

NC School District/520 Jones County/High School

Jones Senior High

Draft

Campus Assessment Report

March 8, 2017



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Campus Executive Summary

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

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

Gross Area (SF):	96,039
Year Built:	1951
Last Renovation:	
Replacement Value:	\$22,858,155
Repair Cost:	\$10,684,092.89
Total FCI:	46.74 %
Total RSLI:	29.24 %
FCA Score:	53.26



Description:

GENERAL

Jones Senior High School campus is located at 1490 Hwy 58 South, Trenton, NC. The campus consists of a 42,215 square foot one-story building constructed in 1958. There has been one addition, a 1991 classroom and gym lobby addition of 10,100 SF. Other academic buildings on site include: a media center and science classrooms of 10,800 SF constructed in 1969; an agriculture building of 5,600 SF constructed in 1979; and a gym of 20,000 SF constructed in 2010. Other buildings on site include two storage buildings, two sheds, two concessions stands and three press boxes.

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

A. SUBSTRUCTURE

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

B. SUPERSTRUCTURE

Roof construction is steel joists with wood decking. The exterior enclosure is composed of walls of brick veneer over CMU at public elevations, and painted CMU at interior elevations. Exterior windows are typically painted aluminum frame with fixed insulated panes. Exterior doors are typically aluminum with glazing. Roofing is typically low slope with foam over a built up roof. There is a portion of single ply membrane covering. Building entrances do not appear to comply with ADA requirements

C. INTERIORS

Partitions are typically CMU. Interior doors are typically solid core wood veneer in hollow metal frames. Fittings include: building signage; whiteboards, blackboards and tack boards; toilet accessories and toilet partitions; storage shelving; and lockers.

Wall finishes are typically paint. There is FRP in the kitchen and some wood paneling. Floor finishes include; VCT corridors; VCT in typical classrooms; carpet in the media center, wood in the gym; ceramic/quarry tile in toilet rooms and kitchen; and sealed concrete in utility rooms. Ceiling finishes are typically suspended acoustical tiles with vinyl faced tiles in the kitchen. Other ceiling finishes include exposed painted structure in the media center building, ag building, and gyms.

D. SERVICES

CONVEYING:

The building has no conveying systems and none are required.

PLUMBING:

Plumbing fixtures are typically white porcelain. Water closets are floor mounted with lever handle flush valves. Urinals are wall-hung with lever handle flush valves. Lavatories are wall hung with single faucets. Domestic water supply piping is soldered copper. Electric water heaters provide domestic hot water. Sanitary drain/vent piping is typically cast iron, and is PVC in the new gym. Floor drains are provided in toilet rooms. Other plumbing systems is propane gas piping.

HVAC:

Heating and cooling is typically provided by wall mounted heat pumps. The 1991 addition is a system with a gas fire boiler providing heating hot water to air handlers. Cooling is provided by ground mount condensing units. The new gym utilizes rooftop package units with natural gas heating and mechanical cooling. Sheet metal ductwork in the 1991 addition is typically internally insulated, distributing air to ceiling mounted registers. Toilet and locker rooms have ceiling or wall mounted exhaust grilles ducted to fans discharging to the exterior. Electronic controls are locally monitored and controlled.

FIRE PROTECTION:

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

ELECTRICAL:

The main building electrical system is fed from a pole mounted transformer. There are two main services on the original building. The 1991 addition and new gym have underground services fed from ground mounted transformers. Lighting is typically T8 fluorescent bulbs in lay-in lighting fixtures. The building has battery back-up emergency

Campus Assessment Report - Jones Senior High

lighting and illuminated exit signs. There is no emergency generator.

COMMUNICATIONS AND SECURITY:

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

E. EQUIPMENT & FURNISHINGS

This building includes the following items and equipment: fixed food service; residential appliances; library equipment; a kiln; scientific laboratory equipment; automotive shop equipment; gym backstops and other gym equipment; telescoping bleachers; audio-visual equipment; Smartboards; window blinds; and fixed plastic laminate and wood casework.

G. SITE

Campus site features include: asphalt paved driveways and parking lots; concrete pedestrian pavement; covered walkways; fencing; a flag pole; landscaping; irrigation at athletic fields; a hoop house; canopies; a monument sign; a football field; a track, softball and baseball fields; and tennis courts. Site mechanical and electrical features include water, a septic waste system including a lift station; propane and natural gas piping, communications cabling, and site lighting.

Attributes:

General Attributes:

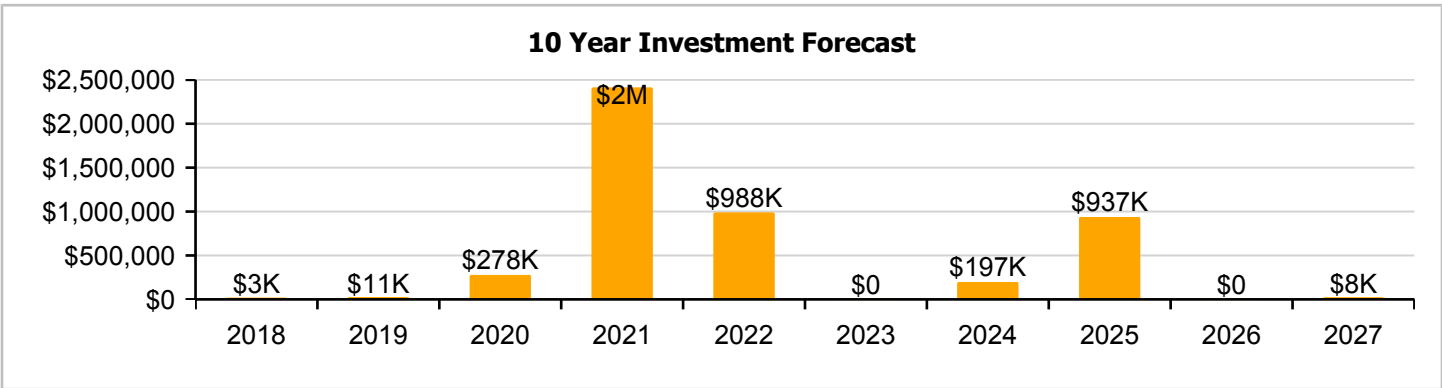
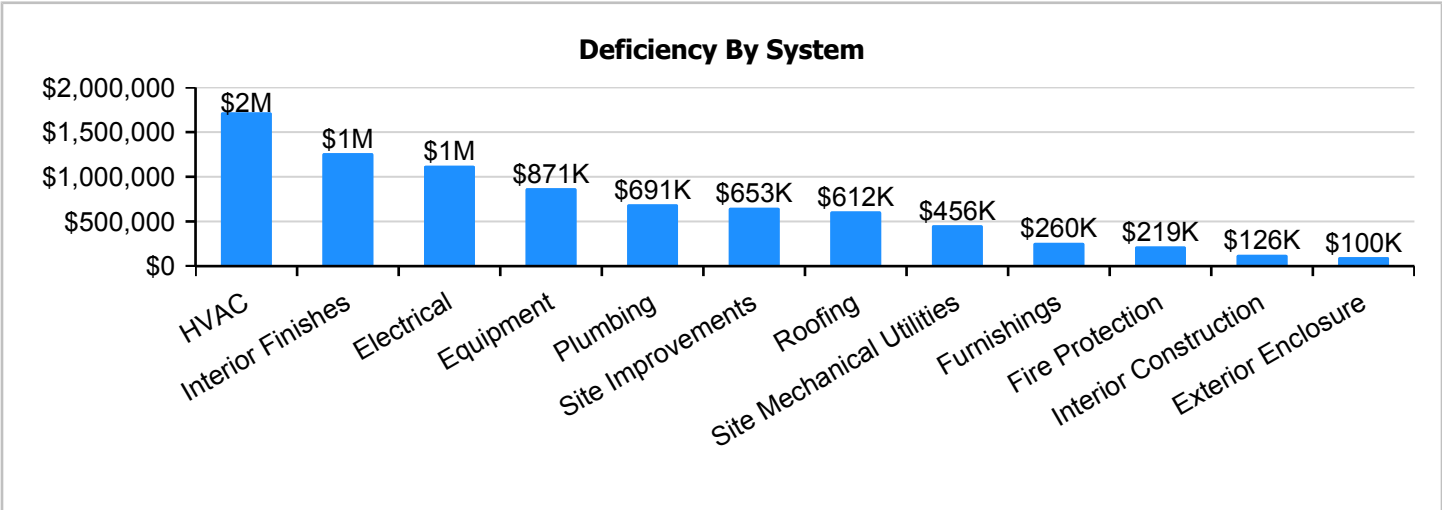
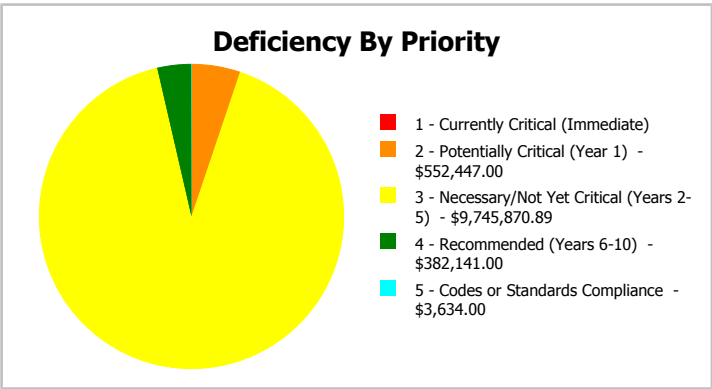
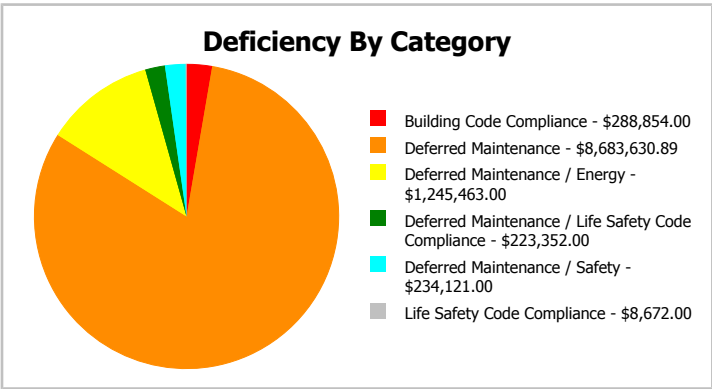
Condition Assessor:	Ann Buerger Linden	Assessment Date:
Suitability Assessor:		

School Information:

HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	35	Site Acreage:	35

Campus Dashboard Summary

Gross Area:	96,039	Last Renovation:	
Year Built:	1951	Replacement Value:	\$22,858,155
Repair Cost:	\$10,684,093	RSLI%:	29.24 %
FCI:	46.74 %		



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.

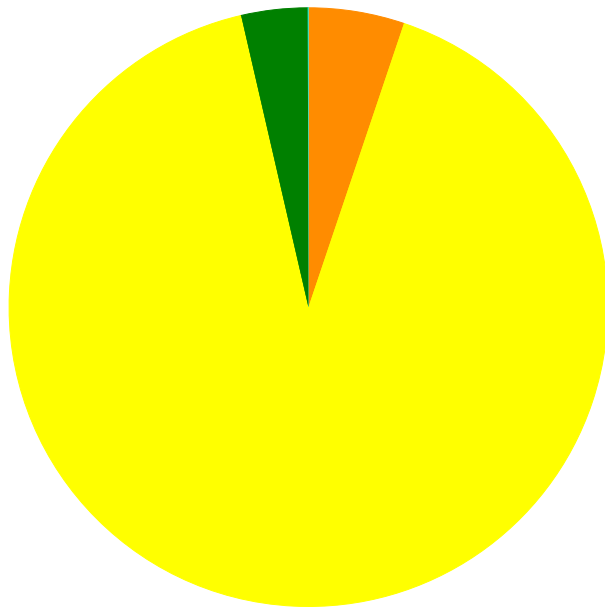
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	60.32 %	0.00 %	\$0.00
B10 - Superstructure	57.84 %	0.00 %	\$0.00
B20 - Exterior Enclosure	41.73 %	5.25 %	\$131,645.26
B30 - Roofing	22.03 %	100.25 %	\$807,135.00
C10 - Interior Construction	35.72 %	21.52 %	\$166,512.00
C20 - Stairs	73.31 %	0.00 %	\$0.00
C30 - Interior Finishes	21.44 %	69.11 %	\$1,667,933.63
D20 - Plumbing	19.85 %	70.67 %	\$911,477.00
D30 - HVAC	14.46 %	78.02 %	\$2,270,092.00
D40 - Fire Protection	18.80 %	72.68 %	\$288,854.00
D50 - Electrical	20.95 %	54.38 %	\$1,482,551.00
E10 - Equipment	19.37 %	74.47 %	\$1,150,023.00
E20 - Furnishings	19.37 %	68.25 %	\$343,660.00
G20 - Site Improvements	33.42 %	32.62 %	\$862,046.00
G30 - Site Mechanical Utilities	18.04 %	65.04 %	\$602,164.00
G40 - Site Electrical Utilities	33.03 %	0.00 %	\$0.00
Totals:	29.24 %	46.74 %	\$10,684,092.89

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
1951 Main	42,215	71.17	\$0.00	\$438,028.00	\$5,406,110.00	\$208,036.00	\$0.00
1969 Media Center	10,800	77.80	\$0.00	\$8,672.00	\$1,617,679.00	\$53,222.00	\$0.00
1979 Agriculture Building	5,600	71.22	\$0.00	\$0.00	\$753,535.70	\$23,962.00	\$3,634.00
1979 Storage Building	1,000	55.18	\$0.00	\$0.00	\$84,663.26	\$0.00	\$0.00
1980 Shed Ag	400	32.34	\$0.00	\$0.00	\$10,685.30	\$3,810.00	\$0.00
1985 Shed	256	16.01	\$0.00	\$0.00	\$4,054.00	\$0.00	\$0.00
1990 Football Concessions	720	6.04	\$0.00	\$0.00	\$0.00	\$7,540.00	\$0.00
1991 Addition	10,100	29.30	\$0.00	\$105,747.00	\$490,504.63	\$0.00	\$0.00
2005 Baseball Concessions	1,900	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2008 Football Press Box	576	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2009 Baseball Press Box	336	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2010 New Gym	20,000	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2010 Softball Press Box	336	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2010 Storage Metal Building	1,800	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Site	96,039	36.26	\$0.00	\$0.00	\$1,378,639.00	\$85,571.00	\$0.00
Total:		46.74	\$0.00	\$552,447.00	\$9,745,870.89	\$382,141.00	\$3,634.00

Deficiencies By Priority



- 1 - Currently Critical (Immediate)
- 2 - Potentially Critical (Year 1) - \$552,447.00
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$9,745,870.89
- 4 - Recommended (Years 6-10) - \$382,141.00
- 5 - Codes or Standards Compliance - \$3,634.00

Budget Estimate Total: \$10,684,092.89

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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Function:	HS -High School
Gross Area (SF):	42,215
Year Built:	1951
Last Renovation:	
Replacement Value:	\$8,503,580
Repair Cost:	\$6,052,174.00
Total FCI:	71.17 %
Total RSLI:	9.87 %
FCA Score:	28.83



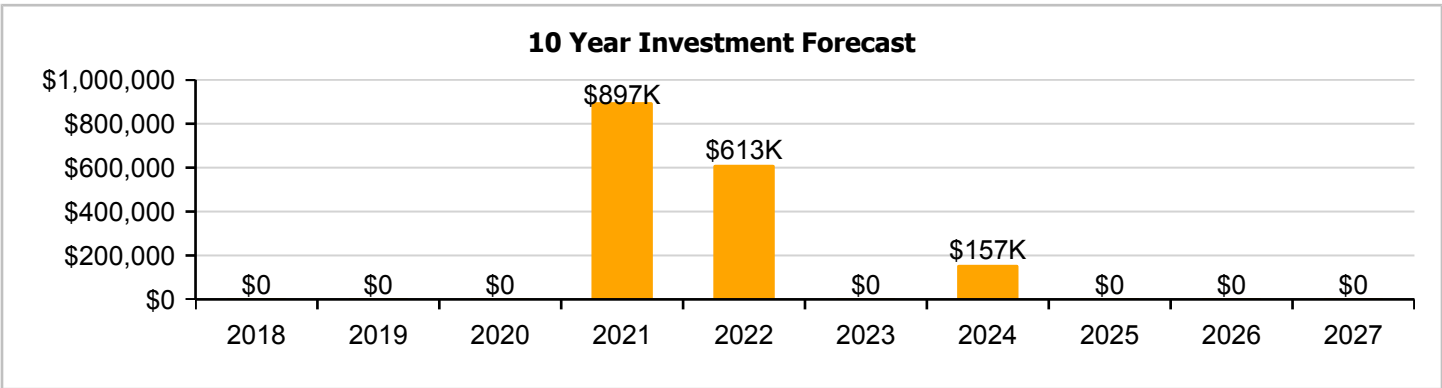
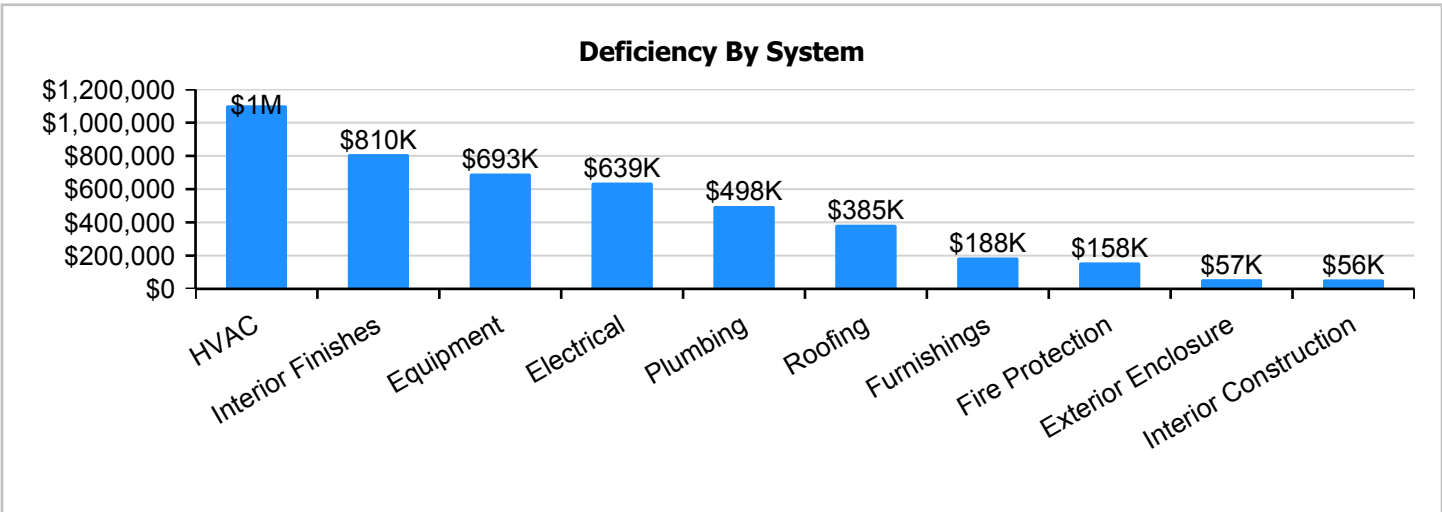
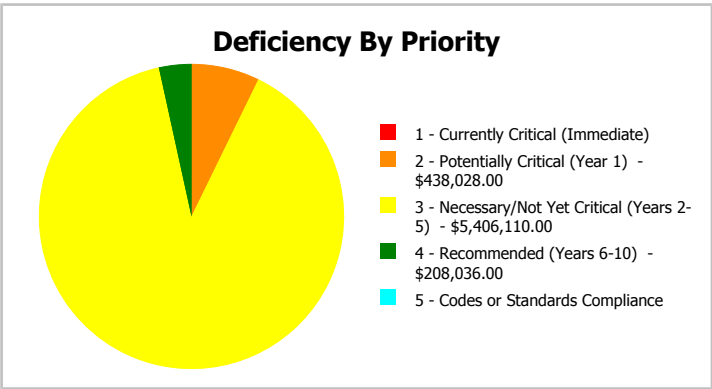
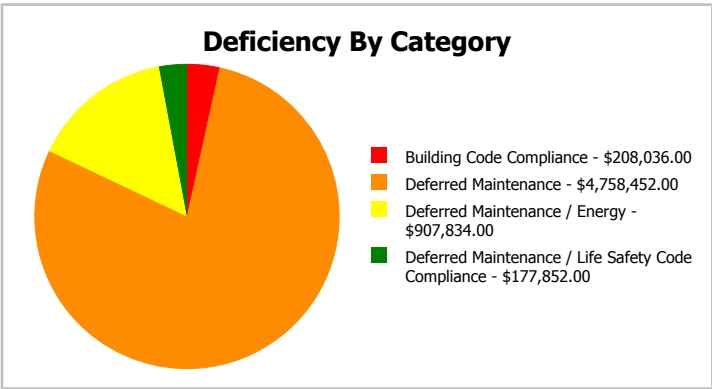
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	HS -High School	Gross Area:	42,215
Year Built:	1951	Last Renovation:	
Repair Cost:	\$6,052,174	Replacement Value:	\$8,503,580
FCI:	71.17 %	RSLI%:	9.87 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	34.00 %	0.00 %	\$0.00
B10 - Superstructure	34.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	21.02 %	6.98 %	\$75,108.00
B30 - Roofing	0.00 %	139.55 %	\$508,701.00
C10 - Interior Construction	9.76 %	22.37 %	\$73,370.00
C30 - Interior Finishes	7.47 %	98.26 %	\$1,068,968.00
D20 - Plumbing	0.00 %	110.00 %	\$657,076.00
D30 - HVAC	0.00 %	110.00 %	\$1,455,785.00
D40 - Fire Protection	0.00 %	110.00 %	\$208,036.00
D50 - Electrical	6.42 %	67.61 %	\$842,824.00
E10 - Equipment	0.00 %	110.00 %	\$914,799.00
E20 - Furnishings	0.00 %	110.00 %	\$247,507.00
Totals:	9.87 %	71.17 %	\$6,052,174.00

Photo Album

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

1). North Elevation - Feb 20, 2017



2). West Elevation - Feb 20, 2017



3). Partial South Elevation - Feb 20, 2017



4). East Elevation - Feb 20, 2017



Condition Detail

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

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

System Listing

Campus Assessment Report - 1951 Main

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$2.32	S.F.	42,215	100	1951	2051		34.00 %	0.00 %	34			\$97,939
A1030	Slab on Grade	\$10.07	S.F.	42,215	100	1951	2051		34.00 %	0.00 %	34			\$425,105
B1020	Roof Construction	\$16.84	S.F.	42,215	100	1951	2051		34.00 %	0.00 %	34			\$710,901
B2010	Exterior Walls	\$9.48	S.F.	42,215	100	1951	2051		34.00 %	18.77 %	34		\$75,108.00	\$400,198
B2020	Exterior Windows	\$13.69	S.F.	42,215	30	1991	2021		13.33 %	0.00 %	4			\$577,923
B2030	Exterior Doors	\$2.32	S.F.	42,215	30	1991	2021		13.33 %	0.00 %	4			\$97,939
B3010105	Built-Up	\$8.95	S.F.	35,465	25	1981	2006		0.00 %	138.00 %	-11		\$438,028.00	\$317,412
B3010120	Single Ply Membrane	\$6.98	S.F.	6,750	20	1991	2011		0.00 %	150.00 %	-6		\$70,673.00	\$47,115
C1010	Partitions	\$5.03	S.F.	42,215	75	1951	2026		12.00 %	0.00 %	9			\$212,341
C1020	Interior Doors	\$1.16	S.F.	42,215	30	1991	2021		13.33 %	0.00 %	4			\$48,969
C1030	Fittings	\$1.58	S.F.	42,215	20	1991	2011		0.00 %	110.00 %	-6		\$73,370.00	\$66,700
C3010	Wall Finishes	\$2.75	S.F.	42,215	10	2014	2024		70.00 %	0.00 %	7			\$116,091
C3020	Floor Finishes	\$11.72	S.F.	42,215	20	1991	2011		0.00 %	110.00 %	-6		\$544,236.00	\$494,760
C3030	Ceiling Finishes	\$11.30	S.F.	42,215	25	1991	2016		0.00 %	110.00 %	-1		\$524,732.00	\$477,030
D2010	Plumbing Fixtures	\$9.46	S.F.	42,215	30	1951	1981		0.00 %	110.00 %	-36		\$439,289.00	\$399,354
D2020	Domestic Water Distribution	\$1.76	S.F.	42,215	30	1951	1981		0.00 %	110.00 %	-36		\$81,728.00	\$74,298
D2030	Sanitary Waste	\$2.77	S.F.	42,215	30	1951	1981		0.00 %	110.00 %	-36		\$128,629.00	\$116,936
D2090	Other Plumbing Systems -Propane	\$0.16	S.F.	42,215	40	1951	1991		0.00 %	110.01 %	-26		\$7,430.00	\$6,754
D3040	Distribution Systems	\$8.96	S.F.	42,215	30	1992	2022	2017	0.00 %	110.00 %	0		\$416,071.00	\$378,246
D3050	Terminal & Package Units	\$19.55	S.F.	42,215	15	1992	2007		0.00 %	110.00 %	-10		\$907,834.00	\$825,303
D3060	Controls & Instrumentation	\$2.84	S.F.	42,215	20	1992	2012		0.00 %	110.00 %	-5		\$131,880.00	\$119,891
D4010	Sprinklers	\$3.89	S.F.	42,215	30			2017	0.00 %	110.00 %	0		\$180,638.00	\$164,216
D4020	Standpipes	\$0.59	S.F.	42,215	30			2017	0.00 %	110.00 %	0		\$27,398.00	\$24,907
D5010	Electrical Service/Distribution	\$1.70	S.F.	42,215	40	1951	1991		0.00 %	110.00 %	-26		\$78,942.00	\$71,766
D5020	Branch Wiring	\$4.87	S.F.	42,215	30	1951	1981		0.00 %	110.00 %	-36		\$226,146.00	\$205,587
D5020	Lighting	\$11.38	S.F.	42,215	30	1992	2022		16.67 %	0.00 %	5			\$480,407
D5030810	Security & Detection Systems	\$2.10	S.F.	42,215	15	2006	2021	2017	0.00 %	110.00 %	0		\$97,517.00	\$88,652
D5030910	Fire Alarm Systems	\$3.83	S.F.	42,215	15	1991	2006		0.00 %	110.00 %	-11		\$177,852.00	\$161,683
D5030920	Data Communication	\$4.92	S.F.	42,215	15	1991	2006		0.00 %	110.00 %	-11		\$228,468.00	\$207,698
D5090	Other Electrical Systems	\$0.73	S.F.	42,215	20	1991	2011		0.00 %	110.00 %	-6		\$33,899.00	\$30,817
E1020	Institutional Equipment	\$13.97	S.F.	42,215	20	1951	1971		0.00 %	110.00 %	-46		\$648,718.00	\$589,744
E1090	Other Equipment	\$5.73	S.F.	42,215	20	1991	2011		0.00 %	110.00 %	-6		\$266,081.00	\$241,892
E2010	Fixed Furnishings	\$5.33	S.F.	42,215	20	1951	1971		0.00 %	110.00 %	-46		\$247,507.00	\$225,006
Total									9.87 %	71.17 %			\$6,052,174.00	\$8,503,580

System Notes

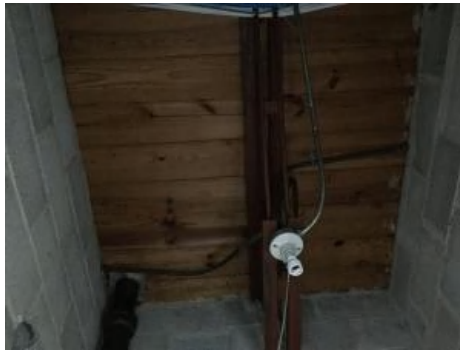
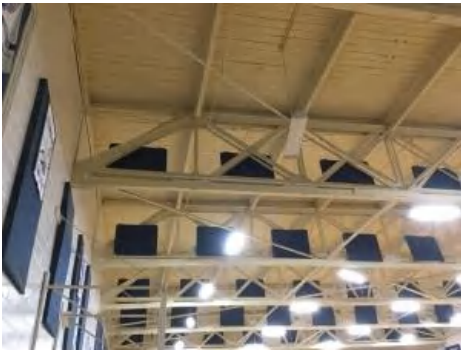
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: A1030 - Slab on Grade



Note:

System: B1020 - Roof Construction



Note:

Campus Assessment Report - 1951 Main

System: B2010 - Exterior Walls



Note:

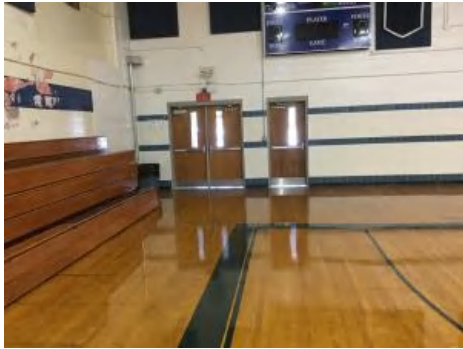
System: B2020 - Exterior Windows



Note:

Campus Assessment Report - 1951 Main

System: B2030 - Exterior Doors



Note:

System: B3010105 - Built-Up



Note:

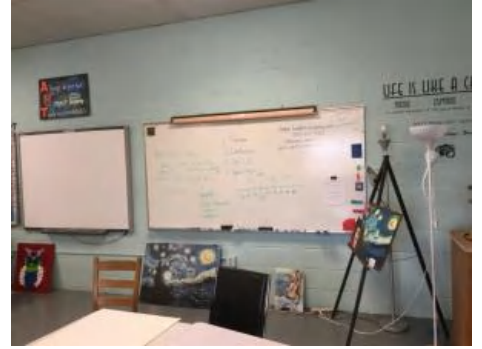
System: B3010120 - Single Ply Membrane



Note:

Campus Assessment Report - 1951 Main

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

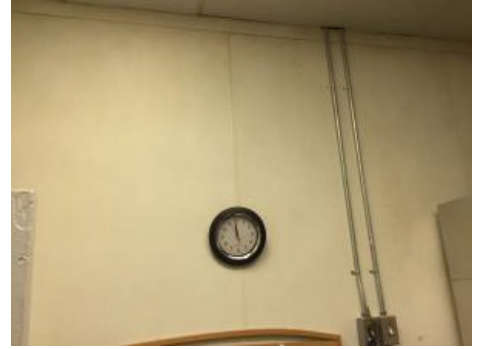
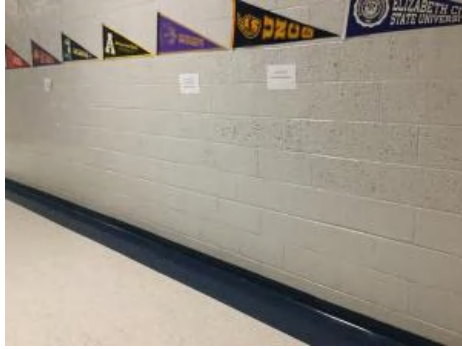
System: C1030 - Fittings



Note:

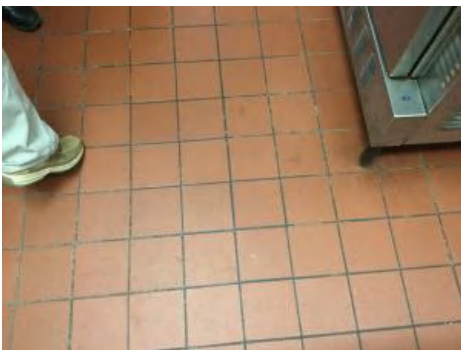
Campus Assessment Report - 1951 Main

System: C3010 - Wall Finishes



Note:

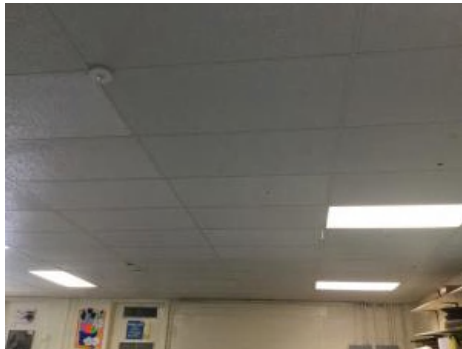
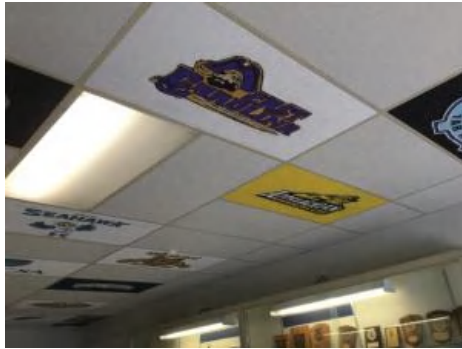
System: C3020 - Floor Finishes



Note:

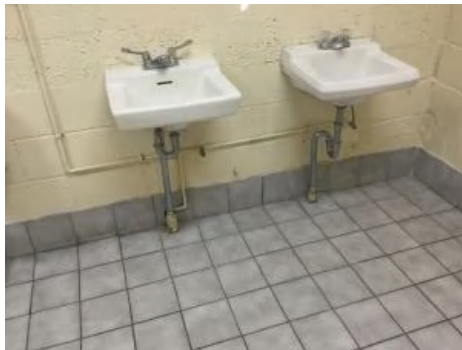
Campus Assessment Report - 1951 Main

System: C3030 - Ceiling Finishes



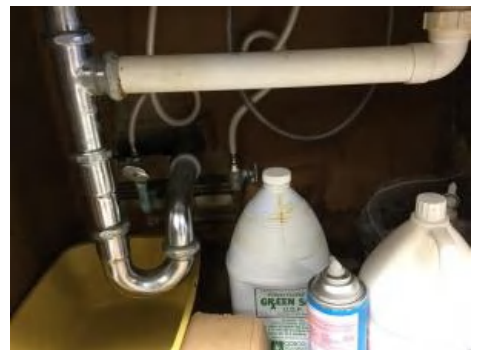
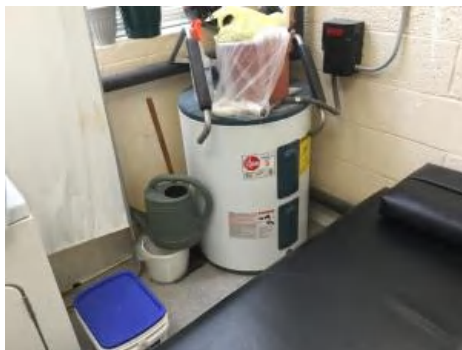
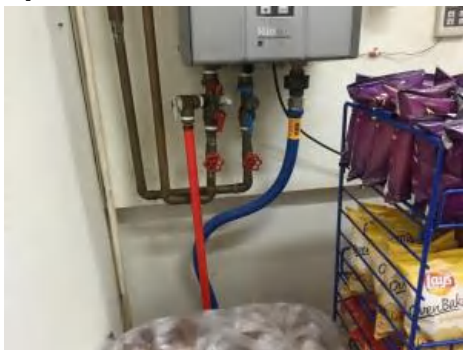
Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

Campus Assessment Report - 1951 Main

System: D2030 - Sanitary Waste



Note:

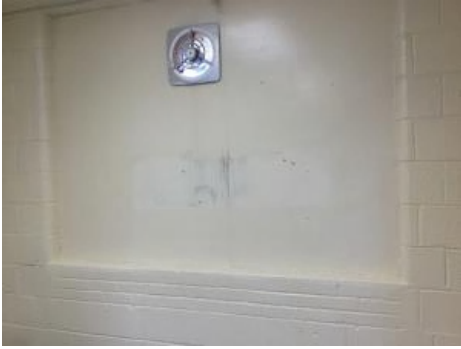
System: D2090 - Other Plumbing Systems -Propane



Note:

Campus Assessment Report - 1951 Main

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

Campus Assessment Report - 1951 Main

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting

This system contains no images

Note: Fixtures retrofitted w/ T-8 lamps and ballasts, 2011.

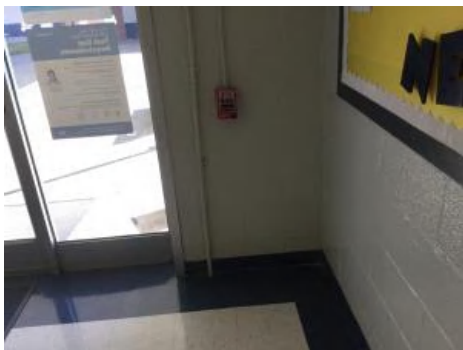
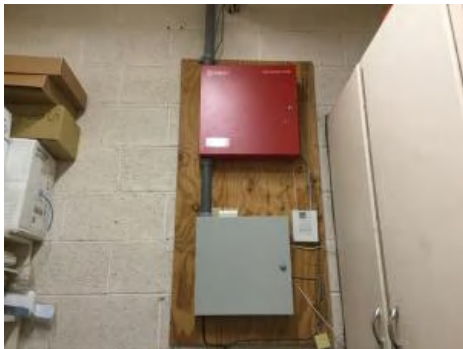
Campus Assessment Report - 1951 Main

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

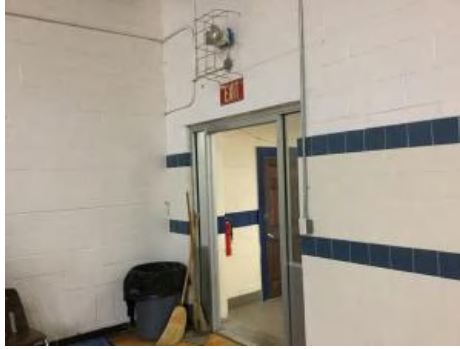
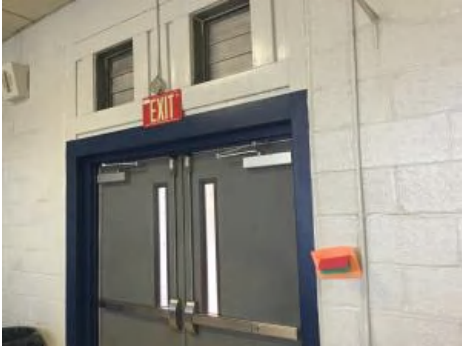
System: D5030920 - Data Communication



Note:

Campus Assessment Report - 1951 Main

System: D5090 - Other Electrical Systems



Note:

System: E1020 - Institutional Equipment



Note:

Campus Assessment Report - 1951 Main

System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$6,052,174	\$0	\$0	\$0	\$897,385	\$612,615	\$0	\$157,055	\$0	\$0	\$0	\$7,719,229
* 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	\$75,108	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,108
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$715,504	\$0	\$0	\$0	\$0	\$0	\$0	\$715,504
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$121,254	\$0	\$0	\$0	\$0	\$0	\$0	\$121,254
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	\$438,028	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$438,028
B3010120 - Single Ply Membrane	\$70,673	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70,673
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	\$60,627	\$0	\$0	\$0	\$0	\$0	\$0	\$60,627
C1030 - Fittings	\$73,370	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$73,370
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	\$157,055	\$0	\$0	\$0	\$157,055
C3020 - Floor Finishes	\$544,236	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$544,236
C3030 - Ceiling Finishes	\$524,732	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$524,732
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

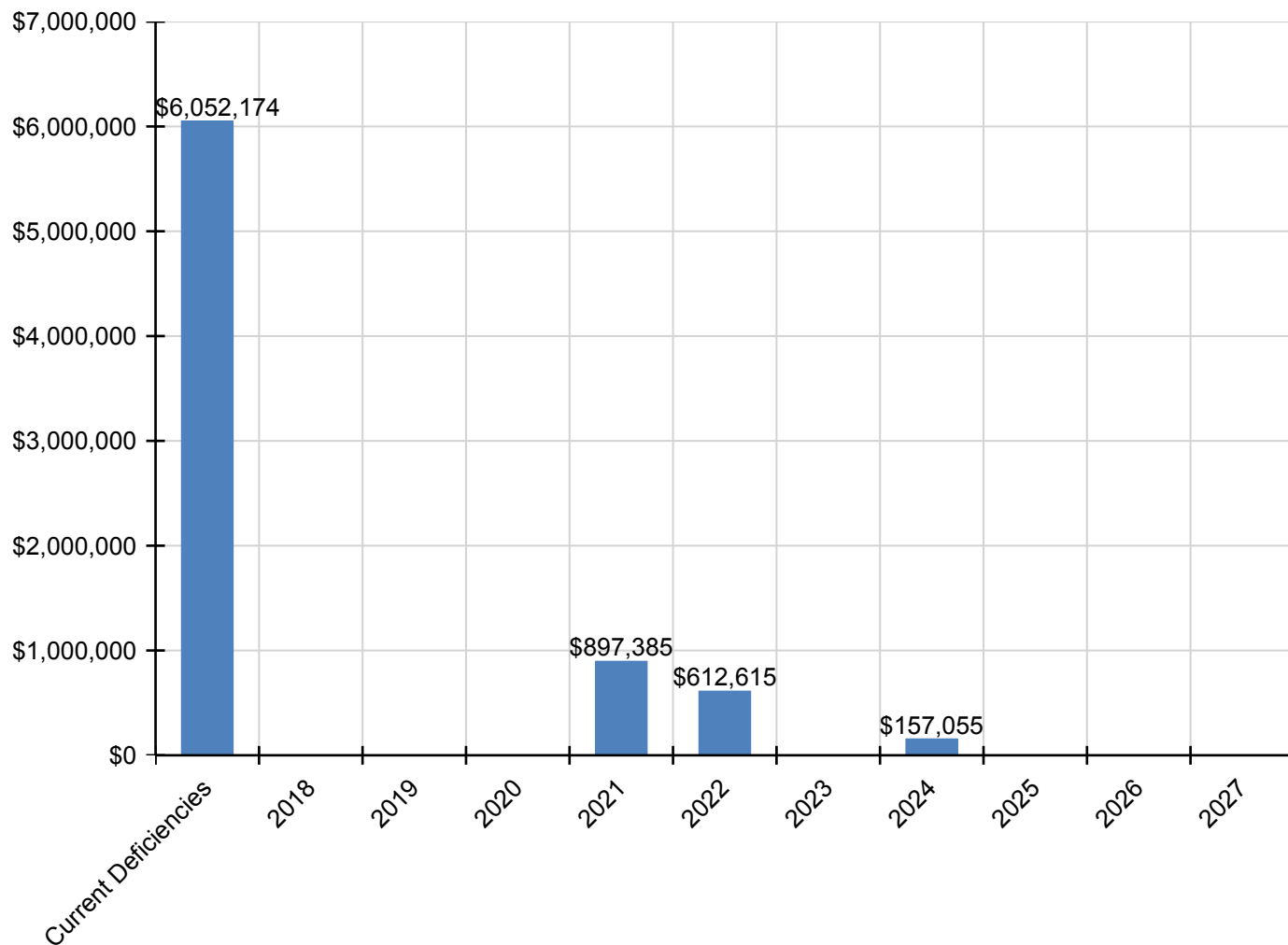
Campus Assessment Report - 1951 Main

D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$439,289	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$439,289
D2020 - Domestic Water Distribution	\$81,728	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$81,728
D2030 - Sanitary Waste	\$128,629	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$128,629
D2090 - Other Plumbing Systems - Propane	\$7,430	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,430
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$416,071	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$416,071
D3050 - Terminal & Package Units	\$907,834	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$907,834
D3060 - Controls & Instrumentation	\$131,880	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$131,880
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$180,638	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$180,638
D4020 - Standpipes	\$27,398	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,398
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$78,942	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$78,942
D5020 - Branch Wiring	\$226,146	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$226,146
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$612,615	\$0	\$0	\$0	\$0	\$0	\$0	\$612,615
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$97,517	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$97,517
D5030910 - Fire Alarm Systems	\$177,852	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$177,852
D5030920 - Data Communication	\$228,468	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$228,468
D5090 - Other Electrical Systems	\$33,899	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,899
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$648,718	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$648,718
E1090 - Other Equipment	\$266,081	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$266,081
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$247,507	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$247,507

* Indicates non-renewable system

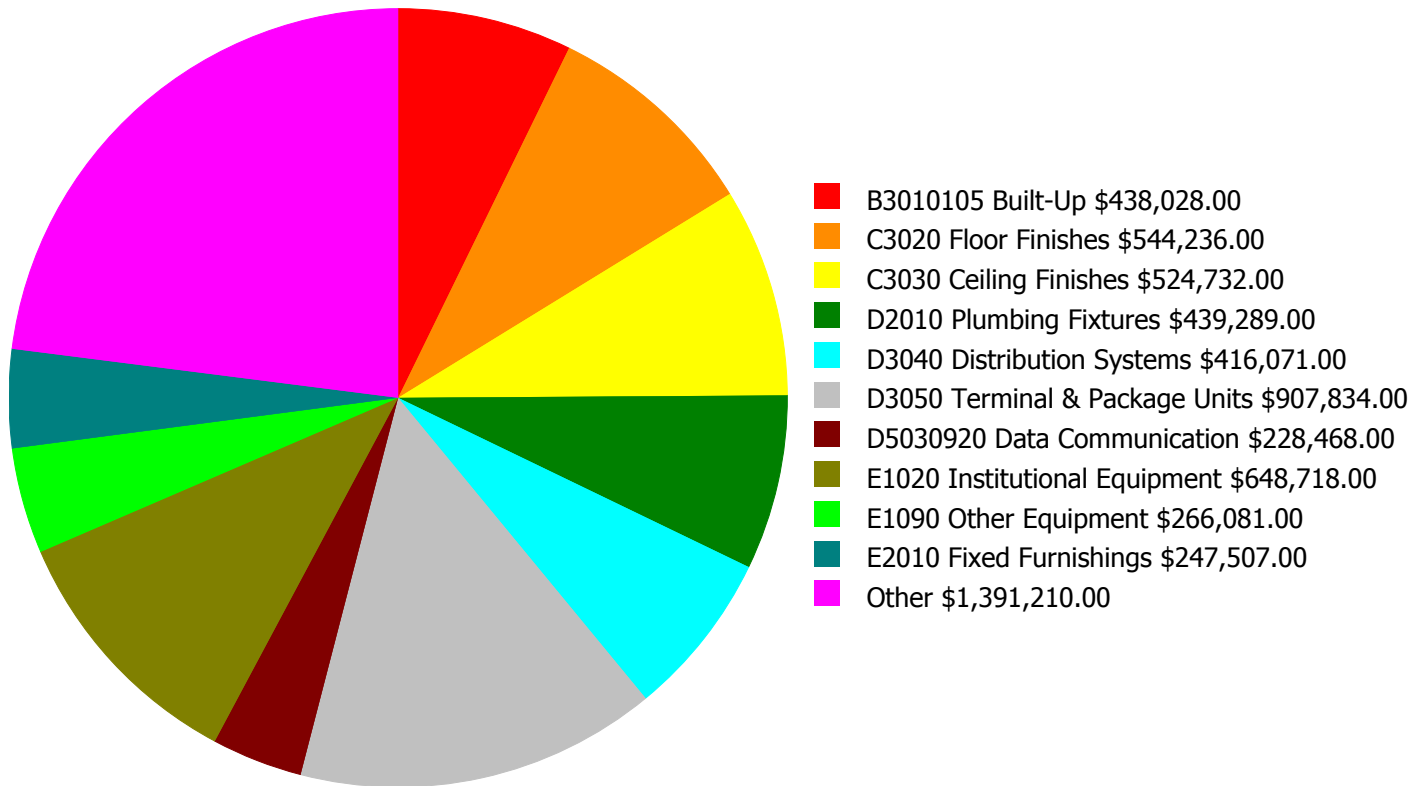
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

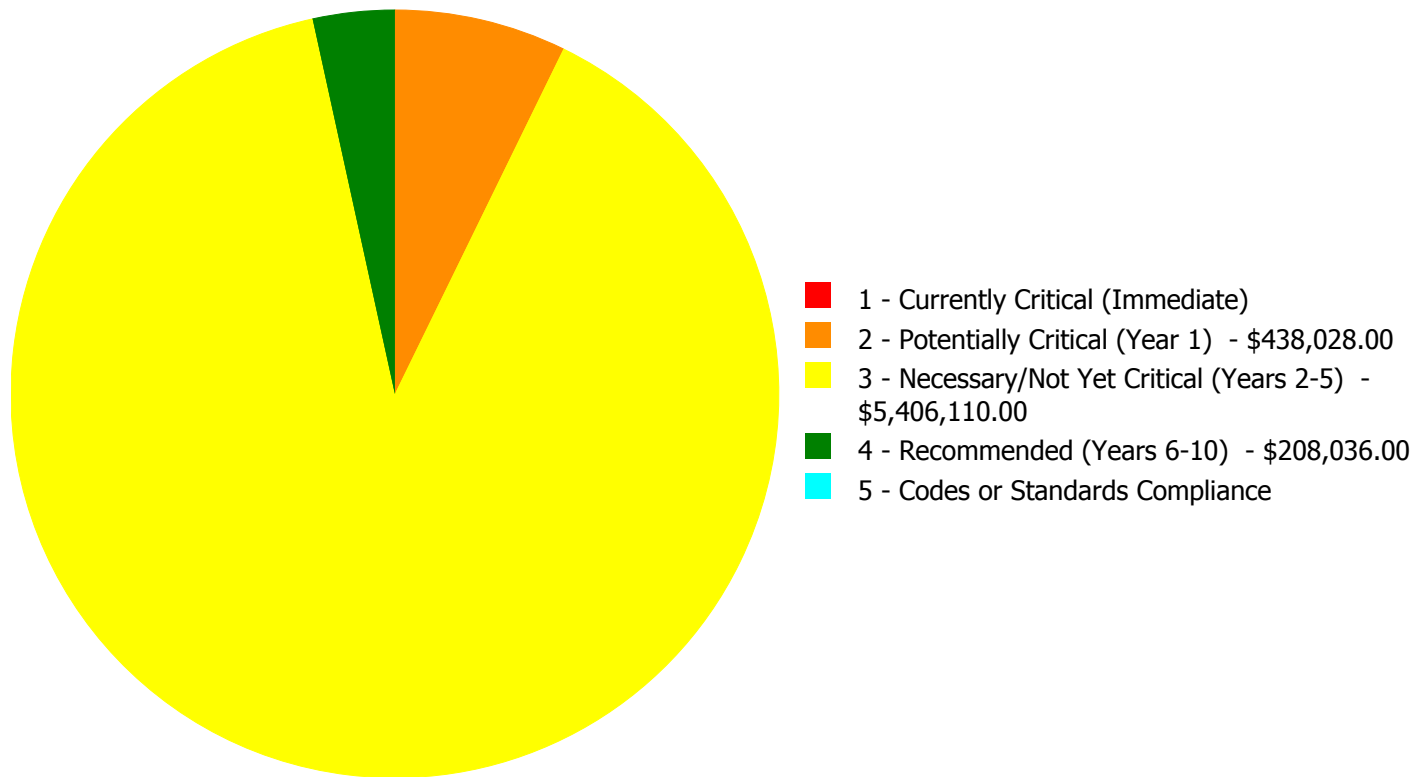
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$6,052,174.00

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: \$6,052,174.00

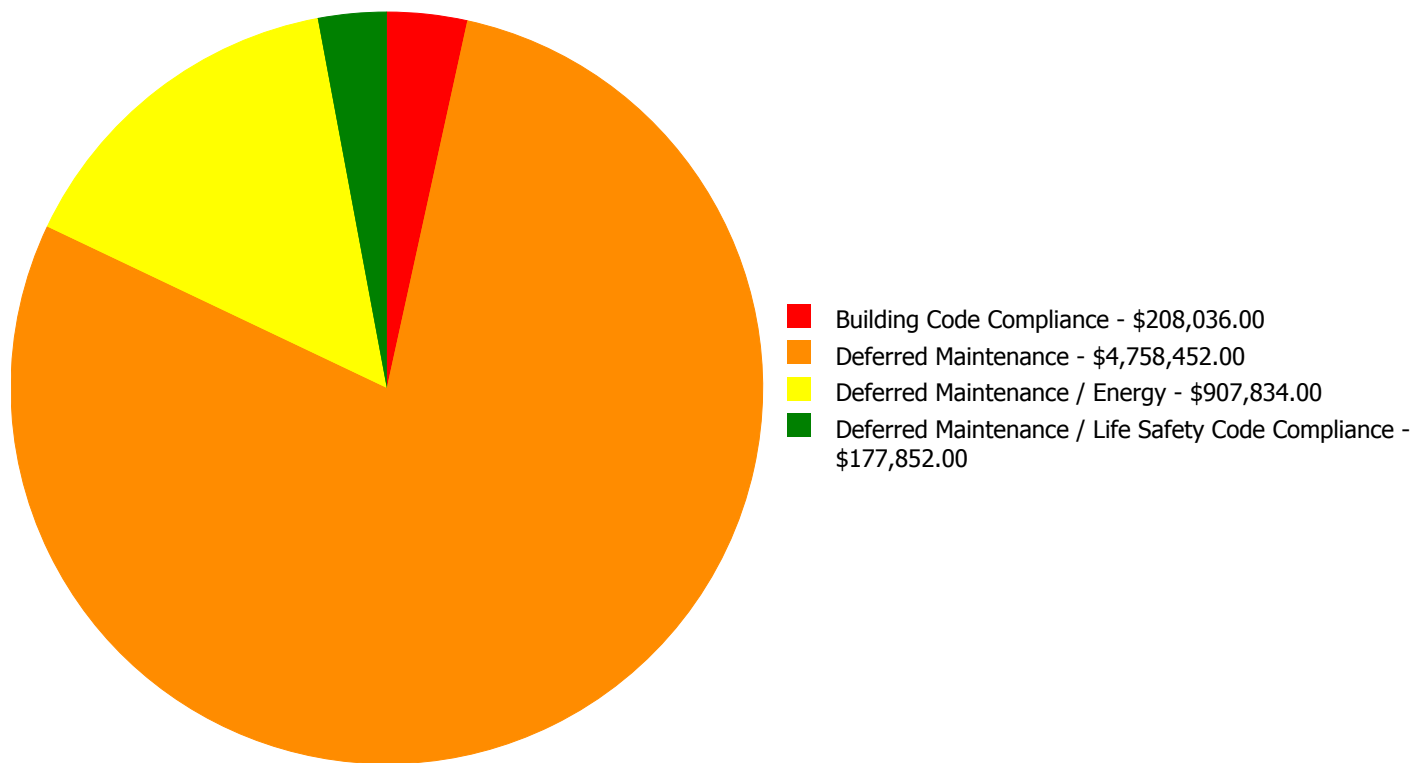
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2010	Exterior Walls	\$0.00	\$0.00	\$75,108.00	\$0.00	\$0.00	\$75,108.00
B3010105	Built-Up	\$0.00	\$438,028.00	\$0.00	\$0.00	\$0.00	\$438,028.00
B3010120	Single Ply Membrane	\$0.00	\$0.00	\$70,673.00	\$0.00	\$0.00	\$70,673.00
C1030	Fittings	\$0.00	\$0.00	\$73,370.00	\$0.00	\$0.00	\$73,370.00
C3020	Floor Finishes	\$0.00	\$0.00	\$544,236.00	\$0.00	\$0.00	\$544,236.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$524,732.00	\$0.00	\$0.00	\$524,732.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$439,289.00	\$0.00	\$0.00	\$439,289.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$81,728.00	\$0.00	\$0.00	\$81,728.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$128,629.00	\$0.00	\$0.00	\$128,629.00
D2090	Other Plumbing Systems -Propane	\$0.00	\$0.00	\$7,430.00	\$0.00	\$0.00	\$7,430.00
D3040	Distribution Systems	\$0.00	\$0.00	\$416,071.00	\$0.00	\$0.00	\$416,071.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$907,834.00	\$0.00	\$0.00	\$907,834.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$131,880.00	\$0.00	\$0.00	\$131,880.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$180,638.00	\$0.00	\$180,638.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$27,398.00	\$0.00	\$27,398.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$78,942.00	\$0.00	\$0.00	\$78,942.00
D5020	Branch Wiring	\$0.00	\$0.00	\$226,146.00	\$0.00	\$0.00	\$226,146.00
D5030810	Security & Detection Systems	\$0.00	\$0.00	\$97,517.00	\$0.00	\$0.00	\$97,517.00
D5030910	Fire Alarm Systems	\$0.00	\$0.00	\$177,852.00	\$0.00	\$0.00	\$177,852.00
D5030920	Data Communication	\$0.00	\$0.00	\$228,468.00	\$0.00	\$0.00	\$228,468.00
D5090	Other Electrical Systems	\$0.00	\$0.00	\$33,899.00	\$0.00	\$0.00	\$33,899.00
E1020	Institutional Equipment	\$0.00	\$0.00	\$648,718.00	\$0.00	\$0.00	\$648,718.00
E1090	Other Equipment	\$0.00	\$0.00	\$266,081.00	\$0.00	\$0.00	\$266,081.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$247,507.00	\$0.00	\$0.00	\$247,507.00
	Total:	\$0.00	\$438,028.00	\$5,406,110.00	\$208,036.00	\$0.00	\$6,052,174.00

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: \$6,052,174.00

Deficiency Details by Priority

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

Priority 2 - Potentially Critical (Year 1):

System: B3010105 - Built-Up



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 35,465.00
Unit of Measure: S.F.
Estimate: \$438,028.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: The majority of the building roof is foam over built-up roofing. The foam is in very poor condition with blistering, loss of coating, and UV damage to exposed foam. System replacement, including gutters and downspouts, is recommended.

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

System: B2010 - Exterior Walls



Location: Exterior walls
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Point clay brick wall, 1st floor
Qty: 50.00
Unit of Measure: C.S.F.
Estimate: \$75,108.00
Assessor Name: Terence Davis
Date Created: 02/20/2017

Notes: Exterior walls have some cracking, particularly at the locker room, which appears to an addition. Brick mortar is failing in some locations. Infilled windows at the gym are problematic. A general tune-up is recommended.

System: B3010120 - Single Ply Membrane



Location: Office wing
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 6,750.00
Unit of Measure: S.F.
Estimate: \$70,673.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: The EPDM roof is beyond its expected useful life. Although no leaks were reported, system renewal is recommended to ensure the water tightness of the building envelope.

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: 42,215.00
Unit of Measure: S.F.
Estimate: \$73,370.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Building fittings are of variable ages, but as a system are expired. Interior signage is not ADA code compliant. Restrooms are not typically ADA code compliant. System renewal is recommended.

System: C3020 - Floor Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,215.00
Unit of Measure: S.F.
Estimate: \$544,236.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Floor finishes are generally beyond their expected useful life. Asbestos containing mastic is encapsulated beneath floor finishes. System renewal including complete abatement is recommended.

System: C3030 - Ceiling Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,215.00
Unit of Measure: S.F.
Estimate: \$524,732.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: The ceiling tiles have been replaced as needed. However the grids are yellowed and many tiles are sagging or damaged. System renewal is recommended.

System: D2010 - Plumbing Fixtures



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,215.00
Unit of Measure: S.F.
Estimate: \$439,289.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: It appears that many fixtures have been replaced, likely with the 1992 addition and general upgrade. Fixtures are not typically low-flow water saving styles. Many older fixtures are still present. In general, ADA compliance is lacking. System renewal is recommended.

System: D2020 - Domestic Water Distribution



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,215.00
Unit of Measure: S.F.
Estimate: \$81,728.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Renovations have not been comprehensively made to the domestic water distribution system. System renewal is recommended.

System: D2030 - Sanitary Waste



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,215.00
Unit of Measure: S.F.
Estimate: \$128,629.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: The sanitary waste system as a whole is largely original with some surface retrofits. The system is expired and system renewal is recommended.

System: D2090 - Other Plumbing Systems -Propane



Location: Kitchen
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,215.00
Unit of Measure: S.F.
Estimate: \$7,430.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: The propane piping system is expired. System renewal is recommended.

System: D3040 - Distribution Systems



Location: Throughout the building
Distress: Inadequate
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,215.00
Unit of Measure: S.F.
Estimate: \$416,071.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: HVAC distribution systems are both expired and inadequate. Wall mounted units in the gym do not provide adequate circulation. Toilet room exhaust systems are antiquated. Wall mounted units are fitted with ducts that they are not designed for, putting excess load on fan motors. The masonry shop does not have adequate filtration. System renewal is recommended.

System: D3050 - Terminal & Package Units



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,215.00
Unit of Measure: S.F.
Estimate: \$907,834.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Wall mounted heat pumps have exceeded their useful life and are not energy efficient. Independent cooling is not provided for data rooms. System renewal is recommended.

System: D3060 - Controls & Instrumentation



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,215.00
Unit of Measure: S.F.
Estimate: \$131,880.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Building controls are locally controlled and are obsolete, having been installed with the 1992 HVAC upgrade.. Installation of a modern digital system with remote monitoring and control capability for energy conservation is recommended.

System: D5010 - Electrical Service/Distribution



Location: Main electrical service
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,215.00
Unit of Measure: S.F.
Estimate: \$78,942.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: The main electrical service has been added on to, but has not been upgraded overall. Service is located in a corridor vs. a dedicated electrical equipment room. System renewal is recommended.

System: D5020 - Branch Wiring



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,215.00
Unit of Measure: S.F.
Estimate: \$226,146.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: The branch wiring system has been added on to over the years, but a comprehensive upgrade has never been implemented. There are few spare circuits and circuits are overloaded. There are insufficient outlets to meet modern requirements. Equipment is obsolete.

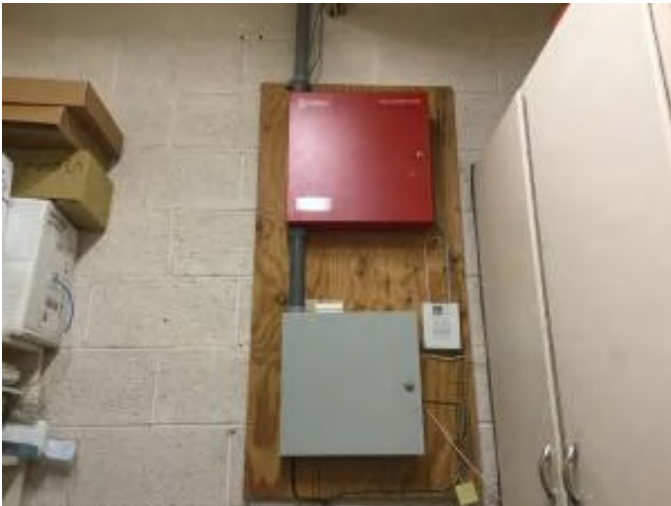
System: D5030810 - Security & Detection Systems



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,215.00
Unit of Measure: S.F.
Estimate: \$97,517.00
Assessor Name: Terence Davis
Date Created: 02/20/2017

Notes: Although reportedly only 10 years old, the security system is inadequate. It cannot be monitored properly in the principal's office. System renewal is recommended.

System: D5030910 - Fire Alarm Systems



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance / Life Safety Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,215.00
Unit of Measure: S.F.
Estimate: \$177,852.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

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

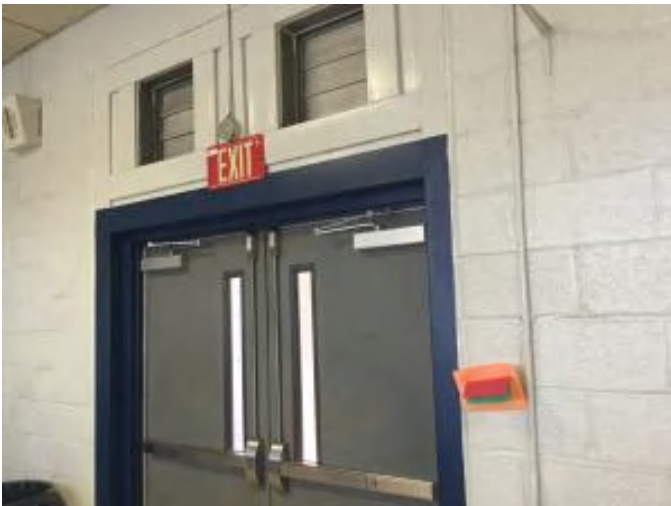
System: D5030920 - Data Communication



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,215.00
Unit of Measure: S.F.
Estimate: \$228,468.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: The telephone system dates to the early '90s. The PA system is through the phone system. System renewal is recommended.

System: D5090 - Other Electrical Systems



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,215.00
Unit of Measure: S.F.
Estimate: \$33,899.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Egress lighting is beyond its expected useful life. System renewal, including review of distribution/adequacy of the system is recommended.

System: E1020 - Institutional Equipment



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,215.00
Unit of Measure: S.F.
Estimate: \$648,718.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Institutional equipment is generally beyond its expected useful life. System renewal is recommended.

System: E1090 - Other Equipment



Location: Kitchen
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,215.00
Unit of Measure: S.F.
Estimate: \$266,081.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Kitchen equipment is generally beyond its expected useful life. System renewal is recommended.

System: E2010 - Fixed Furnishings



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,215.00
Unit of Measure: S.F.
Estimate: \$247,507.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Fixed furnishing are typically original and in fair to poor condition. System renewal is recommended.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 42,215.00
Unit of Measure: S.F.
Estimate: \$180,638.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 42,215.00
Unit of Measure: S.F.
Estimate: \$27,398.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

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

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	10,800
Year Built:	1969
Last Renovation:	
Replacement Value:	\$2,158,704
Repair Cost:	\$1,679,573.00
Total FCI:	77.80 %
Total RSLI:	12.91 %
FCA Score:	22.20



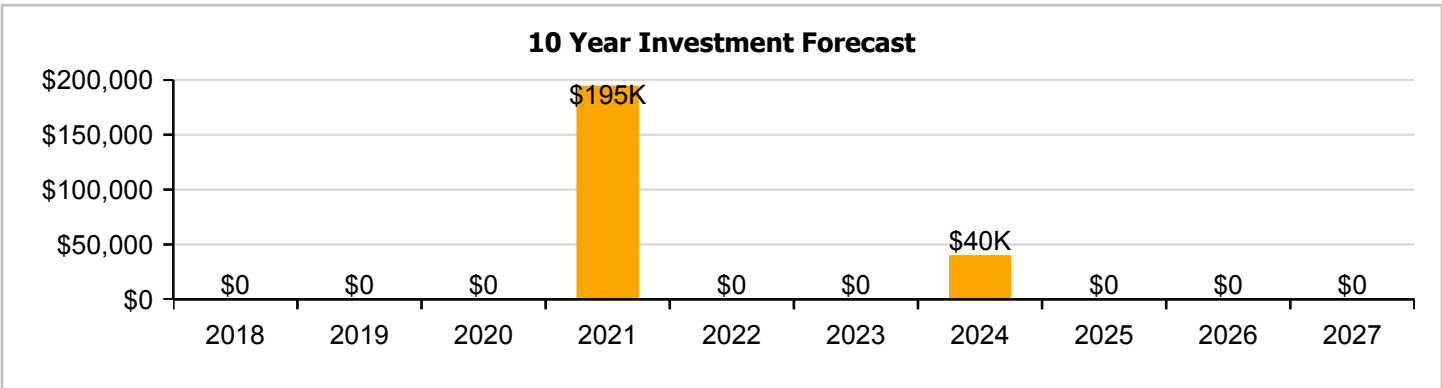
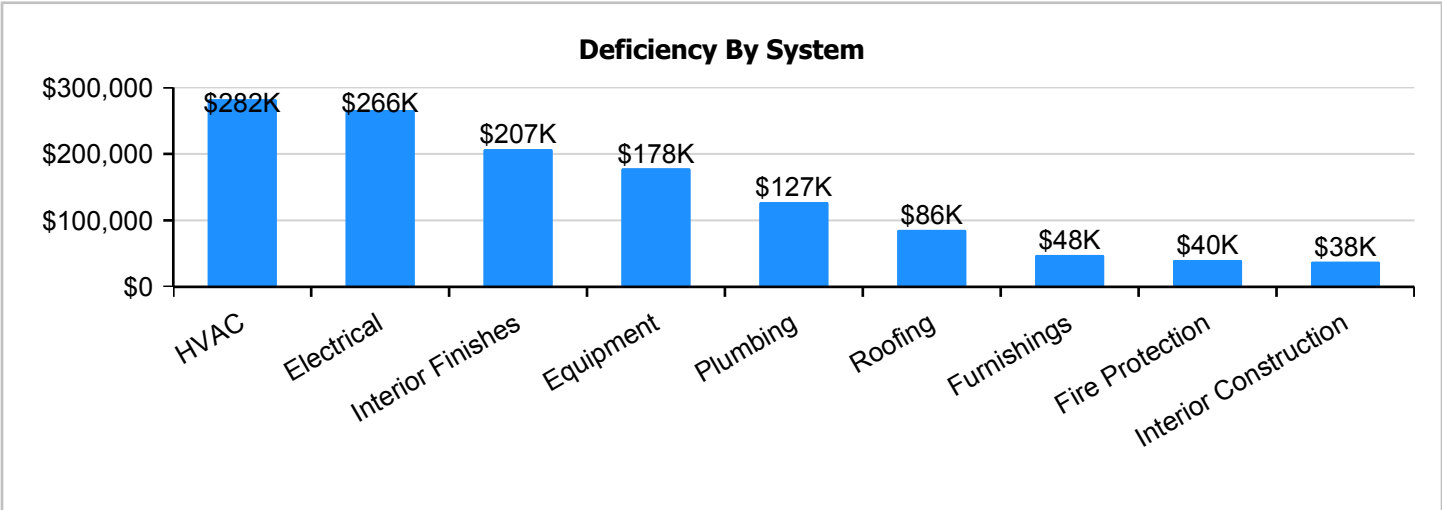
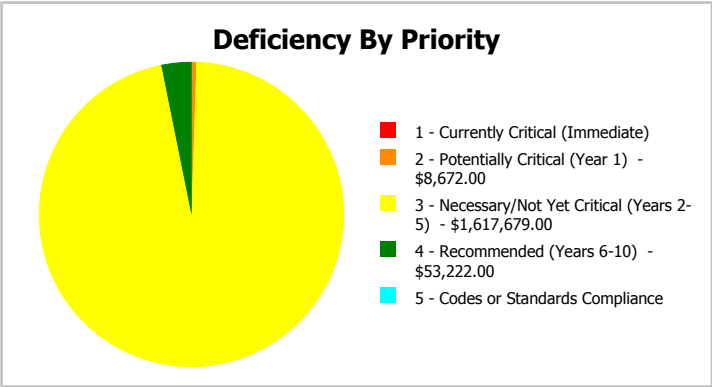
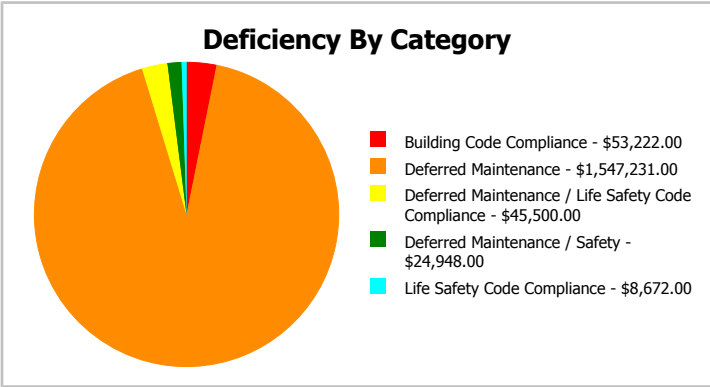
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	HS -High School	Gross Area:	10,800
Year Built:	1969	Last Renovation:	
Repair Cost:	\$1,679,573	Replacement Value:	\$2,158,704
FCI:	77.80 %	RSLI%:	12.91 %



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	52.00 %	0.00 %	\$0.00
B10 - Superstructure	52.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	28.59 %	0.00 %	\$0.00
B30 - Roofing	0.00 %	150.00 %	\$113,076.00
C10 - Interior Construction	19.64 %	49.99 %	\$49,777.00
C30 - Interior Finishes	7.47 %	98.26 %	\$273,478.00
D20 - Plumbing	0.00 %	110.00 %	\$168,222.00
D30 - HVAC	0.00 %	110.00 %	\$372,438.00
D40 - Fire Protection	0.00 %	110.00 %	\$53,222.00
D50 - Electrical	0.00 %	110.00 %	\$350,816.00
E10 - Equipment	0.00 %	110.00 %	\$235,224.00
E20 - Furnishings	0.00 %	110.00 %	\$63,320.00
Totals:	12.91 %	77.80 %	\$1,679,573.00

Photo Album

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

1). North Elevation - Feb 20, 2017



2). West Elevation - Feb 20, 2017



3). South Elevation - Feb 20, 2017



4). East Elevation - Feb 20, 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.	10,800	100	1969	2069		52.00 %	0.00 %	52			\$25,056
A1030	Slab on Grade	\$10.07	S.F.	10,800	100	1969	2069		52.00 %	0.00 %	52			\$108,756
B1020	Roof Construction	\$16.84	S.F.	10,800	100	1969	2069		52.00 %	0.00 %	52			\$181,872
B2010	Exterior Walls	\$9.48	S.F.	10,800	100	1969	2069		52.00 %	0.00 %	52			\$102,384
B2020	Exterior Windows	\$13.69	S.F.	10,800	30	1991	2021		13.33 %	0.00 %	4			\$147,852
B2030	Exterior Doors	\$0.86	S.F.	10,800	30	1991	2021		13.33 %	0.00 %	4			\$9,288
B3010120	Single Ply Membrane	\$6.98	S.F.	10,800	20	1969	1989		0.00 %	150.00 %	-28		\$113,076.00	\$75,384
C1010	Partitions	\$5.03	S.F.	10,800	75	1969	2044		36.00 %	0.00 %	27			\$54,324
C1020	Interior Doors	\$2.61	S.F.	10,800	30	1969	1999		0.00 %	110.00 %	-18		\$31,007.00	\$28,188
C1030	Fittings	\$1.58	S.F.	10,800	20	1969	1989		0.00 %	110.00 %	-28		\$18,770.00	\$17,064
C3010	Wall Finishes	\$2.75	S.F.	10,800	10	2014	2024		70.00 %	0.00 %	7			\$29,700
C3020	Floor Finishes	\$11.72	S.F.	10,800	20	1992	2012		0.00 %	110.00 %	-5		\$139,234.00	\$126,576
C3030	Ceiling Finishes	\$11.30	S.F.	10,800	25	1992	2017		0.00 %	110.00 %	0		\$134,244.00	\$122,040
D2010	Plumbing Fixtures	\$9.46	S.F.	10,800	30	1969	1999		0.00 %	110.00 %	-18		\$112,385.00	\$102,168
D2020	Domestic Water Distribution	\$1.76	S.F.	10,800	30	1969	1999		0.00 %	110.00 %	-18		\$20,909.00	\$19,008
D2030	Sanitary Waste	\$2.77	S.F.	10,800	30	1969	1999		0.00 %	110.00 %	-18		\$32,908.00	\$29,916
D2090	Other Plumbing Systems	\$0.17	S.F.	10,800	30	1969	1999		0.00 %	110.02 %	-18		\$2,020.00	\$1,836
D3040	Distribution Systems	\$8.96	S.F.	10,800	30	1969	1999		0.00 %	110.00 %	-18		\$106,445.00	\$96,768
D3050	Terminal & Package Units	\$19.55	S.F.	10,800	15	1969	1984		0.00 %	110.00 %	-33		\$232,254.00	\$211,140
D3060	Controls & Instrumentation	\$2.84	S.F.	10,800	20	1969	1989		0.00 %	110.00 %	-28		\$33,739.00	\$30,672
D4010	Sprinklers	\$3.89	S.F.	10,800	30			2017	0.00 %	110.00 %	0		\$46,213.00	\$42,012
D4020	Standpipes	\$0.59	S.F.	10,800	30			2017	0.00 %	110.00 %	0		\$7,009.00	\$6,372
D5010	Electrical Service/Distribution	\$1.70	S.F.	10,800	40	1969	2009		0.00 %	110.00 %	-8		\$20,196.00	\$18,360
D5020	Branch Wiring	\$4.87	S.F.	10,800	30	1969	1999		0.00 %	110.00 %	-18		\$57,856.00	\$52,596
D5020	Lighting	\$11.38	S.F.	10,800	30	1969	1999		0.00 %	110.00 %	-18		\$135,194.00	\$122,904
D5030810	Security & Detection Systems	\$2.10	S.F.	10,800	15	2006	2021	2017	0.00 %	110.00 %	0		\$24,948.00	\$22,680
D5030910	Fire Alarm Systems	\$3.83	S.F.	10,800	15	1991	2006		0.00 %	110.00 %	-11		\$45,500.00	\$41,364
D5030920	Data Communication	\$4.92	S.F.	10,800	15	1991	2006		0.00 %	110.00 %	-11		\$58,450.00	\$53,136
D5090	Other Electrical Systems	\$0.73	S.F.	10,800	20	1991	2011		0.00 %	109.99 %	-6		\$8,672.00	\$7,884
E1020	Institutional Equipment	\$19.80	S.F.	10,800	20	1969	1989		0.00 %	110.00 %	-28		\$235,224.00	\$213,840
E2010	Fixed Furnishings	\$5.33	S.F.	10,800	20	1969	1989		0.00 %	110.00 %	-28		\$63,320.00	\$57,564
Total									12.91 %	77.80 %			\$1,679,573.00	\$2,158,704

System Notes

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

System: A1030 - Slab on Grade



Note:

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

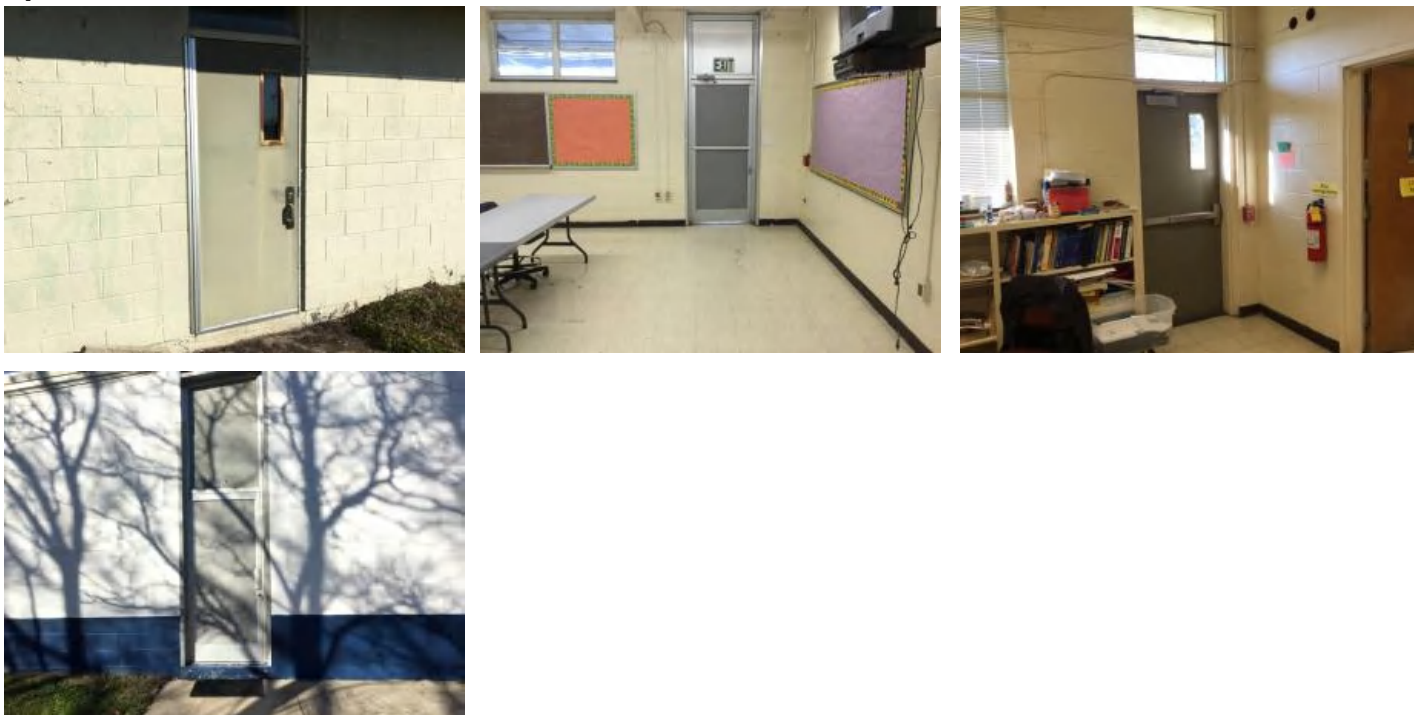
Campus Assessment Report - 1969 Media Center

System: B2020 - Exterior Windows



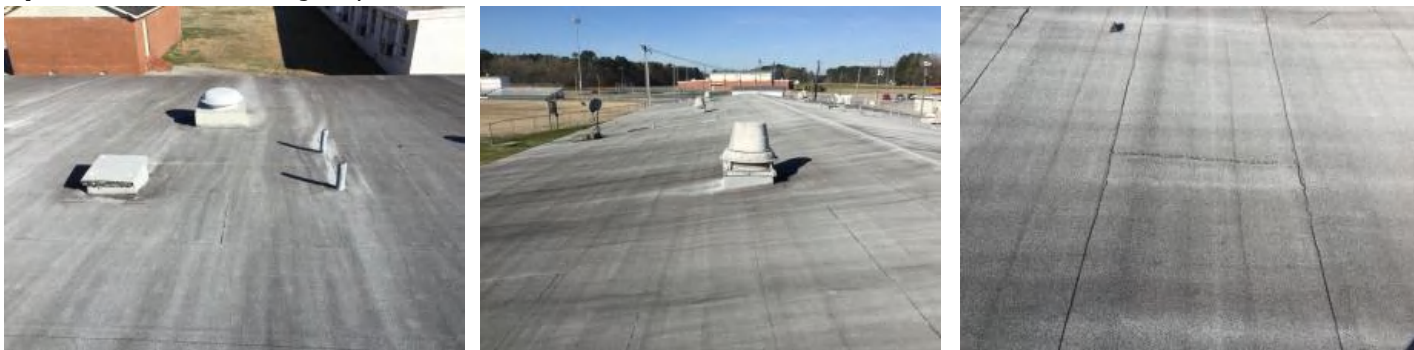
Note:

System: B2030 - Exterior Doors



Note:

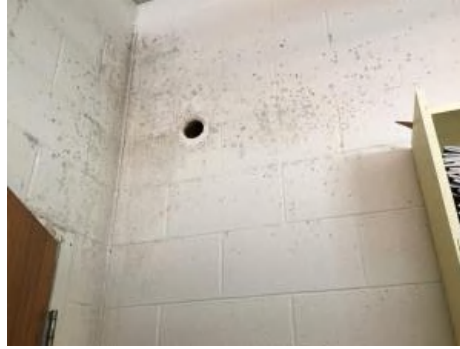
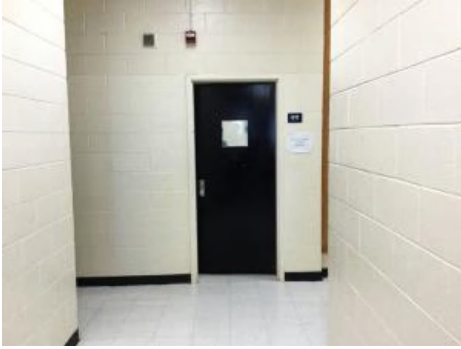
System: B3010120 - Single Ply Membrane



Note:

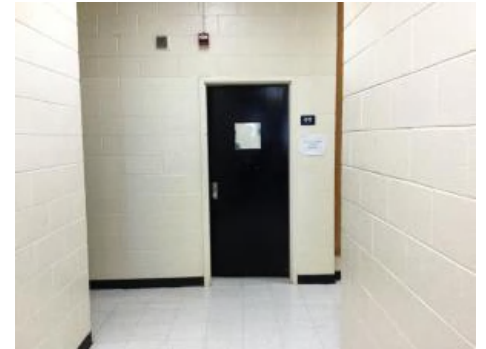
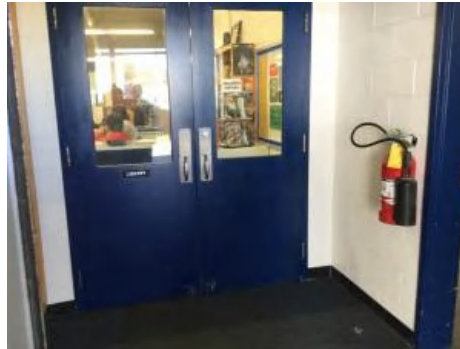
Campus Assessment Report - 1969 Media Center

System: C1010 - Partitions



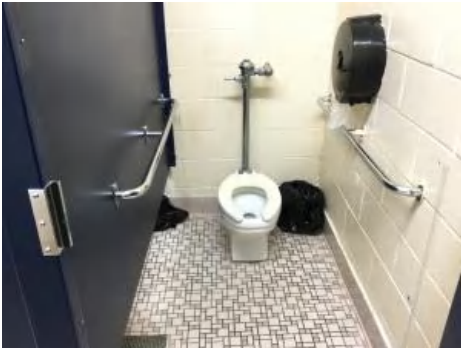
Note:

System: C1020 - Interior Doors



Note:

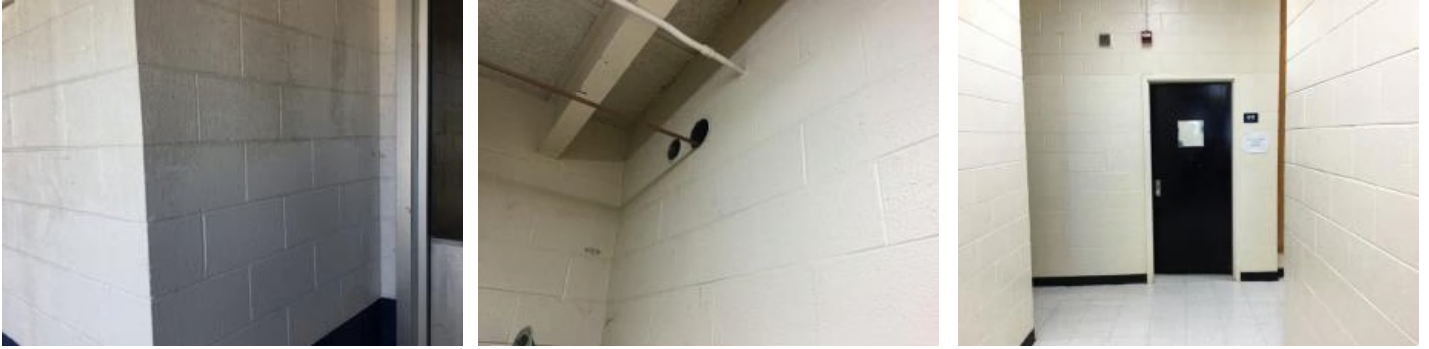
System: C1030 - Fittings



Note:

Campus Assessment Report - 1969 Media Center

System: C3010 - Wall Finishes



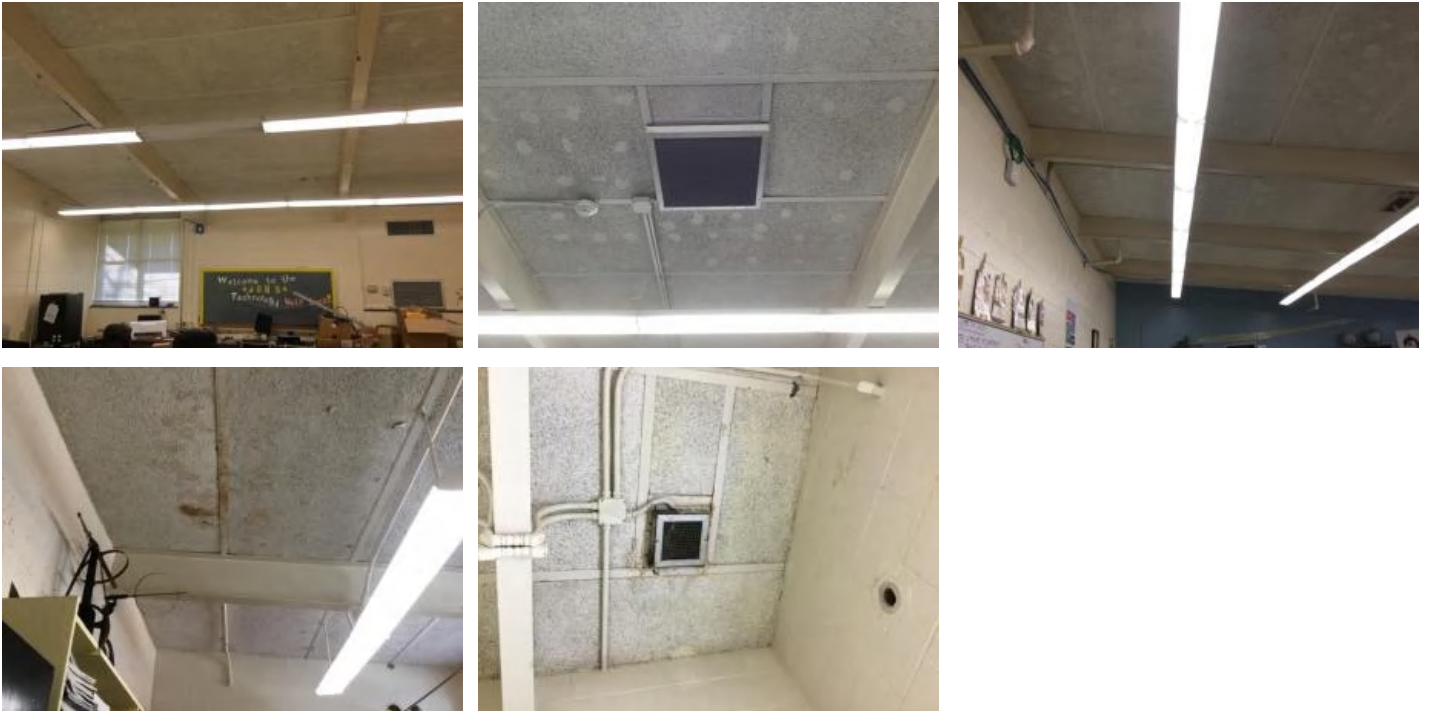
Note:

System: C3020 - Floor Finishes



Note:

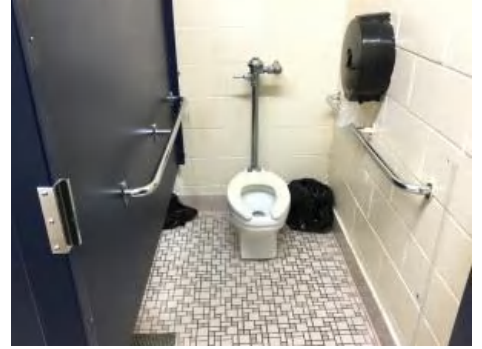
System: C3030 - Ceiling Finishes



Note:

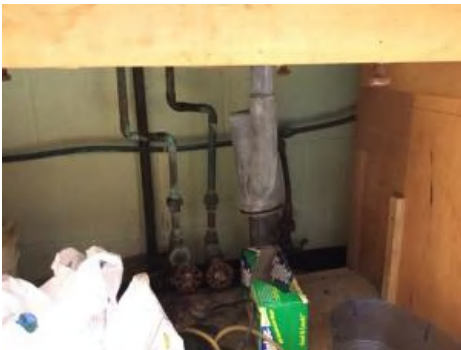
Campus Assessment Report - 1969 Media Center

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

Campus Assessment Report - 1969 Media Center

System: D2030 - Sanitary Waste



Note:

System: D2090 - Other Plumbing Systems



Note:

Campus Assessment Report - 1969 Media Center

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

Campus Assessment Report - 1969 Media Center

System: D5010 - Electrical Service/Distribution



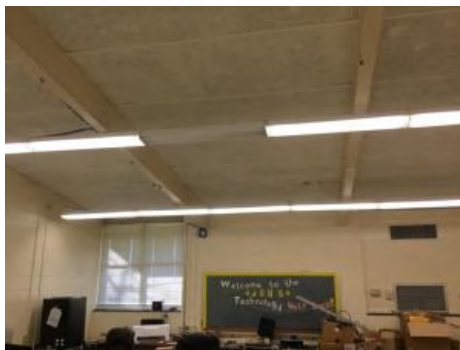
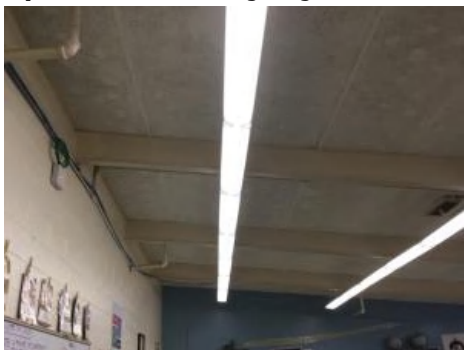
Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

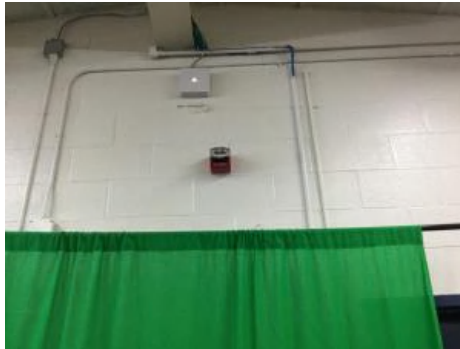
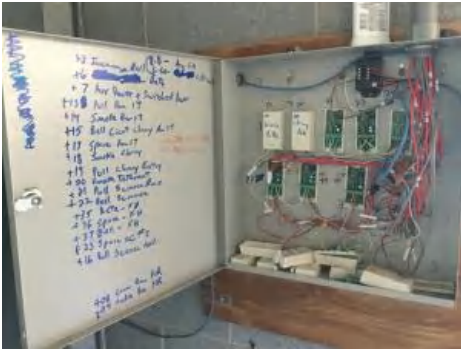
Campus Assessment Report - 1969 Media Center

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

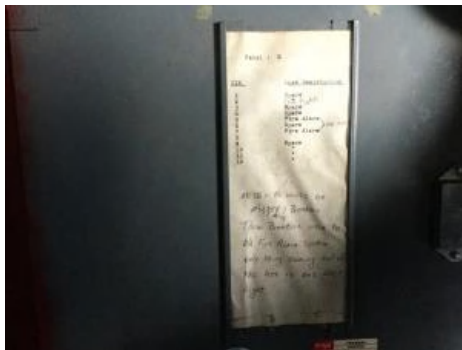
System: D5030920 - Data Communication



Note:

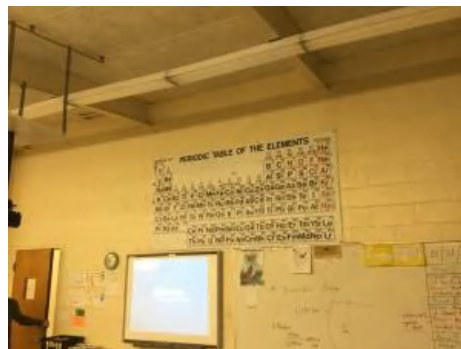
Campus Assessment Report - 1969 Media Center

System: D5090 - Other Electrical Systems



Note:

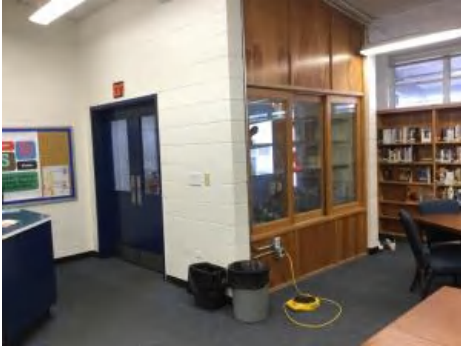
System: E1020 - Institutional Equipment



Note:

Campus Assessment Report - 1969 Media Center

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$1,679,573	\$0	\$0	\$0	\$194,549	\$0	\$0	\$40,180	\$0	\$0	\$0	\$1,914,302
* 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	\$183,049	\$0	\$0	\$0	\$0	\$0	\$0	\$183,049
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$11,499	\$0	\$0	\$0	\$0	\$0	\$0	\$11,499
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	\$113,076	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$113,076
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$31,007	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,007
C1030 - Fittings	\$18,770	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,770
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	\$40,180	\$0	\$0	\$0	\$40,180
C3020 - Floor Finishes	\$139,234	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$139,234
C3030 - Ceiling Finishes	\$134,244	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$134,244
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

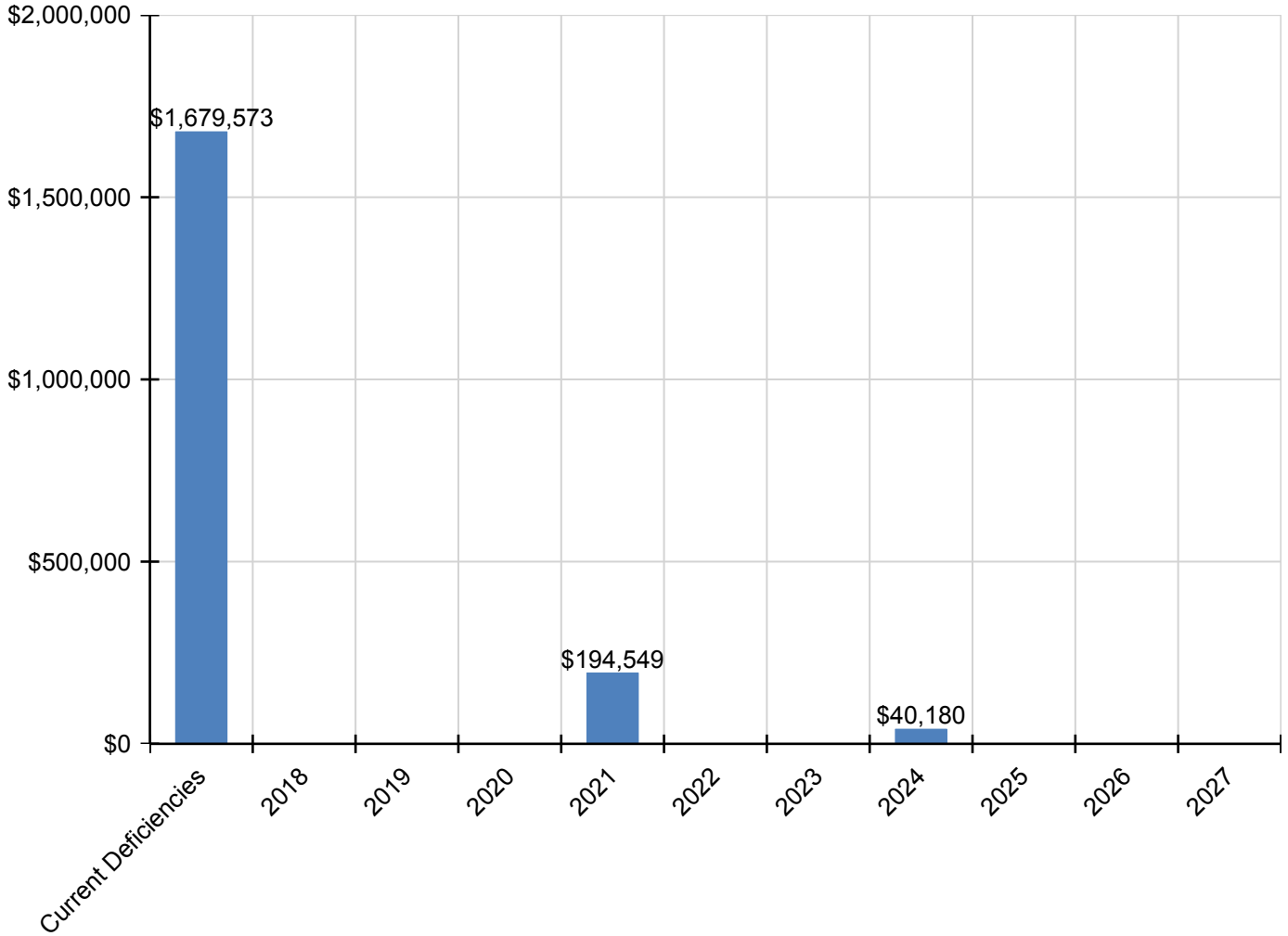
Campus Assessment Report - 1969 Media Center

D2010 - Plumbing Fixtures	\$112,385	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$112,385
D2020 - Domestic Water Distribution	\$20,909	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,909
D2030 - Sanitary Waste	\$32,908	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,908
D2090 - Other Plumbing Systems	\$2,020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,020
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$106,445	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$106,445
D3050 - Terminal & Package Units	\$232,254	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$232,254
D3060 - Controls & Instrumentation	\$33,739	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,739
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$46,213	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,213
D4020 - Standpipes	\$7,009	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,009
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$20,196	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,196
D5020 - Branch Wiring	\$57,856	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57,856
D5020 - Lighting	\$135,194	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$135,194
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$24,948	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,948
D5030910 - Fire Alarm Systems	\$45,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,500
D5030920 - Data Communication	\$58,450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,450
D5090 - Other Electrical Systems	\$8,672	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,672
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$235,224	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$235,224
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$63,320	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$63,320

* Indicates non-renewable system

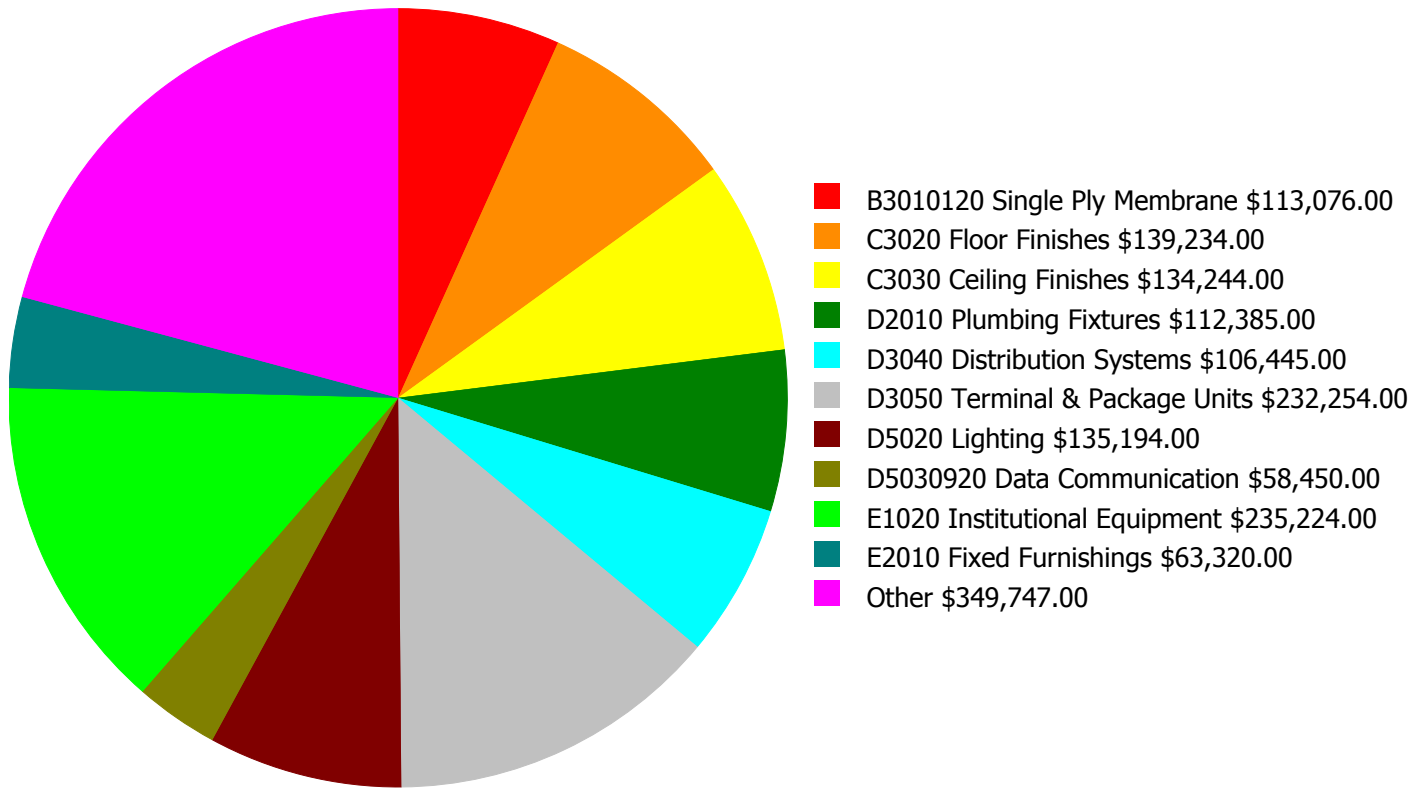
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

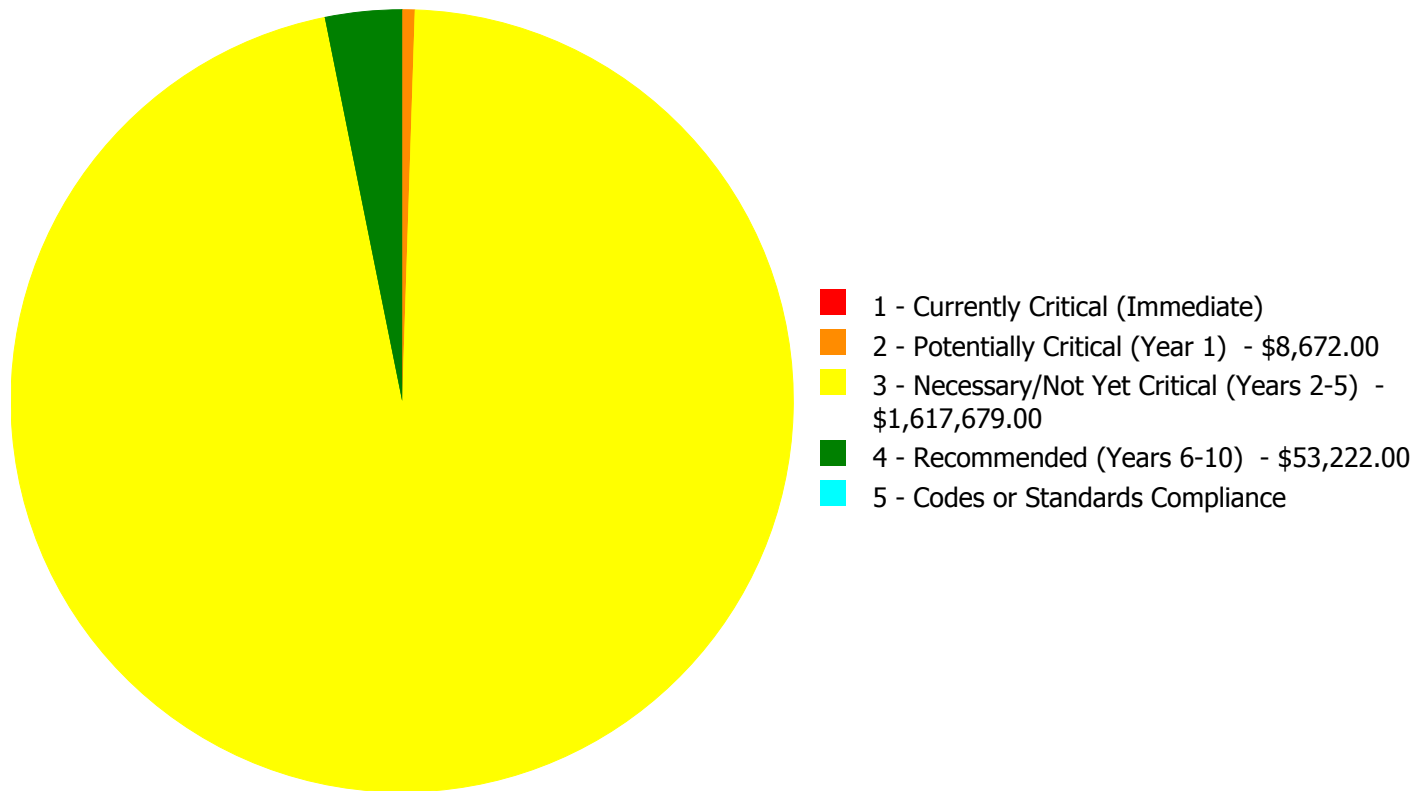
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$1,679,573.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$1,679,573.00

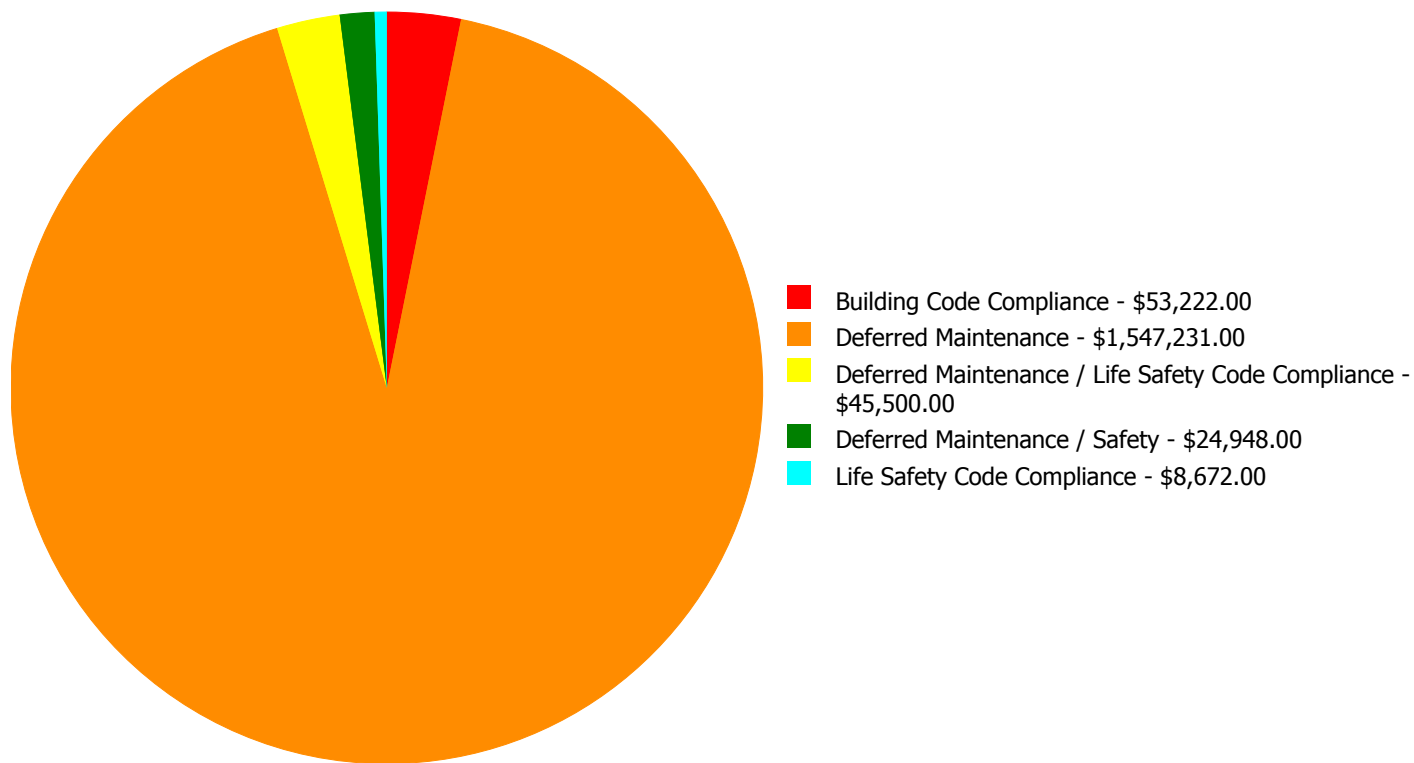
Deficiency By Priority Investment Table

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	\$113,076.00	\$0.00	\$0.00	\$113,076.00
C1020	Interior Doors	\$0.00	\$0.00	\$31,007.00	\$0.00	\$0.00	\$31,007.00
C1030	Fittings	\$0.00	\$0.00	\$18,770.00	\$0.00	\$0.00	\$18,770.00
C3020	Floor Finishes	\$0.00	\$0.00	\$139,234.00	\$0.00	\$0.00	\$139,234.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$134,244.00	\$0.00	\$0.00	\$134,244.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$112,385.00	\$0.00	\$0.00	\$112,385.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$20,909.00	\$0.00	\$0.00	\$20,909.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$32,908.00	\$0.00	\$0.00	\$32,908.00
D2090	Other Plumbing Systems	\$0.00	\$0.00	\$2,020.00	\$0.00	\$0.00	\$2,020.00
D3040	Distribution Systems	\$0.00	\$0.00	\$106,445.00	\$0.00	\$0.00	\$106,445.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$232,254.00	\$0.00	\$0.00	\$232,254.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$33,739.00	\$0.00	\$0.00	\$33,739.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$46,213.00	\$0.00	\$46,213.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$7,009.00	\$0.00	\$7,009.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$20,196.00	\$0.00	\$0.00	\$20,196.00
D5020	Branch Wiring	\$0.00	\$0.00	\$57,856.00	\$0.00	\$0.00	\$57,856.00
D5020	Lighting	\$0.00	\$0.00	\$135,194.00	\$0.00	\$0.00	\$135,194.00
D5030810	Security & Detection Systems	\$0.00	\$0.00	\$24,948.00	\$0.00	\$0.00	\$24,948.00
D5030910	Fire Alarm Systems	\$0.00	\$0.00	\$45,500.00	\$0.00	\$0.00	\$45,500.00
D5030920	Data Communication	\$0.00	\$0.00	\$58,450.00	\$0.00	\$0.00	\$58,450.00
D5090	Other Electrical Systems	\$0.00	\$8,672.00	\$0.00	\$0.00	\$0.00	\$8,672.00
E1020	Institutional Equipment	\$0.00	\$0.00	\$235,224.00	\$0.00	\$0.00	\$235,224.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$63,320.00	\$0.00	\$0.00	\$63,320.00
	Total:	\$0.00	\$8,672.00	\$1,617,679.00	\$53,222.00	\$0.00	\$1,679,573.00

Deficiency Summary by Category

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



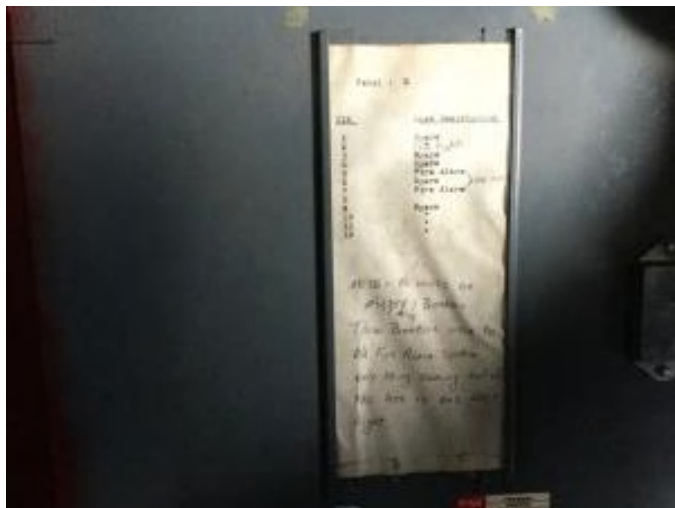
Budget Estimate Total: \$1,679,573.00

Deficiency Details by Priority

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

Priority 2 - Potentially Critical (Year 1):

System: D5090 - Other Electrical Systems



Location: Throughout the building
Distress: Missing
Category: Life Safety Code Compliance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: \$8,672.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: No emergency egress lighting was found in this building. Installation of emergency lighting is recommended.

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

System: B3010120 - Single Ply Membrane



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: \$113,076.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Though no active leaks are reported or observed, the roof membrane is beyond its expected useful life. System renewal is recommended.

System: C1020 - Interior Doors



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: \$31,007.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Interior doors are beyond their expected useful life and typically do not have ADA compliant hardware. System renewal is recommended.

System: C1030 - Fittings



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: \$18,770.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Fittings are typically beyond their expected useful life. Signage and toilet rooms are not ADA compliant. System renewal is recommended.

System: C3020 - Floor Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: \$139,234.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Floor finishes are generally beyond their expected useful life. Asbestos containing mastic is encapsulated beneath floor finishes. System renewal including complete abatement is recommended.

System: C3030 - Ceiling Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: \$134,244.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

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

System: D2010 - Plumbing Fixtures



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: \$112,385.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Plumbing fixtures are in operational conditions. However, they are aged, not ADA compliant and should be replaced with 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: 10,800.00
Unit of Measure: S.F.
Estimate: \$20,909.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: The domestic water distribution system is largely original and beyond its expected life. System renewal is recommended.

System: D2030 - Sanitary Waste



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: \$32,908.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

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

System: D2090 - Other Plumbing Systems



Location: Science labs
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: \$2,020.00
Assessor Name: Terence Davis
Date Created: 03/02/2017

Notes: Propane distribution systems are beyond their expected life. System renewal is recommended.

System: D3040 - Distribution Systems



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: \$106,445.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: HVAC distribution systems are beyond their expected useful life. System renewal is recommended.

System: D3050 - Terminal & Package Units



Location: Throughout the bulding
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: \$232,254.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Wall mounted heat pumps have exceeded their useful life and are not energy efficient. Independent cooling is not provided for data rooms. System renewal is recommended.

System: D3060 - Controls & Instrumentation



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: \$33,739.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Building controls are locally controlled and are obsolete, having been installed with the 1992 HVAC upgrade.. Installation of a modern digital system with remote monitoring and control capability for energy conservation is recommended.

System: D5010 - Electrical Service/Distribution



Location: MDP
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: \$20,196.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: The electric service was added onto for the 1992 HVAC upgrade, but the original system has never been replaced and is beyond its expected service life. System renewal is recommended.

System: D5020 - Branch Wiring



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: \$57,856.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: The branch wiring system is largely original and beyond its expected life. Circuits are overloaded. System renewal is recommended.

System: D5020 - Lighting



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: \$135,194.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Although fixtures have been retrofitted w// T-8 lamps, the lighting system is largely original and beyond its expected life. System renewal is recommended.

System: D5030810 - Security & Detection Systems



Location: Throughout the building
Distress: Inadequate
Category: Deferred Maintenance / Safety
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: \$24,948.00
Assessor Name: Terence Davis
Date Created: 02/20/2017

Notes: Although reportedly only 10 years old, the security system is inadequate. It cannot be monitored properly in the principal's office. System renewal is recommended.

System: D5030910 - Fire Alarm Systems



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance / Life Safety Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: \$45,500.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

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

System: D5030920 - Data Communication



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: \$58,450.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Data and communications systems are beyond their expected service life. System renewal is recommended.

System: E1020 - Institutional Equipment



Location: Library, Science Classrooms
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: \$235,224.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Institutional equipment is original and in fair to poor condition. System renewal is recommended.

System: E2010 - Fixed Furnishings



Location: Library workroom
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: \$63,320.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Fixed furnishings are beyond their expected life and are in fair to poor condition. System renewal is recommended.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: \$46,213.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: \$7,009.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

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

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	5,600
Year Built:	1979
Last Renovation:	
Replacement Value:	\$1,096,760
Repair Cost:	\$781,131.70
Total FCI:	71.22 %
Total RSLI:	16.28 %
FCA Score:	28.78



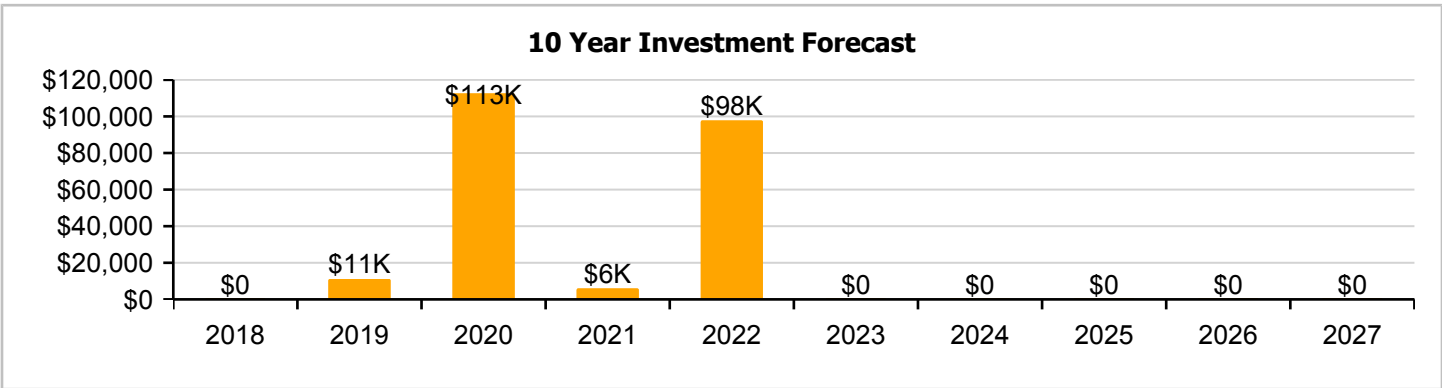
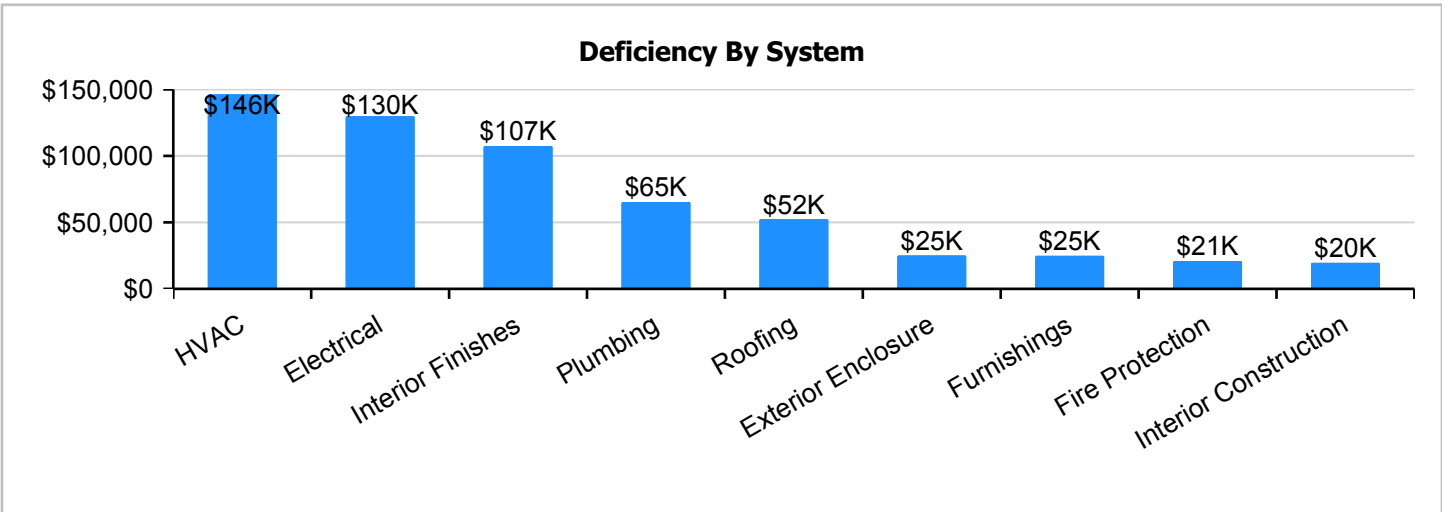
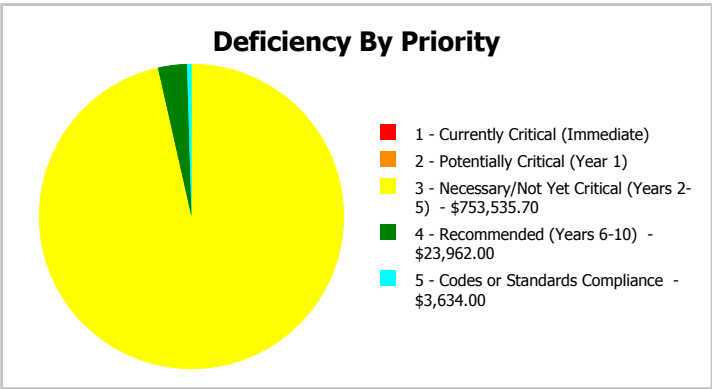
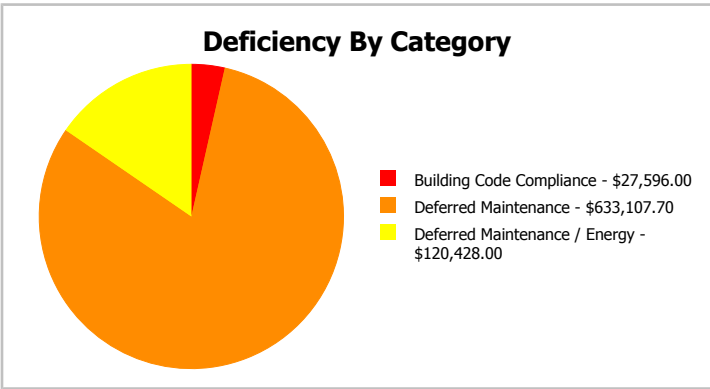
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	HS -High School	Gross Area:	5,600
Year Built:	1979	Last Renovation:	
Repair Cost:	\$781,132	Replacement Value:	\$1,096,760
FCI:	71.22 %	RSLI%:	16.28 %



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	62.00 %	0.00 %	\$0.00
B10 - Superstructure	62.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	34.43 %	24.67 %	\$33,194.70
B30 - Roofing	0.00 %	138.00 %	\$69,166.00
C10 - Interior Construction	26.91 %	49.99 %	\$25,811.00
C30 - Interior Finishes	3.20 %	98.26 %	\$141,803.00
D20 - Plumbing	0.00 %	110.00 %	\$86,179.00
D30 - HVAC	0.00 %	110.00 %	\$193,116.00
D40 - Fire Protection	0.00 %	110.00 %	\$27,596.00
D50 - Electrical	0.29 %	103.67 %	\$171,433.00
E10 - Equipment	15.00 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	110.00 %	\$32,833.00
Totals:	16.28 %	71.22 %	\$781,131.70

Photo Album

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

1). West Elevation - Feb 20, 2017



2). North Elevation - Feb 20, 2017



3). East Elevation - Feb 20, 2017



4). South Elevation - Feb 20, 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.	5,600	100	1979	2079		62.00 %	0.00 %	62			\$12,992
A1030	Slab on Grade	\$10.07	S.F.	5,600	100	1979	2079		62.00 %	0.00 %	62			\$56,392
B1020	Roof Construction	\$16.84	S.F.	5,600	100	1979	2079		62.00 %	0.00 %	62			\$94,304
B2010	Exterior Walls	\$9.48	S.F.	5,600	100	1979	2079		62.00 %	62.53 %	62		\$33,194.70	\$53,088
B2020	Exterior Windows	\$13.69	S.F.	5,600	30	1992	2022		16.67 %	0.00 %	5			\$76,664
B2030	Exterior Doors	\$0.86	S.F.	5,600	30	1991	2021		13.33 %	0.00 %	4			\$4,816
B3010105	Built-Up	\$8.95	S.F.	5,600	25	1992	2017		0.00 %	138.00 %	0		\$69,166.00	\$50,120
C1010	Partitions	\$5.03	S.F.	5,600	75	1979	2054		49.33 %	0.00 %	37			\$28,168
C1020	Interior Doors	\$2.61	S.F.	5,600	30	1979	2009		0.00 %	110.00 %	-8		\$16,078.00	\$14,616
C1030	Fittings	\$1.58	S.F.	5,600	20	1979	1999		0.00 %	110.00 %	-18		\$9,733.00	\$8,848
C3010	Wall Finishes	\$2.75	S.F.	5,600	10	2010	2020		30.00 %	0.00 %	3			\$15,400
C3020	Floor Finishes	\$11.72	S.F.	5,600	20	1992	2012		0.00 %	110.00 %	-5		\$72,195.00	\$65,632
C3030	Ceiling Finishes	\$11.30	S.F.	5,600	25	1979	2004		0.00 %	110.00 %	-13		\$69,608.00	\$63,280
D2010	Plumbing Fixtures	\$9.46	S.F.	5,600	30	1979	2009		0.00 %	110.00 %	-8		\$58,274.00	\$52,976
D2020	Domestic Water Distribution	\$1.76	S.F.	5,600	30	1979	2009		0.00 %	110.00 %	-8		\$10,842.00	\$9,856
D2030	Sanitary Waste	\$2.77	S.F.	5,600	30	1979	2009		0.00 %	110.00 %	-8		\$17,063.00	\$15,512
D3040	Distribution Systems	\$8.96	S.F.	5,600	30	1979	2009		0.00 %	110.00 %	-8		\$55,194.00	\$50,176
D3050	Terminal & Package Units	\$19.55	S.F.	5,600	15	1992	2007		0.00 %	110.00 %	-10		\$120,428.00	\$109,480
D3060	Controls & Instrumentation	\$2.84	S.F.	5,600	20	1992	2012		0.00 %	110.00 %	-5		\$17,494.00	\$15,904
D4010	Sprinklers	\$3.89	S.F.	5,600	30			2017	0.00 %	110.00 %	0		\$23,962.00	\$21,784
D4020	Standpipes	\$0.59	S.F.	5,600	30			2017	0.00 %	109.99 %	0		\$3,634.00	\$3,304
D5010	Electrical Service/Distribution	\$1.70	S.F.	5,600	40	1979	2019		5.00 %	0.00 %	2			\$9,520
D5020	Branch Wiring	\$4.87	S.F.	5,600	30	1979	2009		0.00 %	110.00 %	-8		\$29,999.00	\$27,272
D5020	Lighting	\$11.38	S.F.	5,600	30	1979	2009		0.00 %	110.00 %	-8		\$70,101.00	\$63,728
D5030810	Security & Detection Systems	\$2.10	S.F.	5,600	15	2006	2021	2017	0.00 %	110.00 %	0		\$12,936.00	\$11,760
D5030910	Fire Alarm Systems	\$3.83	S.F.	5,600	15	1991	2006		0.00 %	110.00 %	-11		\$23,593.00	\$21,448
D5030920	Data Communication	\$4.92	S.F.	5,600	15	1991	2006		0.00 %	110.00 %	-11		\$30,307.00	\$27,552
D5090	Other Electrical Systems	\$0.73	S.F.	5,600	20	1991	2011		0.00 %	110.00 %	-6		\$4,497.00	\$4,088
E1020	Institutional Equipment	\$13.97	S.F.	5,600	20	2000	2020		15.00 %	0.00 %	3			\$78,232
E2010	Fixed Furnishings	\$5.33	S.F.	5,600	20	1979	1999		0.00 %	110.00 %	-18		\$32,833.00	\$29,848
Total									16.28 %	71.22 %			\$781,131.70	\$1,096,760

System Notes

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

System: A1030 - Slab on Grade



Note:

System: B1020 - Roof Construction



Note:

Campus Assessment Report - 1979 Agriculture Building

System: B2010 - Exterior Walls



Note:

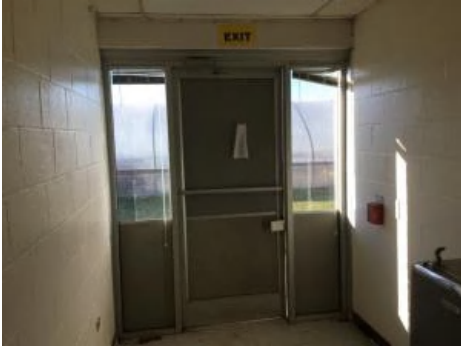
System: B2020 - Exterior Windows



Note:

Campus Assessment Report - 1979 Agriculture Building

System: B2030 - Exterior Doors



Note:

System: B3010105 - Built-Up



Note:

System: C1010 - Partitions



Note:

Campus Assessment Report - 1979 Agriculture Building

System: C1020 - Interior Doors



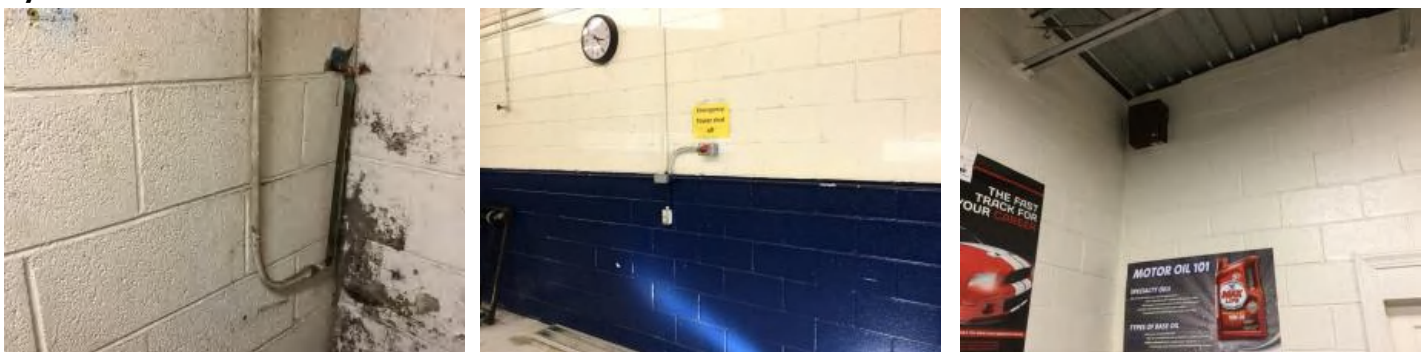
Note:

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes



Note:

Campus Assessment Report - 1979 Agriculture Building

System: C3020 - Floor Finishes



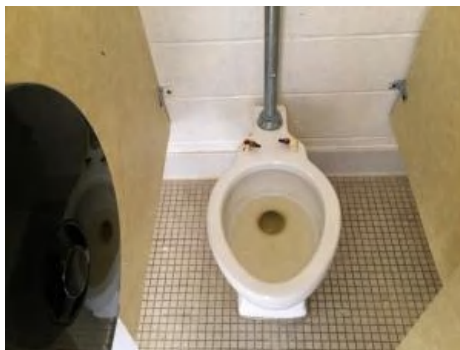
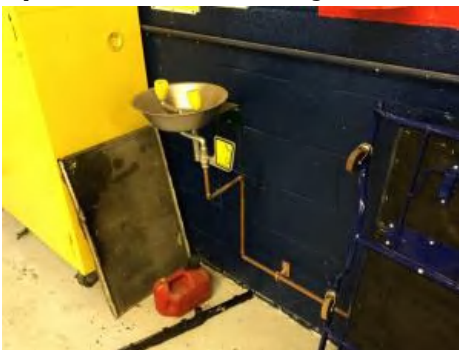
Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

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System: D2020 - Domestic Water Distribution



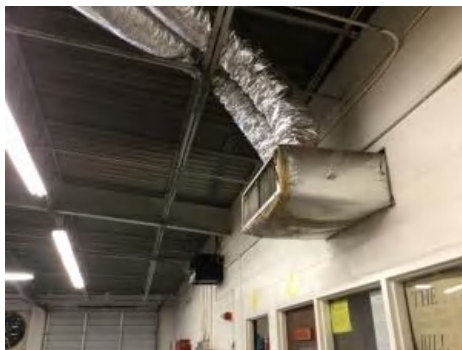
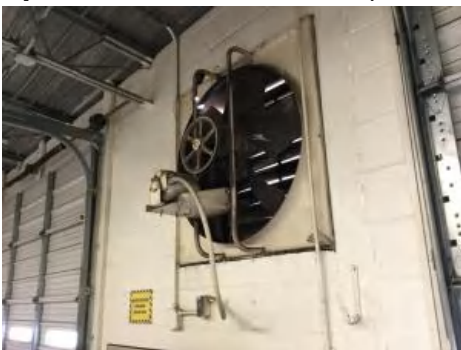
Note:

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



Note:

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System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

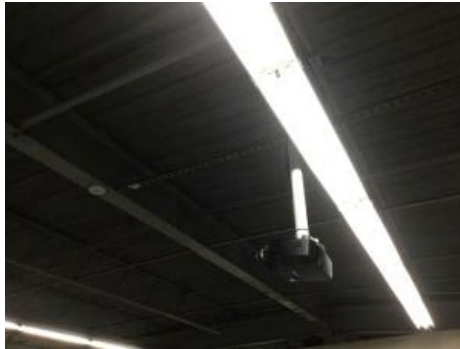
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System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

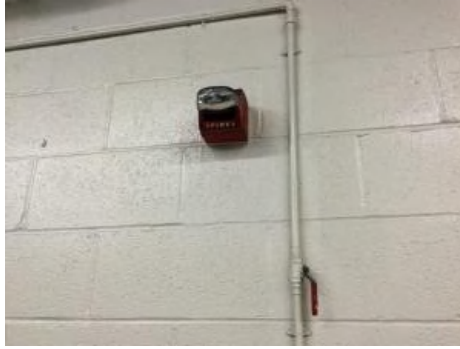
System: D5030810 - Security & Detection Systems



Note:

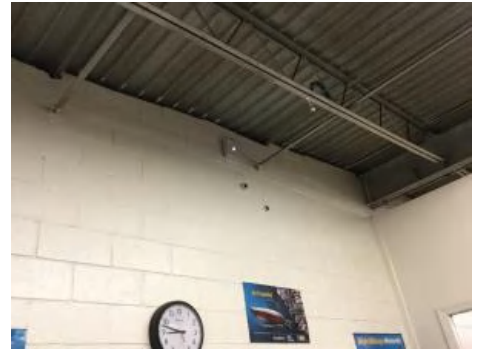
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System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems



Note:

Campus Assessment Report - 1979 Agriculture Building

System: E1020 - Institutional Equipment



Note: Shop equipment is up to date

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:	\$781,132	\$0	\$11,110	\$112,545	\$5,963	\$97,762	\$0	\$0	\$0	\$0	\$0	\$1,008,511
* 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	\$33,195	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,195
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$97,762	\$0	\$0	\$0	\$0	\$0	\$97,762
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$5,963	\$0	\$0	\$0	\$0	\$0	\$0	\$5,963
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	\$69,166	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$69,166
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$16,078	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,078
C1030 - Fittings	\$9,733	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,733
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$18,511	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,511
C3020 - Floor Finishes	\$72,195	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$72,195
C3030 - Ceiling Finishes	\$69,608	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$69,608
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

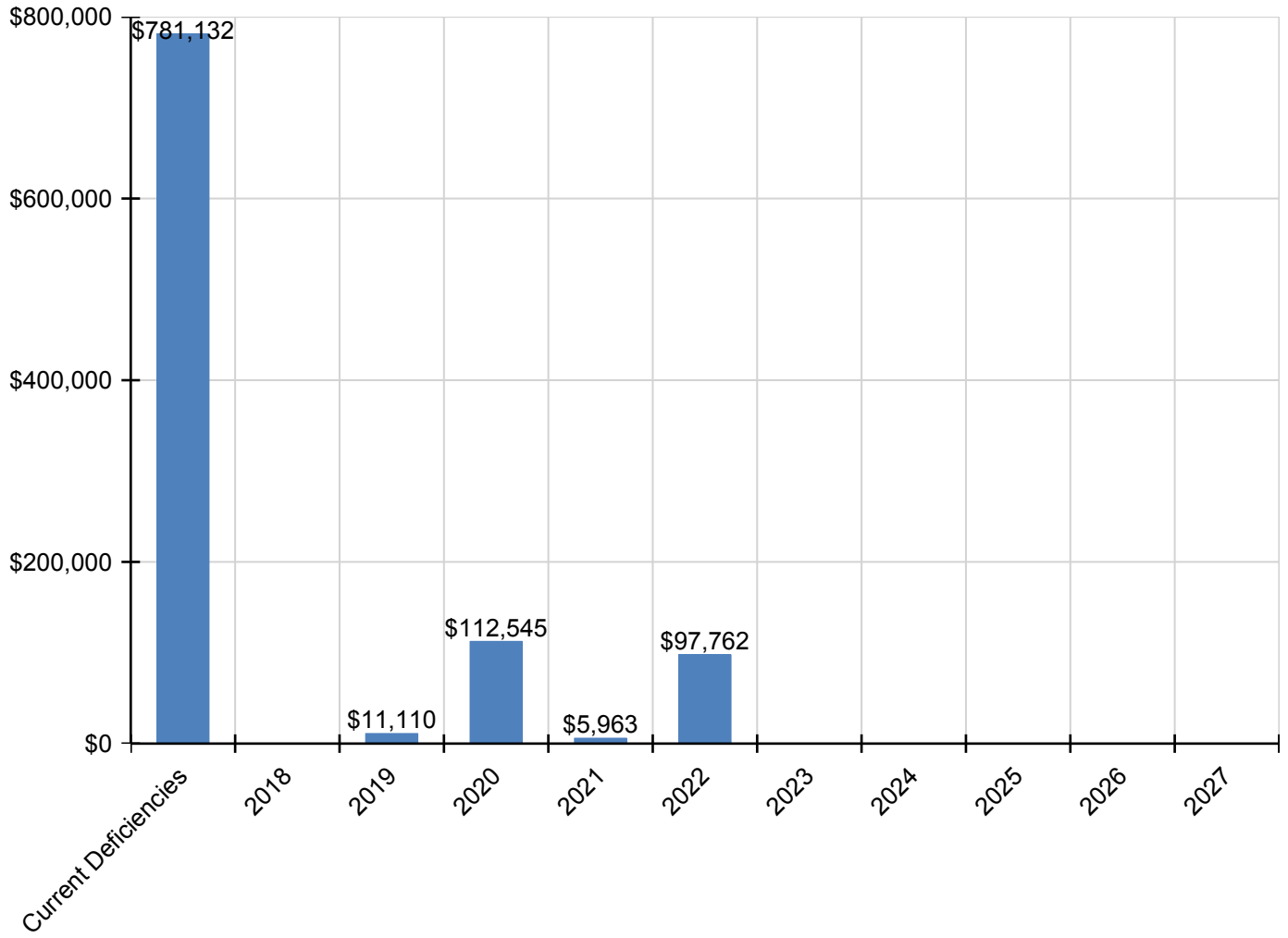
Campus Assessment Report - 1979 Agriculture Building

D2010 - Plumbing Fixtures	\$58,274	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,274
D2020 - Domestic Water Distribution	\$10,842	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,842
D2030 - Sanitary Waste	\$17,063	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,063
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$55,194	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,194
D3050 - Terminal & Package Units	\$120,428	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$120,428
D3060 - Controls & Instrumentation	\$17,494	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,494
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$23,962	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,962
D4020 - Standpipes	\$3,634	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,634
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$11,110	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,110
D5020 - Branch Wiring	\$29,999	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,999
D5020 - Lighting	\$70,101	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70,101
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$12,936	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,936
D5030910 - Fire Alarm Systems	\$23,593	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,593
D5030920 - Data Communication	\$30,307	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,307
D5090 - Other Electrical Systems	\$4,497	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,497
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$94,035	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$94,035
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$32,833	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,833

* Indicates non-renewable system

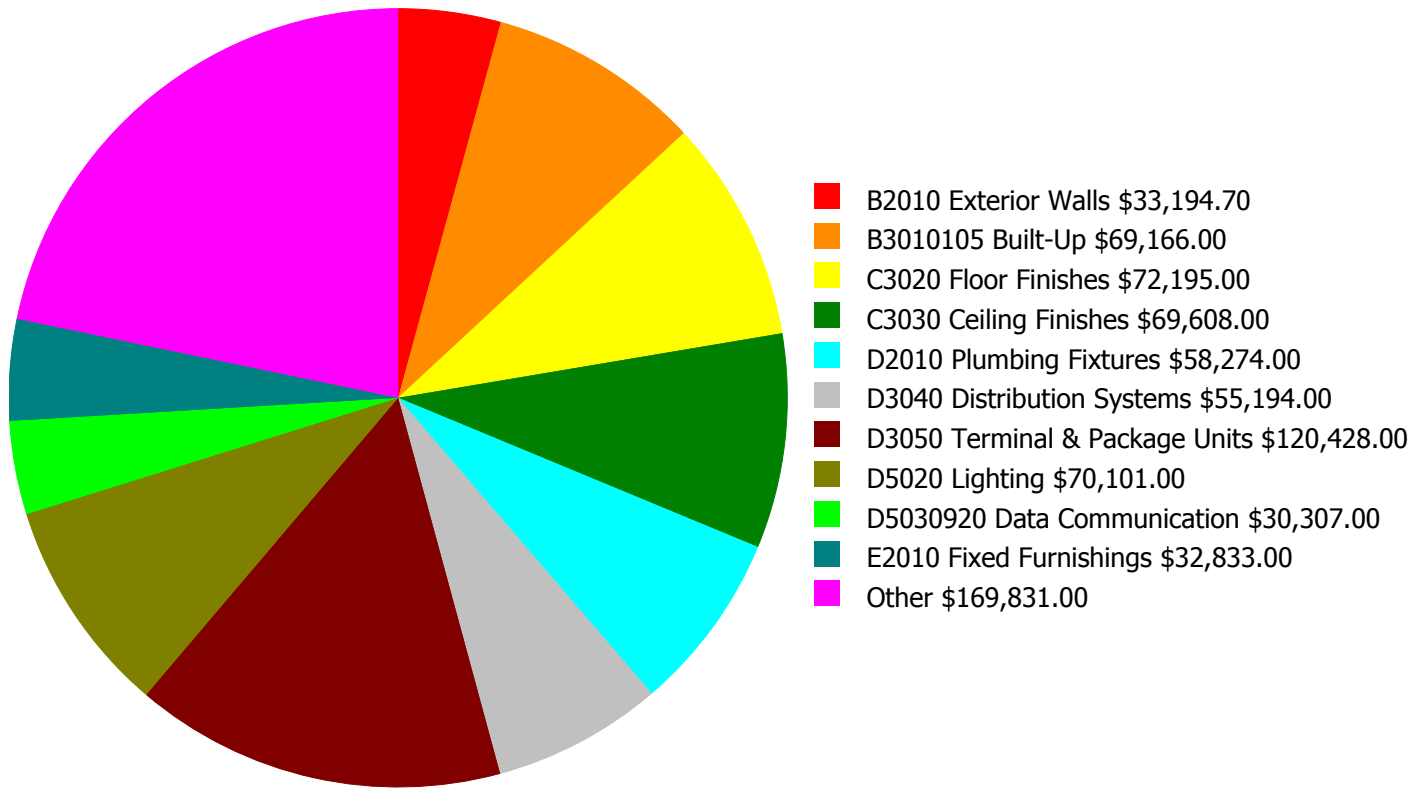
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

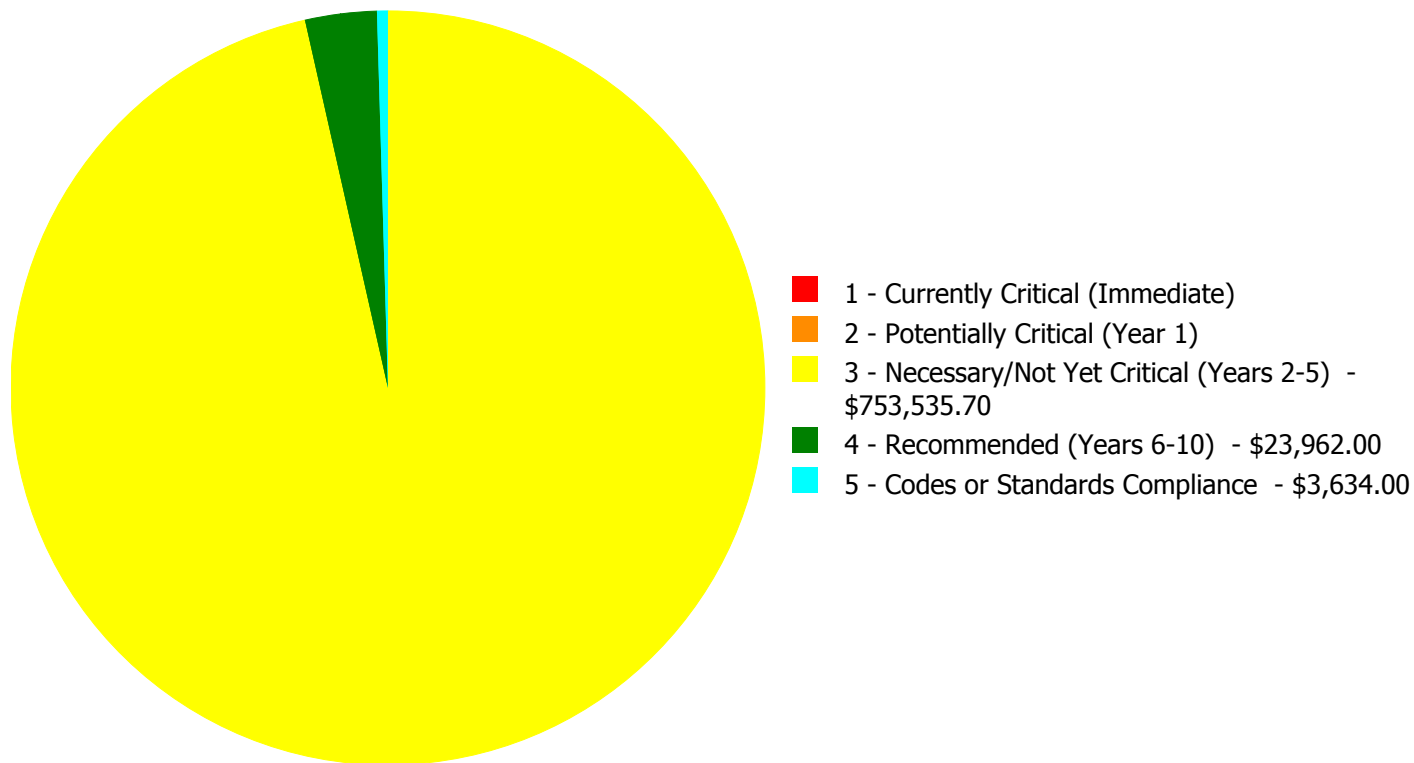
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$781,131.70

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: \$781,131.70

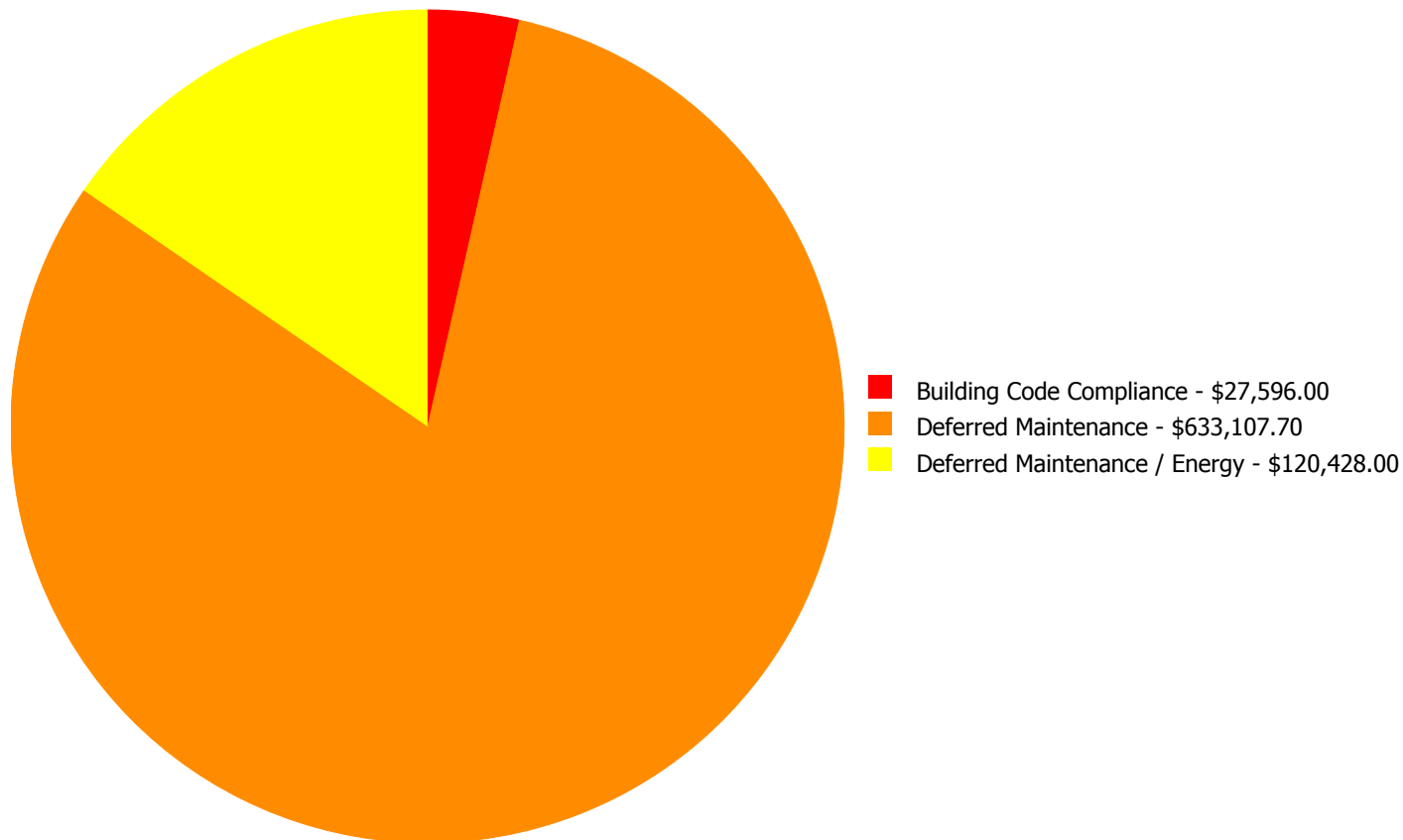
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2010	Exterior Walls	\$0.00	\$0.00	\$33,194.70	\$0.00	\$0.00	\$33,194.70
B3010105	Built-Up	\$0.00	\$0.00	\$69,166.00	\$0.00	\$0.00	\$69,166.00
C1020	Interior Doors	\$0.00	\$0.00	\$16,078.00	\$0.00	\$0.00	\$16,078.00
C1030	Fittings	\$0.00	\$0.00	\$9,733.00	\$0.00	\$0.00	\$9,733.00
C3020	Floor Finishes	\$0.00	\$0.00	\$72,195.00	\$0.00	\$0.00	\$72,195.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$69,608.00	\$0.00	\$0.00	\$69,608.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$58,274.00	\$0.00	\$0.00	\$58,274.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$10,842.00	\$0.00	\$0.00	\$10,842.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$17,063.00	\$0.00	\$0.00	\$17,063.00
D3040	Distribution Systems	\$0.00	\$0.00	\$55,194.00	\$0.00	\$0.00	\$55,194.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$120,428.00	\$0.00	\$0.00	\$120,428.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$17,494.00	\$0.00	\$0.00	\$17,494.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$23,962.00	\$0.00	\$23,962.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$0.00	\$3,634.00	\$3,634.00
D5020	Branch Wiring	\$0.00	\$0.00	\$29,999.00	\$0.00	\$0.00	\$29,999.00
D5020	Lighting	\$0.00	\$0.00	\$70,101.00	\$0.00	\$0.00	\$70,101.00
D5030810	Security & Detection Systems	\$0.00	\$0.00	\$12,936.00	\$0.00	\$0.00	\$12,936.00
D5030910	Fire Alarm Systems	\$0.00	\$0.00	\$23,593.00	\$0.00	\$0.00	\$23,593.00
D5030920	Data Communication	\$0.00	\$0.00	\$30,307.00	\$0.00	\$0.00	\$30,307.00
D5090	Other Electrical Systems	\$0.00	\$0.00	\$4,497.00	\$0.00	\$0.00	\$4,497.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$32,833.00	\$0.00	\$0.00	\$32,833.00
	Total:	\$0.00	\$0.00	\$753,535.70	\$23,962.00	\$3,634.00	\$781,131.70

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: \$781,131.70

Deficiency Details by Priority

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

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

System: B2010 - Exterior Walls



Location: Exterior walls
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Point clay brick wall, 1st floor
Qty: 20.00
Unit of Measure: C.S.F.
Estimate: \$33,194.70
Assessor Name: Terence Davis
Date Created: 02/21/2017

Notes: Exterior walls are in need of repairs, particularly around the compressor room.

System: B3010105 - Built-Up



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 5,600.00
Unit of Measure: S.F.
Estimate: \$69,166.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: The roof covering is beyond its expected useful life. System renewal including gutters and downspouts is recommended.

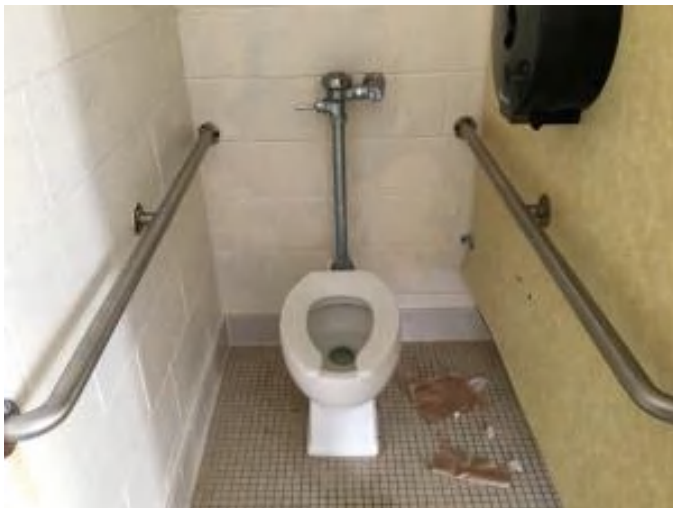
System: C1020 - Interior Doors



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 5,600.00
Unit of Measure: S.F.
Estimate: \$16,078.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Interior doors are typically original and in worn condition. Doors do not have ADA compliant hardware. System renewal is recommended.

System: C1030 - Fittings



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 5,600.00
Unit of Measure: S.F.
Estimate: \$9,733.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Fittings are in fair to poor condition. Signage and toilet rooms are not code compliant. System renewal is recommended.

System: C3020 - Floor Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 5,600.00
Unit of Measure: S.F.
Estimate: \$72,195.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Floor finishes are beyond their expected useful life and in worn condition. System renewal is recommended.

System: C3030 - Ceiling Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 5,600.00
Unit of Measure: S.F.
Estimate: \$69,608.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Ceilings are beyond their expected life and in fair to poor condition. System renewal is recommended.

System: D2010 - Plumbing Fixtures



Location: Restrooms, shops
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 5,600.00
Unit of Measure: S.F.
Estimate: \$58,274.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Plumbing fixtures are in poor conditions and beyond their expected useful life. Restrooms and the drinking fountain are not ADA compliant. System renewal is recommended.

System: D2020 - Domestic Water Distribution



Location: Restrooms and shops
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 5,600.00
Unit of Measure: S.F.
Estimate: \$10,842.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

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

System: D2030 - Sanitary Waste



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 5,600.00
Unit of Measure: S.F.
Estimate: \$17,063.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: The building sanitary waste system is original and beyond its expected useful life. There is no floor drain with an oil separator in the automotive shop. System renewal is recommended.

System: D3040 - Distribution Systems



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 5,600.00
Unit of Measure: S.F.
Estimate: \$55,194.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: HVAC distribution systems are well beyond their expected useful life. System renewal is recommended.

System: D3050 - Terminal & Package Units



Location: Throughout the buiding
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 5,600.00
Unit of Measure: S.F.
Estimate: \$120,428.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Wall mounted heat pumps and room air conditioning units are beyond their expected service life. System renewal with a more energy efficient system is recommended.

System: D3060 - Controls & Instrumentation



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 5,600.00
Unit of Measure: S.F.
Estimate: \$17,494.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

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

System: D5020 - Branch Wiring



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 5,600.00
Unit of Measure: S.F.
Estimate: \$29,999.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: The branch wiring system is largely original and beyond its expected life. Circuits are overloaded. System renewal is recommended.

System: D5020 - Lighting



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 5,600.00
Unit of Measure: S.F.
Estimate: \$70,101.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Although fixtures have been retrofitted w// T-8 lamps, the lighting system is largely original and beyond its expected life. System renewal is recommended.

System: D5030810 - Security & Detection Systems



Location: Throughout the building
Distress: Inadequate
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 5,600.00
Unit of Measure: S.F.
Estimate: \$12,936.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Although reportedly only 10 years old, the security system is inadequate. It cannot be monitored properly in the principal's office. System renewal is recommended.

System: D5030910 - Fire Alarm Systems



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 5,600.00
Unit of Measure: S.F.
Estimate: \$23,593.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

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

System: D5030920 - Data Communication



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 5,600.00
Unit of Measure: S.F.
Estimate: \$30,307.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Data and communications systems are beyond their expected service life. System renewal is recommended.

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 5,600.00
Unit of Measure: S.F.
Estimate: \$4,497.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: No emergency egress lighting was found in this building. Installation of emergency lighting is recommended.

System: E2010 - Fixed Furnishings



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 5,600.00
Unit of Measure: S.F.
Estimate: \$32,833.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Fixed furnishings are beyond their expected life. System renewal is recommended.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 5,600.00
Unit of Measure: S.F.
Estimate: \$23,962.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

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

Priority 5 - Codes or Standards Compliance:

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 5 - Codes or Standards Compliance
Correction: Renew System
Qty: 5,600.00
Unit of Measure: S.F.
Estimate: \$3,634.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

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

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	1,000
Year Built:	1979
Last Renovation:	
Replacement Value:	\$153,440
Repair Cost:	\$84,663.26
Total FCI:	55.18 %
Total RSLI:	33.38 %
FCA Score:	44.82



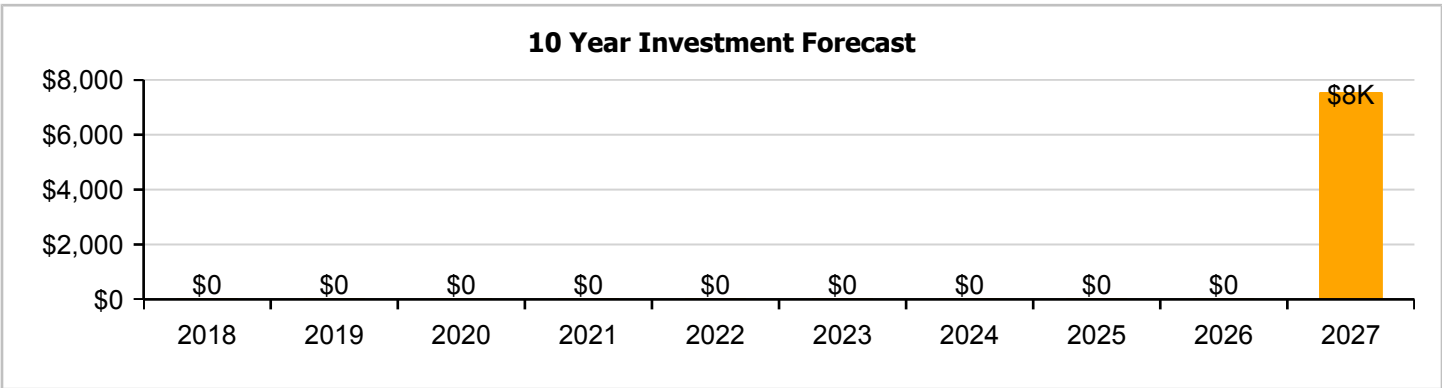
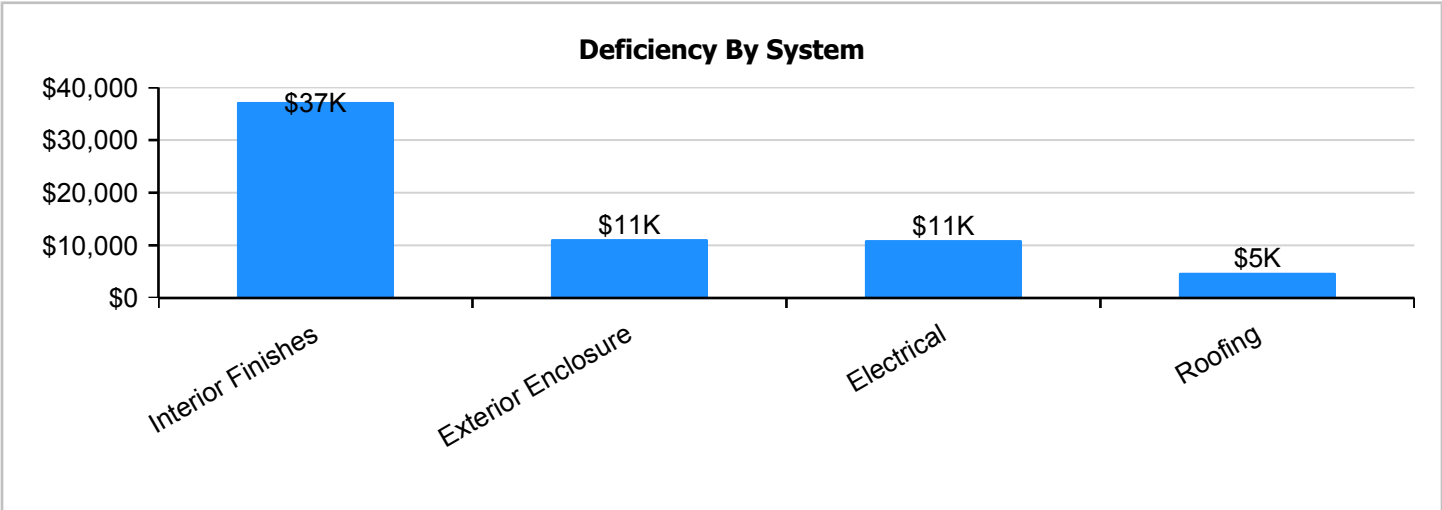
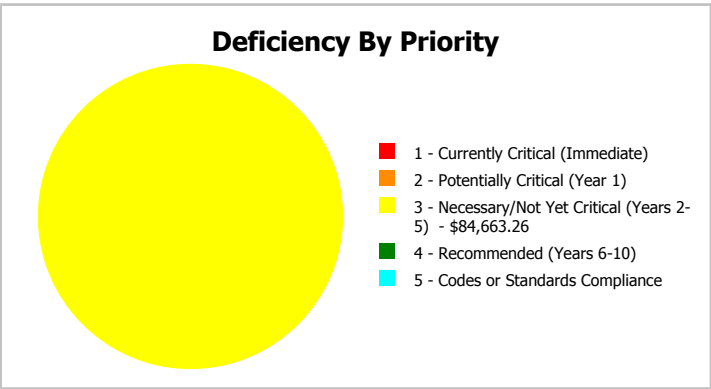
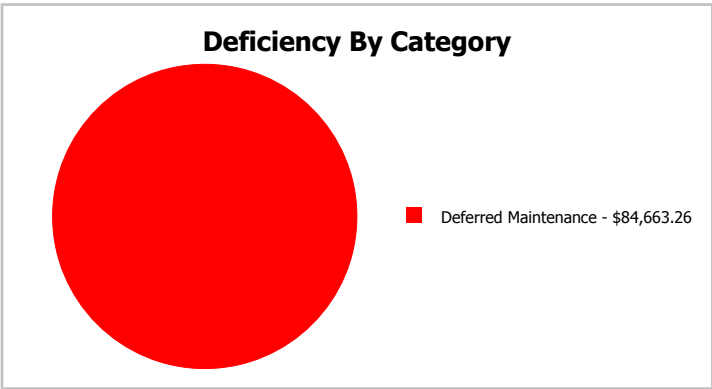
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	HS -High School	Gross Area:	1,000
Year Built:	1979	Last Renovation:	
Repair Cost:	\$84,663	Replacement Value:	\$153,440
FCI:	55.18 %	RSLI%:	33.38 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	62.00 %	0.00 %	\$0.00
B10 - Superstructure	62.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	48.04 %	38.29 %	\$14,721.26
B30 - Roofing	0.00 %	146.00 %	\$6,307.00
C30 - Interior Finishes	0.00 %	110.00 %	\$49,159.00
D50 - Electrical	0.00 %	110.00 %	\$14,476.00
Totals:	33.38 %	55.18 %	\$84,663.26

Photo Album

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

1). East Elevation - Feb 20, 2017



2). North Elevation - Feb 20, 2017



3). West Elevation - Feb 20, 2017



4). South Elevation - Feb 20, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$20.13	S.F.	1,000	100	1979	2079		62.00 %	0.00 %	62			\$20,130
B1010	Floor Construction	\$16.43	S.F.	1,000	100	1979	2079		62.00 %	0.00 %	62			\$16,430
B1020	Roof Construction	\$16.26	S.F.	1,000	100	1979	2079		62.00 %	0.00 %	62			\$16,260
B2010	Exterior Walls	\$29.79	S.F.	1,000	100	1979	2079		62.00 %	17.44 %	62		\$5,195.26	\$29,790
B2030	Exterior Doors	\$8.66	S.F.	1,000	30	1979	2009		0.00 %	110.00 %	-8		\$9,526.00	\$8,660
B3010140	Asphalt Shingles	\$4.32	S.F.	1,000	20	1979	1999		0.00 %	146.00 %	-18		\$6,307.00	\$4,320
C3010	Wall Finishes	\$5.11	S.F.	1,000	10	1979	1989		0.00 %	110.00 %	-28		\$5,621.00	\$5,110
C3020	Floor Finishes	\$20.82	S.F.	1,000	20	1979	1999		0.00 %	110.00 %	-18		\$22,902.00	\$20,820
C3030	Ceiling Finishes	\$18.76	S.F.	1,000	25	1979	2004		0.00 %	110.00 %	-13		\$20,636.00	\$18,760
D5020	Branch Wiring	\$3.58	S.F.	1,000	30	1979	2009		0.00 %	110.00 %	-8		\$3,938.00	\$3,580
D5020	Lighting	\$9.58	S.F.	1,000	30	1979	2009		0.00 %	110.00 %	-8		\$10,538.00	\$9,580
Total									33.38 %	55.18 %			\$84,663.26	\$153,440

System Notes

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

System: B1010 - Floor Construction



Note:

System: B2010 - Exterior Walls



Note:

System: B2030 - Exterior Doors



Note:

Campus Assessment Report - 1979 Storage Building

System: B3010140 - Asphalt Shingles



Note:

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

Campus Assessment Report - 1979 Storage Building

System: C3030 - Ceiling Finishes



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.

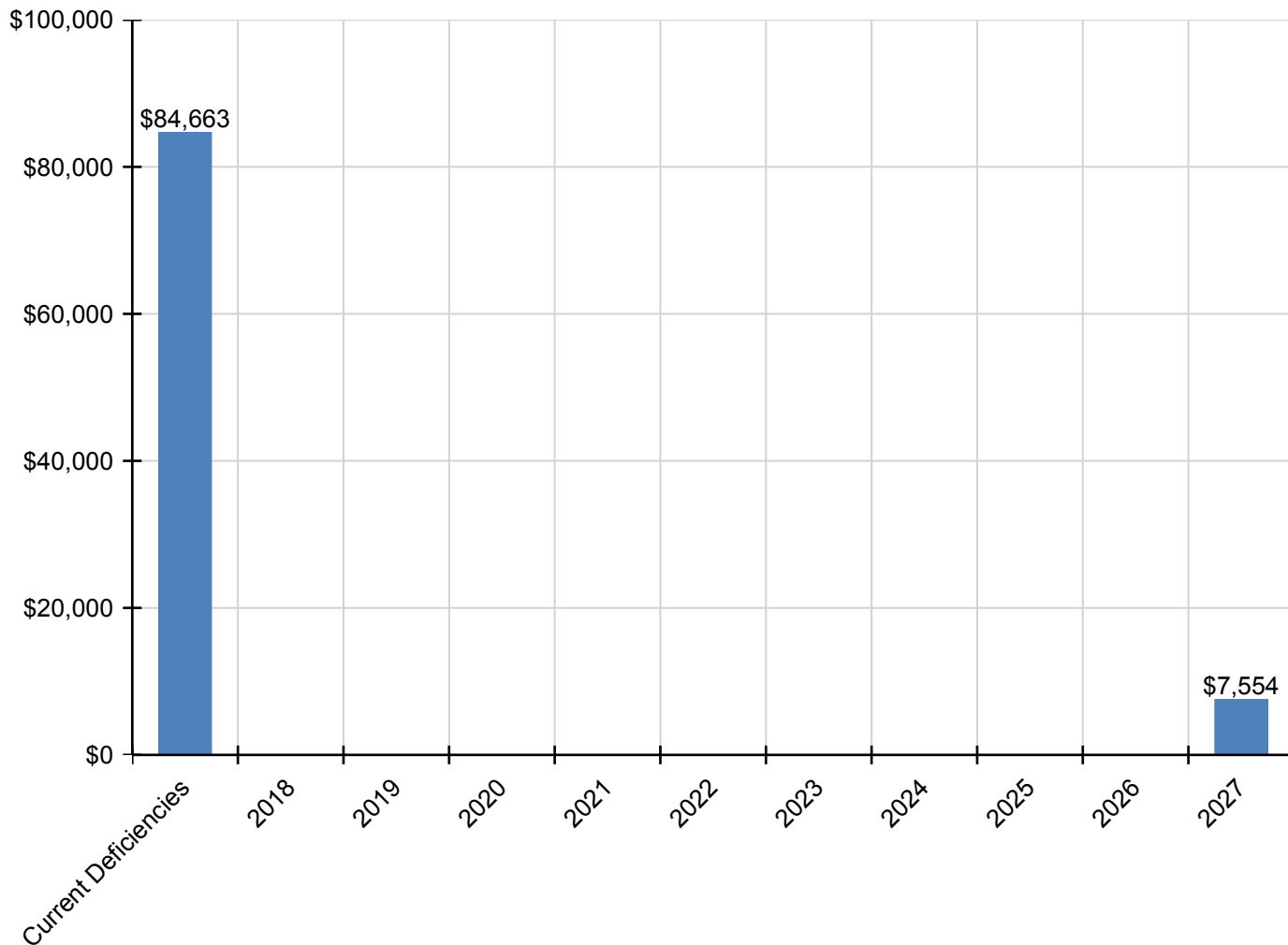
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$84,663	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,554	\$92,217
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$5,195	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,195
B2030 - Exterior Doors	\$9,526	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,526
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010140 - Asphalt Shingles	\$6,307	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,307
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	\$5,621	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,554	\$13,175
C3020 - Floor Finishes	\$22,902	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,902
C3030 - Ceiling Finishes	\$20,636	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,636
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$3,938	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,938
D5020 - Lighting	\$10,538	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,538

** Indicates non-renewable system*

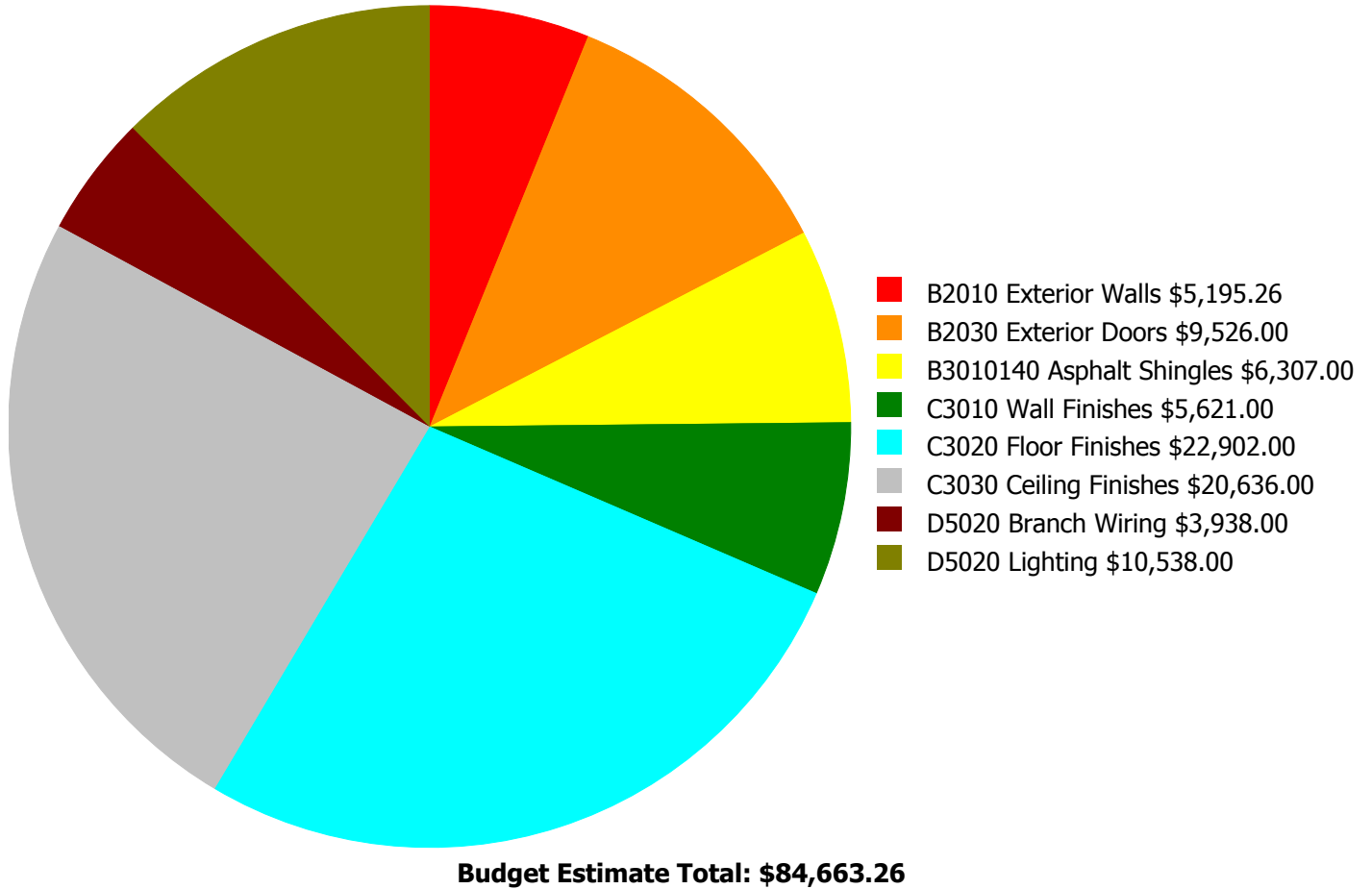
Forecasted Capital Renewal Requirement

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



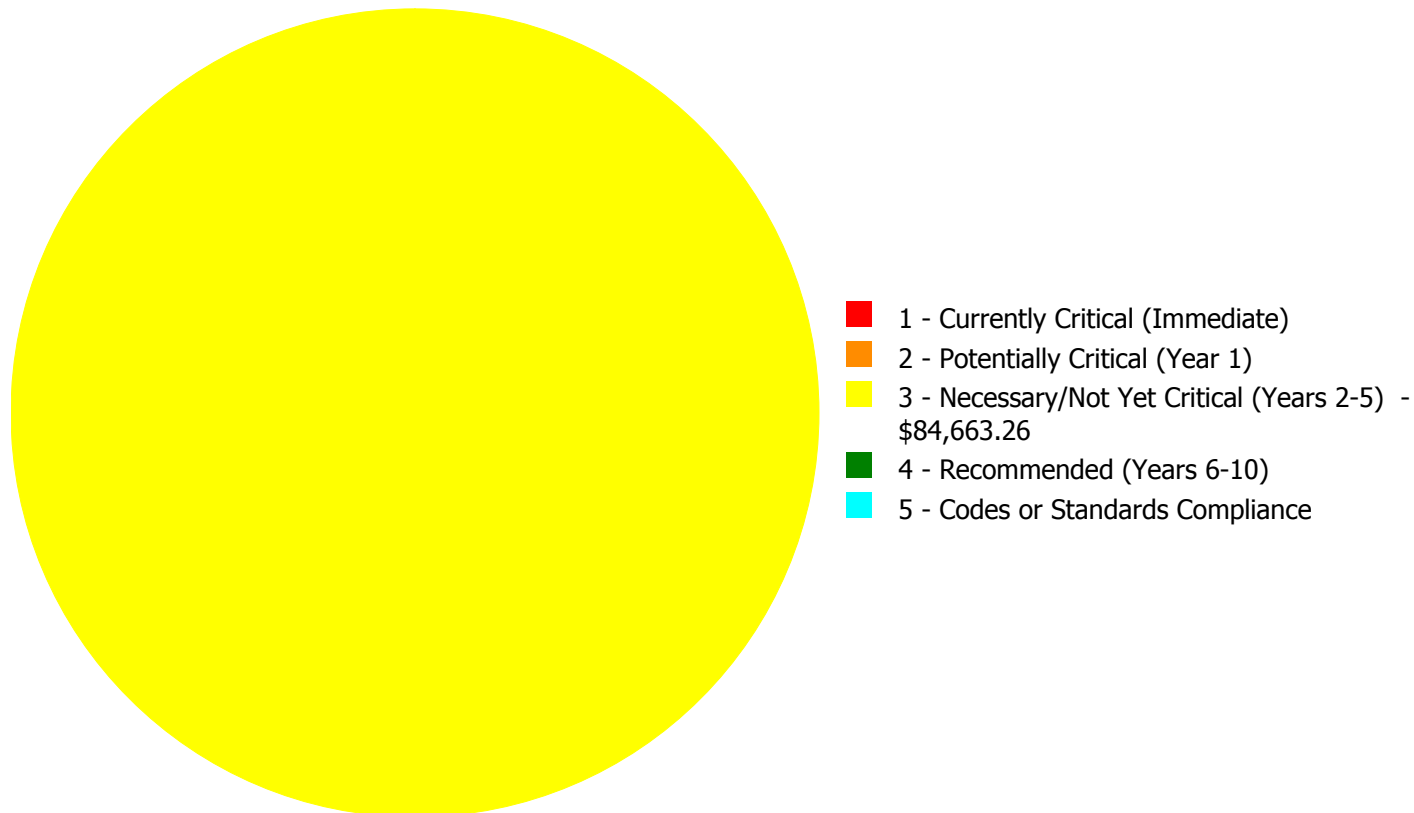
Deficiency Summary by System

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



Deficiency Summary by Priority

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



Budget Estimate Total: \$84,663.26

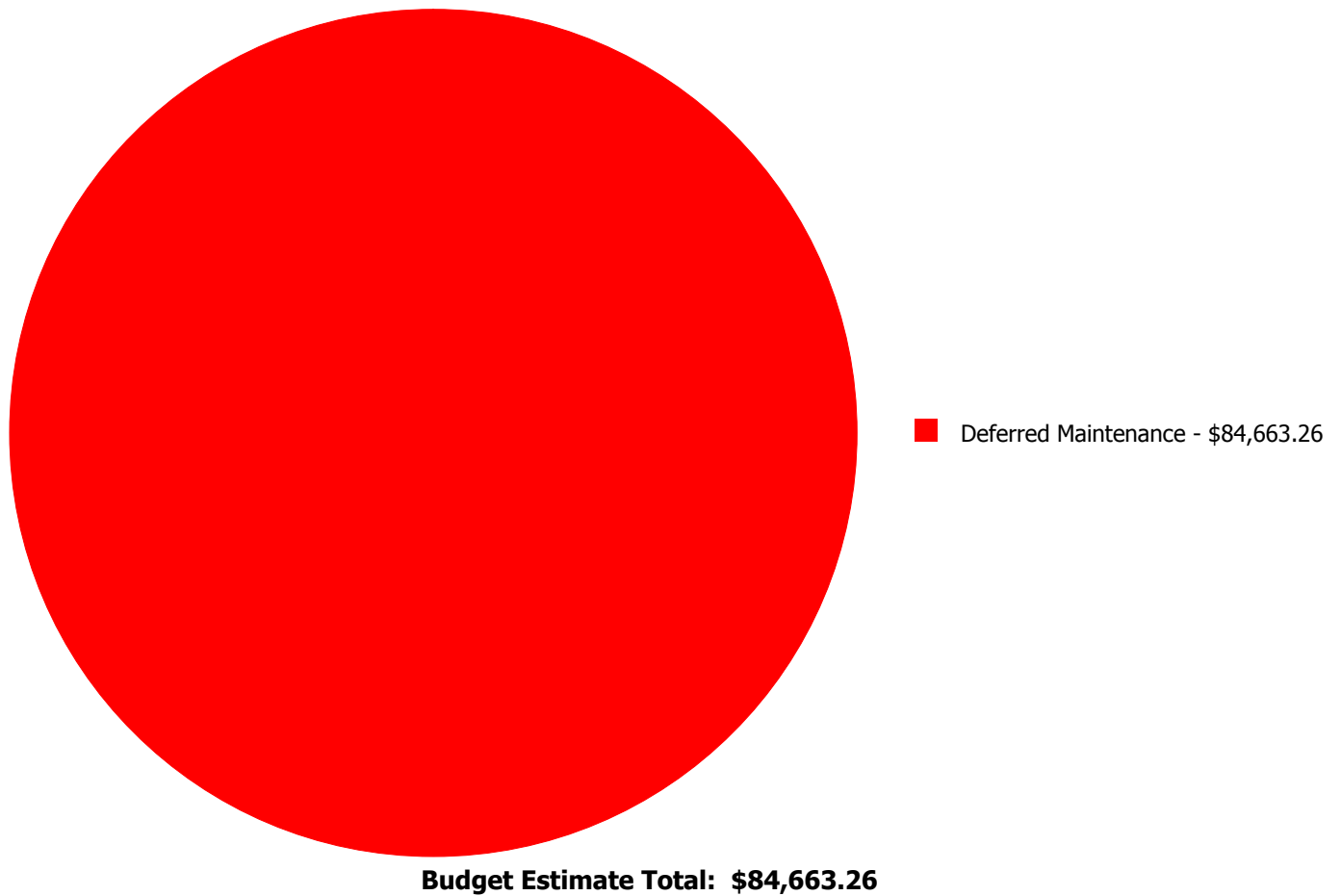
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2010	Exterior Walls	\$0.00	\$0.00	\$5,195.26	\$0.00	\$0.00	\$5,195.26
B2030	Exterior Doors	\$0.00	\$0.00	\$9,526.00	\$0.00	\$0.00	\$9,526.00
B3010140	Asphalt Shingles	\$0.00	\$0.00	\$6,307.00	\$0.00	\$0.00	\$6,307.00
C3010	Wall Finishes	\$0.00	\$0.00	\$5,621.00	\$0.00	\$0.00	\$5,621.00
C3020	Floor Finishes	\$0.00	\$0.00	\$22,902.00	\$0.00	\$0.00	\$22,902.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$20,636.00	\$0.00	\$0.00	\$20,636.00
D5020	Branch Wiring	\$0.00	\$0.00	\$3,938.00	\$0.00	\$0.00	\$3,938.00
D5020	Lighting	\$0.00	\$0.00	\$10,538.00	\$0.00	\$0.00	\$10,538.00
	Total:	\$0.00	\$0.00	\$84,663.26	\$0.00	\$0.00	\$84,663.26

Deficiency Summary by Category

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



Deficiency Details by Priority

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

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

System: B2010 - Exterior Walls



Location: Gable ends and eaves
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Spray refinish wood siding - 2nd floor
Qty: 2.00
Unit of Measure: C.S.F.
Estimate: \$5,195.26
Assessor Name: Ann Buerger Linden
Date Created: 02/21/2017

Notes: Gable ends are in need of painting. Fascia boards need to be replaced. Infill opening where room air conditioner is removed.

System: B2030 - Exterior Doors



Location: Exterior doors
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,000.00
Unit of Measure: S.F.
Estimate: \$9,526.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: Exterior doors are rusted, poor condition, and beyond their expected useful life. Provide proper exterior landings. System renewal is recommended.

System: B3010140 - Asphalt Shingles



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,000.00
Unit of Measure: S.F.
Estimate: \$6,307.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: Asphalt shingles are beyond their expected life and leaking. System renewal is recommended.

System: C3010 - Wall Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,000.00
Unit of Measure: S.F.
Estimate: \$5,621.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: Wall finishes are in poor condition. System renewal is recommended.

System: C3020 - Floor Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,000.00
Unit of Measure: S.F.
Estimate: \$22,902.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

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

System: C3030 - Ceiling Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,000.00
Unit of Measure: S.F.
Estimate: \$20,636.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: Ceilings are in poor condition with considerable water damage. System renewal is recommended.

System: D5020 - Branch Wiring



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,000.00
Unit of Measure: S.F.
Estimate: \$3,938.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: The branch wiring system is beyond its expected useful life. The building was shut down at the time of assessment. System renewal is recommended.

System: D5020 - Lighting



Location: Throught the building
Distress: Beyond Service Life
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: \$10,538.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

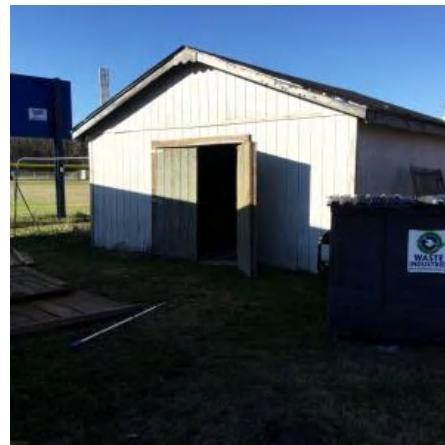
Notes: Lighting systems are beyond their expected useful life. System renewal is recommended.

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	400
Year Built:	1980
Last Renovation:	
Replacement Value:	\$44,828
Repair Cost:	\$14,495.30
Total FCI:	32.34 %
Total RSLI:	48.31 %
FCA Score:	67.66



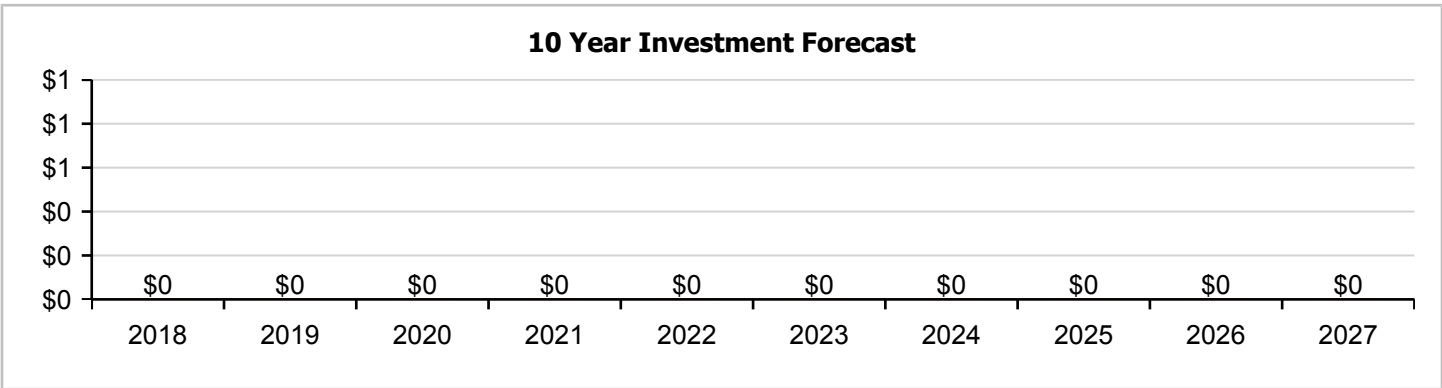
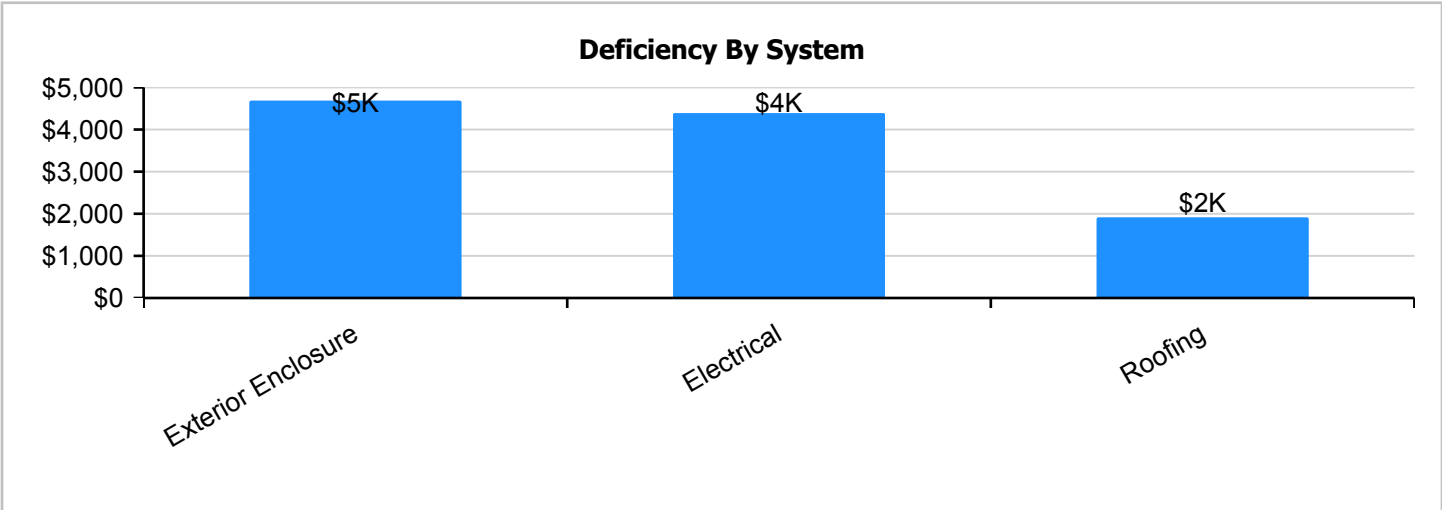
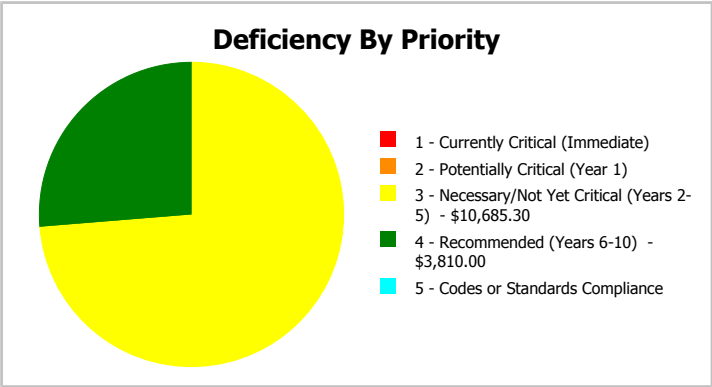
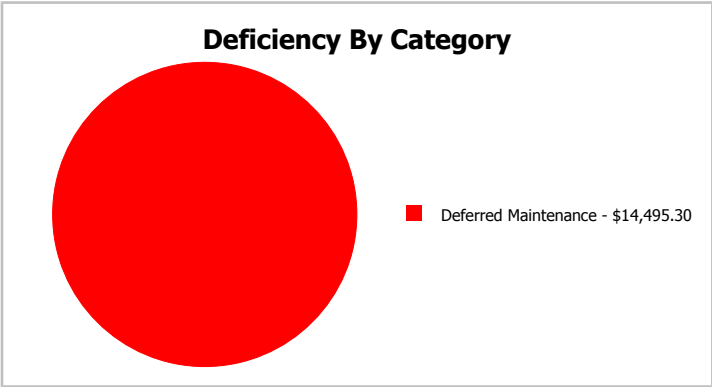
Description:

Assumed year built. 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:	1980	Last Renovation:	
Repair Cost:	\$14,495	Replacement Value:	\$44,828
FCI:	32.34 %	RSLI%:	48.31 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	63.00 %	0.00 %	\$0.00
B10 - Superstructure	63.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	48.81 %	40.20 %	\$6,182.30
B30 - Roofing	0.00 %	146.01 %	\$2,523.00
D50 - Electrical	0.00 %	109.99 %	\$5,790.00
Totals:	48.31 %	32.34 %	\$14,495.30

Photo Album

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

1). West Elevation - Feb 20, 2017



2). South Elevation - Feb 20, 2017



3). East Elevation - Feb 20, 2017



4). North Elevation - Feb 20, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$20.13	S.F.	400	100	1980	2080		63.00 %	0.00 %	63			\$8,052
A1030	Slab on Grade	\$19.75	S.F.	400	100	1980	2080		63.00 %	0.00 %	63			\$7,900
B1020	Roof Construction	\$16.26	S.F.	400	100	1980	2080		63.00 %	0.00 %	63			\$6,504
B2010	Exterior Walls	\$29.79	S.F.	400	100	1980	2080		63.00 %	19.91 %	63		\$2,372.30	\$11,916
B2030	Exterior Doors	\$8.66	S.F.	400	30	1980	2010		0.00 %	109.99 %	-7		\$3,810.00	\$3,464
B3010140	Asphalt Shingles	\$4.32	S.F.	400	20	1980	2000		0.00 %	146.01 %	-17		\$2,523.00	\$1,728
D5020	Branch Wiring	\$3.58	S.F.	400	30	1980	2010		0.00 %	109.99 %	-7		\$1,575.00	\$1,432
D5020	Lighting	\$9.58	S.F.	400	30	1980	2010		0.00 %	109.99 %	-7		\$4,215.00	\$3,832
Total									48.31 %	32.34 %			\$14,495.30	\$44,828

System Notes

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

System: A1030 - Slab on Grade



Note:

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

Campus Assessment Report - 1980 Shed Ag

System: B2030 - Exterior Doors



Note:

System: B3010140 - Asphalt Shingles



Note:

System: D5020 - Branch Wiring



Note:

Campus Assessment Report - 1980 Shed Ag

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.

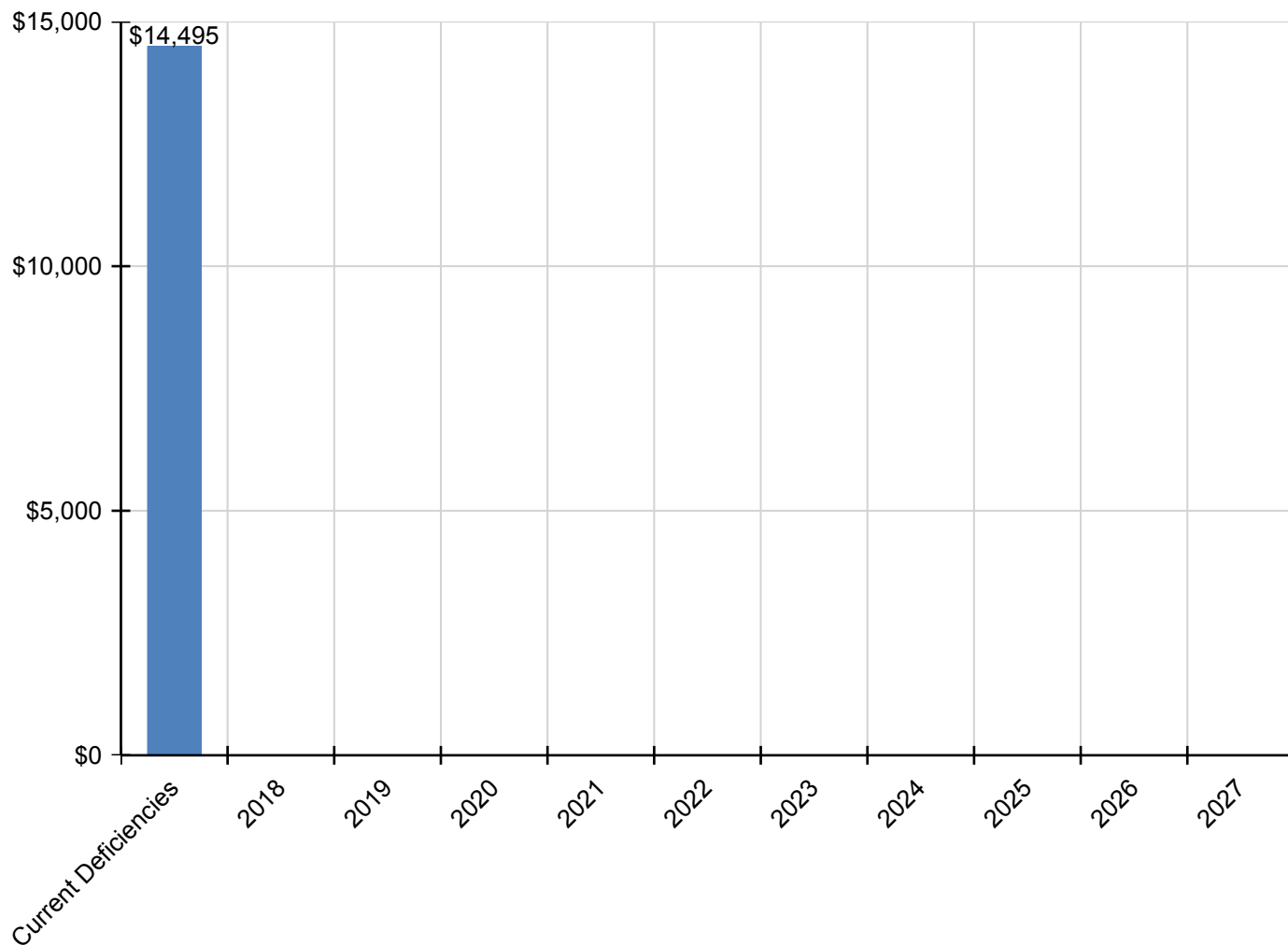
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$14,495	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,495
* 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	\$2,372	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,372
B2030 - Exterior Doors	\$3,810	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,810
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	\$2,523	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,523
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	\$1,575	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,575
D5020 - Lighting	\$4,215	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,215

** Indicates non-renewable system*

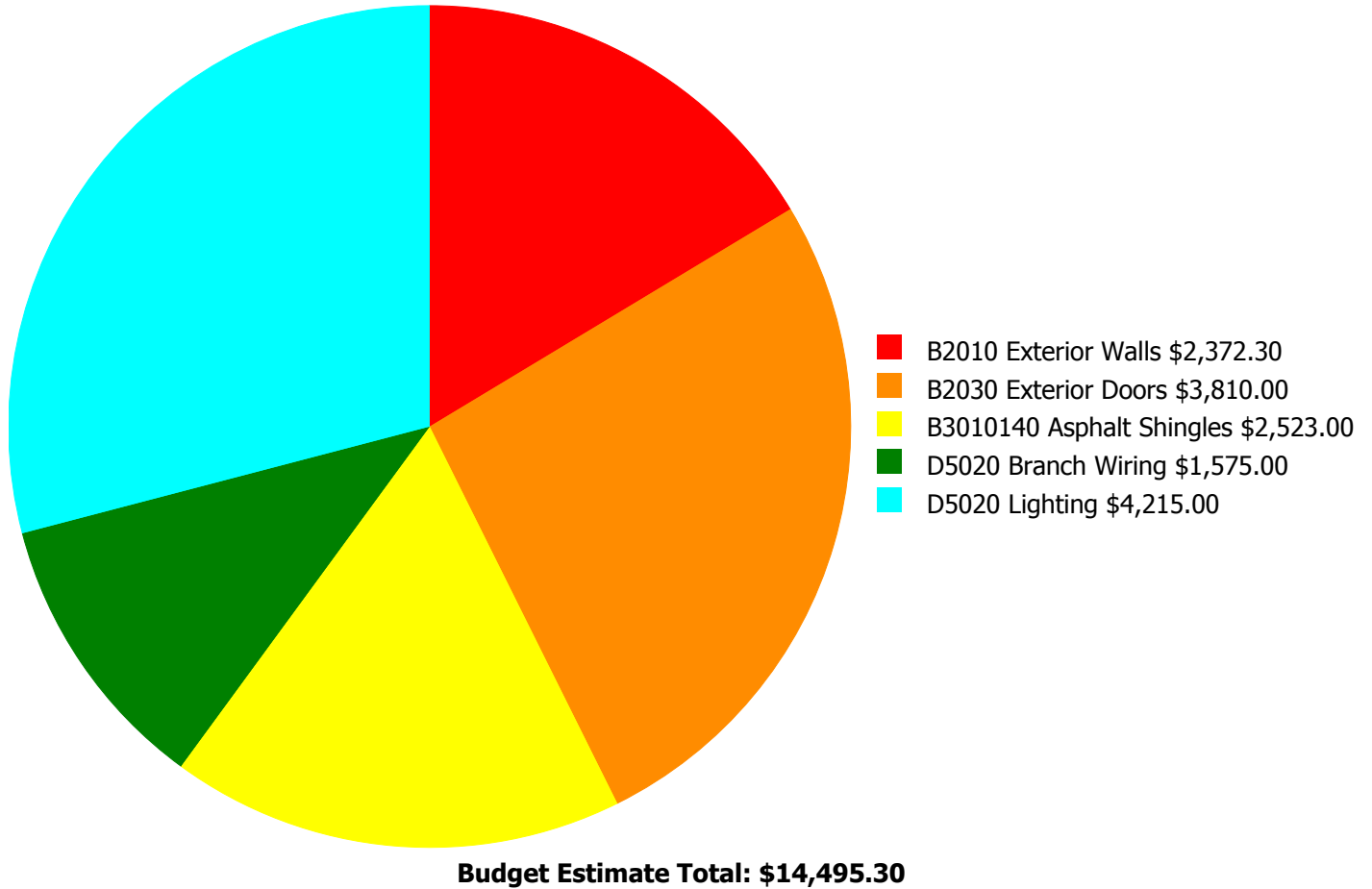
Forecasted Capital Renewal Requirement

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



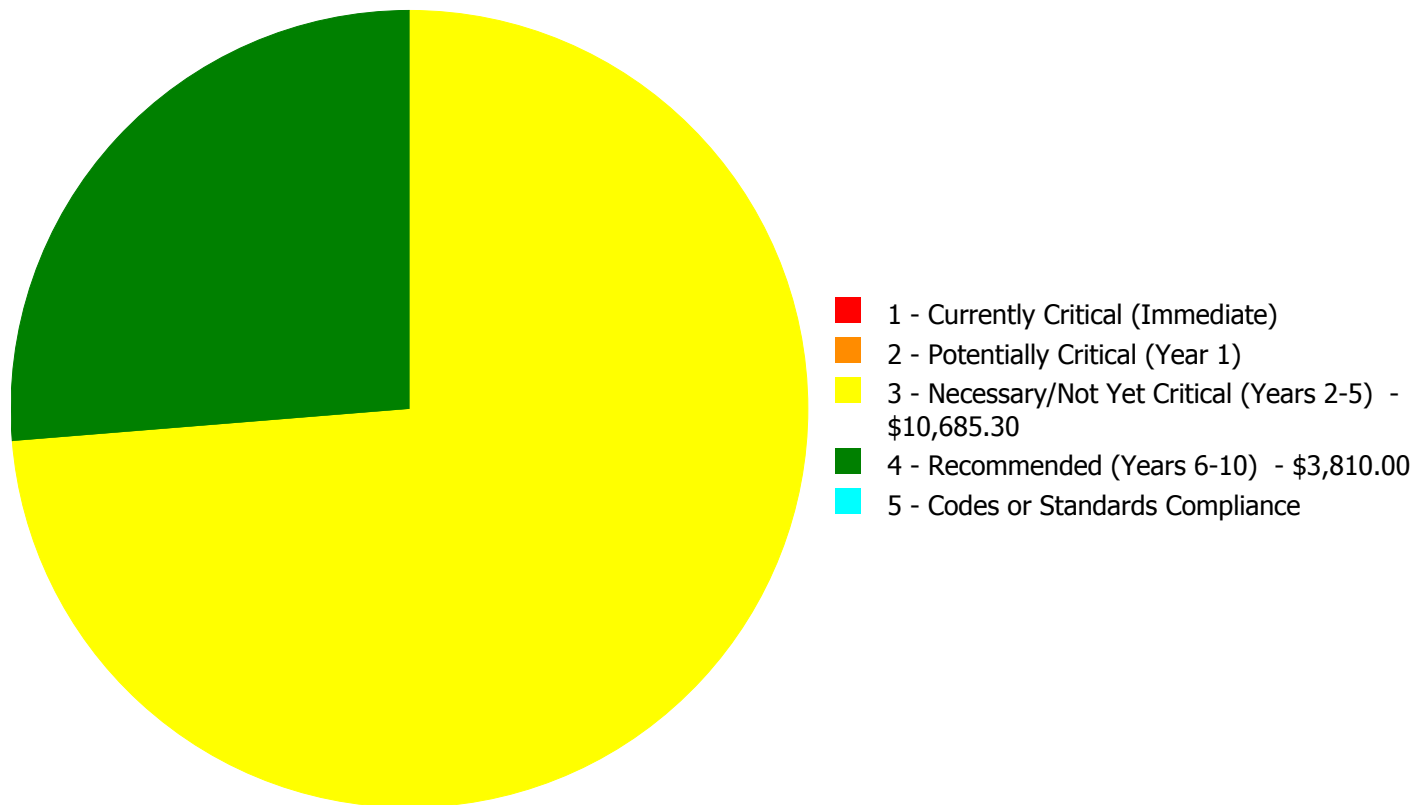
Deficiency Summary by System

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



Deficiency Summary by Priority

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



Budget Estimate Total: \$14,495.30

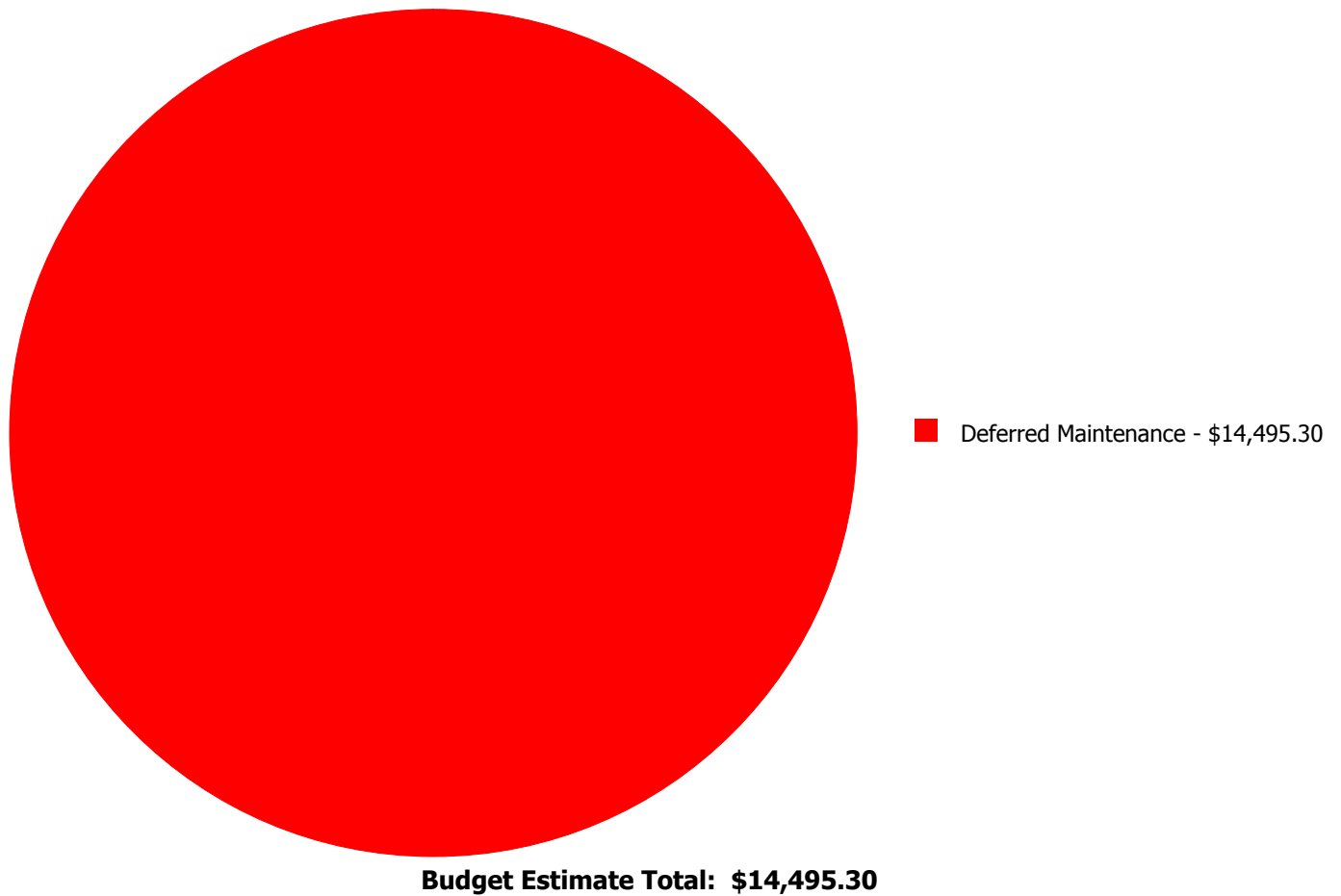
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2010	Exterior Walls	\$0.00	\$0.00	\$2,372.30	\$0.00	\$0.00	\$2,372.30
B2030	Exterior Doors	\$0.00	\$0.00	\$0.00	\$3,810.00	\$0.00	\$3,810.00
B3010140	Asphalt Shingles	\$0.00	\$0.00	\$2,523.00	\$0.00	\$0.00	\$2,523.00
D5020	Branch Wiring	\$0.00	\$0.00	\$1,575.00	\$0.00	\$0.00	\$1,575.00
D5020	Lighting	\$0.00	\$0.00	\$4,215.00	\$0.00	\$0.00	\$4,215.00
	Total:	\$0.00	\$0.00	\$10,685.30	\$3,810.00	\$0.00	\$14,495.30

Deficiency Summary by Category

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



Deficiency Details by Priority

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

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

System: B2010 - Exterior Walls



Location: Exterior
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace & finish wood clapboards, 1st floor
Qty: 5.00
Unit of Measure: C.S.F.
Estimate: \$2,372.30
Assessor Name: Ann Buerger Linden
Date Created: 02/22/2017

Notes: Exterior walls are deteriorated, particularly close to grade. Replacement of damaged siding, fascia boards, and painting is recommended.

System: B3010140 - Asphalt Shingles



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 400.00
Unit of Measure: S.F.
Estimate: \$2,523.00
Assessor Name: Ann Buerger Linden
Date Created: 02/22/2017

Notes: Roof shingles are in poor condition. System renewal is recommended.

System: D5020 - Branch Wiring



Location: Interior
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 400.00
Unit of Measure: S.F.
Estimate: \$1,575.00
Assessor Name: Ann Buerger Linden
Date Created: 02/22/2017

Notes: The branch wiring system is beyond its expected life. System renewal is recommended.

System: D5020 - Lighting



Location: Ceiling
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 400.00
Unit of Measure: S.F.
Estimate: \$4,215.00
Assessor Name: Ann Buerger Linden
Date Created: 02/22/2017

Notes: The lighting in this building is not functional. System renewal is recommended.

Priority 4 - Recommended (Years 6-10):

System: B2030 - Exterior Doors



Location: Entrance
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 400.00
Unit of Measure: S.F.
Estimate: \$3,810.00
Assessor Name: Ann Buerger Linden
Date Created: 02/22/2017

Notes: The exterior door is in fair condition and beyond its expected life. Replacement is recommended.

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	256
Year Built:	1985
Last Renovation:	
Replacement Value:	\$25,321
Repair Cost:	\$4,054.00
Total FCI:	16.01 %
Total RSLI:	59.08 %
FCA Score:	83.99



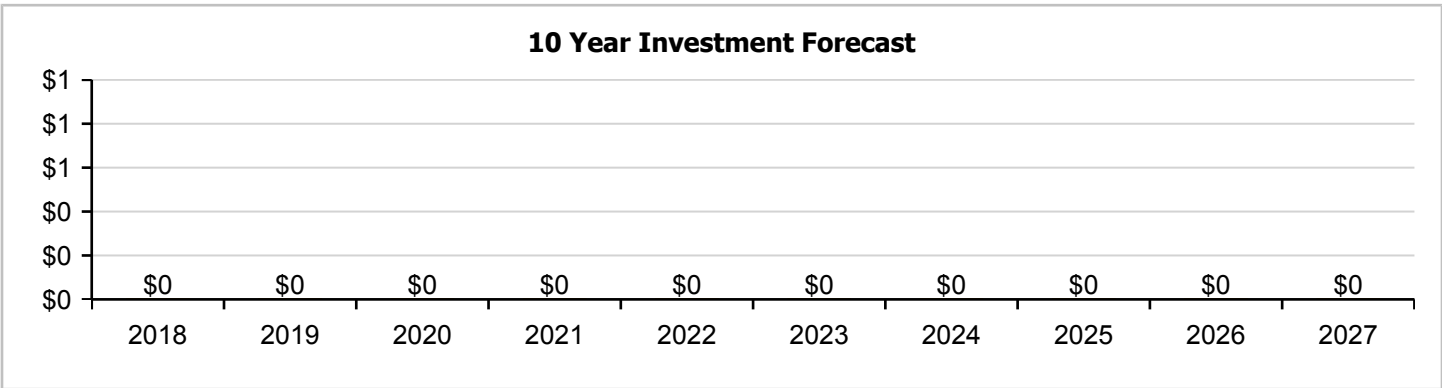
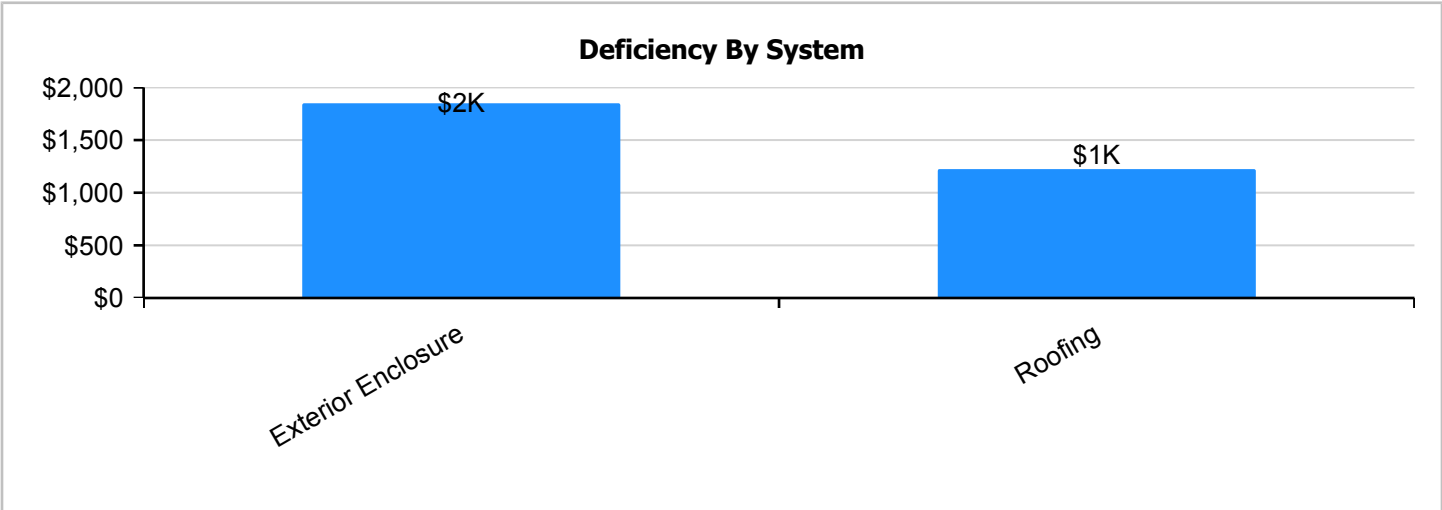
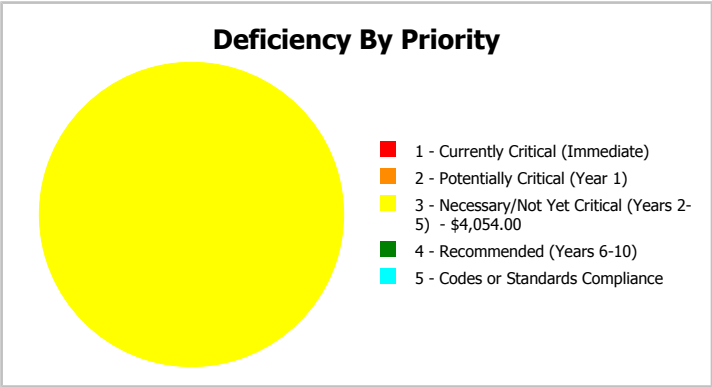
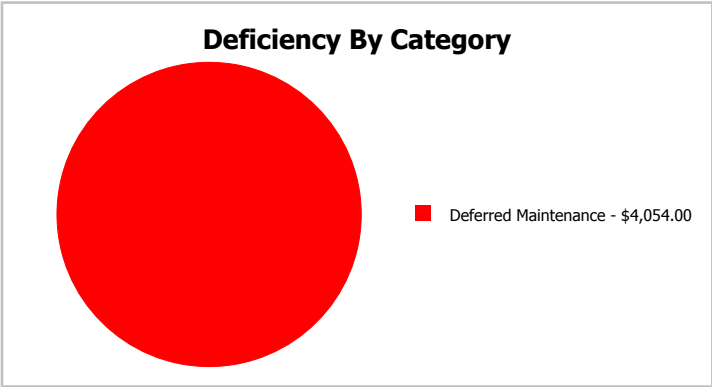
Description:

Assumed year built. 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:	256
Year Built:	1985	Last Renovation:	
Repair Cost:	\$4,054	Replacement Value:	\$25,321
FCI:	16.01 %	RSLI%:	59.08 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	68.00 %	0.00 %	\$0.00
B10 - Superstructure	68.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	52.68 %	24.78 %	\$2,439.00
B30 - Roofing	0.00 %	146.02 %	\$1,615.00
Totals:	59.08 %	16.01 %	\$4,054.00

Photo Album

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

1). South Elevation - Feb 20, 2017



2). East Elevation - Feb 20, 2017



3). North Elevation - Feb 20, 2017



4). West Elevation - Feb 20, 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.	256	100	1985	2085		68.00 %	0.00 %	68			\$5,153
A1030	Slab on Grade	\$19.75	S.F.	256	100	1985	2085		68.00 %	0.00 %	68			\$5,056
B1020	Roof Construction	\$16.26	S.F.	256	100	1985	2085		68.00 %	0.00 %	68			\$4,163
B2010	Exterior Walls	\$29.79	S.F.	256	100	1985	2085		68.00 %	0.00 %	68			\$7,626
B2030	Exterior Doors	\$8.66	S.F.	256	30	1985	2015		0.00 %	110.01 %	-2		\$2,439.00	\$2,217
B3010140	Asphalt Shingles	\$4.32	S.F.	256	20	1985	2005		0.00 %	146.02 %	-12		\$1,615.00	\$1,106
Total									59.08 %	16.01 %			\$4,054.00	\$25,321

System Notes

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

System: A1030 - Slab on Grade



Note:

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

Campus Assessment Report - 1985 Shed

System: B2030 - Exterior Doors



Note:

System: B3010140 - Asphalt Shingles



Note:

Renewal Schedule

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

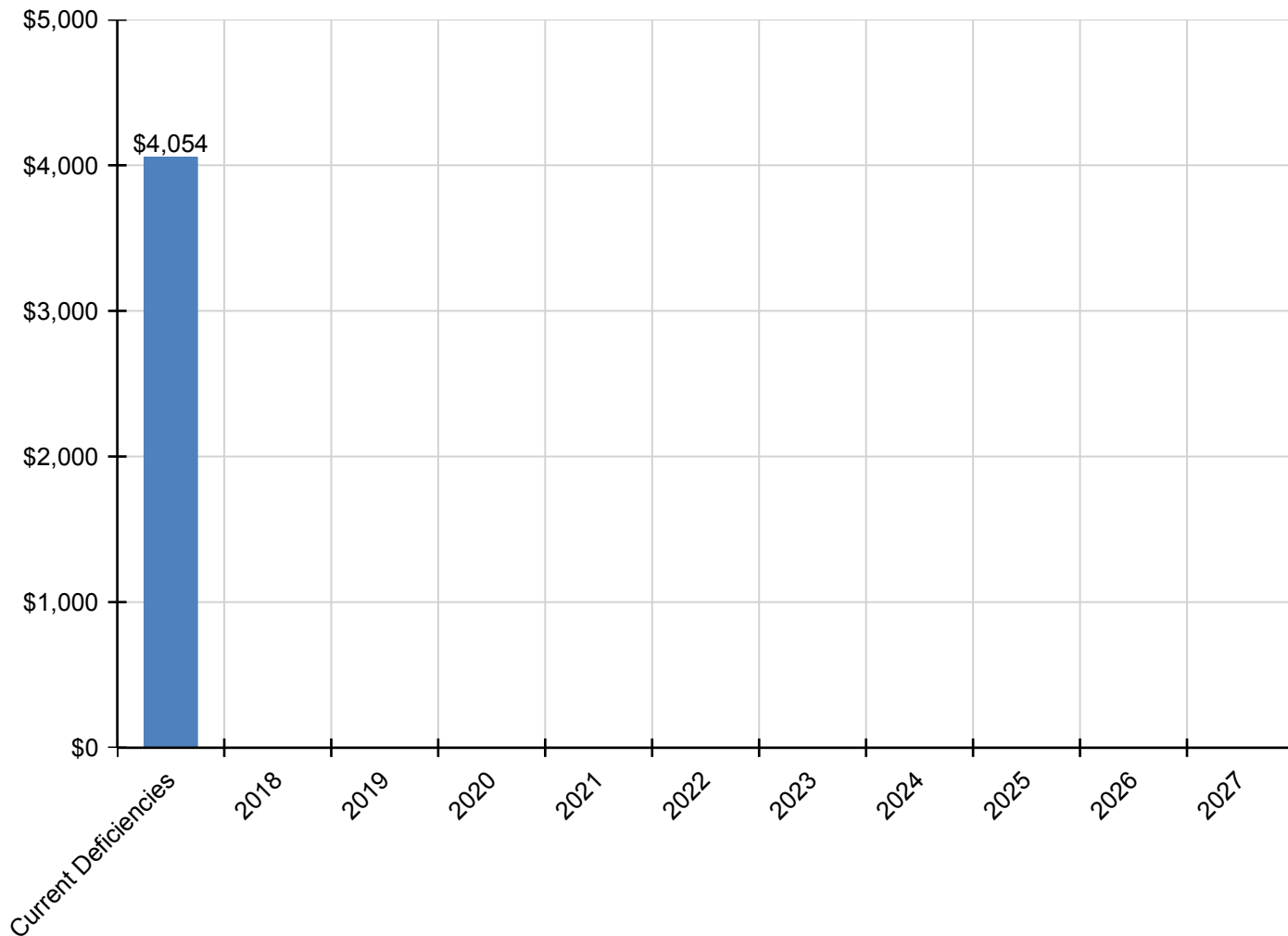
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$4,054	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,054
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$2,439	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,439
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010140 - Asphalt Shingles	\$1,615	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,615

** Indicates non-renewable system*

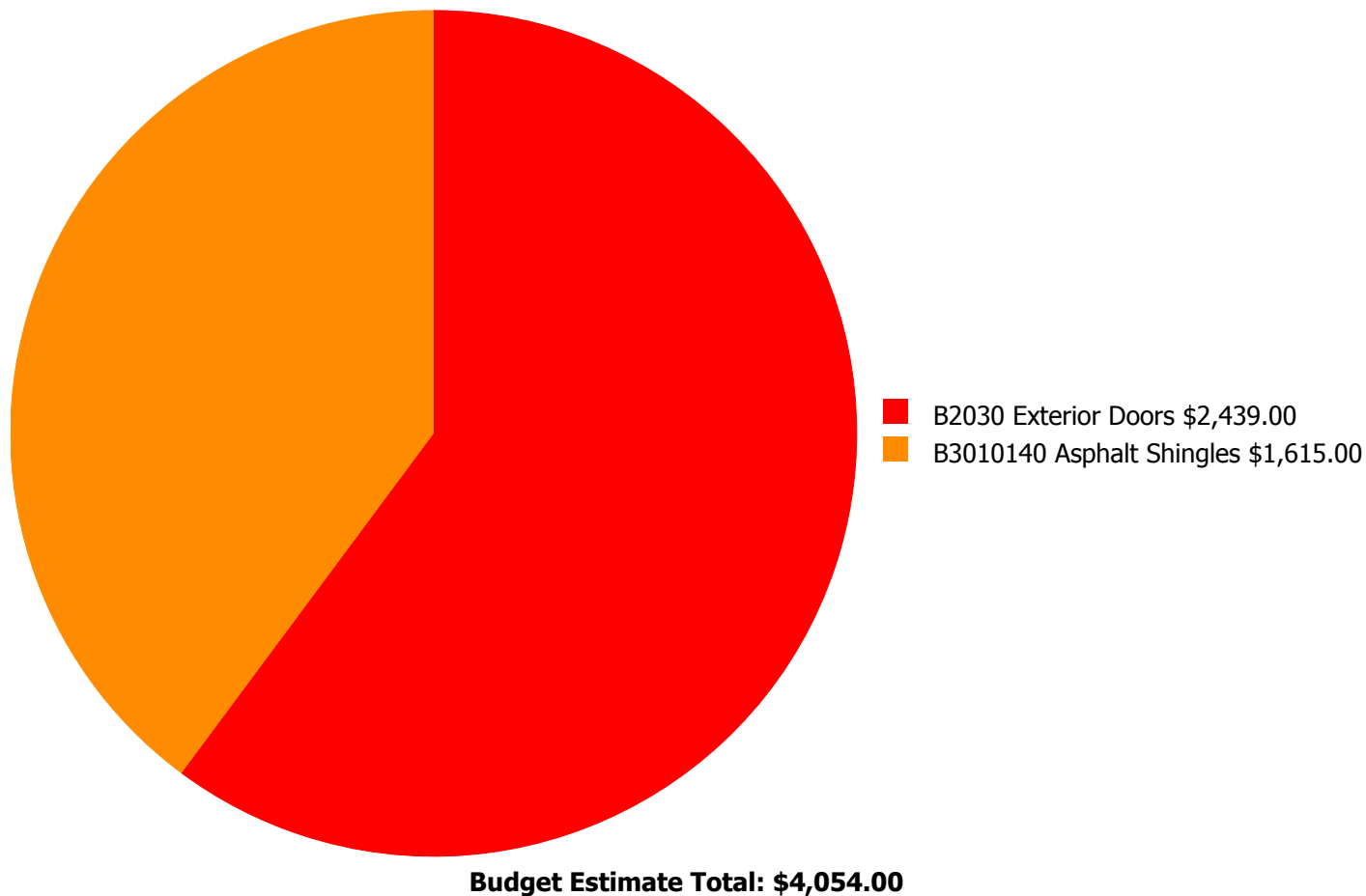
Forecasted Capital Renewal Requirement

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



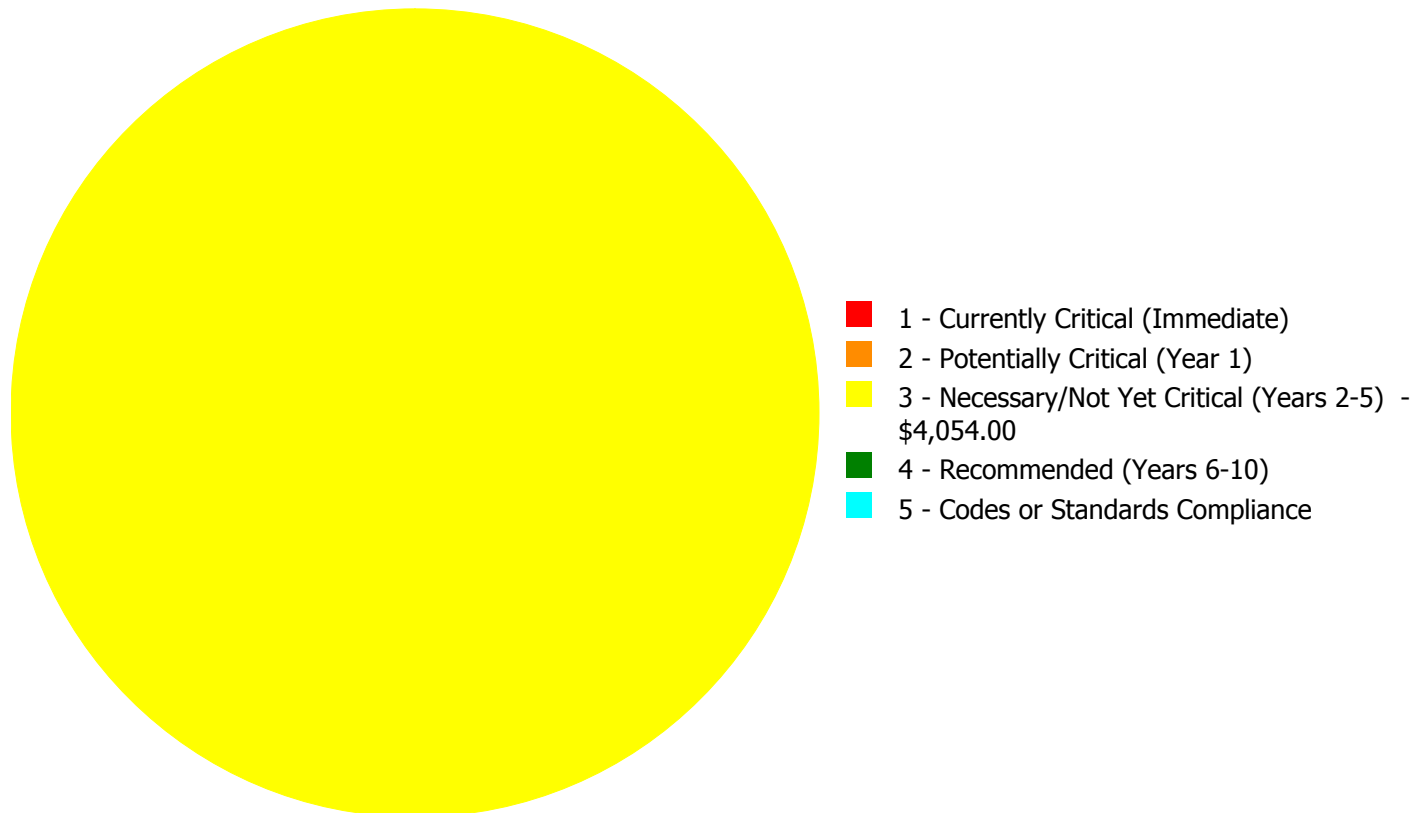
Deficiency Summary by System

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



Deficiency Summary by Priority

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



Budget Estimate Total: \$4,054.00

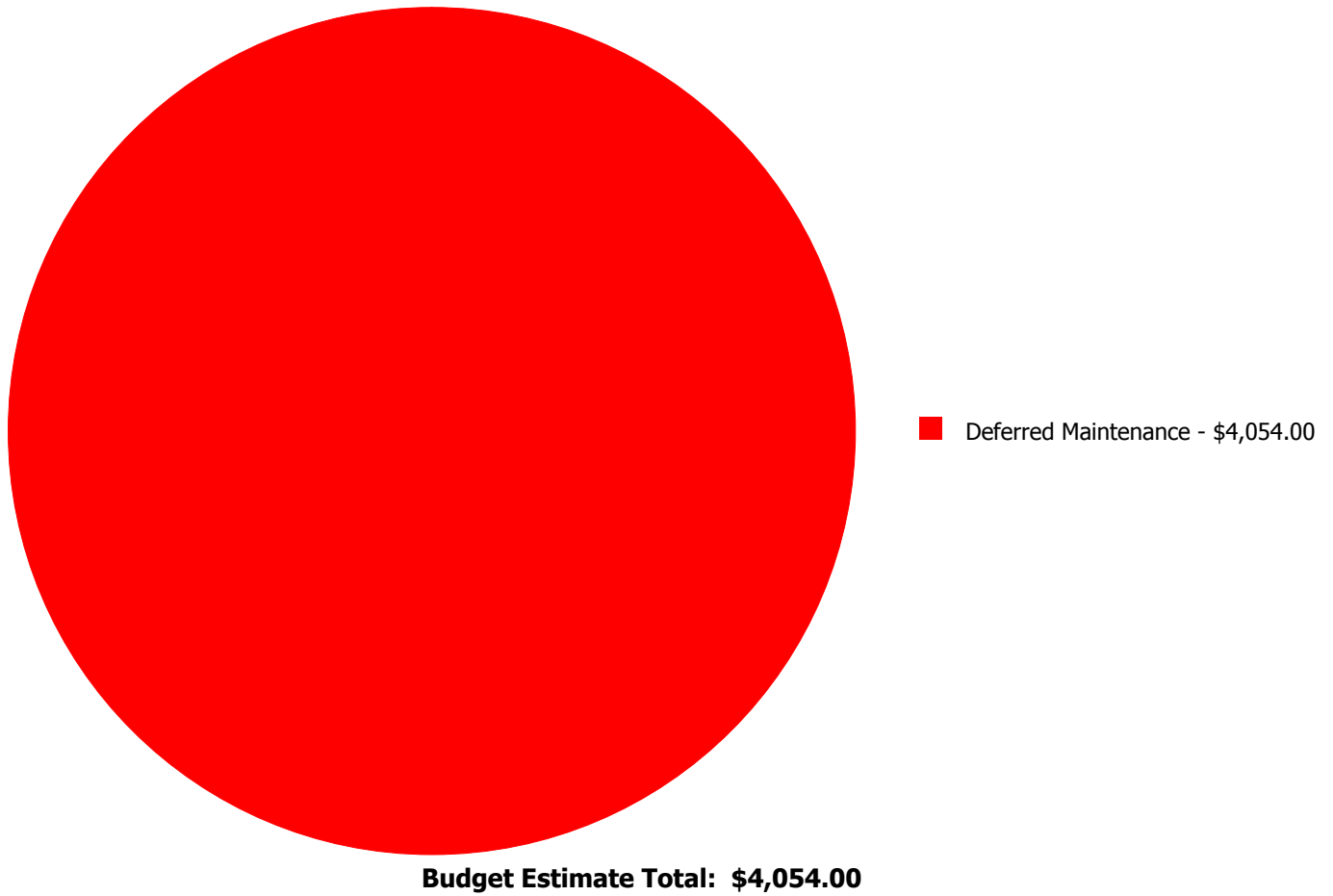
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2030	Exterior Doors	\$0.00	\$0.00	\$2,439.00	\$0.00	\$0.00	\$2,439.00
B3010140	Asphalt Shingles	\$0.00	\$0.00	\$1,615.00	\$0.00	\$0.00	\$1,615.00
	Total:	\$0.00	\$0.00	\$4,054.00	\$0.00	\$0.00	\$4,054.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

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

System: B2030 - Exterior Doors



Location: Exterior doors
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 256.00
Unit of Measure: S.F.
Estimate: \$2,439.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: Exterior doors are in weathered condition. System renewal is recommended.

System: B3010140 - Asphalt Shingles



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 256.00
Unit of Measure: S.F.
Estimate: \$1,615.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: Asphalt shingles are in poor condition. System renewal is recommended.

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	720
Year Built:	1990
Last Renovation:	
Replacement Value:	\$124,753
Repair Cost:	\$7,540.00
Total FCI:	6.04 %
Total RSLI:	45.11 %
FCA Score:	93.96



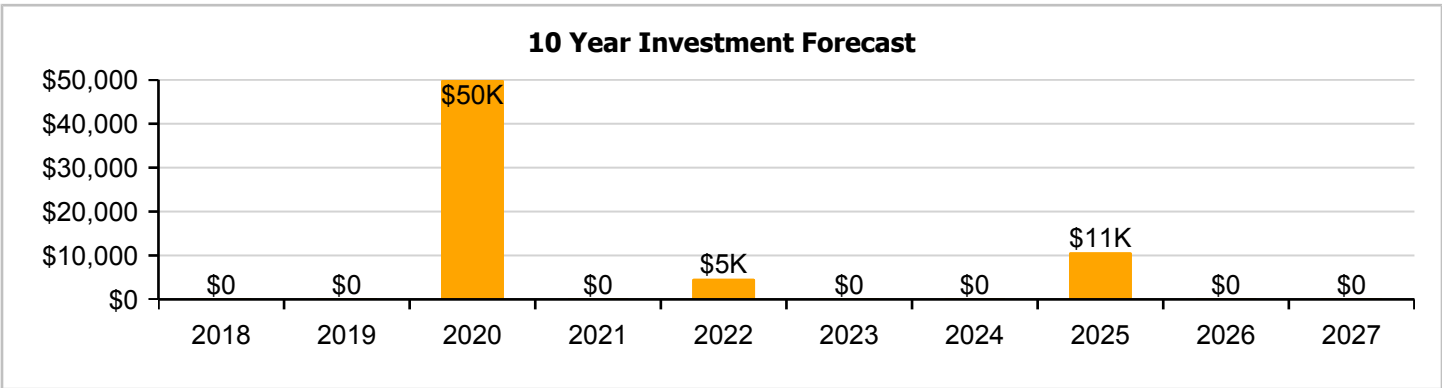
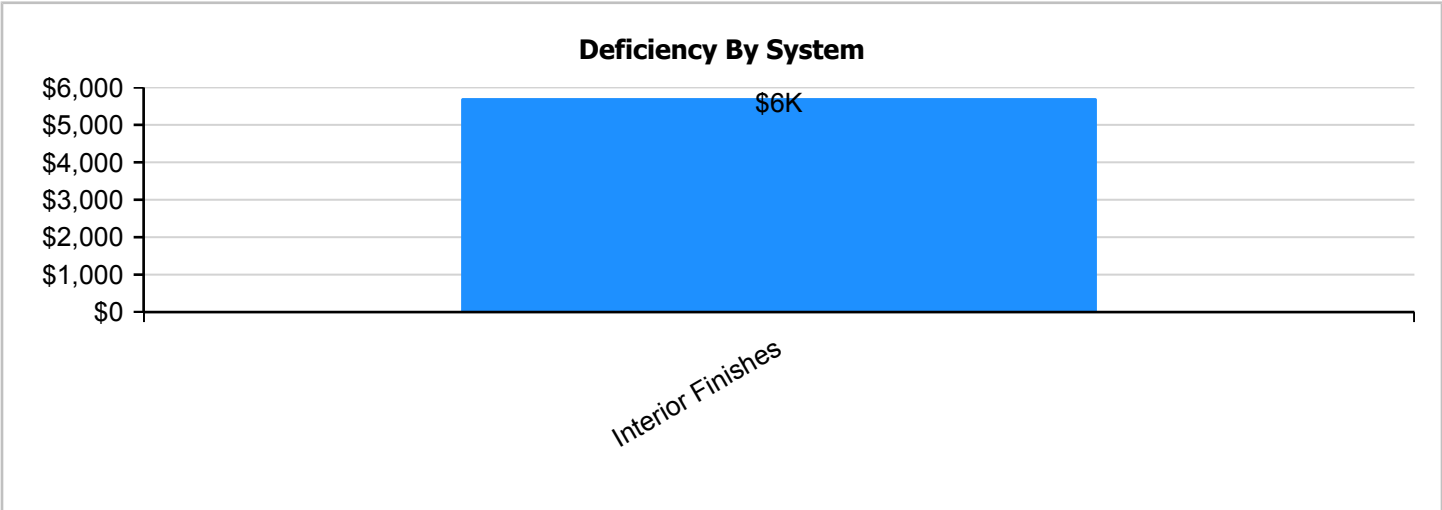
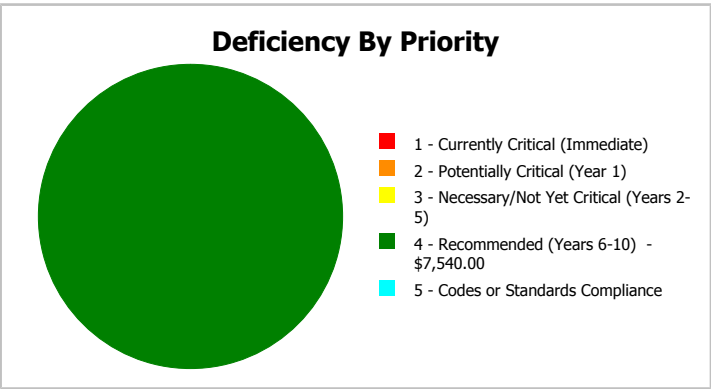
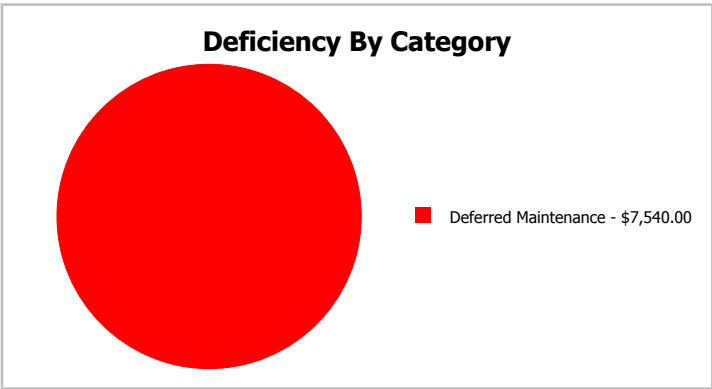
Description:

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:	720
Year Built:	1990	Last Renovation:	
Repair Cost:	\$7,540	Replacement Value:	\$124,753
FCI:	6.04 %	RSLI%:	45.11 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	73.00 %	0.00 %	\$0.00
B10 - Superstructure	73.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	43.74 %	0.00 %	\$0.00
B30 - Roofing	55.00 %	0.00 %	\$0.00
C30 - Interior Finishes	17.46 %	71.58 %	\$7,540.00
D20 - Plumbing	10.00 %	0.00 %	\$0.00
D30 - HVAC	17.34 %	0.00 %	\$0.00
D50 - Electrical	10.00 %	0.00 %	\$0.00
E20 - Furnishings	40.00 %	0.00 %	\$0.00
Totals:	45.11 %	6.04 %	\$7,540.00

Photo Album

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

1). North Elevation - Feb 20, 2017



2). East Elevation - Feb 20, 2017



3). South Elevation - Feb 20, 2017



Condition Detail

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

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

Campus Assessment Report - 1990 Football Concessions

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.	720	100	1990	2090		73.00 %	0.00 %	73			\$14,494
A1030	Slab on Grade	\$19.75	S.F.	720	100	1990	2090		73.00 %	0.00 %	73			\$14,220
B1020	Roof Construction	\$16.26	S.F.	720	100	1990	2090		73.00 %	0.00 %	73			\$11,707
B2010	Exterior Walls	\$29.79	S.F.	720	100	1990	2090		73.00 %	0.00 %	73			\$21,449
B2020	Exterior Windows	\$17.17	S.F.	720	30	1990	2020		10.00 %	0.00 %	3			\$12,362
B2030	Exterior Doors	\$8.66	S.F.	720	30	1990	2020		10.00 %	0.00 %	3			\$6,235
B3010140	Asphalt Shingles	\$4.32	S.F.	720	20	2008	2028		55.00 %	0.00 %	11			\$3,110
C3010	Wall Finishes	\$5.11	S.F.	720	10	2012	2022		50.00 %	0.00 %	5			\$3,679
C3030	Ceiling Finishes	\$9.52	S.F.	720	25	1990	2015		0.00 %	110.01 %	-2		\$7,540.00	\$6,854
D2010	Plumbing Fixtures	\$2.97	S.F.	720	30	1990	2020		10.00 %	0.00 %	3			\$2,138
D2020	Domestic Water Distribution	\$0.86	S.F.	720	30	1990	2020		10.00 %	0.00 %	3			\$619
D2030	Sanitary Waste	\$0.86	S.F.	720	30	1990	2020		10.00 %	0.00 %	3			\$619
D3040	Distribution Systems	\$1.65	S.F.	729	30	1990	2020		10.00 %	0.00 %	3			\$1,203
D3050	Terminal & Package Units	\$4.62	S.F.	720	15	2005	2020		20.00 %	0.00 %	3			\$3,326
D5020	Branch Wiring	\$12.33	S.F.	720	30	1990	2020		10.00 %	0.00 %	3			\$8,878
D5020	Lighting	\$8.58	S.F.	720	30	1990	2020		10.00 %	0.00 %	3			\$6,178
E2010	Fixed Furnishings	\$10.67	S.F.	720	20	1990	2010	2025	40.00 %	0.00 %	8			\$7,682
Total									45.11 %	6.04 %			\$7,540.00	\$124,753

System Notes

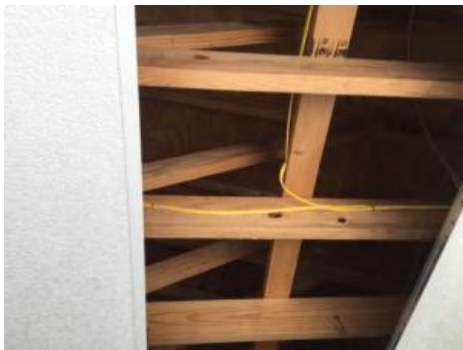
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: A1030 - Slab on Grade



Note:

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

Campus Assessment Report - 1990 Football Concessions

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: C3010 - Wall Finishes



Note:

Campus Assessment Report - 1990 Football Concessions

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2030 - Sanitary Waste



Note:

Campus Assessment Report - 1990 Football Concessions

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

System: D5020 - Branch Wiring



Note:

Campus Assessment Report - 1990 Football Concessions

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:	\$7,540	\$0	\$0	\$49,953	\$0	\$4,692	\$0	\$0	\$10,705	\$0	\$0	\$72,890
* 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	\$14,860	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,860
B2030 - Exterior Doors	\$0	\$0	\$0	\$7,495	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,495
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010140 - Asphalt Shingles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$4,692	\$0	\$0	\$0	\$0	\$0	\$4,692
C3030 - Ceiling Finishes	\$7,540	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,540
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	\$2,570	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,570
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$744	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$744
D2030 - Sanitary Waste	\$0	\$0	\$0	\$744	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$744
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$1,446	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,446

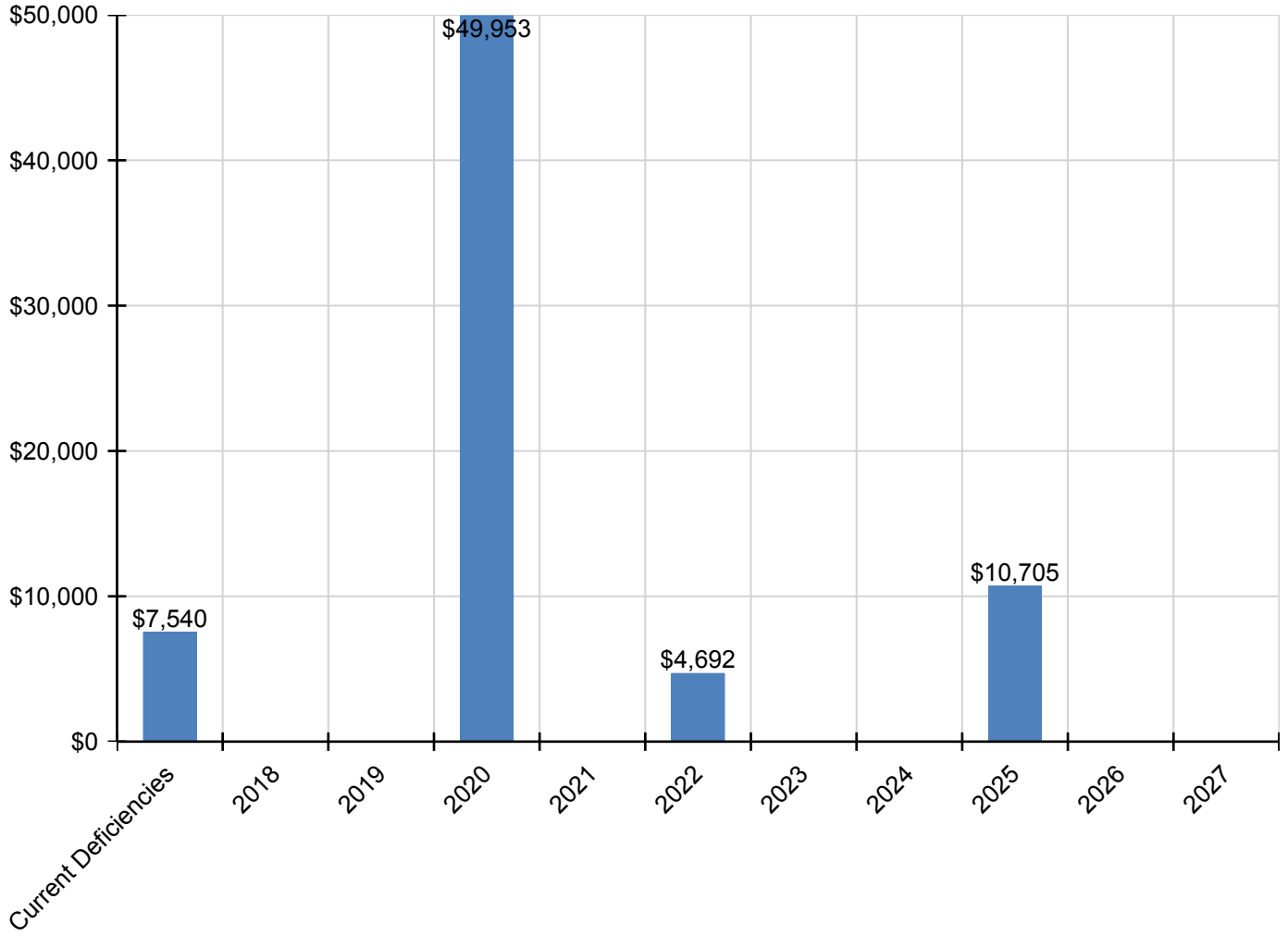
Campus Assessment Report - 1990 Football Concessions

D3050 - Terminal & Package Units	\$0	\$0	\$0	\$3,998	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,998
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$10,670	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,670
D5020 - Lighting	\$0	\$0	\$0	\$7,425	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,425
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,705	\$0	\$0	\$0	\$10,705

* Indicates non-renewable system

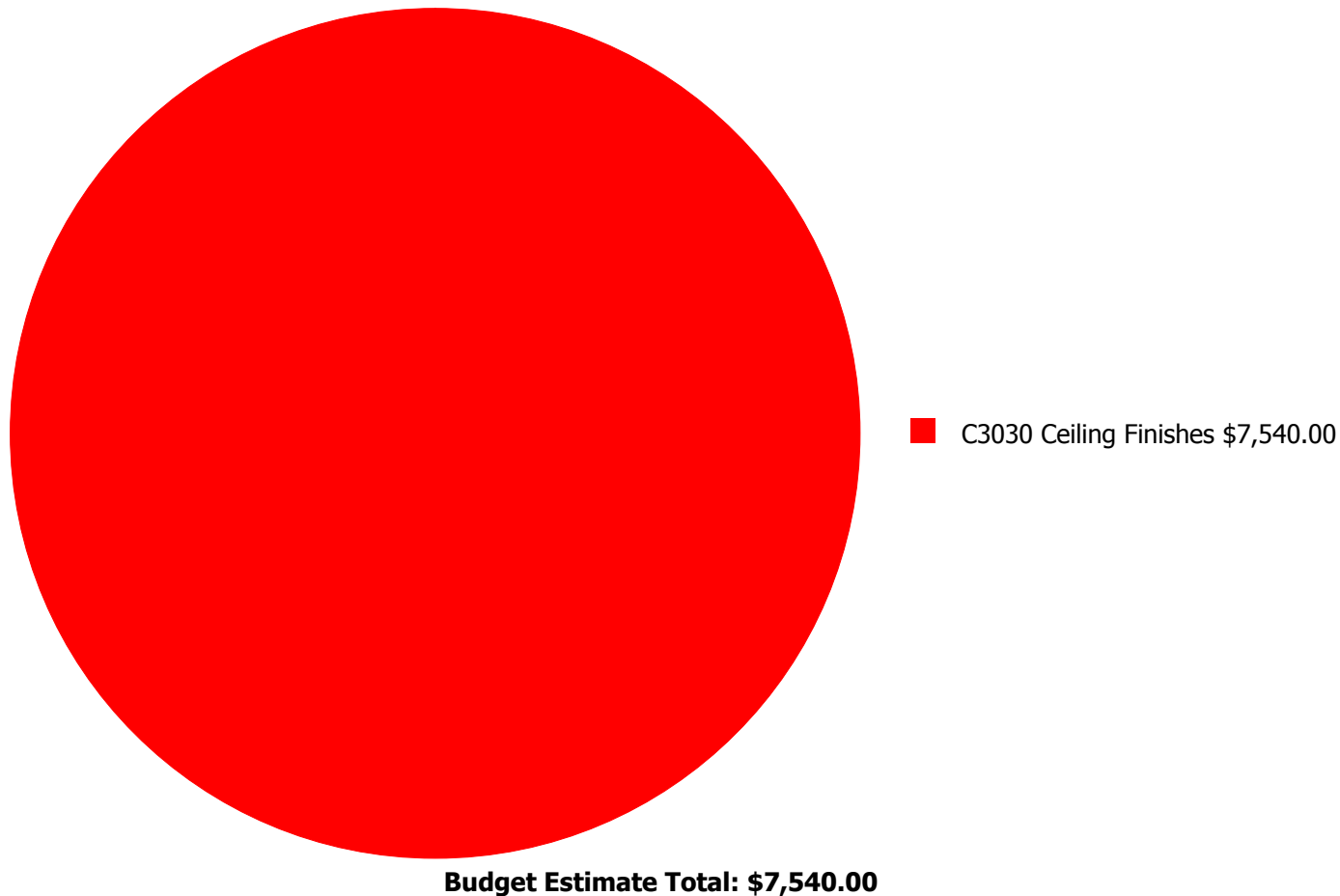
Forecasted Capital Renewal Requirement

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



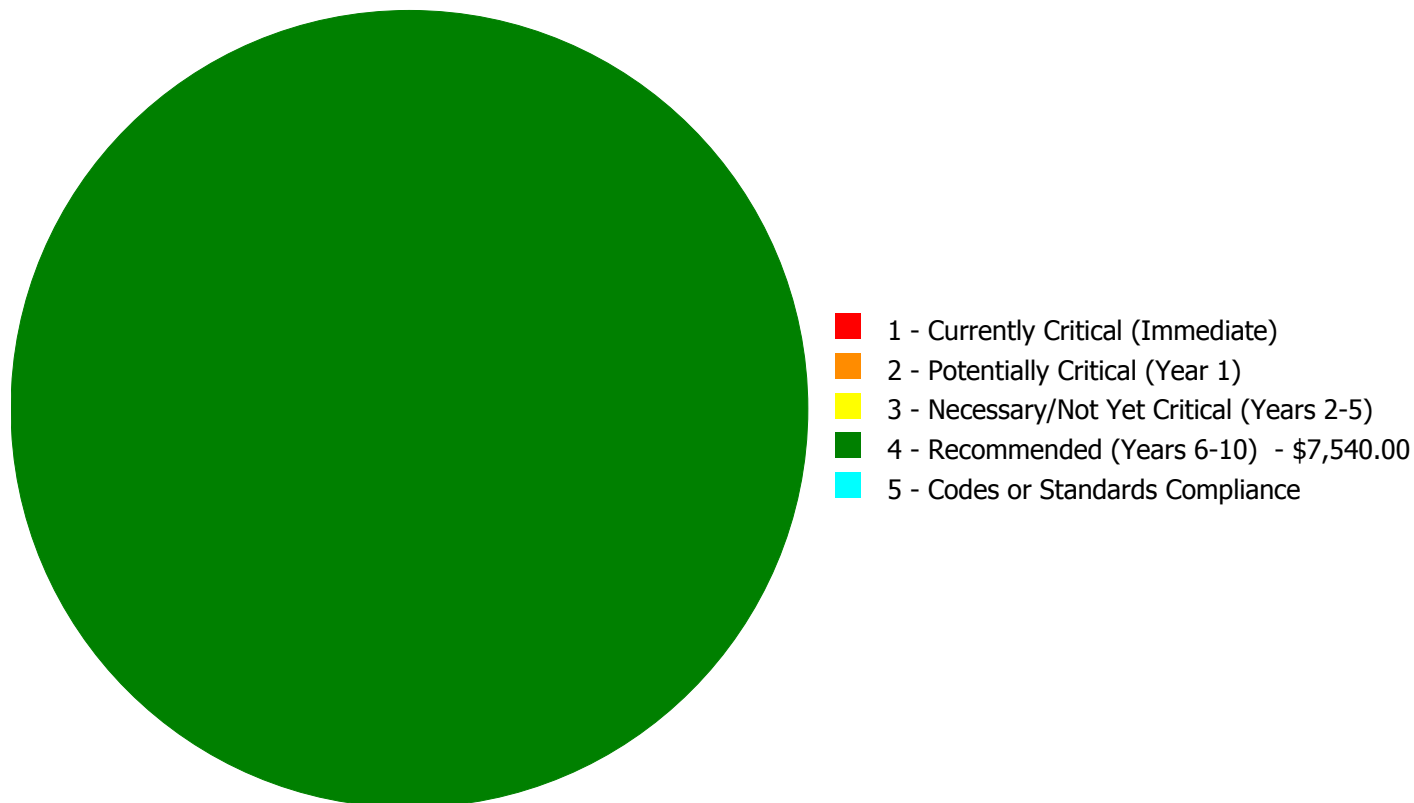
Deficiency Summary by System

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



Deficiency Summary by Priority

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



Budget Estimate Total: \$7,540.00

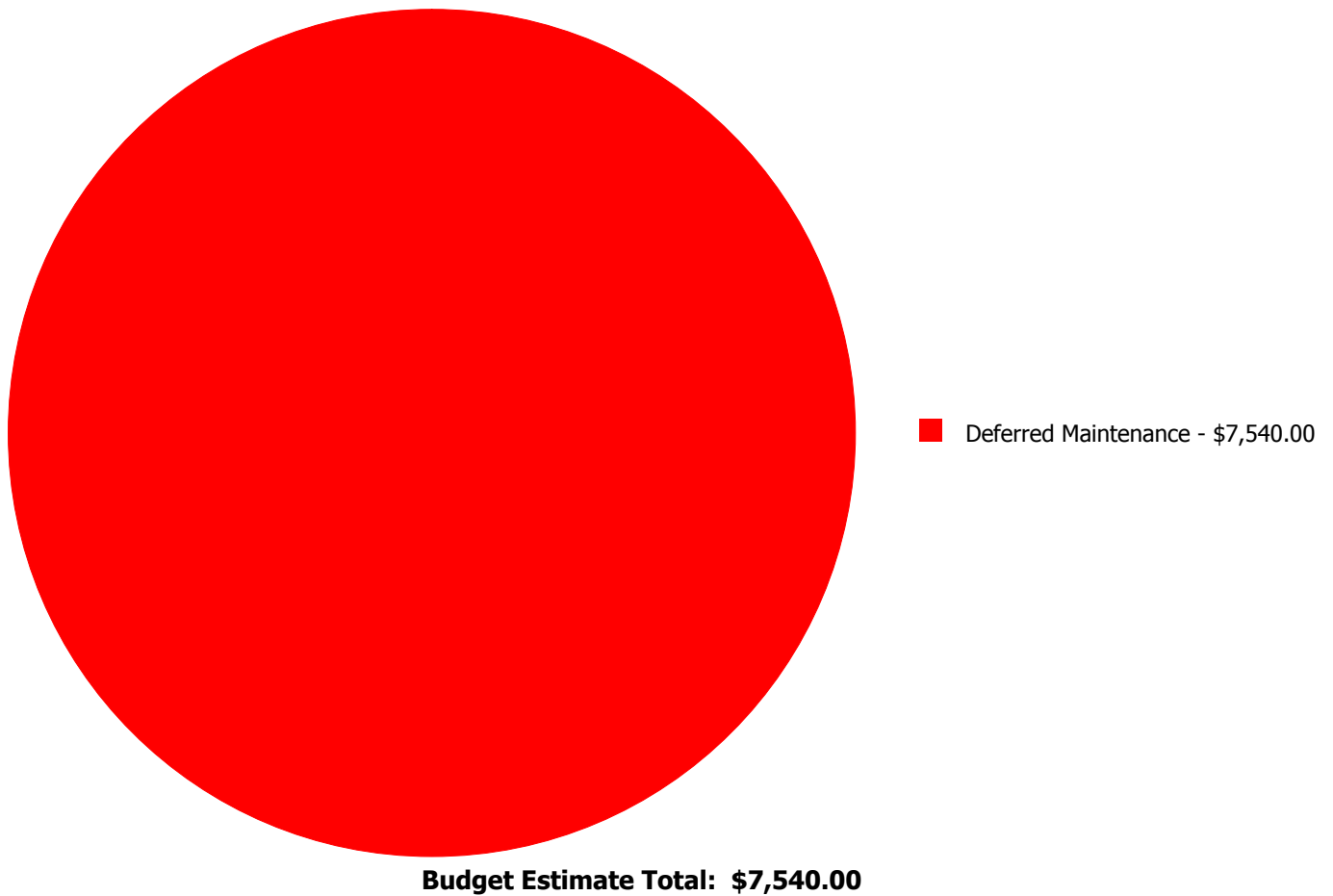
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
C3030	Ceiling Finishes	\$0.00	\$0.00	\$0.00	\$7,540.00	\$0.00	\$7,540.00
	Total:	\$0.00	\$0.00	\$0.00	\$7,540.00	\$0.00	\$7,540.00

Deficiency Summary by Category

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

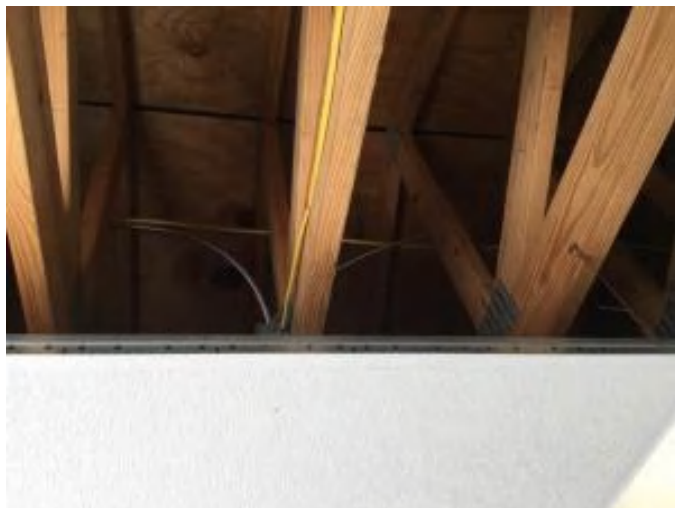


Deficiency Details by Priority

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

Priority 4 - Recommended (Years 6-10):

System: C3030 - Ceiling Finishes



Location: Interior ceilings
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 720.00
Unit of Measure: S.F.
Estimate: \$7,540.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: Interior ceilings are in generally fair to good condition with a few missing tiles. System renewal is recommended.

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	10,100
Year Built:	1991
Last Renovation:	
Replacement Value:	\$2,034,746
Repair Cost:	\$596,251.63
Total FCI:	29.30 %
Total RSLI:	29.22 %
FCA Score:	70.70



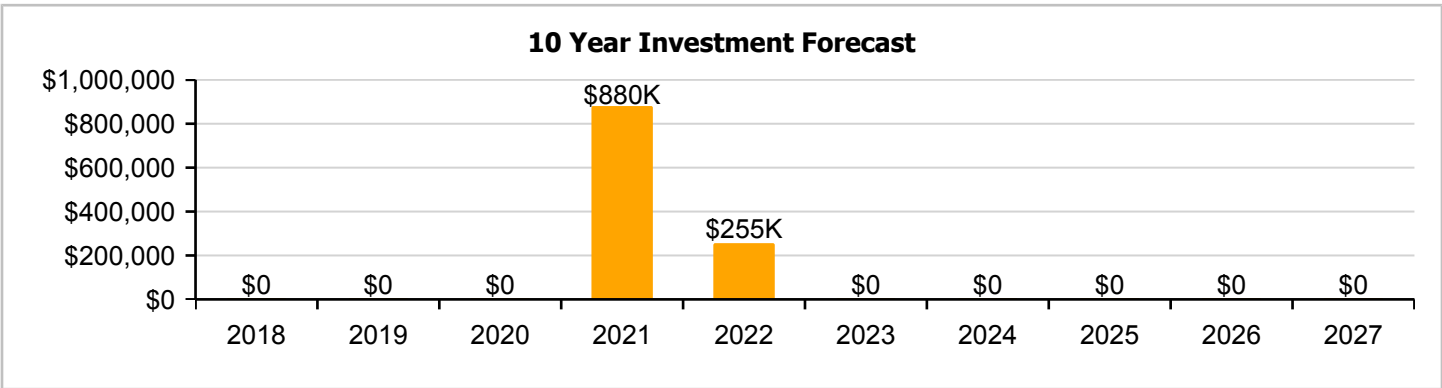
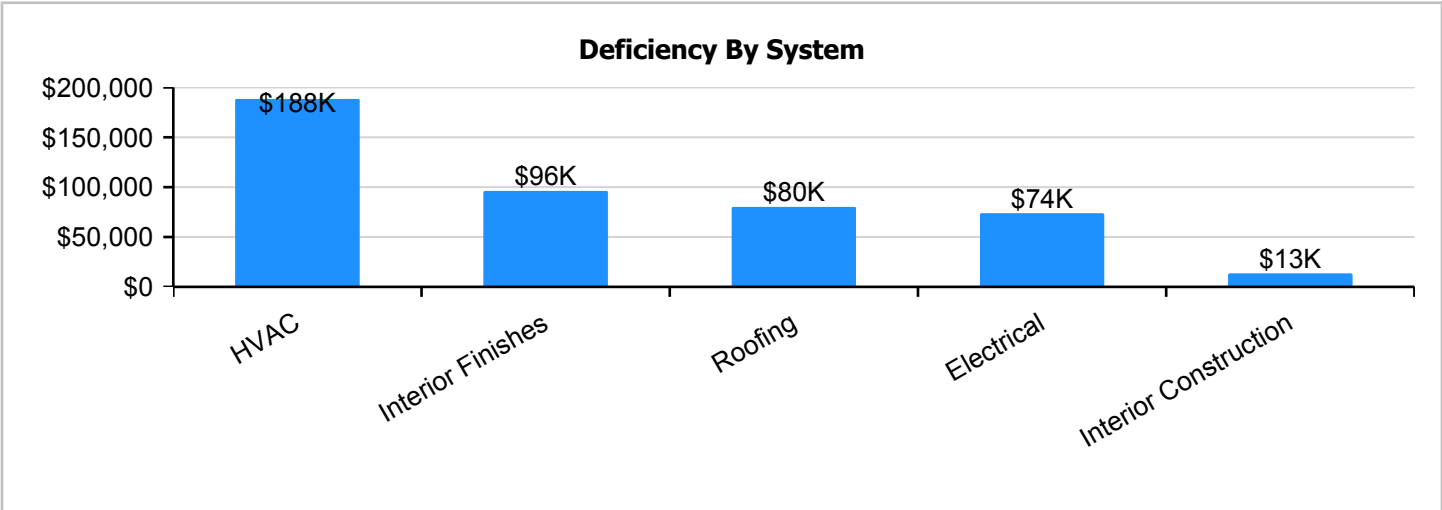
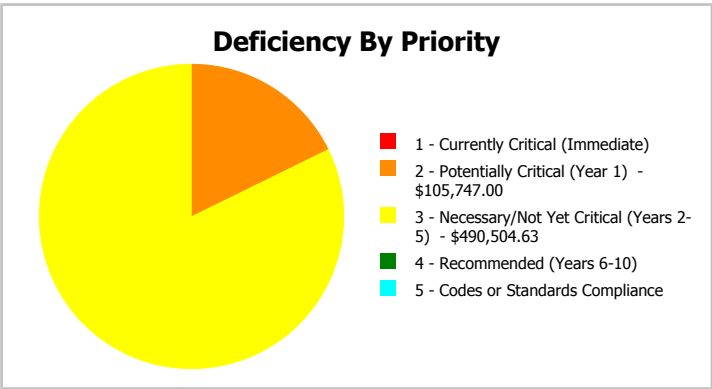
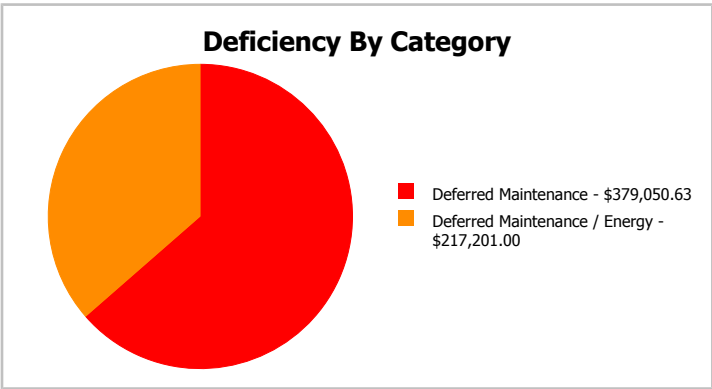
Description:

Includes addition of lobby to old gym. The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

Dashboard Summary

Function:	HS -High School	Gross Area:	10,100
Year Built:	1991	Last Renovation:	
Repair Cost:	\$596,252	Replacement Value:	\$2,034,746
FCI:	29.30 %	RSLI%:	29.22 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	74.00 %	0.00 %	\$0.00
B10 - Superstructure	74.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	35.19 %	0.00 %	\$0.00
B30 - Roofing	0.00 %	150.00 %	\$105,747.00
C10 - Interior Construction	47.99 %	25.04 %	\$17,554.00
C20 - Stairs	74.00 %	0.00 %	\$0.00
C30 - Interior Finishes	16.71 %	48.79 %	\$126,985.63
D20 - Plumbing	13.58 %	0.00 %	\$0.00
D30 - HVAC	5.63 %	63.53 %	\$248,753.00
D40 - Fire Protection	13.33 %	0.00 %	\$0.00
D50 - Electrical	12.98 %	32.59 %	\$97,212.00
E10 - Equipment	75.00 %	0.00 %	\$0.00
E20 - Furnishings	25.00 %	0.00 %	\$0.00
Totals:	29.22 %	29.30 %	\$596,251.63

Photo Album

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

1). Partial North Elevation - Feb 24, 2017



2). East Elevation - Feb 24, 2017



3). South Elevation - Feb 20, 2017



Condition Detail

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

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

System Listing

Campus Assessment Report - 1991 Addition

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.	10,100	100	1991	2091		74.00 %	0.00 %	74			\$23,432
A1030	Slab on Grade	\$8.43	S.F.	10,100	100	1991	2091		74.00 %	0.00 %	74			\$85,143
B1010	Floor Construction	\$1.64	S.F.	10,100	100	1991	2091		74.00 %	0.00 %	74			\$16,564
B1020	Roof Construction	\$15.76	S.F.	10,100	100	1991	2091		74.00 %	0.00 %	74			\$159,176
B2010	Exterior Walls	\$9.48	S.F.	10,100	100	1991	2091		74.00 %	0.00 %	74			\$95,748
B2020	Exterior Windows	\$13.69	S.F.	10,100	30	1991	2021		13.33 %	0.00 %	4			\$138,269
B2030	Exterior Doors	\$3.14	S.F.	10,100	30	1991	2021		13.33 %	0.00 %	4			\$31,714
B3010120	Single Ply Membrane	\$6.98	S.F.	10,100	20	1991	2011		0.00 %	150.00 %	-6		\$105,747.00	\$70,498
C1010	Partitions	\$5.03	S.F.	10,100	75	1991	2066		65.33 %	0.00 %	49			\$50,803
C1020	Interior Doors	\$0.33	S.F.	10,100	30	1991	2021		13.33 %	0.00 %	4			\$3,333
C1030	Fittings	\$1.58	S.F.	10,100	20	1991	2011		0.00 %	110.00 %	-6		\$17,554.00	\$15,958
C2010	Stair Construction	\$1.08	S.F.	10,100	100	1991	2091		74.00 %	0.00 %	74			\$10,908
C3010	Wall Finishes	\$2.75	S.F.	10,100	10	2012	2022		50.00 %	5.19 %	5		\$1,442.63	\$27,775
C3020	Floor Finishes	\$11.72	S.F.	10,100	20	1991	2011	2022	25.00 %	0.00 %	5			\$118,372
C3030	Ceiling Finishes	\$11.30	S.F.	10,100	25	1991	2016		0.00 %	110.00 %	-1		\$125,543.00	\$114,130
D2010	Plumbing Fixtures	\$9.46	S.F.	10,100	30	1991	2021		13.33 %	0.00 %	4			\$95,546
D2020	Domestic Water Distribution	\$1.76	S.F.	10,100	30	1991	2021		13.33 %	0.00 %	4			\$17,776
D2030	Sanitary Waste	\$2.77	S.F.	10,100	30	1991	2021		13.33 %	0.00 %	4			\$27,977
D2090	Other Plumbing Systems -Nat Gas	\$0.16	S.F.	10,100	40	1991	2031		35.00 %	0.00 %	14			\$1,616
D3020	Heat Generating Systems	\$7.42	S.F.	10,100	30	1991	2021		13.33 %	0.00 %	4			\$74,942
D3040	Distribution Systems	\$8.96	S.F.	10,100	30	1991	2021		13.33 %	0.00 %	4			\$90,496
D3050	Terminal & Package Units	\$19.55	S.F.	10,100	15	1991	2006		0.00 %	110.00 %	-11		\$217,201.00	\$197,455
D3060	Controls & Instrumentation	\$2.84	S.F.	10,100	20	1991	2011		0.00 %	110.00 %	-6		\$31,552.00	\$28,684
D4010	Sprinklers	\$3.89	S.F.	10,100	30	1991	2021		13.33 %	0.00 %	4			\$39,289
D4020	Standpipes	\$0.59	S.F.	10,100	30	1991	2021		13.33 %	0.00 %	4			\$5,959
D5010	Electrical Service/Distribution	\$1.70	S.F.	10,100	40	1991	2031		35.00 %	0.00 %	14			\$17,170
D5020	Branch Wiring	\$4.87	S.F.	10,100	30	1991	2021		13.33 %	0.00 %	4			\$49,187
D5020	Lighting	\$11.38	S.F.	10,100	30	1991	2021		13.33 %	0.00 %	4			\$114,938
D5030810	Security & Detection Systems	\$2.10	S.F.	10,100	15	2006	2021		26.67 %	0.00 %	4			\$21,210
D5030910	Fire Alarm Systems	\$3.83	S.F.	10,100	15	1991	2006		0.00 %	110.00 %	-11		\$42,551.00	\$38,683
D5030920	Data Communication	\$4.92	S.F.	10,100	15	1991	2006		0.00 %	110.00 %	-11		\$54,661.00	\$49,692
D5090	Other Electrical Systems	\$0.73	S.F.	10,100	20	2011	2031		70.00 %	0.00 %	14			\$7,373
E1020	Institutional Equipment	\$13.97	S.F.	10,100	20	2012	2032		75.00 %	0.00 %	15			\$141,097
E2010	Fixed Furnishings	\$5.33	S.F.	10,100	20	1991	2011	2022	25.00 %	0.00 %	5			\$53,833
Total									29.22 %	29.30 %			\$596,251.63	\$2,034,746

System Notes

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

System: A1030 - Slab on Grade



Note:

System: B1010 - Floor Construction



Note:

System: B1020 - Roof Construction



Note:

Campus Assessment Report - 1991 Addition

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

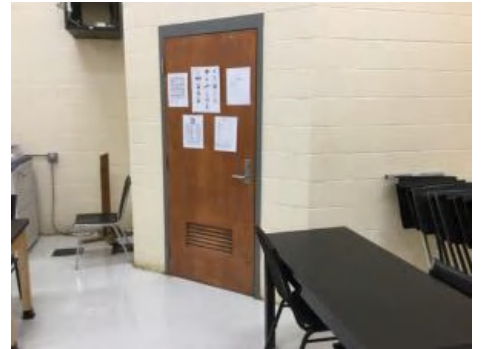
Campus Assessment Report - 1991 Addition

System: B3010120 - Single Ply Membrane



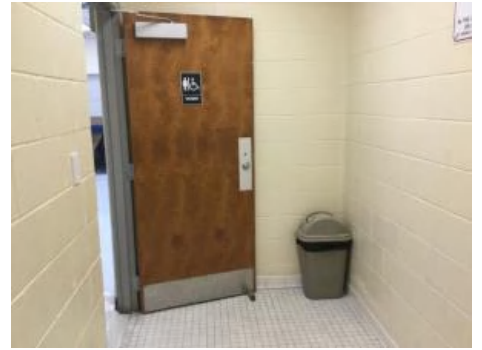
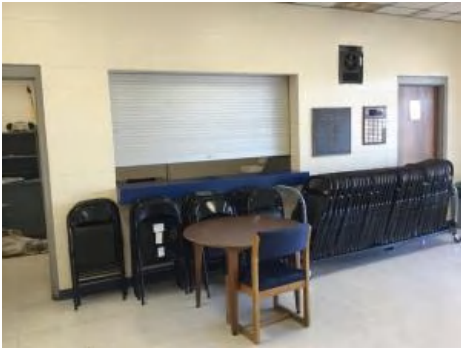
Note:

System: C1010 - Partitions



Note:

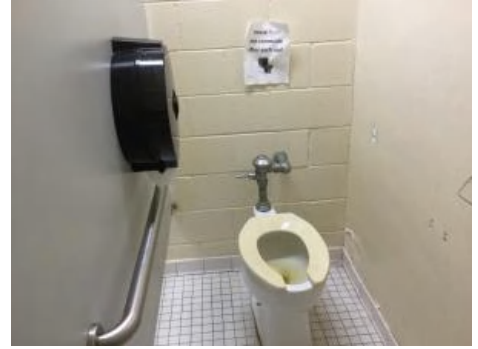
System: C1020 - Interior Doors



Note:

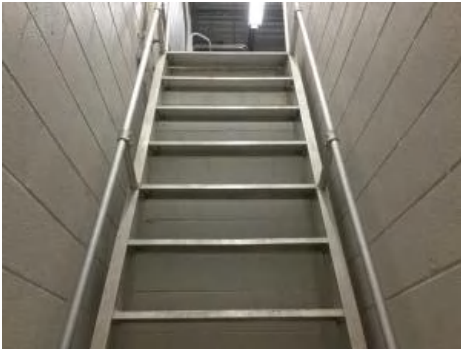
Campus Assessment Report - 1991 Addition

System: C1030 - Fittings



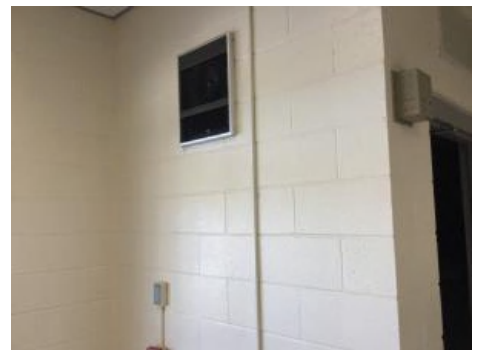
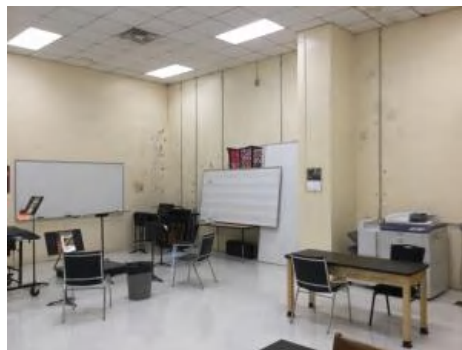
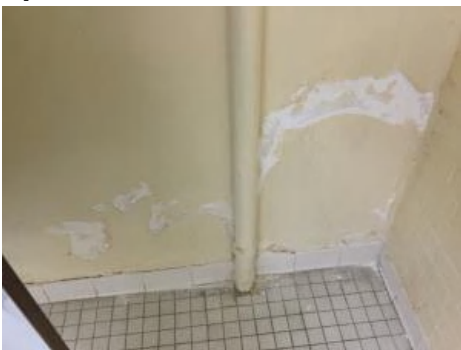
Note:

System: C2010 - Stair Construction



Note:

System: C3010 - Wall Finishes



Note:

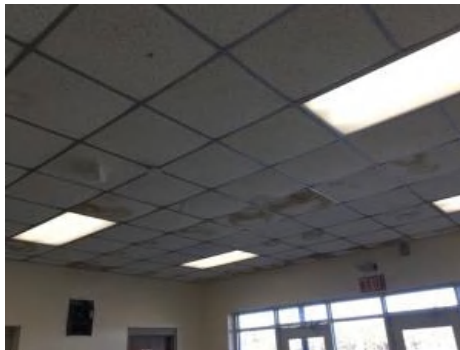
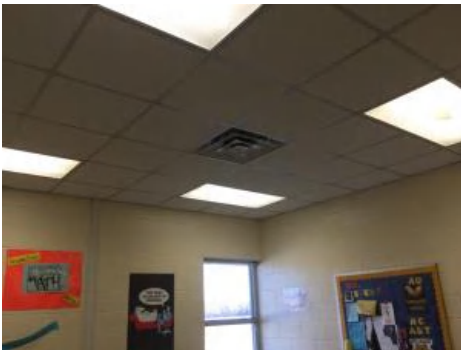
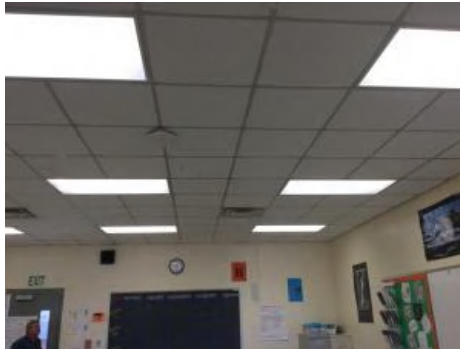
Campus Assessment Report - 1991 Addition

System: C3020 - Floor Finishes



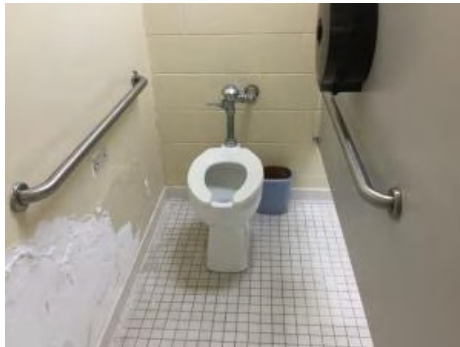
Note: Floor finishes are well maintained in overall good to fair condition. System renewal pushed 5 years.

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

Campus Assessment Report - 1991 Addition

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D2090 - Other Plumbing Systems -Nat Gas



Note:

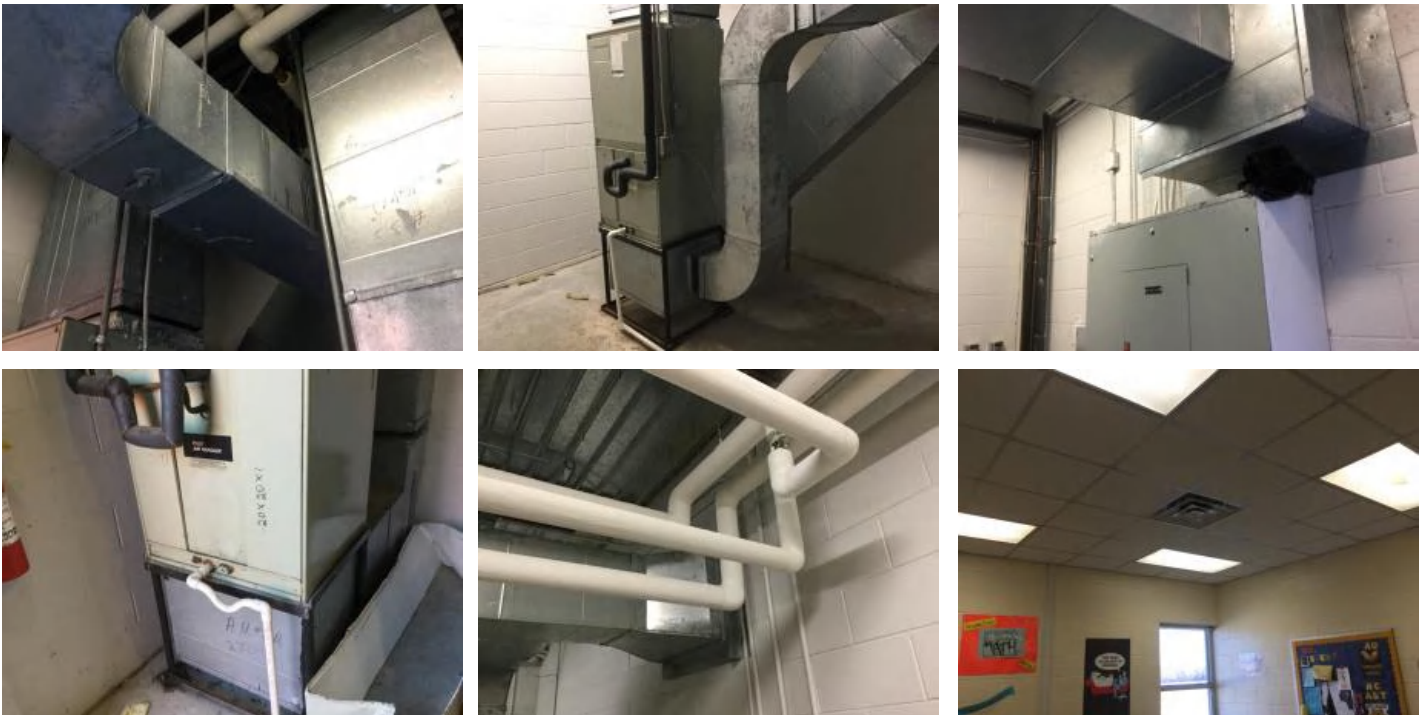
Campus Assessment Report - 1991 Addition

System: D3020 - Heat Generating Systems



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

Campus Assessment Report - 1991 Addition

System: D3060 - Controls & Instrumentation



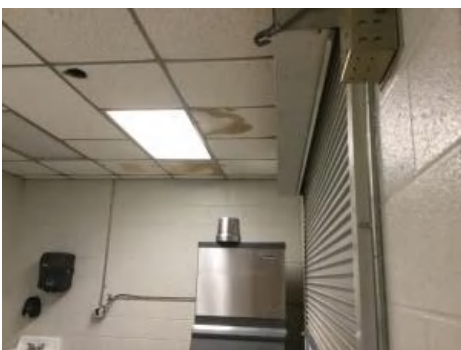
Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

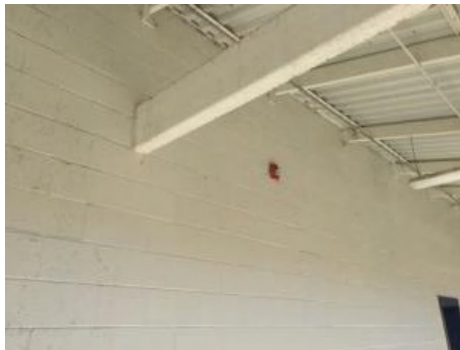
Campus Assessment Report - 1991 Addition

System: D5020 - Lighting



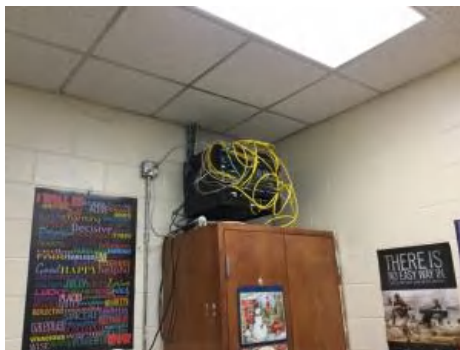
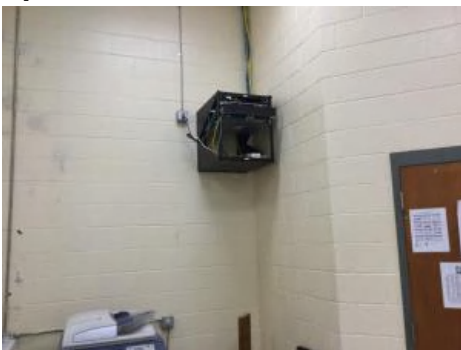
Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

Campus Assessment Report - 1991 Addition

System: D5090 - Other Electrical Systems



Note:

System: E1020 - Institutional Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$596,252	\$0	\$0	\$0	\$879,811	\$255,015	\$0	\$0	\$0	\$0	\$0	\$1,731,078
* 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	\$171,185	\$0	\$0	\$0	\$0	\$0	\$0	\$171,185
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$39,263	\$0	\$0	\$0	\$0	\$0	\$0	\$39,263
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	\$105,747	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$105,747
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$4,126	\$0	\$0	\$0	\$0	\$0	\$0	\$4,126
C1030 - Fittings	\$17,554	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,554
C20 - Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C2010 - Stair Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$1,443	\$0	\$0	\$0	\$0	\$35,419	\$0	\$0	\$0	\$0	\$0	\$36,862
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$150,948	\$0	\$0	\$0	\$0	\$0	\$150,948

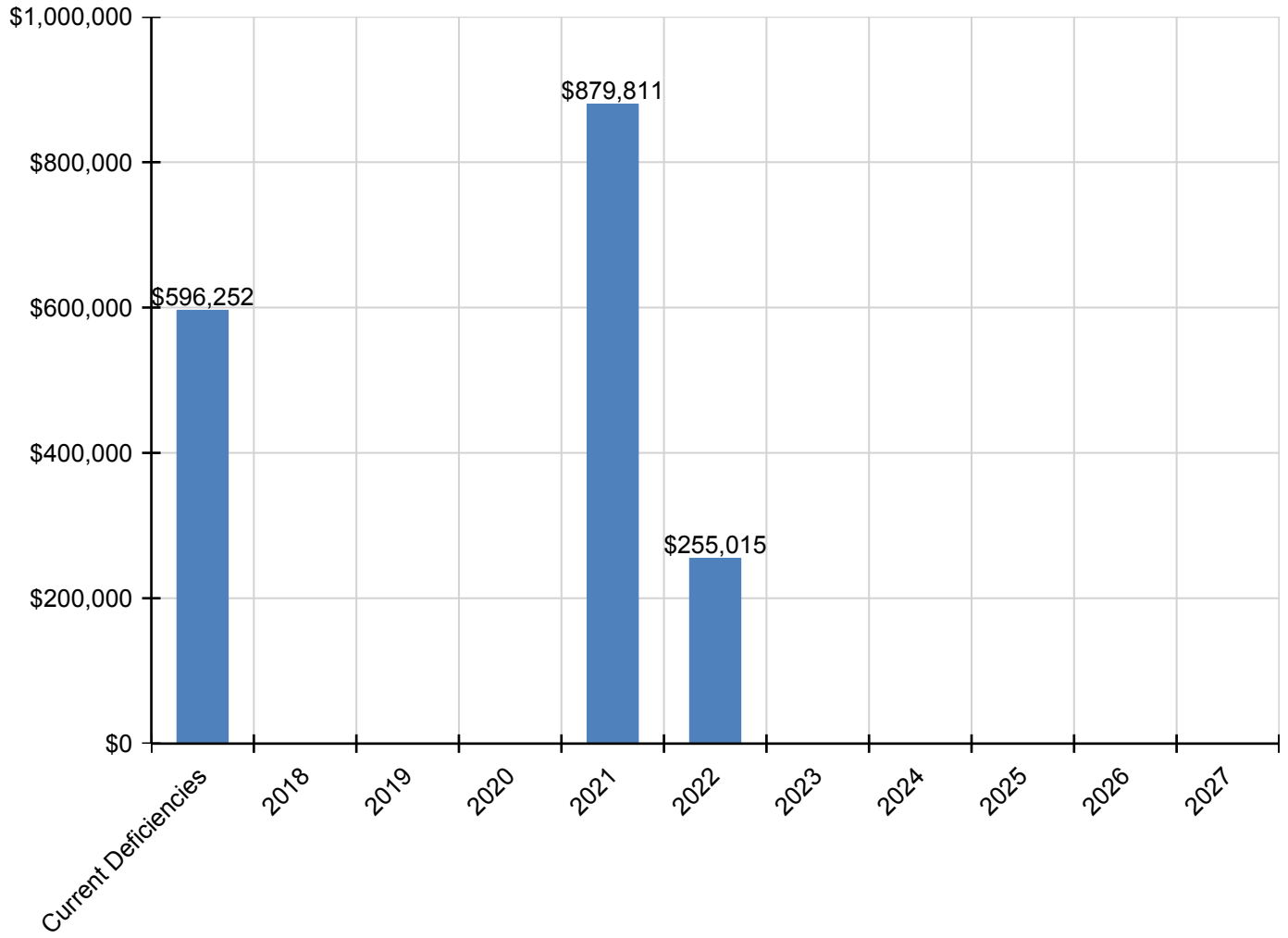
Campus Assessment Report - 1991 Addition

C3030 - Ceiling Finishes	\$125,543	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125,543
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$118,292	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$118,292
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$22,008	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,008
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$34,638	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,638
D2090 - Other Plumbing Systems -Nat Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$92,782	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$92,782
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$112,040	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$112,040
D3050 - Terminal & Package Units	\$217,201	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$217,201
D3060 - Controls & Instrumentation	\$31,552	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,552
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$48,642	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,642
D4020 - Standpipes	\$0	\$0	\$0	\$0	\$7,378	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,378
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$60,897	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60,897
D5020 - Lighting	\$0	\$0	\$0	\$0	\$142,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$142,300
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$26,259	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,259
D5030910 - Fire Alarm Systems	\$42,551	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42,551
D5030920 - Data Communication	\$54,661	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$54,661
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$68,648	\$0	\$0	\$0	\$0	\$0	\$0	\$68,648

* Indicates non-renewable system

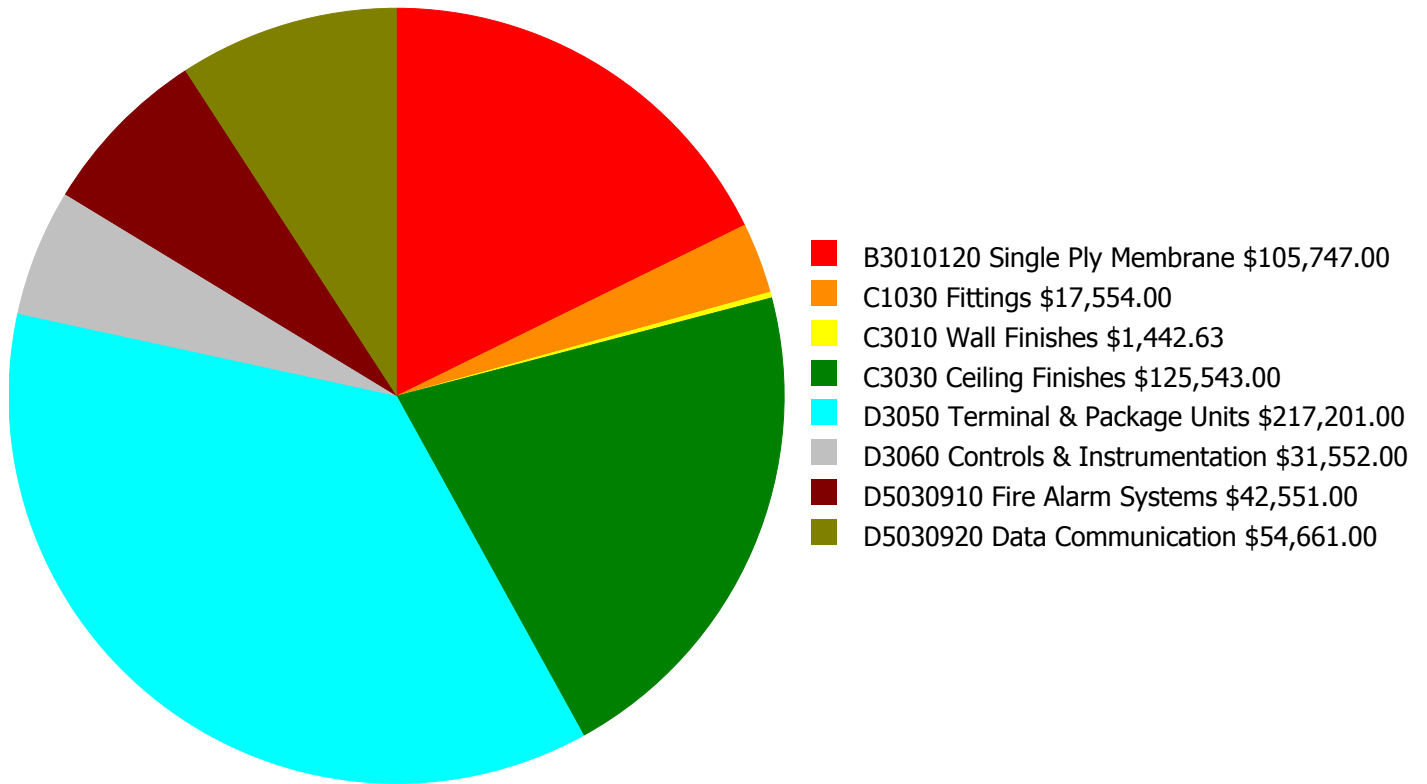
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

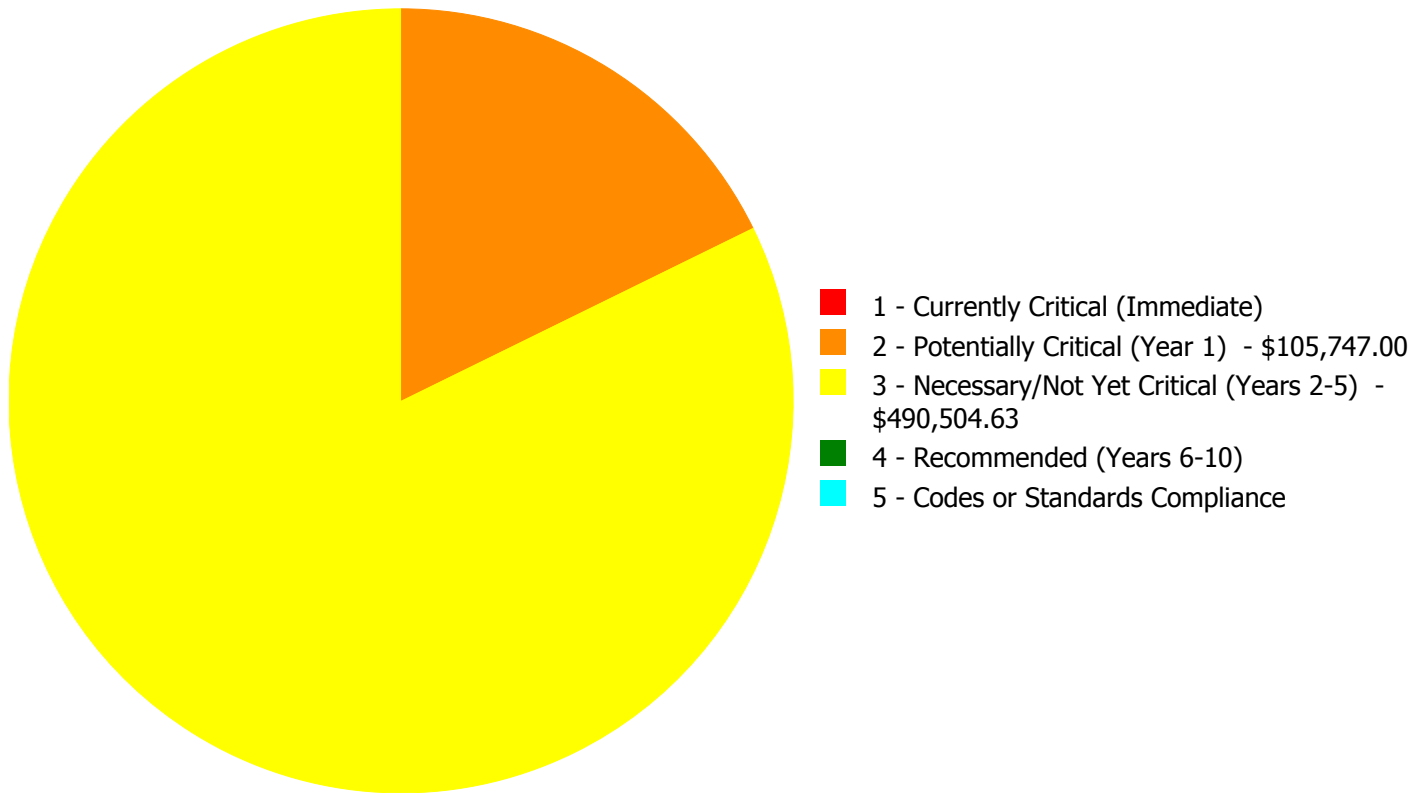
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$596,251.63

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: \$596,251.63

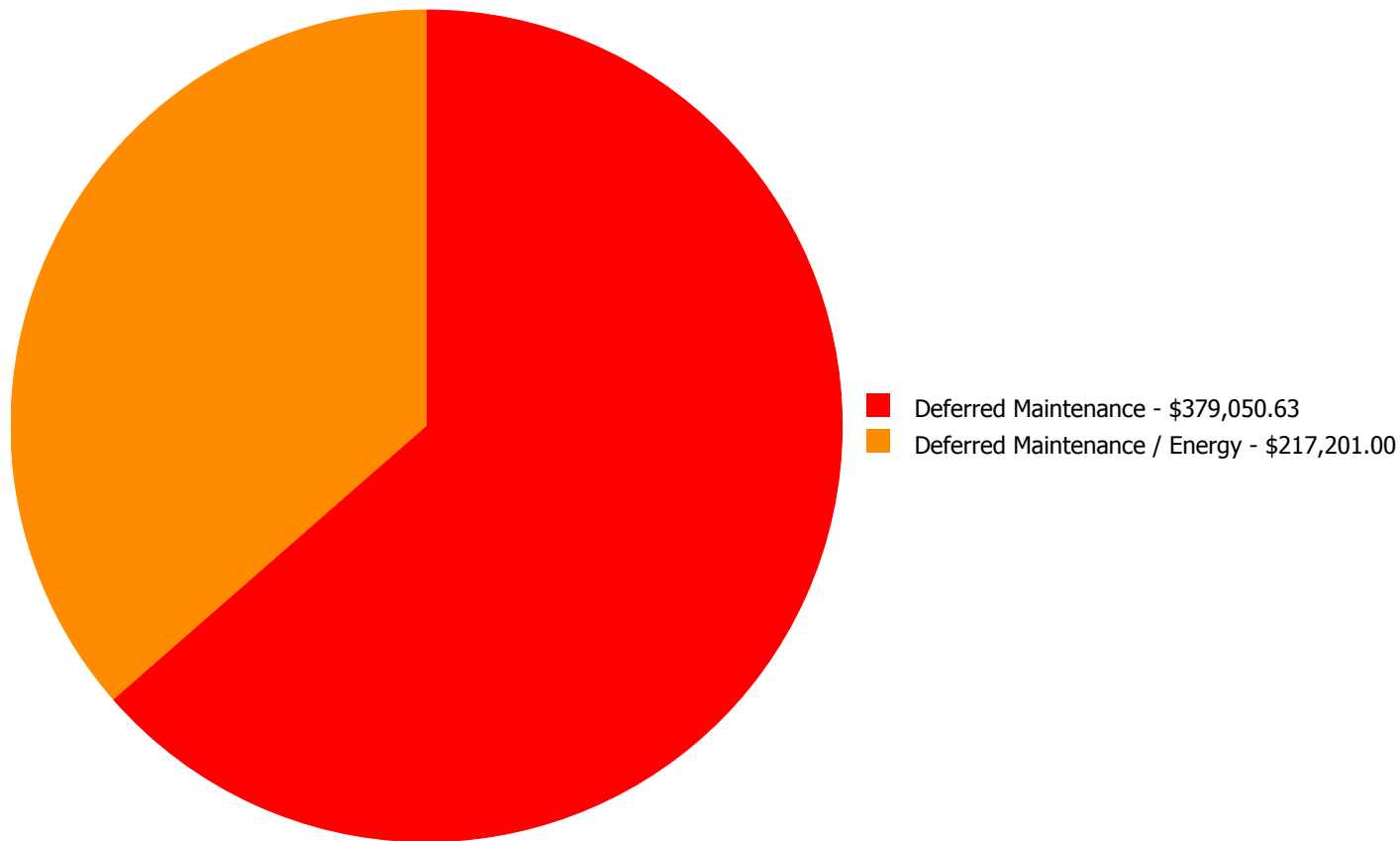
Deficiency By Priority Investment Table

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	\$105,747.00	\$0.00	\$0.00	\$0.00	\$105,747.00
C1030	Fittings	\$0.00	\$0.00	\$17,554.00	\$0.00	\$0.00	\$17,554.00
C3010	Wall Finishes	\$0.00	\$0.00	\$1,442.63	\$0.00	\$0.00	\$1,442.63
C3030	Ceiling Finishes	\$0.00	\$0.00	\$125,543.00	\$0.00	\$0.00	\$125,543.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$217,201.00	\$0.00	\$0.00	\$217,201.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$31,552.00	\$0.00	\$0.00	\$31,552.00
D5030910	Fire Alarm Systems	\$0.00	\$0.00	\$42,551.00	\$0.00	\$0.00	\$42,551.00
D5030920	Data Communication	\$0.00	\$0.00	\$54,661.00	\$0.00	\$0.00	\$54,661.00
	Total:	\$0.00	\$105,747.00	\$490,504.63	\$0.00	\$0.00	\$596,251.63

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: \$596,251.63

Deficiency Details by Priority

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

Priority 2 - Potentially Critical (Year 1):

System: B3010120 - Single Ply Membrane



Location: Roofs
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 10,100.00
Unit of Measure: S.F.
Estimate: \$105,747.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: The original single ply membrane has exceeded its expected useful life. Interior damage to finishes is evident, particularly in the gym lobby and music room portions of the building. System renewal is recommended.

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

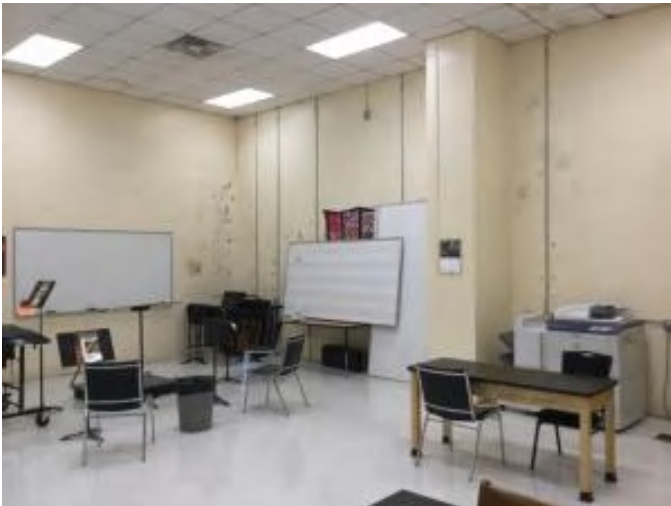
System: C1030 - Fittings



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,100.00
Unit of Measure: S.F.
Estimate: \$17,554.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Fittings in general are beyond their expected useful life. Toilet partitions and accessories and signage are not ADA compliant. Blackboards are obsolete. System renewal is recommended.

System: C3010 - Wall Finishes



Location: Gym lobby RRs and music room
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Refinish plaster wall
Qty: 30.00
Unit of Measure: S.Y.
Estimate: \$1,442.63
Assessor Name: Terence Davis
Date Created: 02/24/2017

Notes: Interior wall finishes are generally well maintained. However walls of the toilet rooms that are part of the original exterior wall construction and the music room are affected by roof leaks. Painting, including any necessary prep work, is recommended.

System: C3030 - Ceiling Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,100.00
Unit of Measure: S.F.
Estimate: \$125,543.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Ceiling finishes are beyond their useful life. Areas with particularly bad water damage are in the gym lobby addition and the music room. Roof repairs should be undertaken before ceilings are replaced.

System: D3050 - Terminal & Package Units



Location: Mechanical yard
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,100.00
Unit of Measure: S.F.
Estimate: \$217,201.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: The ground mount condenser units have exceeded their expected useful life. System renewal is recommended.

System: D3060 - Controls & Instrumentation



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,100.00
Unit of Measure: S.F.
Estimate: \$31,552.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

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

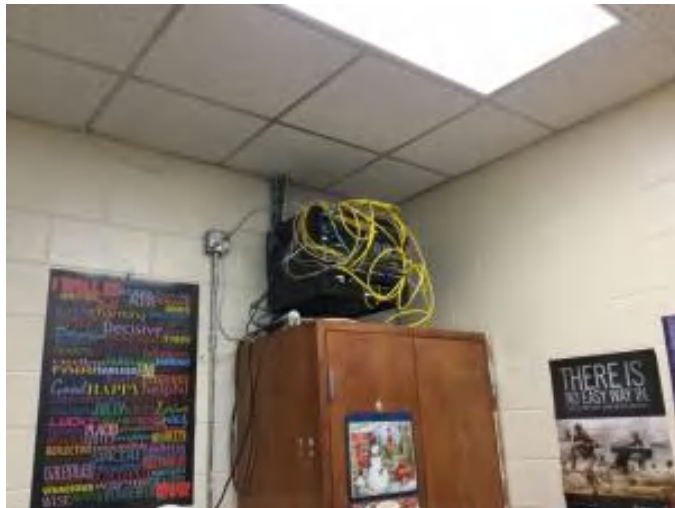
System: D5030910 - Fire Alarm Systems



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,100.00
Unit of Measure: S.F.
Estimate: \$42,551.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

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

System: D5030920 - Data Communication



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,100.00
Unit of Measure: S.F.
Estimate: \$54,661.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Data and communications systems are beyond their expected useful life. The PA system is inadequate. System renewal is recommended.

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	1,900
Year Built:	2005
Last Renovation:	
Replacement Value:	\$315,457
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	58.33 %
FCA Score:	100.00



Description:

Interiors not viewed during FCA. Building is operated by County park/rec. The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

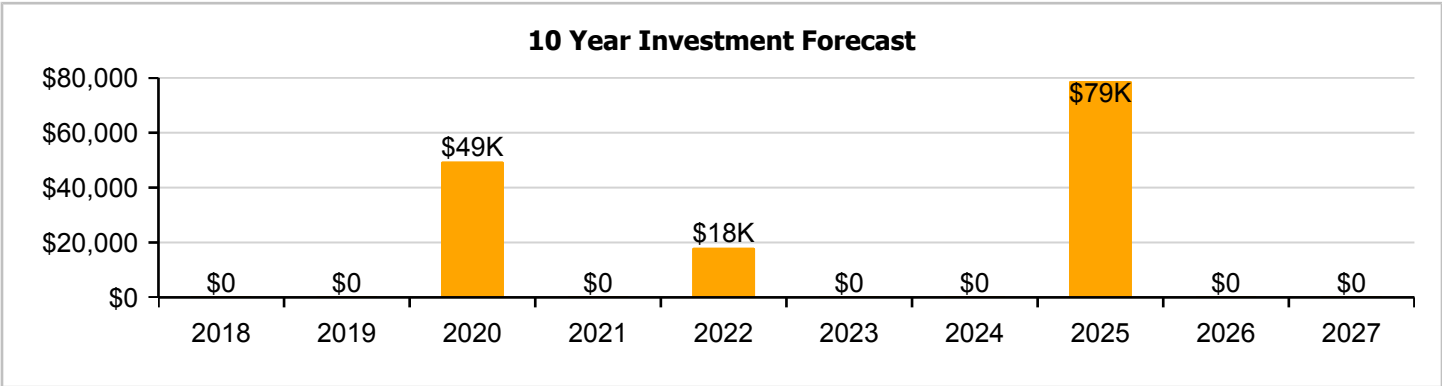
Dashboard Summary

Function:	HS -High School	Gross Area:	1,900
Year Built:	2005	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$315,457
FCI:	0.00 %	RSLI%:	58.33 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	88.00 %	0.00 %	\$0.00
B10 - Superstructure	88.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	79.87 %	0.00 %	\$0.00
B30 - Roofing	60.00 %	0.00 %	\$0.00
C10 - Interior Construction	63.75 %	0.00 %	\$0.00
C30 - Interior Finishes	46.36 %	0.00 %	\$0.00
D20 - Plumbing	60.00 %	0.00 %	\$0.00
D30 - HVAC	31.00 %	0.00 %	\$0.00
D50 - Electrical	45.91 %	0.00 %	\$0.00
E20 - Furnishings	40.00 %	0.00 %	\$0.00
Totals:	58.33 %	0.00 %	\$0.00

Photo Album

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

1). North Elevation - Feb 21, 2017



2). East Elevation - Feb 21, 2017



3). South Elevation - Feb 21, 2017



4). West 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	\$6.93	S.F.	1,900	100	2005	2105		88.00 %	0.00 %	88			\$13,167
A1030	Slab on Grade	\$7.37	S.F.	1,900	100	2005	2105		88.00 %	0.00 %	88			\$14,003
B1020	Roof Construction	\$5.98	S.F.	1,900	100	2005	2105		88.00 %	0.00 %	88			\$11,362
B2010	Exterior Walls	\$18.04	S.F.	1,900	100	2005	2105		88.00 %	0.00 %	88			\$34,276
B2020	Exterior Windows	\$6.47	S.F.	1,900	30	2005	2035		60.00 %	0.00 %	18			\$12,293
B2030	Exterior Doors	\$0.91	S.F.	1,900	30	2005	2035		60.00 %	0.00 %	18			\$1,729
B3010130	Preformed Metal Roofing	\$9.66	S.F.	1,900	30	2005	2035		60.00 %	0.00 %	18			\$18,354
C1010	Partitions	\$10.34	S.F.	1,900	75	2005	2080		84.00 %	0.00 %	63			\$19,646
C1020	Interior Doors	\$2.20	S.F.	1,900	30	2005	2035		60.00 %	0.00 %	18			\$4,180
C1030	Fittings	\$8.47	S.F.	1,900	20	2005	2025		40.00 %	0.00 %	8			\$16,093
C3010	Wall Finishes	\$7.46	S.F.	1,900	10	2005	2015	2022	50.00 %	0.00 %	5			\$14,174
C3020	Floor Finishes	\$12.74	S.F.	1,900	20	2005	2025		40.00 %	0.00 %	8			\$24,206
C3030	Ceiling Finishes	\$9.53	S.F.	1,900	25	2005	2030		52.00 %	0.00 %	13			\$18,107
D2010	Plumbing Fixtures	\$9.98	S.F.	1,900	30	2005	2035		60.00 %	0.00 %	18			\$18,962
D2020	Domestic Water Distribution	\$0.84	S.F.	1,900	30	2005	2035		60.00 %	0.00 %	18			\$1,596
D2030	Sanitary Waste	\$5.94	S.F.	1,900	30	2005	2035		60.00 %	0.00 %	18			\$11,286
D3040	Distribution Systems	\$5.35	S.F.	1,900	30	2005	2035		60.00 %	0.00 %	18			\$10,165
D3050	Terminal & Package Units	\$16.96	S.F.	1,900	15	2005	2020		20.00 %	0.00 %	3			\$32,224
D3060	Controls & Instrumentation	\$3.48	S.F.	1,900	20	2005	2025		40.00 %	0.00 %	8			\$6,612
D5010	Electrical Service/Distribution	\$1.47	S.F.	1,900	40	2005	2045		70.00 %	0.00 %	28			\$2,793
D5020	Branch Wiring	\$2.55	S.F.	1,900	30	2005	2035		60.00 %	0.00 %	18			\$4,845
D5020	Lighting	\$3.58	S.F.	1,900	30	2005	2035		60.00 %	0.00 %	18			\$6,802
D5030810	Security & Detection Systems	\$1.00	Ea.	1,900	15	2005	2020		20.00 %	0.00 %	3			\$1,900
D5030910	Fire Alarm Systems	\$1.21	S.F.	1,900	15	2005	2020		20.00 %	0.00 %	3			\$2,299
D5030920	Data Communication	\$2.49	S.F.	1,900	15	2005	2020		20.00 %	0.00 %	3			\$4,731
E2010	Fixed Furnishings	\$5.08	S.F.	1,900	20	2005	2025		40.00 %	0.00 %	8			\$9,652
Total									58.33 %					\$315,457

System Notes

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

System: A1030 - Slab on Grade



Note:

System: B2010 - Exterior Walls



Note:

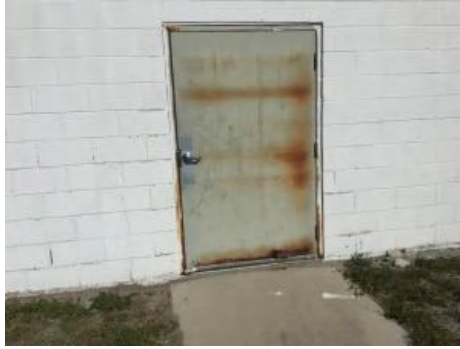
System: B2020 - Exterior Windows



Note:

Campus Assessment Report - 2005 Baseball Concessions

System: B2030 - Exterior Doors



Note:

System: B3010130 - Preformed Metal Roofing



Note:

System: D3050 - Terminal & Package Units



Note:

Campus Assessment Report - 2005 Baseball Concessions

System: D5010 - Electrical Service/Distribution



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	\$49,467	\$0	\$18,074	\$0	\$0	\$78,817	\$0	\$0	\$146,358
* 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	\$22,424	\$0	\$0	\$22,424
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$18,074	\$0	\$0	\$0	\$0	\$0	\$18,074
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,730	\$0	\$0	\$33,730
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

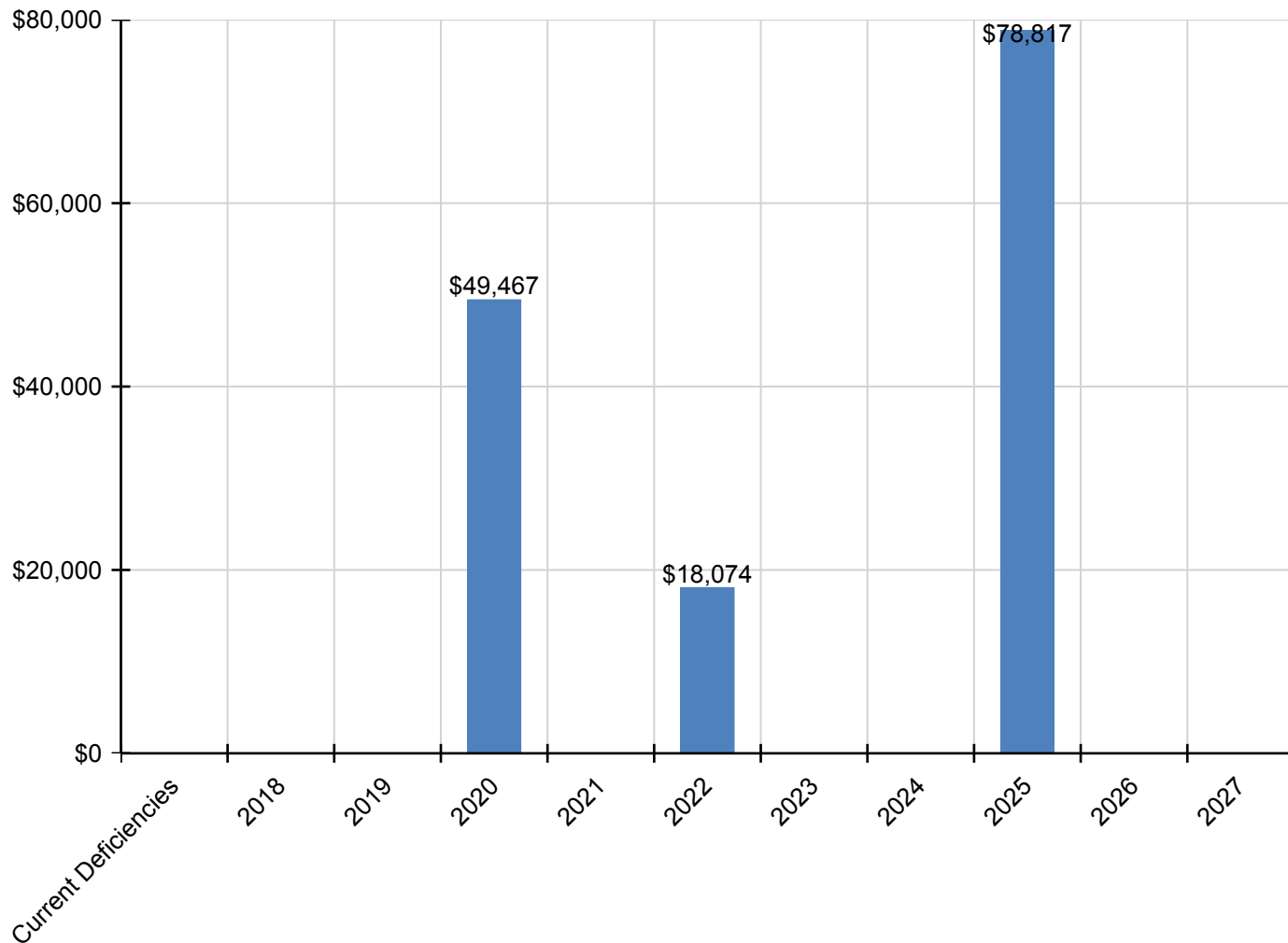
Campus Assessment Report - 2005 Baseball Concessions

D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$38,733	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38,733
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,213	\$0	\$0	\$0	\$9,213
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$2,284	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,284
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$2,764	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,764
D5030920 - Data Communication	\$0	\$0	\$0	\$5,687	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,687
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,449	\$0	\$0	\$0	\$13,449

* 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):	576
Year Built:	2008
Last Renovation:	
Replacement Value:	\$109,474
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	76.69 %
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

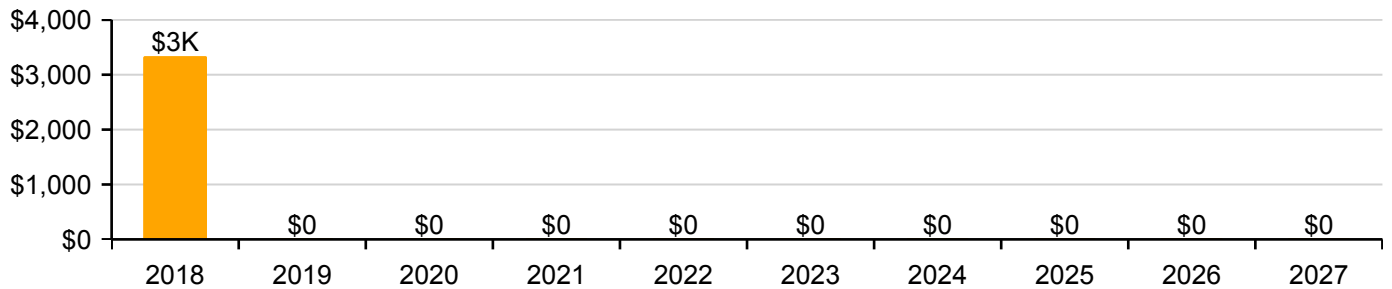
Function:	HS -High School	Gross Area:	576
Year Built:	2008	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$109,474
FCI:	0.00 %	RSLI%:	76.69 %

No data found for this asset

No data found for this asset

No data found for this asset

10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	91.00 %	0.00 %	\$0.00
B10 - Superstructure	91.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	81.25 %	0.00 %	\$0.00
B30 - Roofing	55.00 %	0.00 %	\$0.00
C20 - Stairs	70.00 %	0.00 %	\$0.00
C30 - Interior Finishes	49.66 %	0.00 %	\$0.00
D50 - Electrical	70.00 %	0.00 %	\$0.00
E20 - Furnishings	55.00 %	0.00 %	\$0.00
Totals:	76.69 %	0.00 %	\$0.00

Photo Album

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

1). South Elevation - Feb 21, 2017



2). East Elevation - Feb 21, 2017



3). North 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.	576	100	2008	2108		91.00 %	0.00 %	91			\$11,595
A1030	Slab on Grade	\$19.75	S.F.	576	100	2008	2108		91.00 %	0.00 %	91			\$11,376
B1010	Floor Construction	\$11.44	S.F.	576	100	2008	2108		91.00 %	0.00 %	91			\$6,589
B1020	Roof Construction	\$16.26	S.F.	576	100	2008	2108		91.00 %	0.00 %	91			\$9,366
B2010	Exterior Walls	\$29.79	S.F.	576	100	2008	2108		91.00 %	0.00 %	91			\$17,159
B2020	Exterior Windows	\$17.17	S.F.	576	30	2008	2038		70.00 %	0.00 %	21			\$9,890
B2030	Exterior Doors	\$8.66	S.F.	576	30	2008	2038		70.00 %	0.00 %	21			\$4,988
B3010140	Asphalt Shingles	\$4.32	S.F.	576	20	2008	2028		55.00 %	0.00 %	11			\$2,488
C20	Stairs	\$3.96	S.F.	576	30	2008	2038		70.00 %	0.00 %	21			\$2,281
C3010	Wall Finishes	\$5.11	S.F.	576	10	2008	2018		10.00 %	0.00 %	1			\$2,943
C3020	Floor Finishes	\$12.37	S.F.	576	20	2008	2028		55.00 %	0.00 %	11			\$7,125
C3030	Ceiling Finishes	\$9.52	S.F.	576	25	2008	2033		64.00 %	0.00 %	16			\$5,484
D5020	Branch Wiring	\$12.33	S.F.	576	30	2008	2038		70.00 %	0.00 %	21			\$7,102
D5020	Lighting	\$8.58	S.F.	576	30	2008	2038		70.00 %	0.00 %	21			\$4,942
E2010	Fixed Furnishings	\$10.67	S.F.	576	20	2008	2028		55.00 %	0.00 %	11			\$6,146
Total									76.69 %					\$109,474

System Notes

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

System: B1010 - Floor Construction



Note:

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

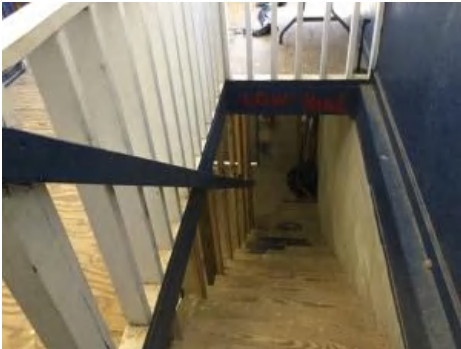
Campus Assessment Report - 2008 Football Press Box

System: B2030 - Exterior Doors



Note:

System: C20 - Stairs



Note:

System: C3010 - Wall Finishes



Note:

Campus Assessment Report - 2008 Football Press Box

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

System: D5020 - Lighting



Note:

Campus Assessment Report - 2008 Football Press Box

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Campus Assessment Report - 2008 Football Press Box

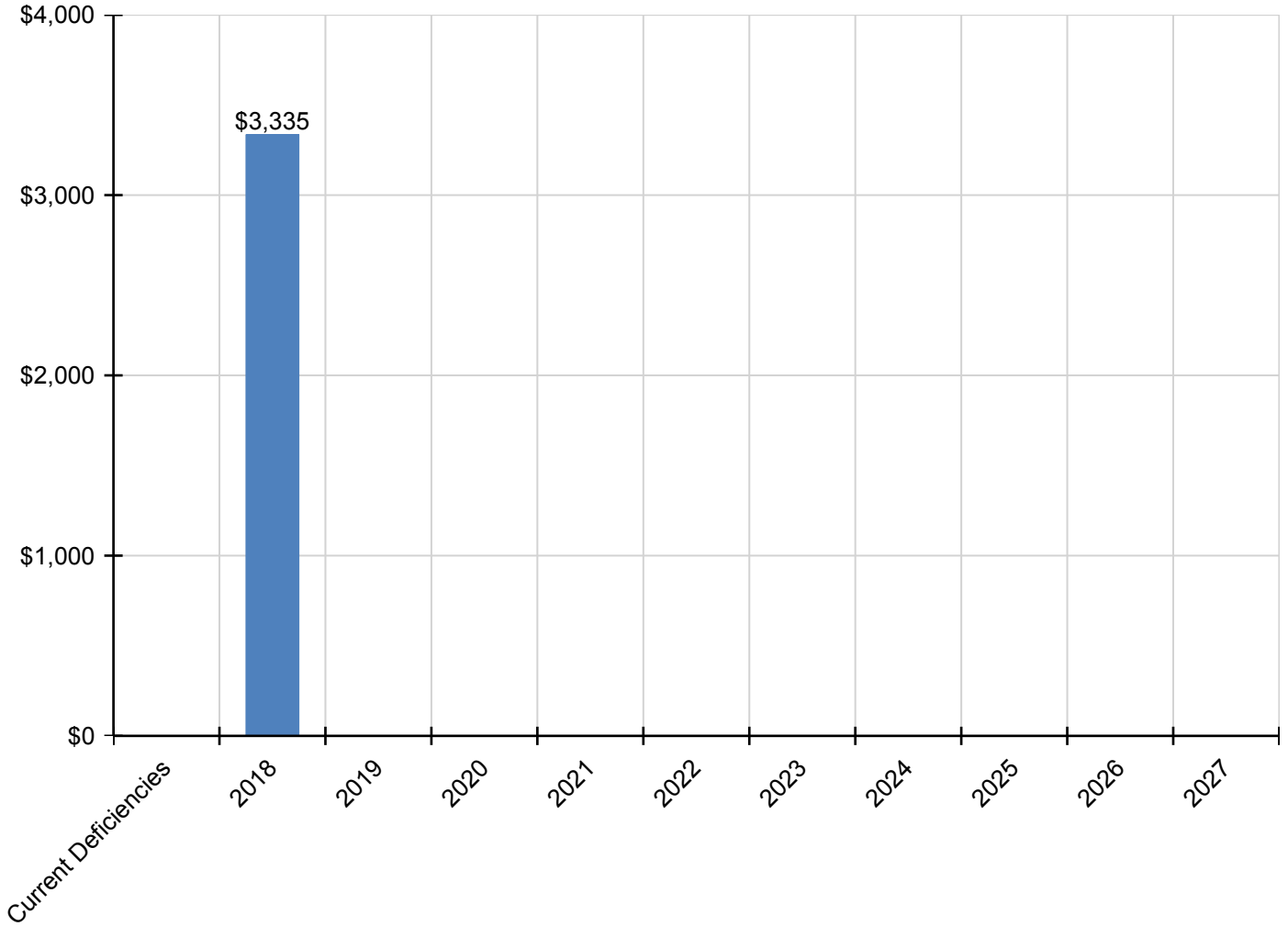
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$0	\$3,335	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,335
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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
C20 - Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$3,335	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,335
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
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:	HS -High School
Gross Area (SF):	336
Year Built:	2009
Last Renovation:	
Replacement Value:	\$53,458
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	83.63 %
FCA Score:	100.00



Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

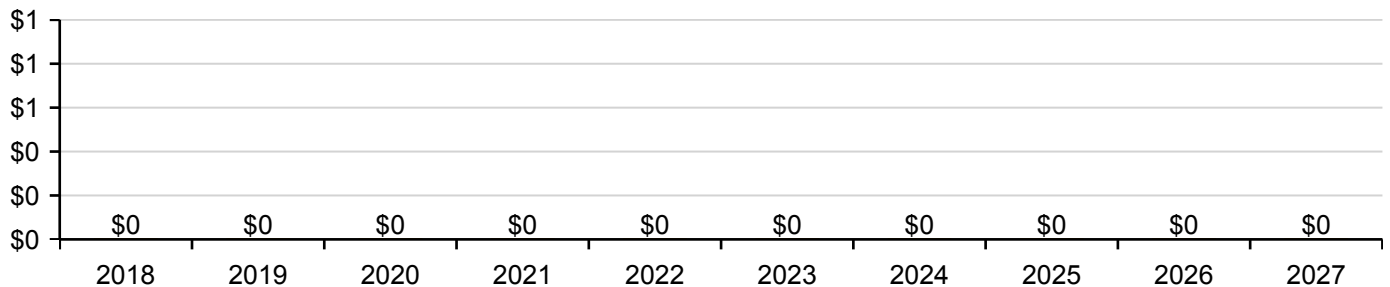
Function:	HS -High School	Gross Area:	336
Year Built:	2009	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$53,458
FCI:	0.00 %	RSLI%:	83.63 %

No data found for this asset

No data found for this asset

No data found for this asset

10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	92.00 %	0.00 %	\$0.00
B10 - Superstructure	92.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	83.33 %	0.00 %	\$0.00
B30 - Roofing	60.00 %	0.00 %	\$0.00
D50 - Electrical	74.32 %	0.00 %	\$0.00
E20 - Furnishings	60.00 %	0.00 %	\$0.00
Totals:	83.63 %	0.00 %	\$0.00

Photo Album

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

1). Southeast Elevation - Feb 21, 2017



2). Northwest Elevation - Feb 21, 2017



3). Northeast 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.	336	100	2009	2109		92.00 %	0.00 %	92			\$6,764
A1030	Slab on Grade	\$19.75	S.F.	336	100	2009	2109		92.00 %	0.00 %	92			\$6,636
B1010	Floor Construction	\$11.44	S.F.	336	100	2009	2109		92.00 %	0.00 %	92			\$3,844
B1020	Roof Construction	\$16.26	S.F.	336	100	2009	2109		92.00 %	0.00 %	92			\$5,463
B2010	Exterior Walls	\$29.79	S.F.	336	100	2009	2109		92.00 %	0.00 %	92			\$10,009
B2020	Exterior Windows	\$17.17	S.F.	336	30	2009	2039		73.33 %	0.00 %	22			\$5,769
B2030	Exterior Doors	\$8.66	S.F.	336	30	2009	2039		73.33 %	0.00 %	22			\$2,910
B3010140	Asphalt Shingles	\$4.32	S.F.	336	20	2009	2029		60.00 %	0.00 %	12			\$1,452
D5010	Electrical Service/Distribution	\$3.09	S.F.	336	40	2009	2049		80.00 %	0.00 %	32			\$1,038
D5020	Branch Wiring	\$9.24	S.F.	336	30	2009	2039		73.33 %	0.00 %	22			\$3,105
D5020	Lighting	\$8.58	S.F.	336	30	2009	2039		73.33 %	0.00 %	22			\$2,883
E2010	Fixed Furnishings	\$10.67	S.F.	336	20	2009	2029		60.00 %	0.00 %	12			\$3,585
Total									83.63 %					\$53,458

System Notes

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

System: A1030 - Slab on Grade



Note:

System: B1010 - Floor Construction



Note:

System: B1020 - Roof Construction



Note:

Campus Assessment Report - 2009 Baseball Press Box

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

Campus Assessment Report - 2009 Baseball Press Box

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

Campus Assessment Report - 2009 Baseball Press Box

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

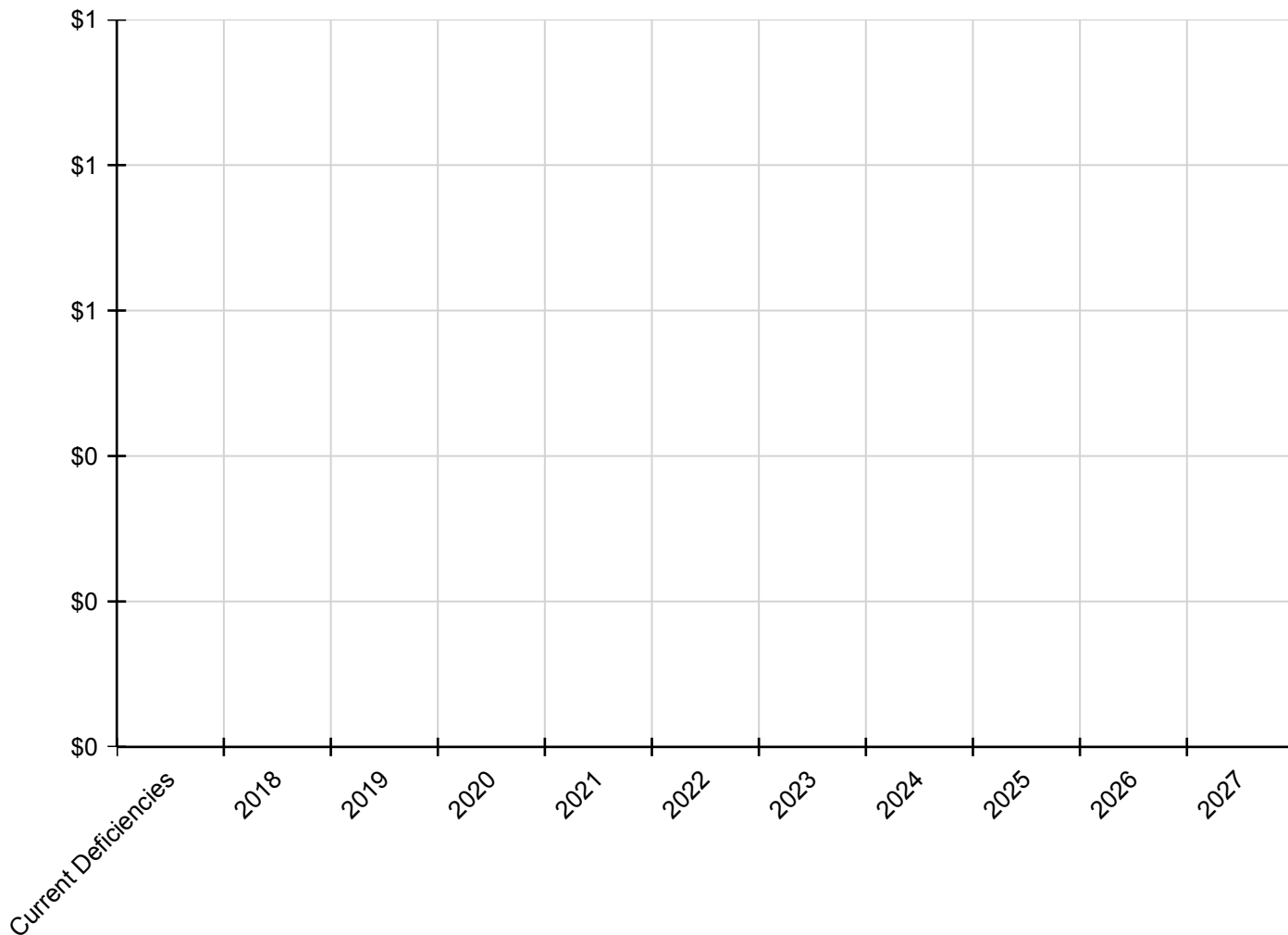
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$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
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010140 - Asphalt Shingles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$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:	HS -High School
Gross Area (SF):	20,000
Year Built:	2010
Last Renovation:	
Replacement Value:	\$3,934,400
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	73.62 %
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.

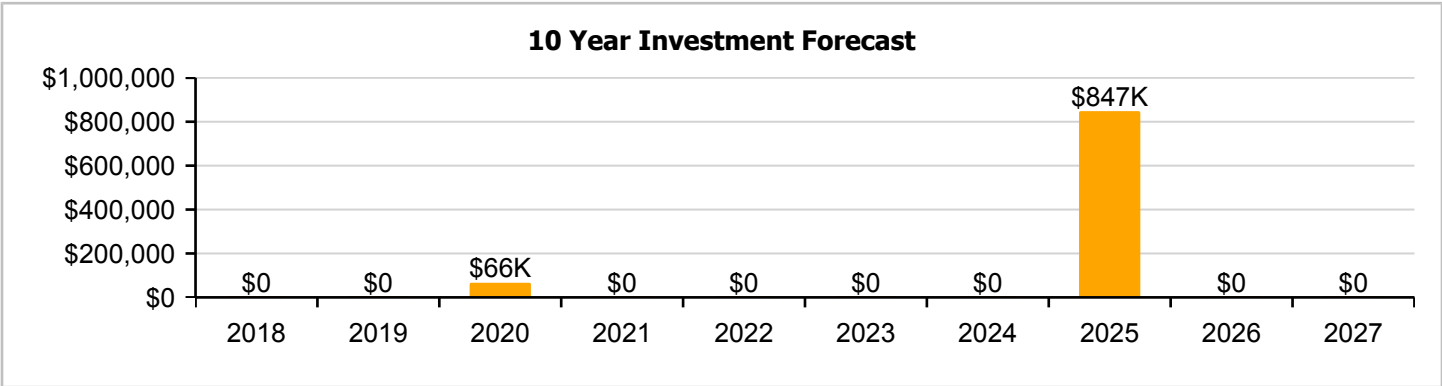
Dashboard Summary

Function:	HS -High School	Gross Area:	20,000
Year Built:	2010	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$3,934,400
FCI:	0.00 %	RSLI%:	73.62 %

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	93.00 %	0.00 %	\$0.00
B10 - Superstructure	93.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	83.11 %	0.00 %	\$0.00
B30 - Roofing	76.67 %	0.00 %	\$0.00
C10 - Interior Construction	82.31 %	0.00 %	\$0.00
C30 - Interior Finishes	64.33 %	0.00 %	\$0.00
D20 - Plumbing	76.73 %	0.00 %	\$0.00
D30 - HVAC	61.06 %	0.00 %	\$0.00
D40 - Fire Protection	76.67 %	0.00 %	\$0.00
D50 - Electrical	68.14 %	0.00 %	\$0.00
E10 - Equipment	65.00 %	0.00 %	\$0.00
E20 - Furnishings	65.00 %	0.00 %	\$0.00
Totals:	73.62 %	0.00 %	\$0.00

Photo Album

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

1). North Elevation - Feb 21, 2017



2). East Elevation - Feb 21, 2017



3). South Elevation - Feb 21, 2017



4). West 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	\$2.32	S.F.	20,000	100	2010	2110		93.00 %	0.00 %	93			\$46,400
A1030	Slab on Grade	\$10.07	S.F.	20,000	100	2010	2110		93.00 %	0.00 %	93			\$201,400
B1020	Roof Construction	\$16.84	S.F.	20,000	100	2010	2110		93.00 %	0.00 %	93			\$336,800
B2010	Exterior Walls	\$9.48	S.F.	20,000	100	2010	2110		93.00 %	0.00 %	93			\$189,600
B2020	Exterior Windows	\$13.69	S.F.	20,000	30	2010	2040		76.67 %	0.00 %	23			\$273,800
B2030	Exterior Doors	\$0.86	S.F.	20,000	30	2010	2040		76.67 %	0.00 %	23			\$17,200
B3010130	Preformed Metal Roofing	\$9.66	S.F.	20,000	30	2010	2040		76.67 %	0.00 %	23			\$193,200
C1010	Partitions	\$5.03	S.F.	20,000	75	2010	2085		90.67 %	0.00 %	68			\$100,600
C1020	Interior Doors	\$2.61	S.F.	20,000	30	2010	2040		76.67 %	0.00 %	23			\$52,200
C1030	Fittings	\$1.58	S.F.	20,000	20	2010	2030		65.00 %	0.00 %	13			\$31,600
C3010	Wall Finishes	\$2.75	S.F.	20,000	10	2010	2020		30.00 %	0.00 %	3			\$55,000
C3020	Floor Finishes	\$11.72	S.F.	20,000	20	2010	2030		65.00 %	0.00 %	13			\$234,400
C3030	Ceiling Finishes	\$11.30	S.F.	20,000	25	2010	2035		72.00 %	0.00 %	18			\$226,000
D2010	Plumbing Fixtures	\$9.46	S.F.	20,000	30	2010	2040		76.67 %	0.00 %	23			\$189,200
D2020	Domestic Water Distribution	\$1.76	S.F.	20,000	30	2010	2040		76.67 %	0.00 %	23			\$35,200
D2030	Sanitary Waste	\$2.77	S.F.	20,000	30	2010	2040		76.67 %	0.00 %	23			\$55,400
D2090	Other Plumbing Systems -Nat Gas	\$0.16	S.F.	20,000	40	2010	2050		82.50 %	0.00 %	33			\$3,200
D3040	Distribution Systems	\$8.96	S.F.	20,000	30	2010	2040		76.67 %	0.00 %	23			\$179,200
D3050	Terminal & Package Units	\$19.55	S.F.	20,000	15	2010	2025		53.33 %	0.00 %	8			\$391,000
D3060	Controls & Instrumentation	\$2.84	S.F.	20,000	20	2010	2030		65.00 %	0.00 %	13			\$56,800
D4010	Sprinklers	\$3.89	S.F.	20,000	30	2010	2040		76.67 %	0.00 %	23			\$77,800
D4020	Standpipes	\$0.59	S.F.	20,000	30	2010	2040		76.67 %	0.00 %	23			\$11,800
D5010	Electrical Service/Distribution	\$1.70	S.F.	20,000	40	2010	2050		82.50 %	0.00 %	33			\$34,000
D5020	Branch Wiring	\$4.87	S.F.	20,000	30	2010	2040		76.67 %	0.00 %	23			\$97,400
D5020	Lighting	\$11.38	S.F.	20,000	30	2010	2040		76.67 %	0.00 %	23			\$227,600
D5030810	Security & Detection Systems	\$2.10	S.F.	20,000	15	2010	2025		53.33 %	0.00 %	8			\$42,000
D5030910	Fire Alarm Systems	\$3.83	S.F.	20,000	15	2010	2025		53.33 %	0.00 %	8			\$76,600
D5030920	Data Communication	\$4.92	S.F.	20,000	15	2010	2025		53.33 %	0.00 %	8			\$98,400
D5090	Other Electrical Systems	\$0.73	S.F.	20,000	20	2010	2030		65.00 %	0.00 %	13			\$14,600
E1020	Institutional Equipment	\$13.97	S.F.	20,000	20	2010	2030		65.00 %	0.00 %	13			\$279,400
E2010	Fixed Furnishings	\$5.33	S.F.	20,000	20	2010	2030		65.00 %	0.00 %	13			\$106,600
Total									73.62 %					\$3,934,400

System Notes

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

System: B1020 - Roof Construction



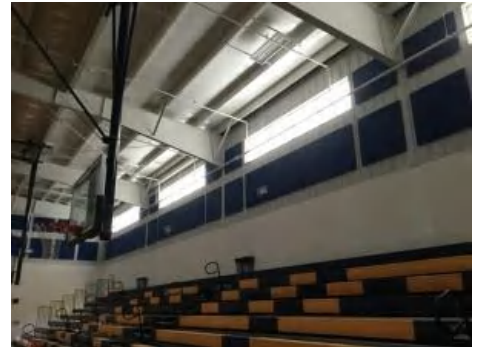
Note:

System: B2010 - Exterior Walls



Note:

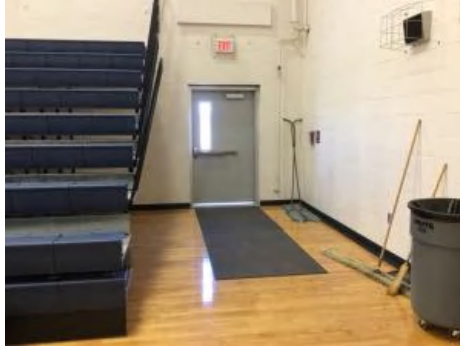
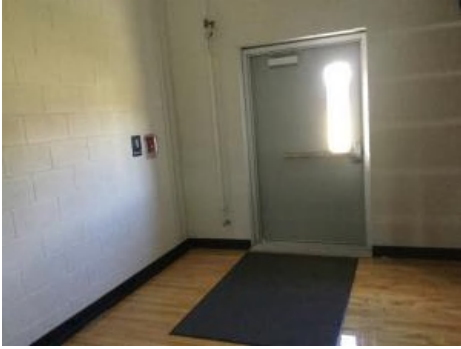
System: B2020 - Exterior Windows



Note:

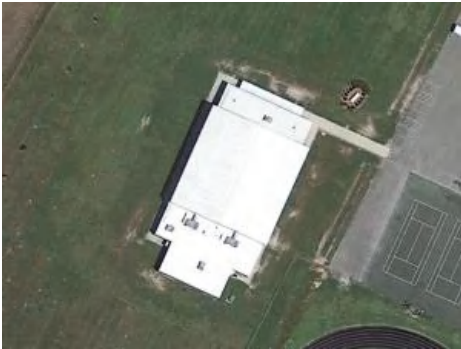
Campus Assessment Report - 2010 New Gym

System: B2030 - Exterior Doors



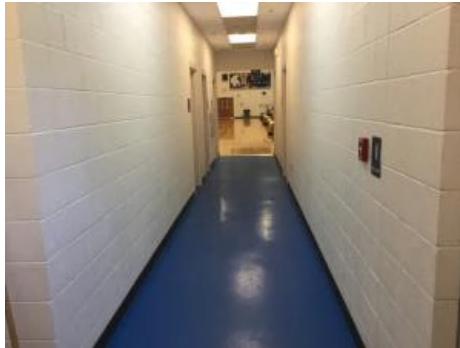
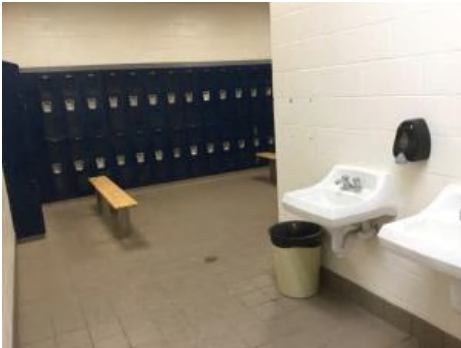
Note:

System: B3010130 - Preformed Metal Roofing



Note:

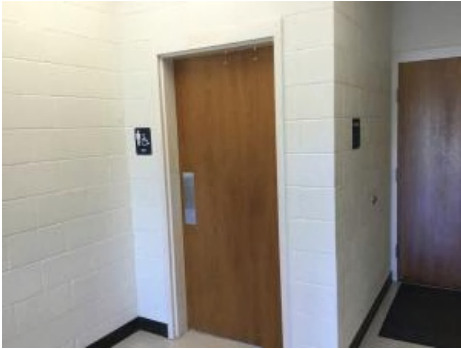
System: C1010 - Partitions



Note:

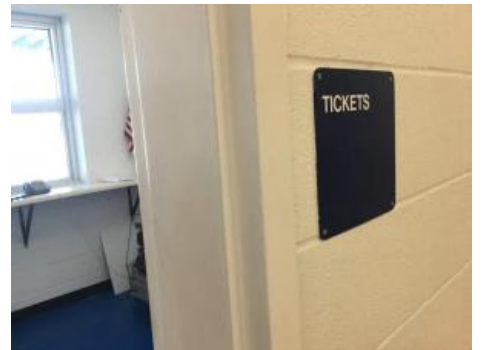
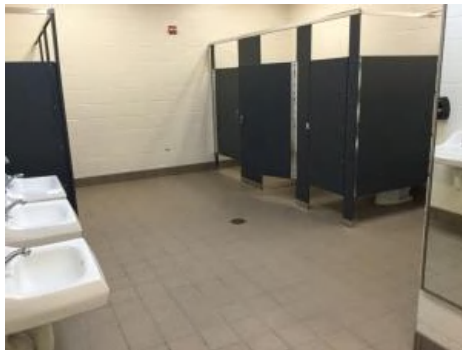
Campus Assessment Report - 2010 New Gym

System: C1020 - Interior Doors



Note:

System: C1030 - Fittings



Note:

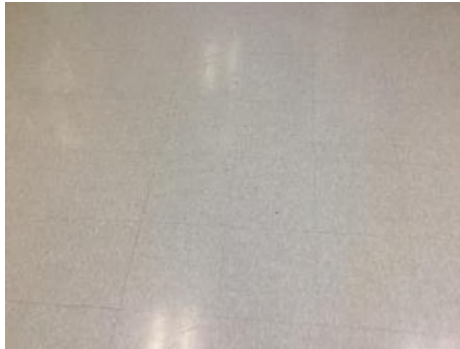
Campus Assessment Report - 2010 New Gym

System: C3010 - Wall Finishes



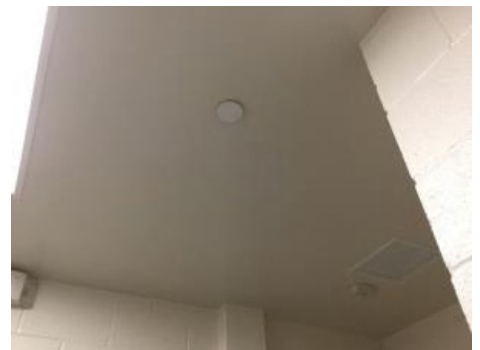
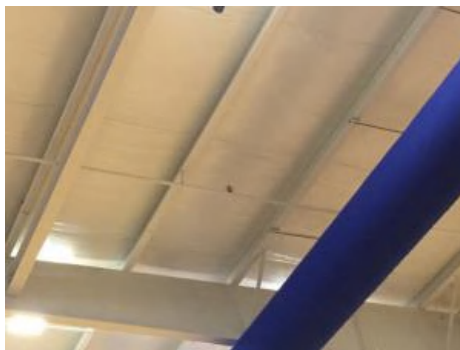
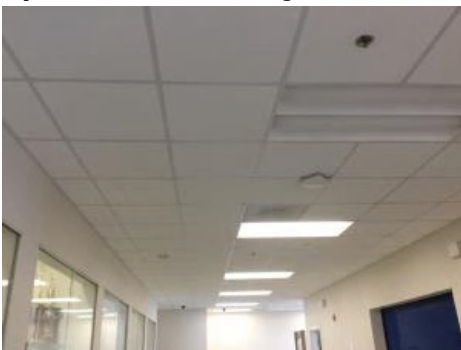
Note:

System: C3020 - Floor Finishes



Note:

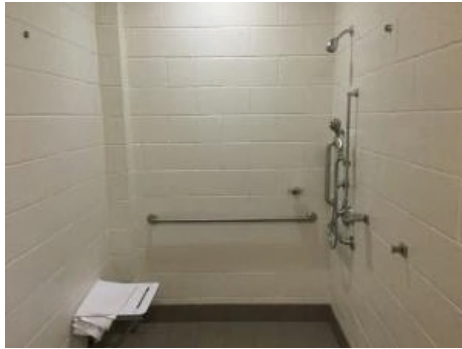
System: C3030 - Ceiling Finishes



Note:

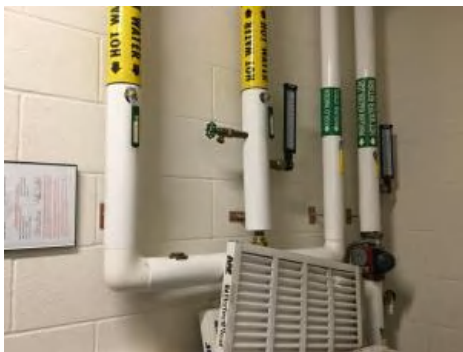
Campus Assessment Report - 2010 New Gym

System: D2010 - Plumbing Fixtures



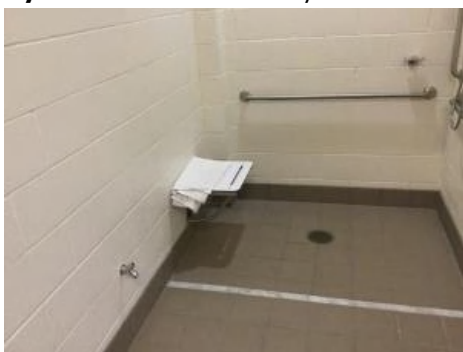
Note:

System: D2020 - Domestic Water Distribution



Note:

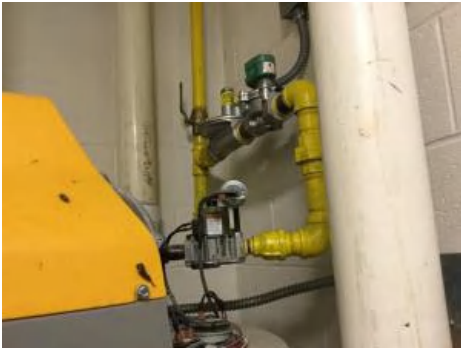
System: D2030 - Sanitary Waste



Note:

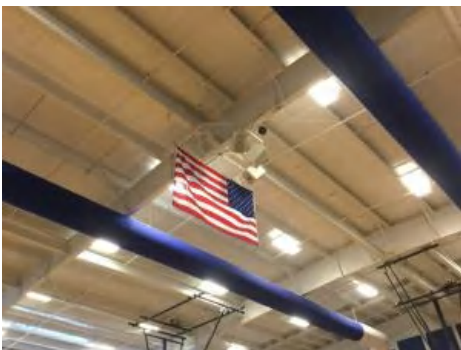
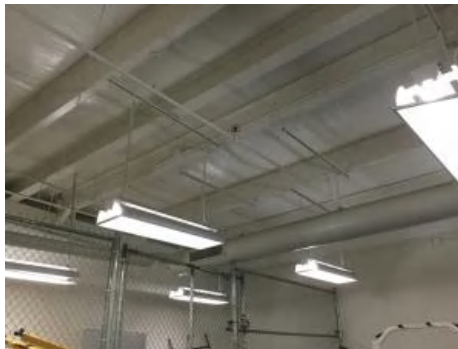
Campus Assessment Report - 2010 New Gym

System: D2090 - Other Plumbing Systems -Nat Gas



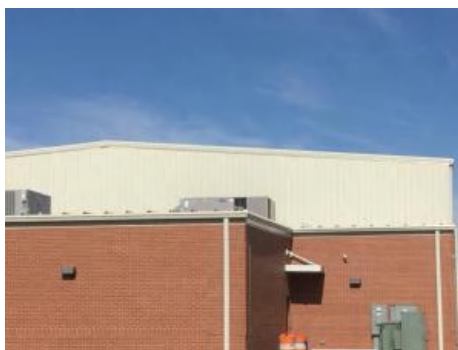
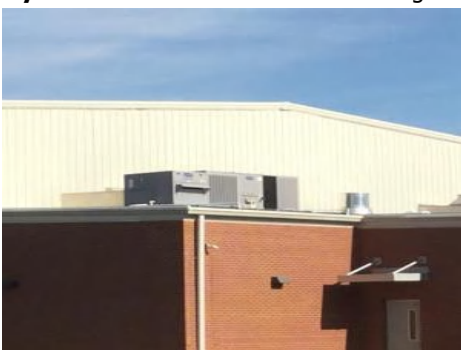
Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

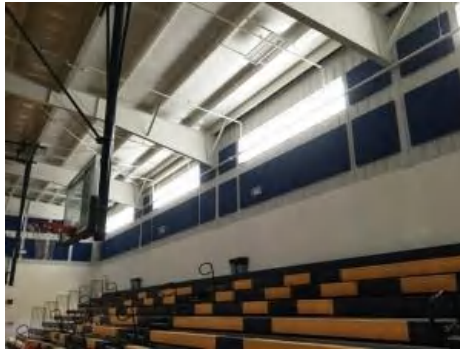
Campus Assessment Report - 2010 New Gym

System: D3060 - Controls & Instrumentation



Note:

System: D4010 - Sprinklers



Note:

System: D4020 - Standpipes



Note:

Campus Assessment Report - 2010 New Gym

System: D5010 - Electrical Service/Distribution



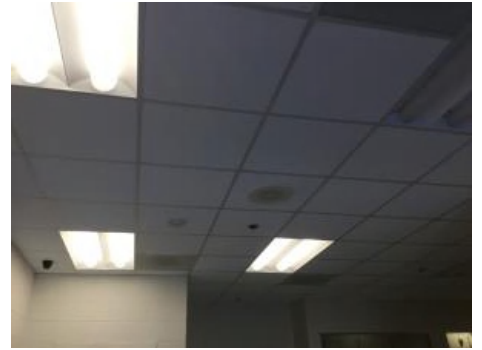
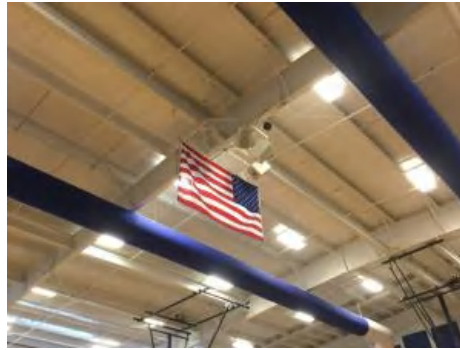
Note:

System: D5020 - Branch Wiring



Note:

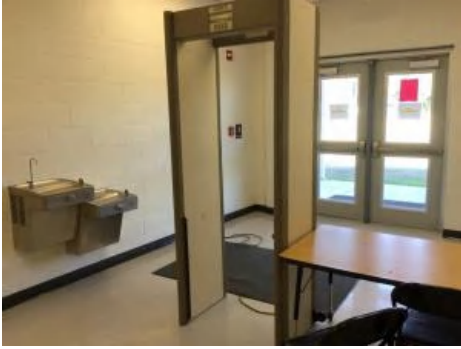
System: D5020 - Lighting



Note:

Campus Assessment Report - 2010 New Gym

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

Campus Assessment Report - 2010 New Gym

System: D5090 - Other Electrical Systems



Note:

System: E1020 - Institutional Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$0	\$0	\$0	\$66,110	\$0	\$0	\$0	\$0	\$847,216	\$0	\$0	\$913,326
* 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	\$66,110	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$66,110
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

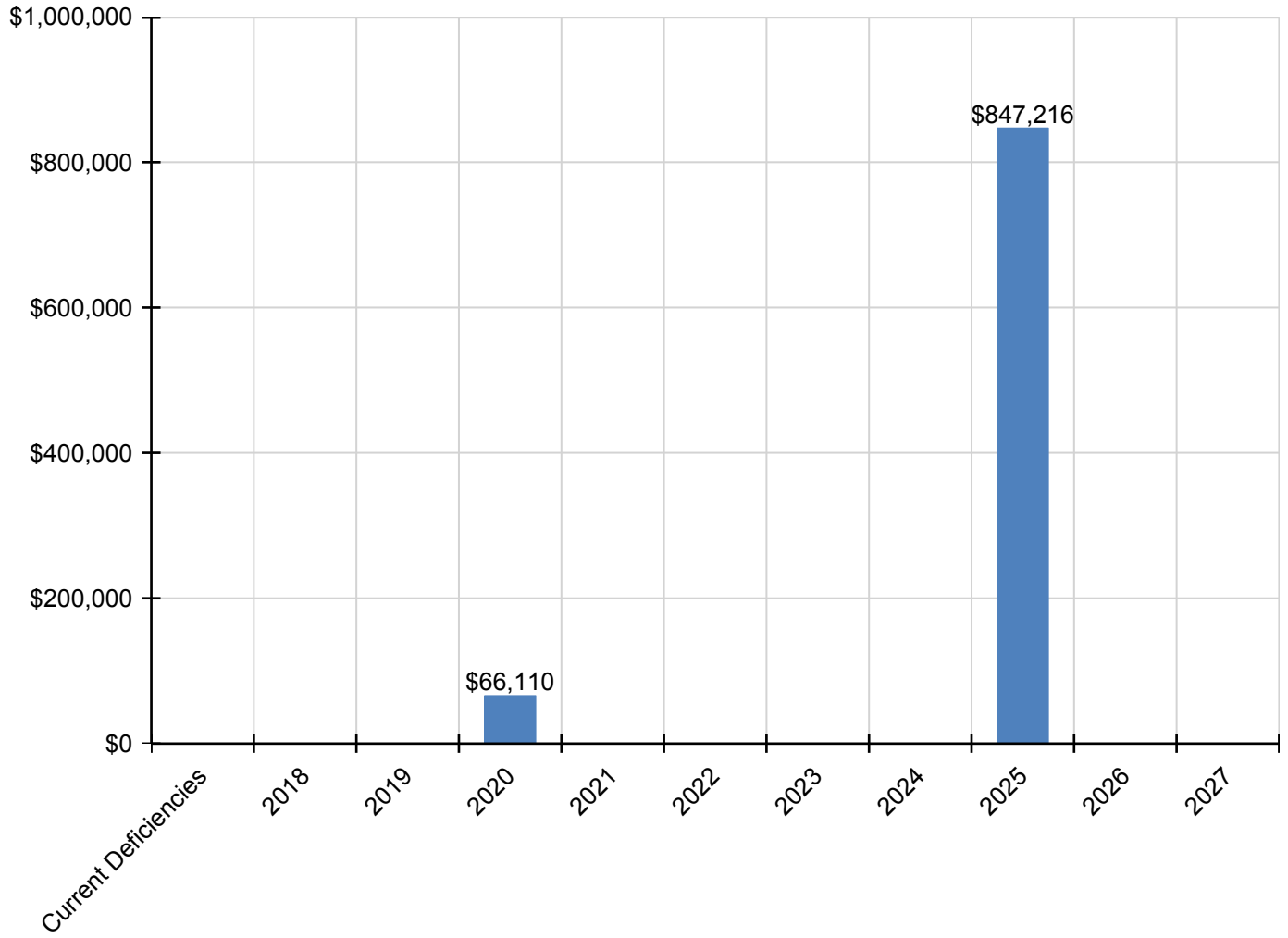
Campus Assessment Report - 2010 New Gym

D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems -Nat Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$544,838	\$0	\$0	\$544,838
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4020 - Standpipes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,525	\$0	\$0	\$58,525
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$106,738	\$0	\$0	\$106,738
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$137,115	\$0	\$0	\$137,115
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

* Indicates non-renewable system

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	336
Year Built:	2010
Last Renovation:	
Replacement Value:	\$53,458
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	85.68 %
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

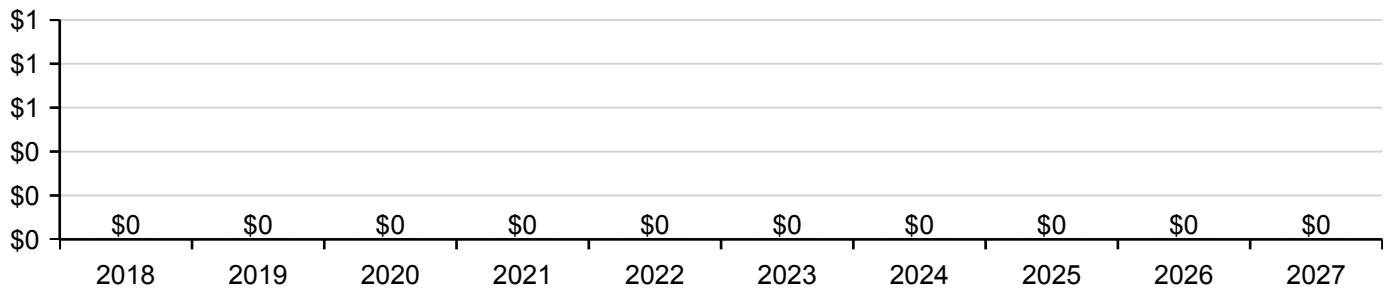
Function:	HS -High School	Gross Area:	336
Year Built:	2010	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$53,458
FCI:	0.00 %	RSLI%:	85.68 %

No data found for this asset

No data found for this asset

No data found for this asset

10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	93.00 %	0.00 %	\$0.00
B10 - Superstructure	93.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	85.41 %	0.00 %	\$0.00
B30 - Roofing	65.00 %	0.00 %	\$0.00
D50 - Electrical	77.53 %	0.00 %	\$0.00
E20 - Furnishings	65.00 %	0.00 %	\$0.00
Totals:	85.68 %	0.00 %	\$0.00

Photo Album

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

1). Northeast Elevations - Feb 21, 2017



2). Southeast Elevations - 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.	336	100	2010	2110		93.00 %	0.00 %	93			\$6,764
A1030	Slab on Grade	\$19.75	S.F.	336	100	2010	2110		93.00 %	0.00 %	93			\$6,636
B1010	Floor Construction	\$11.44	S.F.	336	100	2010	2110		93.00 %	0.00 %	93			\$3,844
B1020	Roof Construction	\$16.26	S.F.	336	100	2010	2110		93.00 %	0.00 %	93			\$5,463
B2010	Exterior Walls	\$29.79	S.F.	336	100	2010	2110		93.00 %	0.00 %	93			\$10,009
B2020	Exterior Windows	\$17.17	S.F.	336	30	2010	2040		76.67 %	0.00 %	23			\$5,769
B2030	Exterior Doors	\$8.66	S.F.	336	30	2010	2040		76.67 %	0.00 %	23			\$2,910
B3010140	Asphalt Shingles	\$4.32	S.F.	336	20	2010	2030		65.00 %	0.00 %	13			\$1,452
D5010	Electrical Service/Distribution	\$3.09	S.F.	336	40	2010	2050		82.50 %	0.00 %	33			\$1,038
D5020	Branch Wiring	\$9.24	S.F.	336	30	2010	2040		76.67 %	0.00 %	23			\$3,105
D5020	Lighting	\$8.58	S.F.	336	30	2010	2040		76.67 %	0.00 %	23			\$2,883
E2010	Fixed Furnishings	\$10.67	S.F.	336	20	2010	2030		65.00 %	0.00 %	13			\$3,585
Total									85.68 %					\$53,458

System Notes

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

System: A1030 - Slab on Grade



Note:

System: B1010 - Floor Construction



Note:

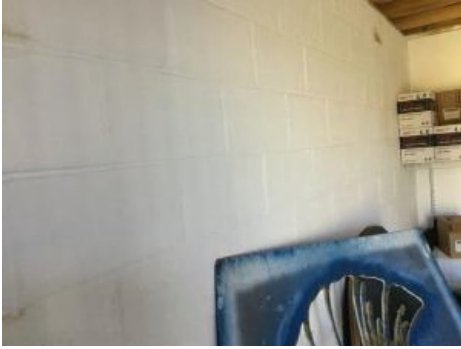
System: B1020 - Roof Construction



Note:

Campus Assessment Report - 2010 Softball Press Box

System: B2010 - Exterior Walls



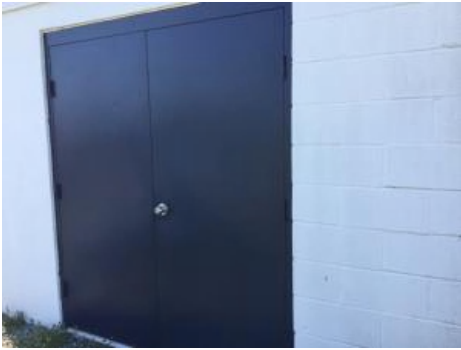
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

Campus Assessment Report - 2010 Softball Press Box

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.

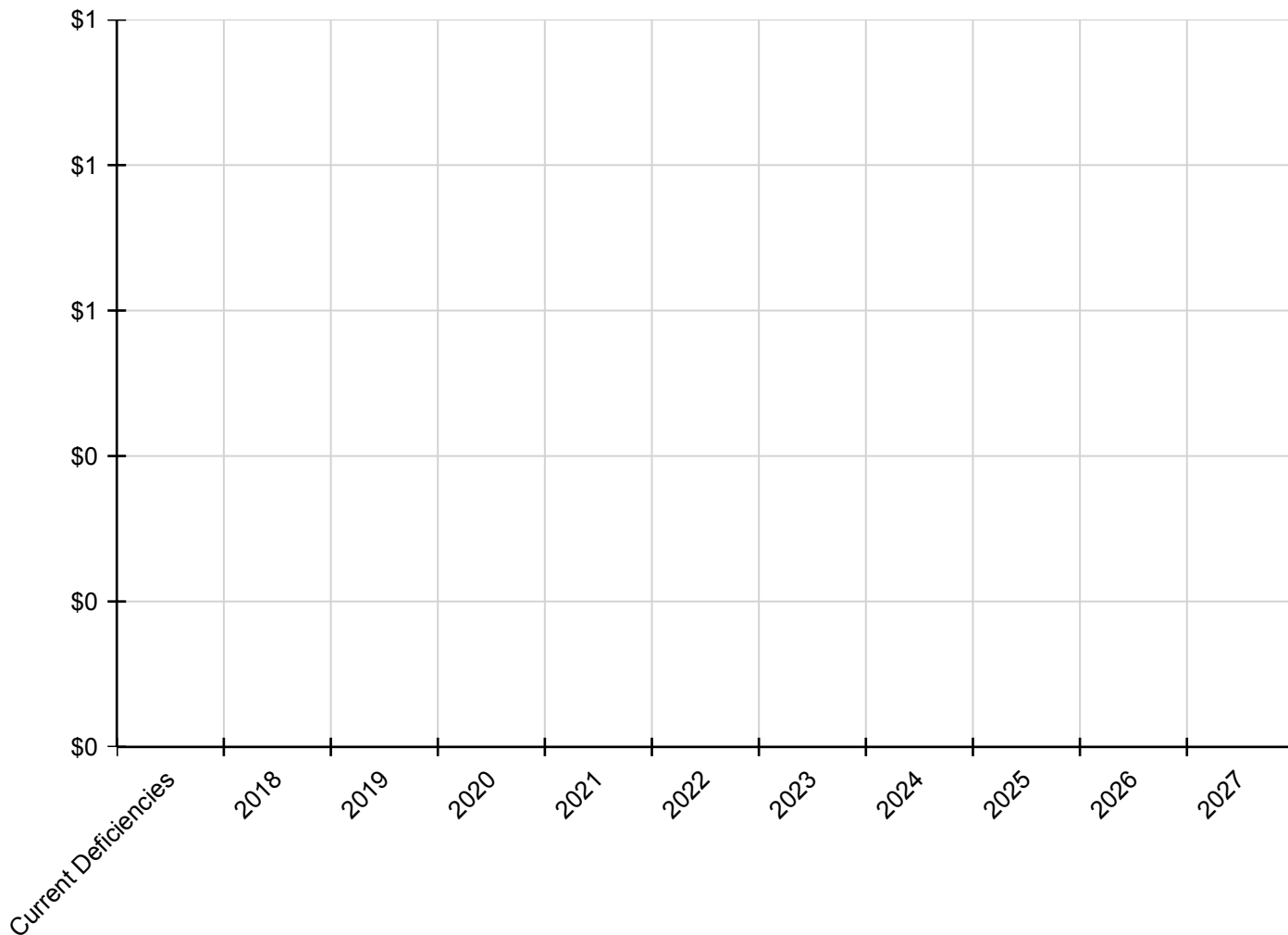
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$0	\$0	\$0	\$0	\$0	\$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
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010140 - Asphalt Shingles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$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:	HS -High School
Gross Area (SF):	1,800
Year Built:	2010
Last Renovation:	
Replacement Value:	\$211,338
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	88.62 %
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

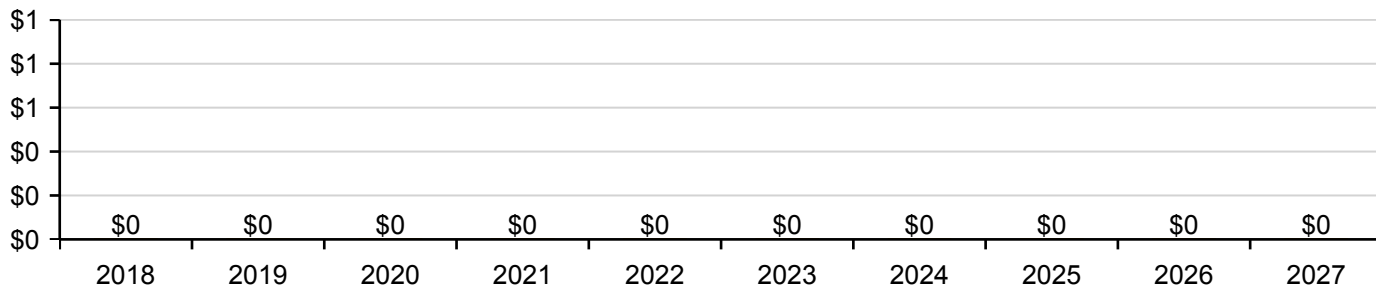
Function:	HS -High School	Gross Area:	1,800
Year Built:	2010	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$211,338
FCI:	0.00 %	RSLI%:	88.62 %

No data found for this asset

No data found for this asset

No data found for this asset

10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	93.00 %	0.00 %	\$0.00
B10 - Superstructure	93.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	89.32 %	0.00 %	\$0.00
B30 - Roofing	76.67 %	0.00 %	\$0.00
D50 - Electrical	76.67 %	0.00 %	\$0.00
Totals:	88.62 %	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). Northwest Elevation - Feb 21, 2017



3). Southwest Elevation - Feb 21, 2017



4). Southeast 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.	1,800	100	2010	2110		93.00 %	0.00 %	93			\$36,234
A1030	Slab on Grade	\$19.75	S.F.	1,800	100	2010	2110		93.00 %	0.00 %	93			\$35,550
B1020	Roof Construction	\$16.26	S.F.	1,800	100	2010	2110		93.00 %	0.00 %	93			\$29,268
B2010	Exterior Walls	\$29.79	S.F.	1,800	100	2010	2110		93.00 %	0.00 %	93			\$53,622
B2030	Exterior Doors	\$8.66	S.F.	1,800	30	2010	2040		76.67 %	0.00 %	23			\$15,588
B3010130	Preformed Metal Roofing	\$9.66	S.F.	1,800	30	2010	2040		76.67 %	0.00 %	23			\$17,388
D5020	Branch Wiring	\$3.58	S.F.	1,800	30	2010	2040		76.67 %	0.00 %	23			\$6,444
D5020	Lighting	\$9.58	S.F.	1,800	30	2010	2040		76.67 %	0.00 %	23			\$17,244
Total									88.62 %					\$211,338

System Notes

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

System: A1030 - Slab on Grade



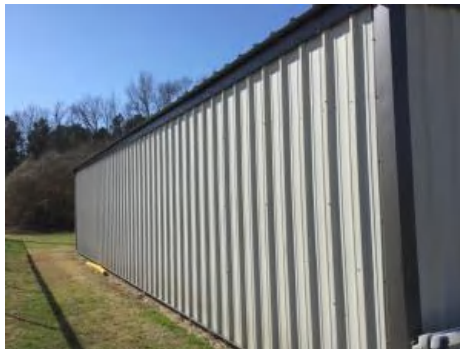
Note:

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

Campus Assessment Report - 2010 Storage Metal Building

System: B2030 - Exterior Doors



Note:

System: B3010130 - Preformed Metal Roofing



Note:

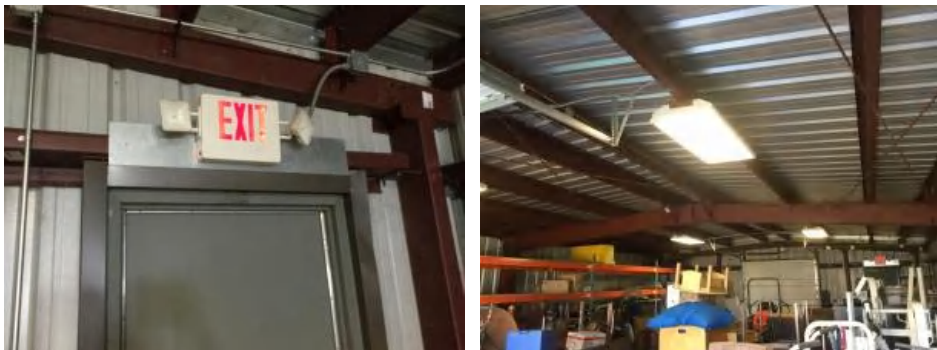
System: D5020 - Branch Wiring



Note:

Campus Assessment Report - 2010 Storage Metal Building

System: D5020 - Lighting



Note: Includes egress lighting and emergency exit signage

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.

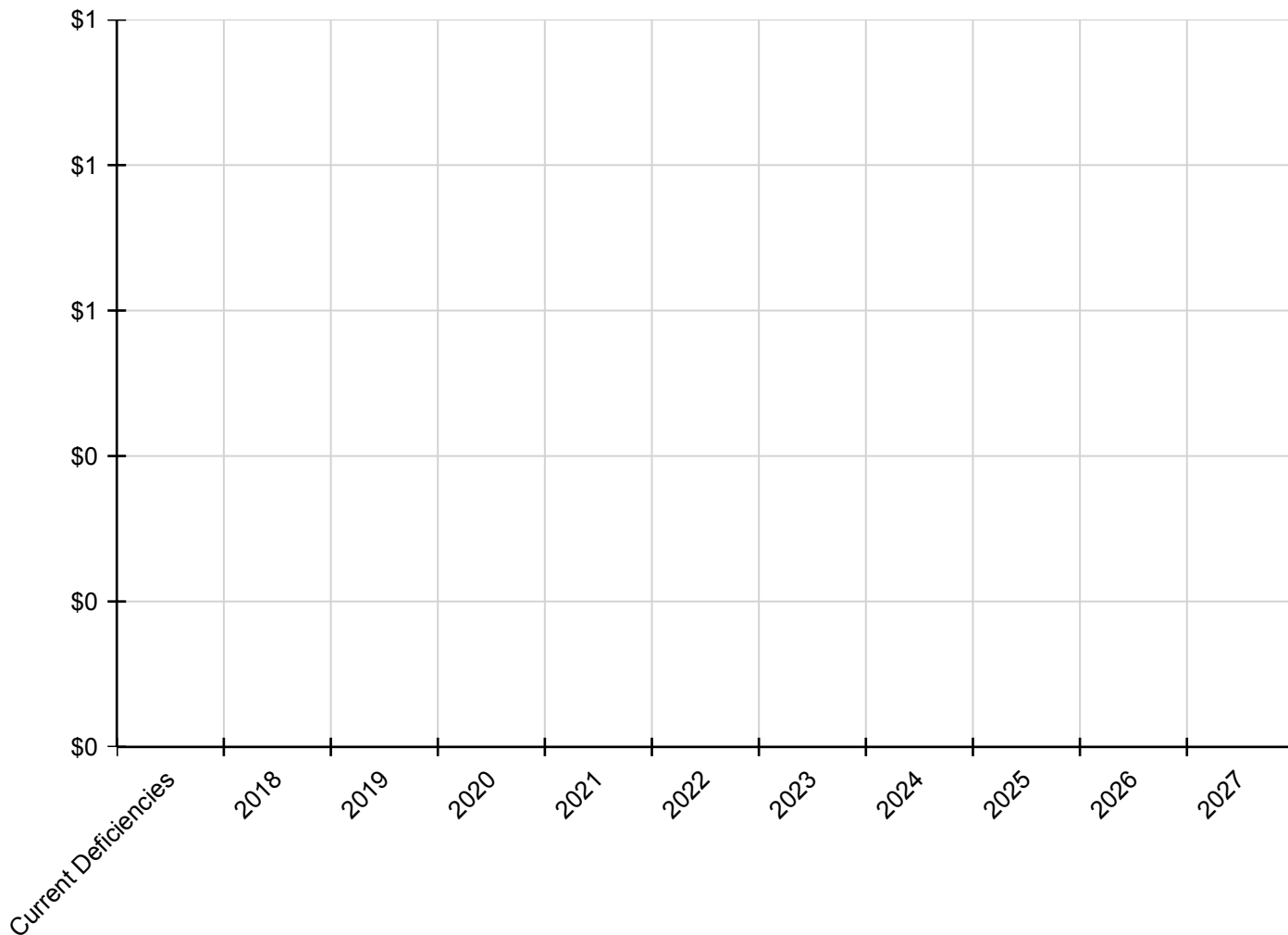
Inflation Rate: 3%

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:	HS -High School
Gross Area (SF):	96,039
Year Built:	1951
Last Renovation:	
Replacement Value:	\$4,038,438
Repair Cost:	\$1,464,210.00
Total FCI:	36.26 %
Total RSLI:	29.85 %
FCA Score:	63.74



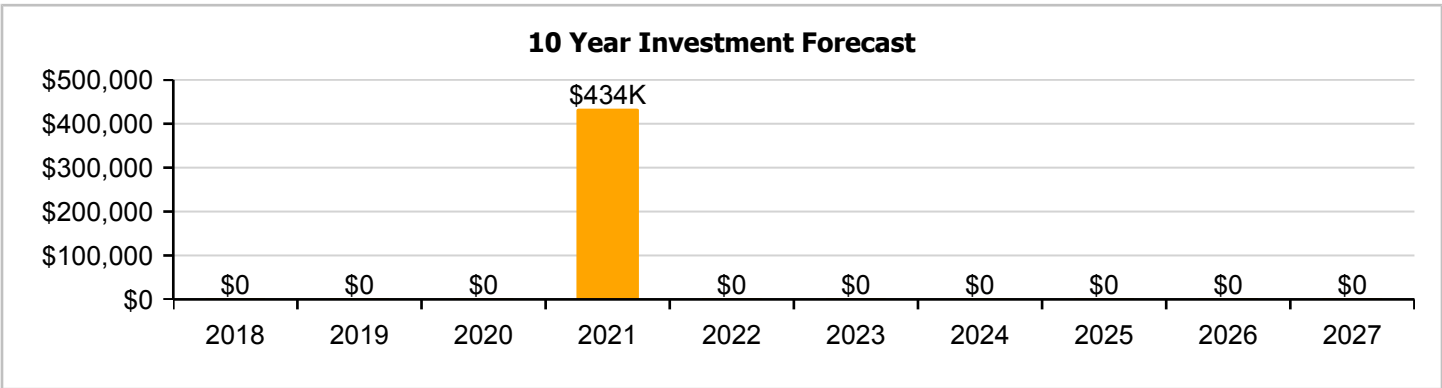
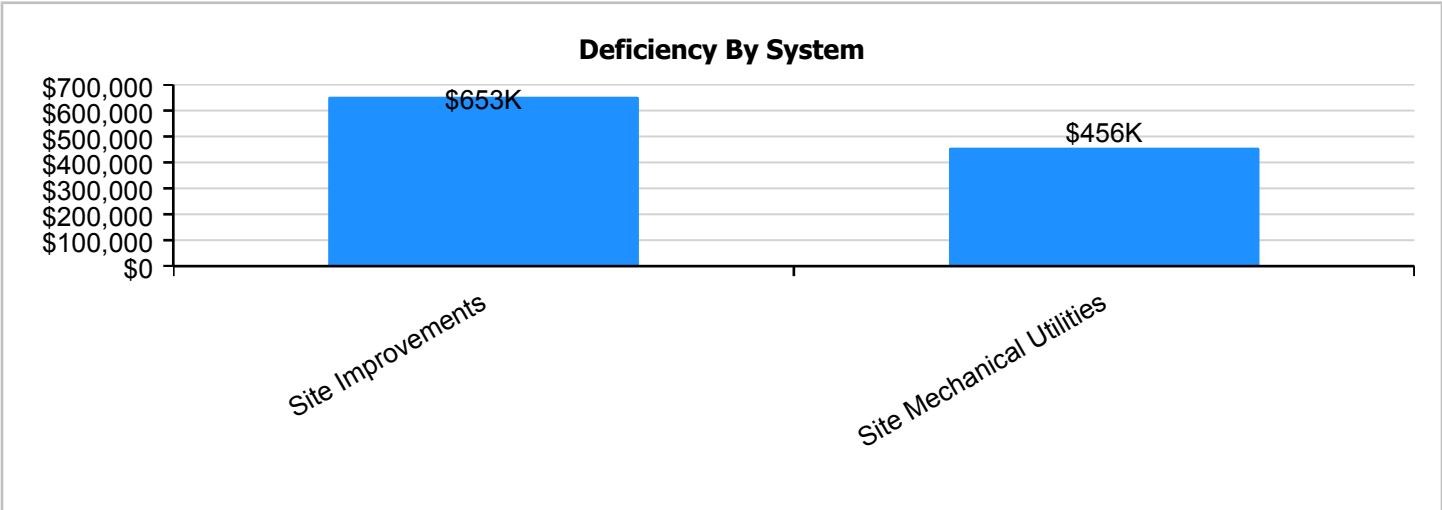
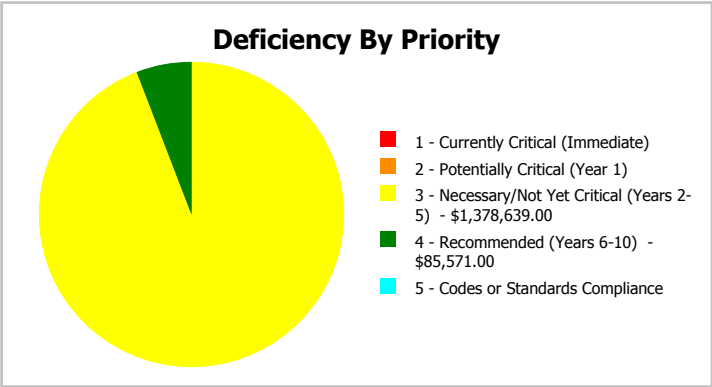
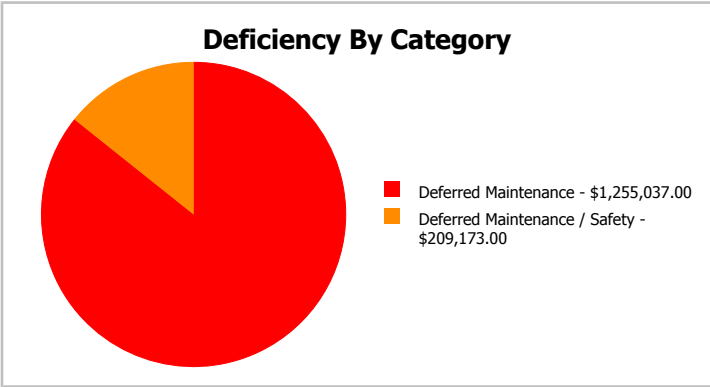
Description:

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:	96,039
Year Built:	1951	Last Renovation:	
Repair Cost:	\$1,464,210	Replacement Value:	\$4,038,438
FCI:	36.26 %	RSLI%:	29.85 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	33.42 %	32.62 %	\$862,046.00
G30 - Site Mechanical Utilities	18.04 %	65.04 %	\$602,164.00
G40 - Site Electrical Utilities	33.03 %	0.00 %	\$0.00
Totals:	29.85 %	36.26 %	\$1,464,210.00

Photo Album

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

- 1). Aerial Image of Jones Senior High School
- Mar 03, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$3.76	S.F.	96,039	25	1991	2016		0.00 %	110.00 %	-1		\$397,217.00	\$361,107
G2020	Parking Lots	\$1.61	S.F.	96,039	25	1991	2016		0.00 %	110.00 %	-1		\$170,085.00	\$154,623
G2030	Pedestrian Paving	\$1.98	S.F.	96,039	30	1979	2009		0.00 %	110.00 %	-8		\$209,173.00	\$190,157
G2040105	Fence & Guardrails	\$1.20	S.F.	96,039	30	1991	2021		13.33 %	0.00 %	4			\$115,247
G2040950	Baseball Field	\$5.78	S.F.	96,039	20	2008	2028		55.00 %	0.00 %	11			\$555,105
G2040950	Covered Walkways	\$0.81	S.F.	96,039	25	1979	2004		0.00 %	110.00 %	-13		\$85,571.00	\$77,792
G2040950	Football Field	\$3.38	S.F.	96,039	20	2008	2028		55.00 %	0.00 %	11			\$324,612
G2040950	Playing Field	\$1.50	S.F.	96,039	20	2008	2028		55.00 %	0.00 %	11			\$144,059
G2040950	Softball Field	\$2.01	S.F.	96,039	20	2009	2029		60.00 %	0.00 %	12			\$193,038
G2040950	Tennis Courts	\$1.80	S.F.	96,039	20	2008	2028		55.00 %	0.00 %	11			\$172,870
G2040950	Track	\$1.78	S.F.	96,039	20	2008	2028		55.00 %	0.00 %	11			\$170,949
G2050	Landscaping	\$1.91	S.F.	96,039	15	1991	2006		0.00 %	0.00 %	-11			\$183,434
G3010	Water Supply	\$2.42	S.F.	96,039	50	1991	2041		48.00 %	0.00 %	24			\$232,414
G3020	Sanitary Sewer	\$1.52	S.F.	96,039	50	1986	2036		38.00 %	0.00 %	19			\$145,979
G3030	Storm Sewer	\$4.67	S.F.	96,039	50	1951	2001		0.00 %	110.00 %	-16		\$493,352.00	\$448,502
G3060	Fuel Distribution	\$1.03	S.F.	96,039	40	1969	2009		0.00 %	110.00 %	-8		\$108,812.00	\$98,920
G4010	Electrical Distribution	\$2.44	S.F.	96,039	50	1991	2041		48.00 %	0.00 %	24			\$234,335
G4020	Site Lighting	\$1.57	S.F.	96,039	30	1991	2021		13.33 %	0.00 %	4			\$150,781
G4030	Site Communications & Security	\$0.88	S.F.	96,039	15	2006	2021		26.67 %	0.00 %	4			\$84,514
Total									29.85 %	36.26 %			\$1,464,210.00	\$4,038,438

System Notes

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

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots



Note:

Campus Assessment Report - Site

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails



Note:

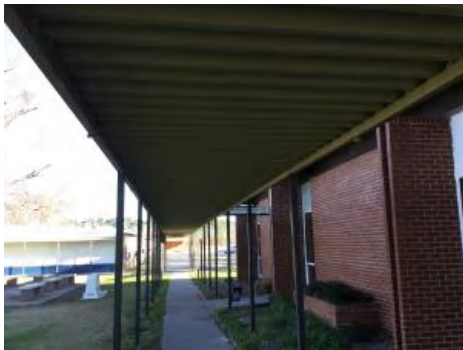
Campus Assessment Report - Site

System: G2040950 - Baseball Field



Note:

System: G2040950 - Covered Walkways



Note:

Campus Assessment Report - Site

System: G2040950 - Football Field



Note:

System: G2040950 - Playing Field



Note:

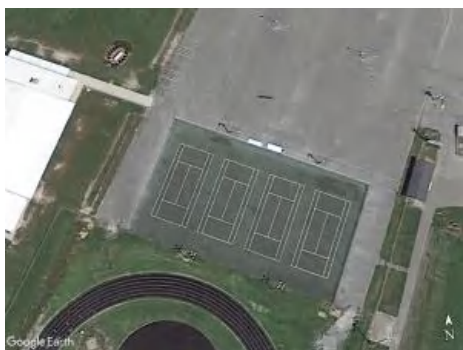
Campus Assessment Report - Site

System: G2040950 - Softball Field



Note:

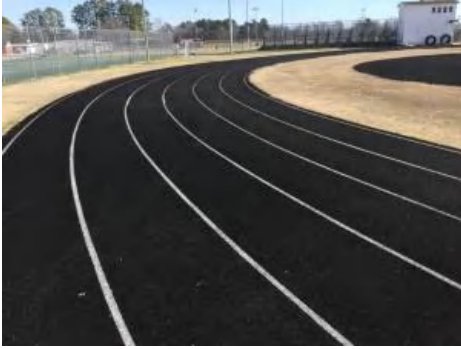
System: G2040950 - Tennis Courts



Note:

Campus Assessment Report - Site

System: G2040950 - Track



Note:

System: G2050 - Landscaping



Note:

Campus Assessment Report - Site

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer



Note:

Campus Assessment Report - Site

System: G3030 - Storm Sewer



Note:

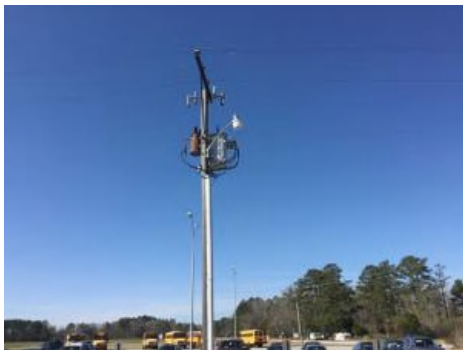
System: G3060 - Fuel Distribution



Note:

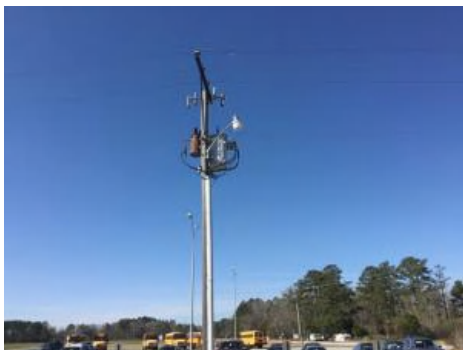
Campus Assessment Report - Site

System: G4010 - Electrical Distribution



Note:

System: G4020 - Site Lighting



Note:

Campus Assessment Report - Site

System: G4030 - Site Communications & Security



Note:

Renewal Schedule

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

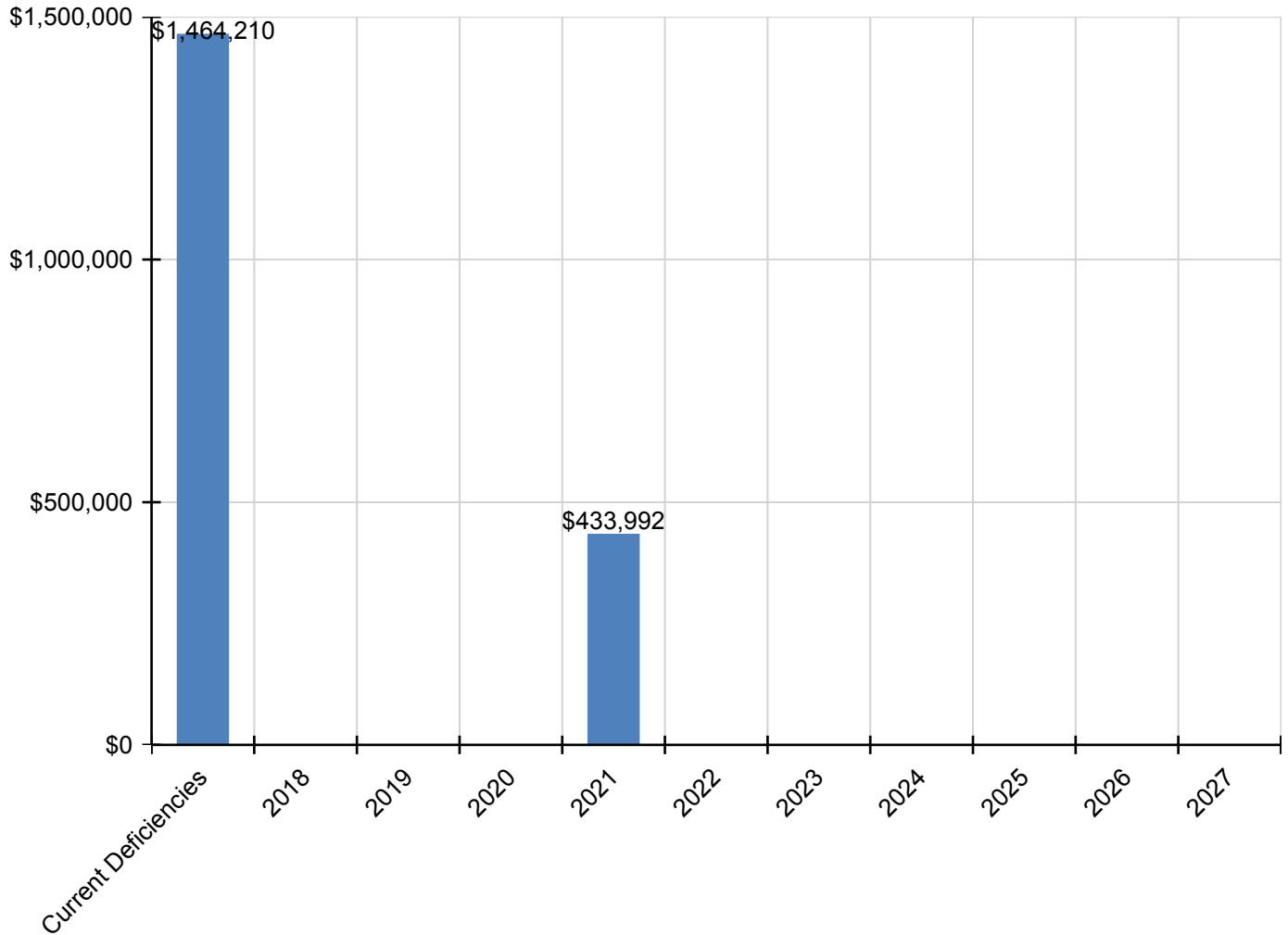
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$1,464,210	\$0	\$0	\$0	\$433,992	\$0	\$0	\$0	\$0	\$0	\$0	\$1,898,202
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	\$397,217	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$397,217
G2020 - Parking Lots	\$170,085	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$170,085
G2030 - Pedestrian Paving	\$209,173	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$209,173
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040105 - Fence & Guardrails	\$0	\$0	\$0	\$0	\$142,682	\$0	\$0	\$0	\$0	\$0	\$0	\$142,682
G2040950 - Baseball Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Covered Walkways	\$85,571	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$85,571
G2040950 - Football Field	\$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
G2040950 - Softball Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Tennis Courts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Track	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$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	\$493,352	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$493,352
G3060 - Fuel Distribution	\$108,812	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$108,812
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	\$186,676	\$0	\$0	\$0	\$0	\$0	\$0	\$186,676
G4030 - Site Communications & Security	\$0	\$0	\$0	\$0	\$104,634	\$0	\$0	\$0	\$0	\$0	\$0	\$104,634

* Indicates non-renewable system

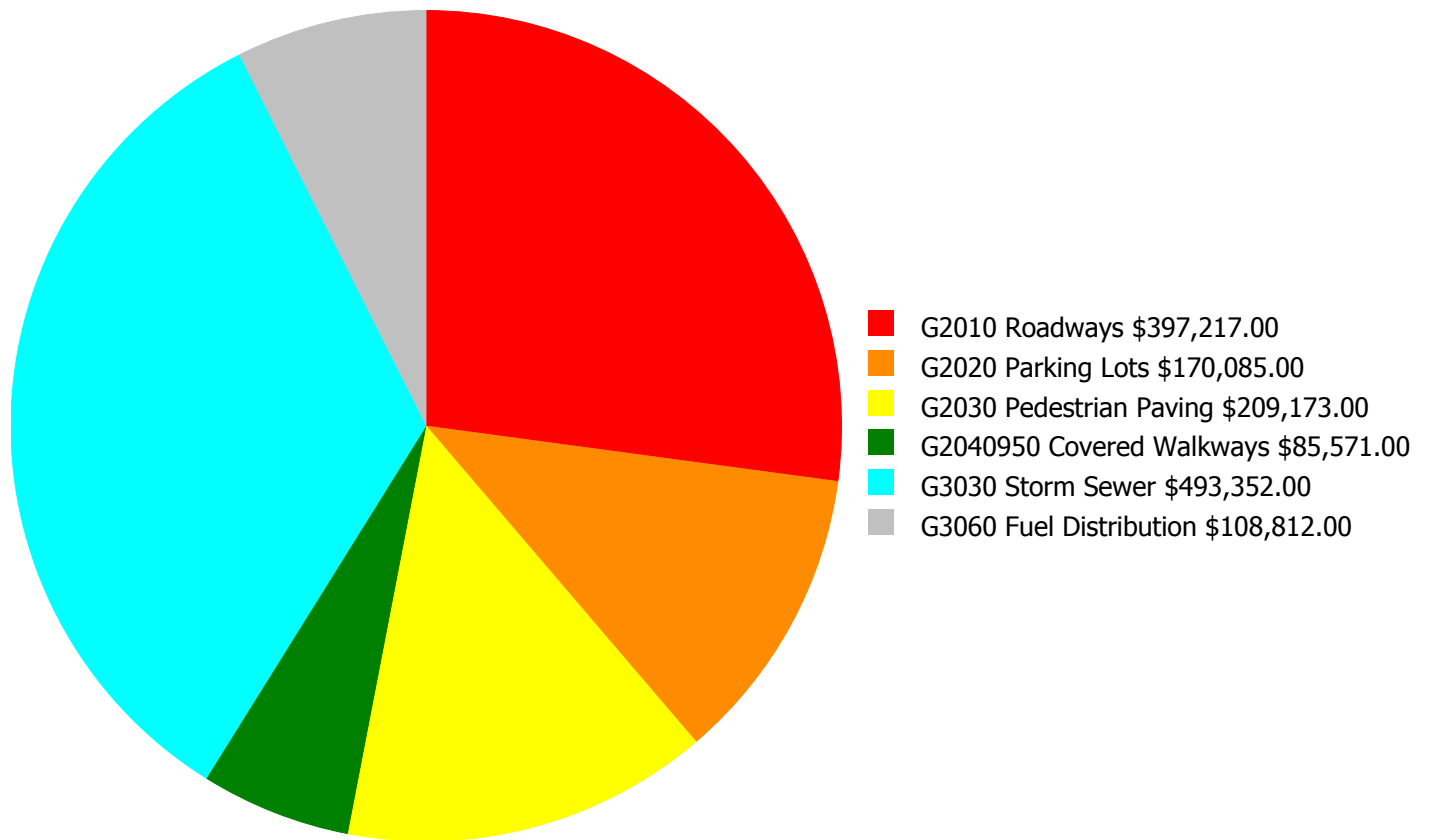
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

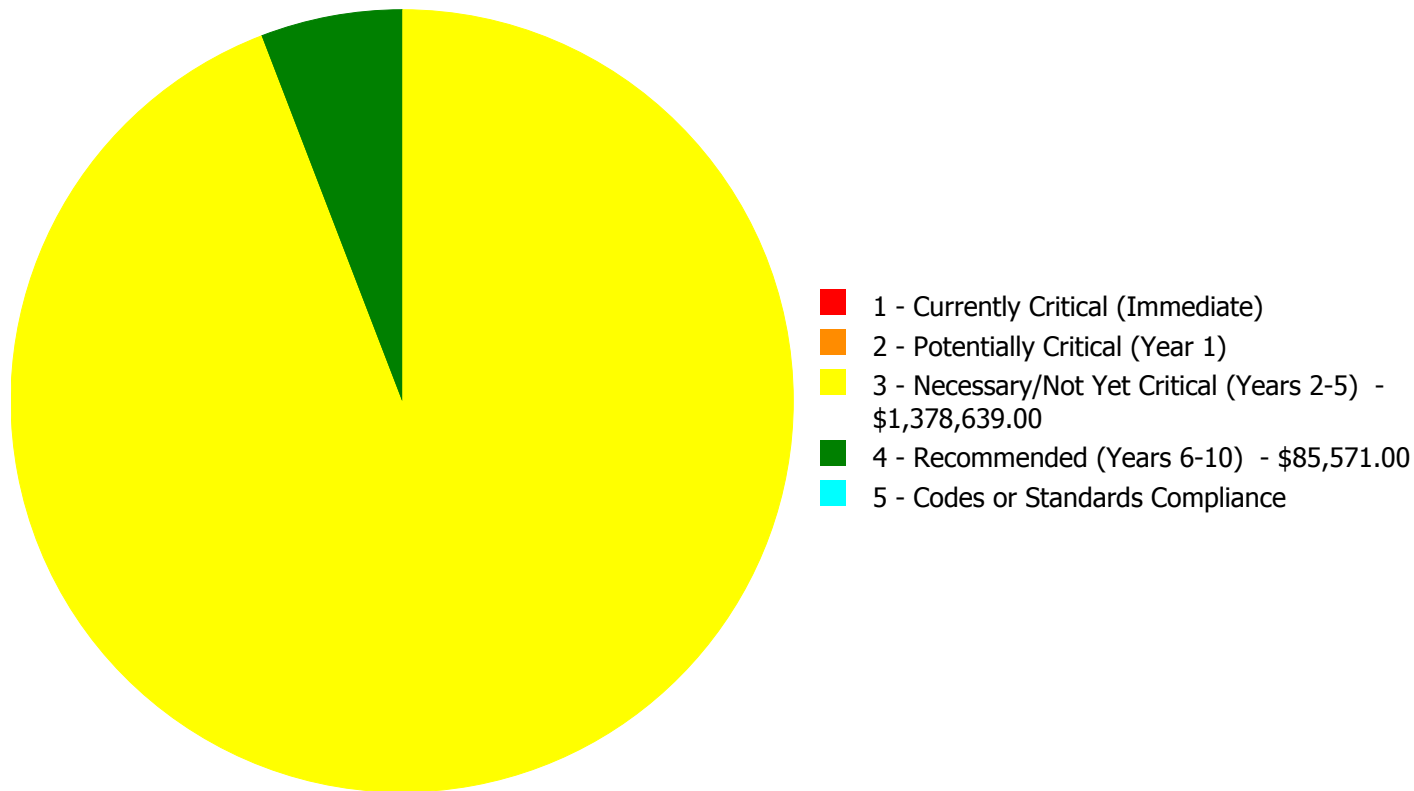
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$1,464,210.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$1,464,210.00

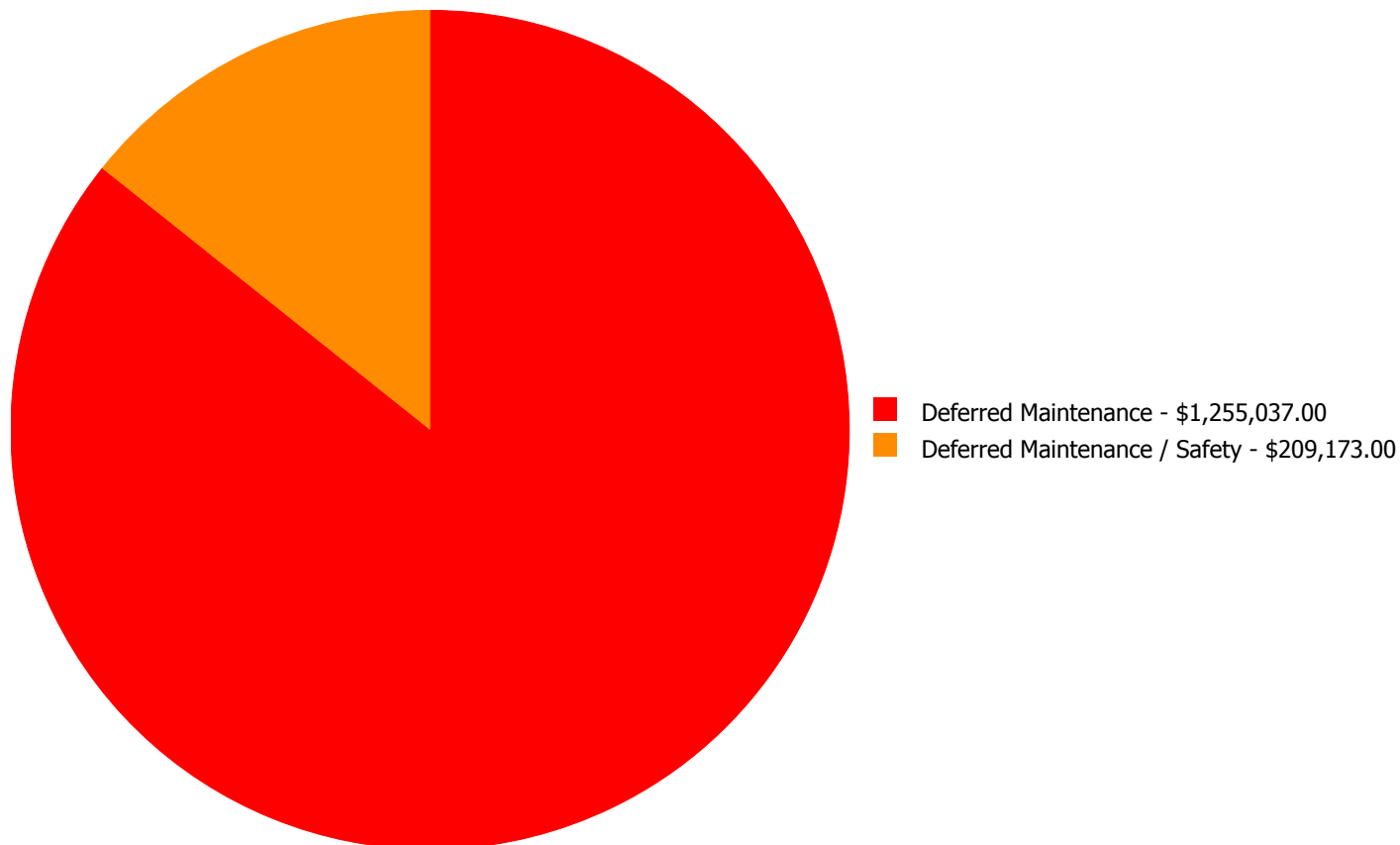
Deficiency By Priority Investment Table

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	\$397,217.00	\$0.00	\$0.00	\$397,217.00
G2020	Parking Lots	\$0.00	\$0.00	\$170,085.00	\$0.00	\$0.00	\$170,085.00
G2030	Pedestrian Paving	\$0.00	\$0.00	\$209,173.00	\$0.00	\$0.00	\$209,173.00
G2040950	Covered Walkways	\$0.00	\$0.00	\$0.00	\$85,571.00	\$0.00	\$85,571.00
G3030	Storm Sewer	\$0.00	\$0.00	\$493,352.00	\$0.00	\$0.00	\$493,352.00
G3060	Fuel Distribution	\$0.00	\$0.00	\$108,812.00	\$0.00	\$0.00	\$108,812.00
	Total:	\$0.00	\$0.00	\$1,378,639.00	\$85,571.00	\$0.00	\$1,464,210.00

Deficiency Summary by Category

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



Budget Estimate Total: \$1,464,210.00

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: 96,039.00
Unit of Measure: S.F.
Estimate: \$397,217.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Roadways are in worn condition. The service road at the east end of the site is unpaved. System renewal is recommended.

System: G2020 - Parking Lots



Location: Parking lots
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 96,039.00
Unit of Measure: S.F.
Estimate: \$170,085.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Parking lots, particularly the east parking lot, are in worn condition. The paving surface is uneven. Striping is faded. Edges are not curbed. Drainage patterns should be studied. System renewal is recommended.

System: G2030 - Pedestrian Paving



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance / Safety
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 96,039.00
Unit of Measure: S.F.
Estimate: \$209,173.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Sidewalks are in fair to poor condition, particularly around the main, ag, and media buildings. Differential settlement and cracking creates tripping hazards. System renewal is recommended.

System: G3030 - Storm Sewer



Location: Site
Distress: Inadequate
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 96,039.00
Unit of Measure: S.F.
Estimate: \$493,352.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Storm sewer facilities around the site are in adequate, leading to ponding in high traffic areas. System study and renewal is recommended.

System: G3060 - Fuel Distribution



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 96,039.00
Unit of Measure: S.F.
Estimate: \$108,812.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Fuel distribution facilities are of varying age across the site, but in general are beyond their expected useful life. System renewal is recommended.

Priority 4 - Recommended (Years 6-10):

System: G2040950 - Covered Walkways



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 96,039.00
Unit of Measure: S.F.
Estimate: \$85,571.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Covered walkways are in fair condition and beyond their expected useful life. System renewal is recommended.

NC School District/520 Jones County/Middle School

Jones Middle

Draft

Campus Assessment Report

March 8, 2017



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Campus Executive Summary

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

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

Gross Area (SF):	41,783
Year Built:	1951
Last Renovation:	
Replacement Value:	\$10,120,215
Repair Cost:	\$5,286,391.00
Total FCI:	52.24 %
Total RSLI:	17.41 %
FCA Score:	47.76



Description:

GENERAL

Jones Middle School campus is located at 190 Old New Bern Road, Trenton, NC. The campus consists of a 30,983 square foot one-story building constructed in 1951. Other buildings on site include: a media center of 10,800 SF constructed in 1969; and a professional development center that is not included in the scope of this study.

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

A. SUBSTRUCTURE

Campus Assessment Report - Jones Middle

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

B. SUPERSTRUCTURE

Roof construction is steel joists with wood decking. The exterior enclosure is composed of walls of brick veneer over CMU at public elevations, and painted CMU at interior elevations. Exterior windows are typically painted aluminum frame with fixed insulated panes. Exterior doors are typically aluminum with glazing. Roofing is typically low slope with single ply membrane covering. Building entrances do not appear to comply with ADA requirements

C. INTERIORS

Partitions are typically CMU. Interior doors are typically solid core wood veneer in hollow metal frames. Fittings include: building signage; whiteboards, blackboards and tack boards; toilet accessories and toilet partitions; storage shelving; and lockers.

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

D. SERVICES

CONVEYING: The building has no conveying systems and none are required.

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

HVAC: Heating and cooling is typically provided by wall mounted heat pumps. Toilet and locker rooms have ceiling or wall mounted exhaust grilles ducted to fans discharging to the exterior. Electronic controls are locally monitored and controlled.

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

ELECTRICAL: The main building electrical system is fed from a pole mounted transformer. There are two main services on the original building. Lighting is typically T8 fluorescent bulbs in lay-in lighting fixtures. The building has battery back-up emergency lighting and illuminated exit signs. There is no emergency generator.

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

E. EQUIPMENT & FURNISHINGS

This building includes the following items and equipment: fixed food service; residential appliances; library equipment; scientific laboratory equipment; gym backstops and other gym equipment; telescoping bleachers; audio-visual equipment; Smartboards; window blinds; and fixed plastic laminate and wood casework.

G. SITE

Campus site features include: asphalt paved driveways and parking lots; concrete pedestrian pavement; covered

Campus Assessment Report - Jones Middle

walkways; a flag pole; landscaping; a monument sign; softball and baseball fields. Site mechanical and electrical features include water, city sanitary sewer, storm water collection that discharges to surface waterways, propane tank storage, communications cabling, and site lighting.

Attributes:

General Attributes:

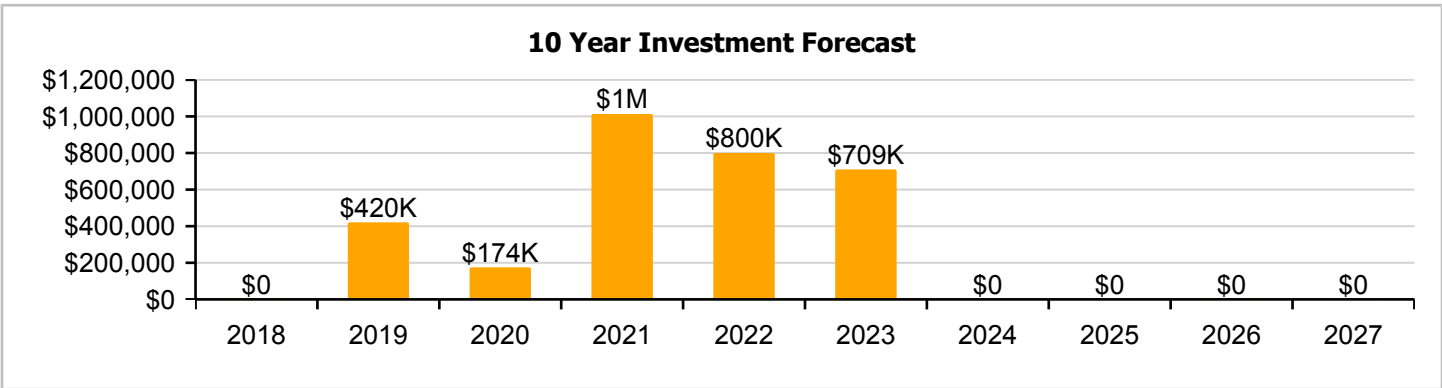
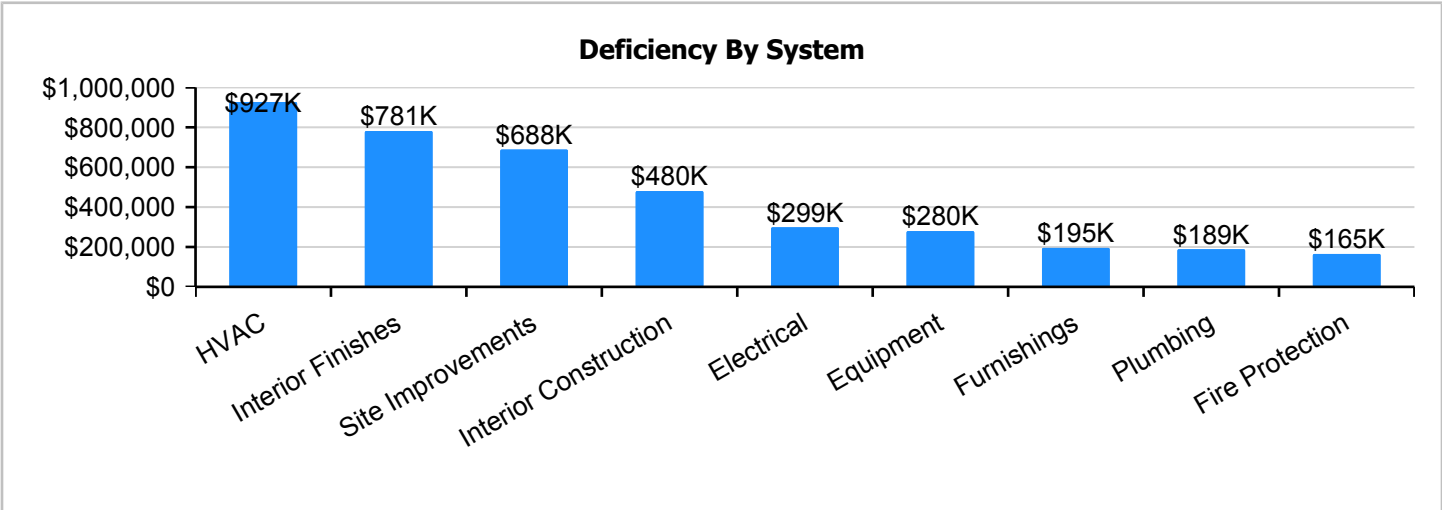
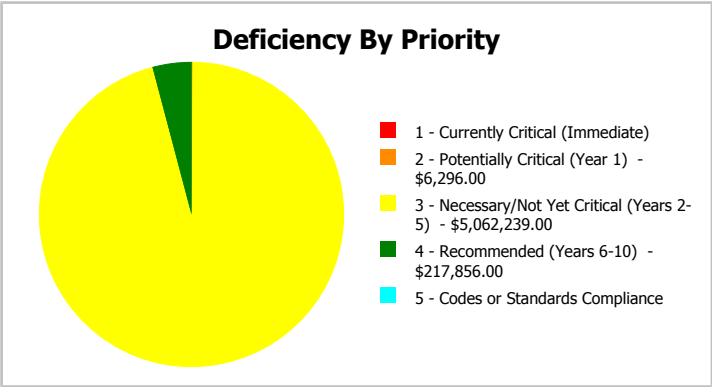
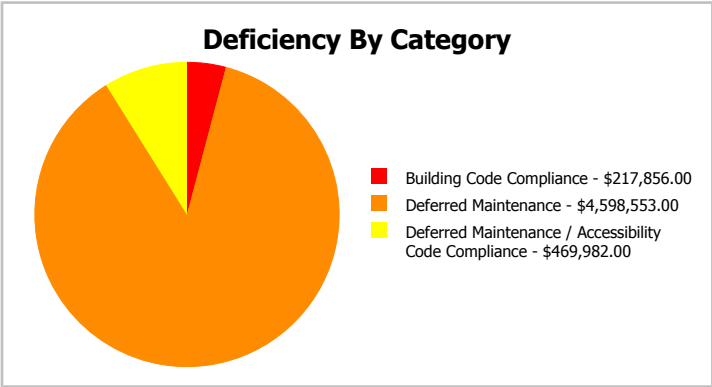
Condition Assessor:	Ann Buerger Linden	Assessment Date:	
Suitability Assessor:			

School Information:

HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	16	Site Acreage:	16

Campus Dashboard Summary

Gross Area:	41,783	Last Renovation:	
Year Built:	1951	Replacement Value:	\$10,120,215
Repair Cost:	\$5,286,391	RSLI%:	17.41 %
FCI:	52.24 %		



Campus Condition Summary

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

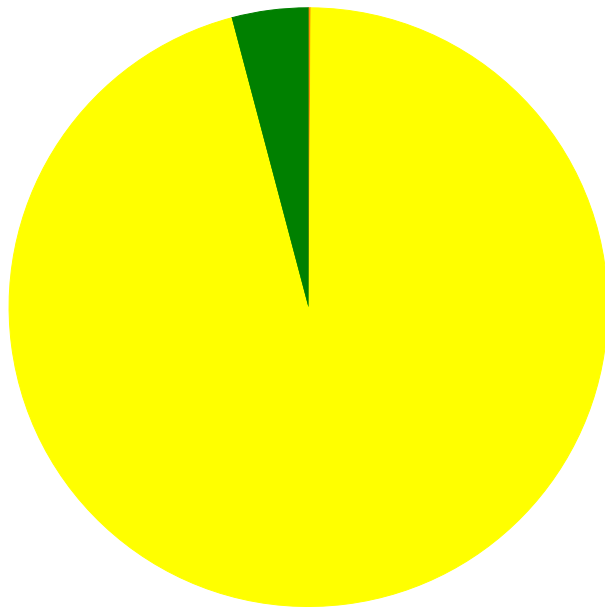
Current Investment Requirement and Condition by Unifomat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	38.65 %	0.00 %	\$0.00
B10 - Superstructure	38.65 %	0.00 %	\$0.00
B20 - Exterior Enclosure	31.80 %	0.00 %	\$0.00
B30 - Roofing	70.00 %	0.00 %	\$0.00
C10 - Interior Construction	5.68 %	75.66 %	\$633,807.00
C30 - Interior Finishes	4.01 %	95.30 %	\$1,031,371.00
D20 - Plumbing	44.14 %	46.67 %	\$249,355.00
D30 - HVAC	4.86 %	77.90 %	\$1,223,490.00
D40 - Fire Protection	0.00 %	110.00 %	\$217,856.00
D50 - Electrical	20.45 %	30.35 %	\$394,472.00
E10 - Equipment	0.00 %	110.00 %	\$369,083.00
E20 - Furnishings	0.00 %	110.00 %	\$257,843.00
G20 - Site Improvements	1.06 %	95.01 %	\$909,114.00
G30 - Site Mechanical Utilities	7.05 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	38.08 %	0.00 %	\$0.00
Totals:	17.41 %	52.24 %	\$5,286,391.00

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
1951 Main	30,983	49.65	\$0.00	\$0.00	\$3,015,853.00	\$161,545.00	\$0.00
1969 Media Center	10,800	55.73	\$0.00	\$6,296.00	\$1,137,272.00	\$56,311.00	\$0.00
Site	41,783	57.97	\$0.00	\$0.00	\$909,114.00	\$0.00	\$0.00
Total:		52.24	\$0.00	\$6,296.00	\$5,062,239.00	\$217,856.00	\$0.00

Deficiencies By Priority



- 1 - Currently Critical (Immediate)
- 2 - Potentially Critical (Year 1) - \$6,296.00
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$5,062,239.00
- 4 - Recommended (Years 6-10) - \$217,856.00
- 5 - Codes or Standards Compliance

Budget Estimate Total: \$5,286,391.00

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):	30,983
Year Built:	1951
Last Renovation:	
Replacement Value:	\$6,399,228
Repair Cost:	\$3,177,398.00
Total FCI:	49.65 %
Total RSLI:	18.98 %
FCA Score:	50.35



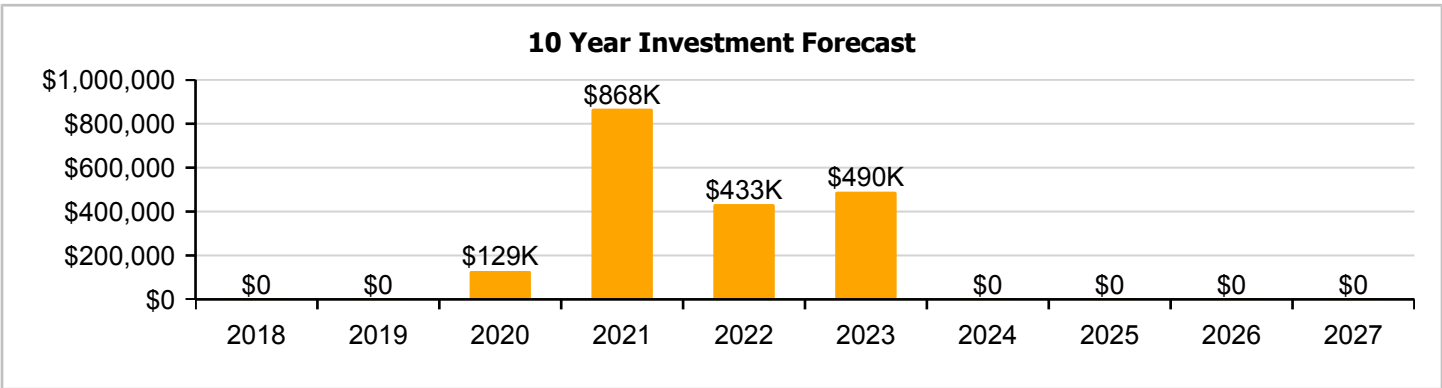
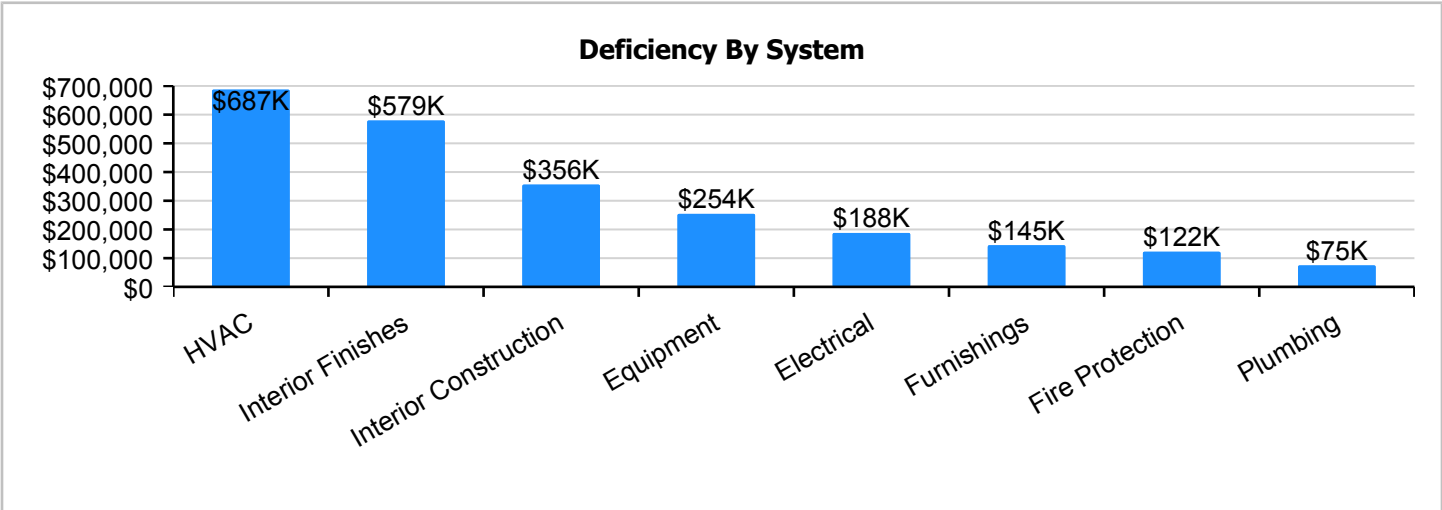
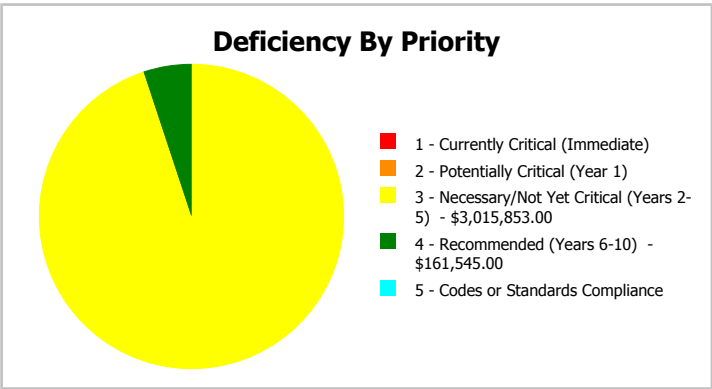
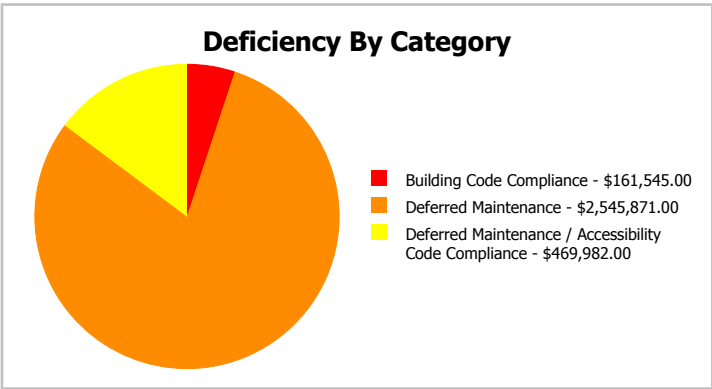
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	MS -Middle School	Gross Area:	30,983
Year Built:	1951	Last Renovation:	
Repair Cost:	\$3,177,398	Replacement Value:	\$6,399,228
FCI:	49.65 %	RSLI%:	18.98 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	34.00 %	0.00 %	\$0.00
B10 - Superstructure	34.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	29.96 %	0.00 %	\$0.00
B30 - Roofing	70.00 %	0.00 %	\$0.00
C10 - Interior Construction	3.75 %	75.66 %	\$469,982.00
C30 - Interior Finishes	4.01 %	95.30 %	\$764,784.00
D20 - Plumbing	59.34 %	24.86 %	\$98,836.00
D30 - HVAC	4.86 %	77.90 %	\$907,244.00
D40 - Fire Protection	0.00 %	110.00 %	\$161,545.00
D50 - Electrical	20.53 %	25.74 %	\$248,111.00
E10 - Equipment	0.00 %	110.00 %	\$335,700.00
E20 - Furnishings	0.00 %	110.00 %	\$191,196.00
Totals:	18.98 %	49.65 %	\$3,177,398.00

Photo Album

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

1). Northwest Elevation - Feb 16, 2017



2). Northeast Elevation - Feb 16, 2017



3). Southeast Elevation - Feb 16, 2017



4). Southwest 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

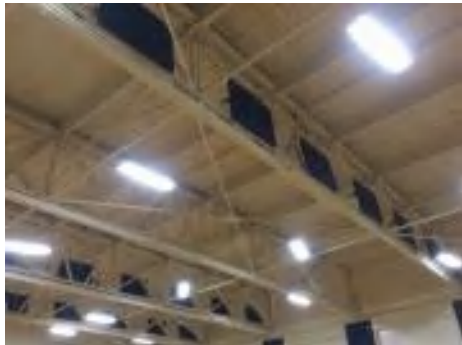
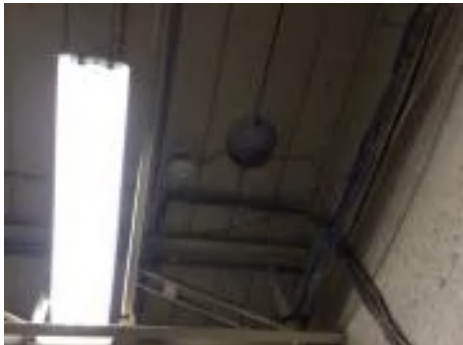
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to 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	\$1.56	S.F.	30,983	100	1951	2051		34.00 %	0.00 %	34			\$48,333
A1030	Slab on Grade	\$10.07	S.F.	30,983	100	1951	2051		34.00 %	0.00 %	34			\$311,999
B1020	Roof Construction	\$16.84	S.F.	30,983	100	1951	2051		34.00 %	0.00 %	34			\$521,754
B2010	Exterior Walls	\$9.28	S.F.	30,983	100	1951	2051		34.00 %	0.00 %	34			\$287,522
B2020	Exterior Windows	\$10.84	S.F.	30,983	30	1991	2021		13.33 %	0.00 %	4			\$335,856
B2030	Exterior Doors	\$3.29	S.F.	30,983	30	2009	2039		73.33 %	0.00 %	22			\$101,934
B3010120	Single Ply Membrane	\$6.98	S.F.	30,983	20	2011	2031		70.00 %	0.00 %	14			\$216,261
C1010	Partitions	\$6.26	S.F.	30,983	75	1951	2026		12.00 %	0.00 %	9			\$193,954
C1020	Interior Doors	\$0.29	S.F.	30,983	30	1951	1981		0.00 %	110.01 %	-36		\$9,884.00	\$8,985
C1030	Fittings	\$13.50	S.F.	30,983	20	1969	1989		0.00 %	110.00 %	-28		\$460,098.00	\$418,271
C3010	Wall Finishes	\$3.46	S.F.	30,983	10	2010	2020		30.00 %	0.00 %	3			\$107,201
C3020	Floor Finishes	\$10.73	S.F.	30,983	20	1990	2010		0.00 %	110.00 %	-7		\$365,692.00	\$332,448
C3030	Ceiling Finishes	\$11.71	S.F.	30,983	25	1990	2015		0.00 %	110.00 %	-2		\$399,092.00	\$362,811
D2010	Plumbing Fixtures	\$9.93	S.F.	30,983	30	2010	2040		76.67 %	0.00 %	23			\$307,661
D2020	Domestic Water Distribution	\$1.06	S.F.	30,983	30	1951	1981		0.00 %	110.00 %	-36		\$36,126.00	\$32,842
D2030	Sanitary Waste	\$1.68	S.F.	30,983	30	1951	1981		0.00 %	110.00 %	-36		\$57,257.00	\$52,051
D2090	Other Plumbing Systems - Propane	\$0.16	S.F.	30,983	40	1951	1991		0.00 %	110.01 %	-26		\$5,453.00	\$4,957
D3040	Distribution Systems	\$10.97	S.F.	30,983	30	1992	2022		16.67 %	0.00 %	5			\$339,884
D3050	Terminal & Package Units	\$23.21	S.F.	30,983	15	1992	2007		0.00 %	110.00 %	-10		\$791,027.00	\$719,115
D3060	Controls & Instrumentation	\$3.41	S.F.	30,983	20	1992	2012		0.00 %	110.00 %	-5		\$116,217.00	\$105,652
D4010	Sprinklers	\$4.04	S.F.	30,983	30			2017	0.00 %	110.00 %	0		\$137,688.00	\$125,171
D4020	Standpipes	\$0.70	S.F.	30,983	30			2017	0.00 %	110.00 %	0		\$23,857.00	\$21,688
D5010	Electrical Service/Distribution	\$1.69	S.F.	30,983	40	1951	1991		0.00 %	110.00 %	-26		\$57,597.00	\$52,361
D5020	Branch Wiring	\$5.06	S.F.	30,983	30	1951	1981		0.00 %	110.00 %	-36		\$172,451.00	\$156,774
D5020	Lighting	\$11.79	S.F.	30,983	30	1991	2021		13.33 %	0.00 %	4			\$365,290
D5030810	Security & Detection Systems	\$2.34	S.F.	30,983	15	2008	2023		40.00 %	0.00 %	6			\$72,500
D5030910	Fire Alarm Systems	\$4.22	S.F.	30,983	15	2008	2023		40.00 %	0.00 %	6			\$130,748
D5030920	Data Communication	\$5.48	S.F.	30,983	15	2008	2023		40.00 %	0.00 %	6			\$169,787
D5090	Other Electrical Systems	\$0.53	S.F.	30,983	20	1991	2011		0.00 %	110.00 %	-6		\$18,063.00	\$16,421
E1020	Institutional Equipment	\$2.81	S.F.	30,983	20	1991	2011		0.00 %	110.00 %	-6		\$95,768.00	\$87,062
E1090	Other Equipment	\$7.04	S.F.	30,983	20	1991	2011		0.00 %	110.00 %	-6		\$239,932.00	\$218,120
E2010	Fixed Furnishings	\$5.61	S.F.	30,983	20	1951	1971		0.00 %	110.00 %	-46		\$191,196.00	\$173,815
Total									18.98 %	49.65 %			\$3,177,398.00	\$6,399,228

System Notes

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

System: B1020 - Roof Construction



Note:

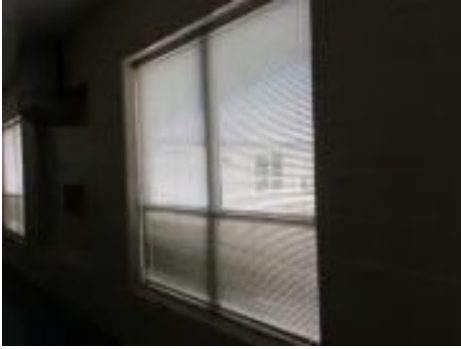
System: B2010 - Exterior Walls



Note:

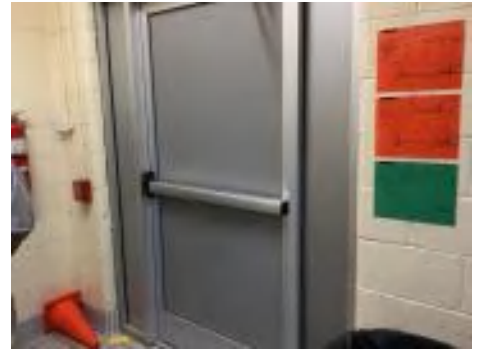
Campus Assessment Report - 1951 Main

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

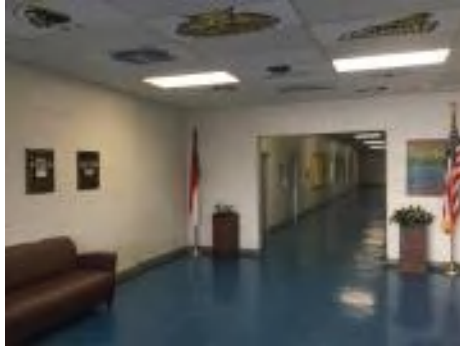
System: B3010120 - Single Ply Membrane



Note:

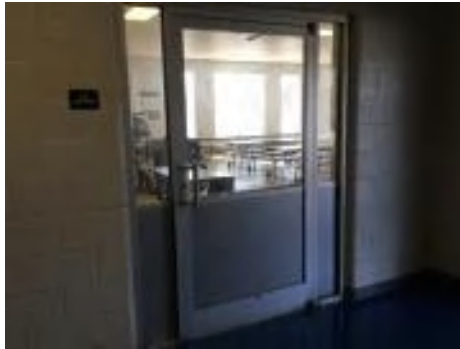
Campus Assessment Report - 1951 Main

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

System: C1030 - Fittings



Note:

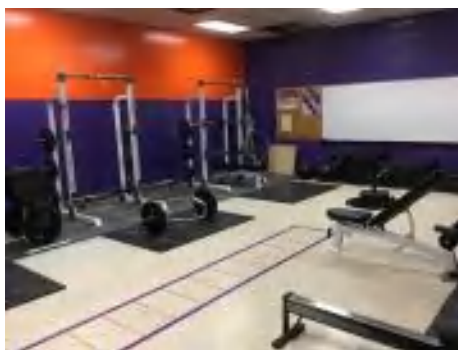
Campus Assessment Report - 1951 Main

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

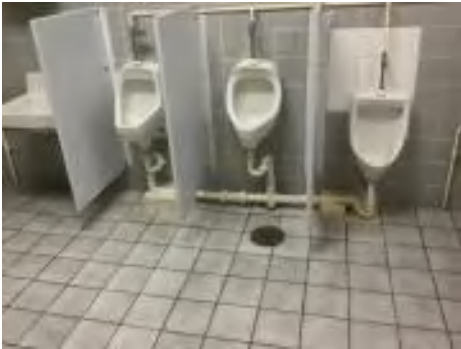
Campus Assessment Report - 1951 Main

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

Campus Assessment Report - 1951 Main

System: D2030 - Sanitary Waste



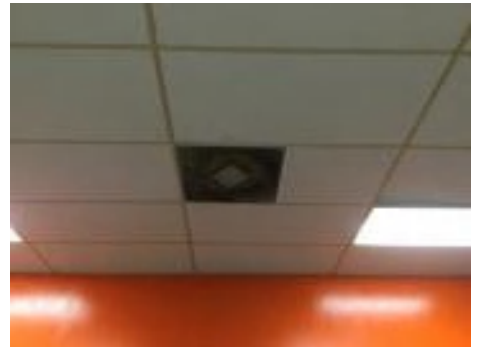
Note:

System: D2090 - Other Plumbing Systems - Propane



Note:

System: D3040 - Distribution Systems



Note:

Campus Assessment Report - 1951 Main

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

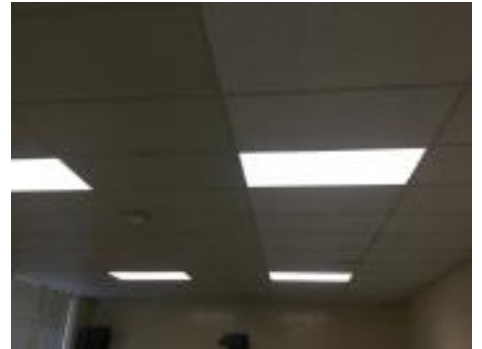
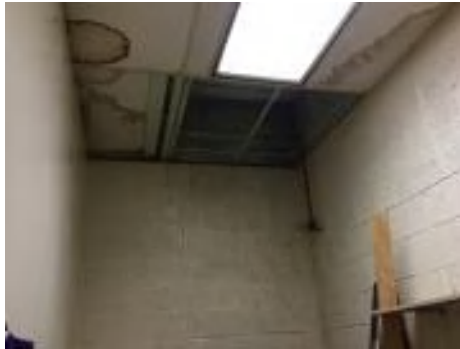
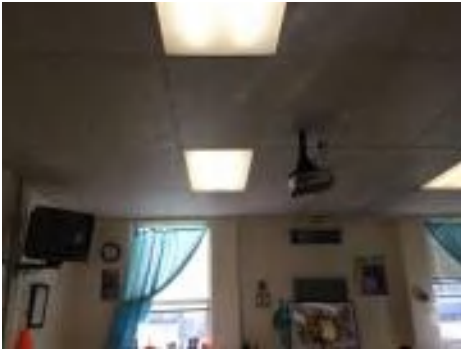
Campus Assessment Report - 1951 Main

System: D5020 - Branch Wiring



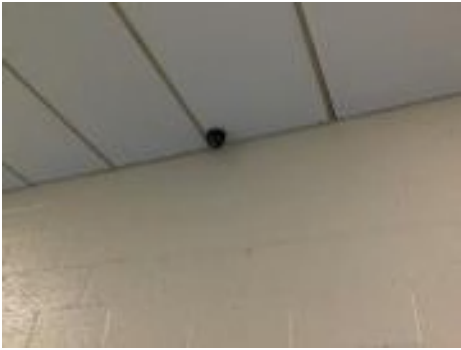
Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

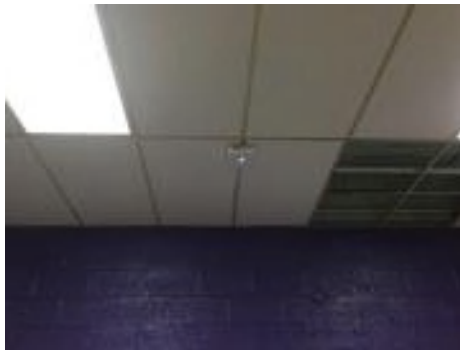
Campus Assessment Report - 1951 Main

System: D5030910 - Fire Alarm Systems



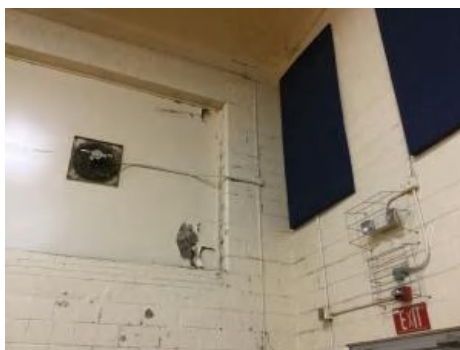
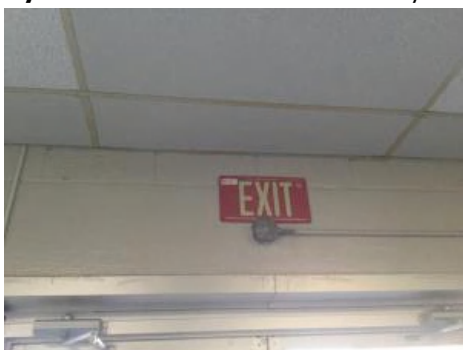
Note:

System: D5030920 - Data Communication



Note:

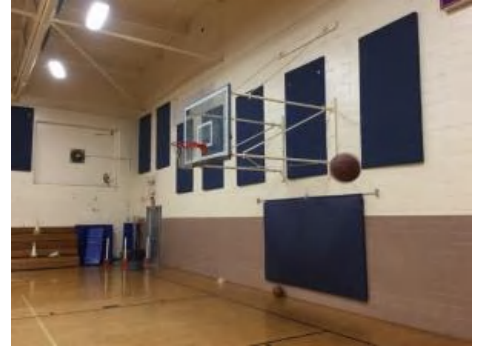
System: D5090 - Other Electrical Systems



Note:

Campus Assessment Report - 1951 Main

System: E1020 - Institutional Equipment



Note:

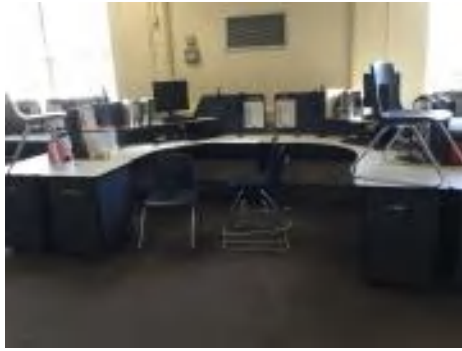
System: E1090 - Other Equipment



Note:

Campus Assessment Report - 1951 Main

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$3,177,398	\$0	\$0	\$128,855	\$868,060	\$433,420	\$489,966	\$0	\$0	\$0	\$0	\$5,097,700
* 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	\$415,809	\$0	\$0	\$0	\$0	\$0	\$0	\$415,809
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	\$9,884	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,884
C1030 - Fittings	\$460,098	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$460,098
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$128,855	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$128,855
C3020 - Floor Finishes	\$365,692	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$365,692
C3030 - Ceiling Finishes	\$399,092	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$399,092
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

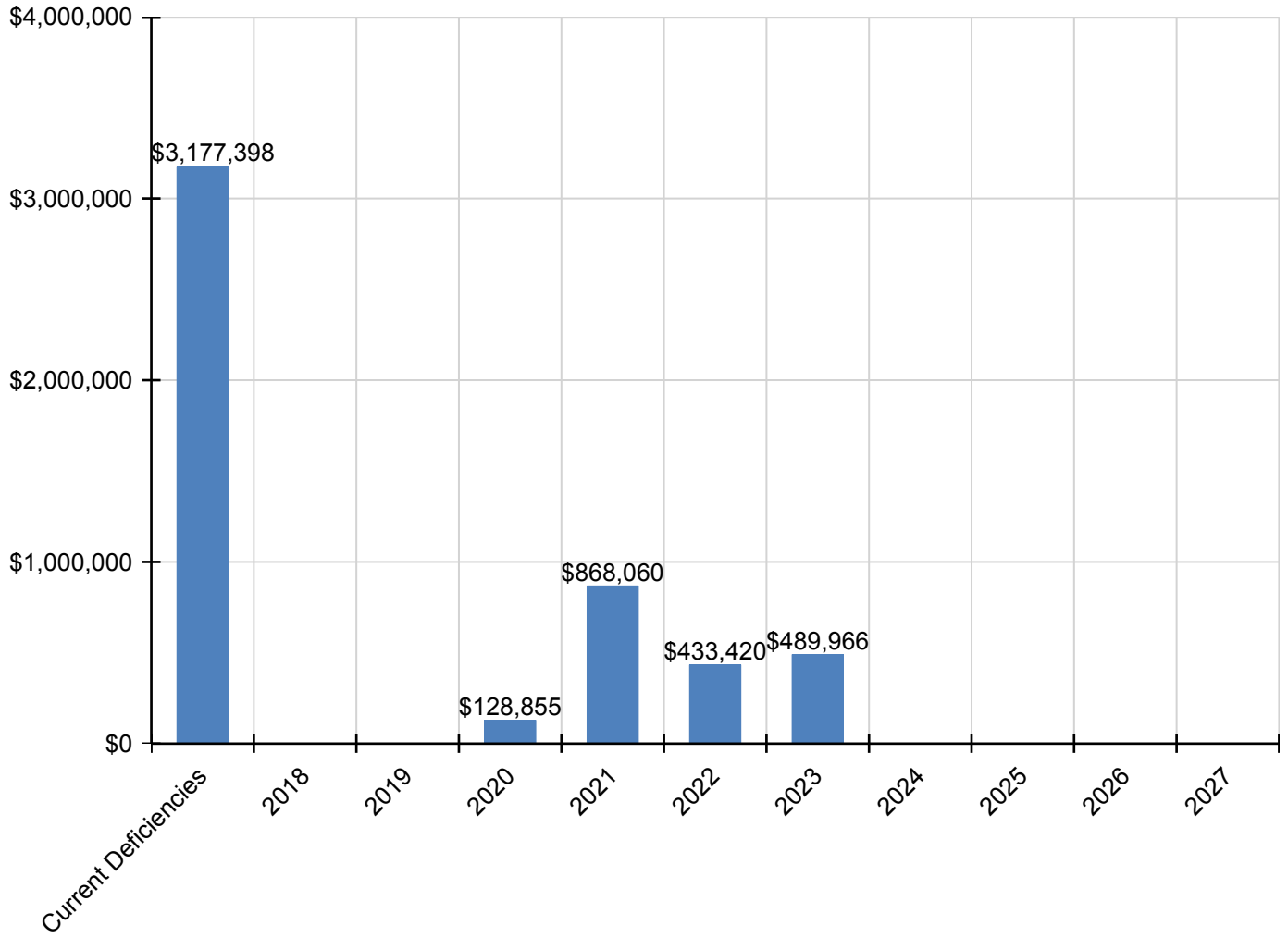
Campus Assessment Report - 1951 Main

D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$36,126	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,126
D2030 - Sanitary Waste	\$57,257	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57,257
D2090 - Other Plumbing Systems - Propane	\$5,453	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,453
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$433,420	\$0	\$0	\$0	\$0	\$0	\$0	\$433,420
D3050 - Terminal & Package Units	\$791,027	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$791,027
D3060 - Controls & Instrumentation	\$116,217	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$116,217
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$137,688	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$137,688
D4020 - Standpipes	\$23,857	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,857
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$57,597	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57,597
D5020 - Branch Wiring	\$172,451	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$172,451
D5020 - Lighting	\$0	\$0	\$0	\$0	\$452,251	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$452,251
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$95,226	\$0	\$0	\$0	\$0	\$0	\$95,226
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$171,732	\$0	\$0	\$0	\$0	\$0	\$171,732
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$223,008	\$0	\$0	\$0	\$0	\$0	\$223,008
D5090 - Other Electrical Systems	\$18,063	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,063
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$95,768	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$95,768
E1090 - Other Equipment	\$239,932	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$239,932
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$191,196	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$191,196

* Indicates non-renewable system

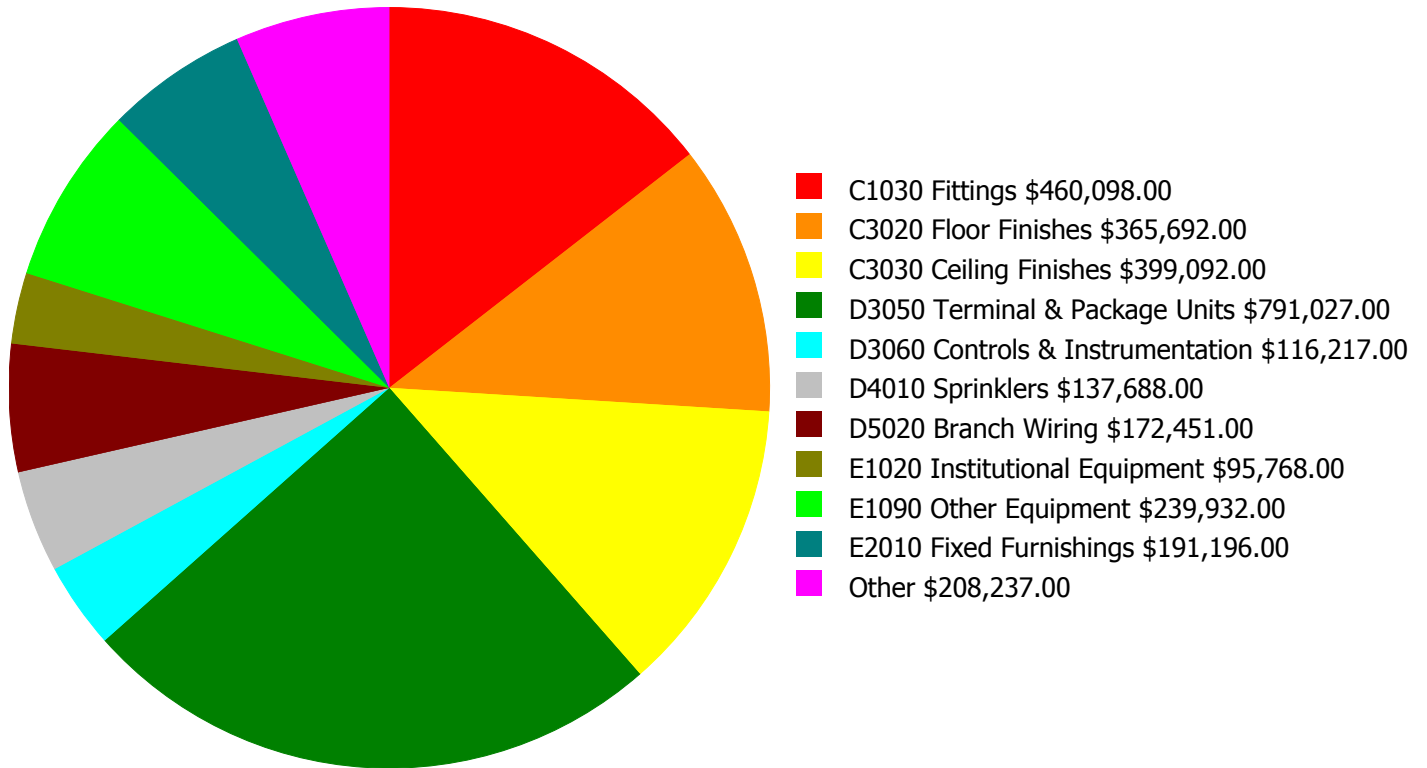
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

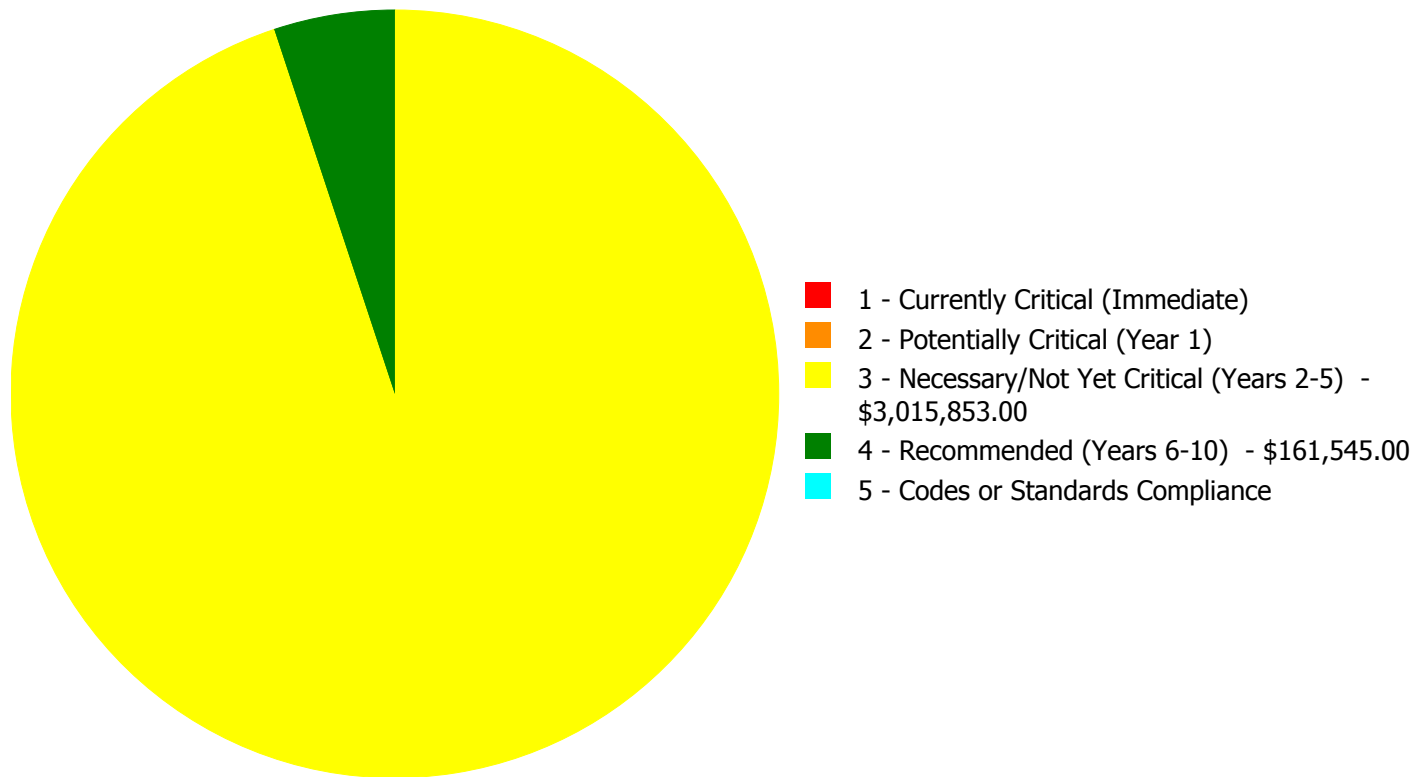
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$3,177,398.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$3,177,398.00

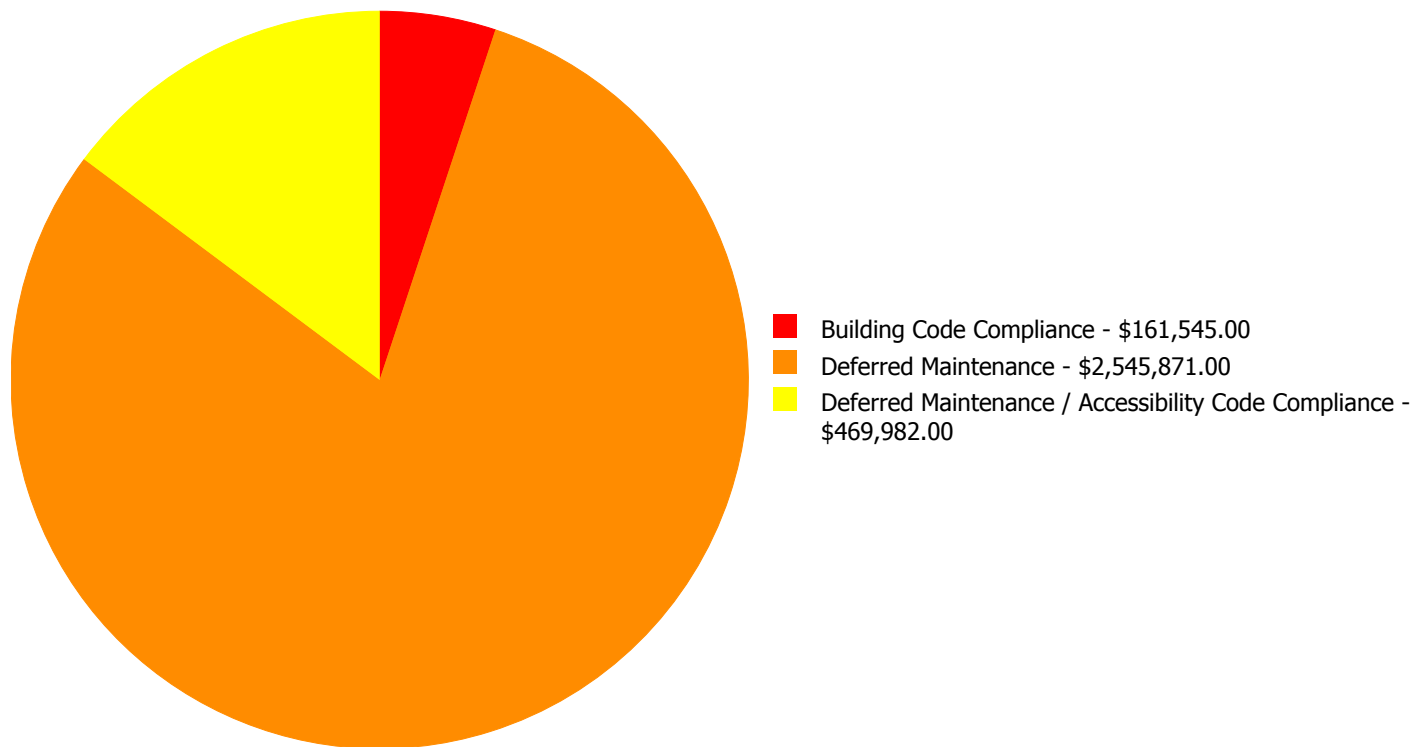
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
C1020	Interior Doors	\$0.00	\$0.00	\$9,884.00	\$0.00	\$0.00	\$9,884.00
C1030	Fittings	\$0.00	\$0.00	\$460,098.00	\$0.00	\$0.00	\$460,098.00
C3020	Floor Finishes	\$0.00	\$0.00	\$365,692.00	\$0.00	\$0.00	\$365,692.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$399,092.00	\$0.00	\$0.00	\$399,092.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$36,126.00	\$0.00	\$0.00	\$36,126.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$57,257.00	\$0.00	\$0.00	\$57,257.00
D2090	Other Plumbing Systems - Propane	\$0.00	\$0.00	\$5,453.00	\$0.00	\$0.00	\$5,453.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$791,027.00	\$0.00	\$0.00	\$791,027.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$116,217.00	\$0.00	\$0.00	\$116,217.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$137,688.00	\$0.00	\$137,688.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$23,857.00	\$0.00	\$23,857.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$57,597.00	\$0.00	\$0.00	\$57,597.00
D5020	Branch Wiring	\$0.00	\$0.00	\$172,451.00	\$0.00	\$0.00	\$172,451.00
D5090	Other Electrical Systems	\$0.00	\$0.00	\$18,063.00	\$0.00	\$0.00	\$18,063.00
E1020	Institutional Equipment	\$0.00	\$0.00	\$95,768.00	\$0.00	\$0.00	\$95,768.00
E1090	Other Equipment	\$0.00	\$0.00	\$239,932.00	\$0.00	\$0.00	\$239,932.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$191,196.00	\$0.00	\$0.00	\$191,196.00
	Total:	\$0.00	\$0.00	\$3,015,853.00	\$161,545.00	\$0.00	\$3,177,398.00

Deficiency Summary by Category

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



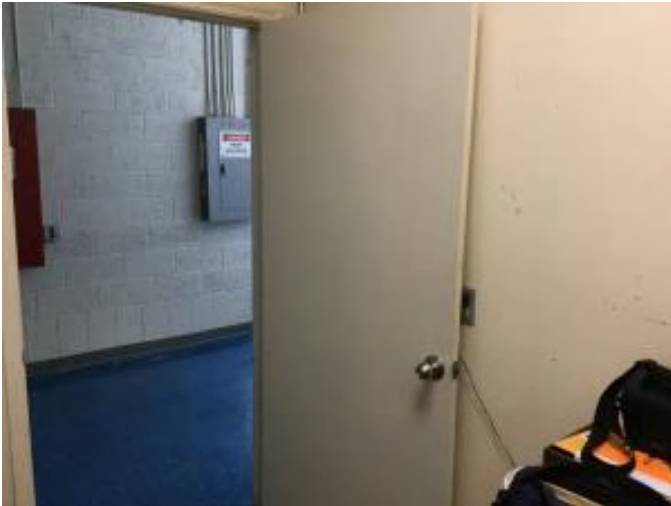
Budget Estimate Total: \$3,177,398.00

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):

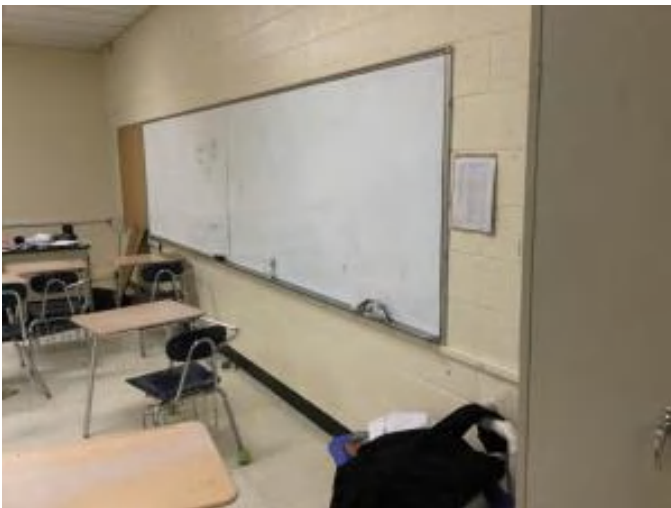
System: C1020 - Interior Doors



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 30,983.00
Unit of Measure: S.F.
Estimate: \$9,884.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: Interior doors are typically original and beyond their expected useful life. Hardware is not ADA compliant. System renewal is recommended.

System: C1030 - Fittings



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 30,983.00
Unit of Measure: S.F.
Estimate: \$460,098.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: Although main gang restrooms have been renovated with new toilet partitions, in general building fittings are expired. Signage is not up to ADA code. Whiteboards are stained. Locker rooms do not have proper fittings. System renewal is recommended.

System: C3020 - Floor Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 30,983.00
Unit of Measure: S.F.
Estimate: \$365,692.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: Floor finishes are generally beyond their expected life. Asbestos containing materials have been encapsulated beneath VCT. System renewal including complete asbestos abatement is recommended.

System: C3030 - Ceiling Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 30,983.00
Unit of Measure: S.F.
Estimate: \$399,092.00
Assessor Name: Ann Buerger Linden
Date Created: 02/28/2017

Notes: Ceiling finishes have exceeded their expected life. Grids are discolored. Tile are mismatched where replacements have been made piecemeal. System renewal is recommended.

System: D2020 - Domestic Water Distribution



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 30,983.00
Unit of Measure: S.F.
Estimate: \$36,126.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: The domestic water supply system is typically original. System renewal is recommended.

System: D2030 - Sanitary Waste



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 30,983.00
Unit of Measure: S.F.
Estimate: \$57,257.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: The sanitary waste system is largely original. Piecemeal updates have been done over the years as needed, however the system as a whole is beyond its expected life. System renewal is recommended.

System: D2090 - Other Plumbing Systems - Propane



Location: Kitchen
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 30,983.00
Unit of Measure: S.F.
Estimate: \$5,453.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: The propane plumbing system is beyond its expected life. System renewal is recommended.

System: D3050 - Terminal & Package Units



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 30,983.00
Unit of Measure: S.F.
Estimate: \$791,027.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: The HVAC system is beyond its expected useful life. Provide independent cooling for data rooms. System renewal is recommended.

System: D3060 - Controls & Instrumentation



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 30,983.00
Unit of Measure: S.F.
Estimate: \$116,217.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

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

System: D5010 - Electrical Service/Distribution



Location: Electric service
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 30,983.00
Unit of Measure: S.F.
Estimate: \$57,597.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: The main system was added onto in 1992 to support the HVAC renovation, however the original electric distribution system has not been replaced. Main switchgear is located in a corridor rather than a dedicated electrical equipment room. System renewal is recommended.

System: D5020 - Branch Wiring



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 30,983.00
Unit of Measure: S.F.
Estimate: \$172,451.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: While outlet distribution is sufficient, circuits are overloaded. The system was added onto in 1992, but original components were not replaced. System renewal is recommended.

System: D5090 - Other Electrical Systems



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 30,983.00
Unit of Measure: S.F.
Estimate: \$18,063.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: Egress lighting is beyond its expected useful life. System renewal is recommended.

System: E1020 - Institutional Equipment



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 30,983.00
Unit of Measure: S.F.
Estimate: \$95,768.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: Institutional equipment as a whole is beyond its expected life. In particular, gym bleachers, backboards, etc. are beyond their expected life.

System: E1090 - Other Equipment



Location: Kitchen
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 30,983.00
Unit of Measure: S.F.
Estimate: \$239,932.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

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

System: E2010 - Fixed Furnishings



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 30,983.00
Unit of Measure: S.F.
Estimate: \$191,196.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: Fixed furnishings throughout the building are original or very old and in poor condition. System renewal is recommended.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 30,983.00
Unit of Measure: S.F.
Estimate: \$137,688.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 30,983.00
Unit of Measure: S.F.
Estimate: \$23,857.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

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

Executive Summary

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

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

Function:	MS -Middle School
Gross Area (SF):	10,800
Year Built:	1969
Last Renovation:	
Replacement Value:	\$2,152,872
Repair Cost:	\$1,199,879.00
Total FCI:	55.73 %
Total RSLI:	19.96 %
FCA Score:	44.27



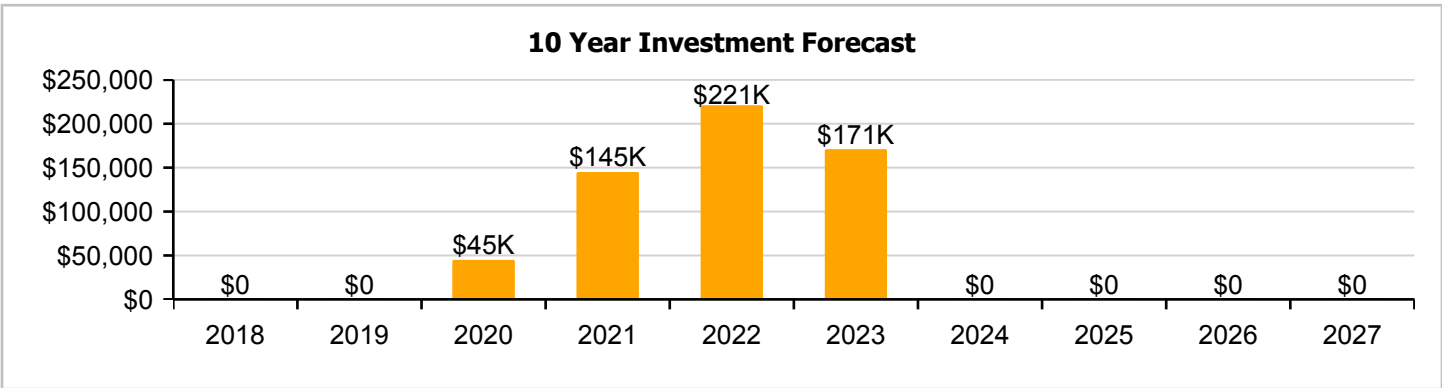
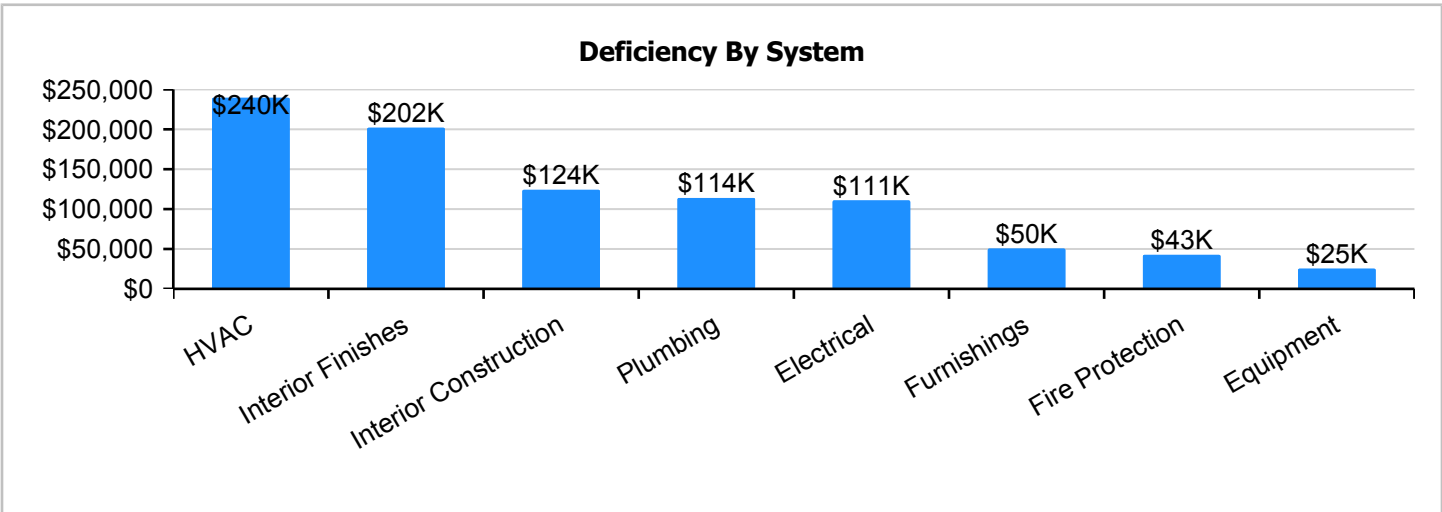
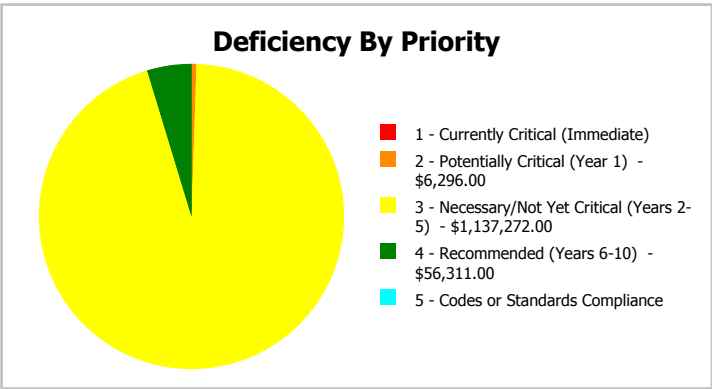
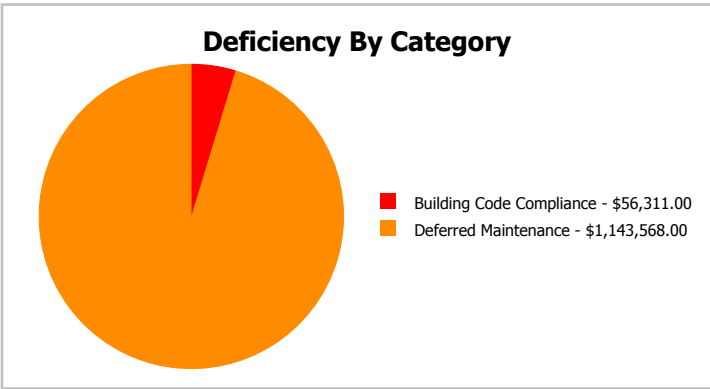
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	MS -Middle School	Gross Area:	10,800
Year Built:	1969	Last Renovation:	
Repair Cost:	\$1,199,879	Replacement Value:	\$2,152,872
FCI:	55.73 %	RSLI%:	19.96 %



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	52.00 %	0.00 %	\$0.00
B10 - Superstructure	52.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	37.09 %	0.00 %	\$0.00
B30 - Roofing	70.00 %	0.00 %	\$0.00
C10 - Interior Construction	11.24 %	75.66 %	\$163,825.00
C30 - Interior Finishes	4.01 %	95.30 %	\$266,587.00
D20 - Plumbing	0.00 %	110.00 %	\$150,519.00
D30 - HVAC	4.86 %	77.90 %	\$316,246.00
D40 - Fire Protection	0.00 %	110.00 %	\$56,311.00
D50 - Electrical	20.23 %	43.56 %	\$146,361.00
E10 - Equipment	0.00 %	110.00 %	\$33,383.00
E20 - Furnishings	0.00 %	110.00 %	\$66,647.00
Totals:	19.96 %	55.73 %	\$1,199,879.00

Photo Album

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

1). Northwest Elevation - Feb 16, 2017



2). Southwest Elevation - Feb 16, 2017



3). Southeast Elevation - Feb 16, 2017



4). Northeast 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	\$1.56	S.F.	10,800	100	1969	2069		52.00 %	0.00 %	52			\$16,848
A1030	Slab on Grade	\$10.07	S.F.	10,800	100	1969	2069		52.00 %	0.00 %	52			\$108,756
B1020	Roof Construction	\$16.84	S.F.	10,800	100	1969	2069		52.00 %	0.00 %	52			\$181,872
B2010	Exterior Walls	\$9.28	S.F.	10,800	100	1969	2069		52.00 %	0.00 %	52			\$100,224
B2020	Exterior Windows	\$10.84	S.F.	10,800	30	1991	2021		13.33 %	0.00 %	4			\$117,072
B2030	Exterior Doors	\$3.29	S.F.	10,800	30	2009	2039		73.33 %	0.00 %	22			\$35,532
B3010120	Single Ply Membrane	\$6.98	S.F.	10,800	20	2011	2031		70.00 %	0.00 %	14			\$75,384
C1010	Partitions	\$6.26	S.F.	10,800	75	1969	2044		36.00 %	0.00 %	27			\$67,608
C1020	Interior Doors	\$0.29	S.F.	10,800	30	1969	1999		0.00 %	109.99 %	-18		\$3,445.00	\$3,132
C1030	Fittings	\$13.50	S.F.	10,800	20	1969	1989		0.00 %	110.00 %	-28		\$160,380.00	\$145,800
C3010	Wall Finishes	\$3.46	S.F.	10,800	10	2010	2020		30.00 %	0.00 %	3			\$37,368
C3020	Floor Finishes	\$10.73	S.F.	10,800	20	1991	2011		0.00 %	110.00 %	-6		\$127,472.00	\$115,884
C3030	Ceiling Finishes	\$11.71	S.F.	10,800	25	1969	1994		0.00 %	110.00 %	-23		\$139,115.00	\$126,468
D2010	Plumbing Fixtures	\$9.93	S.F.	10,800	30	1969	1999		0.00 %	110.00 %	-18		\$117,968.00	\$107,244
D2020	Domestic Water Distribution	\$1.06	S.F.	10,800	30	1969	1999		0.00 %	110.00 %	-18		\$12,593.00	\$11,448
D2030	Sanitary Waste	\$1.68	S.F.	10,800	30	1969	1999		0.00 %	110.00 %	-18		\$19,958.00	\$18,144
D3040	Distribution Systems	\$10.97	S.F.	10,800	30	1992	2022		16.67 %	0.00 %	5			\$118,476
D3050	Terminal & Package Units	\$23.21	S.F.	10,800	15	1992	2007		0.00 %	110.00 %	-10		\$275,735.00	\$250,668
D3060	Controls & Instrumentation	\$3.41	S.F.	10,800	20	1992	2012		0.00 %	110.00 %	-5		\$40,511.00	\$36,828
D4010	Sprinklers	\$4.04	S.F.	10,800	30			2017	0.00 %	110.00 %	0		\$47,995.00	\$43,632
D4020	Standpipes	\$0.70	S.F.	10,800	30			2017	0.00 %	110.00 %	0		\$8,316.00	\$7,560
D5010	Electrical Service/Distribution	\$1.69	S.F.	10,800	40	1992	2032		37.50 %	0.00 %	15			\$18,252
D5020	Branch Wiring	\$5.06	S.F.	10,800	30	1992	2022		16.67 %	0.00 %	5			\$54,648
D5020	Lighting	\$11.79	S.F.	10,800	30	1969	1999		0.00 %	110.00 %	-18		\$140,065.00	\$127,332
D5030810	Security & Detection Systems	\$2.34	S.F.	10,800	15	2008	2023		40.00 %	0.00 %	6			\$25,272
D5030910	Fire Alarm Systems	\$4.22	S.F.	10,800	15	2008	2023		40.00 %	0.00 %	6			\$45,576
D5030920	Data Communication	\$5.48	S.F.	10,800	15	2008	2023		40.00 %	0.00 %	6			\$59,184
D5090	Other Electrical Systems	\$0.53	S.F.	10,800	20	1992	2012		0.00 %	109.99 %	-5		\$6,296.00	\$5,724
E1020	Institutional Equipment	\$2.81	S.F.	10,800	20	1969	1989		0.00 %	110.00 %	-28		\$33,383.00	\$30,348
E2010	Fixed Furnishings	\$5.61	S.F.	10,800	20	1969	1989		0.00 %	110.00 %	-28		\$66,647.00	\$60,588
Total									19.96 %	55.73 %			\$1,199,879.00	\$2,152,872

System Notes

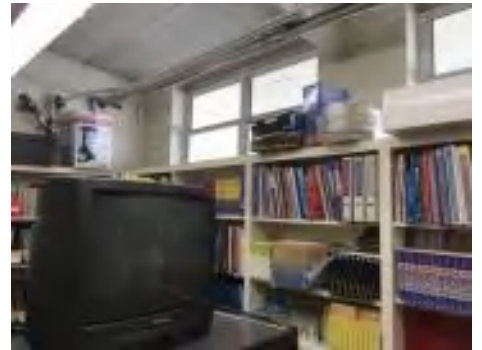
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

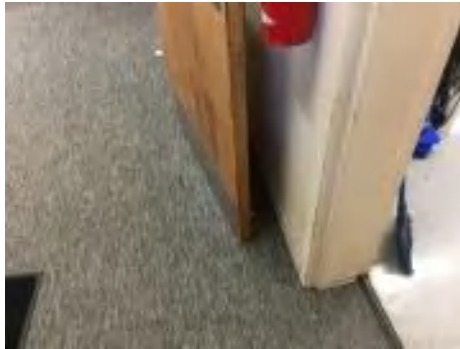
Campus Assessment Report - 1969 Media Center

System: B3010120 - Single Ply Membrane



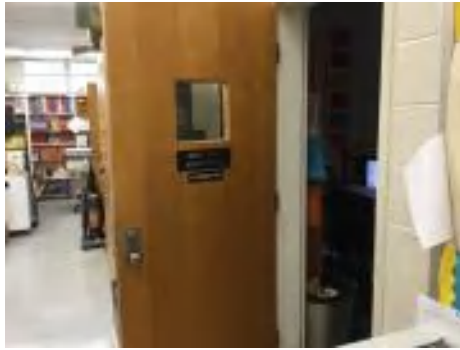
Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

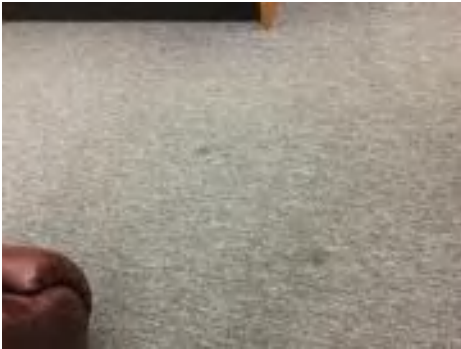
Campus Assessment Report - 1969 Media Center

System: C3010 - Wall Finishes



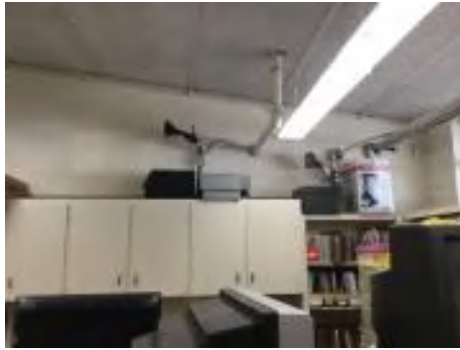
Note:

System: C3020 - Floor Finishes



Note:

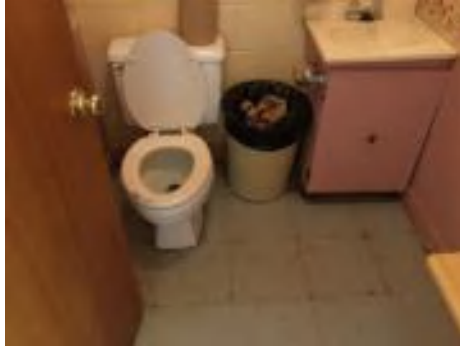
System: C3030 - Ceiling Finishes



Note:

Campus Assessment Report - 1969 Media Center

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

Campus Assessment Report - 1969 Media Center

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

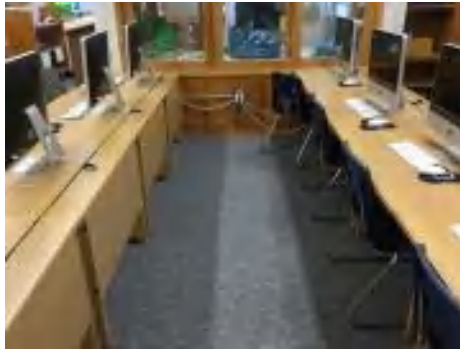
Campus Assessment Report - 1969 Media Center

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

Campus Assessment Report - 1969 Media Center

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

Campus Assessment Report - 1969 Media Center

System: E1020 - Institutional Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$1,199,879	\$0	\$0	\$44,917	\$144,942	\$220,769	\$170,791	\$0	\$0	\$0	\$0	\$1,781,297
* 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	\$144,942	\$0	\$0	\$0	\$0	\$0	\$0	\$144,942
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	\$3,445	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,445
C1030 - Fittings	\$160,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$160,380
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$44,917	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,917
C3020 - Floor Finishes	\$127,472	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$127,472
C3030 - Ceiling Finishes	\$139,115	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$139,115
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

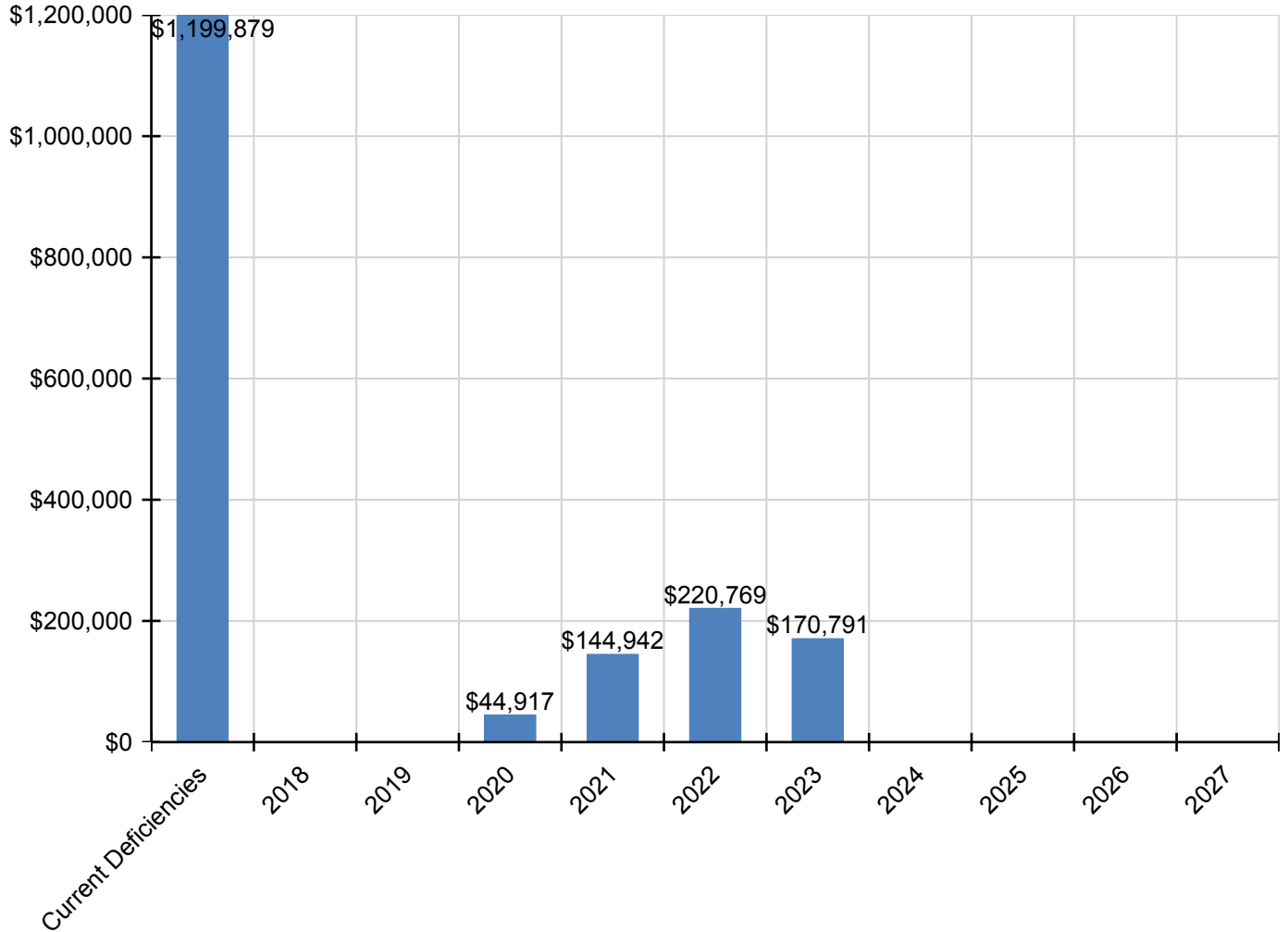
Campus Assessment Report - 1969 Media Center

D2010 - Plumbing Fixtures	\$117,968	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$117,968
D2020 - Domestic Water Distribution	\$12,593	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,593
D2030 - Sanitary Waste	\$19,958	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,958
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$151,081	\$0	\$0	\$0	\$0	\$0	\$0	\$151,081
D3050 - Terminal & Package Units	\$275,735	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$275,735
D3060 - Controls & Instrumentation	\$40,511	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,511
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$47,995	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,995
D4020 - Standpipes	\$8,316	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,316
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$69,687	\$0	\$0	\$0	\$0	\$0	\$0	\$69,687
D5020 - Lighting	\$140,065	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$140,065
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$33,193	\$0	\$0	\$0	\$0	\$0	\$33,193
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$59,863	\$0	\$0	\$0	\$0	\$0	\$59,863
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$77,735	\$0	\$0	\$0	\$0	\$0	\$77,735
D5090 - Other Electrical Systems	\$6,296	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,296
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$33,383	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,383
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$66,647	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$66,647

* Indicates non-renewable system

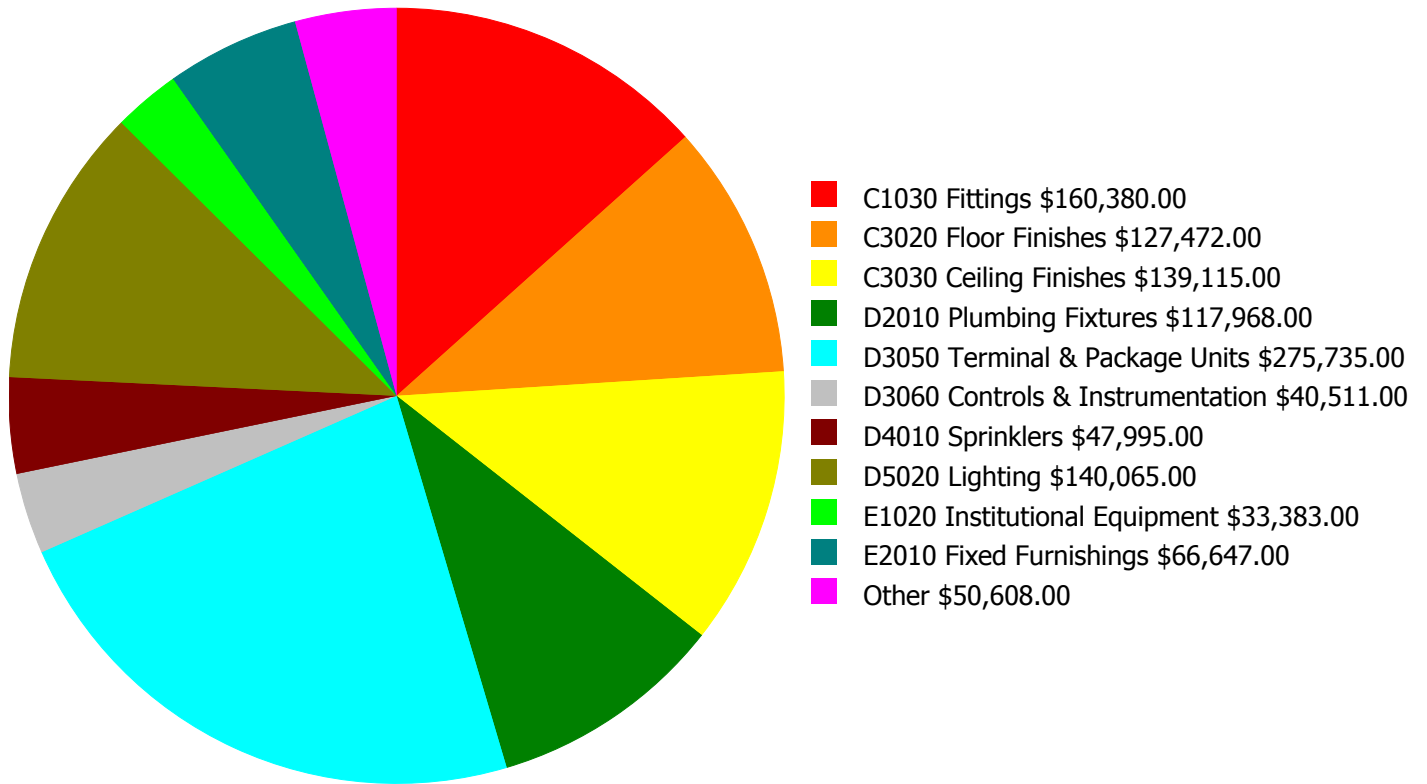
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

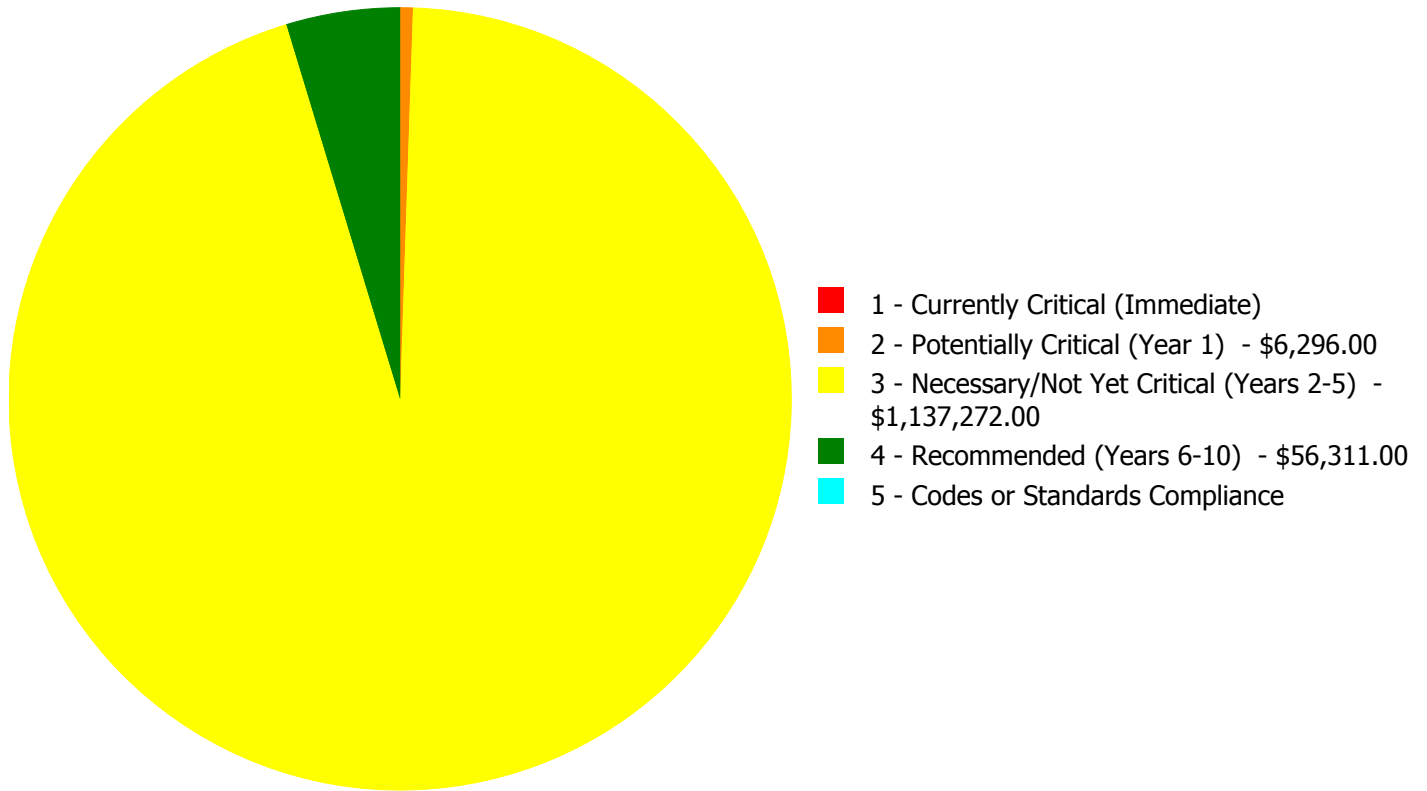
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$1,199,879.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$1,199,879.00

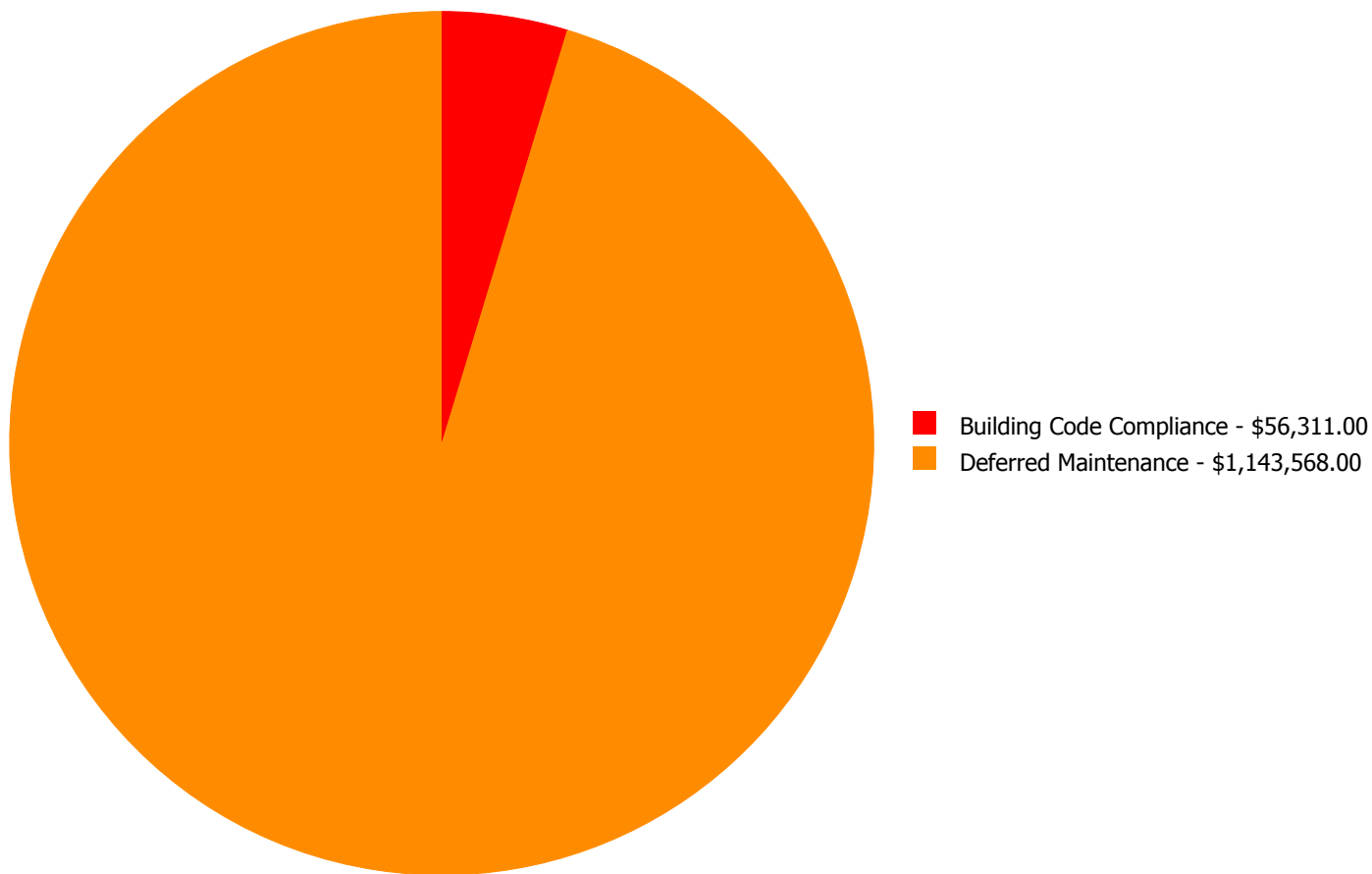
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
C1020	Interior Doors	\$0.00	\$0.00	\$3,445.00	\$0.00	\$0.00	\$3,445.00
C1030	Fittings	\$0.00	\$0.00	\$160,380.00	\$0.00	\$0.00	\$160,380.00
C3020	Floor Finishes	\$0.00	\$0.00	\$127,472.00	\$0.00	\$0.00	\$127,472.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$139,115.00	\$0.00	\$0.00	\$139,115.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$117,968.00	\$0.00	\$0.00	\$117,968.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$12,593.00	\$0.00	\$0.00	\$12,593.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$19,958.00	\$0.00	\$0.00	\$19,958.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$275,735.00	\$0.00	\$0.00	\$275,735.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$40,511.00	\$0.00	\$0.00	\$40,511.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$47,995.00	\$0.00	\$47,995.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$8,316.00	\$0.00	\$8,316.00
D5020	Lighting	\$0.00	\$0.00	\$140,065.00	\$0.00	\$0.00	\$140,065.00
D5090	Other Electrical Systems	\$0.00	\$6,296.00	\$0.00	\$0.00	\$0.00	\$6,296.00
E1020	Institutional Equipment	\$0.00	\$0.00	\$33,383.00	\$0.00	\$0.00	\$33,383.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$66,647.00	\$0.00	\$0.00	\$66,647.00
	Total:	\$0.00	\$6,296.00	\$1,137,272.00	\$56,311.00	\$0.00	\$1,199,879.00

Deficiency Summary by Category

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



Budget Estimate Total: \$1,199,879.00

Deficiency Details by Priority

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

Priority 2 - Potentially Critical (Year 1):

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: \$6,296.00
Assessor Name: Ann Buerger Linden
Date Created: 02/16/2017

Notes: Emergency lighting not seen in this building. Installation of emergency lighting is recommended.

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

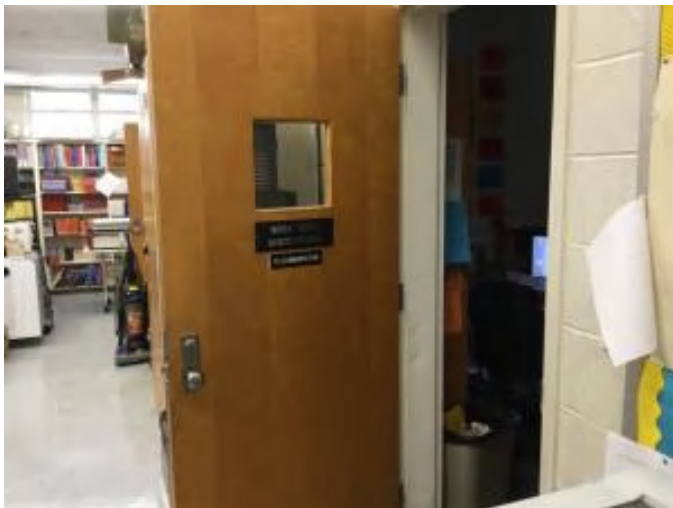
System: C1020 - Interior Doors



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: \$3,445.00
Assessor Name: Ann Buerger Linden
Date Created: 02/16/2017

Notes: Interior doors are beyond their expected useful life and do not have ADA compliant hardware. System renewal is recommended.

System: C1030 - Fittings



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: \$160,380.00
Assessor Name: Ann Buerger Linden
Date Created: 02/16/2017

Notes: Building signage does not meet current codes. The toilet room is not ADA compliant. System renewal is recommended.

System: C3020 - Floor Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: \$127,472.00
Assessor Name: Ann Buerger Linden
Date Created: 02/16/2017

Notes: Floor finishes are beyond their expected useful life. some asbestos mastic may be present. System replacement including asbestos abatement is recommended.

System: C3030 - Ceiling Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: \$139,115.00
Assessor Name: Ann Buerger Linden
Date Created: 02/16/2017

Notes: Ceiling finishes are in fair condition and beyond their expected useful life. System renewal is recommended.

System: D2010 - Plumbing Fixtures



Location: Restrooms and workrooms
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: \$117,968.00
Assessor Name: Ann Buerger Linden
Date Created: 02/16/2017

Notes: Plumbing fixtures are believed to be original. Toilet rooms are not ADA compliant. System renewal is recommended.

System: D2020 - Domestic Water Distribution



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: \$12,593.00
Assessor Name: Ann Buerger Linden
Date Created: 02/16/2017

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

System: D2030 - Sanitary Waste



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: \$19,958.00
Assessor Name: Ann Buerger Linden
Date Created: 02/16/2017

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

System: D3050 - Terminal & Package Units



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: \$275,735.00
Assessor Name: Ann Buerger Linden
Date Created: 02/16/2017

Notes: Bard window mounted units are beyond their expected service life. System renewal for system performance and energy efficiency is recommended.

System: D3060 - Controls & Instrumentation



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: \$40,511.00
Assessor Name: Ann Buerger Linden
Date Created: 02/16/2017

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

System: D5020 - Lighting



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: \$140,065.00
Assessor Name: Ann Buerger Linden
Date Created: 02/16/2017

Notes: Although lighting was upgraded in 2011 w/ T-8 lamps and ballasts, existing fixtures that are beyond their expected life were retrofitted. System renewal is recommended.

System: E1020 - Institutional Equipment



Location: Library
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: \$33,383.00
Assessor Name: Ann Buerger Linden
Date Created: 02/16/2017

Notes: Library equipment is typically original and beyond its expected useful life. System renewal is recommended.

System: E2010 - Fixed Furnishings



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: \$66,647.00
Assessor Name: Ann Buerger Linden
Date Created: 02/16/2017

Notes: Fixed furnishings are beyond their expected life and in fair condition. System renewal is recommended.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: \$47,995.00
Assessor Name: Ann Buerger Linden
Date Created: 02/16/2017

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: \$8,316.00
Assessor Name: Ann Buerger Linden
Date Created: 02/16/2017

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

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):	41,783
Year Built:	1951
Last Renovation:	
Replacement Value:	\$1,568,115
Repair Cost:	\$909,114.00
Total FCI:	57.97 %
Total RSLI:	7.52 %
FCA Score:	42.03



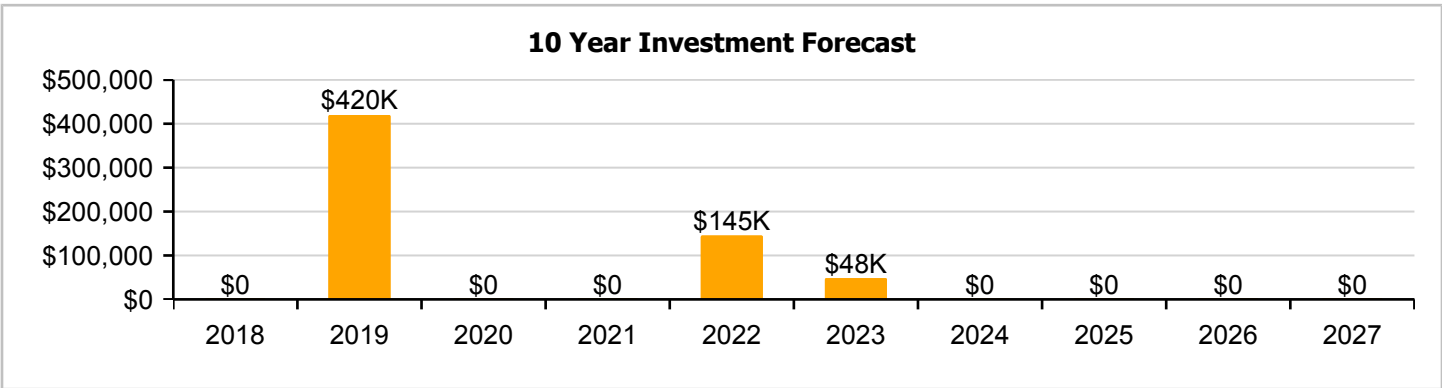
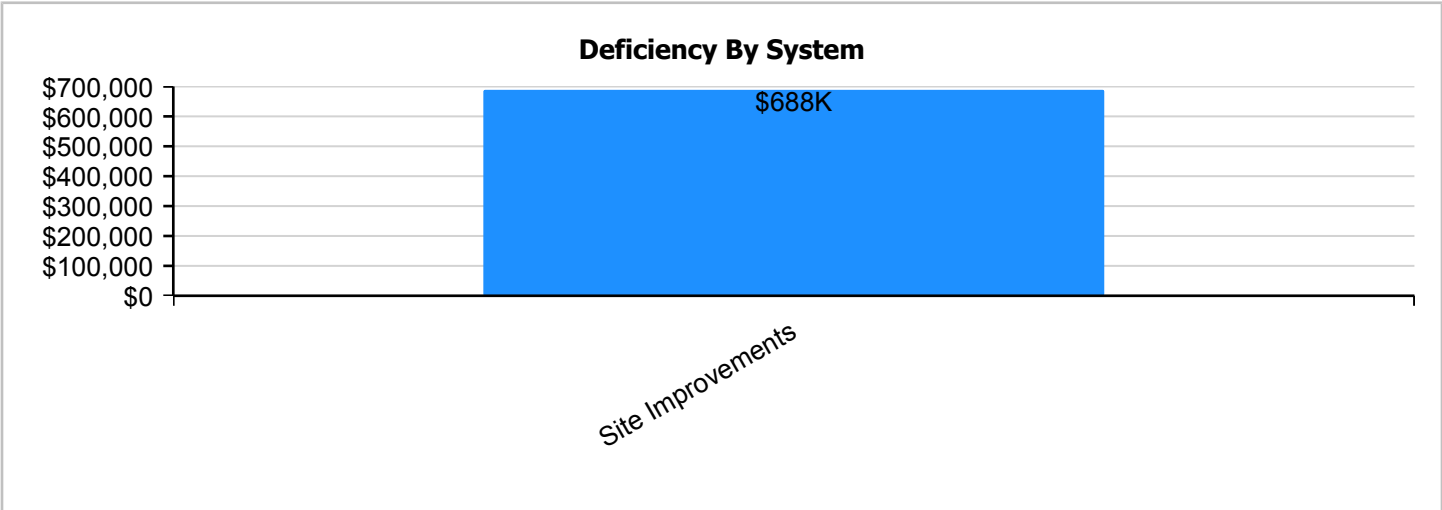
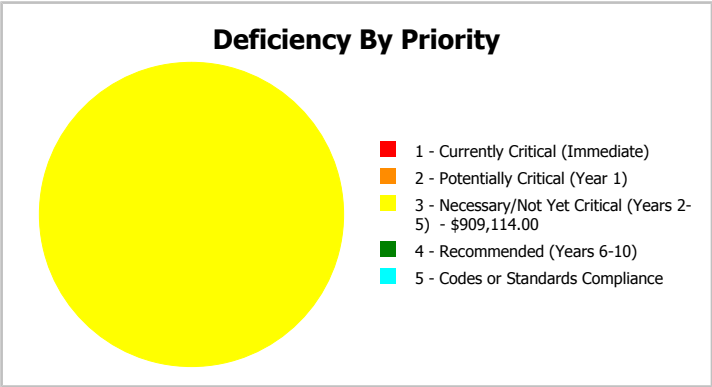
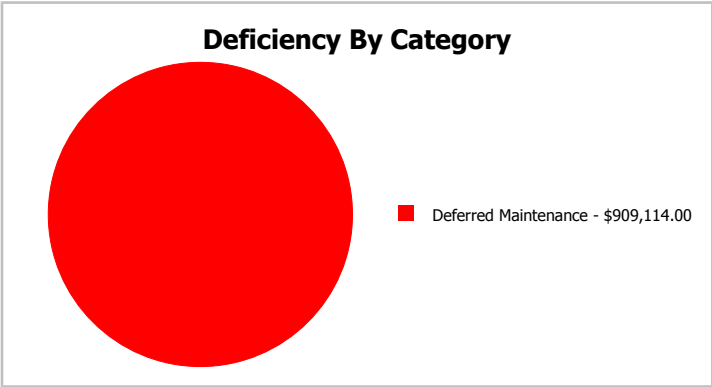
Description:

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:	MS -Middle School	Gross Area:	41,783
Year Built:	1951	Last Renovation:	
Repair Cost:	\$909,114	Replacement Value:	\$1,568,115
FCI:	57.97 %	RSLI%:	7.52 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	1.06 %	95.01 %	\$909,114.00
G30 - Site Mechanical Utilities	7.05 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	38.08 %	0.00 %	\$0.00
Totals:	7.52 %	57.97 %	\$909,114.00

Photo Album

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

- 1). Aerial Image of Jones Middle School - Feb 25, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$4.22	S.F.	41,783	25	1991	2016		0.00 %	110.00 %	-1		\$193,957.00	\$176,324
G2020	Parking Lots	\$1.39	S.F.	41,783	25	1991	2016		0.00 %	110.00 %	-1		\$63,886.00	\$58,078
G2030	Pedestrian Paving	\$1.98	S.F.	41,783	30	1969	1999		0.00 %	110.00 %	-18		\$91,003.00	\$82,730
G2040950	Baseball Field	\$7.08	S.F.	41,783	20	1969	1989		0.00 %	110.00 %	-28		\$325,406.00	\$295,824
G2040950	Covered Walkways	\$1.21	S.F.	41,783	25	1990	2015	2022	20.00 %	0.00 %	5			\$50,557
G2040950	Softball Field	\$5.11	S.F.	41,783	20	1969	1989		0.00 %	110.00 %	-28		\$234,862.00	\$213,511
G2050	Landscaping	\$1.91	S.F.	41,783	15	1951	1966		0.00 %	0.00 %	-51			\$79,806
G3010	Water Supply	\$2.42	S.F.	41,783	50	1969	2019		4.00 %	0.00 %	2			\$101,115
G3020	Sanitary Sewer	\$1.52	S.F.	41,783	50	1969	2019		4.00 %	0.00 %	2			\$63,510
G3030	Storm Sewer	\$4.67	S.F.	41,783	50	1969	2019		4.00 %	0.00 %	2			\$195,127
G3060	Fuel Distribution	\$1.03	S.F.	41,783	40	1990	2030		32.50 %	0.00 %	13			\$43,036
G4010	Electrical Distribution	\$2.59	S.F.	41,783	50	1992	2042		50.00 %	0.00 %	25			\$108,218
G4020	Site Lighting	\$1.52	S.F.	41,783	30	1992	2022		16.67 %	0.00 %	5			\$63,510
G4030	Site Communications & Security	\$0.88	S.F.	41,783	15	2008	2023		40.00 %	0.00 %	6			\$36,769
Total									7.52 %	57.97 %			\$909,114.00	\$1,568,115

System Notes

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

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving



Note:

Campus Assessment Report - Site

System: G2040950 - Baseball Field



Note:

System: G2040950 - Covered Walkways



Note: Covered walkways do not have any observed deficiencies. Renewal date pushed 5 years.

System: G2040950 - Softball Field



Note:

Campus Assessment Report - Site

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

System: G3030 - Storm Sewer



Note:

Campus Assessment Report - Site

System: G3060 - Fuel Distribution



Note:

System: G4010 - Electrical Distribution



Note:

System: G4020 - Site Lighting



Note:

Campus Assessment Report - Site

System: G4030 - Site Communications & Security



Note:

Renewal Schedule

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

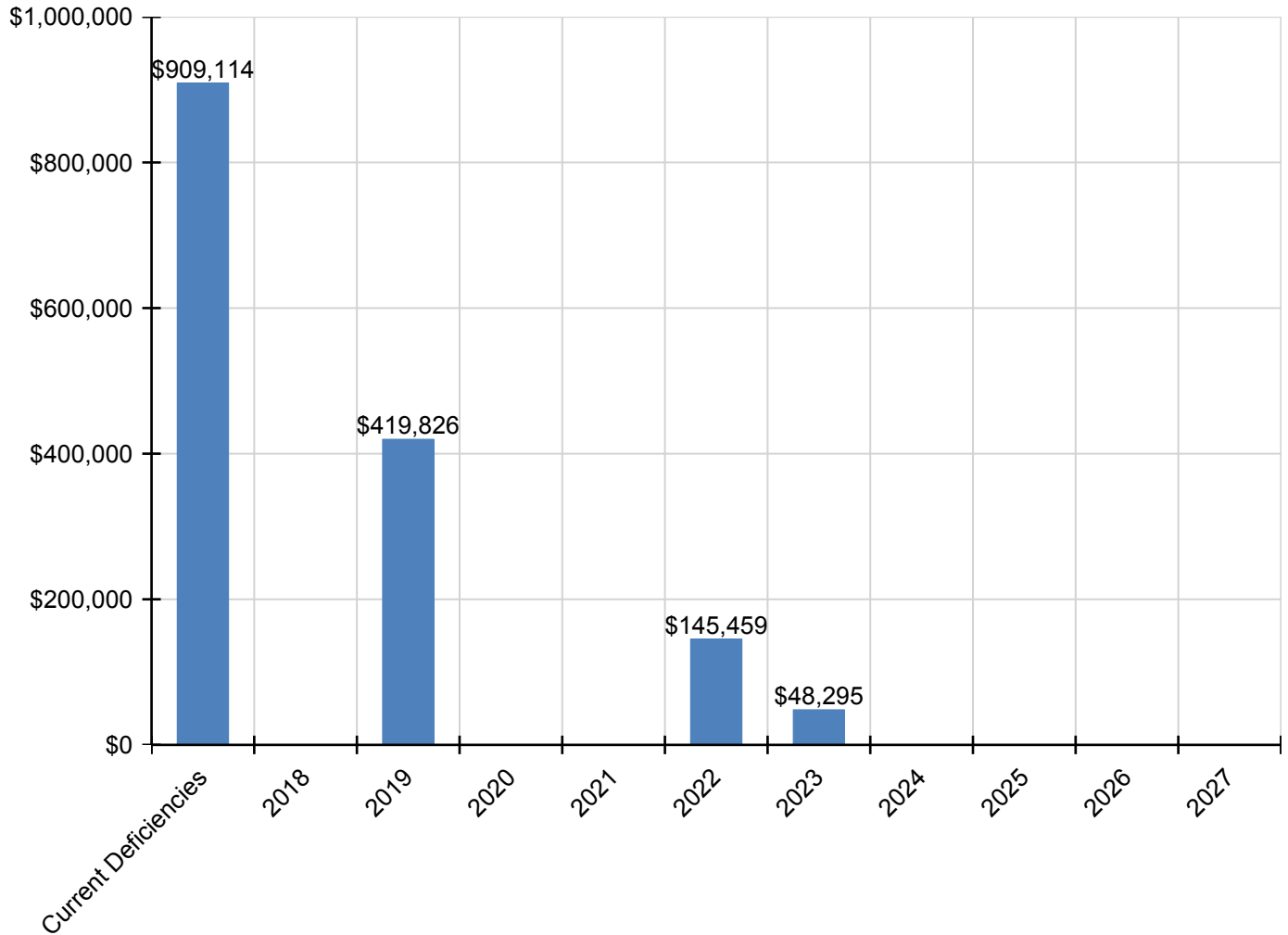
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$909,114	\$0	\$419,826	\$0	\$0	\$145,459	\$48,295	\$0	\$0	\$0	\$0	\$1,522,693
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	\$193,957	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$193,957
G2020 - Parking Lots	\$63,886	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$63,886
G2030 - Pedestrian Paving	\$91,003	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$91,003
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Baseball Field	\$325,406	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$325,406
G2040950 - Covered Walkways	\$0	\$0	\$0	\$0	\$0	\$64,471	\$0	\$0	\$0	\$0	\$0	\$64,471
G2040950 - Softball Field	\$234,862	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$234,862
* 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	\$118,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$118,000
G3020 - Sanitary Sewer	\$0	\$0	\$74,116	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$74,116
G3030 - Storm Sewer	\$0	\$0	\$227,711	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$227,711
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	\$80,988	\$0	\$0	\$0	\$0	\$0	\$80,988
G4030 - Site Communications & Security	\$0	\$0	\$0	\$0	\$0	\$0	\$48,295	\$0	\$0	\$0	\$0	\$48,295

** Indicates non-renewable system*

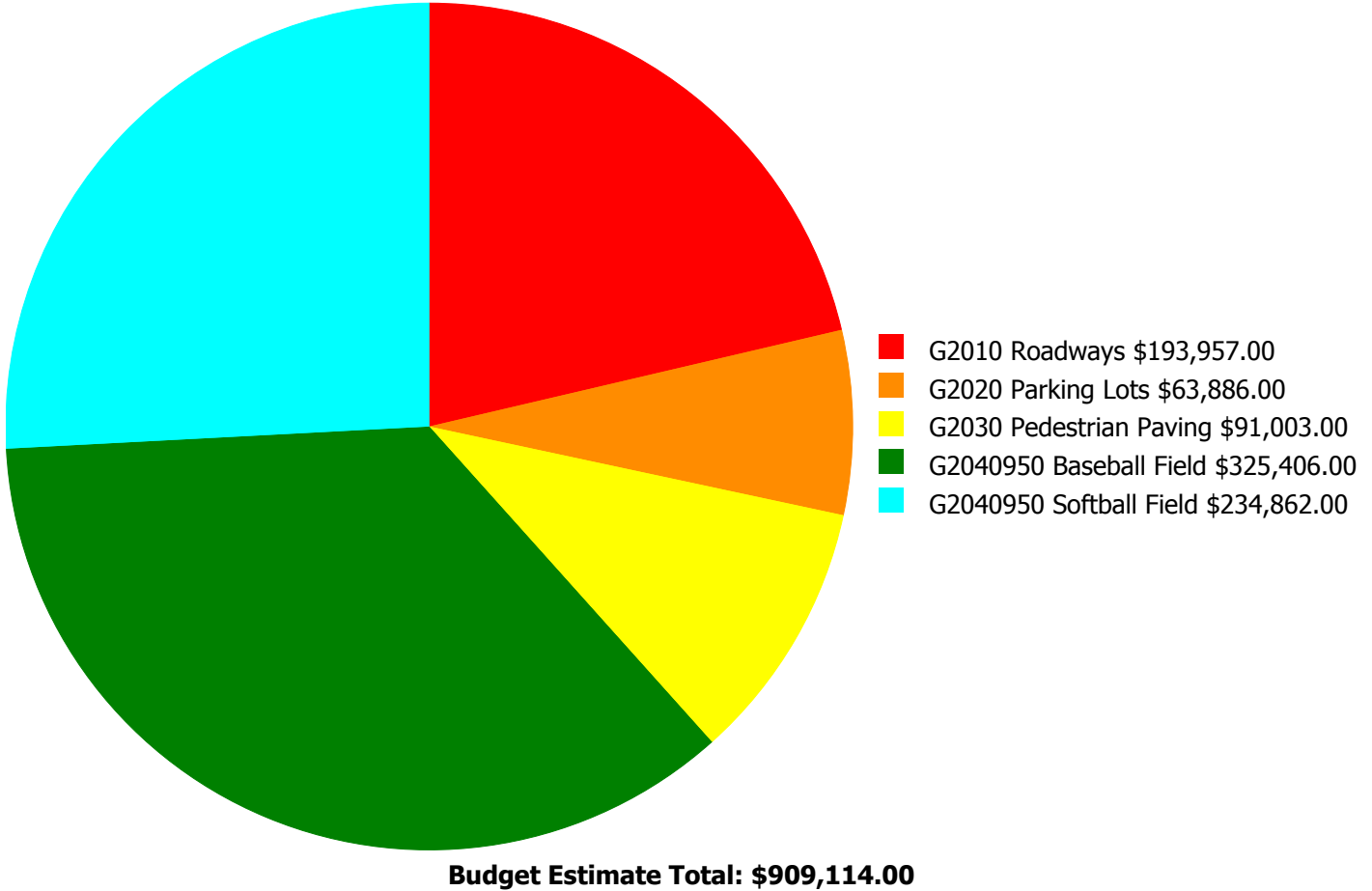
Forecasted Capital Renewal Requirement

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



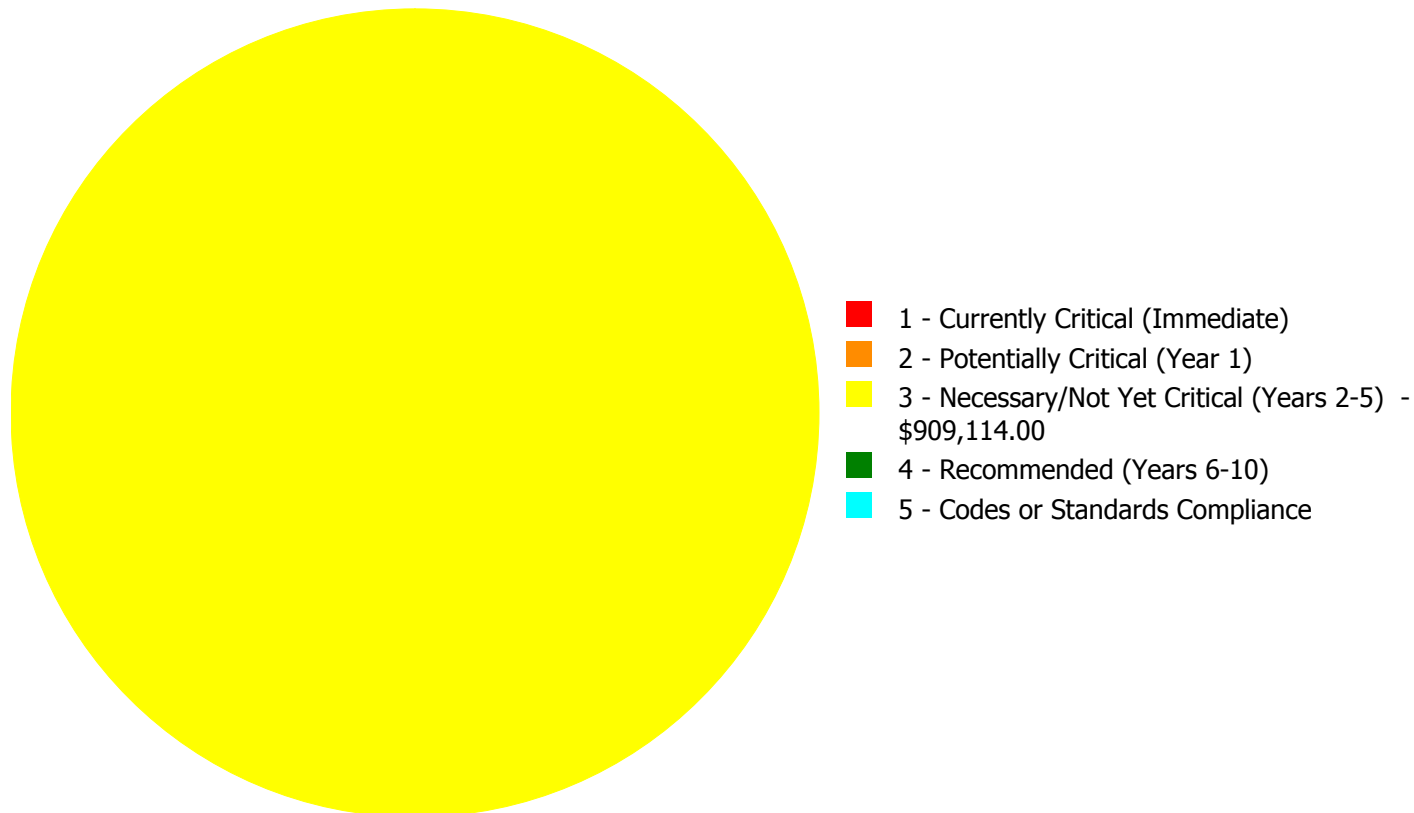
Deficiency Summary by System

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



Deficiency Summary by Priority

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



Budget Estimate Total: \$909,114.00

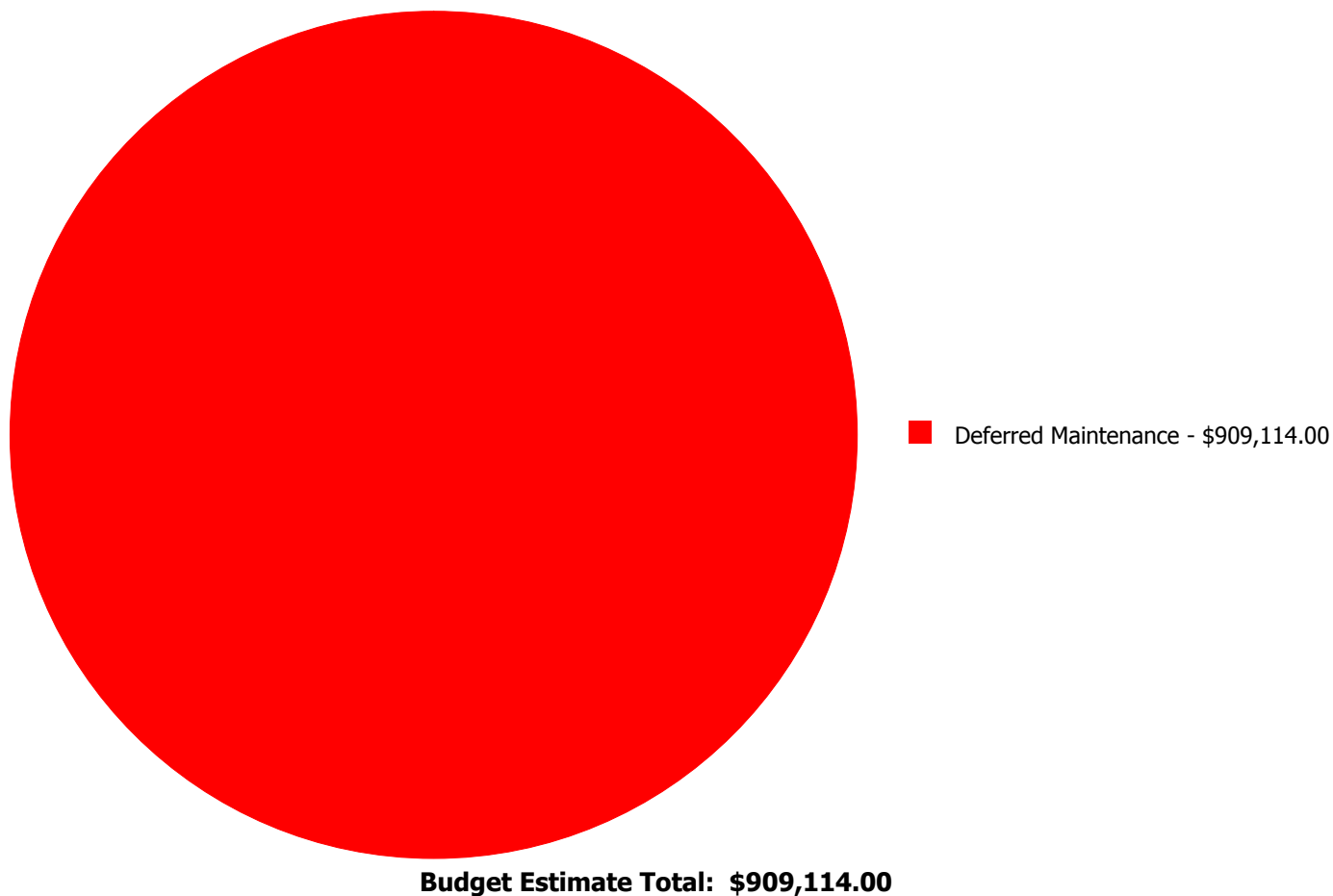
Deficiency By Priority Investment Table

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	\$193,957.00	\$0.00	\$0.00	\$193,957.00
G2020	Parking Lots	\$0.00	\$0.00	\$63,886.00	\$0.00	\$0.00	\$63,886.00
G2030	Pedestrian Paving	\$0.00	\$0.00	\$91,003.00	\$0.00	\$0.00	\$91,003.00
G2040950	Baseball Field	\$0.00	\$0.00	\$325,406.00	\$0.00	\$0.00	\$325,406.00
G2040950	Softball Field	\$0.00	\$0.00	\$234,862.00	\$0.00	\$0.00	\$234,862.00
	Total:	\$0.00	\$0.00	\$909,114.00	\$0.00	\$0.00	\$909,114.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

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

System: G2010 - Roadways



Location: Roadways
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 41,783.00
Unit of Measure: S.F.
Estimate: \$193,957.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: Roadways are beginning to degrade with some alligatoring and grainy surface. System renewal is recommended.

System: G2020 - Parking Lots



Location: Parking lots
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 41,783.00
Unit of Measure: S.F.
Estimate: \$63,886.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: Parking lots are in fair condition. Surface has degraded somewhat. Striping is faded. Handicap space markings and signage is not up to code. There is no designated fire lane. System renewal is recommended.

System: G2030 - Pedestrian Paving



Location: Site pedestrian concrete
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 41,783.00
Unit of Measure: S.F.
Estimate: \$91,003.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: Pedestrian concrete is in aged condition. Some cracking and differential settlement create trip hazards. Ramps to exterior doors do not meet ADA codes. System renewal is recommended.

System: G2040950 - Baseball Field



Location: West end of site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 41,783.00
Unit of Measure: S.F.
Estimate: \$325,406.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: Baseball fields are not up to modern standards. System renewal is recommended.

System: G2040950 - Softball Field



Location: West end of site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 41,783.00
Unit of Measure: S.F.
Estimate: \$234,862.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: Softball fields are not up to modern facility standards. System renewal is recommended.

NC School District/520 Jones County/Elementary School

Comfort Elementary

Draft

Campus Assessment Report

March 7, 2017



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Campus Executive Summary

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

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

Gross Area (SF):	39,809
Year Built:	1999
Last Renovation:	
Replacement Value:	\$8,420,402
Repair Cost:	\$1,043,508.57
Total FCI:	12.39 %
Total RSLI:	41.90 %
FCA Score:	87.61



Description:

GENERAL:

Comfort Elementary School is located at 4384 Hwy 41 West in, Comfort, North Carolina. The 1 story, 39,809 square foot building was originally constructed in 1999. There have been no additions or renovations.

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

A. SUBSTRUCTURE

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

Campus Assessment Report - Comfort Elementary

B. SUPERSTRUCTURE

Floor construction at mezzanines is concrete filled metal pans on steel framing. Roof construction is steel. The exterior envelope is composed of walls of brick veneer over CMU at the base, and a stucco system above window headers. Exterior windows are clear anodized aluminum frame with fixed and operable dual tinted panes. Exterior doors are aluminum at the main entry and corridor exits with glazing. Secondary/utility doors are hollow metal in hollow metal frames. The mechanical equipment room has louvered doors. Roofing is steep preformed metal with galvanized finish. There are gutters and downspouts at eave edges. Most building entrances appear to comply with ADA requirements.

C. INTERIORS

Interior partitions are CMU at corridors. Other partitions are gypboard on metal studs. Interior doors are generally solid core wood with hollow metal frames and mostly with glazing. Interior fittings include: white boards; graphics and identifying devices; toilet accessories and toilet partitions; and storage shelving. Stairs to mezzanine construction are open risers and steel treads with steel handrails. Interior wall finishes are typically paint. Gypboard walls have a textured finish beneath the paint. There are acoustic wall panels in the gym. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in classrooms are typically a combination of carpet and VCT. Other floor finishes include carpet in offices and the media center, ceramic tile in toilet rooms, and epoxy flooring in the kitchen. Ceiling finishes throughout the building are typically suspended acoustical tile. Other ceiling finishes include painted structure in the gym.

D. SERVICES

CONVEYING:The building does not include conveying equipment.

PLUMBING:

Plumbing fixtures are typically low-flow fixtures with manual control valves. Domestic water distribution is copper with electric and propane hot water heating. The sanitary waste system is PVC plastic. Other plumbing systems is propane gas piping.

HVAC:

Heating and cooling is provided by heat pumps. The heating/cooling distribution system is a ductwork system utilizing air handling units located on mezzanines. Fresh air is supplied by air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are not centrally controlled or monitored by an energy management system. The original proprietary controls system has been abandoned.

FIRE PROTECTION:

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

ELECTRICAL:

The main electrical service is fed from a pad mounted transformer to two 800 amp 480/277V 3 phase, 4 wire switchboard/distribution panels located in the building. Lighting is lay-in type, fluorescent light fixtures with T-8 lamps. Branch circuit wiring is copper serving electrical switches and receptacles.

COMMUNICATIONS AND SECURITY:

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

OTHER ELECTRICAL SYSTEMS:

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

E. EQUIPMENT & FURNISHINGS:

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

G. SITE

Campus site features include: asphalt paved driveways and parking lots; concrete pedestrian pavements; a flag pole; monument signage; landscaping; play areas with equipment; covered walkways; and a picnic shelter. Site mechanical and electrical features

Campus Assessment Report - Comfort Elementary

include: city water; a septic sanitary system including a lift station and sand filter; propane tank; and fiber optic cables. Site lighting is owned and maintained by the power company, and leased to the school district.

Attributes:

General Attributes:

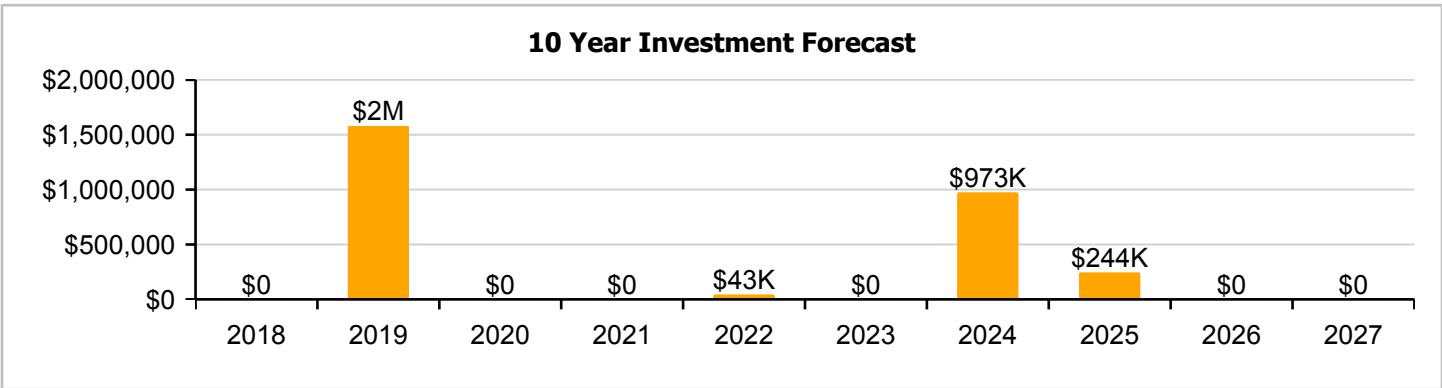
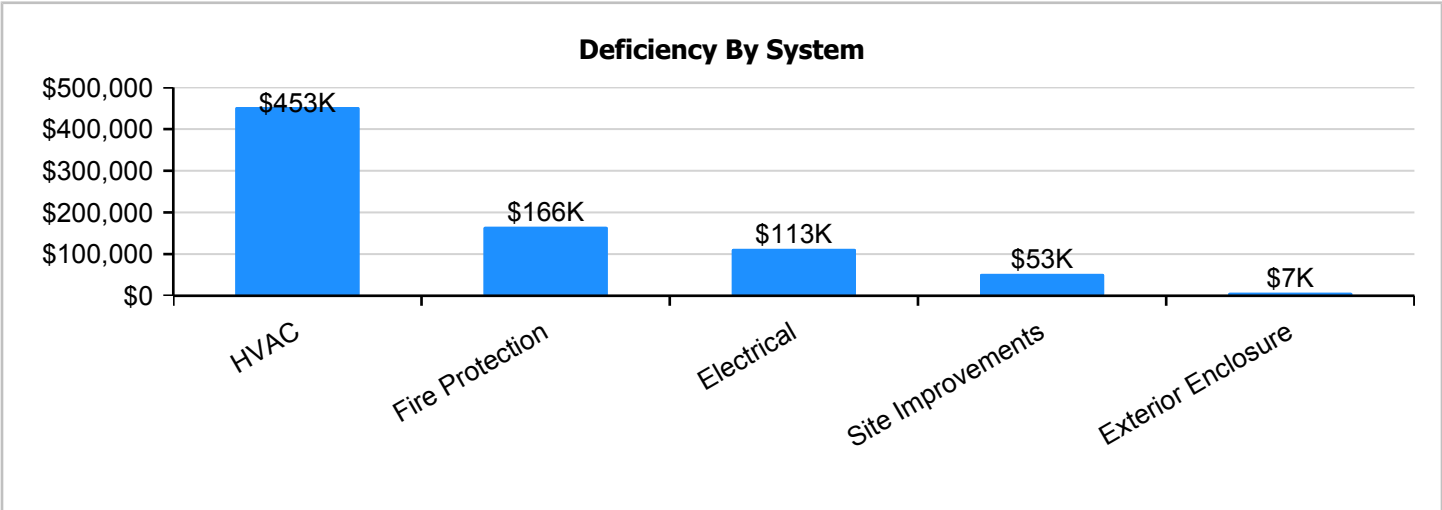
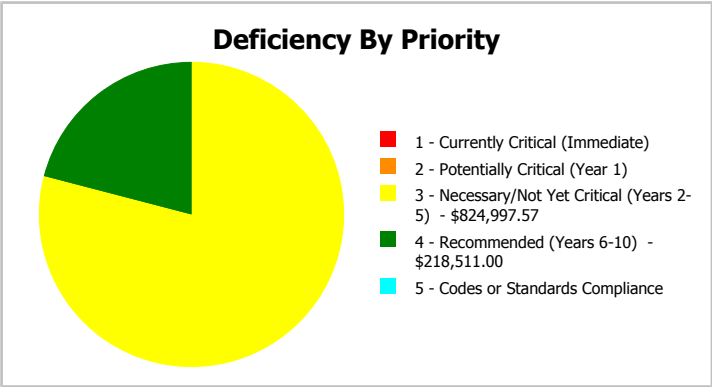
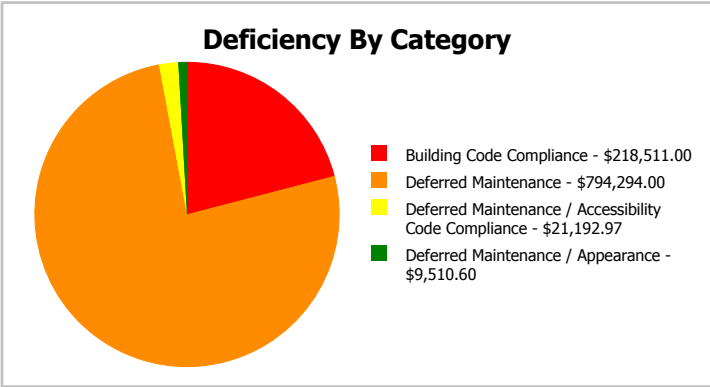
Condition Assessor:	Ann Buerger Linden	Assessment Date:	2/6/2017
Suitability Assessor:			

School Information:

HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	18	Site Acreage:	18

Campus Dashboard Summary

Gross Area:	39,809	Last Renovation:	
Year Built:	1999	Replacement Value:	\$8,420,402
Repair Cost:	\$1,043,509	RSLI%:	41.90 %
FCI:	12.39 %		



Campus Condition Summary

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

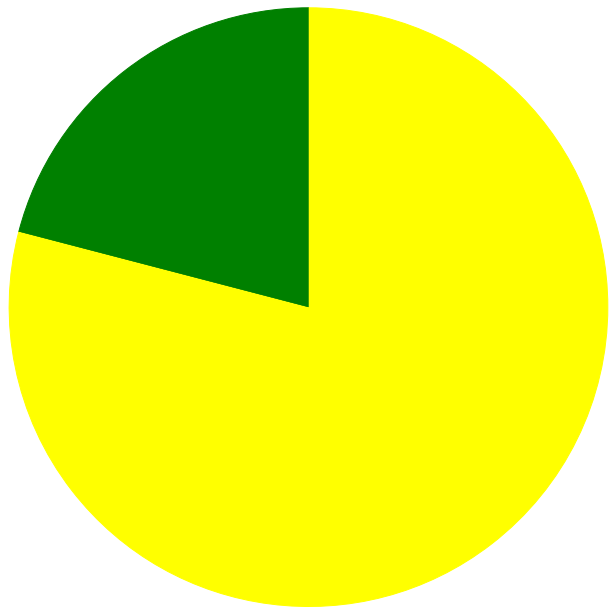
Current Investment Requirement and Condition by Unifomat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	82.00 %	0.00 %	\$0.00
B10 - Superstructure	82.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	59.93 %	1.20 %	\$9,510.60
B30 - Roofing	40.00 %	0.00 %	\$0.00
C10 - Interior Construction	44.19 %	0.00 %	\$0.00
C20 - Stairs	82.00 %	0.00 %	\$0.00
C30 - Interior Finishes	18.96 %	0.00 %	\$0.00
D20 - Plumbing	40.18 %	0.00 %	\$0.00
D30 - HVAC	12.35 %	68.72 %	\$597,732.00
D40 - Fire Protection	0.00 %	110.00 %	\$218,511.00
D50 - Electrical	41.57 %	13.11 %	\$148,448.00
E10 - Equipment	10.00 %	0.00 %	\$0.00
E20 - Furnishings	10.00 %	0.00 %	\$0.00
G20 - Site Improvements	26.79 %	14.38 %	\$69,306.97
G30 - Site Mechanical Utilities	63.05 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	55.92 %	0.00 %	\$0.00
Totals:	41.90 %	12.39 %	\$1,043,508.57

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
1999 Main	39,809	13.09	\$0.00	\$0.00	\$755,690.60	\$218,511.00	\$0.00
Site	39,809	7.07	\$0.00	\$0.00	\$69,306.97	\$0.00	\$0.00
Total:		12.39	\$0.00	\$0.00	\$824,997.57	\$218,511.00	\$0.00

Deficiencies By Priority



- 1 - Currently Critical (Immediate)
- 2 - Potentially Critical (Year 1)
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$824,997.57
- 4 - Recommended (Years 6-10) - \$218,511.00
- 5 - Codes or Standards Compliance

Budget Estimate Total: \$1,043,508.57

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):	39,809
Year Built:	1999
Last Renovation:	
Replacement Value:	\$7,440,702
Repair Cost:	\$974,201.60
Total FCI:	13.09 %
Total RSLI:	41.59 %
FCA Score:	86.91



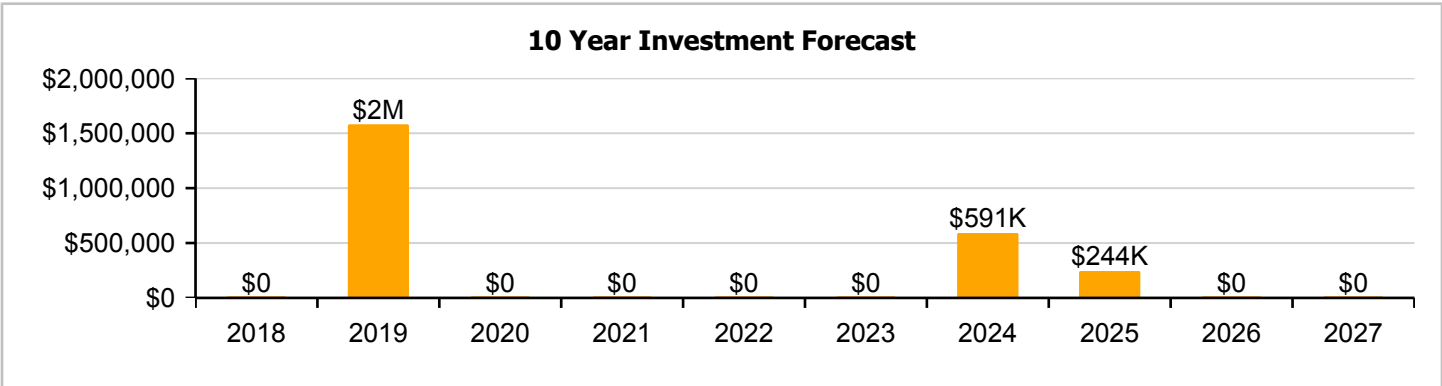
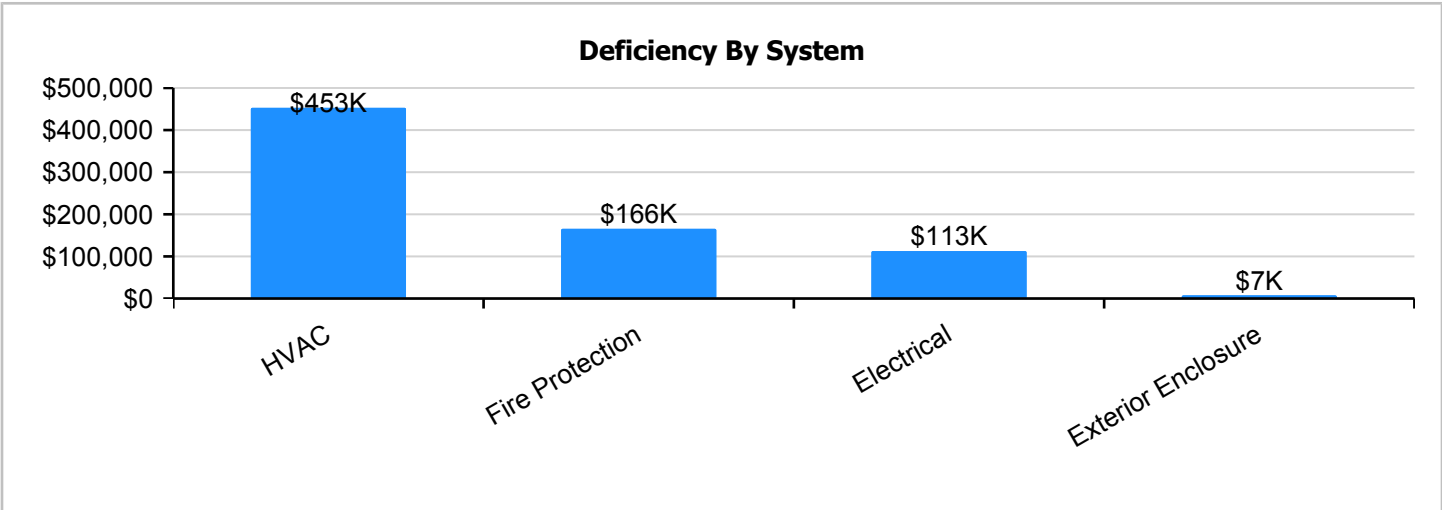
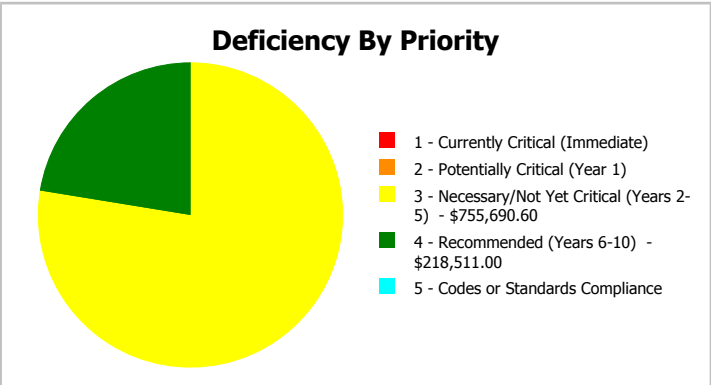
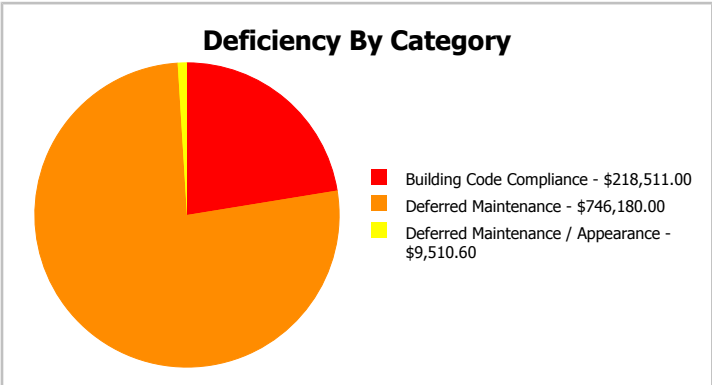
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	ES -Elementary School	Gross Area:	39,809
Year Built:	1999	Last Renovation:	
Repair Cost:	\$974,202	Replacement Value:	\$7,440,702
FCI:	13.09 %	RSLI%:	41.59 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	82.00 %	0.00 %	\$0.00
B10 - Superstructure	82.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	59.93 %	1.20 %	\$9,510.60
B30 - Roofing	40.00 %	0.00 %	\$0.00
C10 - Interior Construction	44.19 %	0.00 %	\$0.00
C20 - Stairs	82.00 %	0.00 %	\$0.00
C30 - Interior Finishes	18.96 %	0.00 %	\$0.00
D20 - Plumbing	40.18 %	0.00 %	\$0.00
D30 - HVAC	12.35 %	68.72 %	\$597,732.00
D40 - Fire Protection	0.00 %	110.00 %	\$218,511.00
D50 - Electrical	41.57 %	13.11 %	\$148,448.00
E10 - Equipment	10.00 %	0.00 %	\$0.00
E20 - Furnishings	10.00 %	0.00 %	\$0.00
Totals:	41.59 %	13.09 %	\$974,201.60

Photo Album

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

1). Southeast Elevation - Feb 06, 2017



2). Northeast Elevation - Feb 06, 2017



3). Northwest Elevation - Feb 06, 2017



4). Southwest Elevation - Feb 06, 2017



Condition Detail

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

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

System Listing

Campus Assessment Report - 1999 Main

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.79	S.F.	39,809	100	1999	2099		82.00 %	0.00 %	82			\$190,685
A1030	Slab on Grade	\$8.43	S.F.	39,809	100	1999	2099		82.00 %	0.00 %	82			\$335,590
B1010	Floor Construction	\$1.64	S.F.	39,809	100	1999	2099		82.00 %	0.00 %	82			\$65,287
B1020	Roof Construction	\$15.76	S.F.	39,809	100	1999	2099		82.00 %	0.00 %	82			\$627,390
B2010	Exterior Walls	\$9.42	S.F.	39,809	100	1999	2099		82.00 %	2.54 %	82		\$9,510.60	\$375,001
B2020	Exterior Windows	\$9.39	S.F.	39,809	30	1999	2029		40.00 %	0.00 %	12			\$373,807
B2030	Exterior Doors	\$1.04	S.F.	39,809	30	1999	2029		40.00 %	0.00 %	12			\$41,401
B3010130	Preformed Metal Roofing	\$9.66	S.F.	39,809	30	1999	2029		40.00 %	0.00 %	12			\$384,555
C1010	Partitions	\$10.80	S.F.	39,809	75	1999	2074		76.00 %	0.00 %	57			\$429,937
C1020	Interior Doors	\$2.53	S.F.	39,809	30	1999	2029		40.00 %	0.00 %	12			\$100,717
C1030	Fittings	\$9.74	S.F.	39,809	20	1999	2019		10.00 %	0.00 %	2			\$387,740
C2010	Stair Construction	\$1.08	S.F.	39,809	100	1999	2099		82.00 %	0.00 %	82			\$42,994
C3010	Wall Finishes	\$2.79	S.F.	39,809	10	2009	2019		20.00 %	0.00 %	2			\$111,067
C3020	Floor Finishes	\$11.38	S.F.	39,809	20	1999	2019		10.00 %	0.00 %	2			\$453,026
C3030	Ceiling Finishes	\$10.97	S.F.	39,809	25	1999	2024		28.00 %	0.00 %	7			\$436,705
D2010	Plumbing Fixtures	\$11.48	S.F.	39,809	30	1999	2029		40.00 %	0.00 %	12			\$457,007
D2020	Domestic Water Distribution	\$0.98	S.F.	39,809	30	1999	2029		40.00 %	0.00 %	12			\$39,013
D2030	Sanitary Waste	\$1.54	S.F.	39,809	30	1999	2029		40.00 %	0.00 %	12			\$61,306
D2090	Other Plumbing Systems -Propane	\$0.17	S.F.	39,809	40	1999	2039		55.00 %	0.00 %	22			\$6,768
D3040	Distribution Systems	\$6.26	S.F.	39,809	30	1999	2029		40.00 %	0.00 %	12			\$249,204
D3050	Terminal & Package Units	\$13.65	S.F.	39,809	15	1999	2014		0.00 %	110.00 %	-3		\$597,732.00	\$543,393
D3060	Controls & Instrumentation	\$1.94	S.F.	39,809	20	1999	2019		10.00 %	0.00 %	2			\$77,229
D4010	Sprinklers	\$4.32	S.F.	39,809	30			2017	0.00 %	110.00 %	0		\$189,172.00	\$171,975
D4020	Standpipes	\$0.67	S.F.	39,809	30			2017	0.00 %	110.00 %	0		\$29,339.00	\$26,672
D5010	Electrical Service/Distribution	\$1.69	S.F.	39,809	40	1999	2039		55.00 %	0.00 %	22			\$67,277
D5020	Branch Wiring	\$5.06	S.F.	39,809	30	1999	2029		40.00 %	0.00 %	12			\$201,434
D5020	Lighting	\$11.92	S.F.	39,809	30	1999	2029		40.00 %	0.00 %	12			\$474,523
D5030810	Security & Detection Systems	\$1.87	S.F.	39,809	15	2016	2031		93.33 %	0.00 %	14			\$74,443
D5030910	Fire Alarm Systems	\$3.39	S.F.	39,809	15	1999	2014		0.00 %	110.00 %	-3		\$148,448.00	\$134,953
D5030920	Data Communication	\$4.40	S.F.	39,809	15	2010	2025		53.33 %	0.00 %	8			\$175,160
D5090	Other Electrical Systems	\$0.12	S.F.	39,809	20	1999	2019		10.00 %	0.00 %	2			\$4,777
E1020	Institutional Equipment	\$0.30	S.F.	39,809	20	1999	2019		10.00 %	0.00 %	2			\$11,943
E1090	Other Equipment	\$1.90	S.F.	39,809	20	1999	2019		10.00 %	0.00 %	2			\$75,637
E2010	Fixed Furnishings	\$5.83	S.F.	39,809	20	1999	2019		10.00 %	0.00 %	2			\$232,086
Total									41.59 %	13.09 %			\$974,201.60	\$7,440,702

System Notes

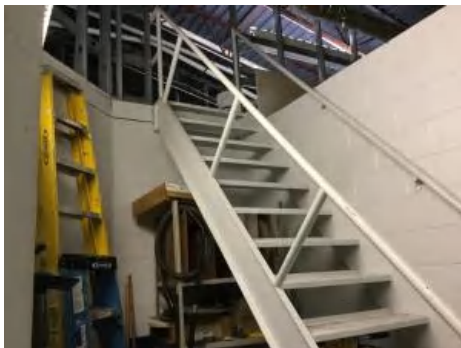
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: A1030 - Slab on Grade



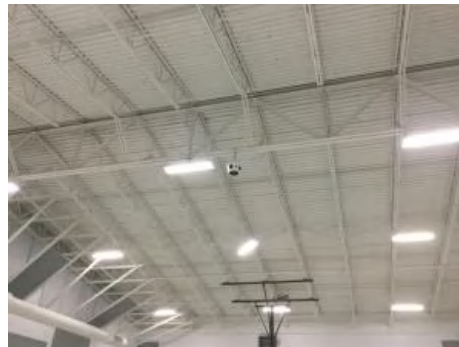
Note:

System: B1010 - Floor Construction



Note:

System: B1020 - Roof Construction



Note:

Campus Assessment Report - 1999 Main

System: B2010 - Exterior Walls



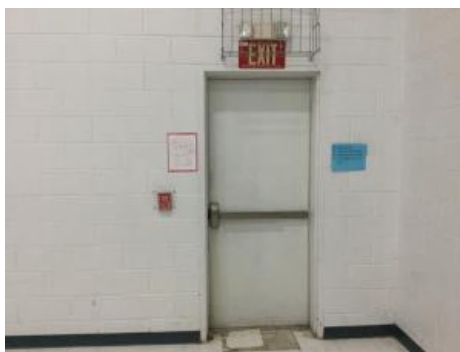
Note: Scheduled for painting 2017.

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

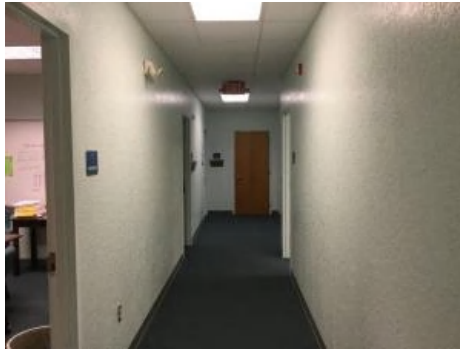
Campus Assessment Report - 1999 Main

System: B3010130 - Preformed Metal Roofing



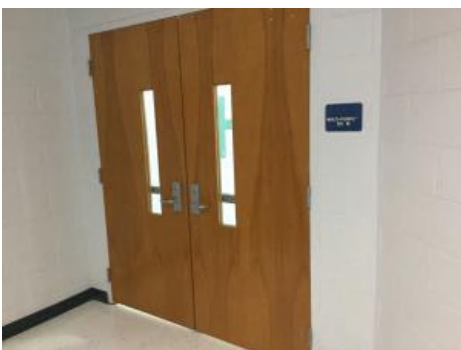
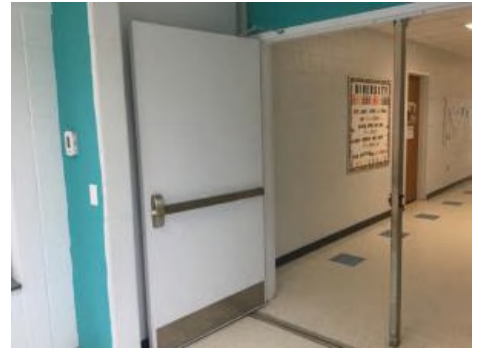
Note:

System: C1010 - Partitions



Note:

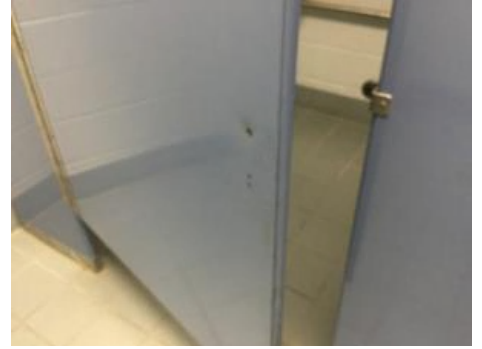
System: C1020 - Interior Doors



Note:

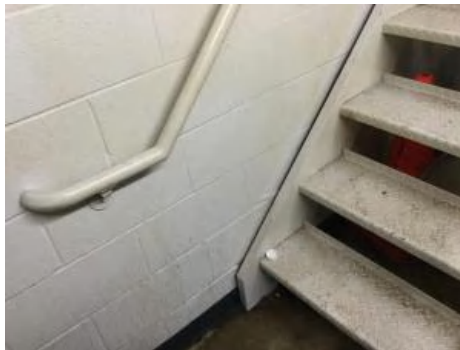
Campus Assessment Report - 1999 Main

System: C1030 - Fittings



Note:

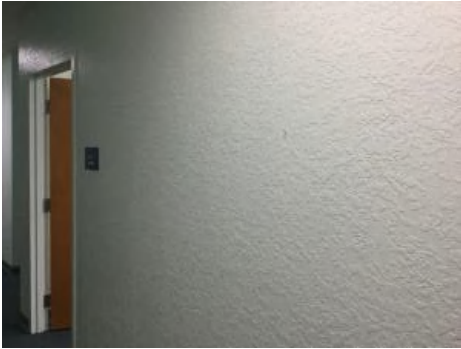
System: C2010 - Stair Construction



Note:

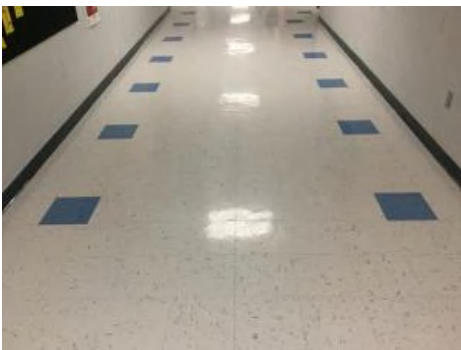
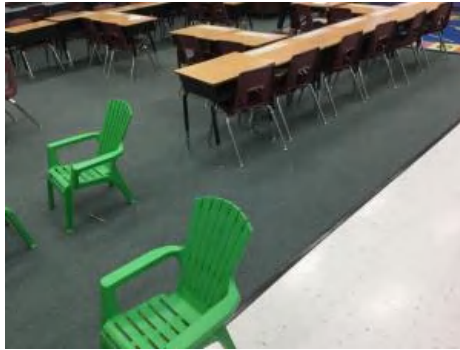
Campus Assessment Report - 1999 Main

System: C3010 - Wall Finishes



Note: Interior painting is scheduled for 2017.

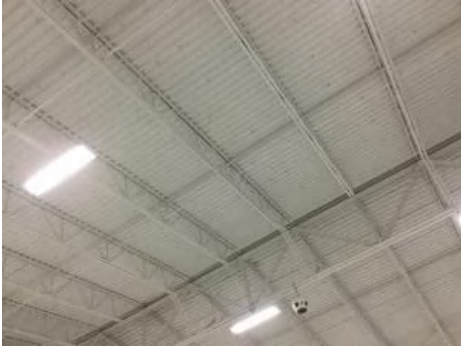
System: C3020 - Floor Finishes



Note:

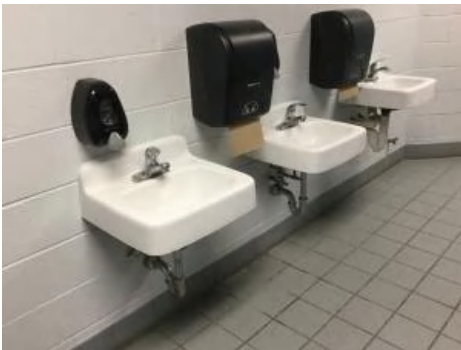
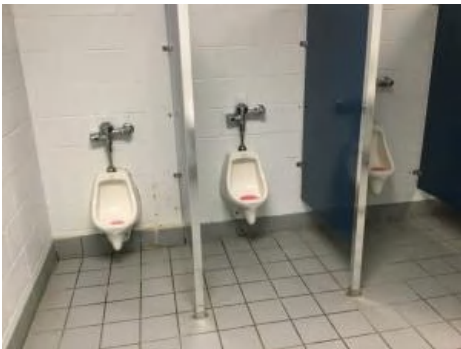
Campus Assessment Report - 1999 Main

System: C3030 - Ceiling Finishes



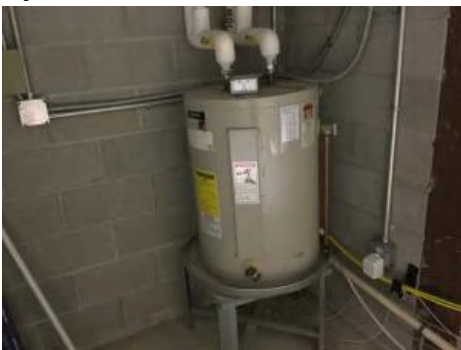
Note:

System: D2010 - Plumbing Fixtures



Note:

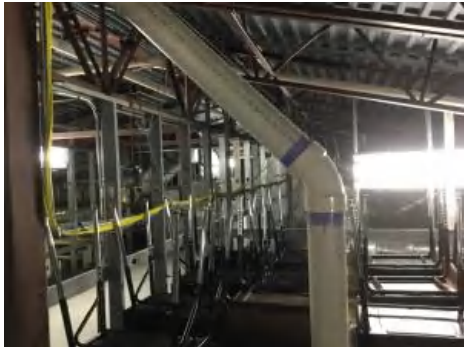
System: D2020 - Domestic Water Distribution



Note: Gas water heaters for kitchen. Electric water heaters elsewhere.

Campus Assessment Report - 1999 Main

System: D2030 - Sanitary Waste



Note:

System: D2090 - Other Plumbing Systems -Propane



Note: Cooking fuel and kitchen hot water heaters.

System: D3040 - Distribution Systems



Note: Condensate drain lines are piped to sewer pipes without air gap.

Campus Assessment Report - 1999 Main

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note: Original proprietary system has been abandoned. Local thermostats are used.

System: D5010 - Electrical Service/Distribution



Note: Two 800 amps services in parallel.

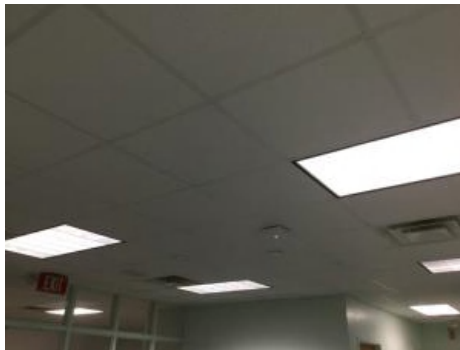
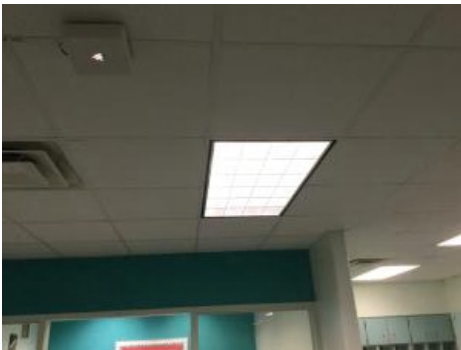
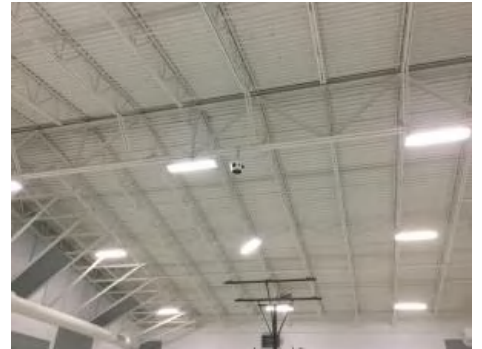
Campus Assessment Report - 1999 Main

System: D5020 - Branch Wiring



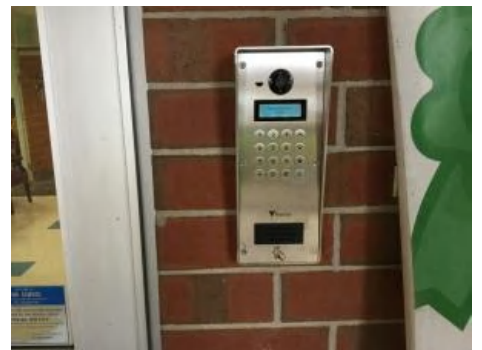
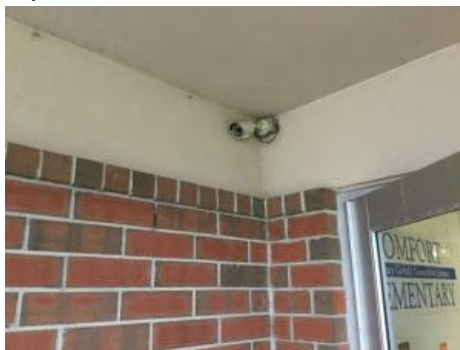
Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

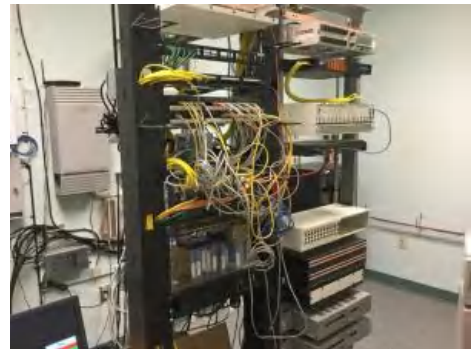
Campus Assessment Report - 1999 Main

System: D5030910 - Fire Alarm Systems



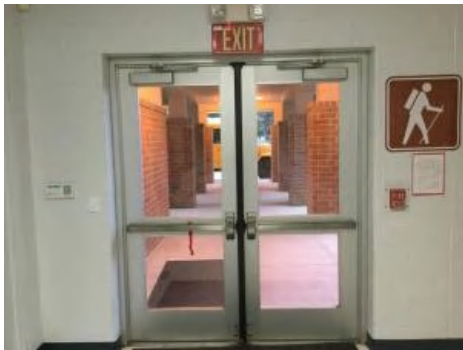
Note:

System: D5030920 - Data Communication



Note: PA upgraded 2016. All components not replaced.

System: D5090 - Other Electrical Systems



Note:

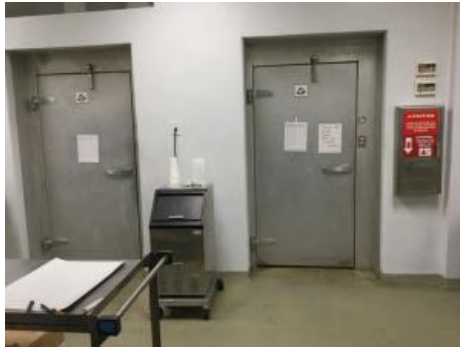
Campus Assessment Report - 1999 Main

System: E1020 - Institutional Equipment



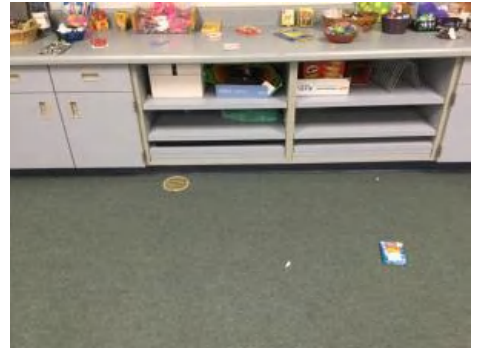
Note:

System: E1090 - Other Equipment



Note: Dishwasher abandoned in place.

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:	\$974,202	\$0	\$1,579,528	\$0	\$0	\$0	\$0	\$590,801	\$244,076	\$0	\$0	\$3,388,607
* 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	\$9,511	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,511
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	\$452,489	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$452,489
C20 - Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C2010 - Stair Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$129,614	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$129,614
C3020 - Floor Finishes	\$0	\$0	\$528,677	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$528,677

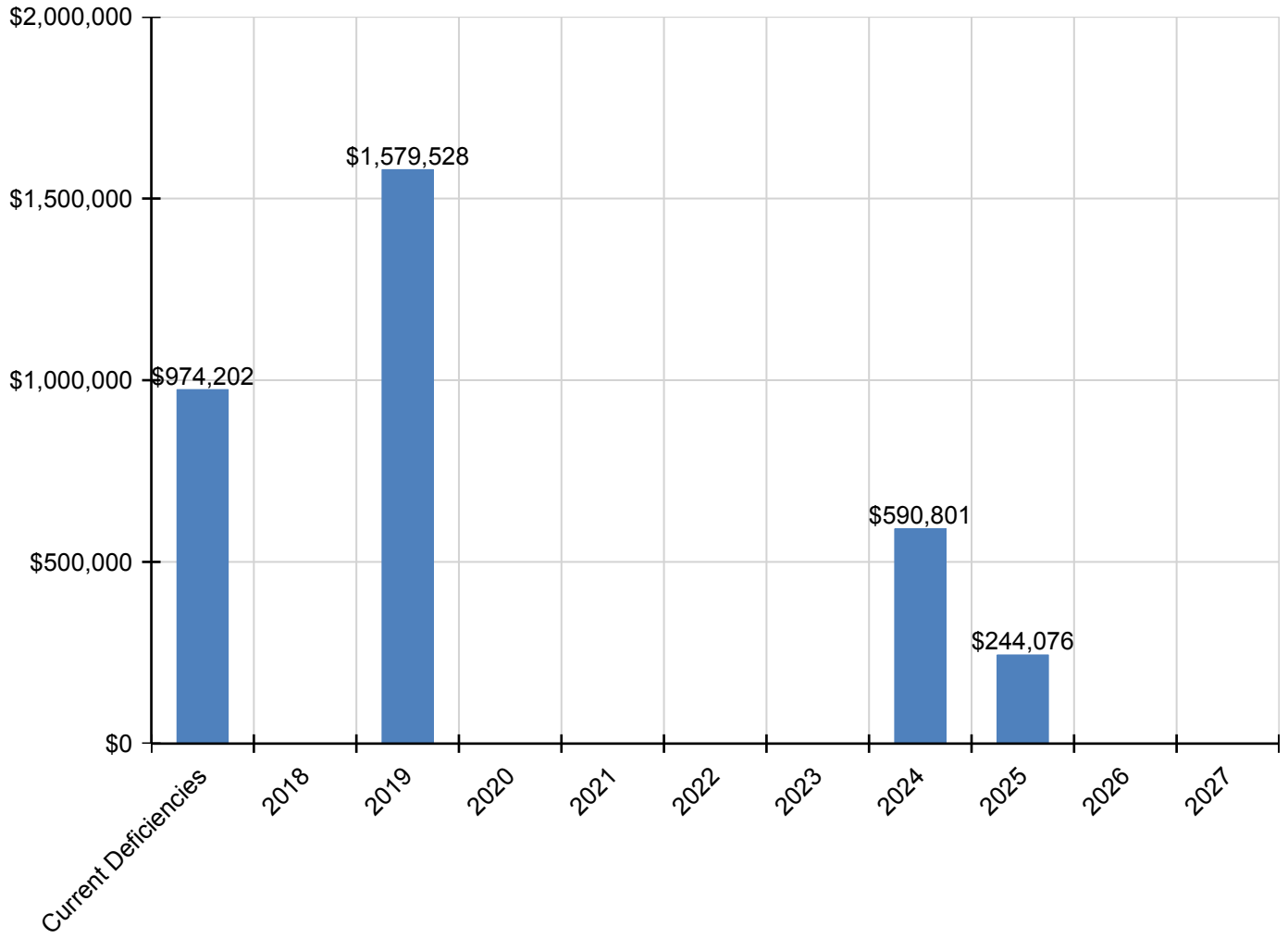
Campus Assessment Report - 1999 Main

C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$590,801	\$0	\$0	\$0	\$590,801
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
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$597,732	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$597,732
D3060 - Controls & Instrumentation	\$0	\$0	\$90,126	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$90,126
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$189,172	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$189,172
D4020 - Standpipes	\$29,339	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,339
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	\$148,448	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$148,448
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$244,076	\$0	\$0	\$244,076
D5090 - Other Electrical Systems	\$0	\$0	\$5,575	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,575
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	\$13,937	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,937
E1090 - Other Equipment	\$0	\$0	\$88,268	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$88,268
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$270,842	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$270,842

* Indicates non-renewable system

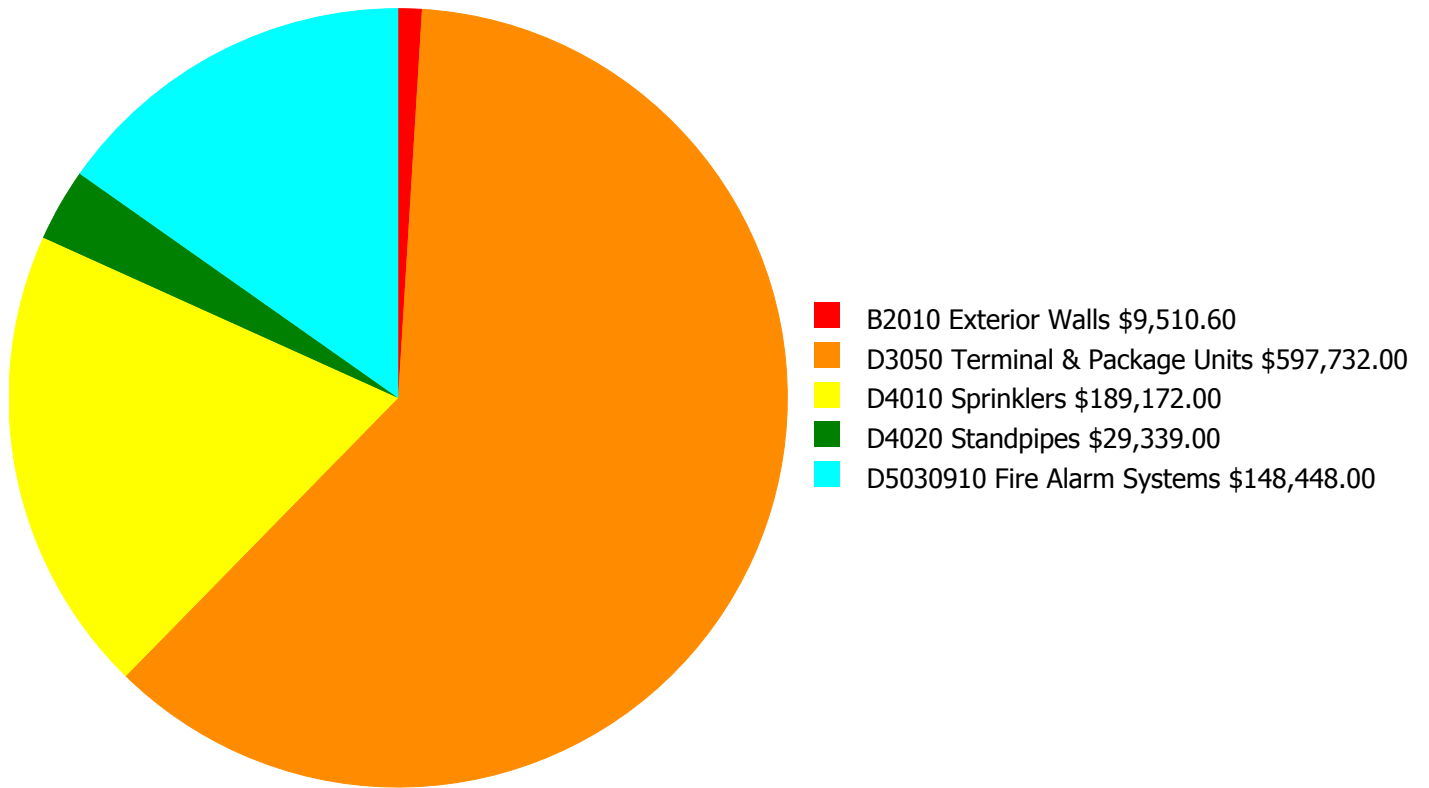
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

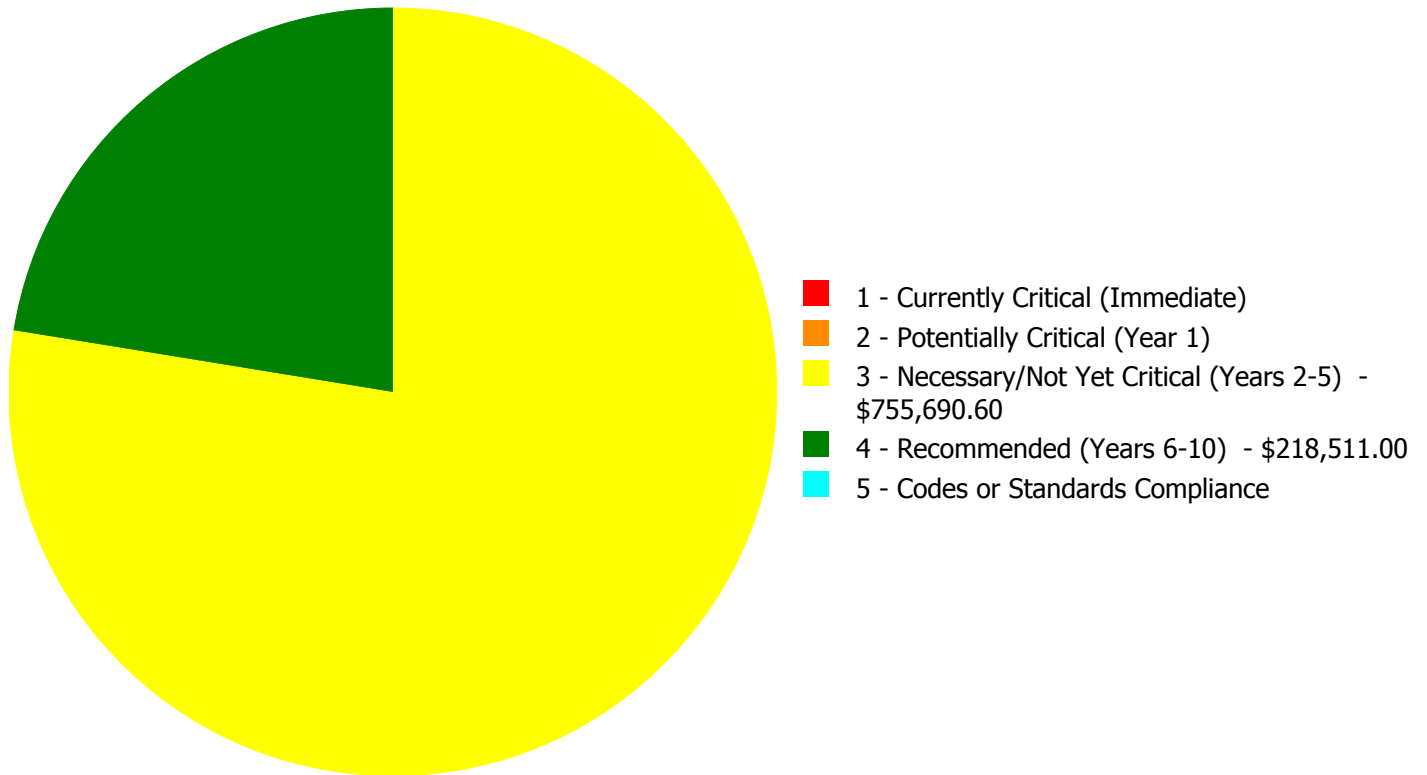
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$974,201.60

Deficiency Summary by Priority

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



Budget Estimate Total: \$974,201.60

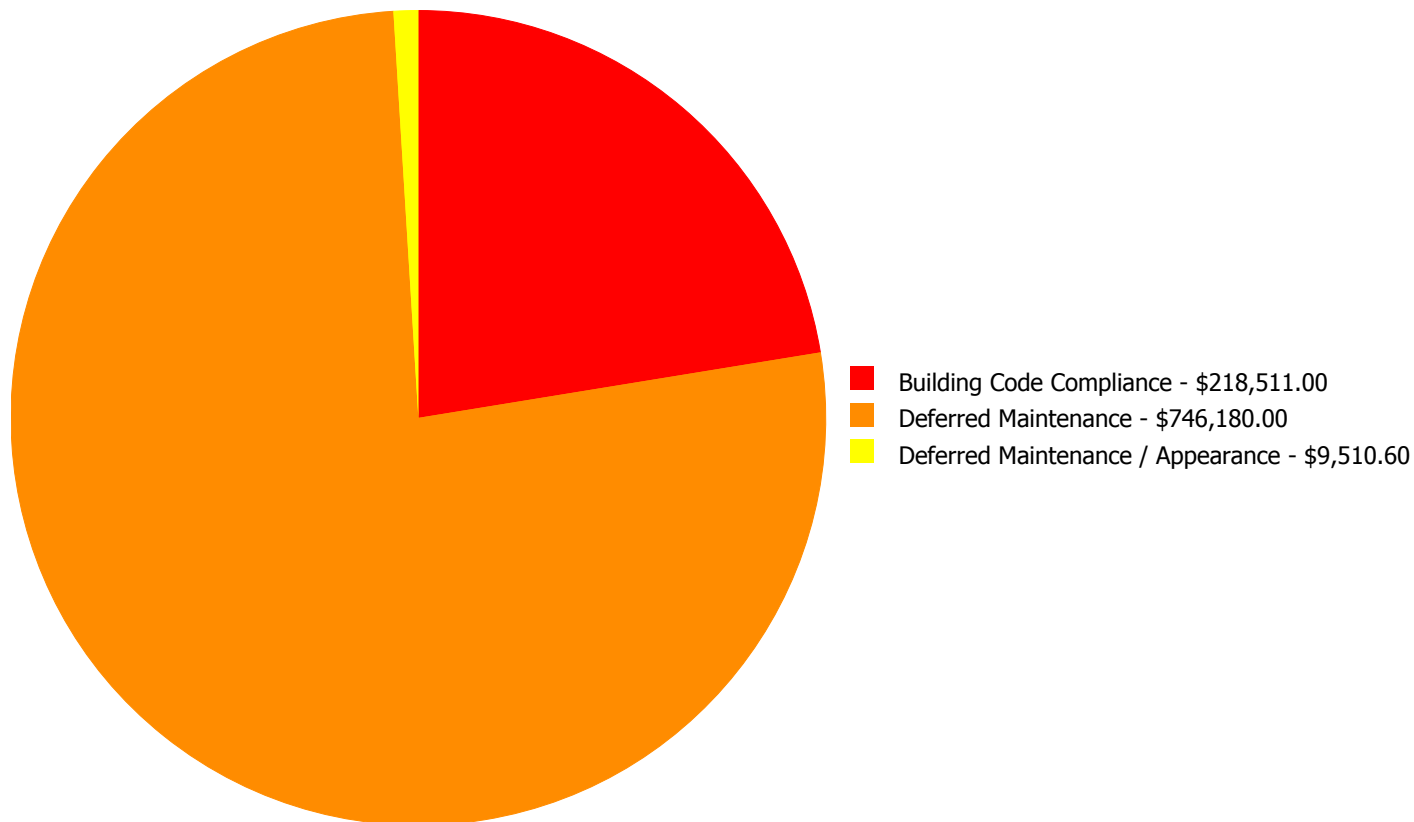
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2010	Exterior Walls	\$0.00	\$0.00	\$9,510.60	\$0.00	\$0.00	\$9,510.60
D3050	Terminal & Package Units	\$0.00	\$0.00	\$597,732.00	\$0.00	\$0.00	\$597,732.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$189,172.00	\$0.00	\$189,172.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$29,339.00	\$0.00	\$29,339.00
D5030910	Fire Alarm Systems	\$0.00	\$0.00	\$148,448.00	\$0.00	\$0.00	\$148,448.00
	Total:	\$0.00	\$0.00	\$755,690.60	\$218,511.00	\$0.00	\$974,201.60

Deficiency Summary by Category

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



Budget Estimate Total: \$974,201.60

Deficiency Details by Priority

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

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

System: B2010 - Exterior Walls



Location: Stucco system
Distress: Damaged
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Spray refinish exterior walls
Qty: 5,000.00
Unit of Measure: S.F.
Estimate: \$9,510.60
Assessor Name: Terence Davis
Date Created: 02/08/2017

Notes: Stucco walls are stained and dirty. Power washing and repainting is recommended.

System: D3050 - Terminal & Package Units



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 39,809.00
Unit of Measure: S.F.
Estimate: \$597,732.00
Assessor Name: Terence Davis
Date Created: 02/07/2017

Notes: Heat pumps throughout the building are typically original and have exceeded their expected useful life. Dedicated cooling is not provided at data rooms. System replacement is recommended.

System: D5030910 - Fire Alarm Systems



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 39,809.00
Unit of Measure: S.F.
Estimate: \$148,448.00
Assessor Name: Terence Davis
Date Created: 02/07/2017

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

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: 39,809.00
Unit of Measure: S.F.
Estimate: \$189,172.00
Assessor Name: Terence Davis
Date Created: 02/06/2017

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

System: D4020 - Standpipes

This deficiency has no image.

Location: TBD
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 39,809.00
Unit of Measure: S.F.
Estimate: \$29,339.00
Assessor Name: Terence Davis
Date Created: 02/06/2017

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	39,809
Year Built:	1999
Last Renovation:	
Replacement Value:	\$979,700
Repair Cost:	\$69,306.97
Total FCI:	7.07 %
Total RSLI:	44.28 %
FCA Score:	92.93



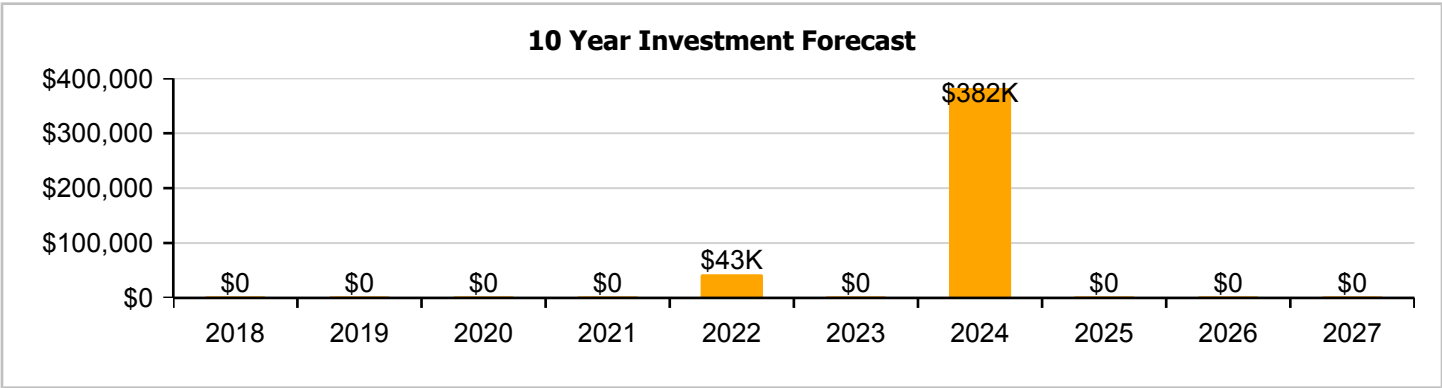
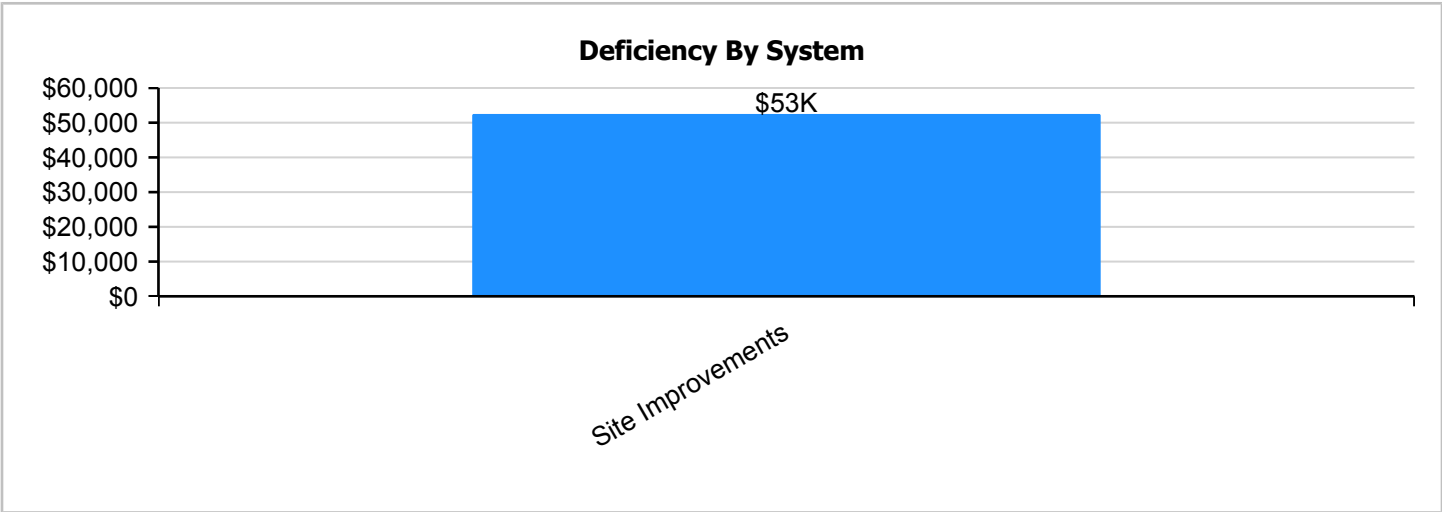
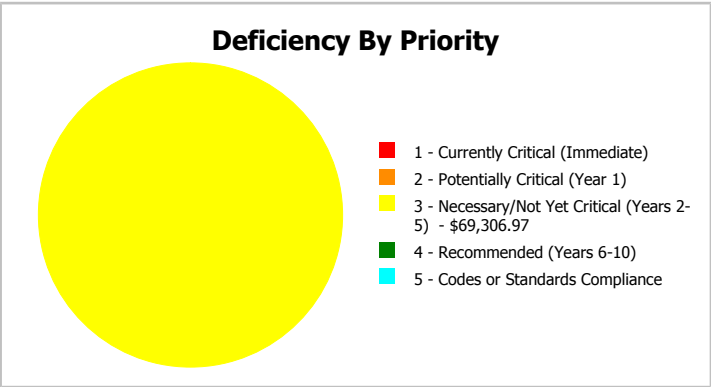
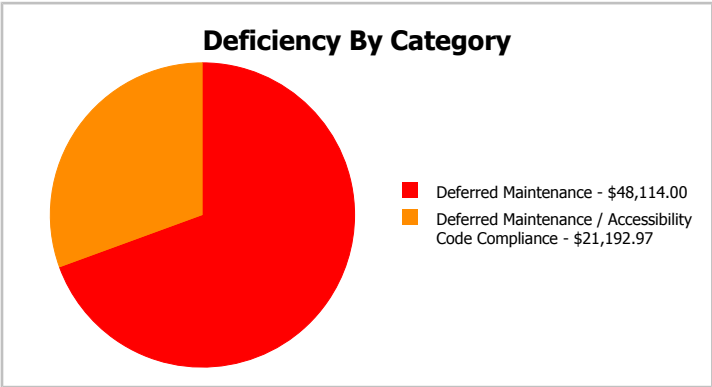
Description:

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:	ES -Elementary School	Gross Area:	39,809
Year Built:	1999	Last Renovation:	
Repair Cost:	\$69,307	Replacement Value:	\$979,700
FCI:	7.07 %	RSLI%:	44.28 %



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	26.79 %	14.38 %	\$69,306.97
G30 - Site Mechanical Utilities	63.05 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	55.92 %	0.00 %	\$0.00
Totals:	44.28 %	7.07 %	\$69,306.97

Photo Album

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

- 1). Aerial Image of Comfort Elementary School - Mar 03, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$3.81	S.F.	39,809	25	1999	2024		28.00 %	31.72 %	7		\$48,114.00	\$151,672
G2020	Parking Lots	\$1.33	S.F.	39,809	25	1999	2024		28.00 %	40.03 %	7		\$21,192.97	\$52,946
G2030	Pedestrian Paving	\$1.91	S.F.	39,809	30	1999	2029		40.00 %	0.00 %	12			\$76,035
G2040105	Fence & Guardrails	\$1.23	S.F.	39,809	30	1999	2029		40.00 %	0.00 %	12			\$48,965
G2040950	Canopies	\$0.44	S.F.	39,809	25	1999	2024		28.00 %	0.00 %	7			\$17,516
G2040950	Covered Walkways	\$1.52	S.F.	39,809	25	1999	2024		28.00 %	0.00 %	7			\$60,510
G2050	Landscaping	\$1.87	S.F.	39,809	15	1999	2014		0.00 %	0.00 %	-3			\$74,443
G3010	Water Supply	\$2.34	S.F.	39,809	50	1999	2049		64.00 %	0.00 %	32			\$93,153
G3020	Sanitary Sewer	\$1.45	S.F.	39,809	50	1999	2049		64.00 %	0.00 %	32			\$57,723
G3030	Storm Sewer	\$4.54	S.F.	39,809	50	1999	2049		64.00 %	0.00 %	32			\$180,733
G3060	Fuel Distribution	\$0.98	S.F.	39,809	40	1999	2039		55.00 %	0.00 %	22			\$39,013
G4010	Electrical Distribution	\$2.35	S.F.	39,809	50	1999	2049		64.00 %	0.00 %	32			\$93,551
G4030	Site Communications & Security	\$0.84	S.F.	39,809	15	1999	2014	2022	33.33 %	0.00 %	5			\$33,440
Total									44.28 %	7.07 %			\$69,306.97	\$979,700

System Notes

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

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving



Note:

Campus Assessment Report - Site

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Canopies



Note:

System: G2040950 - Covered Walkways



Note:

Campus Assessment Report - Site

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer



Note: Sand filter, lift station, septic field.

Campus Assessment Report - Site

System: G3030 - Storm Sewer



Note:

System: G3060 - Fuel Distribution



Note:

System: G4010 - Electrical Distribution



Note:

Campus Assessment Report - Site

System: G4030 - Site Communications & Security



Note:

Renewal Schedule

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

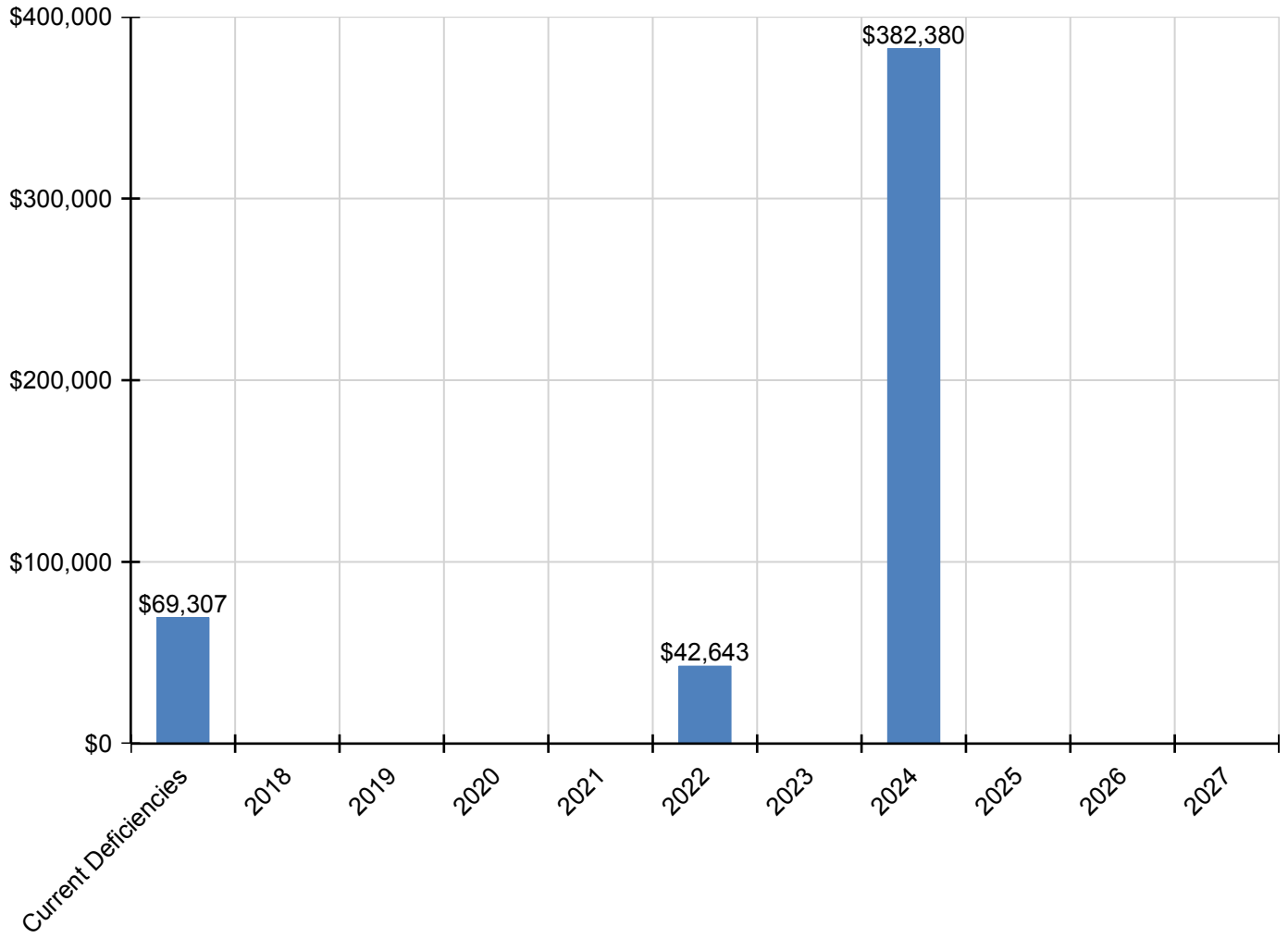
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$69,307	\$0	\$0	\$0	\$0	\$42,643	\$0	\$382,380	\$0	\$0	\$0	\$494,330
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	\$48,114	\$0	\$0	\$0	\$0	\$0	\$0	\$205,192	\$0	\$0	\$0	\$253,306
G2020 - Parking Lots	\$21,193	\$0	\$0	\$0	\$0	\$0	\$0	\$71,629	\$0	\$0	\$0	\$92,822
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 - Canopies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,697	\$0	\$0	\$0	\$23,697
G2040950 - Covered Walkways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$81,862	\$0	\$0	\$0	\$81,862
* 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
G4030 - Site Communications & Security	\$0	\$0	\$0	\$0	\$0	\$42,643	\$0	\$0	\$0	\$0	\$0	\$42,643

** Indicates non-renewable system*

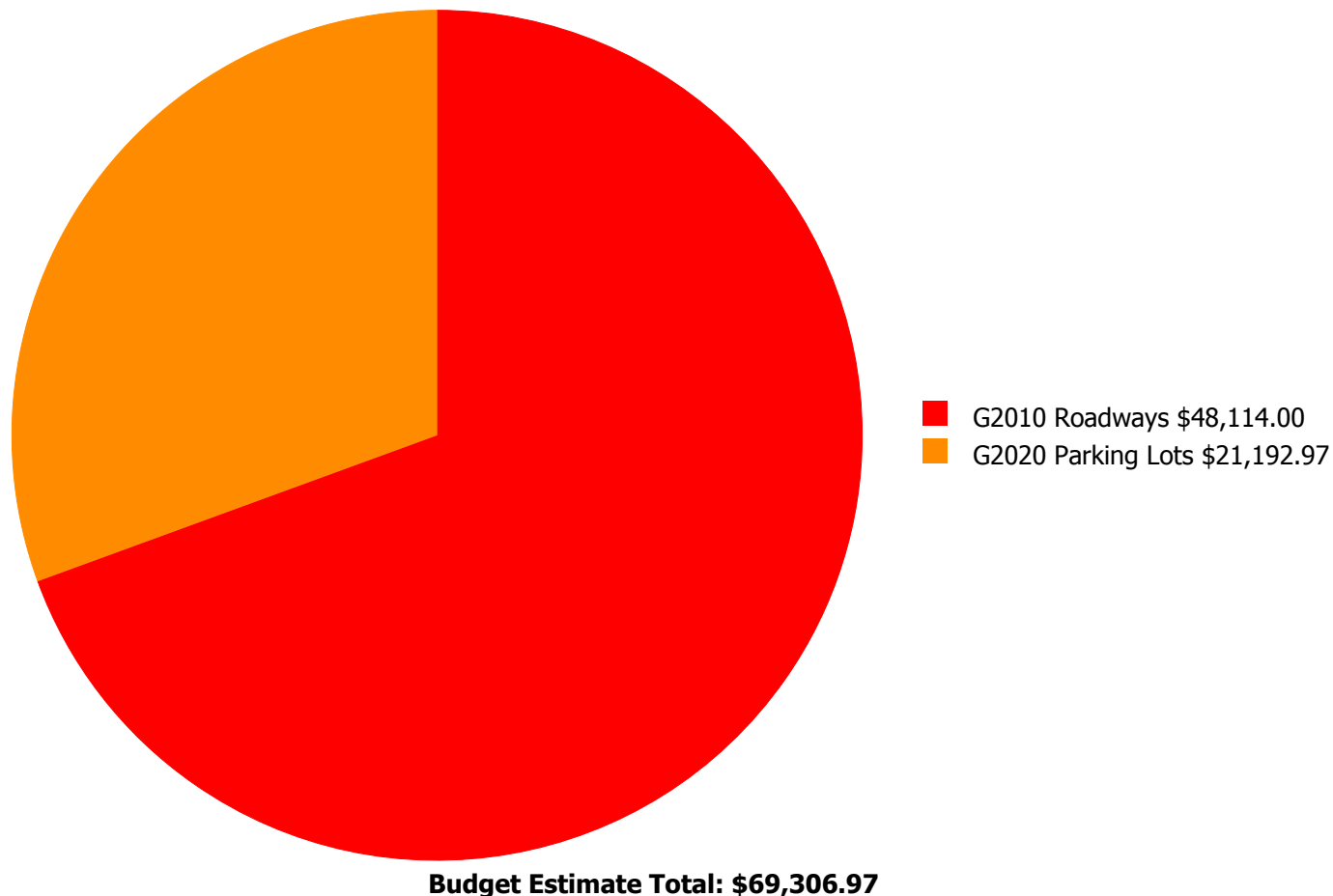
Forecasted Capital Renewal Requirement

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



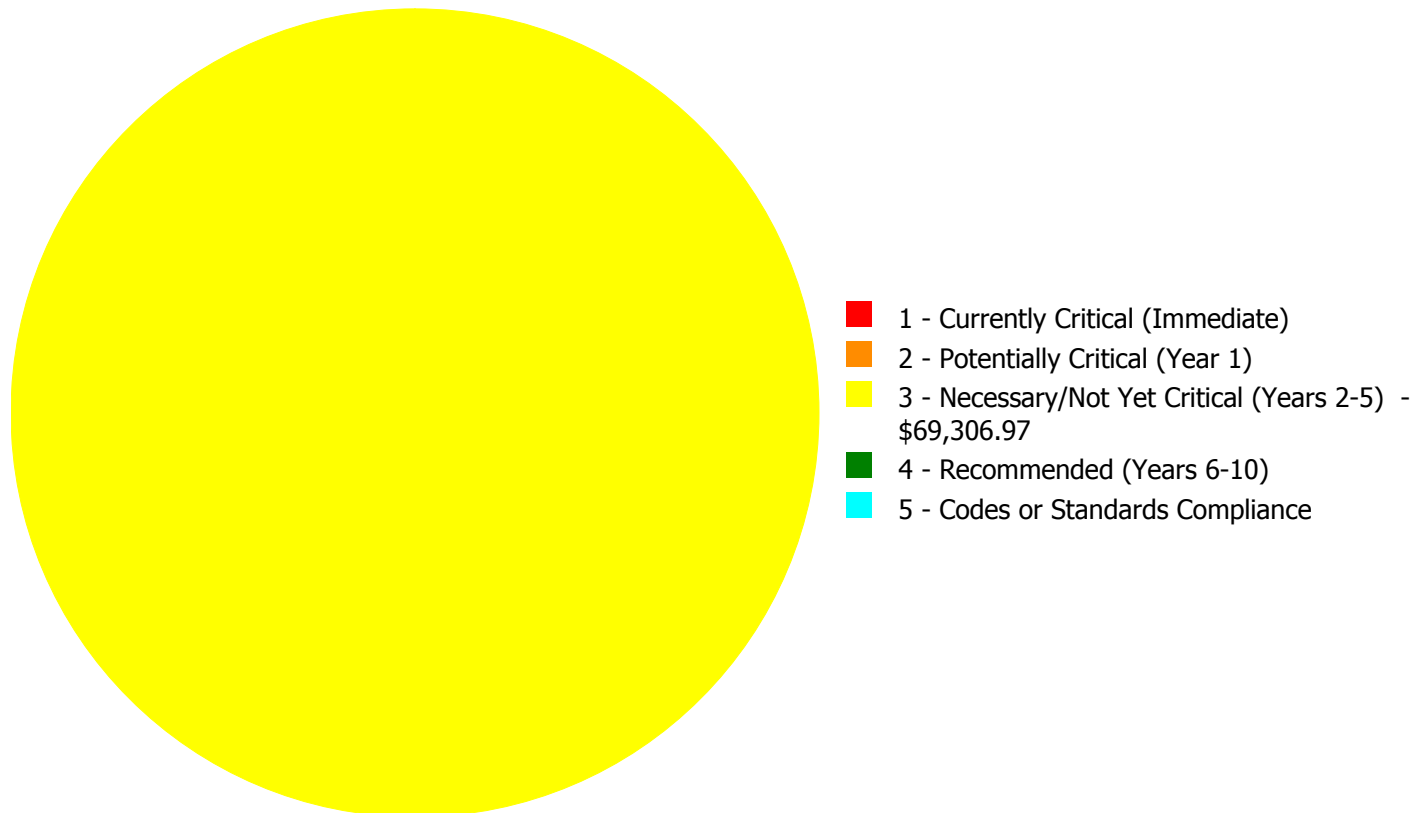
Deficiency Summary by System

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



Deficiency Summary by Priority

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



Budget Estimate Total: \$69,306.97

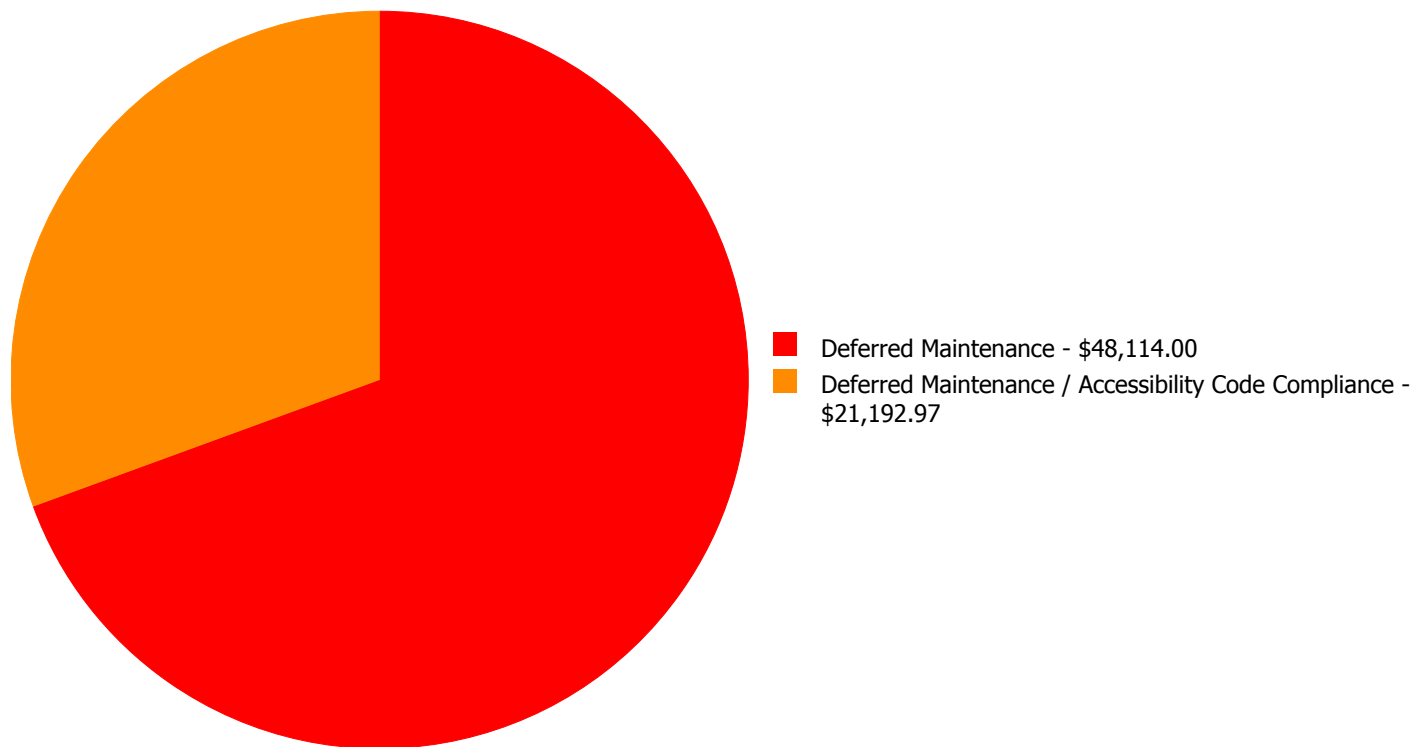
Deficiency By Priority Investment Table

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	\$48,114.00	\$0.00	\$0.00	\$48,114.00
G2020	Parking Lots	\$0.00	\$0.00	\$21,192.97	\$0.00	\$0.00	\$21,192.97
	Total:	\$0.00	\$0.00	\$69,306.97	\$0.00	\$0.00	\$69,306.97

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: \$69,306.97

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 roads
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Resurface the roadway
Qty: 1,000.00
Unit of Measure: L.F.
Estimate: \$48,114.00
Assessor Name: Eduardo Lopez
Date Created: 02/08/2017

Notes: The asphaltic roadway is aged, and should be re-surfaced.

System: G2020 - Parking Lots



Location: Parking lots
Distress: Inadequate
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Parking lot repair and sealcoating
Qty: 24.00
Unit of Measure: M.S.F.
Estimate: \$21,192.97
Assessor Name: Eduardo Lopez
Date Created: 02/08/2017

Notes: The parking lot is beginning to show age. It should be crack filled and sealed to mitigate premature failure. Re-stripe the lot and provide ADA compliant markings and signage and a fire lane.

NC School District/520 Jones County/Elementary School

Maysville Elementary

Draft

Campus Assessment Report

March 7, 2017



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Campus Executive Summary

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

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

Gross Area (SF):	36,973
Year Built:	1978
Last Renovation:	
Replacement Value:	\$8,311,792
Repair Cost:	\$1,454,816.00
Total FCI:	17.50 %
Total RSLI:	32.47 %
FCA Score:	82.50



Description:

GENERAL

Maysville Elementary School is located at 814 Sixth Street in, Maysville, North Carolina. The 1 story, 36,973 square foot building was originally constructed in 1978. A gym and classroom addition was constructed in 1998, at which time a major renovation of the existing building was performed.

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

A. SUBSTRUCTURE

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

Campus Assessment Report - Maysville Elementary

B. SUPERSTRUCTURE

Floor construction at the addition mezzanine is concrete filled metal pans on steel framing. Roof construction is steel. The original building roof was reframed in 1998 to accommodate the standing seam metal roof. The exterior envelope is composed of walls of brick veneer over CMU. Walls at gable roof ends at the addition are a stucco system. Exterior windows are clear anodized aluminum frame with fixed and operable dual panes. Exterior doors are hollow metal at the main entry and corridor exits with glazing and some sidelites. Secondary/utility doors are hollow metal in hollow metal frames. The mechanical equipment room has louvered doors. Roofing is steep preformed metal with painted finish. There are gutters and downspouts at eave edges. Most building entrances appear to comply with ADA requirements.

C. INTERIORS

Interior partitions are CMU at corridors in the addition. Partitions in the original building and at demising walls between classrooms in the addition are gypboard on metal studs. Interior doors are generally solid core wood with hollow metal frames and mostly with glazing. Interior fittings include: white boards; graphics and identifying devices; toilet accessories and toilet partitions; and storage shelving. Stairs to the mezzanine construction are open risers and steel treads with steel handrails. Interior wall finishes are typically paint. Gypboard walls have a textured finish beneath the paint. Original toilet rooms have ceramic tile wainscot. There are acoustic wall panels in the gym. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in classrooms are typically a combination of carpet and VCT. Other floor finishes include carpet in the media center, ceramic tile in toilet rooms, and quarry tile in the kitchen. Ceiling finishes throughout the building are typically suspended acoustical tile. Other ceiling finishes include painted structure in the gym.

D. SERVICES

CONVEYING: The building does not include conveying equipment.

PLUMBING: Plumbing fixtures are typically low-flow fixtures with manual control valves. Domestic water distribution is copper with electric and propane hot water heating. The sanitary waste system is cast iron at original construction PVC at the addition. Other plumbing systems include propane gas and fuel oil piping.

HVAC: Heating is provided by a propane/fuel oil fired boiler with a 2-pipe system to air handlers at the original building. Cooling at the original building and heating and cooling at the addition is provided by heat pumps. The heating/cooling distribution system is a ductwork system utilizing air handling units located in mechanical rooms and on mezzanines. Fresh air is supplied by air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are analog and are not centrally controlled or monitored by an energy management system.

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

ELECTRICAL: The main electrical service is fed from a pad mounted transformer to two 800 amp 480/277V 3 phase, 4 wire switchboard/distribution panels located in the building. Lighting is lay-in type, fluorescent light fixtures with T-8 lamps. Branch circuit wiring is copper serving electrical switches and receptacles.

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

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

E. EQUIPMENT & FURNISHINGS

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

G. SITE

Campus site features include: asphalt paved driveways and parking lots; concrete pedestrian pavements; a flag pole; monument signage; landscaping; play areas with equipment; covered walkways; a shade canopy and a picnic shelter. Site mechanical and

Campus Assessment Report - Maysville Elementary

electrical features include: city water and sanitary sewer systems; storm sewer system that discharges to surface water features; propane tanks; fuel oil tanks; fiber optic cables; and site lighting owned by the power company.

Attributes:

General Attributes:

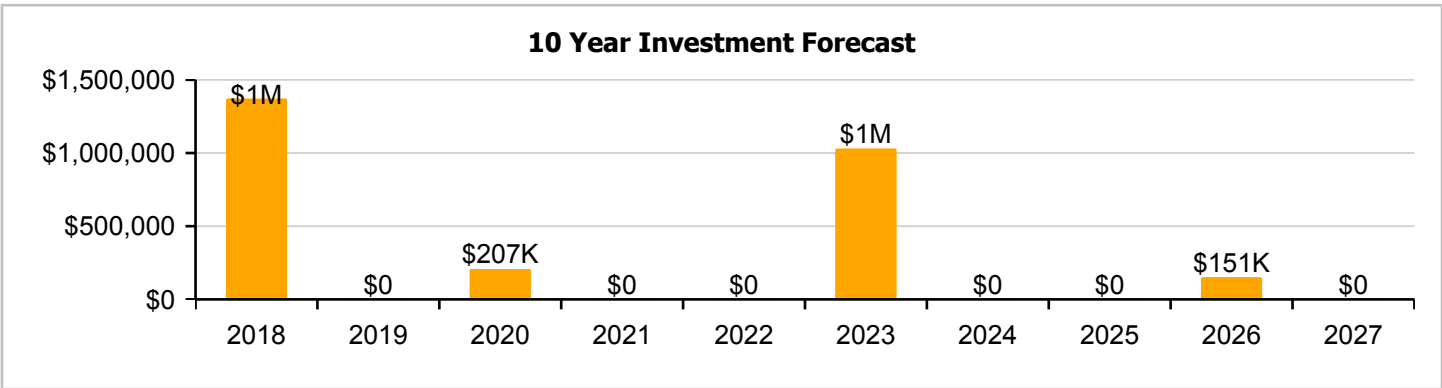
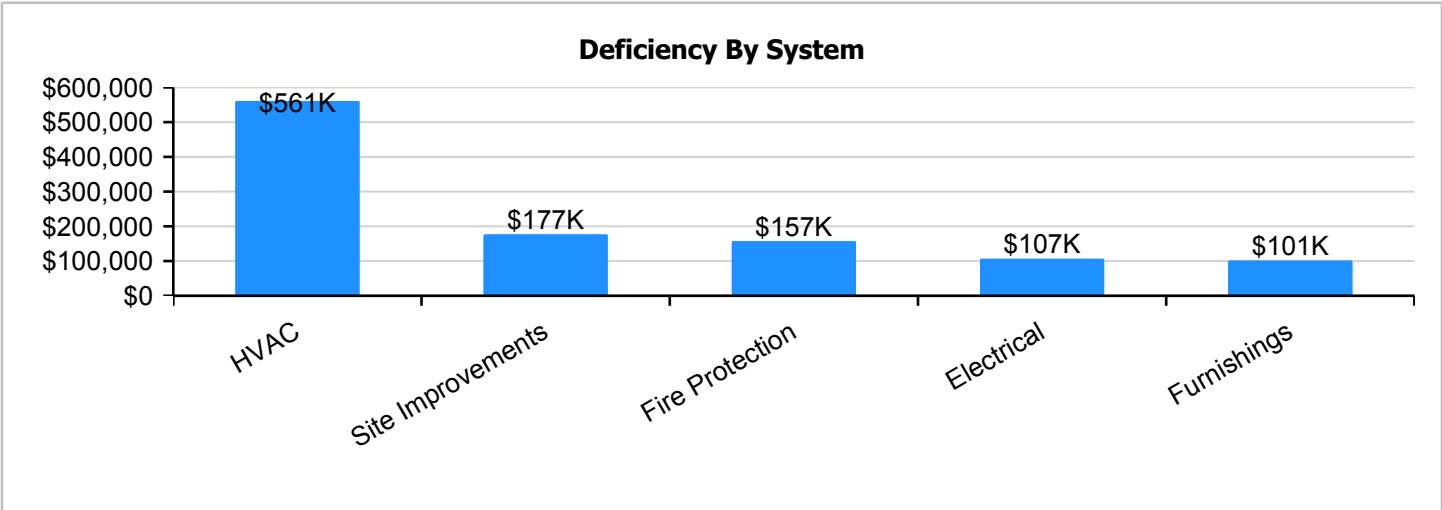
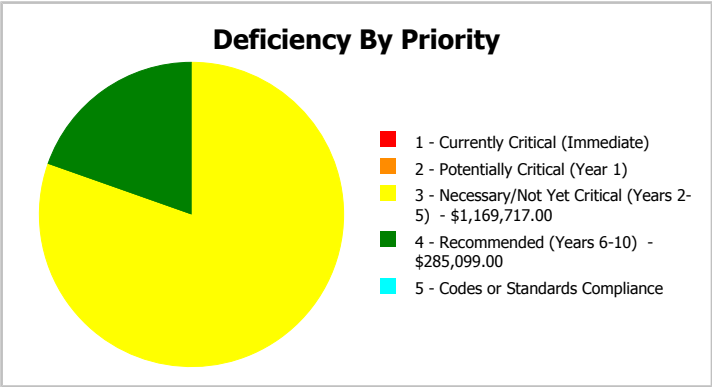
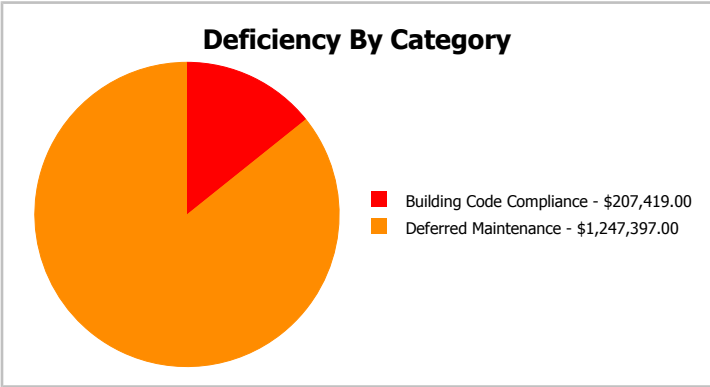
Condition Assessor:	Ann Buerger Linden	Assessment Date:	2/6/2017
Suitability Assessor:			

School Information:

HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	13	Site Acreage:	13

Campus Dashboard Summary

Gross Area:	36,973	Last Renovation:	
Year Built:	1978	Replacement Value:	\$8,311,792
Repair Cost:	\$1,454,816	RSLI%:	32.47 %
FCI:	17.50 %		



Campus Condition Summary

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

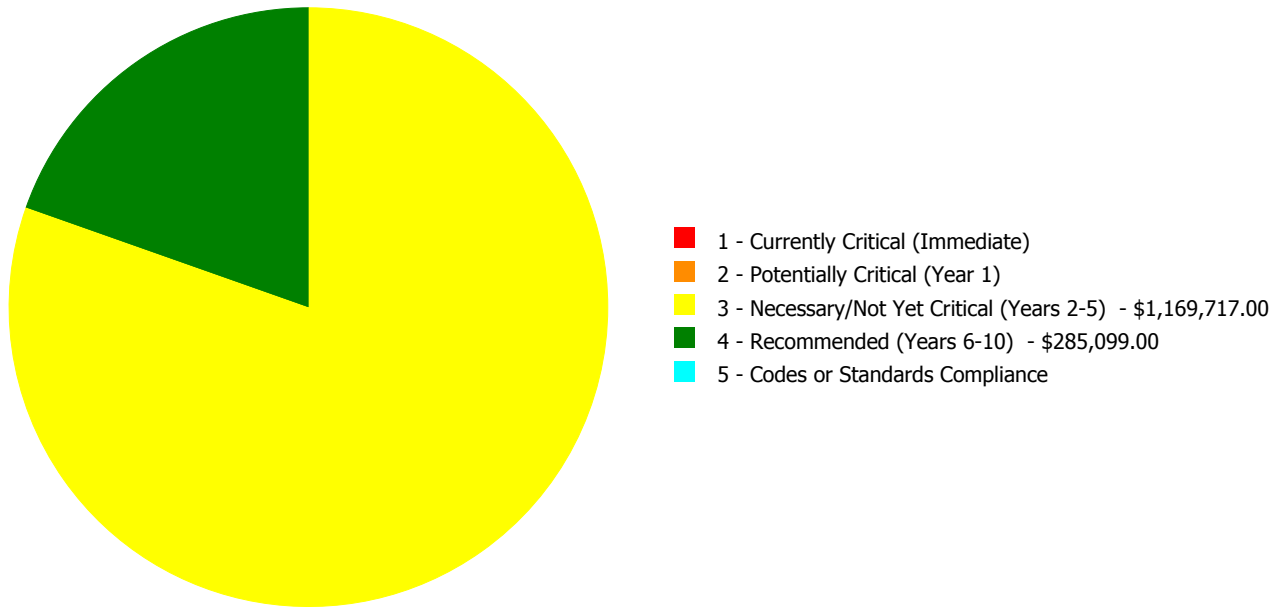
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	69.97 %	0.00 %	\$0.00
B10 - Superstructure	70.46 %	0.00 %	\$0.00
B20 - Exterior Enclosure	52.47 %	0.00 %	\$0.00
B30 - Roofing	36.67 %	0.00 %	\$0.00
C10 - Interior Construction	34.19 %	0.00 %	\$0.00
C20 - Stairs	81.00 %	0.00 %	\$0.00
C30 - Interior Finishes	22.71 %	0.00 %	\$0.00
D20 - Plumbing	35.13 %	0.00 %	\$0.00
D30 - HVAC	10.38 %	68.05 %	\$740,578.00
D40 - Fire Protection	0.00 %	110.00 %	\$207,419.00
D50 - Electrical	35.71 %	13.12 %	\$140,719.00
E10 - Equipment	5.00 %	0.00 %	\$0.00
E20 - Furnishings	2.24 %	60.67 %	\$133,466.00
G20 - Site Improvements	8.81 %	37.79 %	\$232,634.00
G30 - Site Mechanical Utilities	25.21 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	26.74 %	0.00 %	\$0.00
Totals:	32.47 %	17.50 %	\$1,454,816.00

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
1978 Main	20,392	13.36	\$0.00	\$0.00	\$395,911.00	\$114,400.00	\$0.00
1998 Addition	16,581	20.85	\$0.00	\$0.00	\$618,852.00	\$93,019.00	\$0.00
Site	36,973	21.58	\$0.00	\$0.00	\$154,954.00	\$77,680.00	\$0.00
Total:		17.50	\$0.00	\$0.00	\$1,169,717.00	\$285,099.00	\$0.00

Deficiencies By Priority



Budget Estimate Total: \$1,454,816.00

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):	20,392
Year Built:	1978
Last Renovation:	1998
Replacement Value:	\$3,819,008
Repair Cost:	\$510,311.00
Total FCI:	13.36 %
Total RSLI:	33.36 %
FCA Score:	86.64



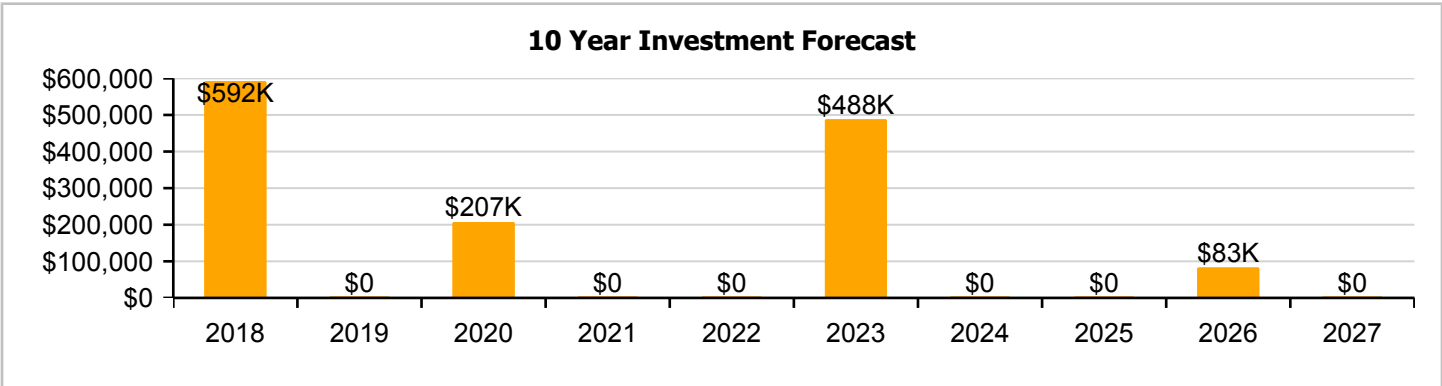
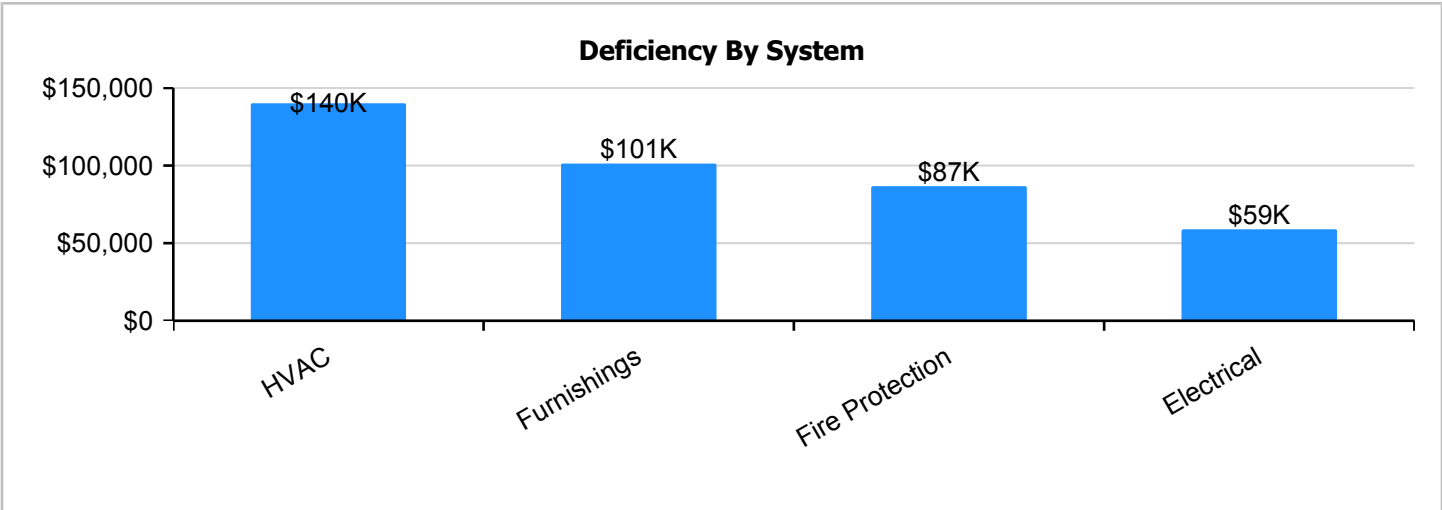
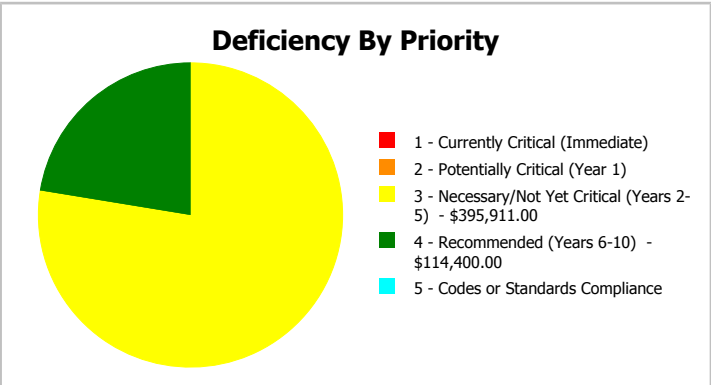
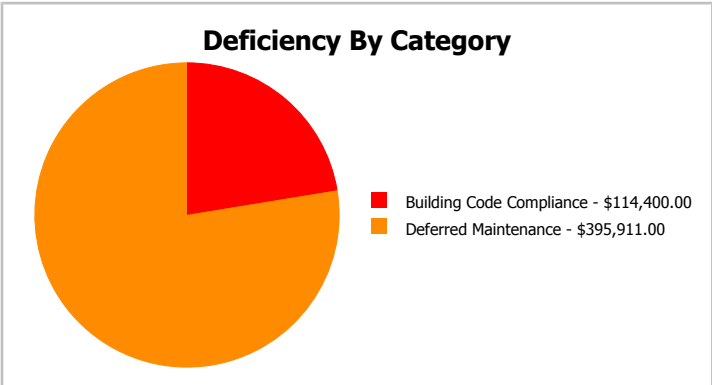
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	ES -Elementary School	Gross Area:	20,392
Year Built:	1978	Last Renovation:	1998
Repair Cost:	\$510,311	Replacement Value:	\$3,819,008
FCI:	13.36 %	RSLI%:	33.36 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	61.00 %	0.00 %	\$0.00
B10 - Superstructure	61.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	48.21 %	0.00 %	\$0.00
B30 - Roofing	36.67 %	0.00 %	\$0.00
C10 - Interior Construction	28.60 %	0.00 %	\$0.00
C30 - Interior Finishes	22.71 %	0.00 %	\$0.00
D20 - Plumbing	33.90 %	0.00 %	\$0.00
D30 - HVAC	16.42 %	41.41 %	\$184,833.00
D40 - Fire Protection	0.00 %	110.00 %	\$114,400.00
D50 - Electrical	34.37 %	13.12 %	\$77,612.00
E10 - Equipment	5.00 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	110.00 %	\$133,466.00
Totals:	33.36 %	13.36 %	\$510,311.00

Photo Album

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

1). South Elevation - Feb 08, 2017



2). West Elevation - Feb 08, 2017



3). North Elevation - Feb 08, 2017



4). East Elevation - Feb 08, 2017



Condition Detail

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

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

System Listing

Campus Assessment Report - 1978 Main

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.88	S.F.	20,392	100	1978	2078		61.00 %	0.00 %	61			\$99,513
A1030	Slab on Grade	\$8.61	S.F.	20,392	100	1978	2078		61.00 %	0.00 %	61			\$175,575
B1020	Roof Construction	\$16.08	S.F.	20,392	100	1978	2078		61.00 %	0.00 %	61			\$327,903
B2010	Exterior Walls	\$9.61	S.F.	20,392	100	1978	2078		61.00 %	0.00 %	61			\$195,967
B2020	Exterior Windows	\$9.57	S.F.	20,392	30	1998	2028		36.67 %	0.00 %	11			\$195,151
B2030	Exterior Doors	\$1.07	S.F.	20,392	30	1998	2028		36.67 %	0.00 %	11			\$21,819
B3010130	Preformed Metal Roofing	\$9.66	S.F.	20,392	30	1998	2028		36.67 %	0.00 %	11			\$196,987
C1010	Partitions	\$11.01	S.F.	20,392	75	1978	2053		48.00 %	0.00 %	36			\$224,516
C1020	Interior Doors	\$2.59	S.F.	20,392	30	1998	2028		36.67 %	0.00 %	11			\$52,815
C1030	Fittings	\$9.94	S.F.	20,392	20	1998	2018		5.00 %	0.00 %	1			\$202,696
C3010	Wall Finishes	\$2.84	S.F.	20,392	10	2016	2026		90.00 %	0.00 %	9			\$57,913
C3020	Floor Finishes	\$11.60	S.F.	20,392	20	1998	2018		5.00 %	0.00 %	1			\$236,547
C3030	Ceiling Finishes	\$11.19	S.F.	20,392	25	1998	2023		24.00 %	0.00 %	6			\$228,186
D2010	Plumbing Fixtures	\$11.71	S.F.	20,392	30	1998	2028		36.67 %	0.00 %	11			\$238,790
D2020	Domestic Water Distribution	\$0.99	S.F.	20,392	30	1978	2008	2023	20.00 %	0.00 %	6			\$20,188
D2030	Sanitary Waste	\$1.57	S.F.	20,392	30	1978	2008	2023	20.00 %	0.00 %	6			\$32,015
D2090	Other Plumbing Systems -Propane & fuel oil	\$0.17	S.F.	20,392	40	1998	2038		52.50 %	0.00 %	21			\$3,467
D3020	Heat Generating Systems	\$5.19	S.F.	20,392	30	1998	2028		36.67 %	0.00 %	11			\$105,834
D3040	Distribution Systems	\$6.26	S.F.	20,392	30	1978	2008		0.00 %	110.00 %	-9		\$140,419.00	\$127,654
D3050	Terminal & Package Units	\$8.46	S.F.	20,392	15	2005	2020		20.00 %	0.00 %	3			\$172,516
D3060	Controls & Instrumentation	\$1.98	S.F.	20,392	20	1978	1998		0.00 %	110.00 %	-19		\$44,414.00	\$40,376
D4010	Sprinklers	\$4.41	S.F.	20,392	30			2017	0.00 %	110.00 %	0		\$98,922.00	\$89,929
D4020	Standpipes	\$0.69	S.F.	20,392	30			2017	0.00 %	110.01 %	0		\$15,478.00	\$14,070
D5010	Electrical Service/Distribution	\$1.73	S.F.	20,392	40	1978	2018		2.50 %	0.00 %	1			\$35,278
D5020	Branch Wiring	\$5.20	S.F.	20,392	30	1998	2028		36.67 %	0.00 %	11			\$106,038
D5020	Lighting	\$12.12	S.F.	20,392	30	1998	2028		36.67 %	0.00 %	11			\$247,151
D5030810	Security & Detection Systems	\$1.91	S.F.	20,392	15	2016	2031		93.33 %	0.00 %	14			\$38,949
D5030910	Fire Alarm Systems	\$3.46	S.F.	20,392	15	1998	2013		0.00 %	110.00 %	-4		\$77,612.00	\$70,556
D5030920	Data Communication	\$4.47	S.F.	20,392	15	2008	2023		40.00 %	0.00 %	6			\$91,152
D5090	Other Electrical Systems	\$0.12	S.F.	20,392	20	1998	2018		5.00 %	0.00 %	1			\$2,447
E1020	Institutional Equipment	\$0.30	S.F.	20,392	20	1998	2018		5.00 %	0.00 %	1			\$6,118
E1090	Other Equipment	\$1.94	S.F.	20,392	20	1998	2018		5.00 %	0.00 %	1			\$39,560
E2010	Fixed Furnishings	\$5.95	S.F.	20,392	20	1978	1998		0.00 %	110.00 %	-19		\$133,466.00	\$121,332
Total									33.36 %	13.36 %			\$510,311.00	\$3,819,008

System Notes

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

System: B1020 - Roof Construction

This system contains no images

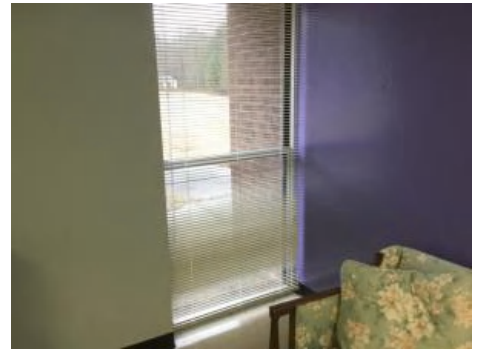
Note: Roof re-structured in 1998 to accommodate standing seam metal roof system.

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note: Exterior windows are believed to have been installed new in 1998. A few are losing seals and should be replaced on a maintenance basis.

System: B2030 - Exterior Doors



Note: Exterior doors are believed to have been upgraded in the 1998 renovation. No deficiencies noted.

Campus Assessment Report - 1978 Main

System: B3010130 - Preformed Metal Roofing



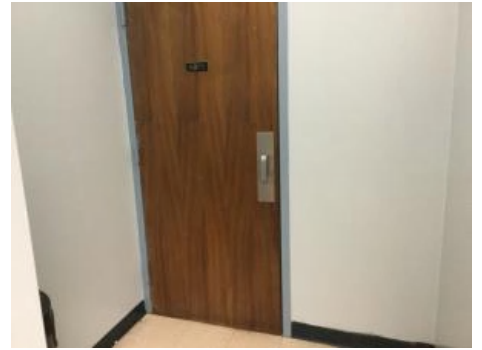
Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note: Interior doors typically have lever hardware.

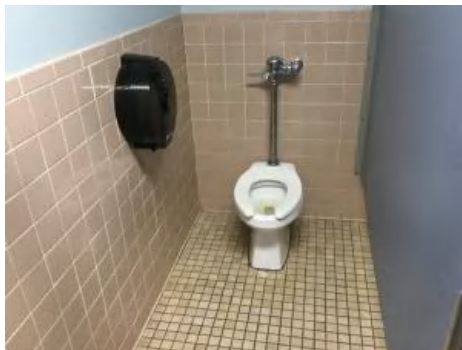
Campus Assessment Report - 1978 Main

System: C1030 - Fittings



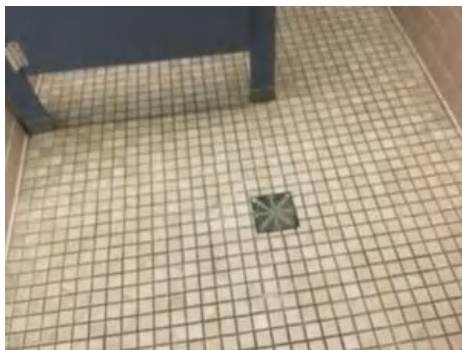
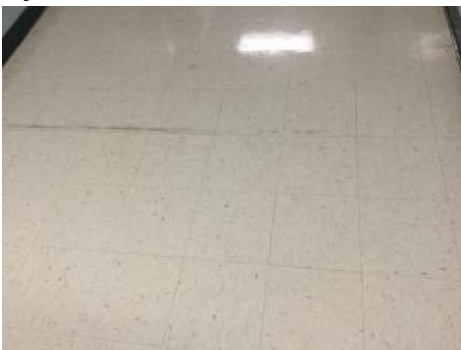
Note: Signage is not up to code. Toilet partitions and marker boards are in good condition. No manual deficiency entered as system expires in one year.

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note: Carpet and VCT installed over VAT and asbestos mastic to encapsulate it in 1998. System expires in 1 year, so no manual deficiency entered.

Campus Assessment Report - 1978 Main

System: C3030 - Ceiling Finishes



Note: It appears that original ceiling tile and grid have been spray painted.

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note: No apparent or reported issues with water distribution system. Water heaters are up to date. System renewal put at 5 years.

Campus Assessment Report - 1978 Main

System: D2030 - Sanitary Waste



Note: No observed or reported problems with the sanitary waste system. System renewal set at 5 years hence.

System: D2090 - Other Plumbing Systems -Propane & fuel oil



Note:

System: D3020 - Heat Generating Systems



Note:

Campus Assessment Report - 1978 Main

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note: Air conditioning not included in 1998 upgrades. Community paid for retrofit of cooling coils in AHUs and condensing units in 2005.

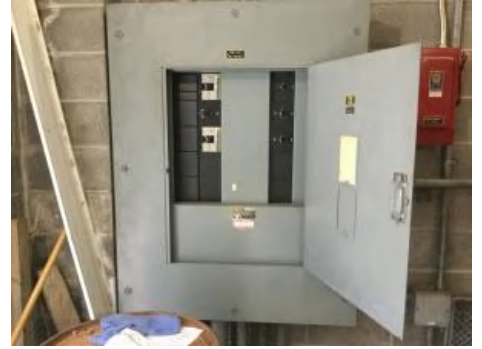
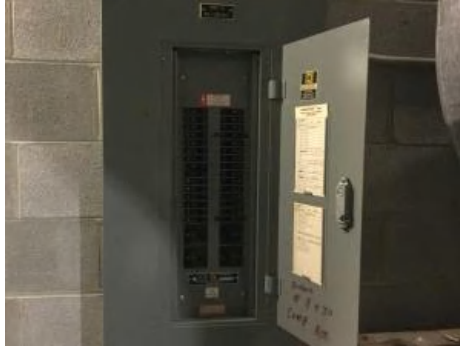
System: D3060 - Controls & Instrumentation



Note:

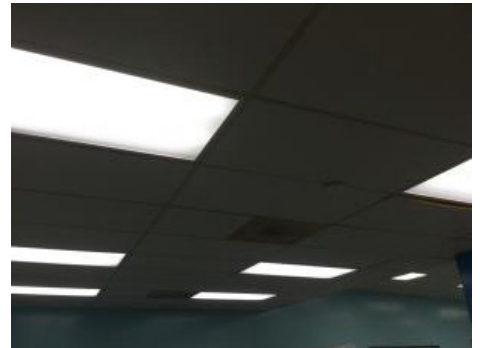
Campus Assessment Report - 1978 Main

System: D5020 - Branch Wiring



Note: Deficiencies, if any, assumed to have been addressed in 1998 renovations. GFI outlets seen in wet areas. Sufficient power outlets for computer needs. Power strips used for surge protection. No use of extension cords observed.

System: D5020 - Lighting



Note: Upgraded existing fixtures with new ballasts and T-8 lamps 2011.

System: D5030810 - Security & Detection Systems



Note:

Campus Assessment Report - 1978 Main

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

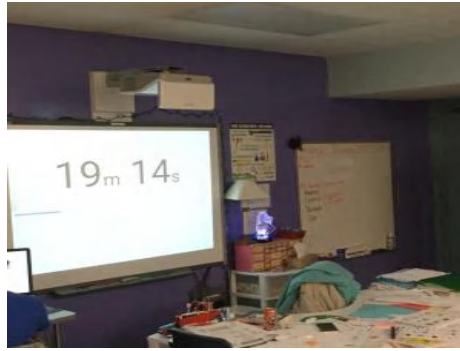
System: D5090 - Other Electrical Systems



Note:

Campus Assessment Report - 1978 Main

System: E1020 - Institutional Equipment



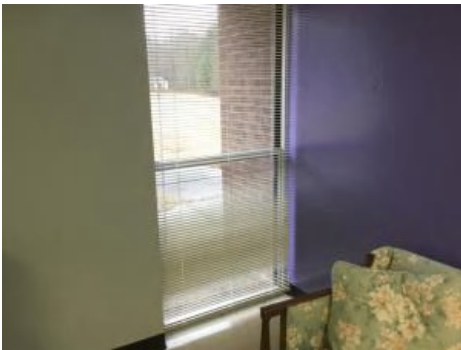
Note:

System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$510,311	\$592,159	\$0	\$207,365	\$0	\$0	\$488,004	\$0	\$0	\$83,121	\$0	\$1,880,960
* 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	\$229,655	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$229,655
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83,121	\$0	\$83,121
C3020 - Floor Finishes	\$0	\$268,008	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$268,008
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$299,713	\$0	\$0	\$0	\$0	\$299,713
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

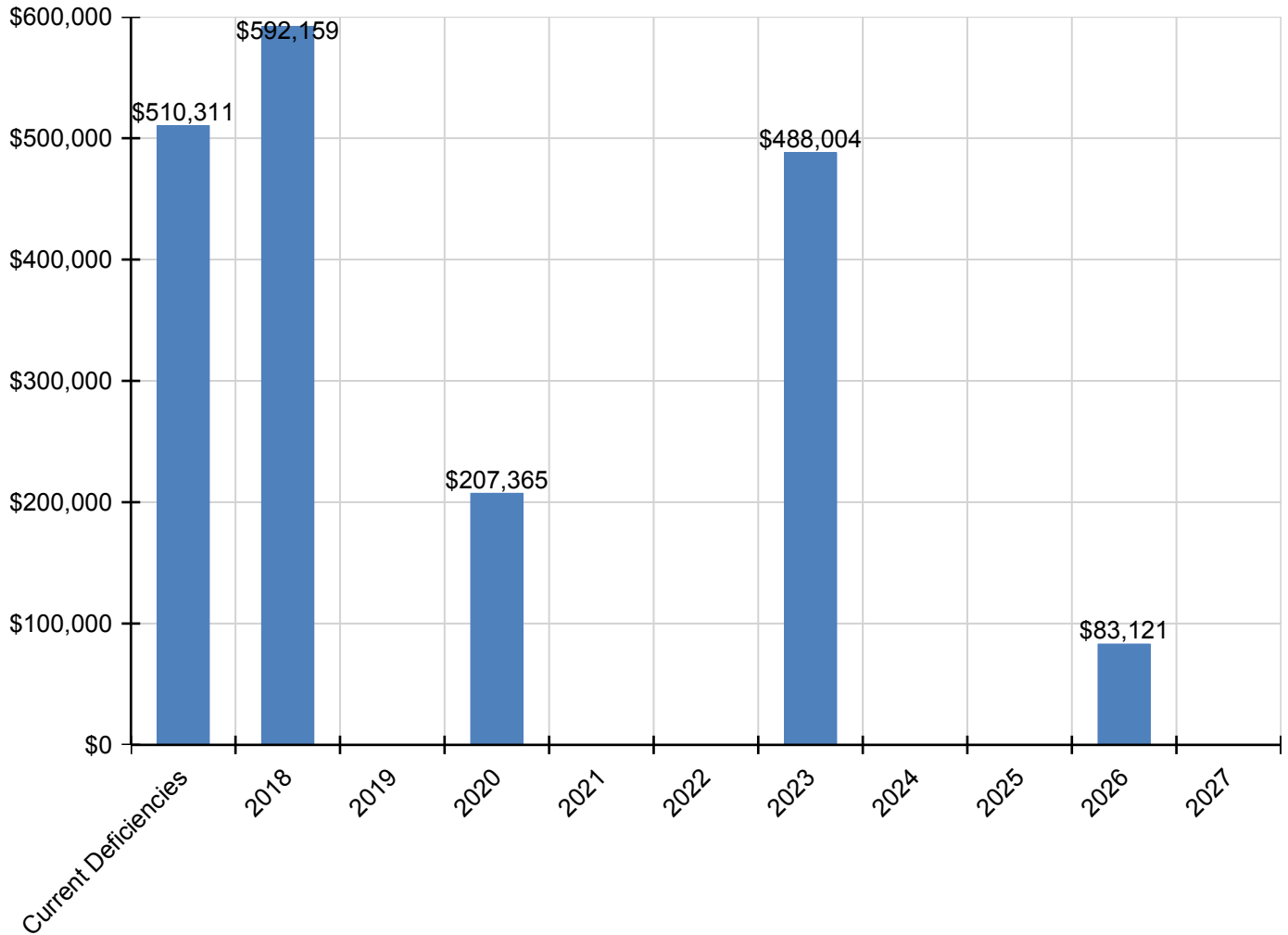
Campus Assessment Report - 1978 Main

D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$26,516	\$0	\$0	\$0	\$0	\$0	\$26,516
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$42,051	\$0	\$0	\$0	\$0	\$0	\$42,051
D2090 - Other Plumbing Systems - Propane & fuel oil	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$140,419	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$140,419
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$207,365	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$207,365
D3060 - Controls & Instrumentation	\$44,414	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,414
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$98,922	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$98,922
D4020 - Standpipes	\$15,478	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,478
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$39,970	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,970
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$77,612	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$77,612
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$119,724	\$0	\$0	\$0	\$0	\$0	\$119,724
D5090 - Other Electrical Systems	\$0	\$2,773	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,773
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$6,931	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,931
E1090 - Other Equipment	\$0	\$44,823	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,823
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$133,466	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$133,466

* Indicates non-renewable system

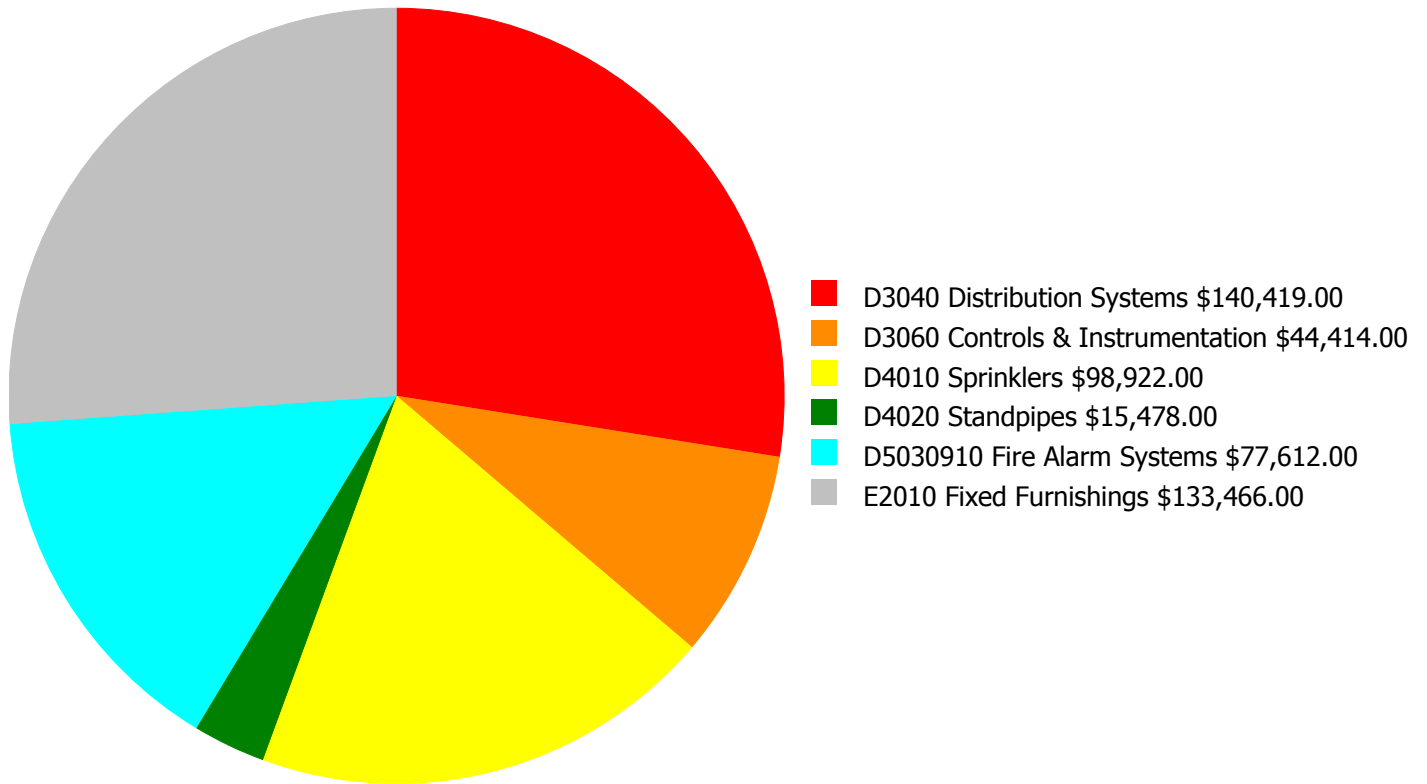
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

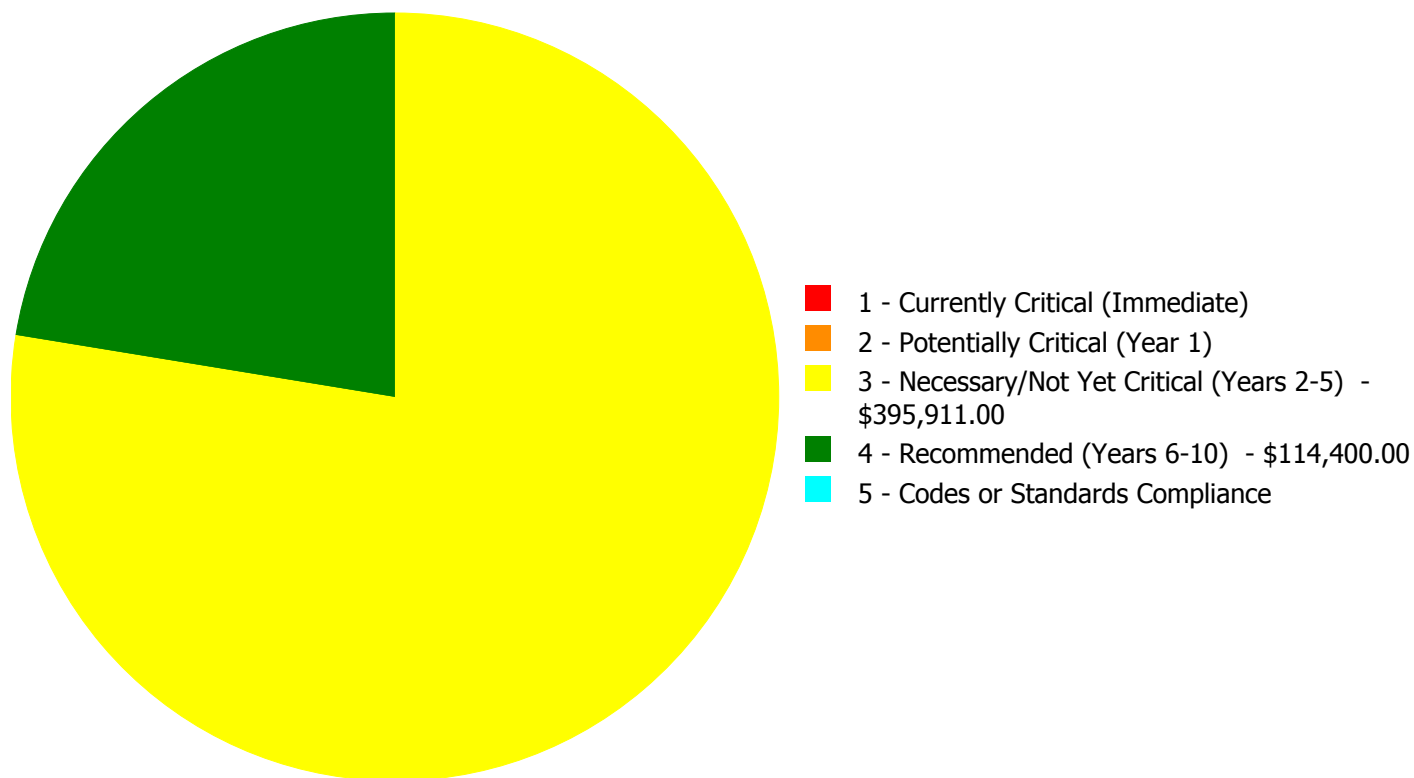
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$510,311.00

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: \$510,311.00

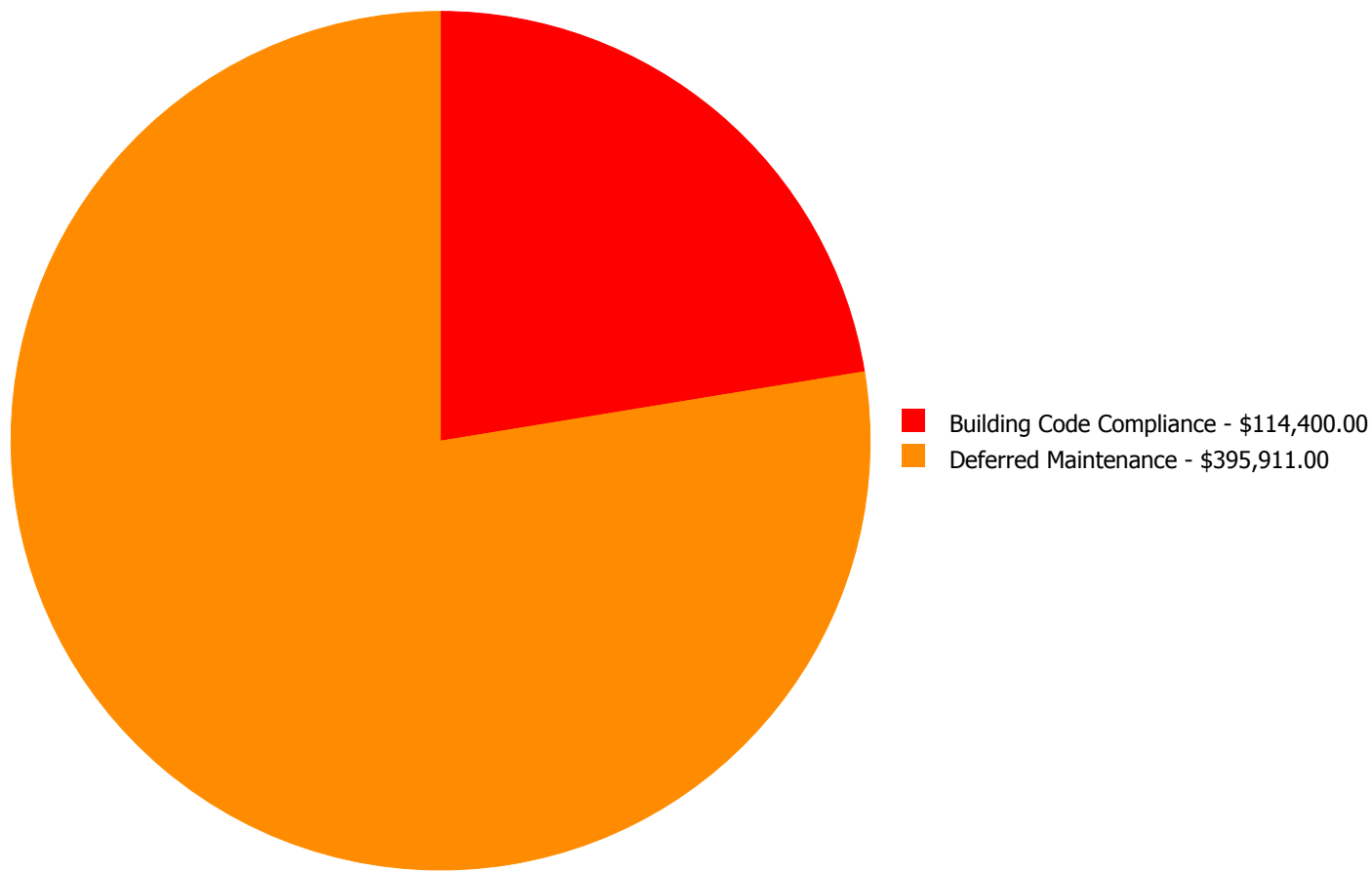
Deficiency By Priority Investment Table

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
D3040	Distribution Systems	\$0.00	\$0.00	\$140,419.00	\$0.00	\$0.00	\$140,419.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$44,414.00	\$0.00	\$0.00	\$44,414.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$98,922.00	\$0.00	\$98,922.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$15,478.00	\$0.00	\$15,478.00
D5030910	Fire Alarm Systems	\$0.00	\$0.00	\$77,612.00	\$0.00	\$0.00	\$77,612.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$133,466.00	\$0.00	\$0.00	\$133,466.00
	Total:	\$0.00	\$0.00	\$395,911.00	\$114,400.00	\$0.00	\$510,311.00

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: \$510,311.00

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: D3040 - Distribution Systems



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 20,392.00
Unit of Measure: S.F.
Estimate: \$140,419.00
Assessor Name: Ann Buerger Linden
Date Created: 02/08/2017

Notes: The air distribution system is aged, has internally lined ductwork, and should be replaced. Provide cooling supply to data closets. Toilet room exhaust systems are cruddy.

System: D3060 - Controls & Instrumentation



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 20,392.00
Unit of Measure: S.F.
Estimate: \$44,414.00
Assessor Name: Ann Buerger Linden
Date Created: 02/08/2017

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

System: D5030910 - Fire Alarm Systems



Location: Throughout the building.
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 20,392.00
Unit of Measure: S.F.
Estimate: \$77,612.00
Assessor Name: Ann Buerger Linden
Date Created: 02/08/2017

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

System: E2010 - Fixed Furnishings



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 20,392.00
Unit of Measure: S.F.
Estimate: \$133,466.00
Assessor Name: Ann Buerger Linden
Date Created: 02/08/2017

Notes: Fixed furnishings are typically original, are beyond their expected useful life and are showing wear and tear. System renewal is recommended.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 20,392.00
Unit of Measure: S.F.
Estimate: \$98,922.00
Assessor Name: Ann Buerger Linden
Date Created: 02/08/2017

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

System: D4020 - Standpipes

This deficiency has no image.

Location: TBD
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 20,392.00
Unit of Measure: S.F.
Estimate: \$15,478.00
Assessor Name: Ann Buerger Linden
Date Created: 02/08/2017

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	16,581
Year Built:	1998
Last Renovation:	
Replacement Value:	\$3,415,021
Repair Cost:	\$711,871.00
Total FCI:	20.85 %
Total RSLI:	36.69 %
FCA Score:	79.15



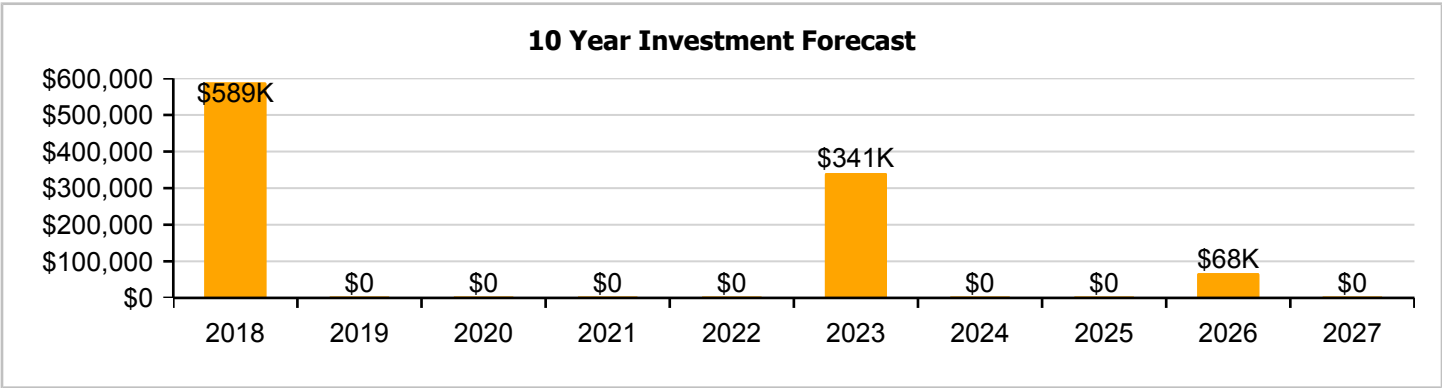
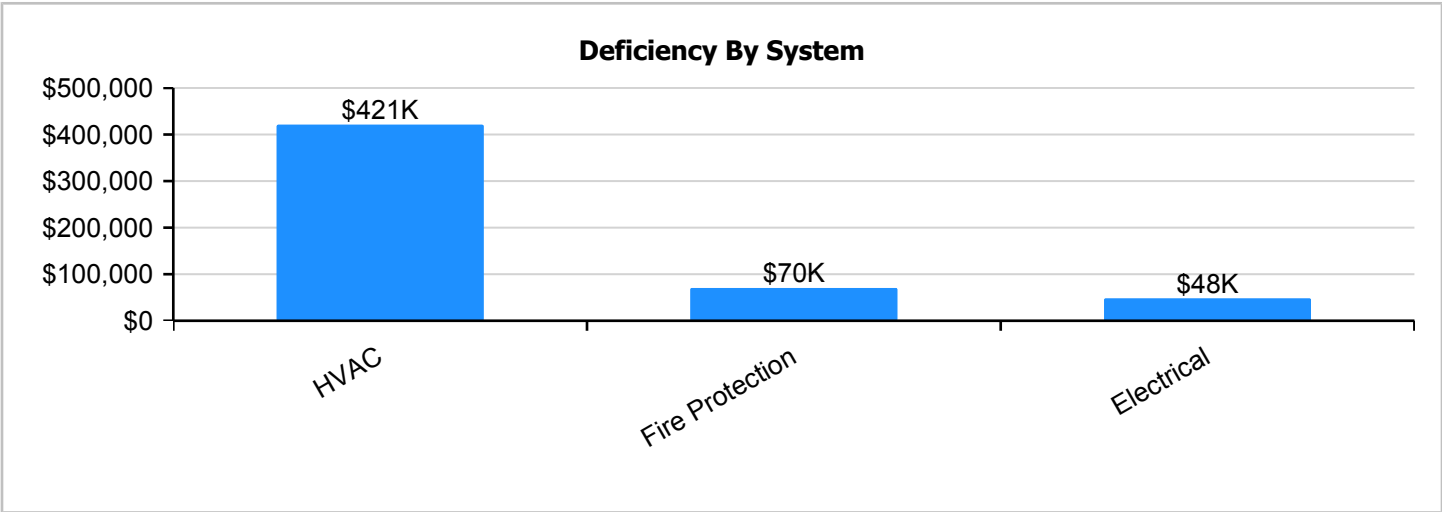
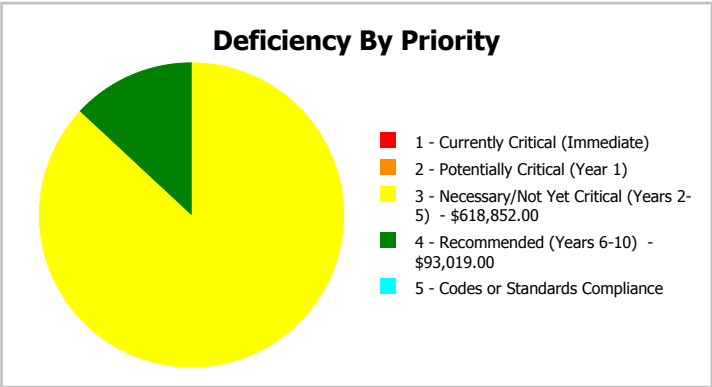
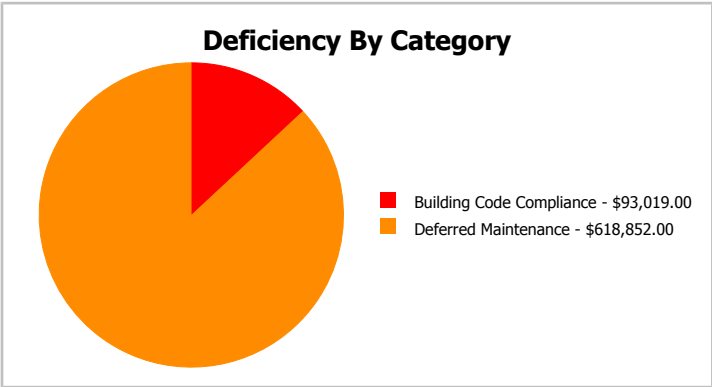
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	ES -Elementary School	Gross Area:	16,581
Year Built:	1998	Last Renovation:	
Repair Cost:	\$711,871	Replacement Value:	\$3,415,021
FCI:	20.85 %	RSLI%:	36.69 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	81.00 %	0.00 %	\$0.00
B10 - Superstructure	81.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	57.71 %	0.00 %	\$0.00
B30 - Roofing	36.67 %	0.00 %	\$0.00
C10 - Interior Construction	41.07 %	0.00 %	\$0.00
C20 - Stairs	81.00 %	0.00 %	\$0.00
C30 - Interior Finishes	22.71 %	0.00 %	\$0.00
D20 - Plumbing	36.67 %	0.00 %	\$0.00
D30 - HVAC	6.19 %	86.58 %	\$555,745.00
D40 - Fire Protection	0.00 %	110.00 %	\$93,019.00
D50 - Electrical	37.35 %	13.12 %	\$63,107.00
E10 - Equipment	5.00 %	0.00 %	\$0.00
E20 - Furnishings	5.00 %	0.00 %	\$0.00
Totals:	36.69 %	20.85 %	\$711,871.00

Photo Album

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

1). Southwest Elevation - Feb 08, 2017



2). Southeast Elevation - Feb 08, 2017



3). Northeast Elevation - Feb 08, 2017



4). Northwest Elevation - Feb 08, 2017



Condition Detail

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

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

System Listing

Campus Assessment Report - 1998 Addition

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.	16,581	100	1998	2098		81.00 %	0.00 %	81			\$80,915
A1030	Slab on Grade	\$8.61	S.F.	16,581	100	1998	2098		81.00 %	0.00 %	81			\$142,762
B1010	Floor Construction	\$1.66	S.F.	16,581	100	1998	2098		81.00 %	0.00 %	81			\$27,524
B1020	Roof Construction	\$16.08	S.F.	16,581	100	1998	2098		81.00 %	0.00 %	81			\$266,622
B2010	Exterior Walls	\$9.61	S.F.	16,581	100	1998	2098		81.00 %	0.00 %	81			\$159,343
B2020	Exterior Windows	\$9.57	S.F.	16,581	30	1998	2028		36.67 %	0.00 %	11			\$158,680
B2030	Exterior Doors	\$1.07	S.F.	16,581	30	1998	2028		36.67 %	0.00 %	11			\$17,742
B3010130	Preformed Metal Roofing	\$9.66	S.F.	16,581	30	1998	2028		36.67 %	0.00 %	11			\$160,172
C1010	Partitions	\$11.01	S.F.	16,581	75	1998	2073		74.67 %	0.00 %	56			\$182,557
C1020	Interior Doors	\$2.59	S.F.	16,581	30	1998	2028		36.67 %	0.00 %	11			\$42,945
C1030	Fittings	\$9.94	S.F.	16,581	20	1998	2018		5.00 %	0.00 %	1			\$164,815
C20	Stairs	\$0.86	S.F.	16,581	100	1998	2098		81.00 %	0.00 %	81			\$14,260
C3010	Wall Finishes	\$2.84	S.F.	16,581	10	2016	2026		90.00 %	0.00 %	9			\$47,090
C3020	Floor Finishes	\$11.60	S.F.	16,581	20	1998	2018		5.00 %	0.00 %	1			\$192,340
C3030	Ceiling Finishes	\$11.19	S.F.	16,581	25	1998	2023		24.00 %	0.00 %	6			\$185,541
D2010	Plumbing Fixtures	\$11.71	S.F.	16,581	30	1998	2028		36.67 %	0.00 %	11			\$194,164
D2020	Domestic Water Distribution	\$0.99	S.F.	16,581	30	1998	2028		36.67 %	0.00 %	11			\$16,415
D2030	Sanitary Waste	\$1.57	S.F.	16,581	30	1998	2028		36.67 %	0.00 %	11			\$26,032
D3040	Distribution Systems	\$6.26	S.F.	16,581	30	1998	2028		36.67 %	0.00 %	11			\$103,797
D3050	Terminal & Package Units	\$30.47	S.F.	16,581	15	1998	2013		0.00 %	110.00 %	-4		\$555,745.00	\$505,223
D3060	Controls & Instrumentation	\$1.98	S.F.	16,581	20	1998	2018		5.00 %	0.00 %	1			\$32,830
D4010	Sprinklers	\$4.41	S.F.	16,581	30			2017	0.00 %	110.00 %	0		\$80,434.00	\$73,122
D4020	Standpipes	\$0.69	S.F.	16,581	30			2017	0.00 %	110.00 %	0		\$12,585.00	\$11,441
D5010	Electrical Service/Distribution	\$1.73	S.F.	16,581	40	1998	2038		52.50 %	0.00 %	21			\$28,685
D5020	Branch Wiring	\$5.20	S.F.	16,581	30	1998	2028		36.67 %	0.00 %	11			\$86,221
D5020	Lighting	\$12.12	S.F.	16,581	30	1998	2028		36.67 %	0.00 %	11			\$200,962
D5030810	Security & Detection Systems	\$1.91	S.F.	16,581	15	2016	2031		93.33 %	0.00 %	14			\$31,670
D5030910	Fire Alarm Systems	\$3.46	S.F.	16,581	15	1998	2013		0.00 %	110.00 %	-4		\$63,107.00	\$57,370
D5030920	Data Communication	\$4.47	S.F.	16,581	15	2008	2023		40.00 %	0.00 %	6			\$74,117
D5090	Other Electrical Systems	\$0.12	S.F.	16,581	20	1998	2018		5.00 %	0.00 %	1			\$1,990
E1020	Institutional Equipment	\$1.62	S.F.	16,581	20	1998	2018		5.00 %	0.00 %	1			\$26,861
E1090	Other Equipment	\$0.13	S.F.	16,581	20	1998	2018		5.00 %	0.00 %	1			\$2,156
E2010	Fixed Furnishings	\$5.95	S.F.	16,581	20	1998	2018		5.00 %	0.00 %	1			\$98,657
Total									36.69 %	20.85 %			\$711,871.00	\$3,415,021

System Notes

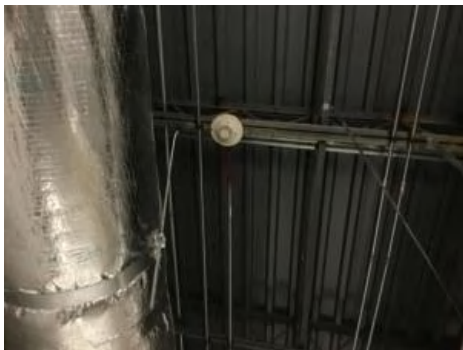
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B1010 - Floor Construction



Note:

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note: Walls painted 2016

Campus Assessment Report - 1998 Addition

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

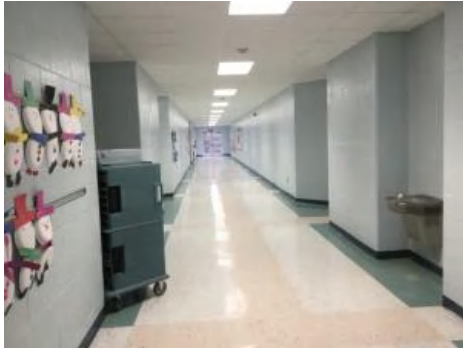
System: B3010130 - Preformed Metal Roofing



Note:

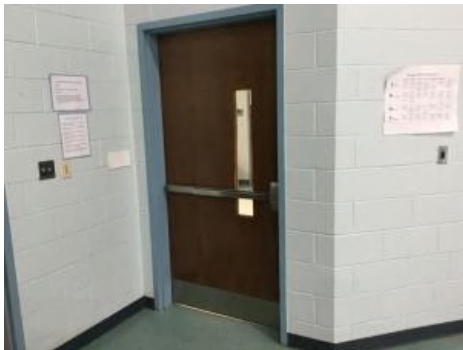
Campus Assessment Report - 1998 Addition

System: C1010 - Partitions



Note:

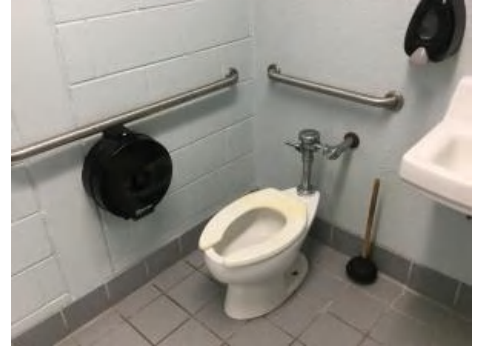
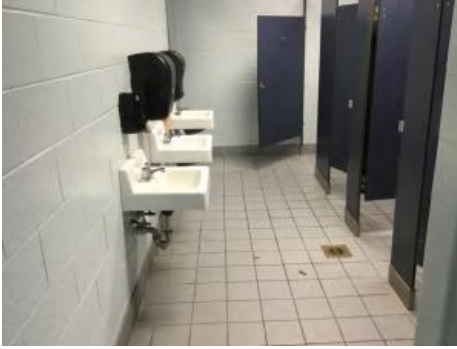
System: C1020 - Interior Doors



Note:

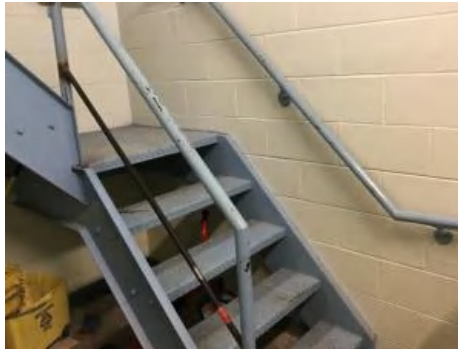
Campus Assessment Report - 1998 Addition

System: C1030 - Fittings



Note:

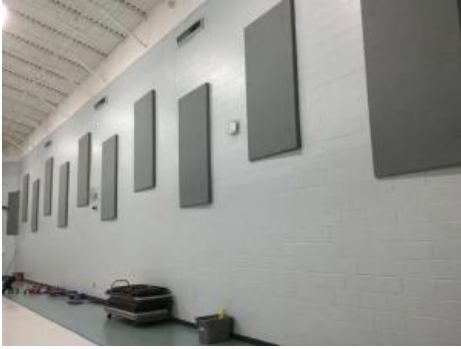
System: C20 - Stairs



Note:

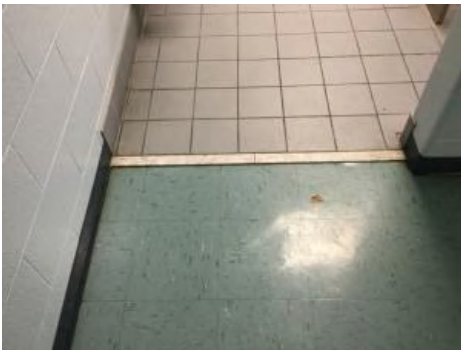
Campus Assessment Report - 1998 Addition

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

Campus Assessment Report - 1998 Addition

System: C3030 - Ceiling Finishes



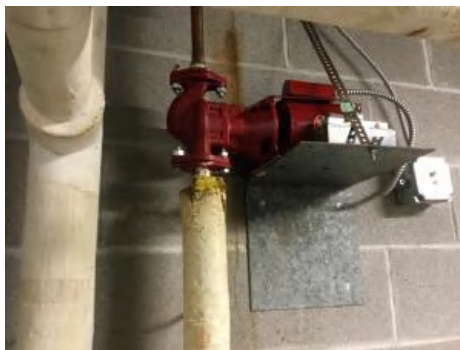
Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

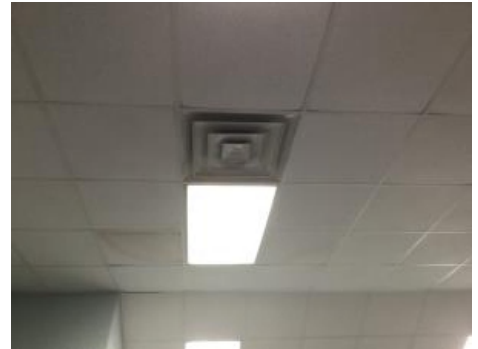
Campus Assessment Report - 1998 Addition

System: D2030 - Sanitary Waste



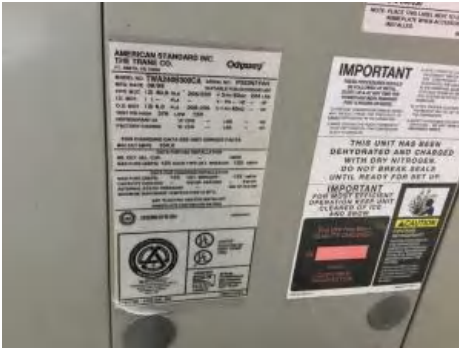
Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

Campus Assessment Report - 1998 Addition

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

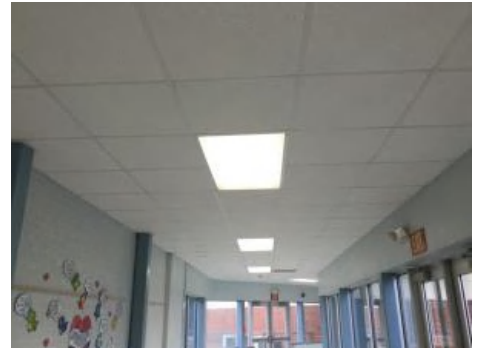
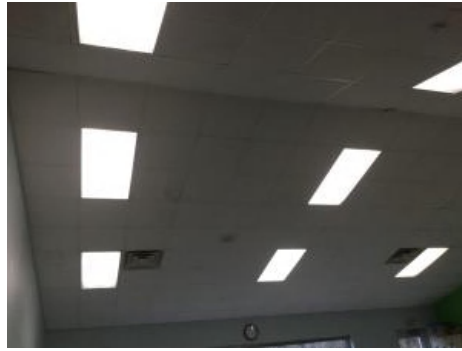
System: D5020 - Branch Wiring



Note:

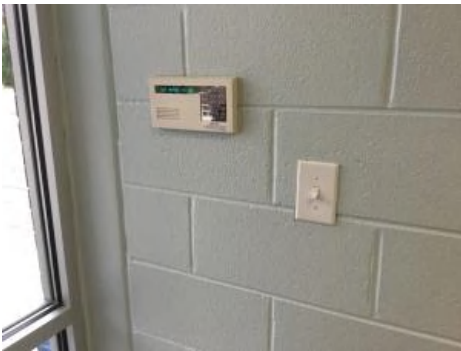
Campus Assessment Report - 1998 Addition

System: D5020 - Lighting



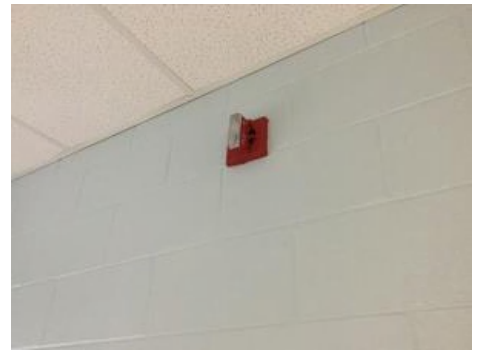
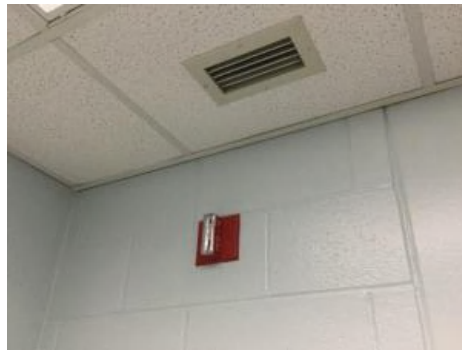
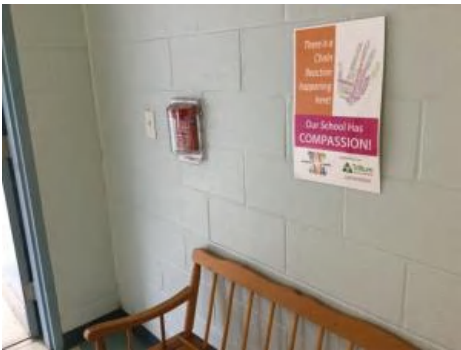
Note:

System: D5030810 - Security & Detection Systems



Note:

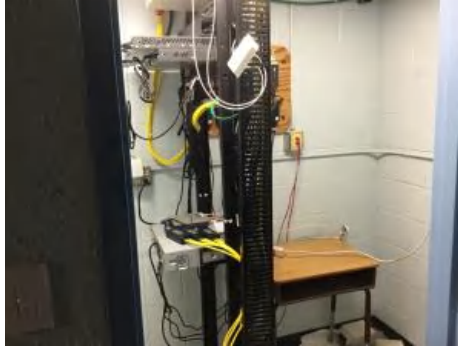
System: D5030910 - Fire Alarm Systems



Note:

Campus Assessment Report - 1998 Addition

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems



Note:

System: E1020 - Institutional Equipment



Note:

Campus Assessment Report - 1998 Addition

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:	\$711,871	\$588,762	\$0	\$0	\$0	\$0	\$341,051	\$0	\$0	\$67,586	\$0	\$1,709,271
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$186,736	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$186,736
C20 - Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$67,586	\$0	\$67,586
C3020 - Floor Finishes	\$0	\$217,921	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$217,921
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$243,701	\$0	\$0	\$0	\$0	\$243,701

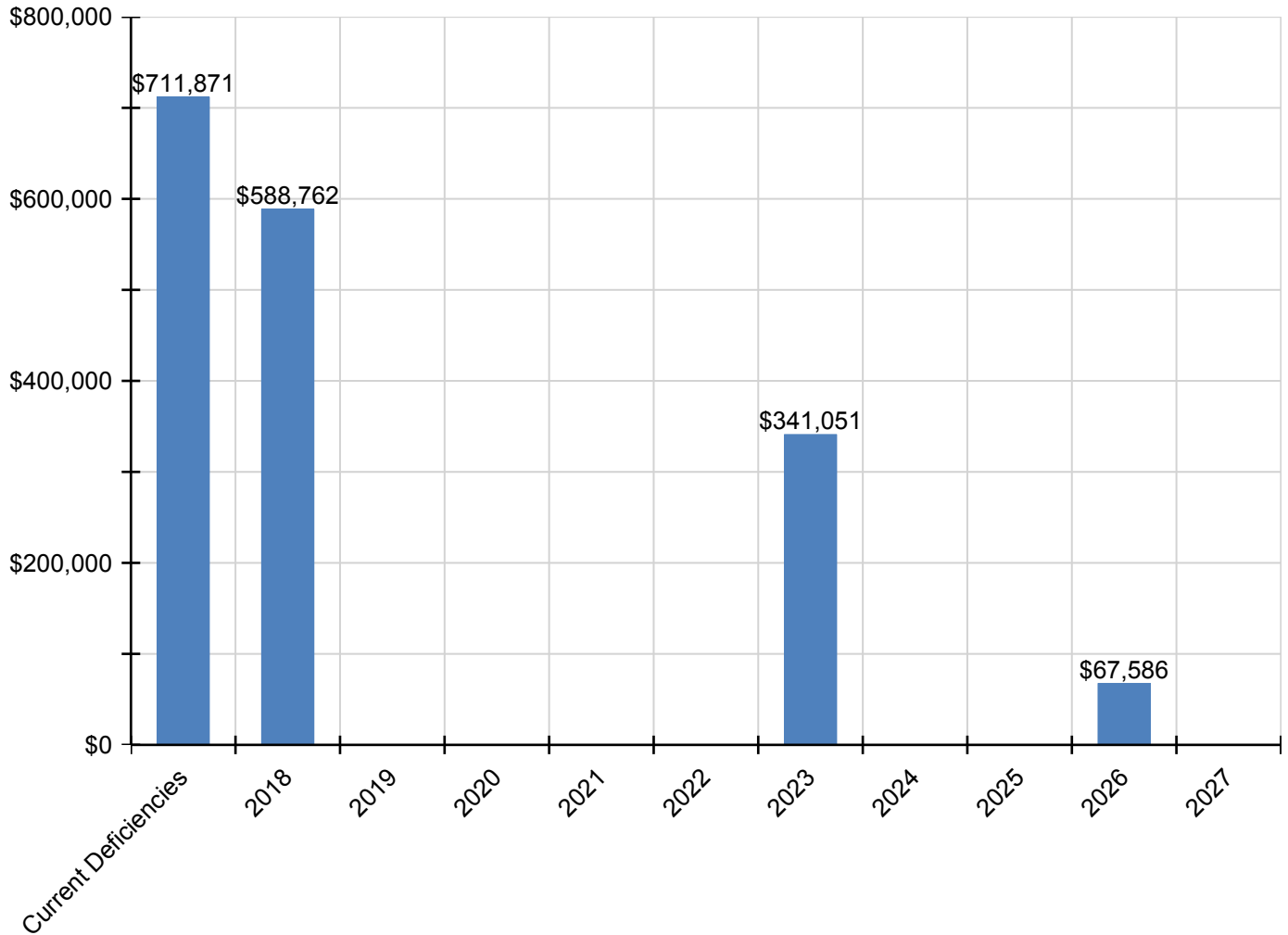
Campus Assessment Report - 1998 Addition

D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$555,745	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$555,745
D3060 - Controls & Instrumentation	\$0	\$37,196	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37,196
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$80,434	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,434
D4020 - Standpipes	\$12,585	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,585
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$63,107	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$63,107
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$97,350	\$0	\$0	\$0	\$0	\$0	\$97,350
D5090 - Other Electrical Systems	\$0	\$2,255	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,255
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$30,433	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,433
E1090 - Other Equipment	\$0	\$2,442	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,442
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$111,779	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$111,779

* Indicates non-renewable system

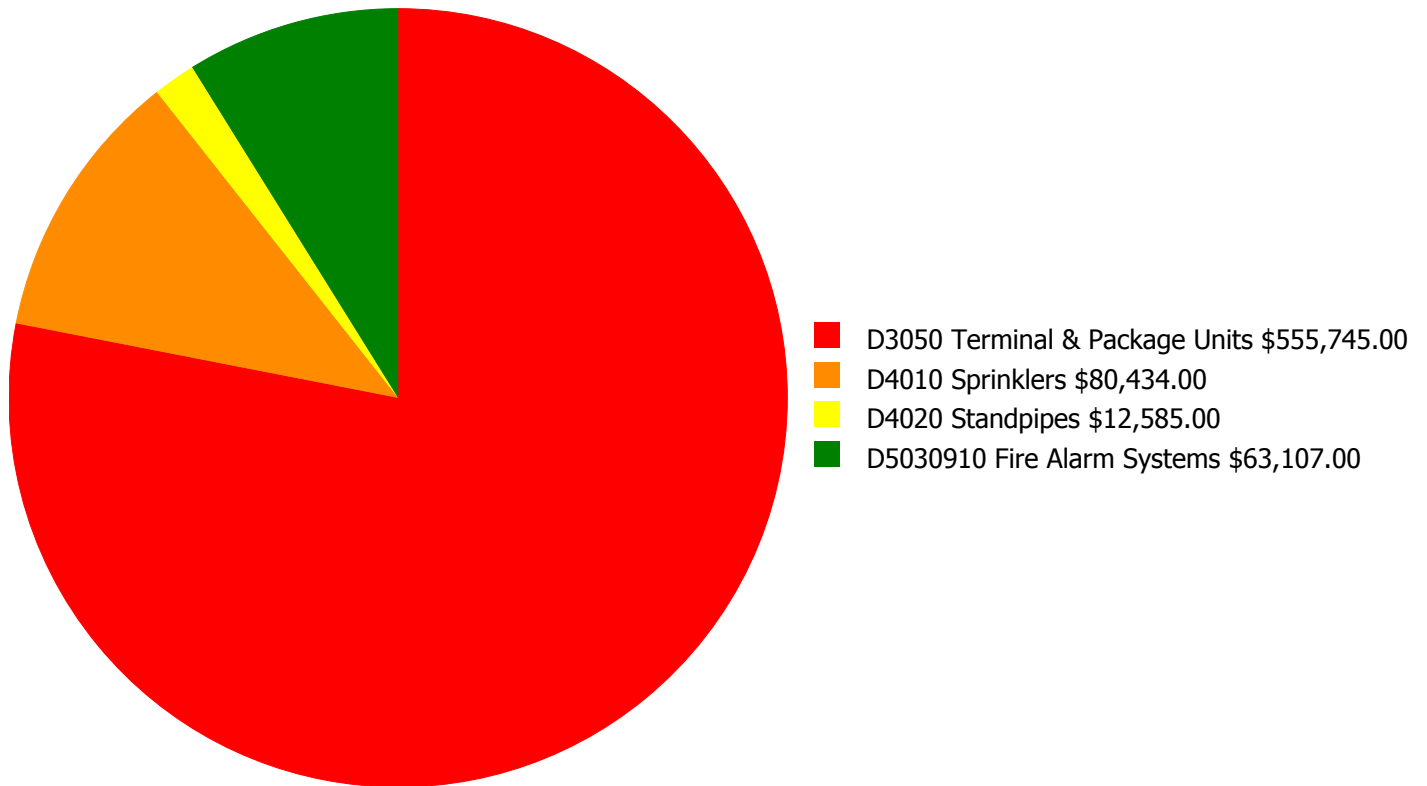
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

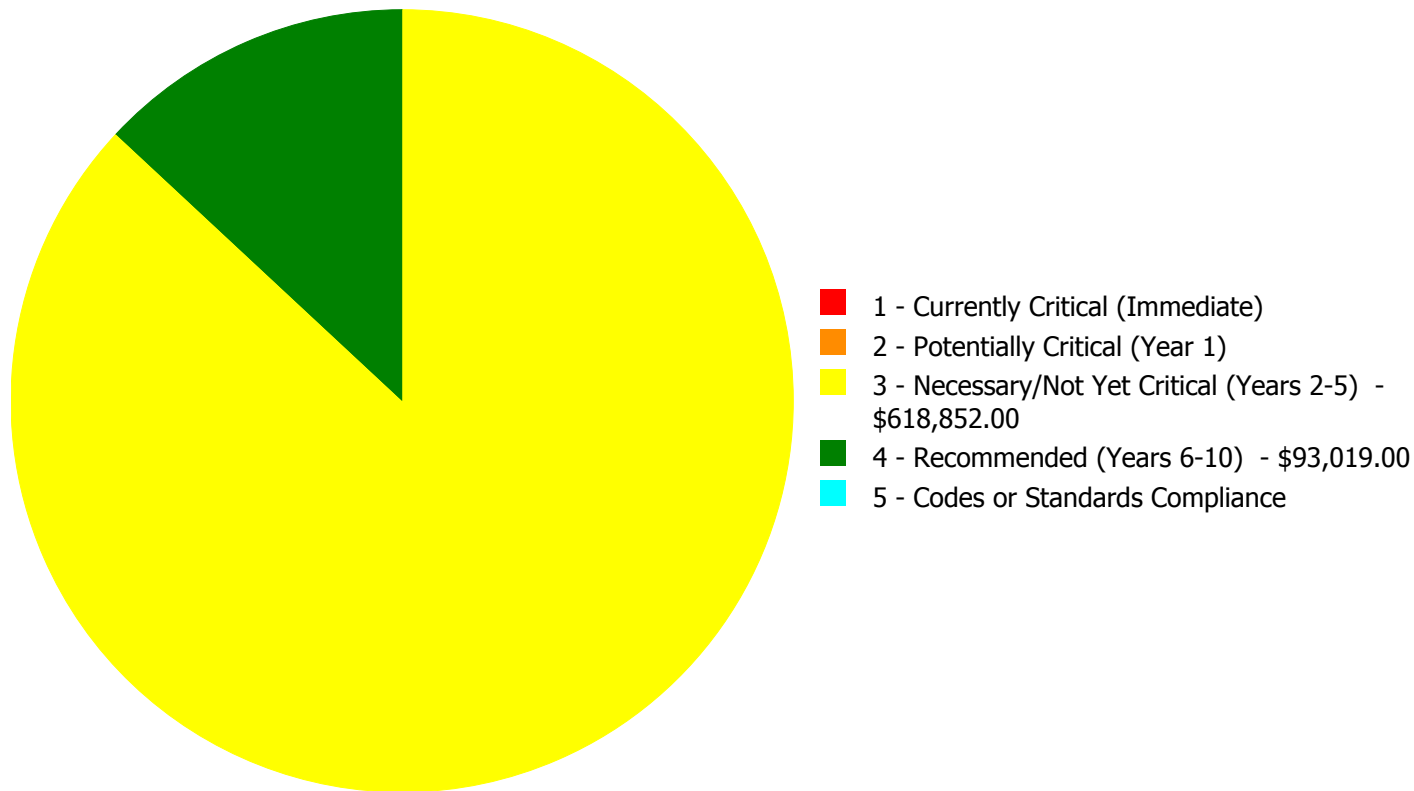
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$711,871.00

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: \$711,871.00

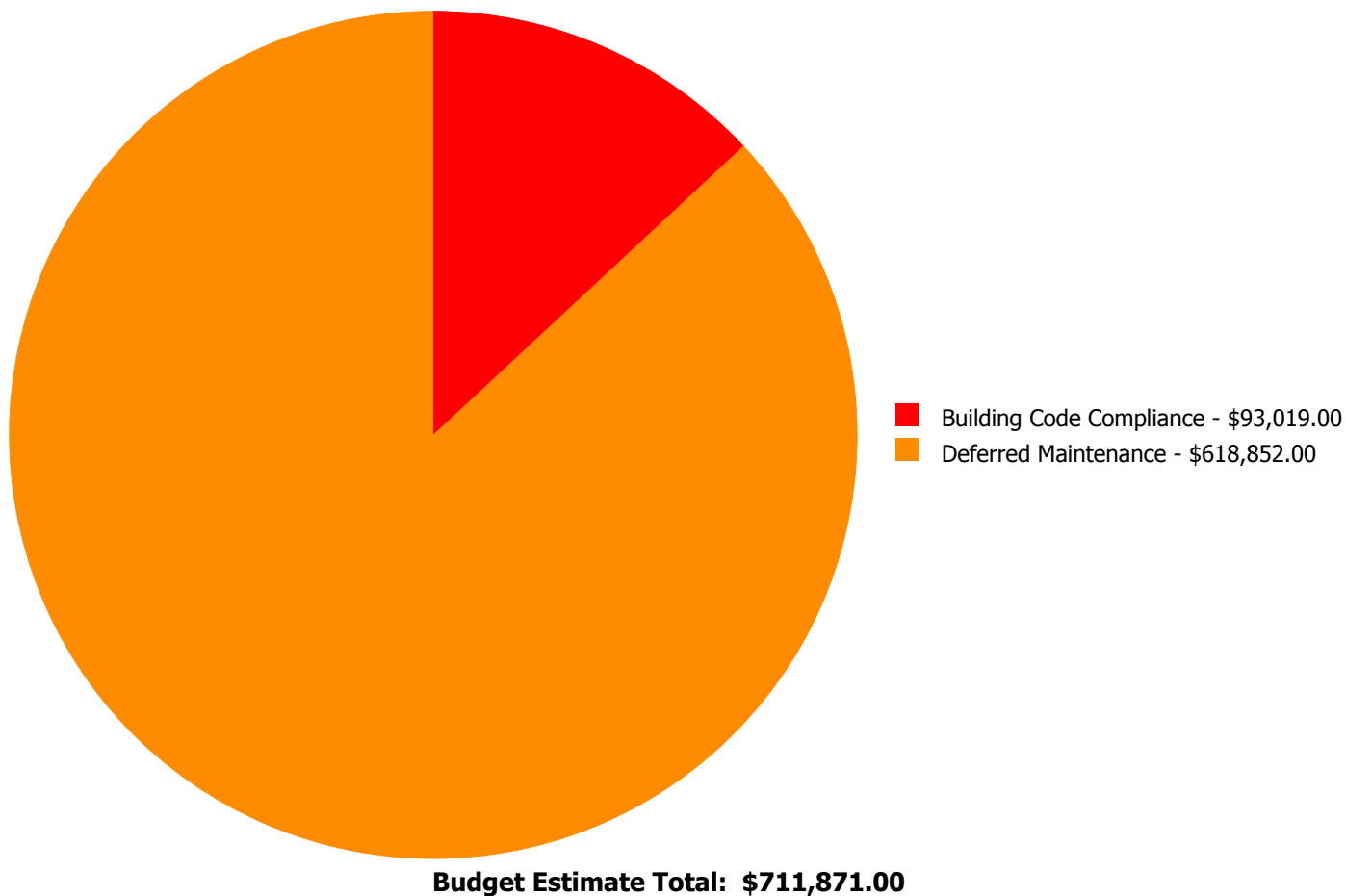
Deficiency By Priority Investment Table

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	\$555,745.00	\$0.00	\$0.00	\$555,745.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$80,434.00	\$0.00	\$80,434.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$12,585.00	\$0.00	\$12,585.00
D5030910	Fire Alarm Systems	\$0.00	\$0.00	\$63,107.00	\$0.00	\$0.00	\$63,107.00
	Total:	\$0.00	\$0.00	\$618,852.00	\$93,019.00	\$0.00	\$711,871.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

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

System: D3050 - Terminal & Package Units



Location: Throughout the building.
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 16,581.00
Unit of Measure: S.F.
Estimate: \$555,745.00
Assessor Name: Ann Buerger Linden
Date Created: 02/08/2017

Notes: Terminal and package units, mostly ground mounted heat pumps, have exceeded their expected useful life. System renewal is recommended to ensure system performance.

System: D5030910 - Fire Alarm Systems



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 16,581.00
Unit of Measure: S.F.
Estimate: \$63,107.00
Assessor Name: Ann Buerger Linden
Date Created: 02/08/2017

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 16,581.00
Unit of Measure: S.F.
Estimate: \$80,434.00
Assessor Name: Ann Buerger Linden
Date Created: 02/08/2017

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

System: D4020 - Standpipes

This deficiency has no image.

Location: TBD
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 16,581.00
Unit of Measure: S.F.
Estimate: \$12,585.00
Assessor Name: Ann Buerger Linden
Date Created: 02/08/2017

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	36,973
Year Built:	1978
Last Renovation:	
Replacement Value:	\$1,077,763
Repair Cost:	\$232,634.00
Total FCI:	21.58 %
Total RSLI:	16.01 %
FCA Score:	78.42



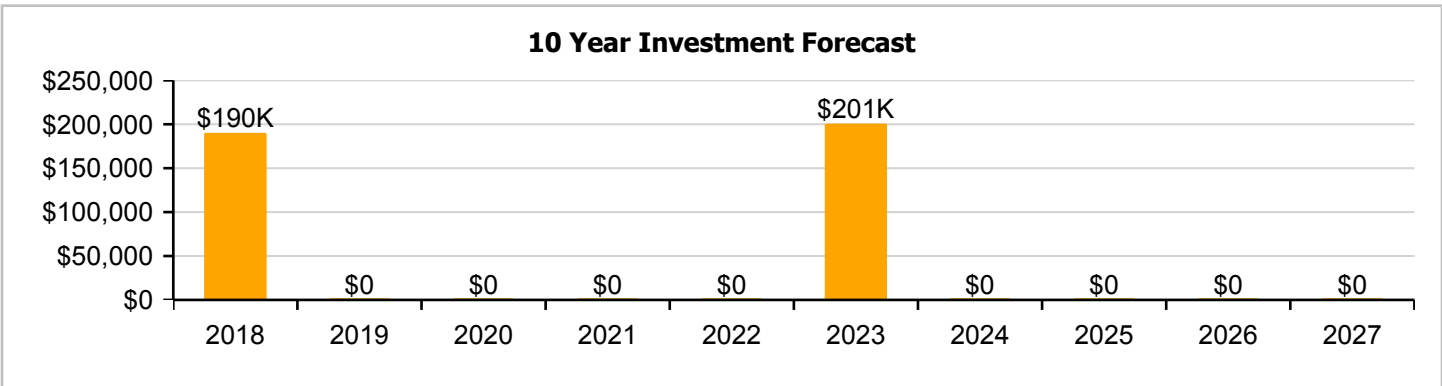
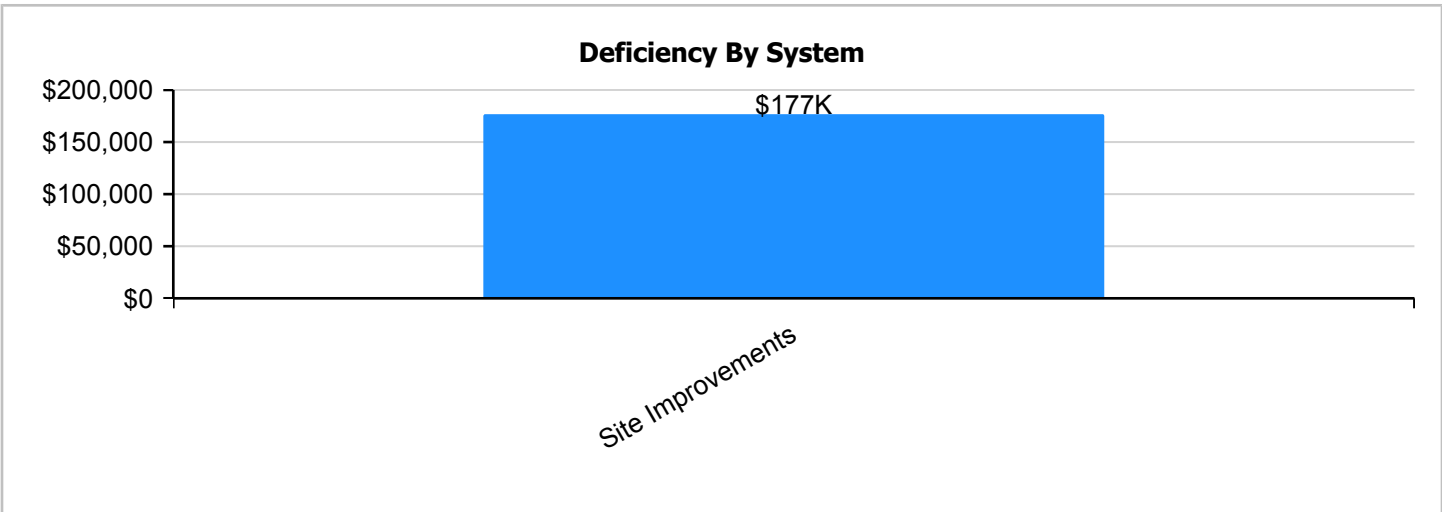
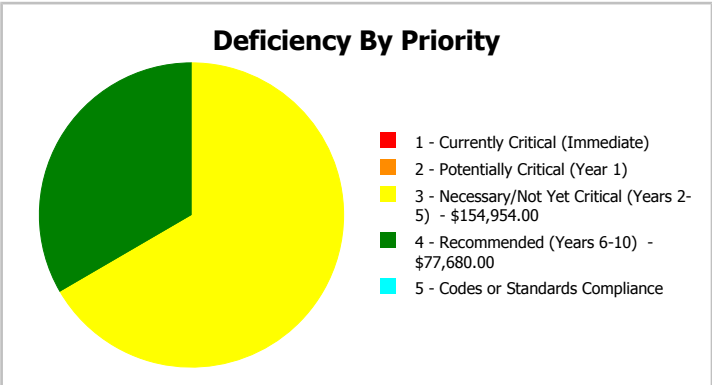
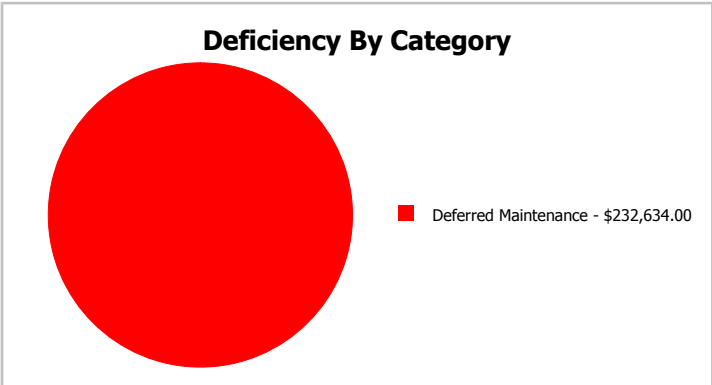
Description:

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:	36,973
Year Built:	1978	Last Renovation:	
Repair Cost:	\$232,634	Replacement Value:	\$1,077,763
FCI:	21.58 %	RSLI%:	16.01 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	8.81 %	37.79 %	\$232,634.00
G30 - Site Mechanical Utilities	25.21 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	26.74 %	0.00 %	\$0.00
Totals:	16.01 %	21.58 %	\$232,634.00

Photo Album

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

- 1). Aerial Image of Maysville Elementary School - Feb 25, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$3.81	S.F.	36,973	25	1978	2003		0.00 %	110.00 %	-14		\$154,954.00	\$140,867
G2020	Parking Lots	\$1.33	S.F.	36,973	25	1998	2023		24.00 %	0.00 %	6			\$49,174
G2030	Pedestrian Paving	\$1.91	S.F.	36,973	30	1978	2008		0.00 %	110.00 %	-9		\$77,680.00	\$70,618
G2040105	Fence & Guardrails	\$1.23	S.F.	36,973	30	1998	2028		36.67 %	0.00 %	11			\$45,477
G2040950	Canopies	\$0.44	S.F.	36,973	25	1998	2023		24.00 %	0.00 %	6			\$16,268
G2040950	Covered Walkways	\$1.52	S.F.	36,973	25	1998	2023		24.00 %	0.00 %	6			\$56,199
G2040950	Playing Field	\$4.54	S.F.	36,973	20	1998	2018		5.00 %	0.00 %	1			\$167,857
G2050	Landscaping	\$1.87	S.F.	36,973	15	1978	1993		0.00 %	0.00 %	-24			\$69,140
G3010	Water Supply	\$2.34	S.F.	36,973	50	1978	2028		22.00 %	0.00 %	11			\$86,517
G3020	Sanitary Sewer	\$1.45	S.F.	36,973	50	1978	2028		22.00 %	0.00 %	11			\$53,611
G3030	Storm Sewer	\$4.54	S.F.	36,973	50	1978	2028		22.00 %	0.00 %	11			\$167,857
G3060	Fuel Distribution	\$0.98	S.F.	36,973	40	1998	2038		52.50 %	0.00 %	21			\$36,234
G4010	Electrical Distribution	\$2.35	S.F.	36,973	50	1978	2028		22.00 %	0.00 %	11			\$86,887
G4030	Site Communications & Security	\$0.84	S.F.	36,973	15	2008	2023		40.00 %	0.00 %	6			\$31,057
Total									16.01 %	21.58 %			\$232,634.00	\$1,077,763

System Notes

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

System: G2010 - Roadways



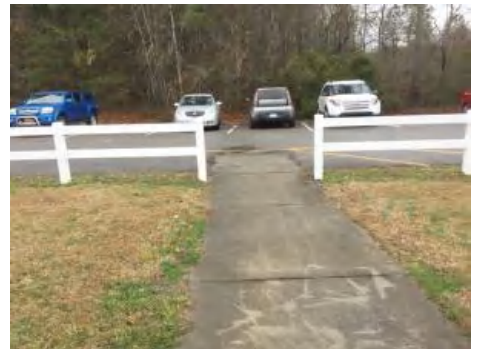
Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving



Note:

Campus Assessment Report - Site

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Canopies



Note:

System: G2040950 - Covered Walkways



Note:

Campus Assessment Report - Site

System: G2040950 - Playing Field



Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

Campus Assessment Report - Site

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer



Note:

System: G3060 - Fuel Distribution



Note:

Campus Assessment Report - Site

System: G4010 - Electrical Distribution



Note:

System: G4030 - Site Communications & Security



Note:

Renewal Schedule

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

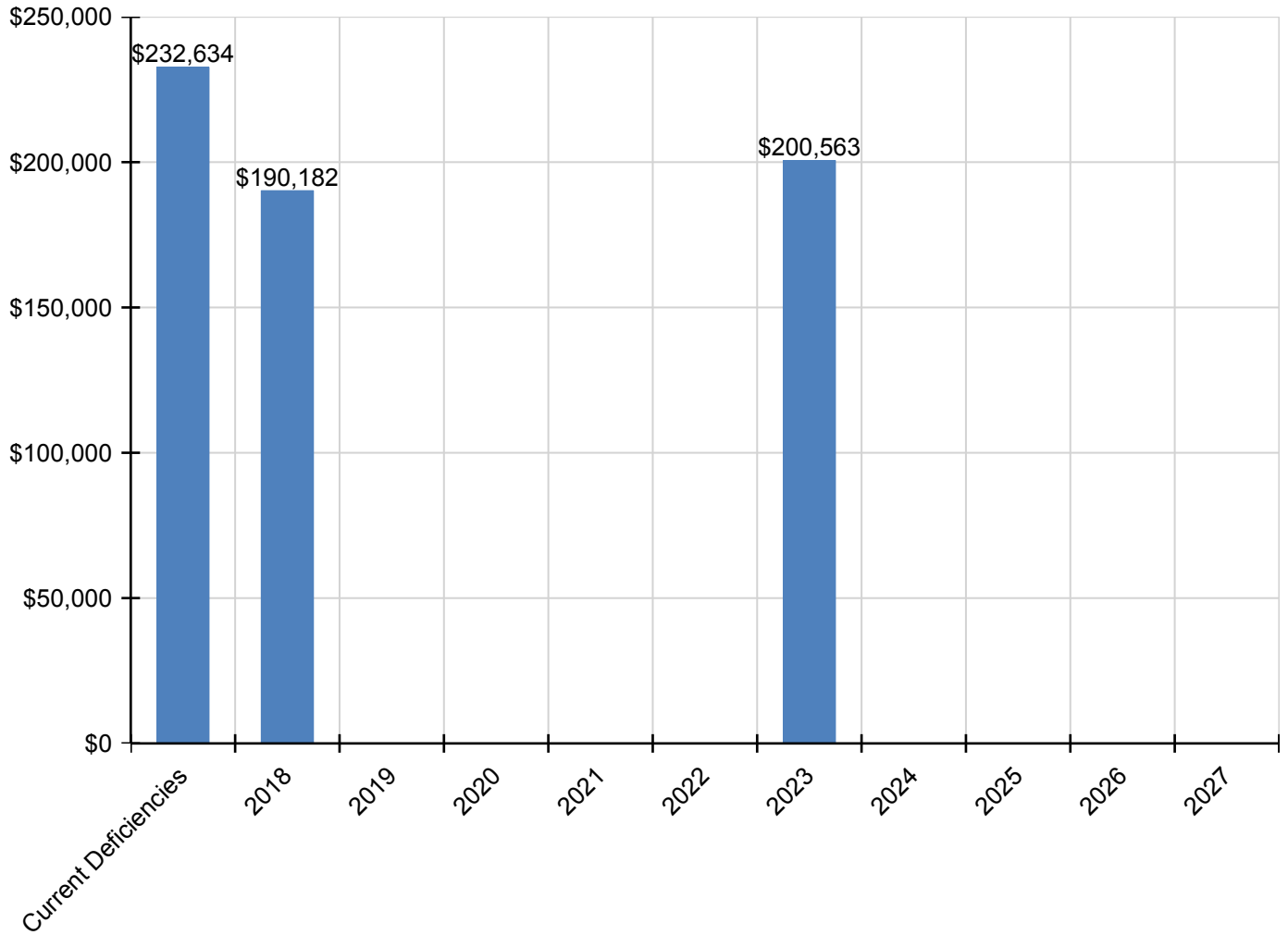
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$232,634	\$190,182	\$0	\$0	\$0	\$0	\$200,563	\$0	\$0	\$0	\$0	\$623,379
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	\$154,954	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$154,954
G2020 - Parking Lots	\$0	\$0	\$0	\$0	\$0	\$0	\$64,587	\$0	\$0	\$0	\$0	\$64,587
G2030 - Pedestrian Paving	\$77,680	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$77,680
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 - Canopies	\$0	\$0	\$0	\$0	\$0	\$0	\$21,368	\$0	\$0	\$0	\$0	\$21,368
G2040950 - Covered Walkways	\$0	\$0	\$0	\$0	\$0	\$0	\$73,815	\$0	\$0	\$0	\$0	\$73,815
G2040950 - Playing Field	\$0	\$190,182	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$190,182
* 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
G4030 - Site Communications & Security	\$0	\$0	\$0	\$0	\$0	\$0	\$40,792	\$0	\$0	\$0	\$0	\$40,792

** Indicates non-renewable system*

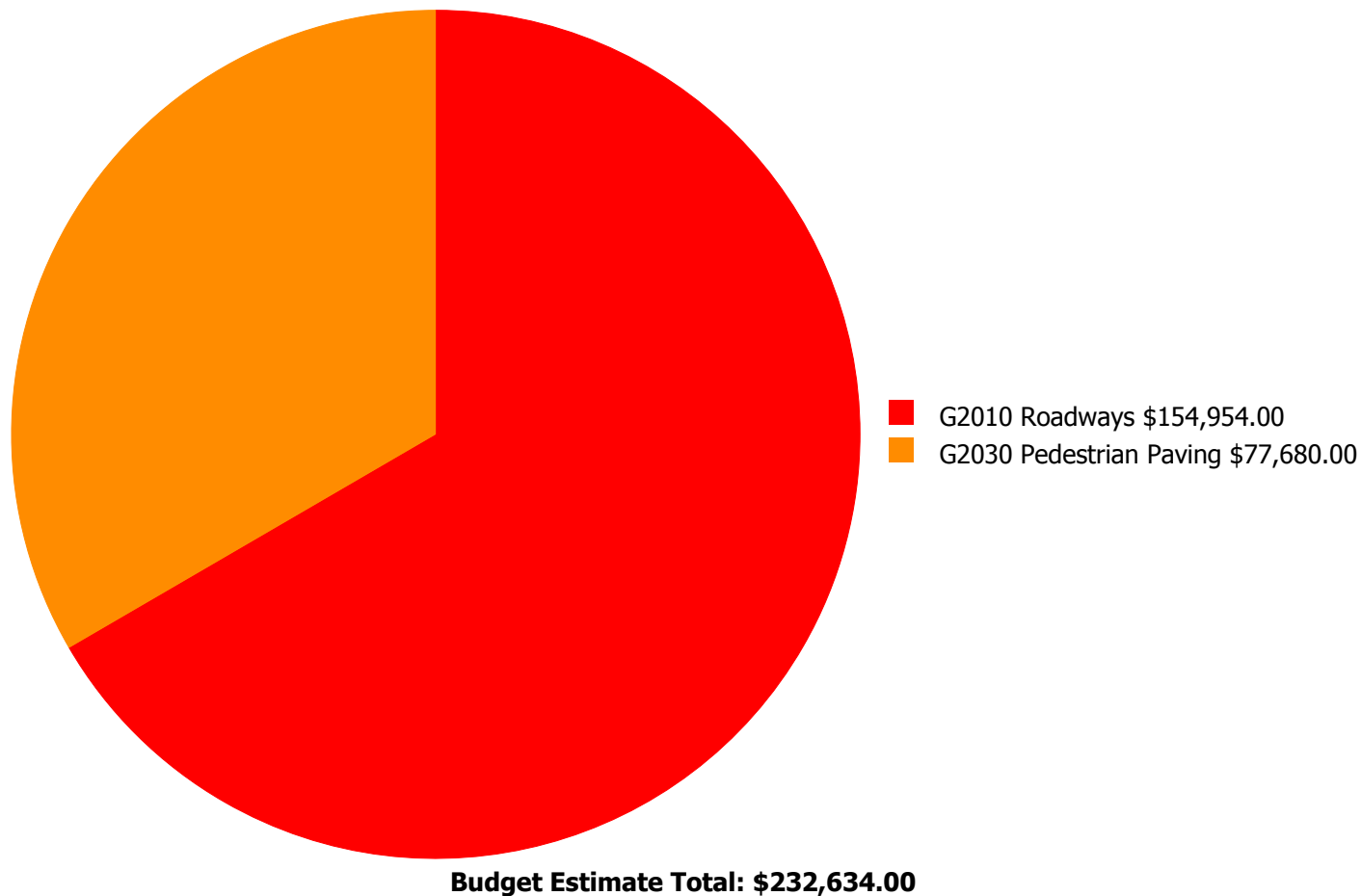
Forecasted Capital Renewal Requirement

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



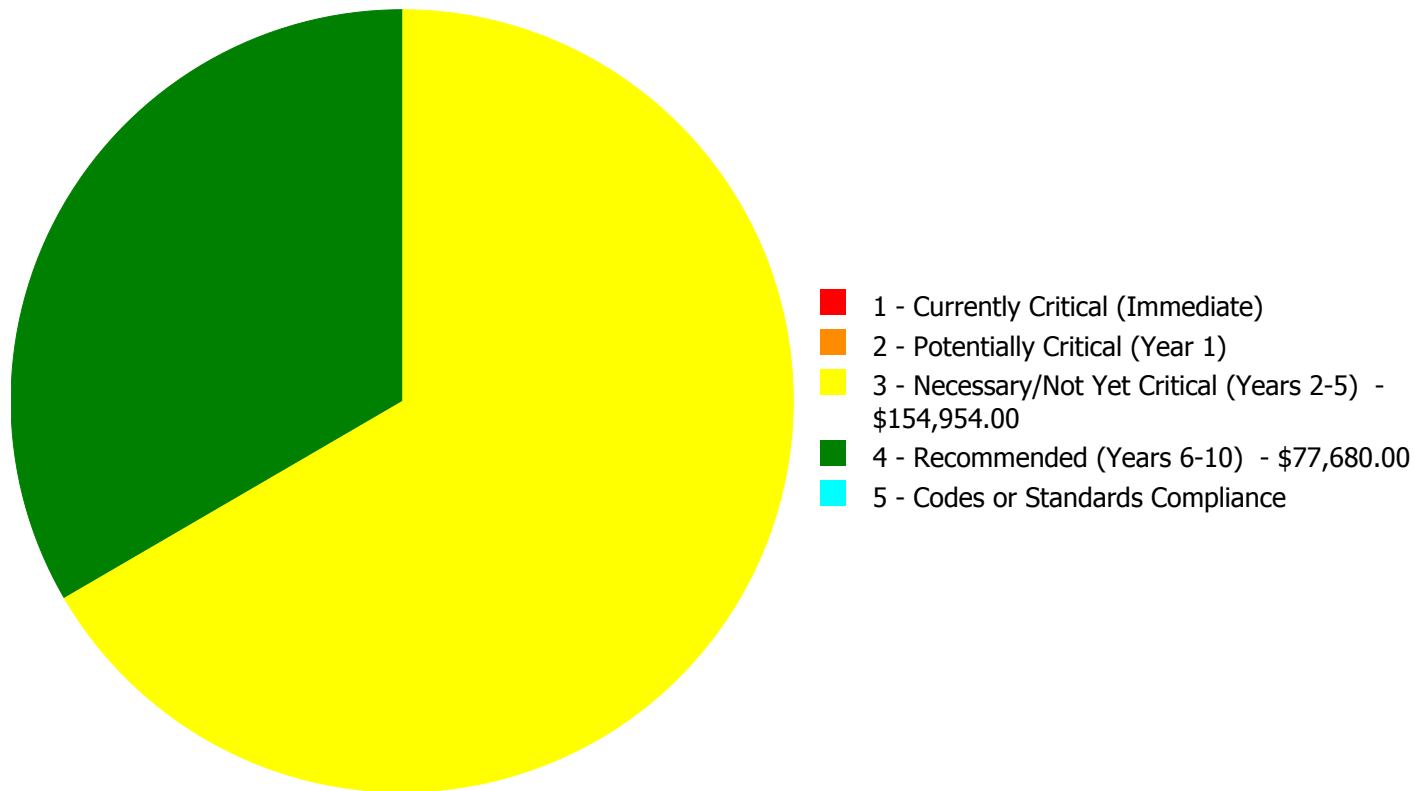
Deficiency Summary by System

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



Deficiency Summary by Priority

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



Budget Estimate Total: \$232,634.00

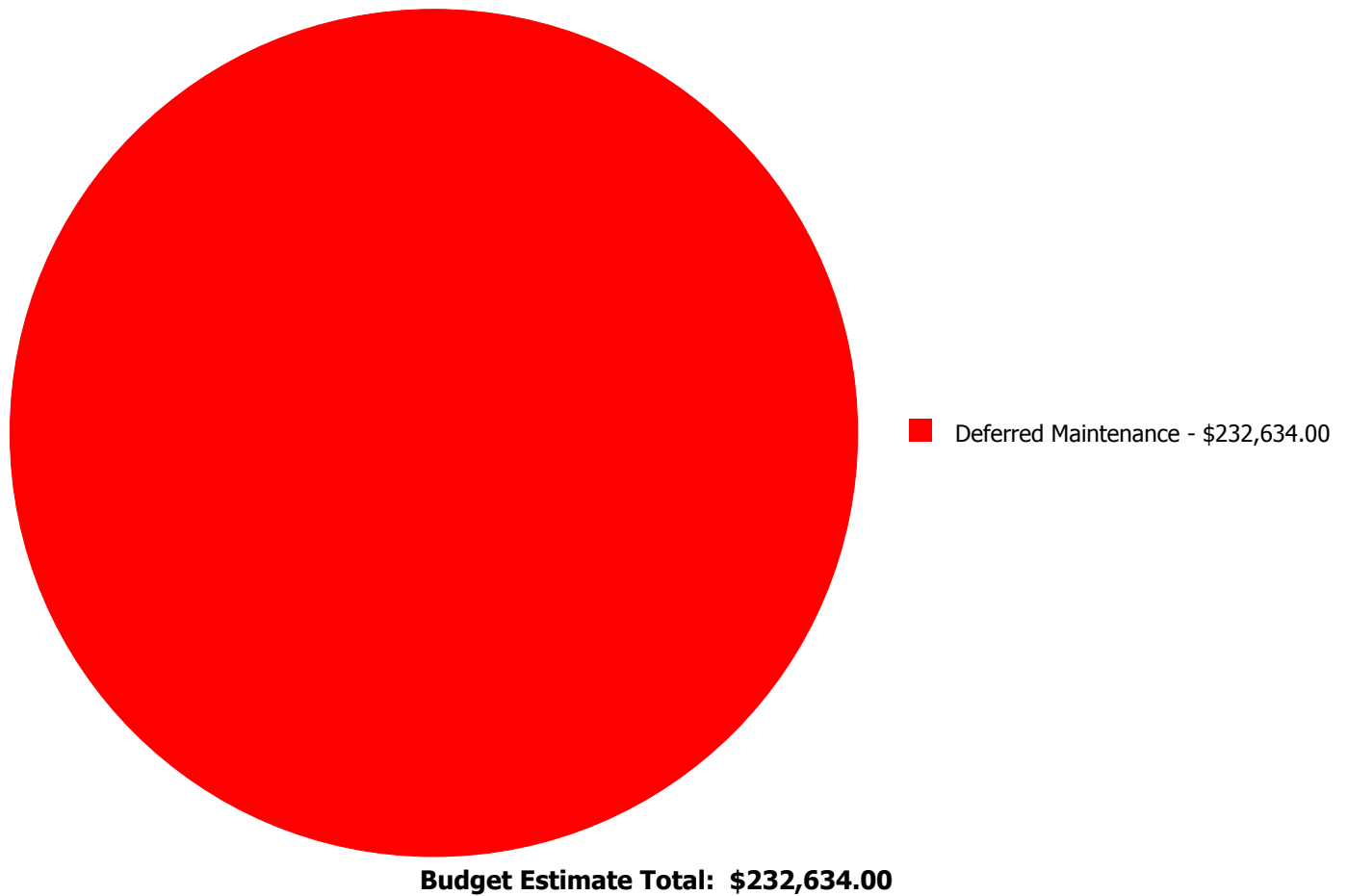
Deficiency By Priority Investment Table

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	\$154,954.00	\$0.00	\$0.00	\$154,954.00
G2030	Pedestrian Paving	\$0.00	\$0.00	\$0.00	\$77,680.00	\$0.00	\$77,680.00
	Total:	\$0.00	\$0.00	\$154,954.00	\$77,680.00	\$0.00	\$232,634.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

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

System: G2010 - Roadways



Location: Entrance drive - bus drop-off
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 36,973.00
Unit of Measure: S.F.
Estimate: \$154,954.00
Assessor Name: Ann Buerger Linden
Date Created: 02/08/2017

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

Priority 4 - Recommended (Years 6-10):

System: G2030 - Pedestrian Paving



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 36,973.00
Unit of Measure: S.F.
Estimate: \$77,680.00
Assessor Name: Ann Buerger Linden
Date Created: 02/08/2017

Notes: The sidewalks are cracking and there is some ponding in settled areas. System renewal is recommended.

NC School District/520 Jones County/Elementary School

Pollocksville Elementary

Draft

Campus Assessment Report

March 8, 2017



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Campus Assessment Report

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Campus Executive Summary

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

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

Gross Area (SF):	34,800
Year Built:	1992
Last Renovation:	
Replacement Value:	\$7,489,308
Repair Cost:	\$2,551,772.27
Total FCI:	34.07 %
Total RSLI:	33.47 %
FCA Score:	65.93



Description:

GENERAL

Pollocksville Elementary School is located at 300 Trent Street in, Pollocksville, North Carolina. The 1 story, 34,800 square foot building was originally constructed in 1992. There have been no additions. In 2014, the HVAC system was renovated.

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

A. SUBSTRUCTURE

Campus Assessment Report - Pollocksville Elementary

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

B. SUPERSTRUCTURE

Floor construction at mezzanines is concrete filled steel pans on steel framing. Roof construction is steel. Exterior walls are brick veneer over CMU. Exterior windows are clear anodized aluminum frame with fixed and operable dual panes. Exterior doors are aluminum framed fully glazed storefront style at the main entry. Secondary/utility doors are hollow metal in hollow metal frames. Roofing is steep preformed metal with painted finish. There are not typically gutters and downspouts at eave edges. Most building entrances appear to comply with ADA requirements.

C. INTERIORS

Interior partitions are typically CMU. Interior doors are generally solid core wood with hollow metal frames and mostly with glazing. Interior fittings include: white boards; chalk boards; graphics and identifying devices; toilet accessories and toilet partitions; and storage shelving. Interior wall finishes are typically paint. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in classrooms are typically VCT. Other floor finishes include carpet in the media center, ceramic tile in toilet rooms, and quarry tile in the kitchen. Ceiling finishes throughout the building are typically suspended acoustical tile.

D. SERVICES

CONVEYING: The building does not include conveying equipment.

PLUMBING: Plumbing fixtures are typically porcelain fixtures with manual control valves. Domestic water distribution is copper with electric hot water heating. The sanitary waste system is cast iron.

HVAC: Heating and cooling at classrooms is provided wall mounted mini-split units with variable speed operation for optimal efficiency. Heating and cooling elsewhere is provided by heat pumps. Air handlers on mezzanines distribute conditioned air. Fresh air is supplied by infiltration and air handlers. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are local, but have the capacity to be read via wi-fi.

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

ELECTRICAL: The main electrical service is fed from a pad mounted transformer to a 1200 amp 208/120V 3 phase, 4 wires MDP located in the building. Lighting is typically lay-in type, fluorescent light fixtures with retrofitted T-8 lamps. Branch circuit wiring is copper serving electrical switches and receptacles.

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

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

E. EQUIPMENT & FURNISHINGS

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

G. SITE

Campus Assessment Report - Pollocksville Elementary

Campus site features include: asphalt paved driveways and parking lots; concrete pedestrian pavements; a flag pole; monument signage; landscaping; play areas with equipment; a ball field; and covered walkways. Site mechanical and electrical features include: city water and sanitary sewer systems; storm sewer system that discharges to surface waterways; fiber optic cables; and site lighting that is owned by the local power company.

Attributes:

General Attributes:

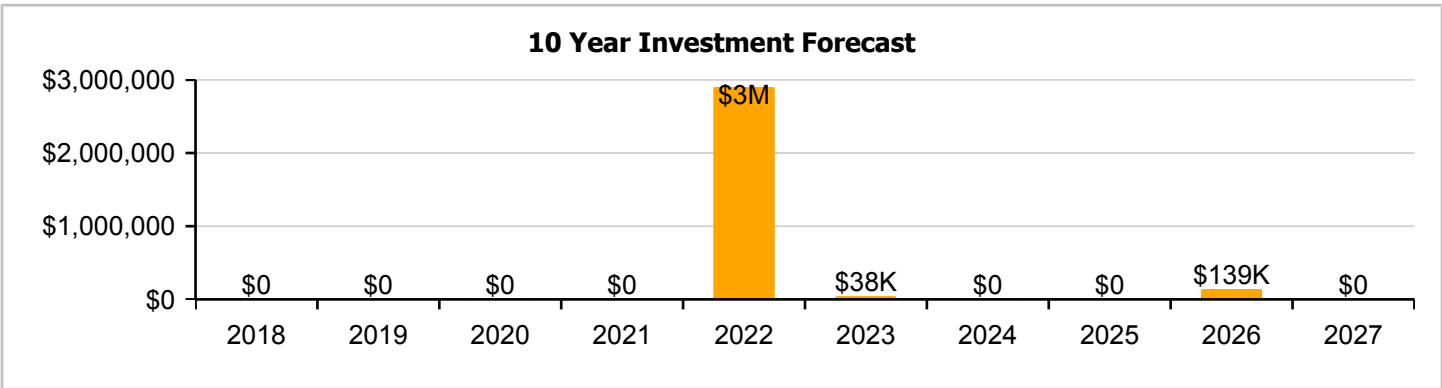
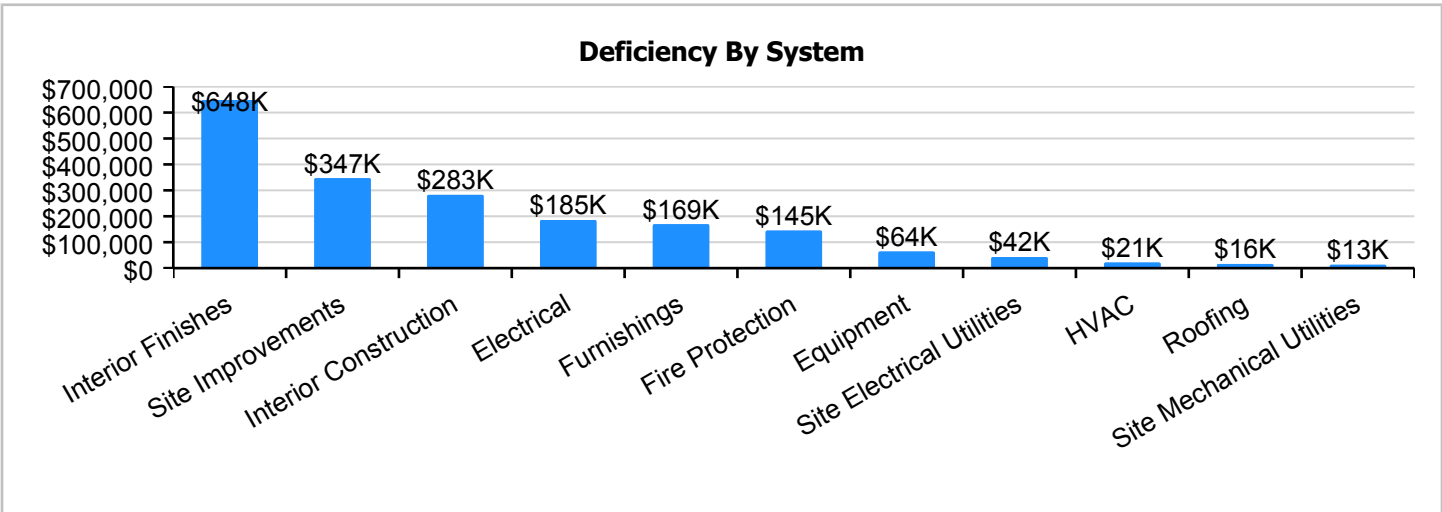
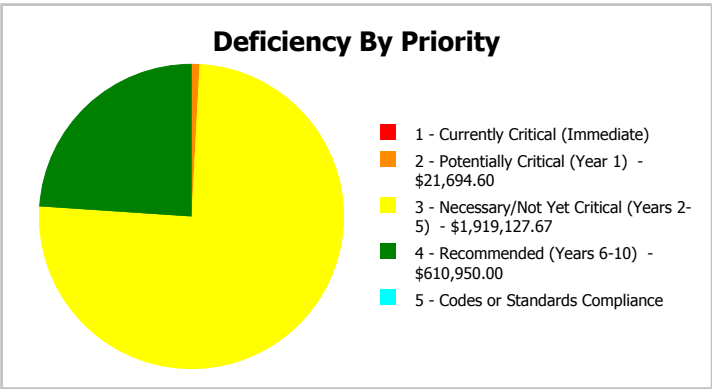
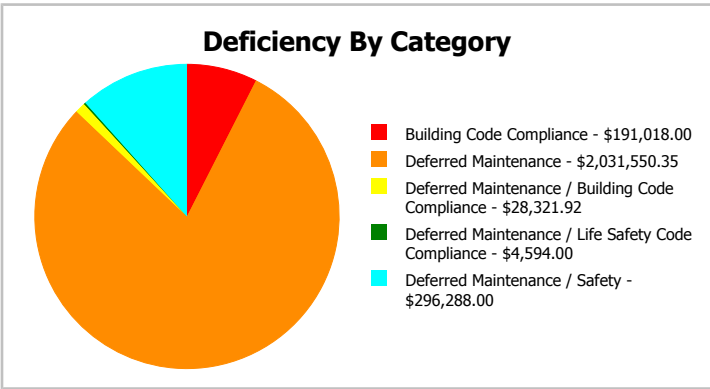
Condition Assessor:	Ann Buerger Linden	Assessment Date:	
Suitability Assessor:			

School Information:

HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	10.6	Site Acreage:	10.6

Campus Dashboard Summary

Gross Area:	34,800	Last Renovation:	
Year Built:	1992	Replacement Value:	\$7,489,308
Repair Cost:	\$2,551,772	RSLI%:	33.47 %
FCI:	34.07 %		



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.

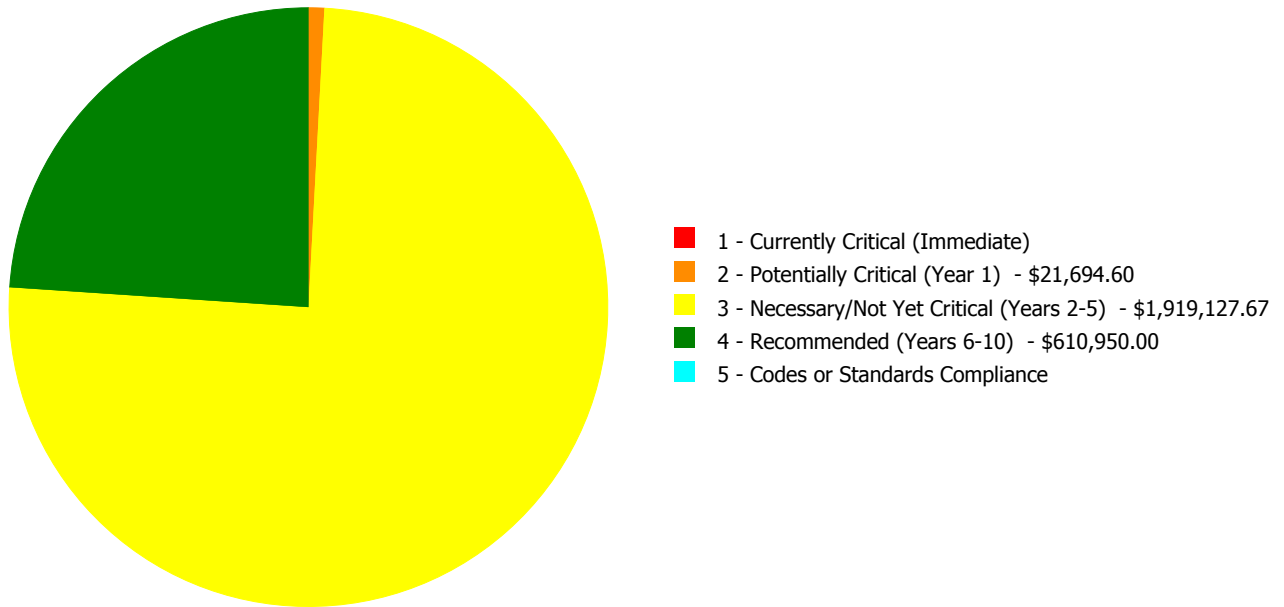
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	75.00 %	0.00 %	\$0.00
B10 - Superstructure	75.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	44.35 %	0.00 %	\$0.00
B30 - Roofing	16.67 %	6.31 %	\$21,210.75
C10 - Interior Construction	33.04 %	46.44 %	\$372,847.00
C30 - Interior Finishes	9.99 %	97.79 %	\$855,558.00
D20 - Plumbing	16.67 %	0.00 %	\$0.00
D30 - HVAC	62.32 %	3.79 %	\$28,321.92
D40 - Fire Protection	0.00 %	110.00 %	\$191,018.00
D50 - Electrical	23.30 %	24.71 %	\$244,610.00
E10 - Equipment	0.00 %	110.00 %	\$84,216.00
E20 - Furnishings	0.00 %	110.00 %	\$223,172.00
G20 - Site Improvements	3.09 %	77.51 %	\$457,446.00
G30 - Site Mechanical Utilities	50.00 %	5.90 %	\$17,100.60
G40 - Site Electrical Utilities	32.42 %	34.70 %	\$56,272.00
Totals:	33.47 %	34.07 %	\$2,551,772.27

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
1992 Main	34,800	31.35	\$0.00	\$4,594.00	\$1,405,409.67	\$610,950.00	\$0.00
Site	34,800	50.93	\$0.00	\$17,100.60	\$513,718.00	\$0.00	\$0.00
Total:		34.07	\$0.00	\$21,694.60	\$1,919,127.67	\$610,950.00	\$0.00

Deficiencies By Priority



Budget Estimate Total: \$2,551,772.27

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):	34,800
Year Built:	1992
Last Renovation:	
Replacement Value:	\$6,447,048
Repair Cost:	\$2,020,953.67
Total FCI:	31.35 %
Total RSLI:	35.54 %
FCA Score:	68.65



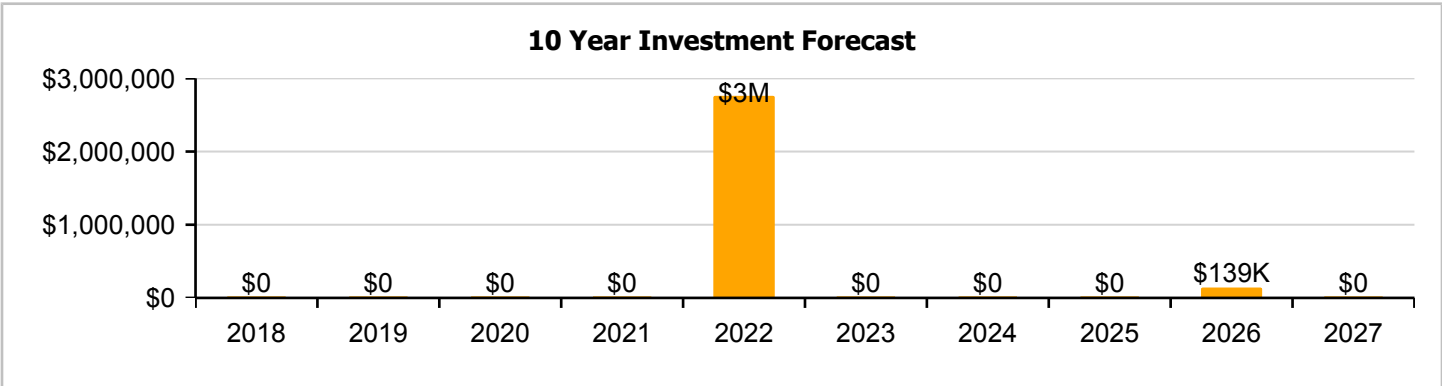
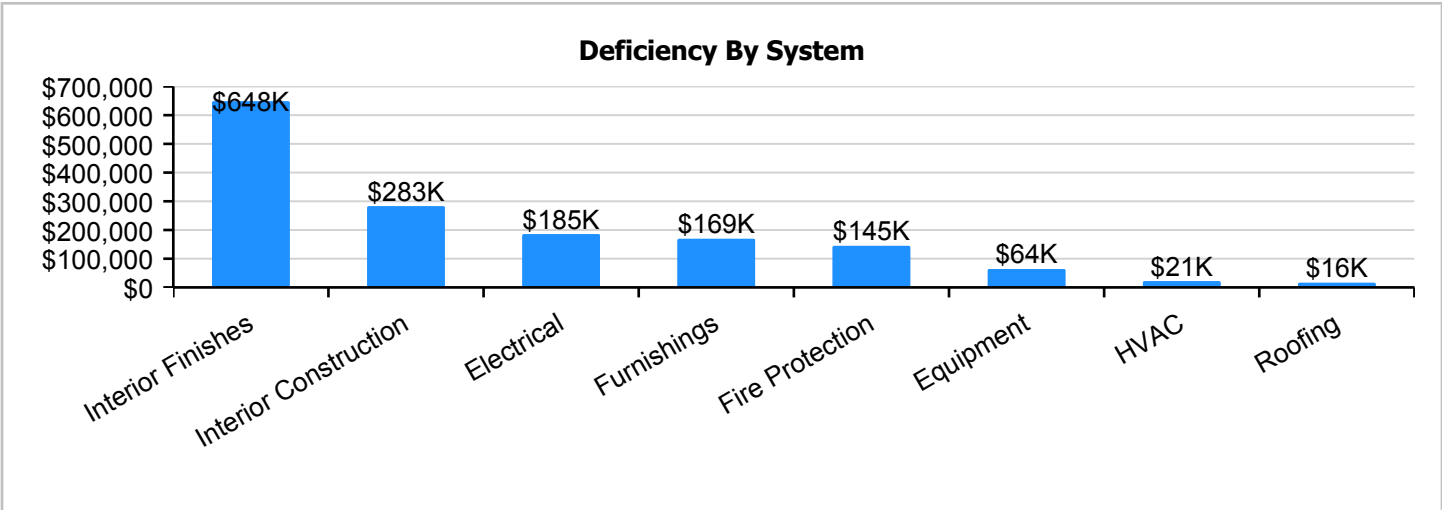
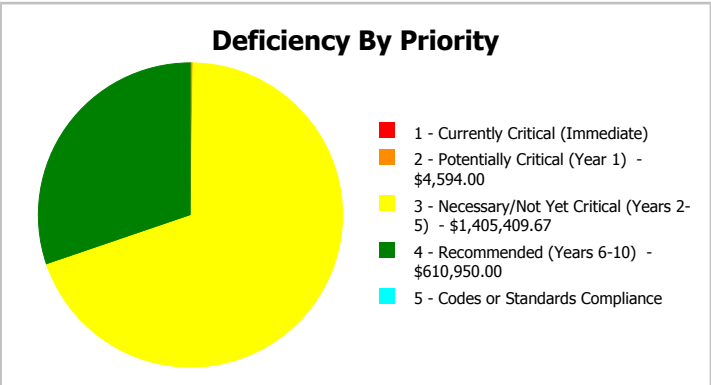
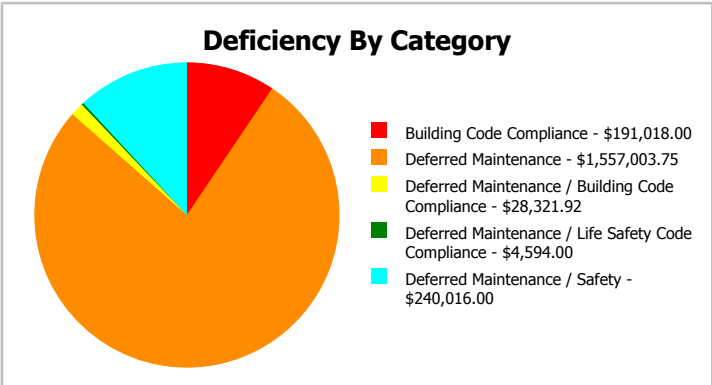
Description:

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:	34,800
Year Built:	1992	Last Renovation:	
Repair Cost:	\$2,020,954	Replacement Value:	\$6,447,048
FCI:	31.35 %	RSLI%:	35.54 %



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	75.00 %	0.00 %	\$0.00
B10 - Superstructure	75.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	44.35 %	0.00 %	\$0.00
B30 - Roofing	16.67 %	6.31 %	\$21,210.75
C10 - Interior Construction	33.04 %	46.44 %	\$372,847.00
C30 - Interior Finishes	9.99 %	97.79 %	\$855,558.00
D20 - Plumbing	16.67 %	0.00 %	\$0.00
D30 - HVAC	62.32 %	3.79 %	\$28,321.92
D40 - Fire Protection	0.00 %	110.00 %	\$191,018.00
D50 - Electrical	23.30 %	24.71 %	\$244,610.00
E10 - Equipment	0.00 %	110.00 %	\$84,216.00
E20 - Furnishings	0.00 %	110.00 %	\$223,172.00
Totals:	35.54 %	31.35 %	\$2,020,953.67

Photo Album

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

1). Southeast Elevation - Feb 15, 2017



2). Southwest Elevation - Feb 15, 2017



3). Northwest Elevation - Feb 15, 2017



4). Northeast 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	\$4.79	S.F.	34,800	100	1992	2092		75.00 %	0.00 %	75			\$166,692
A1030	Slab on Grade	\$8.43	S.F.	34,800	100	1992	2092		75.00 %	0.00 %	75			\$293,364
B1010	Floor Construction	\$1.64	S.F.	34,800	100	1992	2092		75.00 %	0.00 %	75			\$57,072
B1020	Roof Construction	\$15.76	S.F.	34,800	100	1992	2092		75.00 %	0.00 %	75			\$548,448
B2010	Exterior Walls	\$9.42	S.F.	34,800	100	1992	2092		75.00 %	0.00 %	75			\$327,816
B2020	Exterior Windows	\$9.39	S.F.	34,800	30	1992	2022		16.67 %	0.00 %	5			\$326,772
B2030	Exterior Doors	\$1.04	S.F.	34,800	30	1992	2022		16.67 %	0.00 %	5			\$36,192
B3010130	Prefomed Metal Roofing	\$9.66	S.F.	34,800	30	1992	2022		16.67 %	6.31 %	5		\$21,210.75	\$336,168
C1010	Partitions	\$10.80	S.F.	34,800	75	1992	2067		66.67 %	0.00 %	50			\$375,840
C1020	Interior Doors	\$2.53	S.F.	34,800	30	1992	2022		16.67 %	0.00 %	5			\$88,044
C1030	Fittings	\$9.74	S.F.	34,800	20	1992	2012		0.00 %	110.00 %	-5		\$372,847.00	\$338,952
C3010	Wall Finishes	\$2.79	S.F.	34,800	10	2016	2026		90.00 %	0.00 %	9			\$97,092
C3020	Floor Finishes	\$11.38	S.F.	34,800	20	1992	2012		0.00 %	110.00 %	-5		\$435,626.00	\$396,024
C3030	Ceiling Finishes	\$10.97	S.F.	34,800	25	1992	2017		0.00 %	110.00 %	0		\$419,932.00	\$381,756
D2010	Plumbing Fixtures	\$11.48	S.F.	34,800	30	1992	2022		16.67 %	0.00 %	5			\$399,504
D2020	Domestic Water Distribution	\$0.98	S.F.	34,800	30	1992	2022		16.67 %	0.00 %	5			\$34,104
D2030	Sanitary Waste	\$1.54	S.F.	34,800	30	1992	2022		16.67 %	0.00 %	5			\$53,592
D3040	Distribution Systems	\$6.14	S.F.	34,800	30	1992	2022		16.67 %	13.25 %	5		\$28,321.92	\$213,672
D3050	Terminal & Package Units	\$13.37	S.F.	34,800	15	2014	2029		80.00 %	0.00 %	12			\$465,276
D3060	Controls & Instrumentation	\$1.94	S.F.	34,800	20	2014	2034		85.00 %	0.00 %	17			\$67,512
D4010	Sprinklers	\$4.32	S.F.	34,800	30			2017	0.00 %	110.00 %	0		\$165,370.00	\$150,336
D4020	Standpipes	\$0.67	S.F.	34,800	30			2017	0.00 %	110.00 %	0		\$25,648.00	\$23,316
D5010	Electrical Service/Distribution	\$1.69	S.F.	34,800	40	1992	2032		37.50 %	0.00 %	15			\$58,812
D5020	Branch Wiring	\$5.06	S.F.	34,800	30	1992	2022		16.67 %	0.00 %	5			\$176,088
D5020	Lighting	\$11.92	S.F.	34,800	30	1992	2022		16.67 %	0.00 %	5			\$414,816
D5030810	Security & Detection Systems	\$1.87	S.F.	34,800	15	1992	2007		0.00 %	110.00 %	-10		\$71,584.00	\$65,076
D5030910	Fire Alarm Systems	\$3.39	S.F.	34,800	15	2016	2031		93.33 %	0.00 %	14			\$117,972
D5030920	Data Communication	\$4.40	S.F.	34,800	15	1992	2007		0.00 %	110.00 %	-10		\$168,432.00	\$153,120
D5090	Other Electrical Systems	\$0.12	S.F.	34,800	20	1992	2012		0.00 %	110.01 %	-5		\$4,594.00	\$4,176
E1020	Institutional Equipment	\$0.30	S.F.	34,800	20	1992	2012		0.00 %	110.00 %	-5		\$11,484.00	\$10,440
E1090	Other Equipment	\$1.90	S.F.	34,800	20	1992	2012		0.00 %	110.00 %	-5		\$72,732.00	\$66,120
E2010	Fixed Furnishings	\$5.83	S.F.	34,800	20	1992	2012		0.00 %	110.00 %	-5		\$223,172.00	\$202,884
Total									35.54 %	31.35 %			\$2,020,953.67	\$6,447,048

System Notes

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

System: B2010 - Exterior Walls



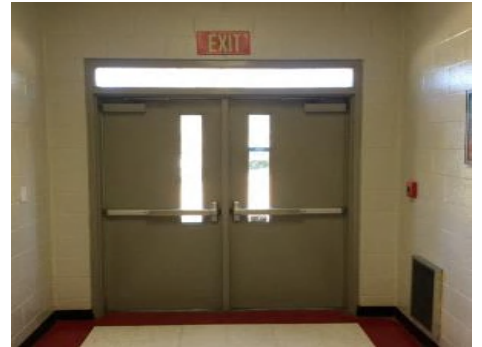
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

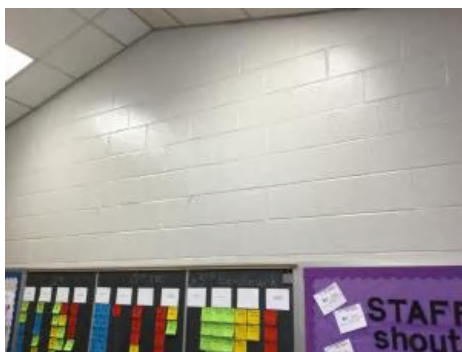
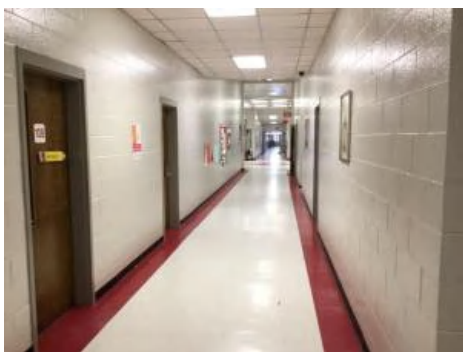
Campus Assessment Report - 1992 Main

System: B3010130 - Preformed Metal Roofing



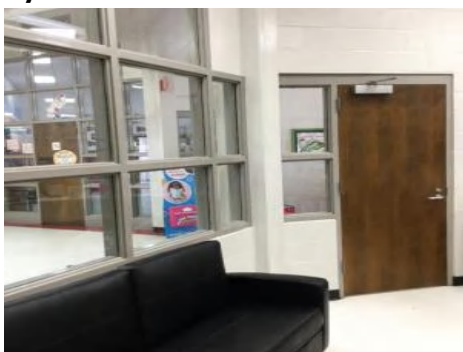
Note:

System: C1010 - Partitions



Note:

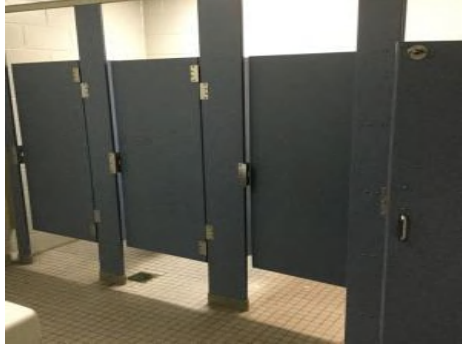
System: C1020 - Interior Doors



Note:

Campus Assessment Report - 1992 Main

System: C1030 - Fittings



Note:

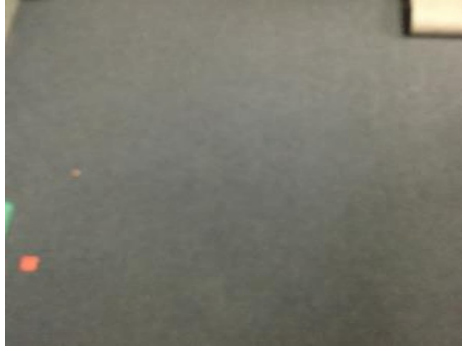
System: C3010 - Wall Finishes



Note:

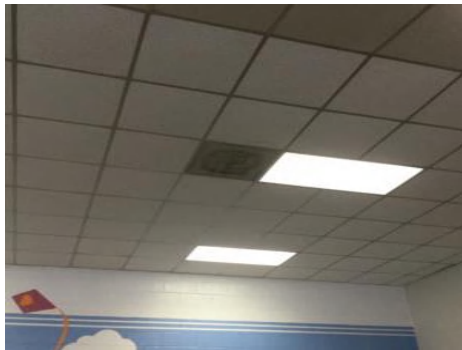
Campus Assessment Report - 1992 Main

System: C3020 - Floor Finishes



Note:

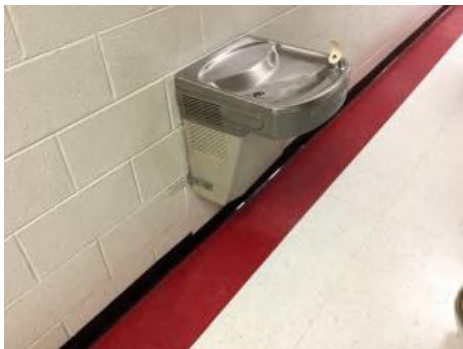
System: C3030 - Ceiling Finishes



Note:

Campus Assessment Report - 1992 Main

System: D2010 - Plumbing Fixtures



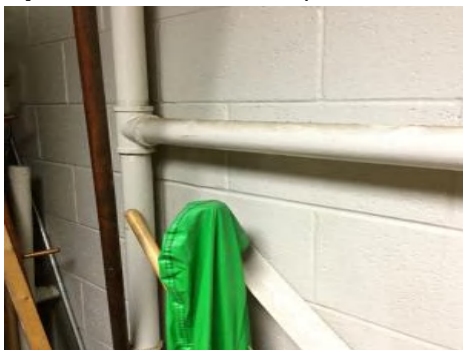
Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

Campus Assessment Report - 1992 Main

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note: Classrooms, media center, cafeteria, and halls replaced 2014.

System: D3060 - Controls & Instrumentation



Note:

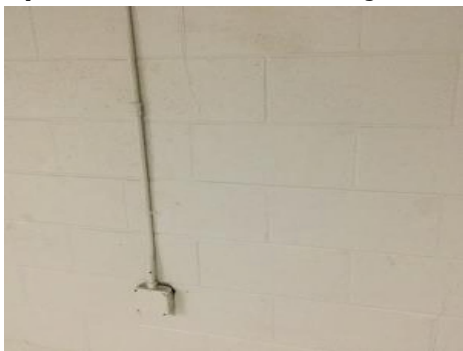
Campus Assessment Report - 1992 Main

System: D5010 - Electrical Service/Distribution



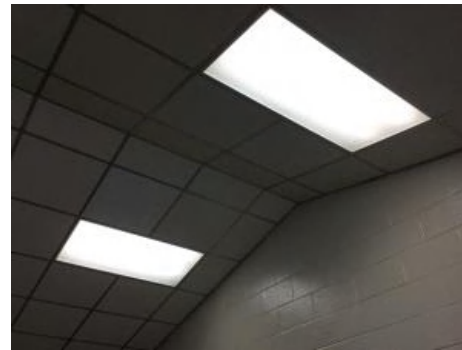
Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note: Lighting upgraded to T-8 lamps and ballasts in existing fixtures, 2011.

Campus Assessment Report - 1992 Main

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

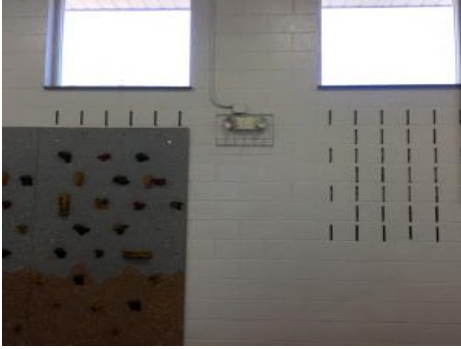
System: D5030920 - Data Communication



Note:

Campus Assessment Report - 1992 Main

System: D5090 - Other Electrical Systems



Note:

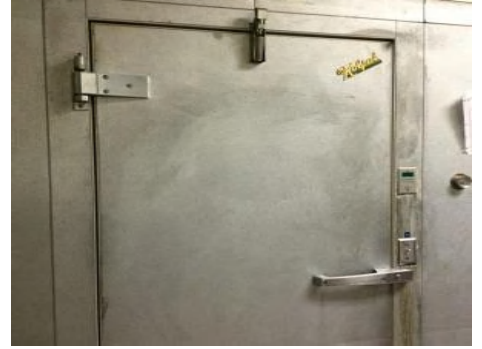
System: E1020 - Institutional Equipment



Note:

Campus Assessment Report - 1992 Main

System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$2,020,954	\$0	\$0	\$0	\$0	\$2,760,200	\$0	\$0	\$0	\$139,351	\$0	\$4,920,505
* 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	\$416,700	\$0	\$0	\$0	\$0	\$0	\$416,700
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$46,152	\$0	\$0	\$0	\$0	\$0	\$46,152
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	\$21,211	\$0	\$0	\$0	\$0	\$537,801	\$0	\$0	\$0	\$0	\$0	\$559,012
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	\$112,273	\$0	\$0	\$0	\$0	\$0	\$112,273
C1030 - Fittings	\$372,847	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$372,847
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$139,351	\$0	\$139,351
C3020 - Floor Finishes	\$435,626	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$435,626
C3030 - Ceiling Finishes	\$419,932	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$419,932
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

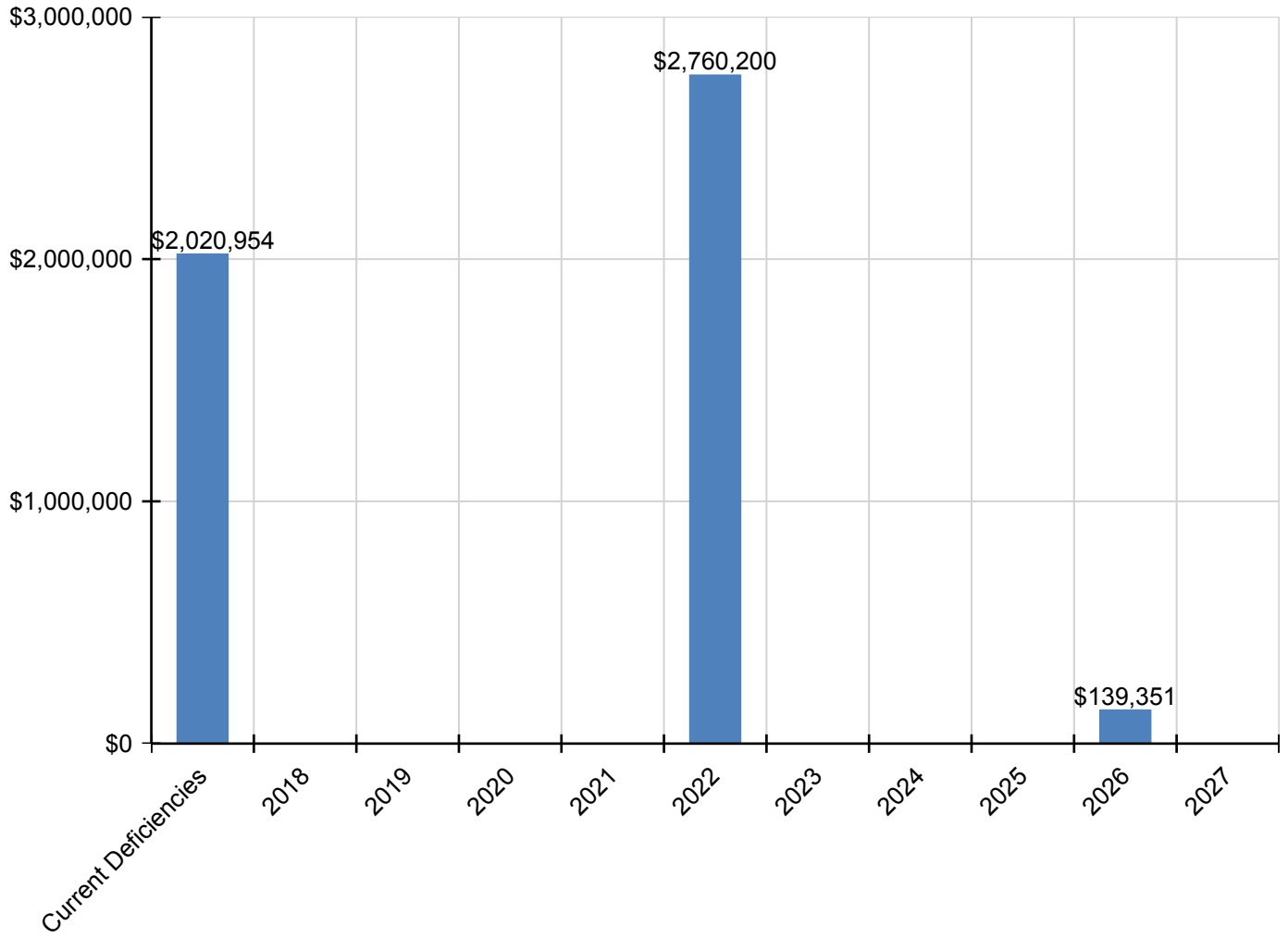
Campus Assessment Report - 1992 Main

D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$509,448	\$0	\$0	\$0	\$0	\$0	\$0	\$509,448
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$43,489	\$0	\$0	\$0	\$0	\$0	\$0	\$43,489
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$68,340	\$0	\$0	\$0	\$0	\$0	\$0	\$68,340
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$28,322	\$0	\$0	\$0	\$0	\$272,475	\$0	\$0	\$0	\$0	\$0	\$0	\$300,797
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$165,370	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$165,370
D4020 - Standpipes	\$25,648	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,648
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$224,548	\$0	\$0	\$0	\$0	\$0	\$0	\$224,548
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$528,974	\$0	\$0	\$0	\$0	\$0	\$0	\$528,974
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$71,584	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$71,584
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030920 - Data Communication	\$168,432	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$168,432
D5090 - Other Electrical Systems	\$4,594	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,594
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$11,484	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,484
E1090 - Other Equipment	\$72,732	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$72,732
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$223,172	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$223,172

* Indicates non-renewable system

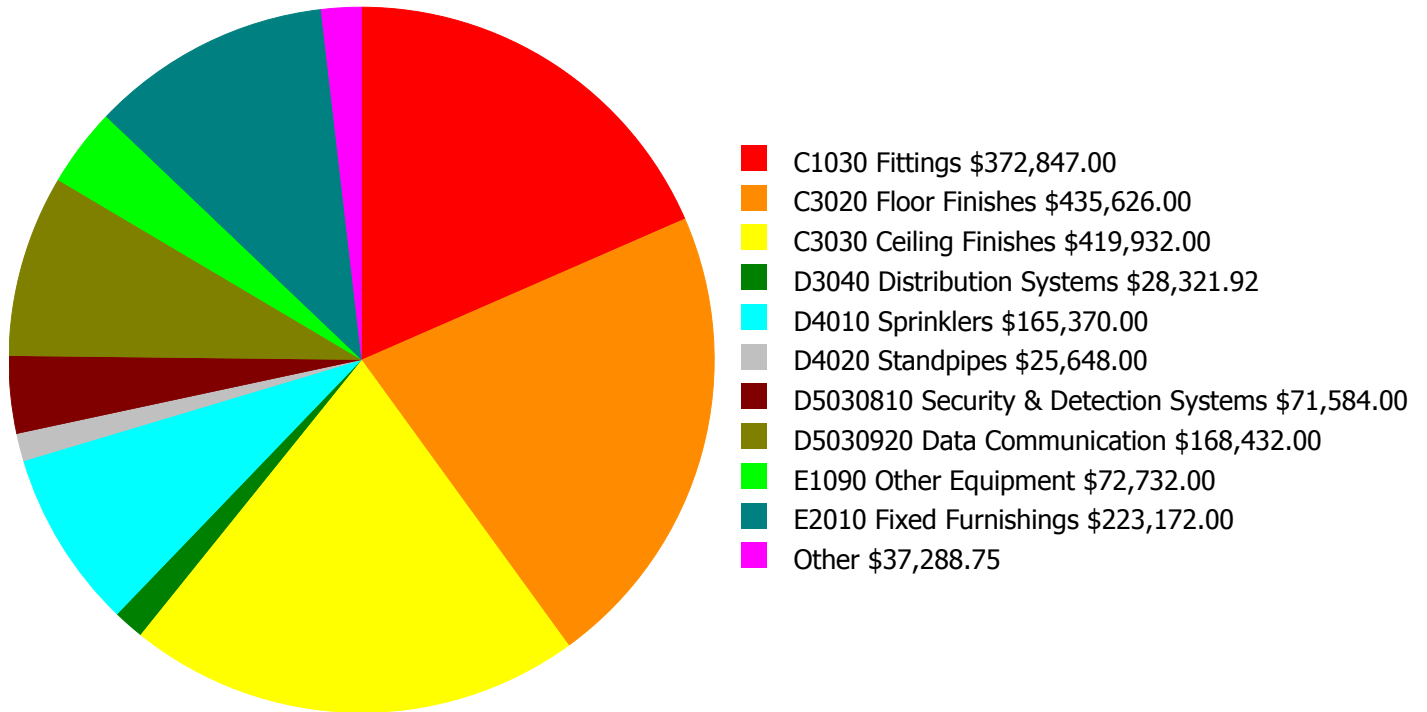
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

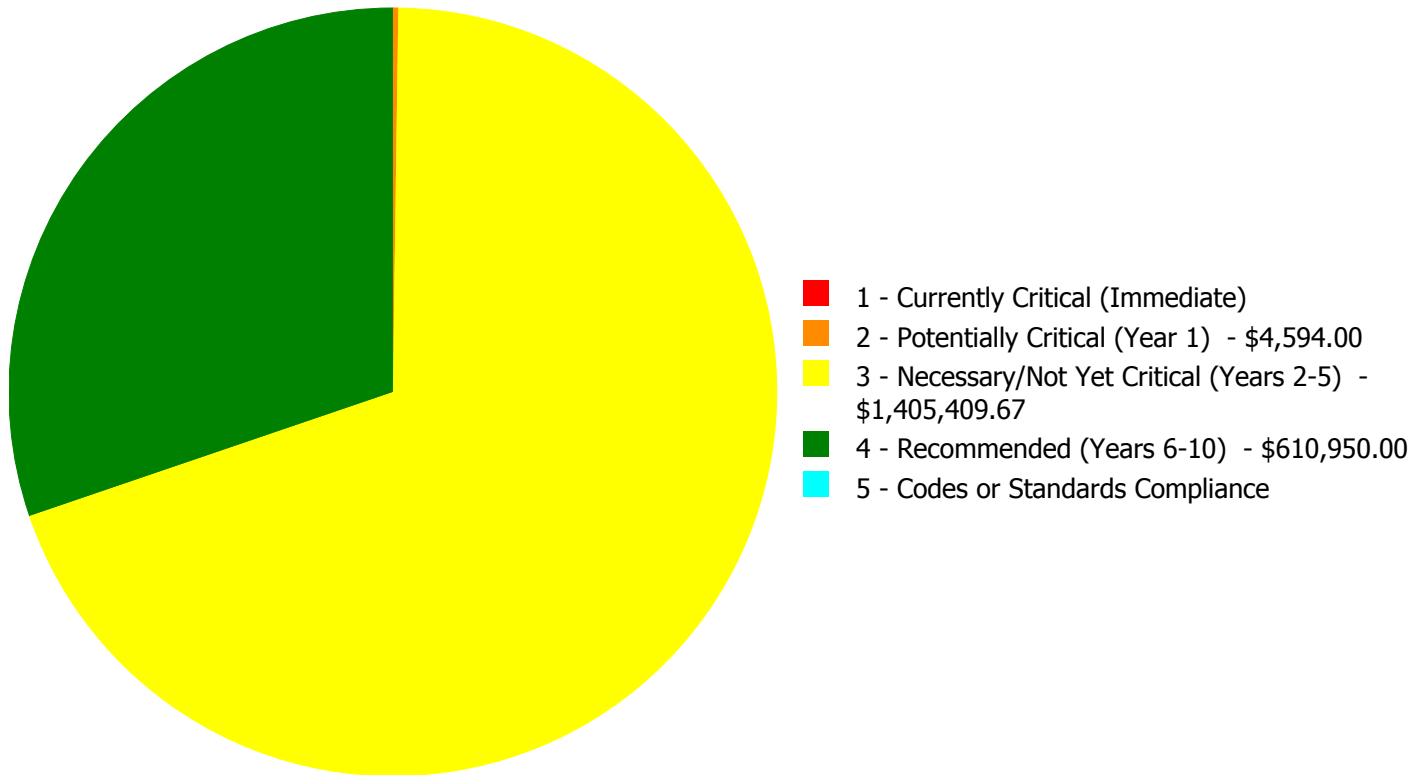
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$2,020,953.67

Deficiency Summary by Priority

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



Budget Estimate Total: \$2,020,953.67

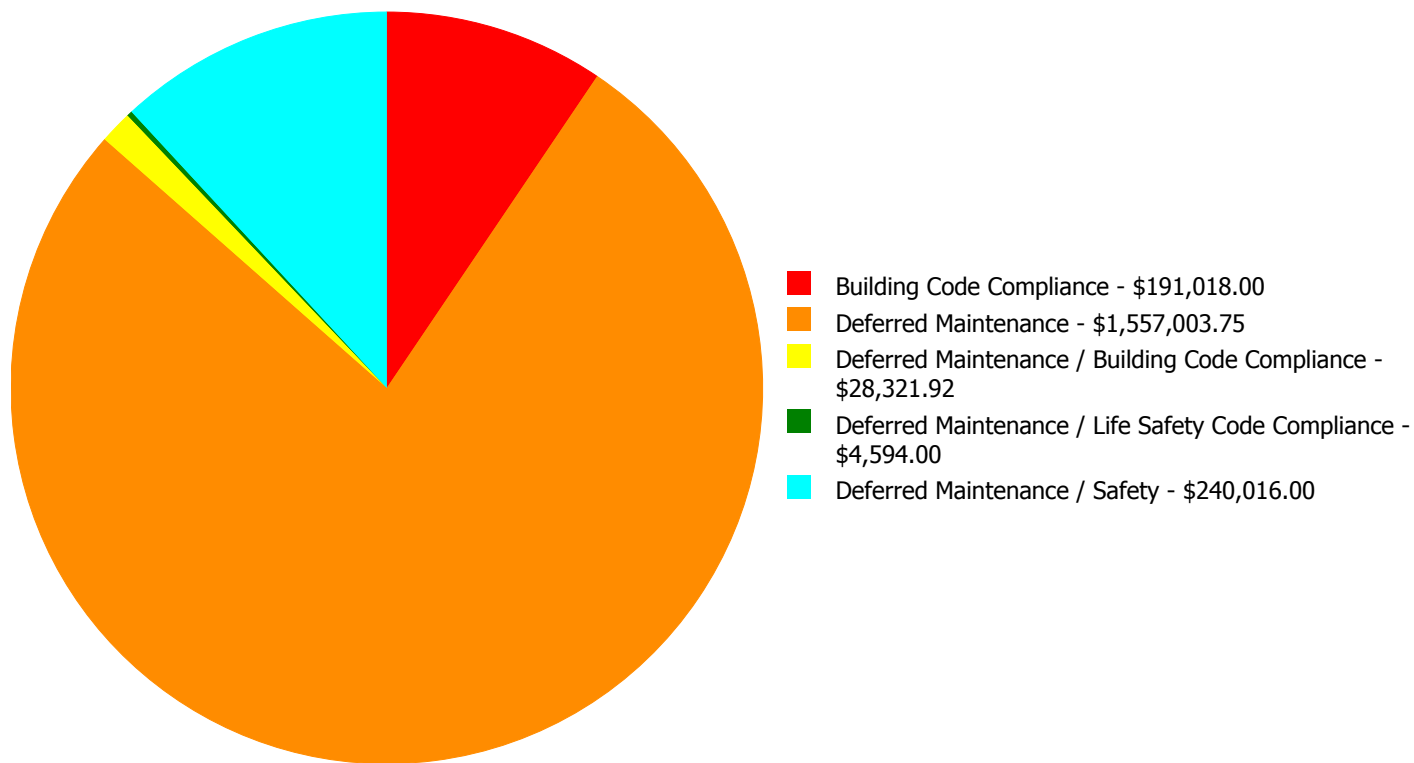
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B3010130	Preformed Metal Roofing	\$0.00	\$0.00	\$21,210.75	\$0.00	\$0.00	\$21,210.75
C1030	Fittings	\$0.00	\$0.00	\$372,847.00	\$0.00	\$0.00	\$372,847.00
C3020	Floor Finishes	\$0.00	\$0.00	\$435,626.00	\$0.00	\$0.00	\$435,626.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$0.00	\$419,932.00	\$0.00	\$419,932.00
D3040	Distribution Systems	\$0.00	\$0.00	\$28,321.92	\$0.00	\$0.00	\$28,321.92
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$165,370.00	\$0.00	\$165,370.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$25,648.00	\$0.00	\$25,648.00
D5030810	Security & Detection Systems	\$0.00	\$0.00	\$71,584.00	\$0.00	\$0.00	\$71,584.00
D5030920	Data Communication	\$0.00	\$0.00	\$168,432.00	\$0.00	\$0.00	\$168,432.00
D5090	Other Electrical Systems	\$0.00	\$4,594.00	\$0.00	\$0.00	\$0.00	\$4,594.00
E1020	Institutional Equipment	\$0.00	\$0.00	\$11,484.00	\$0.00	\$0.00	\$11,484.00
E1090	Other Equipment	\$0.00	\$0.00	\$72,732.00	\$0.00	\$0.00	\$72,732.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$223,172.00	\$0.00	\$0.00	\$223,172.00
	Total:	\$0.00	\$4,594.00	\$1,405,409.67	\$610,950.00	\$0.00	\$2,020,953.67

Deficiency Summary by Category

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



Budget Estimate Total: \$2,020,953.67

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: D5090 - Other Electrical Systems



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance / Life Safety Code Compliance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 34,800.00
Unit of Measure: S.F.
Estimate: \$4,594.00
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2017

Notes: Emergency lighting is typically original, obsolete, and beyond its expected life. Repair parts are difficult to obtain. System renewal is recommended.

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

System: B3010130 - Preformed Metal Roofing



Location: Roof
Distress: Missing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Install gutters and downspouts
Qty: 1,500.00
Unit of Measure: L.F.
Estimate: \$21,210.75
Assessor Name: Ann Buerger Linden
Date Created: 02/15/2017

Notes: The roof does not typically have gutters and downspouts at the roof edge, creating localized flooding problems and dumping water onto ground mounted HVAC equipment. Addition of gutters and downspouts is recommended.

System: C1030 - Fittings



Location: Throughout the bulding
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 34,800.00
Unit of Measure: S.F.
Estimate: \$372,847.00
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2017

Notes: Most fittings in the building are original and beyond their expected life. Some blackboards are present. Whiteboards are beginning to be stained. Room signage is not up to code. Toilet partitions do look newer. System renewal is recommended.

System: C3020 - Floor Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 34,800.00
Unit of Measure: S.F.
Estimate: \$435,626.00
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2017

Notes: Floor finishes are typically original and are in fair condition. Joints in VCT are separating. Cracks and control joints in concrete are telegraphing through tile. Carpeting is worn. System renewal, with attention to floor prep, is recommended.

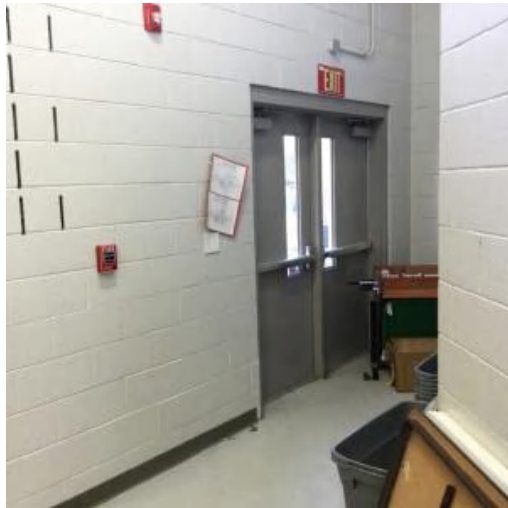
System: D3040 - Distribution Systems



Location: Toilet rooms
Distress: Failing
Category: Deferred Maintenance / Building Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace roof mounted exhaust fan, 800 CFM exhaust fan
Qty: 12.00
Unit of Measure: Ea.
Estimate: \$28,321.92
Assessor Name: Ann Buerger Linden
Date Created: 02/15/2017

Notes: Exhaust fans reportedly do not work. Replace fans in toilet rooms.

System: D5030810 - Security & Detection Systems



Location: Throughout the building
Distress: Inadequate
Category: Deferred Maintenance / Safety
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 34,800.00
Unit of Measure: S.F.
Estimate: \$71,584.00
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2017

Notes: Security cameras do not cover all areas of the building (gym is not covered) or building exterior. Improvements in camera range are needed. System renewal is recommended.

System: D5030920 - Data Communication



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance / Safety
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 34,800.00
Unit of Measure: S.F.
Estimate: \$168,432.00
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2017

Notes: The PA system does not function. Announcements need to be made on a room by room basis via telephone. System renewal is recommended.

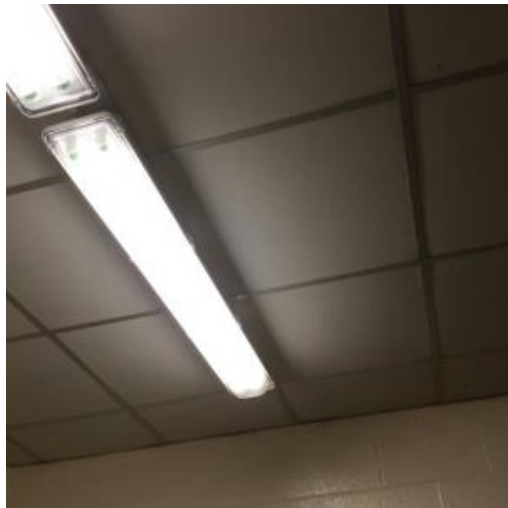
System: E1020 - Institutional Equipment



Location: Throughout the bulding
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 34,800.00
Unit of Measure: S.F.
Estimate: \$11,484.00
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2017

Notes: Library equipment and other institutional equipment is typically original and in fair condition. System renewal is recommended.

System: E1090 - Other Equipment



Location: Kitchen
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 34,800.00
Unit of Measure: S.F.
Estimate: \$72,732.00
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2017

Notes: Kitchen equipment is typically original and beyond its expected useful life. Walk-in compressors are near failure. system renewal is recommended.

System: E2010 - Fixed Furnishings



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 34,800.00
Unit of Measure: S.F.
Estimate: \$223,172.00
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2017

Notes: Classroom millwork and other fixed furnishing throughout the building is original and in well maintained but worn condition. System renewal is recommended.

Priority 4 - Recommended (Years 6-10):

System: C3030 - Ceiling Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 34,800.00
Unit of Measure: S.F.
Estimate: \$419,932.00
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2017

Notes: Although well maintained in fair to good condition, the ceiling system is beyond its expected useful life and system renewal is recommended.

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 34,800.00
Unit of Measure: S.F.
Estimate: \$165,370.00
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2017

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 34,800.00
Unit of Measure: S.F.
Estimate: \$25,648.00
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2017

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	34,800
Year Built:	1992
Last Renovation:	
Replacement Value:	\$1,042,260
Repair Cost:	\$530,818.60
Total FCI:	50.93 %
Total RSLI:	20.70 %
FCA Score:	49.07



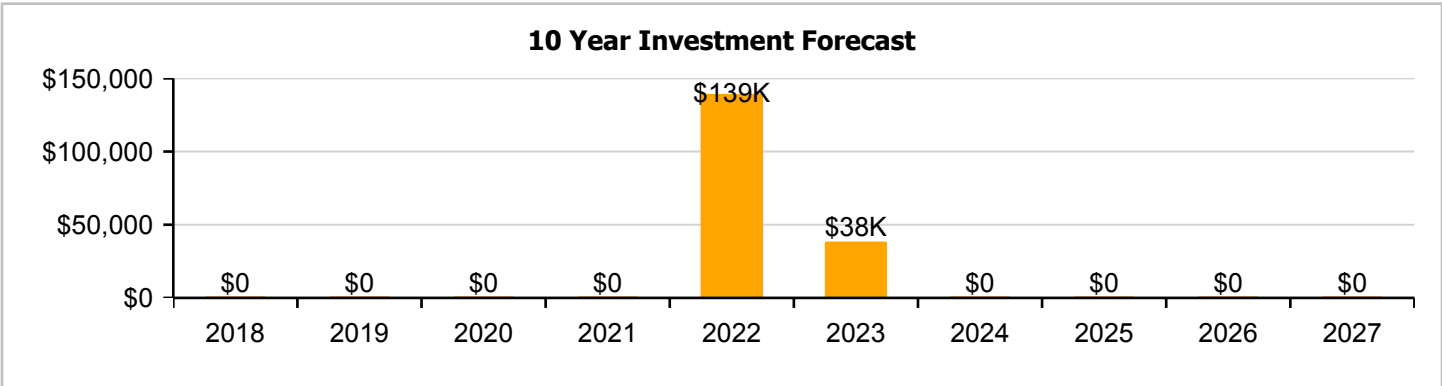
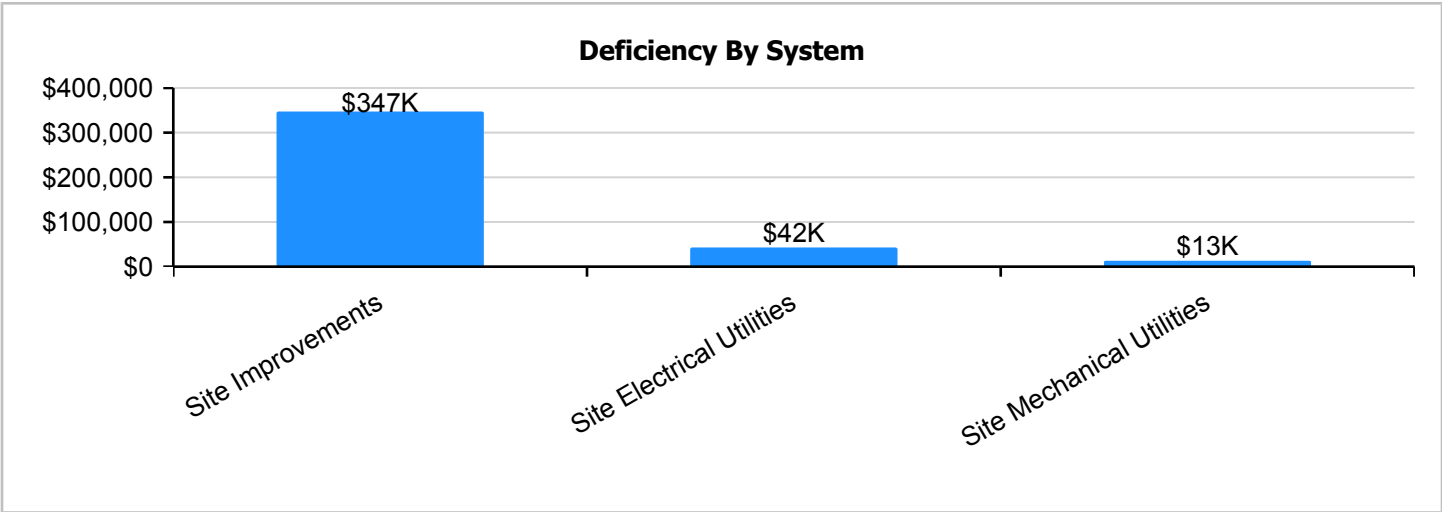
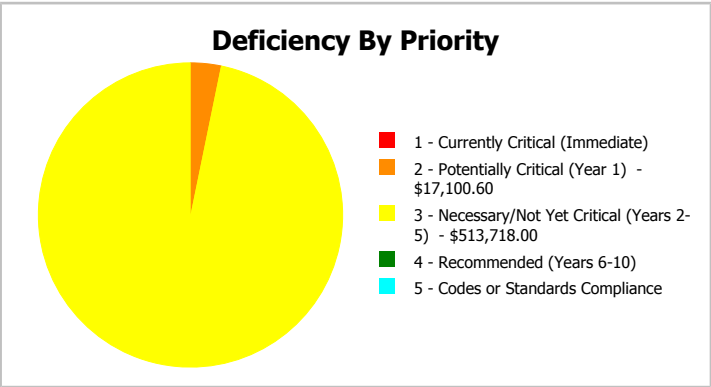
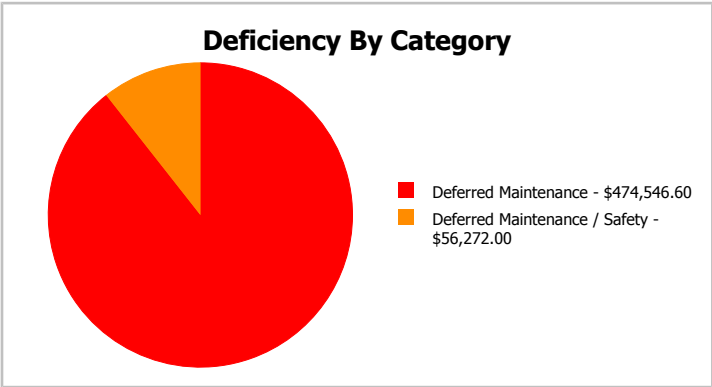
Description:

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:	34,800
Year Built:	1992	Last Renovation:	
Repair Cost:	\$530,819	Replacement Value:	\$1,042,260
FCI:	50.93 %	RSLI%:	20.70 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	3.09 %	77.51 %	\$457,446.00
G30 - Site Mechanical Utilities	50.00 %	5.90 %	\$17,100.60
G40 - Site Electrical Utilities	32.42 %	34.70 %	\$56,272.00
Totals:	20.70 %	50.93 %	\$530,818.60

Photo Album

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

- 1). Aerial Image of Pollocksville Elementary School - Feb 25, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$3.81	S.F.	34,800	25	1992	2017		0.00 %	110.00 %	0		\$145,847.00	\$132,588
G2020	Parking Lots	\$1.33	S.F.	34,800	25	1992	2017		0.00 %	110.00 %	0		\$50,912.00	\$46,284
G2030	Pedestrian Paving	\$1.91	S.F.	34,800	30	1992	2022		16.67 %	0.00 %	5			\$66,468
G2040105	Fence & Guardrails	\$1.23	S.F.	34,800	30	1992	2022		16.67 %	0.00 %	5			\$42,804
G2040950	Covered Walkways	\$1.52	S.F.	34,800	25	1992	2017		0.00 %	110.00 %	0		\$58,186.00	\$52,896
G2040950	Hard Surface Play Area	\$0.75	S.F.	34,800	20	1992	2012		0.00 %	110.00 %	-5		\$28,710.00	\$26,100
G2040950	Playing Field	\$4.54	S.F.	34,800	20	1992	2012		0.00 %	110.00 %	-5		\$173,791.00	\$157,992
G2050	Landscaping	\$1.87	S.F.	34,800	15	1992	2007		0.00 %	0.00 %	-10			\$65,076
G3010	Water Supply	\$2.34	S.F.	34,800	50	1992	2042		50.00 %	0.00 %	25			\$81,432
G3020	Sanitary Sewer	\$1.45	S.F.	34,800	50	1992	2042		50.00 %	0.00 %	25			\$50,460
G3030	Storm Sewer	\$4.54	S.F.	34,800	50	1992	2042		50.00 %	10.82 %	25		\$17,100.60	\$157,992
G4010	Electrical Distribution	\$2.35	S.F.	34,800	50	1992	2042		50.00 %	0.00 %	25			\$81,780
G4020	Site Lighting	\$1.47	S.F.	34,800	30	1992	2022	2017	0.00 %	110.00 %	0		\$56,272.00	\$51,156
G4030	Site Communications & Security	\$0.84	S.F.	34,800	15	2008	2023		40.00 %	0.00 %	6			\$29,232
Total									20.70 %	50.93 %			\$530,818.60	\$1,042,260

System Notes

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

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving



Note:

Campus Assessment Report - Site

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Covered Walkways



Note:

System: G2040950 - Hard Surface Play Area



Note:

Campus Assessment Report - Site

System: G2040950 - Playing Field



Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

Campus Assessment Report - Site

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer

This system contains no images

Note: Storm water collection from roof is inadequate.

System: G4010 - Electrical Distribution



Note:

System: G4020 - Site Lighting



Note:

Campus Assessment Report - Site

System: G4030 - Site Communications & Security



Note:

Renewal Schedule

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

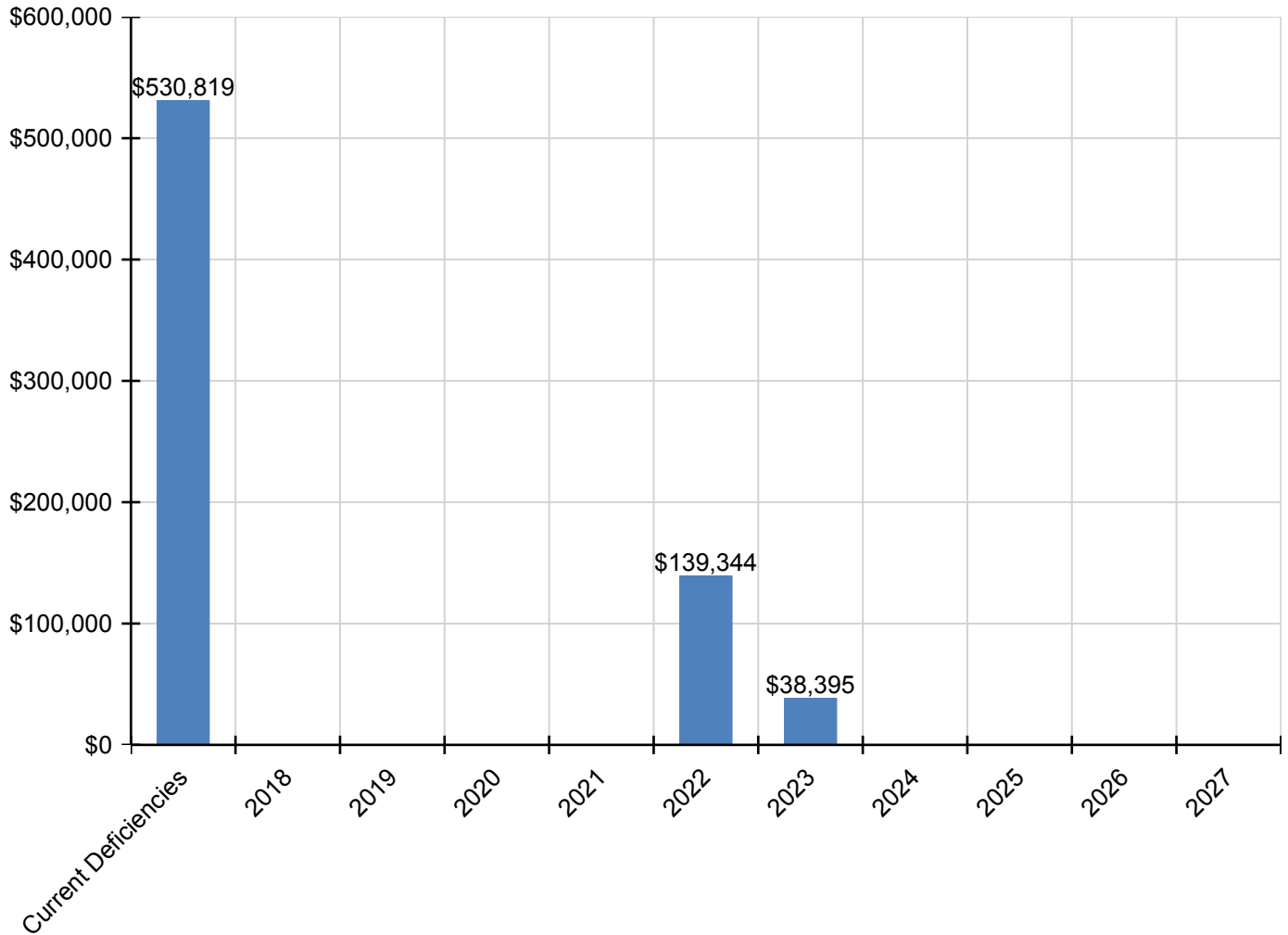
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$530,819	\$0	\$0	\$0	\$0	\$139,344	\$38,395	\$0	\$0	\$0	\$0	\$708,557
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	\$145,847	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$145,847
G2020 - Parking Lots	\$50,912	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,912
G2030 - Pedestrian Paving	\$0	\$0	\$0	\$0	\$0	\$84,760	\$0	\$0	\$0	\$0	\$0	\$84,760
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040105 - Fence & Guardrails	\$0	\$0	\$0	\$0	\$0	\$54,583	\$0	\$0	\$0	\$0	\$0	\$54,583
G2040950 - Covered Walkways	\$58,186	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,186
G2040950 - Hard Surface Play Area	\$28,710	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,710
G2040950 - Playing Field	\$173,791	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$173,791
* 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	\$17,101	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,101
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	\$56,272	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$56,272
G4030 - Site Communications & Security	\$0	\$0	\$0	\$0	\$0	\$0	\$38,395	\$0	\$0	\$0	\$0	\$38,395

* Indicates non-renewable system

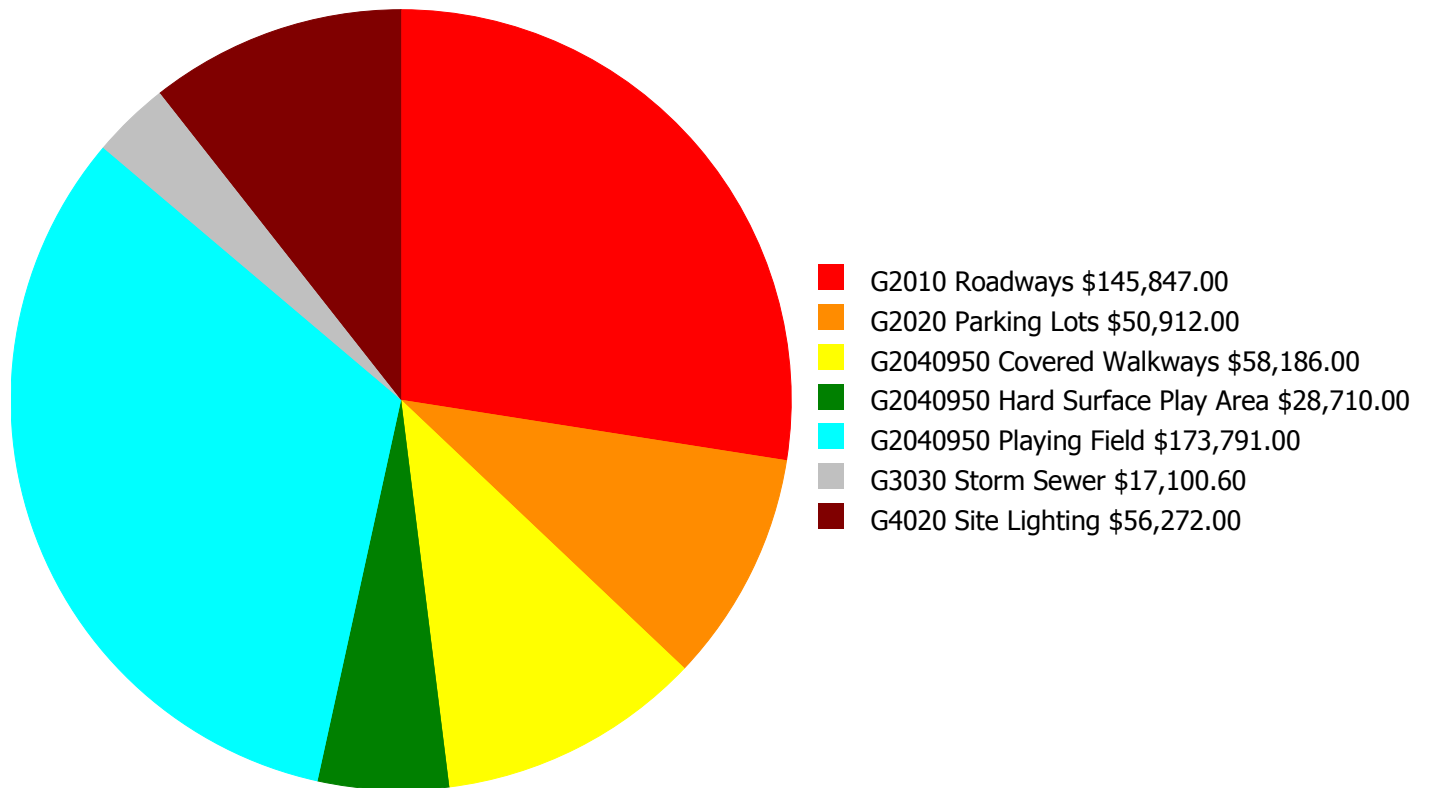
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

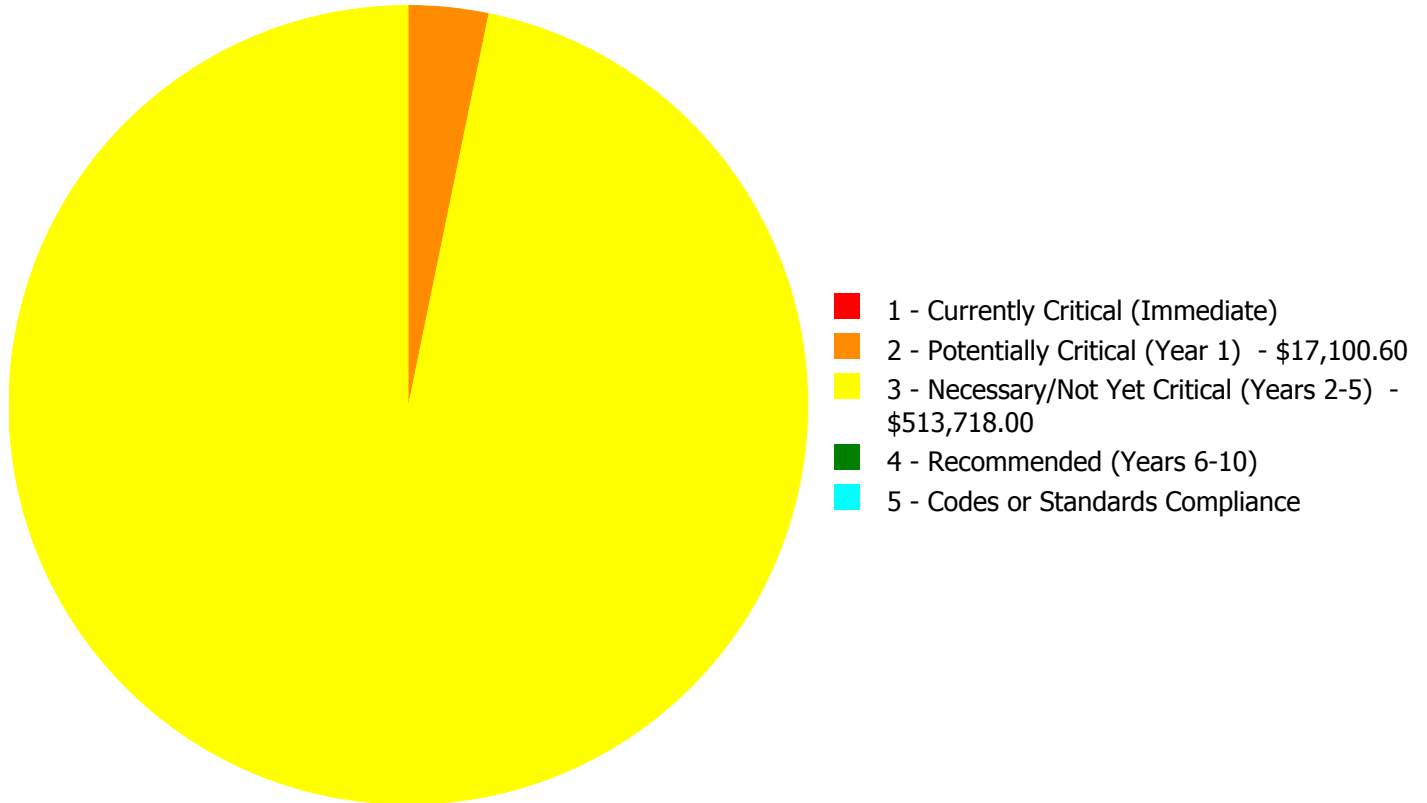
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$530,818.60

Deficiency Summary by Priority

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



Budget Estimate Total: \$530,818.60

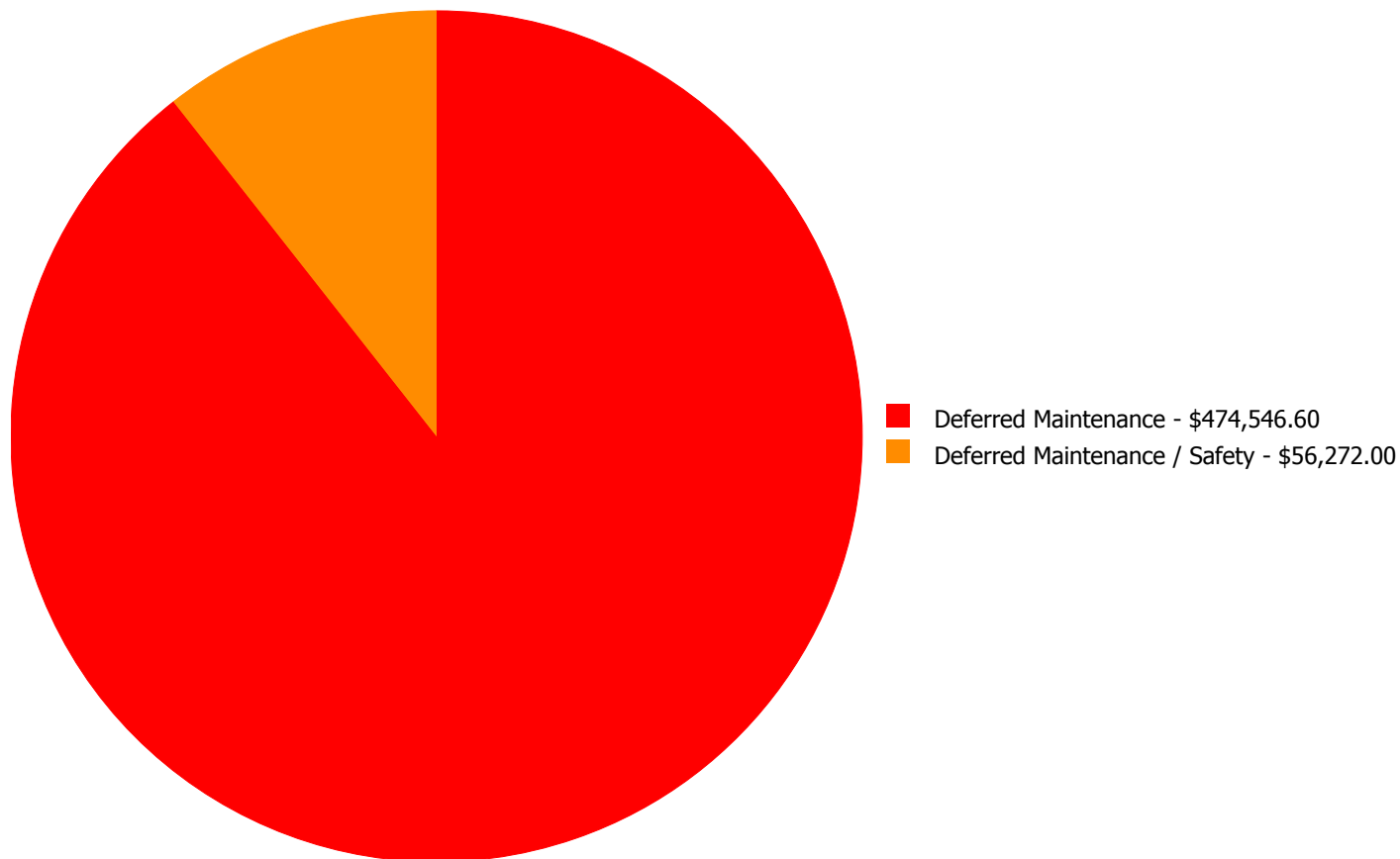
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
G2010	Roadways	\$0.00	\$0.00	\$145,847.00	\$0.00	\$0.00	\$145,847.00
G2020	Parking Lots	\$0.00	\$0.00	\$50,912.00	\$0.00	\$0.00	\$50,912.00
G2040950	Covered Walkways	\$0.00	\$0.00	\$58,186.00	\$0.00	\$0.00	\$58,186.00
G2040950	Hard Surface Play Area	\$0.00	\$0.00	\$28,710.00	\$0.00	\$0.00	\$28,710.00
G2040950	Playing Field	\$0.00	\$0.00	\$173,791.00	\$0.00	\$0.00	\$173,791.00
G3030	Storm Sewer	\$0.00	\$17,100.60	\$0.00	\$0.00	\$0.00	\$17,100.60
G4020	Site Lighting	\$0.00	\$0.00	\$56,272.00	\$0.00	\$0.00	\$56,272.00
	Total:	\$0.00	\$17,100.60	\$513,718.00	\$0.00	\$0.00	\$530,818.60

Deficiency Summary by Category

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



Budget Estimate Total: \$530,818.60

Deficiency Details by Priority

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

Priority 2 - Potentially Critical (Year 1):

System: G3030 - Storm Sewer



Location: Around the building
Distress: Inadequate
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Repair storm sewer system
Qty: 1,500.00
Unit of Measure: L.F.
Estimate: \$17,100.60
Assessor Name: Ann Buerger Linden
Date Created: 02/15/2017

Notes: Storm sewers are not directly connected to roof downspouts, creating localized flooding problems. Extension of the on-site collection system to capture roof downspouts is recommended.

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

System: G2010 - Roadways



Location: Site roads
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 34,800.00
Unit of Measure: S.F.
Estimate: \$145,847.00
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2017

Notes: Site roads have exceeded their expected useful life with some cracking and grainy surfaces. System renewal is recommended.

System: G2020 - Parking Lots



Location: Parking lots
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 34,800.00
Unit of Measure: S.F.
Estimate: \$50,912.00
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2017

Notes: Parking lots have exceeded their expected life. Surfaces are grainy with some cracking. Striping is faded. System renewal is recommended.

System: G2040950 - Covered Walkways



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 34,800.00
Unit of Measure: S.F.
Estimate: \$58,186.00
Assessor Name: Ann Buerger Linden
Date Created: 02/28/2017

Notes:

System: G2040950 - Hard Surface Play Area



Location: Playground
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 34,800.00
Unit of Measure: S.F.
Estimate: \$28,710.00
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2017

Notes: The basketball court is cracked. System renewal is recommended.

System: G2040950 - Playing Field



Location: Rear of site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 34,800.00
Unit of Measure: S.F.
Estimate: \$173,791.00
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2017

Notes: The playing field is worn and beyond its expected life. Dugouts are poorly constructed. System renewal is recommended.

System: G4020 - Site Lighting



Location: Site, parking lots
Distress: Inadequate
Category: Deferred Maintenance / Safety
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 34,800.00
Unit of Measure: S.F.
Estimate: \$56,272.00
Assessor Name: Ann Buerger Linden
Date Created: 02/15/2017

Notes: Site lighting is inadequate for safety. System renewal is recommended.

NC School District/520 Jones County/Elementary School

Trenton Elementary

Draft

Campus Assessment Report

March 8, 2017



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Campus Assessment Report

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Campus Executive Summary

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

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

Gross Area (SF):	35,500
Year Built:	1958
Last Renovation:	
Replacement Value:	\$8,010,220
Repair Cost:	\$4,892,580.00
Total FCI:	61.08 %
Total RSLI:	18.81 %
FCA Score:	38.92



Description:

GENERAL

Trenton Elementary School is located at 188 Elementary School Lane in Trenton, North Carolina. The 1 story, 35,500 square foot building was originally constructed in 1958. A 2000 square foot kitchen addition was constructed in 1970. For assessment purposes, this addition is considered together with the original building. In 1991, the HVAC system was renovated to wall/window mounted heat pumps along with the necessary electrical upgrade. In 2002 the roof structure was re-engineered to a sloped profile accommodating a metal roof covering. Also on site is a portable classroom building that is not assessed in this project.

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

A. SUBSTRUCTURE

Campus Assessment Report - Trenton Elementary

The building rests on slab on grade and is assumed to have standard cast-in-place concrete foundations. The building has a small basement area that housed a boiler in the past.

B. SUPERSTRUCTURE

Floor construction over the basement is wood frame. Roof construction is steel. The original building roof was reframed in 2002 to accommodate the preformed metal roof. Exterior walls are painted CMU. Exterior windows are painted aluminum frame with fixed and operable dual panes. Exterior doors are aluminum framed fully glazed storefront style at the main entry and corridor exits. Secondary/utility doors are hollow metal in hollow metal frames. Roofing is steep preformed metal with painted finish. There are gutters and downspouts at the front entry eave edge only. Most building entrances do not appear to comply with ADA requirements, though the front entry is compliant.

C. INTERIORS

Interior partitions are typically CMU. Interior doors are generally solid core wood with hollow metal frames and mostly with glazing. Interior fittings include: white boards; chalk boards; graphics and identifying devices; toilet accessories and toilet partitions; and storage shelving. Interior wall finishes are typically paint. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in classrooms are typically a combination of carpet and VCT. Other floor finishes include carpet in the media center, ceramic tile in toilet rooms, and quarry tile in the kitchen. Ceiling finishes throughout the building are typically suspended acoustical tile.

D. SERVICES

CONVEYING: The building does not include conveying equipment.

PLUMBING:

Plumbing fixtures are typically porcelain fixtures with manual control valves. Domestic water distribution is copper with electric hot water heating. The sanitary waste system is cast iron.

HVAC:

Heating is provided by wall mounted heat pumps. Exposed ductwork distributes conditioned air to rooms without heat pumps. Fresh air is supplied by infiltration. Wall mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are local.

FIRE PROTECTION:

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

ELECTRICAL:

The main electrical service is fed from a pad mounted transformer to a 1200 amp 208/120V 3 phase, 4 wires MDP located in the building. Lighting is typically lay-in type, fluorescent light fixtures with T-8 lamps. Branch circuit wiring is copper serving electrical switches and receptacles.

COMMUNICATIONS & SECURITY:

The fire alarm system consists of audible/visual strobe annunciators throughout the building. The system is activated by manual pull stations and smoke detectors. The system is centrally monitored. The telephone and data systems are integrated and include equipment closets shared with other building functions. This building has a local area network (LAN). The building includes an internal security system that is actuated by contacts. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is locally monitored; this building has a public address and paging system separate from the telephone system.

OTHER ELECTRICAL SYSTEMS:

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

E. EQUIPMENT & FURNISHINGS

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

G. SITE

Campus site features include: asphalt paved driveways and parking lots; concrete pedestrian pavements; a flag pole; monument signage; landscaping; play areas with equipment; and covered walkways. Site mechanical and electrical features include: city water and sanitary sewer systems; storm sewer system that discharges to surface water features; fiber optic cables; and site lighting.

Campus Assessment Report - Trenton Elementary

Attributes:

General Attributes:

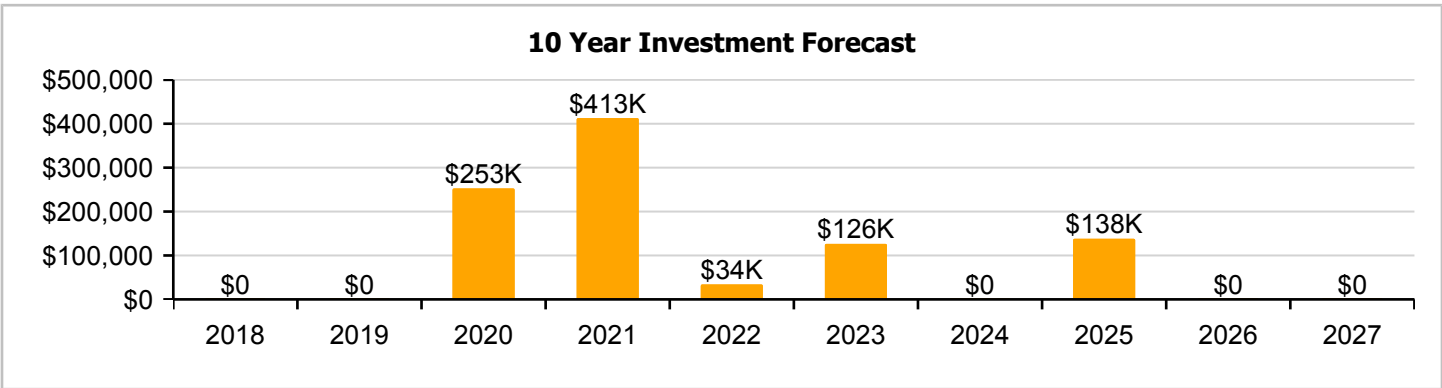
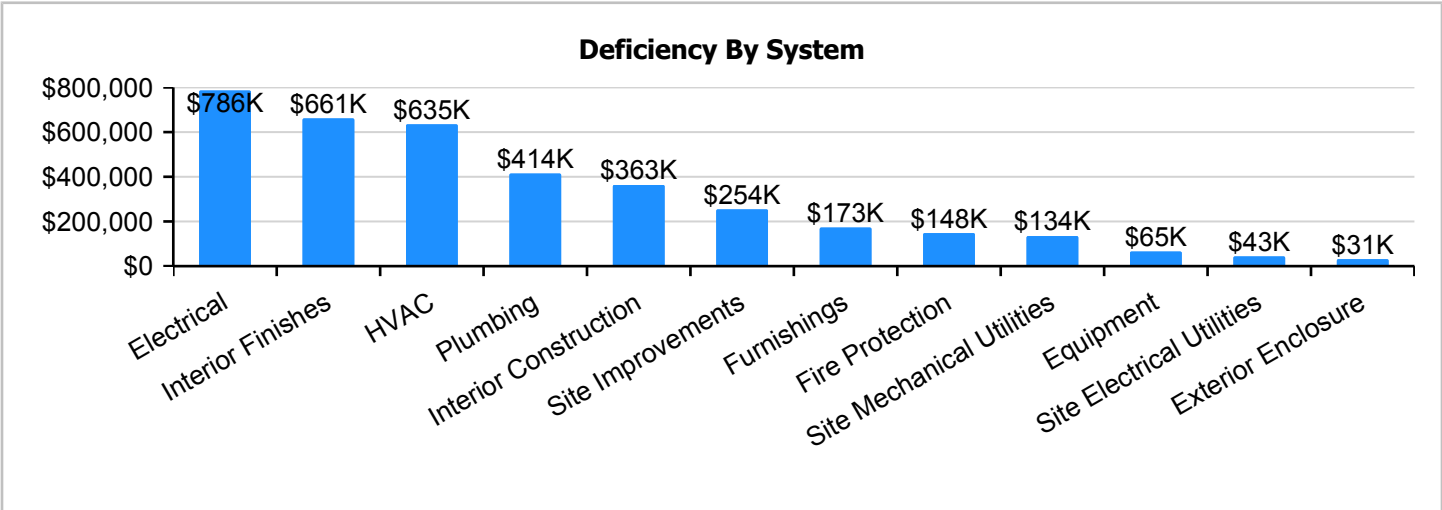
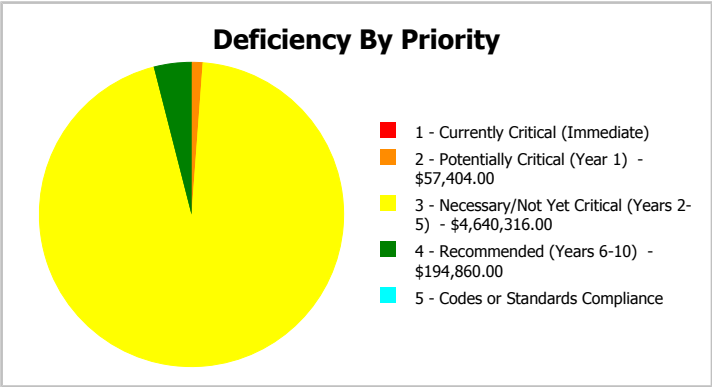
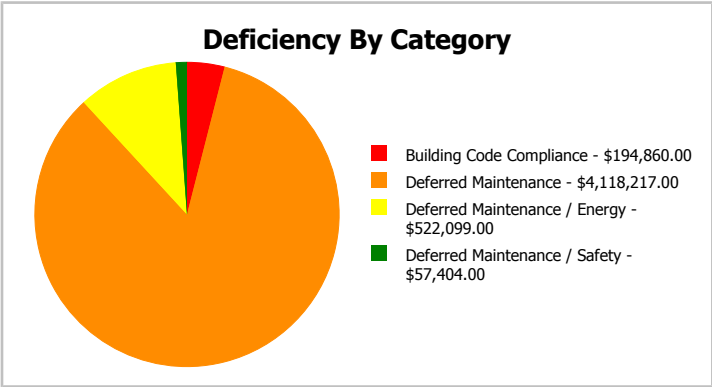
Condition Assessor: Ann Buerger Linden Assessment Date:
Suitability Assessor:

School Information:

HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	16	Site Acreage:	16

Campus Dashboard Summary

Gross Area:	35,500	Last Renovation:	
Year Built:	1958	Replacement Value:	\$8,010,220
Repair Cost:	\$4,892,580	RSLI%:	18.81 %
FCI:	61.08 %		



Campus Condition Summary

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

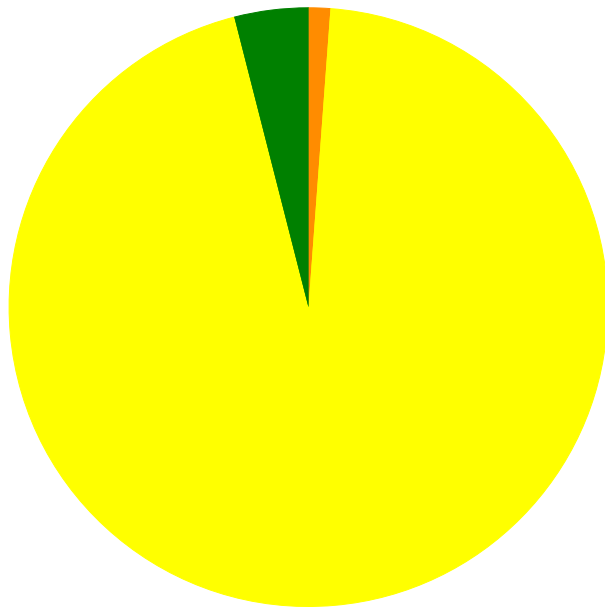
Current Investment Requirement and Condition by Unifomat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	41.00 %	0.00 %	\$0.00
A20 - Basement Construction	41.00 %	0.00 %	\$0.00
B10 - Superstructure	80.85 %	0.00 %	\$0.00
B20 - Exterior Enclosure	25.76 %	5.76 %	\$40,612.00
B30 - Roofing	50.00 %	0.00 %	\$0.00
C10 - Interior Construction	9.99 %	58.50 %	\$479,144.00
C30 - Interior Finishes	8.88 %	97.79 %	\$872,768.00
D20 - Plumbing	0.00 %	110.00 %	\$546,700.00
D30 - HVAC	0.00 %	110.00 %	\$837,623.00
D40 - Fire Protection	0.00 %	110.00 %	\$194,860.00
D50 - Electrical	2.63 %	102.77 %	\$1,037,950.00
E10 - Equipment	0.00 %	110.00 %	\$85,910.00
E20 - Furnishings	0.00 %	110.00 %	\$227,662.00
G20 - Site Improvements	2.50 %	75.90 %	\$334,660.00
G30 - Site Mechanical Utilities	9.69 %	59.95 %	\$177,287.00
G40 - Site Electrical Utilities	10.24 %	34.70 %	\$57,404.00
Totals:	18.81 %	61.08 %	\$4,892,580.00

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
1958 Main	35,500	60.82	\$0.00	\$0.00	\$4,128,369.00	\$194,860.00	\$0.00
Site	35,500	63.12	\$0.00	\$57,404.00	\$511,947.00	\$0.00	\$0.00
Total:		61.08	\$0.00	\$57,404.00	\$4,640,316.00	\$194,860.00	\$0.00

Deficiencies By Priority



- 1 - Currently Critical (Immediate)
- 2 - Potentially Critical (Year 1) - \$57,404.00
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$4,640,316.00
- 4 - Recommended (Years 6-10) - \$194,860.00
- 5 - Codes or Standards Compliance

Budget Estimate Total: \$4,892,580.00

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):	35,500
Year Built:	1958
Last Renovation:	
Replacement Value:	\$7,108,165
Repair Cost:	\$4,323,229.00
Total FCI:	60.82 %
Total RSLI:	20.40 %
FCA Score:	39.18



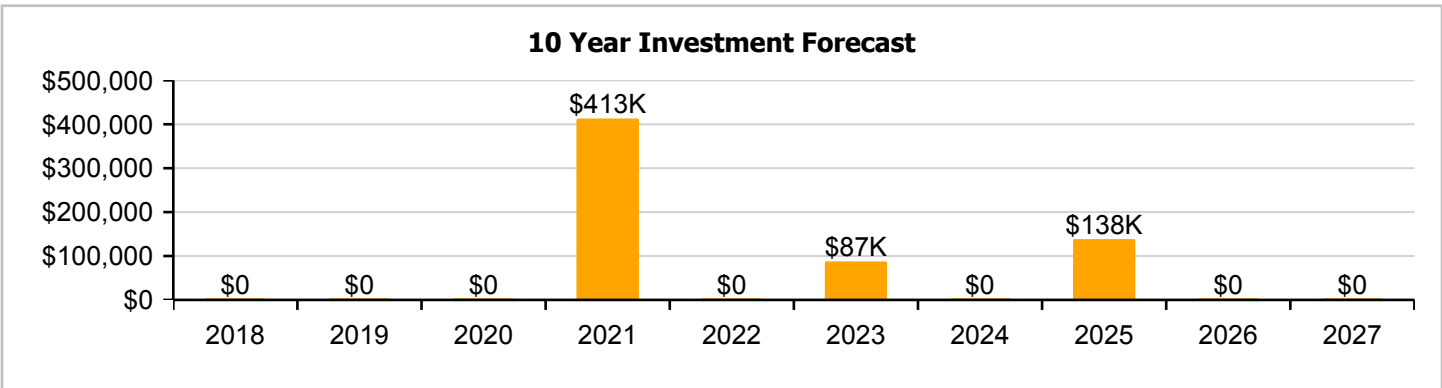
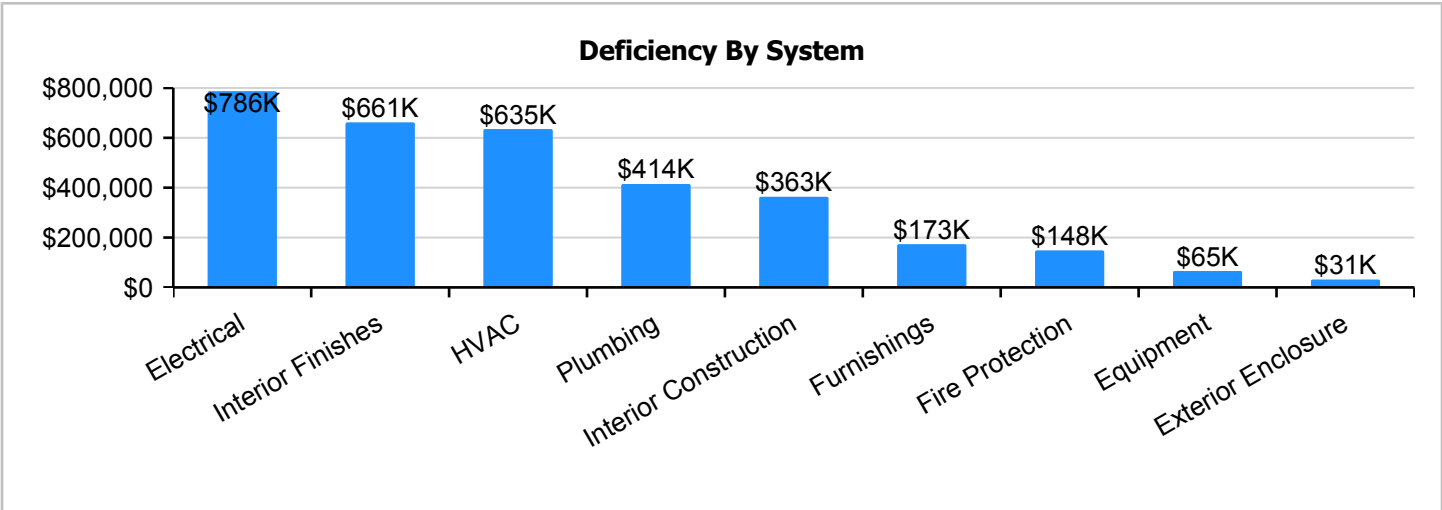
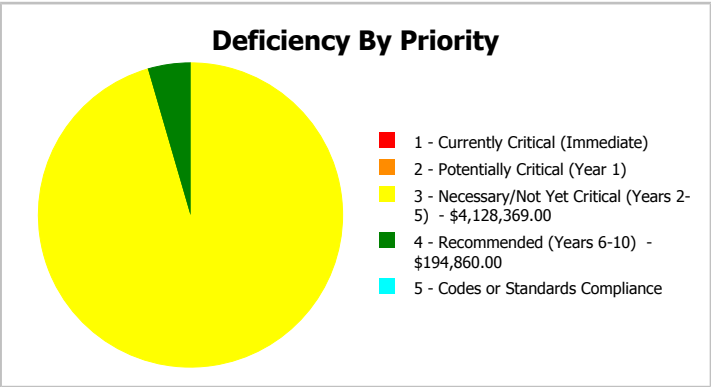
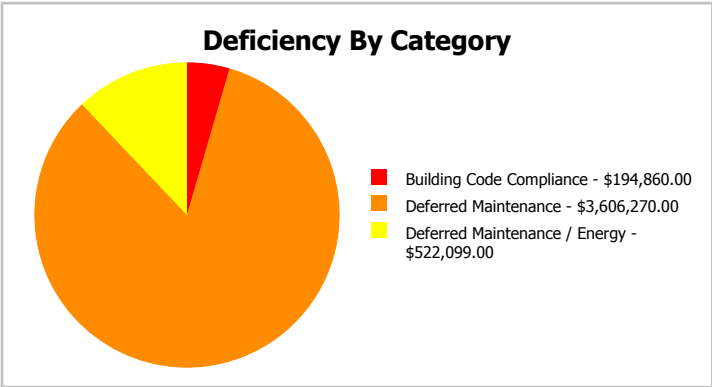
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	ES -Elementary School	Gross Area:	35,500
Year Built:	1958	Last Renovation:	
Repair Cost:	\$4,323,229	Replacement Value:	\$7,108,165
FCI:	60.82 %	RSLI%:	20.40 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	41.00 %	0.00 %	\$0.00
A20 - Basement Construction	41.00 %	0.00 %	\$0.00
B10 - Superstructure	80.85 %	0.00 %	\$0.00
B20 - Exterior Enclosure	25.76 %	5.76 %	\$40,612.00
B30 - Roofing	50.00 %	0.00 %	\$0.00
C10 - Interior Construction	9.99 %	58.50 %	\$479,144.00
C30 - Interior Finishes	8.88 %	97.79 %	\$872,768.00
D20 - Plumbing	0.00 %	110.00 %	\$546,700.00
D30 - HVAC	0.00 %	110.00 %	\$837,623.00
D40 - Fire Protection	0.00 %	110.00 %	\$194,860.00
D50 - Electrical	2.63 %	102.77 %	\$1,037,950.00
E10 - Equipment	0.00 %	110.00 %	\$85,910.00
E20 - Furnishings	0.00 %	110.00 %	\$227,662.00
Totals:	20.40 %	60.82 %	\$4,323,229.00

Photo Album

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

1). Northeast Elevation - Feb 21, 2017



2). Northwest Elevation - Feb 21, 2017



3). Southwest Elevation - Feb 21, 2017



4). Southeast 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

Campus Assessment Report - 1958 Main

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.79	S.F.	35,500	100	1958	2058		41.00 %	0.00 %	41			\$170,045
A1030	Slab on Grade	\$8.43	S.F.	35,500	100	1958	2058		41.00 %	0.00 %	41			\$299,265
A2010	Basement Excavation	\$1.90	S.F.	35,500	100	1958	2058		41.00 %	0.00 %	41			\$67,450
A2020	Basement Walls	\$13.07	S.F.	35,500	100	1958	2058		41.00 %	0.00 %	41			\$463,985
B1010	Floor Construction	\$1.64	S.F.	35,500	100	1958	2058		41.00 %	0.00 %	41			\$58,220
B1020	Roof Construction	\$15.76	S.F.	35,500	100	2002	2102		85.00 %	0.00 %	85			\$559,480
B2010	Exterior Walls	\$9.42	S.F.	35,500	100	1958	2058		41.00 %	0.00 %	41			\$334,410
B2020	Exterior Windows	\$9.39	S.F.	35,500	30	1991	2021		13.33 %	0.00 %	4			\$333,345
B2030	Exterior Doors	\$1.04	S.F.	35,500	30	1958	1988		0.00 %	110.00 %	-29		\$40,612.00	\$36,920
B3010130	Preformed Metal Roofing	\$9.66	S.F.	35,500	30	2002	2032		50.00 %	0.00 %	15			\$342,930
C1010	Partitions	\$10.80	S.F.	35,500	75	1958	2033		21.33 %	0.00 %	16			\$383,400
C1020	Interior Doors	\$2.53	S.F.	35,500	30	1958	1988		0.00 %	110.00 %	-29		\$98,797.00	\$89,815
C1030	Fittings	\$9.74	S.F.	35,500	20	1958	1978		0.00 %	110.00 %	-39		\$380,347.00	\$345,770
C3010	Wall Finishes	\$2.79	S.F.	35,500	10	2015	2025		80.00 %	0.00 %	8			\$99,045
C3020	Floor Finishes	\$11.38	S.F.	35,500	20	1958	1978		0.00 %	110.00 %	-39		\$444,389.00	\$403,990
C3030	Ceiling Finishes	\$10.97	S.F.	35,500	25	1970	1995		0.00 %	110.00 %	-22		\$428,379.00	\$389,435
D2010	Plumbing Fixtures	\$11.48	S.F.	35,500	30	1958	1988		0.00 %	110.00 %	-29		\$448,294.00	\$407,540
D2020	Domestic Water Distribution	\$0.98	S.F.	35,500	30	1958	1988		0.00 %	110.00 %	-29		\$38,269.00	\$34,790
D2030	Sanitary Waste	\$1.54	S.F.	35,500	30	1958	1988		0.00 %	110.00 %	-29		\$60,137.00	\$54,670
D3040	Distribution Systems	\$6.14	S.F.	35,500	30	1958	1988		0.00 %	110.00 %	-29		\$239,767.00	\$217,970
D3050	Terminal & Package Units	\$13.37	S.F.	35,500	15	1991	2006		0.00 %	110.00 %	-11		\$522,099.00	\$474,635
D3060	Controls & Instrumentation	\$1.94	S.F.	35,500	20	1991	2011		0.00 %	110.00 %	-6		\$75,757.00	\$68,870
D4010	Sprinklers	\$4.32	S.F.	35,500	30	1958	1988		0.00 %	110.00 %	-29		\$168,696.00	\$153,360
D4020	Standpipes	\$0.67	S.F.	35,500	30	1958	1988		0.00 %	110.00 %	-29		\$26,164.00	\$23,785
D5010	Electrical Service/Distribution	\$1.69	S.F.	35,500	40	1970	2010		0.00 %	110.00 %	-7		\$65,995.00	\$59,995
D5020	Branch Wiring	\$5.06	S.F.	35,500	30	1970	2000		0.00 %	110.00 %	-17		\$197,593.00	\$179,630
D5020	Lighting	\$11.92	S.F.	35,500	30	1970	2000		0.00 %	110.00 %	-17		\$465,476.00	\$423,160
D5030810	Security & Detection Systems	\$1.87	S.F.	35,500	15	2008	2023		40.00 %	0.00 %	6			\$66,385
D5030910	Fire Alarm Systems	\$3.39	S.F.	35,500	15	1991	2006		0.00 %	110.00 %	-11		\$132,380.00	\$120,345
D5030920	Data Communication	\$4.40	S.F.	35,500	15	2000	2015		0.00 %	110.00 %	-2		\$171,820.00	\$156,200
D5090	Other Electrical Systems	\$0.12	S.F.	35,500	20	1991	2011		0.00 %	110.00 %	-6		\$4,686.00	\$4,260
E1020	Institutional Equipment	\$0.30	S.F.	35,500	20	1958	1978		0.00 %	110.00 %	-39		\$11,715.00	\$10,650
E1090	Other Equipment	\$1.90	S.F.	35,500	20	1958	1978		0.00 %	110.00 %	-39		\$74,195.00	\$67,450
E2010	Fixed Furnishings	\$5.83	S.F.	35,500	20	1958	1978		0.00 %	110.00 %	-39		\$227,662.00	\$206,965
Total									20.40 %	60.82 %			\$4,323,229.00	\$7,108,165

System Notes

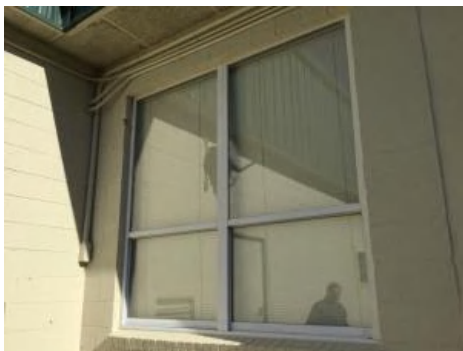
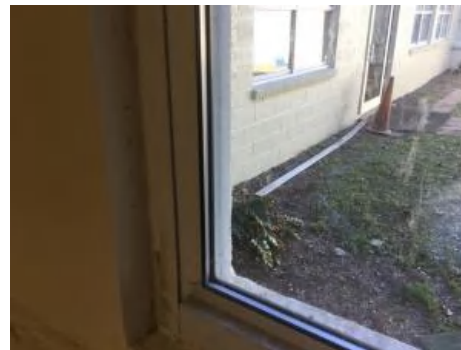
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note: Assumed install date with installation of Bard HVAC units.

Campus Assessment Report - 1958 Main

System: B2030 - Exterior Doors



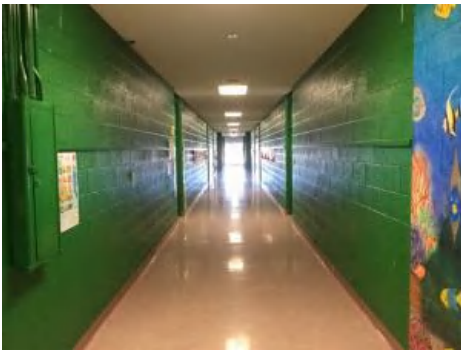
Note:

System: B3010130 - Preformed Metal Roofing



Note:

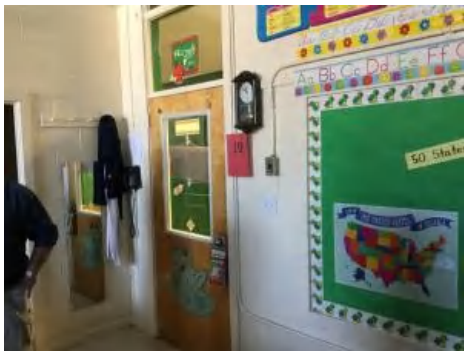
System: C1010 - Partitions



Note:

Campus Assessment Report - 1958 Main

System: C1020 - Interior Doors



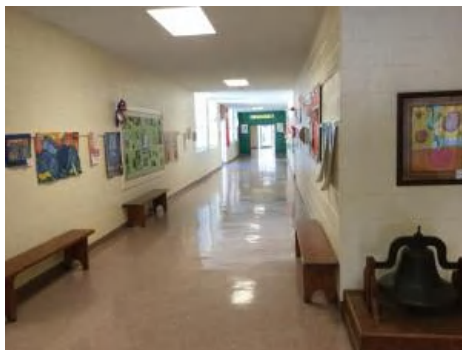
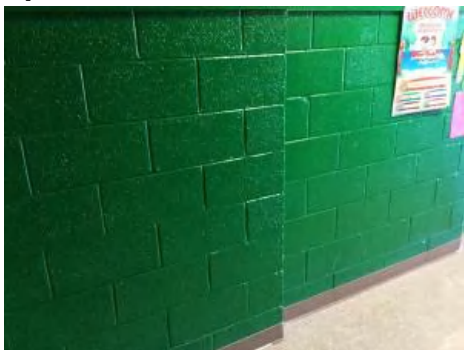
Note:

System: C1030 - Fittings



Note:

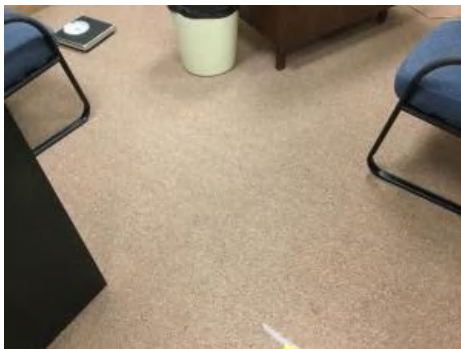
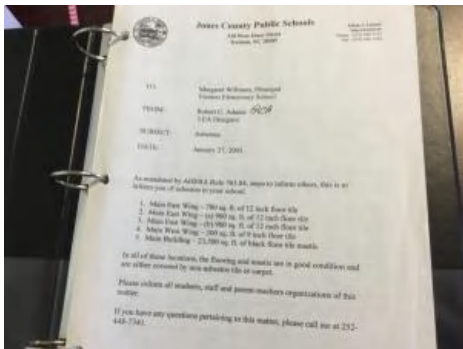
System: C3010 - Wall Finishes



Note:

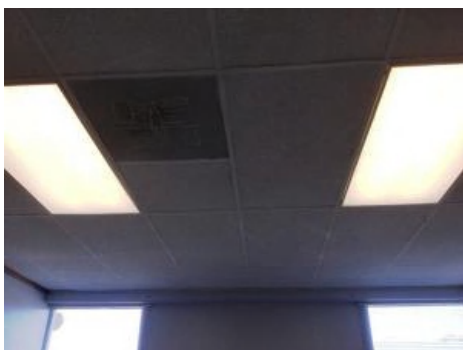
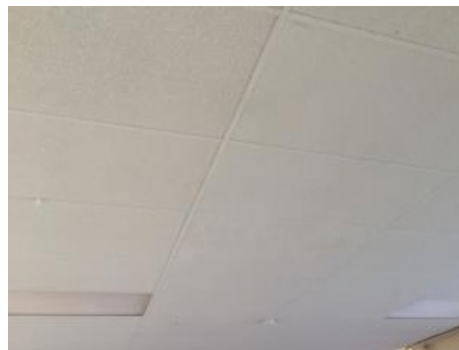
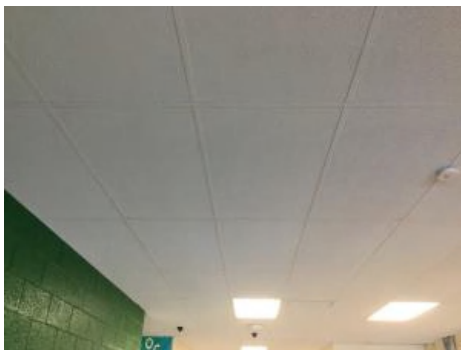
Campus Assessment Report - 1958 Main

System: C3020 - Floor Finishes



Note:

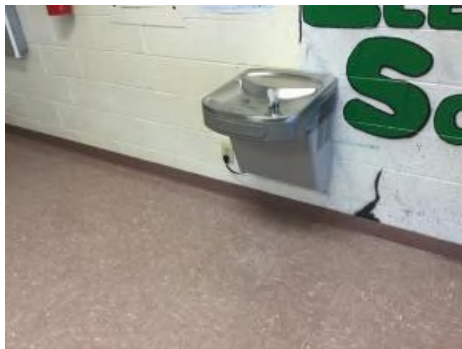
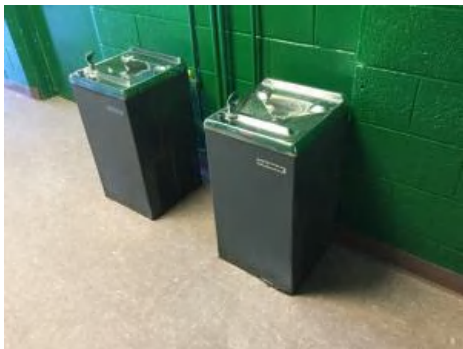
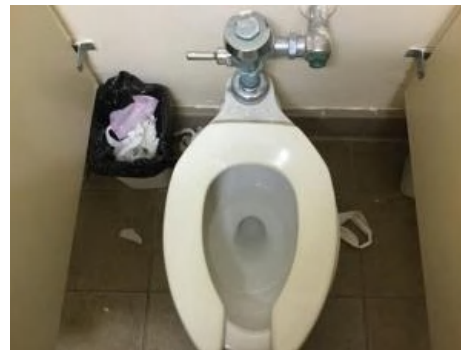
System: C3030 - Ceiling Finishes



Note:

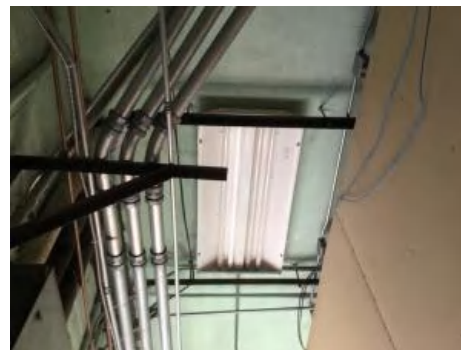
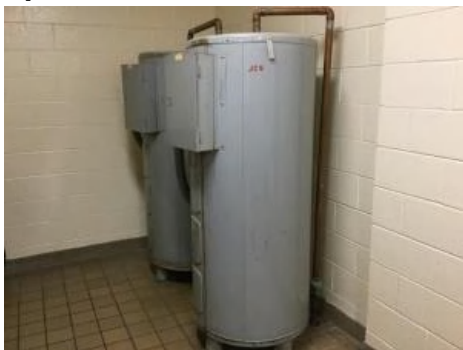
Campus Assessment Report - 1958 Main

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

Campus Assessment Report - 1958 Main

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



Note:

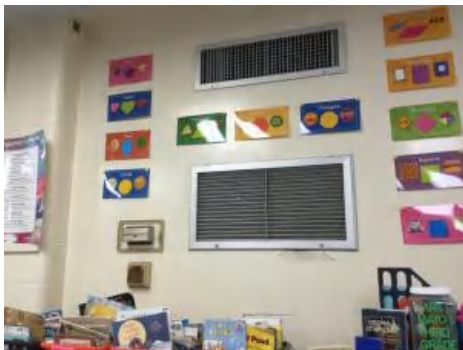
System: D3050 - Terminal & Package Units



Note:

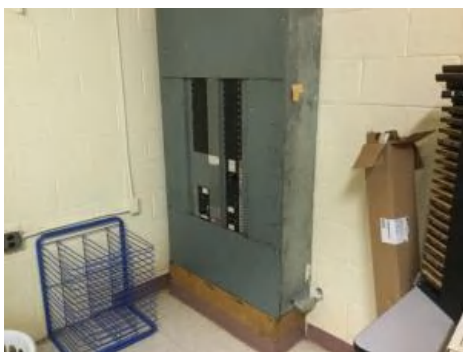
Campus Assessment Report - 1958 Main

System: D3060 - Controls & Instrumentation



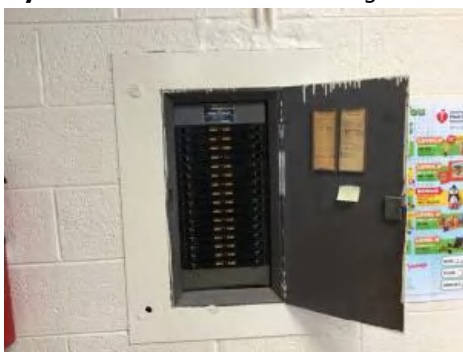
Note:

System: D5010 - Electrical Service/Distribution



Note:

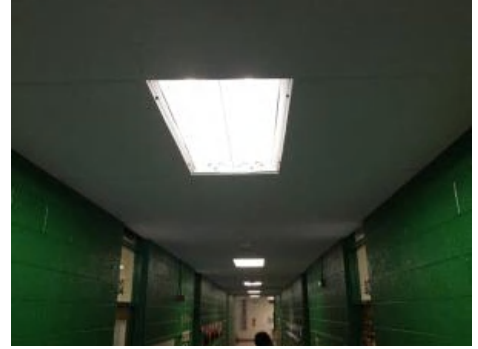
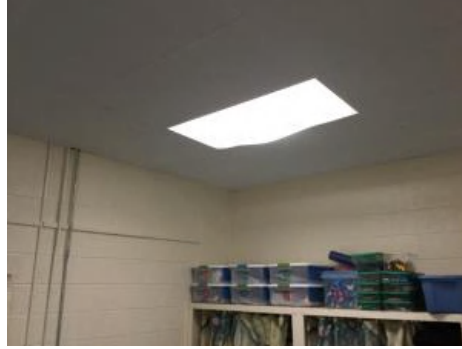
System: D5020 - Branch Wiring



Note:

Campus Assessment Report - 1958 Main

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

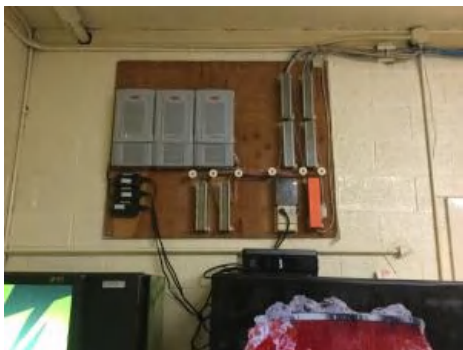
Campus Assessment Report - 1958 Main

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

Campus Assessment Report - 1958 Main

System: D5090 - Other Electrical Systems



Note:

System: E1020 - Institutional Equipment



Note:

System: E1090 - Other Equipment



Note:

Campus Assessment Report - 1958 Main

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$4,323,229	\$0	\$0	\$0	\$412,702	\$0	\$87,194	\$0	\$138,015	\$0	\$0	\$4,961,140
* 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	\$412,702	\$0	\$0	\$0	\$0	\$0	\$0	\$412,702
B2030 - Exterior Doors	\$40,612	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,612
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	\$98,797	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$98,797
C1030 - Fittings	\$380,347	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$380,347
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	\$138,015	\$0	\$0	\$138,015

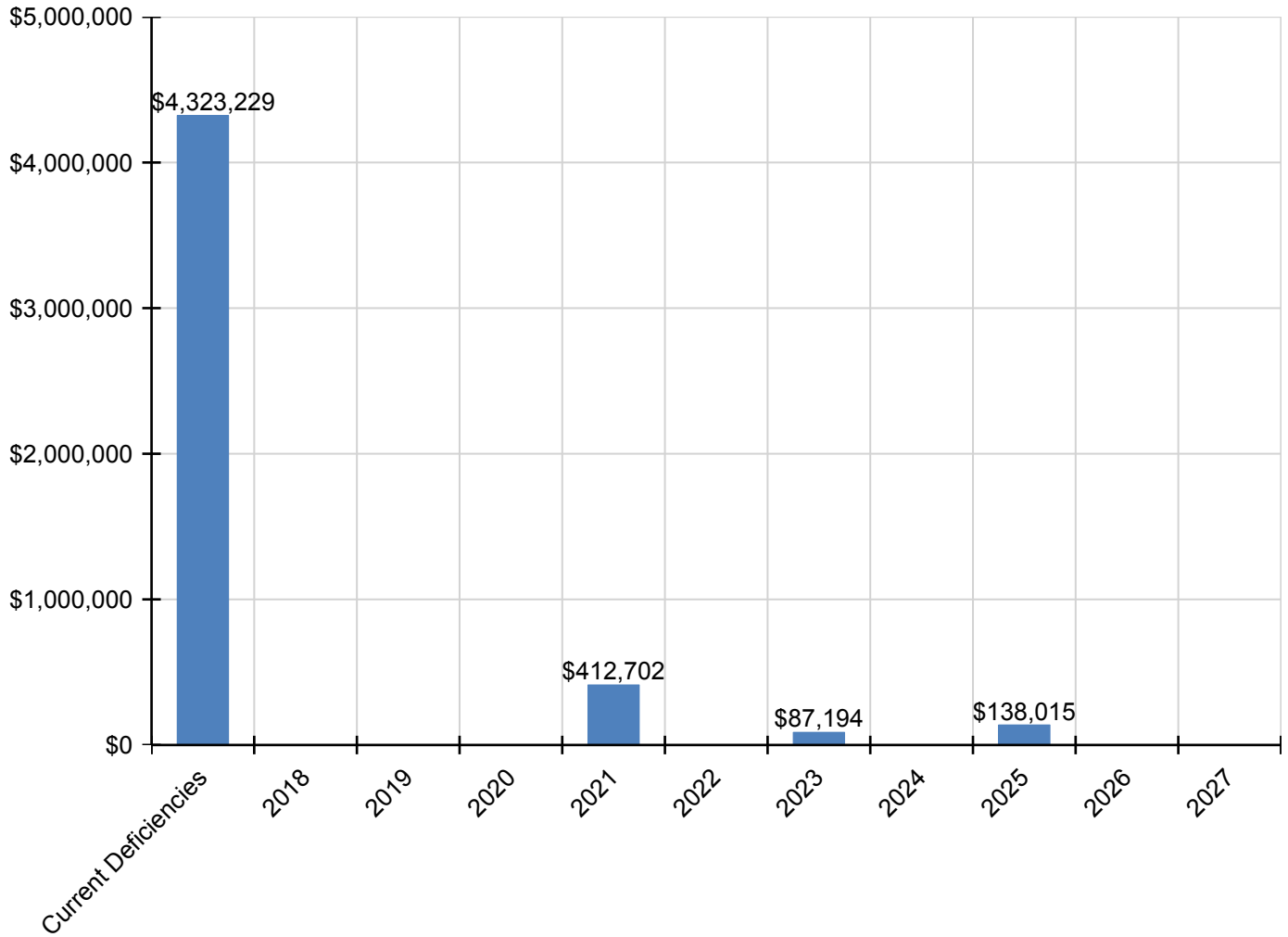
Campus Assessment Report - 1958 Main

C3020 - Floor Finishes	\$444,389	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$444,389
C3030 - Ceiling Finishes	\$428,379	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$428,379
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$448,294	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$448,294
D2020 - Domestic Water Distribution	\$38,269	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38,269
D2030 - Sanitary Waste	\$60,137	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60,137
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$239,767	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$239,767
D3050 - Terminal & Package Units	\$522,099	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$522,099
D3060 - Controls & Instrumentation	\$75,757	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,757
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$168,696	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$168,696
D4020 - Standpipes	\$26,164	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,164
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$65,995	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$65,995
D5020 - Branch Wiring	\$197,593	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$197,593
D5020 - Lighting	\$465,476	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$465,476
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$87,194	\$0	\$0	\$0	\$0	\$0	\$87,194
D5030910 - Fire Alarm Systems	\$132,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$132,380
D5030920 - Data Communication	\$171,820	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$171,820
D5090 - Other Electrical Systems	\$4,686	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,686
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$11,715	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,715
E1090 - Other Equipment	\$74,195	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$74,195
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$227,662	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$227,662

* Indicates non-renewable system

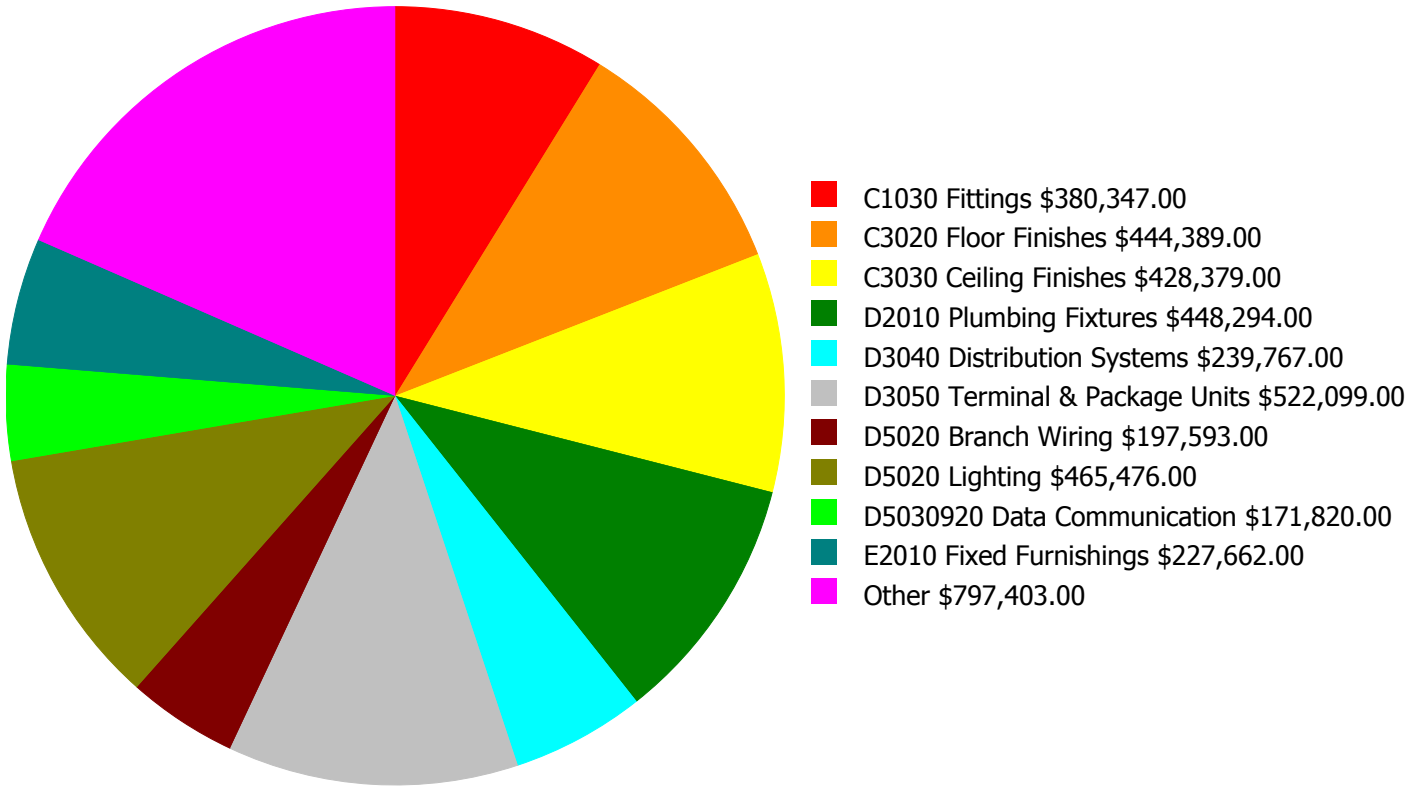
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

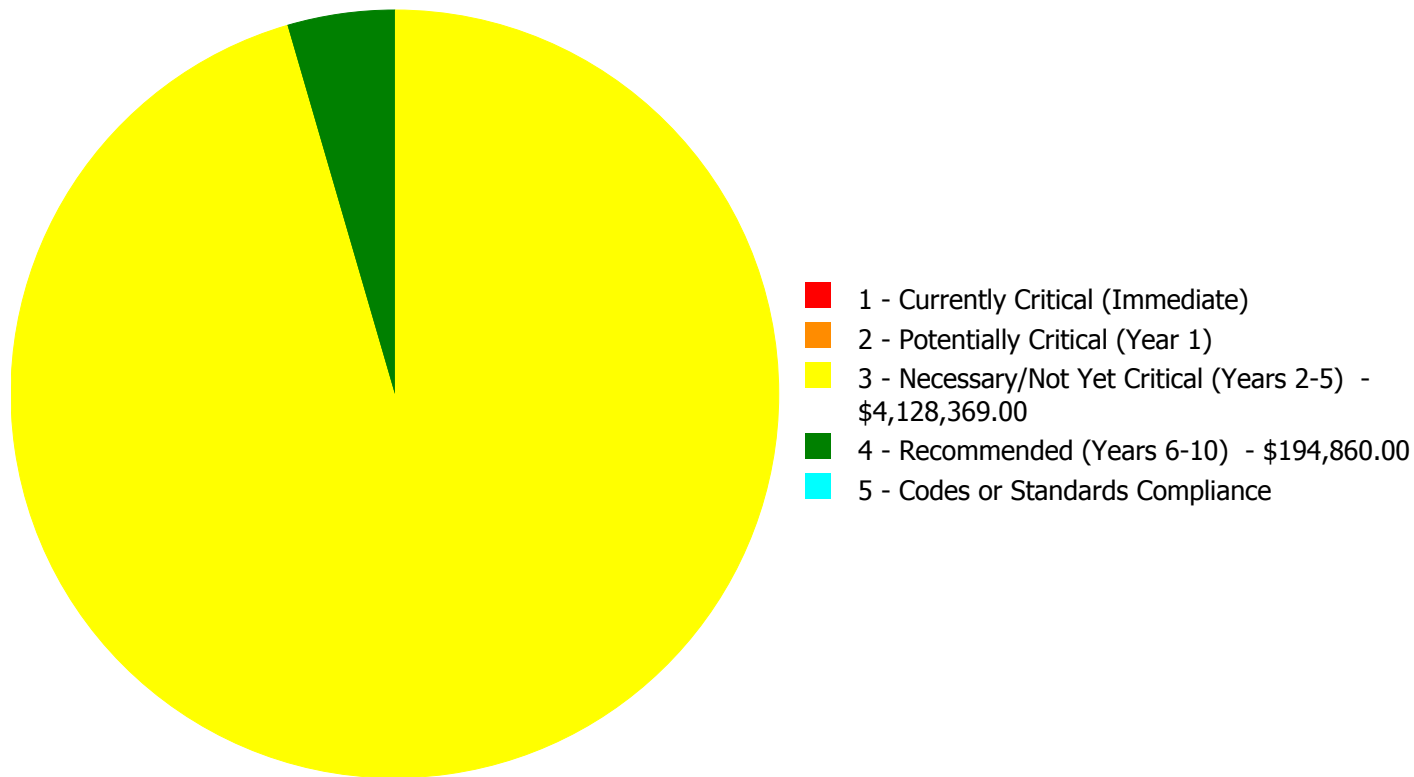
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$4,323,229.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$4,323,229.00

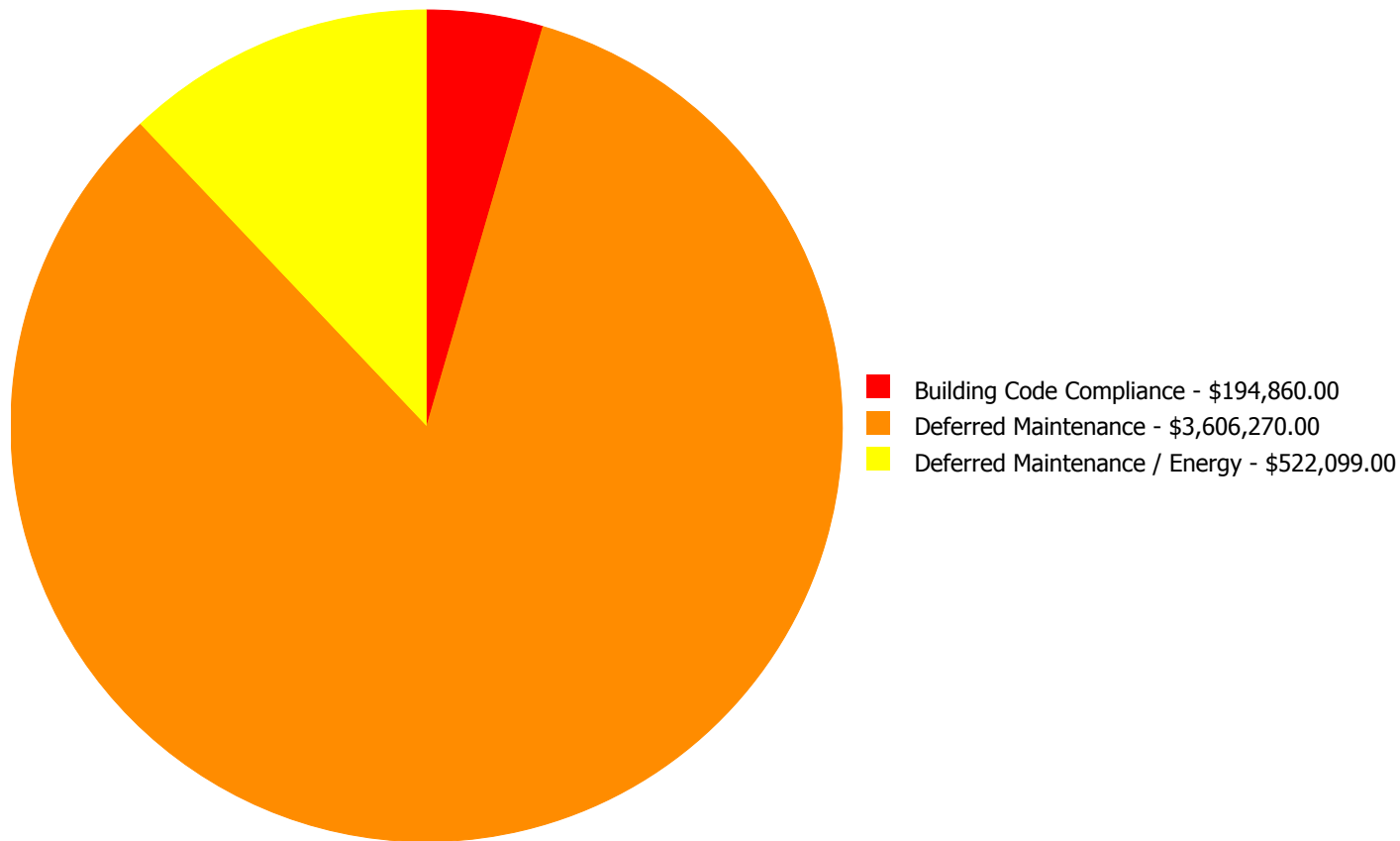
Deficiency By Priority Investment Table

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	\$40,612.00	\$0.00	\$0.00	\$40,612.00
C1020	Interior Doors	\$0.00	\$0.00	\$98,797.00	\$0.00	\$0.00	\$98,797.00
C1030	Fittings	\$0.00	\$0.00	\$380,347.00	\$0.00	\$0.00	\$380,347.00
C3020	Floor Finishes	\$0.00	\$0.00	\$444,389.00	\$0.00	\$0.00	\$444,389.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$428,379.00	\$0.00	\$0.00	\$428,379.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$448,294.00	\$0.00	\$0.00	\$448,294.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$38,269.00	\$0.00	\$0.00	\$38,269.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$60,137.00	\$0.00	\$0.00	\$60,137.00
D3040	Distribution Systems	\$0.00	\$0.00	\$239,767.00	\$0.00	\$0.00	\$239,767.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$522,099.00	\$0.00	\$0.00	\$522,099.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$75,757.00	\$0.00	\$0.00	\$75,757.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$168,696.00	\$0.00	\$168,696.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$26,164.00	\$0.00	\$26,164.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$65,995.00	\$0.00	\$0.00	\$65,995.00
D5020	Branch Wiring	\$0.00	\$0.00	\$197,593.00	\$0.00	\$0.00	\$197,593.00
D5020	Lighting	\$0.00	\$0.00	\$465,476.00	\$0.00	\$0.00	\$465,476.00
D5030910	Fire Alarm Systems	\$0.00	\$0.00	\$132,380.00	\$0.00	\$0.00	\$132,380.00
D5030920	Data Communication	\$0.00	\$0.00	\$171,820.00	\$0.00	\$0.00	\$171,820.00
D5090	Other Electrical Systems	\$0.00	\$0.00	\$4,686.00	\$0.00	\$0.00	\$4,686.00
E1020	Institutional Equipment	\$0.00	\$0.00	\$11,715.00	\$0.00	\$0.00	\$11,715.00
E1090	Other Equipment	\$0.00	\$0.00	\$74,195.00	\$0.00	\$0.00	\$74,195.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$227,662.00	\$0.00	\$0.00	\$227,662.00
Total:		\$0.00	\$0.00	\$4,128,369.00	\$194,860.00	\$0.00	\$4,323,229.00

Deficiency Summary by Category

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



Budget Estimate Total: \$4,323,229.00

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: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: \$40,612.00
Assessor Name: Terence Davis
Date Created: 02/15/2017

Notes: Exterior doors are generally in fair condition and beyond their expected useful life. Direct exit doors at classrooms have reverse swing. System renewal is recommended.

System: C1020 - Interior Doors



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: \$98,797.00
Assessor Name: Terence Davis
Date Created: 02/15/2017

Notes: Interior doors are in aged condition and do not have ADA compliant hardware. System renewal is recommended.

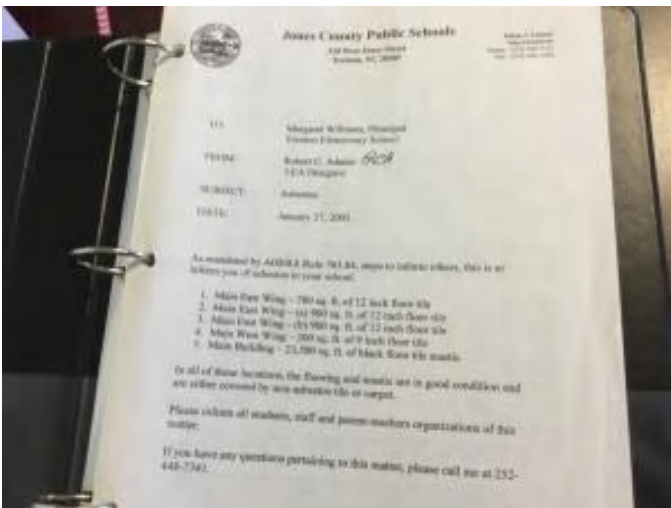
System: C1030 - Fittings



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: \$380,347.00
Assessor Name: Terence Davis
Date Created: 02/15/2017

Notes: Fittings are generally beyond their expected useful life. Signage is not up to current codes. Toilet partitions are deteriorating.

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: 35,500.00
Unit of Measure: S.F.
Estimate: \$444,389.00
Assessor Name: Terence Davis
Date Created: 02/15/2017

Notes: Floor finishes are generally aged in fair to poor condition. Some asbestos containing tile and mastic remain in the building as it was not fully abated. System renewal including asbestos abatement is recommended.

System: C3030 - Ceiling Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: \$428,379.00
Assessor Name: Terence Davis
Date Created: 02/15/2017

Notes: Ceilings are beyond their expected life. It appears that some acoustical tile ceilings have been spray painted. Painting acoustical tiles reduces their acoustical properties. System replacement is recommended.

System: D2010 - Plumbing Fixtures



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: \$448,294.00
Assessor Name: Terence Davis
Date Created: 02/15/2017

Notes: Though some fixtures have been updated, there are many obsolete fixtures throughout the building. There are no ADA compliant restrooms in the building. System renewal is recommended.

System: D2020 - Domestic Water Distribution



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: \$38,269.00
Assessor Name: Terence Davis
Date Created: 02/15/2017

Notes: The domestic water distribution system is well beyond its expected life. System renewal is recommended.

System: D2030 - Sanitary Waste



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: \$60,137.00
Assessor Name: Terence Davis
Date Created: 02/15/2017

Notes: The sanitary waste system has not been replaced since original construction, and is therefore beyond its expected useful life. System renewal is recommended.

System: D3040 - Distribution Systems



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: \$239,767.00
Assessor Name: Terence Davis
Date Created: 02/15/2017

Notes: Toilet exhaust systems are obsolete. Other distribution systems are expired. No air conditioning is provided in corridors. System renewal is recommended.

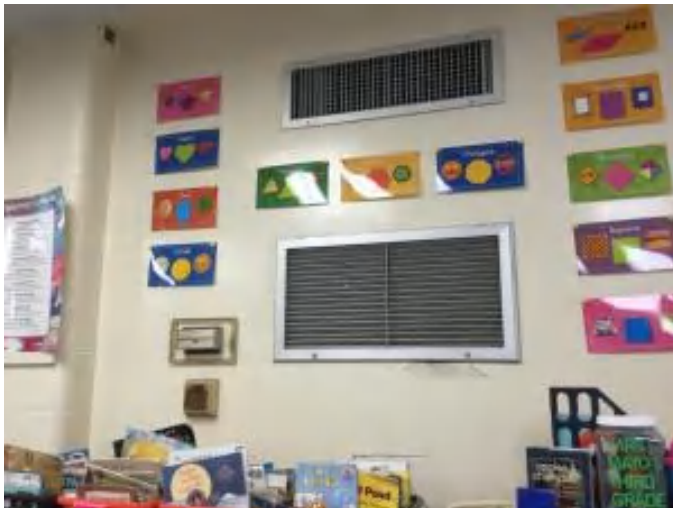
System: D3050 - Terminal & Package Units



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: \$522,099.00
Assessor Name: Terence Davis
Date Created: 02/15/2017

Notes: Window mounted package units are beyond their expected life. There is no independent cooling for the MDF. Corridors are not conditioned. System renewal is recommended.

System: D3060 - Controls & Instrumentation



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: \$75,757.00
Assessor Name: Terence Davis
Date Created: 02/15/2017

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

System: D5010 - Electrical Service/Distribution



Location: Main electric services
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: \$65,995.00
Assessor Name: Terence Davis
Date Created: 02/15/2017

Notes: The main electric distribution system, consisting of two services, is beyond its expected useful life and in need of renewal.

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: 35,500.00
Unit of Measure: S.F.
Estimate: \$197,593.00
Assessor Name: Terence Davis
Date Created: 02/15/2017

Notes: Branch wiring is expired. There are insufficient outlets throughout the building. System renewal is recommended.

System: D5020 - Lighting



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: \$465,476.00
Assessor Name: Terence Davis
Date Created: 02/15/2017

Notes: A lighting upgrade in 2011 replaced ballasts and lamps, but did not typically replace fixtures and the system is now considered expired with renewal recommended.

System: D5030910 - Fire Alarm Systems



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: \$132,380.00
Assessor Name: Terence Davis
Date Created: 02/15/2017

Notes: The fire alarm system is of an unknown date, however is assumed to be beyond its expected life. Strobes and annunciators not seen in restrooms. System renewal is recommended.

System: D5030920 - Data Communication



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: \$171,820.00
Assessor Name: Terence Davis
Date Created: 02/15/2017

Notes: The PA system does not function. Announcements need to be made on a room by room basis via telephone. System renewal is recommended.

System: D5090 - Other Electrical Systems



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: \$4,686.00
Assessor Name: Terence Davis
Date Created: 02/15/2017

Notes: Emergency and egress lighting is beyond its expected useful life. System coverage should be reviewed as some exit signage does not appear to be illuminated. System renewal is recommended.

System: F1020 - Institutional Equipment



Location: Library and classrooms
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: \$11,715.00
Assessor Name: Terence Davis
Date Created: 02/15/2017

Notes: Institutional equipment is generally beyond its expected life. System renewal is recommended.

System: E1090 - Other Equipment



Location: Kitchen
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: \$74,195.00
Assessor Name: Terence Davis
Date Created: 02/15/2017

Notes: Kitchen equipment is generally well beyond its expected service life and should be replaced.

System: E2010 - Fixed Furnishings



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: \$227,662.00
Assessor Name: Terence Davis
Date Created: 02/15/2017

Notes: Fixed furnishings are beyond their expected life and are in poor condition. System renewal is recommended.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: \$168,696.00
Assessor Name: Terence Davis
Date Created: 02/15/2017

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: \$26,164.00
Assessor Name: Terence Davis
Date Created: 02/15/2017

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	35,500
Year Built:	1958
Last Renovation:	
Replacement Value:	\$902,055
Repair Cost:	\$569,351.00
Total FCI:	63.12 %
Total RSLI:	6.28 %
FCA Score:	36.88



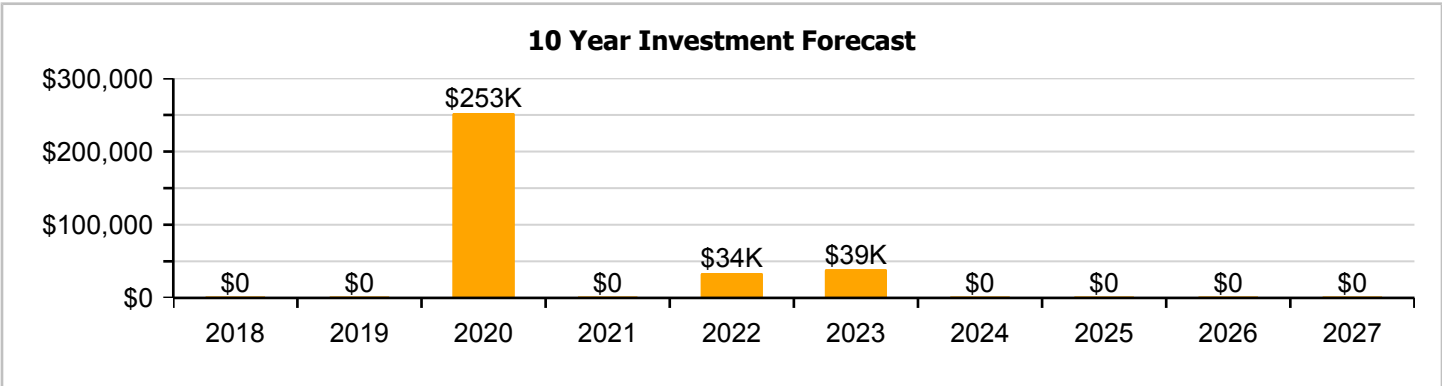
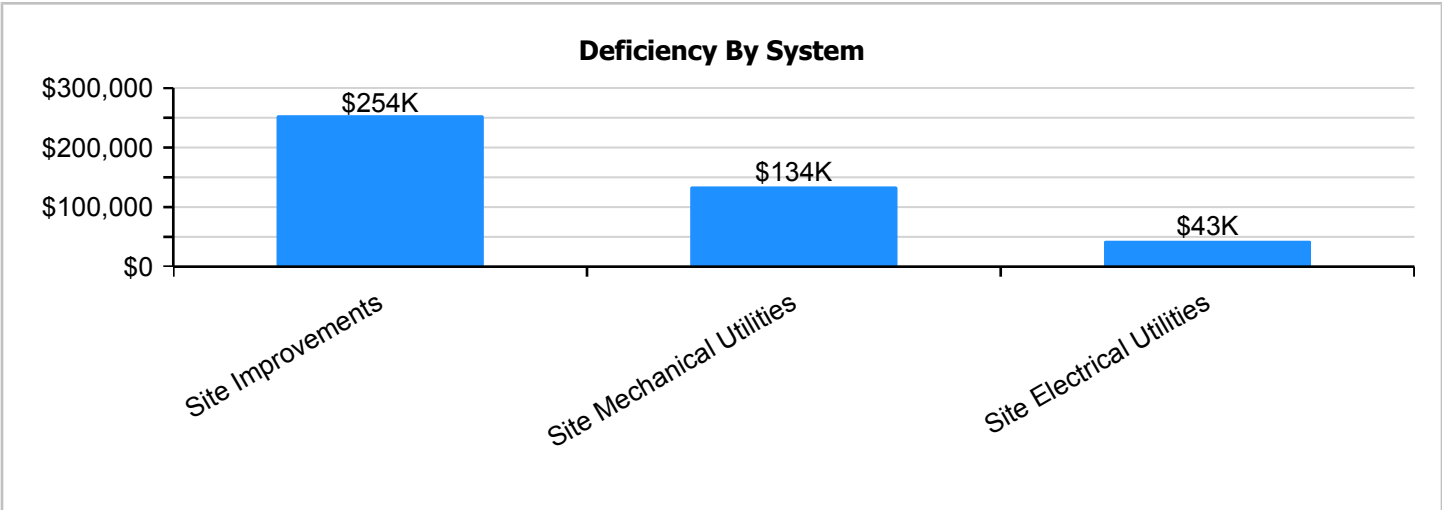
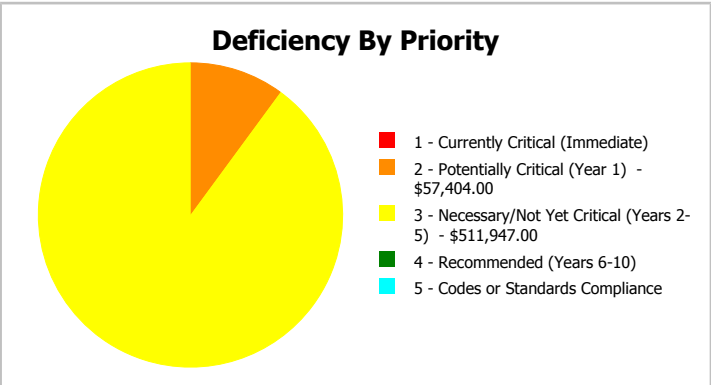
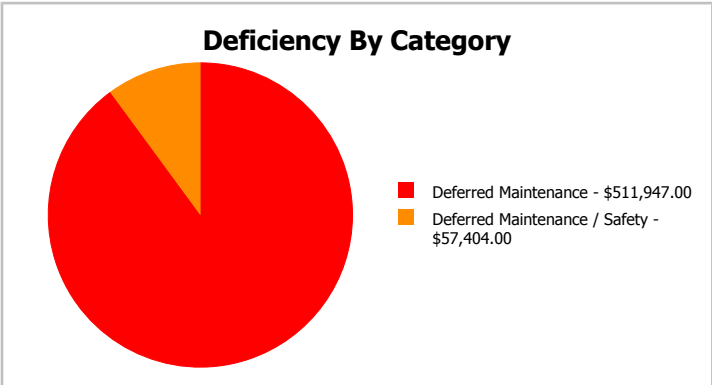
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	ES -Elementary School	Gross Area:	35,500
Year Built:	1958	Last Renovation:	
Repair Cost:	\$569,351	Replacement Value:	\$902,055
FCI:	63.12 %	RSLI%:	6.28 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	2.50 %	75.90 %	\$334,660.00
G30 - Site Mechanical Utilities	9.69 %	59.95 %	\$177,287.00
G40 - Site Electrical Utilities	10.24 %	34.70 %	\$57,404.00
Totals:	6.28 %	63.12 %	\$569,351.00

Photo Album

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

- 1). Aerial Image of Trenton Elementary School - Feb 25, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$3.81	S.F.	35,500	25	1970	1995		0.00 %	110.00 %	-22		\$148,781.00	\$135,255
G2020	Parking Lots	\$1.33	S.F.	35,500	25	1970	1995		0.00 %	110.00 %	-22		\$51,937.00	\$47,215
G2030	Pedestrian Paving	\$1.91	S.F.	35,500	30	1970	2000		0.00 %	110.00 %	-17		\$74,586.00	\$67,805
G2040105	Fence & Guardrails	\$1.23	S.F.	35,500	30	1990	2020		10.00 %	0.00 %	3			\$43,665
G2040950	Covered Walkways	\$1.52	S.F.	35,500	25	1970	1995		0.00 %	110.00 %	-22		\$59,356.00	\$53,960
G2040950	Hard Surface Play Area	\$0.75	S.F.	35,500	20	1970	1990	2022	25.00 %	0.00 %	5			\$26,625
G2050	Landscaping	\$1.87	S.F.	35,500	15	1958	1973		0.00 %	0.00 %	-44			\$66,385
G3010	Water Supply	\$2.34	S.F.	35,500	50	1970	2020		6.00 %	0.00 %	3			\$83,070
G3020	Sanitary Sewer	\$1.45	S.F.	35,500	50	1990	2040		46.00 %	0.00 %	23			\$51,475
G3030	Storm Sewer	\$4.54	S.F.	35,500	50	1958	2008		0.00 %	110.00 %	-9		\$177,287.00	\$161,170
G4010	Electrical Distribution	\$2.35	S.F.	35,500	50	1970	2020		6.00 %	0.00 %	3			\$83,425
G4020	Site Lighting	\$1.47	S.F.	35,500	30	1970	2000		0.00 %	110.00 %	-17		\$57,404.00	\$52,185
G4030	Site Communications & Security	\$0.84	S.F.	35,500	15	2008	2023		40.00 %	0.00 %	6			\$29,820
Total									6.28 %	63.12 %			\$569,351.00	\$902,055

System Notes

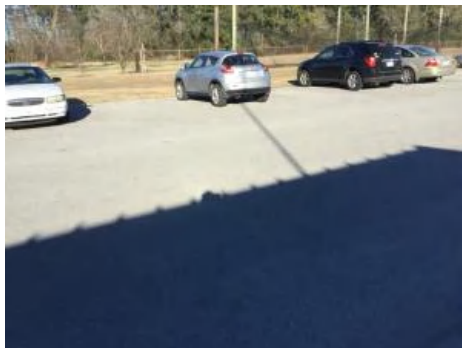
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots



Note:

Campus Assessment Report - Site

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Covered Walkways



Note:

Campus Assessment Report - Site

System: G2040950 - Hard Surface Play Area



Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note: Assumed new lines installed with kitchen addition in 1970. There is a backflow preventer on site.

Campus Assessment Report - Site

System: G3020 - Sanitary Sewer



Note: Septic system. Engineered system. Lines added 1990.

System: G4010 - Electrical Distribution



Note:

System: G4020 - Site Lighting



Note:

Campus Assessment Report - Site

System: G4030 - Site Communications & Security



Note:

Renewal Schedule

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

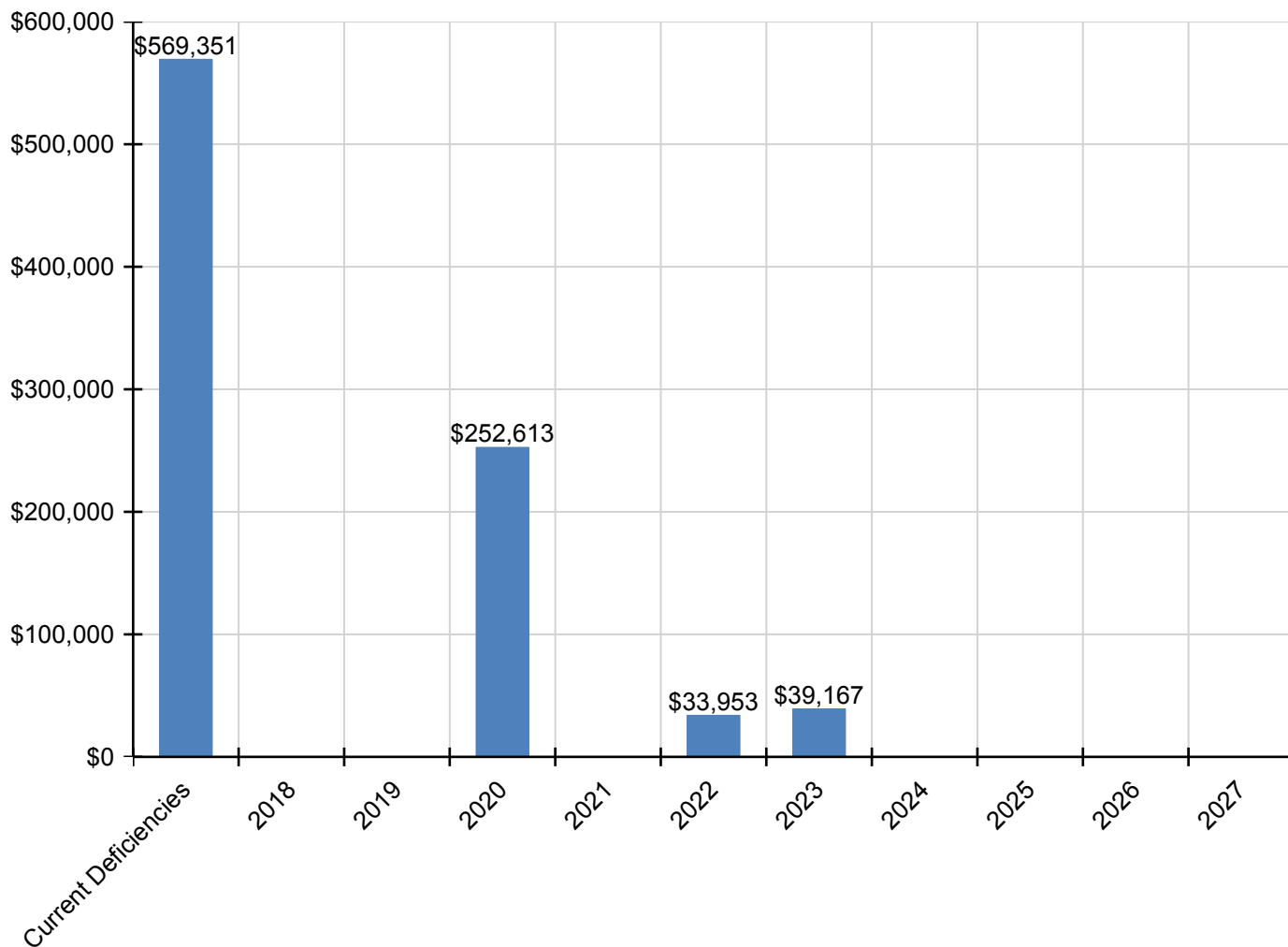
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$569,351	\$0	\$0	\$252,613	\$0	\$33,953	\$39,167	\$0	\$0	\$0	\$0	\$895,084
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	\$148,781	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$148,781
G2020 - Parking Lots	\$51,937	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,937
G2030 - Pedestrian Paving	\$74,586	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$74,586
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040105 - Fence & Guardrails	\$0	\$0	\$0	\$52,486	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$52,486
G2040950 - Covered Walkways	\$59,356	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59,356
G2040950 - Hard Surface Play Area	\$0	\$0	\$0	\$0	\$0	\$33,953	\$0	\$0	\$0	\$0	\$0	\$33,953
* 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	\$99,850	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$99,850
G3020 - Sanitary Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3030 - Storm Sewer	\$177,287	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$177,287
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$0	\$0	\$0	\$100,277	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,277
G4020 - Site Lighting	\$57,404	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57,404
G4030 - Site Communications & Security	\$0	\$0	\$0	\$0	\$0	\$0	\$39,167	\$0	\$0	\$0	\$0	\$39,167

** Indicates non-renewable system*

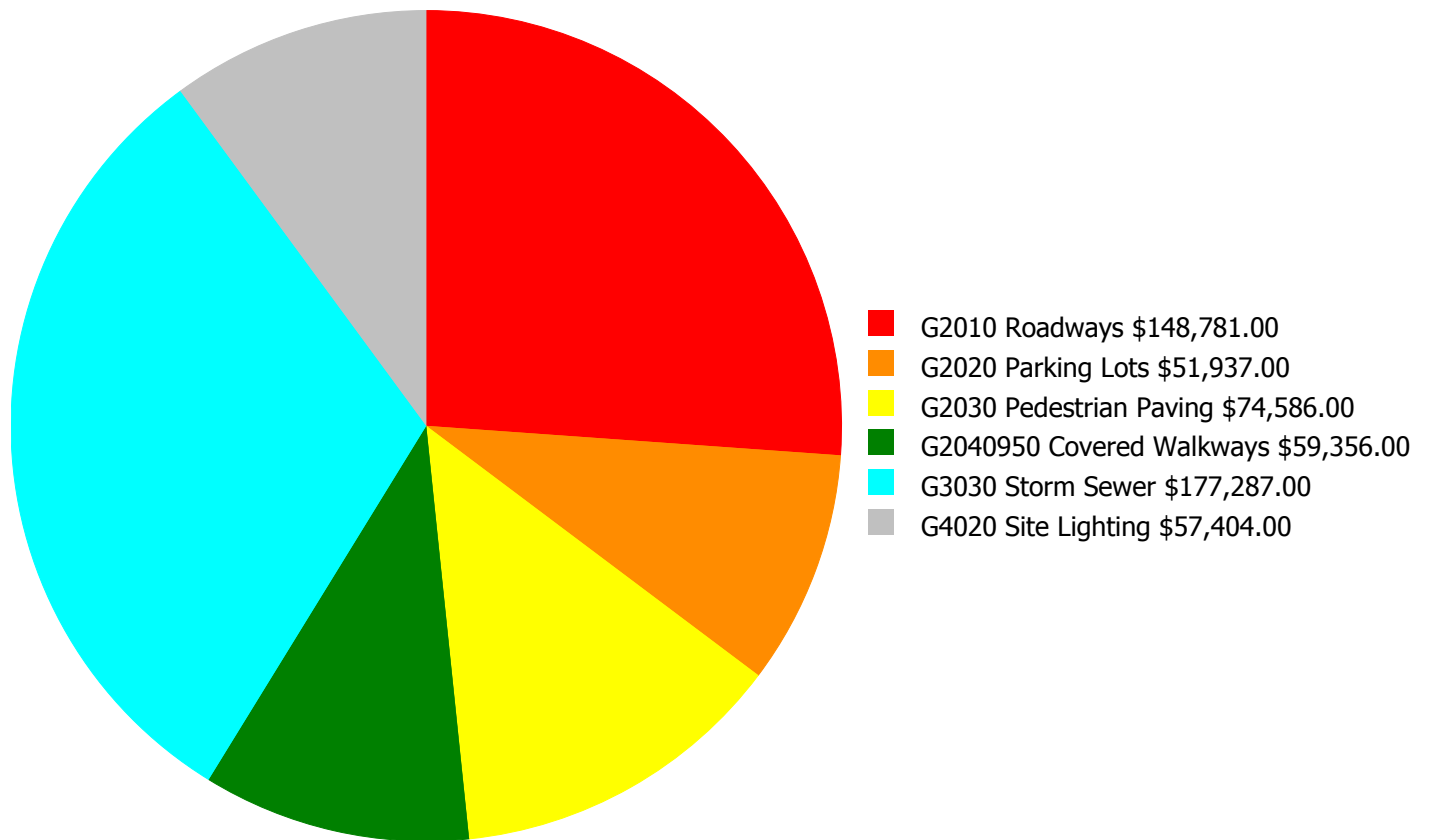
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

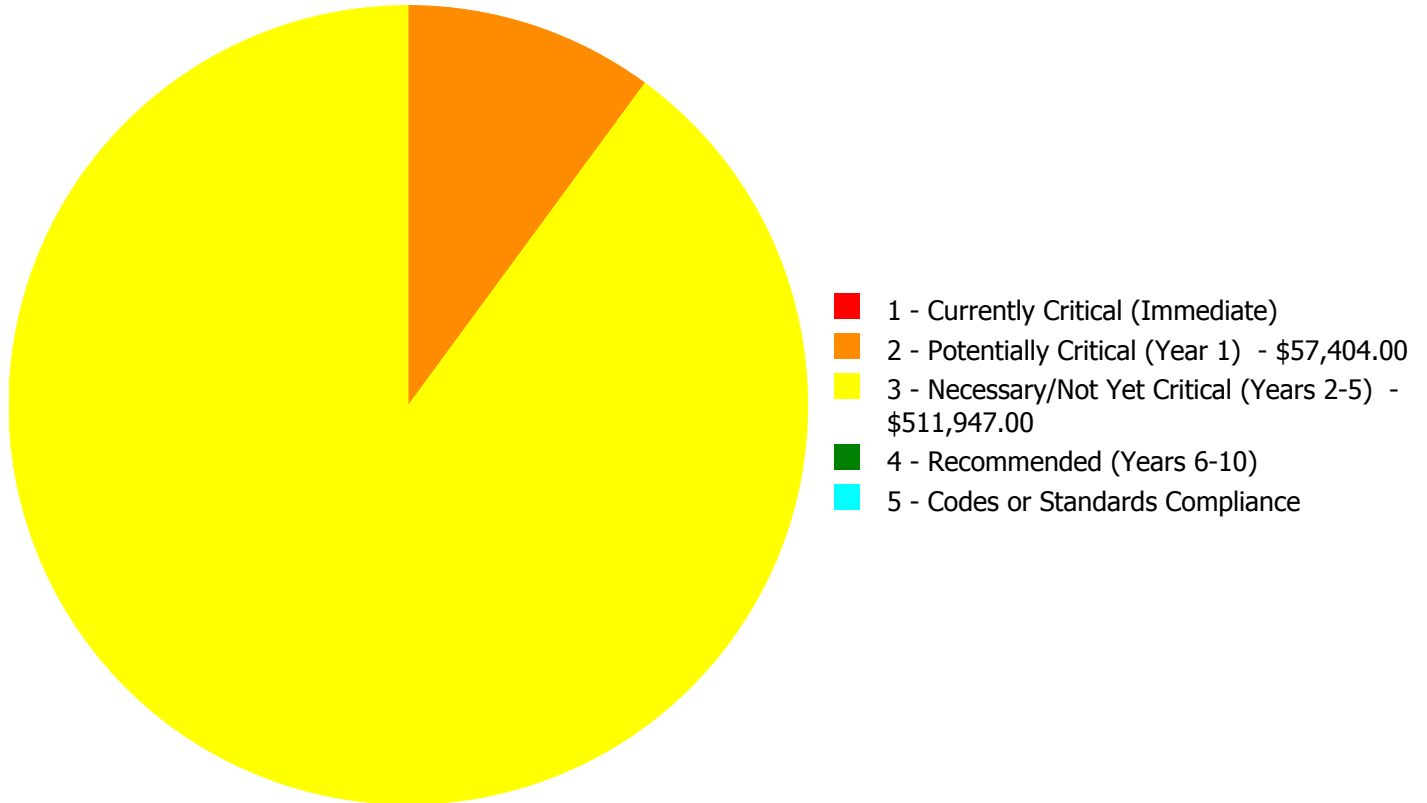
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$569,351.00

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: \$569,351.00

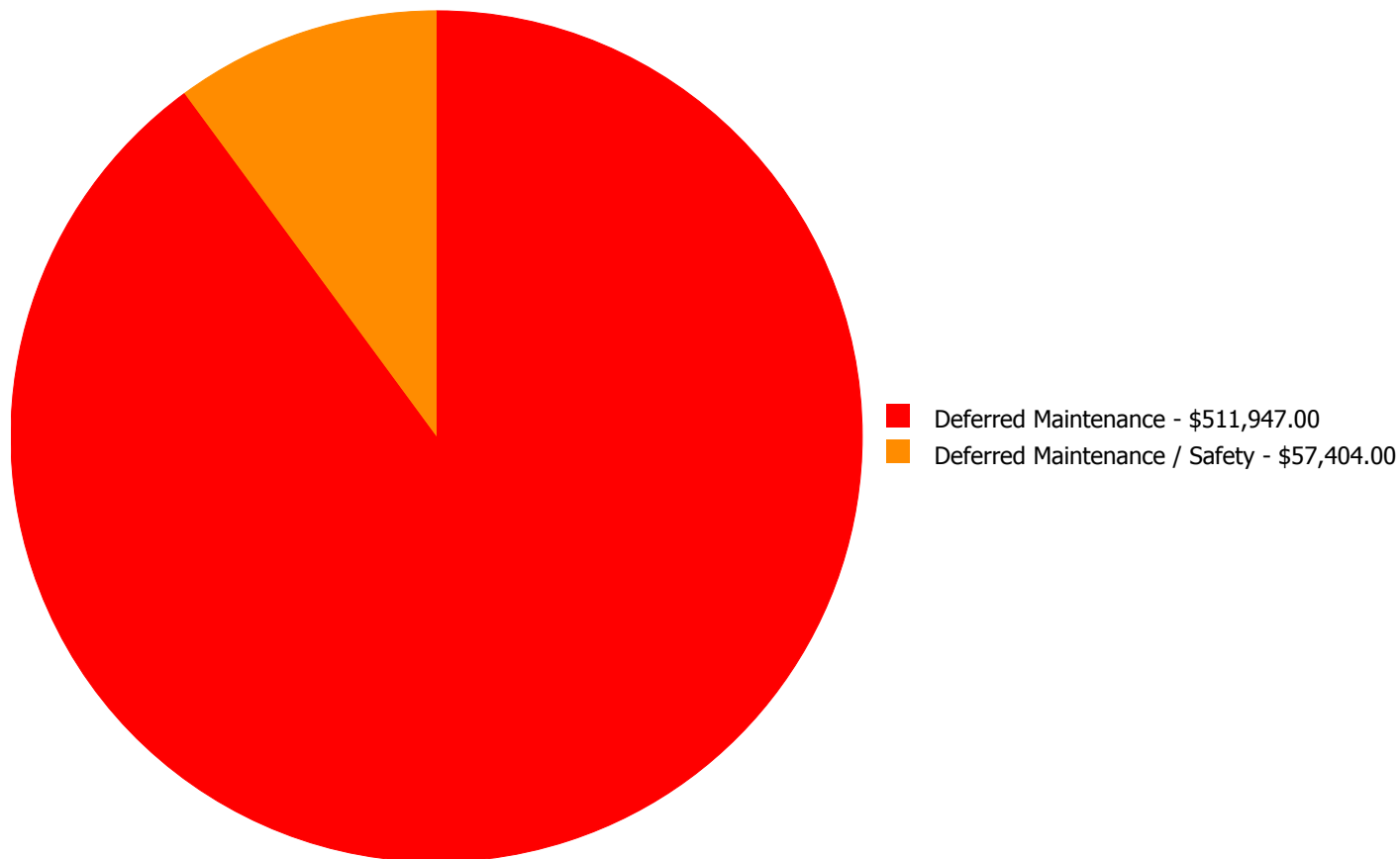
Deficiency By Priority Investment Table

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	\$148,781.00	\$0.00	\$0.00	\$148,781.00
G2020	Parking Lots	\$0.00	\$0.00	\$51,937.00	\$0.00	\$0.00	\$51,937.00
G2030	Pedestrian Paving	\$0.00	\$0.00	\$74,586.00	\$0.00	\$0.00	\$74,586.00
G2040950	Covered Walkways	\$0.00	\$0.00	\$59,356.00	\$0.00	\$0.00	\$59,356.00
G3030	Storm Sewer	\$0.00	\$0.00	\$177,287.00	\$0.00	\$0.00	\$177,287.00
G4020	Site Lighting	\$0.00	\$57,404.00	\$0.00	\$0.00	\$0.00	\$57,404.00
	Total:	\$0.00	\$57,404.00	\$511,947.00	\$0.00	\$0.00	\$569,351.00

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: \$569,351.00

Deficiency Details by Priority

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

Priority 2 - Potentially Critical (Year 1):

System: G4020 - Site Lighting



Location: Site
Distress: Inadequate
Category: Deferred Maintenance / Safety
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: \$57,404.00
Assessor Name: Ann Buerger Linden
Date Created: 02/15/2017

Notes: Site lighting coverage is inadequate. The system is beyond its expected life. System renewal is recommended.

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

System: G2010 - Roadways



Location: Roadways
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: \$148,781.00
Assessor Name: Ann Buerger Linden
Date Created: 02/15/2017

Notes: Roadways are in fair condition with grainy surface and some cracking. Edges are not curbed and are unraveling.. Pavement markings are faded or non-existent. Directional signage is insufficient.. System renewal is recommended.

System: G2020 - Parking Lots



Location: Parking lots
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: \$51,937.00
Assessor Name: Ann Buerger Linden
Date Created: 02/15/2017

Notes: Parking lots are in fair condition with grainy surface. There are no curbs. There are insufficient paved spaces to accommodate daily needs Striping is faded or not present. ADA parking is inadequate. Fire lane designation is inadequate. System renewal is recommended.

System: G2030 - Pedestrian Paving



Location: Site sidewalks
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: \$74,586.00
Assessor Name: Ann Buerger Linden
Date Created: 02/15/2017

Notes: Site sidewalks are in fair condition with some cracking and worn surfaces. The approach to the southeast exit used to access playgrounds is not accessible. System renewal is recommended.

System: G2040950 - Covered Walkways



Location: Site
Distress: Inadequate
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: \$59,356.00
Assessor Name: Ann Buerger Linden
Date Created: 02/15/2017

Notes: Covered walkways are inadequate with no lighting and missing pavement in some locations. System renewal is recommended.

System: G3030 - Storm Sewer



Location: Site
Distress: Missing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: \$177,287.00
Assessor Name: Ann Buerger Linden
Date Created: 02/15/2017

Notes: Storm drainage on the flat site is inadequate with considerable ponding after storms, and no evidence of a drainage system was found. System installation is recommended, including capturing discharge from roof downspouts.
