NC School District/400 Greene County/High School

Greene Central High

Draft

Campus Assessment Report

March 8, 2017

PARSONS

Table of Contents

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.

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Gross Area (SF):	102,577
Year Built:	1961
Last Renovation:	
Replacement Value:	$24,050,902
Repair Cost:	$5,159,467.17
Total FCI:	21.45 %
Total RSLI:	29.59 %
FCA Score:	78.55

Description:

GENERAL:

Greene Central High School is located at 140 School Drive, Snow Hill, NC 28580. The 1 story, 102,577 square foot building was originally constructed in 1961. There have been 3 additions or 1 renovation. In addition to the main building, the campus contains ancillary buildings; storage, press box, concession/restrooms, and fieldhouses.

This report contains condition and adequacy data collected during the 2017 Facility Condition Assessment (FCA).

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

A. SUBSTRUCTURE

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

B. SUPERSTRUCTURE

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

C. INTERIORS

Interior partitions are typically. Interior doors are generally solid core wood with wood frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, lockers, toilet accessories, storage shelving, handrails, fabricated toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes in common areas are typically, terrazzo, ceramic tile, and vinyl composition tile. Floor finishes in assignable spaces is typically carpet. 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 on-low-flow water fixtures with manual control valves. Domestic water distribution is copper 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 propane tanks.

HVAC:

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

FIRE PROTECTION:

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

ELECTRICAL:

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

COMMUNICATIONS AND SECURITY:

The fire alarm system consists of audible/visual strobe annunciators in common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, or a combination of other devices. The building has controlled entry door 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, football field, baseball field, tennis courts and fencing. Site mechanical and electrical features include water, sewer, propane, and site lighting.

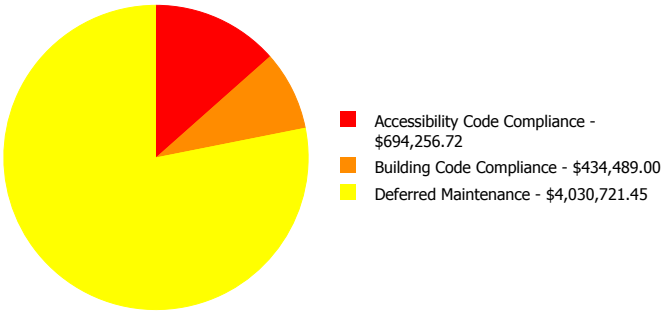
Attributes:

General Attributes:			
Condition Assessor:	Terence Davis	Assessment Date:	2/2/2017
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:	Greene - HS	LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	60.16	Site Acreage:	60.16

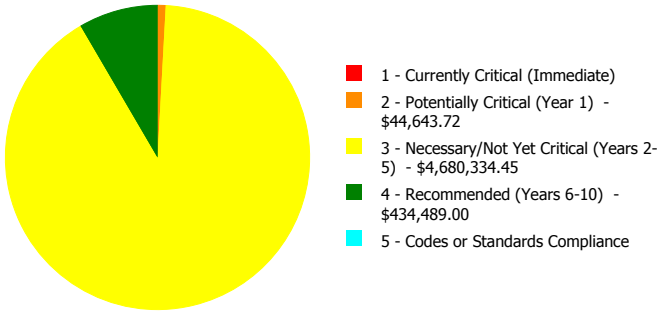
Campus Dashboard Summary

Gross Area:	102,577		
Year Built:	1961	Last Renovation:	
Repair Cost:	$5,159,467	Replacement Value:	$24,050,902
FCI:	21.45 %	RSLI%:	29.59 %

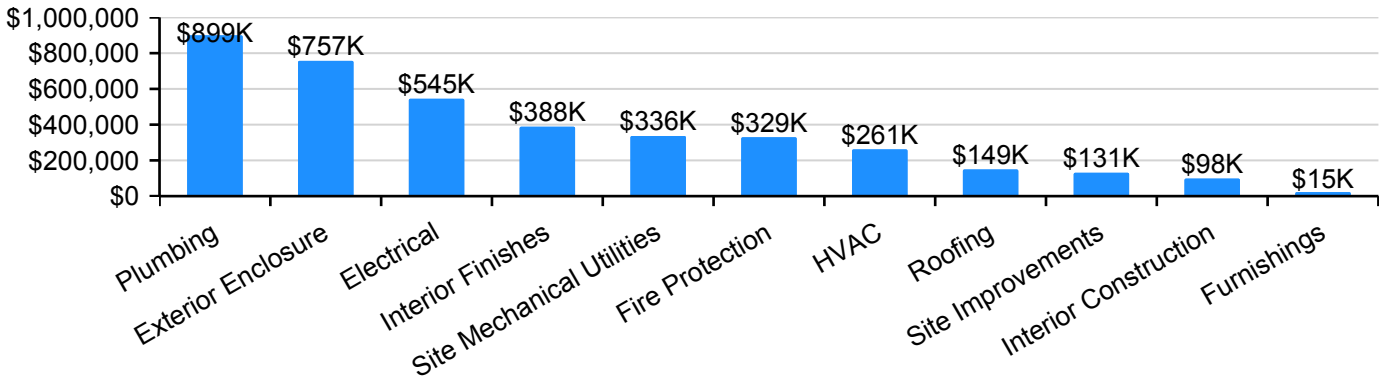
Deficiency By Category



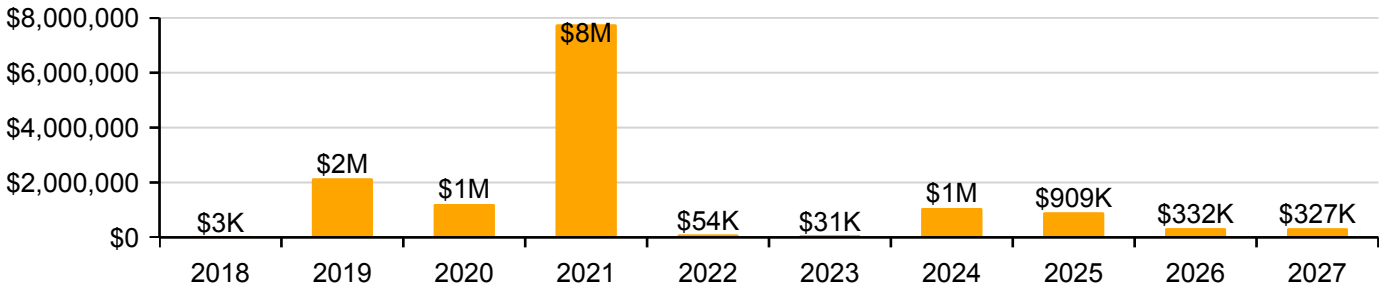
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



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.

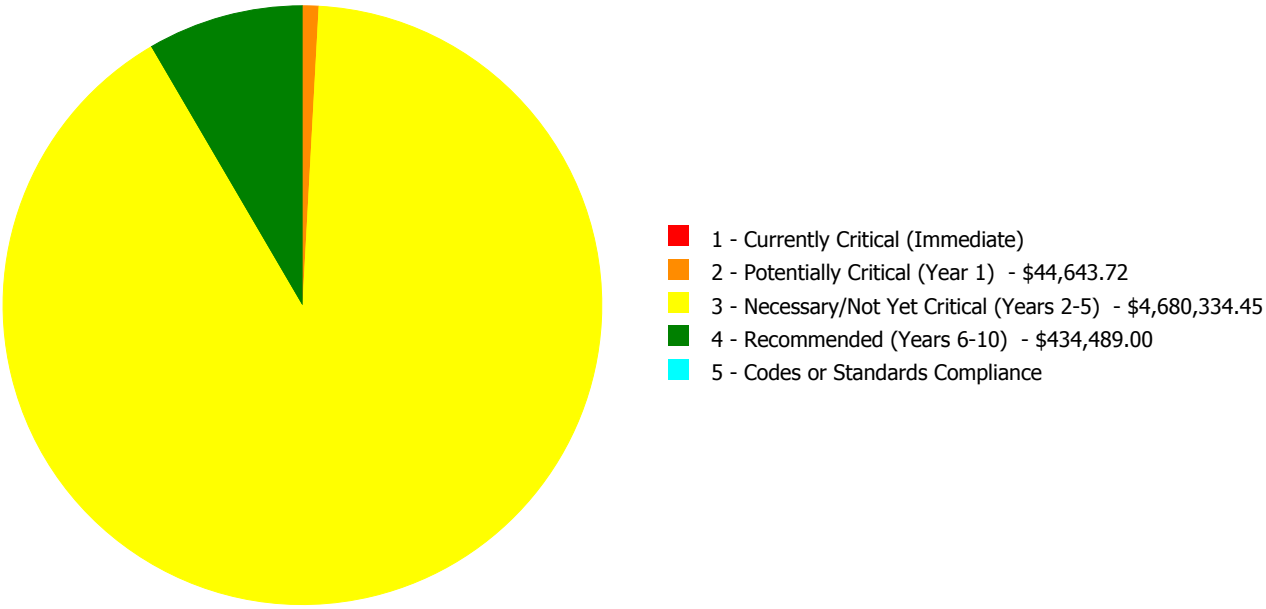
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	53.58 %	0.00 %	$0.00
A20 - Basement Construction	46.93 %	0.00 %	$0.00
B10 - Superstructure	49.28 %	0.00 %	$0.00
B20 - Exterior Enclosure	27.45 %	41.82 %	$998,848.00
B30 - Roofing	9.74 %	28.50 %	$196,633.00
C10 - Interior Construction	31.38 %	12.84 %	$129,270.72
C30 - Interior Finishes	17.95 %	19.77 %	$512,286.07
D20 - Plumbing	8.01 %	82.07 %	$1,187,695.00
D30 - HVAC	32.88 %	11.76 %	$344,913.20
D40 - Fire Protection	0.00 %	110.00 %	$434,489.00
D50 - Electrical	40.06 %	27.18 %	$718,769.00
E10 - Equipment	55.75 %	0.00 %	$0.00
E20 - Furnishings	19.29 %	3.83 %	$19,558.00
G20 - Site Improvements	17.85 %	5.34 %	$172,436.18
G30 - Site Mechanical Utilities	8.68 %	44.96 %	$444,569.00
G40 - Site Electrical Utilities	51.64 %	0.00 %	$0.00
Totals:	**29.59 %**	**21.45 %**	**$5,159,467.17**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance
1961,1974,1980 Building	65,472	26.45	$0.00	$44,643.72	$3,030,103.20	$308,242.00	$0.00
1965 Football Pressbox	700	8.99	$0.00	$0.00	$7,839.00	$0.00	$0.00
1974 Music Building	18,118	20.89	$0.00	$0.00	$662,655.07	$89,286.00	$0.00
1975 Footbal/Baseballl Concession Restroom	1,100	29.00	$0.00	$0.00	$40,838.00	$0.00	$0.00
1975 Football Concession Restroom	1,100	17.32	$0.00	$0.00	$28,041.00	$0.00	$0.00
1975 Football Fieldhouse	2,400	30.39	$0.00	$0.00	$109,877.00	$0.00	$0.00
1975 Lawn Storage	1,100	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1975 Tennis Concession/Restroom	1,100	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1999 Automotive Shop	7,500	15.97	$0.00	$0.00	$183,976.00	$36,961.00	$0.00
2002 Baseball Fieldhouse	1,200	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2006 Tennis/Softball Fieldhouse	1,512	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2008 Modular Classroom	875	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2016 Storage Building	400	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Site	102,577	13.07	$0.00	$0.00	$617,005.18	$0.00	$0.00
Total:		**21.45**	**$0.00**	**$44,643.72**	**$4,680,334.45**	**$434,489.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $5,159,467.17

Executive Summary

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Function:	HS -High School
Gross Area (SF):	65,472
Year Built:	1961
Last Renovation:	
Replacement Value:	$12,788,646
Repair Cost:	$3,382,988.92
Total FCI:	26.45 %
Total RSLI:	31.56 %
FCA Score:	73.55

Description:

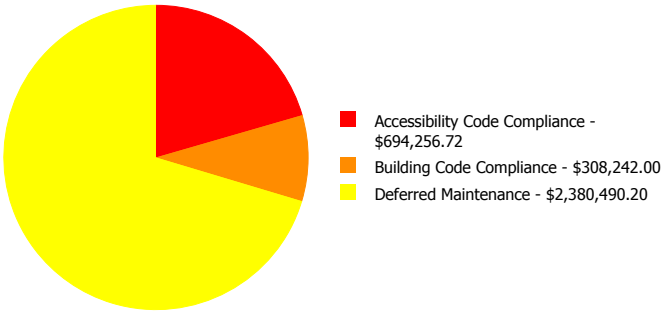
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

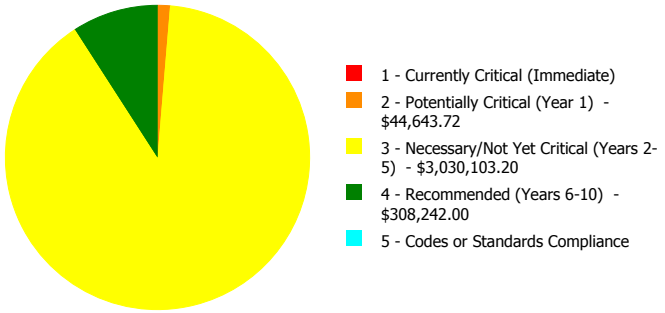
Dashboard Summary

Function:	HS -High School	Gross Area:	65,472
Year Built:	1961	Last Renovation:	
Repair Cost:	$3,382,989	Replacement Value:	$12,788,646
FCI:	26.45 %	RSLI%:	31.56 %

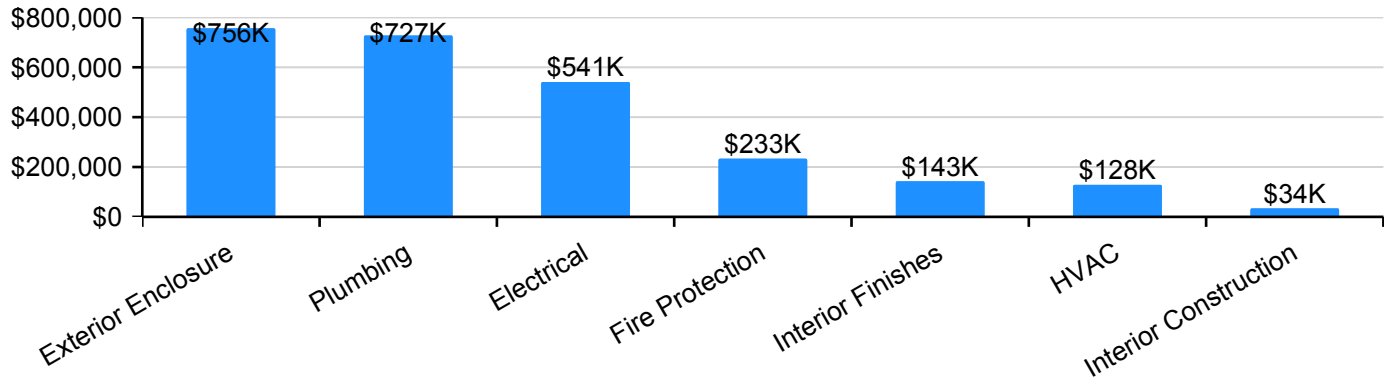
Deficiency By Category



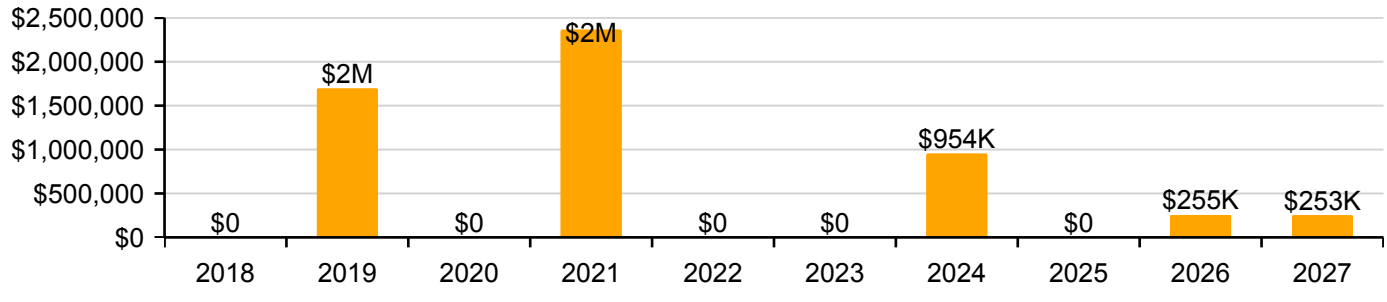
Deficiency By Priority



Deficiency By System



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	44.00 %	0.00 %	$0.00
A20 - Basement Construction	44.00 %	0.00 %	$0.00
B10 - Superstructure	44.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	17.36 %	66.61 %	$998,186.00
B30 - Roofing	10.00 %	0.00 %	$0.00
C10 - Interior Construction	26.87 %	7.77 %	$44,643.72
C30 - Interior Finishes	16.83 %	11.69 %	$187,970.00
D20 - Plumbing	2.42 %	103.78 %	$960,736.00
D30 - HVAC	38.81 %	8.66 %	$169,501.20
D40 - Fire Protection	0.00 %	110.00 %	$308,242.00
D50 - Electrical	36.97 %	39.68 %	$713,710.00
E10 - Equipment	69.64 %	0.00 %	$0.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
Totals:	**31.56 %**	**26.45 %**	**$3,382,988.92**

Photo Album

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

1). North Elevation - Feb 16, 2017

2). West Elevation - Feb 16, 2017

3). South Elevation - Feb 16, 2017

4). East Elevation - Feb 16, 2017

Condition Detail

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

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

System Listing

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

Campus Assessment Report - 1961,1974,1980 Building

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$2.22	S.F.	65,472	100	1961	2061		44.00 %	0.00 %	44			$145,348
A1030	Slab on Grade	$4.16	S.F.	65,472	100	1961	2061		44.00 %	0.00 %	44			$272,364
A2010	Basement Excavation	$0.84	S.F.	65,472	100	1961	2061		44.00 %	0.00 %	44			$54,996
A2020	Basement Walls	$5.86	S.F.	65,472	100	1961	2061		44.00 %	0.00 %	44			$383,666
B1010	Floor Construction	$11.66	S.F.	65,472	100	1961	2061		44.00 %	0.00 %	44			$763,404
B1020	Roof Construction	$7.76	S.F.	65,472	100	1961	2061		44.00 %	0.00 %	44			$508,063
B2010	Exterior Walls	$9.03	S.F.	65,472	100	1961	2061		44.00 %	0.00 %	44			$591,212
B2020	Exterior Windows	$13.04	S.F.	65,472	30	1974	2004		0.00 %	110.00 %	-13		$939,130.00	$853,755
B2030	Exterior Doors	$0.82	S.F.	65,472	30	1974	2004		0.00 %	110.00 %	-13		$59,056.00	$53,687
B3010120	Single Ply Membrane	$6.98	S.F.	65,472	20	1999	2019		10.00 %	0.00 %	2			$456,995
C1010	Partitions	$4.79	S.F.	65,472	75	1961	2036		25.33 %	0.00 %	19			$313,611
C1020	Interior Doors	$2.49	S.F.	65,472	30	1999	2029		40.00 %	0.00 %	12			$163,025
C1030	Fittings	$1.50	S.F.	65,472	20	1999	2019		10.00 %	45.46 %	2		$44,643.72	$98,208
C3010	Wall Finishes	$2.61	S.F.	65,472	10	1999	2009		0.00 %	110.00 %	-8		$187,970.00	$170,882
C3020	Floor Finishes	$11.17	S.F.	65,472	20	1999	2019		10.00 %	0.00 %	2			$731,322
C3030	Ceiling Finishes	$10.77	S.F.	65,472	25	1999	2024		28.00 %	0.00 %	7			$705,133
D2010	Plumbing Fixtures	$9.02	S.F.	65,472	30	1974	2004		0.00 %	110.00 %	-13		$649,613.00	$590,557
D2020	Domestic Water Distribution	$1.68	S.F.	65,472	30	1974	2004		0.00 %	110.00 %	-13		$120,992.00	$109,993
D2030	Sanitary Waste	$2.64	S.F.	65,472	30	1974	2004		0.00 %	110.00 %	-13		$190,131.00	$172,846
D2040	Rain Water Drainage	$0.65	S.F.	65,472	30	1999	2029		40.00 %	0.00 %	12			$42,557
D2090	Other Plumbing Systems -Nat Gas	$0.15	S.F.	65,472	40	1999	2039		55.00 %	0.00 %	22			$9,821
D3040	Distribution Systems	$8.54	S.F.	65,472	30	2006	2036		63.33 %	0.00 %	19			$559,131
D3050	Terminal & Package Units	$18.64	S.F.	65,472	15	2006	2021		26.67 %	13.89 %	4		$169,501.20	$1,220,398
D3060	Controls & Instrumentation	$2.71	S.F.	65,472	20	2006	2026		45.00 %	0.00 %	9			$177,429
D4010	Sprinklers	$3.71	S.F.	65,472	30			2016	0.00 %	110.00 %	-1		$267,191.00	$242,901
D4020	Standpipes	$0.57	S.F.	65,472	30			2016	0.00 %	110.00 %	-1		$41,051.00	$37,319
D5010	Electrical Service/Distribution	$1.62	S.F.	65,472	40	1975	2015		0.00 %	110.00 %	-2		$116,671.00	$106,065
D5020	Branch Wiring	$4.65	S.F.	65,472	30	1980	2010		0.00 %	110.00 %	-7		$334,889.00	$304,445
D5020	Lighting	$10.85	S.F.	65,472	30	1999	2029		40.00 %	0.00 %	12			$710,371
D5030810	Security & Detection Systems	$2.01	S.F.	65,472	15	2015	2030		86.67 %	0.00 %	13			$131,599
D5030910	Fire & Alarm Systems	$3.64	S.F.	65,472	15	1999	2014		0.00 %	110.00 %	-3		$262,150.00	$238,318
D5030920	Data Communication	$4.70	S.F.	65,472	15	2015	2030		86.67 %	0.00 %	13			$307,718
E1020	Institutional Equipment	$13.31	S.F.	65,472	20	2015	2035		90.00 %	0.00 %	18			$871,432
E1090	Other Equipment	$5.46	S.F.	65,472	20	1999	2019	2021	20.00 %	0.00 %	4			$357,477
E2010	Fixed Furnishings	$5.08	S.F.	65,472	20	1999	2019	2021	20.00 %	0.00 %	4			$332,598
								Total	**31.56 %**	**26.45 %**			**$3,382,988.92**	**$12,788,646**

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

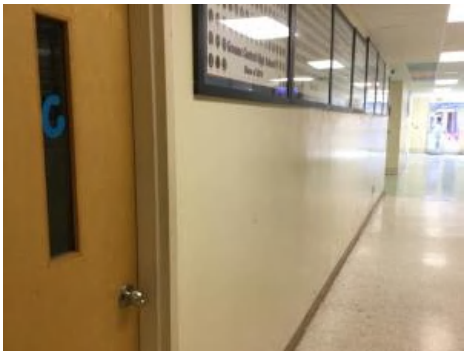

Note:

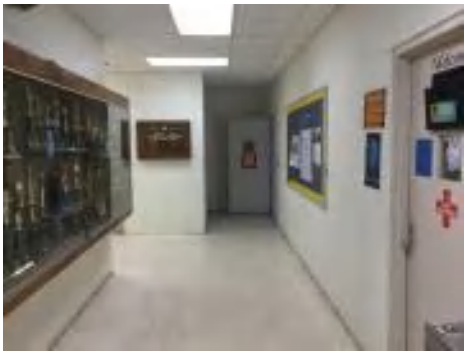
System: B3010120 - Single Ply Membrane



Note:

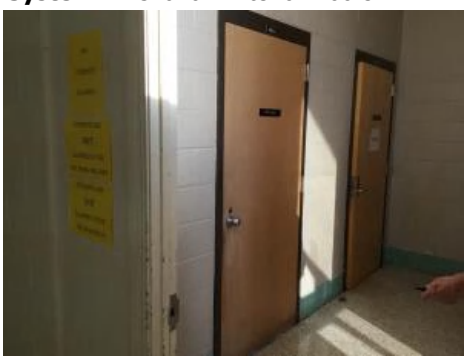
System: C1010 - Partitions

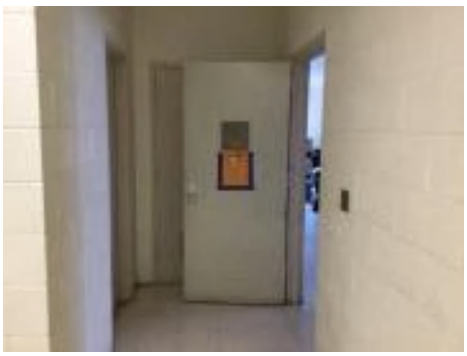




Note:

System: C1020 - Interior Doors





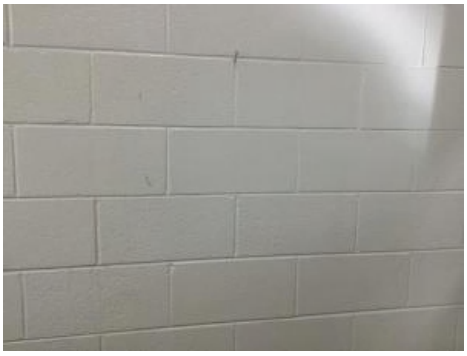
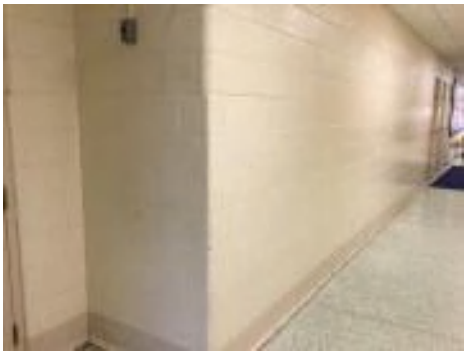
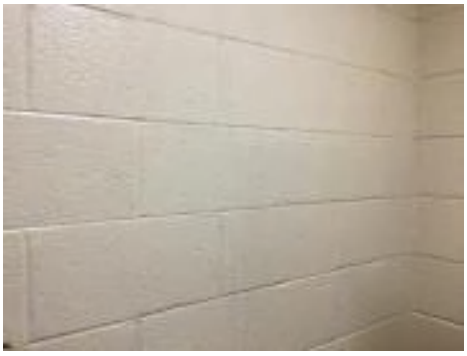
Note:

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes

Note:

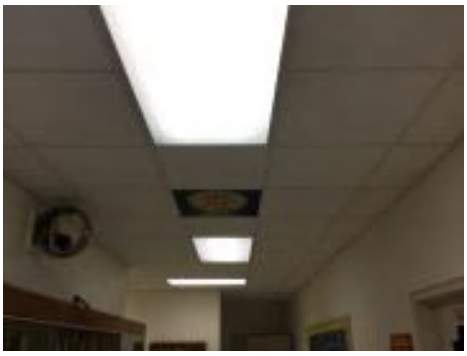
System: C3020 - Floor Finishes



Note:

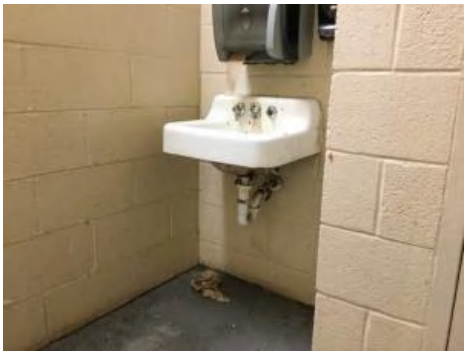
System: C3030 - Ceiling Finishes





Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



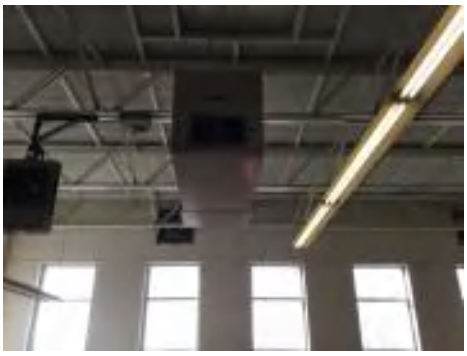
Note:

System: D2090 - Other Plumbing Systems -Nat Gas



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note: 35 wall mounted units

System: D3060 - Controls & Instrumentation



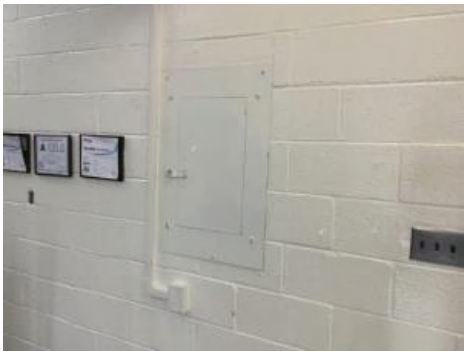
Note:

System: D5010 - Electrical Service/Distribution



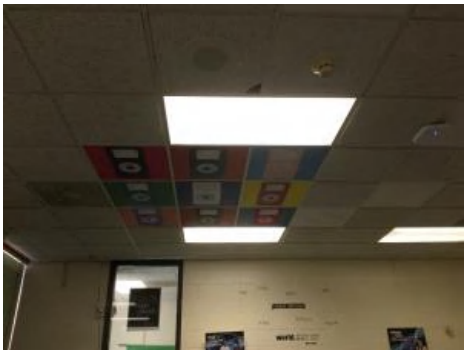
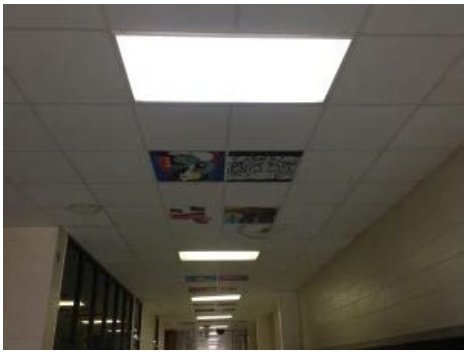
Note:

System: D5020 - Branch Wiring



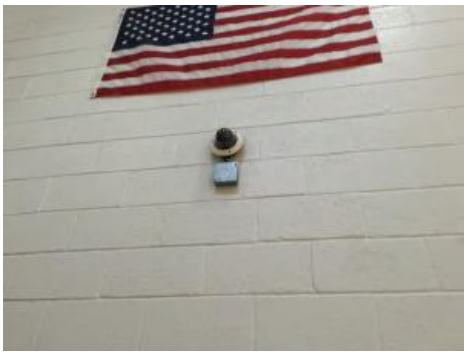
Note:

System: D5020 - Lighting


Note:

System: D5030810 - Security & Detection Systems

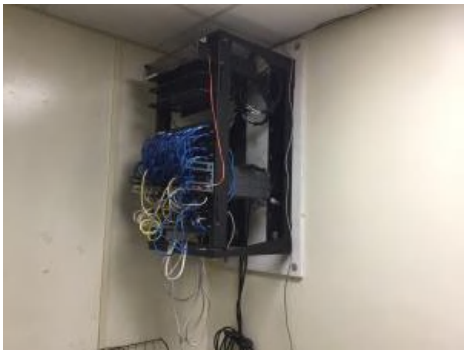
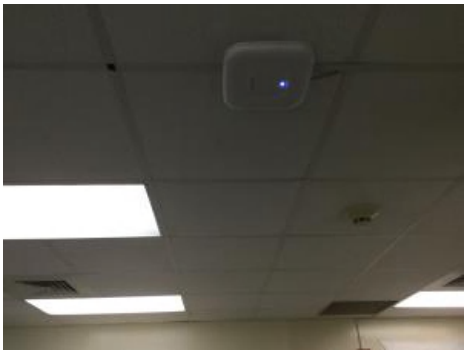
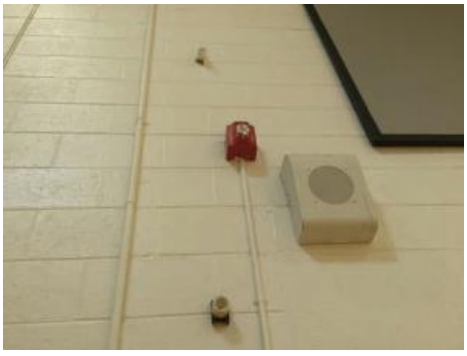




Note:

System: D5030910 - Fire & Alarm Systems


Note:

System: D5030920 - Data Communication

Note:

System: E1020 - Institutional Equipment



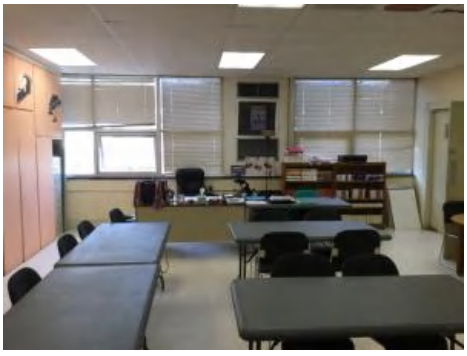
Note:

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%

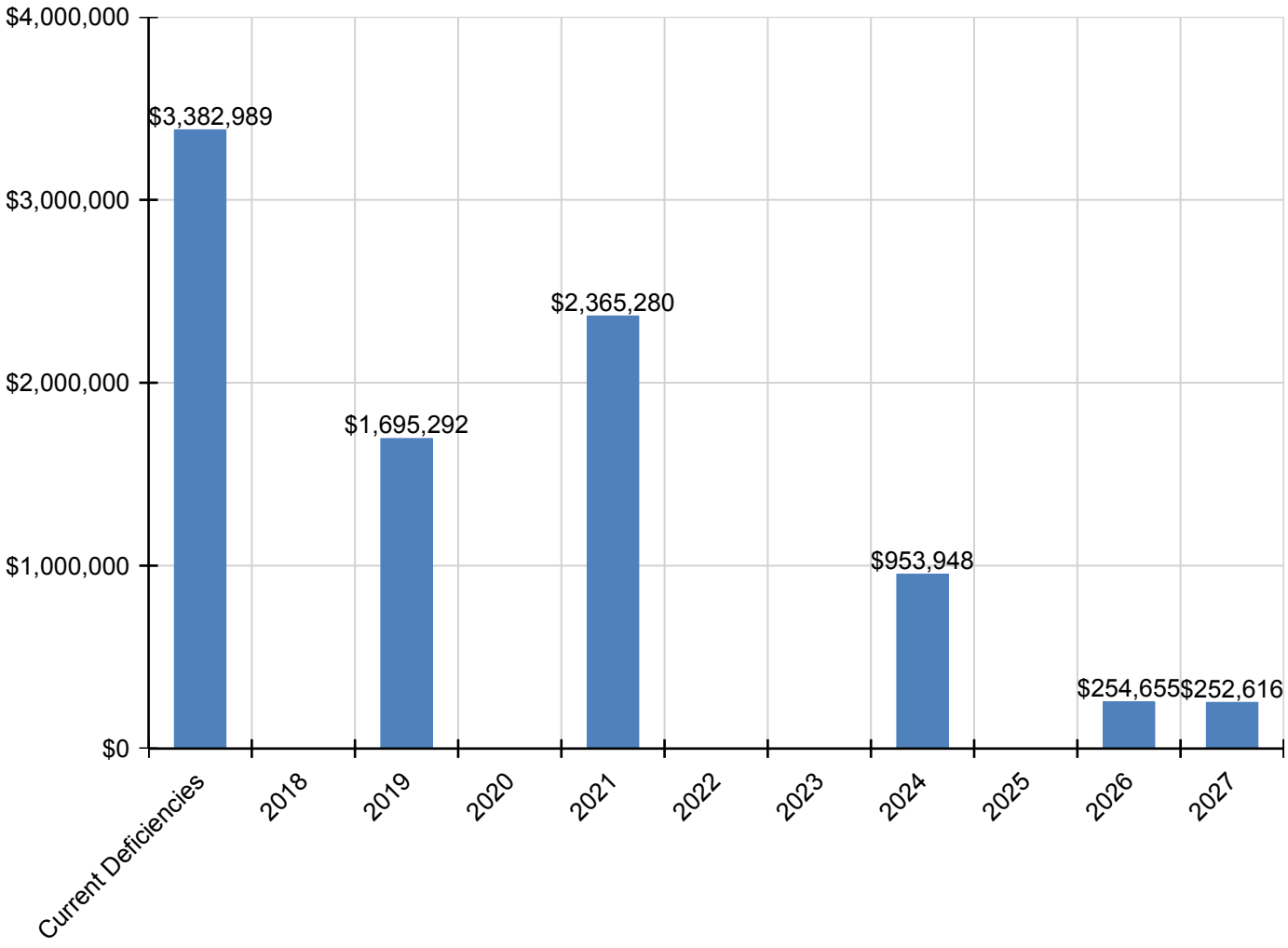
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$3,382,989**	**$0**	**$1,695,292**	**$0**	**$2,365,280**	**$0**	**$0**	**$953,948**	**$0**	**$254,655**	**$252,616**	**$8,904,780**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** 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	$939,130	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$939,130**
B2030 - Exterior Doors	$59,056	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$59,056**
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	$727,238	$0	$0	$0	$0	$0	$0	$0	$0	**$727,238**
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	$44,644	$0	$114,608	$0	$0	$0	$0	$0	$0	$0	$0	**$159,252**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$187,970	$0	$0	$0	$0	$0	$0	$0	$0	$0	$252,616	**$440,586**

C3020 - Floor Finishes	$0	$0	$853,445	$0	$0	$0	$0	$0	$0	$0	$0	**$853,445**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$953,948	$0	$0	$0	**$953,948**
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	$649,613	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$649,613**
D2020 - Domestic Water Distribution	$120,992	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$120,992**
D2030 - Sanitary Waste	$190,131	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$190,131**
D2040 - Rain Water Drainage	$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**
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	$169,501	$0	$0	$0	$1,510,926	$0	$0	$0	$0	$0	$0	**$1,680,427**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$254,655	$0	**$254,655**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$267,191	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$267,191**
D4020 - Standpipes	$41,051	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$41,051**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$116,671	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$116,671**
D5020 - Branch Wiring	$334,889	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$334,889**
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	$0	$0	**$0**
D5030910 - Fire & Alarm Systems	$262,150	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$262,150**
D5030920 - Data Communication	$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	$442,578	$0	$0	$0	$0	$0	$0	**$442,578**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$411,776	$0	$0	$0	$0	$0	$0	**$411,776**

** Indicates non-renewable system*

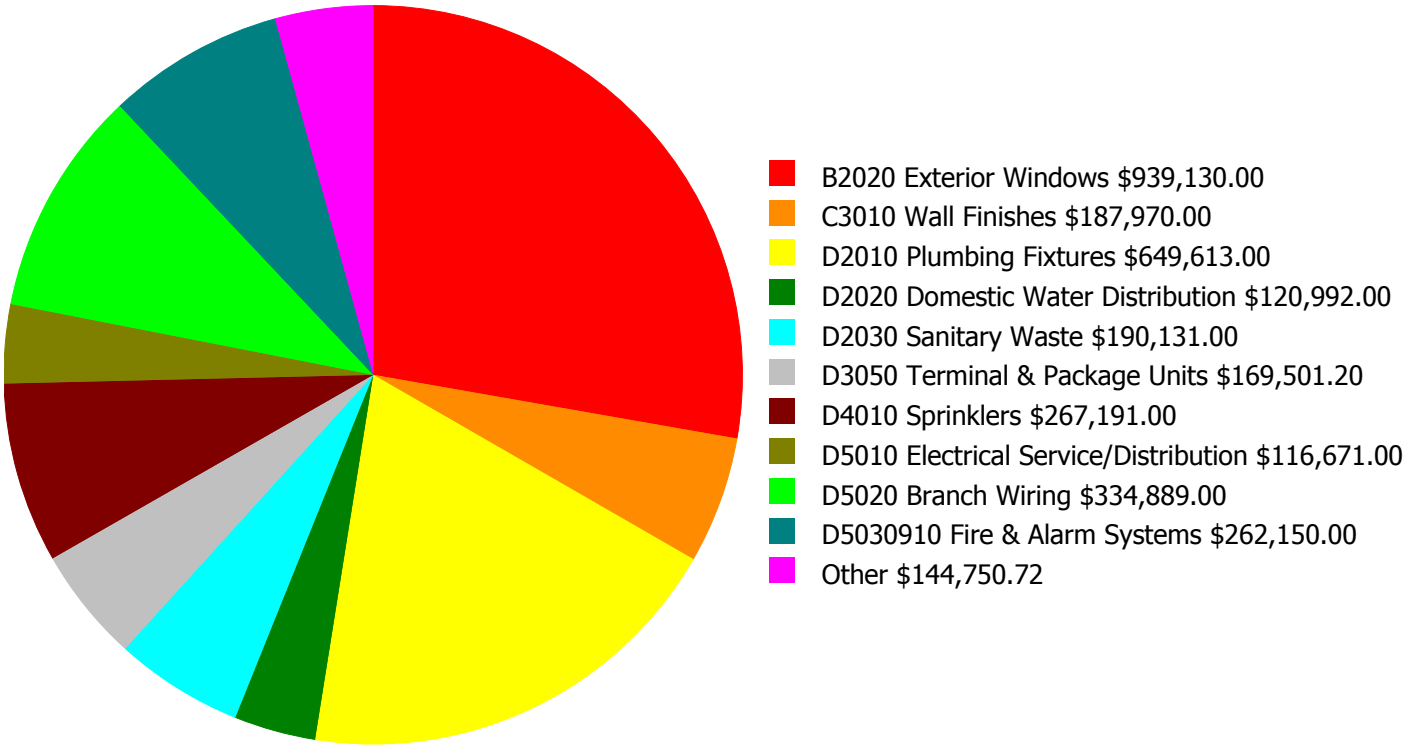
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

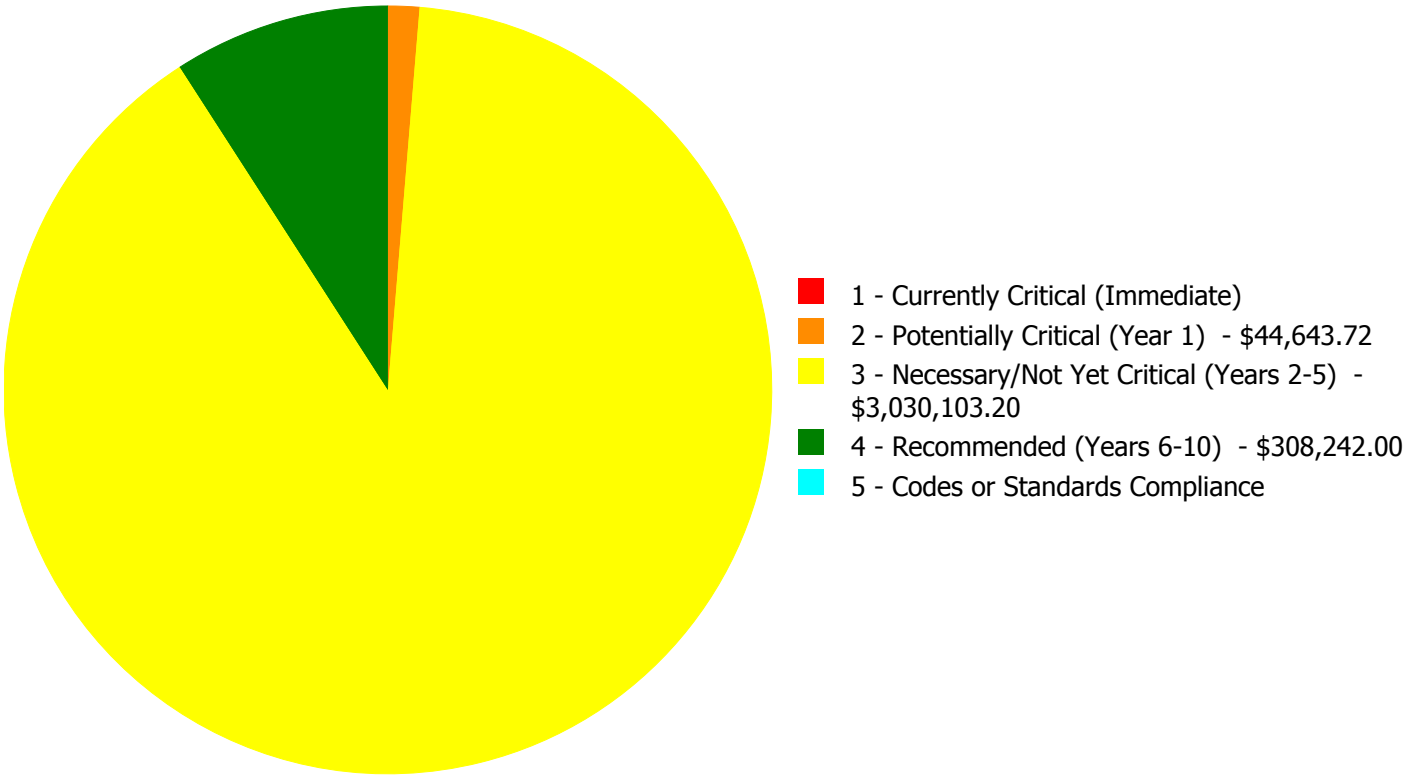
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $3,382,988.92

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: $3,382,988.92

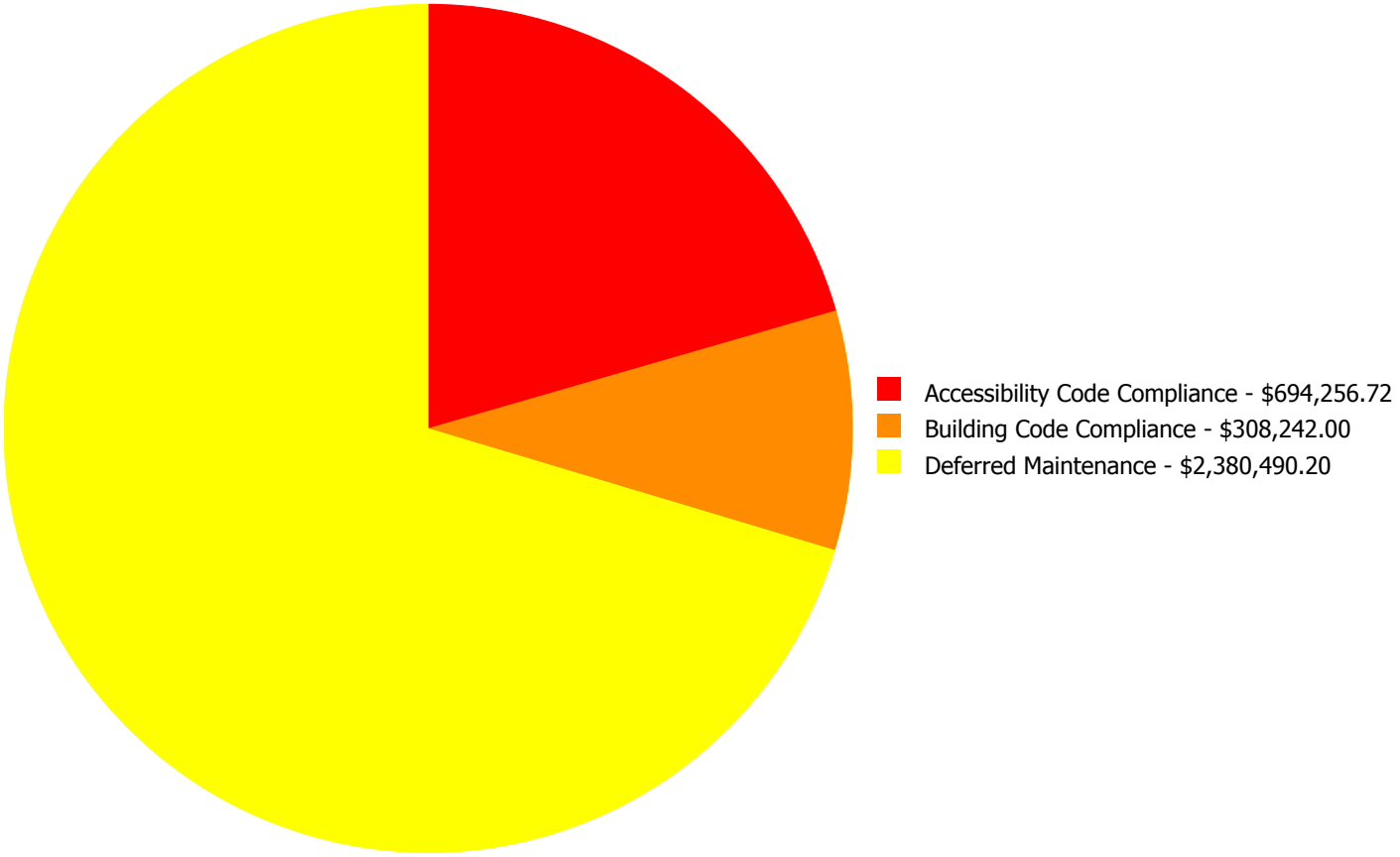
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2020	Exterior Windows	$0.00	$0.00	$939,130.00	$0.00	$0.00	$939,130.00
B2030	Exterior Doors	$0.00	$0.00	$59,056.00	$0.00	$0.00	$59,056.00
C1030	Fittings	$0.00	$44,643.72	$0.00	$0.00	$0.00	$44,643.72
C3010	Wall Finishes	$0.00	$0.00	$187,970.00	$0.00	$0.00	$187,970.00
D2010	Plumbing Fixtures	$0.00	$0.00	$649,613.00	$0.00	$0.00	$649,613.00
D2020	Domestic Water Distribution	$0.00	$0.00	$120,992.00	$0.00	$0.00	$120,992.00
D2030	Sanitary Waste	$0.00	$0.00	$190,131.00	$0.00	$0.00	$190,131.00
D3050	Terminal & Package Units	$0.00	$0.00	$169,501.20	$0.00	$0.00	$169,501.20
D4010	Sprinklers	$0.00	$0.00	$0.00	$267,191.00	$0.00	$267,191.00
D4020	Standpipes	$0.00	$0.00	$0.00	$41,051.00	$0.00	$41,051.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$116,671.00	$0.00	$0.00	$116,671.00
D5020	Branch Wiring	$0.00	$0.00	$334,889.00	$0.00	$0.00	$334,889.00
D5030910	Fire & Alarm Systems	$0.00	$0.00	$262,150.00	$0.00	$0.00	$262,150.00
	Total:	$0.00	$44,643.72	$3,030,103.20	$308,242.00	$0.00	$3,382,988.92

Deficiency Summary by Category

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



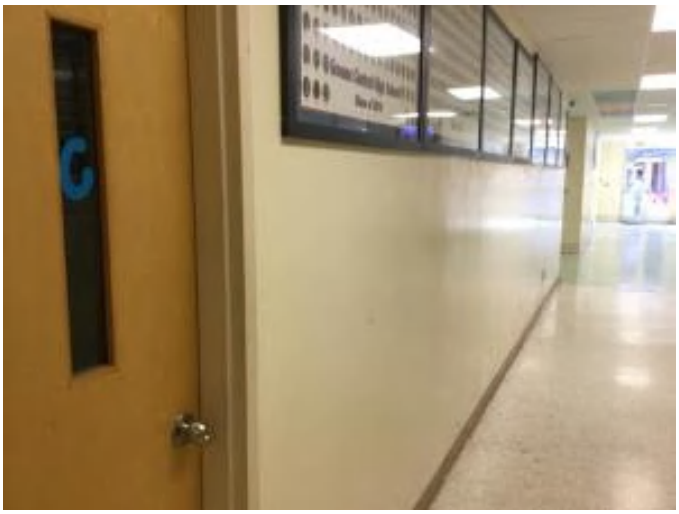
Budget Estimate Total: $3,382,988.92

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: C1030 - Fittings



Location: Throughout the building
Distress: Inadequate
Category: Accessibility Code Compliance
Priority: 2 - Potentially Critical (Year 1)
Correction: Replace signage and toilet partitions
Qty: 400.00
Unit of Measure: Ea.
Estimate: $44,643.72
Assessor Name: Eduardo Lopez
Date Created: 02/21/2017

Notes: The signage does not comply with ADA guidelines.Restroom fittings does not meet minimum ADA requirements. Verify student count vs fixture requirement and increase restroom dimensions to achieve the 60 " clearance if applicable.

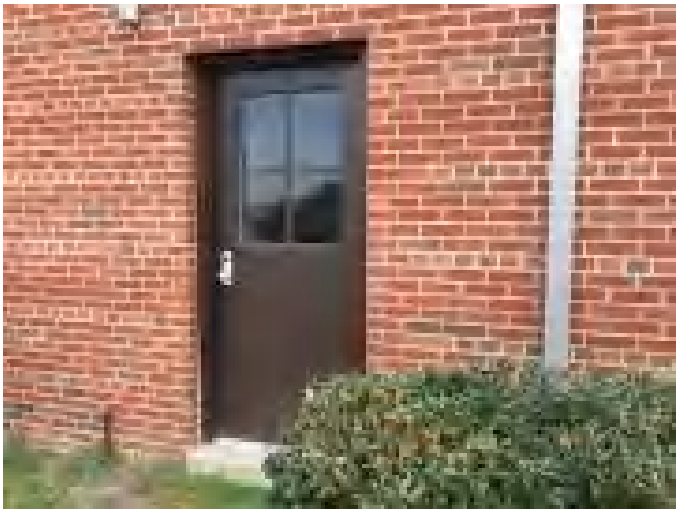
Priority 3 - Necessary/Not Yet Critical (Years 2-5):

System: B2020 - Exterior Windows

Location: Exterior
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 65,472.00
Unit of Measure: S.F.
Estimate: $939,130.00
Assessor Name: Eduardo Lopez
Date Created: 02/14/2017

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

System: B2030 - Exterior Doors



Location: Exterior
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 65,472.00
Unit of Measure: S.F.
Estimate: $59,056.00
Assessor Name: Eduardo Lopez
Date Created: 02/14/2017

Notes: The original metal exterior doors are aged, rusted, damaged and should be replaced with energy efficient doors.

System: C3010 - Wall Finishes

Location: Interior
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 65,472.00
Unit of Measure: S.F.
Estimate: $187,970.00
Assessor Name: Eduardo Lopez
Date Created: 02/14/2017

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

System: D2010 - Plumbing Fixtures

Location: Restroom
Distress: Inadequate
Category: Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 65,472.00
Unit of Measure: S.F.
Estimate: $649,613.00
Assessor Name: Eduardo Lopez
Date Created: 02/21/2017

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

System: D2020 - Domestic Water Distribution

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 65,472.00
Unit of Measure: S.F.
Estimate: $120,992.00
Assessor Name: Eduardo Lopez
Date Created: 02/14/2017

Notes: There are no reported issues or observed deficiencies with the domestic water piping. Due to the age of the pipe there can be internal pitting corrosion that may be a costly problem that leads to the formation of pinhole leaks and possible water contamination.

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: 65,472.00
Unit of Measure: S.F.
Estimate: $190,131.00
Assessor Name: Eduardo Lopez
Date Created: 02/14/2017

Notes: There are no reported issues or observed deficiencies with the sanitary waste piping. The aging sanitary sewer piping in subject to leaks, infiltration, and it can even collapse in the interior walls.

System: D3050 - Terminal & Package Units

Location: Roof/Ground
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace air conditioner, DX, 5 ton
Qty: 10.00
Unit of Measure: Ea.
Estimate: $169,501.20
Assessor Name: Eduardo Lopez
Date Created: 02/21/2017

Notes: Several of the units are beyond their service life and should be replaced.

System: D5010 - Electrical Service/Distribution

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 65,472.00
Unit of Measure: S.F.
Estimate: $116,671.00
Assessor Name: Eduardo Lopez
Date Created: 02/14/2017

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

System: D5020 - Branch Wiring

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 65,472.00
Unit of Measure: S.F.
Estimate: $334,889.00
Assessor Name: Eduardo Lopez
Date Created: 02/14/2017

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

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: 65,472.00
Unit of Measure: S.F.
Estimate: $262,150.00
Assessor Name: Eduardo Lopez
Date Created: 02/14/2017

Notes: The original fire alarm system operating as designed, but is beyond its service life and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 65,472.00
Unit of Measure: S.F.
Estimate: $267,191.00
Assessor Name: Eduardo Lopez
Date Created: 02/14/2017

Notes: There is no sprinkler system in the building.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 65,472.00
Unit of Measure: S.F.
Estimate: $41,051.00
Assessor Name: Eduardo Lopez
Date Created: 02/14/2017

Notes: There is no sprinkler system in the building.

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	700
Year Built:	1965
Last Renovation:	
Replacement Value:	$87,213
Repair Cost:	$7,839.00
Total FCI:	8.99 %
Total RSLI:	35.58 %
FCA Score:	91.01

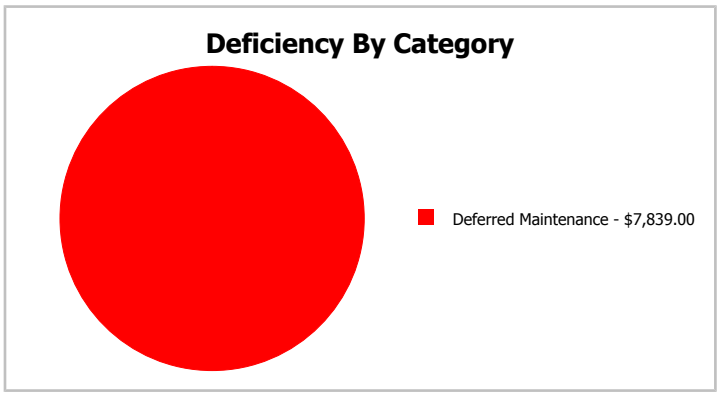
Description:

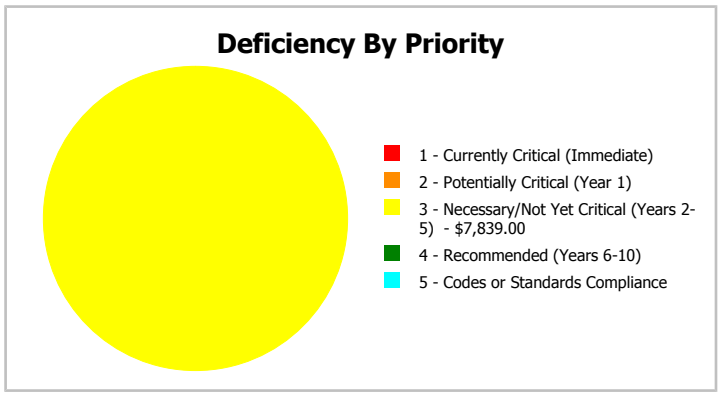
The narrative for this building is included in the Executive Summary Description at the front of this report.

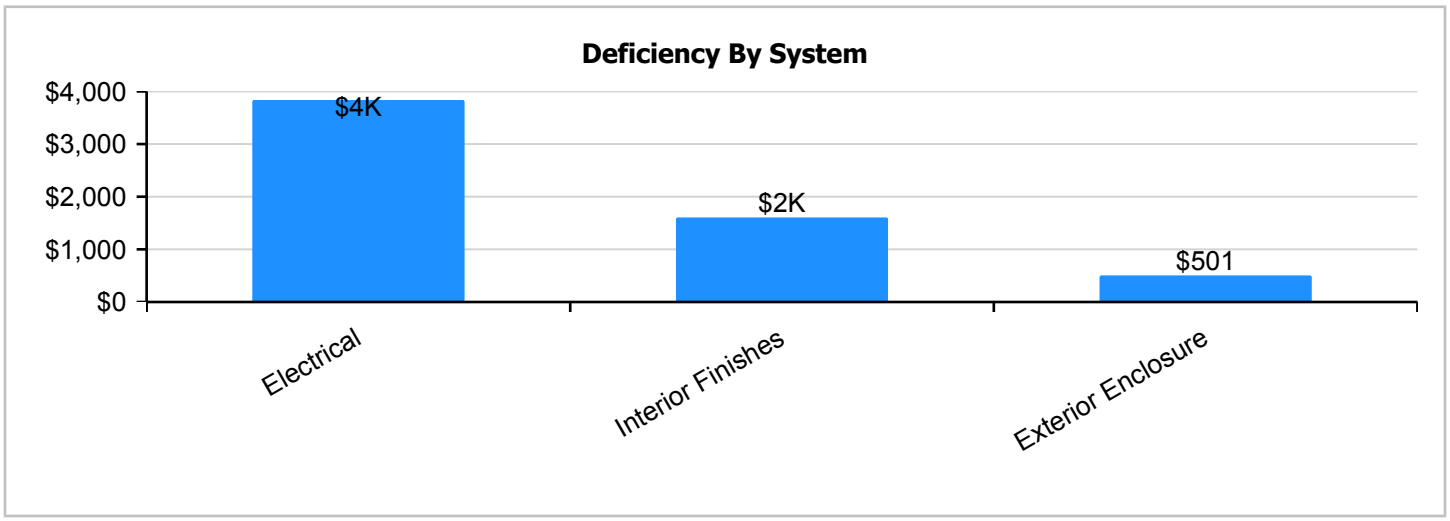
Attributes: This asset has no attributes.

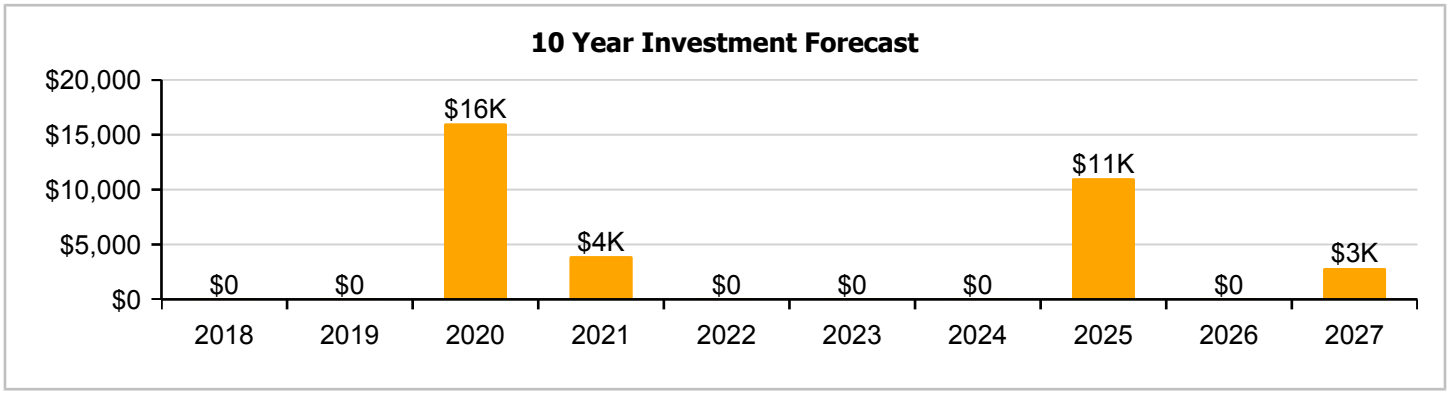
Dashboard Summary

Function:	HS -High School	Gross Area:	700
Year Built:	1965	Last Renovation:	
Repair Cost:	$7,839	Replacement Value:	$87,213
FCI:	8.99 %	RSLI%:	35.58 %









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	64.76 %	0.00 %	$0.00
B10 - Superstructure	44.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	42.05 %	3.94 %	$662.00
B30 - Roofing	15.00 %	0.00 %	$0.00
C10 - Interior Construction	22.86 %	0.00 %	$0.00
C30 - Interior Finishes	20.85 %	11.74 %	$2,118.00
D20 - Plumbing	33.62 %	0.00 %	$0.00
D30 - HVAC	43.33 %	0.00 %	$0.00
D50 - Electrical	27.47 %	40.26 %	$5,059.00
Totals:	**35.58 %**	**8.99 %**	**$7,839.00**

Photo Album

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

1). South Elevation - Feb 16, 2017

2). Northwest Elevation - Feb 16, 2017

3). East Elevation - Feb 16, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.93	S.F.	700	100	1961	2061		44.00 %	0.00 %	44			$4,851
A1030	Slab on Grade	$7.89	S.F.	700	100	2000	2100		83.00 %	0.00 %	83			$5,523
B1020	Roof Construction	$8.14	S.F.	700	100	1961	2061		44.00 %	0.00 %	44			$5,698
B2010	Exterior Walls	$9.48	S.F.	700	100	1961	2061		44.00 %	0.00 %	44			$6,636
B2020	Exterior Windows	$13.69	S.F.	700	30	2000	2030		43.33 %	0.00 %	13			$9,583
B2030	Exterior Doors	$0.86	S.F.	700	30	1961	1991		0.00 %	109.97 %	-26		$662.00	$602
B3010140	Asphalt Shingles	$4.32	S.F.	700	20	2000	2020		15.00 %	0.00 %	3			$3,024
C1010	Partitions	$5.03	S.F.	700	75	1961	2036		25.33 %	0.00 %	19			$3,521
C1030	Fittings	$1.58	S.F.	700	20	2000	2020		15.00 %	0.00 %	3			$1,106
C3010	Wall Finishes	$2.75	S.F.	700	10	2000	2010		0.00 %	110.03 %	-7		$2,118.00	$1,925
C3020	Floor Finishes	$11.72	S.F.	700	20	2000	2020		15.00 %	0.00 %	3			$8,204
C3030	Ceiling Finishes	$11.30	S.F.	700	25	2000	2025		32.00 %	0.00 %	8			$7,910
D2010	Plumbing Fixtures	$9.46	S.F.	700	30	2000	2030		43.33 %	0.00 %	13			$6,622
D2020	Domestic Water Distribution	$1.76	S.F.	700	30	1961	1991	2021	13.33 %	0.00 %	4			$1,232
D2030	Sanitary Waste	$2.77	S.F.	700	30	1961	1991	2021	13.33 %	0.00 %	4			$1,939
D3040	Distribution Systems	$8.96	S.F.	700	30	2000	2030		43.33 %	0.00 %	13			$6,272
D5010	Electrical Service/Distribution	$1.70	S.F.	700	40	1961	2001		0.00 %	110.00 %	-16		$1,309.00	$1,190
D5020	Branch Wiring	$4.87	S.F.	700	30	1961	1991		0.00 %	110.00 %	-26		$3,750.00	$3,409
D5020	Lighting	$11.38	S.F.	700	30	2000	2030		43.33 %	0.00 %	13			$7,966
								Total	**35.58 %**	**8.99 %**			**$7,839.00**	**$87,213**

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:

System: C1010 - Partitions



Note:

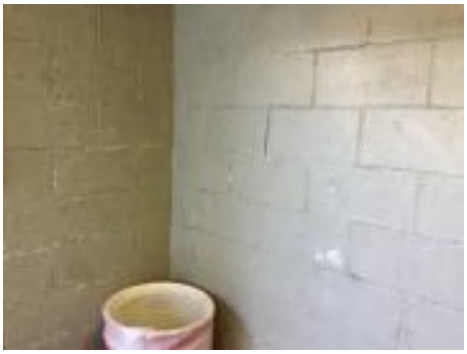
System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes





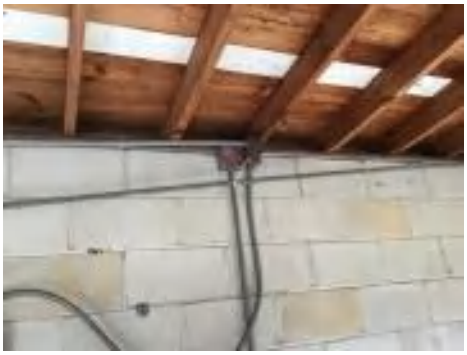
Note:

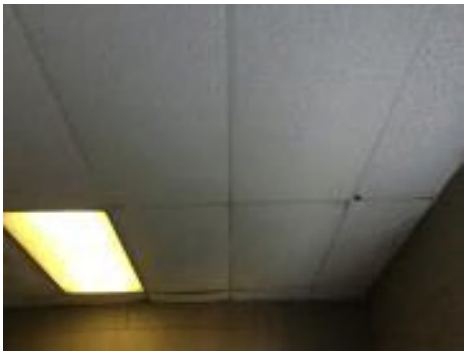
System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes





Note:

System: D2010 - Plumbing Fixtures



Note:

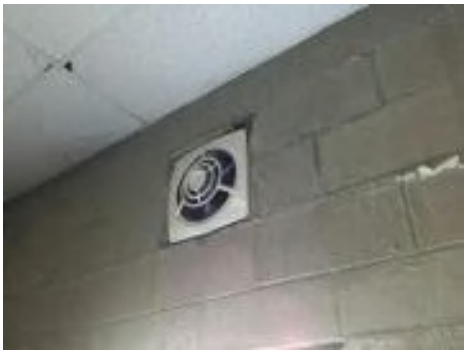
System: D2020 - Domestic Water Distribution

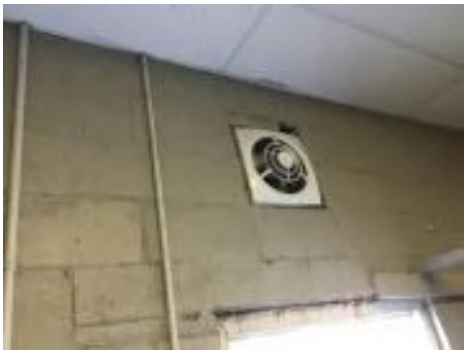
Note:

System: D2030 - Sanitary Waste

Note:

System: D3040 - Distribution Systems





Note:

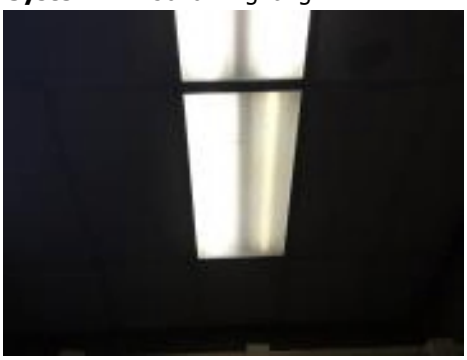
System: D5010 - Electrical Service/Distribution

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%

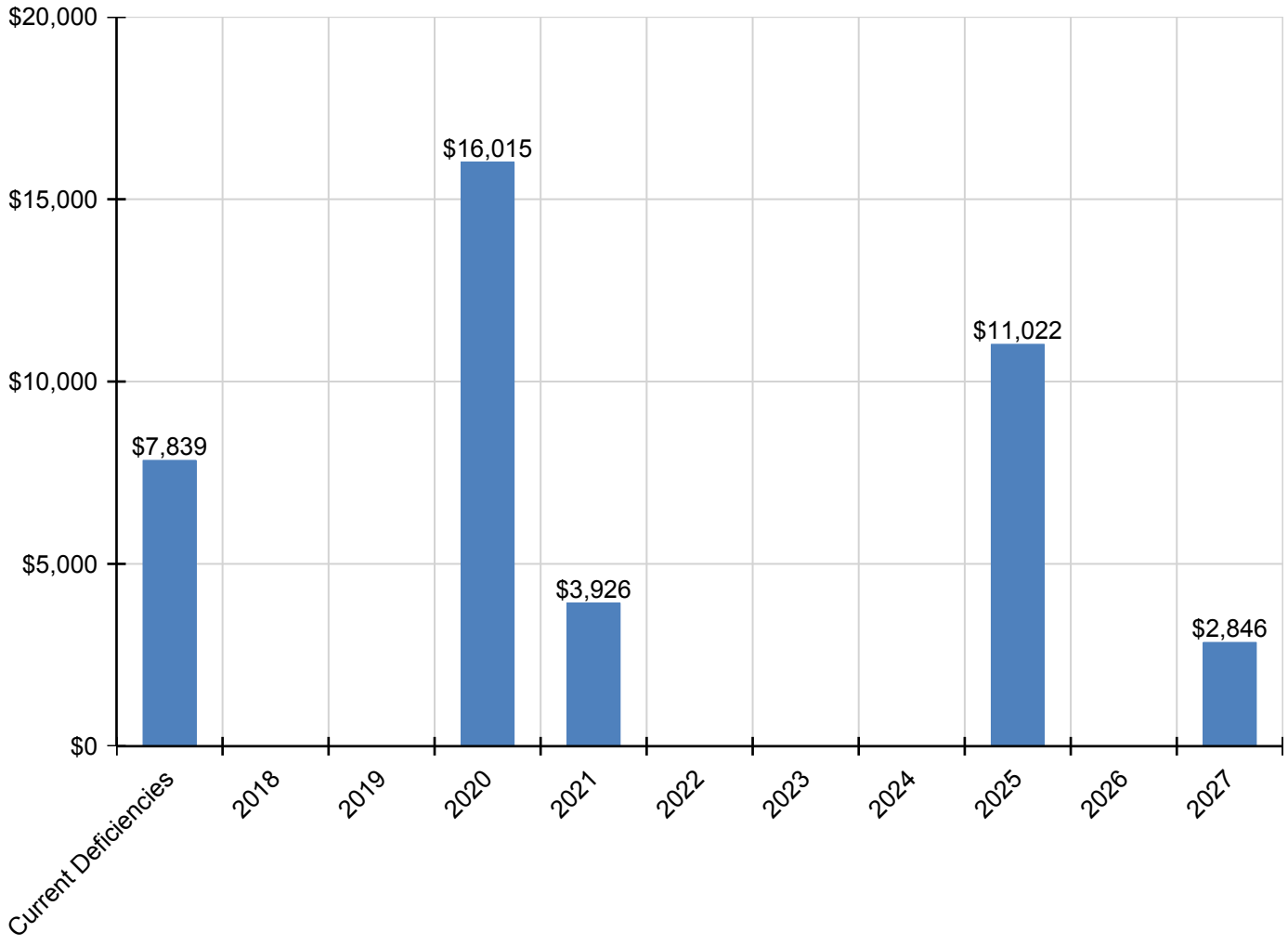
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$7,839**	**$0**	**$0**	**$16,015**	**$3,926**	**$0**	**$0**	**$0**	**$11,022**	**$0**	**$2,846**	**$41,648**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$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	$662	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$662**
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	$4,824	$0	$0	$0	$0	$0	$0	$0	**$4,824**
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	$1,330	$0	$0	$0	$0	$0	$0	$0	**$1,330**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$2,118	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,846	**$4,964**
C3020 - Floor Finishes	$0	$0	$0	$9,861	$0	$0	$0	$0	$0	$0	$0	**$9,861**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$11,022	$0	$0	**$11,022**
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	$1,525	$0	$0	$0	$0	$0	$0	**$1,525**
D2030 - Sanitary Waste	$0	$0	$0	$0	$2,401	$0	$0	$0	$0	$0	$0	**$2,401**
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**
D5010 - Electrical Service/Distribution	$1,309	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,309**
D5020 - Branch Wiring	$3,750	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,750**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

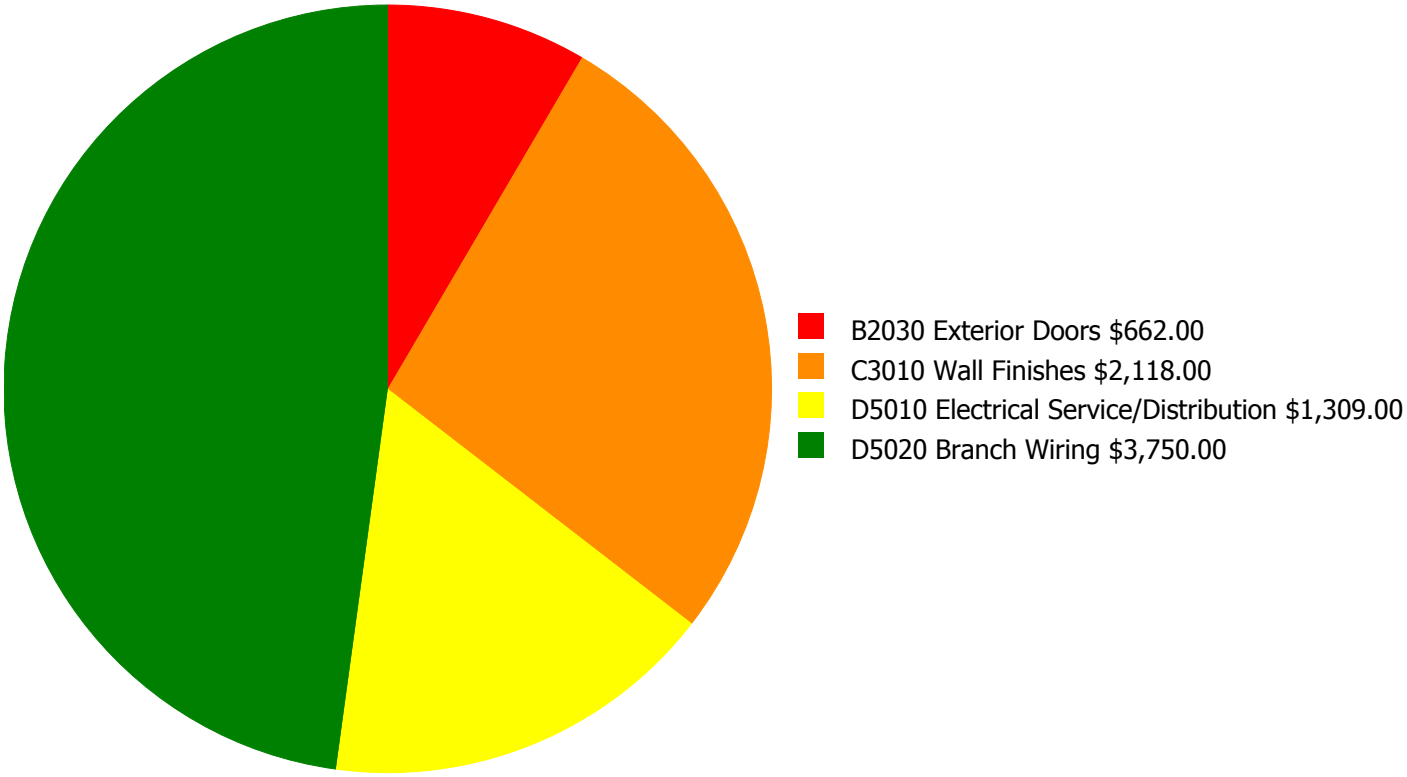
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

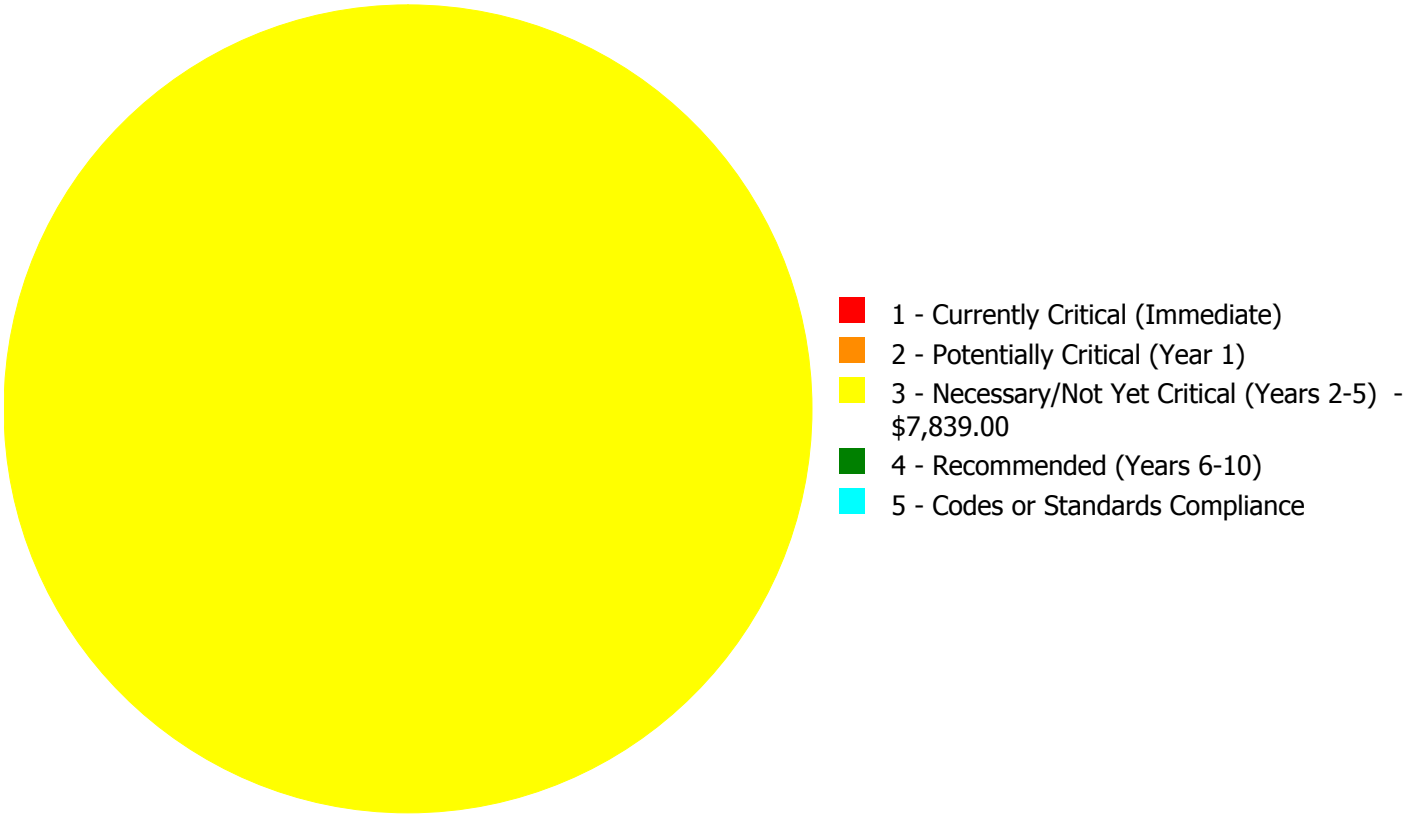
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $7,839.00

Deficiency Summary by Priority

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



Budget Estimate Total: $7,839.00

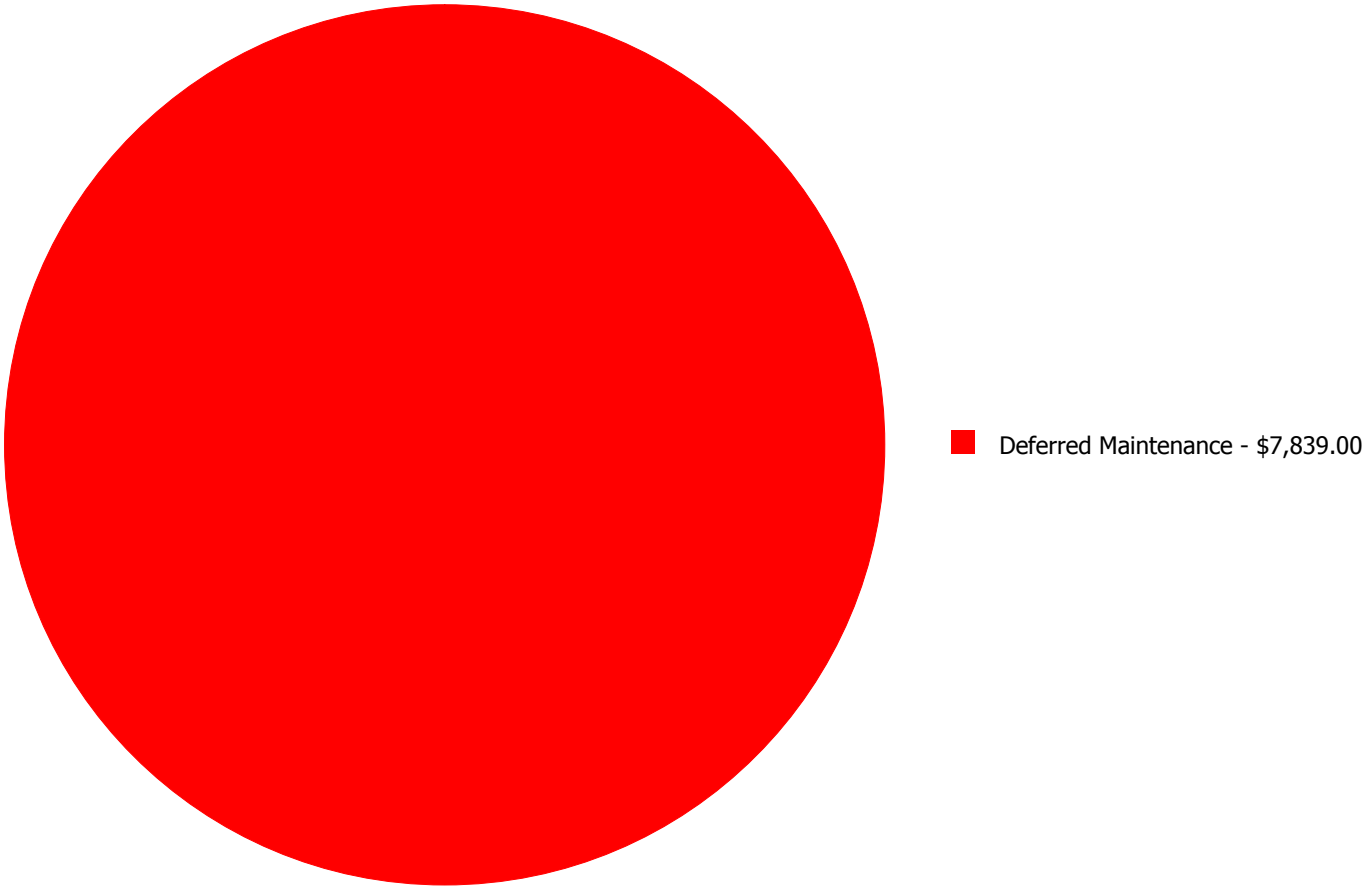
Deficiency By Priority Investment Table

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	$662.00	$0.00	$0.00	$662.00
C3010	Wall Finishes	$0.00	$0.00	$2,118.00	$0.00	$0.00	$2,118.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$1,309.00	$0.00	$0.00	$1,309.00
D5020	Branch Wiring	$0.00	$0.00	$3,750.00	$0.00	$0.00	$3,750.00
	Total:	$0.00	$0.00	$7,839.00	$0.00	$0.00	$7,839.00

Deficiency Summary by Category

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



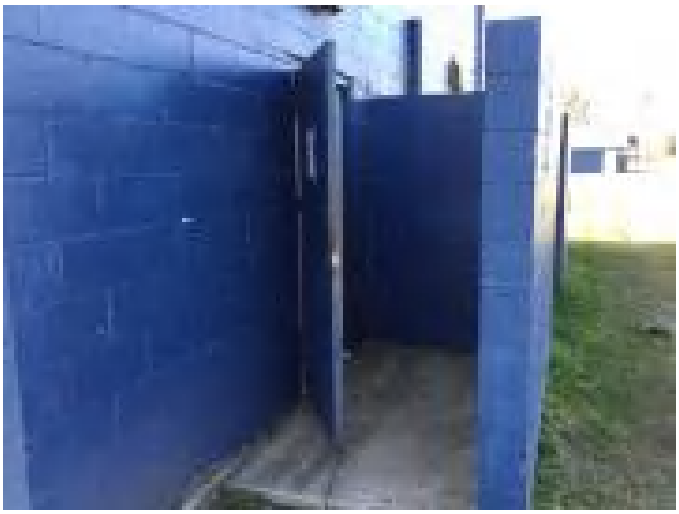
Budget Estimate Total: $7,839.00

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):

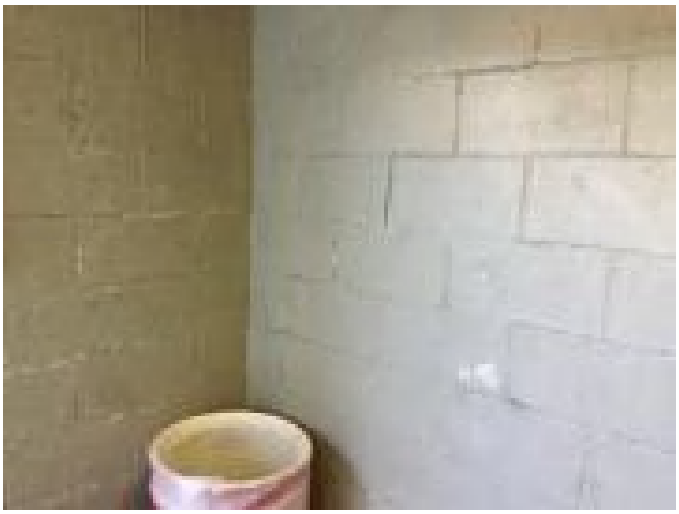
System: B2030 - Exterior Doors



Location: Restroom
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 700.00
Unit of Measure: S.F.
Estimate: $662.00
Assessor Name: Terence Davis
Date Created: 02/08/2017

Notes: The doors are damaged and the hardware is failing.

System: C3010 - Wall Finishes



Location: Interior
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 700.00
Unit of Measure: S.F.
Estimate: $2,118.00
Assessor Name: Terence Davis
Date Created: 02/08/2017

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

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: 700.00
Unit of Measure: S.F.
Estimate: $1,309.00
Assessor Name: Terence Davis
Date Created: 02/08/2017

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

System: D5020 - Branch Wiring

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 700.00
Unit of Measure: S.F.
Estimate: $3,750.00
Assessor Name: Terence Davis
Date Created: 02/08/2017

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

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	18,118
Year Built:	1974
Last Renovation:	
Replacement Value:	$3,599,324
Repair Cost:	$751,941.07
Total FCI:	20.89 %
Total RSLI:	29.05 %
FCA Score:	79.11

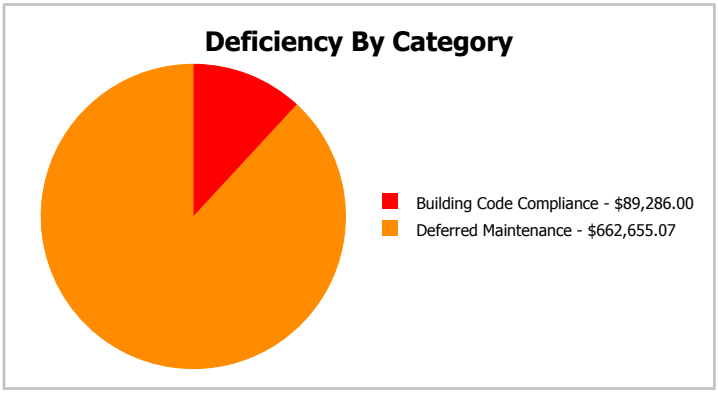
Description:

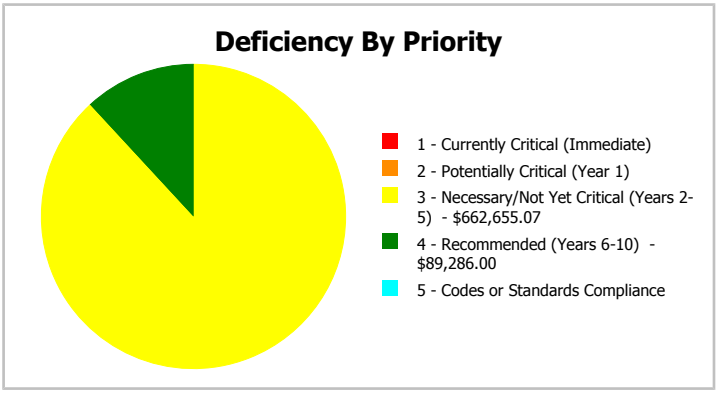
The narrative for this building is included in the Executive Summary Description at the front of this report.

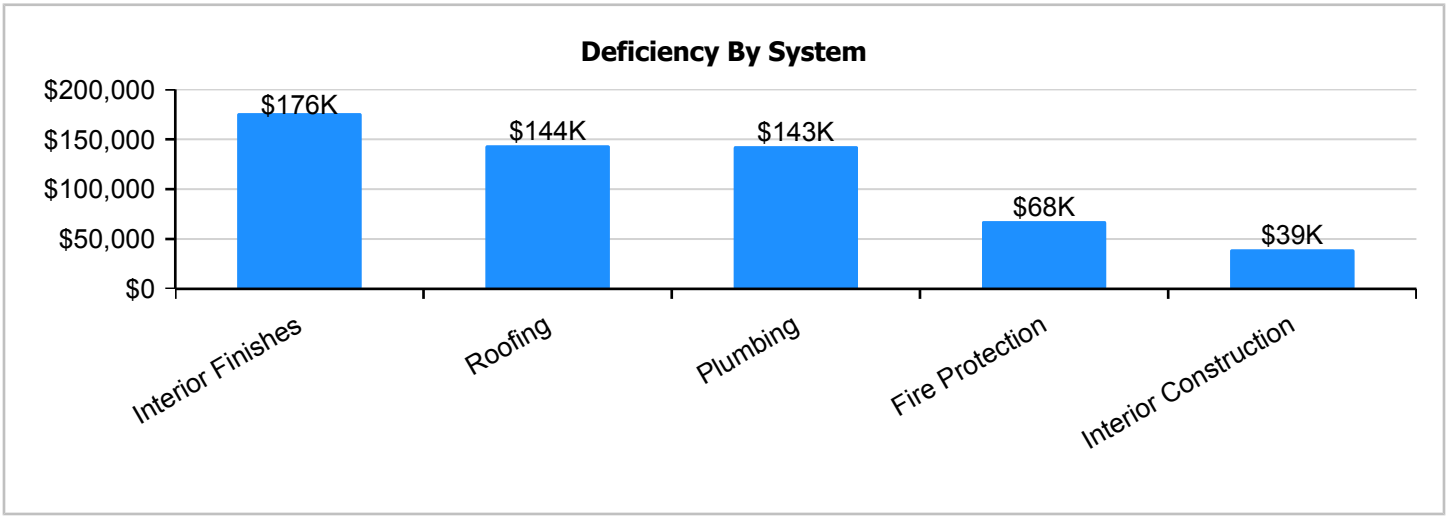
Attributes: This asset has no attributes.

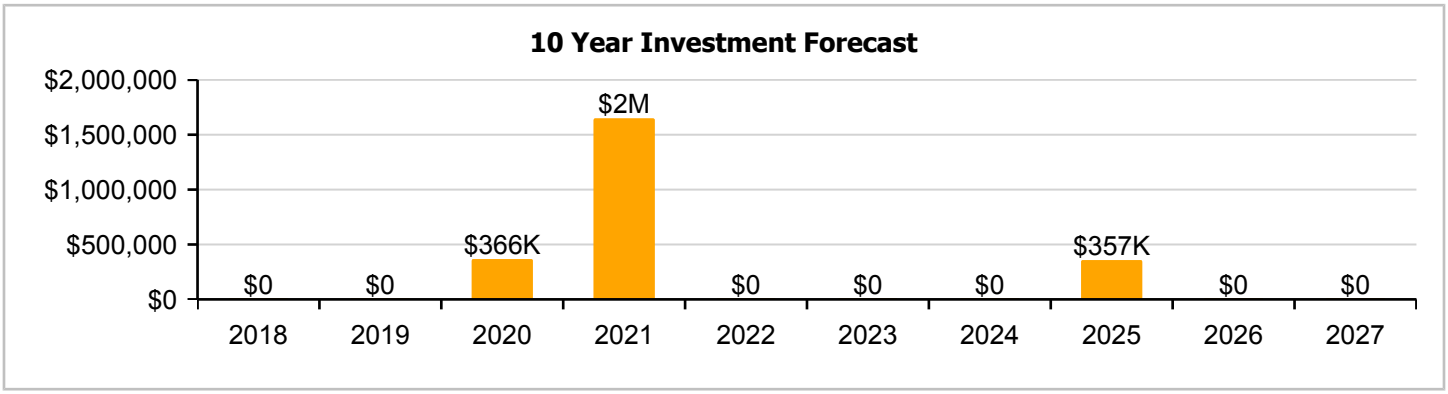
Dashboard Summary

Function:	HS -High School	Gross Area:	18,118
Year Built:	1974	Last Renovation:	
Repair Cost:	$751,941	Replacement Value:	$3,599,324
FCI:	20.89 %	RSLI%:	29.05 %









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	57.00 %	0.00 %	$0.00
A20 - Basement Construction	57.00 %	0.00 %	$0.00
B10 - Superstructure	57.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	30.56 %	0.00 %	$0.00
B30 - Roofing	0.00 %	150.00 %	$189,695.00
C10 - Interior Construction	26.70 %	31.14 %	$52,017.00
C30 - Interior Finishes	17.63 %	49.78 %	$232,407.07
D20 - Plumbing	4.73 %	70.98 %	$188,536.00
D30 - HVAC	21.80 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$89,286.00
D50 - Electrical	46.03 %	0.00 %	$0.00
E10 - Equipment	15.00 %	0.00 %	$0.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
Totals:	**29.05 %**	**20.89 %**	**$751,941.07**

Photo Album

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

1). West Elevation - Feb 16, 2017

2). East Elevation - Feb 16, 2017

3). North Elevation - Feb 16, 2017

4). South Elevation - Feb 16, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$2.32	S.F.	18,118	100	1974	2074		57.00 %	0.00 %	57			$42,034
A1030	Slab on Grade	$4.36	S.F.	18,118	100	1974	2074		57.00 %	0.00 %	57			$78,994
A2010	Basement Excavation	$0.88	S.F.	18,118	100	1974	2074		57.00 %	0.00 %	57			$15,944
A2020	Basement Walls	$6.15	S.F.	18,118	100	1974	2074		57.00 %	0.00 %	57			$111,426
B1010	Floor Construction	$12.22	S.F.	18,118	100	1974	2074		57.00 %	0.00 %	57			$221,402
B1020	Roof Construction	$8.14	S.F.	18,118	100	1974	2074		57.00 %	0.00 %	57			$147,481
B2010	Exterior Walls	$9.48	S.F.	18,118	100	1974	2074		57.00 %	0.00 %	57			$171,759
B2020	Exterior Windows	$13.69	S.F.	18,118	30	1974	2004	2021	13.33 %	0.00 %	4			$248,035
B2030	Exterior Doors	$0.86	S.F.	18,118	30	1974	2004	2021	13.33 %	0.00 %	4			$15,581
B3010120	Single Ply Membrane	$6.98	S.F.	18,118	20	1974	1994		0.00 %	150.00 %	-23		$189,695.00	$126,464
C1010	Partitions	$5.03	S.F.	18,118	75	1974	2049		42.67 %	0.00 %	32			$91,134
C1020	Interior Doors	$2.61	S.F.	18,118	30	1974	2004		0.00 %	110.00 %	-13		$52,017.00	$47,288
C1030	Fittings	$1.58	S.F.	18,118	20	1974	1994	2021	20.00 %	0.00 %	4			$28,626
C3010	Wall Finishes	$2.75	S.F.	18,118	10	2015	2025		80.00 %	0.00 %	8			$49,825
C3020	Floor Finishes	$11.72	S.F.	18,118	20	1974	1994	2021	20.00 %	3.39 %	4		$7,200.07	$212,343
C3030	Ceiling Finishes	$11.30	S.F.	18,118	25	1974	1999		0.00 %	110.00 %	-18		$225,207.00	$204,733
D2010	Plumbing Fixtures	$9.46	S.F.	18,118	30	1974	2004		0.00 %	110.00 %	-13		$188,536.00	$171,396
D2020	Domestic Water Distribution	$1.76	S.F.	18,118	30	1974	2004	2021	13.33 %	0.00 %	4			$31,888
D2030	Sanitary Waste	$2.77	S.F.	18,118	30	1974	2004	2021	13.33 %	0.00 %	4			$50,187
D2040	Rain Water Drainage	$0.67	S.F.	18,118	30	1974	2004	2021	13.33 %	0.00 %	4			$12,139
D3040	Distribution Systems	$8.96	S.F.	18,118	30	2000	2030	2021	13.33 %	0.00 %	4			$162,337
D3050	Terminal & Package Units	$19.55	S.F.	18,118	15	2000	2015	2021	26.67 %	0.00 %	4			$354,207
D3060	Controls & Instrumentation	$2.84	S.F.	18,118	20	2000	2020		15.00 %	0.00 %	3			$51,455
D4010	Sprinklers	$3.89	S.F.	18,118	30			2016	0.00 %	110.00 %	-1		$77,527.00	$70,479
D4020	Standpipes	$0.59	S.F.	18,118	30			2016	0.00 %	110.00 %	-1		$11,759.00	$10,690
D5010	Electrical Service/Distribution	$1.70	S.F.	18,118	40	1974	2014	2021	10.00 %	0.00 %	4			$30,801
D5020	Branch Wiring	$4.87	S.F.	18,118	30	1974	2004	2021	13.33 %	0.00 %	4			$88,235
D5020	Lighting	$11.38	S.F.	18,118	30	1995	2025		26.67 %	0.00 %	8			$206,183
D5030810	Security & Detection Systems	$2.10	S.F.	18,118	15	2015	2030		86.67 %	0.00 %	13			$38,048
D5030910	Fire Alarm Systems	$3.83	S.F.	18,118	15	2015	2030		86.67 %	0.00 %	13			$69,392
D5030920	Data Communication	$4.92	S.F.	18,118	15	2015	2030		86.67 %	0.00 %	13			$89,141
E1020	Institutional Equipment	$13.97	S.F.	18,118	20	2000	2020		15.00 %	0.00 %	3			$253,108
E2010	Fixed Furnishings	$5.33	S.F.	18,118	20	1974	1994	2021	20.00 %	0.00 %	4			$96,569
								Total	**29.05 %**	**20.89 %**			**$751,941.07**	**$3,599,324**

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

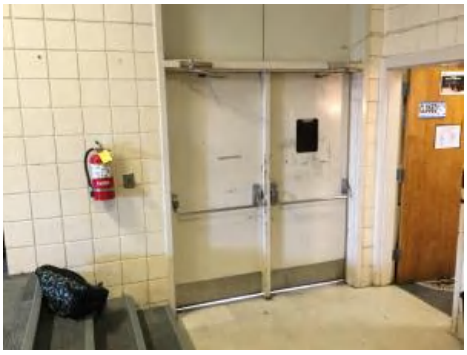


Note:

System: B2020 - Exterior Windows


Note:

System: B2030 - Exterior Doors



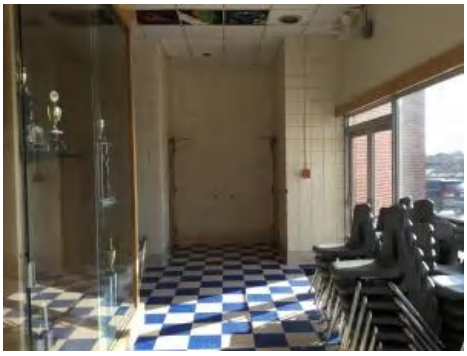
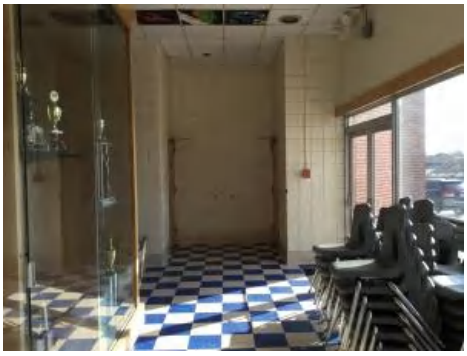
Note:

System: B3010120 - Single Ply Membrane



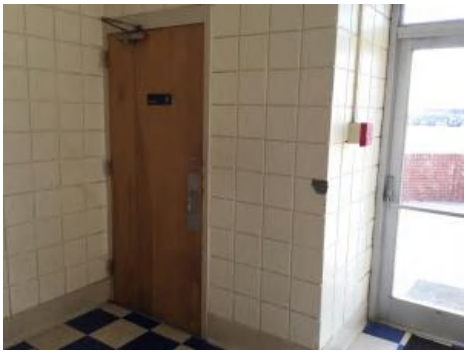
Note:

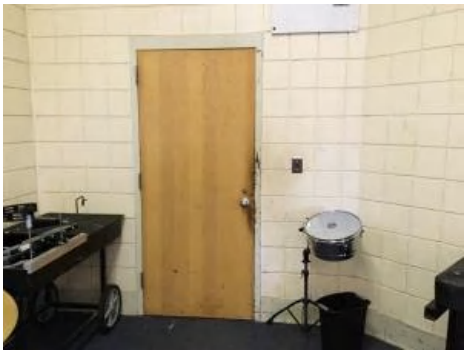
System: C1010 - Partitions

Note:

System: C1020 - Interior Doors

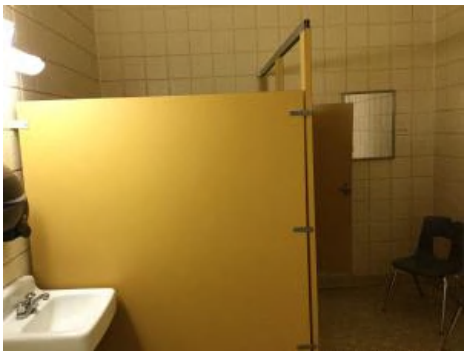




Note:

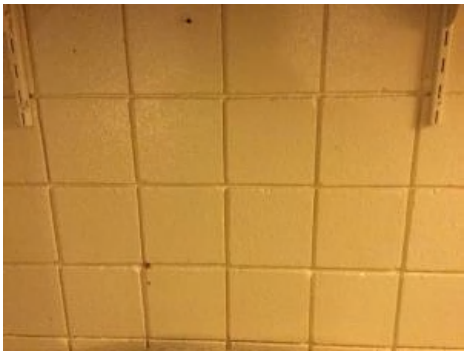
System: C1030 - Fittings

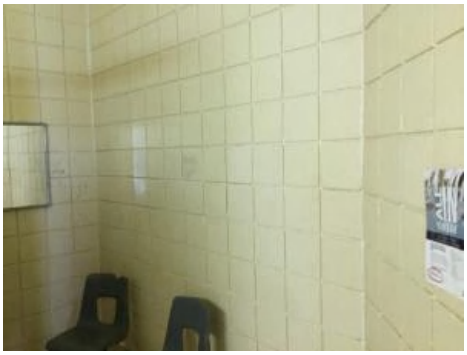




Note:

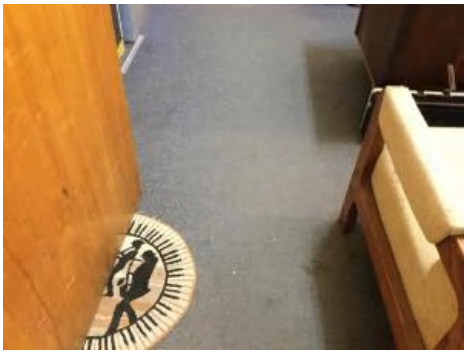
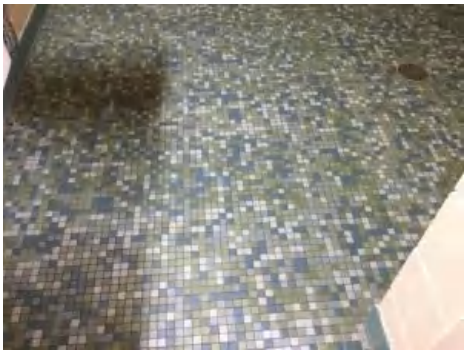
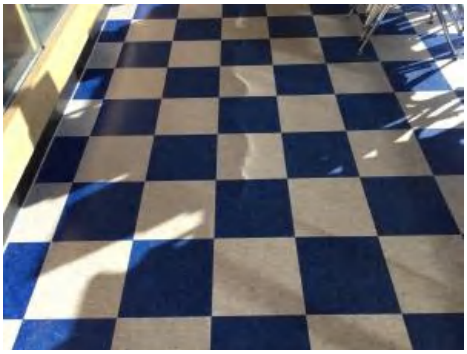
System: C3010 - Wall Finishes





Note:

System: C3020 - Floor Finishes

Note:

System: C3030 - Ceiling Finishes



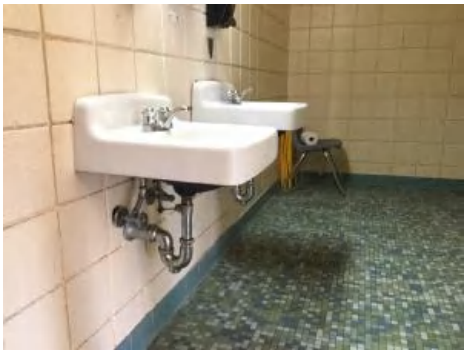
Note:

System: D2010 - Plumbing Fixtures



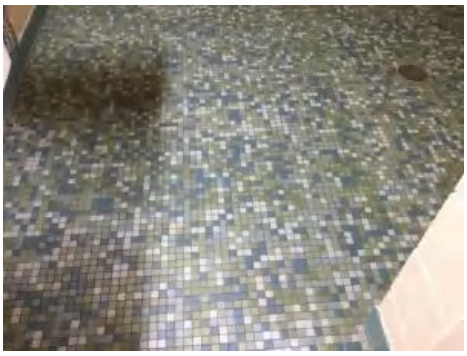
Note:

System: D2020 - Domestic Water Distribution


Note:

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage

Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

Note:

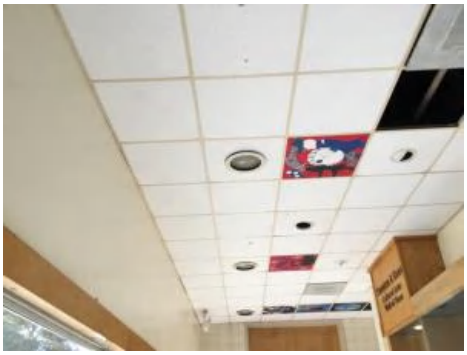
System: D5010 - Electrical Service/Distribution

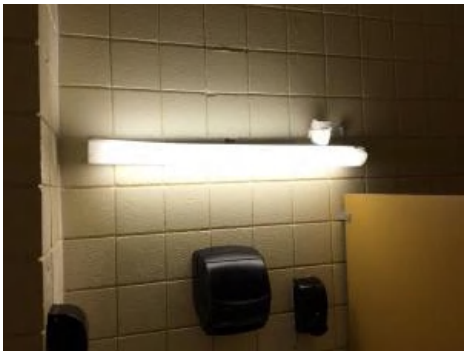
Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting





Note:

System: D5030810 - Security & Detection Systems

Note:

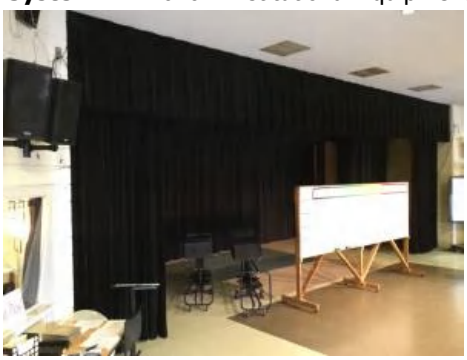
System: D5030910 - Fire Alarm Systems


Note:

System: D5030920 - Data Communication

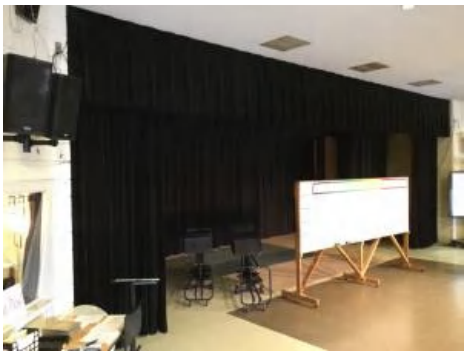

Note:

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%

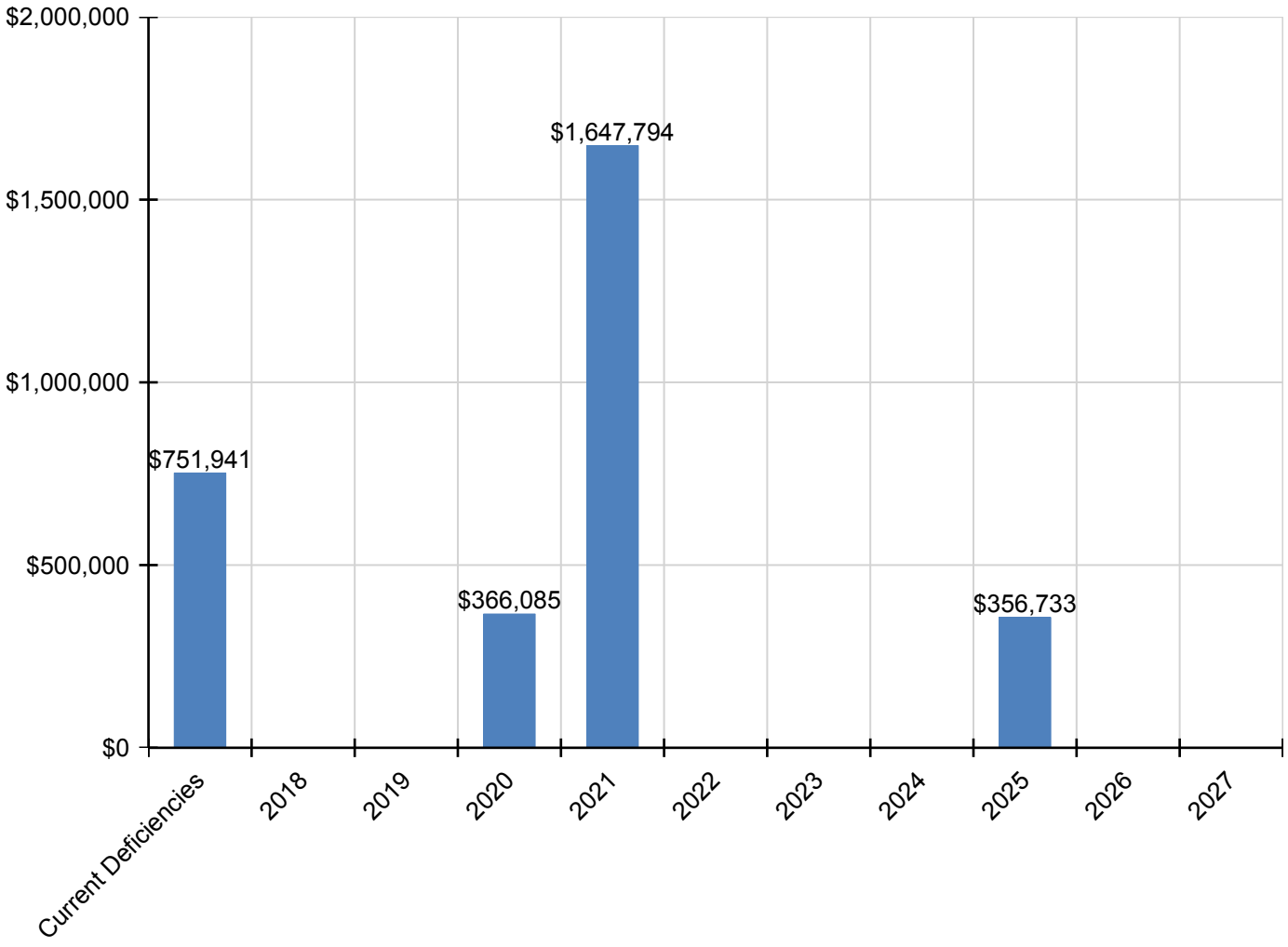
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$751,941**	**$0**	**$0**	**$366,085**	**$1,647,794**	**$0**	**$0**	**$0**	**$356,733**	**$0**	**$0**	**$3,122,553**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$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	$307,083	$0	$0	$0	$0	$0	$0	**$307,083**
B2030 - Exterior Doors	$0	$0	$0	$0	$19,291	$0	$0	$0	$0	$0	$0	**$19,291**
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	$189,695	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$189,695**
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	$52,017	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$52,017**
C1030 - Fittings	$0	$0	$0	$0	$35,441	$0	$0	$0	$0	$0	$0	**$35,441**
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	$69,428	$0	$0	**$69,428**

C3020 - Floor Finishes	$7,200	$0	$0	$0	$262,893	$0	$0	$0	$0	$0	$0	**$270,093**
C3030 - Ceiling Finishes	$225,207	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$225,207**
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	$188,536	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$188,536**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$39,478	$0	$0	$0	$0	$0	$0	**$39,478**
D2030 - Sanitary Waste	$0	$0	$0	$0	$62,135	$0	$0	$0	$0	$0	$0	**$62,135**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$15,029	$0	$0	$0	$0	$0	$0	**$15,029**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$200,983	$0	$0	$0	$0	$0	$0	**$200,983**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$438,530	$0	$0	$0	$0	$0	$0	**$438,530**
D3060 - Controls & Instrumentation	$0	$0	$0	$61,849	$0	$0	$0	$0	$0	$0	$0	**$61,849**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$77,527	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$77,527**
D4020 - Standpipes	$11,759	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$11,759**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$38,133	$0	$0	$0	$0	$0	$0	**$38,133**
D5020 - Branch Wiring	$0	$0	$0	$0	$109,240	$0	$0	$0	$0	$0	$0	**$109,240**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$287,305	$0	$0	**$287,305**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030920 - Data Communication	$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	$304,236	$0	$0	$0	$0	$0	$0	$0	**$304,236**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$119,558	$0	$0	$0	$0	$0	$0	**$119,558**

** Indicates non-renewable system*

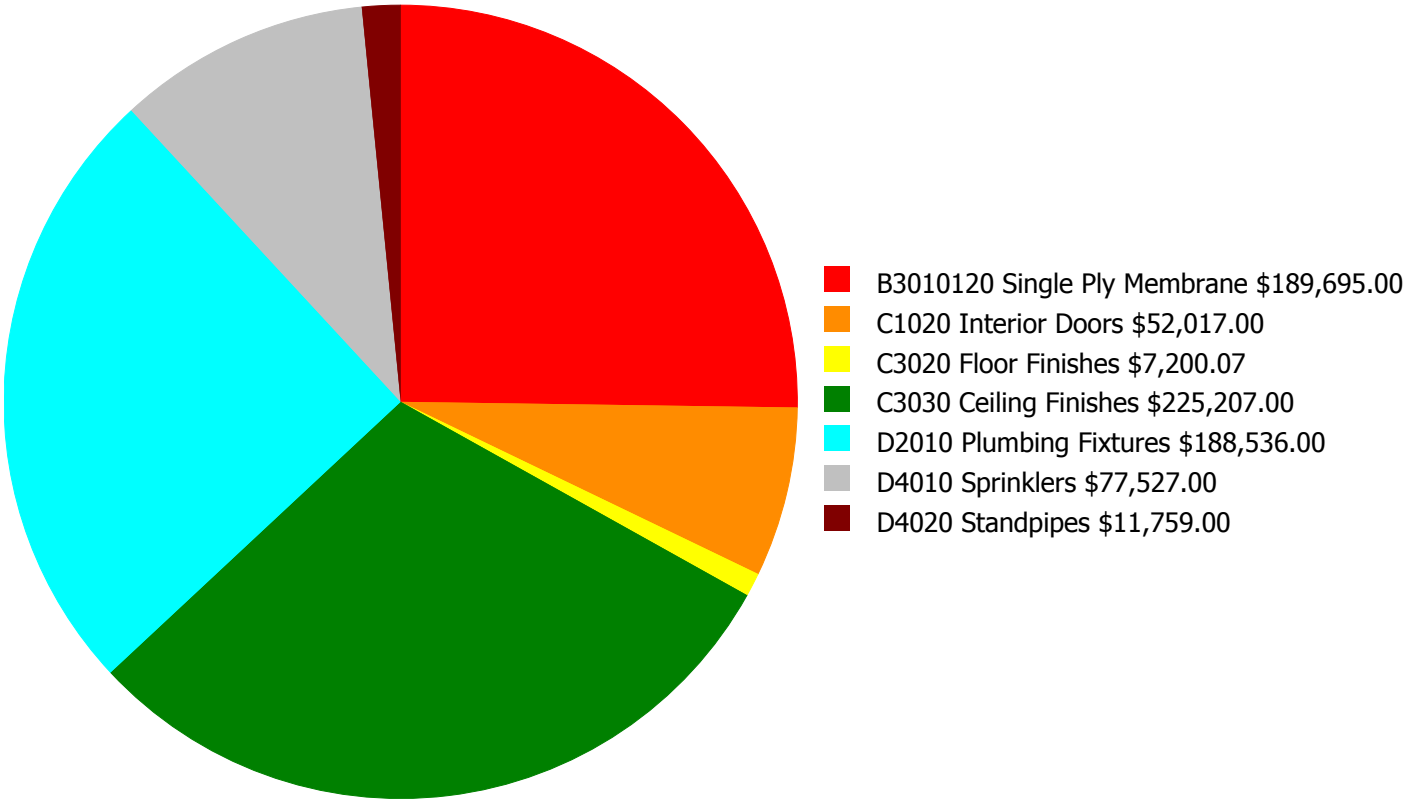
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

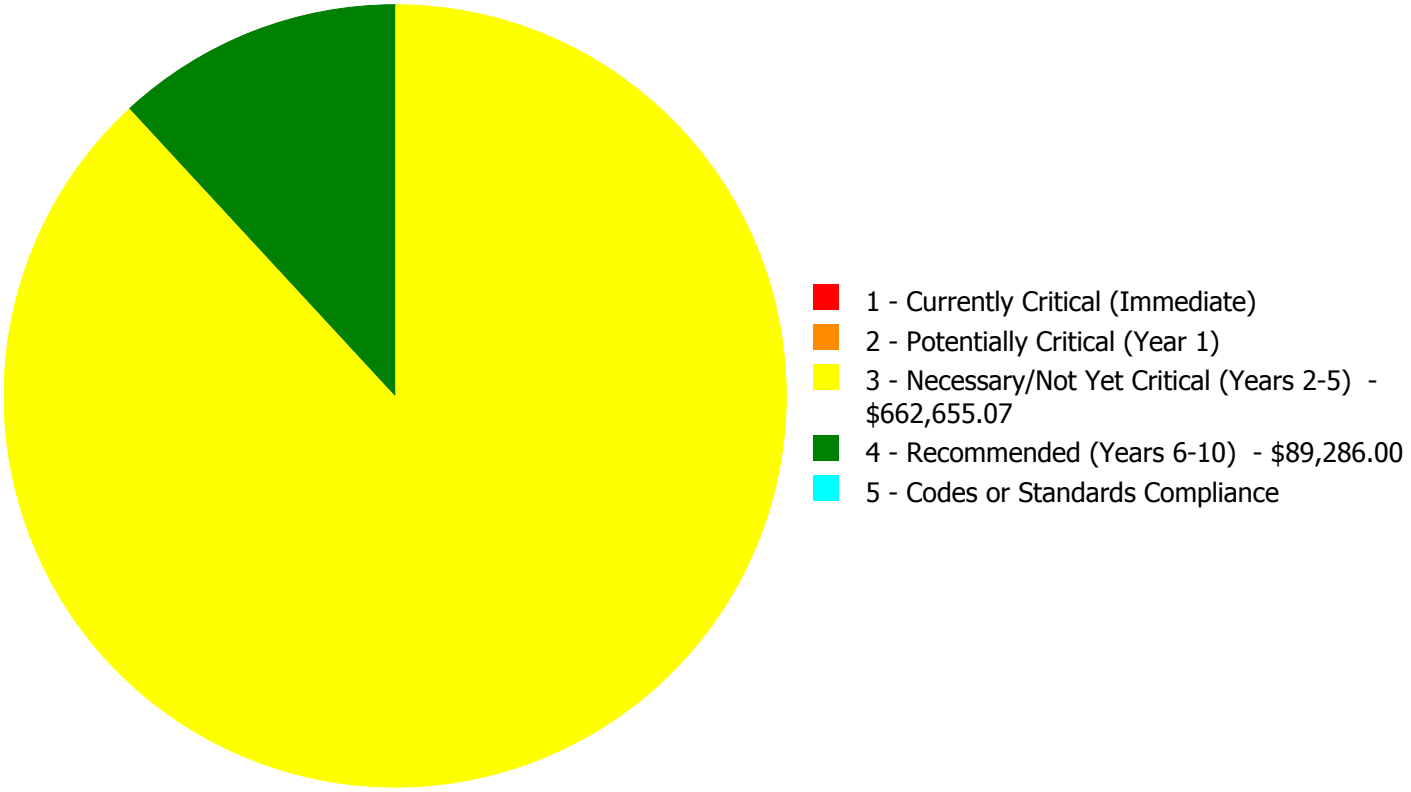
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $751,941.07

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: $751,941.07

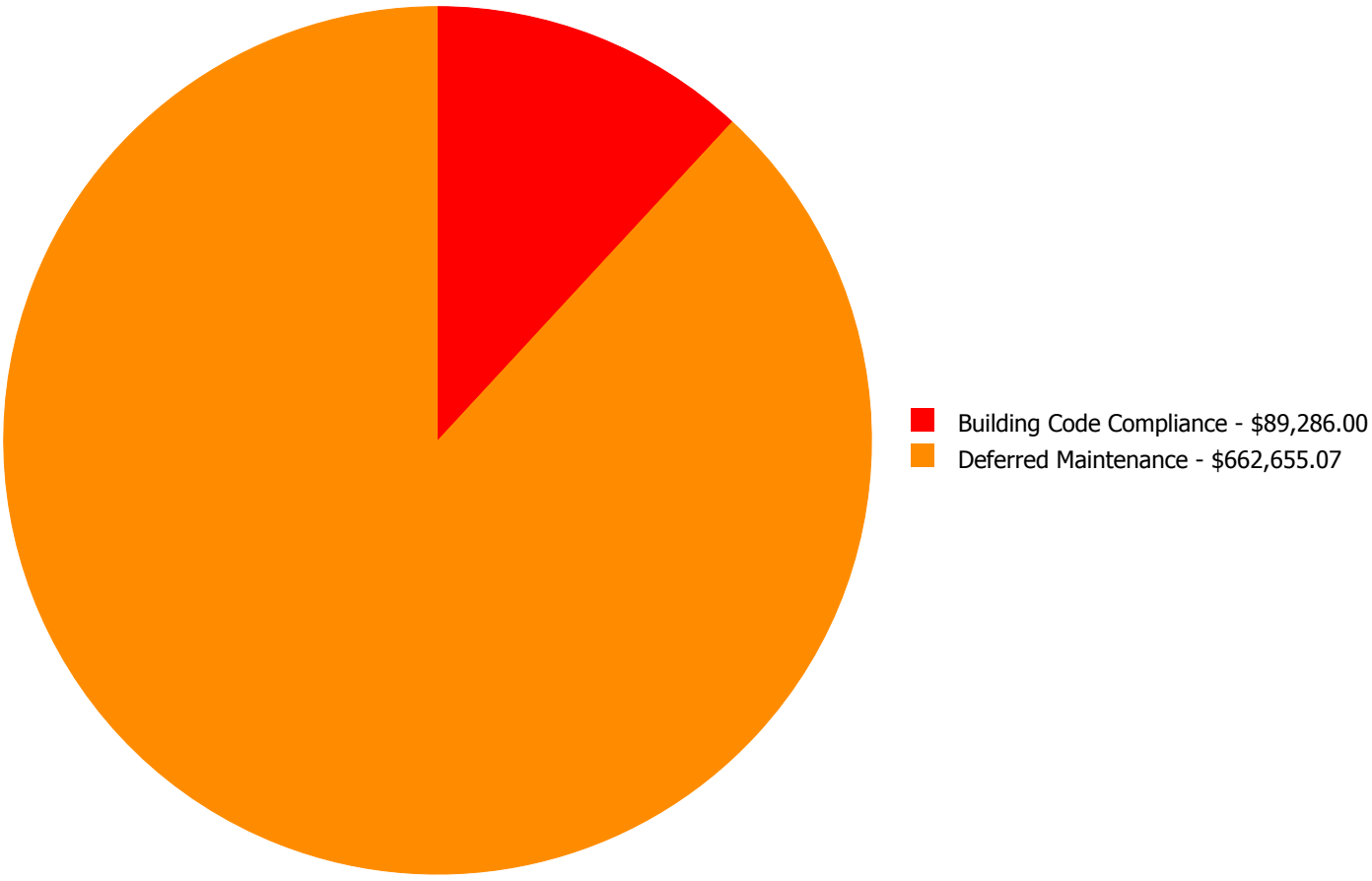
Deficiency By Priority Investment Table

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	$189,695.00	$0.00	$0.00	$189,695.00
C1020	Interior Doors	$0.00	$0.00	$52,017.00	$0.00	$0.00	$52,017.00
C3020	Floor Finishes	$0.00	$0.00	$7,200.07	$0.00	$0.00	$7,200.07
C3030	Ceiling Finishes	$0.00	$0.00	$225,207.00	$0.00	$0.00	$225,207.00
D2010	Plumbing Fixtures	$0.00	$0.00	$188,536.00	$0.00	$0.00	$188,536.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$77,527.00	$0.00	$77,527.00
D4020	Standpipes	$0.00	$0.00	$0.00	$11,759.00	$0.00	$11,759.00
	Total:	$0.00	$0.00	$662,655.07	$89,286.00	$0.00	$751,941.07

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: $751,941.07

Deficiency Details by Priority

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

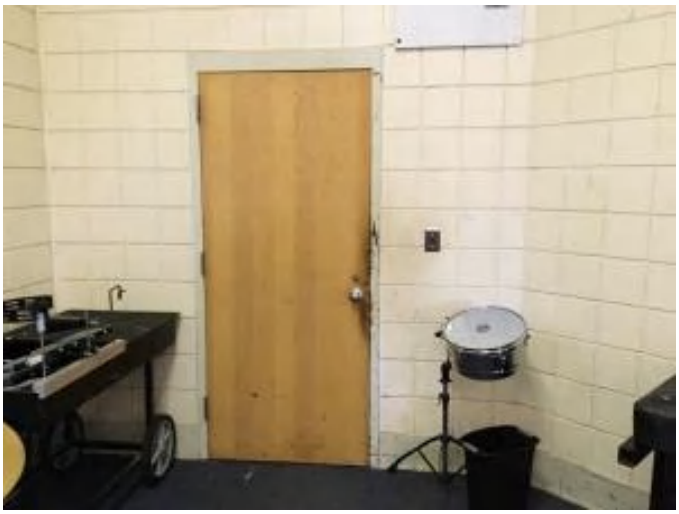
Priority 3 - Necessary/Not Yet Critical (Years 2-5):

System: B3010120 - Single Ply Membrane

Location: Roof
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 18,118.00
Unit of Measure: S.F.
Estimate: $189,695.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: The single-ply roof covering is aged, worn and should be replaced.

System: C1020 - Interior Doors



Location: Throughout the building
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 18,118.00
Unit of Measure: S.F.
Estimate: $52,017.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: The original wood interior doors are aged, worn and should be replaced.

System: C3020 - Floor Finishes

Location: Throughout the building
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace carpet with pad
Qty: 1.00
Unit of Measure: S.Y.
Estimate: $7,200.07
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: The carpet and VCT is damaged and need to be replaced.

System: C3030 - Ceiling Finishes

Location: Throughout the building
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 18,118.00
Unit of Measure: S.F.
Estimate: $225,207.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

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

System: D2010 - Plumbing Fixtures

Location:	Throughout the building
Distress:	Inadequate
Category:	Deferred Maintenance
Priority:	3 - Necessary/Not Yet Critical (Years 2-5)
Correction:	Renew System
Qty:	18,118.00
Unit of Measure:	S.F.
Estimate:	$188,536.00
Assessor Name:	Eduardo Lopez
Date Created:	02/16/2017

Notes: The plumbing fixtures are original, not efficient or low flow fixtures. The plumbing fixtures should be upgraded to low flow fixtures.

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: 18,118.00
Unit of Measure: S.F.
Estimate: $77,527.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: The sprinkler system is missing and should be install to comply with present requirements.

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: 18,118.00
Unit of Measure: S.F.
Estimate: $11,759.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: The sprinkler system is missing and should be install to comply with present requirements.

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):	1,100
Year Built:	1975
Last Renovation:	
Replacement Value:	$140,800
Repair Cost:	$40,838.00
Total FCI:	29.00 %
Total RSLI:	27.94 %
FCA Score:	71.00

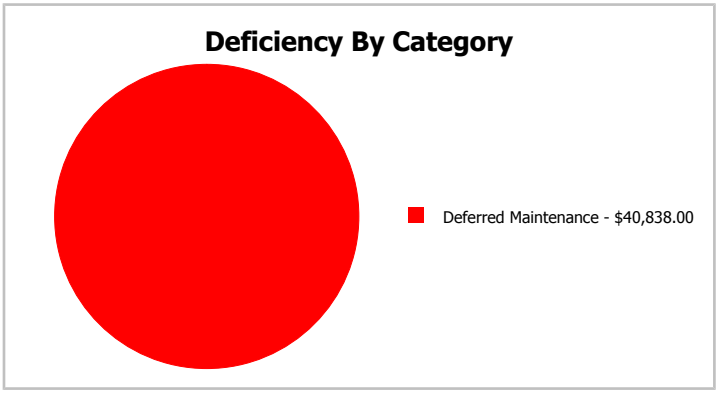
Description:

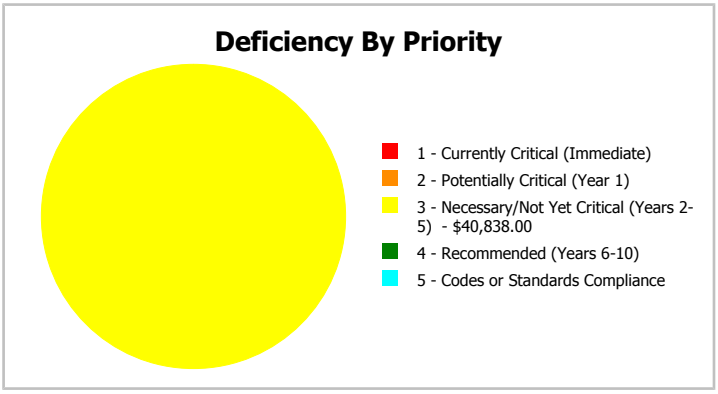
The narrative for this building is included in the Executive Summary Description at the front of this report.

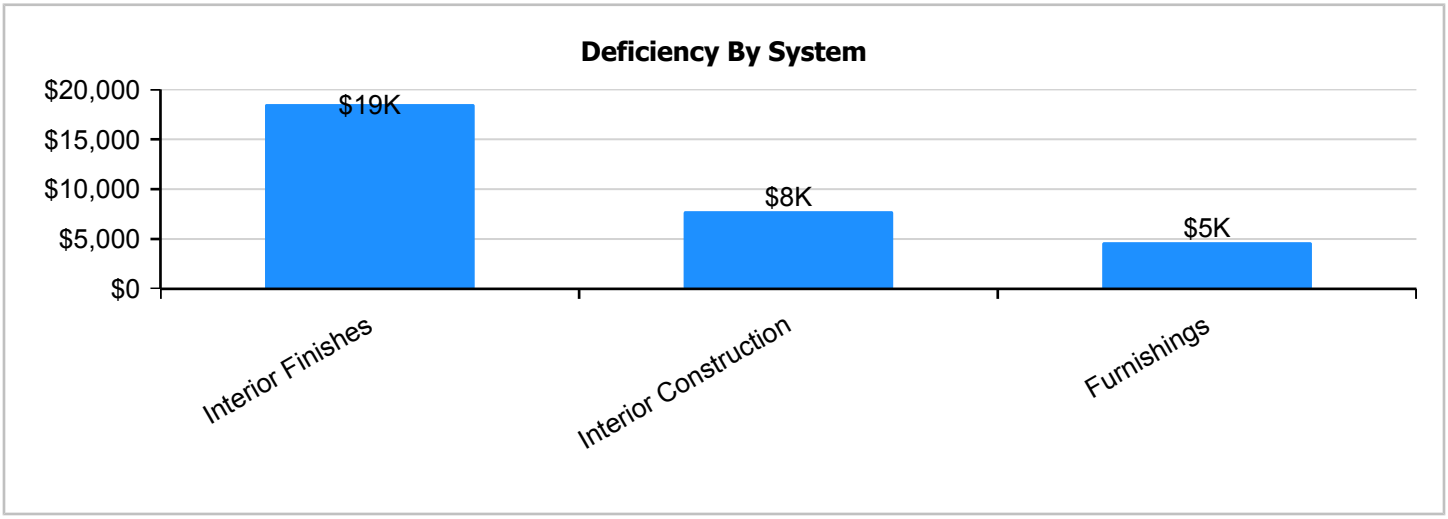
Attributes: This asset has no attributes.

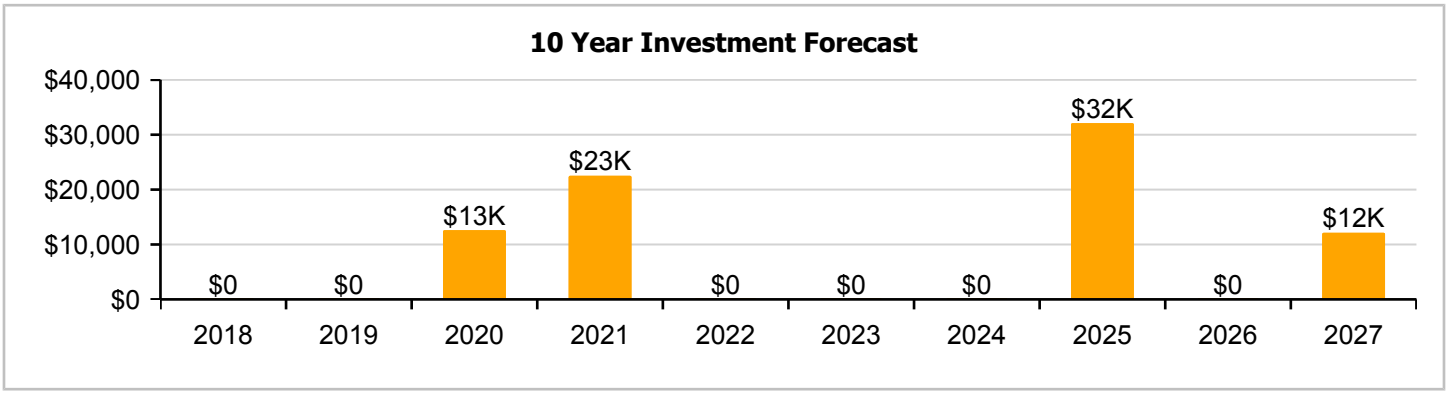
Dashboard Summary

Function:	HS -High School	Gross Area:	1,100
Year Built:	1975	Last Renovation:	
Repair Cost:	$40,838	Replacement Value:	$140,800
FCI:	29.00 %	RSLI%:	27.94 %









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	58.00 %	0.00 %	$0.00
B10 - Superstructure	58.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	48.90 %	0.00 %	$0.00
B30 - Roofing	20.00 %	0.00 %	$0.00
C10 - Interior Construction	24.19 %	49.53 %	$10,249.00
C30 - Interior Finishes	3.85 %	74.74 %	$24,442.00
D20 - Plumbing	21.27 %	0.00 %	$0.00
D50 - Electrical	18.97 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	110.00 %	$6,147.00
Totals:	**27.94 %**	**29.00 %**	**$40,838.00**

Photo Album

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

1). South Elevation - Feb 16, 2017

2). West Elevation - Feb 16, 2017

3). North Elevation - Feb 16, 2017

4). East Elevation - Feb 16, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.93	S.F.	1,100	100	1975	2075		58.00 %	0.00 %	58			$7,623
A1030	Slab on Grade	$7.37	S.F.	1,100	100	1975	2075		58.00 %	0.00 %	58			$8,107
B1020	Roof Construction	$5.98	S.F.	1,100	100	1975	2075		58.00 %	0.00 %	58			$6,578
B2010	Exterior Walls	$18.04	S.F.	1,100	100	1975	2075		58.00 %	0.00 %	58			$19,844
B2020	Exterior Windows	$6.47	S.F.	1,100	30	1995	2025		26.67 %	0.00 %	8			$7,117
B2030	Exterior Doors	$0.91	S.F.	1,100	30	1995	2025		26.67 %	0.00 %	8			$1,001
B3010140	Asphalt Shingles	$4.32	S.F.	1,100	20	1995	2015	2021	20.00 %	0.00 %	4			$4,752
C1010	Partitions	$10.34	S.F.	1,100	75	1975	2050		44.00 %	0.00 %	33			$11,374
C1030	Fittings	$8.47	S.F.	1,100	20	1995	2015		0.00 %	110.00 %	-2		$10,249.00	$9,317
C3010	Wall Finishes	$7.46	S.F.	1,100	10	1995	2005		0.00 %	110.00 %	-12		$9,027.00	$8,206
C3020	Floor Finishes	$12.74	S.F.	1,100	20	1995	2015		0.00 %	110.00 %	-2		$15,415.00	$14,014
C3030	Ceiling Finishes	$9.53	S.F.	1,100	25	1995	2020		12.00 %	0.00 %	3			$10,483
D2010	Plumbing Fixtures	$9.98	S.F.	1,100	30	1995	2025		26.67 %	0.00 %	8			$10,978
D2020	Domestic Water Distribution	$0.84	S.F.	1,100	30	1975	2005	2021	13.33 %	0.00 %	4			$924
D2030	Sanitary Waste	$5.94	S.F.	1,100	30	1975	2005	2021	13.33 %	0.00 %	4			$6,534
D5010	Electrical Service/Distribution	$1.47	S.F.	1,100	40	1975	2015	2021	10.00 %	0.00 %	4			$1,617
D5020	Branch Wiring	$2.55	S.F.	1,100	30	1975	2005	2021	13.33 %	0.00 %	4			$2,805
D5020	Lighting	$3.58	S.F.	1,100	30	1995	2025		26.67 %	0.00 %	8			$3,938
E2010	Fixed Furnishings	$5.08	S.F.	1,100	20	1995	2015		0.00 %	110.00 %	-2		$6,147.00	$5,588
								Total	**27.94 %**	**29.00 %**			**$40,838.00**	**$140,800**

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

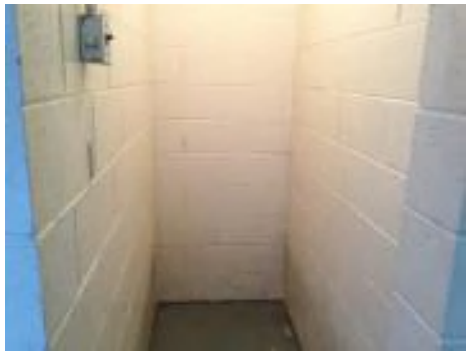

Note:

System: B3010140 - Asphalt Shingles



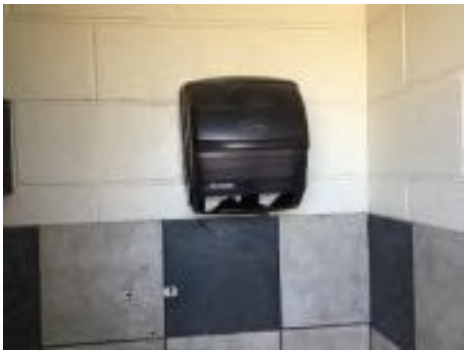
Note:

System: C1010 - Partitions


Note:

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes



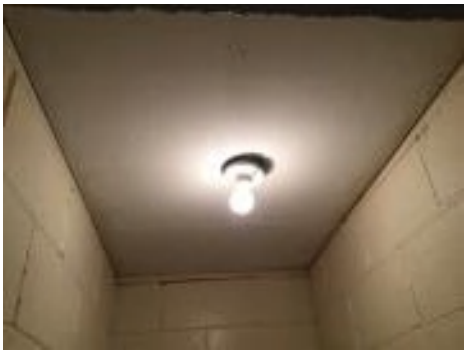
Note:

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes

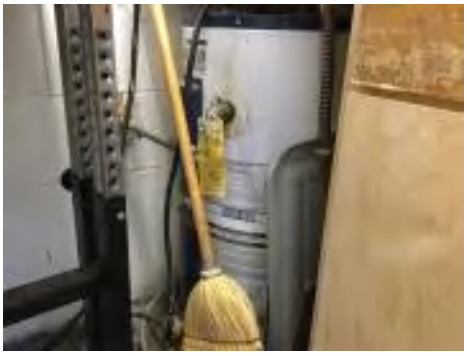

Note:

System: D2010 - Plumbing Fixtures



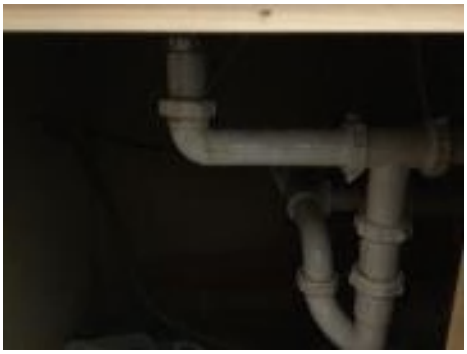
Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste




Note:

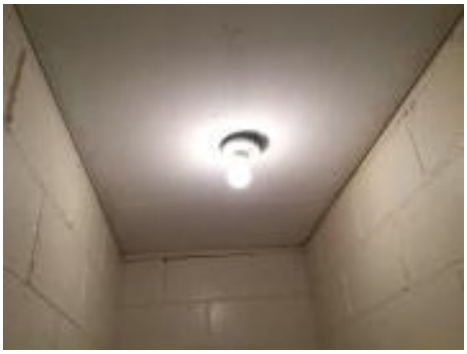
System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting



Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

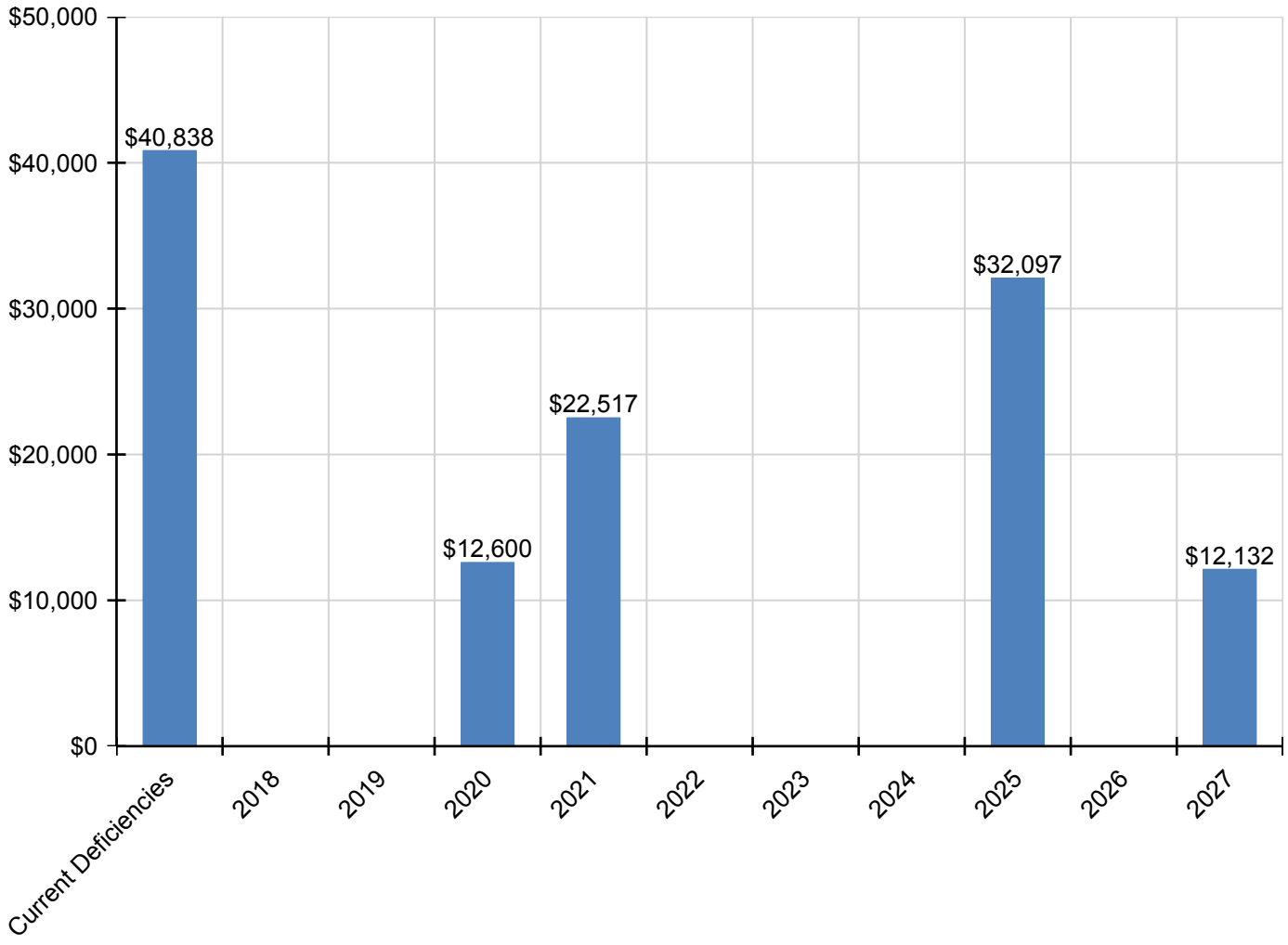
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$40,838**	**$0**	**$0**	**$12,600**	**$22,517**	**$0**	**$0**	**$0**	**$32,097**	**$0**	**$12,132**	**$120,184**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$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	$9,918	$0	$0	**$9,918**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$1,395	$0	$0	**$1,395**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$0	$0	$7,809	$0	$0	$0	$0	$0	$0	**$7,809**
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	$9,027	$0	$0	$0	$0	$0	$0	$0	$0	$0	$12,132	**$21,159**
C3020 - Floor Finishes	$15,415	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$15,415**
C3030 - Ceiling Finishes	$0	$0	$0	$12,600	$0	$0	$0	$0	$0	$0	$0	**$12,600**
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	$15,298	$0	$0	**$15,298**

D2020 - Domestic Water Distribution	$0	$0	$0	$0	$1,144	$0	$0	$0	$0	$0	$0	**$1,144**
D2030 - Sanitary Waste	$0	$0	$0	$0	$8,089	$0	$0	$0	$0	$0	$0	**$8,089**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$2,002	$0	$0	$0	$0	$0	$0	**$2,002**
D5020 - Branch Wiring	$0	$0	$0	$0	$3,473	$0	$0	$0	$0	$0	$0	**$3,473**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$5,488	$0	$0	**$5,488**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$6,147	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,147**

** Indicates non-renewable system*

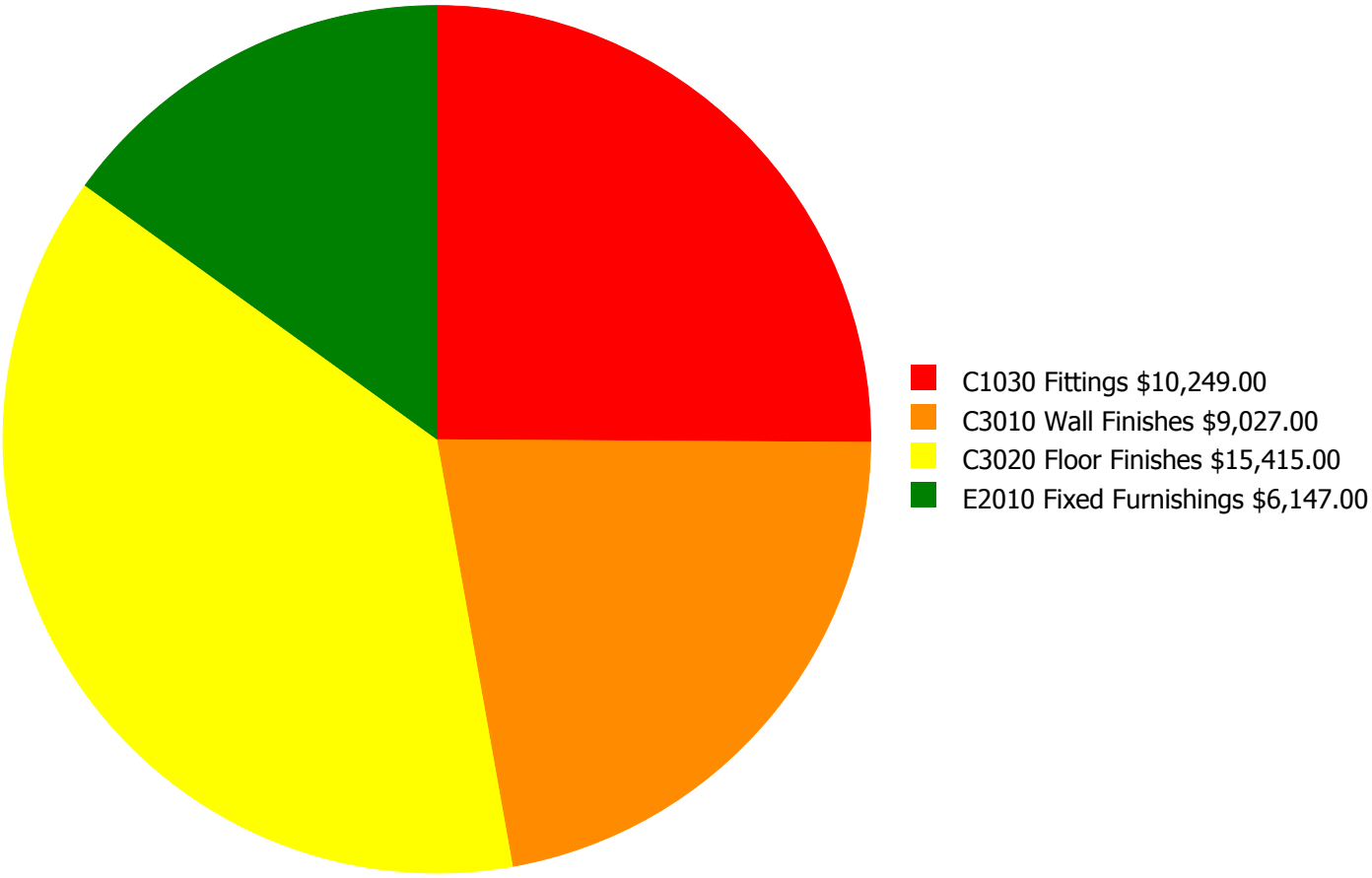
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

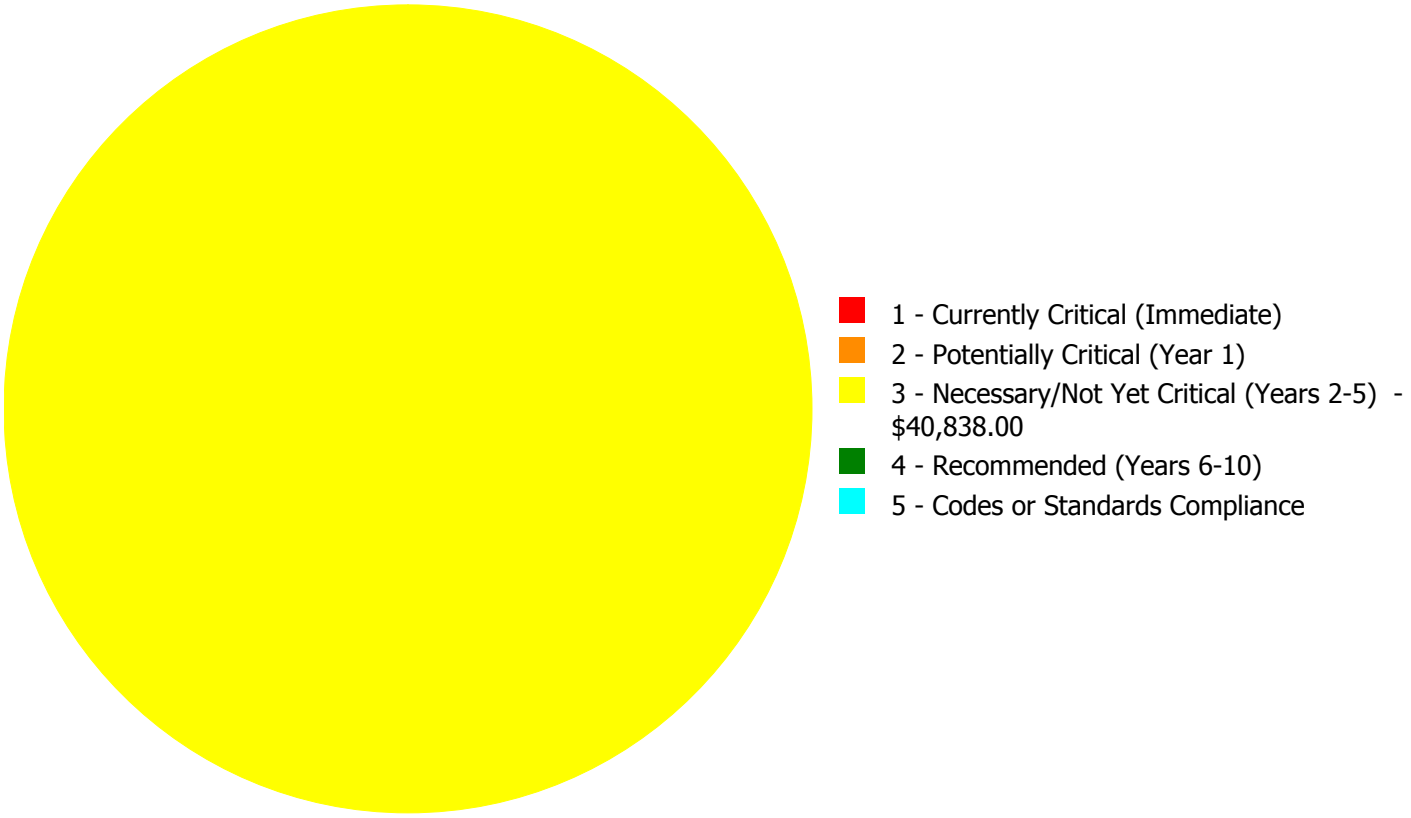
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $40,838.00

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: $40,838.00

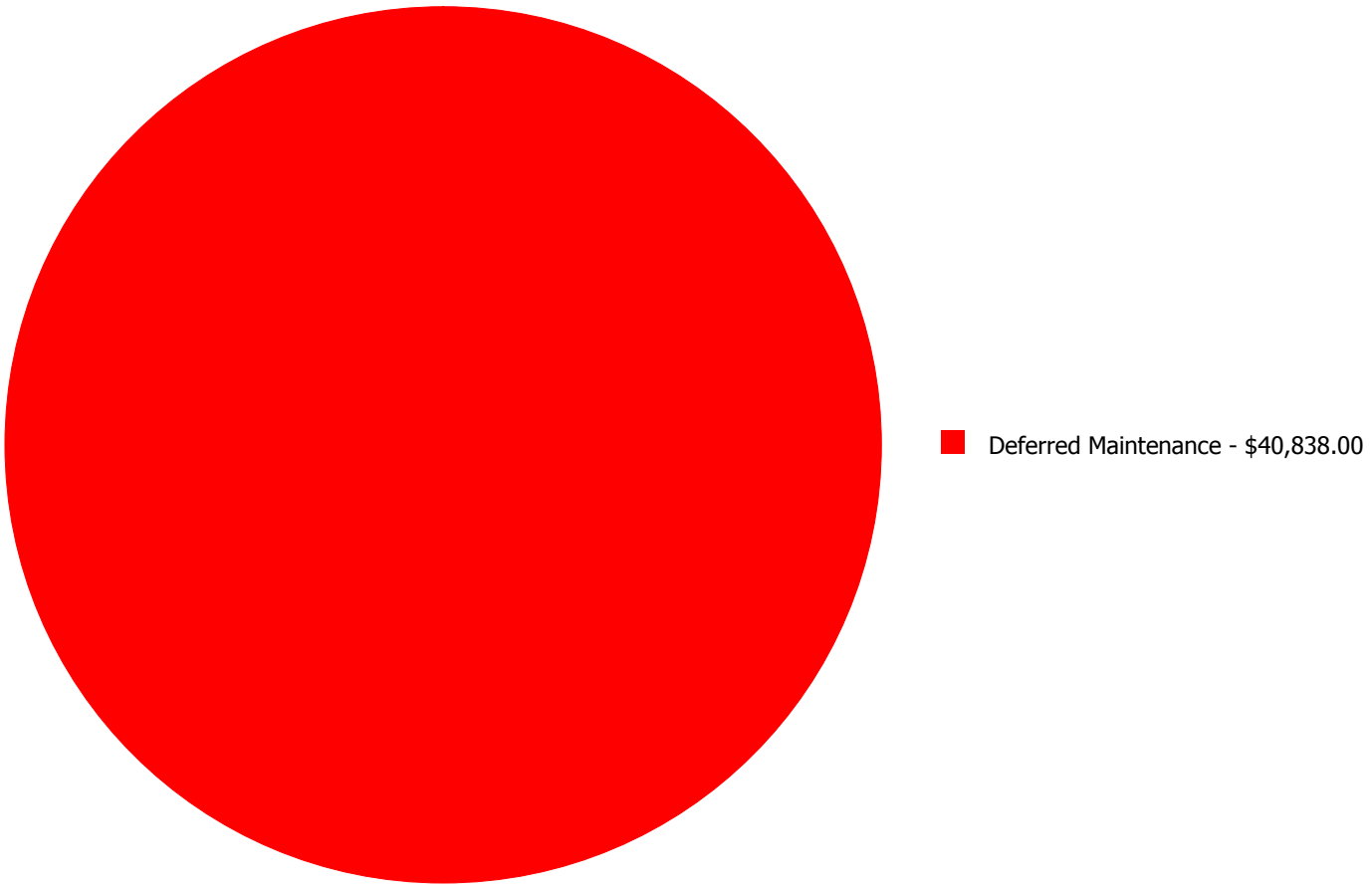
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
C1030	Fittings	$0.00	$0.00	$10,249.00	$0.00	$0.00	$10,249.00
C3010	Wall Finishes	$0.00	$0.00	$9,027.00	$0.00	$0.00	$9,027.00
C3020	Floor Finishes	$0.00	$0.00	$15,415.00	$0.00	$0.00	$15,415.00
E2010	Fixed Furnishings	$0.00	$0.00	$6,147.00	$0.00	$0.00	$6,147.00
	Total:	$0.00	$0.00	$40,838.00	$0.00	$0.00	$40,838.00

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: $40,838.00

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: Interior
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: Terence Davis
Date Created: 02/14/2017

Notes: The original fittings are aged, and should be replaced

System: C3010 - Wall Finishes

Location: Interior
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: $9,027.00
Assessor Name: Terence Davis
Date Created: 02/14/2017

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

System: C3020 - Floor Finishes

Location: Throughout the building
Distress: Damaged
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: $15,415.00
Assessor Name: Terence Davis
Date Created: 02/14/2017

Notes: The flooring is beyond its service life, damaged and it 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: 1,100.00
Unit of Measure: S.F.
Estimate: $6,147.00
Assessor Name: Terence Davis
Date Created: 02/14/2017

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

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	1,100
Year Built:	1975
Last Renovation:	
Replacement Value:	$161,887
Repair Cost:	$28,041.00
Total FCI:	17.32 %
Total RSLI:	28.97 %
FCA Score:	82.68

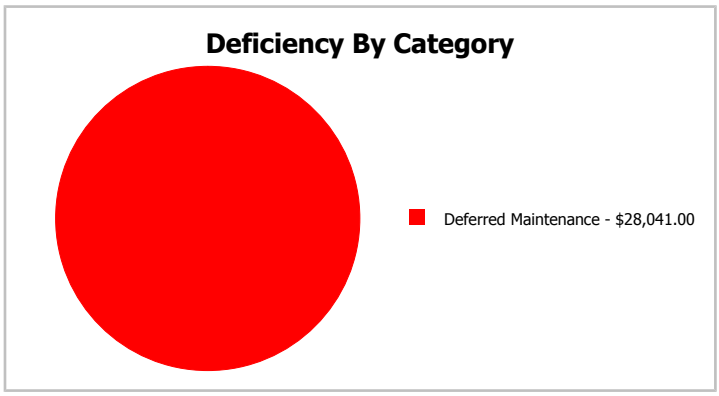
Description:

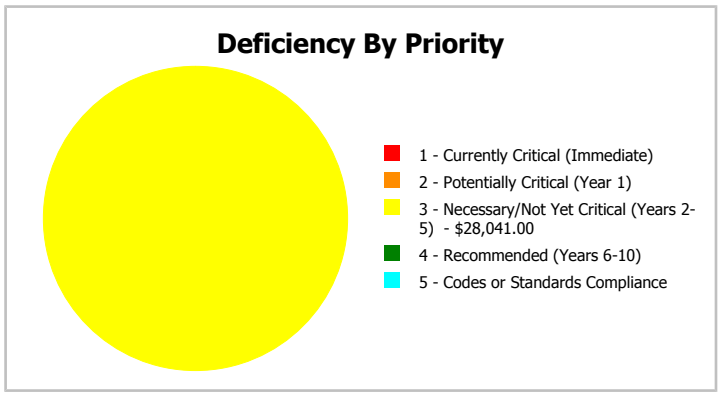
The narrative for this building is included in the Executive Summary Description at the front of this report.

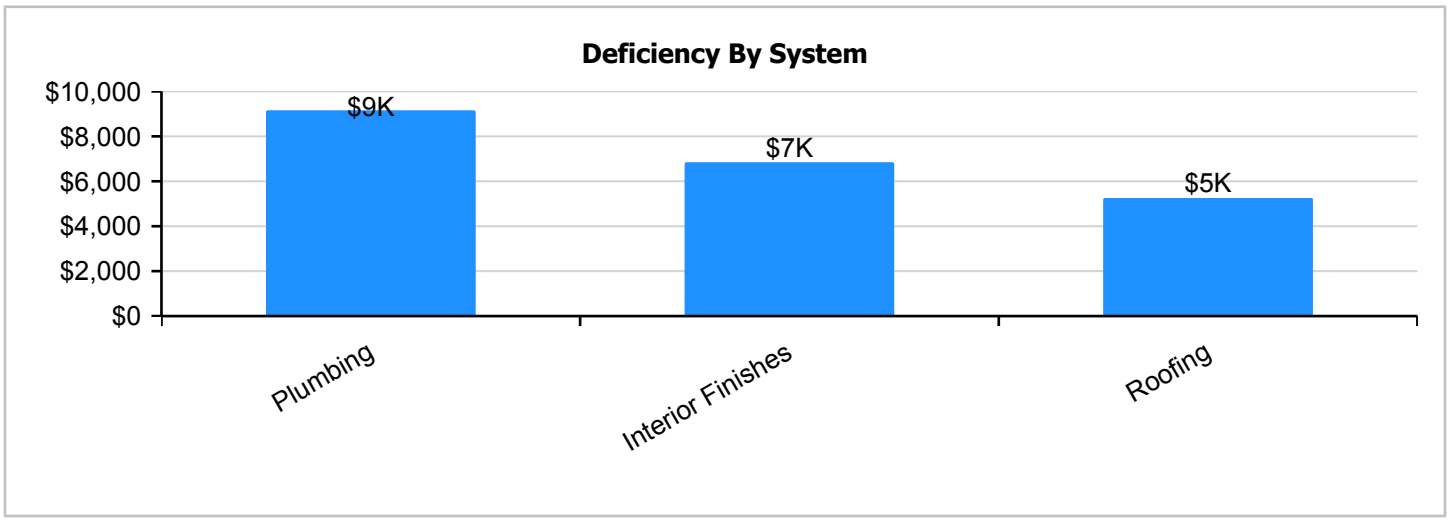
Attributes: This asset has no attributes.

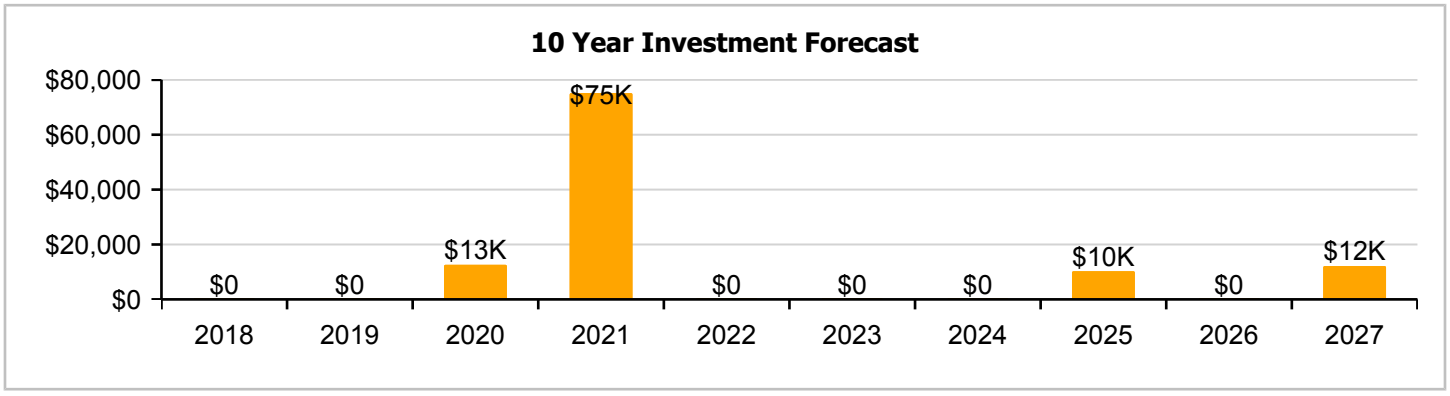
Dashboard Summary

Function:	HS -High School	Gross Area:	1,100
Year Built:	1975	Last Renovation:	
Repair Cost:	$28,041	Replacement Value:	$161,887
FCI:	17.32 %	RSLI%:	28.97 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	58.00 %	0.00 %	$0.00
B10 - Superstructure	58.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	45.51 %	0.00 %	$0.00
B30 - Roofing	0.00 %	146.00 %	$6,938.00
C10 - Interior Construction	32.51 %	0.00 %	$0.00
C30 - Interior Finishes	12.42 %	27.60 %	$9,027.00
D20 - Plumbing	5.39 %	65.50 %	$12,076.00
D30 - HVAC	31.92 %	0.00 %	$0.00
D50 - Electrical	18.97 %	0.00 %	$0.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
Totals:	**28.97 %**	**17.32 %**	**$28,041.00**

Photo Album

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

1). East Elevation - Feb 23, 2017

2). North Elevation - Feb 16, 2017

3). West Elevation - Feb 16, 2017

4). South Elevation - Feb 16, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.93	S.F.	1,100	100	1975	2075		58.00 %	0.00 %	58			$7,623
A1030	Slab on Grade	$7.37	S.F.	1,100	100	1975	2075		58.00 %	0.00 %	58			$8,107
B1020	Roof Construction	$5.98	S.F.	1,100	100	1975	2075		58.00 %	0.00 %	58			$6,578
B2010	Exterior Walls	$18.04	S.F.	1,100	100	1975	2075		58.00 %	0.00 %	58			$19,844
B2020	Exterior Windows	$6.47	S.F.	1,100	30	1975	2005	2021	13.33 %	0.00 %	4			$7,117
B2030	Exterior Doors	$0.91	S.F.	1,100	30	1995	2025		26.67 %	0.00 %	8			$1,001
B3010140	Asphalt Shingles	$4.32	S.F.	1,100	20	1975	1995		0.00 %	146.00 %	-22		$6,938.00	$4,752
C1010	Partitions	$10.34	S.F.	1,100	75	1975	2050		44.00 %	0.00 %	33			$11,374
C1020	Interior Doors	$2.20	S.F.	1,100	30	1995	2025		26.67 %	0.00 %	8			$2,420
C1030	Fittings	$8.47	S.F.	1,100	20	1995	2015	2021	20.00 %	0.00 %	4			$9,317
C3010	Wall Finishes	$7.46	S.F.	1,100	10	1995	2005		0.00 %	110.00 %	-12		$9,027.00	$8,206
C3020	Floor Finishes	$12.74	S.F.	1,100	20	1995	2015	2021	20.00 %	0.00 %	4			$14,014
C3030	Ceiling Finishes	$9.53	S.F.	1,100	25	1995	2020		12.00 %	0.00 %	3			$10,483
D2010	Plumbing Fixtures	$9.98	S.F.	1,100	30	1975	2005		0.00 %	110.00 %	-12		$12,076.00	$10,978
D2020	Domestic Water Distribution	$0.84	S.F.	1,100	30	1975	2005	2021	13.33 %	0.00 %	4			$924
D2030	Sanitary Waste	$5.94	S.F.	1,100	30	1975	2005	2021	13.33 %	0.00 %	4			$6,534
D3040	Distribution Systems	$5.35	S.F.	1,100	30	2000	2030		43.33 %	0.00 %	13			$5,885
D3050	Terminal & Package Units	$11.62	S.F.	1,100	15	2000	2015	2021	26.67 %	0.00 %	4			$12,782
D5010	Electrical Service/Distribution	$1.47	S.F.	1,100	40	1975	2015	2021	10.00 %	0.00 %	4			$1,617
D5020	Branch Wiring	$2.55	S.F.	1,100	30	1975	2005	2021	13.33 %	0.00 %	4			$2,805
D5020	Lighting	$3.58	S.F.	1,100	30	1995	2025		26.67 %	0.00 %	8			$3,938
E2010	Fixed Furnishings	$5.08	S.F.	1,100	20	1995	2015	2021	20.00 %	0.00 %	4			$5,588
								Total	**28.97 %**	**17.32 %**			**$28,041.00**	**$161,887**

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



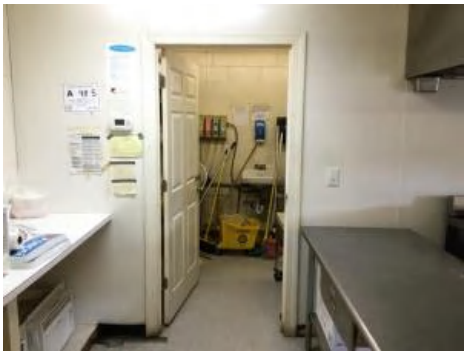
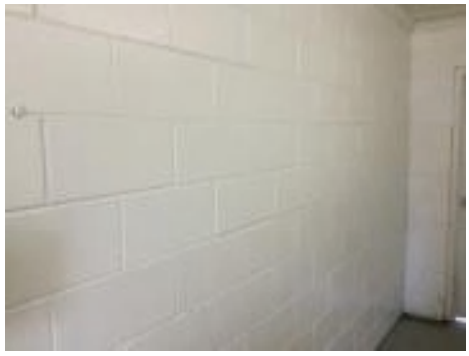
Note:

System: B3010140 - Asphalt Shingles



Note:

System: C1010 - Partitions

Note:

System: C1020 - Interior Doors

Note:

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes



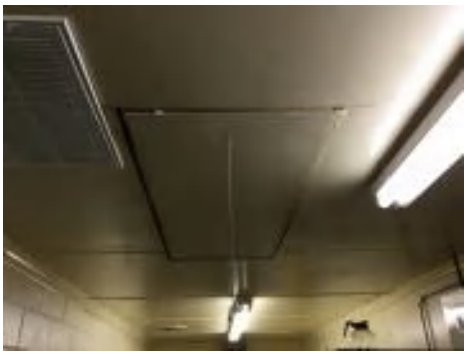
Note:

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes


Note:

System: D2010 - Plumbing Fixtures



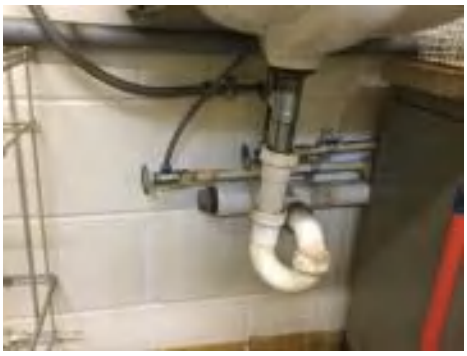
Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste





Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units

Note:

System: D5010 - Electrical Service/Distribution

Note:

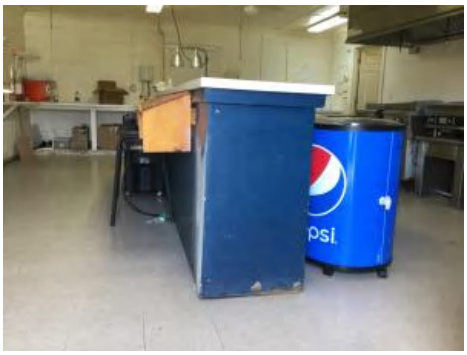
System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

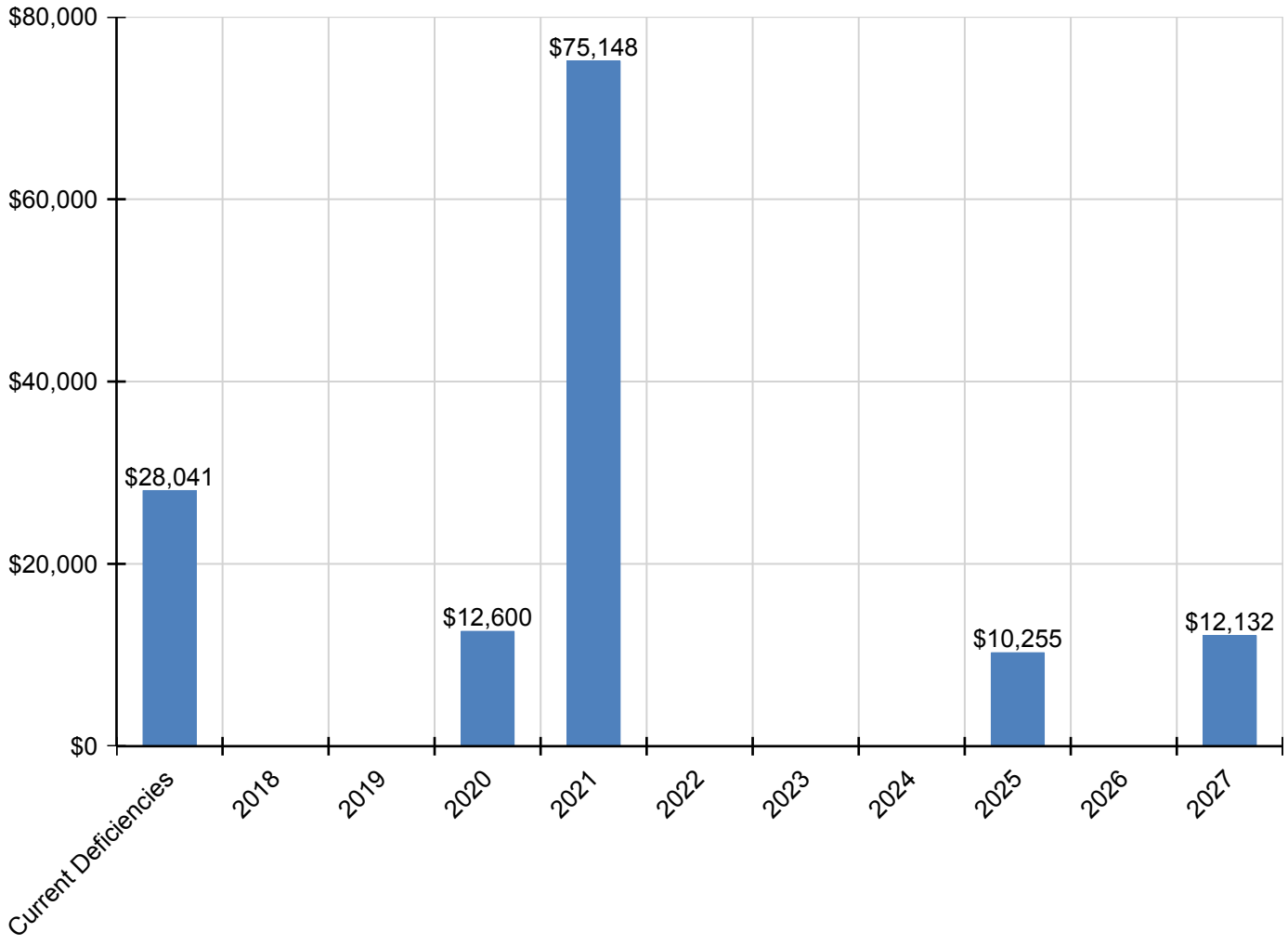
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$28,041**	**$0**	**$0**	**$12,600**	**$75,148**	**$0**	**$0**	**$0**	**$10,255**	**$0**	**$12,132**	**$138,175**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$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	$8,812	$0	$0	$0	$0	$0	$0	**$8,812**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$1,395	$0	$0	**$1,395**
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	$6,938	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,938**
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	$3,372	$0	$0	**$3,372**
C1030 - Fittings	$0	$0	$0	$0	$11,535	$0	$0	$0	$0	$0	$0	**$11,535**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$9,027	$0	$0	$0	$0	$0	$0	$0	$0	$0	$12,132	**$21,159**
C3020 - Floor Finishes	$0	$0	$0	$0	$17,350	$0	$0	$0	$0	$0	$0	**$17,350**
C3030 - Ceiling Finishes	$0	$0	$0	$12,600	$0	$0	$0	$0	$0	$0	$0	**$12,600**
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	$0	$0	$0	$0	$1,144	$0	$0	$0	$0	$0	$0	**$1,144**
D2030 - Sanitary Waste	$0	$0	$0	$0	$8,089	$0	$0	$0	$0	$0	$0	**$8,089**
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	$15,825	$0	$0	$0	$0	$0	$0	**$15,825**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$2,002	$0	$0	$0	$0	$0	$0	**$2,002**
D5020 - Branch Wiring	$0	$0	$0	$0	$3,473	$0	$0	$0	$0	$0	$0	**$3,473**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$5,488	$0	$0	**$5,488**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$6,919	$0	$0	$0	$0	$0	$0	**$6,919**

** Indicates non-renewable system*

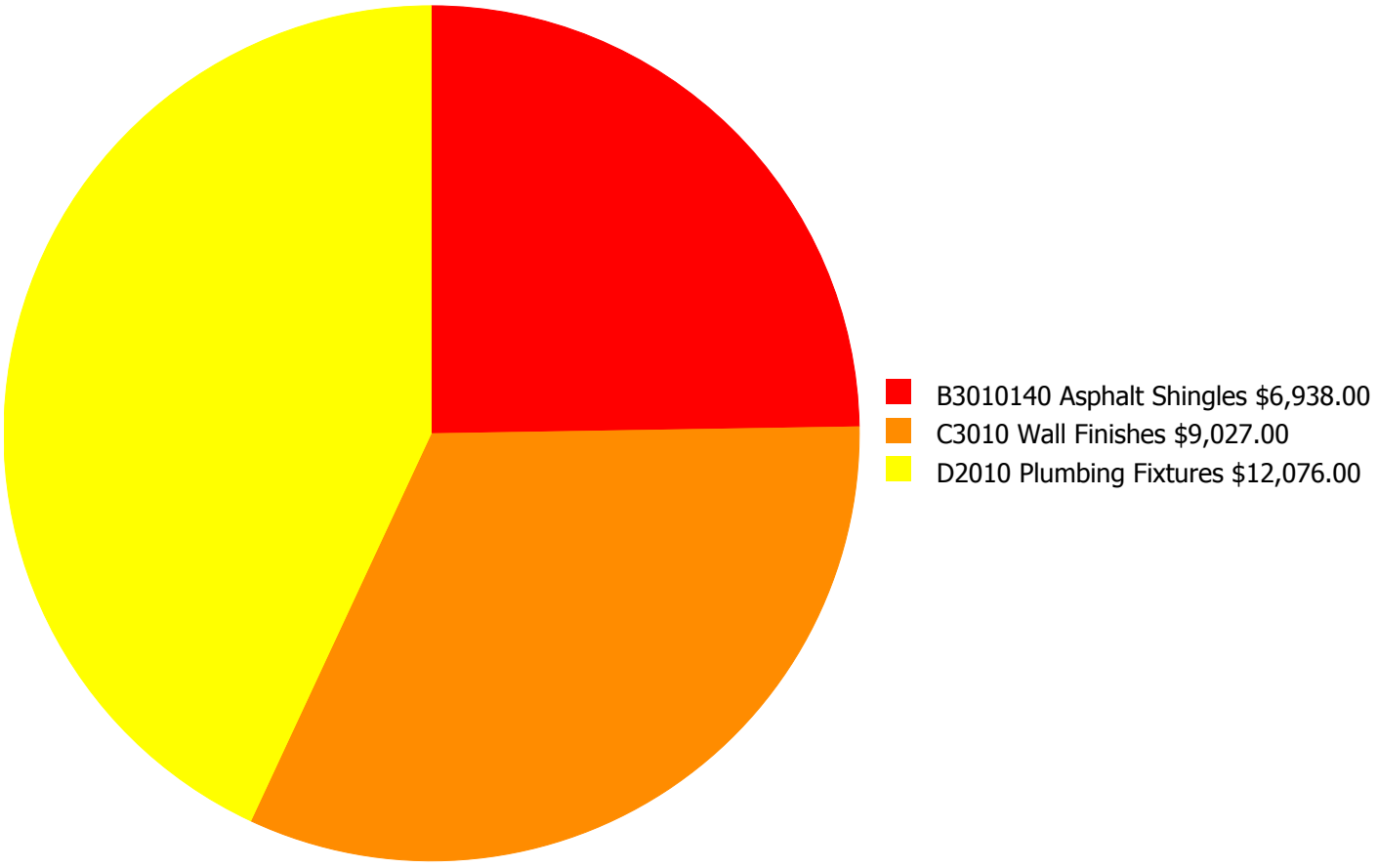
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

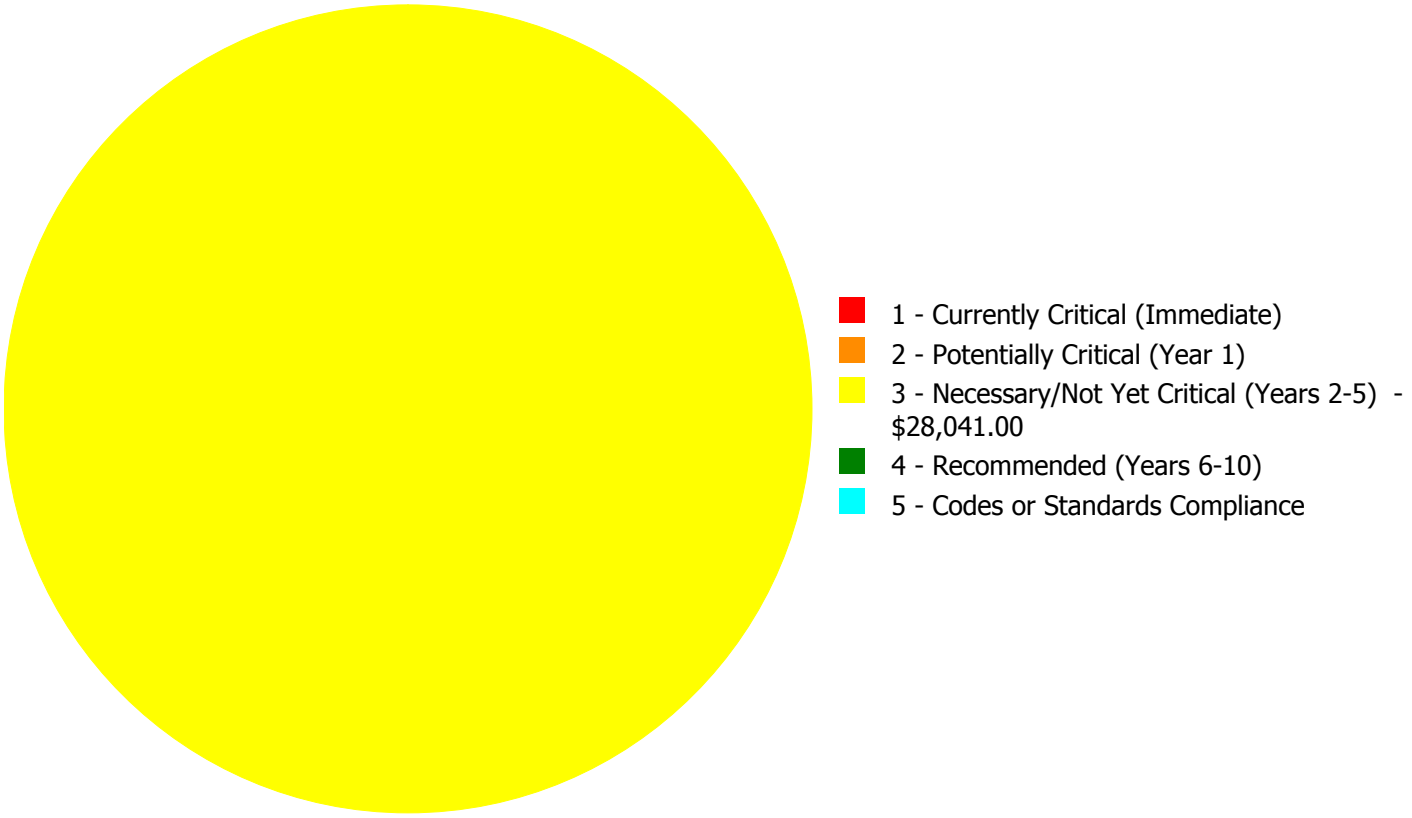
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $28,041.00

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: $28,041.00

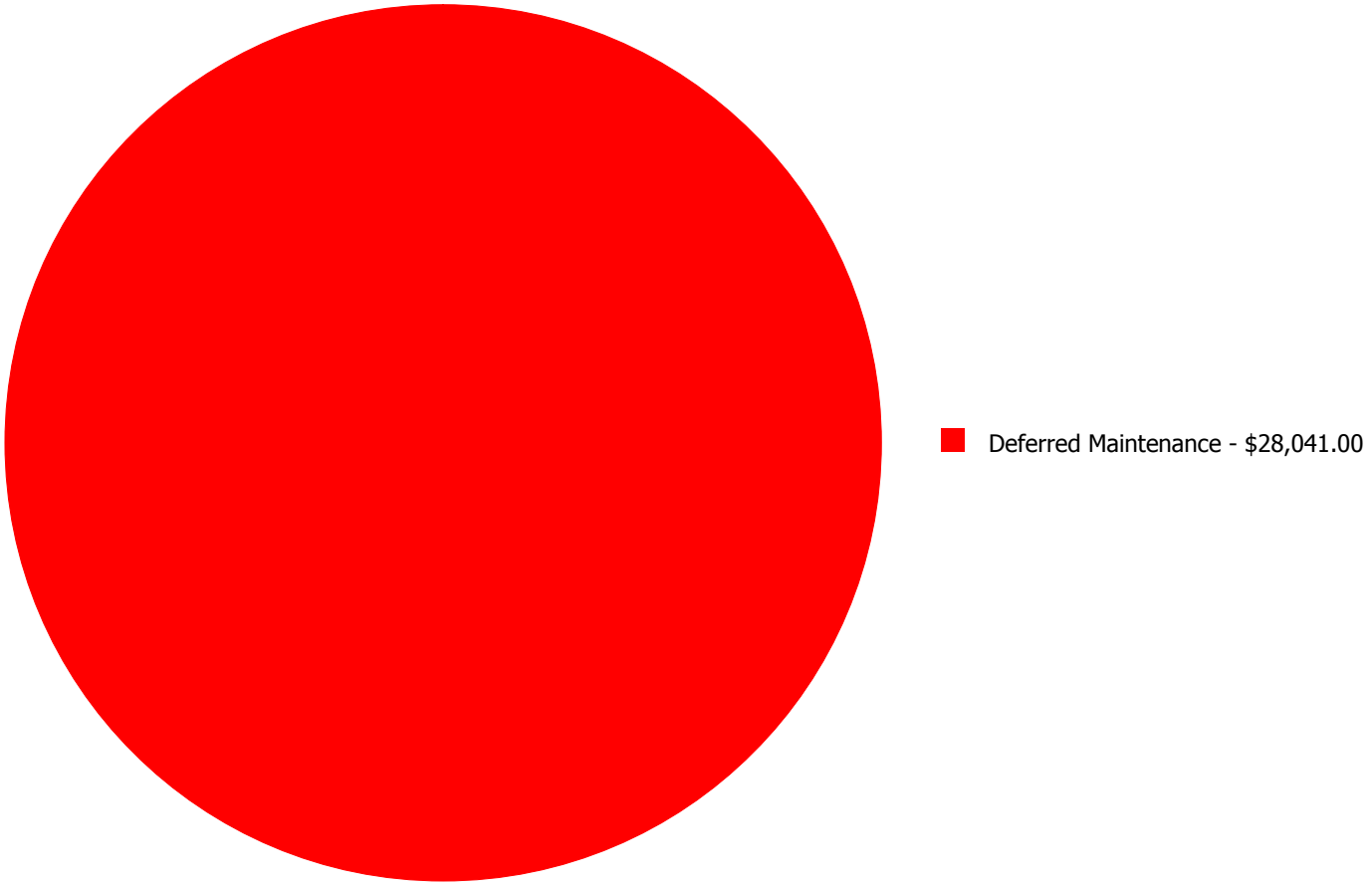
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B3010140	Asphalt Shingles	$0.00	$0.00	$6,938.00	$0.00	$0.00	$6,938.00
C3010	Wall Finishes	$0.00	$0.00	$9,027.00	$0.00	$0.00	$9,027.00
D2010	Plumbing Fixtures	$0.00	$0.00	$12,076.00	$0.00	$0.00	$12,076.00
	Total:	$0.00	$0.00	$28,041.00	$0.00	$0.00	$28,041.00

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: $28,041.00

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: B3010140 - Asphalt Shingles

Location: Roof
Distress: Damaged
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: $6,938.00
Assessor Name: Eduardo Lopez
Date Created: 02/14/2017

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

System: C3010 - Wall Finishes

Location: Interior
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: $9,027.00
Assessor Name: Eduardo Lopez
Date Created: 02/14/2017

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

System: D2010 - Plumbing Fixtures

Location: Restroom
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: 02/14/2017

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

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):	2,400
Year Built:	1975
Last Renovation:	
Replacement Value:	$361,560
Repair Cost:	$109,877.00
Total FCI:	30.39 %
Total RSLI:	26.86 %
FCA Score:	69.61

Description:

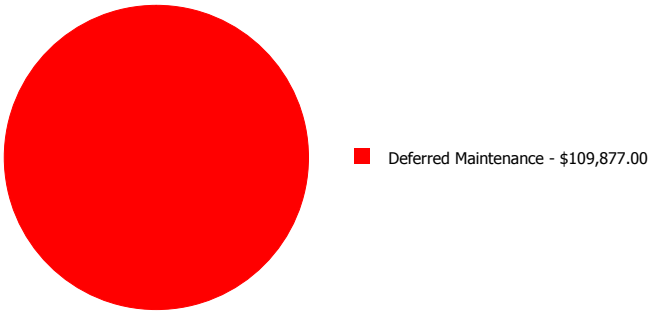
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

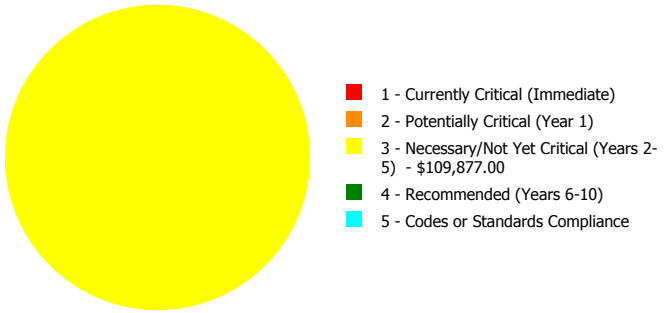
Dashboard Summary

Function:	HS -High School	Gross Area:	2,400
Year Built:	1975	Last Renovation:	
Repair Cost:	$109,877	Replacement Value:	$361,560
FCI:	30.39 %	RSLI%:	26.86 %

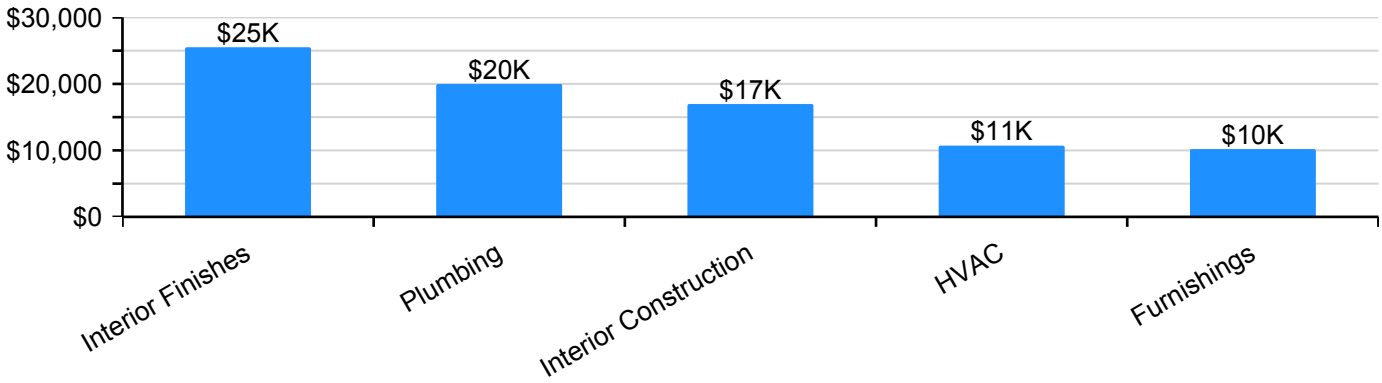
Deficiency By Category



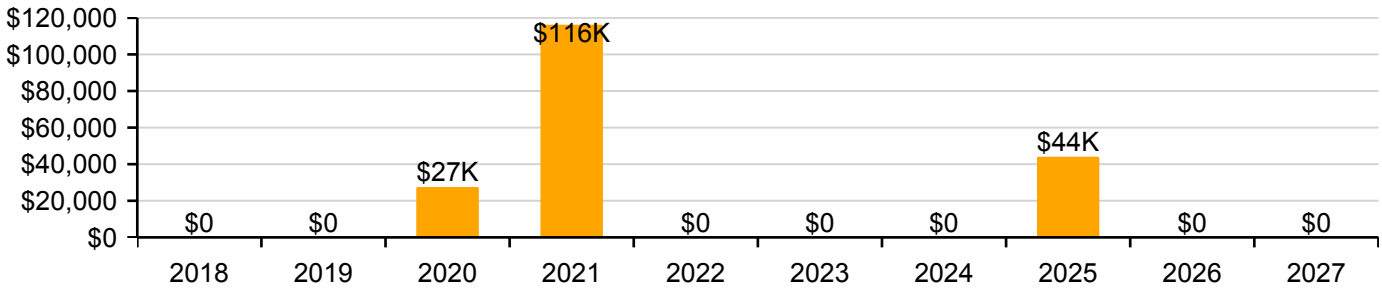
Deficiency By Priority



Deficiency By System



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	58.00 %	0.00 %	$0.00
B10 - Superstructure	58.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	48.90 %	0.00 %	$0.00
B30 - Roofing	20.00 %	0.00 %	$0.00
C10 - Interior Construction	24.45 %	44.35 %	$22,361.00
C30 - Interior Finishes	13.88 %	47.14 %	$33,634.00
D20 - Plumbing	5.39 %	65.50 %	$26,347.00
D30 - HVAC	18.56 %	28.78 %	$14,124.00
D50 - Electrical	18.97 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	110.00 %	$13,411.00
Totals:	**26.86 %**	**30.39 %**	**$109,877.00**

Photo Album

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

1). North Elevation - Feb 13, 2017

2). East Elevation - Feb 13, 2017

3). West 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

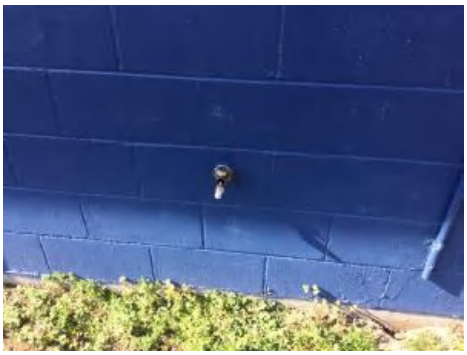
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to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

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.	2,400	100	1975	2075		58.00 %	0.00 %	58			$16,632
A1030	Slab on Grade	$7.37	S.F.	2,400	100	1975	2075		58.00 %	0.00 %	58			$17,688
B1020	Roof Construction	$5.98	S.F.	2,400	100	1975	2075		58.00 %	0.00 %	58			$14,352
B2010	Exterior Walls	$18.04	S.F.	2,400	100	1975	2075		58.00 %	0.00 %	58			$43,296
B2020	Exterior Windows	$6.47	S.F.	2,400	30	1995	2025		26.67 %	0.00 %	8			$15,528
B2030	Exterior Doors	$0.91	S.F.	2,400	30	1995	2025		26.67 %	0.00 %	8			$2,184
B3010140	Asphalt Shingles	$4.32	S.F.	2,400	20	1995	2015	2021	20.00 %	0.00 %	4			$10,368
C1010	Partitions	$10.34	S.F.	2,400	75	1975	2050		44.00 %	0.00 %	33			$24,816
C1020	Interior Doors	$2.20	S.F.	2,400	30	1995	2025		26.67 %	0.00 %	8			$5,280
C1030	Fittings	$8.47	S.F.	2,400	20	1995	2015		0.00 %	110.00 %	-2		$22,361.00	$20,328
C3010	Wall Finishes	$7.46	S.F.	2,400	10	1995	2005	2021	40.00 %	0.00 %	4			$17,904
C3020	Floor Finishes	$12.74	S.F.	2,400	20	1995	2015		0.00 %	110.00 %	-2		$33,634.00	$30,576
C3030	Ceiling Finishes	$9.53	S.F.	2,400	25	1995	2020		12.00 %	0.00 %	3			$22,872
D2010	Plumbing Fixtures	$9.98	S.F.	2,400	30	1975	2005		0.00 %	110.00 %	-12		$26,347.00	$23,952
D2020	Domestic Water Distribution	$0.84	S.F.	2,400	30	1975	2005	2021	13.33 %	0.00 %	4			$2,016
D2030	Sanitary Waste	$5.94	S.F.	2,400	30	1975	2005	2021	13.33 %	0.00 %	4			$14,256
D3040	Distribution Systems	$5.35	S.F.	2,400	30	1975	2005		0.00 %	110.00 %	-12		$14,124.00	$12,840
D3050	Terminal & Package Units	$11.62	S.F.	2,400	15	1995	2010	2021	26.67 %	0.00 %	4			$27,888
D3060	Controls & Instrumentation	$3.48	S.F.	2,400	20	1995	2015	2021	20.00 %	0.00 %	4			$8,352
D5010	Electrical Service/Distribution	$1.47	S.F.	2,400	40	1975	2015	2021	10.00 %	0.00 %	4			$3,528
D5020	Branch Wiring	$2.55	S.F.	2,400	30	1975	2005	2021	13.33 %	0.00 %	4			$6,120
D5020	Lighting	$3.58	S.F.	2,400	30	1995	2025		26.67 %	0.00 %	8			$8,592
E2010	Fixed Furnishings	$5.08	S.F.	2,400	20	1975	1995		0.00 %	110.00 %	-22		$13,411.00	$12,192
								Total	**26.86 %**	**30.39 %**			**$109,877.00**	**$361,560**

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



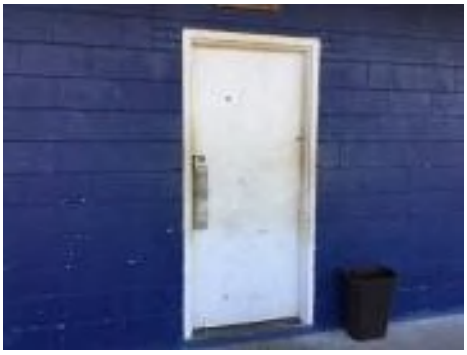
Note:

System: B2020 - Exterior Windows


Note:

System: B2030 - Exterior Doors





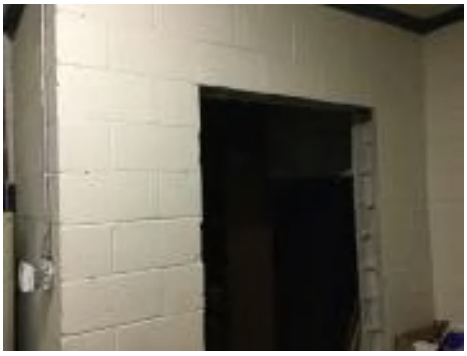
Note:

System: B3010140 - Asphalt Shingles



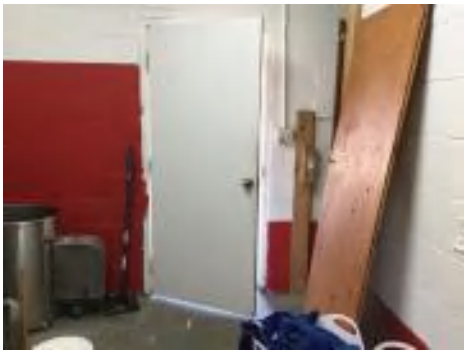
Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



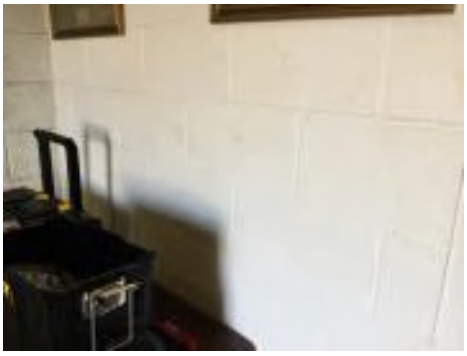
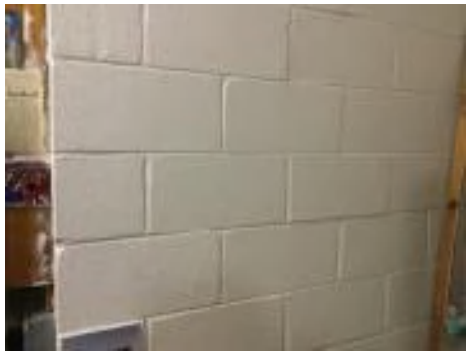
Note:

System: C1030 - Fittings



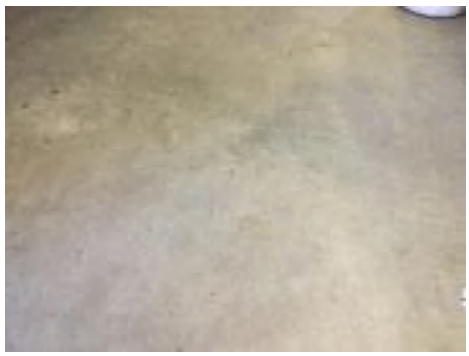
Note:

System: C3010 - Wall Finishes


Note:

System: C3020 - Floor Finishes

Note:

System: C3030 - Ceiling Finishes



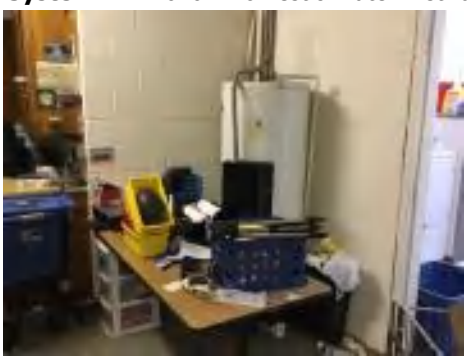
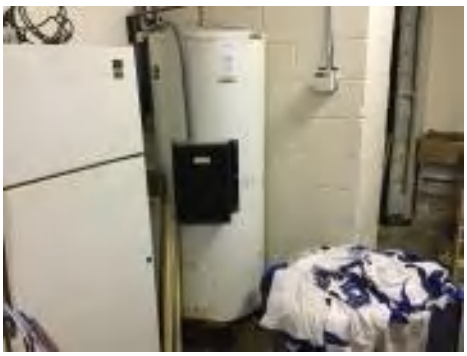
Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution


Note:

System: D2030 - Sanitary Waste

Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation



Note:

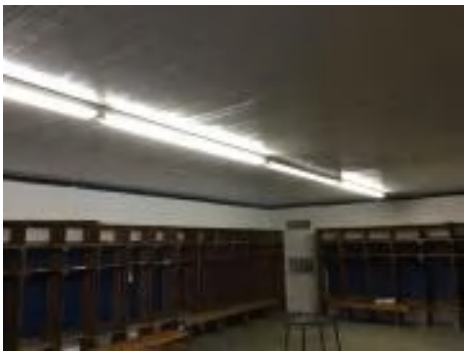
System: D5010 - Electrical Service/Distribution


Note:

System: D5020 - Branch Wiring


Note:

System: D5020 - Lighting



Note:

System: E2010 - Fixed Furnishings


Note:

Renewal Schedule

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

Inflation Rate: 3%

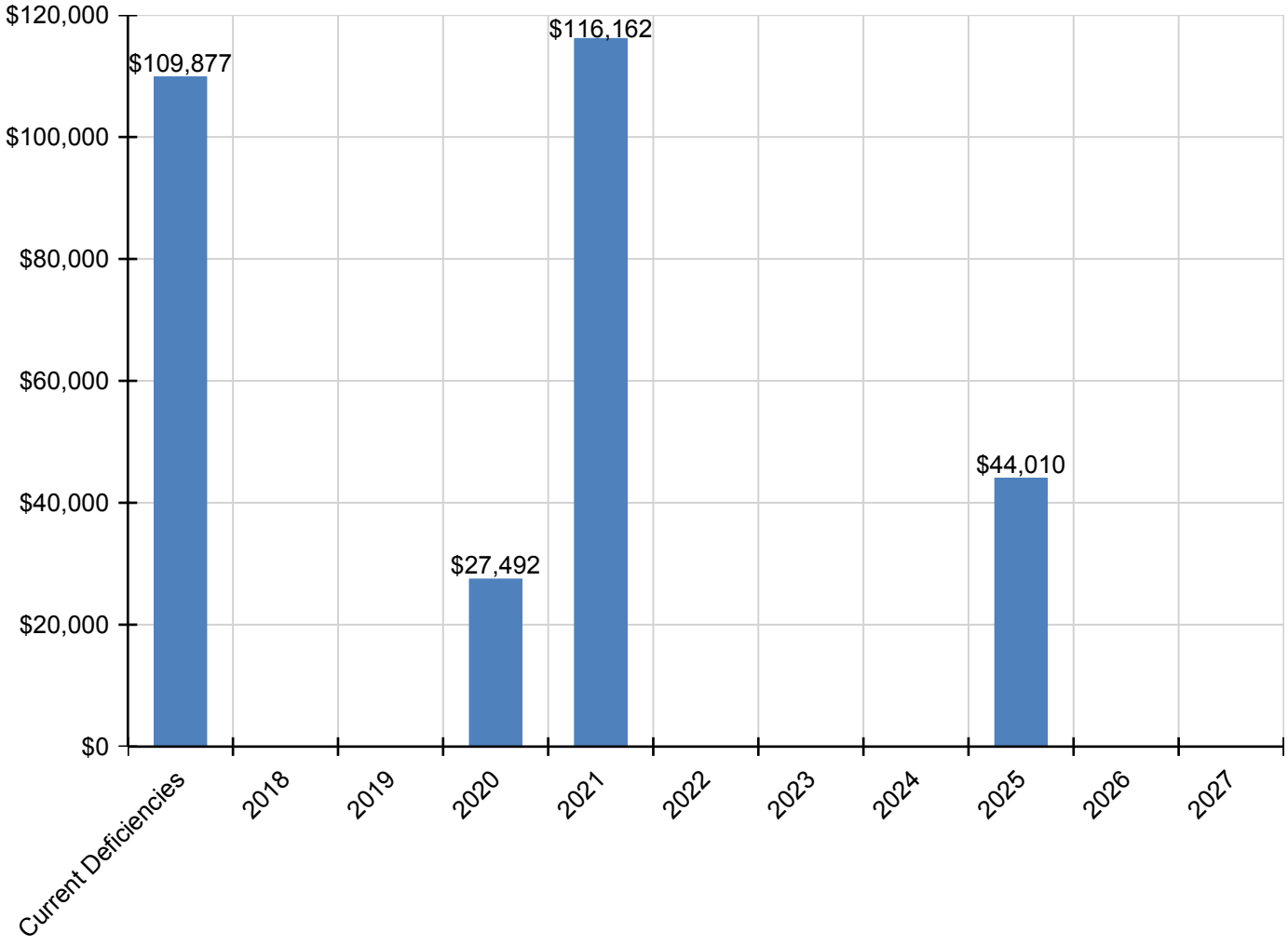
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$109,877**	**$0**	**$0**	**$27,492**	**$116,162**	**$0**	**$0**	**$0**	**$44,010**	**$0**	**$0**	**$297,541**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$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	$21,638	$0	$0	**$21,638**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$3,043	$0	$0	**$3,043**
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	$17,037	$0	$0	$0	$0	$0	$0	**$17,037**
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	$7,357	$0	$0	**$7,357**
C1030 - Fittings	$22,361	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$22,361**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$22,166	$0	$0	$0	$0	$0	$0	**$22,166**
C3020 - Floor Finishes	$33,634	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$33,634**
C3030 - Ceiling Finishes	$0	$0	$0	$27,492	$0	$0	$0	$0	$0	$0	$0	**$27,492**
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	$26,347	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$26,347**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$2,496	$0	$0	$0	$0	$0	$0	**$2,496**
D2030 - Sanitary Waste	$0	$0	$0	$0	$17,650	$0	$0	$0	$0	$0	$0	**$17,650**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$14,124	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$14,124**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$34,527	$0	$0	$0	$0	$0	$0	**$34,527**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$10,340	$0	$0	$0	$0	$0	$0	**$10,340**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$4,368	$0	$0	$0	$0	$0	$0	**$4,368**
D5020 - Branch Wiring	$0	$0	$0	$0	$7,577	$0	$0	$0	$0	$0	$0	**$7,577**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$11,972	$0	$0	**$11,972**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$13,411	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$13,411**

** Indicates non-renewable system*

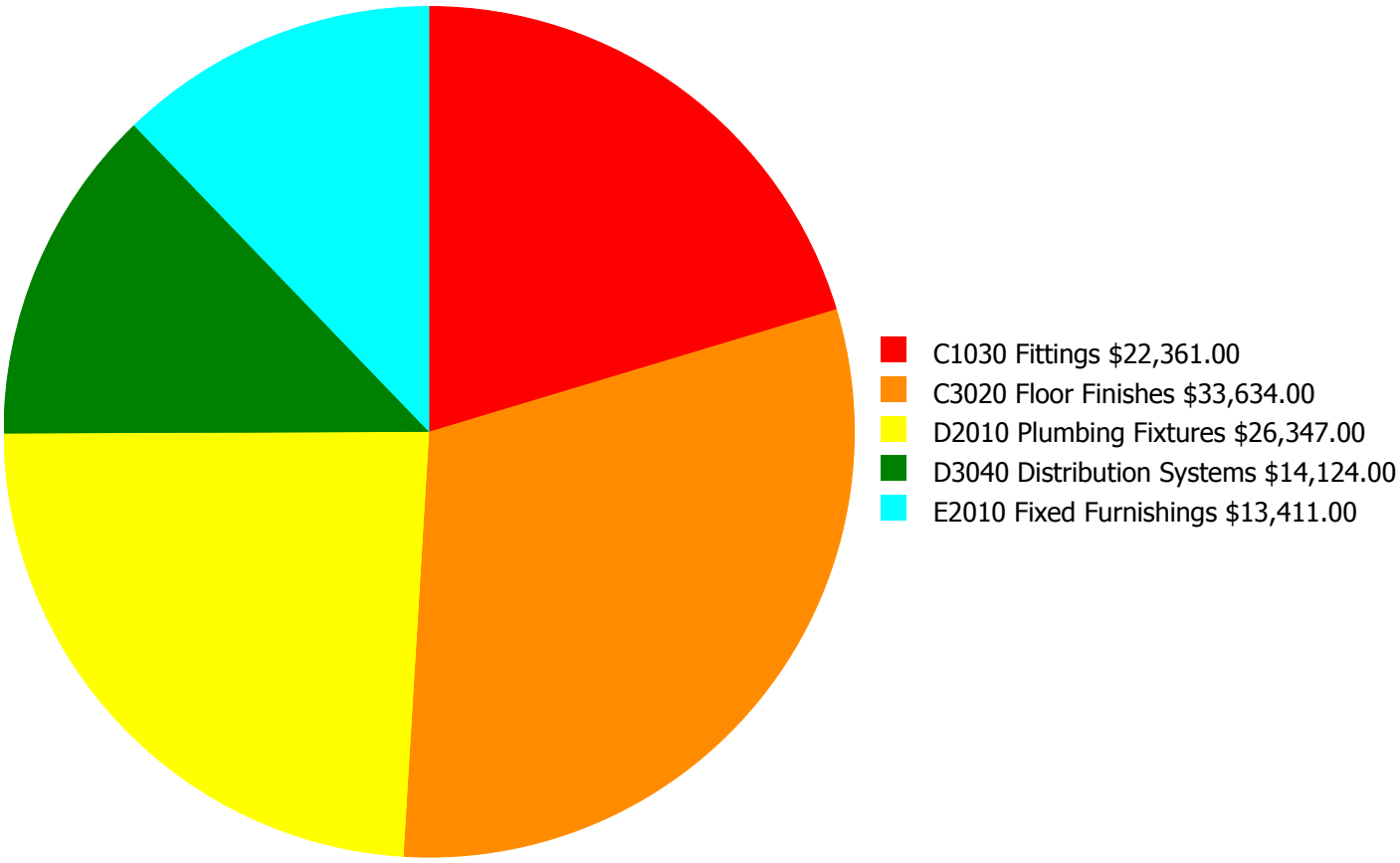
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

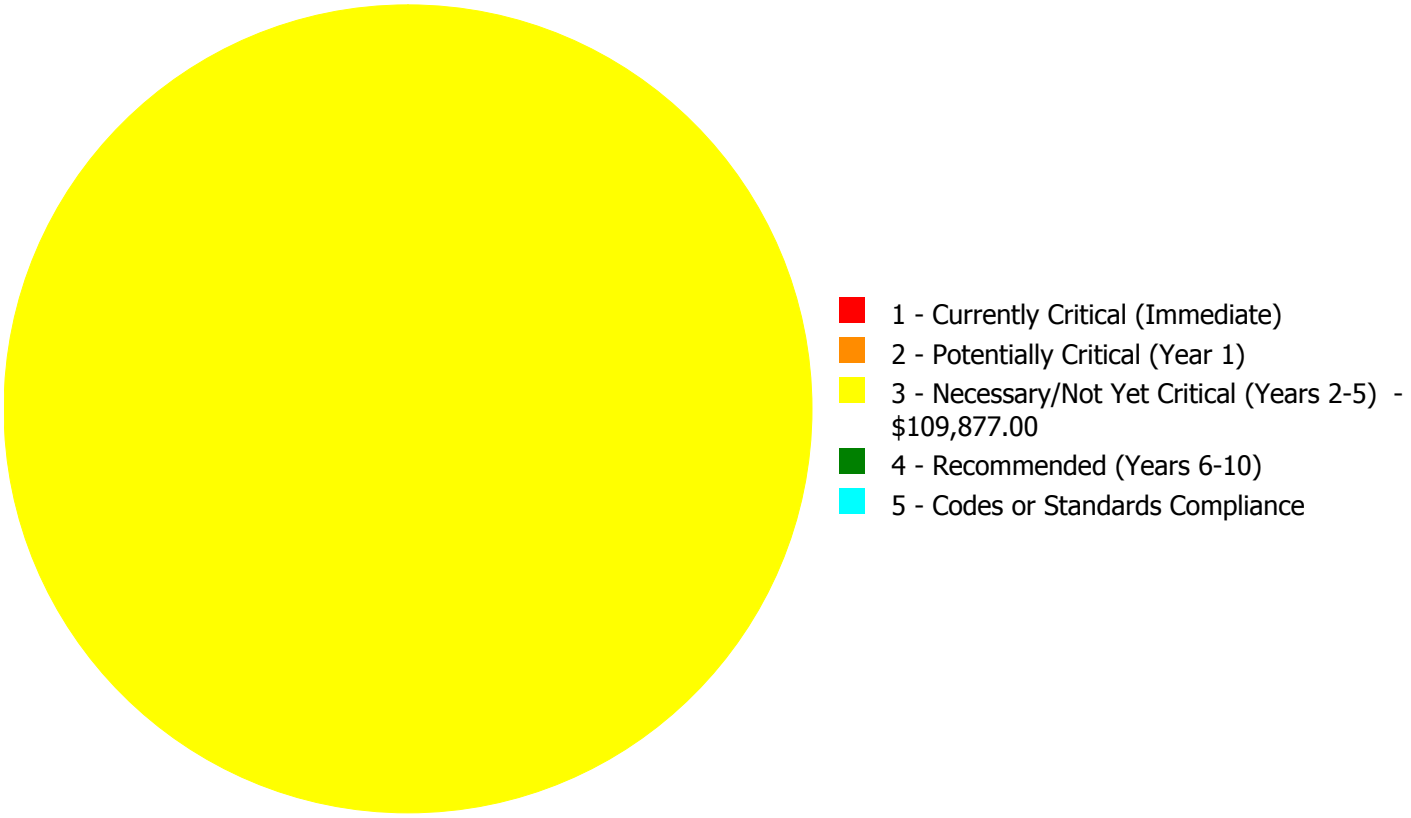
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $109,877.00

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: $109,877.00

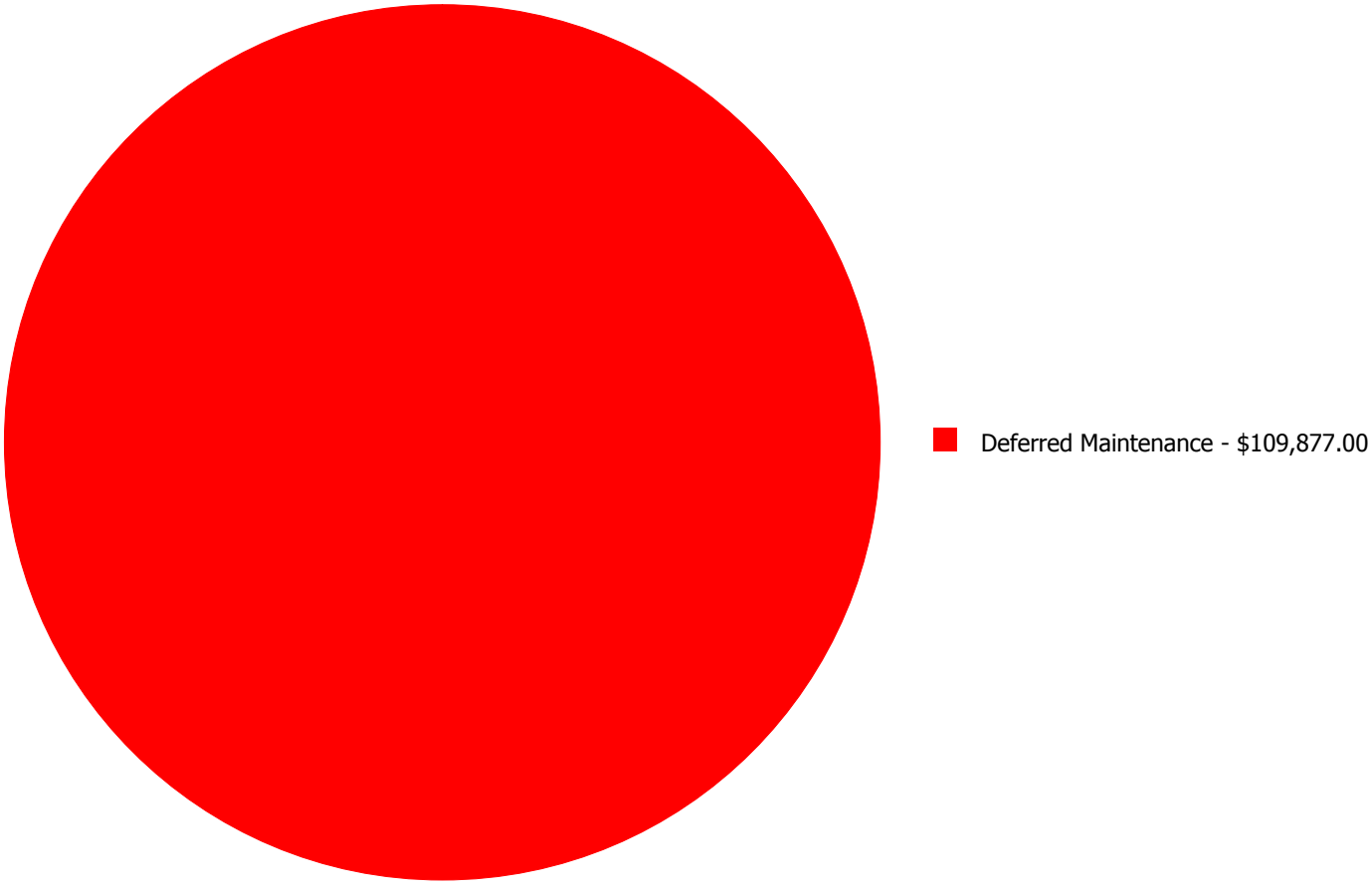
Deficiency By Priority Investment Table

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	$22,361.00	$0.00	$0.00	$22,361.00
C3020	Floor Finishes	$0.00	$0.00	$33,634.00	$0.00	$0.00	$33,634.00
D2010	Plumbing Fixtures	$0.00	$0.00	$26,347.00	$0.00	$0.00	$26,347.00
D3040	Distribution Systems	$0.00	$0.00	$14,124.00	$0.00	$0.00	$14,124.00
E2010	Fixed Furnishings	$0.00	$0.00	$13,411.00	$0.00	$0.00	$13,411.00
	Total:	$0.00	$0.00	$109,877.00	$0.00	$0.00	$109,877.00

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: $109,877.00

Deficiency Details by Priority

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

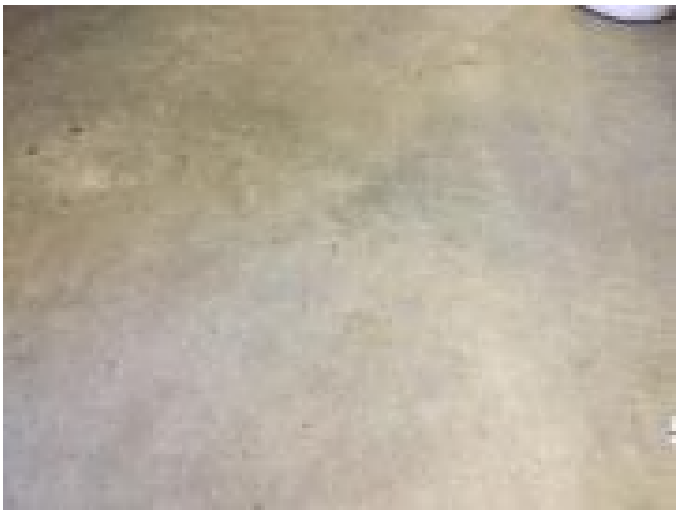
Priority 3 - Necessary/Not Yet Critical (Years 2-5):

System: C1030 - Fittings

Location: Locker Room
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 2,400.00
Unit of Measure: S.F.
Estimate: $22,361.00
Assessor Name: Eduardo Lopez
Date Created: 02/15/2017

Notes: The original fittings are aged, and should be replaced

System: C3020 - Floor Finishes



Location: Interior
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 2,400.00
Unit of Measure: S.F.
Estimate: $33,634.00
Assessor Name: Eduardo Lopez
Date Created: 02/15/2017

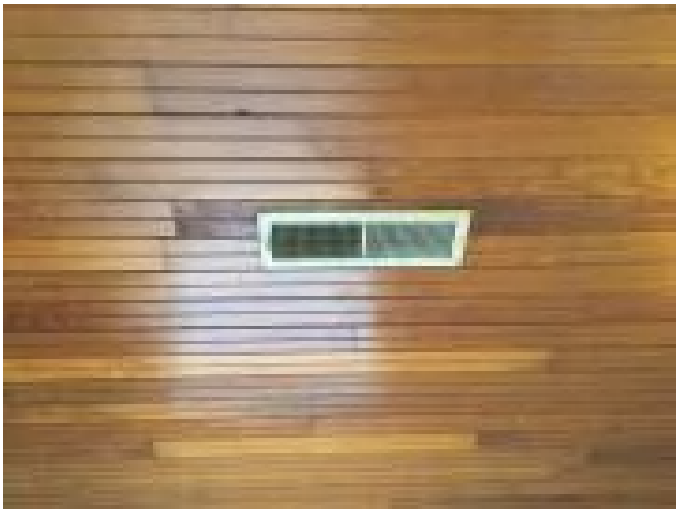
Notes: The flooring is beyond its service life, damaged and it should be replaced.

System: D2010 - Plumbing Fixtures

Location: Restroom
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 2,400.00
Unit of Measure: S.F.
Estimate: $26,347.00
Assessor Name: Eduardo Lopez
Date Created: 02/15/2017

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

System: D3040 - Distribution Systems



Location: Throughout the building
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 2,400.00
Unit of Measure: S.F.
Estimate: $14,124.00
Assessor Name: Eduardo Lopez
Date Created: 02/15/2017

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

System: E2010 - Fixed Furnishings

Location: Throughout the building
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 2,400.00
Unit of Measure: S.F.
Estimate: $13,411.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: The fixed funiture is beyond its service life and damaged.

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):	1,100
Year Built:	1975
Last Renovation:	
Replacement Value:	$91,982
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	41.64 %
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.

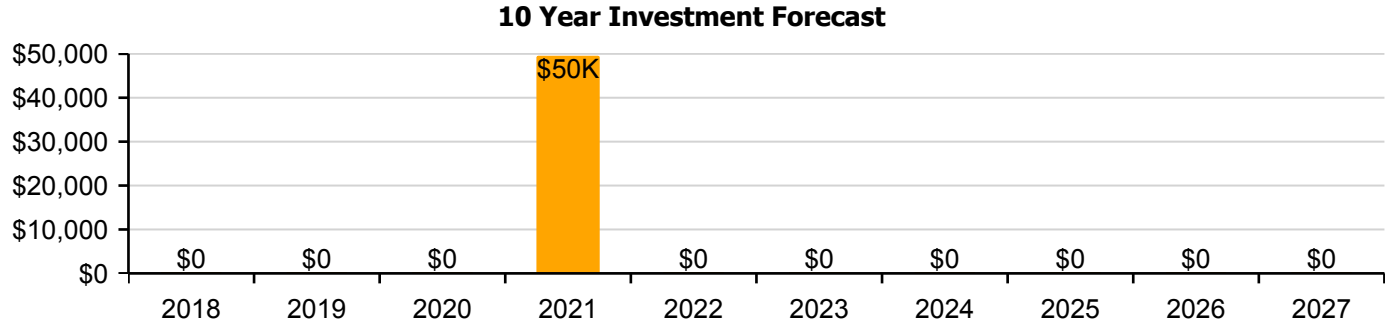
Dashboard Summary

Function:	HS -High School	Gross Area:	1,100
Year Built:	1975	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$91,982
FCI:	0.00 %	RSLI%:	41.64 %

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	58.00 %	0.00 %	$0.00
B10 - Superstructure	58.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	55.86 %	0.00 %	$0.00
B30 - Roofing	20.00 %	0.00 %	$0.00
C10 - Interior Construction	44.00 %	0.00 %	$0.00
C30 - Interior Finishes	23.74 %	0.00 %	$0.00
Totals:	**41.64 %**	**0.00 %**	**$0.00**

Photo Album

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

1). East Elevation - Feb 23, 2017

2). South Elevation - Feb 16, 2017

3). West Elevation - Feb 16, 2017

4). North Elevation - Feb 16, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.93	S.F.	1,100	100	1975	2075		58.00 %	0.00 %	58			$7,623
A1030	Slab on Grade	$7.37	S.F.	1,100	100	1975	2075		58.00 %	0.00 %	58			$8,107
B1020	Roof Construction	$5.98	S.F.	1,100	100	1975	2075		58.00 %	0.00 %	58			$6,578
B2010	Exterior Walls	$18.04	S.F.	1,100	100	1975	2075		58.00 %	0.00 %	58			$19,844
B2030	Exterior Doors	$0.91	S.F.	1,100	30	1975	2005	2021	13.33 %	0.00 %	4			$1,001
B3010140	Asphalt Shingles	$4.32	S.F.	1,100	20	1975	1995	2021	20.00 %	0.00 %	4			$4,752
C1010	Partitions	$10.34	S.F.	1,100	75	1975	2050		44.00 %	0.00 %	33			$11,374
C3010	Wall Finishes	$7.46	S.F.	1,100	10	1975	1985	2021	40.00 %	0.00 %	4			$8,206
C3020	Floor Finishes	$12.74	S.F.	1,100	20	1975	1995	2021	20.00 %	0.00 %	4			$14,014
C3030	Ceiling Finishes	$9.53	S.F.	1,100	25	1975	2000	2021	16.00 %	0.00 %	4			$10,483
								Total	**41.64 %**					**$91,982**

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:

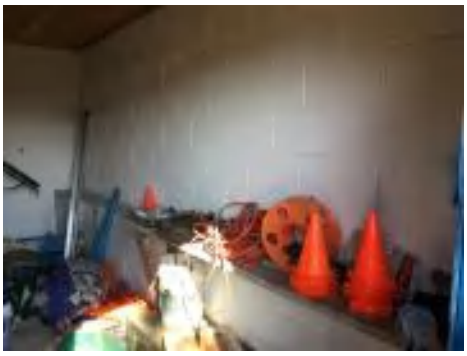
System: B2030 - Exterior Doors


Note:

System: B3010140 - Asphalt Shingles

Note:

System: C1010 - Partitions



Note:

System: C3010 - Wall Finishes

Note:

System: C3020 - Floor Finishes

Note:

System: C3030 - Ceiling Finishes

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.

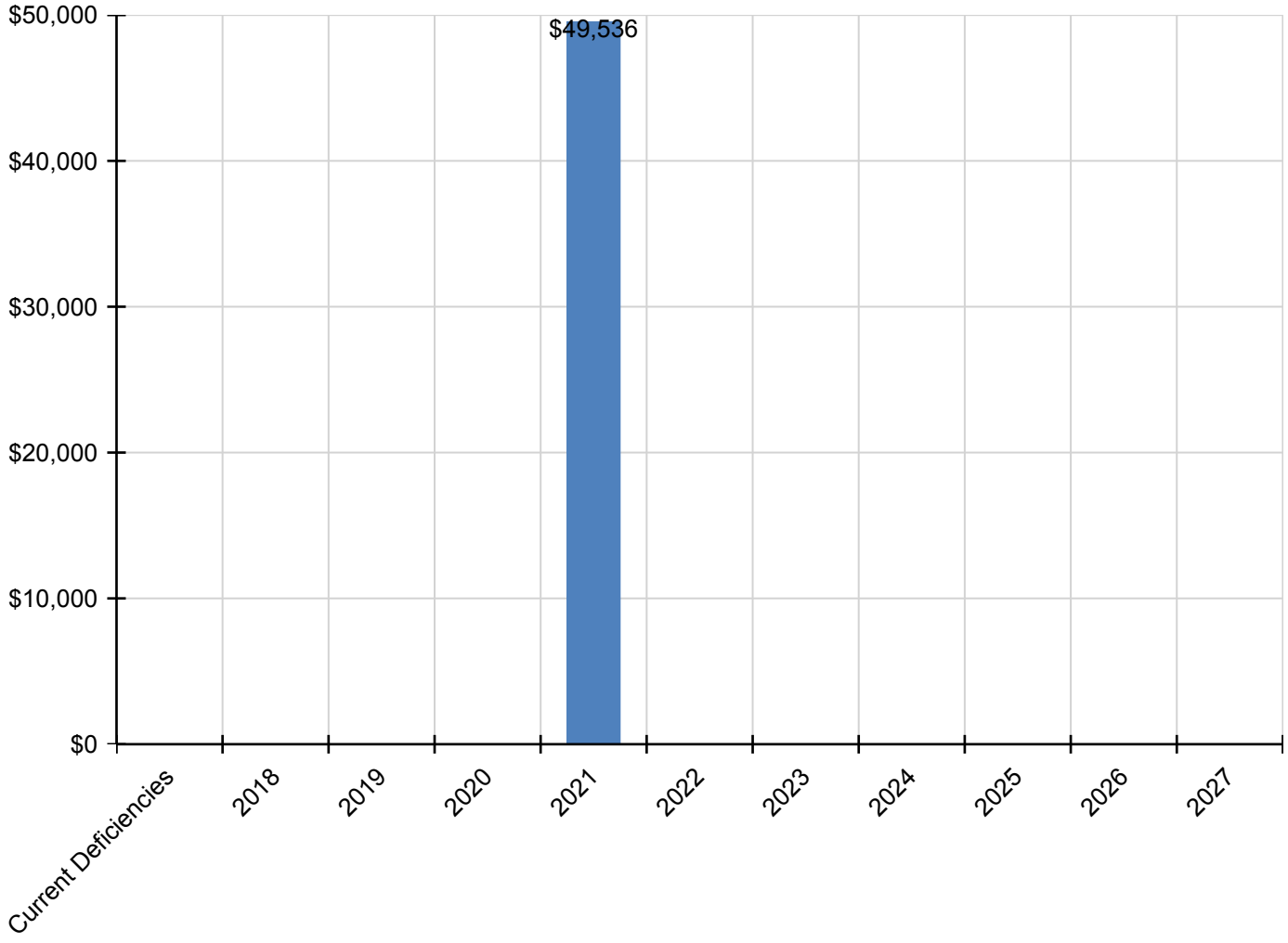
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$49,536**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$49,536**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$1,239	$0	$0	$0	$0	$0	$0	**$1,239**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$0	$0	$7,809	$0	$0	$0	$0	$0	$0	**$7,809**
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	$0	$0	$0	$0	$10,160	$0	$0	$0	$0	$0	$0	**$10,160**
C3020 - Floor Finishes	$0	$0	$0	$0	$17,350	$0	$0	$0	$0	$0	$0	**$17,350**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$12,978	$0	$0	$0	$0	$0	$0	**$12,978**

** 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):	1,100
Year Built:	1975
Last Renovation:	
Replacement Value:	$157,707
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	31.14 %
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.

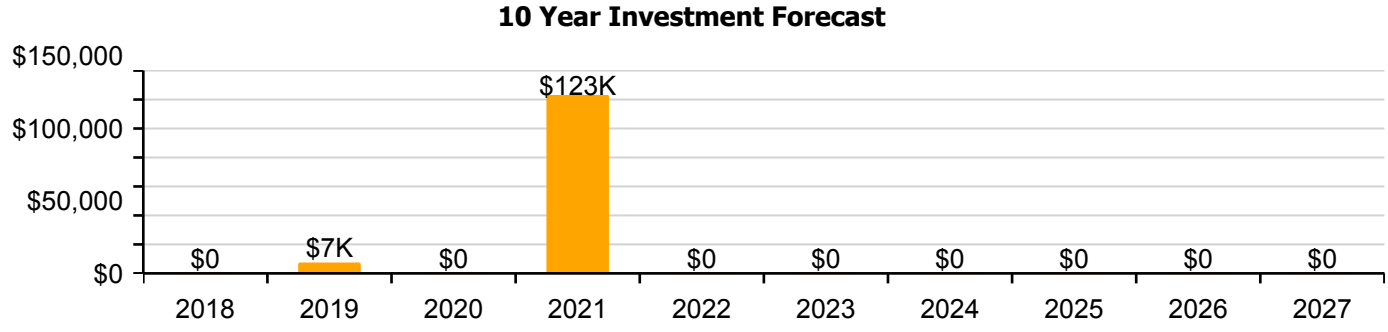
Dashboard Summary

Function:	HS -High School	Gross Area:	1,100
Year Built:	1975	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$157,707
FCI:	0.00 %	RSLI%:	31.14 %

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	58.00 %	0.00 %	$0.00
B10 - Superstructure	58.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	45.03 %	0.00 %	$0.00
B30 - Roofing	10.00 %	0.00 %	$0.00
C10 - Interior Construction	33.19 %	0.00 %	$0.00
C30 - Interior Finishes	23.74 %	0.00 %	$0.00
D20 - Plumbing	13.33 %	0.00 %	$0.00
D30 - HVAC	22.04 %	0.00 %	$0.00
D50 - Electrical	12.69 %	0.00 %	$0.00
Totals:	**31.14 %**	**0.00 %**	**$0.00**

Photo Album

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

1). North Elevation - Feb 17, 2017

2). West Elevation - Feb 17, 2017

3). East Elevation - Feb 17, 2017

4). South Elevation - Feb 17, 2017

Condition Detail

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

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

System Listing

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	1975	2075		58.00 %	0.00 %	58			$7,623
A1030	Slab on Grade	$7.37	S.F.	1,100	100	1975	2075		58.00 %	0.00 %	58			$8,107
B1020	Roof Construction	$5.98	S.F.	1,100	100	1975	2075		58.00 %	0.00 %	58			$6,578
B2010	Exterior Walls	$18.04	S.F.	1,100	100	1975	2075		58.00 %	0.00 %	58			$19,844
B2020	Exterior Windows	$6.47	S.F.	1,100	30	1975	2005	2021	13.33 %	0.00 %	4			$7,117
B2030	Exterior Doors	$0.91	S.F.	1,100	30	1975	2005	2021	13.33 %	0.00 %	4			$1,001
B3010140	Asphalt Shingles	$4.32	S.F.	1,100	20	1999	2019		10.00 %	0.00 %	2			$4,752
C1010	Partitions	$10.34	S.F.	1,100	75	1975	2050		44.00 %	0.00 %	33			$11,374
C1030	Fittings	$8.47	S.F.	1,100	20	1975	1995	2021	20.00 %	0.00 %	4			$9,317
C3010	Wall Finishes	$7.46	S.F.	1,100	10	1975	1985	2021	40.00 %	0.00 %	4			$8,206
C3020	Floor Finishes	$12.74	S.F.	1,100	20	1975	1995	2021	20.00 %	0.00 %	4			$14,014
C3030	Ceiling Finishes	$9.53	S.F.	1,100	25	1975	2000	2021	16.00 %	0.00 %	4			$10,483
D2010	Plumbing Fixtures	$9.98	S.F.	1,100	30	1975	2005	2021	13.33 %	0.00 %	4			$10,978
D2020	Domestic Water Distribution	$0.84	S.F.	1,100	30	1975	2005	2021	13.33 %	0.00 %	4			$924
D2030	Sanitary Waste	$5.94	S.F.	1,100	30	1975	2005	2021	13.33 %	0.00 %	4			$6,534
D3040	Distribution Systems	$5.35	S.F.	1,100	30	1975	2005	2021	13.33 %	0.00 %	4			$5,885
D3050	Terminal & Package Units	$11.62	S.F.	1,100	15	1975	1990	2021	26.67 %	0.00 %	4			$12,782
D3060	Controls & Instrumentation	$3.48	S.F.	1,100	20	1975	1995	2021	20.00 %	0.00 %	4			$3,828
D5010	Electrical Service/Distribution	$1.47	S.F.	1,100	40	1975	2015	2021	10.00 %	0.00 %	4			$1,617
D5020	Branch Wiring	$2.55	S.F.	1,100	30	1975	2005	2021	13.33 %	0.00 %	4			$2,805
D5020	Lighting	$3.58	S.F.	1,100	30	1975	2005	2021	13.33 %	0.00 %	4			$3,938
								Total	**31.14 %**					**$157,707**

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: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows


Note:

System: B2030 - Exterior Doors



Note:

System: B3010140 - Asphalt Shingles



Note:

System: C1010 - Partitions



Note:

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes

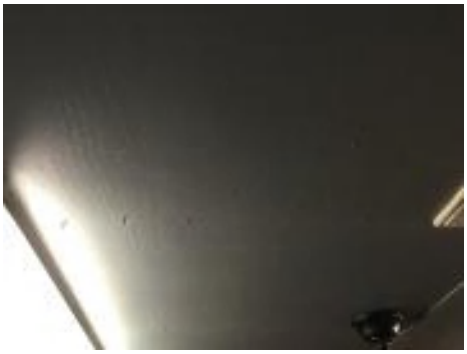


Note:

System: C3020 - Floor Finishes


Note:

System: C3030 - Ceiling Finishes




Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

Note:

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%

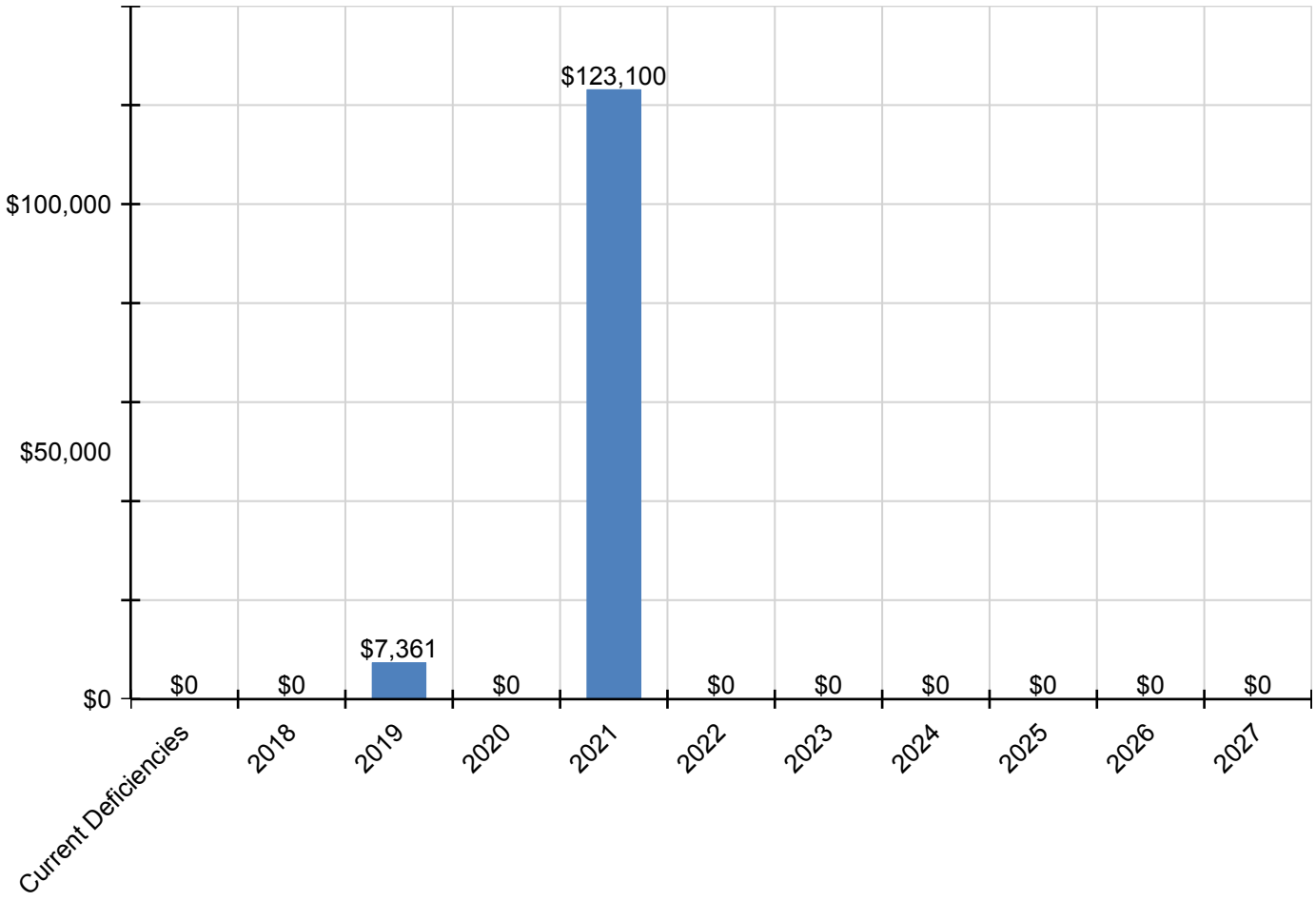
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$7,361**	**$0**	**$123,100**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$130,461**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$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	$8,812	$0	$0	$0	$0	$0	$0	**$8,812**
B2030 - Exterior Doors	$0	$0	$0	$0	$1,239	$0	$0	$0	$0	$0	$0	**$1,239**
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	$7,361	$0	$0	$0	$0	$0	$0	$0	$0	**$7,361**
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	$11,535	$0	$0	$0	$0	$0	$0	**$11,535**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$10,160	$0	$0	$0	$0	$0	$0	**$10,160**
C3020 - Floor Finishes	$0	$0	$0	$0	$17,350	$0	$0	$0	$0	$0	$0	**$17,350**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$12,978	$0	$0	$0	$0	$0	$0	**$12,978**
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	$13,592	$0	$0	$0	$0	$0	$0	**$13,592**

D2020 - Domestic Water Distribution	$0	$0	$0	$0	$1,144	$0	$0	$0	$0	$0	$0	**$1,144**
D2030 - Sanitary Waste	$0	$0	$0	$0	$8,089	$0	$0	$0	$0	$0	$0	**$8,089**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$7,287	$0	$0	$0	$0	$0	$0	**$7,287**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$15,825	$0	$0	$0	$0	$0	$0	**$15,825**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$4,740	$0	$0	$0	$0	$0	$0	**$4,740**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$2,002	$0	$0	$0	$0	$0	$0	**$2,002**
D5020 - Branch Wiring	$0	$0	$0	$0	$3,473	$0	$0	$0	$0	$0	$0	**$3,473**
D5020 - Lighting	$0	$0	$0	$0	$4,876	$0	$0	$0	$0	$0	$0	**$4,876**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	7,500
Year Built:	1999
Last Renovation:	
Replacement Value:	$1,383,525
Repair Cost:	$220,937.00
Total FCI:	15.97 %
Total RSLI:	33.78 %
FCA Score:	84.03

Description:

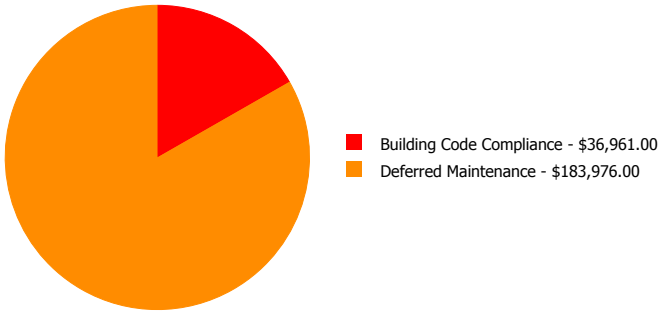
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

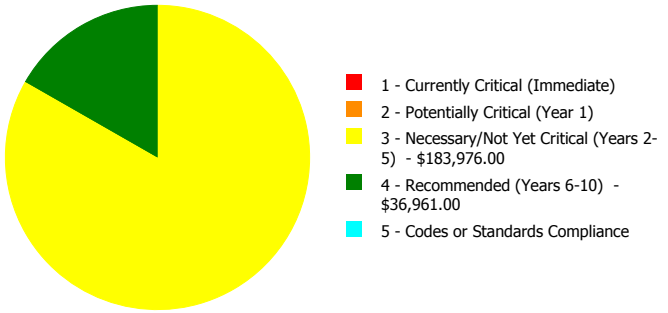
Dashboard Summary

Function:	HS -High School	Gross Area:	7,500
Year Built:	1999	Last Renovation:	
Repair Cost:	$220,937	Replacement Value:	$1,383,525
FCI:	15.97 %	RSLI%:	33.78 %

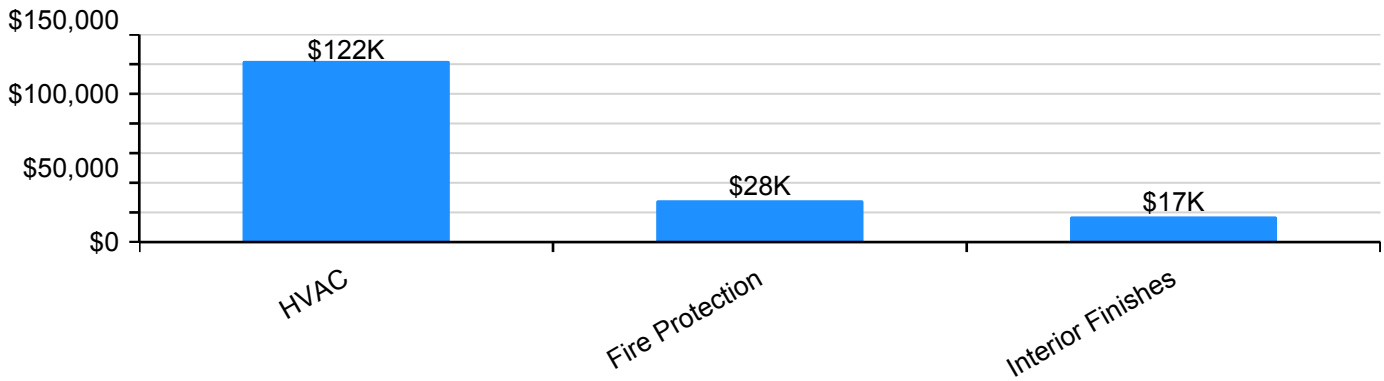
Deficiency By Category



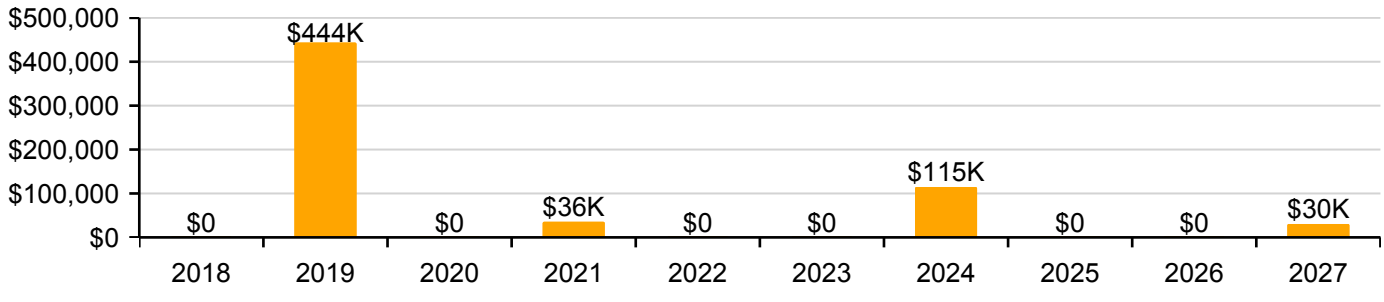
Deficiency By Priority



Deficiency By System



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	82.00 %	0.00 %	$0.00
B10 - Superstructure	82.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	56.57 %	0.00 %	$0.00
B30 - Roofing	10.00 %	0.00 %	$0.00
C10 - Interior Construction	54.50 %	0.00 %	$0.00
C30 - Interior Finishes	16.83 %	11.74 %	$22,688.00
D20 - Plumbing	40.00 %	0.00 %	$0.00
D30 - HVAC	12.34 %	68.60 %	$161,288.00
D40 - Fire Protection	0.00 %	110.00 %	$36,961.00
D50 - Electrical	50.49 %	0.00 %	$0.00
E10 - Equipment	10.00 %	0.00 %	$0.00
E20 - Furnishings	10.00 %	0.00 %	$0.00
Totals:	**33.78 %**	**15.97 %**	**$220,937.00**

Photo Album

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

1). North Elevation - Feb 13, 2017

2). East Elevation - Feb 13, 2017

3). West 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.

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.	7,500	100	1999	2099		82.00 %	0.00 %	82			$17,400
A1030	Slab on Grade	$4.36	S.F.	7,500	100	1999	2099		82.00 %	0.00 %	82			$32,700
B1020	Roof Construction	$8.14	S.F.	7,500	100	1999	2099		82.00 %	0.00 %	82			$61,050
B2010	Exterior Walls	$9.48	S.F.	7,500	100	1999	2099		82.00 %	0.00 %	82			$71,100
B2020	Exterior Windows	$13.69	S.F.	7,500	30	1999	2029		40.00 %	0.00 %	12			$102,675
B2030	Exterior Doors	$0.86	S.F.	7,500	30	1999	2029		40.00 %	0.00 %	12			$6,450
B3010120	Single Ply Membrane	$6.98	S.F.	7,500	20	1999	2019		10.00 %	0.00 %	2			$52,350
C1010	Partitions	$5.03	S.F.	7,500	75	1999	2074		76.00 %	0.00 %	57			$37,725
C1020	Interior Doors	$2.61	S.F.	7,500	30	1999	2029		40.00 %	0.00 %	12			$19,575
C1030	Fittings	$1.58	S.F.	7,500	20	1999	2019		10.00 %	0.00 %	2			$11,850
C3010	Wall Finishes	$2.75	S.F.	7,500	10	1999	2009		0.00 %	110.00 %	-8		$22,688.00	$20,625
C3020	Floor Finishes	$11.72	S.F.	7,500	20	1999	2019		10.00 %	0.00 %	2			$87,900
C3030	Ceiling Finishes	$11.30	S.F.	7,500	25	1999	2024		28.00 %	0.00 %	7			$84,750
D2010	Plumbing Fixtures	$9.46	S.F.	7,500	30	1999	2029		40.00 %	0.00 %	12			$70,950
D2020	Domestic Water Distribution	$1.76	S.F.	7,500	30	1999	2029		40.00 %	0.00 %	12			$13,200
D2030	Sanitary Waste	$2.77	S.F.	7,500	30	1999	2029		40.00 %	0.00 %	12			$20,775
D3040	Distribution Systems	$8.96	S.F.	7,500	30	1999	2029		40.00 %	0.00 %	12			$67,200
D3050	Terminal & Package Units	$19.55	S.F.	7,500	15	1999	2014		0.00 %	110.00 %	-3		$161,288.00	$146,625
D3060	Controls & Instrumentation	$2.84	S.F.	7,500	20	1999	2019		10.00 %	0.00 %	2			$21,300
D4010	Sprinklers	$3.89	S.F.	7,500	30			2016	0.00 %	110.00 %	-1		$32,093.00	$29,175
D4020	Standpipes	$0.59	S.F.	7,500	30			2016	0.00 %	110.01 %	-1		$4,868.00	$4,425
D5010	Electrical Service/Distribution	$1.70	S.F.	7,500	40	1999	2039		55.00 %	0.00 %	22			$12,750
D5020	Branch Wiring	$4.87	S.F.	7,500	30	1999	2029		40.00 %	0.00 %	12			$36,525
D5020	Lighting	$11.38	S.F.	7,500	30	1999	2029		40.00 %	0.00 %	12			$85,350
D5030810	Security & Detection Systems	$2.10	S.F.	7,500	15	2015	2030		86.67 %	0.00 %	13			$15,750
D5030910	Fire Alarm Systems	$3.83	S.F.	7,500	15	1999	2014	2021	26.67 %	0.00 %	4			$28,725
D5030920	Data Communication	$4.92	S.F.	7,500	15	2015	2030		86.67 %	0.00 %	13			$36,900
E1020	Institutional Equipment	$13.97	S.F.	7,500	20	1999	2019		10.00 %	0.00 %	2			$104,775
E1090	Other Equipment	$5.73	S.F.	7,500	20	1999	2019		10.00 %	0.00 %	2			$42,975
E2010	Fixed Furnishings	$5.33	S.F.	7,500	20	1999	2019		10.00 %	0.00 %	2			$39,975
								Total	**33.78 %**	**15.97 %**			**$220,937.00**	**$1,383,525**

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:

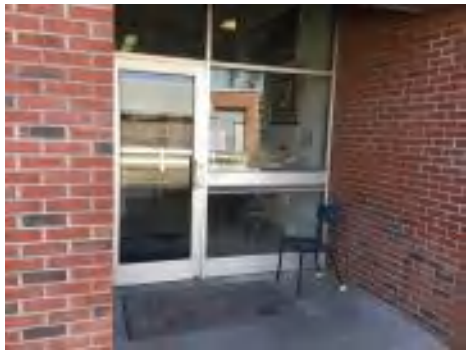
System: B2020 - Exterior Windows



Note:

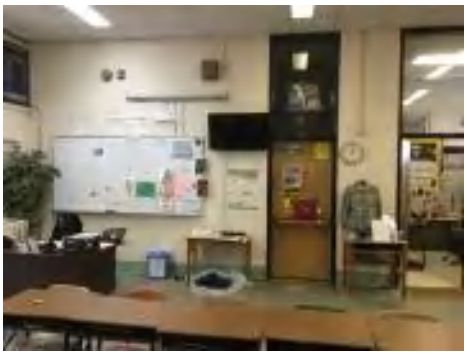
System: B2030 - Exterior Doors





Note:

System: C1010 - Partitions



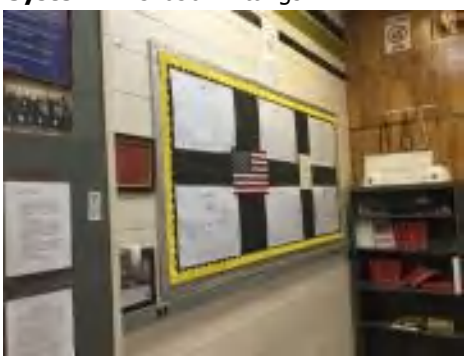
Note:

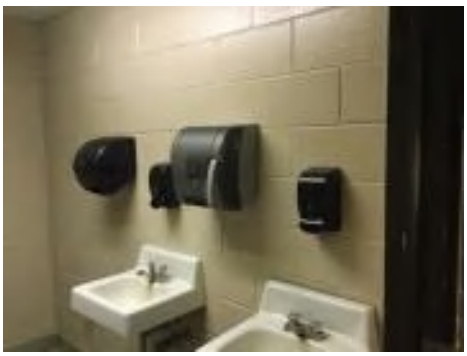
System: C1020 - Interior Doors



Note:

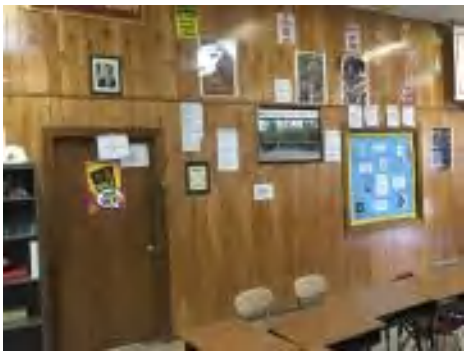
System: C1030 - Fittings





Note:

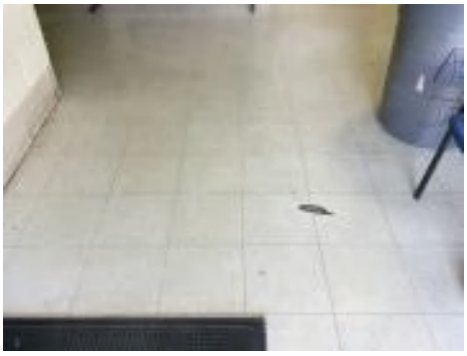
System: C3010 - Wall Finishes


Note:

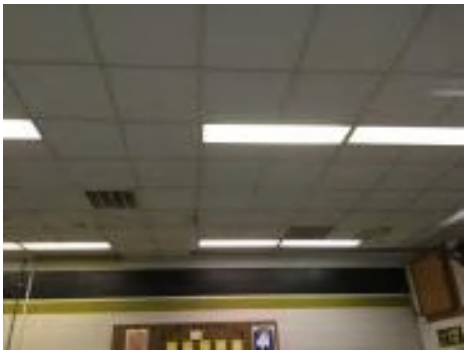
System: C3020 - Floor Finishes

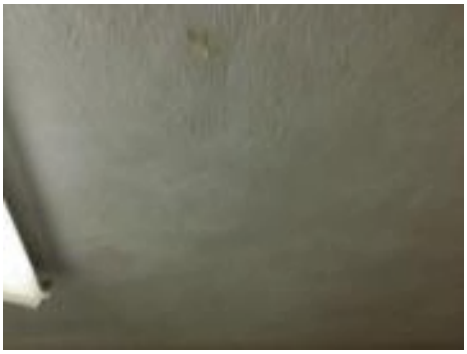




Note:

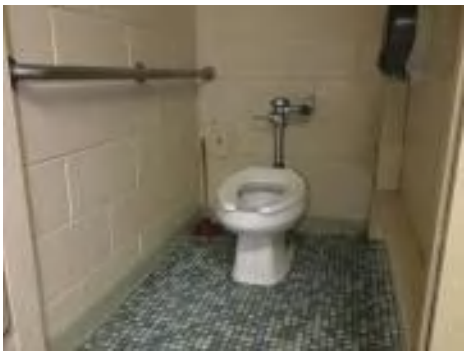
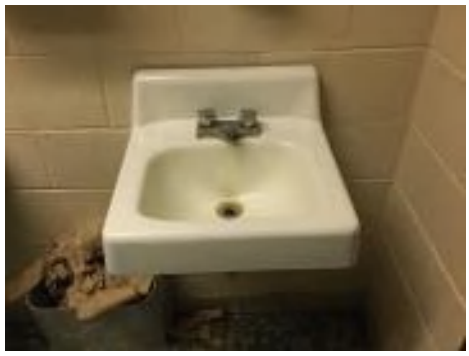
System: C3030 - Ceiling Finishes





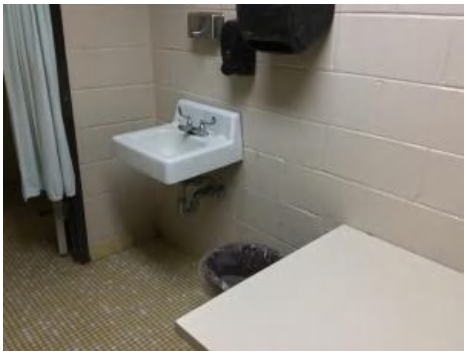
Note:

System: D2010 - Plumbing Fixtures

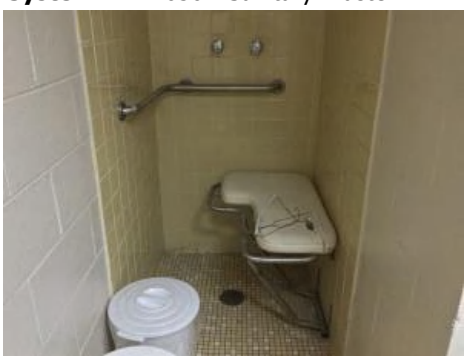
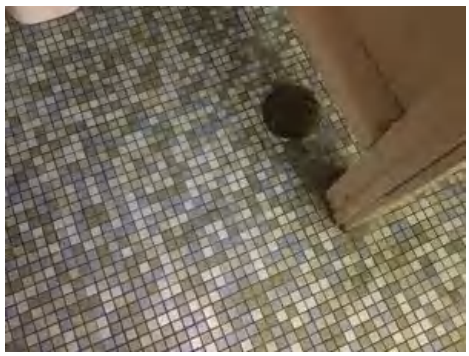

Note:

System: D2020 - Domestic Water Distribution



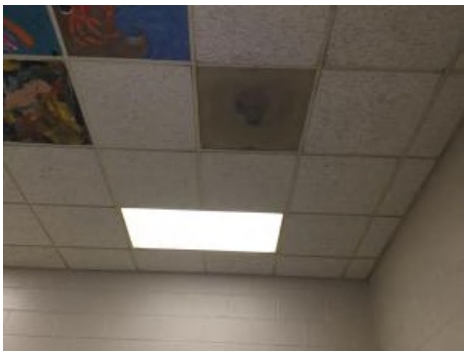
Note:

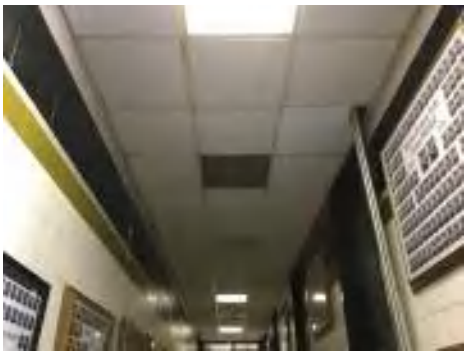
System: D2030 - Sanitary Waste


Note:

System: D3040 - Distribution Systems





Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation



Note:

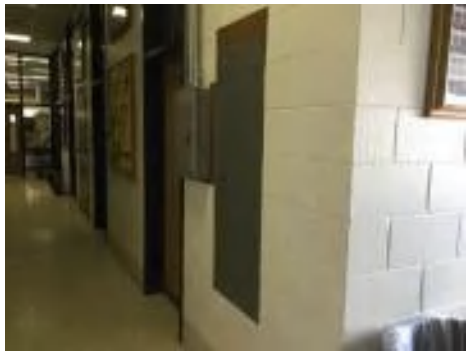
System: D5010 - Electrical Service/Distribution



Note:

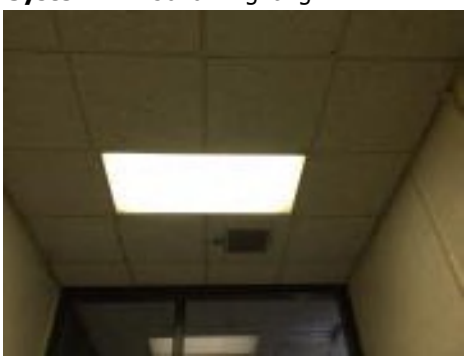
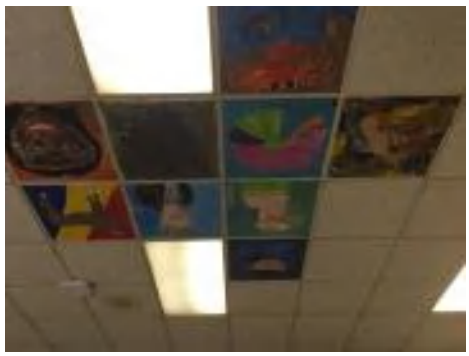
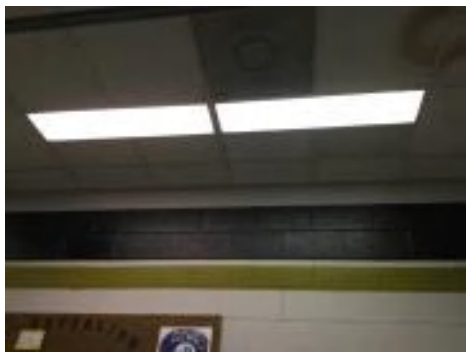
System: D5020 - Branch Wiring





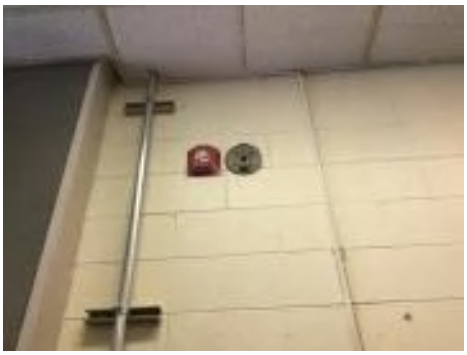
Note:

System: D5020 - Lighting

Note:

System: D5030910 - Fire Alarm Systems



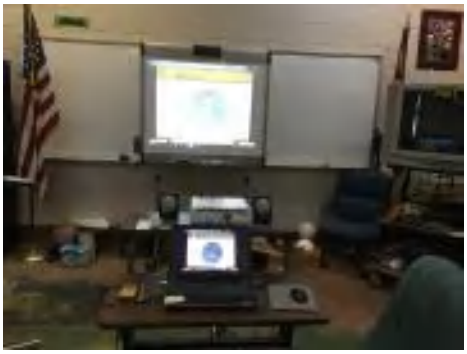

Note:

System: D5030920 - Data Communication



Note:

System: E1020 - Institutional Equipment

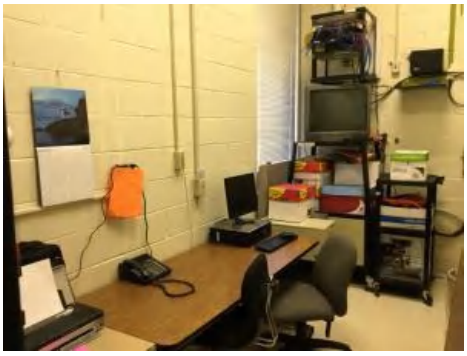




Note:

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%

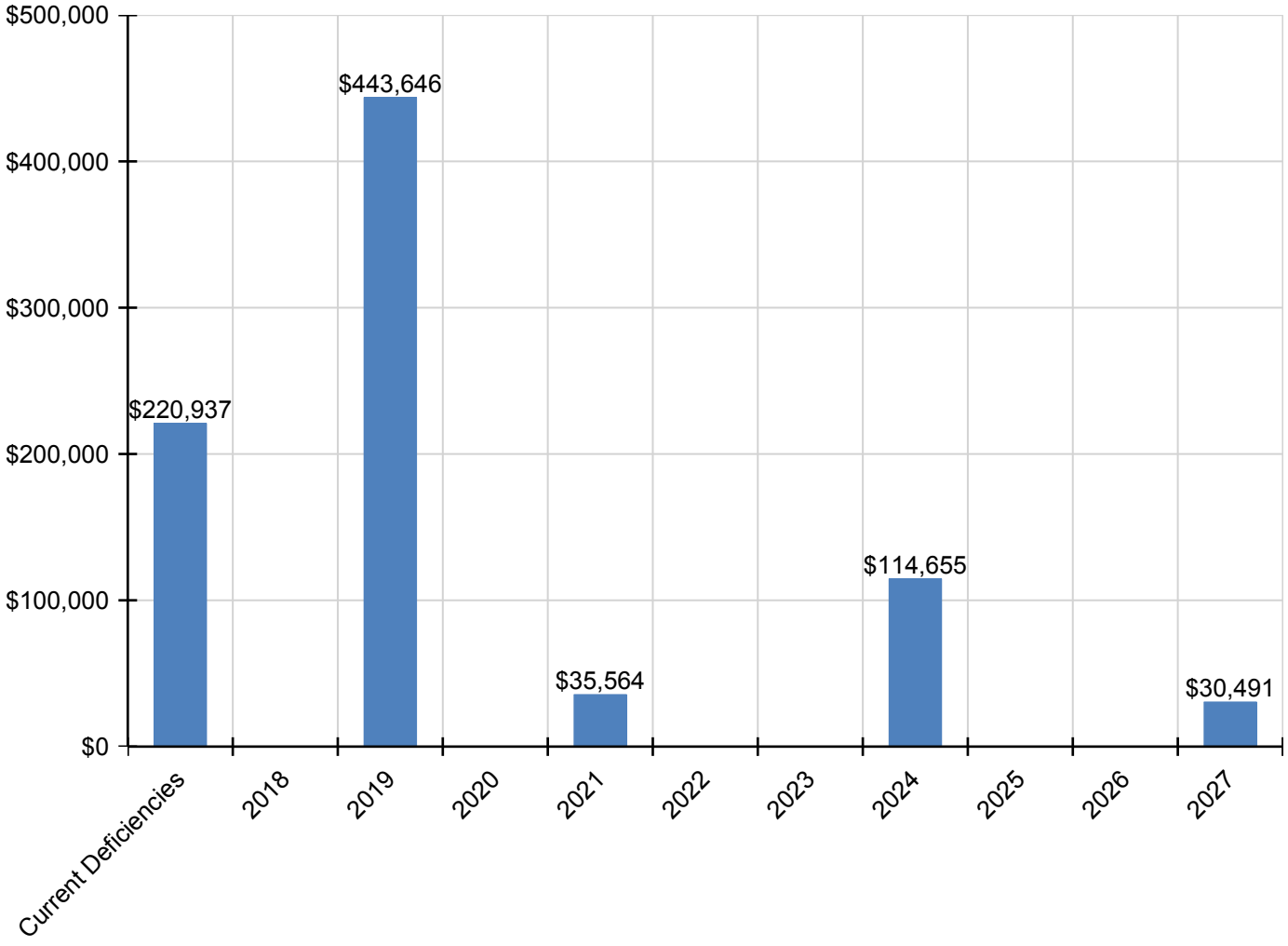
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$220,937**	**$0**	**$443,646**	**$0**	**$35,564**	**$0**	**$0**	**$114,655**	**$0**	**$0**	**$30,491**	**$845,293**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$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	$83,307	$0	$0	$0	$0	$0	$0	$0	$0	**$83,307**
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	$13,829	$0	$0	$0	$0	$0	$0	$0	$0	**$13,829**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$22,688	$0	$0	$0	$0	$0	$0	$0	$0	$0	$30,491	**$53,179**
C3020 - Floor Finishes	$0	$0	$102,578	$0	$0	$0	$0	$0	$0	$0	$0	**$102,578**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$114,655	$0	$0	$0	**$114,655**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$161,288	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$161,288**
D3060 - Controls & Instrumentation	$0	$0	$24,857	$0	$0	$0	$0	$0	$0	$0	$0	**$24,857**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$32,093	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$32,093**
D4020 - Standpipes	$4,868	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,868**
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	$0	$0	**$0**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$35,564	$0	$0	$0	$0	$0	$0	**$35,564**
D5030920 - Data Communication	$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	$122,272	$0	$0	$0	$0	$0	$0	$0	$0	**$122,272**
E1090 - Other Equipment	$0	$0	$50,152	$0	$0	$0	$0	$0	$0	$0	$0	**$50,152**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$46,651	$0	$0	$0	$0	$0	$0	$0	$0	**$46,651**

** Indicates non-renewable system*

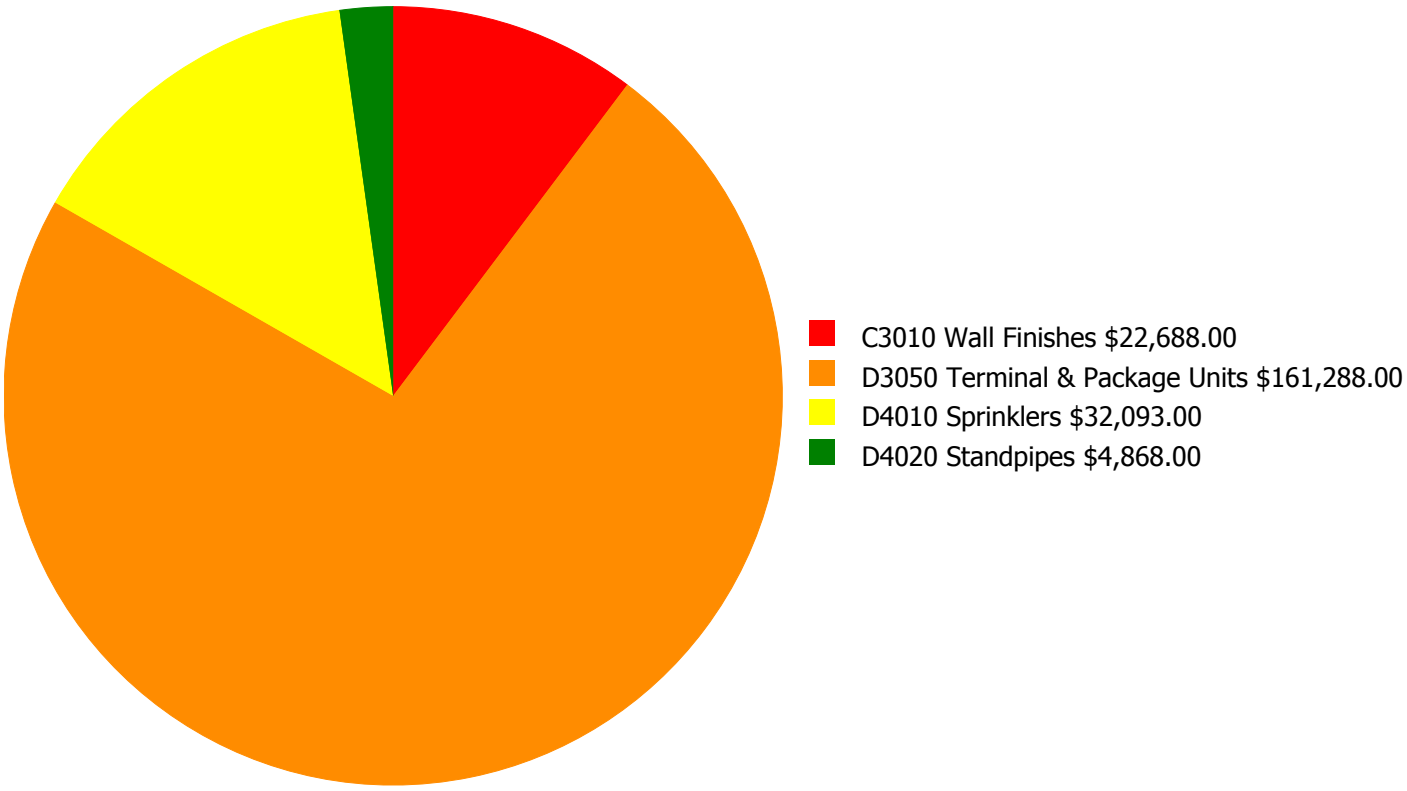
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

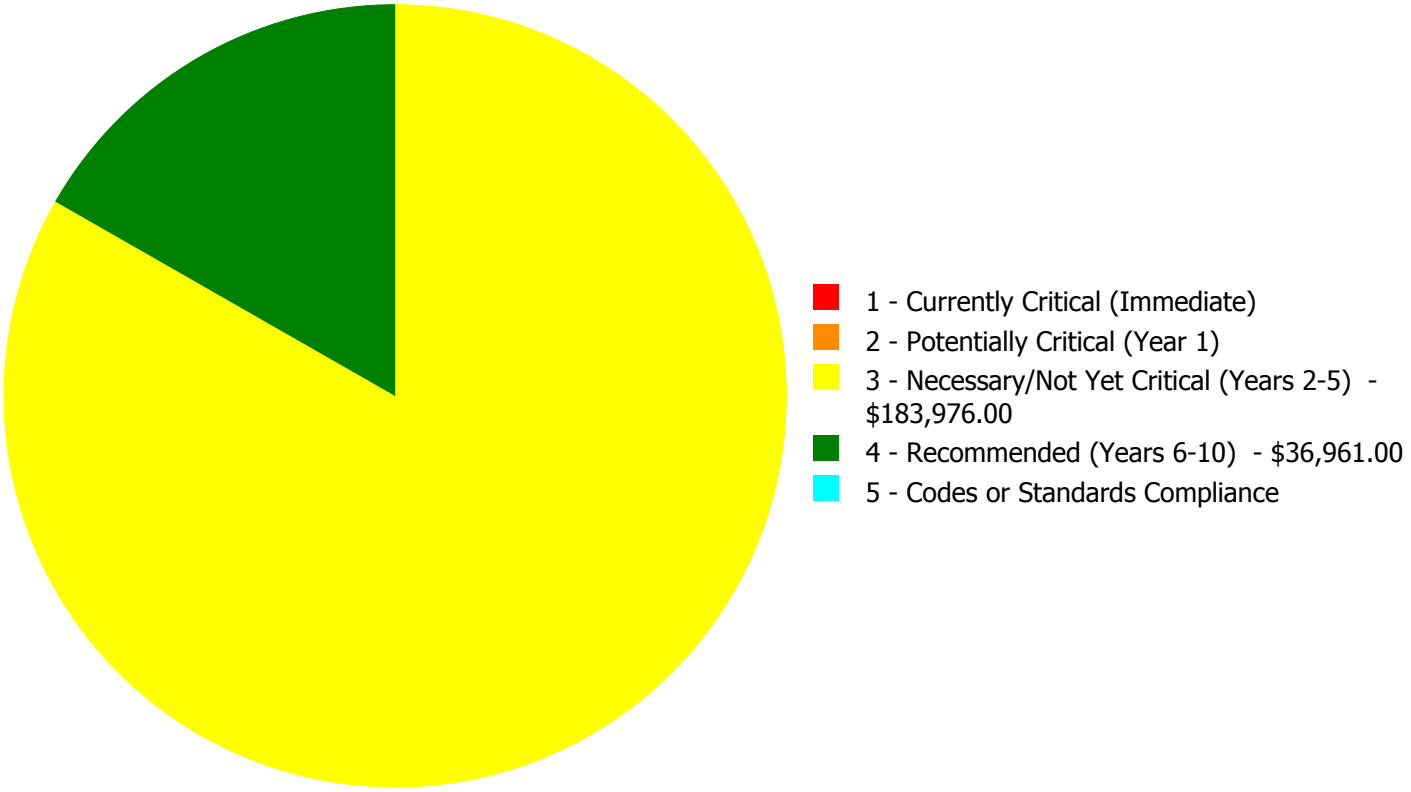
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $220,937.00

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: $220,937.00

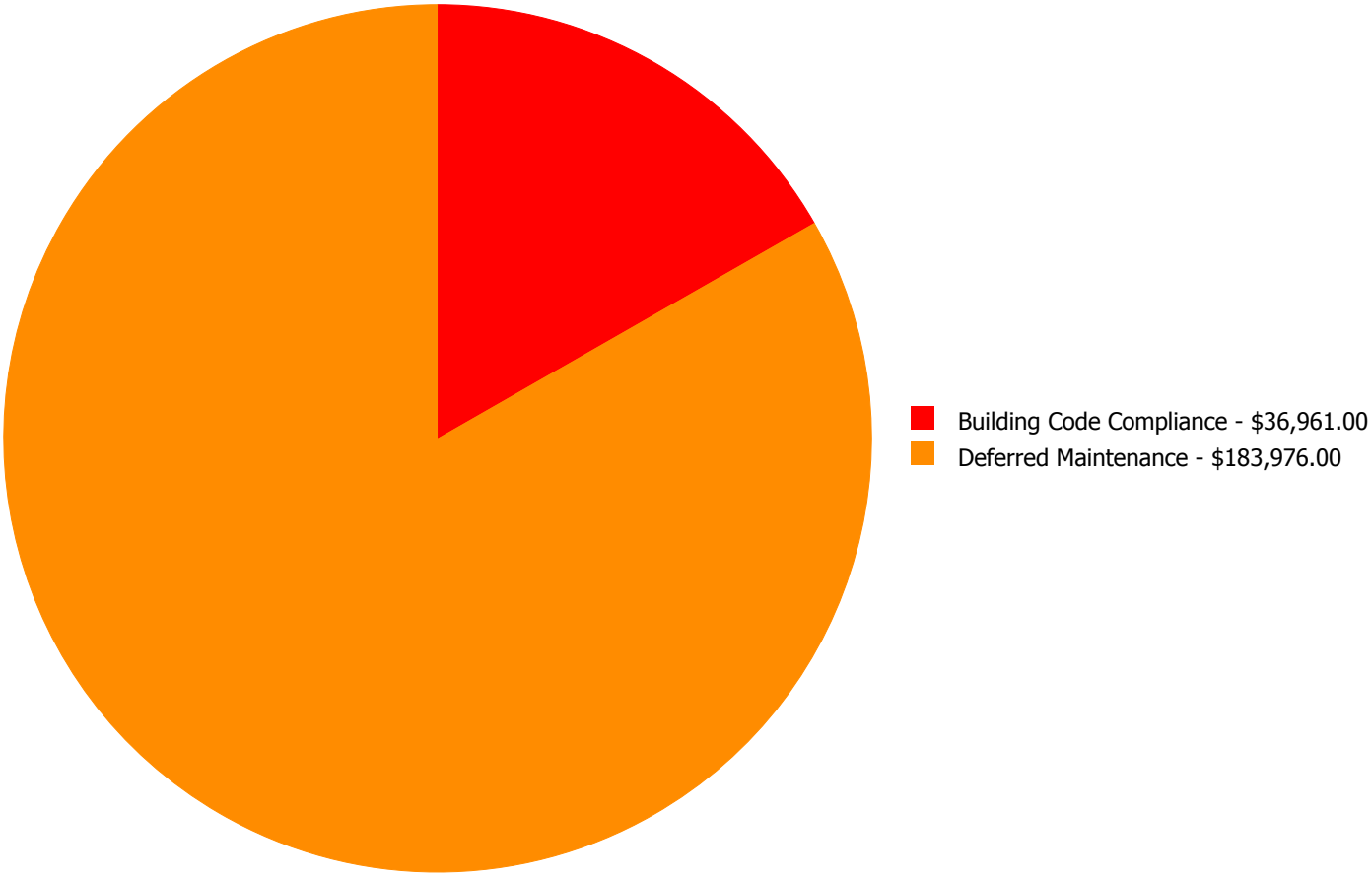
Deficiency By Priority Investment Table

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	$22,688.00	$0.00	$0.00	$22,688.00
D3050	Terminal & Package Units	$0.00	$0.00	$161,288.00	$0.00	$0.00	$161,288.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$32,093.00	$0.00	$32,093.00
D4020	Standpipes	$0.00	$0.00	$0.00	$4,868.00	$0.00	$4,868.00
	Total:	$0.00	$0.00	$183,976.00	$36,961.00	$0.00	$220,937.00

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: $220,937.00

Deficiency Details by Priority

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

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

System: C3010 - Wall Finishes

Location: Interior
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,500.00
Unit of Measure: S.F.
Estimate: $22,688.00
Assessor Name: Eduardo Lopez
Date Created: 02/08/2017

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

System: D3050 - Terminal & Package Units

Location: Exterior
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,500.00
Unit of Measure: S.F.
Estimate: $161,288.00
Assessor Name: Eduardo Lopez
Date Created: 02/08/2017

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 7,500.00
Unit of Measure: S.F.
Estimate: $32,093.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

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: 7,500.00
Unit of Measure: S.F.
Estimate: $4,868.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: There is no sprinkler system in the building.

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	1,200
Year Built:	2002
Last Renovation:	
Replacement Value:	$180,780
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	52.50 %
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.

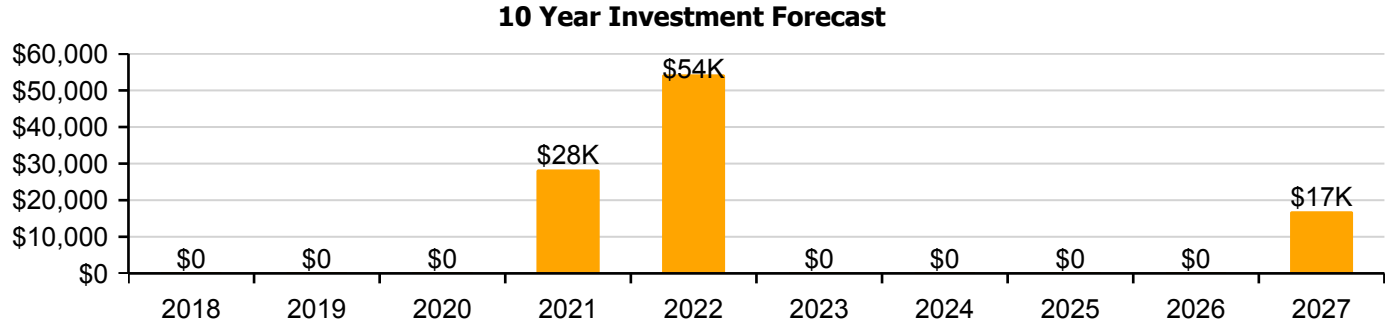
Dashboard Summary

Function:	HS -High School	Gross Area:	1,200
Year Built:	2002	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$180,780
FCI:	0.00 %	RSLI%:	52.50 %

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	85.00 %	0.00 %	$0.00
B10 - Superstructure	85.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	74.84 %	0.00 %	$0.00
B30 - Roofing	25.00 %	0.00 %	$0.00
C10 - Interior Construction	54.69 %	0.00 %	$0.00
C30 - Interior Finishes	33.57 %	0.00 %	$0.00
D20 - Plumbing	50.00 %	0.00 %	$0.00
D30 - HVAC	32.49 %	0.00 %	$0.00
D50 - Electrical	52.42 %	0.00 %	$0.00
E20 - Furnishings	25.00 %	0.00 %	$0.00
Totals:	**52.50 %**	**0.00 %**	**$0.00**

Photo Album

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

1). East Elevation - Feb 13, 2017

2). West Elevation - Feb 23, 2017

3). North Elevation - Feb 13, 2017

4). Southwest 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	$6.93	S.F.	1,200	100	2002	2102		85.00 %	0.00 %	85			$8,316
A1030	Slab on Grade	$7.37	S.F.	1,200	100	2002	2102		85.00 %	0.00 %	85			$8,844
B1020	Roof Construction	$5.98	S.F.	1,200	100	2002	2102		85.00 %	0.00 %	85			$7,176
B2010	Exterior Walls	$18.04	S.F.	1,200	100	2002	2102		85.00 %	0.00 %	85			$21,648
B2020	Exterior Windows	$6.47	S.F.	1,200	30	2002	2032		50.00 %	0.00 %	15			$7,764
B2030	Exterior Doors	$0.91	S.F.	1,200	30	2002	2032		50.00 %	0.00 %	15			$1,092
B3010140	Asphalt Shingles	$4.32	S.F.	1,200	20	2002	2022		25.00 %	0.00 %	5			$5,184
C1010	Partitions	$10.34	S.F.	1,200	75	2002	2077		80.00 %	0.00 %	60			$12,408
C1020	Interior Doors	$2.20	S.F.	1,200	30	2002	2032		50.00 %	0.00 %	15			$2,640
C1030	Fittings	$8.47	S.F.	1,200	20	2002	2022		25.00 %	0.00 %	5			$10,164
C3010	Wall Finishes	$7.46	S.F.	1,200	10	2002	2012	2021	40.00 %	0.00 %	4			$8,952
C3020	Floor Finishes	$12.74	S.F.	1,200	20	2002	2022		25.00 %	0.00 %	5			$15,288
C3030	Ceiling Finishes	$9.53	S.F.	1,200	25	2002	2027		40.00 %	0.00 %	10			$11,436
D2010	Plumbing Fixtures	$9.98	S.F.	1,200	30	2002	2032		50.00 %	0.00 %	15			$11,976
D2020	Domestic Water Distribution	$0.84	S.F.	1,200	30	2002	2032		50.00 %	0.00 %	15			$1,008
D2030	Sanitary Waste	$5.94	S.F.	1,200	30	2002	2032		50.00 %	0.00 %	15			$7,128
D3040	Distribution Systems	$5.35	S.F.	1,200	30	2002	2032		50.00 %	0.00 %	15			$6,420
D3050	Terminal & Package Units	$11.62	S.F.	1,200	15	2002	2017	2021	26.67 %	0.00 %	4			$13,944
D3060	Controls & Instrumentation	$3.48	S.F.	1,200	20	2002	2022		25.00 %	0.00 %	5			$4,176
D5010	Electrical Service/Distribution	$1.47	S.F.	1,200	40	2002	2042		62.50 %	0.00 %	25			$1,764
D5020	Branch Wiring	$2.55	S.F.	1,200	30	2002	2032		50.00 %	0.00 %	15			$3,060
D5020	Lighting	$3.58	S.F.	1,200	30	2002	2032		50.00 %	0.00 %	15			$4,296
E2010	Fixed Furnishings	$5.08	S.F.	1,200	20	2002	2022		25.00 %	0.00 %	5			$6,096
								Total	**52.50 %**					**$180,780**

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

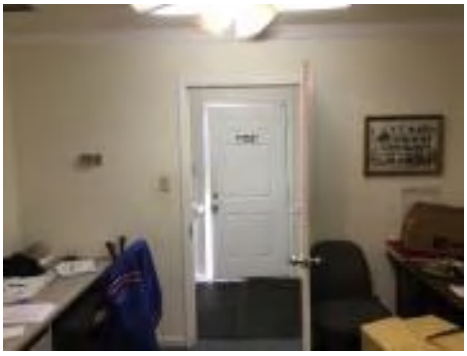
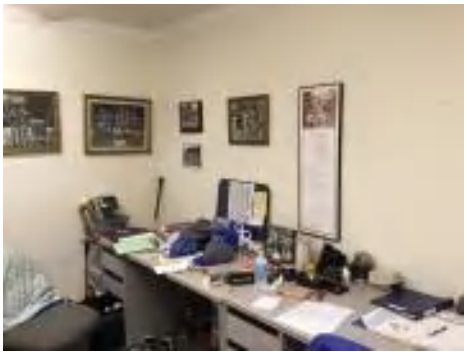
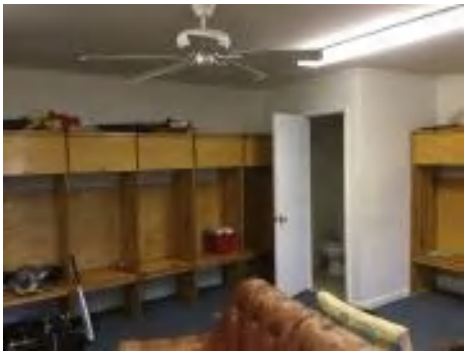


Note:

System: B3010140 - Asphalt Shingles

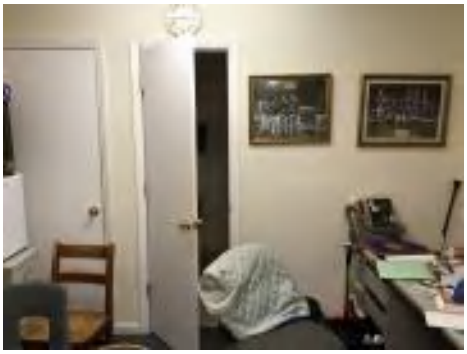
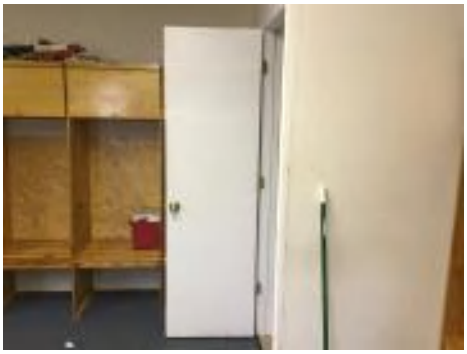

Note:

System: C1010 - Partitions

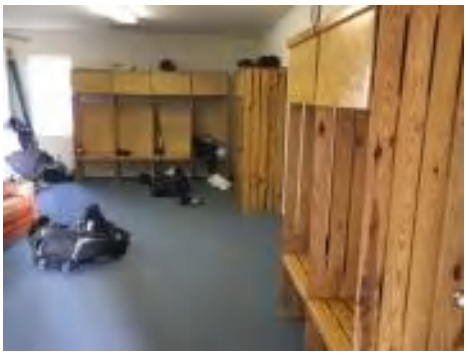
Note:

System: C1020 - Interior Doors


Note:

System: C1030 - Fittings



Note:

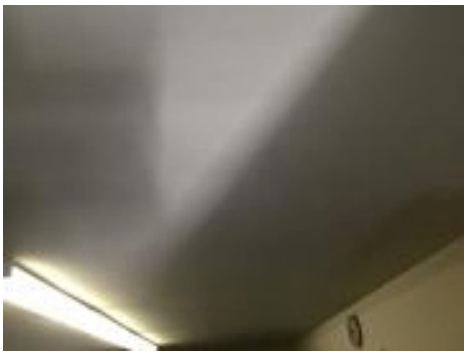
System: C3010 - Wall Finishes

Note:

System: C3020 - Floor Finishes

Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures

Note:

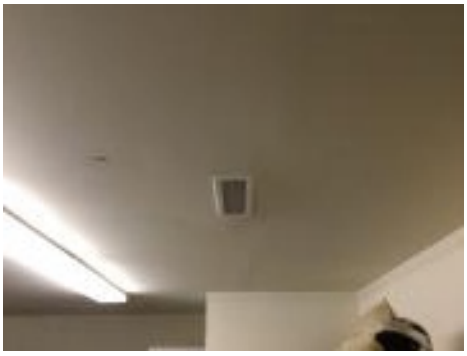
System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

Note:

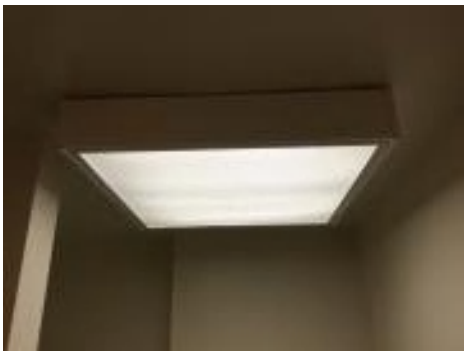
System: D5010 - Electrical Service/Distribution

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%

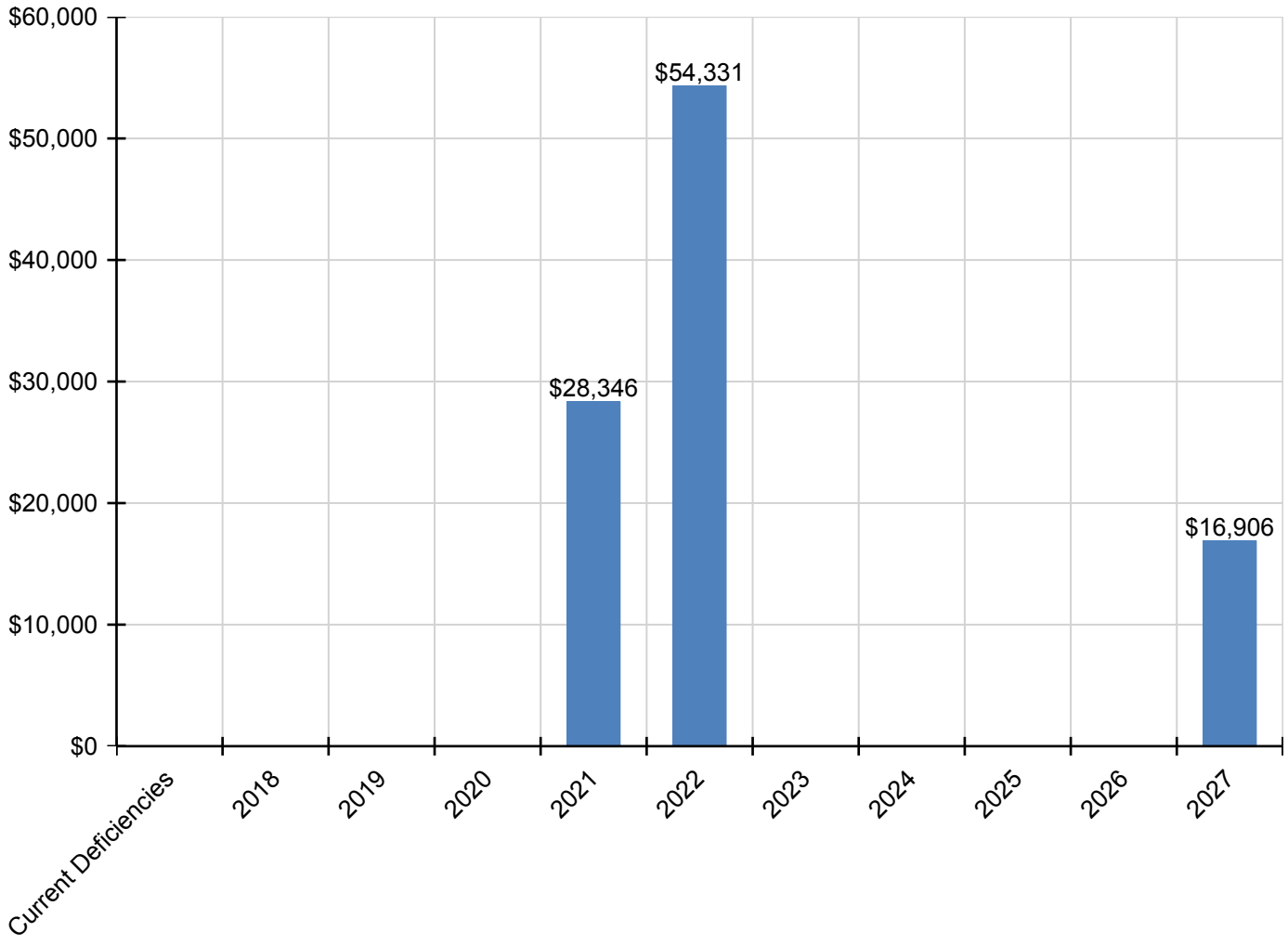
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$28,346**	**$54,331**	**$0**	**$0**	**$0**	**$0**	**$16,906**	**$99,583**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$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	$8,775	$0	$0	$0	$0	$0	**$8,775**
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	$12,961	$0	$0	$0	$0	$0	**$12,961**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$11,083	$0	$0	$0	$0	$0	$0	**$11,083**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$19,496	$0	$0	$0	$0	$0	**$19,496**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$16,906	**$16,906**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$17,263	$0	$0	$0	$0	$0	$0	**$17,263**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$5,326	$0	$0	$0	$0	$0	**$5,326**
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**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$7,774	$0	$0	$0	$0	$0	**$7,774**

** 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):	1,512
Year Built:	2006
Last Renovation:	
Replacement Value:	$227,783
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	62.87 %
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.

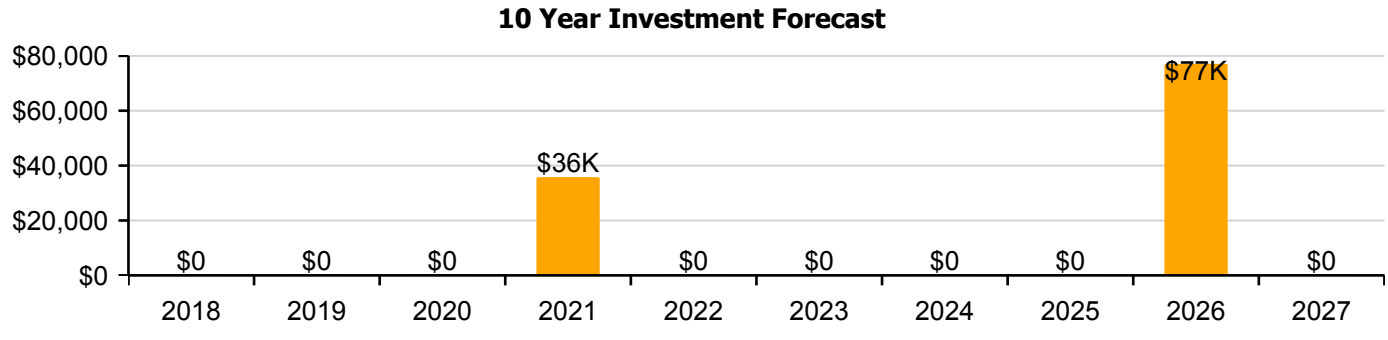
Dashboard Summary

Function:	HS -High School	Gross Area:	1,512
Year Built:	2006	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$227,783
FCI:	0.00 %	RSLI%:	62.87 %

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	81.55 %	0.00 %	$0.00
B30 - Roofing	45.00 %	0.00 %	$0.00
C10 - Interior Construction	66.77 %	0.00 %	$0.00
C30 - Interior Finishes	47.27 %	0.00 %	$0.00
D20 - Plumbing	63.33 %	0.00 %	$0.00
D30 - HVAC	39.38 %	0.00 %	$0.00
D50 - Electrical	65.11 %	0.00 %	$0.00
E20 - Furnishings	45.00 %	0.00 %	$0.00
Totals:	**62.87 %**	**0.00 %**	**$0.00**

Photo Album

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

1). East Elevation - Feb 13, 2017

2). South Elevation - Feb 13, 2017

3). North Elevation - Feb 23, 2017

4). West 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	$6.93	S.F.	1,512	100	2006	2106		89.00 %	0.00 %	89			$10,478
A1030	Slab on Grade	$7.37	S.F.	1,512	100	2006	2106		89.00 %	0.00 %	89			$11,143
B1020	Roof Construction	$5.98	S.F.	1,512	100	2006	2106		89.00 %	0.00 %	89			$9,042
B2010	Exterior Walls	$18.04	S.F.	1,512	100	2006	2106		89.00 %	0.00 %	89			$27,276
B2020	Exterior Windows	$6.47	S.F.	1,512	30	2006	2036		63.33 %	0.00 %	19			$9,783
B2030	Exterior Doors	$0.91	S.F.	1,512	30	2006	2036		63.33 %	0.00 %	19			$1,376
B3010140	Asphalt Shingles	$4.32	S.F.	1,512	20	2006	2026		45.00 %	0.00 %	9			$6,532
C1010	Partitions	$10.34	S.F.	1,512	75	2006	2081		85.33 %	0.00 %	64			$15,634
C1020	Interior Doors	$2.20	S.F.	1,512	30	2006	2036		63.33 %	0.00 %	19			$3,326
C1030	Fittings	$8.47	S.F.	1,512	20	2006	2026		45.00 %	0.00 %	9			$12,807
C3010	Wall Finishes	$7.46	S.F.	1,512	10	2006	2016	2021	40.00 %	0.00 %	4			$11,280
C3020	Floor Finishes	$12.74	S.F.	1,512	20	2006	2026		45.00 %	0.00 %	9			$19,263
C3030	Ceiling Finishes	$9.53	S.F.	1,512	25	2006	2031		56.00 %	0.00 %	14			$14,409
D2010	Plumbing Fixtures	$9.98	S.F.	1,512	30	2006	2036		63.33 %	0.00 %	19			$15,090
D2020	Domestic Water Distribution	$0.84	S.F.	1,512	30	2006	2036		63.33 %	0.00 %	19			$1,270
D2030	Sanitary Waste	$5.94	S.F.	1,512	30	2006	2036		63.33 %	0.00 %	19			$8,981
D3040	Distribution Systems	$5.35	S.F.	1,512	30	2006	2036		63.33 %	0.00 %	19			$8,089
D3050	Terminal & Package Units	$11.62	S.F.	1,512	15	2006	2021		26.67 %	0.00 %	4			$17,569
D3060	Controls & Instrumentation	$3.48	S.F.	1,512	20	2006	2026		45.00 %	0.00 %	9			$5,262
D5010	Electrical Service/Distribution	$1.47	S.F.	1,512	40	2006	2046		72.50 %	0.00 %	29			$2,223
D5020	Branch Wiring	$2.55	S.F.	1,512	30	2006	2036		63.33 %	0.00 %	19			$3,856
D5020	Lighting	$3.58	S.F.	1,512	30	2006	2036		63.33 %	0.00 %	19			$5,413
E2010	Fixed Furnishings	$5.08	S.F.	1,512	20	2006	2026		45.00 %	0.00 %	9			$7,681
								Total	**62.87 %**					**$227,783**

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



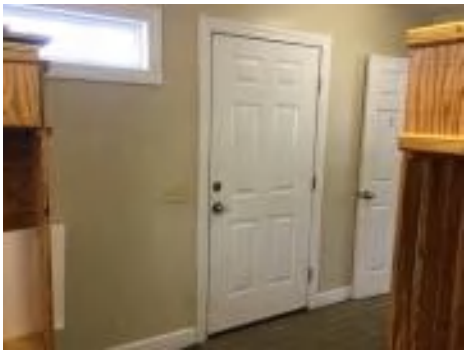
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors

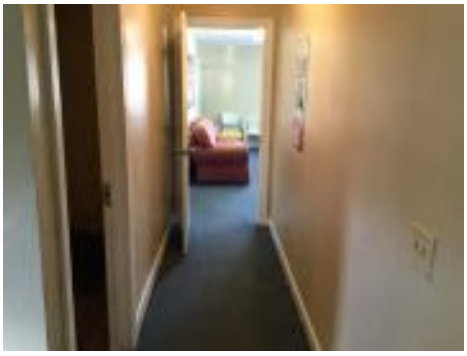


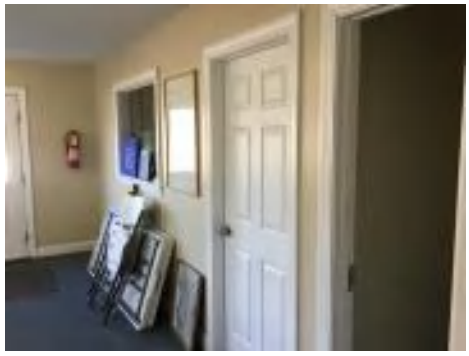
Note:

System: B3010140 - Asphalt Shingles

Note:

System: C1010 - Partitions



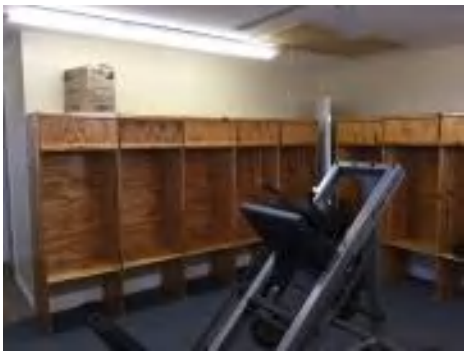
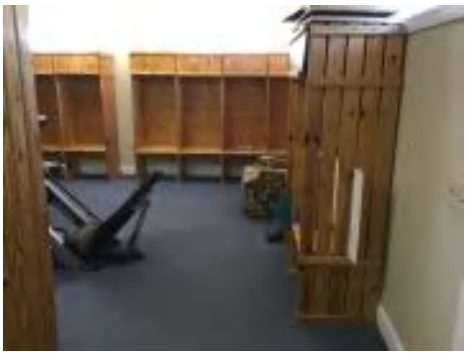
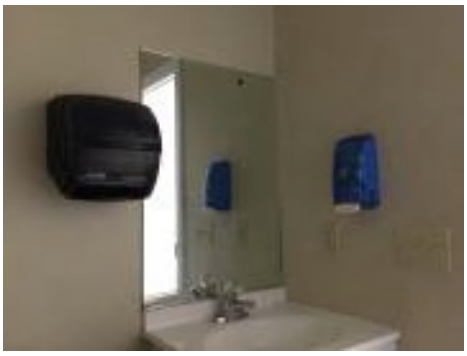


Note:

System: C1020 - Interior Doors

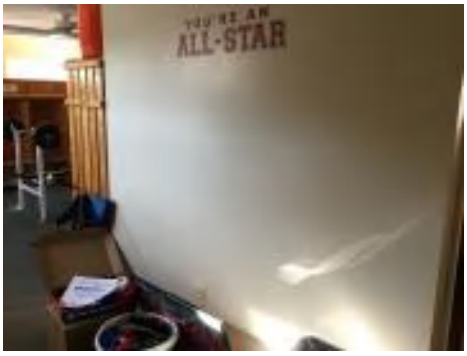
Note:

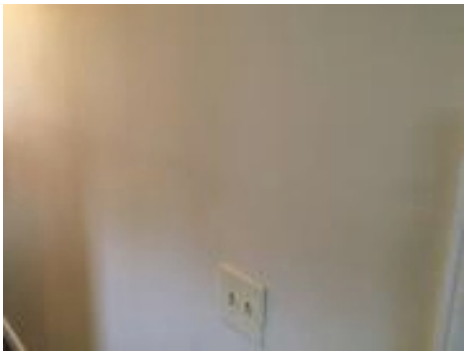
System: C1030 - Fittings

Note:

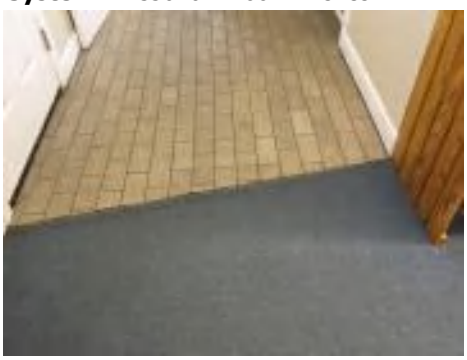
System: C3010 - Wall Finishes





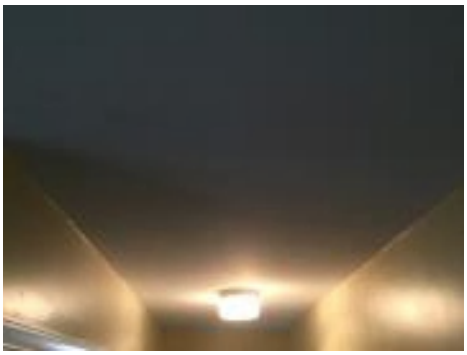

Note:

System: C3020 - Floor Finishes



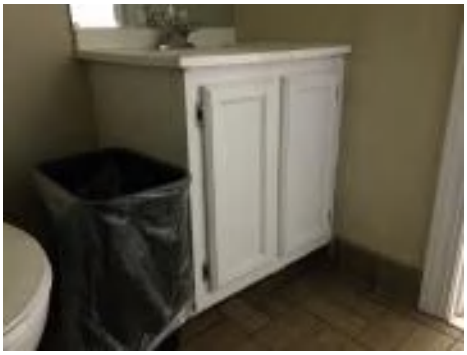
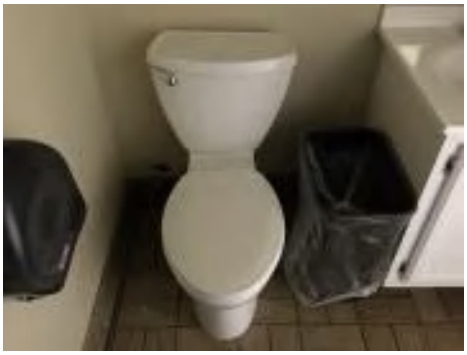
Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution


Note:

System: D2030 - Sanitary Waste

Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

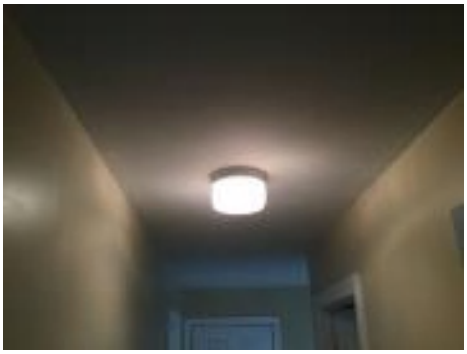
System: D5010 - Electrical Service/Distribution

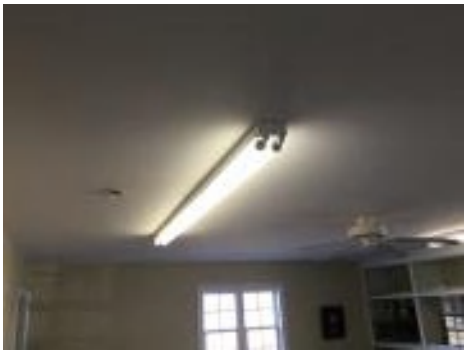
Note:

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%

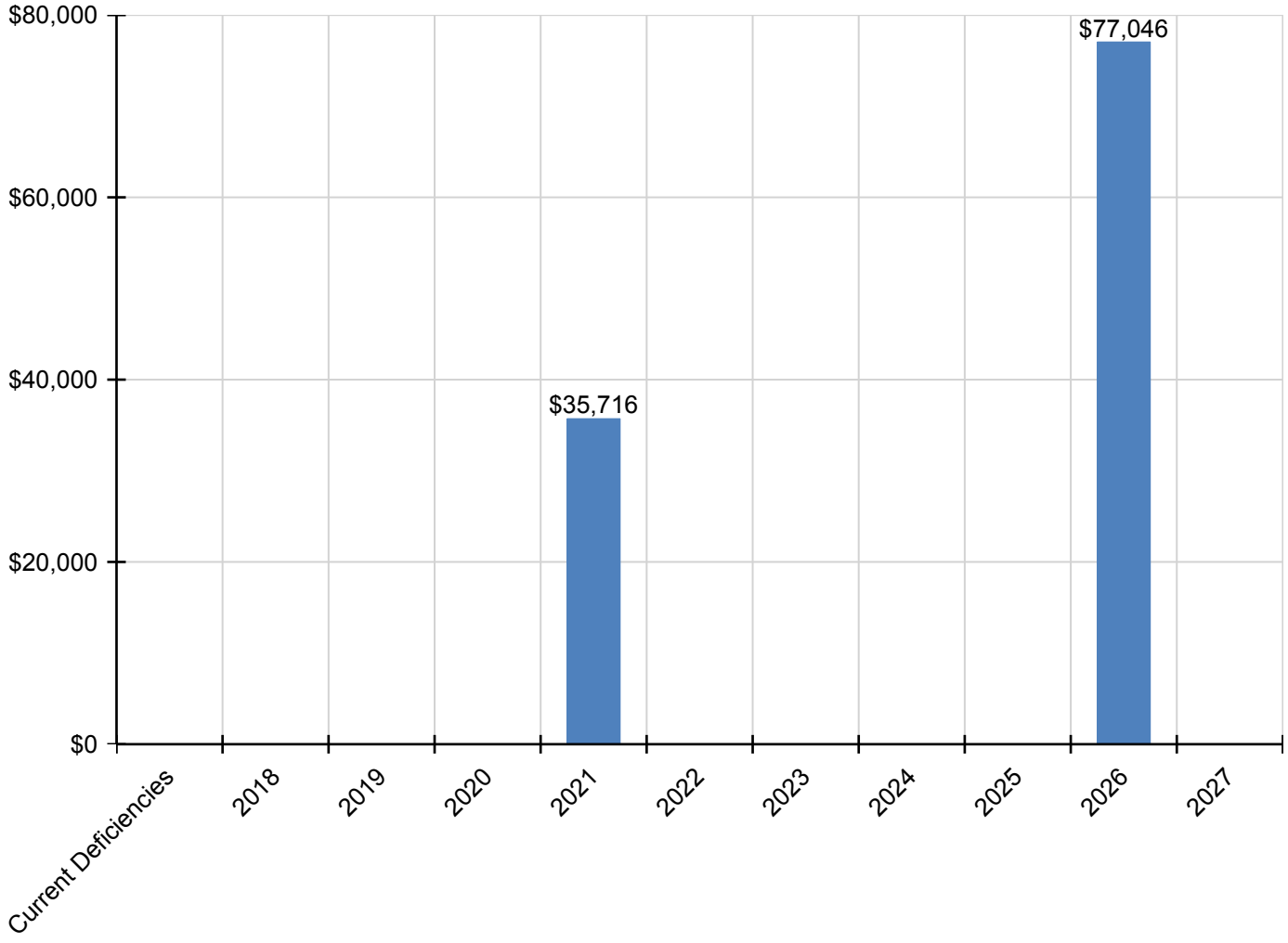
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$35,716**	**$0**	**$0**	**$0**	**$0**	**$77,046**	**$0**	**$112,761**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$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	$12,442	$0	**$12,442**
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	$18,380	$0	**$18,380**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$13,964	$0	$0	$0	$0	$0	$0	**$13,964**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$27,647	$0	**$27,647**
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	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$21,752	$0	$0	$0	$0	$0	$0	**$21,752**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,552	$0	**$7,552**
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**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$11,024	$0	**$11,024**

** 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):	875
Year Built:	2008
Last Renovation:	
Replacement Value:	$124,945
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	65.10 %
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.

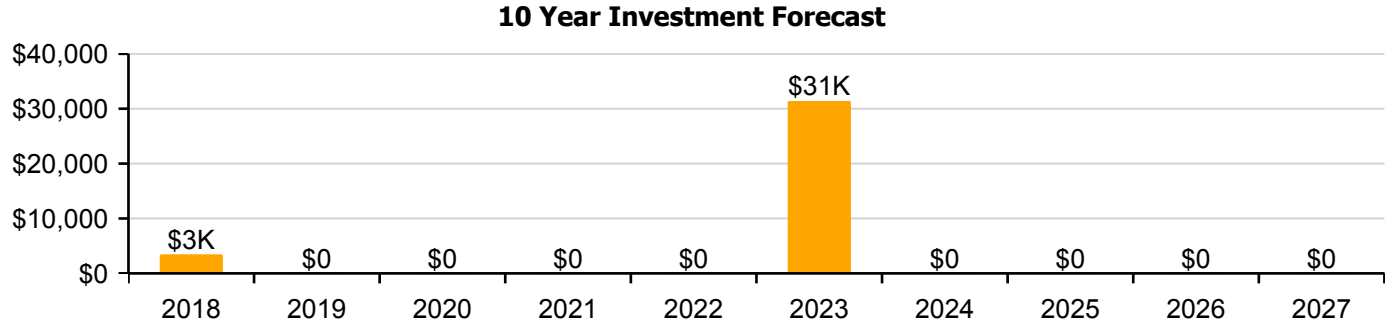
Dashboard Summary

Function:	HS -High School	Gross Area:	875
Year Built:	2008	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$124,945
FCI:	0.00 %	RSLI%:	65.10 %

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	79.21 %	0.00 %	$0.00
B30 - Roofing	55.00 %	0.00 %	$0.00
C10 - Interior Construction	82.82 %	0.00 %	$0.00
C30 - Interior Finishes	53.06 %	0.00 %	$0.00
D30 - HVAC	45.15 %	0.00 %	$0.00
D50 - Electrical	60.14 %	0.00 %	$0.00
E20 - Furnishings	55.00 %	0.00 %	$0.00
Totals:	**65.10 %**	**0.00 %**	**$0.00**

Photo Album

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

1). South Elevation - Feb 17, 2017

2). West Elevation - Feb 17, 2017

3). North Elevation - Feb 17, 2017

4). East Elevation - Feb 17, 2017

Condition Detail

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

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

System Listing

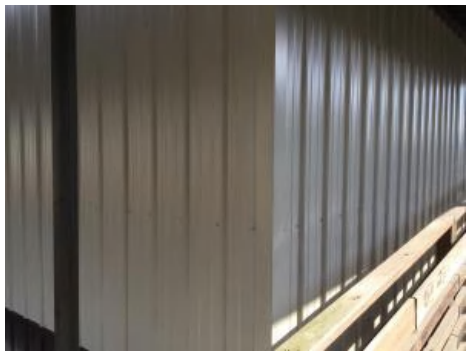
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1020	Special Foundations	$1.56	S.F.	875	100	2008	2108		91.00 %	0.00 %	91			$1,365
B1010	Floor Construction	$12.80	S.F.	875	100	2008	2108		91.00 %	0.00 %	91			$11,200
B1020	Roof Construction	$8.43	S.F.	875	100	2008	2108		91.00 %	0.00 %	91			$7,376
B2010	Exterior Walls	$9.28	S.F.	875	100	2008	2108		91.00 %	0.00 %	91			$8,120
B2020	Exterior Windows	$10.84	S.F.	875	30	2008	2038		70.00 %	0.00 %	21			$9,485
B2030	Exterior Doors	$1.04	S.F.	875	30	2008	2038		70.00 %	0.00 %	21			$910
B3010120	Single Ply Membrane	$6.98	S.F.	875	20	2008	2028		55.00 %	0.00 %	11			$6,108
C1010	Partitions	$6.26	S.F.	875	75	2008	2083		88.00 %	0.00 %	66			$5,478
C1020	Interior Doors	$2.53	S.F.	875	30	2008	2038		70.00 %	0.00 %	21			$2,214
C3010	Wall Finishes	$3.46	S.F.	875	10	2008	2018		10.00 %	0.00 %	1			$3,028
C3020	Floor Finishes	$10.73	S.F.	875	20	2008	2028		55.00 %	0.00 %	11			$9,389
C3030	Ceiling Finishes	$11.71	S.F.	875	25	2008	2033		64.00 %	0.00 %	16			$10,246
D3040	Distribution Systems	$2.30	S.F.	875	30	2008	2038		70.00 %	0.00 %	21			$2,013
D3050	Terminal & Package Units	$17.61	S.F.	875	15	2008	2023		40.00 %	0.00 %	6			$15,409
D3060	Controls & Instrumentation	$3.41	S.F.	875	20	2008	2028		55.00 %	0.00 %	11			$2,984
D5010	Electrical Service/Distribution	$1.69	S.F.	875	40	2008	2048		77.50 %	0.00 %	31			$1,479
D5020	Branch Wiring	$5.06	S.F.	875	30	2008	2038		70.00 %	0.00 %	21			$4,428
D5020	Lighting	$11.79	S.F.	875	30	2008	2038		70.00 %	0.00 %	21			$10,316
D5030910	Fire Alarm Systems	$4.22	S.F.	875	15	2008	2023		40.00 %	0.00 %	6			$3,693
D5030920	Data Communication	$5.48	S.F.	875	15	2008	2023		40.00 %	0.00 %	6			$4,795
E2010	Fixed Furnishings	$5.61	S.F.	875	20	2008	2028		55.00 %	0.00 %	11			$4,909
								Total	**65.10 %**					**$124,945**

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

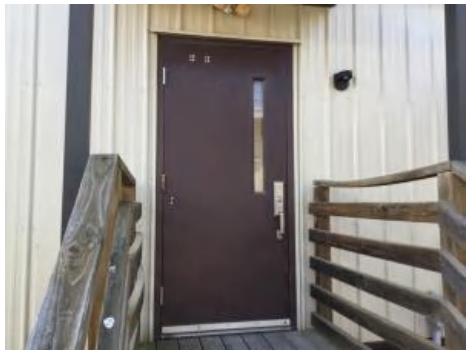

Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors

Note:

System: B3010120 - Single Ply Membrane

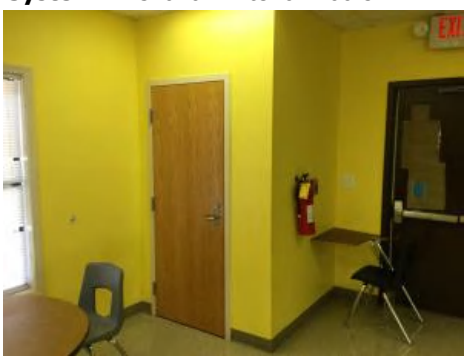


Note:

System: C1010 - Partitions

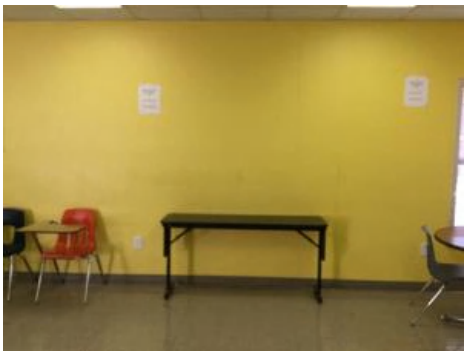
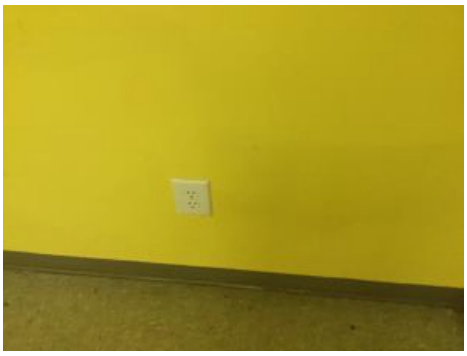

Note:

System: C1020 - Interior Doors



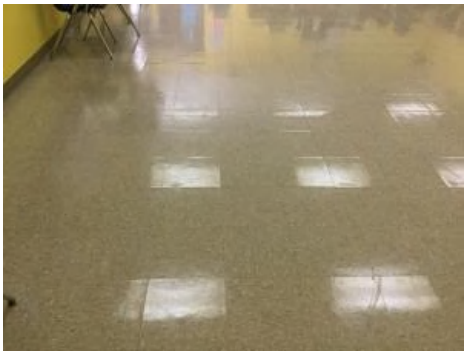
Note:

System: C3010 - Wall Finishes

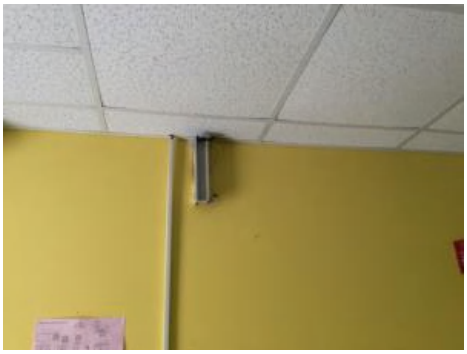
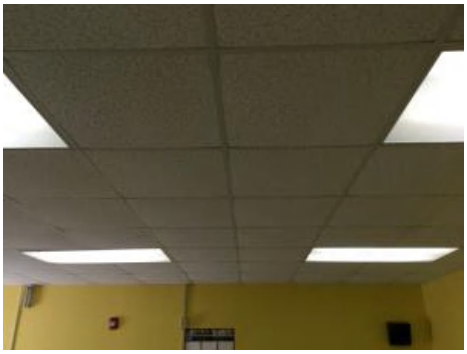
Note:

System: C3020 - Floor Finishes

Note:

System: C3030 - Ceiling Finishes

Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

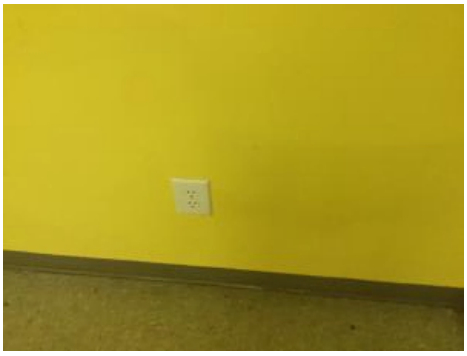
System: D3060 - Controls & Instrumentation

Note:

System: D5010 - Electrical Service/Distribution

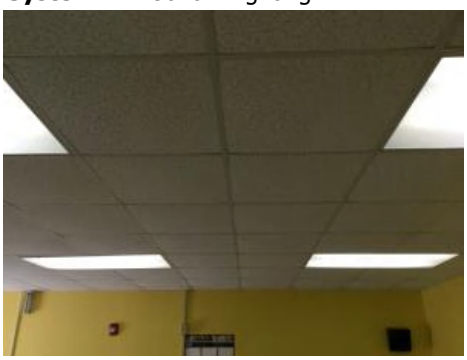
Note:

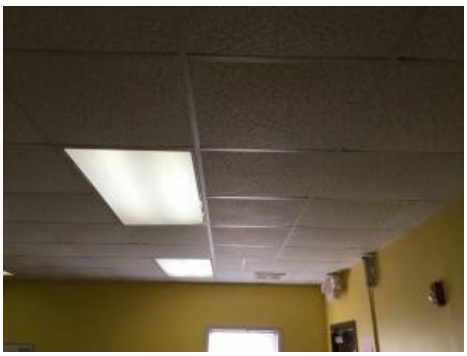
System: D5020 - Branch Wiring

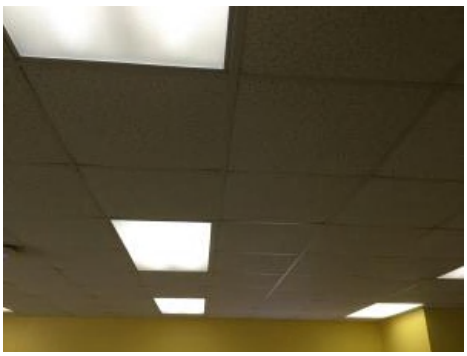


Note:

System: D5020 - Lighting

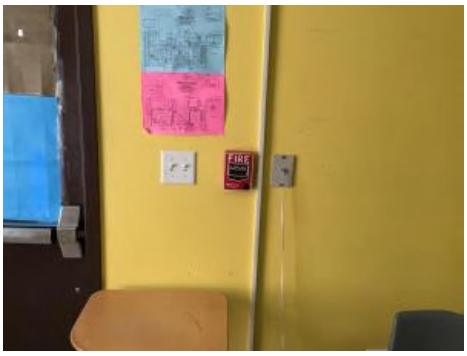


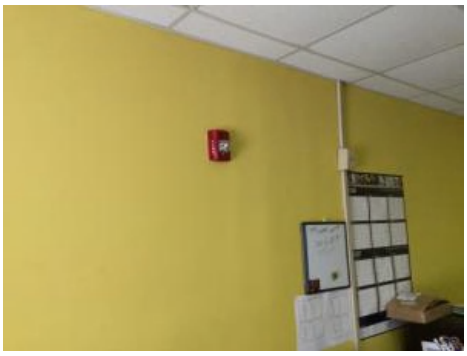




Note:

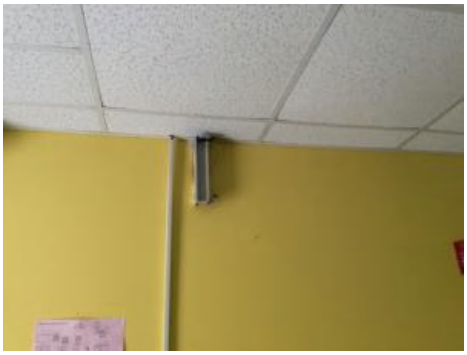
System: D5030910 - Fire Alarm Systems





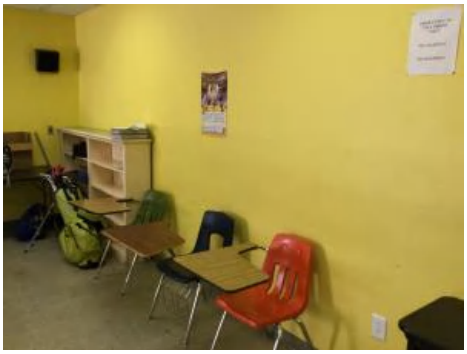
Note:

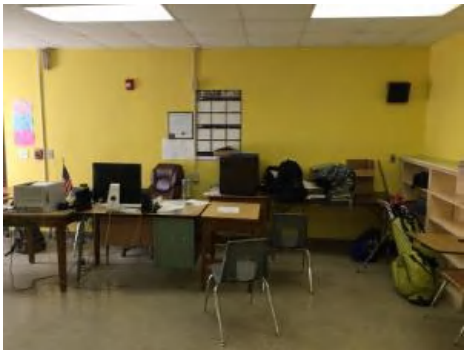
System: D5030920 - Data Communication



Note:

System: E2010 - Fixed Furnishings





Note:

Renewal Schedule

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

Inflation Rate: 3%

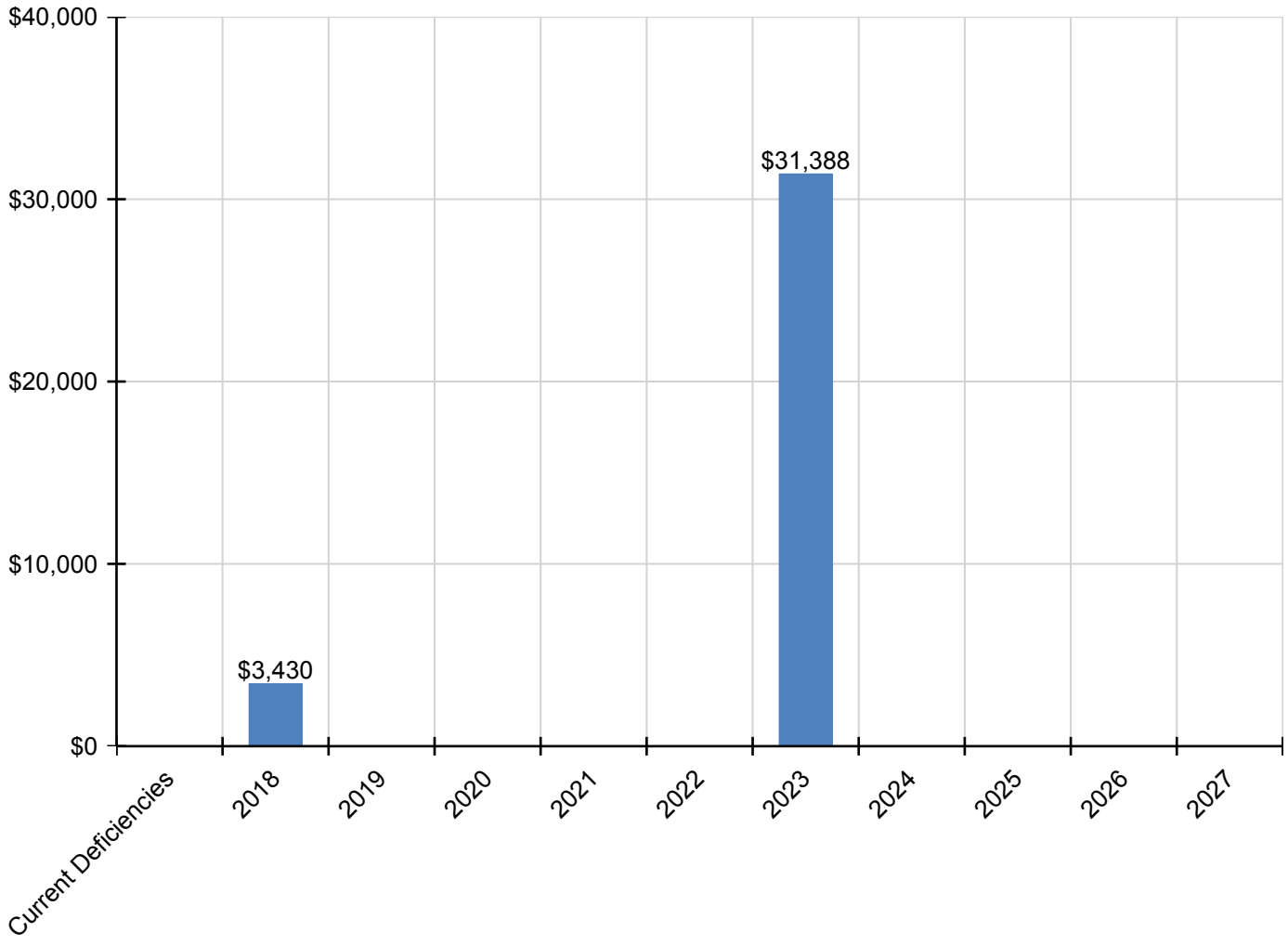
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$3,430**	**$0**	**$0**	**$0**	**$0**	**$31,388**	**$0**	**$0**	**$0**	**$0**	**$34,818**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1020 - Special Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$3,430	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,430**
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**
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	$20,239	$0	$0	$0	$0	**$20,239**
D3060 - Controls & Instrumentation	$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**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$4,850	$0	$0	$0	$0	**$4,850**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$6,299	$0	$0	$0	$0	**$6,299**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$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):	400
Year Built:	2016
Last Renovation:	
Replacement Value:	$24,156
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	97.92 %
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

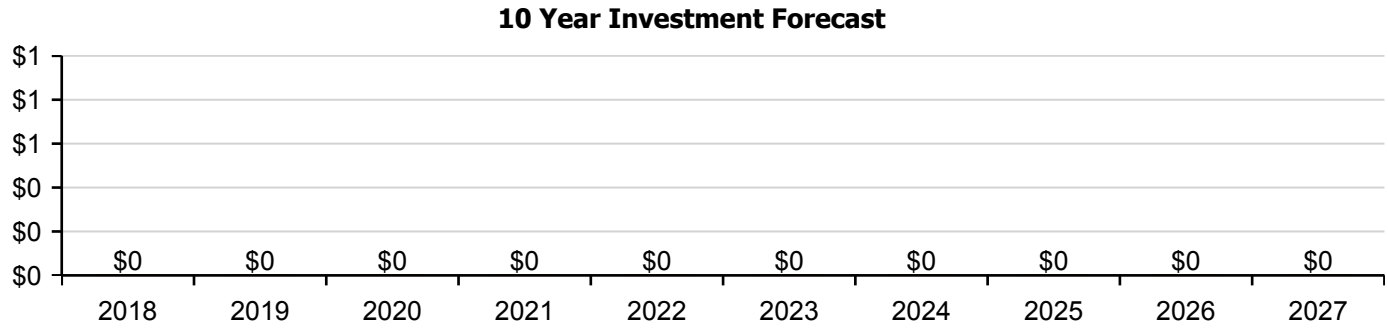
Dashboard Summary

Function:	HS -High School	Gross Area:	400
Year Built:	2016	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$24,156
FCI:	0.00 %	RSLI%:	97.92 %

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	99.00 %	0.00 %	$0.00
B10 - Superstructure	99.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	98.81 %	0.00 %	$0.00
B30 - Roofing	96.67 %	0.00 %	$0.00
D50 - Electrical	96.75 %	0.00 %	$0.00
Totals:	**97.92 %**	**0.00 %**	**$0.00**

Photo Album

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

1). West Elevation - Feb 23, 2017

2). North Elevation - Feb 23, 2017

3). East Elevation - Feb 23, 2017

4). South Elevation - Feb 23, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.93	S.F.	400	100	2016	2116		99.00 %	0.00 %	99			$2,772
A1030	Slab on Grade	$7.37	S.F.	400	100	2016	2116		99.00 %	0.00 %	99			$2,948
B1020	Roof Construction	$8.14	S.F.	400	100	2016	2116		99.00 %	0.00 %	99			$3,256
B2010	Exterior Walls	$9.48	S.F.	400	100	2016	2116		99.00 %	0.00 %	99			$3,792
B2030	Exterior Doors	$0.86	S.F.	400	30	2016	2046		96.67 %	0.00 %	29			$344
B3010130	Preformed Metal Roofing	$9.66	S.F.	400	30	2016	2046		96.67 %	0.00 %	29			$3,864
D5010	Electrical Service/Distribution	$1.70	S.F.	400	40	2016	2056		97.50 %	0.00 %	39			$680
D5020	Branch Wiring	$4.87	S.F.	400	30	2016	2046		96.67 %	0.00 %	29			$1,948
D5020	Lighting	$11.38	S.F.	400	30	2016	2046		96.67 %	0.00 %	29			$4,552
								Total	**97.92 %**					**$24,156**

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:

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.

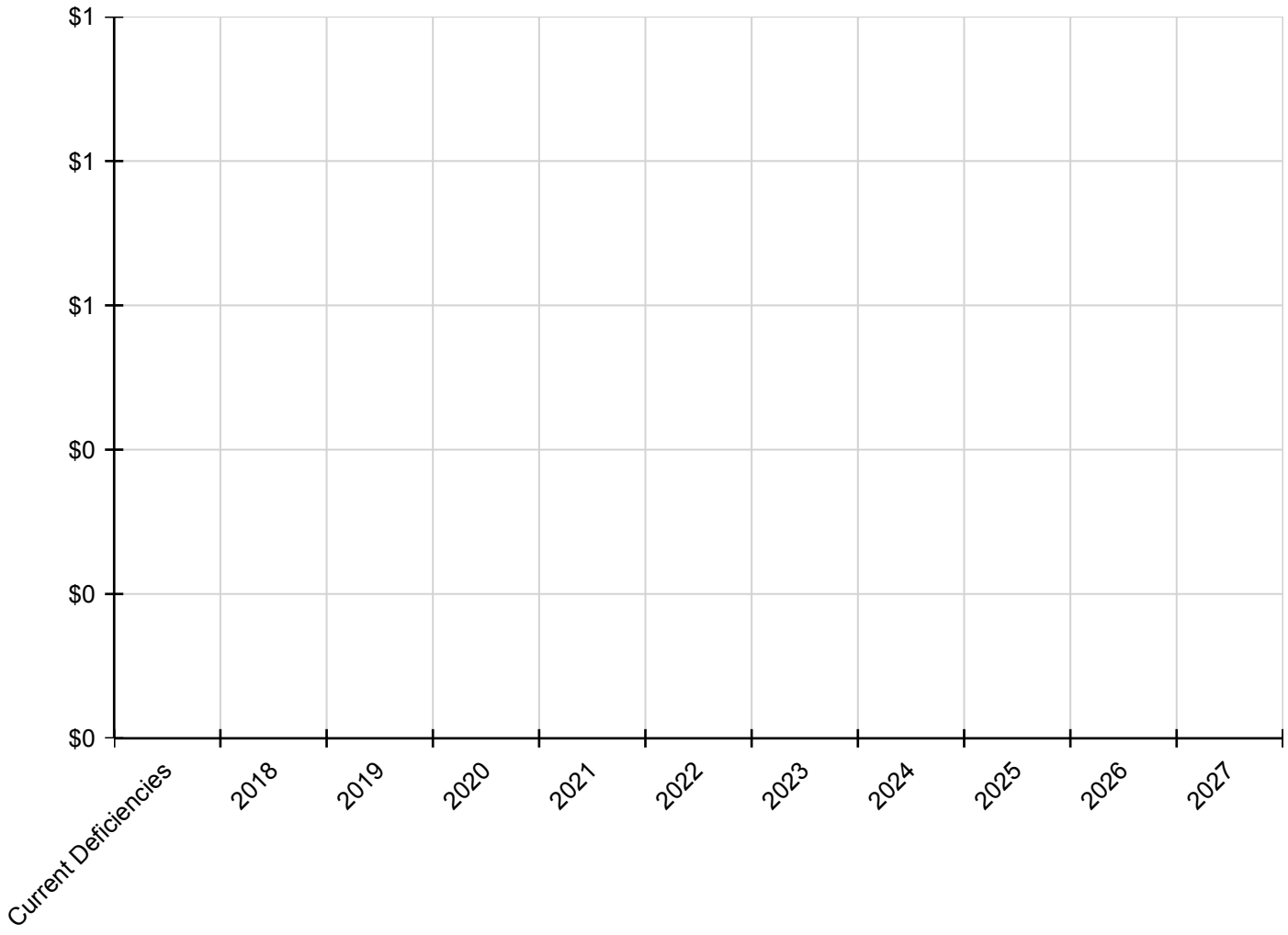
Inflation Rate: 3%

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**
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**
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):	102,577
Year Built:	1961
Last Renovation:	
Replacement Value:	$4,720,594
Repair Cost:	$617,005.18
Total FCI:	13.07 %
Total RSLI:	19.52 %
FCA Score:	86.93

Description:

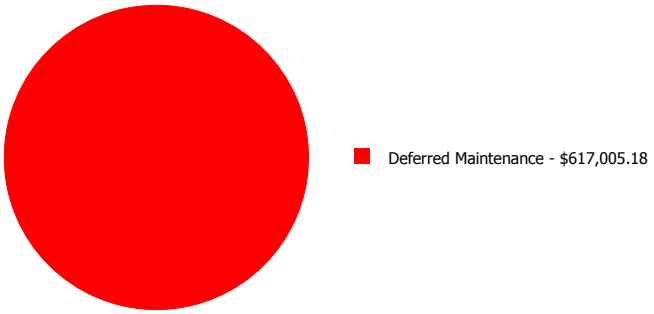
The narrative for this site is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

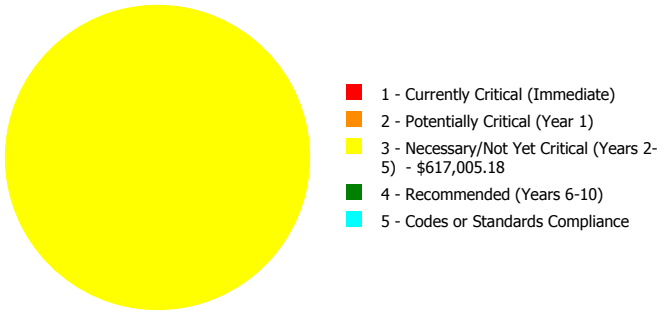
Dashboard Summary

Function:	HS -High School	Gross Area:	102,577
Year Built:	1961	Last Renovation:	
Repair Cost:	$617,005	Replacement Value:	$4,720,594
FCI:	13.07 %	RSLI%:	19.52 %

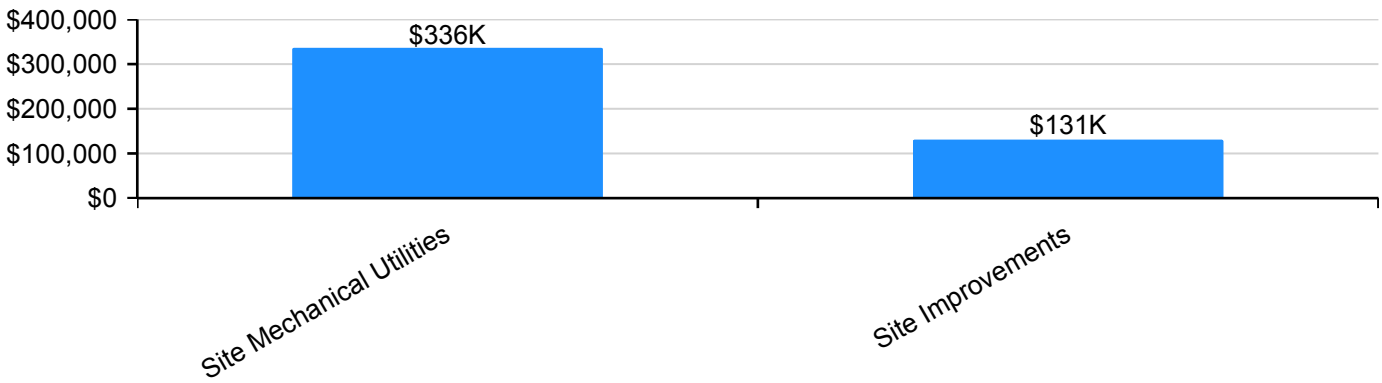
Deficiency By Category



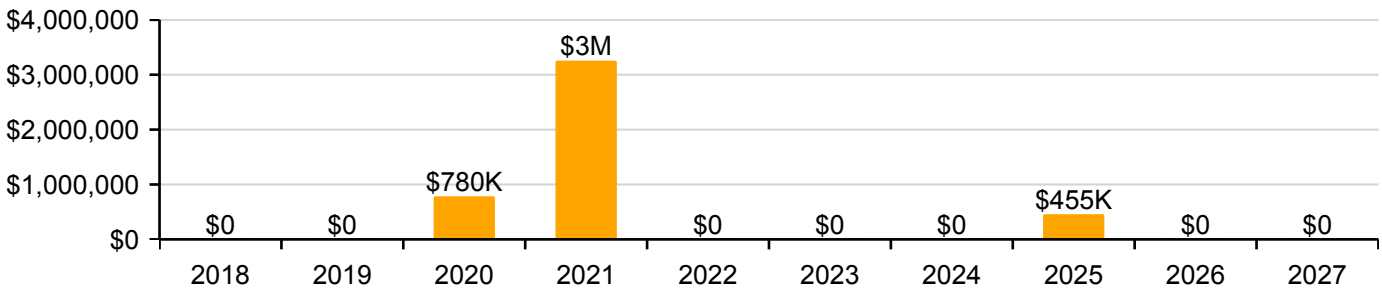
Deficiency By Priority



Deficiency By System



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	17.85 %	5.34 %	$172,436.18
G30 - Site Mechanical Utilities	8.68 %	44.96 %	$444,569.00
G40 - Site Electrical Utilities	51.64 %	0.00 %	$0.00
Totals:	**19.52 %**	**13.07 %**	**$617,005.18**

Photo Album

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

1). Aerial Image of Greene County Central High School - Feb 23, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$3.76	S.F.	102,577	25	1995	2020		12.00 %	0.00 %	3			$385,690
G2020	Parking Lots	$1.61	S.F.	102,577	25	1995	2020		12.00 %	104.41 %	3		$172,436.18	$165,149
G2030	Pedestrian Paving	$1.98	S.F.	102,577	30	1995	2025		26.67 %	0.00 %	8			$203,102
G2040105	Fence & Guardrails	$1.20	S.F.	102,577	30	1995	2025		26.67 %	0.00 %	8			$123,092
G2040950	Baseball Field	$5.78	S.F.	102,577	20	1995	2015	2021	20.00 %	0.00 %	4			$592,895
G2040950	Bleacher	$5.32	S.F.	102,577	20	1995	2015	2021	20.00 %	0.00 %	4			$545,710
G2040950	Canopies	$0.15	S.F.	102,577	25	1995	2020		12.00 %	0.00 %	3			$15,387
G2040950	Covered Walkways	$0.81	S.F.	102,577	25	1995	2020		12.00 %	0.00 %	3			$83,087
G2040950	Football Field	$3.38	S.F.	102,577	20	1995	2015	2021	20.00 %	0.00 %	4			$346,710
G2040950	Softball Field	$2.01	S.F.	102,577	20	1995	2015	2021	20.00 %	0.00 %	4			$206,180
G2040950	Tennis Courts	$1.80	S.F.	102,577	20	1995	2015	2021	20.00 %	0.00 %	4			$184,639
G2040950	Track	$1.78	S.F.	102,577	20	1995	2015	2021	20.00 %	0.00 %	4			$182,587
G2050	Landscaping	$1.91	S.F.	102,577	15	1961	1976		0.00 %	0.00 %	-41			$195,922
G3010	Water Supply	$2.42	S.F.	102,577	50	1961	2011		0.00 %	110.00 %	-6		$273,060.00	$248,236
G3020	Sanitary Sewer	$1.52	S.F.	102,577	50	1961	2011		0.00 %	110.00 %	-6		$171,509.00	$155,917
G3030	Storm Sewer	$4.67	S.F.	102,577	50	1961	2011	2021	8.00 %	0.00 %	4			$479,035
G3060	Fuel Distribution	$1.03	S.F.	102,577	40	1995	2035		45.00 %	0.00 %	18			$105,654
G4010	Electrical Distribution	$2.44	S.F.	102,577	50	2000	2050		66.00 %	0.00 %	33			$250,288
G4020	Site Lighting	$1.57	S.F.	102,577	30	2000	2030		43.33 %	0.00 %	13			$161,046
G4030	Site Communications & Security	$0.88	S.F.	102,577	15	2006	2021		26.67 %	0.00 %	4			$90,268
								Total	**19.52 %**	**13.07 %**			**$617,005.18**	**$4,720,594**

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:

System: G2040105 - Fence & Guardrails


Note:

System: G2040950 - Baseball Field



Note:

System: G2040950 - Bleacher


Note:

System: G2040950 - Canopies

Note:

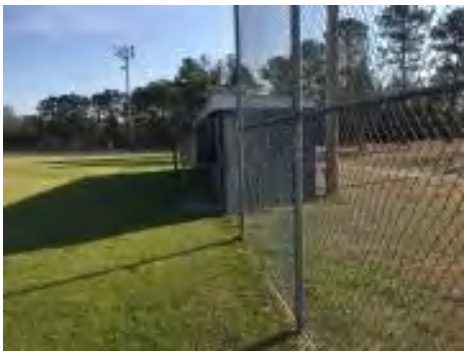
System: G2040950 - Covered Walkways

Note:

System: G2040950 - Football Field

Note:

System: G2040950 - Softball Field



Note:

System: G2040950 - Tennis Courts



Note:

System: G2040950 - Track



Note:

System: G2050 - Landscaping

Note:

System: G3010 - Water Supply

Note:

System: G3020 - Sanitary Sewer

Note:

System: G3030 - Storm Sewer

Note:

System: G4010 - Electrical Distribution

Note:

System: G4020 - Site Lighting

Note:

System: G4030 - Site Communications & Security

Note:

Renewal Schedule

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

Campus Assessment Report - Site

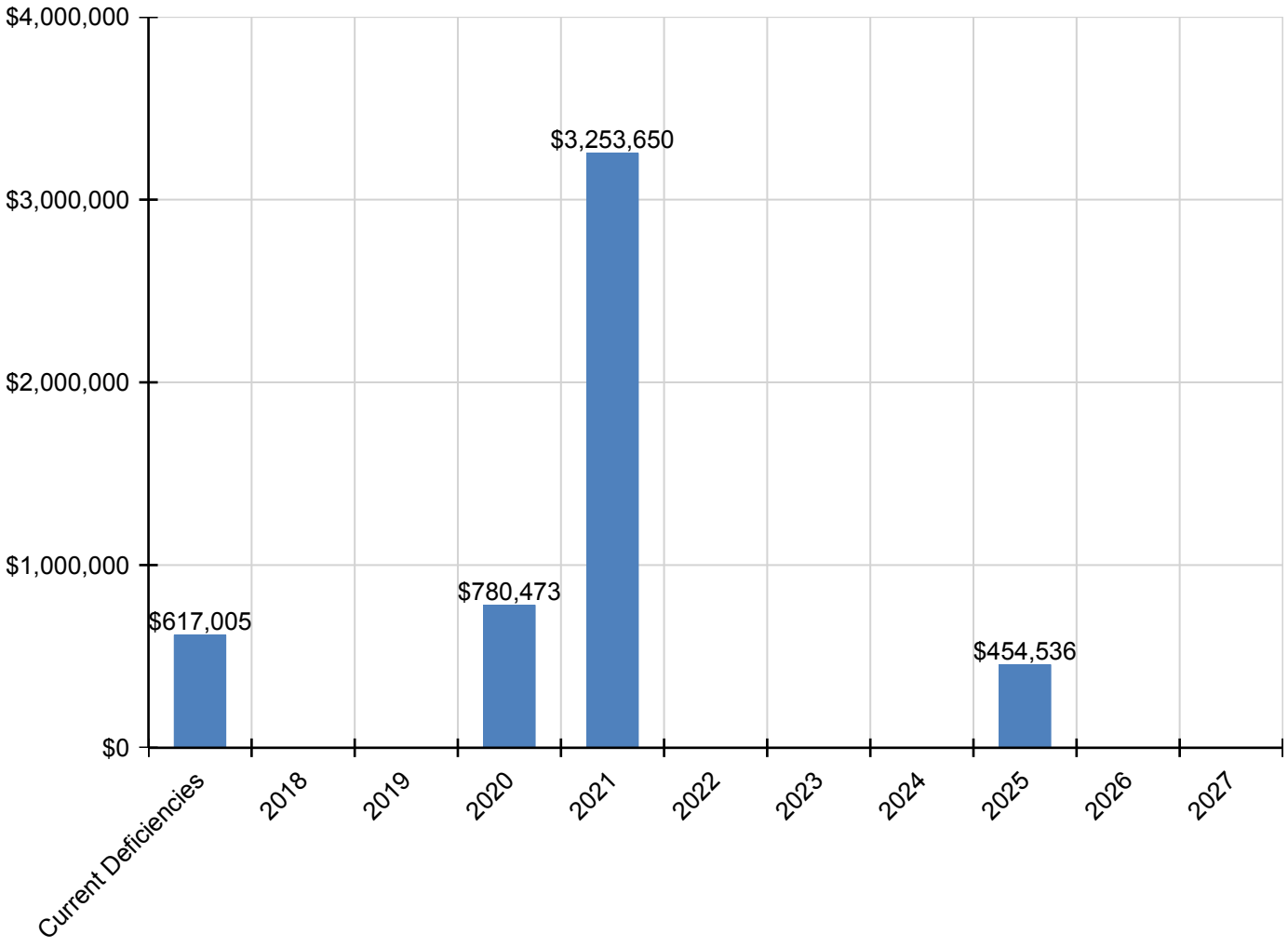
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$617,005**	**$0**	**$0**	**$780,473**	**$3,253,650**	**$0**	**$0**	**$0**	**$454,536**	**$0**	**$0**	**$5,105,664**
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	$463,598	$0	$0	$0	$0	$0	$0	$0	**$463,598**
G2020 - Parking Lots	$172,436	$0	$0	$198,509	$0	$0	$0	$0	$0	$0	$0	**$370,945**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$283,013	$0	$0	**$283,013**
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	$171,523	$0	$0	**$171,523**
G2040950 - Baseball Field	$0	$0	$0	$0	$734,040	$0	$0	$0	$0	$0	$0	**$734,040**
G2040950 - Bleacher	$0	$0	$0	$0	$675,622	$0	$0	$0	$0	$0	$0	**$675,622**
G2040950 - Canopies	$0	$0	$0	$18,494	$0	$0	$0	$0	$0	$0	$0	**$18,494**
G2040950 - Covered Walkways	$0	$0	$0	$99,871	$0	$0	$0	$0	$0	$0	$0	**$99,871**
G2040950 - Football Field	$0	$0	$0	$0	$429,248	$0	$0	$0	$0	$0	$0	**$429,248**
G2040950 - Softball Field	$0	$0	$0	$0	$255,263	$0	$0	$0	$0	$0	$0	**$255,263**
G2040950 - Tennis Courts	$0	$0	$0	$0	$228,593	$0	$0	$0	$0	$0	$0	**$228,593**
G2040950 - Track	$0	$0	$0	$0	$226,054	$0	$0	$0	$0	$0	$0	**$226,054**
*** 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	$273,060	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$273,060**
G3020 - Sanitary Sewer	$171,509	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$171,509**
G3030 - Storm Sewer	$0	$0	$0	$0	$593,073	$0	$0	$0	$0	$0	$0	**$593,073**
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	$111,757	$0	$0	$0	$0	$0	$0	**$111,757**

** Indicates non-renewable system*

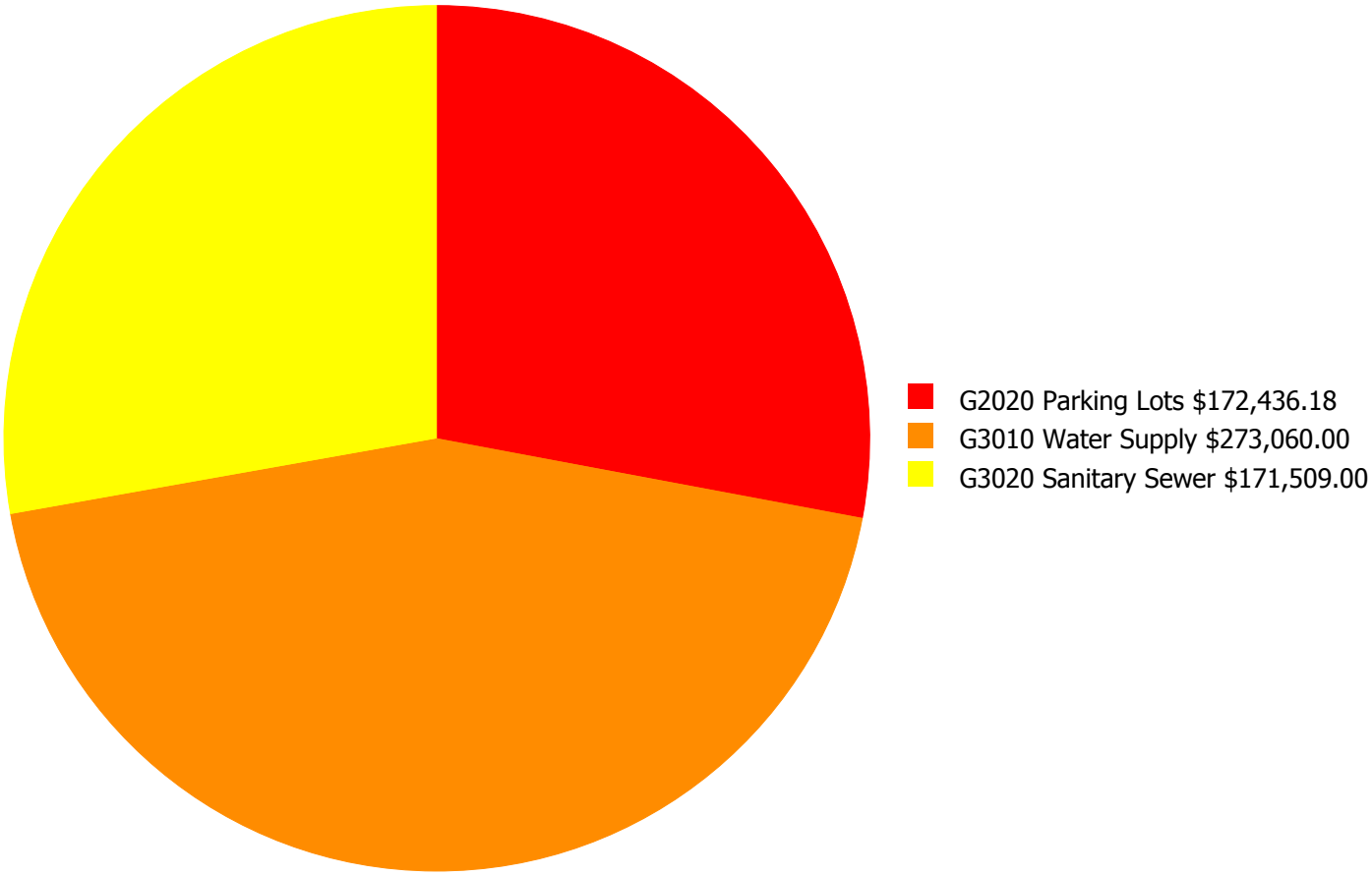
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

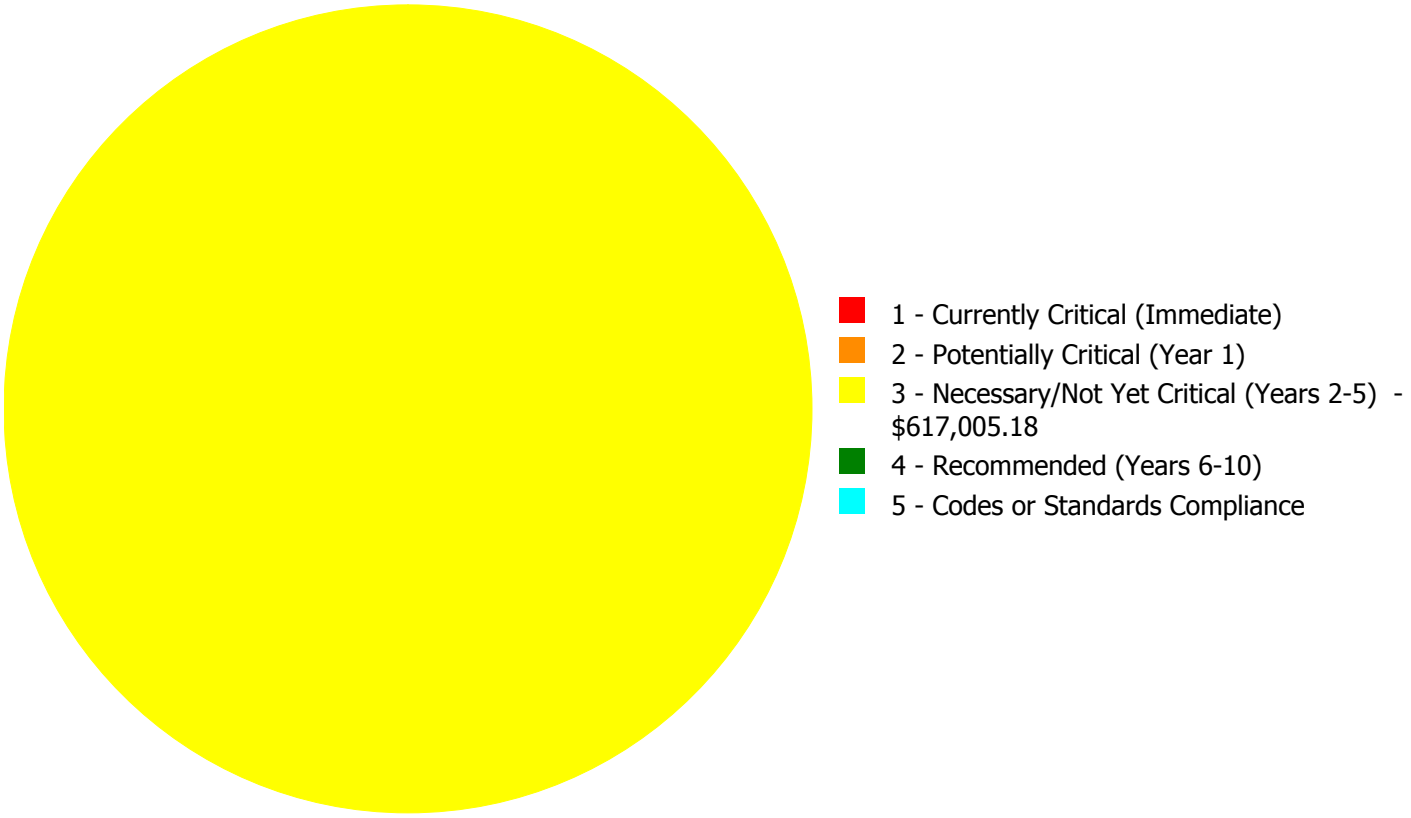
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $617,005.18

Deficiency Summary by Priority

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



Budget Estimate Total: $617,005.18

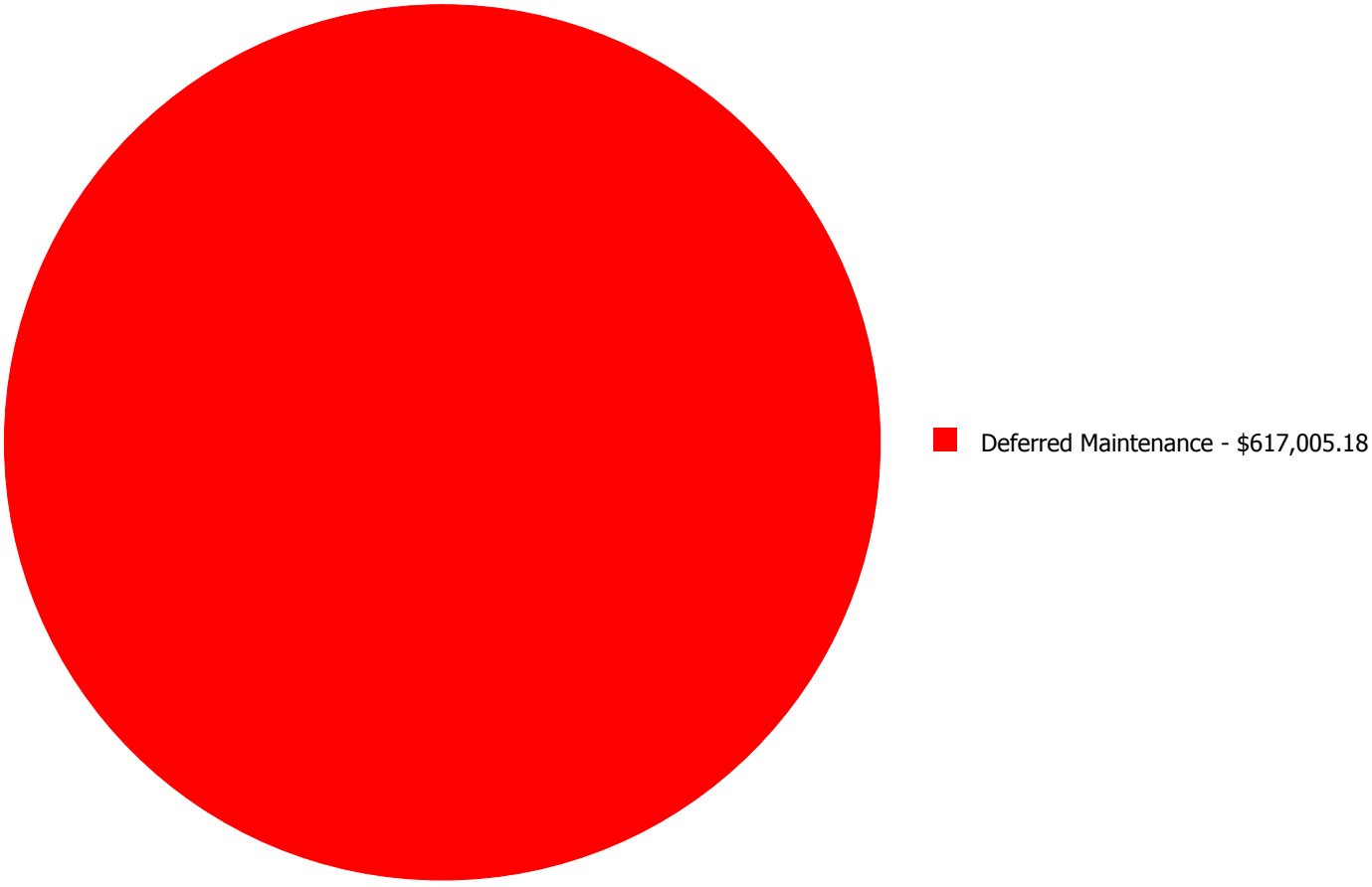
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
G2020	Parking Lots	$0.00	$0.00	$172,436.18	$0.00	$0.00	$172,436.18
G3010	Water Supply	$0.00	$0.00	$273,060.00	$0.00	$0.00	$273,060.00
G3020	Sanitary Sewer	$0.00	$0.00	$171,509.00	$0.00	$0.00	$171,509.00
	Total:	$0.00	$0.00	$617,005.18	$0.00	$0.00	$617,005.18

Deficiency Summary by Category

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



Budget Estimate Total: $617,005.18

Deficiency Details by Priority

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

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

System: G2020 - Parking Lots

Location: Site
Distress: Inadequate
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Parking lot repair and resurface
Qty: 127.00
Unit of Measure: M.S.F.
Estimate: $172,436.18
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: The asphaltic parking lots are aged, have cuts and repairs, and should be re-surfaced and restriped.

System: G3010 - Water Supply

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 102,577.00
Unit of Measure: S.F.
Estimate: $273,060.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: The domestic water laterals are aged and should be replaced.

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: 102,577.00
Unit of Measure: S.F.
Estimate: $171,509.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: The original sanitary sewer laterals are aged, have periodic outages and should be replaced.

NC School District/400 Greene County/High School

Greene County Alternative Education

Draft

Campus Assessment Report

March 8, 2017

PARSONS

Table of Contents

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.

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Gross Area (SF):	8,554
Year Built:	1996
Last Renovation:	2008
Replacement Value:	$1,656,360
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	56.15 %
FCA Score:	100.00

Description:

GENERAL:

Greene County Alternative Education is located at3955 Four-Way Road in Hookerton, N.C. The 1 story, 8,554 square foot building was originally constructed in 1996.There have been no additions or 1 renovation. The entire interior was reconfigured in 2008. In addition to their main building, the campus contains a storage building.

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

A: SUBSTRUCTURE

The building rests on pier and beam foundation. The building does not have a basement of cast in-place construction.

B. SUPERSTRUCTURE

Roof construction is wood. The exterior envelope is composed of walls of Vinyl Siding. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope single ply membrane. Most building entrances appear to comply with ADA requirements.

C. INTERIORS

Interior partitions are typically drywall. Interior doors are generally hollow core wood with wood frames and mostly without glazing. Interior fittings include the following items: white boards, toilet accessories. The interior wall finishes are typically painted drywall. 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 non-low-flow water fixtures with manual control valves. Domestic water distribution is copper with electric hot water heating. Sanitary waste system is plastic.

HVAC:

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

FIRE PROTECTION:

The building does not have a fire sprinkler system. 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 has controlled entry doors are secured with magnetic door locks. The security system has CCTV cameras and is centrally monitored.

OTHER ELECTRICAL SYSTEMS:

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

E. EQUIPMENT & FURNISHINGS:

This building includes the following items and equipment: fixed casework, window treatment, floor grilles and mats.

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, and site lighting.

Attributes:

General Attributes:			
Condition Assessor:	Terence Davis	Assessment Date:	2/1/2017
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:	Greene - HS	LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	2.96	Site Acreage:	2.96

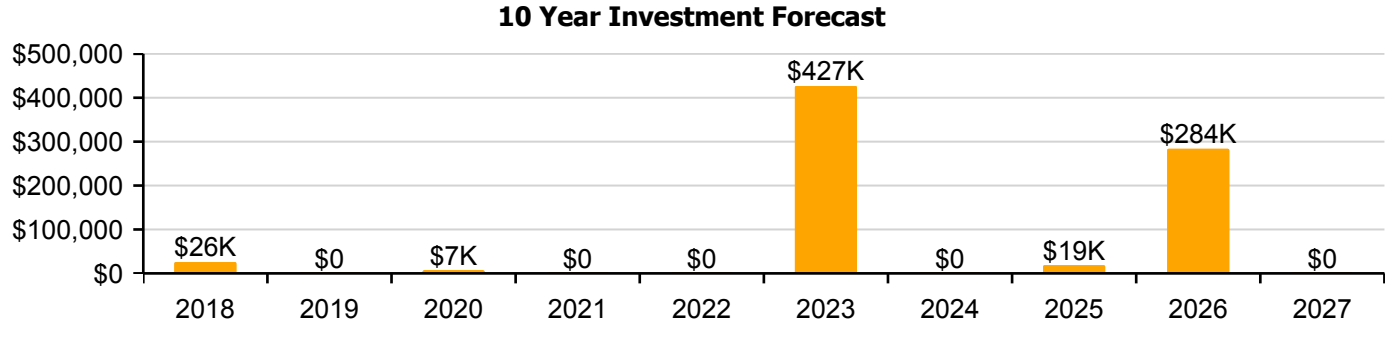
Campus Dashboard Summary

Gross Area:	8,554		
Year Built:	1996	Last Renovation:	2008
Repair Cost:	$0	Replacement Value:	$1,656,360
FCI:	0.00 %	RSLI%:	56.15 %

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	79.71 %	0.00 %	$0.00
B10 - Superstructure	79.11 %	0.00 %	$0.00
B20 - Exterior Enclosure	50.69 %	0.00 %	$0.00
B30 - Roofing	54.12 %	0.00 %	$0.00
C10 - Interior Construction	77.25 %	0.00 %	$0.00
C30 - Interior Finishes	54.14 %	0.00 %	$0.00
D20 - Plumbing	57.05 %	0.00 %	$0.00
D30 - HVAC	47.73 %	0.00 %	$0.00
D50 - Electrical	50.49 %	0.00 %	$0.00
E20 - Furnishings	55.00 %	0.00 %	$0.00
G20 - Site Improvements	27.37 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	66.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	57.12 %	0.00 %	$0.00
Totals:	**56.15 %**	**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
1996 Main	8,254	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2000 Storage	300	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Site	8,254	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):	8,254
Year Built:	1996
Last Renovation:	2008
Replacement Value:	$1,497,855
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	56.68 %
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.

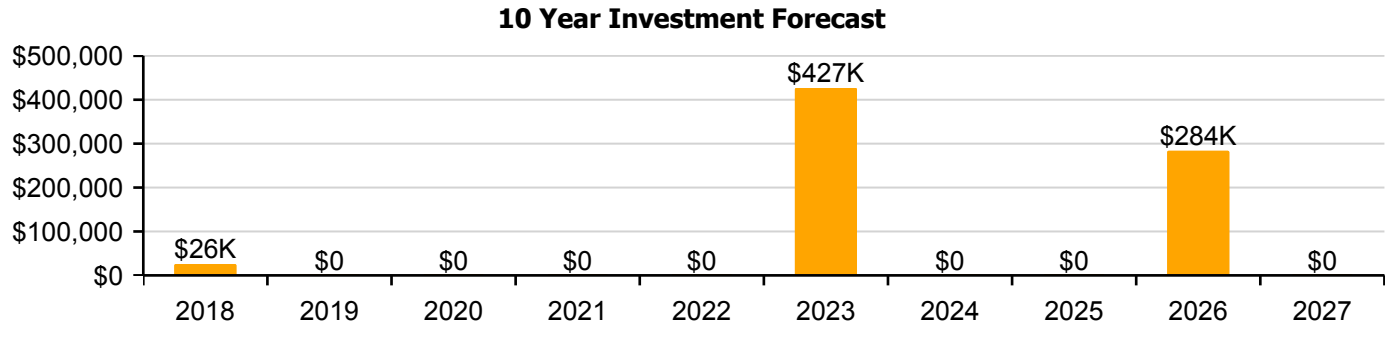
Dashboard Summary

Function:	HS -High School	Gross Area:	8,254
Year Built:	1996	Last Renovation:	2008
Repair Cost:	$0	Replacement Value:	$1,497,855
FCI:	0.00 %	RSLI%:	56.68 %

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	79.00 %	0.00 %	$0.00
B10 - Superstructure	79.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	49.33 %	0.00 %	$0.00
B30 - Roofing	55.00 %	0.00 %	$0.00
C10 - Interior Construction	77.25 %	0.00 %	$0.00
C30 - Interior Finishes	54.14 %	0.00 %	$0.00
D20 - Plumbing	57.05 %	0.00 %	$0.00
D30 - HVAC	47.73 %	0.00 %	$0.00
D50 - Electrical	50.61 %	0.00 %	$0.00
E20 - Furnishings	55.00 %	0.00 %	$0.00
Totals:	**56.68 %**	**0.00 %**	**$0.00**

Photo Album

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

1). South Elevation - Feb 15, 2017

2). West Elevation - Feb 15, 2017

3). North Elevation - Feb 15, 2017

4). East Elevation - Feb 15, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$2.32	S.F.	8,254	100	1996	2096		79.00 %	0.00 %	79			$19,149
A1030	Slab on Grade	$4.36	S.F.	8,254	100	1996	2096		79.00 %	0.00 %	79			$35,987
B1010	Floor Construction	$12.22	S.F.	8,254	100	1996	2096		79.00 %	0.00 %	79			$100,864
B1020	Roof Construction	$8.14	S.F.	8,254	100	1996	2096		79.00 %	0.00 %	79			$67,188
B2010	Exterior Walls	$9.48	S.F.	8,254	100	1996	2096		79.00 %	0.00 %	79			$78,248
B2020	Exterior Windows	$13.69	S.F.	8,254	30	1996	2026		30.00 %	0.00 %	9			$112,997
B2030	Exterior Doors	$0.86	S.F.	8,254	30	1996	2026		30.00 %	0.00 %	9			$7,098
B3010120	Single Ply Membrane	$6.98	S.F.	8,254	20	2008	2028		55.00 %	0.00 %	11			$57,613
C1010	Partitions	$5.03	S.F.	8,254	75	2008	2083		88.00 %	0.00 %	66			$41,518
C1020	Interior Doors	$2.61	S.F.	8,254	30	2008	2038		70.00 %	0.00 %	21			$21,543
C1030	Fittings	$1.58	S.F.	8,254	20	2008	2028		55.00 %	0.00 %	11			$13,041
C3010	Wall Finishes	$2.75	S.F.	8,254	10	2008	2018		10.00 %	0.00 %	1			$22,699
C3020	Floor Finishes	$11.72	S.F.	8,254	20	2008	2028		55.00 %	0.00 %	11			$96,737
C3030	Ceiling Finishes	$11.30	S.F.	8,254	25	2008	2033		64.00 %	0.00 %	16			$93,270
D2010	Plumbing Fixtures	$9.46	S.F.	8,254	30	2008	2038		70.00 %	0.00 %	21			$78,083
D2020	Domestic Water Distribution	$1.76	S.F.	8,254	30	1996	2026		30.00 %	0.00 %	9			$14,527
D2030	Sanitary Waste	$2.77	S.F.	8,254	30	1996	2026		30.00 %	0.00 %	9			$22,864
D3040	Distribution Systems	$8.96	S.F.	8,254	30	2008	2038		70.00 %	0.00 %	21			$73,956
D3050	Terminal & Package Units	$28.51	S.F.	8,254	15	2008	2023		40.00 %	0.00 %	6			$235,322
D3060	Controls & Instrumentation	$2.84	S.F.	8,254	20	2008	2028		55.00 %	0.00 %	11			$23,441
D5010	Electrical Service/Distribution	$1.70	S.F.	8,254	40	1996	2036		47.50 %	0.00 %	19			$14,032
D5020	Branch Wiring	$4.87	S.F.	8,254	30	1996	2026		30.00 %	0.00 %	9			$40,197
D5020	Lighting	$11.38	S.F.	8,254	30	2008	2038		70.00 %	0.00 %	21			$93,931
D5030810	Security & Detection Systems	$2.10	S.F.	8,254	15	2008	2023		40.00 %	0.00 %	6			$17,333
D5030910	Fire Alarm Systems	$3.83	S.F.	8,254	15	2008	2023		40.00 %	0.00 %	6			$31,613
D5030920	Data Communication	$4.92	S.F.	8,254	15	2008	2023		40.00 %	0.00 %	6			$40,610
E2010	Fixed Furnishings	$5.33	S.F.	8,254	20	2008	2028		55.00 %	0.00 %	11			$43,994
								Total	**56.68 %**					**$1,497,855**

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



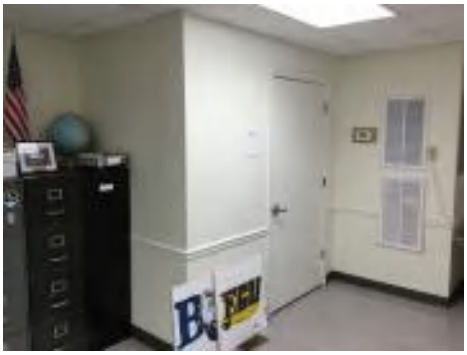
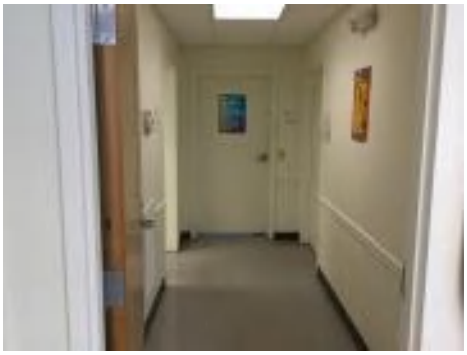
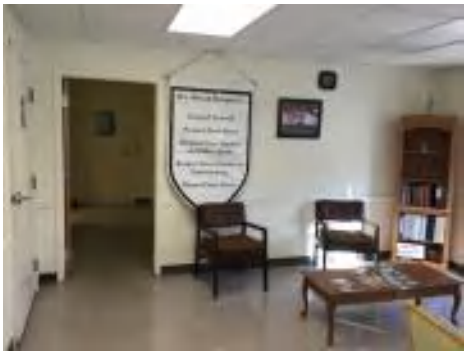
Note:

System: B3010120 - Single Ply Membrane



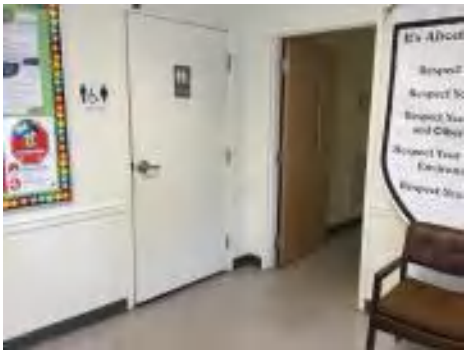
Note:

System: C1010 - Partitions

Note:

System: C1020 - Interior Doors



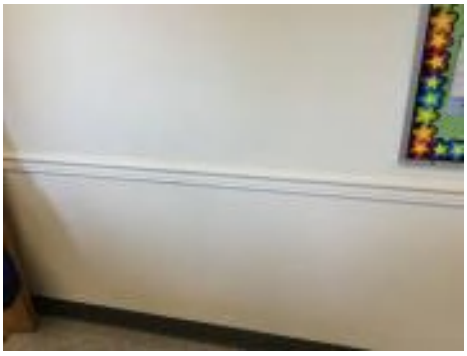
Note:

System: C1030 - Fittings



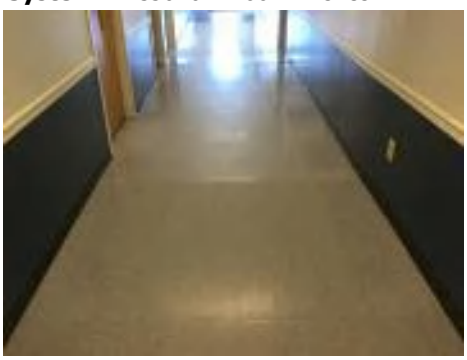
Note:

System: C3010 - Wall Finishes


Note:

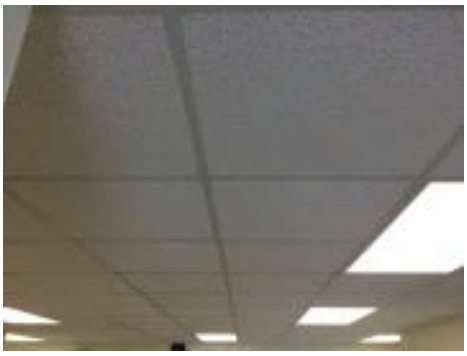
System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes





Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation

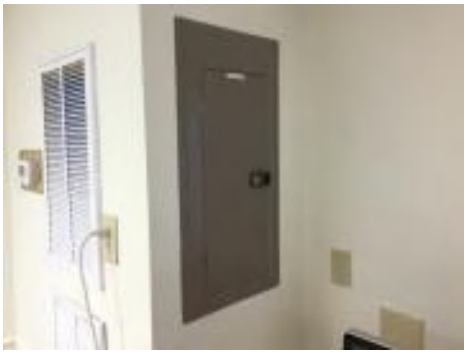

Note:

System: D5010 - Electrical Service/Distribution



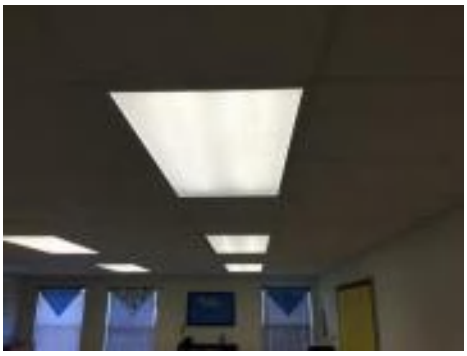
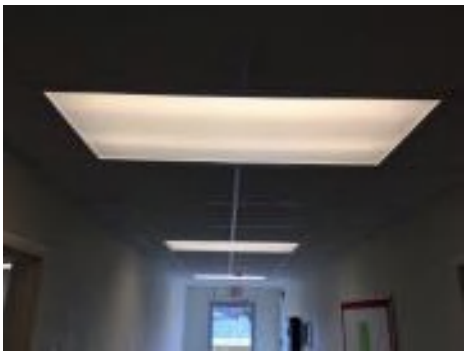
Note:

System: D5020 - Branch Wiring


Note:

System: D5020 - Lighting


Note:

System: D5030810 - Security & Detection Systems

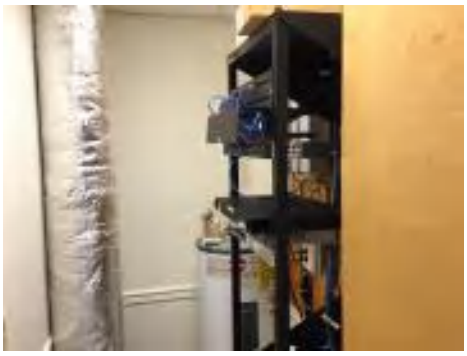

Note:

System: D5030910 - Fire Alarm Systems



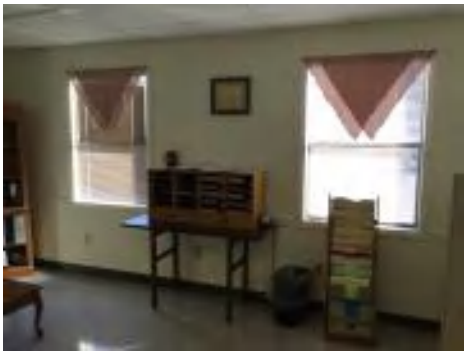
Note:

System: D5030920 - Data Communication



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

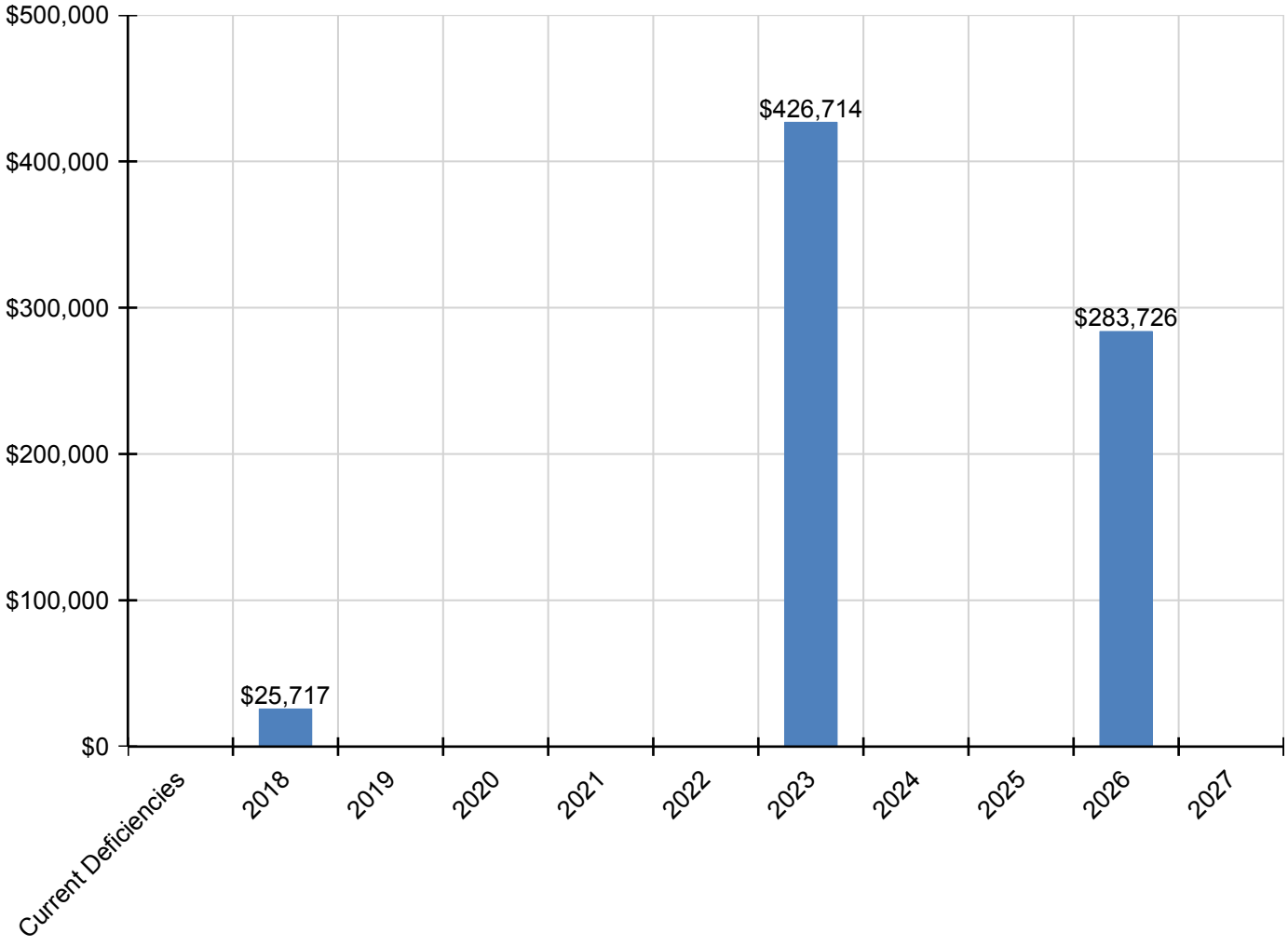
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$25,717**	**$0**	**$0**	**$0**	**$0**	**$426,714**	**$0**	**$0**	**$283,726**	**$0**	**$736,156**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$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	$162,179	$0	**$162,179**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,188	$0	**$10,188**
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	$25,717	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$25,717**
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**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$20,850	$0	**$20,850**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$32,815	$0	**$32,815**
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	$309,085	$0	$0	$0	$0	**$309,085**
D3060 - Controls & Instrumentation	$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	$57,693	$0	**$57,693**
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	$22,767	$0	$0	$0	$0	**$22,767**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$41,522	$0	$0	$0	$0	**$41,522**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$53,340	$0	$0	$0	$0	**$53,340**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$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):	300
Year Built:	2000
Last Renovation:	2008
Replacement Value:	$33,621
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	72.66 %
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.

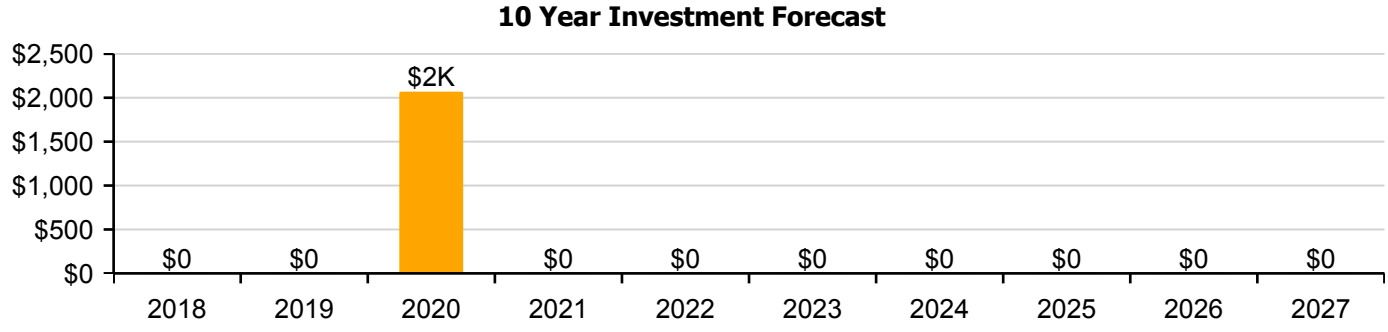
Dashboard Summary

Function:	HS -High School	Gross Area:	300
Year Built:	2000	Last Renovation:	2008
Repair Cost:	$0	Replacement Value:	$33,621
FCI:	0.00 %	RSLI%:	72.66 %

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	83.00 %	0.00 %	$0.00
B10 - Superstructure	83.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	74.07 %	0.00 %	$0.00
B30 - Roofing	15.00 %	0.00 %	$0.00
D50 - Electrical	43.33 %	0.00 %	$0.00
Totals:	**72.66 %**	**0.00 %**	**$0.00**

Photo Album

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

1). North Elevation - Feb 23, 2017

2). East Elevation - Feb 23, 2017

3). South Elevation - Feb 23, 2017

4). West Elevation - Feb 23, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	300	100	2000	2100		83.00 %	0.00 %	83			$6,039
A1030	Slab on Grade	$19.75	S.F.	300	100	2000	2100		83.00 %	0.00 %	83			$5,925
B1020	Roof Construction	$16.26	S.F.	300	100	2000	2100		83.00 %	0.00 %	83			$4,878
B2010	Exterior Walls	$29.79	S.F.	300	100	2000	2100		83.00 %	0.00 %	83			$8,937
B2030	Exterior Doors	$8.66	S.F.	300	30	2000	2030		43.33 %	0.00 %	13			$2,598
B3010140	Asphalt Shingles	$4.32	S.F.	300	20	2000	2020		15.00 %	0.00 %	3			$1,296
D5020	Branch Wiring	$3.58	S.F.	300	30	2000	2030		43.33 %	0.00 %	13			$1,074
D5020	Lighting	$9.58	S.F.	300	30	2000	2030		43.33 %	0.00 %	13			$2,874
								Total	**72.66 %**					**$33,621**

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:

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.

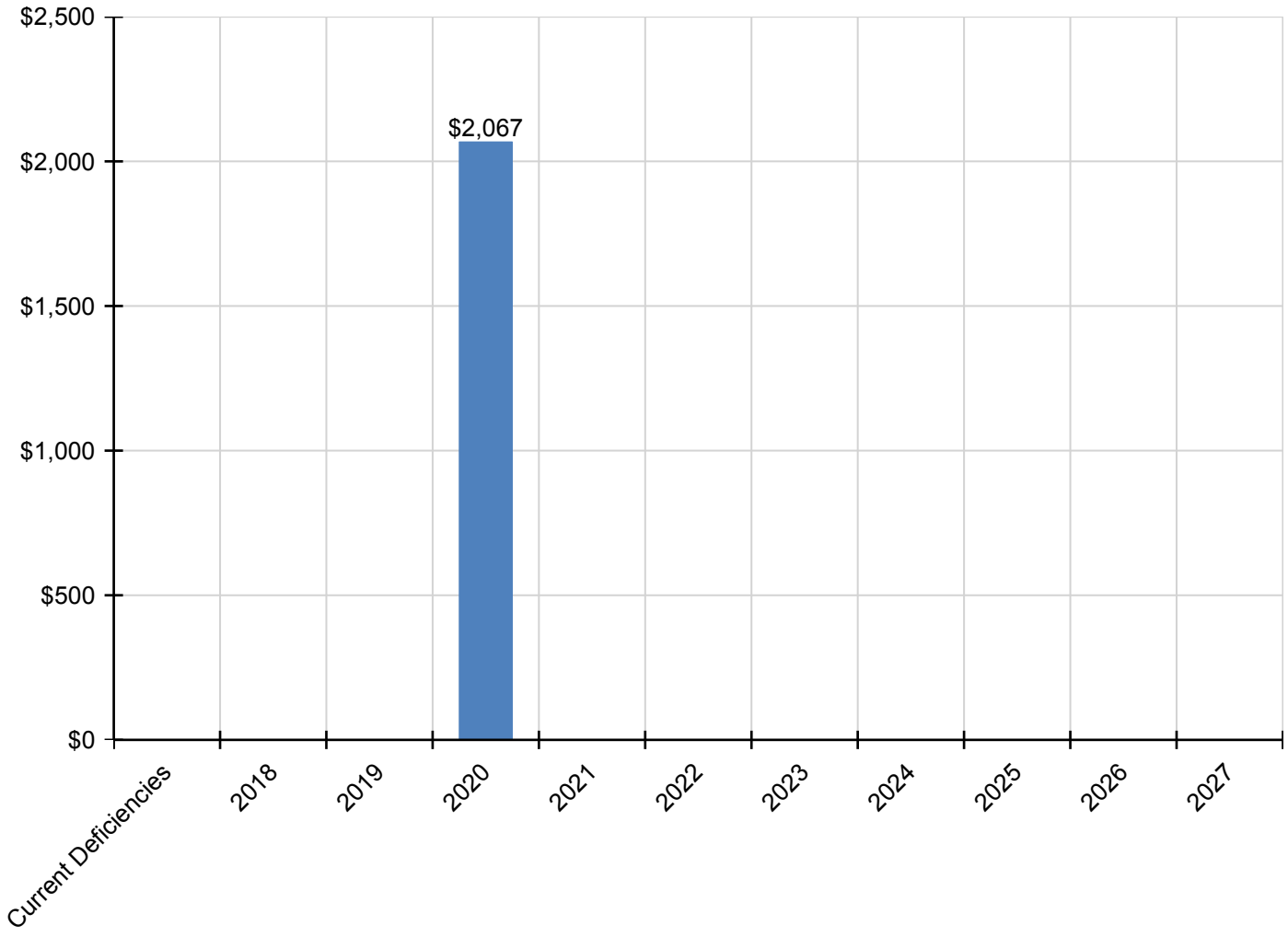
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$2,067**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,067**
*** 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	$2,067	$0	$0	$0	$0	$0	$0	$0	**$2,067**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	8,254
Year Built:	2000
Last Renovation:	
Replacement Value:	$124,884
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	45.32 %
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.

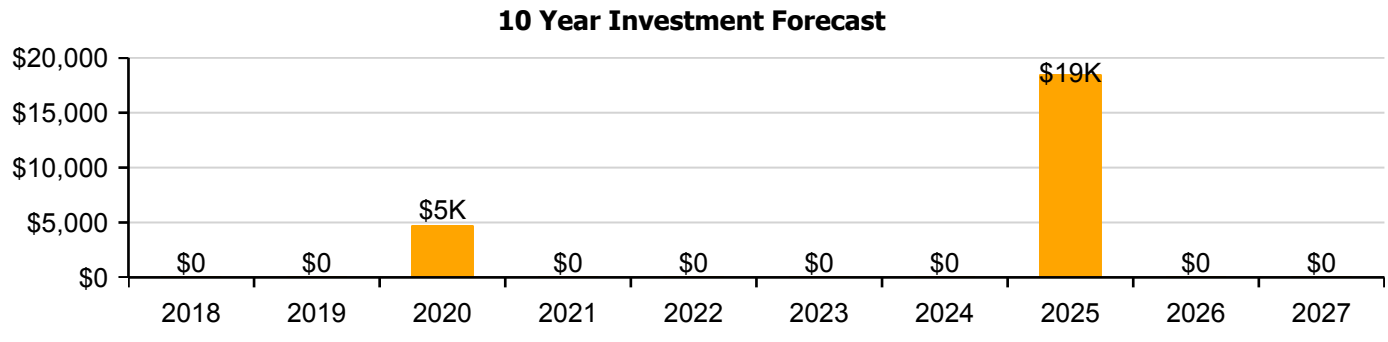
Dashboard Summary

Function:	HS -High School	Gross Area:	8,254
Year Built:	2000	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$124,884
FCI:	0.00 %	RSLI%:	45.32 %

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	27.37 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	66.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	57.13 %	0.00 %	$0.00
Totals:	**45.32 %**	**0.00 %**	**$0.00**

Photo Album

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

1). Aerial Image of Greene County Alternate 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 $
G2020	Parking Lots	$1.61	S.F.	8,254	25	2000	2025		32.00 %	0.00 %	8			$13,289
G2030	Pedestrian Paving	$1.98	S.F.	8,254	30	2000	2030		43.33 %	0.00 %	13			$16,343
G2040105	Fence & Guardrails	$1.20	S.F.	8,254	30	2000	2030		43.33 %	0.00 %	13			$9,905
G2040950	Hard Surface Play Area	$0.48	S.F.	8,254	20	2000	2020		15.00 %	0.00 %	3			$3,962
G2050	Landscaping	$1.91	S.F.	8,254	15	2000	2015		0.00 %	0.00 %	-2			$15,765
G3010	Water Supply	$2.42	S.F.	8,254	50	2000	2050		66.00 %	0.00 %	33			$19,975
G3020	Sanitary Sewer	$1.52	S.F.	8,254	50	2000	2050		66.00 %	0.00 %	33			$12,546
G4010	Electrical Distribution	$2.44	S.F.	8,254	50	2000	2050		66.00 %	0.00 %	33			$20,140
G4020	Site Lighting	$1.57	S.F.	8,254	30	2000	2030		43.33 %	0.00 %	13			$12,959
								Total	**45.32 %**					**$124,884**

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:

System: G2050 - Landscaping



Note:

System: G3020 - Sanitary Sewer

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.

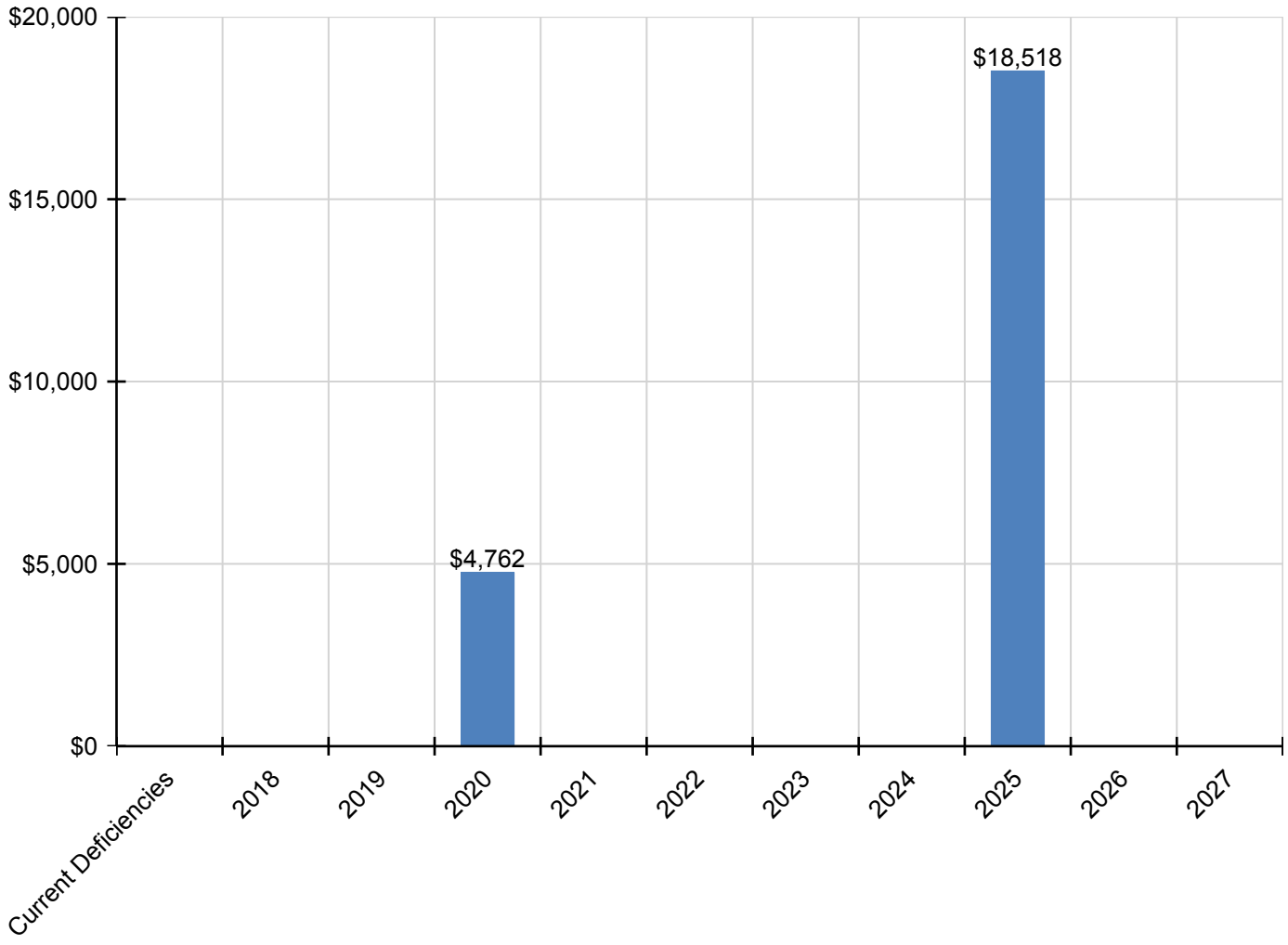
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$4,762**	**$0**	**$0**	**$0**	**$0**	**$18,518**	**$0**	**$0**	**$23,280**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$0	$0	$18,518	$0	$0	**$18,518**
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 - Hard Surface Play Area	$0	$0	$0	$4,762	$0	$0	$0	$0	$0	$0	$0	**$4,762**
*** 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**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

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/400 Greene County/Middle School

Greene County Intermediate

Draft

Campus Assessment Report

March 8, 2017

PARSONS

Table of Contents

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.

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Gross Area (SF):	81,293
Year Built:	2012
Last Renovation:	
Replacement Value:	$19,320,641
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	82.31 %
FCA Score:	100.00

Description:

GENERAL:

Greene County Intermediate is located at 614 Middle School Road in Snow Hill, NC. The 1 story, 81,293 square foot building was originally constructed in 2012 There have been no additions or no renovations. In addition to the main building, the campus contains ancillary buildings; storage, pump house.

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

A. SUBSTRUCTURE

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

B. SUPERSTRUCTURE

Floor construction is metal pan deck with lightweight fill. Roof construction is steel. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically pitched standing seam metal. And single ply membrane. Most building entrances appear to comply with ADA requirements.

C. INTERIORS

Interior partitions are typically. Interior doors are generally solid core wood with wood frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, lockers, toilet accessories, storage shelving, handrails, fabricated toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes in common areas are typically vinyl composition tile and ceramic 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 automatic control valves. Domestic water distribution is copper with electric hot water heating. Sanitary waste system is plastic. Rain water drainage system is internal with roof drains.

HVAC:

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

FIRE PROTECTION:

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

OTHER ELECTRICAL SYSTEMS:

This building does have a separately derived emergency power system. There is no diesel emergency generator.

E. EQUIPMENT & FURNISHINGS:

This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage, audio-visual, laboratory, 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, above ground fuel tanks and site lighting.

Attributes:

General Attributes:			
Condition Assessor:	Terence Davis	Assessment Date:	1/31/2017
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	61.18	Site Acreage:	61.18

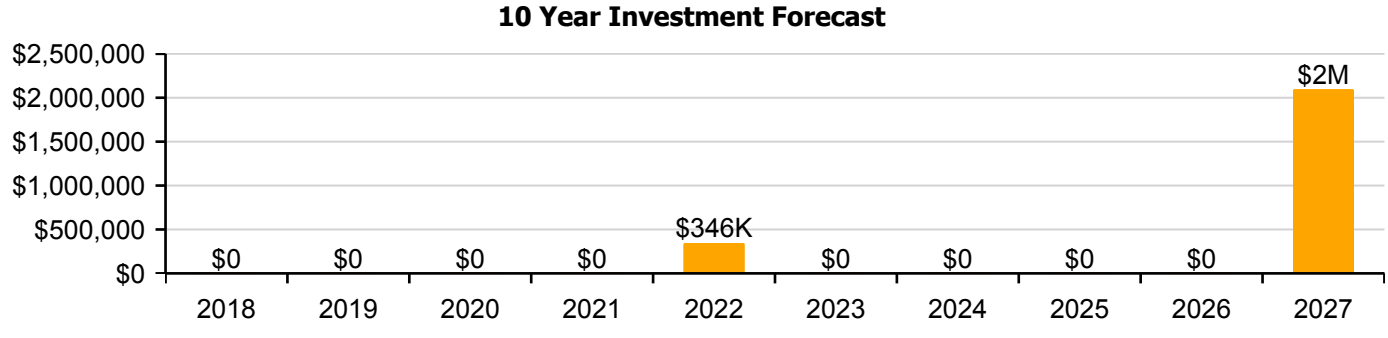
Campus Dashboard Summary

Gross Area:	81,293		
Year Built:	2012	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$19,320,641
FCI:	0.00 %	RSLI%:	82.31 %

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	95.00 %	0.00 %	$0.00
A20 - Basement Construction	95.00 %	0.00 %	$0.00
B10 - Superstructure	95.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	88.52 %	0.00 %	$0.00
B30 - Roofing	82.92 %	0.00 %	$0.00
C10 - Interior Construction	81.09 %	0.00 %	$0.00
C30 - Interior Finishes	73.91 %	0.00 %	$0.00
D20 - Plumbing	83.39 %	0.00 %	$0.00
D30 - HVAC	79.48 %	0.00 %	$0.00
D40 - Fire Protection	83.33 %	0.00 %	$0.00
D50 - Electrical	76.98 %	0.00 %	$0.00
E10 - Equipment	75.00 %	0.00 %	$0.00
E20 - Furnishings	75.00 %	0.00 %	$0.00
G20 - Site Improvements	77.93 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	89.73 %	0.00 %	$0.00
G40 - Site Electrical Utilities	83.85 %	0.00 %	$0.00
Totals:	**82.31 %**	**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
2012 Main Building	80,543	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2012 Pump House	250	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2012 Storage Building	500	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Site	81,293	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

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Function:	MS -Middle School
Gross Area (SF):	80,543
Year Built:	2012
Last Renovation:	
Replacement Value:	$16,935,453
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	82.15 %
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.

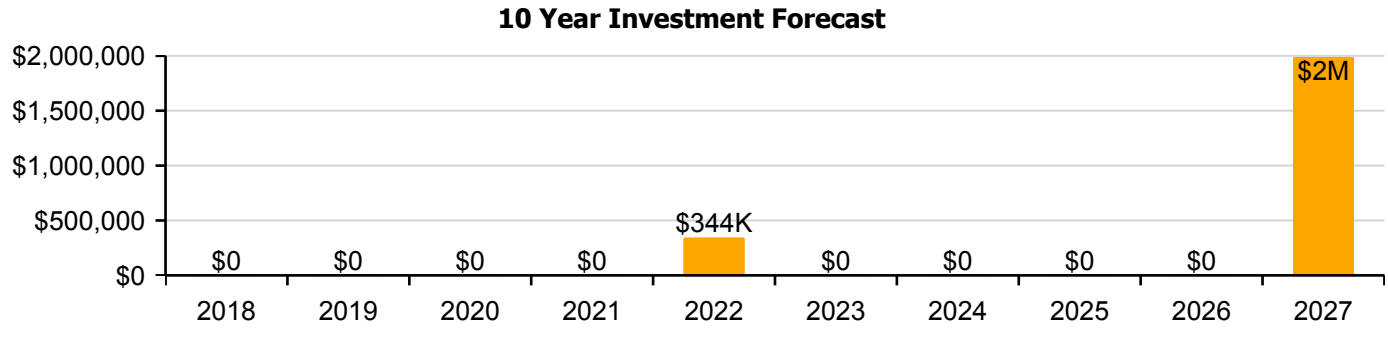
Dashboard Summary

Function:	MS -Middle School	Gross Area:	80,543
Year Built:	2012	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$16,935,453
FCI:	0.00 %	RSLI%:	82.15 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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A20 - Basement Construction	95.00 %	0.00 %	$0.00
B10 - Superstructure	95.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	88.45 %	0.00 %	$0.00
B30 - Roofing	82.92 %	0.00 %	$0.00
C10 - Interior Construction	81.09 %	0.00 %	$0.00
C30 - Interior Finishes	73.93 %	0.00 %	$0.00
D20 - Plumbing	83.39 %	0.00 %	$0.00
D30 - HVAC	79.48 %	0.00 %	$0.00
D40 - Fire Protection	83.33 %	0.00 %	$0.00
D50 - Electrical	76.96 %	0.00 %	$0.00
E10 - Equipment	75.00 %	0.00 %	$0.00
E20 - Furnishings	75.00 %	0.00 %	$0.00
Totals:	**82.15 %**	**0.00 %**	**$0.00**

Photo Album

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

1). Northeast Elevation - Feb 21, 2017

2). Southeast Elevation - Feb 21, 2017

3). Southwest Elevation - Feb 21, 2017

4). Northwest Elevation - Feb 21, 2017

Condition Detail

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

1. System Code: A code that identifies the system.
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9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
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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.	80,543	100	2012	2112		95.00 %	0.00 %	95			$122,425
A1030	Slab on Grade	$4.40	S.F.	80,543	100	2012	2112		95.00 %	0.00 %	95			$354,389
A2010	Basement Excavation	$1.00	S.F.	80,543	100	2012	2112		95.00 %	0.00 %	95			$80,543
A2020	Basement Walls	$6.22	S.F.	80,543	100	2012	2112		95.00 %	0.00 %	95			$500,977
B1010	Floor Construction	$12.43	S.F.	80,543	100	2012	2112		95.00 %	0.00 %	95			$1,001,149
B1020	Roof Construction	$8.18	S.F.	80,543	100	2012	2112		95.00 %	0.00 %	95			$658,842
B2010	Exterior Walls	$9.02	S.F.	80,543	100	2012	2112		95.00 %	0.00 %	95			$726,498
B2020	Exterior Windows	$10.52	S.F.	80,543	30	2012	2042		83.33 %	0.00 %	25			$847,312
B2030	Exterior Doors	$1.02	S.F.	80,543	30	2012	2042		83.33 %	0.00 %	25			$82,154
B3010120	Single Ply Membrane	$6.98	S.F.	4,800	20	2012	2032		75.00 %	0.00 %	15			$33,504
B3010130	Preformed Metal Roofing	$9.66	S.F.	80,543	30	2012	2042		83.33 %	0.00 %	25			$778,045
B3020	Roof Openings	$0.24	S.F.	80,543	25	2012	2037		80.00 %	0.00 %	20			$19,330
C1010	Partitions	$6.07	S.F.	80,543	75	2012	2087		93.33 %	0.00 %	70			$488,896
C1020	Interior Doors	$2.46	S.F.	80,543	30	2012	2042		83.33 %	0.00 %	25			$198,136
C1030	Fittings	$13.11	S.F.	80,543	20	2012	2032		75.00 %	0.00 %	15			$1,055,919
C3010	Wall Finishes	$3.35	S.F.	80,543	10	2012	2022		50.00 %	0.00 %	5			$269,819
C3020	Floor Finishes	$10.41	S.F.	80,543	20	2012	2032		75.00 %	0.00 %	15			$838,453
C3030	Ceiling Finishes	$11.37	S.F.	80,543	25	2012	2037		80.00 %	0.00 %	20			$915,774
D2010	Plumbing Fixtures	$9.64	S.F.	80,543	30	2012	2042		83.33 %	0.00 %	25			$776,435
D2020	Domestic Water Distribution	$1.03	S.F.	80,543	30	2012	2042		83.33 %	0.00 %	25			$82,959
D2030	Sanitary Waste	$1.62	S.F.	80,543	30	2012	2042		83.33 %	0.00 %	25			$130,480
D2090	Other Plumbing Systems - Propane	$0.16	S.F.	80,543	40	2012	2052		87.50 %	0.00 %	35			$12,887
D3020	Heat Generating Systems	$8.66	S.F.	80,543	30	2012	2042		83.33 %	0.00 %	25			$697,502
D3030	Cooling Generating Systems	$8.99	S.F.	80,543	25	2012	2037		80.00 %	0.00 %	20			$724,082
D3040	Distribution Systems	$10.65	S.F.	80,543	30	2012	2042		83.33 %	0.00 %	25			$857,783
D3050	Terminal & Package Units	$5.00	S.F.	80,543	15	2012	2027		66.67 %	0.00 %	10			$402,715
D3060	Controls & Instrumentation	$3.33	S.F.	80,543	20	2012	2032		75.00 %	0.00 %	15			$268,208
D4010	Sprinklers	$3.92	S.F.	80,543	30	2012	2042		83.33 %	0.00 %	25			$315,729
D4020	Standpipes	$0.67	S.F.	80,543	30	2012	2042		83.33 %	0.00 %	25			$53,964
D5010	Electrical Service/Distribution	$1.64	S.F.	80,543	40	2012	2052		87.50 %	0.00 %	35			$132,091
D5020	Branch Wiring	$4.91	S.F.	80,543	30	2012	2042		83.33 %	0.00 %	25			$395,466
D5020	Lighting	$11.44	S.F.	80,543	30	2012	2042		83.33 %	0.00 %	25			$921,412
D5030810	Security & Detection Systems	$2.27	S.F.	80,543	15	2012	2027		66.67 %	0.00 %	10			$182,833
D5030910	Fire Alarm Systems	$4.11	S.F.	80,543	15	2012	2027		66.67 %	0.00 %	10			$331,032
D5030920	Data Communication	$5.32	S.F.	80,543	15	2012	2027		66.67 %	0.00 %	10			$428,489
D5090	Other Electrical Systems	$0.51	S.F.	80,543	20	2012	2032		75.00 %	0.00 %	15			$41,077
E1020	Institutional Equipment	$2.73	S.F.	80,543	20	2012	2032		75.00 %	0.00 %	15			$219,882
E1090	Other Equipment	$6.82	S.F.	80,543	20	2012	2032		75.00 %	0.00 %	15			$549,303
E2010	Fixed Furnishings	$5.45	S.F.	80,543	20	2012	2032		75.00 %	0.00 %	15			$438,959
								Total	**82.15 %**					**$16,935,453**

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:

System: B3010120 - Single Ply Membrane



Note:

System: B3010130 - Preformed Metal Roofing

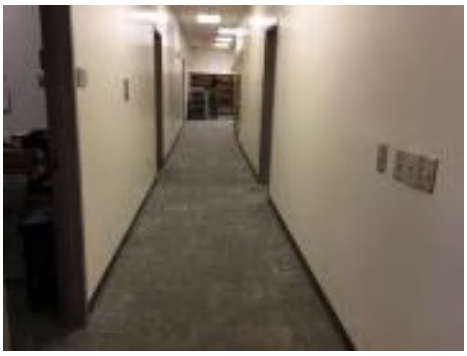
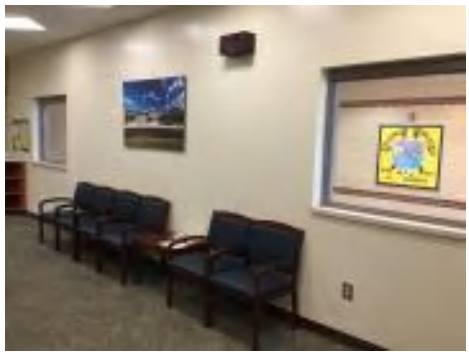


Note:

System: B3020 - Roof Openings

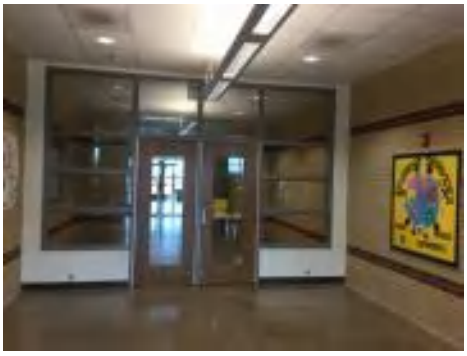
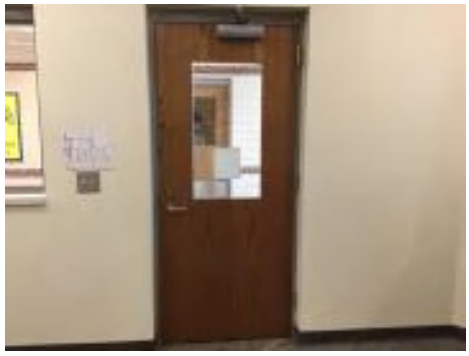

Note:

System: C1010 - Partitions


Note:

System: C1020 - Interior Doors

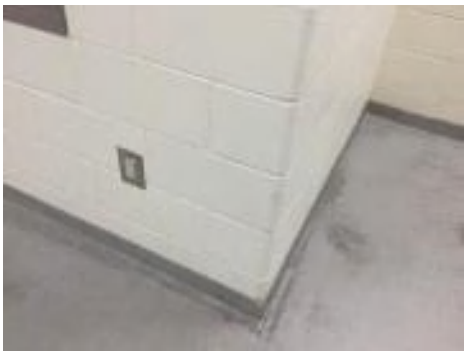




Note:

System: C1030 - Fittings


Note:

System: C3010 - Wall Finishes

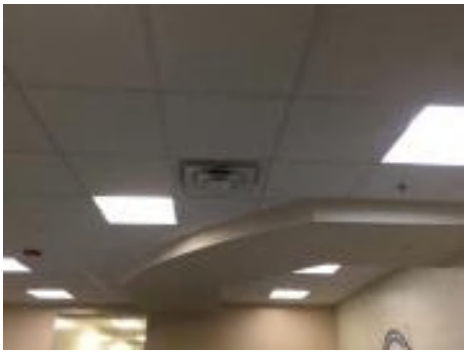

Note:

System: C3020 - Floor Finishes



Note:

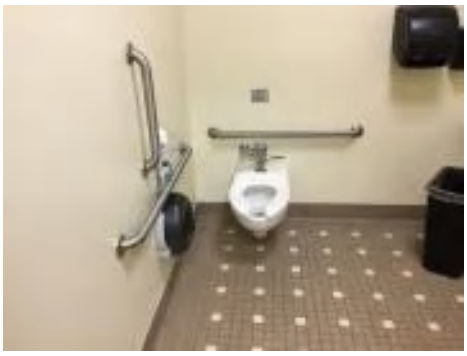
System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures





Note:

System: D2020 - Domestic Water Distribution


Note:

System: D2030 - Sanitary Waste



Note:

System: D2090 - Other Plumbing Systems - Propane


Note:

System: D3020 - Heat Generating Systems


Note:

System: D3030 - Cooling Generating Systems


Note:

System: D3040 - Distribution Systems


Note:

System: D3050 - Terminal & Package Units


Note:

System: D3060 - Controls & Instrumentation



Note:

System: D4010 - Sprinklers



Note:

System: D4020 - Standpipes

Note:

System: D5010 - Electrical Service/Distribution



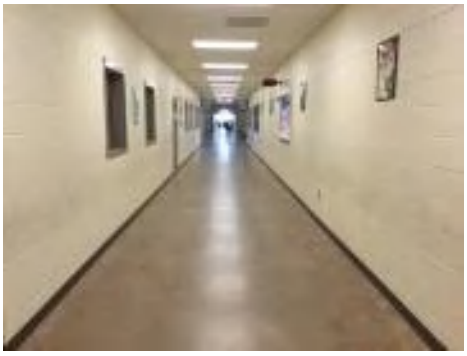
Note:

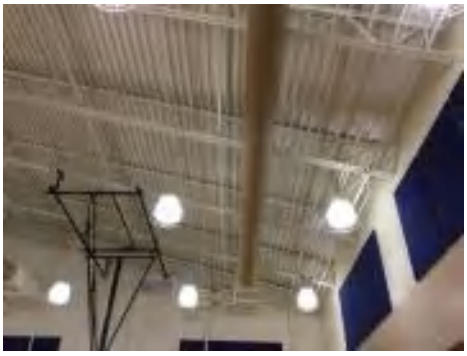
System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting





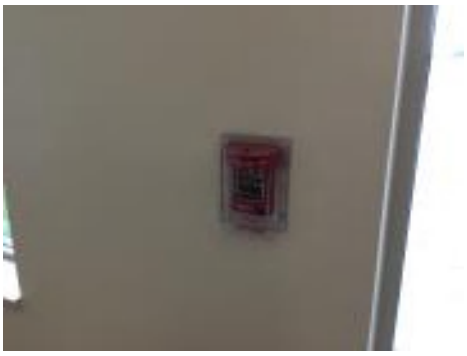
Note:

System: D5030810 - Security & Detection Systems



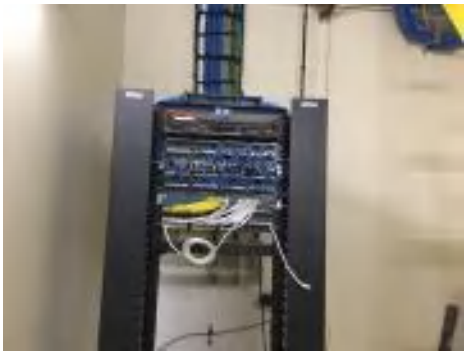
Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication

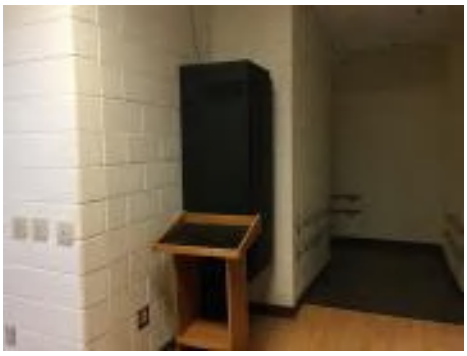


Note:

System: D5090 - Other Electrical Systems

Note:

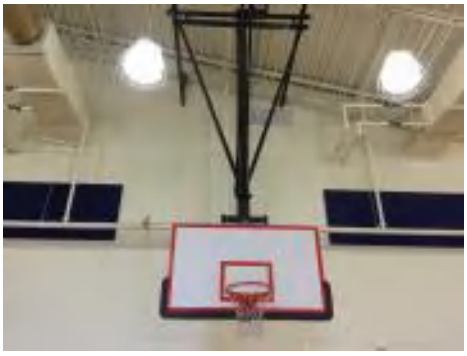
System: E1020 - Institutional Equipment


Note:

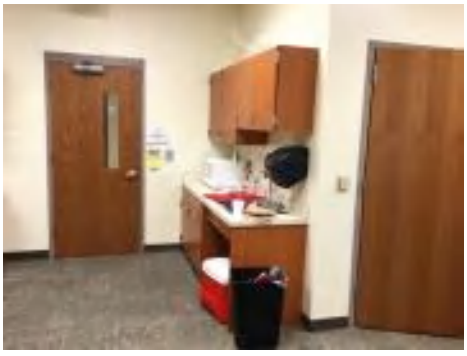
System: E1090 - Other Equipment





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:	**$0**	**$0**	**$0**	**$0**	**$0**	**$344,074**	**$0**	**$0**	**$0**	**$0**	**$1,988,426**	**$2,332,500**
*** 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**

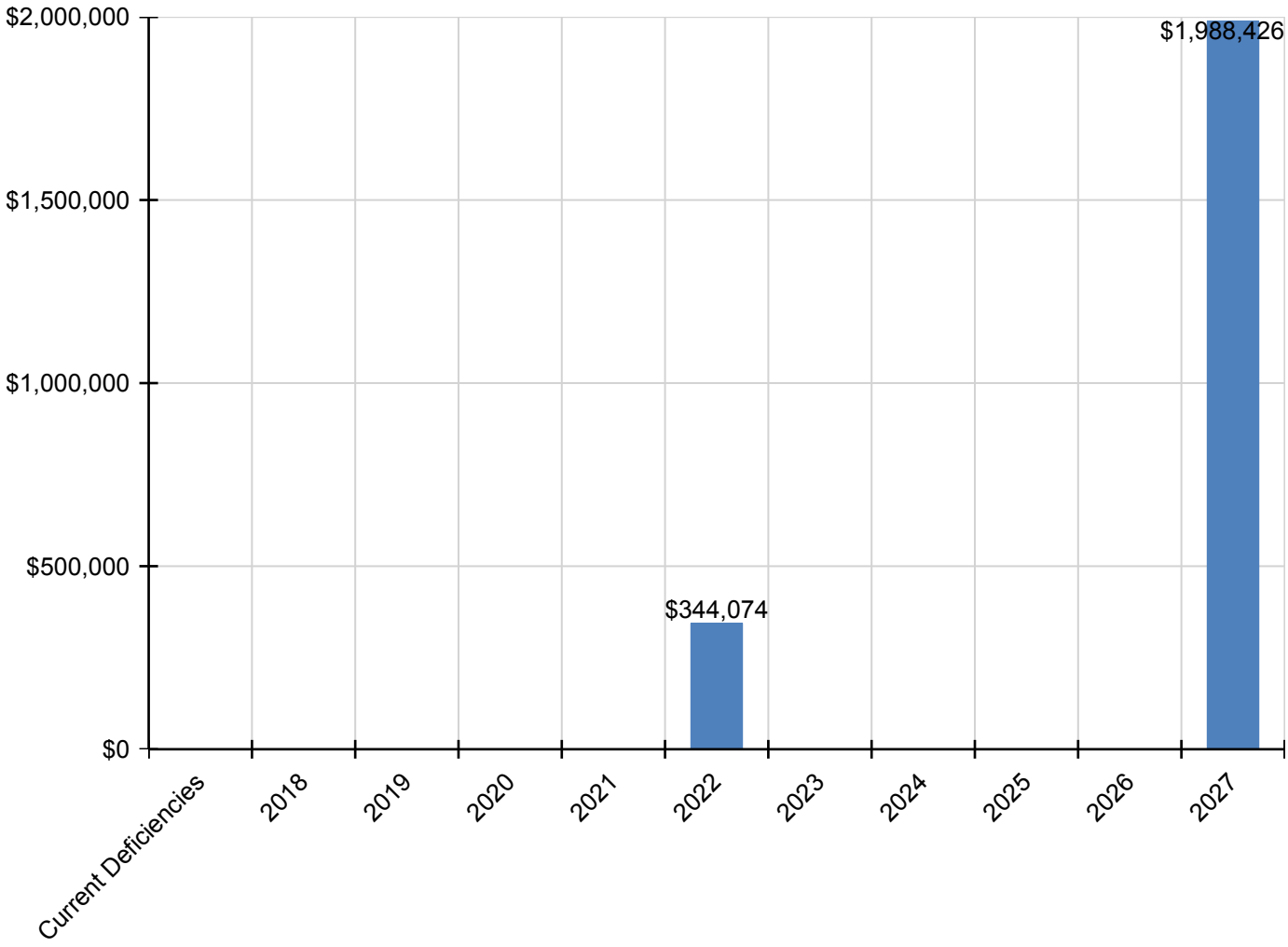
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$344,074	$0	$0	$0	$0	$0	**$344,074**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$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**
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**
D2090 - Other Plumbing Systems - Propane	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$595,337	**$595,337**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$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**
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	$0	$270,283	**$270,283**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$489,367	**$489,367**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$633,439	**$633,439**
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	$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:	MS -Middle School
Gross Area (SF):	250
Year Built:	2012
Last Renovation:	
Replacement Value:	$66,538
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	86.12 %
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.

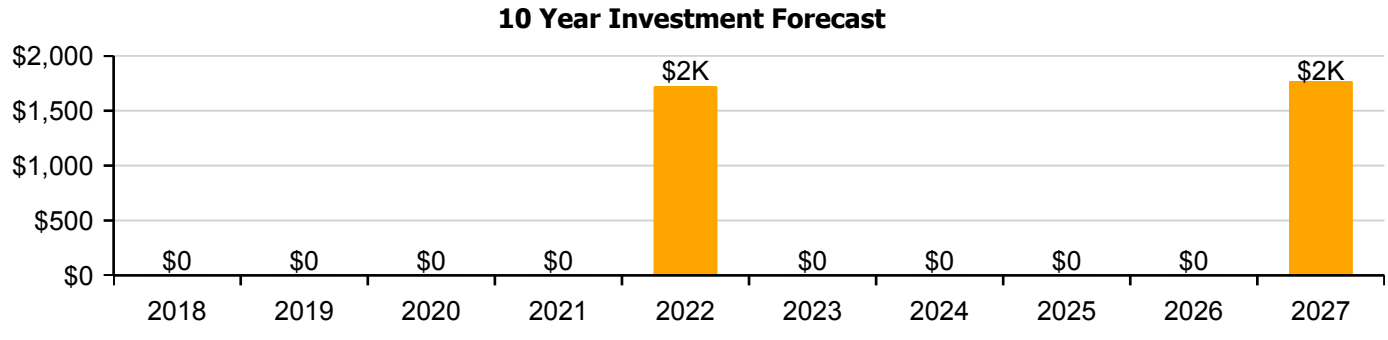
Dashboard Summary

Function:	MS -Middle School	Gross Area:	250
Year Built:	2012	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$66,538
FCI:	0.00 %	RSLI%:	86.12 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	95.00 %	0.00 %	$0.00
B10 - Superstructure	95.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	92.37 %	0.00 %	$0.00
B30 - Roofing	83.33 %	0.00 %	$0.00
C30 - Interior Finishes	50.00 %	0.00 %	$0.00
D20 - Plumbing	83.33 %	0.00 %	$0.00
D30 - HVAC	83.33 %	0.00 %	$0.00
D40 - Fire Protection	83.33 %	0.00 %	$0.00
D50 - Electrical	78.88 %	0.00 %	$0.00
Totals:	**86.12 %**	**0.00 %**	**$0.00**

Photo Album

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

1). East Elevation - Feb 21, 2017

2). North Elevation - Feb 21, 2017

3). West Elevation - Feb 21, 2017

4). South Elevation - Feb 21, 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.	250	100	2012	2112		95.00 %	0.00 %	95			$5,033
A1030	Slab on Grade	$19.75	S.F.	250	100	2012	2112		95.00 %	0.00 %	95			$4,938
B1020	Roof Construction	$16.26	S.F.	250	100	2012	2112		95.00 %	0.00 %	95			$4,065
B2010	Exterior Walls	$29.79	S.F.	250	100	2012	2112		95.00 %	0.00 %	95			$7,448
B2030	Exterior Doors	$8.66	S.F.	250	30	2012	2042		83.33 %	0.00 %	25			$2,165
B3010130	Preformed Metal Roofing	$9.66	S.F.	250	30	2012	2042		83.33 %	0.00 %	25			$2,415
C3010	Wall Finishes	$5.11	S.F.	250	10	2012	2022		50.00 %	0.00 %	5			$1,278
C3030	Ceiling Finishes	$0.30	S.F.	250	10	2012	2022		50.00 %	0.00 %	5			$75
D2020	Domestic Water Distribution	$7.50	S.F.	250	30	2012	2042		83.33 %	0.00 %	25			$1,875
D3040	Distribution Systems	$6.18	S.F.	250	30	2012	2042		83.33 %	0.00 %	25			$1,545
D4010	Sprinklers	$1.27	S.F.	250	30	2012	2042		83.33 %	0.00 %	25			$318
D4020	Standpipes	$123.58	S.F.	250	30	2012	2042		83.33 %	0.00 %	25			$30,895
D5020	Branch Wiring	$3.58	S.F.	250	30	2012	2042		83.33 %	0.00 %	25			$895
D5020	Lighting	$9.58	S.F.	250	30	2012	2042		83.33 %	0.00 %	25			$2,395
D5030910	Communication & Alarm Systems	$4.79	S.F.	250	15	2012	2027		66.67 %	0.00 %	10			$1,198
								Total	**86.12 %**					**$66,538**

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:

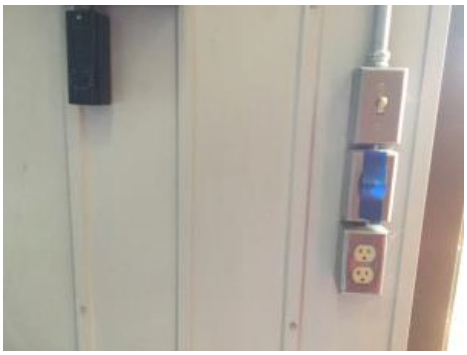
System: B2030 - Exterior Doors

Note:

System: B3010130 - Preformed Metal Roofing

Note:

System: C3010 - Wall Finishes



Note:

System: C3030 - Ceiling Finishes

Note:

System: D2020 - Domestic Water Distribution

Note:

System: D3040 - Distribution Systems

Note:

System: D4010 - Sprinklers

Note:

System: D4020 - Standpipes

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

Note:

System: D5030910 - Communication & Alarm 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%

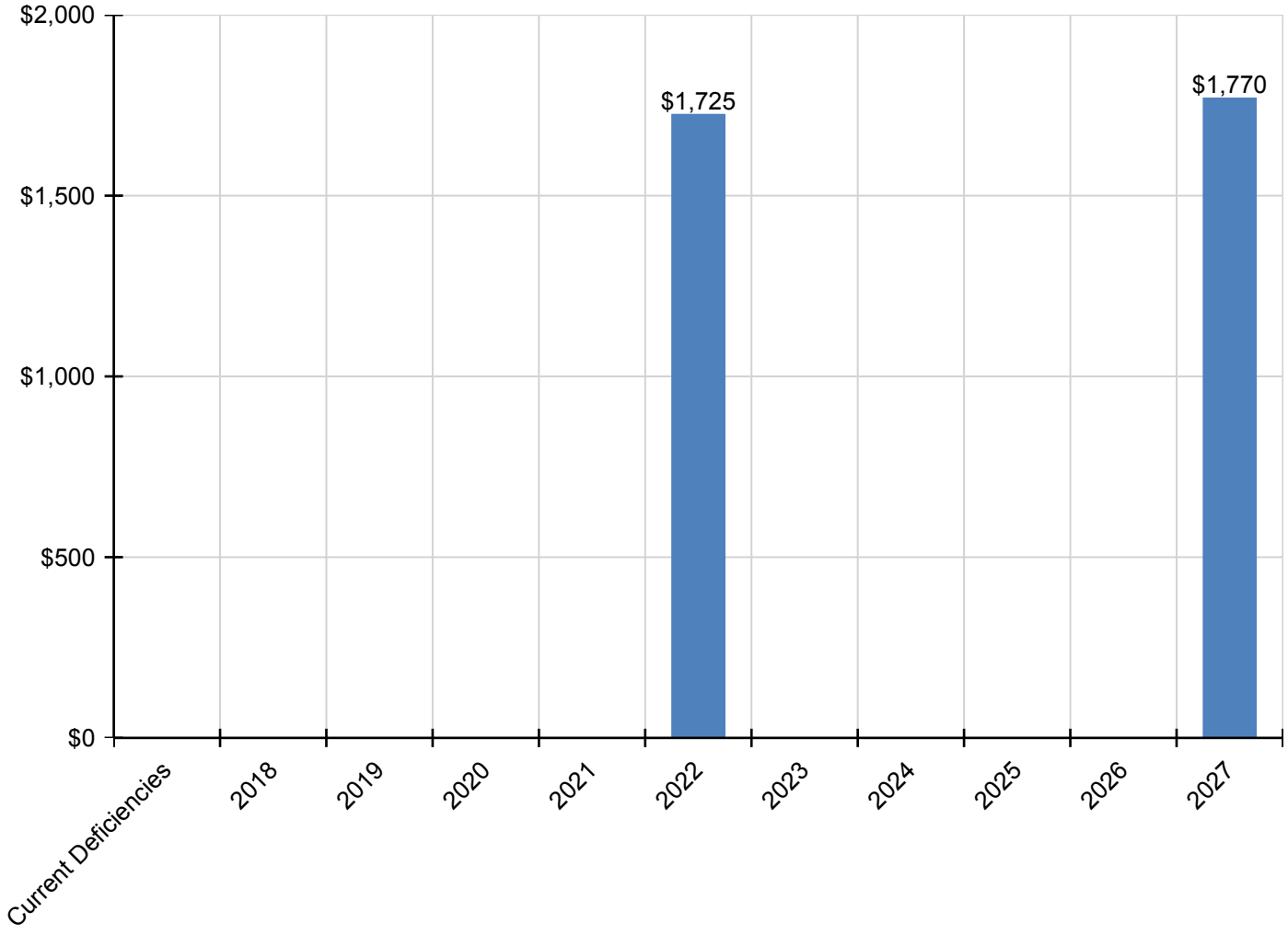
Campus Assessment Report - 2012 Pump House

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,725**	**$0**	**$0**	**$0**	**$0**	**$1,770**	**$3,495**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$1,629	$0	$0	$0	$0	$0	**$1,629**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$96	$0	$0	$0	$0	$0	**$96**
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**
D2020 - Domestic Water Distribution	$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**
D40 - Fire Protection	$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**
D4020 - Standpipes	$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**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030910 - Communication & Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,770	**$1,770**

** 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):	500
Year Built:	2012
Last Renovation:	
Replacement Value:	$58,705
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	91.87 %
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.

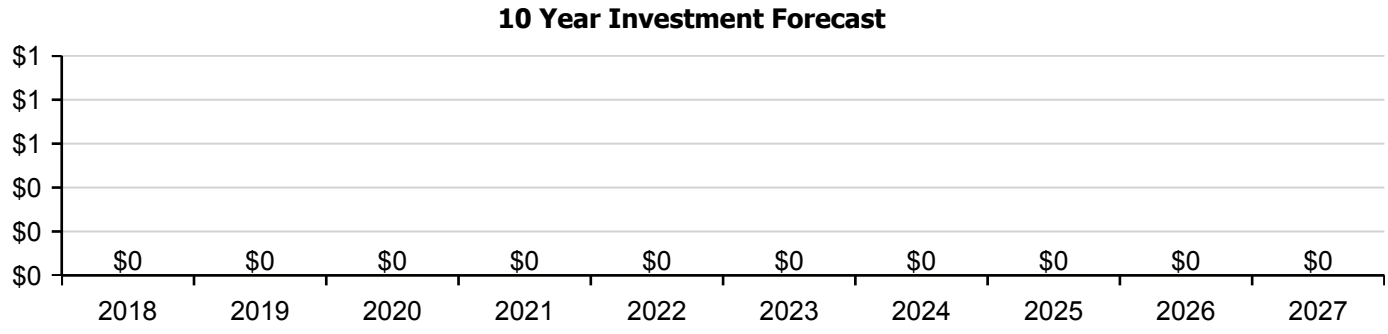
Dashboard Summary

Function:	MS -Middle School	Gross Area:	500
Year Built:	2012	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$58,705
FCI:	0.00 %	RSLI%:	91.87 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	95.00 %	0.00 %	$0.00
B10 - Superstructure	95.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	92.37 %	0.00 %	$0.00
B30 - Roofing	83.33 %	0.00 %	$0.00
D50 - Electrical	83.33 %	0.00 %	$0.00
Totals:	**91.87 %**	**0.00 %**	**$0.00**

Photo Album

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

1). East Elevation - Feb 22, 2017

2). West Elevation - Feb 22, 2017

3). South Elevation - Feb 22, 2017

4). North Elevation - Feb 22, 2017

Condition Detail

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

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5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
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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	2012	2112		95.00 %	0.00 %	95			$10,065
A1030	Slab on Grade	$19.75	S.F.	500	100	2012	2112		95.00 %	0.00 %	95			$9,875
B1020	Roof Construction	$16.26	S.F.	500	100	2012	2112		95.00 %	0.00 %	95			$8,130
B2010	Exterior Walls	$29.79	S.F.	500	100	2012	2112		95.00 %	0.00 %	95			$14,895
B2030	Exterior Doors	$8.66	S.F.	500	30	2012	2042		83.33 %	0.00 %	25			$4,330
B3010130	Preformed Metal Roofing	$9.66	S.F.	500	30	2012	2042		83.33 %	0.00 %	25			$4,830
D5020	Branch Wiring	$3.58	S.F.	500	30	2012	2042		83.33 %	0.00 %	25			$1,790
D5020	Lighting	$9.58	S.F.	500	30	2012	2042		83.33 %	0.00 %	25			$4,790
								Total	**91.87 %**					**$58,705**

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:

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.

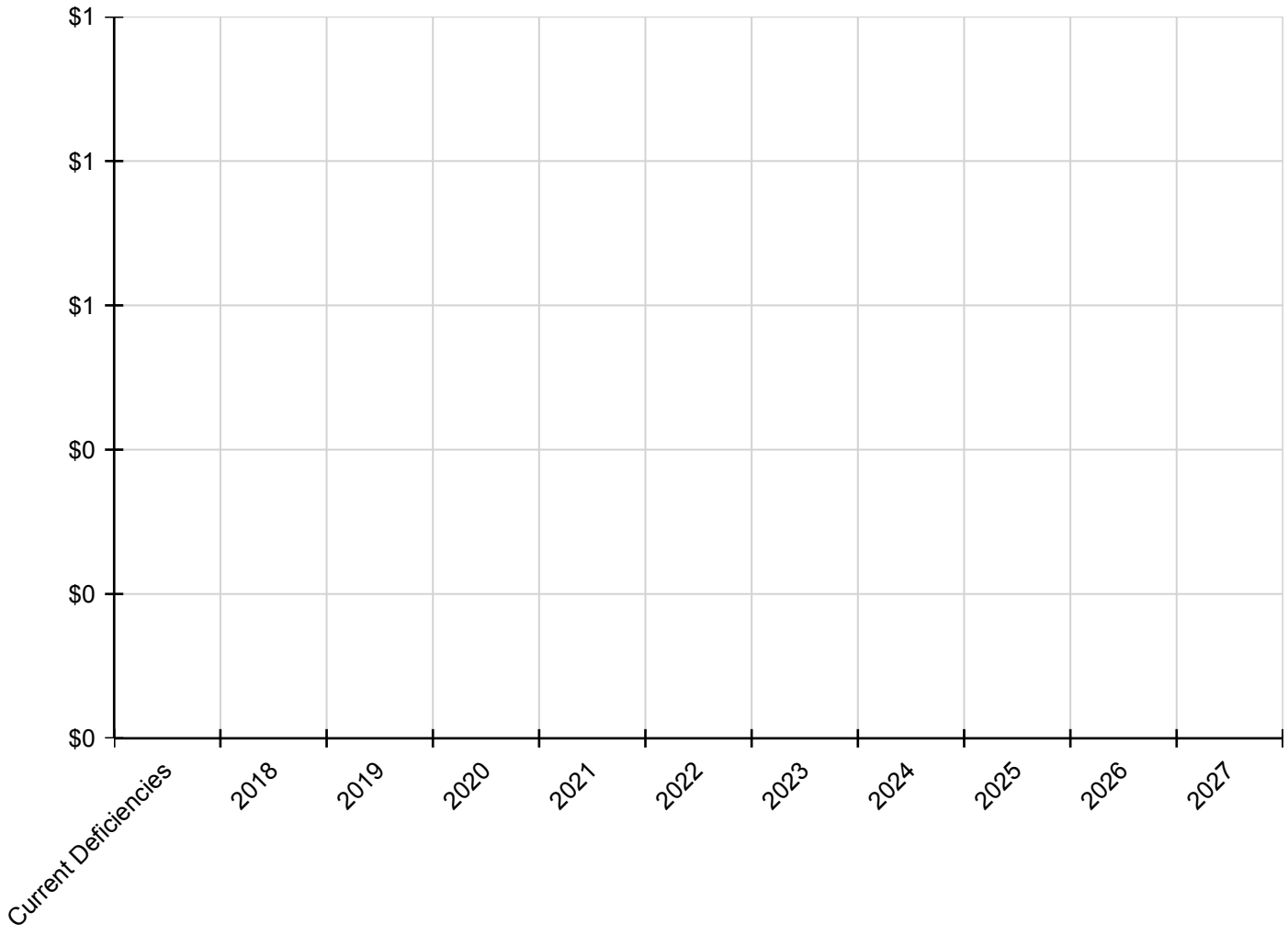
Inflation Rate: 3%

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**	**$0**	**$0**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	MS -Middle School
Gross Area (SF):	81,293
Year Built:	2012
Last Renovation:	
Replacement Value:	$2,259,945
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	83.09 %
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

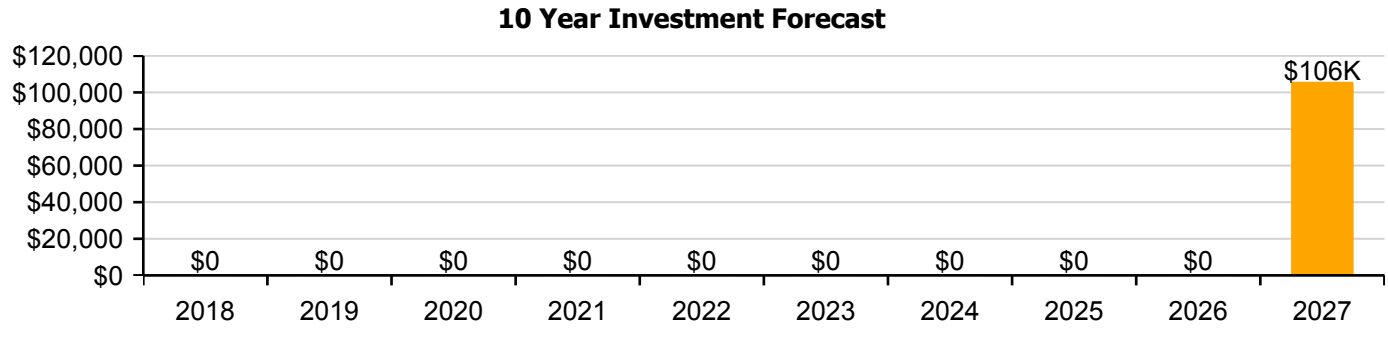
Dashboard Summary

Function:	MS -Middle School	Gross Area:	81,293
Year Built:	2012	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$2,259,945
FCI:	0.00 %	RSLI%:	83.09 %

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	77.93 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	89.73 %	0.00 %	$0.00
G40 - Site Electrical Utilities	83.85 %	0.00 %	$0.00
Totals:	**83.09 %**	**0.00 %**	**$0.00**

Photo Album

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

1). Aerial Image of Greene County
Intermediate - 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.	81,293	25	2012	2037		80.00 %	0.00 %	20			$343,056
G2020	Parking Lots	$1.39	S.F.	81,293	25	2012	2037		80.00 %	0.00 %	20			$112,997
G2030	Pedestrian Paving	$1.98	S.F.	81,293	30	2012	2042		83.33 %	0.00 %	25			$160,960
G2040105	Fence & Guardrails	$1.20	S.F.	81,293	30	2012	2042		83.33 %	0.00 %	25			$97,552
G2040950	Playing Field	$2.47	S.F.	81,293	20	2012	2032		75.00 %	0.00 %	15			$200,794
G2050	Landscaping	$1.91	S.F.	81,293	15	2012	2027		66.67 %	0.00 %	10			$155,270
G3010	Water Supply	$2.42	S.F.	81,293	50	2012	2062		90.00 %	0.00 %	45			$196,729
G3020	Sanitary Sewer	$1.52	S.F.	81,293	50	2012	2062		90.00 %	0.00 %	45			$123,565
G3030	Storm Sewer	$4.67	S.F.	81,293	50	2012	2062		90.00 %	0.00 %	45			$379,638
G3060	Fuel Distribution	$1.03	S.F.	81,293	40	2012	2052		87.50 %	0.00 %	35			$83,732
G4010	Electrical Distribution	$2.59	S.F.	81,293	50	2012	2062		90.00 %	0.00 %	45			$210,549
G4020	Site Lighting	$1.52	S.F.	81,293	30	2012	2042		83.33 %	0.00 %	25			$123,565
G4030	Site Communications & Security	$0.88	S.F.	81,293	15	2012	2027		66.67 %	0.00 %	10			$71,538
								Total	**83.09 %**					**$2,259,945**

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:

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Playing Field

Note:

System: G2050 - Landscaping


Note:

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer


Note:

System: G3030 - Storm Sewer


Note:

System: G3060 - Fuel Distribution

Note:

System: G4010 - Electrical Distribution

Note:

System: G4020 - Site Lighting

Note:

System: G4030 - Site Communications & Security

Note:

Renewal Schedule

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

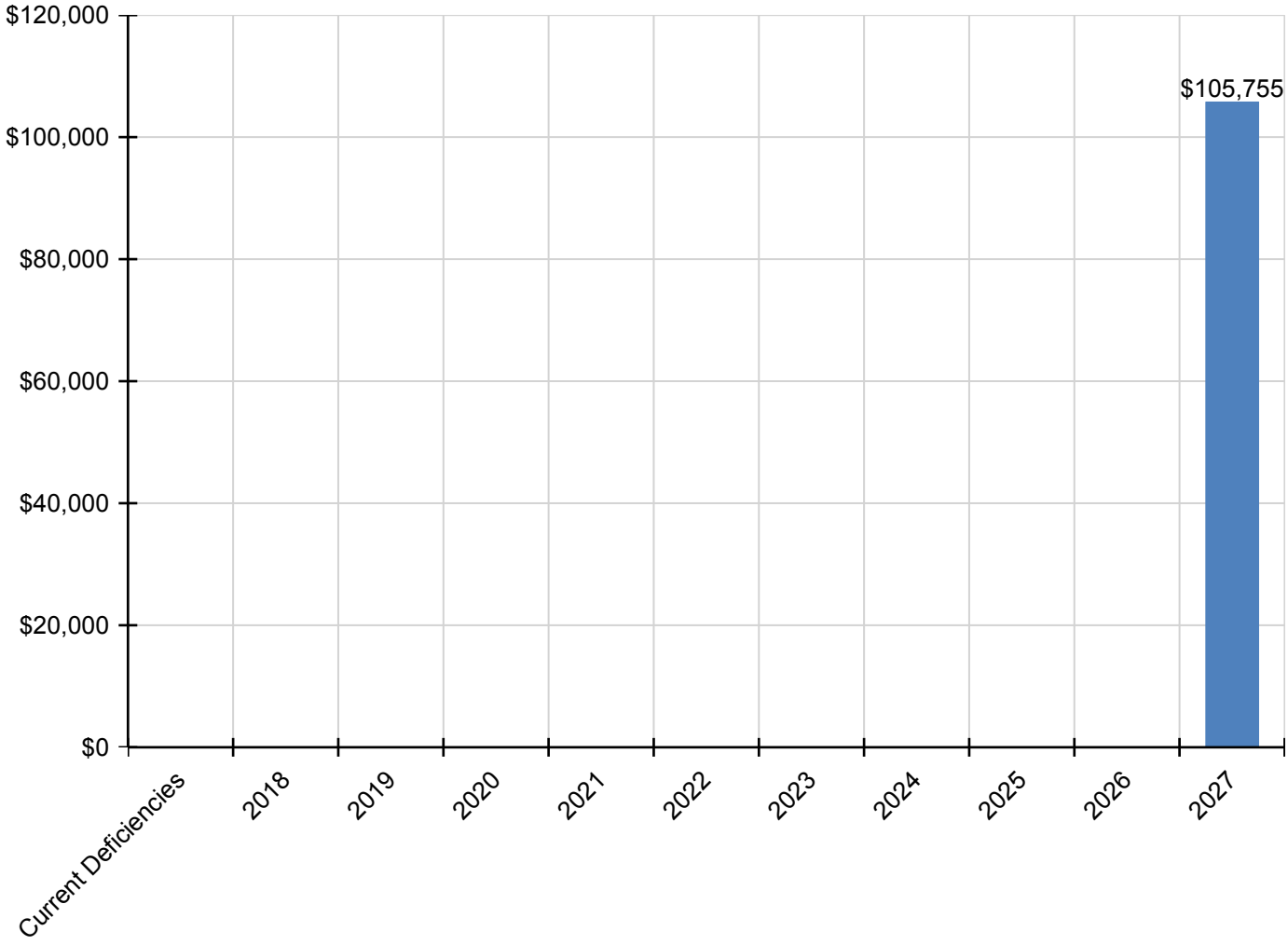
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$105,755**	**$105,755**
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 - Playing Field	$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	$105,755	**$105,755**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



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NC School District/400 Greene County/Middle School

Greene County Middle

Draft

Campus Assessment Report

March 8, 2017

PARSONS

Table of Contents

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.

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Gross Area (SF):	128,452
Year Built:	2012
Last Renovation:	
Replacement Value:	$32,469,246
Repair Cost:	$792,677.00
Total FCI:	2.44 %
Total RSLI:	70.01 %
FCA Score:	97.56

Description:

GENERAL:

Greene County Middle School is located at 485 Middle School Road in Snow Hill, NC. The 1 story, 128,452 square foot building was originally constructed in 1990 and renovated in 2012 after a tornado destroyed the school. In addition to the main building, the campus contains ancillary buildings; storage, modular classrooms, locker room and restrooms.

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.

1. 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 of cast in-place construction.

B. SUPERSTRUCTURE

Floor construction is metal pan deck with lightweight fill. Roof construction is steel. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically pitched standing seam metal. Most building entrances appear to comply with ADA requirements.

C. INTERIORS

Interior partitions are typically. Interior doors are generally solid core wood with wood frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, lockers, toilet accessories, storage shelving, handrails, fabricated toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes in common areas are typically vinyl composition tile and ceramic 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 automatic control valves. Domestic water distribution is copper with electric hot water heating. Sanitary waste system is plastic. Rain water drainage system is internal with roof drains.

HVAC:

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

FIRE PROTECTION:

The building does have a fire sprinkler system. The building 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 all common spaces. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are

secured with magnetic door locks. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system combined with the telephone system.

OTHER ELECTRICAL SYSTEMS:

This building does have a separately derived emergency power system. There is no diesel emergency generator.

E. EQUIPMENT & FURNISHINGS:

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

G. SITE

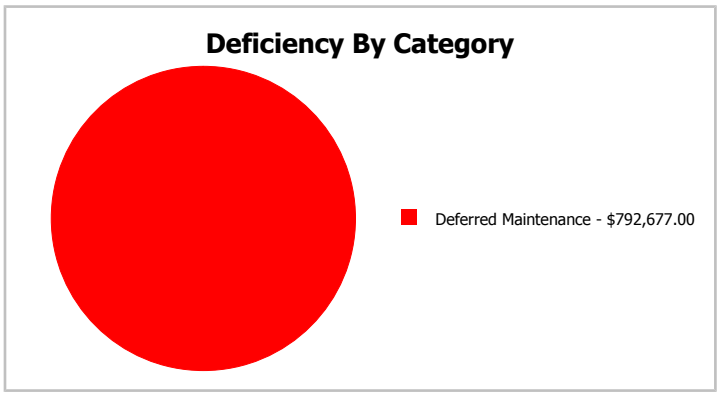
Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, baseball field, football field, softball field, play areas, and fencing. Site mechanical and electrical features include water, sewer, propane, above ground fuel tanks and site lighting.

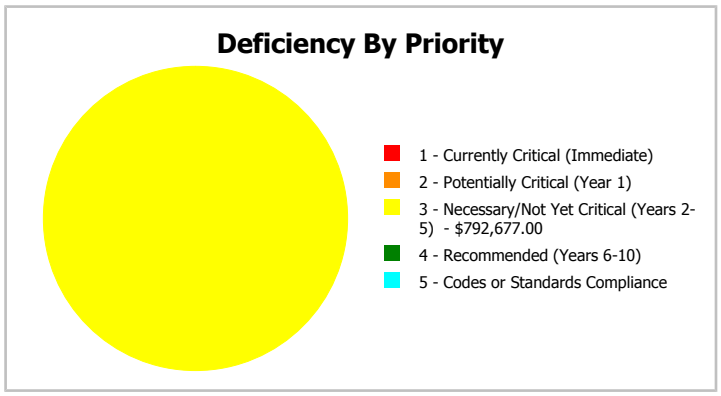
Attributes:

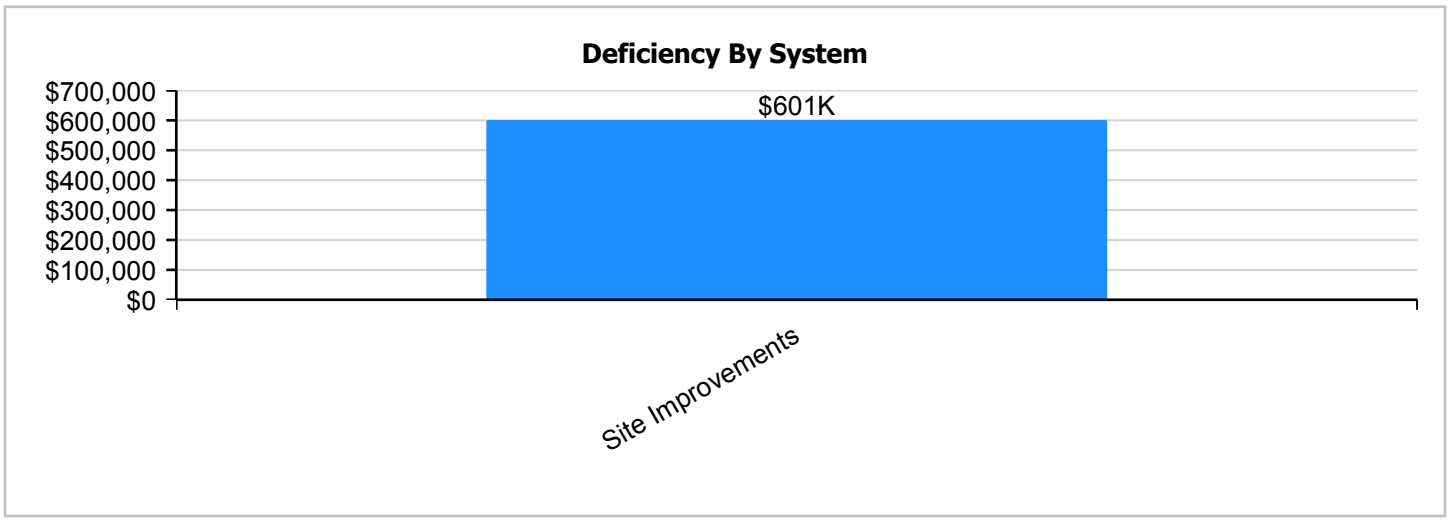
General Attributes:			
Condition Assessor:	Terence Davis	Assessment Date:	
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	47.54	Site Acreage:	47.54

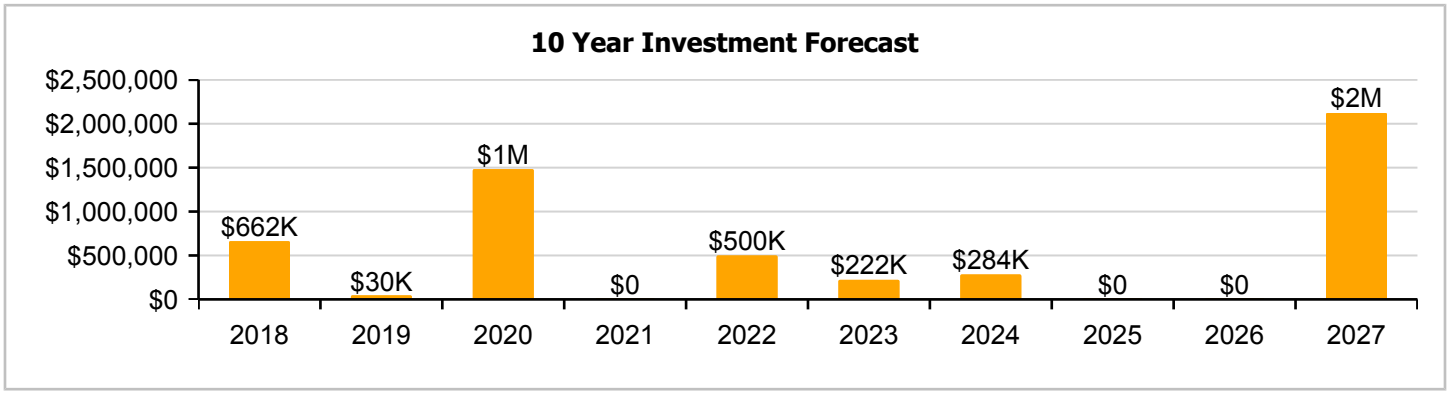
Campus Dashboard Summary

Gross Area:	128,452		
Year Built:	2012	Last Renovation:	
Repair Cost:	$792,677	Replacement Value:	$32,469,246
FCI:	2.44 %	RSLI%:	70.01 %









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	94.84 %	0.00 %	$0.00
A20 - Basement Construction	73.00 %	0.00 %	$0.00
B10 - Superstructure	75.10 %	0.00 %	$0.00
B20 - Exterior Enclosure	87.69 %	0.00 %	$0.00
B30 - Roofing	78.82 %	0.00 %	$0.00
C10 - Interior Construction	79.78 %	0.00 %	$0.00
C30 - Interior Finishes	71.99 %	0.00 %	$0.00
D20 - Plumbing	82.77 %	0.00 %	$0.00
D30 - HVAC	51.70 %	0.00 %	$0.00
D40 - Fire Protection	83.33 %	0.00 %	$0.00
D50 - Electrical	75.48 %	0.00 %	$0.00
E10 - Equipment	74.43 %	0.00 %	$0.00
E20 - Furnishings	73.19 %	0.00 %	$0.00
G20 - Site Improvements	51.53 %	21.40 %	$792,677.00
G30 - Site Mechanical Utilities	44.56 %	0.00 %	$0.00
G40 - Site Electrical Utilities	61.02 %	0.00 %	$0.00
Totals:	**70.01 %**	**2.44 %**	**$792,677.00**

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
1990 Main	113,026	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2008 MOD	5,776	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2009 MOD	7,750	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2012 Locker Room	1,500	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2012 Restroom	400	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Site	128,452	14.20	$0.00	$0.00	$792,677.00	$0.00	$0.00
Total:		**2.44**	**$0.00**	**$0.00**	**$792,677.00**	**$0.00**	**$0.00**

Deficiencies By Priority

Budget Estimate Total: $792,677.00

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):	113,026
Year Built:	1990
Last Renovation:	2012
Replacement Value:	$24,489,346
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	74.49 %
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.

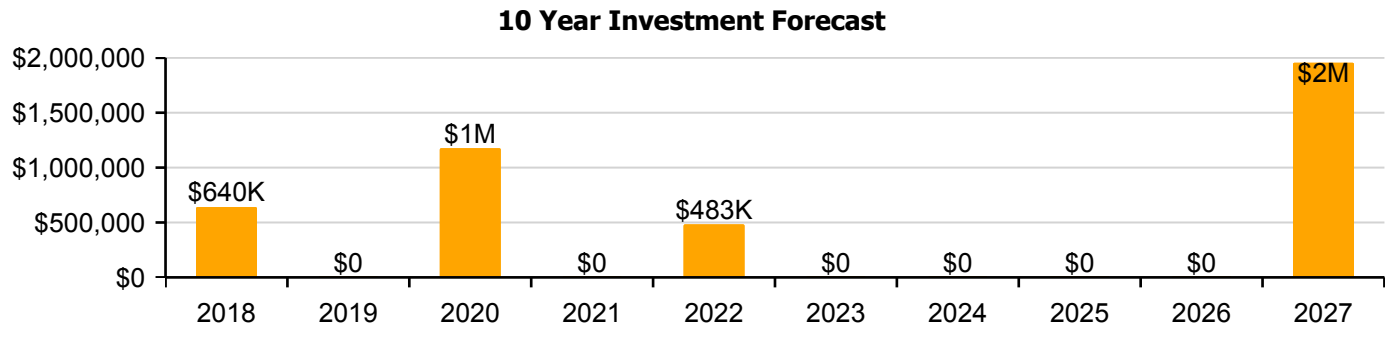
Dashboard Summary

Function:	MS -Middle School	Gross Area:	113,026
Year Built:	1990	Last Renovation:	2012
Repair Cost:	$0	Replacement Value:	$24,489,346
FCI:	0.00 %	RSLI%:	74.49 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	95.00 %	0.00 %	$0.00
A20 - Basement Construction	73.00 %	0.00 %	$0.00
B10 - Superstructure	73.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	88.45 %	0.00 %	$0.00
B30 - Roofing	79.84 %	0.00 %	$0.00
C10 - Interior Construction	81.09 %	0.00 %	$0.00
C30 - Interior Finishes	73.93 %	0.00 %	$0.00
D20 - Plumbing	83.38 %	0.00 %	$0.00
D30 - HVAC	51.99 %	0.00 %	$0.00
D40 - Fire Protection	83.33 %	0.00 %	$0.00
D50 - Electrical	77.00 %	0.00 %	$0.00
E10 - Equipment	75.00 %	0.00 %	$0.00
E20 - Furnishings	75.00 %	0.00 %	$0.00
Totals:	**74.49 %**	**0.00 %**	**$0.00**

Photo Album

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

1). South Elevation - Feb 22, 2017

2). West Elevatrion - Feb 22, 2017

3). East Elevation - Feb 22, 2017

4). North Elevation - Feb 22, 2017

Condition Detail

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

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

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.	113,026	100	2012	2112		95.00 %	0.00 %	95			$171,800
A1030	Slab on Grade	$4.40	S.F.	113,026	100	2012	2112		95.00 %	0.00 %	95			$497,314
A2010	Basement Excavation	$1.00	S.F.	113,026	100	1990	2090		73.00 %	0.00 %	73			$113,026
A2020	Basement Walls	$6.22	S.F.	113,026	100	1990	2090		73.00 %	0.00 %	73			$703,022
B1010	Floor Construction	$12.43	S.F.	113,026	100	1990	2090		73.00 %	0.00 %	73			$1,404,913
B1020	Roof Construction	$8.18	S.F.	113,026	100	1990	2090		73.00 %	0.00 %	73			$924,553
B2010	Exterior Walls	$9.02	S.F.	113,026	100	2012	2112		95.00 %	0.00 %	95			$1,019,495
B2020	Exterior Windows	$10.52	S.F.	113,026	30	2012	2042		83.33 %	0.00 %	25			$1,189,034
B2030	Exterior Doors	$1.02	S.F.	113,026	30	2012	2042		83.33 %	0.00 %	25			$115,287
B3010120	Single Ply Membrane	$6.98	S.F.	113,026	20	2012	2032		75.00 %	0.00 %	15			$788,921
B3010130	Preformed Metal Roofing	$9.66	S.F.	113,026	30	2012	2042		83.33 %	0.00 %	25			$1,091,831
C1010	Partitions	$6.07	S.F.	113,026	75	2012	2087		93.33 %	0.00 %	70			$686,068
C1020	Interior Doors	$2.46	S.F.	113,026	30	2012	2042		83.33 %	0.00 %	25			$278,044
C1030	Fittings	$13.11	S.F.	113,026	20	2012	2032		75.00 %	0.00 %	15			$1,481,771
C3010	Wall Finishes	$3.35	S.F.	113,026	10	2012	2022		50.00 %	0.00 %	5			$378,637
C3020	Floor Finishes	$10.41	S.F.	113,026	20	2012	2032		75.00 %	0.00 %	15			$1,176,601
C3030	Ceiling Finishes	$11.37	S.F.	113,026	25	2012	2037		80.00 %	0.00 %	20			$1,285,106
D2010	Plumbing Fixtures	$9.64	S.F.	113,026	30	2012	2042		83.33 %	0.00 %	25			$1,089,571
D2020	Domestic Water Distribution	$1.03	S.F.	113,026	30	2012	2042		83.33 %	0.00 %	25			$116,417
D2030	Sanitary Waste	$1.62	S.F.	113,026	30	2012	2042		83.33 %	0.00 %	25			$183,102
D2040	Rain Water Drainage	$0.59	S.F.	113,026	30	2012	2042		83.33 %	0.00 %	25			$66,685
D2090	Other Plumbing Systems -Nat Gas	$0.16	S.F.	113,026	40	2012	2052		87.50 %	0.00 %	35			$18,084
D3020	Heat Generating Systems	$8.66	S.F.	113,026	30	1990	2020		10.00 %	0.00 %	3			$978,805
D3030	Cooling Generating Systems	$8.99	S.F.	113,026	25	2010	2035		72.00 %	0.00 %	18			$1,016,104
D3040	Distribution Systems	$10.65	S.F.	113,026	30	2012	2042		83.33 %	0.00 %	25			$1,203,727
D3050	Terminal & Package Units	$5.00	S.F.	113,026	15	2003	2018		6.67 %	0.00 %	1			$565,130
D3060	Controls & Instrumentation	$3.33	S.F.	113,026	20	2012	2032		75.00 %	0.00 %	15			$376,377
D4010	Sprinklers	$3.92	S.F.	113,026	30	2012	2042		83.33 %	0.00 %	25			$443,062
D4020	Standpipes	$0.67	S.F.	113,026	30	2012	2042		83.33 %	0.00 %	25			$75,727
D5010	Electrical Service/Distribution	$1.64	S.F.	113,026	40	2012	2052		87.50 %	0.00 %	35			$185,363
D5020	Branch Wiring	$4.91	S.F.	113,026	30	2012	2042		83.33 %	0.00 %	25			$554,958
D5020	Lighting	$11.44	S.F.	113,026	30	2012	2042		83.33 %	0.00 %	25			$1,293,017
D5030810	Security & Detection Systems	$2.27	S.F.	113,026	15	2012	2027		66.67 %	0.00 %	10			$256,569
D5030910	Fire Alarm Systems	$4.11	S.F.	113,026	15	2012	2027		66.67 %	0.00 %	10			$464,537
D5030920	Data Communication	$5.32	S.F.	113,026	15	2012	2027		66.67 %	0.00 %	10			$601,298
E1020	Institutional Equipment	$2.73	S.F.	113,026	20	2012	2032		75.00 %	0.00 %	15			$308,561
E1090	Other Equipment	$6.82	S.F.	113,026	20	2012	2032		75.00 %	0.00 %	15			$770,837
E2010	Fixed Furnishings	$5.45	S.F.	113,026	20	2012	2032		75.00 %	0.00 %	15			$615,992
								Total	**74.49 %**					**$24,489,346**

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:

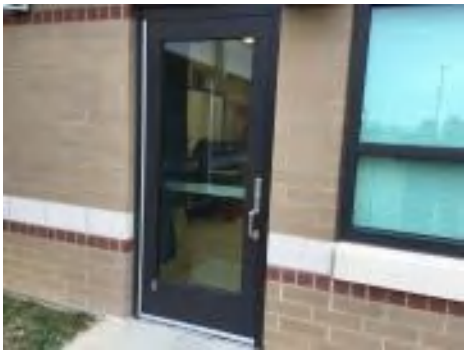
System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors





Note:

System: B3010120 - Single Ply Membrane

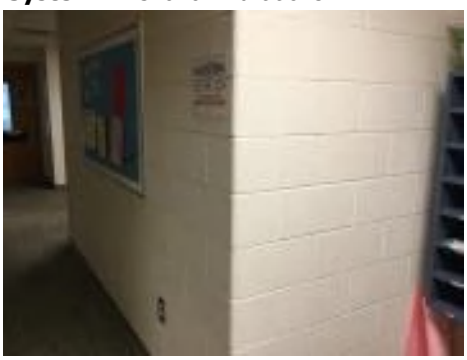
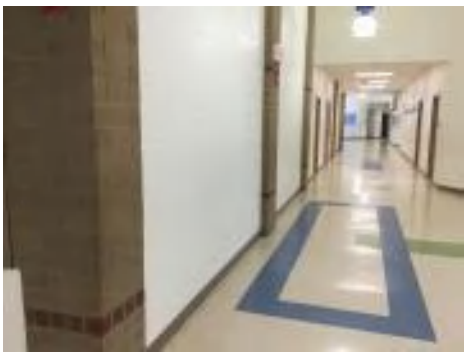

Note:

System: B3010130 - Preformed Metal Roofing



Note:

System: C1010 - Partitions


Note:

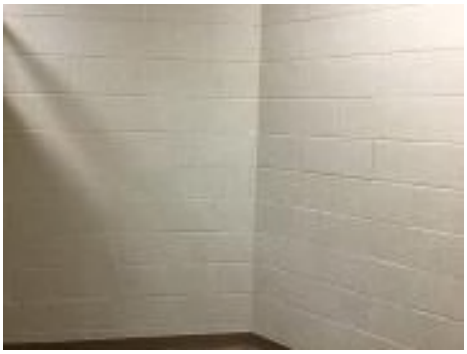
System: C1020 - Interior Doors

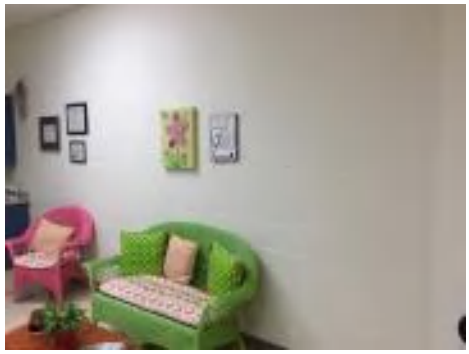
Note:

System: C1030 - Fittings

Note:

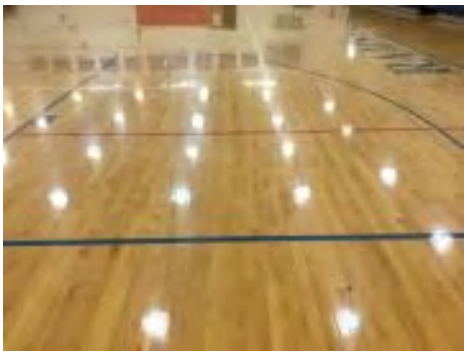
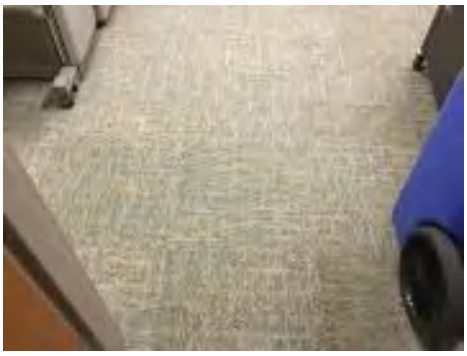
System: C3010 - Wall Finishes





Note:

System: C3020 - Floor Finishes


Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



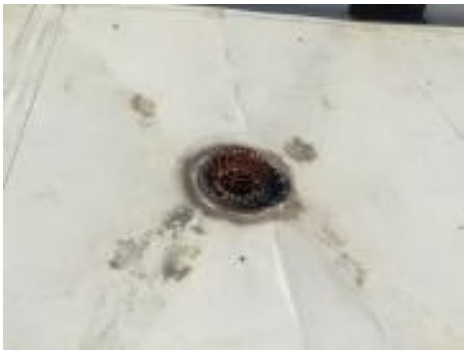
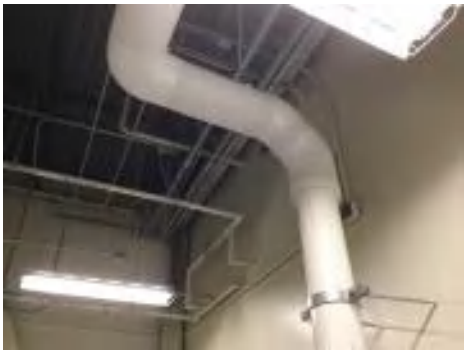
Note:

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage


Note:

System: D2090 - Other Plumbing Systems -Nat Gas



Note:

System: D3020 - Heat Generating Systems


Note:

System: D3030 - Cooling Generating Systems


Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation


Note:

System: D4010 - Sprinklers



Note:

System: D4020 - Standpipes

Note:

System: D5010 - Electrical Service/Distribution



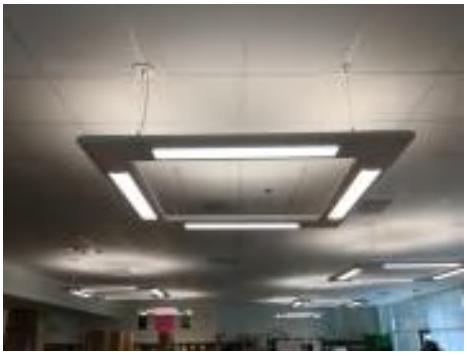
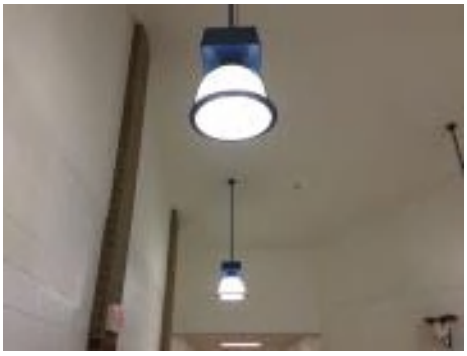
Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting


Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication


Note:

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%

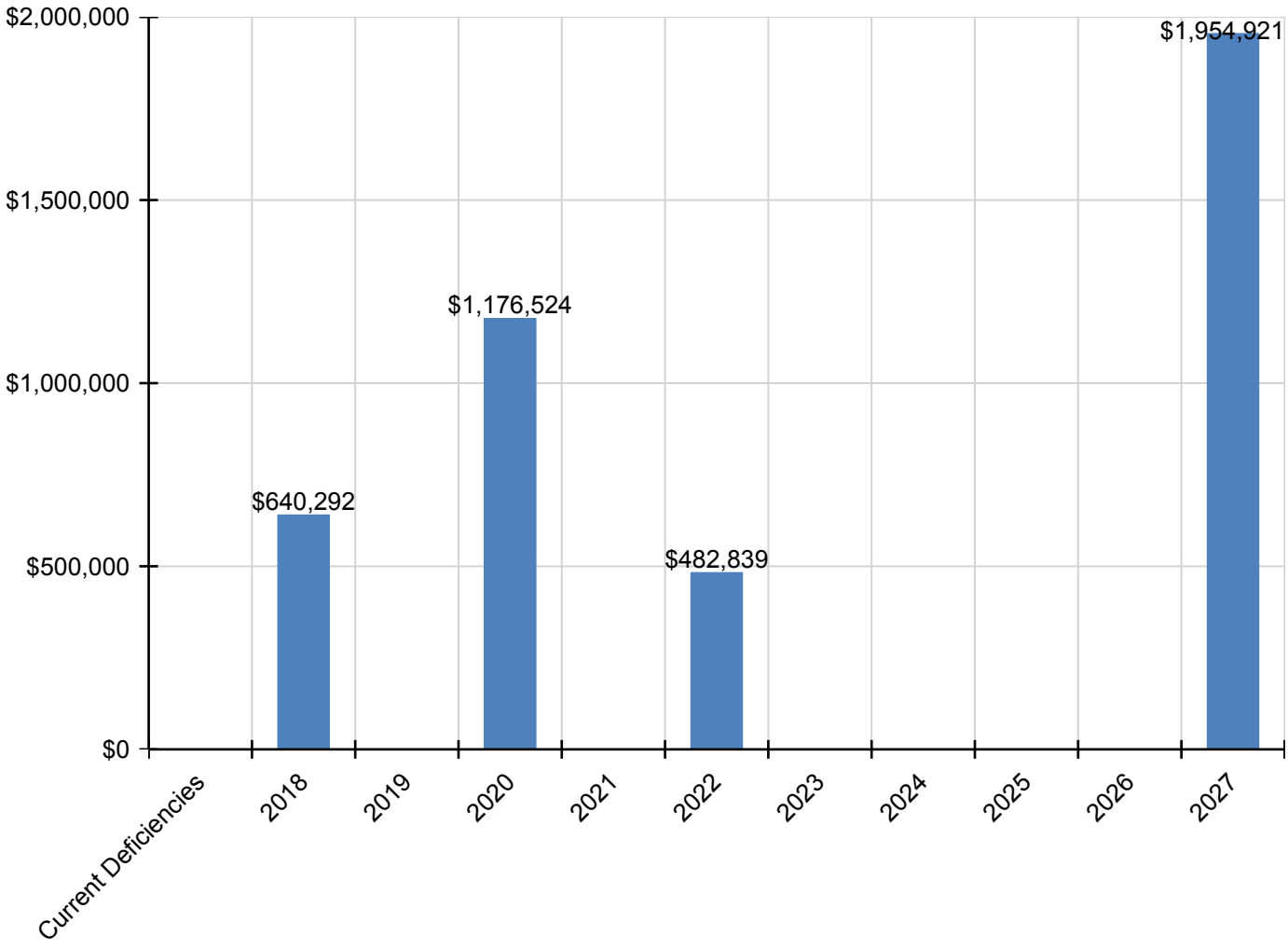
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$640,292**	**$0**	**$1,176,524**	**$0**	**$482,839**	**$0**	**$0**	**$0**	**$0**	**$1,954,921**	**$4,254,576**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$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**
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	$482,839	$0	$0	$0	$0	$0	**$482,839**
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**
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 -Nat Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$1,176,524	$0	$0	$0	$0	$0	$0	$0	**$1,176,524**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$640,292	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$640,292**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$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**
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	$0	$379,288	**$379,288**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$686,729	**$686,729**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$888,904	**$888,904**
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:	MS -Middle School
Gross Area (SF):	5,776
Year Built:	2008
Last Renovation:	
Replacement Value:	$970,021
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	64.41 %
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.

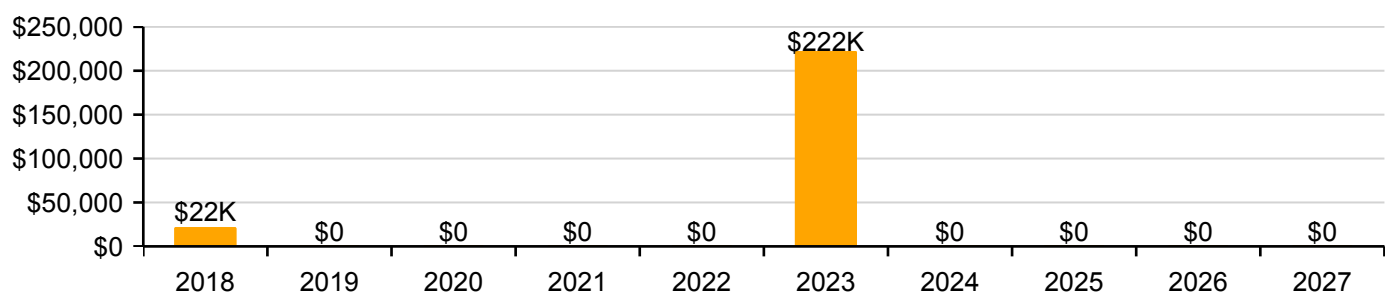
Dashboard Summary

Function:	MS -Middle School	Gross Area:	5,776
Year Built:	2008	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$970,021
FCI:	0.00 %	RSLI%:	64.41 %

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	79.21 %	0.00 %	$0.00
B30 - Roofing	55.00 %	0.00 %	$0.00
C10 - Interior Construction	65.96 %	0.00 %	$0.00
C30 - Interior Finishes	53.07 %	0.00 %	$0.00
D20 - Plumbing	70.00 %	0.00 %	$0.00
D30 - HVAC	43.70 %	0.00 %	$0.00
D50 - Electrical	58.59 %	0.00 %	$0.00
E10 - Equipment	55.00 %	0.00 %	$0.00
E20 - Furnishings	55.00 %	0.00 %	$0.00
Totals:	**64.41 %**	**0.00 %**	**$0.00**

Photo Album

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

1). East Elevation - Feb 22, 2017

2). South Elevation - Feb 22, 2017

3). West Elevation - Feb 22, 2017

4). North Elevation - Feb 22, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1020	Special Foundations	$2.53	S.F.	5,776	100	2008	2108		91.00 %	0.00 %	91			$14,613
B1010	Floor Construction	$12.43	S.F.	5,776	100	2008	2108		91.00 %	0.00 %	91			$71,796
B1020	Roof Construction	$8.18	S.F.	5,776	100	2008	2108		91.00 %	0.00 %	91			$47,248
B2010	Exterior Walls	$9.02	S.F.	5,776	100	2008	2108		91.00 %	0.00 %	91			$52,100
B2020	Exterior Windows	$10.52	S.F.	5,776	30	2008	2038		70.00 %	0.00 %	21			$60,764
B2030	Exterior Doors	$1.02	S.F.	5,776	30	2008	2038		70.00 %	0.00 %	21			$5,892
B3010120	Single Ply Membrane	$6.98	S.F.	5,776	20	2008	2028		55.00 %	0.00 %	11			$40,316
C1010	Partitions	$6.07	S.F.	5,776	75	2008	2083		88.00 %	0.00 %	66			$35,060
C1020	Interior Doors	$2.46	S.F.	5,776	30	2008	2038		70.00 %	0.00 %	21			$14,209
C1030	Fittings	$13.11	S.F.	5,776	20	2008	2028		55.00 %	0.00 %	11			$75,723
C3010	Wall Finishes	$3.35	S.F.	5,776	10	2008	2018		10.00 %	0.00 %	1			$19,350
C3020	Floor Finishes	$10.41	S.F.	5,776	20	2008	2028		55.00 %	0.00 %	11			$60,128
C3030	Ceiling Finishes	$11.37	S.F.	5,776	25	2008	2033		64.00 %	0.00 %	16			$65,673
D2010	Plumbing Fixtures	$9.64	S.F.	5,776	30	2008	2038		70.00 %	0.00 %	21			$55,681
D2020	Domestic Water Distribution	$1.03	S.F.	5,776	30	2008	2038		70.00 %	0.00 %	21			$5,949
D2030	Sanitary Waste	$1.62	S.F.	5,776	30	2008	2038		70.00 %	0.00 %	21			$9,357
D3040	Distribution Systems	$2.30	S.F.	5,776	30	2008	2038		70.00 %	0.00 %	21			$13,285
D3050	Terminal & Package Units	$17.61	S.F.	5,776	15	2008	2023		40.00 %	0.00 %	6			$101,715
D3060	Controls & Instrumentation	$0.42	S.F.	5,776	20	2008	2028		55.00 %	0.00 %	11			$2,426
D5010	Electrical Service/Distribution	$1.64	S.F.	5,776	40	2008	2048		77.50 %	0.00 %	31			$9,473
D5020	Branch Wiring	$4.91	S.F.	5,776	30	2008	2038		70.00 %	0.00 %	21			$28,360
D5020	Lighting	$11.44	S.F.	5,776	30	2008	2038		70.00 %	0.00 %	21			$66,077
D5030810	Security & Detection Systems	$2.27	S.F.	5,776	15	2008	2023		40.00 %	0.00 %	6			$13,112
D5030910	Fire Alarm Systems	$4.11	S.F.	5,776	15	2008	2023		40.00 %	0.00 %	6			$23,739
D5030920	Data Communication	$5.32	S.F.	5,776	15	2008	2023		40.00 %	0.00 %	6			$30,728
E1020	Institutional Equipment	$2.73	S.F.	5,776	20	2008	2028		55.00 %	0.00 %	11			$15,768
E2010	Fixed Furnishings	$5.45	S.F.	5,776	20	2008	2028		55.00 %	0.00 %	11			$31,479
								Total	**64.41 %**					**$970,021**

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:

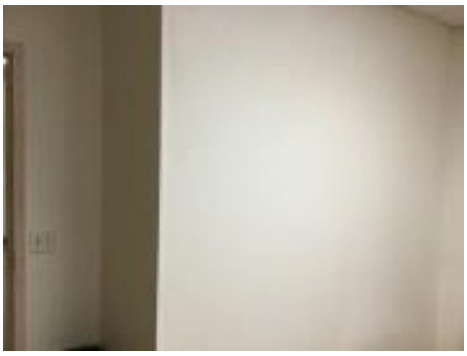
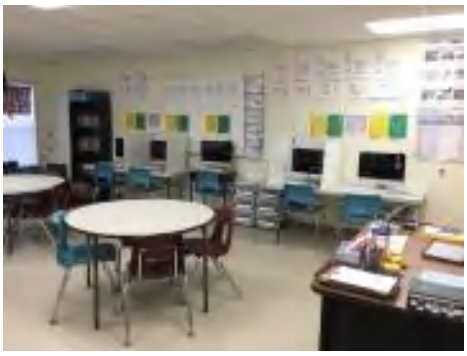
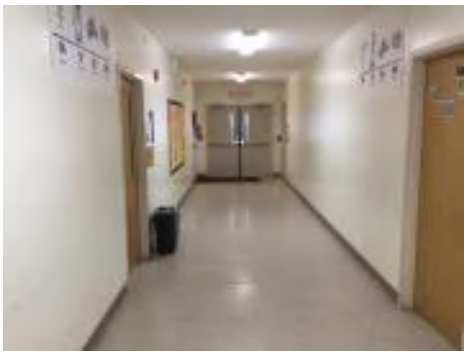
System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors

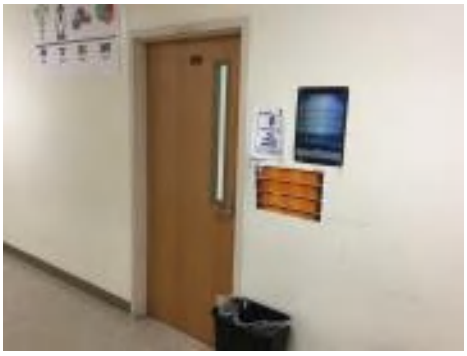
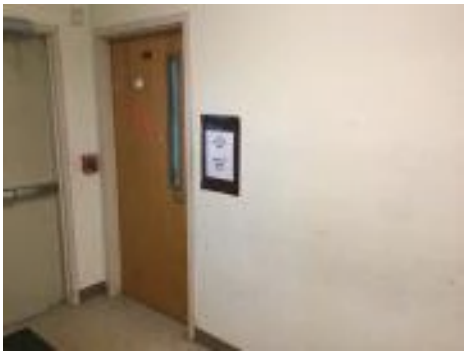
Note:

System: C1010 - Partitions

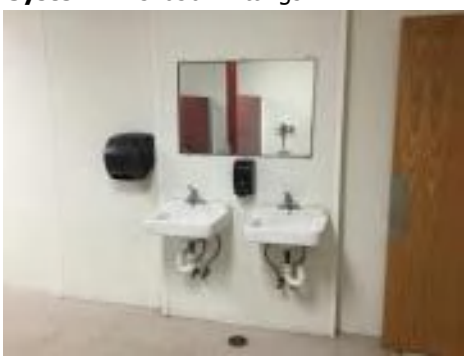
Note:

System: C1020 - Interior Doors

Note:

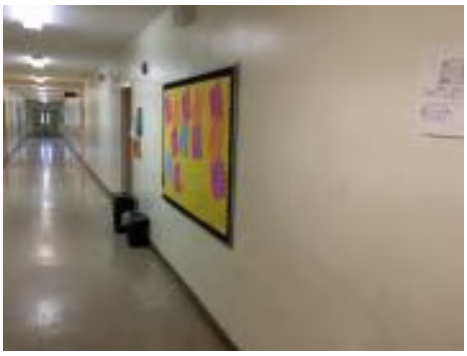
System: C1030 - Fittings



Note:

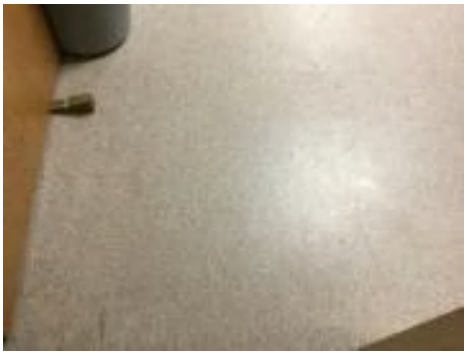
System: C3010 - Wall Finishes





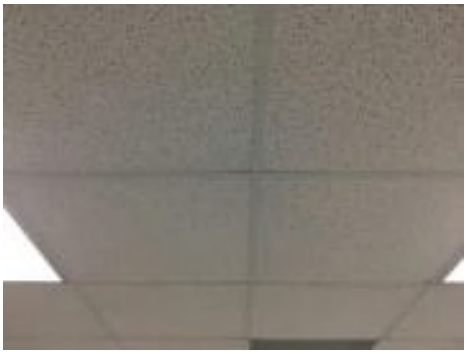
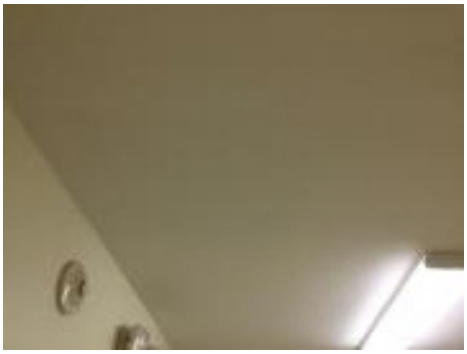
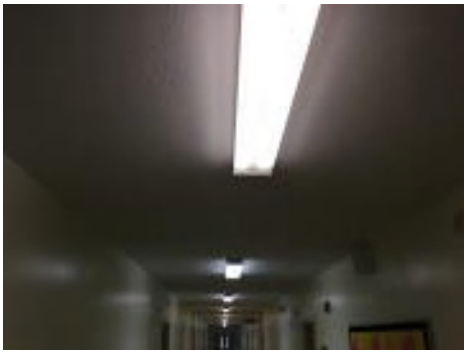
Note:

System: C3020 - Floor Finishes



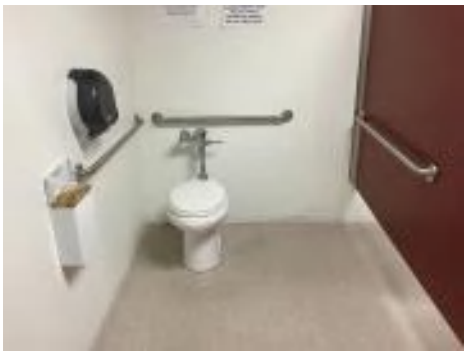

Note:

System: C3030 - Ceiling Finishes

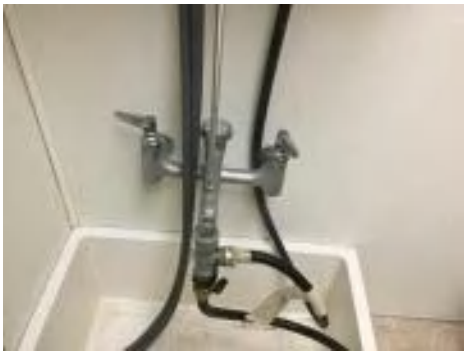
Note:

System: D2010 - Plumbing Fixtures


Note:

System: D2020 - Domestic Water Distribution




Note:

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

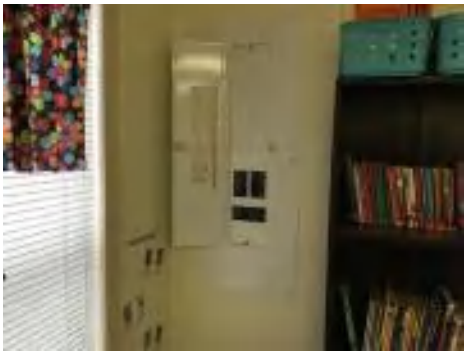
System: D3060 - Controls & Instrumentation

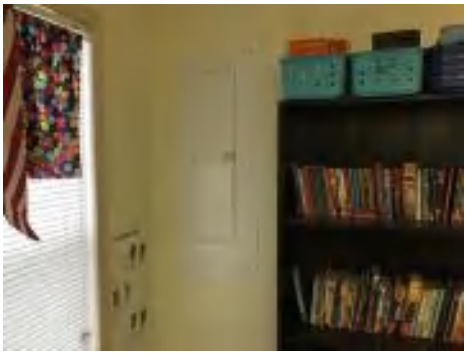
Note:

System: D5010 - Electrical Service/Distribution

Note:

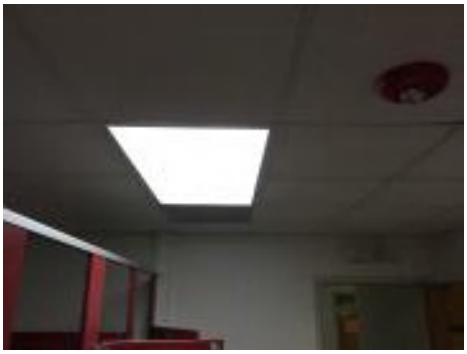
System: D5020 - Branch Wiring

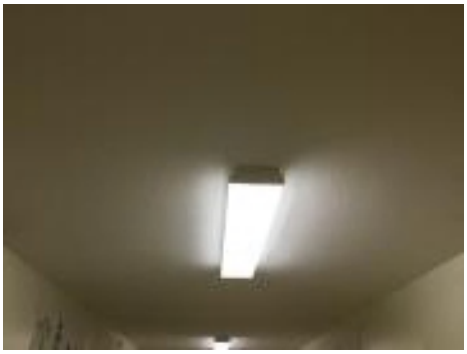




Note:

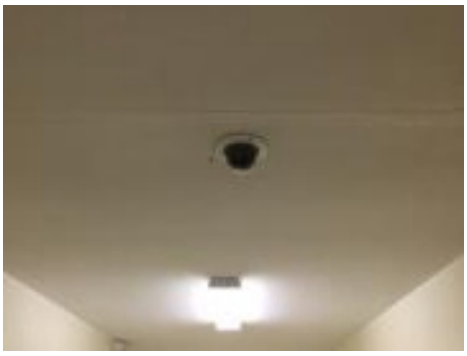
System: D5020 - Lighting





Note:

System: D5030810 - Security & Detection Systems




Note:

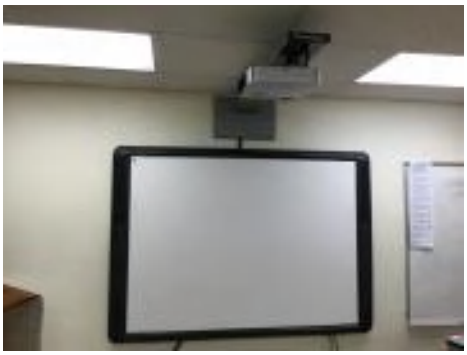
System: D5030910 - Fire Alarm Systems


Note:

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%

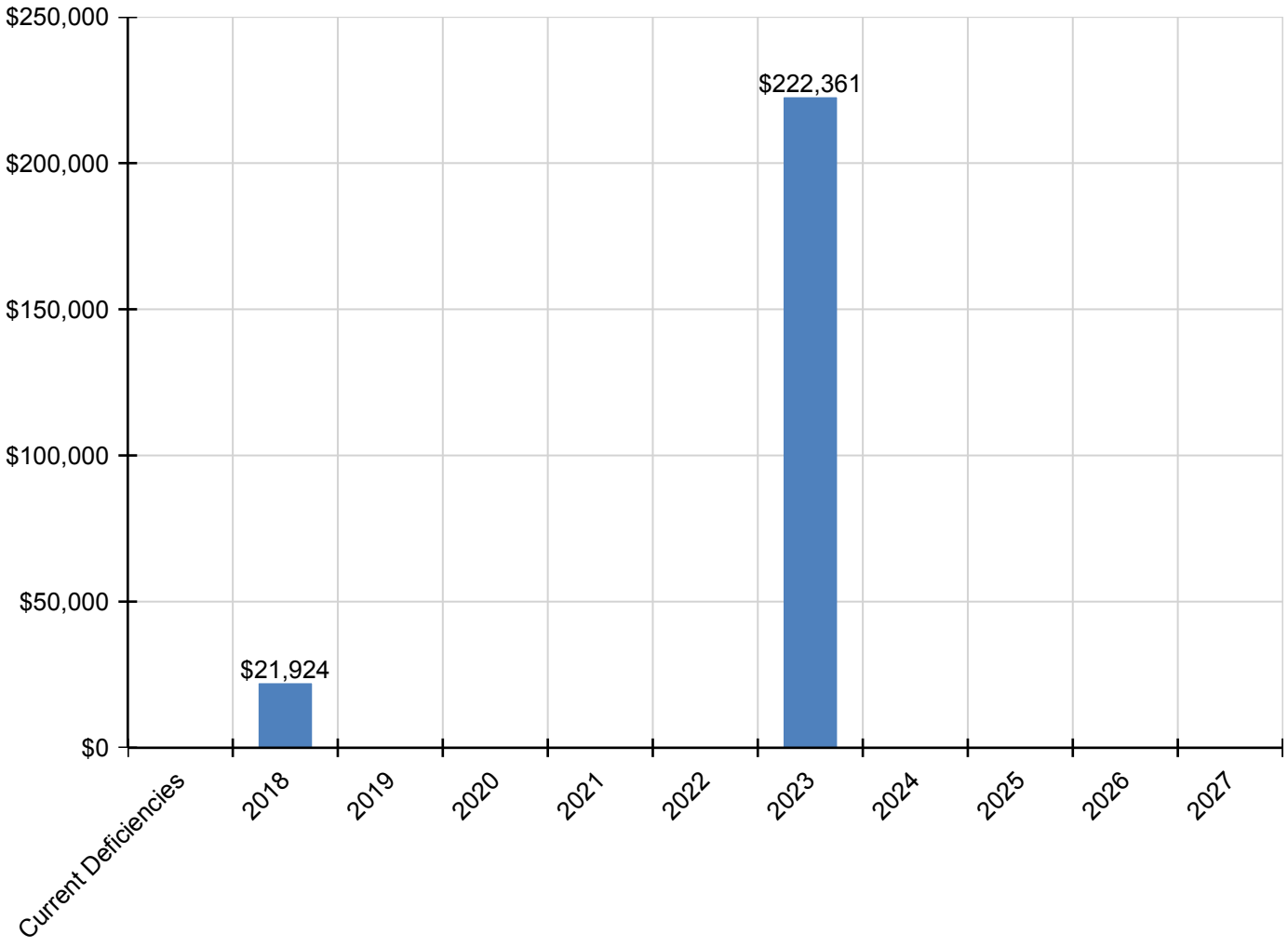
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$21,924**	**$0**	**$0**	**$0**	**$0**	**$222,361**	**$0**	**$0**	**$0**	**$0**	**$244,285**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1020 - Special Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$21,924	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$21,924**
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**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$133,599	$0	$0	$0	$0	**$133,599**
D3060 - Controls & Instrumentation	$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**
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	$17,222	$0	$0	$0	$0	**$17,222**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$31,180	$0	$0	$0	$0	**$31,180**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$40,360	$0	$0	$0	$0	**$40,360**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$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):	7,750
Year Built:	2009
Last Renovation:	
Replacement Value:	$1,188,701
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	68.29 %
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.

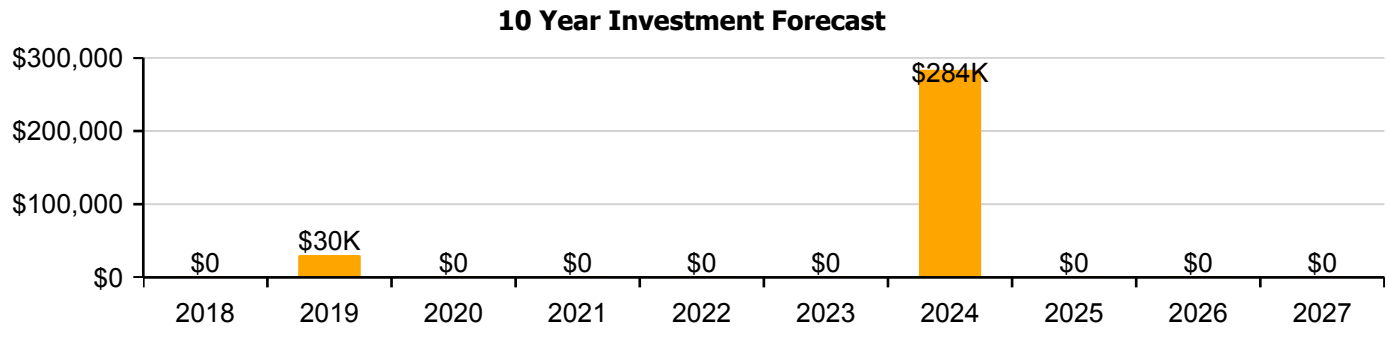
Dashboard Summary

Function:	MS -Middle School	Gross Area:	7,750
Year Built:	2009	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$1,188,701
FCI:	0.00 %	RSLI%:	68.29 %

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	92.00 %	0.00 %	$0.00
B10 - Superstructure	92.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	81.52 %	0.00 %	$0.00
B30 - Roofing	60.00 %	0.00 %	$0.00
C10 - Interior Construction	69.74 %	0.00 %	$0.00
C30 - Interior Finishes	58.29 %	0.00 %	$0.00
D30 - HVAC	49.96 %	0.00 %	$0.00
D50 - Electrical	64.56 %	0.00 %	$0.00
E10 - Equipment	60.00 %	0.00 %	$0.00
E20 - Furnishings	60.00 %	0.00 %	$0.00
Totals:	**68.29 %**	**0.00 %**	**$0.00**

Photo Album

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

1). East Elevation - Feb 22, 2017

2). West Elevation - Feb 22, 2017

3). North Elevation - Feb 22, 2017

4). South Elevation - Feb 22, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1020	Special Foundations	$2.53	S.F.	7,750	100	2009	2109		92.00 %	0.00 %	92			$19,608
B1010	Floor Construction	$12.43	S.F.	7,750	100	2009	2109		92.00 %	0.00 %	92			$96,333
B1020	Roof Construction	$8.18	S.F.	7,750	100	2009	2109		92.00 %	0.00 %	92			$63,395
B2010	Exterior Walls	$9.02	S.F.	7,750	100	2009	2109		92.00 %	0.00 %	92			$69,905
B2020	Exterior Windows	$10.52	S.F.	7,750	30	2009	2039		73.33 %	0.00 %	22			$81,530
B2030	Exterior Doors	$1.02	S.F.	7,750	30	2009	2039		73.33 %	0.00 %	22			$7,905
B3010120	Single Ply Membrane	$6.98	S.F.	7,750	20	2009	2029		60.00 %	0.00 %	12			$54,095
C1010	Partitions	$6.07	S.F.	7,750	75	2009	2084		89.33 %	0.00 %	67			$47,043
C1020	Interior Doors	$2.46	S.F.	7,750	30	2009	2039		73.33 %	0.00 %	22			$19,065
C1030	Fittings	$13.11	S.F.	7,750	20	2009	2029		60.00 %	0.00 %	12			$101,603
C3010	Wall Finishes	$3.35	S.F.	7,750	10	2009	2019		20.00 %	0.00 %	2			$25,963
C3020	Floor Finishes	$10.41	S.F.	7,750	20	2009	2029		60.00 %	0.00 %	12			$80,678
C3030	Ceiling Finishes	$11.37	S.F.	7,750	25	2009	2034		68.00 %	0.00 %	17			$88,118
D3040	Distribution Systems	$2.30	S.F.	7,750	30	2009	2039		73.33 %	0.00 %	22			$17,825
D3050	Terminal & Package Units	$17.61	S.F.	7,750	15	2009	2024		46.67 %	0.00 %	7			$136,478
D3060	Controls & Instrumentation	$0.42	S.F.	7,750	20	2009	2029		60.00 %	0.00 %	12			$3,255
D5010	Electrical Service/Distribution	$1.64	S.F.	7,750	40	2009	2049		80.00 %	0.00 %	32			$12,710
D5020	Branch Wiring	$4.91	S.F.	7,750	30	2009	2039		73.33 %	0.00 %	22			$38,053
D5020	Lighting	$11.44	S.F.	7,750	30	2009	2039		73.33 %	0.00 %	22			$88,660
D5030910	Fire Alarm Systems	$4.11	S.F.	7,750	15	2009	2024		46.67 %	0.00 %	7			$31,853
D5030920	Data Communication	$5.32	S.F.	7,750	15	2009	2024		46.67 %	0.00 %	7			$41,230
E1020	Institutional Equipment	$2.73	S.F.	7,750	20	2009	2029		60.00 %	0.00 %	12			$21,158
E2010	Fixed Furnishings	$5.45	S.F.	7,750	20	2009	2029		60.00 %	0.00 %	12			$42,238
								Total	**68.29 %**					**$1,188,701**

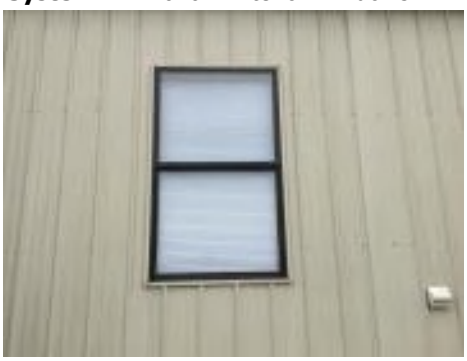
System Notes

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:

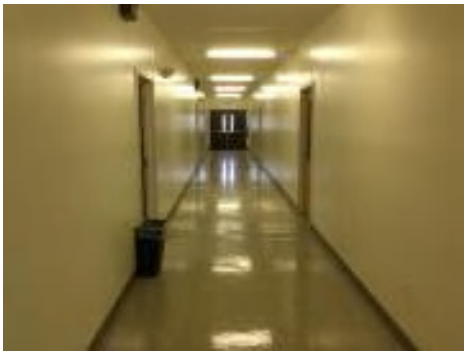
System: B2030 - Exterior Doors


Note:

System: B3010120 - Single Ply Membrane

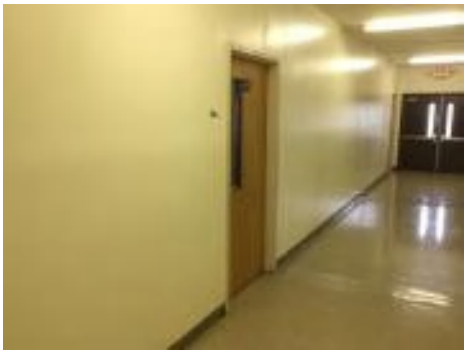
Note:

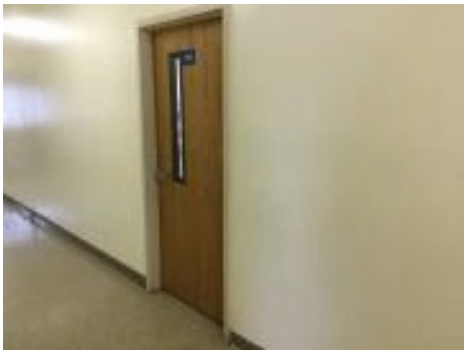
System: C1010 - Partitions

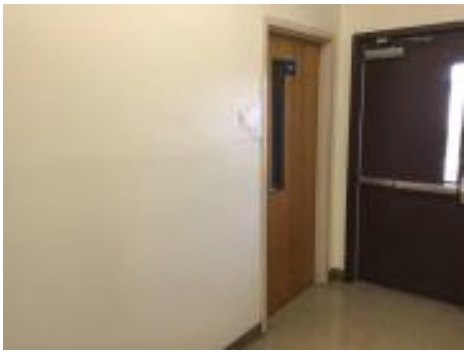


Note:

System: C1020 - Interior Doors







Note:

System: C1030 - Fittings


Note:

System: C3010 - Wall Finishes


Note:

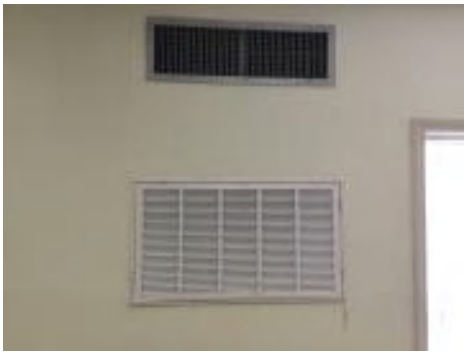
System: C3020 - Floor Finishes


Note:

System: C3030 - Ceiling Finishes

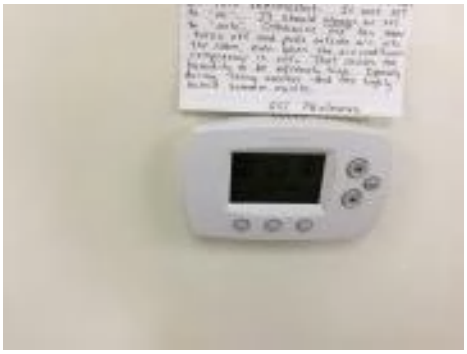
Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution

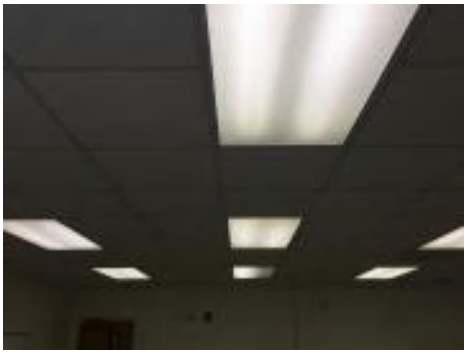

Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

System: D5030910 - Fire Alarm Systems

Note:

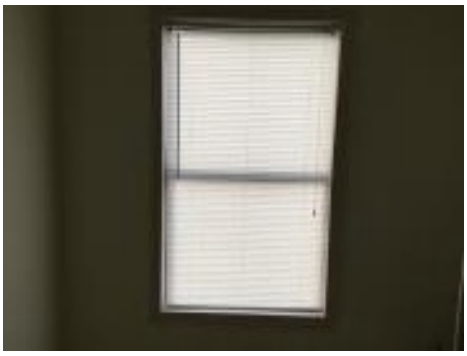
System: D5030920 - Data Communication

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%

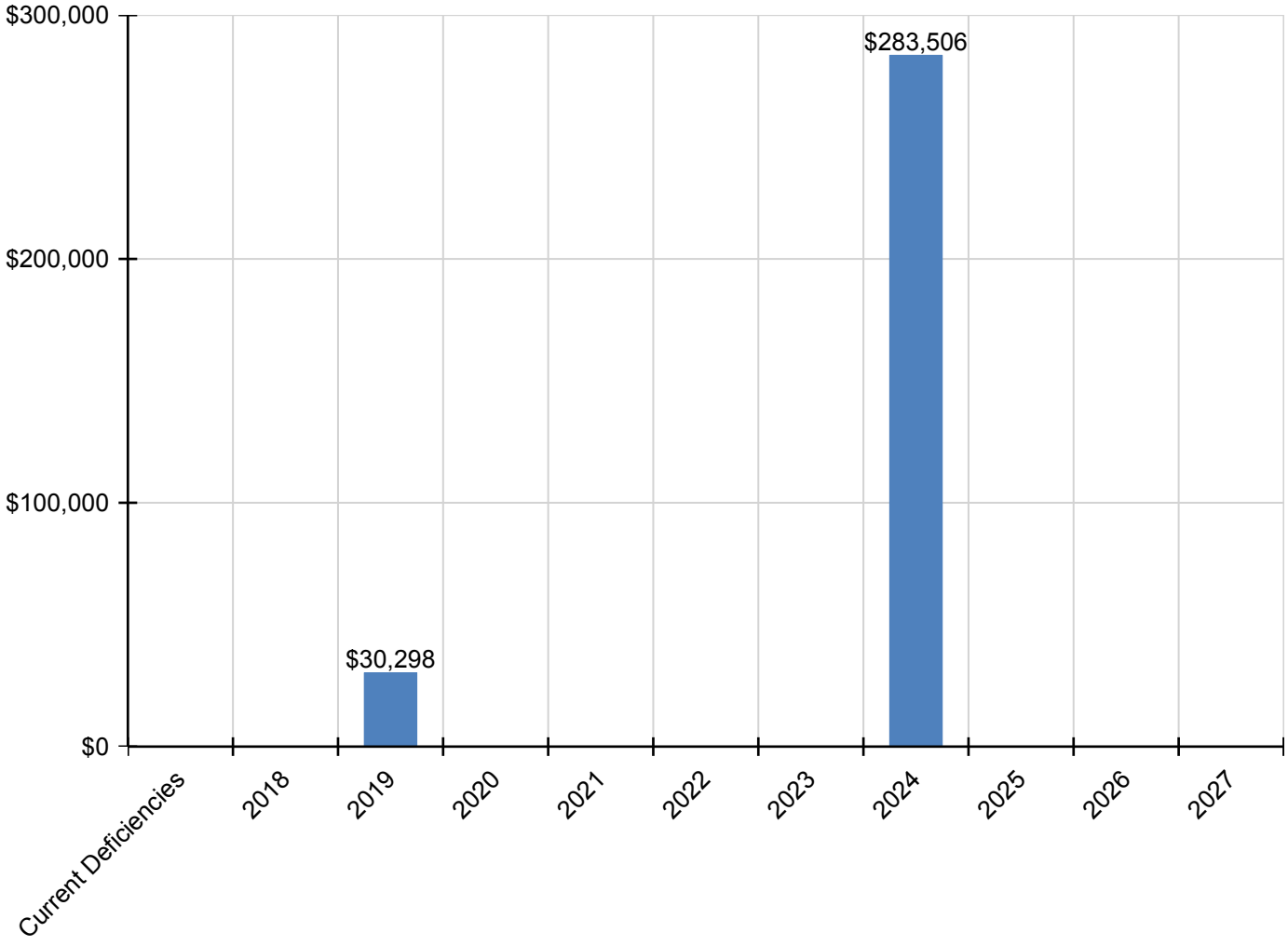
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$30,298**	**$0**	**$0**	**$0**	**$0**	**$283,506**	**$0**	**$0**	**$0**	**$313,804**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1020 - Special Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$30,298	$0	$0	$0	$0	$0	$0	$0	$0	**$30,298**
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**
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	$0	$184,635	$0	$0	$0	**$184,635**
D3060 - Controls & Instrumentation	$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**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$43,092	$0	$0	$0	**$43,092**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$55,778	$0	$0	$0	**$55,778**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$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):	1,500
Year Built:	2012
Last Renovation:	
Replacement Value:	$178,170
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	83.81 %
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.

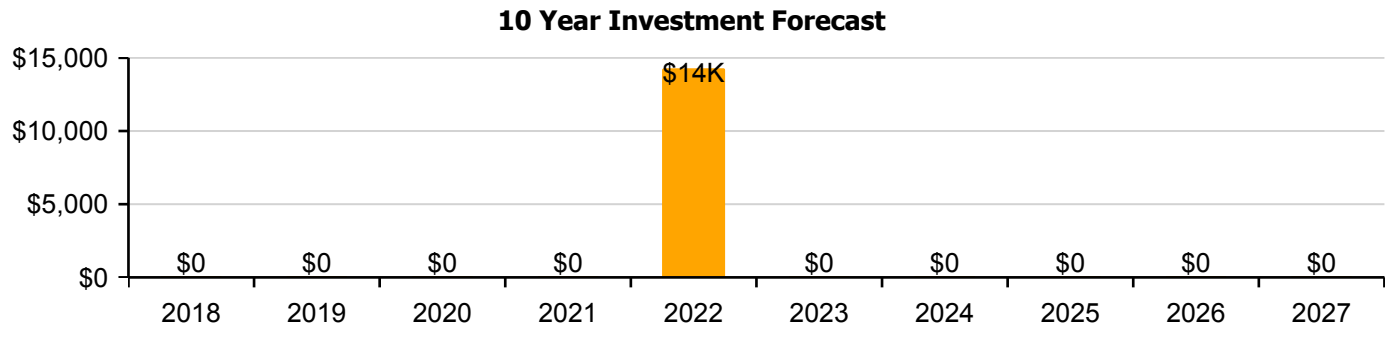
Dashboard Summary

Function:	MS -Middle School	Gross Area:	1,500
Year Built:	2012	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$178,170
FCI:	0.00 %	RSLI%:	83.81 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	95.00 %	0.00 %	$0.00
B10 - Superstructure	95.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	91.61 %	0.00 %	$0.00
B30 - Roofing	83.33 %	0.00 %	$0.00
C10 - Interior Construction	84.90 %	0.00 %	$0.00
C30 - Interior Finishes	70.33 %	0.00 %	$0.00
D50 - Electrical	84.14 %	0.00 %	$0.00
E20 - Furnishings	75.00 %	0.00 %	$0.00
Totals:	**83.81 %**	**0.00 %**	**$0.00**

Photo Album

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

1). South Elevation - Feb 22, 2017

2). East Elevation - Feb 22, 2017

3). West Elevation - Feb 22, 2017

4). North Elevation - Feb 22, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.93	S.F.	1,500	100	2012	2112		95.00 %	0.00 %	95			$10,395
A1030	Slab on Grade	$7.37	S.F.	1,500	100	2012	2112		95.00 %	0.00 %	95			$11,055
B1020	Roof Construction	$5.98	S.F.	1,500	100	2012	2112		95.00 %	0.00 %	95			$8,970
B2010	Exterior Walls	$18.04	S.F.	1,500	100	2012	2112		95.00 %	0.00 %	95			$27,060
B2020	Exterior Windows	$6.47	S.F.	1,500	30	2012	2042		83.33 %	0.00 %	25			$9,705
B2030	Exterior Doors	$0.91	S.F.	1,500	30	2012	2042		83.33 %	0.00 %	25			$1,365
B3010130	Preformed Metal Roofing	$9.66	S.F.	1,500	30	2012	2042		83.33 %	0.00 %	25			$14,490
C1010	Partitions	$10.34	S.F.	1,500	75	2012	2087		93.33 %	0.00 %	70			$15,510
C1020	Interior Doors	$2.20	S.F.	1,500	30	2012	2042		83.33 %	0.00 %	25			$3,300
C1030	Fittings	$8.47	S.F.	1,500	20	2012	2032		75.00 %	0.00 %	15			$12,705
C3010	Wall Finishes	$7.46	S.F.	1,500	10	2012	2022		50.00 %	0.00 %	5			$11,190
C3020	Floor Finishes	$12.74	S.F.	1,500	20	2012	2032		75.00 %	0.00 %	15			$19,110
C3030	Ceiling Finishes	$9.53	S.F.	1,500	25	2012	2037		80.00 %	0.00 %	20			$14,295
D5010	Electrical Service/Distribution	$1.47	S.F.	1,500	40	2012	2052		87.50 %	0.00 %	35			$2,205
D5020	Branch Wiring	$2.55	S.F.	1,500	30	2012	2042		83.33 %	0.00 %	25			$3,825
D5020	Lighting	$3.58	S.F.	1,500	30	2012	2042		83.33 %	0.00 %	25			$5,370
E2010	Fixed Furnishings	$5.08	S.F.	1,500	20	2012	2032		75.00 %	0.00 %	15			$7,620
								Total	**83.81 %**					**$178,170**

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:

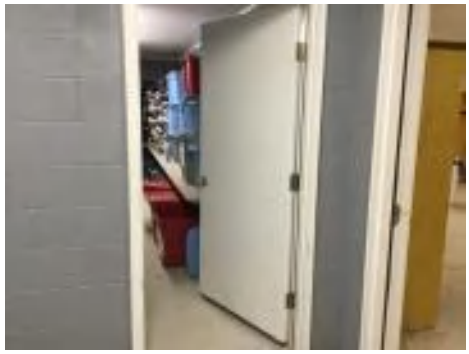
System: B3010130 - Preformed Metal Roofing

Note:

System: C1010 - Partitions

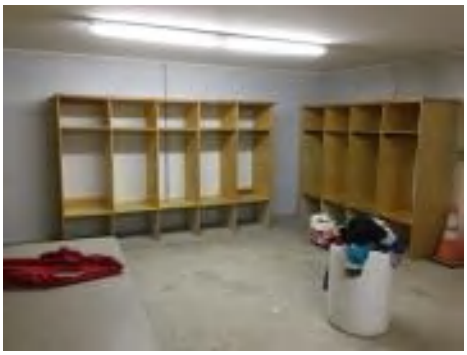
Note:

System: C1020 - Interior Doors



Note:

System: C1030 - Fittings




Note:

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes


Note:

System: C3030 - Ceiling Finishes



Note:

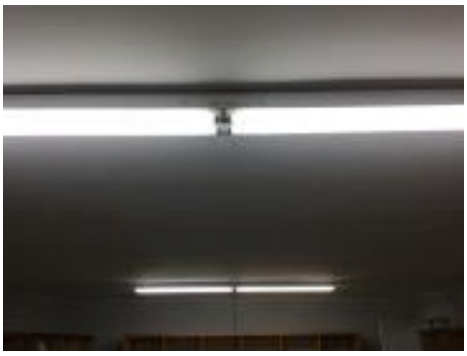
System: D5010 - Electrical Service/Distribution

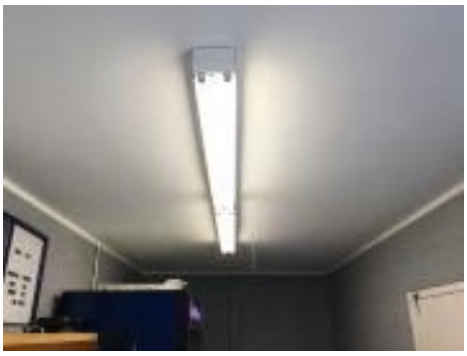

Note:

System: D5020 - Branch Wiring


Note:

System: D5020 - Lighting





Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

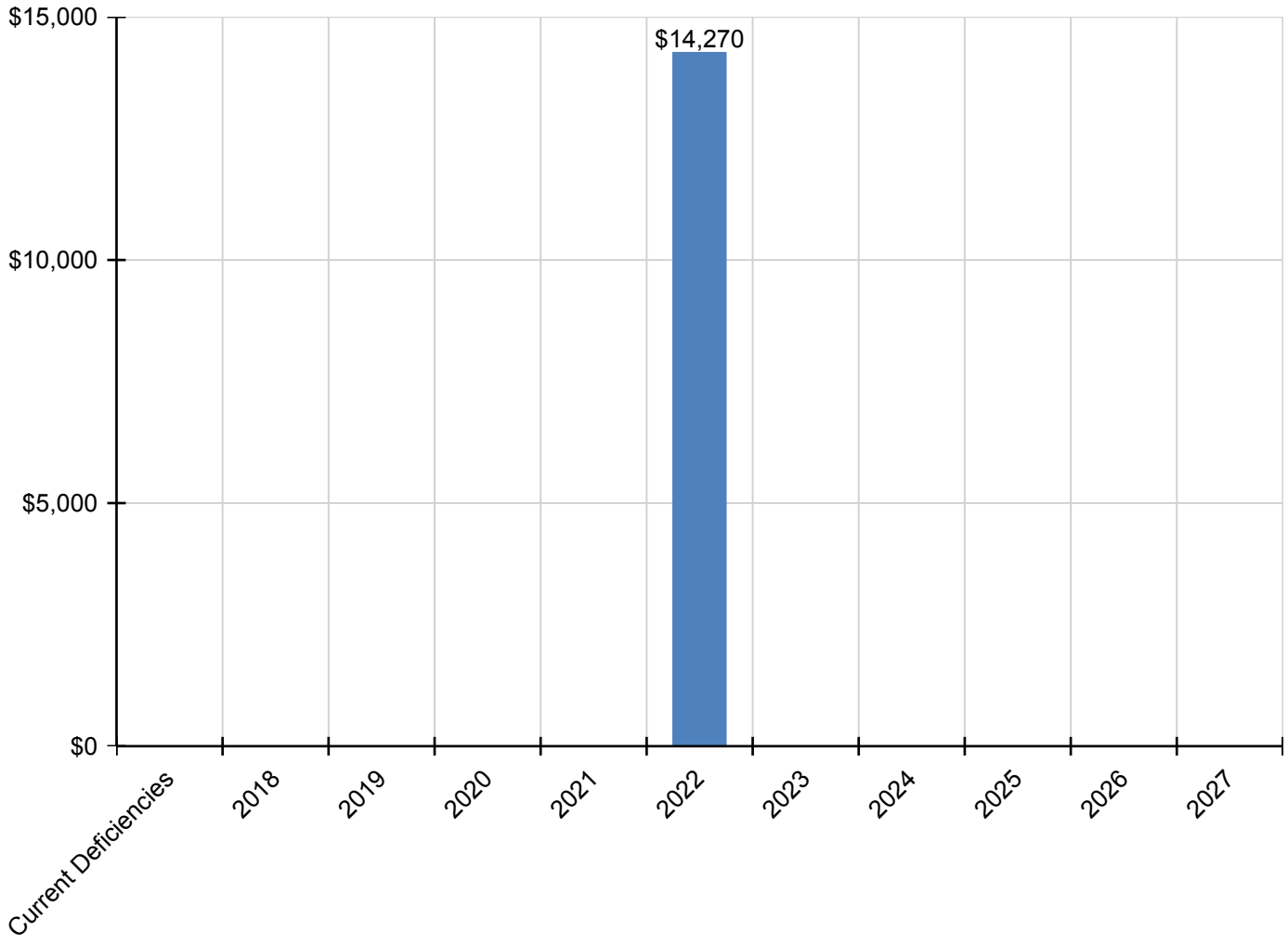
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$14,270**	**$0**	**$0**	**$0**	**$0**	**$0**	**$14,270**
* 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	$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	$14,270	$0	$0	$0	$0	$0	**$14,270**
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**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$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):	400
Year Built:	2012
Last Renovation:	
Replacement Value:	$60,484
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	88.98 %
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.

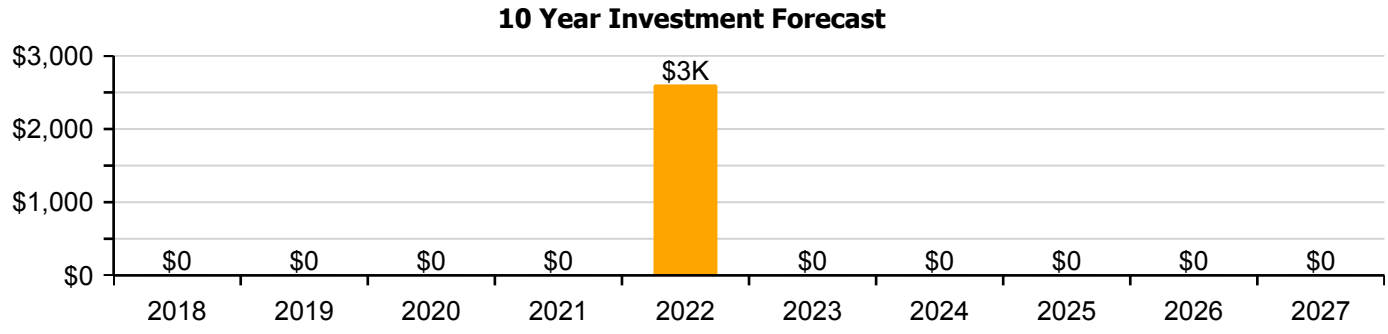
Dashboard Summary

Function:	MS -Middle School	Gross Area:	400
Year Built:	2012	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$60,484
FCI:	0.00 %	RSLI%:	88.98 %

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	95.00 %	0.00 %	$0.00
B10 - Superstructure	95.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	92.37 %	0.00 %	$0.00
B30 - Roofing	75.00 %	0.00 %	$0.00
C10 - Interior Construction	88.46 %	0.00 %	$0.00
C30 - Interior Finishes	60.91 %	0.00 %	$0.00
D20 - Plumbing	83.33 %	0.00 %	$0.00
D50 - Electrical	83.33 %	0.00 %	$0.00
Totals:	**88.98 %**	**0.00 %**	**$0.00**

Photo Album

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

1). Northwest Elevation - Feb 22, 2017

2). North Elevation - Feb 22, 2017

3). East Elevation - Feb 22, 2017

4). South ELevation - Feb 22, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	400	100	2012	2112		95.00 %	0.00 %	95			$8,052
A1030	Slab on Grade	$19.75	S.F.	400	100	2012	2112		95.00 %	0.00 %	95			$7,900
B1020	Roof Construction	$16.26	S.F.	400	100	2012	2112		95.00 %	0.00 %	95			$6,504
B2010	Exterior Walls	$29.79	S.F.	400	100	2012	2112		95.00 %	0.00 %	95			$11,916
B2030	Exterior Doors	$8.66	S.F.	400	30	2012	2042		83.33 %	0.00 %	25			$3,464
B3010140	Asphalt Shingles	$4.32	S.F.	400	20	2012	2032		75.00 %	0.00 %	15			$1,728
C1010	Partitions	$11.85	S.F.	400	50	2012	2062		90.00 %	0.00 %	45			$4,740
C1030	Fittings	$1.36	S.F.	400	20	2012	2032		75.00 %	0.00 %	15			$544
C3010	Wall Finishes	$5.11	S.F.	400	10	2012	2022		50.00 %	0.00 %	5			$2,044
C3030	Ceiling Finishes	$2.92	S.F.	400	25	2012	2037		80.00 %	0.00 %	20			$1,168
D2010	Plumbing Fixtures	$12.71	S.F.	400	30	2012	2042		83.33 %	0.00 %	25			$5,084
D2020	Domestic Water Distribution	$2.97	S.F.	400	30	2012	2042		83.33 %	0.00 %	25			$1,188
D2030	Sanitary Waste	$2.22	S.F.	400	30	2012	2042		83.33 %	0.00 %	25			$888
D5020	Branch Wiring	$3.58	S.F.	400	30	2012	2042		83.33 %	0.00 %	25			$1,432
D5020	Lighting	$9.58	S.F.	400	30	2012	2042		83.33 %	0.00 %	25			$3,832
								Total	**88.98 %**					**$60,484**

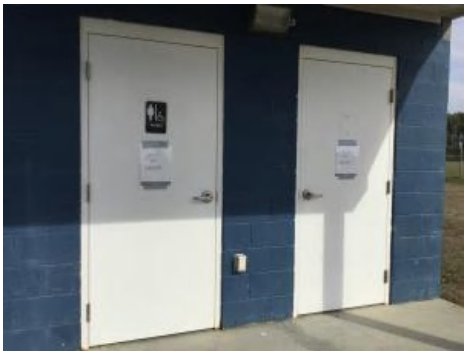
System Notes

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:

System: C1010 - Partitions

Note:

System: C1030 - Fittings

Note:

System: C3010 - Wall Finishes

Note:

System: C3030 - Ceiling Finishes

Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

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 - 2012 Restroom

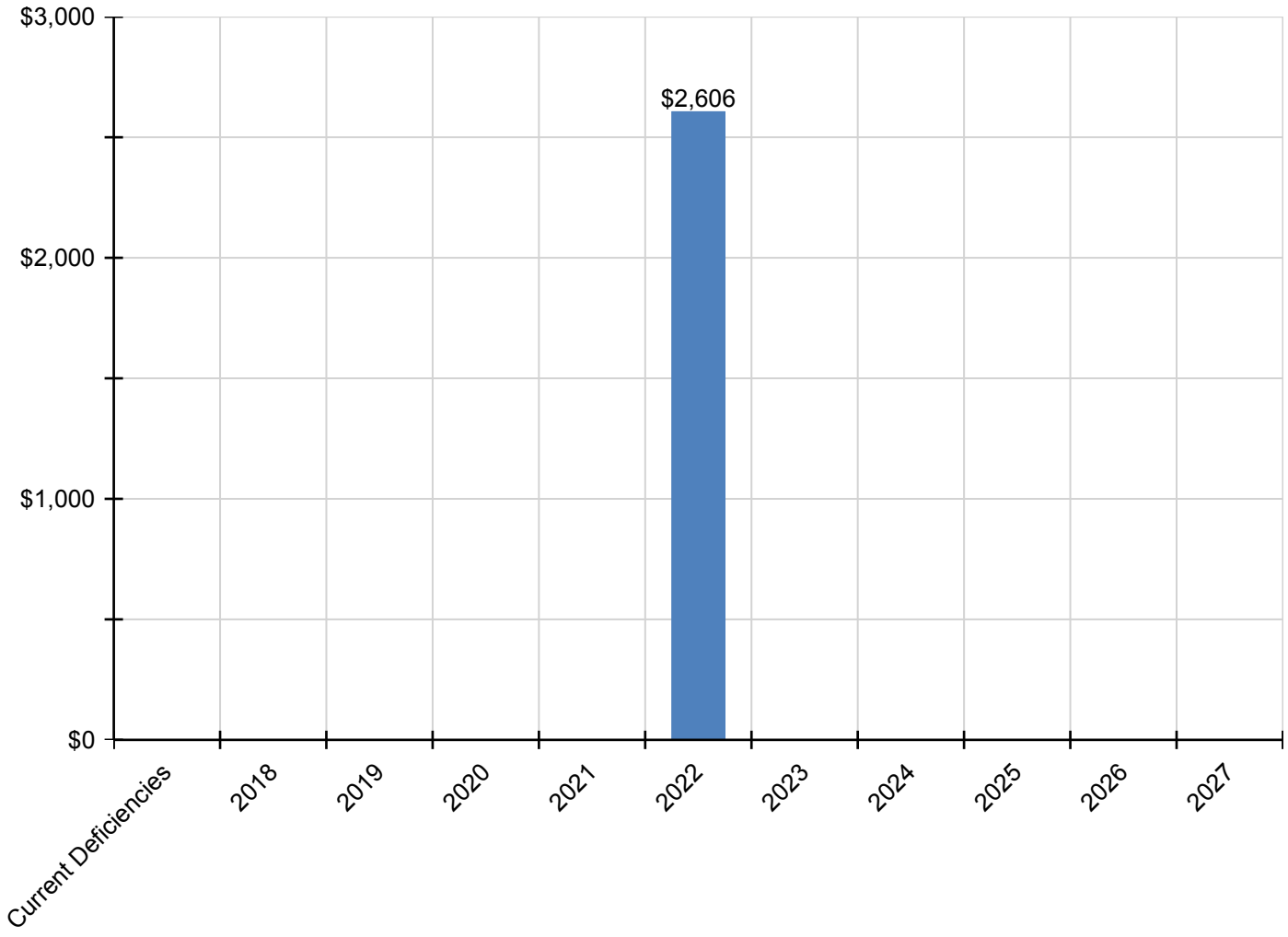
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,606**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,606**
*** 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**
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	$2,606	$0	$0	$0	$0	$0	**$2,606**
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	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$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):	128,452
Year Built:	2012
Last Renovation:	
Replacement Value:	$5,582,524
Repair Cost:	$792,677.00
Total FCI:	14.20 %
Total RSLI:	51.07 %
FCA Score:	85.80

Description:

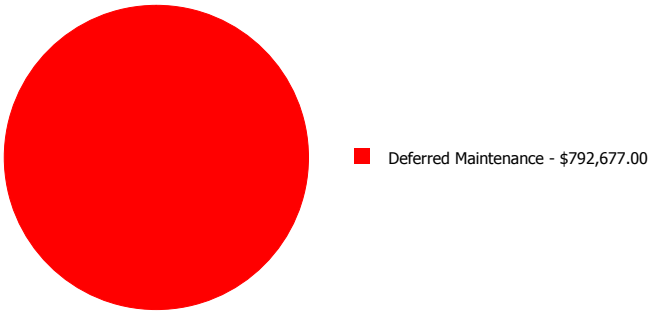
The narrative for this site is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

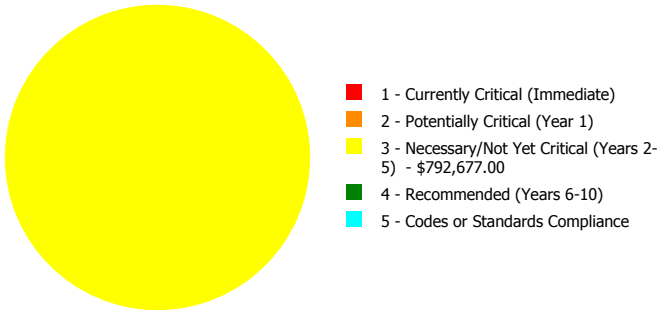
Dashboard Summary

Function:	MS -Middle School	Gross Area:	128,452
Year Built:	2012	Last Renovation:	
Repair Cost:	$792,677	Replacement Value:	$5,582,524
FCI:	14.20 %	RSLI%:	51.07 %

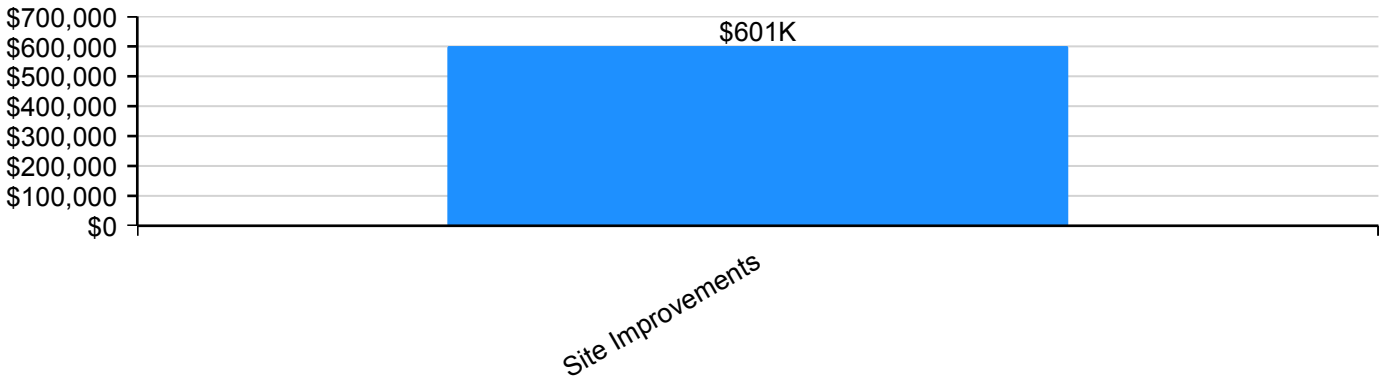
Deficiency By Category



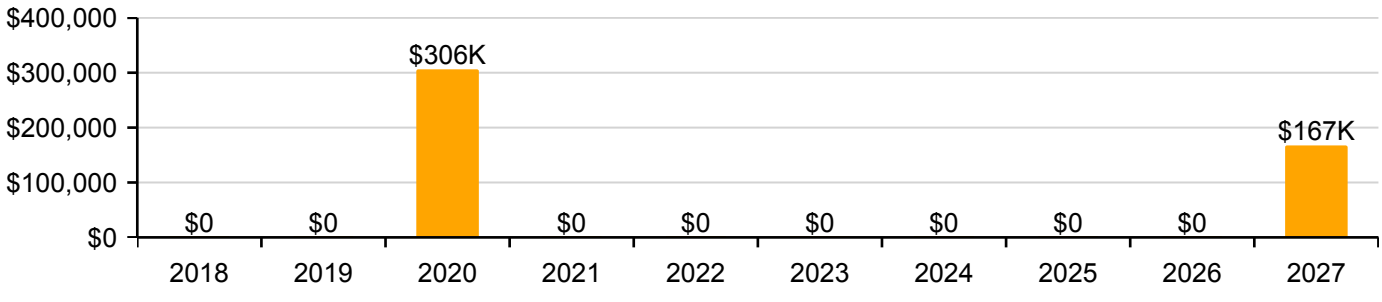
Deficiency By Priority



Deficiency By System



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	51.53 %	21.40 %	$792,677.00
G30 - Site Mechanical Utilities	44.56 %	0.00 %	$0.00
G40 - Site Electrical Utilities	61.02 %	0.00 %	$0.00
Totals:	**51.07 %**	**14.20 %**	**$792,677.00**

Photo Album

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

1). Aerial Image of Greene County 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.	128,452	25	1990	2015		0.00 %	110.00 %	-2		$596,274.00	$542,067
G2020	Parking Lots	$1.39	S.F.	128,452	25	1990	2015		0.00 %	110.00 %	-2		$196,403.00	$178,548
G2030	Pedestrian Paving	$1.98	S.F.	128,452	30	1990	2020		10.00 %	0.00 %	3			$254,335
G2040105	Fence & Guardrails	$1.20	S.F.	128,452	30	2012	2042		83.33 %	0.00 %	25			$154,142
G2040950	Baseball Field	$7.08	S.F.	128,452	20	2012	2032		75.00 %	0.00 %	15			$909,440
G2040950	Covered Walkways	$1.21	S.F.	128,452	25	2012	2037		80.00 %	0.00 %	20			$155,427
G2040950	Football Field	$4.73	S.F.	128,452	20	2012	2032		75.00 %	0.00 %	15			$607,578
G2040950	Softball Field	$5.11	S.F.	128,452	20	2012	2032		75.00 %	0.00 %	15			$656,390
G2050	Landscaping	$1.91	S.F.	128,452	15	1990	2005		0.00 %	0.00 %	-12			$245,343
G3010	Water Supply	$2.42	S.F.	128,452	50	1990	2040		46.00 %	0.00 %	23			$310,854
G3020	Sanitary Sewer	$1.52	S.F.	128,452	50	1990	2040		46.00 %	0.00 %	23			$195,247
G3030	Storm Sewer	$4.67	S.F.	128,452	50	1990	2040		46.00 %	0.00 %	23			$599,871
G3060	Fuel Distribution	$1.03	S.F.	128,452	40	1990	2030		32.50 %	0.00 %	13			$132,306
G4010	Electrical Distribution	$2.59	S.F.	128,452	50	1990	2040		46.00 %	0.00 %	23			$332,691
G4020	Site Lighting	$1.52	S.F.	128,452	30	2012	2042		83.33 %	0.00 %	25			$195,247
G4030	Site Communications & Security	$0.88	S.F.	128,452	15	2012	2027		66.67 %	0.00 %	10			$113,038
								Total	**51.07 %**	**14.20 %**			**$792,677.00**	**$5,582,524**

System Notes

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

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving


Note:

System: G2040105 - Fence & Guardrails


Note:

System: G2040950 - Baseball Field



Note:

System: G2040950 - Covered Walkways



Note:

System: G2040950 - Football Field



Note:

System: G2040950 - Softball Field


Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer

Note:

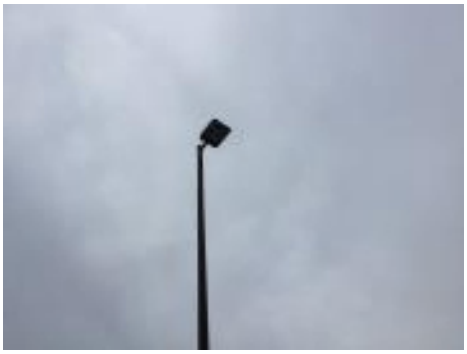
System: G3060 - Fuel Distribution

Note:

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.

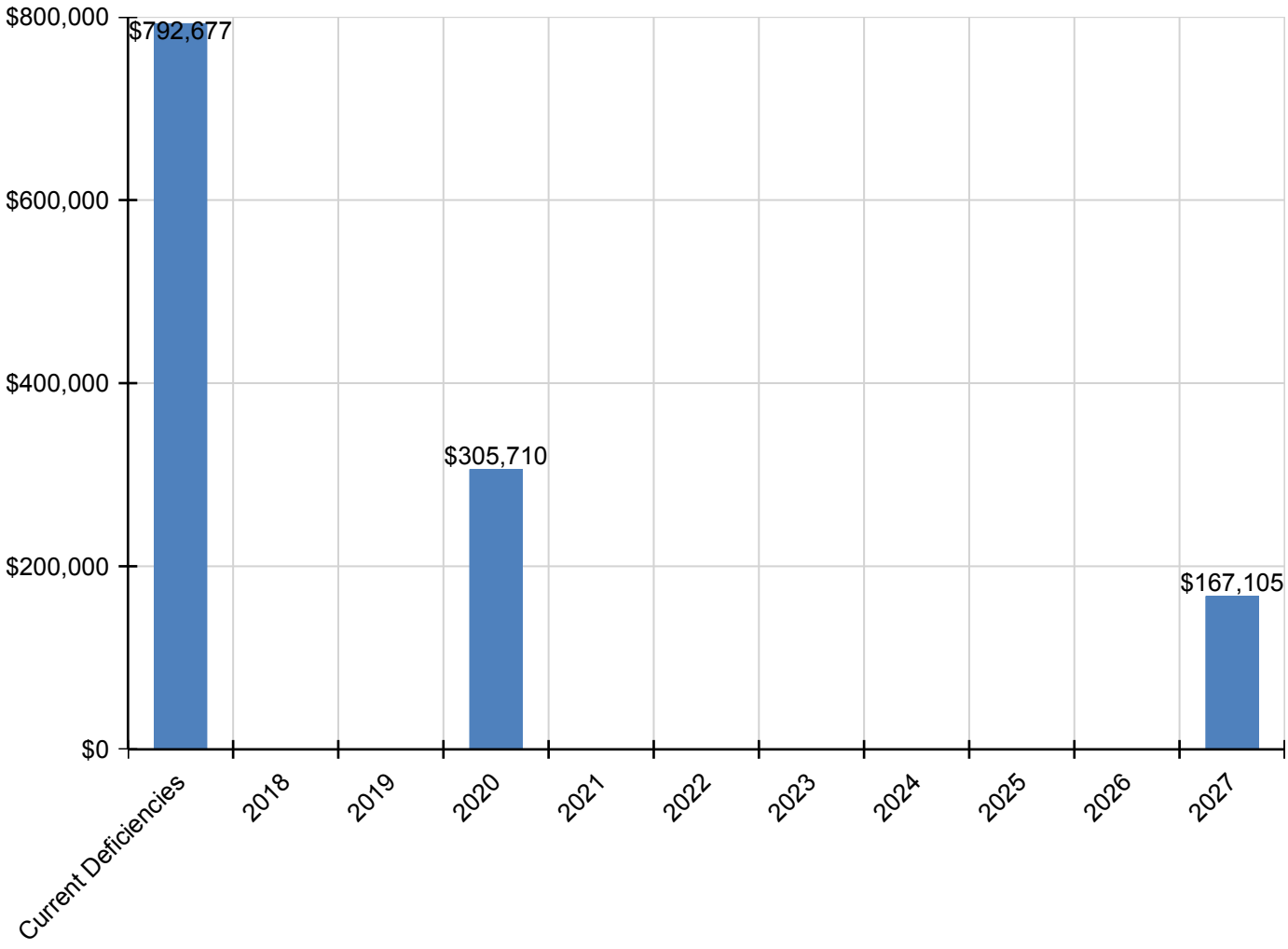
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$792,677**	**$0**	**$0**	**$305,710**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$167,105**	**$1,265,492**
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	$596,274	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$596,274**
G2020 - Parking Lots	$196,403	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$196,403**
G2030 - Pedestrian Paving	$0	$0	$0	$305,710	$0	$0	$0	$0	$0	$0	$0	**$305,710**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Baseball Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Covered Walkways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Football Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Softball Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** 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	$167,105	**$167,105**

** Indicates non-renewable system*

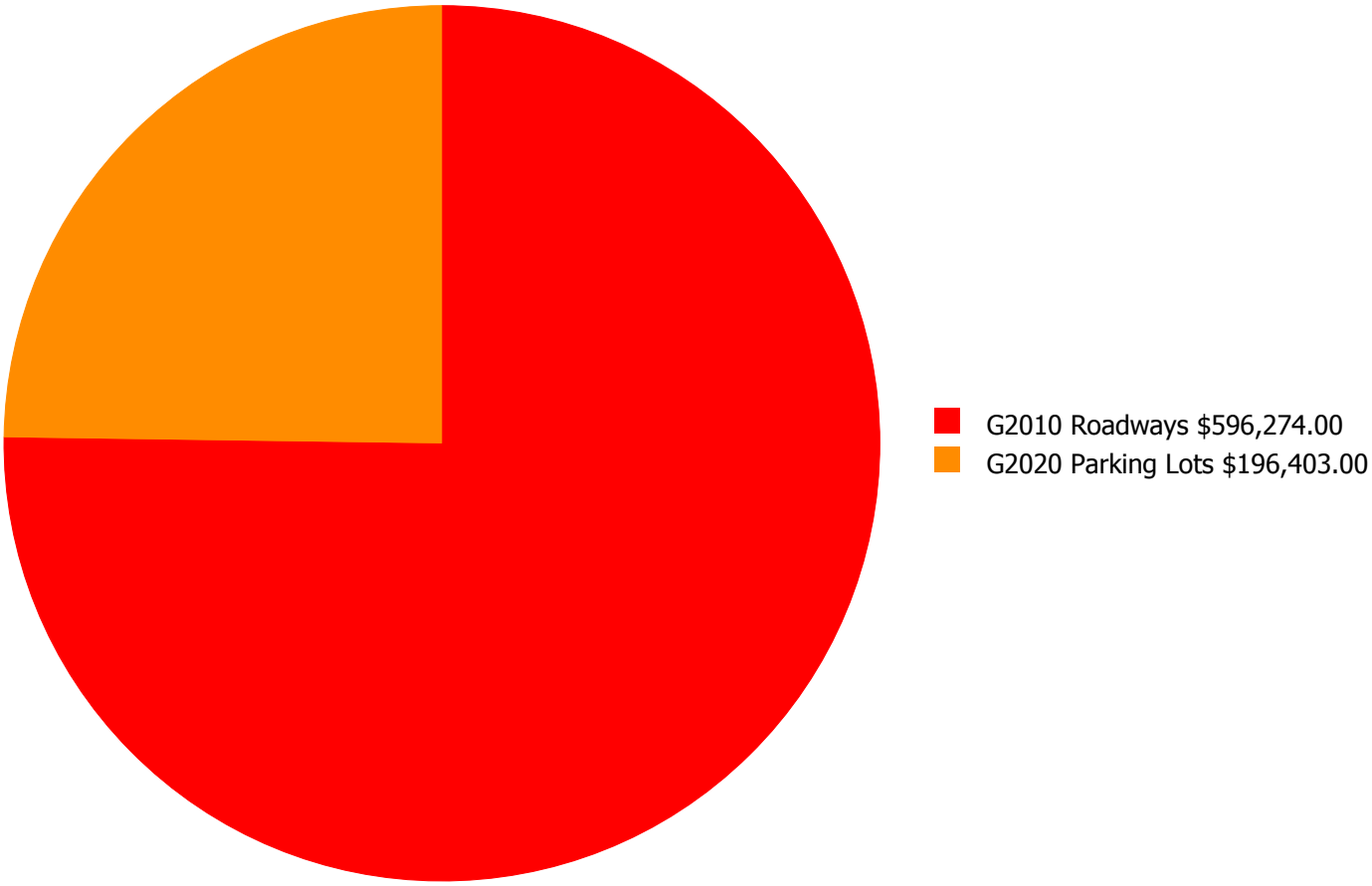
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

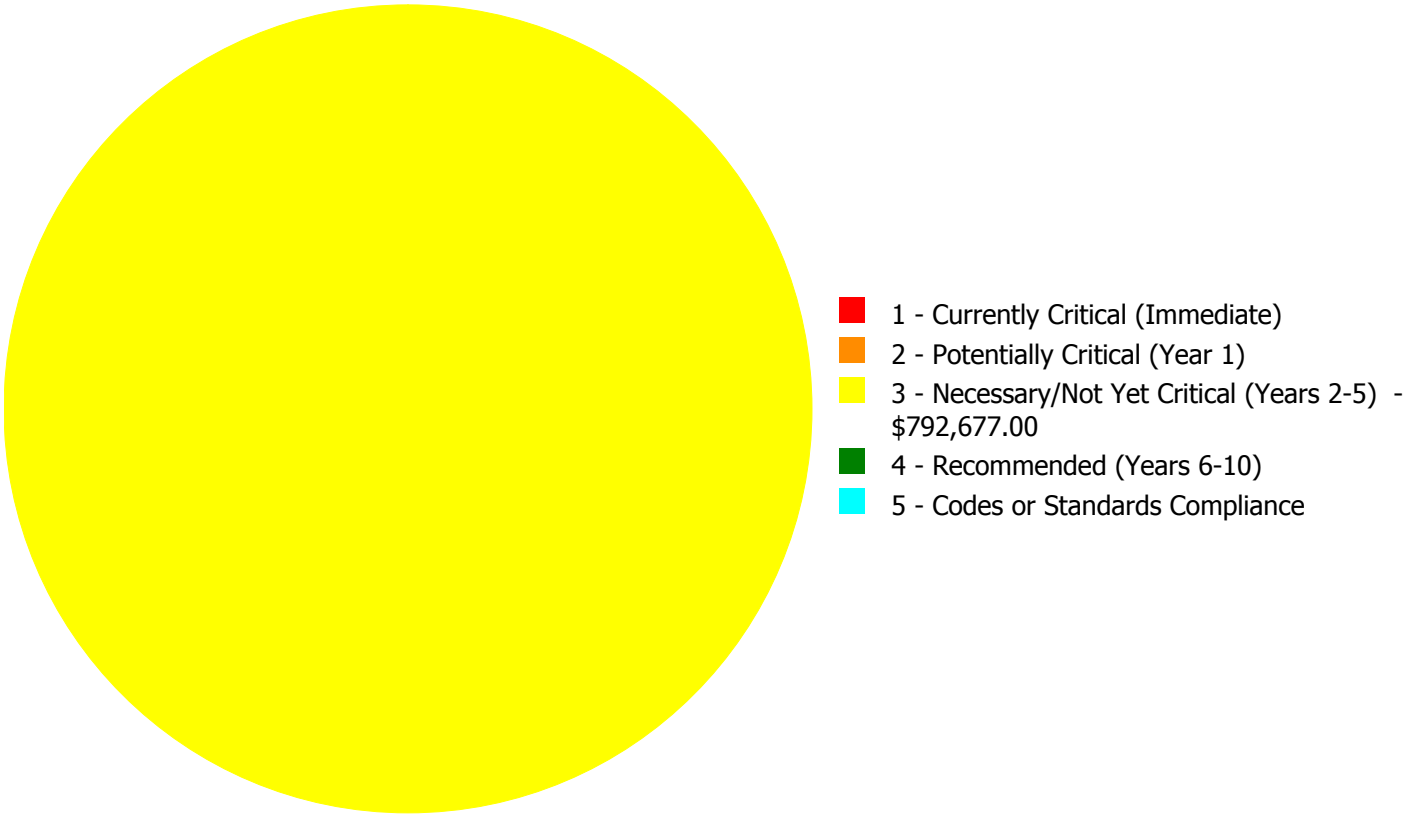
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $792,677.00

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: $792,677.00

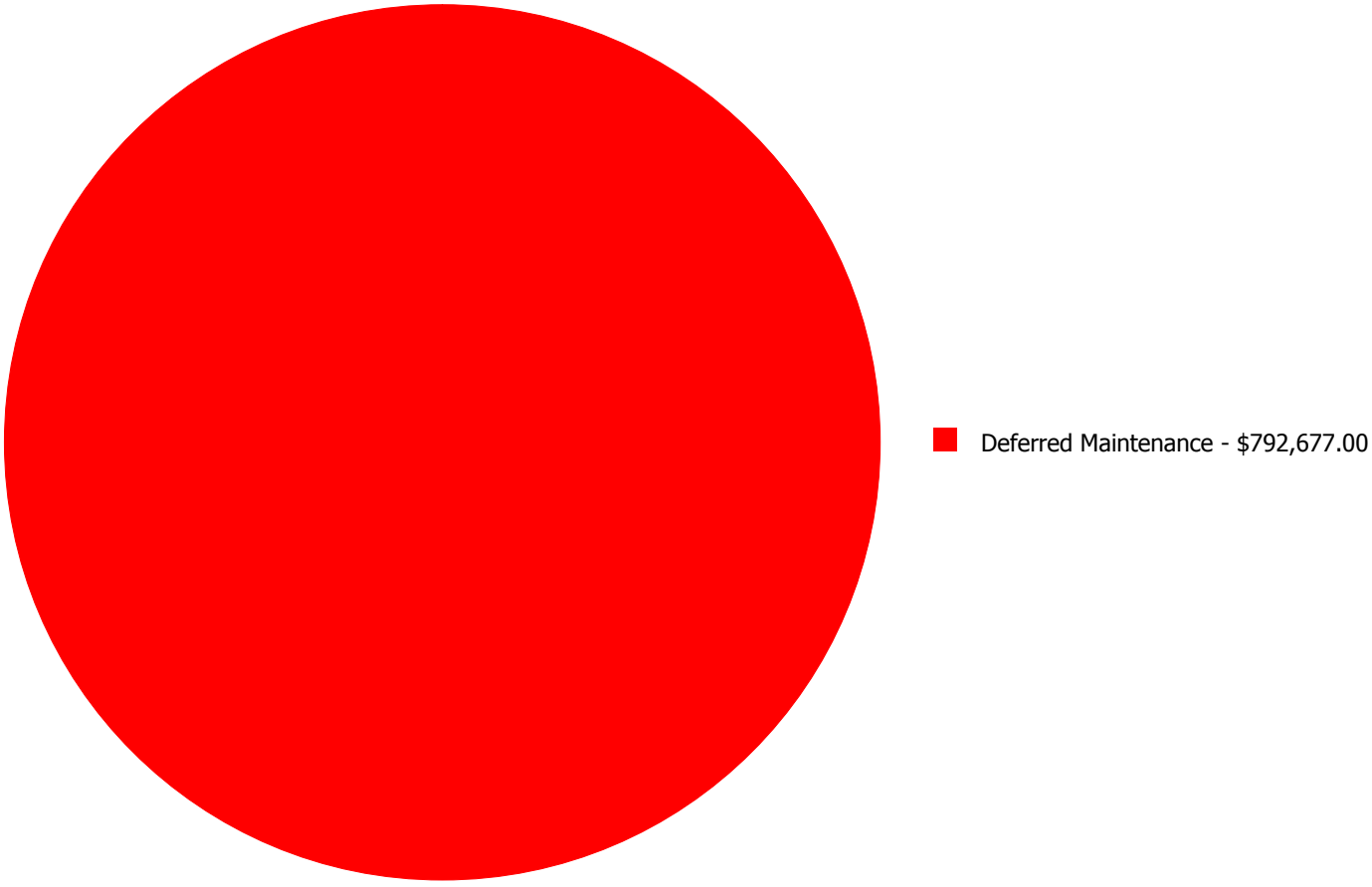
Deficiency By Priority Investment Table

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	$596,274.00	$0.00	$0.00	$596,274.00
G2020	Parking Lots	$0.00	$0.00	$196,403.00	$0.00	$0.00	$196,403.00
	Total:	$0.00	$0.00	$792,677.00	$0.00	$0.00	$792,677.00

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: $792,677.00

Deficiency Details by Priority

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

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

System: G2010 - Roadways

Location: Site
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 128,452.00
Unit of Measure: S.F.
Estimate: $596,274.00
Assessor Name: Terence Davis
Date Created: 02/28/2017

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

System: G2020 - Parking Lots

Location: Site
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 128,452.00
Unit of Measure: S.F.
Estimate: $196,403.00
Assessor Name: Terence Davis
Date Created: 02/28/2017

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

NC School District/400 Greene County/Elementary School

Snow Hill Primary

Draft

Campus Assessment Report

March 8, 2017

PARSONS

Table of Contents

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.

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Gross Area (SF):	90,283
Year Built:	1952
Last Renovation:	
Replacement Value:	$19,757,628
Repair Cost:	$4,205,727.56
Total FCI:	21.29 %
Total RSLI:	30.91 %
FCA Score:	78.71

Description:

GENERAL:

Snow Hill Primary located at 502 SE 2nd Street in Snow Hill, North Carolina. The 1 story, 73493 square foot building was originally constructed in 1952 There has been 1 addition and 1997 renovations. Added classrooms in 1997. In addition to the Main building there are also Pre-K buildings.

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

A. SUBSTRUCTURE

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

B. SUPERSTRUCTURE

Roof construction is concrete. 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 built-up, single ply membrane and metal. Roof openings include gravity vents and a roof hatch with fixed ladder access. Most building entrances appear to comply with ADA requirements.

C. INTERIORS

Interior partitions are typically. Interior doors are generally solid core wood with wood frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, lockers, toilet accessories, storage shelving, handrails, fabricated toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in assignable spaces is typically carpet. 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 on-low-flow water fixtures with manual control valves. Domestic water distribution is copper with gas hot water heating. Sanitary waste system is cast iron. Rain water drainage system is internal with roof drains. Other plumbing systems is supplied by natural gas.

HVAC:

Heating and cooling is provided by rooftop package units. The heating/cooling distribution system is a ductwork system utilizing unit ventilators. Fresh air is supplied by infiltration. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system. This building does not have a remote Building Automation System

FIRE PROTECTION:

The building does not have a fire sprinkler system. The building does have additional fire suppression systems, which include dry chemical overhead 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 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 does not include 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 entry doors are secured with a smart key system. 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

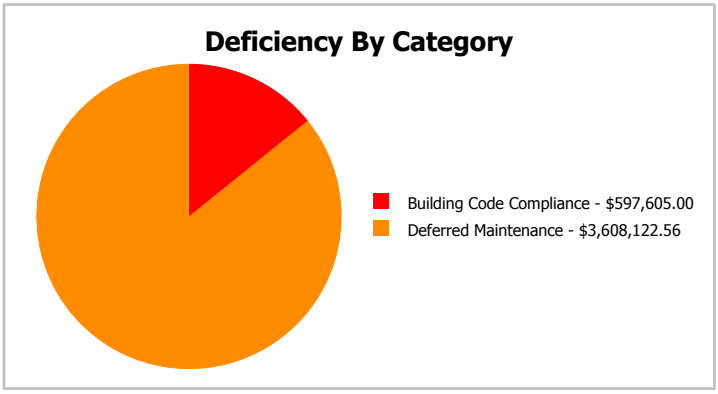
Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, play areas, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting provided by the city.

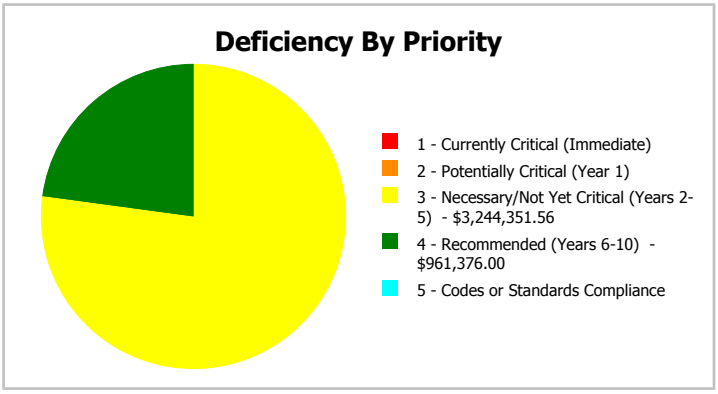
Attributes:

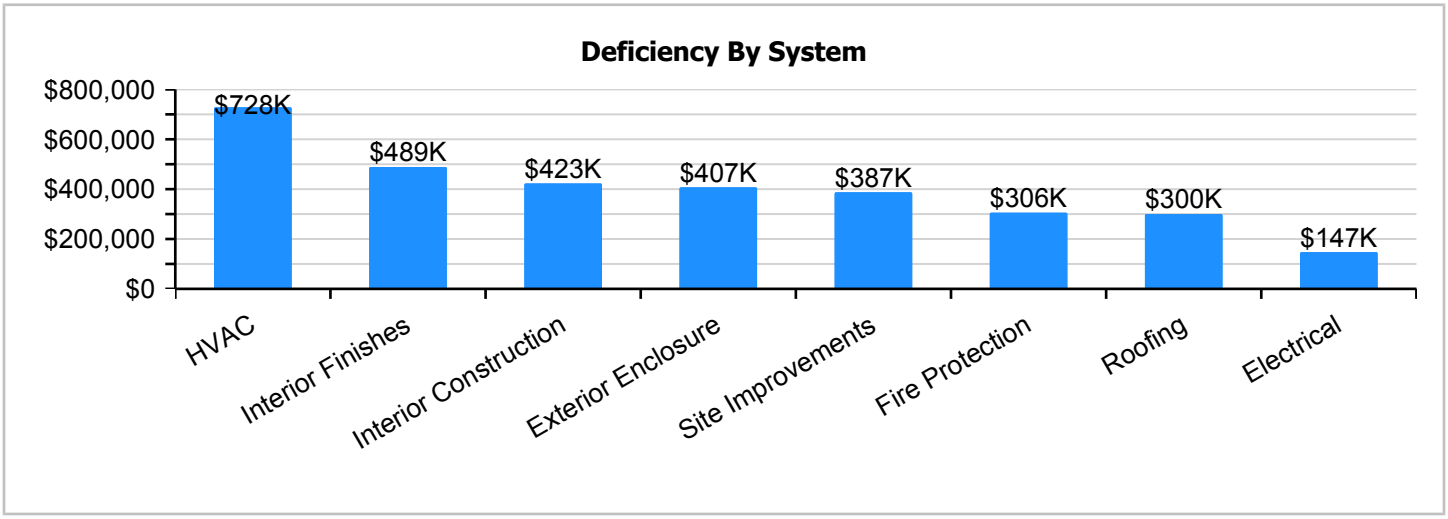
General Attributes:			
Condition Assessor:	Terence Davis	Assessment Date:	2/2/2017
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:	Greene - ES	LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	11.13	Site Acreage:	11.13

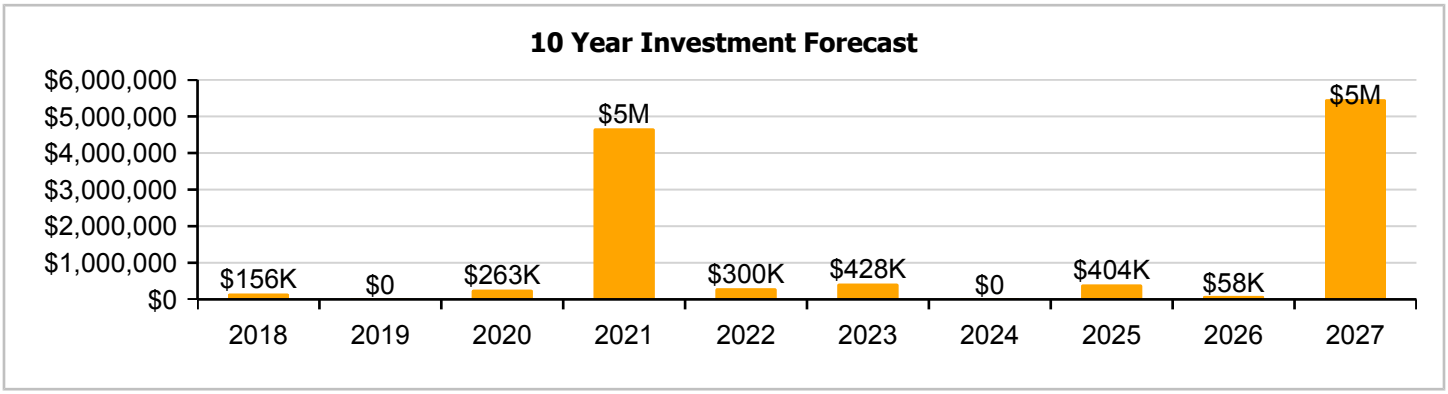
Campus Dashboard Summary

Gross Area:	90,283		
Year Built:	1952	Last Renovation:	
Repair Cost:	$4,205,728	Replacement Value:	$19,757,628
FCI:	21.29 %	RSLI%:	30.91 %









Campus Condition Summary

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

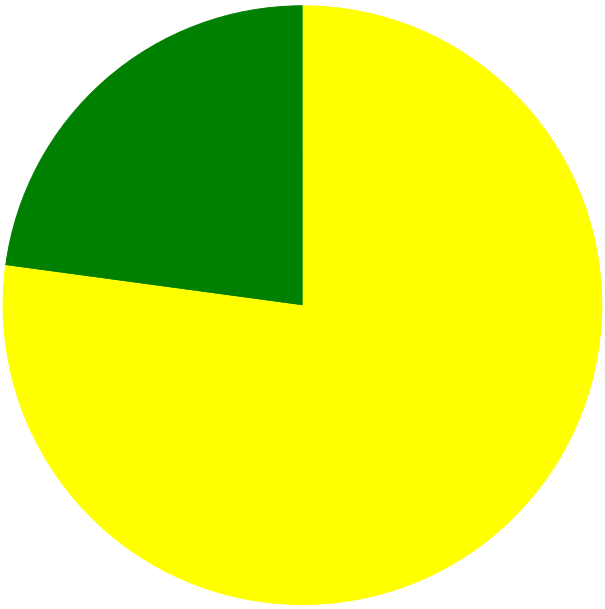
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	49.59 %	0.00 %	$0.00
A20 - Basement Construction	48.11 %	0.00 %	$0.00
B10 - Superstructure	55.88 %	0.00 %	$0.00
B20 - Exterior Enclosure	36.80 %	29.93 %	$537,924.00
B30 - Roofing	21.87 %	54.44 %	$395,661.00
C10 - Interior Construction	27.18 %	27.12 %	$557,974.00
C30 - Interior Finishes	20.20 %	28.48 %	$644,903.56
D20 - Plumbing	37.15 %	0.00 %	$0.00
D30 - HVAC	15.16 %	50.12 %	$961,200.00
D40 - Fire Protection	1.26 %	107.02 %	$403,402.00
D50 - Electrical	41.40 %	7.60 %	$194,203.00
E10 - Equipment	28.81 %	0.00 %	$0.00
E20 - Furnishings	22.31 %	0.00 %	$0.00
G20 - Site Improvements	12.79 %	34.88 %	$510,460.00
G30 - Site Mechanical Utilities	12.68 %	0.00 %	$0.00
G40 - Site Electrical Utilities	62.00 %	0.00 %	$0.00
Totals:	**30.91 %**	**21.29 %**	**$4,205,727.56**

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
1952 Main	52,079	32.56	$0.00	$0.00	$2,515,387.56	$843,835.00	$0.00
1997 Addition	21,414	7.43	$0.00	$0.00	$195,274.00	$117,541.00	$0.00
2001 MOD 1	1,000	8.32	$0.00	$0.00	$10,470.00	$0.00	$0.00
2001 MOD 2	1,000	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2001 MOD 3	1,000	7.55	$0.00	$0.00	$12,760.00	$0.00	$0.00
2001 MOD 4	1,000	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2003 MOD Main	5,000	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2005 Building	7,790	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Site	90,283	20.29	$0.00	$0.00	$510,460.00	$0.00	$0.00
Total:		**21.29**	**$0.00**	**$0.00**	**$3,244,351.56**	**$961,376.00**	**$0.00**

Deficiencies By Priority



1 - Currently Critical (Immediate)
2 - Potentially Critical (Year 1)
3 - Necessary/Not Yet Critical (Years 2-5) - $3,244,351.56
4 - Recommended (Years 6-10) - $961,376.00
5 - Codes or Standards Compliance

Budget Estimate Total: $4,205,727.56

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):	52,079
Year Built:	1952
Last Renovation:	
Replacement Value:	$10,317,027
Repair Cost:	$3,359,222.56
Total FCI:	32.56 %
Total RSLI:	23.28 %
FCA Score:	67.44

Description:

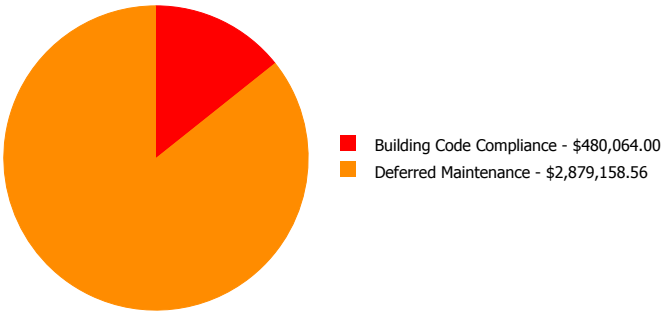
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

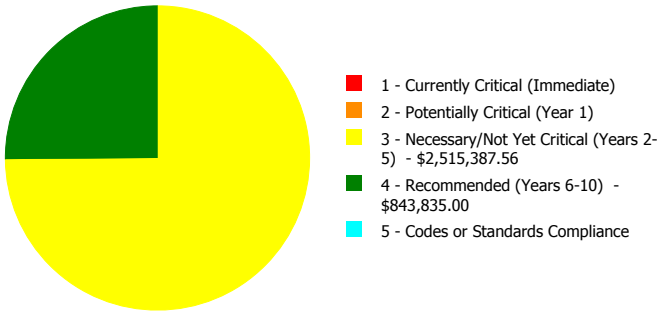
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	52,079
Year Built:	1952	Last Renovation:	
Repair Cost:	$3,359,223	Replacement Value:	$10,317,027
FCI:	32.56 %	RSLI%:	23.28 %

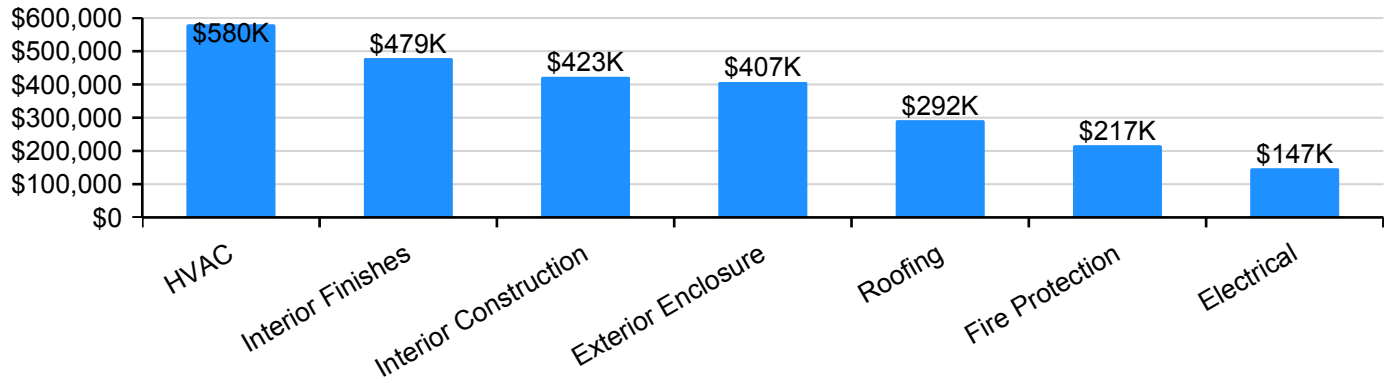
Deficiency By Category



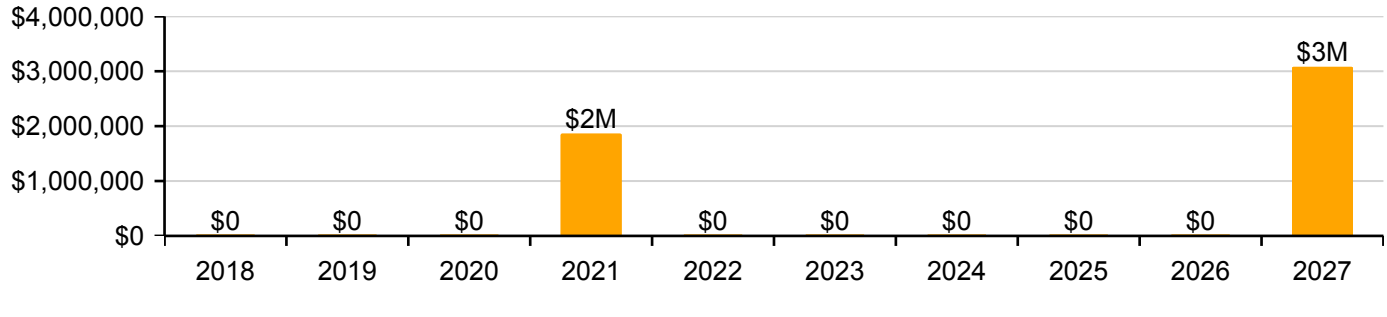
Deficiency By Priority



Deficiency By System



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	35.00 %	0.00 %	$0.00
A20 - Basement Construction	35.00 %	0.00 %	$0.00
B10 - Superstructure	35.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	18.36 %	52.04 %	$537,924.00
B30 - Roofing	13.31 %	95.64 %	$385,191.00
C10 - Interior Construction	9.90 %	46.44 %	$557,974.00
C30 - Interior Finishes	13.49 %	48.28 %	$632,143.56
D20 - Plumbing	33.54 %	0.00 %	$0.00
D30 - HVAC	11.35 %	68.56 %	$765,926.00
D40 - Fire Protection	0.00 %	110.00 %	$285,861.00
D50 - Electrical	38.57 %	13.16 %	$194,203.00
E10 - Equipment	29.55 %	0.00 %	$0.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
Totals:	**23.28 %**	**32.56 %**	**$3,359,222.56**

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.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.79	S.F.	52,079	100	1952	2052		35.00 %	0.00 %	35			$249,458
A1030	Slab on Grade	$8.43	S.F.	52,079	100	1952	2052		35.00 %	0.00 %	35			$439,026
A2010	Basement Excavation	$1.90	S.F.	52,079	100	1952	2052		35.00 %	0.00 %	35			$98,950
A2020	Basement Walls	$13.07	S.F.	52,079	100	1952	2052		35.00 %	0.00 %	35			$680,673
B1020	Roof Construction	$15.76	S.F.	52,079	100	1952	2052		35.00 %	0.00 %	35			$820,765
B2010	Exterior Walls	$9.42	S.F.	52,079	100	1952	2052		35.00 %	0.00 %	35			$490,584
B2020	Exterior Windows	$9.39	S.F.	52,079	30	1952	1982		0.00 %	110.00 %	-35		$537,924.00	$489,022
B2030	Exterior Doors	$1.04	S.F.	52,079	30	1997	2027		33.33 %	0.00 %	10			$54,162
B3010105	Built-Up	$8.95	S.F.	2,450	25	2006	2031		56.00 %	0.00 %	14			$21,928
B3010120	Single Ply Membrane	$6.98	S.F.	36,790	20	1997	2017		0.00 %	150.00 %	0		$385,191.00	$256,794
B3010130	Preformed Metal Roofing	$9.66	S.F.	12,839	30	1997	2027		33.33 %	0.00 %	10			$124,025
C1010	Partitions	$10.80	S.F.	52,079	75	1952	2027		13.33 %	0.00 %	10			$562,453
C1020	Interior Doors	$2.53	S.F.	52,079	30	1997	2027		33.33 %	0.00 %	10			$131,760
C1030	Fittings	$9.74	S.F.	52,079	20	1997	2017		0.00 %	110.00 %	0		$557,974.00	$507,249
C3010	Wall Finishes	$2.79	S.F.	52,079	10	1997	2007	2021	40.00 %	0.00 %	4			$145,300
C3020	Floor Finishes	$11.38	S.F.	52,079	20	1997	2017	2021	20.00 %	0.63 %	4		$3,706.56	$592,659
C3030	Ceiling Finishes	$10.97	S.F.	52,079	25	1997	2022	2016	0.00 %	110.00 %	-1		$628,437.00	$571,307
D2010	Plumbing Fixtures	$11.48	S.F.	52,079	30	1997	2027		33.33 %	0.00 %	10			$597,867
D2020	Domestic Water Distribution	$0.98	S.F.	52,079	30	1997	2027		33.33 %	0.00 %	10			$51,037
D2030	Sanitary Waste	$1.54	S.F.	52,079	30	1997	2027		33.33 %	0.00 %	10			$80,202
D2040	Rain Water Drainage	$1.39	S.F.	52,079	30	1997	2027		33.33 %	0.00 %	10			$72,390
D2090	Other Plumbing Systems -Nat Gas	$0.17	S.F.	52,079	40	1998	2038		52.50 %	0.00 %	21			$8,853
D3040	Distribution Systems	$6.14	S.F.	52,079	30	1997	2027		33.33 %	0.00 %	10			$319,765
D3050	Terminal & Package Units	$13.37	S.F.	52,079	15	1997	2012		0.00 %	110.00 %	-5		$765,926.00	$696,296
D3060	Controls & Instrumentation	$1.94	S.F.	52,079	20	1997	2017	2021	20.00 %	0.00 %	4			$101,033
D4010	Sprinklers	$4.32	S.F.	52,079	30			2016	0.00 %	110.00 %	-1		$247,479.00	$224,981
D4020	Standpipes	$0.67	S.F.	52,079	30			2016	0.00 %	110.00 %	-1		$38,382.00	$34,893
D5010	Electrical Service/Distribution	$1.69	S.F.	52,079	40	1997	2037		50.00 %	0.00 %	20			$88,014
D5020	Branch Wiring	$5.06	S.F.	52,079	30	1952	1982	2021	13.33 %	0.00 %	4			$263,520
D5020	Lighting	$11.92	S.F.	52,079	30	1997	2027		33.33 %	0.00 %	10			$620,782
D5030810	Security & Detection Systems	$1.87	S.F.	52,079	15	2015	2030		86.67 %	0.00 %	13			$97,388
D5030910	Fire Alarm Systems	$3.39	S.F.	52,079	15	1997	2012		0.00 %	110.00 %	-5		$194,203.00	$176,548
D5030920	Data Communication	$4.40	S.F.	52,079	15	2015	2030		86.67 %	0.00 %	13			$229,148
E1020	Institutional Equipment	$0.30	S.F.	52,079	20	2015	2035		90.00 %	0.00 %	18			$15,624
E1090	Other Equipment	$1.90	S.F.	52,079	20	1997	2017	2021	20.00 %	0.00 %	4			$98,950
E2010	Fixed Furnishings	$5.83	S.F.	52,079	20	1997	2017	2021	20.00 %	0.00 %	4			$303,621
								Total	**23.28 %**	**32.56 %**			**$3,359,222.56**	**$10,317,027**

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: 20% of the windows need replacing.

System: B2030 - Exterior Doors



Note:

System: B3010105 - Built-Up



Note:

System: B3010120 - Single Ply Membrane



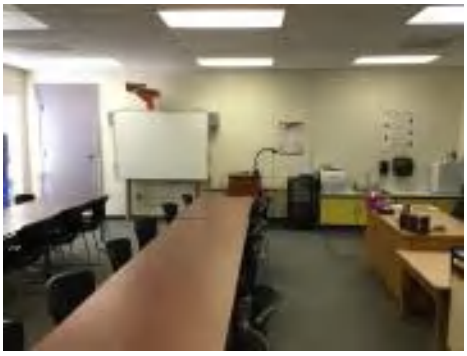
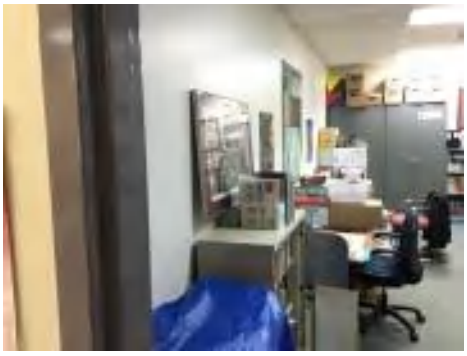
Note:

System: B3010130 - Preformed Metal Roofing



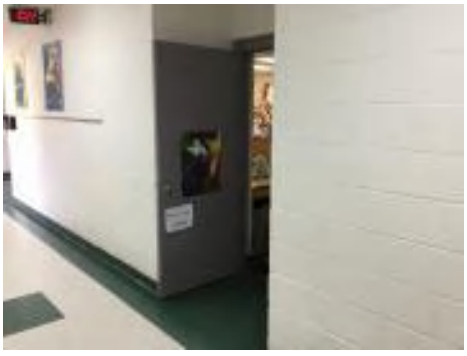
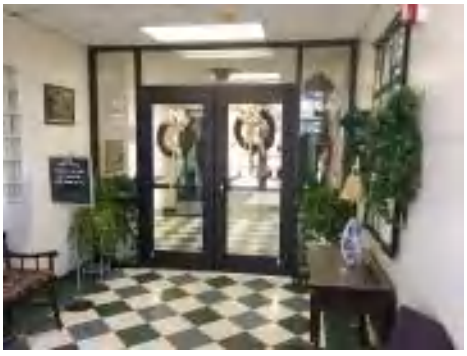
Note:

System: C1010 - Partitions

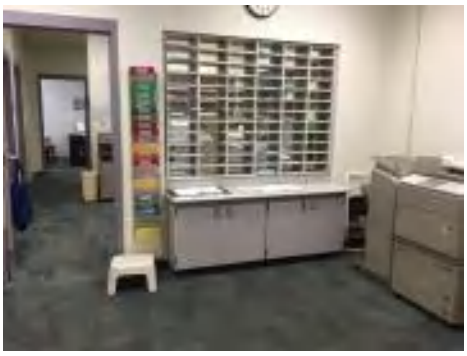
Note:

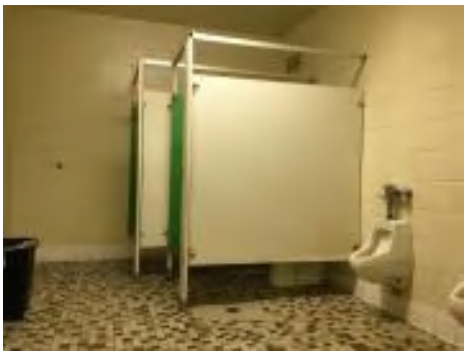
System: C1020 - Interior Doors

Note:

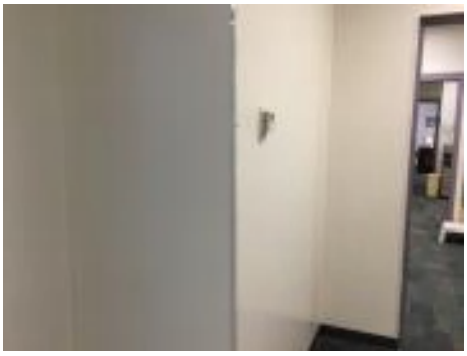
System: C1030 - Fittings

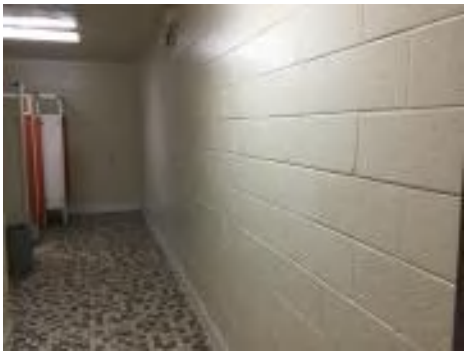




Note:

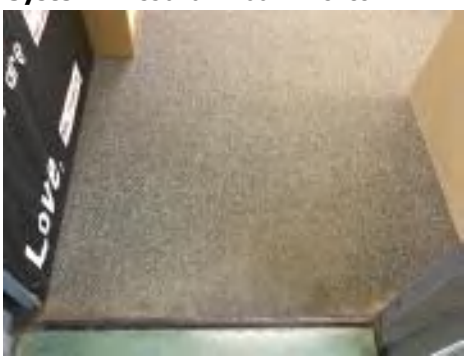
System: C3010 - Wall Finishes





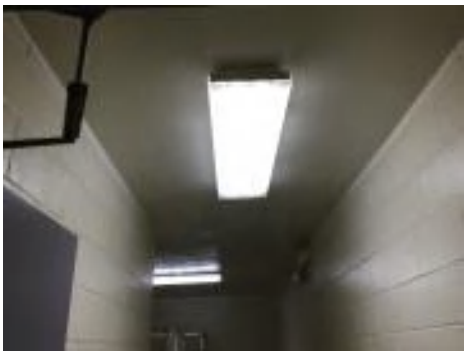
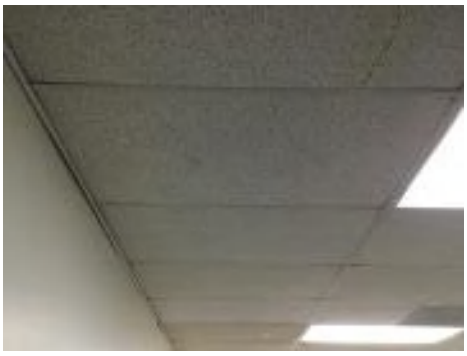
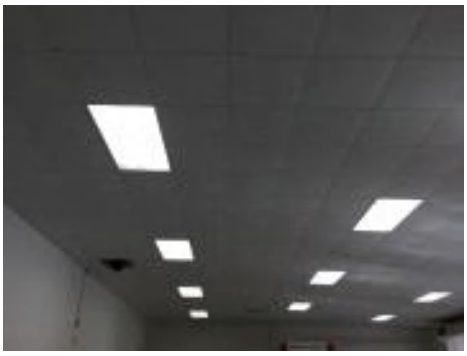
Note:

System: C3020 - Floor Finishes



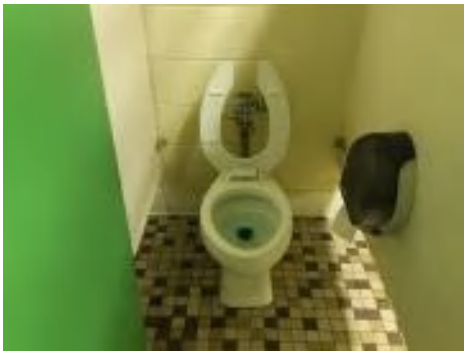
Note:

System: C3030 - Ceiling Finishes

Note:

System: D2010 - Plumbing Fixtures

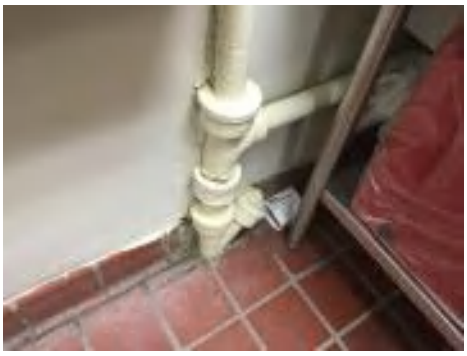

Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste

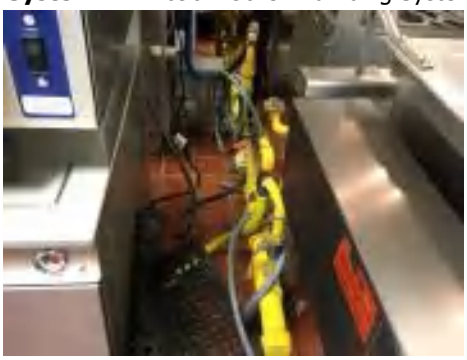

Note:

System: D2040 - Rain Water Drainage



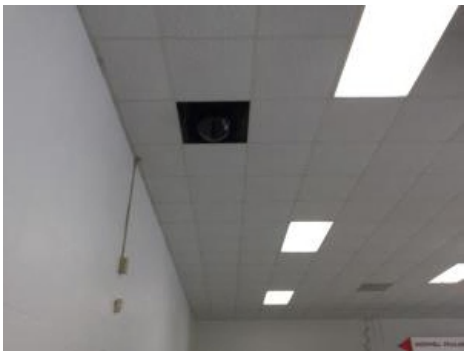
Note:

System: D2090 - Other Plumbing Systems -Nat Gas



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation

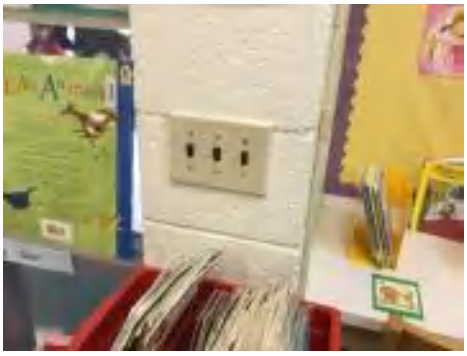

Note:

System: D5010 - Electrical Service/Distribution



Note:

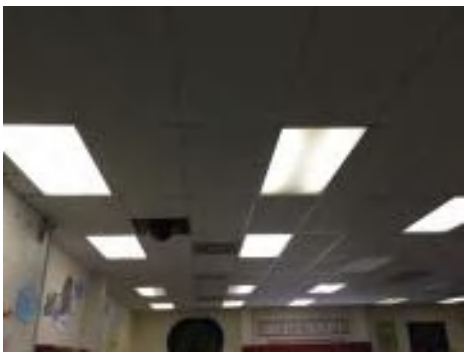
System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting

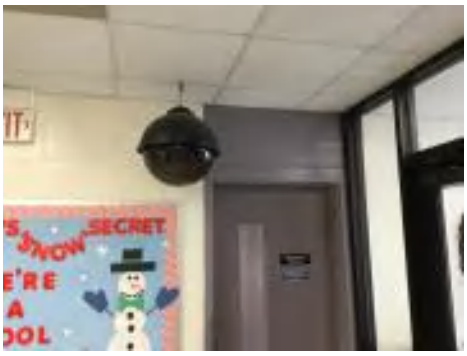




Note:

System: D5030810 - Security & Detection Systems





Note:

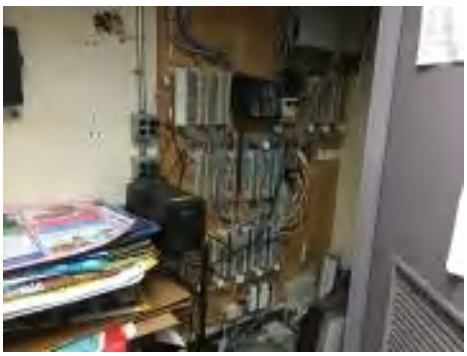
System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication





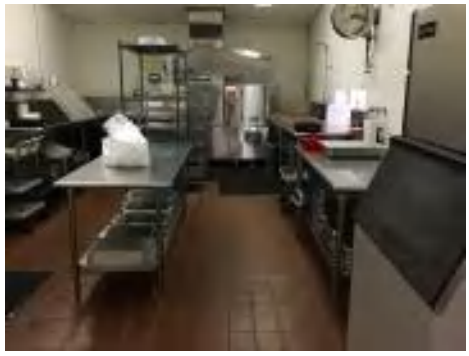
Note:

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%

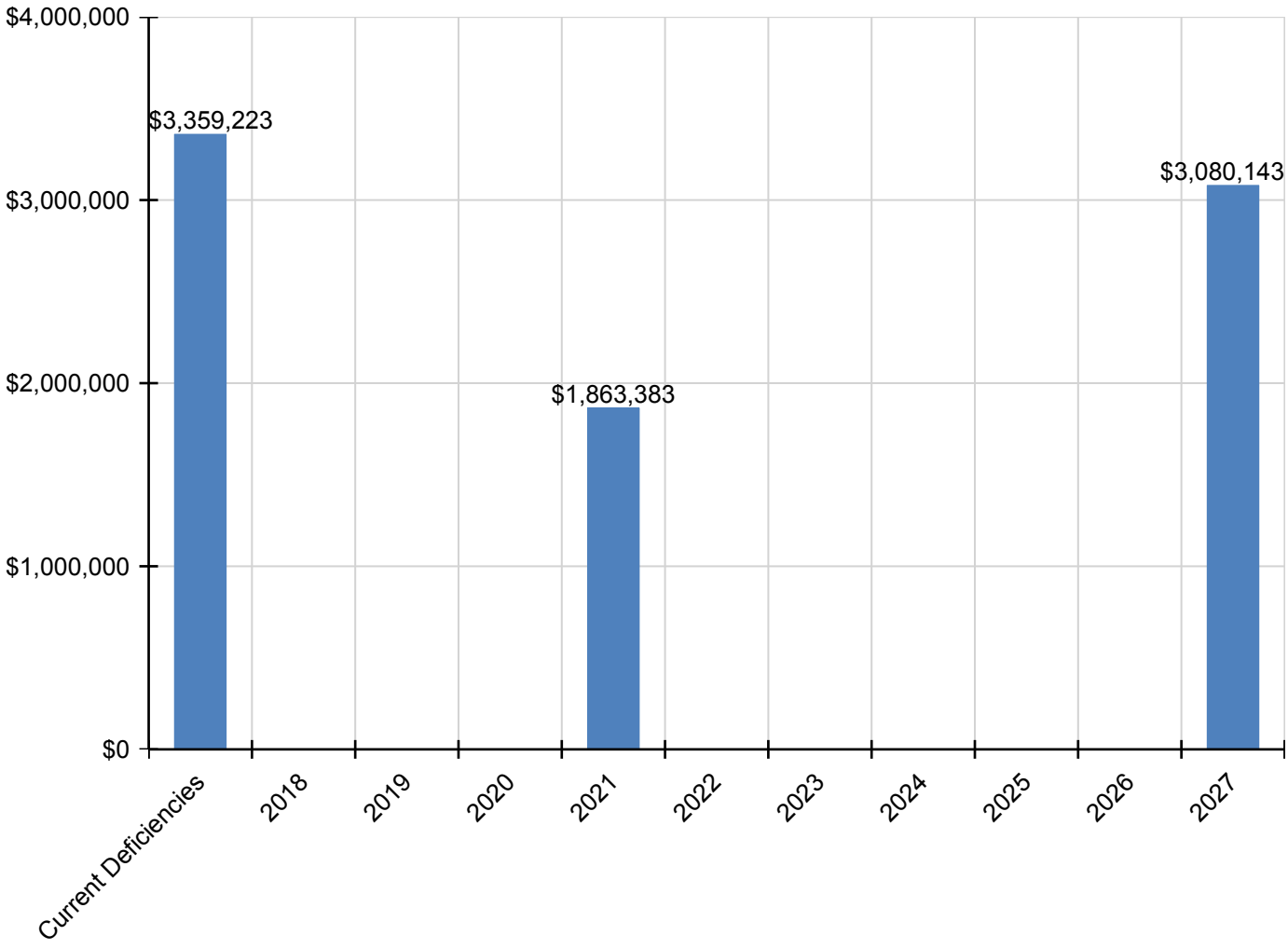
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$3,359,223**	**$0**	**$0**	**$0**	**$1,863,383**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,080,143**	**$8,302,749**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2010 - Exterior Walls	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$537,924	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$537,924**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$80,068	**$80,068**
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**
B3010120 - Single Ply Membrane	$385,191	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$385,191**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$230,017	**$230,017**
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	$194,782	**$194,782**
C1030 - Fittings	$557,974	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$557,974**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

C3010 - Wall Finishes	$0	$0	$0	$0	$179,890	$0	$0	$0	$0	$0	$0	**$179,890**
C3020 - Floor Finishes	$3,707	$0	$0	$0	$733,747	$0	$0	$0	$0	$0	$0	**$737,454**
C3030 - Ceiling Finishes	$628,437	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$628,437**
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	$883,832	**$883,832**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$75,449	**$75,449**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$118,563	**$118,563**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$107,015	**$107,015**
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	$472,712	**$472,712**
D3050 - Terminal & Package Units	$765,926	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$765,926**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$125,086	$0	$0	$0	$0	$0	$0	**$125,086**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$247,479	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$247,479**
D4020 - Standpipes	$38,382	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$38,382**
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	$326,253	$0	$0	$0	$0	$0	$0	**$326,253**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$917,707	**$917,707**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030910 - Fire Alarm Systems	$194,203	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$194,203**
D5030920 - Data Communication	$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	$122,506	$0	$0	$0	$0	$0	$0	**$122,506**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$375,901	$0	$0	$0	$0	$0	$0	**$375,901**

** Indicates non-renewable system*

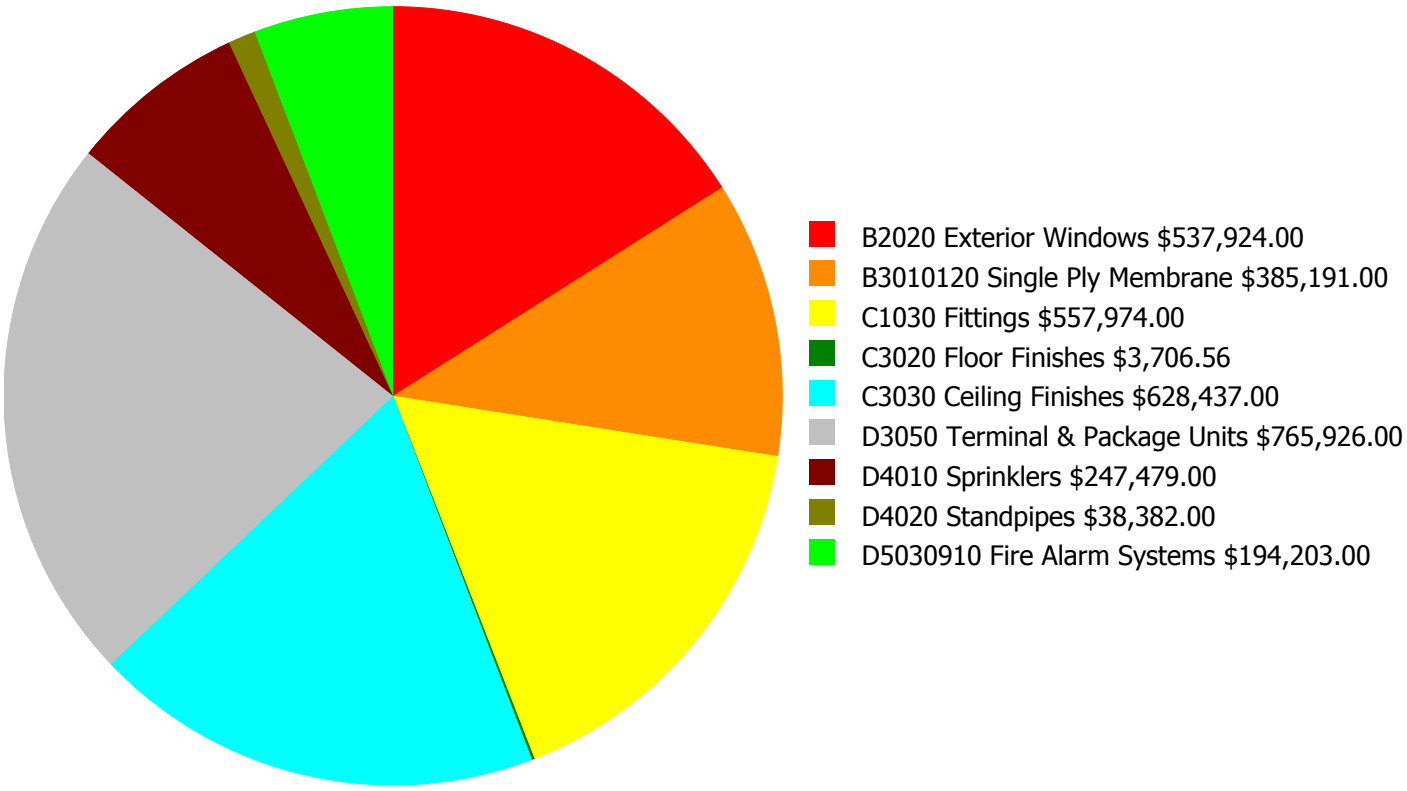
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

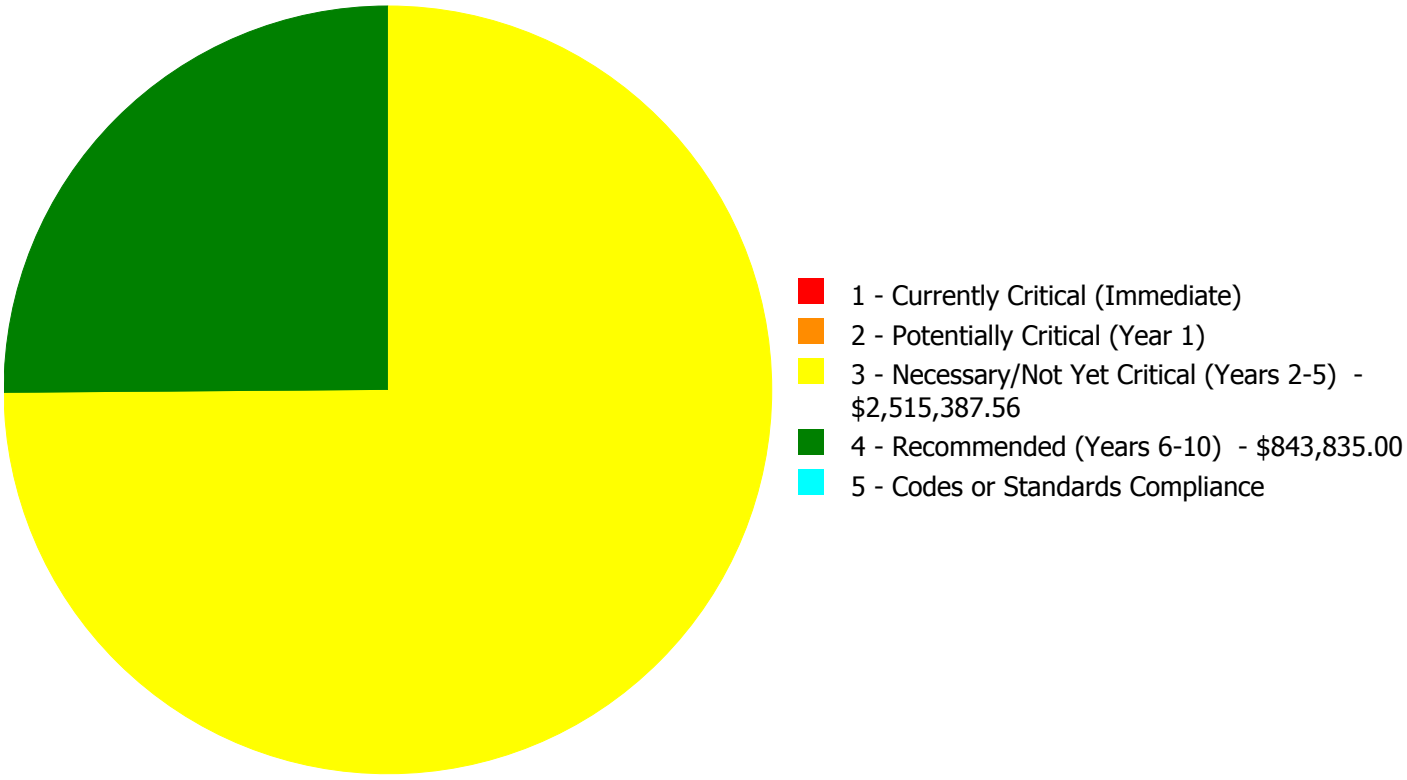
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $3,359,222.56

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: $3,359,222.56

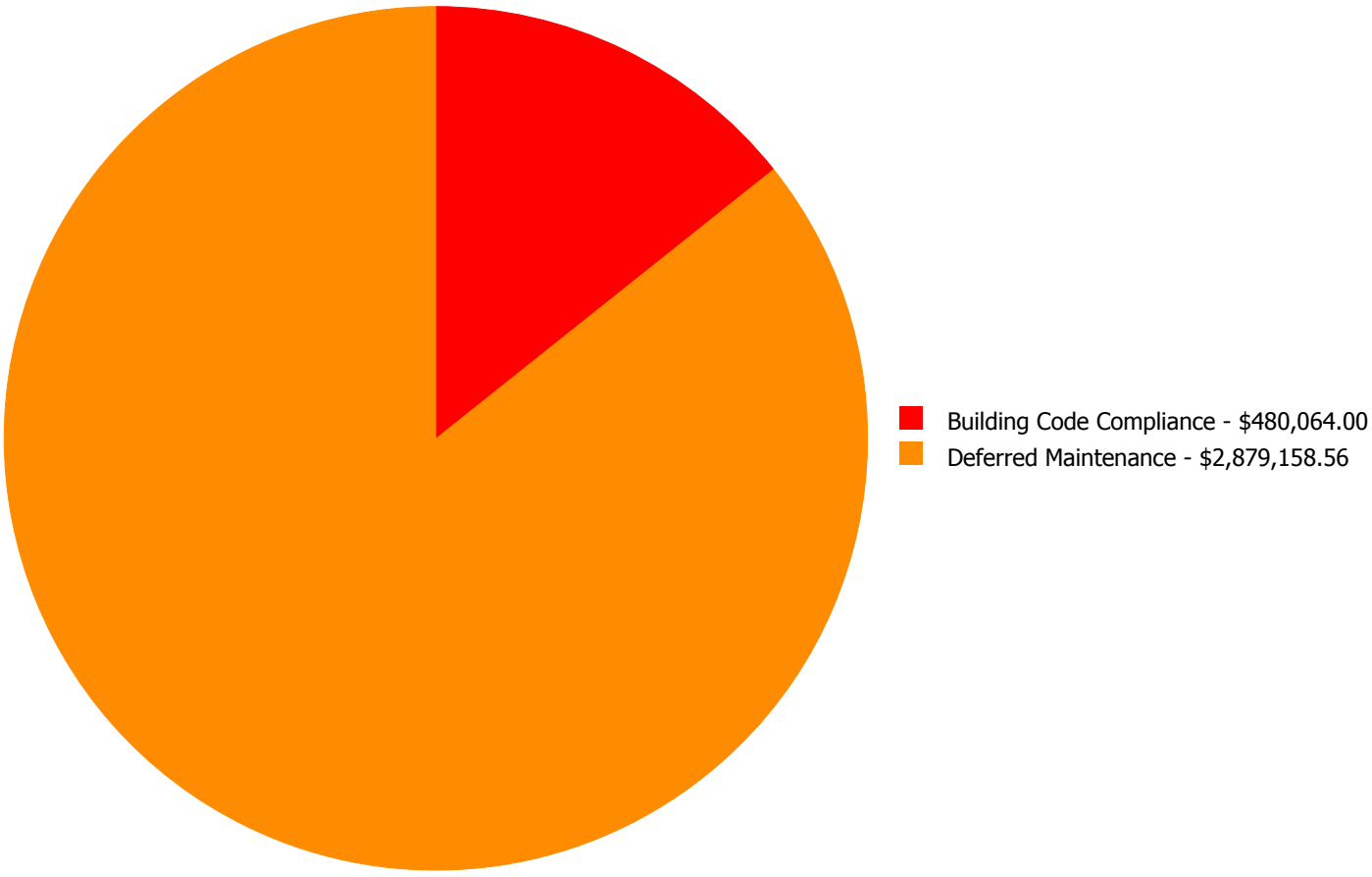
Deficiency By Priority Investment Table

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
B2020	Exterior Windows	$0.00	$0.00	$537,924.00	$0.00	$0.00	$537,924.00
B3010120	Single Ply Membrane	$0.00	$0.00	$385,191.00	$0.00	$0.00	$385,191.00
C1030	Fittings	$0.00	$0.00	$0.00	$557,974.00	$0.00	$557,974.00
C3020	Floor Finishes	$0.00	$0.00	$3,706.56	$0.00	$0.00	$3,706.56
C3030	Ceiling Finishes	$0.00	$0.00	$628,437.00	$0.00	$0.00	$628,437.00
D3050	Terminal & Package Units	$0.00	$0.00	$765,926.00	$0.00	$0.00	$765,926.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$247,479.00	$0.00	$247,479.00
D4020	Standpipes	$0.00	$0.00	$0.00	$38,382.00	$0.00	$38,382.00
D5030910	Fire Alarm Systems	$0.00	$0.00	$194,203.00	$0.00	$0.00	$194,203.00
	Total:	$0.00	$0.00	$2,515,387.56	$843,835.00	$0.00	$3,359,222.56

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:



Budget Estimate Total: $3,359,222.56

Deficiency Details by Priority

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

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

System: B2020 - Exterior Windows

Location: Exterior
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 52,079.00
Unit of Measure: S.F.
Estimate: $537,924.00
Assessor Name: Terence Davis
Date Created: 02/10/2017

Notes: The original metal frame, single pane, operable windows are aged, worn, inefficient 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: 36,790.00
Unit of Measure: S.F.
Estimate: $385,191.00
Assessor Name: Terence Davis
Date Created: 02/22/2017

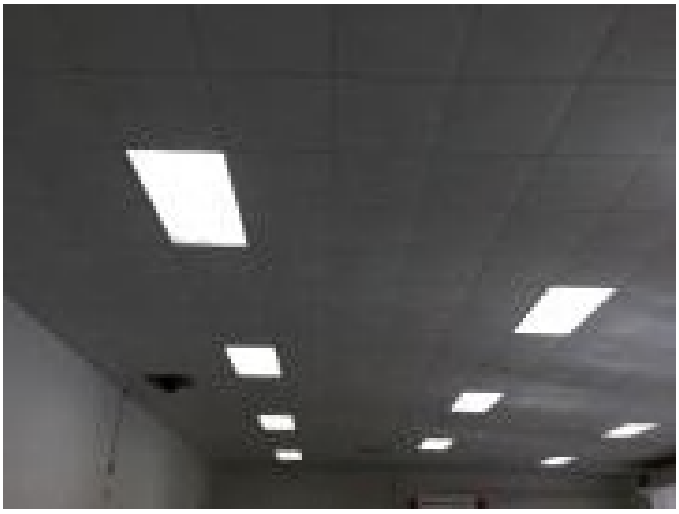
Notes: There are no reported or observed leaks, but the rate of repairs are increasing. The roof covering should be replaced.

System: C3020 - Floor Finishes

Location: Office
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace carpet with pad
Qty: 130.00
Unit of Measure: S.Y.
Estimate: $3,706.56
Assessor Name: Terence Davis
Date Created: 02/21/2017

Notes: The carpet is old and need to 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: 52,079.00
Unit of Measure: S.F.
Estimate: $628,437.00
Assessor Name: Terence Davis
Date Created: 02/15/2017

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

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: 52,079.00
Unit of Measure: S.F.
Estimate: $765,926.00
Assessor Name: Terence Davis
Date Created: 02/10/2017

Notes: The roof mounted AC unis are aged and should be scheduled for replacement.

System: D5030910 - Fire Alarm Systems

Location: Throughout the building
Distress: Beyond Service Life
Category: Building Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 52,079.00
Unit of Measure: S.F.
Estimate: $194,203.00
Assessor Name: Terence Davis
Date Created: 02/10/2017

Notes: The original fire alarm system operating as designed, but is beyond its service life and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: C1030 - Fittings

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 52,079.00
Unit of Measure: S.F.
Estimate: $557,974.00
Assessor Name: Terence Davis
Date Created: 02/22/2017

Notes: The fittings are aged, worn, damaged 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: 52,079.00
Unit of Measure: S.F.
Estimate: $247,479.00
Assessor Name: Terence Davis
Date Created: 02/22/2017

Notes: There are 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:	52,079.00
Unit of Measure:	S.F.
Estimate:	$38,382.00
Assessor Name:	Terence Davis
Date Created:	02/22/2017

Notes: There are 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):	21,414
Year Built:	1997
Last Renovation:	
Replacement Value:	$4,212,990
Repair Cost:	$312,815.00
Total FCI:	7.43 %
Total RSLI:	45.05 %
FCA Score:	92.57

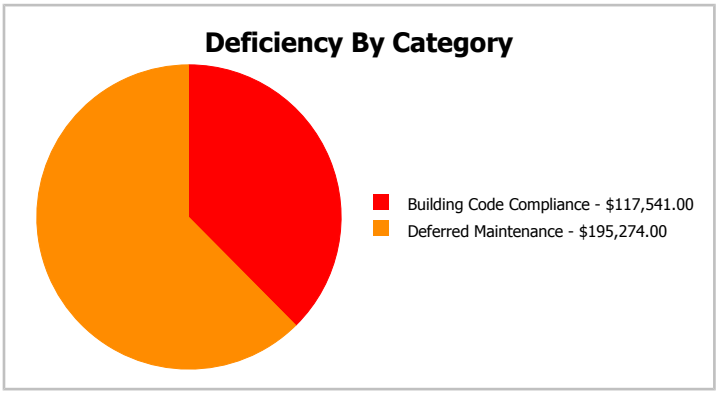
Description:

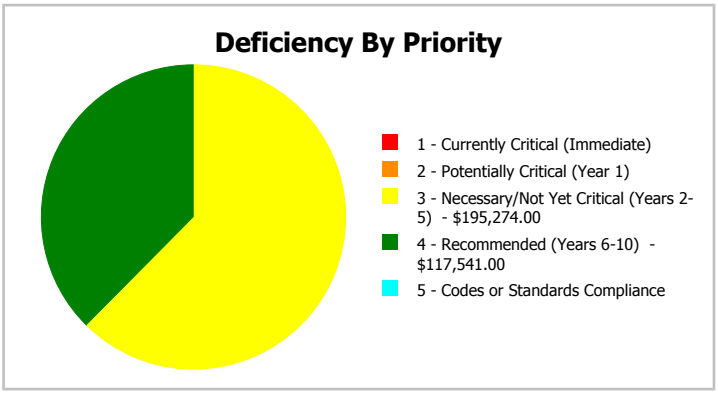
The narrative for this building is included in the Executive Summary Description at the front of this report.

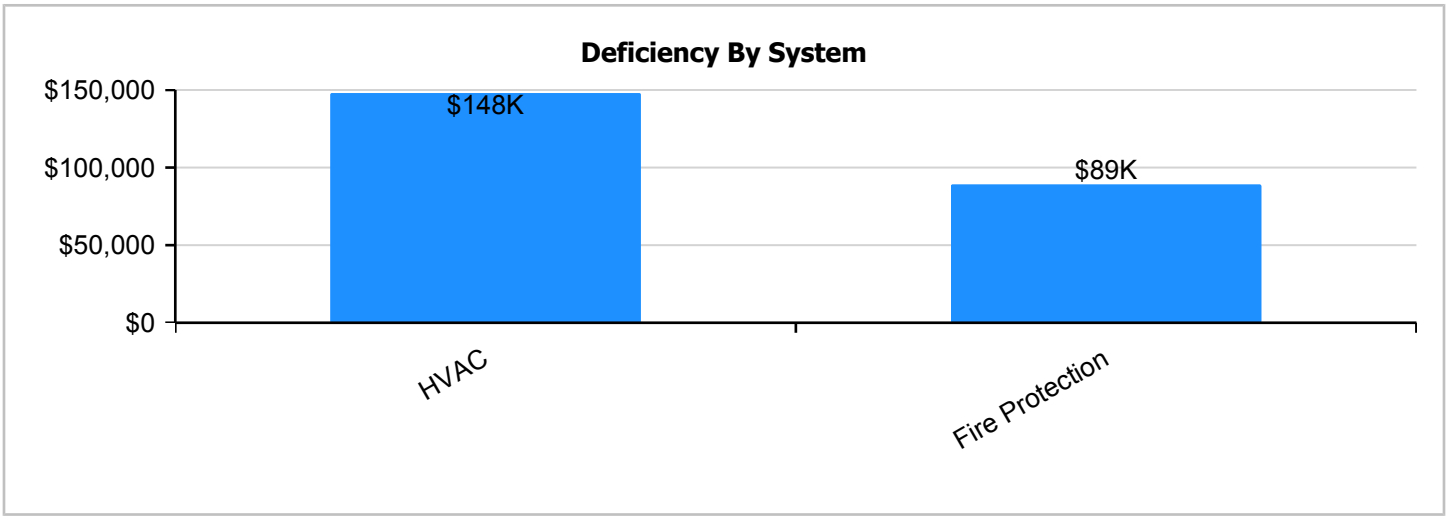
Attributes: This asset has no attributes.

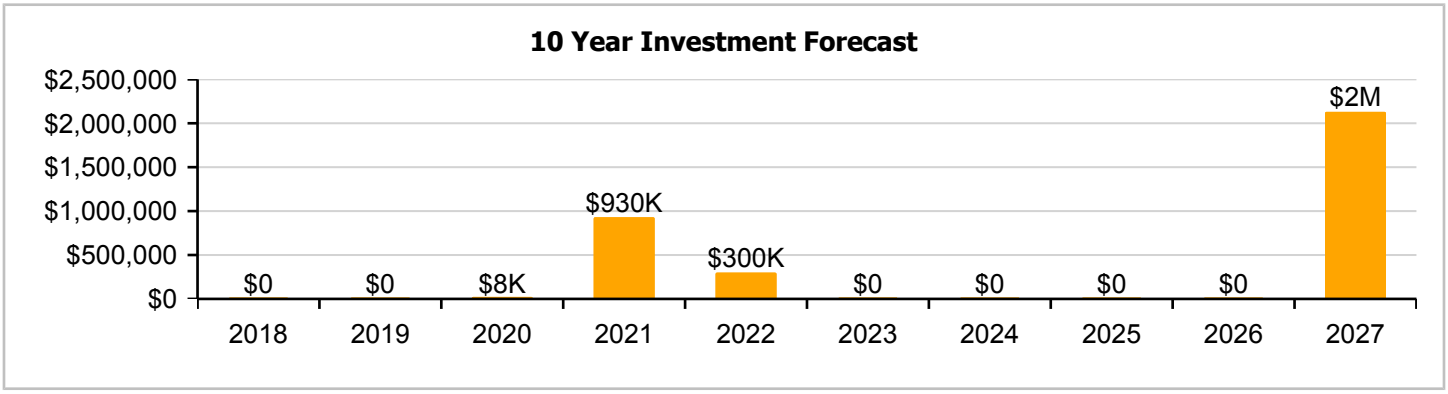
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	21,414
Year Built:	1997	Last Renovation:	
Repair Cost:	$312,815	Replacement Value:	$4,212,990
FCI:	7.43 %	RSLI%:	45.05 %









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	80.00 %	0.00 %	$0.00
A20 - Basement Construction	80.00 %	0.00 %	$0.00
B10 - Superstructure	80.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	55.48 %	0.00 %	$0.00
B30 - Roofing	33.33 %	0.00 %	$0.00
C10 - Interior Construction	46.43 %	0.00 %	$0.00
C30 - Interior Finishes	22.22 %	0.00 %	$0.00
D20 - Plumbing	33.53 %	0.00 %	$0.00
D30 - HVAC	19.24 %	42.51 %	$195,274.00
D40 - Fire Protection	0.00 %	110.00 %	$117,541.00
D50 - Electrical	45.33 %	0.00 %	$0.00
E10 - Equipment	15.00 %	0.00 %	$0.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
Totals:	**45.05 %**	**7.43 %**	**$312,815.00**

Photo Album

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

1). South Elevation - Feb 22, 2017

2). North Elevation - Feb 22, 2017

3). West Elevation - Feb 22, 2017

4). East 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	$4.79	S.F.	21,414	100	1997	2097		80.00 %	0.00 %	80			$102,573
A1030	Slab on Grade	$8.43	S.F.	21,414	100	1997	2097		80.00 %	0.00 %	80			$180,520
A2010	Basement Excavation	$1.90	S.F.	21,414	100	1997	2097		80.00 %	0.00 %	80			$40,687
A2020	Basement Walls	$13.07	S.F.	21,414	100	1997	2097		80.00 %	0.00 %	80			$279,881
B1020	Roof Construction	$15.76	S.F.	21,414	100	1997	2097		80.00 %	0.00 %	80			$337,485
B2010	Exterior Walls	$9.42	S.F.	21,414	100	1997	2097		80.00 %	0.00 %	80			$201,720
B2020	Exterior Windows	$9.39	S.F.	21,414	30	1997	2027		33.33 %	0.00 %	10			$201,077
B2030	Exterior Doors	$1.04	S.F.	21,414	30	1997	2027		33.33 %	0.00 %	10			$22,271
B3010130	Preformed Metal Roofing	$9.66	S.F.	21,414	30	1997	2027		33.33 %	0.00 %	10			$206,859
C1010	Partitions	$10.80	S.F.	21,414	75	1997	2072		73.33 %	0.00 %	55			$231,271
C1020	Interior Doors	$2.53	S.F.	21,414	30	1997	2027		33.33 %	0.00 %	10			$54,177
C1030	Fittings	$9.74	S.F.	21,414	20	1997	2017	2021	20.00 %	0.00 %	4			$208,572
C3010	Wall Finishes	$2.79	S.F.	21,414	10	2011	2021		40.00 %	0.00 %	4			$59,745
C3020	Floor Finishes	$11.38	S.F.	21,414	20	1997	2017	2021	20.00 %	0.00 %	4			$243,691
C3030	Ceiling Finishes	$10.97	S.F.	21,414	25	1997	2022		20.00 %	0.00 %	5			$234,912
D2010	Plumbing Fixtures	$11.48	S.F.	21,414	30	1997	2027		33.33 %	0.00 %	10			$245,833
D2020	Domestic Water Distribution	$0.98	S.F.	21,414	30	1997	2027		33.33 %	0.00 %	10			$20,986
D2030	Sanitary Waste	$1.54	S.F.	21,414	30	1997	2027		33.33 %	0.00 %	10			$32,978
D2090	Other Plumbing Systems -Nat Gas	$0.17	S.F.	21,414	40	1997	2037		50.00 %	0.00 %	20			$3,640
D3020	Heat Generating Systems	$5.08	S.F.	21,414	30	1997	2027		33.33 %	0.00 %	10			$108,783
D3040	Distribution Systems	$6.14	S.F.	21,414	30	1997	2027		33.33 %	0.00 %	10			$131,482
D3050	Terminal & Package Units	$8.29	S.F.	21,414	15	1997	2012		0.00 %	110.00 %	-5		$195,274.00	$177,522
D3060	Controls & Instrumentation	$1.94	S.F.	21,414	20	1997	2017	2021	20.00 %	0.00 %	4			$41,543
D4010	Sprinklers	$4.32	S.F.	21,414	30			2016	0.00 %	110.00 %	-1		$101,759.00	$92,508
D4020	Standpipes	$0.67	S.F.	21,414	30			2016	0.00 %	110.00 %	-1		$15,782.00	$14,347
D5010	Electrical Service/Distribution	$1.69	S.F.	21,414	40	1997	2037		50.00 %	0.00 %	20			$36,190
D5020	Branch Wiring	$5.06	S.F.	21,414	30	1997	2027		33.33 %	0.00 %	10			$108,355
D5020	Lighting	$11.92	S.F.	21,414	30	1997	2027		33.33 %	0.00 %	10			$255,255
D5030810	Security & Detection Systems	$1.87	S.F.	21,414	15	2015	2030		86.67 %	0.00 %	13			$40,044
D5030910	Fire Alarm Systems	$3.39	S.F.	21,414	15	1997	2012	2021	26.67 %	0.00 %	4			$72,593
D5030920	Data Communication	$4.40	S.F.	21,414	15	2015	2030		86.67 %	0.00 %	13			$94,222
E1020	Institutional Equipment	$0.30	S.F.	21,414	20	2000	2020		15.00 %	0.00 %	3			$6,424
E2010	Fixed Furnishings	$5.83	S.F.	21,414	20	1997	2017	2021	20.00 %	0.00 %	4			$124,844
								Total	**45.05 %**	**7.43 %**			**$312,815.00**	**$4,212,990**

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



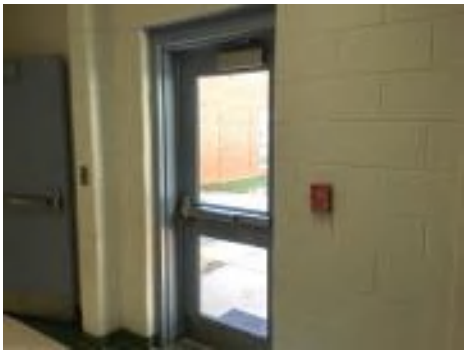
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



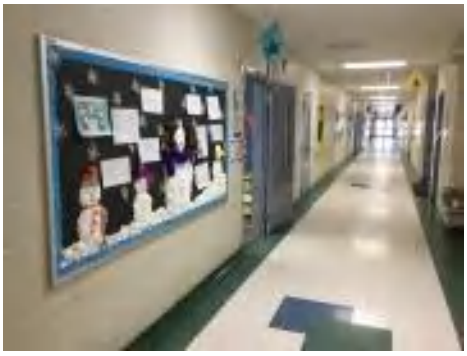
Note:

System: B3010130 - Preformed Metal Roofing



Note:

System: C1010 - Partitions


Note:

System: C1020 - Interior Doors



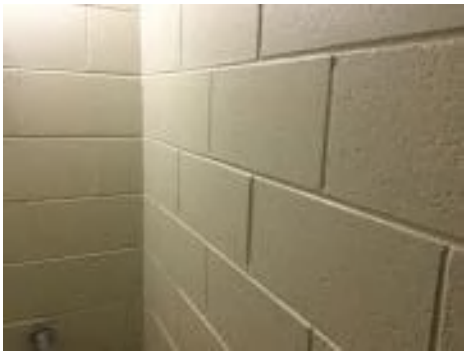
Note:

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes

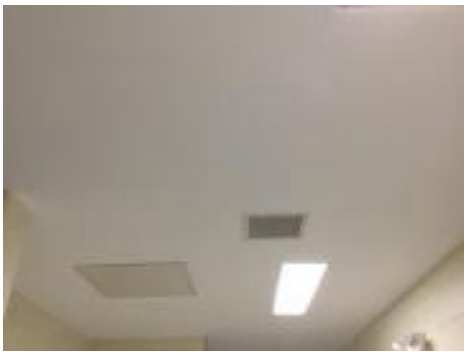
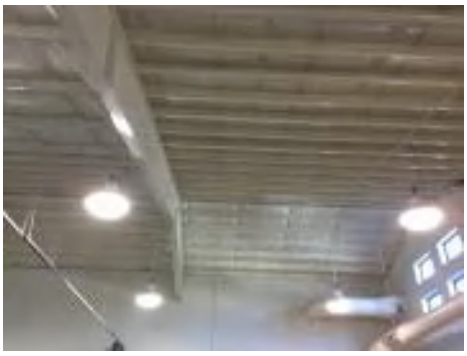
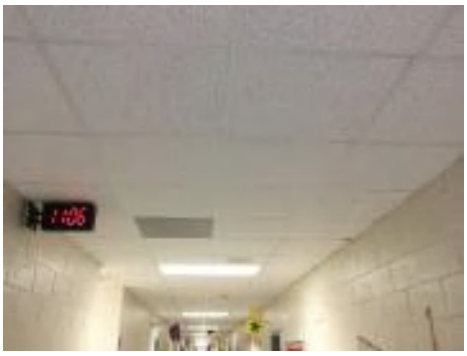

Note:

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes

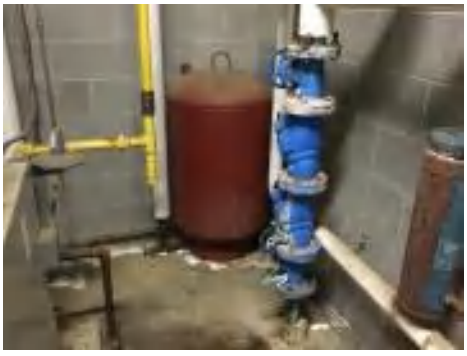
Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D2090 - Other Plumbing Systems -Nat Gas

Note:

System: D3020 - Heat Generating Systems


Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

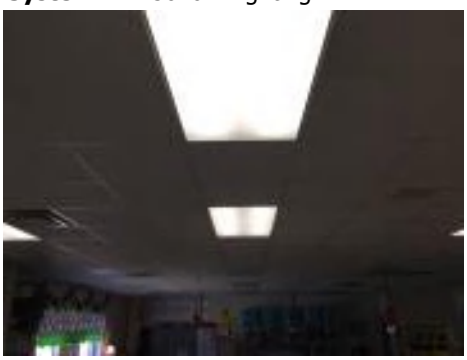
System: D5010 - Electrical Service/Distribution

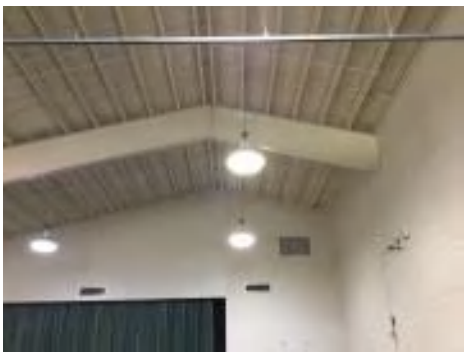

Note:

System: D5020 - Branch Wiring


Note:

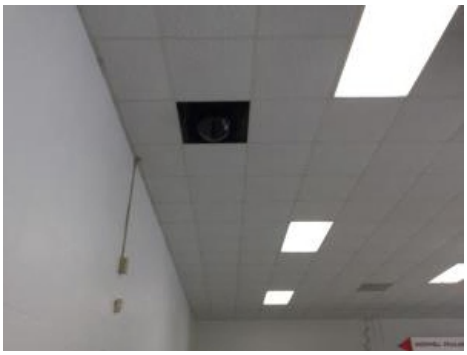
System: D5020 - Lighting





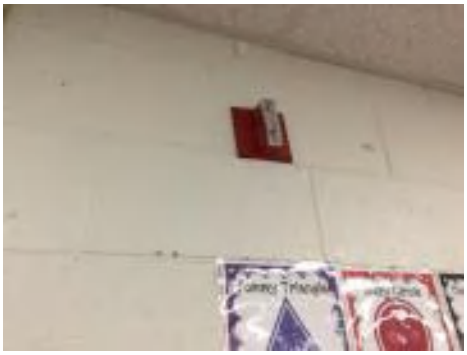
Note:

System: D5030810 - Security & Detection Systems



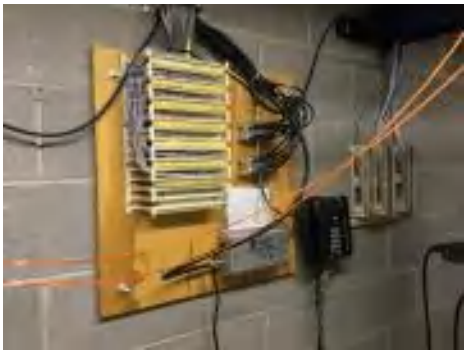
Note:

System: D5030910 - Fire Alarm Systems



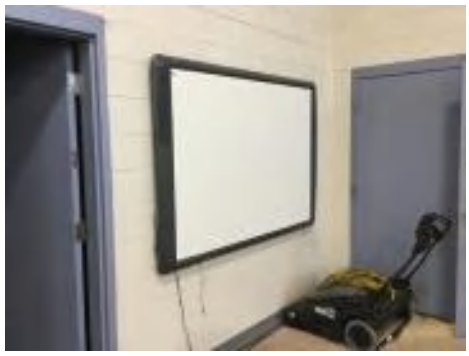
Note: Connected to main panel.

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%

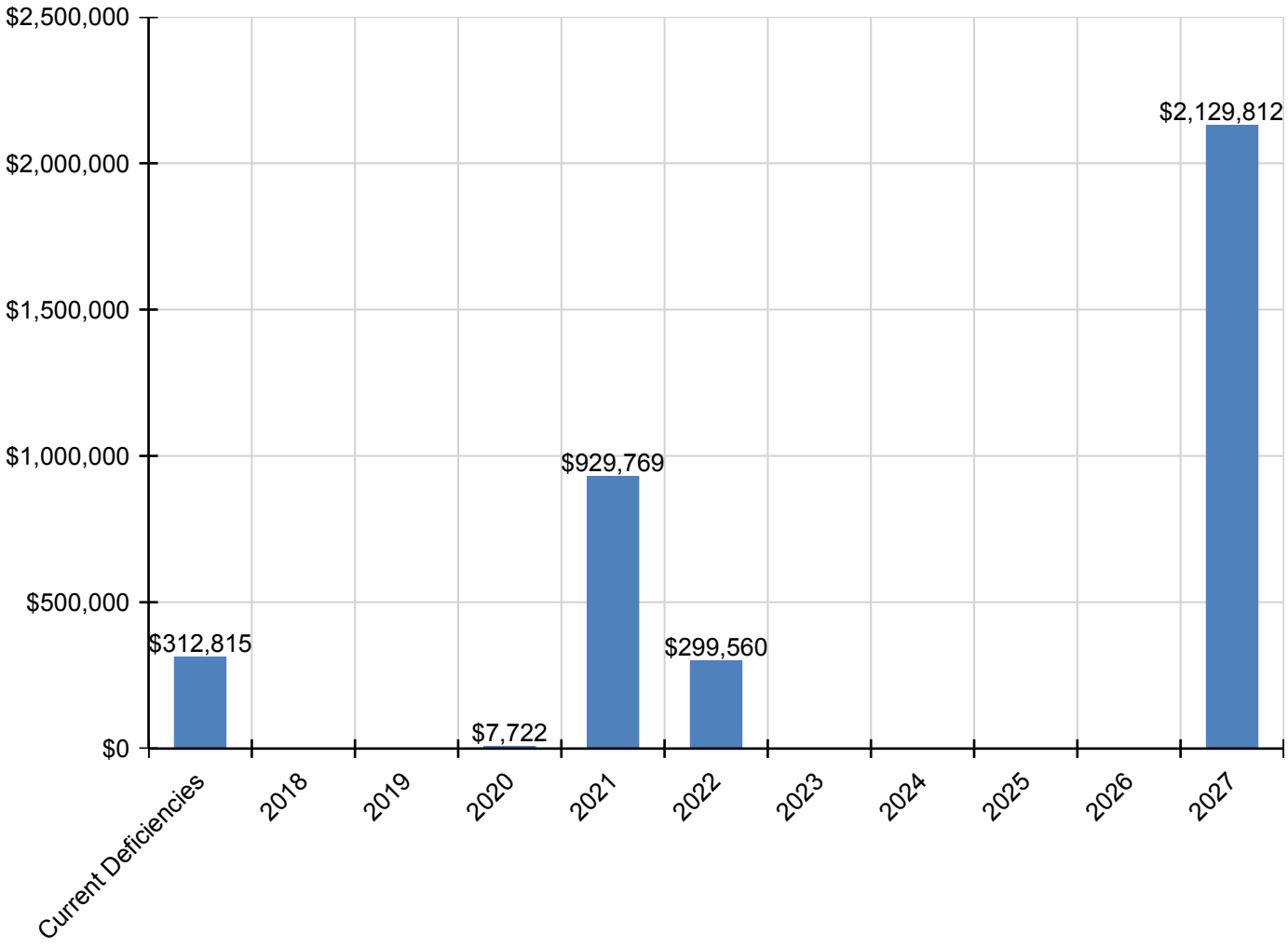
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$312,815**	**$0**	**$0**	**$7,722**	**$929,769**	**$299,560**	**$0**	**$0**	**$0**	**$0**	**$2,129,812**	**$3,679,678**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2010 - Exterior Walls	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$297,254	**$297,254**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$32,923	**$32,923**
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	$383,642	**$383,642**
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	$80,091	**$80,091**
C1030 - Fittings	$0	$0	$0	$0	$258,225	$0	$0	$0	$0	$0	$0	**$258,225**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$73,968	$0	$0	$0	$0	$0	$0	**$73,968**
C3020 - Floor Finishes	$0	$0	$0	$0	$301,704	$0	$0	$0	$0	$0	$0	**$301,704**

C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$299,560	$0	$0	$0	$0	$0	**$299,560**
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	$363,416	**$363,416**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$31,023	**$31,023**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$48,751	**$48,751**
D2090 - Other Plumbing Systems -Nat Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$160,814	**$160,814**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$194,371	**$194,371**
D3050 - Terminal & Package Units	$195,274	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$195,274**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$51,432	$0	$0	$0	$0	$0	$0	**$51,432**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$101,759	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$101,759**
D4020 - Standpipes	$15,782	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$15,782**
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	$160,181	**$160,181**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$377,345	**$377,345**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$89,875	$0	$0	$0	$0	$0	$0	**$89,875**
D5030920 - Data Communication	$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	$7,722	$0	$0	$0	$0	$0	$0	$0	**$7,722**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$154,564	$0	$0	$0	$0	$0	$0	**$154,564**

** Indicates non-renewable system*

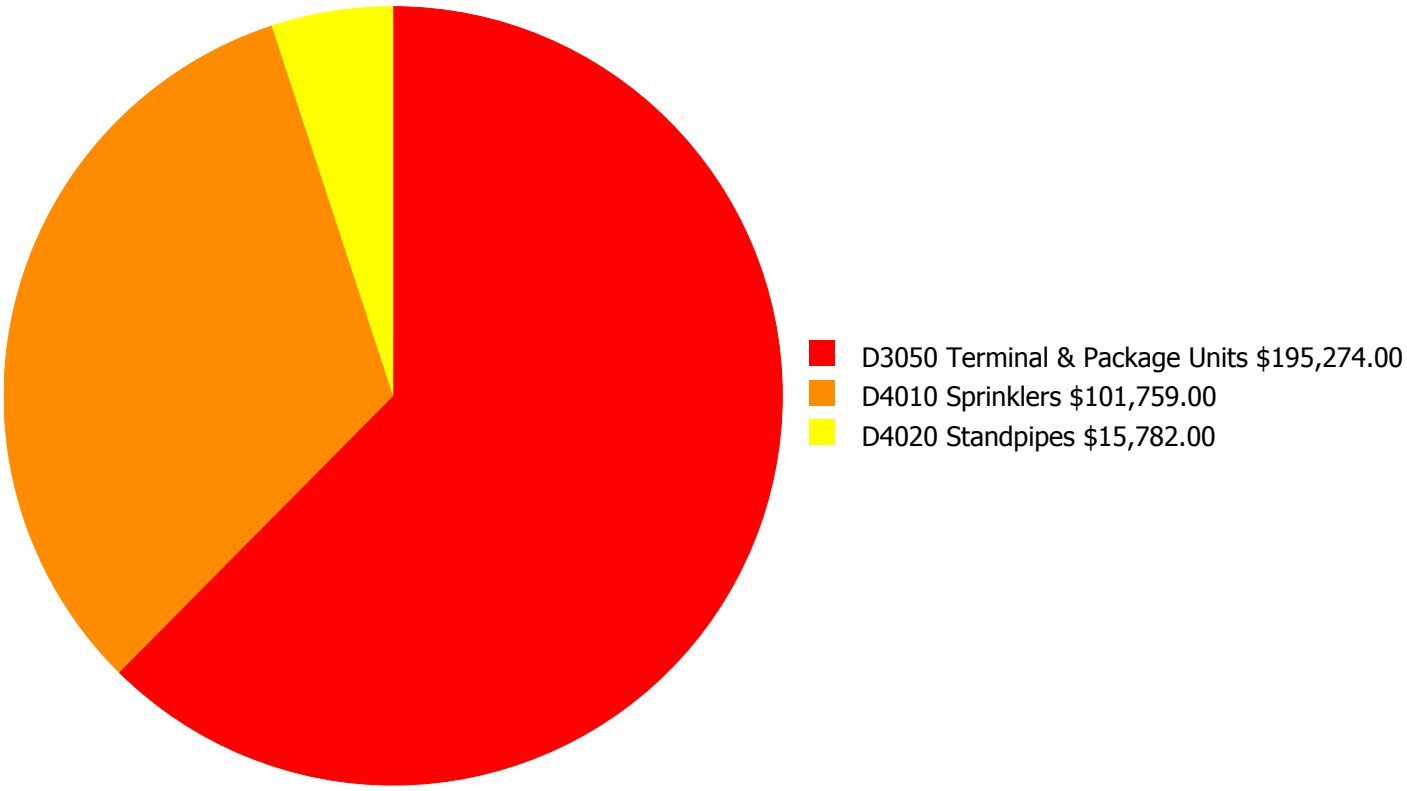
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

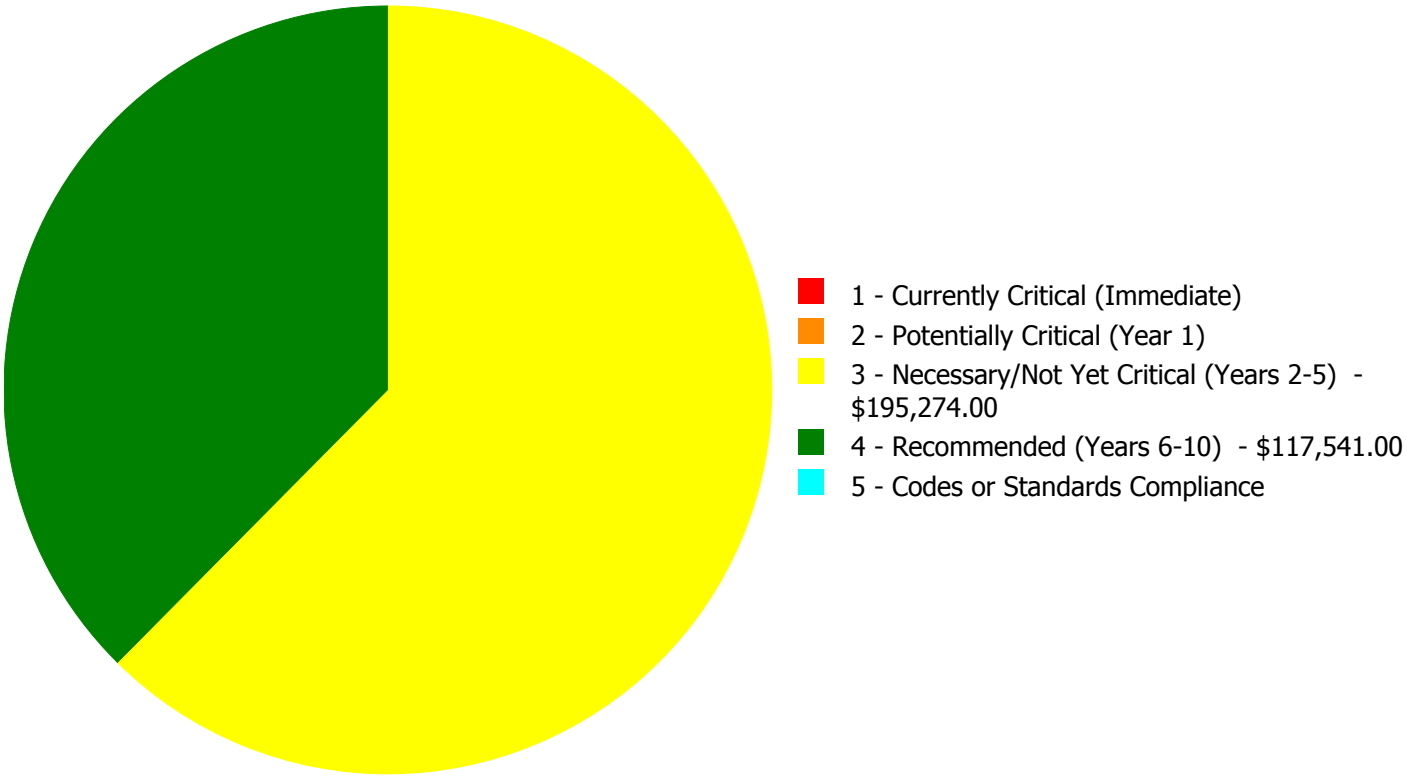
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $312,815.00

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: $312,815.00

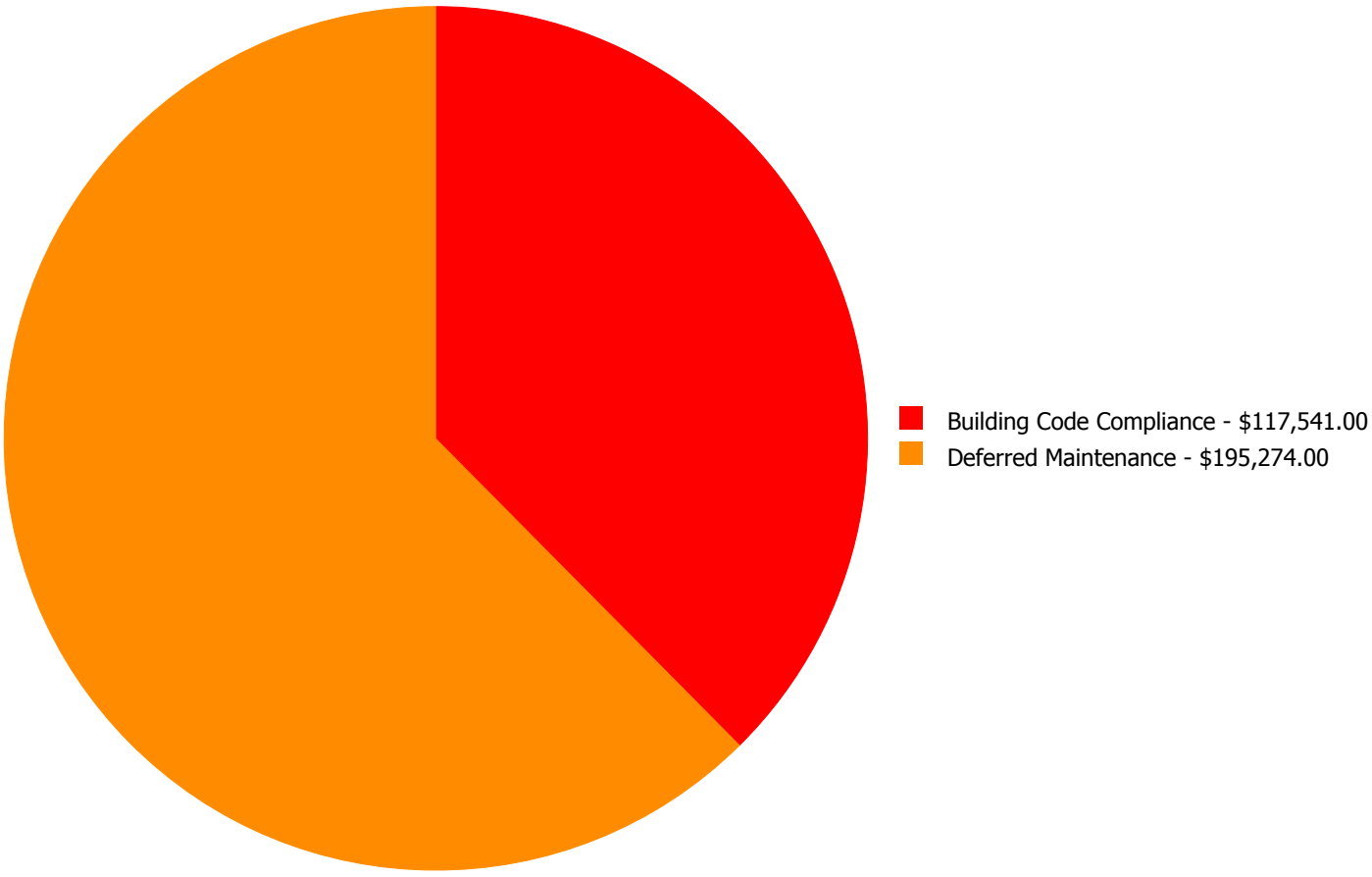
Deficiency By Priority Investment Table

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	$195,274.00	$0.00	$0.00	$195,274.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$101,759.00	$0.00	$101,759.00
D4020	Standpipes	$0.00	$0.00	$0.00	$15,782.00	$0.00	$15,782.00
	Total:	$0.00	$0.00	$195,274.00	$117,541.00	$0.00	$312,815.00

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: $312,815.00

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: Exterior
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 21,414.00
Unit of Measure: S.F.
Estimate: $195,274.00
Assessor Name: Eduardo Lopez
Date Created: 02/10/2017

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 21,414.00
Unit of Measure: S.F.
Estimate: $101,759.00
Assessor Name: Eduardo Lopez
Date Created: 02/10/2017

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: 21,414.00
Unit of Measure: S.F.
Estimate: $15,782.00
Assessor Name: Eduardo Lopez
Date Created: 02/10/2017

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):	1,000
Year Built:	2001
Last Renovation:	
Replacement Value:	$125,820
Repair Cost:	$10,470.00
Total FCI:	8.32 %
Total RSLI:	48.49 %
FCA Score:	91.68

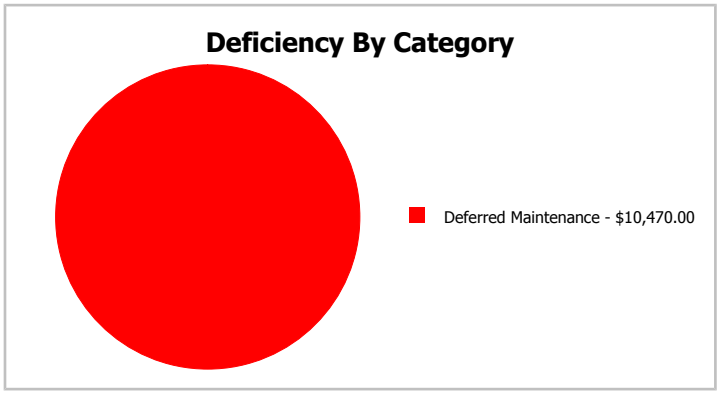
Description:

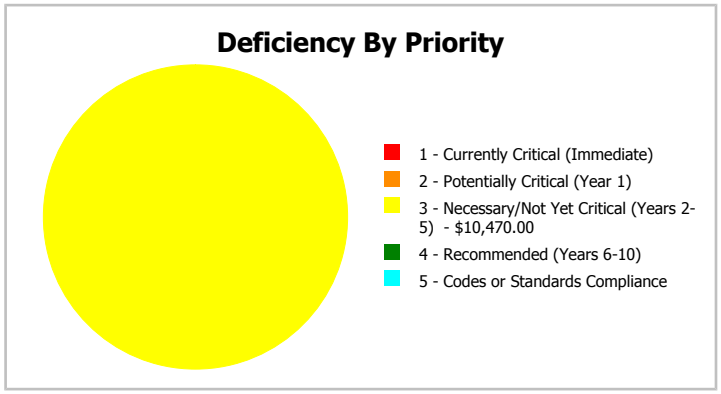
The narrative for this building is included in the Executive Summary Description at the front of this report.

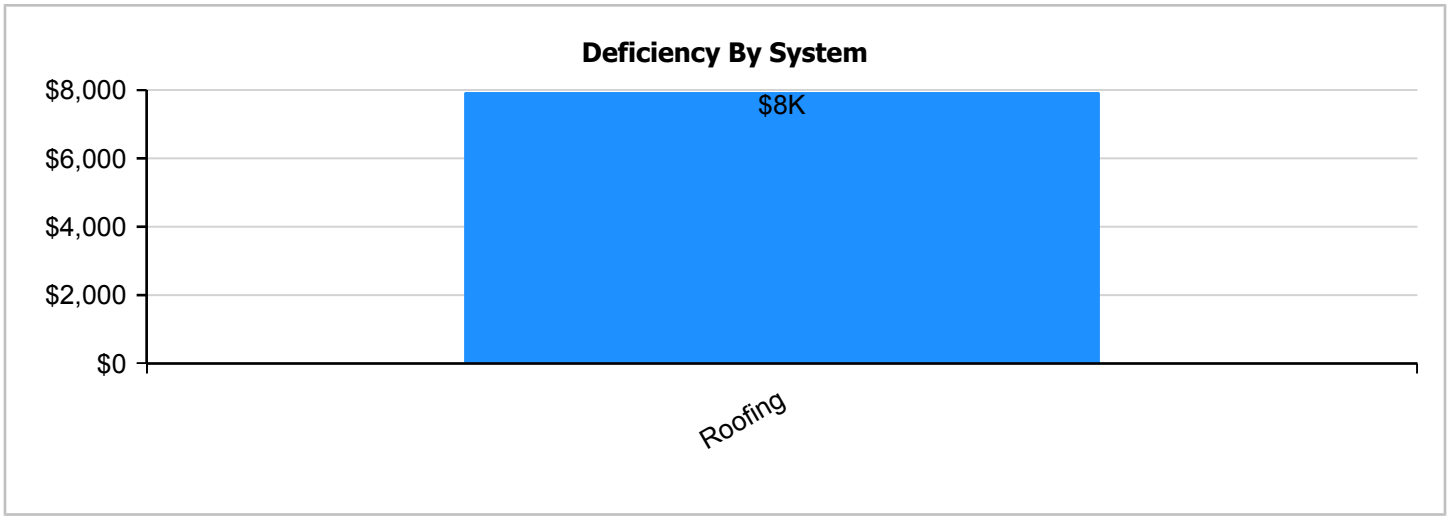
Attributes: This asset has no attributes.

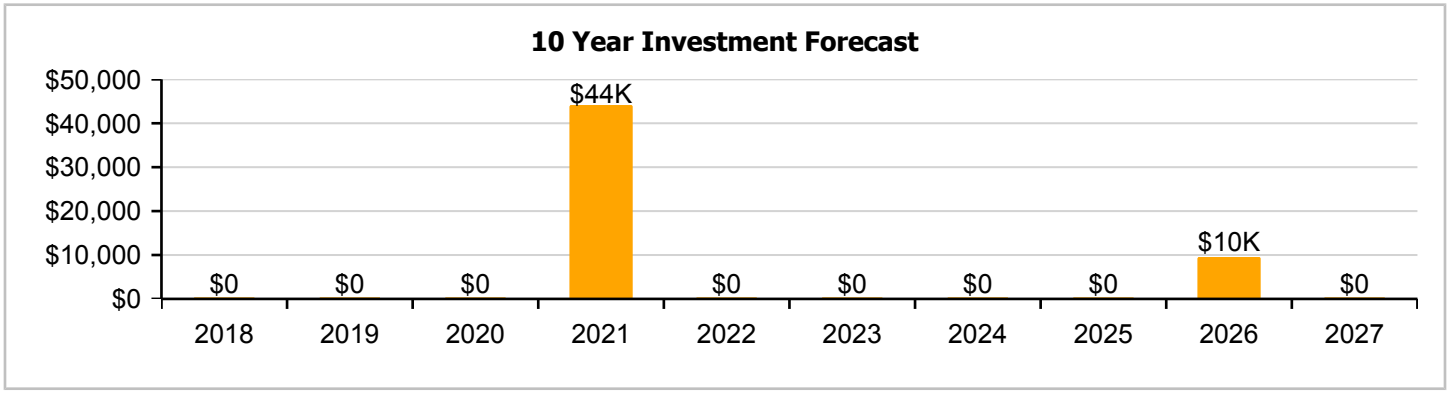
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	1,000
Year Built:	2001	Last Renovation:	
Repair Cost:	$10,470	Replacement Value:	$125,820
FCI:	8.32 %	RSLI%:	48.49 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	84.00 %	0.00 %	$0.00
B10 - Superstructure	84.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	63.45 %	0.00 %	$0.00
B30 - Roofing	0.00 %	150.00 %	$10,470.00
C10 - Interior Construction	45.17 %	0.00 %	$0.00
C30 - Interior Finishes	30.26 %	0.00 %	$0.00
D20 - Plumbing	46.67 %	0.00 %	$0.00
D30 - HVAC	28.79 %	0.00 %	$0.00
D50 - Electrical	51.61 %	0.00 %	$0.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
Totals:	**48.49 %**	**8.32 %**	**$10,470.00**

Photo Album

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

1). North Elevation - Feb 10, 2017

2). West Elevation - Mar 01, 2017

3). East Elevation - Feb 10, 2017

4). Southwest Elevation - Feb 01, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1020	Special Foundations	$2.32	S.F.	1,000	100	2001	2101		84.00 %	0.00 %	84			$2,320
B1010	Floor Construction	$1.64	S.F.	1,000	100	2001	2101		84.00 %	0.00 %	84			$1,640
B1020	Roof Construction	$15.76	S.F.	1,000	100	2001	2101		84.00 %	0.00 %	84			$15,760
B2010	Exterior Walls	$9.42	S.F.	1,000	100	2001	2101		84.00 %	0.00 %	84			$9,420
B2020	Exterior Windows	$9.39	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$9,390
B2030	Exterior Doors	$2.14	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$2,140
B3010120	Single Ply Membrane	$6.98	S.F.	1,000	20	2001	2021	2016	0.00 %	150.00 %	-1		$10,470.00	$6,980
C1010	Partitions	$2.93	S.F.	1,000	75	2001	2076		78.67 %	0.00 %	59			$2,930
C1020	Interior Doors	$2.39	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$2,390
C1030	Fittings	$4.04	S.F.	1,000	20	2001	2021		20.00 %	0.00 %	4			$4,040
C3010	Wall Finishes	$2.79	S.F.	1,000	10	2001	2011	2021	40.00 %	0.00 %	4			$2,790
C3020	Floor Finishes	$6.36	S.F.	1,000	20	2001	2021		20.00 %	0.00 %	4			$6,360
C3030	Ceiling Finishes	$6.64	S.F.	1,000	25	2001	2026		36.00 %	0.00 %	9			$6,640
D2010	Plumbing Fixtures	$2.68	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$2,680
D2020	Domestic Water Distribution	$0.98	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$980
D2030	Sanitary Waste	$1.54	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$1,540
D3040	Distribution Systems	$2.30	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$2,300
D3050	Terminal & Package Units	$17.61	S.F.	1,000	15	2001	2016	2021	26.67 %	0.00 %	4			$17,610
D3060	Controls & Instrumentation	$0.42	S.F.	1,000	20	2001	2021		20.00 %	0.00 %	4			$420
D5010	Electrical Service/Distribution	$1.69	S.F.	1,000	40	2001	2041		60.00 %	0.00 %	24			$1,690
D5020	Branch Wiring	$5.06	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$5,060
D5020	Lighting	$11.92	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$11,920
D5030910	Fire Alarm Systems	$3.39	S.F.	1,000	15	2001	2016	2021	26.67 %	0.00 %	4			$3,390
D5030920	Data Communication	$4.40	S.F.	1,000	15	2015	2030		86.67 %	0.00 %	13			$4,400
E2010	Fixed Furnishings	$1.03	S.F.	1,000	20	2001	2021		20.00 %	0.00 %	4			$1,030
								Total	**48.49 %**	**8.32 %**			**$10,470.00**	**$125,820**

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:

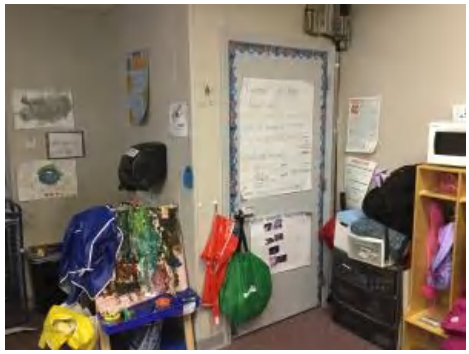
System: B3010120 - Single Ply Membrane

Note:

System: C1010 - Partitions

Note:

System: C1020 - Interior Doors



Note:

System: C1030 - Fittings

Note:

System: C3010 - Wall Finishes

Note:

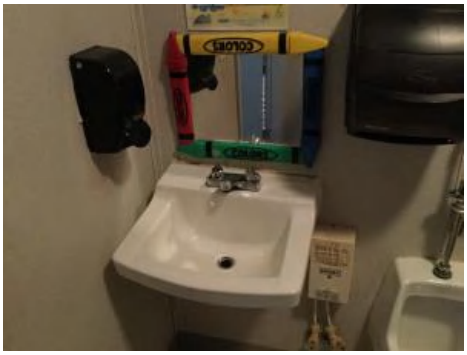
System: C3020 - Floor Finishes

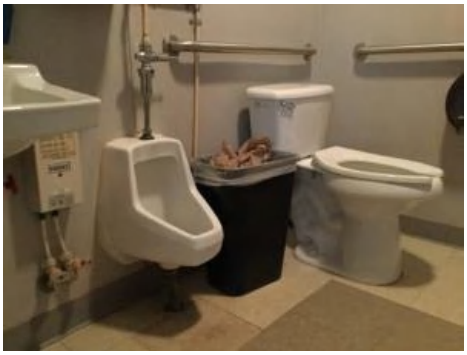
Note:

System: C3030 - Ceiling Finishes

Note:

System: D2010 - Plumbing Fixtures





Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

Note:

System: D3040 - Distribution Systems

Note:

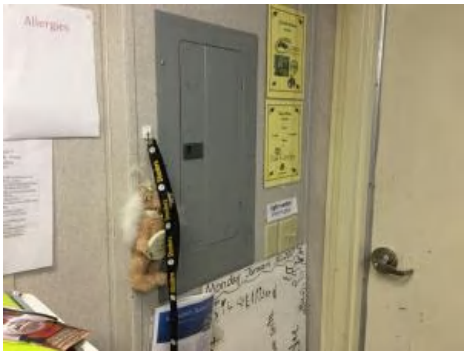
System: D3050 - Terminal & Package Units

Note:

System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting

Note:

System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication

Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

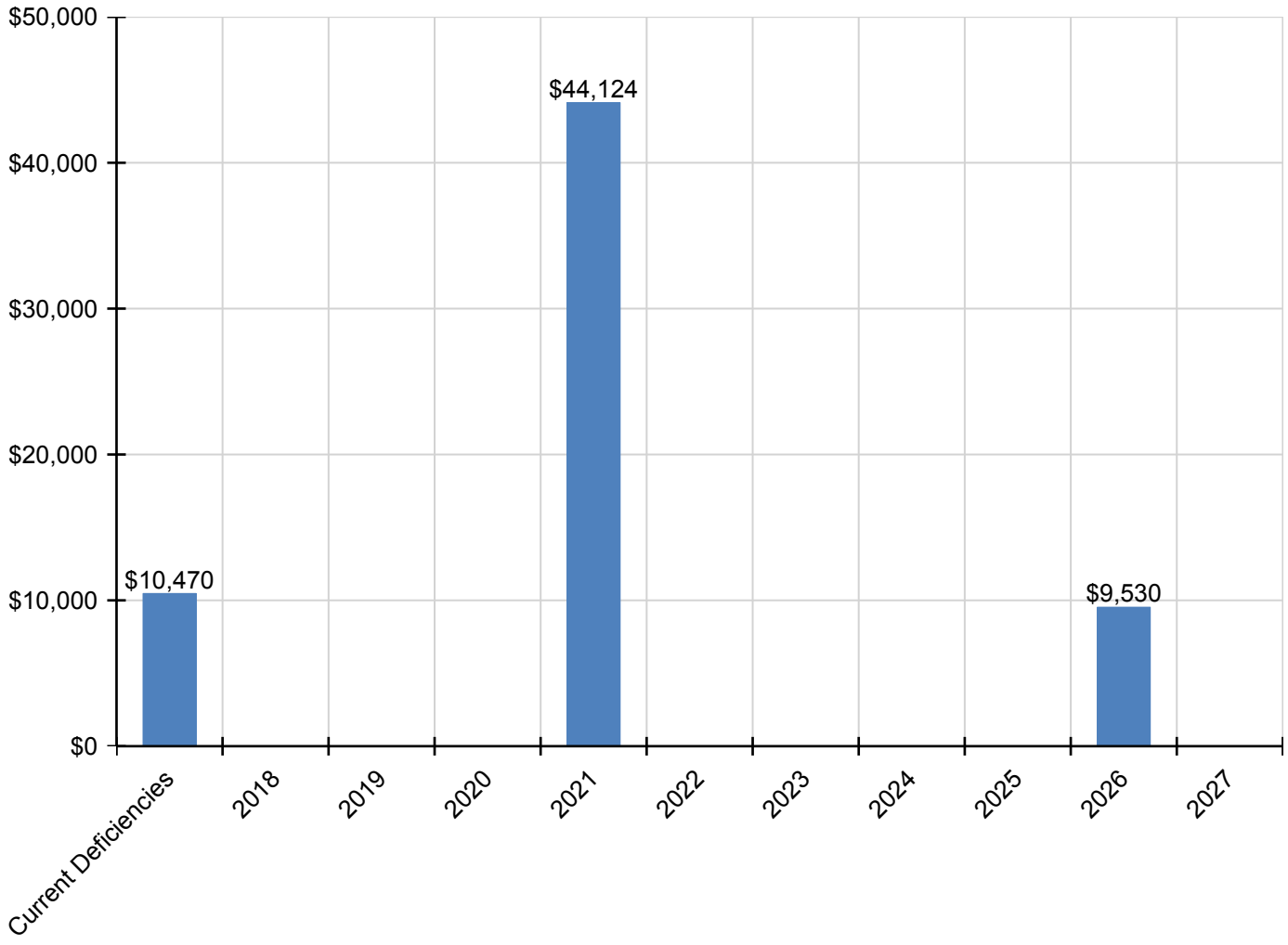
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$10,470**	**$0**	**$0**	**$0**	**$44,124**	**$0**	**$0**	**$0**	**$0**	**$9,530**	**$0**	**$64,125**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1020 - Special Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B1010 - Floor Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2010 - Exterior Walls	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$10,470	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$10,470**
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	$5,002	$0	$0	$0	$0	$0	$0	**$5,002**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$3,454	$0	$0	$0	$0	$0	$0	**$3,454**
C3020 - Floor Finishes	$0	$0	$0	$0	$7,874	$0	$0	$0	$0	$0	$0	**$7,874**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$9,530	$0	**$9,530**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$21,802	$0	$0	$0	$0	$0	$0	**$21,802**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$520	$0	$0	$0	$0	$0	$0	**$520**
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**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$4,197	$0	$0	$0	$0	$0	$0	**$4,197**
D5030920 - Data Communication	$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**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$1,275	$0	$0	$0	$0	$0	$0	**$1,275**

** Indicates non-renewable system*

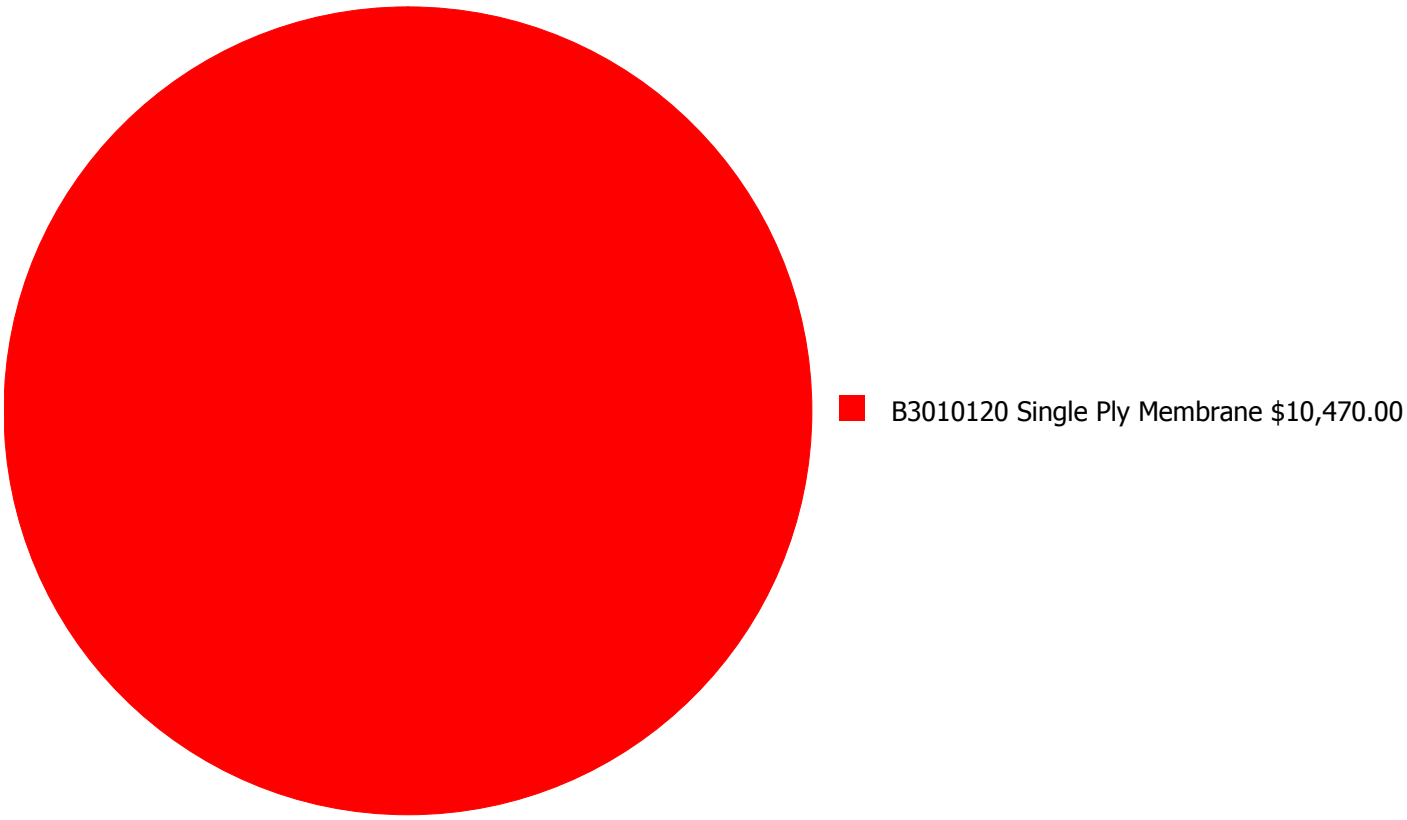
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

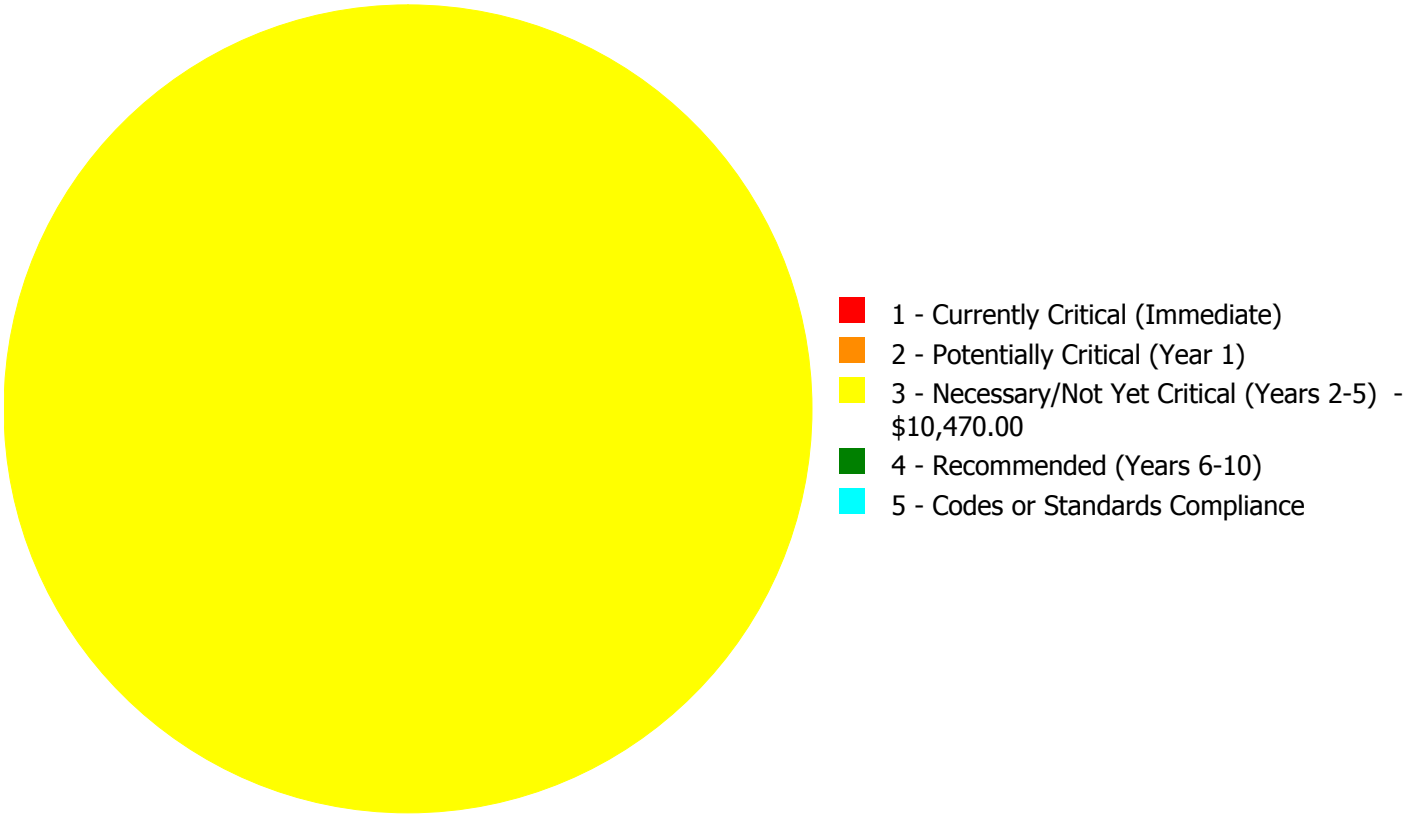
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $10,470.00

Deficiency Summary by Priority

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



Budget Estimate Total: $10,470.00

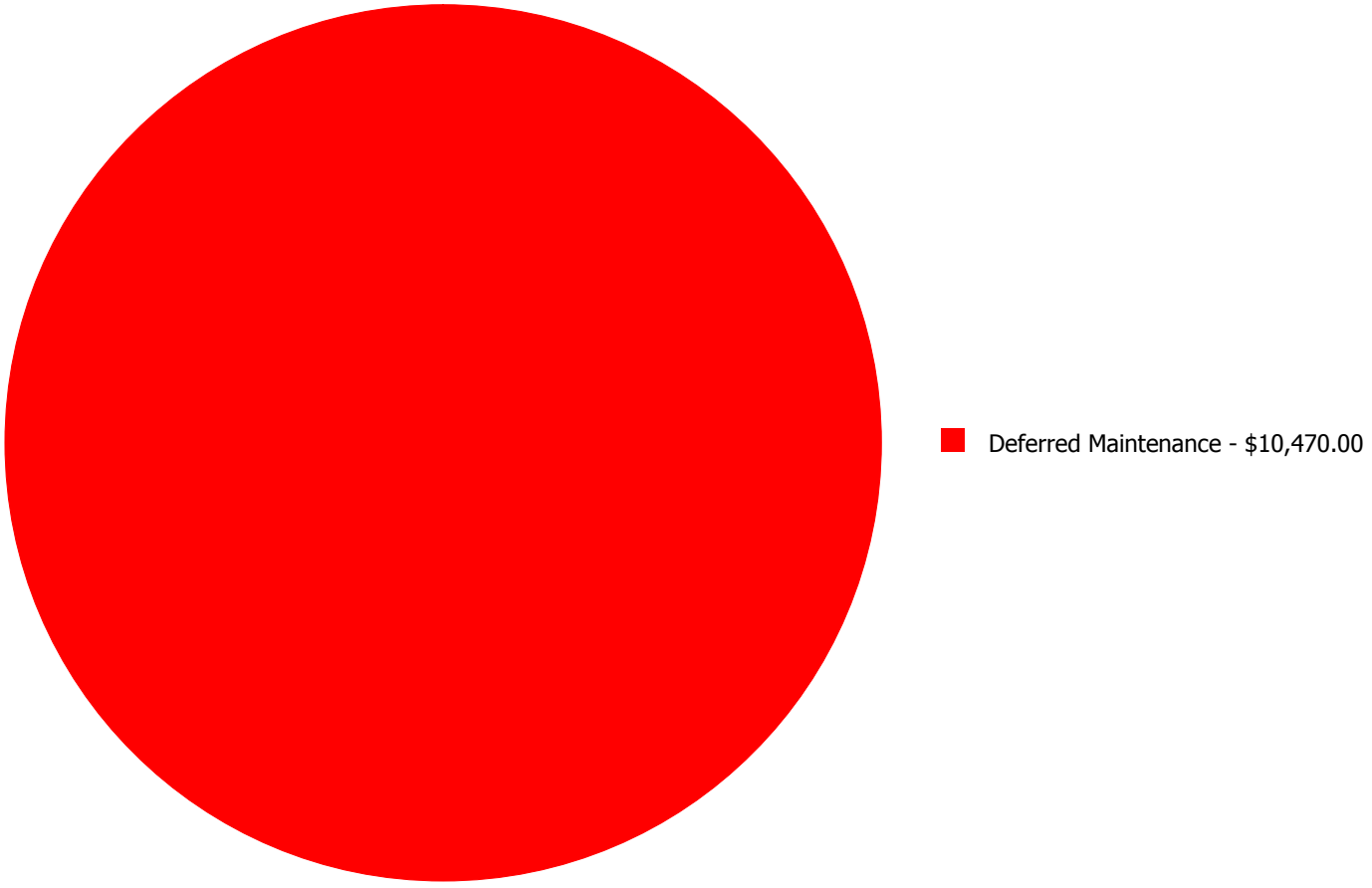
Deficiency By Priority Investment Table

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	$10,470.00	$0.00	$0.00	$10,470.00
	Total:	$0.00	$0.00	$10,470.00	$0.00	$0.00	$10,470.00

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: $10,470.00

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: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,000.00
Unit of Measure: S.F.
Estimate: $10,470.00
Assessor Name: Eduardo Lopez
Date Created: 02/01/2017

Notes: The single-ply roof covering is aged, worn 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):	1,000
Year Built:	2001
Last Renovation:	
Replacement Value:	$147,470
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	44.71 %
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.

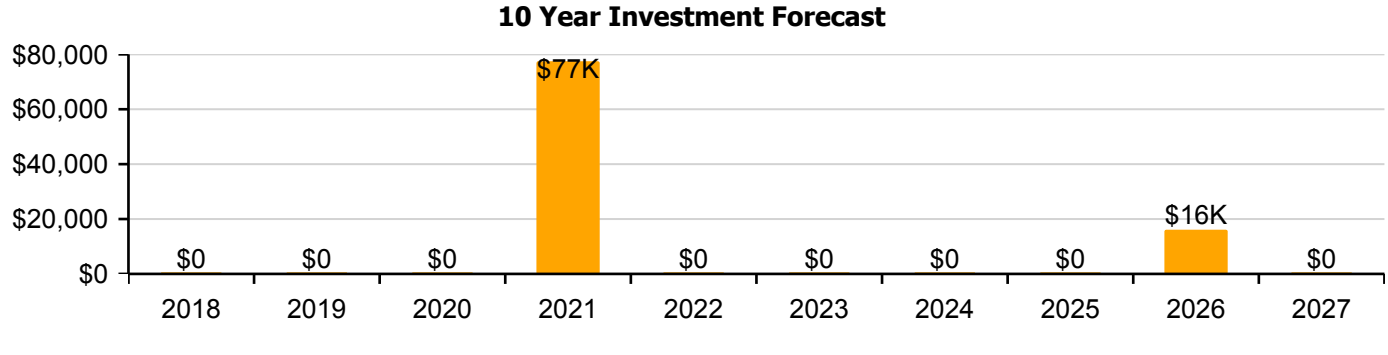
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	1,000
Year Built:	2001	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$147,470
FCI:	0.00 %	RSLI%:	44.71 %

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	84.00 %	0.00 %	$0.00
B10 - Superstructure	84.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	63.28 %	0.00 %	$0.00
B30 - Roofing	20.00 %	0.00 %	$0.00
C10 - Interior Construction	44.93 %	0.00 %	$0.00
C30 - Interior Finishes	29.20 %	0.00 %	$0.00
D20 - Plumbing	46.67 %	0.00 %	$0.00
D30 - HVAC	28.79 %	0.00 %	$0.00
D40 - Fire Protection	46.67 %	0.00 %	$0.00
D50 - Electrical	41.64 %	0.00 %	$0.00
E10 - Equipment	20.00 %	0.00 %	$0.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
Totals:	**44.71 %**	**0.00 %**	**$0.00**

Photo Album

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

1). North Elevation - Feb 01, 2017

2). West Elevation - Feb 01, 2017

3). South Elevation - Feb 01, 2017

4). East Elevation - Feb 01, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1020	Special Foundations	$2.32	S.F.	1,000	100	2001	2101		84.00 %	0.00 %	84			$2,320
B1010	Floor Construction	$1.64	S.F.	1,000	100	2001	2101		84.00 %	0.00 %	84			$1,640
B1020	Roof Construction	$15.76	S.F.	1,000	100	2001	2101		84.00 %	0.00 %	84			$15,760
B2010	Exterior Walls	$9.39	S.F.	1,000	100	2001	2101		84.00 %	0.00 %	84			$9,390
B2020	Exterior Windows	$9.57	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$9,570
B2030	Exterior Doors	$2.14	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$2,140
B3010120	Single Ply Membrane	$6.98	S.F.	1,000	20	2001	2021		20.00 %	0.00 %	4			$6,980
C1010	Partitions	$2.93	S.F.	1,000	75	2001	2076		78.67 %	0.00 %	59			$2,930
C1020	Interior Doors	$1.07	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$1,070
C1030	Fittings	$4.04	S.F.	1,000	20	2001	2021		20.00 %	0.00 %	4			$4,040
C3010	Wall Finishes	$2.84	S.F.	1,000	10	2001	2011	2021	40.00 %	0.00 %	4			$2,840
C3020	Floor Finishes	$11.60	S.F.	1,000	20	2001	2021		20.00 %	0.00 %	4			$11,600
C3030	Ceiling Finishes	$11.19	S.F.	1,000	25	2001	2026		36.00 %	0.00 %	9			$11,190
D2010	Plumbing Fixtures	$2.47	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$2,470
D2020	Domestic Water Distribution	$0.99	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$990
D2030	Sanitary Waste	$1.57	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$1,570
D3040	Distribution Systems	$2.30	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$2,300
D3050	Terminal & Package Units	$17.61	S.F.	1,000	15	2001	2016	2021	26.67 %	0.00 %	4			$17,610
D3060	Controls & Instrumentation	$0.42	S.F.	1,000	20	2001	2021		20.00 %	0.00 %	4			$420
D4010	Sprinklers	$4.41	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$4,410
D4020	Standpipes	$0.69	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$690
D5010	Electrical Service/Distribution	$1.73	S.F.	1,000	40	2001	2041		60.00 %	0.00 %	24			$1,730
D5020	Branch Wiring	$5.20	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$5,200
D5020	Lighting	$12.12	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$12,120
D5030910	Fire Alarm Systems	$3.46	S.F.	1,000	15	2001	2016	2021	26.67 %	0.00 %	4			$3,460
D5030920	Data Communication	$4.47	S.F.	1,000	15	2001	2016	2021	26.67 %	0.00 %	4			$4,470
E1020	Institutional Equipment	$2.61	S.F.	1,000	20	2001	2021		20.00 %	0.00 %	4			$2,610
E2010	Fixed Furnishings	$5.95	S.F.	1,000	20	2001	2021		20.00 %	0.00 %	4			$5,950
								Total	**44.71 %**					**$147,470**

System Notes

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

System: B2010 - Exterior Walls


Note:

System: B2020 - Exterior Windows


Note:

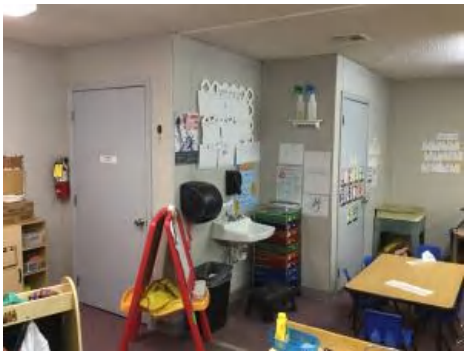
System: B2030 - Exterior Doors


Note:

System: B3010120 - Single Ply Membrane

Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors

Note:

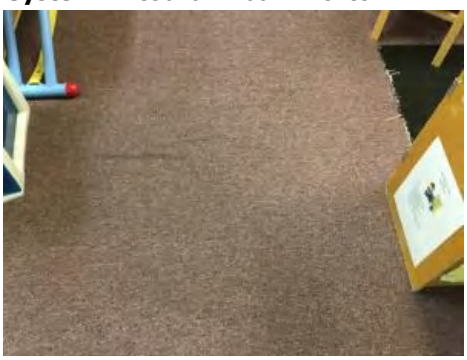
System: C1030 - Fittings

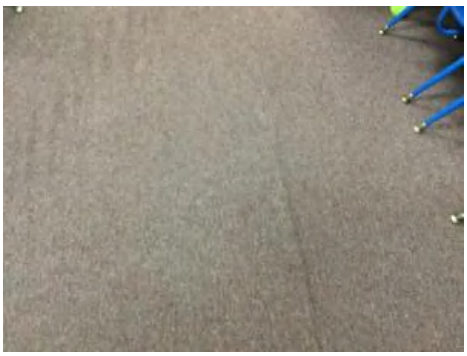
Note:

System: C3010 - Wall Finishes

Note:

System: C3020 - Floor Finishes



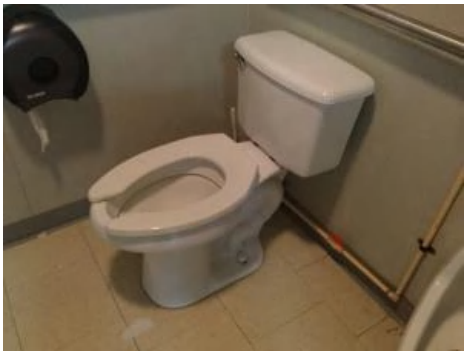


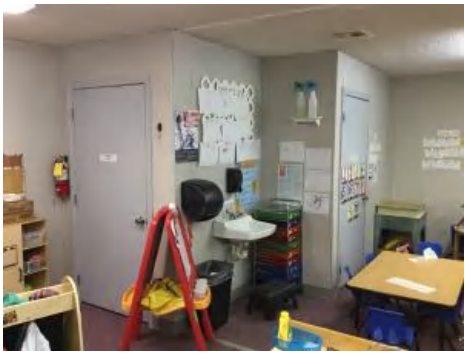
Note:

System: C3030 - Ceiling Finishes

Note:

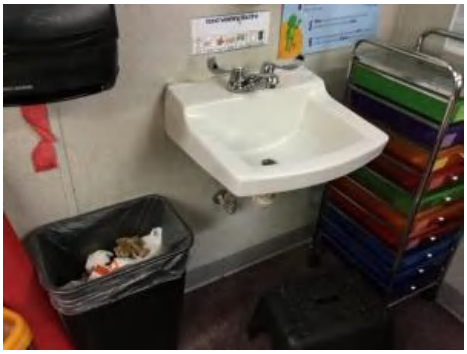
System: D2010 - Plumbing Fixtures





Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste

Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

Note:

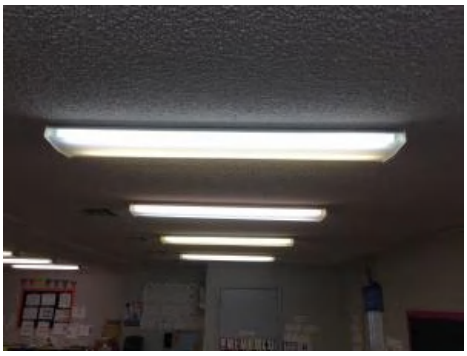
System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

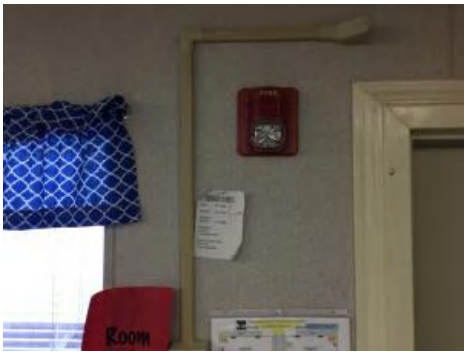
Note:

System: D5020 - Lighting



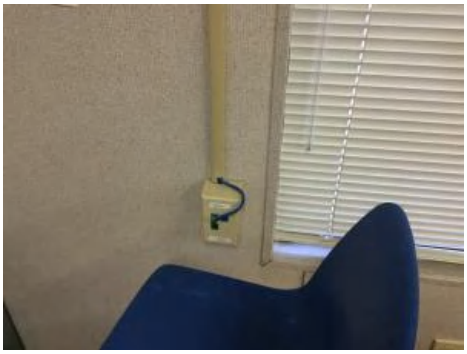
Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication

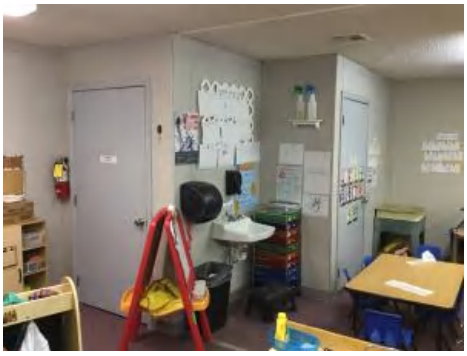


Note:

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%

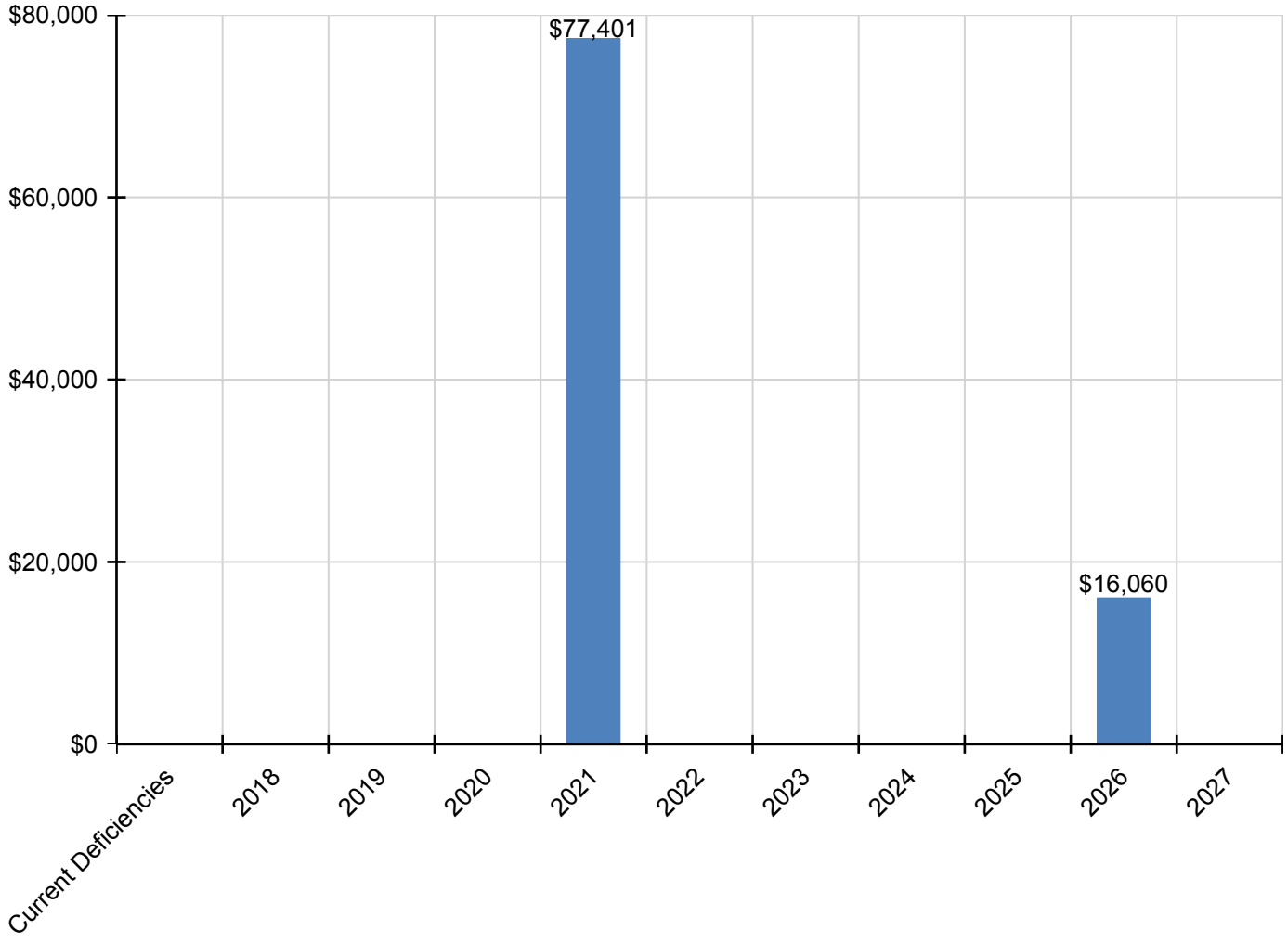
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$77,401**	**$0**	**$0**	**$0**	**$0**	**$16,060**	**$0**	**$93,462**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1020 - Special Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$11,784	$0	$0	$0	$0	$0	$0	**$11,784**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$5,002	$0	$0	$0	$0	$0	$0	**$5,002**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$3,516	$0	$0	$0	$0	$0	$0	**$3,516**
C3020 - Floor Finishes	$0	$0	$0	$0	$14,361	$0	$0	$0	$0	$0	$0	**$14,361**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$16,060	$0	**$16,060**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$21,802	$0	$0	$0	$0	$0	$0	**$21,802**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$520	$0	$0	$0	$0	$0	$0	**$520**
D40 - Fire Protection	$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**
D4020 - Standpipes	$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**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$4,284	$0	$0	$0	$0	$0	$0	**$4,284**
D5030920 - Data Communication	$0	$0	$0	$0	$5,534	$0	$0	$0	$0	$0	$0	**$5,534**
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	$3,231	$0	$0	$0	$0	$0	$0	**$3,231**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$7,366	$0	$0	$0	$0	$0	$0	**$7,366**

** 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):	1,000
Year Built:	2001
Last Renovation:	
Replacement Value:	$169,090
Repair Cost:	$12,760.00
Total FCI:	7.55 %
Total RSLI:	47.54 %
FCA Score:	92.45

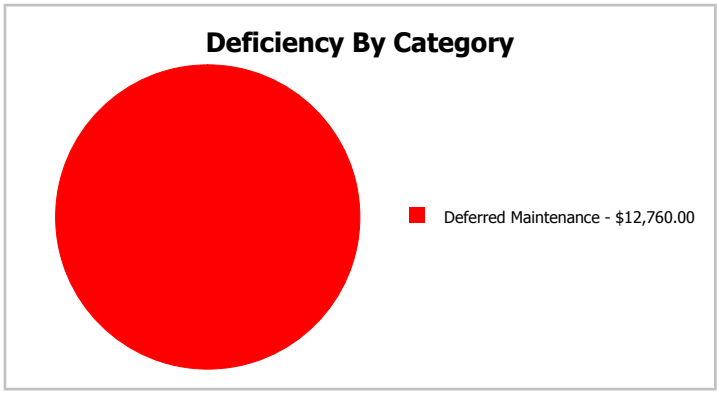
Description:

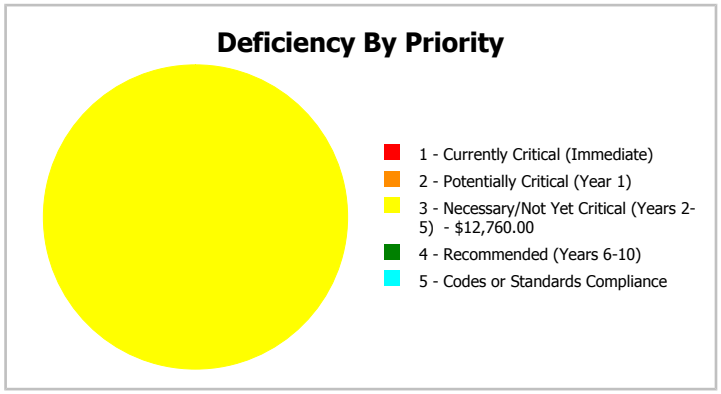
The narrative for this building is included in the Executive Summary Description at the front of this report.

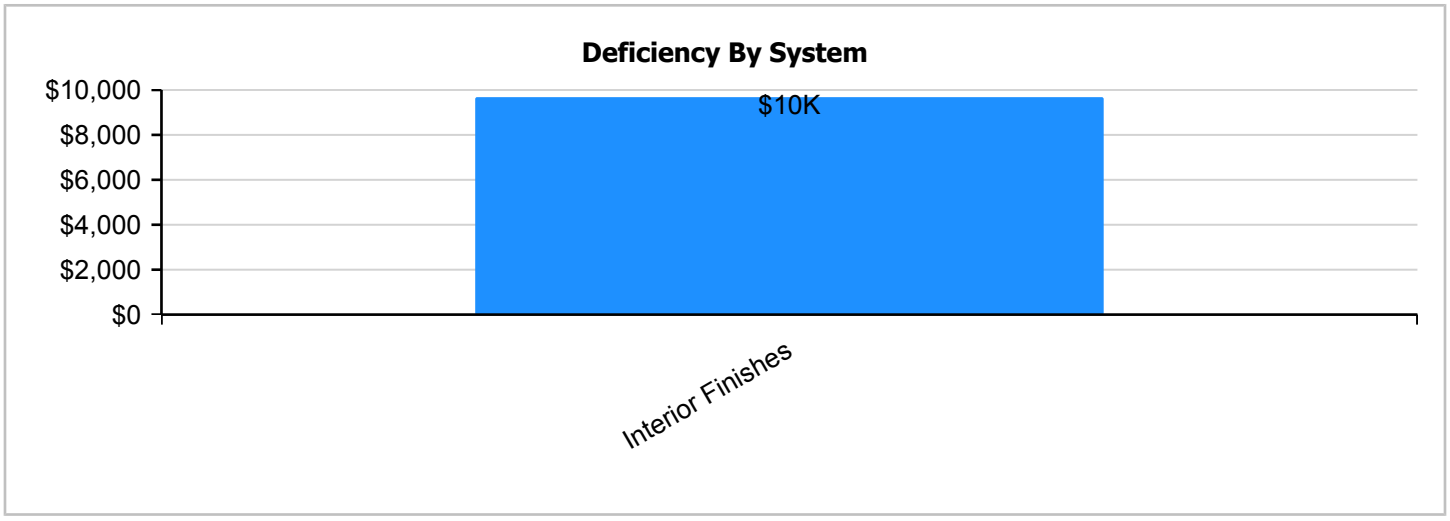
Attributes: This asset has no attributes.

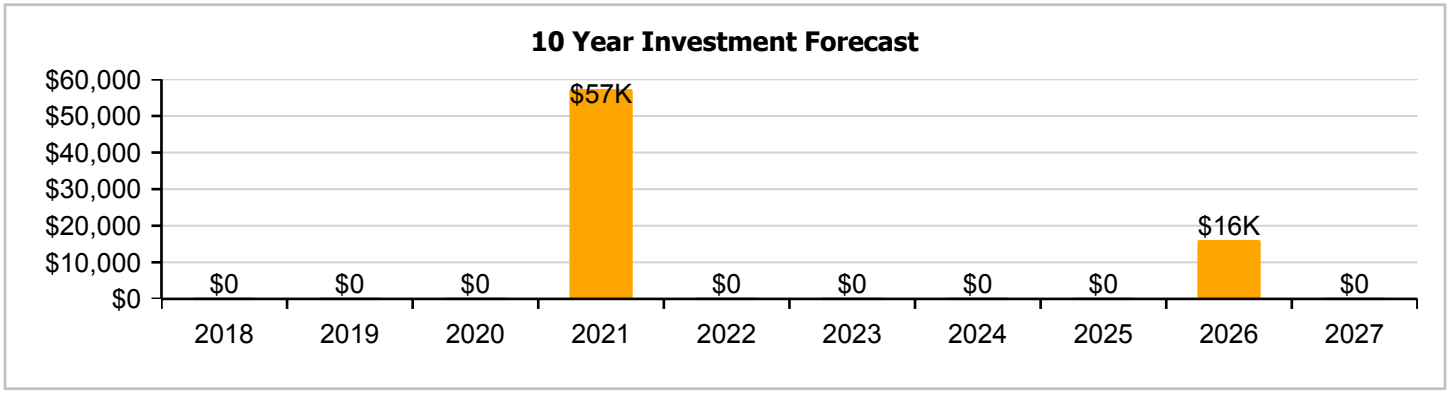
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	1,000
Year Built:	2001	Last Renovation:	
Repair Cost:	$12,760	Replacement Value:	$169,090
FCI:	7.55 %	RSLI%:	47.54 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	84.00 %	0.00 %	$0.00
B10 - Superstructure	84.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	64.38 %	0.00 %	$0.00
B30 - Roofing	20.00 %	0.00 %	$0.00
C10 - Interior Construction	50.37 %	0.00 %	$0.00
C30 - Interior Finishes	20.15 %	49.79 %	$12,760.00
D20 - Plumbing	46.67 %	0.00 %	$0.00
D30 - HVAC	28.79 %	0.00 %	$0.00
D40 - Fire Protection	46.67 %	0.00 %	$0.00
D50 - Electrical	59.28 %	0.00 %	$0.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
Totals:	**47.54 %**	**7.55 %**	**$12,760.00**

Photo Album

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

1). North Elevation - Feb 10, 2017

2). South Elevation - Feb 10, 2017

3). West Elevation - Feb 10, 2017

4). 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 $
A1020	Special Foundations	$2.32	S.F.	1,000	100	2001	2101		84.00 %	0.00 %	84			$2,320
B1010	Floor Construction	$1.66	S.F.	1,000	100	2001	2101		84.00 %	0.00 %	84			$1,660
B1020	Roof Construction	$16.08	S.F.	1,000	100	2001	2101		84.00 %	0.00 %	84			$16,080
B2010	Exterior Walls	$9.61	S.F.	1,000	100	2001	2101		84.00 %	0.00 %	84			$9,610
B2020	Exterior Windows	$9.57	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$9,570
B2030	Exterior Doors	$1.07	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$1,070
B3010120	Single Ply Membrane	$6.98	S.F.	1,000	20	2001	2021		20.00 %	0.00 %	4			$6,980
C1010	Partitions	$11.01	S.F.	1,000	75	2001	2076		78.67 %	0.00 %	59			$11,010
C1020	Interior Doors	$2.59	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$2,590
C1030	Fittings	$9.94	S.F.	1,000	20	2001	2021		20.00 %	0.00 %	4			$9,940
C3010	Wall Finishes	$2.84	S.F.	1,000	10	2001	2011	2021	40.00 %	0.00 %	4			$2,840
C3020	Floor Finishes	$11.60	S.F.	1,000	20	2001	2021	2016	0.00 %	110.00 %	-1		$12,760.00	$11,600
C3030	Ceiling Finishes	$11.19	S.F.	1,000	25	2001	2026		36.00 %	0.00 %	9			$11,190
D2010	Plumbing Fixtures	$11.71	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$11,710
D2020	Domestic Water Distribution	$0.99	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$990
D2030	Sanitary Waste	$1.57	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$1,570
D3040	Distribution Systems	$2.30	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$2,300
D3050	Terminal & Package Units	$17.61	S.F.	1,000	15	2001	2016	2021	26.67 %	0.00 %	4			$17,610
D3060	Controls & Instrumentation	$0.42	S.F.	1,000	20	2001	2021		20.00 %	0.00 %	4			$420
D4010	Sprinklers	$4.41	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$4,410
D4020	Standpipes	$0.69	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$690
D5010	Electrical Service/Distribution	$1.73	S.F.	1,000	40	2001	2041		60.00 %	0.00 %	24			$1,730
D5020	Branch Wiring	$5.20	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$5,200
D5020	Lighting	$12.12	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$12,120
D5030910	Fire Alarm Systems	$3.46	S.F.	1,000	15	2015	2030		86.67 %	0.00 %	13			$3,460
D5030920	Data Communication	$4.47	S.F.	1,000	15	2015	2030		86.67 %	0.00 %	13			$4,470
E2010	Fixed Furnishings	$5.95	S.F.	1,000	20	2001	2021		20.00 %	0.00 %	4			$5,950
								Total	**47.54 %**	**7.55 %**			**$12,760.00**	**$169,090**

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:

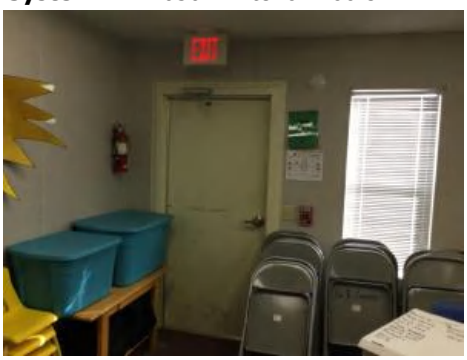
System: B2010 - Exterior Walls


Note:

System: B2020 - Exterior Windows


Note:

System: B2030 - Exterior Doors



Note:

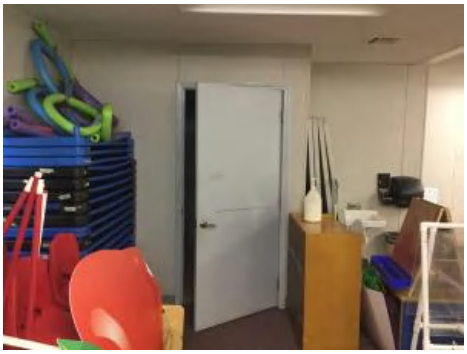
System: B3010120 - Single Ply Membrane

Note:

System: C1010 - Partitions

Note:

System: C1020 - Interior Doors

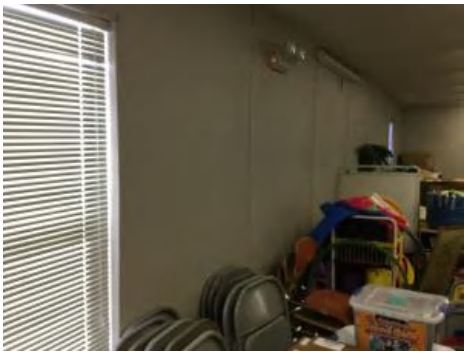


Note:

System: C1030 - Fittings

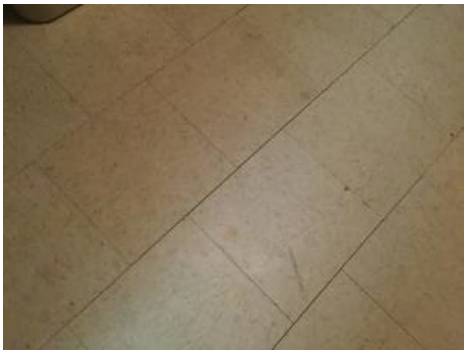
Note:

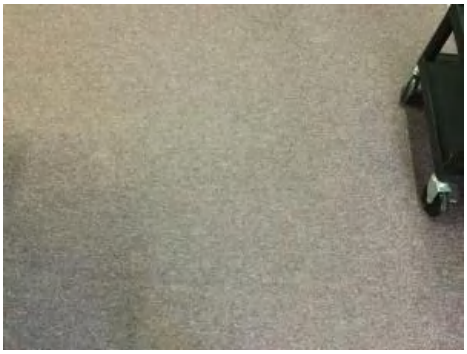
System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



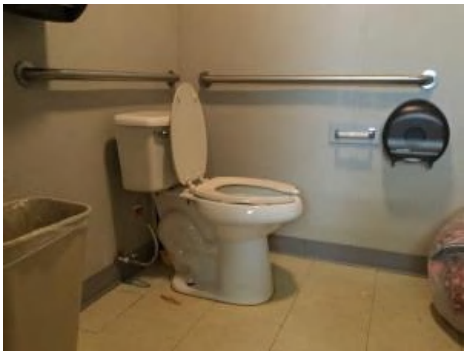


Note:

System: C3030 - Ceiling Finishes


Note:

System: D2010 - Plumbing Fixtures

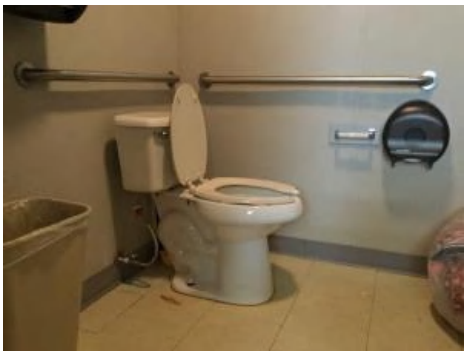



Note:

System: D2020 - Domestic Water Distribution


Note:

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

Note:

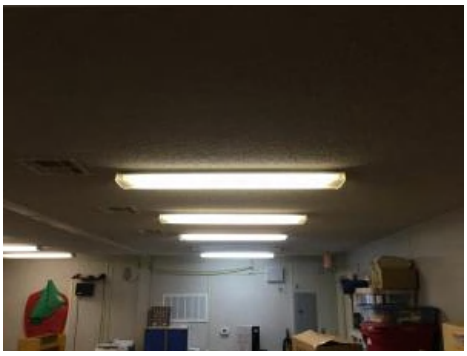
System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting



Note:

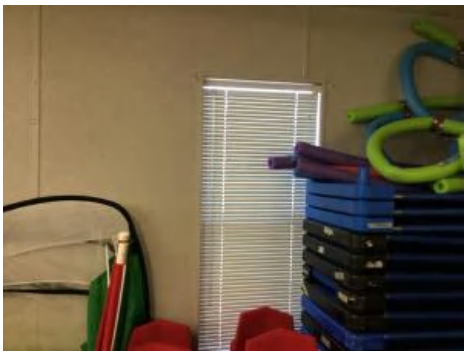
System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication


Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

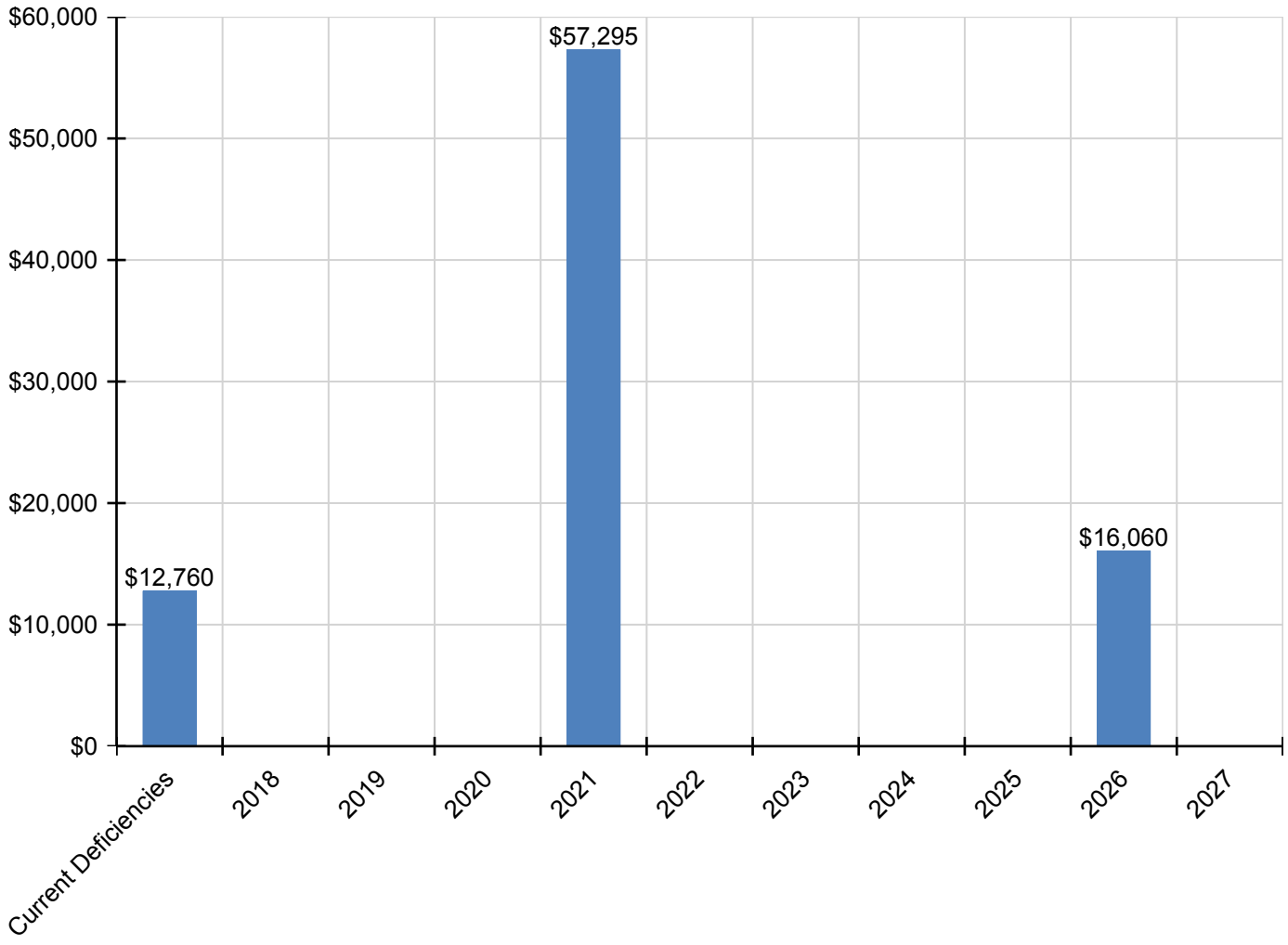
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$12,760**	**$0**	**$0**	**$0**	**$57,295**	**$0**	**$0**	**$0**	**$0**	**$16,060**	**$0**	**$86,116**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1020 - Special Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$11,784	$0	$0	$0	$0	$0	$0	**$11,784**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$12,306	$0	$0	$0	$0	$0	$0	**$12,306**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$3,516	$0	$0	$0	$0	$0	$0	**$3,516**
C3020 - Floor Finishes	$12,760	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$12,760**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$16,060	$0	**$16,060**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$21,802	$0	$0	$0	$0	$0	$0	**$21,802**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$520	$0	$0	$0	$0	$0	$0	**$520**
D40 - Fire Protection	$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**
D4020 - Standpipes	$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**
D5030 - Communications and Security	$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**
D5030920 - Data Communication	$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**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$7,366	$0	$0	$0	$0	$0	$0	**$7,366**

** Indicates non-renewable system*

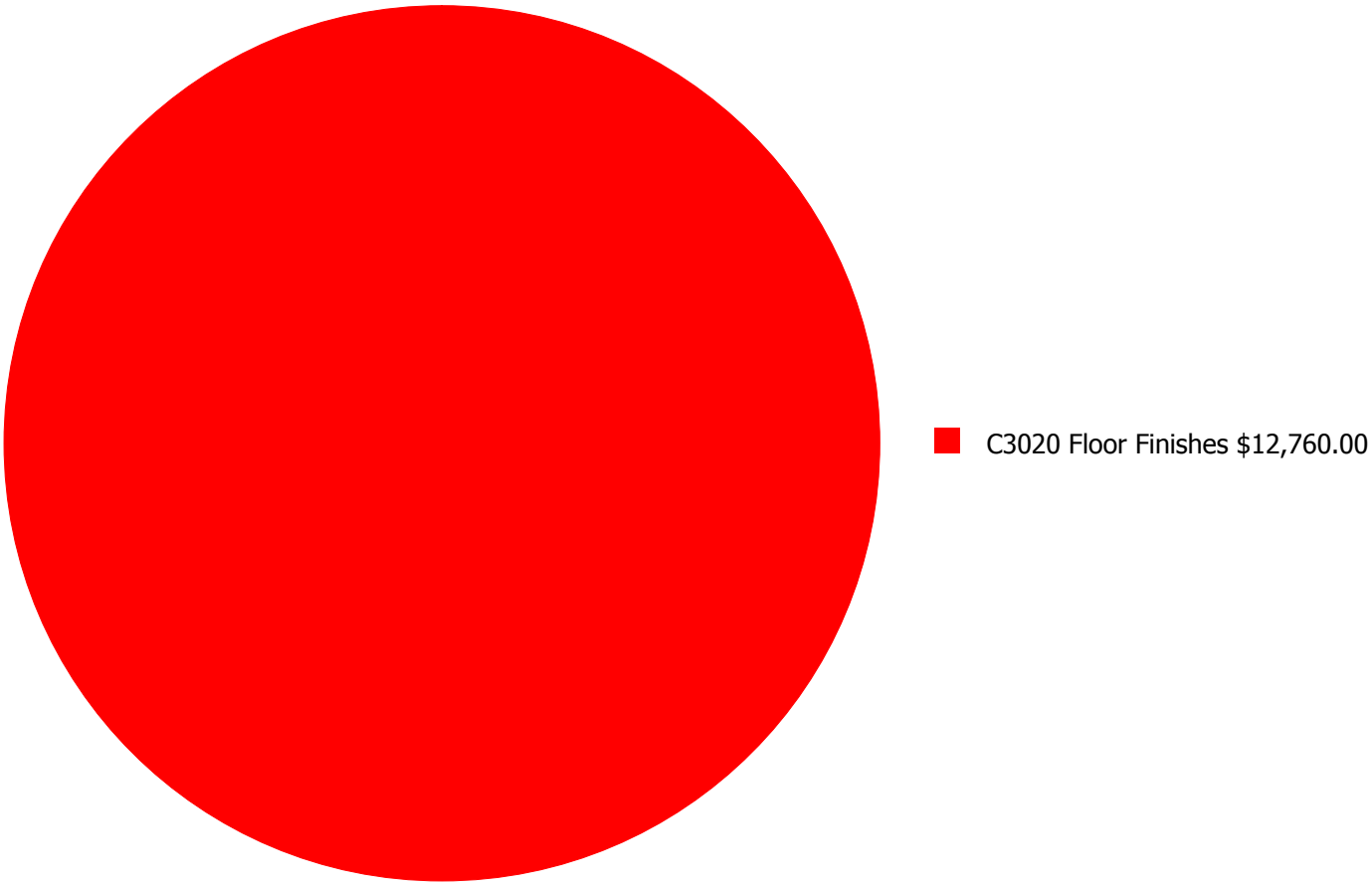
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

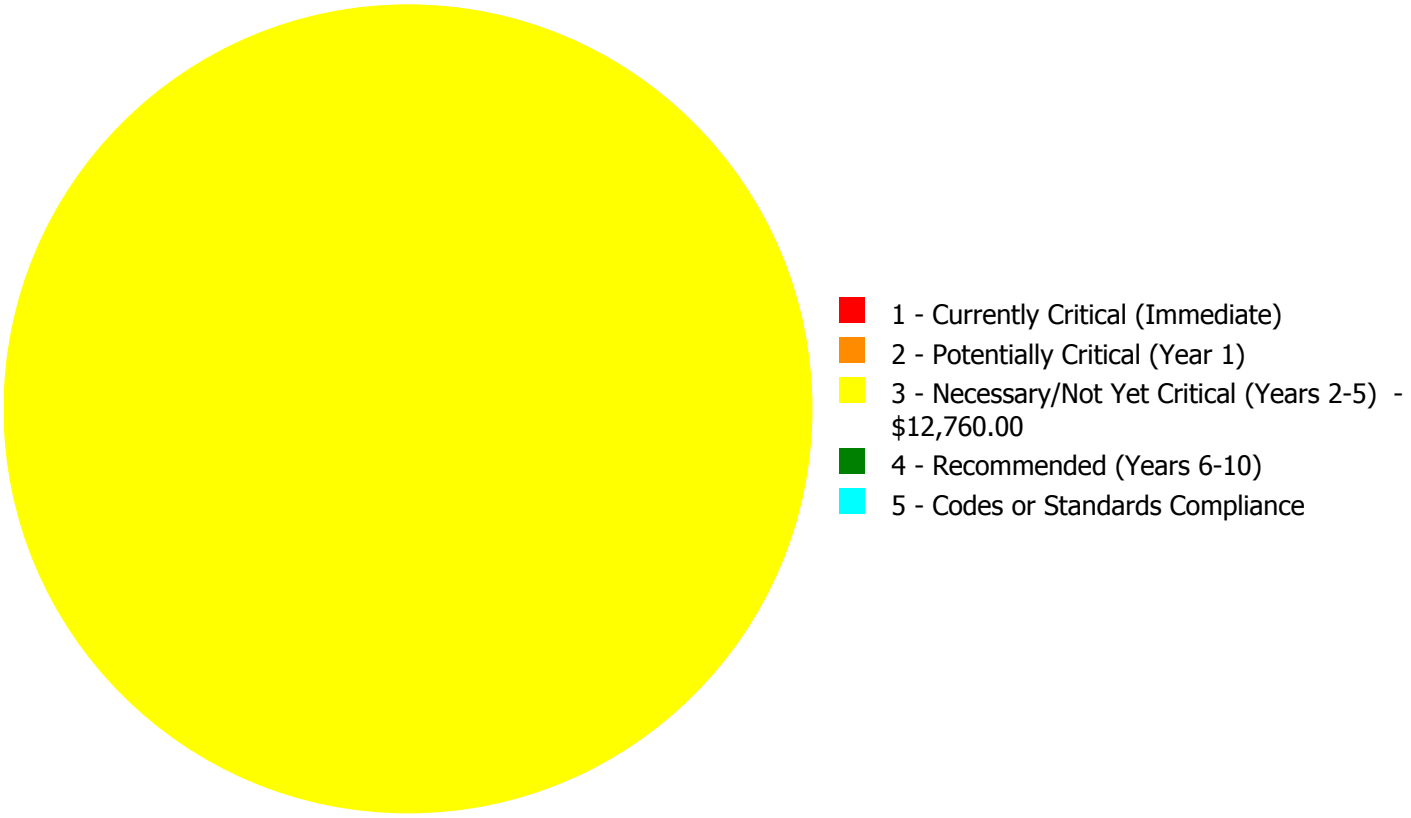
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $12,760.00

Deficiency Summary by Priority

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



Budget Estimate Total: $12,760.00

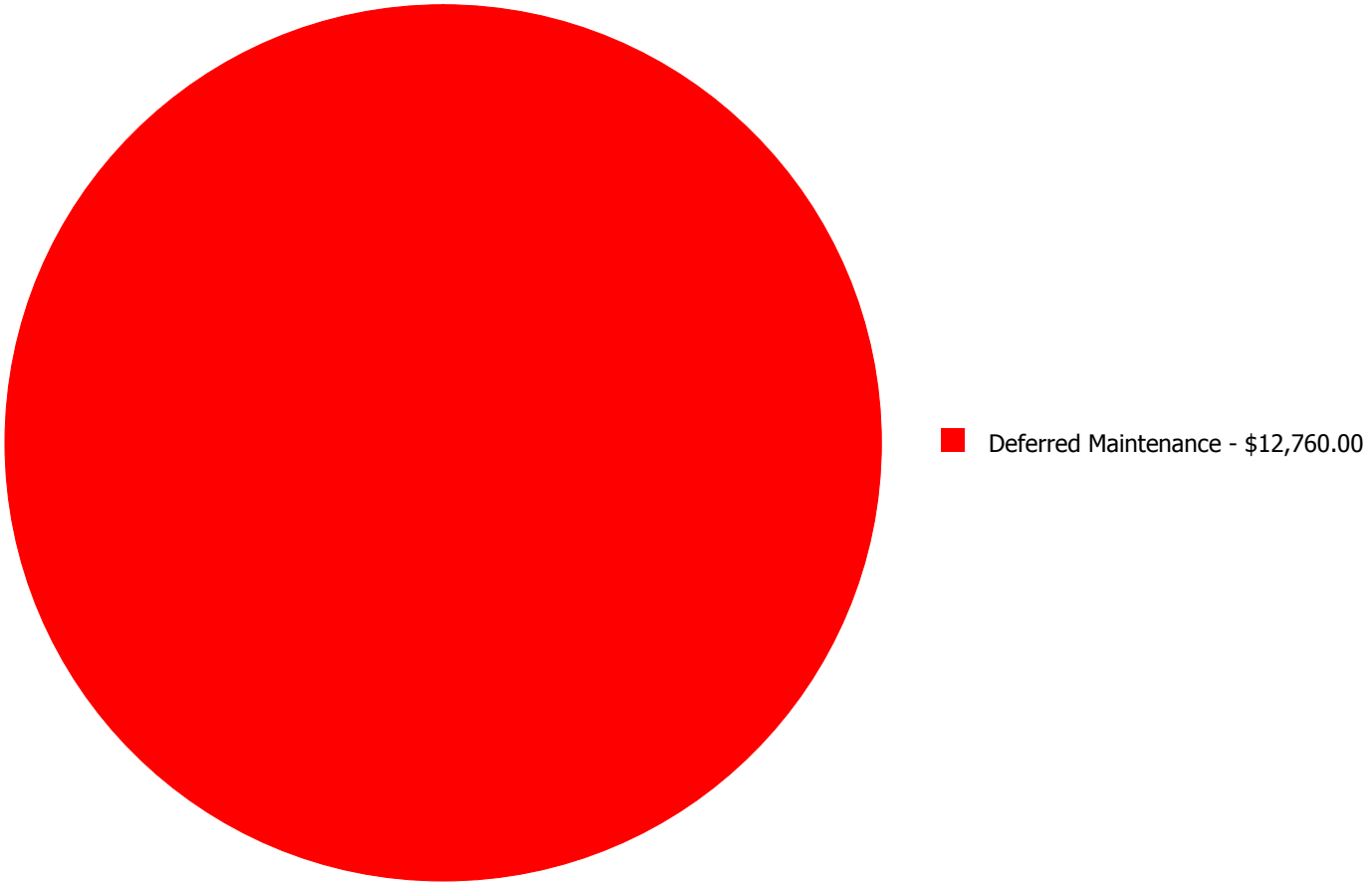
Deficiency By Priority Investment Table

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	$12,760.00	$0.00	$0.00	$12,760.00
	Total:	$0.00	$0.00	$12,760.00	$0.00	$0.00	$12,760.00

Deficiency Summary by Category

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



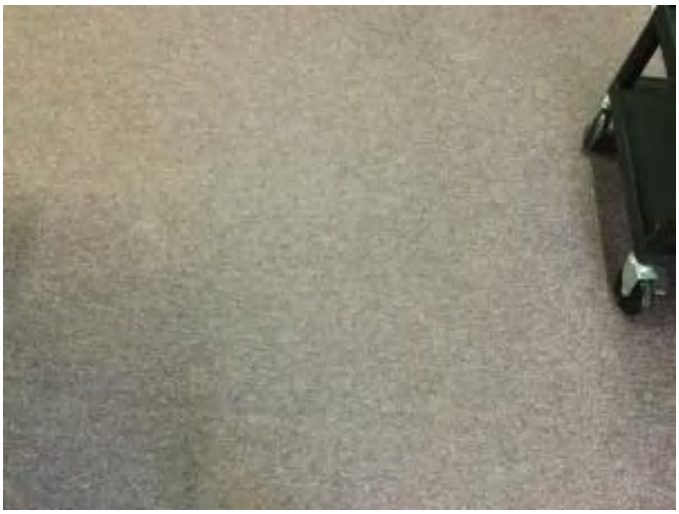
Budget Estimate Total: $12,760.00

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: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,000.00
Unit of Measure: S.F.
Estimate: $12,760.00
Assessor Name: Eduardo Lopez
Date Created: 03/01/2017

Notes: Floor finishes are worn and damaged.

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):	1,000
Year Built:	2001
Last Renovation:	
Replacement Value:	$163,990
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	47.71 %
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.

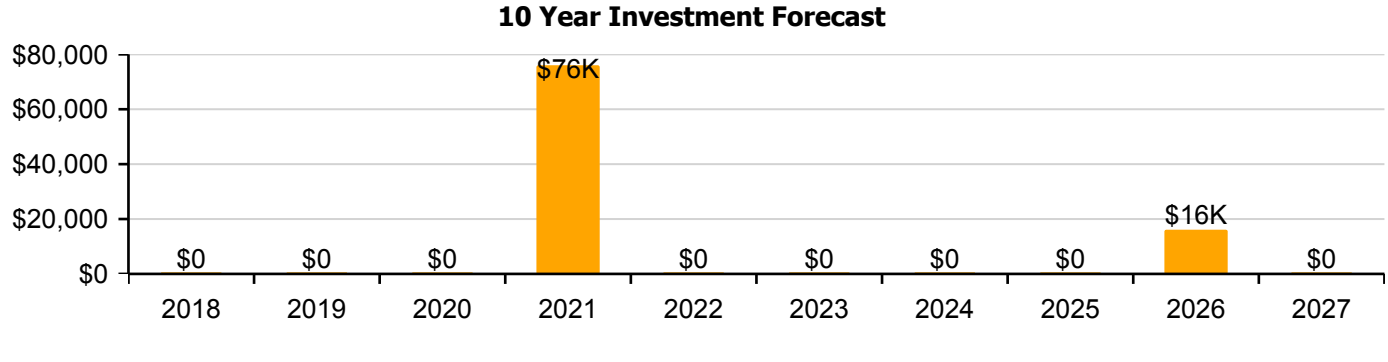
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	1,000
Year Built:	2001	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$163,990
FCI:	0.00 %	RSLI%:	47.71 %

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	84.00 %	0.00 %	$0.00
B10 - Superstructure	84.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	64.38 %	0.00 %	$0.00
B30 - Roofing	20.00 %	0.00 %	$0.00
C10 - Interior Construction	50.37 %	0.00 %	$0.00
C30 - Interior Finishes	29.20 %	0.00 %	$0.00
D20 - Plumbing	46.67 %	0.00 %	$0.00
D30 - HVAC	28.79 %	0.00 %	$0.00
D50 - Electrical	51.58 %	0.00 %	$0.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
Totals:	**47.71 %**	**0.00 %**	**$0.00**

Photo Album

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

1). South Elevation - Feb 10, 2017

2). West Elevation - Feb 10, 2017

3). East 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 $
A1020	Special Foundations	$2.32	S.F.	1,000	100	2001	2101		84.00 %	0.00 %	84			$2,320
B1010	Floor Construction	$1.66	S.F.	1,000	100	2001	2101		84.00 %	0.00 %	84			$1,660
B1020	Roof Construction	$16.08	S.F.	1,000	100	2001	2101		84.00 %	0.00 %	84			$16,080
B2010	Exterior Walls	$9.61	S.F.	1,000	100	2001	2101		84.00 %	0.00 %	84			$9,610
B2020	Exterior Windows	$9.57	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$9,570
B2030	Exterior Doors	$1.07	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$1,070
B3010120	Single Ply Membrane	$6.98	S.F.	1,000	20	2001	2021		20.00 %	0.00 %	4			$6,980
C1010	Partitions	$11.01	S.F.	1,000	75	2001	2076		78.67 %	0.00 %	59			$11,010
C1020	Interior Doors	$2.59	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$2,590
C1030	Fittings	$9.94	S.F.	1,000	20	2001	2021		20.00 %	0.00 %	4			$9,940
C3010	Wall Finishes	$2.84	S.F.	1,000	10	2001	2011	2021	40.00 %	0.00 %	4			$2,840
C3020	Floor Finishes	$11.60	S.F.	1,000	20	2001	2021		20.00 %	0.00 %	4			$11,600
C3030	Ceiling Finishes	$11.19	S.F.	1,000	25	2001	2026		36.00 %	0.00 %	9			$11,190
D2010	Plumbing Fixtures	$11.71	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$11,710
D2020	Domestic Water Distribution	$0.99	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$990
D2030	Sanitary Waste	$1.57	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$1,570
D3040	Distribution Systems	$2.30	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$2,300
D3050	Terminal & Package Units	$17.61	S.F.	1,000	15	2001	2016	2021	26.67 %	0.00 %	4			$17,610
D3060	Controls & Instrumentation	$0.42	S.F.	1,000	20	2001	2021		20.00 %	0.00 %	4			$420
D5010	Electrical Service/Distribution	$1.73	S.F.	1,000	40	2001	2041		60.00 %	0.00 %	24			$1,730
D5020	Branch Wiring	$5.20	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$5,200
D5020	Lighting	$12.12	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$12,120
D5030910	Fire Alarm Systems	$3.46	S.F.	1,000	15	2001	2016	2021	26.67 %	0.00 %	4			$3,460
D5030920	Data Communication	$4.47	S.F.	1,000	15	2015	2030		86.67 %	0.00 %	13			$4,470
E2010	Fixed Furnishings	$5.95	S.F.	1,000	20	2001	2021		20.00 %	0.00 %	4			$5,950
								Total	**47.71 %**					**$163,990**

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:

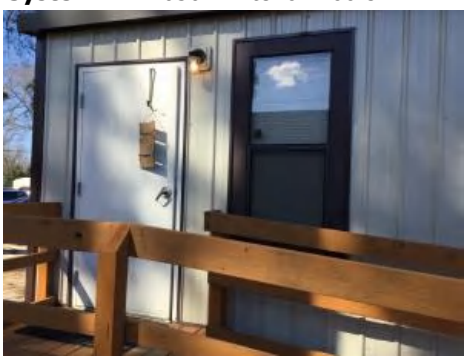
System: B2010 - Exterior Walls


Note:

System: B2020 - Exterior Windows


Note:

System: B2030 - Exterior Doors




Note:

System: B3010120 - Single Ply Membrane

Note:

System: C1010 - Partitions

Note:

System: C1020 - Interior Doors

Note:

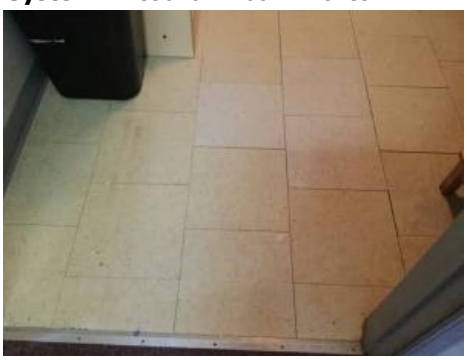
System: C1030 - Fittings

Note:

System: C3010 - Wall Finishes

Note:

System: C3020 - Floor Finishes

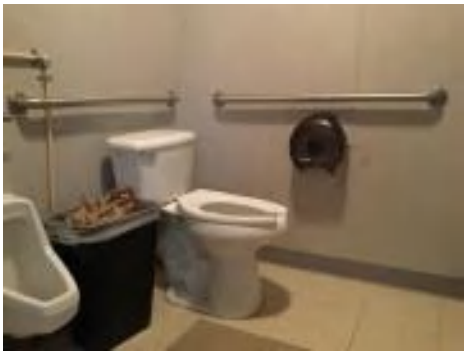
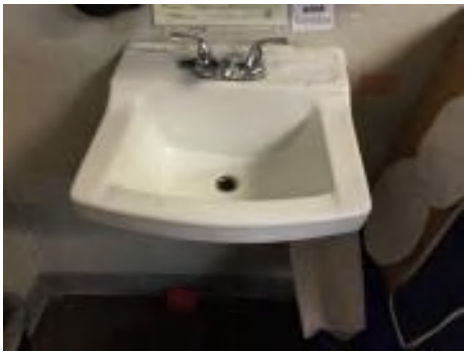


Note:

System: C3030 - Ceiling Finishes


Note:

System: D2010 - Plumbing Fixtures

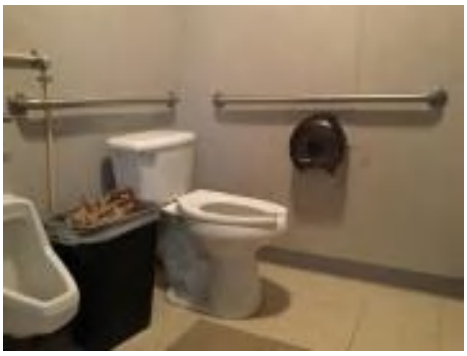



Note:

System: D2020 - Domestic Water Distribution


Note:

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

Note:

System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting


Note:

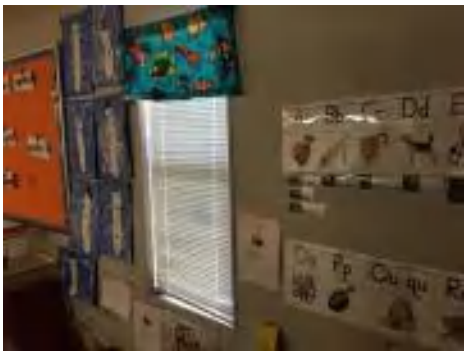
System: D5030910 - Fire Alarm Systems


Note:

System: D5030920 - Data Communication


Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

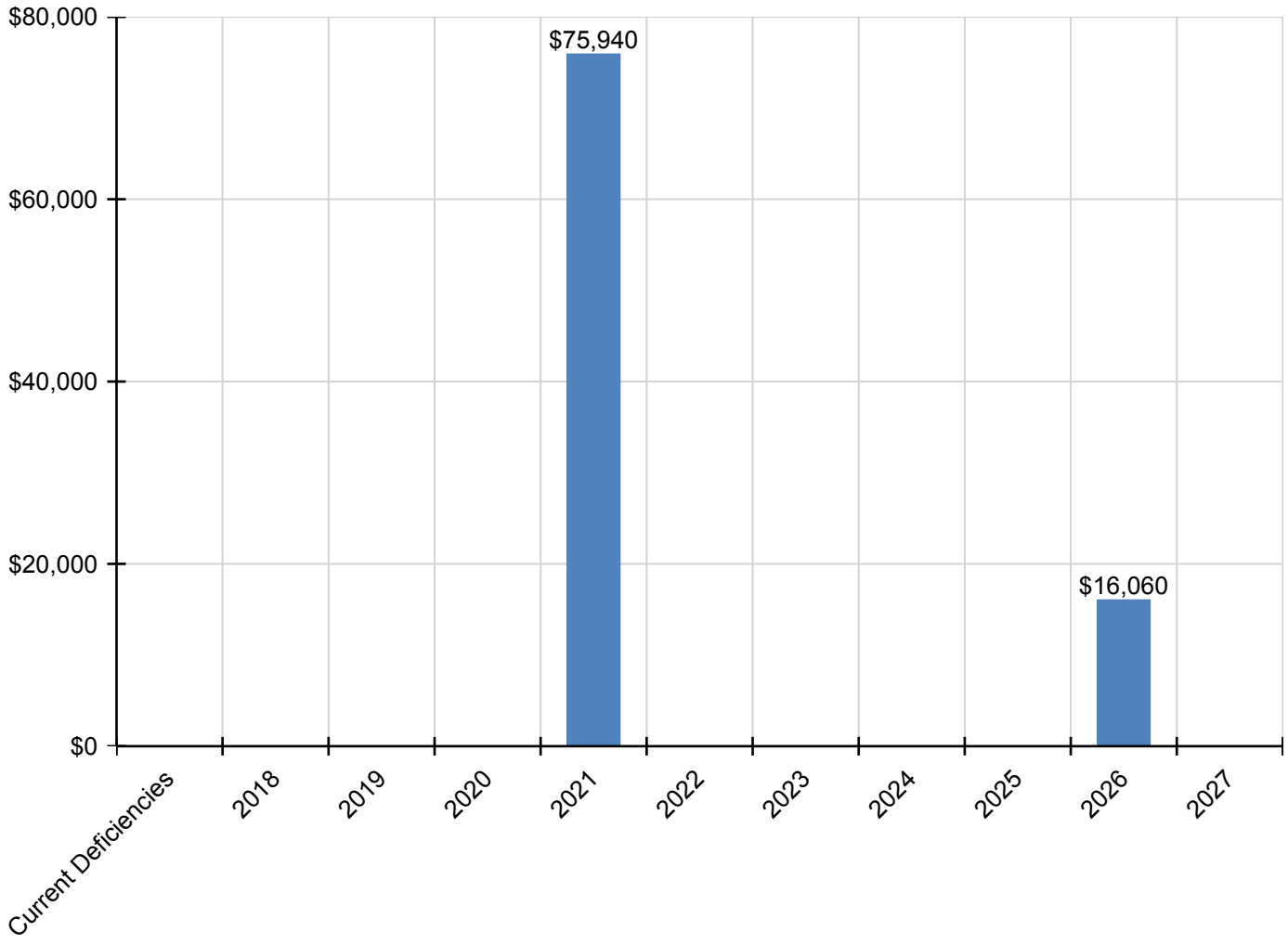
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$75,940**	**$0**	**$0**	**$0**	**$0**	**$16,060**	**$0**	**$92,001**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1020 - Special Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$11,784	$0	$0	$0	$0	$0	$0	**$11,784**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$12,306	$0	$0	$0	$0	$0	$0	**$12,306**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$3,516	$0	$0	$0	$0	$0	$0	**$3,516**
C3020 - Floor Finishes	$0	$0	$0	$0	$14,361	$0	$0	$0	$0	$0	$0	**$14,361**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$16,060	$0	**$16,060**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$21,802	$0	$0	$0	$0	$0	$0	**$21,802**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$520	$0	$0	$0	$0	$0	$0	**$520**
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**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$4,284	$0	$0	$0	$0	$0	$0	**$4,284**
D5030920 - Data Communication	$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**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$7,366	$0	$0	$0	$0	$0	$0	**$7,366**

** 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):	5,000
Year Built:	2003
Last Renovation:	
Replacement Value:	$831,000
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	47.64 %
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.

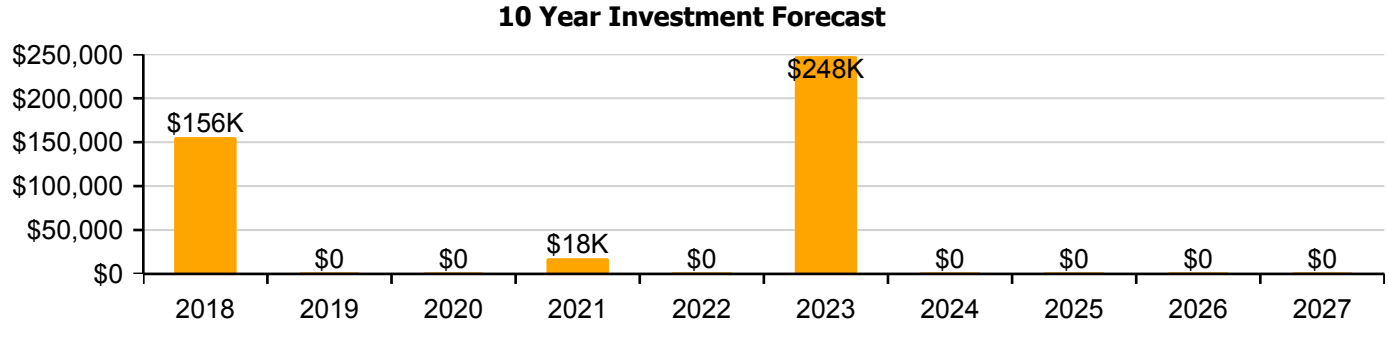
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	5,000
Year Built:	2003	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$831,000
FCI:	0.00 %	RSLI%:	47.64 %

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	86.00 %	0.00 %	$0.00
B10 - Superstructure	86.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	68.84 %	0.00 %	$0.00
B30 - Roofing	30.00 %	0.00 %	$0.00
C10 - Interior Construction	56.58 %	0.00 %	$0.00
C30 - Interior Finishes	37.22 %	0.00 %	$0.00
D20 - Plumbing	53.33 %	0.00 %	$0.00
D30 - HVAC	12.43 %	0.00 %	$0.00
D50 - Electrical	38.14 %	0.00 %	$0.00
E10 - Equipment	30.00 %	0.00 %	$0.00
E20 - Furnishings	30.00 %	0.00 %	$0.00
Totals:	**47.64 %**	**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

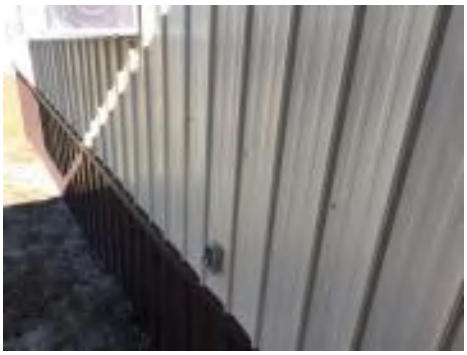
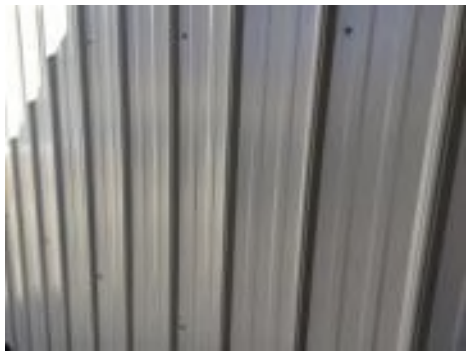
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1020	Special Foundations	$2.32	S.F.	5,000	100	2003	2103		86.00 %	0.00 %	86			$11,600
B1010	Floor Construction	$1.66	S.F.	5,000	100	2003	2103		86.00 %	0.00 %	86			$8,300
B1020	Roof Construction	$16.08	S.F.	5,000	100	2003	2103		86.00 %	0.00 %	86			$80,400
B2010	Exterior Walls	$9.61	S.F.	5,000	100	2003	2103		86.00 %	0.00 %	86			$48,050
B2020	Exterior Windows	$9.57	S.F.	5,000	30	2003	2033		53.33 %	0.00 %	16			$47,850
B2030	Exterior Doors	$1.07	S.F.	5,000	30	2003	2033		53.33 %	0.00 %	16			$5,350
B3010120	Single Ply Membrane	$6.98	S.F.	5,000	20	2003	2023		30.00 %	0.00 %	6			$34,900
C1010	Partitions	$11.01	S.F.	5,000	75	2003	2078		81.33 %	0.00 %	61			$55,050
C1020	Interior Doors	$2.59	S.F.	5,000	30	2003	2033		53.33 %	0.00 %	16			$12,950
C1030	Fittings	$9.94	S.F.	5,000	20	2003	2023		30.00 %	0.00 %	6			$49,700
C3010	Wall Finishes	$2.84	S.F.	5,000	10	2003	2013	2021	40.00 %	0.00 %	4			$14,200
C3020	Floor Finishes	$11.60	S.F.	5,000	20	2003	2023		30.00 %	0.00 %	6			$58,000
C3030	Ceiling Finishes	$11.19	S.F.	5,000	25	2003	2028		44.00 %	0.00 %	11			$55,950
D2010	Plumbing Fixtures	$11.71	S.F.	5,000	30	2003	2033		53.33 %	0.00 %	16			$58,550
D2020	Domestic Water Distribution	$0.99	S.F.	5,000	30	2003	2033		53.33 %	0.00 %	16			$4,950
D2030	Sanitary Waste	$1.57	S.F.	5,000	30	2003	2033		53.33 %	0.00 %	16			$7,850
D3040	Distribution Systems	$2.30	S.F.	5,000	30	2003	2033		53.33 %	0.00 %	16			$11,500
D3050	Terminal & Package Units	$17.61	S.F.	5,000	15	2003	2018		6.67 %	0.00 %	1			$88,050
D3060	Controls & Instrumentation	$0.42	S.F.	5,000	20	2003	2023		30.00 %	0.00 %	6			$2,100
D5010	Electrical Service/Distribution	$1.73	S.F.	5,000	40	2003	2043		65.00 %	0.00 %	26			$8,650
D5020	Branch Wiring	$5.20	S.F.	5,000	30	2003	2033		53.33 %	0.00 %	16			$26,000
D5020	Lighting	$12.12	S.F.	5,000	30	2003	2033		53.33 %	0.00 %	16			$60,600
D5030810	Security & Detection Systems	$1.91	S.F.	5,000	15	2003	2018		6.67 %	0.00 %	1			$9,550
D5030910	Fire Alarm Systems	$3.46	S.F.	5,000	15	2003	2018		6.67 %	0.00 %	1			$17,300
D5030920	Data Communication	$4.47	S.F.	5,000	15	2003	2018		6.67 %	0.00 %	1			$22,350
E1020	Institutional Equipment	$0.30	S.F.	5,000	20	2003	2023		30.00 %	0.00 %	6			$1,500
E2010	Fixed Furnishings	$5.95	S.F.	5,000	20	2003	2023		30.00 %	0.00 %	6			$29,750
								Total	**47.64 %**					**$831,000**

System Notes

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

System: B2010 - Exterior Walls

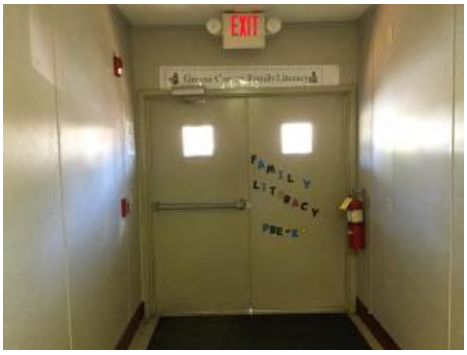

Note:

System: B2020 - Exterior Windows



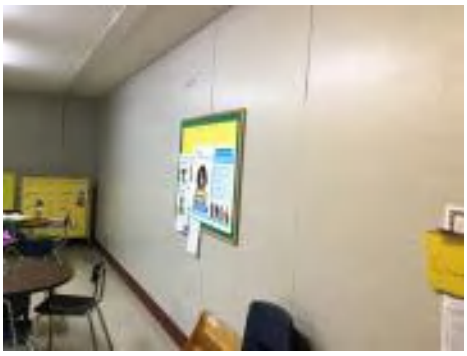
Note:

System: B2030 - Exterior Doors



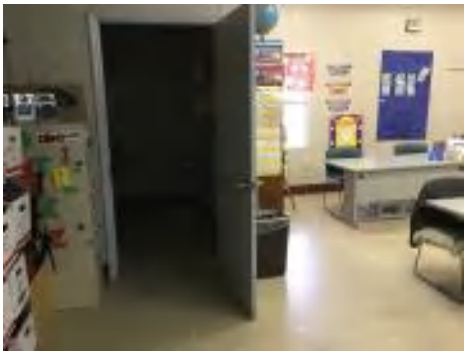

Note:

System: C1010 - Partitions

Note:

System: C1020 - Interior Doors

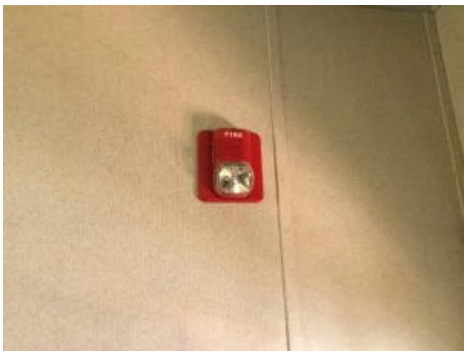



Note:

System: C1030 - Fittings

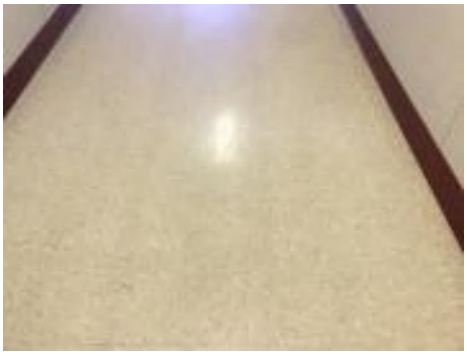

Note:

System: C3010 - Wall Finishes




Note:

System: C3020 - Floor Finishes

Note:

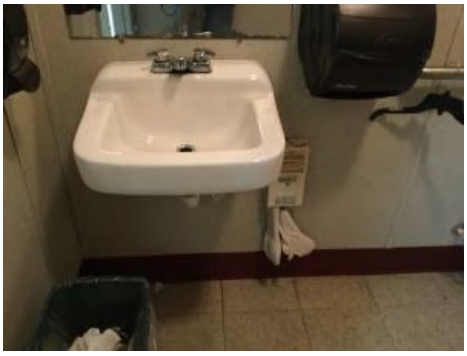
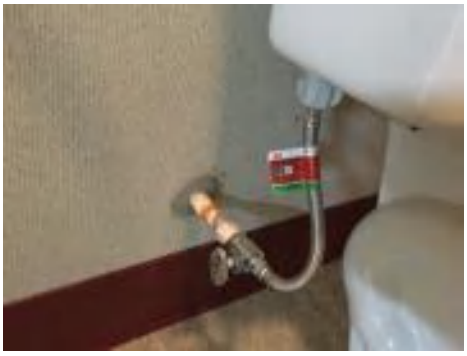
System: C3030 - Ceiling Finishes


Note:

System: D2010 - Plumbing Fixtures


Note:

System: D2020 - Domestic Water Distribution

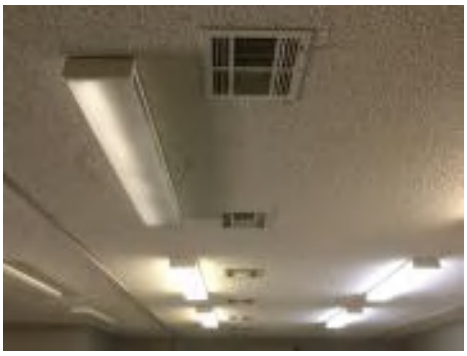



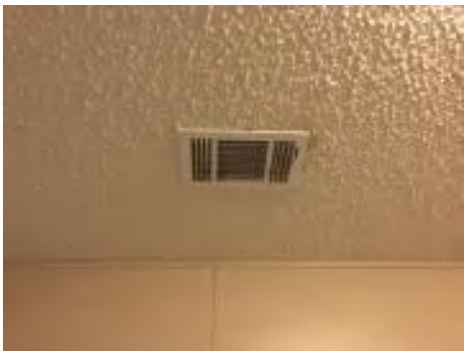
Note:

System: D2030 - Sanitary Waste


Note:

System: D3040 - Distribution Systems





Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

Note:

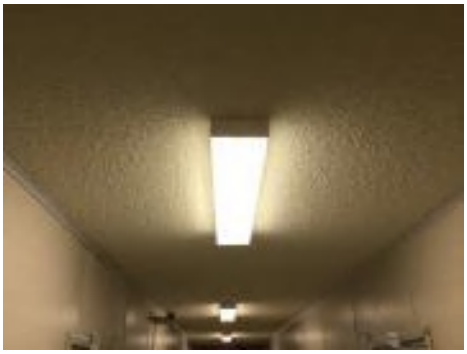
System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems

Note:

System: D5030910 - Fire Alarm Systems

Note:

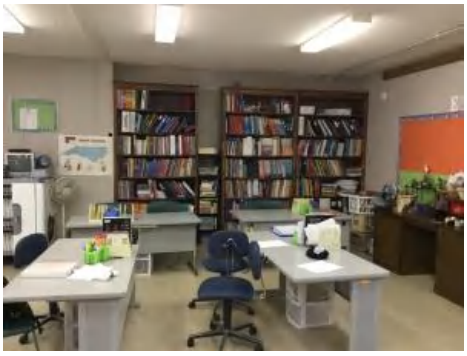
System: D5030920 - Data Communication

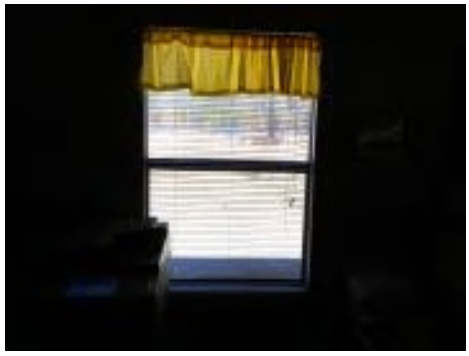
Note:

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%

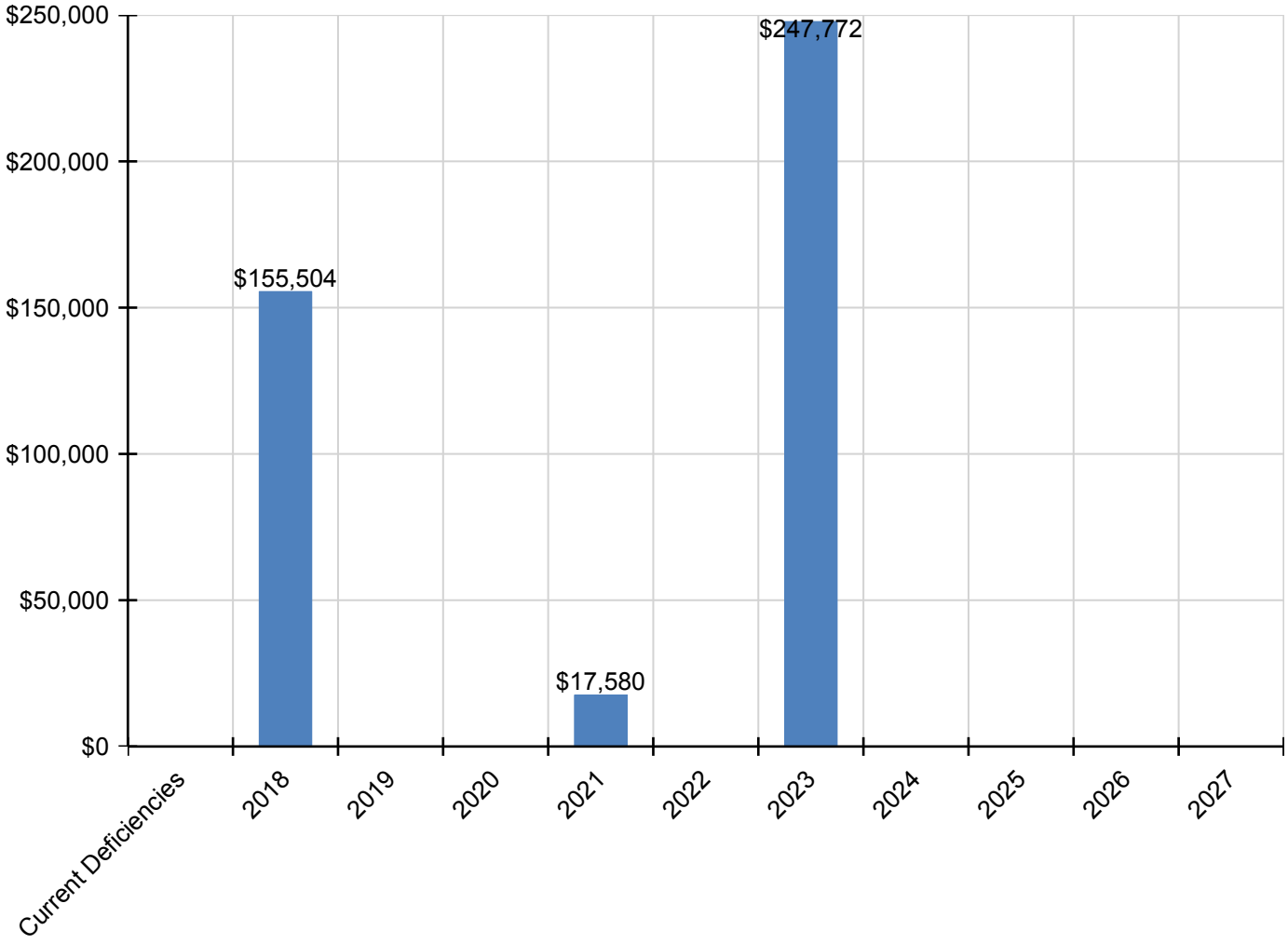
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$155,504**	**$0**	**$0**	**$17,580**	**$0**	**$247,772**	**$0**	**$0**	**$0**	**$0**	**$420,857**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1020 - Special Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$62,509	$0	$0	$0	$0	**$62,509**
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	$65,279	$0	$0	$0	$0	**$65,279**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$17,580	$0	$0	$0	$0	$0	$0	**$17,580**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$76,181	$0	$0	$0	$0	**$76,181**
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	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$99,761	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$99,761**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$2,758	$0	$0	$0	$0	**$2,758**
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	$10,820	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$10,820**
D5030910 - Fire Alarm Systems	$0	$19,601	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$19,601**
D5030920 - Data Communication	$0	$25,323	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$25,323**
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	$1,970	$0	$0	$0	$0	**$1,970**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$39,075	$0	$0	$0	$0	**$39,075**

** 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):	7,790
Year Built:	2005
Last Renovation:	
Replacement Value:	$1,274,055
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	54.89 %
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.

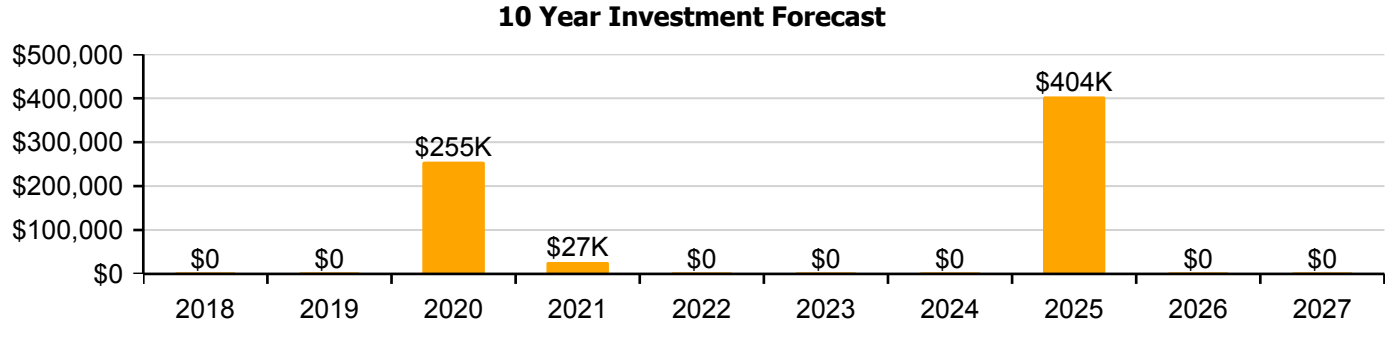
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	7,790
Year Built:	2005	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$1,274,055
FCI:	0.00 %	RSLI%:	54.89 %

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	62.79 %	0.00 %	$0.00
C30 - Interior Finishes	45.24 %	0.00 %	$0.00
D20 - Plumbing	60.00 %	0.00 %	$0.00
D30 - HVAC	24.94 %	0.00 %	$0.00
D50 - Electrical	46.96 %	0.00 %	$0.00
E10 - Equipment	40.00 %	0.00 %	$0.00
E20 - Furnishings	40.00 %	0.00 %	$0.00
Totals:	**54.89 %**	**0.00 %**	**$0.00**

Photo Album

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

1). East Elevation - Jan 31, 2017

2). South Elevation - Jan 31, 2017

3). North Elevation - Jan 31, 2017

4). West Elevation - Jan 31, 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

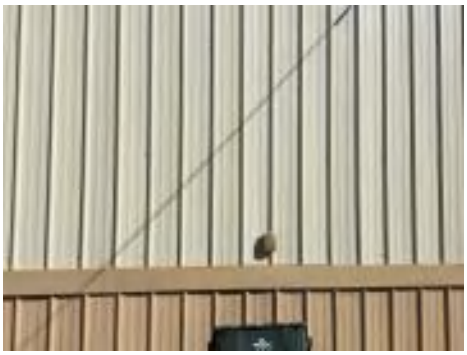
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to 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 $
A1020	Special Foundations	$2.32	S.F.	7,790	100	2005	2105		88.00 %	0.00 %	88			$18,073
B1010	Floor Construction	$1.64	S.F.	7,790	100	2005	2105		88.00 %	0.00 %	88			$12,776
B1020	Roof Construction	$15.76	S.F.	7,790	100	2005	2105		88.00 %	0.00 %	88			$122,770
B2010	Exterior Walls	$9.42	S.F.	7,790	100	2005	2105		88.00 %	0.00 %	88			$73,382
B2020	Exterior Windows	$9.39	S.F.	7,790	30	2005	2035		60.00 %	0.00 %	18			$73,148
B2030	Exterior Doors	$1.04	S.F.	7,790	30	2005	2035		60.00 %	0.00 %	18			$8,102
B3010120	Single Ply Membrane	$6.98	S.F.	7,790	20	2005	2025		40.00 %	0.00 %	8			$54,374
C1010	Partitions	$10.80	S.F.	7,790	75	2005	2080		84.00 %	0.00 %	63			$84,132
C1020	Interior Doors	$2.53	S.F.	7,790	30	2005	2035		60.00 %	0.00 %	18			$19,709
C1030	Fittings	$9.74	S.F.	7,790	20	2005	2025		40.00 %	0.00 %	8			$75,875
C3010	Wall Finishes	$2.79	S.F.	7,790	10	2005	2015	2021	40.00 %	0.00 %	4			$21,734
C3020	Floor Finishes	$11.38	S.F.	7,790	20	2005	2025		40.00 %	0.00 %	8			$88,650
C3030	Ceiling Finishes	$10.97	S.F.	7,790	25	2005	2030		52.00 %	0.00 %	13			$85,456
D2010	Plumbing Fixtures	$11.48	S.F.	7,790	30	2005	2035		60.00 %	0.00 %	18			$89,429
D2020	Domestic Water Distribution	$0.98	S.F.	7,790	30	2005	2035		60.00 %	0.00 %	18			$7,634
D2030	Sanitary Waste	$1.54	S.F.	7,790	30	2005	2035		60.00 %	0.00 %	18			$11,997
D3040	Distribution Systems	$2.30	S.F.	7,790	30	2005	2035		60.00 %	0.00 %	18			$17,917
D3050	Terminal & Package Units	$17.61	S.F.	7,790	15	2005	2020		20.00 %	0.00 %	3			$137,182
D3060	Controls & Instrumentation	$0.42	S.F.	7,790	20	2005	2025		40.00 %	0.00 %	8			$3,272
D5010	Electrical Service/Distribution	$1.69	S.F.	7,790	40	2005	2045		70.00 %	0.00 %	28			$13,165
D5020	Branch Wiring	$5.06	S.F.	7,790	30	2005	2035		60.00 %	0.00 %	18			$39,417
D5020	Lighting	$11.92	S.F.	7,790	30	2005	2035		60.00 %	0.00 %	18			$92,857
D5030810	Security & Detection Systems	$1.87	S.F.	7,790	15	2005	2020		20.00 %	0.00 %	3			$14,567
D5030910	Fire Alarm Systems	$3.39	S.F.	7,790	15	2005	2020		20.00 %	0.00 %	3			$26,408
D5030920	Data Communication	$4.40	S.F.	7,790	15	2005	2020		20.00 %	0.00 %	3			$34,276
E1020	Institutional Equipment	$0.30	S.F.	7,790	20	2005	2025		40.00 %	0.00 %	8			$2,337
E2010	Fixed Furnishings	$5.83	S.F.	7,790	20	2005	2025		40.00 %	0.00 %	8			$45,416
								Total	**54.89 %**					**$1,274,055**

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

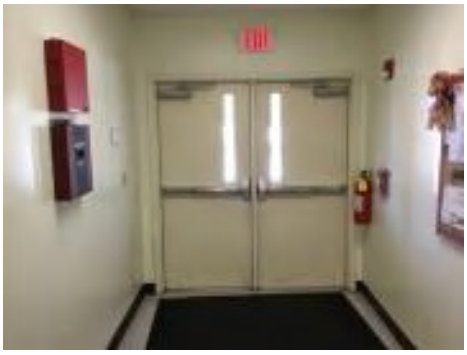
Note:

System: B2020 - Exterior Windows



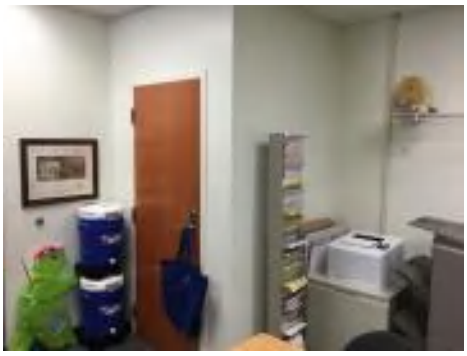
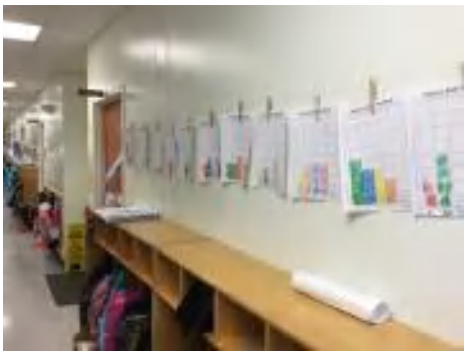
Note:

System: B2030 - Exterior Doors



Note:

System: C1010 - Partitions

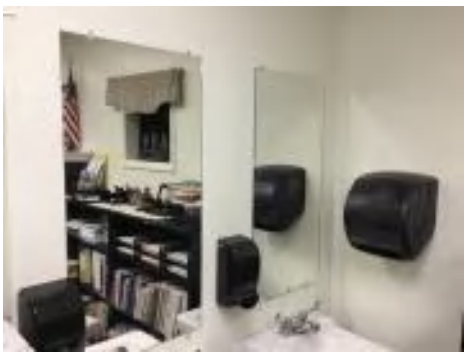
Note:

System: C1020 - Interior Doors



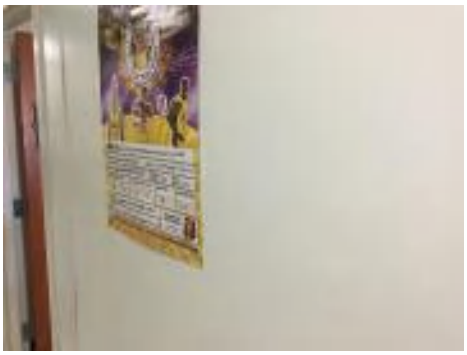
Note:

System: C1030 - Fittings


Note:

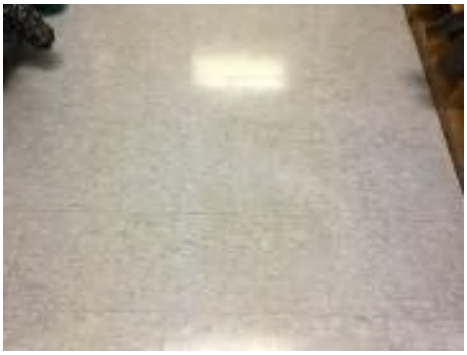
System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes





Note:

System: C3030 - Ceiling Finishes



Note:

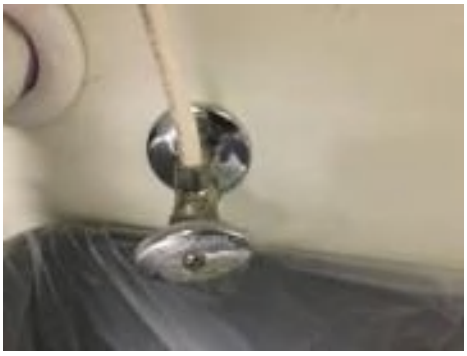
System: D2010 - Plumbing Fixtures



Note:

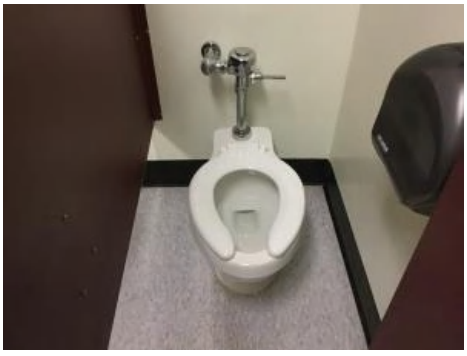
System: D2020 - Domestic Water Distribution





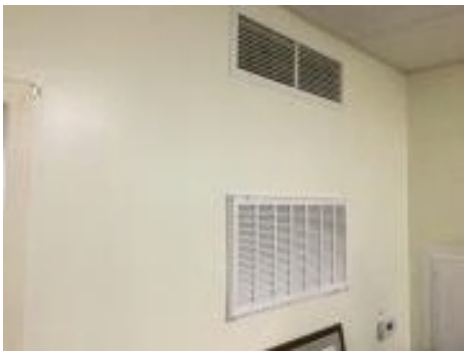
Note:

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems


Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation


Note:

System: D5010 - Electrical Service/Distribution



Note:

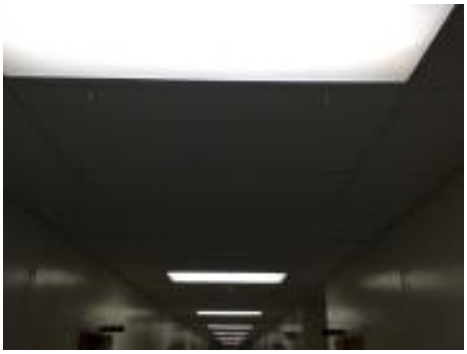
System: D5020 - Branch Wiring



Note:

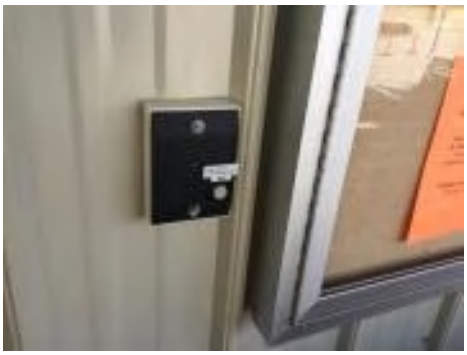
System: D5020 - Lighting





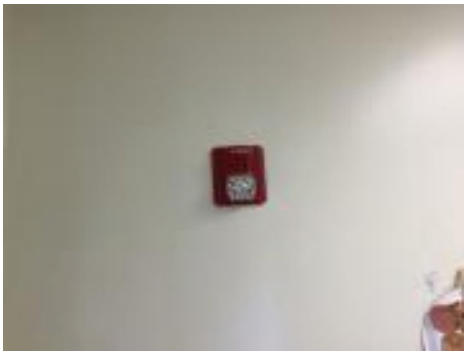
Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems


Note:

System: D5030920 - Data Communication



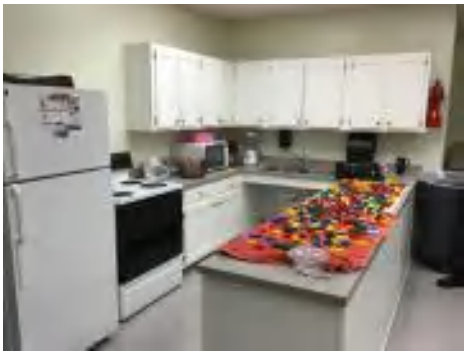
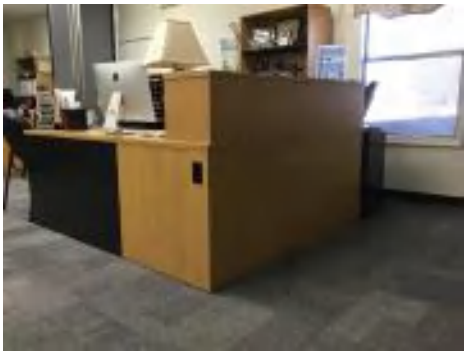
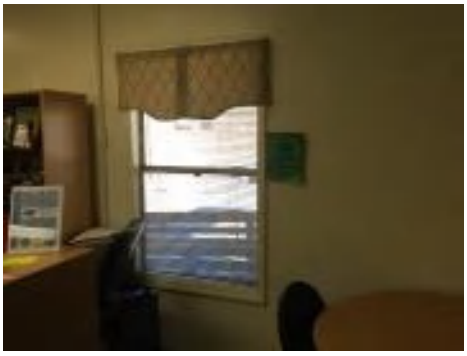
Note:

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%

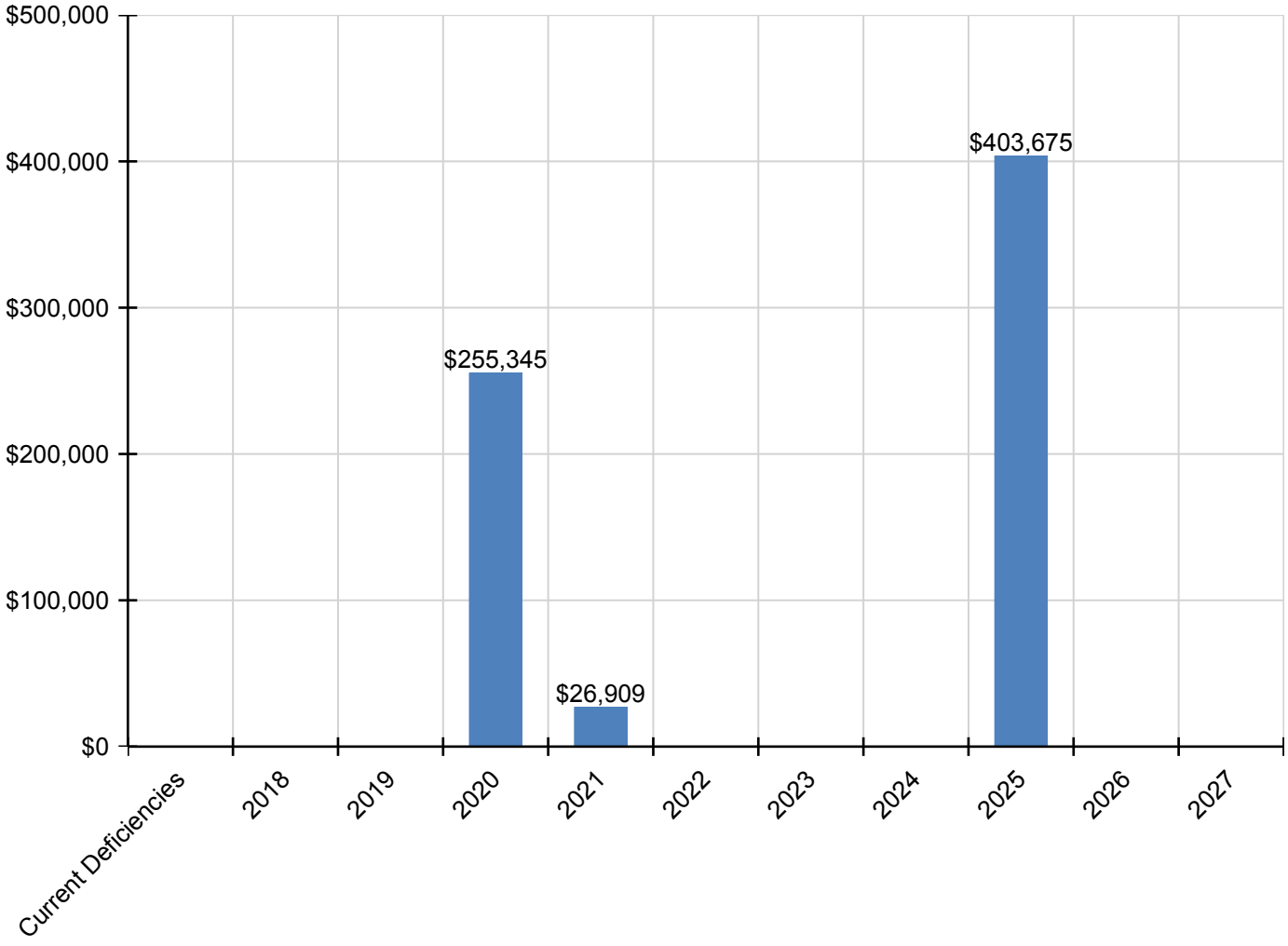
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$255,345**	**$26,909**	**$0**	**$0**	**$0**	**$403,675**	**$0**	**$0**	**$685,929**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1020 - Special Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2010 - Exterior Walls	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$0	$0	$103,319	$0	$0	**$103,319**
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	$105,727	$0	$0	**$105,727**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$26,909	$0	$0	$0	$0	$0	$0	**$26,909**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$123,529	$0	$0	**$123,529**
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	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$164,893	$0	$0	$0	$0	$0	$0	$0	**$164,893**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$4,559	$0	$0	**$4,559**
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	$17,510	$0	$0	$0	$0	$0	$0	$0	**$17,510**
D5030910 - Fire Alarm Systems	$0	$0	$0	$31,743	$0	$0	$0	$0	$0	$0	$0	**$31,743**
D5030920 - Data Communication	$0	$0	$0	$41,200	$0	$0	$0	$0	$0	$0	$0	**$41,200**
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	$3,257	$0	$0	**$3,257**
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	$63,284	$0	$0	**$63,284**

** 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):	90,283
Year Built:	1952
Last Renovation:	
Replacement Value:	$2,516,186
Repair Cost:	$510,460.00
Total FCI:	20.29 %
Total RSLI:	16.90 %
FCA Score:	79.71

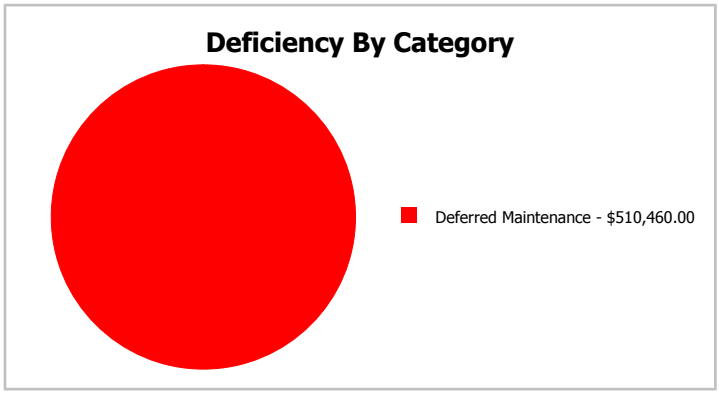
Description:

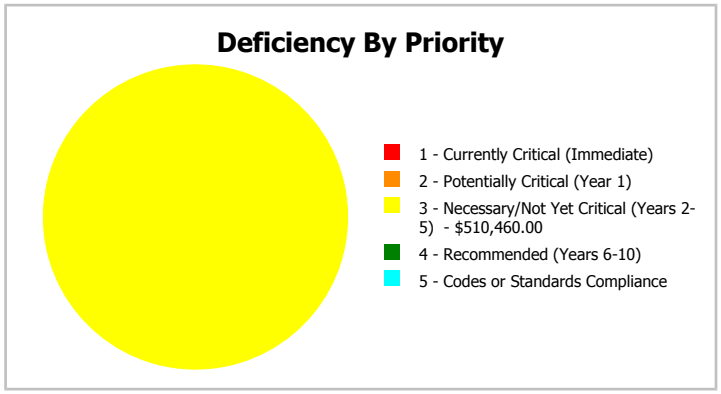
The narrative for this site is included in the Executive Summary Description at the front of this report.

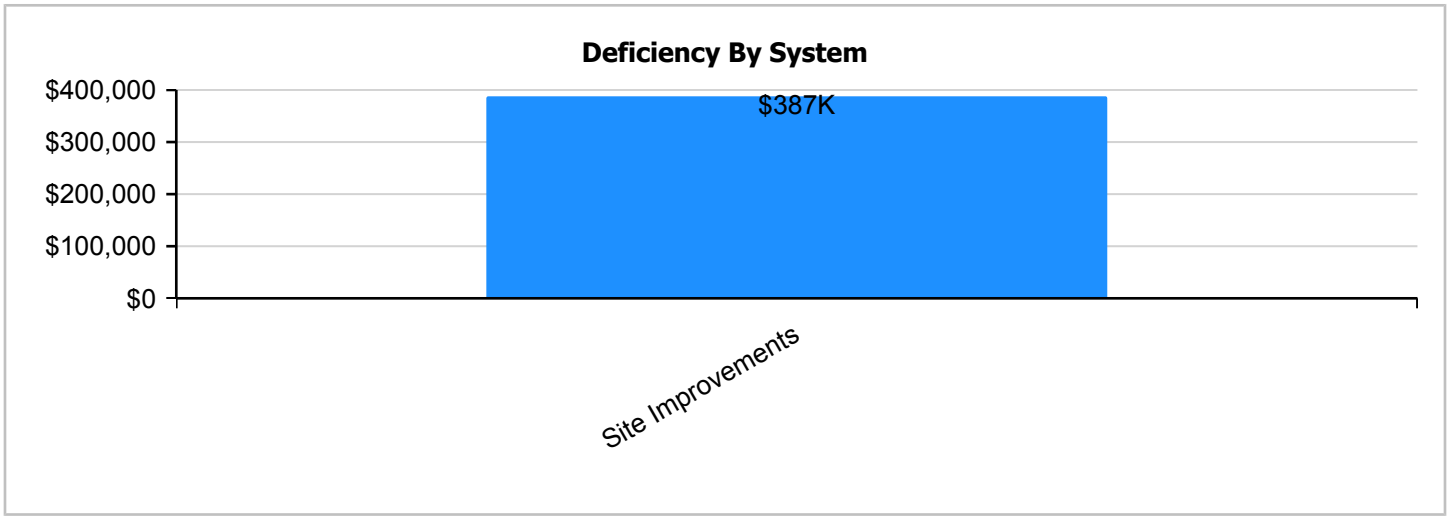
Attributes: This asset has no attributes.

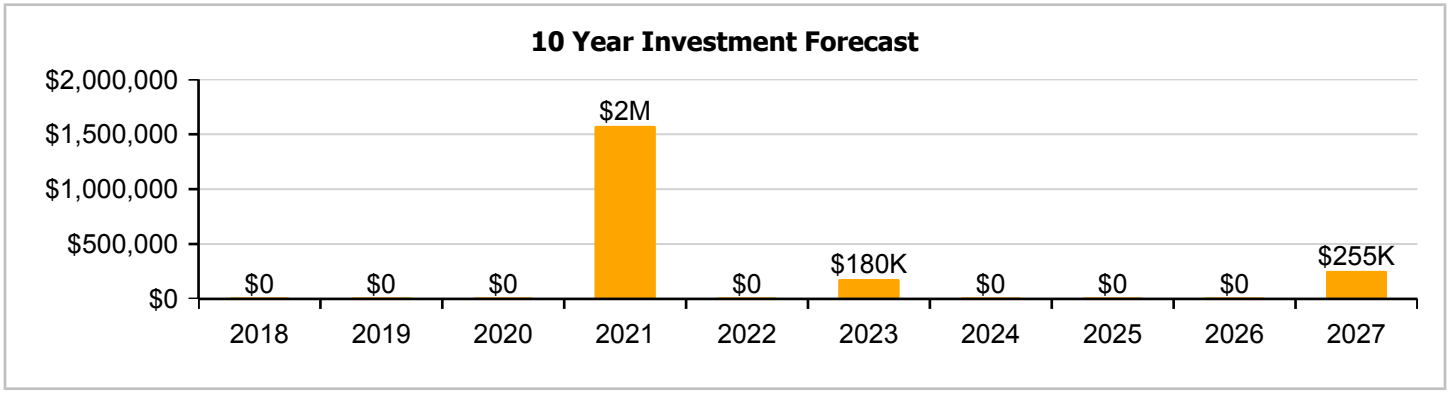
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	90,283
Year Built:	1952	Last Renovation:	
Repair Cost:	$510,460	Replacement Value:	$2,516,186
FCI:	20.29 %	RSLI%:	16.90 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	12.79 %	34.88 %	$510,460.00
G30 - Site Mechanical Utilities	12.68 %	0.00 %	$0.00
G40 - Site Electrical Utilities	62.00 %	0.00 %	$0.00
Totals:	**16.90 %**	**20.29 %**	**$510,460.00**

Photo Album

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

1). Aerial Image of Snow Hill Primary - Feb 23, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$3.81	S.F.	90,283	25	1990	2015		0.00 %	110.00 %	-2		$378,376.00	$343,978
G2020	Parking Lots	$1.33	S.F.	90,283	25	1990	2015		0.00 %	110.00 %	-2		$132,084.00	$120,076
G2030	Pedestrian Paving	$1.91	S.F.	90,283	30	1997	2027		33.33 %	0.00 %	10			$172,441
G2040105	Fence & Guardrails	$1.23	S.F.	90,283	30	1985	2015	2021	13.33 %	0.00 %	4			$111,048
G2040950	Covered Walkways	$1.52	S.F.	90,283	25	1998	2023		24.00 %	0.00 %	6			$137,230
G2040950	Playing Field	$4.54	S.F.	90,283	20	1998	2018	2021	20.00 %	0.00 %	4			$409,885
G2050	Landscaping	$1.87	S.F.	90,283	15	1952	1967		0.00 %	0.00 %	-50			$168,829
G3010	Water Supply	$2.34	S.F.	90,283	50	1952	2002	2021	8.00 %	0.00 %	4			$211,262
G3020	Sanitary Sewer	$1.45	S.F.	90,283	50	1952	2002	2021	8.00 %	0.00 %	4			$130,910
G3030	Storm Sewer	$4.54	S.F.	90,283	50	1952	2002	2021	8.00 %	0.00 %	4			$409,885
G3060	Fuel Distribution	$0.98	S.F.	90,283	40	1998	2038		52.50 %	0.00 %	21			$88,477
G4010	Electrical Distribution	$2.35	S.F.	90,283	50	1998	2048		62.00 %	0.00 %	31			$212,165
								Total	**16.90 %**	**20.29 %**			**$510,460.00**	**$2,516,186**

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



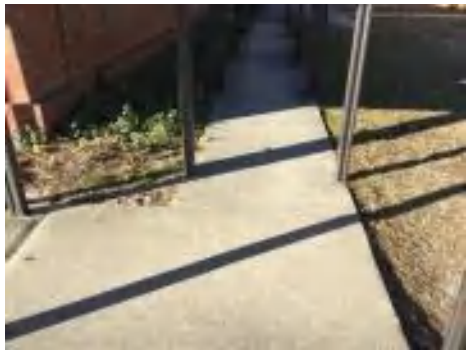
Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving


Note:

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Covered Walkways



Note:

System: G2040950 - Playing Field



Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer

Note:

System: G3030 - Storm Sewer



Note:

System: G3060 - Fuel Distribution

Note:

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.

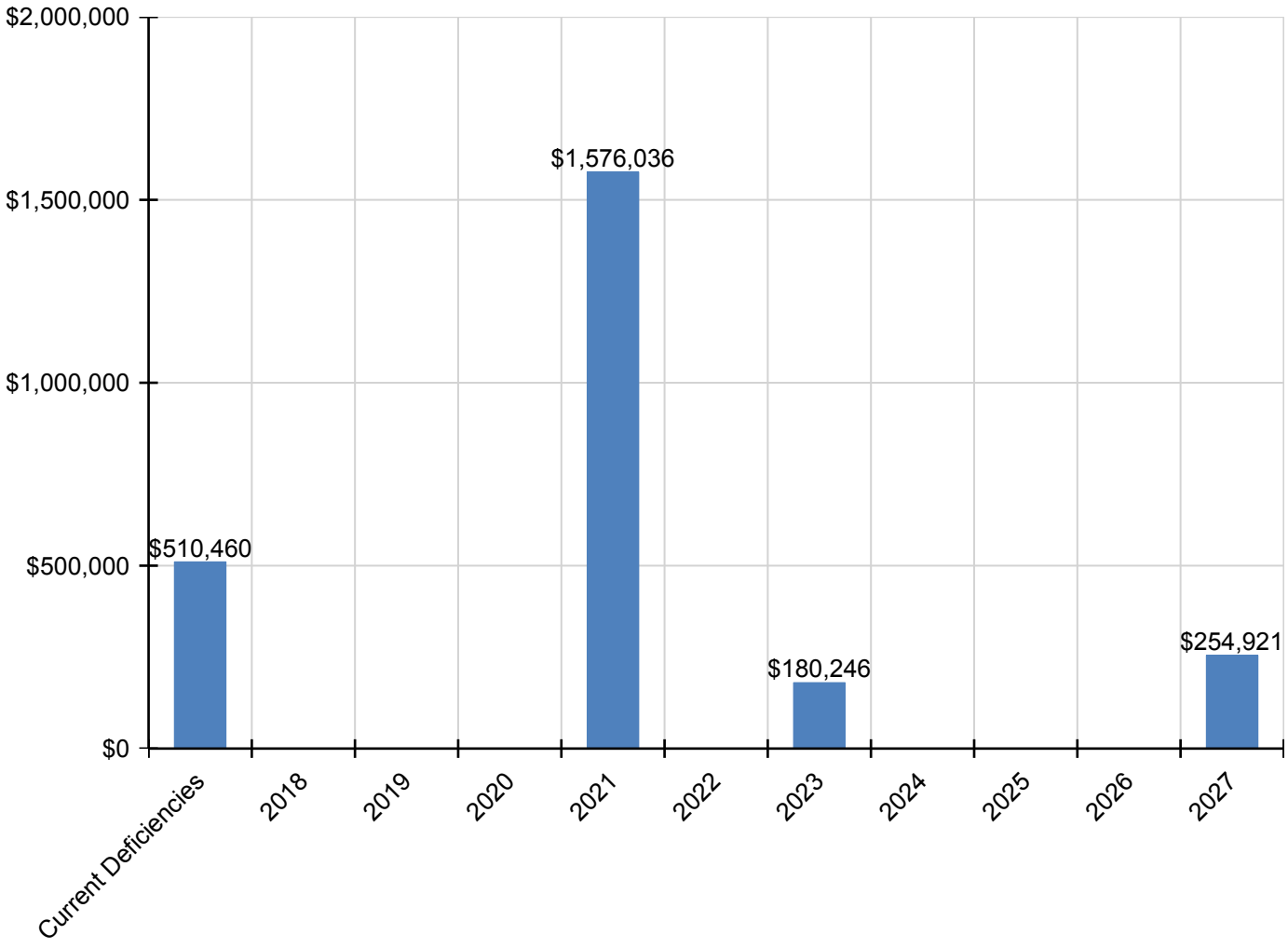
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$510,460**	**$0**	**$0**	**$0**	**$1,576,036**	**$0**	**$180,246**	**$0**	**$0**	**$0**	**$254,921**	**$2,521,663**
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	$378,376	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$378,376**
G2020 - Parking Lots	$132,084	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$132,084**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$254,921	**$254,921**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$137,484	$0	$0	$0	$0	$0	$0	**$137,484**
G2040950 - Covered Walkways	$0	$0	$0	$0	$0	$0	$180,246	$0	$0	$0	$0	**$180,246**
G2040950 - Playing Field	$0	$0	$0	$0	$507,462	$0	$0	$0	$0	$0	$0	**$507,462**
*** 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	$261,555	$0	$0	$0	$0	$0	$0	**$261,555**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$162,074	$0	$0	$0	$0	$0	$0	**$162,074**
G3030 - Storm Sewer	$0	$0	$0	$0	$507,462	$0	$0	$0	$0	$0	$0	**$507,462**
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**

** Indicates non-renewable system*

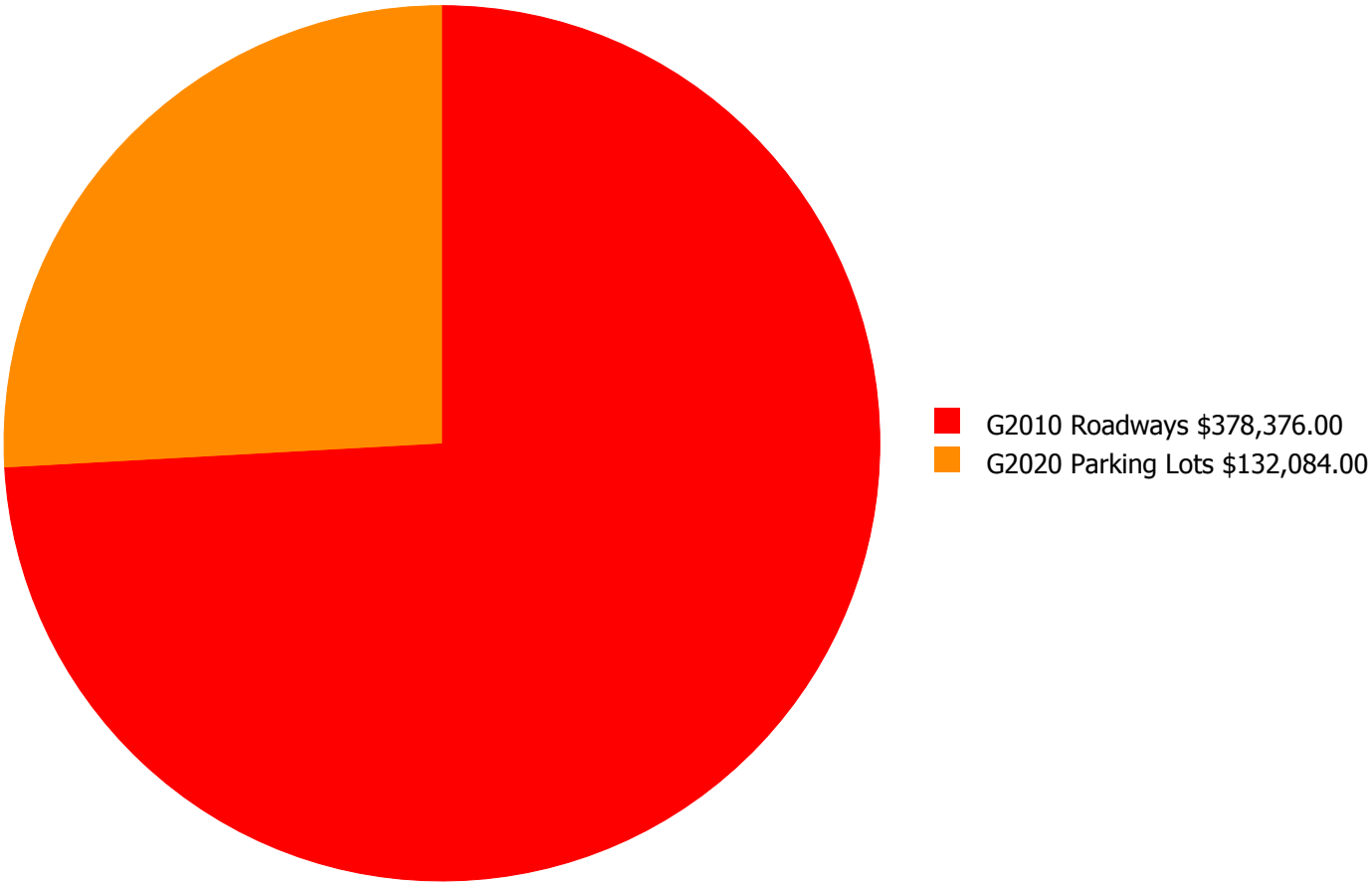
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

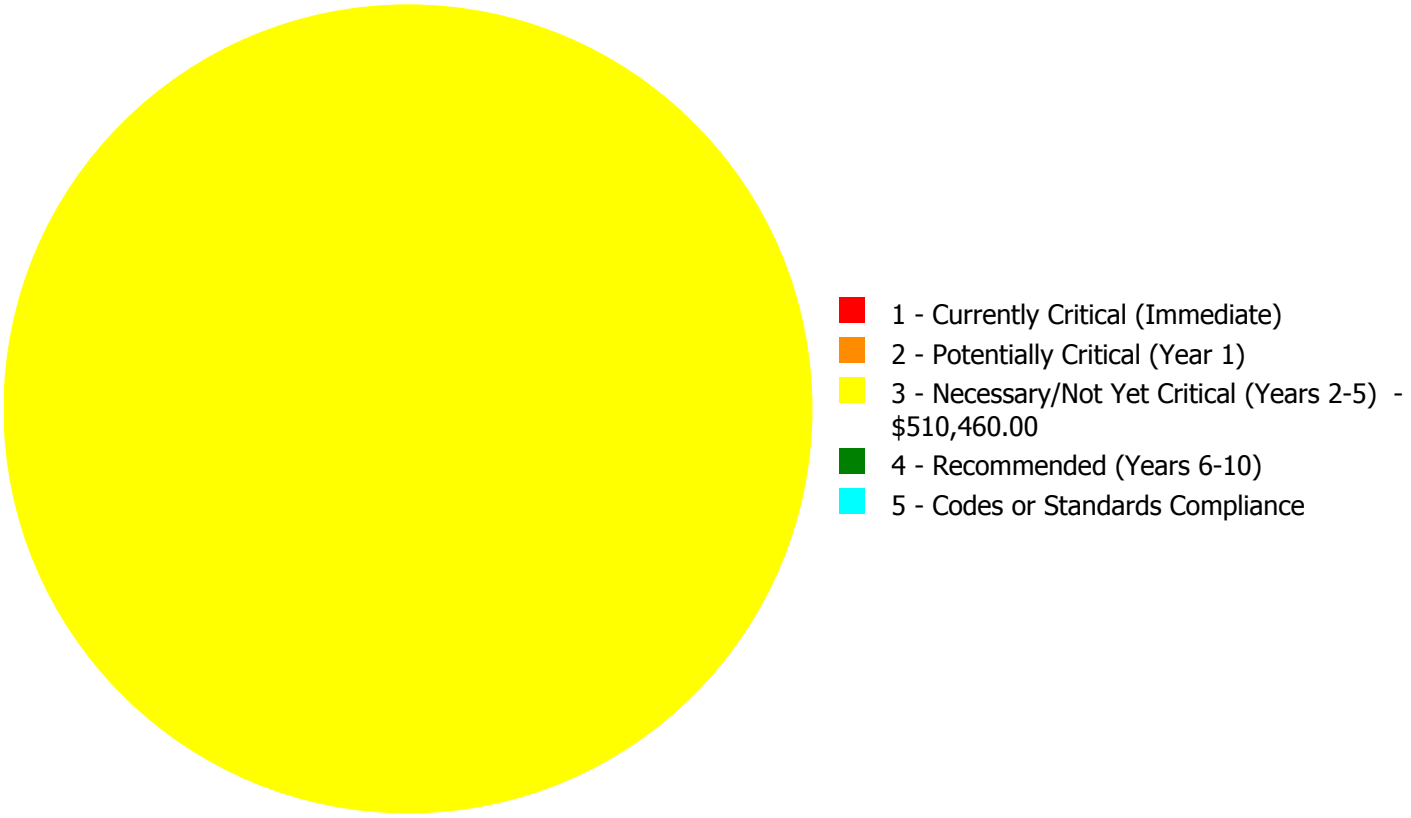
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $510,460.00

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: $510,460.00

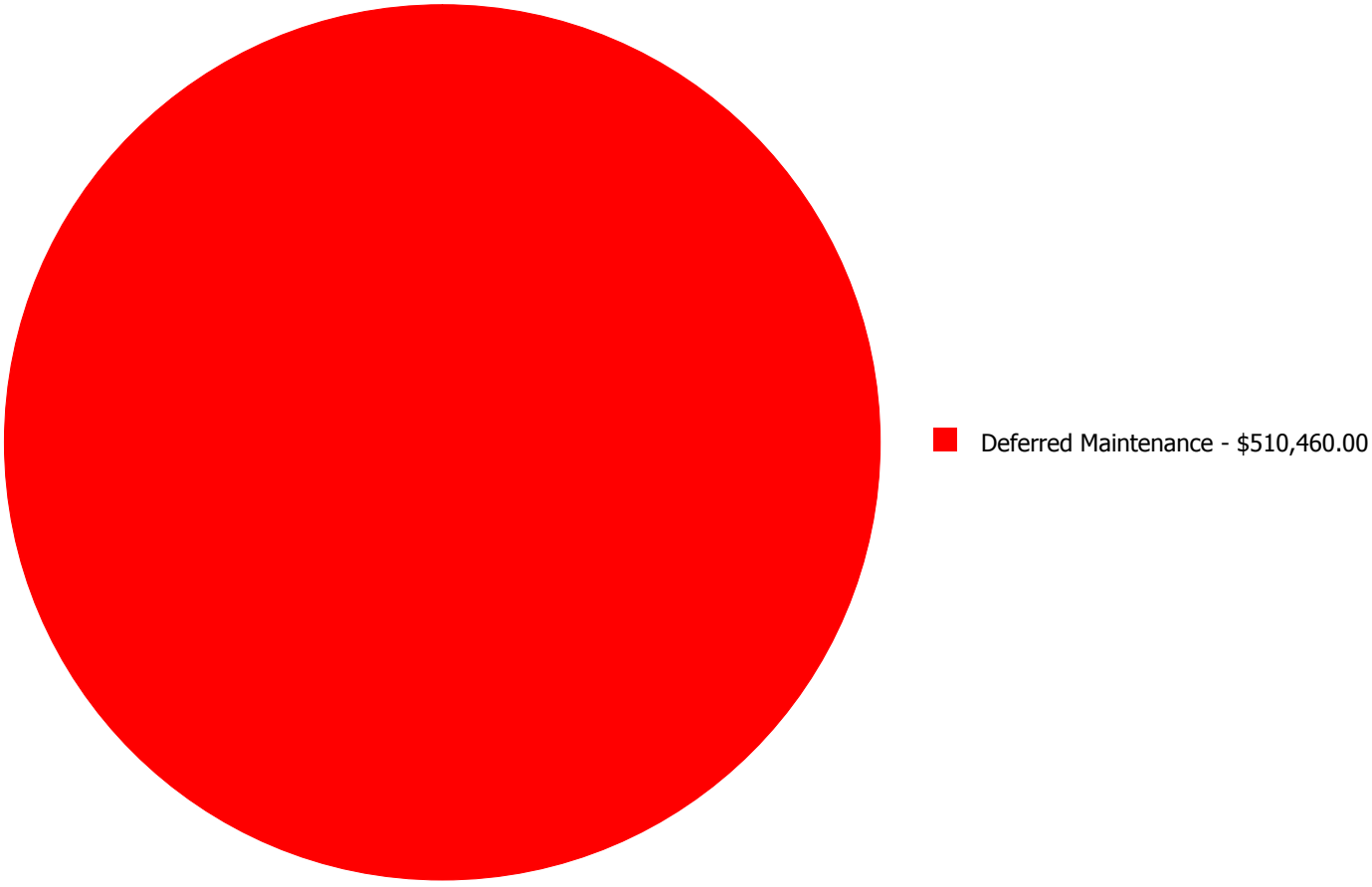
Deficiency By Priority Investment Table

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	$378,376.00	$0.00	$0.00	$378,376.00
G2020	Parking Lots	$0.00	$0.00	$132,084.00	$0.00	$0.00	$132,084.00
	Total:	$0.00	$0.00	$510,460.00	$0.00	$0.00	$510,460.00

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: $510,460.00

Deficiency Details by Priority

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

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

System: G2010 - Roadways

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 90,283.00
Unit of Measure: S.F.
Estimate: $378,376.00
Assessor Name: Terence Davis
Date Created: 03/01/2017

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: 90,283.00
Unit of Measure: S.F.
Estimate: $132,084.00
Assessor Name: Terence Davis
Date Created: 02/22/2017

Notes:

NC School District/400 Greene County/Elementary School

West Greene Elementary

Draft

Campus Assessment Report

March 8, 2017

PARSONS

Table of Contents

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.

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Gross Area (SF):	103,697
Year Built:	1967
Last Renovation:	
Replacement Value:	$22,777,226
Repair Cost:	$7,780,984.00
Total FCI:	34.16 %
Total RSLI:	28.82 %
FCA Score:	65.84

Description:

GENERAL:
West Greene Elementary is located at 303 Kingold Blvd. in Snow Hill, North Carolina. The 1 story, 103,697 square foot building was originally constructed in 1962. There has been 1 addition or 1 renovation. Rooms 23- 42 added in 1996. In addition to the main building, the campus contains 2 modular buildings.

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

A. SUBSTRUCTURE
The building rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations. The building does not have a basement 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 single ply membrane and metal roof covering. Roof openings include gravity vents and a roof hatch with fixed ladder access. Most building entrances appear to comply with ADA requirements.

C. INTERIORS
Interior partitions are typically. Interior doors are generally solid core wood with wood frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, lockers, toilet accessories, storage shelving, fabricated toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in assignable spaces is typically carpet. 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 on-low-flow water fixtures with manual control valves. Domestic water distribution is copper 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 supplied by pad and/or wall mounted package units. The heating/cooling distribution system is a ductwork. Fresh air is supplied by infiltration. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system. This building does not have a remote Building Automation System.

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

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

COMMUNICATIONS AND SECURITY:
The fire alarm system consists of audible/visual strobe annunciators in common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building does not include 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 a smart key system; 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 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.

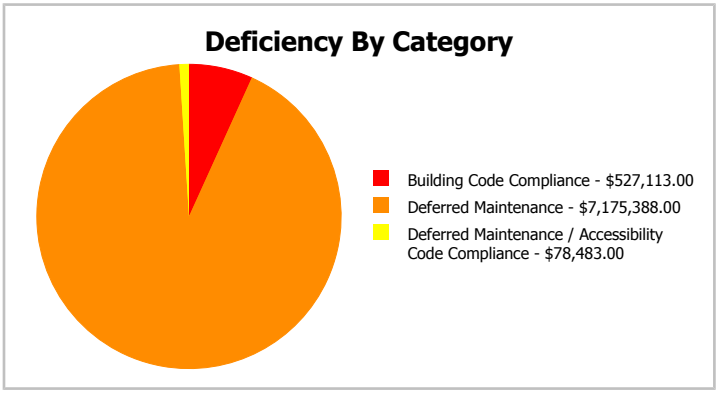
G. SITE
Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, play areas, and fencing. Site mechanical and electrical features include water, sewer, propane, natural gas, above ground fuel tanks and site lighting.

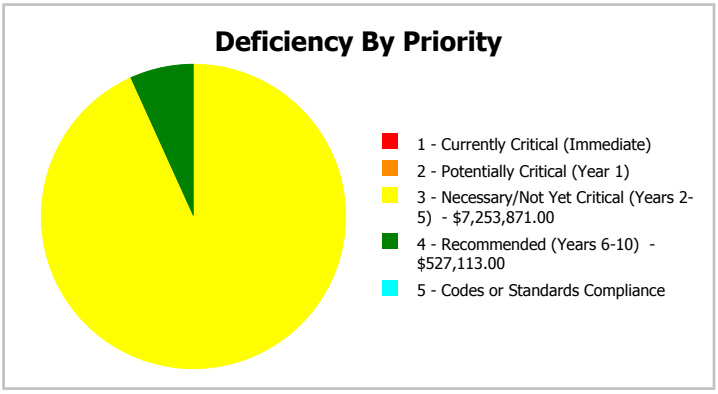
Attributes:

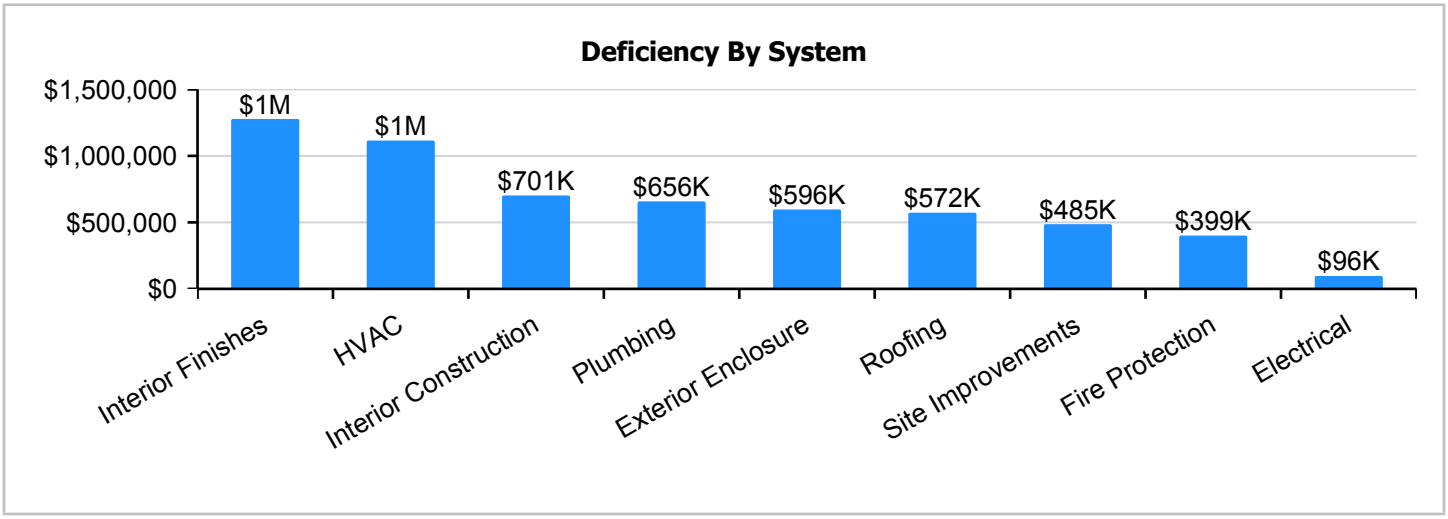
General Attributes:			
Condition Assessor:	Terence Davis	Assessment Date:	2/2/2017
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:	Greene - ES	LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:	Active	Status:	Active
School Grades:	14.21	Site Acreage:	14.21

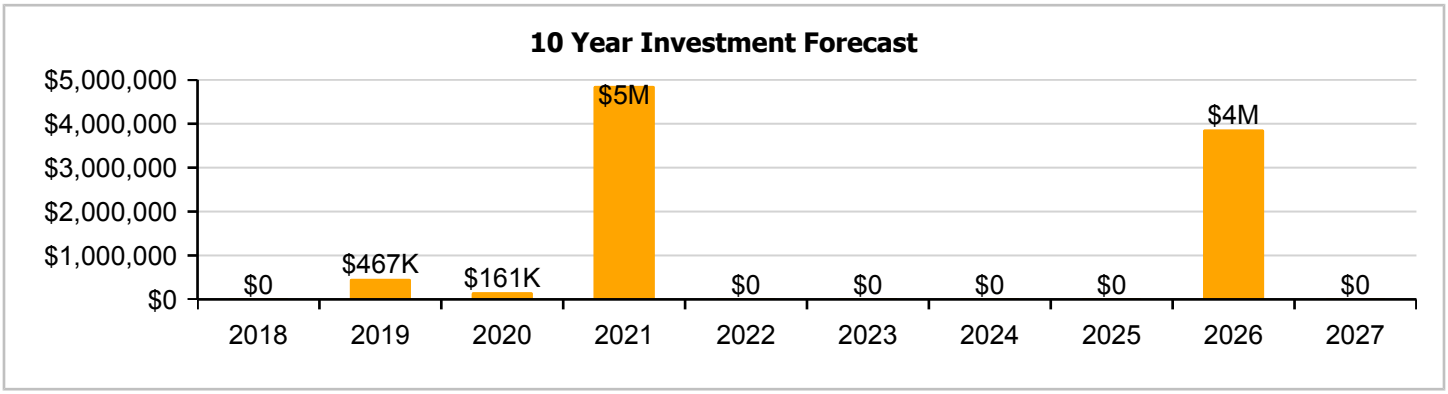
Campus Dashboard Summary

Gross Area:	103,697		
Year Built:	1967	Last Renovation:	
Repair Cost:	$7,780,984	Replacement Value:	$22,777,226
FCI:	34.16 %	RSLI%:	28.82 %









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.

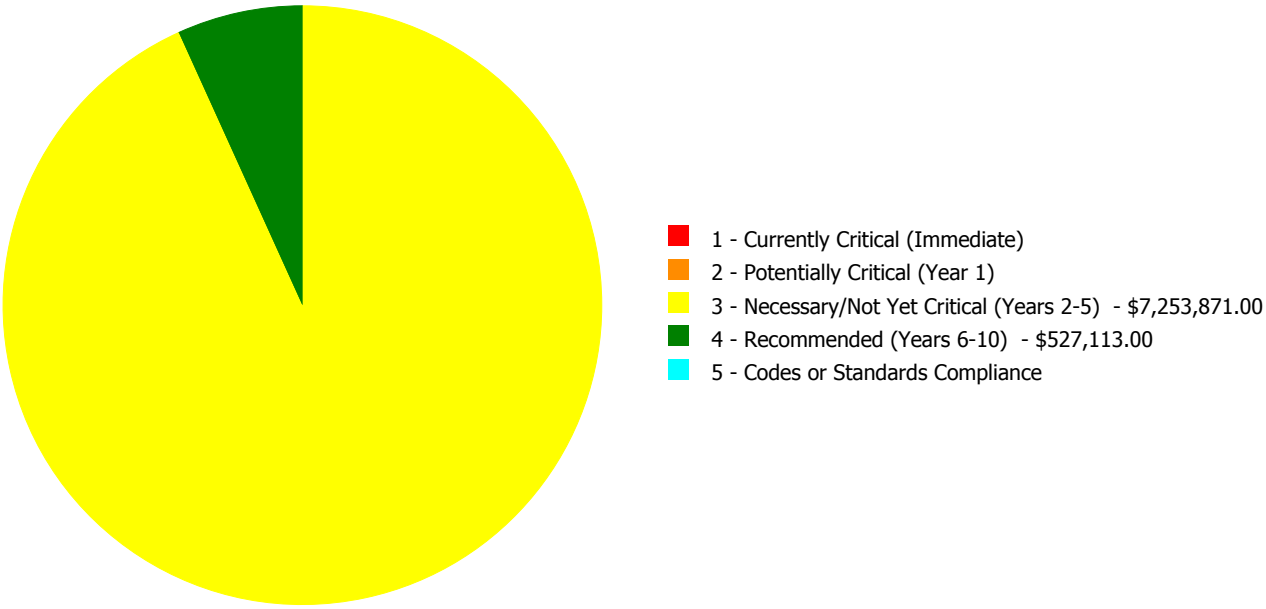
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	58.70 %	0.00 %	$0.00
A20 - Basement Construction	58.34 %	0.00 %	$0.00
B10 - Superstructure	61.17 %	0.00 %	$0.00
B20 - Exterior Enclosure	34.98 %	38.46 %	$786,367.00
B30 - Roofing	11.96 %	92.43 %	$754,680.00
C10 - Interior Construction	26.79 %	38.93 %	$924,866.00
C30 - Interior Finishes	11.51 %	65.10 %	$1,684,301.00
D20 - Plumbing	11.07 %	63.10 %	$866,388.00
D30 - HVAC	10.07 %	67.13 %	$1,470,398.00
D40 - Fire Protection	0.00 %	110.00 %	$527,113.00
D50 - Electrical	41.87 %	4.38 %	$126,957.00
E10 - Equipment	29.29 %	0.00 %	$0.00
E20 - Furnishings	14.76 %	0.00 %	$0.00
G20 - Site Improvements	11.79 %	41.06 %	$639,914.00
G30 - Site Mechanical Utilities	12.22 %	0.00 %	$0.00
G40 - Site Electrical Utilities	58.00 %	0.00 %	$0.00
Totals:	**28.82 %**	**34.16 %**	**$7,780,984.00**

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
1967 Main	69,949	51.93	$0.00	$0.00	$6,613,957.00	$375,486.00	$0.00
1996 Addition	27,028	2.77	$0.00	$0.00	$0.00	$151,627.00	$0.00
2001 MOD	1,000	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2006 MOD	5,720	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Site	103,697	22.64	$0.00	$0.00	$639,914.00	$0.00	$0.00
Total:		**34.16**	**$0.00**	**$0.00**	**$7,253,871.00**	**$527,113.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $7,780,984.00

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):	69,949
Year Built:	1967
Last Renovation:	
Replacement Value:	$13,458,888
Repair Cost:	$6,989,443.00
Total FCI:	51.93 %
Total RSLI:	22.78 %
FCA Score:	48.07

Description:

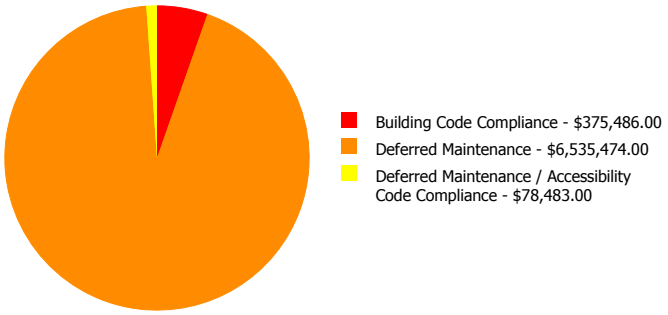
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

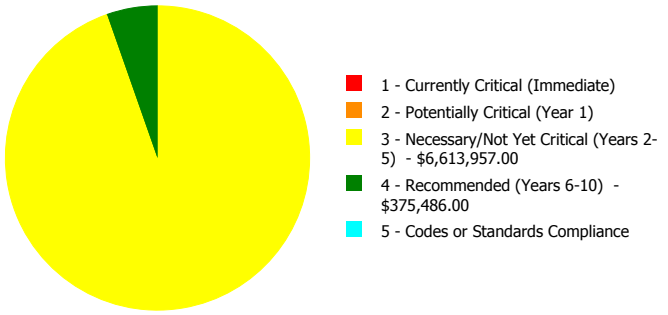
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	69,949
Year Built:	1967	Last Renovation:	
Repair Cost:	$6,989,443	Replacement Value:	$13,458,888
FCI:	51.93 %	RSLI%:	22.78 %

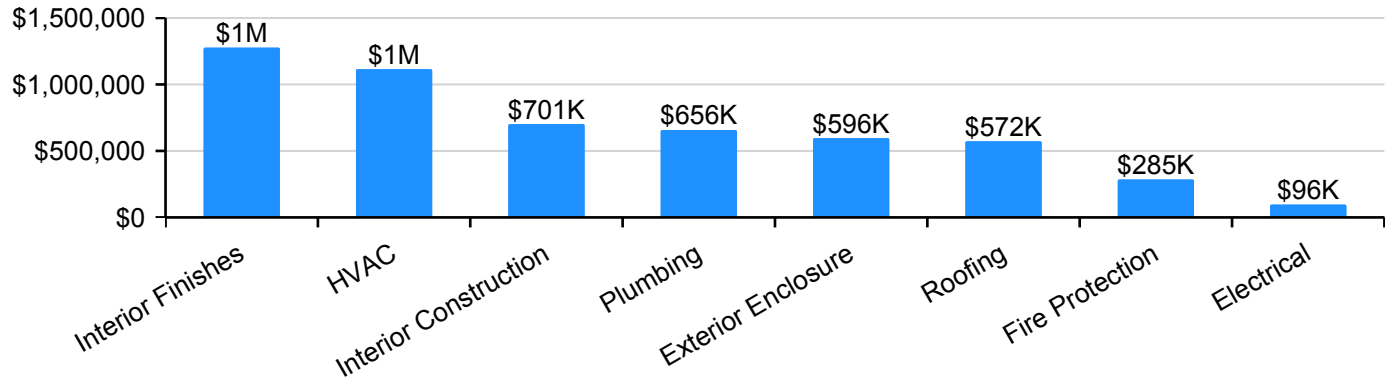
Deficiency By Category



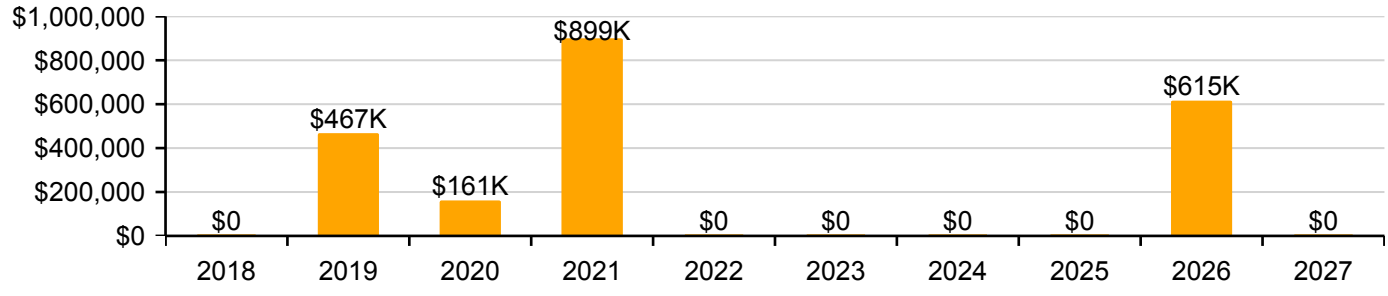
Deficiency By Priority



Deficiency By System



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	50.00 %	0.00 %	$0.00
A20 - Basement Construction	50.00 %	0.00 %	$0.00
B10 - Superstructure	50.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	23.74 %	57.77 %	$786,367.00
B30 - Roofing	0.00 %	148.40 %	$754,680.00
C10 - Interior Construction	15.61 %	58.48 %	$924,866.00
C30 - Interior Finishes	4.44 %	97.80 %	$1,684,301.00
D20 - Plumbing	3.05 %	89.04 %	$866,388.00
D30 - HVAC	1.36 %	100.00 %	$1,470,398.00
D40 - Fire Protection	0.00 %	110.00 %	$375,486.00
D50 - Electrical	40.45 %	6.55 %	$126,957.00
E10 - Equipment	26.94 %	0.00 %	$0.00
E20 - Furnishings	10.00 %	0.00 %	$0.00
Totals:	**22.78 %**	**51.93 %**	**$6,989,443.00**

Photo Album

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

1). West Elevation - Feb 13, 2017

2). East Elevation - Feb 13, 2017

3). 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.

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.	69,949	100	1967	2067		50.00 %	0.00 %	50			$328,760
A1030	Slab on Grade	$8.26	S.F.	69,949	100	1967	2067		50.00 %	0.00 %	50			$577,779
A2010	Basement Excavation	$1.85	S.F.	69,949	100	1967	2067		50.00 %	0.00 %	50			$129,406
A2020	Basement Walls	$12.79	S.F.	69,949	100	1967	2067		50.00 %	0.00 %	50			$894,648
B1020	Roof Construction	$15.44	S.F.	69,949	100	1967	2067		50.00 %	0.00 %	50			$1,080,013
B2010	Exterior Walls	$9.24	S.F.	69,949	100	1967	2067		50.00 %	0.00 %	50			$646,329
B2020	Exterior Windows	$9.20	S.F.	69,949	30	1967	1997		0.00 %	110.00 %	-20		$707,884.00	$643,531
B2030	Exterior Doors	$1.02	S.F.	69,949	30	1967	1997		0.00 %	110.00 %	-20		$78,483.00	$71,348
B3010120	Single Ply Membrane	$6.98	S.F.	69,949	20	1967	1987		0.00 %	150.00 %	-30		$732,366.00	$488,244
B3020	Roof Openings	$0.29	S.F.	69,949	25	1967	1992		0.00 %	110.00 %	-25		$22,314.00	$20,285
C1010	Partitions	$10.59	S.F.	69,949	75	1967	2042		33.33 %	0.00 %	25			$740,760
C1020	Interior Doors	$2.48	S.F.	69,949	30	1967	1997		0.00 %	110.00 %	-20		$190,821.00	$173,474
C1030	Fittings	$9.54	S.F.	69,949	20	1967	1987		0.00 %	110.00 %	-30		$734,045.00	$667,313
C3010	Wall Finishes	$2.73	S.F.	69,949	10	2011	2021		40.00 %	0.00 %	4			$190,961
C3020	Floor Finishes	$11.15	S.F.	69,949	20	1996	2016		0.00 %	110.00 %	-1		$857,924.00	$779,931
C3030	Ceiling Finishes	$10.74	S.F.	69,949	25	1967	1992		0.00 %	110.00 %	-25		$826,377.00	$751,252
D2010	Plumbing Fixtures	$11.26	S.F.	69,949	30	1967	1997		0.00 %	110.00 %	-20		$866,388.00	$787,626
D2020	Domestic Water Distribution	$0.96	S.F.	69,949	30	1967	1997	2021	13.33 %	0.00 %	4			$67,151
D2030	Sanitary Waste	$1.52	S.F.	69,949	30	1967	1997	2021	13.33 %	0.00 %	4			$106,322
D2090	Other Plumbing Systems -Nat Gas	$0.17	S.F.	69,949	40	1999	2039		55.00 %	0.00 %	22			$11,891
D3040	Distribution Systems	$6.02	S.F.	69,949	30	1967	1997		0.00 %	110.00 %	-20		$463,202.00	$421,093
D3050	Terminal & Package Units	$13.09	S.F.	69,949	15	2000	2015		0.00 %	110.00 %	-2		$1,007,196.00	$915,632
D3060	Controls & Instrumentation	$1.91	S.F.	69,949	20	2000	2020		15.00 %	0.00 %	3			$133,603
D4010	Sprinklers	$4.22	S.F.	69,949	30			2016	0.00 %	110.00 %	-1		$324,703.00	$295,185
D4020	Standpipes	$0.66	S.F.	69,949	30			2016	0.00 %	110.00 %	-1		$50,783.00	$46,166
D5010	Electrical Service/Distribution	$1.65	S.F.	69,949	40	1967	2007		0.00 %	110.00 %	-10		$126,957.00	$115,416
D5020	Branch Wiring	$4.99	S.F.	69,949	30	1999	2029		40.00 %	0.00 %	12			$349,046
D5020	Lighting	$11.64	S.F.	69,949	30	1999	2029		40.00 %	0.00 %	12			$814,206
D5030810	Security & Detection Systems	$1.83	S.F.	69,949	15	2011	2026		60.00 %	0.00 %	9			$128,007
D5030910	Fire Alarm Systems	$3.31	S.F.	69,949	15	1999	2014	2021	26.67 %	0.00 %	4			$231,531
D5030920	Data Communication	$4.30	S.F.	69,949	15	2011	2026		60.00 %	0.00 %	9			$300,781
E1020	Institutional Equipment	$0.30	S.F.	69,949	20	2011	2031		70.00 %	0.00 %	14			$20,985
E1090	Other Equipment	$1.86	S.F.	69,949	20	1967	1987	2021	20.00 %	0.00 %	4			$130,105
E2010	Fixed Furnishings	$5.72	S.F.	69,949	20	1999	2019		10.00 %	0.00 %	2			$400,108
								Total	**22.78 %**	**51.93 %**			**$6,989,443.00**	**$13,458,888**

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:

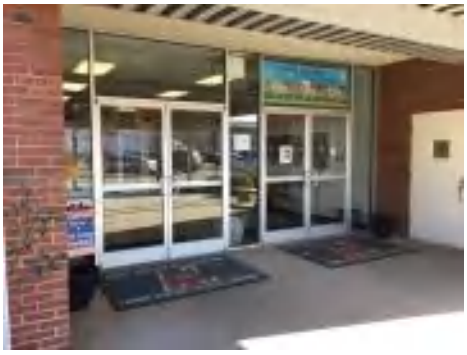
System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors





Note:

System: B3010120 - Single Ply Membrane



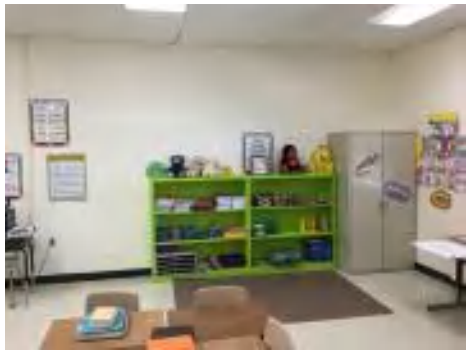
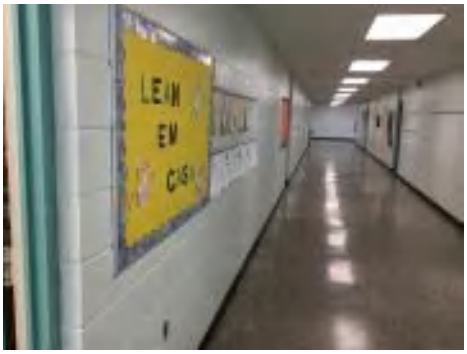
Note:

System: B3020 - Roof Openings



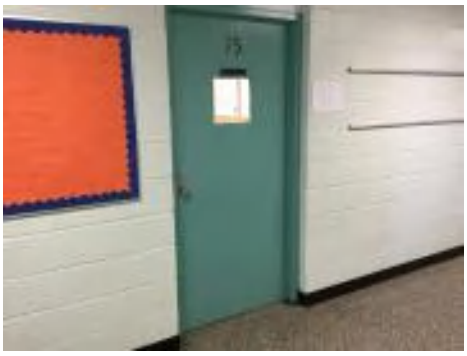
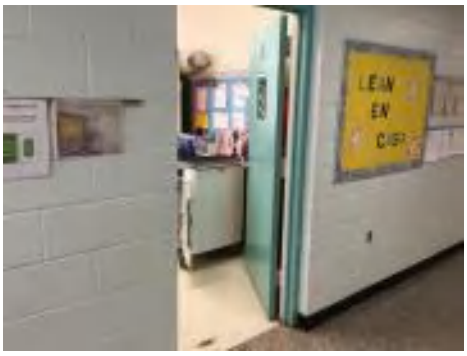
Note:

System: C1010 - Partitions

Note:

System: C1020 - Interior Doors

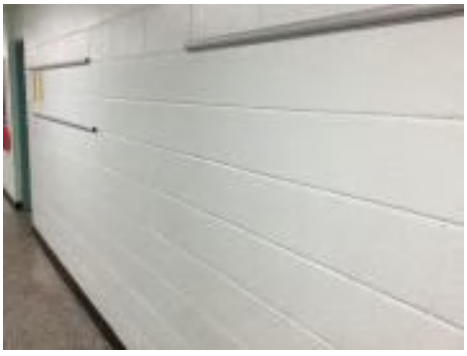
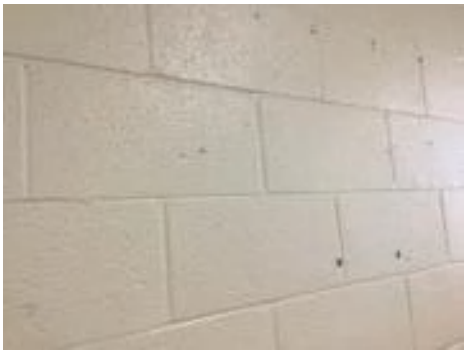
Note:

System: C1030 - Fittings



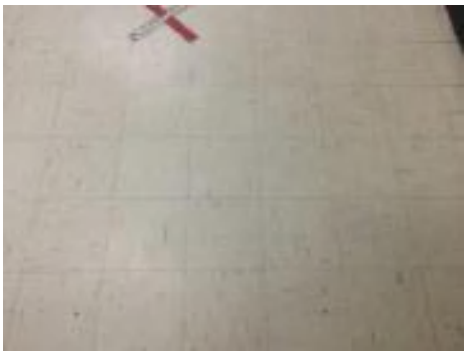
Note:

System: C3010 - Wall Finishes

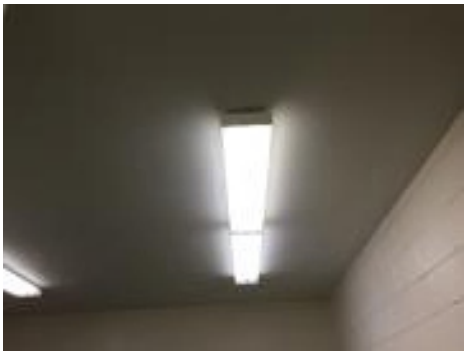
Note:

System: C3020 - Floor Finishes

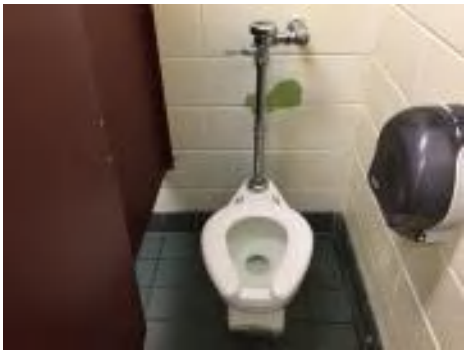

Note:

System: C3030 - Ceiling Finishes

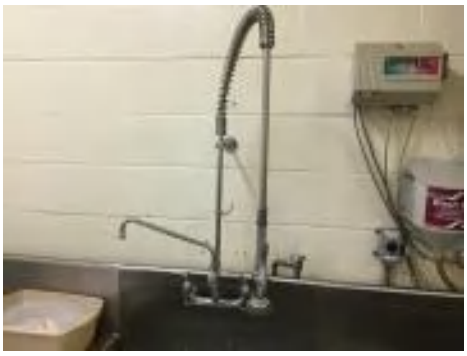

Note:

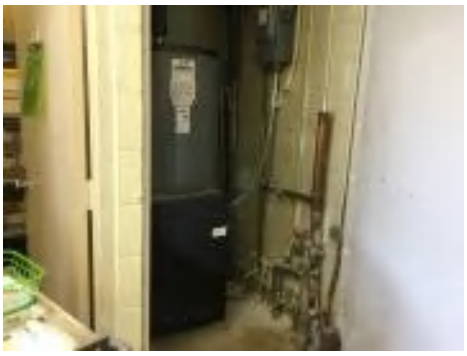
System: D2010 - Plumbing Fixtures


Note:

System: D2020 - Domestic Water Distribution





Note:

System: D2030 - Sanitary Waste


Note:

System: D2090 - Other Plumbing Systems -Nat Gas

Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring


Note:

System: D5020 - Lighting


Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems


Note:

System: D5030920 - Data Communication



Note:

System: E1020 - Institutional Equipment



Note:

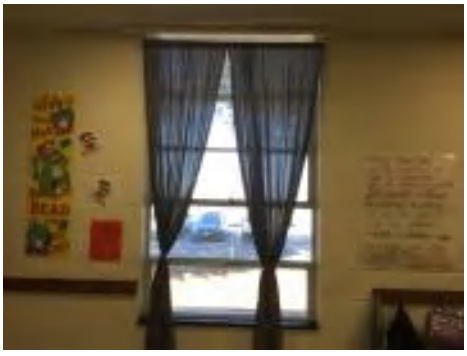
System: E1090 - Other Equipment



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%

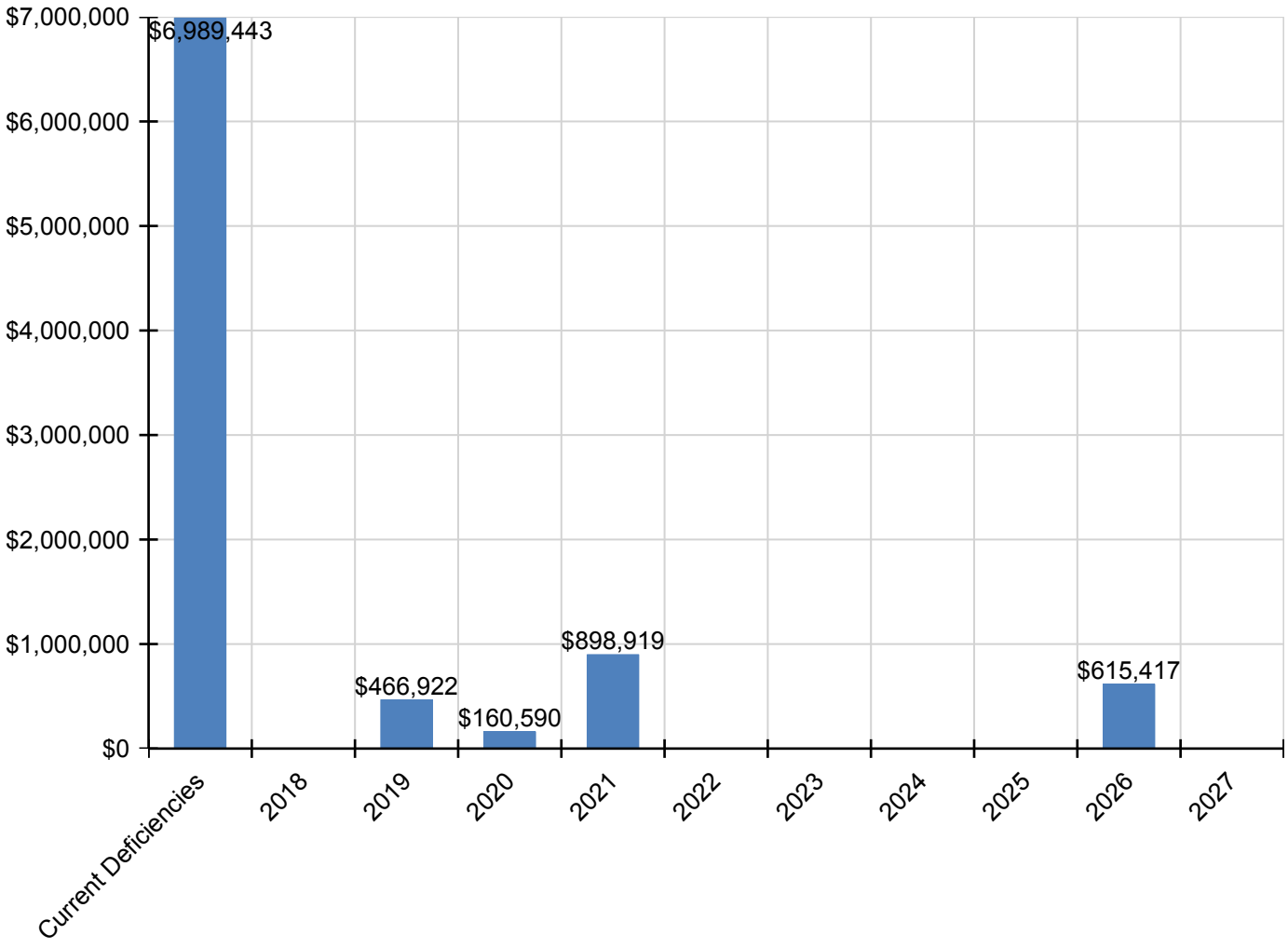
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$6,989,443**	**$0**	**$466,922**	**$160,590**	**$898,919**	**$0**	**$0**	**$0**	**$0**	**$615,417**	**$0**	**$9,131,292**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$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**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$707,884	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$707,884**
B2030 - Exterior Doors	$78,483	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$78,483**
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	$732,366	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$732,366**
B3020 - Roof Openings	$22,314	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$22,314**
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	$190,821	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$190,821**
C1030 - Fittings	$734,045	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$734,045**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$236,421	$0	$0	$0	$0	$0	$0	**$236,421**

C3020 - Floor Finishes	$857,924	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$857,924**
C3030 - Ceiling Finishes	$826,377	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$826,377**
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	$866,388	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$866,388**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$83,137	$0	$0	$0	$0	$0	$0	**$83,137**
D2030 - Sanitary Waste	$0	$0	$0	$0	$131,634	$0	$0	$0	$0	$0	$0	**$131,634**
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	$463,202	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$463,202**
D3050 - Terminal & Package Units	$1,007,196	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,007,196**
D3060 - Controls & Instrumentation	$0	$0	$0	$160,590	$0	$0	$0	$0	$0	$0	$0	**$160,590**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$324,703	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$324,703**
D4020 - Standpipes	$50,783	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$50,783**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$126,957	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$126,957**
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	$183,721	$0	**$183,721**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$286,649	$0	$0	$0	$0	$0	$0	**$286,649**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$431,696	$0	**$431,696**
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	$161,078	$0	$0	$0	$0	$0	$0	**$161,078**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$466,922	$0	$0	$0	$0	$0	$0	$0	$0	**$466,922**

** Indicates non-renewable system*

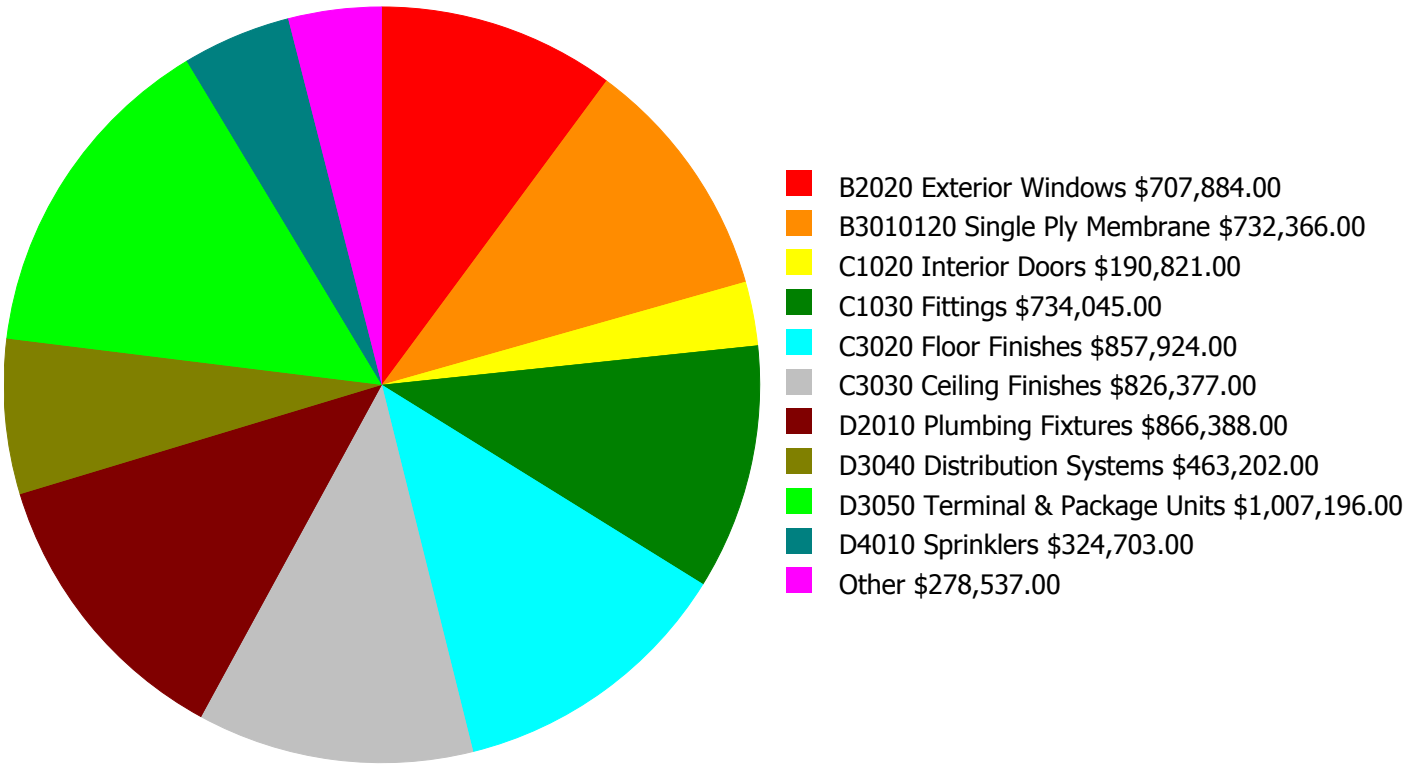
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

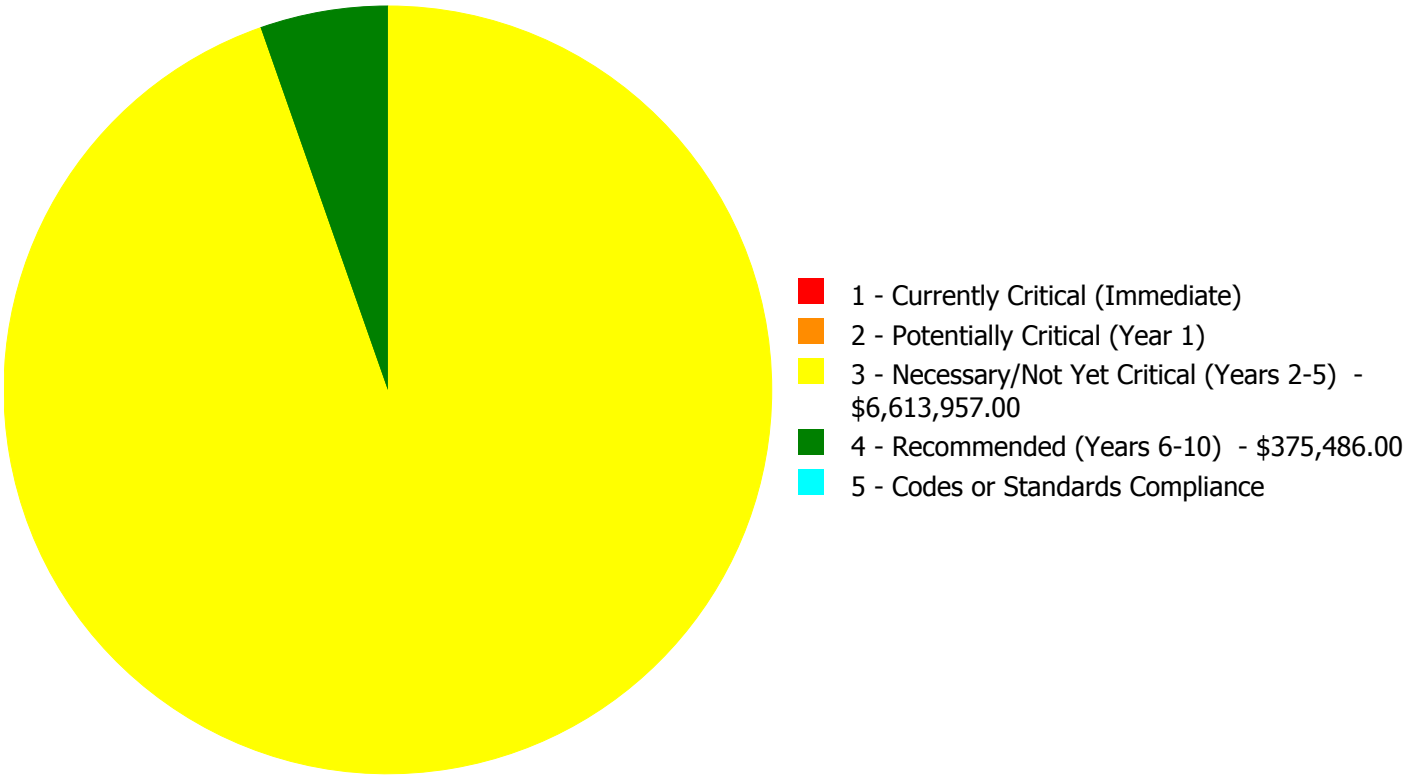
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $6,989,443.00

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: $6,989,443.00

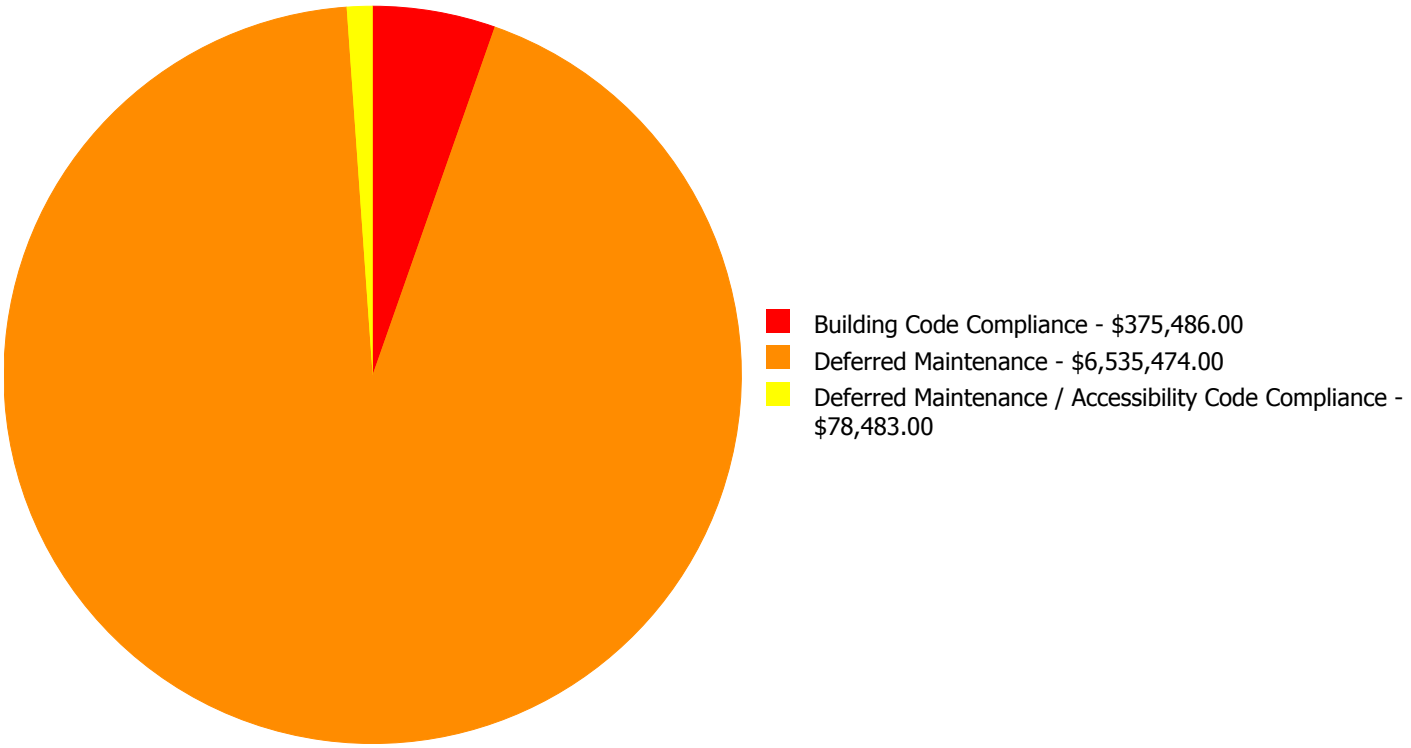
Deficiency By Priority Investment Table

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	$707,884.00	$0.00	$0.00	$707,884.00
B2030	Exterior Doors	$0.00	$0.00	$78,483.00	$0.00	$0.00	$78,483.00
B3010120	Single Ply Membrane	$0.00	$0.00	$732,366.00	$0.00	$0.00	$732,366.00
B3020	Roof Openings	$0.00	$0.00	$22,314.00	$0.00	$0.00	$22,314.00
C1020	Interior Doors	$0.00	$0.00	$190,821.00	$0.00	$0.00	$190,821.00
C1030	Fittings	$0.00	$0.00	$734,045.00	$0.00	$0.00	$734,045.00
C3020	Floor Finishes	$0.00	$0.00	$857,924.00	$0.00	$0.00	$857,924.00
C3030	Ceiling Finishes	$0.00	$0.00	$826,377.00	$0.00	$0.00	$826,377.00
D2010	Plumbing Fixtures	$0.00	$0.00	$866,388.00	$0.00	$0.00	$866,388.00
D3040	Distribution Systems	$0.00	$0.00	$463,202.00	$0.00	$0.00	$463,202.00
D3050	Terminal & Package Units	$0.00	$0.00	$1,007,196.00	$0.00	$0.00	$1,007,196.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$324,703.00	$0.00	$324,703.00
D4020	Standpipes	$0.00	$0.00	$0.00	$50,783.00	$0.00	$50,783.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$126,957.00	$0.00	$0.00	$126,957.00
	Total:	$0.00	$0.00	$6,613,957.00	$375,486.00	$0.00	$6,989,443.00

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: $6,989,443.00

Deficiency Details by Priority

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

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

System: B2020 - Exterior Windows

Location: Exterior
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 69,949.00
Unit of Measure: S.F.
Estimate: $707,884.00
Assessor Name: Eduardo Lopez
Date Created: 02/10/2017

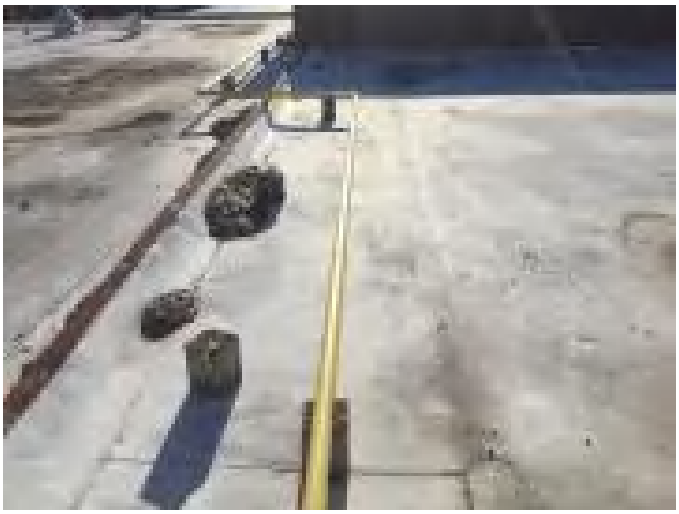
Notes: The aluminum frame, operable, single pane windows are aged, not energy efficient, and should be replaced.

System: B2030 - Exterior Doors

Location: Exterior
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 69,949.00
Unit of Measure: S.F.
Estimate: $78,483.00
Assessor Name: Eduardo Lopez
Date Created: 02/10/2017

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

System: B3010120 - Single Ply Membrane



Location: Roof
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 69,949.00
Unit of Measure: S.F.
Estimate: $732,366.00
Assessor Name: Eduardo Lopez
Date Created: 02/10/2017

Notes: The asphalt shingle roofing is aged, repairs are increasing and it passed its service 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: 69,949.00
Unit of Measure: S.F.
Estimate: $22,314.00
Assessor Name: Eduardo Lopez
Date Created: 02/10/2017

Notes: Roof penetrations and openings should be inspected and repaired when the roof is replaced.

System: C1020 - Interior Doors

Location: Classrooms
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 69,949.00
Unit of Measure: S.F.
Estimate: $190,821.00
Assessor Name: Eduardo Lopez
Date Created: 02/10/2017

Notes: The original wood interior doors are aged, worn 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: 69,949.00
Unit of Measure: S.F.
Estimate: $734,045.00
Assessor Name: Eduardo Lopez
Date Created: 02/22/2017

Notes: The fittings, such as signs, marker boards, tack boards and chalkboards have reached the end of their useful life 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: 69,949.00
Unit of Measure: S.F.
Estimate: $857,924.00
Assessor Name: Eduardo Lopez
Date Created: 02/22/2017

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

System: C3030 - Ceiling Finishes

Location: Throughout the building
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 69,949.00
Unit of Measure: S.F.
Estimate: $826,377.00
Assessor Name: Eduardo Lopez
Date Created: 02/15/2017

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

System: D2010 - Plumbing Fixtures

Location: Restroom
Distress: Inadequate
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 69,949.00
Unit of Measure: S.F.
Estimate: $866,388.00
Assessor Name: Eduardo Lopez
Date Created: 02/10/2017

Notes: The plumbing fixtures are original, not efficient or low flow fixtures. The plumbing fixtures should be upgraded to low flow fixtures.

System: D3040 - Distribution Systems

Location: Corridors
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 69,949.00
Unit of Measure: S.F.
Estimate: $463,202.00
Assessor Name: Eduardo Lopez
Date Created: 02/10/2017

Notes: The distribution equipment is inefficient and aging.

System: D3050 - Terminal & Package Units

Location: Exterior
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 69,949.00
Unit of Measure: S.F.
Estimate: $1,007,196.00
Assessor Name: Eduardo Lopez
Date Created: 02/10/2017

Notes: The pad mounted heat pumps are aged 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: 69,949.00
Unit of Measure: S.F.
Estimate: $126,957.00
Assessor Name: Eduardo Lopez
Date Created: 02/10/2017

Notes: The electrical distribution system is aged, becoming logistically unsupportable 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: 69,949.00
Unit of Measure: S.F.
Estimate: $324,703.00
Assessor Name: Eduardo Lopez
Date Created: 02/10/2017

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: 69,949.00
Unit of Measure: S.F.
Estimate: $50,783.00
Assessor Name: Eduardo Lopez
Date Created: 02/10/2017

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):	27,028
Year Built:	1996
Last Renovation:	
Replacement Value:	$5,468,304
Repair Cost:	$151,627.00
Total FCI:	2.77 %
Total RSLI:	44.91 %
FCA Score:	97.23

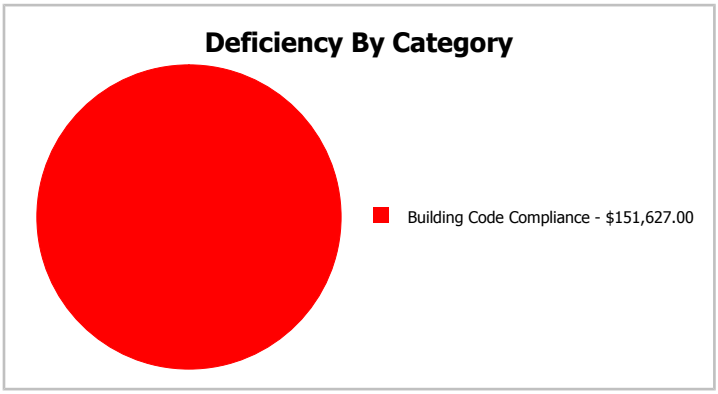
Description:

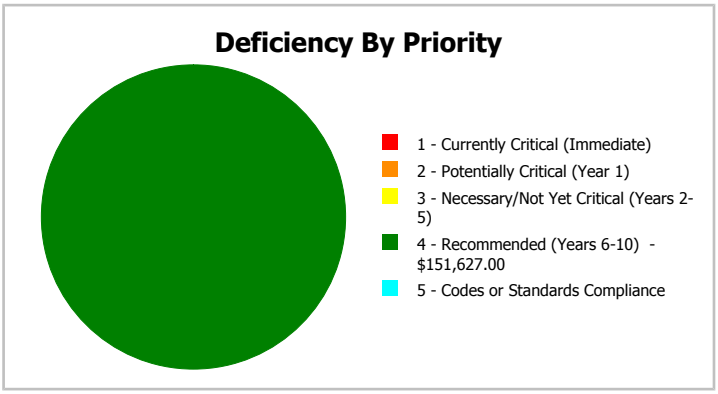
The narrative for this building is included in the Executive Summary Description at the front of this report.

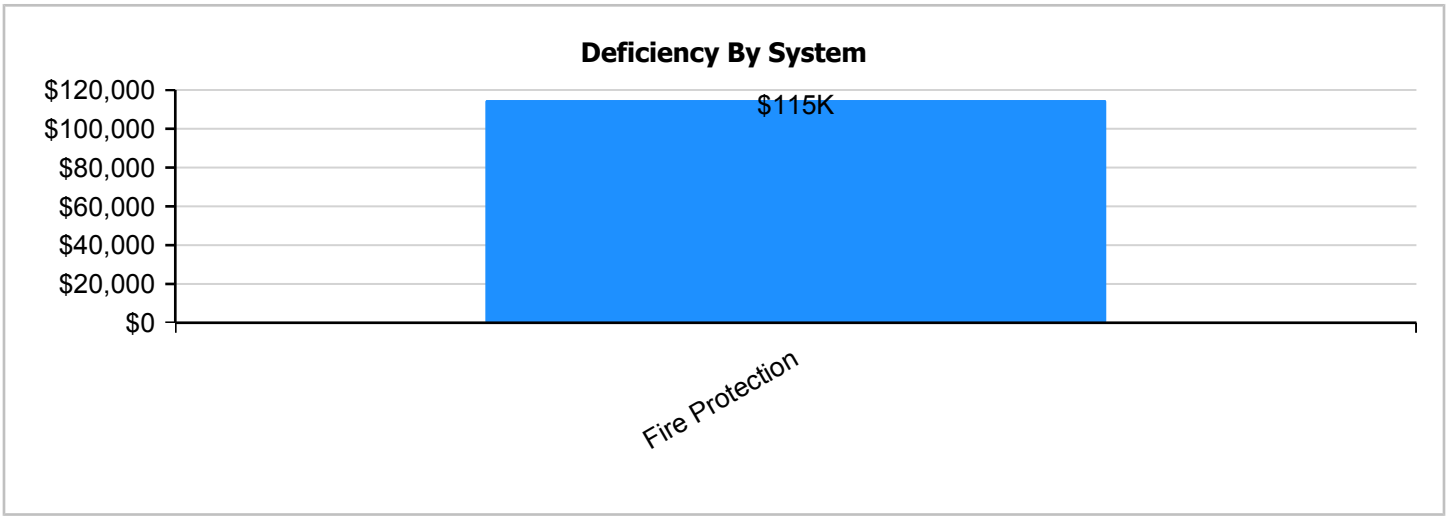
Attributes: This asset has no attributes.

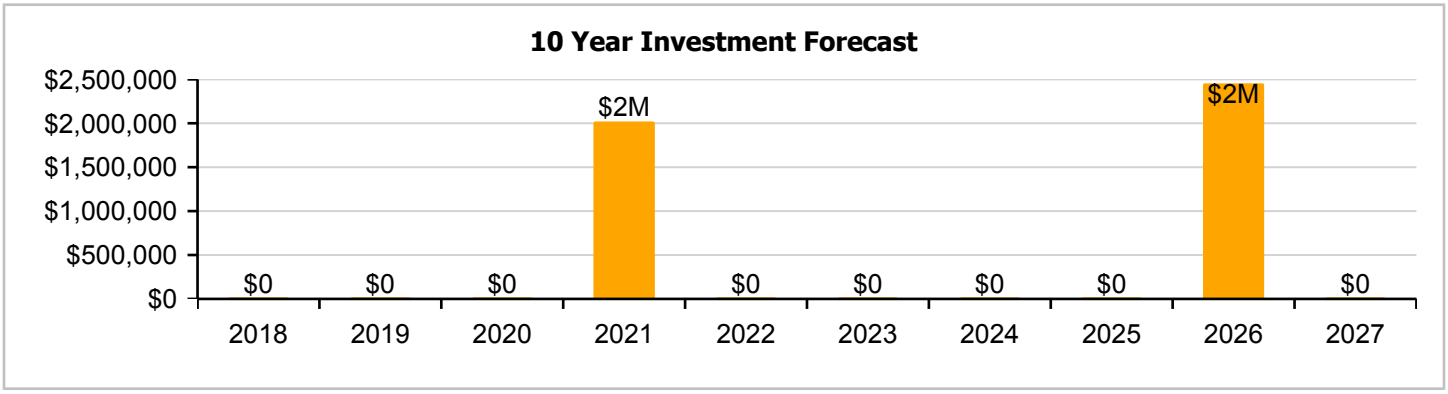
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	27,028
Year Built:	1996	Last Renovation:	
Repair Cost:	$151,627	Replacement Value:	$5,468,304
FCI:	2.77 %	RSLI%:	44.91 %









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	79.00 %	0.00 %	$0.00
A20 - Basement Construction	79.00 %	0.00 %	$0.00
B10 - Superstructure	79.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	53.25 %	0.00 %	$0.00
B30 - Roofing	30.00 %	0.00 %	$0.00
C10 - Interior Construction	45.42 %	0.00 %	$0.00
C30 - Interior Finishes	20.47 %	0.00 %	$0.00
D20 - Plumbing	30.00 %	0.00 %	$0.00
D30 - HVAC	27.13 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$151,627.00
D50 - Electrical	43.16 %	0.00 %	$0.00
E10 - Equipment	70.00 %	0.00 %	$0.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
Totals:	**44.91 %**	**2.77 %**	**$151,627.00**

Photo Album

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

1). Northwest Elevation - Feb 13, 2017

2). Northeast Elevation - Feb 13, 2017

3). Southeast Elevation - Feb 13, 2017

4). Northwest 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.	27,028	100	1996	2096		79.00 %	0.00 %	79			$131,897
A1030	Slab on Grade	$8.61	S.F.	27,028	100	1996	2096		79.00 %	0.00 %	79			$232,711
A2010	Basement Excavation	$1.95	S.F.	27,028	100	1996	2096		79.00 %	0.00 %	79			$52,705
A2020	Basement Walls	$13.35	S.F.	27,028	100	1996	2096		79.00 %	0.00 %	79			$360,824
B1010	Floor Construction	$2.27	S.F.	27,028	100	1996	2096		79.00 %	0.00 %	79			$61,354
B1020	Roof Construction	$16.08	S.F.	27,028	100	1996	2096		79.00 %	0.00 %	79			$434,610
B2010	Exterior Walls	$9.61	S.F.	27,028	100	1996	2096		79.00 %	0.00 %	79			$259,739
B2020	Exterior Windows	$9.57	S.F.	27,028	30	1996	2026		30.00 %	0.00 %	9			$258,658
B2030	Exterior Doors	$1.07	S.F.	27,028	30	1996	2026		30.00 %	0.00 %	9			$28,920
B3010130	Preformed Metal Roofing	$9.66	S.F.	27,028	30	1996	2026		30.00 %	0.00 %	9			$261,090
C1010	Partitions	$11.01	S.F.	27,028	75	1996	2071		72.00 %	0.00 %	54			$297,578
C1020	Interior Doors	$2.59	S.F.	27,028	30	1996	2026		30.00 %	0.00 %	9			$70,003
C1030	Fittings	$9.94	S.F.	27,028	20	1996	2016	2021	20.00 %	0.00 %	4			$268,658
C3010	Wall Finishes	$2.84	S.F.	27,028	10	1996	2006	2021	40.00 %	0.00 %	4			$76,760
C3020	Floor Finishes	$11.60	S.F.	27,028	20	1996	2016	2021	20.00 %	0.00 %	4			$313,525
C3030	Ceiling Finishes	$11.19	S.F.	27,028	25	1996	2021		16.00 %	0.00 %	4			$302,443
D2010	Plumbing Fixtures	$11.71	S.F.	27,028	30	1996	2026		30.00 %	0.00 %	9			$316,498
D2020	Domestic Water Distribution	$0.99	S.F.	27,028	30	1996	2026		30.00 %	0.00 %	9			$26,758
D2030	Sanitary Waste	$1.57	S.F.	27,028	30	1996	2026		30.00 %	0.00 %	9			$42,434
D3040	Distribution Systems	$6.26	S.F.	27,028	30	1996	2026		30.00 %	0.00 %	9			$169,195
D3050	Terminal & Package Units	$13.71	S.F.	27,028	15	2000	2015	2021	26.67 %	0.00 %	4			$370,554
D3060	Controls & Instrumentation	$1.62	S.F.	27,028	20	1996	2016	2021	20.00 %	0.00 %	4			$43,785
D4010	Sprinklers	$4.41	S.F.	27,028	30			2016	0.00 %	110.00 %	-1		$131,113.00	$119,193
D4020	Standpipes	$0.69	S.F.	27,028	30			2016	0.00 %	110.00 %	-1		$20,514.00	$18,649
D5010	Electrical Service/Distribution	$1.73	S.F.	27,028	40	1996	2036		47.50 %	0.00 %	19			$46,758
D5020	Branch Wiring	$5.20	S.F.	27,028	30	1996	2026		30.00 %	0.00 %	9			$140,546
D5020	Lighting	$12.12	S.F.	27,028	30	1996	2026		30.00 %	0.00 %	9			$327,579
D5030810	Security & Detection Systems	$1.91	S.F.	27,028	15	2015	2030		86.67 %	0.00 %	13			$51,623
D5030910	Fire Alarm Systems	$3.46	S.F.	27,028	15	1996	2011	2021	26.67 %	0.00 %	4			$93,517
D5030920	Data Communication	$4.47	S.F.	27,028	15	2015	2030		86.67 %	0.00 %	13			$120,815
E1020	Institutional Equipment	$0.30	S.F.	27,028	20	2011	2031		70.00 %	0.00 %	14			$8,108
E2010	Fixed Furnishings	$5.95	S.F.	27,028	20	1996	2016	2021	20.00 %	0.00 %	4			$160,817
								Total	**44.91 %**	**2.77 %**			**$151,627.00**	**$5,468,304**

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:

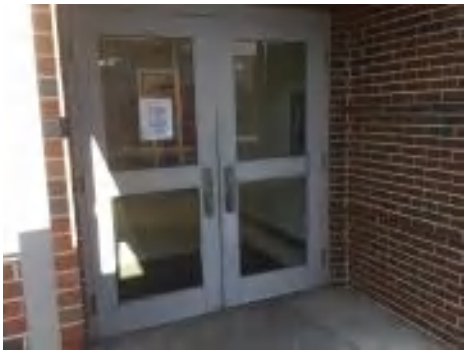
System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors



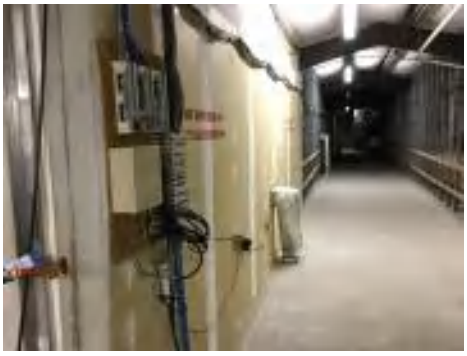
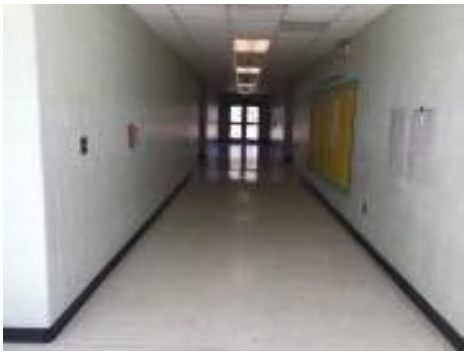
Note:

System: B3010130 - Preformed Metal Roofing



Note:

System: C1010 - Partitions

Note:

System: C1020 - Interior Doors



Note:

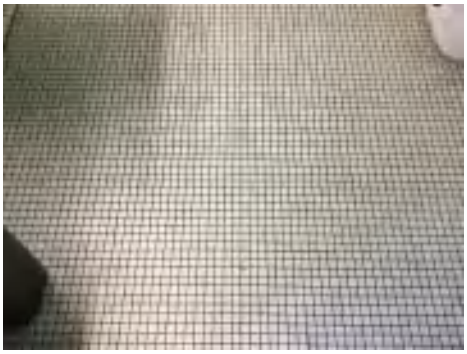
System: C1030 - Fittings

Note:

System: C3010 - Wall Finishes

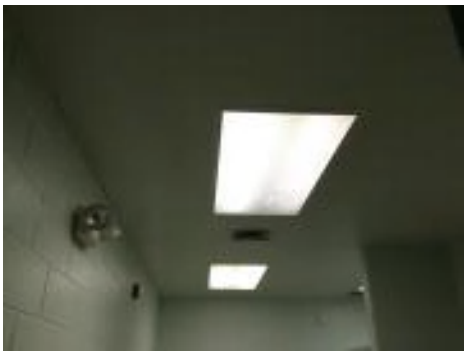
Note:

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution

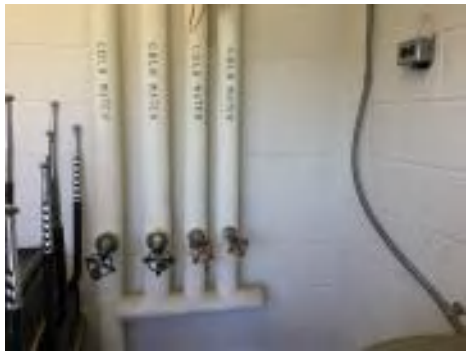
Note:

System: D2030 - Sanitary Waste


Note:

System: D3040 - Distribution Systems





Note: Air Handler major issues. improper drainage.

System: D3050 - Terminal & Package Units

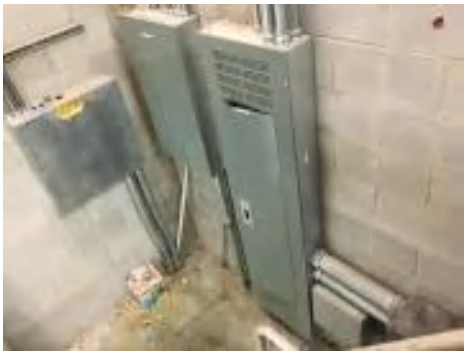


Note:

System: D3060 - Controls & Instrumentation

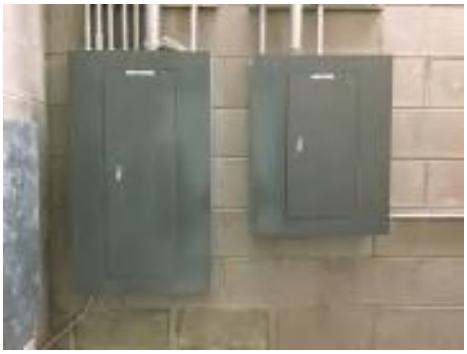
Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting

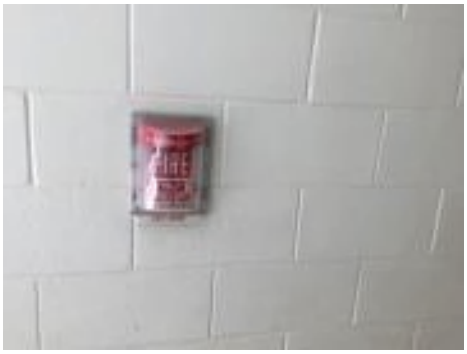


Note:

System: D5030810 - Security & Detection Systems

Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

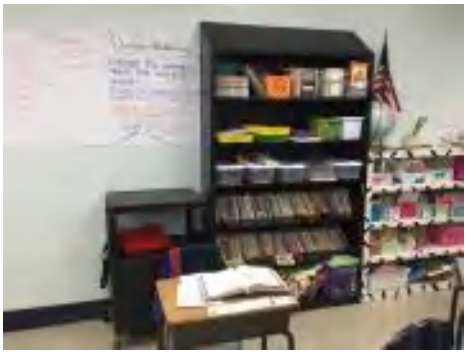
System: E1020 - Institutional Equipment



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%

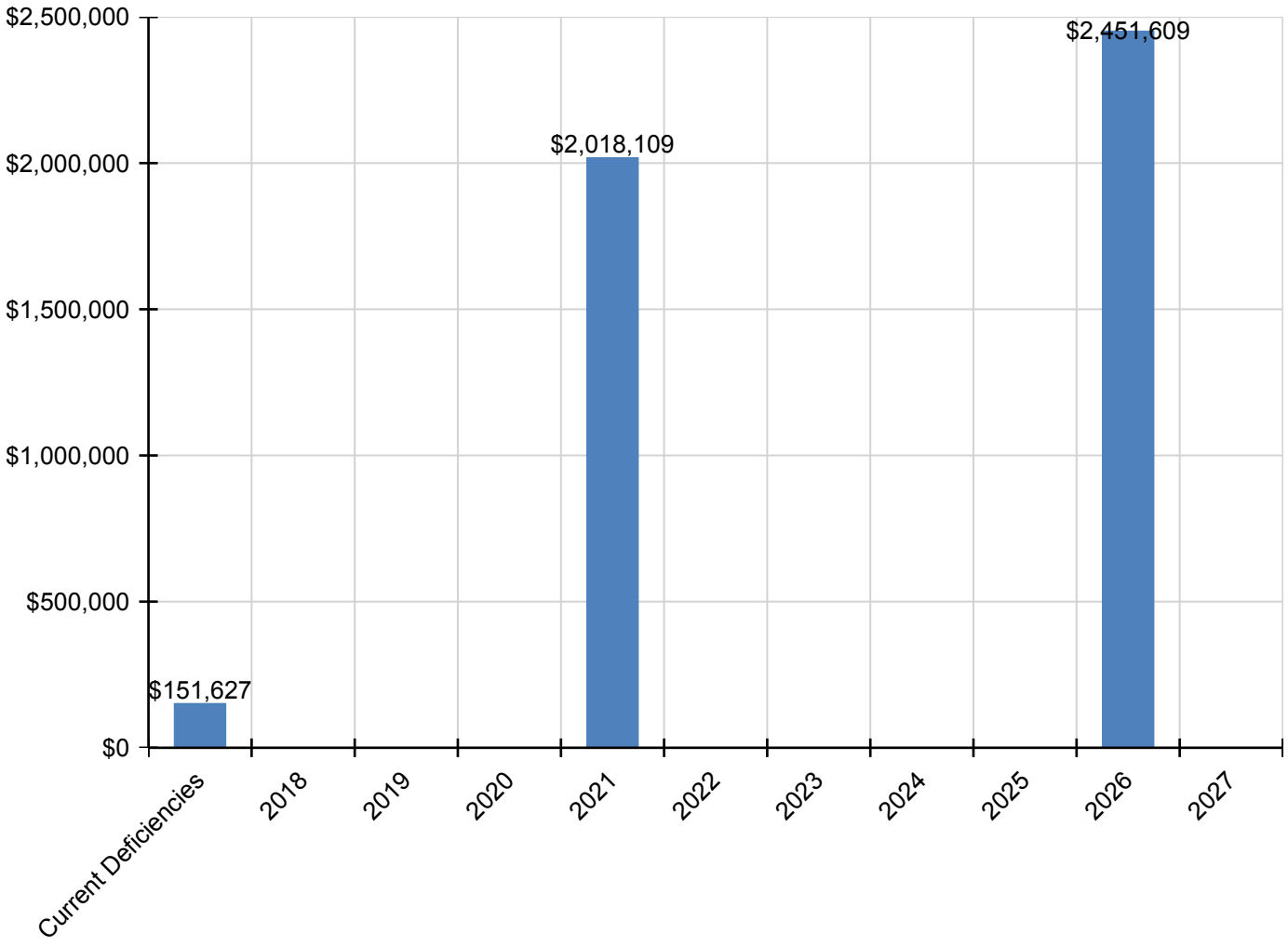
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$151,627**	**$0**	**$0**	**$0**	**$2,018,109**	**$0**	**$0**	**$0**	**$0**	**$2,451,609**	**$0**	**$4,621,345**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$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	$371,239	$0	**$371,239**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$41,507	$0	**$41,507**
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	$470,116	$0	**$470,116**
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	$100,471	$0	**$100,471**
C1030 - Fittings	$0	$0	$0	$0	$332,615	$0	$0	$0	$0	$0	$0	**$332,615**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$95,032	$0	$0	$0	$0	$0	$0	**$95,032**

C3020 - Floor Finishes	$0	$0	$0	$0	$388,162	$0	$0	$0	$0	$0	$0	**$388,162**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$374,443	$0	$0	$0	$0	$0	$0	**$374,443**
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	$454,254	$0	**$454,254**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$38,403	$0	**$38,403**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$60,903	$0	**$60,903**
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	$242,838	$0	**$242,838**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$458,768	$0	$0	$0	$0	$0	$0	**$458,768**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$54,209	$0	$0	$0	$0	$0	$0	**$54,209**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$131,113	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$131,113**
D4020 - Standpipes	$20,514	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$20,514**
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	$201,718	$0	**$201,718**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$470,158	$0	**$470,158**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$115,780	$0	$0	$0	$0	$0	$0	**$115,780**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$199,100	$0	$0	$0	$0	$0	$0	**$199,100**

** Indicates non-renewable system*

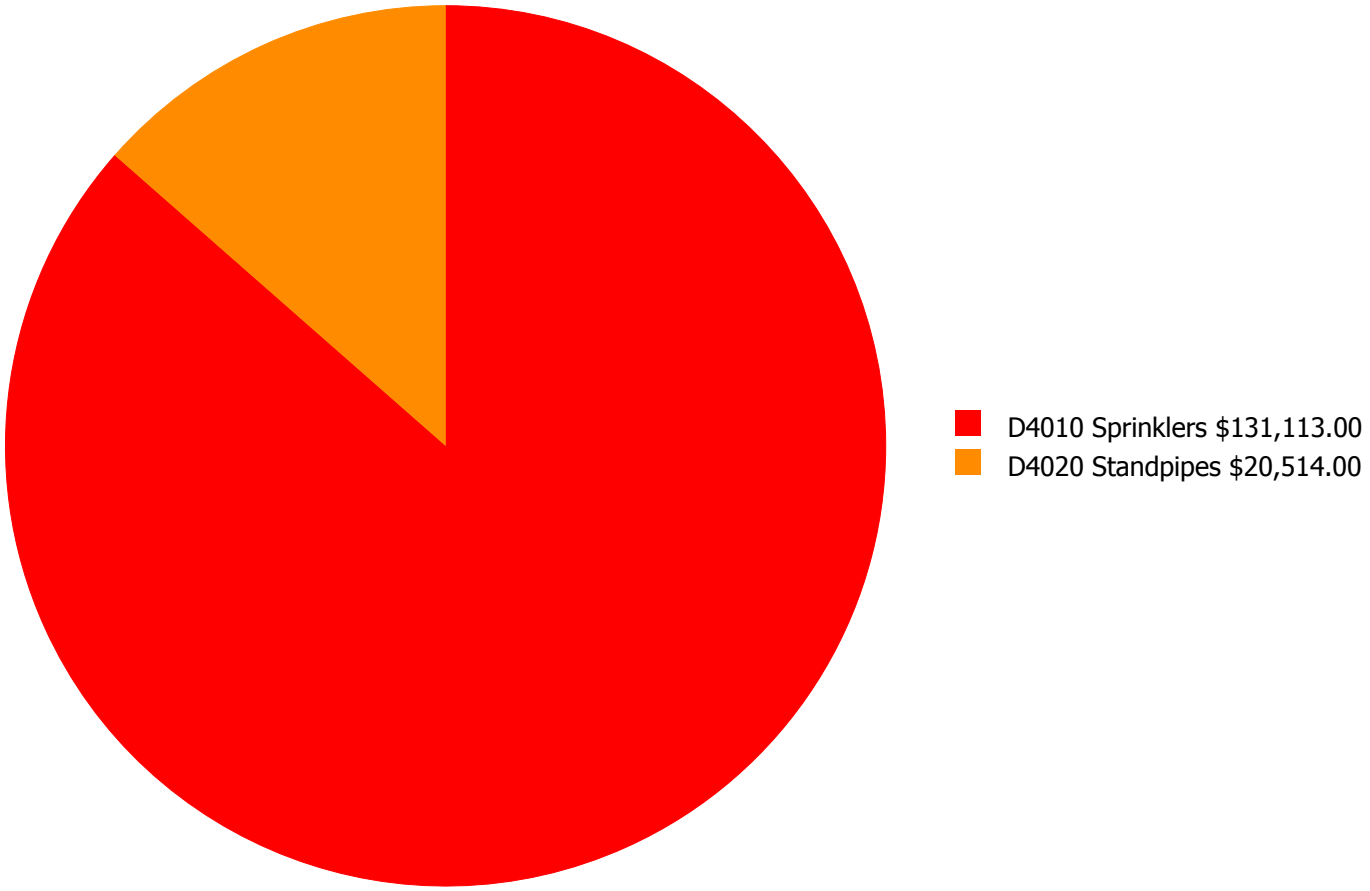
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

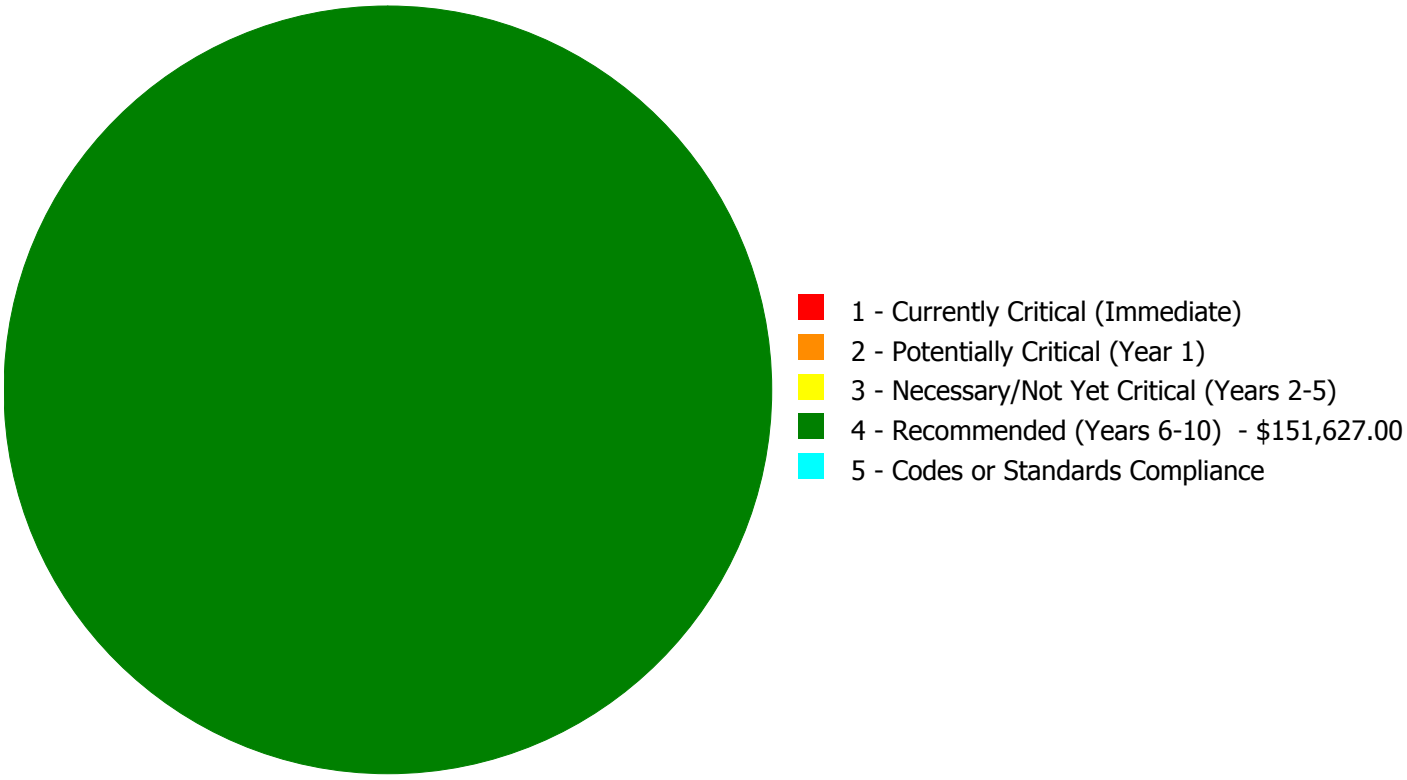
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $151,627.00

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: $151,627.00

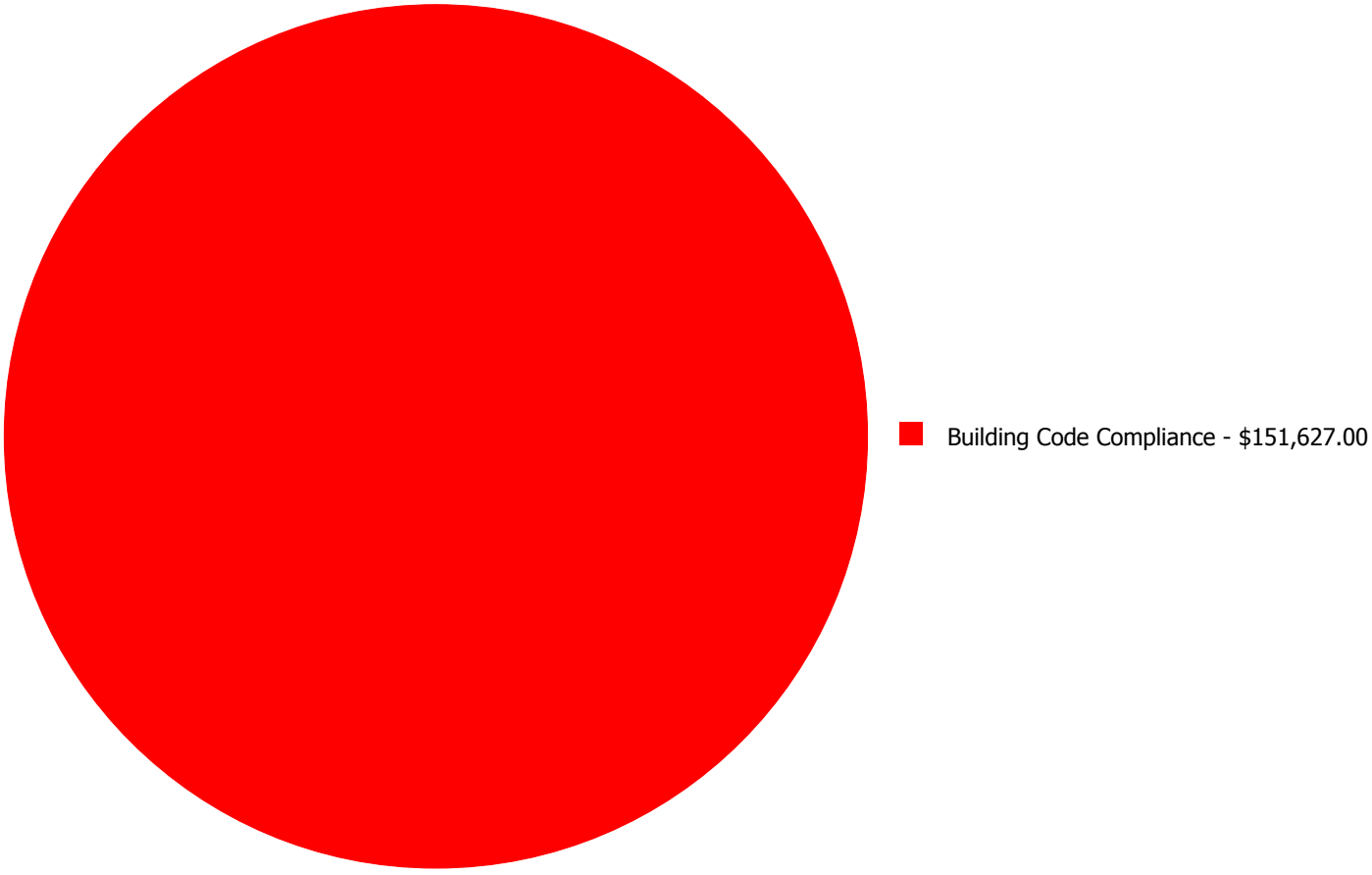
Deficiency By Priority Investment Table

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	$131,113.00	$0.00	$131,113.00
D4020	Standpipes	$0.00	$0.00	$0.00	$20,514.00	$0.00	$20,514.00
	Total:	$0.00	$0.00	$0.00	$151,627.00	$0.00	$151,627.00

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: $151,627.00

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: 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:	27,028.00
Unit of Measure:	S.F.
Estimate:	$131,113.00
Assessor Name:	Eduardo Lopez
Date Created:	02/15/2017

Notes: There are no sprinklers in the school.

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:	27,028.00
Unit of Measure:	S.F.
Estimate:	$20,514.00
Assessor Name:	Eduardo Lopez
Date Created:	02/15/2017

Notes: There are no sprinklers in the school.

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):	1,000
Year Built:	1996
Last Renovation:	
Replacement Value:	$163,540
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	45.81 %
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.

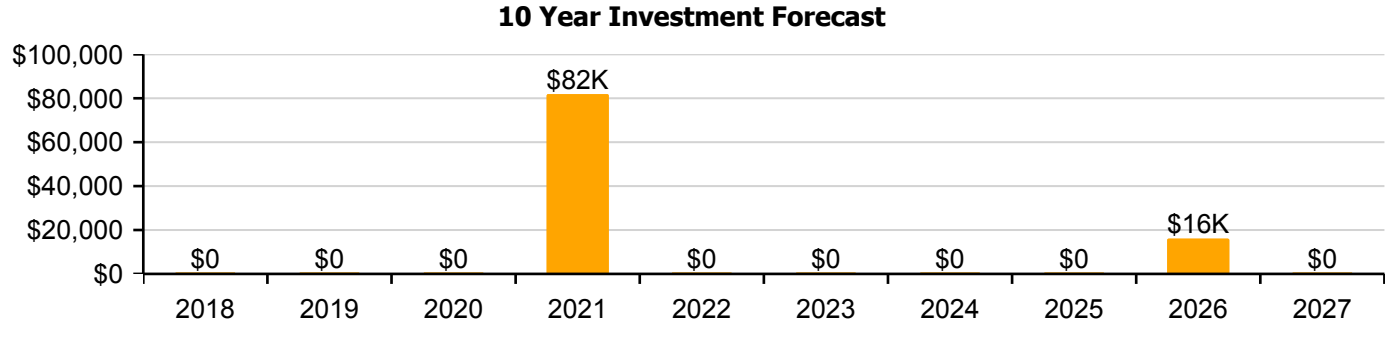
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	1,000
Year Built:	1996	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$163,540
FCI:	0.00 %	RSLI%:	45.81 %

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	79.00 %	0.00 %	$0.00
B10 - Superstructure	84.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	64.38 %	0.00 %	$0.00
B30 - Roofing	20.00 %	0.00 %	$0.00
C10 - Interior Construction	50.37 %	0.00 %	$0.00
C30 - Interior Finishes	29.20 %	0.00 %	$0.00
D20 - Plumbing	46.67 %	0.00 %	$0.00
D30 - HVAC	28.79 %	0.00 %	$0.00
D50 - Electrical	41.64 %	0.00 %	$0.00
E10 - Equipment	20.00 %	0.00 %	$0.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
Totals:	**45.81 %**	**0.00 %**	**$0.00**

Photo Album

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

1). Nortwest Elevation - Feb 13, 2017

2). Northeast Elevation - Feb 13, 2017

3). Southwest 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 $
A1020	Special Foundations	$1.57	S.F.	1,000	100	1996	2096		79.00 %	0.00 %	79			$1,570
B1010	Floor Construction	$1.66	S.F.	1,000	100	2001	2101		84.00 %	0.00 %	84			$1,660
B1020	Roof Construction	$16.08	S.F.	1,000	100	2001	2101		84.00 %	0.00 %	84			$16,080
B2010	Exterior Walls	$9.61	S.F.	1,000	100	2001	2101		84.00 %	0.00 %	84			$9,610
B2020	Exterior Windows	$9.57	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$9,570
B2030	Exterior Doors	$1.07	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$1,070
B3010120	Single Ply Membrane	$6.98	S.F.	1,000	20	2001	2021		20.00 %	0.00 %	4			$6,980
C1010	Partitions	$11.01	S.F.	1,000	75	2001	2076		78.67 %	0.00 %	59			$11,010
C1020	Interior Doors	$2.59	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$2,590
C1030	Fittings	$9.94	S.F.	1,000	20	2001	2021		20.00 %	0.00 %	4			$9,940
C3010	Wall Finishes	$2.84	S.F.	1,000	10	2001	2011	2021	40.00 %	0.00 %	4			$2,840
C3020	Floor Finishes	$11.60	S.F.	1,000	20	2001	2021		20.00 %	0.00 %	4			$11,600
C3030	Ceiling Finishes	$11.19	S.F.	1,000	25	2001	2026		36.00 %	0.00 %	9			$11,190
D2010	Plumbing Fixtures	$11.71	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$11,710
D2020	Domestic Water Distribution	$0.99	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$990
D2030	Sanitary Waste	$1.57	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$1,570
D3040	Distribution Systems	$2.30	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$2,300
D3050	Terminal & Package Units	$17.61	S.F.	1,000	15	2001	2016	2021	26.67 %	0.00 %	4			$17,610
D3060	Controls & Instrumentation	$0.42	S.F.	1,000	20	2001	2021		20.00 %	0.00 %	4			$420
D5010	Electrical Service/Distribution	$1.73	S.F.	1,000	40	2001	2041		60.00 %	0.00 %	24			$1,730
D5020	Branch Wiring	$5.20	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$5,200
D5020	Lighting	$12.12	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$12,120
D5030910	Fire Alarm Systems	$3.46	S.F.	1,000	15	2001	2016	2021	26.67 %	0.00 %	4			$3,460
D5030920	Data Communication	$4.47	S.F.	1,000	15	2001	2016	2021	26.67 %	0.00 %	4			$4,470
E1020	Institutional Equipment	$0.30	S.F.	1,000	20	2001	2021		20.00 %	0.00 %	4			$300
E2010	Fixed Furnishings	$5.95	S.F.	1,000	20	2001	2021		20.00 %	0.00 %	4			$5,950
								Total	**45.81 %**					**$163,540**

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:

System: B3010120 - Single Ply Membrane

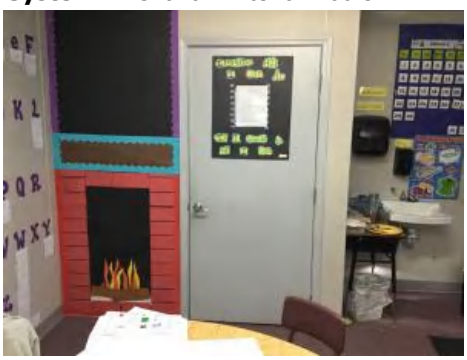


Note:

System: C1010 - Partitions

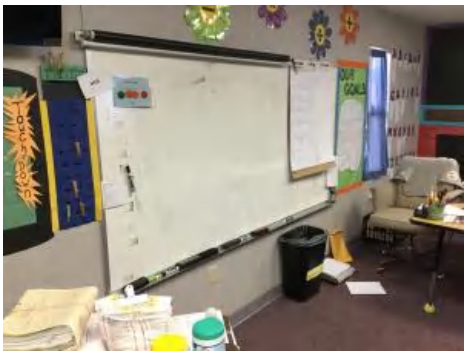
Note:

System: C1020 - Interior Doors



Note:

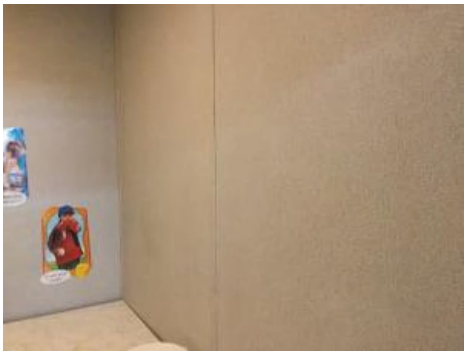
System: C1030 - Fittings

Note:

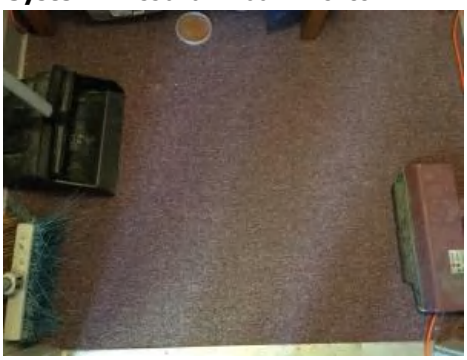
System: C3010 - Wall Finishes

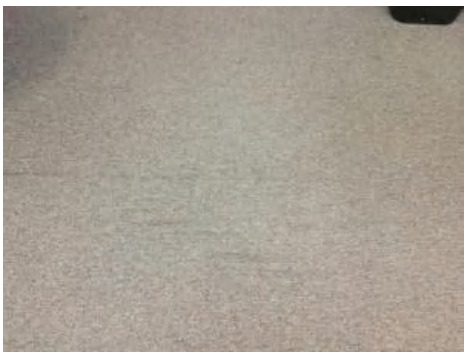




Note:

System: C3020 - Floor Finishes





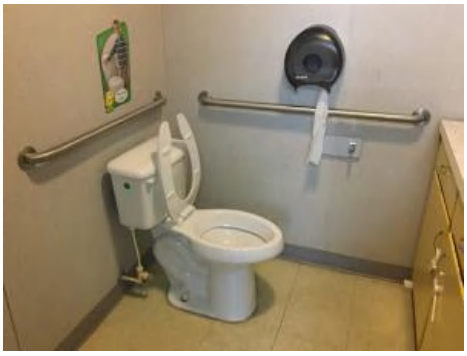
Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste


Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units


Note:

System: D3060 - Controls & Instrumentation

Note:

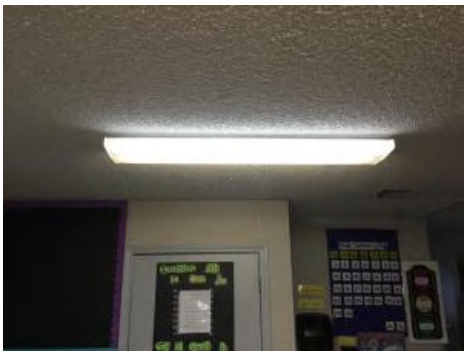
System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting


Note:

System: D5030910 - Fire Alarm Systems

Note:

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%

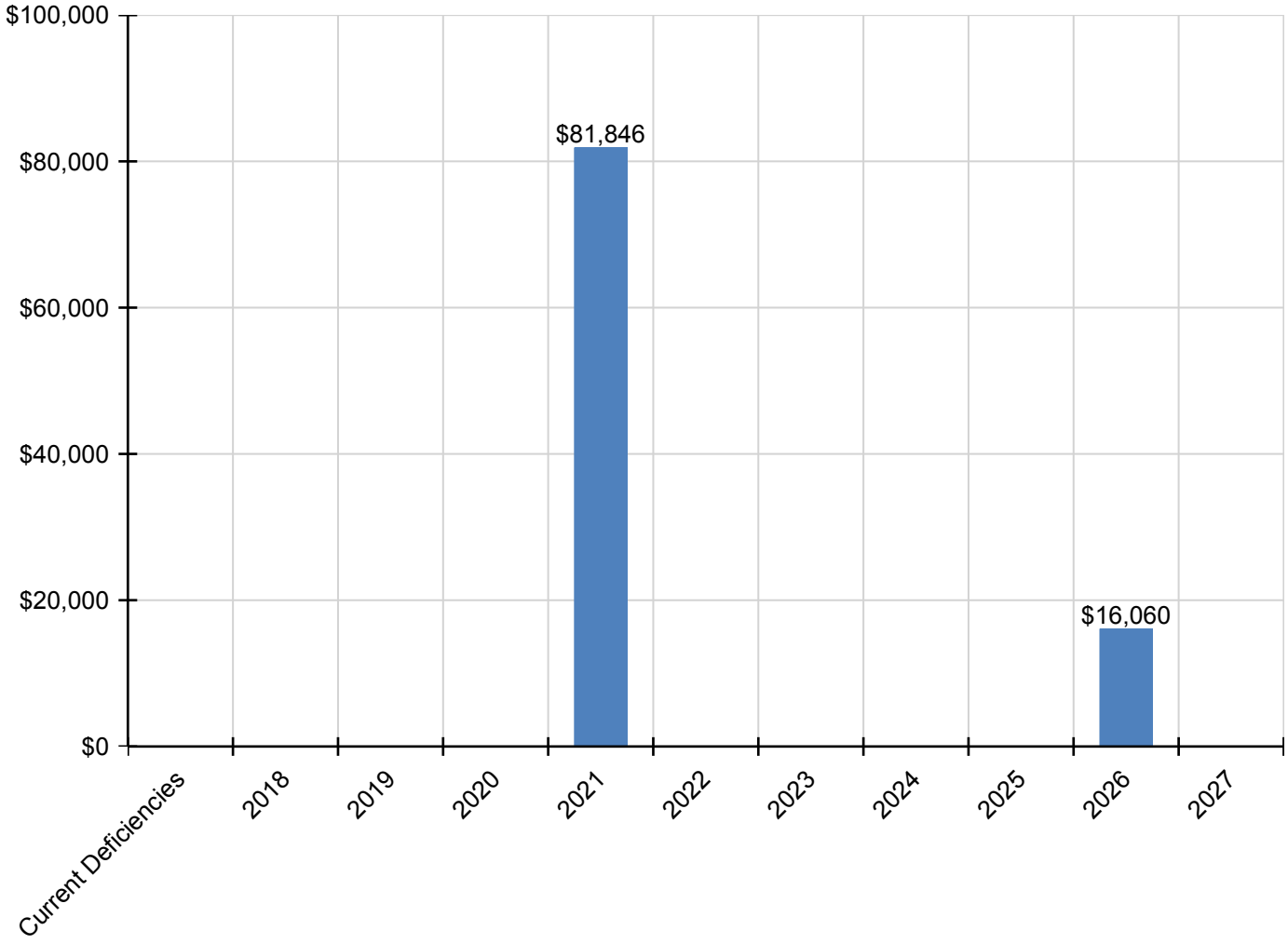
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$81,846**	**$0**	**$0**	**$0**	**$0**	**$16,060**	**$0**	**$97,906**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1020 - Special Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$11,784	$0	$0	$0	$0	$0	$0	**$11,784**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$12,306	$0	$0	$0	$0	$0	$0	**$12,306**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$3,516	$0	$0	$0	$0	$0	$0	**$3,516**
C3020 - Floor Finishes	$0	$0	$0	$0	$14,361	$0	$0	$0	$0	$0	$0	**$14,361**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$16,060	$0	**$16,060**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$21,802	$0	$0	$0	$0	$0	$0	**$21,802**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$520	$0	$0	$0	$0	$0	$0	**$520**
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**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$4,284	$0	$0	$0	$0	$0	$0	**$4,284**
D5030920 - Data Communication	$0	$0	$0	$0	$5,534	$0	$0	$0	$0	$0	$0	**$5,534**
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	$371	$0	$0	$0	$0	$0	$0	**$371**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$7,366	$0	$0	$0	$0	$0	$0	**$7,366**

** 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):	5,720
Year Built:	2006
Last Renovation:	
Replacement Value:	$859,715
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	58.66 %
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.

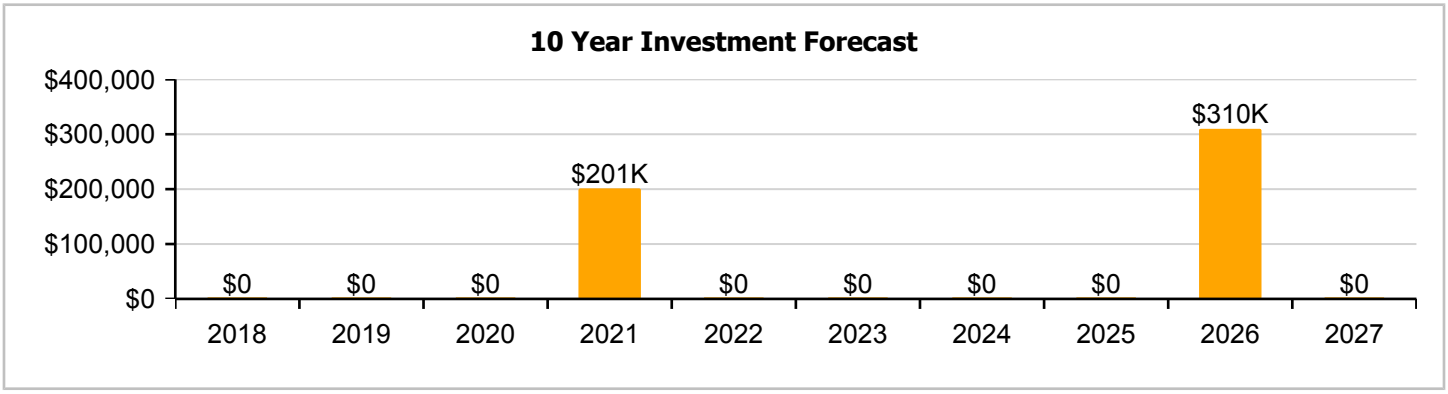
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	5,720
Year Built:	2006	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$859,715
FCI:	0.00 %	RSLI%:	58.66 %

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	49.25 %	0.00 %	$0.00
D30 - HVAC	31.19 %	0.00 %	$0.00
D50 - Electrical	53.14 %	0.00 %	$0.00
E10 - Equipment	45.00 %	0.00 %	$0.00
E20 - Furnishings	45.00 %	0.00 %	$0.00
Totals:	**58.66 %**	**0.00 %**	**$0.00**

Photo Album

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

1). Northeast Elevation - Feb 13, 2017

2). Northwest Elevation - Feb 13, 2017

3). Southeast Elevation - Feb 13, 2017

4). Southwest 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 $
A1020	Special Foundations	$2.60	S.F.	5,720	100	2006	2106		89.00 %	0.00 %	89			$14,872
B1010	Floor Construction	$1.66	S.F.	5,720	100	2006	2106		89.00 %	0.00 %	89			$9,495
B1020	Roof Construction	$16.08	S.F.	5,720	100	2006	2106		89.00 %	0.00 %	89			$91,978
B2010	Exterior Walls	$9.61	S.F.	5,720	100	2006	2106		89.00 %	0.00 %	89			$54,969
B2020	Exterior Windows	$9.57	S.F.	5,720	30	2006	2036		63.33 %	0.00 %	19			$54,740
B2030	Exterior Doors	$1.07	S.F.	5,720	30	2006	2036		63.33 %	0.00 %	19			$6,120
B3010120	Single Ply Membrane	$6.98	S.F.	5,720	20	2006	2026		45.00 %	0.00 %	9			$39,926
C1010	Partitions	$11.01	S.F.	5,720	75	2006	2081		85.33 %	0.00 %	64			$62,977
C1020	Interior Doors	$2.59	S.F.	5,720	30	2006	2036		63.33 %	0.00 %	19			$14,815
C1030	Fittings	$9.94	S.F.	5,720	20	2006	2026		45.00 %	0.00 %	9			$56,857
C3010	Wall Finishes	$2.84	S.F.	5,720	10	2006	2016	2021	40.00 %	0.00 %	4			$16,245
C3020	Floor Finishes	$11.60	S.F.	5,720	20	2006	2026		45.00 %	0.00 %	9			$66,352
C3030	Ceiling Finishes	$11.19	S.F.	5,720	25	2006	2031		56.00 %	0.00 %	14			$64,007
D3040	Distribution Systems	$2.30	S.F.	5,720	30	2006	2036		63.33 %	0.00 %	19			$13,156
D3050	Terminal & Package Units	$17.61	S.F.	5,720	15	2006	2021		26.67 %	0.00 %	4			$100,729
D3060	Controls & Instrumentation	$0.42	S.F.	5,720	20	2006	2026		45.00 %	0.00 %	9			$2,402
D5010	Electrical Service/Distribution	$1.73	S.F.	5,720	40	2006	2046		72.50 %	0.00 %	29			$9,896
D5020	Branch Wiring	$5.20	S.F.	5,720	30	2006	2036		63.33 %	0.00 %	19			$29,744
D5020	Lighting	$12.12	S.F.	5,720	30	2006	2036		63.33 %	0.00 %	19			$69,326
D5030910	Fire Alarm Systems	$3.46	S.F.	5,720	15	2006	2021		26.67 %	0.00 %	4			$19,791
D5030920	Data Communication	$4.47	S.F.	5,720	15	2006	2021		26.67 %	0.00 %	4			$25,568
E1020	Institutional Equipment	$0.30	S.F.	5,720	20	2006	2026		45.00 %	0.00 %	9			$1,716
E2010	Fixed Furnishings	$5.95	S.F.	5,720	20	2006	2026		45.00 %	0.00 %	9			$34,034
								Total	**58.66 %**					**$859,715**

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

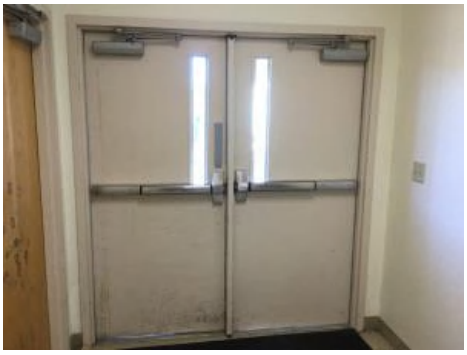

Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors

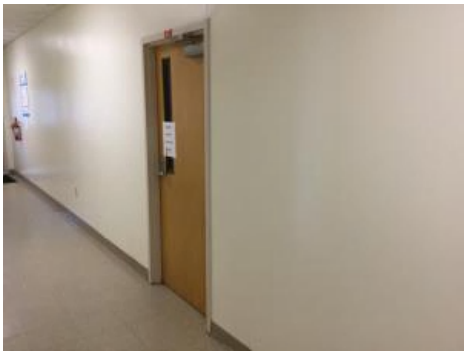


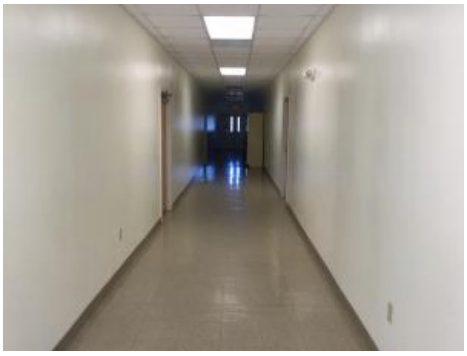

Note:

System: B3010120 - Single Ply Membrane

Note:

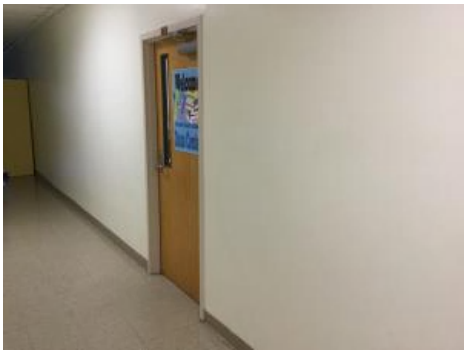
System: C1010 - Partitions

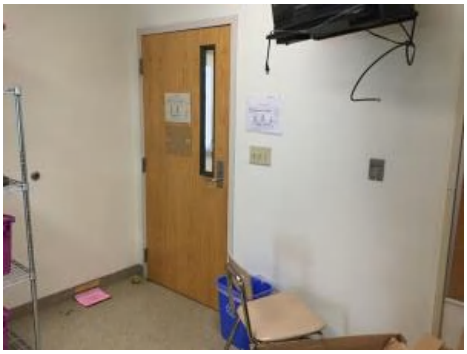




Note:

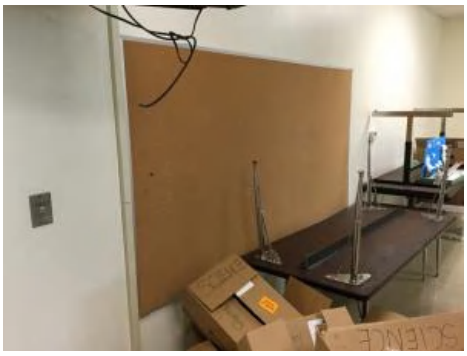
System: C1020 - Interior Doors





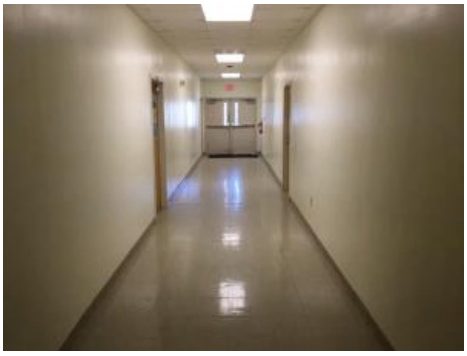
Note:

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes



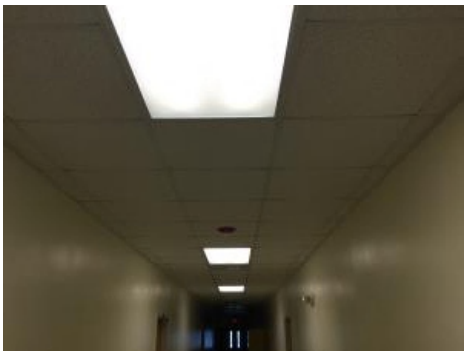
Note:

System: C3020 - Floor Finishes

Note:

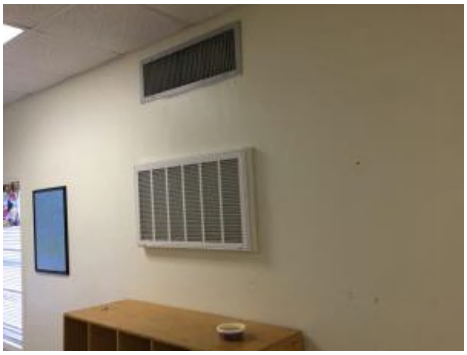
System: C3030 - Ceiling Finishes





Note:

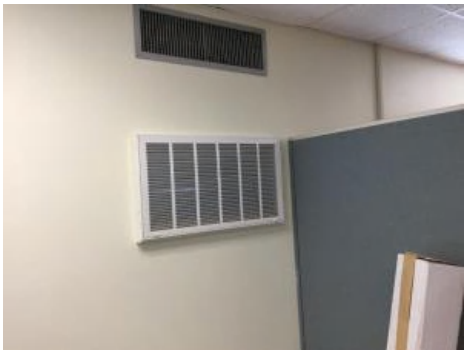
System: D3040 - Distribution Systems


Note:

System: D3050 - Terminal & Package Units





Note:

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution

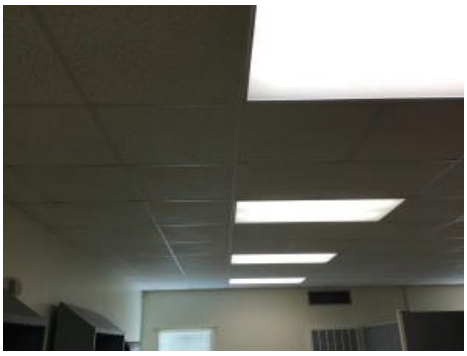

Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting


Note:

System: D5030910 - Fire Alarm Systems

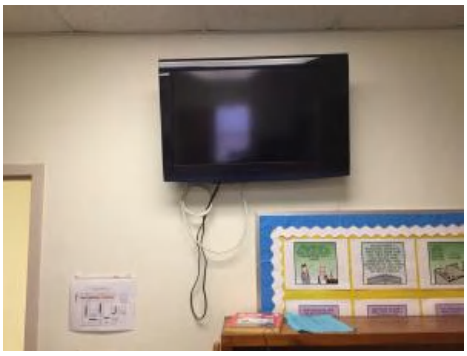

Note:

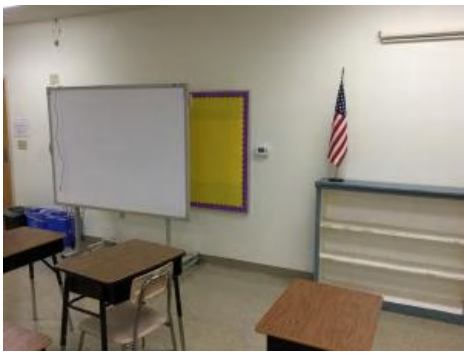
System: D5030920 - Data Communication



Note:

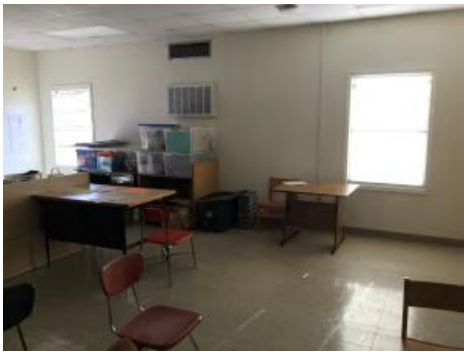
System: E1020 - Institutional Equipment

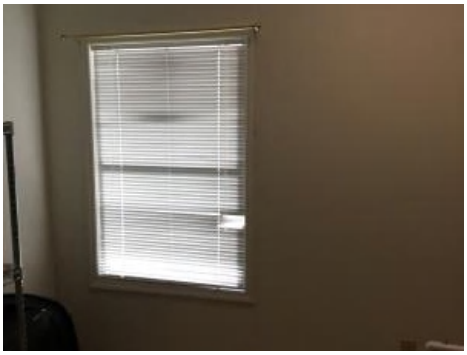




Note:

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%

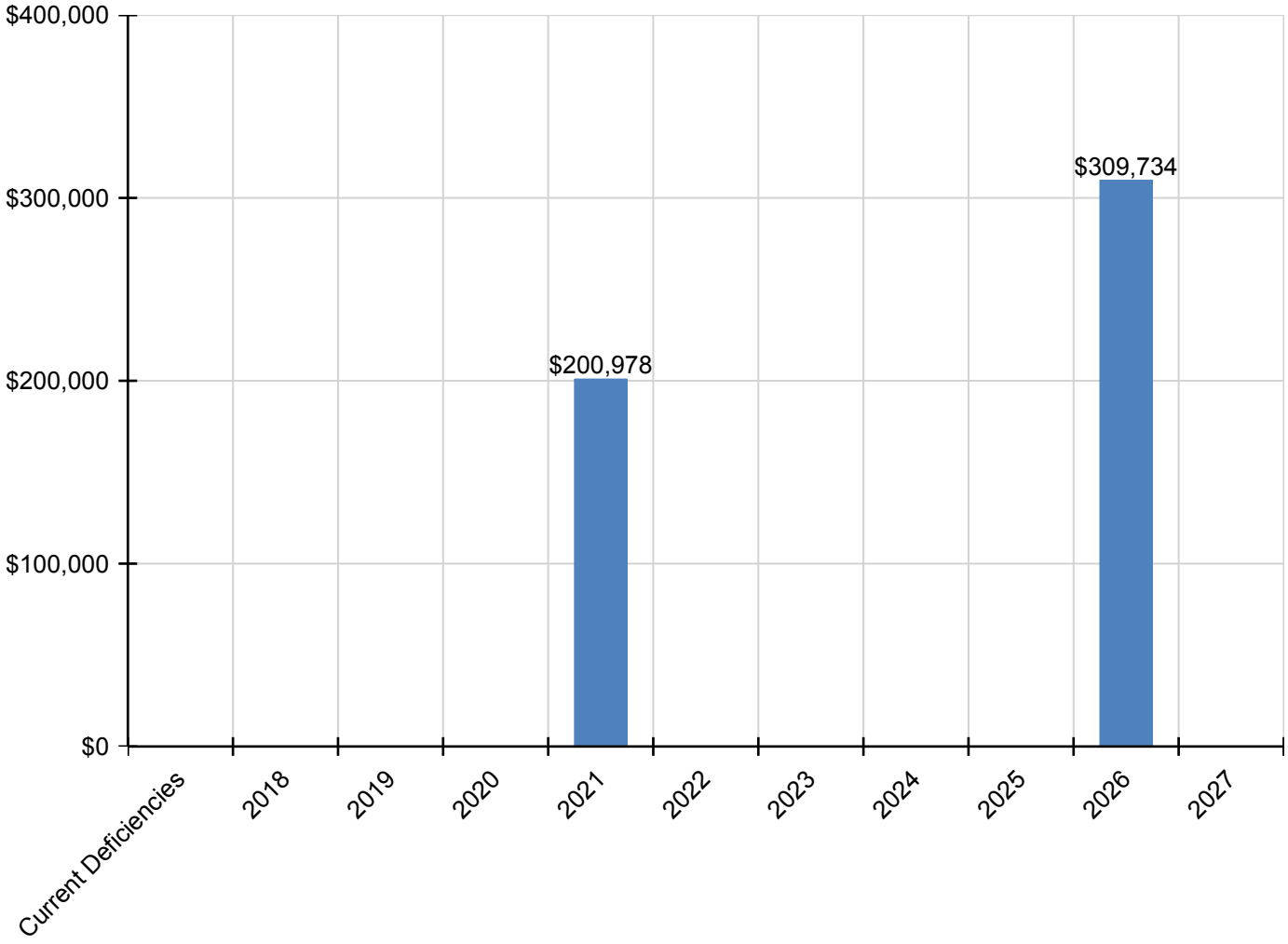
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$200,978**	**$0**	**$0**	**$0**	**$0**	**$309,734**	**$0**	**$510,711**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1020 - Special Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$0	$0	$0	$78,140	$0	**$78,140**
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	$81,603	$0	**$81,603**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$20,112	$0	$0	$0	$0	$0	$0	**$20,112**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$95,231	$0	**$95,231**
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**
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	$124,709	$0	$0	$0	$0	$0	$0	**$124,709**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,449	$0	**$3,449**
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**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$24,502	$0	$0	$0	$0	$0	$0	**$24,502**
D5030920 - Data Communication	$0	$0	$0	$0	$31,655	$0	$0	$0	$0	$0	$0	**$31,655**
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	$2,463	$0	**$2,463**
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	$48,847	$0	**$48,847**

** 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):	103,697
Year Built:	1967
Last Renovation:	
Replacement Value:	$2,826,779
Repair Cost:	$639,914.00
Total FCI:	22.64 %
Total RSLI:	16.33 %
FCA Score:	77.36

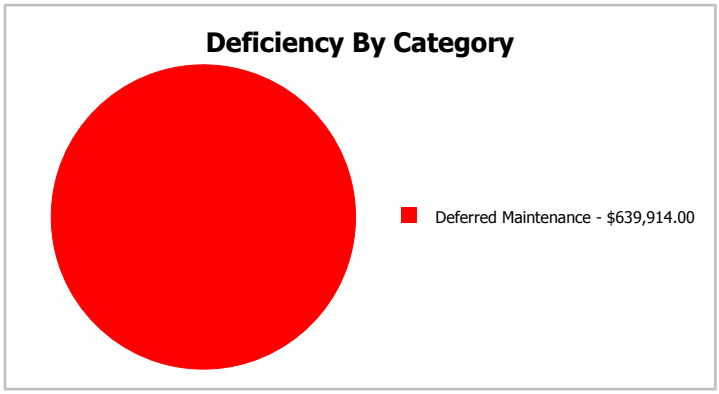
Description:

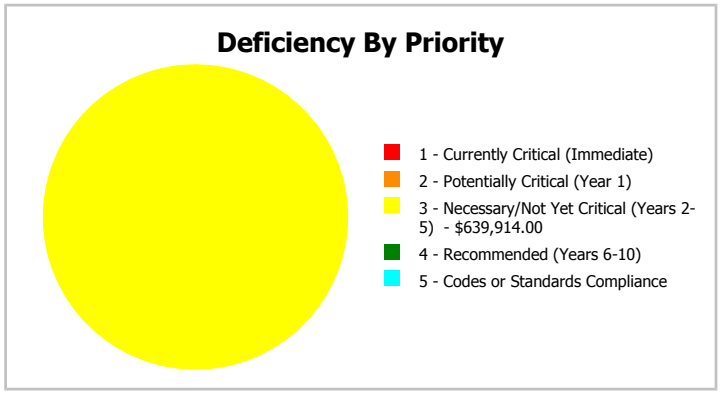
The narrative for this site is included in the Executive Summary Description at the front of this report.

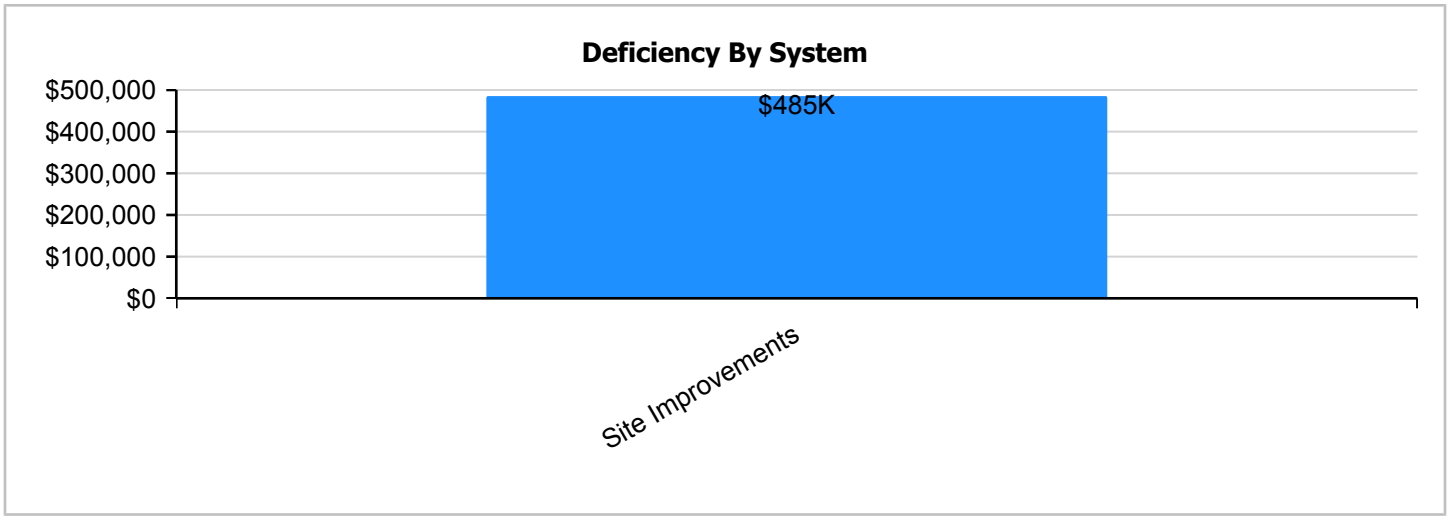
Attributes: This asset has no attributes.

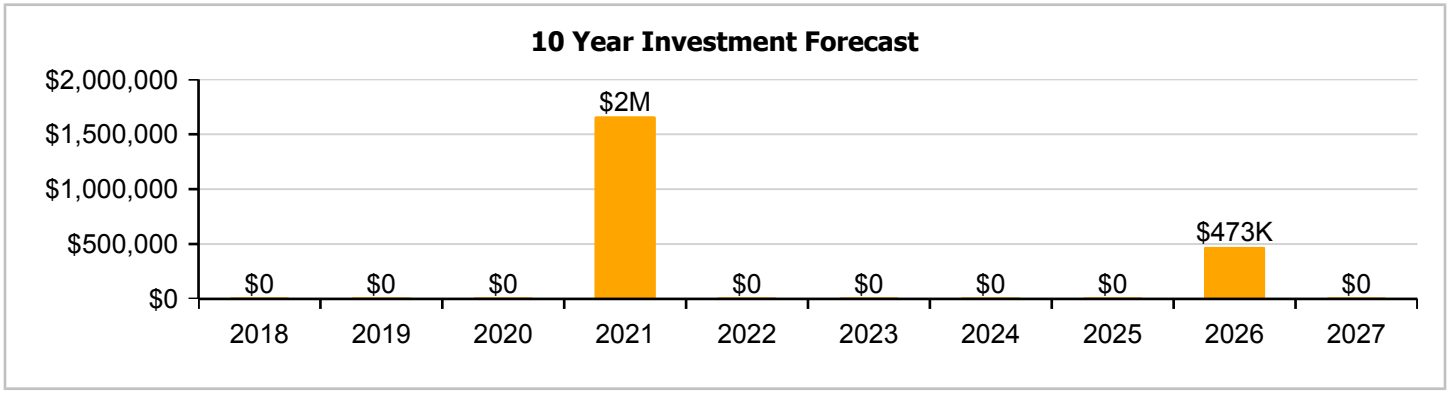
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	103,697
Year Built:	1967	Last Renovation:	
Repair Cost:	$639,914	Replacement Value:	$2,826,779
FCI:	22.64 %	RSLI%:	16.33 %









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
G20 - Site Improvements	11.79 %	41.06 %	$639,914.00
G30 - Site Mechanical Utilities	12.22 %	0.00 %	$0.00
G40 - Site Electrical Utilities	58.00 %	0.00 %	$0.00
Totals:	**16.33 %**	**22.64 %**	**$639,914.00**

Photo Album

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

1). Aerial Image of West Green 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	$4.22	S.F.	103,697	25	1967	1992		0.00 %	110.00 %	-25		$481,361.00	$437,601
G2020	Parking Lots	$1.39	S.F.	103,697	25	1967	1992		0.00 %	110.00 %	-25		$158,553.00	$144,139
G2030	Pedestrian Paving	$1.98	S.F.	103,697	30	1996	2026		30.00 %	0.00 %	9			$205,320
G2040105	Fence & Guardrails	$1.20	S.F.	103,697	30	1996	2026		30.00 %	0.00 %	9			$124,436
G2040950	Covered Walkways	$1.21	S.F.	103,697	25	1996	2021		16.00 %	0.00 %	4			$125,473
G2040950	Hard Surface Play Area	$0.65	S.F.	103,697	20	1996	2016	2021	20.00 %	0.00 %	4			$67,403
G2040950	Playing Field	$2.47	S.F.	103,697	20	1996	2016	2021	20.00 %	0.00 %	4			$256,132
G2050	Landscaping	$1.91	S.F.	103,697	15	1967	1982		0.00 %	0.00 %	-35			$198,061
G3010	Water Supply	$2.42	S.F.	103,697	50	1967	2017	2021	8.00 %	0.00 %	4			$250,947
G3020	Sanitary Sewer	$1.52	S.F.	103,697	50	1967	2017	2021	8.00 %	0.00 %	4			$157,619
G3030	Storm Sewer	$4.67	S.F.	103,697	50	1967	2017	2021	8.00 %	0.00 %	4			$484,265
G3060	Fuel Distribution	$1.03	S.F.	103,697	40	1996	2036		47.50 %	0.00 %	19			$106,808
G4010	Electrical Distribution	$2.59	S.F.	103,697	50	1996	2046		58.00 %	0.00 %	29			$268,575
								Total	**16.33 %**	**22.64 %**			**$639,914.00**	**$2,826,779**

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:

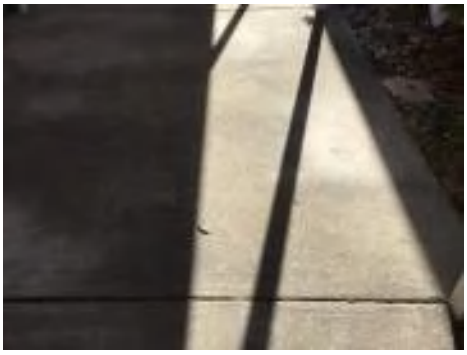
System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving





Note:

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Covered Walkways



Note:

System: G2040950 - Hard Surface Play Area



Note:

System: G2040950 - Playing Field



Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply


Note:

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer


Note:

System: G3060 - Fuel Distribution

Note:

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.

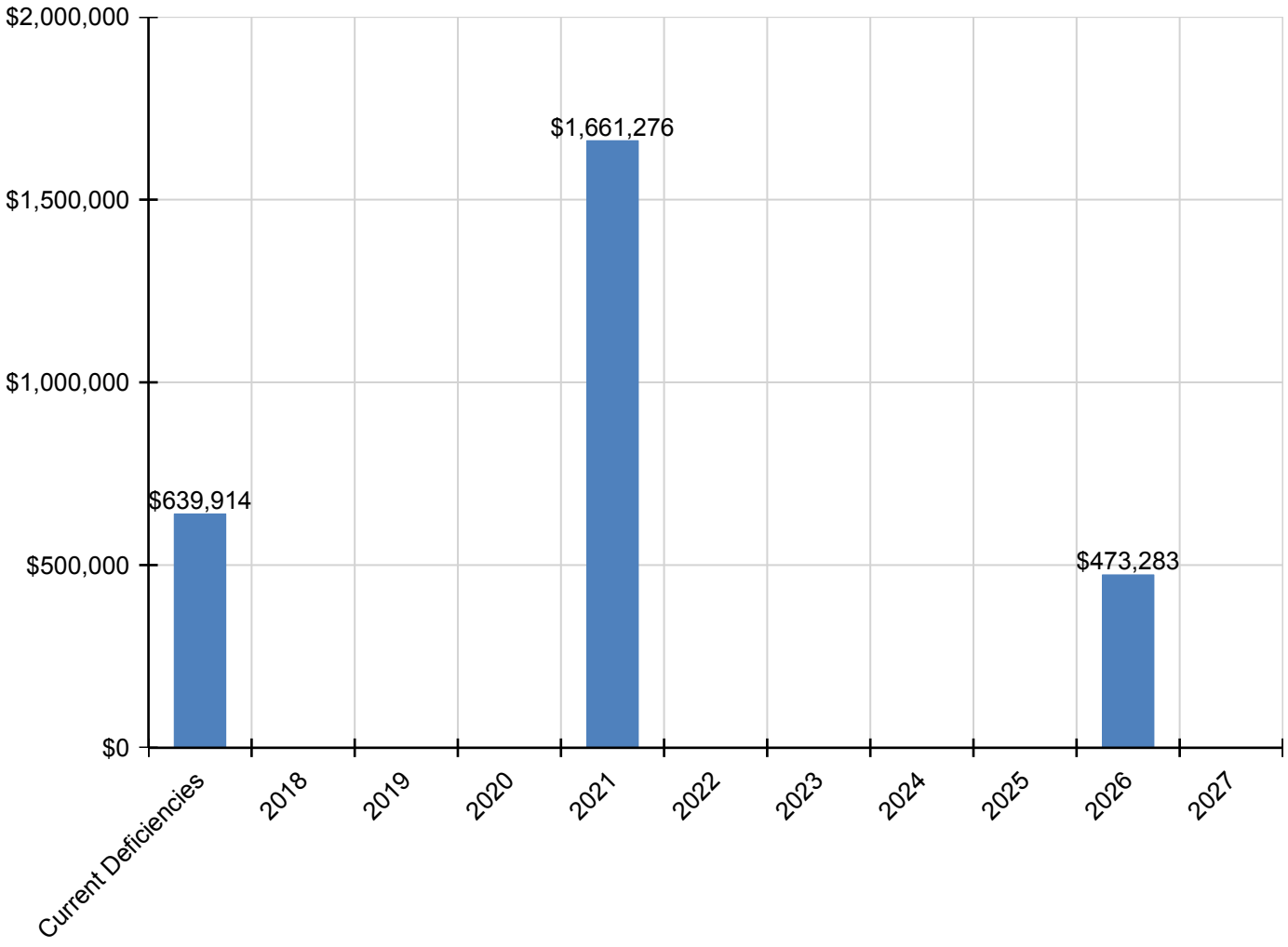
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$639,914**	**$0**	**$0**	**$0**	**$1,661,276**	**$0**	**$0**	**$0**	**$0**	**$473,283**	**$0**	**$2,774,473**
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	$481,361	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$481,361**
G2020 - Parking Lots	$158,553	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$158,553**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$294,686	$0	**$294,686**
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	$178,597	$0	**$178,597**
G2040950 - Covered Walkways	$0	$0	$0	$0	$155,344	$0	$0	$0	$0	$0	$0	**$155,344**
G2040950 - Hard Surface Play Area	$0	$0	$0	$0	$83,449	$0	$0	$0	$0	$0	$0	**$83,449**
G2040950 - Playing Field	$0	$0	$0	$0	$317,106	$0	$0	$0	$0	$0	$0	**$317,106**
*** 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	$310,687	$0	$0	$0	$0	$0	$0	**$310,687**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$195,142	$0	$0	$0	$0	$0	$0	**$195,142**
G3030 - Storm Sewer	$0	$0	$0	$0	$599,548	$0	$0	$0	$0	$0	$0	**$599,548**
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**

** Indicates non-renewable system*

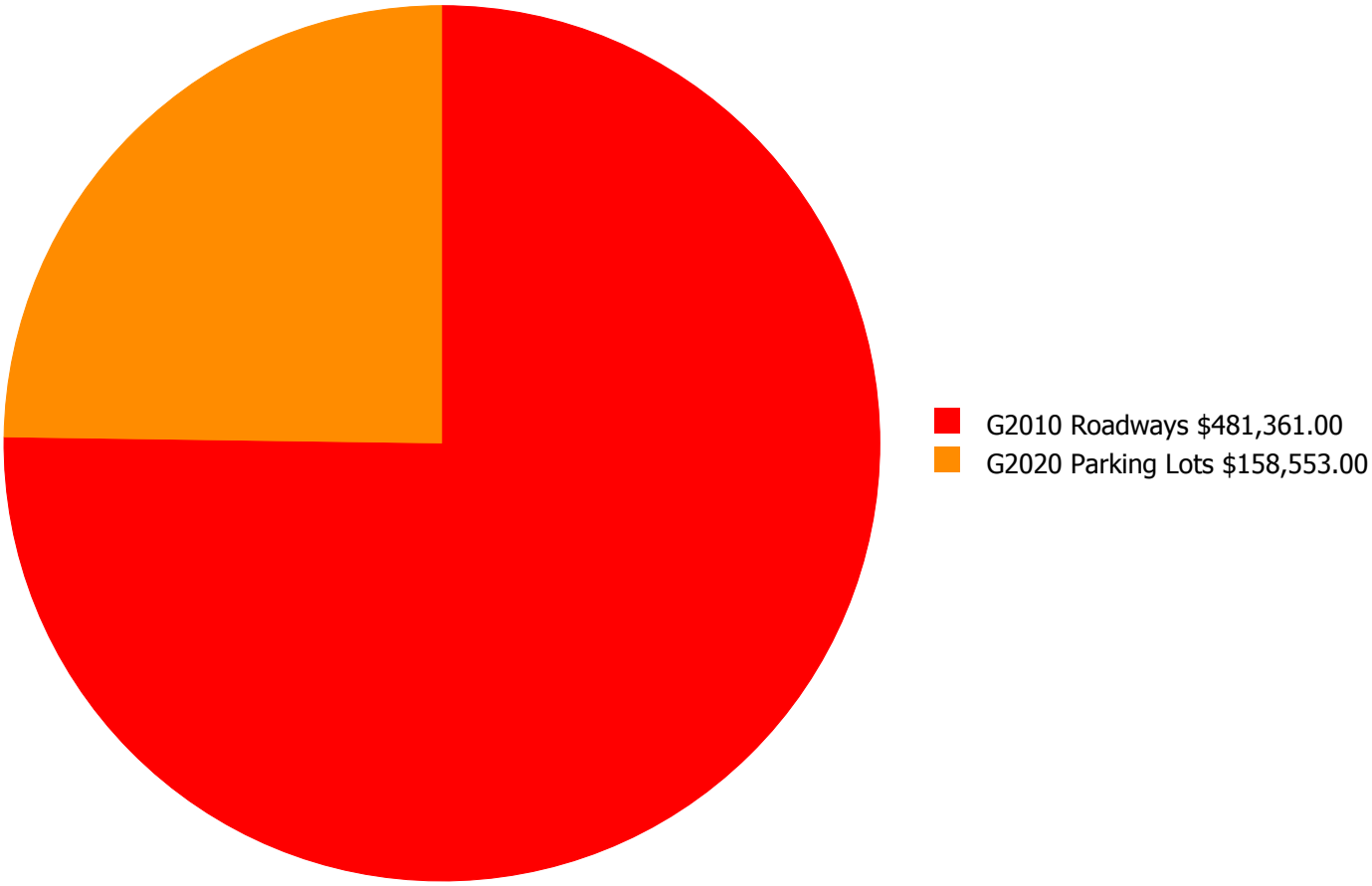
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

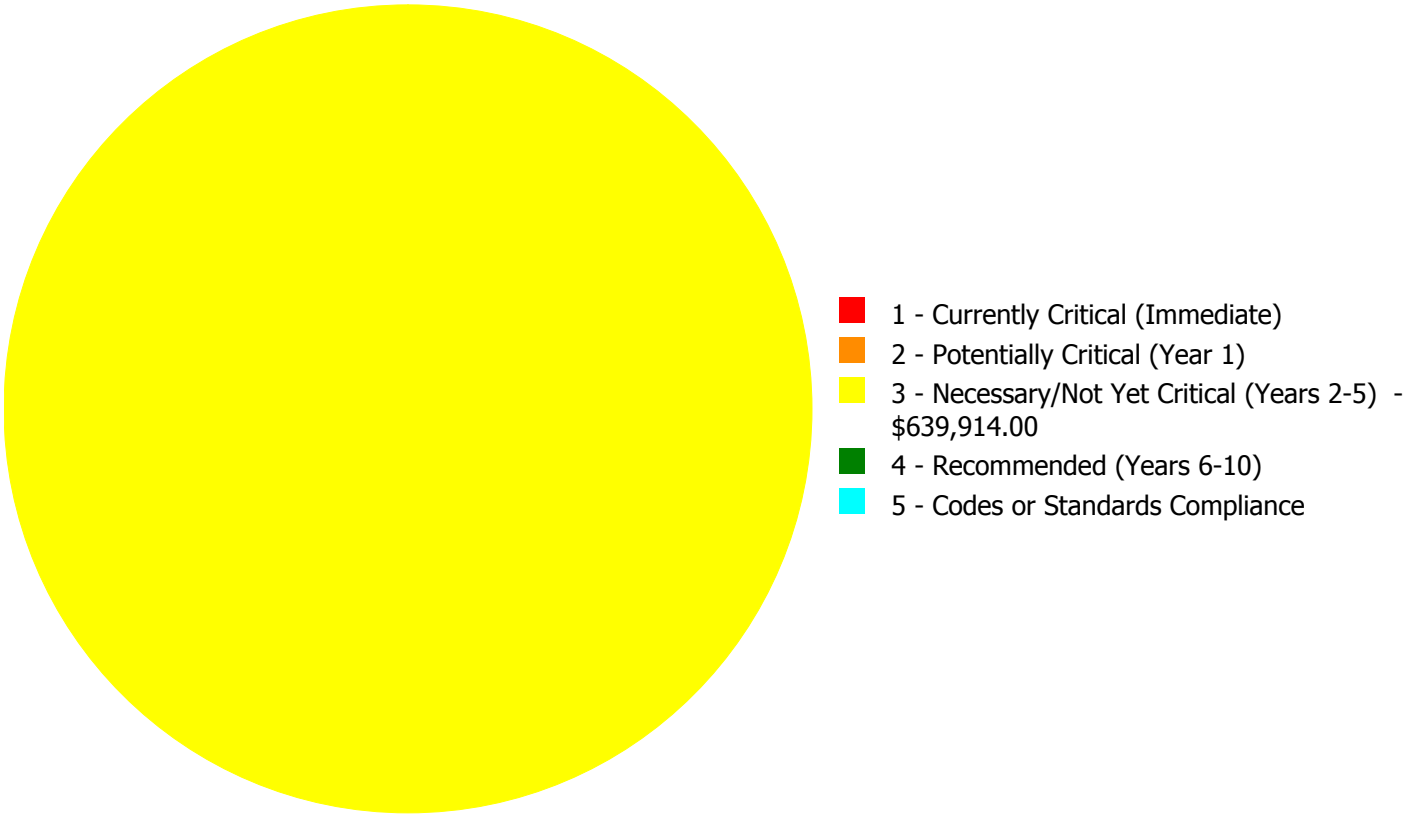
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $639,914.00

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: $639,914.00

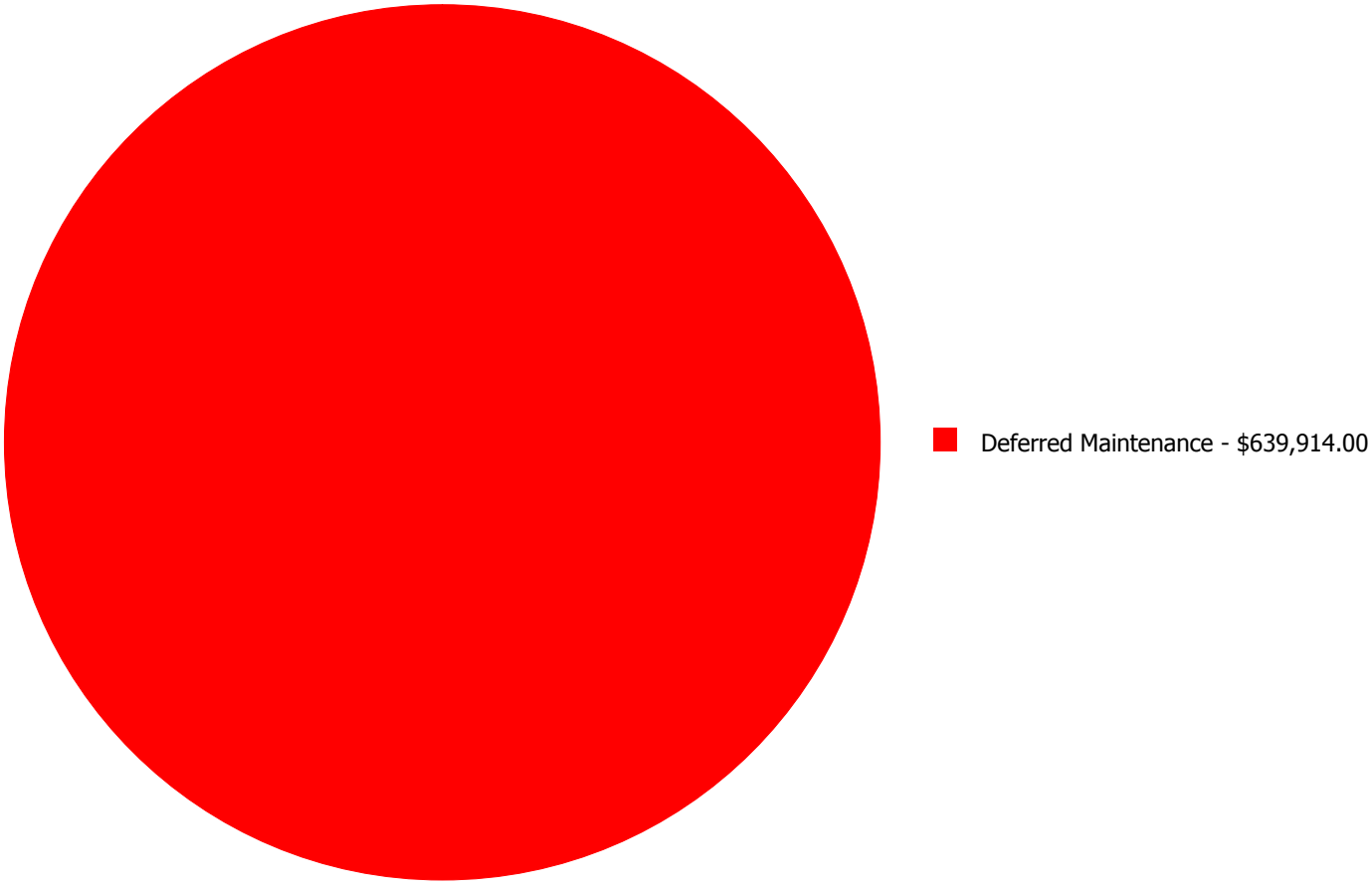
Deficiency By Priority Investment Table

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	$481,361.00	$0.00	$0.00	$481,361.00
G2020	Parking Lots	$0.00	$0.00	$158,553.00	$0.00	$0.00	$158,553.00
	Total:	$0.00	$0.00	$639,914.00	$0.00	$0.00	$639,914.00

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: $639,914.00

Deficiency Details by Priority

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

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

System: G2010 - Roadways

Location: Site
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 103,697.00
Unit of Measure: S.F.
Estimate: $481,361.00
Assessor Name: Somnath Das
Date Created: 01/30/2017

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

System: G2020 - Parking Lots

Location: Site
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 103,697.00
Unit of Measure: S.F.
Estimate: $158,553.00
Assessor Name: Somnath Das
Date Created: 01/30/2017

Notes: The parking lot is aged, has many road cuts and repairs, and should be re-surfaced and restriped.