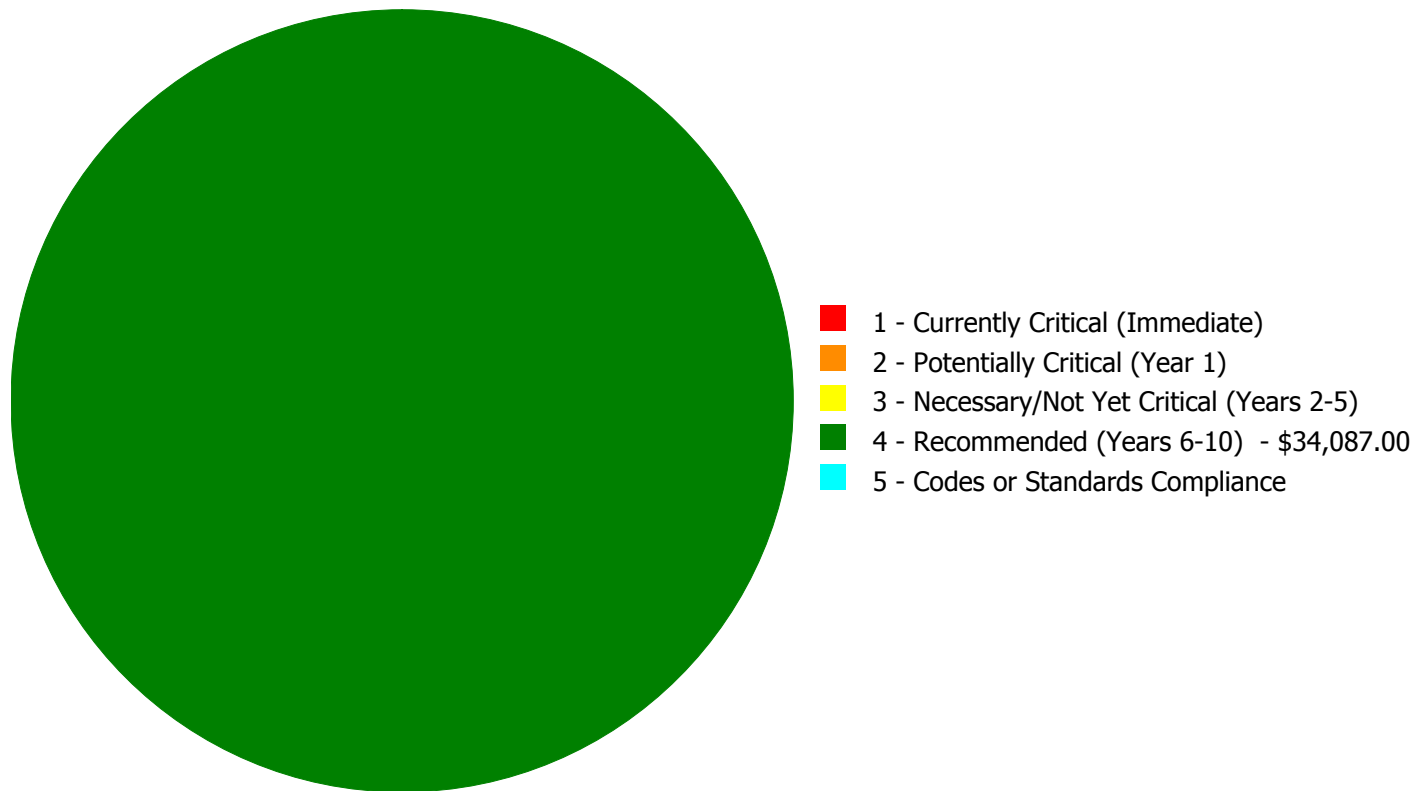
Deficiency Summary by System

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: \$34,087.00

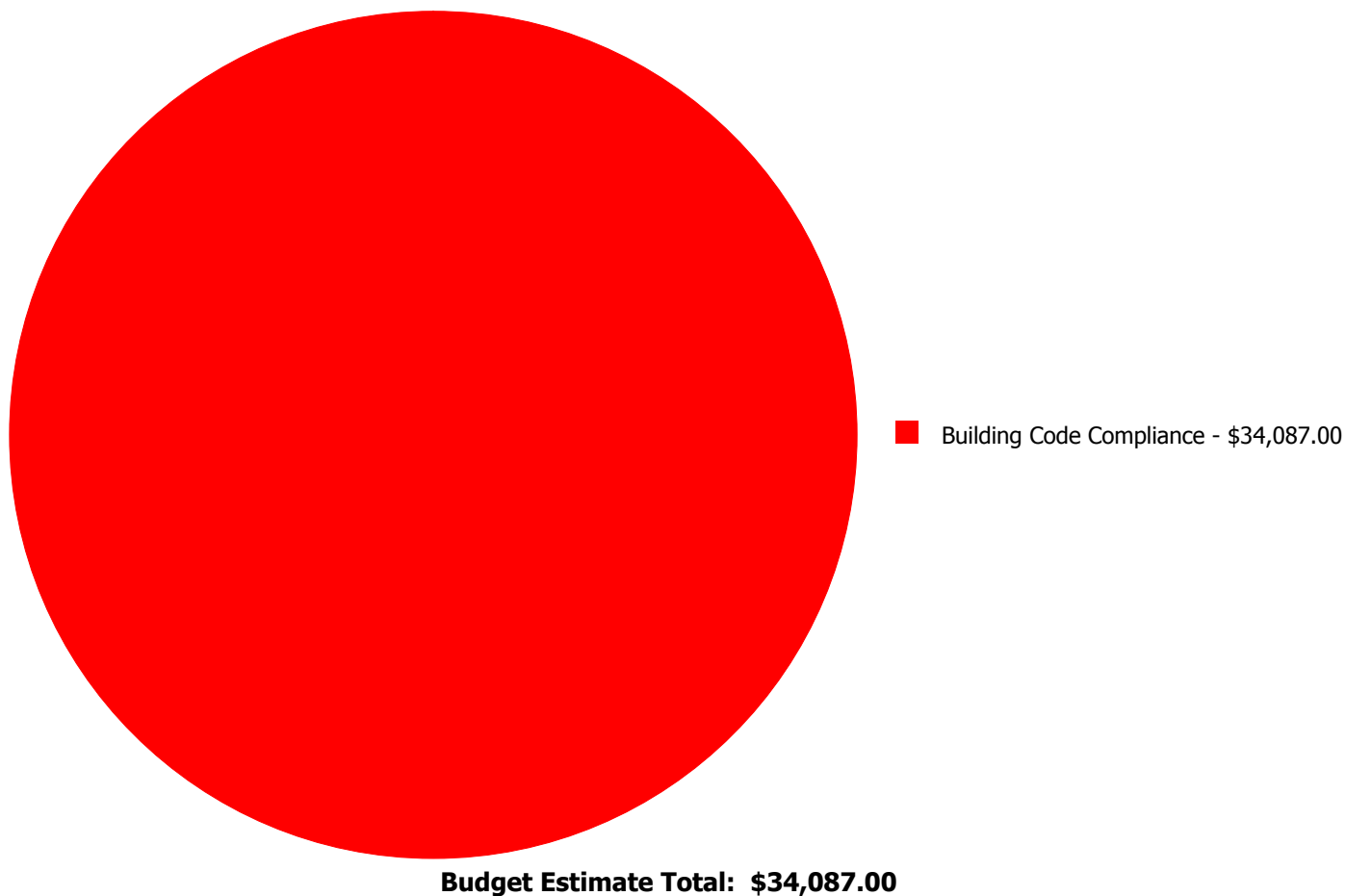
Deficiency By Priority Investment Table

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	\$29,477.00	\$0.00	\$29,477.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$4,610.00	\$0.00	\$4,610.00
	Total:	\$0.00	\$0.00	\$0.00	\$34,087.00	\$0.00	\$34,087.00

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: 6,350.00
Unit of Measure: S.F.
Estimate: \$29,477.00
Assessor Name: Eduardo Lopez
Date Created: 02/13/2017

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 6,350.00
Unit of Measure: S.F.
Estimate: \$4,610.00
Assessor Name: Eduardo Lopez
Date Created: 02/13/2017

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	20,095
Year Built:	2004
Last Renovation:	
Replacement Value:	\$3,571,082
Repair Cost:	\$107,870.00
Total FCI:	3.02 %
Total RSLI:	54.03 %
FCA Score:	96.98



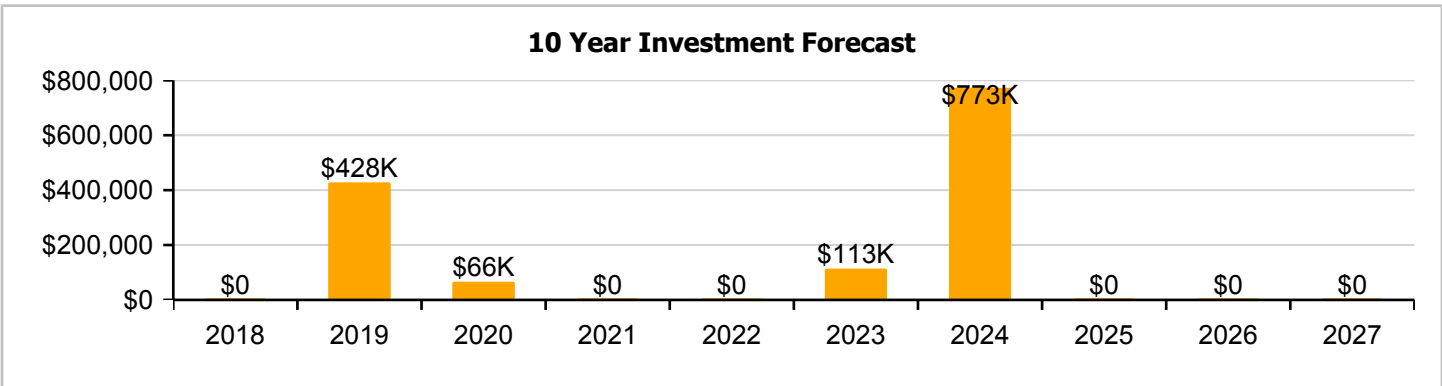
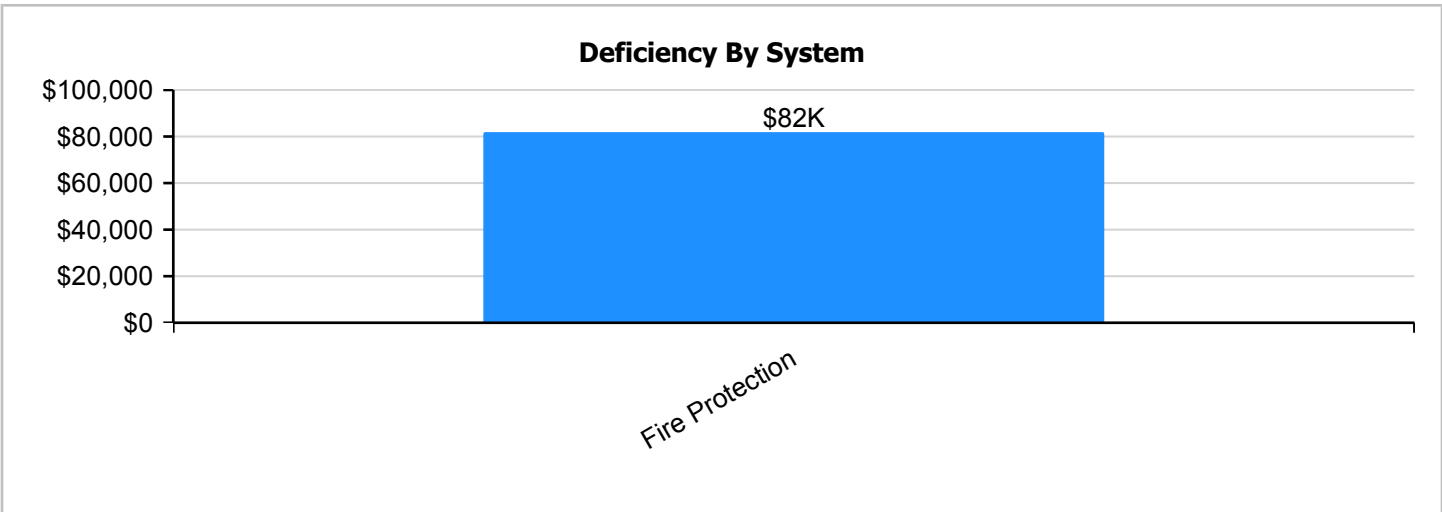
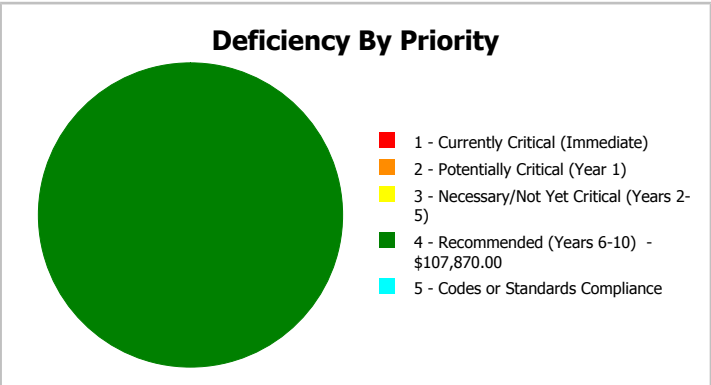
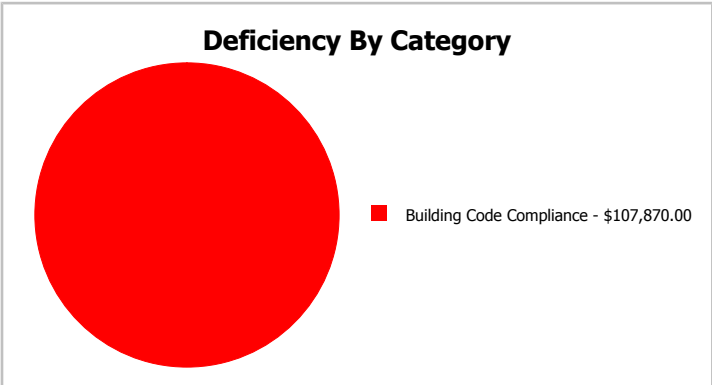
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	ES -Elementary School	Gross Area:	20,095
Year Built:	2004	Last Renovation:	
Repair Cost:	\$107,870	Replacement Value:	\$3,571,082
FCI:	3.02 %	RSLI%:	54.03 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	87.00 %	0.00 %	\$0.00
B10 - Superstructure	87.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	71.07 %	0.00 %	\$0.00
B30 - Roofing	35.00 %	0.00 %	\$0.00
C10 - Interior Construction	68.14 %	0.00 %	\$0.00
C30 - Interior Finishes	40.12 %	0.00 %	\$0.00
D20 - Plumbing	56.67 %	0.00 %	\$0.00
D30 - HVAC	27.71 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$107,870.00
D50 - Electrical	45.33 %	0.00 %	\$0.00
E10 - Equipment	55.00 %	0.00 %	\$0.00
E20 - Furnishings	35.00 %	0.00 %	\$0.00
Totals:	54.03 %	3.02 %	\$107,870.00

Photo Album

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

1). Northwest Elevation - Jan 23, 2017



2). Southwest Elevation - Jan 23, 2017



3). 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.

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.70	S.F.	20,095	100	2004	2104		87.00 %	0.00 %	87			\$94,447
A1030	Slab on Grade	\$8.26	S.F.	20,095	100	2004	2104		87.00 %	0.00 %	87			\$165,985
B1020	Roof Construction	\$15.44	S.F.	20,095	100	2004	2104		87.00 %	0.00 %	87			\$310,267
B2010	Exterior Walls	\$9.24	S.F.	20,095	100	2004	2104		87.00 %	0.00 %	87			\$185,678
B2020	Exterior Windows	\$9.20	S.F.	20,095	30	2004	2034		56.67 %	0.00 %	17			\$184,874
B2030	Exterior Doors	\$1.02	S.F.	20,095	30	2004	2034		56.67 %	0.00 %	17			\$20,497
B3010120	Single Ply Membrane	\$6.98	S.F.	20,095	20	2004	2024		35.00 %	0.00 %	7			\$140,263
C1010	Partitions	\$10.59	S.F.	20,095	75	2004	2079		82.67 %	0.00 %	62			\$212,806
C1020	Interior Doors	\$2.48	S.F.	20,095	30	2004	2034		56.67 %	0.00 %	17			\$49,836
C1030	Fittings	\$9.54	S.F.	20,095	20	2008	2028		55.00 %	0.00 %	11			\$191,706
C3010	Wall Finishes	\$2.73	S.F.	20,095	10	2004	2014	2020	30.00 %	0.00 %	3			\$54,859
C3020	Floor Finishes	\$11.15	S.F.	20,095	20	2004	2024		35.00 %	0.00 %	7			\$224,059
C3030	Ceiling Finishes	\$10.74	S.F.	20,095	25	2004	2029		48.00 %	0.00 %	12			\$215,820
D2010	Plumbing Fixtures	\$11.26	S.F.	20,095	30	2004	2034		56.67 %	0.00 %	17			\$226,270
D2020	Domestic Water Distribution	\$0.96	S.F.	20,095	30	2004	2034		56.67 %	0.00 %	17			\$19,291
D2030	Sanitary Waste	\$1.52	S.F.	20,095	30	2004	2034		56.67 %	0.00 %	17			\$30,544
D2040	Rain Water Drainage	\$1.36	S.F.	20,095	30	2004	2034		56.67 %	0.00 %	17			\$27,329
D3040	Distribution Systems	\$6.02	S.F.	20,095	30	2004	2034		56.67 %	0.00 %	17			\$120,972
D3050	Terminal & Package Units	\$13.09	S.F.	20,095	15	2004	2019		13.33 %	0.00 %	2			\$263,044
D3060	Controls & Instrumentation	\$1.91	S.F.	20,095	20	2004	2024		35.00 %	0.00 %	7			\$38,381
D4010	Sprinklers	\$4.22	S.F.	20,095	30			2016	0.00 %	110.00 %	-1		\$93,281.00	\$84,801
D4020	Standpipes	\$0.66	S.F.	20,095	30			2016	0.00 %	110.00 %	-1		\$14,589.00	\$13,263
D5020	Branch Wiring	\$4.99	S.F.	20,095	30	2004	2034		56.67 %	0.00 %	17			\$100,274
D5020	Lighting	\$11.64	S.F.	20,095	30	2004	2034		56.67 %	0.00 %	17			\$233,906
D5030810	Security & Detection Systems	\$1.83	S.F.	20,095	15	2004	2019		13.33 %	0.00 %	2			\$36,774
D5030910	Fire Alarm Systems	\$3.31	S.F.	20,095	15	2004	2019		13.33 %	0.00 %	2			\$66,514
D5030920	Data Communication	\$4.30	S.F.	20,095	15	2008	2023		40.00 %	0.00 %	6			\$86,409
D5090	Other Electrical Systems	\$0.12	S.F.	20,095	20	2004	2024		35.00 %	0.00 %	7			\$2,411
E1020	Institutional Equipment	\$2.73	S.F.	20,095	20	2008	2028		55.00 %	0.00 %	11			\$54,859
E2010	Fixed Furnishings	\$5.72	S.F.	20,095	20	2004	2024		35.00 %	0.00 %	7			\$114,943
Total									54.03 %	3.02 %			\$107,870.00	\$3,571,082

System Notes

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

System: B2010 - Exterior Walls



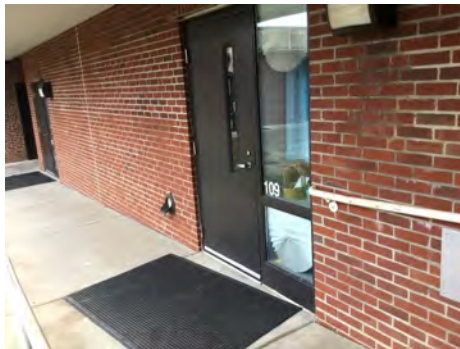
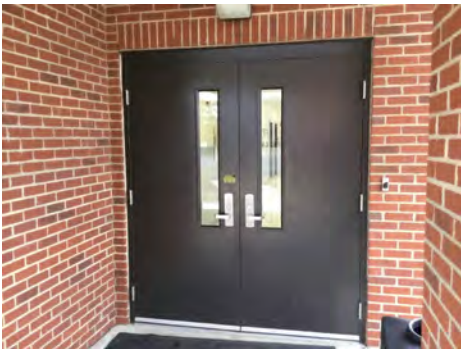
Note:

System: B2020 - Exterior Windows



Note:

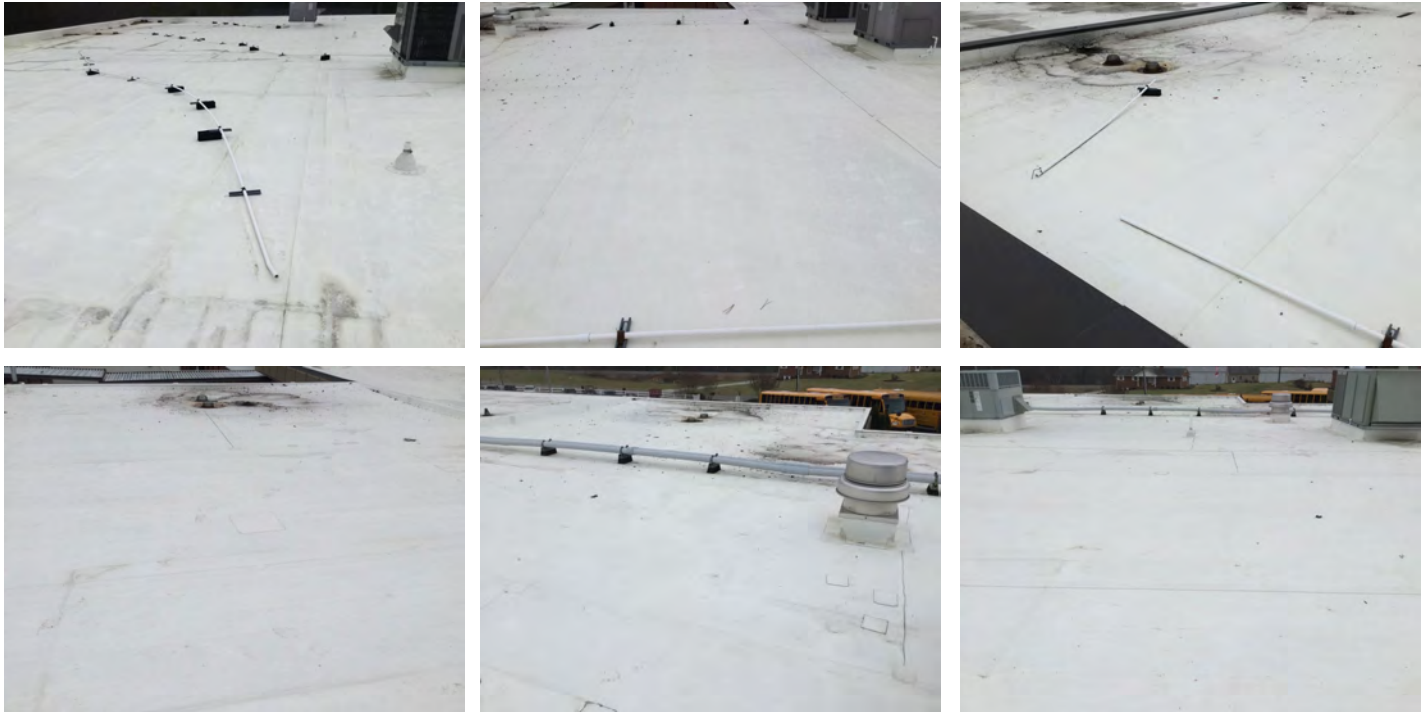
System: B2030 - Exterior Doors



Note:

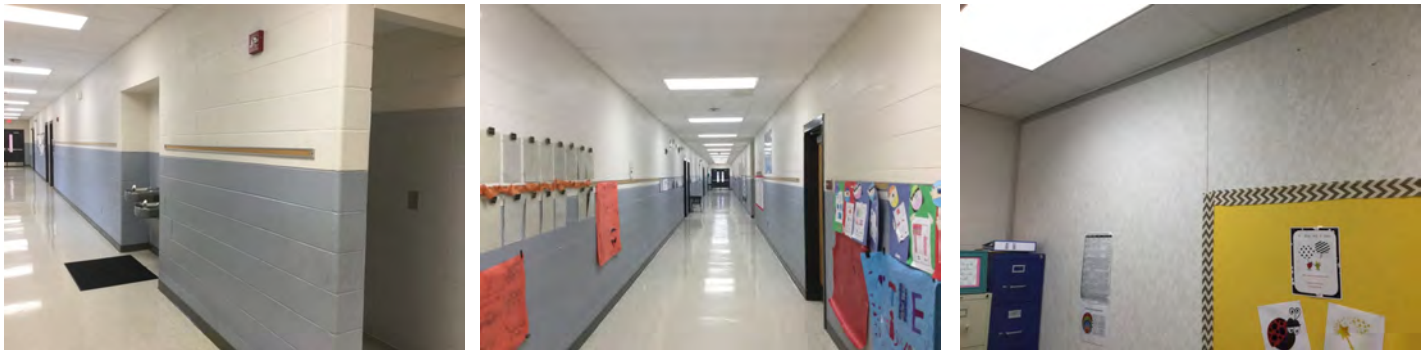
Campus Assessment Report - 2004, 2008 Addition

System: B3010120 - Single Ply Membrane



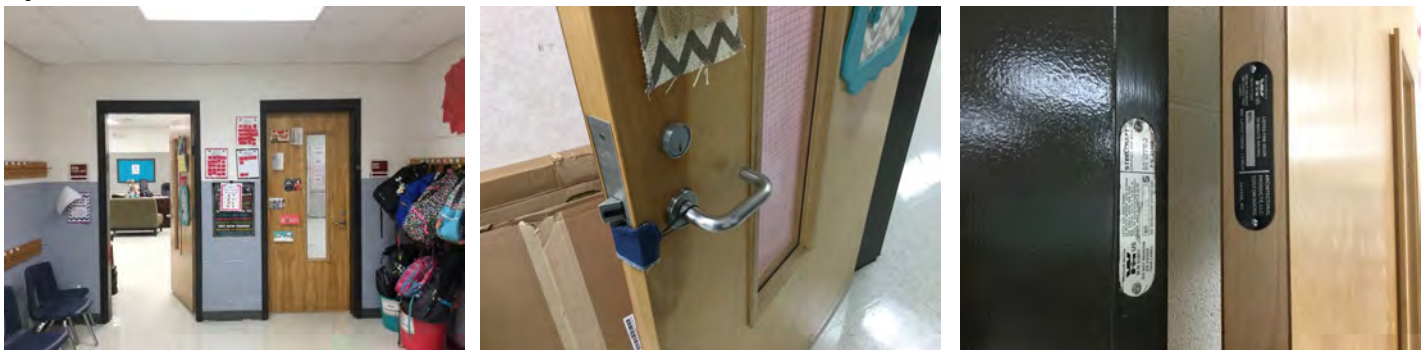
Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

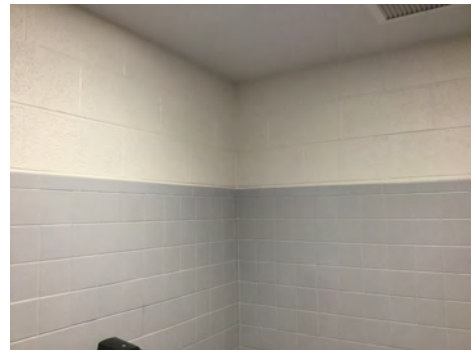
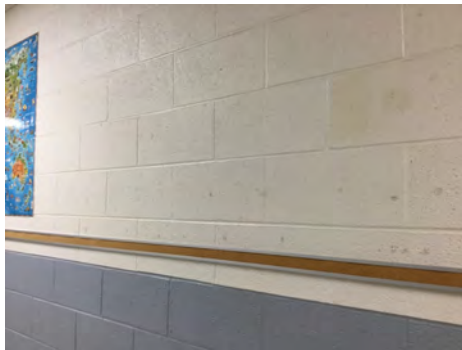
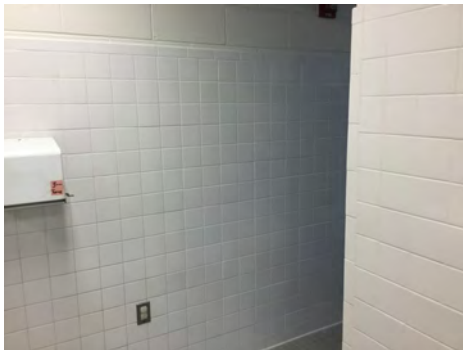
Campus Assessment Report - 2004, 2008 Addition

System: C1030 - Fittings



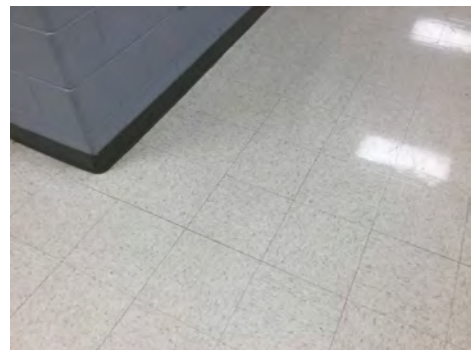
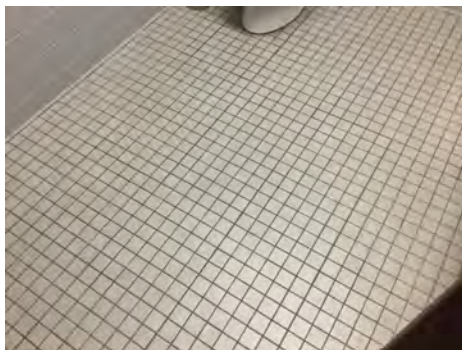
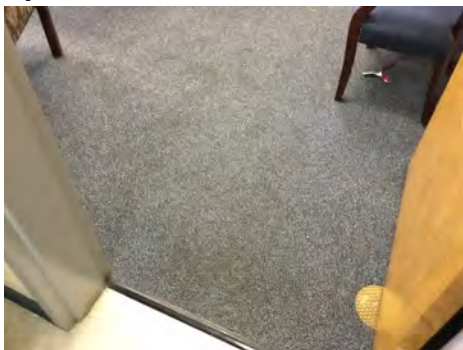
Note:

System: C3010 - Wall Finishes



Note:

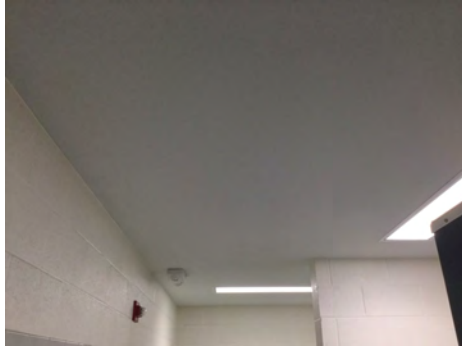
System: C3020 - Floor Finishes



Note:

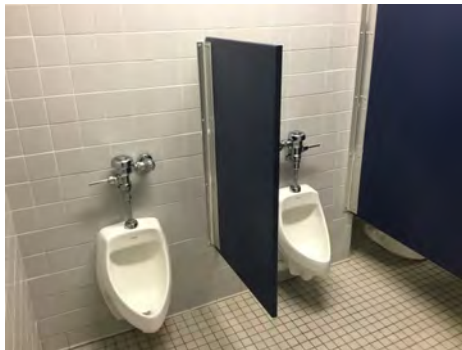
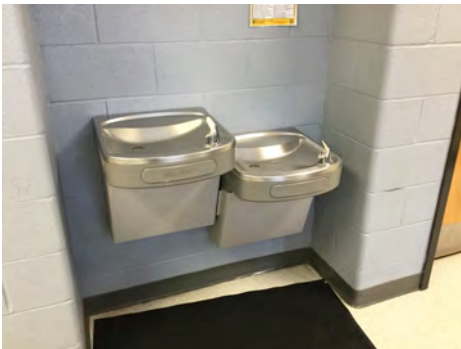
Campus Assessment Report - 2004, 2008 Addition

System: C3030 - Ceiling Finishes



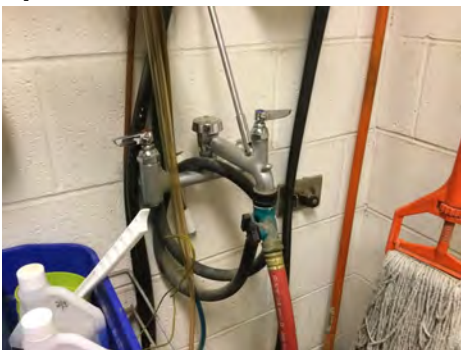
Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

Campus Assessment Report - 2004, 2008 Addition

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note:

System: D3040 - Distribution Systems



Note:

Campus Assessment Report - 2004, 2008 Addition

System: D3050 - Terminal & Package Units



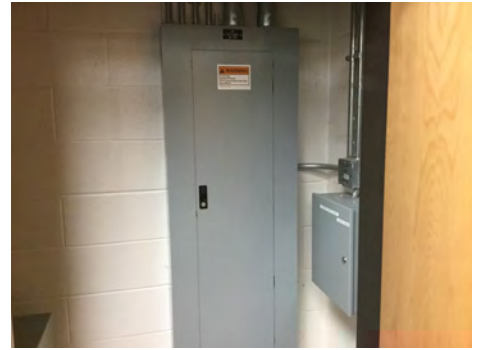
Note:

System: D3060 - Controls & Instrumentation



Note:

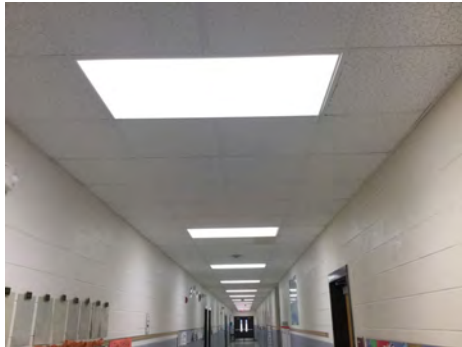
System: D5020 - Branch Wiring



Note:

Campus Assessment Report - 2004, 2008 Addition

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

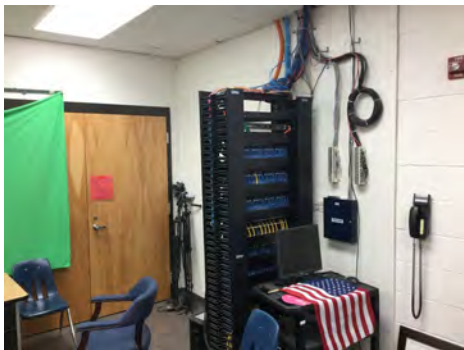
System: D5030910 - Fire Alarm Systems



Note:

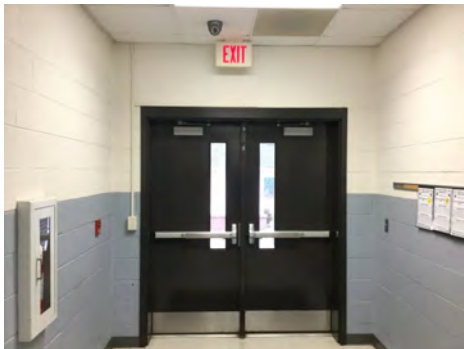
Campus Assessment Report - 2004, 2008 Addition

System: D5030920 - Data Communication



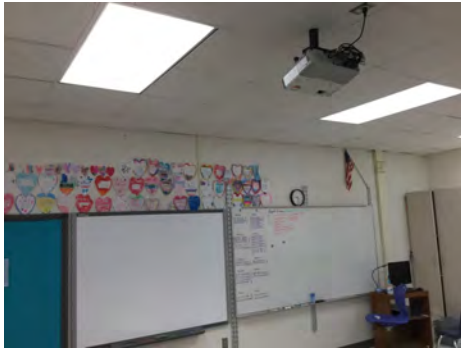
Note:

System: D5090 - Other Electrical Systems



Note:

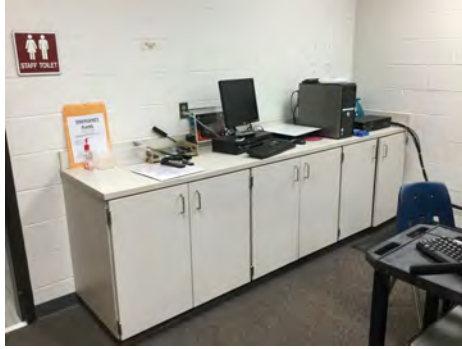
System: E1020 - Institutional Equipment



Note:

Campus Assessment Report - 2004, 2008 Addition

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:	\$107,870	\$0	\$427,506	\$65,941	\$0	\$0	\$113,493	\$772,571	\$0	\$0	\$0	\$1,487,381
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010120 - Single Ply Membrane	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$258,759	\$0	\$0	\$0	\$258,759
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$65,941	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$65,941
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$303,121	\$0	\$0	\$0	\$303,121
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

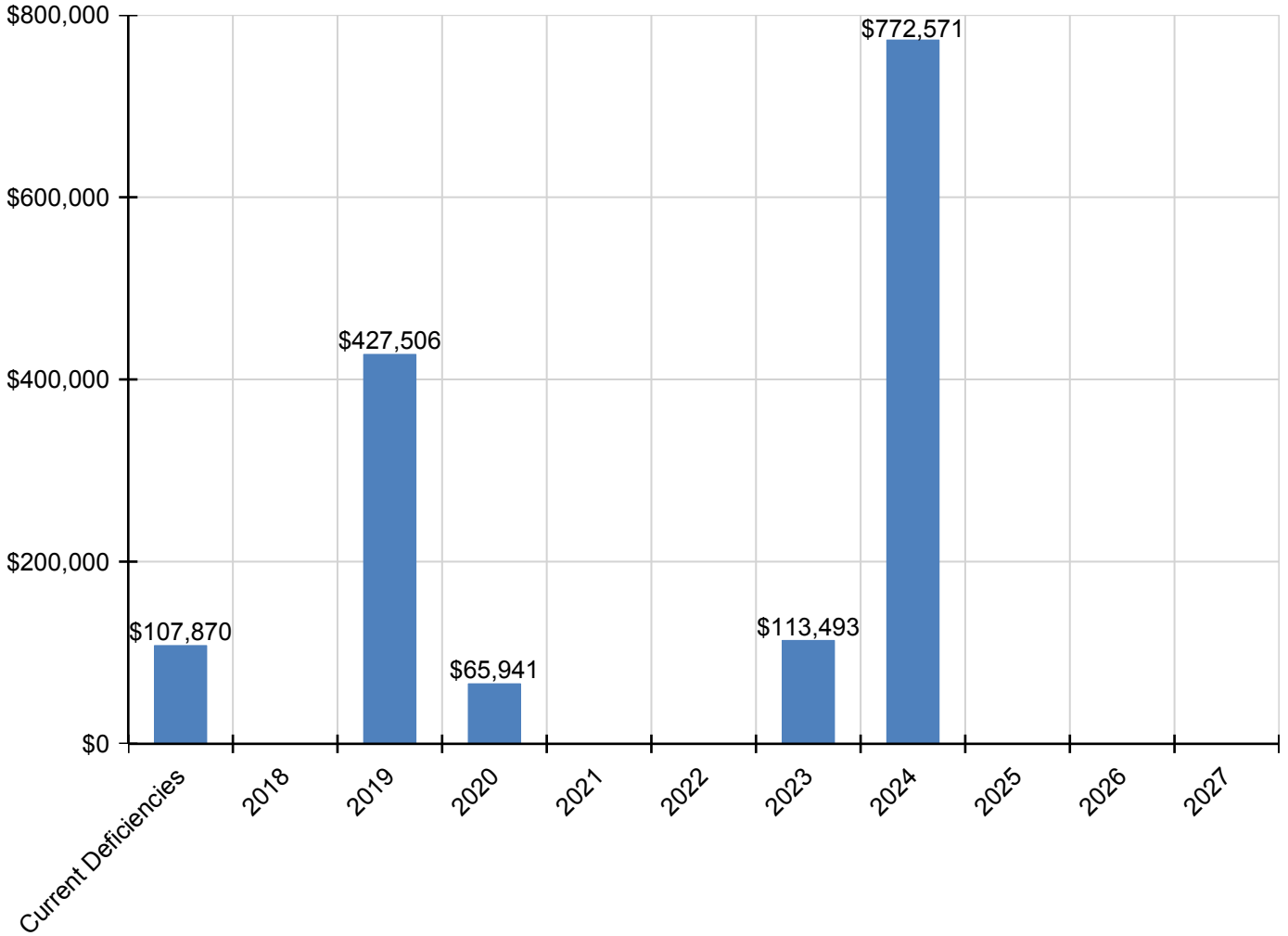
Campus Assessment Report - 2004, 2008 Addition

D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$306,969	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$306,969
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,925	\$0	\$0	\$0	\$0	\$51,925
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$93,281	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$93,281
D4020 - Standpipes	\$14,589	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,589
D50 - Electrical	\$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	\$42,914	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42,914
D5030910 - Fire Alarm Systems	\$0	\$0	\$77,622	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$77,622
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$113,493	\$0	\$0	\$0	\$0	\$0	\$113,493
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,263	\$0	\$0	\$0	\$0	\$3,263
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	\$155,503	\$0	\$0	\$0	\$0	\$155,503

* Indicates non-renewable system

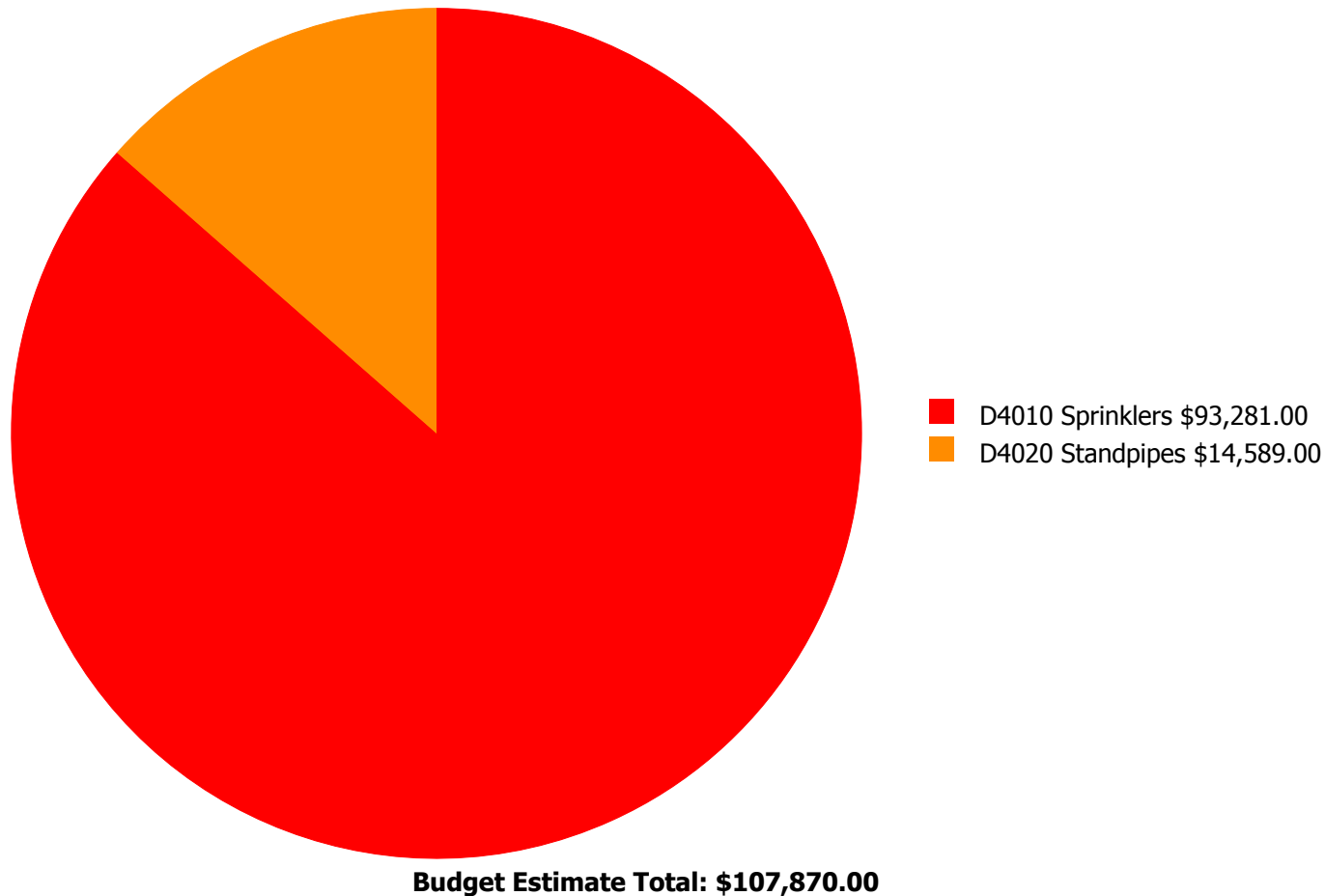
Forecasted Capital Renewal Requirement

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



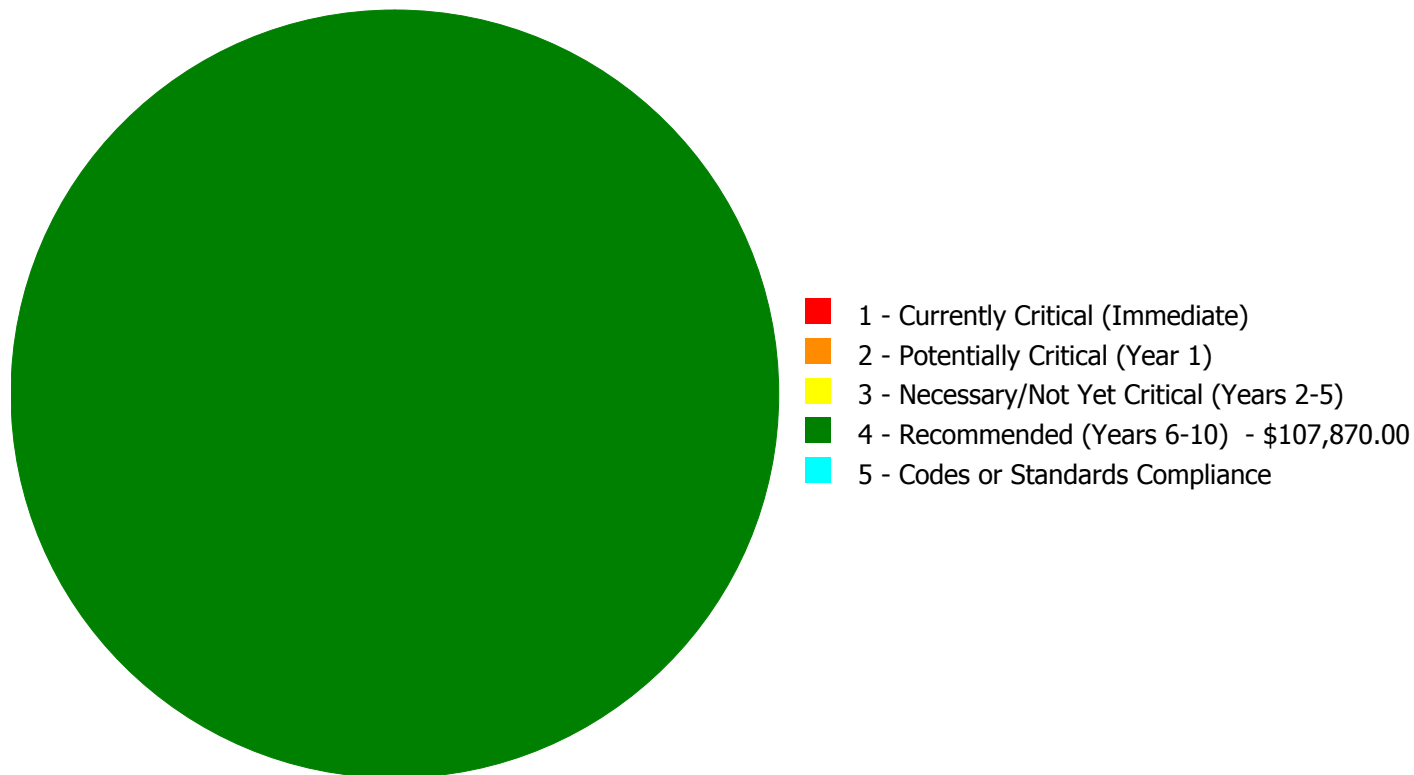
Deficiency Summary by System

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: \$107,870.00

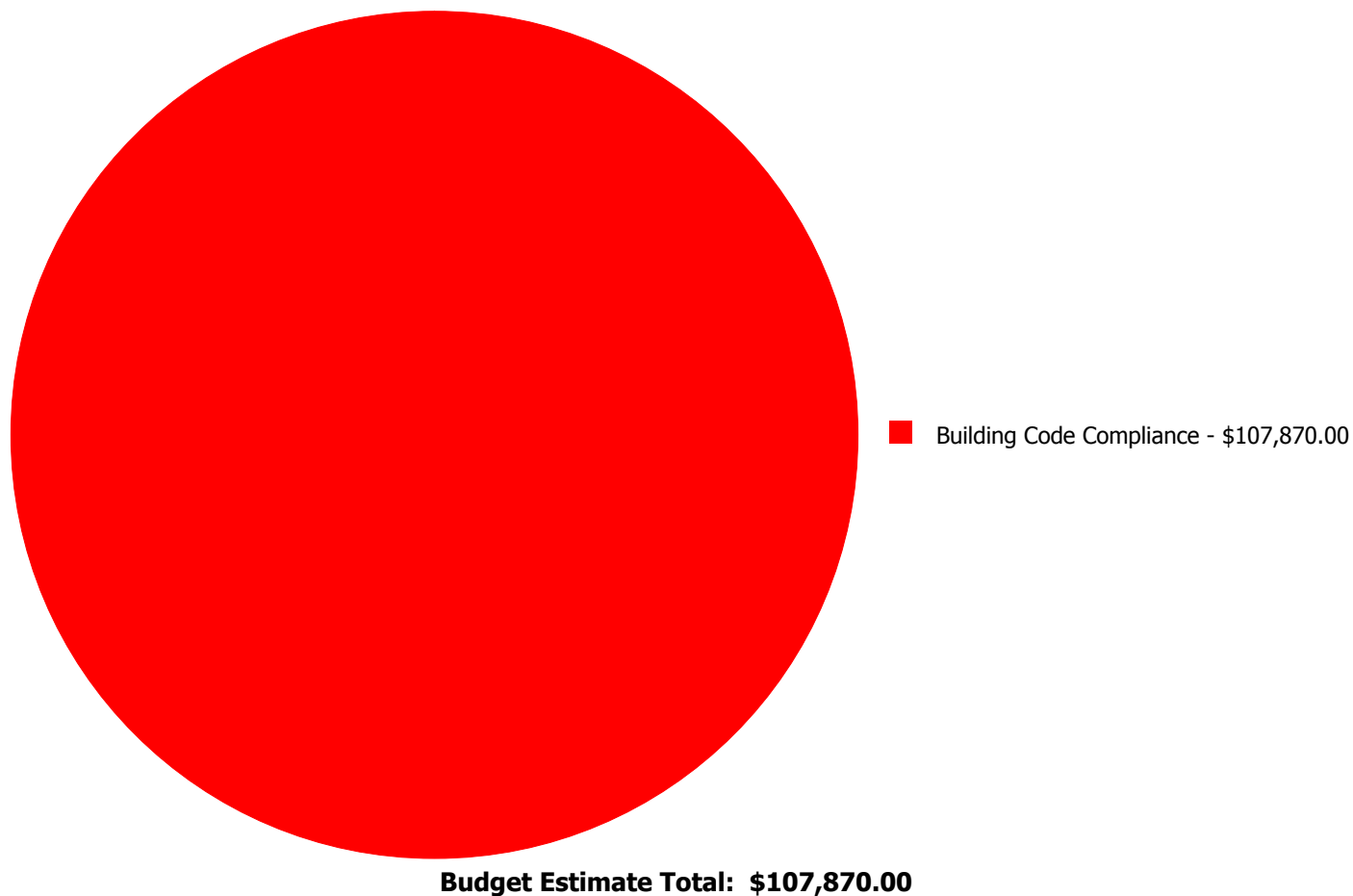
Deficiency By Priority Investment Table

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	\$93,281.00	\$0.00	\$93,281.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$14,589.00	\$0.00	\$14,589.00
	Total:	\$0.00	\$0.00	\$0.00	\$107,870.00	\$0.00	\$107,870.00

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: 20,095.00
Unit of Measure: S.F.
Estimate: \$93,281.00
Assessor Name: Eduardo Lopez
Date Created: 02/13/2017

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 20,095.00
Unit of Measure: S.F.
Estimate: \$14,589.00
Assessor Name: Eduardo Lopez
Date Created: 02/13/2017

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	1,050
Year Built:	2008
Last Renovation:	
Replacement Value:	\$177,287
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	67.68 %
FCA Score:	100.00



Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

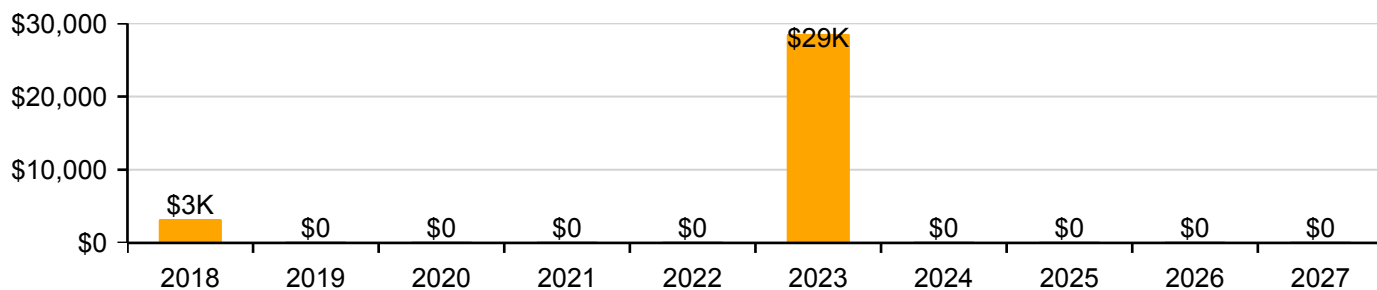
Function:	ES -Elementary School	Gross Area:	1,050
Year Built:	2008	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$177,287
FCI:	0.00 %	RSLI%:	67.68 %

No data found for this asset

No data found for this asset

No data found for this asset

10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	91.00 %	0.00 %	\$0.00
B10 - Superstructure	91.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	79.97 %	0.00 %	\$0.00
B30 - Roofing	55.00 %	0.00 %	\$0.00
C10 - Interior Construction	72.10 %	0.00 %	\$0.00
C30 - Interior Finishes	53.94 %	0.00 %	\$0.00
D20 - Plumbing	70.00 %	0.00 %	\$0.00
D30 - HVAC	49.95 %	0.00 %	\$0.00
D50 - Electrical	61.58 %	0.00 %	\$0.00
E10 - Equipment	55.00 %	0.00 %	\$0.00
E20 - Furnishings	55.00 %	0.00 %	\$0.00
Totals:	67.68 %	0.00 %	\$0.00

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.

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.70	S.F.	1,050	100	2008	2108		91.00 %	0.00 %	91			\$4,935
A1030	Slab on Grade	\$8.26	S.F.	1,050	100	2008	2108		91.00 %	0.00 %	91			\$8,673
B1020	Roof Construction	\$15.44	S.F.	1,050	100	2008	2108		91.00 %	0.00 %	91			\$16,212
B2010	Exterior Walls	\$9.24	S.F.	1,050	100	2008	2108		91.00 %	0.00 %	91			\$9,702
B2020	Exterior Windows	\$9.20	S.F.	1,050	30	2008	2038		70.00 %	0.00 %	21			\$9,660
B2030	Exterior Doors	\$1.02	S.F.	1,050	30	2008	2038		70.00 %	0.00 %	21			\$1,071
B3010140	Asphalt Shingles	\$4.32	S.F.	1,050	20	2008	2028		55.00 %	0.00 %	11			\$4,536
C1010	Partitions	\$10.59	S.F.	1,050	75	2008	2083		88.00 %	0.00 %	66			\$11,120
C1020	Interior Doors	\$2.48	S.F.	1,050	30	2008	2038		70.00 %	0.00 %	21			\$2,604
C1030	Fittings	\$9.54	S.F.	1,050	20	2008	2028		55.00 %	0.00 %	11			\$10,017
C3010	Wall Finishes	\$2.73	S.F.	1,050	10	2008	2018		10.00 %	0.00 %	1			\$2,867
C3020	Floor Finishes	\$11.15	S.F.	1,050	20	2008	2028		55.00 %	0.00 %	11			\$11,708
C3030	Ceiling Finishes	\$10.74	S.F.	1,050	25	2008	2033		64.00 %	0.00 %	16			\$11,277
D2010	Plumbing Fixtures	\$11.26	S.F.	1,050	30	2008	2038		70.00 %	0.00 %	21			\$11,823
D2020	Domestic Water Distribution	\$0.96	S.F.	1,050	30	2008	2038		70.00 %	0.00 %	21			\$1,008
D2030	Sanitary Waste	\$1.52	S.F.	1,050	30	2008	2038		70.00 %	0.00 %	21			\$1,596
D3040	Distribution Systems	\$6.02	S.F.	1,050	30	2008	2038		70.00 %	0.00 %	21			\$6,321
D3050	Terminal & Package Units	\$13.09	S.F.	1,050	15	2008	2023		40.00 %	0.00 %	6			\$13,745
D3060	Controls & Instrumentation	\$1.91	S.F.	1,050	20	2008	2028		55.00 %	0.00 %	11			\$2,006
D5010	Electrical Service/Distribution	\$1.65	S.F.	1,050	40	2008	2048		77.50 %	0.00 %	31			\$1,733
D5020	Branch Wiring	\$4.99	S.F.	1,050	30	2008	2038		70.00 %	0.00 %	21			\$5,240
D5020	Lighting	\$11.64	S.F.	1,050	30	2008	2038		70.00 %	0.00 %	21			\$12,222
D5030910	Fire Alarm Systems	\$3.31	S.F.	1,050	15	2008	2023		40.00 %	0.00 %	6			\$3,476
D5030920	Data Communication	\$4.30	S.F.	1,050	15	2008	2023		40.00 %	0.00 %	6			\$4,515
D5090	Other Electrical Systems	\$0.33	S.F.	1,050	20	2008	2028		55.00 %	0.00 %	11			\$347
E1020	Institutional Equipment	\$2.73	S.F.	1,050	20	2008	2028		55.00 %	0.00 %	11			\$2,867
E2010	Fixed Furnishings	\$5.72	S.F.	1,050	20	2008	2028		55.00 %	0.00 %	11			\$6,006
Total									67.68 %					\$177,287

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

Campus Assessment Report - 2008 PreK Building

System: B3010140 - Asphalt Shingles



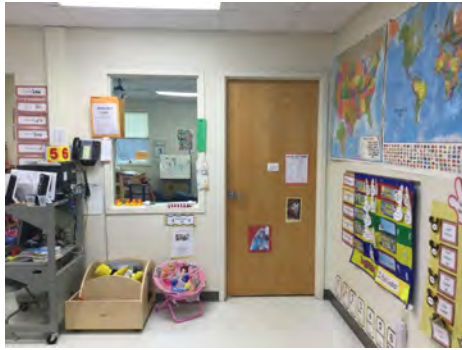
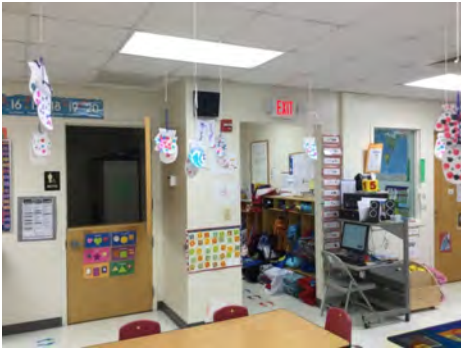
Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

Campus Assessment Report - 2008 PreK Building

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

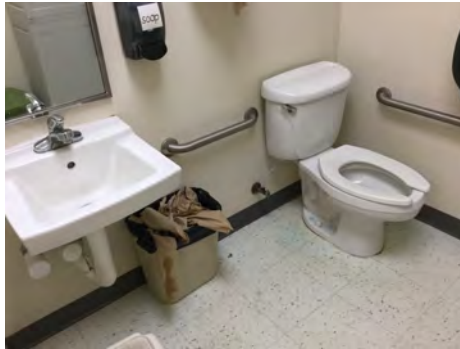
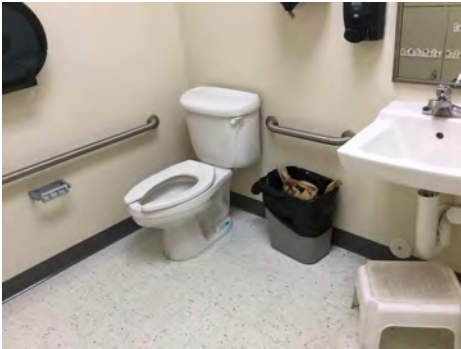
Campus Assessment Report - 2008 PreK Building

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

Campus Assessment Report - 2008 PreK Building

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

Campus Assessment Report - 2008 PreK Building

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

Campus Assessment Report - 2008 PreK Building

System: D5020 - Lighting



Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

Campus Assessment Report - 2008 PreK 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:	\$0	\$3,248	\$0	\$0	\$0	\$0	\$28,549	\$0	\$0	\$0	\$0	\$31,796
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$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	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$3,248	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,248
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

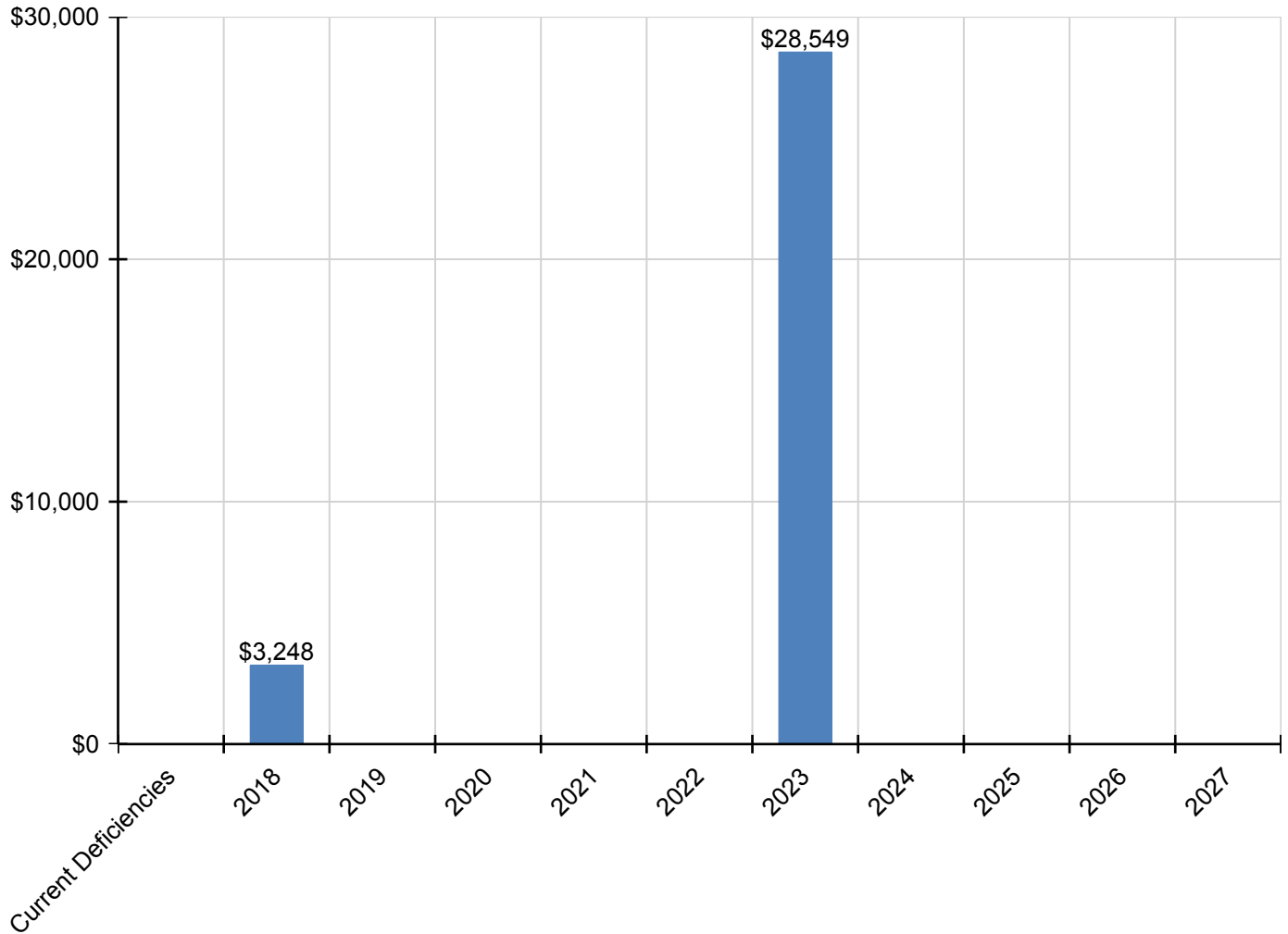
Campus Assessment Report - 2008 PreK Building

D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$18,053	\$0	\$0	\$0	\$0	\$0	\$18,053
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$4,565	\$0	\$0	\$0	\$0	\$0	\$4,565
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$5,931	\$0	\$0	\$0	\$0	\$0	\$5,931
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.

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	77,984
Year Built:	1950
Last Renovation:	
Replacement Value:	\$2,477,552
Repair Cost:	\$326,831.00
Total FCI:	13.19 %
Total RSLI:	31.34 %
FCA Score:	86.81



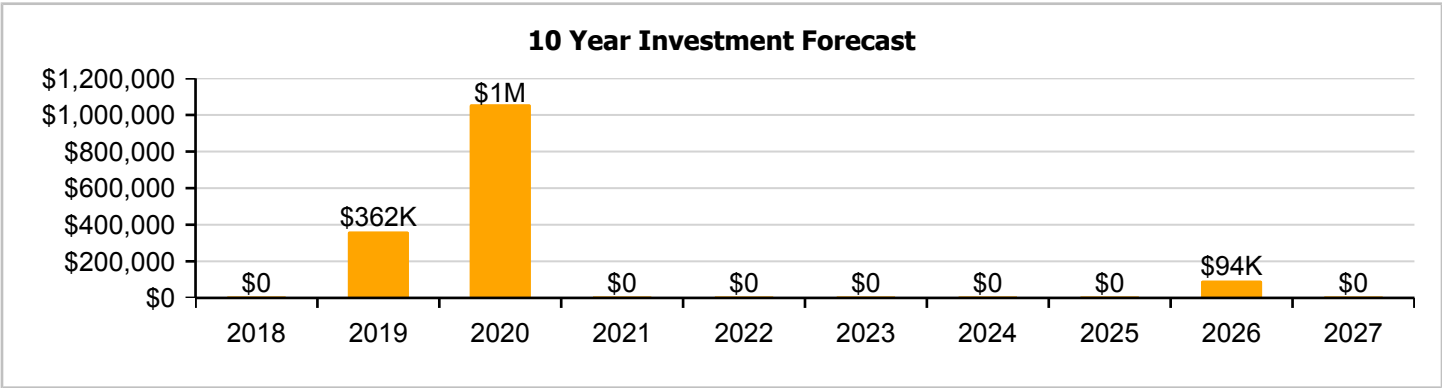
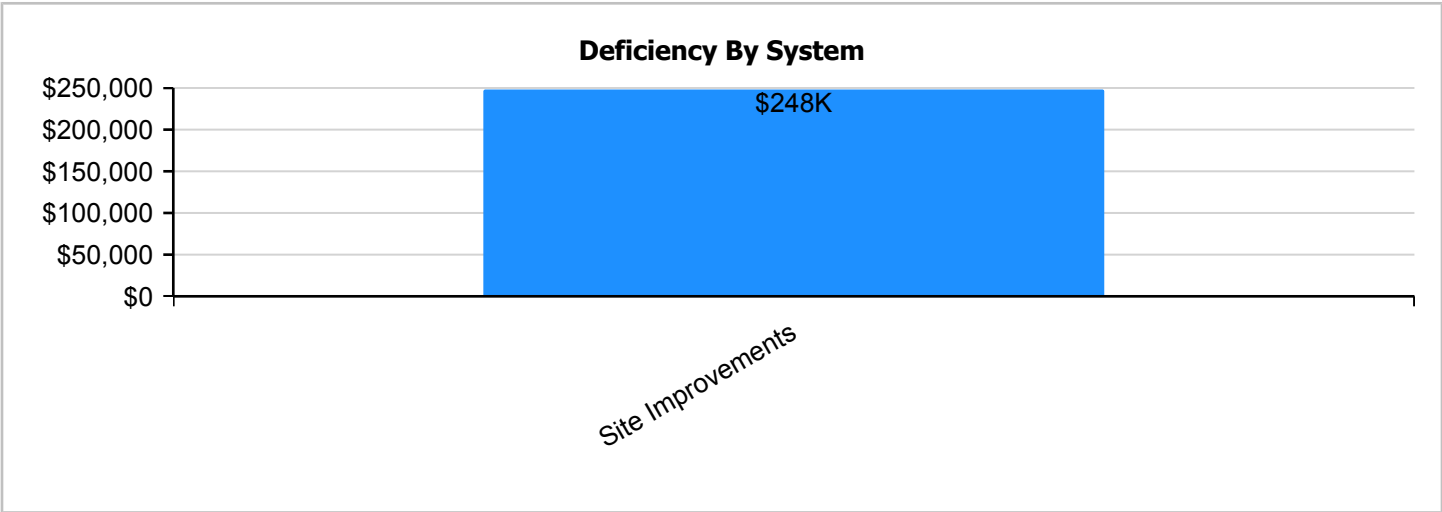
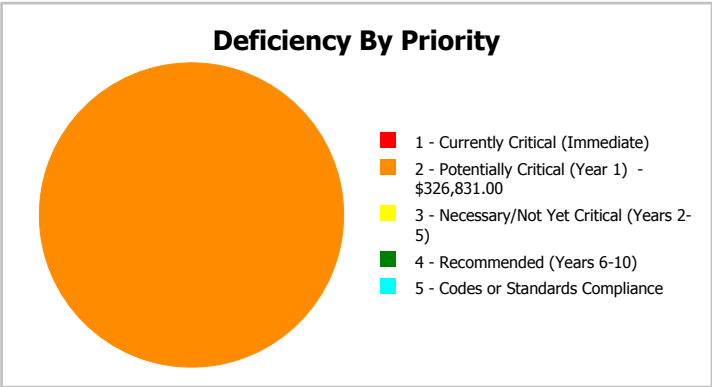
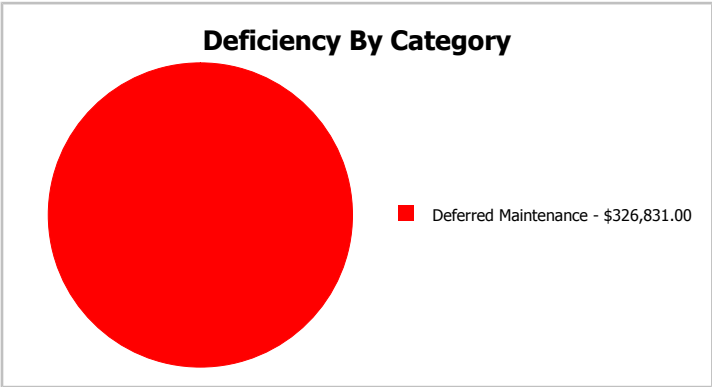
Description:

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:	77,984
Year Built:	1950	Last Renovation:	
Repair Cost:	\$326,831	Replacement Value:	\$2,477,552
FCI:	13.19 %	RSLI%:	31.34 %



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	25.28 %	21.32 %	\$326,831.00
G30 - Site Mechanical Utilities	31.84 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	61.75 %	0.00 %	\$0.00
Totals:	31.34 %	13.19 %	\$326,831.00

Photo Album

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

- 1). Aerial Image of Shadey Grove Elementary
- 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.	77,984	25	1989	2014		0.00 %	110.00 %	-3		\$326,831.00	\$297,119
G2020	Parking Lots	\$1.33	S.F.	77,984	25	2008	2033		64.00 %	0.00 %	16			\$103,719
G2030	Pedestrian Paving	\$1.91	S.F.	77,984	30	1989	2019		6.67 %	0.00 %	2			\$148,949
G2040105	Fence & Guardrails	\$1.23	S.F.	77,984	30	1989	2019		6.67 %	0.00 %	2			\$95,920
G2040950	Covered Walkways	\$1.52	S.F.	77,984	25	2014	2039		88.00 %	0.00 %	22			\$118,536
G2040950	Hard Surface Play Area	\$0.75	S.F.	77,984	20	1989	2009	2020	15.00 %	0.00 %	3			\$58,488
G2040950	Playing Field	\$4.54	S.F.	77,984	20	1989	2009	2020	15.00 %	0.00 %	3			\$354,047
G2040950	Tennis Courts	\$1.86	S.F.	77,984	20	2008	2028		55.00 %	0.00 %	11			\$145,050
G2040950	Track	\$0.84	S.F.	77,984	10	2016	2026		90.00 %	0.00 %	9			\$65,507
G2050	Landscaping	\$1.87	S.F.	77,984	15	1989	2004		0.00 %	0.00 %	-13			\$145,830
G3010	Water Supply	\$2.34	S.F.	77,984	50	2016	2066		98.00 %	0.00 %	49			\$182,483
G3020	Sanitary Sewer	\$1.45	S.F.	77,984	50	1970	2020		6.00 %	0.00 %	3			\$113,077
G3030	Storm Sewer	\$4.54	S.F.	77,984	50	1970	2020		6.00 %	0.00 %	3			\$354,047
G4010	Electrical Distribution	\$2.35	S.F.	77,984	50	2008	2058		82.00 %	0.00 %	41			\$183,262
G4030	Site Communications & Security	\$0.84	S.F.	77,984	15	2004	2019		13.33 %	0.00 %	2			\$65,507
G4040	Other Site Electrical Utilities	\$0.59	S.F.	77,984	30	2002	2032		50.00 %	0.00 %	15			\$46,011
Total									31.34 %	13.19 %			\$326,831.00	\$2,477,552

System Notes

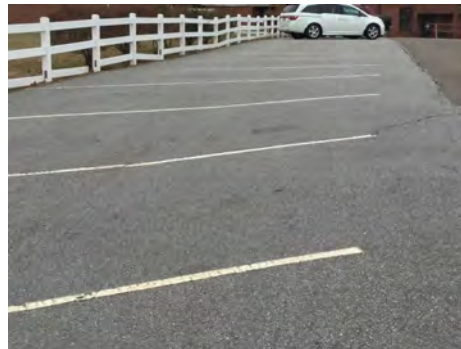
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots



Note:

Campus Assessment Report - Site

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails



Note:

Campus Assessment Report - Site

System: G2040950 - Covered Walkways



Note:

System: G2040950 - Hard Surface Play Area



Note:

System: G2040950 - Playing Field



Note:

Campus Assessment Report - Site

System: G2040950 - Tennis Courts



Note:

System: G2040950 - Track



Note:

System: G2050 - Landscaping



Note:

Campus Assessment Report - Site

System: G3010 - Water Supply



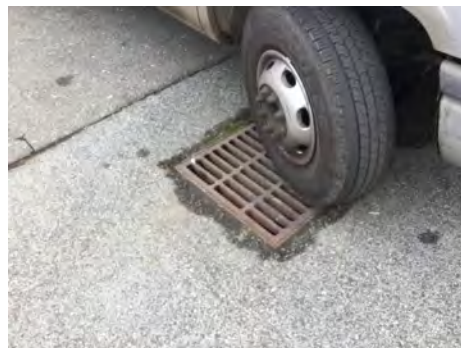
Note:

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer



Note:

Campus Assessment Report - Site

System: G4010 - Electrical Distribution



Note:

System: G4030 - Site Communications & Security



Note:

System: G4040 - Other Site Electrical Utilities



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.

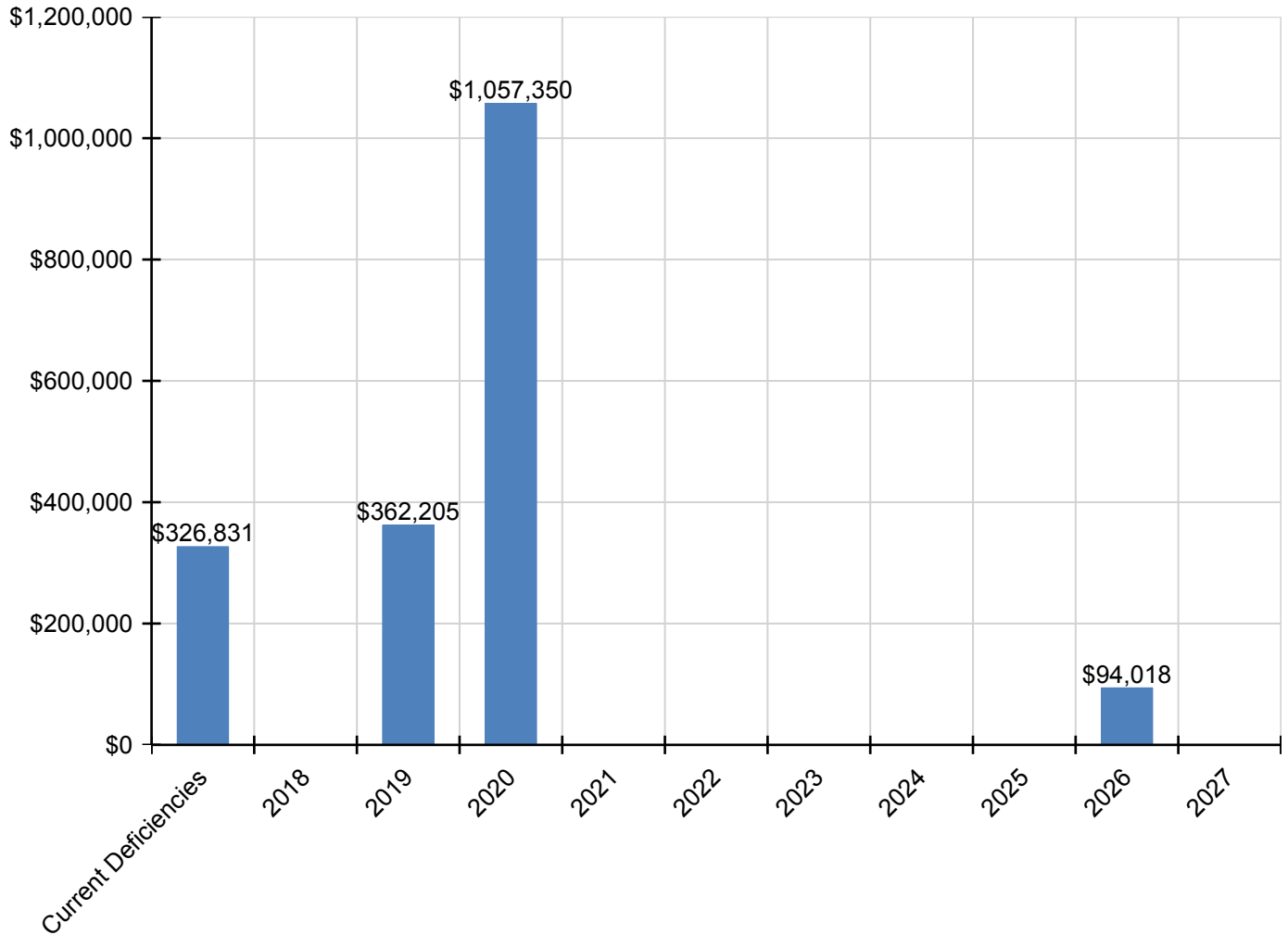
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$326,831	\$0	\$362,205	\$1,057,350	\$0	\$0	\$0	\$0	\$0	\$94,018	\$0	\$1,840,404
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	\$326,831	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$326,831
G2020 - Parking Lots	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2030 - Pedestrian Paving	\$0	\$0	\$173,822	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$173,822
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040105 - Fence & Guardrails	\$0	\$0	\$111,938	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$111,938
G2040950 - Covered Walkways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Hard Surface Play Area	\$0	\$0	\$0	\$70,303	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70,303
G2040950 - Playing Field	\$0	\$0	\$0	\$425,565	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$425,565
G2040950 - Tennis Courts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Track	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$94,018	\$0	\$94,018
* 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	\$135,918	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$135,918
G3030 - Storm Sewer	\$0	\$0	\$0	\$425,565	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$425,565
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4030 - Site Communications & Security	\$0	\$0	\$76,445	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$76,445
G4040 - Other Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

* Indicates non-renewable system

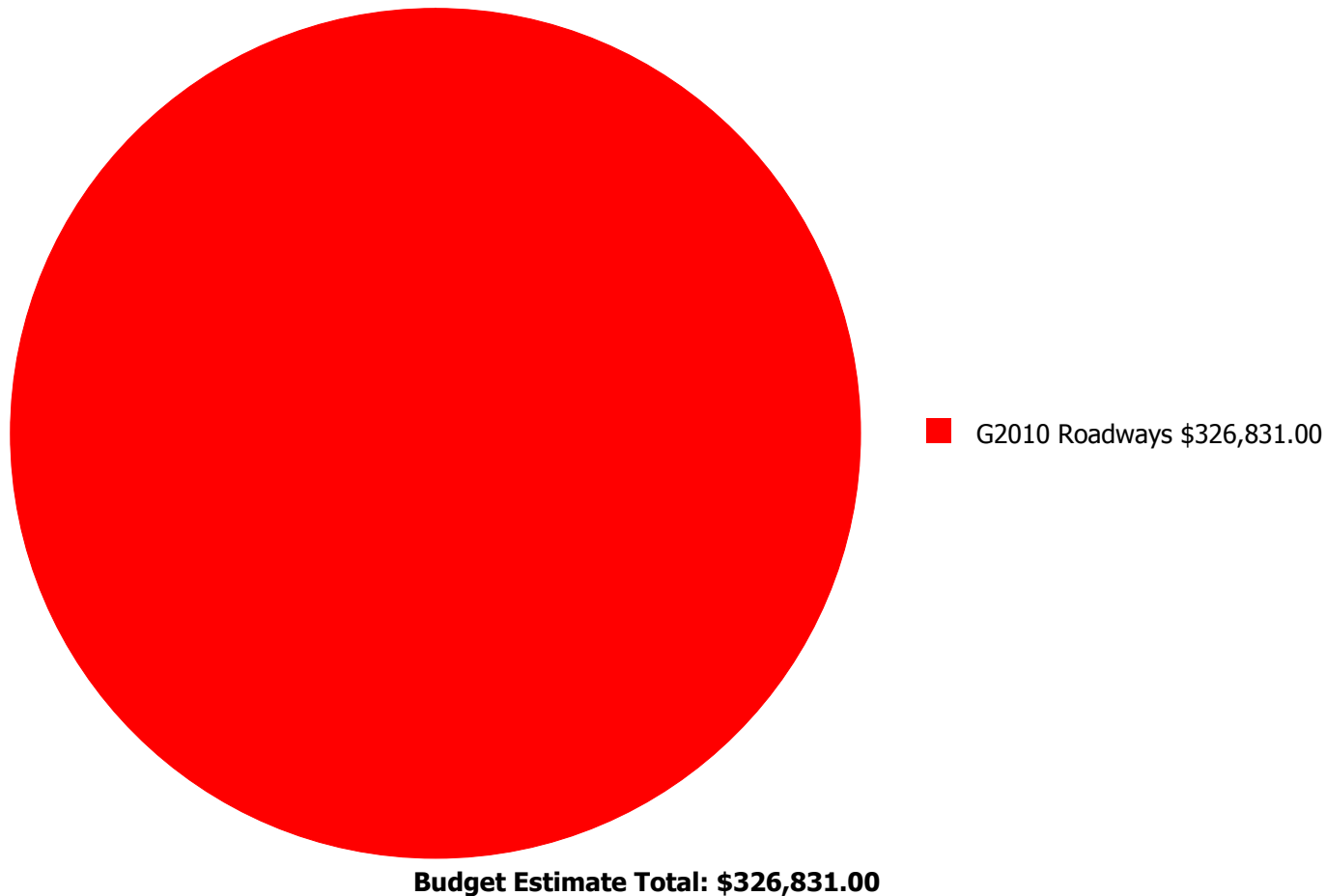
Forecasted Capital Renewal Requirement

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



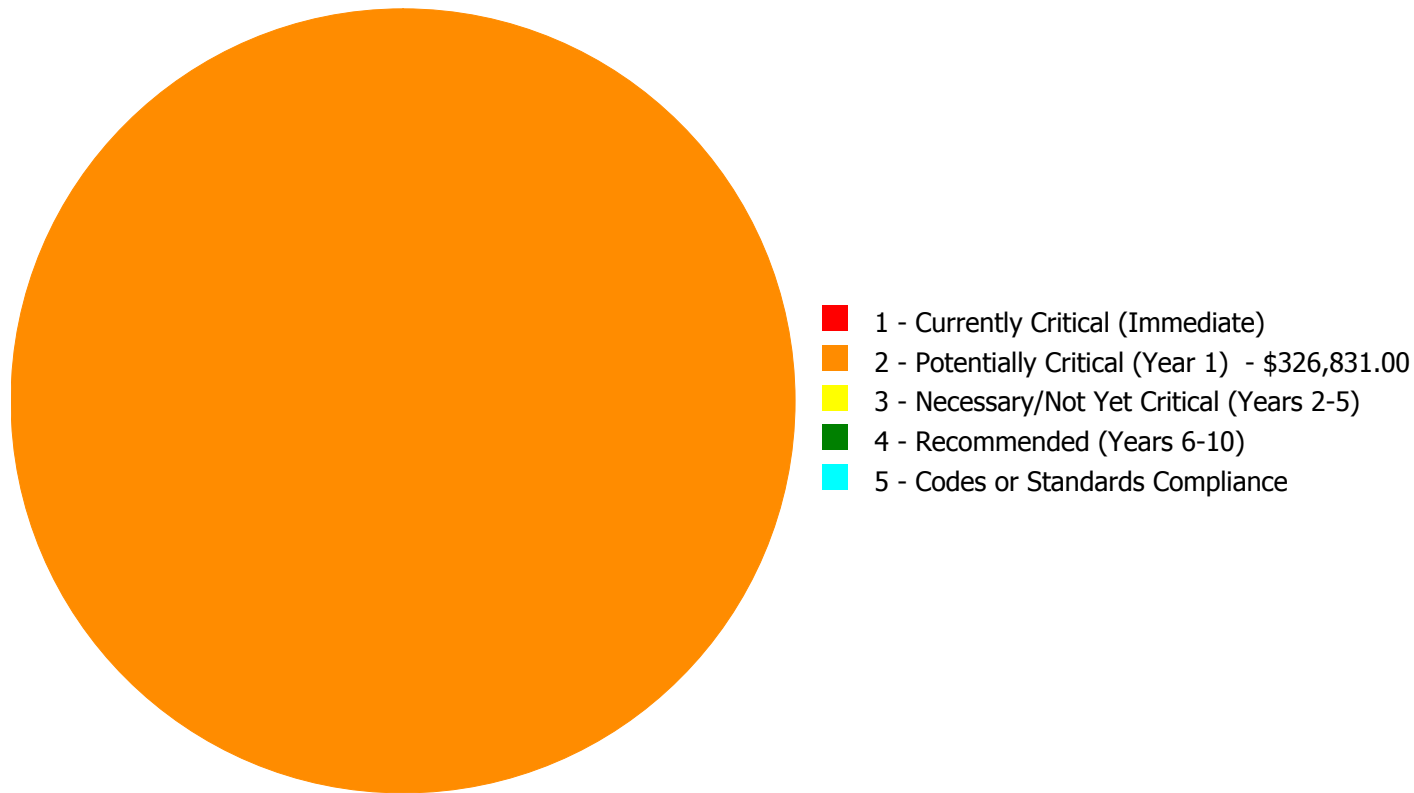
Deficiency Summary by System

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: \$326,831.00

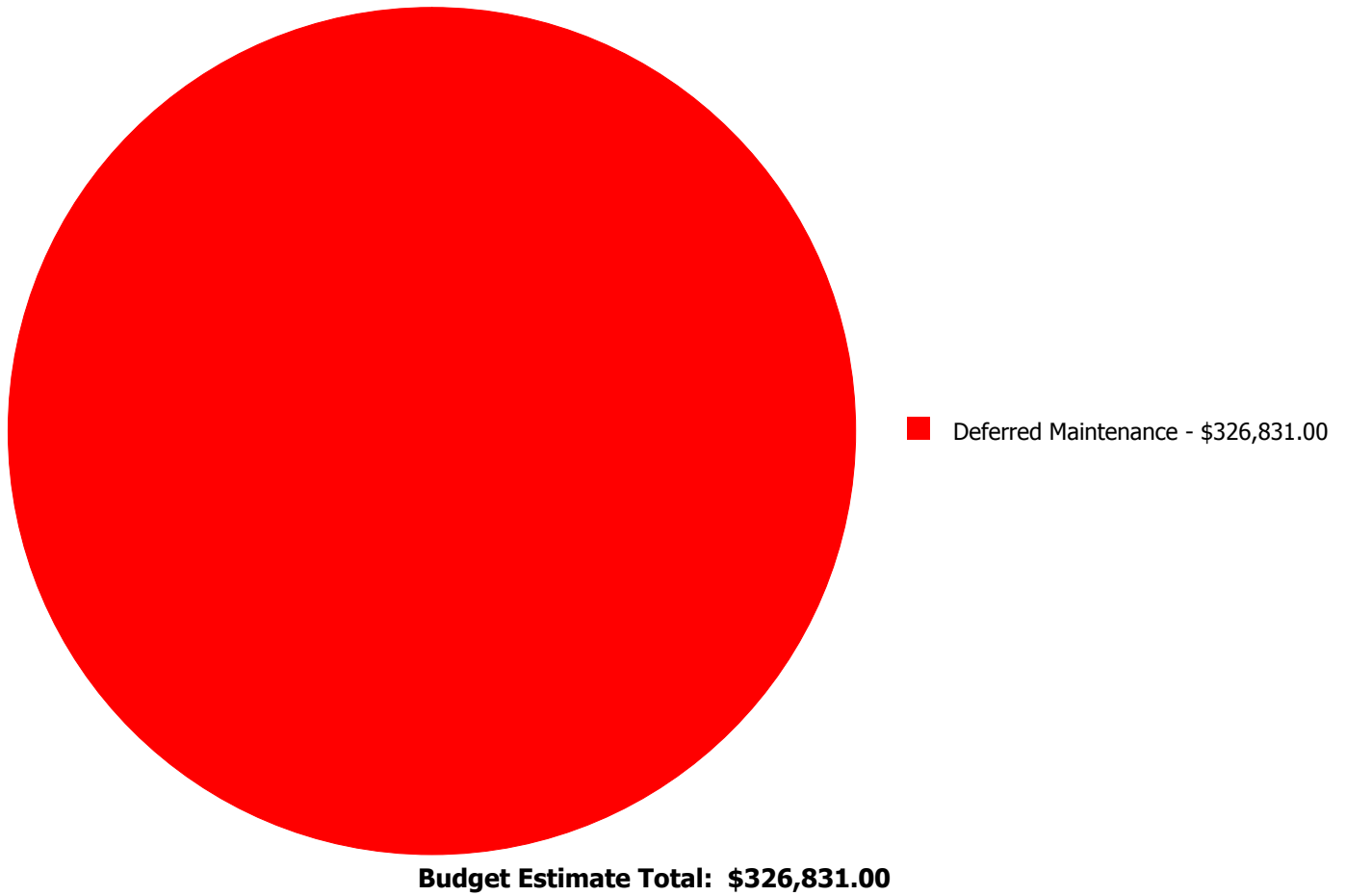
Deficiency By Priority Investment Table

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	\$326,831.00	\$0.00	\$0.00	\$0.00	\$326,831.00
	Total:	\$0.00	\$326,831.00	\$0.00	\$0.00	\$0.00	\$326,831.00

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: G2010 - Roadways



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 77,984.00
Unit of Measure: S.F.
Estimate: \$326,831.00
Assessor Name: Eduardo Lopez
Date Created: 01/24/2017

Notes: The asphalt roadway is aged, has many road cuts, cracks, potholes and repairs, and should be replaced.

NC School District/300 Davie County/Elementary School

William R. Davie Elementary

Draft

Campus Assessment Report

March 7, 2017



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Campus Executive Summary

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

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

Gross Area (SF):	64,064
Year Built:	1940
Last Renovation:	
Replacement Value:	\$13,281,968
Repair Cost:	\$2,232,663.00
Total FCI:	16.81 %
Total RSLI:	38.10 %
FCA Score:	83.19



Description:

GENERAL:

William R. Davie Elementary School is located at 3437 US Hwy. 601 North, Mocksville, NC. The campus consists of a total of 62,249 square foot of multiple one-story buildings constructed in 1940, 1970, 1974 and 2005. There has been one addition in 2005 with no major renovations. In addition to the main building, the campus contains ancillary buildings; concession/restrooms and a utility building.

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

A. SUBSTRUCTURE

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

B. SUPERSTRUCTURE

Roof construction varies from wood trusses, steel trusses and metal pan deck with lightweight fill. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel and aluminum mostly with glazing. Roofing varies from low slope single-ply membrane and pitched slope with asphalt composition shingles and standing seam metal.

C. INTERIORS

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

CONVEYING:

Buildings do not include conveying system.

D. SERVICES

PLUMBING:

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

HVAC:

Heating and cooling is provided by terminal and package units either, pad, wall or roof mounted. The original building Heating is provided by fuel fired boiler. 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.

FIRE PROTECTION:

The buildings do not have a fire sprinkler system. The building does have additional fire suppression systems, which include dry chemical overhead protection. Standpipes are not provided. Fire extinguishers and cabinets are distributed near fire exits and corridors.

ELECTRICAL:

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

COMMUNICATIONS AND SECURITY:

The fire alarm system consists of audible/visual strobe annunciators in common spaces, and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are integrated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system combined with the telephone system.

OTHER ELECTRICAL SYSTEMS:

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

E. EQUIPMENT & FURNISHINGS

This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, audio-visual, medical, fixed casework, window treatment, floor mats, and furnishings.

G. SITE

Campus site features include paved driveways and parking lots, pedestrian pavement, covered walkways, flag pole, landscaping, playing field, and fencing. Site mechanical and electrical features include water, sewer and below ground fuel tank.

Campus Assessment Report - William R. Davie Elementary

Attributes:

General Attributes:

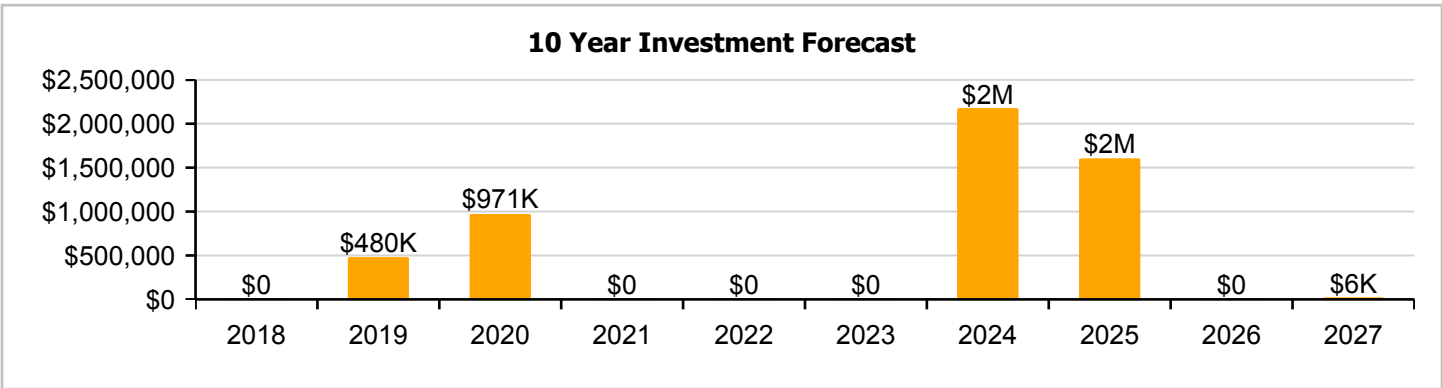
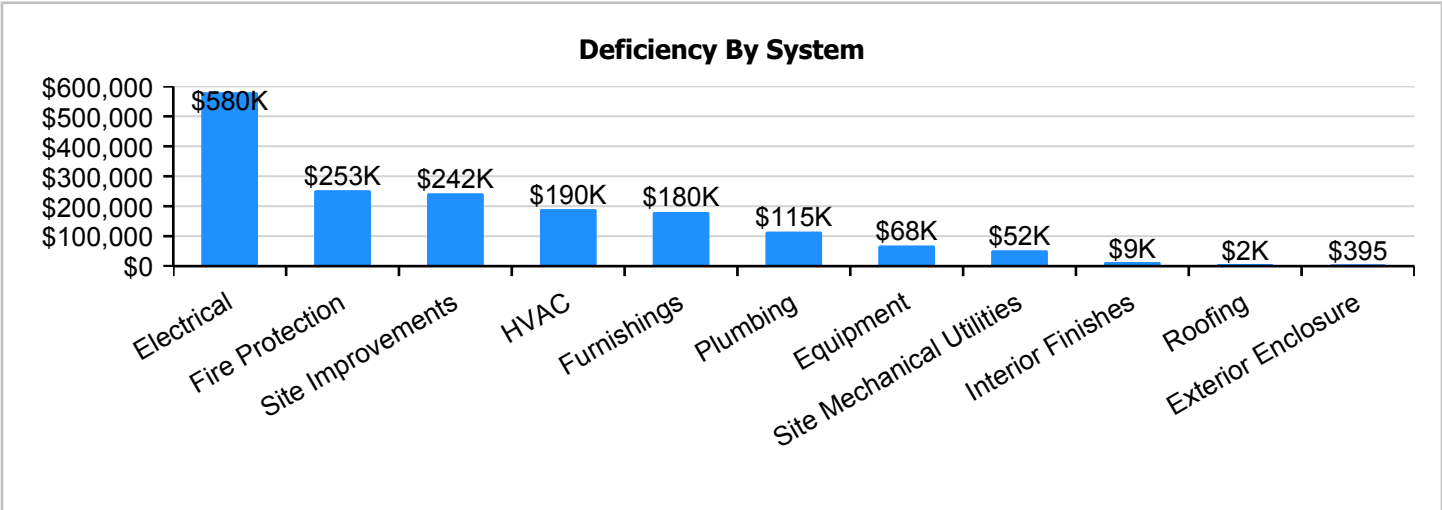
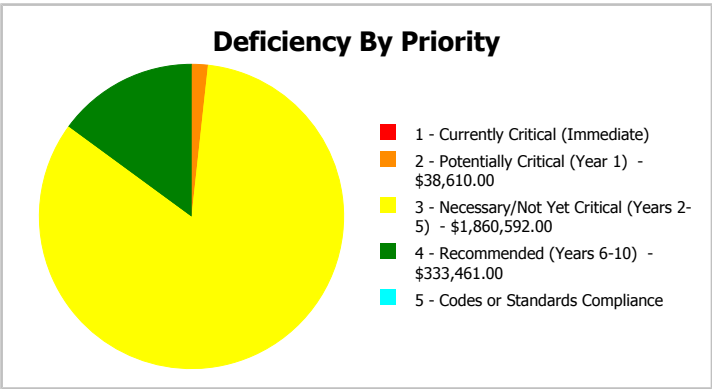
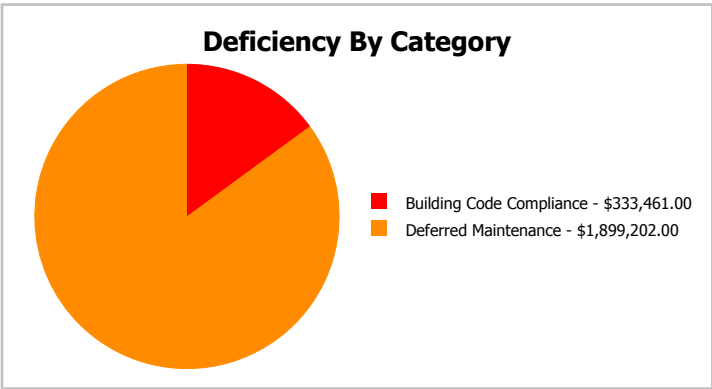
Condition Assessor: Eduardo Lopez Assessment Date:
Suitability Assessor:

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:		Status:	
School Grades:	15.1	Site Acreage:	15.1

Campus Dashboard Summary

Gross Area:	64,064	Last Renovation:	
Year Built:	1940	Replacement Value:	\$13,281,968
Repair Cost:	\$2,232,663	RSLI%:	38.10 %
FCI:	16.81 %		



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.

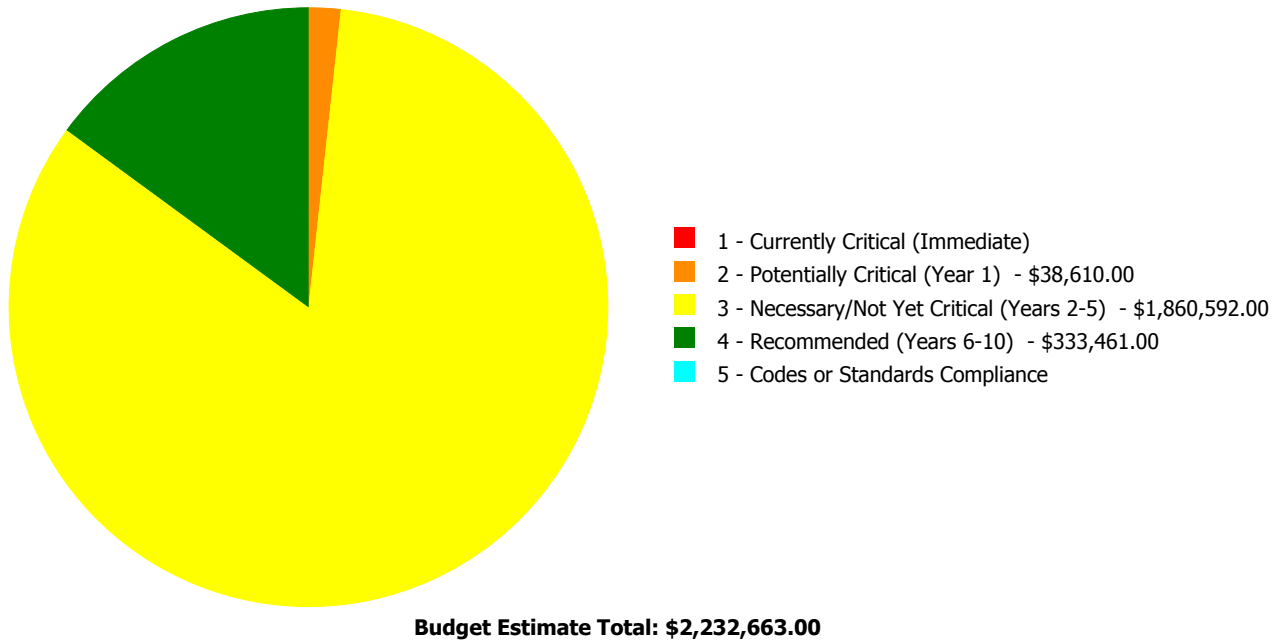
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	49.55 %	0.00 %	\$0.00
A20 - Basement Construction	23.00 %	0.00 %	\$0.00
B10 - Superstructure	48.96 %	0.00 %	\$0.00
B20 - Exterior Enclosure	53.97 %	0.04 %	\$521.00
B30 - Roofing	47.05 %	0.66 %	\$3,280.00
C10 - Interior Construction	37.87 %	0.00 %	\$0.00
C30 - Interior Finishes	41.47 %	0.73 %	\$11,554.00
D20 - Plumbing	55.21 %	16.26 %	\$151,397.00
D30 - HVAC	35.26 %	18.67 %	\$250,510.00
D40 - Fire Protection	0.00 %	110.00 %	\$333,461.00
D50 - Electrical	21.77 %	43.19 %	\$765,033.00
E10 - Equipment	3.43 %	100.56 %	\$89,884.00
E20 - Furnishings	16.13 %	65.64 %	\$238,026.00
G20 - Site Improvements	30.70 %	30.81 %	\$319,936.00
G30 - Site Mechanical Utilities	27.61 %	11.58 %	\$69,061.00
G40 - Site Electrical Utilities	54.43 %	0.00 %	\$0.00
Totals:	38.10 %	16.81 %	\$2,232,663.00

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, 1970, 1974 Main Building	37,830	24.84	\$0.00	\$38,610.00	\$1,442,305.00	\$203,072.00	\$0.00
1974 Concession/RR Bldg	520	48.81	\$0.00	\$0.00	\$29,290.00	\$0.00	\$0.00
2005 Addition	24,290	3.01	\$0.00	\$0.00	\$0.00	\$130,389.00	\$0.00
2005 PreK Building	1,280	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005 Utility Bldg, Sewer Pump	144	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Site	64,064	20.72	\$0.00	\$0.00	\$388,997.00	\$0.00	\$0.00
Total:		16.81	\$0.00	\$38,610.00	\$1,860,592.00	\$333,461.00	\$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:	ES -Elementary School
Gross Area (SF):	37,830
Year Built:	1940
Last Renovation:	2004
Replacement Value:	\$6,779,161
Repair Cost:	\$1,683,987.00
Total FCI:	24.84 %
Total RSLI:	27.15 %
FCA Score:	75.16



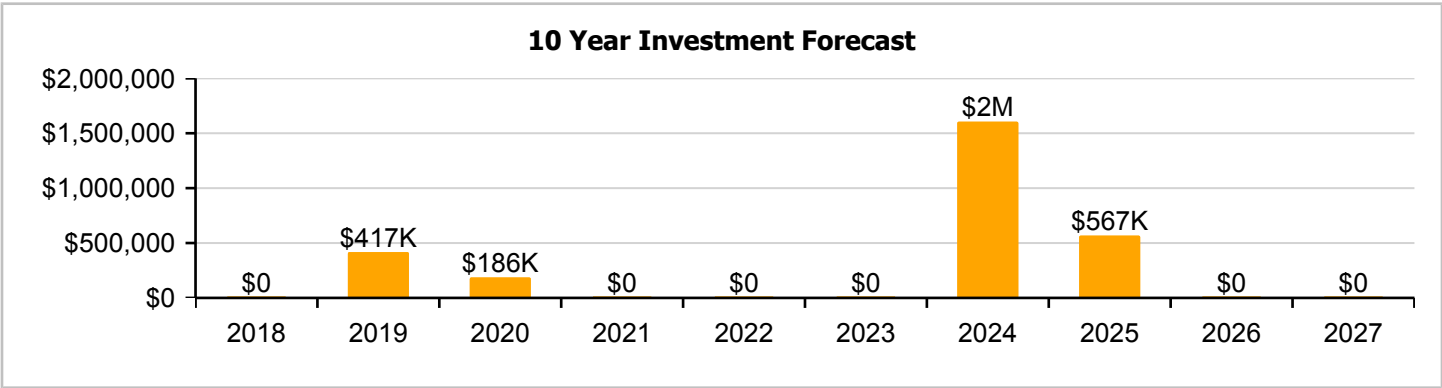
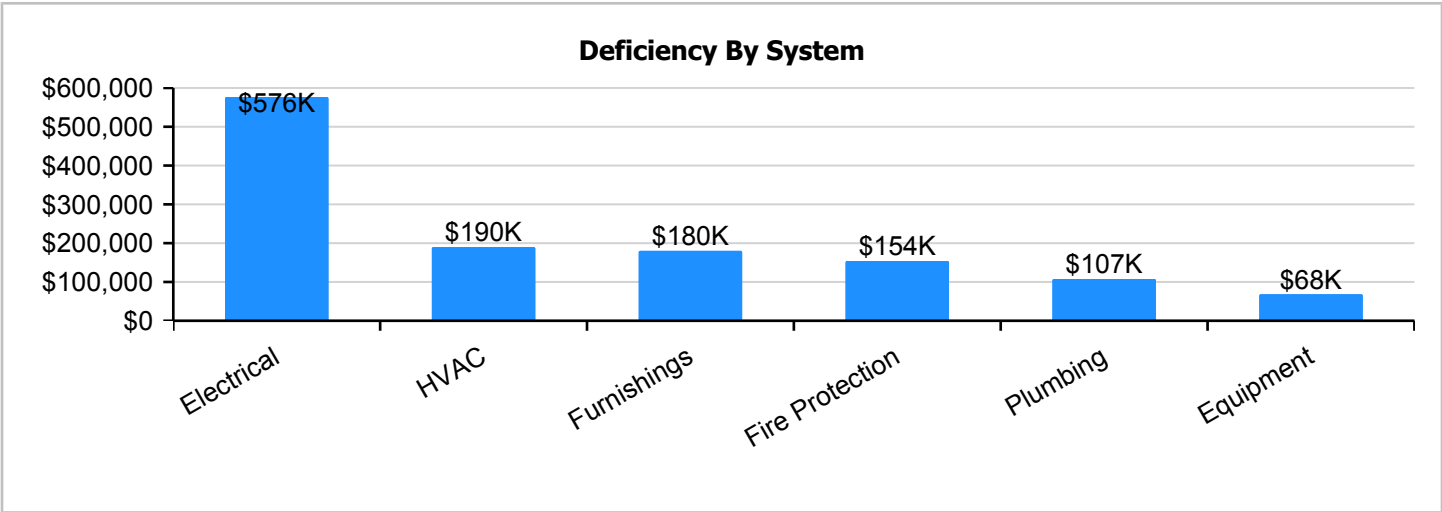
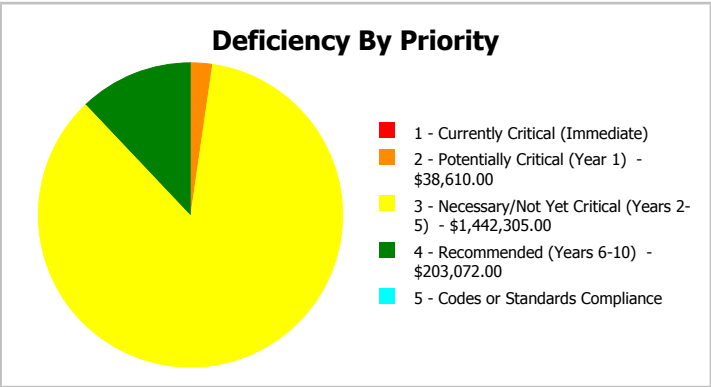
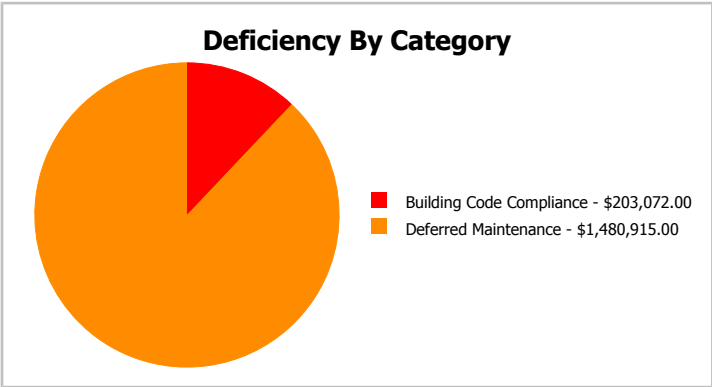
Description:

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:	37,830
Year Built:	1940	Last Renovation:	2004
Repair Cost:	\$1,683,987	Replacement Value:	\$6,779,161
FCI:	24.84 %	RSLI%:	27.15 %



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	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	40.68 %	0.00 %	\$0.00
B30 - Roofing	35.57 %	0.00 %	\$0.00
C10 - Interior Construction	20.98 %	0.00 %	\$0.00
C30 - Interior Finishes	40.12 %	0.00 %	\$0.00
D20 - Plumbing	53.10 %	24.83 %	\$141,810.00
D30 - HVAC	36.77 %	31.49 %	\$250,510.00
D40 - Fire Protection	0.00 %	110.00 %	\$203,072.00
D50 - Electrical	4.67 %	72.23 %	\$760,685.00
E10 - Equipment	0.00 %	110.00 %	\$89,884.00
E20 - Furnishings	0.00 %	110.00 %	\$238,026.00
Totals:	27.15 %	24.84 %	\$1,683,987.00

Photo Album

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

1). East Elevation, 1940 Bldg - Feb 10, 2017



2). North Elevation, 1940 Bldg - Feb 10, 2017



3). West Elevation, 1940 Bldg - Feb 10, 2017



4). West Elevation, Media - Feb 10, 2017



5). Southwest Elevation, Gym - Feb 10, 2017



6). Southeast Elevation, Gym - Feb 10, 2017



7). Northeast Elevation, Gym - Feb 10, 2017



Condition Detail

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

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

System Listing

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

Campus Assessment Report - 1940, 1970, 1974 Main Building

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.70	S.F.	37,830	100	1940	2040		23.00 %	0.00 %	23			\$177,801
A1030	Slab on Grade	\$8.26	S.F.	37,830	100	1940	2040		23.00 %	0.00 %	23			\$312,476
A2010	Basement Excavation	\$1.85	S.F.	915	100	1940	2040		23.00 %	0.00 %	23			\$1,693
A2020	Basement Walls	\$12.79	S.F.	915	100	1940	2040		23.00 %	0.00 %	23			\$11,703
B1010	Floor Construction	\$1.61	S.F.	8,775	100	1940	2040		23.00 %	0.00 %	23			\$14,128
B1020	Roof Construction	\$15.44	S.F.	37,830	100	1940	2040		23.00 %	0.00 %	23			\$584,095
B2010	Exterior Walls	\$9.24	S.F.	37,830	100	1940	2040		23.00 %	0.00 %	23			\$349,549
B2020	Exterior Windows	\$9.20	S.F.	37,830	30	2004	2034		56.67 %	0.00 %	17			\$348,036
B2030	Exterior Doors	\$1.02	S.F.	37,830	30	2004	2034		56.67 %	0.00 %	17			\$38,587
B3010120	Single Ply Membrane	\$6.98	S.F.	29,055	20	2004	2024		35.00 %	0.00 %	7			\$202,804
B3010140	Asphalt Shingles	\$4.32	S.F.	8,775	20	2004	2024		35.00 %	0.00 %	7			\$37,908
B3020	Roof Openings	\$0.29	S.F.	37,830	25	2004	2029		48.00 %	0.00 %	12			\$10,971
C1010	Partitions	\$10.59	S.F.	37,830	75	1940	2015		0.00 %	0.00 %	-2			\$400,620
C1020	Interior Doors	\$2.48	S.F.	37,830	30	2004	2034		56.67 %	0.00 %	17			\$93,818
C1030	Fittings	\$9.54	S.F.	37,830	20	2004	2024		35.00 %	0.00 %	7			\$360,898
C3010	Wall Finishes	\$2.73	S.F.	37,830	10	2004	2014	2020	30.00 %	0.00 %	3			\$103,276
C3020	Floor Finishes	\$11.15	S.F.	37,830	20	2004	2024		35.00 %	0.00 %	7			\$421,805
C3030	Ceiling Finishes	\$10.74	S.F.	37,830	25	2004	2029		48.00 %	0.00 %	12			\$406,294
D2010	Plumbing Fixtures	\$11.26	S.F.	37,830	30	2008	2038		70.00 %	0.00 %	21			\$425,966
D2020	Domestic Water Distribution	\$0.96	S.F.	37,830	30	1974	2004		0.00 %	110.00 %	-13		\$39,948.00	\$36,317
D2030	Sanitary Waste	\$1.52	S.F.	37,830	30	1974	2004		0.00 %	110.00 %	-13		\$63,252.00	\$57,502
D2040	Rain Water Drainage	\$1.36	S.F.	37,830	30	1974	2004	2020	10.00 %	75.05 %	3		\$38,610.00	\$51,449
D3020	Heat Generating Systems	\$2.34	S.F.	37,830	30	2004	2034		56.67 %	0.00 %	17			\$88,522
D3040	Distribution Systems	\$6.02	S.F.	37,830	30	1974	2004		0.00 %	110.00 %	-13		\$250,510.00	\$227,737
D3050	Terminal & Package Units	\$10.76	S.F.	37,830	15	2010	2025		53.33 %	0.00 %	8			\$407,051
D3060	Controls & Instrumentation	\$1.91	S.F.	37,830	20	2004	2024		35.00 %	0.00 %	7			\$72,255
D4010	Sprinklers	\$4.22	S.F.	37,830	30			2016	0.00 %	110.00 %	-1		\$175,607.00	\$159,643
D4020	Standpipes	\$0.66	S.F.	37,830	30			2016	0.00 %	110.00 %	-1		\$27,465.00	\$24,968
D5010	Electrical Service/Distribution	\$1.65	S.F.	37,830	40	1974	2014		0.00 %	110.00 %	-3		\$68,661.00	\$62,420
D5020	Branch Wiring	\$4.99	S.F.	37,830	30	1974	2004		0.00 %	110.00 %	-13		\$207,649.00	\$188,772
D5020	Lighting	\$11.64	S.F.	37,830	30	1974	2004		0.00 %	110.00 %	-13		\$484,375.00	\$440,341
D5030810	Security & Detection Systems	\$1.83	S.F.	37,830	15	2004	2019		13.33 %	0.00 %	2			\$69,229
D5030910	Fire Alarm Systems	\$3.31	S.F.	37,830	15	2004	2019		13.33 %	0.00 %	2			\$125,217
D5030920	Data Communication	\$4.30	S.F.	37,830	15	2004	2019		13.33 %	0.00 %	2			\$162,669
D5090	Other Electrical Systems	\$0.12	S.F.	37,830	20	2004	2024		35.00 %	0.00 %	7			\$4,540
E1020	Institutional Equipment	\$0.30	S.F.	37,830	20	1974	1994		0.00 %	110.00 %	-23		\$12,484.00	\$11,349
E1090	Other Equipment	\$1.86	S.F.	37,830	20	1974	1994		0.00 %	110.00 %	-23		\$77,400.00	\$70,364
E2010	Fixed Furnishings	\$5.72	S.F.	37,830	20	1974	1994		0.00 %	110.00 %	-23		\$238,026.00	\$216,388
Total									27.15 %	24.84 %			\$1,683,987.00	\$6,779,161

System Notes

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

System: A2020 - Basement Walls



Note:

System: B1010 - Floor Construction



Note:

System: B1020 - Roof Construction



Note:

Campus Assessment Report - 1940, 1970, 1974 Main Building

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

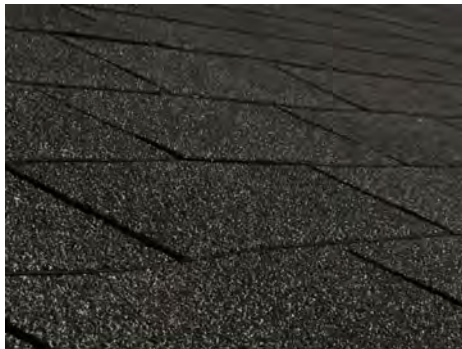
Campus Assessment Report - 1940, 1970, 1974 Main Building

System: B3010120 - Single Ply Membrane



Note:

System: B3010140 - Asphalt Shingles



Note:

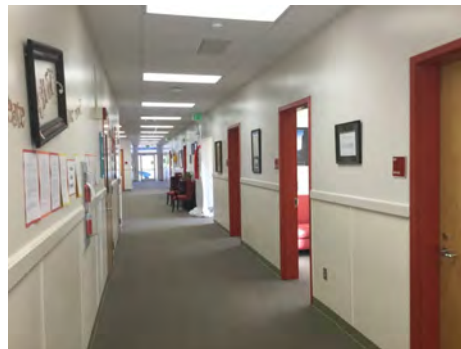
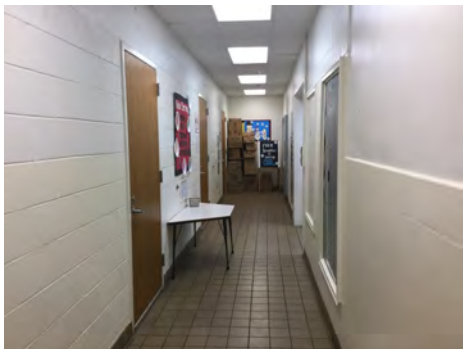
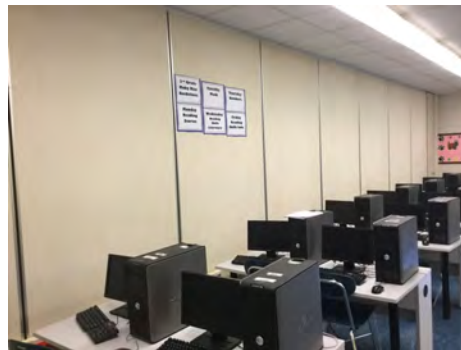
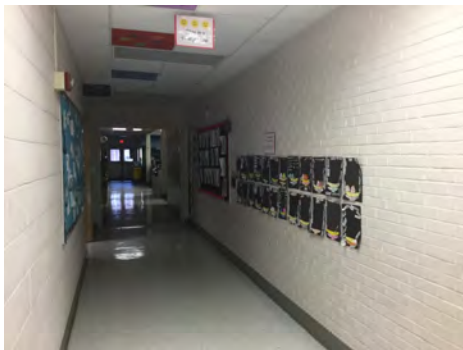
System: B3020 - Roof Openings



Note:

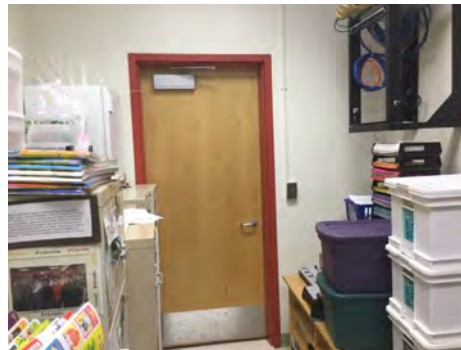
Campus Assessment Report - 1940, 1970, 1974 Main Building

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

System: C1030 - Fittings



Note:

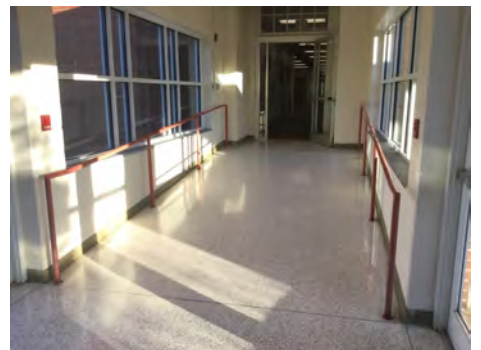
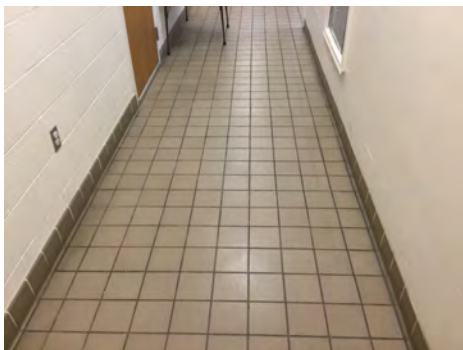
Campus Assessment Report - 1940, 1970, 1974 Main Building

System: C3010 - Wall Finishes



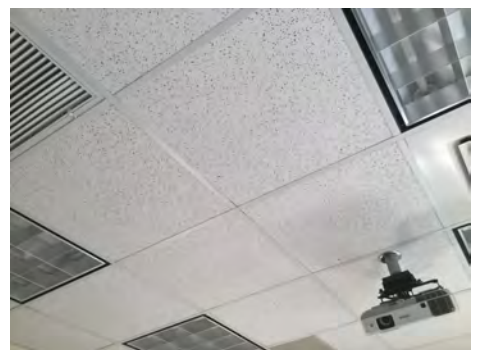
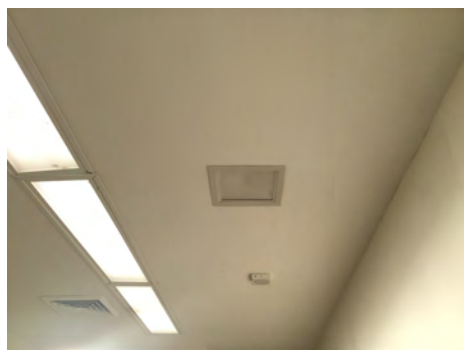
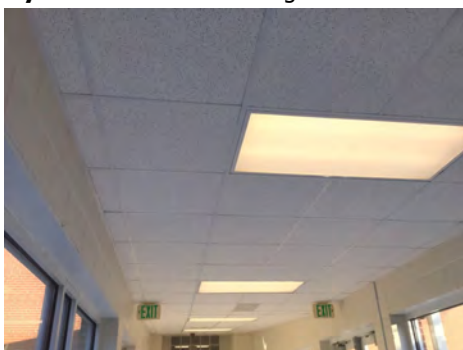
Note:

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

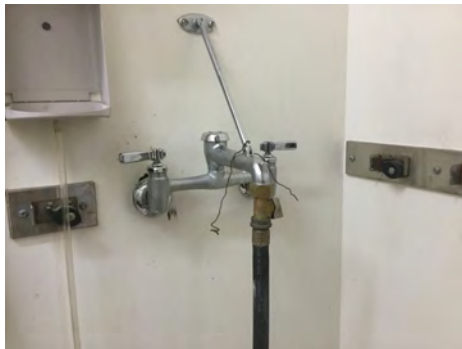
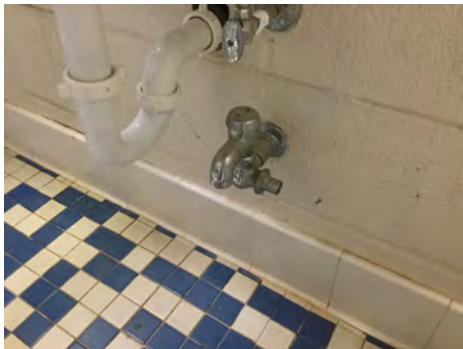
Campus Assessment Report - 1940, 1970, 1974 Main Building

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

Campus Assessment Report - 1940, 1970, 1974 Main Building

System: D2040 - Rain Water Drainage



Note:

System: D3020 - Heat Generating Systems



Note:

Campus Assessment Report - 1940, 1970, 1974 Main Building

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

Campus Assessment Report - 1940, 1970, 1974 Main Building

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

Campus Assessment Report - 1940, 1970, 1974 Main Building

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

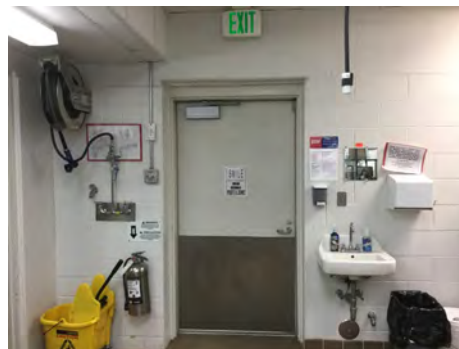
Campus Assessment Report - 1940, 1970, 1974 Main Building

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems



Note:

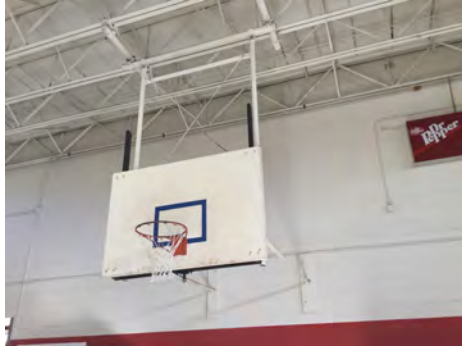
System: E1020 - Institutional Equipment



Note:

Campus Assessment Report - 1940, 1970, 1974 Main Building

System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$1,683,987	\$0	\$416,750	\$185,979	\$0	\$0	\$0	\$1,604,985	\$567,204	\$0	\$0	\$4,458,905
* 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	\$0	\$0	\$0	\$374,135	\$0	\$0	\$0	\$374,135
B3010140 - Asphalt Shingles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$68,069	\$0	\$0	\$0	\$68,069
B3020 - Roof Openings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$488,245	\$0	\$0	\$0	\$488,245

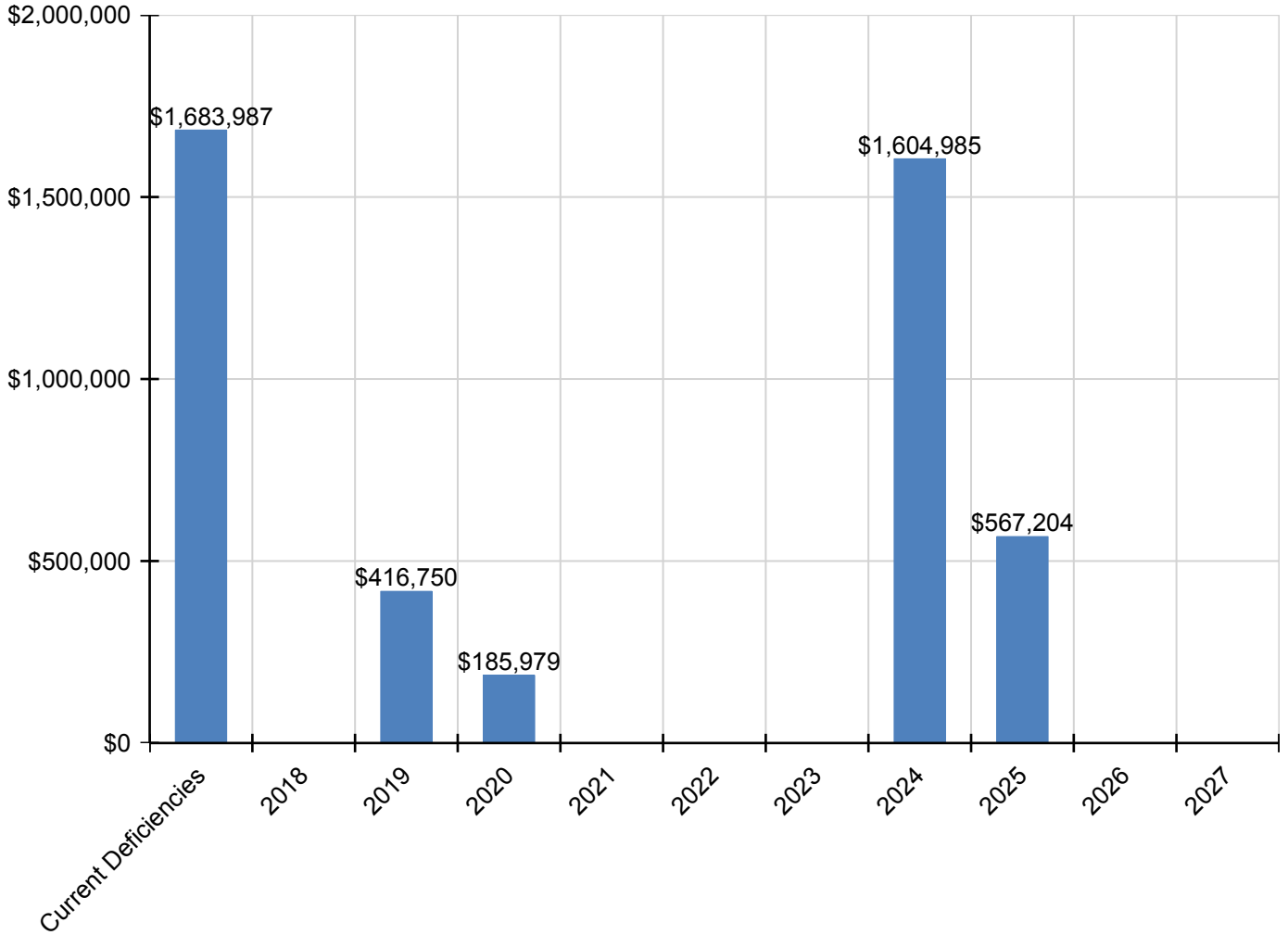
Campus Assessment Report - 1940, 1970, 1974 Main Building

C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$124,137	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$124,137
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$570,643	\$0	\$0	\$0	\$570,643
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$39,948	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,948
D2030 - Sanitary Waste	\$63,252	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$63,252
D2040 - Rain Water Drainage	\$38,610	\$0	\$0	\$61,842	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,452
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$250,510	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250,510
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$567,204	\$0	\$0	\$567,204
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$97,752	\$0	\$0	\$0	\$97,752
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$175,607	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175,607
D4020 - Standpipes	\$27,465	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,465
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$68,661	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$68,661
D5020 - Branch Wiring	\$207,649	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$207,649
D5020 - Lighting	\$484,375	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$484,375
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$80,790	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,790
D5030910 - Fire Alarm Systems	\$0	\$0	\$146,127	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$146,127
D5030920 - Data Communication	\$0	\$0	\$189,833	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$189,833
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,142	\$0	\$0	\$0	\$6,142
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	\$12,484	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,484
E1090 - Other Equipment	\$77,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$77,400
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$238,026	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$238,026

** Indicates non-renewable system*

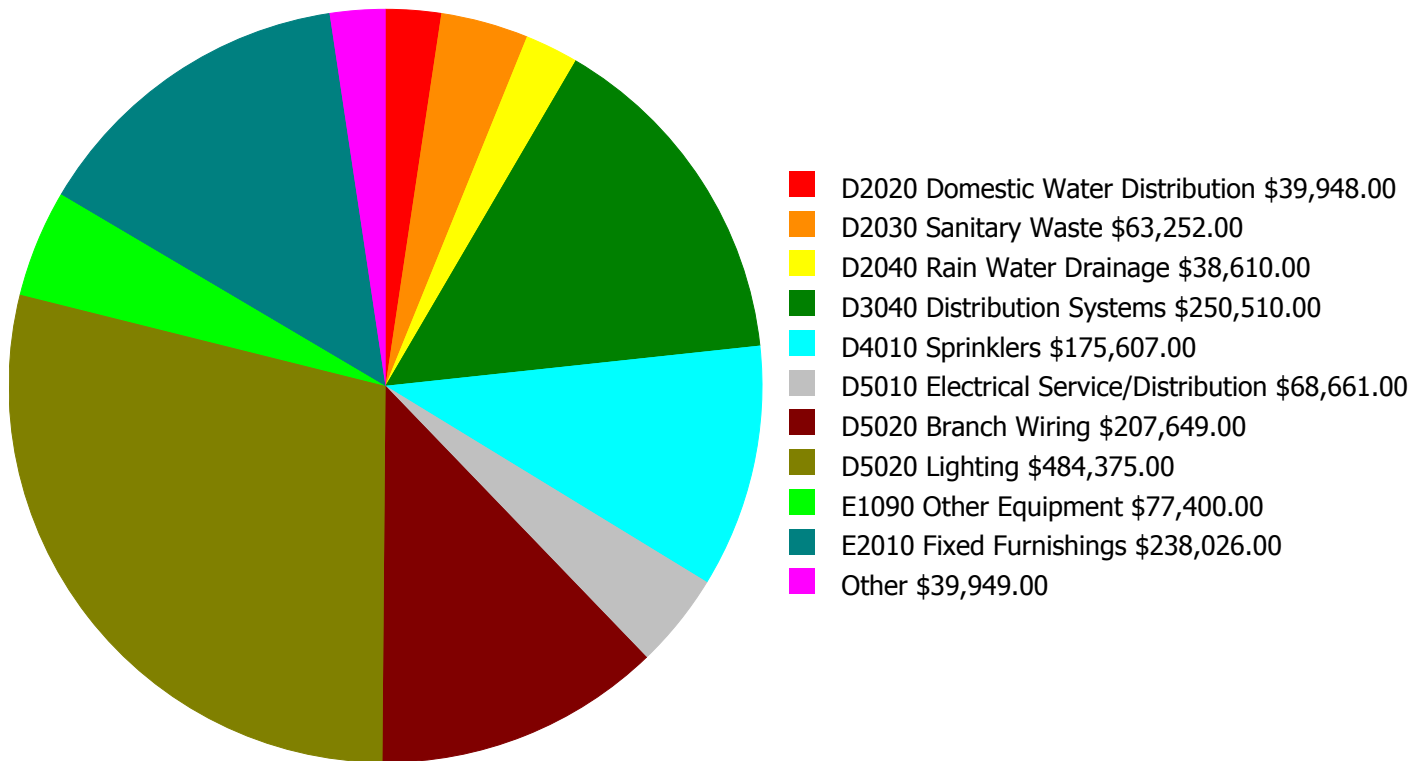
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

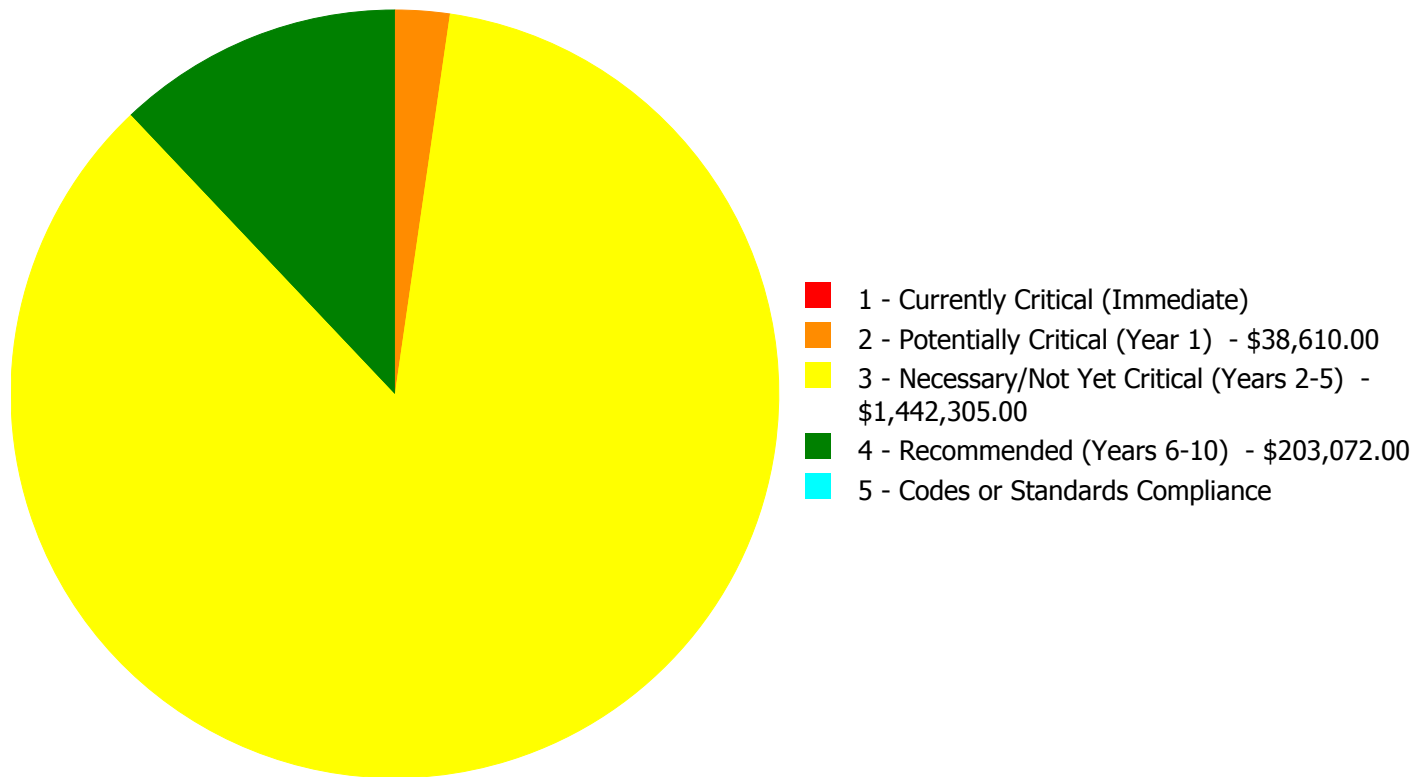
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$1,683,987.00

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: \$1,683,987.00

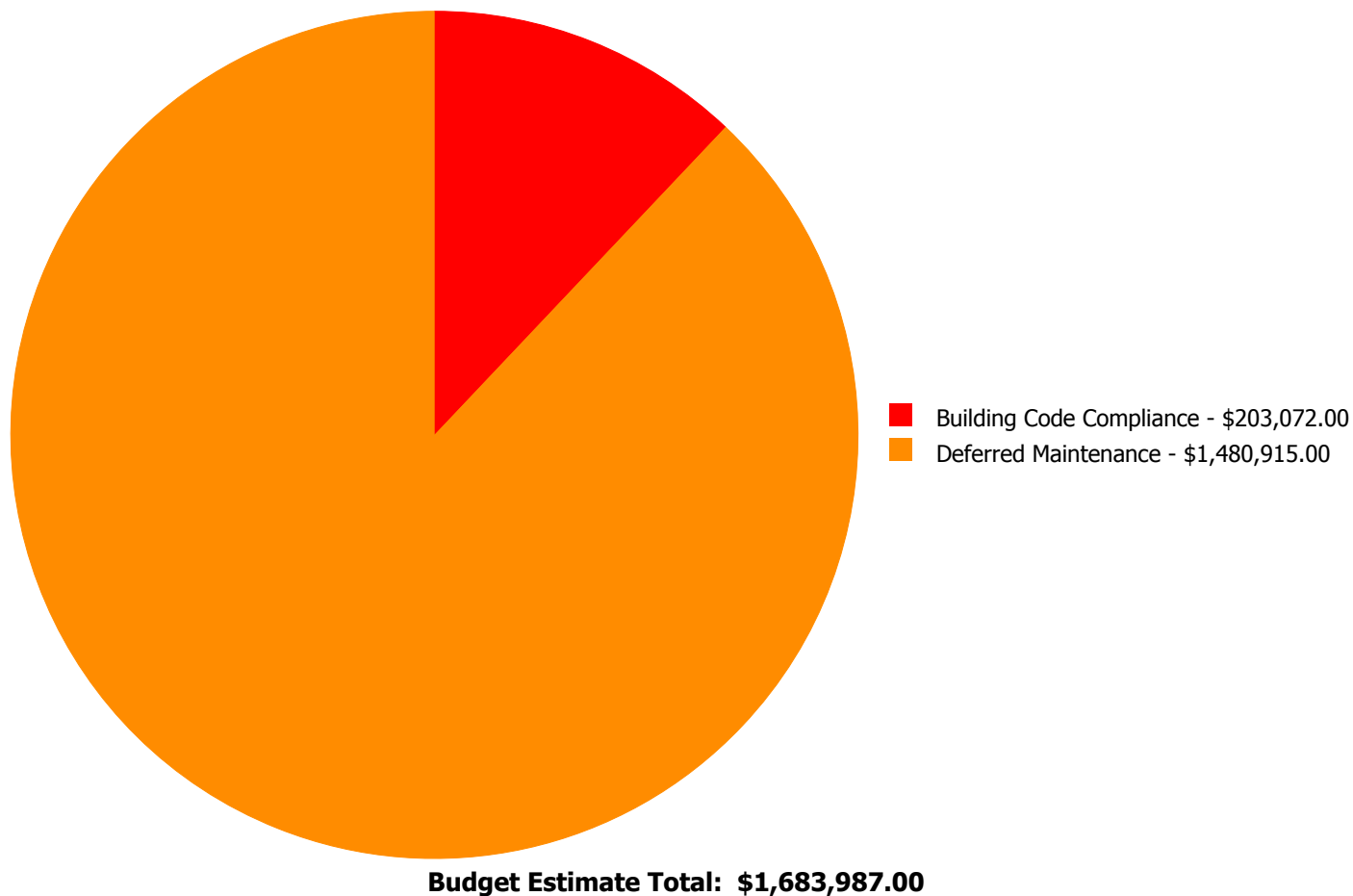
Deficiency By Priority Investment Table

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
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$39,948.00	\$0.00	\$0.00	\$39,948.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$63,252.00	\$0.00	\$0.00	\$63,252.00
D2040	Rain Water Drainage	\$0.00	\$38,610.00	\$0.00	\$0.00	\$0.00	\$38,610.00
D3040	Distribution Systems	\$0.00	\$0.00	\$250,510.00	\$0.00	\$0.00	\$250,510.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$175,607.00	\$0.00	\$175,607.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$27,465.00	\$0.00	\$27,465.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$68,661.00	\$0.00	\$0.00	\$68,661.00
D5020	Branch Wiring	\$0.00	\$0.00	\$207,649.00	\$0.00	\$0.00	\$207,649.00
D5020	Lighting	\$0.00	\$0.00	\$484,375.00	\$0.00	\$0.00	\$484,375.00
E1020	Institutional Equipment	\$0.00	\$0.00	\$12,484.00	\$0.00	\$0.00	\$12,484.00
E1090	Other Equipment	\$0.00	\$0.00	\$77,400.00	\$0.00	\$0.00	\$77,400.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$238,026.00	\$0.00	\$0.00	\$238,026.00
	Total:	\$0.00	\$38,610.00	\$1,442,305.00	\$203,072.00	\$0.00	\$1,683,987.00

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:

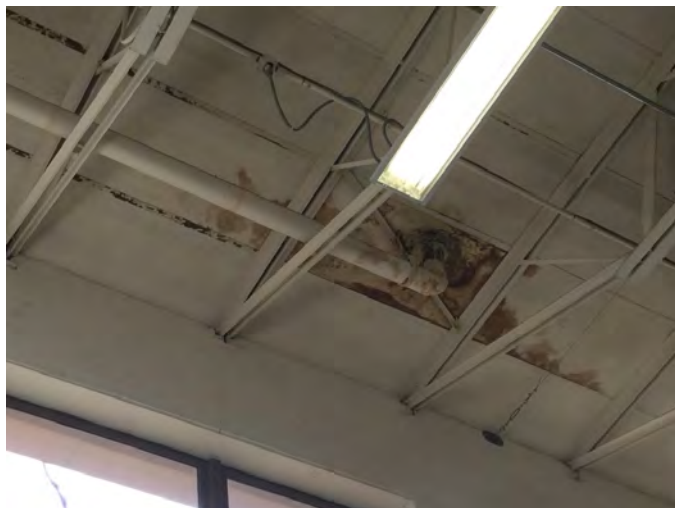


Deficiency Details by Priority

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

Priority 2 - Potentially Critical (Year 1):

System: D2040 - Rain Water Drainage



Location: Gymnasium
Distress: Failing
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Replace pipe or gutter distribution
Qty: 500.00
Unit of Measure: L.F.
Estimate: \$38,610.00
Assessor Name: Eduardo Lopez
Date Created: 02/15/2017

Notes: The rain water drainage system in the gym is aged, in marginal condition, with reported water leaks and should be replaced.

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

System: D2020 - Domestic Water Distribution



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 37,830.00
Unit of Measure: S.F.
Estimate: \$39,948.00
Assessor Name: Eduardo Lopez
Date Created: 02/15/2017

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

System: D2030 - Sanitary Waste



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 37,830.00
Unit of Measure: S.F.
Estimate: \$63,252.00
Assessor Name: Eduardo Lopez
Date Created: 02/15/2017

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

System: D3040 - Distribution Systems



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 37,830.00
Unit of Measure: S.F.
Estimate: \$250,510.00
Assessor Name: Eduardo Lopez
Date Created: 02/15/2017

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

System: D5010 - Electrical Service/Distribution



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 37,830.00
Unit of Measure: S.F.
Estimate: \$68,661.00
Assessor Name: Eduardo Lopez
Date Created: 02/15/2017

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

System: D5020 - Branch Wiring



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 37,830.00
Unit of Measure: S.F.
Estimate: \$207,649.00
Assessor Name: Eduardo Lopez
Date Created: 02/15/2017

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

System: D5020 - Lighting



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 37,830.00
Unit of Measure: S.F.
Estimate: \$484,375.00
Assessor Name: Eduardo Lopez
Date Created: 02/15/2017

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

System: E1020 - Institutional Equipment



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 37,830.00
Unit of Measure: S.F.
Estimate: \$12,484.00
Assessor Name: Eduardo Lopez
Date Created: 02/15/2017

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

System: E1090 - Other Equipment



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 37,830.00
Unit of Measure: S.F.
Estimate: \$77,400.00
Assessor Name: Eduardo Lopez
Date Created: 02/15/2017

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

System: E2010 - Fixed Furnishings



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 37,830.00
Unit of Measure: S.F.
Estimate: \$238,026.00
Assessor Name: Eduardo Lopez
Date Created: 02/15/2017

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the Building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 37,830.00
Unit of Measure: S.F.
Estimate: \$175,607.00
Assessor Name: Eduardo Lopez
Date Created: 02/15/2017

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the Building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 37,830.00
Unit of Measure: S.F.
Estimate: \$27,465.00
Assessor Name: Eduardo Lopez
Date Created: 02/15/2017

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	520
Year Built:	1974
Last Renovation:	
Replacement Value:	\$60,014
Repair Cost:	\$29,290.00
Total FCI:	48.81 %
Total RSLI:	25.69 %
FCA Score:	51.19



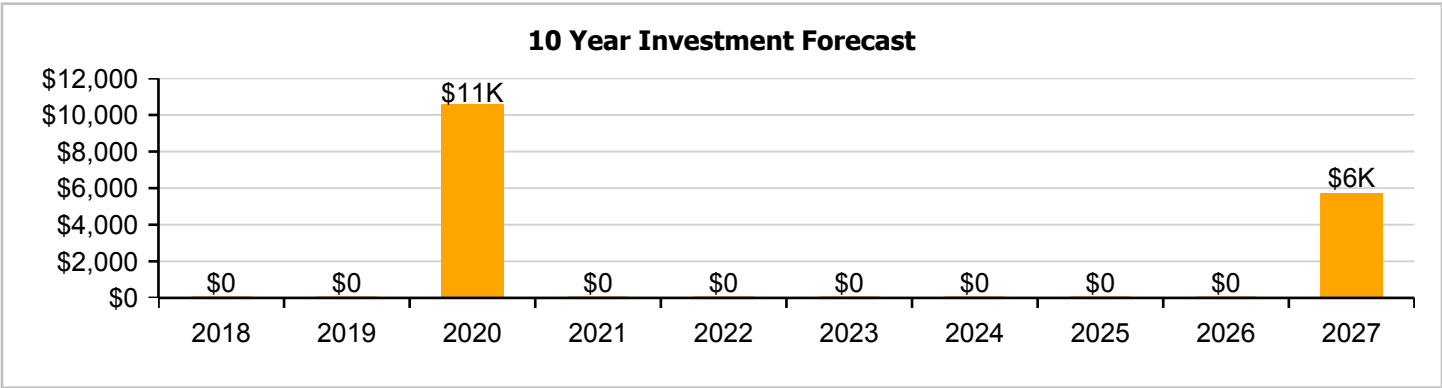
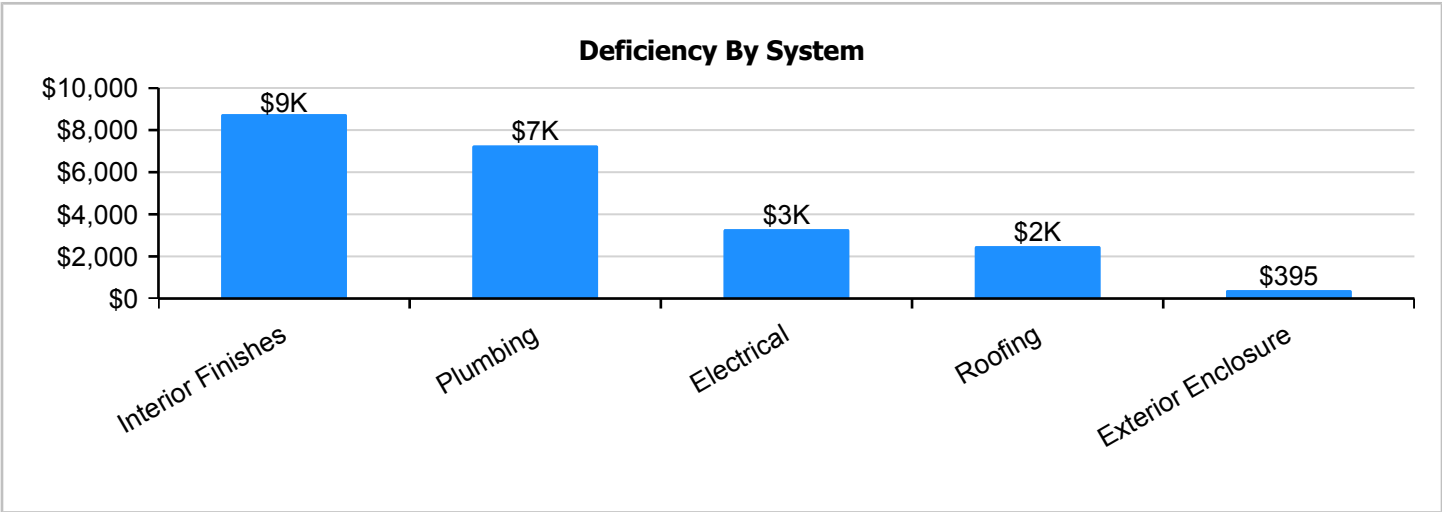
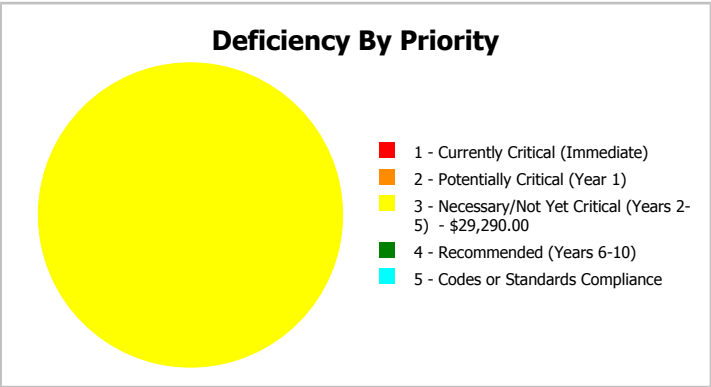
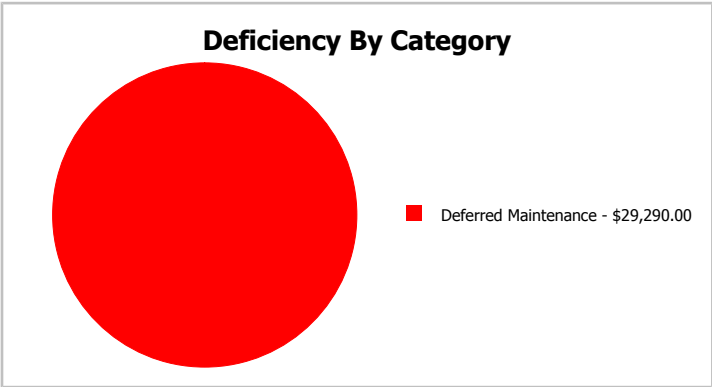
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	ES -Elementary School	Gross Area:	520
Year Built:	1974	Last Renovation:	
Repair Cost:	\$29,290	Replacement Value:	\$60,014
FCI:	48.81 %	RSLI%:	25.69 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	57.00 %	0.00 %	\$0.00
B10 - Superstructure	57.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	54.26 %	5.29 %	\$521.00
B30 - Roofing	0.00 %	146.04 %	\$3,280.00
C10 - Interior Construction	42.67 %	0.00 %	\$0.00
C30 - Interior Finishes	0.00 %	110.00 %	\$11,554.00
D20 - Plumbing	0.00 %	109.99 %	\$9,587.00
D30 - HVAC	20.00 %	0.00 %	\$0.00
D50 - Electrical	0.00 %	110.02 %	\$4,348.00
Totals:	25.69 %	48.81 %	\$29,290.00

Photo Album

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

1). Southeast Elevation - Feb 10, 2017



2). Northeast Elevation - Feb 10, 2017



3). North Elevation - Feb 10, 2017



4). Southwest Elevation - Feb 10, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$6.93	S.F.	520	100	1974	2074		57.00 %	0.00 %	57			\$3,604
A1030	Slab on Grade	\$7.37	S.F.	520	100	1974	2074		57.00 %	0.00 %	57			\$3,832
B1020	Roof Construction	\$5.98	S.F.	520	100	1974	2074		57.00 %	0.00 %	57			\$3,110
B2010	Exterior Walls	\$18.04	S.F.	520	100	1974	2074		57.00 %	0.00 %	57			\$9,381
B2030	Exterior Doors	\$0.91	S.F.	520	30	1974	2004		0.00 %	110.15 %	-13		\$521.00	\$473
B3010140	Asphalt Shingles	\$4.32	S.F.	520	20	1974	1994		0.00 %	146.04 %	-23		\$3,280.00	\$2,246
C1010	Partitions	\$10.34	S.F.	520	75	1974	2049		42.67 %	0.00 %	32			\$5,377
C3010	Wall Finishes	\$7.46	S.F.	520	10	2005	2015		0.00 %	110.00 %	-2		\$4,267.00	\$3,879
C3020	Floor Finishes	\$12.74	S.F.	520	20	2005	2025	2016	0.00 %	109.99 %	-1		\$7,287.00	\$6,625
D2010	Plumbing Fixtures	\$9.98	S.F.	520	30	1974	2004		0.00 %	110.00 %	-13		\$5,709.00	\$5,190
D2020	Domestic Water Distribution	\$0.84	S.F.	520	30	1974	2004		0.00 %	109.84 %	-13		\$480.00	\$437
D2030	Sanitary Waste	\$5.94	S.F.	520	30	1974	2004		0.00 %	110.00 %	-13		\$3,398.00	\$3,089
D3050	Terminal & Package Units	\$16.96	S.F.	520	15	2005	2020		20.00 %	0.00 %	3			\$8,819
D5010	Electrical Service/Distribution	\$1.47	S.F.	520	40	1974	2014		0.00 %	110.08 %	-3		\$841.00	\$764
D5020	Branch Wiring	\$2.55	S.F.	520	30	1974	2004		0.00 %	110.03 %	-13		\$1,459.00	\$1,326
D5020	Lighting	\$3.58	S.F.	520	30	1974	2004		0.00 %	109.99 %	-13		\$2,048.00	\$1,862
Total									25.69 %	48.81 %			\$29,290.00	\$60,014

System Notes

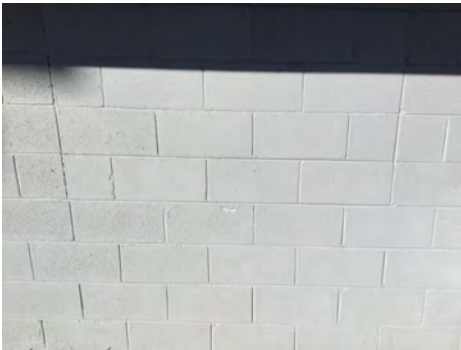
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B1020 - Roof Construction



Note:

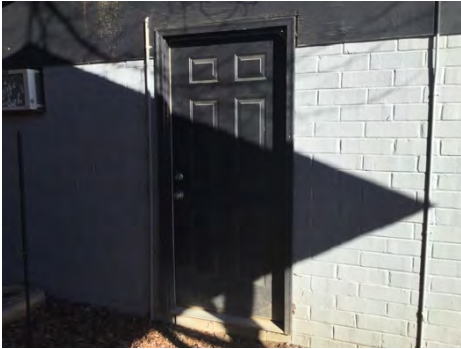
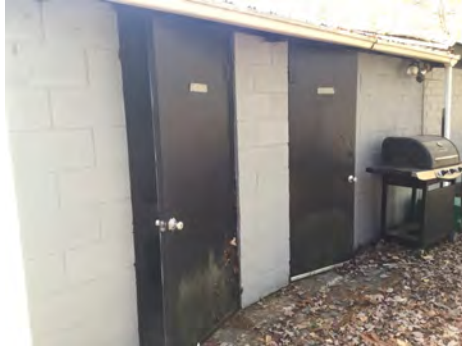
System: B2010 - Exterior Walls



Note:

Campus Assessment Report - 1974 Concession/RR Bldg

System: B2030 - Exterior Doors



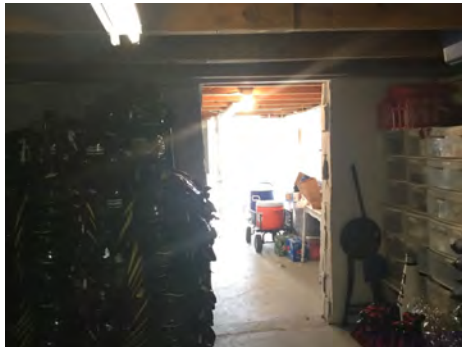
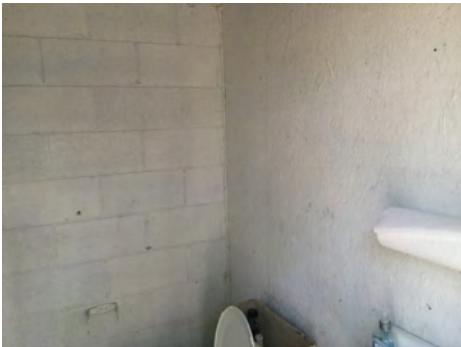
Note:

System: B3010140 - Asphalt Shingles



Note:

System: C1010 - Partitions



Note:

Campus Assessment Report - 1974 Concession/RR Bldg

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

Campus Assessment Report - 1974 Concession/RR Bldg

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D3050 - Terminal & Package Units



Note:

Campus Assessment Report - 1974 Concession/RR Bldg

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

Renewal Schedule

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

Inflation Rate: 3%

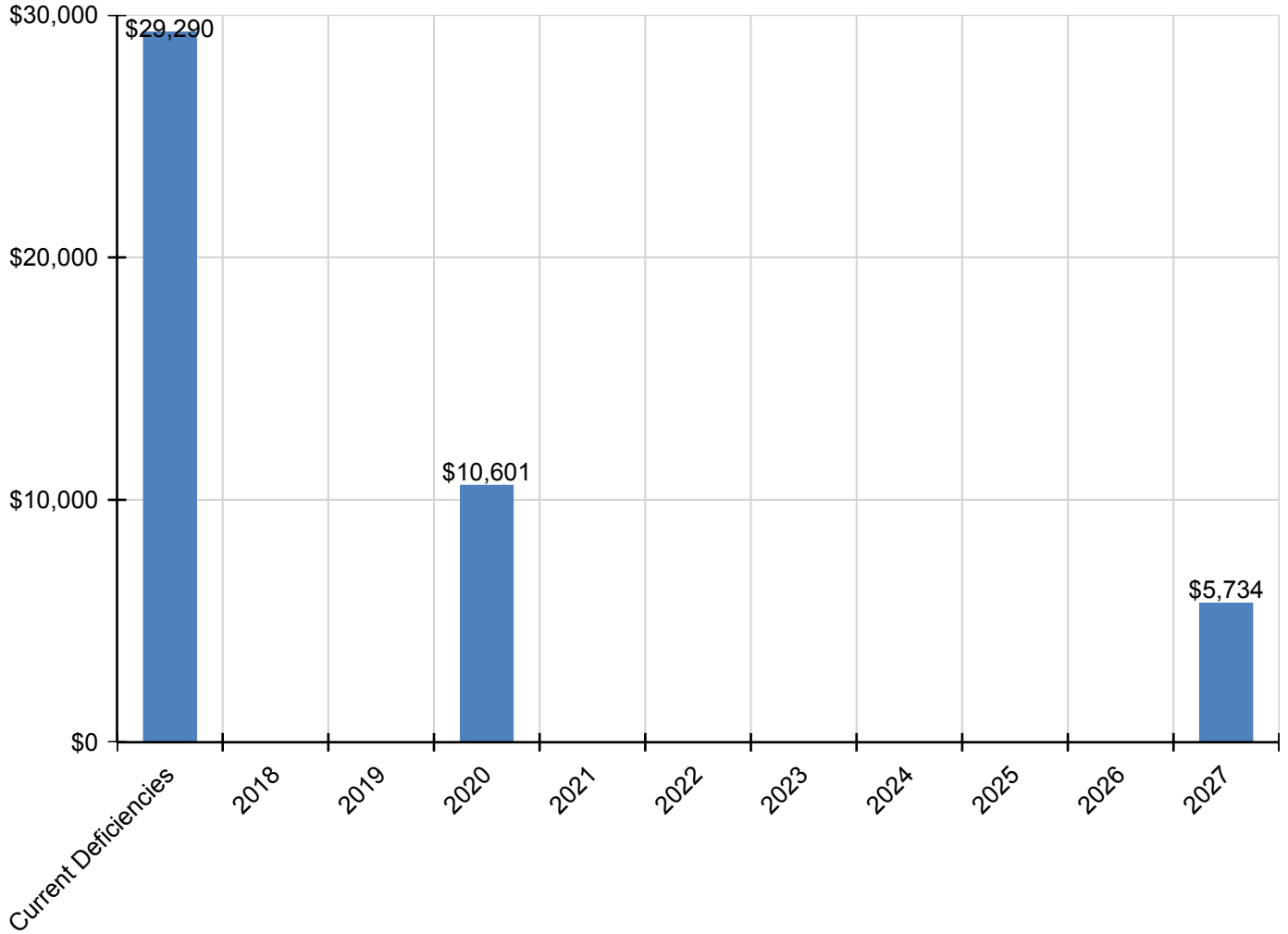
Campus Assessment Report - 1974 Concession/RR Bldg

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$29,290	\$0	\$0	\$10,601	\$0	\$0	\$0	\$0	\$0	\$0	\$5,734	\$45,625
* 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
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	\$521	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$521
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	\$3,280	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,280
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
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$4,267	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,734	\$10,001
C3020 - Floor Finishes	\$7,287	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,287
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	\$5,709	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,709
D2020 - Domestic Water Distribution	\$480	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$480
D2030 - Sanitary Waste	\$3,398	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,398
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$10,601	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,601
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$841	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$841
D5020 - Branch Wiring	\$1,459	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,459
D5020 - Lighting	\$2,048	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,048

** Indicates non-renewable system*

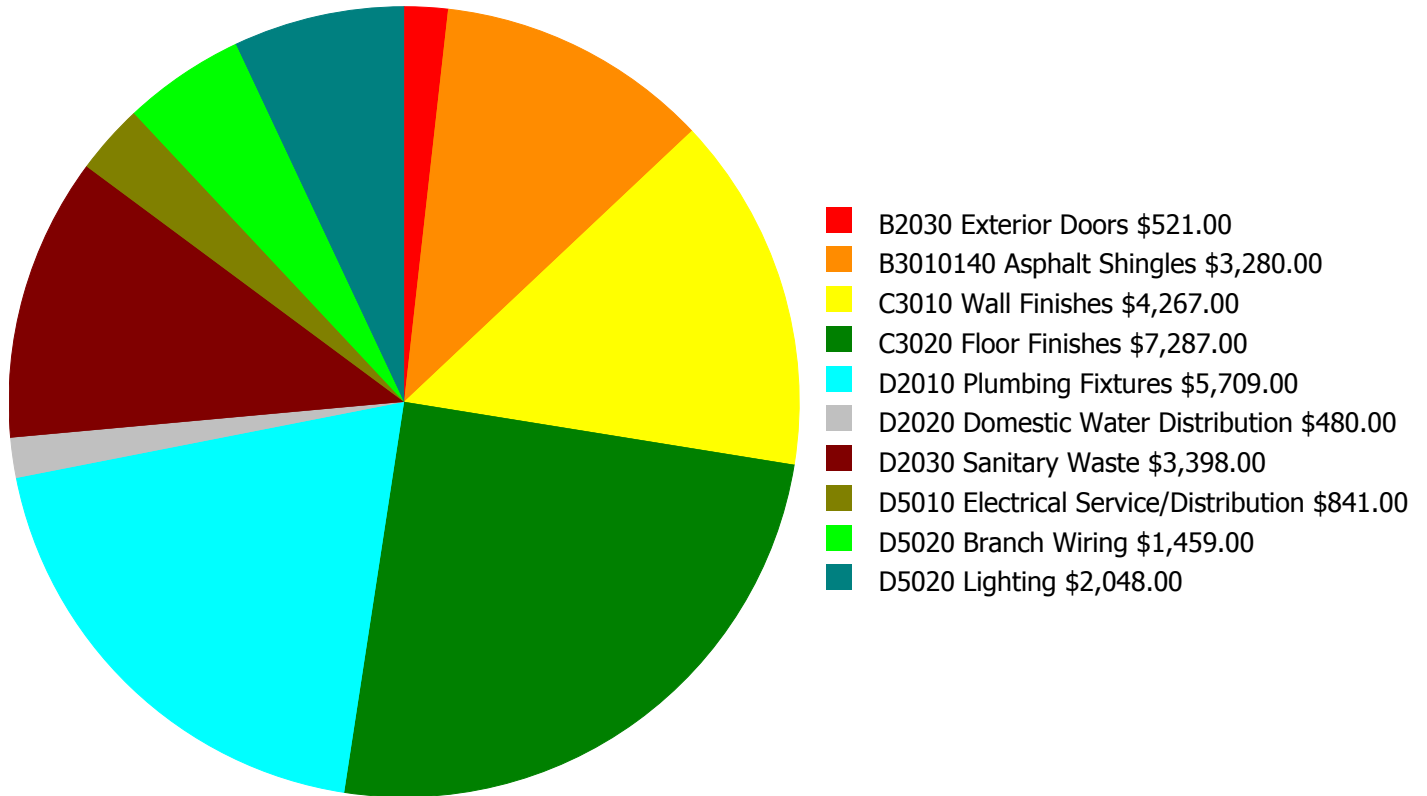
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

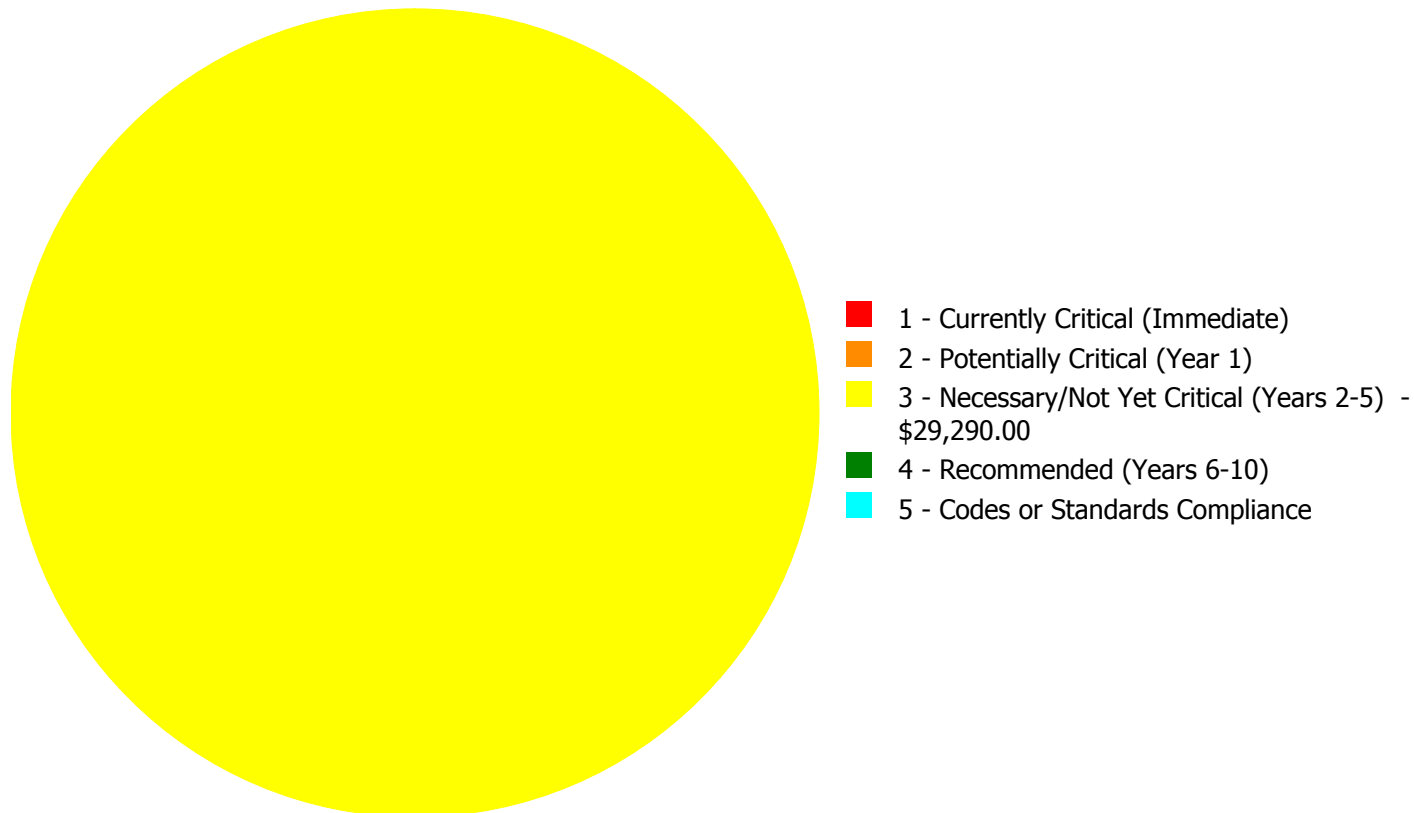
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$29,290.00

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: \$29,290.00

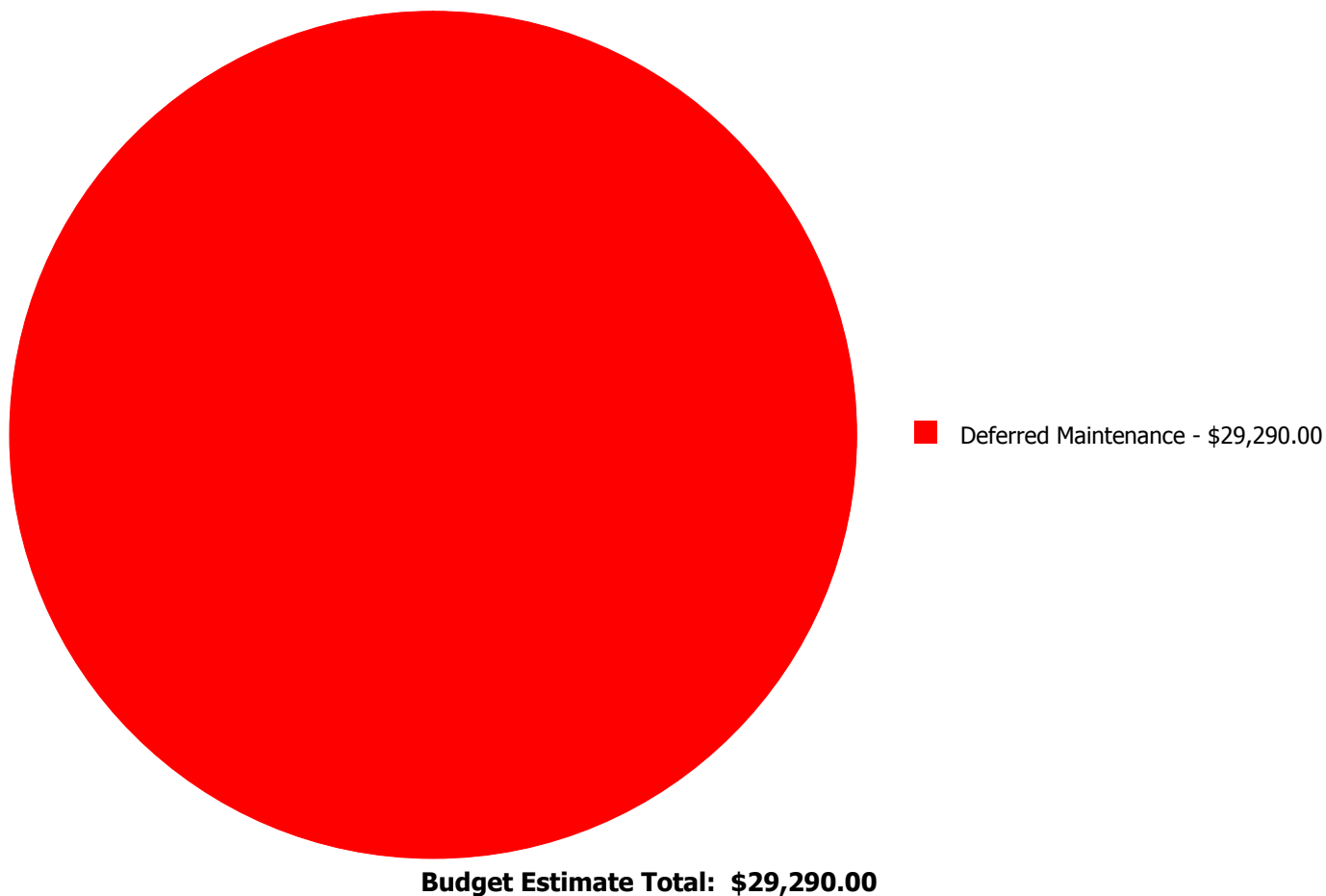
Deficiency By Priority Investment Table

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	\$521.00	\$0.00	\$0.00	\$521.00
B3010140	Asphalt Shingles	\$0.00	\$0.00	\$3,280.00	\$0.00	\$0.00	\$3,280.00
C3010	Wall Finishes	\$0.00	\$0.00	\$4,267.00	\$0.00	\$0.00	\$4,267.00
C3020	Floor Finishes	\$0.00	\$0.00	\$7,287.00	\$0.00	\$0.00	\$7,287.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$5,709.00	\$0.00	\$0.00	\$5,709.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$480.00	\$0.00	\$0.00	\$480.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$3,398.00	\$0.00	\$0.00	\$3,398.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$841.00	\$0.00	\$0.00	\$841.00
D5020	Branch Wiring	\$0.00	\$0.00	\$1,459.00	\$0.00	\$0.00	\$1,459.00
D5020	Lighting	\$0.00	\$0.00	\$2,048.00	\$0.00	\$0.00	\$2,048.00
	Total:	\$0.00	\$0.00	\$29,290.00	\$0.00	\$0.00	\$29,290.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

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

System: B2030 - Exterior Doors



Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 520.00
Unit of Measure: S.F.
Estimate: \$521.00
Assessor Name: Eduardo Lopez
Date Created: 02/12/2017

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

System: B3010140 - Asphalt Shingles



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 520.00
Unit of Measure: S.F.
Estimate: \$3,280.00
Assessor Name: Eduardo Lopez
Date Created: 02/12/2017

Notes: The asphalt shingles roof coverings are aging, showing signs of failure and should be replaced.

System: C3010 - Wall Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 520.00
Unit of Measure: S.F.
Estimate: \$4,267.00
Assessor Name: Eduardo Lopez
Date Created: 02/12/2017

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

System: C3020 - Floor Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 520.00
Unit of Measure: S.F.
Estimate: \$7,287.00
Assessor Name: Eduardo Lopez
Date Created: 02/12/2017

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

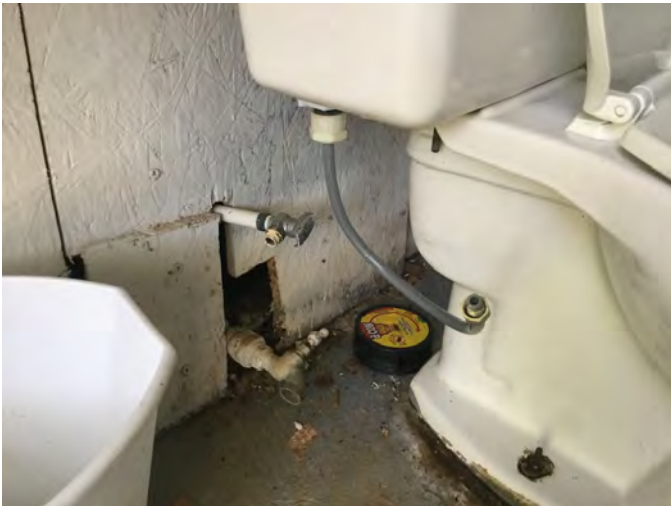
System: D2010 - Plumbing Fixtures



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 520.00
Unit of Measure: S.F.
Estimate: \$5,709.00
Assessor Name: Eduardo Lopez
Date Created: 02/12/2017

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

System: D2020 - Domestic Water Distribution



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 520.00
Unit of Measure: S.F.
Estimate: \$480.00
Assessor Name: Eduardo Lopez
Date Created: 02/12/2017

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

System: D2030 - Sanitary Waste



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 520.00
Unit of Measure: S.F.
Estimate: \$3,398.00
Assessor Name: Eduardo Lopez
Date Created: 02/12/2017

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

System: D5010 - Electrical Service/Distribution



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 520.00
Unit of Measure: S.F.
Estimate: \$841.00
Assessor Name: Eduardo Lopez
Date Created: 02/12/2017

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

System: D5020 - Branch Wiring



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 520.00
Unit of Measure: S.F.
Estimate: \$1,459.00
Assessor Name: Eduardo Lopez
Date Created: 02/12/2017

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

System: D5020 - Lighting



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 520.00
Unit of Measure: S.F.
Estimate: \$2,048.00
Assessor Name: Eduardo Lopez
Date Created: 02/12/2017

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	24,290
Year Built:	2005
Last Renovation:	
Replacement Value:	\$4,329,695
Repair Cost:	\$130,389.00
Total FCI:	3.01 %
Total RSLI:	56.57 %
FCA Score:	96.99



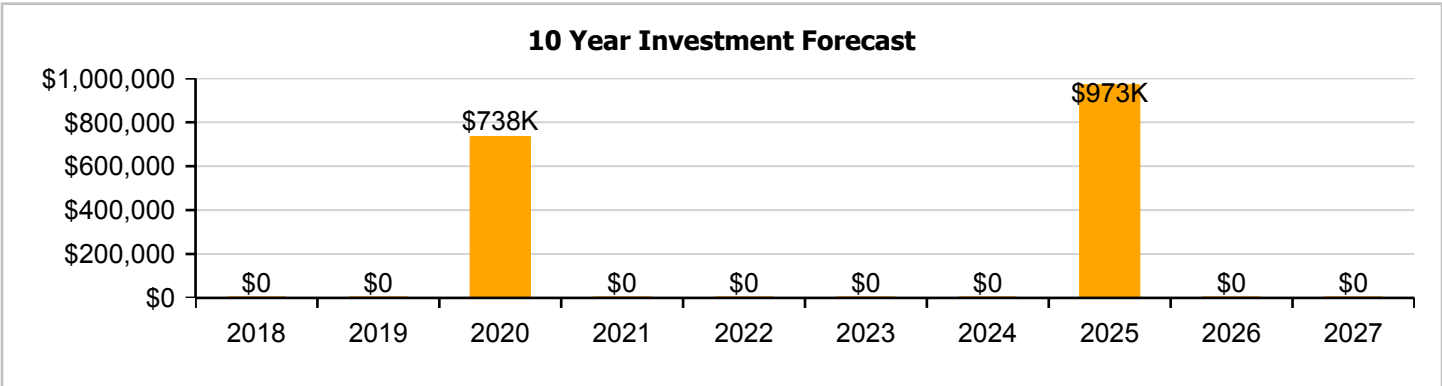
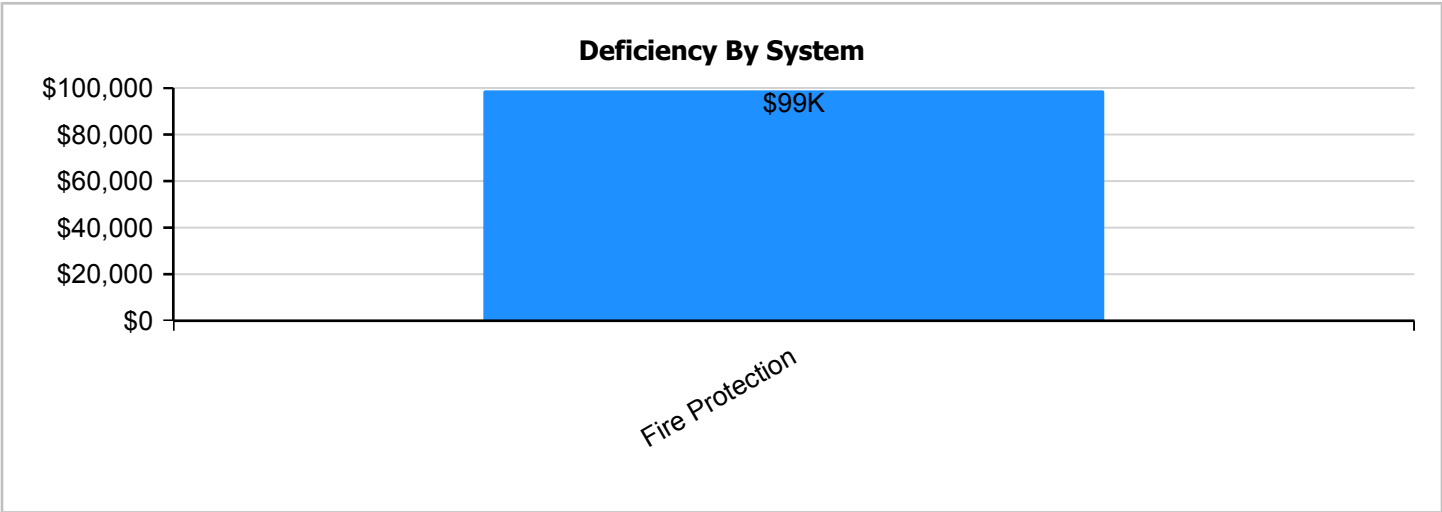
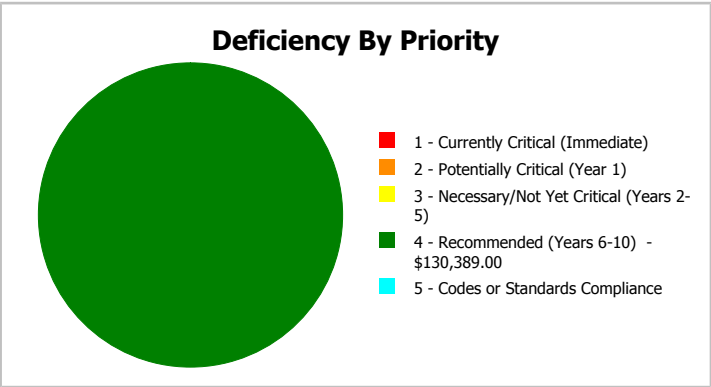
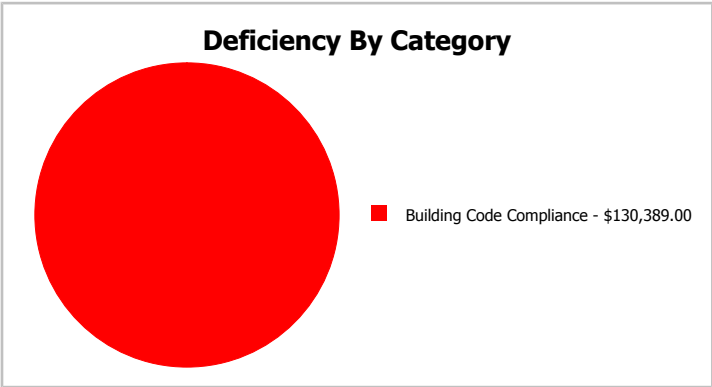
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	ES -Elementary School	Gross Area:	24,290
Year Built:	2005	Last Renovation:	
Repair Cost:	\$130,389	Replacement Value:	\$4,329,695
FCI:	3.01 %	RSLI%:	56.57 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	88.00 %	0.00 %	\$0.00
B10 - Superstructure	88.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	73.29 %	0.00 %	\$0.00
B30 - Roofing	60.00 %	0.00 %	\$0.00
C10 - Interior Construction	62.80 %	0.00 %	\$0.00
C30 - Interior Finishes	44.13 %	0.00 %	\$0.00
D20 - Plumbing	60.00 %	0.00 %	\$0.00
D30 - HVAC	33.27 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$130,389.00
D50 - Electrical	46.94 %	0.00 %	\$0.00
E10 - Equipment	40.00 %	0.00 %	\$0.00
E20 - Furnishings	40.00 %	0.00 %	\$0.00
Totals:	56.57 %	3.01 %	\$130,389.00

Photo Album

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

1). West Elevation - Feb 10, 2017



2). South Elevation - Feb 10, 2017



3). Southeast Elevation - Feb 10, 2017



4). East Elevation - Feb 10, 2017



5). North Elevation - Feb 10, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.70	S.F.	24,290	100	2005	2105		88.00 %	0.00 %	88			\$114,163
A1030	Slab on Grade	\$8.26	S.F.	24,290	100	2005	2105		88.00 %	0.00 %	88			\$200,635
B1020	Roof Construction	\$15.44	S.F.	24,290	100	2005	2105		88.00 %	0.00 %	88			\$375,038
B2010	Exterior Walls	\$9.24	S.F.	24,290	100	2005	2105		88.00 %	0.00 %	88			\$224,440
B2020	Exterior Windows	\$9.20	S.F.	24,290	30	2005	2035		60.00 %	0.00 %	18			\$223,468
B2030	Exterior Doors	\$1.02	S.F.	24,290	30	2005	2035		60.00 %	0.00 %	18			\$24,776
B3010130	Preformed Metal Roofing	\$9.66	S.F.	24,290	30	2005	2035		60.00 %	0.00 %	18			\$234,641
C1010	Partitions	\$10.59	S.F.	24,290	75	2005	2080		84.00 %	0.00 %	63			\$257,231
C1020	Interior Doors	\$2.48	S.F.	24,290	30	2005	2035		60.00 %	0.00 %	18			\$60,239
C1030	Fittings	\$9.54	S.F.	24,290	20	2005	2025		40.00 %	0.00 %	8			\$231,727
C3010	Wall Finishes	\$2.73	S.F.	24,290	10	2005	2015	2020	30.00 %	0.00 %	3			\$66,312
C3020	Floor Finishes	\$11.15	S.F.	24,290	20	2005	2025		40.00 %	0.00 %	8			\$270,834
C3030	Ceiling Finishes	\$10.74	S.F.	24,290	25	2005	2030		52.00 %	0.00 %	13			\$260,875
D2010	Plumbing Fixtures	\$11.26	S.F.	24,290	30	2005	2035		60.00 %	0.00 %	18			\$273,505
D2020	Domestic Water Distribution	\$0.96	S.F.	24,290	30	2005	2035		60.00 %	0.00 %	18			\$23,318
D2030	Sanitary Waste	\$1.52	S.F.	24,290	30	2005	2035		60.00 %	0.00 %	18			\$36,921
D3040	Distribution Systems	\$6.02	S.F.	24,290	30	2005	2035		60.00 %	0.00 %	18			\$146,226
D3050	Terminal & Package Units	\$13.09	S.F.	24,290	15	2005	2020		20.00 %	0.00 %	3			\$317,956
D3060	Controls & Instrumentation	\$1.91	S.F.	24,290	20	2005	2025		40.00 %	0.00 %	8			\$46,394
D4010	Sprinklers	\$4.22	S.F.	24,290	30			2016	0.00 %	110.00 %	-1		\$112,754.00	\$102,504
D4020	Standpipes	\$0.66	S.F.	24,290	30			2016	0.00 %	110.01 %	-1		\$17,635.00	\$16,031
D5010	Electrical Service/Distribution	\$1.65	S.F.	24,290	40	2005	2045		70.00 %	0.00 %	28			\$40,079
D5020	Branch Wiring	\$4.99	S.F.	24,290	30	2005	2035		60.00 %	0.00 %	18			\$121,207
D5020	Lighting	\$11.64	S.F.	24,290	30	2005	2035		60.00 %	0.00 %	18			\$282,736
D5030810	Security & Detection Systems	\$1.83	S.F.	24,290	15	2005	2020		20.00 %	0.00 %	3			\$44,451
D5030910	Fire Alarm Systems	\$3.31	S.F.	24,290	15	2005	2020		20.00 %	0.00 %	3			\$80,400
D5030920	Data Communication	\$4.30	S.F.	24,290	15	2005	2020		20.00 %	0.00 %	3			\$104,447
D5090	Other Electrical Systems	\$0.12	S.F.	24,290	20	2005	2025		40.00 %	0.00 %	8			\$2,915
E1020	Institutional Equipment	\$0.30	S.F.	24,290	20	2005	2025		40.00 %	0.00 %	8			\$7,287
E2010	Fixed Furnishings	\$5.72	S.F.	24,290	20	2005	2025		40.00 %	0.00 %	8			\$138,939
Total									56.57 %	3.01 %			\$130,389.00	\$4,329,695

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

Campus Assessment Report - 2005 Addition

System: B3010130 - Preformed Metal Roofing



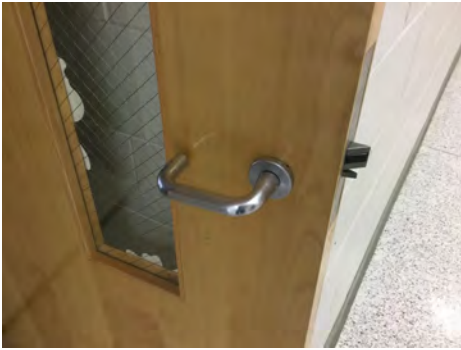
Note:

System: C1010 - Partitions



Note:

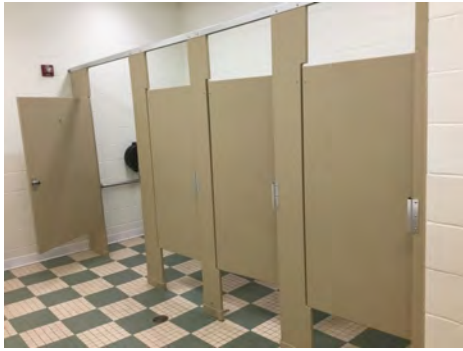
System: C1020 - Interior Doors



Note:

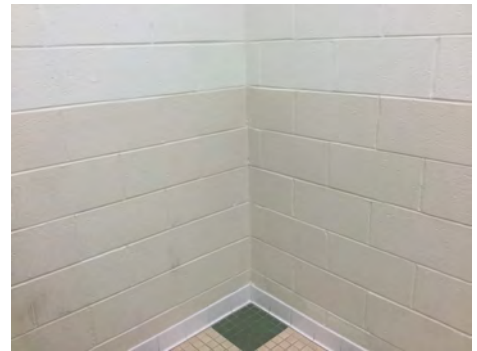
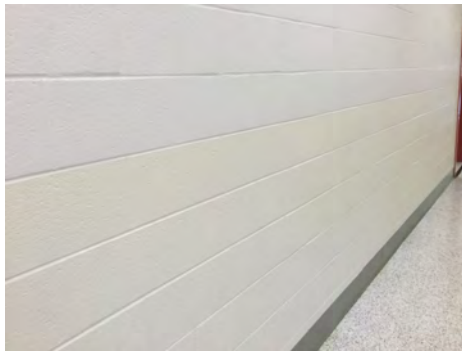
Campus Assessment Report - 2005 Addition

System: C1030 - Fittings



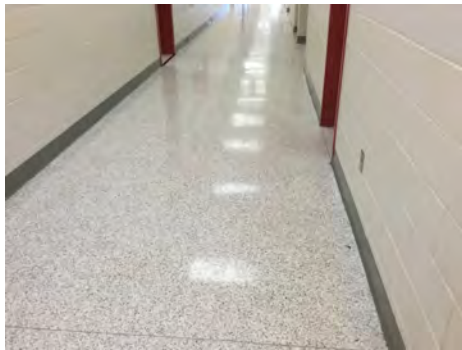
Note:

System: C3010 - Wall Finishes



Note:

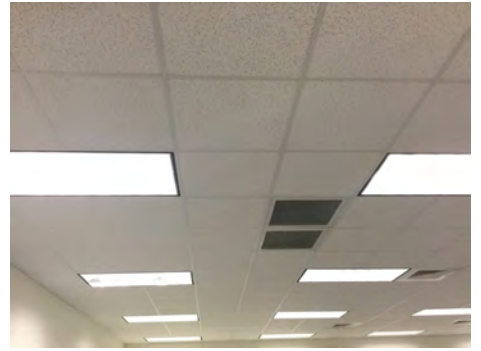
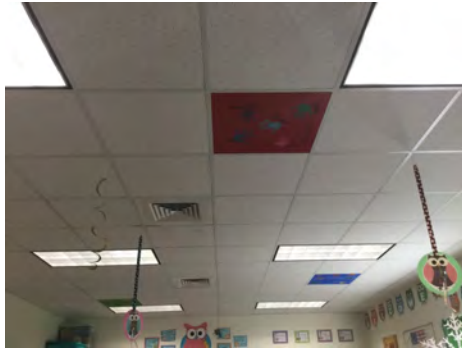
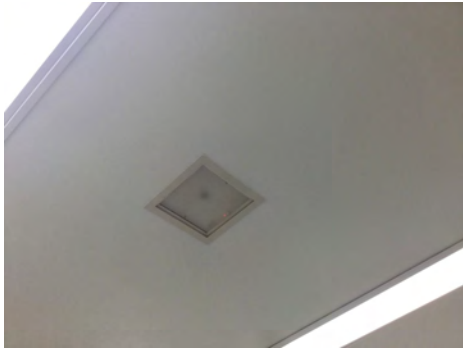
System: C3020 - Floor Finishes



Note:

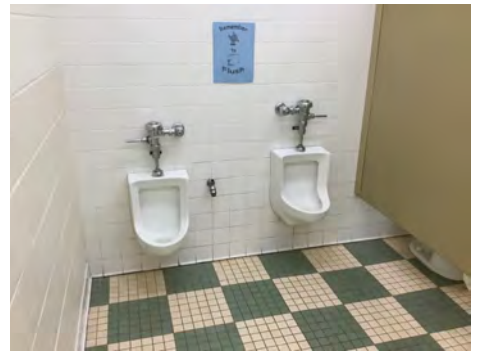
Campus Assessment Report - 2005 Addition

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

Campus Assessment Report - 2005 Addition

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

Campus Assessment Report - 2005 Addition

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

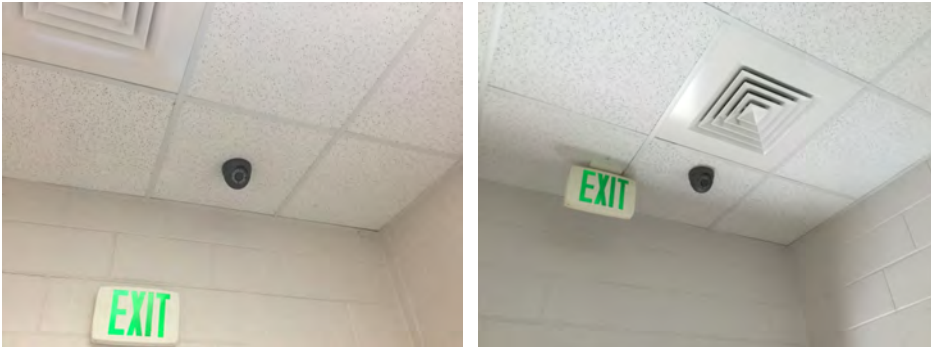
Campus Assessment Report - 2005 Addition

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

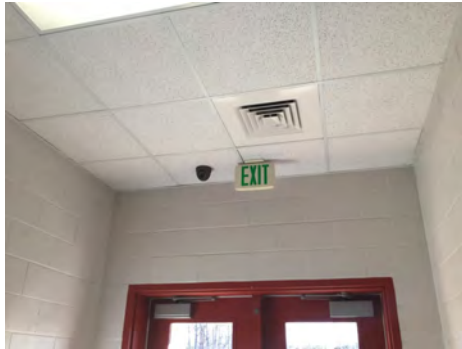
Campus Assessment Report - 2005 Addition

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems



Note:

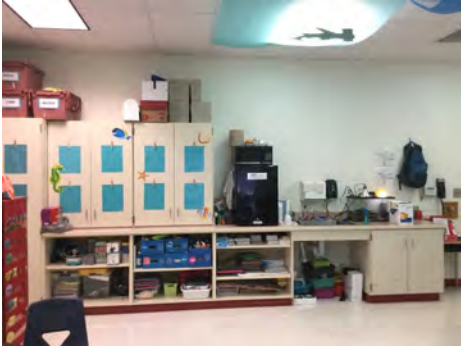
System: E1020 - Institutional Equipment



Note:

Campus Assessment Report - 2005 Addition

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:	\$130,389	\$0	\$0	\$737,507	\$0	\$0	\$0	\$0	\$972,758	\$0	\$0	\$1,840,653
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010130 - Preformed Metal Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$322,898	\$0	\$0	\$322,898
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$79,707	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$79,707
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$377,392	\$0	\$0	\$377,392
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

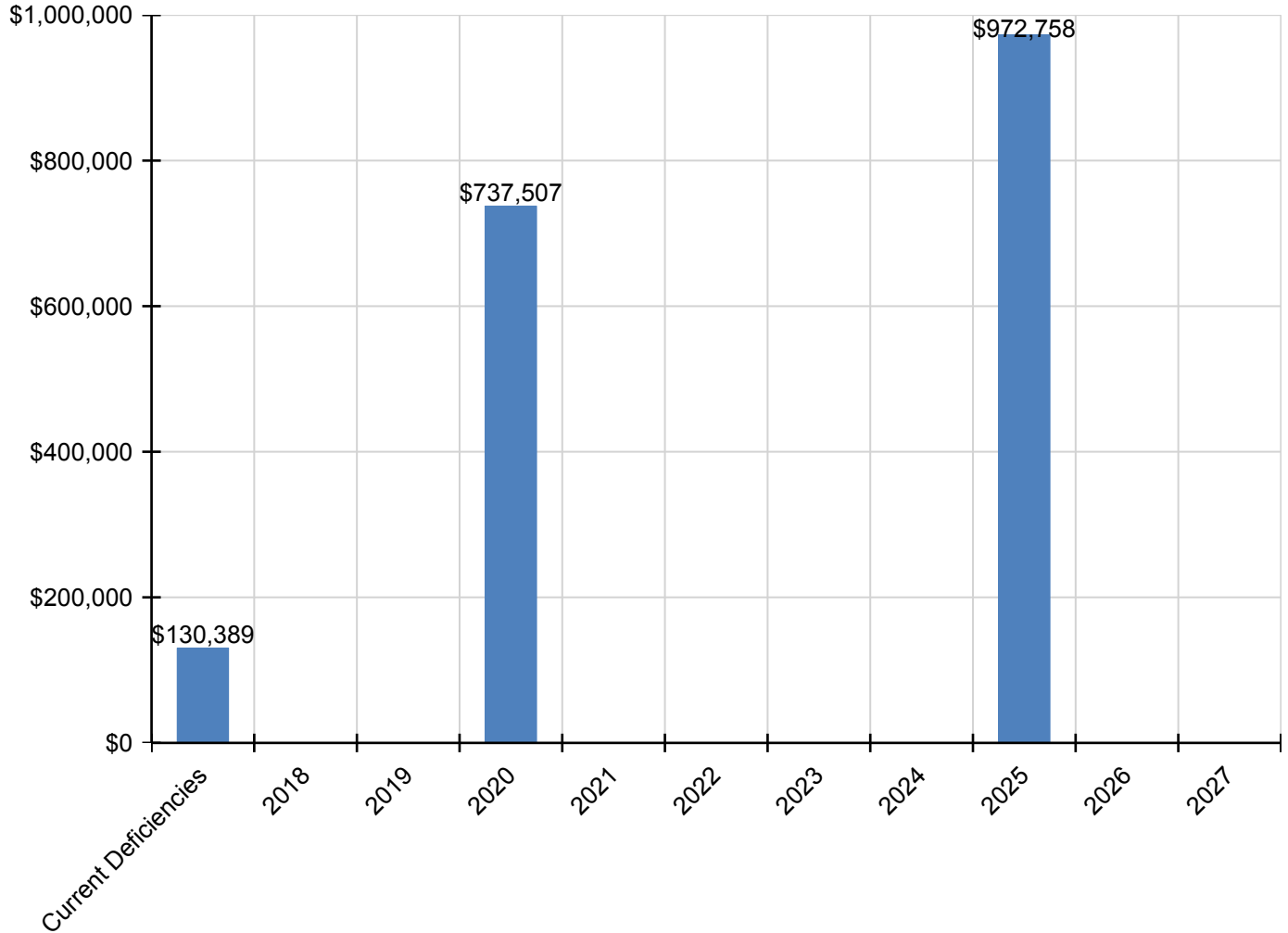
Campus Assessment Report - 2005 Addition

D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$382,183	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$382,183
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$64,647	\$0	\$0	\$0	\$64,647
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$112,754	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$112,754
D4020 - Standpipes	\$17,635	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,635
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	\$53,430	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$53,430
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$96,641	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$96,641
D5030920 - Data Communication	\$0	\$0	\$0	\$125,546	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125,546
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,061	\$0	\$0	\$0	\$4,061
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	\$10,154	\$0	\$0	\$0	\$10,154
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	\$193,604	\$0	\$0	\$0	\$193,604

* Indicates non-renewable system

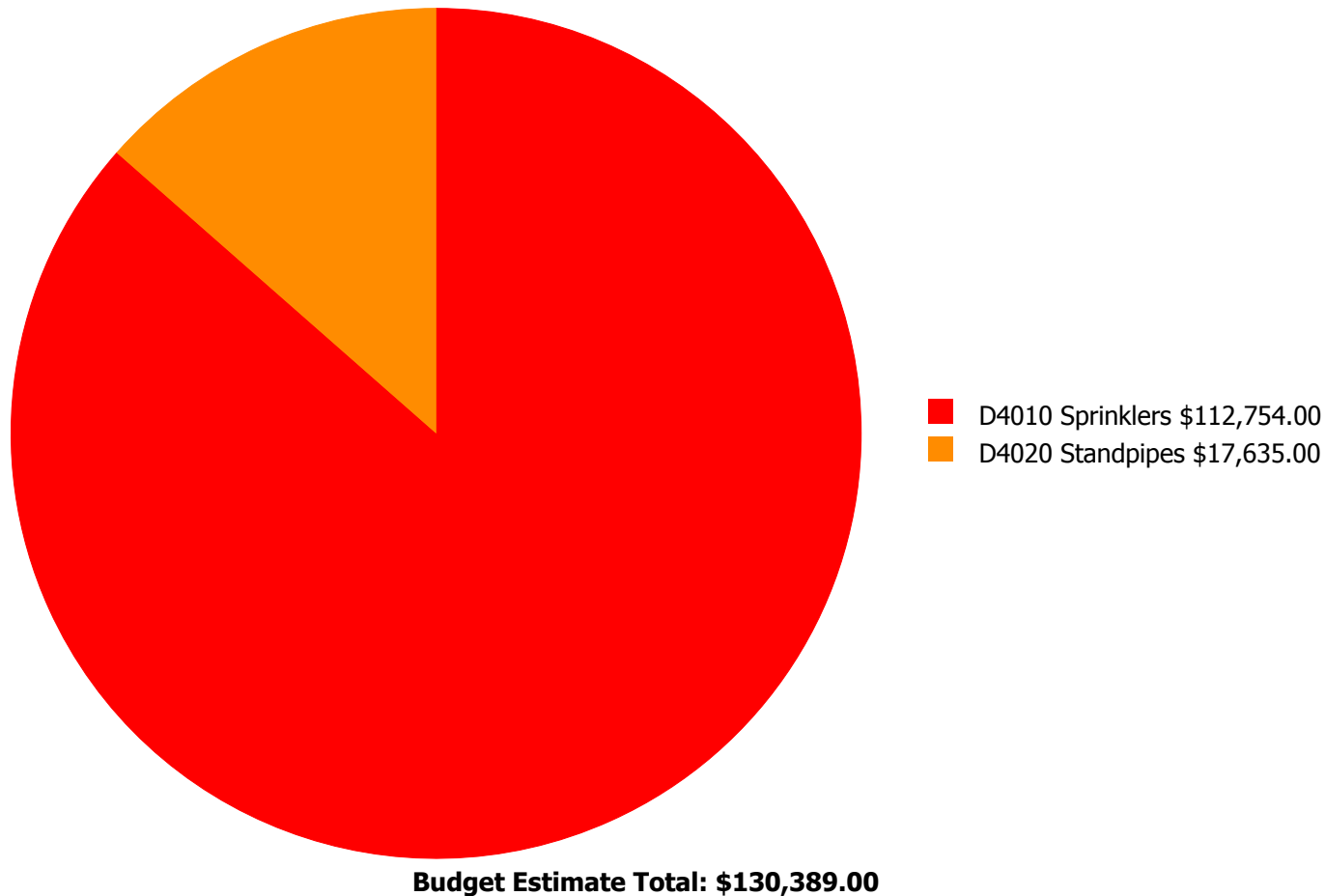
Forecasted Capital Renewal Requirement

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



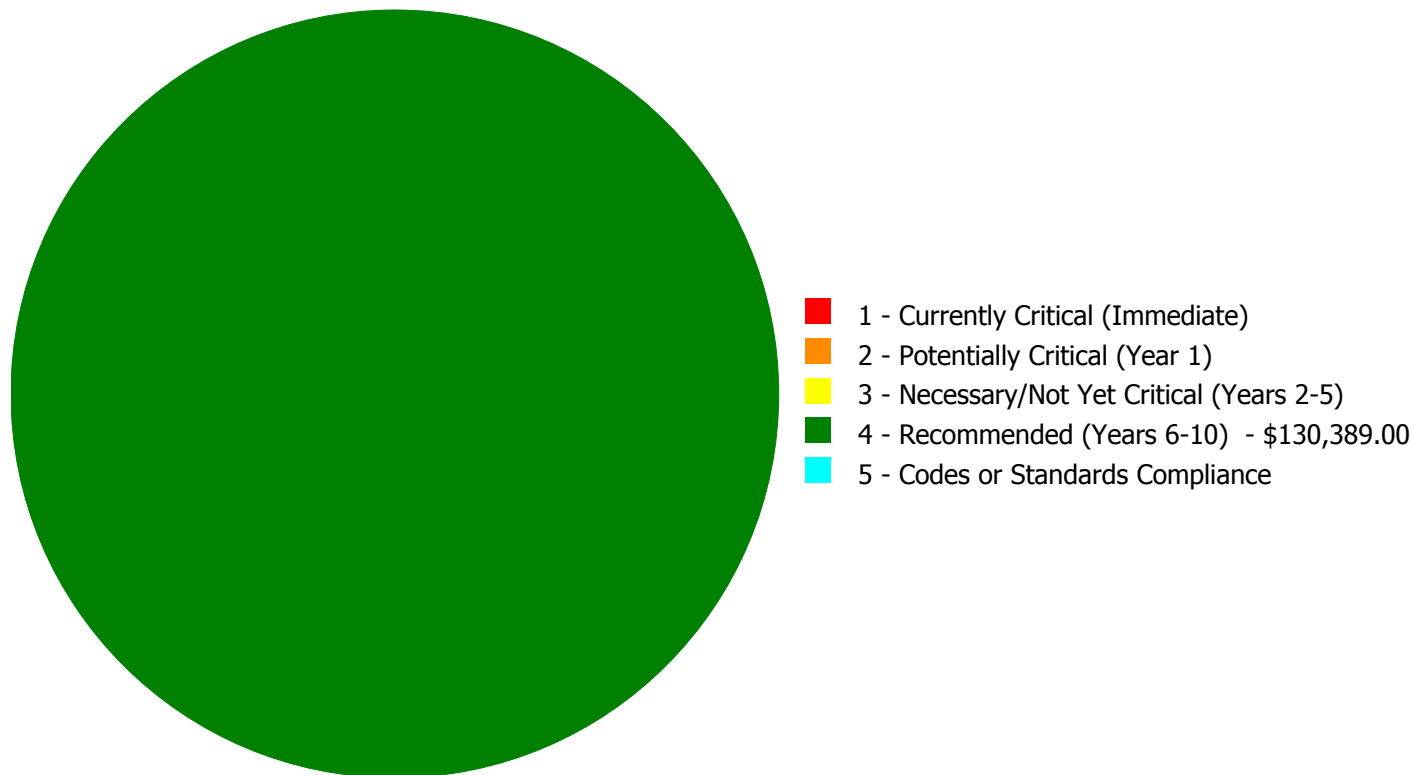
Deficiency Summary by System

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: \$130,389.00

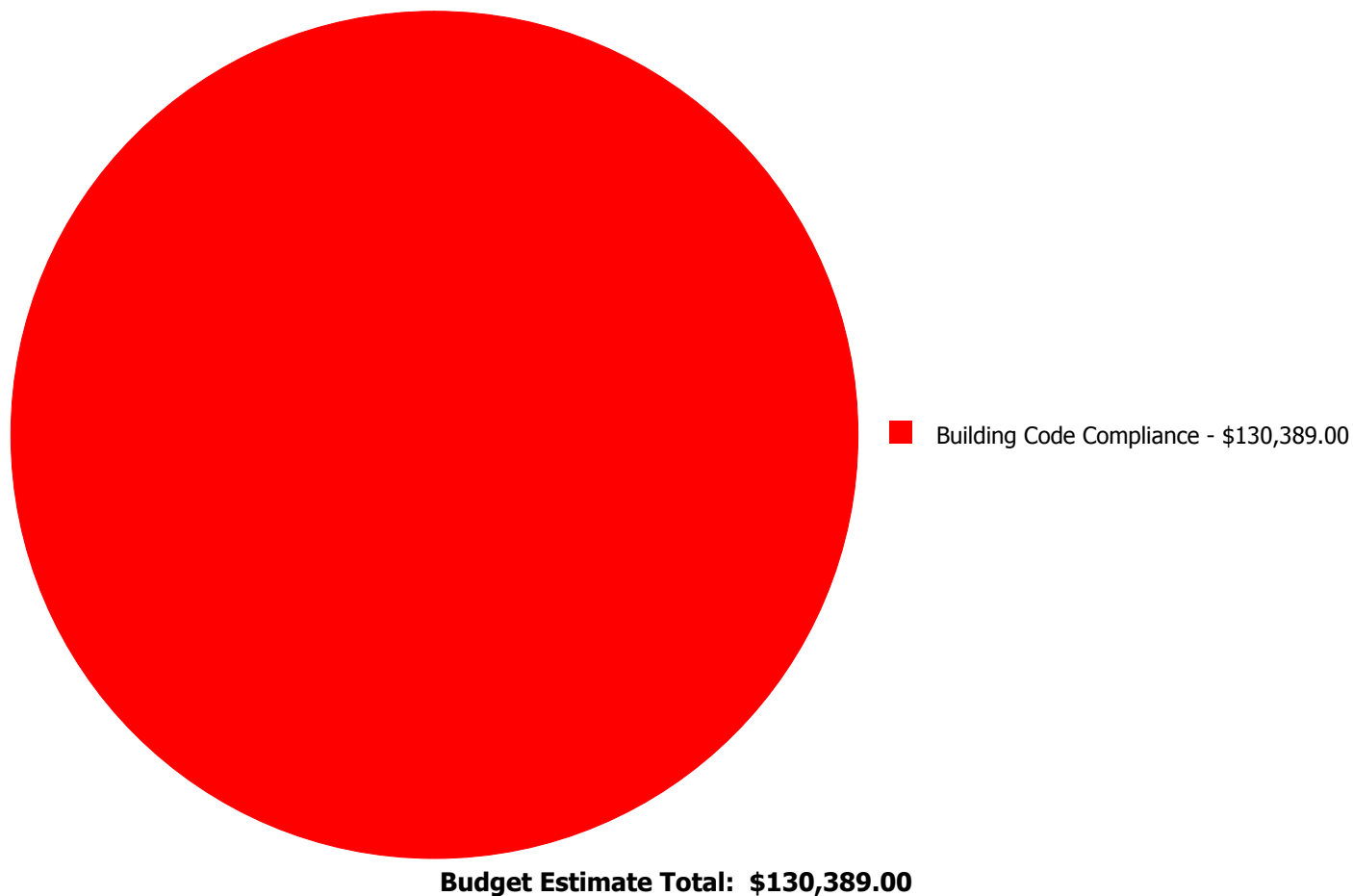
Deficiency By Priority Investment Table

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	\$112,754.00	\$0.00	\$112,754.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$17,635.00	\$0.00	\$17,635.00
	Total:	\$0.00	\$0.00	\$0.00	\$130,389.00	\$0.00	\$130,389.00

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: 24,290.00
Unit of Measure: S.F.
Estimate: \$112,754.00
Assessor Name: Eduardo Lopez
Date Created: 02/12/2017

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the Building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 24,290.00
Unit of Measure: S.F.
Estimate: \$17,635.00
Assessor Name: Eduardo Lopez
Date Created: 02/12/2017

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	1,280
Year Built:	2005
Last Renovation:	
Replacement Value:	\$213,005
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	57.98 %
FCA Score:	100.00



Description:

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

Attributes: This asset has no attributes.

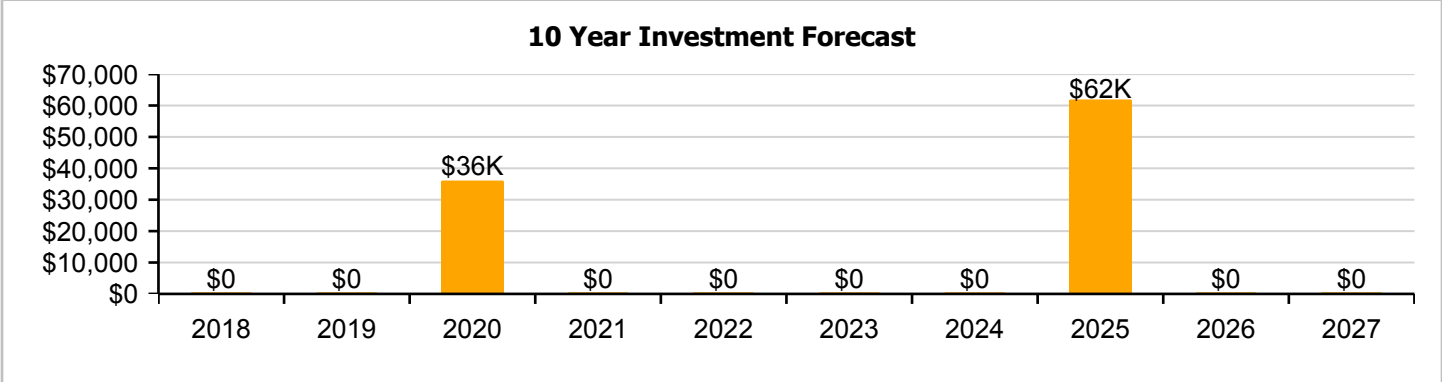
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	1,280
Year Built:	2005	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$213,005
FCI:	0.00 %	RSLI%:	57.98 %

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	88.00 %	0.00 %	\$0.00
B10 - Superstructure	88.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	73.29 %	0.00 %	\$0.00
B30 - Roofing	40.00 %	0.00 %	\$0.00
C10 - Interior Construction	62.80 %	0.00 %	\$0.00
C30 - Interior Finishes	44.13 %	0.00 %	\$0.00
D20 - Plumbing	60.00 %	0.00 %	\$0.00
D30 - HVAC	33.27 %	0.00 %	\$0.00
D50 - Electrical	48.77 %	0.00 %	\$0.00
E10 - Equipment	40.00 %	0.00 %	\$0.00
E20 - Furnishings	40.00 %	0.00 %	\$0.00
Totals:	57.98 %	0.00 %	\$0.00

Photo Album

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

1). Southwest Elevation - Feb 10, 2017



2). Southeast Elevation - Feb 10, 2017



3). Northeast Elevation - Feb 10, 2017



4). Northwest Elevation - Feb 10, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.70	S.F.	1,280	100	2005	2105		88.00 %	0.00 %	88			\$6,016
A1030	Slab on Grade	\$8.26	S.F.	1,280	100	2005	2105		88.00 %	0.00 %	88			\$10,573
B1020	Roof Construction	\$15.44	S.F.	1,280	100	2005	2105		88.00 %	0.00 %	88			\$19,763
B2010	Exterior Walls	\$9.24	S.F.	1,280	100	2005	2105		88.00 %	0.00 %	88			\$11,827
B2020	Exterior Windows	\$9.20	S.F.	1,280	30	2005	2035		60.00 %	0.00 %	18			\$11,776
B2030	Exterior Doors	\$1.02	S.F.	1,280	30	2005	2035		60.00 %	0.00 %	18			\$1,306
B3010140	Asphalt Shingles	\$4.32	S.F.	1,280	20	2005	2025		40.00 %	0.00 %	8			\$5,530
C1010	Partitions	\$10.59	S.F.	1,280	75	2005	2080		84.00 %	0.00 %	63			\$13,555
C1020	Interior Doors	\$2.48	S.F.	1,280	30	2005	2035		60.00 %	0.00 %	18			\$3,174
C1030	Fittings	\$9.54	S.F.	1,280	20	2005	2025		40.00 %	0.00 %	8			\$12,211
C3010	Wall Finishes	\$2.73	S.F.	1,280	10	2005	2015	2020	30.00 %	0.00 %	3			\$3,494
C3020	Floor Finishes	\$11.15	S.F.	1,280	20	2005	2025		40.00 %	0.00 %	8			\$14,272
C3030	Ceiling Finishes	\$10.74	S.F.	1,280	25	2005	2030		52.00 %	0.00 %	13			\$13,747
D2010	Plumbing Fixtures	\$11.26	S.F.	1,280	30	2005	2035		60.00 %	0.00 %	18			\$14,413
D2020	Domestic Water Distribution	\$0.96	S.F.	1,280	30	2005	2035		60.00 %	0.00 %	18			\$1,229
D2030	Sanitary Waste	\$1.52	S.F.	1,280	30	2005	2035		60.00 %	0.00 %	18			\$1,946
D3040	Distribution Systems	\$6.02	S.F.	1,280	30	2005	2035		60.00 %	0.00 %	18			\$7,706
D3050	Terminal & Package Units	\$13.09	S.F.	1,280	15	2005	2020		20.00 %	0.00 %	3			\$16,755
D3060	Controls & Instrumentation	\$1.91	S.F.	1,280	20	2005	2025		40.00 %	0.00 %	8			\$2,445
D5010	Electrical Service/Distribution	\$1.65	S.F.	1,280	40	2005	2045		70.00 %	0.00 %	28			\$2,112
D5020	Branch Wiring	\$4.99	S.F.	1,280	30	2005	2035		60.00 %	0.00 %	18			\$6,387
D5020	Lighting	\$11.64	S.F.	1,280	30	2005	2035		60.00 %	0.00 %	18			\$14,899
D5030910	Fire Alarm Systems	\$3.31	S.F.	1,280	15	2005	2020		20.00 %	0.00 %	3			\$4,237
D5030920	Data Communication	\$4.30	S.F.	1,280	15	2005	2020		20.00 %	0.00 %	3			\$5,504
D5090	Other Electrical Systems	\$0.33	S.F.	1,280	20	2005	2025		40.00 %	0.00 %	8			\$422
E1020	Institutional Equipment	\$0.30	S.F.	1,280	20	2005	2025		40.00 %	0.00 %	8			\$384
E2010	Fixed Furnishings	\$5.72	S.F.	1,280	20	2005	2025		40.00 %	0.00 %	8			\$7,322
Total									57.98 %					\$213,005

System Notes

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

System: B2010 - Exterior Walls



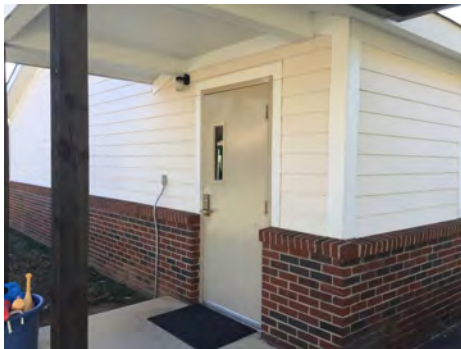
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

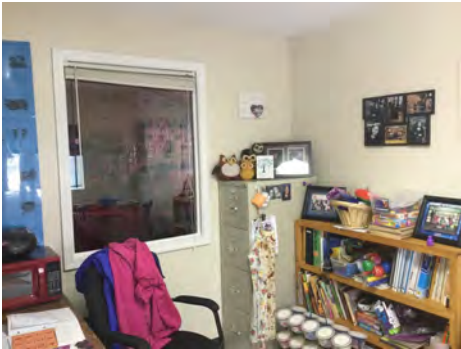
Campus Assessment Report - 2005 PreK Building

System: B3010140 - Asphalt Shingles



Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

Campus Assessment Report - 2005 PreK Building

System: C1030 - Fittings



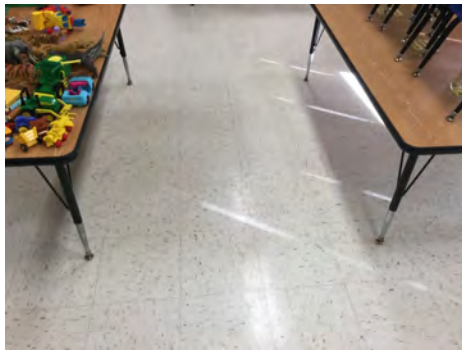
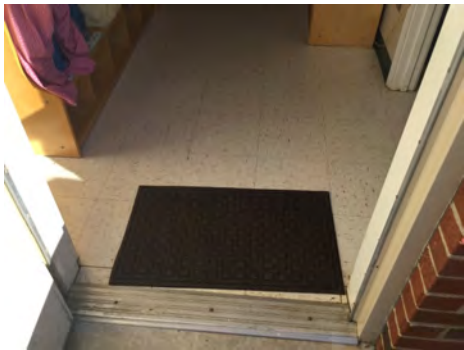
Note:

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

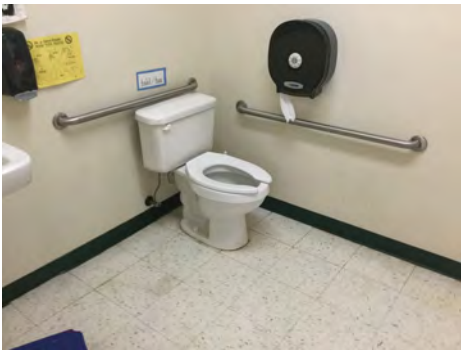
Campus Assessment Report - 2005 PreK Building

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

Campus Assessment Report - 2005 PreK Building

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

Campus Assessment Report - 2005 PreK Building

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

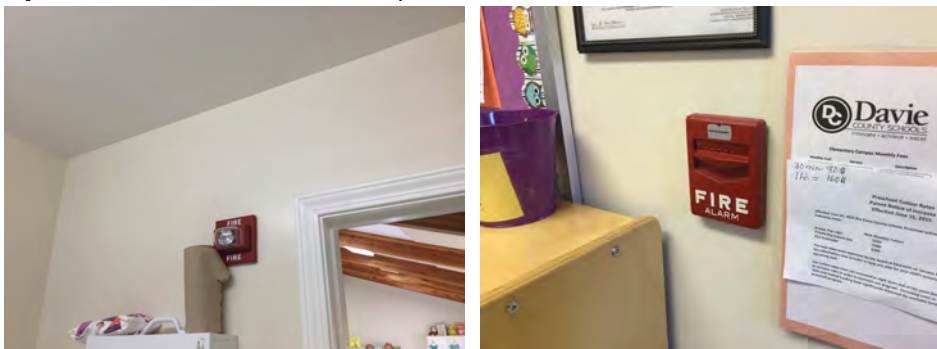
Campus Assessment Report - 2005 PreK Building

System: D5020 - Lighting



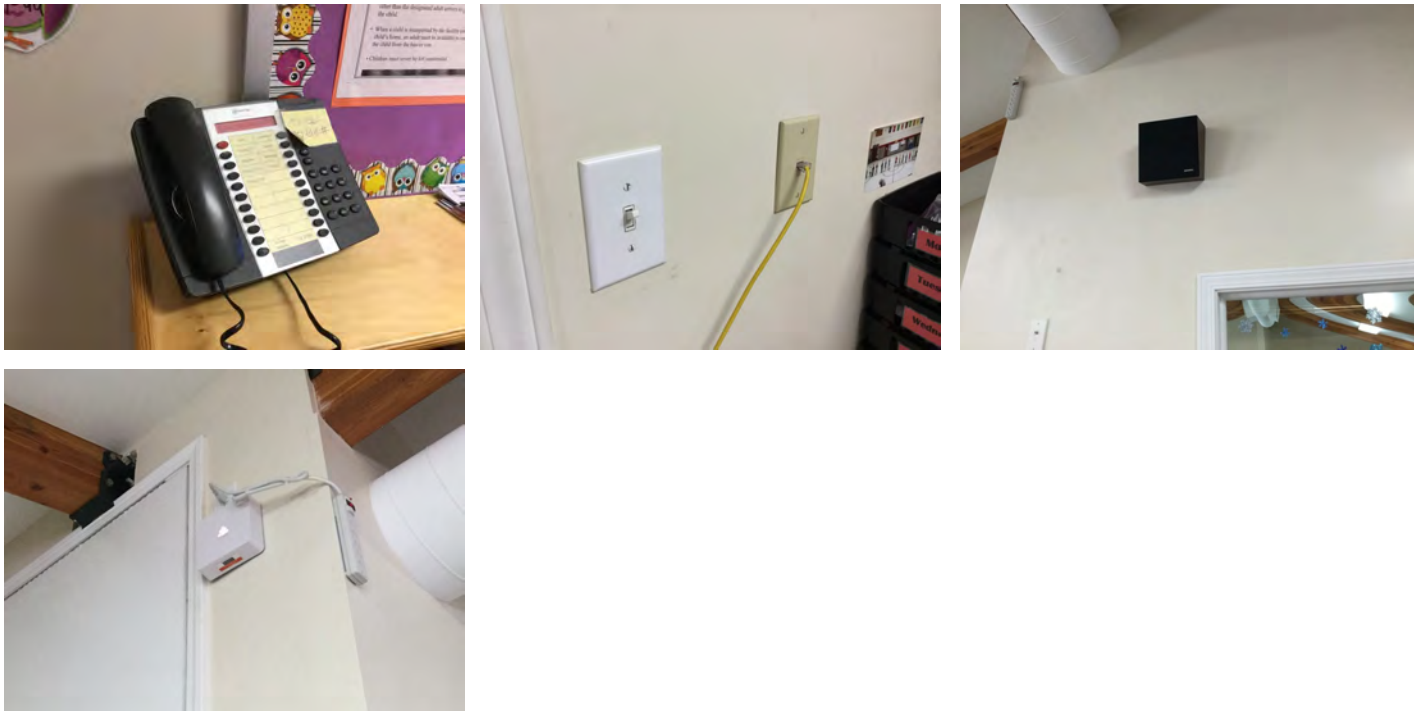
Note:

System: D5030910 - Fire Alarm Systems



Note:

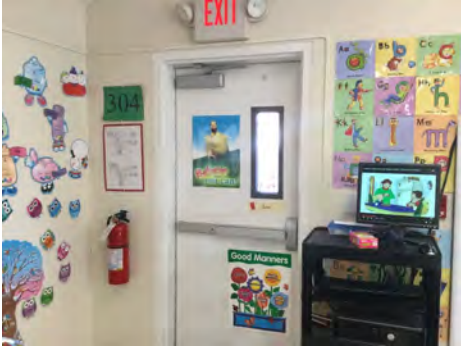
System: D5030920 - Data Communication



Note:

Campus Assessment Report - 2005 PreK Building

System: D5090 - Other Electrical Systems



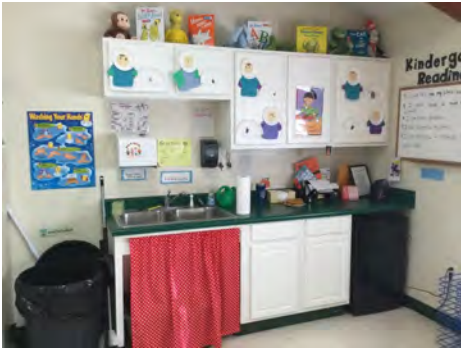
Note:

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:	\$0	\$0	\$0	\$36,048	\$0	\$0	\$0	\$0	\$61,861	\$0	\$0	\$97,909
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$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	\$0	\$0	\$0	\$10,227	\$0	\$0	\$10,227
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,015	\$0	\$0	\$17,015
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$4,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,200
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,887	\$0	\$0	\$19,887
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

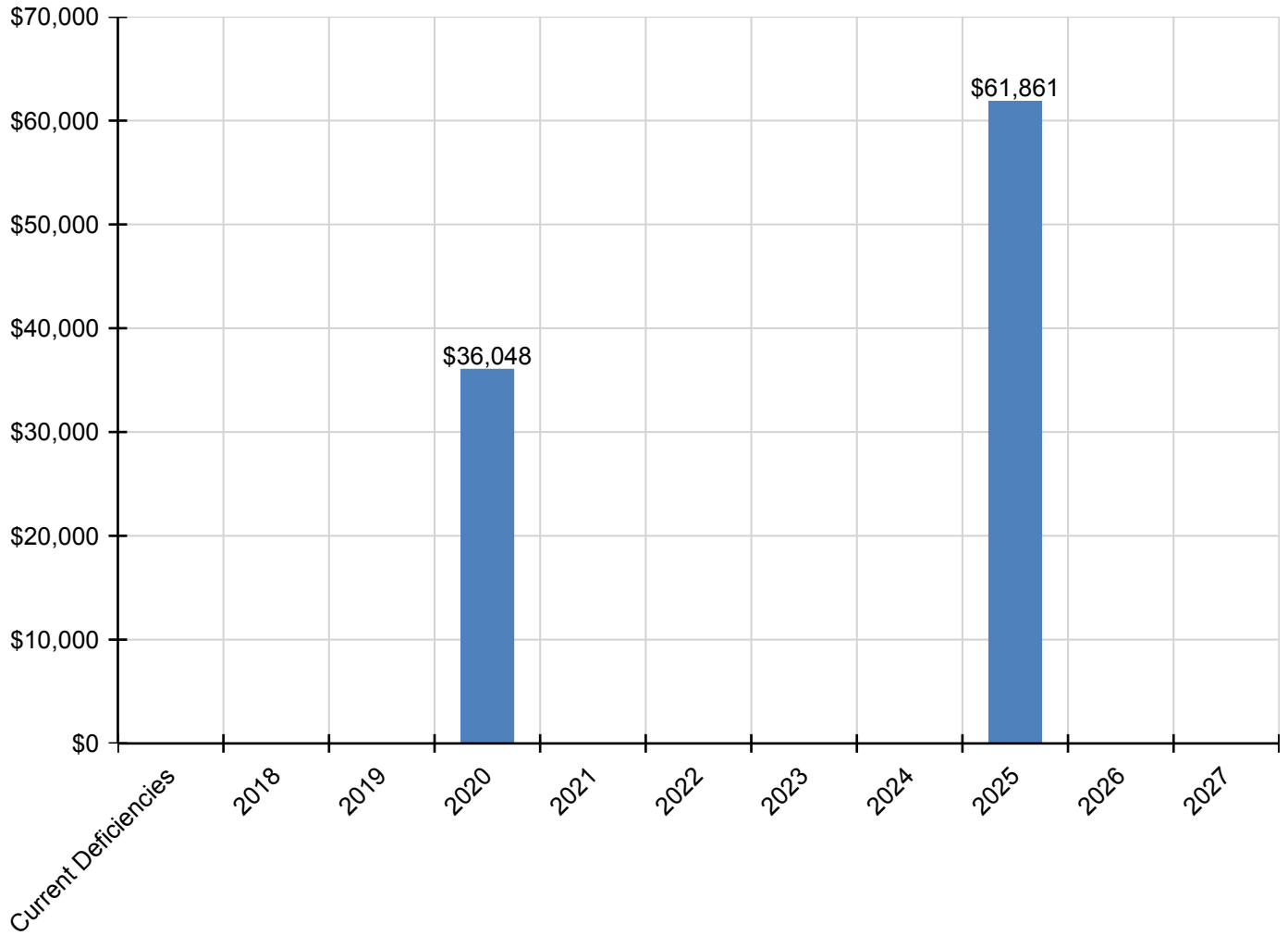
Campus Assessment Report - 2005 PreK Building

D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$20,140	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,140
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,406	\$0	\$0	\$0	\$3,406
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$5,092	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,092
D5030920 - Data Communication	\$0	\$0	\$0	\$6,615	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,615
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$589	\$0	\$0	\$0	\$589
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	\$535	\$0	\$0	\$0	\$535
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	\$10,203	\$0	\$0	\$0	\$10,203

* Indicates non-renewable system

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	144
Year Built:	2005
Last Renovation:	
Replacement Value:	\$23,016
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	72.61 %
FCA Score:	100.00



Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

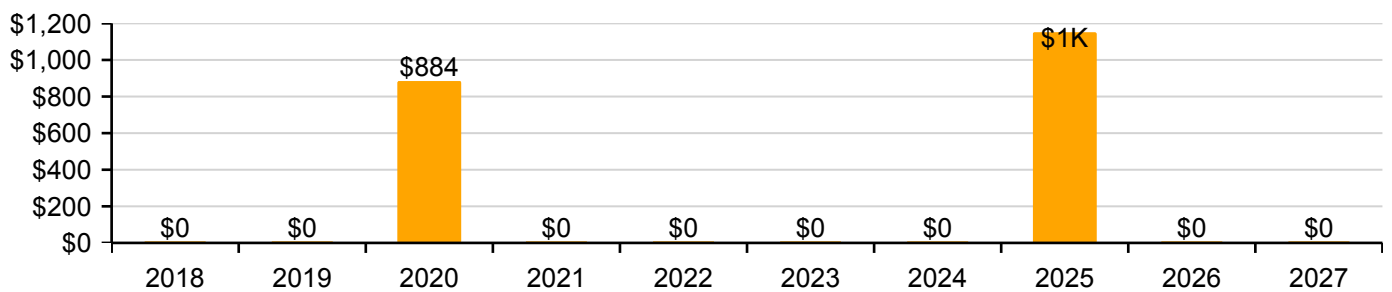
Function:	ES -Elementary School	Gross Area:	144
Year Built:	2005	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$23,016
FCI:	0.00 %	RSLI%:	72.61 %

No data found for this asset

No data found for this asset

No data found for this asset

10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	88.00 %	0.00 %	\$0.00
B10 - Superstructure	88.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	78.65 %	0.00 %	\$0.00
B30 - Roofing	40.00 %	0.00 %	\$0.00
C30 - Interior Finishes	47.29 %	0.00 %	\$0.00
D50 - Electrical	60.00 %	0.00 %	\$0.00
Totals:	72.61 %	0.00 %	\$0.00

Photo Album

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

1). Southeast Elevation - Feb 10, 2017



2). Northeast Elevation - Feb 10, 2017



3). North Elevation - Feb 10, 2017



4). West Elevation - Feb 10, 2017



Condition Detail

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

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

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$20.13	S.F.	144	100	2005	2105		88.00 %	0.00 %	88			\$2,899
A1030	Slab on Grade	\$19.75	S.F.	144	100	2005	2105		88.00 %	0.00 %	88			\$2,844
B1020	Roof Construction	\$16.26	S.F.	144	100	2005	2105		88.00 %	0.00 %	88			\$2,341
B2010	Exterior Walls	\$29.79	S.F.	144	100	2005	2105		88.00 %	0.00 %	88			\$4,290
B2030	Exterior Doors	\$14.94	S.F.	144	30	2005	2035		60.00 %	0.00 %	18			\$2,151
B3010140	Asphalt Shingles	\$4.32	S.F.	144	20	2005	2025		40.00 %	0.00 %	8			\$622
C3010	Wall Finishes	\$5.11	S.F.	144	10	2005	2015	2020	30.00 %	0.00 %	3			\$736
C3030	Ceiling Finishes	\$18.76	S.F.	144	25	2005	2030		52.00 %	0.00 %	13			\$2,701
D5020	Branch Wiring	\$9.58	S.F.	144	30	2005	2035		60.00 %	0.00 %	18			\$1,380
D5020	Lighting	\$4.90	S.F.	144	30	2005	2035		60.00 %	0.00 %	18			\$706
D5090	Other Electrical Systems	\$16.29	S.F.	144	30	2005	2035		60.00 %	0.00 %	18			\$2,346
Total									72.61 %					\$23,016

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



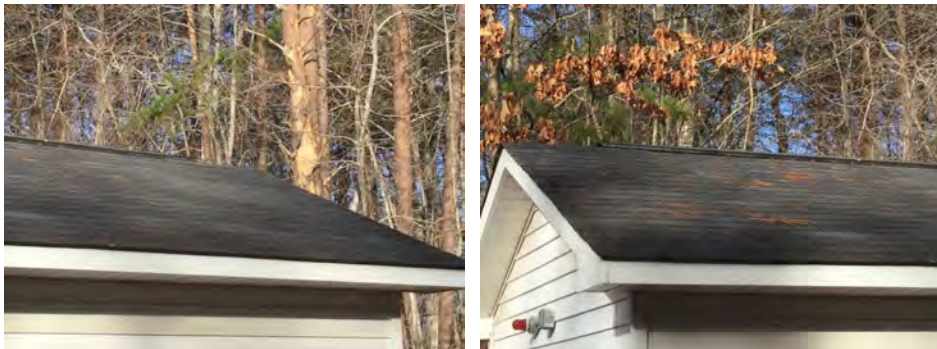
Note:

System: B2030 - Exterior Doors



Note:

System: B3010140 - Asphalt Shingles



Note:

Campus Assessment Report - 2005 Utility Bldg, Sewer Pump

System: C3010 - Wall Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

System: D5020 - Branch Wiring



Note:

Campus Assessment Report - 2005 Utility Bldg, Sewer Pump

System: D5020 - Lighting



Note:

System: D5090 - Other Electrical Systems



Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or \$0) indicate no systems are scheduled for renewal in that year.

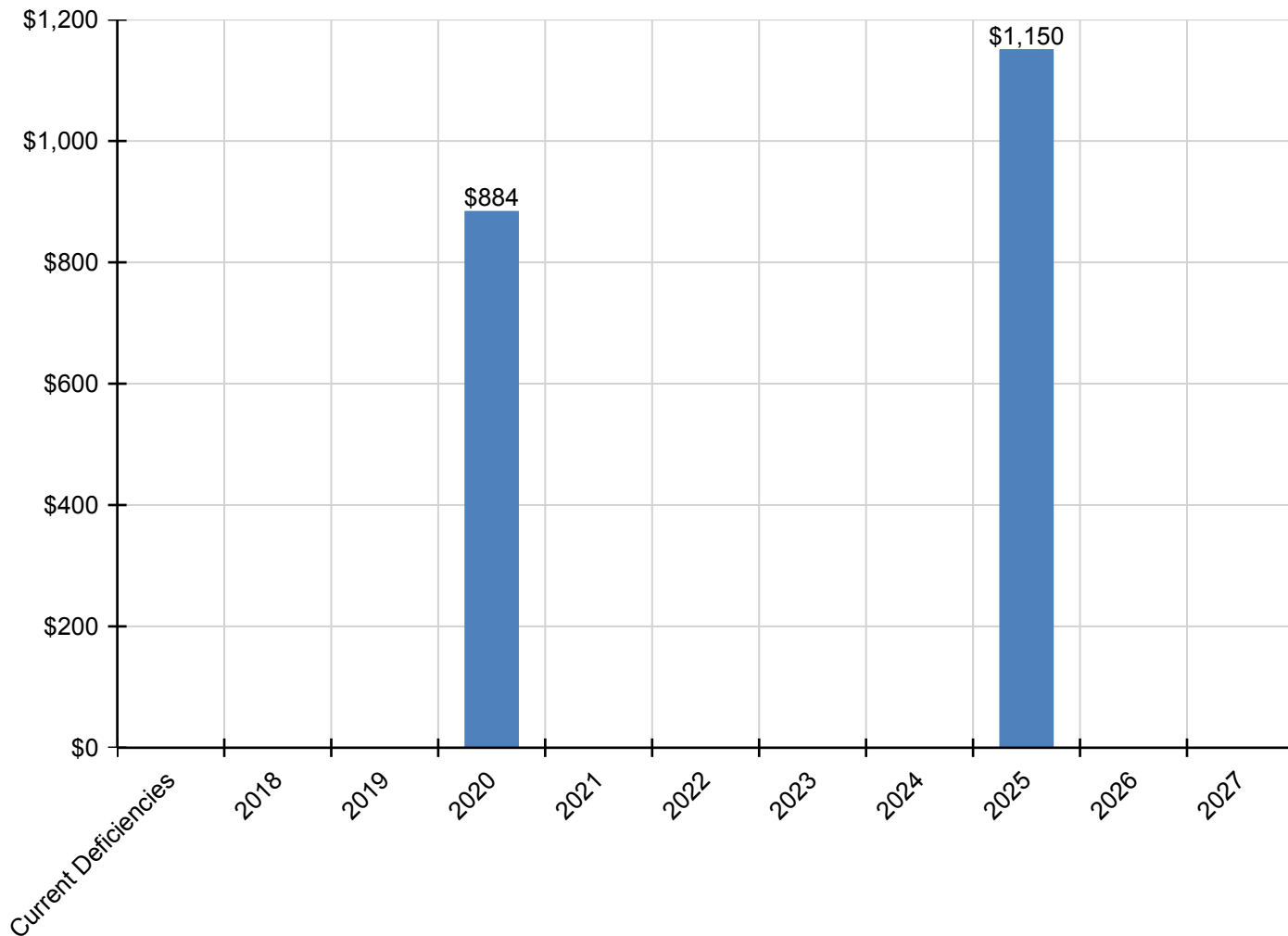
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$0	\$0	\$0	\$884	\$0	\$0	\$0	\$0	\$1,150	\$0	\$0	\$2,034
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010140 - Asphalt Shingles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,150	\$0	\$0	\$1,150
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$884	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$884
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.

No data found for this asset

Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

No data found for this asset

Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

No data found for this asset

Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:

No data found for this asset

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

No data found for this asset

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index (FCI)** is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index (RSLI)** is calculated as the sum of a renewable system's **Remaining Service Life (RSL)** divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	ES -Elementary School
Gross Area (SF):	64,064
Year Built:	1940
Last Renovation:	1974
Replacement Value:	\$1,877,077
Repair Cost:	\$388,997.00
Total FCI:	20.72 %
Total RSLI:	32.78 %
FCA Score:	79.28



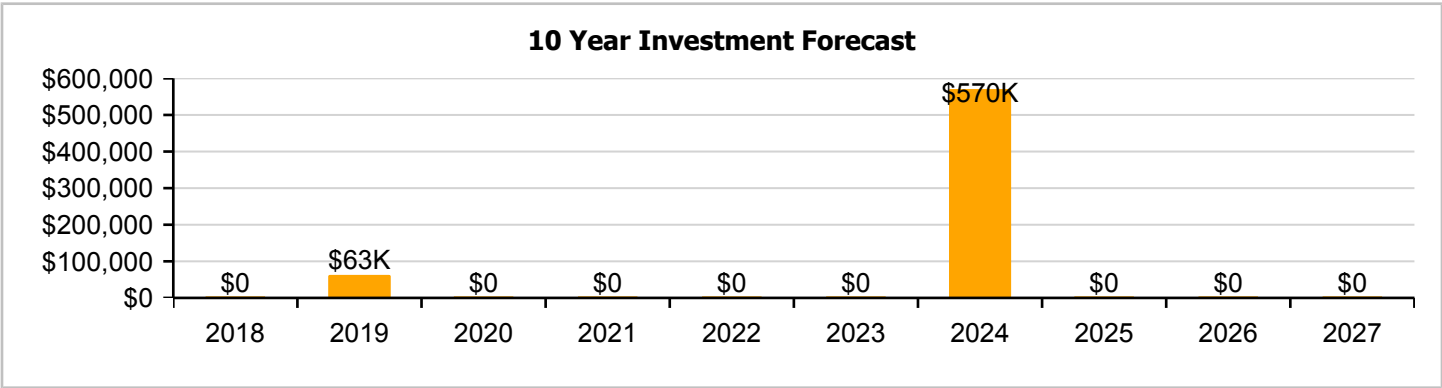
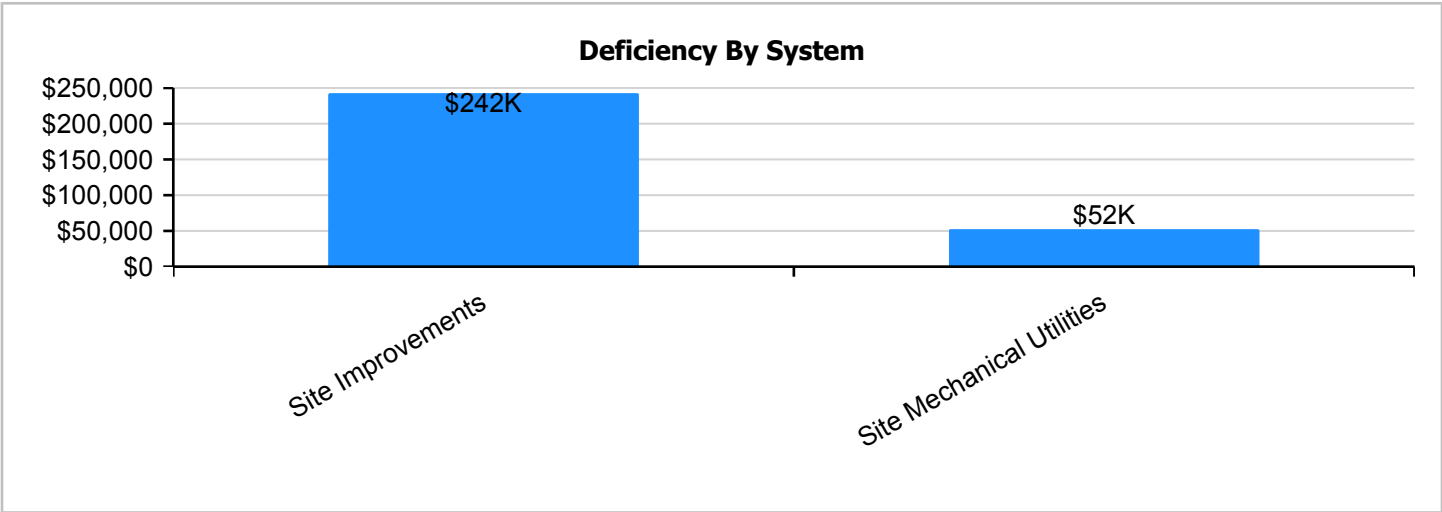
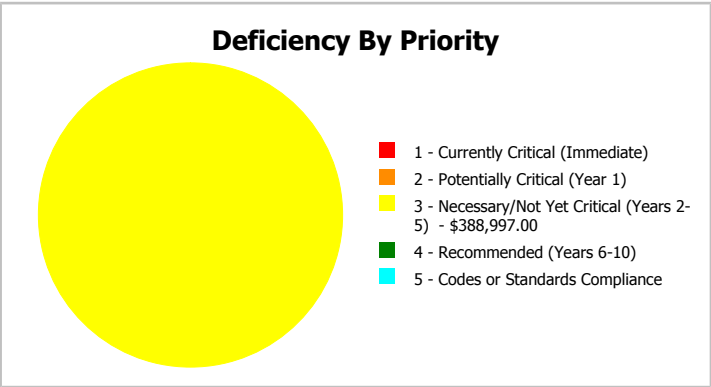
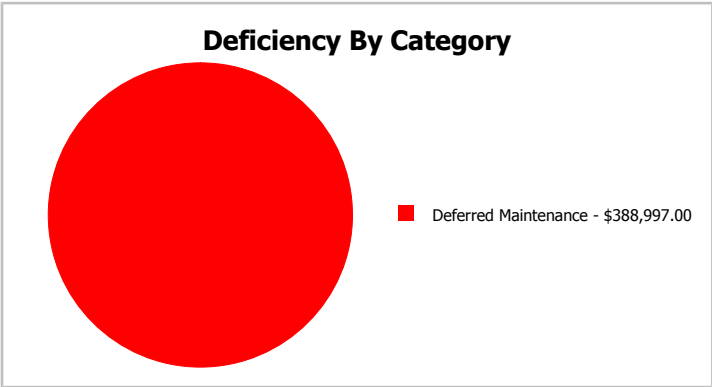
Description:

The narrative for this site is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

Dashboard Summary

Function:	ES -Elementary School	Gross Area:	64,064
Year Built:	1940	Last Renovation:	1974
Repair Cost:	\$388,997	Replacement Value:	\$1,877,077
FCI:	20.72 %	RSLI%:	32.78 %



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	30.70 %	30.81 %	\$319,936.00
G30 - Site Mechanical Utilities	27.61 %	11.58 %	\$69,061.00
G40 - Site Electrical Utilities	54.43 %	0.00 %	\$0.00
Totals:	32.78 %	20.72 %	\$388,997.00

Photo Album

The photo album consists of the various cardinal directions of the building..

- 1). Aerial Image of William R Davie Elementary School - Feb 24, 2017



Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price \$: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency \$: The financial investment to repair/replace system to address deficiency.
15. Replacement Value \$: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$3.81	S.F.	64,064	25	2004	2029		48.00 %	0.00 %	12			\$244,084
G2020	Parking Lots	\$1.33	S.F.	64,064	25	2004	2029		48.00 %	0.00 %	12			\$85,205
G2030	Pedestrian Paving	\$1.91	S.F.	64,064	30	2004	2034		56.67 %	0.00 %	17			\$122,362
G2040105	Fence & Guardrails	\$1.23	S.F.	64,064	30	2004	2034		56.67 %	0.00 %	17			\$78,799
G2040950	Covered Walkways	\$1.52	S.F.	64,064	25	2004	2029		48.00 %	0.00 %	12			\$97,377
G2040950	Playing Field	\$4.54	S.F.	64,064	20	1974	1994		0.00 %	110.00 %	-23		\$319,936.00	\$290,851
G2050	Landscaping	\$1.87	S.F.	64,064	15	1940	1955		0.00 %	0.00 %	-62			\$119,800
G3010	Water Supply	\$2.34	S.F.	64,064	50	2004	2054		74.00 %	0.00 %	37			\$149,910
G3020	Sanitary Sewer	\$1.45	S.F.	64,064	50	1974	2024		14.00 %	0.00 %	7			\$92,893
G3030	Storm Sewer	\$4.54	S.F.	64,064	50	1974	2024		14.00 %	0.00 %	7			\$290,851
G3060	Fuel Distribution	\$0.98	S.F.	64,064	40	1940	1980		0.00 %	110.00 %	-37		\$69,061.00	\$62,783
G4010	Electrical Distribution	\$2.35	S.F.	64,064	50	2004	2054		74.00 %	0.00 %	37			\$150,550
G4030	Site Communications & Security	\$0.84	S.F.	64,064	15	2004	2019		13.33 %	0.00 %	2			\$53,814
G4040	Other Site Electrical Utilities	\$0.59	S.F.	64,064	20	2004	2024		35.00 %	0.00 %	7			\$37,798
Total									32.78 %	20.72 %			\$388,997.00	\$1,877,077

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 - Covered Walkways



Note:

System: G2040950 - Playing Field



Note:

Campus Assessment Report - Site

System: G2050 - Landscaping



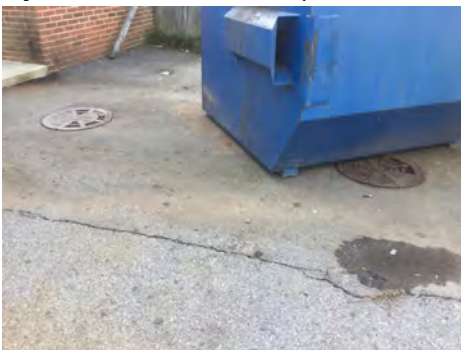
Note:

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer



Note:

Campus Assessment Report - Site

System: G3030 - Storm Sewer



Note:

System: G3060 - Fuel Distribution



Note:

System: G4010 - Electrical Distribution



Note:

Campus Assessment Report - Site

System: G4030 - Site Communications & Security



Note:

System: G4040 - Other Site Electrical Utilities



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.

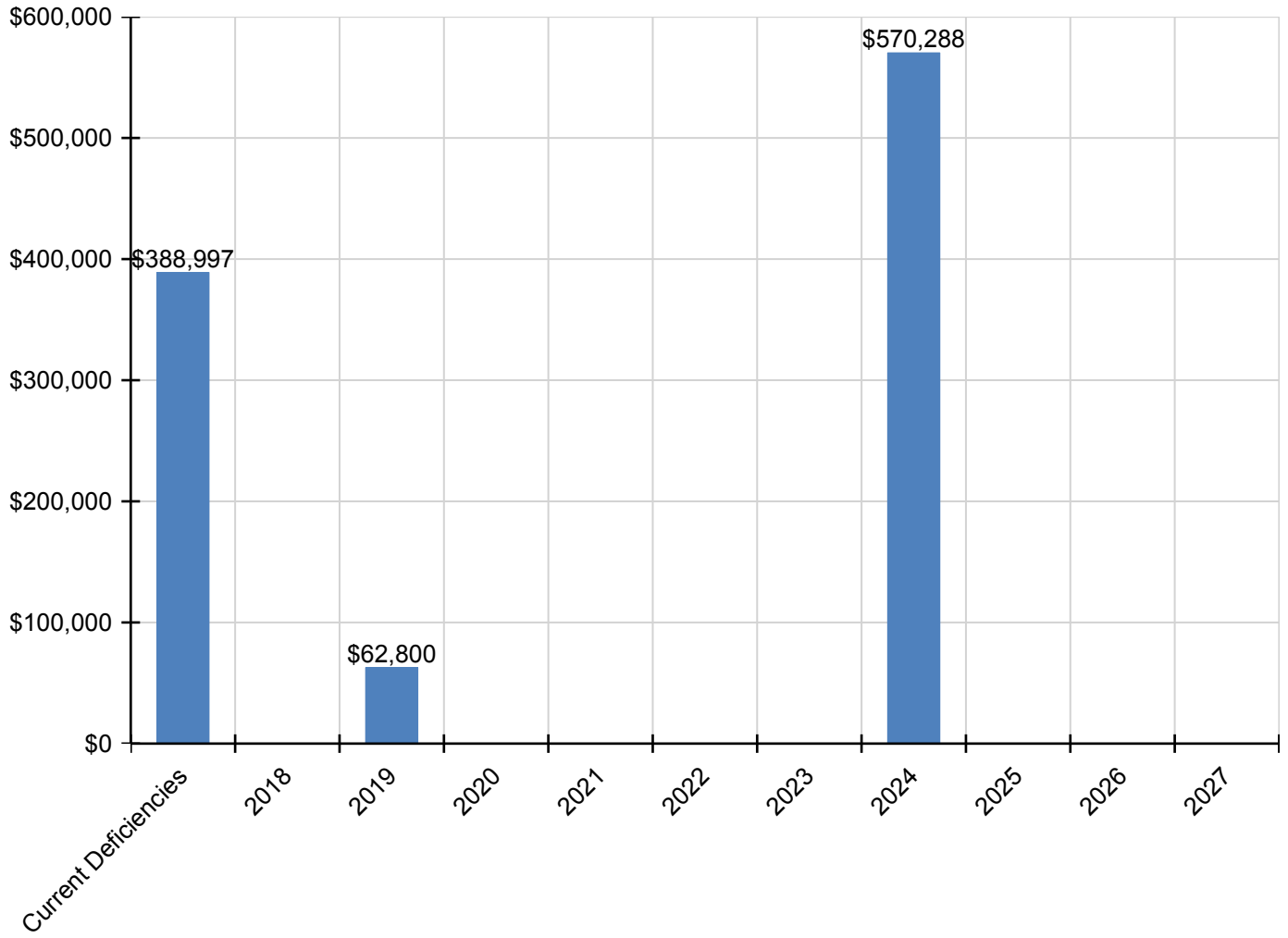
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$388,997	\$0	\$62,800	\$0	\$0	\$0	\$0	\$570,288	\$0	\$0	\$0	\$1,022,085
G - Building Sitework	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G20 - Site Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2010 - Roadways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2020 - Parking Lots	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2030 - Pedestrian Paving	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040105 - Fence & Guardrails	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Covered Walkways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Playing Field	\$319,936	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$319,936
* 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	\$125,671	\$0	\$0	\$0	\$125,671
G3030 - Storm Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$393,481	\$0	\$0	\$0	\$393,481
G3060 - Fuel Distribution	\$69,061	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$69,061
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
G4030 - Site Communications & Security	\$0	\$0	\$62,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62,800
G4040 - Other Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,136	\$0	\$0	\$0	\$51,136

** Indicates non-renewable system*

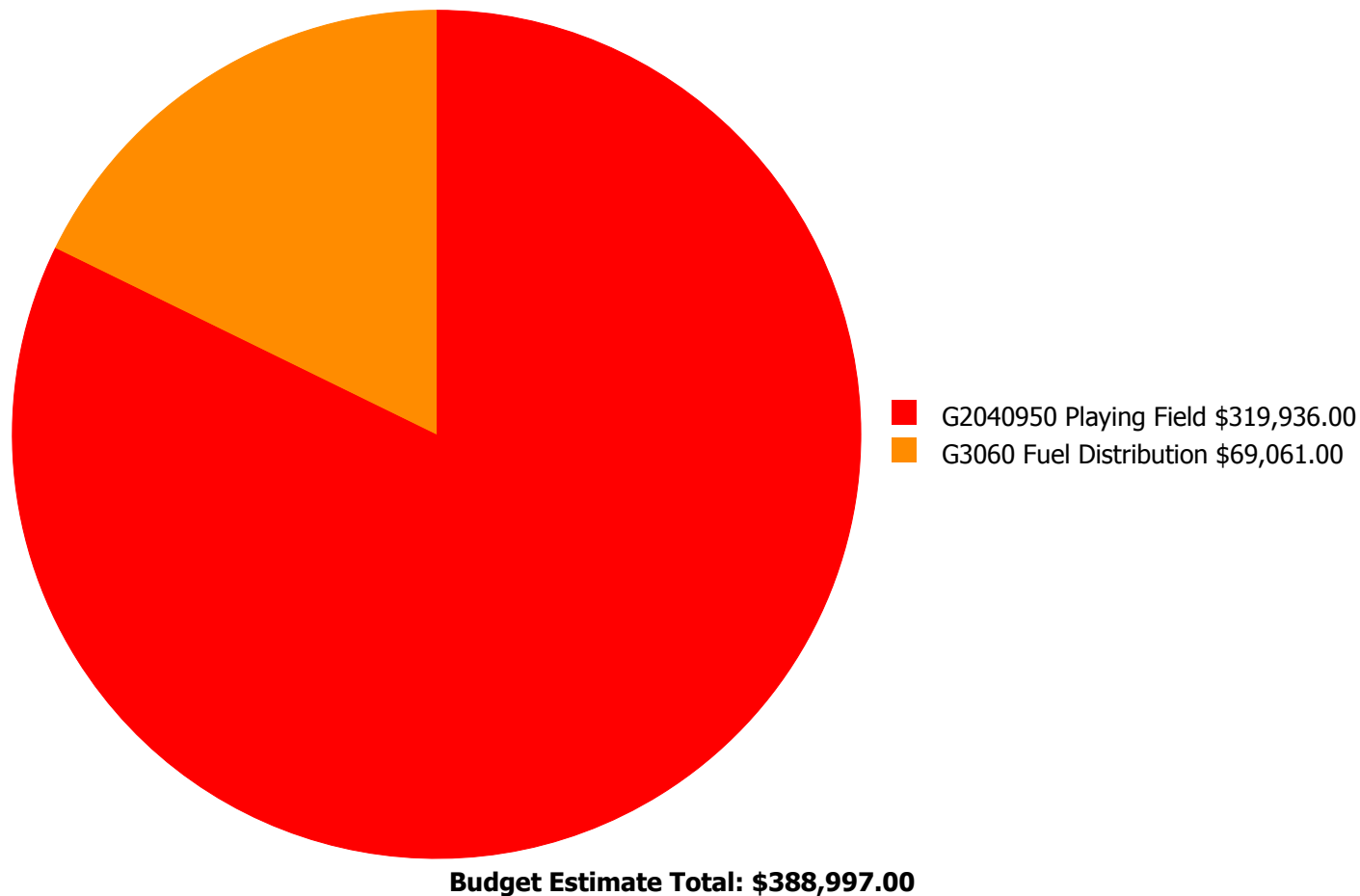
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



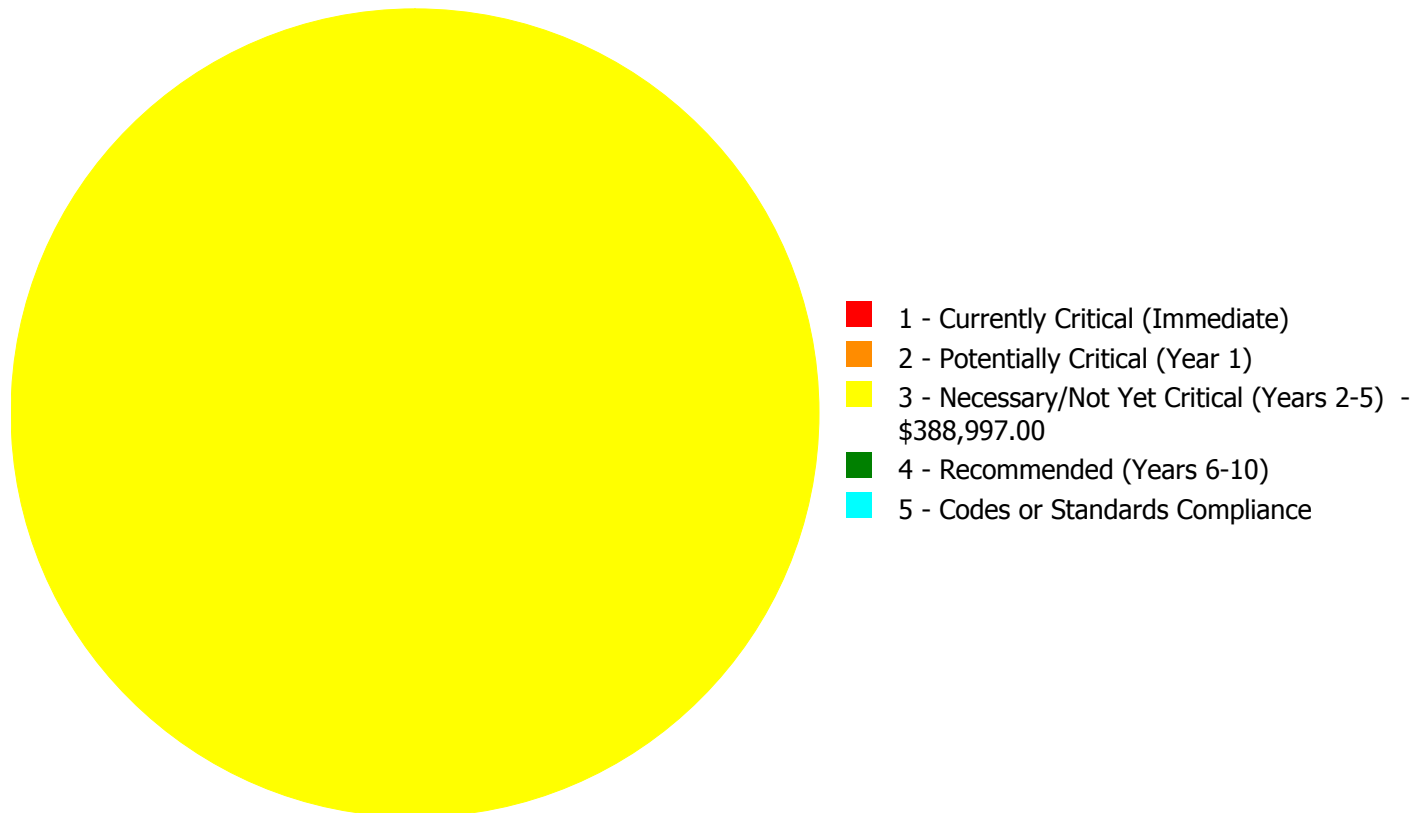
Deficiency Summary by System

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: \$388,997.00

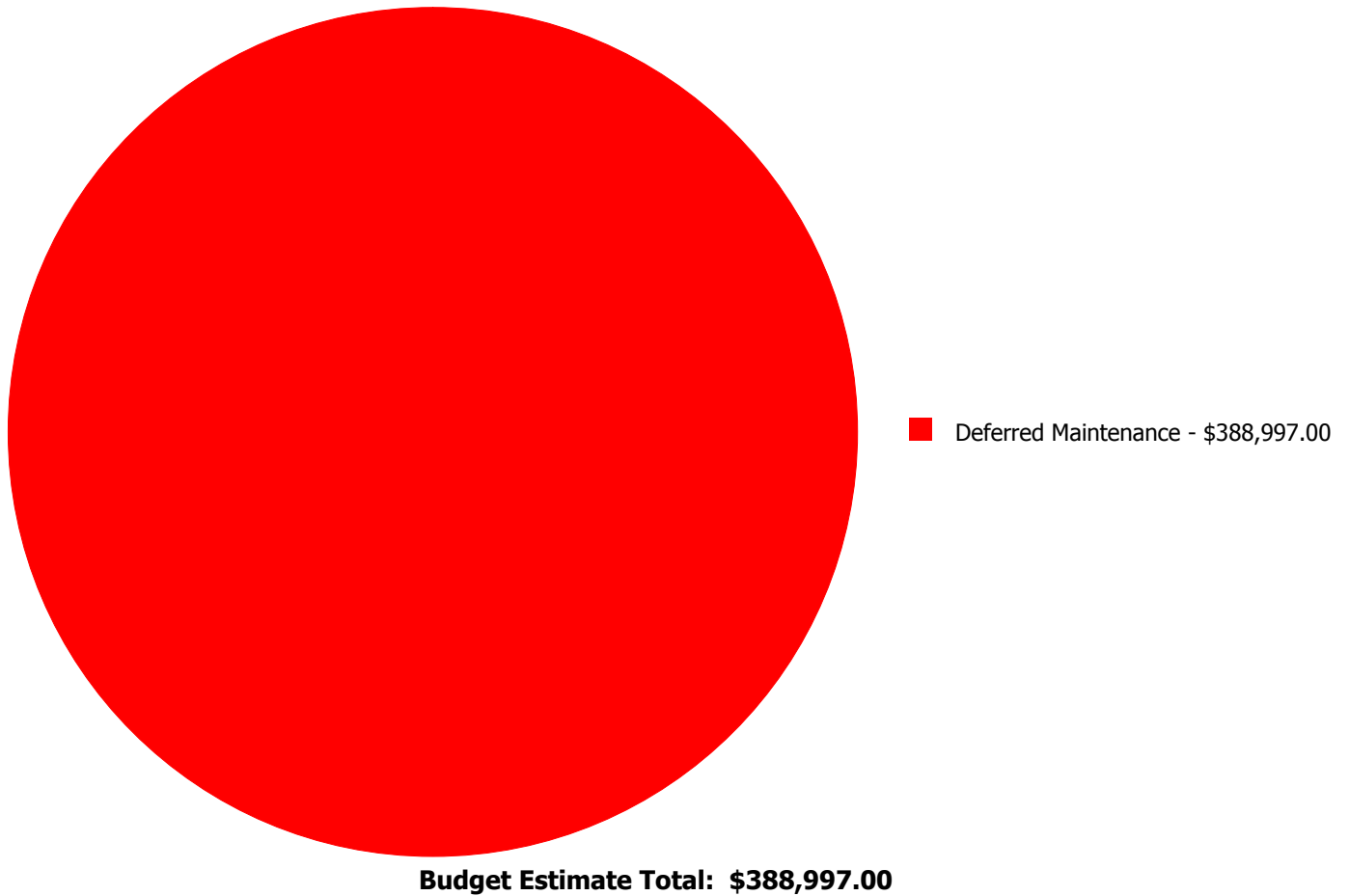
Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
G2040950	Playing Field	\$0.00	\$0.00	\$319,936.00	\$0.00	\$0.00	\$319,936.00
G3060	Fuel Distribution	\$0.00	\$0.00	\$69,061.00	\$0.00	\$0.00	\$69,061.00
	Total:	\$0.00	\$0.00	\$388,997.00	\$0.00	\$0.00	\$388,997.00

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: G2040950 - Playing Field



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 64,064.00
Unit of Measure: S.F.
Estimate: \$319,936.00
Assessor Name: Eduardo Lopez
Date Created: 02/12/2017

Notes: The playing field is in poor conditions, beyond service life and should be scheduled for replaced.

System: G3060 - Fuel Distribution



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 64,064.00
Unit of Measure: S.F.
Estimate: \$69,061.00
Assessor Name: Eduardo Lopez
Date Created: 02/12/2017

Notes: The under ground fuel tank is beyond service life and should be scheduled for replacement.