NC School District/830 Scotland County/High School

Scotland High

Draft

Campus Assessment Report

March 7, 2017

PARSONS

Table of Contents

Campus Executive Summary

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

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

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Gross Area (SF):	285,240
Year Built:	1967
Last Renovation:	
Replacement Value:	$67,064,418
Repair Cost:	$13,538,819.91
Total FCI:	20.19 %
Total RSLI:	34.80 %
FCA Score:	79.81

Description:

GENERAL:
Scotland High School is located at 100 West Church Street in Laurinburg, North Carolina. The 2 story, 178,900 square foot building was originally constructed in 1967. There have been 4 additions or no major renovations. In 1967 a gym building was constructed, in 1977 a technology building was constructed, in 1991 an addition was constructed which houses a gymnasium, and in 2015 a new laundromat building was constructed. In addition to the main building, the campus contains ancillary buildings; storage, pressbox, concession/restrooms, and fieldhouse.

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

A. SUBSTRUCTURE

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

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

C. INTERIORS
Interior partitions are typically CMU and drywall. Interior doors are generally hollow core wood with wood frames and mostly without glazing. Interior fittings include the following items: white boards, graphics and identifying devices, lockers, toilet accessories, storage shelving, handrails, and fabricated toilet partitions. Stair construction includes steel risers and concrete treads with terrazzo and epoxy finishes. The interior wall finishes are typically painted CMU and painted drywall. Floor finishes in common areas are typically terrazzo. Floor finishes in assignable spaces is typically vinyl compostion tile, carpet, ceramic tiles, quarry tiles, and wood. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically painted drywall.

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

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

HVAC:
Heating is provided by 3 gas fired boilers. Cooling is supplied by water cooled chillers and cooling towers. The heating/cooling distribution system is a ductwork system utilizing air handling units. Fresh air is supplied byair handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system. This building has a remote Building Automation System.

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

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

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

OTHER ELECTRICAL SYSTEMS:
This building does have a separately derived emergency power system. There is 1 natural gas emergency generator.

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

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

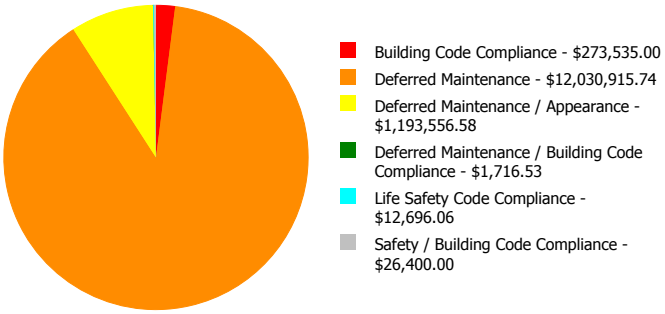
Attributes:

General Attributes:			
Condition Assessor:	Somnath Das	Assessment Date:	
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	65	Site Acreage:	65

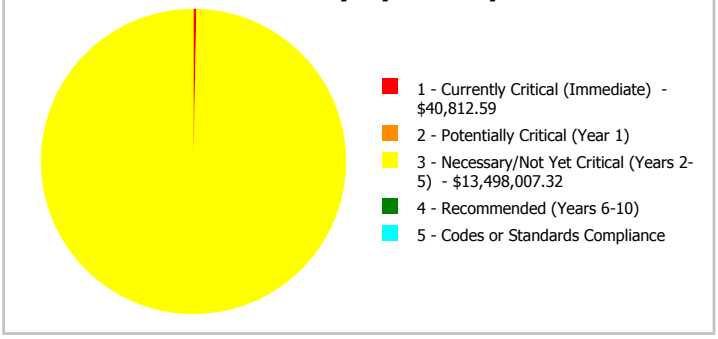
Campus Dashboard Summary

Gross Area:	285,240		
Year Built:	1967	Last Renovation:	
Repair Cost:	$13,538,820	Replacement Value:	$67,064,418
FCI:	20.19 %	RSLI%:	34.80 %

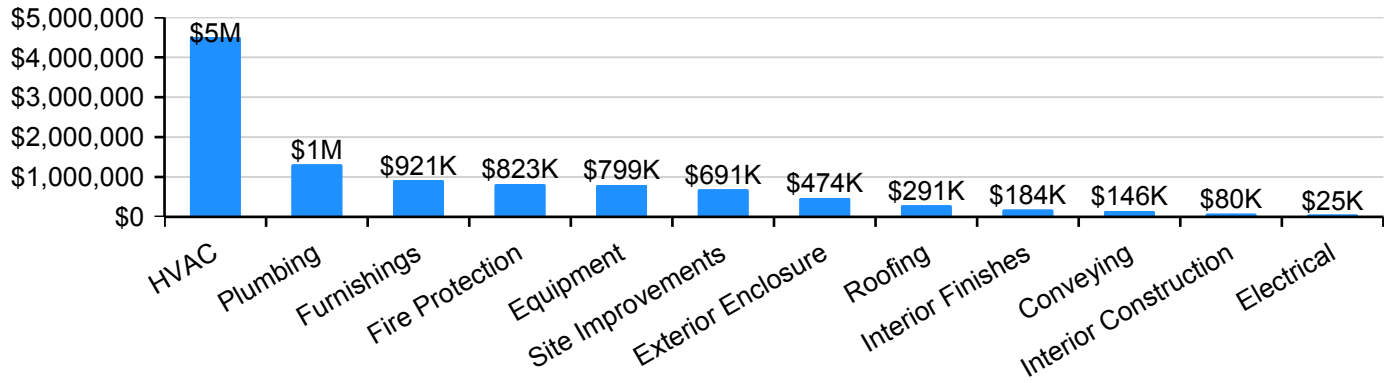
Deficiency By Category



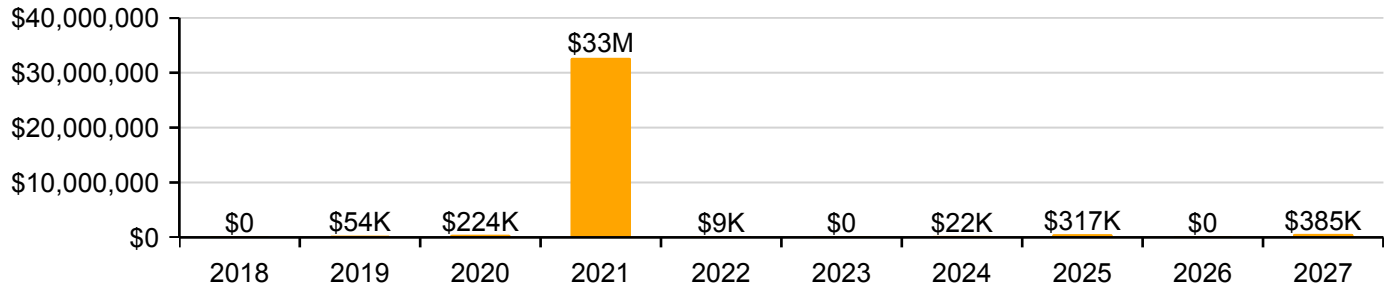
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Campus Condition Summary

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

Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	61.69 %	0.00 %	$0.00
A20 - Basement Construction	53.27 %	0.00 %	$0.00
B10 - Superstructure	53.75 %	0.00 %	$0.00
B20 - Exterior Enclosure	32.60 %	9.09 %	$625,716.37
B30 - Roofing	41.43 %	21.64 %	$383,296.00
C10 - Interior Construction	31.11 %	3.99 %	$106,013.00
C20 - Stairs	50.21 %	0.00 %	$0.00
C30 - Interior Finishes	53.73 %	3.41 %	$243,309.54
D10 - Conveying	0.00 %	110.00 %	$192,854.00
D20 - Plumbing	14.65 %	44.07 %	$1,737,656.00
D30 - HVAC	18.63 %	61.75 %	$5,949,353.00
D40 - Fire Protection	1.53 %	97.39 %	$1,085,129.00
D50 - Electrical	51.01 %	0.43 %	$33,049.94
E10 - Equipment	51.93 %	23.82 %	$1,054,794.00
E20 - Furnishings	4.43 %	92.54 %	$1,216,116.00
G20 - Site Improvements	23.13 %	12.42 %	$911,533.06
G30 - Site Mechanical Utilities	8.21 %	0.00 %	$0.00
G40 - Site Electrical Utilities	13.07 %	0.00 %	$0.00
Totals:	**34.80 %**	**20.19 %**	**$13,538,819.91**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance
1967 Football Pressbox	320	2.25	$0.00	$0.00	$1,260.00	$0.00	$0.00
1967 Gym Building	43,100	35.19	$0.00	$0.00	$3,028,551.00	$0.00	$0.00
1967 Restroom Building	450	8.14	$0.00	$0.00	$4,717.00	$0.00	$0.00
1967 Storage Building	460	11.71	$0.00	$0.00	$10,808.00	$0.00	$0.00
1967, 1977 Main Building	178,900	25.90	$26,400.00	$0.00	$9,018,066.68	$0.00	$0.00
1977 Baseball Pressbox	430	15.43	$0.00	$0.00	$10,631.84	$0.00	$0.00
1977 Technology Building	14,000	2.74	$0.00	$0.00	$64,372.00	$0.00	$0.00
1979 Fieldhouse	6,000	2.55	$0.00	$0.00	$37,843.00	$0.00	$0.00
1991 Addition	28,500	7.16	$0.00	$0.00	$380,219.00	$0.00	$0.00
1999 Visitor Concession Stand	1,200	18.21	$0.00	$0.00	$32,155.00	$0.00	$0.00
2005 Weight Room	5,700	0.77	$0.00	$0.00	$10,546.80	$0.00	$0.00
2008 Storage Building	1,620	0.85	$1,716.53	$0.00	$0.00	$0.00	$0.00
2009 Soccer Storage Building	435	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2009 Softball Pressbox	490	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2012 Concession Building	1,400	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2015 Baseball Pressbox	235	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2015 Laundromat Building	2,000	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Site	285,240	7.94	$12,696.06	$0.00	$898,837.00	$0.00	$0.00
Total:		**20.19**	**$40,812.59**	**$0.00**	**$13,498,007.32**	**$0.00**	**$0.00**

Deficiencies By Priority

- 1 - Currently Critical (Immediate) - $40,812.59
- 2 - Potentially Critical (Year 1)
- 3 - Necessary/Not Yet Critical (Years 2-5) - $13,498,007.32
- 4 - Recommended (Years 6-10)
- 5 - Codes or Standards Compliance

Budget Estimate Total: $13,538,819.91

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):	320
Year Built:	1967
Last Renovation:	
Replacement Value:	$56,112
Repair Cost:	$1,260.00
Total FCI:	2.25 %
Total RSLI:	34.90 %
FCA Score:	97.75

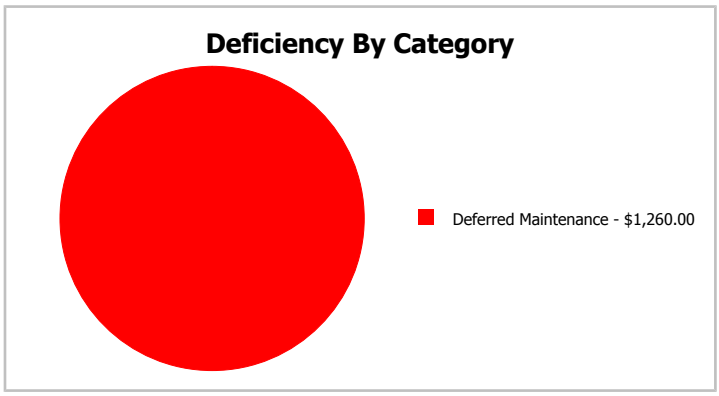
Description:

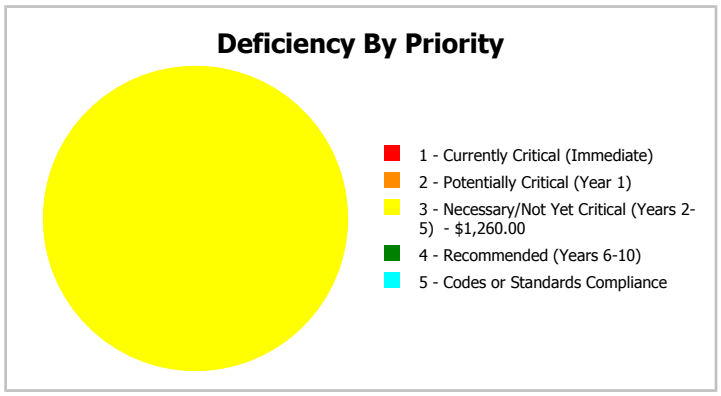
The narrative for this building is included in the Executive Summary Description at the front of this report.

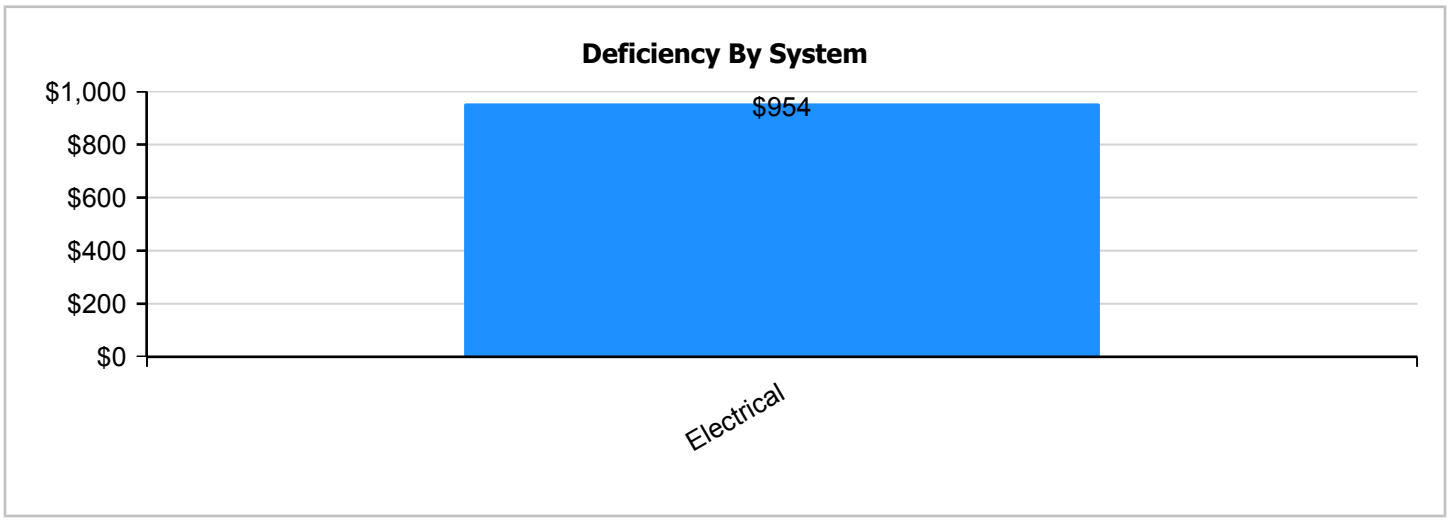
Attributes: This asset has no attributes.

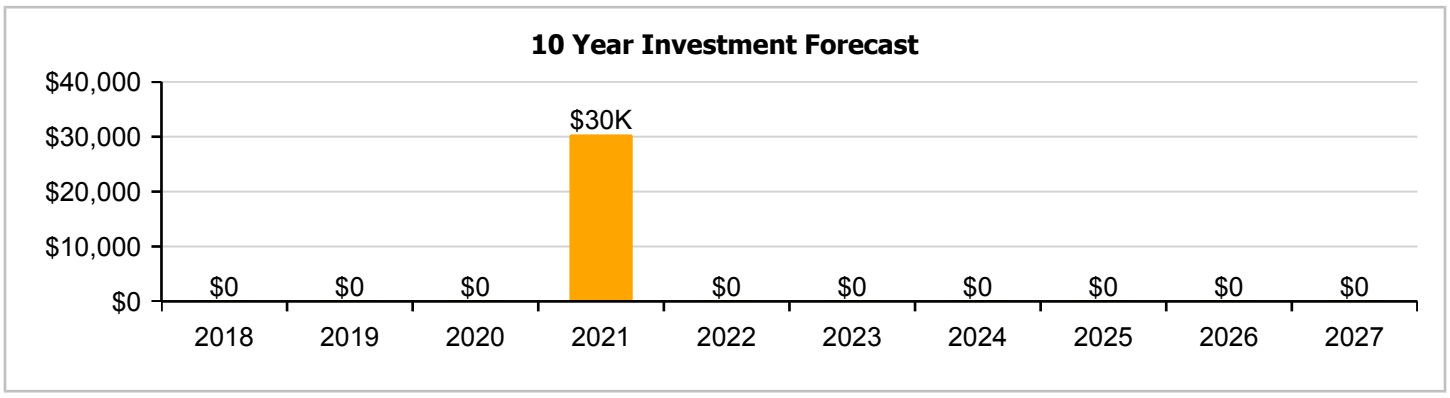
Dashboard Summary

Function:	HS -High School	Gross Area:	320
Year Built:	1967	Last Renovation:	
Repair Cost:	$1,260	Replacement Value:	$56,112
FCI:	2.25 %	RSLI%:	34.90 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	50.00 %	0.00 %	$0.00
B10 - Superstructure	50.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	32.97 %	0.00 %	$0.00
B30 - Roofing	16.00 %	0.00 %	$0.00
C30 - Interior Finishes	22.37 %	0.00 %	$0.00
D50 - Electrical	9.69 %	24.74 %	$1,260.00
Totals:	**34.90 %**	**2.25 %**	**$1,260.00**

Photo Album

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

1). North Elevation - Jan 10, 2017

2). East Elevation - Jan 10, 2017

3). West Elevation - Jan 10, 2017

4). Northeast Elevation - Jan 10, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	320	100	1967	2067		50.00 %	0.00 %	50			$6,442
A1030	Slab on Grade	$19.75	S.F.	320	100	1967	2067		50.00 %	0.00 %	50			$6,320
B1010	Floor Construction	$11.44	S.F.	320	100	1967	2067		50.00 %	0.00 %	50			$3,661
B1020	Roof Construction	$16.26	S.F.	320	100	1967	2067		50.00 %	0.00 %	50			$5,203
B2010	Exterior Walls	$29.79	S.F.	320	100	1967	2067		50.00 %	0.00 %	50			$9,533
B2020	Exterior Windows	$17.17	S.F.	320	30	1967	1997	2021	13.33 %	0.00 %	4			$5,494
B2030	Exterior Doors	$8.66	S.F.	320	30	1967	1997	2021	13.33 %	0.00 %	4			$2,771
B3010105	Built-Up	$8.95	S.F.	320	25	1967	1992	2021	16.00 %	0.00 %	4			$2,864
B3020	Roof Openings	$0.29	S.F.	320	25	1967	1992	2021	16.00 %	0.00 %	4			$93
C3010	Wall Finishes	$5.11	S.F.	320	10	1967	1977	2021	40.00 %	0.00 %	4			$1,635
C3020	Floor Finishes	$12.37	S.F.	320	20	1967	1987	2021	20.00 %	0.00 %	4			$3,958
C3030	Ceiling Finishes	$9.52	S.F.	320	25	1967	1992	2021	16.00 %	0.00 %	4			$3,046
D5010	Electrical Service/Distribution	$3.09	S.F.	320	40	1967	2007	2021	10.00 %	0.00 %	4			$989
D5020	Branch Wiring	$9.24	S.F.	320	30	1967	1997	2021	13.33 %	0.00 %	4			$2,957
D5020	Lighting	$3.58	S.F.	320	30	1967	1997		0.00 %	109.95 %	-20		$1,260.00	$1,146
								Total	**34.90 %**	**2.25 %**			**$1,260.00**	**$56,112**

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: B3010105 - Built-Up



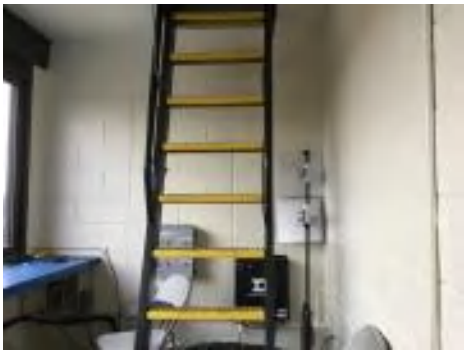
Note:

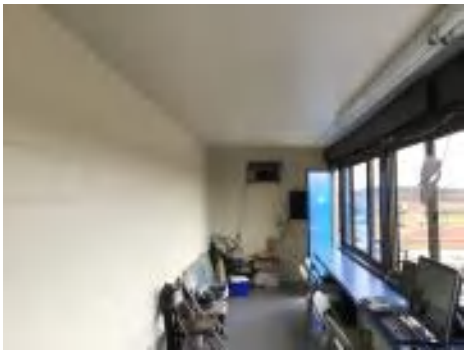
System: B3020 - Roof Openings



Note:

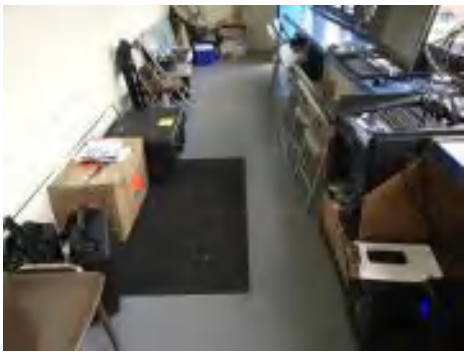
System: C3010 - Wall Finishes

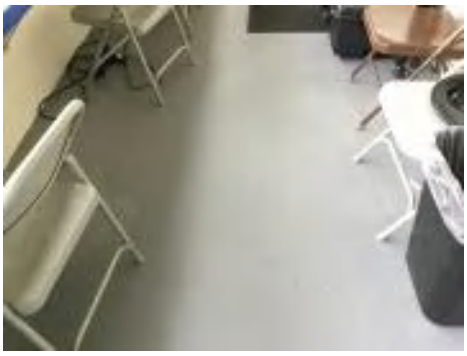




Note:

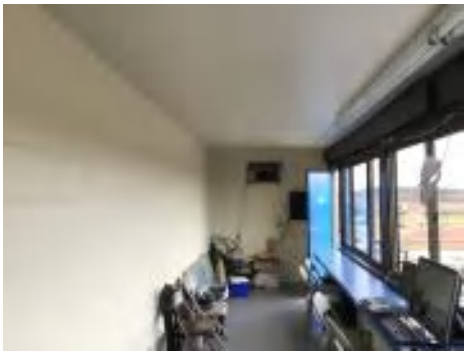
System: C3020 - Floor Finishes

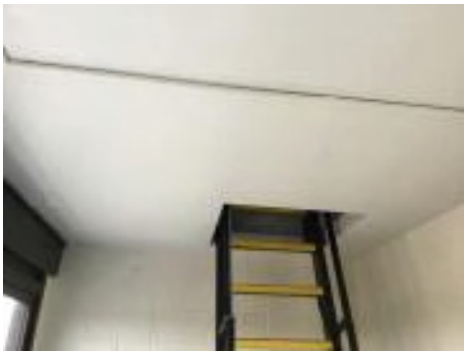




Note:

System: C3030 - Ceiling Finishes





Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

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.

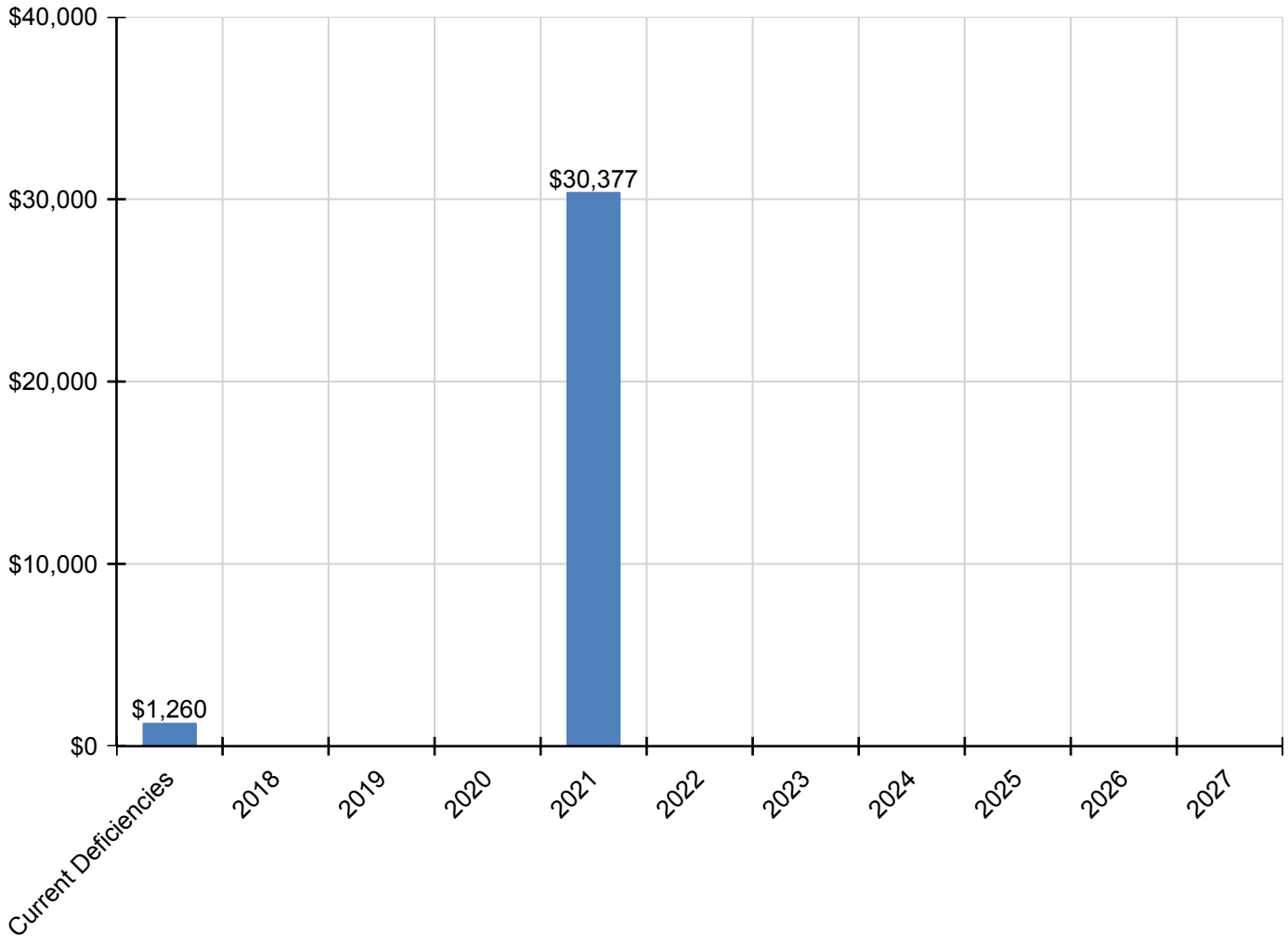
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$1,260**	**$0**	**$0**	**$0**	**$30,377**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$31,637**
*** 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	$6,803	$0	$0	$0	$0	$0	$0	**$6,803**
B2030 - Exterior Doors	$0	$0	$0	$0	$3,431	$0	$0	$0	$0	$0	$0	**$3,431**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010105 - Built-Up	$0	$0	$0	$0	$4,448	$0	$0	$0	$0	$0	$0	**$4,448**
B3020 - Roof Openings	$0	$0	$0	$0	$115	$0	$0	$0	$0	$0	$0	**$115**
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	$2,025	$0	$0	$0	$0	$0	$0	**$2,025**
C3020 - Floor Finishes	$0	$0	$0	$0	$4,900	$0	$0	$0	$0	$0	$0	**$4,900**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$3,772	$0	$0	$0	$0	$0	$0	**$3,772**
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	$1,225	$0	$0	$0	$0	$0	$0	**$1,225**
D5020 - Branch Wiring	$0	$0	$0	$0	$3,660	$0	$0	$0	$0	$0	$0	**$3,660**
D5020 - Lighting	$1,260	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,260**

** Indicates non-renewable system*

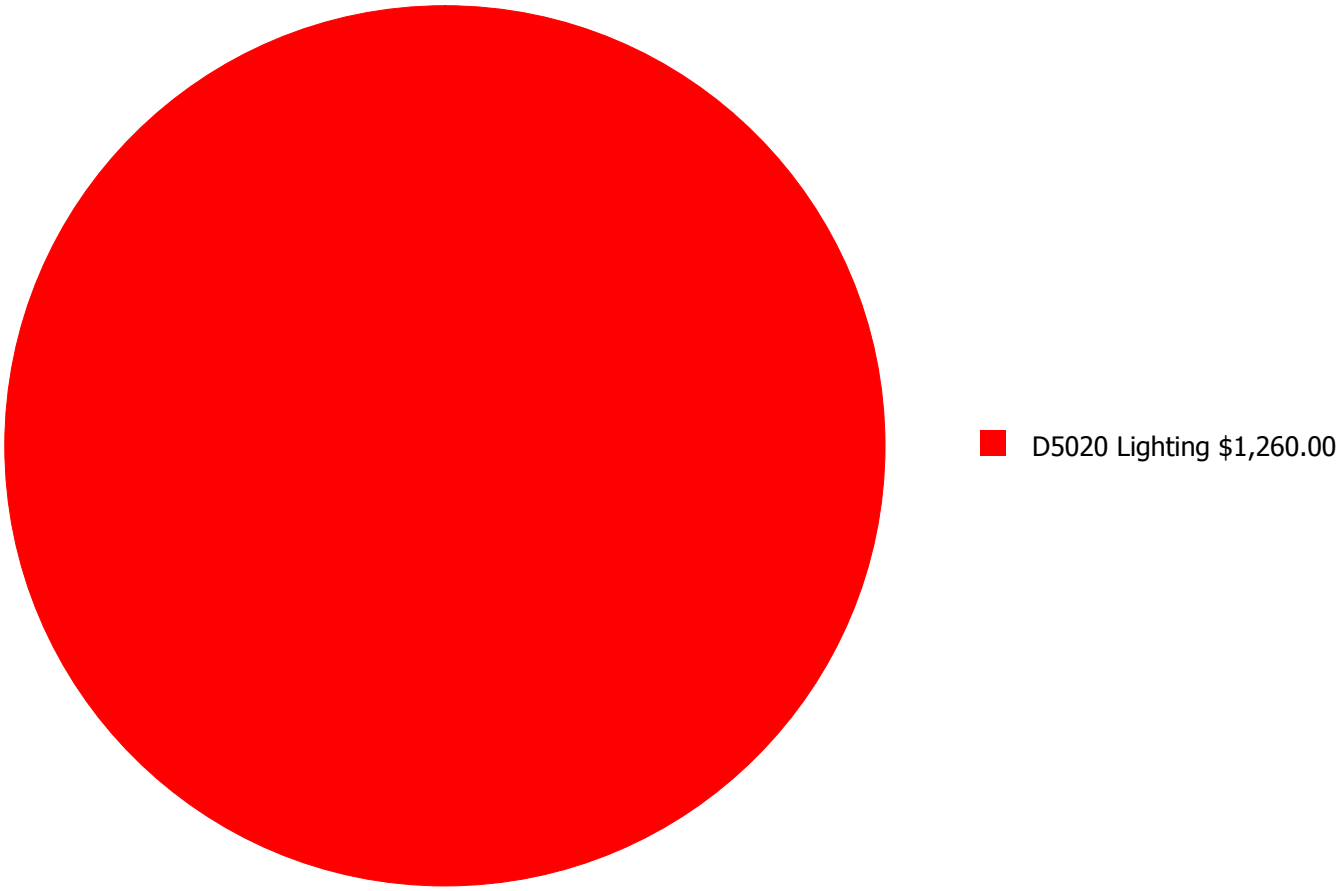
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

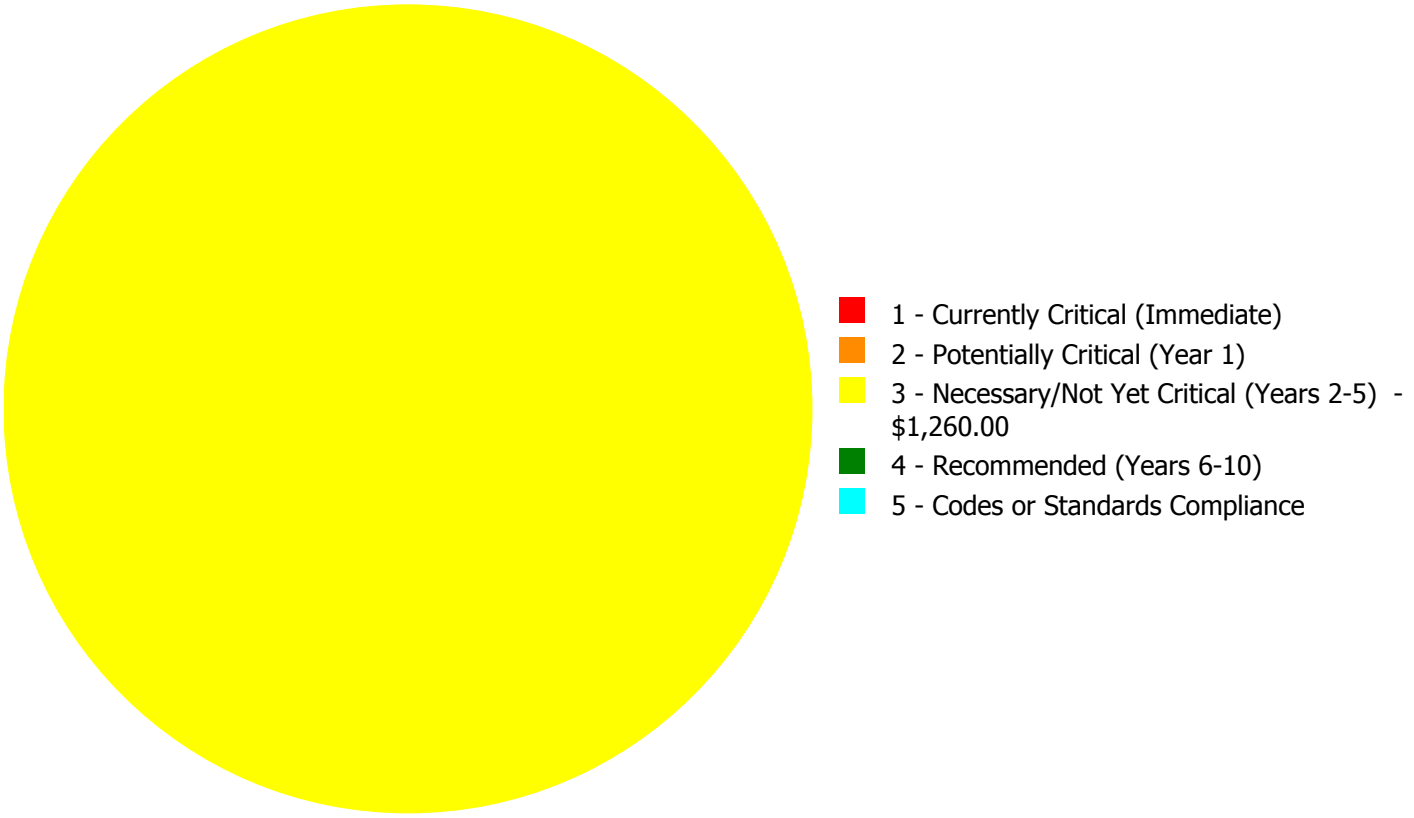
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $1,260.00

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: $1,260.00

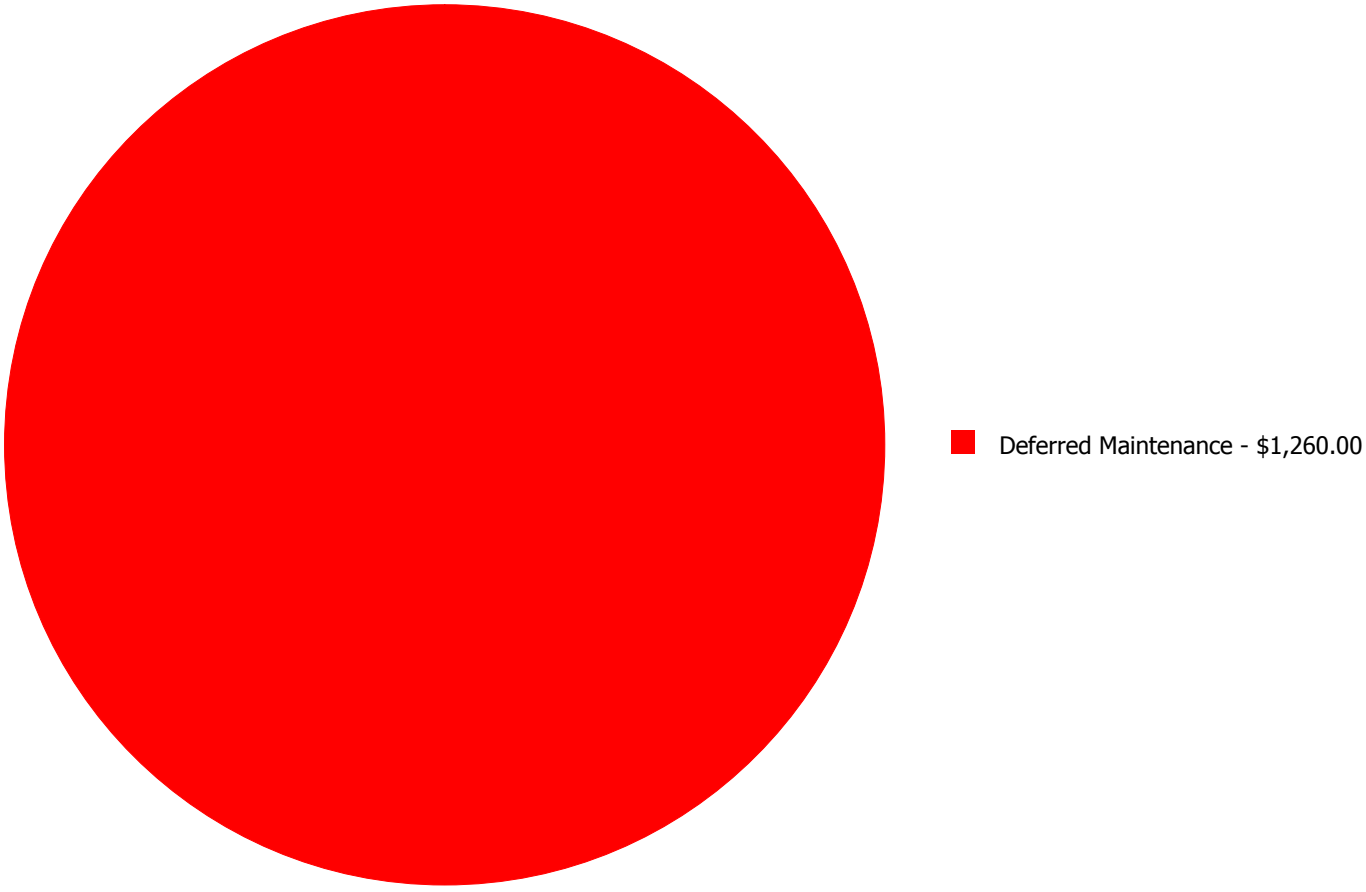
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
D5020	Lighting	$0.00	$0.00	$1,260.00	$0.00	$0.00	$1,260.00
	Total:	$0.00	$0.00	$1,260.00	$0.00	$0.00	$1,260.00

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: $1,260.00

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: D5020 - Lighting

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 320.00
Unit of Measure: S.F.
Estimate: $1,260.00
Assessor Name: Eduardo Lopez
Date Created: 01/10/2017

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

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	43,100
Year Built:	1967
Last Renovation:	
Replacement Value:	$8,607,011
Repair Cost:	$3,028,551.00
Total FCI:	35.19 %
Total RSLI:	32.15 %
FCA Score:	64.81

Description:

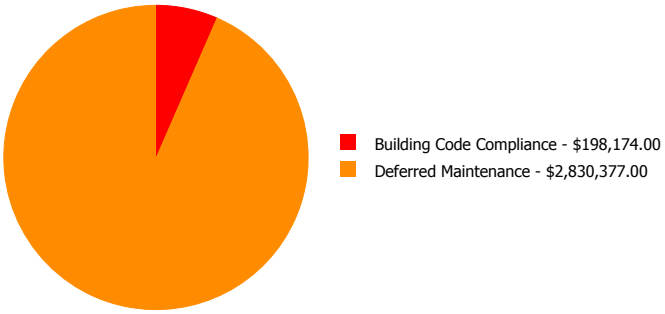
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

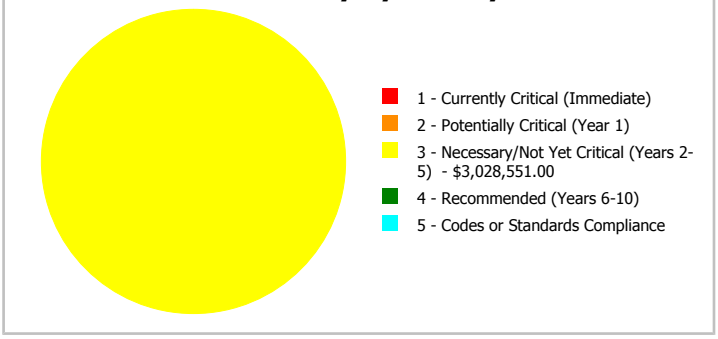
Dashboard Summary

Function:	HS -High School	Gross Area:	43,100
Year Built:	1967	Last Renovation:	
Repair Cost:	$3,028,551	Replacement Value:	$8,607,011
FCI:	35.19 %	RSLI%:	32.15 %

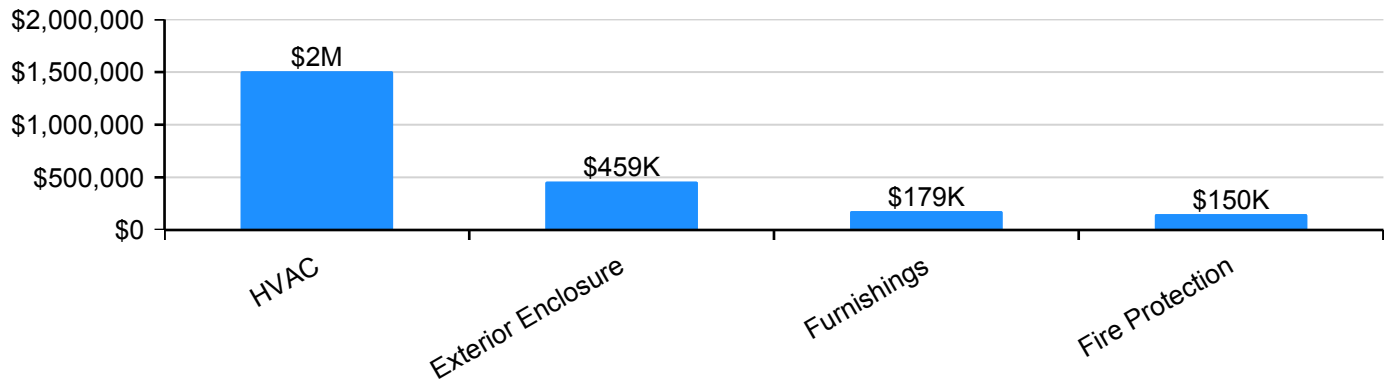
Deficiency By Category



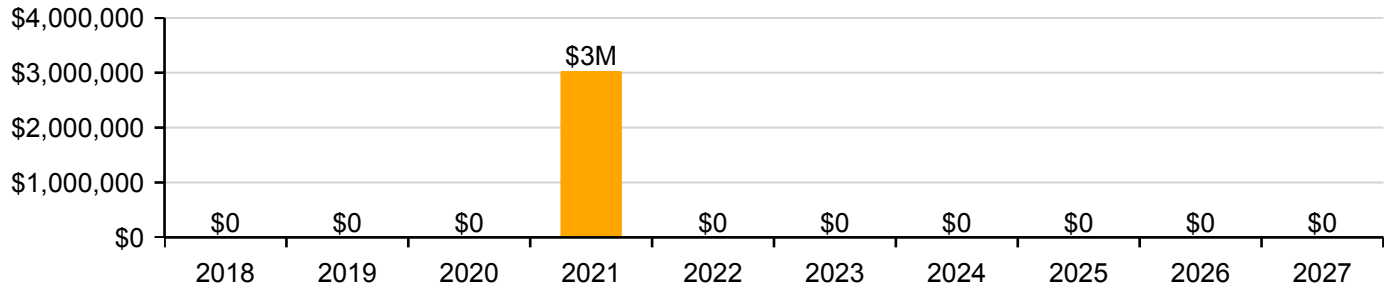
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	50.00 %	0.00 %	$0.00
A20 - Basement Construction	50.00 %	0.00 %	$0.00
B10 - Superstructure	50.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	20.19 %	62.68 %	$605,900.00
B30 - Roofing	42.93 %	0.00 %	$0.00
C10 - Interior Construction	25.38 %	0.00 %	$0.00
C30 - Interior Finishes	55.48 %	0.00 %	$0.00
D20 - Plumbing	13.33 %	0.00 %	$0.00
D30 - HVAC	9.56 %	87.33 %	$1,988,375.00
D40 - Fire Protection	0.00 %	110.00 %	$198,174.00
D50 - Electrical	51.08 %	0.00 %	$0.00
E10 - Equipment	72.62 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	110.00 %	$236,102.00
Totals:	**32.15 %**	**35.19 %**	**$3,028,551.00**

Photo Album

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

1). North Elevation - Feb 14, 2017

2). West Elevation - Feb 14, 2017

3). Southwest Elevation - Feb 14, 2017

4). Northeast Elevation - Feb 14, 2017

Condition Detail

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

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

System Listing

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

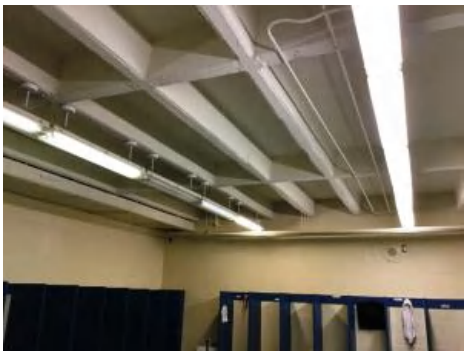
Campus Assessment Report - 1967 Gym Building

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$2.18	S.F.	43,100	100	1967	2067		50.00 %	0.00 %	50			$93,958
A1030	Slab on Grade	$4.08	S.F.	43,100	100	1967	2067		50.00 %	0.00 %	50			$175,848
A2010	Basement Excavation	$0.83	S.F.	43,100	100	1967	2067		50.00 %	0.00 %	50			$35,773
A2020	Basement Walls	$5.74	S.F.	43,100	100	1967	2067		50.00 %	0.00 %	50			$247,394
B1020	Roof Construction	$7.60	S.F.	43,100	100	1967	2067		50.00 %	0.00 %	50			$327,560
B2010	Exterior Walls	$8.84	S.F.	43,100	100	1967	2067		50.00 %	0.00 %	50			$381,004
B2020	Exterior Windows	$12.78	S.F.	43,100	30	1967	1997		0.00 %	110.00 %	-20		$605,900.00	$550,818
B2030	Exterior Doors	$0.81	S.F.	43,100	30	1967	1997	2021	13.33 %	0.00 %	4			$34,911
B3010120	Single Ply Membrane	$6.98	S.F.	28,005	20	2010	2030		65.00 %	0.00 %	13			$195,475
B3010130	Preformed Metal Roofing	$9.66	S.F.	15,095	30	1967	1997	2021	13.33 %	0.00 %	4			$145,818
C1010	Partitions	$4.70	S.F.	43,100	75	1967	2042		33.33 %	0.00 %	25			$202,570
C1020	Interior Doors	$2.44	S.F.	43,100	30	1967	1997	2021	13.33 %	0.00 %	4			$105,164
C1030	Fittings	$1.48	S.F.	43,100	20	1967	1987	2021	20.00 %	0.00 %	4			$63,788
C3010	Wall Finishes	$2.56	S.F.	43,100	10	1967	1977	2021	40.00 %	0.00 %	4			$110,336
C3020	Floor Finishes	$10.94	S.F.	43,100	20	1967	1987	2021	20.00 %	0.00 %	4			$471,514
C3030	Ceiling Finishes	$10.56	S.F.	43,100	25	2016	2041		96.00 %	0.00 %	24			$455,136
D2010	Plumbing Fixtures	$8.83	S.F.	43,100	30	1967	1997	2021	13.33 %	0.00 %	4			$380,573
D2020	Domestic Water Distribution	$1.64	S.F.	43,100	30	1967	1997	2021	13.33 %	0.00 %	4			$70,684
D2030	Sanitary Waste	$2.59	S.F.	43,100	30	1967	1997	2021	13.33 %	0.00 %	4			$111,629
D2040	Rain Water Drainage	$0.63	S.F.	43,100	30	1967	1997	2021	13.33 %	0.00 %	4			$27,153
D3020	Heat Generating Systems	$6.93	S.F.	43,100	30	1967	1997		0.00 %	110.00 %	-20		$328,551.00	$298,683
D3030	Cooling Generating Systems	$7.18	S.F.	43,100	25	2007	2032		60.00 %	0.00 %	15			$309,458
D3040	Distribution Systems	$8.37	S.F.	43,100	30	1967	1997		0.00 %	110.00 %	-20		$396,822.00	$360,747
D3050	Terminal & Package Units	$26.64	S.F.	43,100	15	1967	1982		0.00 %	110.00 %	-35		$1,263,002.00	$1,148,184
D3060	Controls & Instrumentation	$2.65	S.F.	43,100	20	1967	1987	2021	20.00 %	0.00 %	4			$114,215
D3090	Other HVAC Systems/Equip	$1.06	S.F.	43,100	20	1967	1987	2021	20.00 %	0.00 %	4			$45,686
D4010	Sprinklers	$3.63	S.F.	43,100	30	1967	1997		0.00 %	110.00 %	-20		$172,098.00	$156,453
D4020	Standpipes	$0.55	S.F.	43,100	30	1967	1997		0.00 %	110.00 %	-20		$26,076.00	$23,705
D5010	Electrical Service/Distribution	$1.60	S.F.	43,100	40	1967	2007	2021	10.00 %	0.00 %	4			$68,960
D5020	Branch Wiring	$4.55	S.F.	43,100	30	1967	1997	2021	13.33 %	0.00 %	4			$196,105
D5020	Lighting	$10.64	S.F.	43,100	30	2016	2046		96.67 %	0.00 %	29			$458,584
D5030810	Security & Detection Systems	$1.97	S.F.	43,100	15	1967	1982	2021	26.67 %	0.00 %	4			$84,907
D5030910	Fire Alarm Systems	$3.56	S.F.	43,100	15	1967	1982	2021	26.67 %	0.00 %	4			$153,436
D5030920	Data Communication	$4.61	S.F.	43,100	15	1967	1982	2021	26.67 %	0.00 %	4			$198,691
E1010	Commercial Equipment	$0.59	S.F.	43,100	20	1967	1987	2021	20.00 %	0.00 %	4			$25,429
E1020	Institutional Equipment	$13.04	S.F.	43,100	20	2012	2032		75.00 %	0.00 %	15			$562,024
E2010	Fixed Furnishings	$4.98	S.F.	43,100	20	1967	1987		0.00 %	110.00 %	-30		$236,102.00	$214,638
								Total	**32.15 %**	**35.19 %**			**$3,028,551.00**	**$8,607,011**

System Notes

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

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



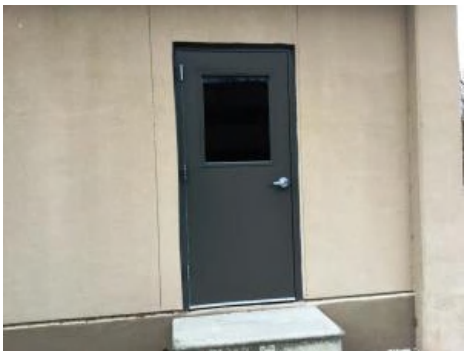
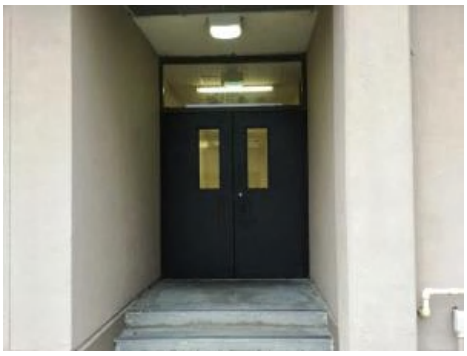
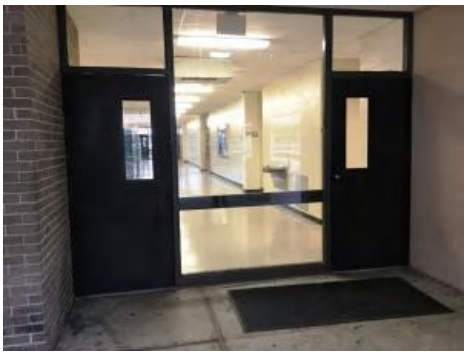
Note:

System: B2020 - Exterior Windows



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

System: B2030 - Exterior Doors

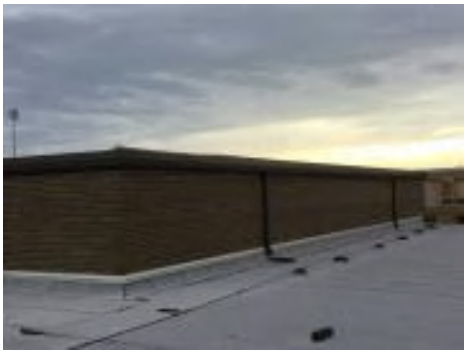
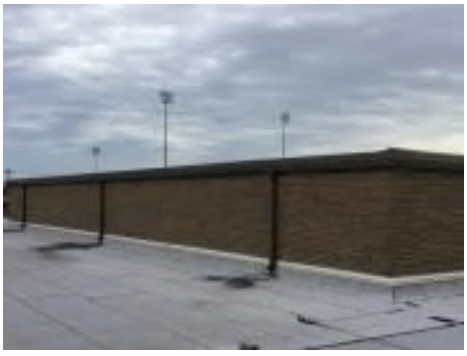
Note:

System: B3010120 - Single Ply Membrane



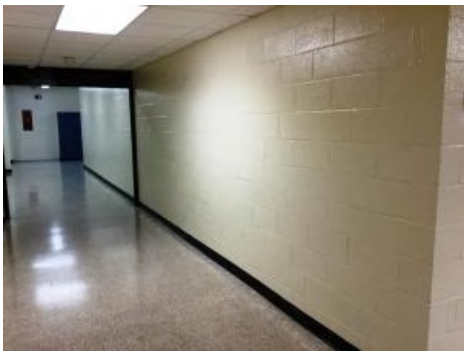
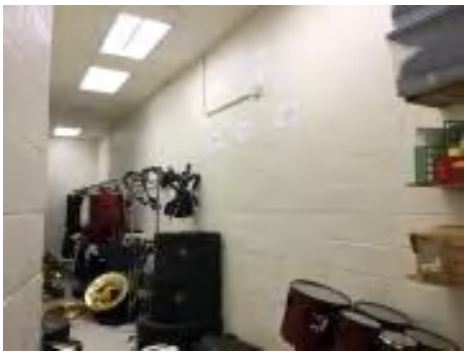
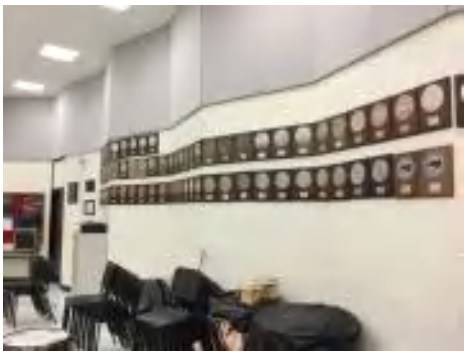
Note:

System: B3010130 - Preformed Metal Roofing

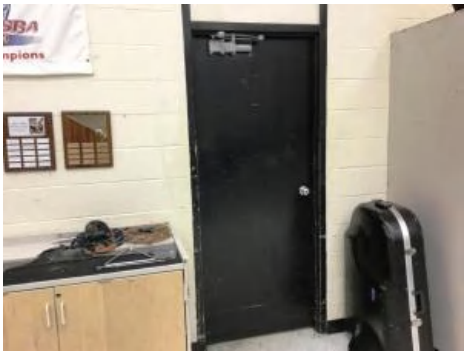
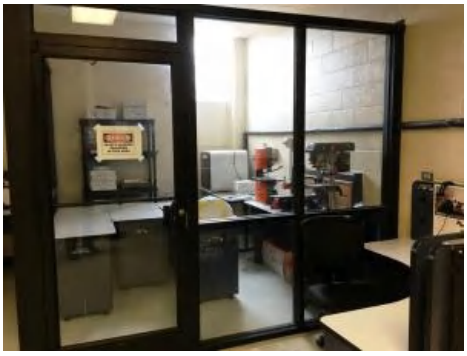
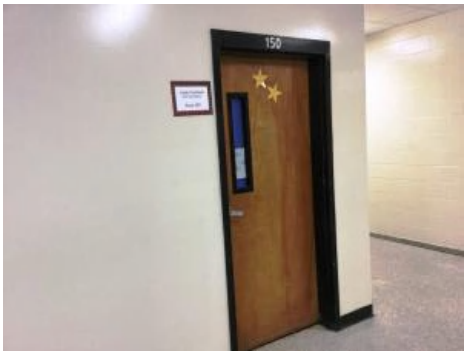

Note:

System: C1010 - Partitions

Note:

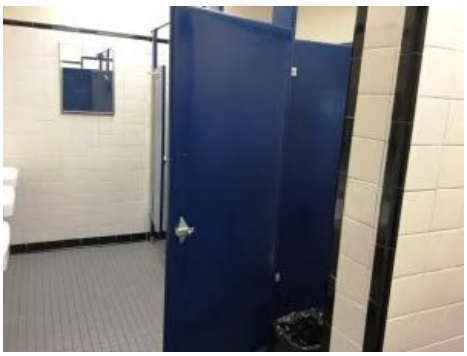
System: C1020 - Interior Doors

Note:

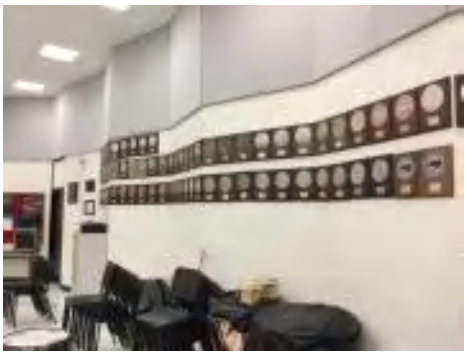
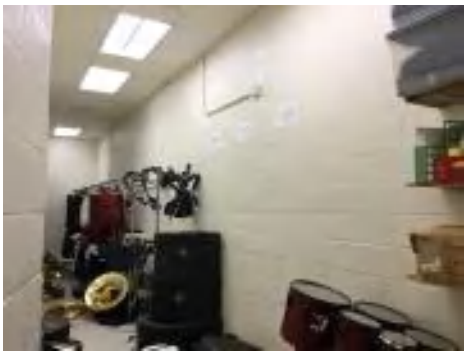
System: C1030 - Fittings





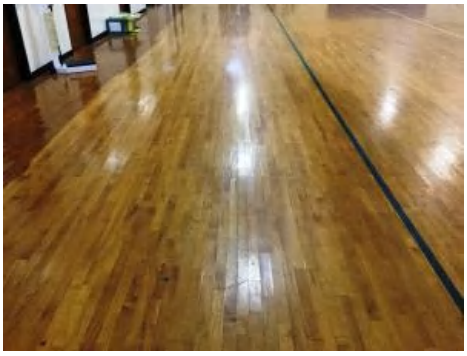
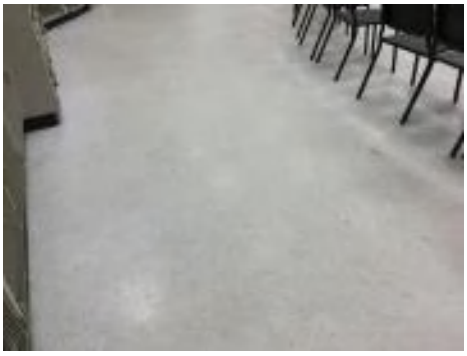
Note:

System: C3010 - Wall Finishes

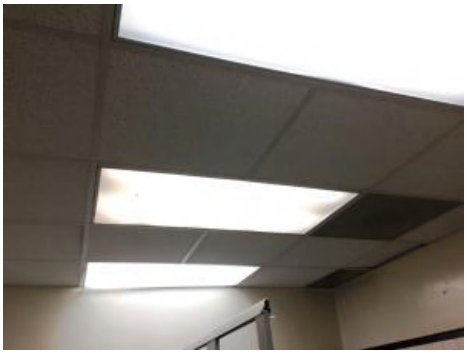
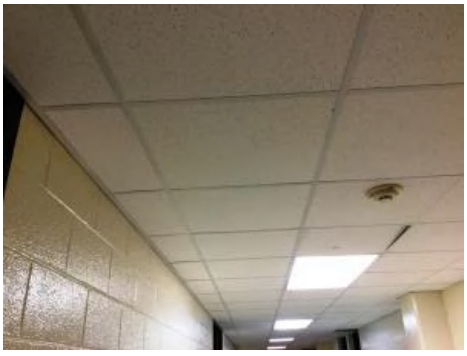
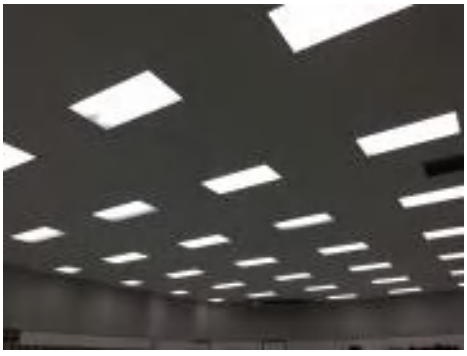
Note:

System: C3020 - Floor Finishes

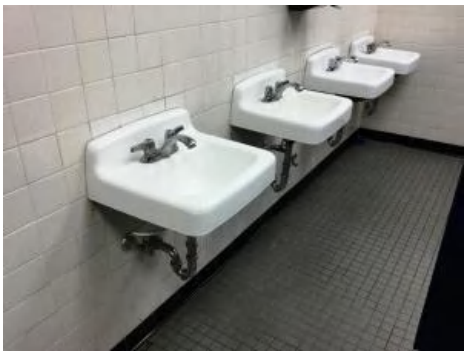
Note:

System: C3030 - Ceiling Finishes

Note:

System: D2010 - Plumbing Fixtures



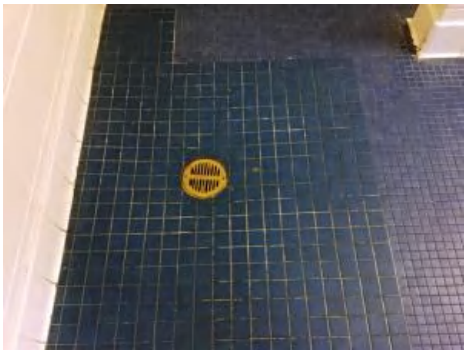
Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste


Note:

System: D2040 - Rain Water Drainage



Note:

System: D3020 - Heat Generating Systems



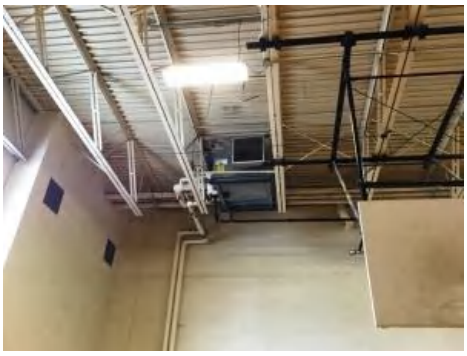
Note: The heat generating systems are beyond their service life and should be replaced.

System: D3030 - Cooling Generating Systems



Note:

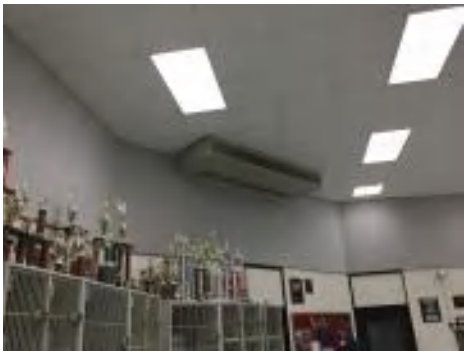
System: D3040 - Distribution Systems



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

System: D3050 - Terminal & Package Units





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

System: D3060 - Controls & Instrumentation


Note:

System: D3090 - Other HVAC Systems/Equip


Note:

System: D4010 - Sprinklers This system contains no images

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

System: D4020 - Standpipes This system contains no images

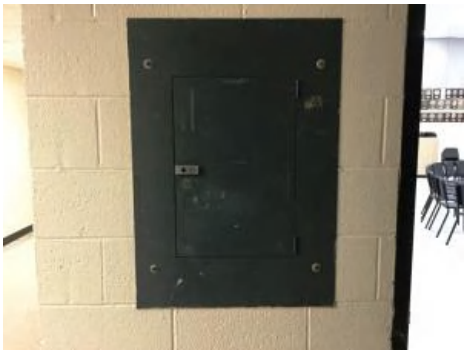
Note: The building does not have a fire protection system and it should be installed.

System: D5010 - Electrical Service/Distribution



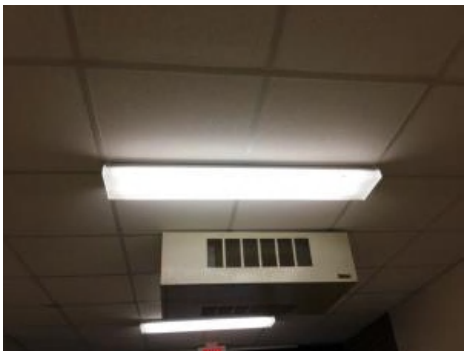
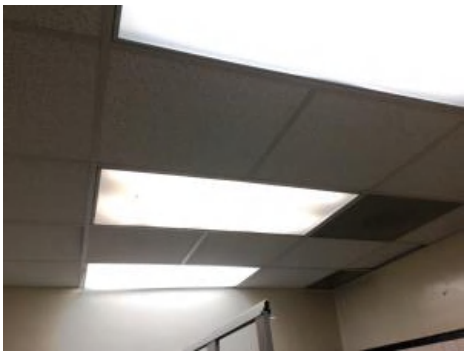
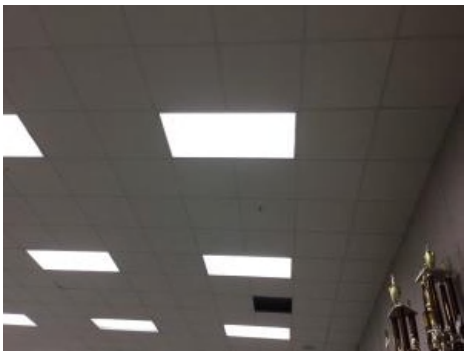
Note:

System: D5020 - Branch Wiring


Note:

System: D5020 - Lighting

Note:

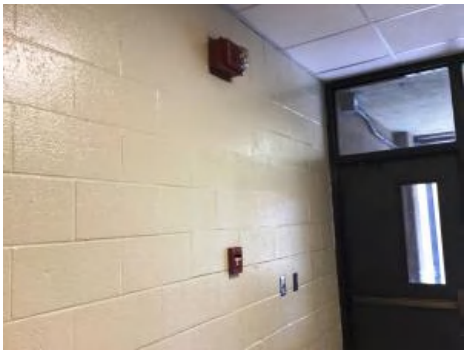
System: D5030810 - Security & Detection Systems



Note:

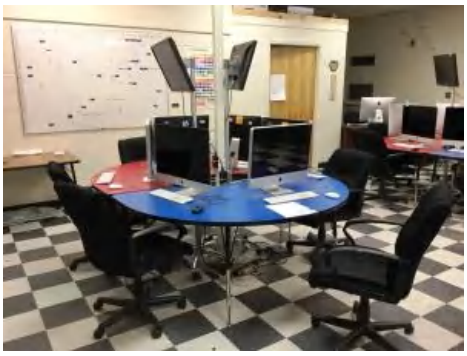
System: D5030910 - Fire Alarm Systems





Note:

System: D5030920 - Data Communication



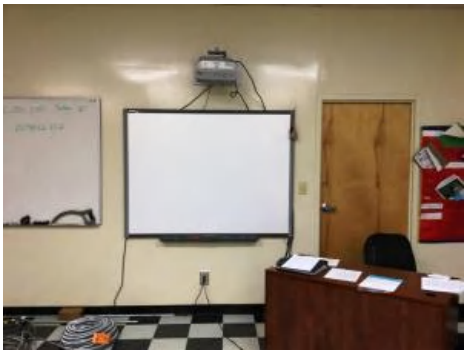
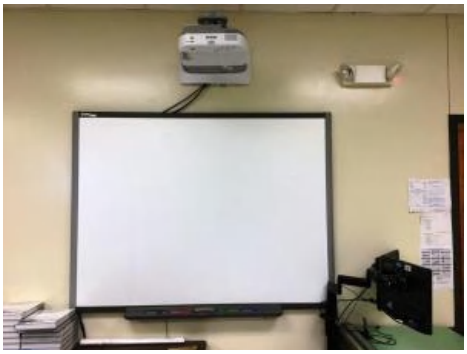
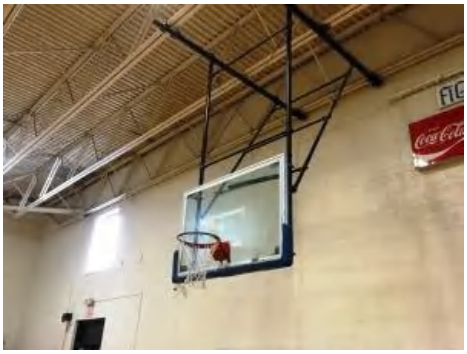
Note:

System: E1010 - Commercial Equipment



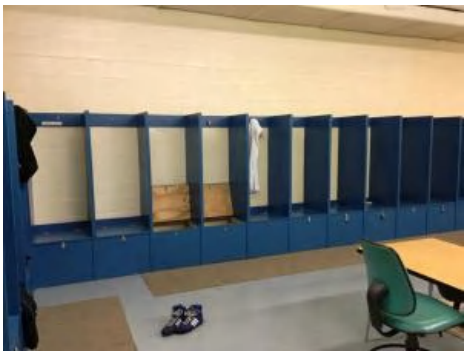
Note:

System: E1020 - Institutional Equipment

Note:

System: E2010 - Fixed Furnishings



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

Renewal Schedule

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

Inflation Rate: 3%

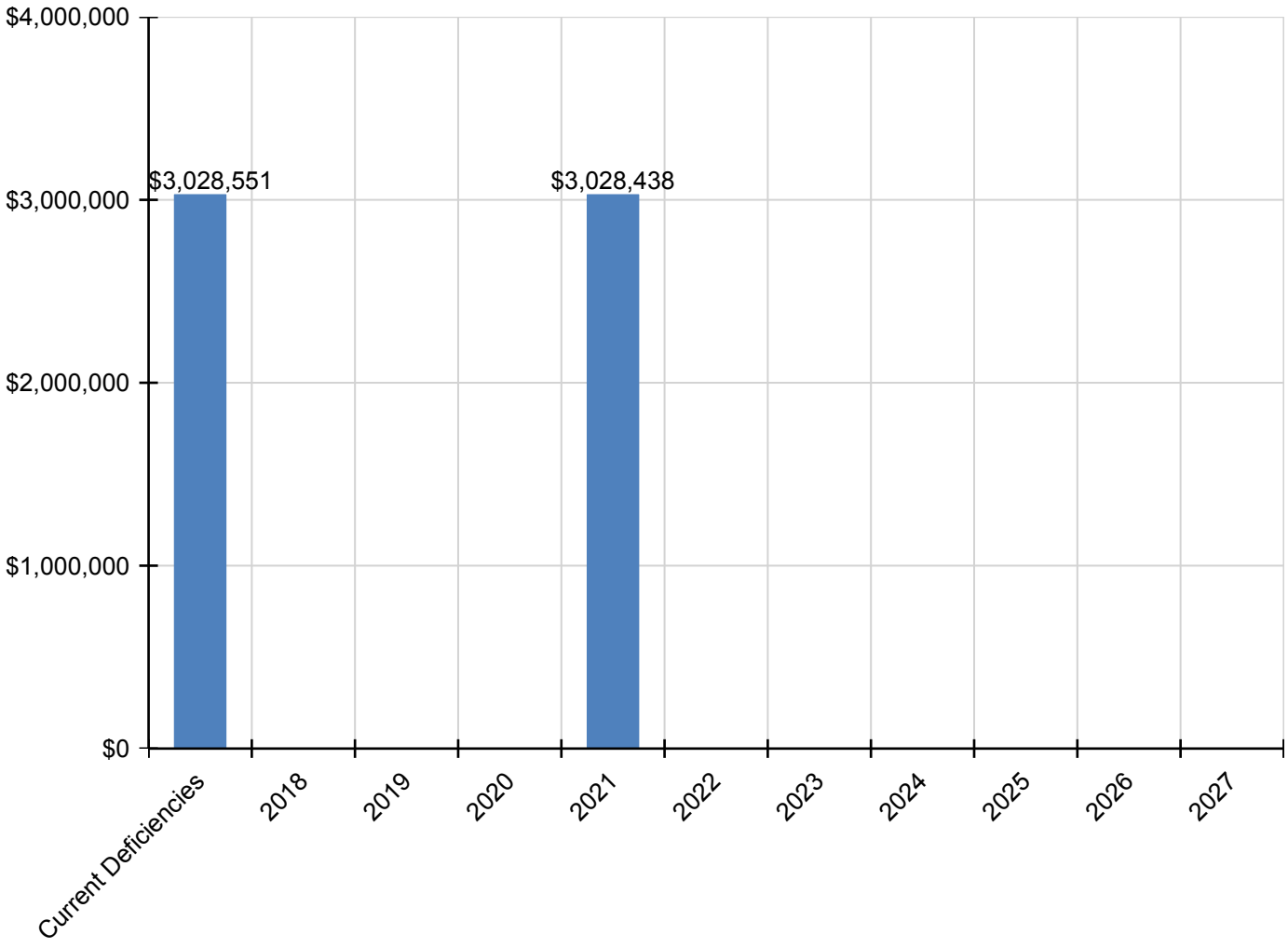
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$3,028,551**	**$0**	**$0**	**$0**	**$3,028,438**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$6,056,989**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$605,900	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$605,900**
B2030 - Exterior Doors	$0	$0	$0	$0	$43,222	$0	$0	$0	$0	$0	$0	**$43,222**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$226,484	$0	$0	$0	$0	$0	$0	**$226,484**
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	$130,199	$0	$0	$0	$0	$0	$0	**$130,199**
C1030 - Fittings	$0	$0	$0	$0	$78,974	$0	$0	$0	$0	$0	$0	**$78,974**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$136,603	$0	$0	$0	$0	$0	$0	**$136,603**

C3020 - Floor Finishes	$0	$0	$0	$0	$583,762	$0	$0	$0	$0	$0	$0	**$583,762**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$471,172	$0	$0	$0	$0	$0	$0	**$471,172**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$87,511	$0	$0	$0	$0	$0	$0	**$87,511**
D2030 - Sanitary Waste	$0	$0	$0	$0	$138,203	$0	$0	$0	$0	$0	$0	**$138,203**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$33,617	$0	$0	$0	$0	$0	$0	**$33,617**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$328,551	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$328,551**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$396,822	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$396,822**
D3050 - Terminal & Package Units	$1,263,002	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,263,002**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$141,406	$0	$0	$0	$0	$0	$0	**$141,406**
D3090 - Other HVAC Systems/Equip	$0	$0	$0	$0	$56,562	$0	$0	$0	$0	$0	$0	**$56,562**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$172,098	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$172,098**
D4020 - Standpipes	$26,076	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$26,076**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$85,377	$0	$0	$0	$0	$0	$0	**$85,377**
D5020 - Branch Wiring	$0	$0	$0	$0	$242,790	$0	$0	$0	$0	$0	$0	**$242,790**
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	$105,120	$0	$0	$0	$0	$0	$0	**$105,120**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$189,963	$0	$0	$0	$0	$0	$0	**$189,963**
D5030920 - Data Communication	$0	$0	$0	$0	$245,991	$0	$0	$0	$0	$0	$0	**$245,991**
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**
E1010 - Commercial Equipment	$0	$0	$0	$0	$31,483	$0	$0	$0	$0	$0	$0	**$31,483**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$236,102	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$236,102**

** Indicates non-renewable system*

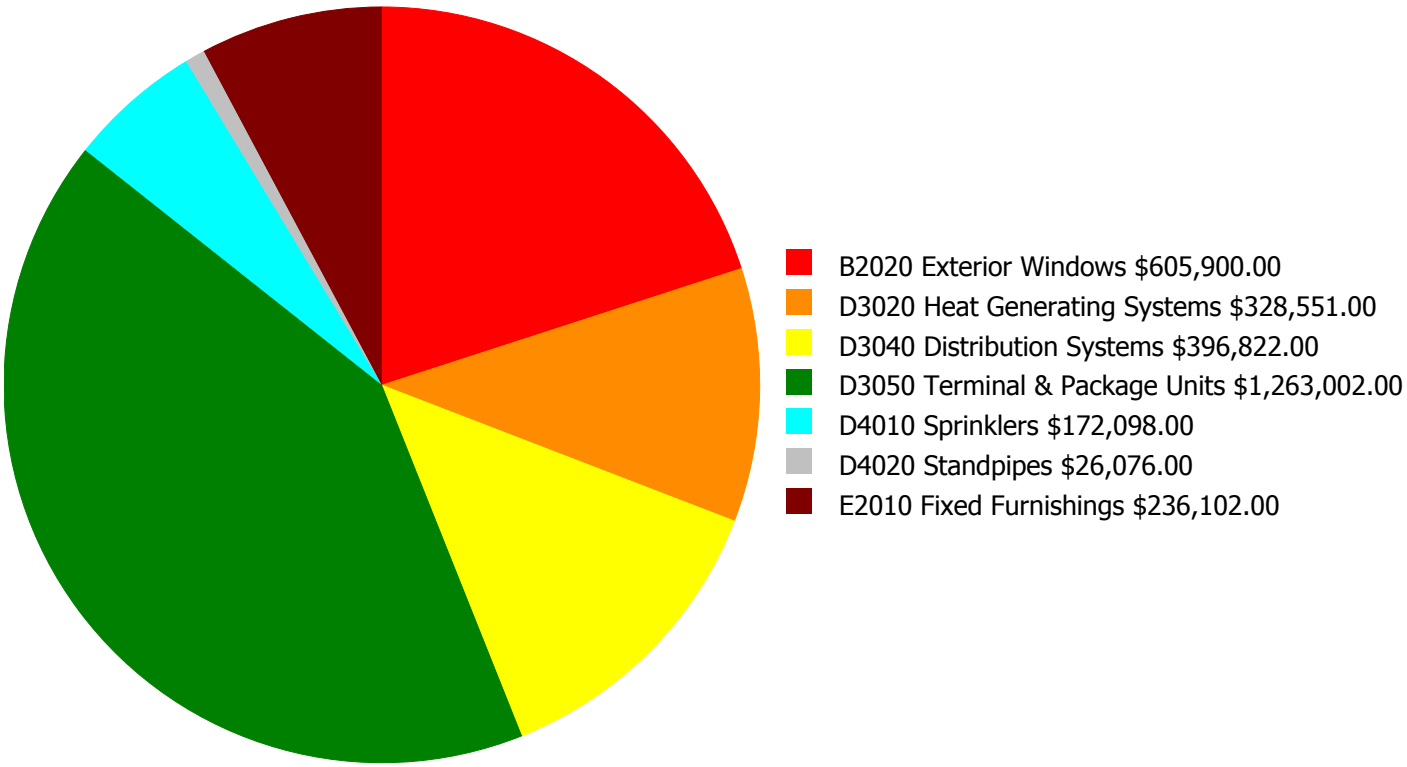
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

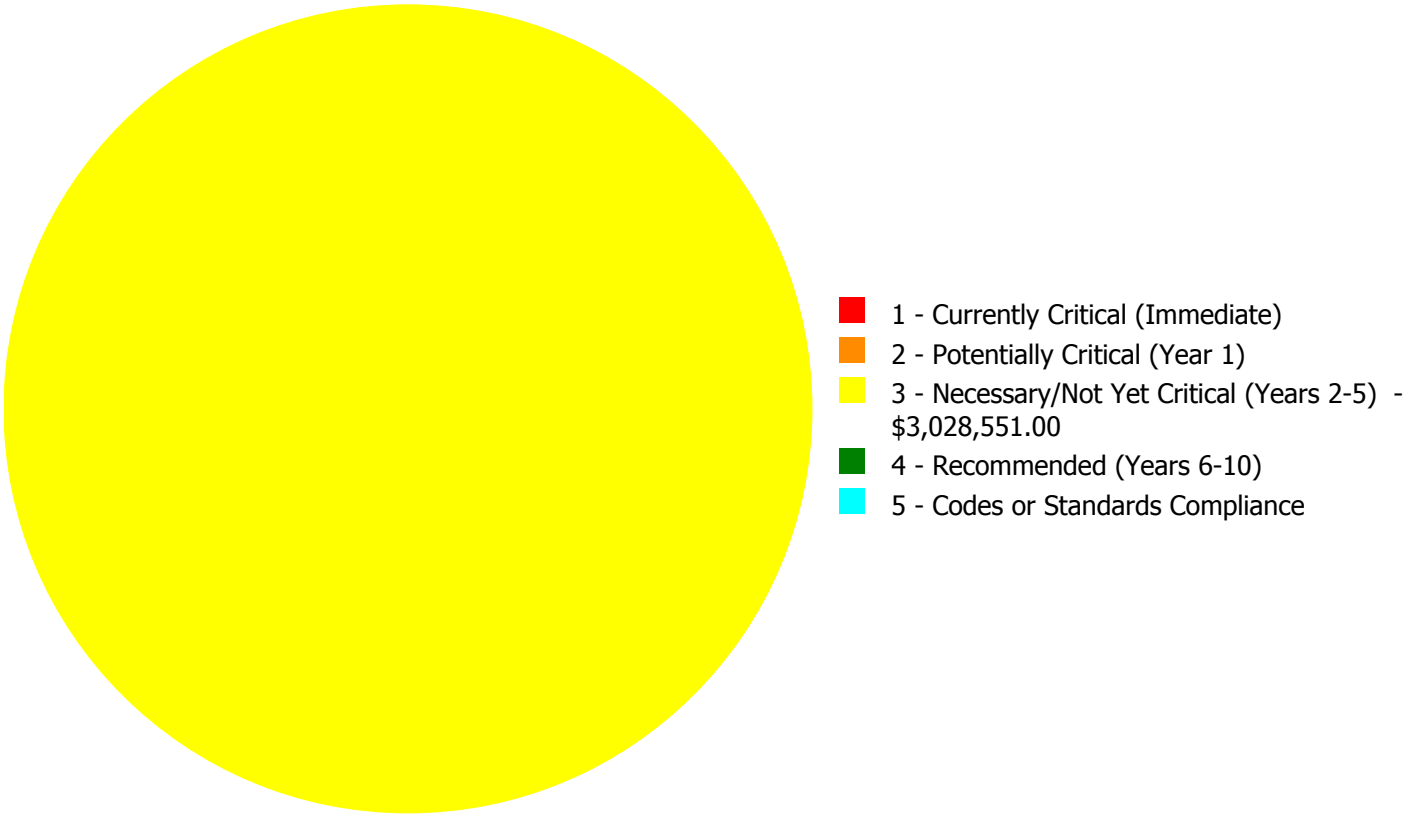
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $3,028,551.00

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: $3,028,551.00

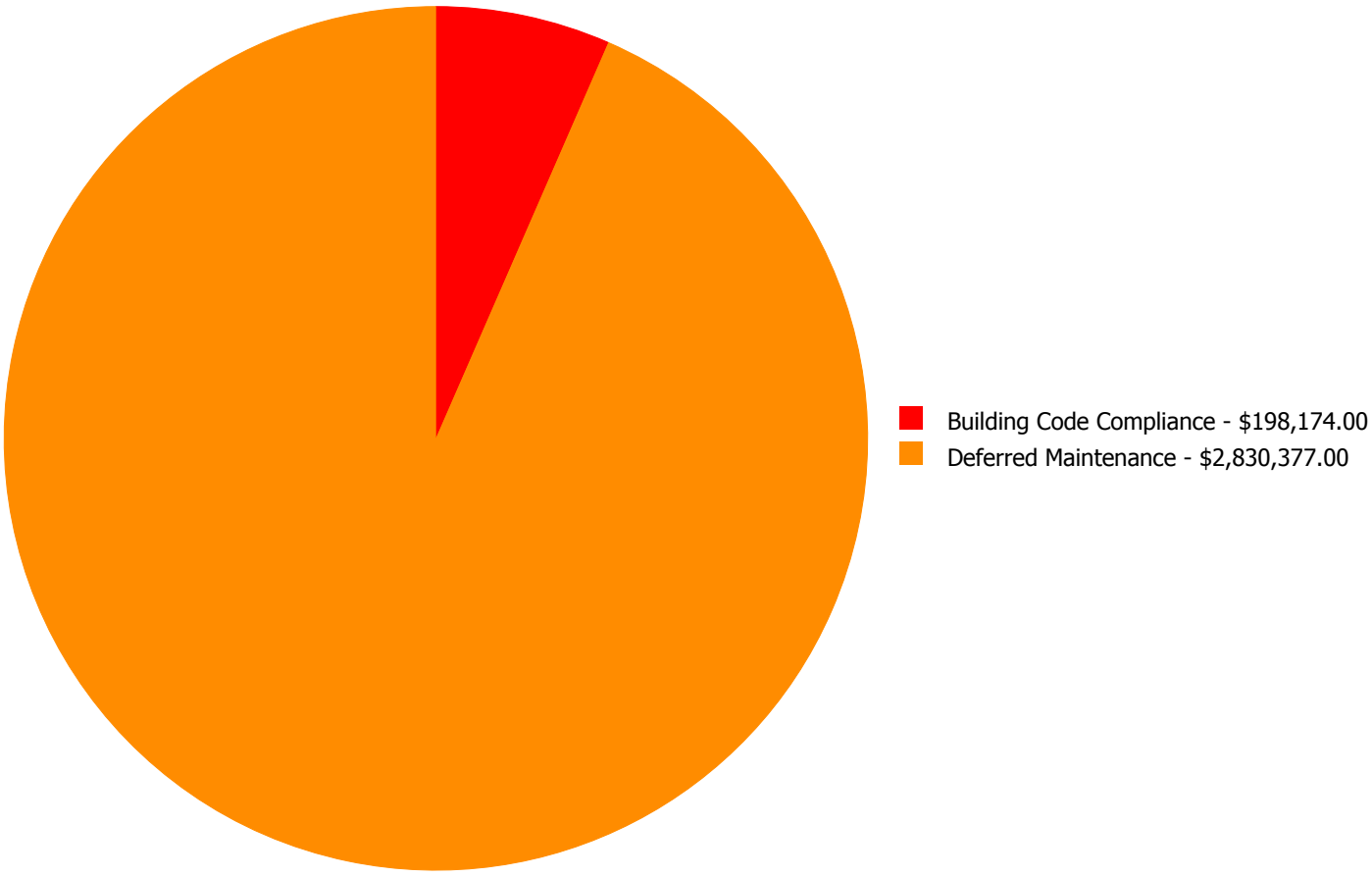
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2020	Exterior Windows	$0.00	$0.00	$605,900.00	$0.00	$0.00	$605,900.00
D3020	Heat Generating Systems	$0.00	$0.00	$328,551.00	$0.00	$0.00	$328,551.00
D3040	Distribution Systems	$0.00	$0.00	$396,822.00	$0.00	$0.00	$396,822.00
D3050	Terminal & Package Units	$0.00	$0.00	$1,263,002.00	$0.00	$0.00	$1,263,002.00
D4010	Sprinklers	$0.00	$0.00	$172,098.00	$0.00	$0.00	$172,098.00
D4020	Standpipes	$0.00	$0.00	$26,076.00	$0.00	$0.00	$26,076.00
E2010	Fixed Furnishings	$0.00	$0.00	$236,102.00	$0.00	$0.00	$236,102.00
	Total:	$0.00	$0.00	$3,028,551.00	$0.00	$0.00	$3,028,551.00

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: $3,028,551.00

Deficiency Details by Priority

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

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

System: B2020 - Exterior Windows

Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 43,100.00
Unit of Measure: S.F.
Estimate: $605,900.00
Assessor Name: Eduardo Lopez
Date Created: 02/13/2017

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

System: D3020 - Heat Generating Systems

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 43,100.00
Unit of Measure: S.F.
Estimate: $328,551.00
Assessor Name: Eduardo Lopez
Date Created: 02/13/2017

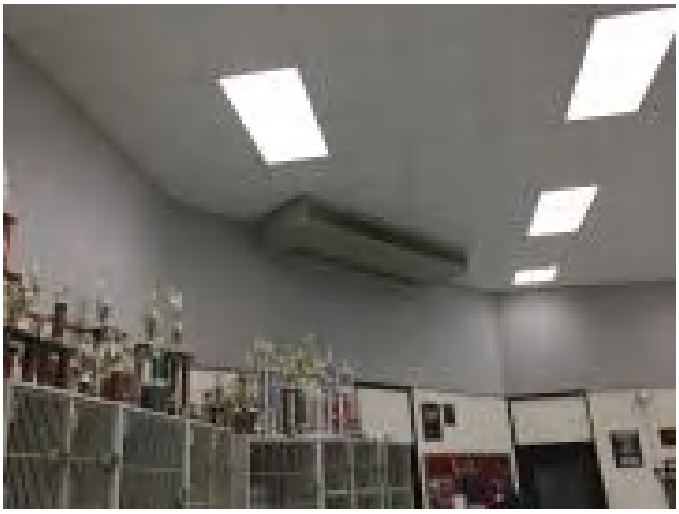
Notes: The heat generating systems are beyond their service life and should be replaced.

System: D3040 - Distribution Systems

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 43,100.00
Unit of Measure: S.F.
Estimate: $396,822.00
Assessor Name: Eduardo Lopez
Date Created: 02/13/2017

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

System: D3050 - Terminal & Package Units



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 43,100.00
Unit of Measure: S.F.
Estimate: $1,263,002.00
Assessor Name: Eduardo Lopez
Date Created: 02/13/2017

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

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Building Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 43,100.00
Unit of Measure: S.F.
Estimate: $172,098.00
Assessor Name: Eduardo Lopez
Date Created: 02/13/2017

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

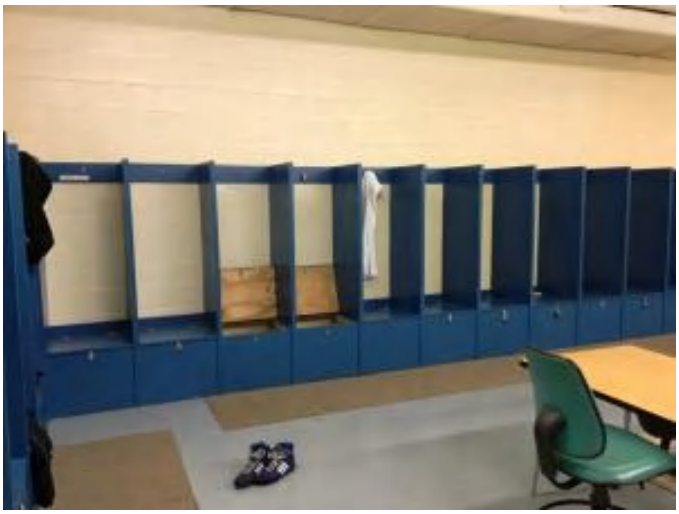
System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Building Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 43,100.00
Unit of Measure: S.F.
Estimate: $26,076.00
Assessor Name: Eduardo Lopez
Date Created: 02/13/2017

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

System: E2010 - Fixed Furnishings



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 43,100.00
Unit of Measure: S.F.
Estimate: $236,102.00
Assessor Name: Eduardo Lopez
Date Created: 02/13/2017

Notes: The fixed furnishings are beyond their service life and should be replaced.

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	450
Year Built:	1967
Last Renovation:	
Replacement Value:	$57,919
Repair Cost:	$4,717.00
Total FCI:	8.14 %
Total RSLI:	28.76 %
FCA Score:	91.86

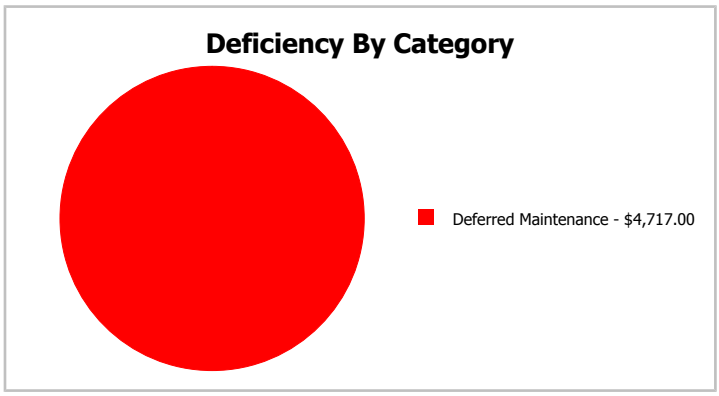
Description:

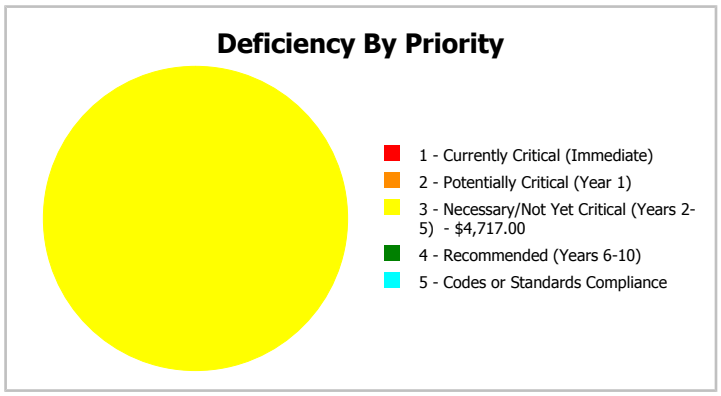
The narrative for this building is included in the Executive Summary Description at the front of this report.

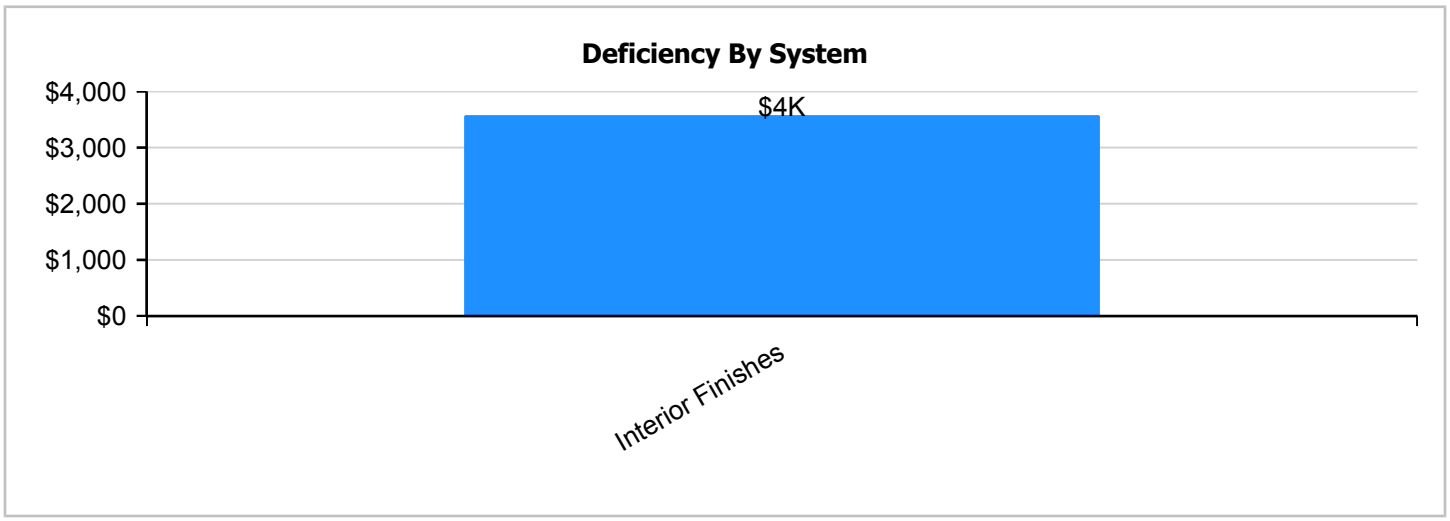
Attributes: This asset has no attributes.

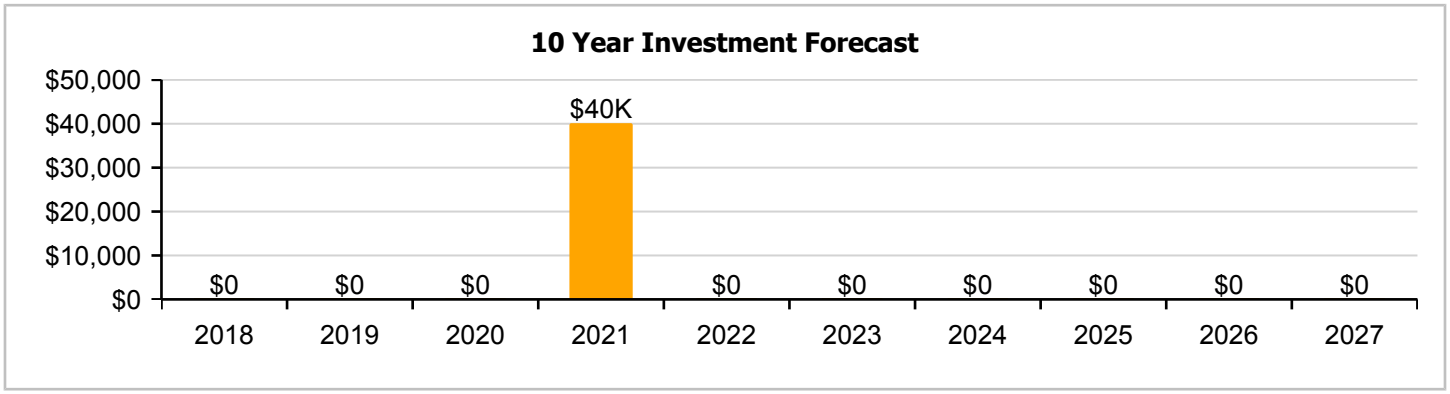
Dashboard Summary

Function:	HS -High School	Gross Area:	450
Year Built:	1967	Last Renovation:	
Repair Cost:	$4,717	Replacement Value:	$57,919
FCI:	8.14 %	RSLI%:	28.76 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	50.00 %	0.00 %	$0.00
B10 - Superstructure	50.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	48.24 %	0.00 %	$0.00
B30 - Roofing	20.00 %	0.00 %	$0.00
C10 - Interior Construction	27.33 %	0.00 %	$0.00
C30 - Interior Finishes	18.61 %	35.26 %	$4,717.00
D20 - Plumbing	13.33 %	0.00 %	$0.00
D30 - HVAC	26.67 %	0.00 %	$0.00
D50 - Electrical	12.22 %	0.00 %	$0.00
Totals:	**28.76 %**	**8.14 %**	**$4,717.00**

Photo Album

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

1). East Elevation - Jan 10, 2017

2). South Elevation - Jan 10, 2017

3). West Elevation - Jan 10, 2017

4). North Elevation - Jan 10, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.93	S.F.	450	100	1967	2067		50.00 %	0.00 %	50			$3,119
A1030	Slab on Grade	$7.37	S.F.	450	100	1967	2067		50.00 %	0.00 %	50			$3,317
B1020	Roof Construction	$5.98	S.F.	450	100	1967	2067		50.00 %	0.00 %	50			$2,691
B2010	Exterior Walls	$18.04	S.F.	450	100	1967	2067		50.00 %	0.00 %	50			$8,118
B2030	Exterior Doors	$0.91	S.F.	450	30	1967	1997	2021	13.33 %	0.00 %	4			$410
B3010140	Asphalt Shingles	$4.32	S.F.	450	20	1967	1987	2021	20.00 %	0.00 %	4			$1,944
C1010	Partitions	$10.34	S.F.	450	75	1967	2042		33.33 %	0.00 %	25			$4,653
C1030	Fittings	$8.47	S.F.	450	20	1967	1987	2021	20.00 %	0.00 %	4			$3,812
C3010	Wall Finishes	$7.46	S.F.	450	10	1967	1977	2021	40.00 %	0.00 %	4			$3,357
C3020	Floor Finishes	$12.74	S.F.	450	20	1967	1987	2021	20.00 %	0.00 %	4			$5,733
C3030	Ceiling Finishes	$9.53	S.F.	450	25	1967	1992		0.00 %	109.98 %	-25		$4,717.00	$4,289
D2010	Plumbing Fixtures	$9.98	S.F.	450	30	1967	1997	2021	13.33 %	0.00 %	4			$4,491
D2020	Domestic Water Distribution	$0.84	S.F.	450	30	1967	1997	2021	13.33 %	0.00 %	4			$378
D2030	Sanitary Waste	$5.94	S.F.	450	30	1967	1997	2021	13.33 %	0.00 %	4			$2,673
D3050	Terminal & Package Units	$10.63	S.F.	450	15	1967	1982	2021	26.67 %	0.00 %	4			$4,784
D5010	Electrical Service/Distribution	$3.09	S.F.	450	40	1967	2007	2021	10.00 %	0.00 %	4			$1,391
D5020	Branch Wiring	$2.55	S.F.	450	30	1967	1997	2021	13.33 %	0.00 %	4			$1,148
D5020	Lighting	$3.58	S.F.	450	30	1967	1997	2021	13.33 %	0.00 %	4			$1,611
								Total	**28.76 %**	**8.14 %**			**$4,717.00**	**$57,919**

System Notes

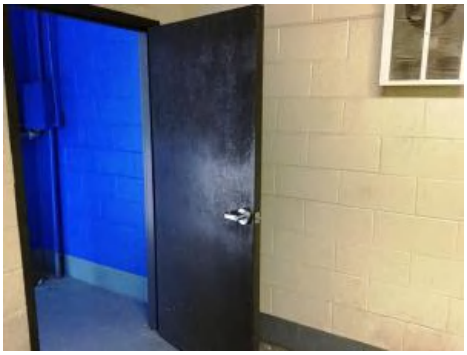
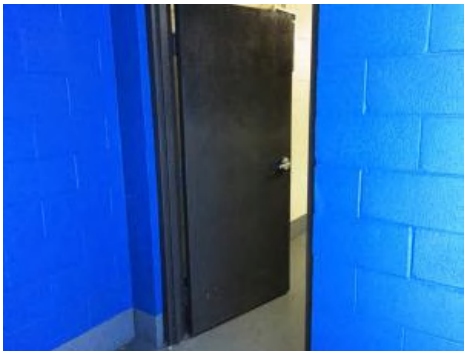
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B2010 - Exterior Walls



Note:

System: B2030 - Exterior Doors

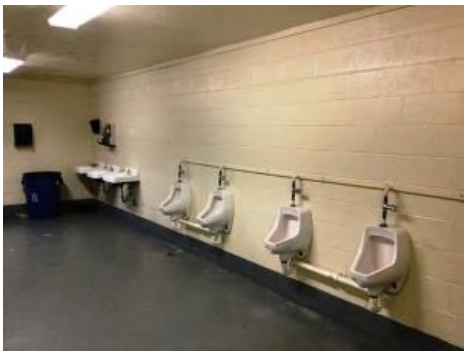
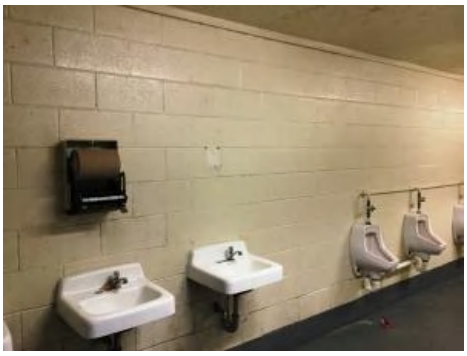
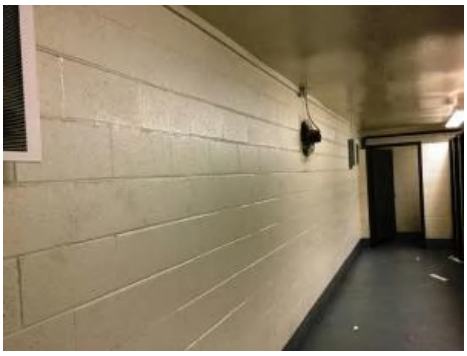
Note:

System: B3010140 - Asphalt Shingles



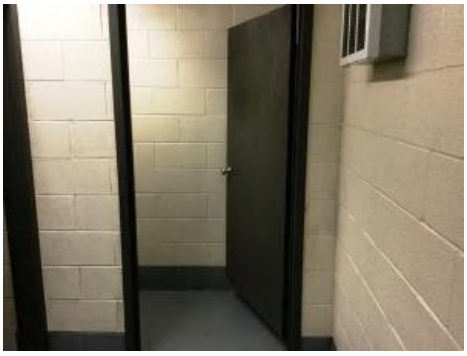
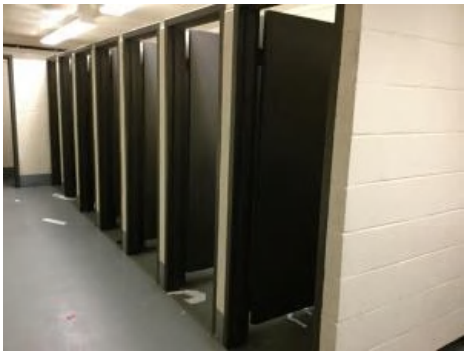
Note:

System: C1010 - Partitions

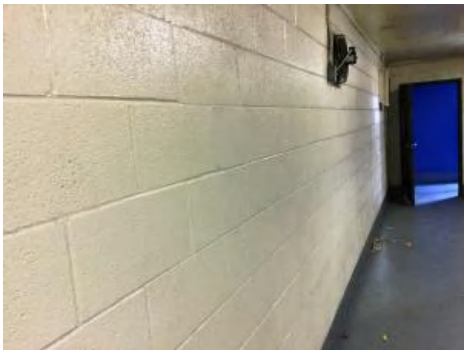
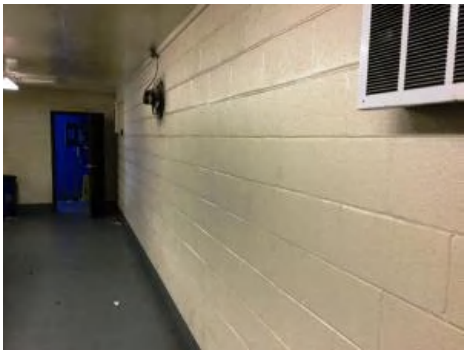
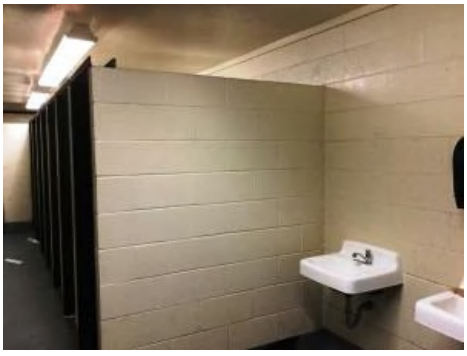
Note:

System: C1030 - Fittings

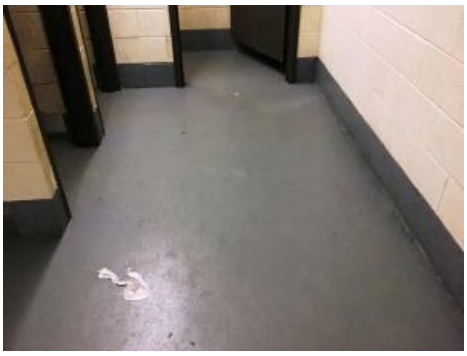
Note:

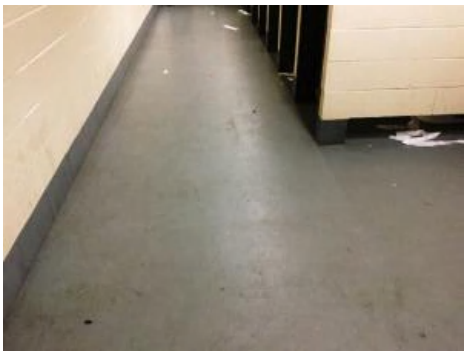
System: C3010 - Wall Finishes

Note:

System: C3020 - Floor Finishes

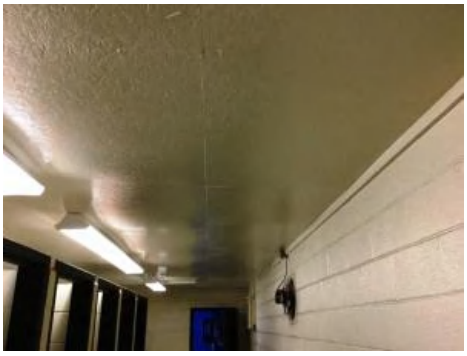




Note:

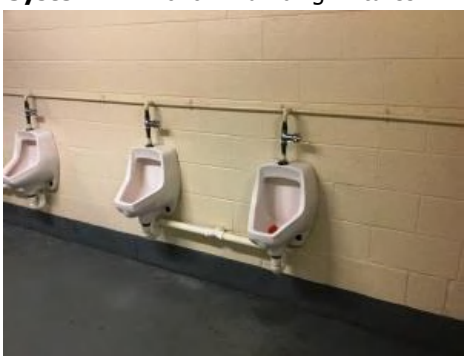
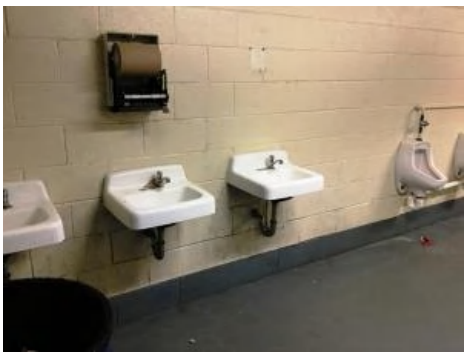
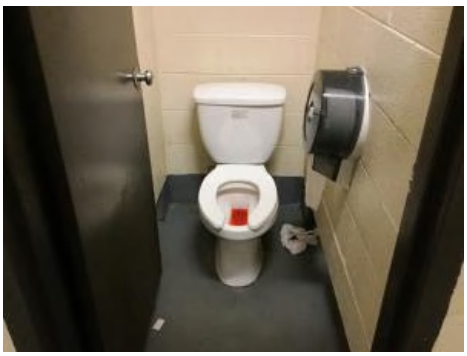
System: C3030 - Ceiling Finishes





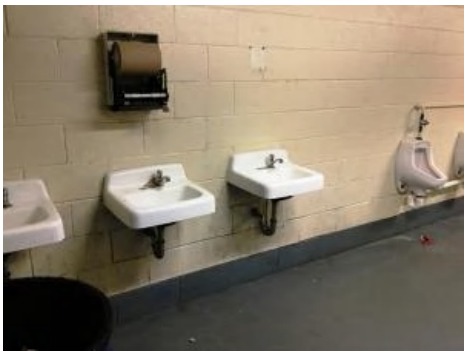
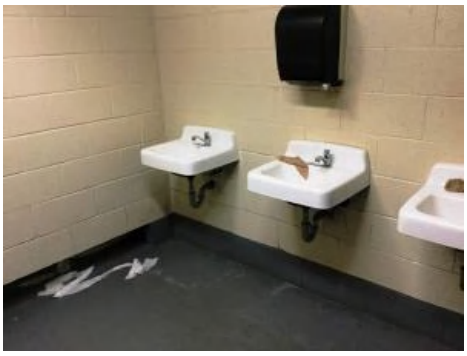
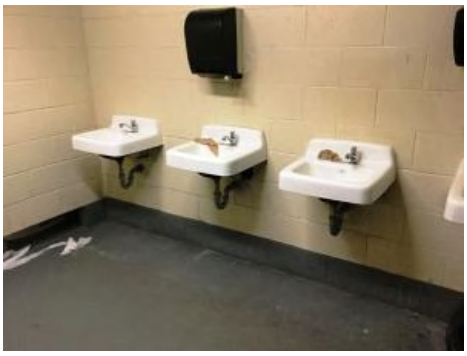
Note: The ceiling finishes are beyond their service life and should be replaced.

System: D2010 - Plumbing Fixtures

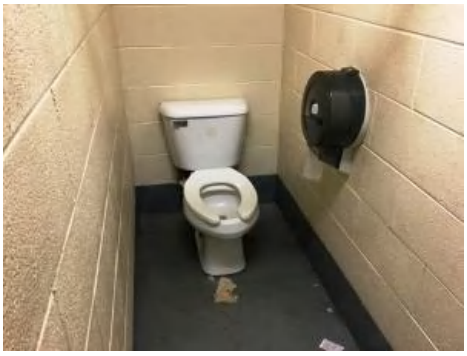
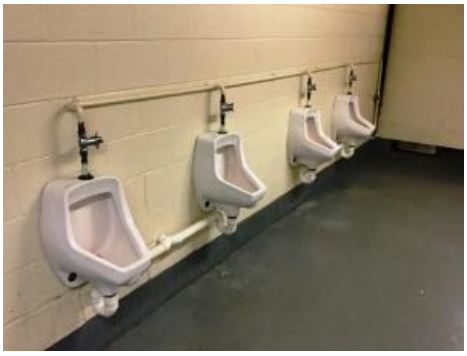
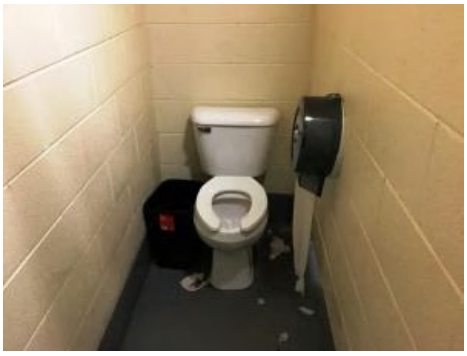
Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

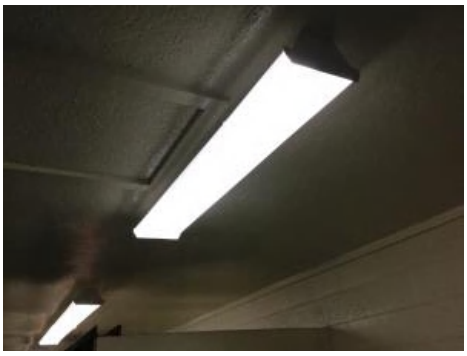
Note:

System: D3050 - Terminal & Package Units



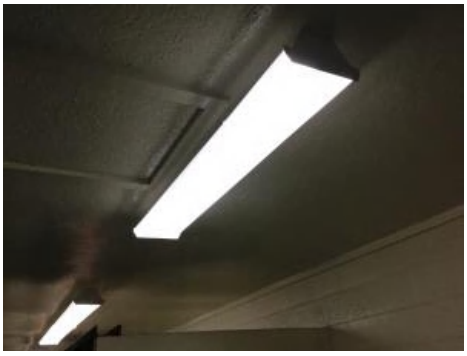
Note:

System: D5010 - Electrical Service/Distribution



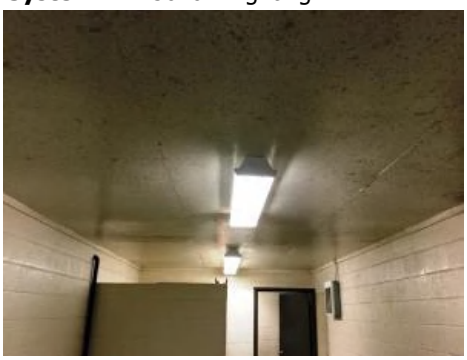
Note:

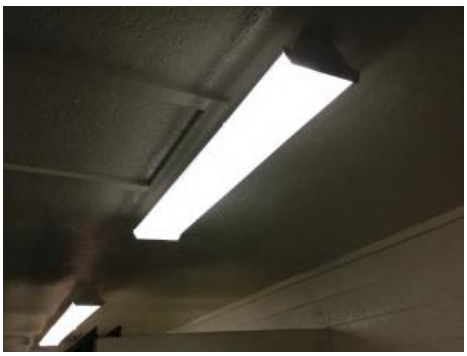
System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting





Note:

Renewal Schedule

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

Inflation Rate: 3%

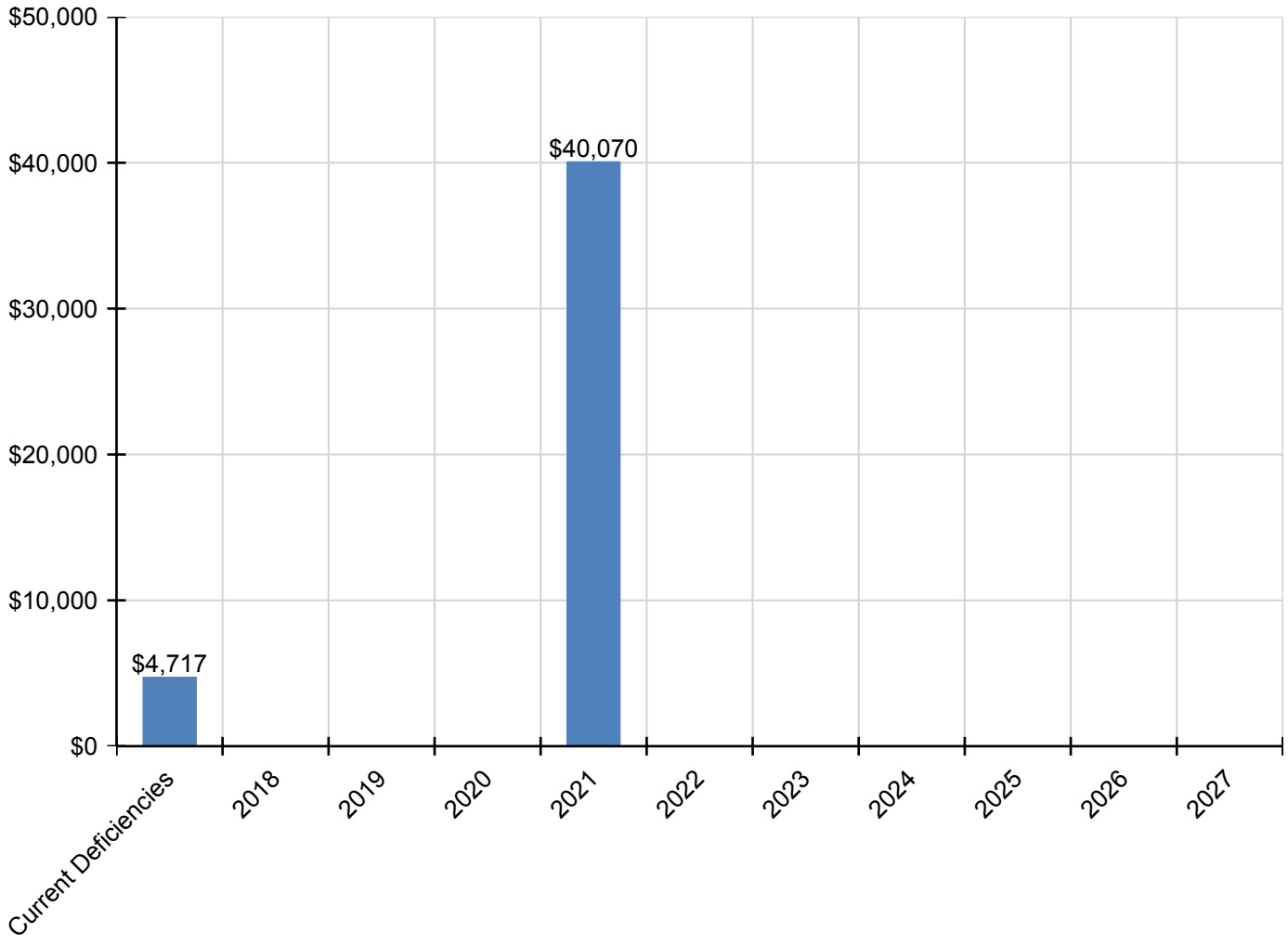
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$4,717**	**$0**	**$0**	**$0**	**$40,070**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$44,787**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$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	$506	$0	$0	$0	$0	$0	$0	**$506**
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	$3,194	$0	$0	$0	$0	$0	$0	**$3,194**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$4,719	$0	$0	$0	$0	$0	$0	**$4,719**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$4,157	$0	$0	$0	$0	$0	$0	**$4,157**
C3020 - Floor Finishes	$0	$0	$0	$0	$7,097	$0	$0	$0	$0	$0	$0	**$7,097**
C3030 - Ceiling Finishes	$4,717	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,717**
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	$5,560	$0	$0	$0	$0	$0	$0	**$5,560**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$468	$0	$0	$0	$0	$0	$0	**$468**

D2030 - Sanitary Waste	$0	$0	$0	$0	$3,309	$0	$0	$0	$0	$0	$0	**$3,309**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$5,922	$0	$0	$0	$0	$0	$0	**$5,922**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$1,722	$0	$0	$0	$0	$0	$0	**$1,722**
D5020 - Branch Wiring	$0	$0	$0	$0	$1,420	$0	$0	$0	$0	$0	$0	**$1,420**
D5020 - Lighting	$0	$0	$0	$0	$1,994	$0	$0	$0	$0	$0	$0	**$1,994**

** Indicates non-renewable system*

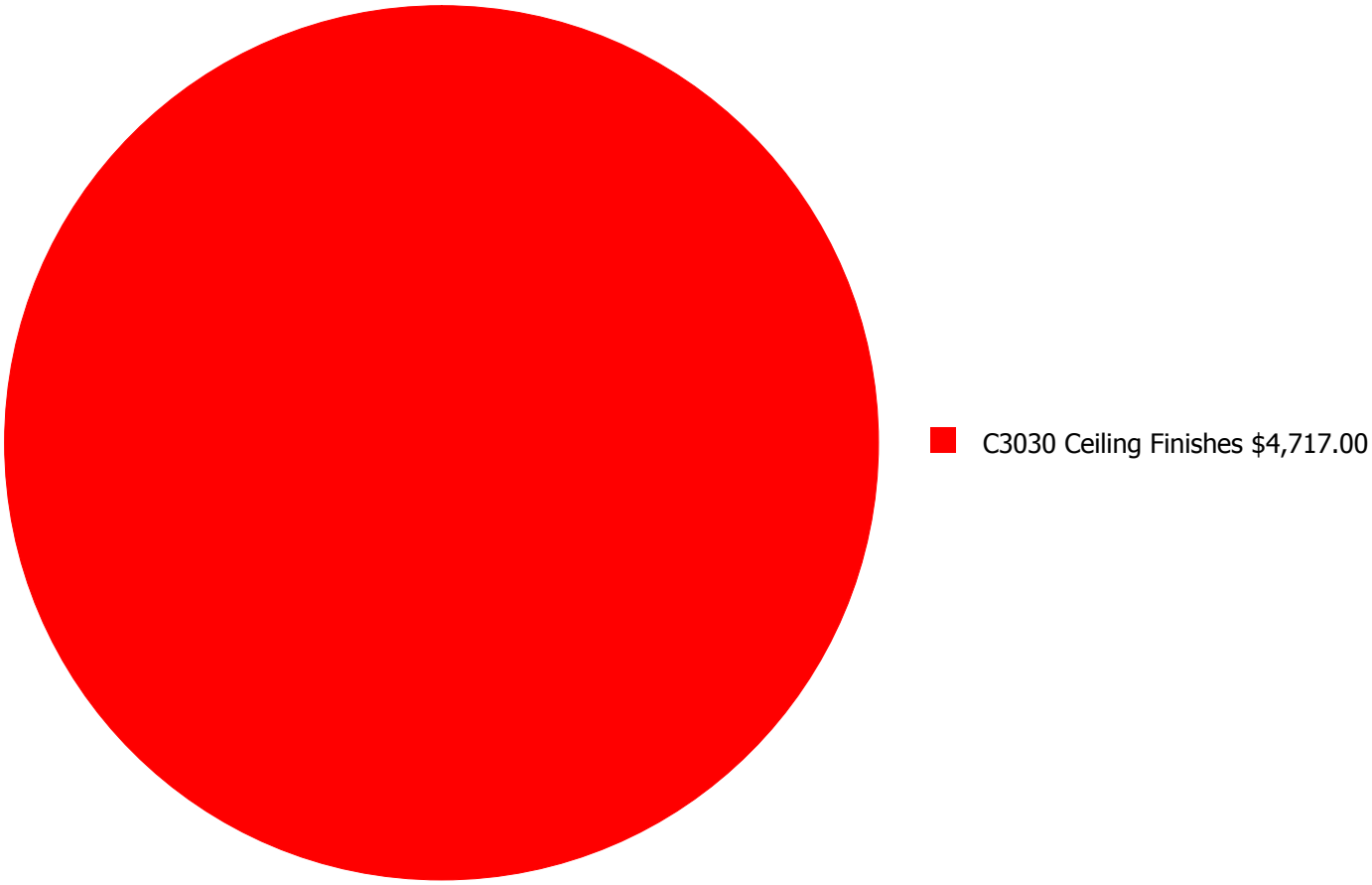
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

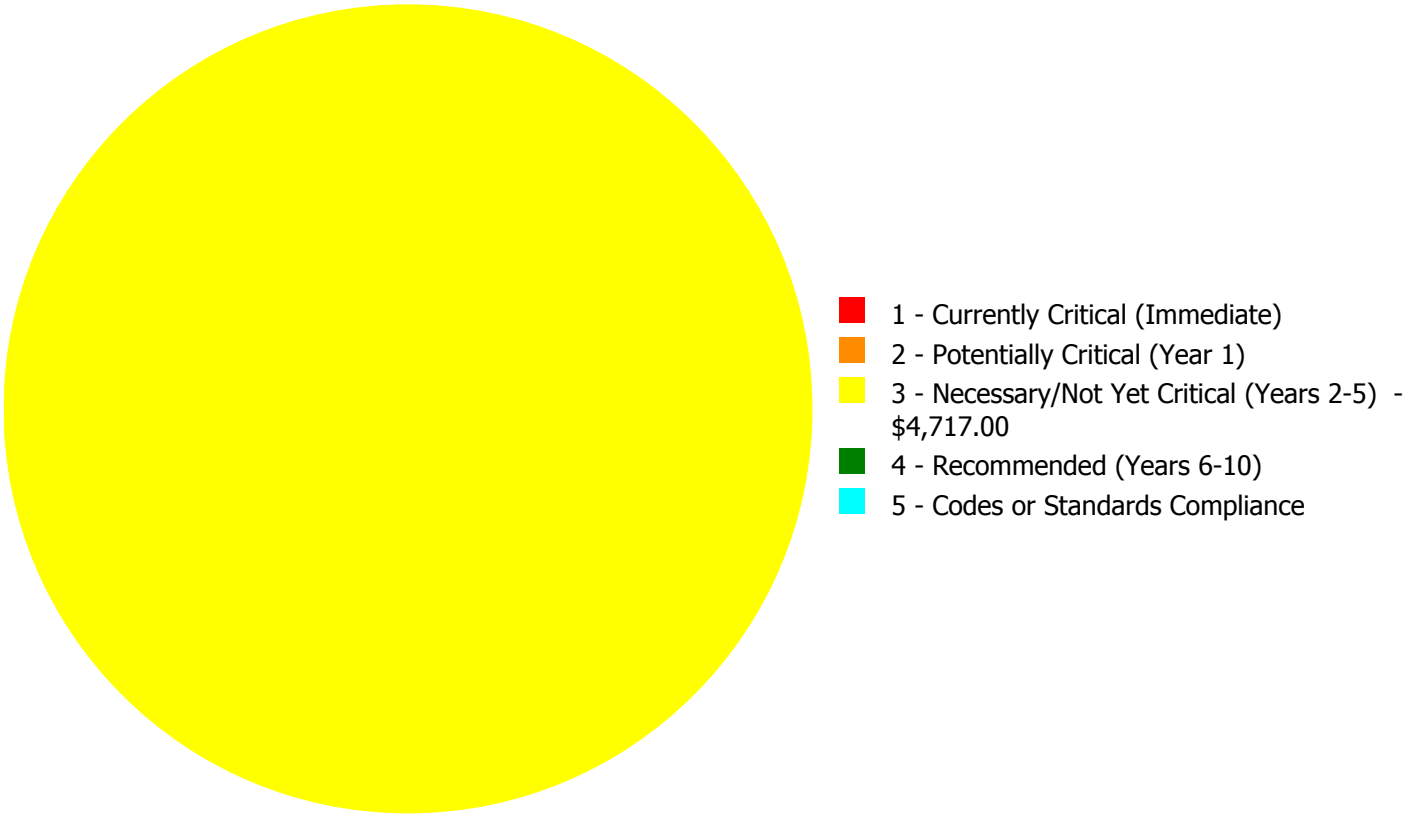
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $4,717.00

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: $4,717.00

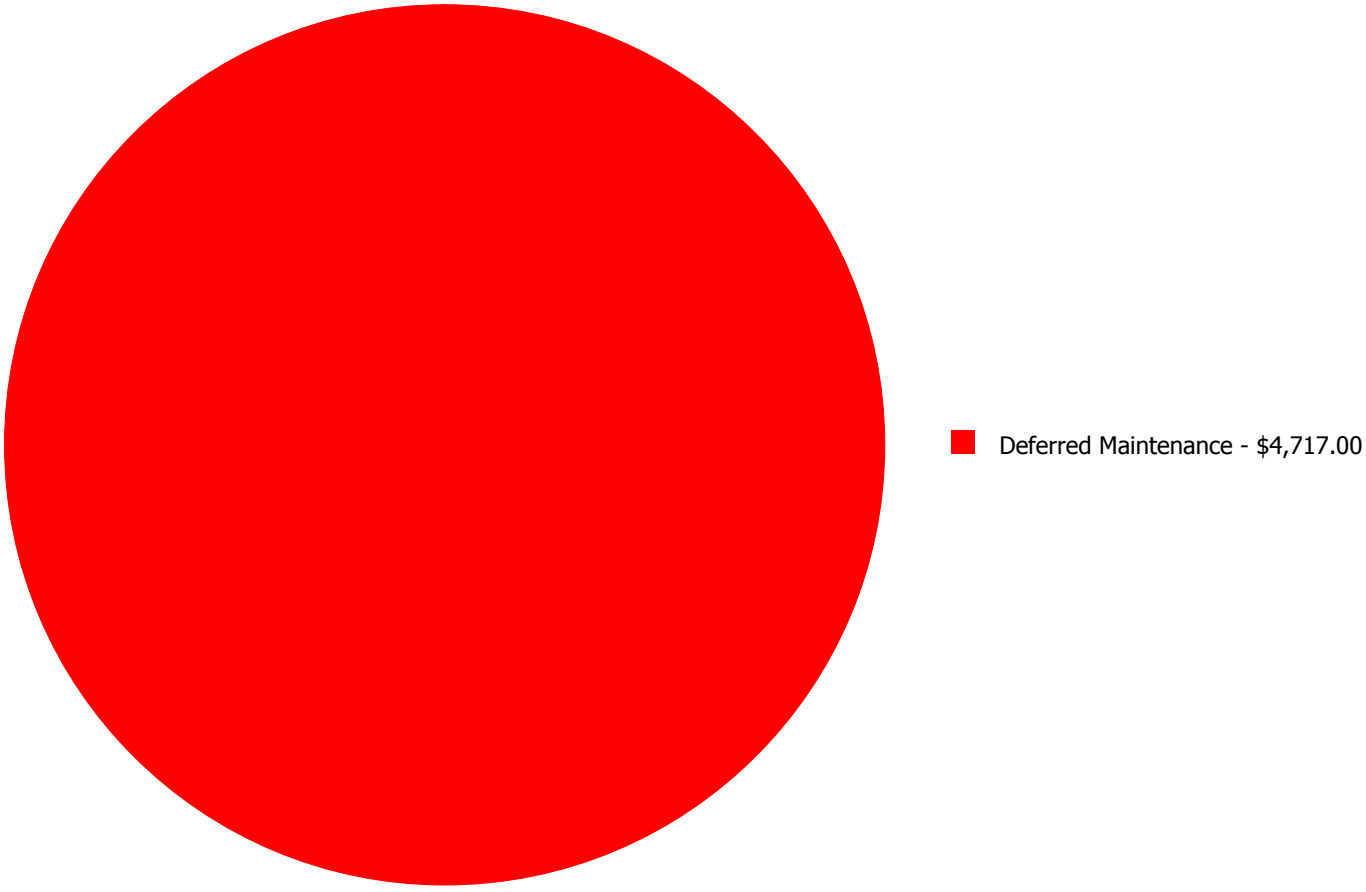
Deficiency By Priority Investment Table

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	$4,717.00	$0.00	$0.00	$4,717.00
	Total:	$0.00	$0.00	$4,717.00	$0.00	$0.00	$4,717.00

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:



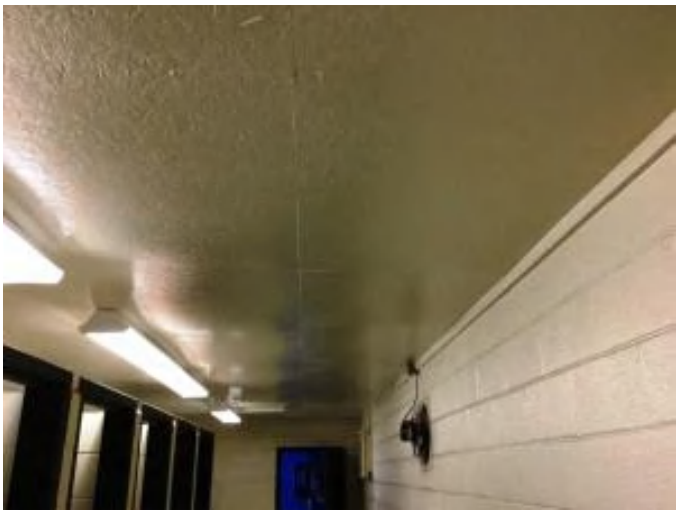
Budget Estimate Total: $4,717.00

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: C3030 - Ceiling Finishes



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 450.00
Unit of Measure: S.F.
Estimate: $4,717.00
Assessor Name: Eduardo Lopez
Date Created: 01/10/2017

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

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	460
Year Built:	1967
Last Renovation:	
Replacement Value:	$92,322
Repair Cost:	$10,808.00
Total FCI:	11.71 %
Total RSLI:	29.90 %
FCA Score:	88.29

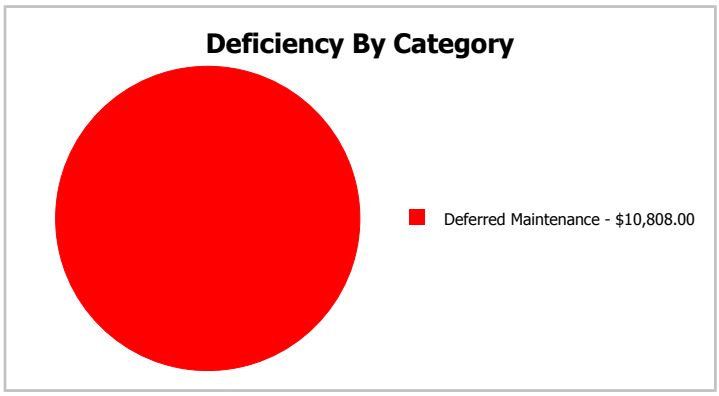
Description:

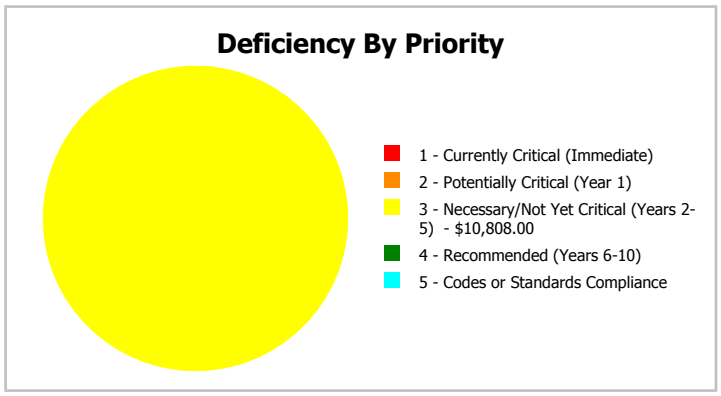
The narrative for this building is included in the Executive Summary Description at the front of this report.

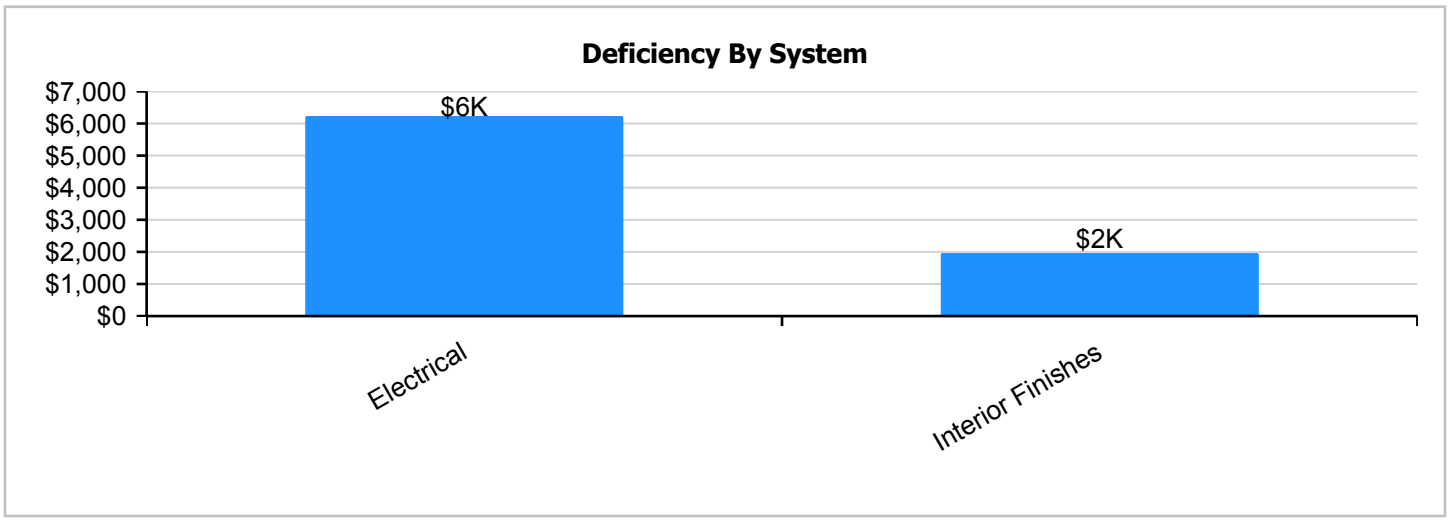
Attributes: This asset has no attributes.

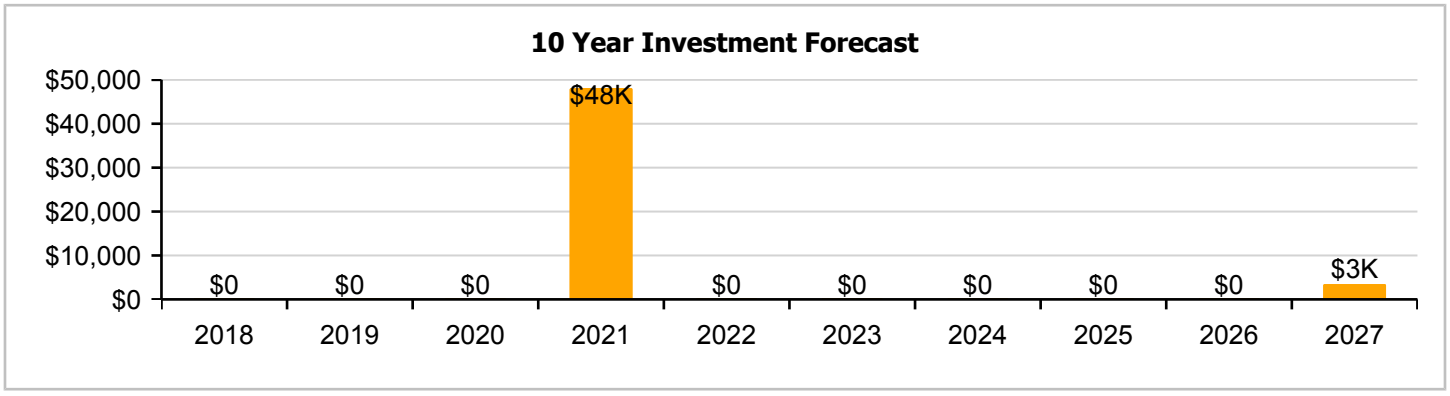
Dashboard Summary

Function:	HS -High School	Gross Area:	460
Year Built:	1967	Last Renovation:	
Repair Cost:	$10,808	Replacement Value:	$92,322
FCI:	11.71 %	RSLI%:	29.90 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	50.00 %	0.00 %	$0.00
B10 - Superstructure	50.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	37.65 %	0.00 %	$0.00
B30 - Roofing	20.00 %	0.00 %	$0.00
C10 - Interior Construction	29.82 %	0.00 %	$0.00
C30 - Interior Finishes	16.03 %	12.58 %	$2,586.00
D20 - Plumbing	13.33 %	0.00 %	$0.00
D50 - Electrical	0.00 %	109.99 %	$8,222.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
Totals:	**29.90 %**	**11.71 %**	**$10,808.00**

Photo Album

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

1). South Elevation - Jan 10, 2017

2). West Elevation - Jan 10, 2017

3). North Elevation - Jan 10, 2017

4). East Elevation - Jan 10, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	460	100	1967	2067		50.00 %	0.00 %	50			$9,260
A1030	Slab on Grade	$19.75	S.F.	460	100	1967	2067		50.00 %	0.00 %	50			$9,085
B1020	Roof Construction	$16.26	S.F.	460	100	1967	2067		50.00 %	0.00 %	50			$7,480
B2010	Exterior Walls	$29.79	S.F.	460	100	1967	2067		50.00 %	0.00 %	50			$13,703
B2020	Exterior Windows	$6.47	S.F.	460	30	1967	1997	2021	13.33 %	0.00 %	4			$2,976
B2030	Exterior Doors	$8.66	S.F.	460	30	1967	1997	2021	13.33 %	0.00 %	4			$3,984
B3010140	Asphalt Shingles	$4.32	S.F.	460	20	1967	1987	2021	20.00 %	0.00 %	4			$1,987
C1010	Partitions	$10.34	S.F.	460	75	1967	2042		33.33 %	0.00 %	25			$4,756
C1020	Interior Doors	$2.20	S.F.	460	30	1967	1997	2021	13.33 %	0.00 %	4			$1,012
C3010	Wall Finishes	$5.11	S.F.	460	10	1967	1977		0.00 %	110.00 %	-40		$2,586.00	$2,351
C3020	Floor Finishes	$20.82	S.F.	460	20	1967	1987	2021	20.00 %	0.00 %	4			$9,577
C3030	Ceiling Finishes	$18.76	S.F.	460	25	1967	1992	2021	16.00 %	0.00 %	4			$8,630
D2010	Plumbing Fixtures	$9.98	S.F.	460	30	1967	1997	2021	13.33 %	0.00 %	4			$4,591
D2020	Domestic Water Distribution	$0.84	S.F.	460	30	1967	1997	2021	13.33 %	0.00 %	4			$386
D2030	Sanitary Waste	$5.94	S.F.	460	30	1967	1997	2021	13.33 %	0.00 %	4			$2,732
D5010	Electrical Service/Distribution	$3.09	S.F.	460	40	1967	2007		0.00 %	110.06 %	-10		$1,564.00	$1,421
D5020	Branch Wiring	$3.58	S.F.	460	30	1967	1997		0.00 %	109.96 %	-20		$1,811.00	$1,647
D5020	Lighting	$9.58	S.F.	460	30	1967	1997		0.00 %	109.98 %	-20		$4,847.00	$4,407
E2010	Fixed Furnishings	$5.08	S.F.	460	20	1967	1987	2021	20.00 %	0.00 %	4			$2,337
								Total	**29.90 %**	**11.71 %**			**$10,808.00**	**$92,322**

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



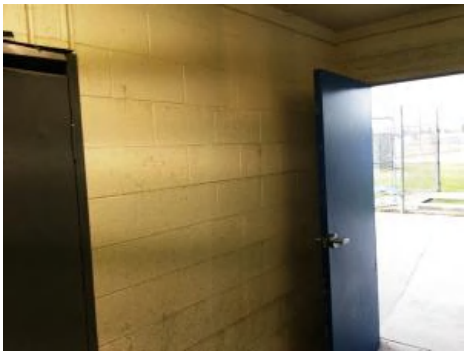
Note:

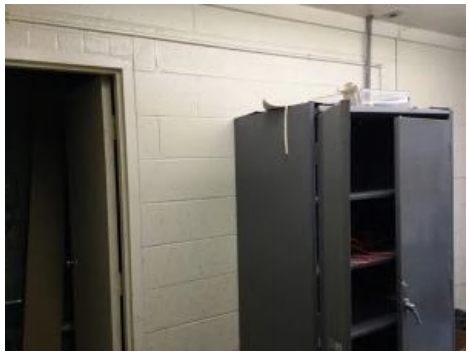
System: B3010140 - Asphalt Shingles



Note:

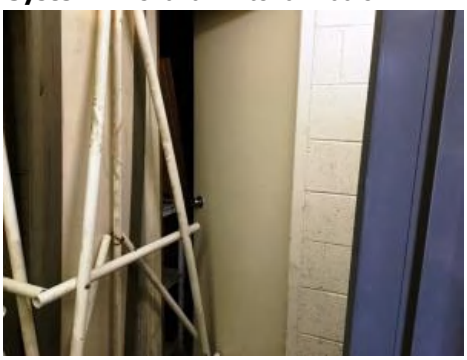
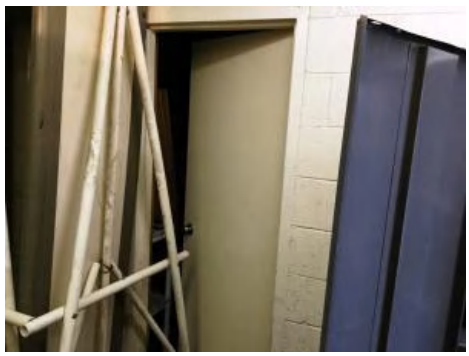
System: C1010 - Partitions





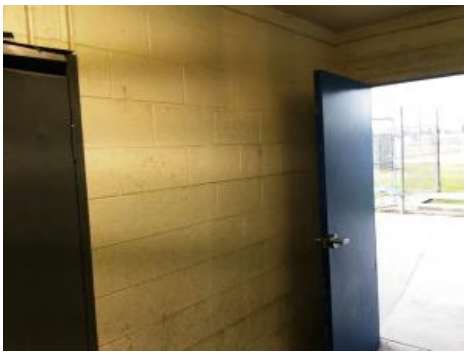
Note:

System: C1020 - Interior Doors

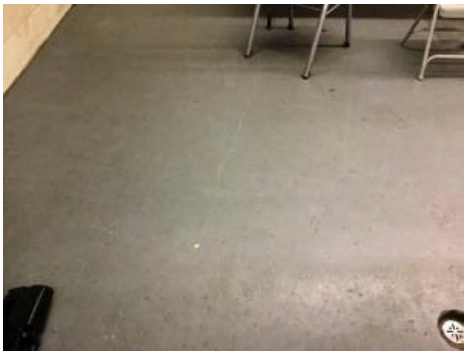

Note:

System: C3010 - Wall Finishes


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

System: C3020 - Floor Finishes



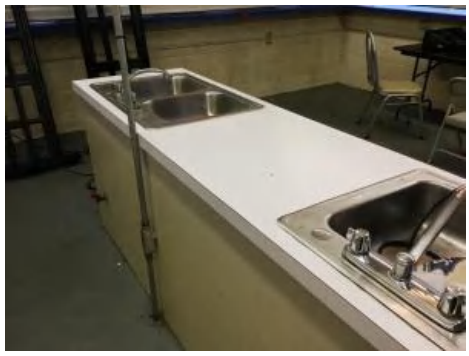
Note:

System: C3030 - Ceiling Finishes



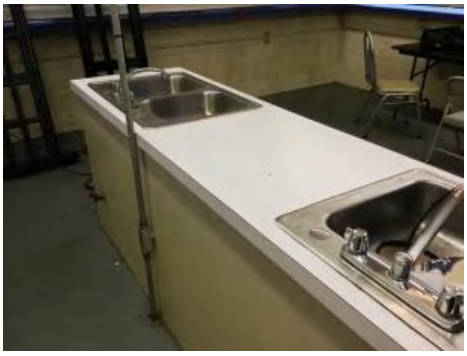
Note:

System: D2010 - Plumbing Fixtures


Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D5010 - Electrical Service/Distribution


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

System: D5020 - Branch Wiring



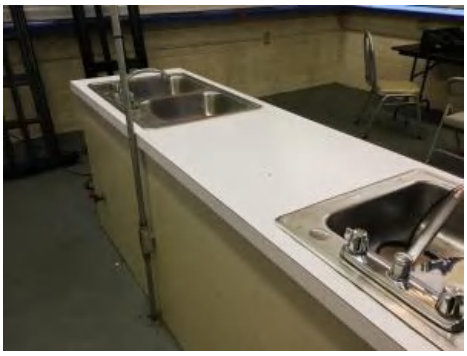
Note: The branch wiring is beyond its service life and should be replaced.

System: D5020 - Lighting



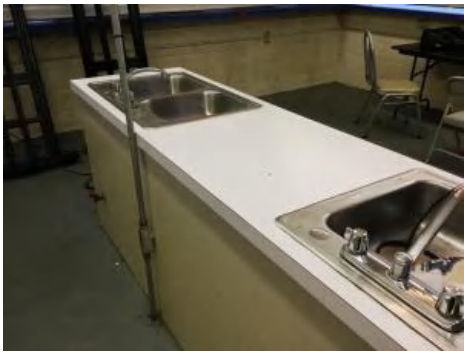
Note: The lighting system is beyond its service life and should be replaced.

System: E20 - Furnishings



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

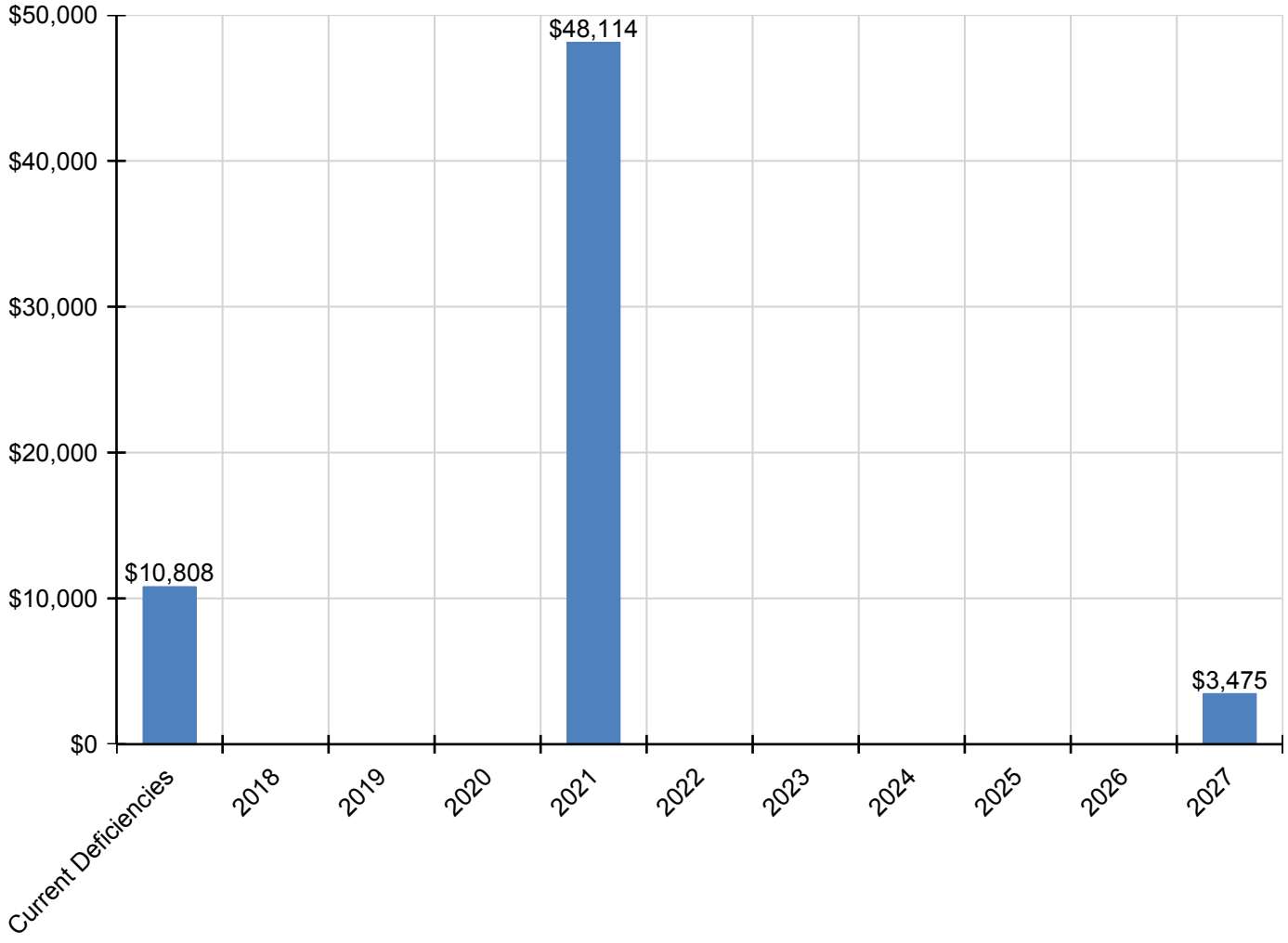
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$10,808**	**$0**	**$0**	**$0**	**$48,114**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,475**	**$62,398**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$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	$3,685	$0	$0	$0	$0	$0	$0	**$3,685**
B2030 - Exterior Doors	$0	$0	$0	$0	$4,932	$0	$0	$0	$0	$0	$0	**$4,932**
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	$3,265	$0	$0	$0	$0	$0	$0	**$3,265**
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	$1,253	$0	$0	$0	$0	$0	$0	**$1,253**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$2,586	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,475	**$6,061**
C3020 - Floor Finishes	$0	$0	$0	$0	$11,857	$0	$0	$0	$0	$0	$0	**$11,857**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$10,684	$0	$0	$0	$0	$0	$0	**$10,684**
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	$5,684	$0	$0	$0	$0	$0	$0	**$5,684**

D2020 - Domestic Water Distribution	$0	$0	$0	$0	$478	$0	$0	$0	$0	$0	$0	**$478**
D2030 - Sanitary Waste	$0	$0	$0	$0	$3,383	$0	$0	$0	$0	$0	$0	**$3,383**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$1,564	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,564**
D5020 - Branch Wiring	$1,811	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,811**
D5020 - Lighting	$4,847	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,847**
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	$2,893	$0	$0	$0	$0	$0	$0	**$2,893**

** Indicates non-renewable system*

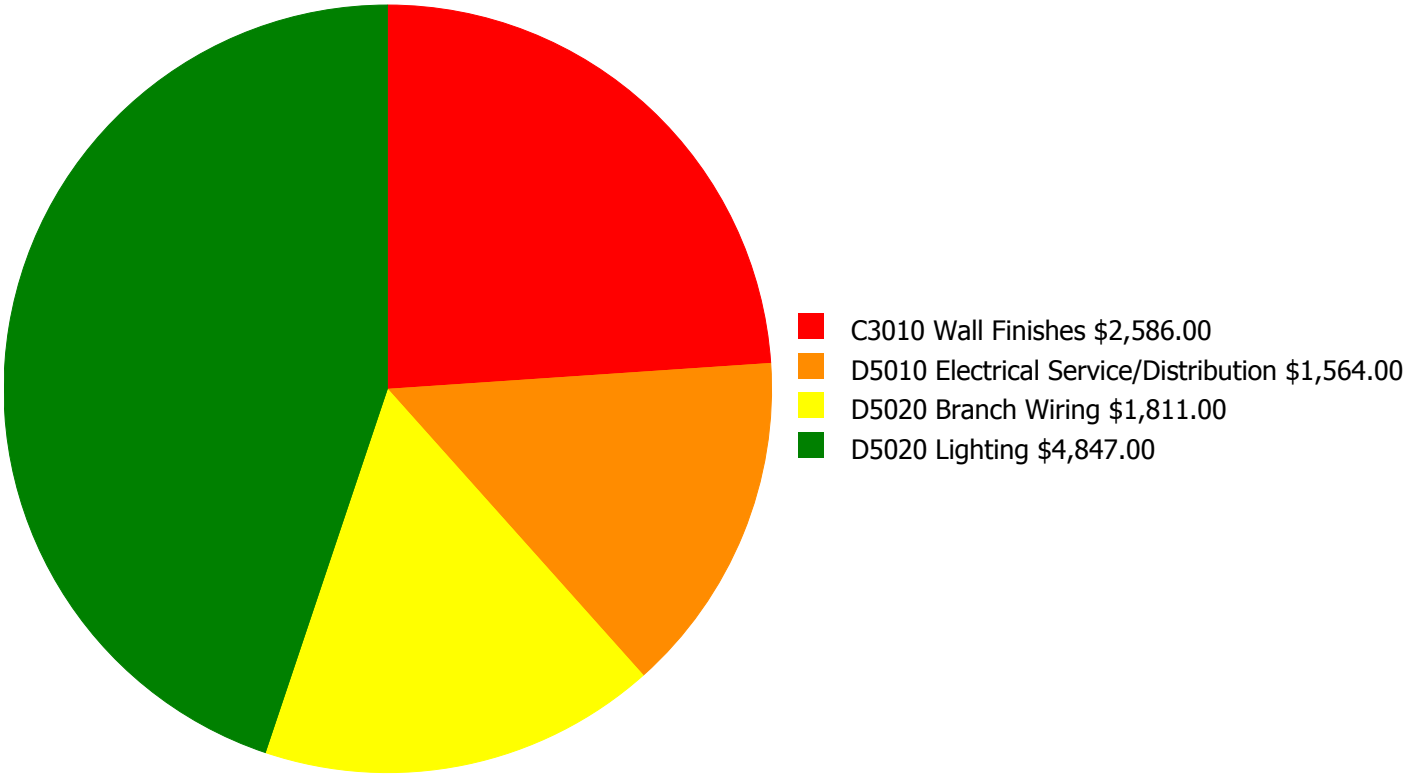
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

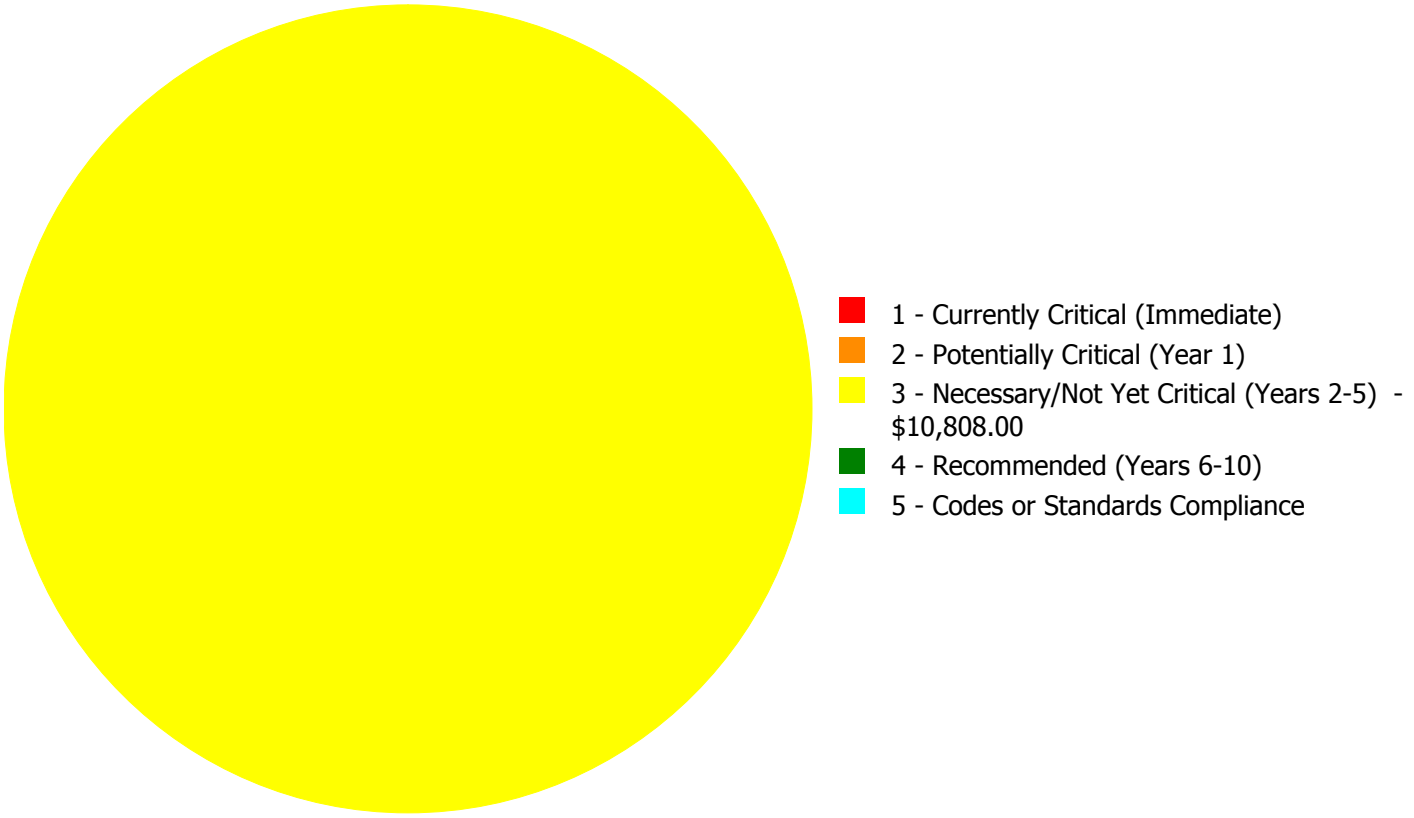
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $10,808.00

Deficiency Summary by Priority

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



Budget Estimate Total: $10,808.00

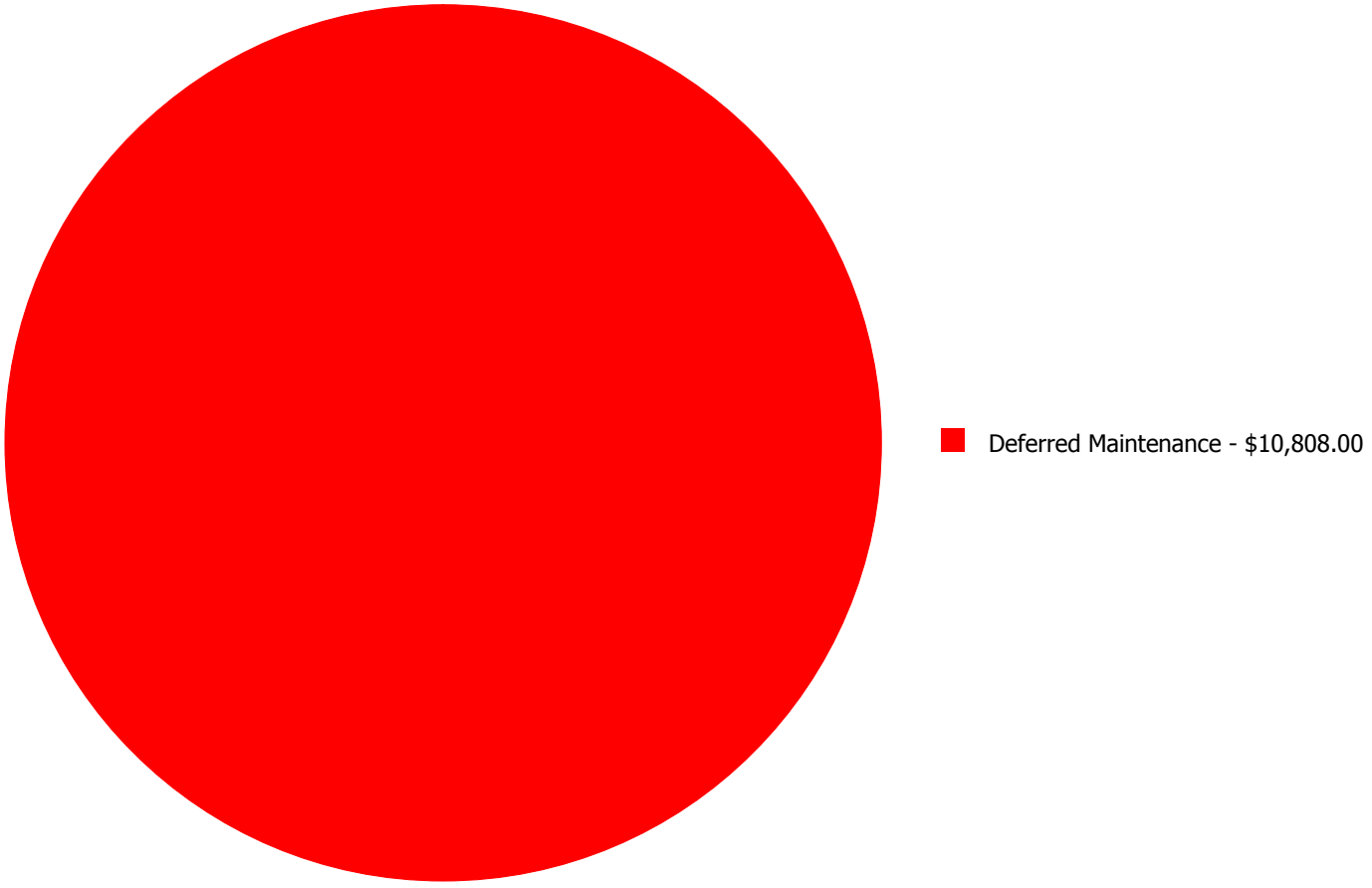
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
C3010	Wall Finishes	$0.00	$0.00	$2,586.00	$0.00	$0.00	$2,586.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$1,564.00	$0.00	$0.00	$1,564.00
D5020	Branch Wiring	$0.00	$0.00	$1,811.00	$0.00	$0.00	$1,811.00
D5020	Lighting	$0.00	$0.00	$4,847.00	$0.00	$0.00	$4,847.00
	Total:	$0.00	$0.00	$10,808.00	$0.00	$0.00	$10,808.00

Deficiency Summary by Category

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



Budget Estimate Total: $10,808.00

Deficiency Details by Priority

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

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

System: C3010 - Wall Finishes

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 460.00
Unit of Measure: S.F.
Estimate: $2,586.00
Assessor Name: Terence Davis
Date Created: 01/10/2017

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

System: D5010 - Electrical Service/Distribution

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 460.00
Unit of Measure: S.F.
Estimate: $1,564.00
Assessor Name: Terence Davis
Date Created: 01/10/2017

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

System: D5020 - Branch Wiring

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 460.00
Unit of Measure: S.F.
Estimate: $1,811.00
Assessor Name: Terence Davis
Date Created: 01/10/2017

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

System: D5020 - Lighting

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 460.00
Unit of Measure: S.F.
Estimate: $4,847.00
Assessor Name: Terence Davis
Date Created: 01/10/2017

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

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	178,900
Year Built:	1967
Last Renovation:	
Replacement Value:	$34,920,145
Repair Cost:	$9,044,466.68
Total FCI:	25.90 %
Total RSLI:	36.78 %
FCA Score:	74.10

Description:

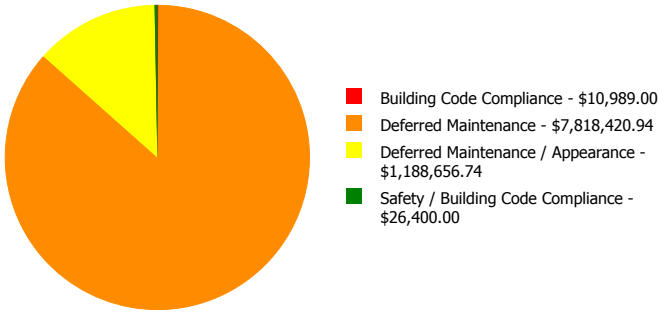
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

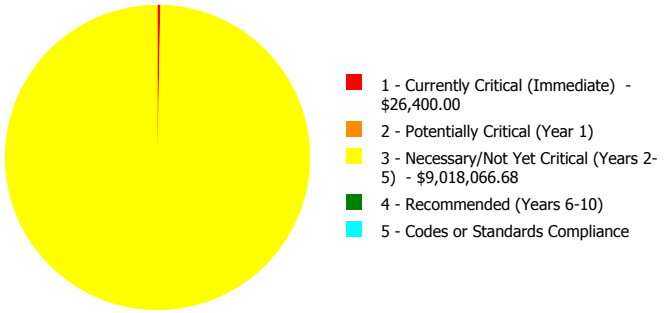
Dashboard Summary

Function:	HS -High School	Gross Area:	178,900
Year Built:	1967	Last Renovation:	
Repair Cost:	$9,044,467	Replacement Value:	$34,920,145
FCI:	25.90 %	RSLI%:	36.78 %

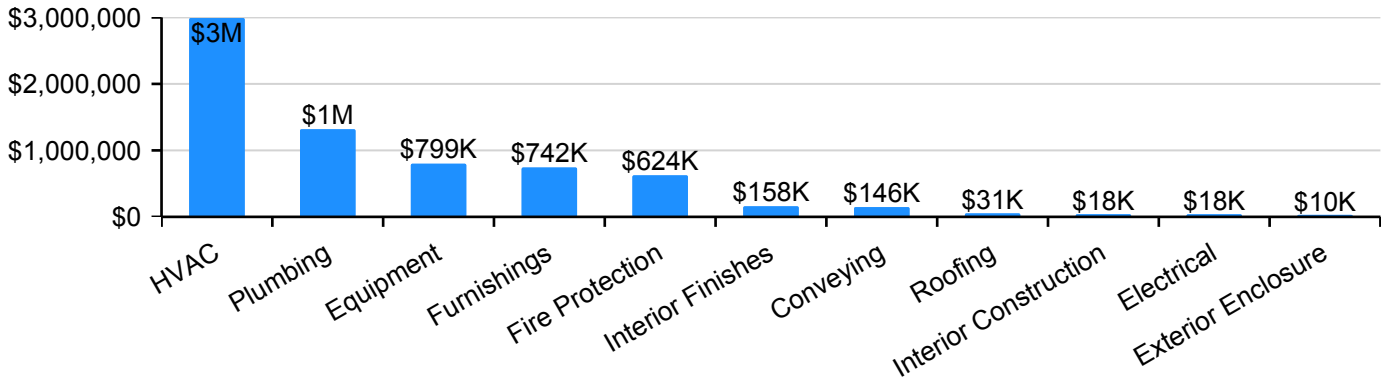
Deficiency By Category



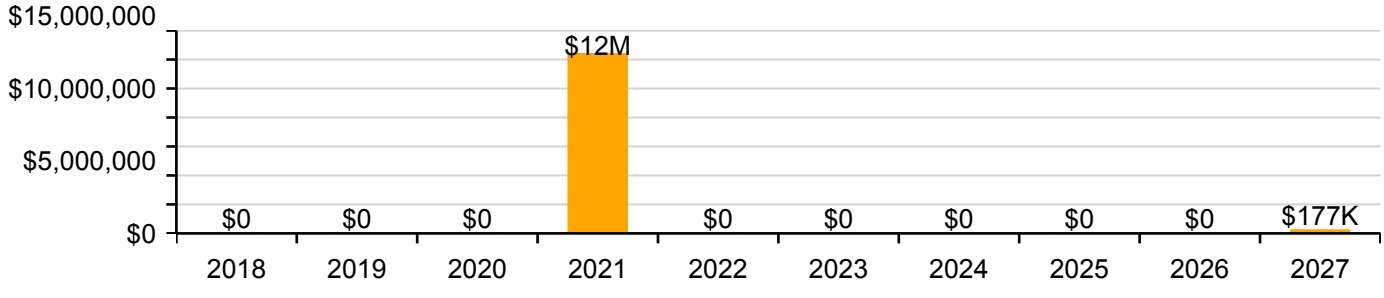
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	50.00 %	0.00 %	$0.00
A20 - Basement Construction	50.00 %	0.00 %	$0.00
B10 - Superstructure	50.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	27.78 %	0.33 %	$13,200.00
B30 - Roofing	52.99 %	4.25 %	$41,326.00
C10 - Interior Construction	25.38 %	1.57 %	$24,189.00
C20 - Stairs	50.00 %	0.00 %	$0.00
C30 - Interior Finishes	55.48 %	4.85 %	$208,642.74
D10 - Conveying	0.00 %	110.00 %	$192,854.00
D20 - Plumbing	11.11 %	70.18 %	$1,737,656.00
D30 - HVAC	16.32 %	71.28 %	$3,945,640.00
D40 - Fire Protection	0.00 %	110.00 %	$822,583.00
D50 - Electrical	51.05 %	0.48 %	$23,567.94
E10 - Equipment	52.12 %	31.05 %	$1,054,794.00
E20 - Furnishings	0.00 %	110.00 %	$980,014.00
Totals:	**36.78 %**	**25.90 %**	**$9,044,466.68**

Photo Album

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

1). South Elevation - Jan 11, 2017

2). Southwest Elevation - Jan 11, 2017

3). East Elevation - Jan 11, 2017

4). North Elevation - Jan 11, 2017

Condition Detail

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

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

System Listing

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

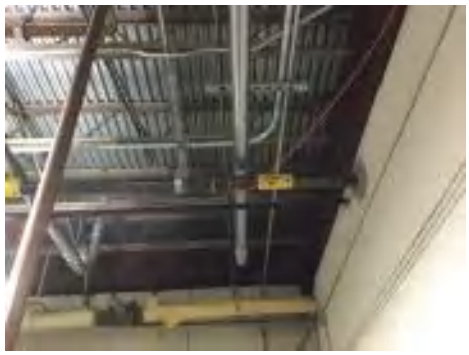
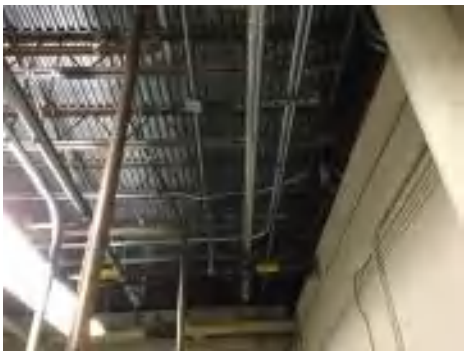
System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$2.18	S.F.	178,900	100	1967	2067		50.00 %	0.00 %	50			$390,002
A1030	Slab on Grade	$4.08	S.F.	178,900	100	1967	2067		50.00 %	0.00 %	50			$729,912
A2010	Basement Excavation	$0.83	S.F.	178,900	100	1967	2067		50.00 %	0.00 %	50			$148,487
A2020	Basement Walls	$5.74	S.F.	178,900	100	1967	2067		50.00 %	0.00 %	50			$1,026,886
B1010	Floor Construction	$11.42	S.F.	178,900	100	1967	2067		50.00 %	0.00 %	50			$2,043,038
B1020	Roof Construction	$7.60	S.F.	178,900	100	1967	2067		50.00 %	0.00 %	50			$1,359,640
B2010	Exterior Walls	$8.84	S.F.	178,900	100	1967	2067		50.00 %	0.83 %	50		$13,200.00	$1,581,476
B2020	Exterior Windows	$12.78	S.F.	178,900	30	1967	1997	2021	13.33 %	0.00 %	4			$2,286,342
B2030	Exterior Doors	$0.81	S.F.	178,900	30	1967	1997	2021	13.33 %	0.00 %	4			$144,909
B3010120	Single Ply Membrane	$6.98	S.F.	108,270	20	2010	2030		65.00 %	0.00 %	13			$755,725
B3010130	Preformed Metal Roofing	$9.66	S.F.	18,508	30	1977	2007	2021	13.33 %	0.00 %	4			$178,787
B3020	Roof Openings	$0.21	S.F.	178,900	25	1967	1992		0.00 %	110.00 %	-25		$41,326.00	$37,569
C1010	Partitions	$4.70	S.F.	178,900	75	1967	2042		33.33 %	1.57 %	25		$13,200.00	$840,830
C1020	Interior Doors	$2.44	S.F.	178,900	30	1967	1997	2021	13.33 %	0.00 %	4			$436,516
C1030	Fittings	$1.48	S.F.	178,900	20	1967	1987	2021	20.00 %	4.15 %	4		$10,989.00	$264,772
C2010	Stair Construction	$1.29	S.F.	178,900	100	1967	2067		50.00 %	0.00 %	50			$230,781
C3010	Wall Finishes	$2.56	S.F.	178,900	10	1967	1977	2021	40.00 %	0.00 %	4			$457,984
C3020	Floor Finishes	$10.94	S.F.	178,900	20	1967	1987	2021	20.00 %	8.09 %	4		$158,238.80	$1,957,166
C3030	Ceiling Finishes	$10.56	S.F.	178,900	25	2016	2041		96.00 %	2.67 %	24		$50,403.94	$1,889,184
D1010	Elevators and Lifts	$0.98	S.F.	178,900	30	1967	1997		0.00 %	110.00 %	-20		$192,854.00	$175,322
D2010	Plumbing Fixtures	$8.83	S.F.	178,900	30	1967	1997		0.00 %	110.00 %	-20		$1,737,656.00	$1,579,687
D2020	Domestic Water Distribution	$1.64	S.F.	178,900	30	2007	2037		66.67 %	0.00 %	20			$293,396
D2030	Sanitary Waste	$2.59	S.F.	178,900	30	1967	1997	2021	13.33 %	0.00 %	4			$463,351
D2040	Rain Water Drainage	$0.63	S.F.	178,900	30	1967	1997	2021	13.33 %	0.00 %	4			$112,707
D2090	Other Plumbing Systems -Nat Gas	$0.15	S.F.	178,900	40	1967	2007	2021	10.00 %	0.00 %	4			$26,835
D3020	Heat Generating Systems	$6.93	S.F.	178,900	30	1967	1997		0.00 %	110.00 %	-20		$1,363,755.00	$1,239,777
D3030	Cooling Generating Systems	$7.18	S.F.	178,900	25	2007	2032		60.00 %	0.00 %	15			$1,284,502
D3040	Distribution Systems	$8.37	S.F.	178,900	30	1967	1997		0.00 %	110.00 %	-20		$1,647,132.00	$1,497,393
D3050	Terminal & Package Units	$4.75	S.F.	178,900	15	1967	1982		0.00 %	110.00 %	-35		$934,753.00	$849,775
D3060	Controls & Instrumentation	$2.65	S.F.	178,900	20	1967	1987	2021	20.00 %	0.00 %	4			$474,085
D3090	Other HVAC Systems/Equip	$1.06	S.F.	178,900	20	1967	1987	2021	20.00 %	0.00 %	4			$189,634
D4010	Sprinklers	$3.63	S.F.	178,900	30	1967	1997		0.00 %	110.00 %	-20		$714,348.00	$649,407
D4020	Standpipes	$0.55	S.F.	178,900	30	1967	1997		0.00 %	110.00 %	-20		$108,235.00	$98,395
D5010	Electrical Service/Distribution	$1.60	S.F.	178,900	40	1967	2007	2021	10.00 %	0.00 %	4			$286,240

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D5020	Branch Wiring	$4.55	S.F.	178,900	30	1967	1997	2021	13.33 %	0.00 %	4			$813,995
D5020	Lighting	$10.64	S.F.	178,900	30	2016	2046		96.67 %	1.24 %	29		$23,567.94	$1,903,496
D5030810	Security & Detection Systems	$1.97	S.F.	178,900	15	1967	1982	2021	26.67 %	0.00 %	4			$352,433
D5030910	Fire Alarm Systems	$3.56	S.F.	178,900	15	1967	1982	2021	26.67 %	0.00 %	4			$636,884
D5030920	Data Communication	$4.61	S.F.	178,900	15	1967	1982	2021	26.67 %	0.00 %	4			$824,729
D5090	Other Electrical Systems	$0.67	S.F.	178,900	20	2007	2027		50.00 %	0.00 %	10			$119,863
E1010	Commercial Equipment	$0.59	S.F.	178,900	20	1967	1987	2021	20.00 %	0.00 %	4			$105,551
E1020	Institutional Equipment	$13.04	S.F.	178,900	20	2012	2032		75.00 %	0.00 %	15			$2,332,856
E1090	Other Equipment	$5.36	S.F.	178,900	20	1967	1987		0.00 %	110.00 %	-30		$1,054,794.00	$958,904
E2010	Fixed Furnishings	$4.98	S.F.	178,900	20	1967	1987		0.00 %	110.00 %	-30		$980,014.00	$890,922
								Total	**36.78 %**	**25.90 %**			**$9,044,466.68**	**$34,920,145**

System Notes

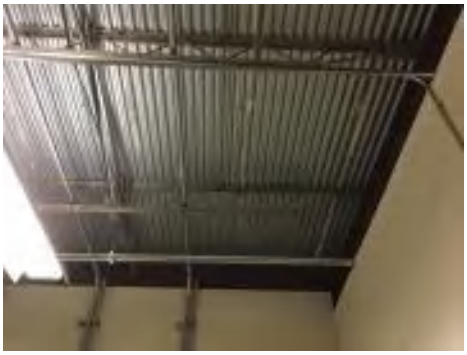
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B1010 - Floor Construction

Note:

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

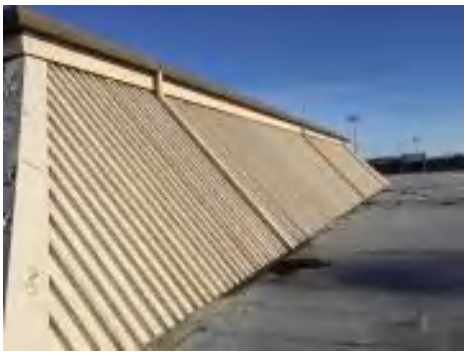
System: B3010120 - Single Ply Membrane



Note:

System: B3010130 - Preformed Metal Roofing





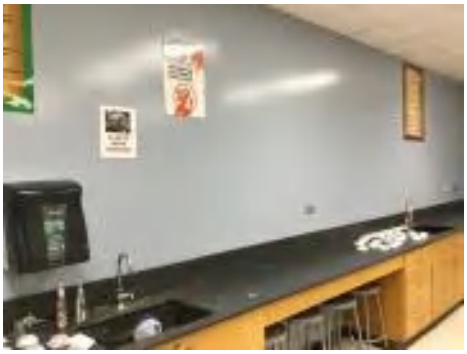
Note:

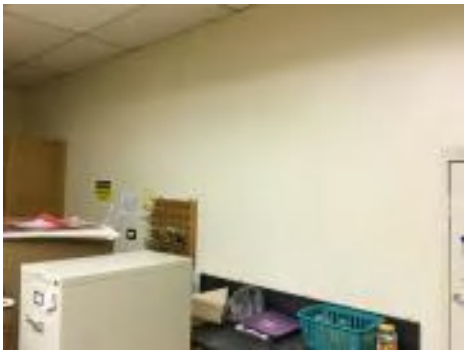
System: B3020 - Roof Openings



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

System: C1010 - Partitions

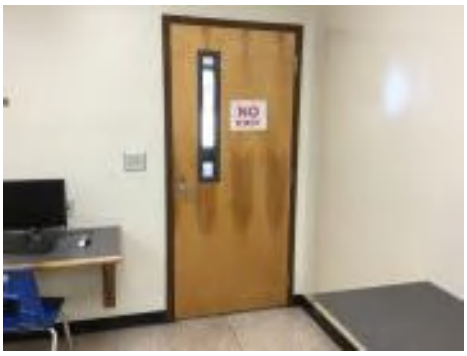




Note:

System: C1020 - Interior Doors





Note:

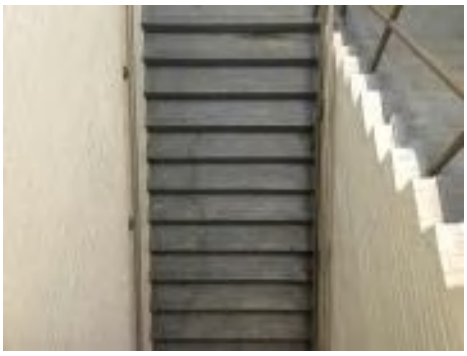
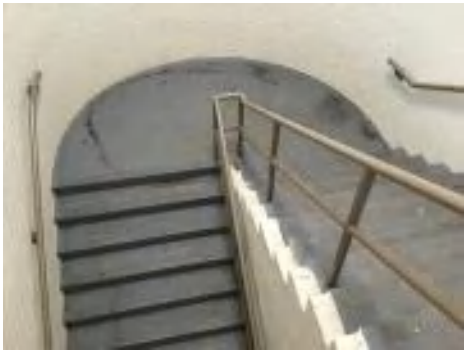
System: C1030 - Fittings




Note:

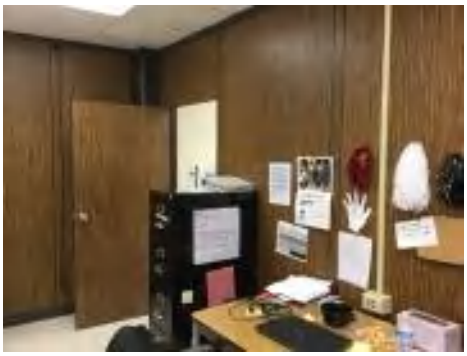
System: C2010 - Stair Construction



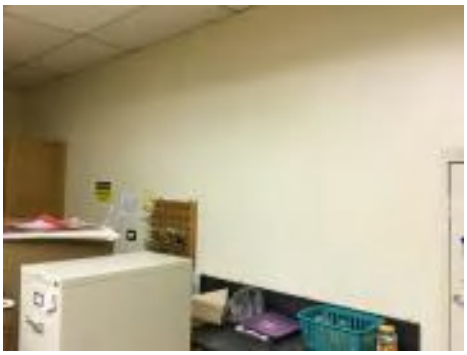



Note:

System: C3010 - Wall Finishes

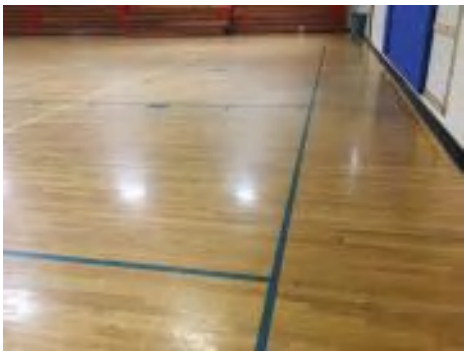





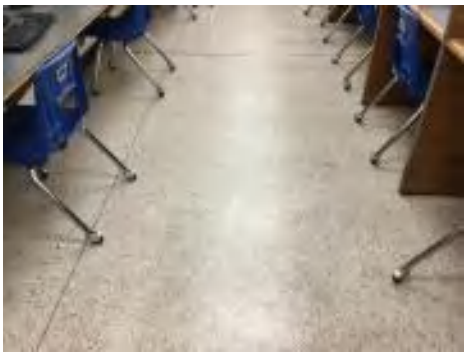


Note:

System: C3020 - Floor Finishes

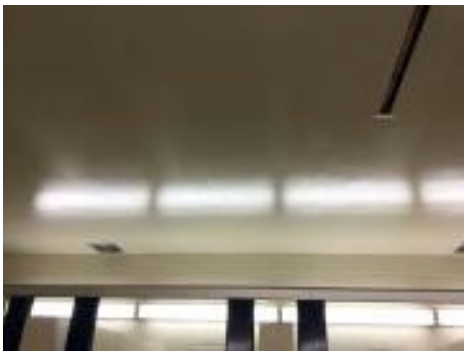
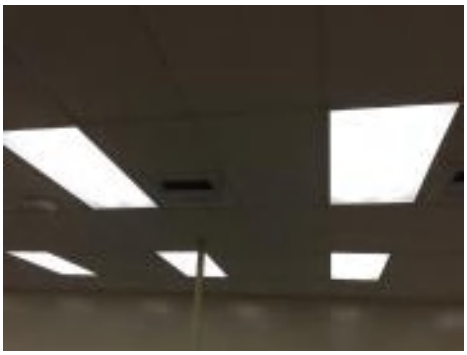





Note:

System: C3030 - Ceiling Finishes

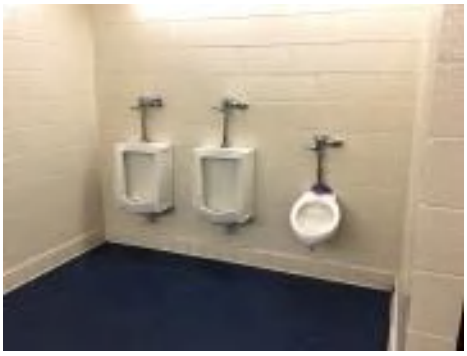
Note:

System: D1010 - Elevators and Lifts



Note:

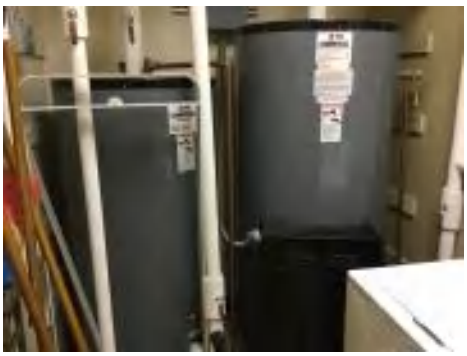
System: D2010 - Plumbing Fixtures



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

System: D2020 - Domestic Water Distribution

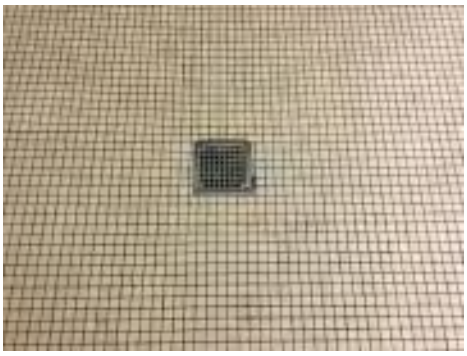




Note:

System: D2030 - Sanitary Waste





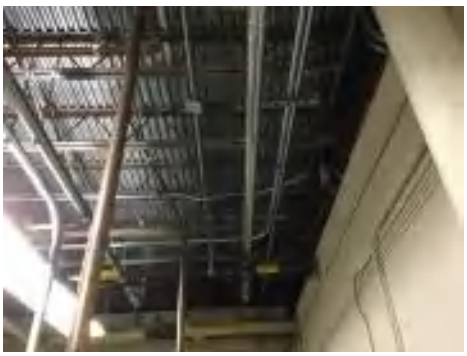
Note:

System: D2040 - Rain Water Drainage



Note:

System: D2090 - Other Plumbing Systems -Nat Gas


Note:

System: D3020 - Heat Generating Systems



Note: The heat generating systems are beyond their service life and should be replaced.

System: D3030 - Cooling Generating Systems



Note:

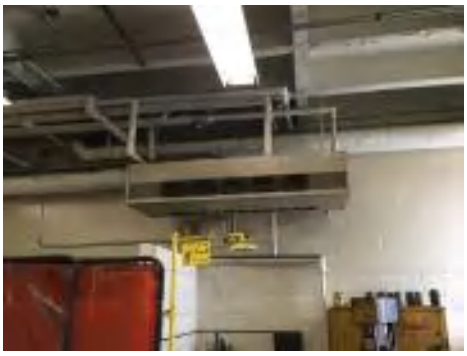
System: D3040 - Distribution Systems



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

System: D3050 - Terminal & Package Units





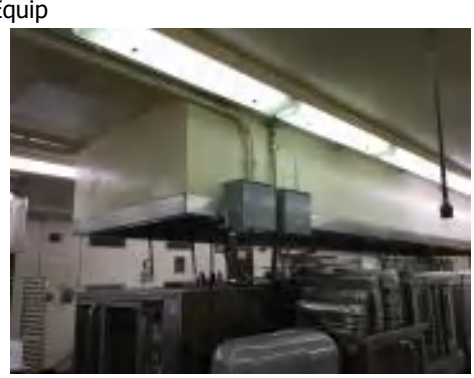
Note: The terminal and package units are beyond their service life and should be replaced.

System: D3060 - Controls & Instrumentation



Note:

System: D3090 - Other HVAC Systems/Equip


Note:

System: D4010 - Sprinklers This system contains no images

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

System: D4020 - Standpipes This system contains no images

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

System: D5010 - Electrical Service/Distribution



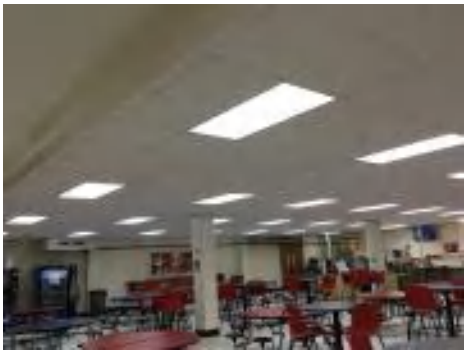
Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



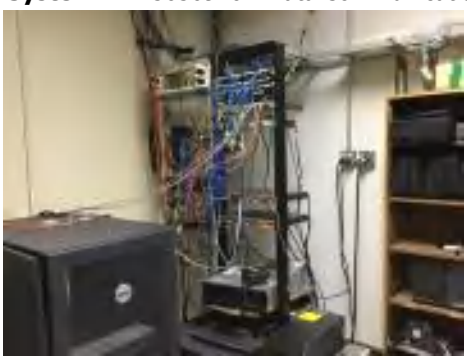
Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems


Note:

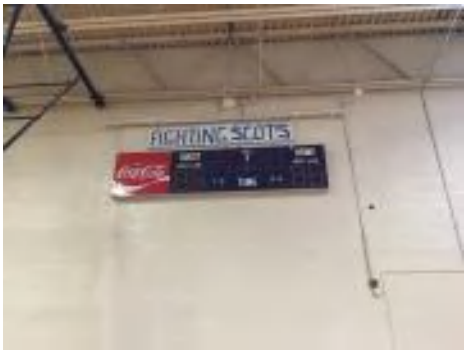
System: E1010 - Commercial Equipment

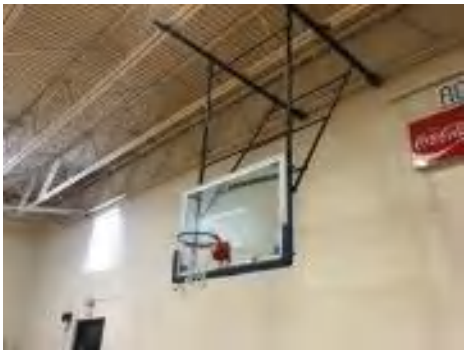
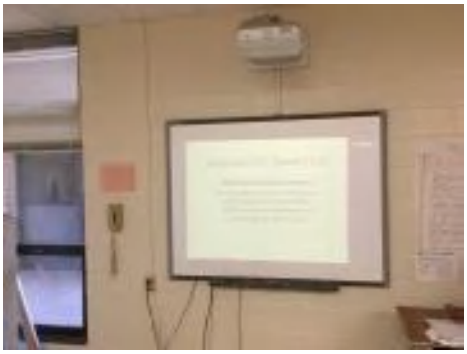
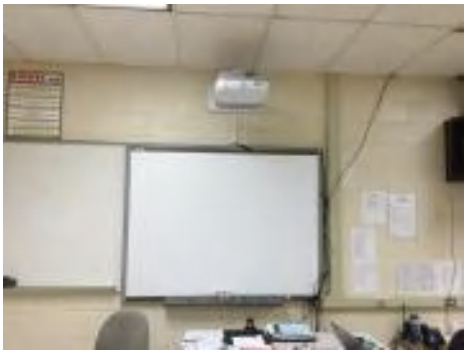


Note: The commercial equipment is beyond its service life and should be replaced.

System: E1020 - Institutional Equipment





Note:

System: E1090 - Other Equipment



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

System: E2010 - Fixed Furnishings



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

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$9,044,467**	**$0**	**$0**	**$0**	**$12,452,937**	**$0**	**$0**	**$0**	**$0**	**$0**	**$177,194**	**$21,674,597**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$13,200	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$13,200**
B2020 - Exterior Windows	$0	$0	$0	$0	$2,830,628	$0	$0	$0	$0	$0	$0	**$2,830,628**
B2030 - Exterior Doors	$0	$0	$0	$0	$179,406	$0	$0	$0	$0	$0	$0	**$179,406**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$277,692	$0	$0	$0	$0	$0	$0	**$277,692**
B3020 - Roof Openings	$41,326	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$41,326**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$13,200	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$13,200**
C1020 - Interior Doors	$0	$0	$0	$0	$540,433	$0	$0	$0	$0	$0	$0	**$540,433**
C1030 - Fittings	$10,989	$0	$0	$0	$327,803	$0	$0	$0	$0	$0	$0	**$338,792**

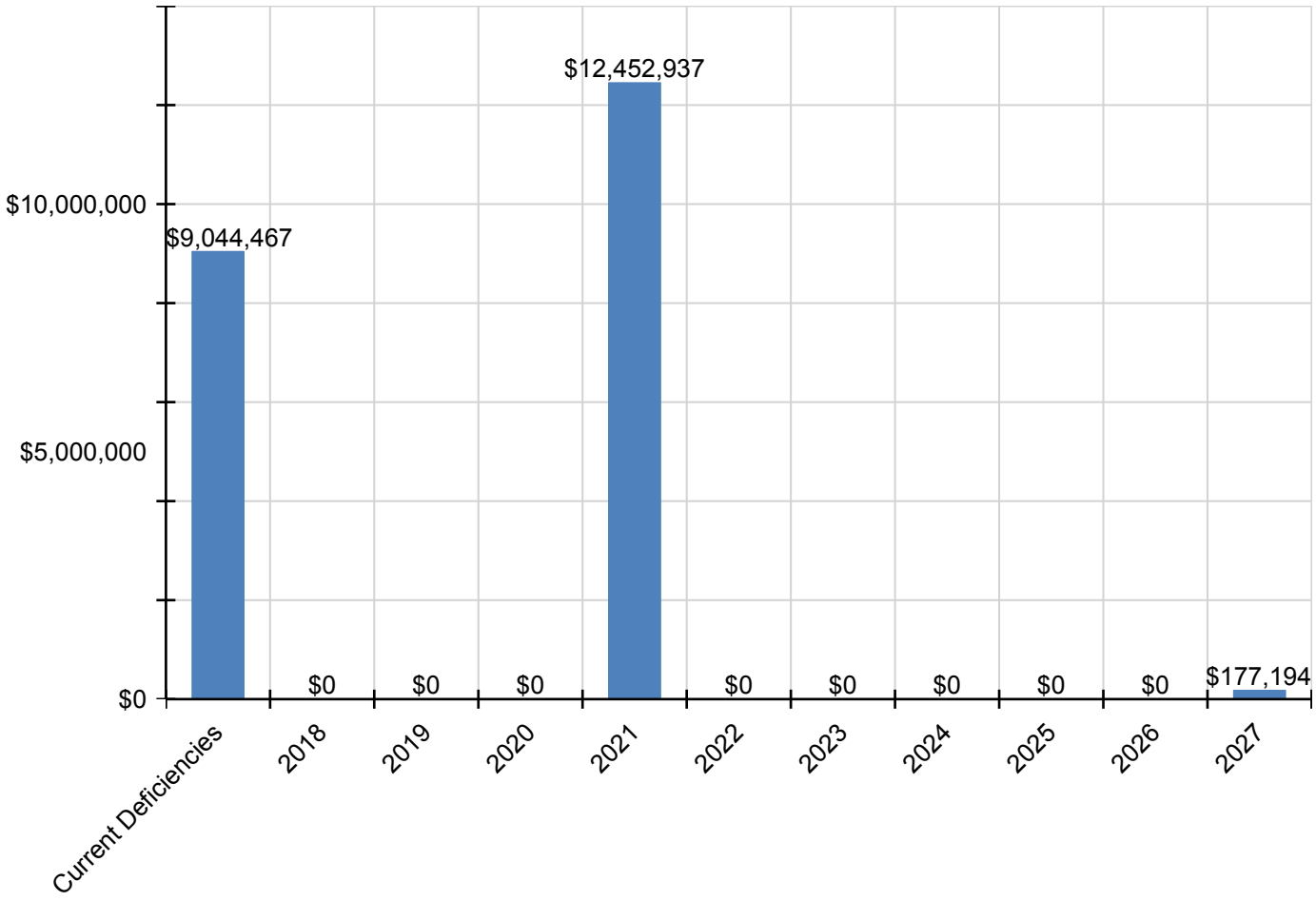
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$567,011	$0	$0	$0	$0	$0	$0	**$567,011**
C3020 - Floor Finishes	$158,239	$0	$0	$0	$2,423,089	$0	$0	$0	$0	$0	$0	**$2,581,328**
C3030 - Ceiling Finishes	$50,404	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$50,404**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$192,854	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$192,854**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$1,737,656	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,737,656**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$573,656	$0	$0	$0	$0	$0	$0	**$573,656**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$139,538	$0	$0	$0	$0	$0	$0	**$139,538**
D2090 - Other Plumbing Systems -Nat Gas	$0	$0	$0	$0	$33,224	$0	$0	$0	$0	$0	$0	**$33,224**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$1,363,755	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,363,755**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$1,647,132	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,647,132**
D3050 - Terminal & Package Units	$934,753	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$934,753**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$586,946	$0	$0	$0	$0	$0	$0	**$586,946**
D3090 - Other HVAC Systems/Equip	$0	$0	$0	$0	$234,778	$0	$0	$0	$0	$0	$0	**$234,778**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$714,348	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$714,348**
D4020 - Standpipes	$108,235	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$108,235**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$354,382	$0	$0	$0	$0	$0	$0	**$354,382**
D5020 - Branch Wiring	$0	$0	$0	$0	$1,007,775	$0	$0	$0	$0	$0	$0	**$1,007,775**
D5020 - Lighting	$23,568	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$23,568**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$436,333	$0	$0	$0	$0	$0	$0	**$436,333**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$788,500	$0	$0	$0	$0	$0	$0	**$788,500**
D5030920 - Data Communication	$0	$0	$0	$0	$1,021,064	$0	$0	$0	$0	$0	$0	**$1,021,064**

D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$177,194	**$177,194**
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**
E1010 - Commercial Equipment	$0	$0	$0	$0	$130,678	$0	$0	$0	$0	$0	$0	**$130,678**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment	$1,054,794	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,054,794**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$980,014	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$980,014**

** Indicates non-renewable system*

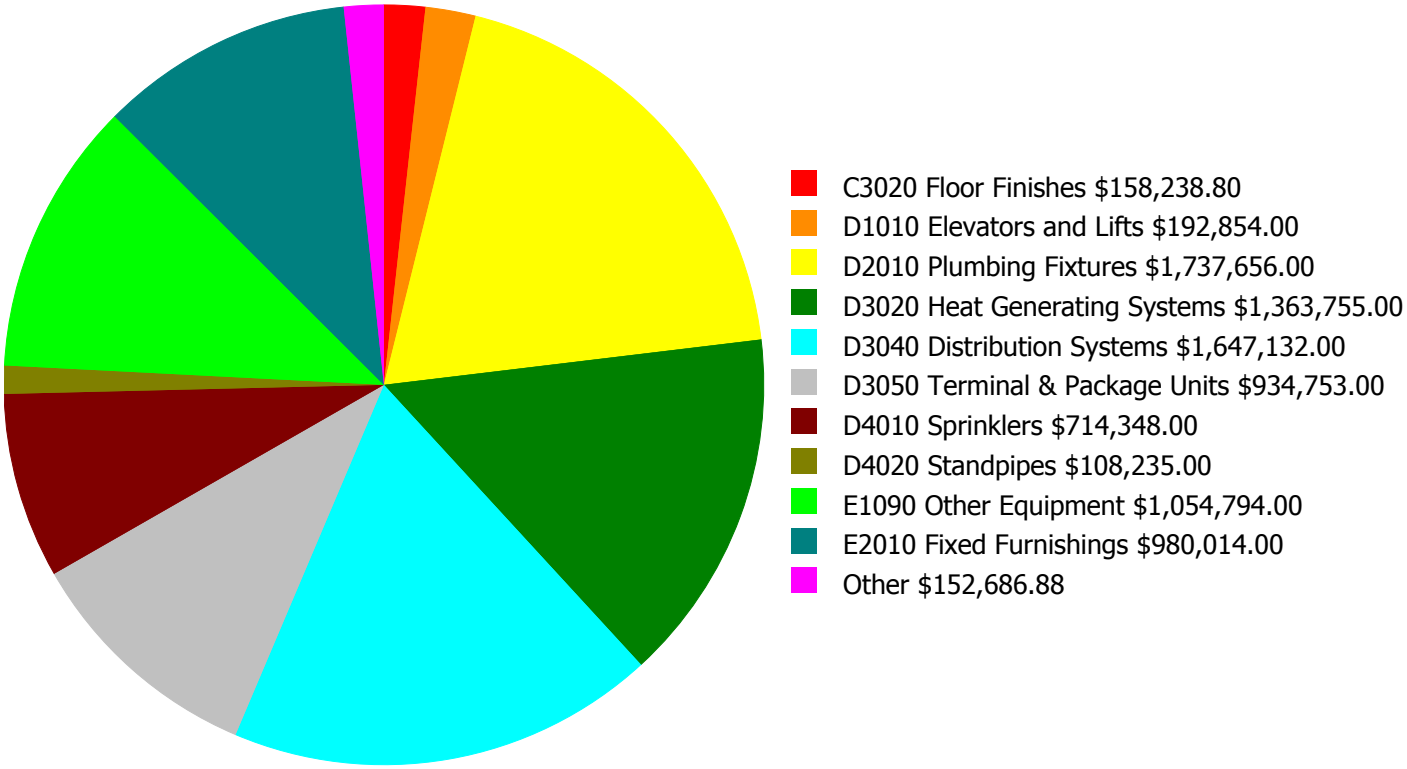
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

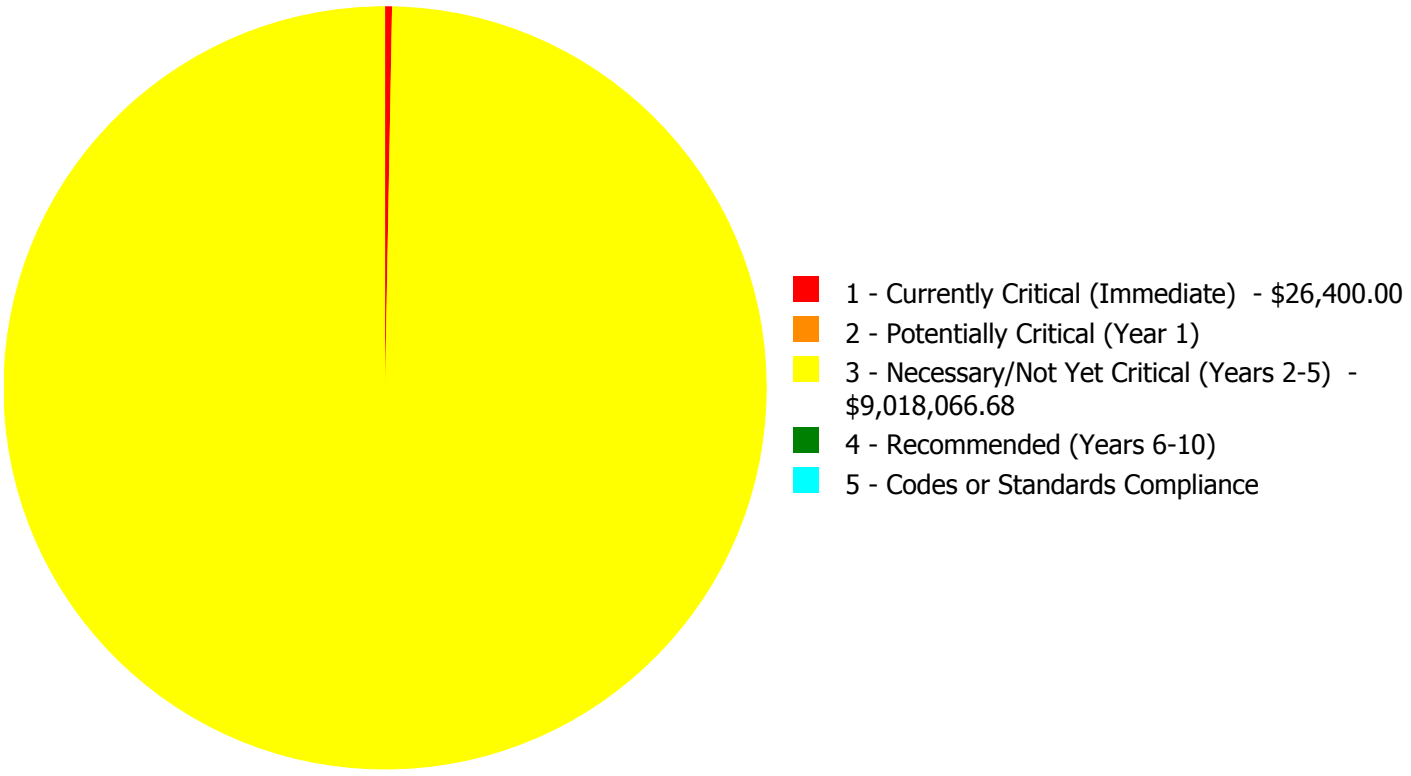
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $9,044,466.68

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: $9,044,466.68

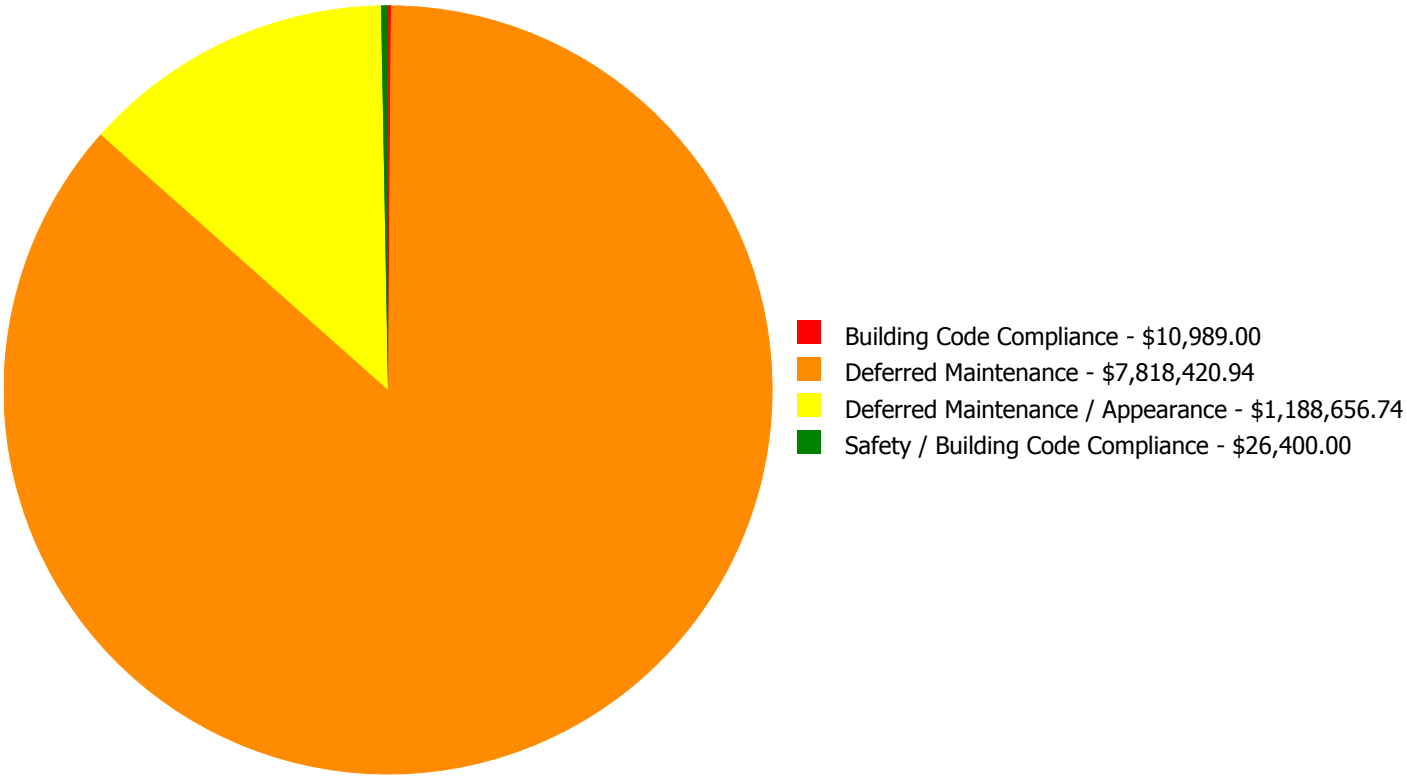
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2010	Exterior Walls	$13,200.00	$0.00	$0.00	$0.00	$0.00	$13,200.00
B3020	Roof Openings	$0.00	$0.00	$41,326.00	$0.00	$0.00	$41,326.00
C1010	Partitions	$13,200.00	$0.00	$0.00	$0.00	$0.00	$13,200.00
C1030	Fittings	$0.00	$0.00	$10,989.00	$0.00	$0.00	$10,989.00
C3020	Floor Finishes	$0.00	$0.00	$158,238.80	$0.00	$0.00	$158,238.80
C3030	Ceiling Finishes	$0.00	$0.00	$50,403.94	$0.00	$0.00	$50,403.94
D1010	Elevators and Lifts	$0.00	$0.00	$192,854.00	$0.00	$0.00	$192,854.00
D2010	Plumbing Fixtures	$0.00	$0.00	$1,737,656.00	$0.00	$0.00	$1,737,656.00
D3020	Heat Generating Systems	$0.00	$0.00	$1,363,755.00	$0.00	$0.00	$1,363,755.00
D3040	Distribution Systems	$0.00	$0.00	$1,647,132.00	$0.00	$0.00	$1,647,132.00
D3050	Terminal & Package Units	$0.00	$0.00	$934,753.00	$0.00	$0.00	$934,753.00
D4010	Sprinklers	$0.00	$0.00	$714,348.00	$0.00	$0.00	$714,348.00
D4020	Standpipes	$0.00	$0.00	$108,235.00	$0.00	$0.00	$108,235.00
D5020	Lighting	$0.00	$0.00	$23,567.94	$0.00	$0.00	$23,567.94
E1090	Other Equipment	$0.00	$0.00	$1,054,794.00	$0.00	$0.00	$1,054,794.00
E2010	Fixed Furnishings	$0.00	$0.00	$980,014.00	$0.00	$0.00	$980,014.00
	Total:	$26,400.00	$0.00	$9,018,066.68	$0.00	$0.00	$9,044,466.68

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: $9,044,466.68

Deficiency Details by Priority

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

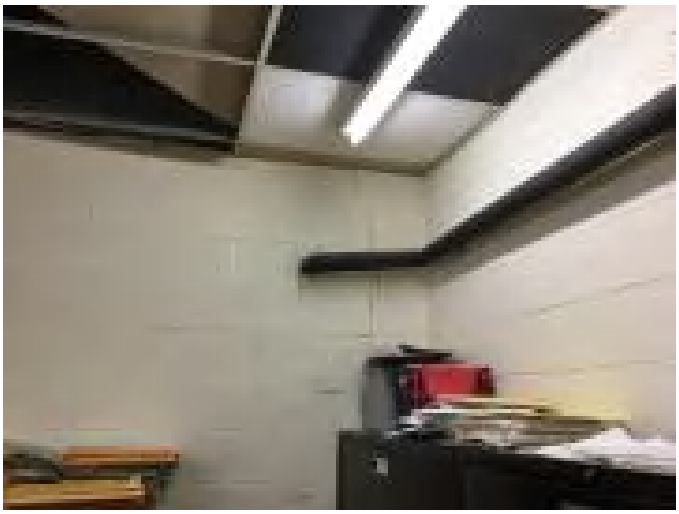
Priority 1 - Currently Critical (Immediate):

System: B2010 - Exterior Walls

Location: Exterior Walls
Distress: Damaged
Category: Safety / Building Code Compliance
Priority: 1 - Currently Critical (Immediate)
Correction: Engineering Study-2016-11-15 17:41:59
Qty: 1.00
Unit of Measure: Ea.
Estimate: $13,200.00
Assessor Name: Terence Davis
Date Created: 01/06/2017

Notes: There are visible cracks on the exterior walls and it should be studied by a professional engineer.

System: C1010 - Partitions



Location: Media Center
Distress: Failing
Category: Safety / Building Code Compliance
Priority: 1 - Currently Critical (Immediate)
Correction: Engineering Study
Qty: 1.00
Unit of Measure: Ea.
Estimate: $13,200.00
Assessor Name: Terence Davis
Date Created: 01/06/2017

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

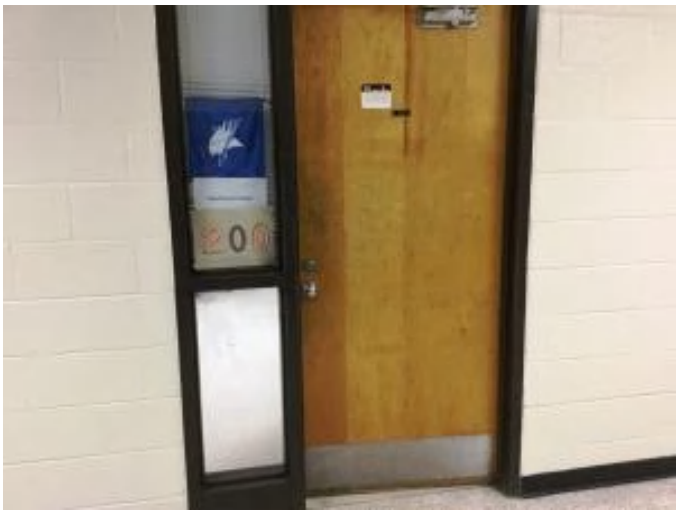
Priority 3 - Necessary/Not Yet Critical (Years 2-5):

System: B3020 - Roof Openings

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 178,900.00
Unit of Measure: S.F.
Estimate: $41,326.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

Notes: The roof openings are beyond their service life and should be replaced by OSHA complaint access.

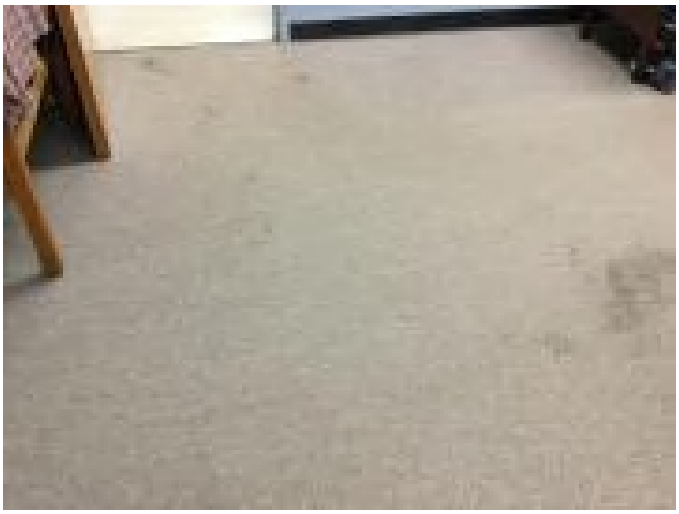
System: C1030 - Fittings



Location: Throughout Building
Distress: Inadequate
Category: Building Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace signage and toilet partitions
Qty: 150.00
Unit of Measure: Ea.
Estimate: $10,989.00
Assessor Name: Terence Davis
Date Created: 02/14/2017

Notes: The signage is not ADA compliant and should be replaced.

System: C3020 - Floor Finishes



Location: Throughout building
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace carpet
Qty: 1,851.11
Unit of Measure: S.Y.
Estimate: $158,238.80
Assessor Name: Terence Davis
Date Created: 01/06/2017

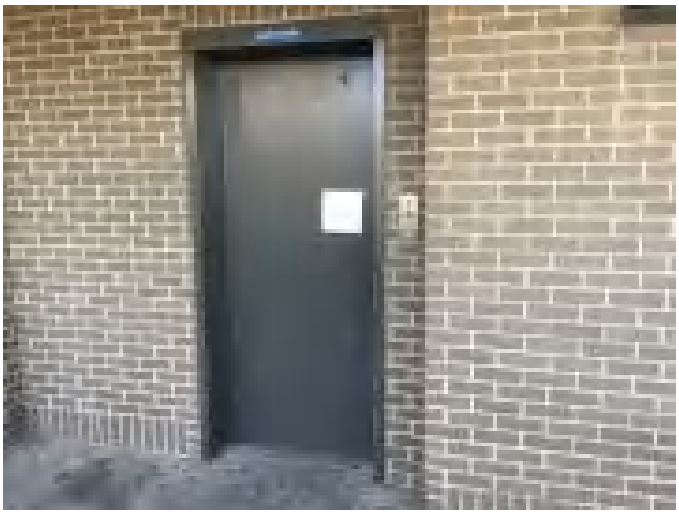
Notes: The carpet is beyond its service life and should be replaced.

System: C3030 - Ceiling Finishes

Location: Throughout building
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Acoustic tile repairs - (2% of ceilings)
Qty: 47.20
Unit of Measure: C.S.F.
Estimate: $50,403.94
Assessor Name: Terence Davis
Date Created: 01/06/2017

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

System: D1010 - Elevators and Lifts



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 178,900.00
Unit of Measure: S.F.
Estimate: $192,854.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

Notes: The elevators and lifts are beyond their service life and should be replaced.

System: D2010 - Plumbing Fixtures

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 178,900.00
Unit of Measure: S.F.
Estimate: $1,737,656.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

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

System: D3020 - Heat Generating Systems

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 178,900.00
Unit of Measure: S.F.
Estimate: $1,363,755.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

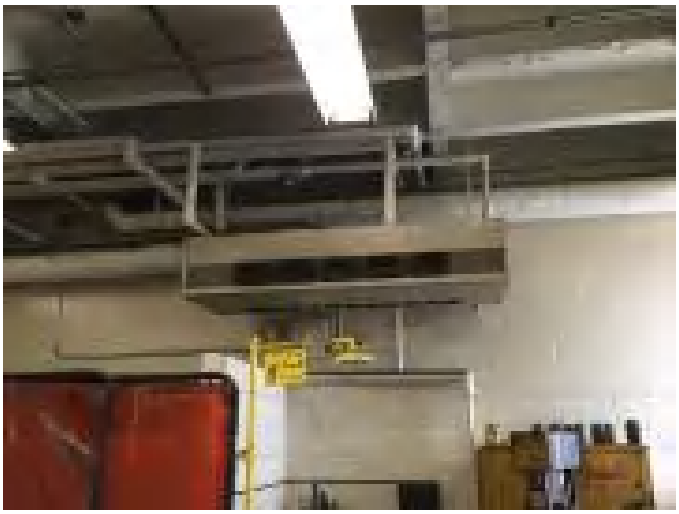
Notes: The heat generating systems are beyond their service life and should be replaced.

System: D3040 - Distribution Systems

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 178,900.00
Unit of Measure: S.F.
Estimate: $1,647,132.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

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

System: D3050 - Terminal & Package Units



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 178,900.00
Unit of Measure: S.F.
Estimate: $934,753.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

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

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 178,900.00
Unit of Measure: S.F.
Estimate: $714,348.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

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

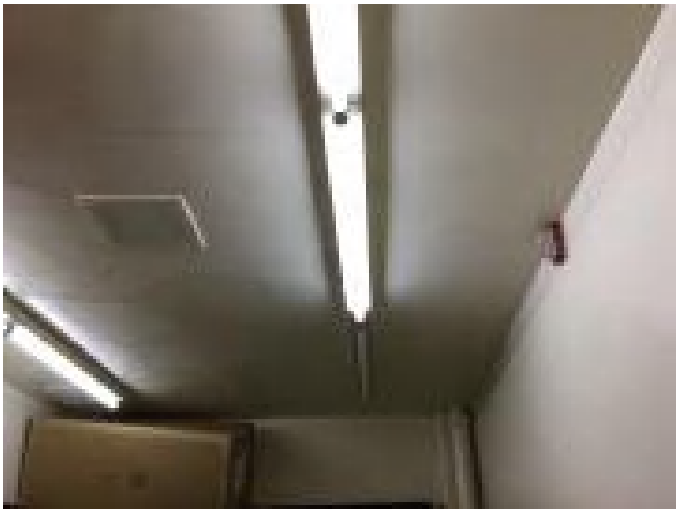
System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 178,900.00
Unit of Measure: S.F.
Estimate: $108,235.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

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

System: D5020 - Lighting



Location: Throughout building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace fluorescent fixture, lay-in, recess mtd, 2' x 4', two 40 W
Qty: 75.00
Unit of Measure: Ea.
Estimate: $23,567.94
Assessor Name: Terence Davis
Date Created: 01/06/2017

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

System: E1090 - Other Equipment

Location: Cafeteria and Home Economics Classrooms
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 178,900.00
Unit of Measure: S.F.
Estimate: $1,054,794.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

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

System: E2010 - Fixed Furnishings

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 178,900.00
Unit of Measure: S.F.
Estimate: $980,014.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

Notes: The fixed furnishings are beyond their service life and should be replaced.

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	430
Year Built:	1977
Last Renovation:	
Replacement Value:	$68,887
Repair Cost:	$10,631.84
Total FCI:	15.43 %
Total RSLI:	31.65 %
FCA Score:	84.57

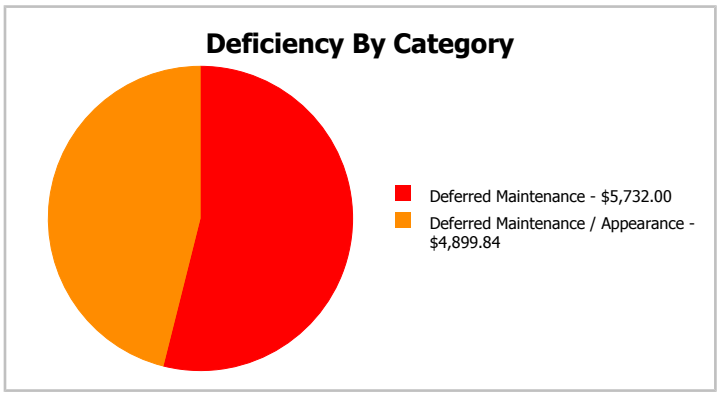
Description:

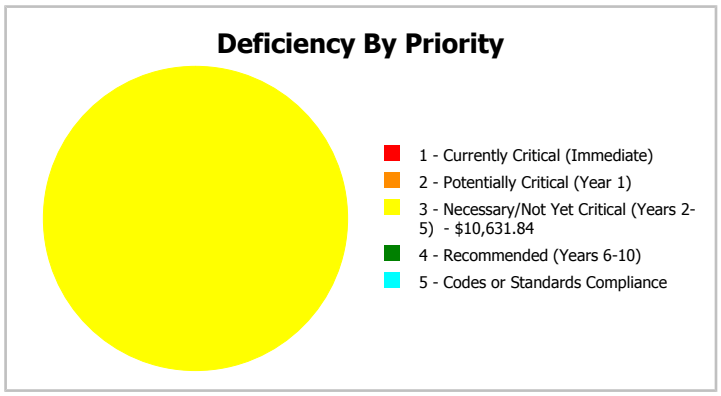
The narrative for this building is included in the Executive Summary Description at the front of this report.

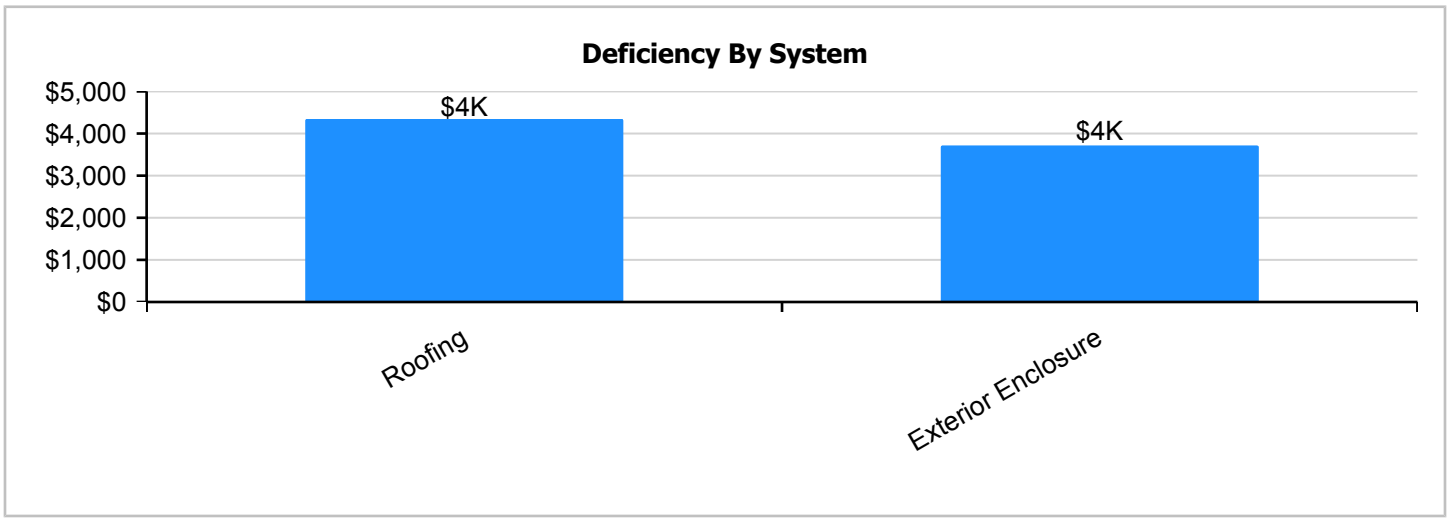
Attributes: This asset has no attributes.

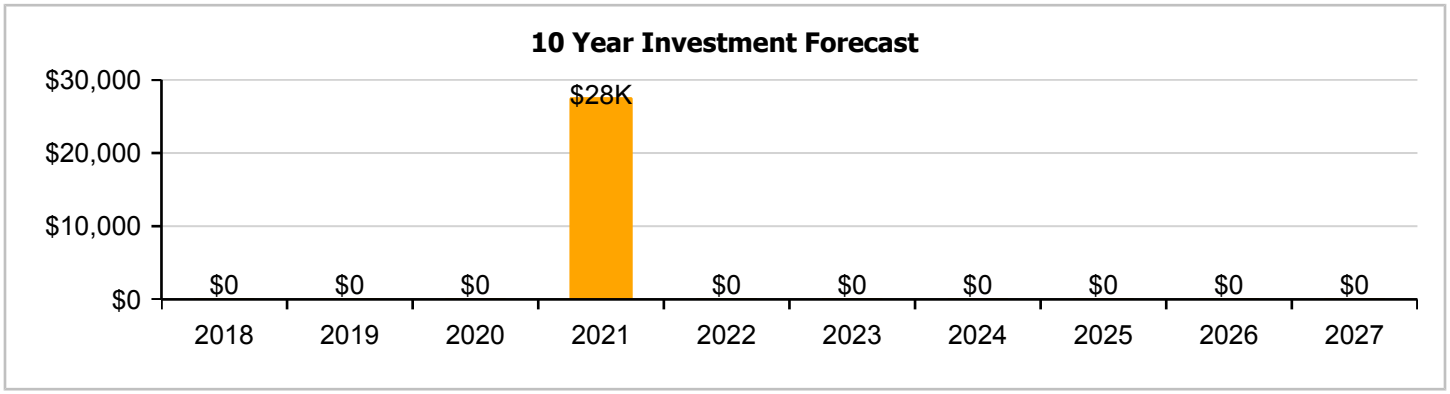
Dashboard Summary

Function:	HS -High School	Gross Area:	430
Year Built:	1977	Last Renovation:	
Repair Cost:	$10,632	Replacement Value:	$68,887
FCI:	15.43 %	RSLI%:	31.65 %









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	60.00 %	0.00 %	$0.00
B10 - Superstructure	60.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	8.33 %	20.49 %	$4,899.84
B30 - Roofing	0.00 %	137.99 %	$5,732.00
C20 - Stairs	60.00 %	0.00 %	$0.00
C30 - Interior Finishes	40.00 %	0.00 %	$0.00
D50 - Electrical	12.84 %	0.00 %	$0.00
Totals:	**31.65 %**	**15.43 %**	**$10,631.84**

Photo Album

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

1). North Elevation - Jan 11, 2017

2). West Elevation - Jan 11, 2017

3). South Elevation - Jan 11, 2017

4). East Elevation - Jan 11, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	430	100	1977	2077		60.00 %	0.00 %	60			$8,656
A1030	Slab on Grade	$19.75	S.F.	430	100	1977	2077		60.00 %	0.00 %	60			$8,493
B1010	Floor Construction	$11.44	S.F.	430	100	1977	2077		60.00 %	0.00 %	60			$4,919
B1020	Roof Construction	$16.26	S.F.	430	100	1977	2077		60.00 %	0.00 %	60			$6,992
B2010	Exterior Walls	$29.79	S.F.	430	100	1977	2077	2021	4.00 %	38.25 %	4		$4,899.84	$12,810
B2020	Exterior Windows	$17.17	S.F.	430	30	1977	2007	2021	13.33 %	0.00 %	4			$7,383
B2030	Exterior Doors	$8.66	S.F.	430	30	1977	2007	2021	13.33 %	0.00 %	4			$3,724
B3010130	Preformed Metal Roofing	$9.66	S.F.	430	30	1977	2007		0.00 %	137.99 %	-10		$5,732.00	$4,154
C2010	Stair Construction	$1.32	S.F.	430	100	1977	2077		60.00 %	0.00 %	60			$568
C3010	Wall Finishes	$5.11	S.F.	430	10	1977	1987	2021	40.00 %	0.00 %	4			$2,197
D5010	Electrical Service/Distribution	$3.09	S.F.	430	40	1977	2017	2021	10.00 %	0.00 %	4			$1,329
D5020	Branch Wiring	$9.24	S.F.	430	30	1977	2007	2021	13.33 %	0.00 %	4			$3,973
D5020	Lighting	$8.58	S.F.	430	30	1977	2007	2021	13.33 %	0.00 %	4			$3,689
								Total	**31.65 %**	**15.43 %**			**$10,631.84**	**$68,887**

System Notes

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

System: B2010 - Exterior Walls

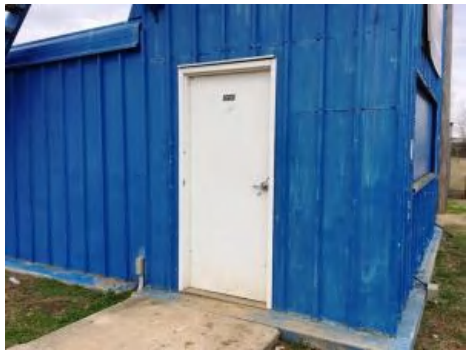


Note:

System: B2020 - Exterior Windows


Note:

System: B2030 - Exterior Doors


Note:

System: B3010130 - Preformed Metal Roofing



Note:

System: C2010 - Stair Construction



Note:

System: C3010 - Wall Finishes



Note:

System: D5010 - Electrical Service/Distribution



Note:

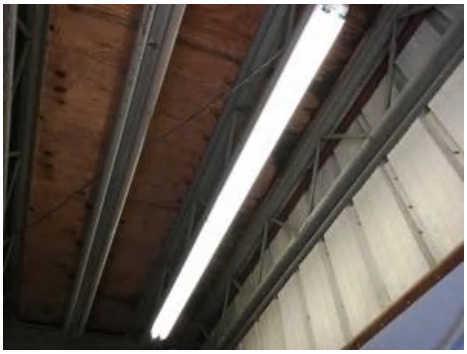
System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting





Note:

Renewal Schedule

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

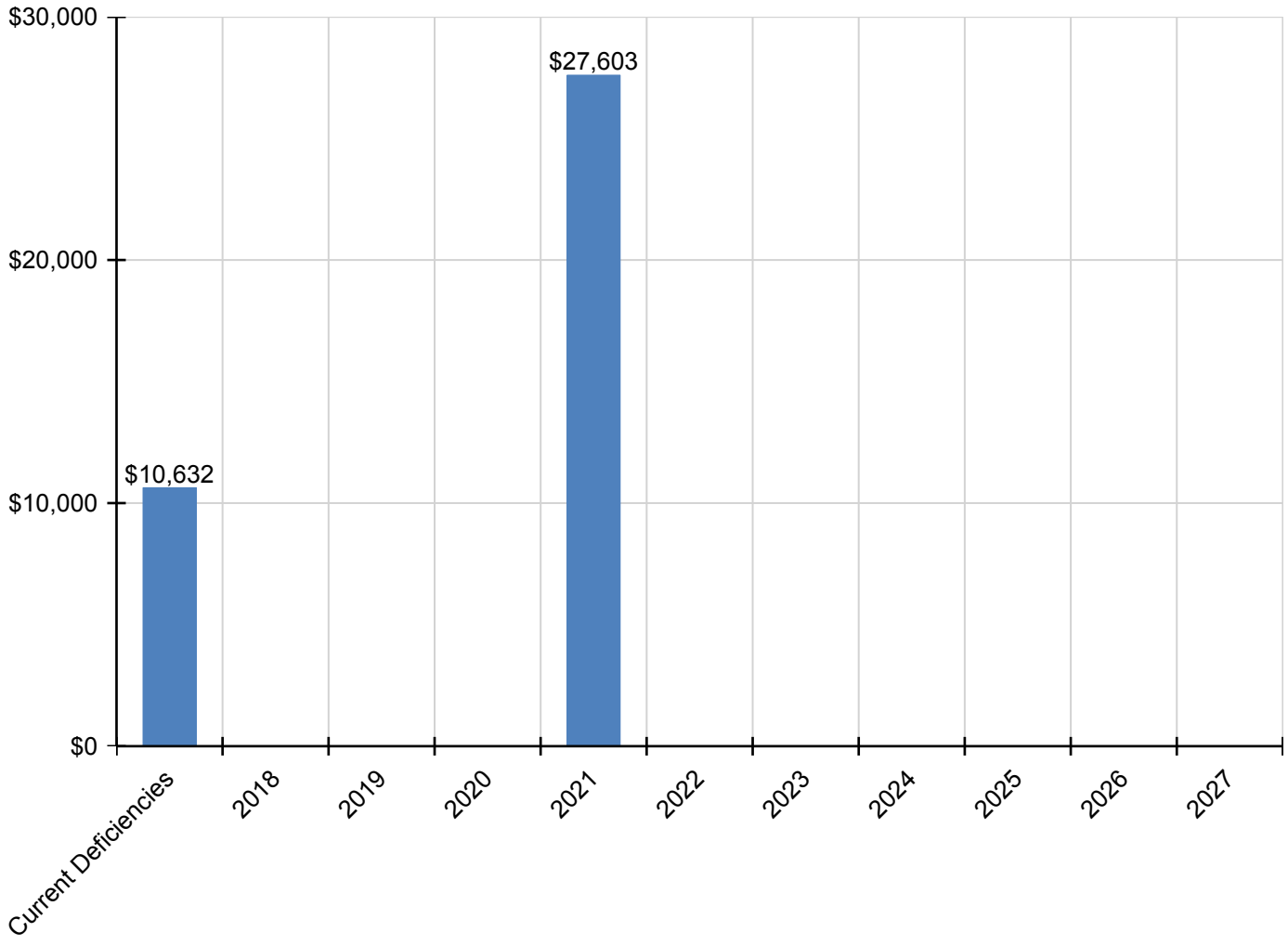
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$10,632**	**$0**	**$0**	**$0**	**$27,603**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$38,235**
*** 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**	$4,900	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,900**
B2020 - Exterior Windows	$0	$0	$0	$0	$9,140	$0	$0	$0	$0	$0	$0	**$9,140**
B2030 - Exterior Doors	$0	$0	$0	$0	$4,610	$0	$0	$0	$0	$0	$0	**$4,610**
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	$5,732	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,732**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C2010 - Stair Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$2,720	$0	$0	$0	$0	$0	$0	**$2,720**
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	$1,645	$0	$0	$0	$0	$0	$0	**$1,645**
D5020 - Branch Wiring	$0	$0	$0	$0	$4,920	$0	$0	$0	$0	$0	$0	**$4,920**
D5020 - Lighting	$0	$0	$0	$0	$4,567	$0	$0	$0	$0	$0	$0	**$4,567**

** Indicates non-renewable system*

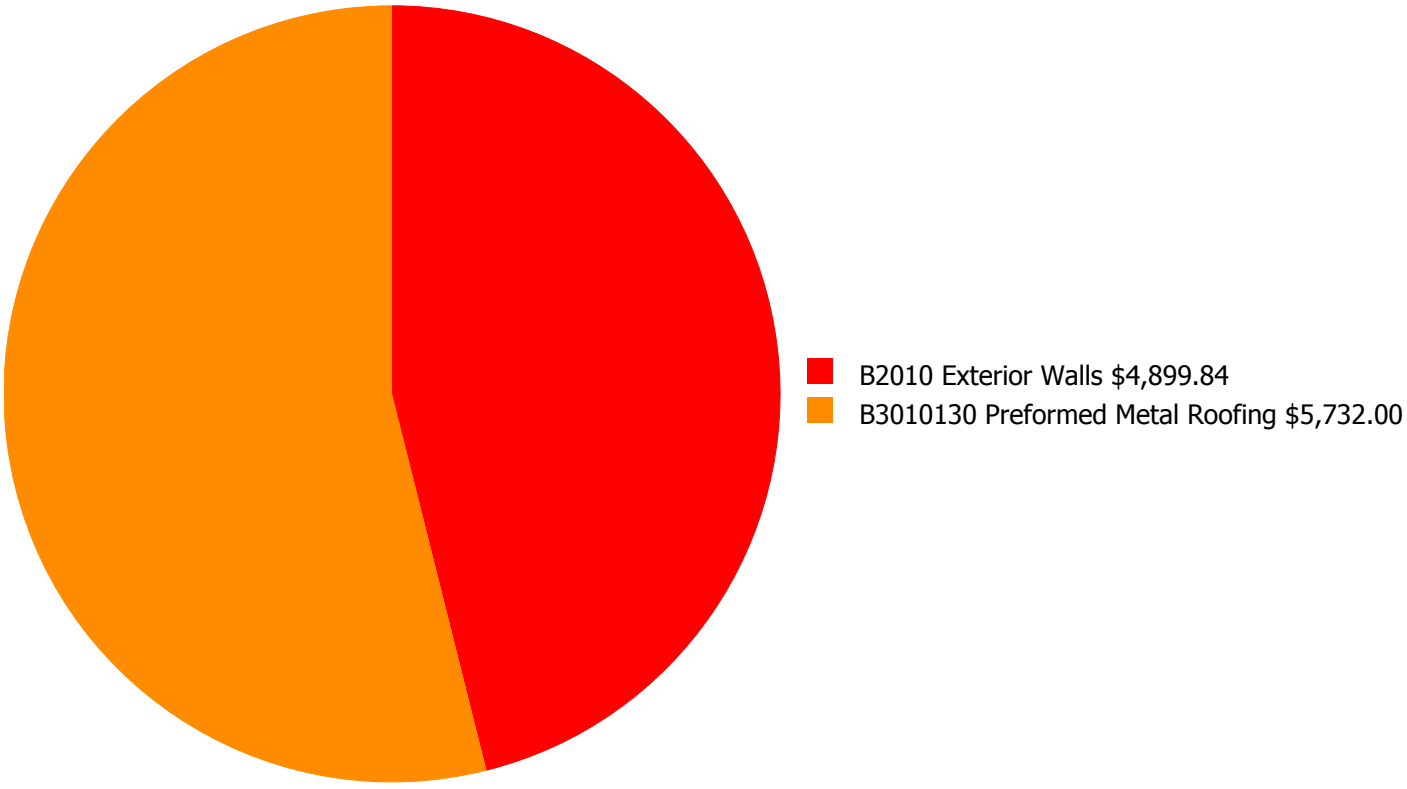
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

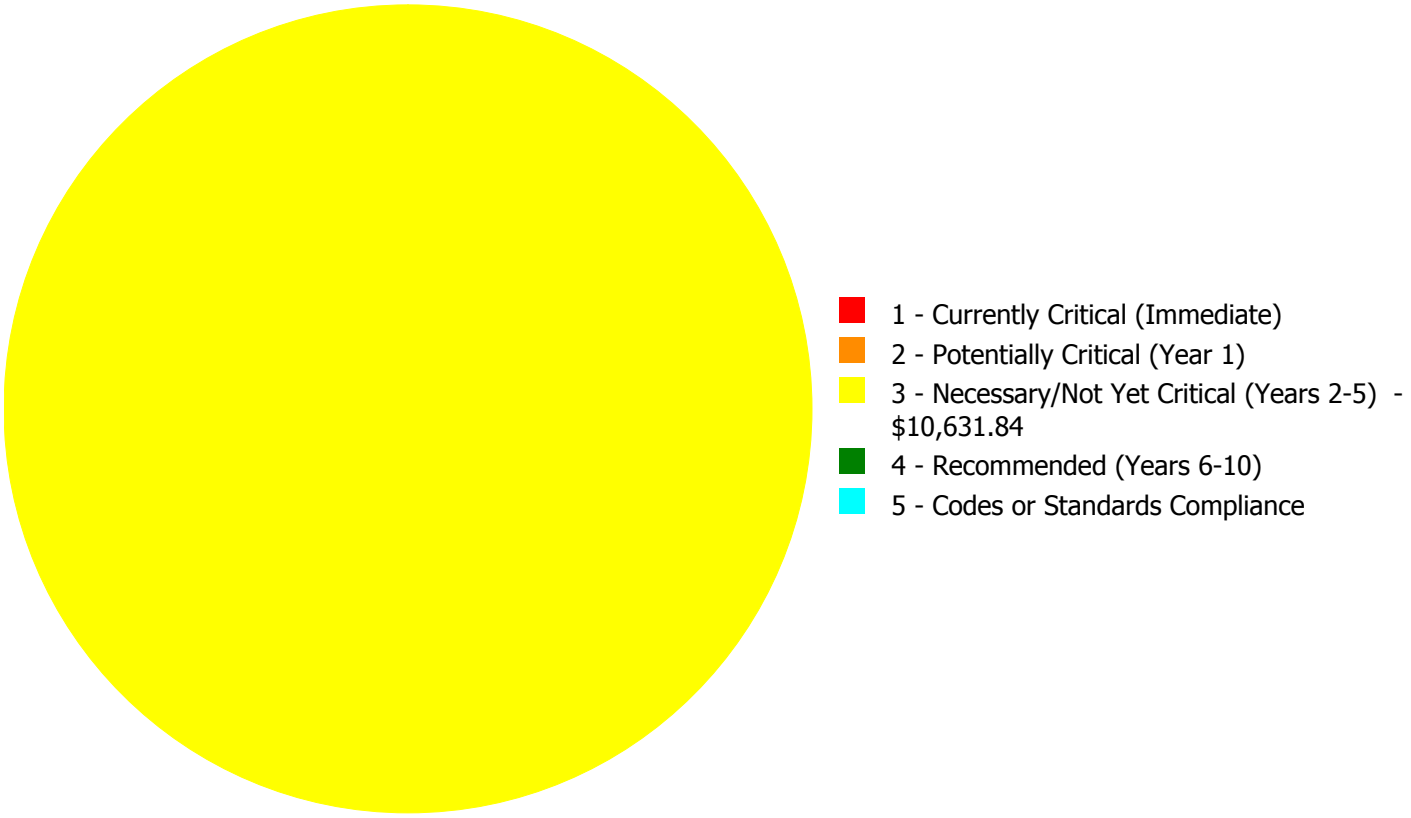
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $10,631.84

Deficiency Summary by Priority

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



Budget Estimate Total: $10,631.84

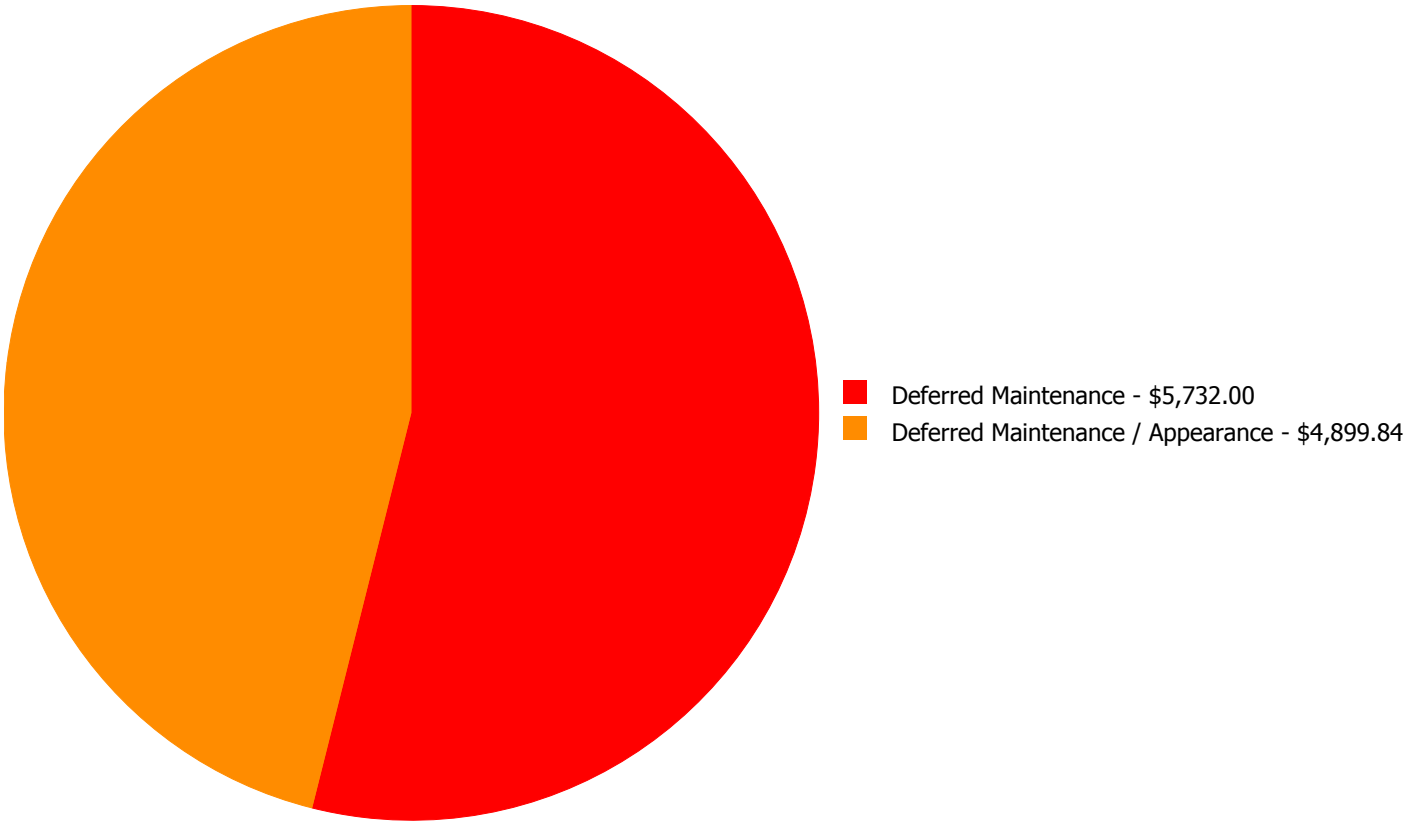
Deficiency By Priority Investment Table

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	$4,899.84	$0.00	$0.00	$4,899.84
B3010130	Preformed Metal Roofing	$0.00	$0.00	$5,732.00	$0.00	$0.00	$5,732.00
	Total:	$0.00	$0.00	$10,631.84	$0.00	$0.00	$10,631.84

Deficiency Summary by Category

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



Budget Estimate Total: $10,631.84

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: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Refinish aluminum siding, 2nd floor
Qty: 12.80
Unit of Measure: C.S.F.
Estimate: $4,899.84
Assessor Name: Eduardo Lopez
Date Created: 01/11/2017

Notes: The exterior wall finish is in poor condition and should be replaced.

System: B3010130 - Preformed Metal Roofing

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 430.00
Unit of Measure: S.F.
Estimate: $5,732.00
Assessor Name: Eduardo Lopez
Date Created: 01/11/2017

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

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	14,000
Year Built:	1977
Last Renovation:	
Replacement Value:	$2,353,260
Repair Cost:	$64,372.00
Total FCI:	2.74 %
Total RSLI:	38.36 %
FCA Score:	97.26

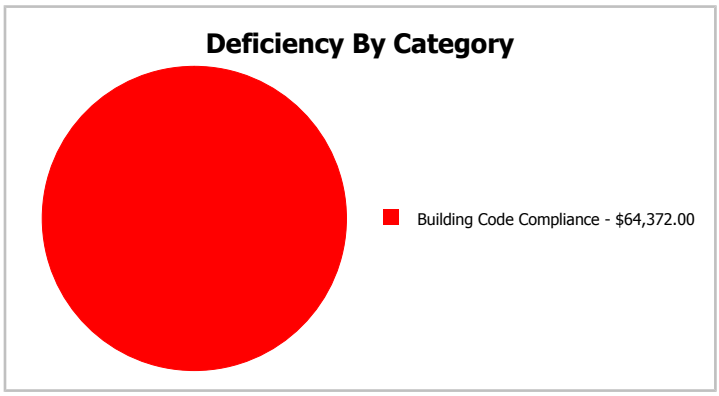
Description:

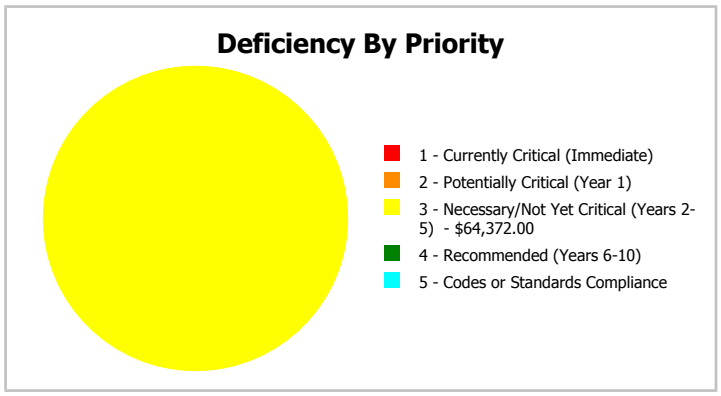
The narrative for this building is included in the Executive Summary Description at the front of this report.

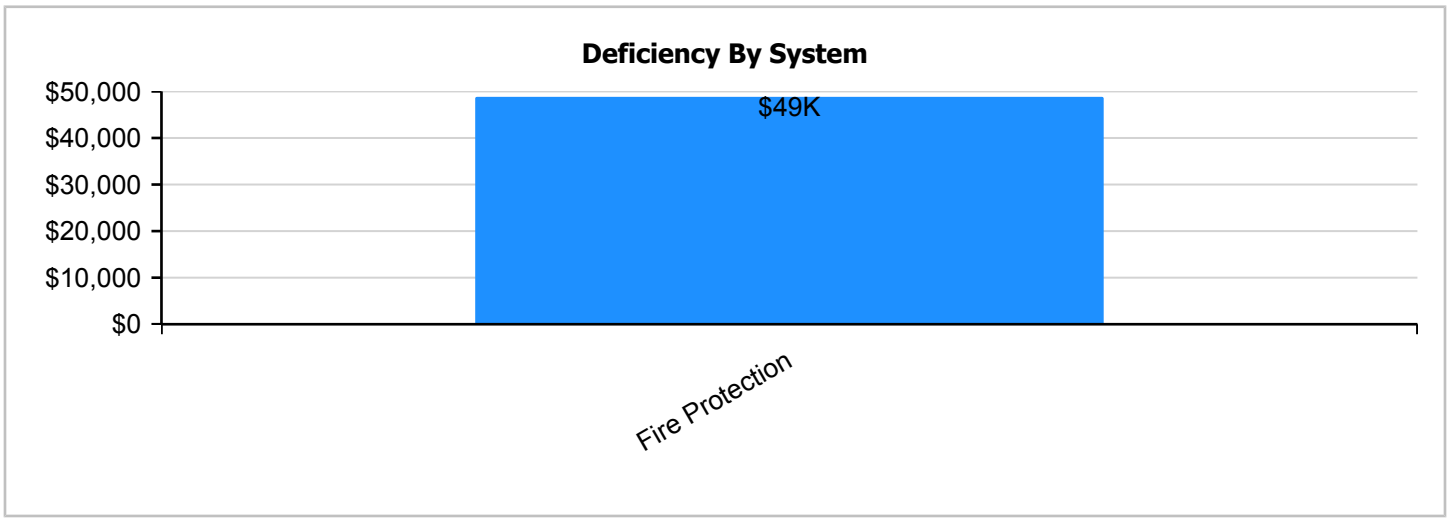
Attributes: This asset has no attributes.

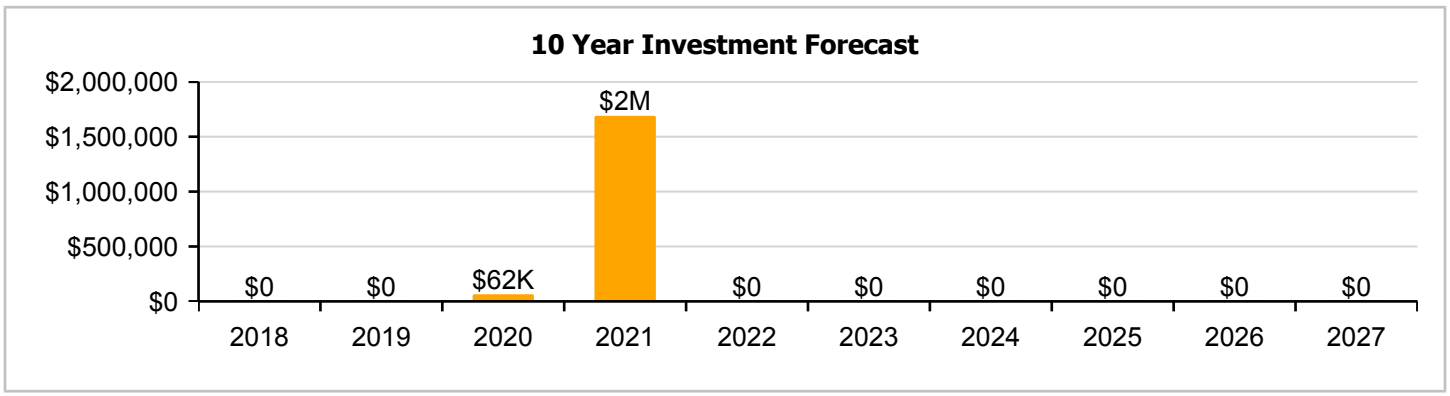
Dashboard Summary

Function:	HS -High School	Gross Area:	14,000
Year Built:	1977	Last Renovation:	
Repair Cost:	$64,372	Replacement Value:	$2,353,260
FCI:	2.74 %	RSLI%:	38.36 %









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	60.00 %	0.00 %	$0.00
A20 - Basement Construction	60.00 %	0.00 %	$0.00
B10 - Superstructure	60.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	31.73 %	0.00 %	$0.00
B30 - Roofing	13.33 %	0.00 %	$0.00
C10 - Interior Construction	32.65 %	0.00 %	$0.00
C30 - Interior Finishes	55.48 %	0.00 %	$0.00
D20 - Plumbing	20.03 %	0.00 %	$0.00
D30 - HVAC	29.15 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$64,372.00
D50 - Electrical	51.08 %	0.00 %	$0.00
Totals:	**38.36 %**	**2.74 %**	**$64,372.00**

Photo Album

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

1). West Elevation - Feb 13, 2017

2). Northwest Elevation - Feb 13, 2017

3). North Elevation - Feb 13, 2017

4). East Elevation - Feb 13, 2017

Condition Detail

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

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

System Listing

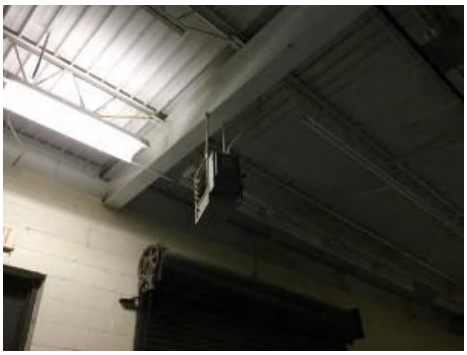
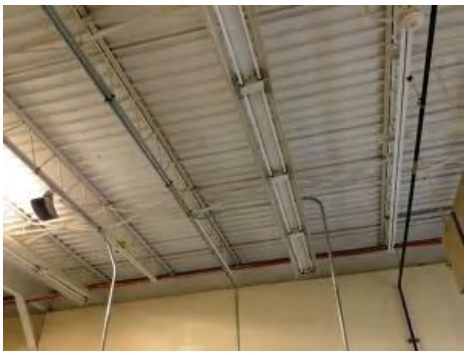
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$2.18	S.F.	14,000	100	1977	2077		60.00 %	0.00 %	60			$30,520
A1030	Slab on Grade	$4.08	S.F.	14,000	100	1977	2077		60.00 %	0.00 %	60			$57,120
A2010	Basement Excavation	$0.83	S.F.	14,000	100	1977	2077		60.00 %	0.00 %	60			$11,620
A2020	Basement Walls	$5.74	S.F.	14,000	100	1977	2077		60.00 %	0.00 %	60			$80,360
B1020	Roof Construction	$7.60	S.F.	14,000	100	1977	2077		60.00 %	0.00 %	60			$106,400
B2010	Exterior Walls	$8.84	S.F.	14,000	100	1977	2077		60.00 %	0.00 %	60			$123,760
B2020	Exterior Windows	$12.78	S.F.	14,000	30	1977	2007	2021	13.33 %	0.00 %	4			$178,920
B2030	Exterior Doors	$0.81	S.F.	14,000	30	1977	2007	2021	13.33 %	0.00 %	4			$11,340
B3010130	Preformed Metal Roofing	$9.66	S.F.	14,000	30	1977	2007	2021	13.33 %	0.00 %	4			$135,240
C1010	Partitions	$4.70	S.F.	14,000	75	1977	2052		46.67 %	0.00 %	35			$65,800
C1020	Interior Doors	$2.44	S.F.	14,000	30	1977	2007	2021	13.33 %	0.00 %	4			$34,160
C1030	Fittings	$1.48	S.F.	14,000	20	1977	1997	2021	20.00 %	0.00 %	4			$20,720
C3010	Wall Finishes	$2.56	S.F.	14,000	10	1977	1987	2021	40.00 %	0.00 %	4			$35,840
C3020	Floor Finishes	$10.94	S.F.	14,000	20	1977	1997	2021	20.00 %	0.00 %	4			$153,160
C3030	Ceiling Finishes	$10.56	S.F.	14,000	25	2016	2041		96.00 %	0.00 %	24			$147,840
D2010	Plumbing Fixtures	$8.83	S.F.	14,000	30	1977	2007	2021	13.33 %	0.00 %	4			$123,620
D2020	Domestic Water Distribution	$1.64	S.F.	14,000	30	2007	2037		66.67 %	0.00 %	20			$22,960
D2030	Sanitary Waste	$2.59	S.F.	14,000	30	1977	2007	2021	13.33 %	0.00 %	4			$36,260
D3040	Distribution Systems	$8.37	S.F.	14,000	30	2000	2030		43.33 %	0.00 %	13			$117,180
D3050	Terminal & Package Units	$26.64	S.F.	14,000	15	2000	2015	2021	26.67 %	0.00 %	4			$372,960
D3060	Controls & Instrumentation	$2.65	S.F.	14,000	20	2000	2020		15.00 %	0.00 %	3			$37,100
D3090	Other HVAC Systems/Equip	$1.06	S.F.	14,000	20	2000	2020		15.00 %	0.00 %	3			$14,840
D4010	Sprinklers	$3.63	S.F.	14,000	30	1977	2007		0.00 %	110.00 %	-10		$55,902.00	$50,820
D4020	Standpipes	$0.55	S.F.	14,000	30	1977	2007		0.00 %	110.00 %	-10		$8,470.00	$7,700
D5010	Electrical Service/Distribution	$1.60	S.F.	14,000	40	1977	2017	2021	10.00 %	0.00 %	4			$22,400
D5020	Branch Wiring	$4.55	S.F.	14,000	30	1977	2007	2021	13.33 %	0.00 %	4			$63,700
D5020	Lighting	$10.64	S.F.	14,000	30	2016	2046		96.67 %	0.00 %	29			$148,960
D5030810	Security & Detection Systems	$1.97	S.F.	14,000	15	1977	1992	2021	26.67 %	0.00 %	4			$27,580
D5030910	Fire Alarm Systems	$3.56	S.F.	14,000	15	1977	1992	2021	26.67 %	0.00 %	4			$49,840
D5030920	Data Communication	$4.61	S.F.	14,000	15	1977	1992	2021	26.67 %	0.00 %	4			$64,540
								Total	**38.36 %**	**2.74 %**			**$64,372.00**	**$2,353,260**

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: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors


Note:

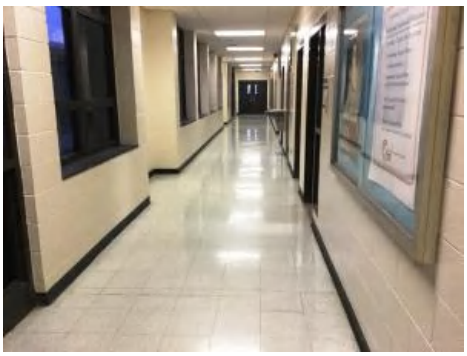
System: B3010130 - Preformed Metal Roofing



Note:

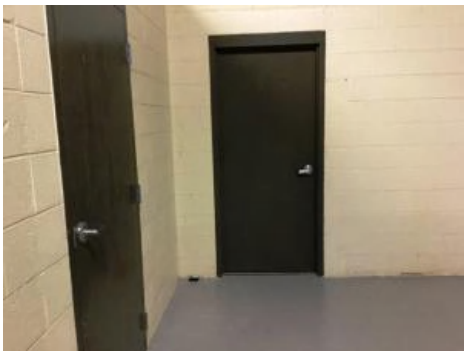
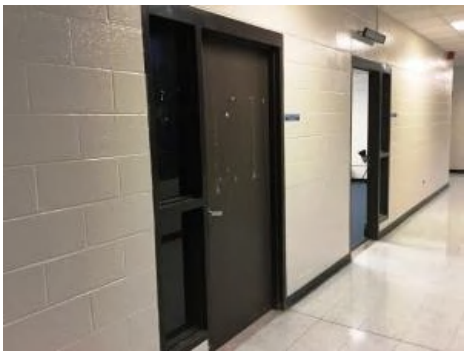
System: C1010 - Partitions





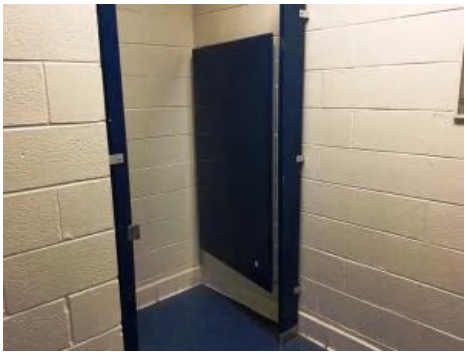
Note:

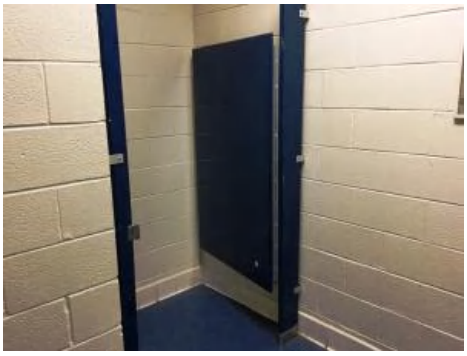
System: C1020 - Interior Doors

Note:

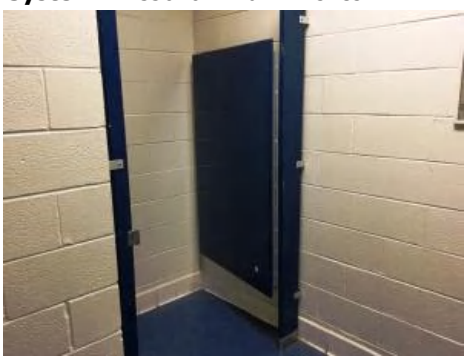
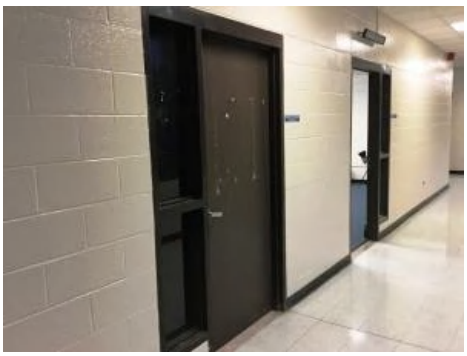
System: C1030 - Fittings





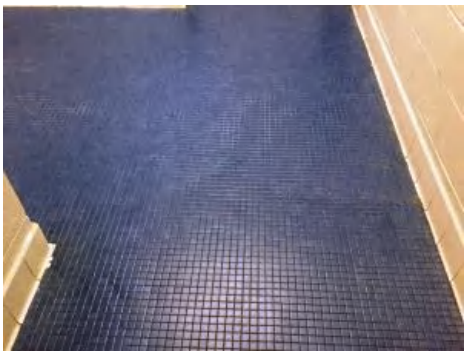
Note:

System: C3010 - Wall Finishes


Note:

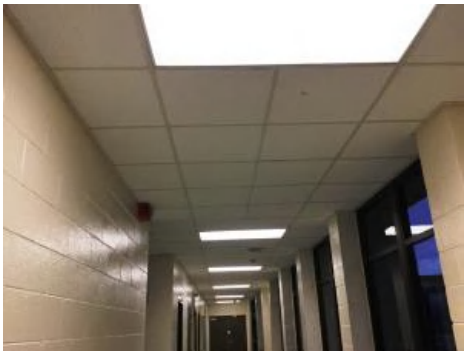
System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes

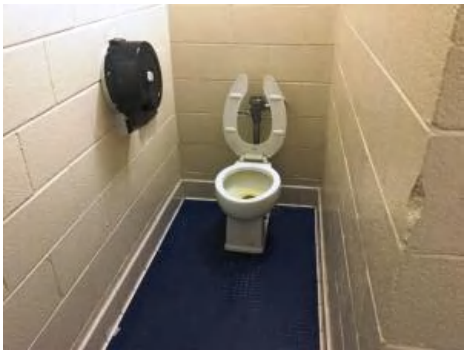




Note:

System: D2010 - Plumbing Fixtures

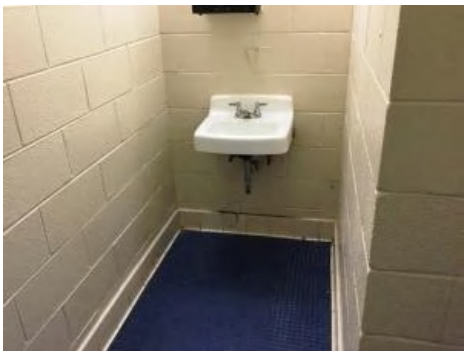




Note:

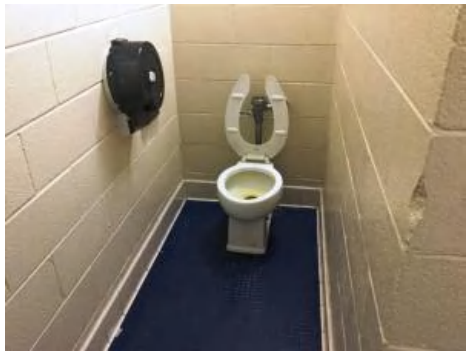
System: D2020 - Domestic Water Distribution





Note:

System: D2030 - Sanitary Waste


Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



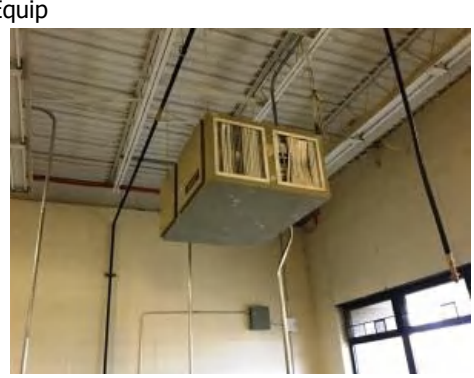
Note:

System: D3060 - Controls & Instrumentation



Note:

System: D3090 - Other HVAC Systems/Equip


Note:

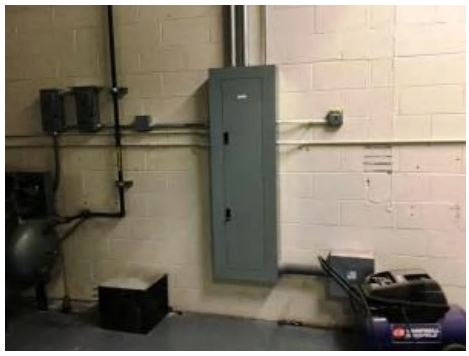
System: D4010 - Sprinklers — This system contains no images

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

System: D4020 - Standpipes — This system contains no images

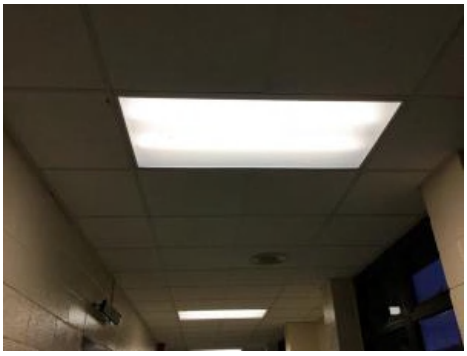
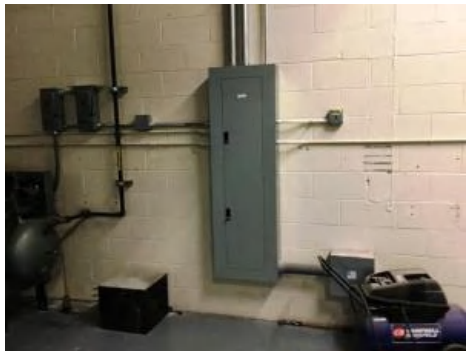
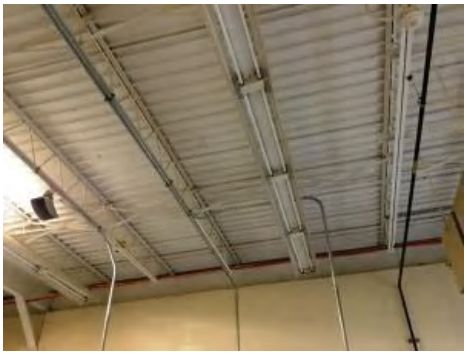
Note: The building does not have a fire protection system and it should be installed.

System: D5010 - Electrical Service/Distribution

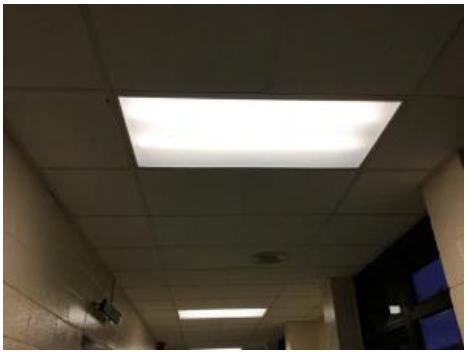

Note:

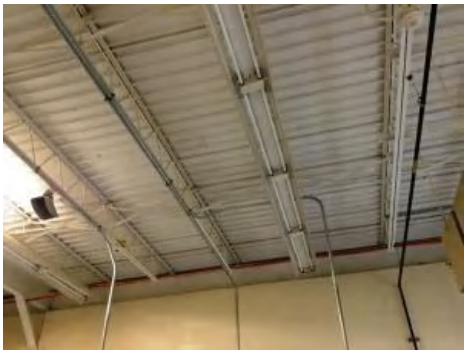
System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting





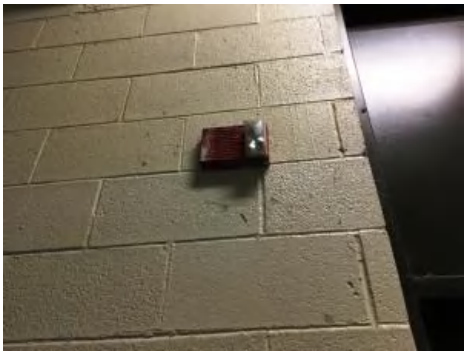
Note:

System: D5030810 - Security & Detection Systems



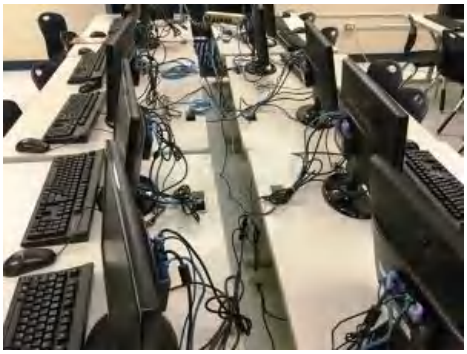
Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication


Note:

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%

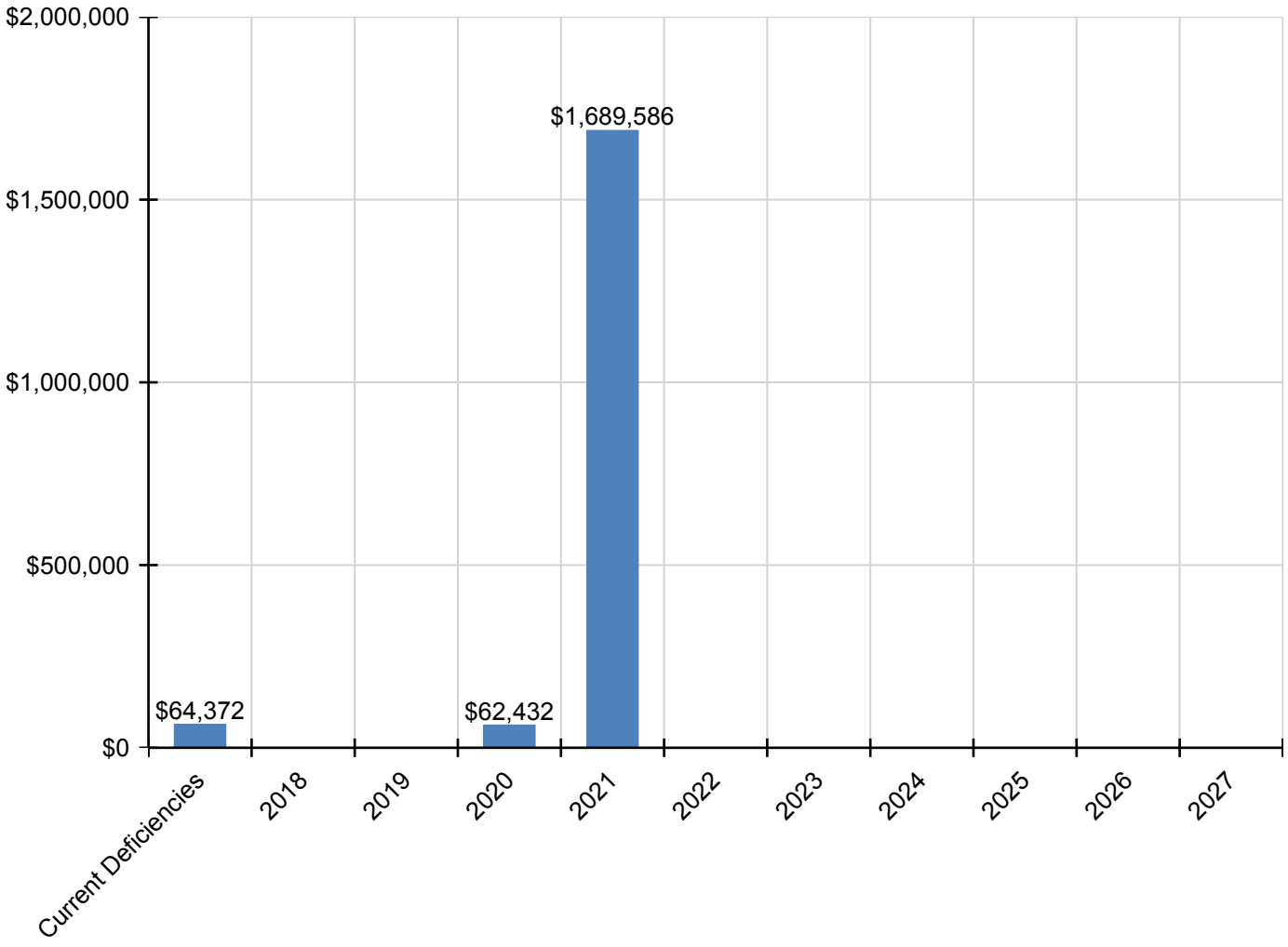
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$64,372**	**$0**	**$0**	**$62,432**	**$1,689,586**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,816,390**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$221,514	$0	$0	$0	$0	$0	$0	**$221,514**
B2030 - Exterior Doors	$0	$0	$0	$0	$14,040	$0	$0	$0	$0	$0	$0	**$14,040**
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	$210,055	$0	$0	$0	$0	$0	$0	**$210,055**
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	$42,292	$0	$0	$0	$0	$0	$0	**$42,292**
C1030 - Fittings	$0	$0	$0	$0	$25,653	$0	$0	$0	$0	$0	$0	**$25,653**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$44,372	$0	$0	$0	$0	$0	$0	**$44,372**
C3020 - Floor Finishes	$0	$0	$0	$0	$189,621	$0	$0	$0	$0	$0	$0	**$189,621**

C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$153,049	$0	$0	$0	$0	$0	$0	**$153,049**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$44,892	$0	$0	$0	$0	$0	$0	**$44,892**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$461,747	$0	$0	$0	$0	$0	$0	**$461,747**
D3060 - Controls & Instrumentation	$0	$0	$0	$44,594	$0	$0	$0	$0	$0	$0	$0	**$44,594**
D3090 - Other HVAC Systems/Equip	$0	$0	$0	$17,838	$0	$0	$0	$0	$0	$0	$0	**$17,838**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$55,902	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$55,902**
D4020 - Standpipes	$8,470	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$8,470**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$27,733	$0	$0	$0	$0	$0	$0	**$27,733**
D5020 - Branch Wiring	$0	$0	$0	$0	$78,864	$0	$0	$0	$0	$0	$0	**$78,864**
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	$34,146	$0	$0	$0	$0	$0	$0	**$34,146**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$61,705	$0	$0	$0	$0	$0	$0	**$61,705**
D5030920 - Data Communication	$0	$0	$0	$0	$79,904	$0	$0	$0	$0	$0	$0	**$79,904**

** Indicates non-renewable system*

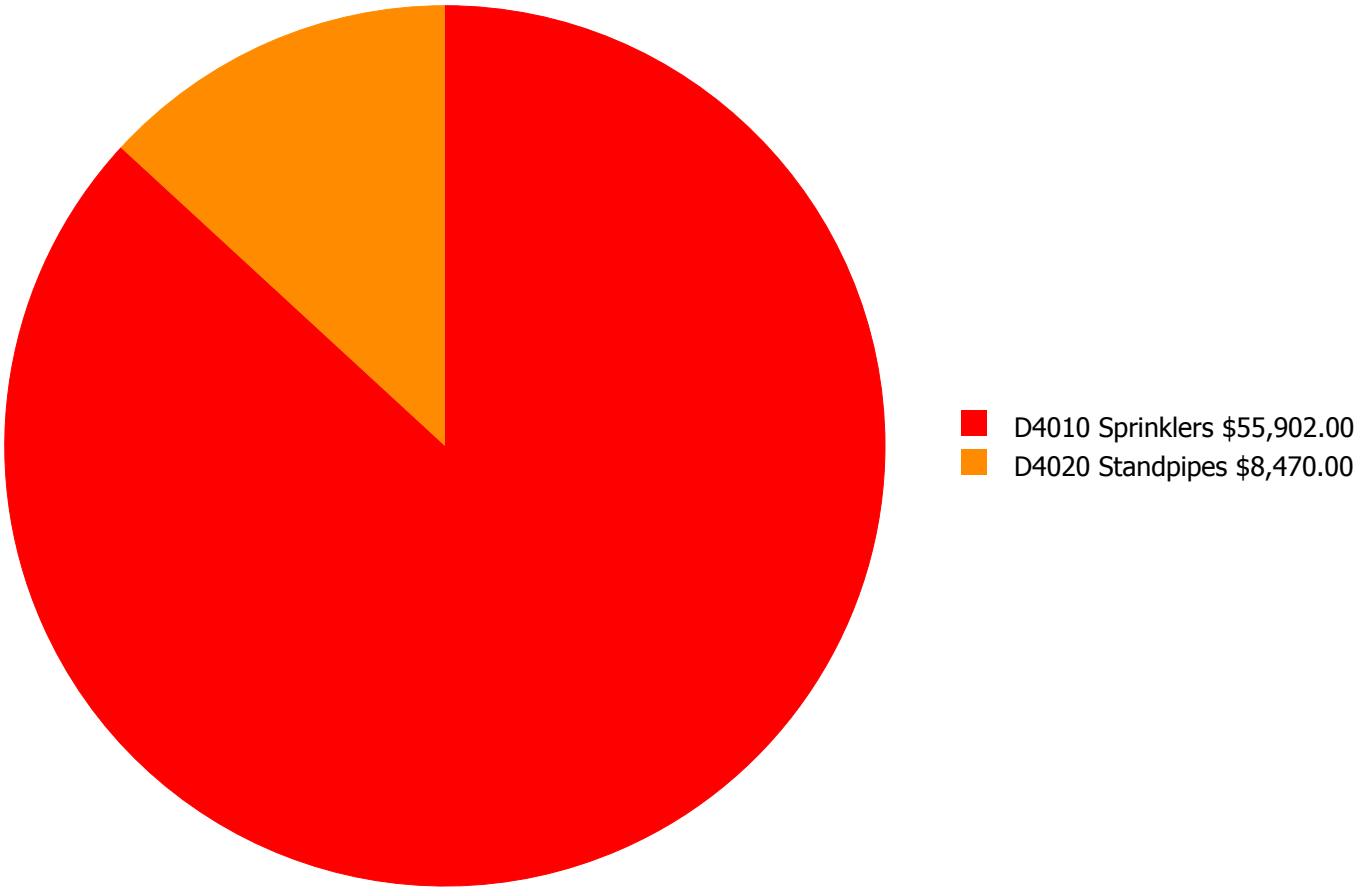
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

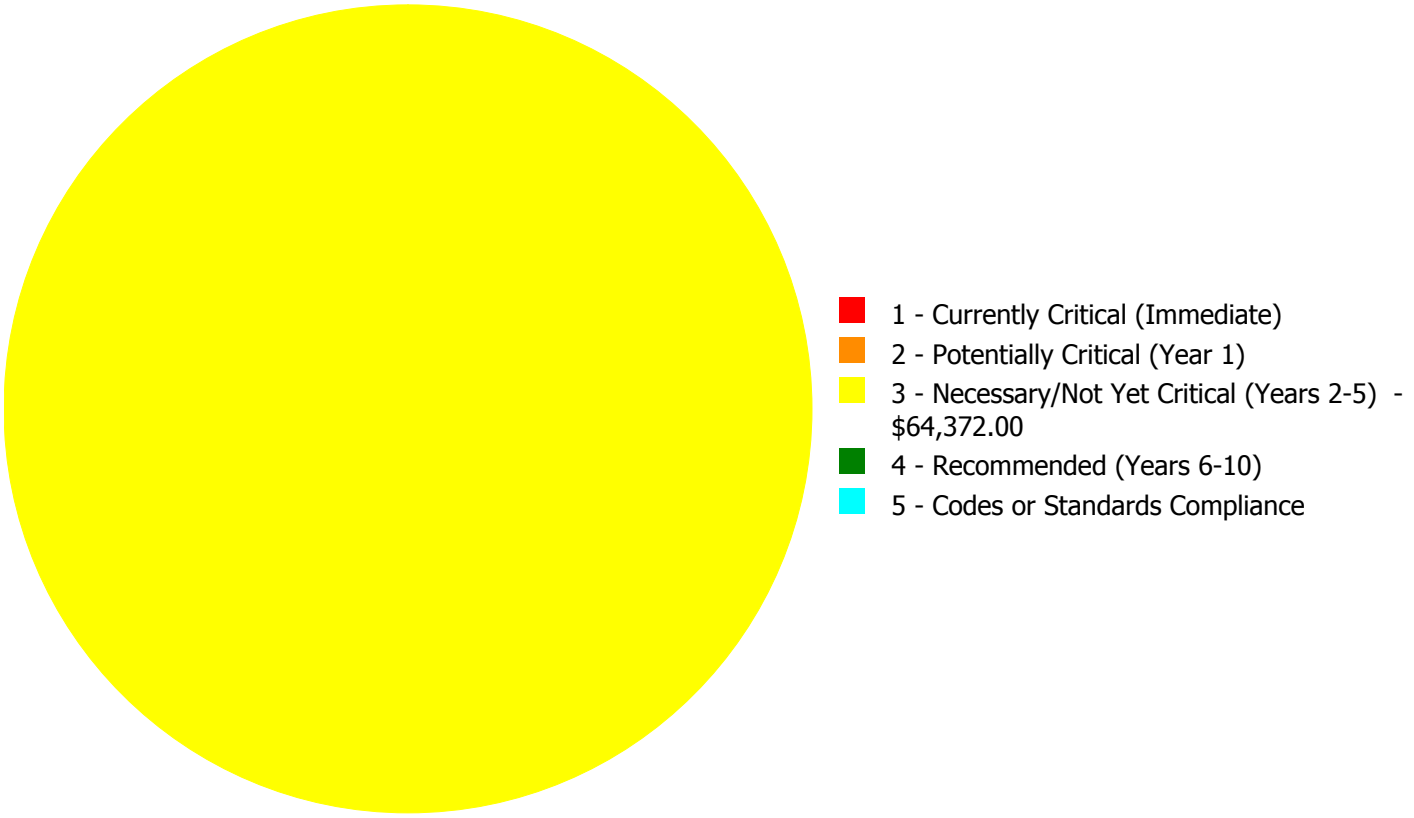
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $64,372.00

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: $64,372.00

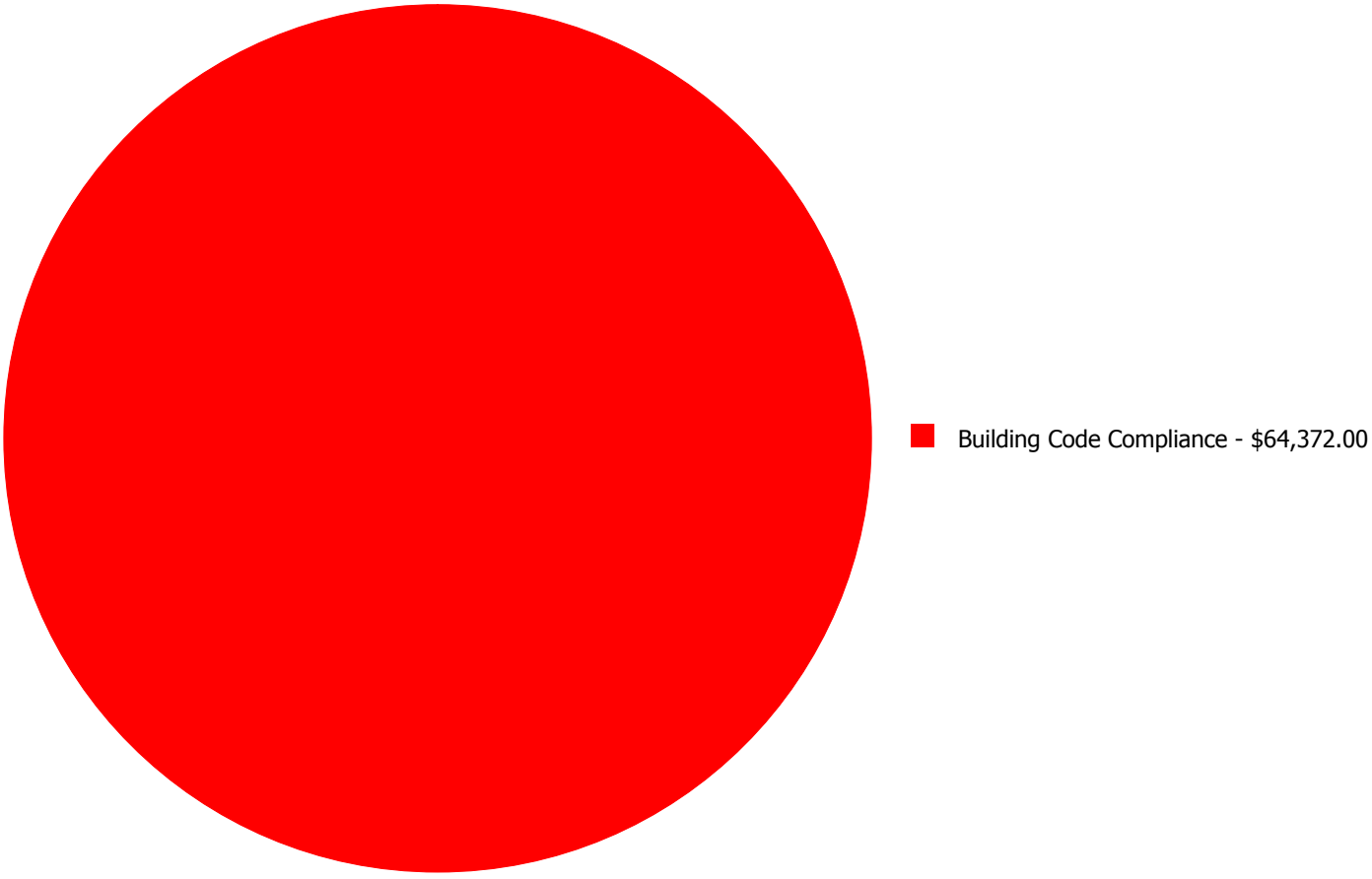
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
D4010	Sprinklers	$0.00	$0.00	$55,902.00	$0.00	$0.00	$55,902.00
D4020	Standpipes	$0.00	$0.00	$8,470.00	$0.00	$0.00	$8,470.00
	Total:	$0.00	$0.00	$64,372.00	$0.00	$0.00	$64,372.00

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: $64,372.00

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: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Building Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 14,000.00
Unit of Measure: S.F.
Estimate: $55,902.00
Assessor Name: Eduardo Lopez
Date Created: 02/13/2017

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Building Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 14,000.00
Unit of Measure: S.F.
Estimate: $8,470.00
Assessor Name: Eduardo Lopez
Date Created: 02/13/2017

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

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	6,000
Year Built:	1979
Last Renovation:	
Replacement Value:	$1,482,480
Repair Cost:	$37,843.00
Total FCI:	2.55 %
Total RSLI:	34.22 %
FCA Score:	97.45

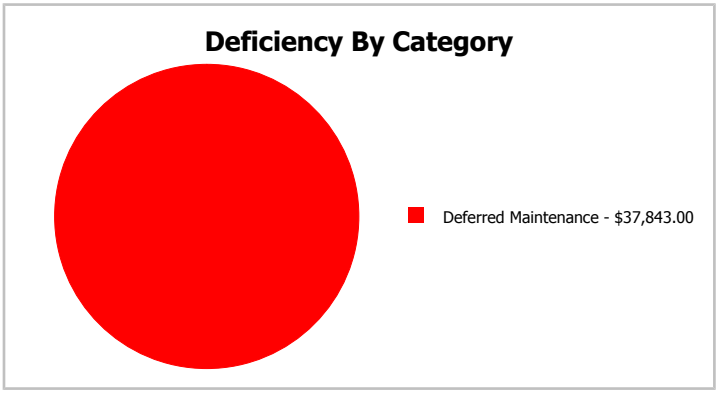
Description:

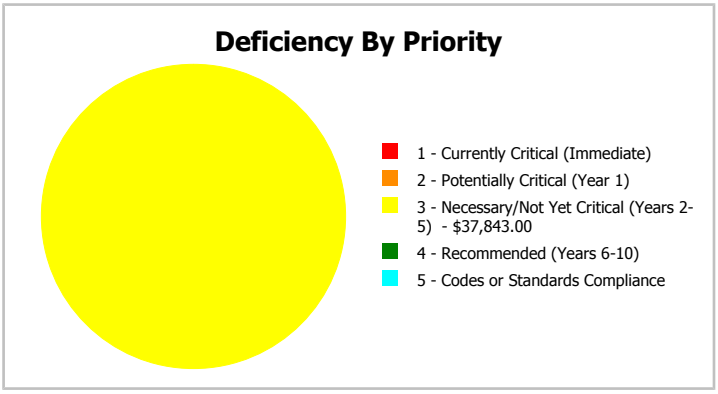
The narrative for this building is included in the Executive Summary Description at the front of this report.

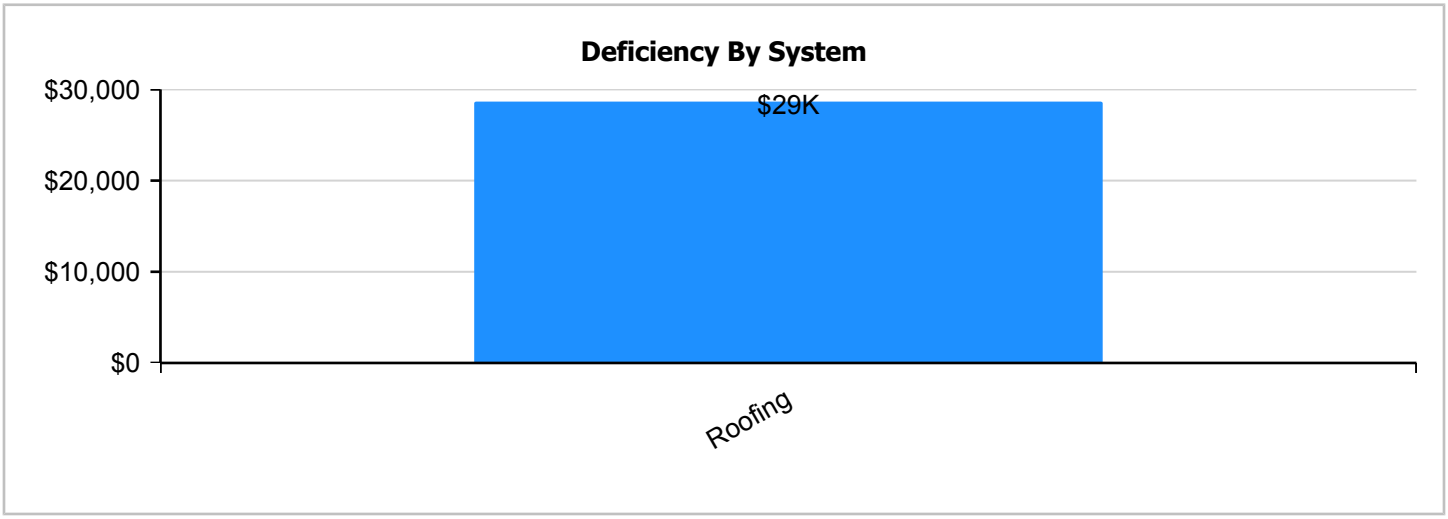
Attributes: This asset has no attributes.

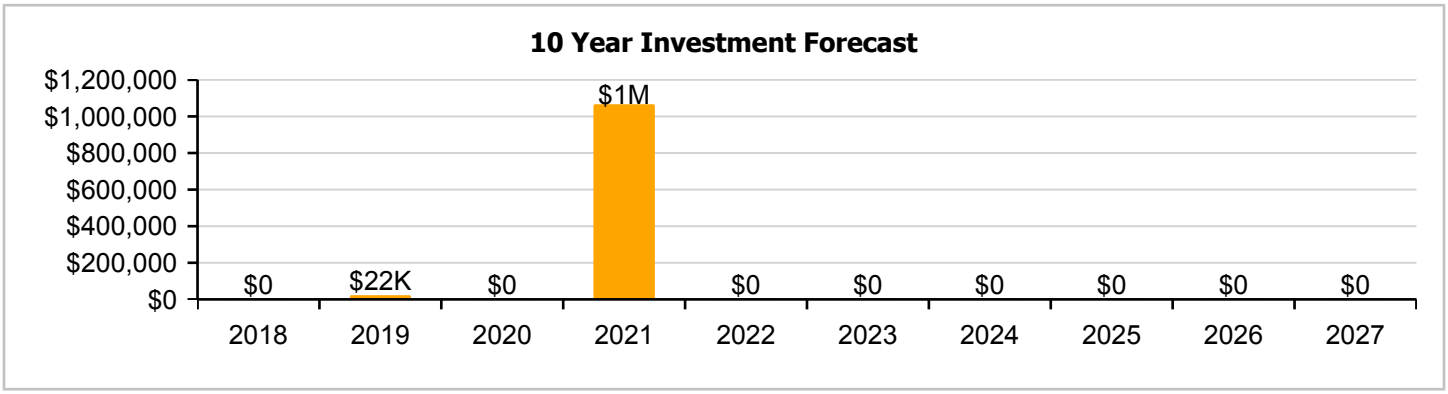
Dashboard Summary

Function:	HS -High School	Gross Area:	6,000
Year Built:	1979	Last Renovation:	
Repair Cost:	$37,843	Replacement Value:	$1,482,480
FCI:	2.55 %	RSLI%:	34.22 %









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	62.00 %	0.00 %	$0.00
B10 - Superstructure	62.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	39.40 %	0.00 %	$0.00
B30 - Roofing	0.00 %	146.00 %	$37,843.00
C10 - Interior Construction	33.74 %	0.00 %	$0.00
C30 - Interior Finishes	20.61 %	0.00 %	$0.00
D20 - Plumbing	13.33 %	0.00 %	$0.00
D30 - HVAC	23.00 %	0.00 %	$0.00
D50 - Electrical	13.53 %	0.00 %	$0.00
E10 - Equipment	20.00 %	0.00 %	$0.00
Totals:	**34.22 %**	**2.55 %**	**$37,843.00**

Photo Album

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

1). East Elevation - Jan 11, 2017

2). North Elevation - Jan 11, 2017

3). West Elevation - Jan 11, 2017

4). South Elevation - Jan 11, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	6,000	100	1979	2079		62.00 %	0.00 %	62			$120,780
A1030	Slab on Grade	$19.75	S.F.	6,000	100	1979	2079		62.00 %	0.00 %	62			$118,500
B1020	Roof Construction	$16.26	S.F.	6,000	100	1979	2079		62.00 %	0.00 %	62			$97,560
B2010	Exterior Walls	$29.79	S.F.	6,000	100	1979	2079		62.00 %	0.00 %	62			$178,740
B2020	Exterior Windows	$17.17	S.F.	6,000	30	1979	2009	2021	13.33 %	0.00 %	4			$103,020
B2030	Exterior Doors	$8.66	S.F.	6,000	30	1979	2009	2021	13.33 %	0.00 %	4			$51,960
B3010140	Asphalt Shingles	$4.32	S.F.	6,000	20	1979	1999		0.00 %	146.00 %	-18		$37,843.00	$25,920
C1010	Partitions	$10.34	S.F.	6,000	75	1979	2054		49.33 %	0.00 %	37			$62,040
C1020	Interior Doors	$2.20	S.F.	6,000	30	1979	2009	2021	13.33 %	0.00 %	4			$13,200
C1030	Fittings	$8.47	S.F.	6,000	20	1979	1999	2021	20.00 %	0.00 %	4			$50,820
C3010	Wall Finishes	$5.11	S.F.	6,000	10	1979	1989	2021	40.00 %	0.00 %	4			$30,660
C3020	Floor Finishes	$20.82	S.F.	6,000	20	1979	1999	2021	20.00 %	0.00 %	4			$124,920
C3030	Ceiling Finishes	$18.76	S.F.	6,000	25	1979	2004	2021	16.00 %	0.00 %	4			$112,560
D2010	Plumbing Fixtures	$9.98	S.F.	6,000	30	1979	2009	2021	13.33 %	0.00 %	4			$59,880
D2020	Domestic Water Distribution	$0.84	S.F.	6,000	30	1979	2009	2021	13.33 %	0.00 %	4			$5,040
D2030	Sanitary Waste	$5.94	S.F.	6,000	30	1979	2009	2021	13.33 %	0.00 %	4			$35,640
D3040	Distribution Systems	$5.35	S.F.	6,000	30	1979	2009	2021	13.33 %	0.00 %	4			$32,100
D3050	Terminal & Package Units	$16.96	S.F.	6,000	15	1979	1994	2021	26.67 %	0.00 %	4			$101,760
D3060	Controls & Instrumentation	$3.48	S.F.	6,000	20	1979	1999	2021	20.00 %	0.00 %	4			$20,880
D5010	Electrical Service/Distribution	$3.09	S.F.	6,000	40	1979	2019		5.00 %	0.00 %	2			$18,540
D5020	Branch Wiring	$3.58	S.F.	6,000	30	1979	2009	2021	13.33 %	0.00 %	4			$21,480
D5020	Lighting	$9.58	S.F.	6,000	30	1979	2009	2021	13.33 %	0.00 %	4			$57,480
D5030810	Security & Detection Systems	$1.00	Ea.	6,000	15	1979	1994	2021	26.67 %	0.00 %	4			$6,000
D5030910	Fire Alarm Systems	$1.21	S.F.	6,000	15	1979	1994	2021	26.67 %	0.00 %	4			$7,260
E1010	Commercial Equipment	$3.30	S.F.	6,000	20	1979	1999	2021	20.00 %	0.00 %	4			$19,800
E1020	Institutional Equipment	$0.99	S.F.	6,000	20	1979	1999	2021	20.00 %	0.00 %	4			$5,940
								Total	**34.22 %**	**2.55 %**			**$37,843.00**	**$1,482,480**

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows


Note:

System: B2030 - Exterior Doors



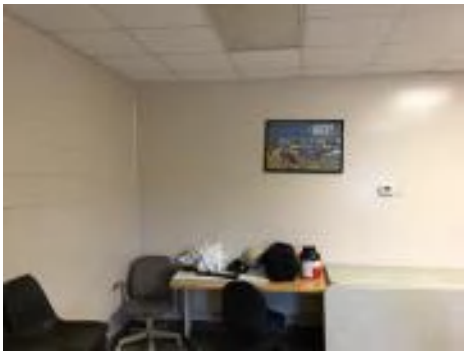
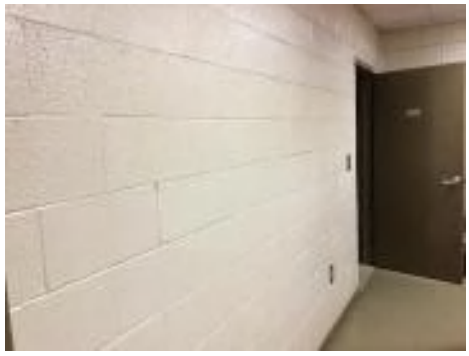
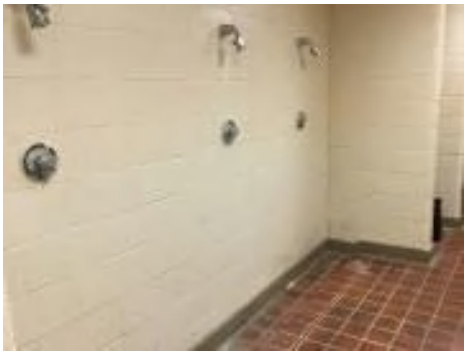
Note:

System: B3010140 - Asphalt Shingles



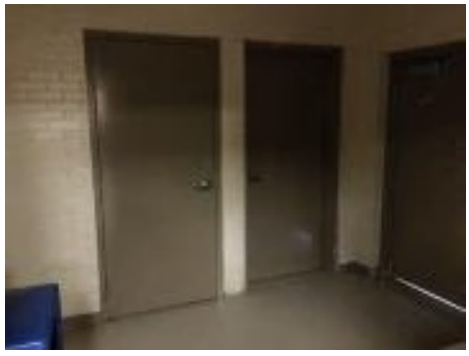
Note:

System: C1010 - Partitions

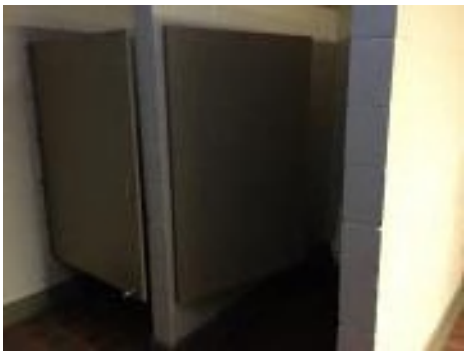
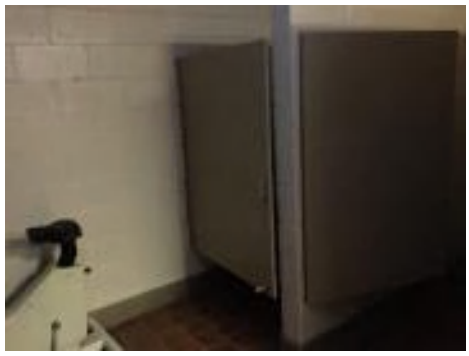
Note:

System: C1020 - Interior Doors

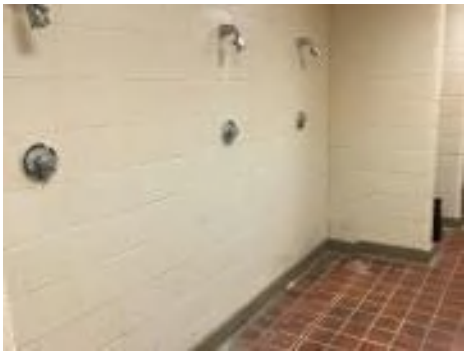
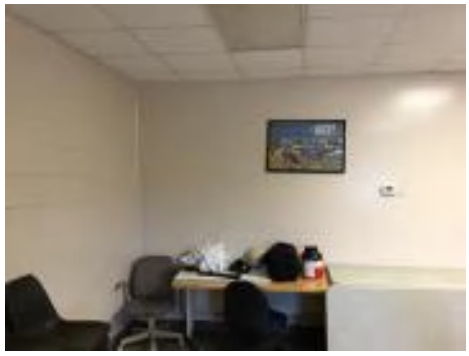
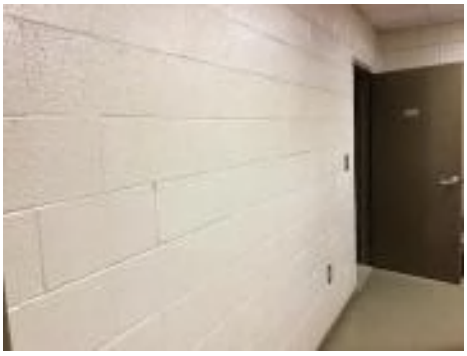

Note:

System: C1030 - Fittings

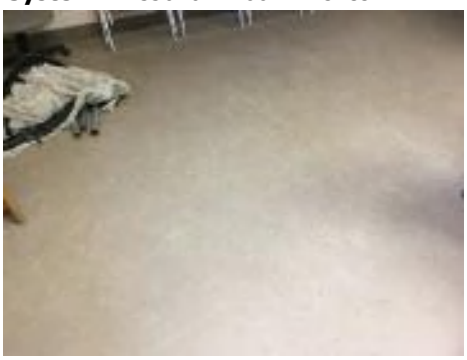

Note:

System: C3010 - Wall Finishes

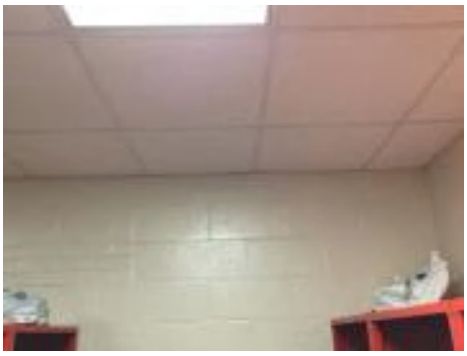
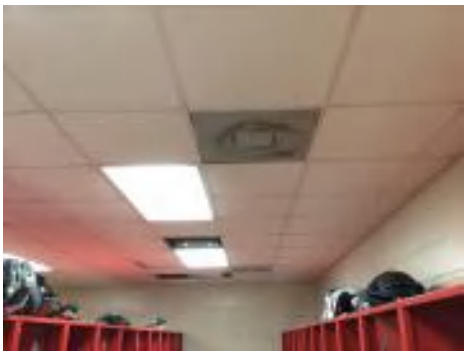
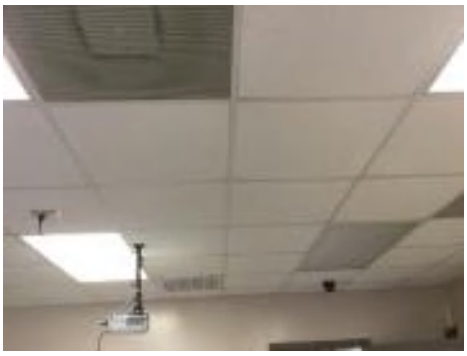
Note:

System: C3020 - Floor Finishes



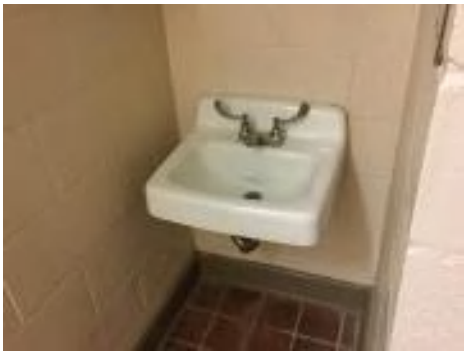
Note:

System: C3030 - Ceiling Finishes

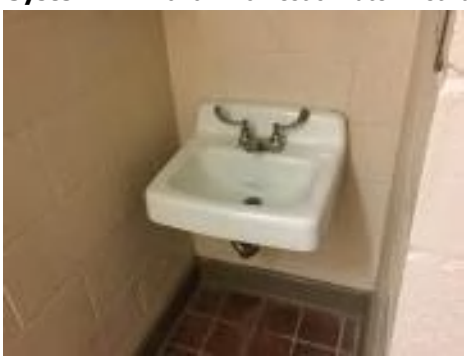
Note:

System: D2010 - Plumbing Fixtures


Note:

System: D2020 - Domestic Water Distribution



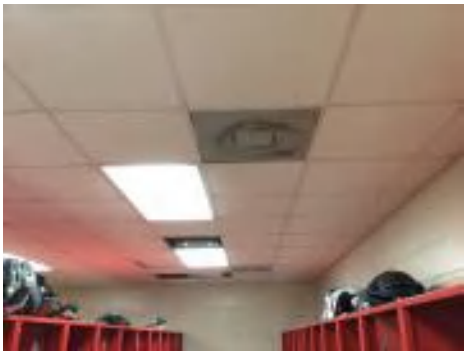
Note:

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



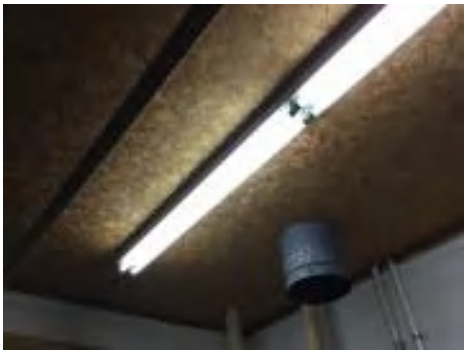
Note:

System: D5010 - Electrical Service/Distribution



Note:

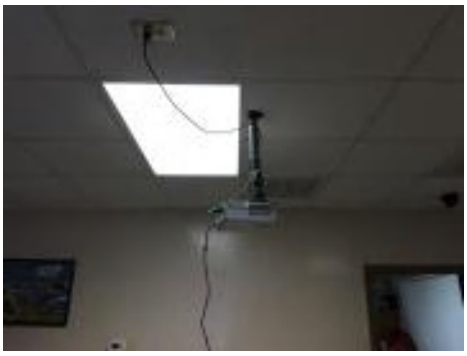
System: D5020 - Branch Wiring



Note:

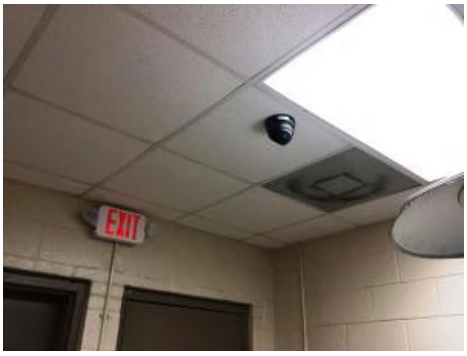
System: D5020 - Lighting

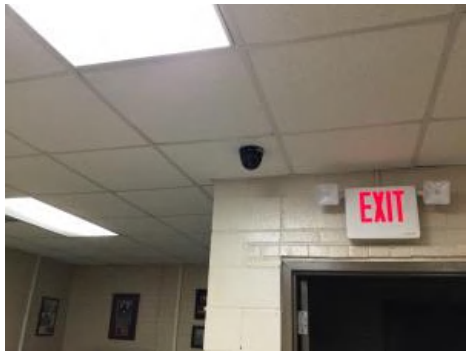




Note:

System: D5030810 - Security & Detection Systems





Note:

System: D5030910 - Fire Alarm Systems

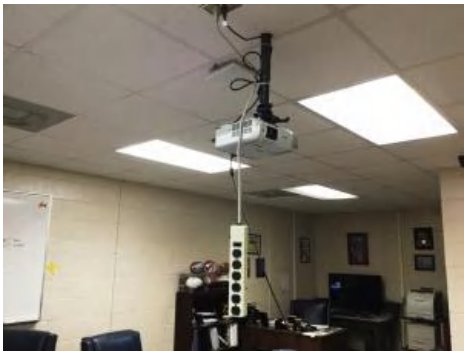
Note:

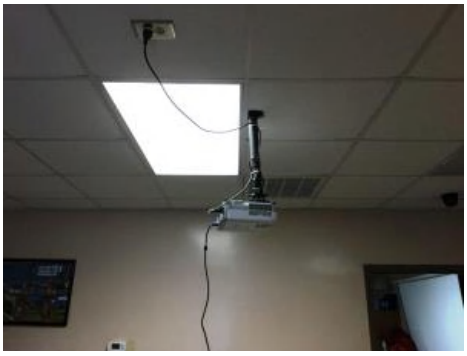
System: E1010 - Commercial Equipment



Note:

System: E1020 - Institutional Equipment





Note:

Renewal Schedule

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

Inflation Rate: 3%

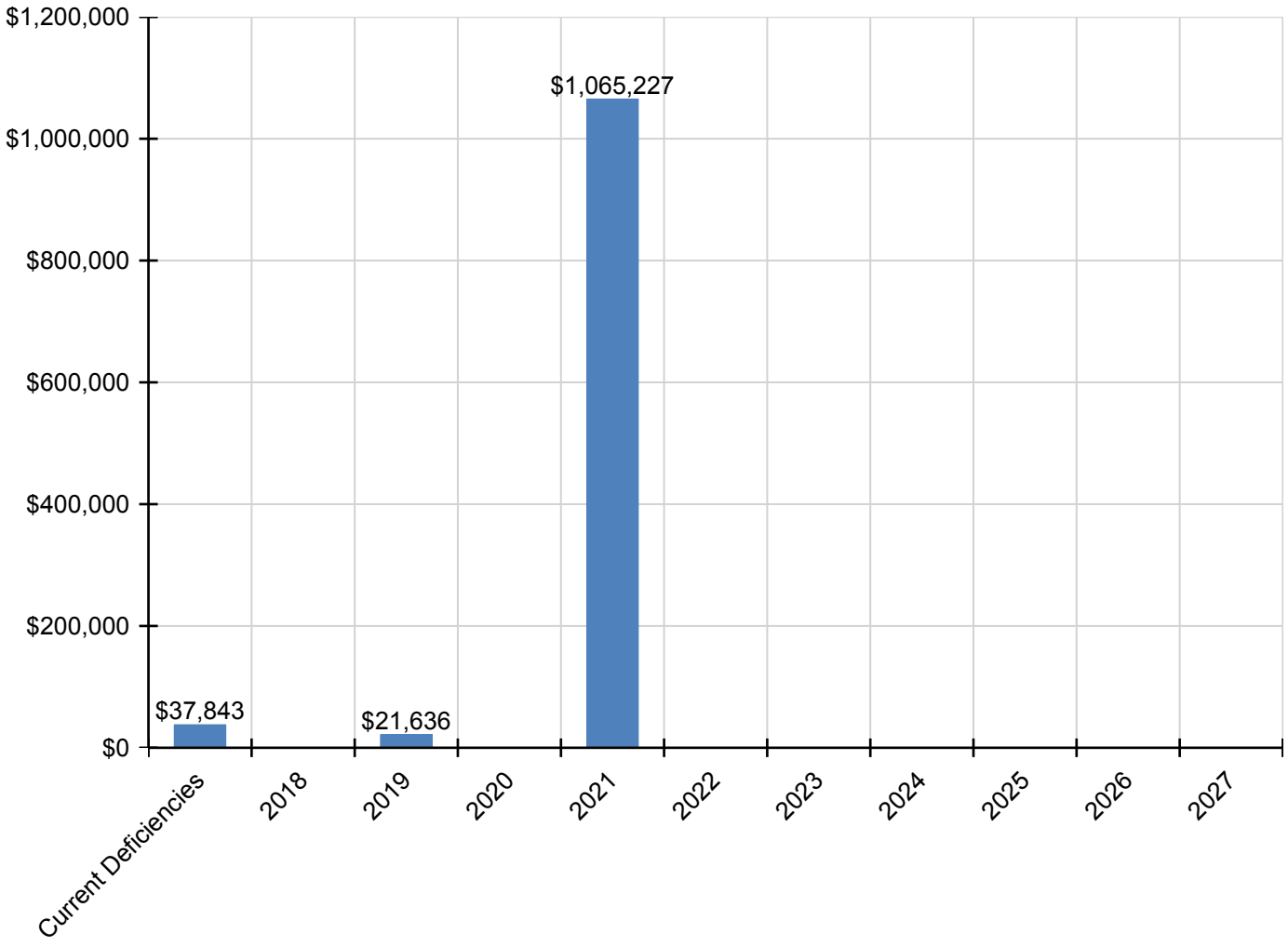
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$37,843**	**$0**	**$21,636**	**$0**	**$1,065,227**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,124,706**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$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	$127,545	$0	$0	$0	$0	$0	$0	**$127,545**
B2030 - Exterior Doors	$0	$0	$0	$0	$64,330	$0	$0	$0	$0	$0	$0	**$64,330**
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	$37,843	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$37,843**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$16,342	$0	$0	$0	$0	$0	$0	**$16,342**
C1030 - Fittings	$0	$0	$0	$0	$62,918	$0	$0	$0	$0	$0	$0	**$62,918**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$37,959	$0	$0	$0	$0	$0	$0	**$37,959**
C3020 - Floor Finishes	$0	$0	$0	$0	$154,658	$0	$0	$0	$0	$0	$0	**$154,658**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$139,356	$0	$0	$0	$0	$0	$0	**$139,356**
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	$74,135	$0	$0	$0	$0	$0	$0	**$74,135**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$6,240	$0	$0	$0	$0	$0	$0	**$6,240**
D2030 - Sanitary Waste	$0	$0	$0	$0	$44,124	$0	$0	$0	$0	$0	$0	**$44,124**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$39,742	$0	$0	$0	$0	$0	$0	**$39,742**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$125,985	$0	$0	$0	$0	$0	$0	**$125,985**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$25,851	$0	$0	$0	$0	$0	$0	**$25,851**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$21,636	$0	$0	$0	$0	$0	$0	$0	$0	**$21,636**
D5020 - Branch Wiring	$0	$0	$0	$0	$26,594	$0	$0	$0	$0	$0	$0	**$26,594**
D5020 - Lighting	$0	$0	$0	$0	$71,164	$0	$0	$0	$0	$0	$0	**$71,164**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$7,428	$0	$0	$0	$0	$0	$0	**$7,428**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$8,988	$0	$0	$0	$0	$0	$0	**$8,988**
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**
E1010 - Commercial Equipment	$0	$0	$0	$0	$24,514	$0	$0	$0	$0	$0	$0	**$24,514**
E1020 - Institutional Equipment	$0	$0	$0	$0	$7,354	$0	$0	$0	$0	$0	$0	**$7,354**

** Indicates non-renewable system*

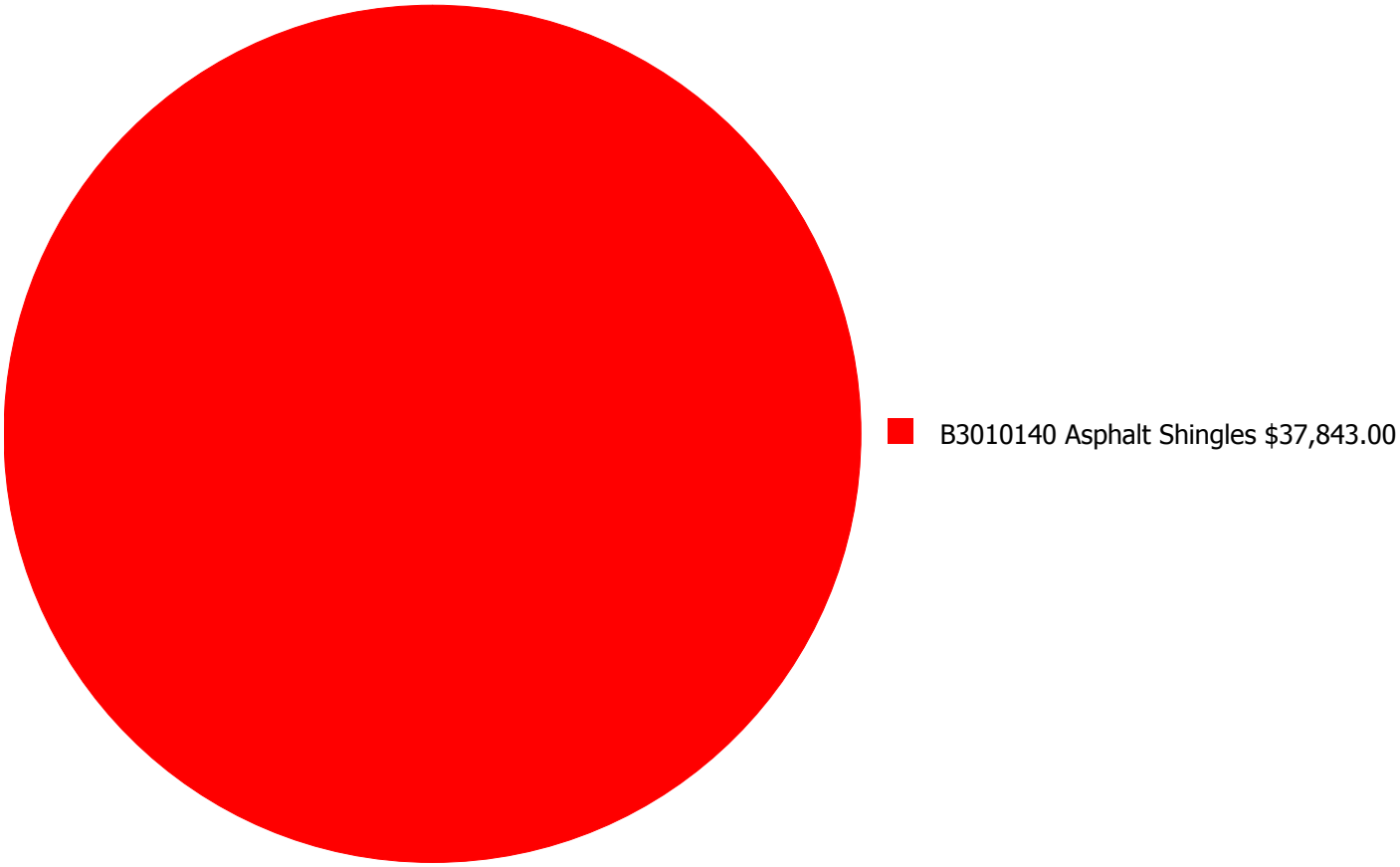
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

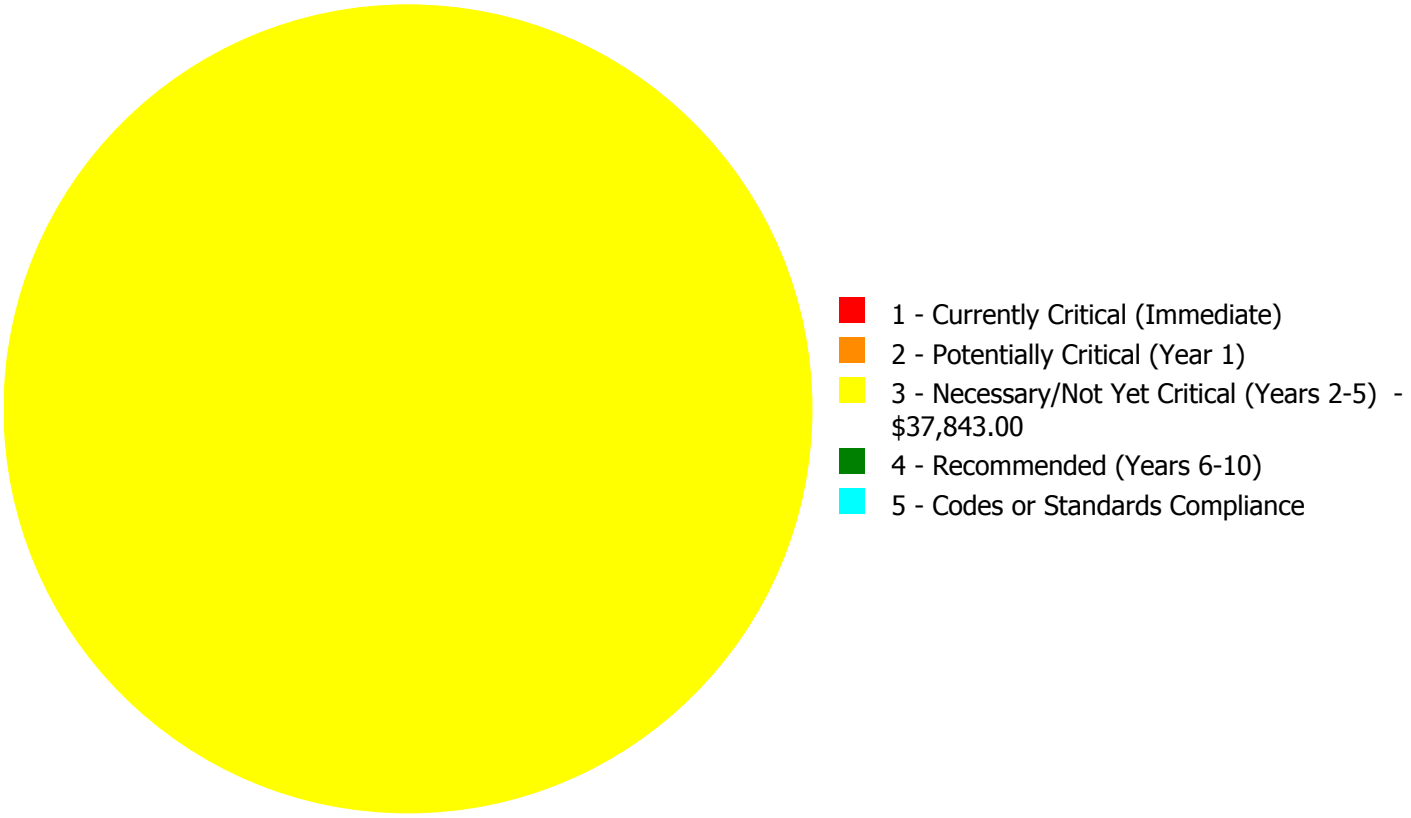
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $37,843.00

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: $37,843.00

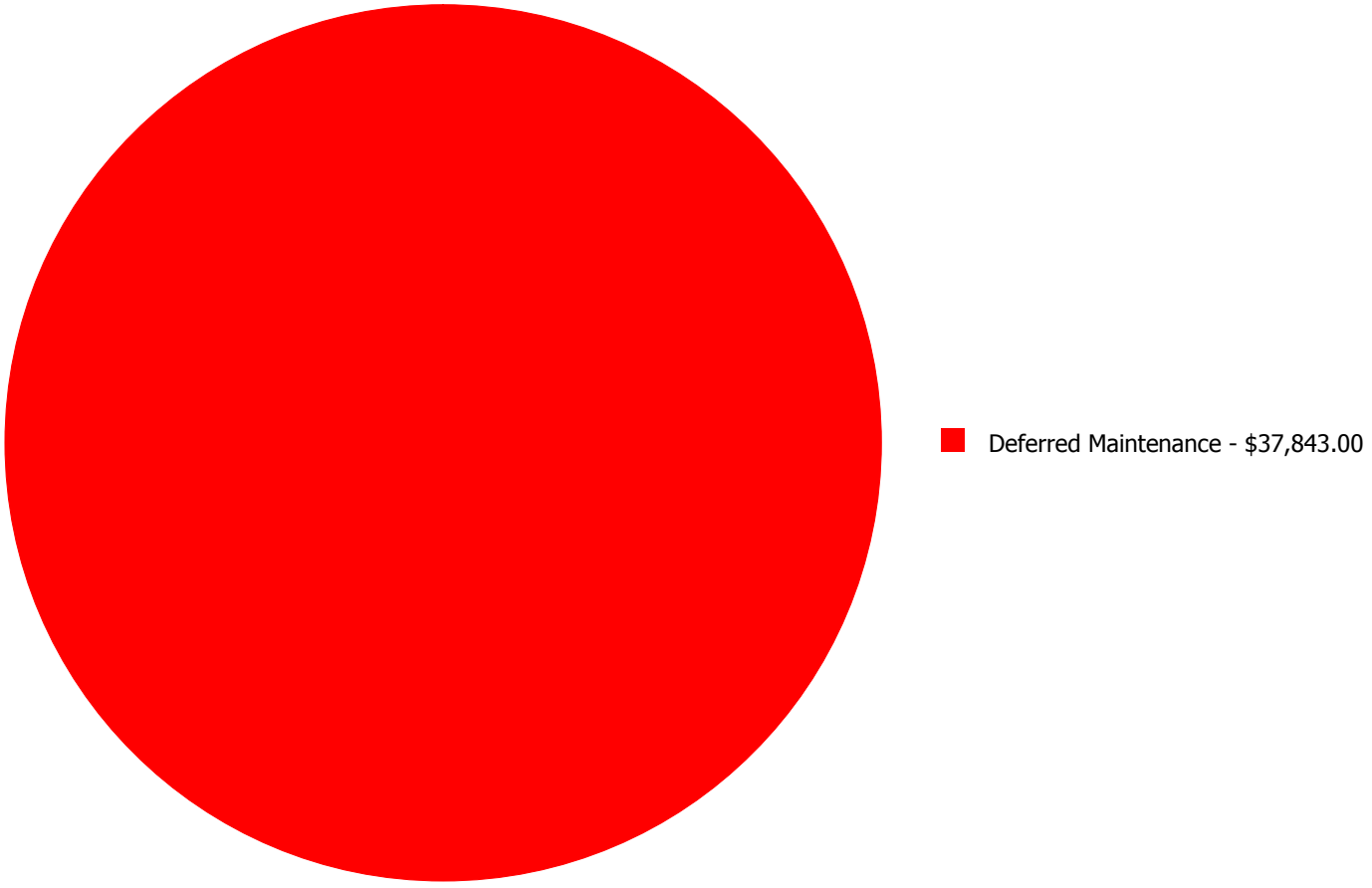
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B3010140	Asphalt Shingles	$0.00	$0.00	$37,843.00	$0.00	$0.00	$37,843.00
	Total:	$0.00	$0.00	$37,843.00	$0.00	$0.00	$37,843.00

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: $37,843.00

Deficiency Details by Priority

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

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

System: B3010140 - Asphalt Shingles

Location:	Roof
Distress:	Beyond Service Life
Category:	Deferred Maintenance
Priority:	3 - Necessary/Not Yet Critical (Years 2-5)
Correction:	Renew System
Qty:	6,000.00
Unit of Measure:	S.F.
Estimate:	$37,843.00
Assessor Name:	Eduardo Lopez
Date Created:	01/11/2017

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

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	28,500
Year Built:	1991
Last Renovation:	
Replacement Value:	$5,307,555
Repair Cost:	$380,219.00
Total FCI:	7.16 %
Total RSLI:	41.97 %
FCA Score:	92.84

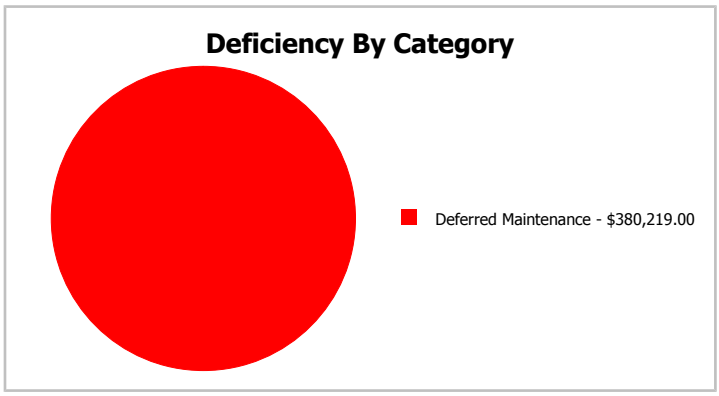
Description:

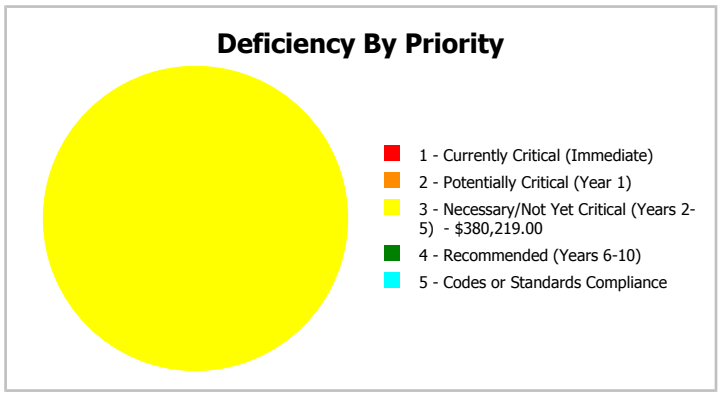
The narrative for this building is included in the Executive Summary Description at the front of this report.

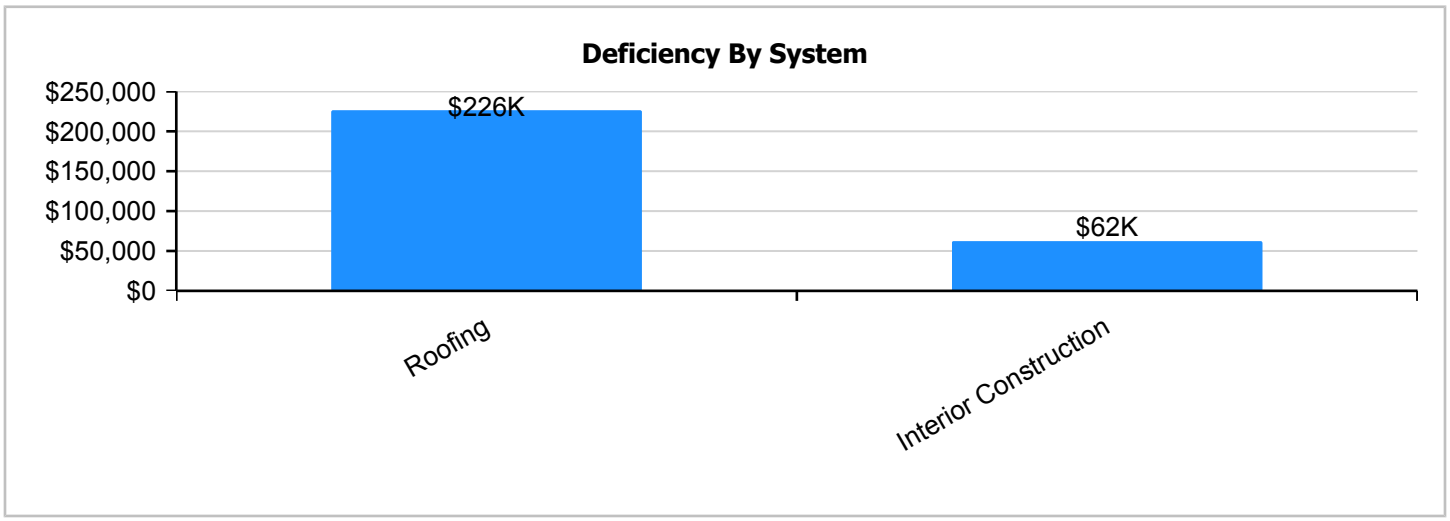
Attributes: This asset has no attributes.

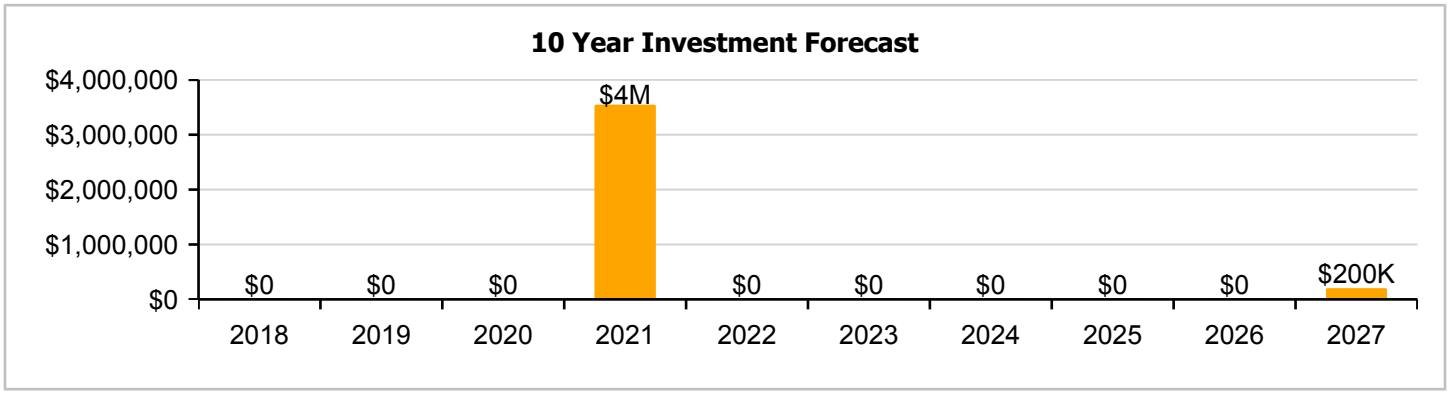
Dashboard Summary

Function:	HS -High School	Gross Area:	28,500
Year Built:	1991	Last Renovation:	
Repair Cost:	$380,219	Replacement Value:	$5,307,555
FCI:	7.16 %	RSLI%:	41.97 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	74.00 %	0.00 %	$0.00
A20 - Basement Construction	74.00 %	0.00 %	$0.00
B10 - Superstructure	74.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	37.27 %	0.00 %	$0.00
B30 - Roofing	0.00 %	150.00 %	$298,395.00
C10 - Interior Construction	39.07 %	31.14 %	$81,824.00
C30 - Interior Finishes	55.46 %	0.00 %	$0.00
D20 - Plumbing	13.58 %	0.00 %	$0.00
D30 - HVAC	43.05 %	0.00 %	$0.00
D40 - Fire Protection	13.33 %	0.00 %	$0.00
D50 - Electrical	52.56 %	0.00 %	$0.00
E10 - Equipment	20.00 %	0.00 %	$0.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
Totals:	**41.97 %**	**7.16 %**	**$380,219.00**

Photo Album

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

1). Southwest Elevation - Jan 11, 2017

2). South Elevation - Jan 11, 2017

3). East Elevation - Jan 11, 2017

4). West Elevation - Jan 11, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$2.32	S.F.	28,500	100	1991	2091		74.00 %	0.00 %	74			$66,120
A1030	Slab on Grade	$4.36	S.F.	28,500	100	1991	2091		74.00 %	0.00 %	74			$124,260
A2010	Basement Excavation	$0.88	S.F.	28,500	100	1991	2091		74.00 %	0.00 %	74			$25,080
A2020	Basement Walls	$6.15	S.F.	28,500	100	1991	2091		74.00 %	0.00 %	74			$175,275
B1020	Roof Construction	$8.14	S.F.	28,500	100	1991	2091		74.00 %	0.00 %	74			$231,990
B2010	Exterior Walls	$9.48	S.F.	28,500	100	1991	2091		74.00 %	0.00 %	74			$270,180
B2020	Exterior Windows	$13.69	S.F.	28,500	30	1991	2021		13.33 %	0.00 %	4			$390,165
B2030	Exterior Doors	$0.86	S.F.	28,500	30	1991	2021		13.33 %	0.00 %	4			$24,510
B3010120	Single Ply Membrane	$6.98	S.F.	28,500	20	1991	2011		0.00 %	150.00 %	-6		$298,395.00	$198,930
C1010	Partitions	$5.03	S.F.	28,500	75	1991	2066		65.33 %	0.00 %	49			$143,355
C1020	Interior Doors	$2.61	S.F.	28,500	30	1991	2021	2016	0.00 %	110.00 %	-1		$81,824.00	$74,385
C1030	Fittings	$1.58	S.F.	28,500	20	1991	2011	2021	20.00 %	0.00 %	4			$45,030
C3010	Wall Finishes	$2.75	S.F.	28,500	10	1991	2001	2021	40.00 %	0.00 %	4			$78,375
C3020	Floor Finishes	$11.72	S.F.	28,500	20	1991	2011	2021	20.00 %	0.00 %	4			$334,020
C3030	Ceiling Finishes	$11.30	S.F.	28,500	25	2016	2041		96.00 %	0.00 %	24			$322,050
D2010	Plumbing Fixtures	$9.46	S.F.	28,500	30	1991	2021		13.33 %	0.00 %	4			$269,610
D2020	Domestic Water Distribution	$1.76	S.F.	28,500	30	1991	2021		13.33 %	0.00 %	4			$50,160
D2030	Sanitary Waste	$2.77	S.F.	28,500	30	1991	2021		13.33 %	0.00 %	4			$78,945
D2090	Other Plumbing Systems -Nat Gas	$0.16	S.F.	28,500	40	1991	2031		35.00 %	0.00 %	14			$4,560
D3020	Heat Generating Systems	$7.42	S.F.	28,500	30	1991	2021		13.33 %	0.00 %	4			$211,470
D3030	Cooling Generating Systems	$7.68	S.F.	28,500	25	2012	2037		80.00 %	0.00 %	20			$218,880
D3040	Distribution Systems	$8.96	S.F.	28,500	30	1991	2021		13.33 %	0.00 %	4			$255,360
D3050	Terminal & Package Units	$4.75	S.F.	28,500	15	2012	2027		66.67 %	0.00 %	10			$135,375
D3060	Controls & Instrumentation	$2.84	S.F.	28,500	20	2012	2032		75.00 %	0.00 %	15			$80,940
D4010	Sprinklers	$3.89	S.F.	28,500	30	1991	2021		13.33 %	0.00 %	4			$110,865
D4020	Standpipes	$0.59	S.F.	28,500	30	1991	2021		13.33 %	0.00 %	4			$16,815
D5010	Electrical Service/Distribution	$1.70	S.F.	28,500	40	1991	2031		35.00 %	0.00 %	14			$48,450
D5020	Branch Wiring	$4.87	S.F.	28,500	30	1991	2021		13.33 %	0.00 %	4			$138,795
D5020	Lighting	$11.38	S.F.	28,500	30	2016	2046		96.67 %	0.00 %	29			$324,330
D5030810	Security & Detection Systems	$2.10	S.F.	28,500	15	1991	2006	2021	26.67 %	0.00 %	4			$59,850
D5030910	Fire Alarm Systems	$3.83	S.F.	28,500	15	1991	2006	2021	26.67 %	0.00 %	4			$109,155
D5030920	Data Communication	$4.92	S.F.	28,500	15	1991	2006	2021	26.67 %	0.00 %	4			$140,220
E1020	Institutional Equipment	$13.97	S.F.	28,500	20	1991	2011	2021	20.00 %	0.00 %	4			$398,145
E2010	Fixed Furnishings	$5.33	S.F.	28,500	20	1991	2011	2021	20.00 %	0.00 %	4			$151,905
								Total	**41.97 %**	**7.16 %**			**$380,219.00**	**$5,307,555**

System Notes

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

System: B2010 - Exterior Walls


Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors

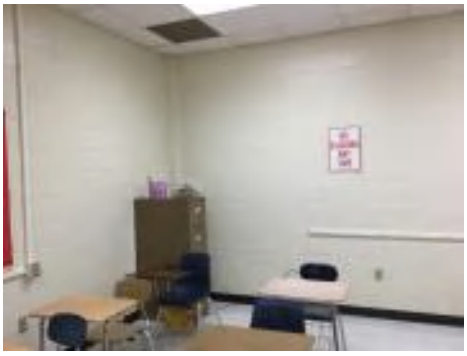
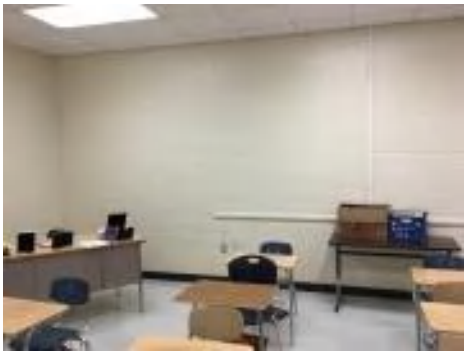
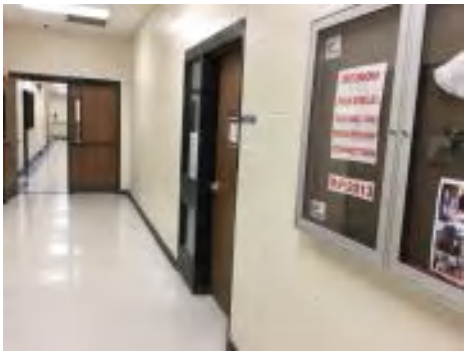

Note:

System: B3010120 - Single Ply Membrane



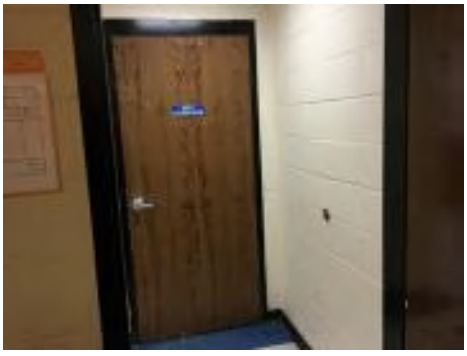
Note: The roof is beyond its service life and should be replaced.

System: C1010 - Partitions

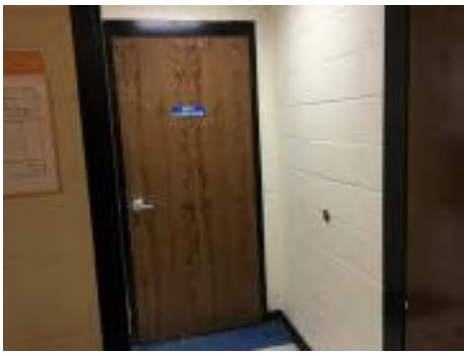
Note:

System: C1020 - Interior Doors



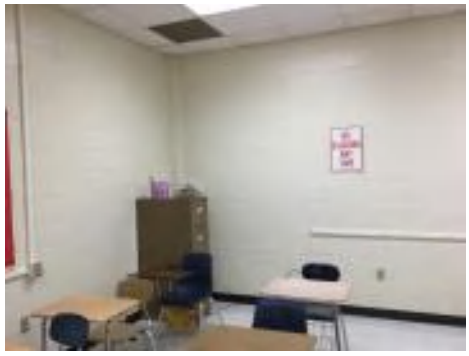
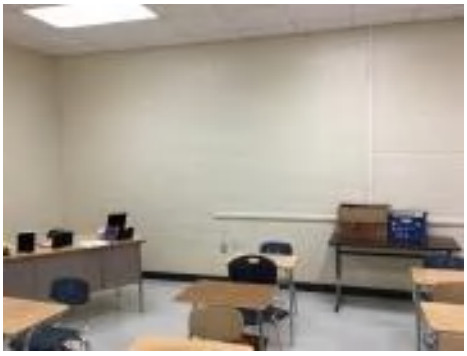
Note: The doors are in poor condition and should be replaced.

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes

Note:

System: C3020 - Floor Finishes



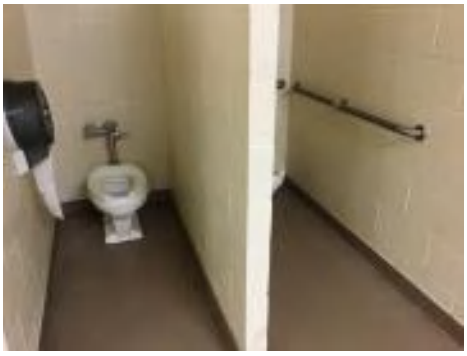
Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures


Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D2090 - Other Plumbing Systems -Nat Gas



Note:

System: D3020 - Heat Generating Systems



Note:

System: D3030 - Cooling Generating Systems



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation



Note:

System: D4010 - Sprinklers This system contains no images

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

System: D4020 - Standpipes This system contains no images

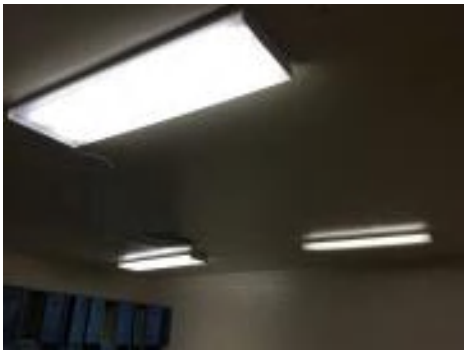
Note: The building does not have a fire protection system and it should be installed.

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



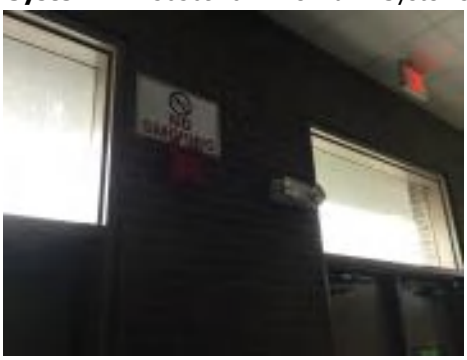
Note:

System: D5030810 - Security & Detection Systems



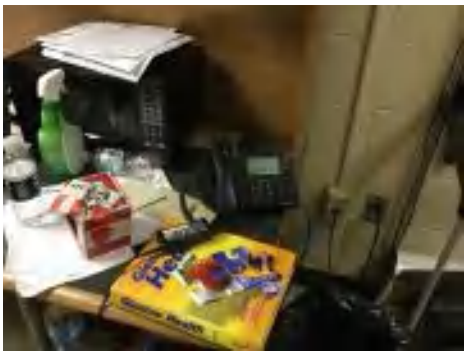
Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication


Note:

System: E1020 - Institutional Equipment


Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

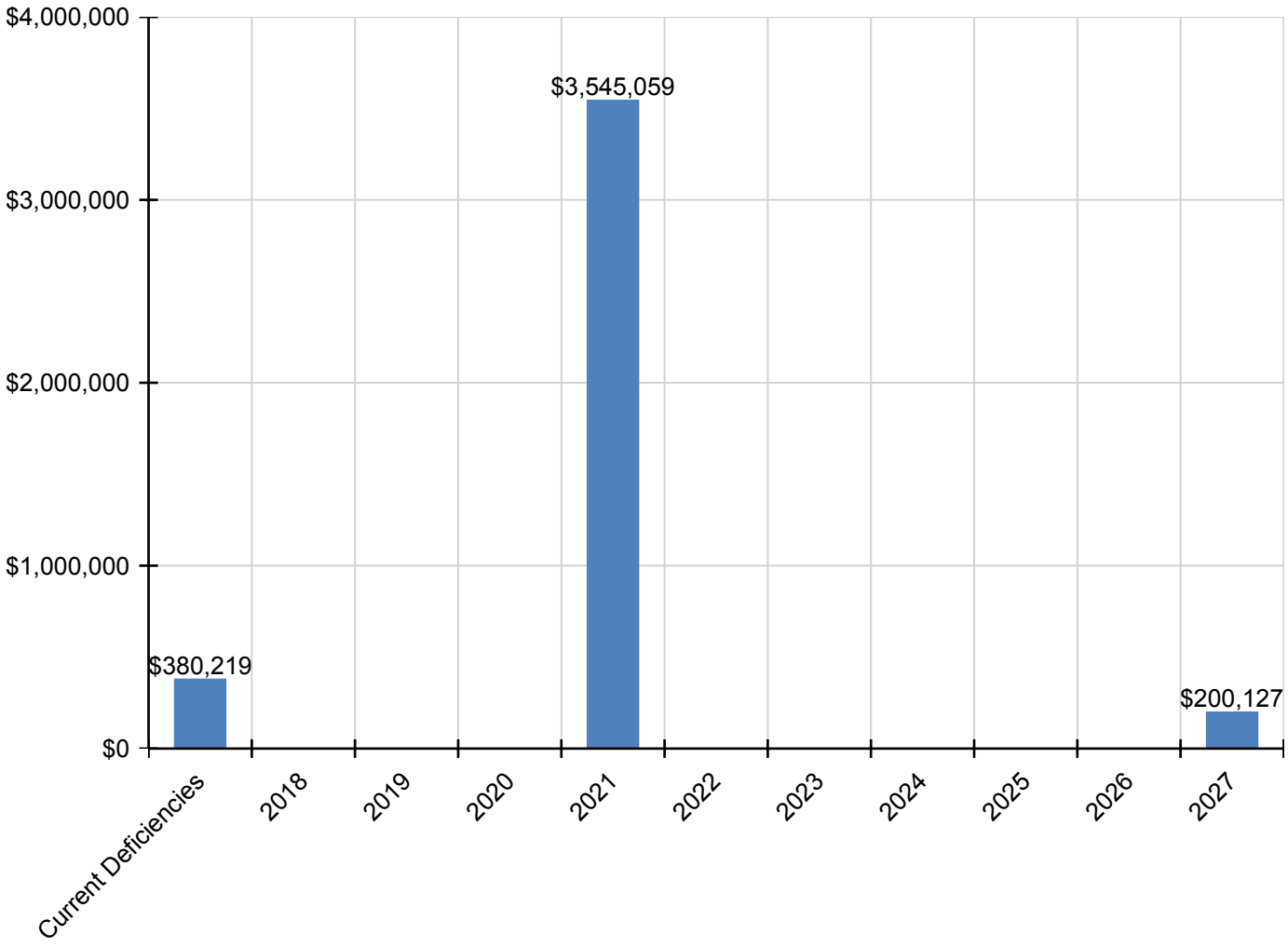
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$380,219**	**$0**	**$0**	**$0**	**$3,545,059**	**$0**	**$0**	**$0**	**$0**	**$0**	**$200,127**	**$4,125,405**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$483,048	$0	$0	$0	$0	$0	$0	**$483,048**
B2030 - Exterior Doors	$0	$0	$0	$0	$30,345	$0	$0	$0	$0	$0	$0	**$30,345**
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	$298,395	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$298,395**
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	$81,824	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$81,824**
C1030 - Fittings	$0	$0	$0	$0	$55,750	$0	$0	$0	$0	$0	$0	**$55,750**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$97,033	$0	$0	$0	$0	$0	$0	**$97,033**
C3020 - Floor Finishes	$0	$0	$0	$0	$413,537	$0	$0	$0	$0	$0	$0	**$413,537**

C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$333,793	$0	$0	$0	$0	$0	$0	**$333,793**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$62,101	$0	$0	$0	$0	$0	$0	**$62,101**
D2030 - Sanitary Waste	$0	$0	$0	$0	$97,739	$0	$0	$0	$0	$0	$0	**$97,739**
D2090 - Other Plumbing Systems -Nat Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$261,812	$0	$0	$0	$0	$0	$0	**$261,812**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$316,151	$0	$0	$0	$0	$0	$0	**$316,151**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$200,127	**$200,127**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$137,258	$0	$0	$0	$0	$0	$0	**$137,258**
D4020 - Standpipes	$0	$0	$0	$0	$20,819	$0	$0	$0	$0	$0	$0	**$20,819**
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	$171,837	$0	$0	$0	$0	$0	$0	**$171,837**
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	$74,098	$0	$0	$0	$0	$0	$0	**$74,098**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$135,141	$0	$0	$0	$0	$0	$0	**$135,141**
D5030920 - Data Communication	$0	$0	$0	$0	$173,601	$0	$0	$0	$0	$0	$0	**$173,601**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$492,928	$0	$0	$0	$0	$0	$0	**$492,928**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$188,068	$0	$0	$0	$0	$0	$0	**$188,068**

** Indicates non-renewable system*

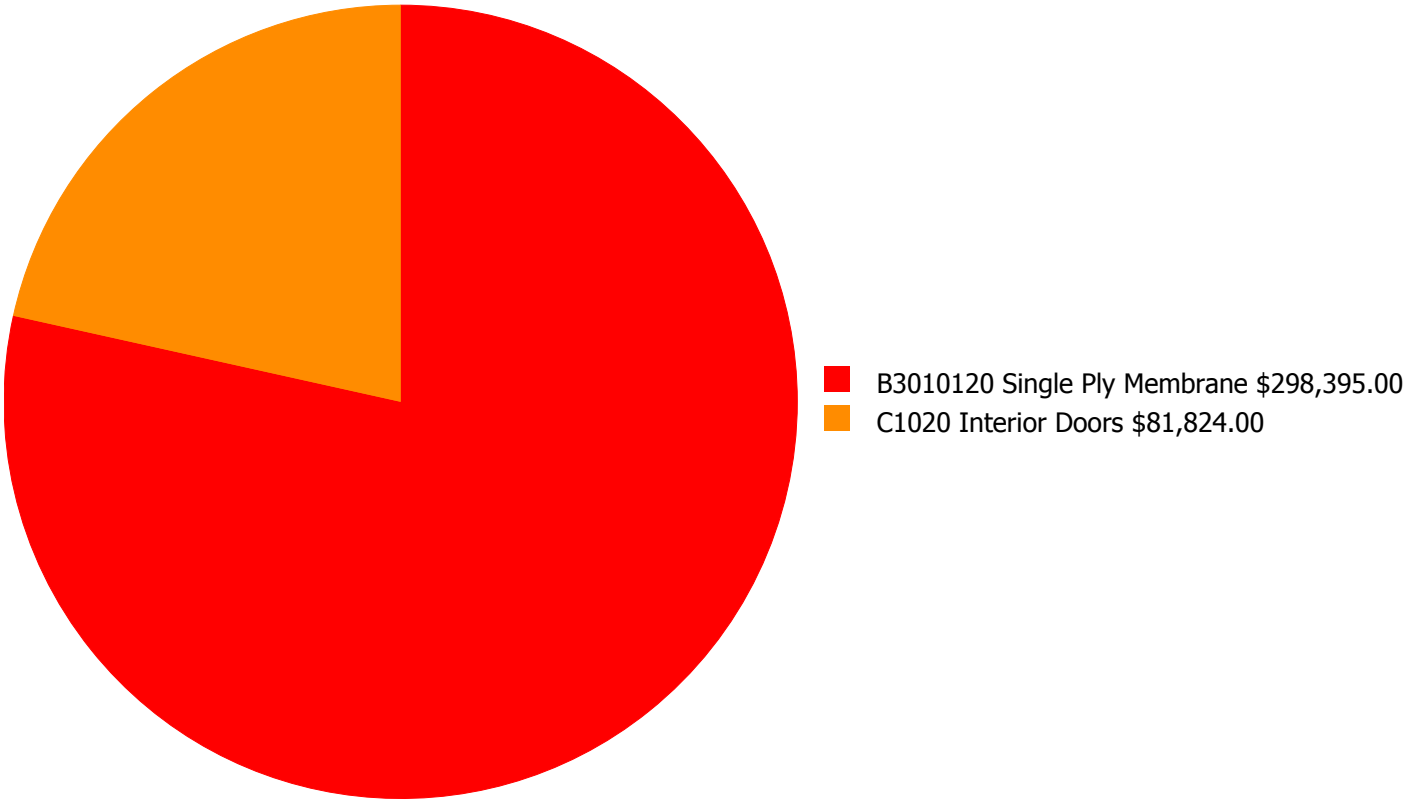
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

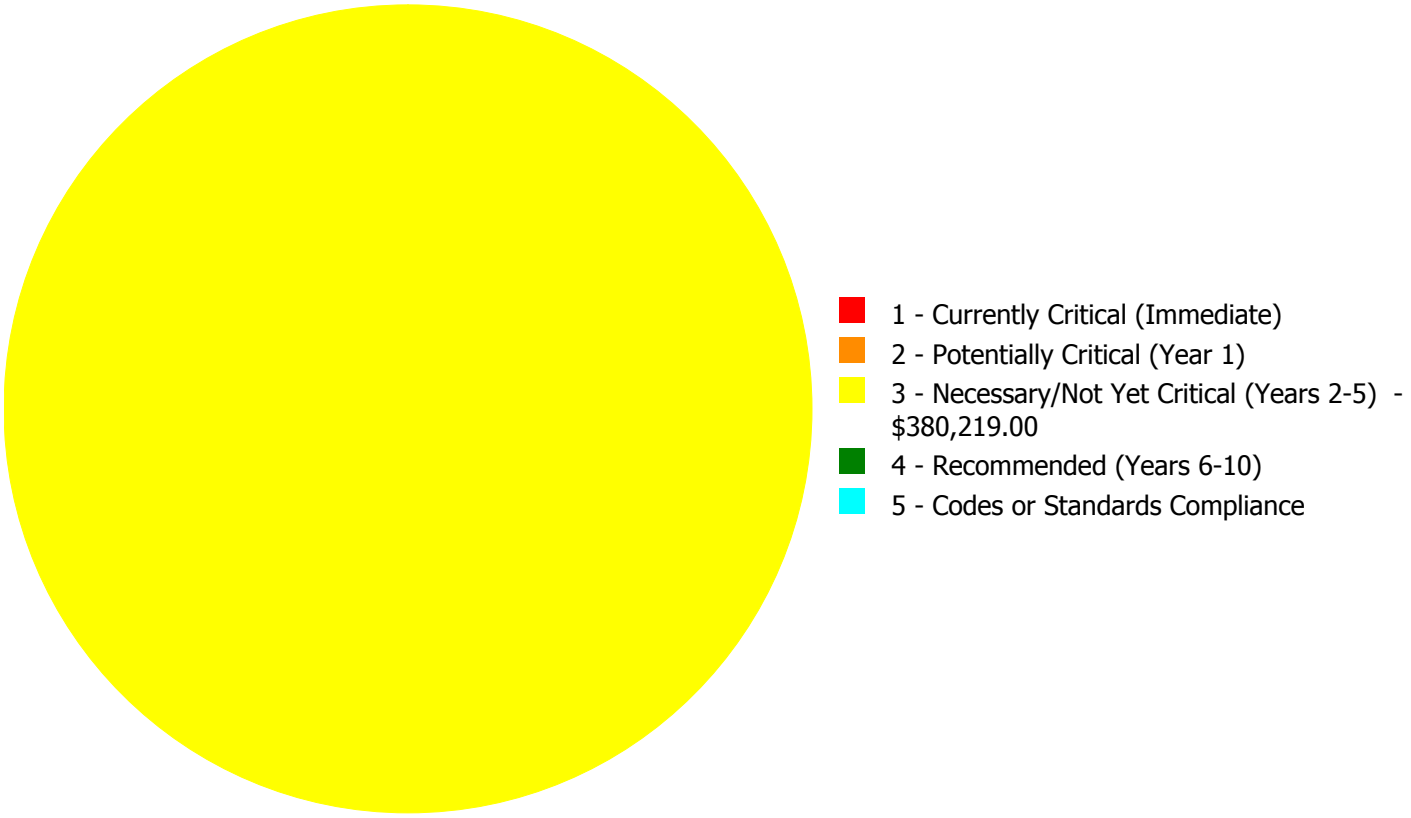
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $380,219.00

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: $380,219.00

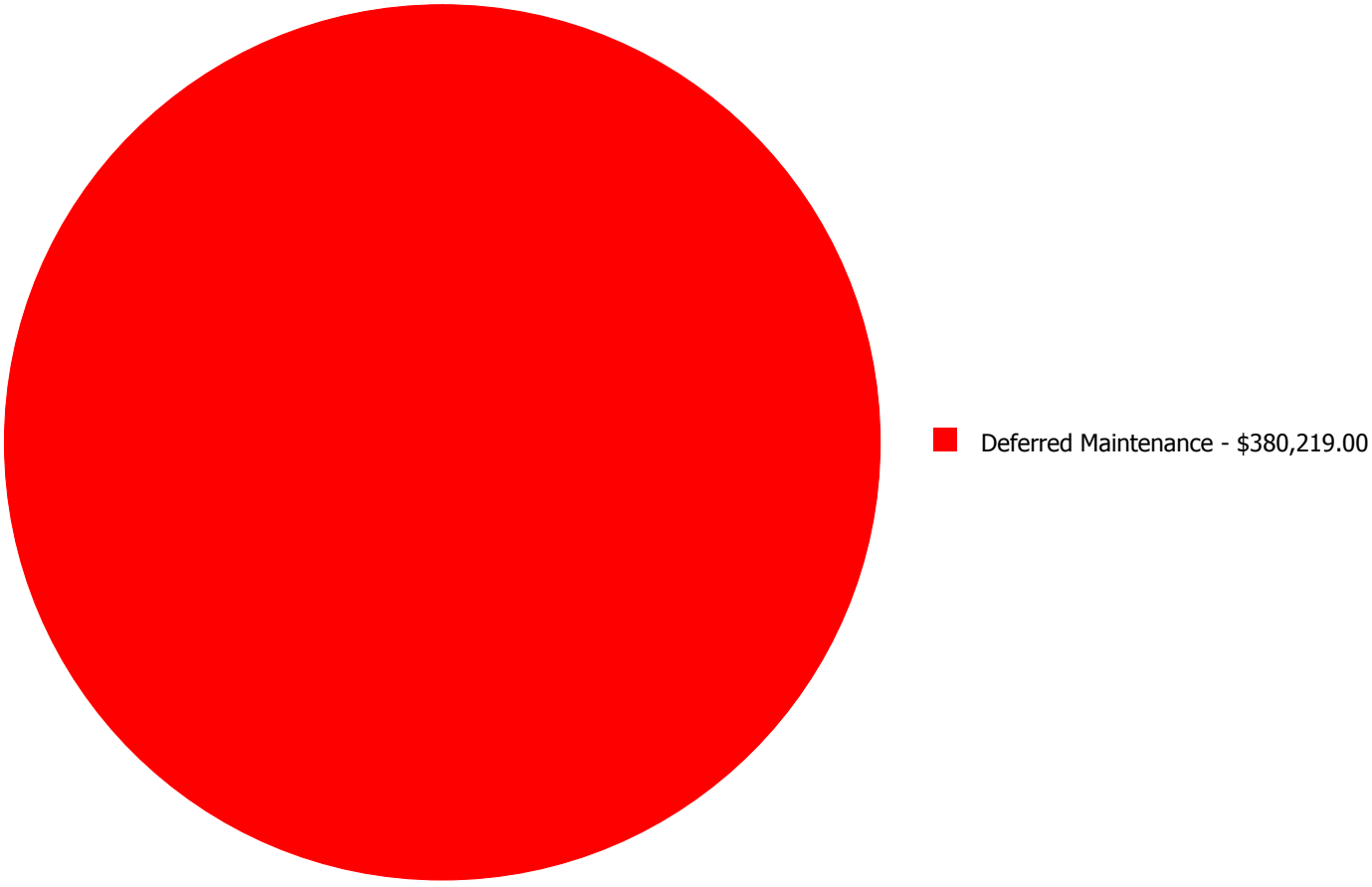
Deficiency By Priority Investment Table

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	$298,395.00	$0.00	$0.00	$298,395.00
C1020	Interior Doors	$0.00	$0.00	$81,824.00	$0.00	$0.00	$81,824.00
	Total:	$0.00	$0.00	$380,219.00	$0.00	$0.00	$380,219.00

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: $380,219.00

Deficiency Details by Priority

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

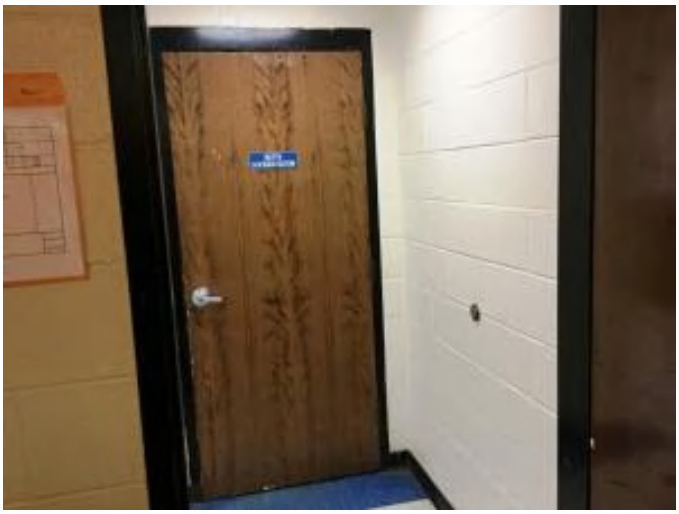
Priority 3 - Necessary/Not Yet Critical (Years 2-5):

System: B3010120 - Single Ply Membrane

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 28,500.00
Unit of Measure: S.F.
Estimate: $298,395.00
Assessor Name: Terence Davis
Date Created: 01/05/2017

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

System: C1020 - Interior Doors



Location: Throughout Building
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 28,500.00
Unit of Measure: S.F.
Estimate: $81,824.00
Assessor Name: Terence Davis
Date Created: 01/06/2017

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

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	1,200
Year Built:	1999
Last Renovation:	
Replacement Value:	$176,604
Repair Cost:	$32,155.00
Total FCI:	18.21 %
Total RSLI:	42.57 %
FCA Score:	81.79

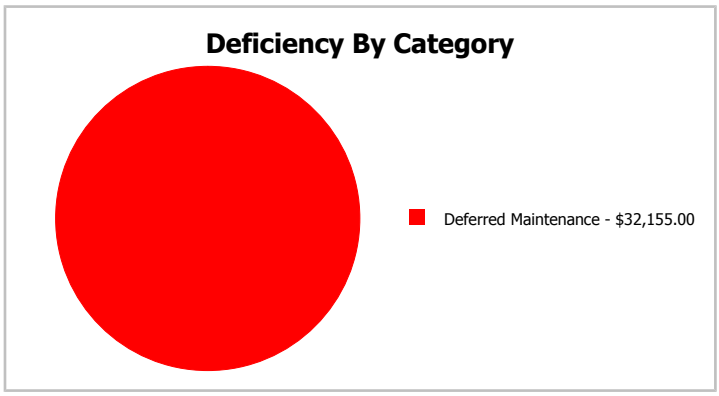
Description:

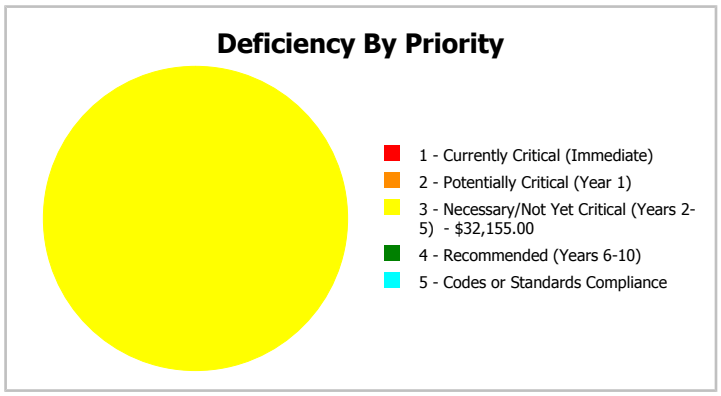
The narrative for this building is included in the Executive Summary Description at the front of this report.

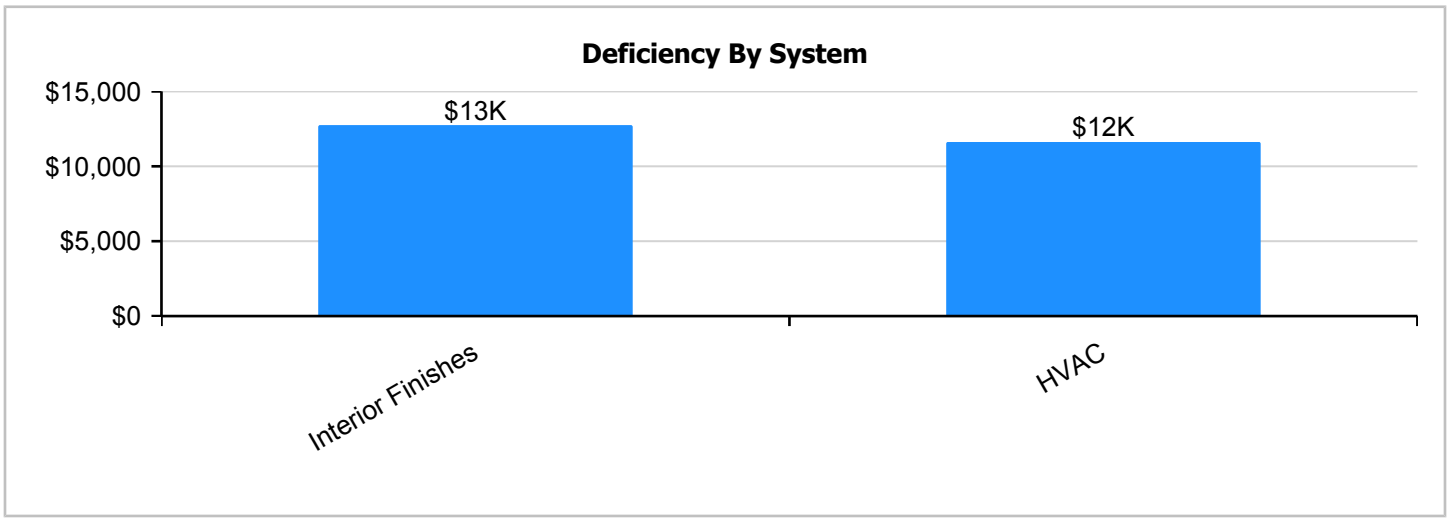
Attributes: This asset has no attributes.

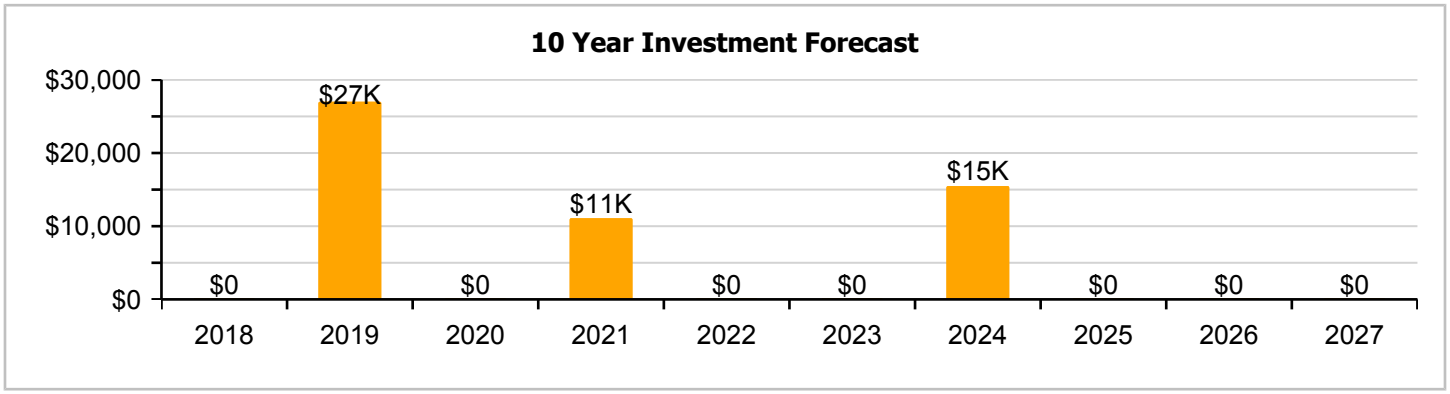
Dashboard Summary

Function:	HS -High School	Gross Area:	1,200
Year Built:	1999	Last Renovation:	
Repair Cost:	$32,155	Replacement Value:	$176,604
FCI:	18.21 %	RSLI%:	42.57 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	82.00 %	0.00 %	$0.00
B10 - Superstructure	82.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	69.81 %	0.00 %	$0.00
B30 - Roofing	10.00 %	0.00 %	$0.00
C10 - Interior Construction	45.62 %	0.00 %	$0.00
C30 - Interior Finishes	19.01 %	47.14 %	$16,817.00
D20 - Plumbing	40.00 %	0.00 %	$0.00
D30 - HVAC	12.61 %	75.32 %	$15,338.00
D50 - Electrical	42.90 %	0.00 %	$0.00
E20 - Furnishings	10.00 %	0.00 %	$0.00
Totals:	**42.57 %**	**18.21 %**	**$32,155.00**

Photo Album

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

1). South Elevation - Jan 11, 2017

2). East Elevation - Jan 11, 2017

3). Northeast Elevation - Jan 11, 2017

4). West Elevation - Jan 11, 2017

Condition Detail

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

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

System Listing

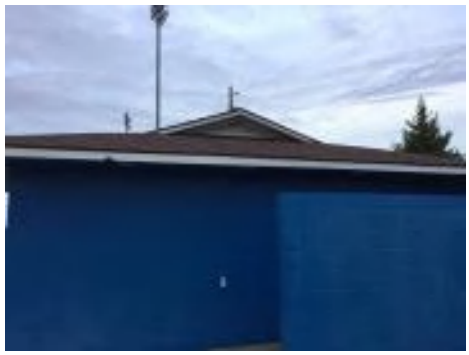
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.93	S.F.	1,200	100	1999	2099		82.00 %	0.00 %	82			$8,316
A1030	Slab on Grade	$7.37	S.F.	1,200	100	1999	2099		82.00 %	0.00 %	82			$8,844
B1020	Roof Construction	$5.98	S.F.	1,200	100	1999	2099		82.00 %	0.00 %	82			$7,176
B2010	Exterior Walls	$18.04	S.F.	1,200	100	1999	2099		82.00 %	0.00 %	82			$21,648
B2020	Exterior Windows	$6.47	S.F.	1,200	30	1999	2029		40.00 %	0.00 %	12			$7,764
B2030	Exterior Doors	$0.91	S.F.	1,200	30	1999	2029		40.00 %	0.00 %	12			$1,092
B3010140	Asphalt Shingles	$4.32	S.F.	1,200	20	1999	2019		10.00 %	0.00 %	2			$5,184
C1010	Partitions	$10.34	S.F.	1,200	75	1999	2074		76.00 %	0.00 %	57			$12,408
C1020	Interior Doors	$2.20	S.F.	1,200	30	1999	2029		40.00 %	0.00 %	12			$2,640
C1030	Fittings	$8.47	S.F.	1,200	20	1999	2019		10.00 %	0.00 %	2			$10,164
C3010	Wall Finishes	$7.46	S.F.	1,200	10	1999	2009	2021	40.00 %	0.00 %	4			$8,952
C3020	Floor Finishes	$12.74	S.F.	1,200	20	1999	2019	2016	0.00 %	110.00 %	-1		$16,817.00	$15,288
C3030	Ceiling Finishes	$9.53	S.F.	1,200	25	1999	2024		28.00 %	0.00 %	7			$11,436
D2010	Plumbing Fixtures	$9.98	S.F.	1,200	30	1999	2029		40.00 %	0.00 %	12			$11,976
D2020	Domestic Water Distribution	$0.84	S.F.	1,200	30	1999	2029		40.00 %	0.00 %	12			$1,008
D2030	Sanitary Waste	$5.94	S.F.	1,200	30	1999	2029		40.00 %	0.00 %	12			$7,128
D3040	Distribution Systems	$5.35	S.F.	1,200	30	1999	2029		40.00 %	0.00 %	12			$6,420
D3050	Terminal & Package Units	$11.62	S.F.	1,200	15	1999	2014		0.00 %	110.00 %	-3		$15,338.00	$13,944
D5010	Electrical Service/Distribution	$1.47	S.F.	1,200	40	1999	2039		55.00 %	0.00 %	22			$1,764
D5020	Branch Wiring	$2.55	S.F.	1,200	30	1999	2029		40.00 %	0.00 %	12			$3,060
D5020	Lighting	$3.58	S.F.	1,200	30	1999	2029		40.00 %	0.00 %	12			$4,296
E2010	Fixed Furnishings	$5.08	S.F.	1,200	20	1999	2019		10.00 %	0.00 %	2			$6,096
								Total	**42.57 %**	**18.21 %**			**$32,155.00**	**$176,604**

System Notes

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

System: B2010 - Exterior Walls


Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



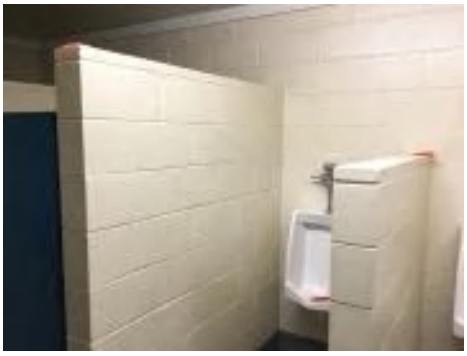
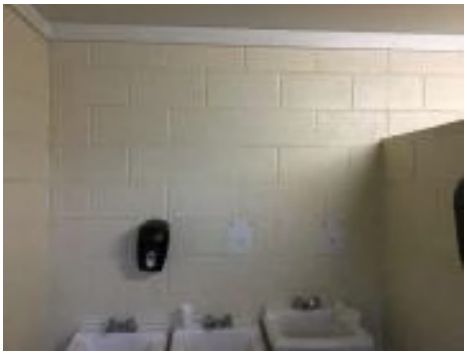
Note:

System: B3010140 - Asphalt Shingles



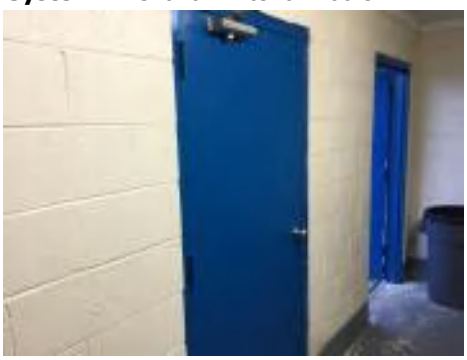
Note:

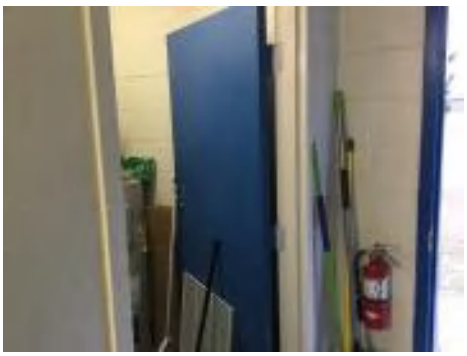
System: C1010 - Partitions


Note:

System: C1020 - Interior Doors





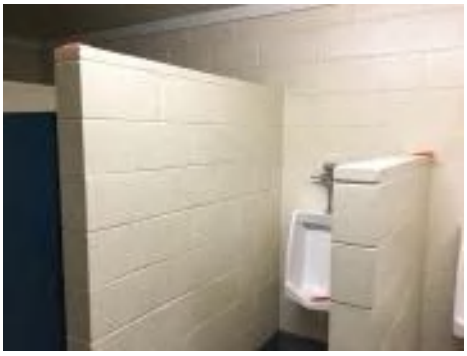
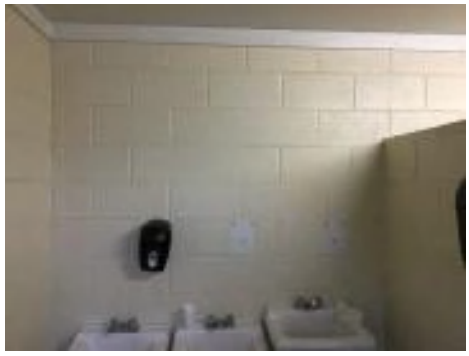
Note:

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes

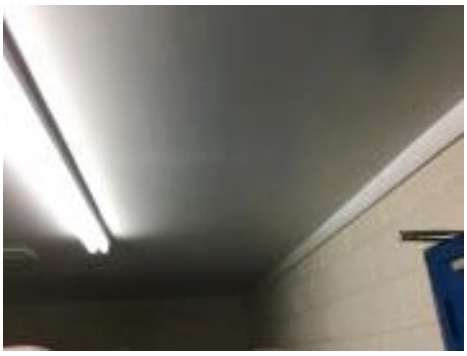

Note:

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



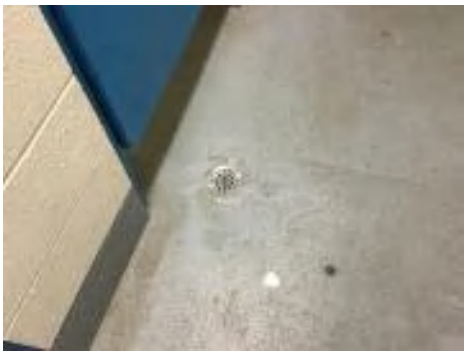
Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste


Note:

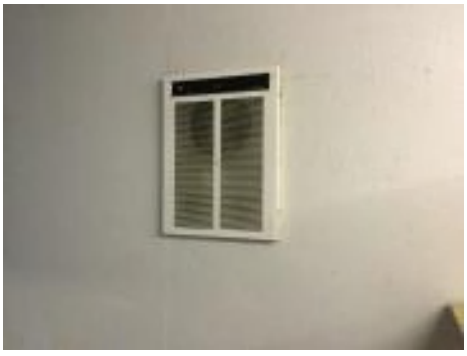
System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units





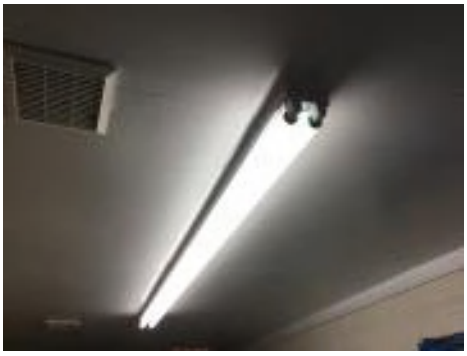
Note:

System: D5010 - Electrical Service/Distribution



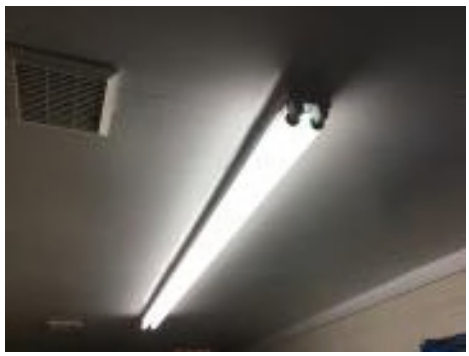
Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting


Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

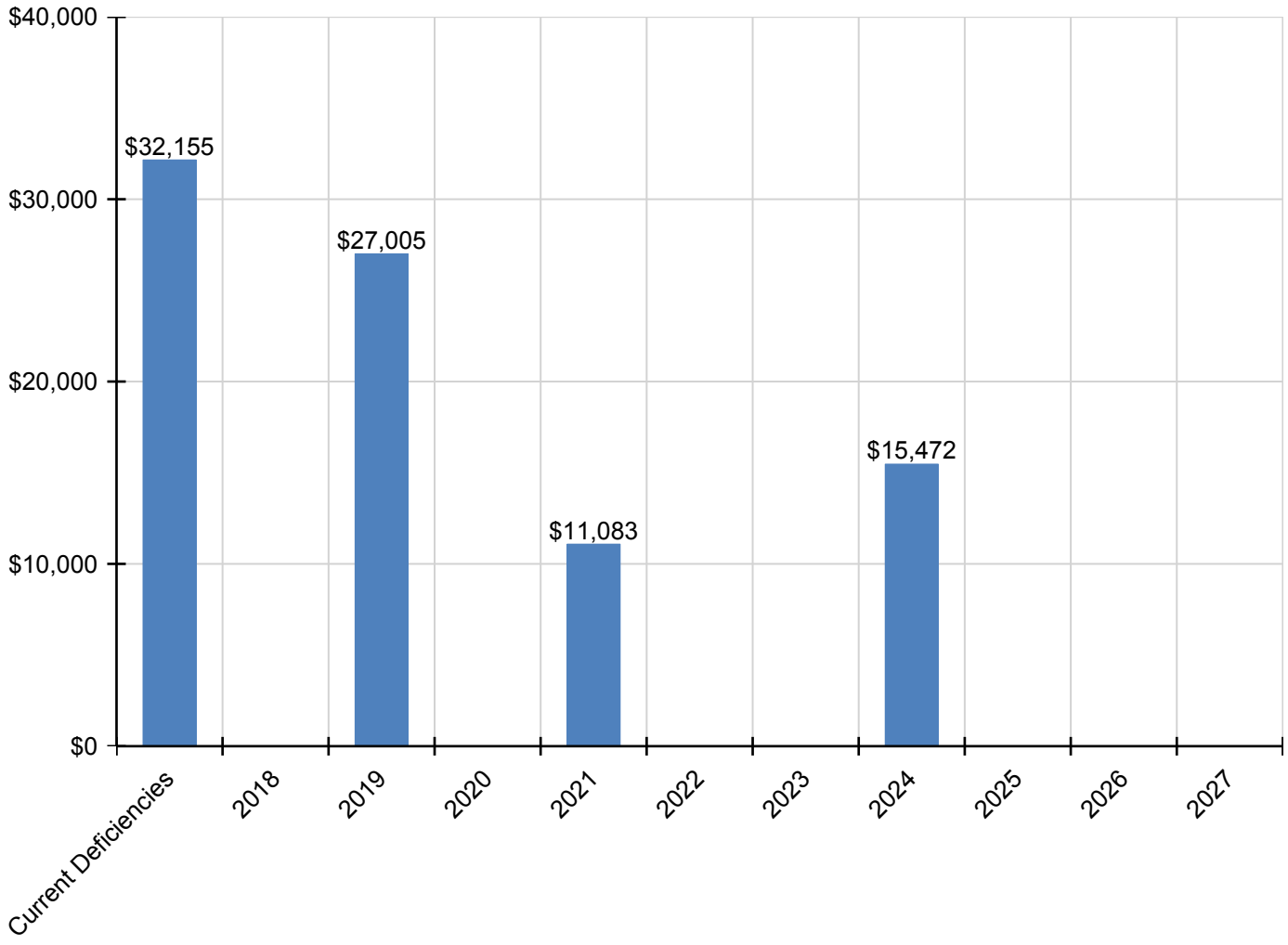
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$32,155**	**$0**	**$27,005**	**$0**	**$11,083**	**$0**	**$0**	**$15,472**	**$0**	**$0**	**$0**	**$85,715**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$8,030	$0	$0	$0	$0	$0	$0	$0	$0	**$8,030**
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	$11,861	$0	$0	$0	$0	$0	$0	$0	$0	**$11,861**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$11,083	$0	$0	$0	$0	$0	$0	**$11,083**
C3020 - Floor Finishes	$16,817	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$16,817**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$15,472	$0	$0	$0	**$15,472**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$15,338	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$15,338**
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	$7,114	$0	$0	$0	$0	$0	$0	$0	$0	**$7,114**

** Indicates non-renewable system*

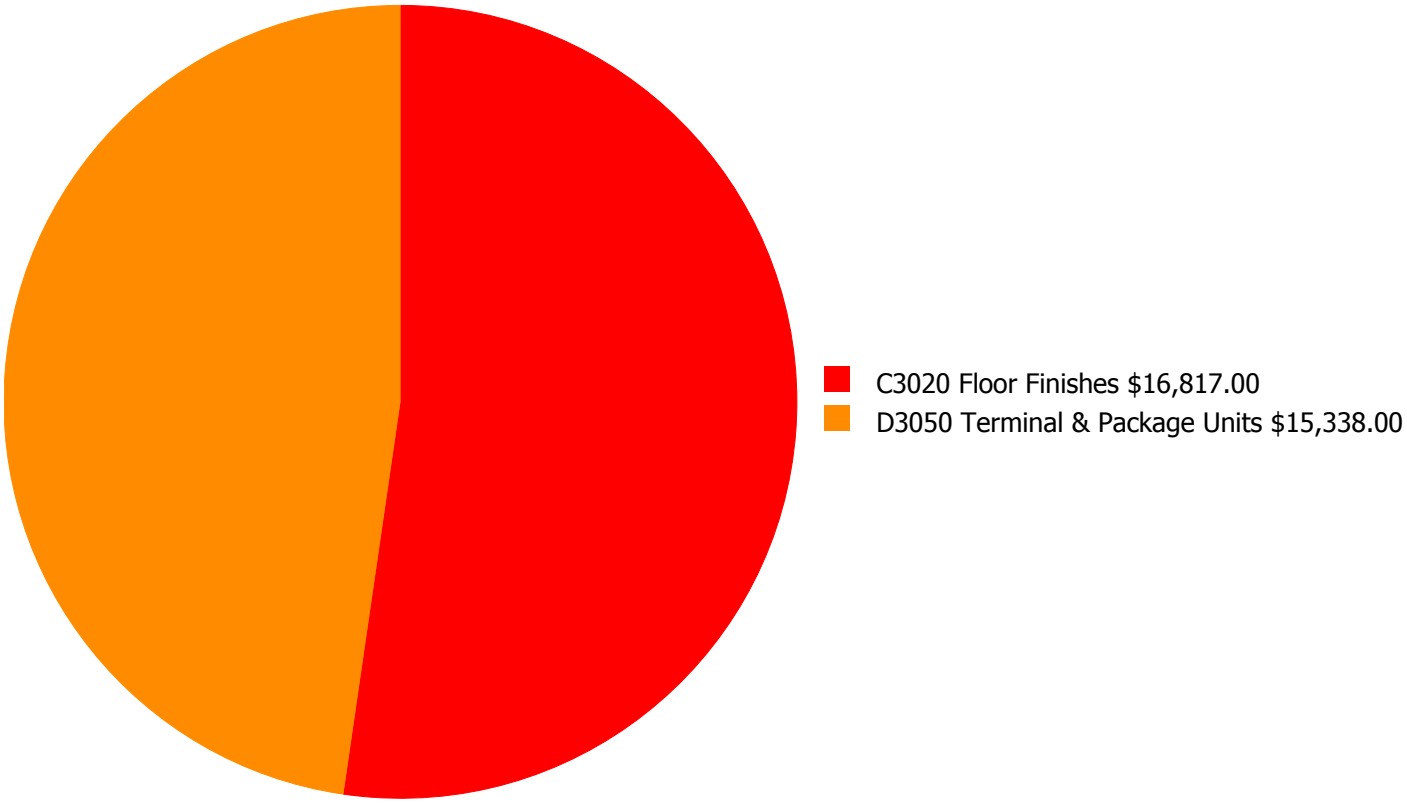
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

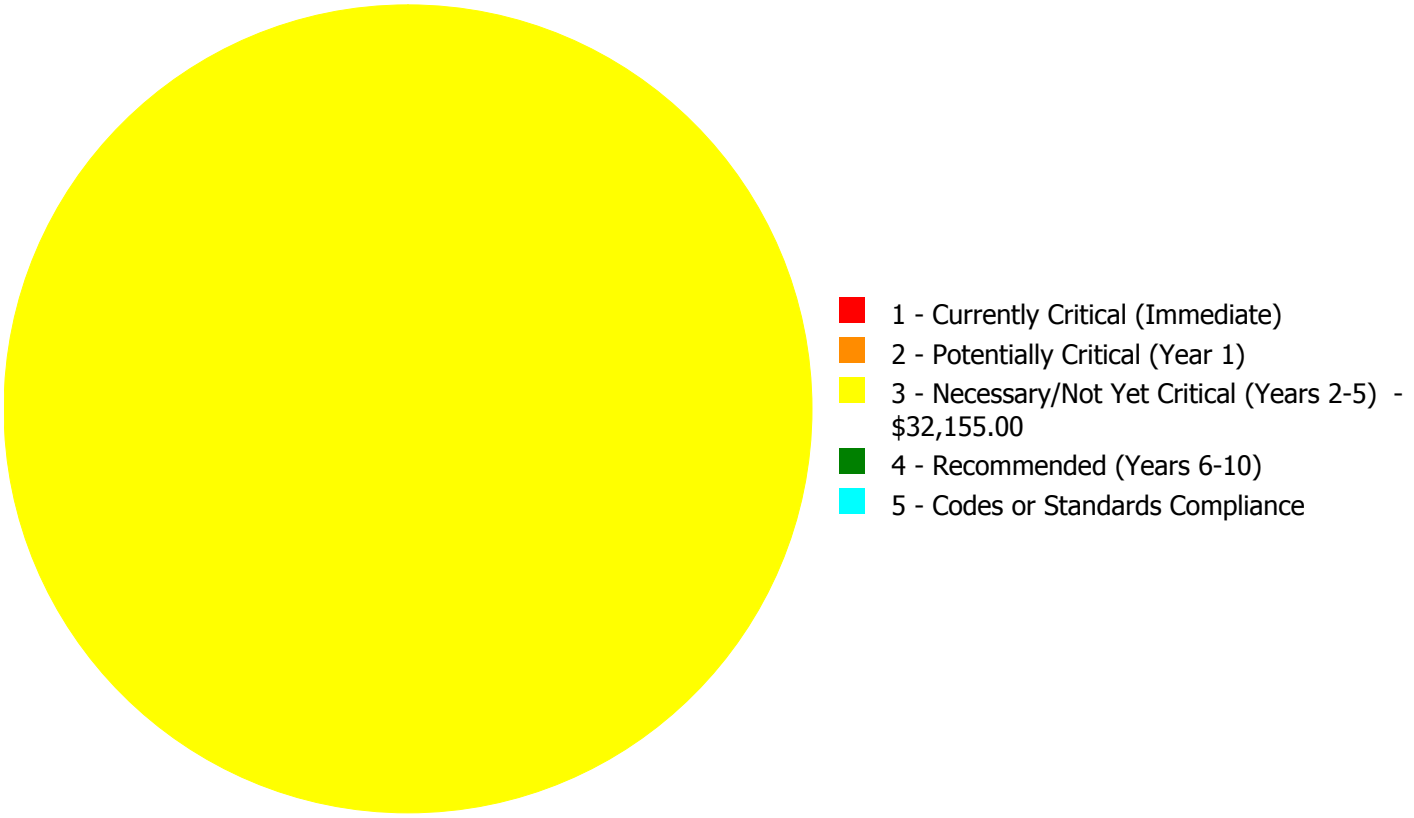
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $32,155.00

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: $32,155.00

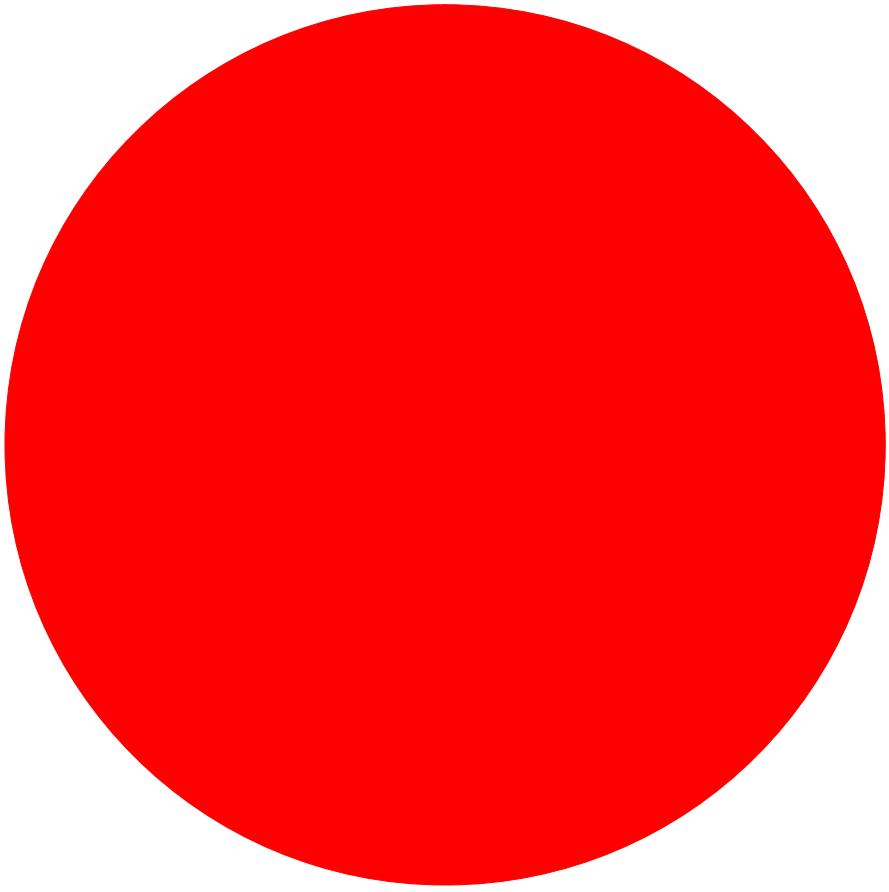
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
C3020	Floor Finishes	$0.00	$0.00	$16,817.00	$0.00	$0.00	$16,817.00
D3050	Terminal & Package Units	$0.00	$0.00	$15,338.00	$0.00	$0.00	$15,338.00
	Total:	$0.00	$0.00	$32,155.00	$0.00	$0.00	$32,155.00

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: $32,155.00

Deficiency Details by Priority

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

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

System: C3020 - Floor Finishes

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,200.00
Unit of Measure: S.F.
Estimate: $16,817.00
Assessor Name: Eduardo Lopez
Date Created: 01/11/2017

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

System: D3050 - Terminal & Package Units

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,200.00
Unit of Measure: S.F.
Estimate: $15,338.00
Assessor Name: Eduardo Lopez
Date Created: 01/11/2017

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

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	5,700
Year Built:	2005
Last Renovation:	
Replacement Value:	$1,370,337
Repair Cost:	$10,546.80
Total FCI:	0.77 %
Total RSLI:	63.05 %
FCA Score:	99.23

Description:

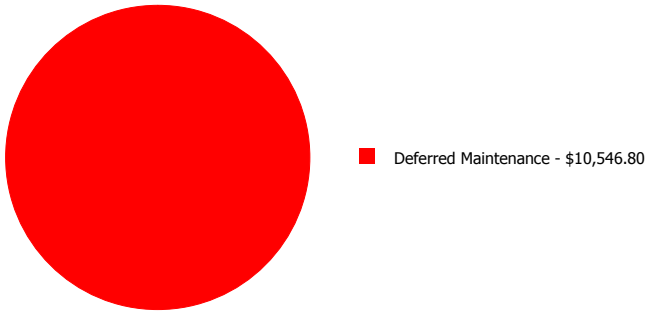
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

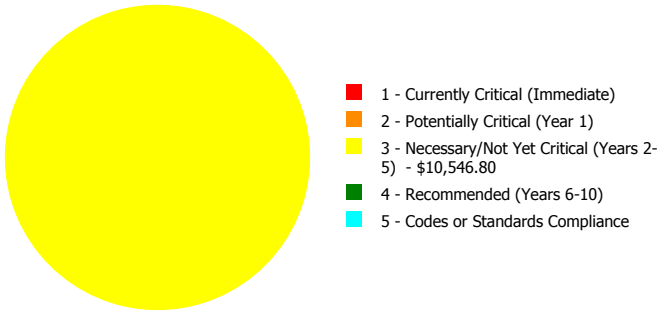
Dashboard Summary

Function:	HS -High School	Gross Area:	5,700
Year Built:	2005	Last Renovation:	
Repair Cost:	$10,547	Replacement Value:	$1,370,337
FCI:	0.77 %	RSLI%:	63.05 %

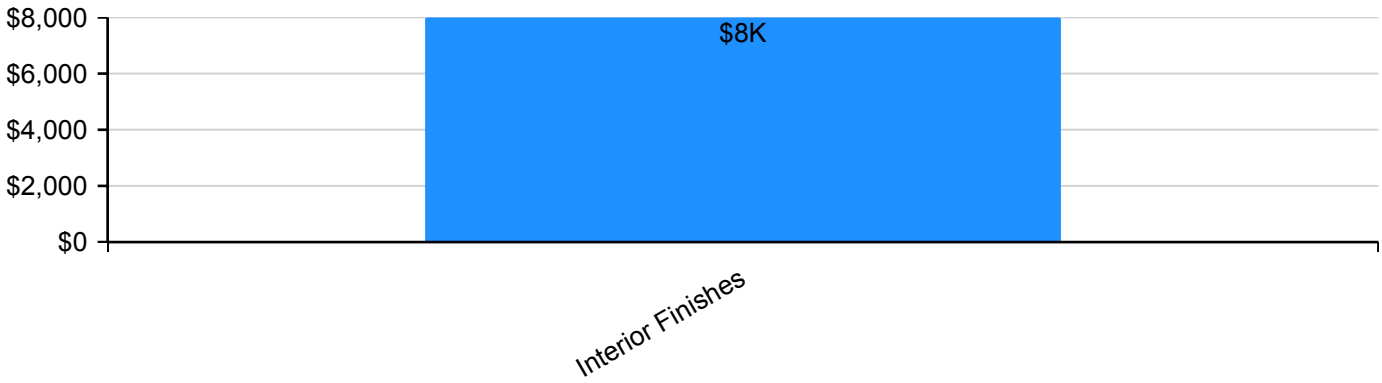
Deficiency By Category



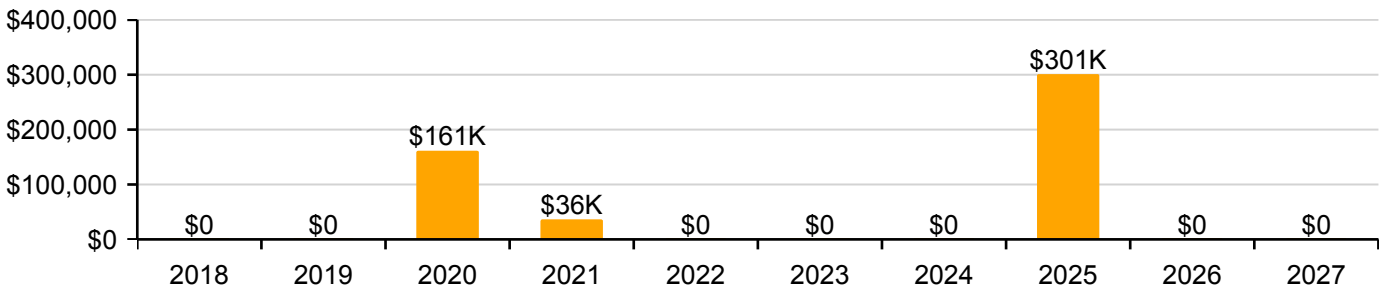
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	88.00 %	0.00 %	$0.00
B10 - Superstructure	88.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	81.69 %	0.00 %	$0.00
B30 - Roofing	60.00 %	0.00 %	$0.00
C10 - Interior Construction	63.75 %	0.00 %	$0.00
C30 - Interior Finishes	45.04 %	4.14 %	$10,546.80
D20 - Plumbing	60.00 %	0.00 %	$0.00
D30 - HVAC	31.00 %	0.00 %	$0.00
D50 - Electrical	49.82 %	0.00 %	$0.00
E20 - Furnishings	40.00 %	0.00 %	$0.00
Totals:	**63.05 %**	**0.77 %**	**$10,546.80**

Photo Album

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

1). East Elevation - Jan 11, 2017

2). North Elevation - Jan 11, 2017

3). West Elevation - Jan 11, 2017

4). South Elevation - Jan 11, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	5,700	100	2005	2105		88.00 %	0.00 %	88			$114,741
A1030	Slab on Grade	$19.75	S.F.	5,700	100	2005	2105		88.00 %	0.00 %	88			$112,575
B1020	Roof Construction	$16.26	S.F.	5,700	100	2005	2105		88.00 %	0.00 %	88			$92,682
B2010	Exterior Walls	$29.79	S.F.	5,700	100	2005	2105		88.00 %	0.00 %	88			$169,803
B2030	Exterior Doors	$8.66	S.F.	5,700	30	2005	2035		60.00 %	0.00 %	18			$49,362
B3010130	Preformed Metal Roofing	$9.66	S.F.	5,700	30	2005	2035		60.00 %	0.00 %	18			$55,062
C1010	Partitions	$10.34	S.F.	5,700	75	2005	2080		84.00 %	0.00 %	63			$58,938
C1020	Interior Doors	$2.20	S.F.	5,700	30	2005	2035		60.00 %	0.00 %	18			$12,540
C1030	Fittings	$8.47	S.F.	5,700	20	2005	2025		40.00 %	0.00 %	8			$48,279
C3010	Wall Finishes	$5.11	S.F.	5,700	10	2005	2015	2021	40.00 %	0.00 %	4			$29,127
C3020	Floor Finishes	$20.82	S.F.	5,700	20	2005	2025		40.00 %	8.89 %	8		$10,546.80	$118,674
C3030	Ceiling Finishes	$18.76	S.F.	5,700	25	2005	2030		52.00 %	0.00 %	13			$106,932
D2010	Plumbing Fixtures	$9.98	S.F.	5,700	30	2005	2035		60.00 %	0.00 %	18			$56,886
D2020	Domestic Water Distribution	$0.84	S.F.	5,700	30	2005	2035		60.00 %	0.00 %	18			$4,788
D2030	Sanitary Waste	$5.94	S.F.	5,700	30	2005	2035		60.00 %	0.00 %	18			$33,858
D3040	Distribution Systems	$5.35	S.F.	5,700	30	2005	2035		60.00 %	0.00 %	18			$30,495
D3050	Terminal & Package Units	$16.96	S.F.	5,700	15	2005	2020		20.00 %	0.00 %	3			$96,672
D3060	Controls & Instrumentation	$3.48	S.F.	5,700	20	2005	2025		40.00 %	0.00 %	8			$19,836
D5010	Electrical Service/Distribution	$3.09	S.F.	5,700	40	2005	2045		70.00 %	0.00 %	28			$17,613
D5020	Branch Wiring	$3.58	S.F.	5,700	30	2005	2035		60.00 %	0.00 %	18			$20,406
D5020	Lighting	$9.58	S.F.	5,700	30	2005	2035		60.00 %	0.00 %	18			$54,606
D5030910	Security & Detection Systems	$1.97	S.F.	5,700	15	2005	2020		20.00 %	0.00 %	3			$11,229
D5030920	Data Communication	$4.61	S.F.	5,700	15	2005	2020		20.00 %	0.00 %	3			$26,277
E2010	Fixed Furnishings	$5.08	S.F.	5,700	20	2005	2025		40.00 %	0.00 %	8			$28,956
								Total	**63.05 %**	**0.77 %**			**$10,546.80**	**$1,370,337**

System Notes

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

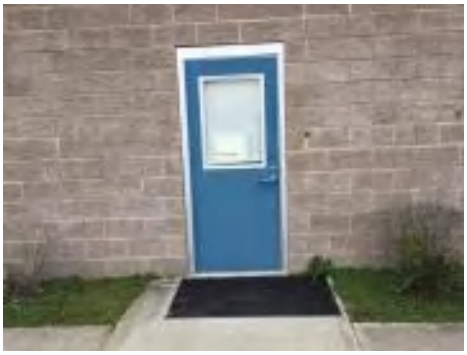
System: B2010 - Exterior Walls



Note:

System: B2030 - Exterior Doors





Note:

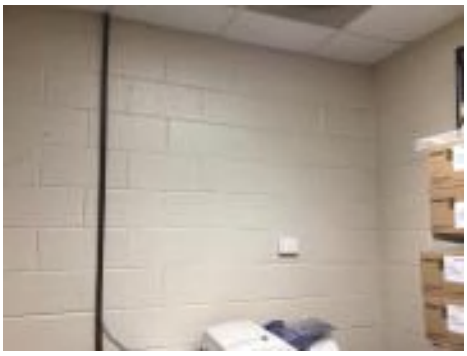
System: B3010130 - Preformed Metal Roofing



Note:

System: C1010 - Partitions



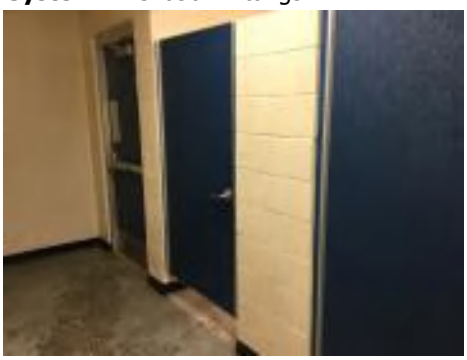


Note:

System: C1020 - Interior Doors

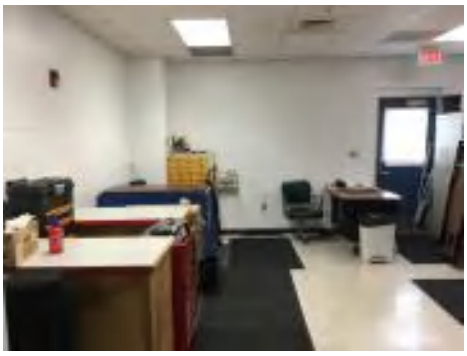
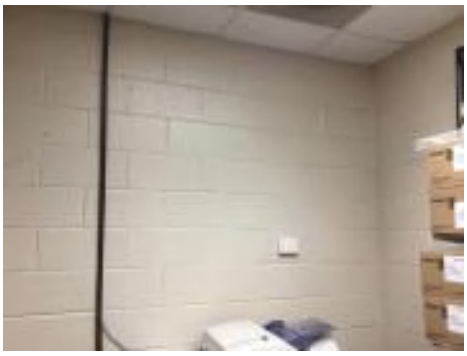

Note:

System: C1030 - Fittings



Note:

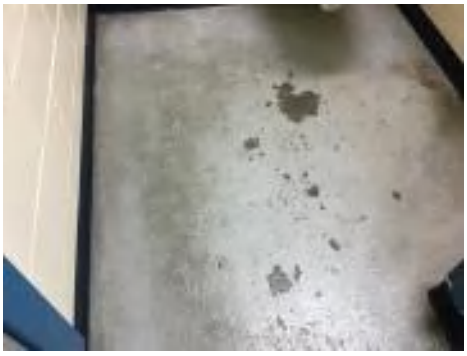
System: C3010 - Wall Finishes


Note:

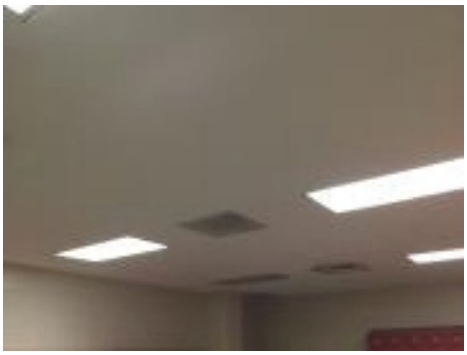
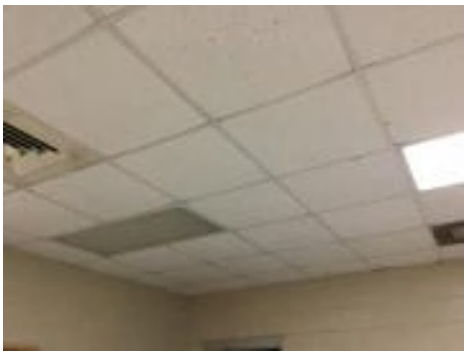
System: C3020 - Floor Finishes





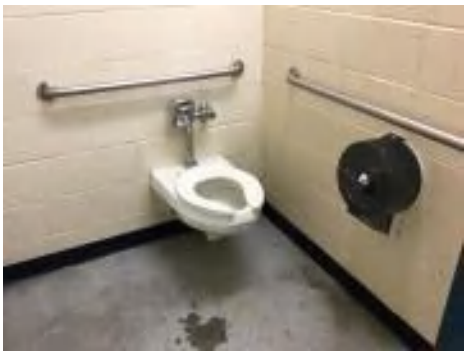
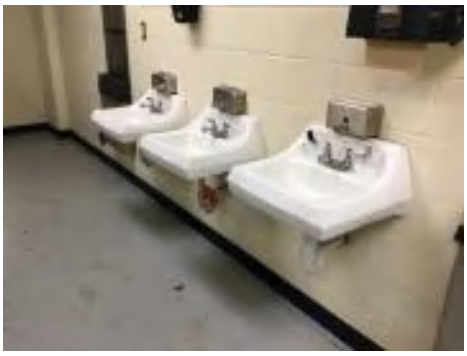
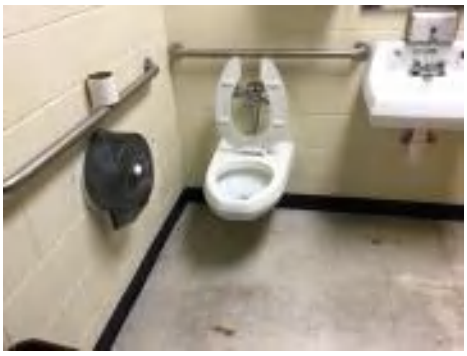

Note: The epoxy in the boys restroom is in poor condition and should be replaced.

System: C3030 - Ceiling Finishes

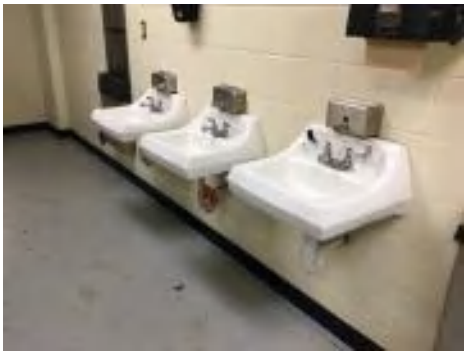
Note: The acoustical ceiling tiles are beyond their service life and should be replaced.

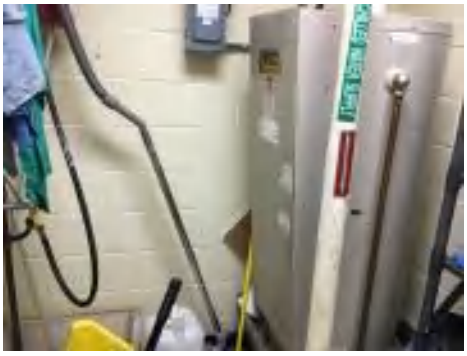
System: D2010 - Plumbing Fixtures

Note:

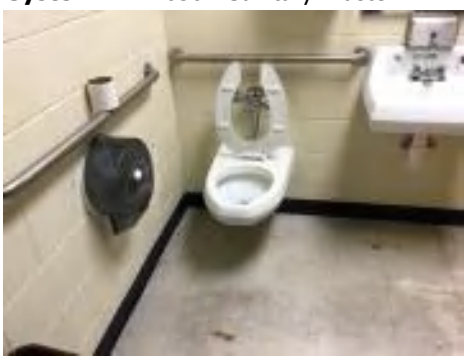
System: D2020 - Domestic Water Distribution





Note:

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



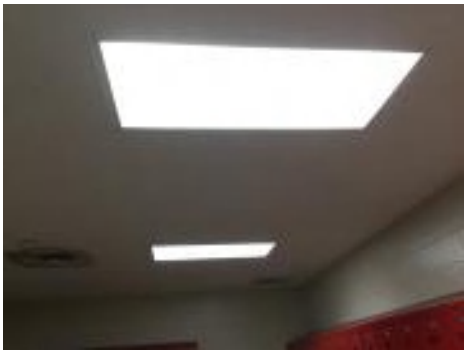
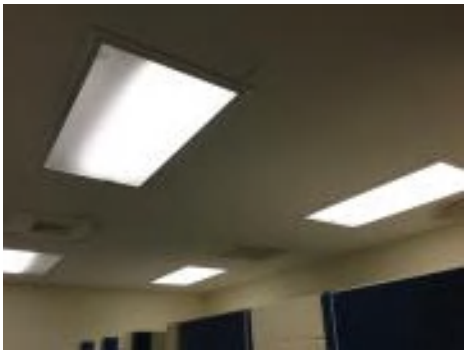
Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting


Note:

System: D5030910 - Security & Detection Systems



Note:

System: D5030920 - Data Communication


Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

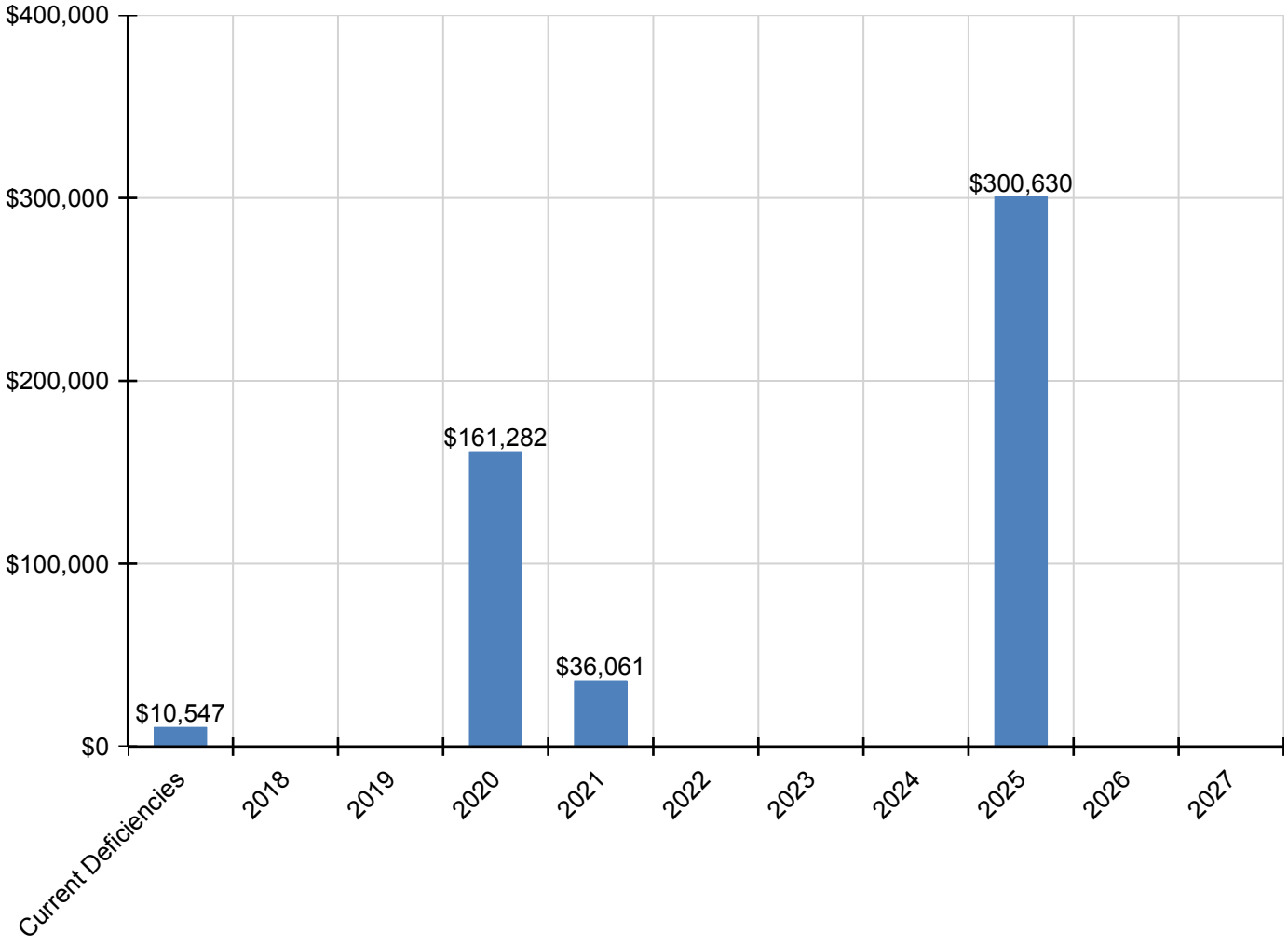
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$10,547**	**$0**	**$0**	**$161,282**	**$36,061**	**$0**	**$0**	**$0**	**$300,630**	**$0**	**$0**	**$508,520**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$67,274	$0	$0	**$67,274**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$36,061	$0	$0	$0	$0	$0	$0	**$36,061**
C3020 - Floor Finishes	$10,547	$0	$0	$0	$0	$0	$0	$0	$165,365	$0	$0	**$175,912**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$116,199	$0	$0	$0	$0	$0	$0	$0	**$116,199**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$27,641	$0	$0	**$27,641**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030910 - Security & Detection Systems	$0	$0	$0	$13,497	$0	$0	$0	$0	$0	$0	$0	**$13,497**
D5030920 - Data Communication	$0	$0	$0	$31,585	$0	$0	$0	$0	$0	$0	$0	**$31,585**
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	$40,349	$0	$0	**$40,349**

** Indicates non-renewable system*

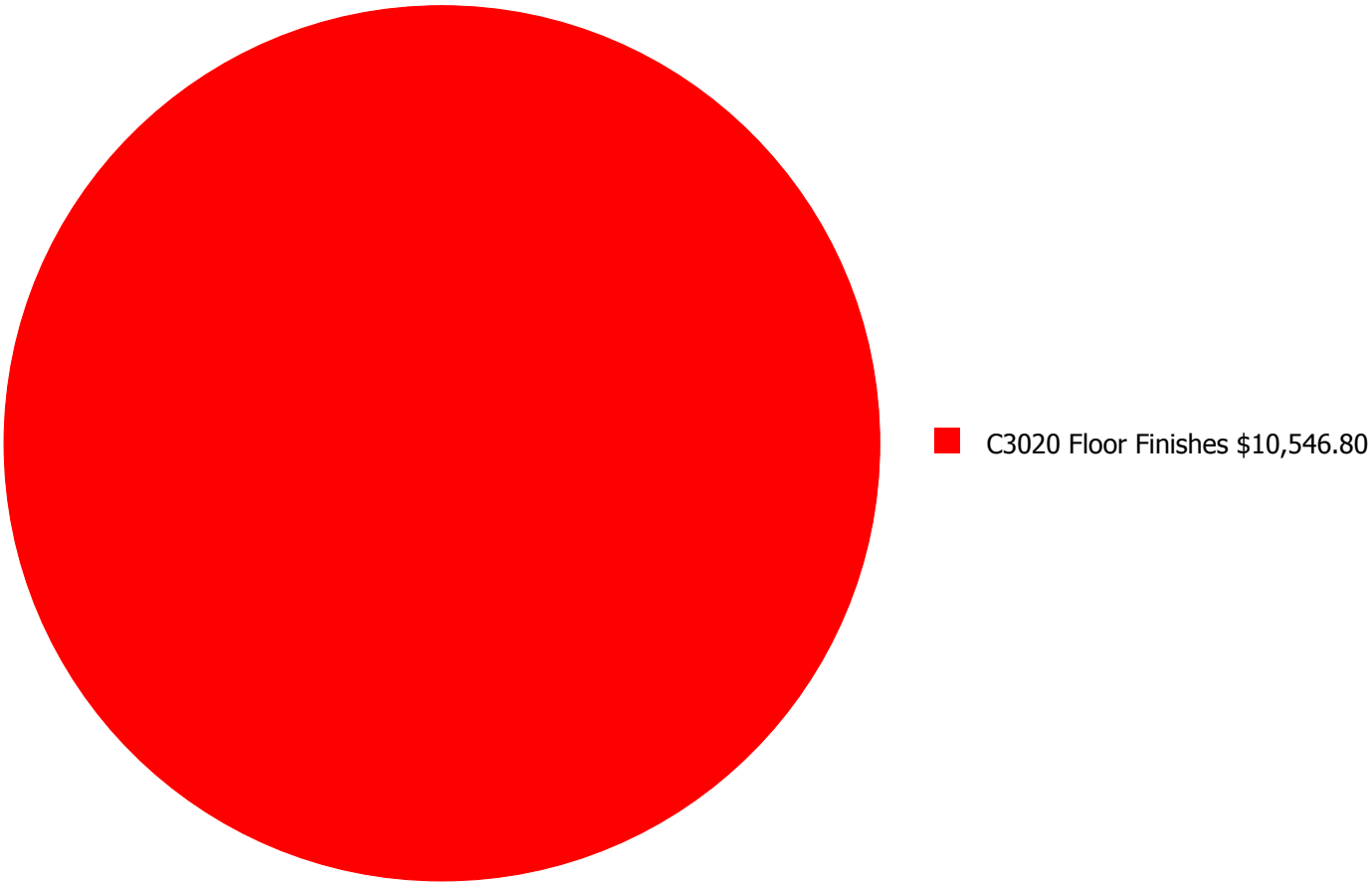
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

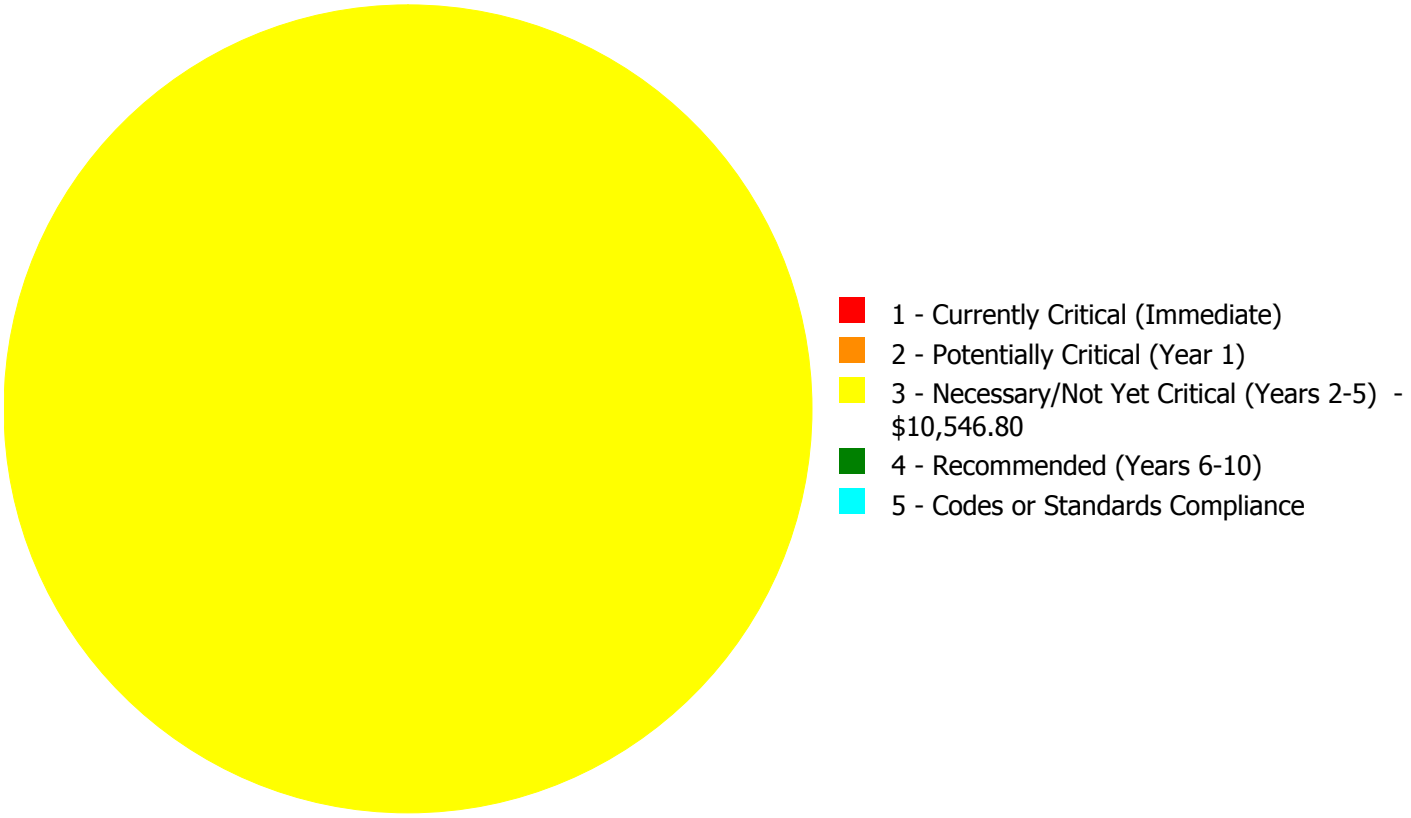
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $10,546.80

Deficiency Summary by Priority

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



Budget Estimate Total: $10,546.80

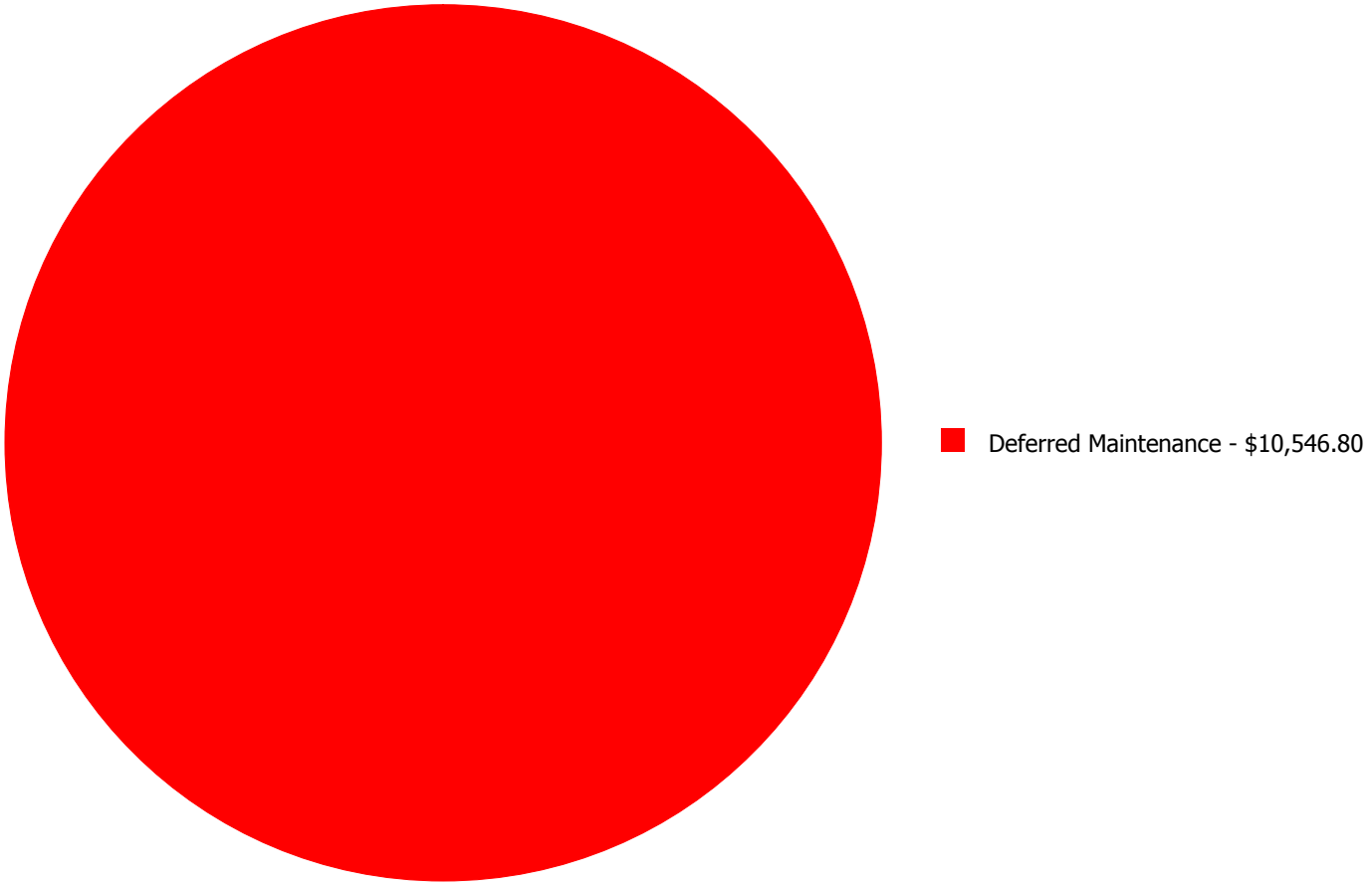
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
C3020	Floor Finishes	$0.00	$0.00	$10,546.80	$0.00	$0.00	$10,546.80
	Total:	$0.00	$0.00	$10,546.80	$0.00	$0.00	$10,546.80

Deficiency Summary by Category

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



Budget Estimate Total: $10,546.80

Deficiency Details by Priority

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

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

System: C3020 - Floor Finishes

Location: Mens Restroom
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace epoxy flooring
Qty: 5.00
Unit of Measure: C.S.F.
Estimate: $10,546.80
Assessor Name: Eduardo Lopez
Date Created: 01/11/2017

Notes: The epoxy flooring in the restroom area is in poor condition and should be replaced.

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	1,620
Year Built:	2008
Last Renovation:	
Replacement Value:	$201,869
Repair Cost:	$1,716.53
Total FCI:	0.85 %
Total RSLI:	84.58 %
FCA Score:	99.15

Description:

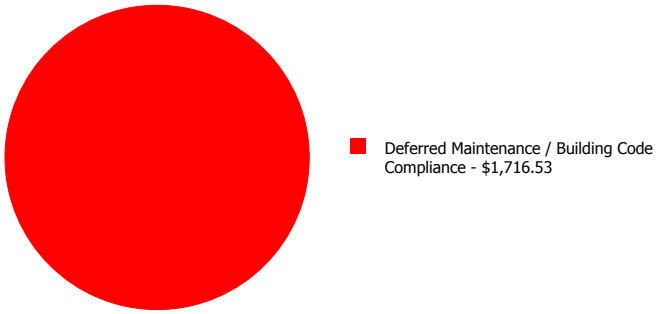
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

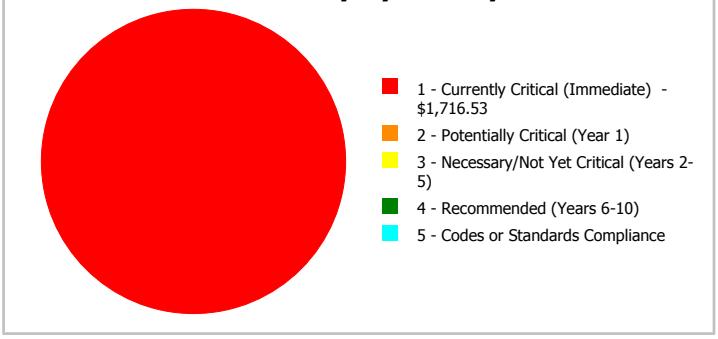
Dashboard Summary

Function:	HS -High School	Gross Area:	1,620
Year Built:	2008	Last Renovation:	
Repair Cost:	$1,717	Replacement Value:	$201,869
FCI:	0.85 %	RSLI%:	84.58 %

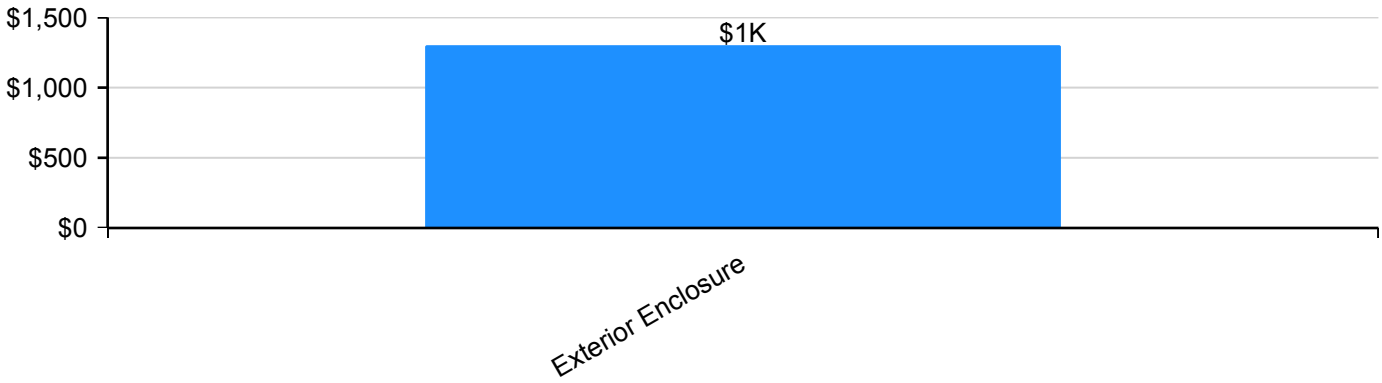
Deficiency By Category



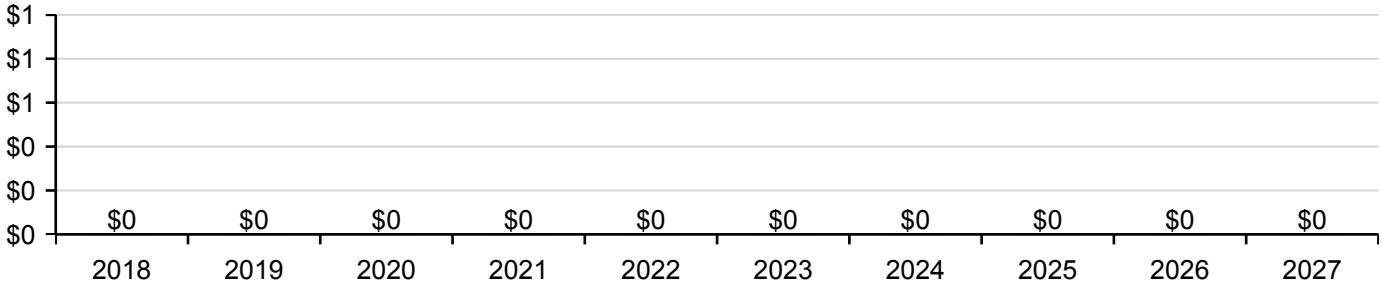
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	91.00 %	0.00 %	$0.00
B10 - Superstructure	91.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	86.27 %	2.76 %	$1,716.53
B30 - Roofing	55.00 %	0.00 %	$0.00
C10 - Interior Construction	76.18 %	0.00 %	$0.00
D50 - Electrical	70.00 %	0.00 %	$0.00
Totals:	**84.58 %**	**0.85 %**	**$1,716.53**

Photo Album

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

1). East Elevation - Jan 11, 2017

2). Northeast Elevation - Jan 11, 2017

3). West Elevation - Jan 11, 2017

4). South Elevation - Jan 11, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	1,620	100	2008	2108		91.00 %	0.00 %	91			$32,611
A1030	Slab on Grade	$19.75	S.F.	1,620	100	2008	2108		91.00 %	0.00 %	91			$31,995
B1020	Roof Construction	$16.26	S.F.	1,620	100	2008	2108		91.00 %	0.00 %	91			$26,341
B2010	Exterior Walls	$29.79	S.F.	1,620	100	2008	2108		91.00 %	3.56 %	91		$1,716.53	$48,260
B2030	Exterior Doors	$8.66	S.F.	1,620	30	2008	2038		70.00 %	0.00 %	21			$14,029
B3010140	Asphalt Shingles	$4.32	S.F.	1,620	20	2008	2028		55.00 %	0.00 %	11			$6,998
C1010	Partitions	$10.34	S.F.	1,620	40	2008	2048		77.50 %	0.00 %	31			$16,751
C1020	Interior Doors	$2.20	S.F.	1,620	30	2008	2038		70.00 %	0.00 %	21			$3,564
D5020	Branch Wiring	$3.58	S.F.	1,620	30	2008	2038		70.00 %	0.00 %	21			$5,800
D5020	Lighting	$9.58	S.F.	1,620	30	2008	2038		70.00 %	0.00 %	21			$15,520
								Total	**84.58 %**	**0.85 %**			**$1,716.53**	**$201,869**

System Notes

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

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls


Note:

System: B2030 - Exterior Doors

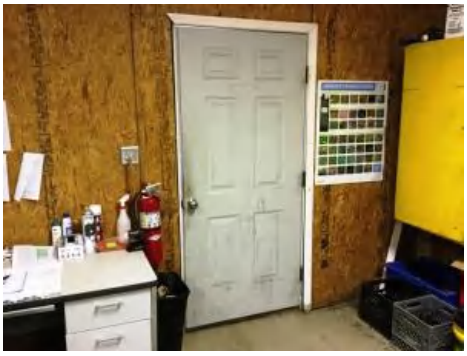
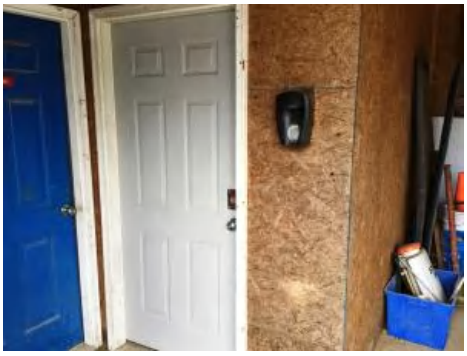


Note:

System: B3010140 - Asphalt Shingles

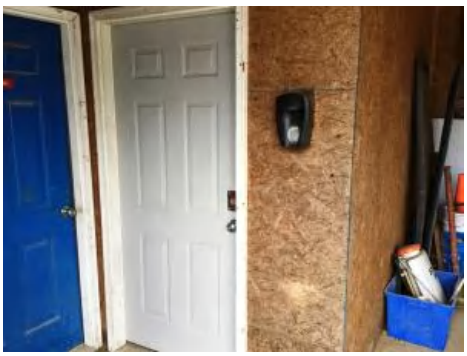

Note:

System: C1010 - Partitions


Note:

System: C1020 - Interior Doors




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.

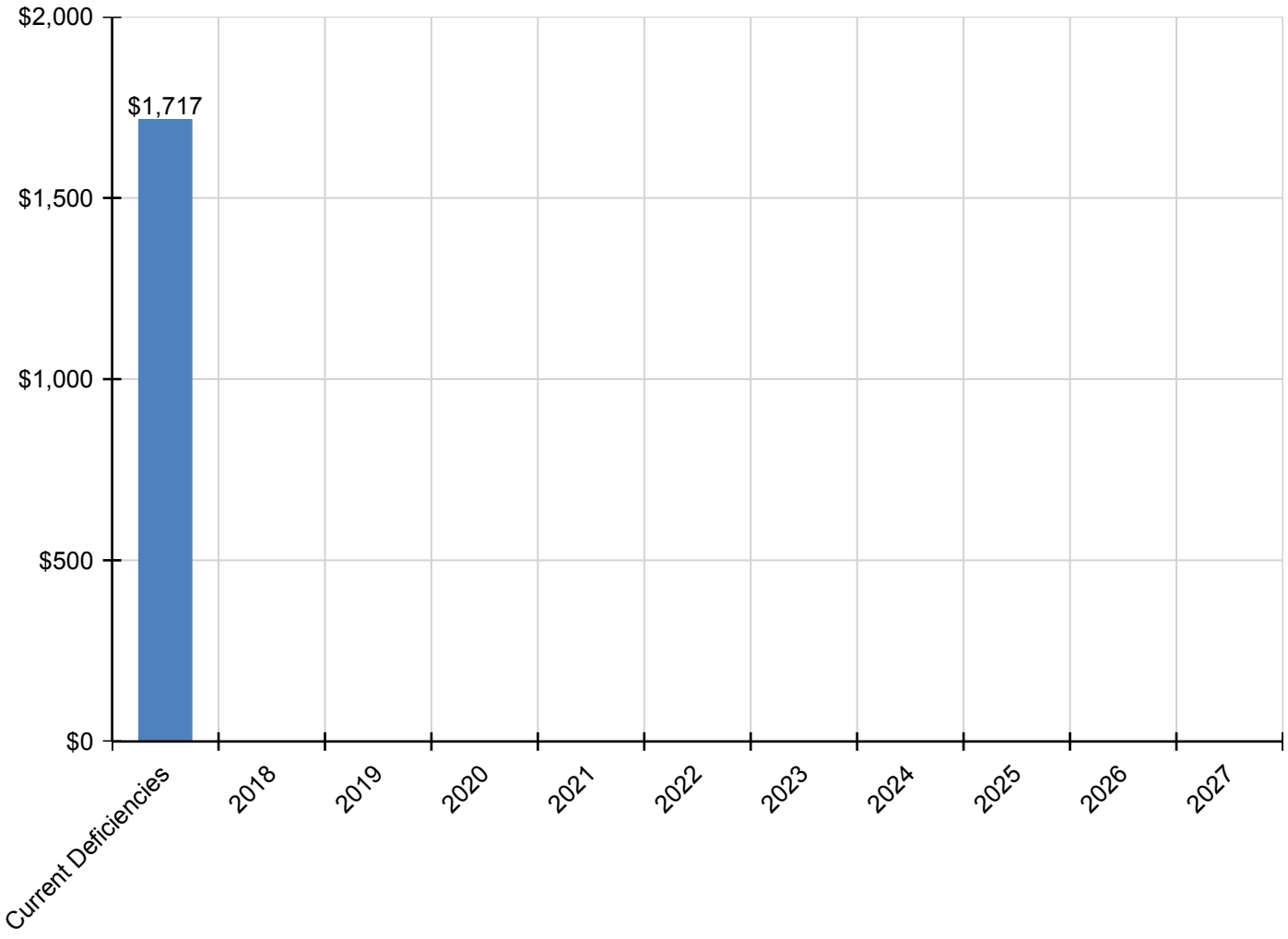
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$1,717**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,717**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$1,717	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,717**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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*

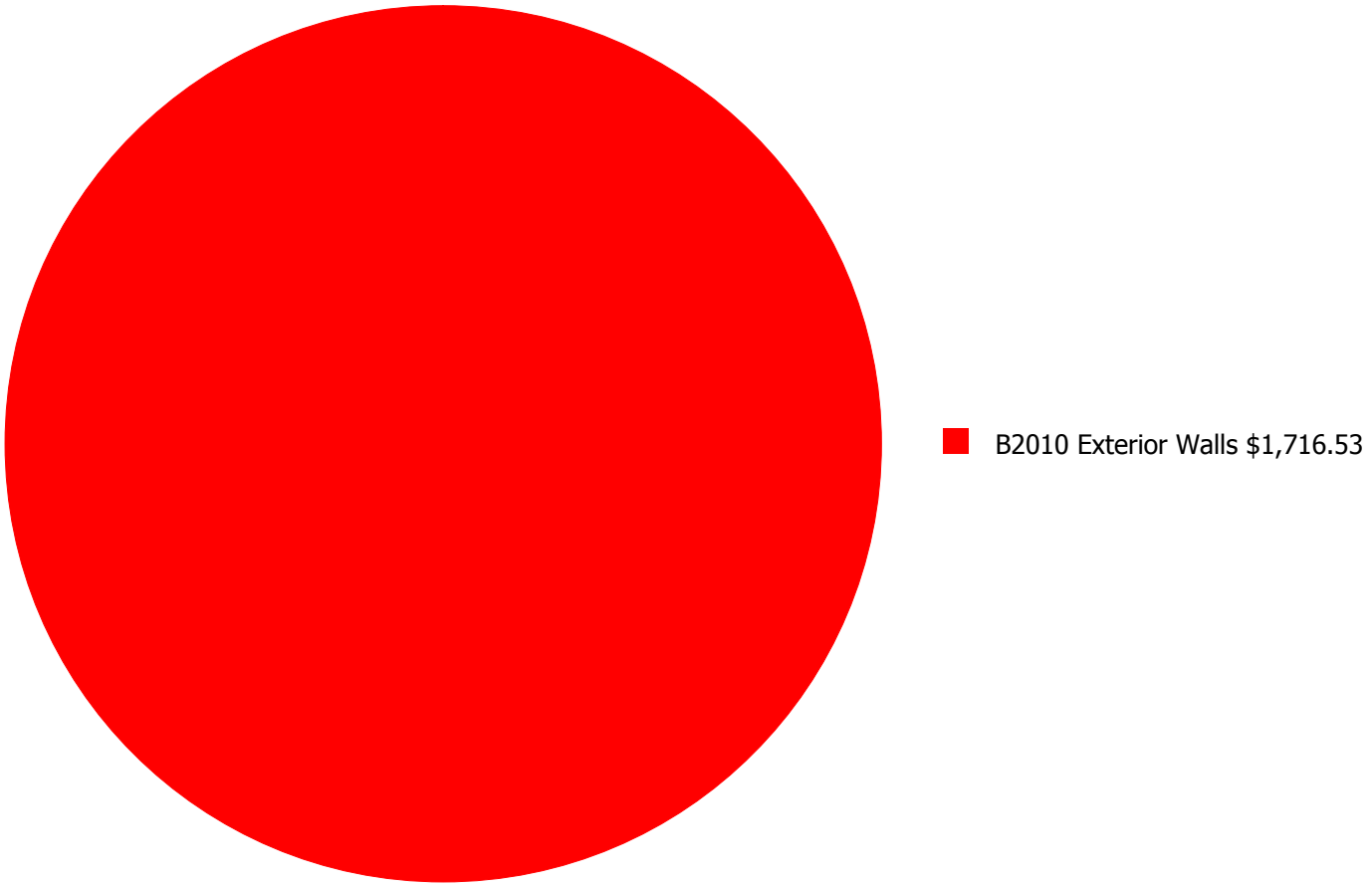
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

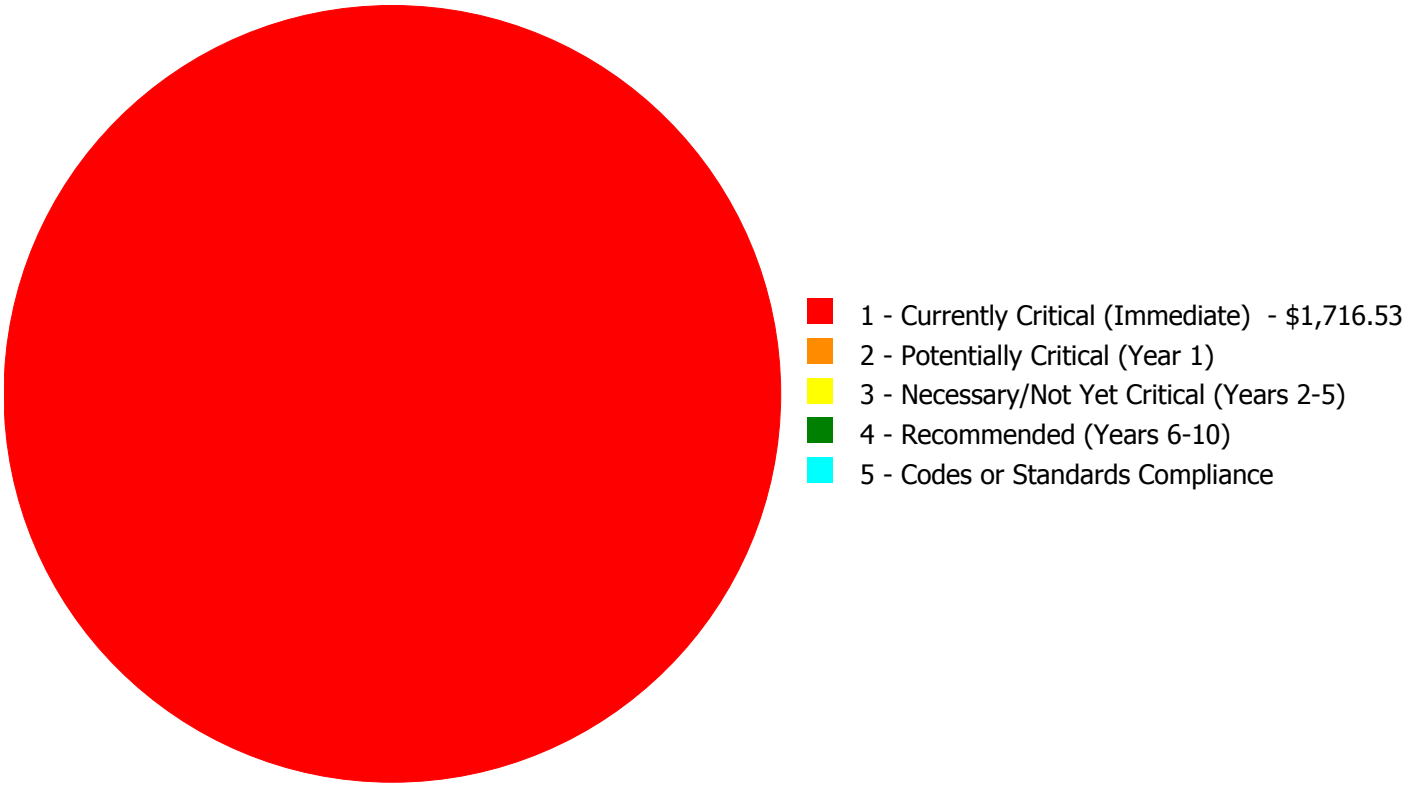
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $1,716.53

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: $1,716.53

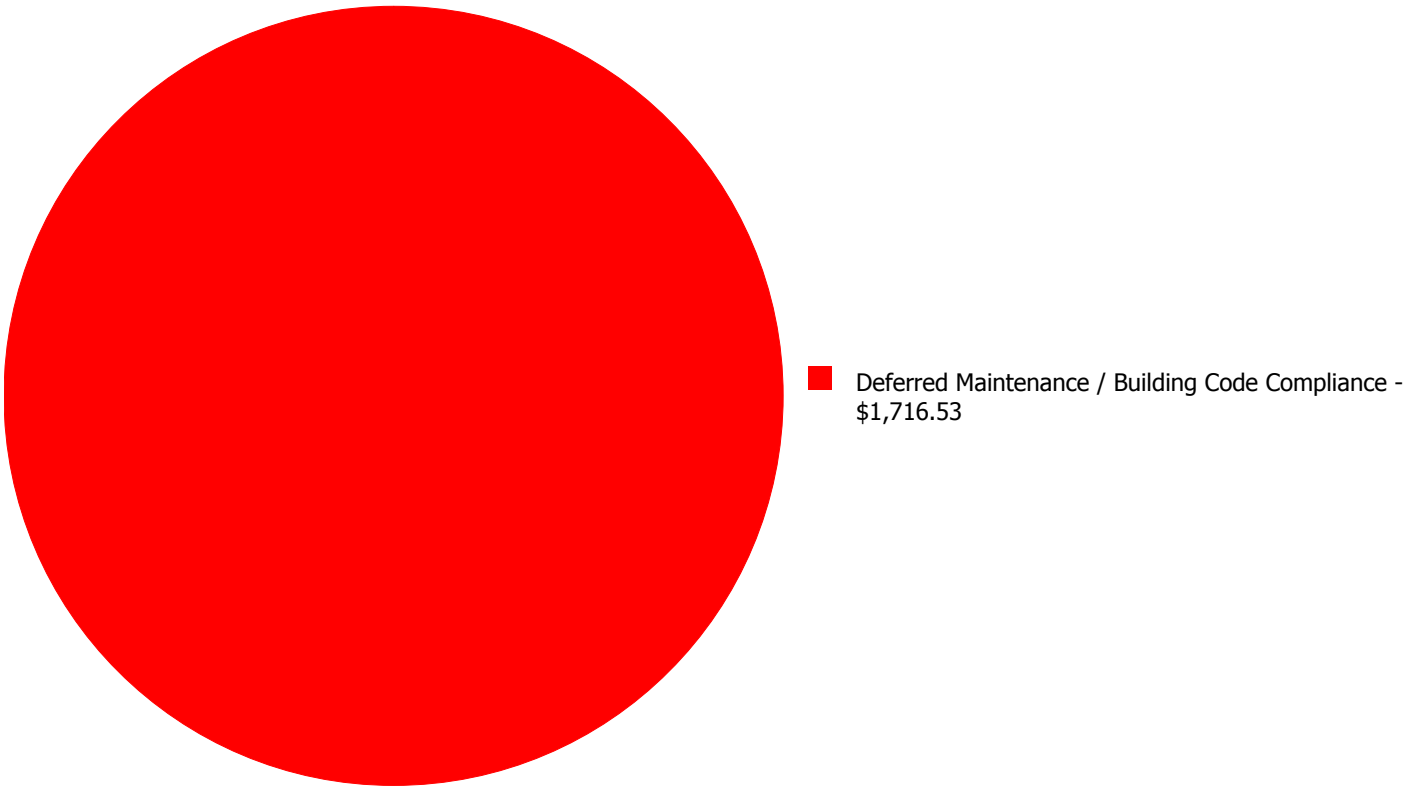
Deficiency By Priority Investment Table

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	$1,716.53	$0.00	$0.00	$0.00	$0.00	$1,716.53
	Total:	$1,716.53	$0.00	$0.00	$0.00	$0.00	$1,716.53

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: $1,716.53

Deficiency Details by Priority

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

Priority 1 - Currently Critical (Immediate):

System: B2010 - Exterior Walls

Location:	Exterior Walls
Distress:	Damaged
Category:	Deferred Maintenance / Building Code Compliance
Priority:	1 - Currently Critical (Immediate)
Correction:	Replace hardboard panels, 1st floor
Qty:	2.00
Unit of Measure:	C.S.F.
Estimate:	$1,716.53
Assessor Name:	Eduardo Lopez
Date Created:	01/12/2017

Notes: The exterior siding is falling off and it is in poor condition and it should be replaced.

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	435
Year Built:	2009
Last Renovation:	
Replacement Value:	$96,169
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	75.92 %
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

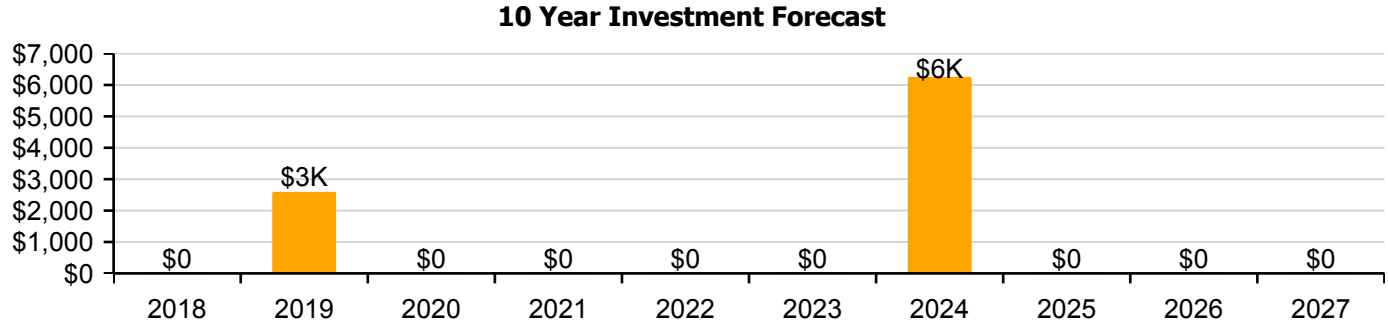
Dashboard Summary

Function:	HS -High School	Gross Area:	435
Year Built:	2009	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$96,169
FCI:	0.00 %	RSLI%:	75.92 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	92.00 %	0.00 %	$0.00
B10 - Superstructure	92.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	85.71 %	0.00 %	$0.00
B30 - Roofing	60.00 %	0.00 %	$0.00
C10 - Interior Construction	76.13 %	0.00 %	$0.00
C30 - Interior Finishes	58.78 %	0.00 %	$0.00
D20 - Plumbing	73.33 %	0.00 %	$0.00
D30 - HVAC	49.96 %	0.00 %	$0.00
D50 - Electrical	74.60 %	0.00 %	$0.00
E20 - Furnishings	60.00 %	0.00 %	$0.00
Totals:	**75.92 %**	**0.00 %**	**$0.00**

Photo Album

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

1). South Elevation - Jan 12, 2017

2). East Elevation - Jan 12, 2017

3). North Elevation - Jan 12, 2017

4). West Elevation - Jan 12, 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.	435	100	2009	2109		92.00 %	0.00 %	92			$8,757
A1030	Slab on Grade	$19.75	S.F.	435	100	2009	2109		92.00 %	0.00 %	92			$8,591
B1020	Roof Construction	$16.26	S.F.	435	100	2009	2109		92.00 %	0.00 %	92			$7,073
B2010	Exterior Walls	$29.79	S.F.	435	100	2009	2109		92.00 %	0.00 %	92			$12,959
B2020	Exterior Windows	$6.47	S.F.	435	30	2009	2039		73.33 %	0.00 %	22			$2,814
B2030	Exterior Doors	$8.66	S.F.	435	30	2009	2039		73.33 %	0.00 %	22			$3,767
B3010140	Asphalt Shingles	$4.32	S.F.	435	20	2009	2029		60.00 %	0.00 %	12			$1,879
C1010	Partitions	$10.34	S.F.	435	75	2009	2084		89.33 %	0.00 %	67			$4,498
C1030	Fittings	$8.47	S.F.	435	20	2009	2029		60.00 %	0.00 %	12			$3,684
C3010	Wall Finishes	$5.11	S.F.	435	10	2009	2019		20.00 %	0.00 %	2			$2,223
C3020	Floor Finishes	$20.82	S.F.	435	20	2009	2029		60.00 %	0.00 %	12			$9,057
C3030	Ceiling Finishes	$18.76	S.F.	435	25	2009	2034		68.00 %	0.00 %	17			$8,161
D2010	Plumbing Fixtures	$9.98	S.F.	435	30	2009	2039		73.33 %	0.00 %	22			$4,341
D2020	Domestic Water Distribution	$0.84	S.F.	435	30	2009	2039		73.33 %	0.00 %	22			$365
D2030	Sanitary Waste	$5.94	S.F.	435	30	2009	2039		73.33 %	0.00 %	22			$2,584
D3050	Terminal & Package Units	$10.63	S.F.	435	15	2009	2024		46.67 %	0.00 %	7			$4,624
D3060	Controls & Instrumentation	$3.48	S.F.	435	20	2009	2029		60.00 %	0.00 %	12			$1,514
D5010	Electrical Service/Distribution	$3.09	S.F.	435	40	2009	2049		80.00 %	0.00 %	32			$1,344
D5020	Branch Wiring	$3.58	S.F.	435	30	2009	2039		73.33 %	0.00 %	22			$1,557
D5020	Lighting	$9.58	S.F.	435	30	2009	2039		73.33 %	0.00 %	22			$4,167
E2010	Fixed Furnishings	$5.08	S.F.	435	20	2009	2029		60.00 %	0.00 %	12			$2,210
								Total	**75.92 %**					**$96,169**

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



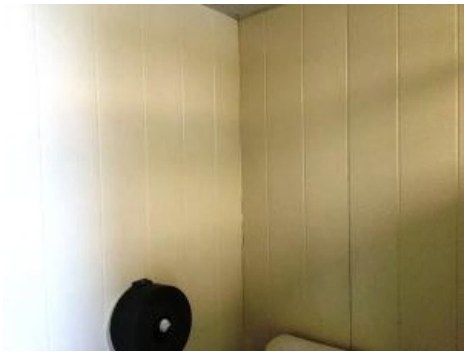
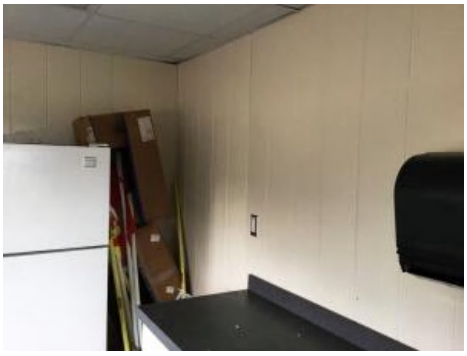
Note:

System: B3010140 - Asphalt Shingles



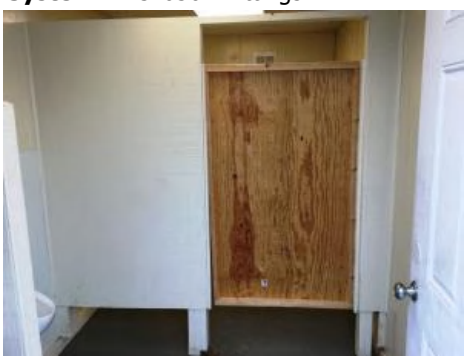
Note:

System: C1010 - Partitions

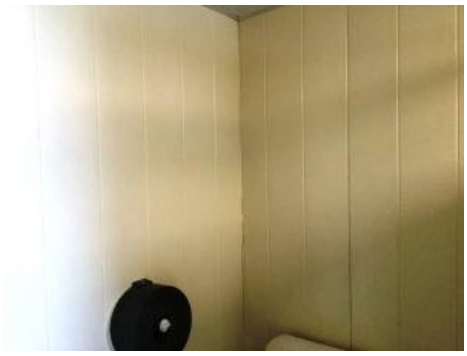
Note:

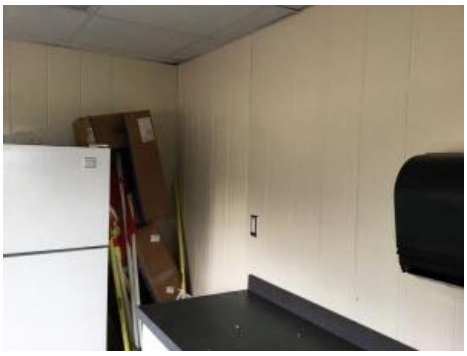
System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes





Note:

System: C3020 - Floor Finishes



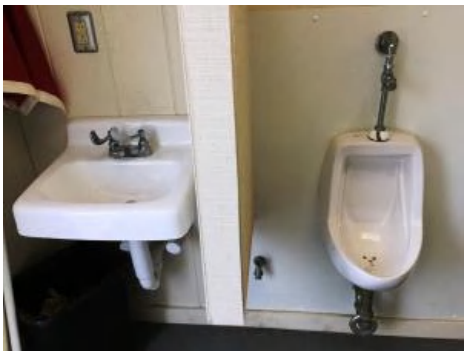
Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



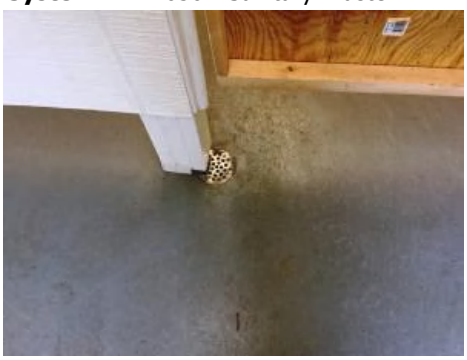
Note:

System: D2020 - Domestic Water Distribution



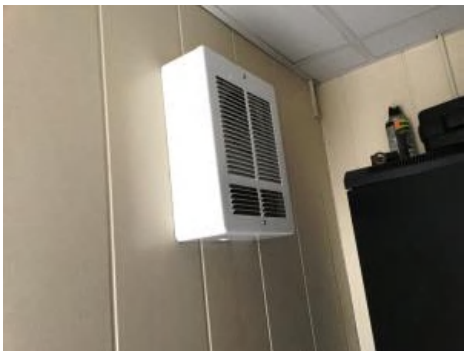
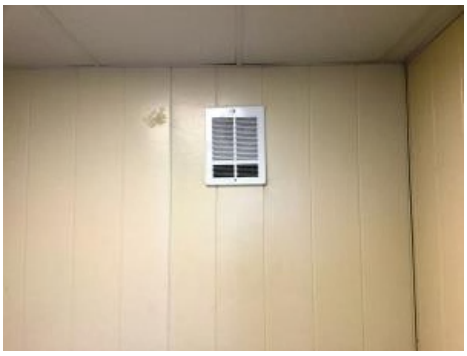
Note:

System: D2030 - Sanitary Waste



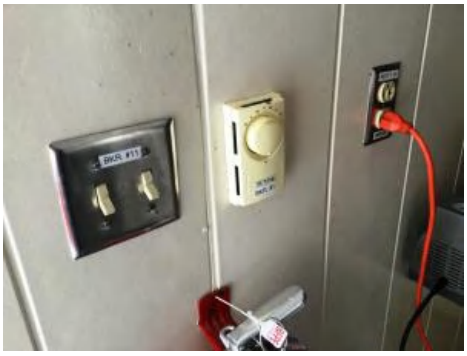
Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

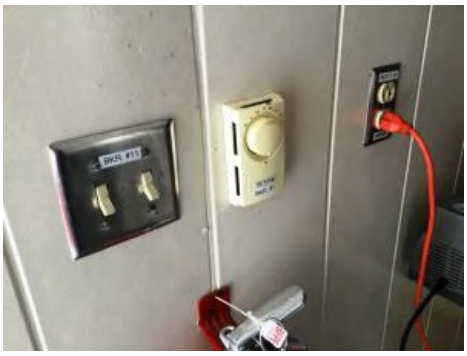
Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

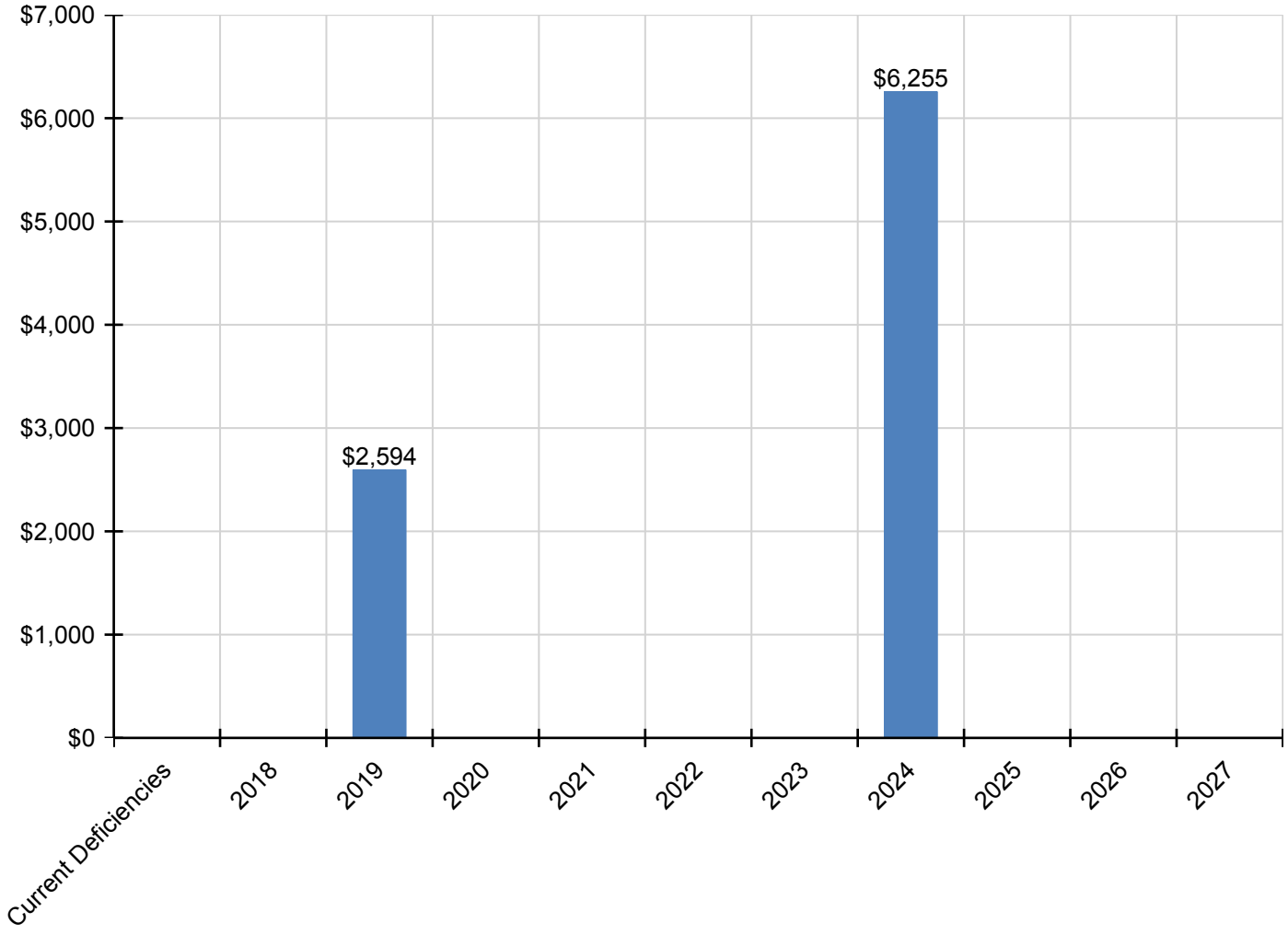
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$2,594**	**$0**	**$0**	**$0**	**$0**	**$6,255**	**$0**	**$0**	**$0**	**$8,849**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$2,594	$0	$0	$0	$0	$0	$0	$0	$0	**$2,594**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$6,255	$0	$0	$0	**$6,255**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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):	490
Year Built:	2009
Last Renovation:	
Replacement Value:	$85,775
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	80.99 %
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.

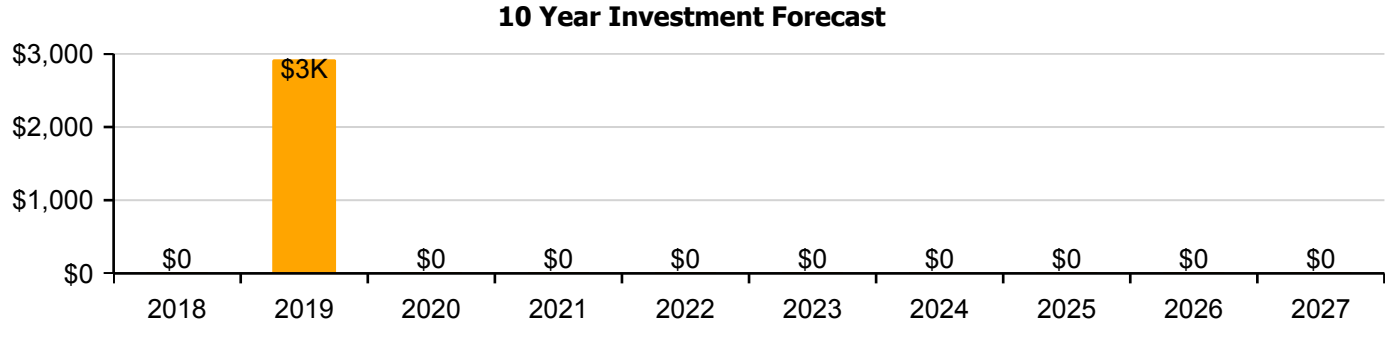
Dashboard Summary

Function:	HS -High School	Gross Area:	490
Year Built:	2009	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$85,775
FCI:	0.00 %	RSLI%:	80.99 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	92.00 %	0.00 %	$0.00
B10 - Superstructure	92.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	83.33 %	0.00 %	$0.00
B30 - Roofing	60.00 %	0.00 %	$0.00
C20 - Stairs	92.00 %	0.00 %	$0.00
C30 - Interior Finishes	51.23 %	0.00 %	$0.00
D50 - Electrical	74.32 %	0.00 %	$0.00
E20 - Furnishings	60.00 %	0.00 %	$0.00
Totals:	**80.99 %**	**0.00 %**	**$0.00**

Photo Album

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

1). South Elevation - Jan 12, 2017

2). West Elevation - Jan 12, 2017

3). North Elevation - Jan 12, 2017

4). East Elevation - Jan 12, 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.	490	100	2009	2109		92.00 %	0.00 %	92			$9,864
A1030	Slab on Grade	$19.75	S.F.	490	100	2009	2109		92.00 %	0.00 %	92			$9,678
B1010	Floor Construction	$11.44	S.F.	490	100	2009	2109		92.00 %	0.00 %	92			$5,606
B1020	Roof Construction	$16.26	S.F.	490	100	2009	2109		92.00 %	0.00 %	92			$7,967
B2010	Exterior Walls	$29.79	S.F.	490	100	2009	2109		92.00 %	0.00 %	92			$14,597
B2020	Exterior Windows	$17.17	S.F.	490	30	2009	2039		73.33 %	0.00 %	22			$8,413
B2030	Exterior Doors	$8.66	S.F.	490	30	2009	2039		73.33 %	0.00 %	22			$4,243
B3010140	Asphalt Shingles	$4.32	S.F.	490	20	2009	2029		60.00 %	0.00 %	12			$2,117
C2010	Stair Construction	$1.32	S.F.	490	100	2009	2109		92.00 %	0.00 %	92			$647
C3010	Wall Finishes	$5.11	S.F.	490	10	2009	2019		20.00 %	0.00 %	2			$2,504
C3030	Ceiling Finishes	$9.52	S.F.	490	25	2009	2034		68.00 %	0.00 %	17			$4,665
D5010	Electrical Service/Distribution	$3.09	S.F.	490	40	2009	2049		80.00 %	0.00 %	32			$1,514
D5020	Branch Wiring	$9.24	S.F.	490	30	2009	2039		73.33 %	0.00 %	22			$4,528
D5020	Lighting	$8.58	S.F.	490	30	2009	2039		73.33 %	0.00 %	22			$4,204
E2010	Fixed Furnishings	$10.67	S.F.	490	20	2009	2029		60.00 %	0.00 %	12			$5,228
								Total	**80.99 %**					**$85,775**

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:

System: B2030 - Exterior Doors



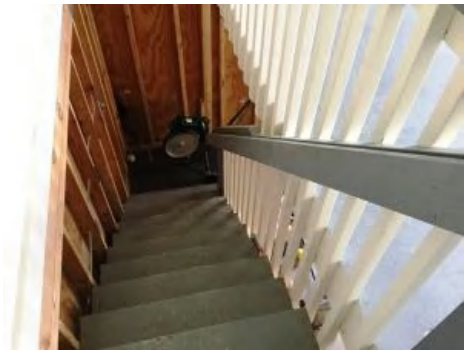
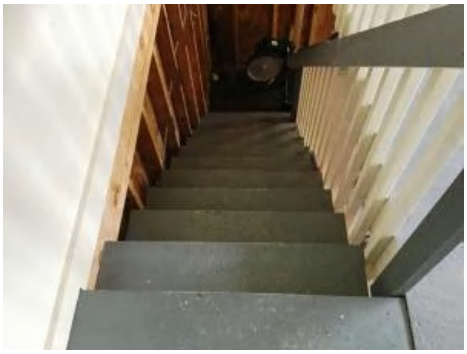
Note:

System: B3010140 - Asphalt Shingles



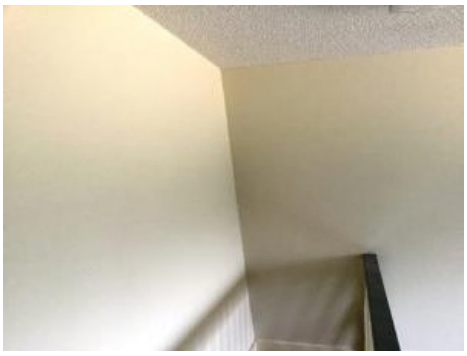
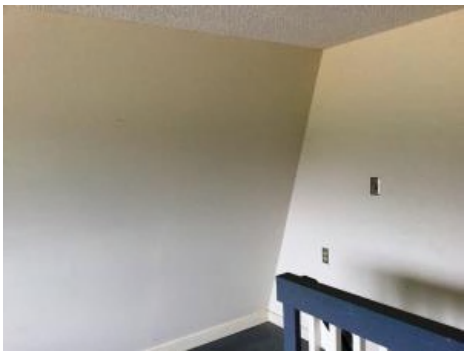
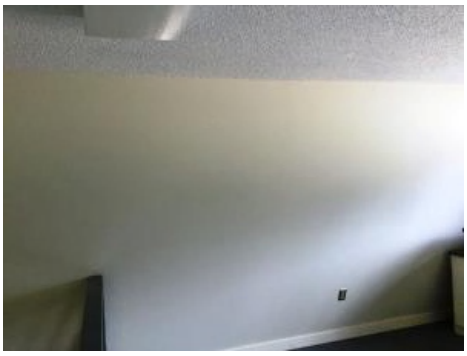
Note:

System: C2010 - Stair Construction


Note:

System: C3010 - Wall Finishes

Note:

System: C3030 - Ceiling Finishes



Note:

System: D5010 - Electrical Service/Distribution



Note:

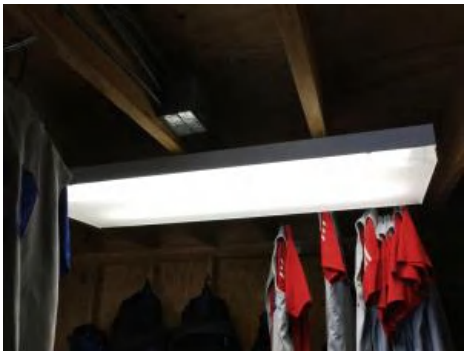
System: D5020 - Branch Wiring



Note:

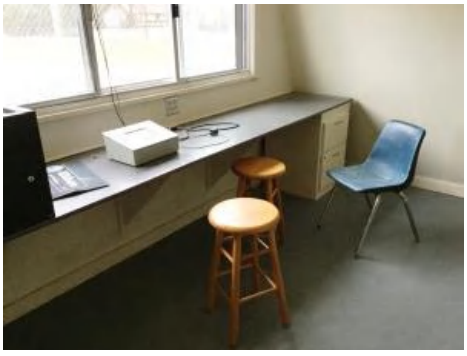
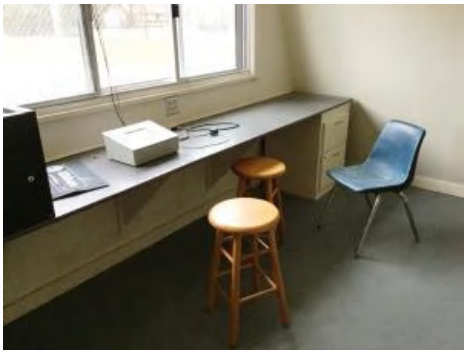
System: D5020 - Lighting





Note:

System: E2010 - Fixed Furnishings


Note:

Renewal Schedule

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

Inflation Rate: 3%

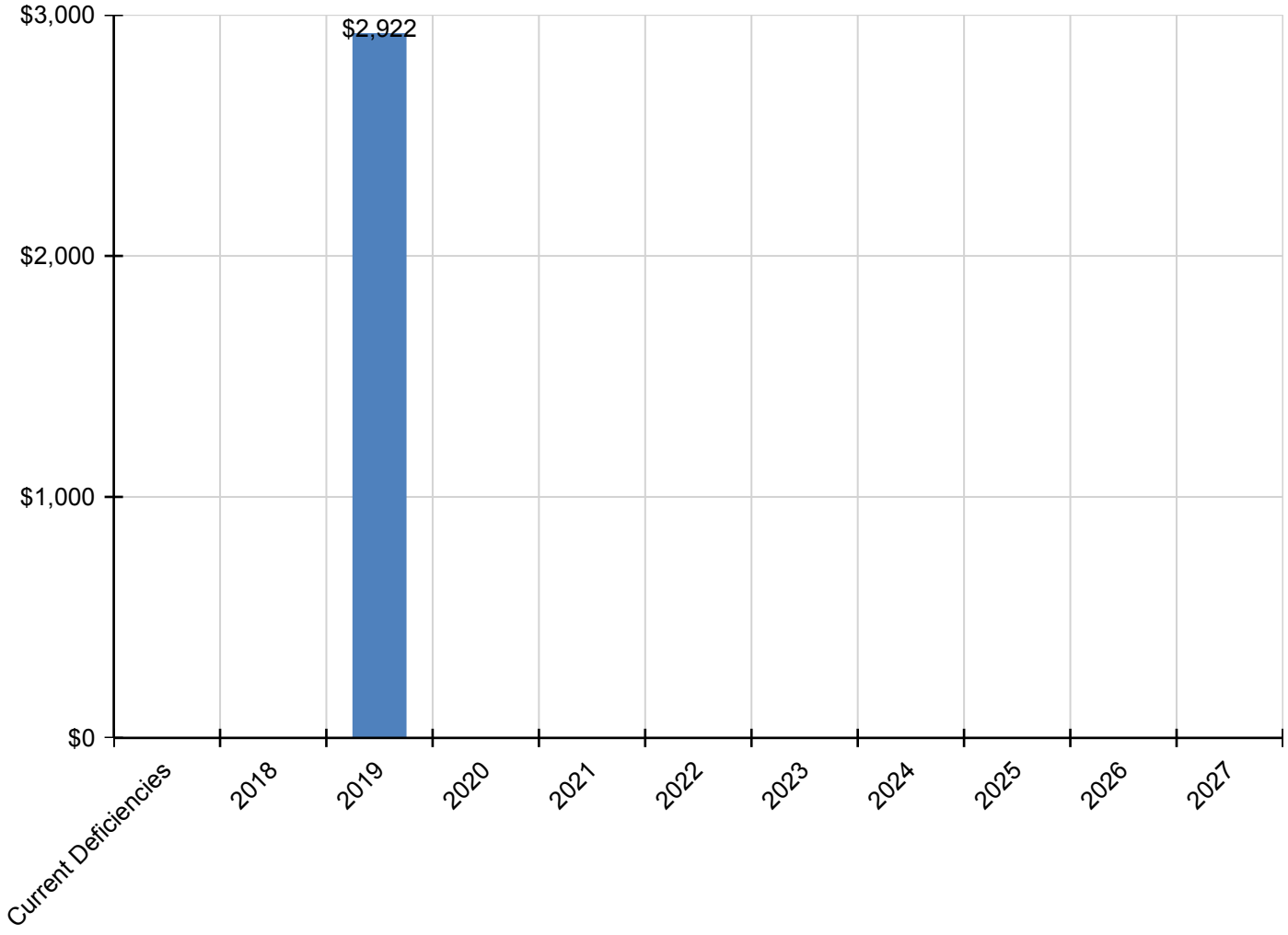
Campus Assessment Report - 2009 Softball Pressbox

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$2,922**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,922**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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**
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	$2,922	$0	$0	$0	$0	$0	$0	$0	$0	**$2,922**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	1,400
Year Built:	2012
Last Renovation:	
Replacement Value:	$238,070
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	87.22 %
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

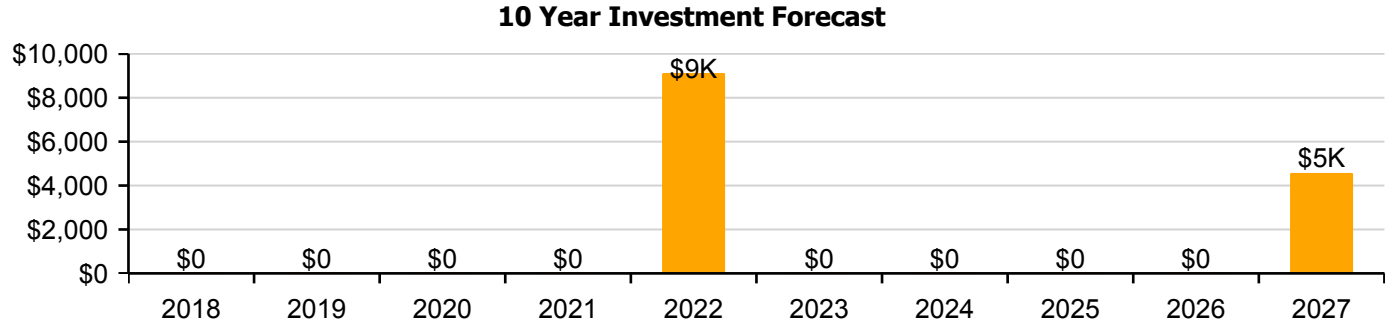
Dashboard Summary

Function:	HS -High School	Gross Area:	1,400
Year Built:	2012	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$238,070
FCI:	0.00 %	RSLI%:	87.22 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	95.00 %	0.00 %	$0.00
B10 - Superstructure	95.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	89.68 %	0.00 %	$0.00
B30 - Roofing	75.00 %	0.00 %	$0.00
C10 - Interior Construction	91.58 %	0.00 %	$0.00
C30 - Interior Finishes	73.58 %	0.00 %	$0.00
D20 - Plumbing	83.33 %	0.00 %	$0.00
D30 - HVAC	81.96 %	0.00 %	$0.00
D50 - Electrical	81.51 %	0.00 %	$0.00
Totals:	**87.22 %**	**0.00 %**	**$0.00**

Photo Album

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

1). North Elevation - Jan 12, 2017

2). East Elevation - Jan 12, 2017

3). Southeast Elevation - Jan 12, 2017

4). West Elevation - Jan 12, 2017

Condition Detail

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

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7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
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.	1,400	100	2012	2112		95.00 %	0.00 %	95			$28,182
A1030	Slab on Grade	$19.75	S.F.	1,400	100	2012	2112		95.00 %	0.00 %	95			$27,650
B1020	Roof Construction	$16.26	S.F.	1,400	100	2012	2112		95.00 %	0.00 %	95			$22,764
B2010	Exterior Walls	$18.04	S.F.	1,400	100	2012	2112		95.00 %	0.00 %	95			$25,256
B2020	Exterior Windows	$6.47	S.F.	1,400	30	2012	2042		83.33 %	0.00 %	25			$9,058
B2030	Exterior Doors	$8.66	S.F.	1,400	30	2012	2042		83.33 %	0.00 %	25			$12,124
B3010140	Asphalt Shingles	$4.32	S.F.	1,400	20	2012	2032		75.00 %	0.00 %	15			$6,048
C1010	Partitions	$10.34	S.F.	1,400	75	2012	2087		93.33 %	0.00 %	70			$14,476
C1020	Interior Doors	$2.20	S.F.	1,400	30	2012	2042		83.33 %	0.00 %	25			$3,080
C3010	Wall Finishes	$5.11	S.F.	1,400	10	2012	2022		50.00 %	0.00 %	5			$7,154
C3030	Ceiling Finishes	$18.76	S.F.	1,400	25	2012	2037		80.00 %	0.00 %	20			$26,264
D2010	Plumbing Fixtures	$9.98	S.F.	1,400	30	2012	2042		83.33 %	0.00 %	25			$13,972
D2020	Domestic Water Distribution	$0.84	S.F.	1,400	30	2012	2042		83.33 %	0.00 %	25			$1,176
D2030	Sanitary Waste	$5.94	S.F.	1,400	30	2012	2042		83.33 %	0.00 %	25			$8,316
D3040	Distribution Systems	$5.35	S.F.	1,400	30	2012	2042		83.33 %	0.00 %	25			$7,490
D3090	Other HVAC Systems/Equip	$1.06	S.F.	1,400	20	2012	2032		75.00 %	0.00 %	15			$1,484
D5010	Electrical Service/Distribution	$1.47	S.F.	1,400	40	2012	2052		87.50 %	0.00 %	35			$2,058
D5020	Branch Wiring	$3.58	S.F.	1,400	30	2012	2042		83.33 %	0.00 %	25			$5,012
D5020	Lighting	$9.58	S.F.	1,400	30	2012	2042		83.33 %	0.00 %	25			$13,412
D5030810	Security & Detection Systems	$1.00	Ea.	1,400	15	2012	2027		66.67 %	0.00 %	10			$1,400
D5030910	Fire Alarm Systems	$1.21	S.F.	1,400	15	2012	2027		66.67 %	0.00 %	10			$1,694
								Total	**87.22 %**					**$238,070**

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



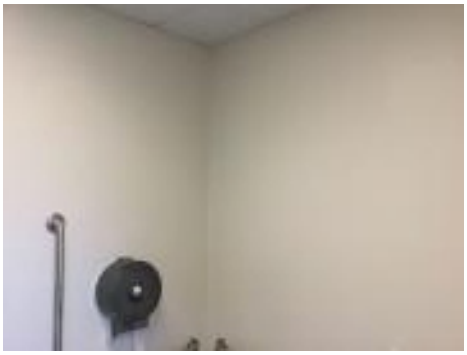
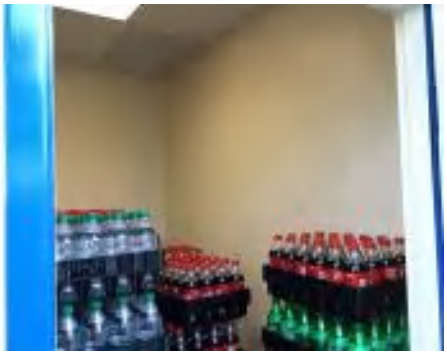
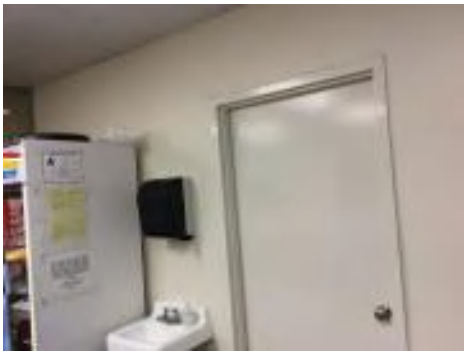
Note:

System: B3010140 - Asphalt Shingles



Note:

System: C1010 - Partitions

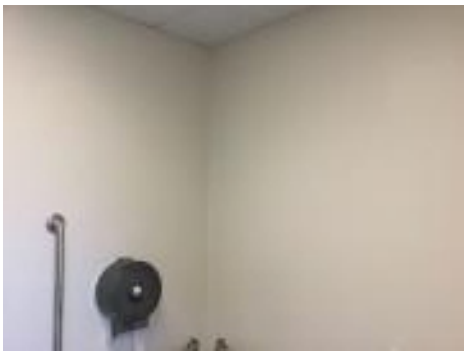
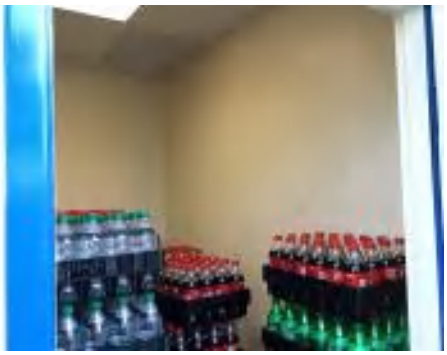
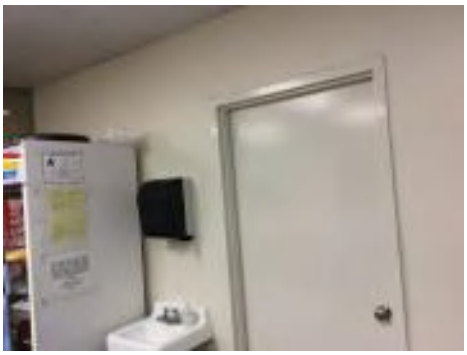
Note:

System: C1020 - Interior Doors



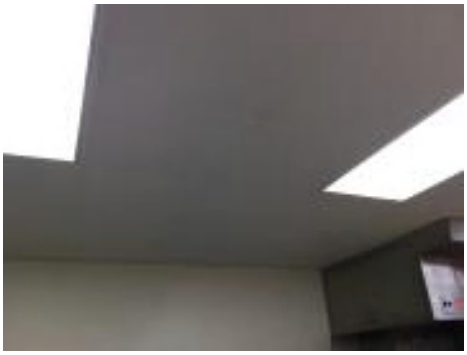
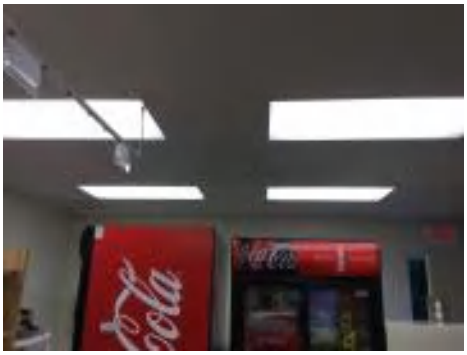
Note:

System: C3010 - Wall Finishes

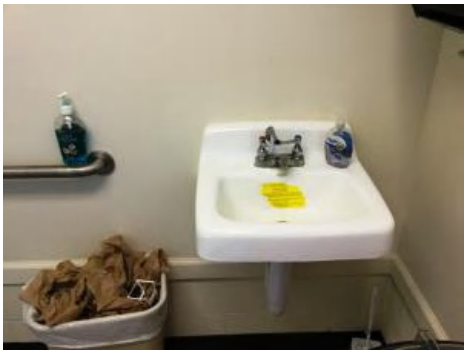
Note:

System: C3030 - Ceiling Finishes

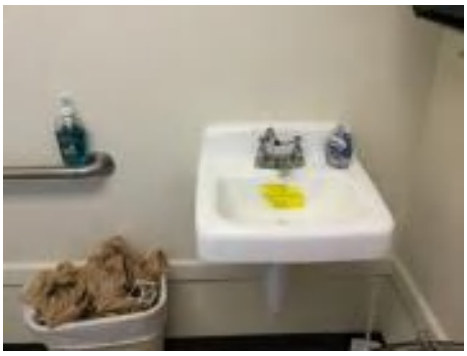
Note:

System: D2010 - Plumbing Fixtures


Note:

System: D2020 - Domestic Water Distribution

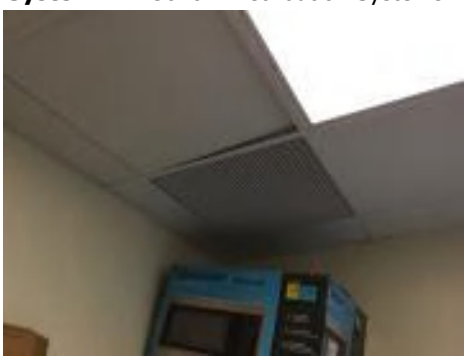
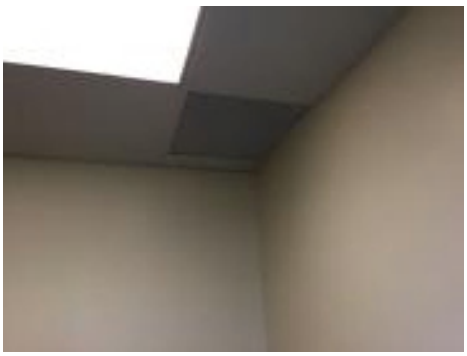

Note:

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems


Note:

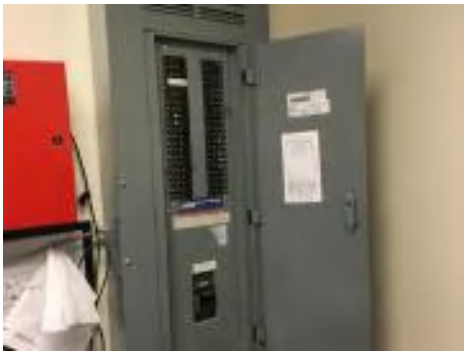
System: D3090 - Other HVAC Systems/Equip



Note:

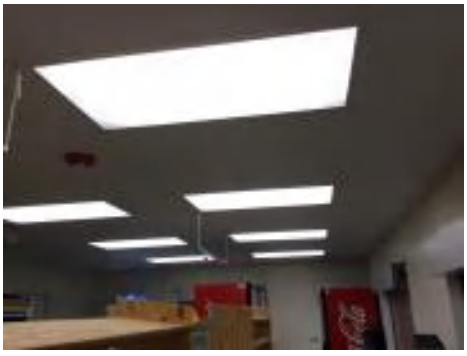
System: D5010 - Electrical Service/Distribution

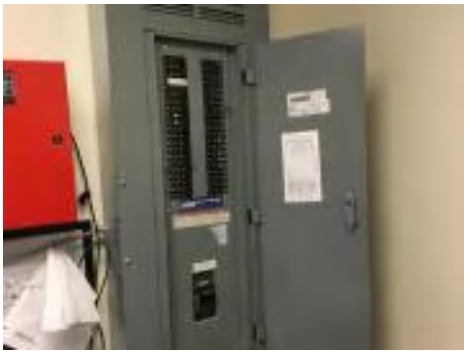




Note:

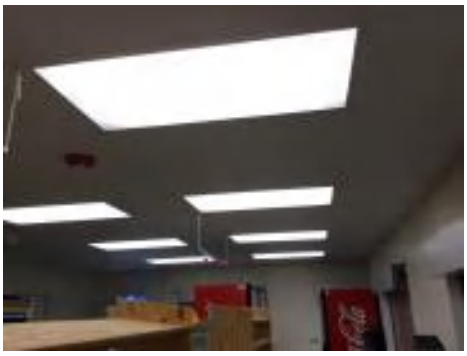
System: D5020 - Branch Wiring

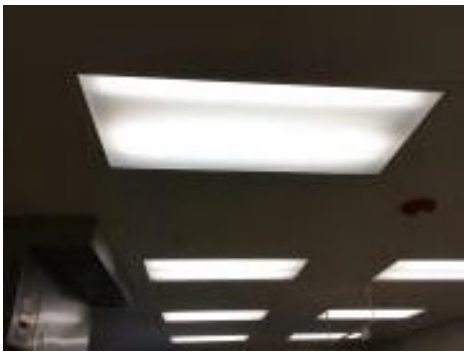




Note:

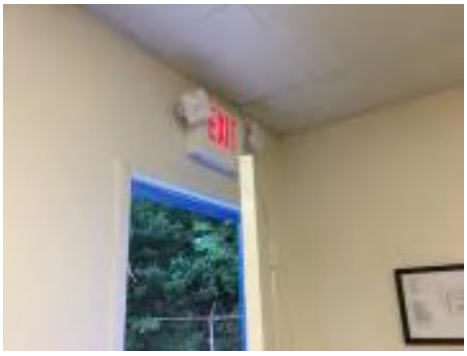
System: D5020 - Lighting





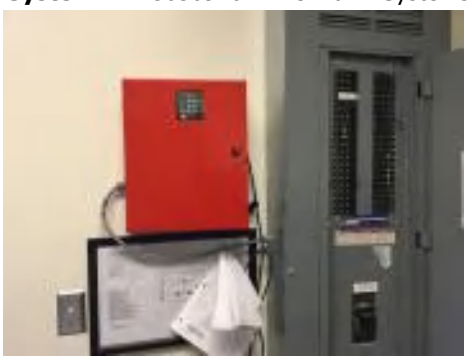
Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

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%

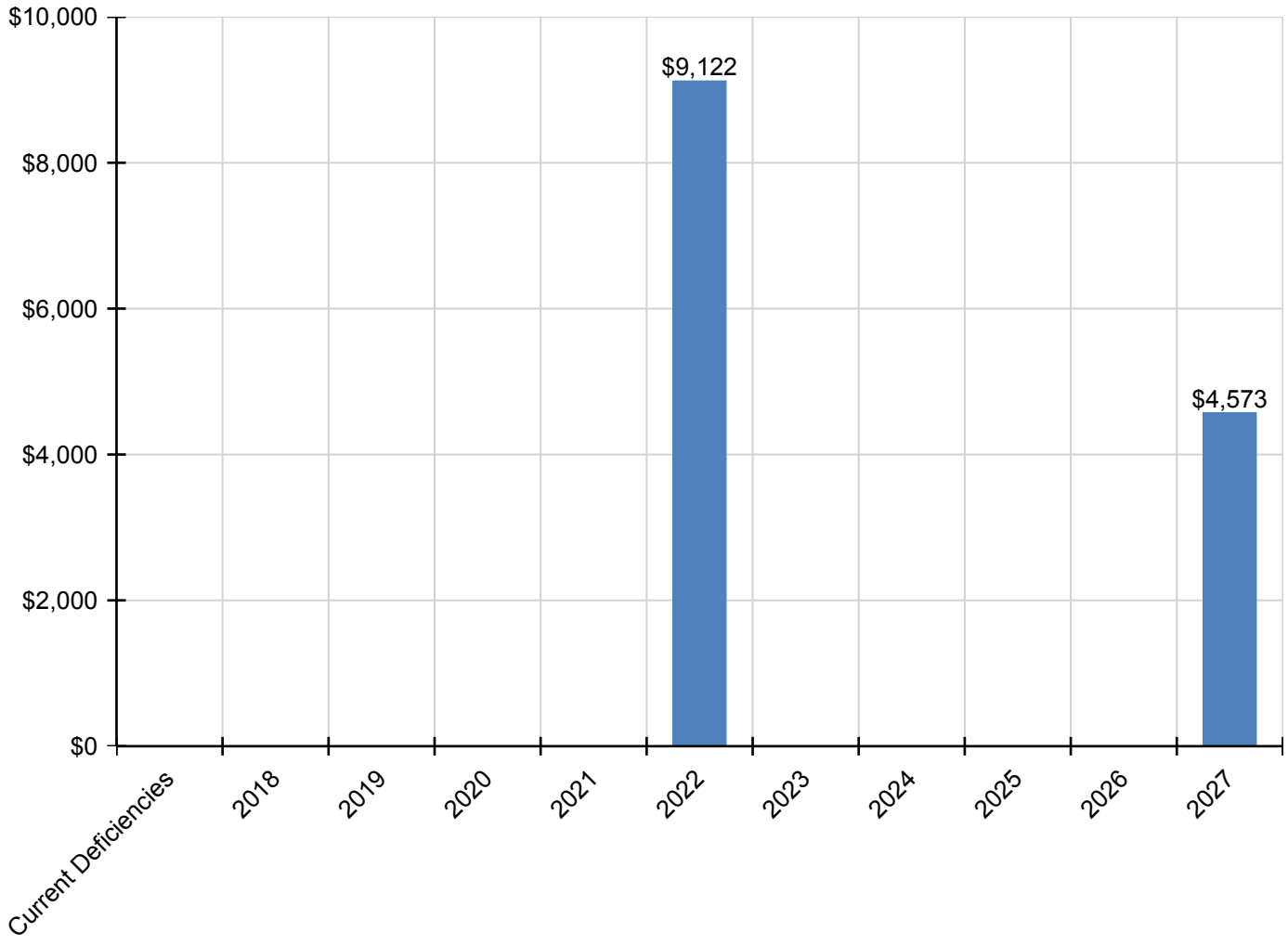
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$9,122**	**$0**	**$0**	**$0**	**$0**	**$4,573**	**$13,696**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$9,122	$0	$0	$0	$0	$0	**$9,122**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3090 - Other HVAC Systems/Equip	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,070	**$2,070**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,504	**$2,504**

** 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):	235
Year Built:	2015
Last Renovation:	
Replacement Value:	$41,535
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	95.20 %
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.

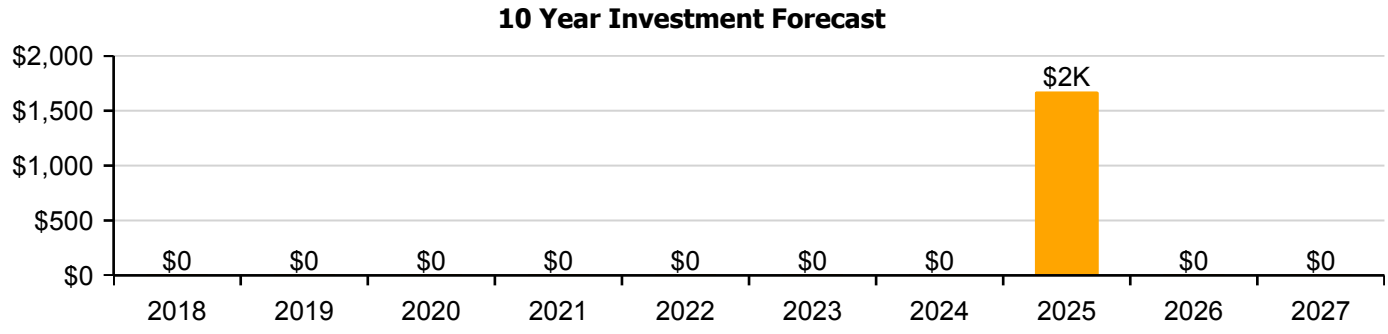
Dashboard Summary

Function:	HS -High School	Gross Area:	235
Year Built:	2015	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$41,535
FCI:	0.00 %	RSLI%:	95.20 %

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	98.00 %	0.00 %	$0.00
B10 - Superstructure	98.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	95.83 %	0.00 %	$0.00
B30 - Roofing	90.00 %	0.00 %	$0.00
C20 - Stairs	98.00 %	0.00 %	$0.00
C30 - Interior Finishes	88.81 %	0.00 %	$0.00
D50 - Electrical	93.58 %	0.00 %	$0.00
Totals:	**95.20 %**	**0.00 %**	**$0.00**

Photo Album

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

1). Northeast Elevation - Jan 12, 2017

2). Southeast Elevation - Jan 12, 2017

3). Southwest Elevation - Jan 12, 2017

4). Northwest Elevation - Jan 12, 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.	235	100	2015	2115		98.00 %	0.00 %	98			$4,731
A1030	Slab on Grade	$19.75	S.F.	235	100	2015	2115		98.00 %	0.00 %	98			$4,641
B1010	Floor Construction	$11.44	S.F.	235	100	2015	2115		98.00 %	0.00 %	98			$2,688
B1020	Roof Construction	$16.26	S.F.	235	100	2015	2115		98.00 %	0.00 %	98			$3,821
B2010	Exterior Walls	$29.79	S.F.	235	100	2015	2115		98.00 %	0.00 %	98			$7,001
B2020	Exterior Windows	$17.17	S.F.	235	30	2015	2045		93.33 %	0.00 %	28			$4,035
B2030	Exterior Doors	$8.66	S.F.	235	30	2015	2045		93.33 %	0.00 %	28			$2,035
B3010140	Asphalt Shingles	$4.32	S.F.	235	20	2015	2035		90.00 %	0.00 %	18			$1,015
C2010	Stair Construction	$1.32	S.F.	235	100	2015	2115		98.00 %	0.00 %	98			$310
C3010	Wall Finishes	$5.11	S.F.	235	10	2015	2025		80.00 %	0.00 %	8			$1,201
C3020	Floor Finishes	$12.37	S.F.	235	20	2015	2035		90.00 %	0.00 %	18			$2,907
C3030	Ceiling Finishes	$9.52	S.F.	235	25	2015	2040		92.00 %	0.00 %	23			$2,237
D5010	Electrical Service/Distribution	$3.09	S.F.	235	40	2015	2055		95.00 %	0.00 %	38			$726
D5020	Branch Wiring	$9.24	S.F.	235	30	2015	2045		93.33 %	0.00 %	28			$2,171
D5020	Lighting	$8.58	S.F.	235	30	2015	2045		93.33 %	0.00 %	28			$2,016
								Total	**95.20 %**					**$41,535**

System Notes

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

System: B2010 - Exterior Walls



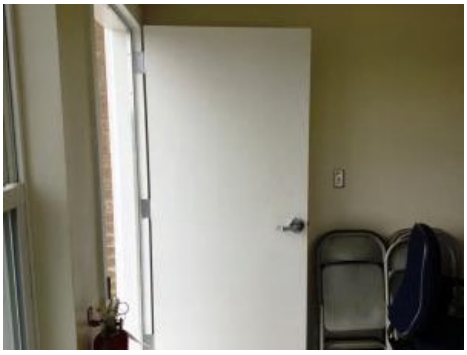
Note:

System: B2020 - Exterior Windows



Note:

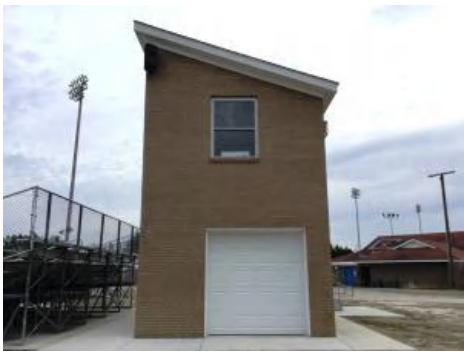
System: B2030 - Exterior Doors



Note:

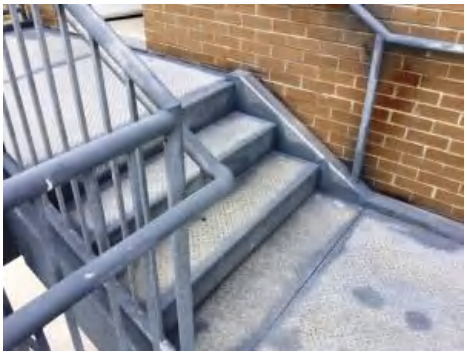
System: B3010140 - Asphalt Shingles





Note:

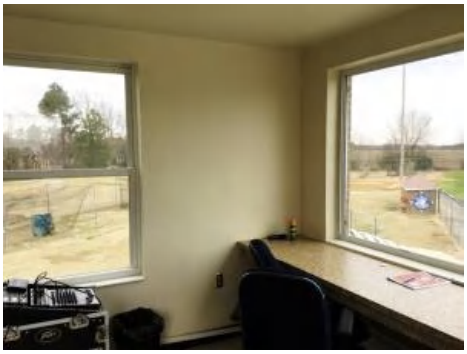
System: C2010 - Stair Construction



Note:

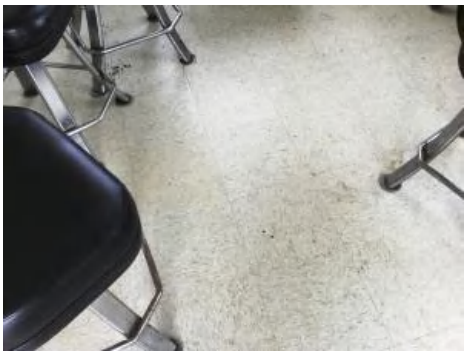
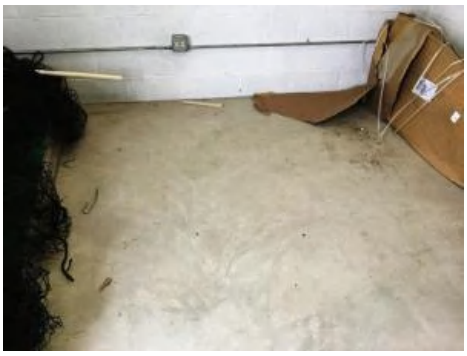
System: C3010 - Wall Finishes





Note:

System: C3020 - Floor Finishes


Note:

System: C3030 - Ceiling Finishes



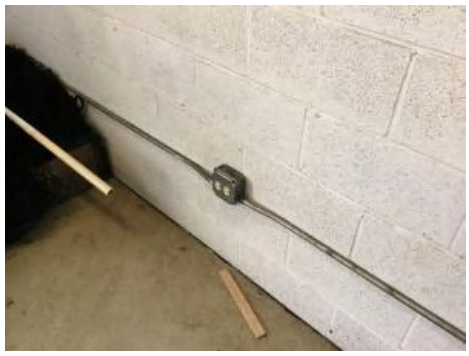
Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring


Note:

System: D5020 - Lighting



Note:

Renewal Schedule

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

Campus Assessment Report - 2015 Baseball Pressbox

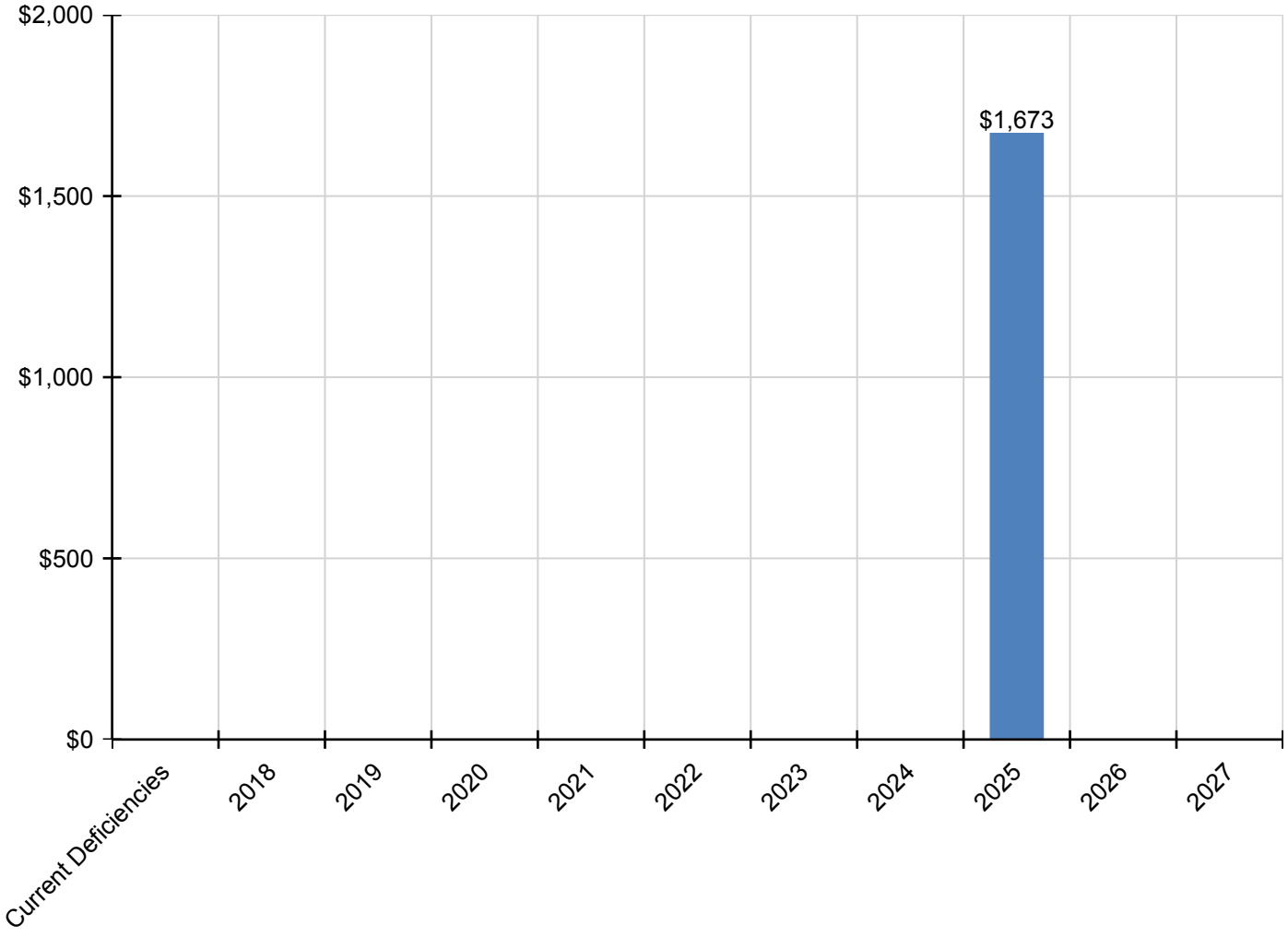
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,673**	**$0**	**$0**	**$1,673**
*** 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**
C2010 - Stair Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$1,673	$0	$0	**$1,673**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	2,000
Year Built:	2015
Last Renovation:	
Replacement Value:	$427,460
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	93.99 %
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

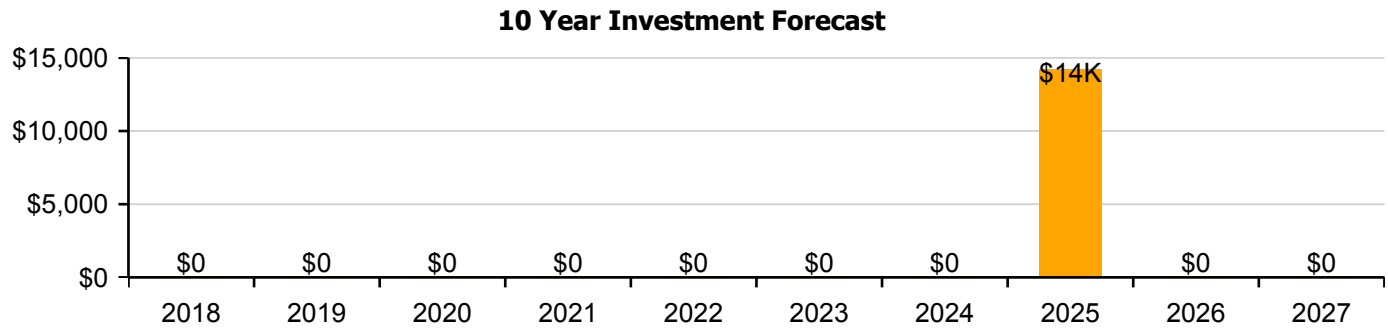
Dashboard Summary

Function:	HS -High School	Gross Area:	2,000
Year Built:	2015	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$427,460
FCI:	0.00 %	RSLI%:	93.99 %

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	98.00 %	0.00 %	$0.00
B10 - Superstructure	98.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	96.69 %	0.00 %	$0.00
B30 - Roofing	90.00 %	0.00 %	$0.00
C10 - Interior Construction	96.57 %	0.00 %	$0.00
C30 - Interior Finishes	89.43 %	0.00 %	$0.00
D20 - Plumbing	93.33 %	0.00 %	$0.00
D30 - HVAC	89.38 %	0.00 %	$0.00
D50 - Electrical	90.52 %	0.00 %	$0.00
E10 - Equipment	90.00 %	0.00 %	$0.00
E20 - Furnishings	90.00 %	0.00 %	$0.00
Totals:	**93.99 %**	**0.00 %**	**$0.00**

Photo Album

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

1). Southeast Elevation - Jan 13, 2017

2). Northeast Elevation - Jan 13, 2017

3). North Elevation - Jan 13, 2017

4). Southwest Elevation - Jan 13, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	2,000	100	2015	2115		98.00 %	0.00 %	98			$40,260
A1030	Slab on Grade	$19.75	S.F.	2,000	100	2015	2115		98.00 %	0.00 %	98			$39,500
B1020	Roof Construction	$16.26	S.F.	2,000	100	2015	2115		98.00 %	0.00 %	98			$32,520
B2010	Exterior Walls	$29.79	S.F.	2,000	100	2015	2115		98.00 %	0.00 %	98			$59,580
B2020	Exterior Windows	$6.93	S.F.	2,000	30	2015	2045		93.33 %	0.00 %	28			$13,860
B2030	Exterior Doors	$4.70	S.F.	2,000	30	2015	2045		93.33 %	0.00 %	28			$9,400
B3010140	Asphalt Shingles	$4.32	S.F.	2,000	20	2015	2035		90.00 %	0.00 %	18			$8,640
C1010	Partitions	$11.01	S.F.	2,000	75	2015	2090		97.33 %	0.00 %	73			$22,020
C1020	Interior Doors	$2.59	S.F.	2,000	30	2015	2045		93.33 %	0.00 %	28			$5,180
C3010	Wall Finishes	$5.11	S.F.	2,000	10	2015	2025		80.00 %	0.00 %	8			$10,220
C3030	Ceiling Finishes	$18.76	S.F.	2,000	25	2015	2040		92.00 %	0.00 %	23			$37,520
D2010	Plumbing Fixtures	$11.71	S.F.	2,000	30	2015	2045		93.33 %	0.00 %	28			$23,420
D2020	Domestic Water Distribution	$0.99	S.F.	2,000	30	2015	2045		93.33 %	0.00 %	28			$1,980
D2030	Sanitary Waste	$1.57	S.F.	2,000	30	2015	2045		93.33 %	0.00 %	28			$3,140
D3040	Distribution Systems	$6.26	S.F.	2,000	30	2015	2045		93.33 %	0.00 %	28			$12,520
D3050	Terminal & Package Units	$9.57	S.F.	2,000	15	2015	2030		86.67 %	0.00 %	13			$19,140
D3060	Controls & Instrumentation	$1.98	S.F.	2,000	20	2015	2035		90.00 %	0.00 %	18			$3,960
D5010	Electrical Service/Distribution	$1.73	S.F.	2,000	40	2015	2055		95.00 %	0.00 %	38			$3,460
D5020	Branch Wiring	$3.58	S.F.	2,000	30	2015	2045		93.33 %	0.00 %	28			$7,160
D5020	Lighting	$9.58	S.F.	2,000	30	2015	2045		93.33 %	0.00 %	28			$19,160
D5030310	Data Communications	$4.61	S.F.	2,000	15	2015	2030		86.67 %	0.00 %	13			$9,220
D5030810	Security & Detection Systems	$3.46	Ea.	2,000	15	2015	2030		86.67 %	0.00 %	13			$6,920
D5030910	Fire Alarm	$3.56	S.F.	2,000	15	2015	2030		86.67 %	0.00 %	13			$7,120
E1010	Commercial Equipment	$9.83	S.F.	2,000	20	2015	2035		90.00 %	0.00 %	18			$19,660
E2010	Fixed Furnishings	$5.95	S.F.	2,000	20	2015	2035		90.00 %	0.00 %	18			$11,900
								Total	**93.99 %**					**$427,460**

System Notes

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

System: B2010 - Exterior Walls



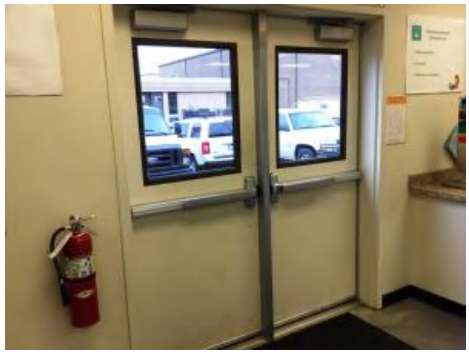
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors

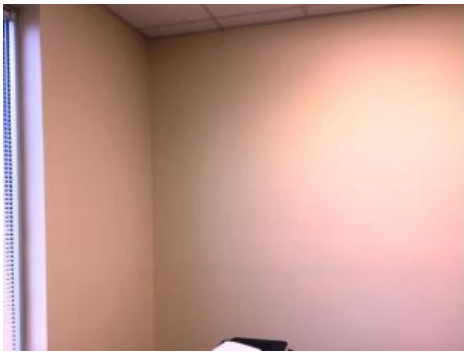
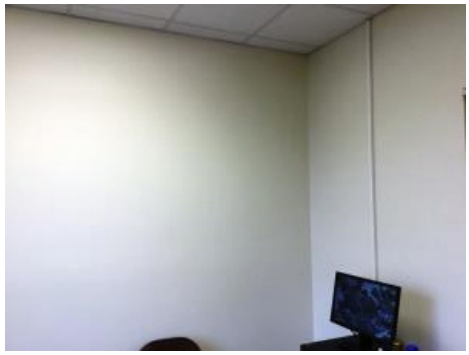
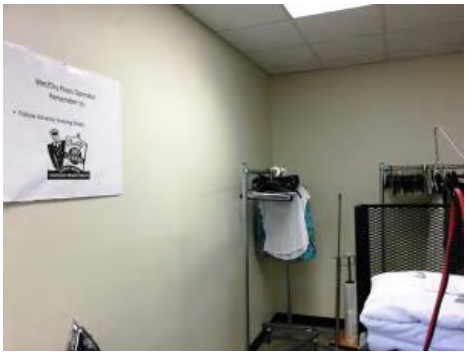

Note:

System: B3010140 - Asphalt Shingles



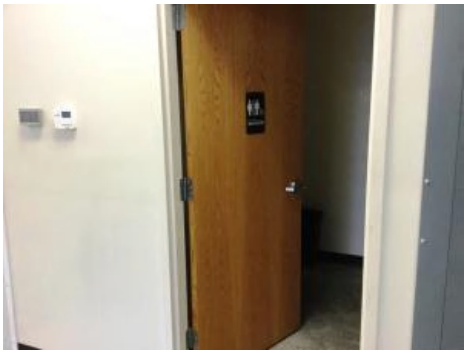
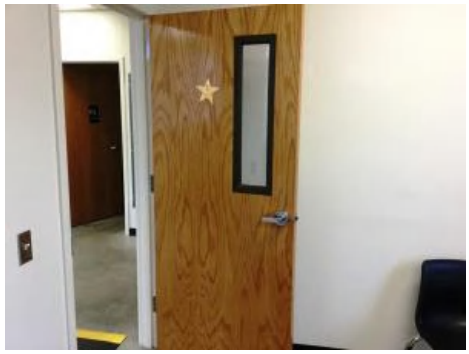
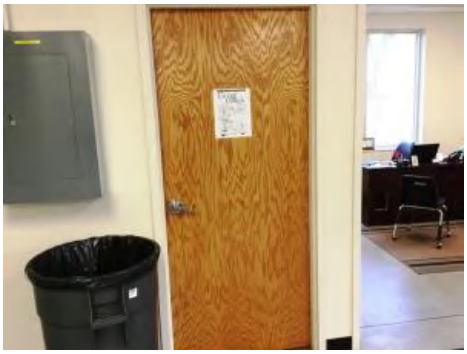
Note:

System: C1010 - Partitions

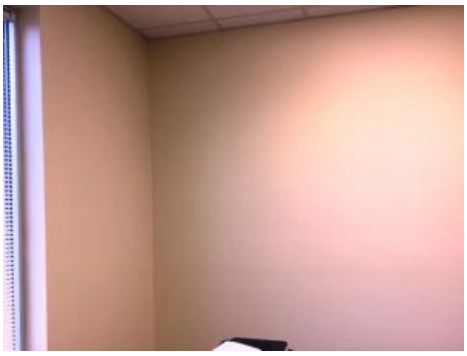
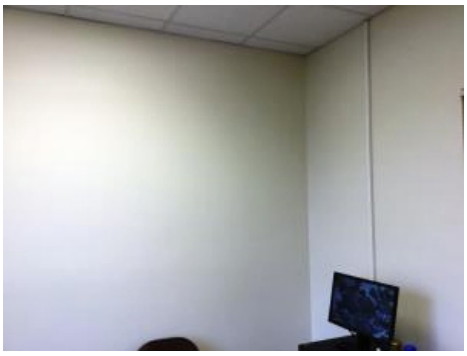
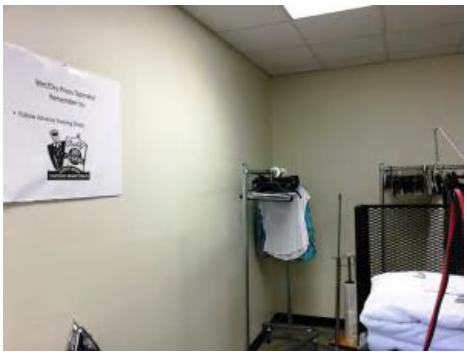
Note:

System: C1020 - Interior Doors

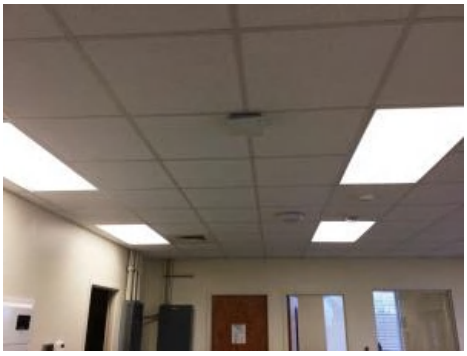
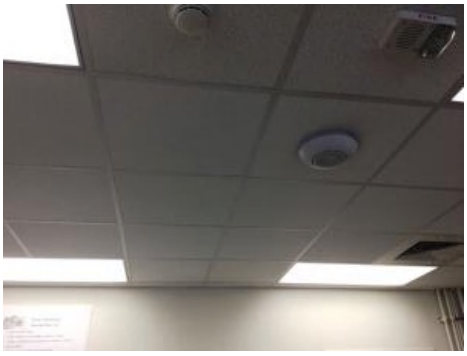
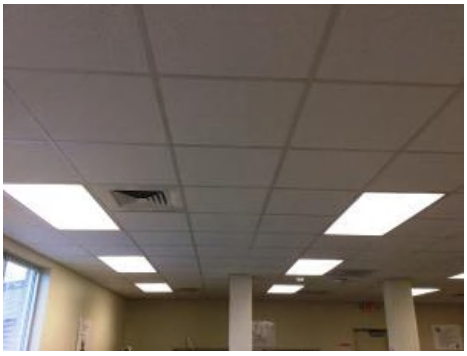
Note:

System: C3010 - Wall Finishes

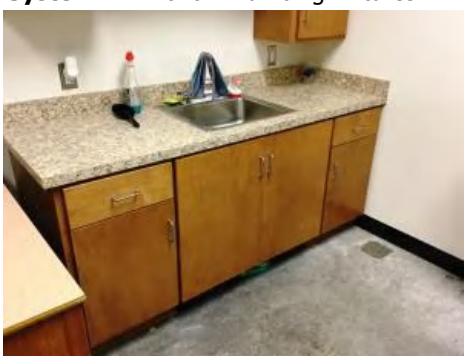
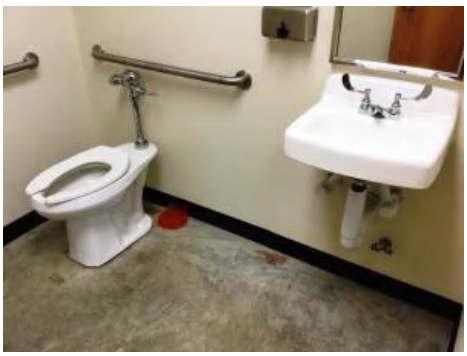
Note:

System: C3030 - Ceiling Finishes

Note:

System: D2010 - Plumbing Fixtures

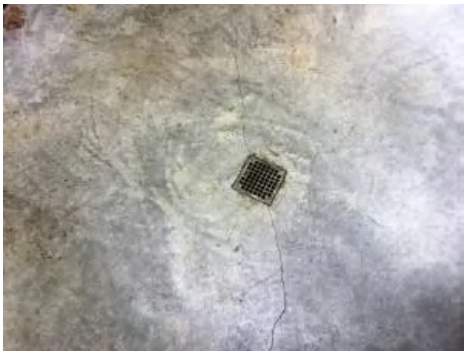

Note:

System: D2020 - Domestic Water Distribution



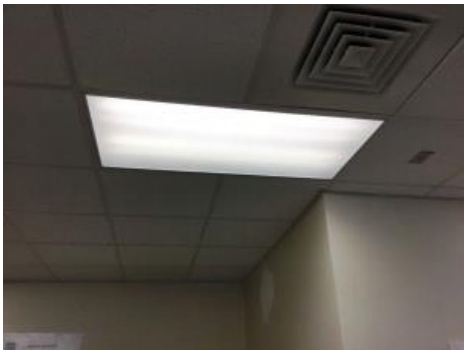
Note:

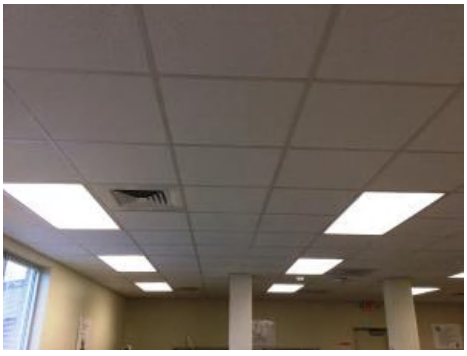
System: D2030 - Sanitary Waste


Note:

System: D3040 - Distribution Systems





Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation

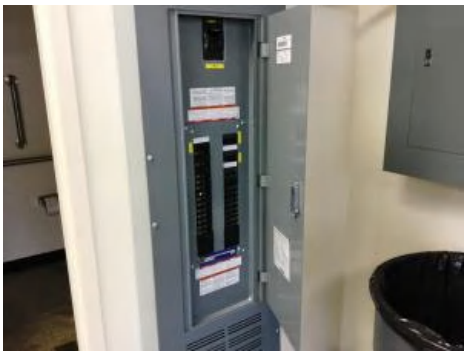

Note:

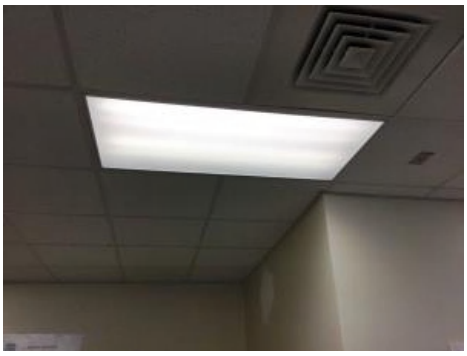
System: D5010 - Electrical Service/Distribution



Note:

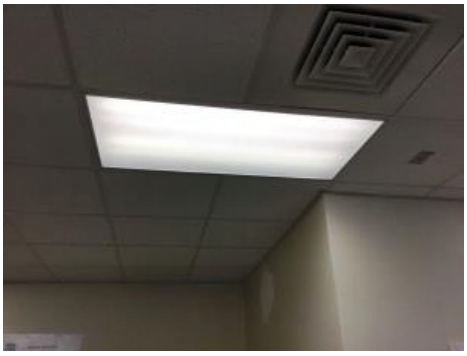
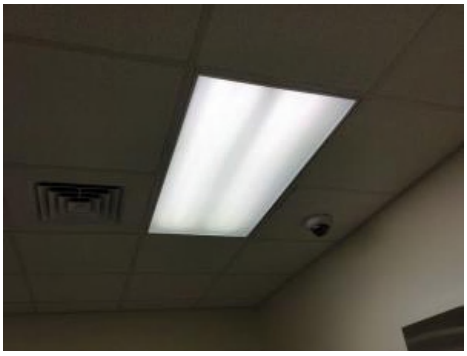
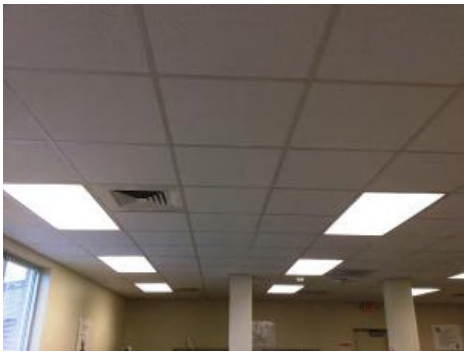
System: D5020 - Branch Wiring





Note:

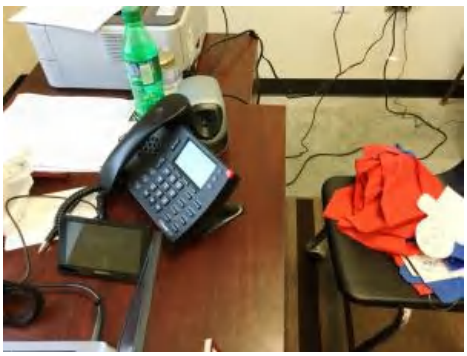
System: D5020 - Lighting

Note:

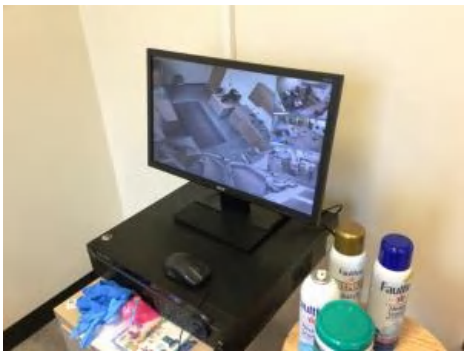
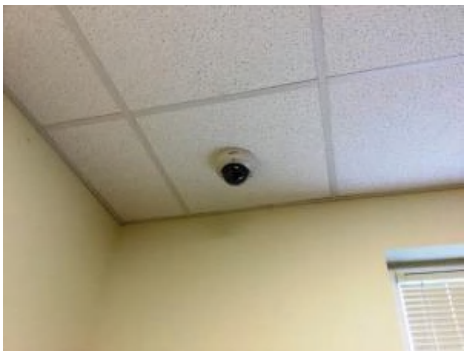
System: D5030310 - Data Communications





Note:

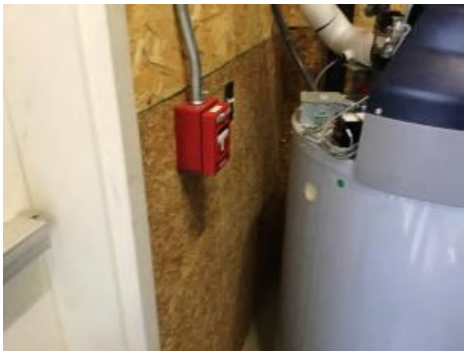
System: D5030810 - Security & Detection Systems

Note:

System: D5030910 - Fire Alarm





Note:

System: E1010 - Commercial Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

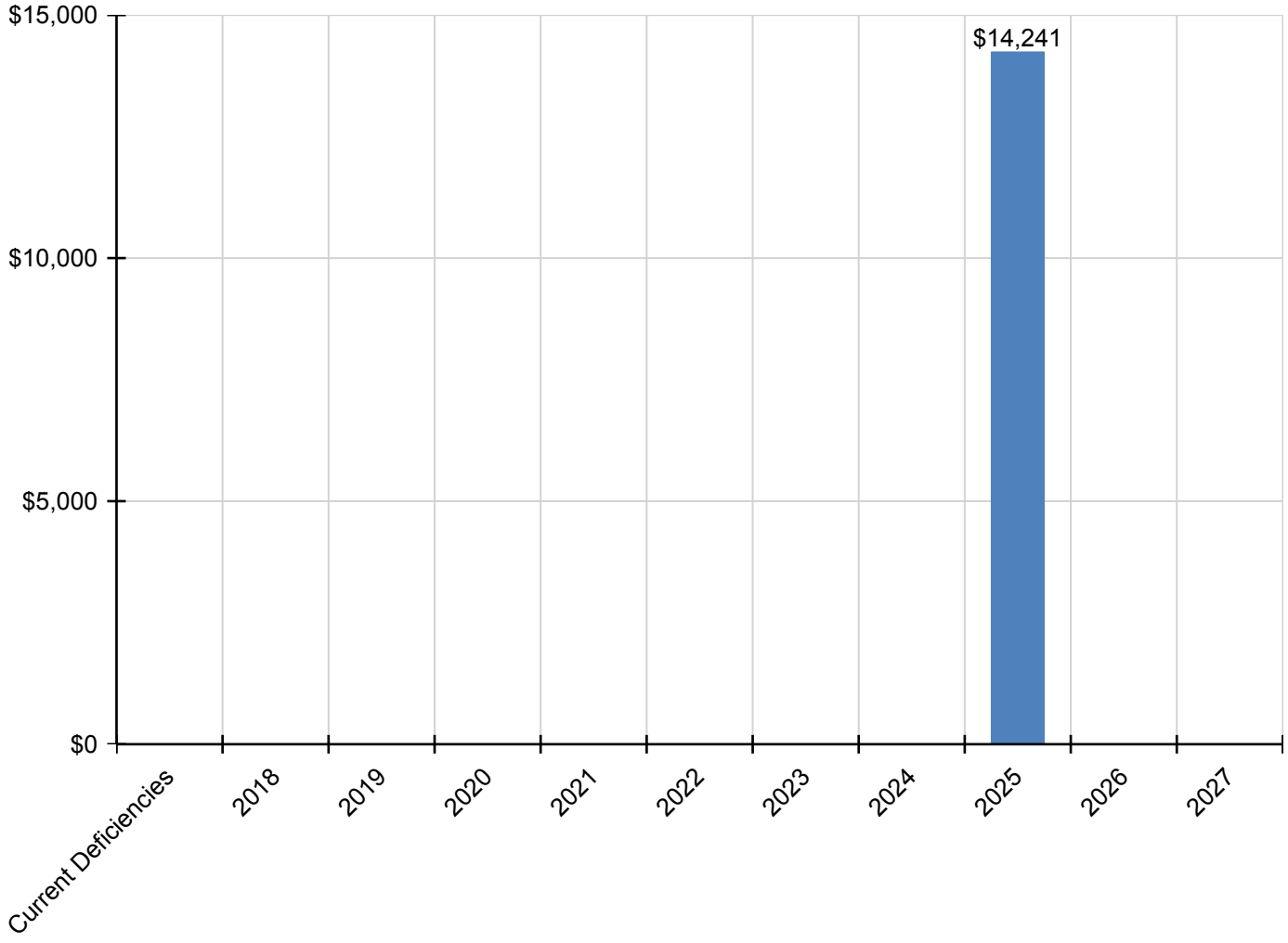
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$14,241**	**$0**	**$0**	**$14,241**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$14,241	$0	$0	**$14,241**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030310 - Data Communications	$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	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1010 - Commercial Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	285,240
Year Built:	1967
Last Renovation:	
Replacement Value:	$11,480,908
Repair Cost:	$911,533.06
Total FCI:	7.94 %
Total RSLI:	18.34 %
FCA Score:	92.06

Description:

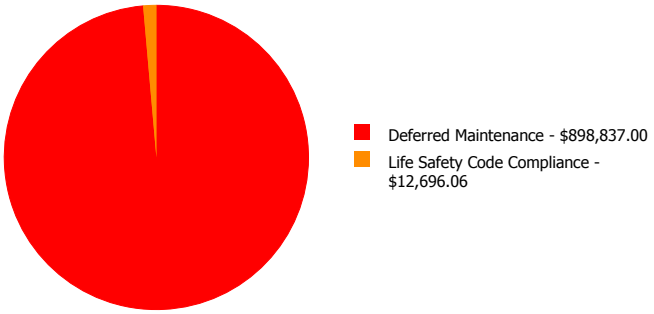
The narrative for this site is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

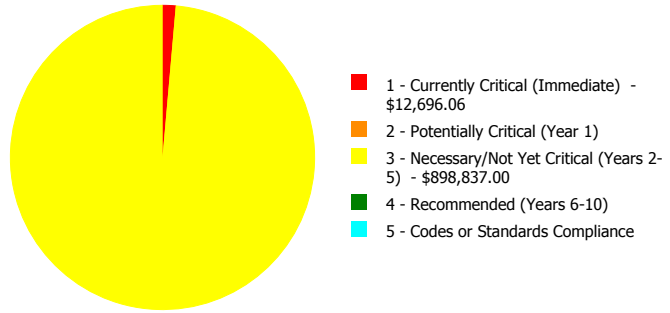
Dashboard Summary

Function:	HS -High School	Gross Area:	285,240
Year Built:	1967	Last Renovation:	
Repair Cost:	$911,533	Replacement Value:	$11,480,908
FCI:	7.94 %	RSLI%:	18.34 %

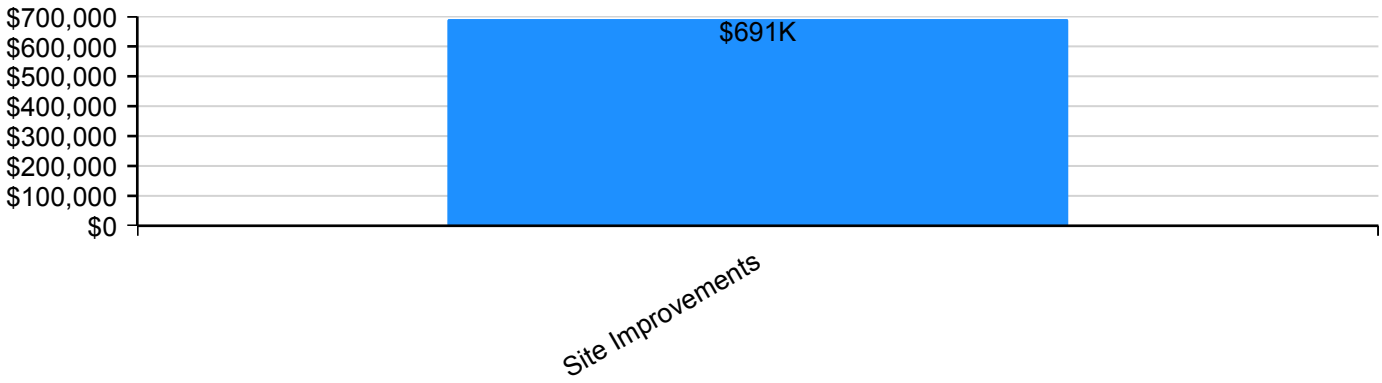
Deficiency By Category



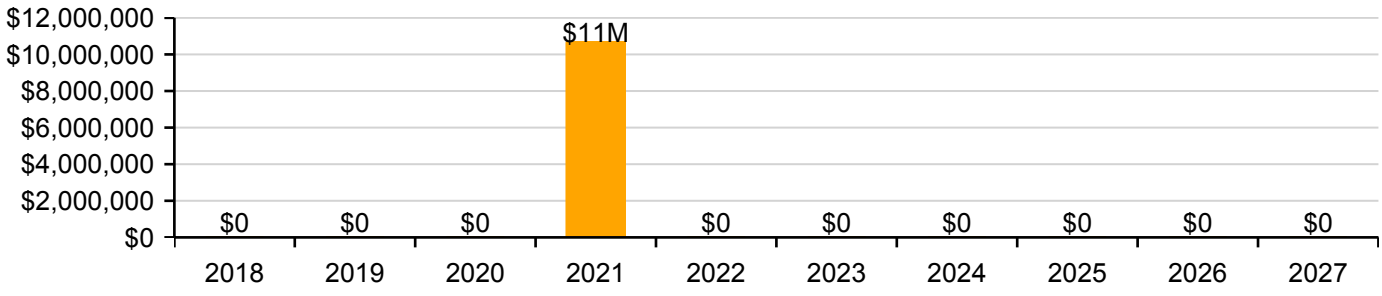
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	23.13 %	12.42 %	$911,533.06
G30 - Site Mechanical Utilities	8.21 %	0.00 %	$0.00
G40 - Site Electrical Utilities	13.07 %	0.00 %	$0.00
Totals:	**18.34 %**	**7.94 %**	**$911,533.06**

Photo Album

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

1). Aerial Image of Scotland High School - Dec 30, 2016

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.	285,240	25	1967	1992	2021	16.00 %	1.60 %	4		$17,160.00	$1,072,502
G2020	Parking Lots	$1.61	S.F.	285,240	25	1967	1992		0.00 %	110.00 %	-25		$505,160.00	$459,236
G2030	Pedestrian Paving	$1.98	S.F.	285,240	30	1967	1997	2021	13.33 %	2.25 %	4		$12,696.06	$564,775
G2040105	Fence & Guardrails	$1.20	S.F.	285,240	30	1967	1997		0.00 %	110.00 %	-20		$376,517.00	$342,288
G2040950	Baseball Field	$5.78	S.F.	285,240	20	1967	1987	2021	20.00 %	0.00 %	4			$1,648,687
G2040950	Covered Walkways	$0.81	S.F.	285,240	25	1967	1992	2021	16.00 %	0.00 %	4			$231,044
G2040950	Football Field	$3.38	S.F.	285,240	20	2009	2029		60.00 %	0.00 %	12			$964,111
G2040950	Playing Field	$1.50	S.F.	285,240	20	1967	1987	2021	20.00 %	0.00 %	4			$427,860
G2040950	Softball Field	$2.01	S.F.	285,240	20	1967	1987	2021	20.00 %	0.00 %	4			$573,332
G2040950	Track	$1.78	S.F.	285,240	20	2009	2029		60.00 %	0.00 %	12			$507,727
G2050	Landscaping	$1.91	S.F.	285,240	15	1967	1982		0.00 %	0.00 %	-35			$544,808
G3010	Water Supply	$2.42	S.F.	285,240	50	1967	2017	2021	8.00 %	0.00 %	4			$690,281
G3020	Sanitary Sewer	$1.52	S.F.	285,240	50	1967	2017	2021	8.00 %	0.00 %	4			$433,565
G3030	Storm Sewer	$4.67	S.F.	285,240	50	1967	2017	2021	8.00 %	0.00 %	4			$1,332,071
G3060	Fuel Distribution	$1.03	S.F.	285,240	40	1967	2007	2021	10.00 %	0.00 %	4			$293,797
G4010	Electrical Distribution	$2.44	S.F.	285,240	50	1967	2017	2021	8.00 %	0.00 %	4			$695,986
G4020	Site Lighting	$1.57	S.F.	285,240	30	1967	1997	2021	13.33 %	0.00 %	4			$447,827
G4030	Site Communications & Security	$0.88	S.F.	285,240	15	1967	1982	2021	26.67 %	0.00 %	4			$251,011
								Total	**18.34 %**	**7.94 %**			**$911,533.06**	**$11,480,908**

System Notes

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

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots



Note: The parking lot is beyond its service life and should be resealed, restriped and recoated.

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails



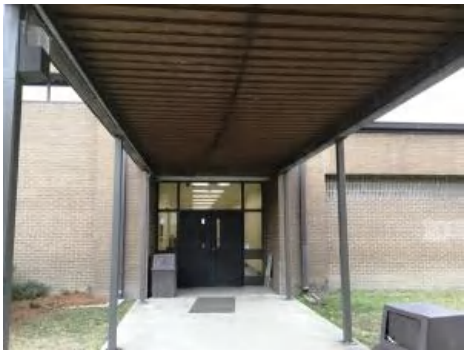
Note: The fences and guardrail are rusted and beyond their service life and should be replaced.

System: G2040950 - Baseball Field



Note:

System: G2040950 - Covered Walkways




Note:

System: G2040950 - Football Field



Note:

System: G2040950 - Playing Field



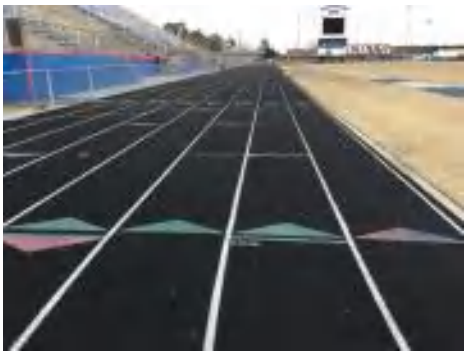
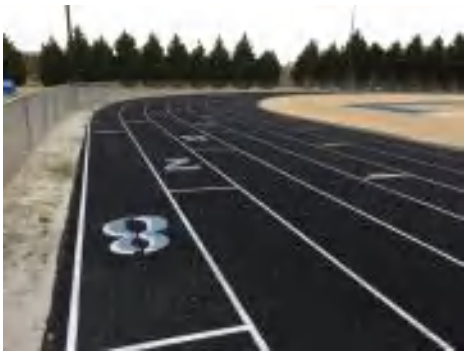
Note:

System: G2040950 - Softball Field



Note:

System: G2040950 - Track


Note:

System: G2050 - Landscaping



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

System: G3010 - Water Supply


Note:

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer



Note:

System: G3060 - Fuel Distribution



Note:

System: G4010 - Electrical Distribution



Note:

System: G4020 - Site Lighting



Note:

System: G4030 - Site Communications & Security



Note:

Renewal Schedule

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

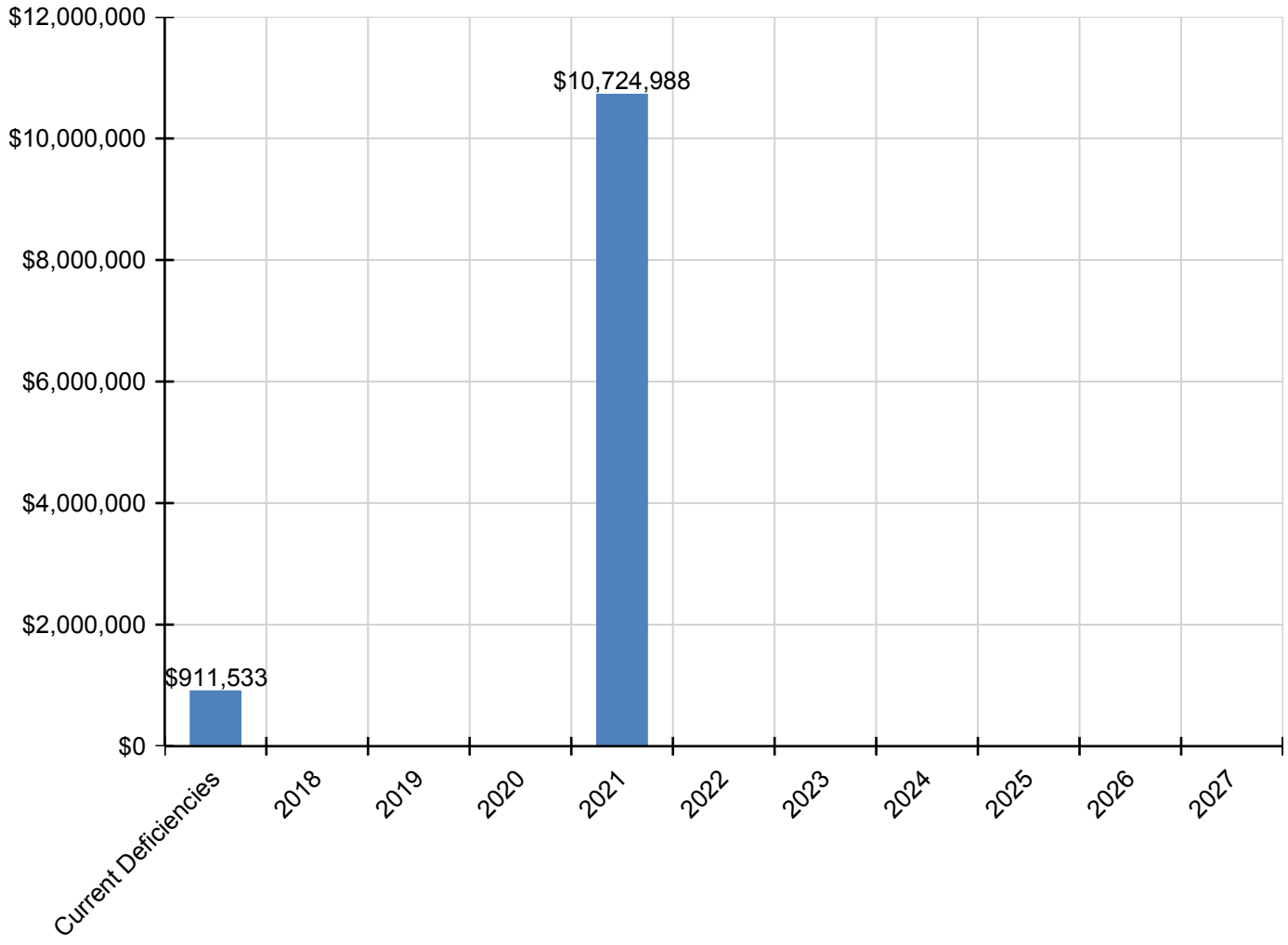
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$911,533**	**$0**	**$0**	**$0**	**$10,724,988**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$11,636,521**
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	$17,160	$0	$0	$0	$1,327,822	$0	$0	$0	$0	$0	$0	**$1,344,982**
G2020 - Parking Lots	$505,160	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$505,160**
G2030 - Pedestrian Paving	$12,696	$0	$0	$0	$699,226	$0	$0	$0	$0	$0	$0	**$711,922**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$376,517	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$376,517**
G2040950 - Baseball Field	$0	$0	$0	$0	$2,041,173	$0	$0	$0	$0	$0	$0	**$2,041,173**
G2040950 - Covered Walkways	$0	$0	$0	$0	$286,047	$0	$0	$0	$0	$0	$0	**$286,047**
G2040950 - Football Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Playing Field	$0	$0	$0	$0	$529,716	$0	$0	$0	$0	$0	$0	**$529,716**
G2040950 - Softball Field	$0	$0	$0	$0	$709,820	$0	$0	$0	$0	$0	$0	**$709,820**
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	$854,609	$0	$0	$0	$0	$0	$0	**$854,609**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$536,779	$0	$0	$0	$0	$0	$0	**$536,779**
G3030 - Storm Sewer	$0	$0	$0	$0	$1,649,183	$0	$0	$0	$0	$0	$0	**$1,649,183**
G3060 - Fuel Distribution	$0	$0	$0	$0	$363,739	$0	$0	$0	$0	$0	$0	**$363,739**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$861,672	$0	$0	$0	$0	$0	$0	**$861,672**
G4020 - Site Lighting	$0	$0	$0	$0	$554,436	$0	$0	$0	$0	$0	$0	**$554,436**
G4030 - Site Communications & Security	$0	$0	$0	$0	$310,766	$0	$0	$0	$0	$0	$0	**$310,766**

** Indicates non-renewable system*

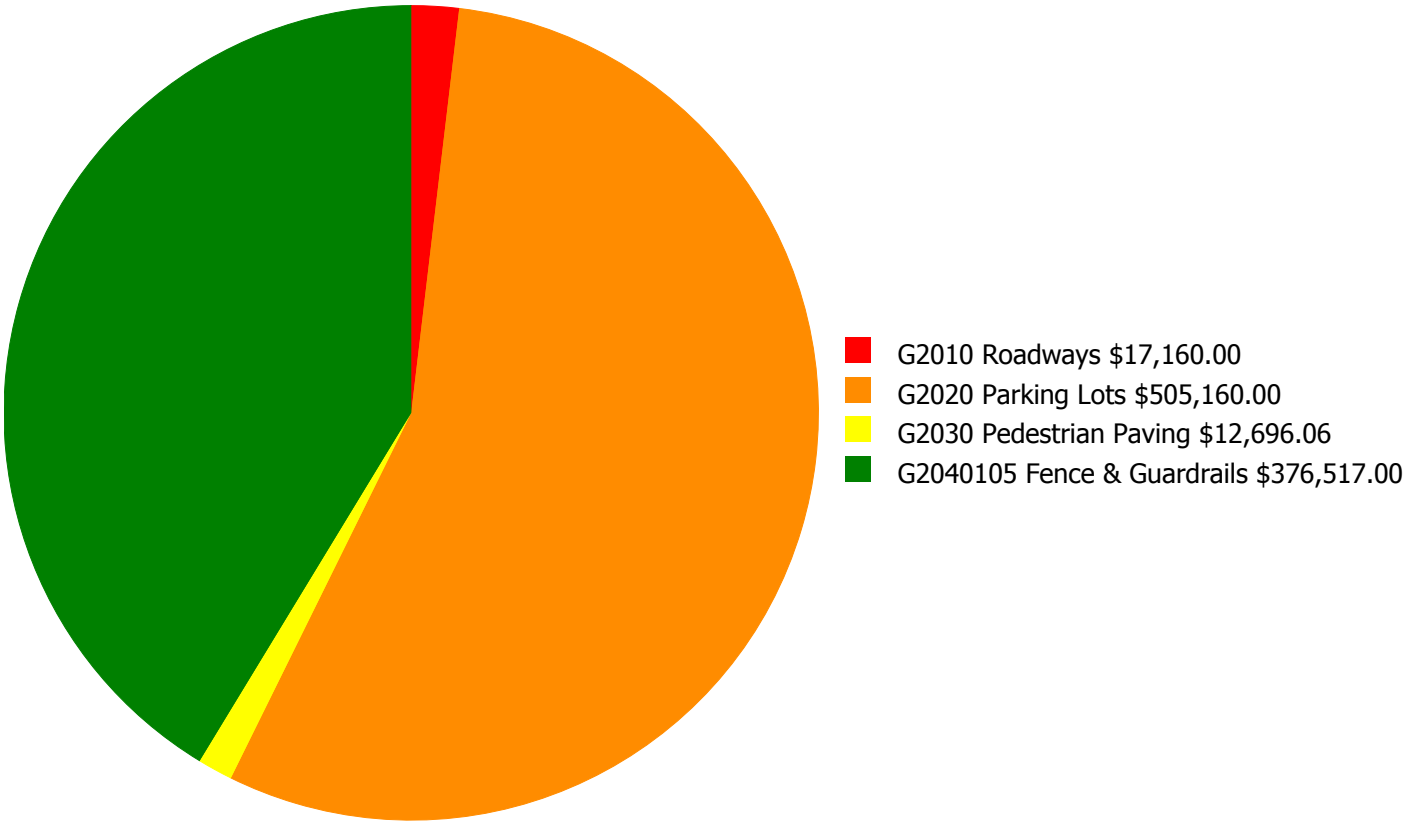
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

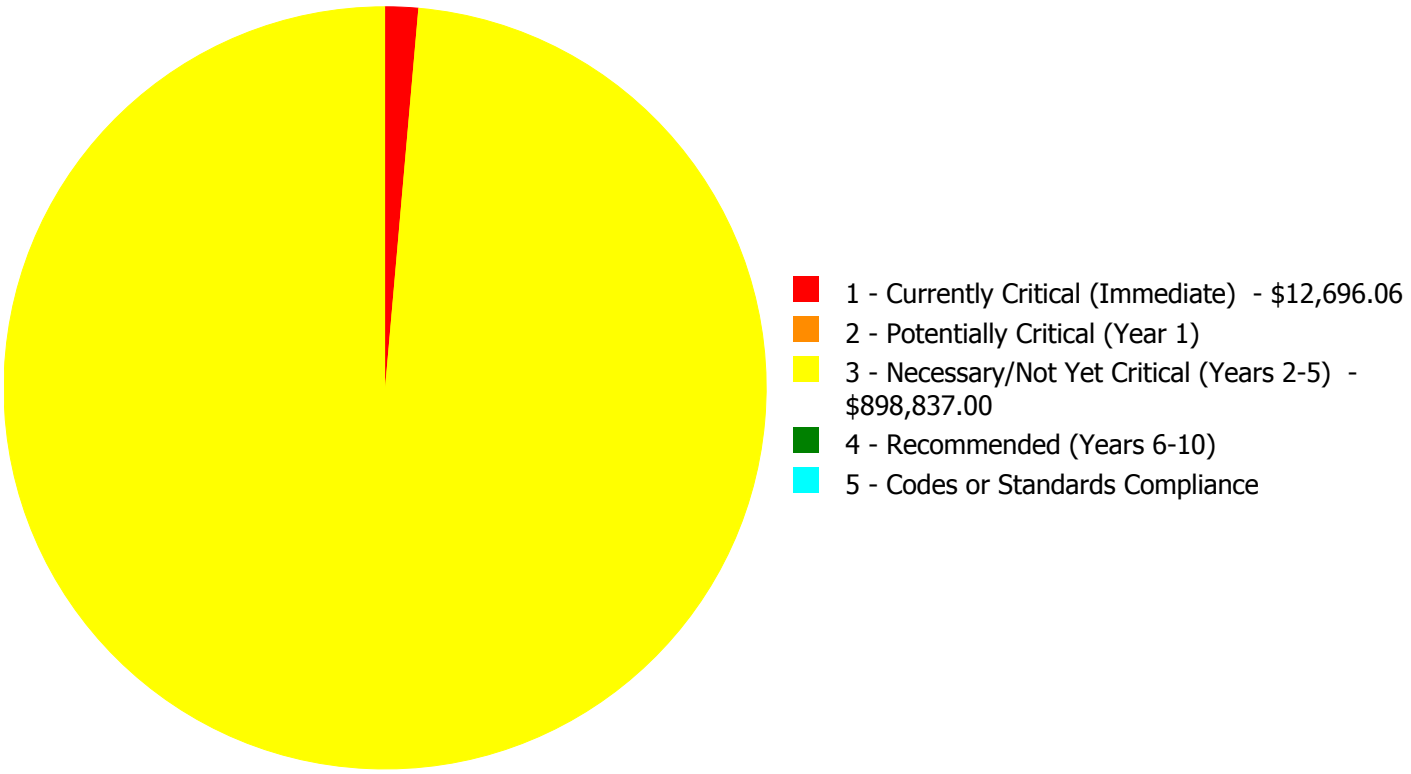
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $911,533.06

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: $911,533.06

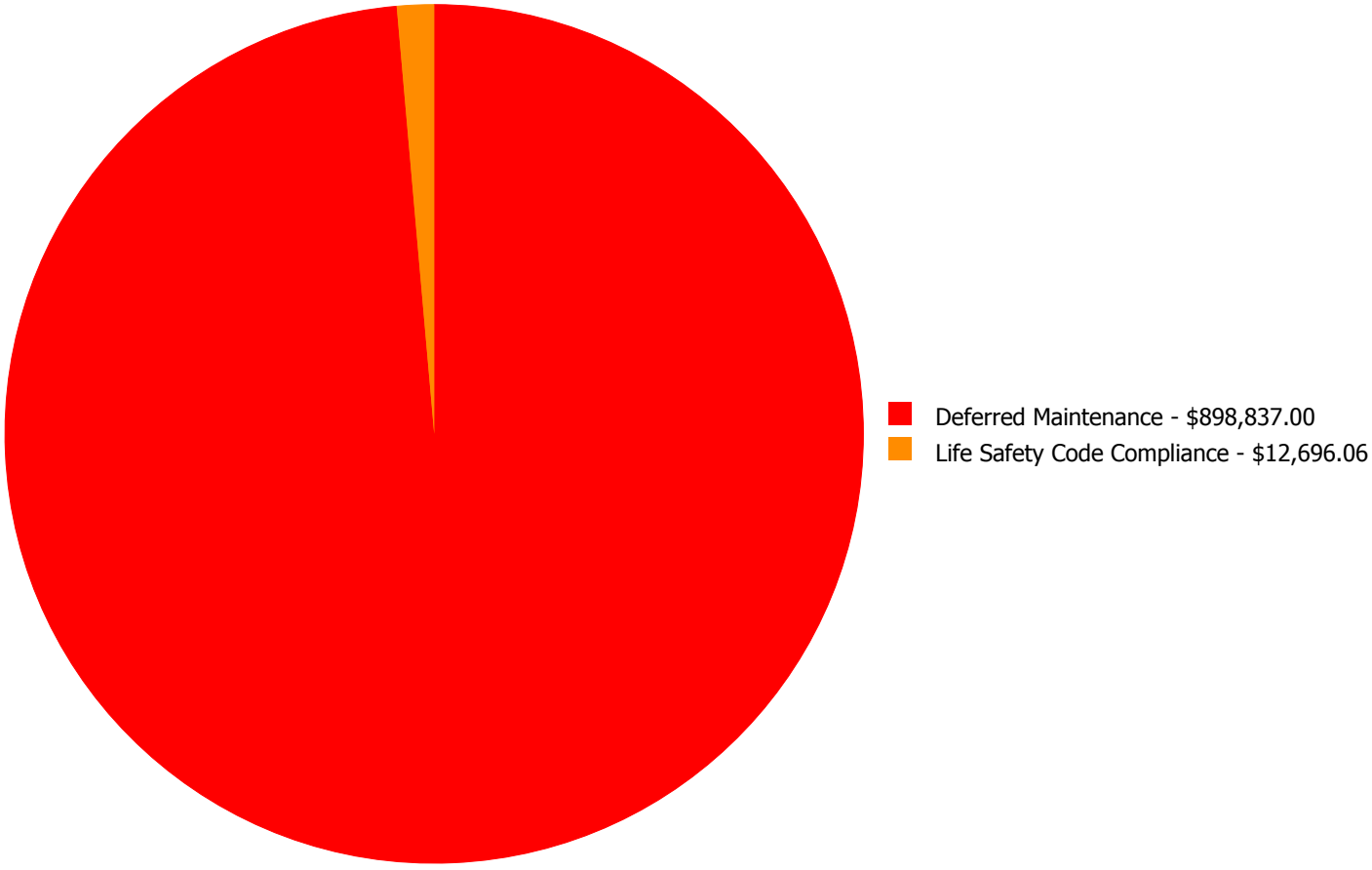
Deficiency By Priority Investment Table

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	$17,160.00	$0.00	$0.00	$17,160.00
G2020	Parking Lots	$0.00	$0.00	$505,160.00	$0.00	$0.00	$505,160.00
G2030	Pedestrian Paving	$12,696.06	$0.00	$0.00	$0.00	$0.00	$12,696.06
G2040105	Fence & Guardrails	$0.00	$0.00	$376,517.00	$0.00	$0.00	$376,517.00
	Total:	$12,696.06	$0.00	$898,837.00	$0.00	$0.00	$911,533.06

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: $911,533.06

Deficiency Details by Priority

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

Priority 1 - Currently Critical (Immediate):

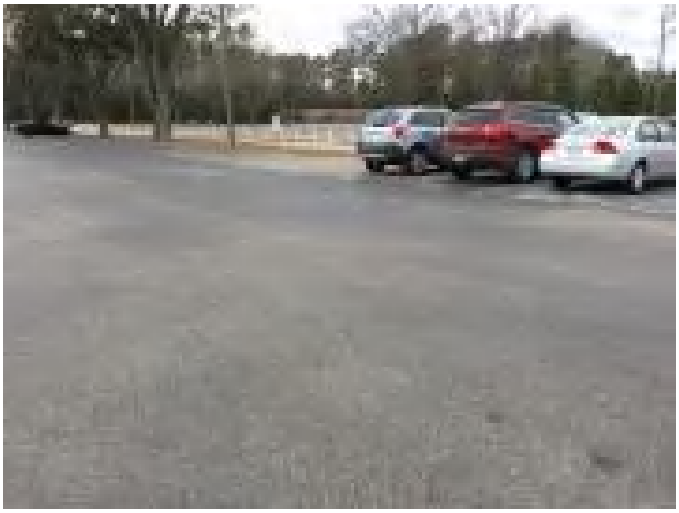
System: G2030 - Pedestrian Paving

Location: Site
Distress: Failing
Category: Life Safety Code Compliance
Priority: 1 - Currently Critical (Immediate)
Correction: Remove and replace concrete sidewalk, 4' wide
Qty: 250.00
Unit of Measure: L.F.
Estimate: $12,696.06
Assessor Name: Somnath Das
Date Created: 01/09/2017

Notes: The pedestrian paving is undulating and has become a tripping hazard, the pedestrian paving should be replaced.

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

System: G2010 - Roadways



Location: Site
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Resurface the roadway
Qty: 100.00
Unit of Measure: L.F.
Estimate: $17,160.00
Assessor Name: Somnath Das
Date Created: 01/09/2017

Notes: The roadways have cracks and it should be resealed and recoated.

System: G2020 - Parking Lots

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 285,240.00
Unit of Measure: S.F.
Estimate: $505,160.00
Assessor Name: Somnath Das
Date Created: 12/30/2016

Notes: The parking lot is beyond its service life and should be resealed, restriped and recoated.

System: G2040105 - Fence & Guardrails

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 285,240.00
Unit of Measure: S.F.
Estimate: $376,517.00
Assessor Name: Somnath Das
Date Created: 12/30/2016

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

NC School District/830 Scotland County/High School

Shaw Academy

Draft

Campus Assessment Report

March 7, 2017

PARSONS

Table of Contents

Campus Executive Summary

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

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

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Gross Area (SF):	54,896
Year Built:	1951
Last Renovation:	
Replacement Value:	$11,524,432
Repair Cost:	$4,434,601.00
Total FCI:	38.48 %
Total RSLI:	23.98 %
FCA Score:	61.52

Description:

GENERAL:
Shaw Academy is located at 18700 Old Wire Rd in Laurinburg, North Carolina. The 1 story, 54,896 square foot building was originally constructed in 1951 There have been 4 additions. In addition to the main building, the campus contains a 1956 gym, a 1957 classroom annex, a 1966 shop/storage building, and a 1982 media center.

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

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

B. SUPERSTRUCTURE
Floor construction is concrete. Roof construction is steel. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope standing seam metal . There are no roof openings. 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 steel frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, toilet accessories, storage shelving, handrails, fabricated toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in assignable spaces is typically vinyl composition tile. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically suspended acoustical tile.

CONVEYING:
The building does not include conveying equipment. Conveying equipment includes no hydraulic elevators, and no wheelchair lifts.

D. SERVICES
PLUMBING:
Plumbing fixtures are typically non-low-flow water fixtures with manual control valves. Domestic water distribution is combination of copper and galvanized steel with electric hot water heating. Sanitary waste system is cast iron and plastic. Rain water drainage system is external with gutters..

HVAC:
Heating is provided by 2 gas fired boilers. Cooling is supplied by multiple air cooled chillers. The heating/cooling distribution system is a radiant system utilizing air handling units. Fresh air is supplied by infiltration. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are not centrally controlled by an energy management system. This building does not have a locally controlled Building Automation System.

FIRE PROTECTION:
The building does not have a fire sprinkler system. The building does not have additional fire suppression system in the kitchen. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

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

COMMUNICATIONS AND SECURITY:
The fire alarm system consists of audible/visual strobe annunciators in common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by key and locks; entry doors are secured with lock sets. The security system has CCTV cameras and is not centrally monitored; this building has a public address and paging system separate from the telephone system.

OTHER ELECTRICAL SYSTEMS:
This building does not have a separately derived emergency power system.

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

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

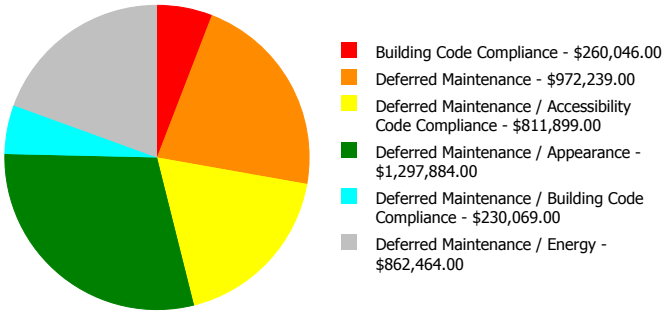
Attributes:

General Attributes:			
Condition Assessor:	Matt Mahaffey	Assessment Date:	
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	7-12	Site Acreage:	15.9

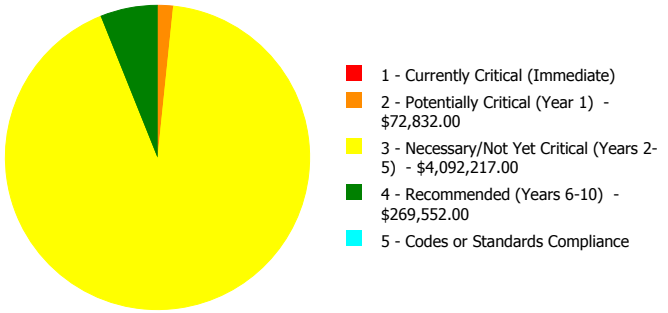
Campus Dashboard Summary

Gross Area:	54,896		
Year Built:	1951	Last Renovation:	
Repair Cost:	$4,434,601	Replacement Value:	$11,524,432
FCI:	38.48 %	RSLI%:	23.98 %

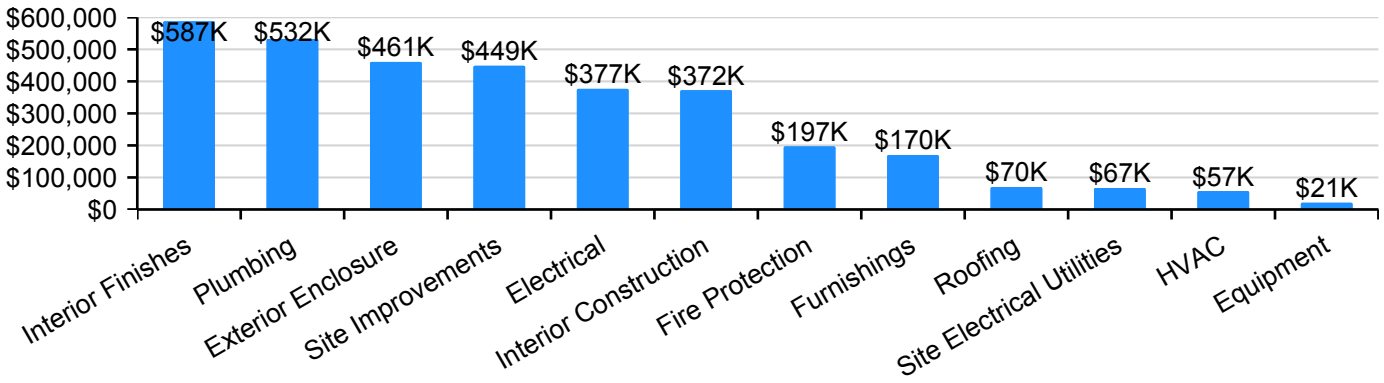
Deficiency By Category



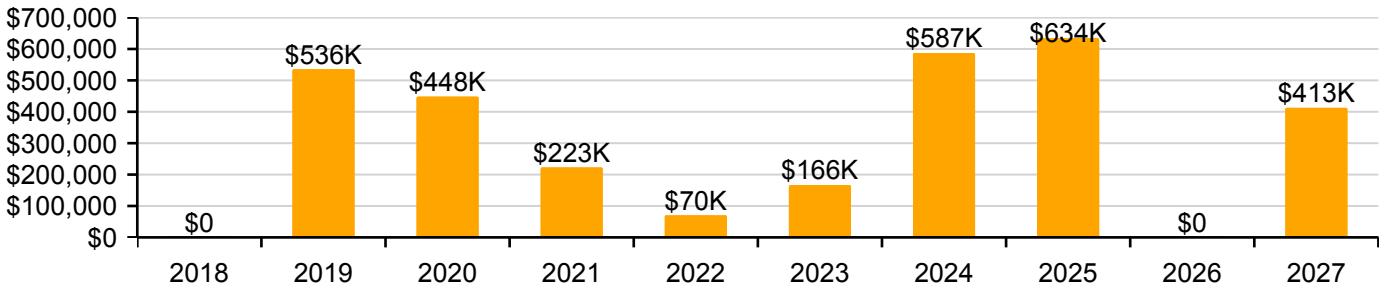
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Campus Condition Summary

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

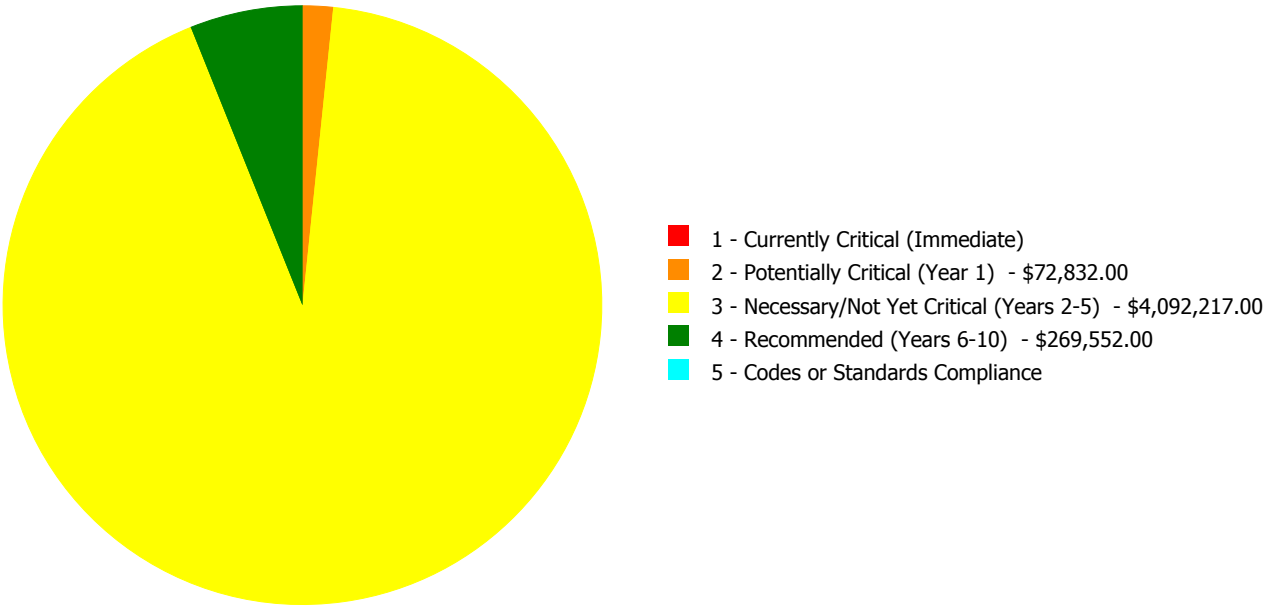
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	41.67 %	0.00 %	$0.00
A20 - Basement Construction	39.00 %	0.00 %	$0.00
B10 - Superstructure	39.55 %	0.00 %	$0.00
B20 - Exterior Enclosure	22.84 %	49.46 %	$608,179.00
B30 - Roofing	49.10 %	18.12 %	$92,069.00
C10 - Interior Construction	10.67 %	44.97 %	$491,459.00
C30 - Interior Finishes	11.85 %	50.79 %	$775,589.00
D20 - Plumbing	0.20 %	108.39 %	$702,197.00
D30 - HVAC	45.54 %	8.10 %	$75,533.00
D40 - Fire Protection	0.00 %	110.00 %	$260,046.00
D50 - Electrical	32.15 %	35.62 %	$497,338.00
E10 - Equipment	21.17 %	34.15 %	$27,664.00
E20 - Furnishings	1.46 %	99.30 %	$223,981.00
G20 - Site Improvements	3.12 %	63.56 %	$591,779.00
G30 - Site Mechanical Utilities	30.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	24.74 %	34.70 %	$88,767.00
Totals:	**23.98 %**	**38.48 %**	**$4,434,601.00**

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/Cafeteria	28,806	36.65	$0.00	$0.00	$1,788,391.00	$167,622.00	$0.00
1956 Gym	8,688	44.81	$0.00	$7,262.00	$649,708.00	$47,688.00	$0.00
1957 Classrooms-Annex	6,120	44.62	$0.00	$65,570.00	$388,368.00	$33,592.00	$0.00
1966 Shop-Storage	7,520	28.94	$0.00	$0.00	$352,719.00	$0.00	$0.00
1982 Media Center	3,762	38.39	$0.00	$0.00	$232,485.00	$20,650.00	$0.00
Site	54,896	41.39	$0.00	$0.00	$680,546.00	$0.00	$0.00
Total:		**38.48**	**$0.00**	**$72,832.00**	**$4,092,217.00**	**$269,552.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $4,434,601.00

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	28,806
Year Built:	1951
Last Renovation:	
Replacement Value:	$5,336,600
Repair Cost:	$1,956,013.00
Total FCI:	36.65 %
Total RSLI:	26.14 %
FCA Score:	63.35

Description:

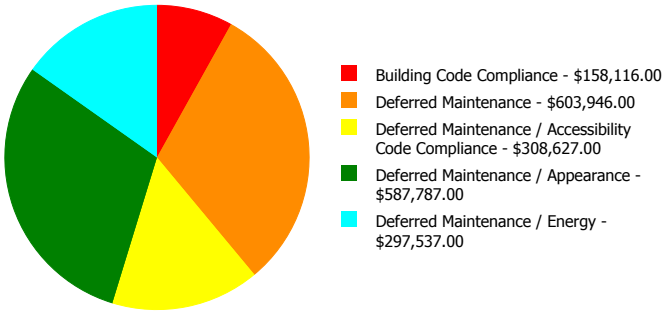
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

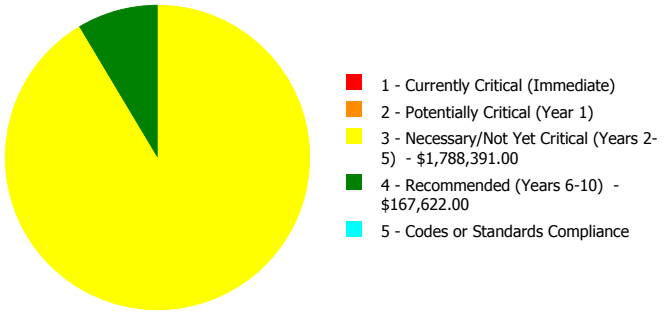
Dashboard Summary

Function:	HS -High School	Gross Area:	28,806
Year Built:	1951	Last Renovation:	
Repair Cost:	$1,956,013	Replacement Value:	$5,336,600
FCI:	36.65 %	RSLI%:	26.14 %

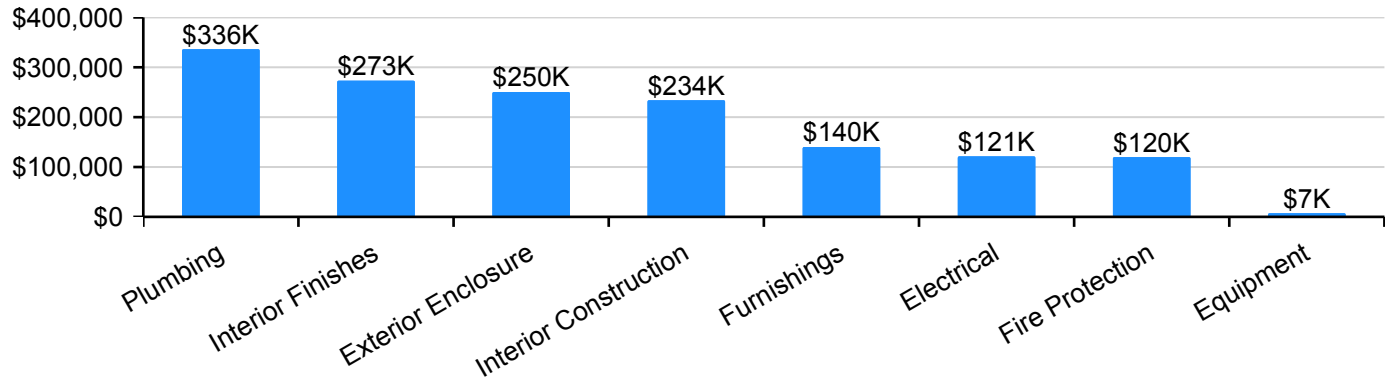
Deficiency By Category



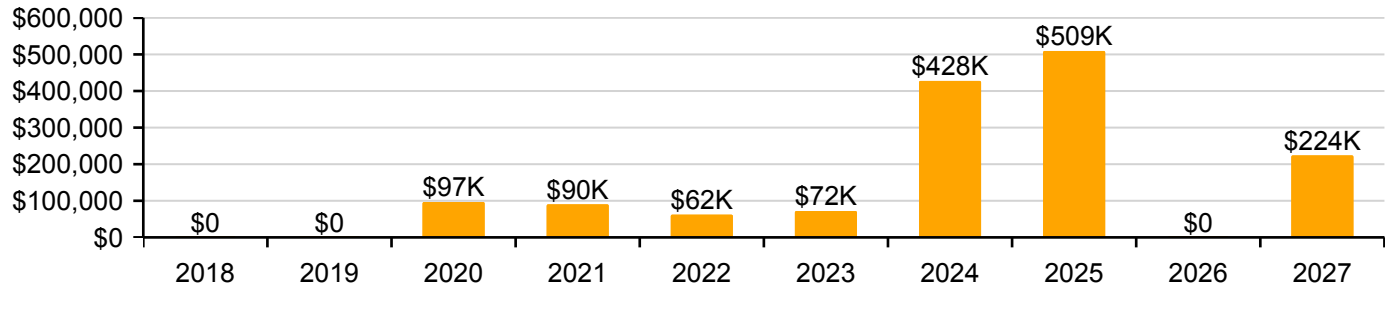
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	34.00 %	0.00 %	$0.00
B10 - Superstructure	34.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	16.14 %	57.80 %	$330,491.00
B30 - Roofing	73.33 %	0.00 %	$0.00
C10 - Interior Construction	7.81 %	46.44 %	$308,627.00
C30 - Interior Finishes	15.55 %	49.79 %	$360,594.00
D20 - Plumbing	0.00 %	110.00 %	$443,612.00
D30 - HVAC	49.16 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$158,116.00
D50 - Electrical	38.35 %	19.56 %	$160,334.00
E10 - Equipment	25.91 %	15.00 %	$9,506.00
E20 - Furnishings	0.00 %	110.00 %	$184,733.00
Totals:	**26.14 %**	**36.65 %**	**$1,956,013.00**

Photo Album

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

1). North Elevation - Jan 11, 2017

2). East Elevation - Jan 11, 2017

3). South Elevation - Jan 11, 2017

4). West Elevation - Jan 11, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.79	S.F.	28,806	100	1951	2051		34.00 %	0.00 %	34			$137,981
A1030	Slab on Grade	$8.43	S.F.	28,806	100	1951	2051		34.00 %	0.00 %	34			$242,835
B1010	Floor Construction	$1.64	S.F.	28,806	100	1951	2051		34.00 %	0.00 %	34			$47,242
B1020	Roof Construction	$15.76	S.F.	28,806	100	1951	2051		34.00 %	0.00 %	34			$453,983
B2010	Exterior Walls	$9.42	S.F.	28,806	100	1951	2051		34.00 %	0.00 %	34			$271,353
B2020	Exterior Windows	$9.39	S.F.	28,806	30	1982	2012		0.00 %	110.00 %	-5		$297,537.00	$270,488
B2030	Exterior Doors	$1.04	S.F.	28,806	30	1951	1981		0.00 %	110.00 %	-36		$32,954.00	$29,958
B3010130	Preformed Metal Roofing	$9.66	S.F.	28,806	30	2009	2039		73.33 %	0.00 %	22			$278,266
C1010	Partitions	$10.80	S.F.	28,806	75	1951	2026		12.00 %	0.00 %	9			$311,105
C1020	Interior Doors	$2.53	S.F.	28,806	20	1982	2002	2021	20.00 %	0.00 %	4			$72,879
C1030	Fittings	$9.74	S.F.	28,806	20	1951	1971		0.00 %	110.00 %	-46		$308,627.00	$280,570
C3010	Wall Finishes	$2.79	S.F.	28,806	10	2010	2020		30.00 %	0.00 %	3			$80,369
C3020	Floor Finishes	$11.38	S.F.	28,806	20	1982	2002		0.00 %	110.00 %	-15		$360,594.00	$327,812
C3030	Ceiling Finishes	$10.97	S.F.	28,806	25	1999	2024		28.00 %	0.00 %	7			$316,002
D2010	Plumbing Fixtures	$11.48	S.F.	28,806	30	1982	2012		0.00 %	110.00 %	-5		$363,762.00	$330,693
D2020	Domestic Water Distribution	$0.98	S.F.	28,806	30	1951	1981		0.00 %	110.00 %	-36		$31,053.00	$28,230
D2030	Sanitary Waste	$1.54	S.F.	28,806	30	1951	1981		0.00 %	110.00 %	-36		$48,797.00	$44,361
D3020	Heat Generating Systems	$5.08	S.F.	28,806	30	2000	2030		43.33 %	0.00 %	13			$146,334
D3040	Distribution Systems	$6.14	S.F.	28,806	30	2000	2030		43.33 %	0.00 %	13			$176,869
D3050	Terminal & Package Units	$8.29	S.F.	28,806	15	2010	2025		53.33 %	0.00 %	8			$238,802
D3060	Controls & Instrumentation	$1.94	S.F.	28,806	20	2010	2030		65.00 %	0.00 %	13			$55,884
D4010	Sprinklers	$4.32	S.F.	28,806	30			2017	0.00 %	110.00 %	0		$136,886.00	$124,442
D4020	Standpipes	$0.67	S.F.	28,806	30			2017	0.00 %	110.00 %	0		$21,230.00	$19,300
D5010	Electrical Service/Distribution	$1.69	S.F.	28,806	40	1982	2022		12.50 %	0.00 %	5			$48,682
D5020	Branch Wiring	$5.06	S.F.	28,806	30	1951	1981		0.00 %	110.00 %	-36		$160,334.00	$145,758
D5020	Lighting	$11.92	S.F.	28,806	30	1999	2029		40.00 %	0.00 %	12			$343,368
D5030810	Security & Detection Systems	$1.87	S.F.	28,806	15	2012	2027		66.67 %	0.00 %	10			$53,867
D5030910	Fire Alarm Systems	$3.39	S.F.	28,806	15	2012	2027		66.67 %	0.00 %	10			$97,652
D5030920	Data Communication	$4.40	S.F.	28,806	15	2010	2025		53.33 %	0.00 %	8			$126,746
D5090	Other Electrical Systems	$0.12	S.F.	28,806	20	2010	2030		65.00 %	0.00 %	13			$3,457
E1020	Institutional Equipment	$0.30	S.F.	28,806	20	1982	2002		0.00 %	110.00 %	-15		$9,506.00	$8,642
E1090	Other Equipment	$1.90	S.F.	28,806	20	2003	2023		30.00 %	0.00 %	6			$54,731
E2010	Fixed Furnishings	$5.83	S.F.	28,806	20	1982	2002		0.00 %	110.00 %	-15		$184,733.00	$167,939
								Total	**26.14 %**	**36.65 %**			**$1,956,013.00**	**$5,336,600**

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors

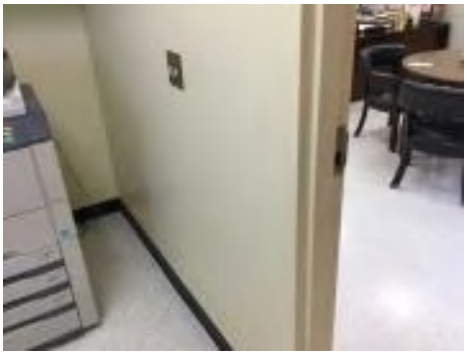


Note:

System: B3010130 - Preformed Metal Roofing

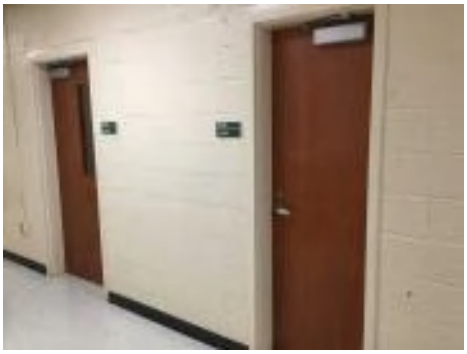
Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

System: C1030 - Fittings



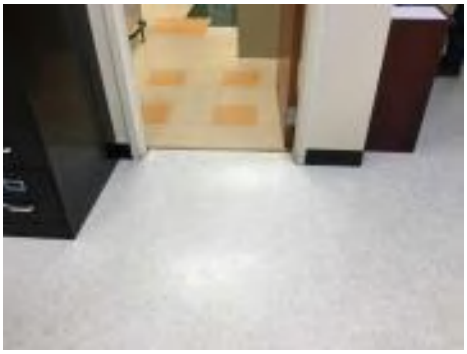
Note:

System: C3010 - Wall Finishes


Note:

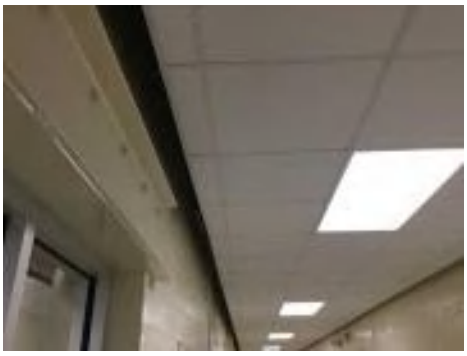
System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes




Note:

System: D2010 - Plumbing Fixtures

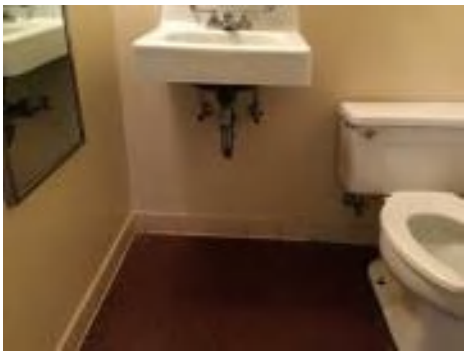


Note:

System: D2020 - Domestic Water Distribution


Note:

System: D2030 - Sanitary Waste


Note:

System: D3020 - Heat Generating Systems



Note:

System: D3040 - Distribution Systems


Note:

System: D3050 - Terminal & Package Units


Note:

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution

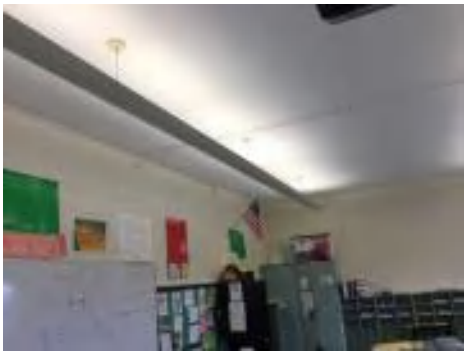
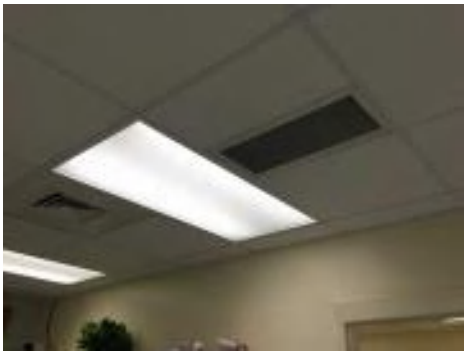


Note:

System: D5020 - Branch Wiring

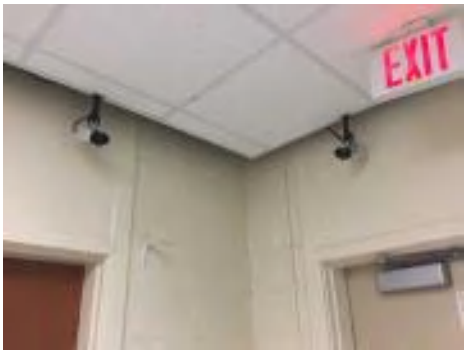

Note:

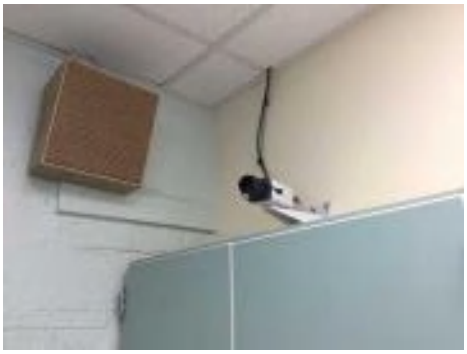
System: D5020 - Lighting

Note:

System: D5030810 - Security & Detection Systems



Note:

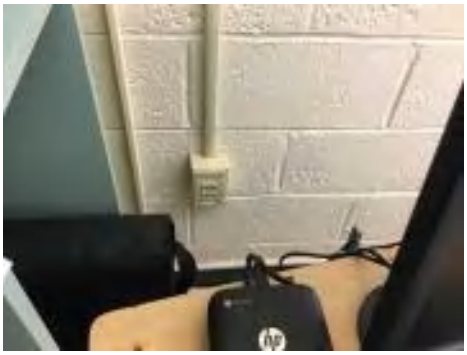
System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication





Note:

System: D5090 - Other Electrical Systems



Note:

System: E1020 - Institutional Equipment


Note:

System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

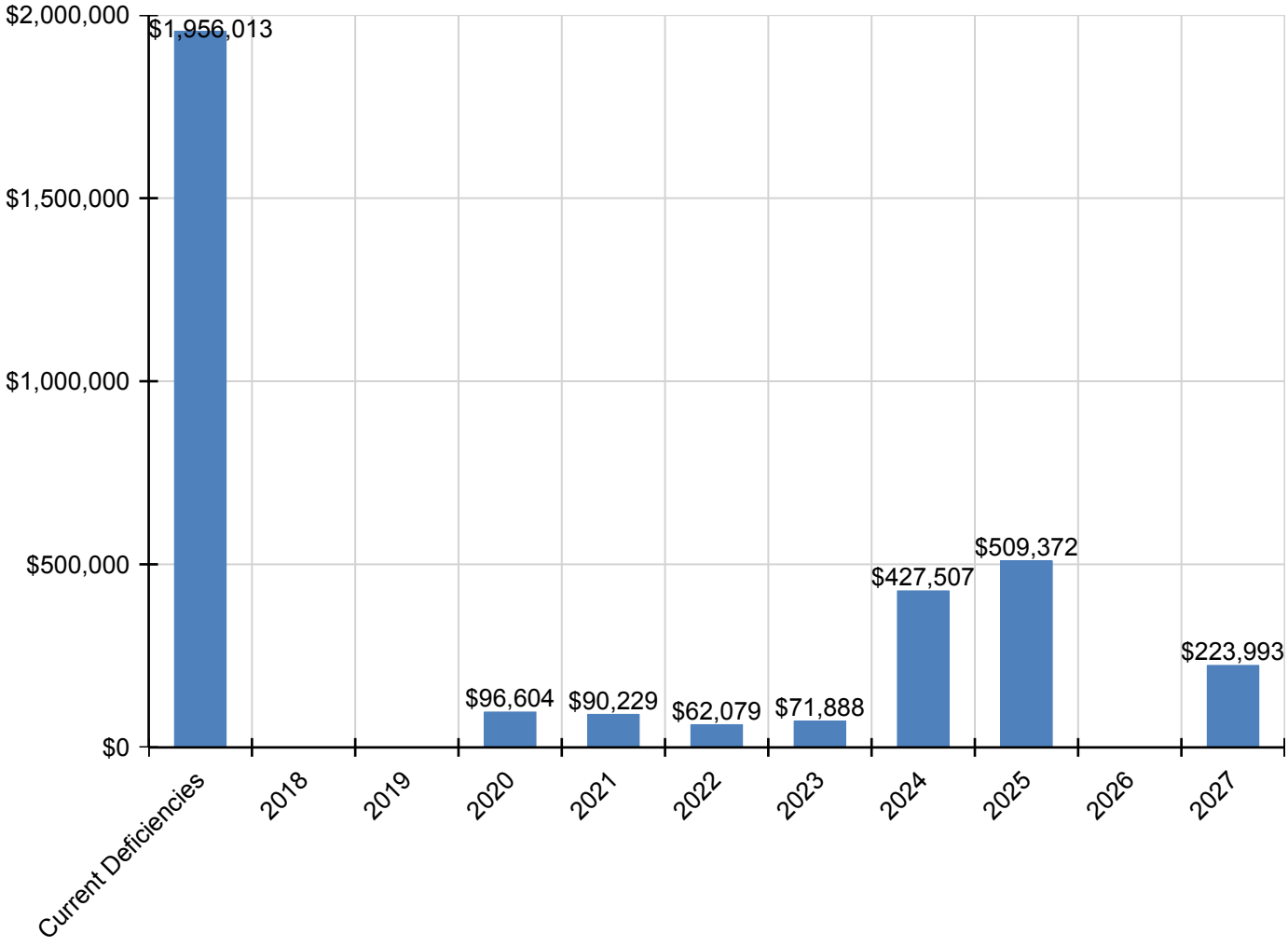
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$1,956,013**	**$0**	**$0**	**$96,604**	**$90,229**	**$62,079**	**$71,888**	**$427,507**	**$509,372**	**$0**	**$223,993**	**$3,437,684**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - 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	$297,537	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$297,537**
B2030 - Exterior Doors	$32,954	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$32,954**
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	$90,229	$0	$0	$0	$0	$0	$0	**$90,229**
C1030 - Fittings	$308,627	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$308,627**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$96,604	$0	$0	$0	$0	$0	$0	$0	**$96,604**
C3020 - Floor Finishes	$360,594	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$360,594**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$427,507	$0	$0	$0	**$427,507**
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	$363,762	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$363,762**
D2020 - Domestic Water Distribution	$31,053	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$31,053**
D2030 - Sanitary Waste	$48,797	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$48,797**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$332,758	$0	$0	**$332,758**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$136,886	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$136,886**
D4020 - Standpipes	$21,230	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$21,230**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$62,079	$0	$0	$0	$0	$0	**$62,079**
D5020 - Branch Wiring	$160,334	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$160,334**
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	$79,632	**$79,632**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$144,361	**$144,361**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$176,614	$0	$0	**$176,614**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$9,506	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$9,506**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$71,888	$0	$0	$0	$0	**$71,888**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$184,733	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$184,733**

** Indicates non-renewable system*

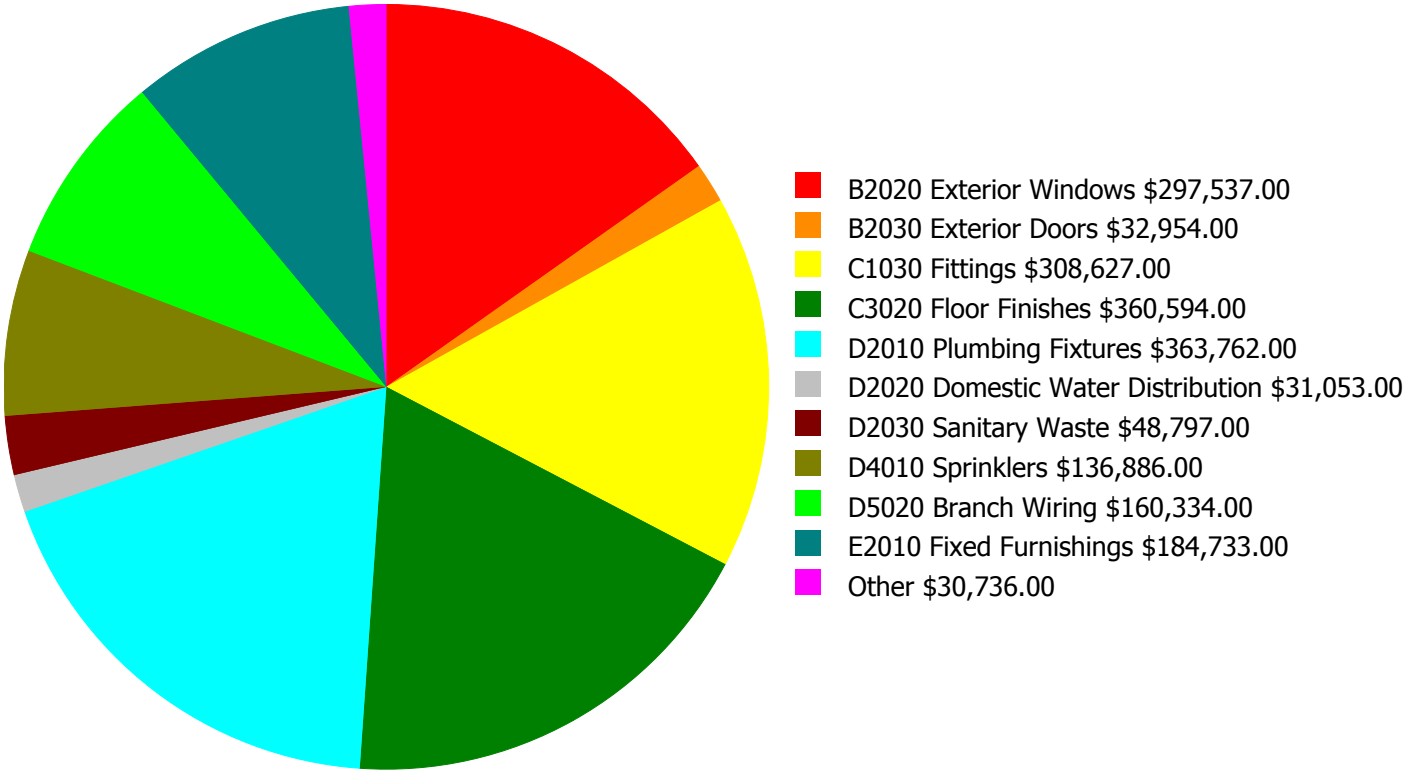
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

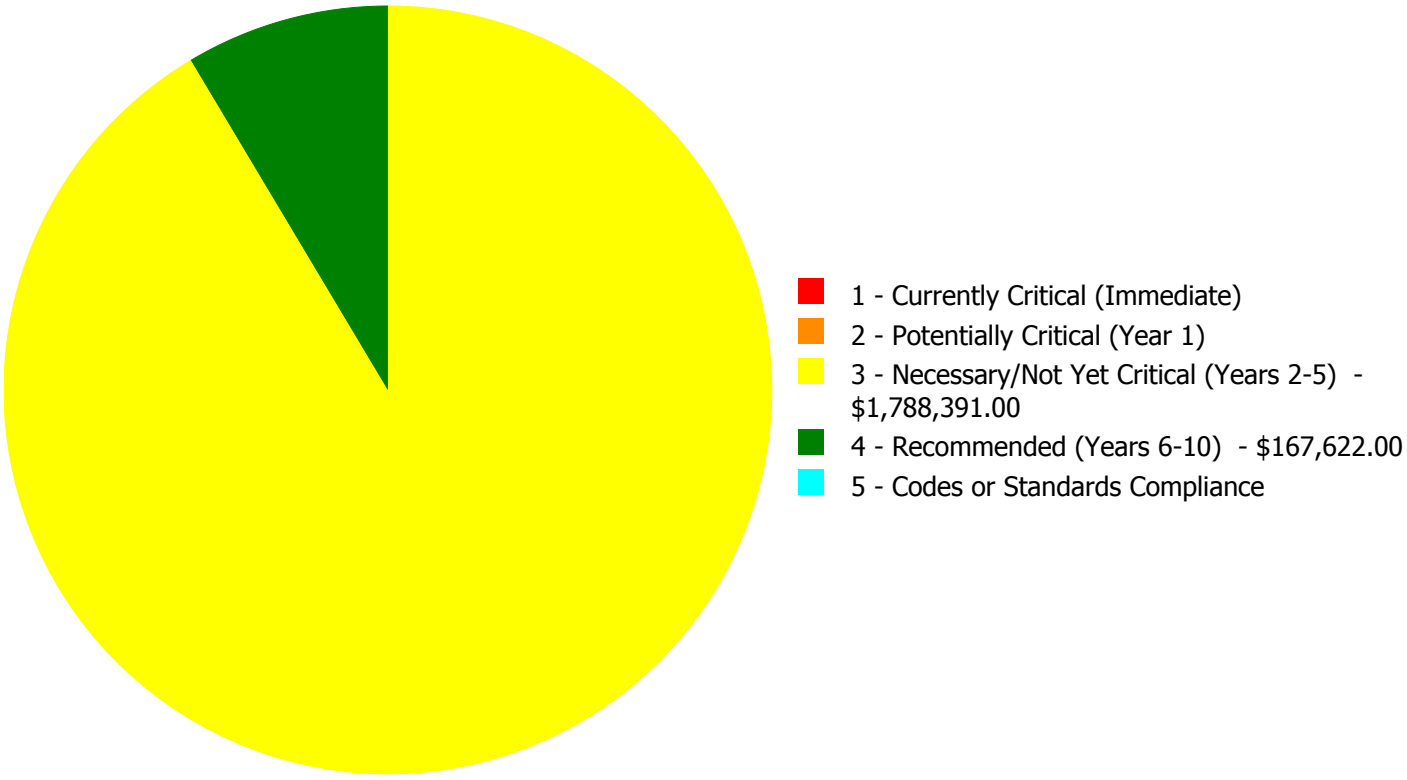
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $1,956,013.00

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: $1,956,013.00

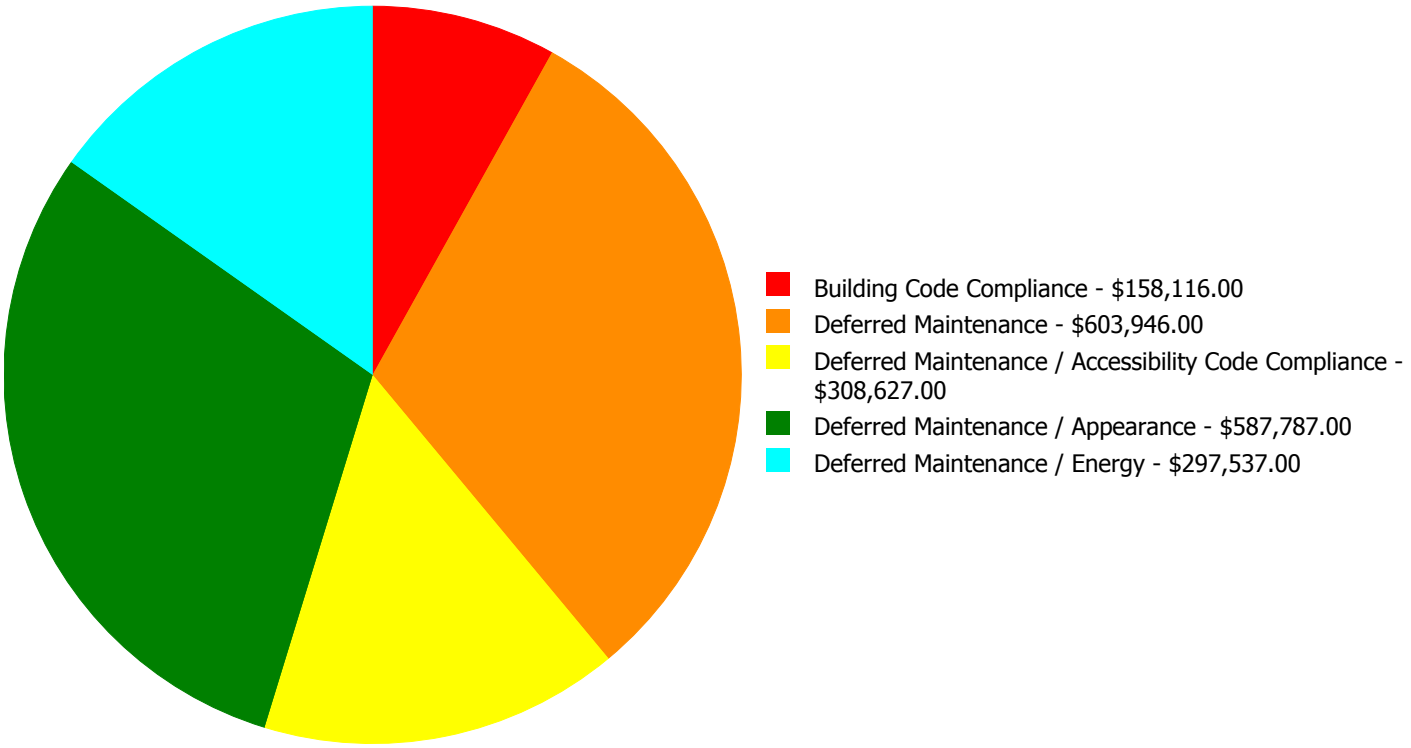
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2020	Exterior Windows	$0.00	$0.00	$297,537.00	$0.00	$0.00	$297,537.00
B2030	Exterior Doors	$0.00	$0.00	$32,954.00	$0.00	$0.00	$32,954.00
C1030	Fittings	$0.00	$0.00	$308,627.00	$0.00	$0.00	$308,627.00
C3020	Floor Finishes	$0.00	$0.00	$360,594.00	$0.00	$0.00	$360,594.00
D2010	Plumbing Fixtures	$0.00	$0.00	$363,762.00	$0.00	$0.00	$363,762.00
D2020	Domestic Water Distribution	$0.00	$0.00	$31,053.00	$0.00	$0.00	$31,053.00
D2030	Sanitary Waste	$0.00	$0.00	$48,797.00	$0.00	$0.00	$48,797.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$136,886.00	$0.00	$136,886.00
D4020	Standpipes	$0.00	$0.00	$0.00	$21,230.00	$0.00	$21,230.00
D5020	Branch Wiring	$0.00	$0.00	$160,334.00	$0.00	$0.00	$160,334.00
E1020	Institutional Equipment	$0.00	$0.00	$0.00	$9,506.00	$0.00	$9,506.00
E2010	Fixed Furnishings	$0.00	$0.00	$184,733.00	$0.00	$0.00	$184,733.00
	Total:	$0.00	$0.00	$1,788,391.00	$167,622.00	$0.00	$1,956,013.00

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: $1,956,013.00

Deficiency Details by Priority

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

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

System: B2020 - Exterior Windows

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 28,806.00
Unit of Measure: S.F.
Estimate: $297,537.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

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

System: B2030 - Exterior Doors

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 28,806.00
Unit of Measure: S.F.
Estimate: $32,954.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

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

System: C1030 - Fittings

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 28,806.00
Unit of Measure: S.F.
Estimate: $308,627.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

Notes: The fittings throughout the building are aged, in marginal condition, and should be replaced.
Room signage is missing or non-ADA compliant.

System: C3020 - Floor Finishes

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 28,806.00
Unit of Measure: S.F.
Estimate: $360,594.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

Notes: The VCT flooring is aged, cracked, worn, and should be replaced.
The carpet is also aged, stained, frayed, and should be replace.

System: D2010 - Plumbing Fixtures

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 28,806.00
Unit of Measure: S.F.
Estimate: $363,762.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

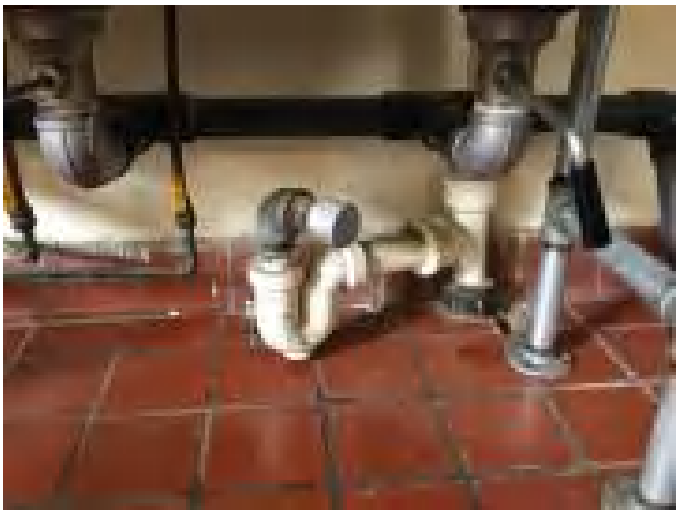
Notes: Plumbing fixtures are in operational conditions. However, they are aged and should be replaced with a low-flow water fixtures.

System: D2020 - Domestic Water Distribution

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 28,806.00
Unit of Measure: S.F.
Estimate: $31,053.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

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

System: D2030 - Sanitary Waste



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 28,806.00
Unit of Measure: S.F.
Estimate: $48,797.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

Notes: The sanitary waste system is aged, has reported periodic failures, and should be replaced.

System: D5020 - Branch Wiring

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 28,806.00
Unit of Measure: S.F.
Estimate: $160,334.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

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

System: E2010 - Fixed Furnishings

Location:	Throughout
Distress:	Beyond Service Life
Category:	Deferred Maintenance / Appearance
Priority:	3 - Necessary/Not Yet Critical (Years 2-5)
Correction:	Renew System
Qty:	28,806.00
Unit of Measure:	S.F.
Estimate:	$184,733.00
Assessor Name:	Terence Davis
Date Created:	12/23/2016

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 28,806.00
Unit of Measure: S.F.
Estimate: $136,886.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 28,806.00
Unit of Measure: S.F.
Estimate: $21,230.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

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

System: E1020 - Institutional Equipment

Location: Stage
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 28,806.00
Unit of Measure: S.F.
Estimate: $9,506.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

Notes: Theater equipment is aged and damaged and should be replaced.

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	8,688
Year Built:	1956
Last Renovation:	
Replacement Value:	$1,572,645
Repair Cost:	$704,658.00
Total FCI:	44.81 %
Total RSLI:	21.85 %
FCA Score:	55.19

Description:

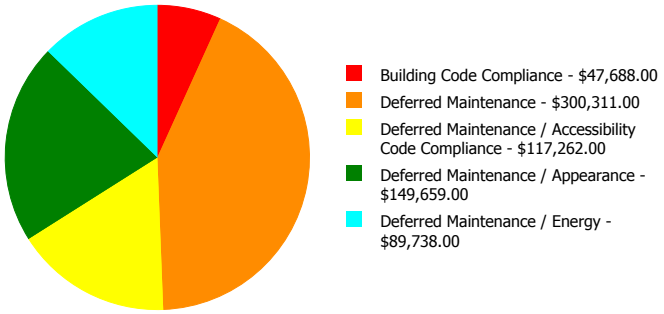
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

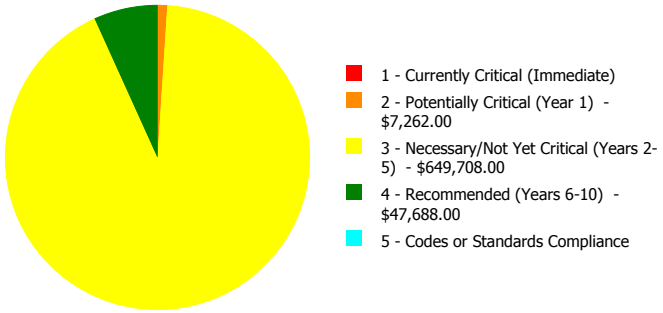
Dashboard Summary

Function:	HS -High School	Gross Area:	8,688
Year Built:	1956	Last Renovation:	
Repair Cost:	$704,658	Replacement Value:	$1,572,645
FCI:	44.81 %	RSLI%:	21.85 %

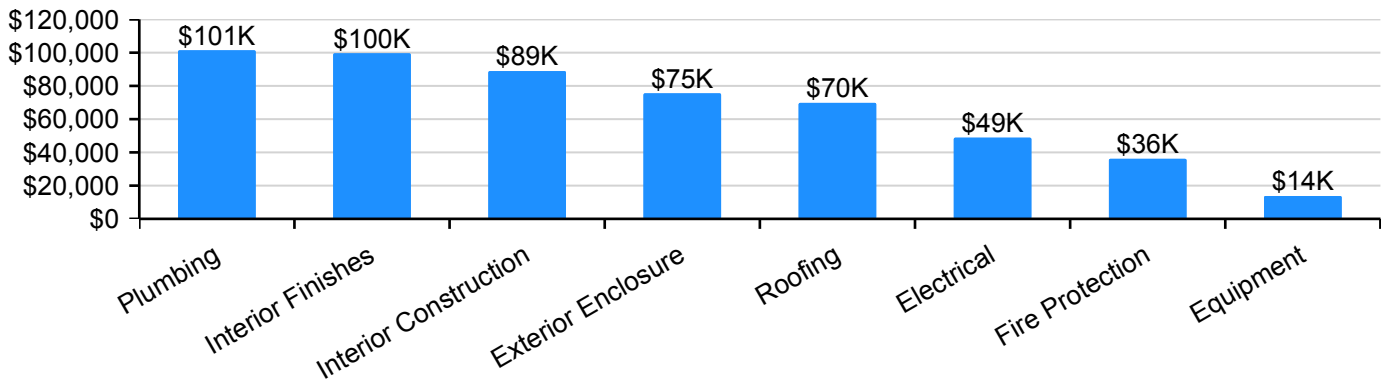
Deficiency By Category



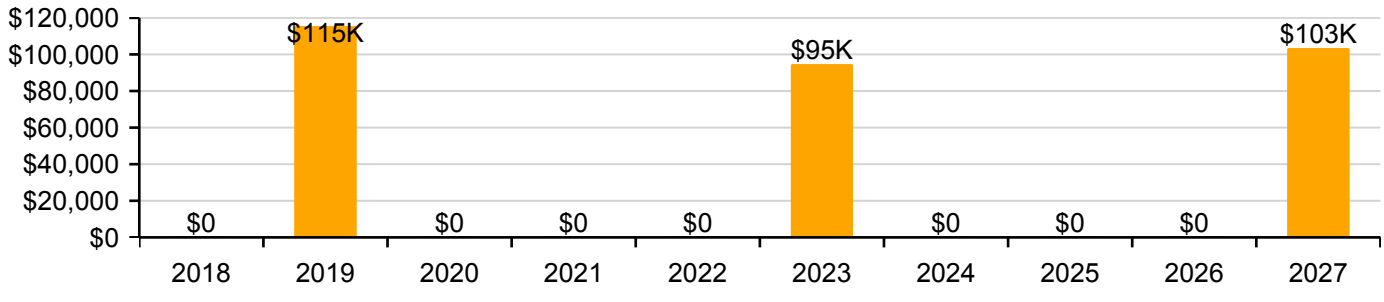
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	39.00 %	0.00 %	$0.00
A20 - Basement Construction	39.00 %	0.00 %	$0.00
B10 - Superstructure	39.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	18.51 %	57.80 %	$99,677.00
B30 - Roofing	0.00 %	148.98 %	$92,069.00
C10 - Interior Construction	8.74 %	58.50 %	$117,262.00
C30 - Interior Finishes	4.53 %	60.21 %	$131,501.00
D20 - Plumbing	0.00 %	110.00 %	$133,795.00
D30 - HVAC	43.01 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$47,688.00
D50 - Electrical	34.73 %	30.87 %	$64,508.00
E10 - Equipment	0.00 %	110.00 %	$18,158.00
Totals:	**21.85 %**	**44.81 %**	**$704,658.00**

Photo Album

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

1). West Elevation - Jan 11, 2017

2). South Elevation - Jan 11, 2017

3). East Elevation - Jan 11, 2017

4). North Elevation - Jan 11, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.79	S.F.	8,688	100	1956	2056		39.00 %	0.00 %	39			$41,616
A1030	Slab on Grade	$8.43	S.F.	8,688	100	1956	2056		39.00 %	0.00 %	39			$73,240
A2010	Basement Excavation	$1.90	S.F.	8,688	100	1956	2056		39.00 %	0.00 %	39			$16,507
A2020	Basement Walls	$13.07	S.F.	8,688	100	1956	2056		39.00 %	0.00 %	39			$113,552
B1010	Floor Construction	$1.64	S.F.	8,688	100	1956	2056		39.00 %	0.00 %	39			$14,248
B1020	Roof Construction	$15.76	S.F.	8,688	100	1956	2056		39.00 %	0.00 %	39			$136,923
B2010	Exterior Walls	$9.42	S.F.	8,688	100	1956	2056		39.00 %	0.00 %	39			$81,841
B2020	Exterior Windows	$9.39	S.F.	8,688	30	1956	1986		0.00 %	110.00 %	-31		$89,738.00	$81,580
B2030	Exterior Doors	$1.04	S.F.	8,688	30	1982	2012		0.00 %	109.99 %	-5		$9,939.00	$9,036
B3010105	Built-Up	$8.95	S.F.	588	25	1982	2007		0.00 %	137.98 %	-10		$7,262.00	$5,263
B3010120	Single Ply Membrane	$6.98	S.F.	8,100	20	1982	2002		0.00 %	150.00 %	-15		$84,807.00	$56,538
C1010	Partitions	$10.80	S.F.	8,688	75	1956	2031		18.67 %	0.00 %	14			$93,830
C1020	Interior Doors	$2.53	S.F.	8,688	20	1956	1976		0.00 %	110.00 %	-41		$24,179.00	$21,981
C1030	Fittings	$9.74	S.F.	8,688	20	1956	1976		0.00 %	110.00 %	-41		$93,083.00	$84,621
C3010	Wall Finishes	$2.79	S.F.	8,688	10	1999	2009		0.00 %	110.00 %	-8		$26,663.00	$24,240
C3020	Floor Finishes	$11.38	S.F.	8,688	20	1999	2019		10.00 %	0.00 %	2			$98,869
C3030	Ceiling Finishes	$10.97	S.F.	8,688	25	1982	2007		0.00 %	110.00 %	-10		$104,838.00	$95,307
D2010	Plumbing Fixtures	$11.48	S.F.	8,688	30	1956	1986		0.00 %	110.00 %	-31		$109,712.00	$99,738
D2020	Domestic Water Distribution	$0.98	S.F.	8,688	30	1956	1986		0.00 %	110.01 %	-31		$9,366.00	$8,514
D2030	Sanitary Waste	$1.54	S.F.	8,688	30	1956	1986		0.00 %	109.99 %	-31		$14,717.00	$13,380
D3020	Heat Generating Systems	$5.08	S.F.	8,688	30	2000	2030		43.33 %	0.00 %	13			$44,135
D3050	Terminal & Package Units	$8.29	S.F.	8,688	15	2008	2023		40.00 %	0.00 %	6			$72,024
D3060	Controls & Instrumentation	$1.94	S.F.	8,688	20	2008	2028		55.00 %	0.00 %	11			$16,855
D4010	Sprinklers	$4.32	S.F.	8,688	30			2017	0.00 %	110.00 %	0		$41,285.00	$37,532
D4020	Standpipes	$0.67	S.F.	8,688	30			2017	0.00 %	110.00 %	0		$6,403.00	$5,821
D5010	Electrical Service/Distribution	$1.69	S.F.	8,688	40	1956	1996		0.00 %	110.00 %	-21		$16,151.00	$14,683
D5020	Branch Wiring	$5.06	S.F.	8,688	30	1956	1986		0.00 %	110.00 %	-31		$48,357.00	$43,961
D5020	Lighting	$11.92	S.F.	8,688	30	1999	2029		40.00 %	0.00 %	12			$103,561
D5030810	Security & Detection Systems	$1.87	S.F.	8,688	15	2012	2027		66.67 %	0.00 %	10			$16,247
D5030910	Fire Alarm Systems	$3.39	S.F.	8,688	15	2012	2027		66.67 %	0.00 %	10			$29,452
D5090	Other Electrical Systems	$0.12	S.F.	8,688	20	2010	2030		65.00 %	0.00 %	13			$1,043
E1090	Other Equipment	$1.90	S.F.	8,688	20	1956	1976		0.00 %	110.00 %	-41		$18,158.00	$16,507
								Total	**21.85 %**	**44.81 %**			**$704,658.00**	**$1,572,645**

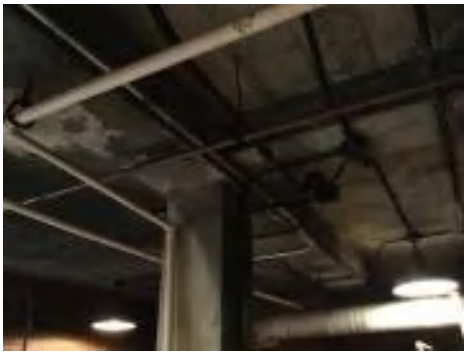
System Notes

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

System: A2020 - Basement Walls


Note:

System: B1010 - Floor Construction




Note:

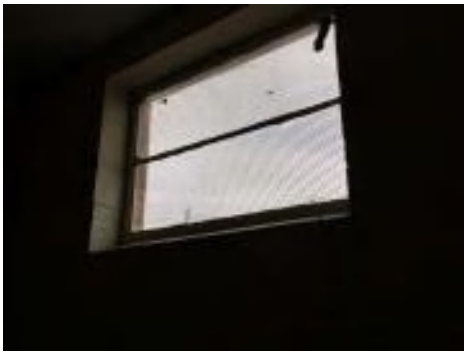
System: B1020 - Roof Construction


Note:

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors

Note:

System: B3010105 - Built-Up

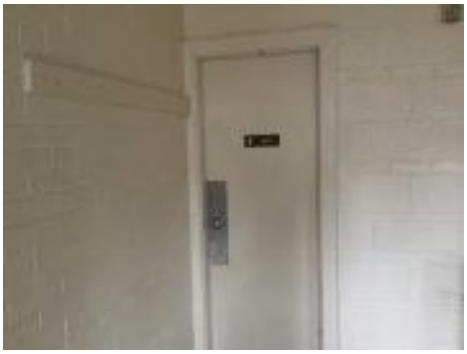


Note:

System: C1010 - Partitions


Note:

System: C1020 - Interior Doors

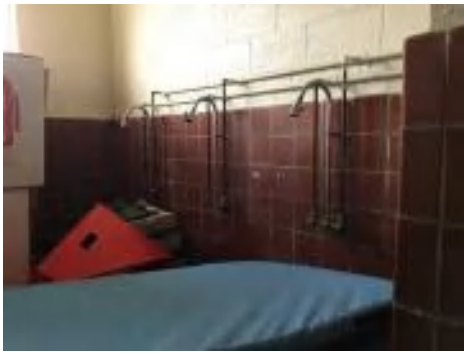


Note:

System: C1030 - Fittings

Note:

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes

Note:

System: C3030 - Ceiling Finishes

Note:

System: D2010 - Plumbing Fixtures

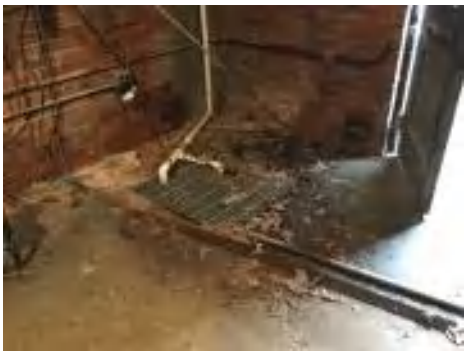
Note:

System: D2020 - Domestic Water Distribution

Note:

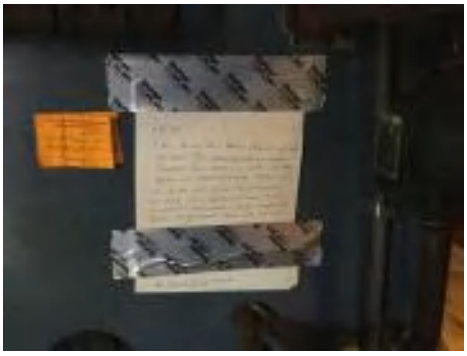
System: D2030 - Sanitary Waste





Note:

System: D3020 - Heat Generating Systems


Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation

Note:

System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems

Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5090 - Other Electrical Systems

Note:

System: E1090 - Other Equipment

Note:

Renewal Schedule

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

Inflation Rate: 3%

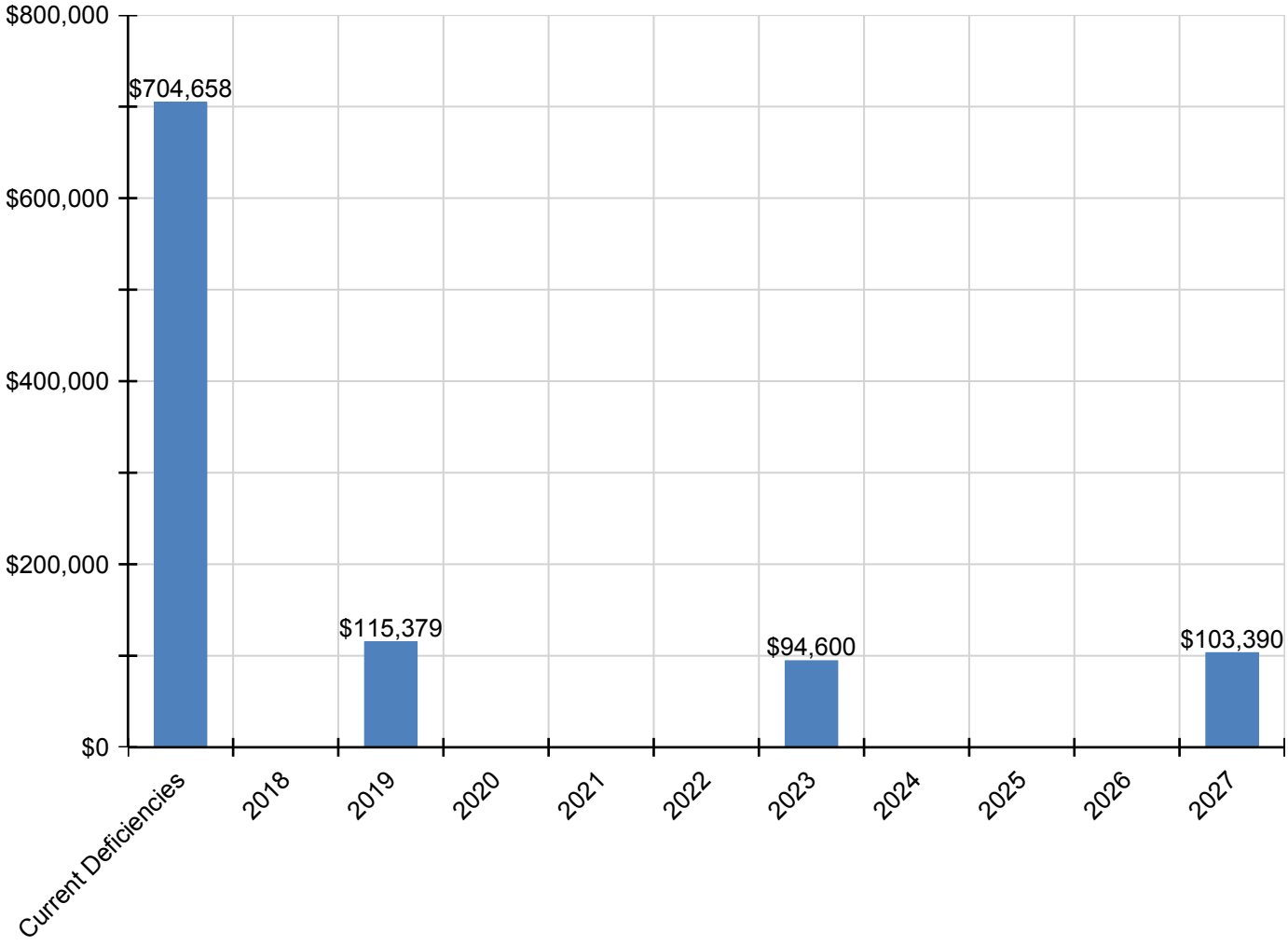
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$704,658**	**$0**	**$115,379**	**$0**	**$0**	**$0**	**$94,600**	**$0**	**$0**	**$0**	**$103,390**	**$1,018,027**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$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	$89,738	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$89,738**
B2030 - Exterior Doors	$9,939	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$9,939**
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	$7,262	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$7,262**
B3010120 - Single Ply Membrane	$84,807	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$84,807**
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	$24,179	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$24,179**
C1030 - Fittings	$93,083	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$93,083**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

C3010 - Wall Finishes	$26,663	$0	$0	$0	$0	$0	$0	$0	$0	$0	$35,833	**$62,496**
C3020 - Floor Finishes	$0	$0	$115,379	$0	$0	$0	$0	$0	$0	$0	$0	**$115,379**
C3030 - Ceiling Finishes	$104,838	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$104,838**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$109,712	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$109,712**
D2020 - Domestic Water Distribution	$9,366	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$9,366**
D2030 - Sanitary Waste	$14,717	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$14,717**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$94,600	$0	$0	$0	$0	**$94,600**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$41,285	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$41,285**
D4020 - Standpipes	$6,403	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,403**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$16,151	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$16,151**
D5020 - Branch Wiring	$48,357	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$48,357**
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	$24,017	**$24,017**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$43,540	**$43,540**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment	$18,158	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$18,158**

** Indicates non-renewable system*

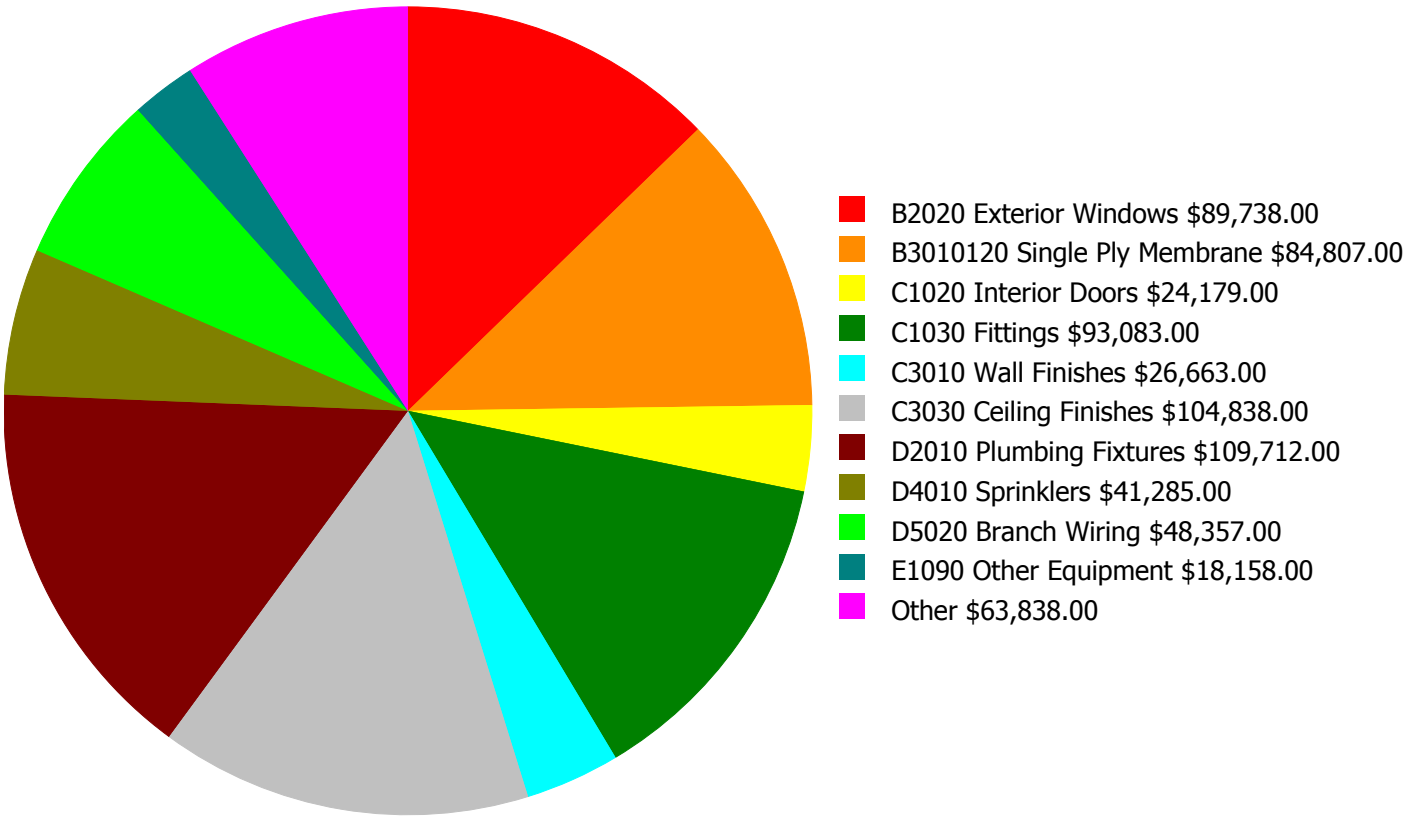
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

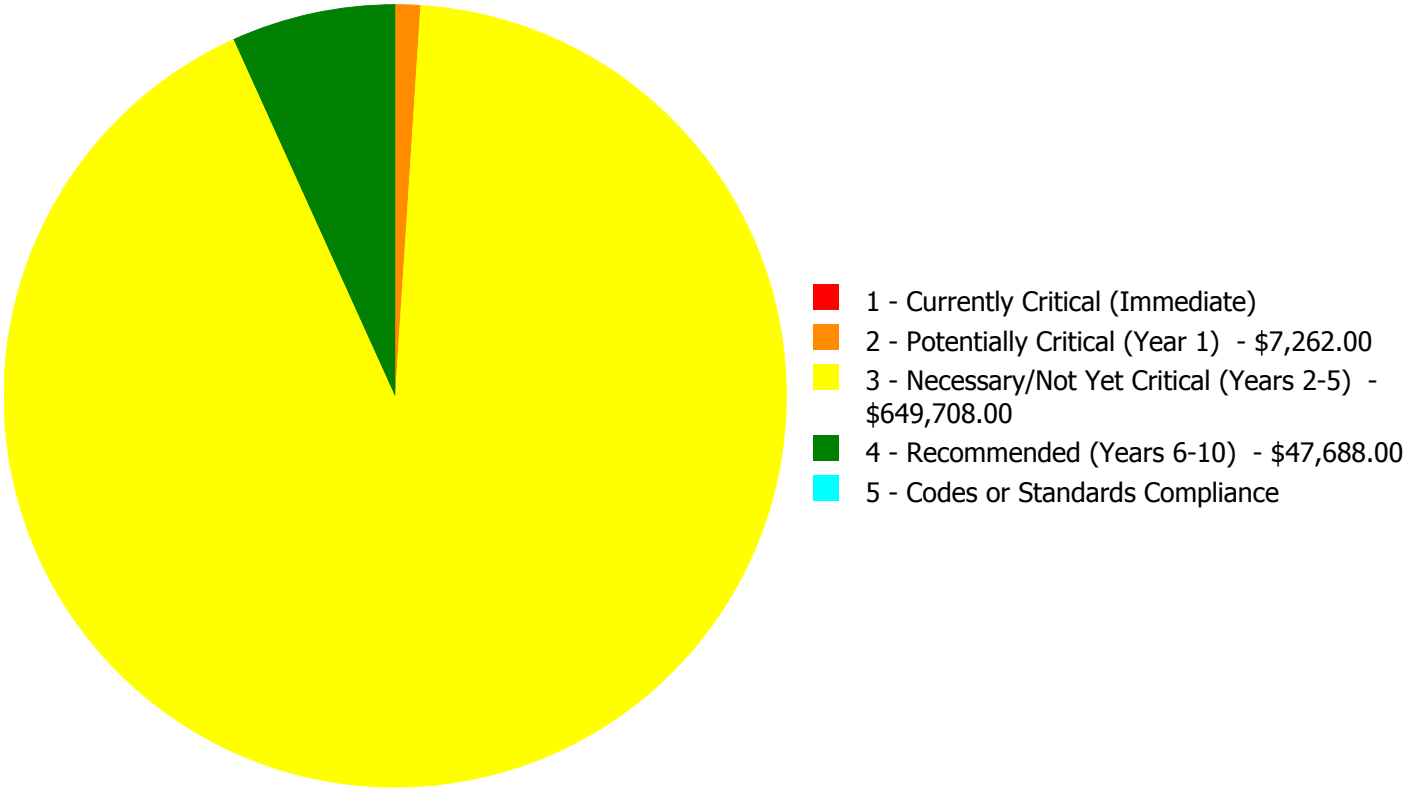
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $704,658.00

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: $704,658.00

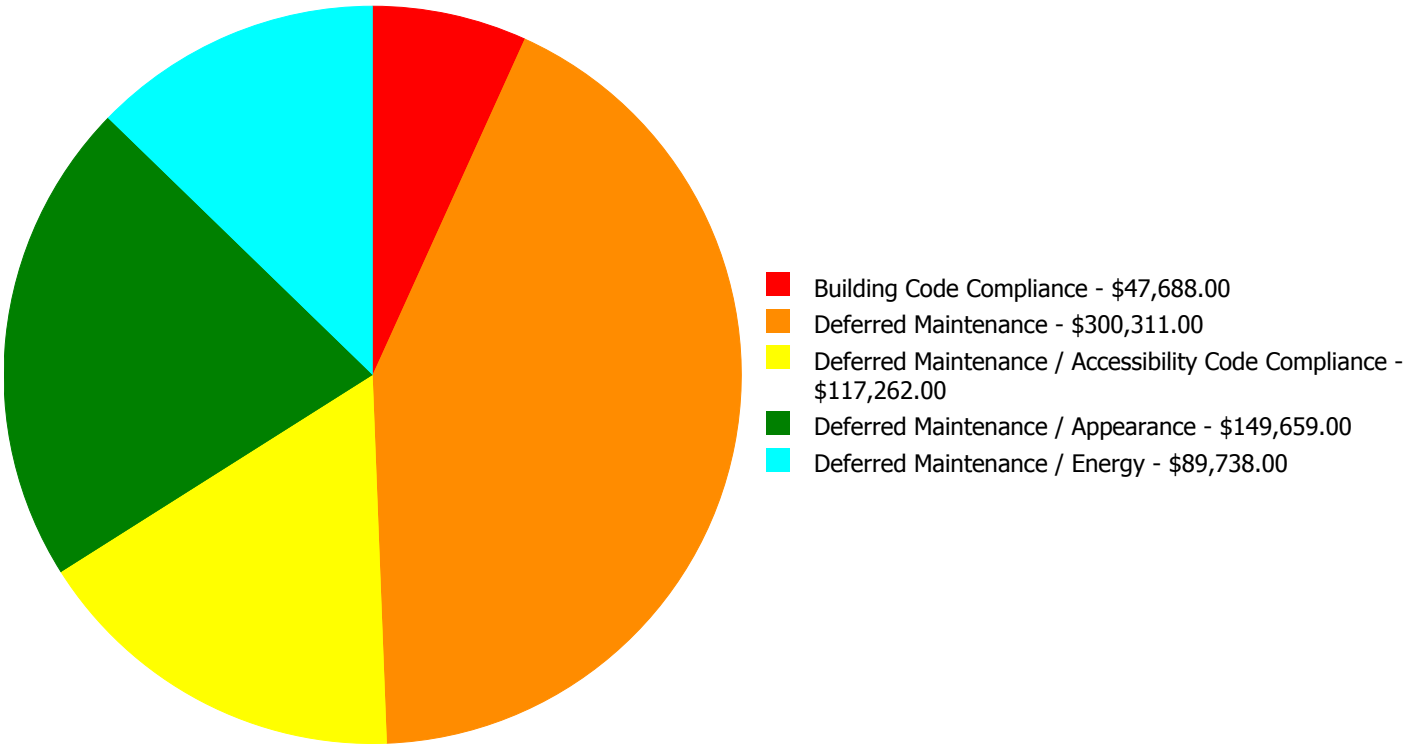
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2020	Exterior Windows	$0.00	$0.00	$89,738.00	$0.00	$0.00	$89,738.00
B2030	Exterior Doors	$0.00	$0.00	$9,939.00	$0.00	$0.00	$9,939.00
B3010105	Built-Up	$0.00	$7,262.00	$0.00	$0.00	$0.00	$7,262.00
B3010120	Single Ply Membrane	$0.00	$0.00	$84,807.00	$0.00	$0.00	$84,807.00
C1020	Interior Doors	$0.00	$0.00	$24,179.00	$0.00	$0.00	$24,179.00
C1030	Fittings	$0.00	$0.00	$93,083.00	$0.00	$0.00	$93,083.00
C3010	Wall Finishes	$0.00	$0.00	$26,663.00	$0.00	$0.00	$26,663.00
C3030	Ceiling Finishes	$0.00	$0.00	$104,838.00	$0.00	$0.00	$104,838.00
D2010	Plumbing Fixtures	$0.00	$0.00	$109,712.00	$0.00	$0.00	$109,712.00
D2020	Domestic Water Distribution	$0.00	$0.00	$9,366.00	$0.00	$0.00	$9,366.00
D2030	Sanitary Waste	$0.00	$0.00	$14,717.00	$0.00	$0.00	$14,717.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$41,285.00	$0.00	$41,285.00
D4020	Standpipes	$0.00	$0.00	$0.00	$6,403.00	$0.00	$6,403.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$16,151.00	$0.00	$0.00	$16,151.00
D5020	Branch Wiring	$0.00	$0.00	$48,357.00	$0.00	$0.00	$48,357.00
E1090	Other Equipment	$0.00	$0.00	$18,158.00	$0.00	$0.00	$18,158.00
	Total:	$0.00	$7,262.00	$649,708.00	$47,688.00	$0.00	$704,658.00

Deficiency Summary by Category

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



Budget Estimate Total: $704,658.00

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: Entry foyer
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 588.00
Unit of Measure: S.F.
Estimate: $7,262.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

Notes: Built-up roof covering is in deteriorating conditions with signs of cracks, bubbling, patches and reported water leaks through parapets and other areas.

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

System: B2020 - Exterior Windows

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 8,688.00
Unit of Measure: S.F.
Estimate: $89,738.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

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

System: B2030 - Exterior Doors

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 8,688.00
Unit of Measure: S.F.
Estimate: $9,939.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

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

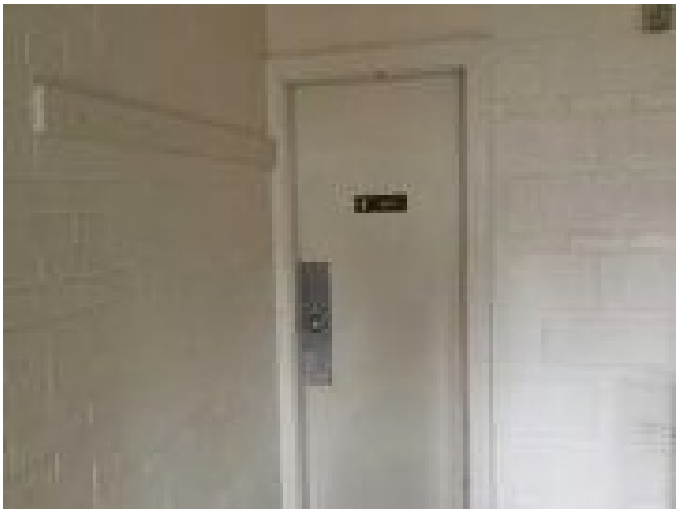
System: B3010120 - Single Ply Membrane

This deficiency has no image.

Location: Gym
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 8,100.00
Unit of Measure: S.F.
Estimate: $84,807.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

Notes: *No photo available due to roof accessibility*
The EPDM adhered and ballasted roof coverings are aging, showing signs of failure and should be replaced.

System: C1020 - Interior Doors



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 8,688.00
Unit of Measure: S.F.
Estimate: $24,179.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

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

System: C1030 - Fittings

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 8,688.00
Unit of Measure: S.F.
Estimate: $93,083.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

Notes: The fittings throughout the building are aged, in marginal condition, handrails and room signage are ADA non-compliance and system should be replaced.

System: C3010 - Wall Finishes

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 8,688.00
Unit of Measure: S.F.
Estimate: $26,663.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

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

System: C3030 - Ceiling Finishes

Location: Gym
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 8,688.00
Unit of Measure: S.F.
Estimate: $104,838.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

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

System: D2010 - Plumbing Fixtures

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 8,688.00
Unit of Measure: S.F.
Estimate: $109,712.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

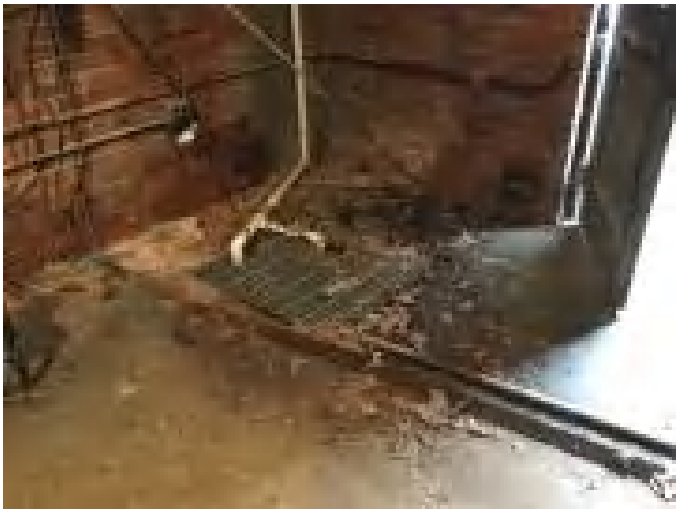
Notes: Plumbing fixtures are in operational conditions. However, they are aged, not ADA compliant and should be replaced with a low-flow water fixtures.

System: D2020 - Domestic Water Distribution

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 8,688.00
Unit of Measure: S.F.
Estimate: $9,366.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

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

System: D2030 - Sanitary Waste



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 8,688.00
Unit of Measure: S.F.
Estimate: $14,717.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

Notes: The sanitary waste system is aged, has reported periodic failures, and should be replaced.

System: D5010 - Electrical Service/Distribution

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 8,688.00
Unit of Measure: S.F.
Estimate: $16,151.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

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

System: D5020 - Branch Wiring

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 8,688.00
Unit of Measure: S.F.
Estimate: $48,357.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

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

System: E1090 - Other Equipment

Location: Gym
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 8,688.00
Unit of Measure: S.F.
Estimate: $18,158.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

Notes: The athletic equipment is aged, in marginal condition, and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 8,688.00
Unit of Measure: S.F.
Estimate: $41,285.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 8,688.00
Unit of Measure: S.F.
Estimate: $6,403.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

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

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	6,120
Year Built:	1957
Last Renovation:	
Replacement Value:	$1,092,728
Repair Cost:	$487,530.00
Total FCI:	44.62 %
Total RSLI:	21.22 %
FCA Score:	55.38

Description:

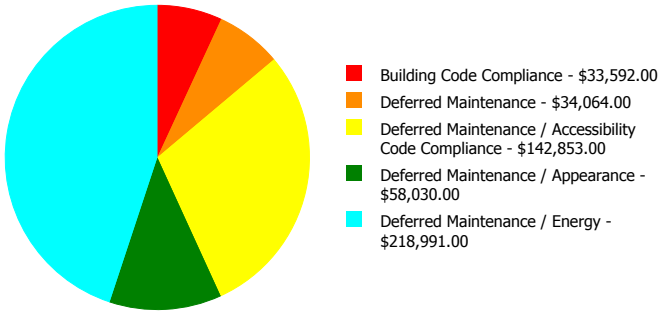
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

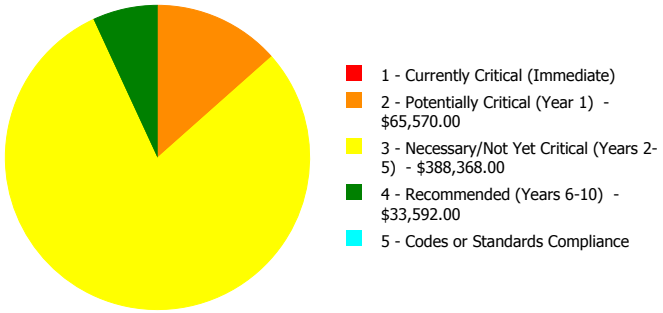
Dashboard Summary

Function:	HS -High School	Gross Area:	6,120
Year Built:	1957	Last Renovation:	
Repair Cost:	$487,530	Replacement Value:	$1,092,728
FCI:	44.62 %	RSLI%:	21.22 %

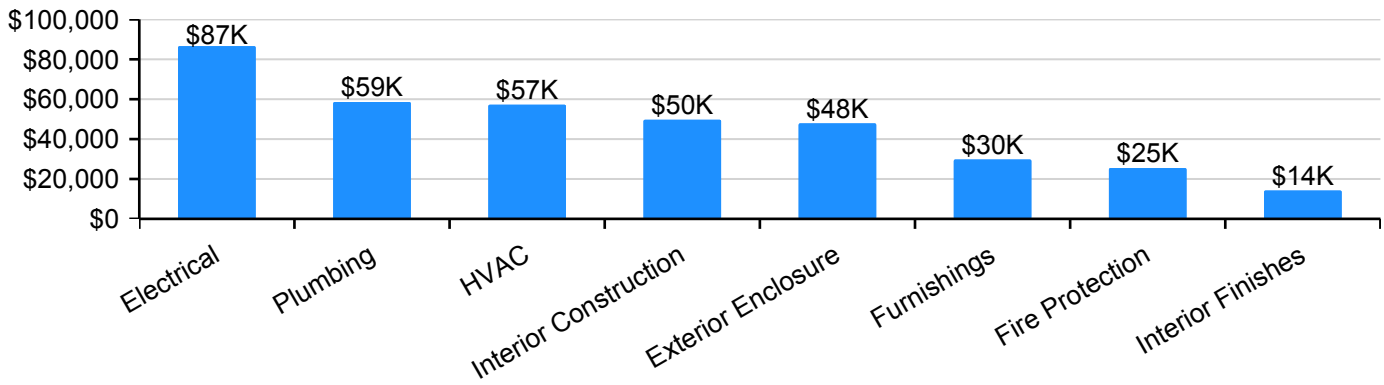
Deficiency By Category



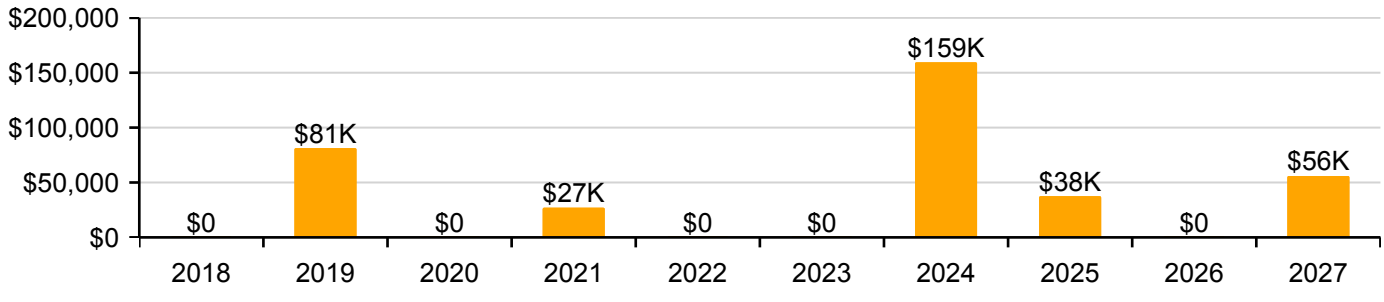
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	40.00 %	0.00 %	$0.00
B10 - Superstructure	40.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	19.68 %	52.03 %	$63,213.00
B30 - Roofing	40.00 %	0.00 %	$0.00
C10 - Interior Construction	11.56 %	46.44 %	$65,570.00
C30 - Interior Finishes	16.74 %	12.21 %	$18,782.00
D20 - Plumbing	0.00 %	110.00 %	$77,283.00
D30 - HVAC	23.46 %	57.54 %	$75,533.00
D40 - Fire Protection	0.00 %	110.00 %	$33,592.00
D50 - Electrical	22.52 %	70.59 %	$114,309.00
E20 - Furnishings	0.00 %	110.00 %	$39,248.00
Totals:	**21.22 %**	**44.62 %**	**$487,530.00**

Photo Album

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

1). East Elevation - Jan 11, 2017

2). North Elevation - Jan 11, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.79	S.F.	6,120	100	1957	2057		40.00 %	0.00 %	40			$29,315
A1030	Slab on Grade	$8.43	S.F.	6,120	100	1957	2057		40.00 %	0.00 %	40			$51,592
B1010	Floor Construction	$1.64	S.F.	6,120	100	1957	2057		40.00 %	0.00 %	40			$10,037
B1020	Roof Construction	$15.76	S.F.	6,120	100	1957	2057		40.00 %	0.00 %	40			$96,451
B2010	Exterior Walls	$9.42	S.F.	6,120	100	1957	2057		40.00 %	0.00 %	40			$57,650
B2020	Exterior Windows	$9.39	S.F.	6,120	30	1957	1987		0.00 %	110.00 %	-30		$63,213.00	$57,467
B2030	Exterior Doors	$1.04	S.F.	6,120	30	1982	2012	2021	13.33 %	0.00 %	4			$6,365
B3010130	Preformed Metal Roofing	$9.66	S.F.	6,120	30	1999	2029		40.00 %	0.00 %	12			$59,119
C1010	Partitions	$10.80	S.F.	6,120	75	1957	2032		20.00 %	0.00 %	15			$66,096
C1020	Interior Doors	$2.53	S.F.	6,120	20	1982	2002	2021	20.00 %	0.00 %	4			$15,484
C1030	Fittings	$9.74	S.F.	6,120	20	1957	1977		0.00 %	110.00 %	-40		$65,570.00	$59,609
C3010	Wall Finishes	$2.79	S.F.	6,120	10	1999	2009		0.00 %	110.00 %	-8		$18,782.00	$17,075
C3020	Floor Finishes	$11.38	S.F.	6,120	20	1999	2019		10.00 %	0.00 %	2			$69,646
C3030	Ceiling Finishes	$10.97	S.F.	6,120	25	1999	2024		28.00 %	0.00 %	7			$67,136
D2010	Plumbing Fixtures	$11.48	S.F.	6,120	30	1957	1987		0.00 %	110.00 %	-30		$77,283.00	$70,258
D3020	Heat Generating Systems	$5.08	S.F.	6,120	30	1983	2013		0.00 %	110.00 %	-4		$34,199.00	$31,090
D3040	Distribution Systems	$6.14	S.F.	6,120	30	1983	2013		0.00 %	110.00 %	-4		$41,334.00	$37,577
D3050	Terminal & Package Units	$8.29	S.F.	6,120	15	2009	2024		46.67 %	0.00 %	7			$50,735
D3060	Controls & Instrumentation	$1.94	S.F.	6,120	20	2009	2029		60.00 %	0.00 %	12			$11,873
D4010	Sprinklers	$4.32	S.F.	6,120	30			2017	0.00 %	110.00 %	0		$29,082.00	$26,438
D4020	Standpipes	$0.67	S.F.	6,120	30			2017	0.00 %	110.00 %	0		$4,510.00	$4,100
D5010	Electrical Service/Distribution	$1.69	S.F.	6,120	40	2009	2049		80.00 %	0.00 %	32			$10,343
D5020	Branch Wiring	$5.06	S.F.	6,120	30	1957	1987		0.00 %	110.00 %	-30		$34,064.00	$30,967
D5020	Lighting	$11.92	S.F.	6,120	30	1982	2012		0.00 %	110.00 %	-5		$80,245.00	$72,950
D5030910	Fire Alarm Systems	$3.39	S.F.	6,120	15	2012	2027		66.67 %	0.00 %	10			$20,747
D5030920	Data Communication	$4.40	S.F.	6,120	15	2010	2025		53.33 %	0.00 %	8			$26,928
E2010	Fixed Furnishings	$5.83	S.F.	6,120	20	1957	1977		0.00 %	110.00 %	-40		$39,248.00	$35,680
								Total	**21.22 %**	**44.62 %**			**$487,530.00**	**$1,092,728**

System Notes

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

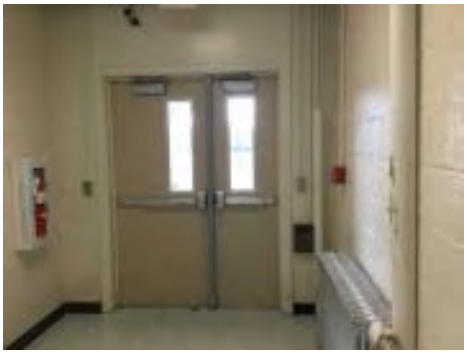
System: B2010 - Exterior Walls


Note:

System: B2020 - Exterior Windows


Note:

System: B2030 - Exterior Doors



Note:

System: B3010130 - Preformed Metal Roofing

Note:

System: C1010 - Partitions

Note:

System: C1020 - Interior Doors

Note:

System: C1030 - Fittings

Note:

System: C3010 - Wall Finishes

Note:

System: C3020 - Floor Finishes

Note:

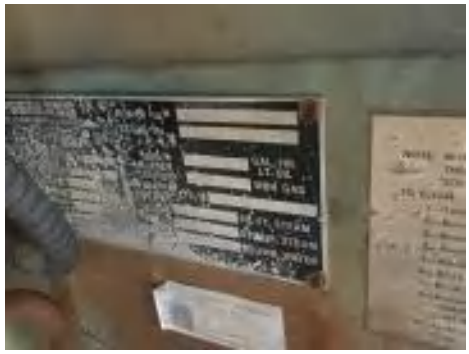
System: C3030 - Ceiling Finishes

Note:

System: D2010 - Plumbing Fixtures

Note:

System: D3020 - Heat Generating Systems



Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

Note:

System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

Note:

System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication

Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

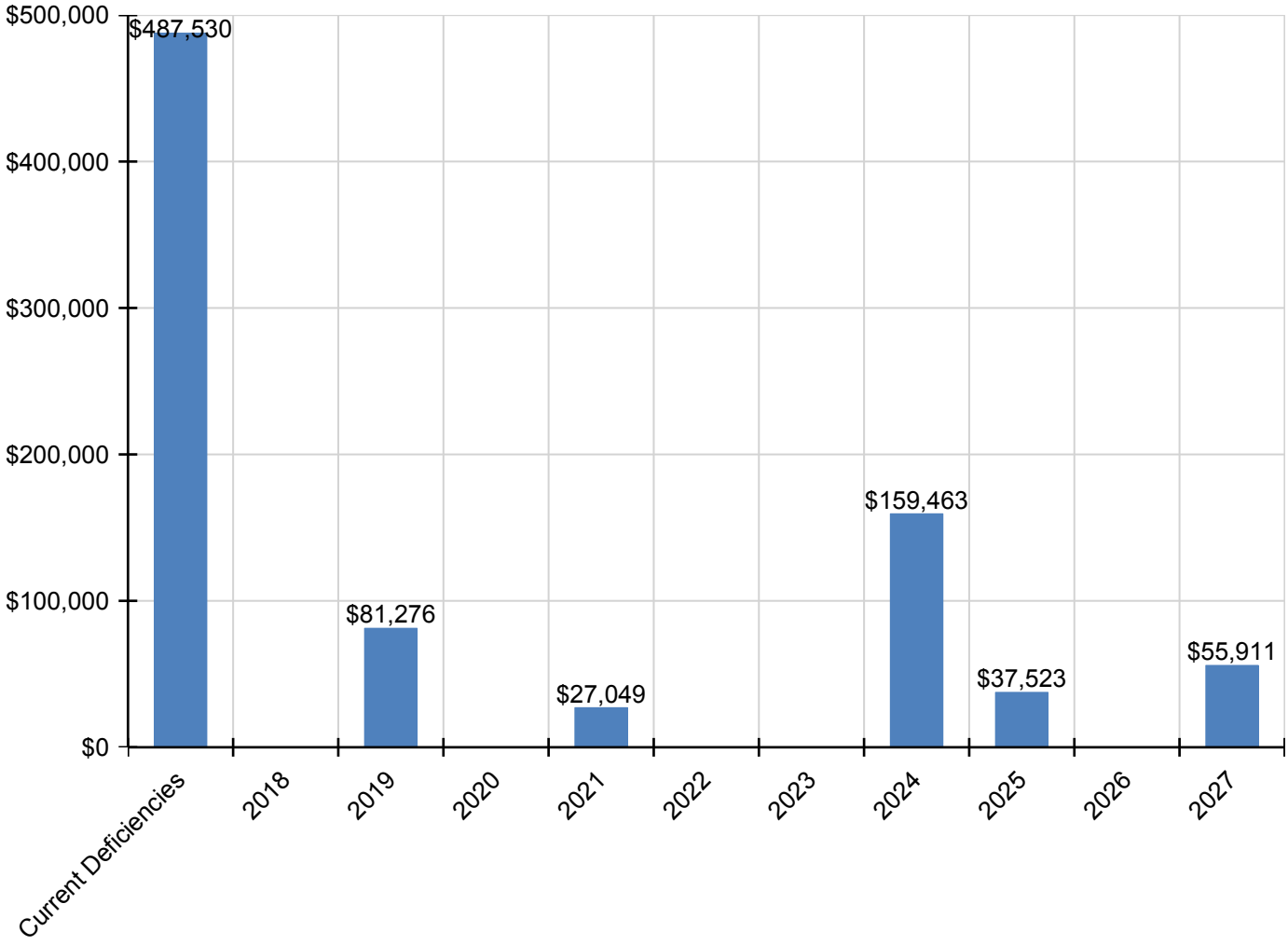
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$487,530**	**$0**	**$81,276**	**$0**	**$27,049**	**$0**	**$0**	**$159,463**	**$37,523**	**$0**	**$55,911**	**$848,752**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$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	$63,213	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$63,213**
B2030 - Exterior Doors	$0	$0	$0	$0	$7,880	$0	$0	$0	$0	$0	$0	**$7,880**
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	$19,170	$0	$0	$0	$0	$0	$0	**$19,170**
C1030 - Fittings	$65,570	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$65,570**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$18,782	$0	$0	$0	$0	$0	$0	$0	$0	$0	$25,241	**$44,023**
C3020 - Floor Finishes	$0	$0	$81,276	$0	$0	$0	$0	$0	$0	$0	$0	**$81,276**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$90,826	$0	$0	$0	**$90,826**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$77,283	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$77,283**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$34,199	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$34,199**
D3040 - Distribution Systems	$41,334	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$41,334**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$68,637	$0	$0	$0	**$68,637**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$29,082	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$29,082**
D4020 - Standpipes	$4,510	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,510**
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	$34,064	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$34,064**
D5020 - Lighting	$80,245	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$80,245**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$30,670	**$30,670**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$37,523	$0	$0	**$37,523**
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	$39,248	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$39,248**

** Indicates non-renewable system*

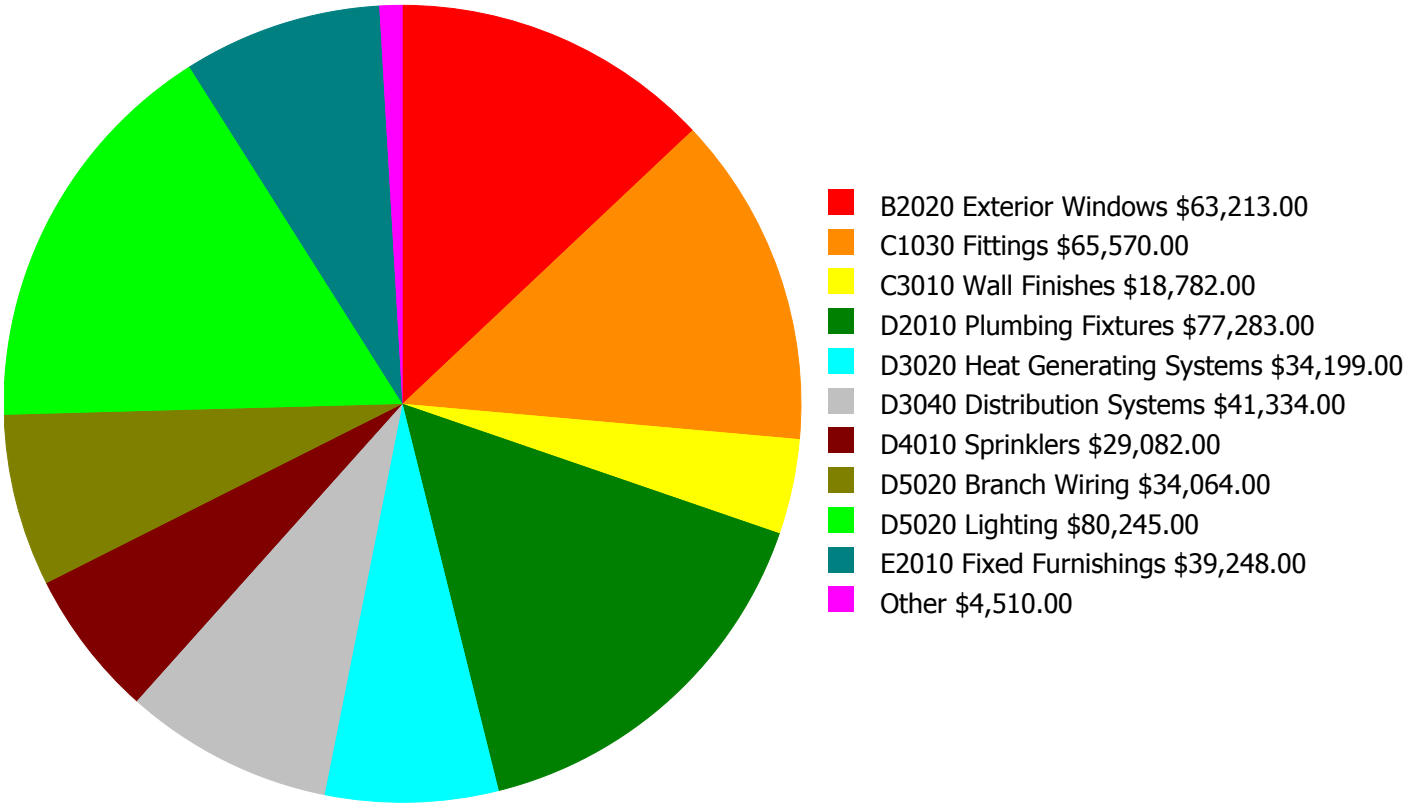
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

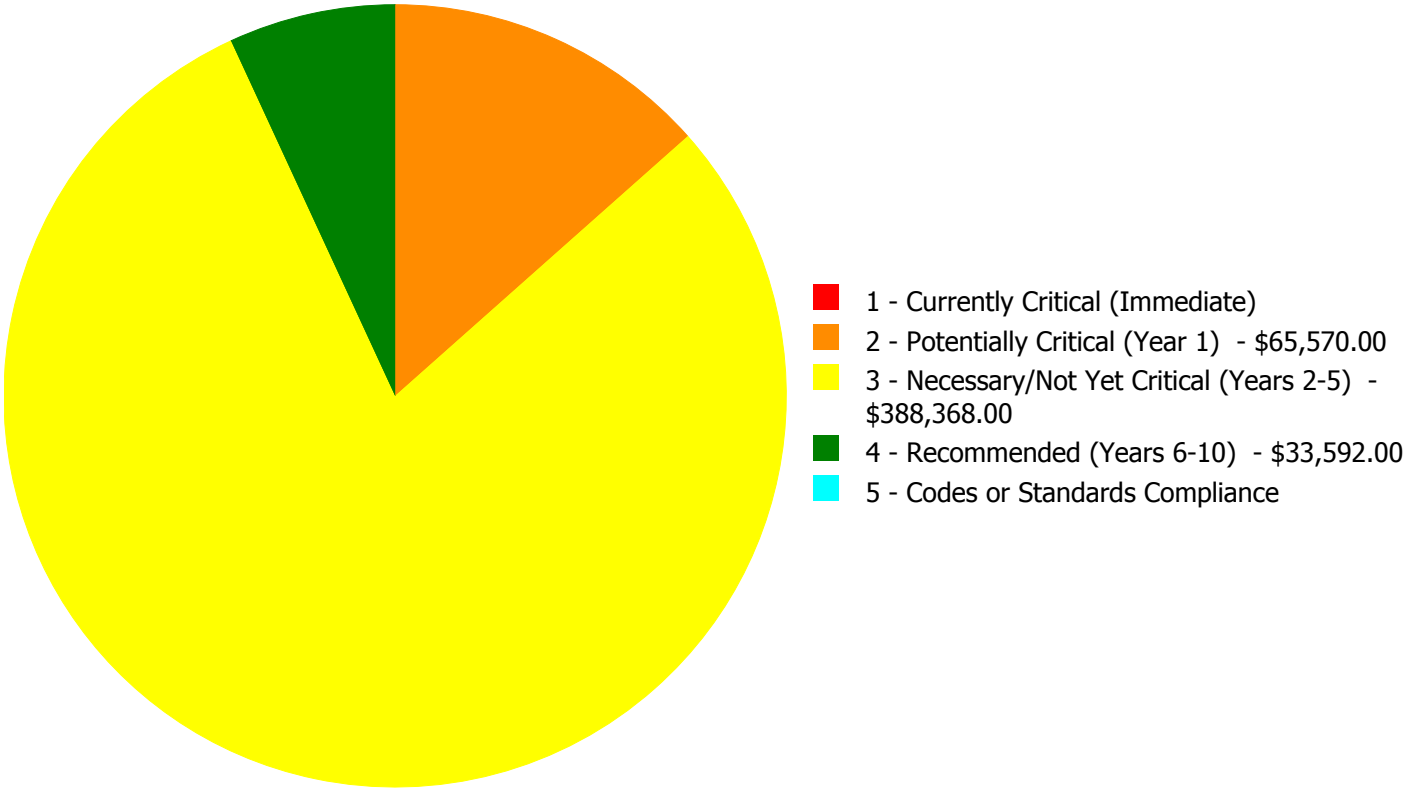
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $487,530.00

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: $487,530.00

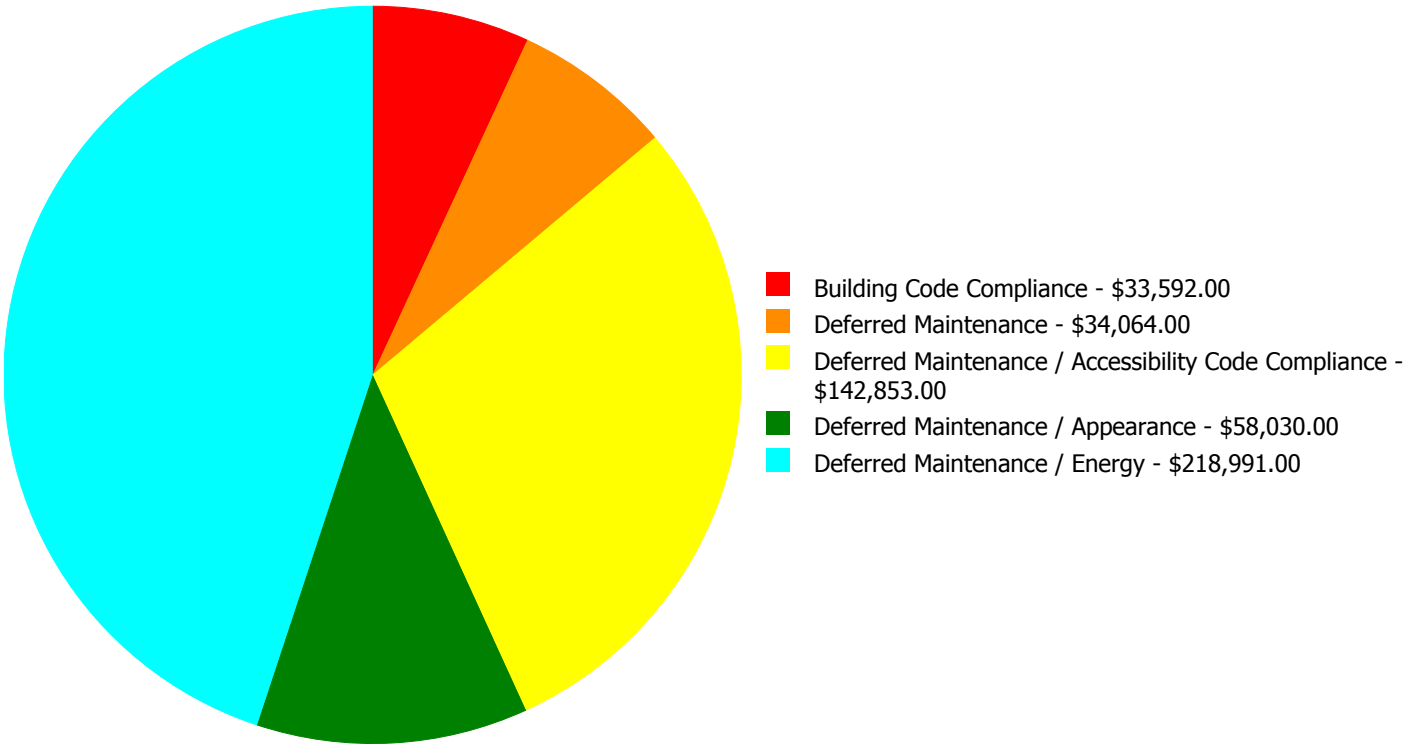
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2020	Exterior Windows	$0.00	$0.00	$63,213.00	$0.00	$0.00	$63,213.00
C1030	Fittings	$0.00	$65,570.00	$0.00	$0.00	$0.00	$65,570.00
C3010	Wall Finishes	$0.00	$0.00	$18,782.00	$0.00	$0.00	$18,782.00
D2010	Plumbing Fixtures	$0.00	$0.00	$77,283.00	$0.00	$0.00	$77,283.00
D3020	Heat Generating Systems	$0.00	$0.00	$34,199.00	$0.00	$0.00	$34,199.00
D3040	Distribution Systems	$0.00	$0.00	$41,334.00	$0.00	$0.00	$41,334.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$29,082.00	$0.00	$29,082.00
D4020	Standpipes	$0.00	$0.00	$0.00	$4,510.00	$0.00	$4,510.00
D5020	Branch Wiring	$0.00	$0.00	$34,064.00	$0.00	$0.00	$34,064.00
D5020	Lighting	$0.00	$0.00	$80,245.00	$0.00	$0.00	$80,245.00
E2010	Fixed Furnishings	$0.00	$0.00	$39,248.00	$0.00	$0.00	$39,248.00
	Total:	$0.00	$65,570.00	$388,368.00	$33,592.00	$0.00	$487,530.00

Deficiency Summary by Category

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



Budget Estimate Total: $487,530.00

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: C1030 - Fittings

Location:	Throughout
Distress:	Beyond Service Life
Category:	Deferred Maintenance / Accessibility Code Compliance
Priority:	2 - Potentially Critical (Year 1)
Correction:	Renew System
Qty:	6,120.00
Unit of Measure:	S.F.
Estimate:	$65,570.00
Assessor Name:	Terence Davis
Date Created:	01/11/2017

Notes: The fittings throughout the building are aged, in marginal condition, handrails and room signage are ADA non-compliance and system should be replaced.

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

System: B2020 - Exterior Windows

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 6,120.00
Unit of Measure: S.F.
Estimate: $63,213.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

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

System: C3010 - Wall Finishes

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 6,120.00
Unit of Measure: S.F.
Estimate: $18,782.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

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

System: D2010 - Plumbing Fixtures

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 6,120.00
Unit of Measure: S.F.
Estimate: $77,283.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

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

System: D3020 - Heat Generating Systems

Location: Boiler Rm
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 6,120.00
Unit of Measure: S.F.
Estimate: $34,199.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

Notes: The gas-fired boilers are operating poorly, aging, inefficient, becoming logistically unsupportable, and should be replaced with energy efficient models.

System: D3040 - Distribution Systems

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 6,120.00
Unit of Measure: S.F.
Estimate: $41,334.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

Notes: The radiator units are aged, becoming logistically unsupportable, and should be replaced.

System: D5020 - Branch Wiring

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 6,120.00
Unit of Measure: S.F.
Estimate: $34,064.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

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

System: D5020 - Lighting

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 6,120.00
Unit of Measure: S.F.
Estimate: $80,245.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

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

System: E2010 - Fixed Furnishings

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 6,120.00
Unit of Measure: S.F.
Estimate: $39,248.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 6,120.00
Unit of Measure: S.F.
Estimate: $29,082.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 6,120.00
Unit of Measure: S.F.
Estimate: $4,510.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

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

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	7,520
Year Built:	1966
Last Renovation:	
Replacement Value:	$1,218,992
Repair Cost:	$352,719.00
Total FCI:	28.94 %
Total RSLI:	28.91 %
FCA Score:	71.06

Description:

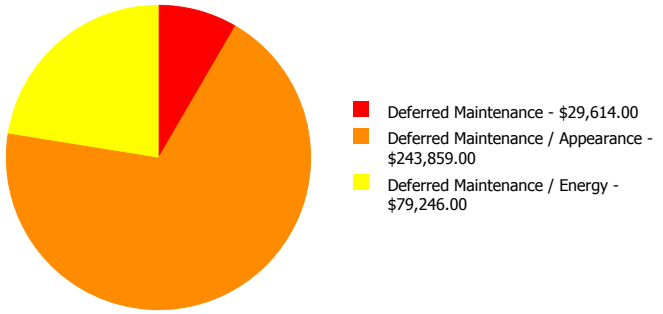
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

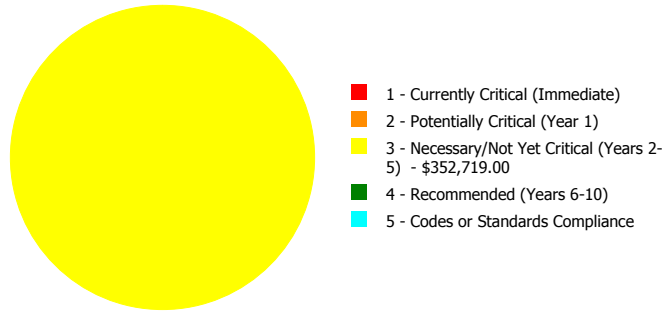
Dashboard Summary

Function:	HS -High School	Gross Area:	7,520
Year Built:	1966	Last Renovation:	
Repair Cost:	$352,719	Replacement Value:	$1,218,992
FCI:	28.94 %	RSLI%:	28.91 %

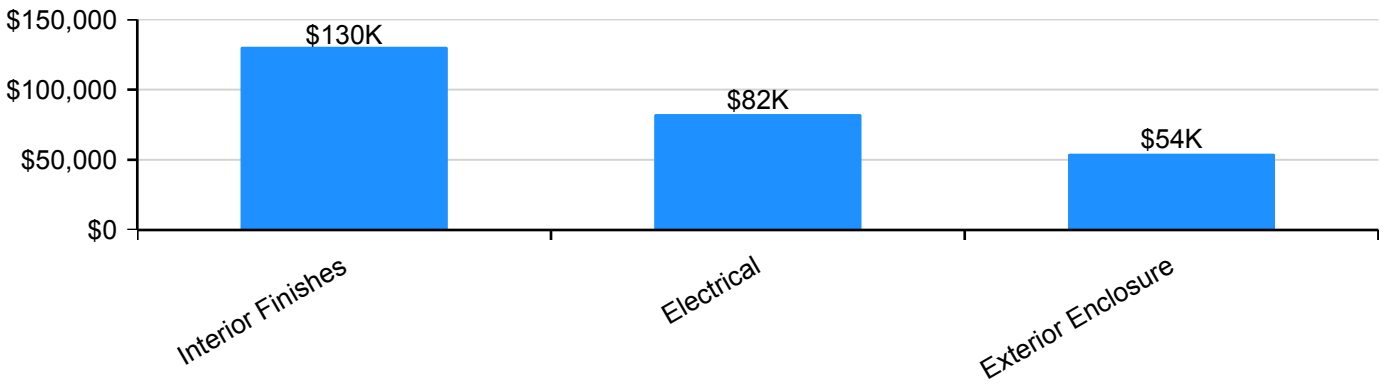
Deficiency By Category



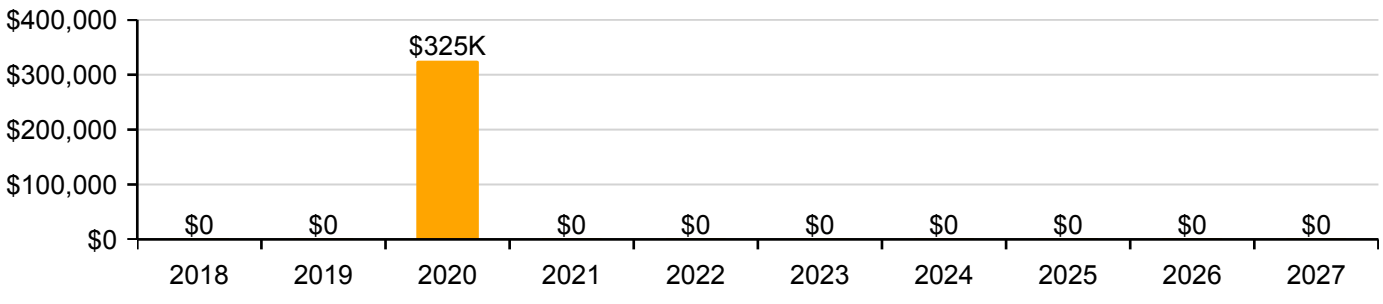
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	49.00 %	0.00 %	$0.00
B10 - Superstructure	49.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	37.96 %	24.78 %	$71,636.00
B30 - Roofing	10.00 %	0.00 %	$0.00
C30 - Interior Finishes	8.47 %	51.25 %	$172,223.00
D50 - Electrical	0.00 %	110.00 %	$108,860.00
Totals:	**28.91 %**	**28.94 %**	**$352,719.00**

Photo Album

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

1). South Elevation - Jan 11, 2017

2). West Elevation - Jan 11, 2017

3). North Elevation - Jan 11, 2017

4). East Elevation - Jan 11, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	7,520	100	1966	2066		49.00 %	0.00 %	49			$151,378
A1030	Slab on Grade	$19.75	S.F.	7,520	100	1966	2066		49.00 %	0.00 %	49			$148,520
B1020	Roof Construction	$16.26	S.F.	7,520	100	1966	2066		49.00 %	0.00 %	49			$122,275
B2010	Exterior Walls	$29.79	S.F.	7,520	100	1966	2066		49.00 %	0.00 %	49			$224,021
B2030	Exterior Doors	$8.66	S.F.	7,520	30	1966	1996		0.00 %	110.00 %	-21		$71,636.00	$65,123
B3010130	Preformed Metal Roofing	$9.66	S.F.	7,520	30	1966	1996	2020	10.00 %	0.00 %	3			$72,643
C3010	Wall Finishes	$5.11	S.F.	7,520	10	1966	1976	2020	30.00 %	0.00 %	3			$38,427
C3020	Floor Finishes	$20.82	S.F.	7,520	20	1966	1986		0.00 %	110.00 %	-31		$172,223.00	$156,566
C3030	Ceiling Finishes	$18.76	S.F.	7,520	25	1966	1991	2020	12.00 %	0.00 %	3			$141,075
D5020	Branch Wiring	$3.58	S.F.	7,520	40	1966	2006		0.00 %	110.00 %	-11		$29,614.00	$26,922
D5020	Lighting	$9.58	S.F.	7,520	30	1966	1996		0.00 %	110.00 %	-21		$79,246.00	$72,042
								Total	**28.91 %**	**28.94 %**			**$352,719.00**	**$1,218,992**

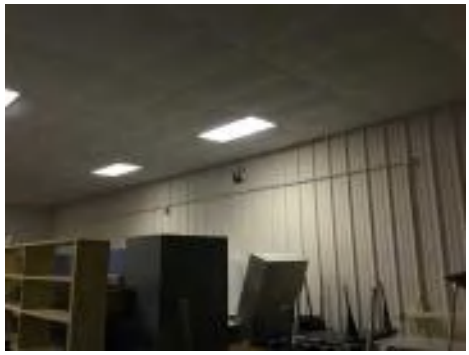
System Notes

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

System: B1020 - Roof Construction


Note:

System: B2010 - Exterior Walls

Note:

System: B2030 - Exterior Doors

Note:

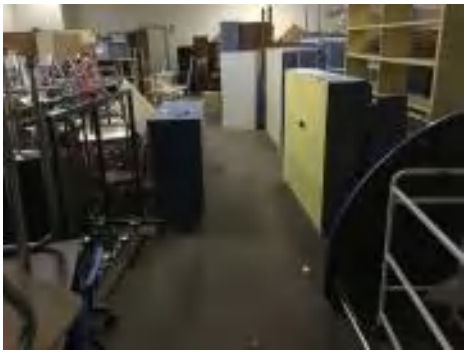
System: B3010130 - Preformed Metal Roofing

Note:

System: C3010 - Wall Finishes

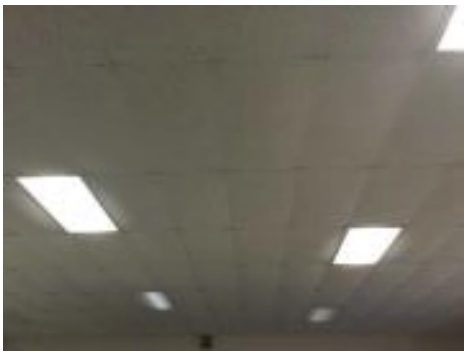
Note:

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes

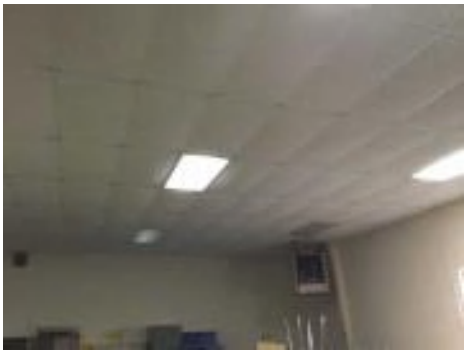


Note:

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.

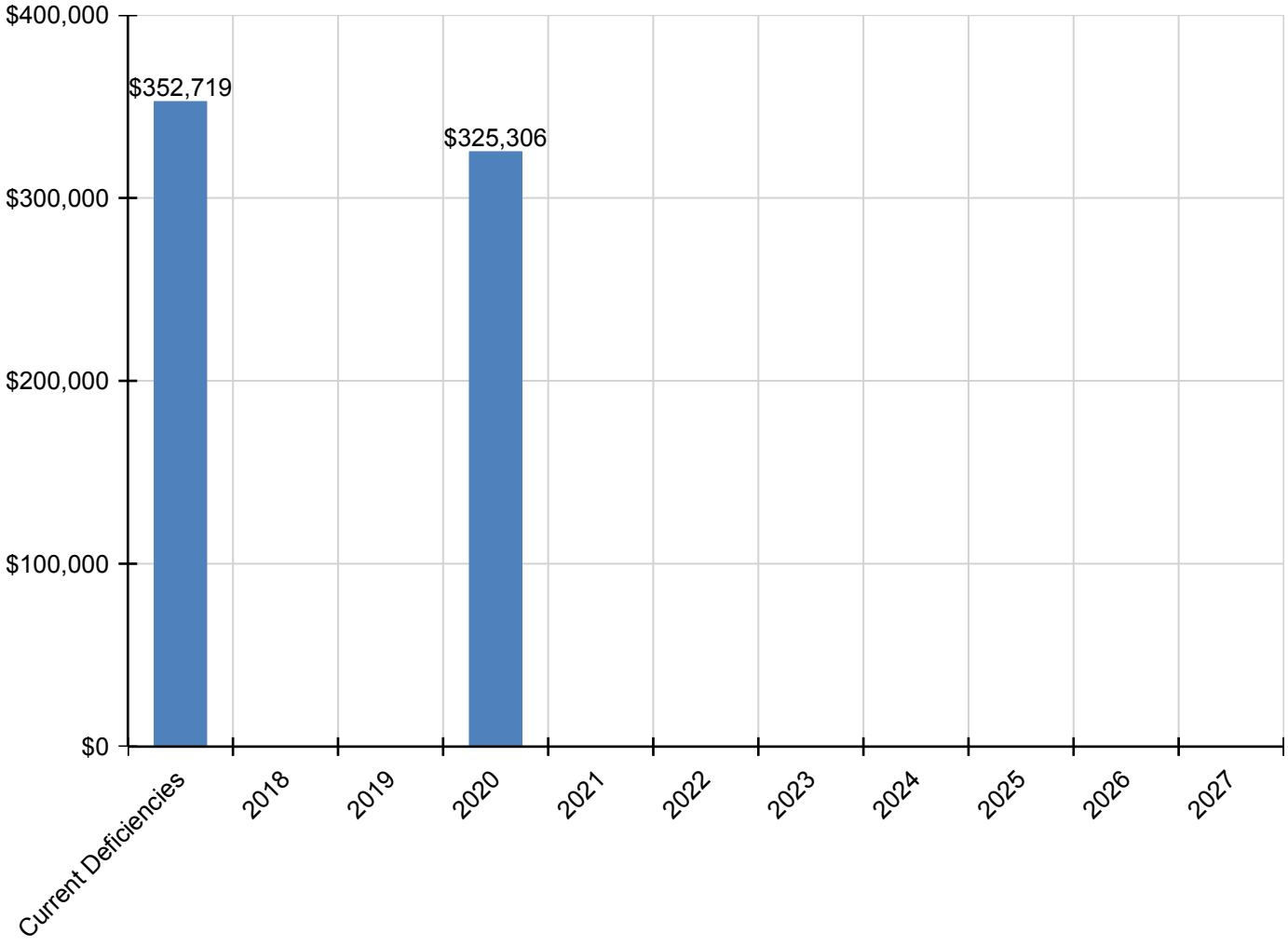
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$352,719**	**$0**	**$0**	**$325,306**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$678,025**
*** 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	$71,636	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$71,636**
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	$109,544	$0	$0	$0	$0	$0	$0	$0	**$109,544**
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	$46,190	$0	$0	$0	$0	$0	$0	$0	**$46,190**
C3020 - Floor Finishes	$172,223	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$172,223**
C3030 - Ceiling Finishes	$0	$0	$0	$169,573	$0	$0	$0	$0	$0	$0	$0	**$169,573**
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	$29,614	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$29,614**
D5020 - Lighting	$79,246	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$79,246**

** Indicates non-renewable system*

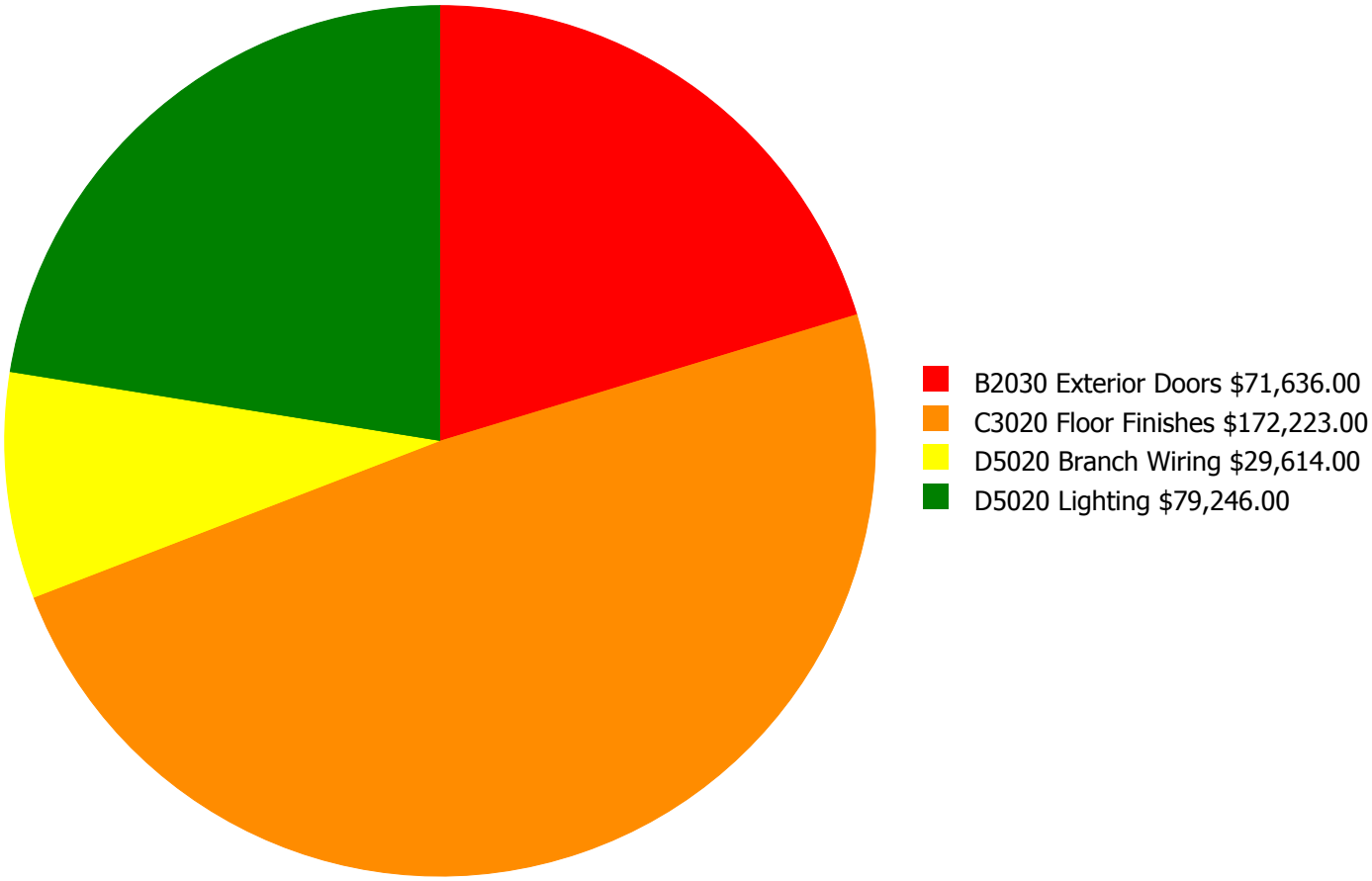
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

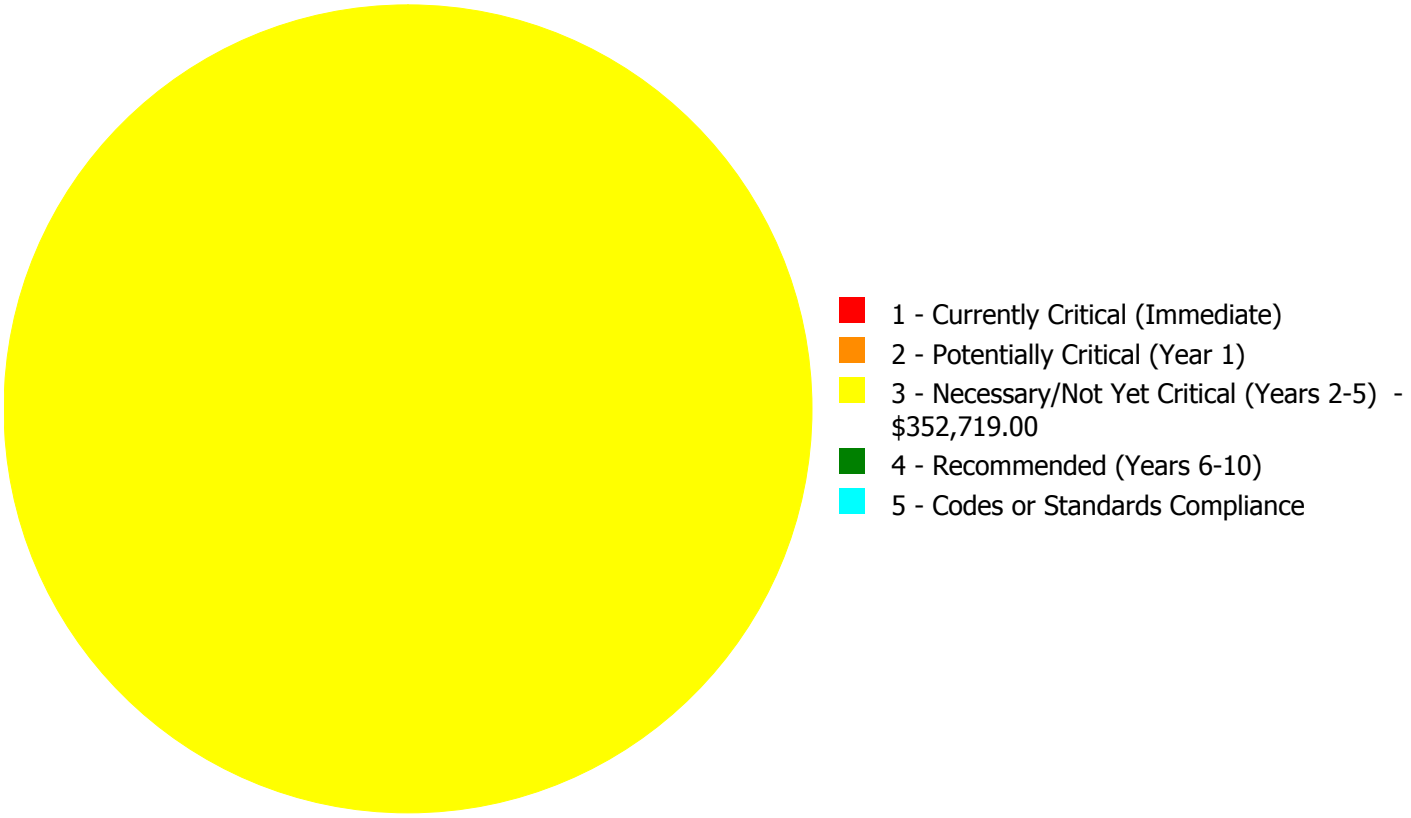
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $352,719.00

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: $352,719.00

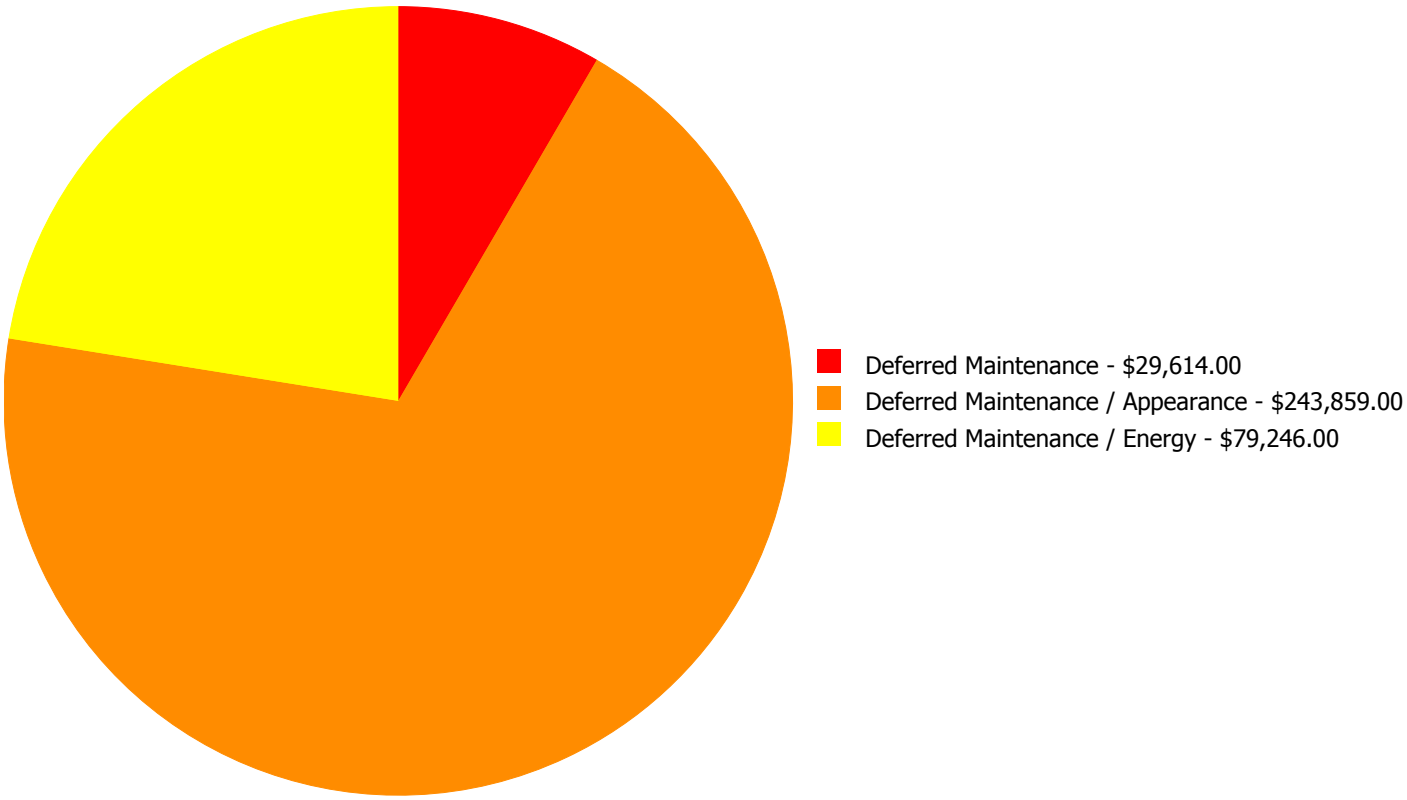
Deficiency By Priority Investment Table

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	$71,636.00	$0.00	$0.00	$71,636.00
C3020	Floor Finishes	$0.00	$0.00	$172,223.00	$0.00	$0.00	$172,223.00
D5020	Branch Wiring	$0.00	$0.00	$29,614.00	$0.00	$0.00	$29,614.00
D5020	Lighting	$0.00	$0.00	$79,246.00	$0.00	$0.00	$79,246.00
	Total:	$0.00	$0.00	$352,719.00	$0.00	$0.00	$352,719.00

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: $352,719.00

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
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,520.00
Unit of Measure: S.F.
Estimate: $71,636.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

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

System: C3020 - Floor Finishes

Location: Portions of building
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,520.00
Unit of Measure: S.F.
Estimate: $172,223.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

Notes: The carpet is stained, showing signs of early failure and should be replaced.

System: D5020 - Branch Wiring

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,520.00
Unit of Measure: S.F.
Estimate: $29,614.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

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

System: D5020 - Lighting

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,520.00
Unit of Measure: S.F.
Estimate: $79,246.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

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

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	3,762
Year Built:	1982
Last Renovation:	
Replacement Value:	$659,330
Repair Cost:	$253,135.00
Total FCI:	38.39 %
Total RSLI:	32.06 %
FCA Score:	61.61

Description:

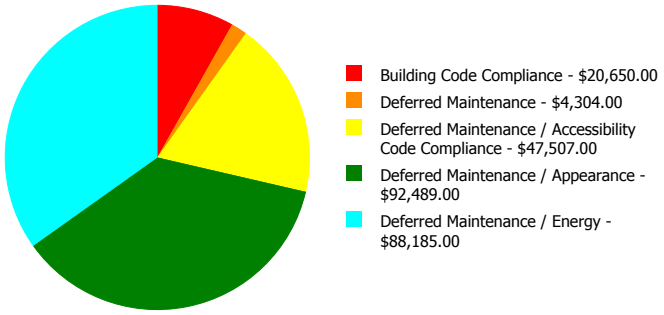
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

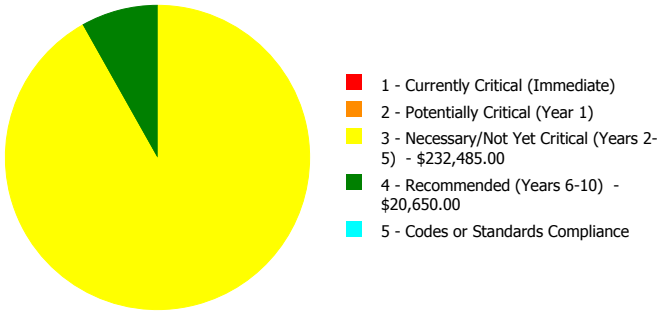
Dashboard Summary

Function:	HS -High School	Gross Area:	3,762
Year Built:	1982	Last Renovation:	
Repair Cost:	$253,135	Replacement Value:	$659,330
FCI:	38.39 %	RSLI%:	32.06 %

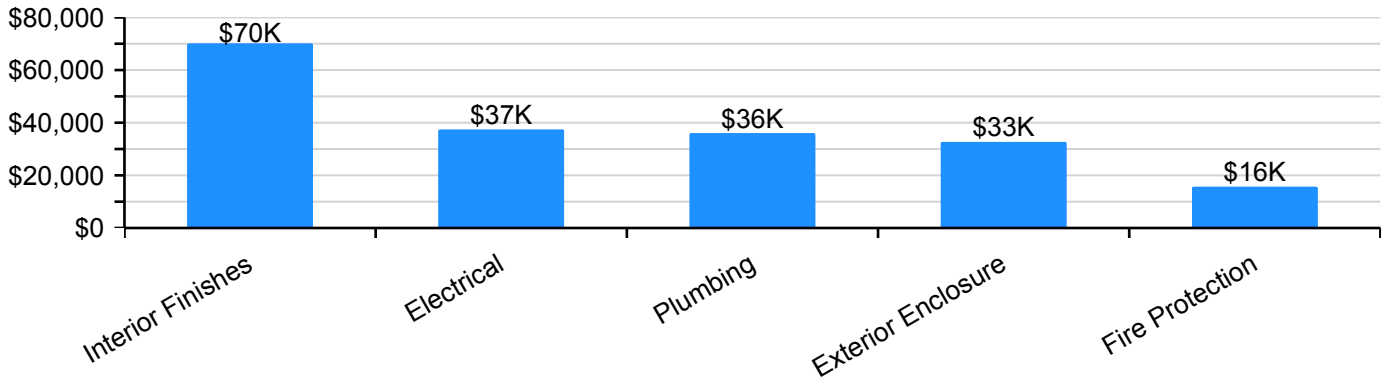
Deficiency By Category



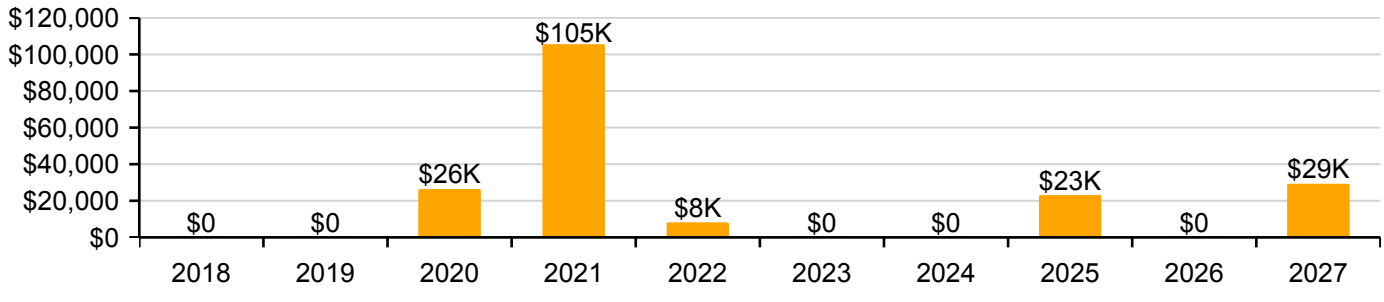
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	65.00 %	0.00 %	$0.00
B10 - Superstructure	65.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	30.85 %	57.80 %	$43,162.00
B30 - Roofing	40.00 %	0.00 %	$0.00
C10 - Interior Construction	35.60 %	0.00 %	$0.00
C30 - Interior Finishes	4.44 %	97.79 %	$92,489.00
D20 - Plumbing	2.40 %	90.20 %	$47,507.00
D30 - HVAC	65.45 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$20,650.00
D50 - Electrical	23.96 %	46.09 %	$49,327.00
E10 - Equipment	65.00 %	0.00 %	$0.00
E20 - Furnishings	15.00 %	0.00 %	$0.00
Totals:	**32.06 %**	**38.39 %**	**$253,135.00**

Photo Album

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

1). West Elevation - Jan 11, 2017

2). North Elevation - Jan 11, 2017

3). East Elevation - Jan 11, 2017

4). South Elevation - Jan 11, 2017

Condition Detail

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

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7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
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.	3,762	100	1982	2082		65.00 %	0.00 %	65			$18,020
A1030	Slab on Grade	$8.43	S.F.	3,762	100	1982	2082		65.00 %	0.00 %	65			$31,714
B1010	Floor Construction	$1.64	S.F.	3,762	100	1982	2082		65.00 %	0.00 %	65			$6,170
B1020	Roof Construction	$15.76	S.F.	3,762	100	1982	2082		65.00 %	0.00 %	65			$59,289
B2010	Exterior Walls	$9.42	S.F.	3,762	100	1982	2082		65.00 %	0.00 %	65			$35,438
B2020	Exterior Windows	$9.39	S.F.	3,762	30	1982	2012		0.00 %	110.00 %	-5		$38,858.00	$35,325
B2030	Exterior Doors	$1.04	S.F.	3,762	30	1982	2012		0.00 %	110.02 %	-5		$4,304.00	$3,912
B3010130	Preformed Metal Roofing	$9.66	S.F.	3,762	30	1999	2029		40.00 %	0.00 %	12			$36,341
C1010	Partitions	$10.80	S.F.	3,762	75	1982	2057		53.33 %	0.00 %	40			$40,630
C1020	Interior Doors	$2.53	S.F.	3,762	20	1982	2002	2021	20.00 %	0.00 %	4			$9,518
C1030	Fittings	$9.74	S.F.	3,762	20	1982	2002	2021	20.00 %	0.00 %	4			$36,642
C3010	Wall Finishes	$2.79	S.F.	3,762	10	2011	2021		40.00 %	0.00 %	4			$10,496
C3020	Floor Finishes	$11.38	S.F.	3,762	20	1982	2002		0.00 %	110.00 %	-15		$47,093.00	$42,812
C3030	Ceiling Finishes	$10.97	S.F.	3,762	25	1982	2007		0.00 %	110.00 %	-10		$45,396.00	$41,269
D2010	Plumbing Fixtures	$11.48	S.F.	3,762	30	1982	2012		0.00 %	110.00 %	-5		$47,507.00	$43,188
D2020	Domestic Water Distribution	$0.98	S.F.	3,762	30	1982	2012	2021	13.33 %	0.00 %	4			$3,687
D2030	Sanitary Waste	$1.54	S.F.	3,762	30	1982	2012	2021	13.33 %	0.00 %	4			$5,793
D3030	Cooling Generating Systems	$5.27	S.F.	3,762	25	2008	2033		64.00 %	0.00 %	16			$19,826
D3040	Distribution Systems	$6.14	S.F.	3,762	30	2008	2038		70.00 %	0.00 %	21			$23,099
D3060	Controls & Instrumentation	$1.94	S.F.	3,762	20	2008	2028		55.00 %	0.00 %	11			$7,298
D4010	Sprinklers	$4.32	S.F.	3,762	30			2017	0.00 %	110.00 %	0		$17,877.00	$16,252
D4020	Standpipes	$0.67	S.F.	3,762	30			2017	0.00 %	110.00 %	0		$2,773.00	$2,521
D5010	Electrical Service/Distribution	$1.69	S.F.	3,762	40	1982	2022		12.50 %	0.00 %	5			$6,358
D5020	Branch Wiring	$5.06	S.F.	3,762	30	1982	2012	2021	13.33 %	0.00 %	4			$19,036
D5020	Lighting	$11.92	S.F.	3,762	30	1982	2012		0.00 %	110.00 %	-5		$49,327.00	$44,843
D5030810	Security & Detection Systems	$1.87	S.F.	3,762	15	2012	2027		66.67 %	0.00 %	10			$7,035
D5030910	Fire Alarm Systems	$3.39	S.F.	3,762	15	2012	2027		66.67 %	0.00 %	10			$12,753
D5030920	Data Communication	$4.40	S.F.	3,762	15	2010	2025		53.33 %	0.00 %	8			$16,553
D5090	Other Electrical Systems	$0.12	S.F.	3,762	20	2010	2030		65.00 %	0.00 %	13			$451
E1020	Institutional Equipment	$0.30	S.F.	3,762	20	2010	2030		65.00 %	0.00 %	13			$1,129
E2010	Fixed Furnishings	$5.83	S.F.	3,762	20	1982	2002	2020	15.00 %	0.00 %	3			$21,932
								Total	**32.06 %**	**38.39 %**			**$253,135.00**	**$659,330**

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:

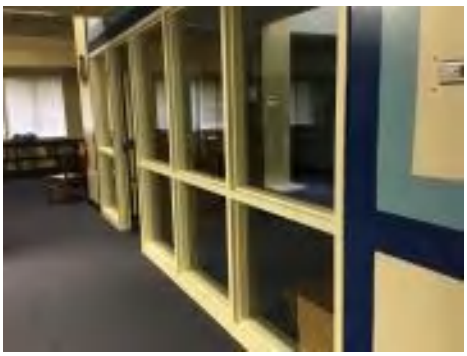
System: B2030 - Exterior Doors


Note:

System: B3010130 - Preformed Metal Roofing


Note:

System: C1010 - Partitions

Note:

System: C1020 - Interior Doors

Note:

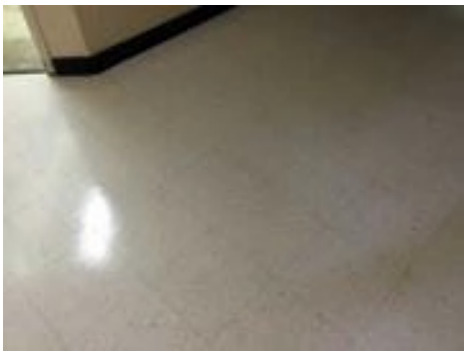
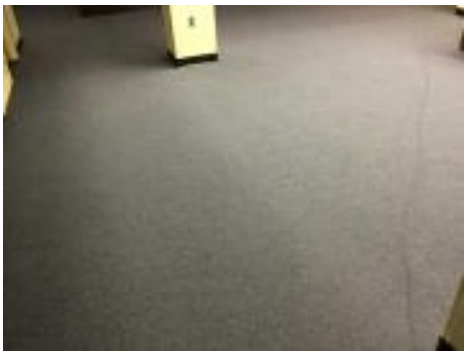
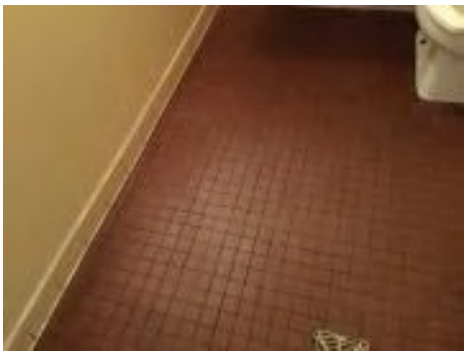
System: C1030 - Fittings

Note:

System: C3010 - Wall Finishes

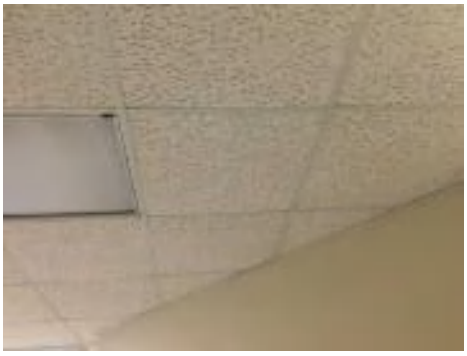
Note:

System: C3020 - Floor Finishes

Note:

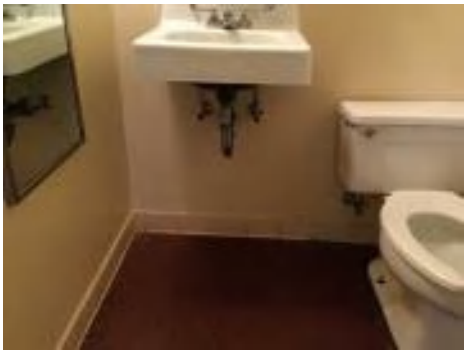
System: C3030 - Ceiling Finishes




Note:

System: D2010 - Plumbing Fixtures





Note:

System: D2020 - Domestic Water Distribution


Note:

System: D2030 - Sanitary Waste


Note:

System: D3030 - Cooling Generating Systems


Note:

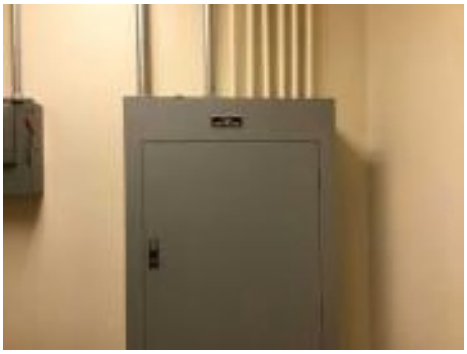
System: D3040 - Distribution Systems

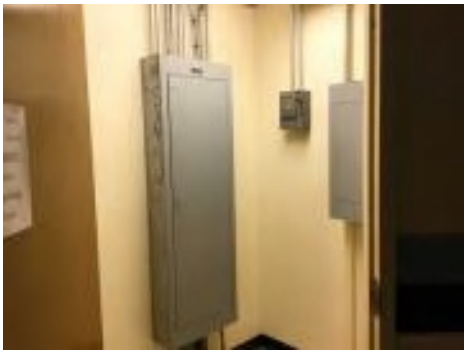
Note:

System: D3060 - Controls & Instrumentation

Note:

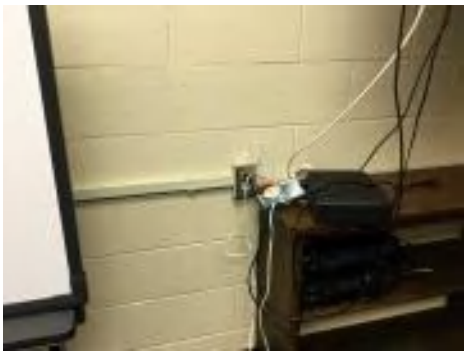
System: D5010 - Electrical Service/Distribution





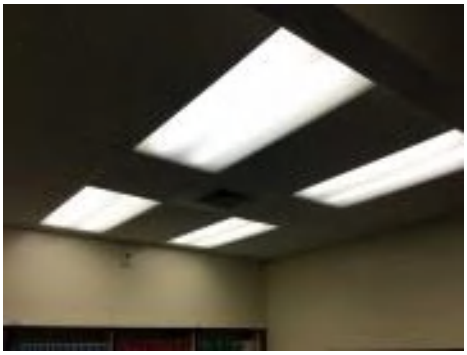
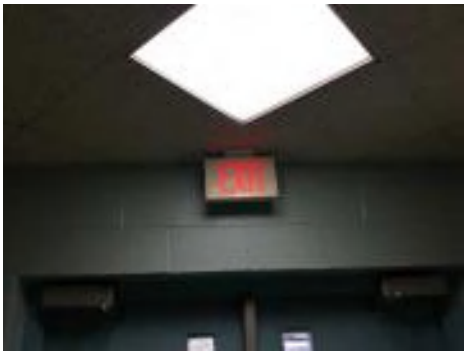
Note:

System: D5020 - Branch Wiring



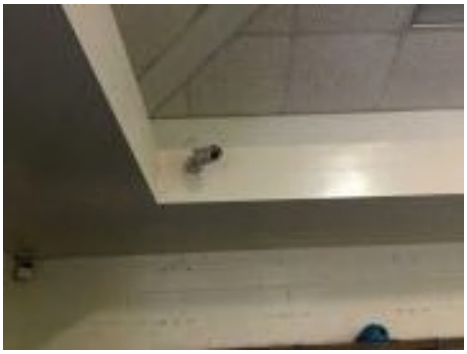
Note:

System: D5020 - Lighting

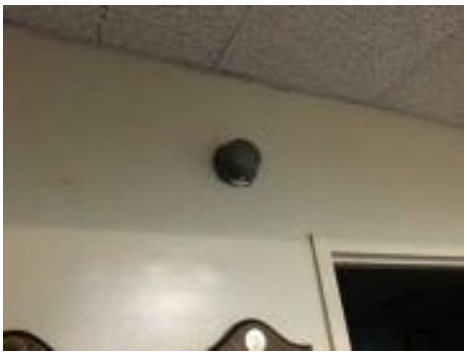
Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems

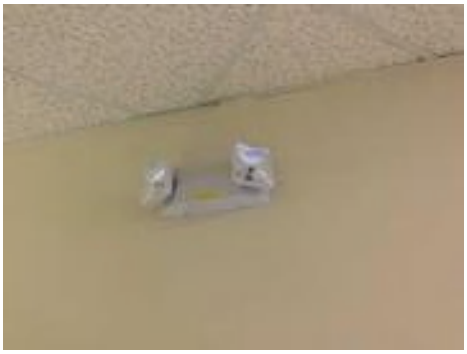


Note:

System: D5030920 - Data Communication

Note:

System: 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%

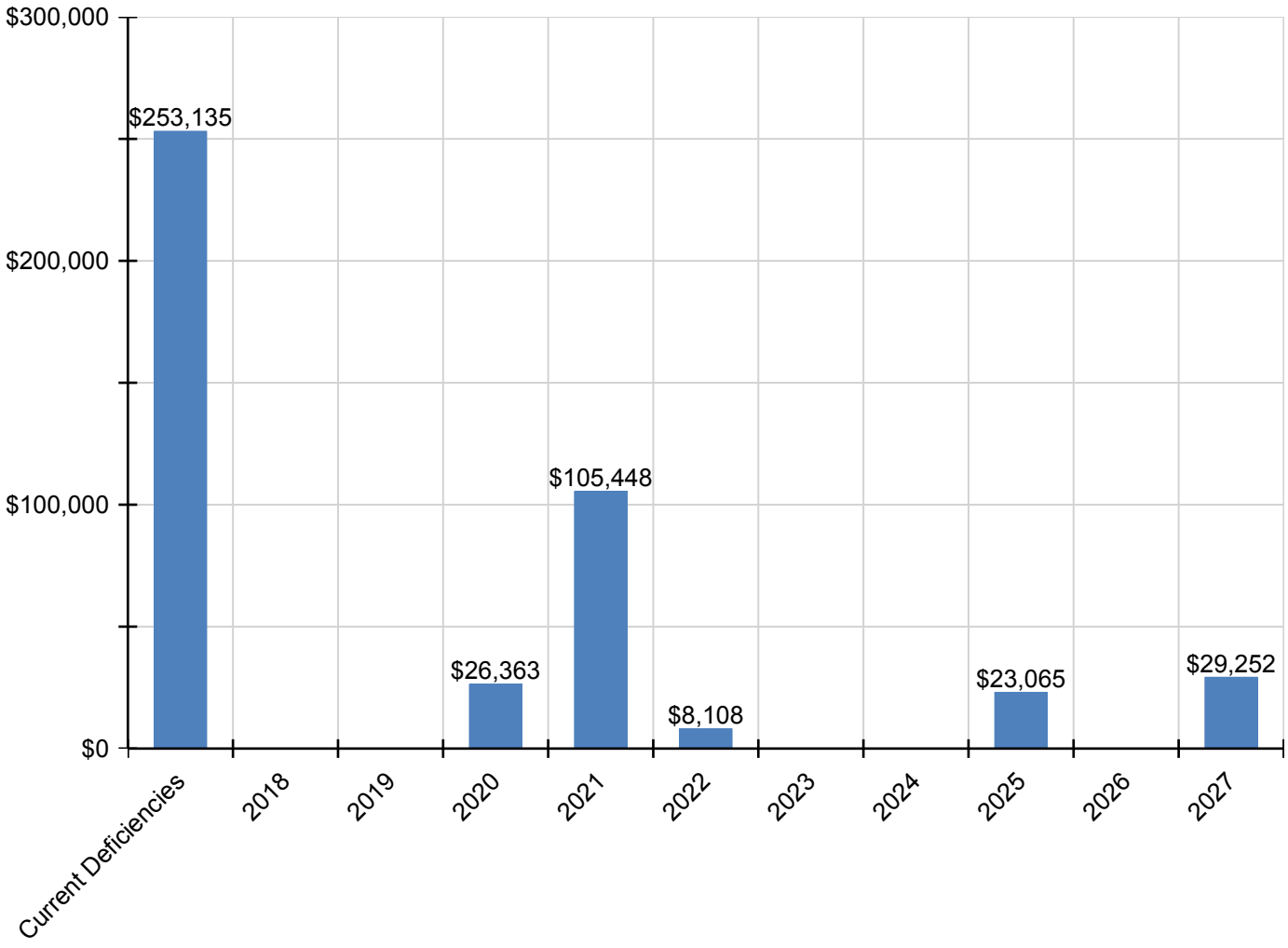
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$253,135**	**$0**	**$0**	**$26,363**	**$105,448**	**$8,108**	**$0**	**$0**	**$23,065**	**$0**	**$29,252**	**$445,371**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$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	$38,858	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$38,858**
B2030 - Exterior Doors	$4,304	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,304**
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	$11,784	$0	$0	$0	$0	$0	$0	**$11,784**
C1030 - Fittings	$0	$0	$0	$0	$45,365	$0	$0	$0	$0	$0	$0	**$45,365**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$12,995	$0	$0	$0	$0	$0	$0	**$12,995**
C3020 - Floor Finishes	$47,093	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$47,093**
C3030 - Ceiling Finishes	$45,396	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$45,396**
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	$47,507	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$47,507**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$4,564	$0	$0	$0	$0	$0	$0	**$4,564**
D2030 - Sanitary Waste	$0	$0	$0	$0	$7,173	$0	$0	$0	$0	$0	$0	**$7,173**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$17,877	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$17,877**
D4020 - Standpipes	$2,773	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,773**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$8,108	$0	$0	$0	$0	$0	**$8,108**
D5020 - Branch Wiring	$0	$0	$0	$0	$23,567	$0	$0	$0	$0	$0	$0	**$23,567**
D5020 - Lighting	$49,327	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$49,327**
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	$10,399	**$10,399**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$18,852	**$18,852**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$23,065	$0	$0	**$23,065**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$26,363	$0	$0	$0	$0	$0	$0	$0	**$26,363**

** Indicates non-renewable system*

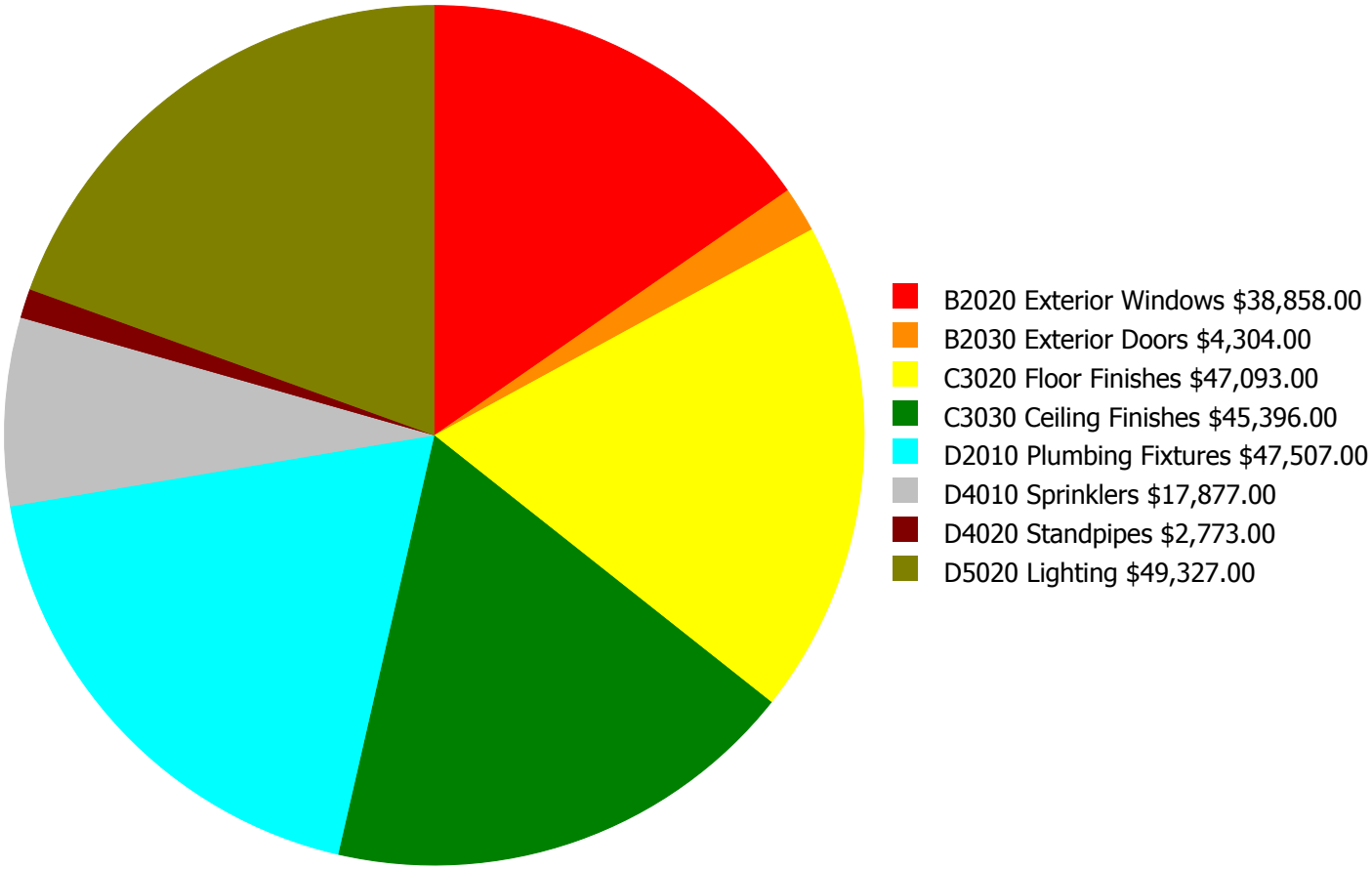
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

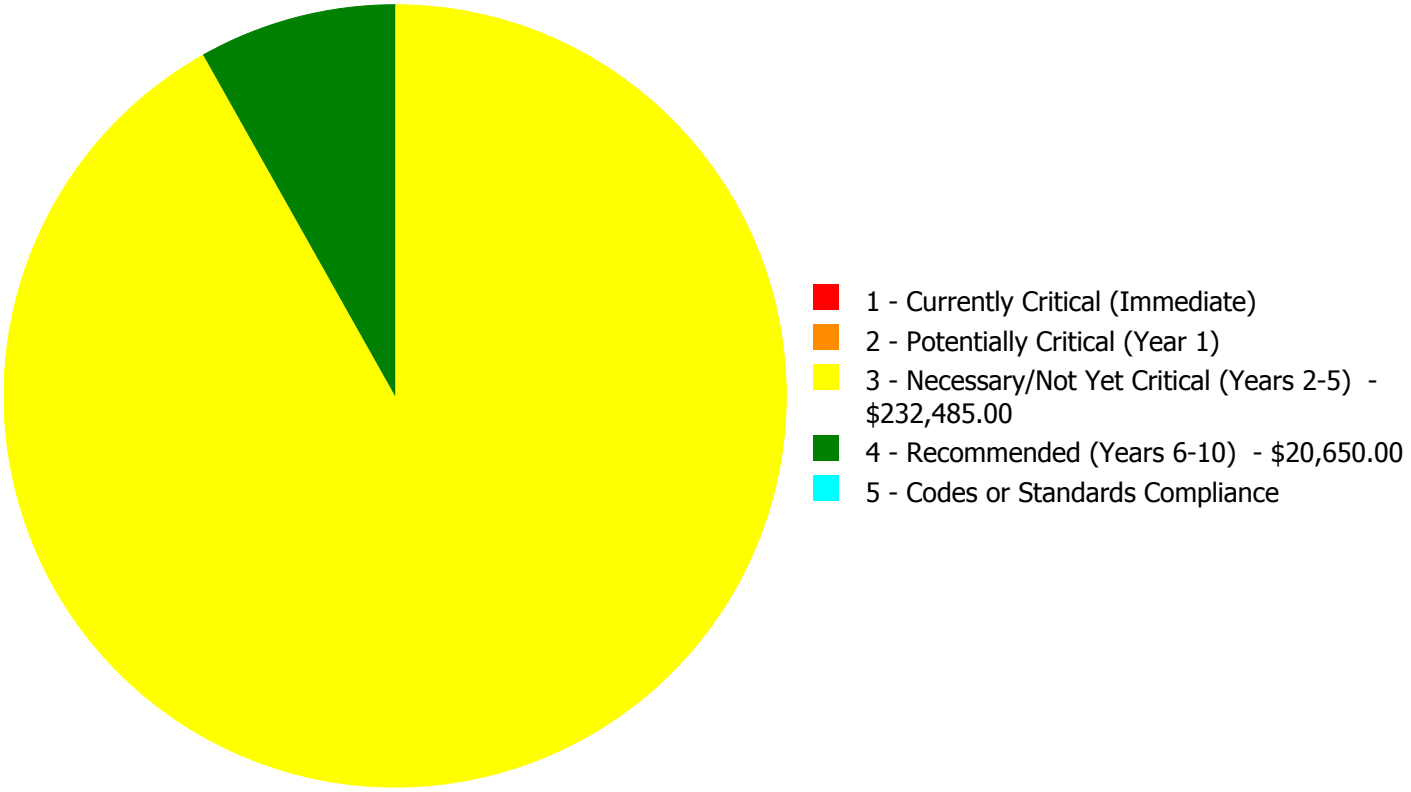
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $253,135.00

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: $253,135.00

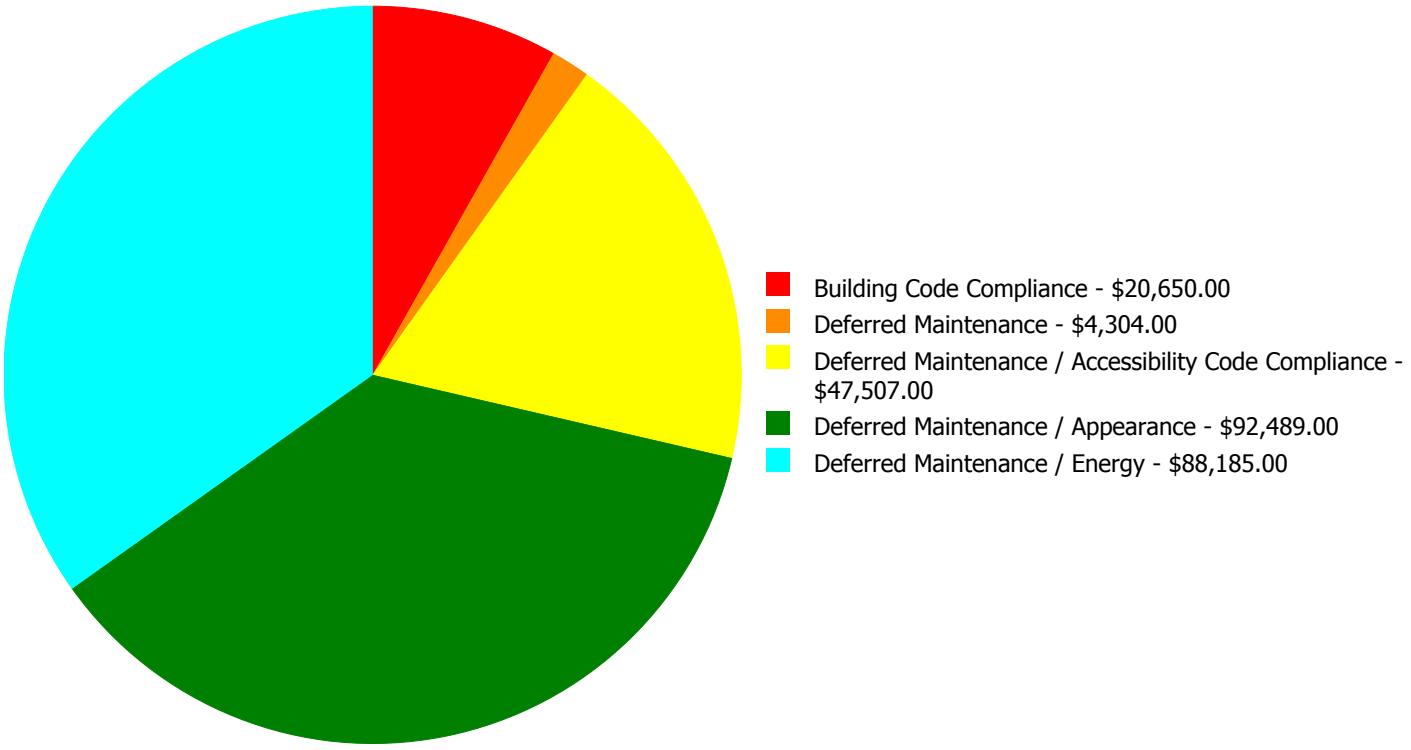
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2020	Exterior Windows	$0.00	$0.00	$38,858.00	$0.00	$0.00	$38,858.00
B2030	Exterior Doors	$0.00	$0.00	$4,304.00	$0.00	$0.00	$4,304.00
C3020	Floor Finishes	$0.00	$0.00	$47,093.00	$0.00	$0.00	$47,093.00
C3030	Ceiling Finishes	$0.00	$0.00	$45,396.00	$0.00	$0.00	$45,396.00
D2010	Plumbing Fixtures	$0.00	$0.00	$47,507.00	$0.00	$0.00	$47,507.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$17,877.00	$0.00	$17,877.00
D4020	Standpipes	$0.00	$0.00	$0.00	$2,773.00	$0.00	$2,773.00
D5020	Lighting	$0.00	$0.00	$49,327.00	$0.00	$0.00	$49,327.00
	Total:	$0.00	$0.00	$232,485.00	$20,650.00	$0.00	$253,135.00

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: $253,135.00

Deficiency Details by Priority

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

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

System: B2020 - Exterior Windows

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,762.00
Unit of Measure: S.F.
Estimate: $38,858.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

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

System: B2030 - Exterior Doors

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,762.00
Unit of Measure: S.F.
Estimate: $4,304.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

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

System: C3020 - Floor Finishes

Location: Media center
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,762.00
Unit of Measure: S.F.
Estimate: $47,093.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

Notes: The carpet is aged, stained, frayed, and should be replaced.

System: C3030 - Ceiling Finishes

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,762.00
Unit of Measure: S.F.
Estimate: $45,396.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

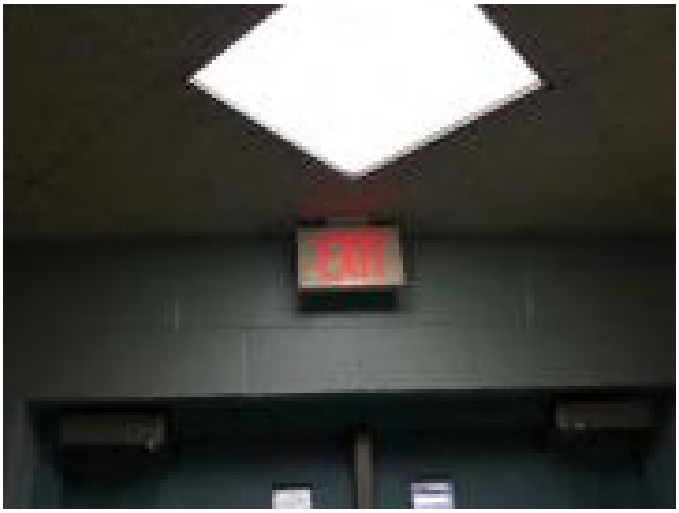
Notes: The original ceiling finishes are aged, failing and should be replaced.

System: D2010 - Plumbing Fixtures

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,762.00
Unit of Measure: S.F.
Estimate: $47,507.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

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

System: D5020 - Lighting



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,762.00
Unit of Measure: S.F.
Estimate: $49,327.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

Notes: The original lighting system is operating, but is aged, in poor condition, and should be replaced with energy savings models.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 3,762.00
Unit of Measure: S.F.
Estimate: $17,877.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 3,762.00
Unit of Measure: S.F.
Estimate: $2,773.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

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

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	54,896
Year Built:	1951
Last Renovation:	
Replacement Value:	$1,644,137
Repair Cost:	$680,546.00
Total FCI:	41.39 %
Total RSLI:	13.96 %
FCA Score:	58.61

Description:

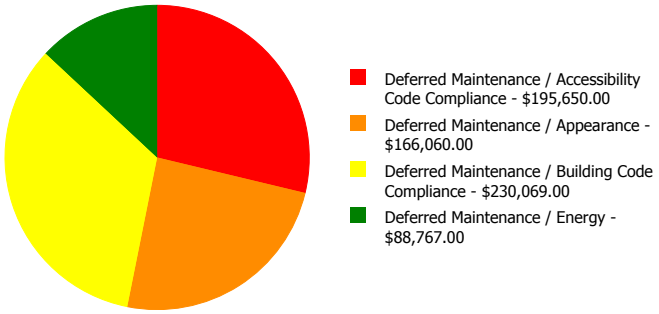
The narrative for this site is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

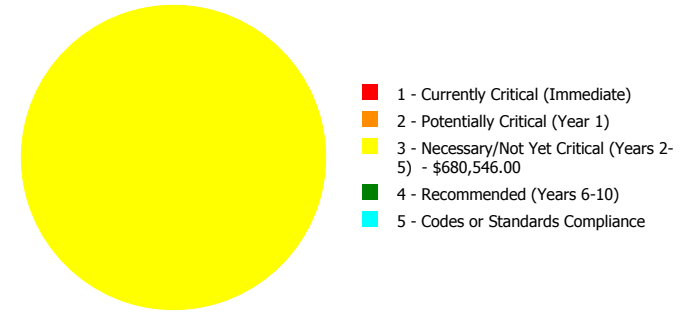
Dashboard Summary

Function:	HS -High School	Gross Area:	54,896
Year Built:	1951	Last Renovation:	
Repair Cost:	$680,546	Replacement Value:	$1,644,137
FCI:	41.39 %	RSLI%:	13.96 %

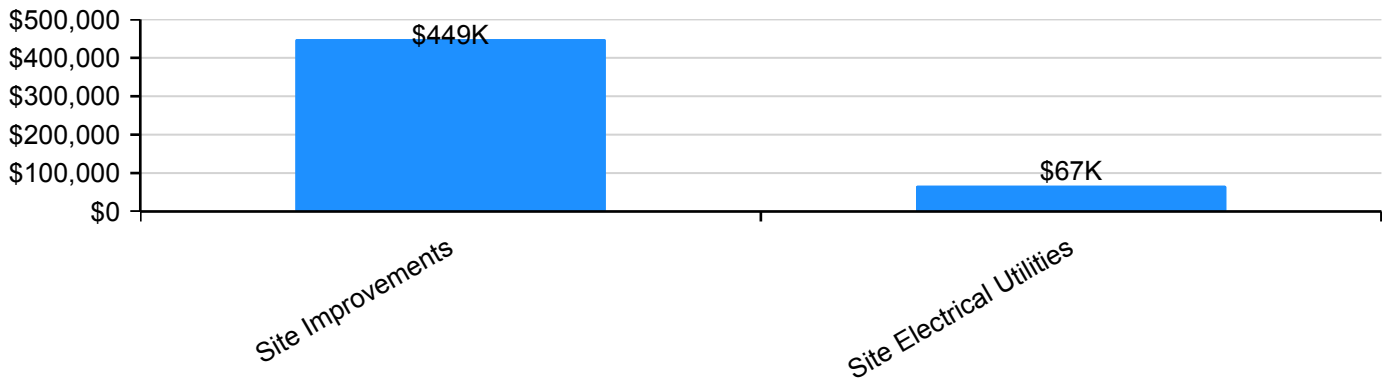
Deficiency By Category



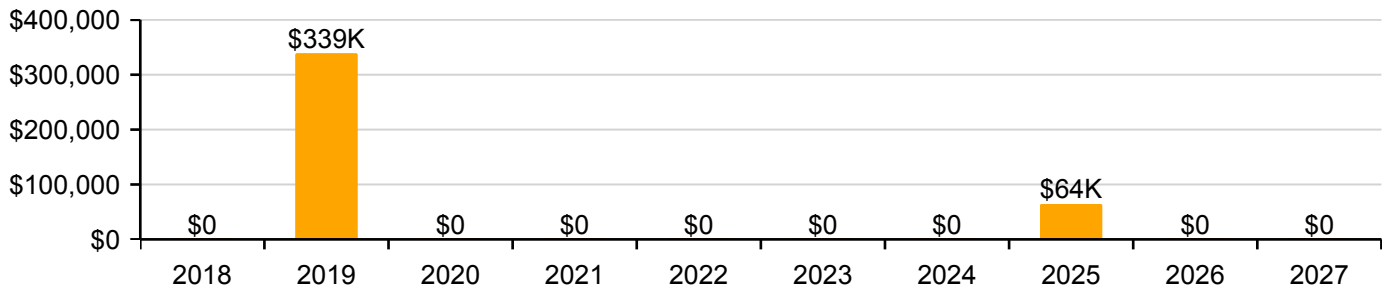
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	3.12 %	63.56 %	$591,779.00
G30 - Site Mechanical Utilities	30.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	24.74 %	34.70 %	$88,767.00
Totals:	**13.96 %**	**41.39 %**	**$680,546.00**

Photo Album

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

1). Aerial Image of Shaw Academy - Feb 24, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$3.81	S.F.	54,896	25	1982	2007		0.00 %	110.00 %	-10		$230,069.00	$209,154
G2020	Parking Lots	$1.33	S.F.	54,896	25	1982	2007		0.00 %	110.00 %	-10		$80,313.00	$73,012
G2030	Pedestrian Paving	$1.91	S.F.	54,896	30	1982	2012		0.00 %	110.00 %	-5		$115,337.00	$104,851
G2040105	Fence & Guardrails	$1.23	S.F.	54,896	30	1982	2012		0.00 %	110.00 %	-5		$74,274.00	$67,522
G2040950	Covered Walkways	$1.52	S.F.	54,896	25	1991	2016		0.00 %	110.00 %	-1		$91,786.00	$83,442
G2040950	Hard Surface Play Area	$0.75	S.F.	54,896	20	1999	2019		10.00 %	0.00 %	2			$41,172
G2040950	Playing Field	$4.54	S.F.	54,896	20	1999	2019		10.00 %	0.00 %	2			$249,228
G2050	Landscaping	$1.87	S.F.	54,896	15	1999	2014		0.00 %	0.00 %	-3			$102,656
G3010	Water Supply	$2.34	S.F.	54,896	50	1982	2032		30.00 %	0.00 %	15			$128,457
G3020	Sanitary Sewer	$1.45	S.F.	54,896	50	1982	2032		30.00 %	0.00 %	15			$79,599
G3030	Storm Sewer	$4.54	S.F.	54,896	50	1982	2032		30.00 %	0.00 %	15			$249,228
G4010	Electrical Distribution	$2.35	S.F.	54,896	50	1982	2032		30.00 %	0.00 %	15			$129,006
G4020	Site Lighting	$1.47	S.F.	54,896	30	1982	2012		0.00 %	110.00 %	-5		$88,767.00	$80,697
G4030	Site Communications & Security	$0.84	S.F.	54,896	15	2010	2025		53.33 %	0.00 %	8			$46,113
								Total	**13.96 %**	**41.39 %**			**$680,546.00**	**$1,644,137**

System Notes

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

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails


Note:

System: G2040950 - Covered Walkways


Note:

System: G2040950 - Hard Surface Play Area

Note:

System: G2040950 - Playing Field

Note:

System: G2050 - Landscaping

Note:

System: G3010 - Water Supply

Note:

System: G3020 - Sanitary Sewer

Note:

System: G3030 - Storm Sewer

Note:

System: G4010 - Electrical Distribution

Note:

System: G4020 - Site Lighting



Note:

System: G4030 - Site Communications & Security


Note:

Renewal Schedule

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

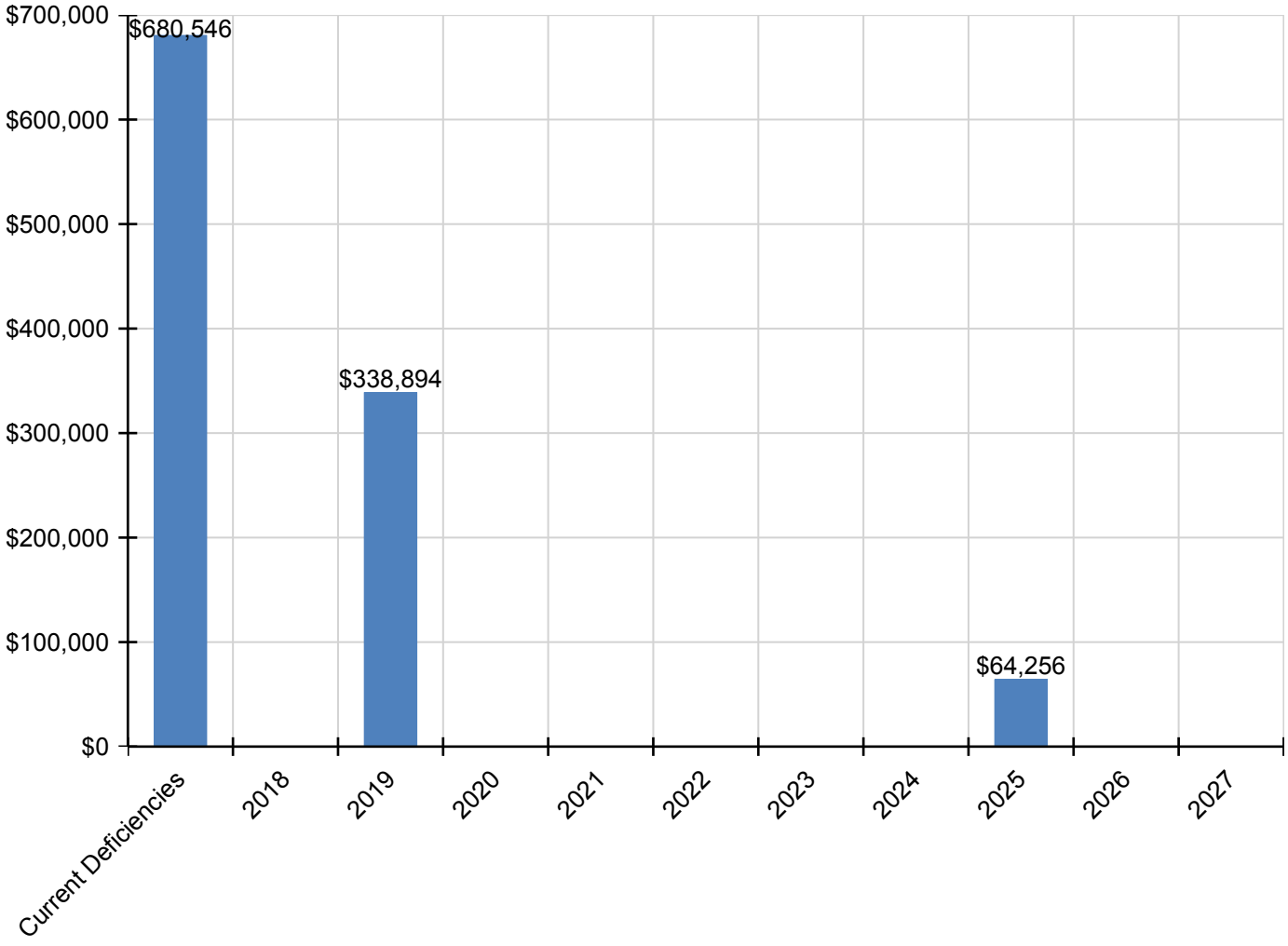
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$680,546**	**$0**	**$338,894**	**$0**	**$0**	**$0**	**$0**	**$0**	**$64,256**	**$0**	**$0**	**$1,083,696**
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	$230,069	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$230,069**
G2020 - Parking Lots	$80,313	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$80,313**
G2030 - Pedestrian Paving	$115,337	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$115,337**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$74,274	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$74,274**
G2040950 - Covered Walkways	$91,786	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$91,786**
G2040950 - Hard Surface Play Area	$0	$0	$48,047	$0	$0	$0	$0	$0	$0	$0	$0	**$48,047**
G2040950 - Playing Field	$0	$0	$290,847	$0	$0	$0	$0	$0	$0	$0	$0	**$290,847**
*** G2050 - Landscaping**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$88,767	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$88,767**
G4030 - Site Communications & Security	$0	$0	$0	$0	$0	$0	$0	$0	$64,256	$0	$0	**$64,256**

** Indicates non-renewable system*

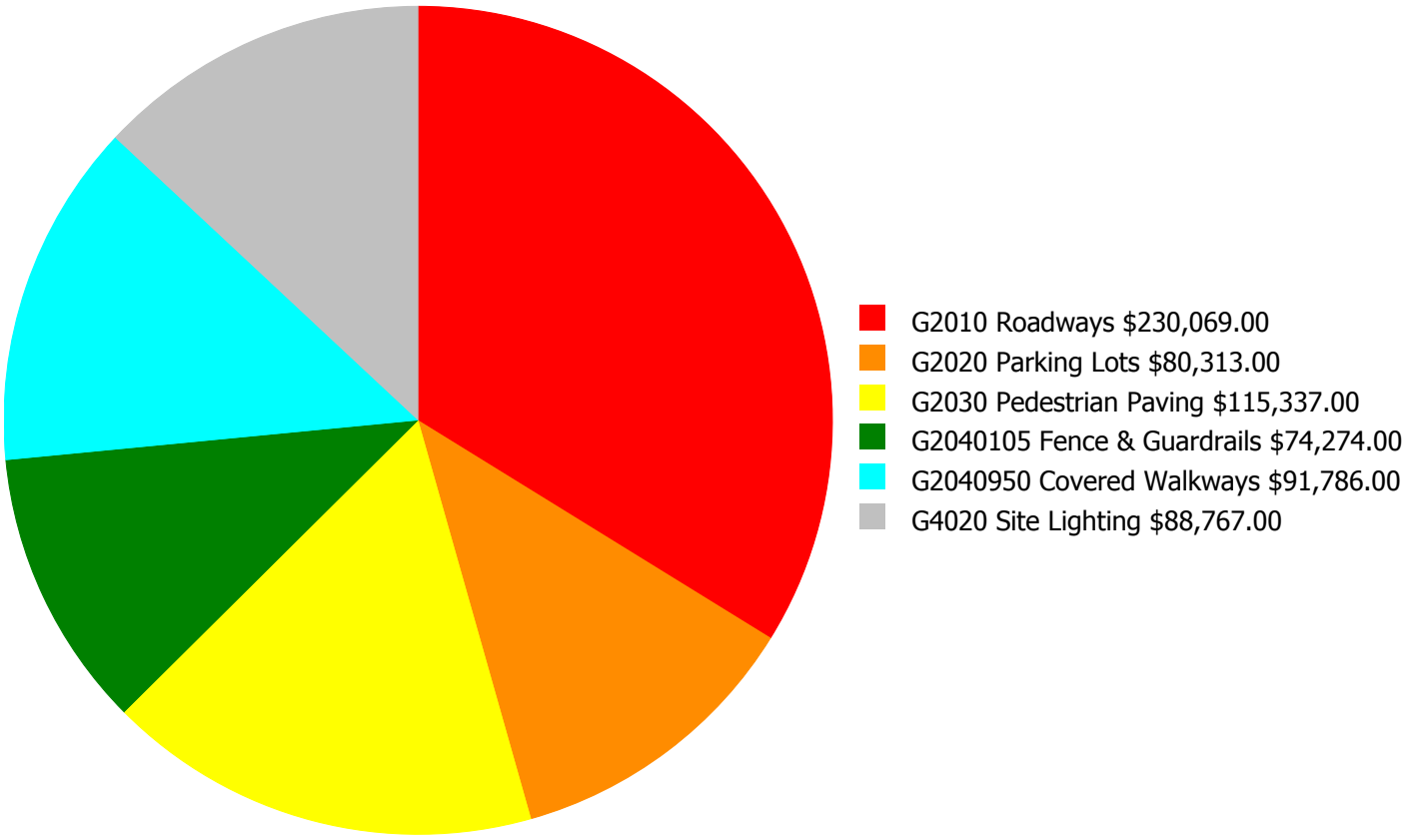
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

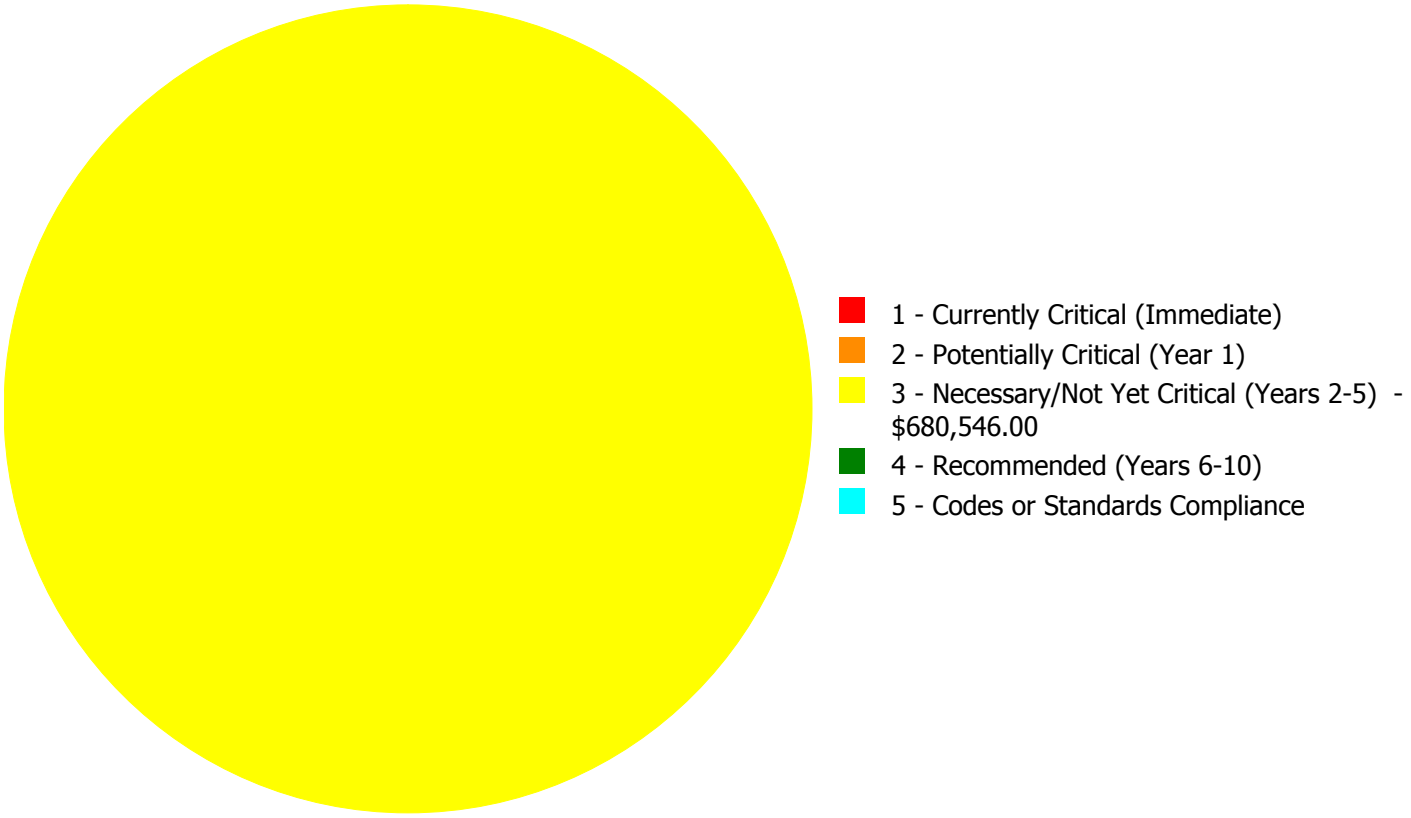
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $680,546.00

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: $680,546.00

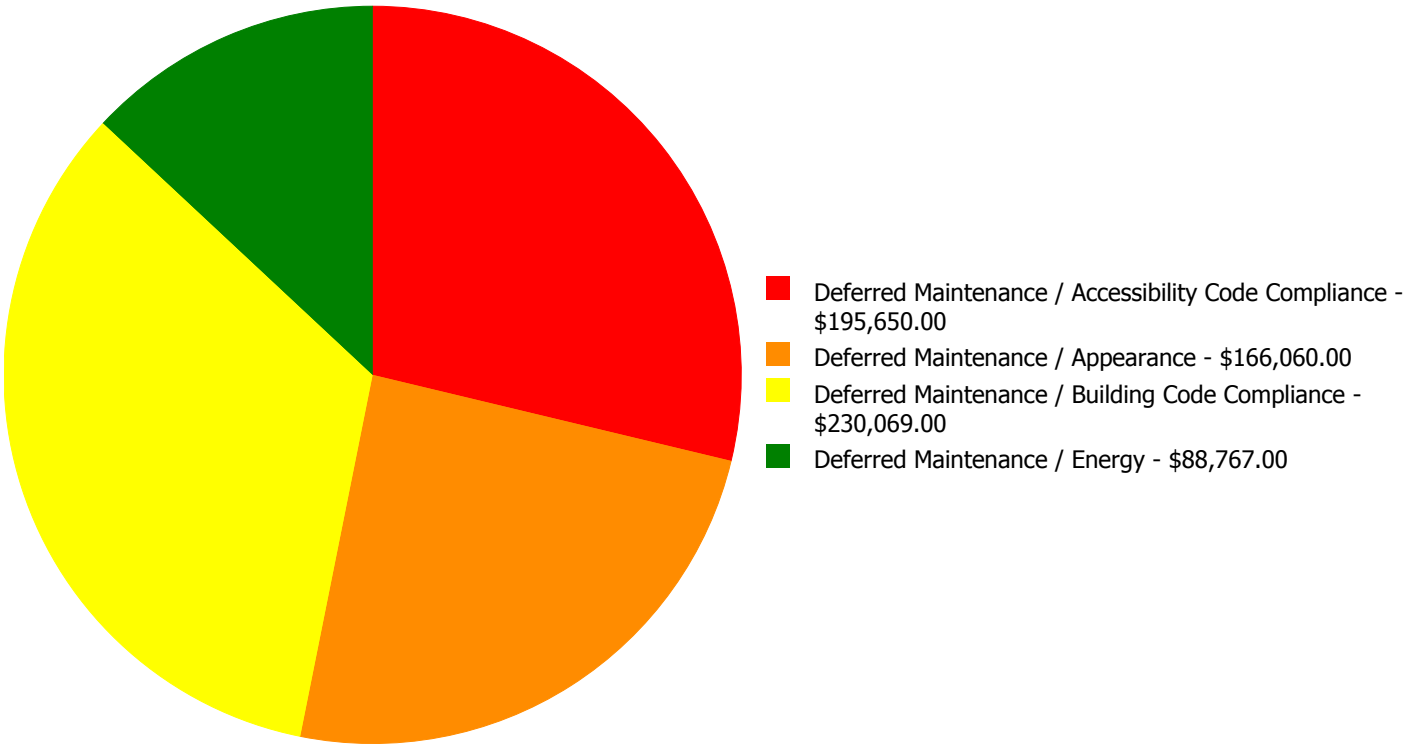
Deficiency By Priority Investment Table

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	$230,069.00	$0.00	$0.00	$230,069.00
G2020	Parking Lots	$0.00	$0.00	$80,313.00	$0.00	$0.00	$80,313.00
G2030	Pedestrian Paving	$0.00	$0.00	$115,337.00	$0.00	$0.00	$115,337.00
G2040105	Fence & Guardrails	$0.00	$0.00	$74,274.00	$0.00	$0.00	$74,274.00
G2040950	Covered Walkways	$0.00	$0.00	$91,786.00	$0.00	$0.00	$91,786.00
G4020	Site Lighting	$0.00	$0.00	$88,767.00	$0.00	$0.00	$88,767.00
	Total:	$0.00	$0.00	$680,546.00	$0.00	$0.00	$680,546.00

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: $680,546.00

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 / Building Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 54,896.00
Unit of Measure: S.F.
Estimate: $230,069.00
Assessor Name: Eduardo Lopez
Date Created: 01/11/2017

Notes: The asphaltic roadway is aged, has many road cuts and repairs, and should be re-surfaced. Provide Fire lane markings per Local Code requirements.

System: G2020 - Parking Lots

Location: Parking
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 54,896.00
Unit of Measure: S.F.
Estimate: $80,313.00
Assessor Name: Eduardo Lopez
Date Created: 01/11/2017

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

System: G2030 - Pedestrian Paving

Location: Entire site
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 54,896.00
Unit of Measure: S.F.
Estimate: $115,337.00
Assessor Name: Eduardo Lopez
Date Created: 01/11/2017

Notes: The pedestrian paving and walkways are aged and showing inclement weather damage and should be replaced to include missing ADA standard markings and ramps.

System: G2040105 - Fence & Guardrails

Location: Parking/roadways
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 54,896.00
Unit of Measure: S.F.
Estimate: $74,274.00
Assessor Name: Eduardo Lopez
Date Created: 01/11/2017

Notes: The fence and guardrails are failing, beyond expected life, and not longer an effective barrier and should be scheduled for replacement.

System: G2040950 - Covered Walkways

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 54,896.00
Unit of Measure: S.F.
Estimate: $91,786.00
Assessor Name: Eduardo Lopez
Date Created: 01/11/2017

Notes: The covered walkways are rusted, failing and beyond expected life and should be scheduled for replacement.

System: G4020 - Site Lighting

Location: Entire site
Distress: Inadequate
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 54,896.00
Unit of Measure: S.F.
Estimate: $88,767.00
Assessor Name: Eduardo Lopez
Date Created: 01/11/2017

Notes: Site Lighting is aged and does not adequately cover all areas and should be replaced.

NC School District/830 Scotland County/Middle School

Carver Middle

Draft

Campus Assessment Report

March 8, 2017

PARSONS

Table of Contents

Campus Executive Summary

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

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

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Gross Area (SF):	88,486
Year Built:	2000
Last Renovation:	
Replacement Value:	$20,678,221
Repair Cost:	$1,553,460.00
Total FCI:	7.51 %
Total RSLI:	43.28 %
FCA Score:	92.49

Description:

GENERAL:
Carver Middle School is located at 18601 Fieldcrest Rd in Laurel Hill, North Carolina. The 1 story, 88,486 square foot building was originally constructed in 2000 There have been no additions.

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

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

B. SUPERSTRUCTURE
Floor construction is concrete. Roof construction is steel. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically pitched standing seam metal . Most building entrances appear to comply with ADA requirements. Roof openings include skylights and roof hatch doors.

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

CONVEYING:
The building does not include conveying equipment. Conveying equipment includes no hydraulic elevators, and no wheelchair lifts.

D. SERVICES
PLUMBING:
Plumbing fixtures are typically non-low-flow water fixtures with manual control valves. Domestic water distribution is combination of copper and galvanized steel with gas hot water heating. Sanitary waste system is plastic. Rain water drainage system is external.

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

FIRE PROTECTION:
The building does not have a fire sprinkler system. The building does have additional fire suppression system in the kitchen. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

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

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

OTHER ELECTRICAL SYSTEMS:
This building does not have a separately derived emergency power system.

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

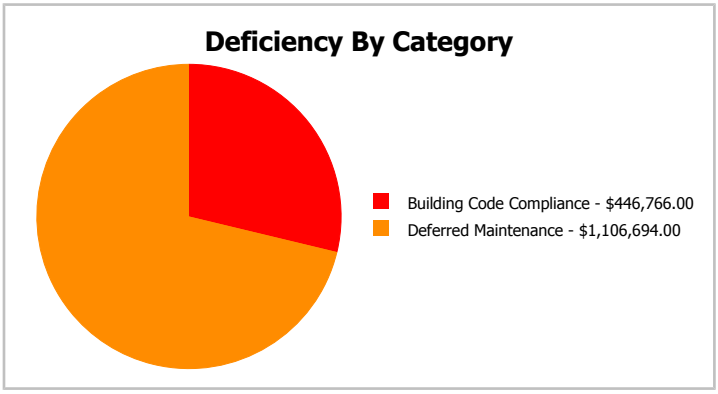
G.
SITE
Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, play areas, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting.

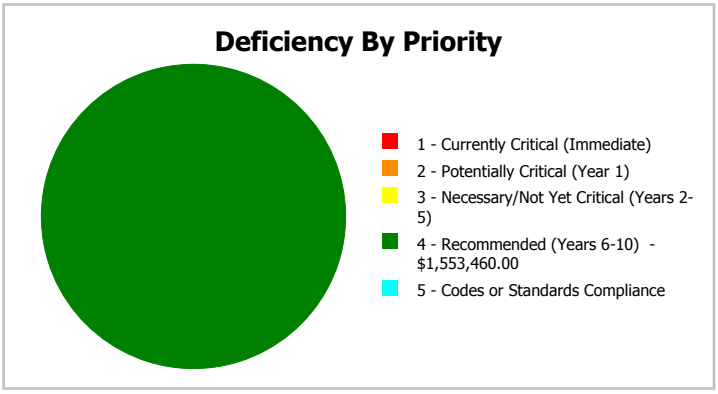
Attributes:

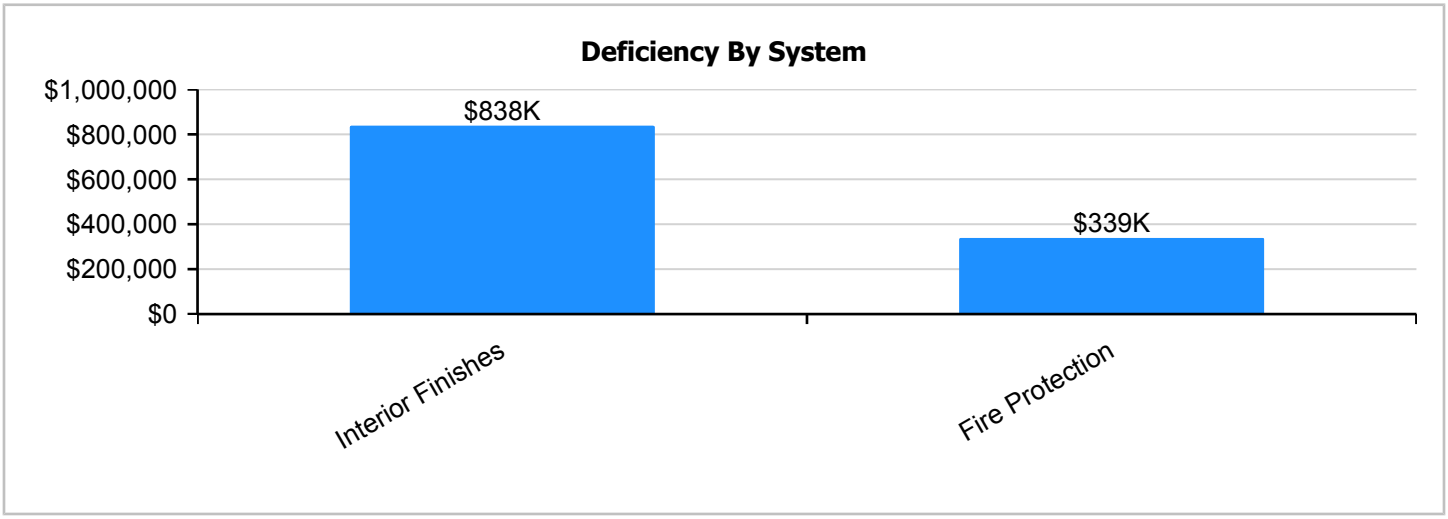
General Attributes:			
Condition Assessor:	Matt Mahaffey	Assessment Date:	
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	20	Site Acreage:	20

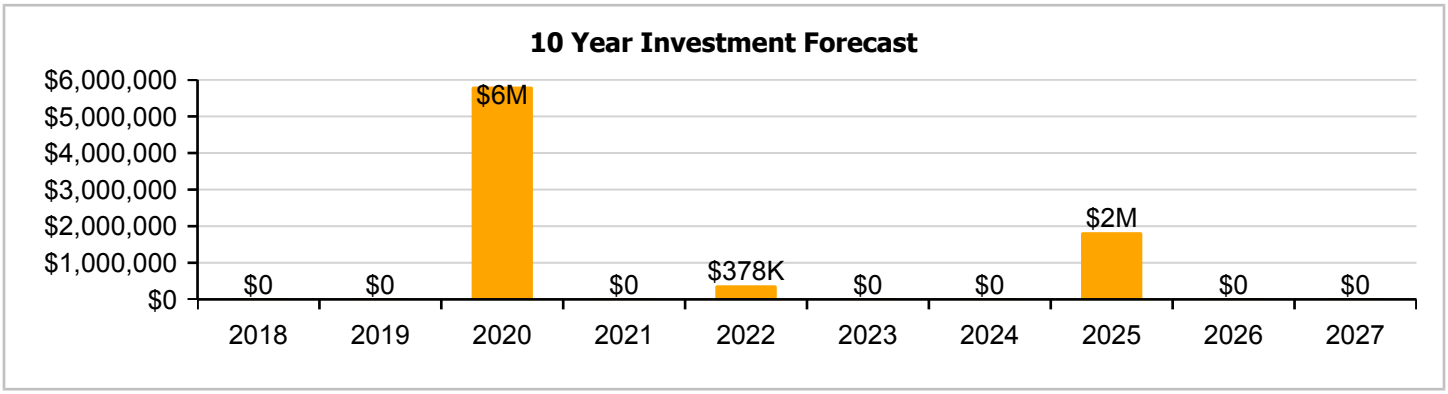
Campus Dashboard Summary

Gross Area:	88,486		
Year Built:	2000	Last Renovation:	
Repair Cost:	$1,553,460	Replacement Value:	$20,678,221
FCI:	7.51 %	RSLI%:	43.28 %









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.

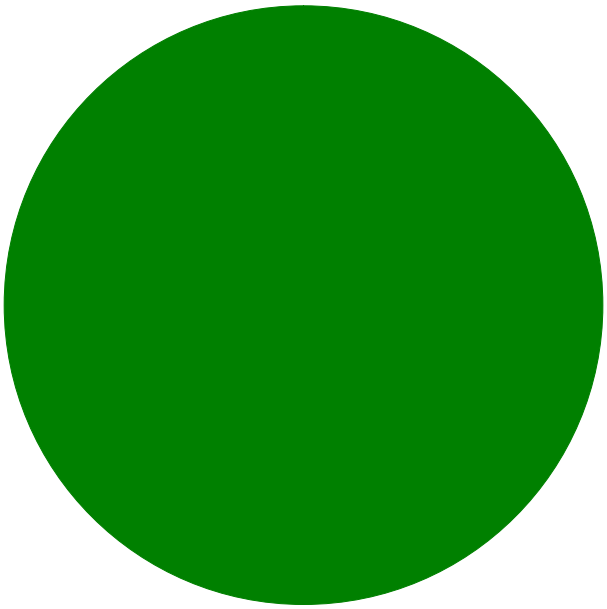
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	83.00 %	0.00 %	$0.00
B10 - Superstructure	83.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	60.74 %	0.00 %	$0.00
B30 - Roofing	42.37 %	0.00 %	$0.00
C10 - Interior Construction	35.71 %	0.00 %	$0.00
C30 - Interior Finishes	12.88 %	49.77 %	$1,106,694.00
D20 - Plumbing	43.51 %	0.00 %	$0.00
D30 - HVAC	37.13 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$446,766.00
D50 - Electrical	61.26 %	0.00 %	$0.00
E10 - Equipment	15.00 %	0.00 %	$0.00
E20 - Furnishings	15.00 %	0.00 %	$0.00
G20 - Site Improvements	20.59 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	66.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	62.74 %	0.00 %	$0.00
Totals:	**43.28 %**	**7.51 %**	**$1,553,460.00**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance
2000 Main	88,486	8.86	$0.00	$0.00	$0.00	$1,553,460.00	$0.00
Site	88,486	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total:		**7.51**	**$0.00**	**$0.00**	**$0.00**	**$1,553,460.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $1,553,460.00

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):	88,486
Year Built:	2000
Last Renovation:	
Replacement Value:	$17,531,657
Repair Cost:	$1,553,460.00
Total FCI:	8.86 %
Total RSLI:	44.31 %
FCA Score:	91.14

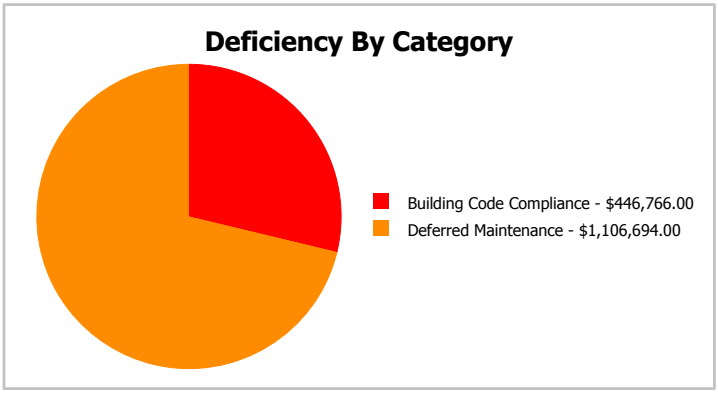
Description:

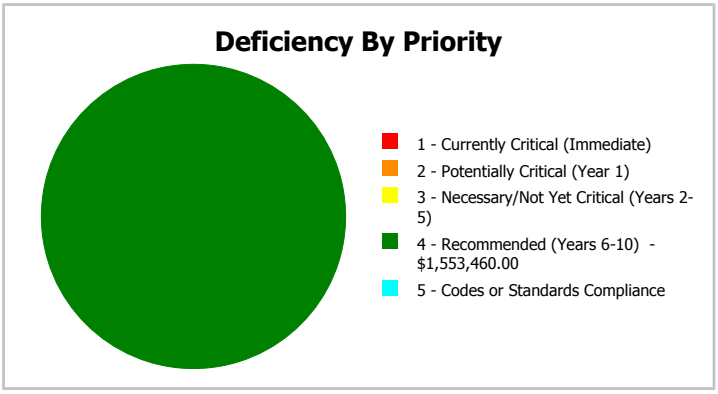
The narrative for this building is included in the Executive Summary Description at the front of this report.

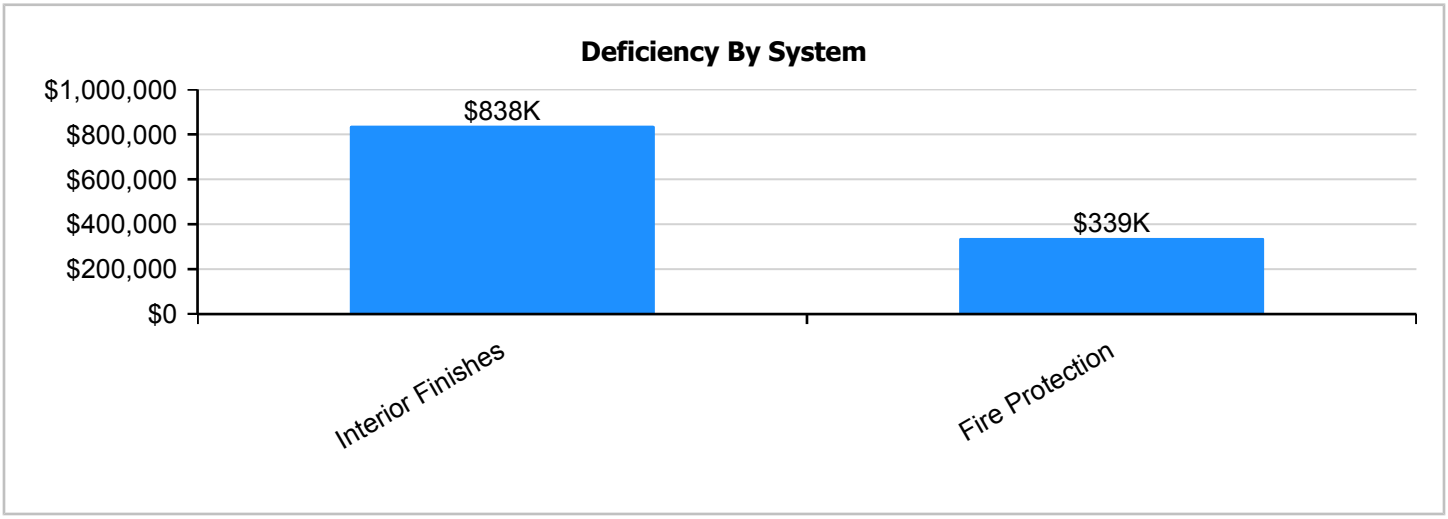
Attributes: This asset has no attributes.

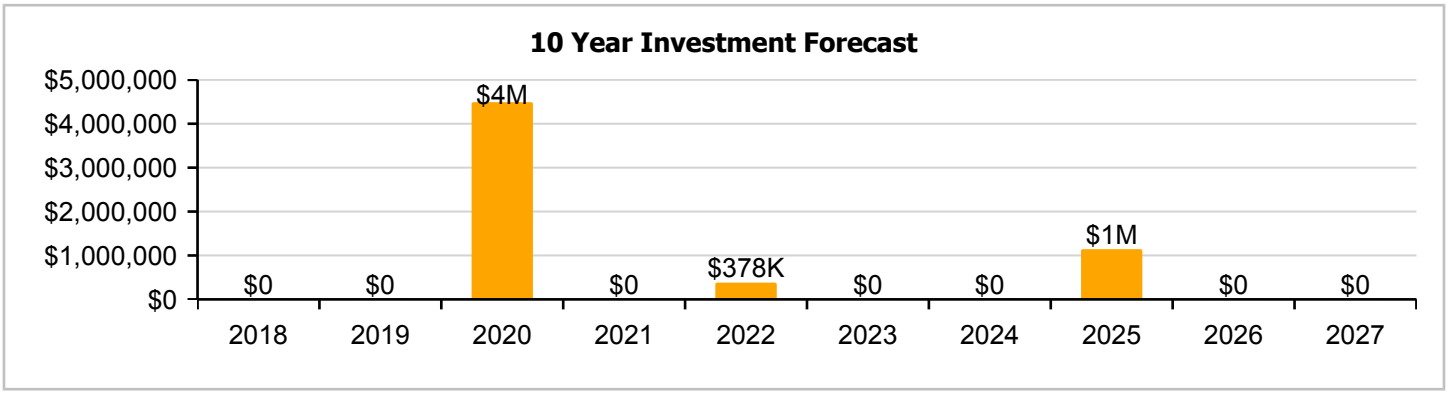
Dashboard Summary

Function:	MS -Middle School	Gross Area:	88,486
Year Built:	2000	Last Renovation:	
Repair Cost:	$1,553,460	Replacement Value:	$17,531,657
FCI:	8.86 %	RSLI%:	44.31 %









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	83.00 %	0.00 %	$0.00
B10 - Superstructure	83.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	60.74 %	0.00 %	$0.00
B30 - Roofing	42.37 %	0.00 %	$0.00
C10 - Interior Construction	35.71 %	0.00 %	$0.00
C30 - Interior Finishes	12.88 %	49.77 %	$1,106,694.00
D20 - Plumbing	43.51 %	0.00 %	$0.00
D30 - HVAC	37.13 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$446,766.00
D50 - Electrical	61.26 %	0.00 %	$0.00
E10 - Equipment	15.00 %	0.00 %	$0.00
E20 - Furnishings	15.00 %	0.00 %	$0.00
Totals:	**44.31 %**	**8.86 %**	**$1,553,460.00**

Photo Album

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

1). West Elevation - Jan 11, 2017

2). North Elevation - Jan 11, 2017

3). East Elevation - Jan 11, 2017

4). South Elevation - Jan 11, 2017

Condition Detail

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

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

System Listing

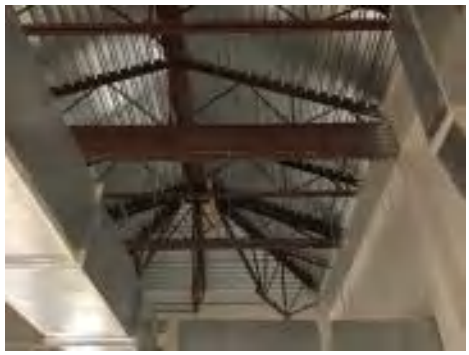
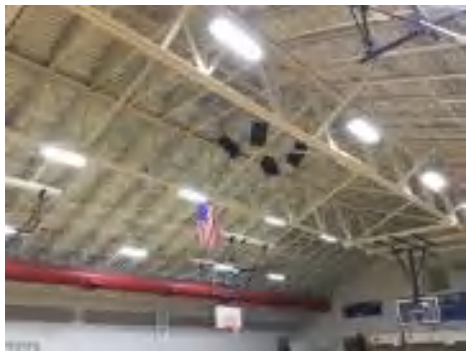
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$1.52	S.F.	88,486	100	2000	2100		83.00 %	0.00 %	83			$134,499
A1030	Slab on Grade	$4.40	S.F.	88,486	100	2000	2100		83.00 %	0.00 %	83			$389,338
B1010	Floor Construction	$12.43	S.F.	88,486	100	2000	2100		83.00 %	0.00 %	83			$1,099,881
B1020	Roof Construction	$8.18	S.F.	88,486	100	2000	2100		83.00 %	0.00 %	83			$723,815
B2010	Exterior Walls	$9.02	S.F.	88,486	100	2000	2100		83.00 %	0.00 %	83			$798,144
B2020	Exterior Windows	$10.52	S.F.	88,486	30	2000	2030		43.33 %	0.00 %	13			$930,873
B2030	Exterior Doors	$1.02	S.F.	88,486	30	2000	2030		43.33 %	0.00 %	13			$90,256
B3010120	Single Ply Membrane	$6.98	S.F.	3,000	20	2000	2020		15.00 %	0.00 %	3			$20,940
B3010130	Preformed Metal Roofing	$9.66	S.F.	85,486	30	2000	2030		43.33 %	0.00 %	13			$825,795
B3020	Roof Openings	$0.24	S.F.	88,486	25	2000	2025		32.00 %	0.00 %	8			$21,237
C1010	Partitions	$6.07	S.F.	88,486	75	2000	2075		77.33 %	0.00 %	58			$537,110
C1020	Interior Doors	$2.46	S.F.	88,486	30	2000	2030		43.33 %	0.00 %	13			$217,676
C1030	Fittings	$13.11	S.F.	88,486	20	2000	2020		15.00 %	0.00 %	3			$1,160,051
C3010	Wall Finishes	$3.35	S.F.	88,486	10	2012	2022		50.00 %	0.00 %	5			$296,428
C3020	Floor Finishes	$10.41	S.F.	88,486	20	2000	2020		15.00 %	0.00 %	3			$921,139
C3030	Ceiling Finishes	$11.37	S.F.	88,486	25	2000	2025	2017	0.00 %	110.00 %	0		$1,106,694.00	$1,006,086
D2010	Plumbing Fixtures	$9.64	S.F.	88,486	30	2000	2030		43.33 %	0.00 %	13			$853,005
D2020	Domestic Water Distribution	$1.03	S.F.	88,486	30	2000	2030		43.33 %	0.00 %	13			$91,141
D2030	Sanitary Waste	$1.62	S.F.	88,486	30	2000	2030		43.33 %	0.00 %	13			$143,347
D2040	Rain Water Drainage	$0.59	S.F.	88,486	30	2000	2030		43.33 %	0.00 %	13			$52,207
D2090	Other Plumbing Systems -Nat Gas	$0.16	S.F.	88,486	40	2000	2040		57.50 %	0.00 %	23			$14,158
D3020	Heat Generating Systems	$8.66	S.F.	88,486	30	2000	2030		43.33 %	0.00 %	13			$766,289
D3030	Cooling Generating Systems	$8.99	S.F.	88,486	25	2000	2025		32.00 %	0.00 %	8			$795,489
D3040	Distribution Systems	$10.65	S.F.	88,486	30	2000	2030		43.33 %	0.00 %	13			$942,376
D3060	Controls & Instrumentation	$3.33	S.F.	88,486	20	2000	2020		15.00 %	0.00 %	3			$294,658
D4010	Sprinklers	$3.92	S.F.	88,486	30			2017	0.00 %	110.00 %	0		$381,552.00	$346,865
D4020	Standpipes	$0.67	S.F.	88,486	30			2017	0.00 %	110.00 %	0		$65,214.00	$59,286
D5010	Electrical Service/Distribution	$1.64	S.F.	88,486	40	2000	2040		57.50 %	0.00 %	23			$145,117
D5020	Branch Wiring	$4.91	S.F.	88,486	30	2000	2030		43.33 %	0.00 %	13			$434,466
D5020	Lighting	$11.44	S.F.	88,486	30	2000	2030		43.33 %	0.00 %	13			$1,012,280
D5030810	Security & Detection Systems	$2.27	S.F.	88,486	15	2015	2030		86.67 %	0.00 %	13			$200,863
D5030910	Fire Alarm Systems	$4.11	S.F.	88,486	15	2015	2030		86.67 %	0.00 %	13			$363,677
D5030920	Data Communication	$5.32	S.F.	88,486	15	2015	2030		86.67 %	0.00 %	13			$470,746
D5090	Other Electrical Systems	$0.51	S.F.	88,486	20	2010	2030		65.00 %	0.00 %	13			$45,128
E1020	Institutional Equipment	$2.73	S.F.	88,486	20	2000	2020		15.00 %	0.00 %	3			$241,567
E1090	Other Equipment	$6.82	S.F.	88,486	20	2000	2020		15.00 %	0.00 %	3			$603,475
E2010	Fixed Furnishings	$5.45	S.F.	88,486	20	2000	2020		15.00 %	0.00 %	3			$482,249
								Total	**44.31 %**	**8.86 %**			**$1,553,460.00**	**$17,531,657**

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:

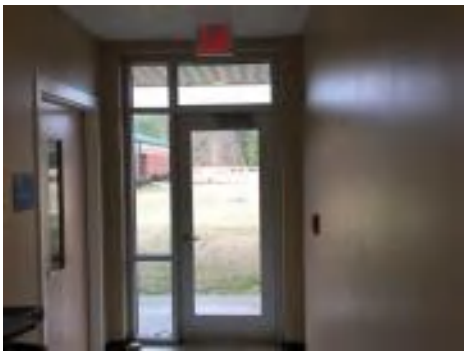
System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors





Note:

System: B3010120 - Single Ply Membrane


Note:

System: B3010130 - Preformed Metal Roofing

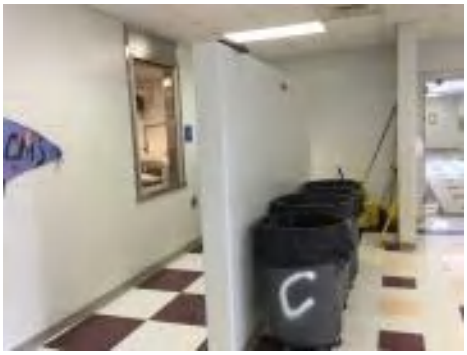


Note:

System: B3020 - Roof Openings

Note:

System: C1010 - Partitions

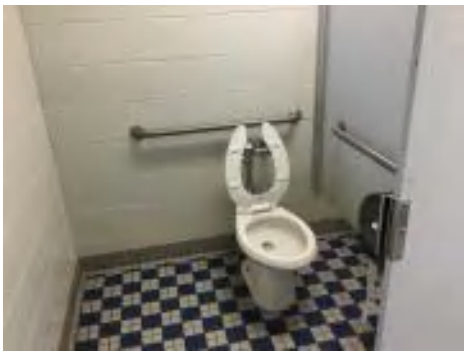


Note:

System: C1020 - Interior Doors

Note:

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes



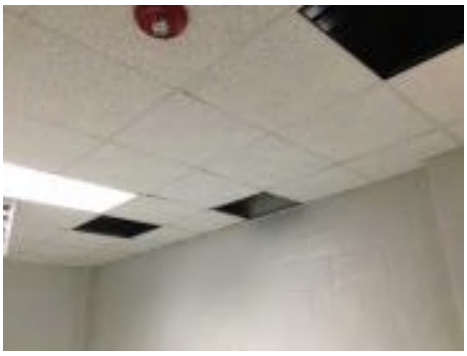
Note:

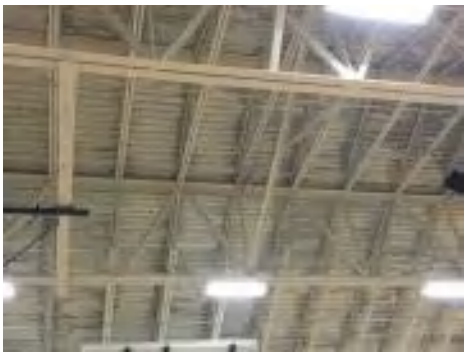
System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste

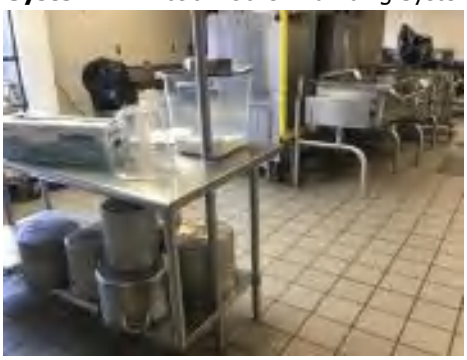
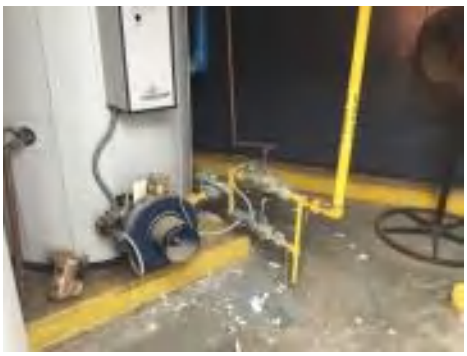


Note:

System: D2040 - Rain Water Drainage

Note:

System: D2090 - Other Plumbing Systems -Nat Gas


Note:

System: D3020 - Heat Generating Systems



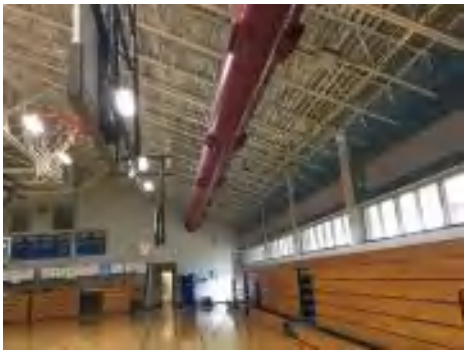
Note:

System: D3030 - Cooling Generating Systems



Note:

System: D3040 - Distribution Systems


Note:

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



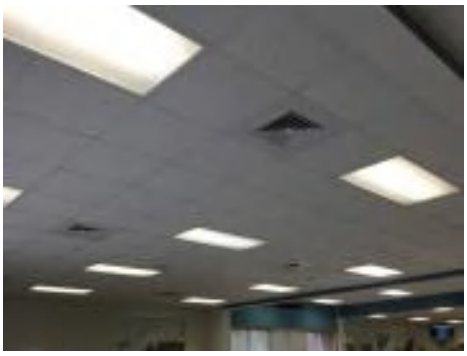
Note:

System: D5020 - Branch Wiring



Note:

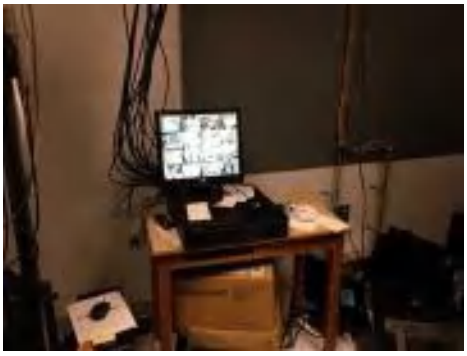
System: D5020 - Lighting



Note:

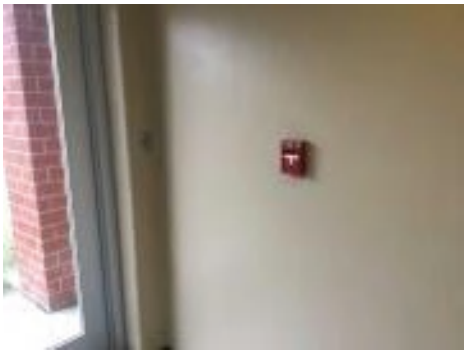
System: D5030810 - Security & Detection Systems





Note:

System: D5030910 - Fire Alarm Systems


Note:

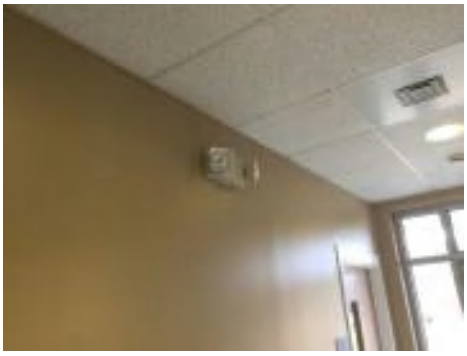
System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems





Note:

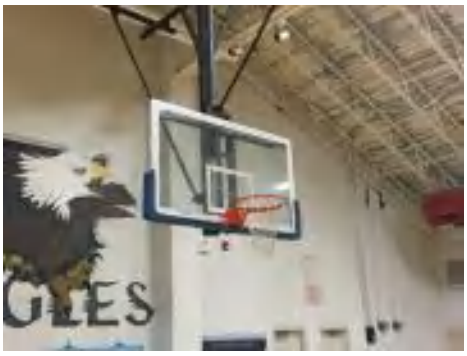
System: E1020 - Institutional Equipment



Note:

System: E1090 - Other Equipment






Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

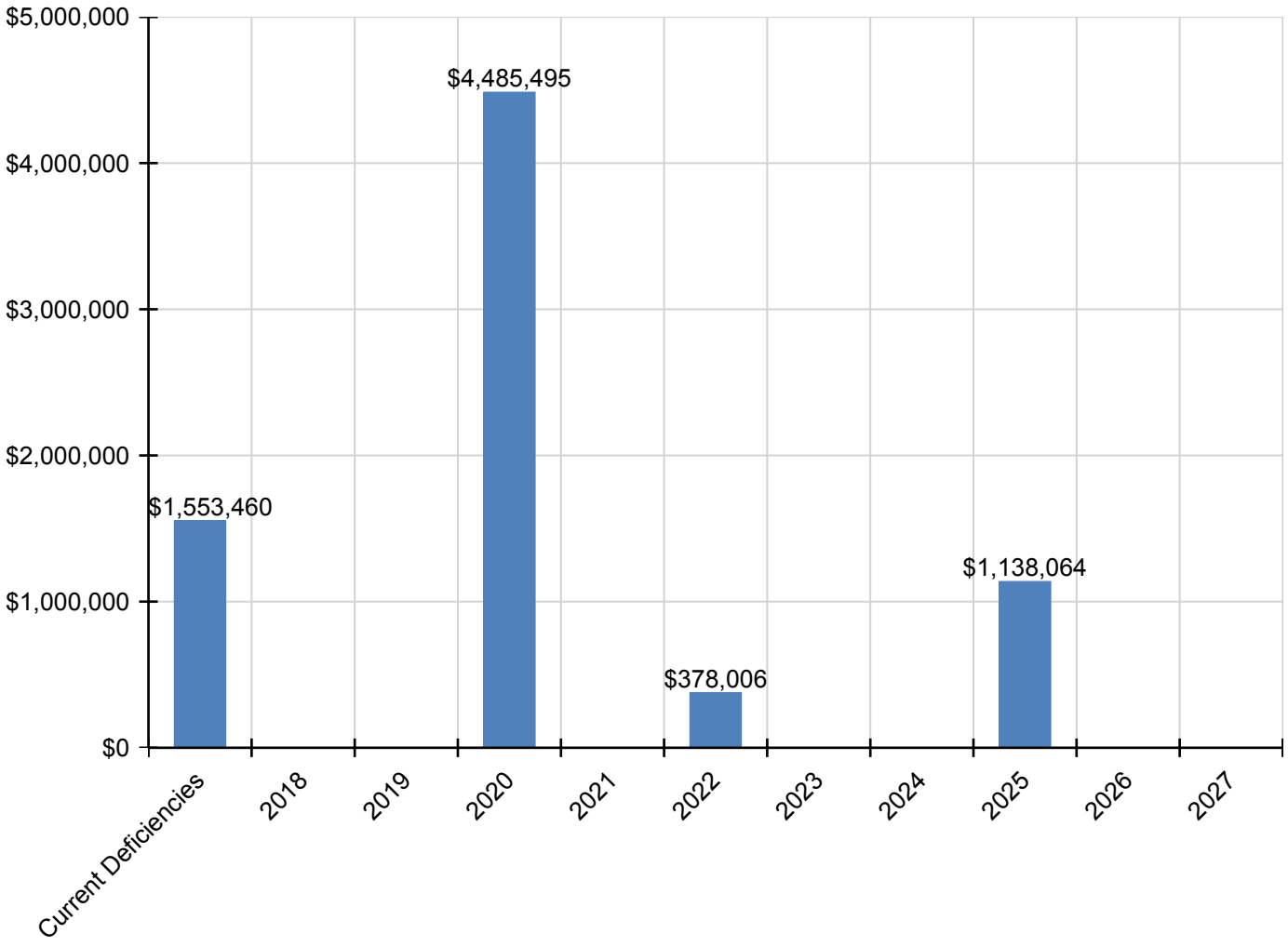
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$1,553,460**	**$0**	**$0**	**$4,485,495**	**$0**	**$378,006**	**$0**	**$0**	**$1,138,064**	**$0**	**$0**	**$7,555,024**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$34,323	$0	$0	$0	$0	$0	$0	$0	**$34,323**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$29,592	$0	$0	**$29,592**
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	$1,394,382	$0	$0	$0	$0	$0	$0	$0	**$1,394,382**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$378,006	$0	$0	$0	$0	$0	**$378,006**
C3020 - Floor Finishes	$0	$0	$0	$1,107,209	$0	$0	$0	$0	$0	$0	$0	**$1,107,209**

C3030 - Ceiling Finishes	$1,106,694	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,106,694**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems -Nat Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$1,108,472	$0	$0	**$1,108,472**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$0	$354,179	$0	$0	$0	$0	$0	$0	$0	**$354,179**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$381,552	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$381,552**
D4020 - Standpipes	$65,214	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$65,214**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$290,363	$0	$0	$0	$0	$0	$0	$0	**$290,363**
E1090 - Other Equipment	$0	$0	$0	$725,376	$0	$0	$0	$0	$0	$0	$0	**$725,376**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$579,663	$0	$0	$0	$0	$0	$0	$0	**$579,663**

** Indicates non-renewable system*

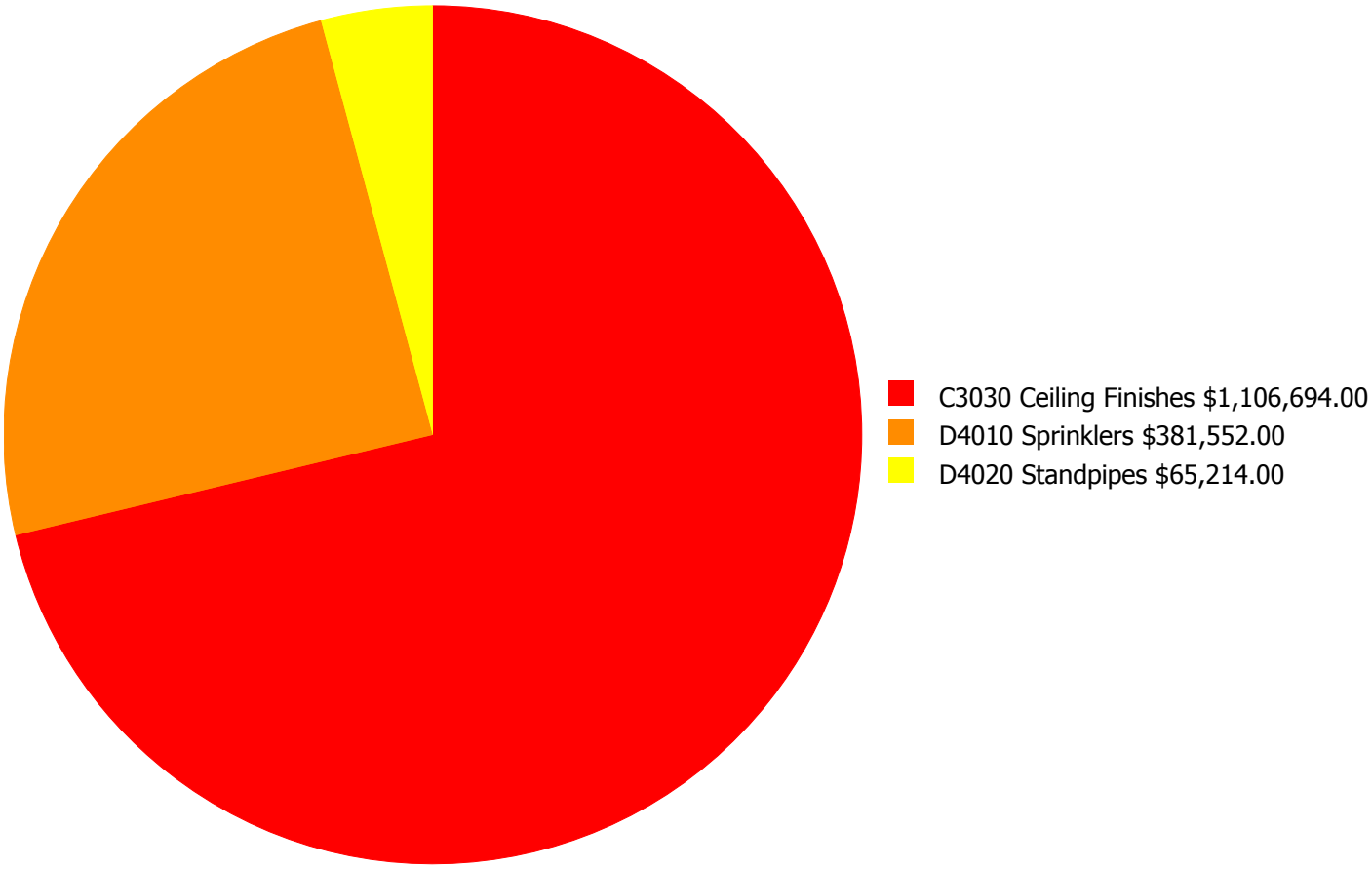
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

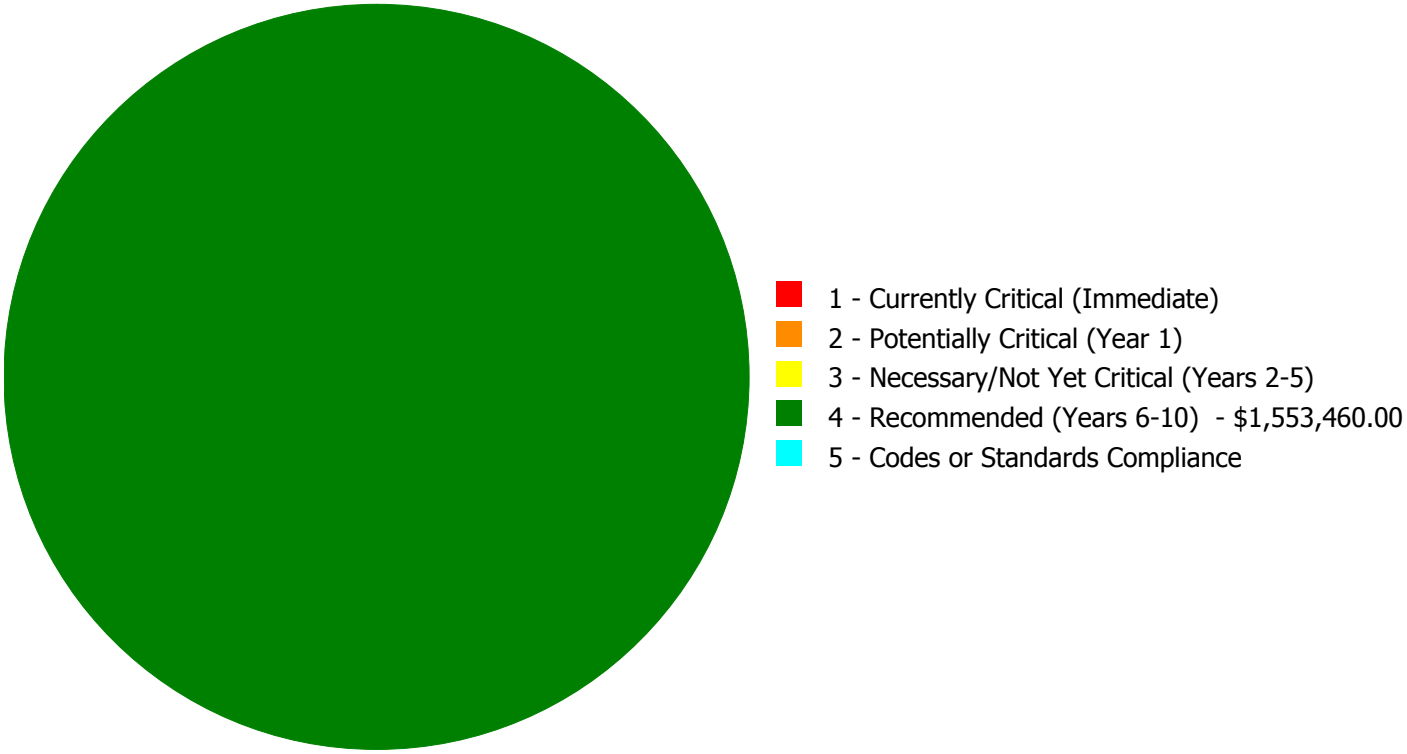
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $1,553,460.00

Deficiency Summary by Priority

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



Budget Estimate Total: $1,553,460.00

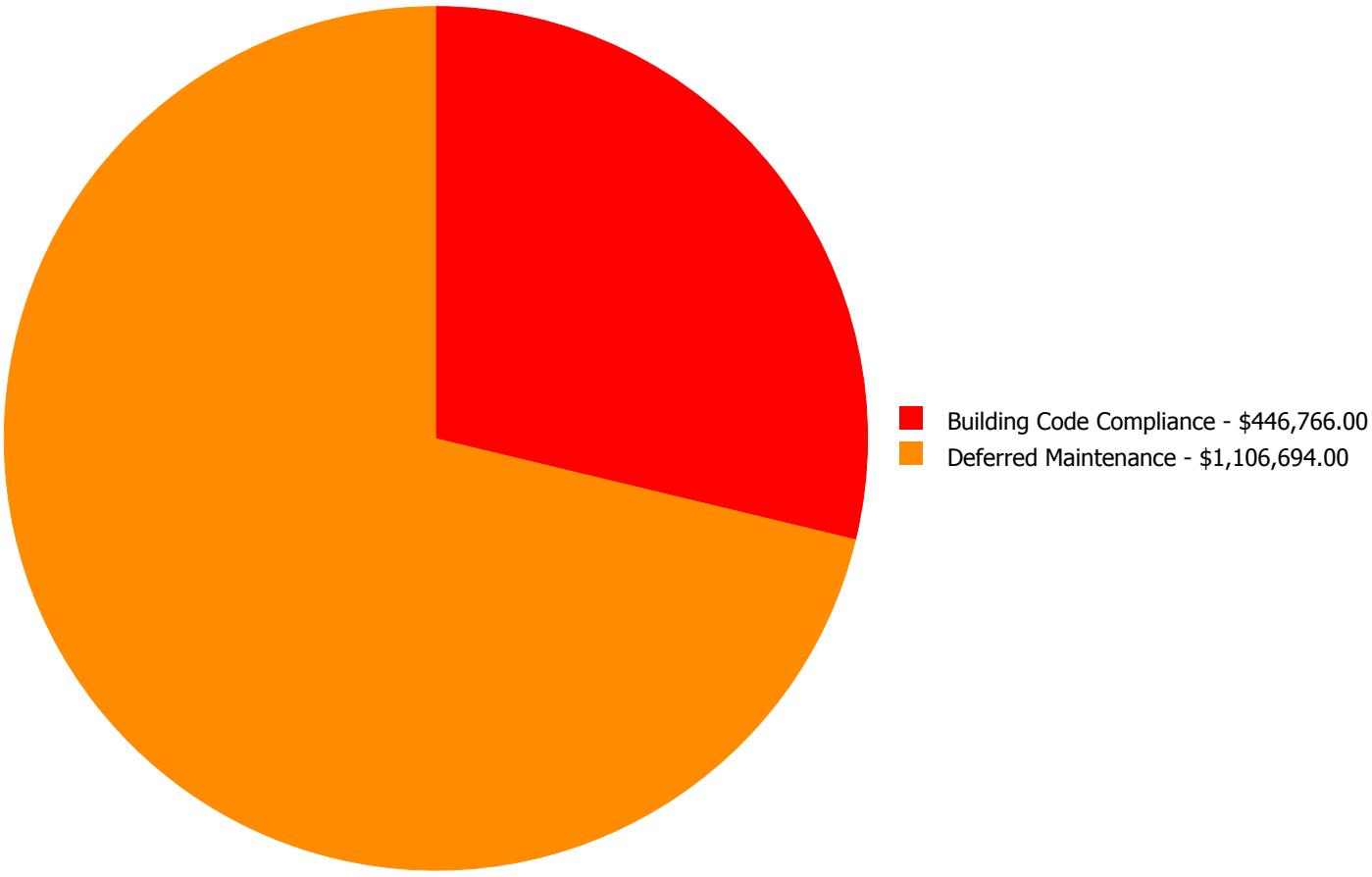
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
C3030	Ceiling Finishes	$0.00	$0.00	$0.00	$1,106,694.00	$0.00	$1,106,694.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$381,552.00	$0.00	$381,552.00
D4020	Standpipes	$0.00	$0.00	$0.00	$65,214.00	$0.00	$65,214.00
	Total:	$0.00	$0.00	$0.00	$1,553,460.00	$0.00	$1,553,460.00

Deficiency Summary by Category

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



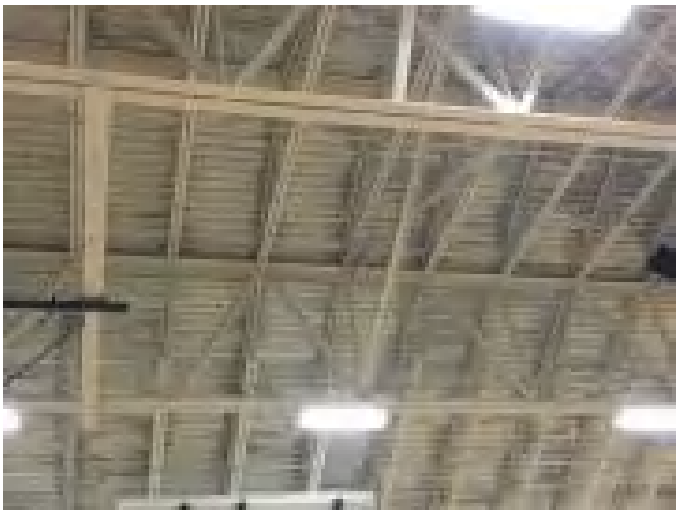
Budget Estimate Total: $1,553,460.00

Deficiency Details by Priority

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

Priority 4 - Recommended (Years 6-10):

System: C3030 - Ceiling Finishes



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 88,486.00
Unit of Measure: S.F.
Estimate: $1,106,694.00
Assessor Name: Eduardo Lopez
Date Created: 01/06/2017

Notes: Painted ceiling in gym is chipping and flaking and should be repainted. The ceiling tiles have been replaced as needed. However the grid shows signs of aging and most tiles are sagging or damaged and should be replaced.

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 88,486.00
Unit of Measure: S.F.
Estimate: $381,552.00
Assessor Name: Eduardo Lopez
Date Created: 01/06/2017

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

System: D4020 - Standpipes

This deficiency has no image.

Location:	Throughout
Distress:	Missing
Category:	Building Code Compliance
Priority:	4 - Recommended (Years 6-10)
Correction:	Renew System
Qty:	88,486.00
Unit of Measure:	S.F.
Estimate:	$65,214.00
Assessor Name:	Eduardo Lopez
Date Created:	01/06/2017

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

Executive Summary

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

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

Function:	MS -Middle School
Gross Area (SF):	88,486
Year Built:	2000
Last Renovation:	
Replacement Value:	$3,146,564
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	37.50 %
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

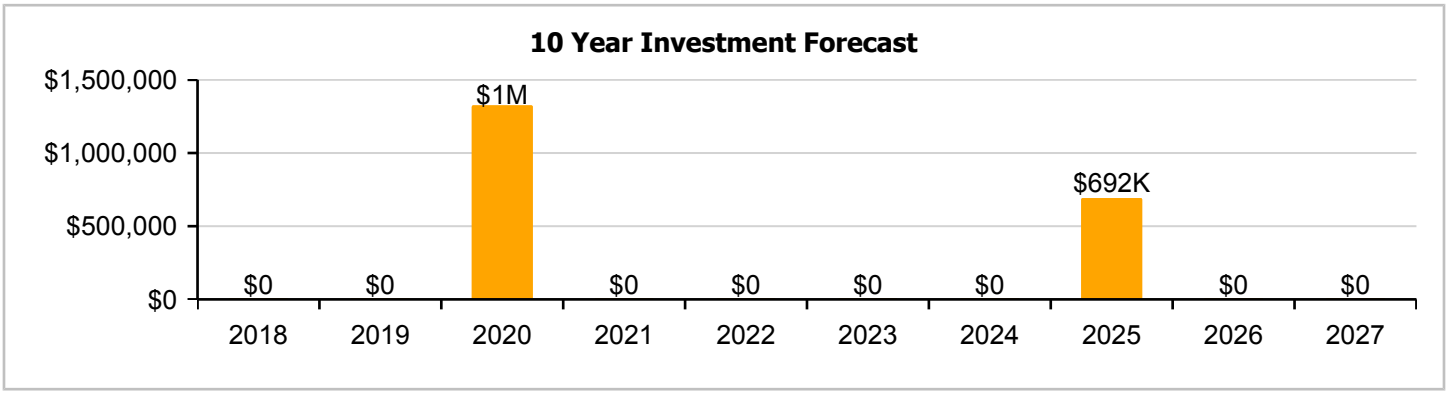
Dashboard Summary

Function:	MS -Middle School	Gross Area:	88,486
Year Built:	2000	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$3,146,564
FCI:	0.00 %	RSLI%:	37.50 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	20.59 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	66.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	62.74 %	0.00 %	$0.00
Totals:	**37.50 %**	**0.00 %**	**$0.00**

Photo Album

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

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

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$4.22	S.F.	88,486	25	2000	2025		32.00 %	0.00 %	8			$373,411
G2020	Parking Lots	$1.39	S.F.	88,486	25	2000	2025		32.00 %	0.00 %	8			$122,996
G2030	Pedestrian Paving	$1.98	S.F.	88,486	30	2000	2030		43.33 %	0.00 %	13			$175,202
G2040950	Baseball Field	$7.08	S.F.	88,486	20	2000	2020		15.00 %	0.00 %	3			$626,481
G2040950	Football Field	$4.73	S.F.	88,486	20	2000	2020		15.00 %	0.00 %	3			$418,539
G2040950	Hard Surface Play Area	$0.65	S.F.	88,486	20	2000	2020		15.00 %	0.00 %	3			$57,516
G2050	Landscaping	$1.91	S.F.	88,486	15	2000	2015		0.00 %	0.00 %	-2			$169,008
G3010	Water Supply	$2.42	S.F.	88,486	50	2000	2050		66.00 %	0.00 %	33			$214,136
G3020	Sanitary Sewer	$1.52	S.F.	88,486	50	2000	2050		66.00 %	0.00 %	33			$134,499
G3030	Storm Sewer	$4.67	S.F.	88,486	50	2000	2050		66.00 %	0.00 %	33			$413,230
G4010	Electrical Distribution	$2.59	S.F.	88,486	50	2000	2050		66.00 %	0.00 %	33			$229,179
G4020	Site Lighting	$1.52	S.F.	88,486	30	2000	2030		43.33 %	0.00 %	13			$134,499
G4030	Site Communications & Security	$0.88	S.F.	88,486	15	2015	2030		86.67 %	0.00 %	13			$77,868
								Total	**37.50 %**					**$3,146,564**

System Notes

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

System: G2010 - Roadways


Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving


Note:

System: G2040950 - Baseball Field

Note:

System: G2040950 - Football Field

Note:

System: G2040950 - Hard Surface Play Area

Note:

System: G2050 - Landscaping

Note:

System: G3010 - Water Supply

Note:

System: G3020 - Sanitary Sewer

Note:

System: G3030 - Storm Sewer

Note:

System: G4010 - Electrical Distribution

Note:

System: G4020 - Site Lighting

Note:

System: G4030 - Site Communications & Security



Note:

Renewal Schedule

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

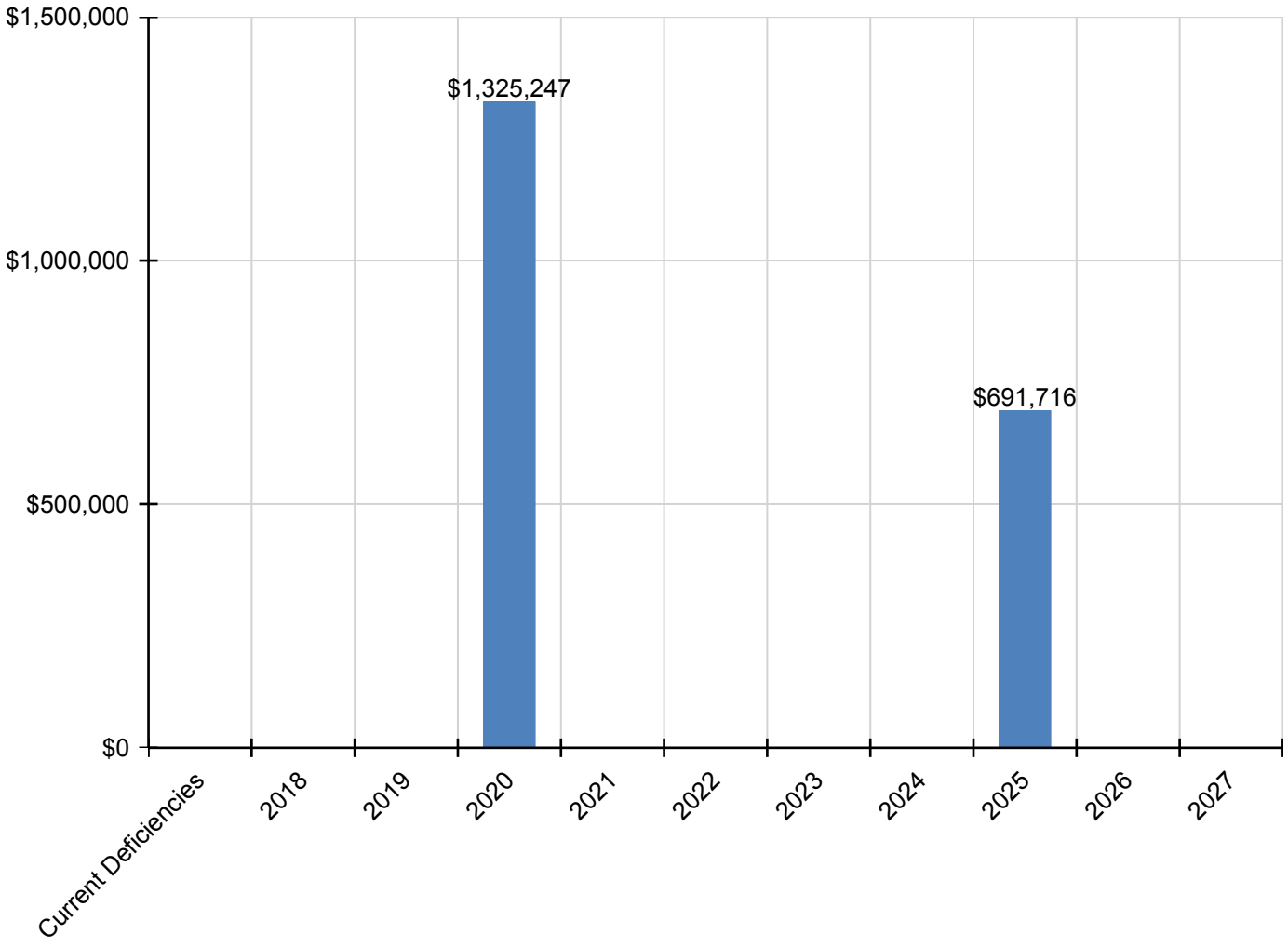
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$1,325,247**	**$0**	**$0**	**$0**	**$0**	**$691,716**	**$0**	**$0**	**$2,016,963**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$0	$0	$0	$0	$520,328	$0	$0	**$520,328**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$0	$0	$171,388	$0	$0	**$171,388**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Baseball Field	$0	$0	$0	$753,030	$0	$0	$0	$0	$0	$0	$0	**$753,030**
G2040950 - Football Field	$0	$0	$0	$503,084	$0	$0	$0	$0	$0	$0	$0	**$503,084**
G2040950 - Hard Surface Play Area	$0	$0	$0	$69,134	$0	$0	$0	$0	$0	$0	$0	**$69,134**
*** G2050 - Landscaping**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communications & Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

NC School District/830 Scotland County/Middle School

Spring Hill Middle

Draft

Campus Assessment Report

March 7, 2017

PARSONS

Table of Contents

Campus Executive Summary

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

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

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Gross Area (SF):	88,486
Year Built:	2000
Last Renovation:	
Replacement Value:	$20,861,387
Repair Cost:	$446,766.00
Total FCI:	2.14 %
Total RSLI:	43.49 %
FCA Score:	97.86

Description:

GENERAL:
Spring Hill Middle School is located at 22801 Airbase Rd in Laurinburg, North Carolina. The 1 story, 88,486 square foot building was originally constructed in 2000 There have been no additions.

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

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

B. SUPERSTRUCTURE
Floor construction is concrete. Roof construction is steel. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically pitched standing seam metal . Most building entrances appear to comply with ADA requirements. Roof openings include skylights and roof hatch doors.

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

CONVEYING:
The building does not include conveying equipment. Conveying equipment includes no hydraulic elevators, and no wheelchair lifts.

D. SERVICES
PLUMBING:
Plumbing fixtures are typically non-low-flow water fixtures with manual control valves. Domestic water distribution is combination of copper and galvanized steel with electric hot water heating. Sanitary waste system is plastic. Rain water drainage system is external.

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

FIRE PROTECTION:
The building does not have a fire sprinkler system. The building does have additional fire suppression system in the kitchen. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

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

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

OTHER ELECTRICAL SYSTEMS:
This building does not have a separately derived emergency power system.

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

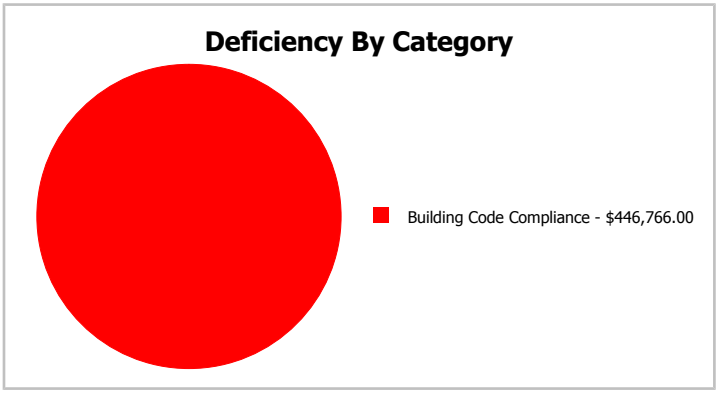
G.
SITE
Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, play areas, and fencing. Site mechanical and electrical features include water, sewer, and site lighting.

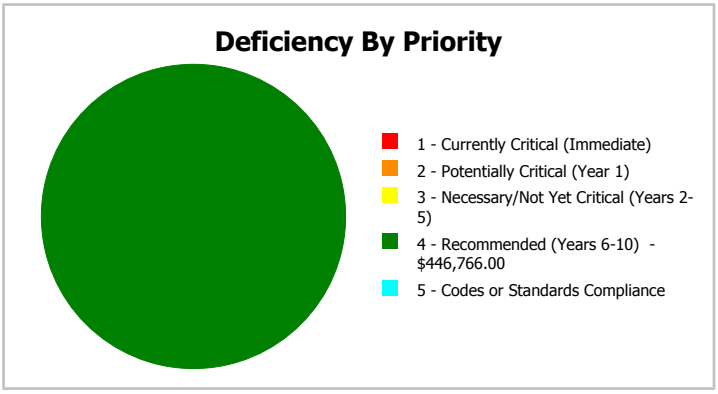
Attributes:

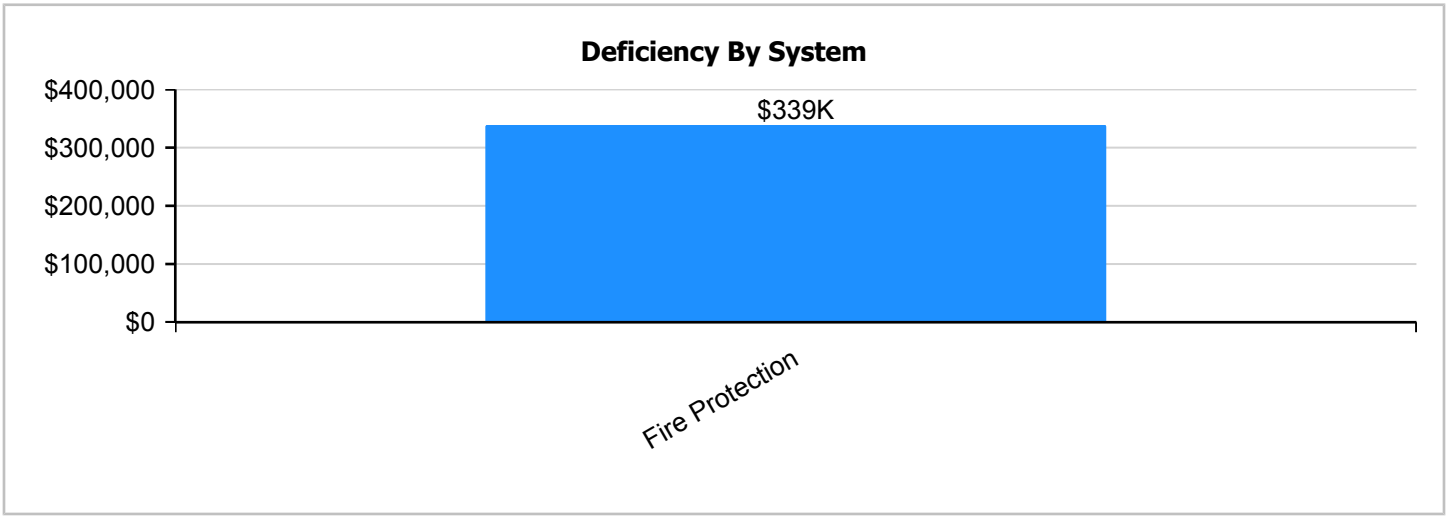
General Attributes:			
Condition Assessor:	Matt Mahaffey	Assessment Date:	
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	20	Site Acreage:	20

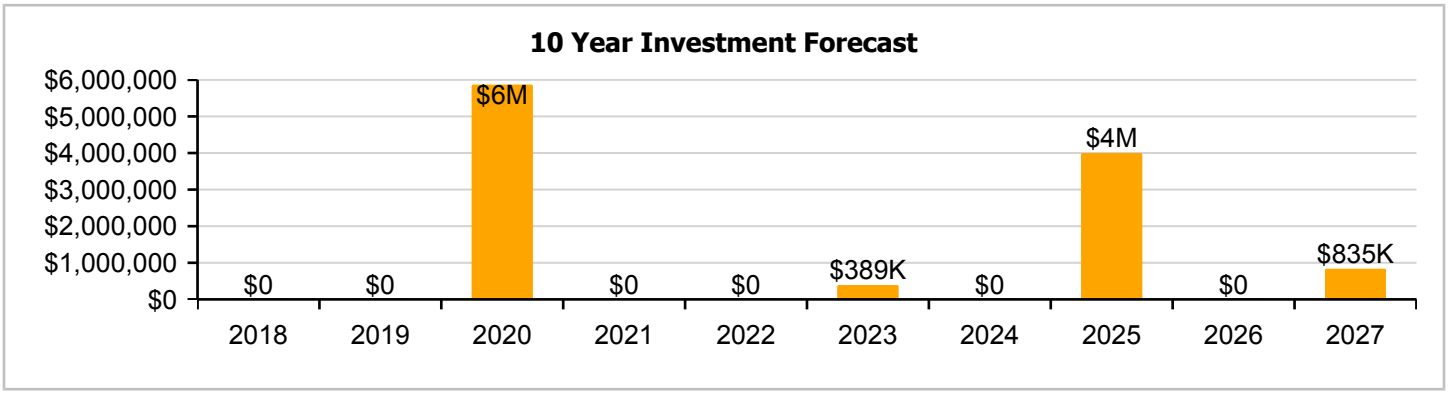
Campus Dashboard Summary

Gross Area:	88,486		
Year Built:	2000	Last Renovation:	
Repair Cost:	$446,766	Replacement Value:	$20,861,387
FCI:	2.14 %	RSLI%:	43.49 %









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.

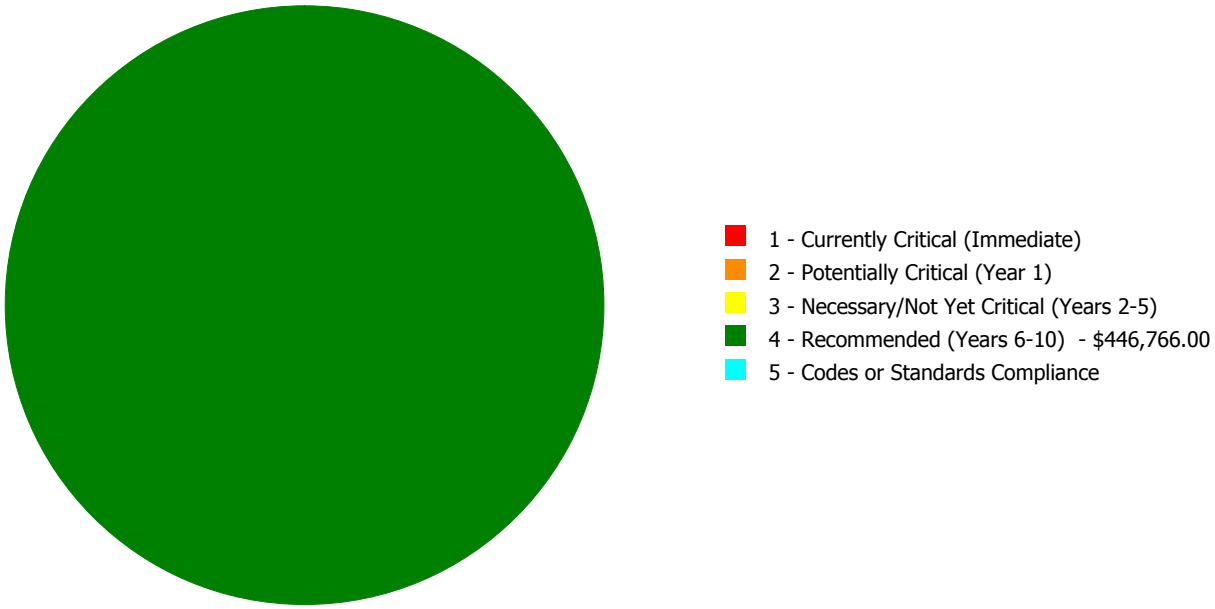
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	83.00 %	0.00 %	$0.00
B10 - Superstructure	83.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	60.74 %	0.00 %	$0.00
B30 - Roofing	42.37 %	0.00 %	$0.00
C10 - Interior Construction	35.71 %	0.00 %	$0.00
C30 - Interior Finishes	28.69 %	0.00 %	$0.00
D20 - Plumbing	43.33 %	0.00 %	$0.00
D30 - HVAC	37.13 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$446,766.00
D50 - Electrical	50.32 %	0.00 %	$0.00
E10 - Equipment	15.00 %	0.00 %	$0.00
E20 - Furnishings	15.00 %	0.00 %	$0.00
G20 - Site Improvements	21.77 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	65.09 %	0.00 %	$0.00
G40 - Site Electrical Utilities	56.86 %	0.00 %	$0.00
Totals:	**43.49 %**	**2.14 %**	**$446,766.00**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance
2000 Main	88,486	2.55	$0.00	$0.00	$0.00	$446,766.00	$0.00
Site	88,486	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total:		**2.14**	**$0.00**	**$0.00**	**$0.00**	**$446,766.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $446,766.00

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):	88,486
Year Built:	2000
Last Renovation:	
Replacement Value:	$17,517,499
Repair Cost:	$446,766.00
Total FCI:	2.55 %
Total RSLI:	44.64 %
FCA Score:	97.45

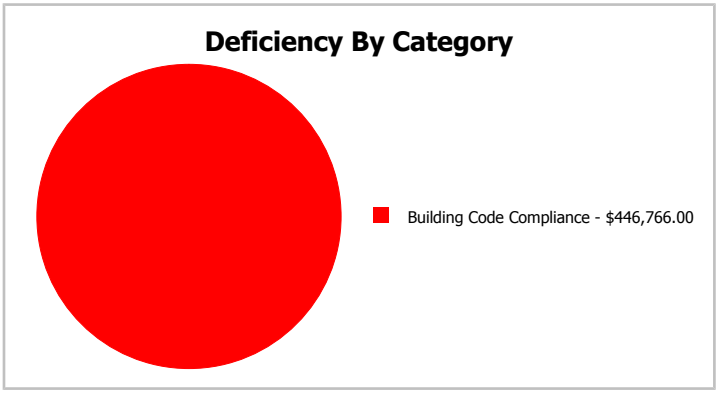
Description:

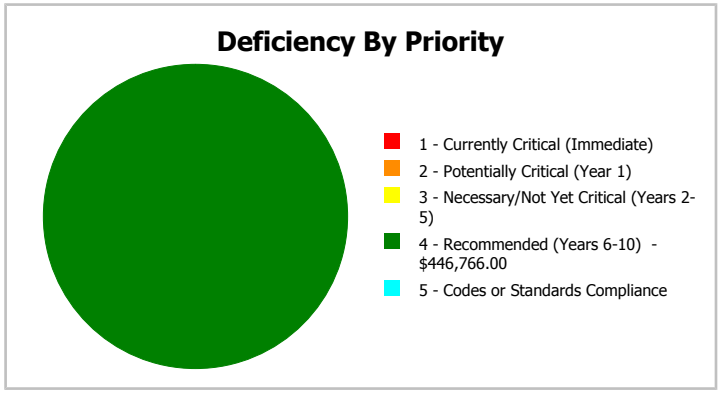
The narrative for this building is included in the Executive Summary Description at the front of this report.

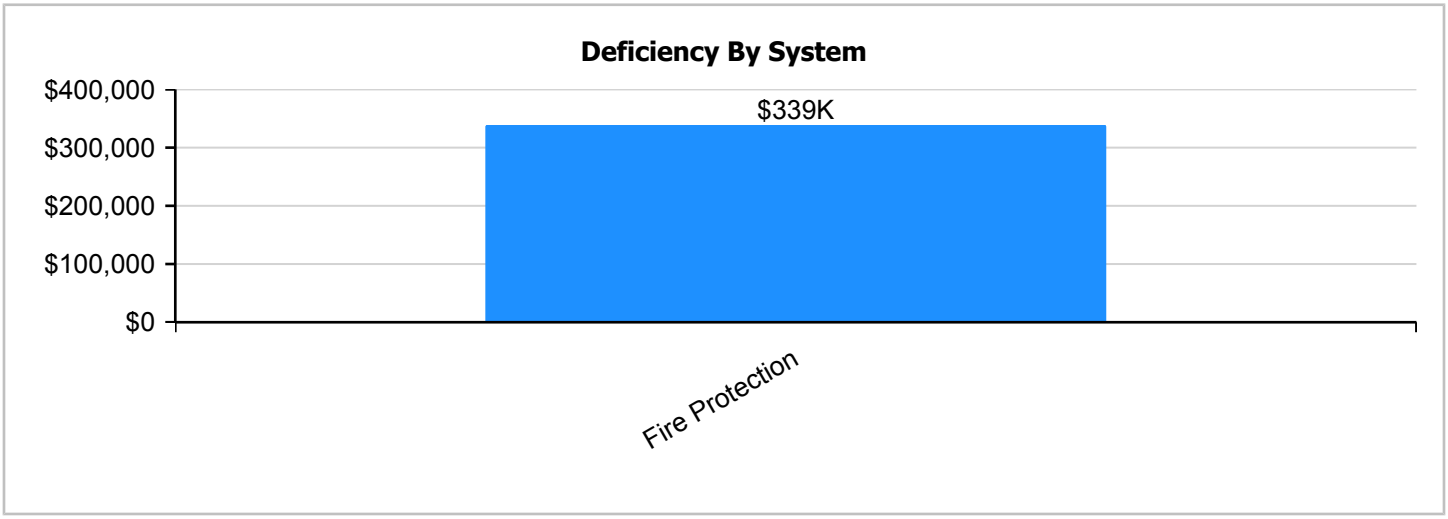
Attributes: This asset has no attributes.

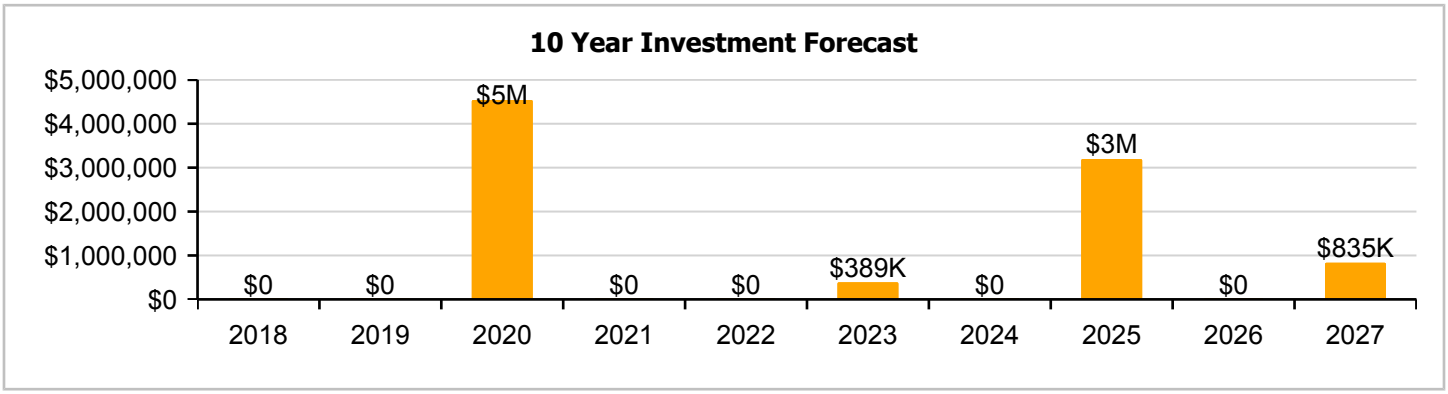
Dashboard Summary

Function:	MS -Middle School	Gross Area:	88,486
Year Built:	2000	Last Renovation:	
Repair Cost:	$446,766	Replacement Value:	$17,517,499
FCI:	2.55 %	RSLI%:	44.64 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	83.00 %	0.00 %	$0.00
B10 - Superstructure	83.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	60.74 %	0.00 %	$0.00
B30 - Roofing	42.37 %	0.00 %	$0.00
C10 - Interior Construction	35.71 %	0.00 %	$0.00
C30 - Interior Finishes	28.69 %	0.00 %	$0.00
D20 - Plumbing	43.33 %	0.00 %	$0.00
D30 - HVAC	37.13 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$446,766.00
D50 - Electrical	50.32 %	0.00 %	$0.00
E10 - Equipment	15.00 %	0.00 %	$0.00
E20 - Furnishings	15.00 %	0.00 %	$0.00
Totals:	**44.64 %**	**2.55 %**	**$446,766.00**

Photo Album

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

1). West Elevation - Jan 11, 2017

2). South Elevation - Jan 11, 2017

3). East Elevation - Jan 11, 2017

4). North Elevation - Jan 11, 2017

Condition Detail

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

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

System Listing

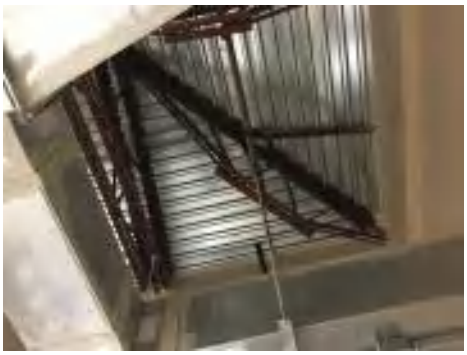
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$1.52	S.F.	88,486	100	2000	2100		83.00 %	0.00 %	83			$134,499
A1030	Slab on Grade	$4.40	S.F.	88,486	100	2000	2100		83.00 %	0.00 %	83			$389,338
B1010	Floor Construction	$12.43	S.F.	88,486	100	2000	2100		83.00 %	0.00 %	83			$1,099,881
B1020	Roof Construction	$8.18	S.F.	88,486	100	2000	2100		83.00 %	0.00 %	83			$723,815
B2010	Exterior Walls	$9.02	S.F.	88,486	100	2000	2100		83.00 %	0.00 %	83			$798,144
B2020	Exterior Windows	$10.52	S.F.	88,486	30	2000	2030		43.33 %	0.00 %	13			$930,873
B2030	Exterior Doors	$1.02	S.F.	88,486	30	2000	2030		43.33 %	0.00 %	13			$90,256
B3010120	Single Ply Membrane	$6.98	S.F.	3,000	20	2000	2020		15.00 %	0.00 %	3			$20,940
B3010130	Preformed Metal Roofing	$9.66	S.F.	85,486	30	2000	2030		43.33 %	0.00 %	13			$825,795
B3020	Roof Openings	$0.24	S.F.	88,486	25	2000	2025		32.00 %	0.00 %	8			$21,237
C1010	Partitions	$6.07	S.F.	88,486	75	2000	2075		77.33 %	0.00 %	58			$537,110
C1020	Interior Doors	$2.46	S.F.	88,486	30	2000	2030		43.33 %	0.00 %	13			$217,676
C1030	Fittings	$13.11	S.F.	88,486	20	2000	2020		15.00 %	0.00 %	3			$1,160,051
C3010	Wall Finishes	$3.35	S.F.	88,486	10	2013	2023		60.00 %	0.00 %	6			$296,428
C3020	Floor Finishes	$10.41	S.F.	88,486	20	2000	2020		15.00 %	0.00 %	3			$921,139
C3030	Ceiling Finishes	$11.37	S.F.	88,486	25	2000	2025		32.00 %	0.00 %	8			$1,006,086
D2010	Plumbing Fixtures	$9.64	S.F.	88,486	30	2000	2030		43.33 %	0.00 %	13			$853,005
D2020	Domestic Water Distribution	$1.03	S.F.	88,486	30	2000	2030		43.33 %	0.00 %	13			$91,141
D2030	Sanitary Waste	$1.62	S.F.	88,486	30	2000	2030		43.33 %	0.00 %	13			$143,347
D2040	Rain Water Drainage	$0.59	S.F.	88,486	30	2000	2030		43.33 %	0.00 %	13			$52,207
D3020	Heat Generating Systems	$8.66	S.F.	88,486	30	2000	2030		43.33 %	0.00 %	13			$766,289
D3030	Cooling Generating Systems	$8.99	S.F.	88,486	25	2000	2025		32.00 %	0.00 %	8			$795,489
D3040	Distribution Systems	$10.65	S.F.	88,486	30	2000	2030		43.33 %	0.00 %	13			$942,376
D3060	Controls & Instrumentation	$3.33	S.F.	88,486	20	2000	2020		15.00 %	0.00 %	3			$294,658
D4010	Sprinklers	$3.92	S.F.	88,486	30			2017	0.00 %	110.00 %	0		$381,552.00	$346,865
D4020	Standpipes	$0.67	S.F.	88,486	30			2017	0.00 %	110.00 %	0		$65,214.00	$59,286
D5010	Electrical Service/Distribution	$1.64	S.F.	88,486	40	2000	2040		57.50 %	0.00 %	23			$145,117
D5020	Branch Wiring	$4.91	S.F.	88,486	30	2000	2030		43.33 %	0.00 %	13			$434,466
D5020	Lighting	$11.44	S.F.	88,486	30	2000	2030		43.33 %	0.00 %	13			$1,012,280
D5030810	Security & Detection Systems	$2.27	S.F.	88,486	15	2012	2027		66.67 %	0.00 %	10			$200,863
D5030910	Fire Alarm Systems	$4.11	S.F.	88,486	15	2012	2027		66.67 %	0.00 %	10			$363,677
D5030920	Data Communication	$5.32	S.F.	88,486	15	2010	2025		53.33 %	0.00 %	8			$470,746
D5090	Other Electrical Systems	$0.51	S.F.	88,486	20	2000	2020		15.00 %	0.00 %	3			$45,128
E1020	Institutional Equipment	$2.73	S.F.	88,486	20	2000	2020		15.00 %	0.00 %	3			$241,567
E1090	Other Equipment	$6.82	S.F.	88,486	20	2000	2020		15.00 %	0.00 %	3			$603,475
E2010	Fixed Furnishings	$5.45	S.F.	88,486	20	2000	2020		15.00 %	0.00 %	3			$482,249
								Total	**44.64 %**	**2.55 %**			**$446,766.00**	**$17,517,499**

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:

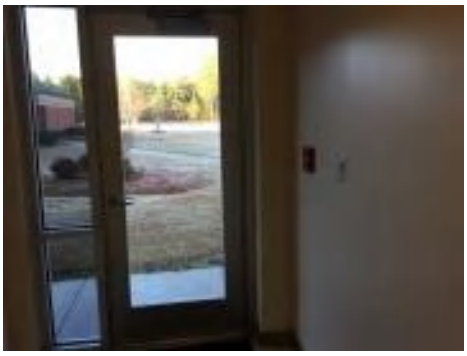
System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors





Note:

System: B3010120 - Single Ply Membrane

Note:

System: B3010130 - Preformed Metal Roofing

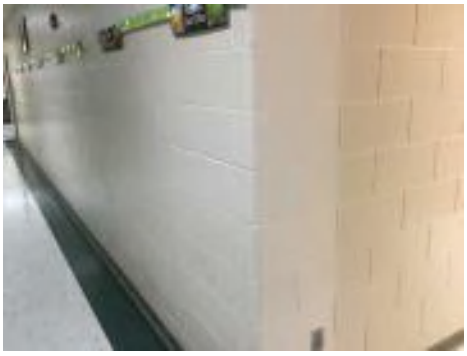


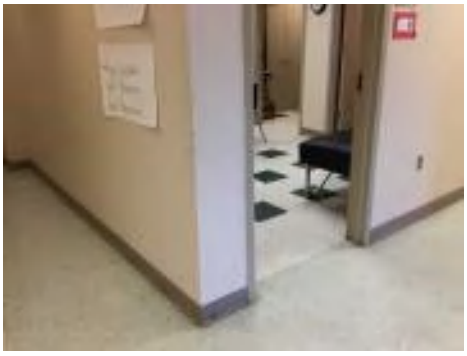
Note:

System: B3020 - Roof Openings

Note:

System: C1010 - Partitions





Note:

System: C1020 - Interior Doors



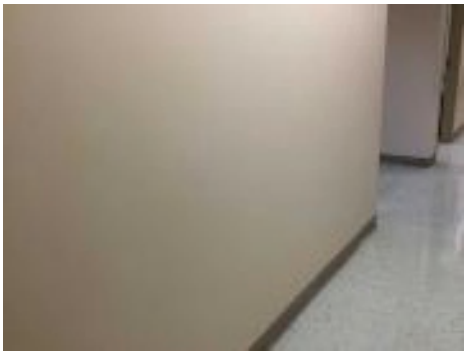
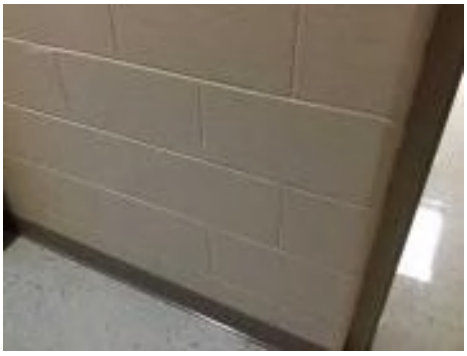
Note:

System: C1030 - Fittings



Note:

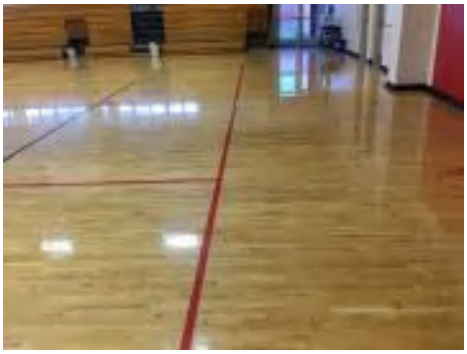
System: C3010 - Wall Finishes

Note:

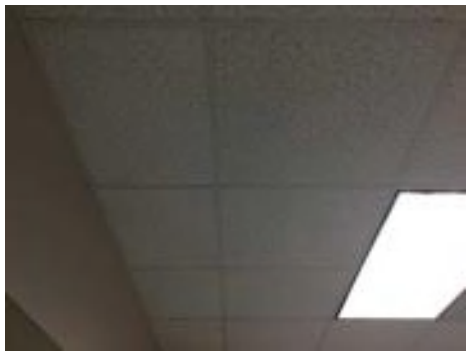
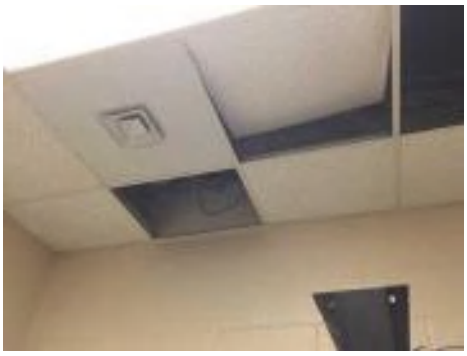
System: C3020 - Floor Finishes






Note:

System: C3030 - Ceiling Finishes

Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution




Note:

System: D2030 - Sanitary Waste




Note:

System: D2040 - Rain Water Drainage


Note:

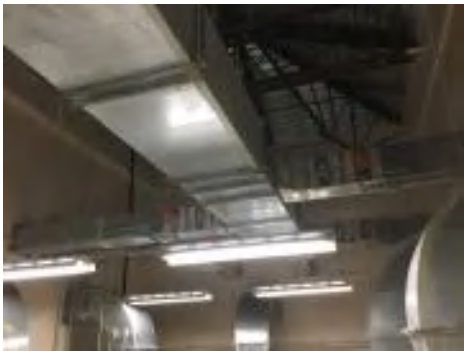
System: D3020 - Heat Generating Systems


Note:

System: D3030 - Cooling Generating Systems


Note:

System: D3040 - Distribution Systems



Note:

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



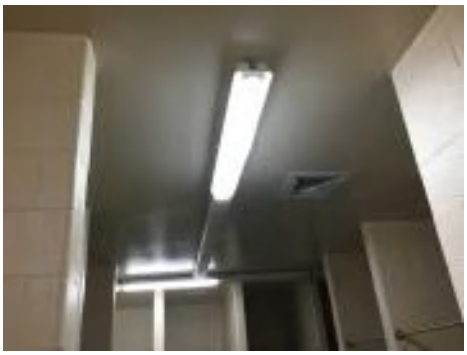
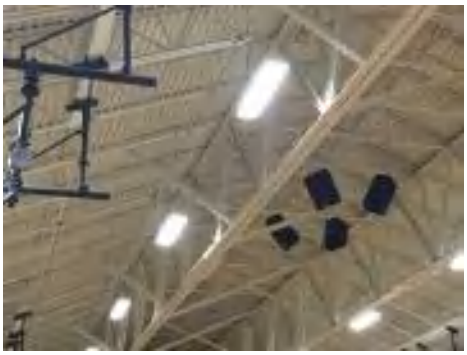
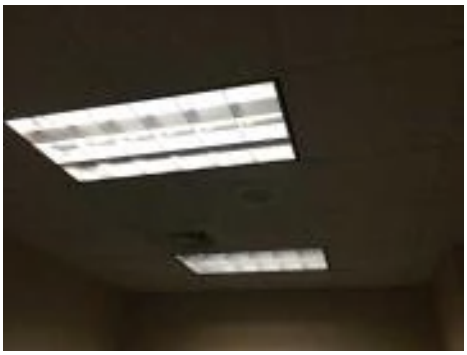
Note:

System: D5020 - Branch Wiring




Note:

System: D5020 - Lighting

Note:

System: D5030810 - Security & Detection Systems



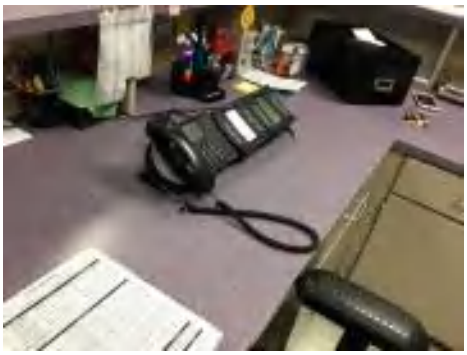
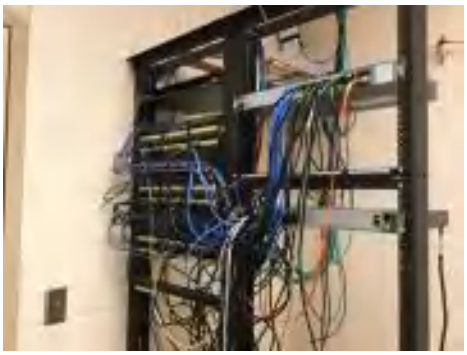
Note:

System: D5030910 - Fire Alarm Systems



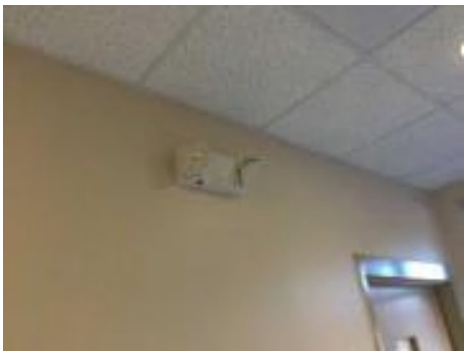

Note:

System: D5030920 - Data Communication

Note:

System: D5090 - Other Electrical Systems



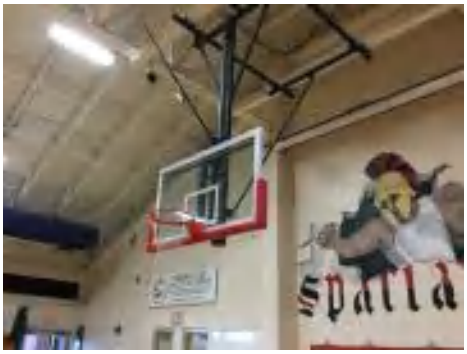
Note:

System: E1020 - Institutional Equipment


Note:

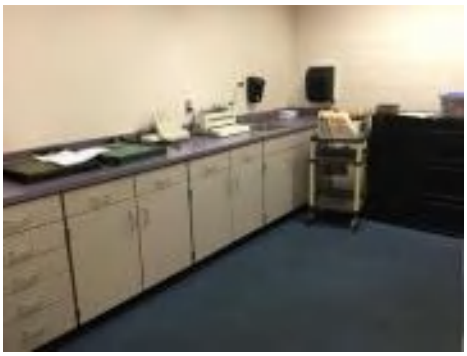
System: E1090 - Other Equipment





Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

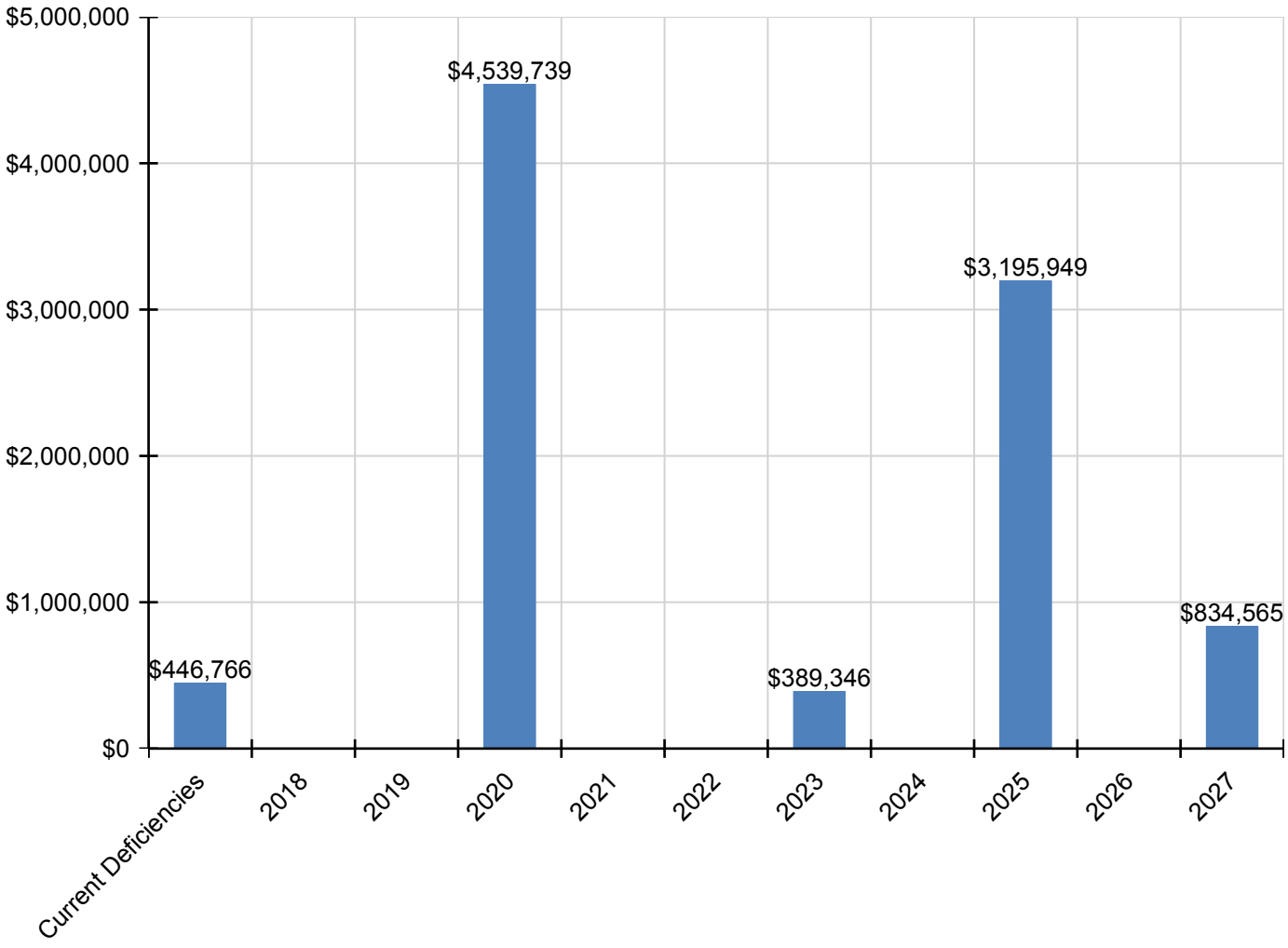
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$446,766**	**$0**	**$0**	**$4,539,739**	**$0**	**$0**	**$389,346**	**$0**	**$3,195,949**	**$0**	**$834,565**	**$9,406,365**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$34,323	$0	$0	$0	$0	$0	$0	$0	**$34,323**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$29,592	$0	$0	**$29,592**
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	$1,394,382	$0	$0	$0	$0	$0	$0	$0	**$1,394,382**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$389,346	$0	$0	$0	$0	**$389,346**
C3020 - Floor Finishes	$0	$0	$0	$1,107,209	$0	$0	$0	$0	$0	$0	$0	**$1,107,209**

C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$1,401,927	$0	$0	**$1,401,927**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$1,108,472	$0	$0	**$1,108,472**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$0	$354,179	$0	$0	$0	$0	$0	$0	$0	**$354,179**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$381,552	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$381,552**
D4020 - Standpipes	$65,214	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$65,214**
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	$296,938	**$296,938**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$537,627	**$537,627**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$655,959	$0	$0	**$655,959**
D5090 - Other Electrical Systems	$0	$0	$0	$54,244	$0	$0	$0	$0	$0	$0	$0	**$54,244**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$290,363	$0	$0	$0	$0	$0	$0	$0	**$290,363**
E1090 - Other Equipment	$0	$0	$0	$725,376	$0	$0	$0	$0	$0	$0	$0	**$725,376**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$579,663	$0	$0	$0	$0	$0	$0	$0	**$579,663**

** Indicates non-renewable system*

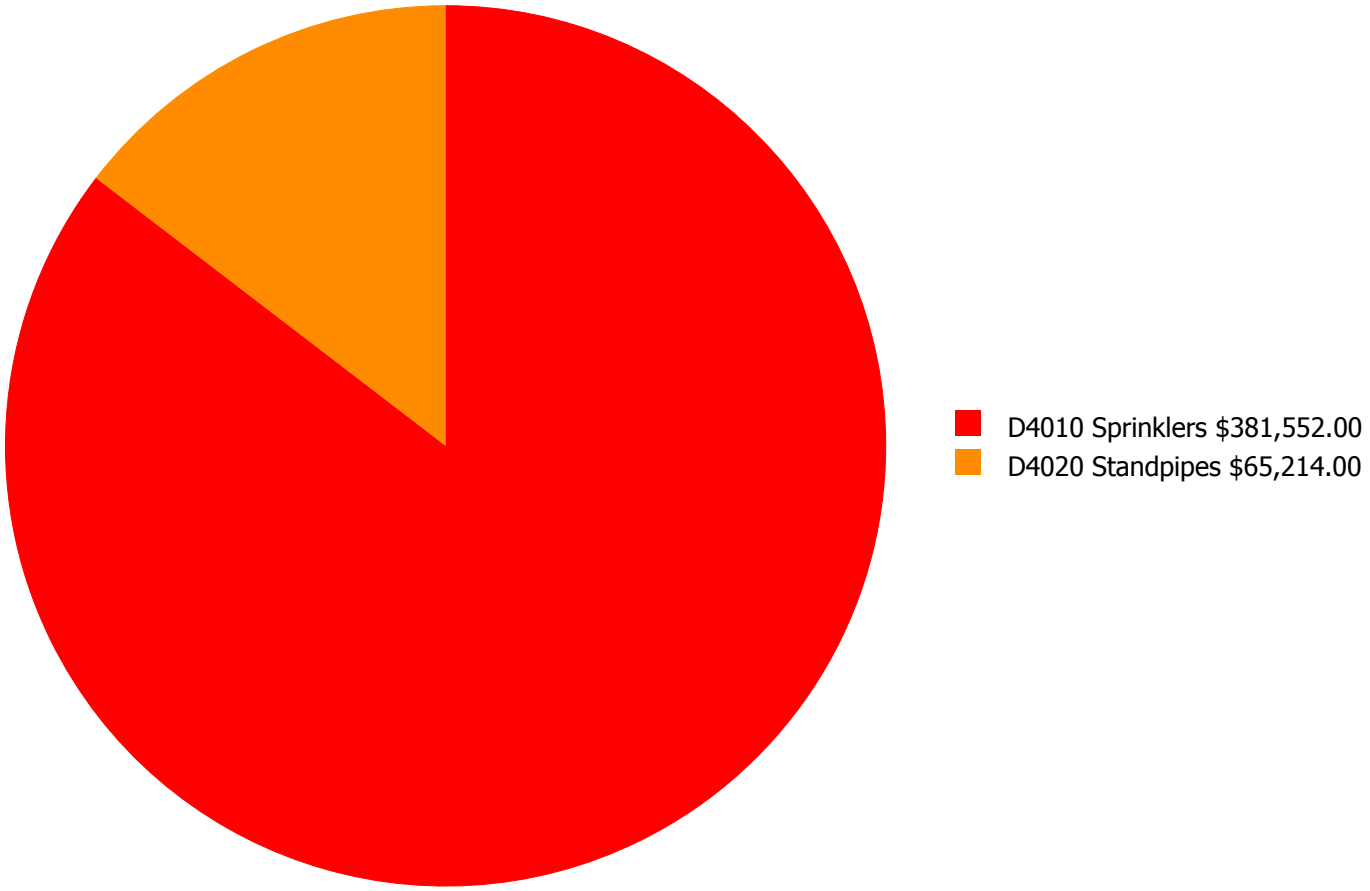
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

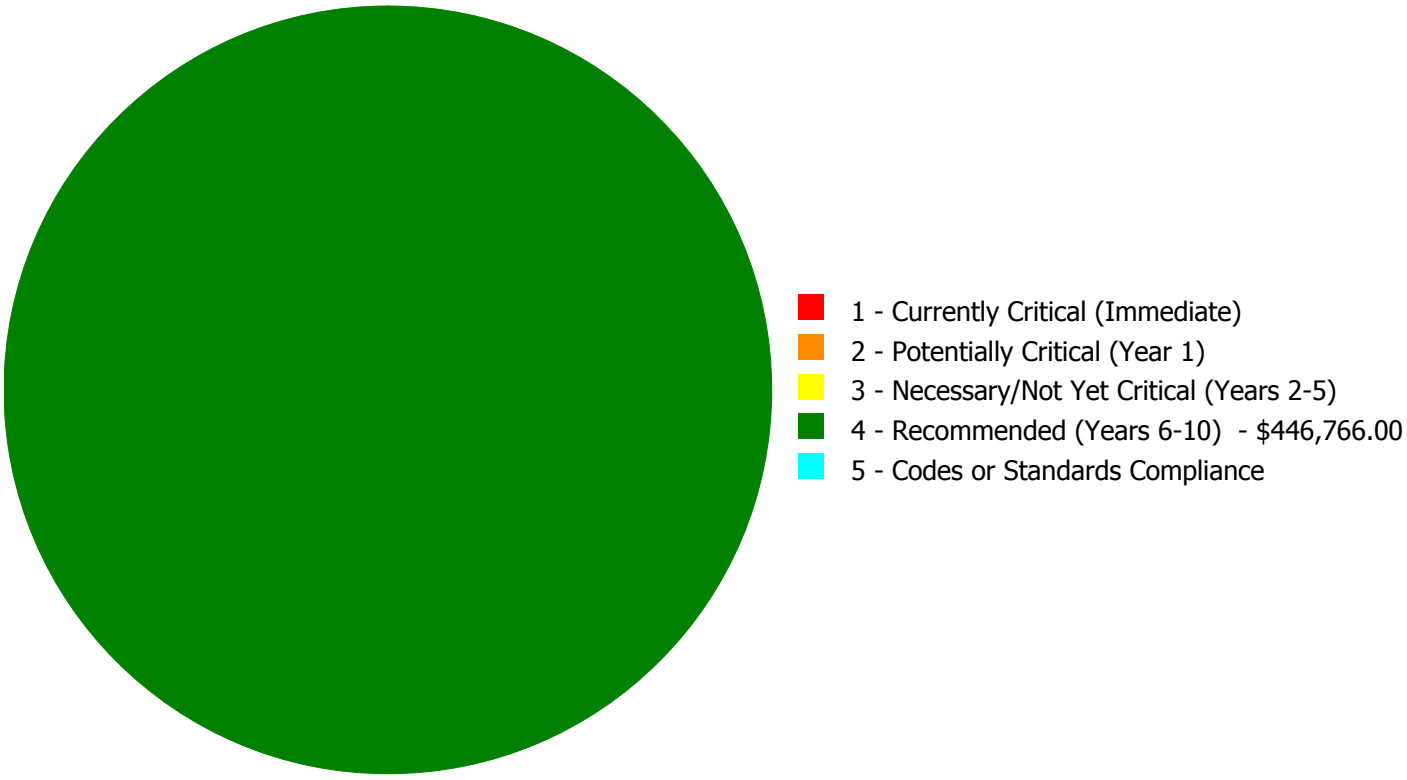
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $446,766.00

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: $446,766.00

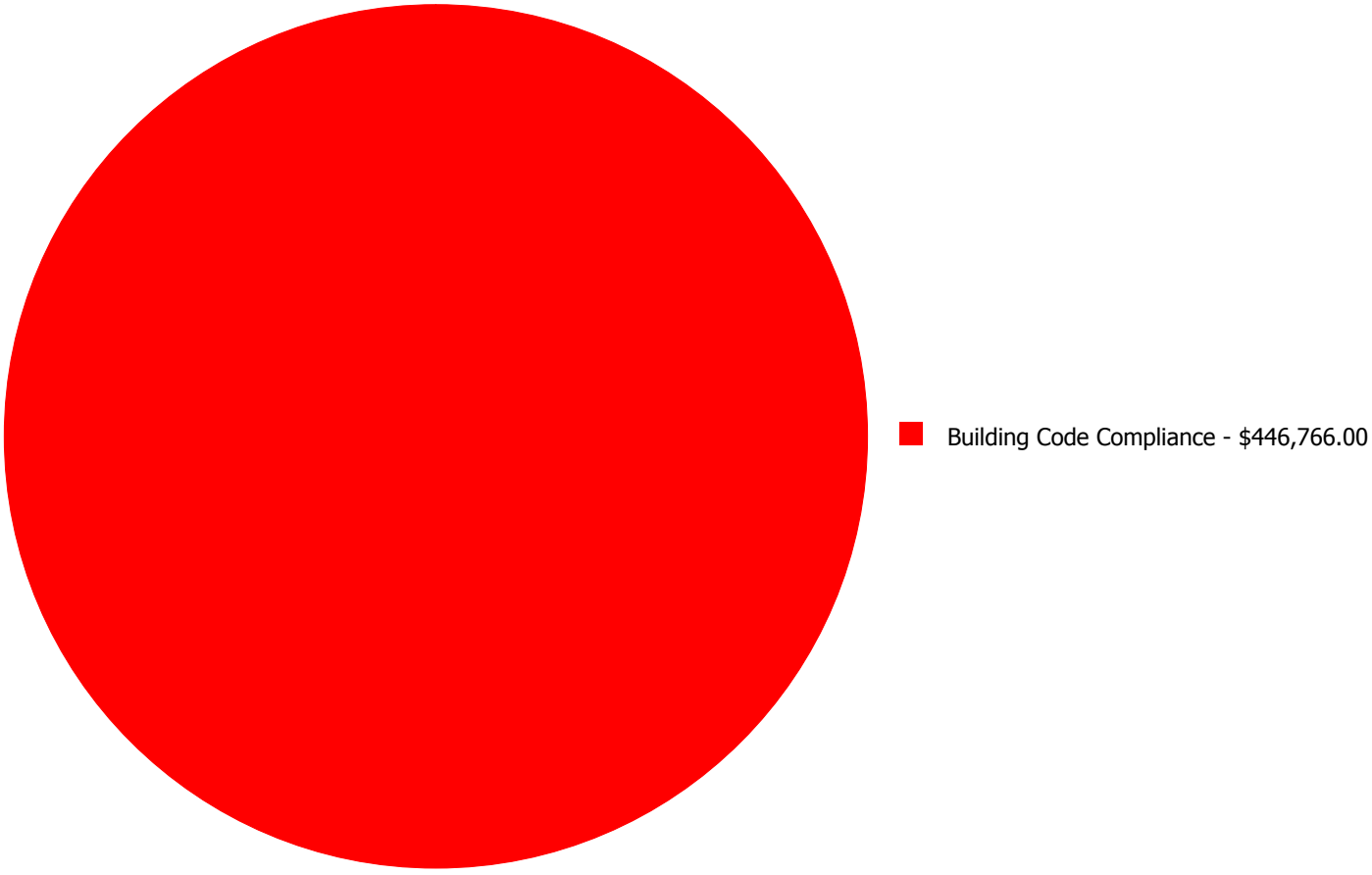
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
D4010	Sprinklers	$0.00	$0.00	$0.00	$381,552.00	$0.00	$381,552.00
D4020	Standpipes	$0.00	$0.00	$0.00	$65,214.00	$0.00	$65,214.00
	Total:	$0.00	$0.00	$0.00	$446,766.00	$0.00	$446,766.00

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: $446,766.00

Deficiency Details by Priority

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location:	Throughout
Distress:	Missing
Category:	Building Code Compliance
Priority:	4 - Recommended (Years 6-10)
Correction:	Renew System
Qty:	88,486.00
Unit of Measure:	S.F.
Estimate:	$381,552.00
Assessor Name:	Eduardo Lopez
Date Created:	01/12/2017

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

System: D4020 - Standpipes

This deficiency has no image.

Location:	Throughout
Distress:	Missing
Category:	Building Code Compliance
Priority:	4 - Recommended (Years 6-10)
Correction:	Renew System
Qty:	88,486.00
Unit of Measure:	S.F.
Estimate:	$65,214.00
Assessor Name:	Eduardo Lopez
Date Created:	01/12/2017

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

Executive Summary

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

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

Function:	MS -Middle School
Gross Area (SF):	88,486
Year Built:	2000
Last Renovation:	
Replacement Value:	$3,343,888
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	37.46 %
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

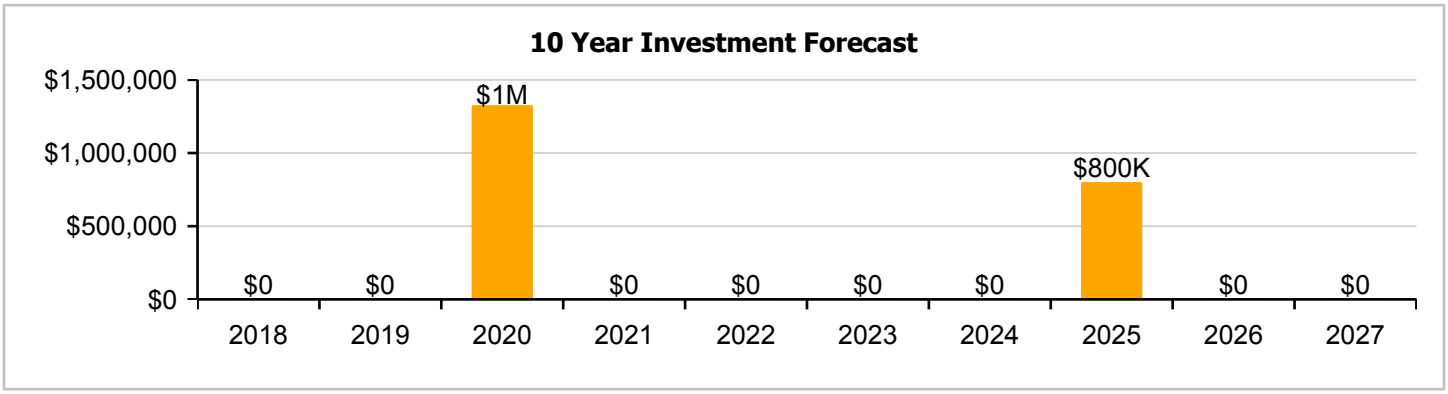
Dashboard Summary

Function:	MS -Middle School	Gross Area:	88,486
Year Built:	2000	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$3,343,888
FCI:	0.00 %	RSLI%:	37.46 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	21.77 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	65.09 %	0.00 %	$0.00
G40 - Site Electrical Utilities	56.86 %	0.00 %	$0.00
Totals:	**37.46 %**	**0.00 %**	**$0.00**

Photo Album

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

1). Aerial Image of Spring Hill Middle School - Feb 24, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$4.22	S.F.	88,486	25	2000	2025		32.00 %	0.00 %	8			$373,411
G2020	Parking Lots	$1.39	S.F.	88,486	25	2000	2025		32.00 %	0.00 %	8			$122,996
G2030	Pedestrian Paving	$1.98	S.F.	88,486	30	2000	2030		43.33 %	0.00 %	13			$175,202
G2040105	Fence & Guardrails	$1.20	S.F.	88,486	30	2000	2030		43.33 %	0.00 %	13			$106,183
G2040950	Baseball Field	$7.08	S.F.	88,486	20	2000	2020		15.00 %	0.00 %	3			$626,481
G2040950	Football Field	$4.73	S.F.	88,486	20	2000	2020		15.00 %	0.00 %	3			$418,539
G2040950	Hard Surface Play Area	$0.65	S.F.	88,486	20	2000	2020		15.00 %	0.00 %	3			$57,516
G2050	Landscaping	$1.91	S.F.	88,486	15	2000	2015		0.00 %	0.00 %	-2			$169,008
G3010	Water Supply	$2.42	S.F.	88,486	50	2000	2050		66.00 %	0.00 %	33			$214,136
G3020	Sanitary Sewer	$1.52	S.F.	88,486	50	2000	2050		66.00 %	0.00 %	33			$134,499
G3030	Storm Sewer	$4.67	S.F.	88,486	50	2000	2050		66.00 %	0.00 %	33			$413,230
G3060	Fuel Distribution	$1.03	S.F.	88,486	40	2000	2040		57.50 %	0.00 %	23			$91,141
G4010	Electrical Distribution	$2.59	S.F.	88,486	50	2000	2050		66.00 %	0.00 %	33			$229,179
G4020	Site Lighting	$1.52	S.F.	88,486	30	2000	2030		43.33 %	0.00 %	13			$134,499
G4030	Site Communications & Security	$0.88	S.F.	88,486	15	2010	2025		53.33 %	0.00 %	8			$77,868
								Total	**37.46 %**					**$3,343,888**

System Notes

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

System: G2010 - Roadways


Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails


Note:

System: G2040950 - Baseball Field


Note:

System: G2040950 - Football Field


Note:

System: G2040950 - Hard Surface Play Area

Note:

System: G2050 - Landscaping

Note:

System: G3010 - Water Supply

Note:

System: G3020 - Sanitary Sewer

Note:

System: G3030 - Storm Sewer

Note:

System: G3060 - Fuel Distribution

Note:

System: G4010 - Electrical Distribution

Note:

System: G4020 - Site Lighting

Note:

System: G4030 - Site Communications & Security

Note:

Renewal Schedule

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

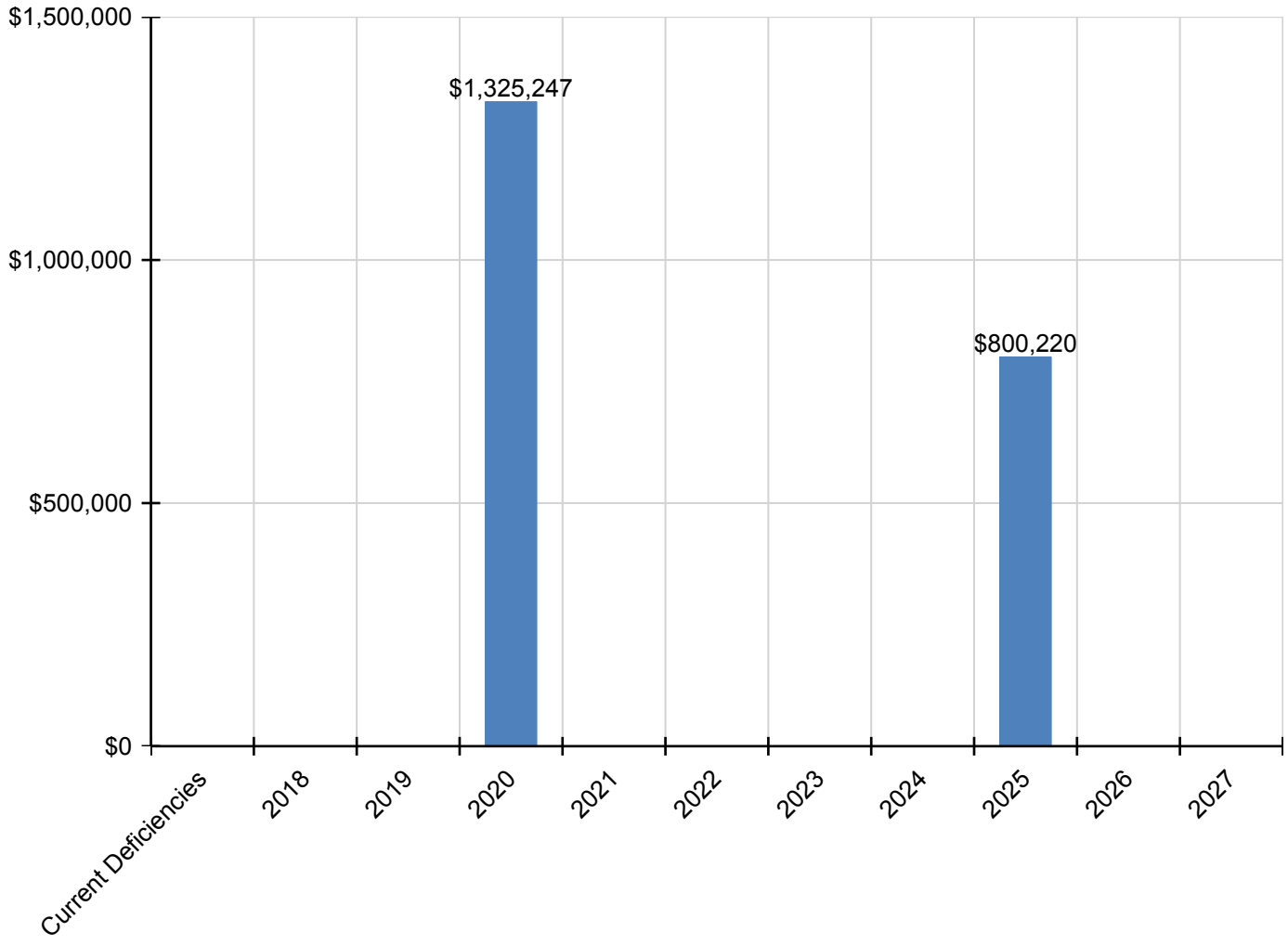
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$1,325,247**	**$0**	**$0**	**$0**	**$0**	**$800,220**	**$0**	**$0**	**$2,125,467**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$0	$0	$0	$0	$520,328	$0	$0	**$520,328**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$0	$0	$171,388	$0	$0	**$171,388**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Baseball Field	$0	$0	$0	$753,030	$0	$0	$0	$0	$0	$0	$0	**$753,030**
G2040950 - Football Field	$0	$0	$0	$503,084	$0	$0	$0	$0	$0	$0	$0	**$503,084**
G2040950 - Hard Surface Play Area	$0	$0	$0	$69,134	$0	$0	$0	$0	$0	$0	$0	**$69,134**
*** G2050 - Landscaping**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communications & Security	$0	$0	$0	$0	$0	$0	$0	$0	$108,504	$0	$0	**$108,504**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

NC School District/830 Scotland County/Elementary School

Covington Street Elementary

Draft

Campus Assessment Report

March 7, 2017

PARSONS

Table of Contents

Campus Executive Summary

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

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

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Gross Area (SF):	32,364
Year Built:	1952
Last Renovation:	
Replacement Value:	$7,418,805
Repair Cost:	$2,076,752.61
Total FCI:	27.99 %
Total RSLI:	23.12 %
FCA Score:	72.01

Description:

GENERAL:
Covington Street Elementary School is located at 615 W Covington Street in Laurinburg, North Carolina. The 1 story, 32,364 square foot building was originally constructed in 1952. There have been two additions to the building in 1962 and 1982, but there have been no major renovations. In 1962 classrooms were added and in 1982 the Media Center and more classrooms were added.

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

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

B. SUPERSTRUCTURE
Floor construction isc oncrete. Roof construction is metal pan deck with lightweight fill. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope thermoplastic polyolefin. Roof openings include a roof hatch with fixed ladder access. 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 steel frames and mostly with glazing. There are also hollow metal interior doors. Interior fittings include the following items: white boards, graphics and identifying devices, lockers, toilet accessories, storage shelving, fabricated toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in assignable spaces is typically carpet, wood, ceramic tiles, and quarry tiles. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically painted drywall.

CONVEYING:
The building does not include conveying equipment.

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

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

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

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

COMMUNICATIONS AND SECURITY:
The fire alarm system consists of audible/visual strobe annunciators in interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building does not include an internal security system. The building has controlled entry door access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system combined with the telephone system.

OTHER ELECTRICAL SYSTEMS:
This building does not have a separately derived emergency power system.

E. EQUIPMENT & FURNISHINGS:
This building includes the following items and equipment: fixed food service, library equipment, audio-visual, fixed casework, and window treatment.

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

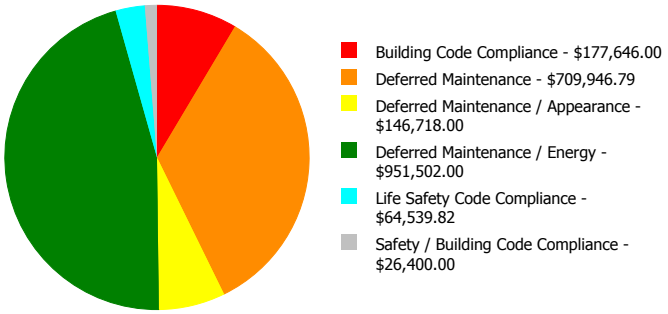
Attributes:

General Attributes:			
Condition Assessor:	Somnath Das	Assessment Date:	
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	6	Site Acreage:	6

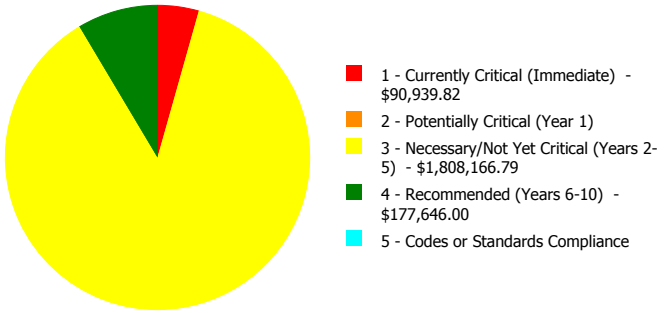
Campus Dashboard Summary

Gross Area:	32,364		
Year Built:	1952	Last Renovation:	
Repair Cost:	$2,076,753	Replacement Value:	$7,418,805
FCI:	27.99 %	RSLI%:	23.12 %

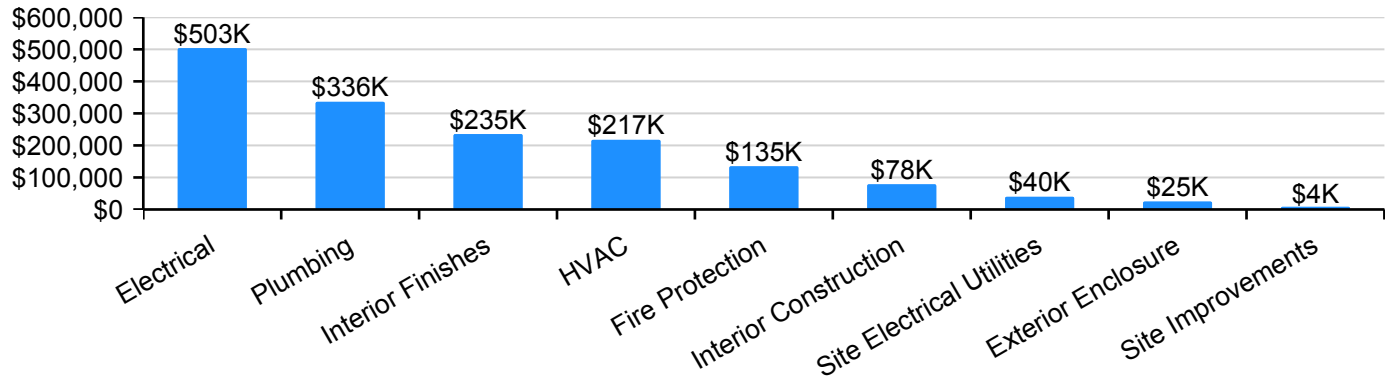
Deficiency By Category



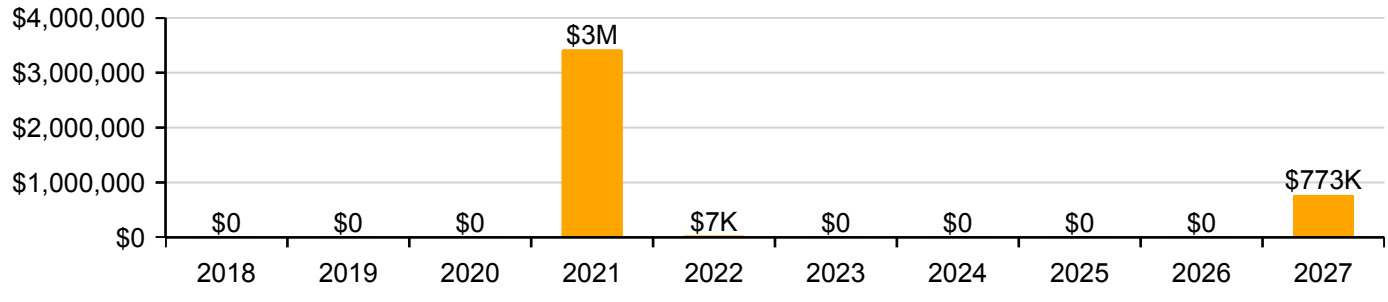
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Campus Condition Summary

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

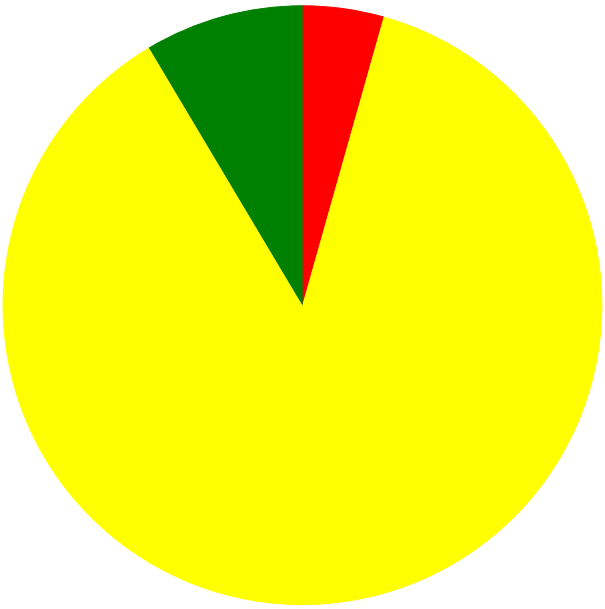
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	35.00 %	0.00 %	$0.00
A20 - Basement Construction	35.00 %	0.00 %	$0.00
B10 - Superstructure	35.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	23.62 %	5.04 %	$32,407.73
B30 - Roofing	65.28 %	0.00 %	$0.00
C10 - Interior Construction	14.69 %	13.83 %	$103,269.00
C30 - Interior Finishes	16.04 %	38.17 %	$310,582.82
D20 - Plumbing	2.65 %	88.08 %	$443,581.00
D30 - HVAC	36.68 %	33.41 %	$286,842.00
D40 - Fire Protection	0.00 %	110.00 %	$177,646.00
D50 - Electrical	18.02 %	72.19 %	$664,660.00
E10 - Equipment	28.18 %	0.00 %	$0.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
G20 - Site Improvements	20.44 %	1.35 %	$5,431.06
G30 - Site Mechanical Utilities	8.21 %	0.00 %	$0.00
G40 - Site Electrical Utilities	8.84 %	34.70 %	$52,333.00
Totals:	**23.12 %**	**27.99 %**	**$2,076,752.61**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance
1952, 1962, 1982 Main Building	32,364	30.76	$90,939.82	$0.00	$1,750,402.73	$177,646.00	$0.00
Site	32,364	6.76	$0.00	$0.00	$57,764.06	$0.00	$0.00
Total:		**27.99**	**$90,939.82**	**$0.00**	**$1,808,166.79**	**$177,646.00**	**$0.00**

Deficiencies By Priority



- 1 - Currently Critical (Immediate) - $90,939.82
- 2 - Potentially Critical (Year 1)
- 3 - Necessary/Not Yet Critical (Years 2-5) - $1,808,166.79
- 4 - Recommended (Years 6-10) - $177,646.00
- 5 - Codes or Standards Compliance

Budget Estimate Total: $2,076,752.61

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):	32,364
Year Built:	1952
Last Renovation:	
Replacement Value:	$6,564,718
Repair Cost:	$2,018,988.55
Total FCI:	30.76 %
Total RSLI:	24.30 %
FCA Score:	69.24

Description:

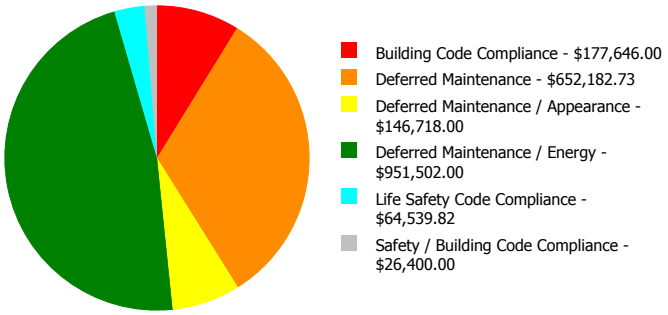
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

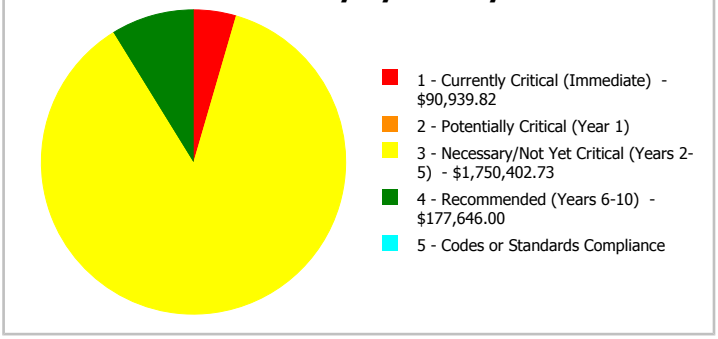
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	32,364
Year Built:	1952	Last Renovation:	
Repair Cost:	$2,018,989	Replacement Value:	$6,564,718
FCI:	30.76 %	RSLI%:	24.30 %

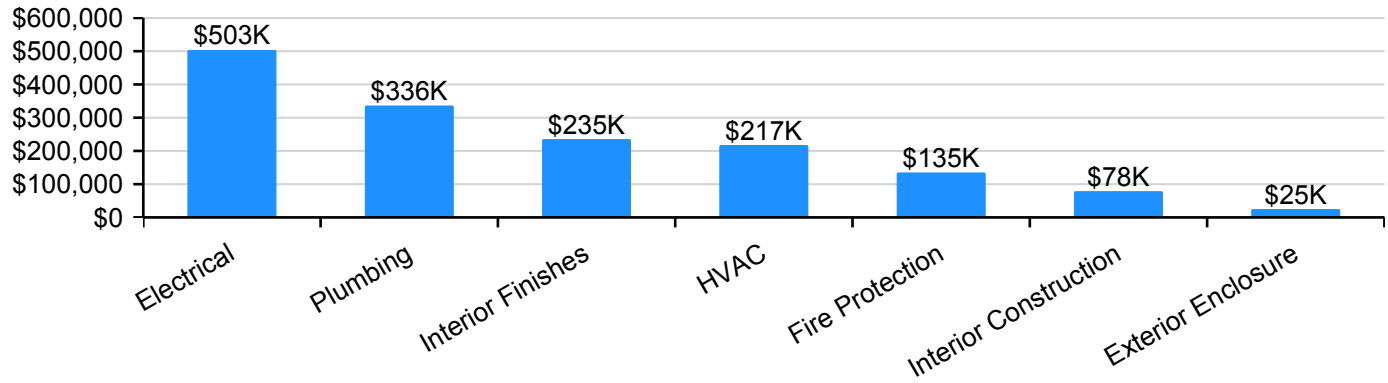
Deficiency By Category



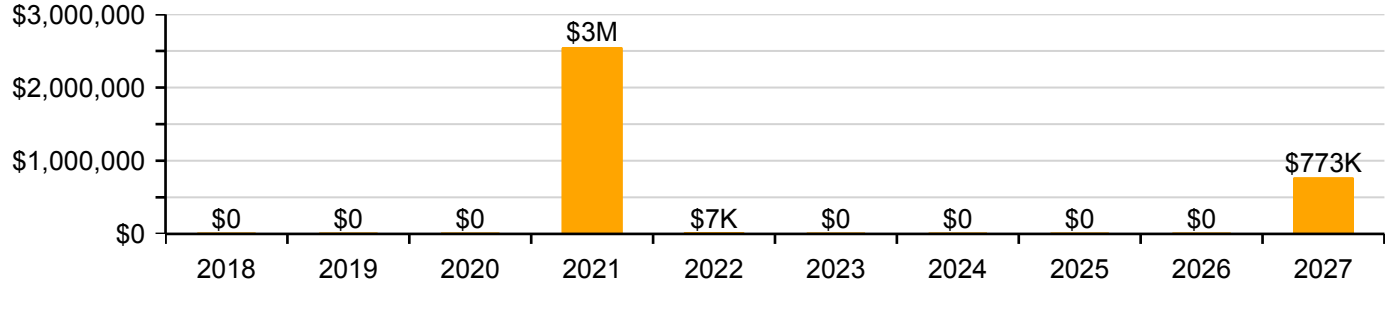
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	35.00 %	0.00 %	$0.00
A20 - Basement Construction	35.00 %	0.00 %	$0.00
B10 - Superstructure	35.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	23.62 %	5.04 %	$32,407.73
B30 - Roofing	65.28 %	0.00 %	$0.00
C10 - Interior Construction	14.69 %	13.83 %	$103,269.00
C30 - Interior Finishes	16.03 %	38.17 %	$310,582.82
D20 - Plumbing	2.65 %	88.08 %	$443,581.00
D30 - HVAC	36.68 %	33.41 %	$286,842.00
D40 - Fire Protection	0.00 %	110.00 %	$177,646.00
D50 - Electrical	18.02 %	72.19 %	$664,660.00
E10 - Equipment	28.18 %	0.00 %	$0.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
Totals:	**24.30 %**	**30.76 %**	**$2,018,988.55**

Photo Album

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

1). East Elevation - Jan 09, 2017

2). West Elevation - Jan 09, 2017

3). South Elevation - Jan 09, 2017

4). Southeast Elevation - Jan 09, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.79	S.F.	32,364	100	1952	2052		35.00 %	0.00 %	35			$155,024
A1030	Slab on Grade	$8.43	S.F.	32,364	100	1952	2052		35.00 %	0.00 %	35			$272,829
A2010	Basement Excavation	$1.90	S.F.	32,364	100	1952	2052		35.00 %	0.00 %	35			$61,492
A2020	Basement Walls	$13.07	S.F.	32,364	100	1952	2052		35.00 %	0.00 %	35			$422,997
B1020	Roof Construction	$15.76	S.F.	32,364	100	1952	2052		35.00 %	0.00 %	35			$510,057
B2010	Exterior Walls	$9.42	S.F.	32,364	100	1952	2052		35.00 %	4.33 %	35		$13,200.00	$304,869
B2020	Exterior Windows	$9.39	S.F.	32,364	30	1952	1982	2021	13.33 %	6.32 %	4		$19,207.73	$303,898
B2030	Exterior Doors	$1.04	S.F.	32,364	30	1952	1982	2021	13.33 %	0.00 %	4			$33,659
B3010120	Single Ply Membrane	$6.98	S.F.	32,364	20	2010	2030		65.00 %	0.00 %	13			$225,901
B3020	Roof Openings	$0.29	S.F.	32,364	25	2010	2035		72.00 %	0.00 %	18			$9,386
C1010	Partitions	$10.80	S.F.	32,364	75	1952	2027		13.33 %	3.78 %	10		$13,200.00	$349,531
C1020	Interior Doors	$2.53	S.F.	32,364	30	1952	1982		0.00 %	110.00 %	-35		$90,069.00	$81,881
C1030	Fittings	$9.74	S.F.	32,364	20	1952	1972	2021	20.00 %	0.00 %	4			$315,225
C3010	Wall Finishes	$2.79	S.F.	32,364	10	1952	1962		0.00 %	110.00 %	-55		$99,325.00	$90,296
C3020	Floor Finishes	$11.38	S.F.	32,364	20	1952	1972	2021	20.00 %	17.52 %	4		$64,539.82	$368,302
C3030	Ceiling Finishes	$10.97	S.F.	32,364	25	1952	1977	2021	16.00 %	41.33 %	4		$146,718.00	$355,033
D2010	Plumbing Fixtures	$11.48	S.F.	32,364	30	1952	1982		0.00 %	110.00 %	-35		$408,693.00	$371,539
D2020	Domestic Water Distribution	$0.98	S.F.	32,364	30	1952	1982		0.00 %	110.00 %	-35		$34,888.00	$31,717
D2030	Sanitary Waste	$1.54	S.F.	32,364	30	1952	1982	2021	13.33 %	0.00 %	4			$49,841
D2040	Rain Water Drainage	$1.39	S.F.	32,364	30	1952	1982	2021	13.33 %	0.00 %	4			$44,986
D2090	Other Plumbing Systems -Nat Gas	$0.17	S.F.	32,364	40	1982	2022		12.50 %	0.00 %	5			$5,502
D3020	Heat Generating Systems	$5.08	S.F.	32,364	30	1952	1982		0.00 %	110.00 %	-35		$180,850.00	$164,409
D3040	Distribution Systems	$6.14	S.F.	32,364	30	1952	1982	2021	13.33 %	0.00 %	4			$198,715
D3050	Terminal & Package Units	$13.37	S.F.	32,364	15	2012	2027		66.67 %	8.53 %	10		$36,927.00	$432,707
D3060	Controls & Instrumentation	$1.94	S.F.	32,364	20	1952	1972		0.00 %	110.00 %	-45		$69,065.00	$62,786
D4010	Sprinklers	$4.32	S.F.	32,364	30	1952	1982		0.00 %	110.00 %	-35		$153,794.00	$139,812
D4020	Standpipes	$0.67	S.F.	32,364	30	1952	1982		0.00 %	110.00 %	-35		$23,852.00	$21,684
D5010	Electrical Service/Distribution	$1.69	S.F.	32,364	40	1952	1992		0.00 %	110.00 %	-25		$60,165.00	$54,695
D5020	Branch Wiring	$5.06	S.F.	32,364	30	1952	1982		0.00 %	110.00 %	-35		$180,138.00	$163,762
D5020	Lighting	$11.92	S.F.	32,364	30	1982	2012		0.00 %	110.00 %	-5		$424,357.00	$385,779
D5030810	Security & Detection Systems	$1.87	S.F.	32,364	15	2013	2028		73.33 %	0.00 %	11			$60,521
D5030910	Fire Alarm Systems	$3.39	S.F.	32,364	15	2013	2028		73.33 %	0.00 %	11			$109,714
D5030920	Data Communication	$4.40	S.F.	32,364	15	1982	1997	2021	26.67 %	0.00 %	4			$142,402
D5090	Other Electrical Systems	$0.12	S.F.	32,364	20	2013	2033		80.00 %	0.00 %	16			$3,884
E1020	Institutional Equipment	$0.30	S.F.	32,364	20	2013	2033		80.00 %	0.00 %	16			$9,709
E1090	Other Equipment	$1.90	S.F.	32,364	20	1982	2002	2021	20.00 %	0.00 %	4			$61,492
E2010	Fixed Furnishings	$5.83	S.F.	32,364	20	1982	2002	2021	20.00 %	0.00 %	4			$188,682
								Total	**24.30 %**	**30.76 %**			**$2,018,988.55**	**$6,564,718**

System Notes

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

System: B2010 - Exterior Walls



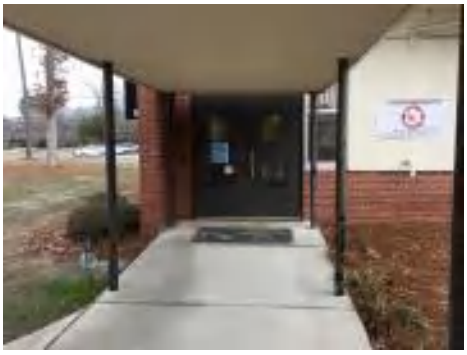
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: B3010120 - Single Ply Membrane



Note:

System: B3020 - Roof Openings



Note:

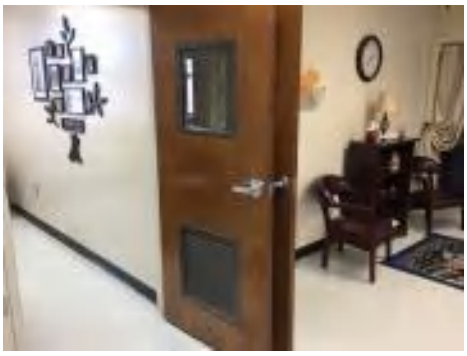
System: C1010 - Partitions



Note:

System: C1020 - Interior Doors





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

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes

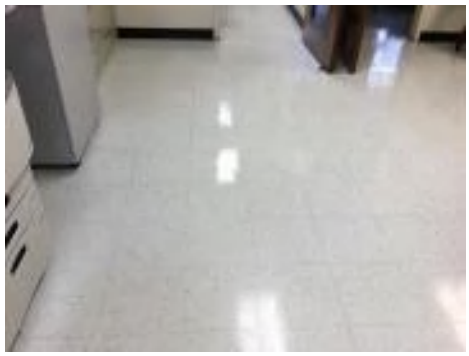


Note: The wall finishes are beyond their service life and should be replaced.

System: C3020 - Floor Finishes

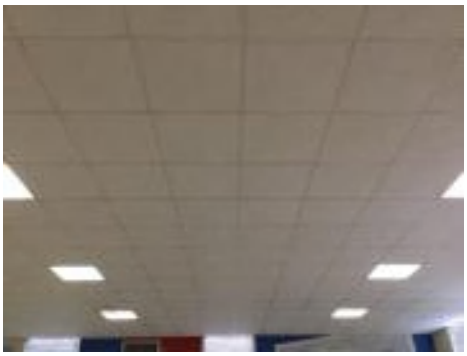


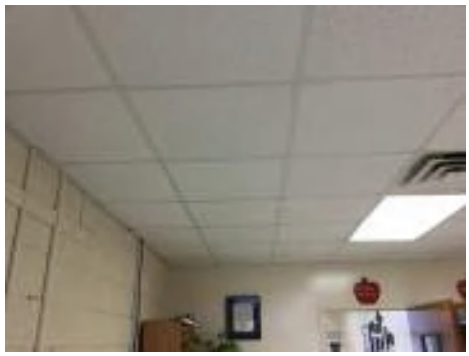


Note: The carpet is in poor condition and should be replaced.

System: C3030 - Ceiling Finishes





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

System: D2010 - Plumbing Fixtures



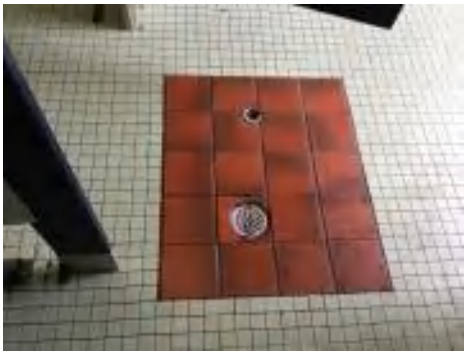
Note: The plumbing fixtures are beyond their service life and should be replaced.

System: D2020 - Domestic Water Distribution



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

System: D2030 - Sanitary Waste


Note:

System: D2040 - Rain Water Drainage



Note:

System: D2090 - Other Plumbing Systems -Nat Gas



Note:

System: D3020 - Heat Generating Systems


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

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



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

System: D3060 - Controls & Instrumentation



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

System: D4010 - Sprinklers This system contains no images

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

System: D4020 - Standpipes This system contains no images

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

System: D5010 - Electrical Service/Distribution



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

System: D5020 - Branch Wiring


Note:

System: D5020 - Lighting



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

System: D5030810 - Security & Detection Systems



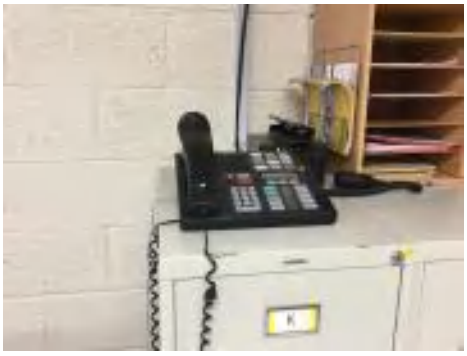
Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication

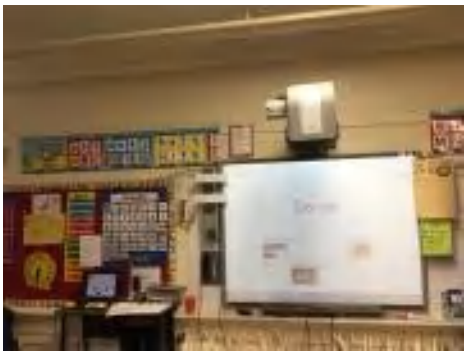

Note:

System: D5090 - Other Electrical Systems



Note:

System: E1020 - Institutional Equipment



Note:

System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

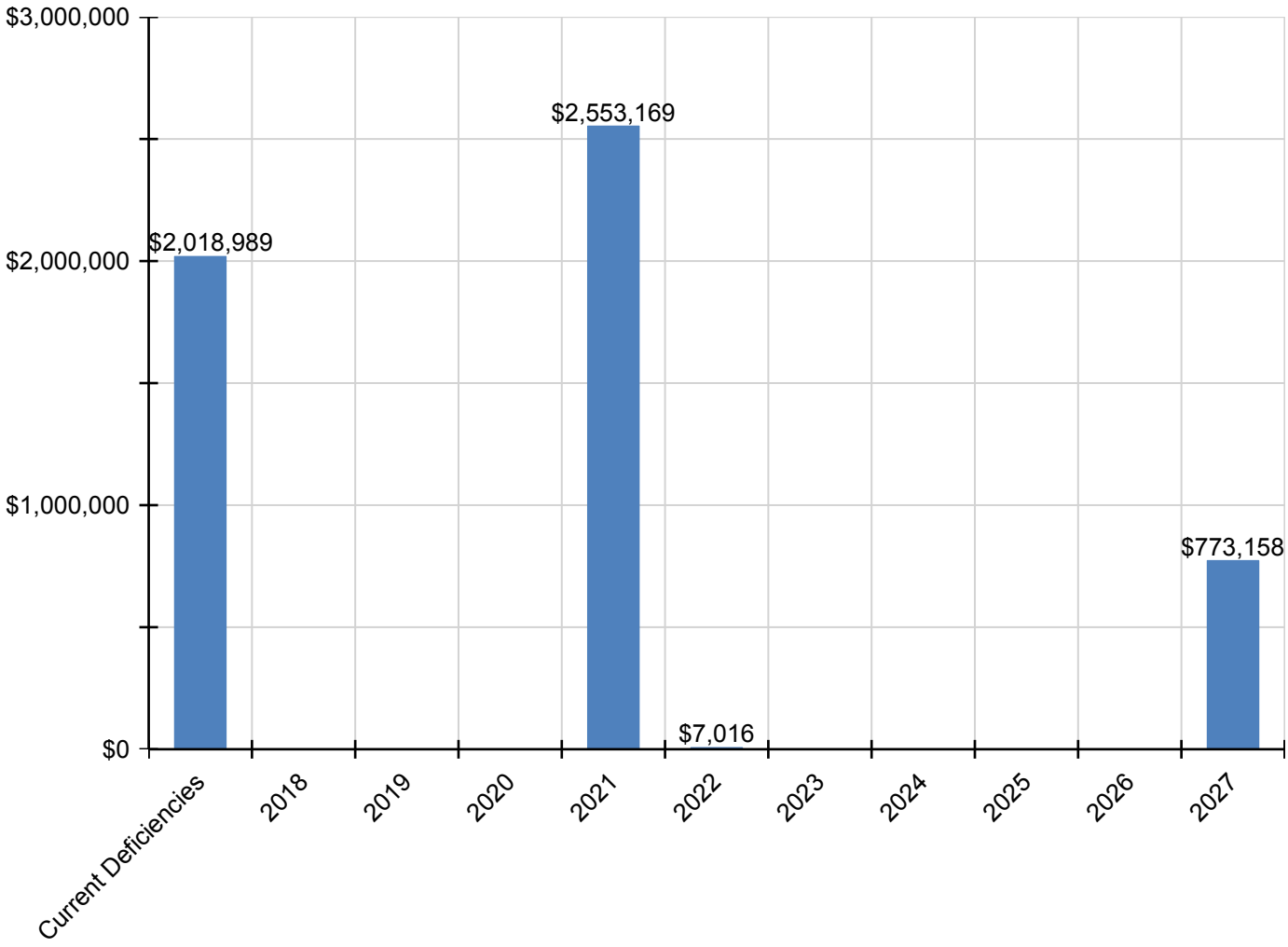
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$2,018,989**	**$0**	**$0**	**$0**	**$2,553,169**	**$7,016**	**$0**	**$0**	**$0**	**$0**	**$773,158**	**$5,352,332**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2010 - Exterior Walls	$13,200	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$13,200**
B2020 - Exterior Windows	$19,208	$0	$0	$0	$376,244	$0	$0	$0	$0	$0	$0	**$395,452**
B2030 - Exterior Doors	$0	$0	$0	$0	$41,671	$0	$0	$0	$0	$0	$0	**$41,671**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$13,200	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$13,200**
C1020 - Interior Doors	$90,069	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$90,069**
C1030 - Fittings	$0	$0	$0	$0	$390,268	$0	$0	$0	$0	$0	$0	**$390,268**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$99,325	$0	$0	$0	$0	$0	$0	$0	$0	$0	$133,484	**$232,809**

C3020 - Floor Finishes	$64,540	$0	$0	$0	$455,981	$0	$0	$0	$0	$0	$0	**$520,521**
C3030 - Ceiling Finishes	$146,718	$0	$0	$0	$439,552	$0	$0	$0	$0	$0	$0	**$586,270**
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	$408,693	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$408,693**
D2020 - Domestic Water Distribution	$34,888	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$34,888**
D2030 - Sanitary Waste	$0	$0	$0	$0	$61,706	$0	$0	$0	$0	$0	$0	**$61,706**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$55,696	$0	$0	$0	$0	$0	$0	**$55,696**
D2090 - Other Plumbing Systems -Nat Gas	$0	$0	$0	$0	$0	$7,016	$0	$0	$0	$0	$0	**$7,016**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$180,850	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$180,850**
D3040 - Distribution Systems	$0	$0	$0	$0	$246,020	$0	$0	$0	$0	$0	$0	**$246,020**
D3050 - Terminal & Package Units	$36,927	$0	$0	$0	$0	$0	$0	$0	$0	$0	$639,673	**$676,600**
D3060 - Controls & Instrumentation	$69,065	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$69,065**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$153,794	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$153,794**
D4020 - Standpipes	$23,852	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$23,852**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$60,165	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$60,165**
D5020 - Branch Wiring	$180,138	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$180,138**
D5020 - Lighting	$424,357	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$424,357**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030920 - Data Communication	$0	$0	$0	$0	$176,302	$0	$0	$0	$0	$0	$0	**$176,302**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment	$0	$0	$0	$0	$76,131	$0	$0	$0	$0	$0	$0	**$76,131**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$233,599	$0	$0	$0	$0	$0	$0	**$233,599**

** Indicates non-renewable system*

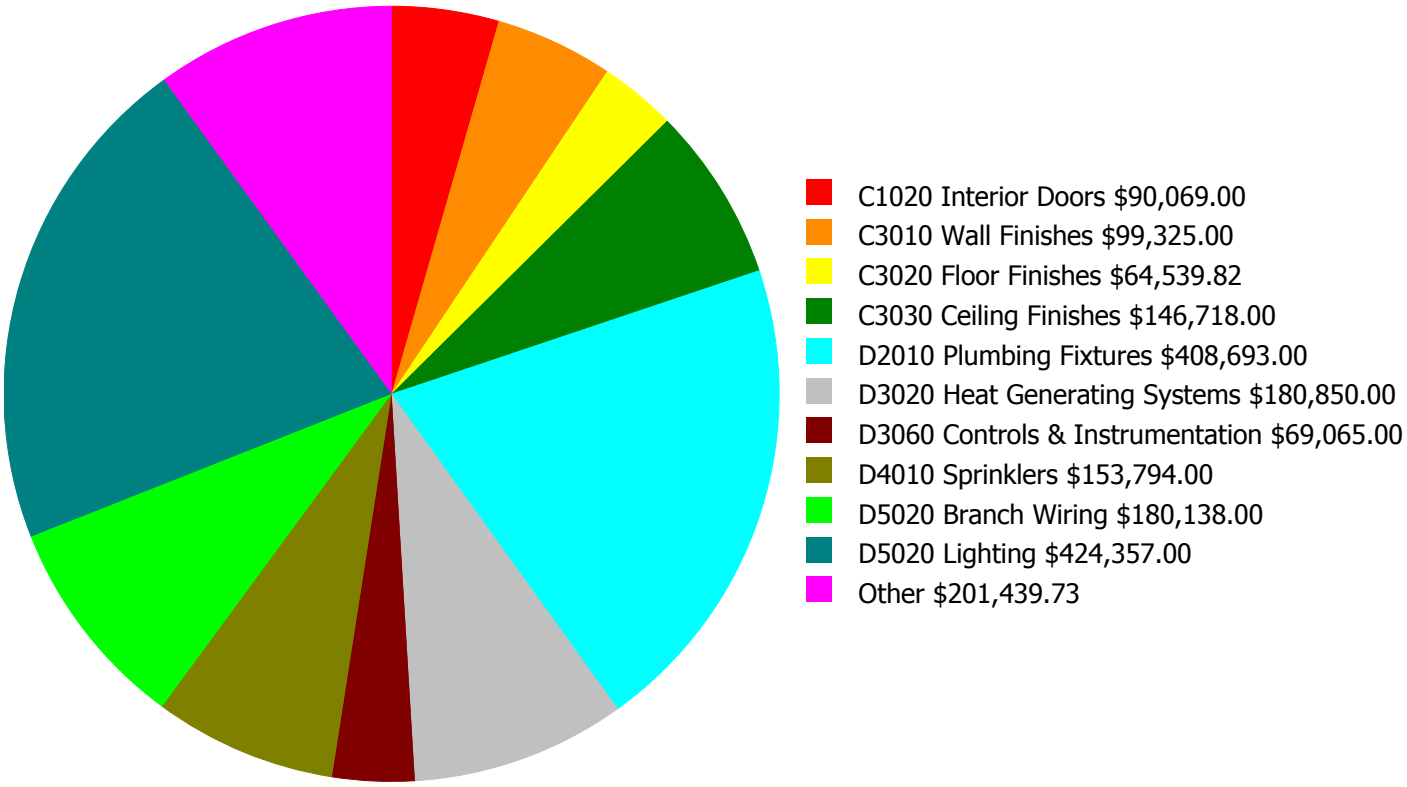
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

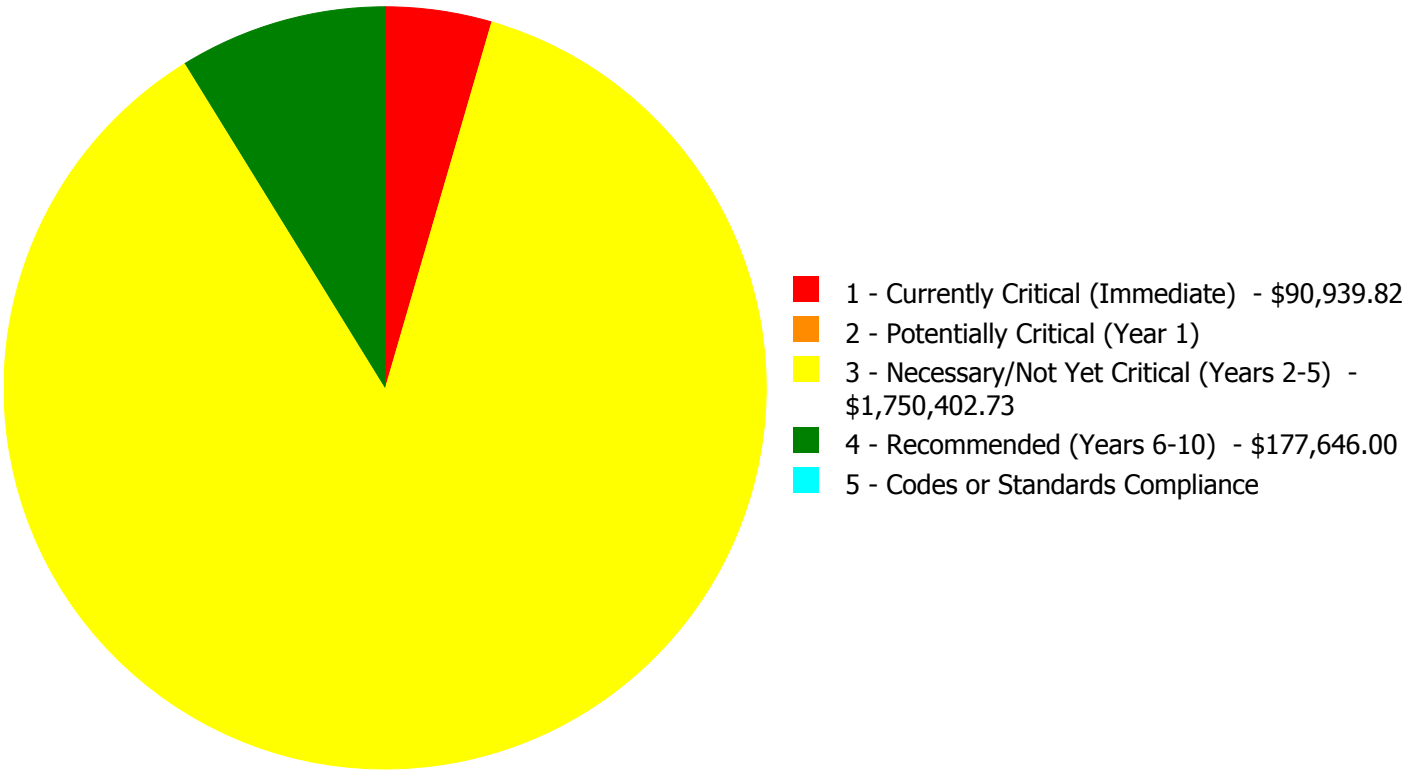
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $2,018,988.55

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: $2,018,988.55

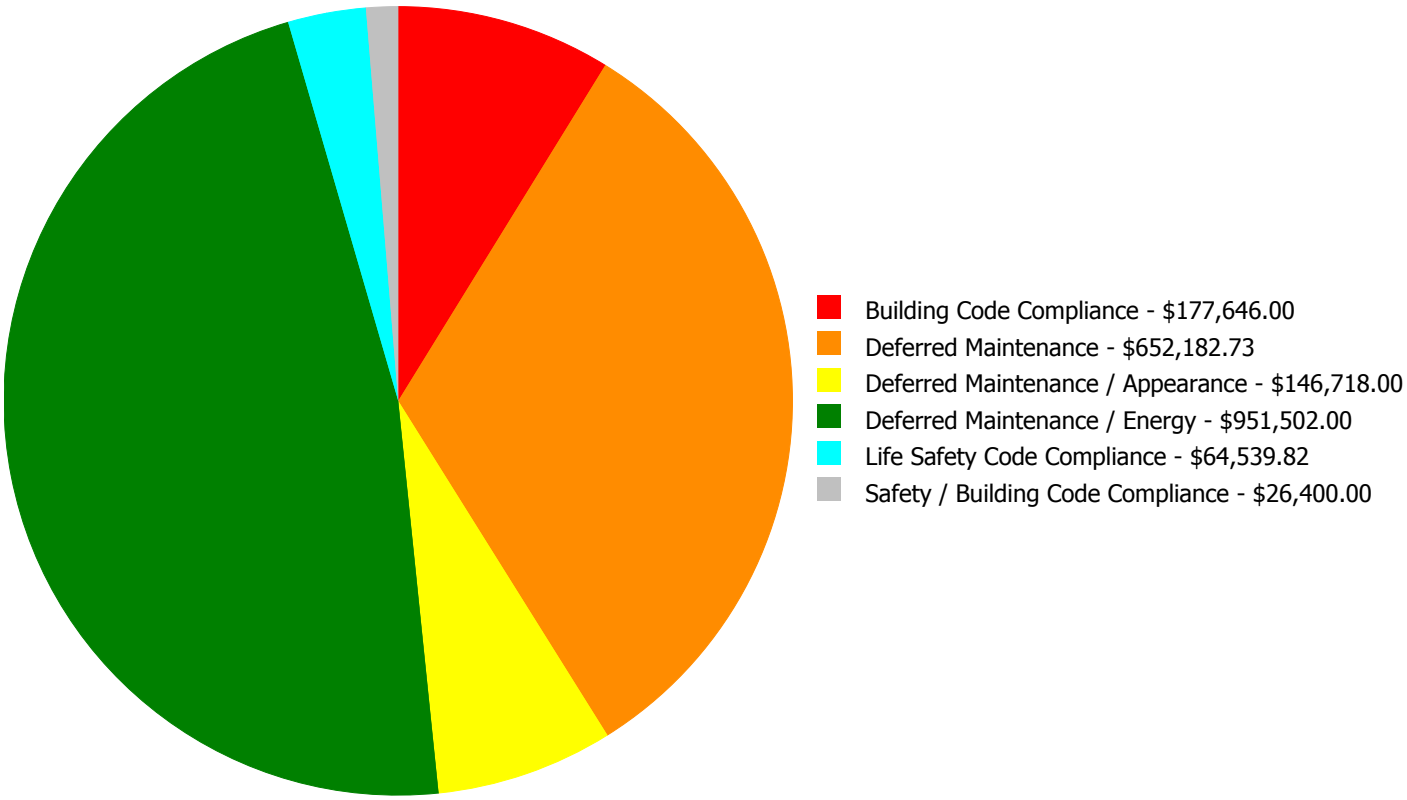
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2010	Exterior Walls	$13,200.00	$0.00	$0.00	$0.00	$0.00	$13,200.00
B2020	Exterior Windows	$0.00	$0.00	$19,207.73	$0.00	$0.00	$19,207.73
C1010	Partitions	$13,200.00	$0.00	$0.00	$0.00	$0.00	$13,200.00
C1020	Interior Doors	$0.00	$0.00	$90,069.00	$0.00	$0.00	$90,069.00
C3010	Wall Finishes	$0.00	$0.00	$99,325.00	$0.00	$0.00	$99,325.00
C3020	Floor Finishes	$64,539.82	$0.00	$0.00	$0.00	$0.00	$64,539.82
C3030	Ceiling Finishes	$0.00	$0.00	$146,718.00	$0.00	$0.00	$146,718.00
D2010	Plumbing Fixtures	$0.00	$0.00	$408,693.00	$0.00	$0.00	$408,693.00
D2020	Domestic Water Distribution	$0.00	$0.00	$34,888.00	$0.00	$0.00	$34,888.00
D3020	Heat Generating Systems	$0.00	$0.00	$180,850.00	$0.00	$0.00	$180,850.00
D3050	Terminal & Package Units	$0.00	$0.00	$36,927.00	$0.00	$0.00	$36,927.00
D3060	Controls & Instrumentation	$0.00	$0.00	$69,065.00	$0.00	$0.00	$69,065.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$153,794.00	$0.00	$153,794.00
D4020	Standpipes	$0.00	$0.00	$0.00	$23,852.00	$0.00	$23,852.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$60,165.00	$0.00	$0.00	$60,165.00
D5020	Branch Wiring	$0.00	$0.00	$180,138.00	$0.00	$0.00	$180,138.00
D5020	Lighting	$0.00	$0.00	$424,357.00	$0.00	$0.00	$424,357.00
	Total:	$90,939.82	$0.00	$1,750,402.73	$177,646.00	$0.00	$2,018,988.55

Deficiency Summary by Category

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



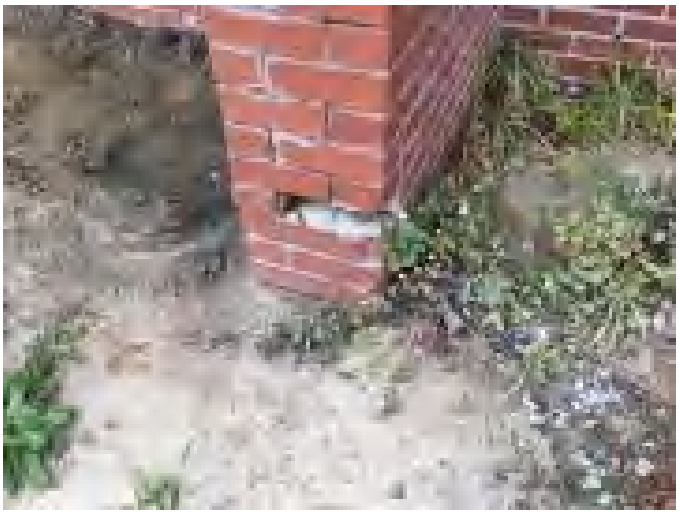
Budget Estimate Total: $2,018,988.55

Deficiency Details by Priority

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

Priority 1 - Currently Critical (Immediate):

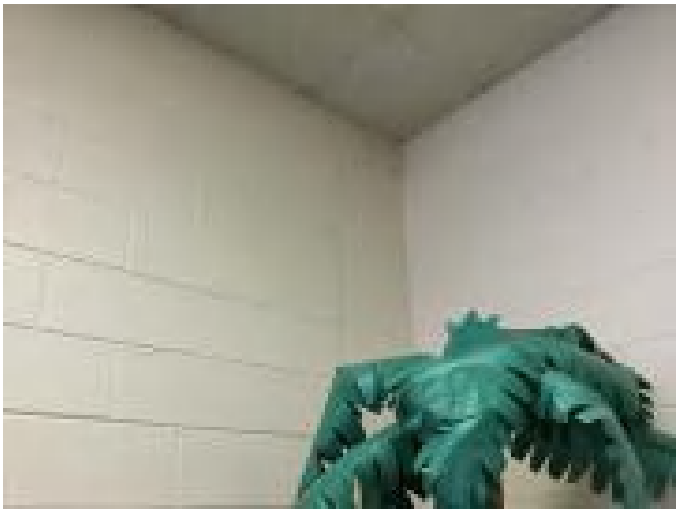
System: B2010 - Exterior Walls



Location: Exterior walls
Distress: Damaged
Category: Safety / Building Code Compliance
Priority: 1 - Currently Critical (Immediate)
Correction: Engineering Study-2016-11-15 17:41:59
Qty: 1.00
Unit of Measure: Ea.
Estimate: $13,200.00
Assessor Name: Terence Davis
Date Created: 01/05/2017

Notes: There are multiple areas where the bricks are missing or there are visible cracks on the exterior walls, a professional engineer should study the problem.

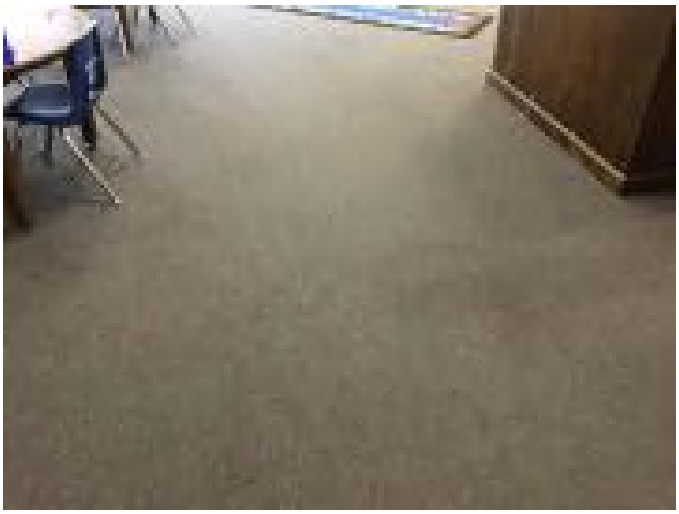
System: C1010 - Partitions



Location: Office and Media Center
Distress: Damaged
Category: Safety / Building Code Compliance
Priority: 1 - Currently Critical (Immediate)
Correction: Engineering Study
Qty: 1.00
Unit of Measure: Ea.
Estimate: $13,200.00
Assessor Name: Terence Davis
Date Created: 01/05/2017

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

System: C3020 - Floor Finishes



Location:	Throughout the building
Distress:	Failing
Category:	Life Safety Code Compliance
Priority:	1 - Currently Critical (Immediate)
Correction:	Replace carpet
Qty:	755.00
Unit of Measure:	S.Y.
Estimate:	$64,539.82
Assessor Name:	Terence Davis
Date Created:	01/05/2017

Notes: The carpet is in poor condition and should be replaced as it has become a tripping hazard.

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

System: B2020 - Exterior Windows

Location: Exterior wall
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace 3' x 4' aluminum window - 1st floor
Qty: 15.00
Unit of Measure: Ea.
Estimate: $19,207.73
Assessor Name: Terence Davis
Date Created: 01/09/2017

Notes: The exterior windows on the cafeteria and few places on the original building are beyond their service life and should be replaced.

System: C1020 - Interior Doors

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 32,364.00
Unit of Measure: S.F.
Estimate: $90,069.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

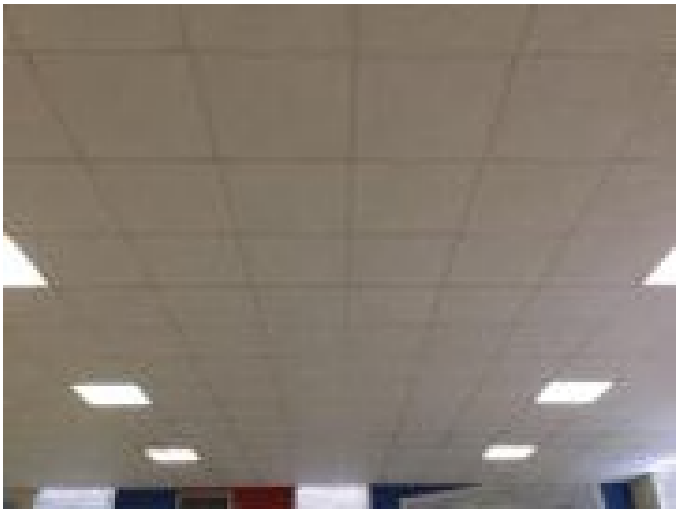
Notes: The interior doors are beyond their service life and should be replaced, also while replacing the doors the hardware installed should be ADA compliant.

System: C3010 - Wall Finishes

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 32,364.00
Unit of Measure: S.F.
Estimate: $99,325.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

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

System: C3030 - Ceiling Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace acoustic tile ceiling, non fire-rated
Qty: 195.00
Unit of Measure: C.S.F.
Estimate: $146,718.00
Assessor Name: Terence Davis
Date Created: 01/05/2017

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

System: D2010 - Plumbing Fixtures

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 32,364.00
Unit of Measure: S.F.
Estimate: $408,693.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

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

System: D2020 - Domestic Water Distribution

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 32,364.00
Unit of Measure: S.F.
Estimate: $34,888.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

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

System: D3020 - Heat Generating Systems

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 32,364.00
Unit of Measure: S.F.
Estimate: $180,850.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

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

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: Replace heat pump, thru-wall unit, 1.5 ton
Qty: 5.00
Unit of Measure: Ea.
Estimate: $36,927.00
Assessor Name: Terence Davis
Date Created: 01/05/2017

Notes: The radiating heaters are beyond their service life and should be replaced.

System: D3060 - Controls & Instrumentation

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 32,364.00
Unit of Measure: S.F.
Estimate: $69,065.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

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

System: D5010 - Electrical Service/Distribution

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 32,364.00
Unit of Measure: S.F.
Estimate: $60,165.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

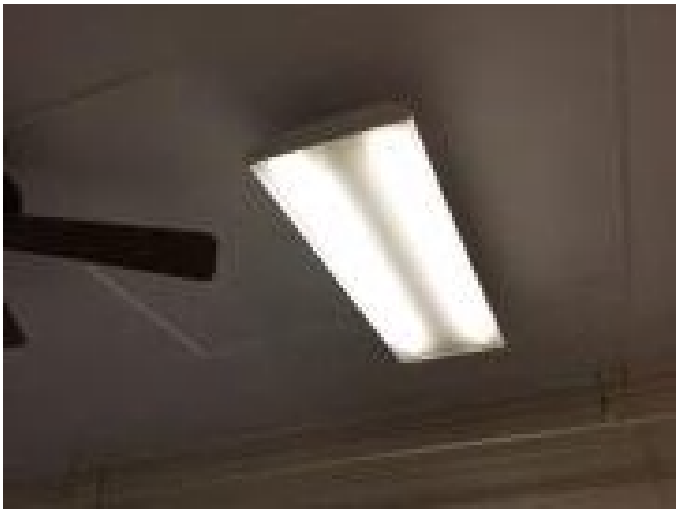
Notes: The electrical service distribution system is beyond its service life and should be replaced.

System: D5020 - Branch Wiring

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 32,364.00
Unit of Measure: S.F.
Estimate: $180,138.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

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

System: D5020 - Lighting



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 32,364.00
Unit of Measure: S.F.
Estimate: $424,357.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 32,364.00
Unit of Measure: S.F.
Estimate: $153,794.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 32,364.00
Unit of Measure: S.F.
Estimate: $23,852.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	32,364
Year Built:	1952
Last Renovation:	
Replacement Value:	$854,087
Repair Cost:	$57,764.06
Total FCI:	6.76 %
Total RSLI:	14.08 %
FCA Score:	93.24

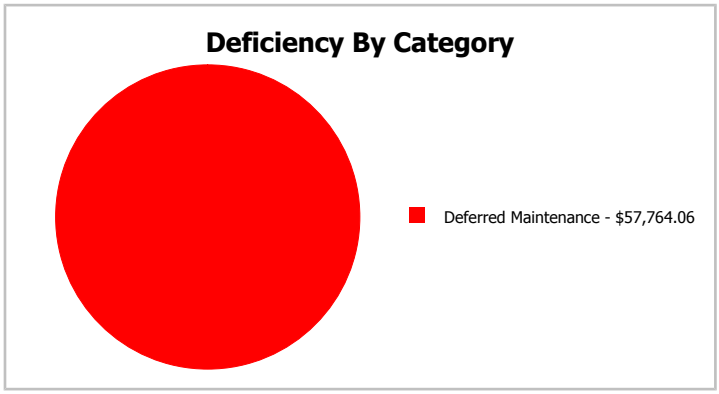
Description:

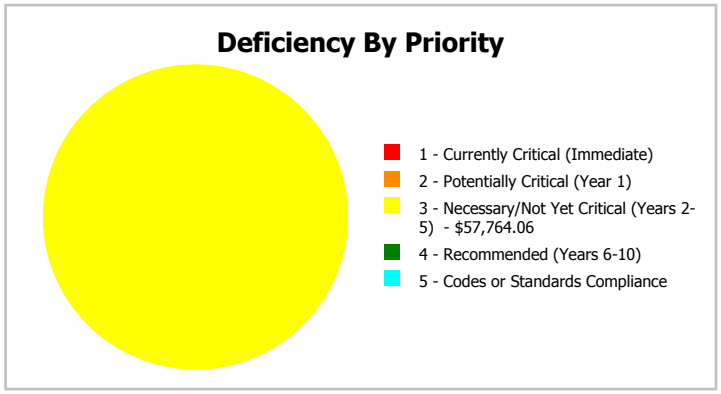
The narrative for this site is included in the Executive Summary Description at the front of this report.

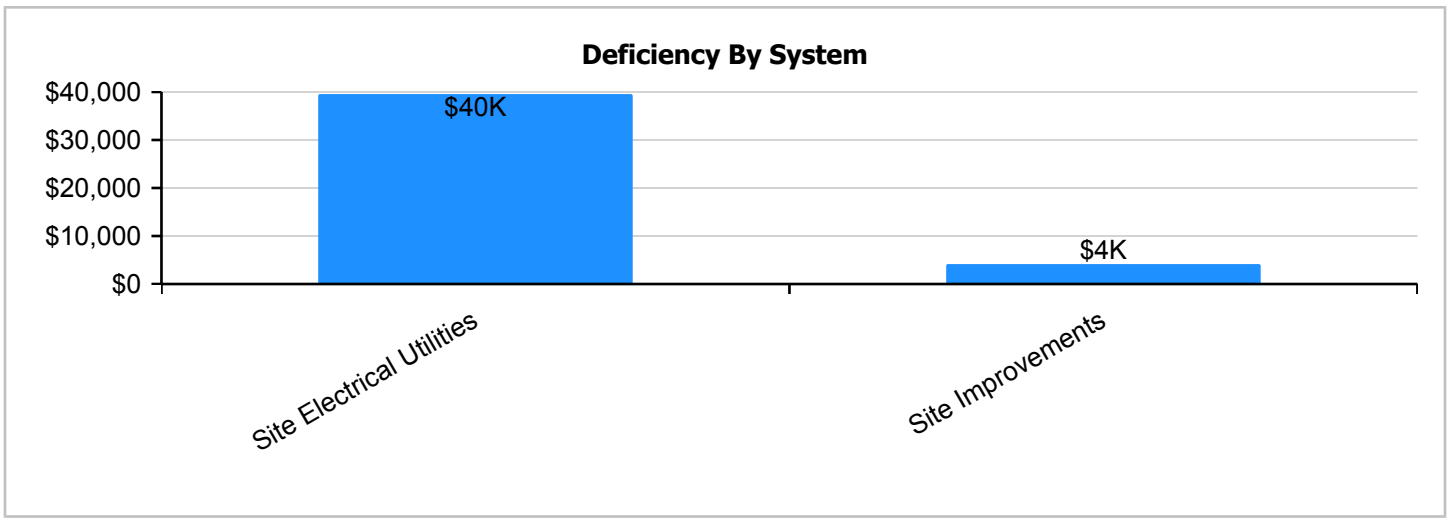
Attributes: This asset has no attributes.

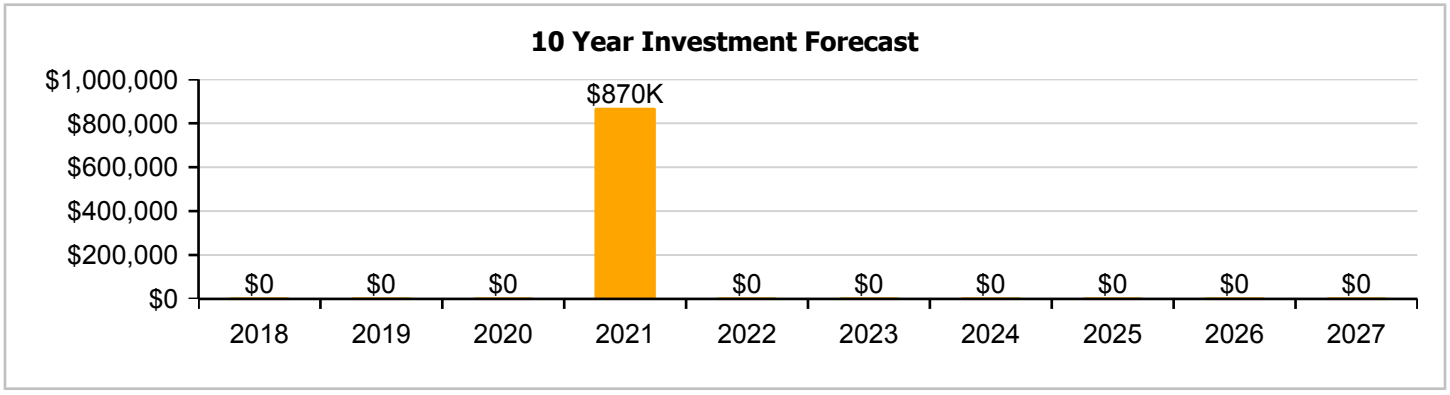
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	32,364
Year Built:	1952	Last Renovation:	
Repair Cost:	$57,764	Replacement Value:	$854,087
FCI:	6.76 %	RSLI%:	14.08 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	20.44 %	1.35 %	$5,431.06
G30 - Site Mechanical Utilities	8.21 %	0.00 %	$0.00
G40 - Site Electrical Utilities	8.84 %	34.70 %	$52,333.00
Totals:	**14.08 %**	**6.76 %**	**$57,764.06**

Photo Album

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

1). Aerial Image of Covington Street Elementary School - Dec 30, 2016

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.	32,364	25	1982	2007	2021	16.00 %	0.00 %	4			$123,307
G2020	Parking Lots	$1.33	S.F.	32,364	25	2013	2038		84.00 %	12.62 %	21		$5,431.06	$43,044
G2030	Pedestrian Paving	$1.91	S.F.	32,364	30	1982	2012	2021	13.33 %	0.00 %	4			$61,815
G2040105	Fence & Guardrails	$1.23	S.F.	32,364	30	1982	2012	2021	13.33 %	0.00 %	4			$39,808
G2040950	Covered Walkways	$1.52	S.F.	32,364	25	1982	2007	2021	16.00 %	0.00 %	4			$49,193
G2040950	Hard Surface Play Area	$0.75	S.F.	32,364	20	1982	2002	2021	20.00 %	0.00 %	4			$24,273
G2050	Landscaping	$1.87	S.F.	32,364	15	1952	1967		0.00 %	0.00 %	-50			$60,521
G3010	Water Supply	$2.34	S.F.	32,364	50	1952	2002	2021	8.00 %	0.00 %	4			$75,732
G3020	Sanitary Sewer	$1.45	S.F.	32,364	50	1952	2002	2021	8.00 %	0.00 %	4			$46,928
G3030	Storm Sewer	$4.54	S.F.	32,364	50	1952	2002	2021	8.00 %	0.00 %	4			$146,933
G3060	Fuel Distribution	$0.98	S.F.	32,364	40	1952	1992	2021	10.00 %	0.00 %	4			$31,717
G4010	Electrical Distribution	$2.35	S.F.	32,364	50	1952	2002	2021	8.00 %	0.00 %	4			$76,055
G4020	Site Lighting	$1.47	S.F.	32,364	30	1982	2012		0.00 %	110.00 %	-5		$52,333.00	$47,575
G4030	Site Communications & Security	$0.84	S.F.	32,364	15	1982	1997	2021	26.67 %	0.00 %	4			$27,186
								Total	**14.08 %**	**6.76 %**			**$57,764.06**	**$854,087**

System Notes

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

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Covered Walkways



Note:

System: G2040950 - Hard Surface Play Area



Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer



Note:

System: G3060 - Fuel Distribution



Note:

System: G4010 - Electrical Distribution



Note:

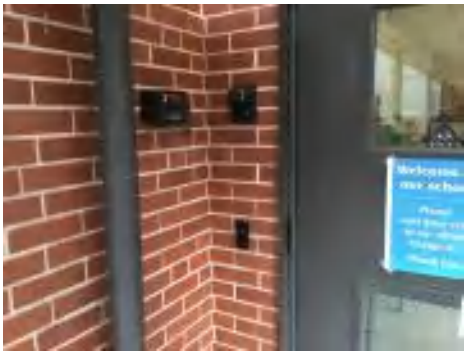
System: G4020 - Site Lighting



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

System: G4030 - Site Communications & Security





Note:

Renewal Schedule

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

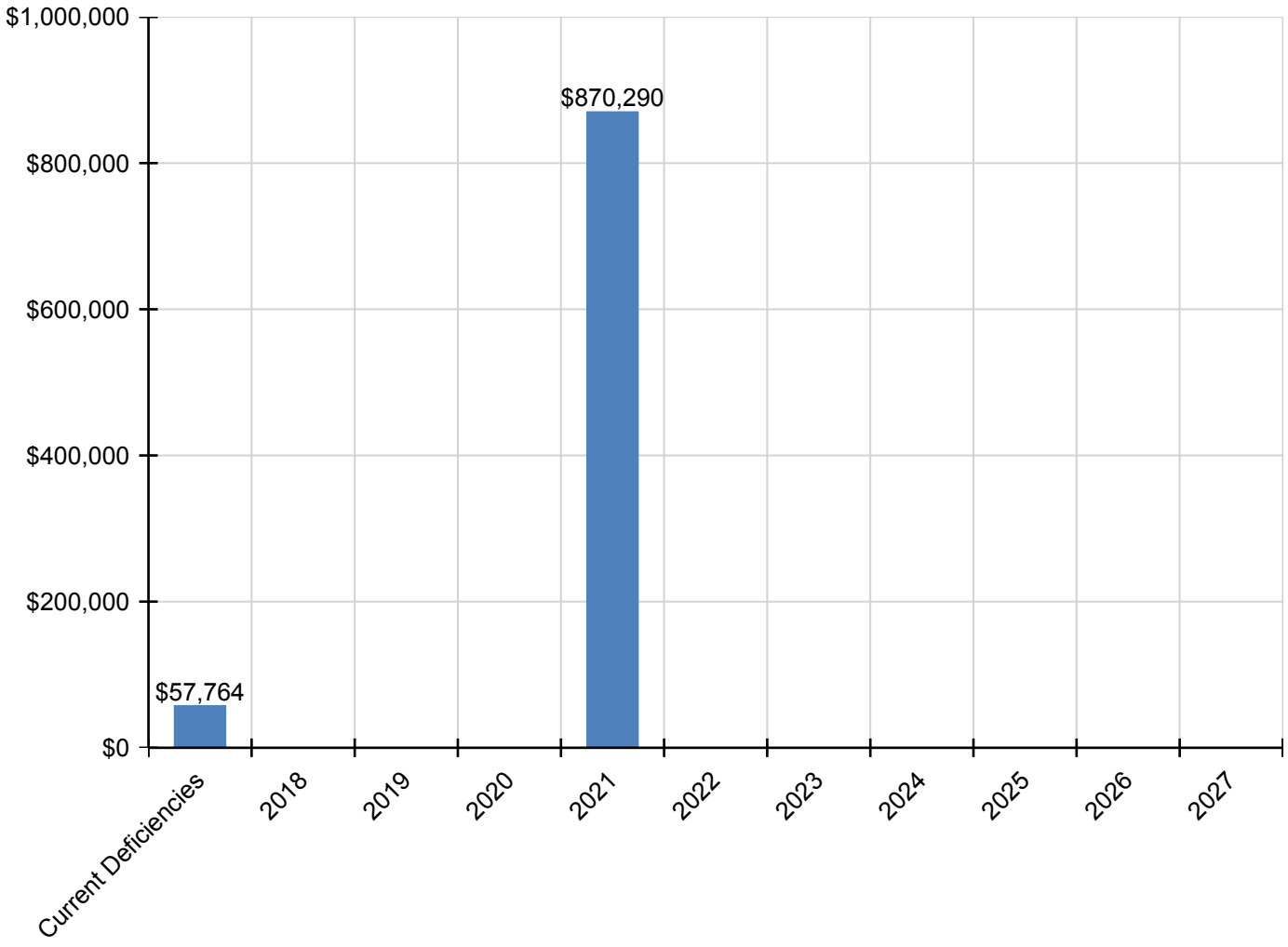
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$57,764**	**$0**	**$0**	**$0**	**$870,290**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$928,054**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$152,662	$0	$0	$0	$0	$0	$0	**$152,662**
G2020 - Parking Lots	$5,431	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,431**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$76,531	$0	$0	$0	$0	$0	$0	**$76,531**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$49,284	$0	$0	$0	$0	$0	$0	**$49,284**
G2040950 - Covered Walkways	$0	$0	$0	$0	$60,905	$0	$0	$0	$0	$0	$0	**$60,905**
G2040950 - Hard Surface Play Area	$0	$0	$0	$0	$30,051	$0	$0	$0	$0	$0	$0	**$30,051**
*** 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	$93,761	$0	$0	$0	$0	$0	$0	**$93,761**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$58,100	$0	$0	$0	$0	$0	$0	**$58,100**
G3030 - Storm Sewer	$0	$0	$0	$0	$181,911	$0	$0	$0	$0	$0	$0	**$181,911**
G3060 - Fuel Distribution	$0	$0	$0	$0	$39,267	$0	$0	$0	$0	$0	$0	**$39,267**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$94,161	$0	$0	$0	$0	$0	$0	**$94,161**
G4020 - Site Lighting	$52,333	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$52,333**
G4030 - Site Communications & Security	$0	$0	$0	$0	$33,657	$0	$0	$0	$0	$0	$0	**$33,657**

** Indicates non-renewable system*

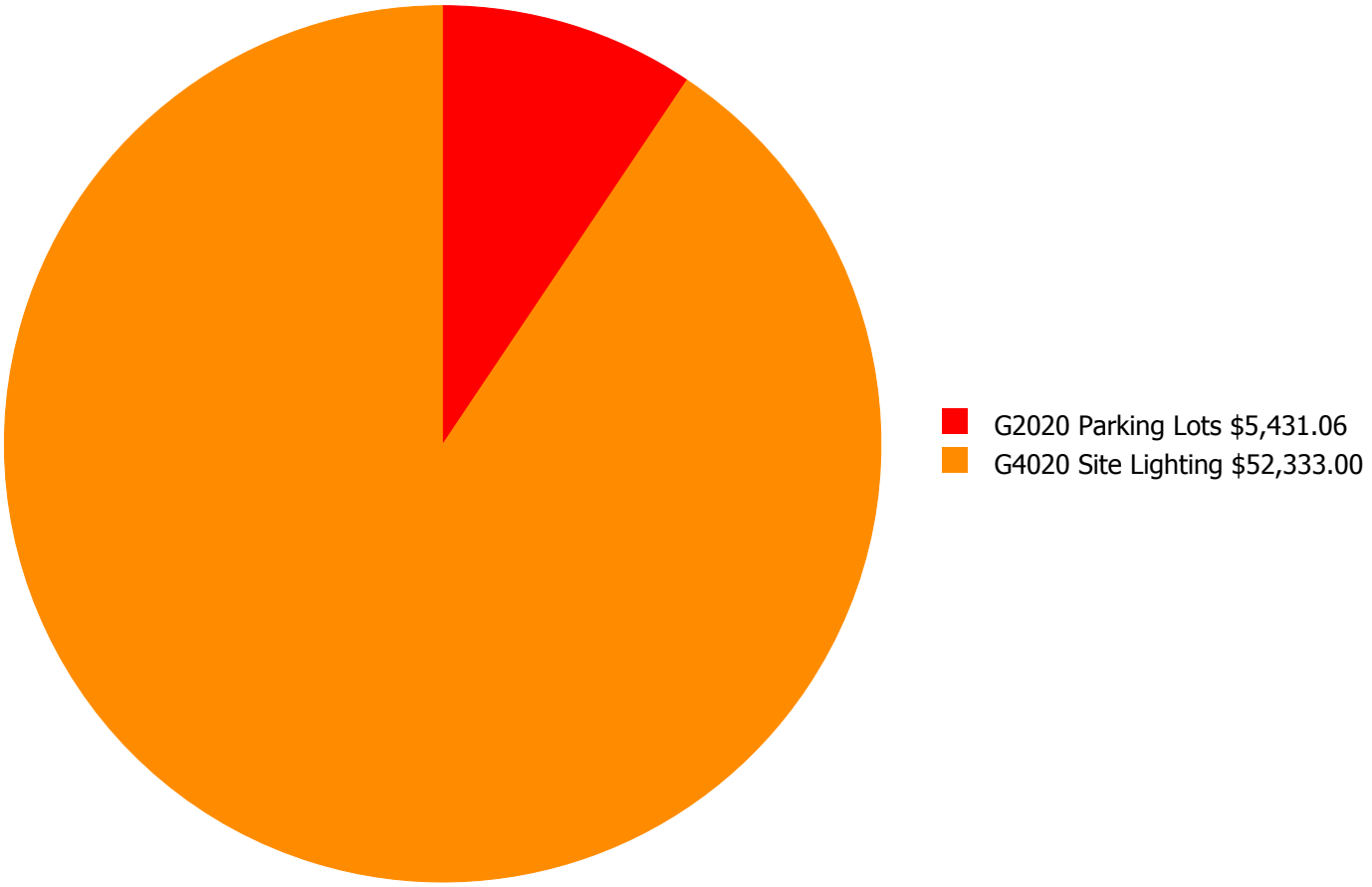
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

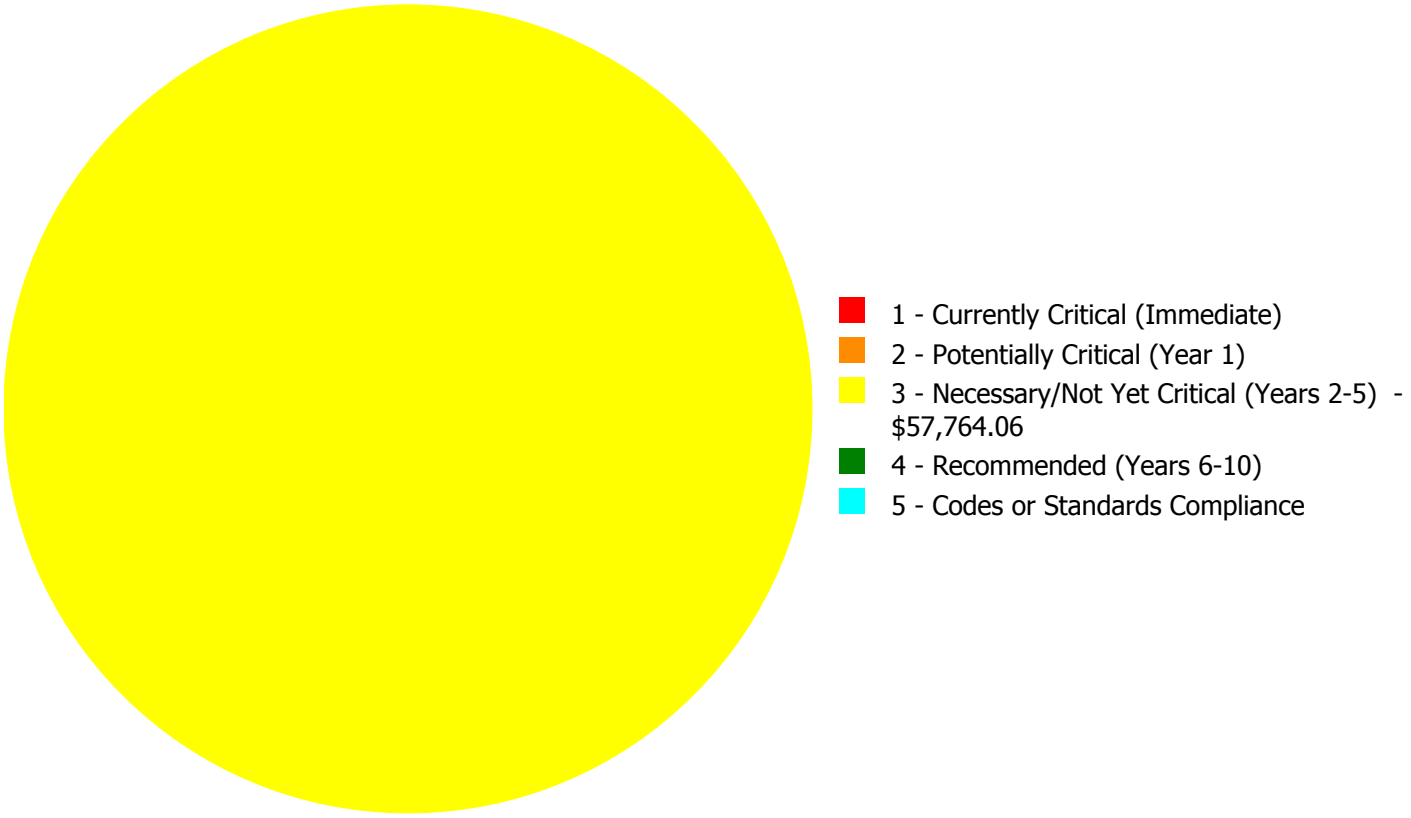
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $57,764.06

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: $57,764.06

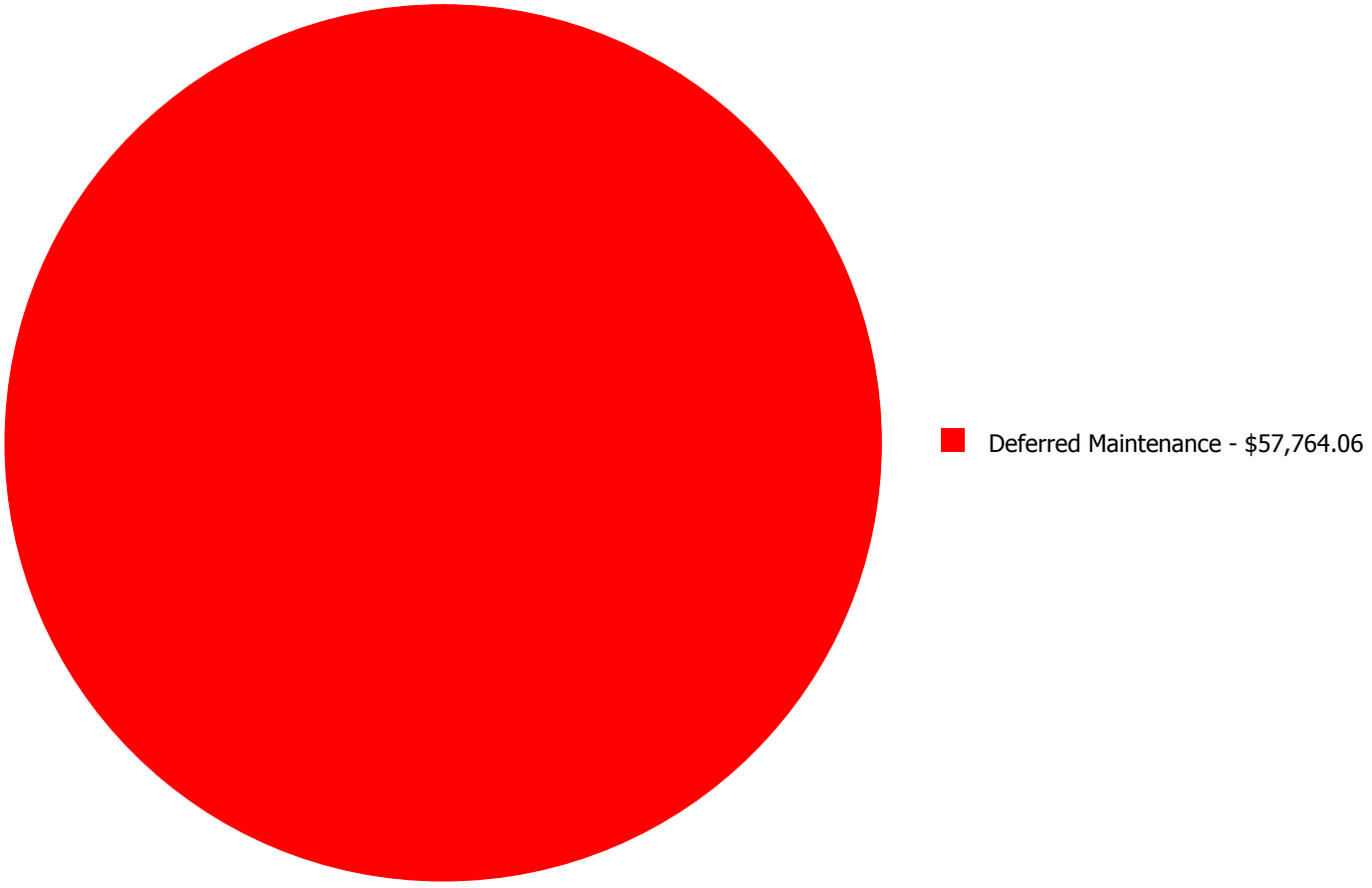
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
G2020	Parking Lots	$0.00	$0.00	$5,431.06	$0.00	$0.00	$5,431.06
G4020	Site Lighting	$0.00	$0.00	$52,333.00	$0.00	$0.00	$52,333.00
	Total:	$0.00	$0.00	$57,764.06	$0.00	$0.00	$57,764.06

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: $57,764.06

Deficiency Details by Priority

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

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

System: G2020 - Parking Lots

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Parking lot repair and resurface
Qty: 4.00
Unit of Measure: M.S.F.
Estimate: $5,431.06
Assessor Name: Eduardo Lopez
Date Created: 01/05/2017

Notes: The parking lot on the northwest side needs to be repaired and restriped.

System: G4020 - Site Lighting

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 32,364.00
Unit of Measure: S.F.
Estimate: $52,333.00
Assessor Name: Eduardo Lopez
Date Created: 12/30/2016

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

NC School District/830 Scotland County/Elementary School

I E Johnson Elementary

Draft

Campus Assessment Report

March 7, 2017

PARSONS

Table of Contents

Campus Executive Summary

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

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

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Gross Area (SF):	48,584
Year Built:	1952
Last Renovation:	
Replacement Value:	$11,244,263
Repair Cost:	$3,923,845.00
Total FCI:	34.90 %
Total RSLI:	17.83 %
FCA Score:	65.10

Description:

GENERAL:
I E Johnson Elementary School is located at 815 McGirts Bridge Road in Laurinburg, North Carolina. The 1 story, 61,802 square foot building was originally constructed in 1952. There has been one addition to the building in 1983. A Kitchen and a Media Center was added.

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

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

B. SUPERSTRUCTURE
Floor construction is concrete. Roof construction is metal pan deck with lightweight fill. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically performed metal roof, foam roofing, asphalt roll roofing and a low slope thermoplastic polyolefin. Roof openings include a roof hatch with fixed ladder access. 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 steel frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, toilet accessories, storage shelving, fabricated toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in assignable spaces is typically ceramic tiles, and quarry tiles. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically painted drywall.

CONVEYING:
The building does not include conveying equipment.

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

HVAC:
Heating is provided by 2 gas fired boilers. Cooling is supplied by wall package units. The heating distribution system is piping connected to radiators as a secondary heating system. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system. This building has a remote Building Automation System.

FIRE PROTECTION:
The building does not have a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.

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

COMMUNICATIONS AND SECURITY:
The fire alarm system consists of audible/visual strobe annunciators in interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building does not include an internal security system. The building has controlled entry door access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system combined with the telephone system.

OTHER ELECTRICAL SYSTEMS:
This building does not have a separately derived emergency power system.

E. EQUIPMENT & FURNISHINGS:
This building includes the following items and equipment: fixed food service, library equipment, audio-visual, fixed casework, and window treatment.

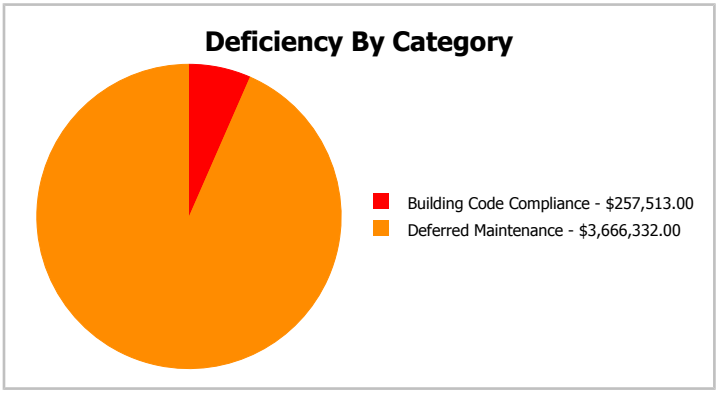
G. SITE
Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, play areas, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting.

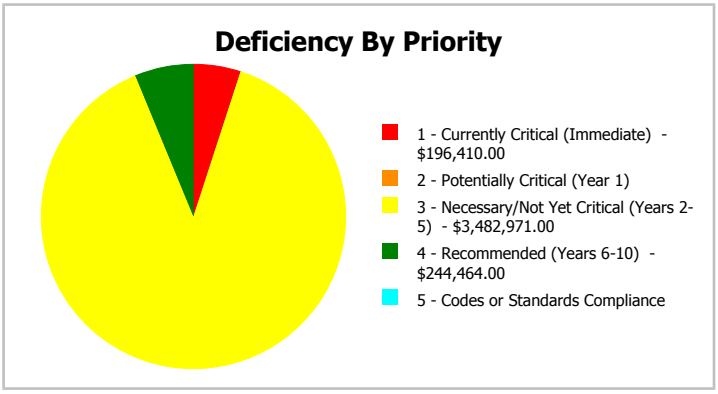
Attributes:

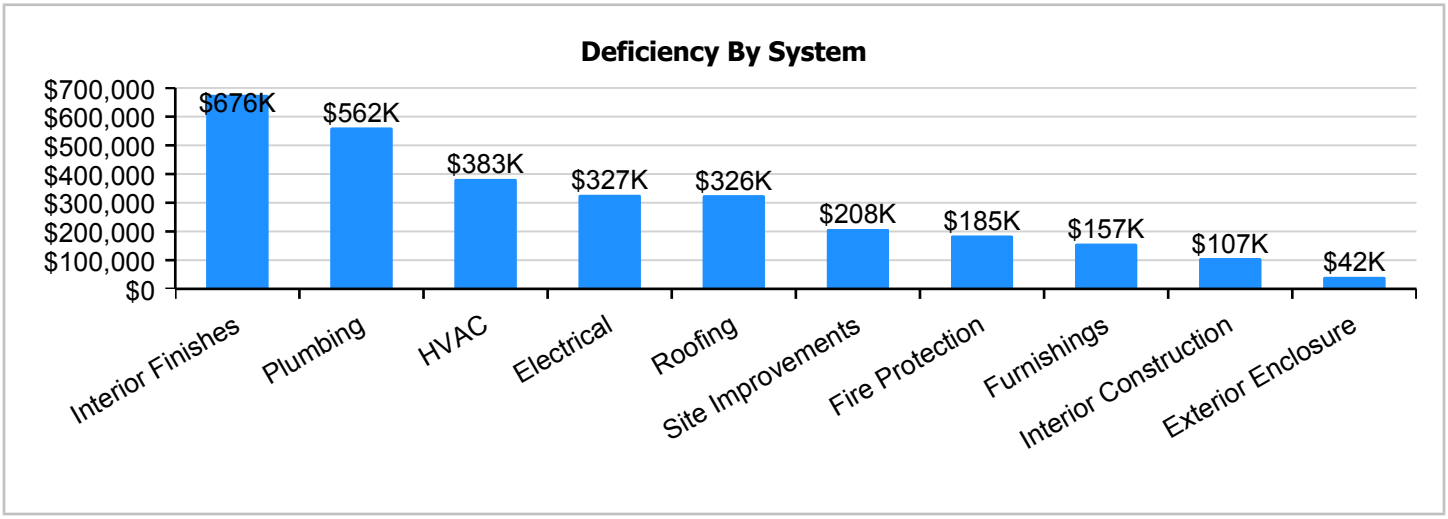
General Attributes:			
Condition Assessor:	Terence Davis	Assessment Date:	
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:	Active	Status:	Active
School Grades:	15	Site Acreage:	15

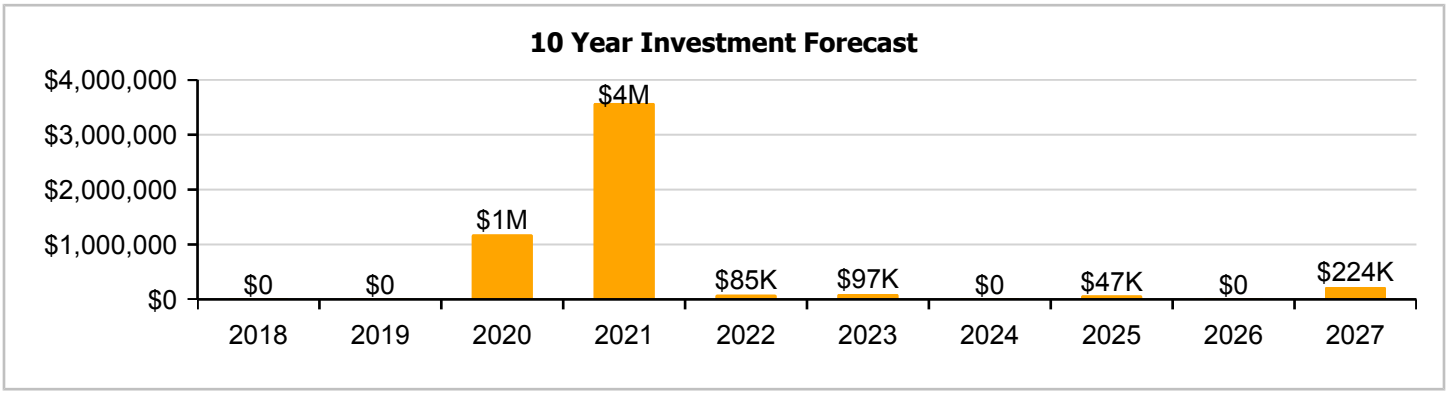
Campus Dashboard Summary

Gross Area:	48,584		
Year Built:	1952	Last Renovation:	
Repair Cost:	$3,923,845	Replacement Value:	$11,244,263
FCI:	34.90 %	RSLI%:	17.83 %









Campus Condition Summary

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

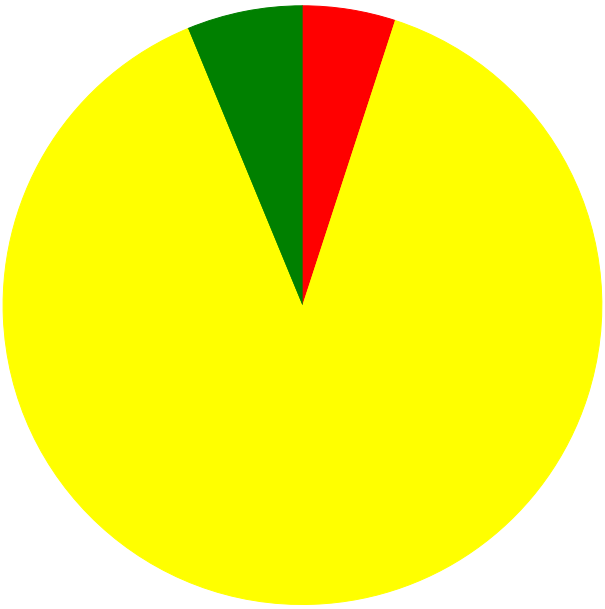
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	35.00 %	0.00 %	$0.00
A20 - Basement Construction	35.00 %	0.00 %	$0.00
B10 - Superstructure	35.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	23.26 %	5.98 %	$55,171.00
B30 - Roofing	7.13 %	60.30 %	$430,188.00
C10 - Interior Construction	13.70 %	13.11 %	$140,985.00
C30 - Interior Finishes	8.58 %	73.80 %	$891,669.00
D20 - Plumbing	0.12 %	109.09 %	$741,294.00
D30 - HVAC	15.78 %	44.48 %	$505,665.00
D40 - Fire Protection	0.00 %	110.00 %	$244,464.00
D50 - Electrical	21.75 %	32.27 %	$432,079.00
E10 - Equipment	15.00 %	0.00 %	$0.00
E20 - Furnishings	3.15 %	92.68 %	$207,636.00
G20 - Site Improvements	10.98 %	33.34 %	$274,694.00
G30 - Site Mechanical Utilities	8.74 %	0.00 %	$0.00
G40 - Site Electrical Utilities	47.83 %	0.00 %	$0.00
Totals:	**17.83 %**	**34.90 %**	**$3,923,845.00**

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
1952 Classroom Building	12,000	22.46	$0.00	$0.00	$462,000.00	$67,320.00	$0.00
1952 Main Building	33,000	40.98	$0.00	$0.00	$2,646,204.00	$177,144.00	$0.00
1952 Storage	3,584	59.83	$196,410.00	$0.00	$100,073.00	$0.00	$0.00
Site	48,584	18.28	$0.00	$0.00	$274,694.00	$0.00	$0.00
Total:		**34.90**	**$196,410.00**	**$0.00**	**$3,482,971.00**	**$244,464.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $3,923,845.00

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):	12,000
Year Built:	1952
Last Renovation:	
Replacement Value:	$2,356,920
Repair Cost:	$529,320.00
Total FCI:	22.46 %
Total RSLI:	21.47 %
FCA Score:	77.54

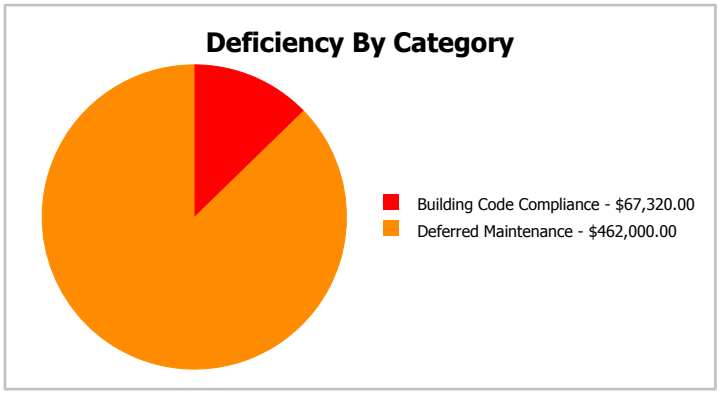
Description:

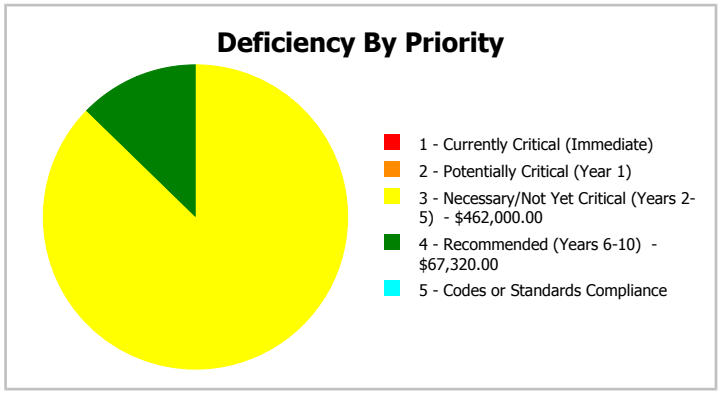
The narrative for this building is included in the Executive Summary Description at the front of this report.

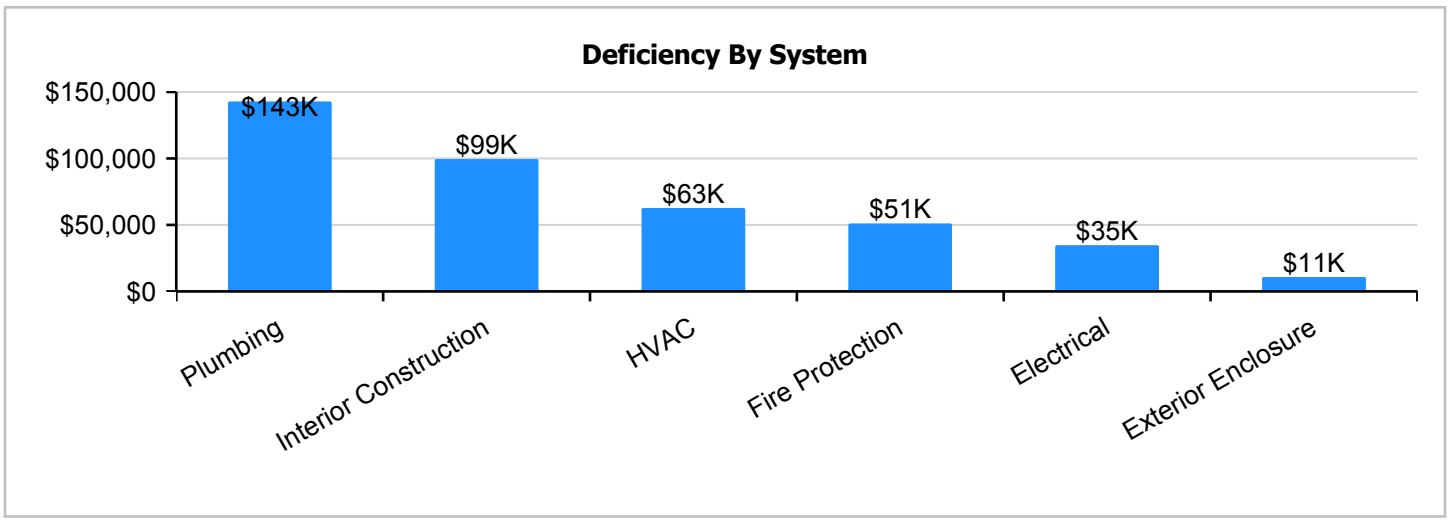
Attributes: This asset has no attributes.

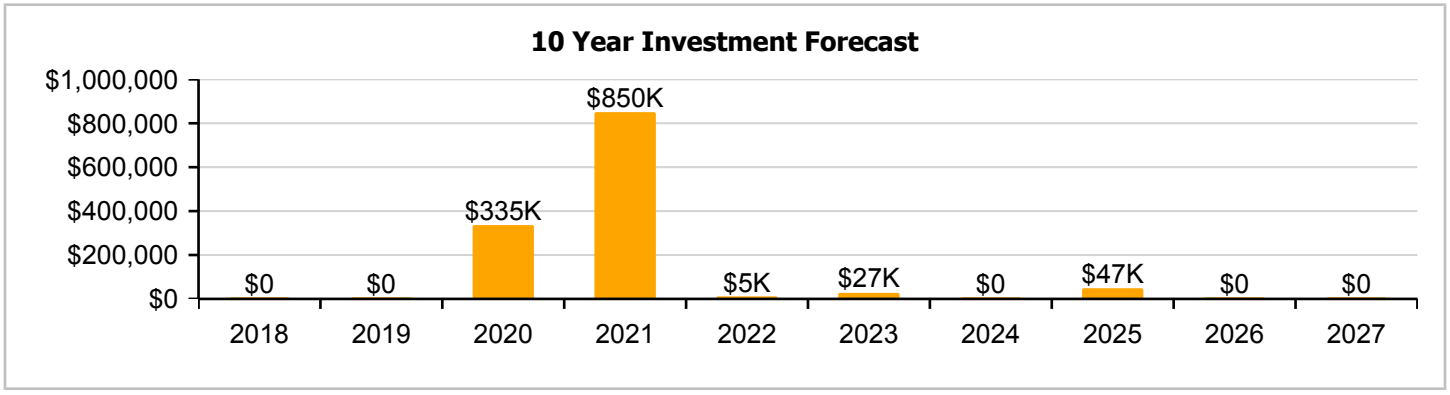
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	12,000
Year Built:	1952	Last Renovation:	
Repair Cost:	$529,320	Replacement Value:	$2,356,920
FCI:	22.46 %	RSLI%:	21.47 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	35.00 %	0.00 %	$0.00
A20 - Basement Construction	35.00 %	0.00 %	$0.00
B10 - Superstructure	35.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	22.91 %	5.81 %	$14,124.00
B30 - Roofing	10.00 %	0.00 %	$0.00
C10 - Interior Construction	7.70 %	46.45 %	$131,208.00
C30 - Interior Finishes	24.90 %	0.00 %	$0.00
D20 - Plumbing	0.00 %	110.00 %	$188,364.00
D30 - HVAC	18.56 %	33.33 %	$82,632.00
D40 - Fire Protection	0.00 %	110.00 %	$67,320.00
D50 - Electrical	26.63 %	13.17 %	$45,672.00
E10 - Equipment	15.00 %	0.00 %	$0.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
Totals:	**21.47 %**	**22.46 %**	**$529,320.00**

Photo Album

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

1). West Elevation - Jan 12, 2017

2). East Elevation - Jan 12, 2017

3). South Elevation - Jan 12, 2017

4). North Elevation - Jan 12, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.88	S.F.	12,000	100	1952	2052		35.00 %	0.00 %	35			$58,560
A1030	Slab on Grade	$8.61	S.F.	12,000	100	1952	2052		35.00 %	0.00 %	35			$103,320
A2010	Basement Excavation	$1.95	S.F.	12,000	100	1952	2052		35.00 %	0.00 %	35			$23,400
A2020	Basement Walls	$13.35	S.F.	12,000	100	1952	2052		35.00 %	0.00 %	35			$160,200
B1010	Floor Construction	$1.66	S.F.	12,000	100	1952	2052		35.00 %	0.00 %	35			$19,920
B1020	Roof Construction	$16.08	S.F.	12,000	100	1952	2052		35.00 %	0.00 %	35			$192,960
B2010	Exterior Walls	$9.61	S.F.	12,000	100	1952	2052		35.00 %	0.00 %	35			$115,320
B2020	Exterior Windows	$9.57	S.F.	12,000	30	1983	2013	2021	13.33 %	0.00 %	4			$114,840
B2030	Exterior Doors	$1.07	S.F.	12,000	30	1983	2013		0.00 %	110.00 %	-4		$14,124.00	$12,840
B3010120	Preformed Metal Roofing	$6.98	S.F.	12,000	30	1990	2020		10.00 %	0.00 %	3			$83,760
C1010	Partitions	$11.01	S.F.	12,000	75	1952	2027		13.33 %	0.00 %	10			$132,120
C1020	Interior Doors	$2.59	S.F.	12,000	30	1983	2013	2021	13.33 %	0.00 %	4			$31,080
C1030	Fittings	$9.94	S.F.	12,000	20	1983	2003		0.00 %	110.00 %	-14		$131,208.00	$119,280
C3010	Wall Finishes	$2.84	S.F.	12,000	10	2015	2025		80.00 %	0.00 %	8			$34,080
C3020	Floor Finishes	$11.60	S.F.	12,000	20	1983	2003	2021	20.00 %	0.00 %	4			$139,200
C3030	Ceiling Finishes	$11.19	S.F.	12,000	25	1983	2008	2021	16.00 %	0.00 %	4			$134,280
D2010	Plumbing Fixtures	$11.71	S.F.	12,000	30	1983	2013		0.00 %	110.00 %	-4		$154,572.00	$140,520
D2020	Domestic Water Distribution	$0.99	S.F.	12,000	30	1983	2013		0.00 %	110.00 %	-4		$13,068.00	$11,880
D2030	Sanitary Waste	$1.57	S.F.	12,000	30	1983	2013		0.00 %	110.00 %	-4		$20,724.00	$18,840
D3040	Distribution Systems	$6.26	S.F.	12,000	30	1952	1982		0.00 %	110.00 %	-35		$82,632.00	$75,120
D3050	Terminal & Package Units	$14.10	S.F.	12,000	15	2002	2017	2021	26.67 %	0.00 %	4			$169,200
D3060	Controls & Instrumentation	$0.30	S.F.	12,000	20	2002	2022		25.00 %	0.00 %	5			$3,600
D4010	Sprinklers	$4.41	S.F.	12,000	30			2016	0.00 %	110.00 %	-1		$58,212.00	$52,920
D4020	Standpipes	$0.69	S.F.	12,000	30			2016	0.00 %	110.00 %	-1		$9,108.00	$8,280
D5010	Electrical Service/Distribution	$1.73	S.F.	12,000	40	1983	2023		15.00 %	0.00 %	6			$20,760
D5020	Branch Wiring	$5.20	S.F.	12,000	30	1952	1982	2021	13.33 %	0.00 %	4			$62,400
D5020	Lighting	$12.12	S.F.	12,000	30	1990	2020		10.00 %	0.00 %	3			$145,440
D5030810	Security & Detection Systems	$1.91	S.F.	12,000	15	2015	2030		86.67 %	0.00 %	13			$22,920
D5030910	Fire Alarm Systems	$3.46	S.F.	12,000	15	1983	1998		0.00 %	110.00 %	-19		$45,672.00	$41,520
D5030920	Data Communication	$4.47	S.F.	12,000	15	2015	2030		86.67 %	0.00 %	13			$53,640
E1020	Institutional Equipment	$1.62	S.F.	12,000	20	2000	2020		15.00 %	0.00 %	3			$19,440
E2010	Fixed Furnishings	$2.94	S.F.	12,000	20	1983	2003	2021	20.00 %	0.00 %	4			$35,280
								Total	**21.47 %**	**22.46 %**			**$529,320.00**	**$2,356,920**

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



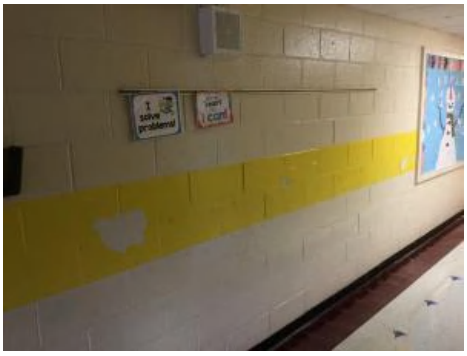
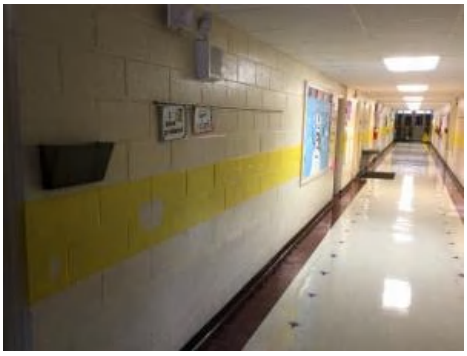
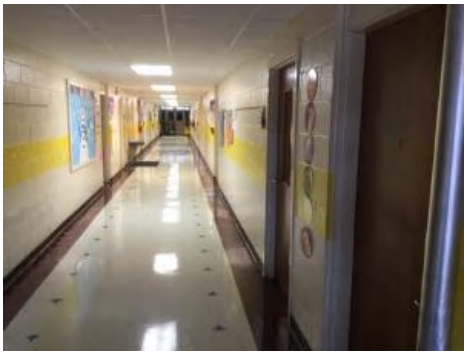
Note:

System: B3010120 - Preformed Metal Roofing



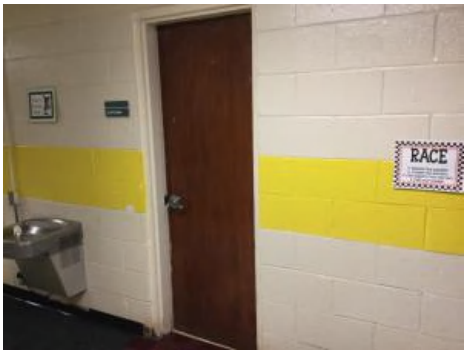
Note:

System: C1010 - Partitions

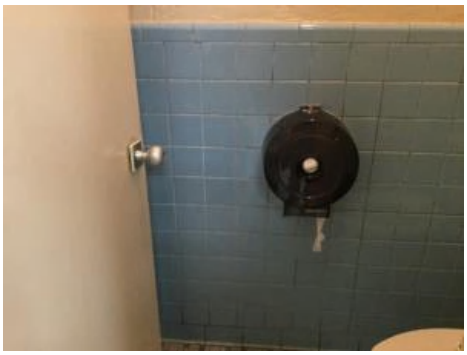
Note:

System: C1020 - Interior Doors



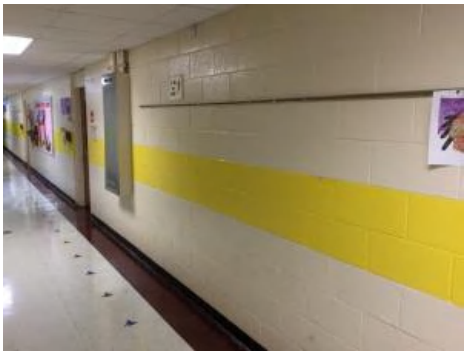
Note:

System: C1030 - Fittings



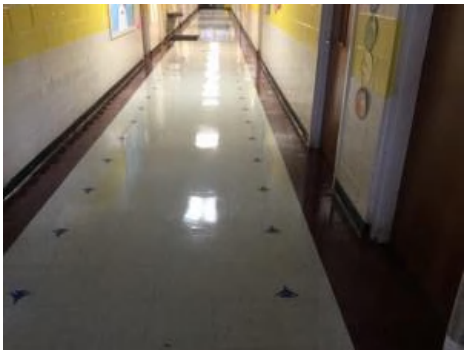
Note:

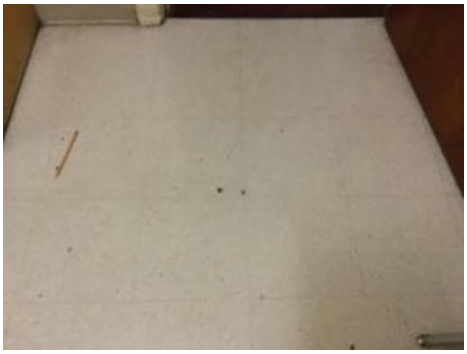
System: C3010 - Wall Finishes



Note:

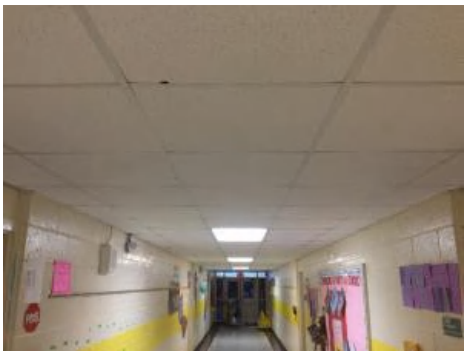
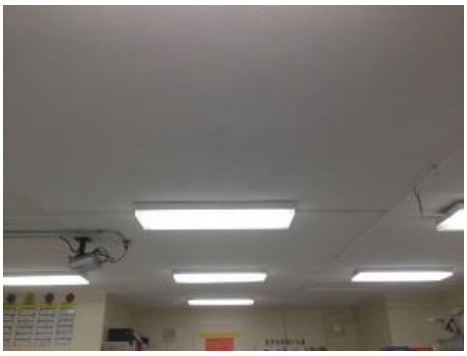
System: C3020 - Floor Finishes





Note:

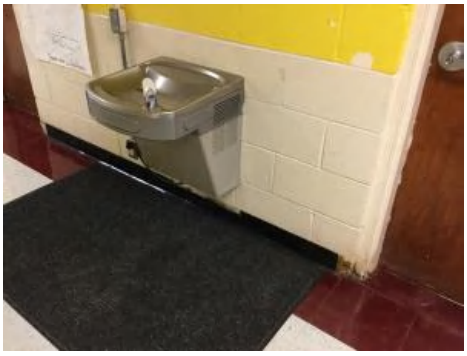
System: C3030 - Ceiling Finishes

Note:

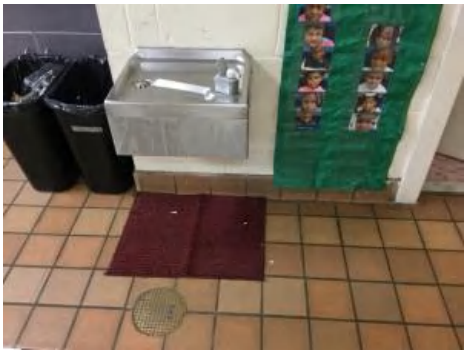
System: D2010 - Plumbing Fixtures





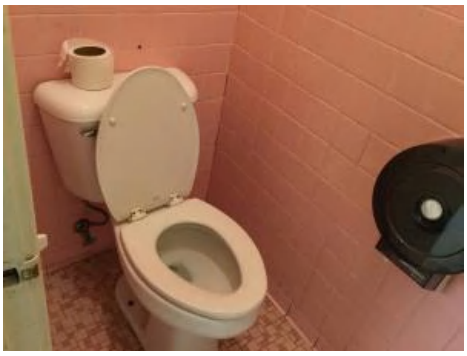
Note:

System: D2020 - Domestic Water Distribution



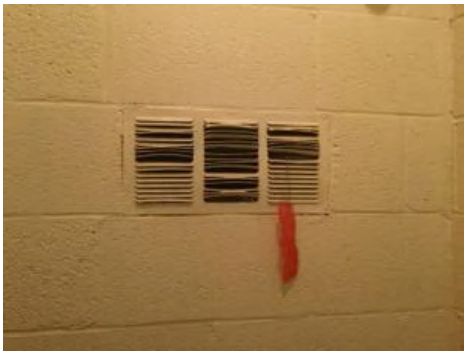

Note:

System: D2030 - Sanitary Waste

Note:

System: D3040 - Distribution Systems




Note:

System: D3050 - Terminal & Package Units



Note:

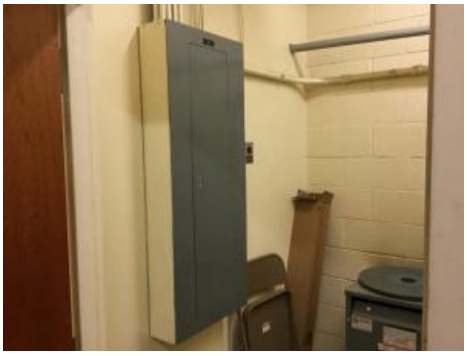
System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution

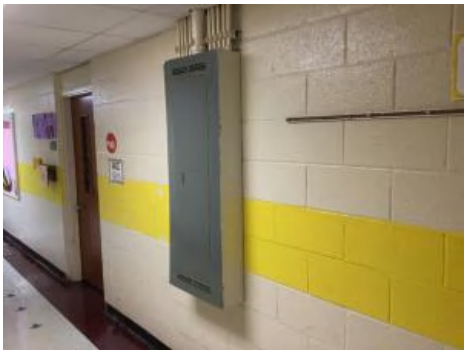




Note:

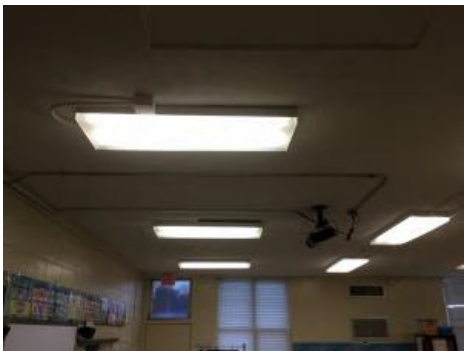
System: D5020 - Branch Wiring





Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication

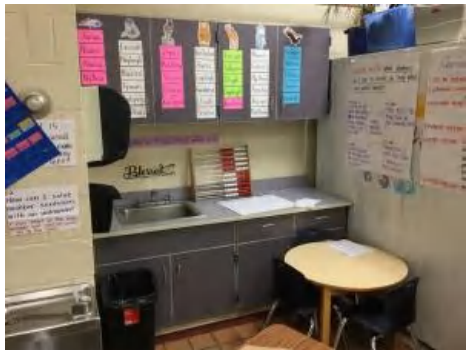


Note:

System: E1020 - Institutional Equipment

Note:

System: E2010 - Fixed Furnishings


Note:

Renewal Schedule

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

Inflation Rate: 3%

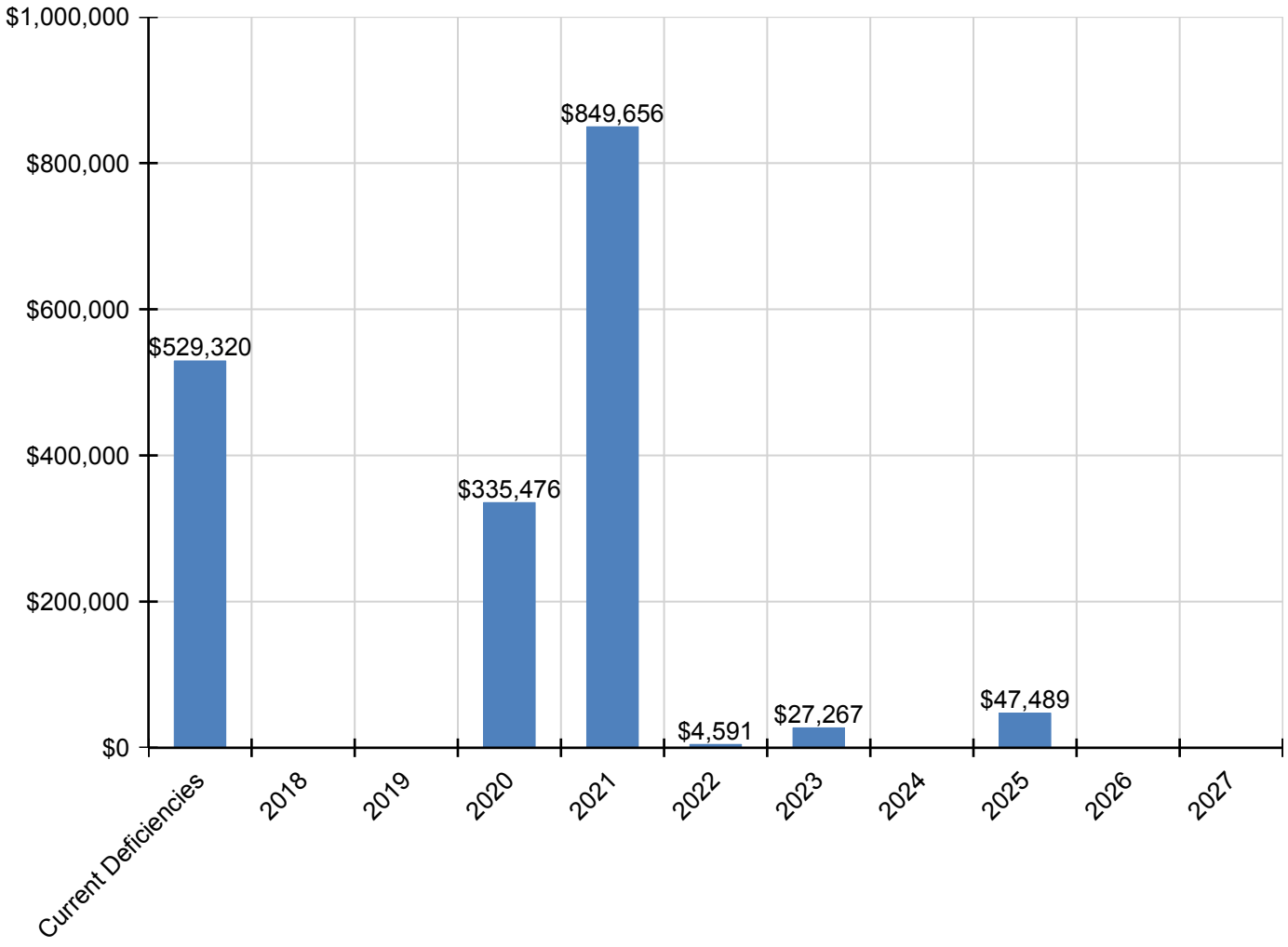
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$529,320**	**$0**	**$0**	**$335,476**	**$849,656**	**$4,591**	**$27,267**	**$0**	**$47,489**	**$0**	**$0**	**$1,793,798**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$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	$142,179	$0	$0	$0	$0	$0	$0	**$142,179**
B2030 - Exterior Doors	$14,124	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$14,124**
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 - Preformed Metal Roofing	$0	$0	$0	$137,290	$0	$0	$0	$0	$0	$0	$0	**$137,290**
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	$38,479	$0	$0	$0	$0	$0	$0	**$38,479**
C1030 - Fittings	$131,208	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$131,208**
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	$47,489	$0	$0	**$47,489**

C3020 - Floor Finishes	$0	$0	$0	$0	$172,338	$0	$0	$0	$0	$0	$0	**$172,338**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$166,247	$0	$0	$0	$0	$0	$0	**$166,247**
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	$154,572	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$154,572**
D2020 - Domestic Water Distribution	$13,068	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$13,068**
D2030 - Sanitary Waste	$20,724	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$20,724**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$82,632	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$82,632**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$209,480	$0	$0	$0	$0	$0	$0	**$209,480**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$4,591	$0	$0	$0	$0	$0	**$4,591**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$58,212	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$58,212**
D4020 - Standpipes	$9,108	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$9,108**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$27,267	$0	$0	$0	$0	**$27,267**
D5020 - Branch Wiring	$0	$0	$0	$0	$77,255	$0	$0	$0	$0	$0	$0	**$77,255**
D5020 - Lighting	$0	$0	$0	$174,819	$0	$0	$0	$0	$0	$0	$0	**$174,819**
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	$45,672	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$45,672**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$23,367	$0	$0	$0	$0	$0	$0	$0	**$23,367**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$43,679	$0	$0	$0	$0	$0	$0	**$43,679**

** Indicates non-renewable system*

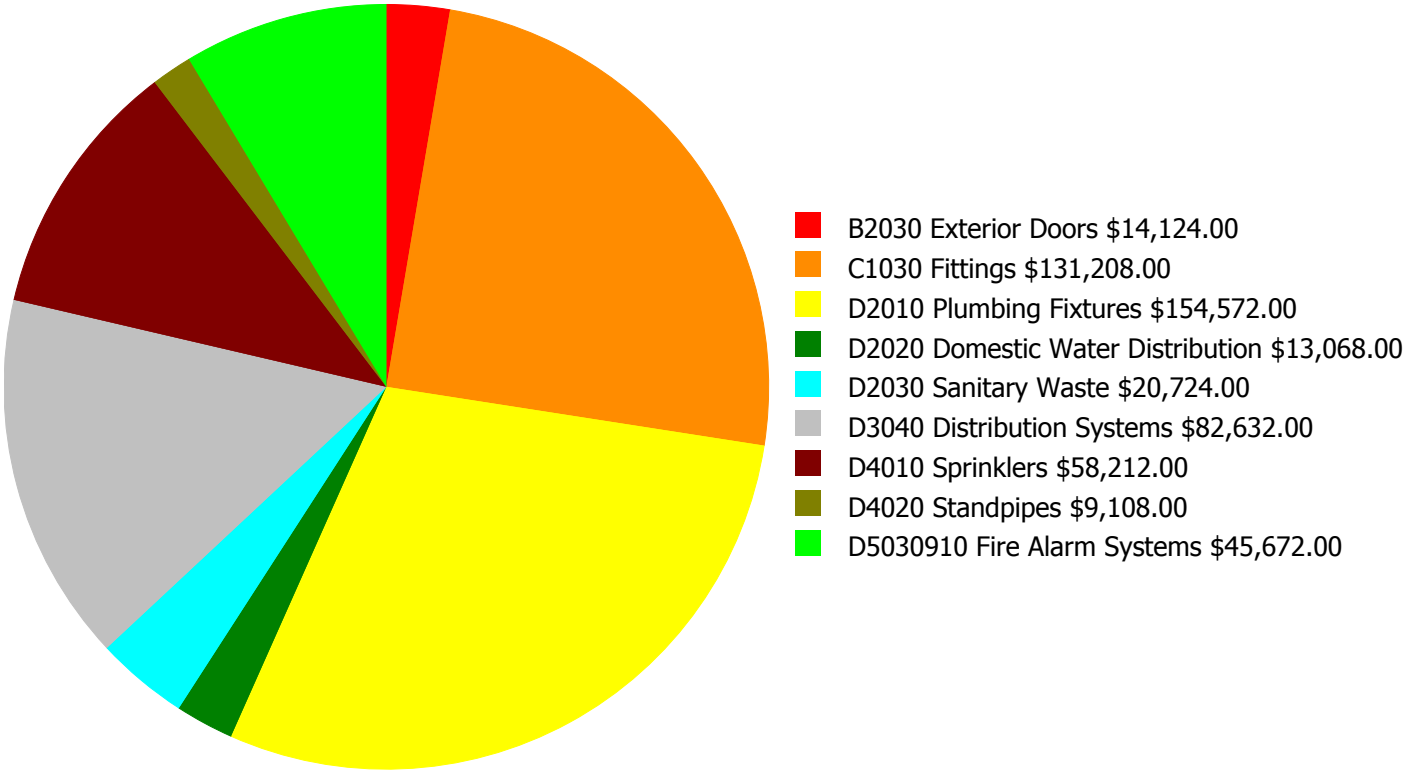
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

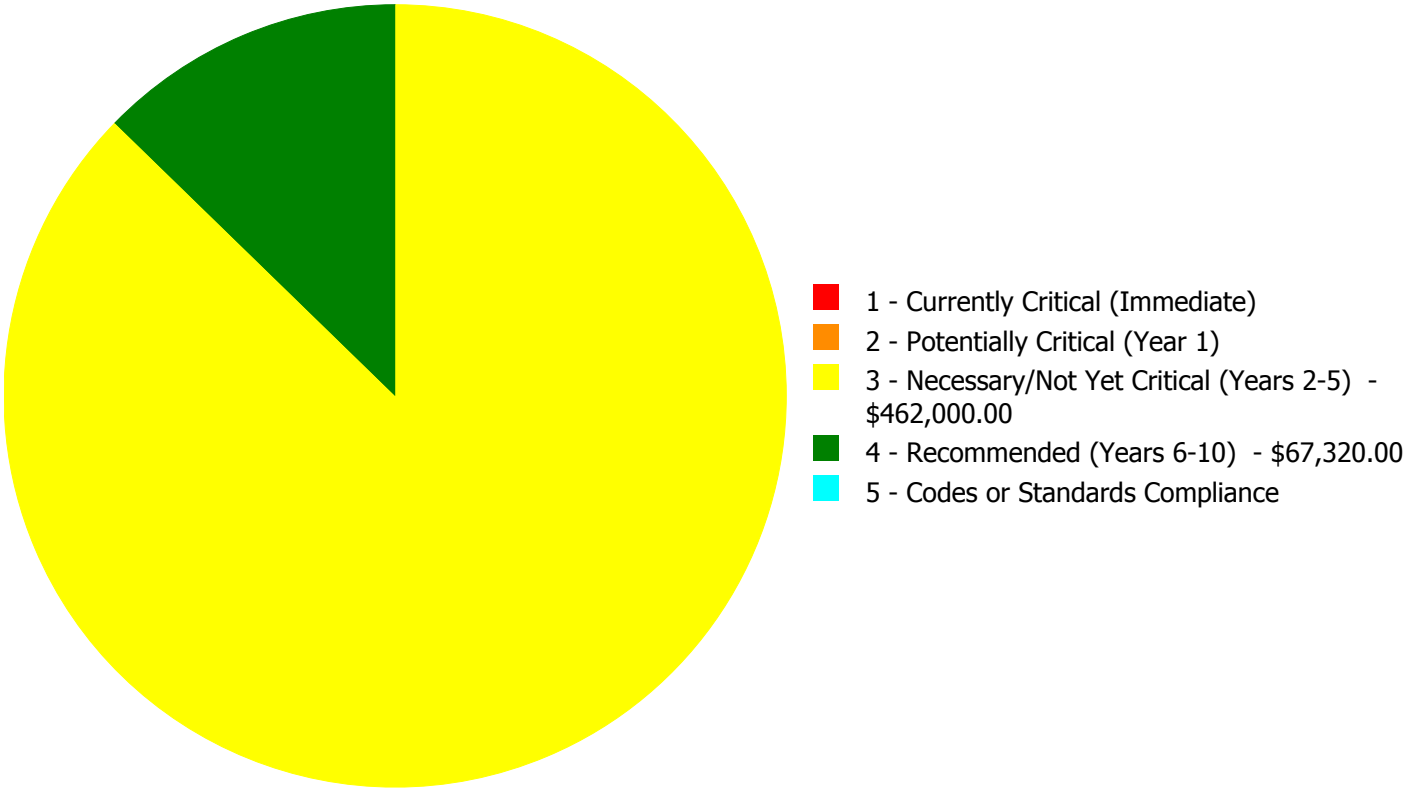
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $529,320.00

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: $529,320.00

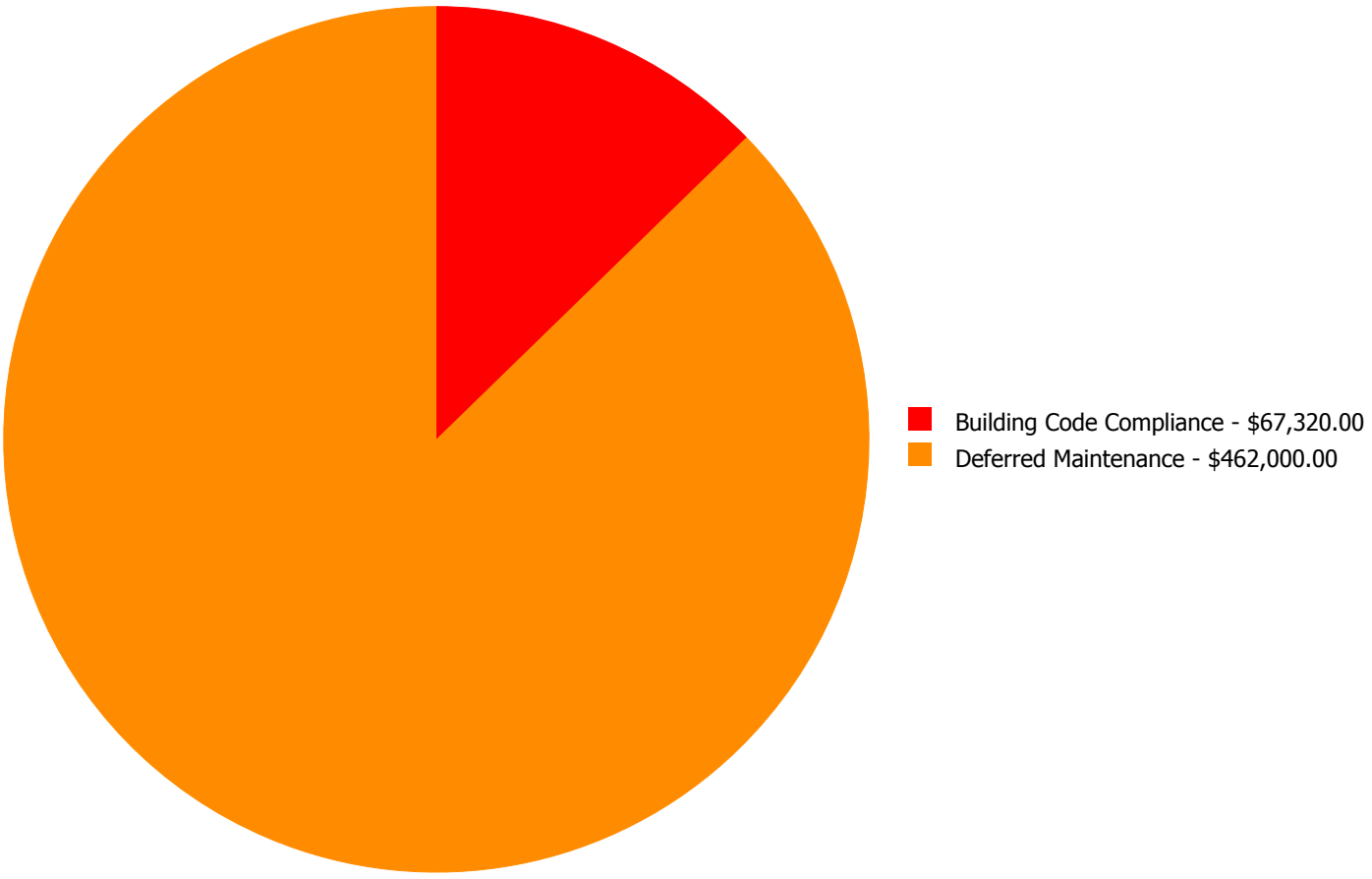
Deficiency By Priority Investment Table

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	$14,124.00	$0.00	$0.00	$14,124.00
C1030	Fittings	$0.00	$0.00	$131,208.00	$0.00	$0.00	$131,208.00
D2010	Plumbing Fixtures	$0.00	$0.00	$154,572.00	$0.00	$0.00	$154,572.00
D2020	Domestic Water Distribution	$0.00	$0.00	$13,068.00	$0.00	$0.00	$13,068.00
D2030	Sanitary Waste	$0.00	$0.00	$20,724.00	$0.00	$0.00	$20,724.00
D3040	Distribution Systems	$0.00	$0.00	$82,632.00	$0.00	$0.00	$82,632.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$58,212.00	$0.00	$58,212.00
D4020	Standpipes	$0.00	$0.00	$0.00	$9,108.00	$0.00	$9,108.00
D5030910	Fire Alarm Systems	$0.00	$0.00	$45,672.00	$0.00	$0.00	$45,672.00
	Total:	$0.00	$0.00	$462,000.00	$67,320.00	$0.00	$529,320.00

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: $529,320.00

Deficiency Details by Priority

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

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

System: B2030 - Exterior Doors

Location: Exterior
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,000.00
Unit of Measure: S.F.
Estimate: $14,124.00
Assessor Name: Terence Davis
Date Created: 01/13/2017

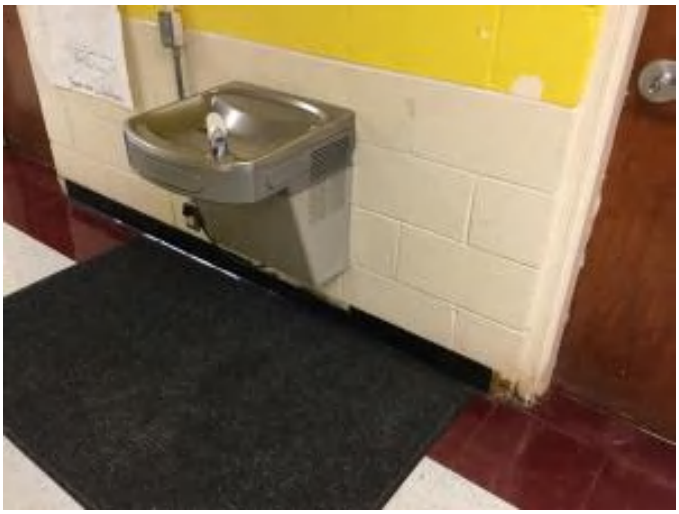
Notes: The original metal exterior doors are aged, rusted, damaged and should be replaced with energy efficient doors

System: C1030 - Fittings

Location: Restrooms
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,000.00
Unit of Measure: S.F.
Estimate: $131,208.00
Assessor Name: Terence Davis
Date Created: 01/12/2017

Notes: The bathroom fittings and toilet partitions are aged, worn, damaged and should be replaced.
The original fittings are aged, and should be replaced.The room signs are inadequate, do not comply with present requirements and is recommended to replace them.

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: 12,000.00
Unit of Measure: S.F.
Estimate: $154,572.00
Assessor Name: Terence Davis
Date Created: 01/12/2017

Notes: The plumbing fixtures are original beyond its service life, not efficient or low flow 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: 12,000.00
Unit of Measure: S.F.
Estimate: $13,068.00
Assessor Name: Terence Davis
Date Created: 01/13/2017

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

System: D2030 - Sanitary Waste

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,000.00
Unit of Measure: S.F.
Estimate: $20,724.00
Assessor Name: Terence Davis
Date Created: 01/13/2017

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

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: 12,000.00
Unit of Measure: S.F.
Estimate: $82,632.00
Assessor Name: Terence Davis
Date Created: 01/13/2017

Notes: The exhaust fans, and hot water supply distribution system is aged, in marginal condition, and should be replaced.

System: D5030910 - Fire Alarm Systems

Location:	Throughout the building
Distress:	Beyond Service Life
Category:	Deferred Maintenance
Priority:	3 - Necessary/Not Yet Critical (Years 2-5)
Correction:	Renew System
Qty:	12,000.00
Unit of Measure:	S.F.
Estimate:	$45,672.00
Assessor Name:	Terence Davis
Date Created:	01/13/2017

Notes: The original alarm system is operating but is aged. The system should be inspected and repaired or replaced to ensure that the life safety codes are preserved.

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: 12,000.00
Unit of Measure: S.F.
Estimate: $58,212.00
Assessor Name: Terence Davis
Date Created: 01/12/2017

Notes: There are no sprinklers in the building.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 12,000.00
Unit of Measure: S.F.
Estimate: $9,108.00
Assessor Name: Terence Davis
Date Created: 01/12/2017

Notes: There are no sprinklers in the building.

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	33,000
Year Built:	1952
Last Renovation:	
Replacement Value:	$6,889,080
Repair Cost:	$2,823,348.00
Total FCI:	40.98 %
Total RSLI:	17.24 %
FCA Score:	59.02

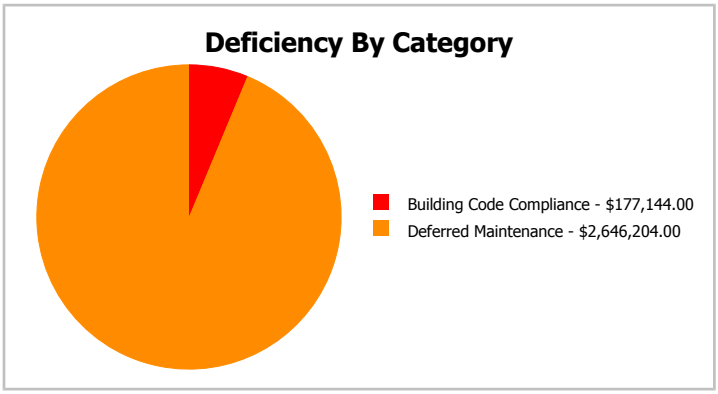
Description:

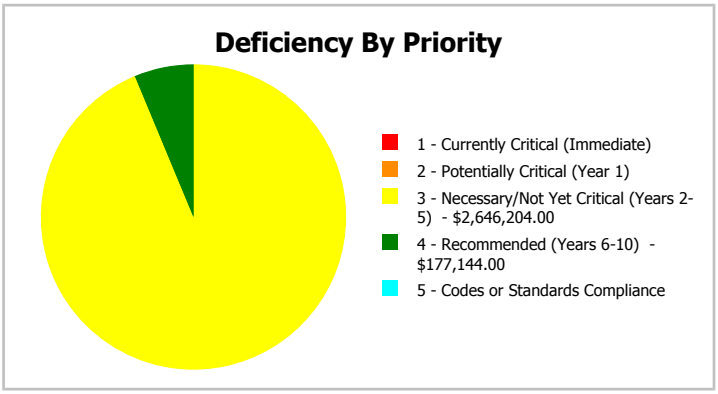
The narrative for this building is included in the Executive Summary Description at the front of this report.

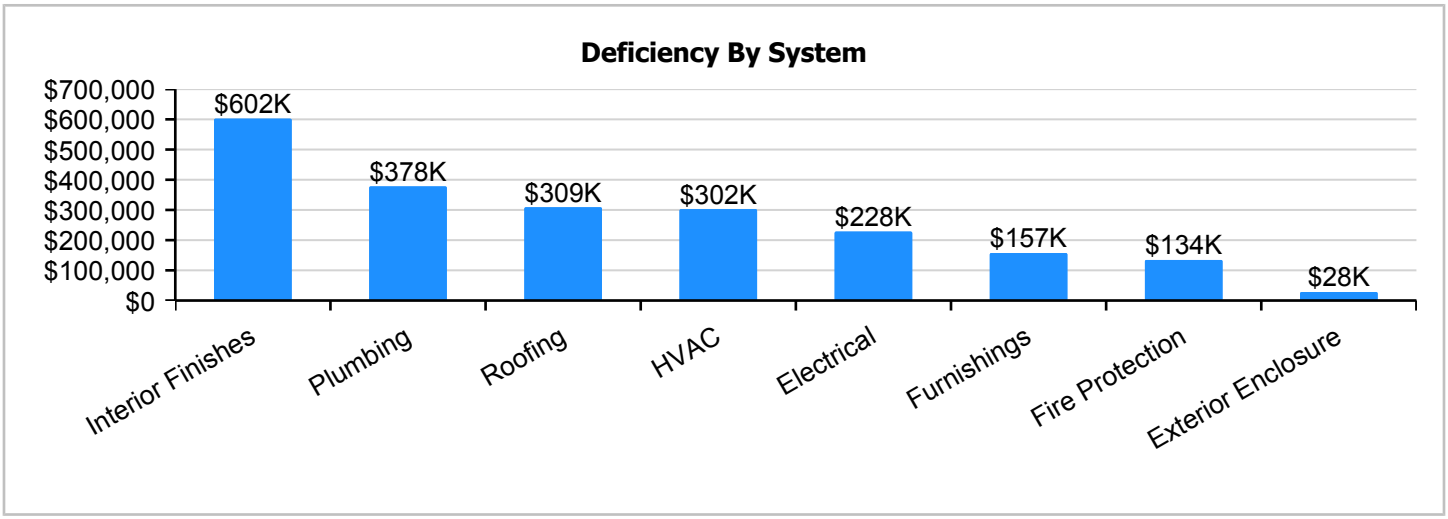
Attributes: This asset has no attributes.

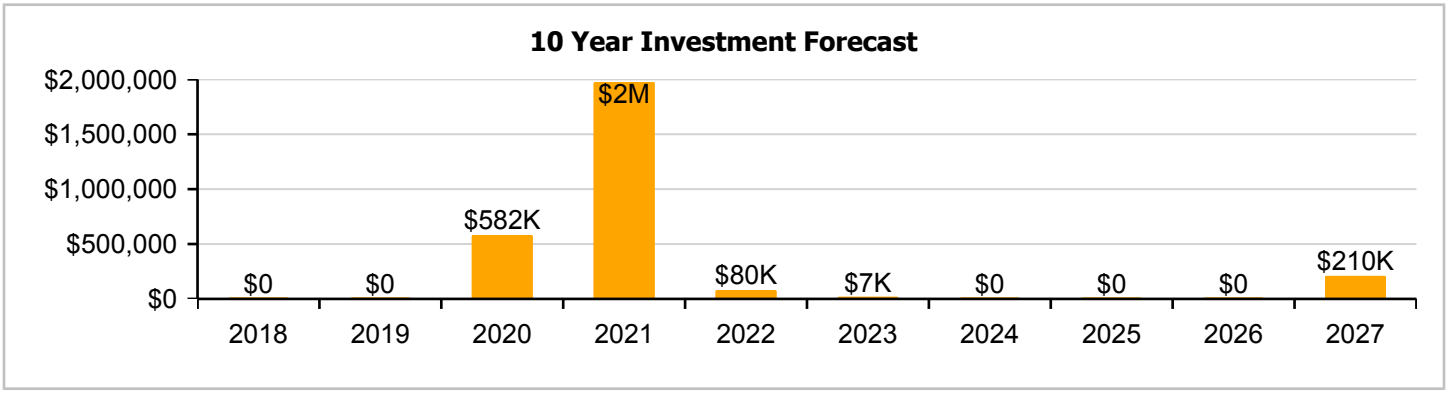
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	33,000
Year Built:	1952	Last Renovation:	
Repair Cost:	$2,823,348	Replacement Value:	$6,889,080
FCI:	40.98 %	RSLI%:	17.24 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	35.00 %	0.00 %	$0.00
A20 - Basement Construction	35.00 %	0.00 %	$0.00
B10 - Superstructure	35.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	22.92 %	5.77 %	$37,026.00
B30 - Roofing	6.92 %	66.37 %	$407,583.00
C10 - Interior Construction	16.15 %	0.00 %	$0.00
C30 - Interior Finishes	3.33 %	97.80 %	$794,607.00
D20 - Plumbing	0.18 %	108.66 %	$498,762.00
D30 - HVAC	15.38 %	46.04 %	$399,300.00
D40 - Fire Protection	0.00 %	110.00 %	$177,144.00
D50 - Electrical	21.74 %	32.94 %	$301,290.00
E10 - Equipment	15.00 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	110.00 %	$207,636.00
Totals:	**17.24 %**	**40.98 %**	**$2,823,348.00**

Photo Album

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

1). Northwest Elevation - Jan 10, 2017

2). Northeast Elevation - Jan 10, 2017

3). Southeast Elevation - Jan 10, 2017

4). Southwest Elevation - Jan 10, 2017

Condition Detail

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

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

System Listing

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

Campus Assessment Report - 1952 Main Building

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.70	S.F.	33,000	100	1952	2052		35.00 %	0.00 %	35			$155,100
A1030	Slab on Grade	$8.26	S.F.	33,000	100	1952	2052		35.00 %	0.00 %	35			$272,580
A2010	Basement Excavation	$1.85	S.F.	33,000	100	1952	2052		35.00 %	0.00 %	35			$61,050
A2020	Basement Walls	$12.79	S.F.	33,000	100	1952	2052		35.00 %	0.00 %	35			$422,070
B1010	Floor Construction	$1.61	S.F.	33,000	100	1952	2052		35.00 %	0.00 %	35			$53,130
B1020	Roof Construction	$15.44	S.F.	33,000	100	1952	2052		35.00 %	0.00 %	35			$509,520
B2010	Exterior Walls	$9.24	S.F.	33,000	100	1952	2052		35.00 %	0.00 %	35			$304,920
B2020	Exterior Windows	$9.20	S.F.	33,000	30	1983	2013	2021	13.33 %	0.00 %	4			$303,600
B2030	Exterior Doors	$1.02	S.F.	33,000	30	1983	2013		0.00 %	110.00 %	-4		$37,026.00	$33,660
B3010105	Foam Roofing	$8.95	S.F.	33,000	25	1952	1977		0.00 %	138.00 %	-40		$407,583.00	$295,350
B3010130	Preformed Metal Roofing	$9.66	S.F.	33,000	30	1983	2013	2021	13.33 %	0.00 %	4			$318,780
C1010	Partitions	$10.59	S.F.	33,000	75	1952	2027		13.33 %	0.00 %	10			$349,470
C1020	Interior Doors	$2.48	S.F.	33,000	30	1983	2013	2021	13.33 %	0.00 %	4			$81,840
C1030	Fittings	$9.54	S.F.	33,000	20	1983	2003	2021	20.00 %	0.00 %	4			$314,820
C3010	Wall Finishes	$2.73	S.F.	33,000	10	2010	2020		30.00 %	0.00 %	3			$90,090
C3020	Floor Finishes	$11.15	S.F.	33,000	20	1983	2003		0.00 %	110.00 %	-14		$404,745.00	$367,950
C3030	Ceiling Finishes	$10.74	S.F.	33,000	25	1983	2008		0.00 %	110.00 %	-9		$389,862.00	$354,420
D2010	Plumbing Fixtures	$11.26	S.F.	33,000	30	1983	2013		0.00 %	110.00 %	-4		$408,738.00	$371,580
D2020	Domestic Water Distribution	$0.96	S.F.	33,000	30	1952	1982		0.00 %	110.00 %	-35		$34,848.00	$31,680
D2030	Sanitary Waste	$1.52	S.F.	33,000	30	1952	1982		0.00 %	110.00 %	-35		$55,176.00	$50,160
D2090	Other Plumbing Systems -Nat Gas	$0.17	S.F.	33,000	40	1983	2023		15.00 %	0.00 %	6			$5,610
D3020	Heat Generating Systems	$4.98	S.F.	33,000	30	1983	2013		0.00 %	110.00 %	-4		$180,774.00	$164,340
D3040	Distribution Systems	$6.02	S.F.	33,000	30	1983	2013		0.00 %	110.00 %	-4		$218,526.00	$198,660
D3050	Terminal & Package Units	$13.37	S.F.	33,000	15	2002	2017	2021	26.67 %	0.00 %	4			$441,210
D3060	Controls & Instrumentation	$1.91	S.F.	33,000	20	2002	2022		25.00 %	0.00 %	5			$63,030
D4010	Sprinklers	$4.22	S.F.	33,000	30			2016	0.00 %	110.00 %	-1		$153,186.00	$139,260
D4020	Standpipes	$0.66	S.F.	33,000	30			2016	0.00 %	110.00 %	-1		$23,958.00	$21,780
D5010	Electrical Service/Distribution	$1.65	S.F.	33,000	40	1983	2023	2021	10.00 %	0.00 %	4			$54,450
D5020	Branch Wiring	$4.99	S.F.	33,000	30	1952	1982		0.00 %	110.00 %	-35		$181,137.00	$164,670
D5020	Lighting	$11.64	S.F.	33,000	30	1990	2020		10.00 %	0.00 %	3			$384,120
D5030810	Security & Detection Systems	$1.83	S.F.	33,000	15	2017	2032		100.00 %	0.00 %	15			$60,390
D5030910	Fire Alarm Systems	$3.31	S.F.	33,000	15	1983	1998		0.00 %	110.00 %	-19		$120,153.00	$109,230
D5030920	Data Communication	$4.30	S.F.	33,000	15	2012	2027		66.67 %	0.00 %	10			$141,900
E1020	Institutional Equipment	$0.30	S.F.	33,000	20	2000	2020		15.00 %	0.00 %	3			$9,900
E2010	Fixed Furnishings	$5.72	S.F.	33,000	20	1983	2003		0.00 %	110.00 %	-14		$207,636.00	$188,760
								Total	**17.24 %**	**40.98 %**			**$2,823,348.00**	**$6,889,080**

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: B3010105 - Foam Roofing

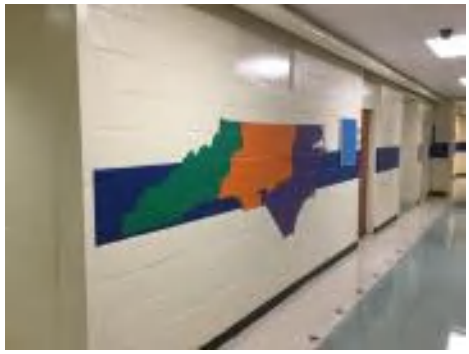


Note:

System: B3010130 - Preformed Metal Roofing


Note:

System: C1010 - Partitions

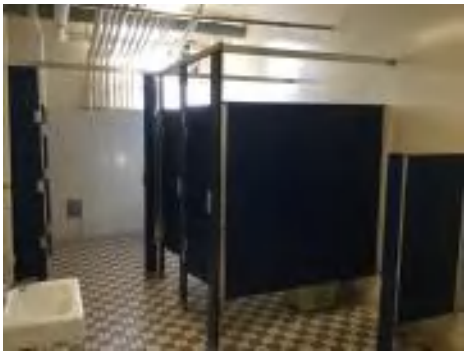

Note:

System: C1020 - Interior Doors



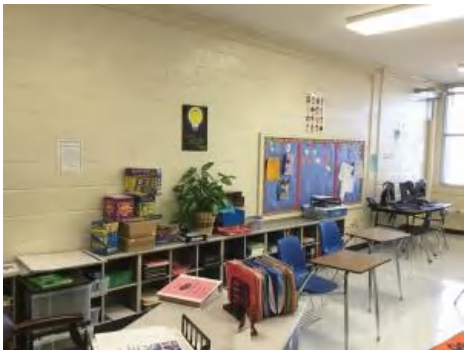
Note:

System: C1030 - Fittings



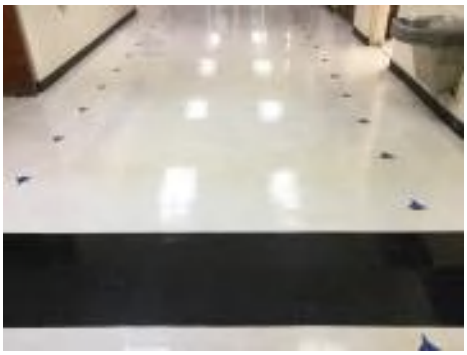

Note:

System: C3010 - Wall Finishes



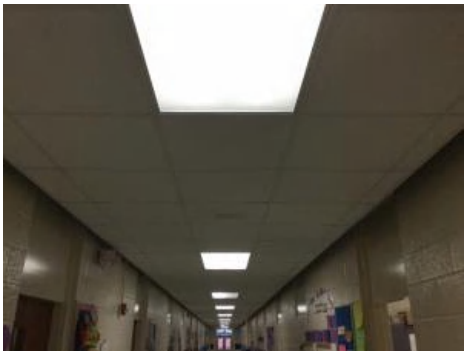
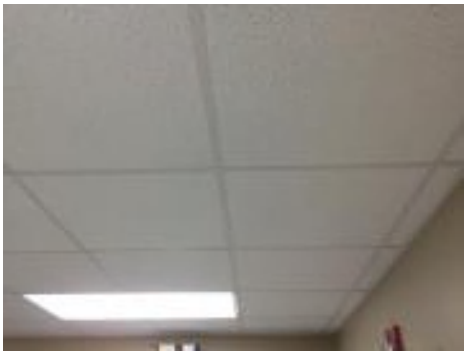
Note:

System: C3020 - Floor Finishes


Note:

System: C3030 - Ceiling Finishes

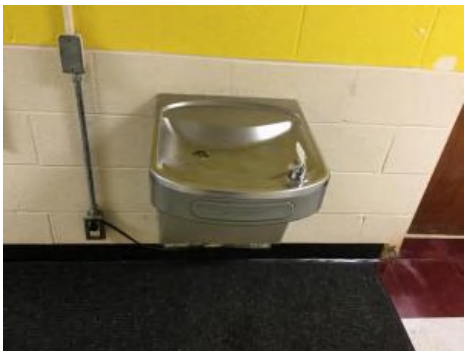

Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste

Note:

System: D2090 - Other Plumbing Systems -Nat Gas

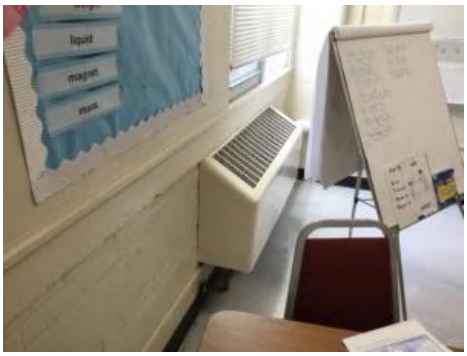

Note:

System: D3020 - Heat Generating Systems




Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation

Note:

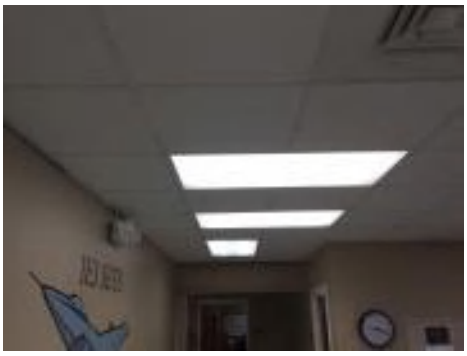
System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting


Note:

System: D5030810 - Security & Detection Systems



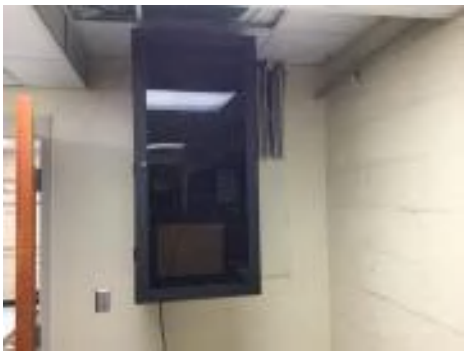
Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication


Note: Telephone and PA systems are separate.

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%

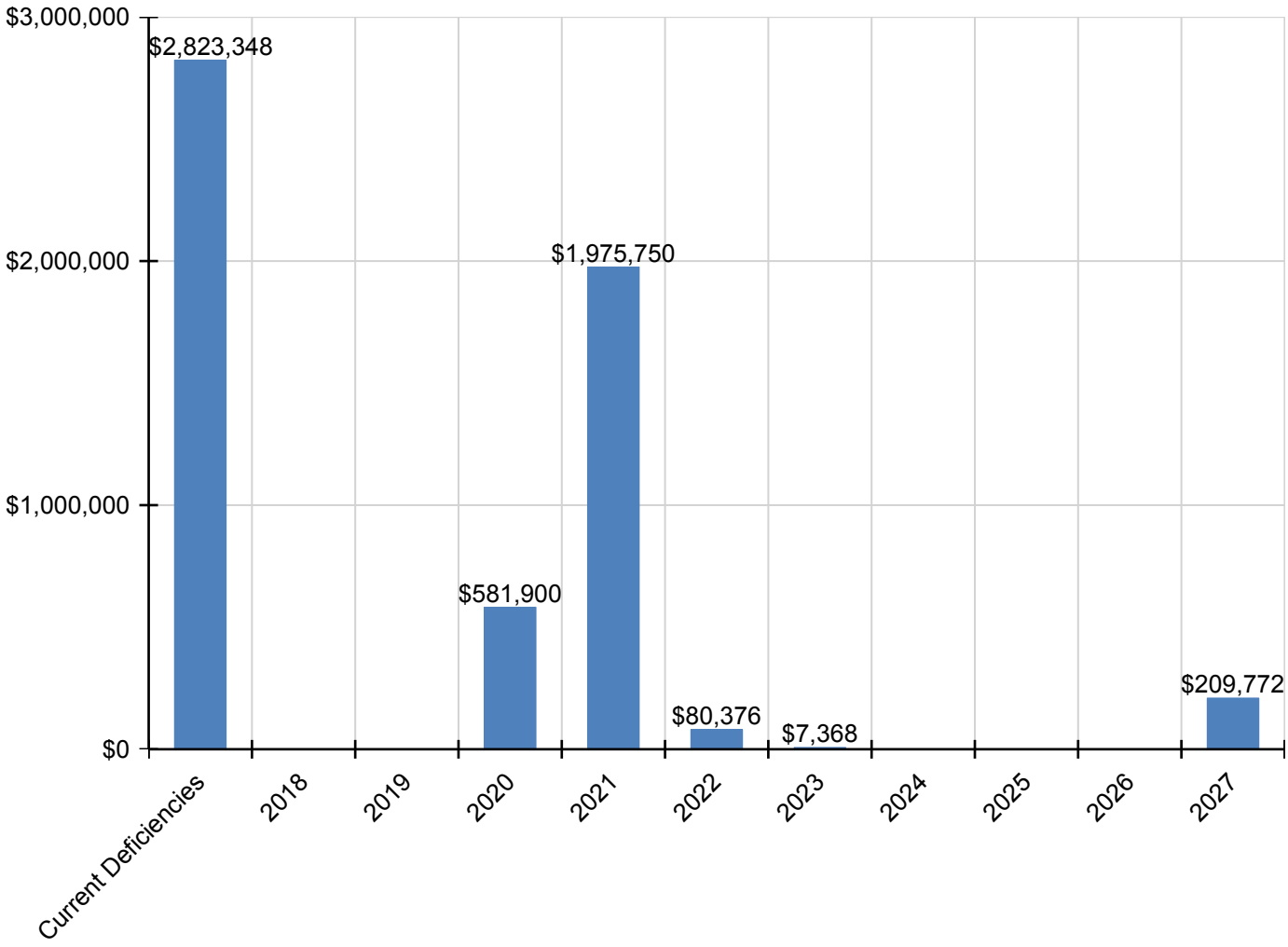
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$2,823,348**	**$0**	**$0**	**$581,900**	**$1,975,750**	**$80,376**	**$7,368**	**$0**	**$0**	**$0**	**$209,772**	**$5,678,514**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$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	$375,875	$0	$0	$0	$0	$0	$0	**$375,875**
B2030 - Exterior Doors	$37,026	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$37,026**
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 - Foam Roofing	$407,583	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$407,583**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$495,129	$0	$0	$0	$0	$0	$0	**$495,129**
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	$101,323	$0	$0	$0	$0	$0	$0	**$101,323**
C1030 - Fittings	$0	$0	$0	$0	$389,766	$0	$0	$0	$0	$0	$0	**$389,766**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

C3010 - Wall Finishes	$0	$0	$0	$108,288	$0	$0	$0	$0	$0	$0	$0	**$108,288**
C3020 - Floor Finishes	$404,745	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$404,745**
C3030 - Ceiling Finishes	$389,862	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$389,862**
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	$408,738	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$408,738**
D2020 - Domestic Water Distribution	$34,848	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$34,848**
D2030 - Sanitary Waste	$55,176	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$55,176**
D2090 - Other Plumbing Systems -Nat Gas	$0	$0	$0	$0	$0	$0	$7,368	$0	$0	$0	$0	**$7,368**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$180,774	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$180,774**
D3040 - Distribution Systems	$218,526	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$218,526**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$546,244	$0	$0	$0	$0	$0	$0	**$546,244**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$80,376	$0	$0	$0	$0	$0	**$80,376**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$153,186	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$153,186**
D4020 - Standpipes	$23,958	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$23,958**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$67,412	$0	$0	$0	$0	$0	$0	**$67,412**
D5020 - Branch Wiring	$181,137	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$181,137**
D5020 - Lighting	$0	$0	$0	$461,712	$0	$0	$0	$0	$0	$0	$0	**$461,712**
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	$120,153	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$120,153**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$209,772	**$209,772**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$11,900	$0	$0	$0	$0	$0	$0	$0	**$11,900**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$207,636	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$207,636**

** Indicates non-renewable system*

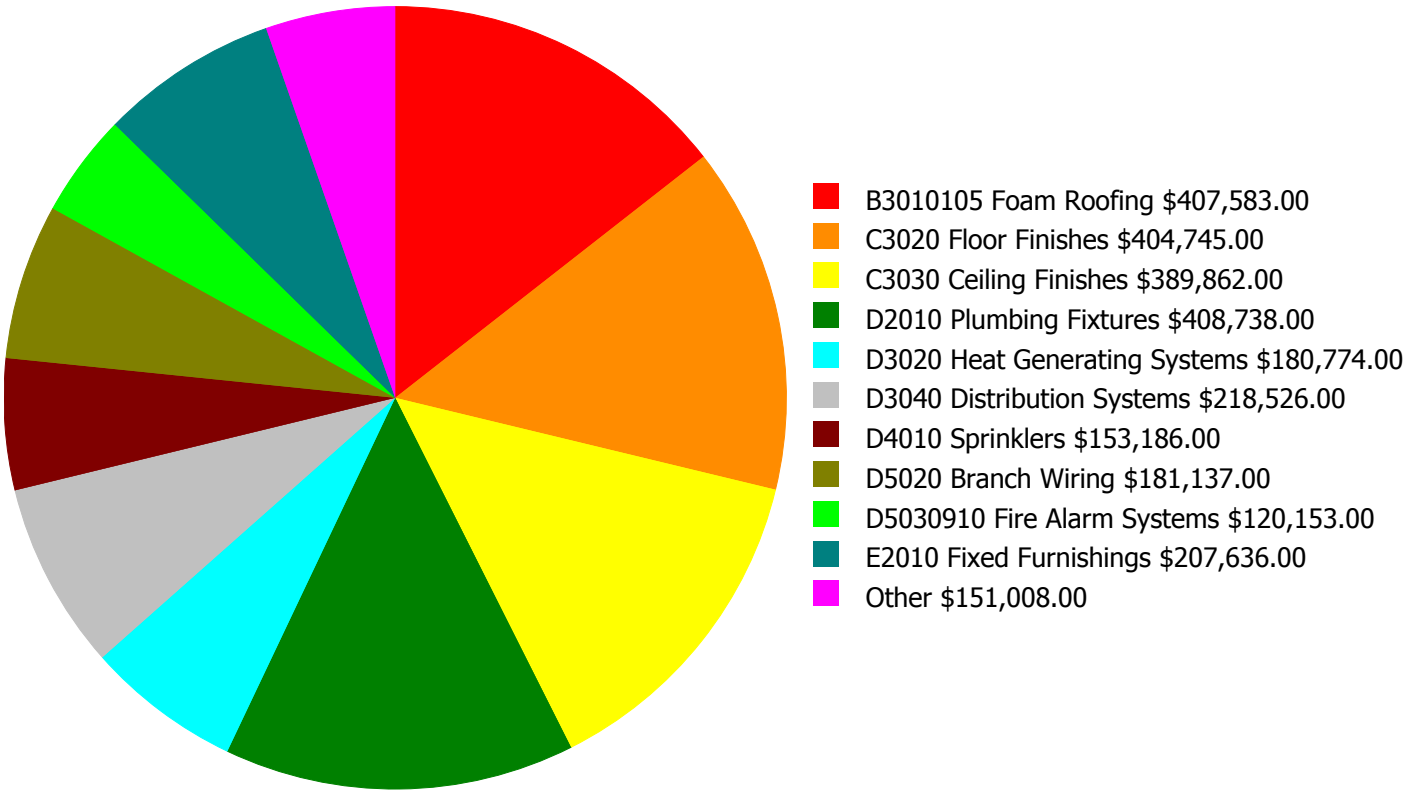
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

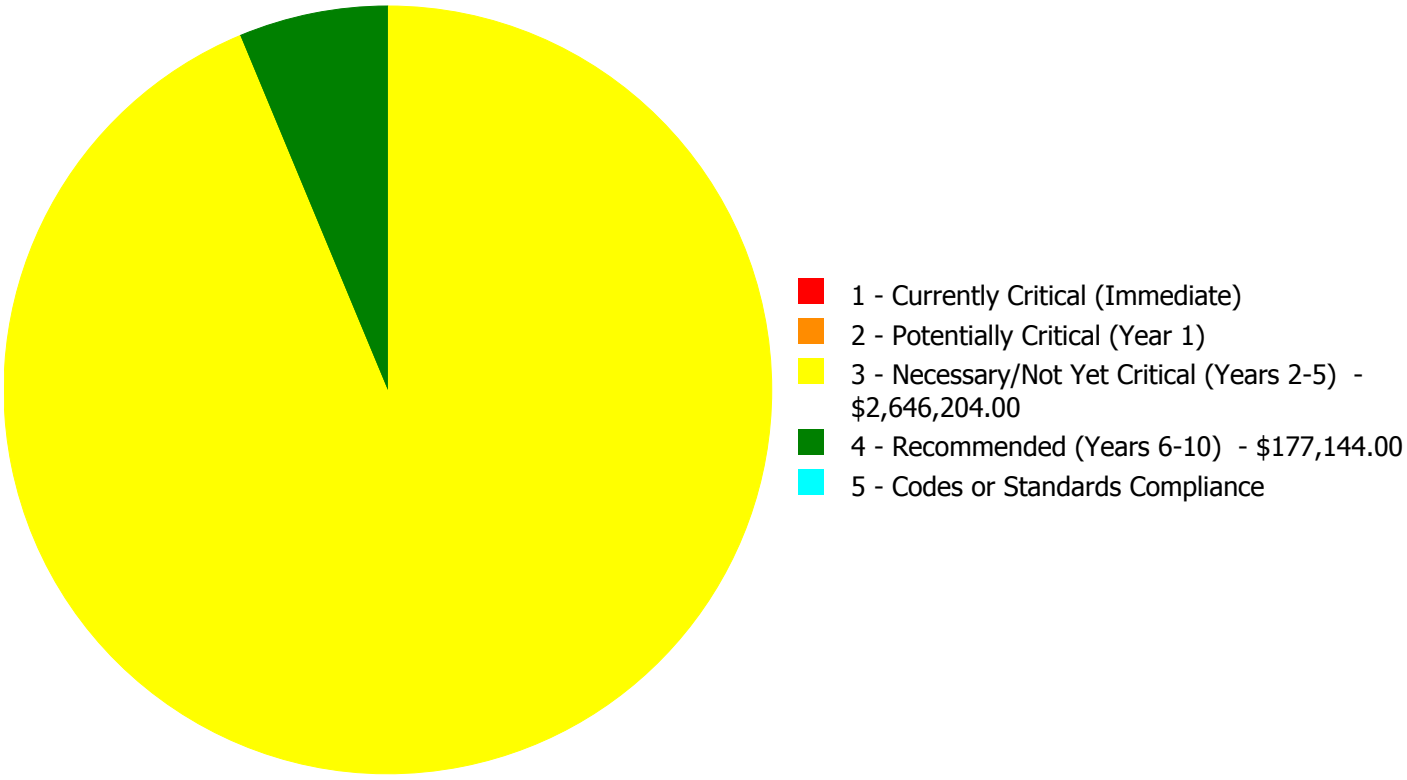
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $2,823,348.00

Deficiency Summary by Priority

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



Budget Estimate Total: $2,823,348.00

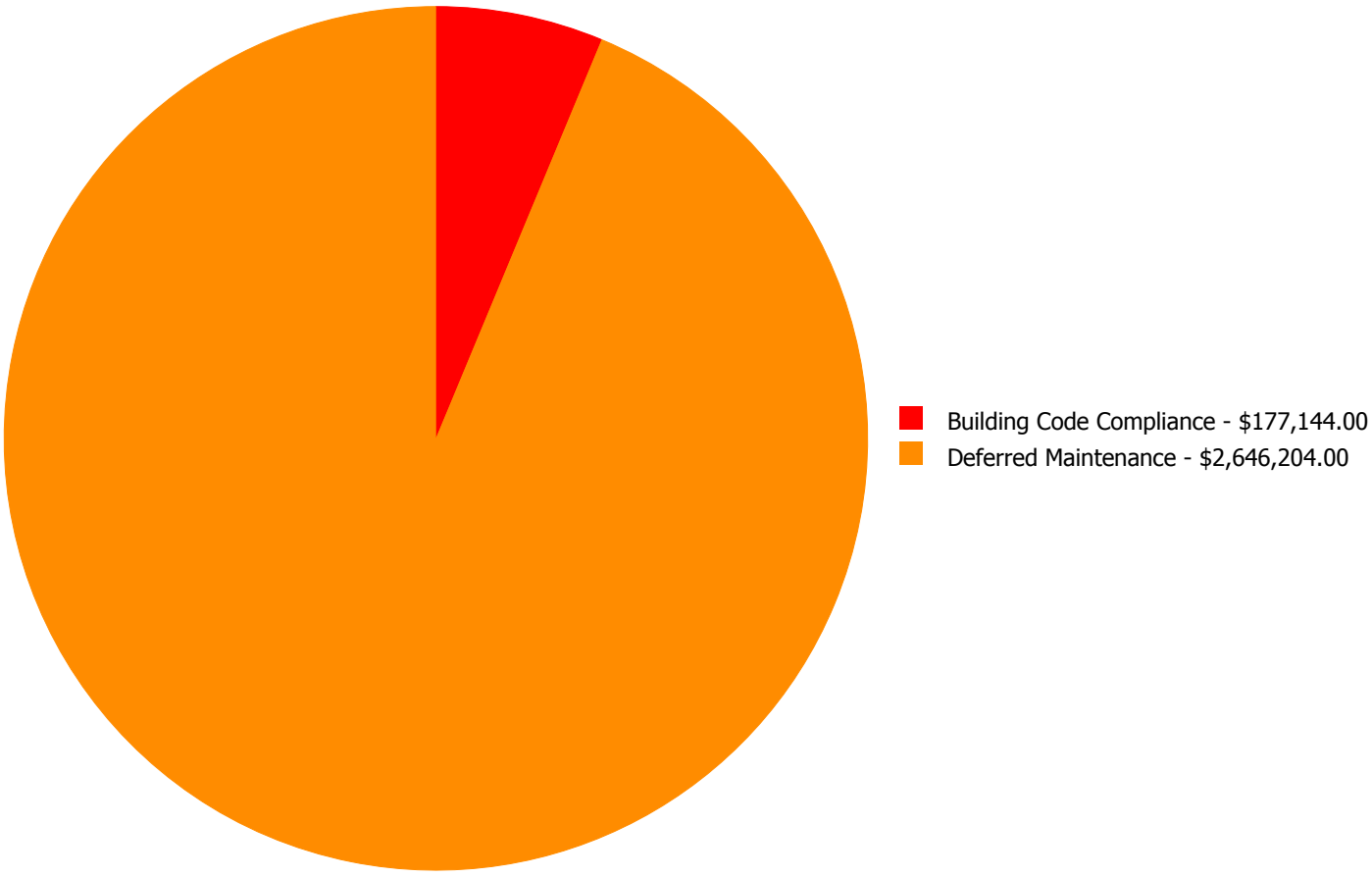
Deficiency By Priority Investment Table

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	$37,026.00	$0.00	$0.00	$37,026.00
B3010105	Foam Roofing	$0.00	$0.00	$407,583.00	$0.00	$0.00	$407,583.00
C3020	Floor Finishes	$0.00	$0.00	$404,745.00	$0.00	$0.00	$404,745.00
C3030	Ceiling Finishes	$0.00	$0.00	$389,862.00	$0.00	$0.00	$389,862.00
D2010	Plumbing Fixtures	$0.00	$0.00	$408,738.00	$0.00	$0.00	$408,738.00
D2020	Domestic Water Distribution	$0.00	$0.00	$34,848.00	$0.00	$0.00	$34,848.00
D2030	Sanitary Waste	$0.00	$0.00	$55,176.00	$0.00	$0.00	$55,176.00
D3020	Heat Generating Systems	$0.00	$0.00	$180,774.00	$0.00	$0.00	$180,774.00
D3040	Distribution Systems	$0.00	$0.00	$218,526.00	$0.00	$0.00	$218,526.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$153,186.00	$0.00	$153,186.00
D4020	Standpipes	$0.00	$0.00	$0.00	$23,958.00	$0.00	$23,958.00
D5020	Branch Wiring	$0.00	$0.00	$181,137.00	$0.00	$0.00	$181,137.00
D5030910	Fire Alarm Systems	$0.00	$0.00	$120,153.00	$0.00	$0.00	$120,153.00
E2010	Fixed Furnishings	$0.00	$0.00	$207,636.00	$0.00	$0.00	$207,636.00
	Total:	$0.00	$0.00	$2,646,204.00	$177,144.00	$0.00	$2,823,348.00

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: $2,823,348.00

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: 33,000.00
Unit of Measure: S.F.
Estimate: $37,026.00
Assessor Name: Terence Davis
Date Created: 01/10/2017

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

System: B3010105 - Foam Roofing

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 33,000.00
Unit of Measure: S.F.
Estimate: $407,583.00
Assessor Name: Terence Davis
Date Created: 01/10/2017

Notes: The built-up roofing is aged, has reported leaks and should be replaced.

System: C3020 - Floor Finishes

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 33,000.00
Unit of Measure: S.F.
Estimate: $404,745.00
Assessor Name: Terence Davis
Date Created: 01/13/2017

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

System: C3030 - Ceiling Finishes

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 33,000.00
Unit of Measure: S.F.
Estimate: $389,862.00
Assessor Name: Terence Davis
Date Created: 01/10/2017

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

System: D2010 - Plumbing Fixtures

Location: Restrooms
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 33,000.00
Unit of Measure: S.F.
Estimate: $408,738.00
Assessor Name: Terence Davis
Date Created: 01/13/2017

Notes: The plumbing fixtures are original beyond its service life, not efficient or low flow fixtures.

System: D2020 - Domestic Water Distribution

Location: Throughiut the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 33,000.00
Unit of Measure: S.F.
Estimate: $34,848.00
Assessor Name: Terence Davis
Date Created: 01/10/2017

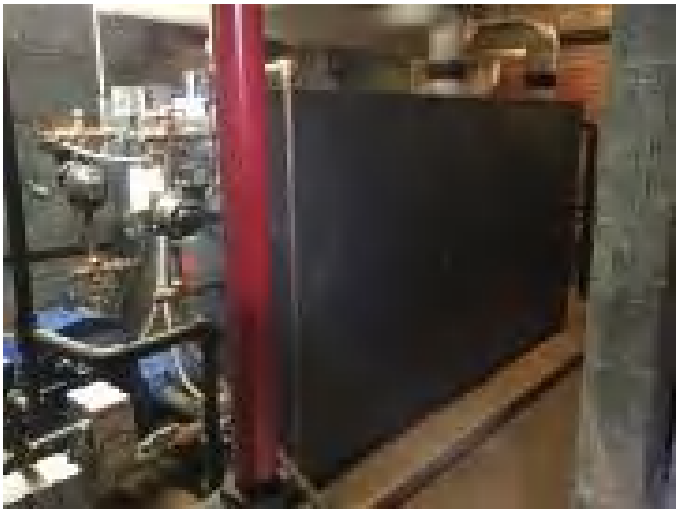
Notes: There are no reported issues or observed deficiencies with the domestic water piping. Due to the age of the pipe there can be internal pitting corrosion that may be a costly problem that leads to the formation of pinhole leaks and possible water contamination.

System: D2030 - Sanitary Waste

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 33,000.00
Unit of Measure: S.F.
Estimate: $55,176.00
Assessor Name: Terence Davis
Date Created: 01/10/2017

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

System: D3020 - Heat Generating Systems



Location: Mechanical Room
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 33,000.00
Unit of Measure: S.F.
Estimate: $180,774.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

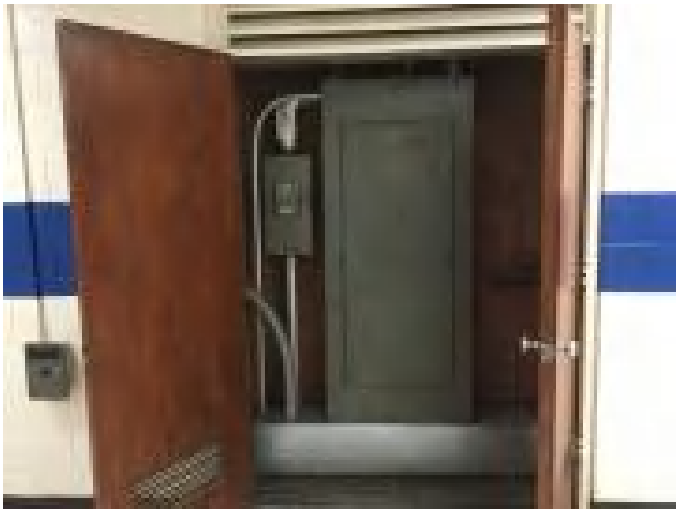
Notes: The original gas fired boiler is aged, inefficient,and becoming logistically unsupportable and should be replaced with an energy efficient model.

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: 33,000.00
Unit of Measure: S.F.
Estimate: $218,526.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

Notes: The exhaust fans, and hot water supply distribution system is aged, in marginal condition, and should be replaced.

System: D5020 - Branch Wiring



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 33,000.00
Unit of Measure: S.F.
Estimate: $181,137.00
Assessor Name: Terence Davis
Date Created: 01/13/2017

Notes: The original branch wiring system is operating but is aged, nearing capacity, and should be replaced.

System: D5030910 - Fire Alarm Systems

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 33,000.00
Unit of Measure: S.F.
Estimate: $120,153.00
Assessor Name: Terence Davis
Date Created: 01/10/2017

Notes: The original alarm system is operating but is aged. The system should be inspected and repaired or replaced to ensure that the life safety codes are preserved.

System: E2010 - Fixed Furnishings

Location: Classroom
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 33,000.00
Unit of Measure: S.F.
Estimate: $207,636.00
Assessor Name: Terence Davis
Date Created: 01/13/2017

Notes: The building casework is aged and worn and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 33,000.00
Unit of Measure: S.F.
Estimate: $153,186.00
Assessor Name: Terence Davis
Date Created: 01/10/2017

Notes: There are no sprinklers in the building.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 33,000.00
Unit of Measure: S.F.
Estimate: $23,958.00
Assessor Name: Terence Davis
Date Created: 01/10/2017

Notes: There are no sprinklers in the building.

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	3,584
Year Built:	1952
Last Renovation:	
Replacement Value:	$495,561
Repair Cost:	$296,483.00
Total FCI:	59.83 %
Total RSLI:	14.66 %
FCA Score:	40.17

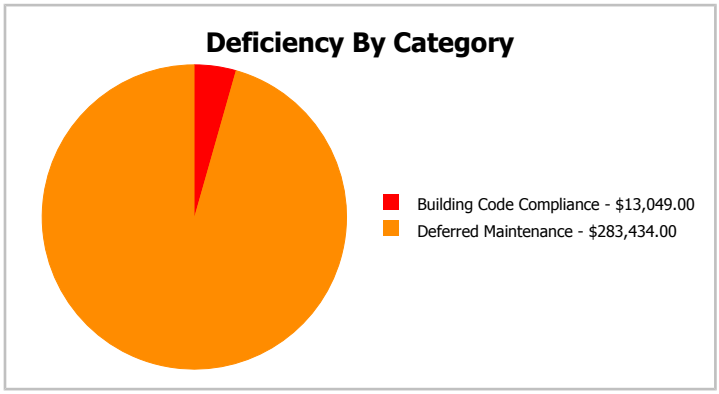
Description:

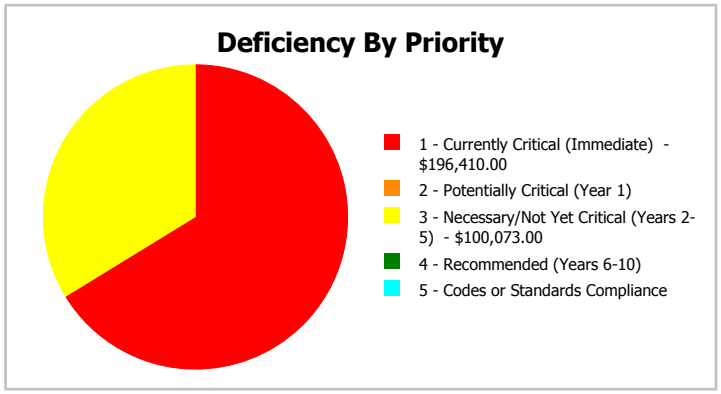
The narrative for this building is included in the Executive Summary Description at the front of this report.

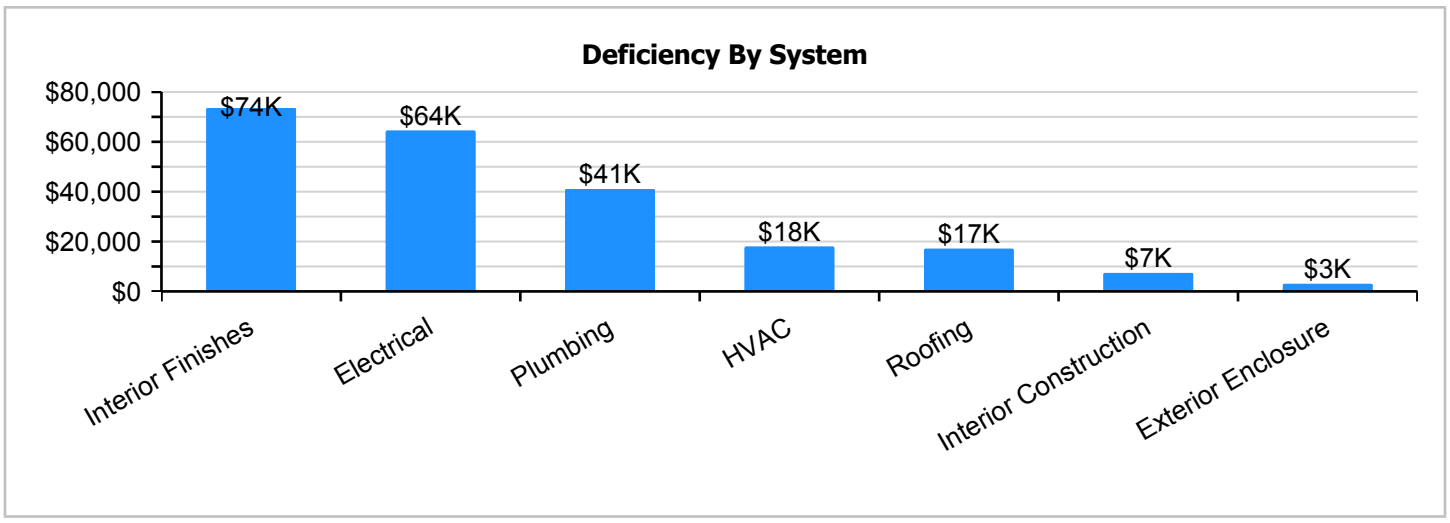
Attributes: This asset has no attributes.

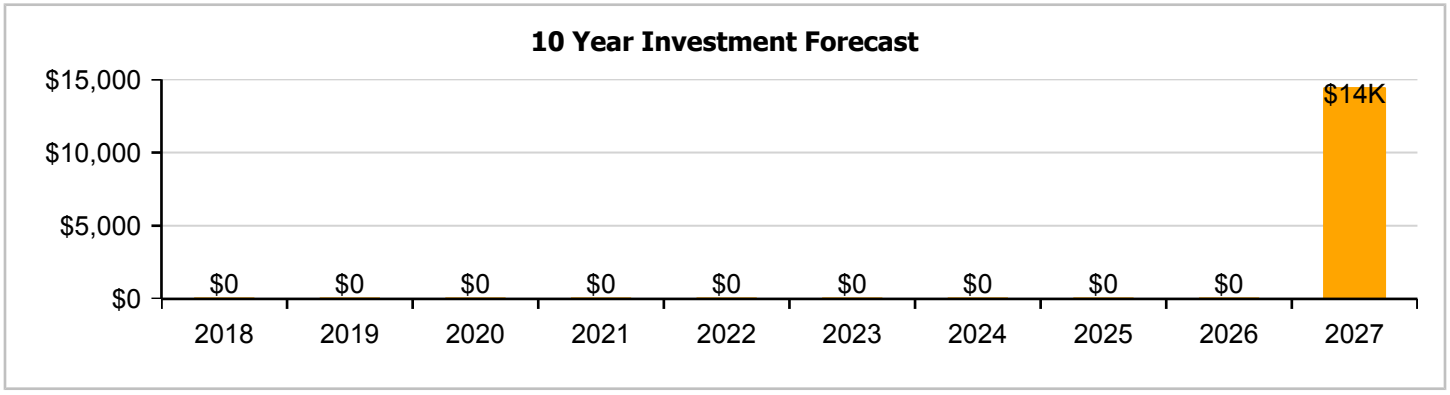
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	3,584
Year Built:	1952	Last Renovation:	
Repair Cost:	$296,483	Replacement Value:	$495,561
FCI:	59.83 %	RSLI%:	14.66 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	35.00 %	0.00 %	$0.00
A20 - Basement Construction	35.00 %	0.00 %	$0.00
B10 - Superstructure	35.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	31.52 %	10.93 %	$4,021.00
B30 - Roofing	0.00 %	146.00 %	$22,605.00
C10 - Interior Construction	10.80 %	20.87 %	$9,777.00
C30 - Interior Finishes	0.00 %	110.00 %	$97,062.00
D20 - Plumbing	0.00 %	110.00 %	$54,168.00
D30 - HVAC	0.00 %	110.00 %	$23,733.00
D50 - Electrical	0.00 %	110.00 %	$85,117.00
Totals:	**14.66 %**	**59.83 %**	**$296,483.00**

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). West Elevation - Feb 21, 2017

4). Northeast Elevation - Jan 10, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.70	S.F.	3,584	100	1952	2052		35.00 %	0.00 %	35			$16,845
A1030	Slab on Grade	$8.26	S.F.	3,584	100	1952	2052		35.00 %	0.00 %	35			$29,604
A2010	Basement Excavation	$1.85	S.F.	3,584	100	1952	2052		35.00 %	0.00 %	35			$6,630
A2020	Basement Walls	$12.79	S.F.	3,584	100	1952	2052		35.00 %	0.00 %	35			$45,839
B1010	Floor Construction	$1.61	S.F.	3,584	100	1952	2052		35.00 %	0.00 %	35			$5,770
B1020	Roof Construction	$15.44	S.F.	3,584	100	1952	2052		35.00 %	0.00 %	35			$55,337
B2010	Exterior Walls	$9.24	S.F.	3,584	100	1952	2052		35.00 %	0.00 %	35			$33,116
B2030	Exterior Doors	$1.02	S.F.	3,584	30	1952	1982		0.00 %	109.98 %	-35		$4,021.00	$3,656
B3010140	Asphalt Shingles	$4.32	S.F.	3,584	20	1952	1972		0.00 %	146.00 %	-45		$22,605.00	$15,483
C1010	Partitions	$10.59	S.F.	3,584	75	1952	2027		13.33 %	0.00 %	10			$37,955
C1020	Interior Doors	$2.48	S.F.	3,584	30	1952	1982		0.00 %	110.00 %	-35		$9,777.00	$8,888
C3010	Wall Finishes	$2.73	S.F.	3,584	10	1952	1962		0.00 %	110.01 %	-55		$10,763.00	$9,784
C3020	Floor Finishes	$11.15	S.F.	3,584	20	1952	1972		0.00 %	110.00 %	-45		$43,958.00	$39,962
C3030	Ceiling Finishes	$10.74	S.F.	3,584	25	1952	1977		0.00 %	110.00 %	-40		$42,341.00	$38,492
D2010	Plumbing Fixtures	$11.26	S.F.	3,584	30	1952	1982		0.00 %	110.00 %	-35		$44,391.00	$40,356
D2020	Domestic Water Distribution	$0.96	S.F.	3,584	30	1952	1982		0.00 %	110.00 %	-35		$3,785.00	$3,441
D2030	Sanitary Waste	$1.52	S.F.	3,584	30	1952	1982		0.00 %	109.99 %	-35		$5,992.00	$5,448
D3040	Distribution Systems	$6.02	S.F.	3,584	30	1952	1982		0.00 %	110.00 %	-35		$23,733.00	$21,576
D5010	Electrical Service/Distribution	$1.65	S.F.	3,584	40	1952	1992		0.00 %	109.99 %	-25		$6,505.00	$5,914
D5020	Branch Wiring	$4.99	S.F.	3,584	30	1952	1982		0.00 %	110.00 %	-35		$19,673.00	$17,884
D5020	Lighting	$11.64	S.F.	3,584	30	1952	1982		0.00 %	110.00 %	-35		$45,890.00	$41,718
D5030910	Fire Alarm Systems	$3.31	S.F.	3,584	15	1952	1967		0.00 %	110.00 %	-50		$13,049.00	$11,863
								Total	**14.66 %**	**59.83 %**			**$296,483.00**	**$495,561**

System Notes

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

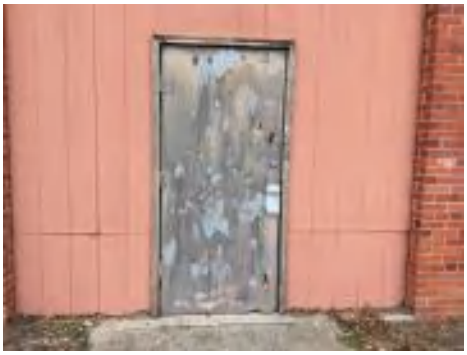
System: B2010 - Exterior Walls



Note:

System: B2030 - Exterior Doors





Note:

System: B3010140 - Asphalt Shingles



Note:

System: C1010 - Partitions


Note:

System: C1020 - Interior Doors


Note:

System: C3010 - Wall Finishes


Note:

System: C3020 - Floor Finishes

Note:

System: C3030 - Ceiling Finishes

Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

Note:

System: D3040 - Distribution Systems

Note:

System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

Note:

System: D5030910 - Fire Alarm Systems

Note:

Renewal Schedule

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

Inflation Rate: 3%

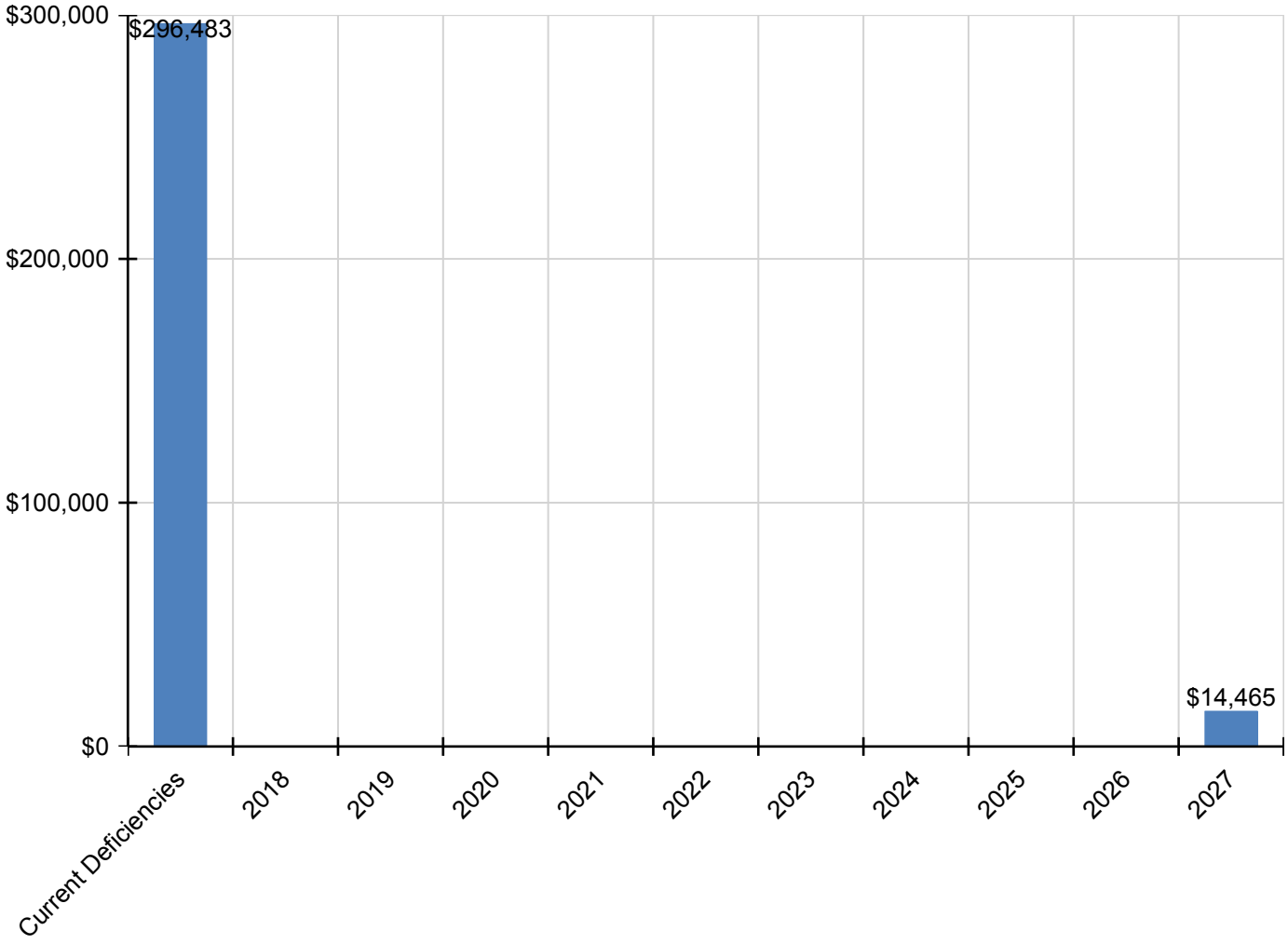
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$296,483**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$14,465**	**$310,948**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$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**
B2030 - Exterior Doors	$4,021	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,021**
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	$22,605	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$22,605**
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	$9,777	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$9,777**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$10,763	$0	$0	$0	$0	$0	$0	$0	$0	$0	$14,465	**$25,228**
C3020 - Floor Finishes	$43,958	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$43,958**
C3030 - Ceiling Finishes	$42,341	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$42,341**

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	$44,391	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$44,391**
D2020 - Domestic Water Distribution	$3,785	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,785**
D2030 - Sanitary Waste	$5,992	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,992**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$23,733	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$23,733**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$6,505	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,505**
D5020 - Branch Wiring	$19,673	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$19,673**
D5020 - Lighting	$45,890	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$45,890**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030910 - Fire Alarm Systems	$13,049	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$13,049**

** Indicates non-renewable system*

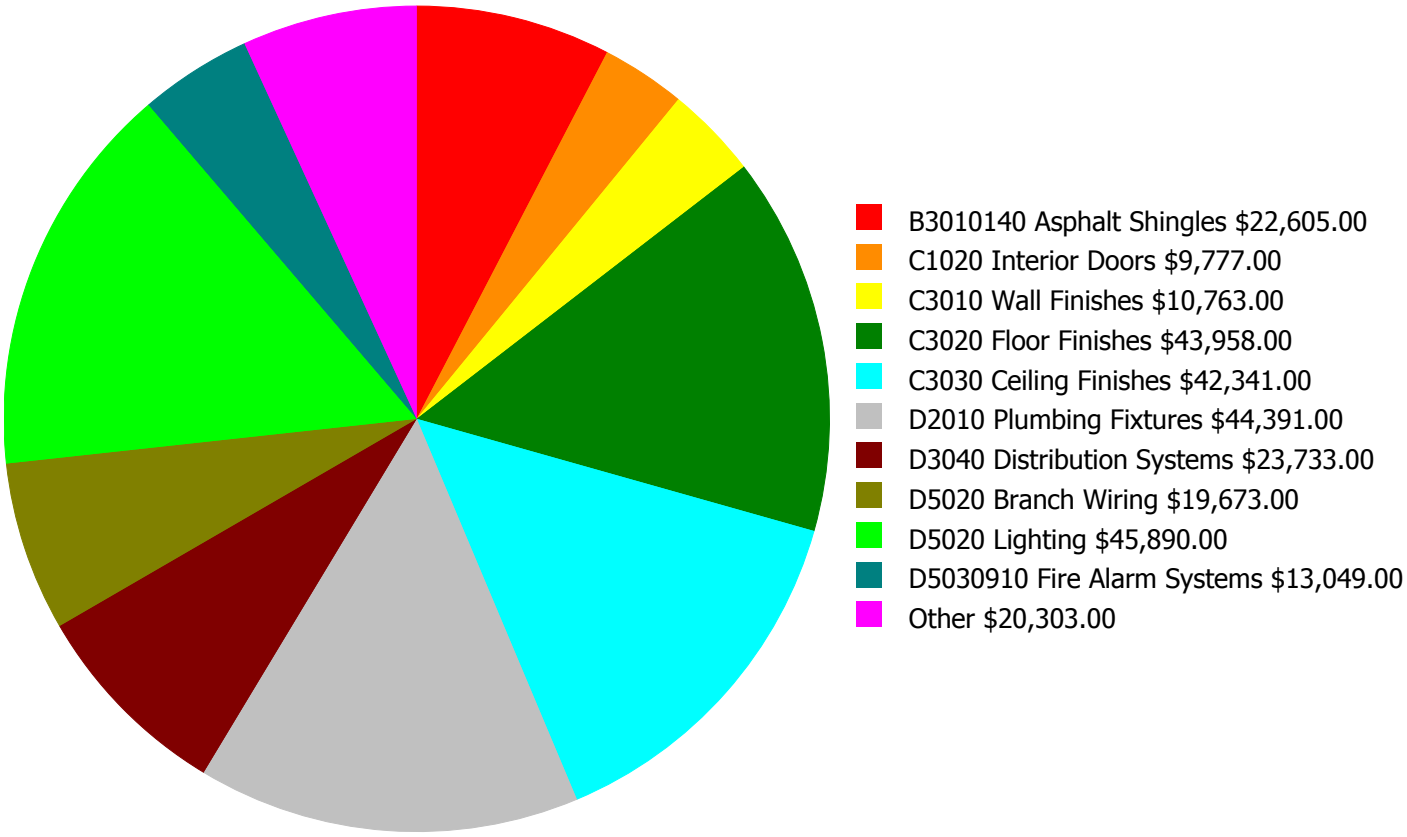
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

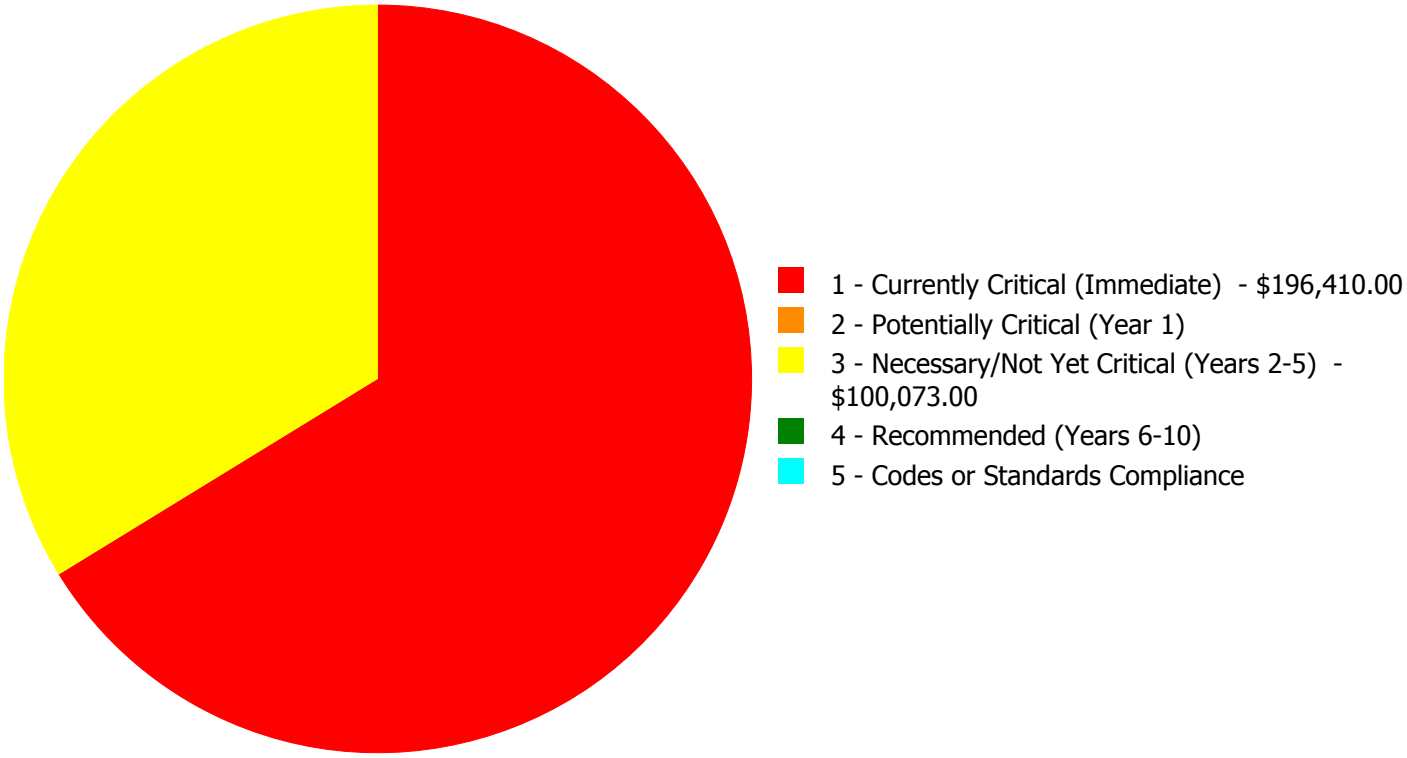
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $296,483.00

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: $296,483.00

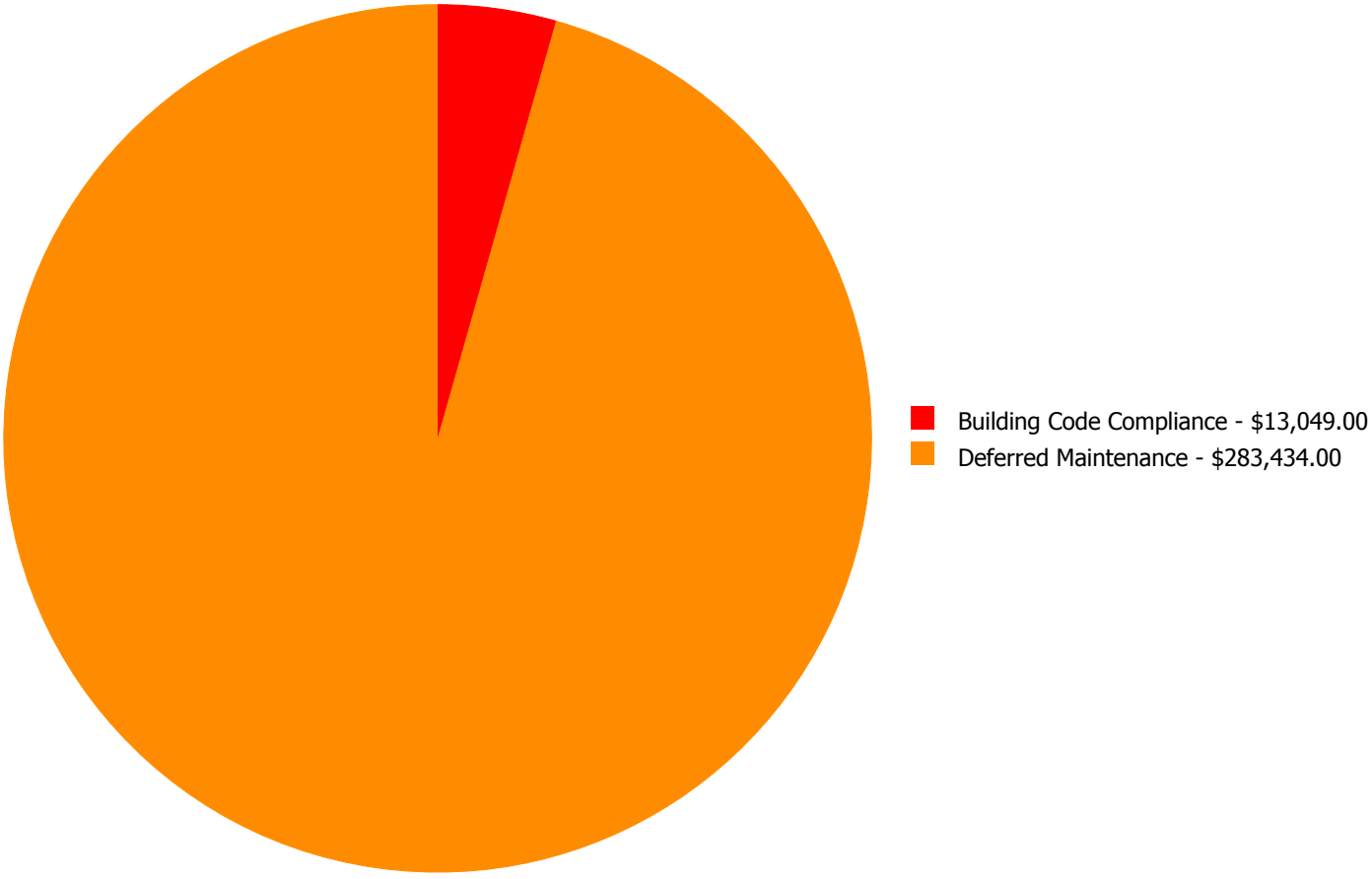
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2030	Exterior Doors	$4,021.00	$0.00	$0.00	$0.00	$0.00	$4,021.00
B3010140	Asphalt Shingles	$0.00	$0.00	$22,605.00	$0.00	$0.00	$22,605.00
C1020	Interior Doors	$0.00	$0.00	$9,777.00	$0.00	$0.00	$9,777.00
C3010	Wall Finishes	$10,763.00	$0.00	$0.00	$0.00	$0.00	$10,763.00
C3020	Floor Finishes	$0.00	$0.00	$43,958.00	$0.00	$0.00	$43,958.00
C3030	Ceiling Finishes	$42,341.00	$0.00	$0.00	$0.00	$0.00	$42,341.00
D2010	Plumbing Fixtures	$44,391.00	$0.00	$0.00	$0.00	$0.00	$44,391.00
D2020	Domestic Water Distribution	$3,785.00	$0.00	$0.00	$0.00	$0.00	$3,785.00
D2030	Sanitary Waste	$5,992.00	$0.00	$0.00	$0.00	$0.00	$5,992.00
D3040	Distribution Systems	$0.00	$0.00	$23,733.00	$0.00	$0.00	$23,733.00
D5010	Electrical Service/Distribution	$6,505.00	$0.00	$0.00	$0.00	$0.00	$6,505.00
D5020	Branch Wiring	$19,673.00	$0.00	$0.00	$0.00	$0.00	$19,673.00
D5020	Lighting	$45,890.00	$0.00	$0.00	$0.00	$0.00	$45,890.00
D5030910	Fire Alarm Systems	$13,049.00	$0.00	$0.00	$0.00	$0.00	$13,049.00
	Total:	$196,410.00	$0.00	$100,073.00	$0.00	$0.00	$296,483.00

Deficiency Summary by Category

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



Budget Estimate Total: $296,483.00

Deficiency Details by Priority

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

Priority 1 - Currently Critical (Immediate):

System: B2030 - Exterior Doors

Location: Exterior
Distress: Damaged
Category: Deferred Maintenance
Priority: 1 - Currently Critical (Immediate)
Correction: Renew System
Qty: 3,584.00
Unit of Measure: S.F.
Estimate: $4,021.00
Assessor Name: Eduardo Lopez
Date Created: 01/10/2017

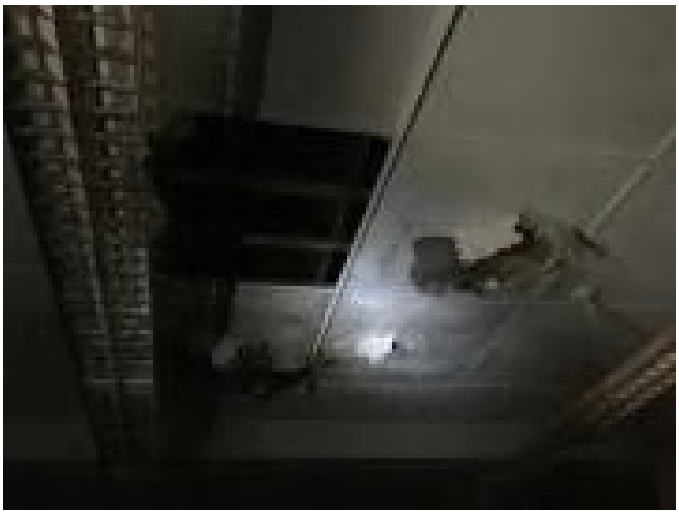
Notes: The original metal exterior doors are aged, rusted, damaged and should be replaced with energy efficient doors.

System: C3010 - Wall Finishes

Location: Throughout the building
Distress: Damaged
Category: Deferred Maintenance
Priority: 1 - Currently Critical (Immediate)
Correction: Renew System
Qty: 3,584.00
Unit of Measure: S.F.
Estimate: $10,763.00
Assessor Name: Eduardo Lopez
Date Created: 01/10/2017

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

System: C3030 - Ceiling Finishes



Location: Throughout the building
Distress: Damaged
Category: Deferred Maintenance
Priority: 1 - Currently Critical (Immediate)
Correction: Renew System
Qty: 3,584.00
Unit of Measure: S.F.
Estimate: $42,341.00
Assessor Name: Eduardo Lopez
Date Created: 01/10/2017

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

System: D2010 - Plumbing Fixtures

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 1 - Currently Critical (Immediate)
Correction: Renew System
Qty: 3,584.00
Unit of Measure: S.F.
Estimate: $44,391.00
Assessor Name: Eduardo Lopez
Date Created: 01/10/2017

Notes: The original plumbing fixtures are aged, chipped, stained, showing signs of failure and should be replaced.

System: D2020 - Domestic Water Distribution

Location: Throughout the building
Distress: Failing
Category: Deferred Maintenance
Priority: 1 - Currently Critical (Immediate)
Correction: Renew System
Qty: 3,584.00
Unit of Measure: S.F.
Estimate: $3,785.00
Assessor Name: Eduardo Lopez
Date Created: 01/10/2017

Notes: The original copper water distribution system is aged, corroded, has reported leaks and should be replaced.

System: D2030 - Sanitary Waste

Location: Restroom
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 1 - Currently Critical (Immediate)
Correction: Renew System
Qty: 3,584.00
Unit of Measure: S.F.
Estimate: $5,992.00
Assessor Name: Eduardo Lopez
Date Created: 01/10/2017

Notes: The original sanitary waste system is operating but is in poor condition and should be replaced.

System: D5010 - Electrical Service/Distribution

Location: Throughout
Distress: Damaged
Category: Deferred Maintenance
Priority: 1 - Currently Critical (Immediate)
Correction: Renew System
Qty: 3,584.00
Unit of Measure: S.F.
Estimate: $6,505.00
Assessor Name: Eduardo Lopez
Date Created: 01/10/2017

Notes: The original distribution wiring system is damaged, in poor condition and should be replaced.

System: D5020 - Branch Wiring

Location: Throughout the building
Distress: Damaged
Category: Deferred Maintenance
Priority: 1 - Currently Critical (Immediate)
Correction: Renew System
Qty: 3,584.00
Unit of Measure: S.F.
Estimate: $19,673.00
Assessor Name: Eduardo Lopez
Date Created: 01/10/2017

Notes: The original branch wiring system is damaged, aged, in poor condition and should be replaced.

System: D5020 - Lighting

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 1 - Currently Critical (Immediate)
Correction: Renew System
Qty: 3,584.00
Unit of Measure: S.F.
Estimate: $45,890.00
Assessor Name: Eduardo Lopez
Date Created: 01/10/2017

Notes: The original lighting system is operating properly but is aged, inefficient, in poor condition and should be replaced with an energy efficient system.

System: D5030910 - Fire Alarm Systems

Location: Throughout the building
Distress: Beyond Service Life
Category: Building Code Compliance
Priority: 1 - Currently Critical (Immediate)
Correction: Renew System
Qty: 3,584.00
Unit of Measure: S.F.
Estimate: $13,049.00
Assessor Name: Eduardo Lopez
Date Created: 01/10/2017

Notes: The original fire alarm system is aged and should be replaced.

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

System: B3010140 - Asphalt Shingles

Location: Roof
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,584.00
Unit of Measure: S.F.
Estimate: $22,605.00
Assessor Name: Eduardo Lopez
Date Created: 01/10/2017

Notes: The roofing is aged, has reported leaks and should be replaced.

System: C1020 - Interior Doors

Location: Throughout the building
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,584.00
Unit of Measure: S.F.
Estimate: $9,777.00
Assessor Name: Eduardo Lopez
Date Created: 01/10/2017

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

System: C3020 - Floor Finishes

Location: Throughout the building
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,584.00
Unit of Measure: S.F.
Estimate: $43,958.00
Assessor Name: Eduardo Lopez
Date Created: 01/10/2017

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

System: D3040 - Distribution Systems

Location: Throughout the building
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,584.00
Unit of Measure: S.F.
Estimate: $23,733.00
Assessor Name: Eduardo Lopez
Date Created: 01/10/2017

Notes: The original distribution system is operating but is in poor condition and should be replaced.

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	48,584
Year Built:	1952
Last Renovation:	
Replacement Value:	$1,502,702
Repair Cost:	$274,694.00
Total FCI:	18.28 %
Total RSLI:	15.86 %
FCA Score:	81.72

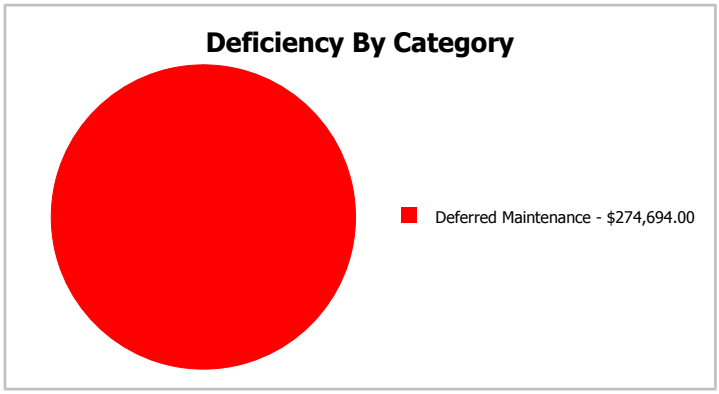
Description:

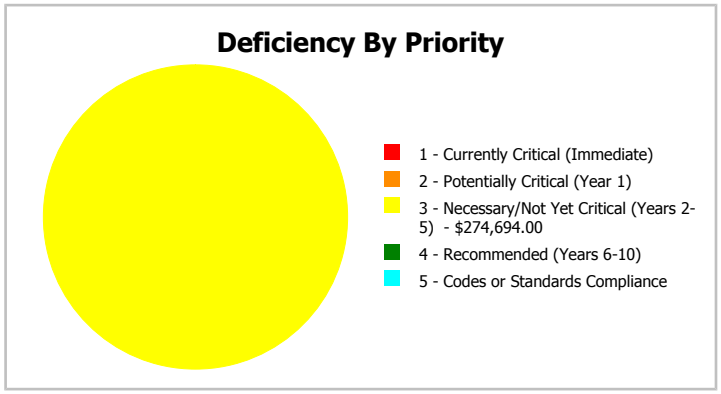
The narrative for this site is included in the Executive Summary Description at the front of this report.

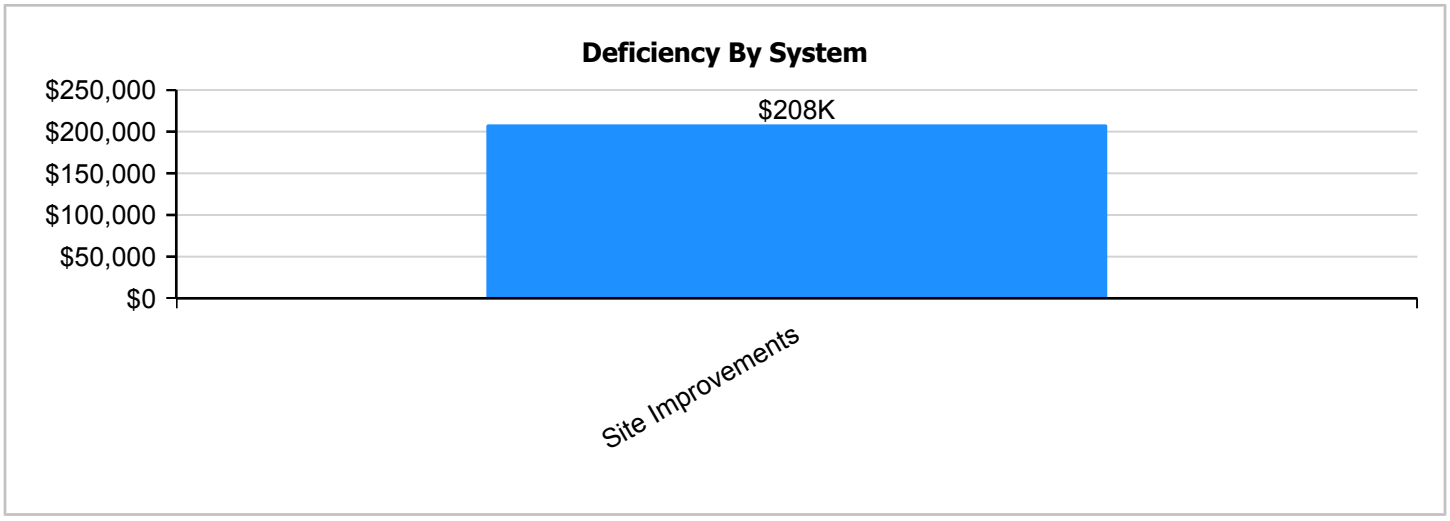
Attributes: This asset has no attributes.

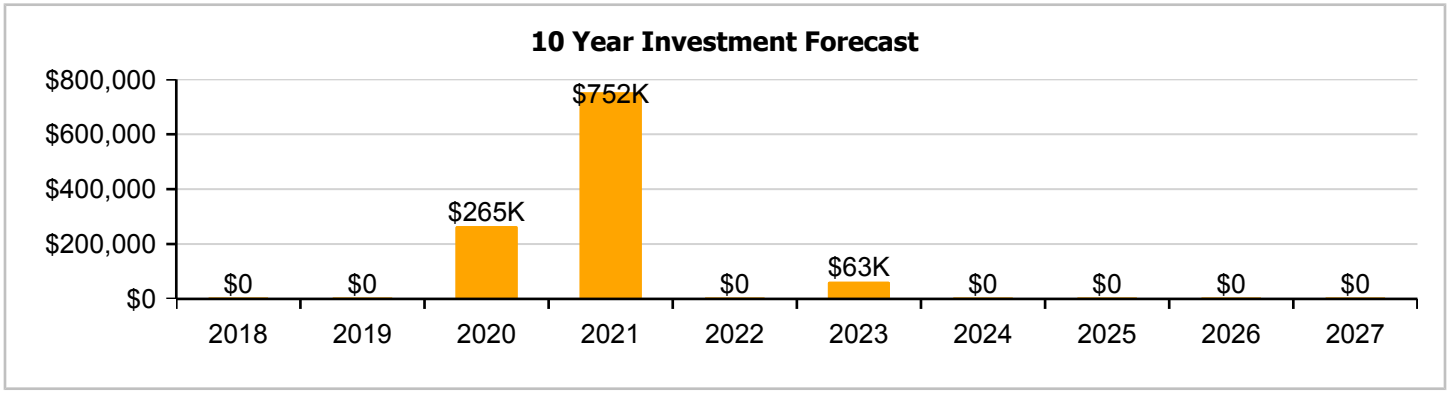
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	48,584
Year Built:	1952	Last Renovation:	
Repair Cost:	$274,694	Replacement Value:	$1,502,702
FCI:	18.28 %	RSLI%:	15.86 %









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	10.98 %	33.34 %	$274,694.00
G30 - Site Mechanical Utilities	8.74 %	0.00 %	$0.00
G40 - Site Electrical Utilities	47.83 %	0.00 %	$0.00
Totals:	**15.86 %**	**18.28 %**	**$274,694.00**

Photo Album

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

1). Aerial Image of I E Johnson Elementary School - Feb 27, 2017

Condition Detail

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

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

System Listing

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

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.	48,584	25	1983	2008		0.00 %	110.00 %	-9		$203,616.00	$185,105
G2020	Parking Lots	$1.33	S.F.	48,584	25	1983	2008		0.00 %	110.00 %	-9		$71,078.00	$64,617
G2030	Pedestrian Paving	$1.91	S.F.	48,584	30	1983	2013	2021	13.33 %	0.00 %	4			$92,795
G2040105	Fence & Guardrails	$1.23	S.F.	48,584	30	2000	2030		43.33 %	0.00 %	13			$59,758
G2040950	Covered Walkways	$1.52	S.F.	48,584	25	1983	2008	2021	16.00 %	0.00 %	4			$73,848
G2040950	Hard Surface Play Area	$0.75	S.F.	48,584	20	1952	1972	2021	20.00 %	0.00 %	4			$36,438
G2040950	Playing Field	$4.54	S.F.	48,584	20	2000	2020		15.00 %	0.00 %	3			$220,571
G2050	Landscaping	$1.87	S.F.	48,584	15	1952	1967		0.00 %	0.00 %	-50			$90,852
G3010	Water Supply	$2.34	S.F.	48,584	50	1952	2002	2021	8.00 %	0.00 %	4			$113,687
G3020	Sanitary Sewer	$1.45	S.F.	48,584	50	1952	2002	2021	8.00 %	0.00 %	4			$70,447
G3030	Storm Sewer	$4.54	S.F.	48,584	50	1952	2002	2021	8.00 %	0.00 %	4			$220,571
G3060	Fuel Distribution	$0.98	S.F.	48,584	40	1983	2023		15.00 %	0.00 %	6			$47,612
G4010	Electrical Distribution	$2.35	S.F.	48,584	50	1983	2033		32.00 %	0.00 %	16			$114,172
G4020	Site Lighting	$1.47	S.F.	48,584	30	2000	2030		43.33 %	0.00 %	13			$71,418
G4030	Site Communications & Security	$0.84	S.F.	48,584	15	2017	2032		100.00 %	0.00 %	15			$40,811
								Total	**15.86 %**	**18.28 %**			**$274,694.00**	**$1,502,702**

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: G2010 - Roadways



Note:

System: G2020 - Parking Lots


Note:

System: G2030 - Pedestrian Paving

Note:

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Covered Walkways



Note:

System: G2040950 - Hard Surface Play Area

Note:

System: G2040950 - Playing Field



Note:

System: G2050 - Landscaping

Note:

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer

Note:

System: G3030 - Storm Sewer

Note:

System: G3060 - Fuel Distribution

Note:

System: G4010 - Electrical Distribution



Note:

System: G4020 - Site Lighting

Note:

System: G4030 - Site Communications & Security


Note:

Renewal Schedule

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

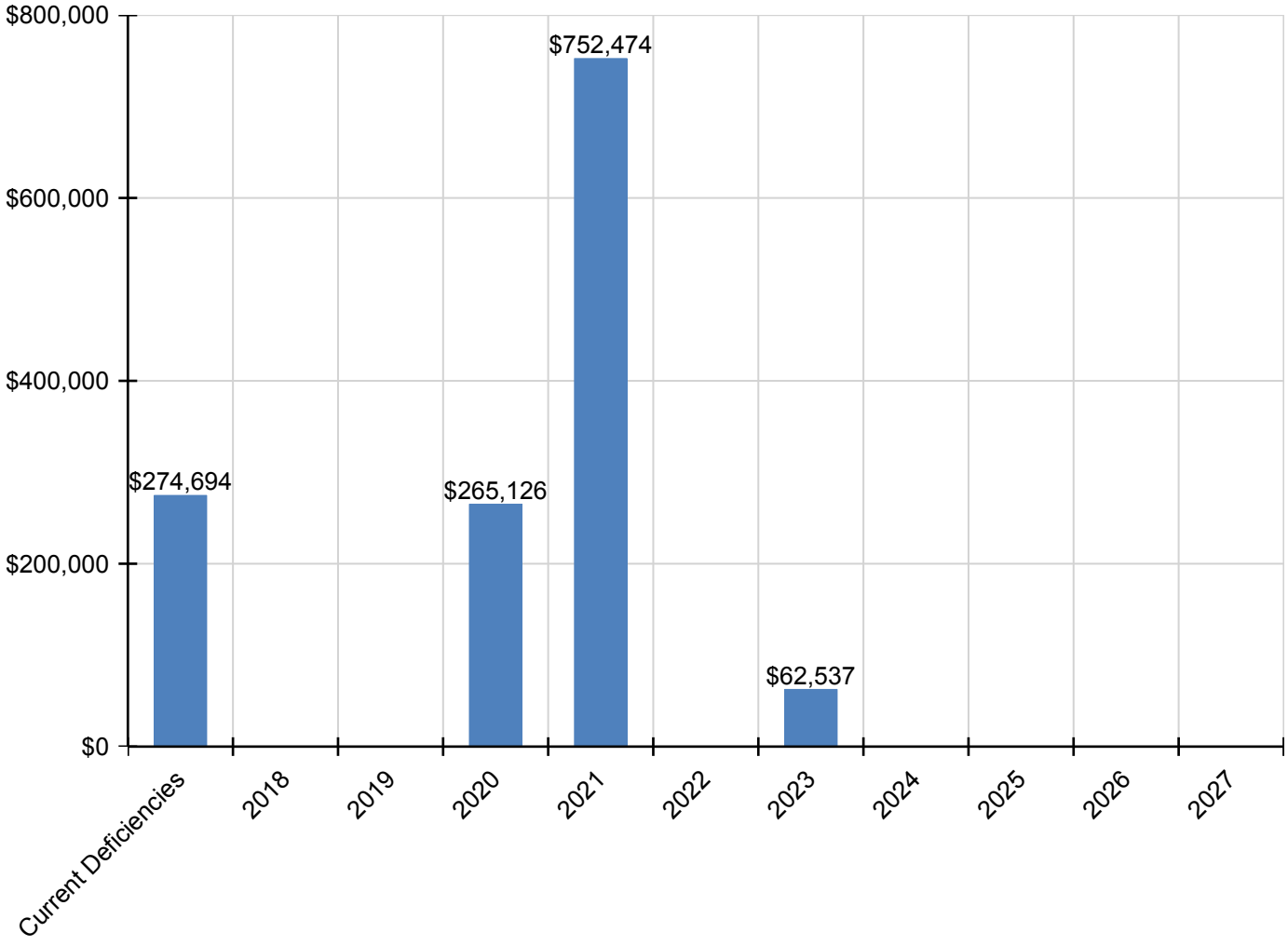
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$274,694**	**$0**	**$0**	**$265,126**	**$752,474**	**$0**	**$62,537**	**$0**	**$0**	**$0**	**$0**	**$1,354,831**
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	$203,616	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$203,616**
G2020 - Parking Lots	$71,078	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$71,078**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$114,886	$0	$0	$0	$0	$0	$0	**$114,886**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Covered Walkways	$0	$0	$0	$0	$91,427	$0	$0	$0	$0	$0	$0	**$91,427**
G2040950 - Hard Surface Play Area	$0	$0	$0	$0	$45,113	$0	$0	$0	$0	$0	$0	**$45,113**
G2040950 - Playing Field	$0	$0	$0	$265,126	$0	$0	$0	$0	$0	$0	$0	**$265,126**
*** 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	$140,751	$0	$0	$0	$0	$0	$0	**$140,751**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$87,217	$0	$0	$0	$0	$0	$0	**$87,217**
G3030 - Storm Sewer	$0	$0	$0	$0	$273,080	$0	$0	$0	$0	$0	$0	**$273,080**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$0	$62,537	$0	$0	$0	$0	**$62,537**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communications & Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

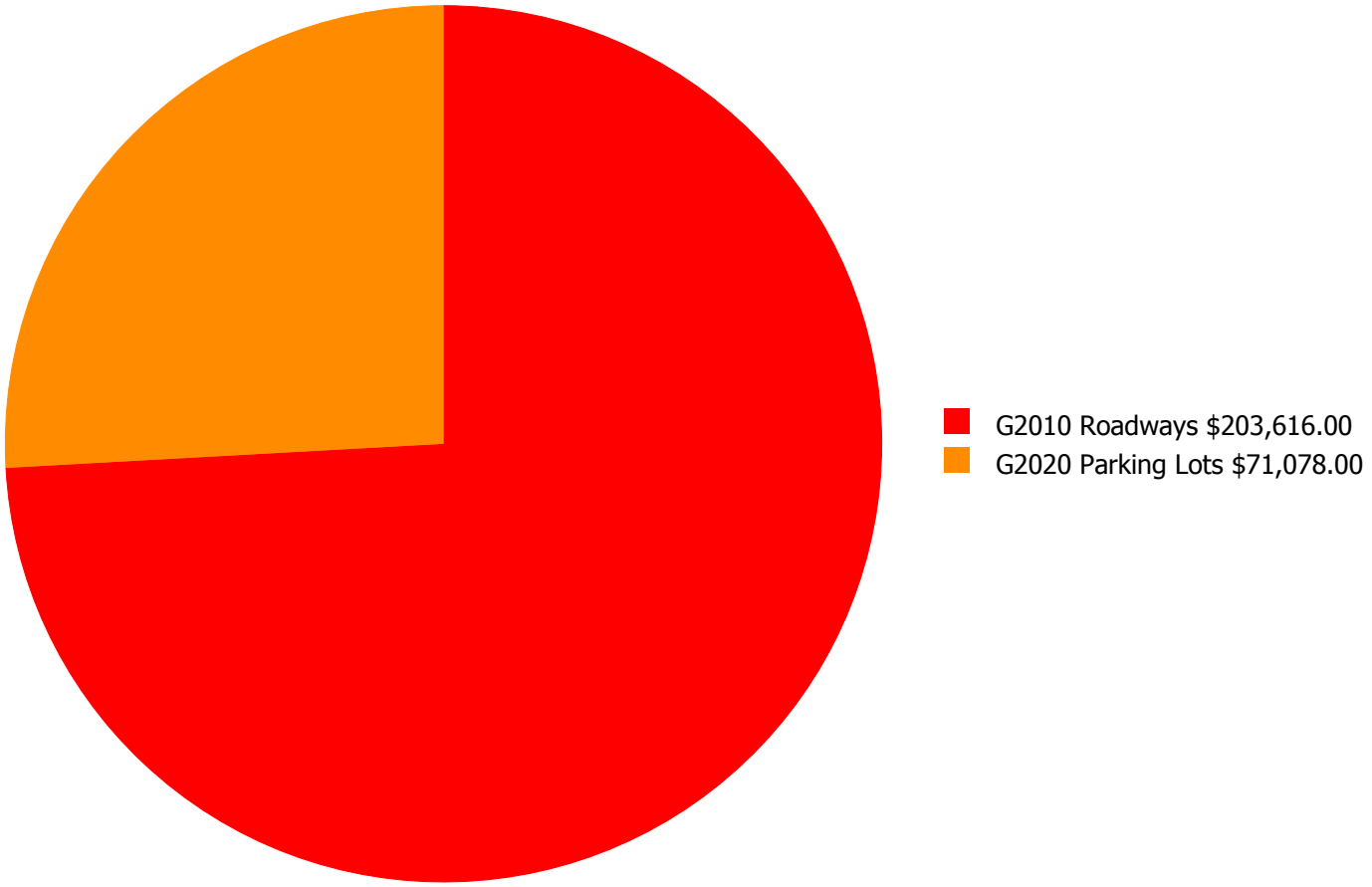
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

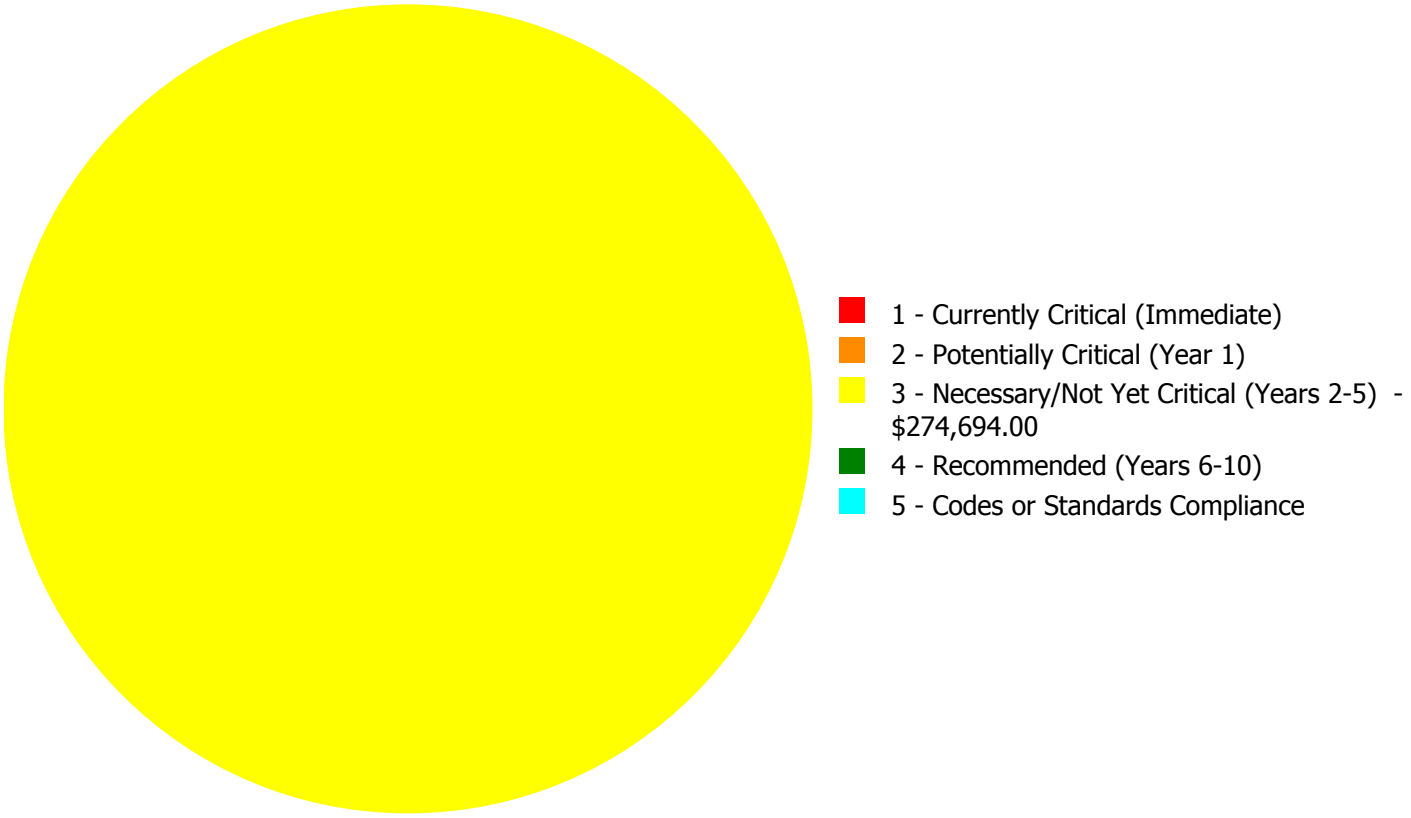
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $274,694.00

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: $274,694.00

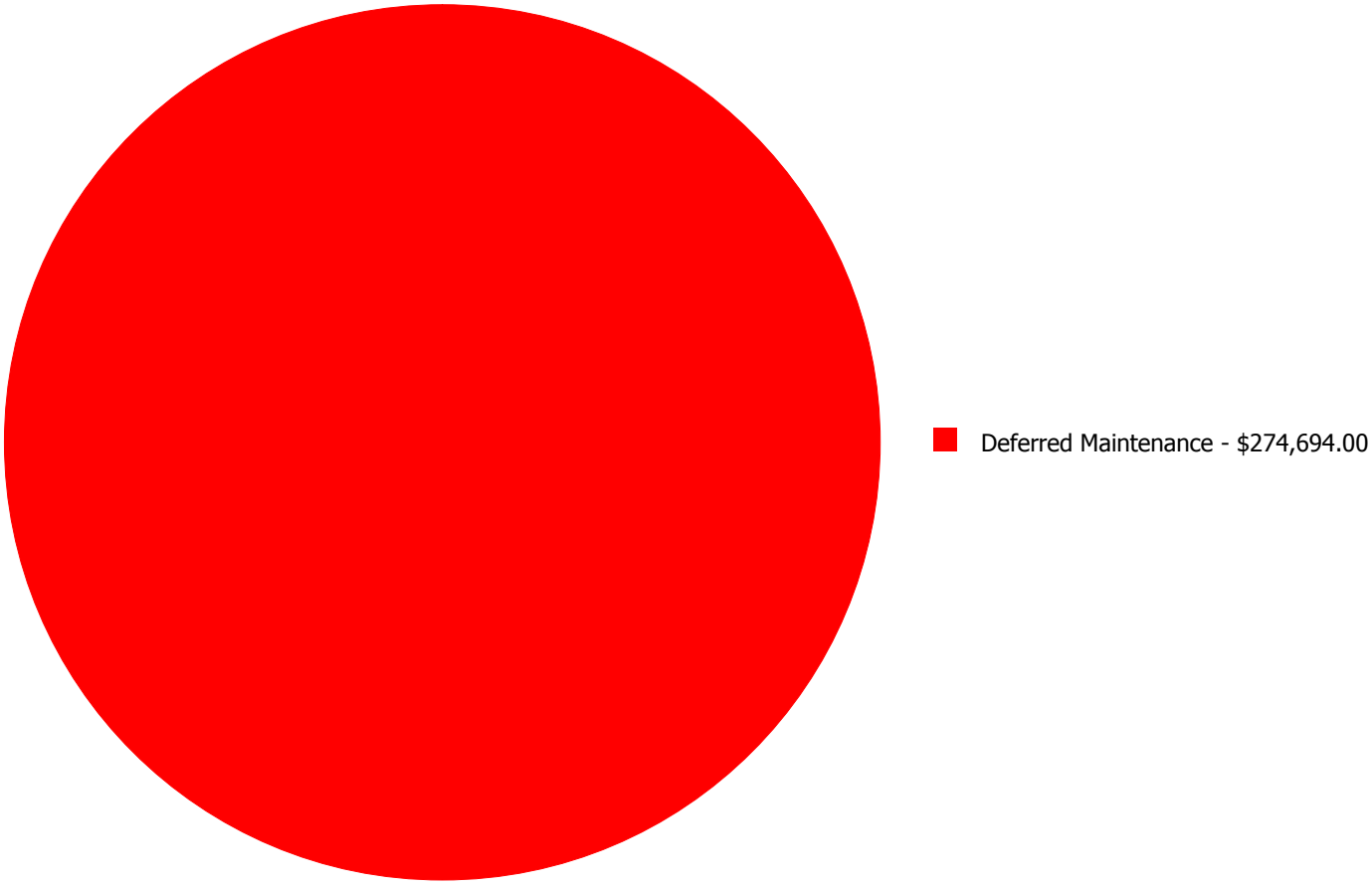
Deficiency By Priority Investment Table

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	$203,616.00	$0.00	$0.00	$203,616.00
G2020	Parking Lots	$0.00	$0.00	$71,078.00	$0.00	$0.00	$71,078.00
	Total:	$0.00	$0.00	$274,694.00	$0.00	$0.00	$274,694.00

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: $274,694.00

Deficiency Details by Priority

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

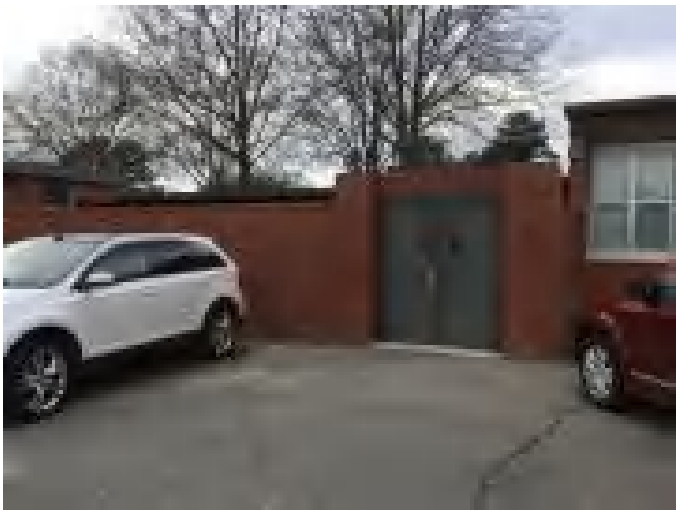
Priority 3 - Necessary/Not Yet Critical (Years 2-5):

System: G2010 - Roadways

Location: Site
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 48,584.00
Unit of Measure: S.F.
Estimate: $203,616.00
Assessor Name: Terence Davis
Date Created: 12/29/2016

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

System: G2020 - Parking Lots



Location: Site
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 48,584.00
Unit of Measure: S.F.
Estimate: $71,078.00
Assessor Name: Terence Davis
Date Created: 12/29/2016

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

NC School District/830 Scotland County/Elementary School

Laurel Hill Elementary

Draft

Campus Assessment Report

March 7, 2017

PARSONS

Table of Contents

Campus Executive Summary

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

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

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Gross Area (SF):	75,150
Year Built:	1999
Last Renovation:	
Replacement Value:	$17,536,264
Repair Cost:	$403,405.00
Total FCI:	2.30 %
Total RSLI:	45.38 %
FCA Score:	97.70

Description:

GENERAL:
Laurel Hill Elementary is located at 11340 Old Wire Road in Laurinburg, North Carolina. The 1 story, 75,150 square foot building was originally constructed in 1999. There have been no additions to the building.

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

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

B. SUPERSTRUCTURE
Floor construction is concrete. Roof construction is metal pan deck with lightweight fill. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with operable panes. Exterior doors are Tubelite architectural aluminum with glazing. Roofing is typically performed metal roof covering. Building entrances appear to comply with ADA requirements.

C. INTERIORS
Interior partitions are typically CMU. Interior doors are generally solid core wood with hollow steel frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, toilet accessories, storage shelving, fabricated toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in assignable spaces is typically ceramic tiles, and quarry tiles. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically painted drywall.

CONVEYING:
The building does not include conveying equipment.

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

HVAC:
Heating is provided by a gas fired boilers. Cooling is supplied a forced draft, centrifugal fan cooling tower. The heating/cooling distribution system is a duct work system utilizing air handling units. Fresh air is supplied by air handling units.. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system. This building has a remote Building Automation System.

FIRE PROTECTION:
The building does not have a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.

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

COMMUNICATIONS AND SECURITY:
The fire alarm system consists of audible/visual strobe annunciators in interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building does not include an internal security system. The building has controlled entry door access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system combined with the telephone system.

OTHER ELECTRICAL SYSTEMS:
This building does not have a separately derived emergency power system.

E. EQUIPMENT & FURNISHINGS:
This building includes the following items and equipment: fixed food service, library equipment, audio-visual, fixed casework, and window treatment.

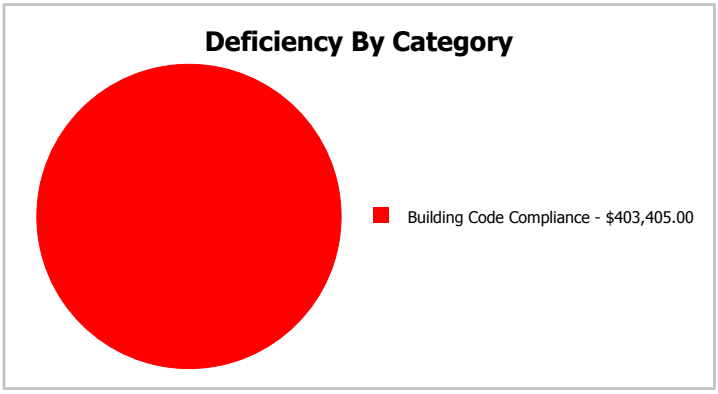
G. SITE
Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, play areas, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting.

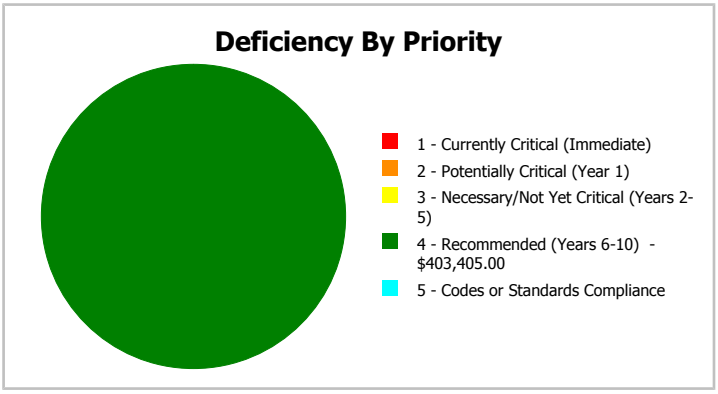
Attributes:

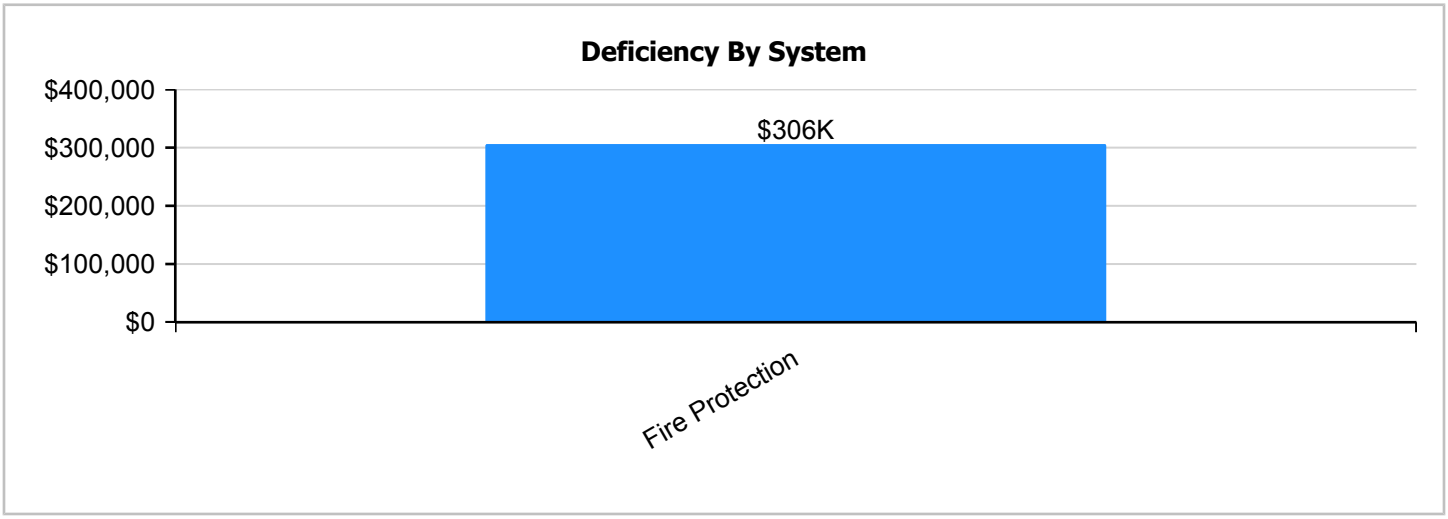
General Attributes:			
Condition Assessor:	Terence Davis	Assessment Date:	
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	20	Site Acreage:	20

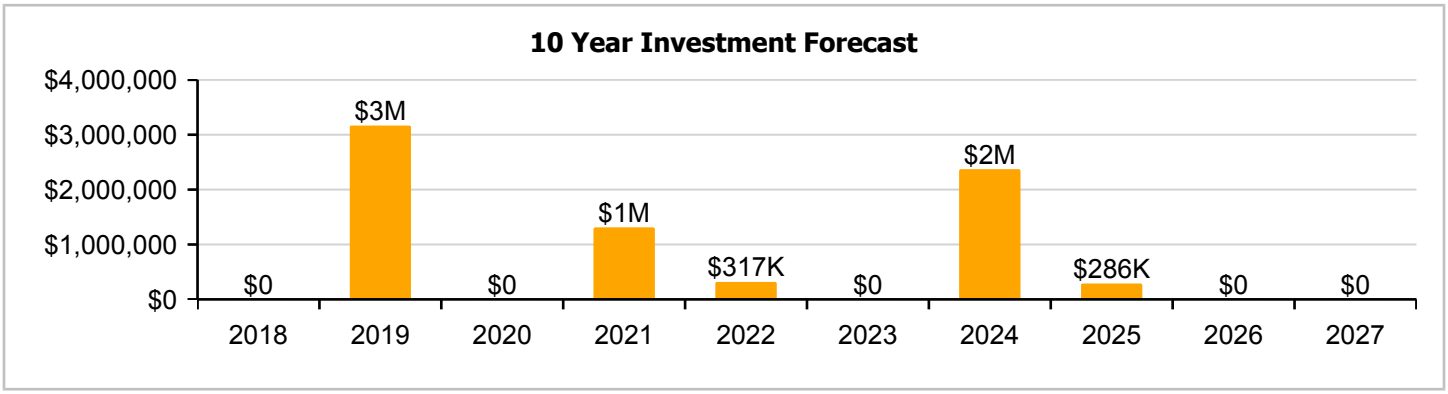
Campus Dashboard Summary

Gross Area:	75,150		
Year Built:	1999	Last Renovation:	
Repair Cost:	$403,405	Replacement Value:	$17,536,264
FCI:	2.30 %	RSLI%:	45.38 %









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.

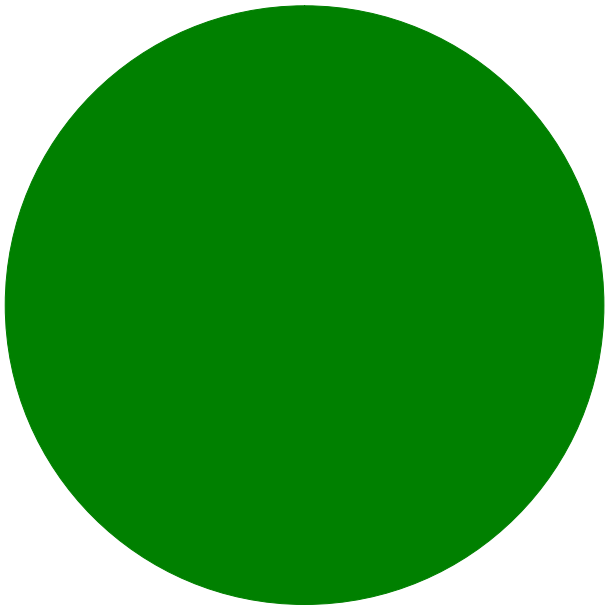
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	82.00 %	0.00 %	$0.00
A20 - Basement Construction	82.00 %	0.00 %	$0.00
B10 - Superstructure	82.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	59.94 %	0.00 %	$0.00
B30 - Roofing	39.65 %	0.00 %	$0.00
C10 - Interior Construction	44.20 %	0.00 %	$0.00
C30 - Interior Finishes	25.61 %	0.00 %	$0.00
D20 - Plumbing	40.18 %	0.00 %	$0.00
D30 - HVAC	31.10 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$403,405.00
D50 - Electrical	37.15 %	0.00 %	$0.00
E10 - Equipment	10.00 %	0.00 %	$0.00
E20 - Furnishings	10.00 %	0.00 %	$0.00
G20 - Site Improvements	21.68 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	63.05 %	0.00 %	$0.00
G40 - Site Electrical Utilities	61.72 %	0.00 %	$0.00
Totals:	**45.38 %**	**2.30 %**	**$403,405.00**

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
1999 Main Building	75,150	2.66	$0.00	$0.00	$0.00	$403,405.00	$0.00
Site	75,150	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total:		**2.30**	**$0.00**	**$0.00**	**$0.00**	**$403,405.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $403,405.00

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):	75,150
Year Built:	1999
Last Renovation:	
Replacement Value:	$15,178,804
Repair Cost:	$403,405.00
Total FCI:	2.66 %
Total RSLI:	46.23 %
FCA Score:	97.34

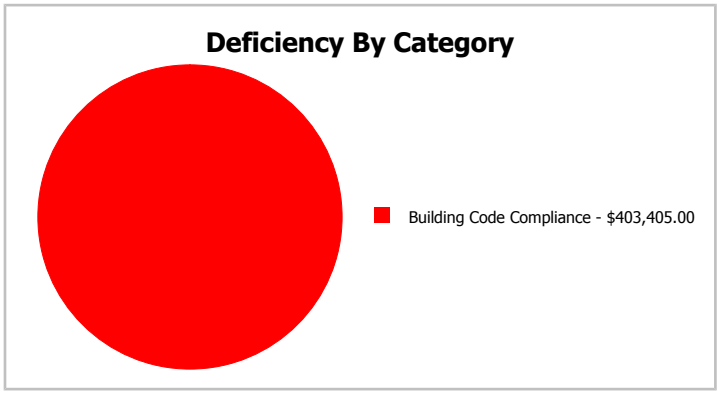
Description:

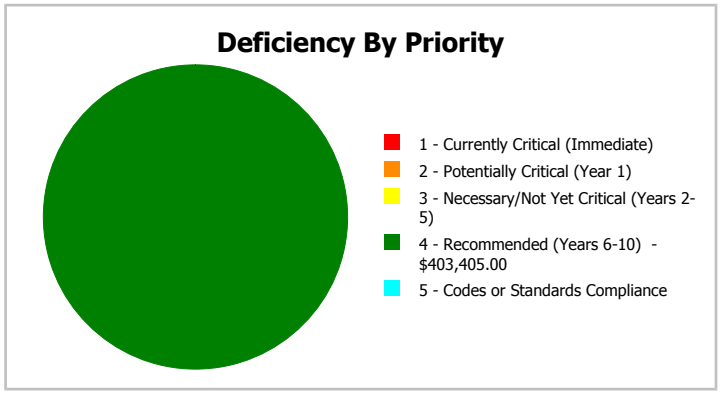
The narrative for this building is included in the Executive Summary Description at the front of this report.

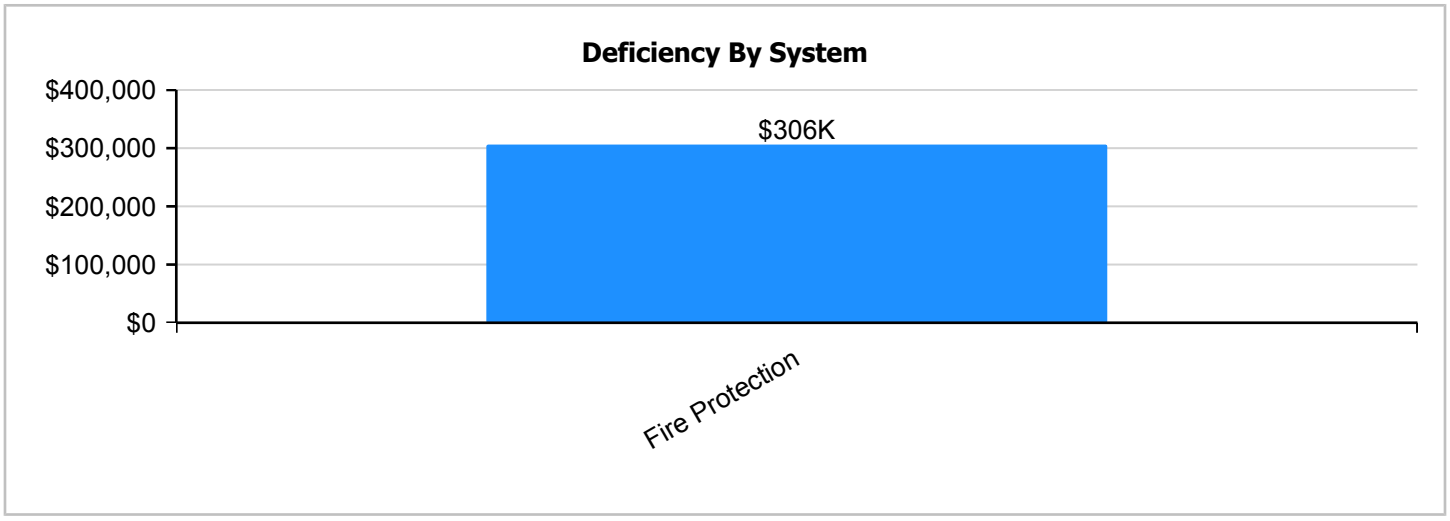
Attributes: This asset has no attributes.

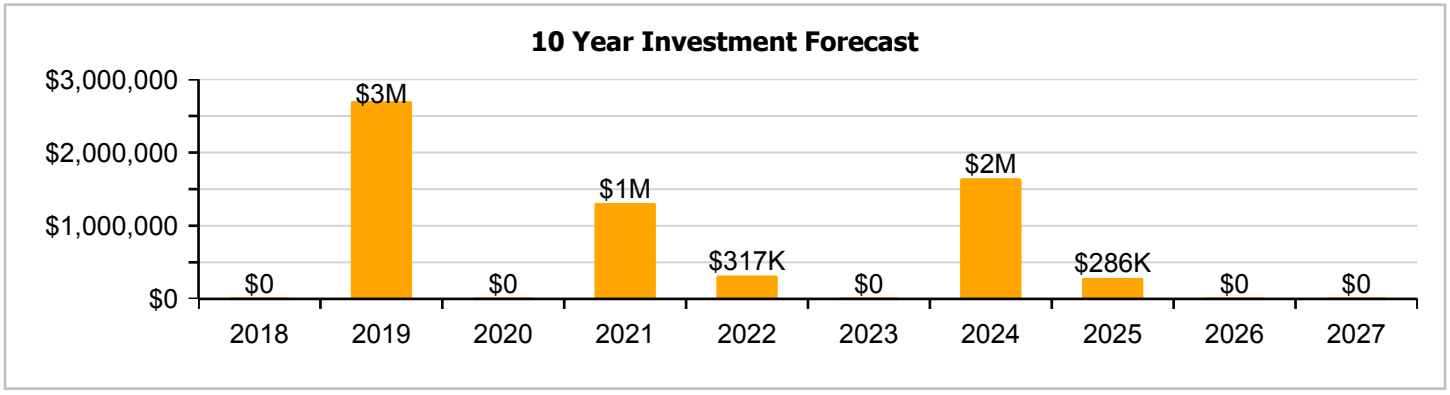
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	75,150
Year Built:	1999	Last Renovation:	
Repair Cost:	$403,405	Replacement Value:	$15,178,804
FCI:	2.66 %	RSLI%:	46.23 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	82.00 %	0.00 %	$0.00
A20 - Basement Construction	82.00 %	0.00 %	$0.00
B10 - Superstructure	82.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	59.94 %	0.00 %	$0.00
B30 - Roofing	39.65 %	0.00 %	$0.00
C10 - Interior Construction	44.20 %	0.00 %	$0.00
C30 - Interior Finishes	25.61 %	0.00 %	$0.00
D20 - Plumbing	40.18 %	0.00 %	$0.00
D30 - HVAC	31.10 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$403,405.00
D50 - Electrical	37.15 %	0.00 %	$0.00
E10 - Equipment	10.00 %	0.00 %	$0.00
E20 - Furnishings	10.00 %	0.00 %	$0.00
Totals:	**46.23 %**	**2.66 %**	**$403,405.00**

Photo Album

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

1). South Elevation - Jan 11, 2017

2). West Elevation - Jan 11, 2017

3). North Elevation - Jan 11, 2017

4). East Elevation - Jan 11, 2017

Condition Detail

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

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

System Listing

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

Campus Assessment Report - 1999 Main Building

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.70	S.F.	75,150	100	1999	2099		82.00 %	0.00 %	82			$353,205
A1030	Slab on Grade	$8.26	S.F.	75,150	100	1999	2099		82.00 %	0.00 %	82			$620,739
A2010	Basement Excavation	$1.85	S.F.	75,150	100	1999	2099		82.00 %	0.00 %	82			$139,028
A2020	Basement Walls	$12.79	S.F.	75,150	100	1999	2099		82.00 %	0.00 %	82			$961,169
B1010	Floor Construction	$1.61	S.F.	75,150	100	1999	2099		82.00 %	0.00 %	82			$120,992
B1020	Roof Construction	$15.44	S.F.	75,150	100	1999	2099		82.00 %	0.00 %	82			$1,160,316
B2010	Exterior Walls	$9.24	S.F.	75,150	100	1999	2099		82.00 %	0.00 %	82			$694,386
B2020	Exterior Windows	$9.20	S.F.	75,150	30	1999	2029		40.00 %	0.00 %	12			$691,380
B2030	Exterior Doors	$1.02	S.F.	75,150	30	1999	2029		40.00 %	0.00 %	12			$76,653
B3010130	Preformed Metal Roofing	$9.66	S.F.	75,150	30	1999	2029		40.00 %	0.00 %	12			$725,949
B3020	Roof Openings	$0.29	S.F.	75,150	25	1999	2024		28.00 %	0.00 %	7			$21,794
C1010	Partitions	$10.59	S.F.	75,150	75	1999	2074		76.00 %	0.00 %	57			$795,839
C1020	Interior Doors	$2.48	S.F.	75,150	30	1999	2029		40.00 %	0.00 %	12			$186,372
C1030	Fittings	$9.54	S.F.	75,150	20	1999	2019		10.00 %	0.00 %	2			$716,931
C3010	Wall Finishes	$2.73	S.F.	75,150	10	2015	2025		80.00 %	0.00 %	8			$205,160
C3020	Floor Finishes	$11.15	S.F.	75,150	20	1999	2019		10.00 %	0.00 %	2			$837,923
C3030	Ceiling Finishes	$10.74	S.F.	75,150	25	1999	2024		28.00 %	0.00 %	7			$807,111
D2010	Plumbing Fixtures	$11.26	S.F.	75,150	30	1999	2029		40.00 %	0.00 %	12			$846,189
D2020	Domestic Water Distribution	$0.96	S.F.	75,150	30	1999	2029		40.00 %	0.00 %	12			$72,144
D2030	Sanitary Waste	$1.52	S.F.	75,150	30	1999	2029		40.00 %	0.00 %	12			$114,228
D2090	Other Plumbing Systems -Nat Gas	$0.17	S.F.	75,150	40	1999	2039		55.00 %	0.00 %	22			$12,776
D3020	Heat Generating Systems	$4.98	S.F.	75,150	30	1999	2029		40.00 %	0.00 %	12			$374,247
D3030	Cooling Generating Systems	$5.16	S.F.	75,150	25	1999	2024		28.00 %	0.00 %	7			$387,774
D3040	Distribution Systems	$6.02	S.F.	75,150	30	1999	2029		40.00 %	0.00 %	12			$452,403
D3050	Terminal & Package Units	$7.93	S.F.	75,150	15	1999	2014	2021	26.67 %	0.00 %	4			$595,940
D3060	Controls & Instrumentation	$1.91	S.F.	75,150	20	1999	2019		10.00 %	0.00 %	2			$143,537
D3090	Other HVAC Systems/Equip	$0.30	S.F.	75,150	20	1999	2019		10.00 %	0.00 %	2			$22,545
D4010	Sprinklers	$4.22	S.F.	75,150	30			2016	0.00 %	110.00 %	-1		$348,846.00	$317,133
D4020	Standpipes	$0.66	S.F.	75,150	30			2016	0.00 %	110.00 %	-1		$54,559.00	$49,599
D5010	Electrical Service/Distribution	$1.65	S.F.	75,150	40	1999	2039		55.00 %	0.00 %	22			$123,998
D5020	Branch Wiring	$4.99	S.F.	75,150	30	1999	2029		40.00 %	0.00 %	12			$374,999
D5020	Lighting	$11.64	S.F.	75,150	30	1999	2029		40.00 %	0.00 %	12			$874,746
D5030810	Security & Detection Systems	$1.83	S.F.	75,150	15	1999	2014	2021	26.67 %	0.00 %	4			$137,525
D5030910	Fire Alarm Systems	$3.31	S.F.	75,150	15	2007	2022		33.33 %	0.00 %	5			$248,747
D5030920	Data Communication	$4.30	S.F.	75,150	15	1999	2014	2021	26.67 %	0.00 %	4			$323,145
E1020	Institutional Equipment	$0.30	S.F.	75,150	20	1999	2019		10.00 %	0.00 %	2			$22,545
E1090	Other Equipment	$1.86	S.F.	75,150	20	1999	2019		10.00 %	0.00 %	2			$139,779
E2010	Fixed Furnishings	$5.72	S.F.	75,150	20	1999	2019		10.00 %	0.00 %	2			$429,858
								Total	**46.23 %**	**2.66 %**			**$403,405.00**	**$15,178,804**

System Notes

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

System: B2010 - Exterior Walls


Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors


Note:

System: B3010130 - Preformed Metal Roofing

Note:

System: B3020 - Roof Openings

Note:

System: C1010 - Partitions

Note:

System: C1020 - Interior Doors



Note:

System: C1030 - Fittings

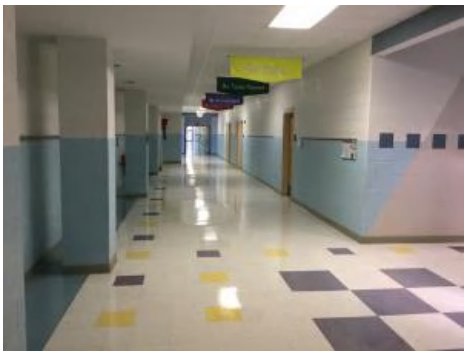


Note:

System: C3010 - Wall Finishes

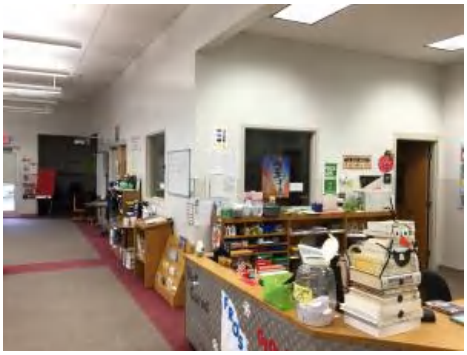
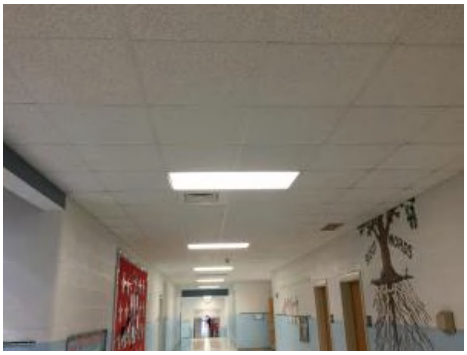
Note:

System: C3020 - Floor Finishes

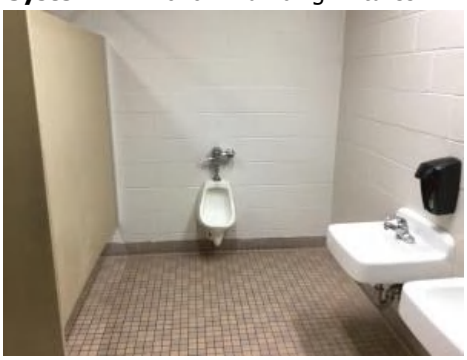
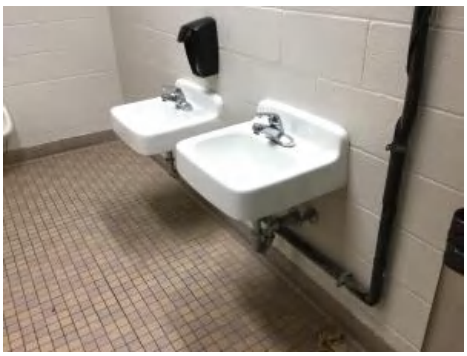
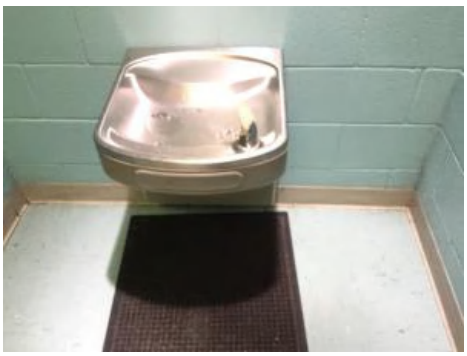

Note:

System: C3030 - Ceiling Finishes


Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D2090 - Other Plumbing Systems -Nat Gas


Note:

System: D3020 - Heat Generating Systems

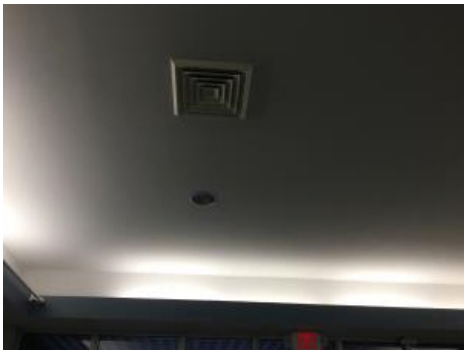
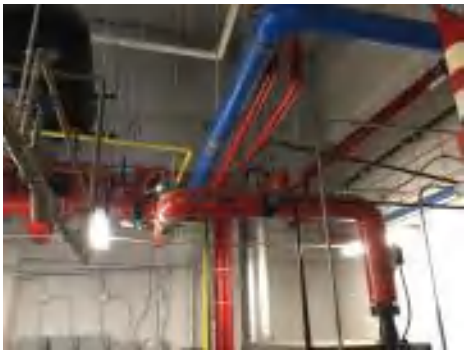

Note:

System: D3030 - Cooling Generating Systems



Note:

System: D3040 - Distribution Systems

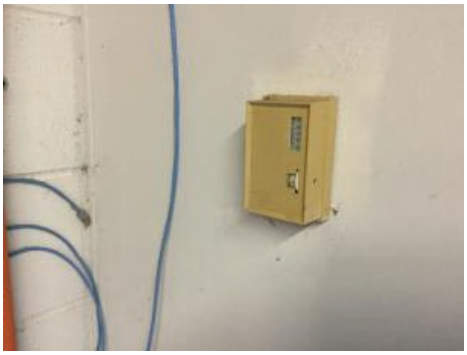




Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation



Note:

System: D3090 - Other HVAC Systems/Equip

Note:

System: D5010 - Electrical Service/Distribution



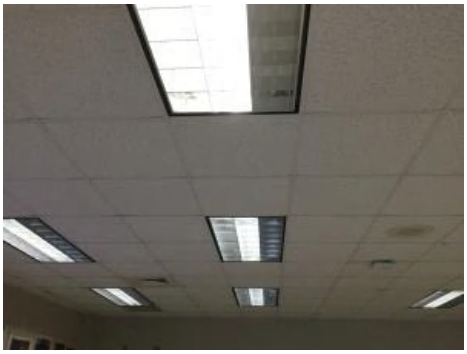
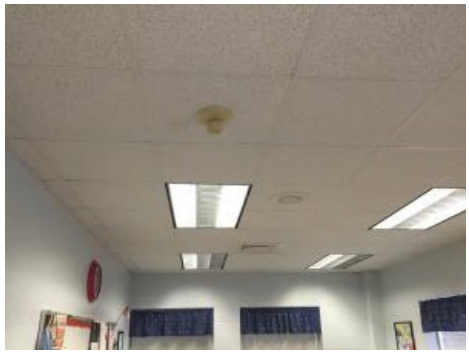
Note:

System: D5020 - Branch Wiring



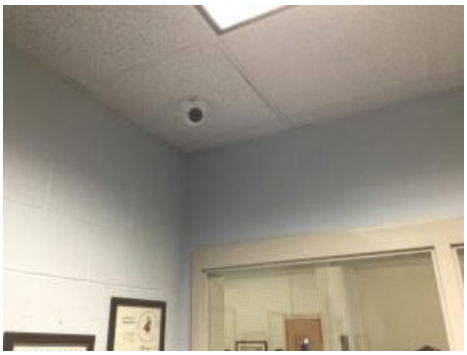
Note:

System: D5020 - Lighting


Note:

System: D5030810 - Security & Detection Systems

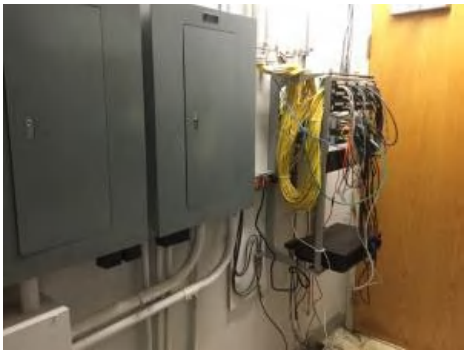
Note:

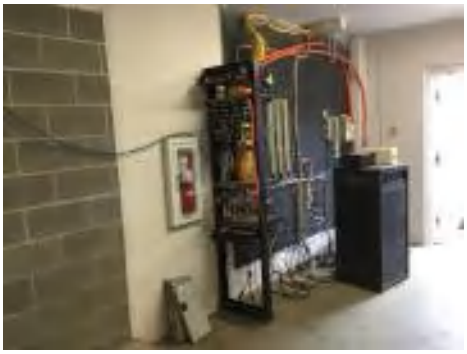
System: D5030910 - Fire Alarm Systems



Note:

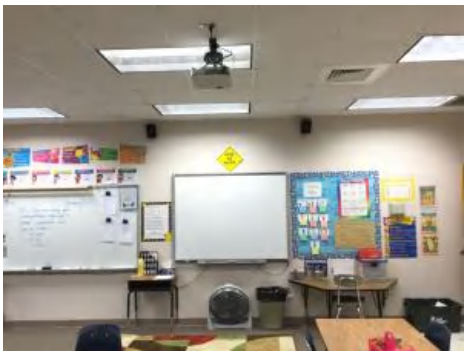
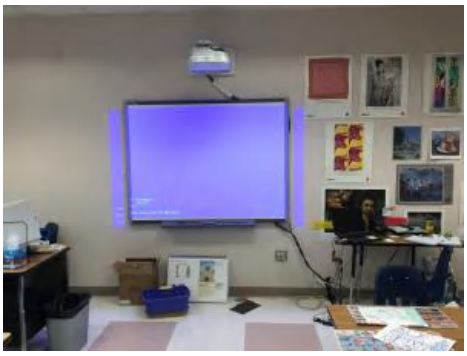
System: D5030920 - Data Communication





Note:

System: E1020 - Institutional Equipment

Note:

System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

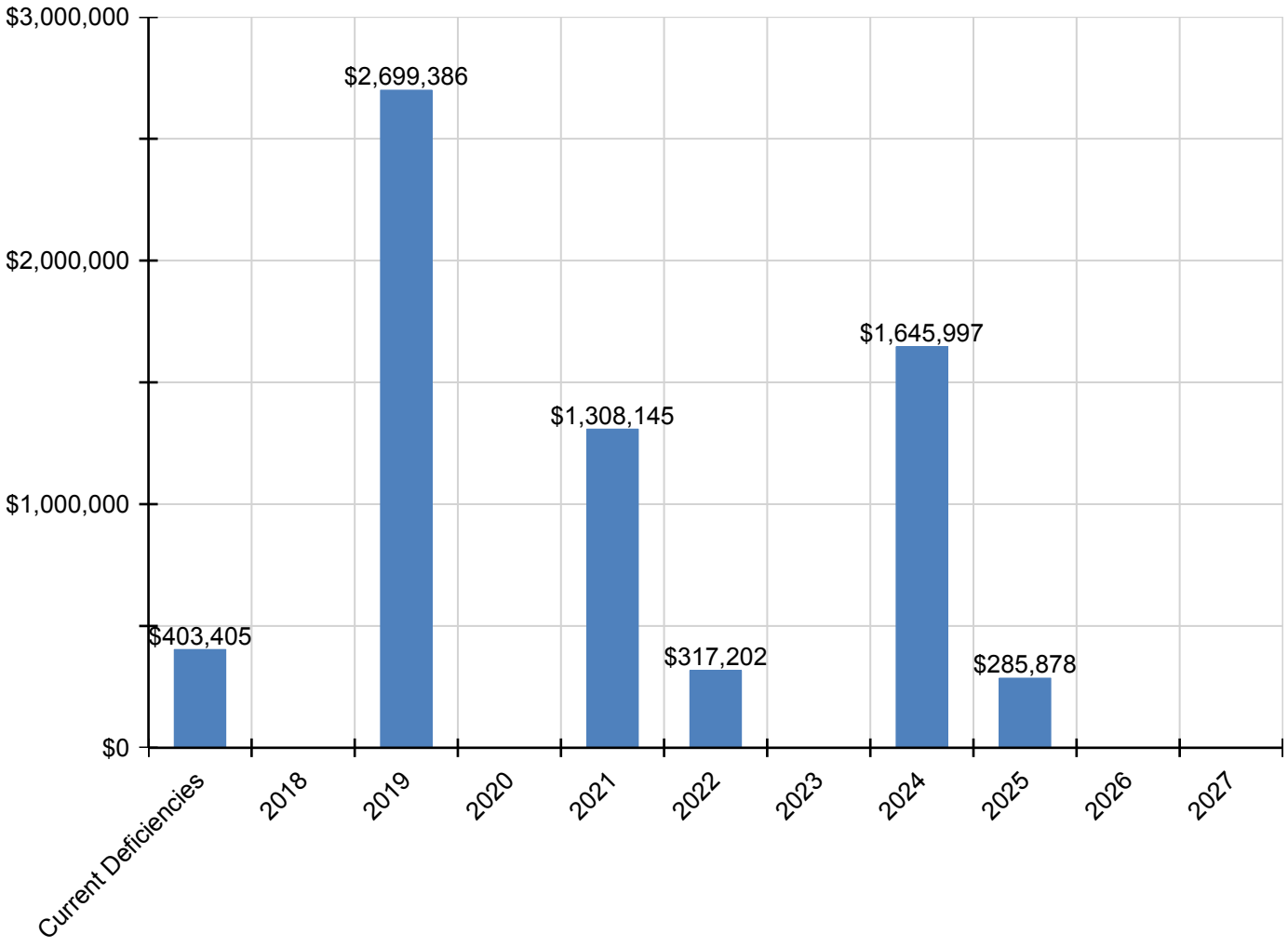
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$403,405**	**$0**	**$2,699,386**	**$0**	**$1,308,145**	**$317,202**	**$0**	**$1,645,997**	**$285,878**	**$0**	**$0**	**$6,660,013**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$29,484	$0	$0	$0	**$29,484**
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	$836,651	$0	$0	$0	$0	$0	$0	$0	$0	**$836,651**
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	$285,878	$0	$0	**$285,878**
C3020 - Floor Finishes	$0	$0	$977,847	$0	$0	$0	$0	$0	$0	$0	$0	**$977,847**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$1,091,909	$0	$0	$0	**$1,091,909**
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 -Nat Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$524,604	$0	$0	$0	**$524,604**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$737,808	$0	$0	$0	$0	$0	$0	**$737,808**
D3060 - Controls & Instrumentation	$0	$0	$167,506	$0	$0	$0	$0	$0	$0	$0	$0	**$167,506**
D3090 - Other HVAC Systems/Equip	$0	$0	$26,310	$0	$0	$0	$0	$0	$0	$0	$0	**$26,310**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$348,846	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$348,846**
D4020 - Standpipes	$54,559	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$54,559**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$170,264	$0	$0	$0	$0	$0	$0	**$170,264**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$317,202	$0	$0	$0	$0	$0	**$317,202**
D5030920 - Data Communication	$0	$0	$0	$0	$400,073	$0	$0	$0	$0	$0	$0	**$400,073**
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	$26,310	$0	$0	$0	$0	$0	$0	$0	$0	**$26,310**
E1090 - Other Equipment	$0	$0	$163,121	$0	$0	$0	$0	$0	$0	$0	$0	**$163,121**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$501,640	$0	$0	$0	$0	$0	$0	$0	$0	**$501,640**

** Indicates non-renewable system*

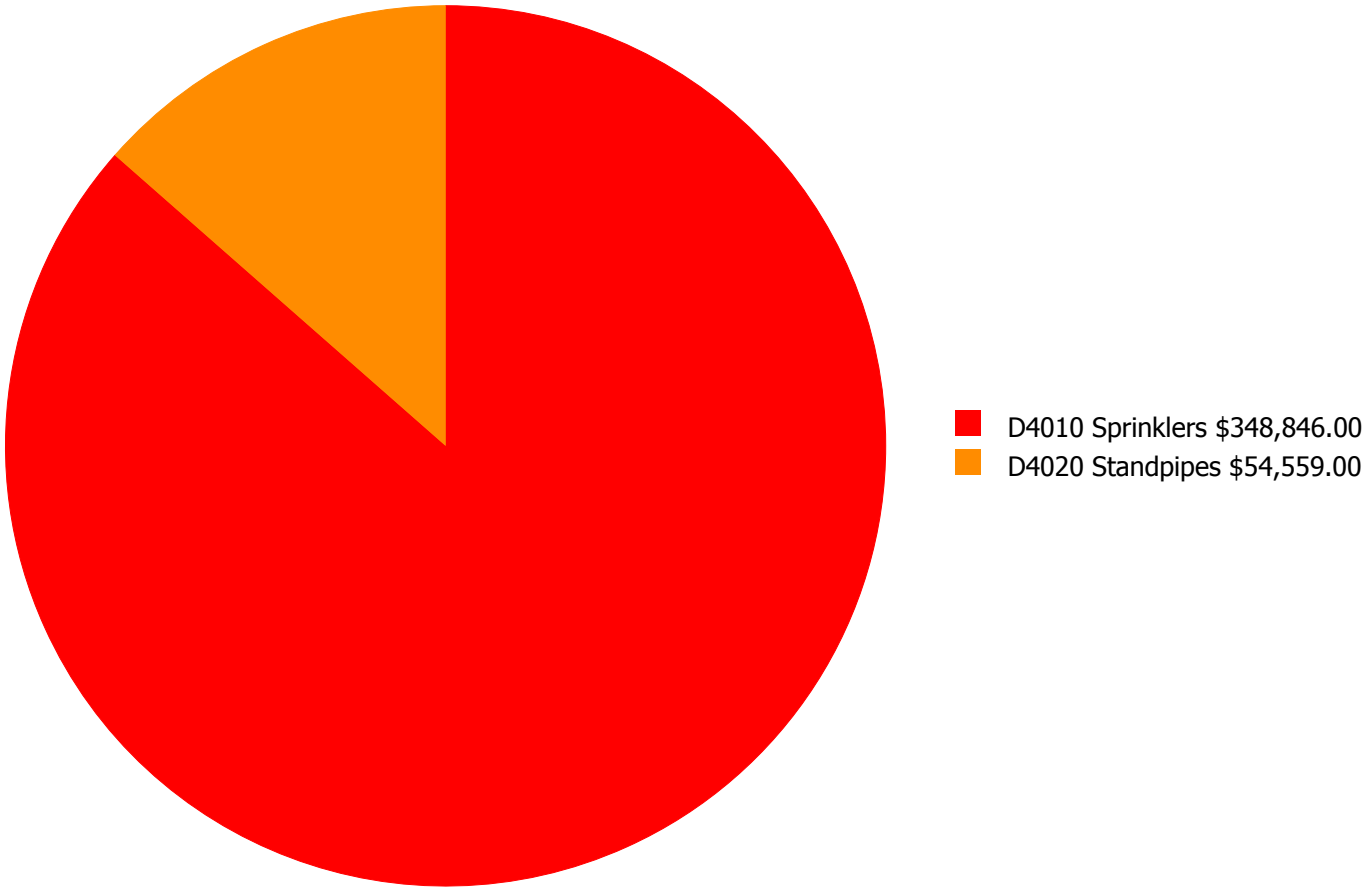
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

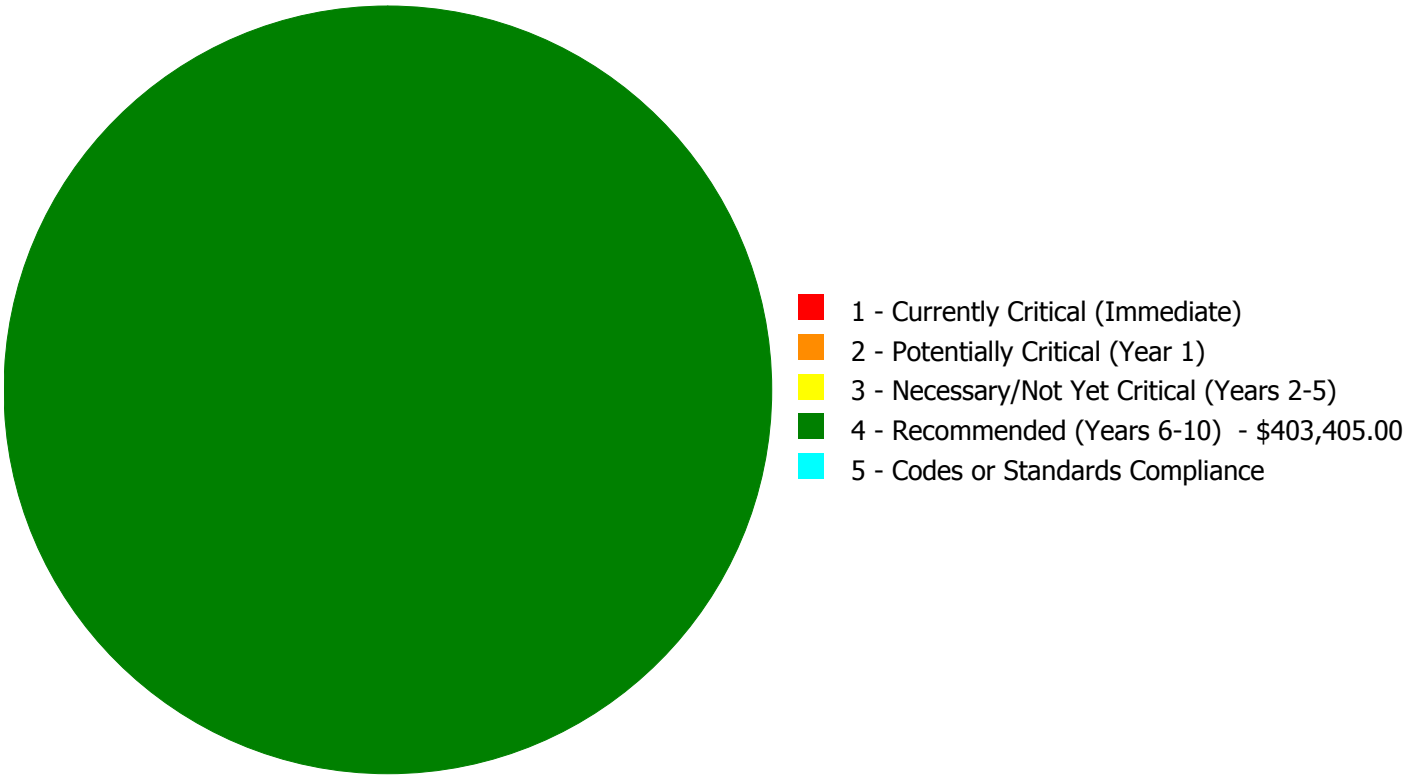
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $403,405.00

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: $403,405.00

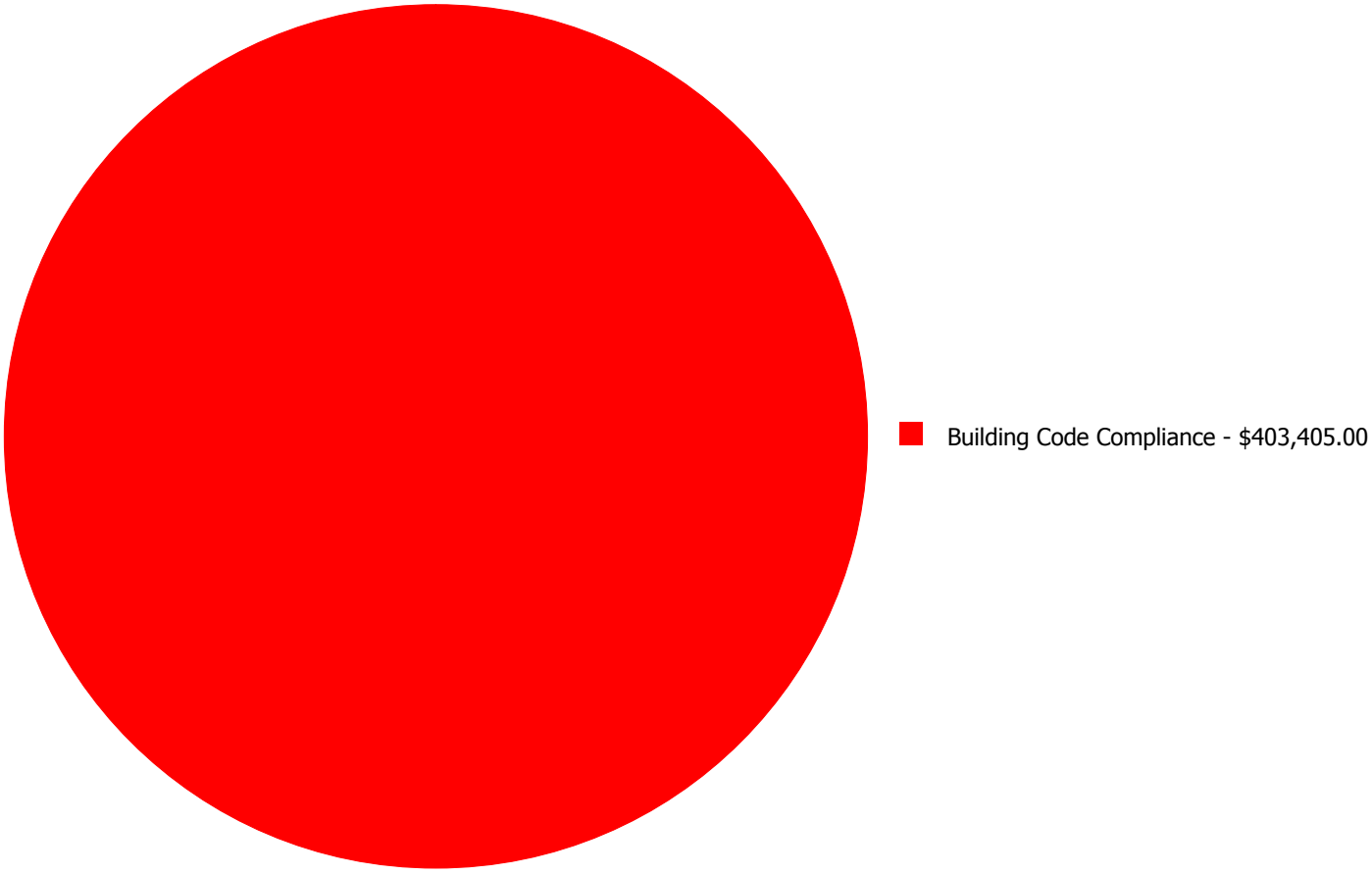
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
D4010	Sprinklers	$0.00	$0.00	$0.00	$348,846.00	$0.00	$348,846.00
D4020	Standpipes	$0.00	$0.00	$0.00	$54,559.00	$0.00	$54,559.00
	Total:	$0.00	$0.00	$0.00	$403,405.00	$0.00	$403,405.00

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: $403,405.00

Deficiency Details by Priority

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location:	Throughout the building
Distress:	Missing
Category:	Building Code Compliance
Priority:	4 - Recommended (Years 6-10)
Correction:	Renew System
Qty:	75,150.00
Unit of Measure:	S.F.
Estimate:	$348,846.00
Assessor Name:	Terence Davis
Date Created:	01/11/2017

Notes: There is no sprinkler system.

System: D4020 - Standpipes

This deficiency has no image.

Location:	Throughout the building
Distress:	Missing
Category:	Building Code Compliance
Priority:	4 - Recommended (Years 6-10)
Correction:	Renew System
Qty:	75,150.00
Unit of Measure:	S.F.
Estimate:	$54,559.00
Assessor Name:	Terence Davis
Date Created:	01/11/2017

Notes: There is no sprinkler system.

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	75,150
Year Built:	1999
Last Renovation:	
Replacement Value:	$2,357,460
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	39.91 %
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

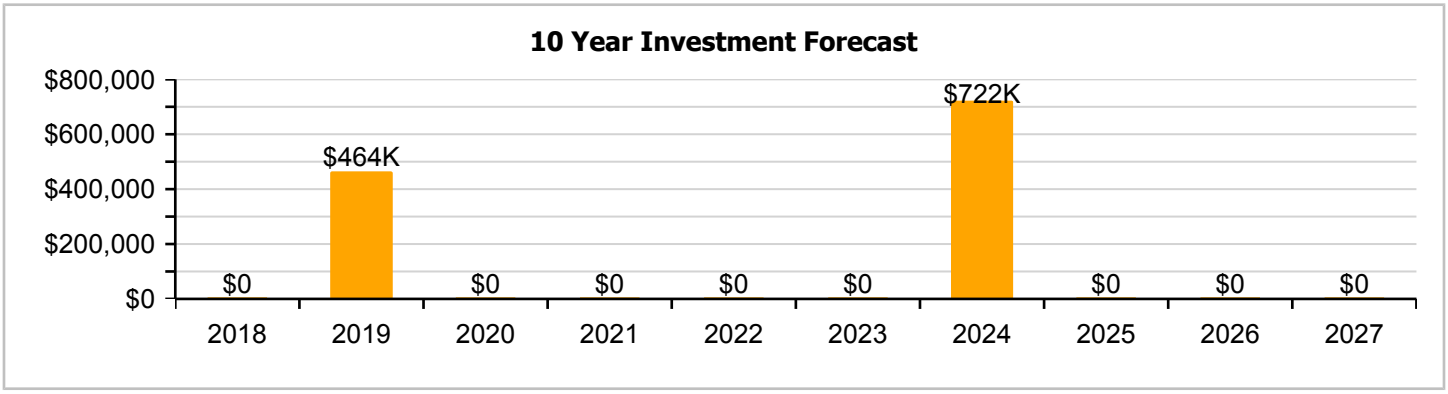
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	75,150
Year Built:	1999	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$2,357,460
FCI:	0.00 %	RSLI%:	39.91 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	21.68 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	63.05 %	0.00 %	$0.00
G40 - Site Electrical Utilities	61.72 %	0.00 %	$0.00
Totals:	**39.91 %**	**0.00 %**	**$0.00**

Photo Album

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

1). Aerial Image of Laurel Hill Elementary School - Feb 27, 2017

Condition Detail

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

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

System Listing

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

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.	75,150	25	1999	2024		28.00 %	0.00 %	7			$286,322
G2020	Parking Lots	$1.33	S.F.	75,150	25	1999	2024		28.00 %	0.00 %	7			$99,950
G2030	Pedestrian Paving	$1.91	S.F.	75,150	30	1999	2029		40.00 %	0.00 %	12			$143,537
G2040105	Fence & Guardrails	$1.23	S.F.	75,150	30	1999	2029		40.00 %	0.00 %	12			$92,435
G2040950	Canopies	$0.44	S.F.	75,150	25	1999	2024		28.00 %	0.00 %	7			$33,066
G2040950	Covered Walkways	$1.52	S.F.	75,150	25	1999	2024		28.00 %	0.00 %	7			$114,228
G2040950	Hard Surface Play Area	$0.75	S.F.	75,150	20	1999	2019		10.00 %	0.00 %	2			$56,363
G2040950	Playing Field	$4.54	S.F.	75,150	20	1999	2019		10.00 %	0.00 %	2			$341,181
G2050	Landscaping	$1.87	S.F.	75,150	15	1999	2014		0.00 %	0.00 %	-3			$140,531
G3010	Water Supply	$2.34	S.F.	75,150	50	1999	2049		64.00 %	0.00 %	32			$175,851
G3020	Sanitary Sewer	$1.45	S.F.	75,150	50	1999	2049		64.00 %	0.00 %	32			$108,968
G3030	Storm Sewer	$4.54	S.F.	75,150	50	1999	2049		64.00 %	0.00 %	32			$341,181
G3060	Fuel Distribution	$0.98	S.F.	75,150	40	1999	2039		55.00 %	0.00 %	22			$73,647
G4010	Electrical Distribution	$2.35	S.F.	75,150	50	1999	2049		64.00 %	0.00 %	32			$176,603
G4020	Site Lighting	$1.47	S.F.	75,150	30	1999	2029		40.00 %	0.00 %	12			$110,471
G4030	Site Communications & Security	$0.84	S.F.	75,150	15	2016	2031		93.33 %	0.00 %	14			$63,126
								Total	**39.91 %**					**$2,357,460**

System Notes

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

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving

Note:

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Canopies

Note:

System: G2040950 - Covered Walkways


Note:

System: G2040950 - Hard Surface Play Area

Note:

System: G2040950 - Playing Field

Note:

System: G2050 - Landscaping

Note:

System: G3010 - Water Supply

Note:

System: G3020 - Sanitary Sewer

Note:

System: G3030 - Storm Sewer

Note:

System: G3060 - Fuel Distribution

Note:

System: G4010 - Electrical Distribution

Note:

System: G4020 - Site Lighting

Note:

System: G4030 - Site Communications & Security

Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$463,929**	**$0**	**$0**	**$0**	**$0**	**$721,840**	**$0**	**$0**	**$0**	**$1,185,769**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$0	$0	$0	$387,354	$0	$0	$0	**$387,354**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$0	$135,217	$0	$0	$0	**$135,217**
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	$44,734	$0	$0	$0	**$44,734**
G2040950 - Covered Walkways	$0	$0	$0	$0	$0	$0	$0	$154,535	$0	$0	$0	**$154,535**
G2040950 - Hard Surface Play Area	$0	$0	$65,775	$0	$0	$0	$0	$0	$0	$0	$0	**$65,775**
G2040950 - Playing Field	$0	$0	$398,155	$0	$0	$0	$0	$0	$0	$0	$0	**$398,155**
*** G2050 - Landscaping**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communications & Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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

Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

NC School District/830 Scotland County/Elementary School

North Laurinburg Elementary

Draft

Campus Assessment Report

March 7, 2017

PARSONS

Table of Contents

Campus Executive Summary

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

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

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Gross Area (SF):	46,992
Year Built:	1958
Last Renovation:	
Replacement Value:	$10,756,826
Repair Cost:	$2,994,249.00
Total FCI:	27.84 %
Total RSLI:	24.43 %
FCA Score:	72.16

Description:

GENERAL:
North Laurinburg Elementary is located at 815 N Gill Street in Laurinburg, North Carolina. The 1 story, 46,992 square foot building was originally constructed in 1958. There have been 2 additions to the building. There were classrooms added in 1962 and classrooms and a media center added in 1982.

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

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

B. SUPERSTRUCTURE

Roof construction is steel and metal decking. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically asphalt shingle roofing and a low slope thermoplastic polyolefin. Roof openings include a roof hatch with fixed ladder access. Most building entrances appear to comply with minimum ADA requirements.

C. INTERIORS

Interior partitions are typically CMU. Interior doors are generally solid core wood with wood frames. Interior fittings include the following items: lockers, white boards, toilet accessories, storage shelving, and fabricated toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes throughout are typically vinyl composition tile, and ceramic tile in the restrooms. Ceiling finishes throughout are typically suspended acoustical tile.

CONVEYING:

The building does not include conveying equipment.

D. SERVICES

PLUMBING: Plumbing fixtures are typically non-low-flow water fixtures with manual control valves. Domestic water distribution is copper with electric hot water heating. Sanitary waste system is galvanized piping. Rain water drainage system is internal with roof drains.

HVAC:

Heating and Cooling is provided by wall mounted package units. And secondary heating is provided by a gas fired boiler. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system.

FIRE PROTECTION:

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

ELECTRICAL:

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

COMMUNICATIONS AND SECURITY:

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

OTHER ELECTRICAL SYSTEMS:

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

E. EQUIPMENT & FURNISHINGS:

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

G. SITE:

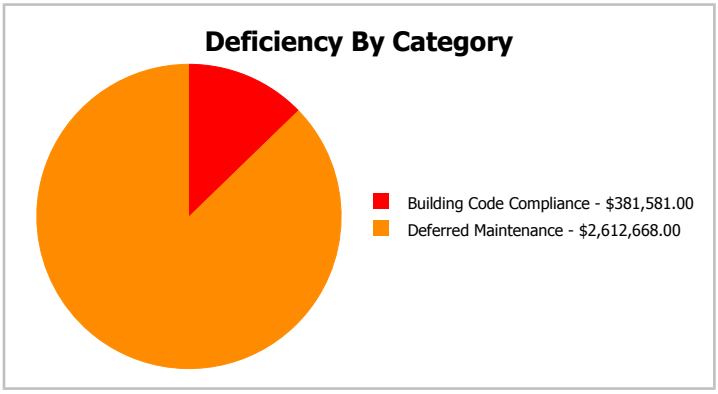
Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, play areas, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting.

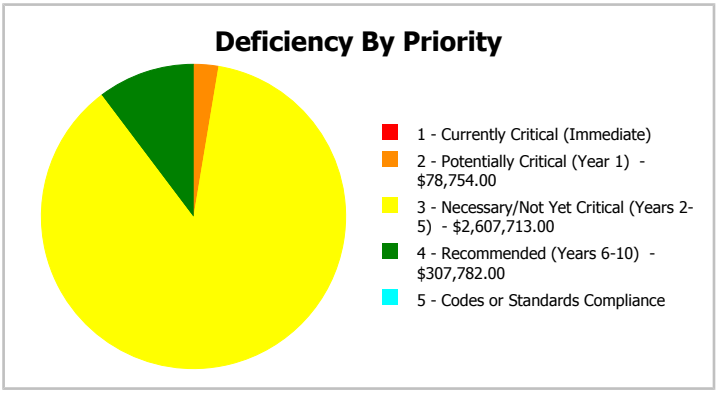
Attributes:

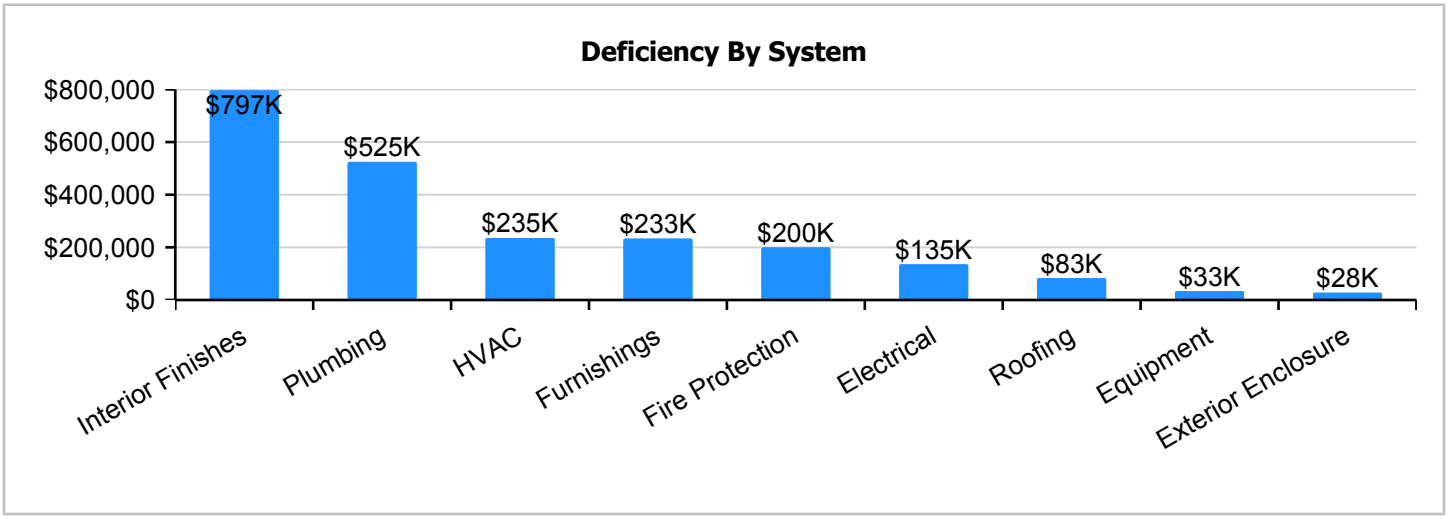
General Attributes:			
Condition Assessor:	Terence Davis	Assessment Date:	
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:	Active	Status:	Active
School Grades:	9.9	Site Acreage:	9.9

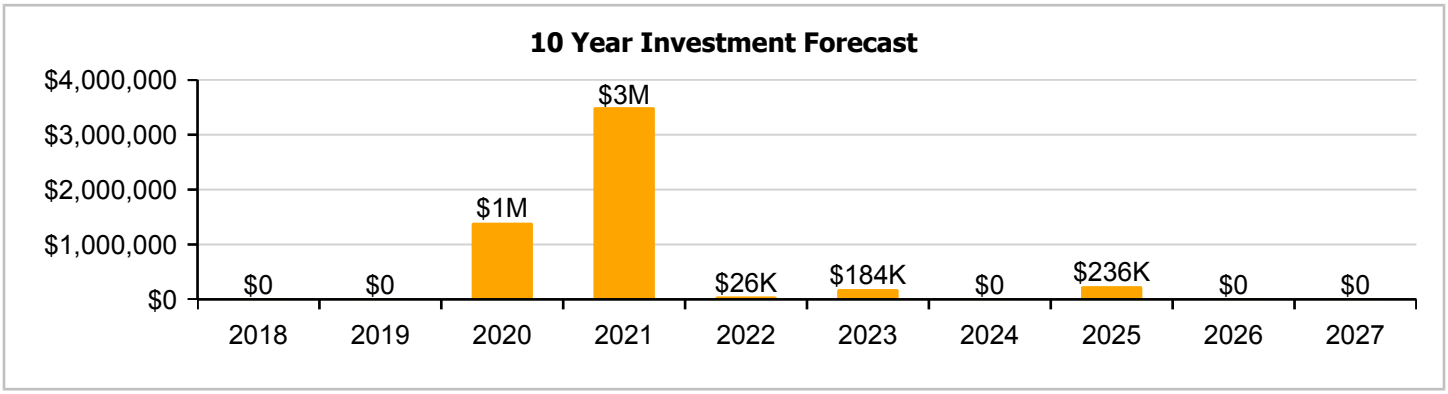
Campus Dashboard Summary

Gross Area:	46,992		
Year Built:	1958	Last Renovation:	
Repair Cost:	$2,994,249	Replacement Value:	$10,756,826
FCI:	27.84 %	RSLI%:	24.43 %









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.

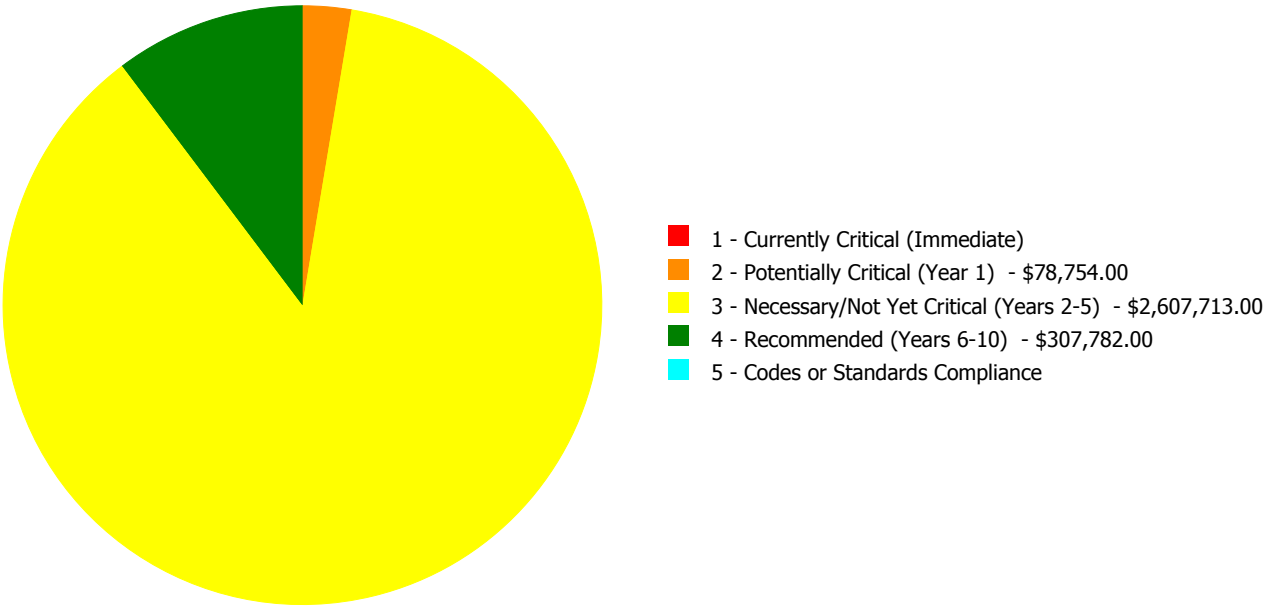
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	50.39 %	0.00 %	$0.00
A20 - Basement Construction	50.39 %	0.00 %	$0.00
B10 - Superstructure	50.39 %	0.00 %	$0.00
B20 - Exterior Enclosure	30.45 %	3.83 %	$36,477.00
B30 - Roofing	11.69 %	36.20 %	$109,363.00
C10 - Interior Construction	23.63 %	0.00 %	$0.00
C30 - Interior Finishes	8.27 %	87.28 %	$1,051,260.00
D20 - Plumbing	1.68 %	96.74 %	$692,578.00
D30 - HVAC	17.88 %	28.00 %	$310,374.00
D40 - Fire Protection	0.00 %	110.00 %	$263,625.00
D50 - Electrical	27.97 %	13.17 %	$178,852.00
E10 - Equipment	5.66 %	68.53 %	$44,157.00
E20 - Furnishings	0.00 %	110.00 %	$307,563.00
G20 - Site Improvements	15.83 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	9.44 %	0.00 %	$0.00
G40 - Site Electrical Utilities	45.43 %	0.00 %	$0.00
Totals:	**24.43 %**	**27.84 %**	**$2,994,249.00**

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 Building Main	20,692	35.14	$0.00	$78,754.00	$1,242,762.00	$160,239.00	$0.00
1962 Building	10,300	25.20	$0.00	$0.00	$482,772.00	$57,783.00	$0.00
1983 Media Center	16,000	30.81	$0.00	$0.00	$882,179.00	$89,760.00	$0.00
Site	46,992	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total:		**27.84**	**$0.00**	**$78,754.00**	**$2,607,713.00**	**$307,782.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $2,994,249.00

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):	20,692
Year Built:	1958
Last Renovation:	
Replacement Value:	$4,217,024
Repair Cost:	$1,481,755.00
Total FCI:	35.14 %
Total RSLI:	20.53 %
FCA Score:	64.86

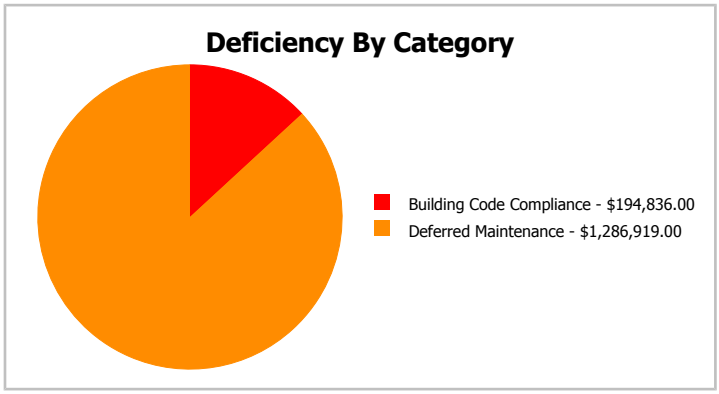
Description:

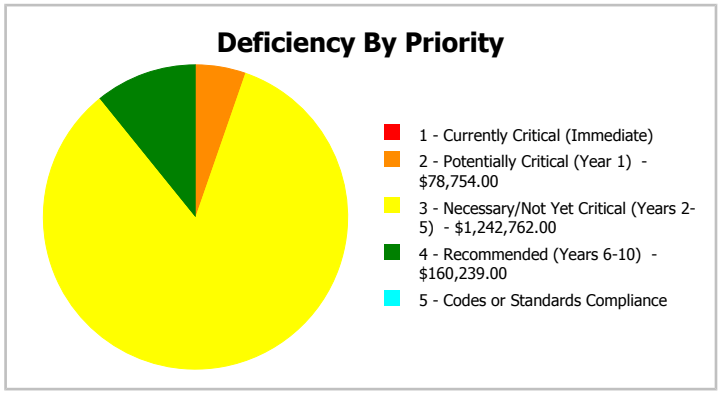
The narrative for this building is included in the Executive Summary Description at the front of this report.

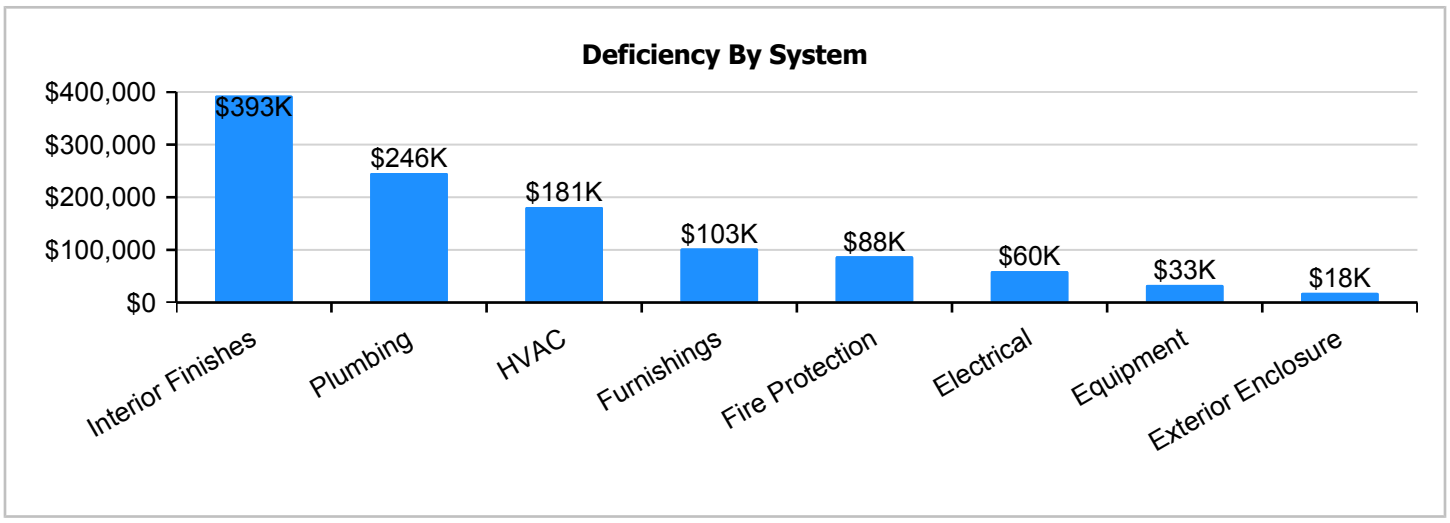
Attributes: This asset has no attributes.

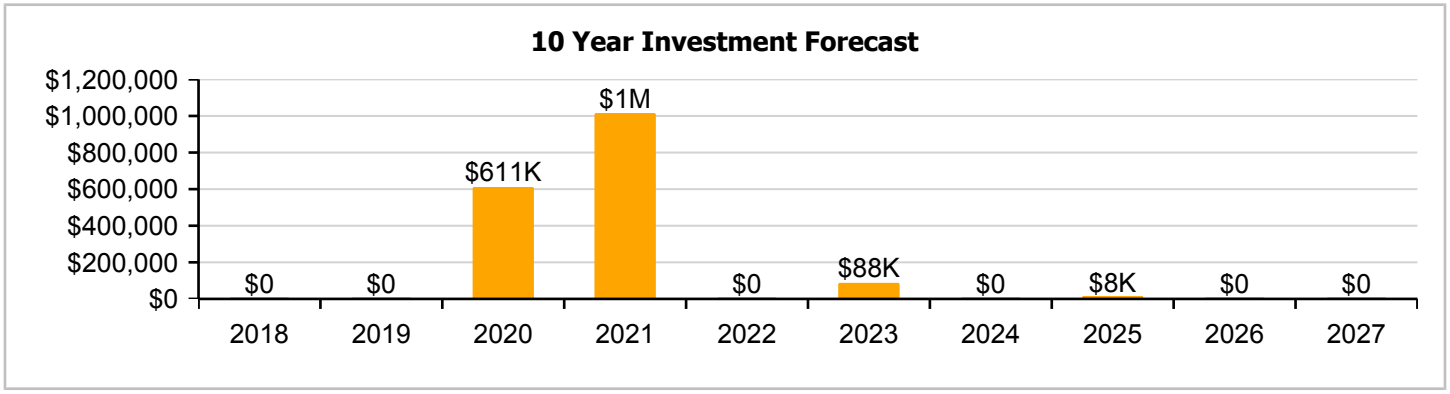
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	20,692
Year Built:	1958	Last Renovation:	
Repair Cost:	$1,481,755	Replacement Value:	$4,217,024
FCI:	35.14 %	RSLI%:	20.53 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	41.00 %	0.00 %	$0.00
A20 - Basement Construction	41.00 %	0.00 %	$0.00
B10 - Superstructure	41.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	25.76 %	5.81 %	$24,354.00
B30 - Roofing	15.68 %	0.00 %	$0.00
C10 - Interior Construction	17.78 %	0.00 %	$0.00
C30 - Interior Finishes	3.32 %	97.81 %	$518,728.00
D20 - Plumbing	1.42 %	99.60 %	$324,803.00
D30 - HVAC	13.26 %	51.11 %	$239,448.00
D40 - Fire Protection	0.00 %	110.00 %	$116,082.00
D50 - Electrical	28.03 %	13.17 %	$78,754.00
E10 - Equipment	2.01 %	95.27 %	$44,157.00
E20 - Furnishings	0.00 %	110.00 %	$135,429.00
Totals:	**20.53 %**	**35.14 %**	**$1,481,755.00**

Photo Album

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

1). South Elevation - Jan 09, 2017

2). West Elevation - Jan 09, 2017

3). West Elevation - Jan 09, 2017

4). East Elevation - Jan 09, 2017

5). East Elevation - Jan 09, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.88	S.F.	20,692	100	1958	2058		41.00 %	0.00 %	41			$100,977
A1030	Slab on Grade	$8.61	S.F.	20,692	100	1958	2058		41.00 %	0.00 %	41			$178,158
A2010	Basement Excavation	$1.95	S.F.	20,692	100	1958	2058		41.00 %	0.00 %	41			$40,349
A2020	Basement Walls	$13.35	S.F.	20,692	100	1958	2058		41.00 %	0.00 %	41			$276,238
B1010	Floor Construction	$1.66	S.F.	20,692	100	1958	2058		41.00 %	0.00 %	41			$34,349
B1020	Roof Construction	$16.08	S.F.	20,692	100	1958	2058		41.00 %	0.00 %	41			$332,727
B2010	Exterior Walls	$9.61	S.F.	20,692	100	1958	2058		41.00 %	0.00 %	41			$198,850
B2020	Exterior Windows	$9.57	S.F.	20,692	30	1983	2013	2021	13.33 %	0.00 %	4			$198,022
B2030	Exterior Doors	$1.07	S.F.	20,692	30	1983	2013		0.00 %	110.00 %	-4		$24,354.00	$22,140
B3010120	Single Ply Membrane	$6.98	S.F.	20,692	20	2000	2020		15.00 %	0.00 %	3			$144,430
B3020	Roof Openings	$0.29	S.F.	20,692	25	2000	2025		32.00 %	0.00 %	8			$6,001
C1010	Partitions	$11.01	S.F.	20,692	75	1958	2033		21.33 %	0.00 %	16			$227,819
C1020	Interior Doors	$2.59	S.F.	20,692	30	1983	2013	2021	13.33 %	0.00 %	4			$53,592
C1030	Fittings	$9.94	S.F.	20,692	20	2000	2020		15.00 %	0.00 %	3			$205,678
C3010	Wall Finishes	$2.84	S.F.	20,692	10	2010	2020		30.00 %	0.00 %	3			$58,765
C3020	Floor Finishes	$11.60	S.F.	20,692	20	1983	2003		0.00 %	110.00 %	-14		$264,030.00	$240,027
C3030	Ceiling Finishes	$11.19	S.F.	20,692	25	1983	2008		0.00 %	110.00 %	-9		$254,698.00	$231,543
D2010	Plumbing Fixtures	$11.71	S.F.	20,692	30	1983	2013		0.00 %	110.00 %	-4		$266,534.00	$242,303
D2020	Domestic Water Distribution	$0.99	S.F.	20,692	30	1958	1988		0.00 %	110.00 %	-29		$22,534.00	$20,485
D2030	Sanitary Waste	$1.57	S.F.	20,692	30	1958	1988		0.00 %	110.00 %	-29		$35,735.00	$32,486
D2090	Other Plumbing Systems -Nat Gas	$1.49	S.F.	20,692	40	1983	2023		15.00 %	0.00 %	6			$30,831
D3020	Heat Generating Systems	$4.26	S.F.	20,692	30	1983	2013		0.00 %	110.00 %	-4		$96,963.00	$88,148
D3040	Distribution Systems	$6.26	S.F.	20,692	30	1983	2013		0.00 %	110.00 %	-4		$142,485.00	$129,532
D3050	Terminal & Package Units	$10.14	S.F.	20,692	15	2000	2015	2021	26.67 %	0.00 %	4			$209,817
D3060	Controls & Instrumentation	$1.98	S.F.	20,692	20	2000	2020		15.00 %	0.00 %	3			$40,970
D4010	Sprinklers	$4.41	S.F.	20,692	30			2016	0.00 %	110.00 %	-1		$100,377.00	$91,252
D4020	Standpipes	$0.69	S.F.	20,692	30			2016	0.00 %	110.00 %	-1		$15,705.00	$14,277
D5010	Electrical Service/Distribution	$1.73	S.F.	20,692	40	1983	2023		15.00 %	0.00 %	6			$35,797
D5020	Branch Wiring	$5.20	S.F.	20,692	30	1958	1988	2021	13.33 %	0.00 %	4			$107,598
D5020	Lighting	$12.12	S.F.	20,692	30	1983	2013	2021	13.33 %	0.00 %	4			$250,787
D5030810	Security & Detection Systems	$1.91	S.F.	20,692	15	2015	2030		86.67 %	0.00 %	13			$39,522
D5030910	Fire Alarm Systems	$3.46	S.F.	20,692	15	1983	1998		0.00 %	110.00 %	-19		$78,754.00	$71,594
D5030920	Data Communication	$4.47	S.F.	20,692	15	2015	2030		86.67 %	0.00 %	13			$92,493
E1020	Institutional Equipment	$0.30	S.F.	20,692	20	2000	2020		15.00 %	0.00 %	3			$6,208
E1090	Other Equipment	$1.94	S.F.	20,692	20	1983	2003		0.00 %	110.00 %	-14		$44,157.00	$40,142
E2010	Fixed Furnishings	$5.95	S.F.	20,692	20	1990	2010		0.00 %	110.00 %	-7		$135,429.00	$123,117
								Total	**20.53 %**	**35.14 %**			**$1,481,755.00**	**$4,217,024**

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: B3010120 - Single Ply Membrane

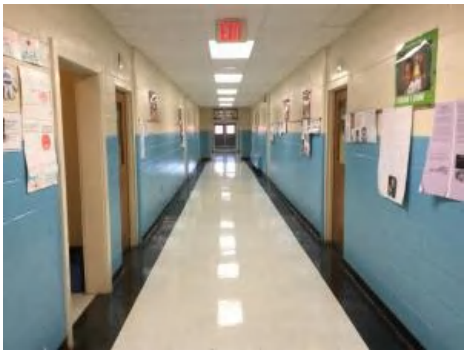


Note:

System: B3020 - Roof Openings

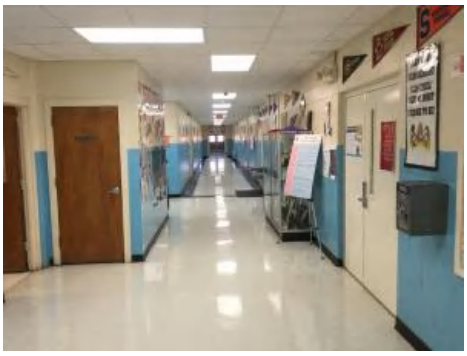

Note:

System: C1010 - Partitions



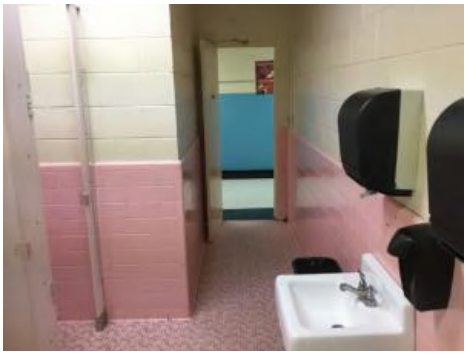
Note:

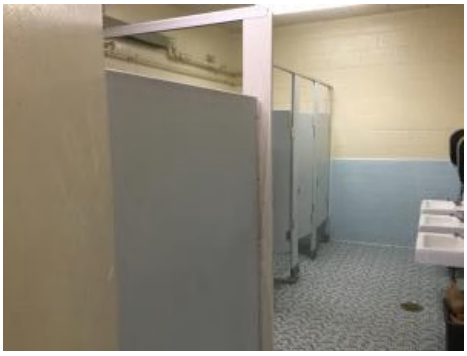
System: C1020 - Interior Doors



Note:

System: C1030 - Fittings





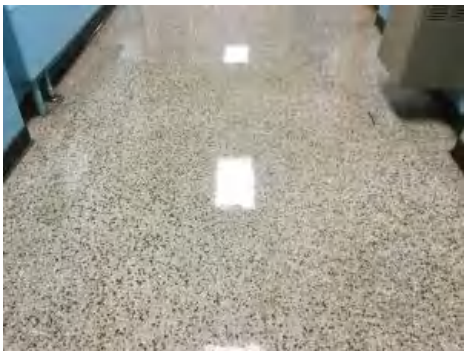
Note:

System: C3010 - Wall Finishes



Note:

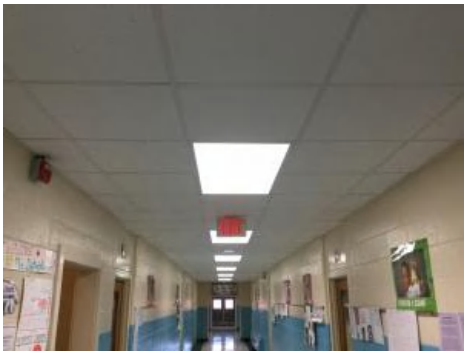
System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes

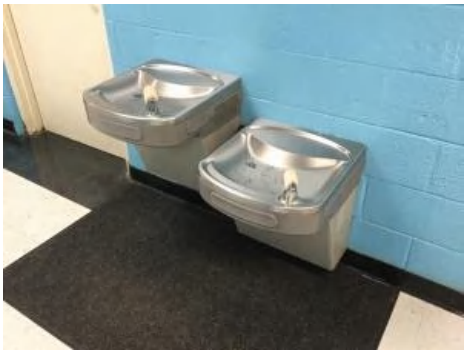




Note:

System: D2010 - Plumbing Fixtures





Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D2090 - Other Plumbing Systems -Nat Gas

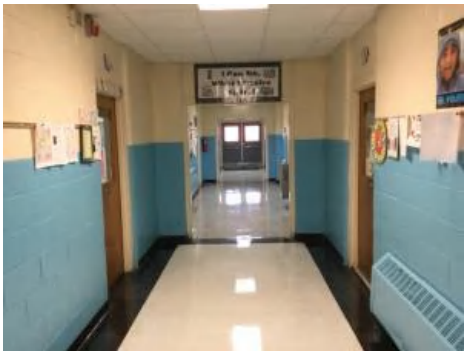
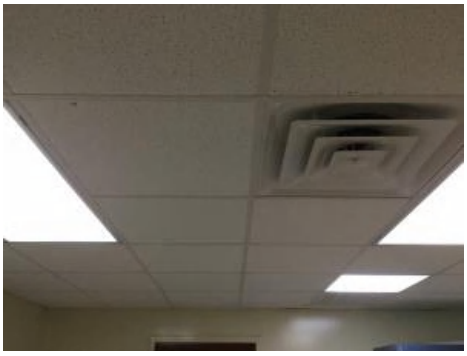

Note:

System: D3020 - Heat Generating Systems



Note:

System: D3040 - Distribution Systems


Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation

Note:

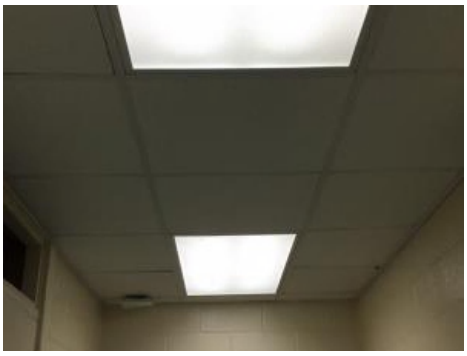
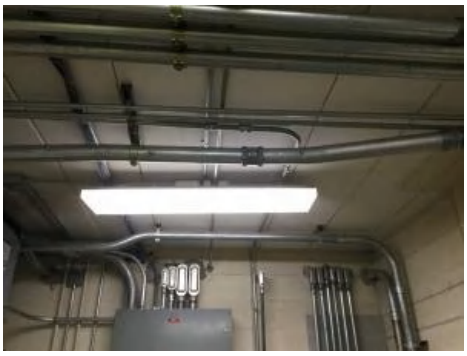
System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

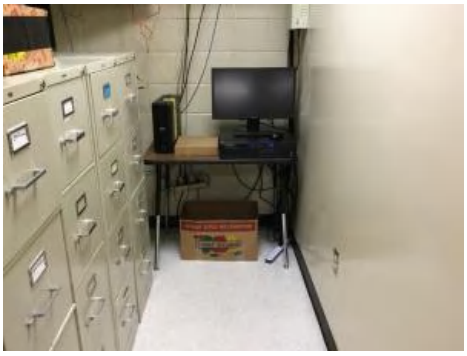
Note:

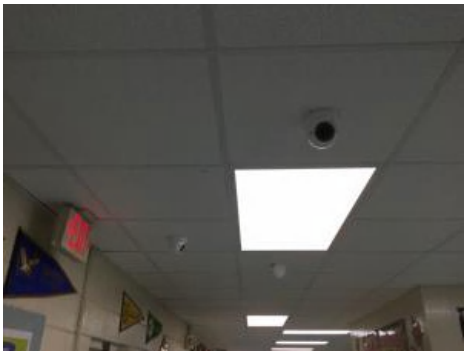
System: D5020 - Lighting

Note:

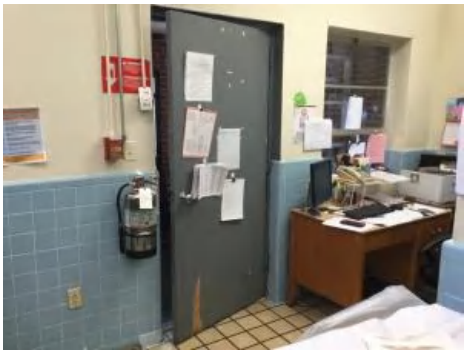
System: D5030810 - Security & Detection Systems



Note:

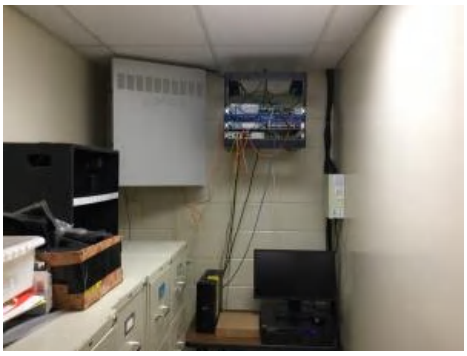
System: D5030910 - Fire Alarm Systems



Note:

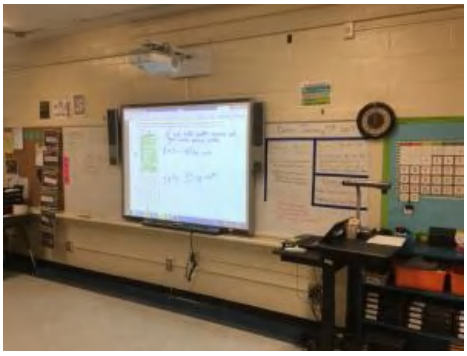
System: D5030920 - Data Communication





Note:

System: E1020 - Institutional Equipment

Note:

System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

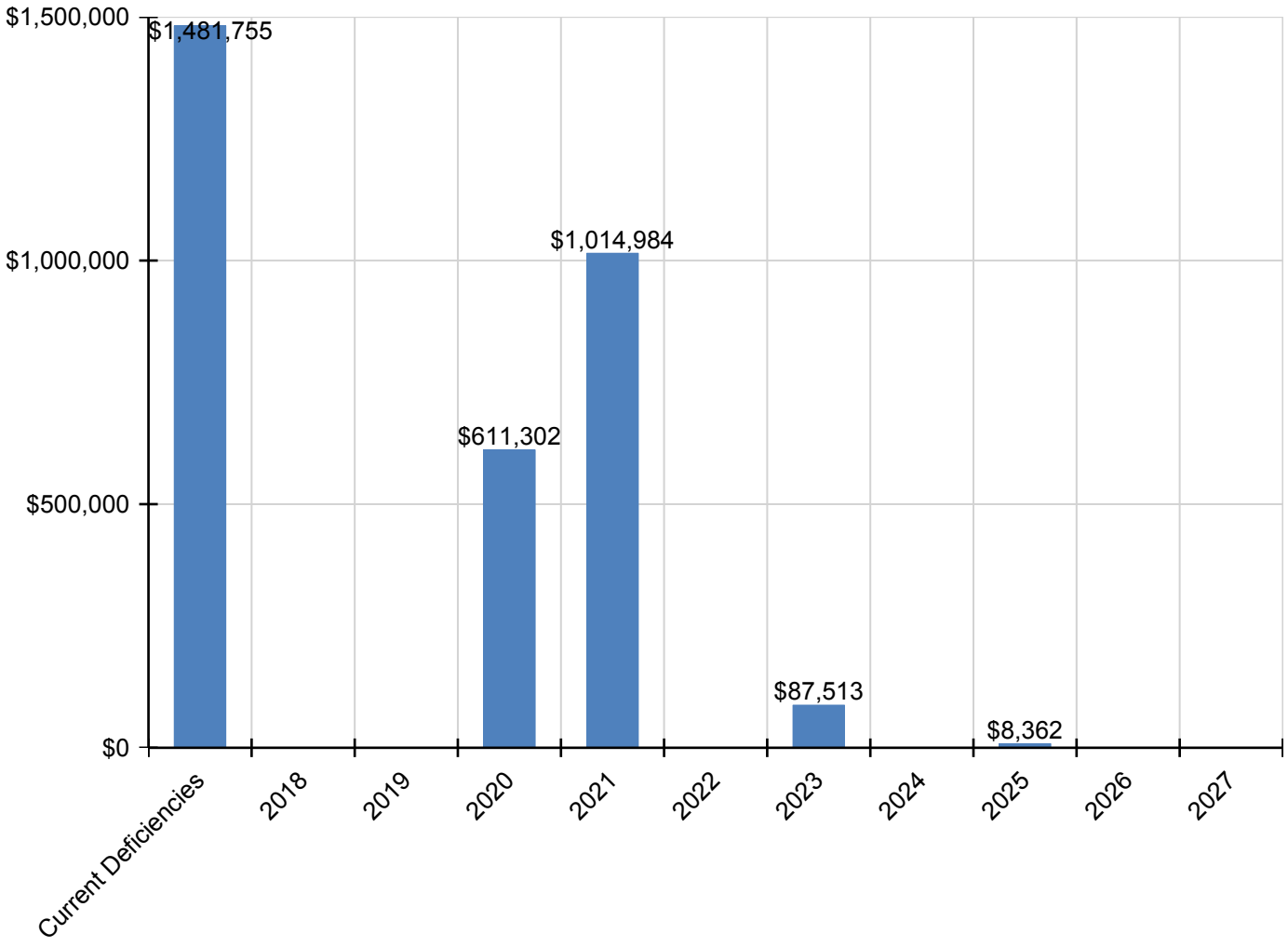
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$1,481,755**	**$0**	**$0**	**$611,302**	**$1,014,984**	**$0**	**$87,513**	**$0**	**$8,362**	**$0**	**$0**	**$3,203,916**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$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	$245,164	$0	$0	$0	$0	$0	$0	**$245,164**
B2030 - Exterior Doors	$24,354	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$24,354**
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	$236,734	$0	$0	$0	$0	$0	$0	$0	**$236,734**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$8,362	$0	$0	**$8,362**
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	$66,351	$0	$0	$0	$0	$0	$0	**$66,351**
C1030 - Fittings	$0	$0	$0	$247,225	$0	$0	$0	$0	$0	$0	$0	**$247,225**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

C3010 - Wall Finishes	$0	$0	$0	$70,636	$0	$0	$0	$0	$0	$0	$0	**$70,636**
C3020 - Floor Finishes	$264,030	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$264,030**
C3030 - Ceiling Finishes	$254,698	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$254,698**
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	$266,534	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$266,534**
D2020 - Domestic Water Distribution	$22,534	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$22,534**
D2030 - Sanitary Waste	$35,735	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$35,735**
D2090 - Other Plumbing Systems -Nat Gas	$0	$0	$0	$0	$0	$0	$40,495	$0	$0	$0	$0	**$40,495**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$96,963	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$96,963**
D3040 - Distribution Systems	$142,485	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$142,485**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$259,766	$0	$0	$0	$0	$0	$0	**$259,766**
D3060 - Controls & Instrumentation	$0	$0	$0	$49,246	$0	$0	$0	$0	$0	$0	$0	**$49,246**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$100,377	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$100,377**
D4020 - Standpipes	$15,705	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$15,705**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$47,018	$0	$0	$0	$0	**$47,018**
D5020 - Branch Wiring	$0	$0	$0	$0	$133,213	$0	$0	$0	$0	$0	$0	**$133,213**
D5020 - Lighting	$0	$0	$0	$0	$310,490	$0	$0	$0	$0	$0	$0	**$310,490**
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	$78,754	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$78,754**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$7,461	$0	$0	$0	$0	$0	$0	$0	**$7,461**
E1090 - Other Equipment	$44,157	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$44,157**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$135,429	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$135,429**

** Indicates non-renewable system*

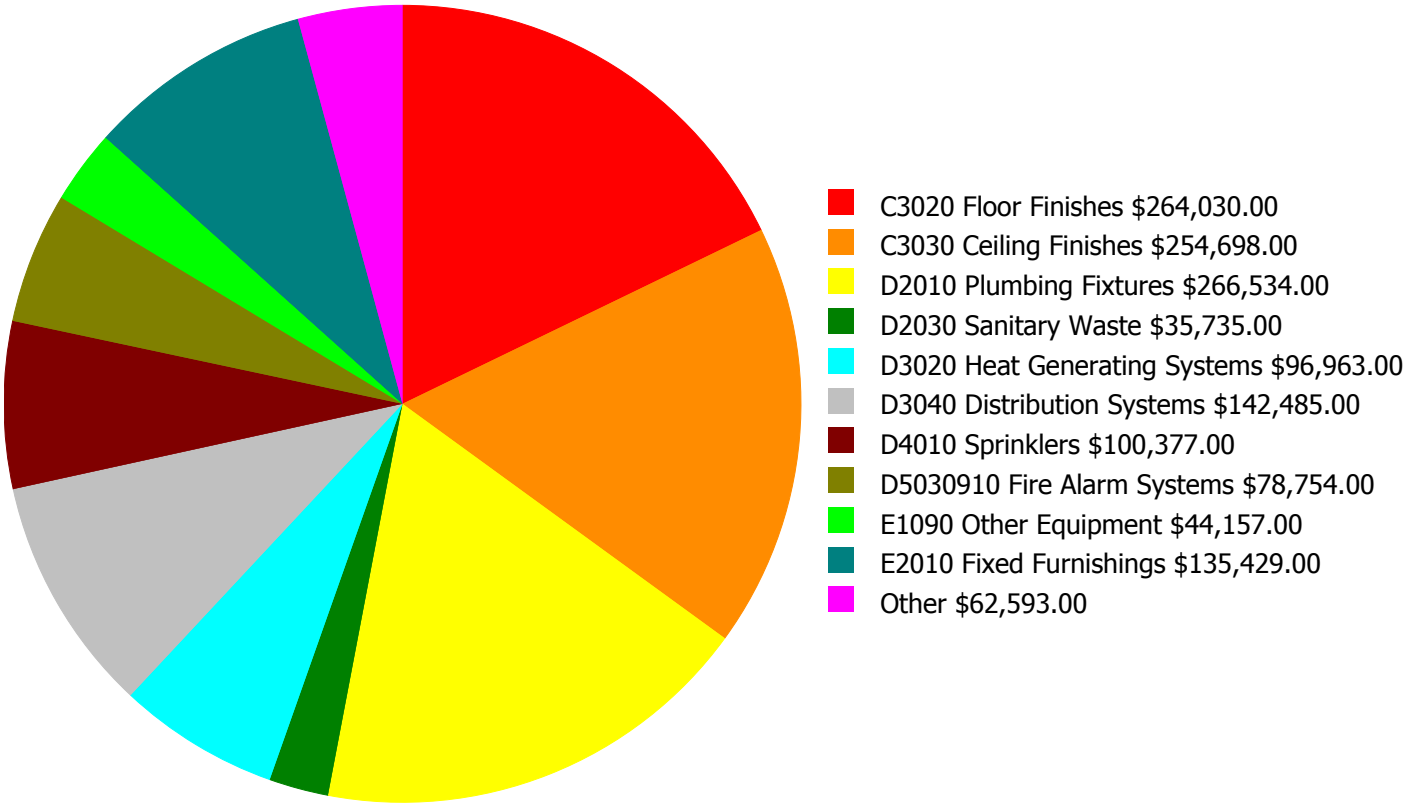
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

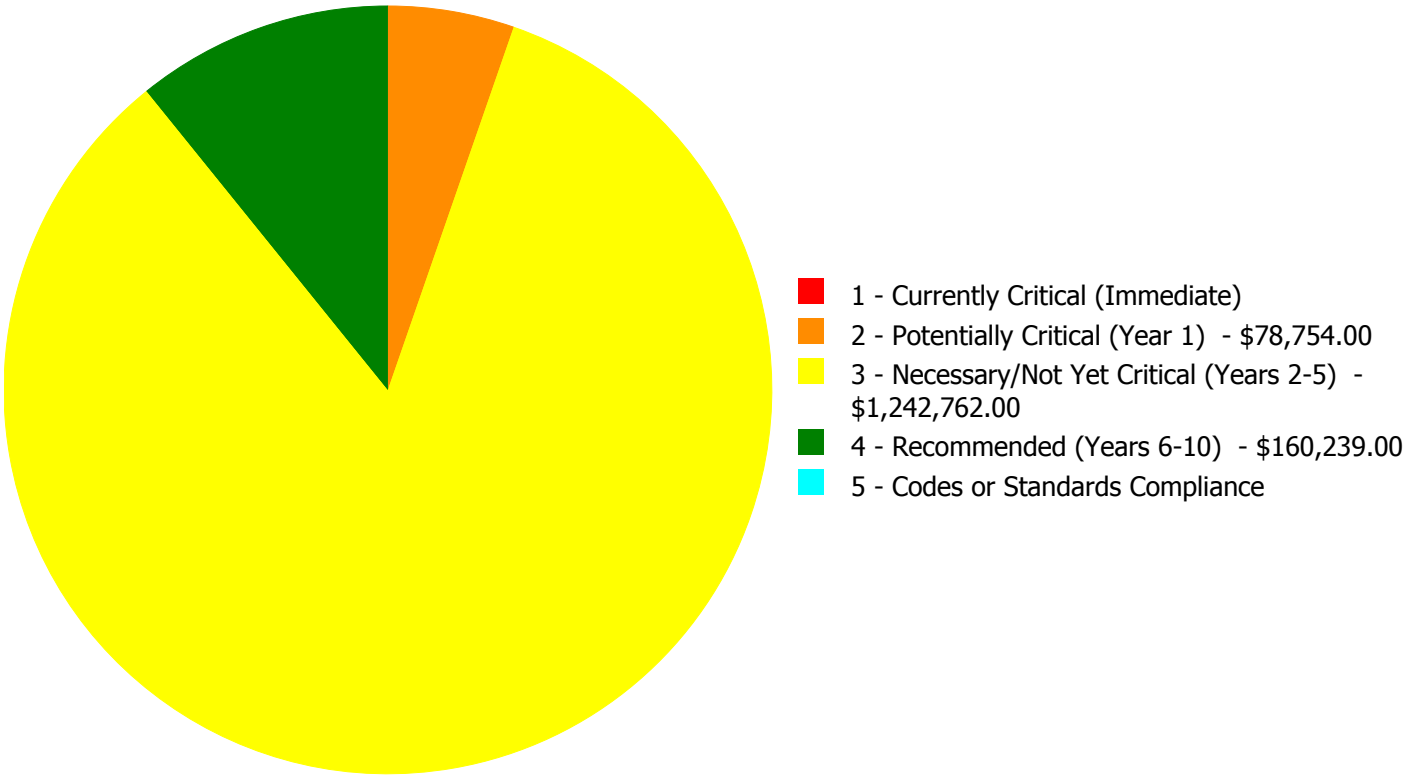
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $1,481,755.00

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: $1,481,755.00

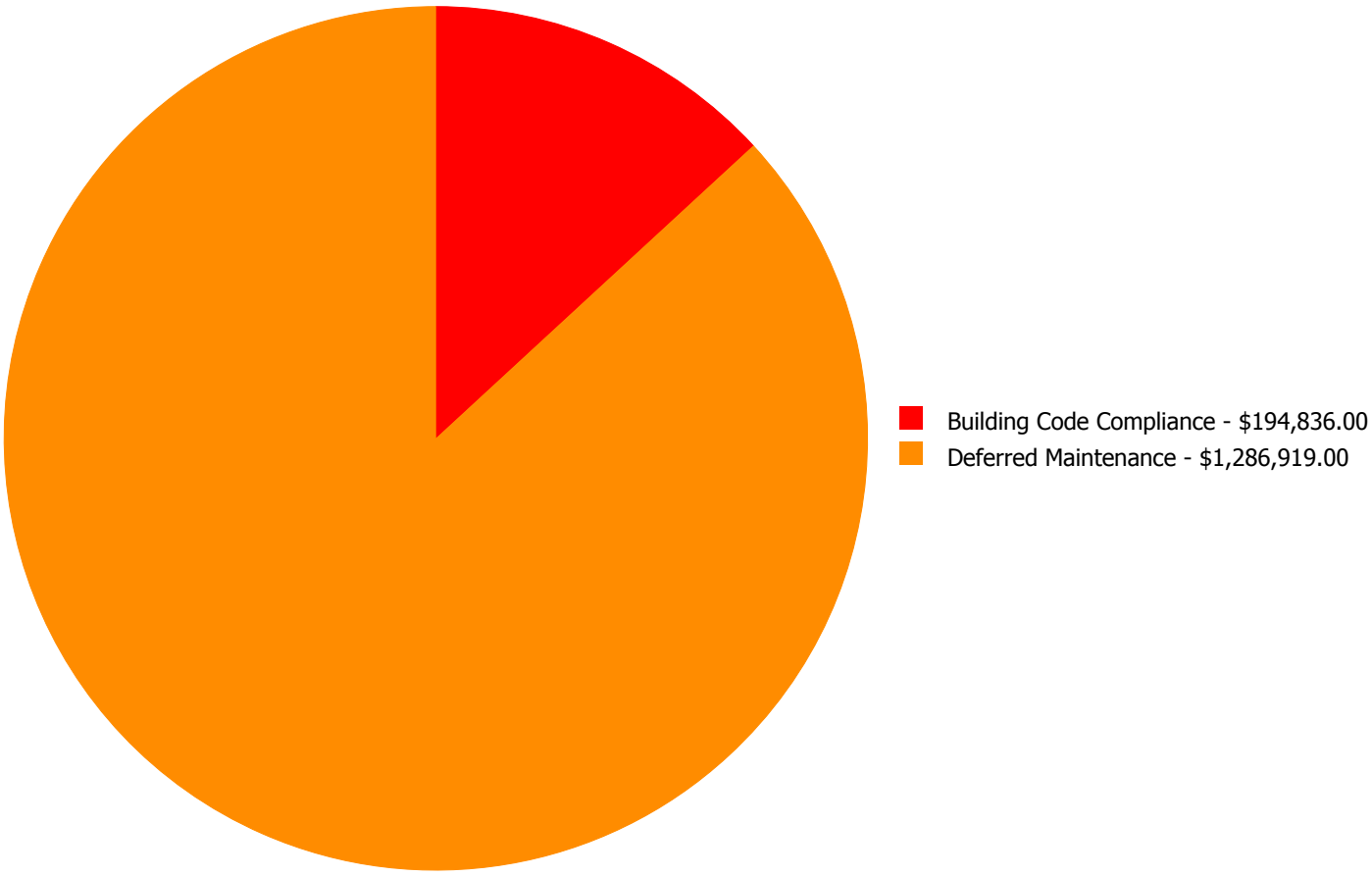
Deficiency By Priority Investment Table

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	$24,354.00	$0.00	$0.00	$24,354.00
C3020	Floor Finishes	$0.00	$0.00	$264,030.00	$0.00	$0.00	$264,030.00
C3030	Ceiling Finishes	$0.00	$0.00	$254,698.00	$0.00	$0.00	$254,698.00
D2010	Plumbing Fixtures	$0.00	$0.00	$266,534.00	$0.00	$0.00	$266,534.00
D2020	Domestic Water Distribution	$0.00	$0.00	$22,534.00	$0.00	$0.00	$22,534.00
D2030	Sanitary Waste	$0.00	$0.00	$35,735.00	$0.00	$0.00	$35,735.00
D3020	Heat Generating Systems	$0.00	$0.00	$96,963.00	$0.00	$0.00	$96,963.00
D3040	Distribution Systems	$0.00	$0.00	$142,485.00	$0.00	$0.00	$142,485.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$100,377.00	$0.00	$100,377.00
D4020	Standpipes	$0.00	$0.00	$0.00	$15,705.00	$0.00	$15,705.00
D5030910	Fire Alarm Systems	$0.00	$78,754.00	$0.00	$0.00	$0.00	$78,754.00
E1090	Other Equipment	$0.00	$0.00	$0.00	$44,157.00	$0.00	$44,157.00
E2010	Fixed Furnishings	$0.00	$0.00	$135,429.00	$0.00	$0.00	$135,429.00
	Total:	$0.00	$78,754.00	$1,242,762.00	$160,239.00	$0.00	$1,481,755.00

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: $1,481,755.00

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: D5030910 - Fire Alarm Systems

Location: Throughout the building.
Distress: Beyond Service Life
Category: Building Code Compliance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 20,692.00
Unit of Measure: S.F.
Estimate: $78,754.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

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

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

System: B2030 - Exterior Doors

Location: Exterior
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 20,692.00
Unit of Measure: S.F.
Estimate: $24,354.00
Assessor Name: Eduardo Lopez
Date Created: 01/13/2017

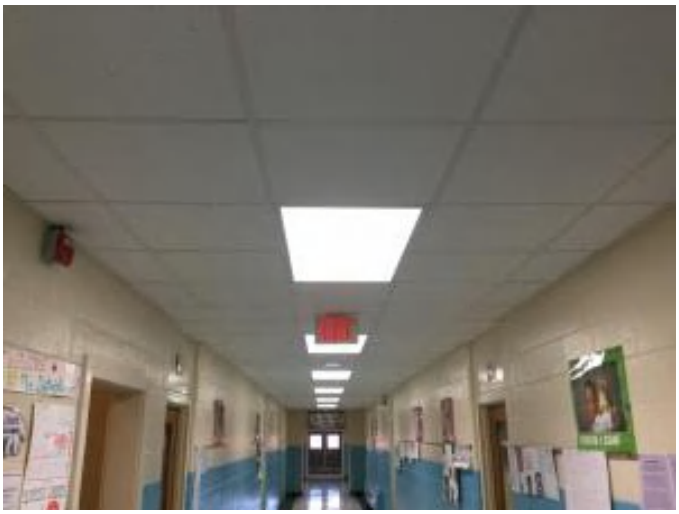
Notes: The original metal exterior doors are aged, rusted, damaged and should be replaced with energy efficient doors

System: C3020 - Floor Finishes

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 20,692.00
Unit of Measure: S.F.
Estimate: $264,030.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The original flooring is in poor conditions, with different areas bubbling or separating seams, and should be replaced.

System: C3030 - Ceiling Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 20,692.00
Unit of Measure: S.F.
Estimate: $254,698.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The ceiling tiles have been replaced as needed. However the grid shows signs of aging and most tiles are sagging or damaged and should be replaced.

System: D2010 - Plumbing Fixtures

Location: Restroom/Classroom
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 20,692.00
Unit of Measure: S.F.
Estimate: $266,534.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The plumbing fixtures are original beyond its service life, not efficient or low flow 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: 20,692.00
Unit of Measure: S.F.
Estimate: $22,534.00
Assessor Name: Eduardo Lopez
Date Created: 01/13/2017

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

System: D2030 - Sanitary Waste

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 20,692.00
Unit of Measure: S.F.
Estimate: $35,735.00
Assessor Name: Eduardo Lopez
Date Created: 01/13/2017

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

System: D3020 - Heat Generating Systems

Location: Mechanical Room
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 20,692.00
Unit of Measure: S.F.
Estimate: $96,963.00
Assessor Name: Eduardo Lopez
Date Created: 01/09/2017

Notes: The original gas fired boiler is aged, rusted, inefficient, becoming logistically unsupportable and should be replaced with an energy efficient model.

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: 20,692.00
Unit of Measure: S.F.
Estimate: $142,485.00
Assessor Name: Eduardo Lopez
Date Created: 01/13/2017

Notes: The exhaust fans, and hot water supply distribution system is aged, in marginal condition, and should be replaced.

System: E2010 - Fixed Furnishings

Location: Classroom
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 20,692.00
Unit of Measure: S.F.
Estimate: $135,429.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The building casework is aged and worn and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 20,692.00
Unit of Measure: S.F.
Estimate: $100,377.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: There are no sprinklers in the building.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 20,692.00
Unit of Measure: S.F.
Estimate: $15,705.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: There are no sprinklers in the building.

System: E1090 - Other Equipment

Location: Kitchen
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 20,692.00
Unit of Measure: S.F.
Estimate: $44,157.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The kitchen equipment is beyond its expected service life, becoming logistically unsupportable and should be replaced.

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	10,300
Year Built:	1962
Last Renovation:	
Replacement Value:	$2,145,284
Repair Cost:	$540,555.00
Total FCI:	25.20 %
Total RSLI:	24.53 %
FCA Score:	74.80

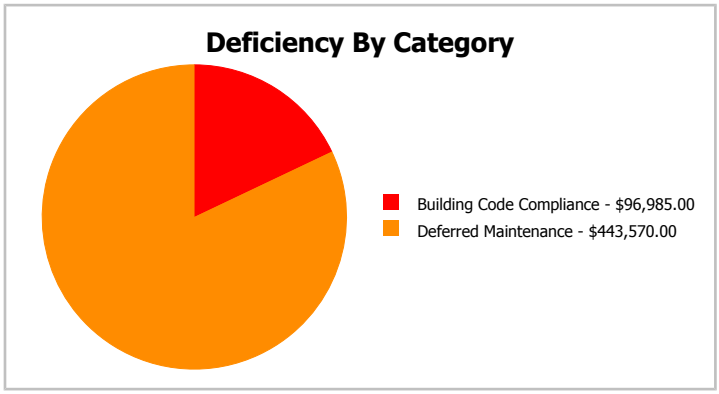
Description:

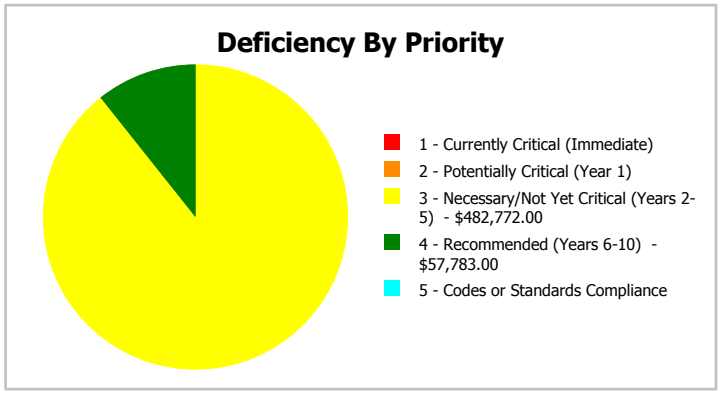
The narrative for this building is included in the Executive Summary Description at the front of this report.

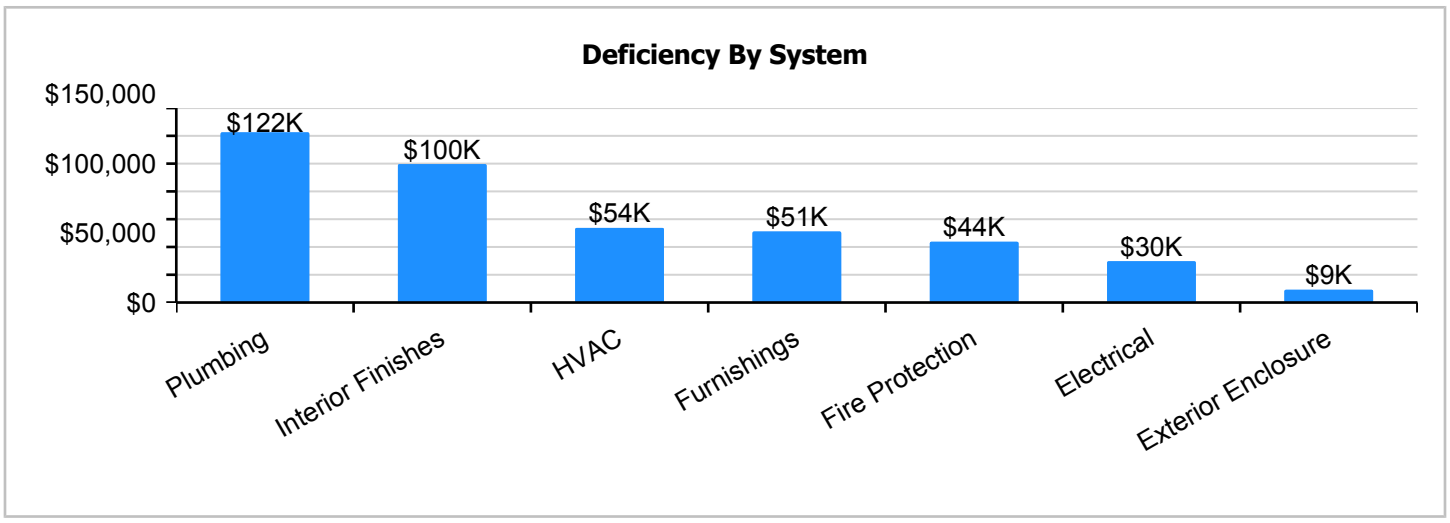
Attributes: This asset has no attributes.

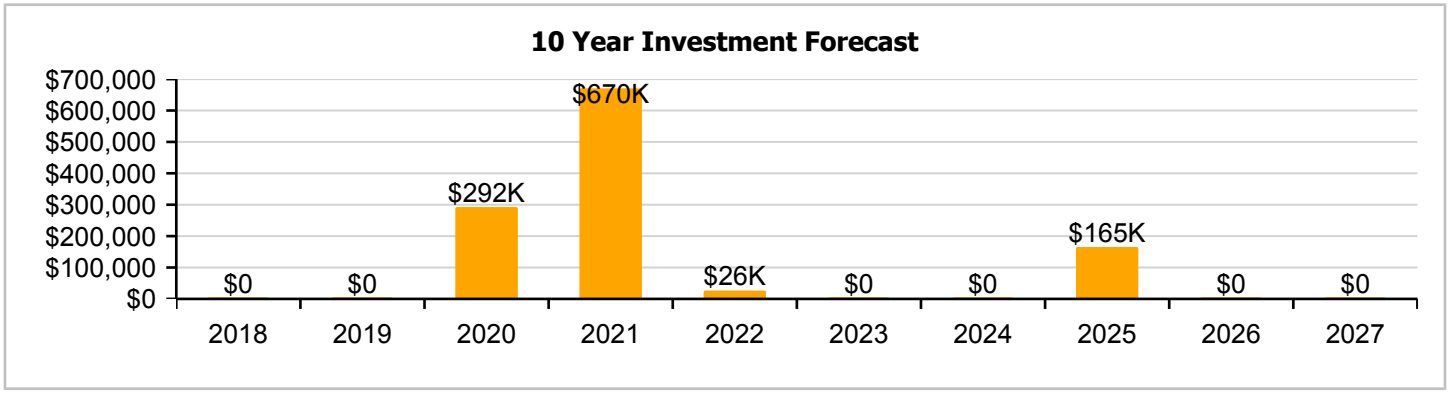
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	10,300
Year Built:	1962	Last Renovation:	
Repair Cost:	$540,555	Replacement Value:	$2,145,284
FCI:	25.20 %	RSLI%:	24.53 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	45.00 %	0.00 %	$0.00
A20 - Basement Construction	45.00 %	0.00 %	$0.00
B10 - Superstructure	45.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	27.66 %	5.81 %	$12,123.00
B30 - Roofing	15.68 %	0.00 %	$0.00
C10 - Interior Construction	20.27 %	0.00 %	$0.00
C30 - Interior Finishes	17.30 %	49.79 %	$131,428.00
D20 - Plumbing	1.20 %	100.11 %	$161,679.00
D30 - HVAC	20.62 %	24.46 %	$70,926.00
D40 - Fire Protection	0.00 %	110.00 %	$57,783.00
D50 - Electrical	27.73 %	13.17 %	$39,202.00
E10 - Equipment	15.00 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	110.00 %	$67,414.00
Totals:	**24.53 %**	**25.20 %**	**$540,555.00**

Photo Album

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

1). North Elevation - Jan 06, 2017

2). East Elevation - Jan 06, 2017

3). West Elevation - Jan 06, 2017

4). South Elevation - Jan 06, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.88	S.F.	10,300	100	1962	2062		45.00 %	0.00 %	45			$50,264
A1030	Slab on Grade	$8.61	S.F.	10,300	100	1962	2062		45.00 %	0.00 %	45			$88,683
A2010	Basement Excavation	$1.95	S.F.	10,300	100	1962	2062		45.00 %	0.00 %	45			$20,085
A2020	Basement Walls	$13.35	S.F.	10,300	100	1962	2062		45.00 %	0.00 %	45			$137,505
B1010	Floor Construction	$1.66	S.F.	10,300	100	1962	2062		45.00 %	0.00 %	45			$17,098
B1020	Roof Construction	$16.08	S.F.	10,300	100	1962	2062		45.00 %	0.00 %	45			$165,624
B2010	Exterior Walls	$9.61	S.F.	10,300	100	1962	2062		45.00 %	0.00 %	45			$98,983
B2020	Exterior Windows	$9.57	S.F.	10,300	30	1983	2013	2021	13.33 %	0.00 %	4			$98,571
B2030	Exterior Doors	$1.07	S.F.	10,300	30	1983	2013		0.00 %	110.00 %	-4		$12,123.00	$11,021
B3010120	Single Ply Membrane	$6.98	S.F.	10,300	20	2000	2020		15.00 %	0.00 %	3			$71,894
B3020	Roof Openings	$0.29	S.F.	10,300	25	2000	2025		32.00 %	0.00 %	8			$2,987
C1010	Partitions	$11.01	S.F.	10,300	75	1962	2037		26.67 %	0.00 %	20			$113,403
C1020	Interior Doors	$2.59	S.F.	10,300	30	1983	2013	2021	13.33 %	0.00 %	4			$26,677
C1030	Fittings	$9.94	S.F.	10,300	20	2000	2020		15.00 %	0.00 %	3			$102,382
C3010	Wall Finishes	$2.84	S.F.	10,300	10	2010	2020		30.00 %	0.00 %	3			$29,252
C3020	Floor Finishes	$11.60	S.F.	10,300	20	1983	2003		0.00 %	110.00 %	-14		$131,428.00	$119,480
C3030	Ceiling Finishes	$11.19	S.F.	10,300	25	2000	2025		32.00 %	0.00 %	8			$115,257
D2010	Plumbing Fixtures	$11.71	S.F.	10,300	30	1983	2013		0.00 %	110.00 %	-4		$132,674.00	$120,613
D2020	Domestic Water Distribution	$0.99	S.F.	10,300	30	1962	1992		0.00 %	110.00 %	-25		$11,217.00	$10,197
D2030	Sanitary Waste	$1.57	S.F.	10,300	30	1962	1992		0.00 %	110.00 %	-25		$17,788.00	$16,171
D2040	Rain Water Drainage	$1.41	S.F.	10,300	30	1962	1992	2021	13.33 %	0.00 %	4			$14,523
D3040	Distribution Systems	$6.26	S.F.	10,300	30	1962	1992		0.00 %	110.00 %	-25		$70,926.00	$64,478
D3050	Terminal & Package Units	$19.91	S.F.	10,300	15	2002	2017	2021	26.67 %	0.00 %	4			$205,073
D3060	Controls & Instrumentation	$1.98	S.F.	10,300	20	2002	2022		25.00 %	0.00 %	5			$20,394
D4010	Sprinklers	$4.41	S.F.	10,300	30			2016	0.00 %	110.00 %	-1		$49,965.00	$45,423
D4020	Standpipes	$0.69	S.F.	10,300	30			2016	0.00 %	110.00 %	-1		$7,818.00	$7,107
D5010	Electrical Service/Distribution	$1.73	S.F.	10,300	40	1962	2002	2021	10.00 %	0.00 %	4			$17,819
D5020	Branch Wiring	$5.20	S.F.	10,300	30	1962	1992	2021	13.33 %	0.00 %	4			$53,560
D5020	Lighting	$12.12	S.F.	10,300	30	1983	2013	2021	13.33 %	0.00 %	4			$124,836
D5030810	Security & Detection Systems	$1.91	S.F.	10,300	15	2015	2030		86.67 %	0.00 %	13			$19,673
D5030910	Fire Alarm Systems	$3.46	S.F.	10,300	15	1983	1998		0.00 %	110.00 %	-19		$39,202.00	$35,638
D5030920	Data Communication	$4.47	S.F.	10,300	15	2015	2030		86.67 %	0.00 %	13			$46,041
E1020	Institutional Equipment	$1.29	S.F.	10,300	20	2000	2020		15.00 %	0.00 %	3			$13,287
E2010	Fixed Furnishings	$5.95	S.F.	10,300	20	1983	2003		0.00 %	110.00 %	-14		$67,414.00	$61,285
								Total	**24.53 %**	**25.20 %**			**$540,555.00**	**$2,145,284**

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors



Note:

System: B3010120 - Single Ply Membrane

Note:

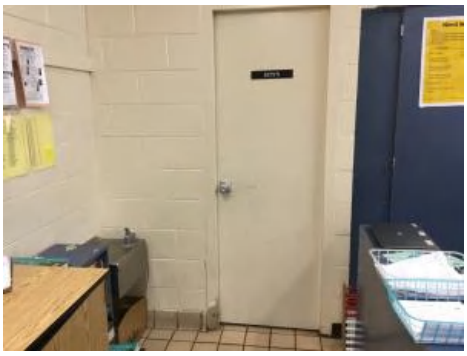
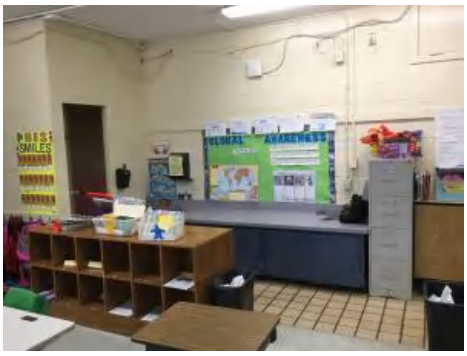
System: B3020 - Roof Openings

Note:

System: C1010 - Partitions

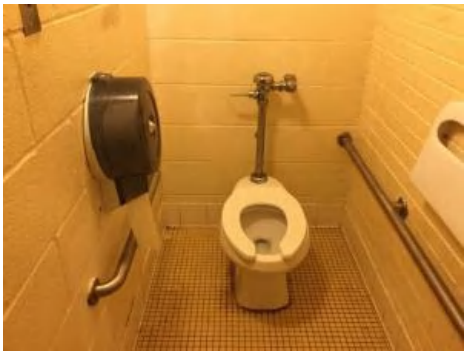
Note:

System: C1020 - Interior Doors

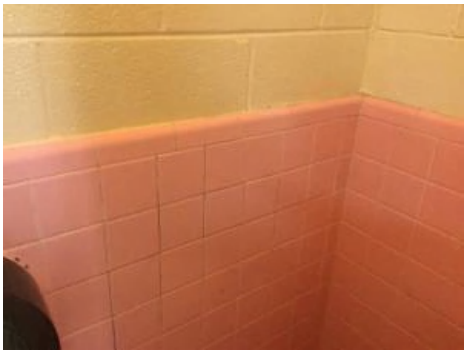
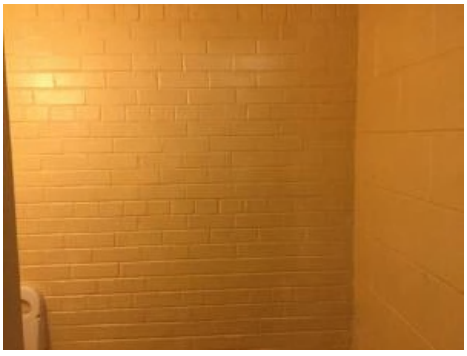

Note:

System: C1030 - Fittings



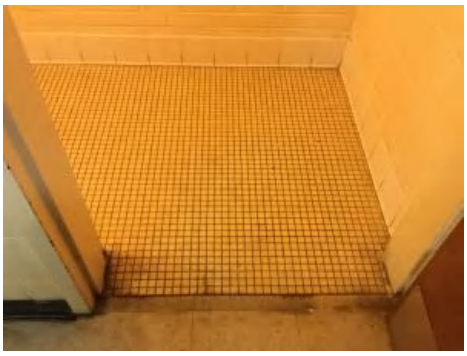
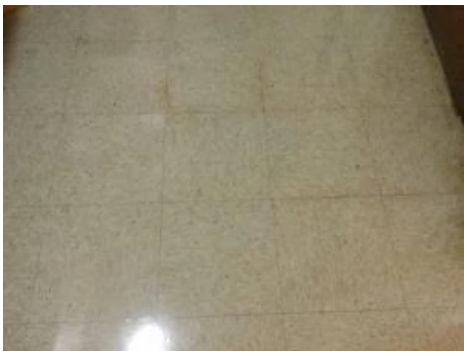
Note:

System: C3010 - Wall Finishes

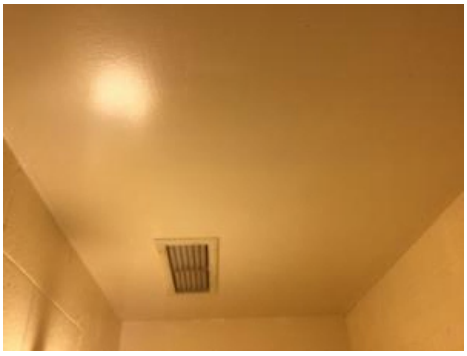
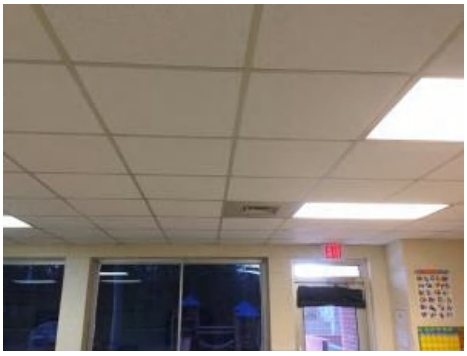

Note:

System: C3020 - Floor Finishes


Note:

System: C3030 - Ceiling Finishes

Note:

System: D2010 - Plumbing Fixtures

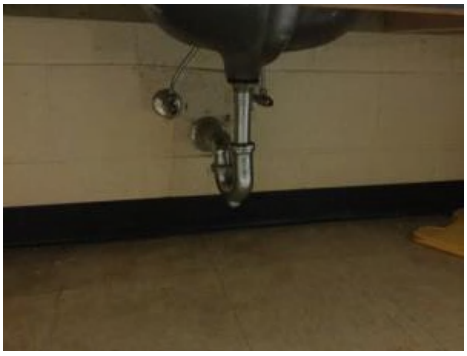


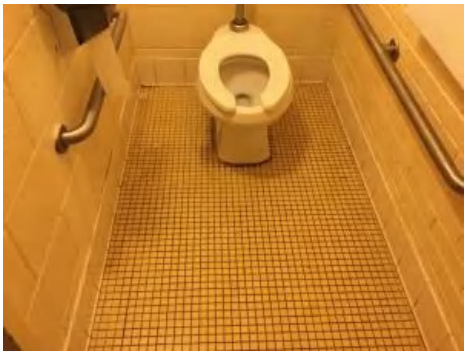
Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste





Note:

System: D2040 - Rain Water Drainage

Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units


Note:

System: D3060 - Controls & Instrumentation

Note:

System: D5010 - Electrical Service/Distribution

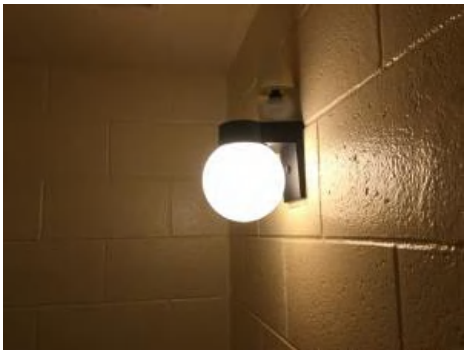
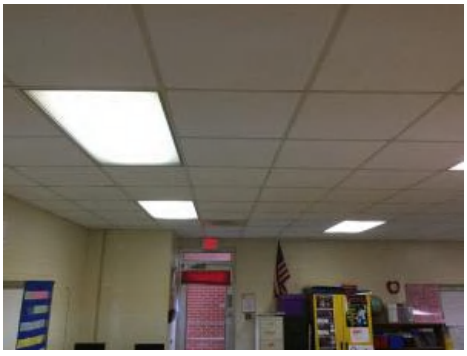


Note:

System: D5020 - Branch Wiring

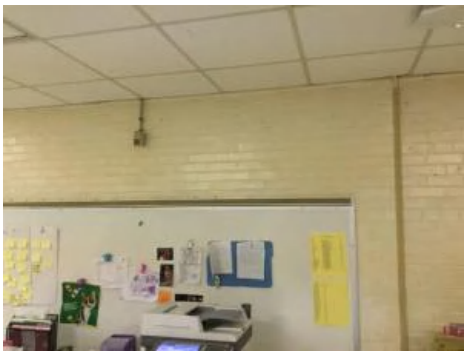

Note:

System: D5020 - Lighting

Note:

System: D5030810 - Security & Detection Systems


Note:

System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication

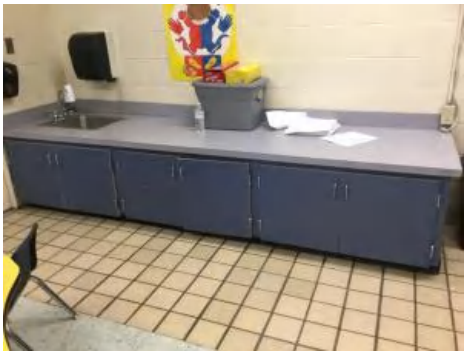

Note:

System: E1020 - Institutional Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

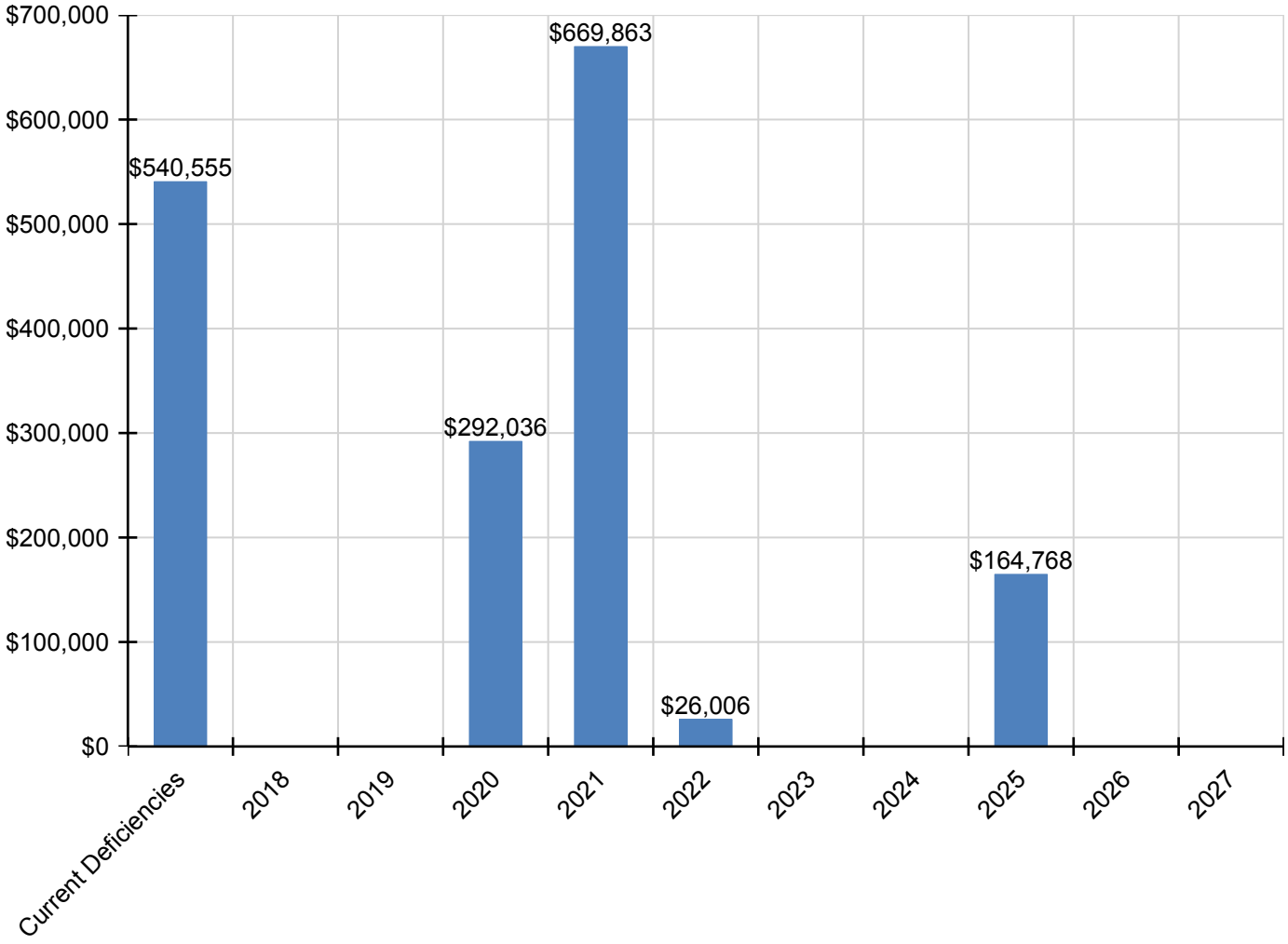
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$540,555**	**$0**	**$0**	**$292,036**	**$669,863**	**$26,006**	**$0**	**$0**	**$164,768**	**$0**	**$0**	**$1,693,228**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$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	$122,037	$0	$0	$0	$0	$0	$0	**$122,037**
B2030 - Exterior Doors	$12,123	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$12,123**
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	$117,841	$0	$0	$0	$0	$0	$0	$0	**$117,841**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$4,163	$0	$0	**$4,163**
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	$33,028	$0	$0	$0	$0	$0	$0	**$33,028**
C1030 - Fittings	$0	$0	$0	$123,063	$0	$0	$0	$0	$0	$0	$0	**$123,063**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

C3010 - Wall Finishes	$0	$0	$0	$35,161	$0	$0	$0	$0	$0	$0	$0	**$35,161**
C3020 - Floor Finishes	$131,428	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$131,428**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$160,605	$0	$0	**$160,605**
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	$132,674	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$132,674**
D2020 - Domestic Water Distribution	$11,217	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$11,217**
D2030 - Sanitary Waste	$17,788	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$17,788**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$17,980	$0	$0	$0	$0	$0	$0	**$17,980**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$70,926	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$70,926**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$253,892	$0	$0	$0	$0	$0	$0	**$253,892**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$26,006	$0	$0	$0	$0	$0	**$26,006**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$49,965	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$49,965**
D4020 - Standpipes	$7,818	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$7,818**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$22,061	$0	$0	$0	$0	$0	$0	**$22,061**
D5020 - Branch Wiring	$0	$0	$0	$0	$66,310	$0	$0	$0	$0	$0	$0	**$66,310**
D5020 - Lighting	$0	$0	$0	$0	$154,555	$0	$0	$0	$0	$0	$0	**$154,555**
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	$39,202	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$39,202**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$15,971	$0	$0	$0	$0	$0	$0	$0	**$15,971**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$67,414	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$67,414**

** Indicates non-renewable system*

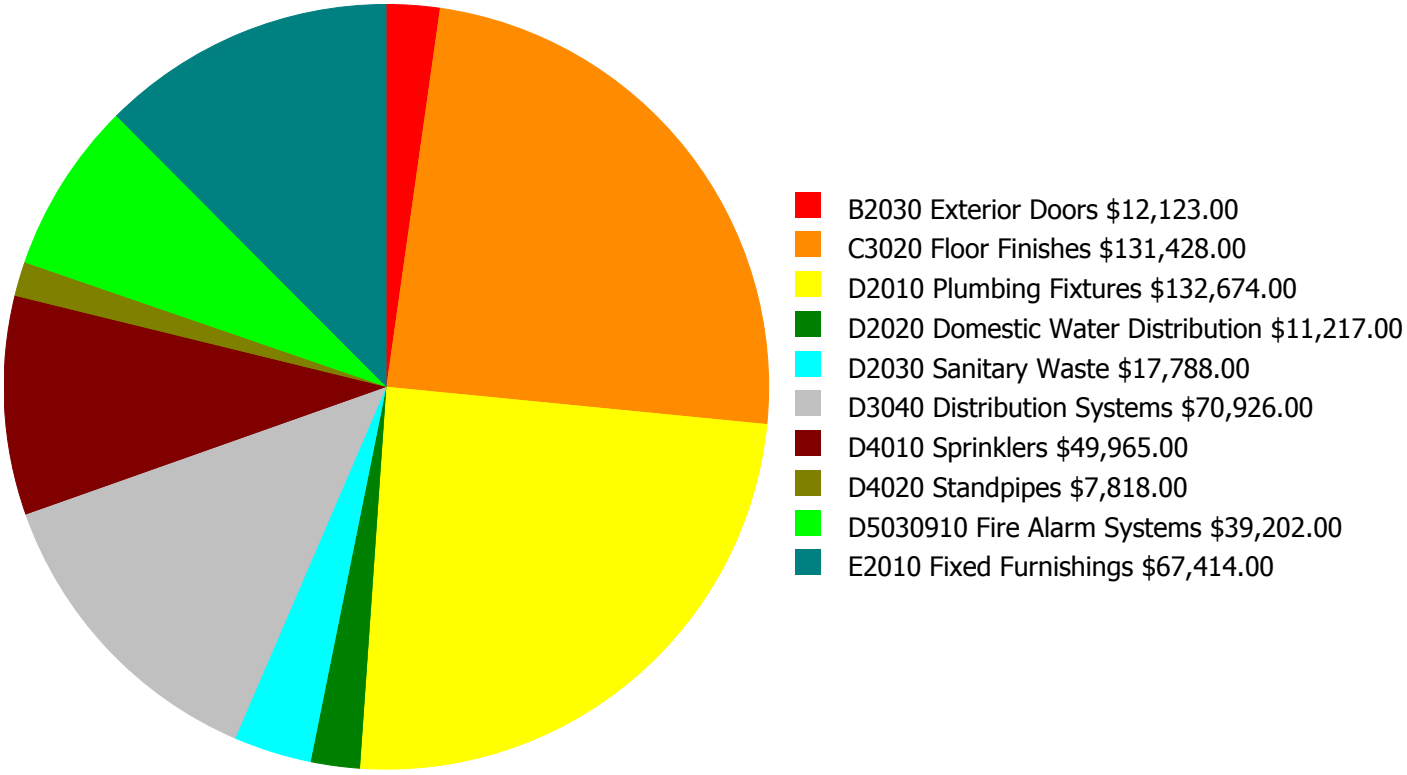
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

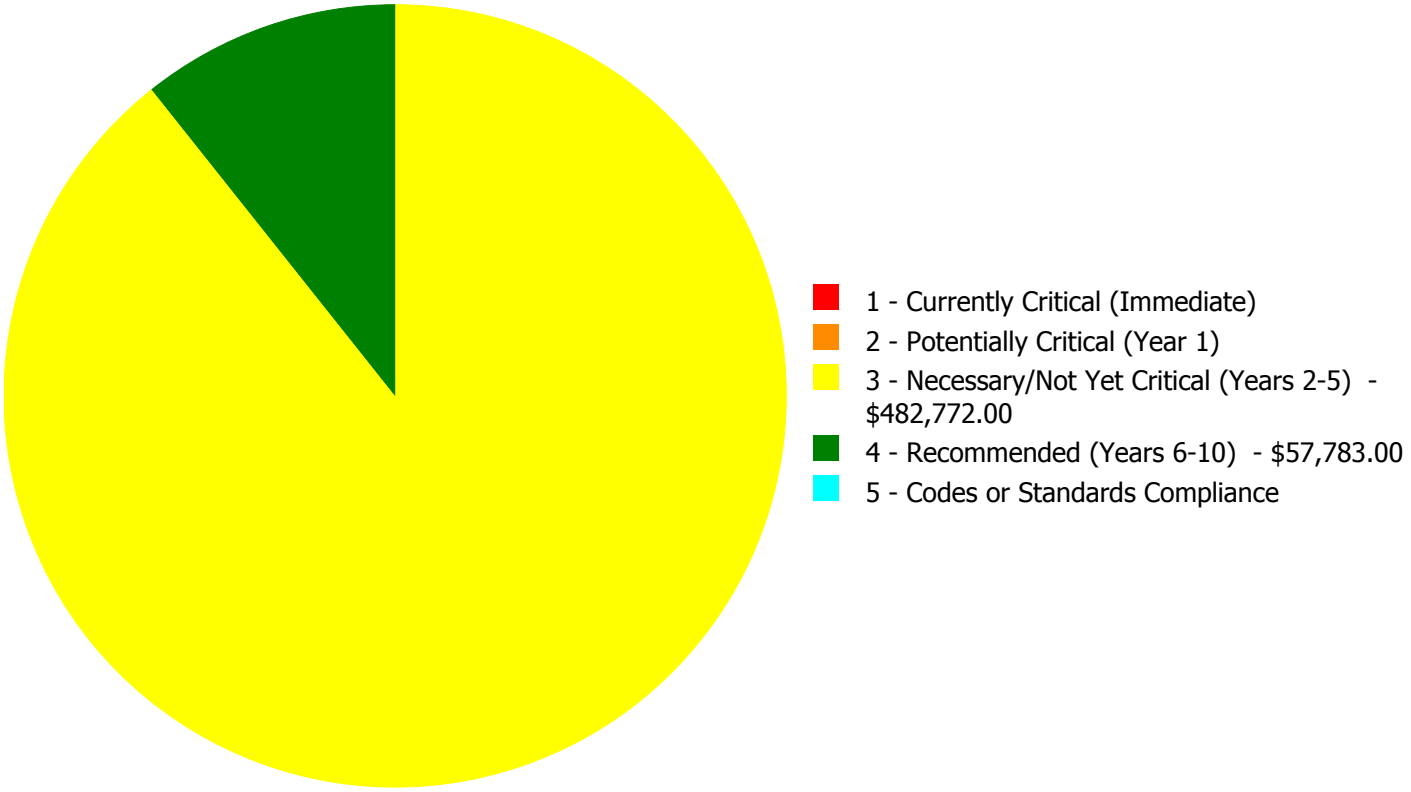
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $540,555.00

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: $540,555.00

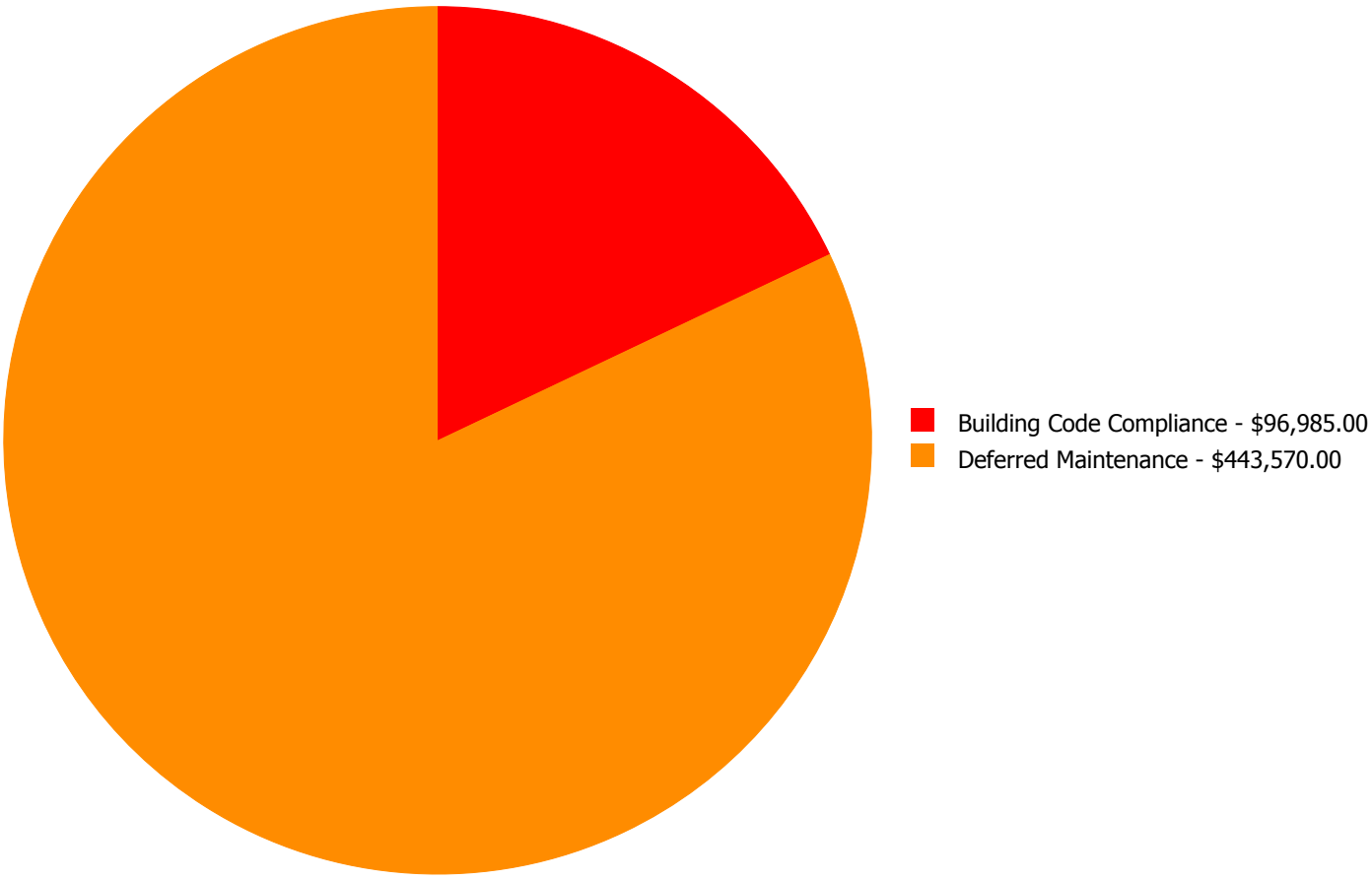
Deficiency By Priority Investment Table

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	$12,123.00	$0.00	$0.00	$12,123.00
C3020	Floor Finishes	$0.00	$0.00	$131,428.00	$0.00	$0.00	$131,428.00
D2010	Plumbing Fixtures	$0.00	$0.00	$132,674.00	$0.00	$0.00	$132,674.00
D2020	Domestic Water Distribution	$0.00	$0.00	$11,217.00	$0.00	$0.00	$11,217.00
D2030	Sanitary Waste	$0.00	$0.00	$17,788.00	$0.00	$0.00	$17,788.00
D3040	Distribution Systems	$0.00	$0.00	$70,926.00	$0.00	$0.00	$70,926.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$49,965.00	$0.00	$49,965.00
D4020	Standpipes	$0.00	$0.00	$0.00	$7,818.00	$0.00	$7,818.00
D5030910	Fire Alarm Systems	$0.00	$0.00	$39,202.00	$0.00	$0.00	$39,202.00
E2010	Fixed Furnishings	$0.00	$0.00	$67,414.00	$0.00	$0.00	$67,414.00
	Total:	$0.00	$0.00	$482,772.00	$57,783.00	$0.00	$540,555.00

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: $540,555.00

Deficiency Details by Priority

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

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

System: B2030 - Exterior Doors

Location: Exterior
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,300.00
Unit of Measure: S.F.
Estimate: $12,123.00
Assessor Name: Eduardo Lopez
Date Created: 01/13/2017

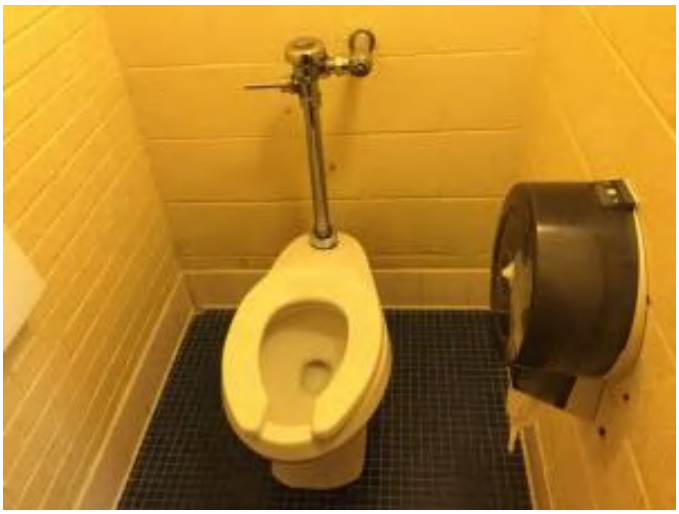
Notes: The original metal exterior doors are aged, rusted, damaged and should be replaced with energy efficient doors

System: C3020 - Floor Finishes

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,300.00
Unit of Measure: S.F.
Estimate: $131,428.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

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

System: D2010 - Plumbing Fixtures



Location: Restrooms
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,300.00
Unit of Measure: S.F.
Estimate: $132,674.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

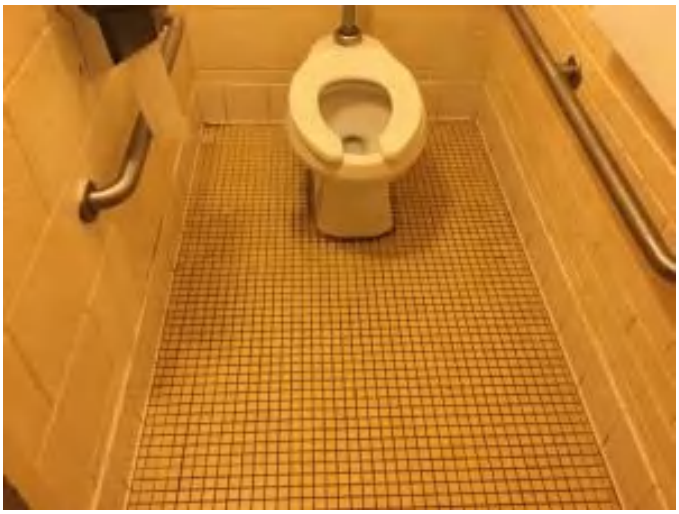
Notes: The plumbing fixtures are original, not efficient or low flow fixtures.

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: 10,300.00
Unit of Measure: S.F.
Estimate: $11,217.00
Assessor Name: Eduardo Lopez
Date Created: 01/13/2017

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

System: D2030 - Sanitary Waste



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,300.00
Unit of Measure: S.F.
Estimate: $17,788.00
Assessor Name: Eduardo Lopez
Date Created: 01/13/2017

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

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: 10,300.00
Unit of Measure: S.F.
Estimate: $70,926.00
Assessor Name: Eduardo Lopez
Date Created: 01/13/2017

Notes: The exhaust fans, and hot water supply distribution system is aged, in marginal condition, and should be replaced.

System: D5030910 - Fire Alarm Systems

Location: Throughout
Distress: Beyond Service Life
Category: Building Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,300.00
Unit of Measure: S.F.
Estimate: $39,202.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The original alarm system is operating but is aged. The system should be inspected and repaired or replaced to ensure that the life safety codes are preserved.

System: E2010 - Fixed Furnishings

Location: Classrooms
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,300.00
Unit of Measure: S.F.
Estimate: $67,414.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The building casework is aged and worn and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 10,300.00
Unit of Measure: S.F.
Estimate: $49,965.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: There are no sprinklers in the building.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 10,300.00
Unit of Measure: S.F.
Estimate: $7,818.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: There are no sprinklers in the building.

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	16,000
Year Built:	1983
Last Renovation:	
Replacement Value:	$3,154,400
Repair Cost:	$971,939.00
Total FCI:	30.81 %
Total RSLI:	31.37 %
FCA Score:	69.19

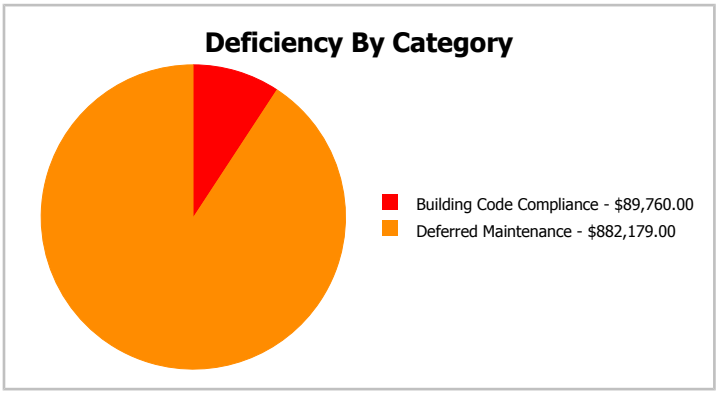
Description:

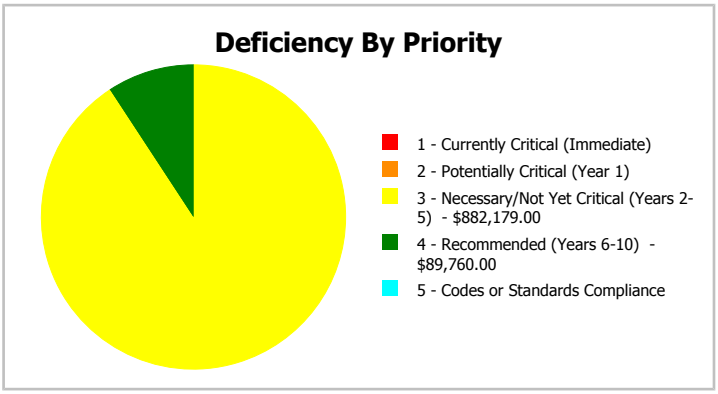
The narrative for this building is included in the Executive Summary Description at the front of this report.

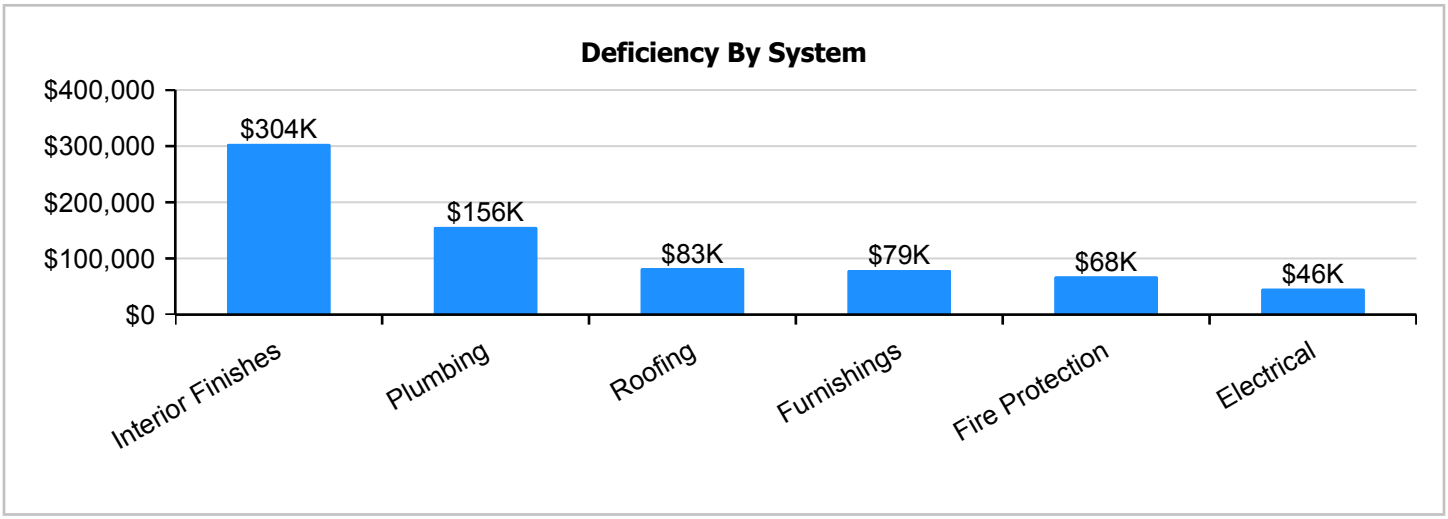
Attributes: This asset has no attributes.

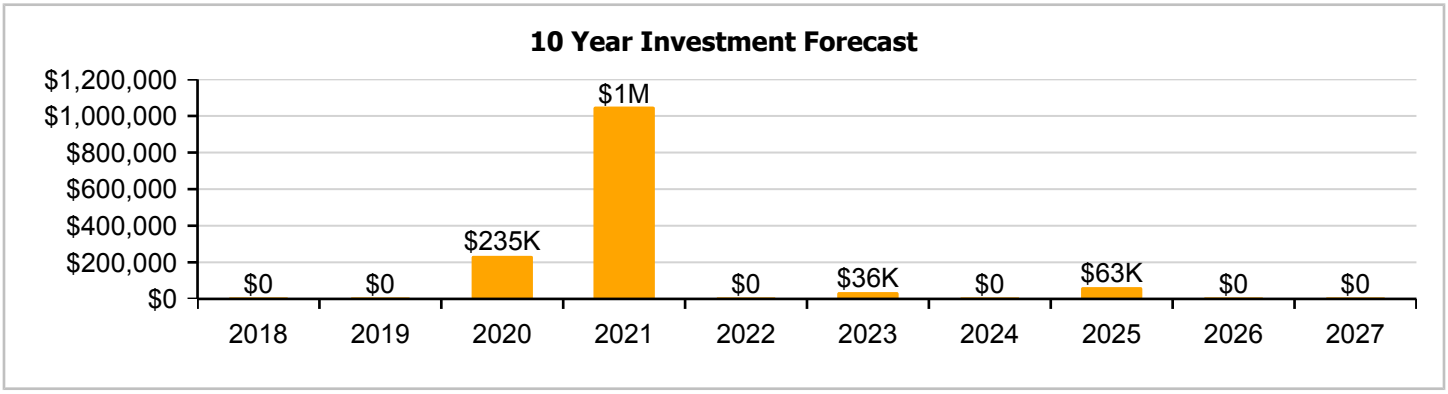
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	16,000
Year Built:	1983	Last Renovation:	
Repair Cost:	$971,939	Replacement Value:	$3,154,400
FCI:	30.81 %	RSLI%:	31.37 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	66.00 %	0.00 %	$0.00
A20 - Basement Construction	66.00 %	0.00 %	$0.00
B10 - Superstructure	66.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	38.33 %	0.00 %	$0.00
B30 - Roofing	0.00 %	142.40 %	$109,363.00
C10 - Interior Construction	33.37 %	0.00 %	$0.00
C30 - Interior Finishes	8.86 %	97.81 %	$401,104.00
D20 - Plumbing	2.39 %	90.27 %	$206,096.00
D30 - HVAC	21.80 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$89,760.00
D50 - Electrical	28.03 %	13.17 %	$60,896.00
E10 - Equipment	15.00 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	110.00 %	$104,720.00
Totals:	**31.37 %**	**30.81 %**	**$971,939.00**

Photo Album

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

1). East Elevation - Jan 10, 2017

2). South Elevation - Jan 10, 2017

3). West Elevation - Jan 10, 2017

4). North Elevation - Jan 10, 2017

Condition Detail

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

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

System Listing

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

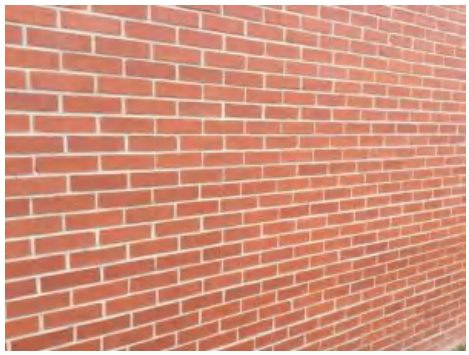
System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.88	S.F.	16,000	100	1983	2083		66.00 %	0.00 %	66			$78,080
A1030	Slab on Grade	$8.61	S.F.	16,000	100	1983	2083		66.00 %	0.00 %	66			$137,760
A2010	Basement Excavation	$1.95	S.F.	16,000	100	1983	2083		66.00 %	0.00 %	66			$31,200
A2020	Basement Walls	$13.35	S.F.	16,000	100	1983	2083		66.00 %	0.00 %	66			$213,600
B1010	Floor Construction	$1.66	S.F.	16,000	100	1983	2083		66.00 %	0.00 %	66			$26,560
B1020	Roof Construction	$16.08	S.F.	16,000	100	1983	2083		66.00 %	0.00 %	66			$257,280
B2010	Exterior Walls	$9.61	S.F.	16,000	100	1983	2083		66.00 %	0.00 %	66			$153,760
B2020	Exterior Windows	$9.57	S.F.	16,000	30	1983	2013	2021	13.33 %	0.00 %	4			$153,120
B2030	Exterior Doors	$1.07	S.F.	16,000	30	1983	2013	2021	13.33 %	0.00 %	4			$17,120
B3010140	Asphalt Shingles	$4.32	S.F.	16,000	20	1983	2003		0.00 %	146.00 %	-14		$100,915.00	$69,120
B3020	Roof Openings	$0.48	S.F.	16,000	20	1983	2003		0.00 %	110.00 %	-14		$8,448.00	$7,680
C1010	Partitions	$11.01	S.F.	16,000	75	1983	2058		54.67 %	0.00 %	41			$176,160
C1020	Interior Doors	$2.59	S.F.	16,000	30	1983	2013	2021	13.33 %	0.00 %	4			$41,440
C1030	Fittings	$9.94	S.F.	16,000	20	2000	2020		15.00 %	0.00 %	3			$159,040
C3010	Wall Finishes	$2.84	S.F.	16,000	10	2015	2025		80.00 %	0.00 %	8			$45,440
C3020	Floor Finishes	$11.60	S.F.	16,000	20	1983	2003		0.00 %	110.00 %	-14		$204,160.00	$185,600
C3030	Ceiling Finishes	$11.19	S.F.	16,000	25	1983	2008		0.00 %	110.00 %	-9		$196,944.00	$179,040
D2010	Plumbing Fixtures	$11.71	S.F.	16,000	30	1983	2013		0.00 %	110.00 %	-4		$206,096.00	$187,360
D2020	Domestic Water Distribution	$0.99	S.F.	16,000	30	1983	2013	2021	13.33 %	0.00 %	4			$15,840
D2030	Sanitary Waste	$1.57	S.F.	16,000	30	1983	2013	2021	13.33 %	0.00 %	4			$25,120
D3040	Distribution Systems	$6.26	S.F.	16,000	30	1983	2013	2021	13.33 %	0.00 %	4			$100,160
D3050	Terminal & Package Units	$13.65	S.F.	16,000	15	2000	2015	2021	26.67 %	0.00 %	4			$218,400
D3060	Controls & Instrumentation	$1.98	S.F.	16,000	20	2000	2020		15.00 %	0.00 %	3			$31,680
D4010	Sprinklers	$4.41	S.F.	16,000	30			2016	0.00 %	110.00 %	-1		$77,616.00	$70,560
D4020	Standpipes	$0.69	S.F.	16,000	30			2016	0.00 %	110.00 %	-1		$12,144.00	$11,040
D5010	Electrical Service/Distribution	$1.73	S.F.	16,000	40	1983	2023		15.00 %	0.00 %	6			$27,680
D5020	Branch Wiring	$5.20	S.F.	16,000	30	1983	2013	2021	13.33 %	0.00 %	4			$83,200
D5020	Lighting	$12.12	S.F.	16,000	30	1983	2013	2021	13.33 %	0.00 %	4			$193,920
D5030810	Security & Detection Systems	$1.91	S.F.	16,000	15	2015	2030		86.67 %	0.00 %	13			$30,560
D5030910	Fire Alarm Systems	$3.46	S.F.	16,000	15	1983	1998		0.00 %	110.00 %	-19		$60,896.00	$55,360
D5030920	Data Communication	$4.47	S.F.	16,000	15	2015	2030		86.67 %	0.00 %	13			$71,520
E1020	Institutional Equipment	$0.30	S.F.	16,000	20	2000	2020		15.00 %	0.00 %	3			$4,800
E2010	Fixed Furnishings	$5.95	S.F.	16,000	20	1983	2003		0.00 %	110.00 %	-14		$104,720.00	$95,200
								Total	**31.37 %**	**30.81 %**			**$971,939.00**	**$3,154,400**

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: B2010 - Exterior Walls





Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: B3010140 - Asphalt Shingles

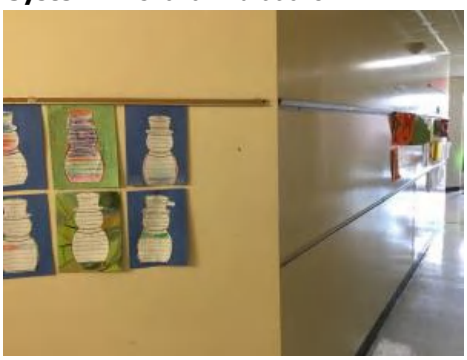
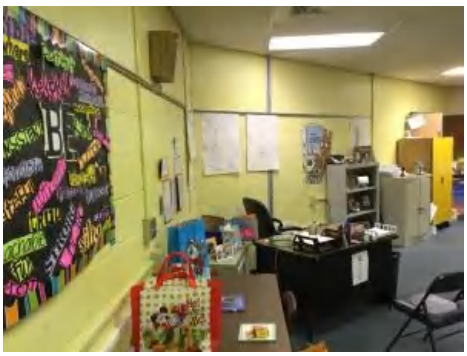


Note:

System: B3020 - Roof Openings

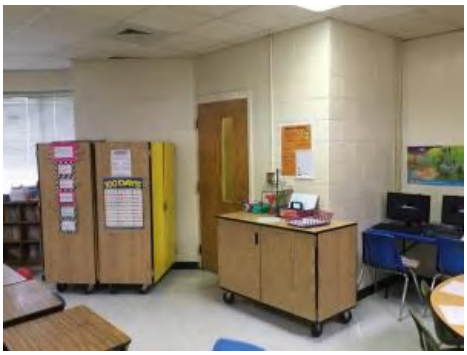
Note:

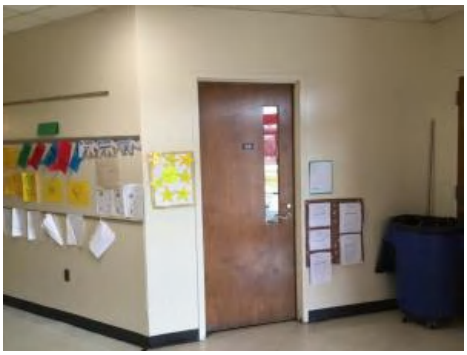
System: C1010 - Partitions


Note:

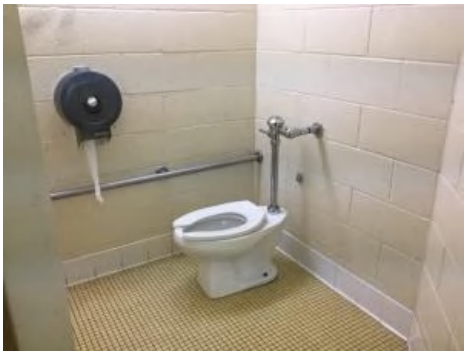
System: C1020 - Interior Doors





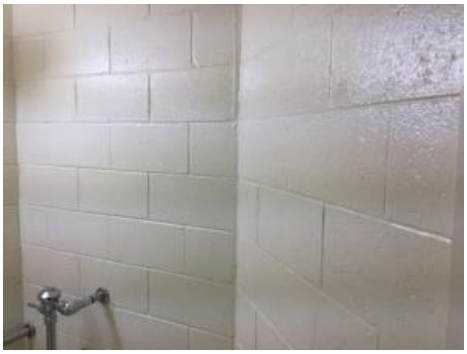
Note:

System: C1030 - Fittings

Note:

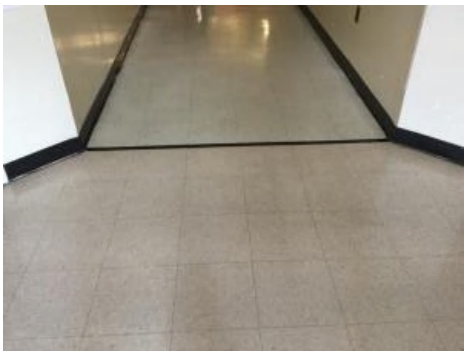
System: C3010 - Wall Finishes




Note:

System: C3020 - Floor Finishes

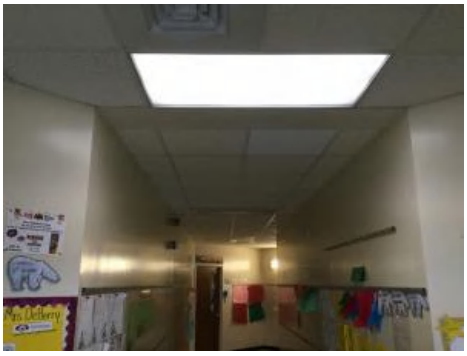




Note:

System: C3030 - Ceiling Finishes

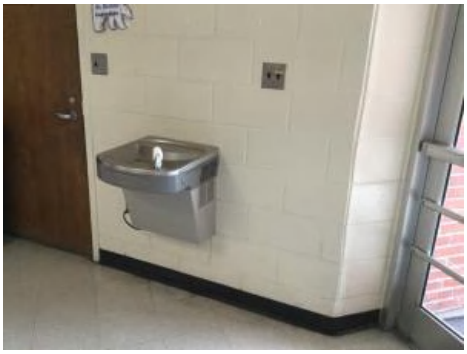




Note:

System: D2010 - Plumbing Fixtures



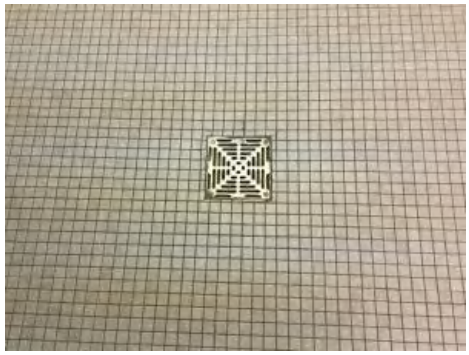


Note:

System: D2020 - Domestic Water Distribution

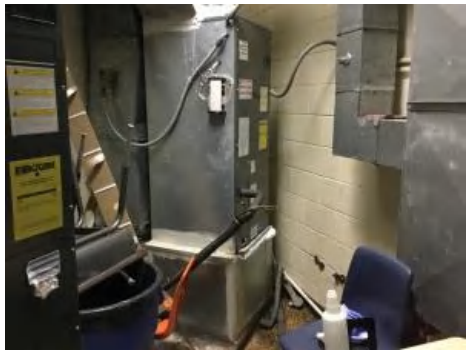
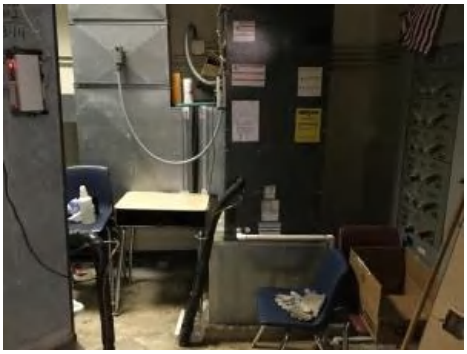

Note:

System: D2030 - Sanitary Waste


Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units


Note:

System: D3060 - Controls & Instrumentation


Note:

System: D5010 - Electrical Service/Distribution



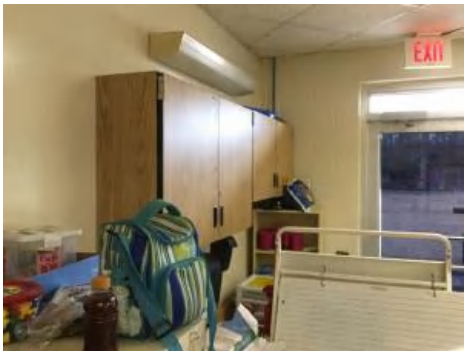
Note:

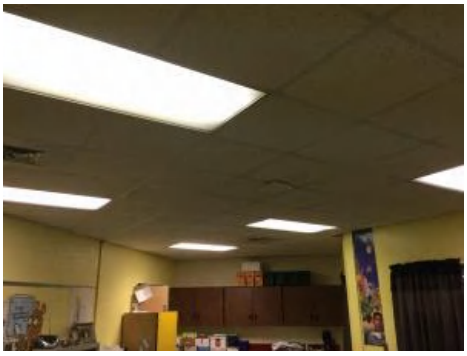
System: D5020 - Branch Wiring



Note:

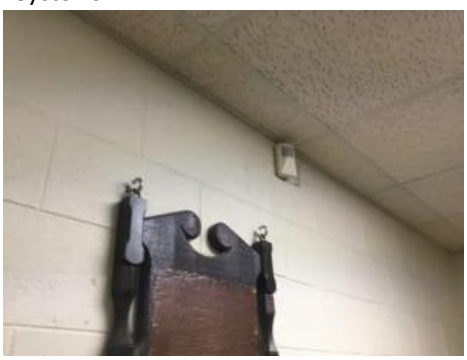
System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems




Note:

System: D5030910 - Fire Alarm Systems

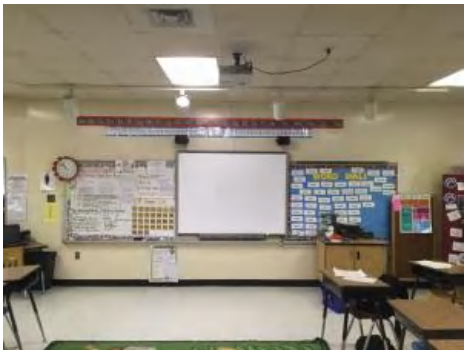

Note:

System: D5030920 - Data Communication



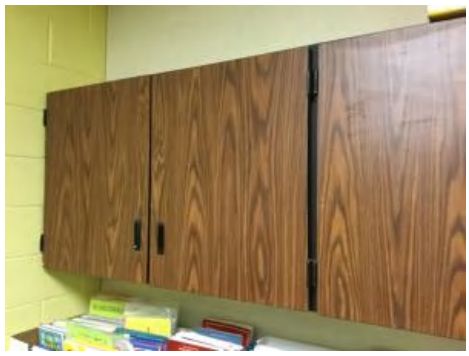
Note:

System: E1020 - Institutional Equipment


Note:

System: E2010 - Fixed Furnishings


Note:

Renewal Schedule

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

Inflation Rate: 3%

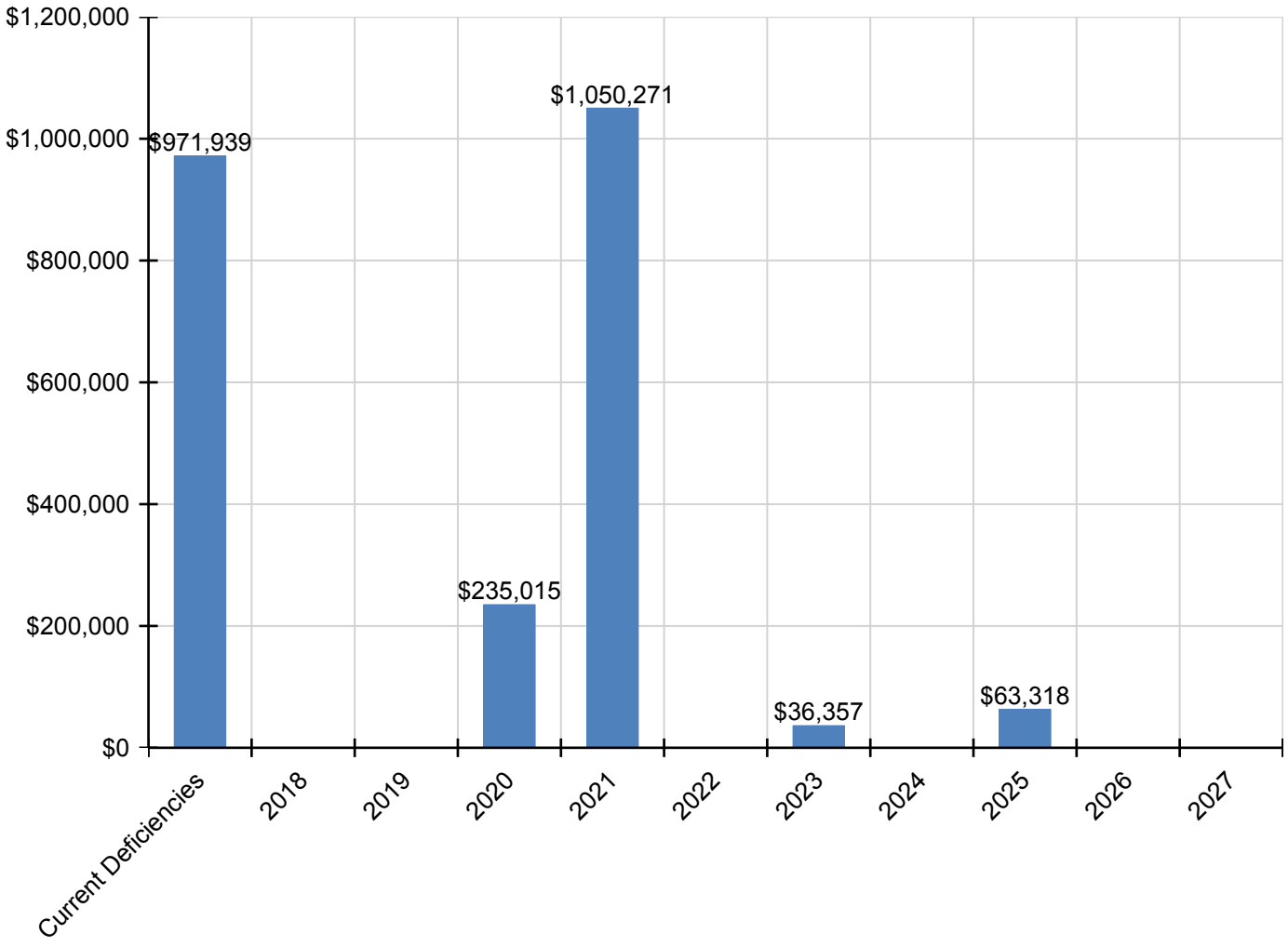
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$971,939**	**$0**	**$0**	**$235,015**	**$1,050,271**	**$0**	**$36,357**	**$0**	**$63,318**	**$0**	**$0**	**$2,356,900**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$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	$189,572	$0	$0	$0	$0	$0	$0	**$189,572**
B2030 - Exterior Doors	$0	$0	$0	$0	$21,196	$0	$0	$0	$0	$0	$0	**$21,196**
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	$100,915	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$100,915**
B3020 - Roof Openings	$8,448	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$8,448**
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	$51,305	$0	$0	$0	$0	$0	$0	**$51,305**
C1030 - Fittings	$0	$0	$0	$191,166	$0	$0	$0	$0	$0	$0	$0	**$191,166**
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	$63,318	$0	$0	**$63,318**
C3020 - Floor Finishes	$204,160	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$204,160**
C3030 - Ceiling Finishes	$196,944	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$196,944**
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	$206,096	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$206,096**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$19,611	$0	$0	$0	$0	$0	$0	**$19,611**
D2030 - Sanitary Waste	$0	$0	$0	$0	$31,100	$0	$0	$0	$0	$0	$0	**$31,100**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$124,004	$0	$0	$0	$0	$0	$0	**$124,004**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$270,392	$0	$0	$0	$0	$0	$0	**$270,392**
D3060 - Controls & Instrumentation	$0	$0	$0	$38,079	$0	$0	$0	$0	$0	$0	$0	**$38,079**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$77,616	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$77,616**
D4020 - Standpipes	$12,144	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$12,144**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$36,357	$0	$0	$0	$0	**$36,357**
D5020 - Branch Wiring	$0	$0	$0	$0	$103,007	$0	$0	$0	$0	$0	$0	**$103,007**
D5020 - Lighting	$0	$0	$0	$0	$240,085	$0	$0	$0	$0	$0	$0	**$240,085**
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	$60,896	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$60,896**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$5,770	$0	$0	$0	$0	$0	$0	$0	**$5,770**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$104,720	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$104,720**

** Indicates non-renewable system*

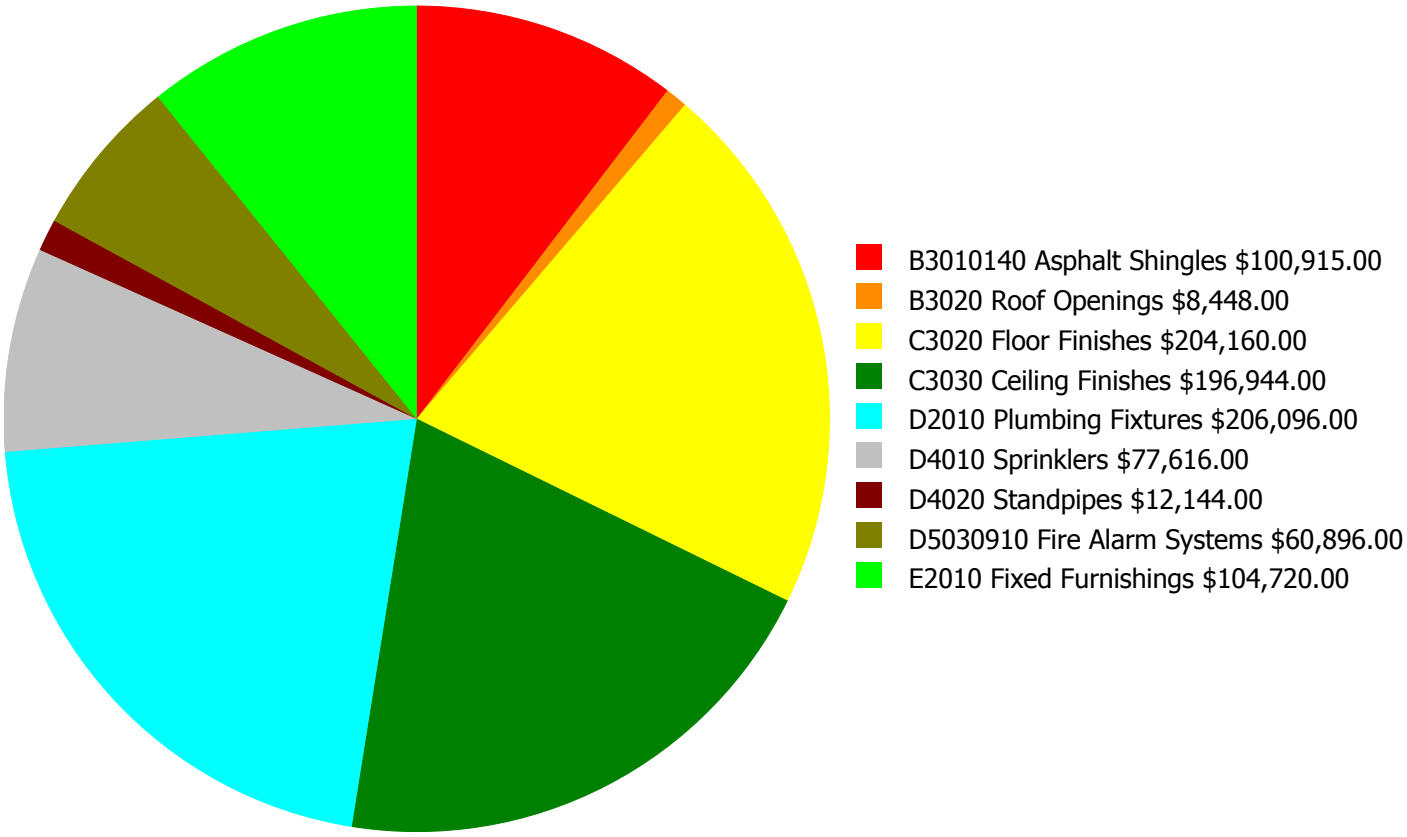
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

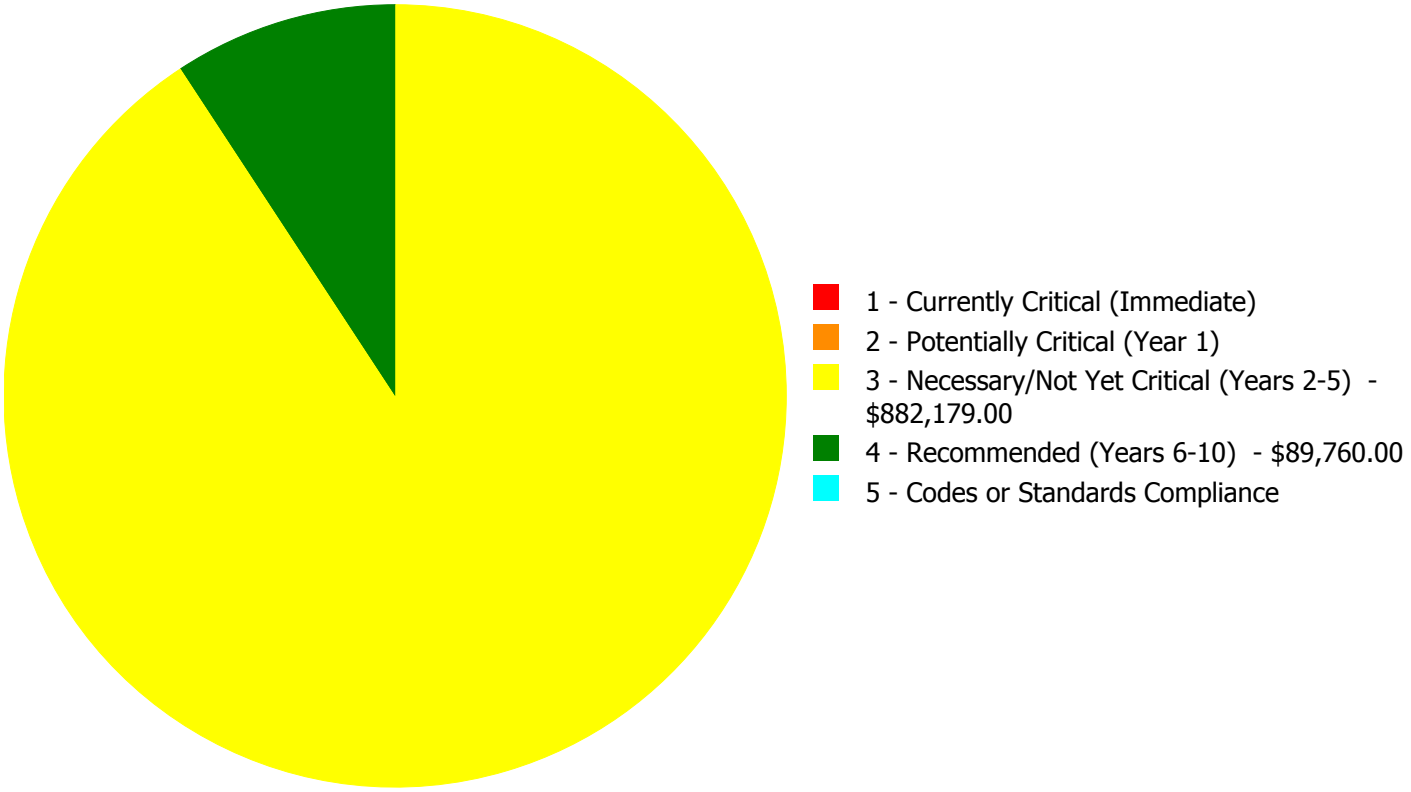
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $971,939.00

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: $971,939.00

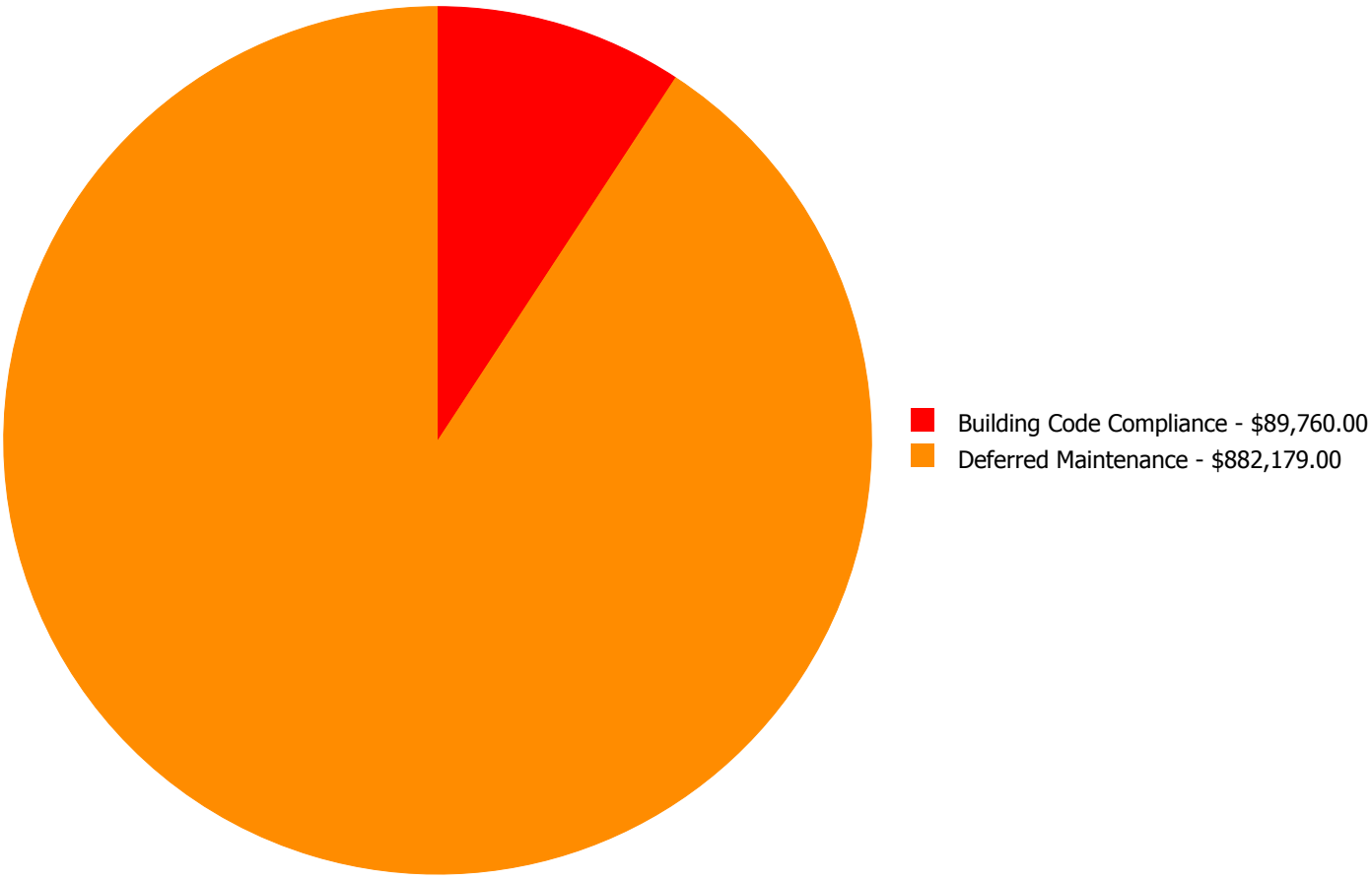
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B3010140	Asphalt Shingles	$0.00	$0.00	$100,915.00	$0.00	$0.00	$100,915.00
B3020	Roof Openings	$0.00	$0.00	$8,448.00	$0.00	$0.00	$8,448.00
C3020	Floor Finishes	$0.00	$0.00	$204,160.00	$0.00	$0.00	$204,160.00
C3030	Ceiling Finishes	$0.00	$0.00	$196,944.00	$0.00	$0.00	$196,944.00
D2010	Plumbing Fixtures	$0.00	$0.00	$206,096.00	$0.00	$0.00	$206,096.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$77,616.00	$0.00	$77,616.00
D4020	Standpipes	$0.00	$0.00	$0.00	$12,144.00	$0.00	$12,144.00
D5030910	Fire Alarm Systems	$0.00	$0.00	$60,896.00	$0.00	$0.00	$60,896.00
E2010	Fixed Furnishings	$0.00	$0.00	$104,720.00	$0.00	$0.00	$104,720.00
	Total:	$0.00	$0.00	$882,179.00	$89,760.00	$0.00	$971,939.00

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: $971,939.00

Deficiency Details by Priority

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

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

System: B3010140 - Asphalt Shingles

Location: Roof
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 16,000.00
Unit of Measure: S.F.
Estimate: $100,915.00
Assessor Name: Terence Davis
Date Created: 01/10/2017

Notes: The roofing is aged, has reported leaks and should be replaced.

System: B3020 - Roof Openings

Location: 1983 Media Center
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 16,000.00
Unit of Measure: S.F.
Estimate: $8,448.00
Assessor Name: Terence Davis
Date Created: 02/21/2017

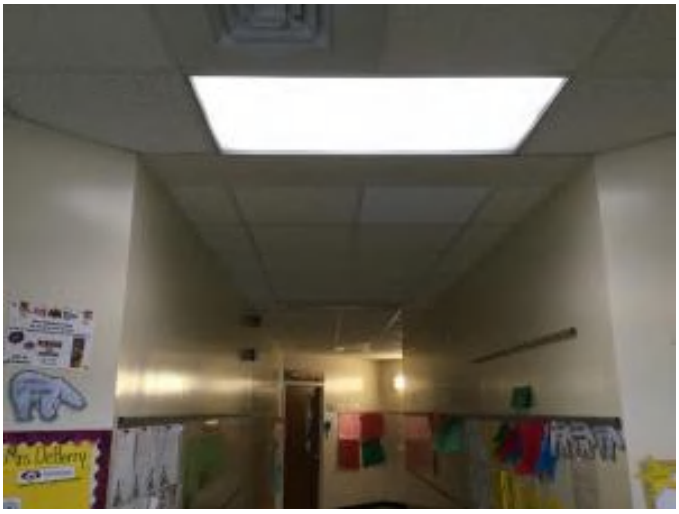
Notes:

System: C3020 - Floor Finishes

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 16,000.00
Unit of Measure: S.F.
Estimate: $204,160.00
Assessor Name: Terence Davis
Date Created: 01/04/2017

Notes:

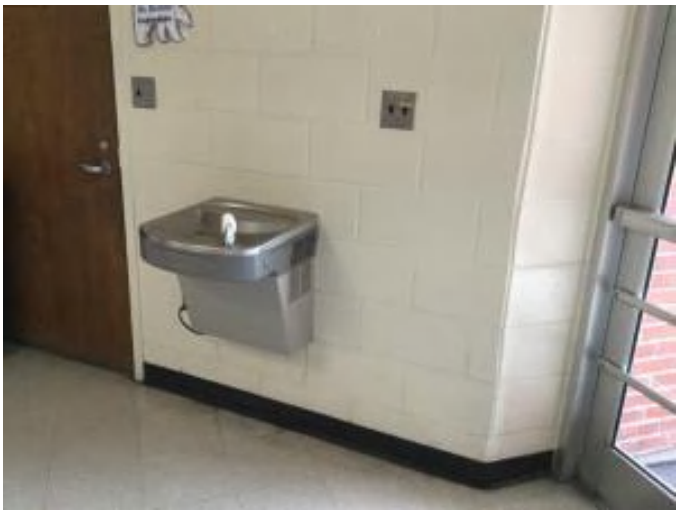
System: C3030 - Ceiling Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 16,000.00
Unit of Measure: S.F.
Estimate: $196,944.00
Assessor Name: Terence Davis
Date Created: 01/04/2017

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

System: D2010 - Plumbing Fixtures



Location: Restroom
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 16,000.00
Unit of Measure: S.F.
Estimate: $206,096.00
Assessor Name: Terence Davis
Date Created: 01/04/2017

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

System: D5030910 - Fire Alarm Systems

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 16,000.00
Unit of Measure: S.F.
Estimate: $60,896.00
Assessor Name: Terence Davis
Date Created: 01/04/2017

Notes: The original alarm system is operating but is aged. The system should be inspected and repaired or replaced to ensure that the life safety codes are preserved.

System: E2010 - Fixed Furnishings

Location: Classrooms
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 16,000.00
Unit of Measure: S.F.
Estimate: $104,720.00
Assessor Name: Terence Davis
Date Created: 01/04/2017

Notes: The building casework is aged and worn and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 16,000.00
Unit of Measure: S.F.
Estimate: $77,616.00
Assessor Name: Terence Davis
Date Created: 01/04/2017

Notes: There are no sprinklers in the building.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 16,000.00
Unit of Measure: S.F.
Estimate: $12,144.00
Assessor Name: Terence Davis
Date Created: 01/04/2017

Notes: There are no sprinklers in the building.

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	46,992
Year Built:	1958
Last Renovation:	
Replacement Value:	$1,240,118
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	19.90 %
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

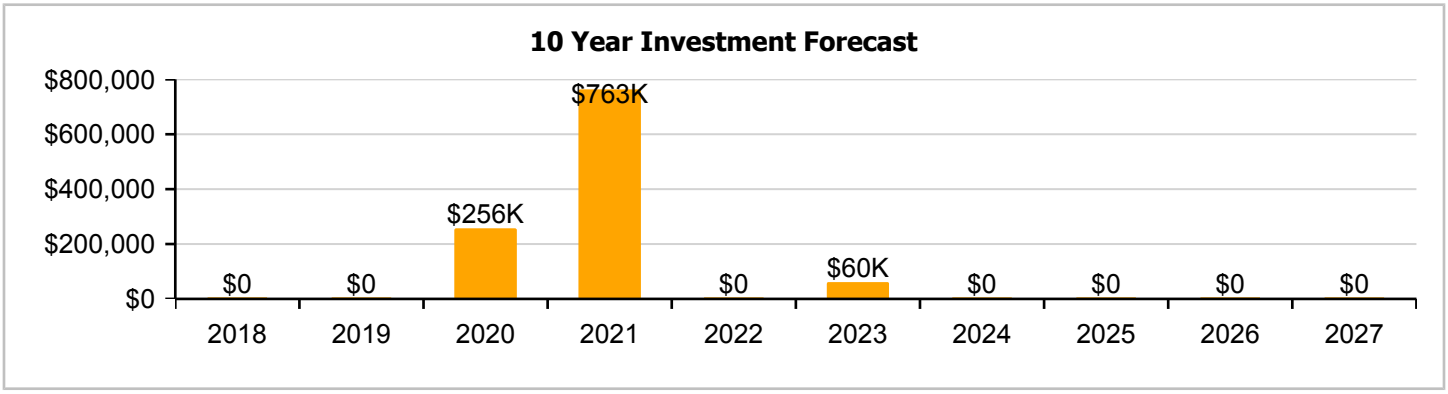
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	46,992
Year Built:	1958	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$1,240,118
FCI:	0.00 %	RSLI%:	19.90 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	15.83 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	9.44 %	0.00 %	$0.00
G40 - Site Electrical Utilities	45.43 %	0.00 %	$0.00
Totals:	**19.90 %**	**0.00 %**	**$0.00**

Photo Album

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

1). Aeriall Image of North Laurinburg Elementary School - Feb 27, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$3.81	S.F.	46,992	25	1958	1983	2021	16.00 %	0.00 %	4			$179,040
G2020	Parking Lots	$1.33	S.F.	46,992	25	1958	1983	2021	16.00 %	0.00 %	4			$62,499
G2030	Pedestrian Paving	$1.91	S.F.	46,992	30	1958	1988	2021	13.33 %	0.00 %	4			$89,755
G2040105	Fence & Guardrails	$1.23	S.F.	46,992	30	2000	2030		43.33 %	0.00 %	13			$57,800
G2040950	Covered Walkways	$1.52	S.F.	46,992	25	1983	2008	2021	16.00 %	0.00 %	4			$71,428
G2040950	Hard Surface Play Area	$0.75	S.F.	46,992	20	1958	1978	2021	20.00 %	0.00 %	4			$35,244
G2040950	Playing Field	$4.54	S.F.	46,992	20	2000	2020		15.00 %	0.00 %	3			$213,344
G2050	Landscaping	$1.87	S.F.	46,992	15	1958	1973		0.00 %	0.00 %	-44			$87,875
G3010	Water Supply	$2.34	S.F.	46,992	50	1958	2008	2021	8.00 %	0.00 %	4			$109,961
G3020	Sanitary Sewer	$1.45	S.F.	46,992	50	1958	2008	2021	8.00 %	0.00 %	4			$68,138
G3060	Fuel Distribution	$0.98	S.F.	46,992	40	1983	2023		15.00 %	0.00 %	6			$46,052
G4010	Electrical Distribution	$2.35	S.F.	46,992	50	1983	2033		32.00 %	0.00 %	16			$110,431
G4020	Site Lighting	$1.47	S.F.	46,992	30	2000	2030		43.33 %	0.00 %	13			$69,078
G4030	Site Communications & Security	$0.84	S.F.	46,992	15	2015	2030		86.67 %	0.00 %	13			$39,473
								Total	**19.90 %**					**$1,240,118**

System Notes

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

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Covered Walkways



Note:

System: G2040950 - Hard Surface Play Area

Note:

System: G2040950 - Playing Field



Note:

System: G2050 - Landscaping


Note:

System: G3010 - Water Supply

Note:

System: G3020 - Sanitary Sewer

Note:

System: G3060 - Fuel Distribution

Note:

System: G4010 - Electrical Distribution

Note:

System: G4020 - Site Lighting

Note:

System: G4030 - Site Communications & Security

Note:

Renewal Schedule

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

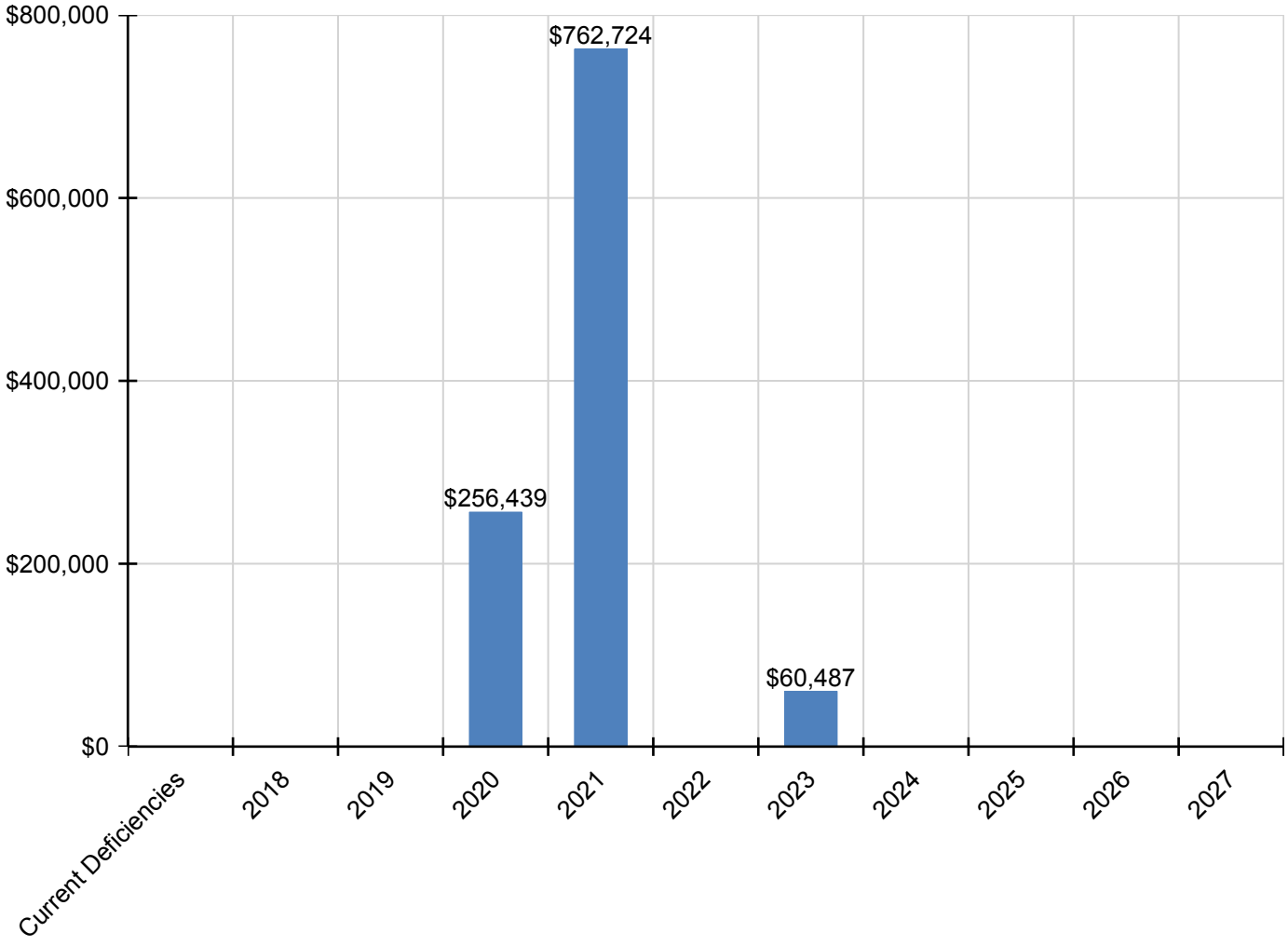
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$256,439**	**$762,724**	**$0**	**$60,487**	**$0**	**$0**	**$0**	**$0**	**$1,079,650**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$221,661	$0	$0	$0	$0	$0	$0	**$221,661**
G2020 - Parking Lots	$0	$0	$0	$0	$77,378	$0	$0	$0	$0	$0	$0	**$77,378**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$111,121	$0	$0	$0	$0	$0	$0	**$111,121**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Covered Walkways	$0	$0	$0	$0	$88,432	$0	$0	$0	$0	$0	$0	**$88,432**
G2040950 - Hard Surface Play Area	$0	$0	$0	$0	$43,634	$0	$0	$0	$0	$0	$0	**$43,634**
G2040950 - Playing Field	$0	$0	$0	$256,439	$0	$0	$0	$0	$0	$0	$0	**$256,439**
*** 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	$136,138	$0	$0	$0	$0	$0	$0	**$136,138**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$84,359	$0	$0	$0	$0	$0	$0	**$84,359**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$0	$60,487	$0	$0	$0	$0	**$60,487**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communications & Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

NC School District/830 Scotland County/Elementary School

South Scotland Elementary

Draft

Campus Assessment Report

March 7, 2017

PARSONS

Table of Contents

Campus Executive Summary

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

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

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Gross Area (SF):	42,369
Year Built:	1960
Last Renovation:	
Replacement Value:	$9,581,674
Repair Cost:	$3,612,368.32
Total FCI:	37.70 %
Total RSLI:	24.74 %
FCA Score:	62.30

Description:

GENERAL:
South Scotland Elementary School is located at 17200 Barnes Bridge Road, in Laurinburg, North Carolina. The 1 story, 29,609 square foot building was originally constructed in 1960. There have been 1 addition but no renovations. In 1983 12,760 square feet were added which is currently the media center and classrooms. In addition to the main building, the campus does not contain ancillary buildings.

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

A. SUBSTRUCTURE
The building rests on footings and foundation walls and is assumed to have standard cast-in-place concrete foundations. The building

does not have a basement.

B. SUPERSTRUCTURE
Floor construction is concrete. Roof construction is wood. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope single ply membrane, the 1983 addition has pitched roof with asphalt shingle roofing. Roof opening include roof hatch with fixed ladder access. Most building entrances appear to comply with ADA requirements.

C. INTERIORS
Interior partitions are typically CMU. Interior doors are generally hollow core wood with hollow steel frames and mostly without glazing. Interior fittings include the following items: white boards, graphics and identifying devices, toilet accessories, storage shelving, and fabricated toilet partitions. The interior wall finishes are typically painted CMU and ceramic tiles. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in assignable spaces is typically ceramic tile, quarry tiles and carpet. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically painted drywall.

CONVEYING:
The building does not include conveying equipment.

D. SERVICES
PLUMBING: Plumbing fixtures are typically non-low-flow water fixtures with manual control valves. Domestic water distribution is combination of copper and galvanized steel with electric hot water heating. Sanitary waste system is cast iron. Rain water drainage system is external with gutters and downspouts.

HVAC:
Heating is provided by 1 electric boilers. Cooling is supplied by pad and/or wall mounted package units. The heating/cooling distribution system is a ductwork system utilizing air handling units. Fresh air is supplied by air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system. This building has a remote Building Automation System.

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

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

COMMUNICATIONS AND SECURITY:
The fire alarm system consists of audible/visual strobe annunciators in interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: optical devices. The building has controlled entry doors access provided by camera access at the main door; entry doors are secured with magnetic door locks. The security system has only the burglar alarm system which is centrally monitored; this building has a public address and paging system combined with the telephone system.

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

E. EQUIPMENT & FURNISHINGS:
This building includes the following items and equipment: fixed food service, theater and stage, audio-visual, fixed casework, and window treatment.

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

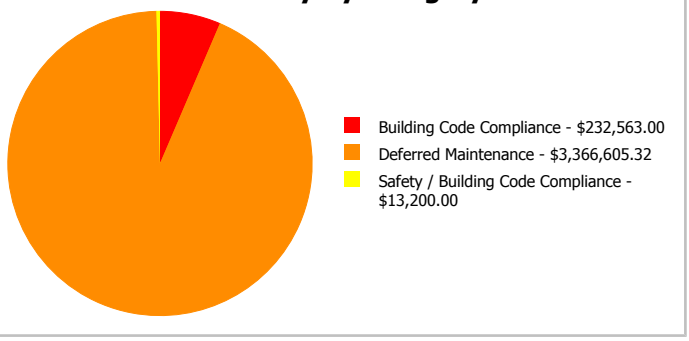
Attributes:

General Attributes:			
Condition Assessor:	Somnath Das	Assessment Date:	
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	15	Site Acreage:	15

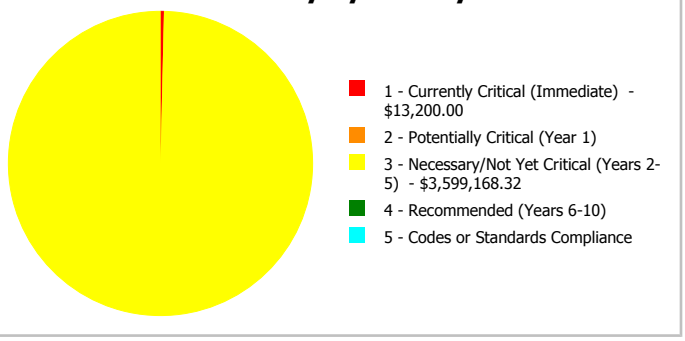
Campus Dashboard Summary

Gross Area:	42,369		
Year Built:	1960	Last Renovation:	
Repair Cost:	$3,612,368	Replacement Value:	$9,581,674
FCI:	37.70 %	RSLI%:	24.74 %

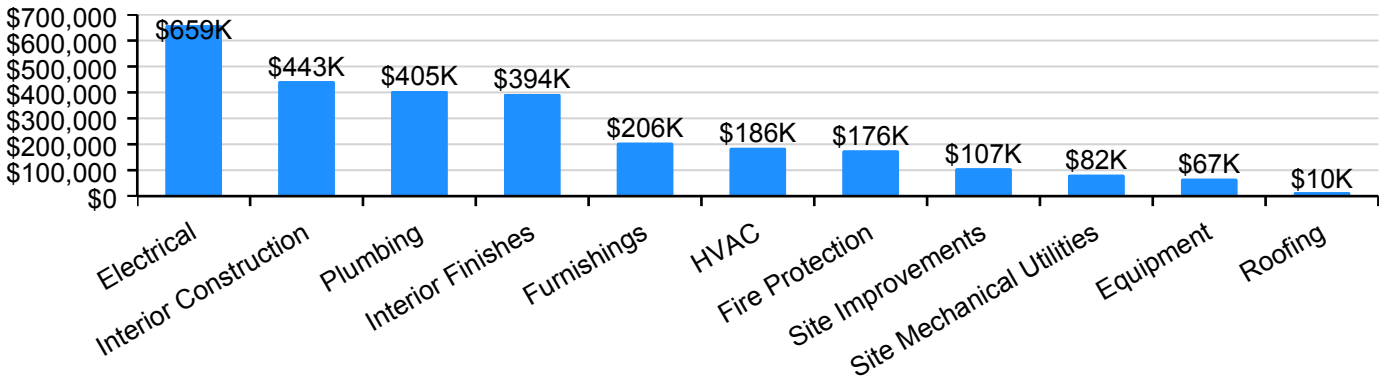
Deficiency By Category



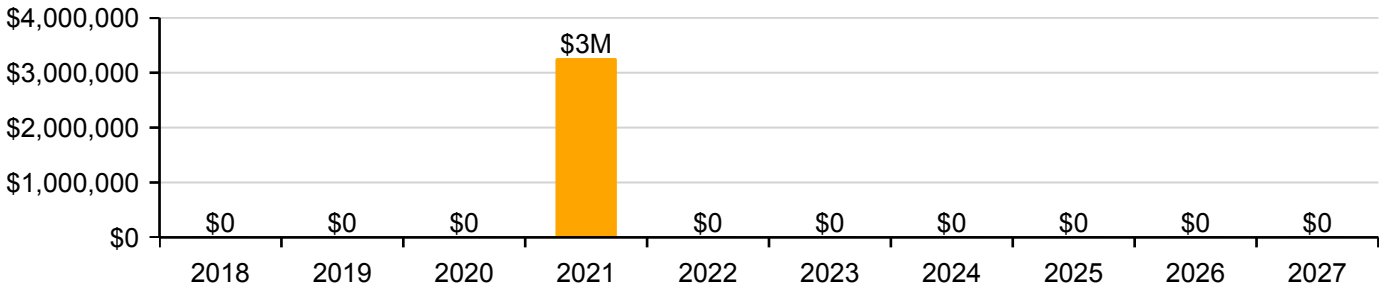
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Campus Condition Summary

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

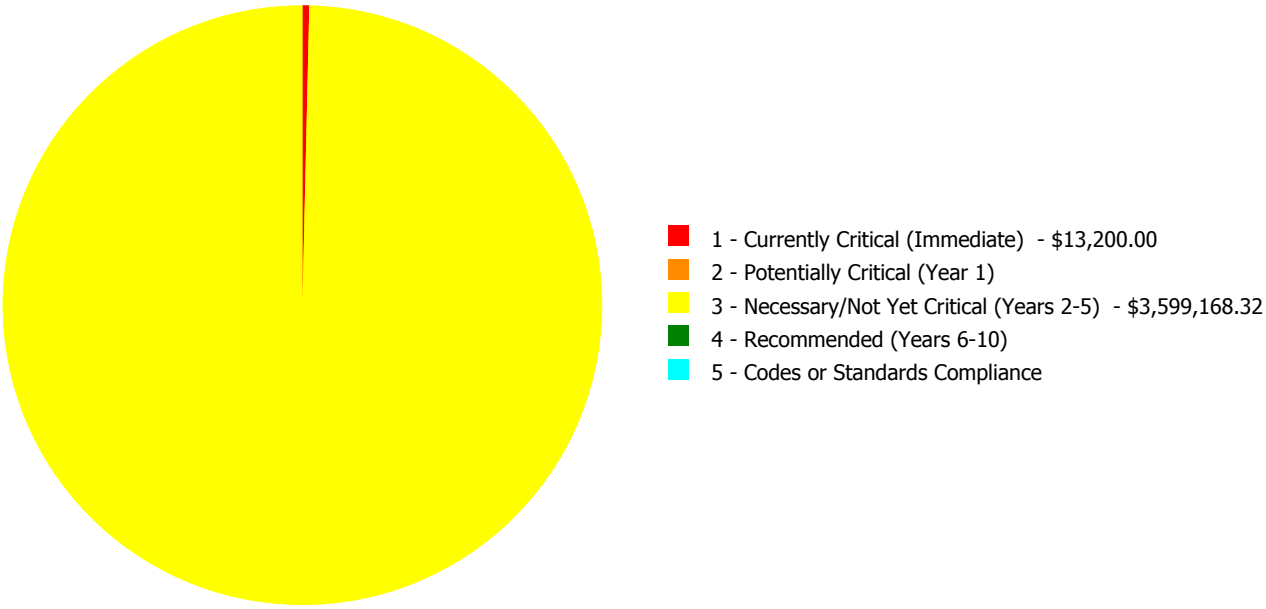
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	43.00 %	0.00 %	$0.00
A20 - Basement Construction	43.00 %	0.00 %	$0.00
B10 - Superstructure	43.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	27.41 %	0.00 %	$0.00
B30 - Roofing	19.10 %	4.95 %	$13,516.00
C10 - Interior Construction	11.24 %	59.85 %	$585,054.00
C30 - Interior Finishes	13.49 %	48.80 %	$519,815.32
D20 - Plumbing	2.40 %	90.20 %	$535,036.00
D30 - HVAC	67.43 %	21.64 %	$245,800.00
D40 - Fire Protection	0.00 %	110.00 %	$232,563.00
D50 - Electrical	12.64 %	72.19 %	$870,132.00
E10 - Equipment	2.73 %	95.00 %	$88,551.00
E20 - Furnishings	0.00 %	110.00 %	$271,712.00
G20 - Site Improvements	9.90 %	26.82 %	$141,131.00
G30 - Site Mechanical Utilities	5.75 %	30.90 %	$109,058.00
G40 - Site Electrical Utilities	13.05 %	0.00 %	$0.00
Totals:	**24.74 %**	**37.70 %**	**$3,612,368.32**

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
1960, 1983 Main Building	42,369	39.53	$13,200.00	$0.00	$3,348,979.32	$0.00	$0.00
Site	42,369	23.24	$0.00	$0.00	$250,189.00	$0.00	$0.00
Total:		**37.70**	**$13,200.00**	**$0.00**	**$3,599,168.32**	**$0.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $3,612,368.32

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):	42,369
Year Built:	1960
Last Renovation:	
Replacement Value:	$8,505,078
Repair Cost:	$3,362,179.32
Total FCI:	39.53 %
Total RSLI:	26.72 %
FCA Score:	60.47

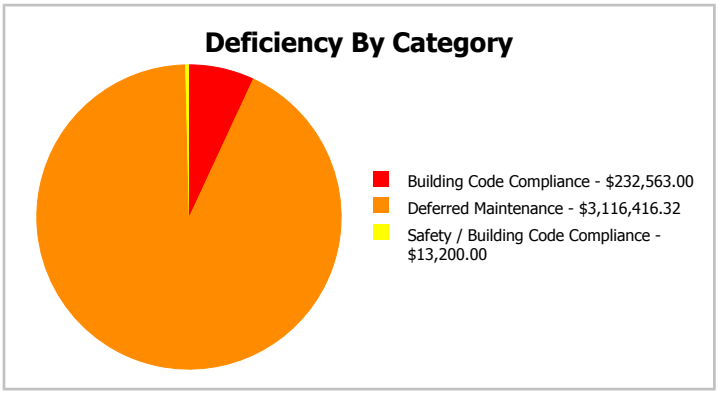
Description:

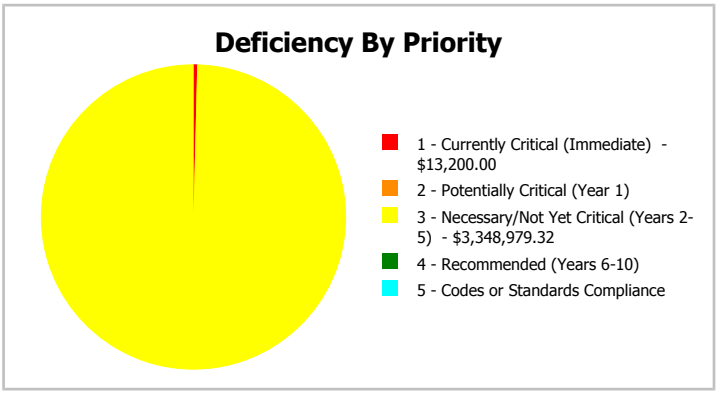
The narrative for this building is included in the Executive Summary Description at the front of this report.

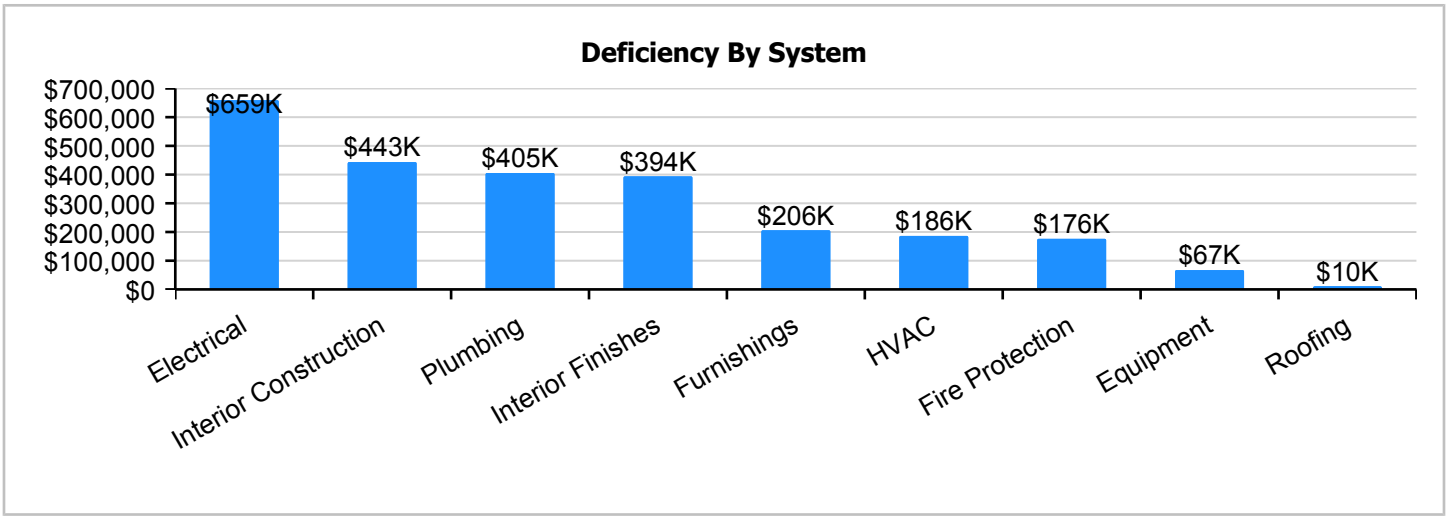
Attributes: This asset has no attributes.

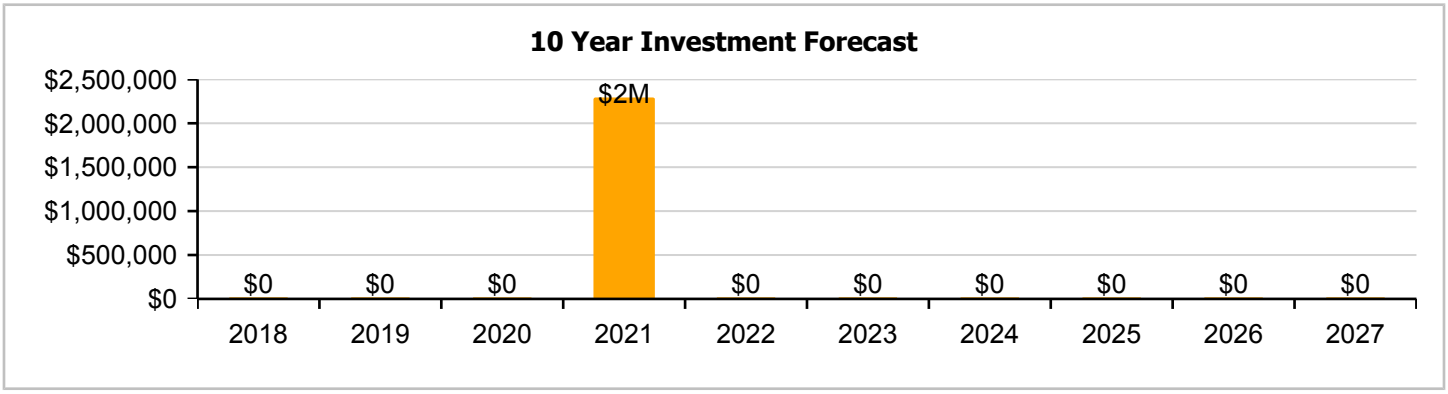
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	42,369
Year Built:	1960	Last Renovation:	
Repair Cost:	$3,362,179	Replacement Value:	$8,505,078
FCI:	39.53 %	RSLI%:	26.72 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	43.00 %	0.00 %	$0.00
A20 - Basement Construction	43.00 %	0.00 %	$0.00
B10 - Superstructure	43.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	27.41 %	0.00 %	$0.00
B30 - Roofing	19.10 %	4.95 %	$13,516.00
C10 - Interior Construction	11.24 %	59.85 %	$585,054.00
C30 - Interior Finishes	13.49 %	48.80 %	$519,815.32
D20 - Plumbing	2.40 %	90.20 %	$535,036.00
D30 - HVAC	67.43 %	21.64 %	$245,800.00
D40 - Fire Protection	0.00 %	110.00 %	$232,563.00
D50 - Electrical	12.64 %	72.19 %	$870,132.00
E10 - Equipment	2.73 %	95.00 %	$88,551.00
E20 - Furnishings	0.00 %	110.00 %	$271,712.00
Totals:	**26.72 %**	**39.53 %**	**$3,362,179.32**

Photo Album

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

1). North Elevation - Feb 10, 2017

2). South Elevation - Feb 10, 2017

3). West Elevation - Feb 10, 2017

4). South Elevation - Feb 10, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.79	S.F.	42,369	100	1960	2060		43.00 %	0.00 %	43			$202,948
A1030	Slab on Grade	$8.43	S.F.	42,369	100	1960	2060		43.00 %	0.00 %	43			$357,171
A2010	Basement Excavation	$1.90	S.F.	42,369	100	1960	2060		43.00 %	0.00 %	43			$80,501
A2020	Basement Walls	$13.07	S.F.	42,369	100	1960	2060		43.00 %	0.00 %	43			$553,763
B1020	Roof Construction	$15.76	S.F.	42,369	100	1960	2060		43.00 %	0.00 %	43			$667,735
B2010	Exterior Walls	$9.42	S.F.	42,369	100	1960	2060		43.00 %	0.00 %	43			$399,116
B2020	Exterior Windows	$9.39	S.F.	42,369	30	1960	1990	2021	13.33 %	0.00 %	4			$397,845
B2030	Exterior Doors	$1.04	S.F.	42,369	30	1960	1990	2021	13.33 %	0.00 %	4			$44,064
B3010120	Single Ply Membrane	$6.98	S.F.	29,279	20	1960	1980	2021	20.00 %	0.00 %	4			$204,367
B3010140	Asphalt Shingles	$4.32	S.F.	13,090	20	1983	2003	2021	20.00 %	0.00 %	4			$56,549
B3020	Roof Openings	$0.29	S.F.	42,369	25	1960	1985		0.00 %	110.00 %	-32		$13,516.00	$12,287
C1010	Partitions	$10.80	S.F.	42,369	75	1960	2035		24.00 %	2.88 %	18		$13,200.00	$457,585
C1020	Interior Doors	$2.53	S.F.	42,369	30	1960	1990		0.00 %	110.00 %	-27		$117,913.00	$107,194
C1030	Fittings	$9.74	S.F.	42,369	20	1960	1980		0.00 %	110.00 %	-37		$453,941.00	$412,674
C3010	Wall Finishes	$2.79	S.F.	42,369	10	1960	1970	2021	40.00 %	0.00 %	4			$118,210
C3020	Floor Finishes	$11.38	S.F.	42,369	20	1960	1980	2021	20.00 %	1.77 %	4		$8,548.32	$482,159
C3030	Ceiling Finishes	$10.97	S.F.	42,369	25	1960	1985		0.00 %	110.00 %	-32		$511,267.00	$464,788
D2010	Plumbing Fixtures	$11.48	S.F.	42,369	30	1960	1990		0.00 %	110.00 %	-27		$535,036.00	$486,396
D2020	Domestic Water Distribution	$0.98	S.F.	42,369	30	1960	1990	2021	13.33 %	0.00 %	4			$41,522
D2030	Sanitary Waste	$1.54	S.F.	42,369	30	1960	1990	2021	13.33 %	0.00 %	4			$65,248
D3020	Heat Generating Systems	$5.08	S.F.	42,369	30	1960	1990		0.00 %	110.00 %	-27		$236,758.00	$215,235
D3040	Distribution Systems	$6.14	S.F.	42,369	30	2009	2039		73.33 %	0.00 %	22			$260,146
D3050	Terminal & Package Units	$13.65	S.F.	42,369	15	2015	2030		86.67 %	1.56 %	13		$9,042.00	$578,337
D3060	Controls & Instrumentation	$1.94	S.F.	42,369	20	2015	2035		90.00 %	0.00 %	18			$82,196
D4010	Sprinklers	$4.32	S.F.	42,369	30			2016	0.00 %	110.00 %	-1		$201,337.00	$183,034
D4020	Standpipes	$0.67	S.F.	42,369	30			2016	0.00 %	110.00 %	-1		$31,226.00	$28,387
D5010	Electrical Service/Distribution	$1.69	S.F.	42,369	40	1960	2000		0.00 %	110.00 %	-17		$78,764.00	$71,604
D5020	Branch Wiring	$5.06	S.F.	42,369	30	1960	1990		0.00 %	110.00 %	-27		$235,826.00	$214,387
D5020	Lighting	$11.92	S.F.	42,369	30	1960	1990		0.00 %	110.00 %	-27		$555,542.00	$505,038
D5030810	Security & Detection Systems	$1.87	S.F.	42,369	15	2014	2029		80.00 %	0.00 %	12			$79,230
D5030910	Fire Alarm Systems	$3.39	S.F.	42,369	15	1960	1975	2021	26.67 %	0.00 %	4			$143,631
D5030920	Data Communication	$4.40	S.F.	42,369	15	1960	1975	2021	26.67 %	0.00 %	4			$186,424
D5090	Other Electrical Systems	$0.12	S.F.	42,369	20	1960	1980	2021	20.00 %	0.00 %	4			$5,084
E1020	Institutional Equipment	$0.30	S.F.	42,369	20	1960	1980	2021	20.00 %	0.00 %	4			$12,711
E1090	Other Equipment	$1.90	S.F.	42,369	20	1960	1980		0.00 %	110.00 %	-37		$88,551.00	$80,501
E2010	Fixed Furnishings	$5.83	S.F.	42,369	20	1960	1980		0.00 %	110.00 %	-37		$271,712.00	$247,011
								Total	**26.72 %**	**39.53 %**			**$3,362,179.32**	**$8,505,078**

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows


Note:

System: B2030 - Exterior Doors



Note:

System: B3010120 - Single Ply Membrane



Note: The TPO was installed in 2015

System: B3010140 - Asphalt Shingles



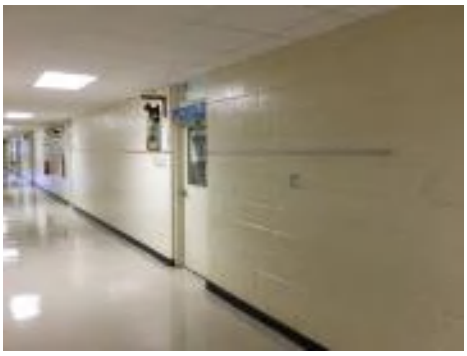
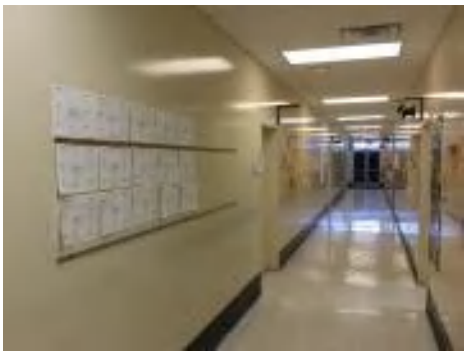
Note:

System: B3020 - Roof Openings



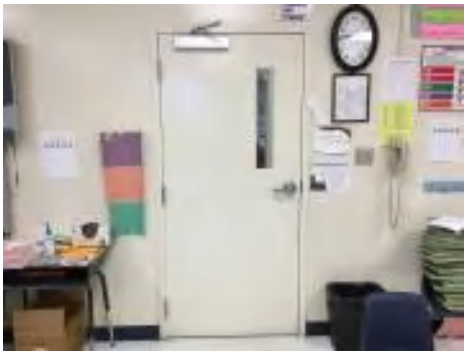
Note: The roof opening is beyond its service life and should be replaced with an OSHA complaint access hatch.

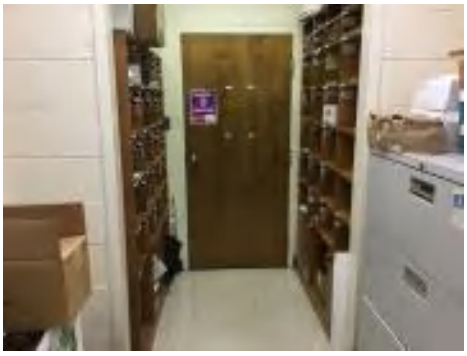
System: C1010 - Partitions


Note:

System: C1020 - Interior Doors





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

System: C1030 - Fittings



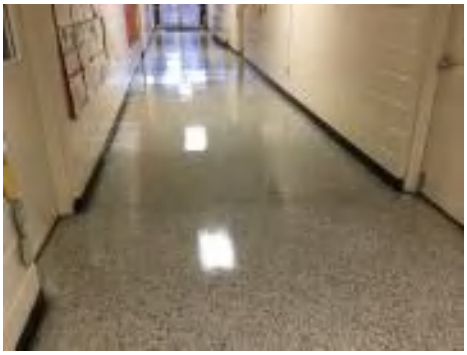
Note: The fittings are beyond their service life and should be replaced.

System: C3010 - Wall Finishes



Note:

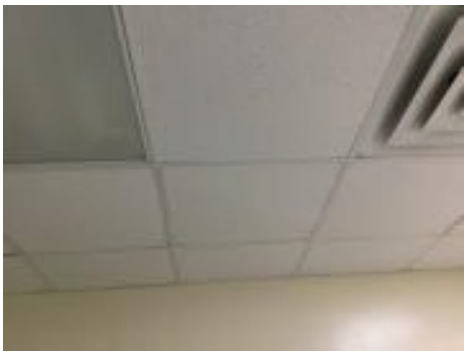
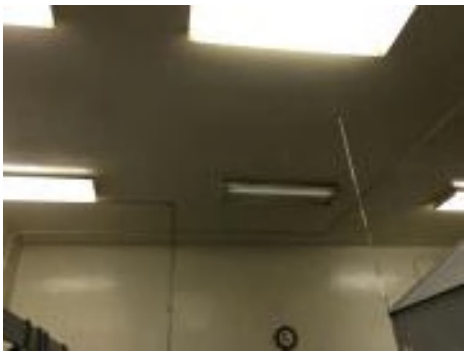
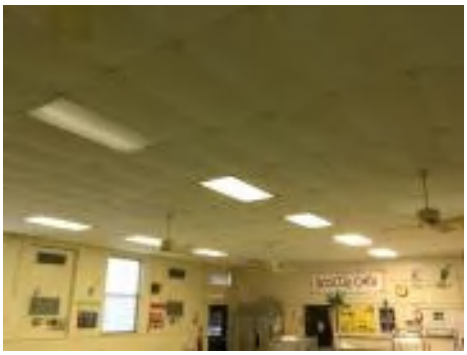
System: C3020 - Floor Finishes






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

System: C3030 - Ceiling Finishes

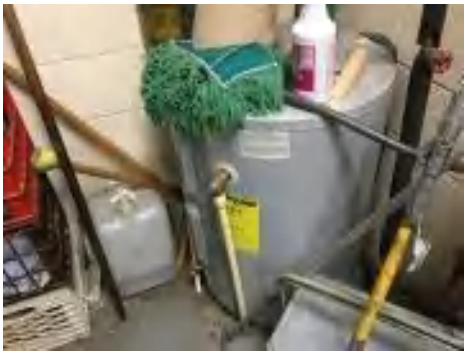
Note: The acoustical ceiling tiles are beyond their service life and should be replaced.

System: D2010 - Plumbing Fixtures



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

System: D2020 - Domestic Water Distribution


Note:

System: D2030 - Sanitary Waste



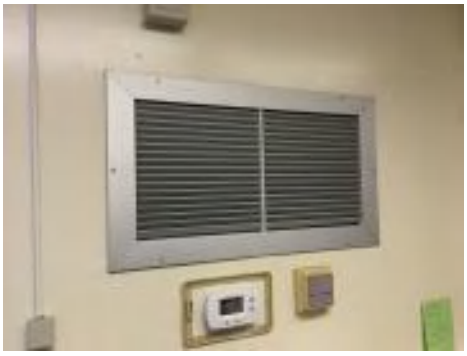
Note:

System: D3020 - Heat Generating Systems



Note:

System: D3040 - Distribution Systems



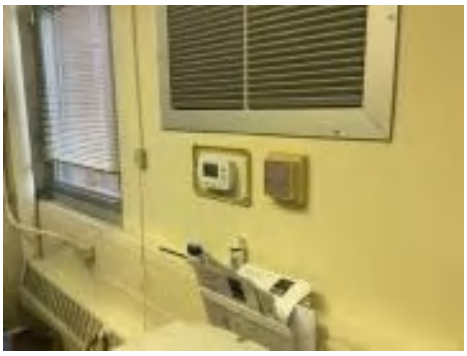
Note:

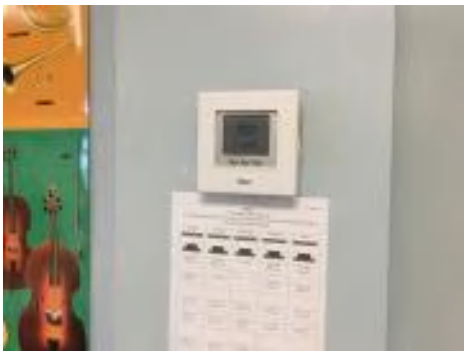
System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation





Note:

System: D4010 - Sprinklers This system contains no images

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

System: D4020 - Standpipes This system contains no images

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

System: D5010 - Electrical Service/Distribution

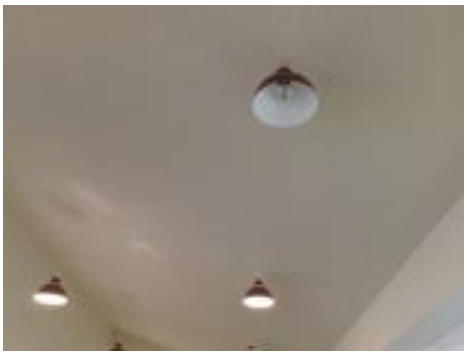
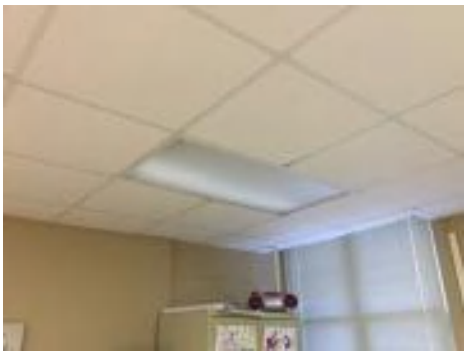
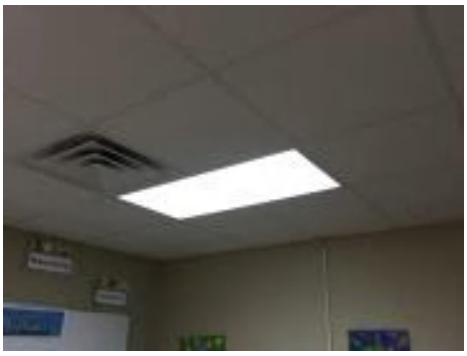

Note: The main electrical system is beyond its service life and should be replaced.

System: D5020 - Branch Wiring



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

System: D5020 - Lighting

Note: The lights are primarily T-12's and are beyond their service life and they get replaced by T-8's as per needs basis.

System: D5030810 - Security & Detection Systems



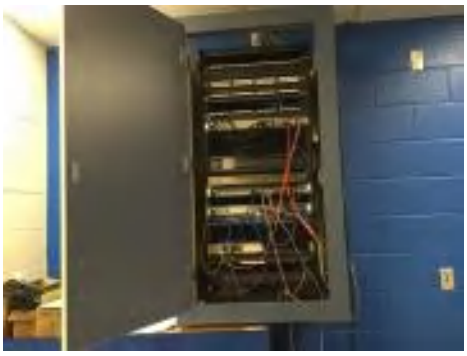
Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication


Note:

System: D5090 - Other Electrical Systems


Note:

System: E1020 - Institutional Equipment



Note:

System: E1090 - Other Equipment



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

System: E2010 - Fixed Furnishings



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

Renewal Schedule

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

Inflation Rate: 3%

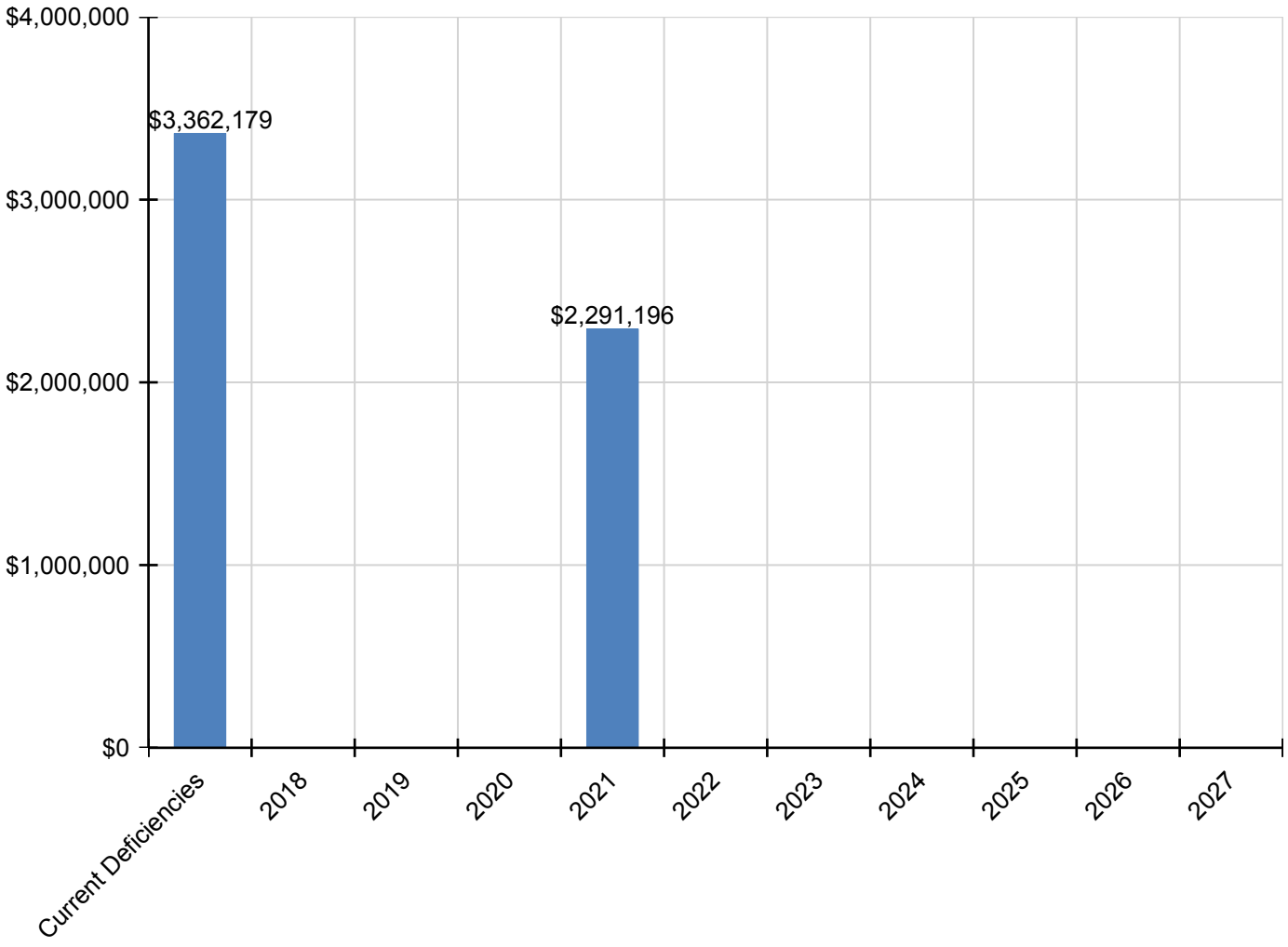
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$3,362,179**	**$0**	**$0**	**$0**	**$2,291,196**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$5,653,375**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2010 - Exterior Walls	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$492,555	$0	$0	$0	$0	$0	$0	**$492,555**
B2030 - Exterior Doors	$0	$0	$0	$0	$54,553	$0	$0	$0	$0	$0	$0	**$54,553**
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	$345,026	$0	$0	$0	$0	$0	$0	**$345,026**
B3010140 - Asphalt Shingles	$0	$0	$0	$0	$92,923	$0	$0	$0	$0	$0	$0	**$92,923**
B3020 - Roof Openings	$13,516	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$13,516**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$13,200	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$13,200**
C1020 - Interior Doors	$117,913	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$117,913**
C1030 - Fittings	$453,941	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$453,941**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

C3010 - Wall Finishes	$0	$0	$0	$0	$146,350	$0	$0	$0	$0	$0	$0	**$146,350**
C3020 - Floor Finishes	$8,548	$0	$0	$0	$596,942	$0	$0	$0	$0	$0	$0	**$605,490**
C3030 - Ceiling Finishes	$511,267	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$511,267**
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	$535,036	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$535,036**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$51,406	$0	$0	$0	$0	$0	$0	**$51,406**
D2030 - Sanitary Waste	$0	$0	$0	$0	$80,781	$0	$0	$0	$0	$0	$0	**$80,781**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$236,758	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$236,758**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$9,042	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$9,042**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$201,337	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$201,337**
D4020 - Standpipes	$31,226	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$31,226**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$78,764	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$78,764**
D5020 - Branch Wiring	$235,826	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$235,826**
D5020 - Lighting	$555,542	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$555,542**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$177,824	$0	$0	$0	$0	$0	$0	**$177,824**
D5030920 - Data Communication	$0	$0	$0	$0	$230,804	$0	$0	$0	$0	$0	$0	**$230,804**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$6,295	$0	$0	$0	$0	$0	$0	**$6,295**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$15,737	$0	$0	$0	$0	$0	$0	**$15,737**
E1090 - Other Equipment	$88,551	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$88,551**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$271,712	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$271,712**

** Indicates non-renewable system*

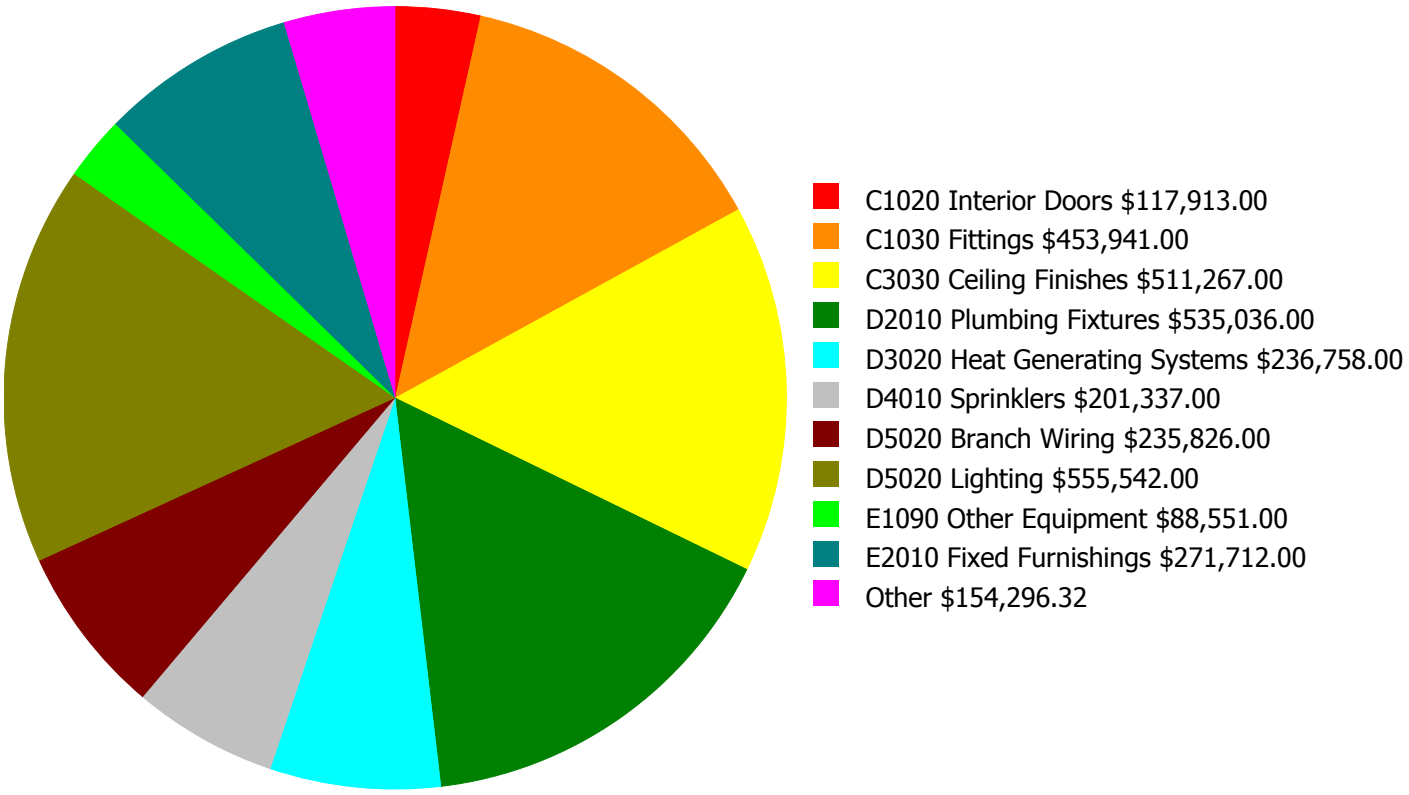
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

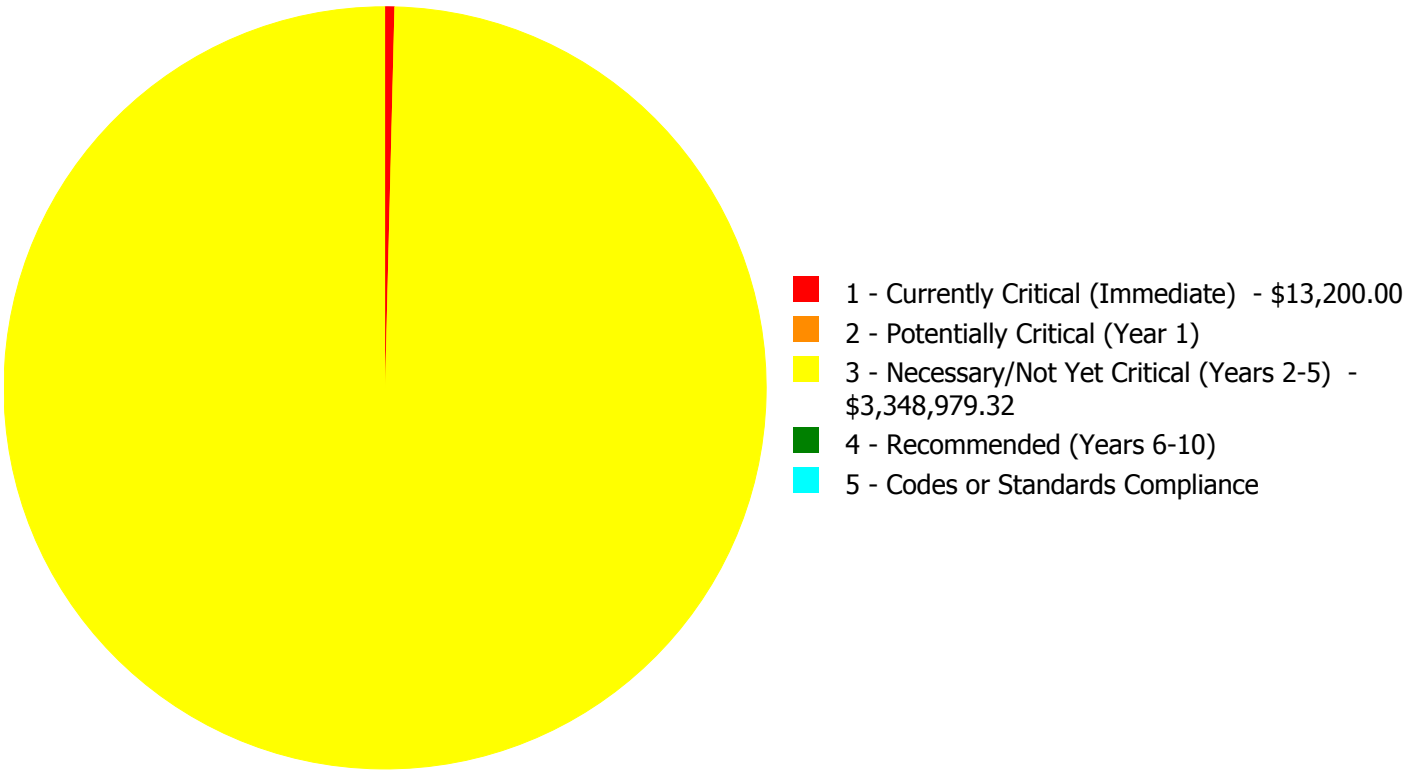
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $3,362,179.32

Deficiency Summary by Priority

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



Budget Estimate Total: $3,362,179.32

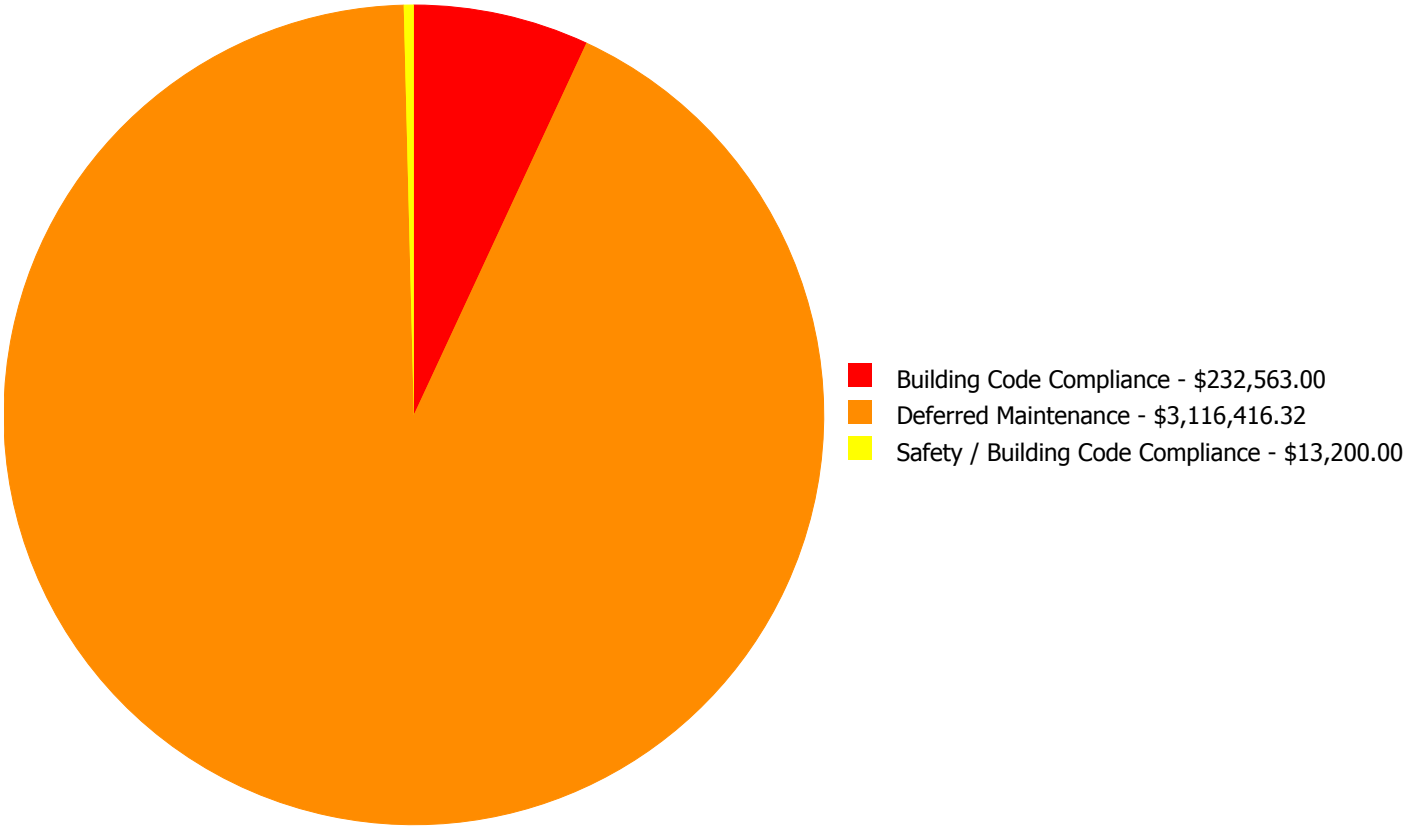
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B3020	Roof Openings	$0.00	$0.00	$13,516.00	$0.00	$0.00	$13,516.00
C1010	Partitions	$13,200.00	$0.00	$0.00	$0.00	$0.00	$13,200.00
C1020	Interior Doors	$0.00	$0.00	$117,913.00	$0.00	$0.00	$117,913.00
C1030	Fittings	$0.00	$0.00	$453,941.00	$0.00	$0.00	$453,941.00
C3020	Floor Finishes	$0.00	$0.00	$8,548.32	$0.00	$0.00	$8,548.32
C3030	Ceiling Finishes	$0.00	$0.00	$511,267.00	$0.00	$0.00	$511,267.00
D2010	Plumbing Fixtures	$0.00	$0.00	$535,036.00	$0.00	$0.00	$535,036.00
D3020	Heat Generating Systems	$0.00	$0.00	$236,758.00	$0.00	$0.00	$236,758.00
D3050	Terminal & Package Units	$0.00	$0.00	$9,042.00	$0.00	$0.00	$9,042.00
D4010	Sprinklers	$0.00	$0.00	$201,337.00	$0.00	$0.00	$201,337.00
D4020	Standpipes	$0.00	$0.00	$31,226.00	$0.00	$0.00	$31,226.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$78,764.00	$0.00	$0.00	$78,764.00
D5020	Branch Wiring	$0.00	$0.00	$235,826.00	$0.00	$0.00	$235,826.00
D5020	Lighting	$0.00	$0.00	$555,542.00	$0.00	$0.00	$555,542.00
E1090	Other Equipment	$0.00	$0.00	$88,551.00	$0.00	$0.00	$88,551.00
E2010	Fixed Furnishings	$0.00	$0.00	$271,712.00	$0.00	$0.00	$271,712.00
	Total:	$13,200.00	$0.00	$3,348,979.32	$0.00	$0.00	$3,362,179.32

Deficiency Summary by Category

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



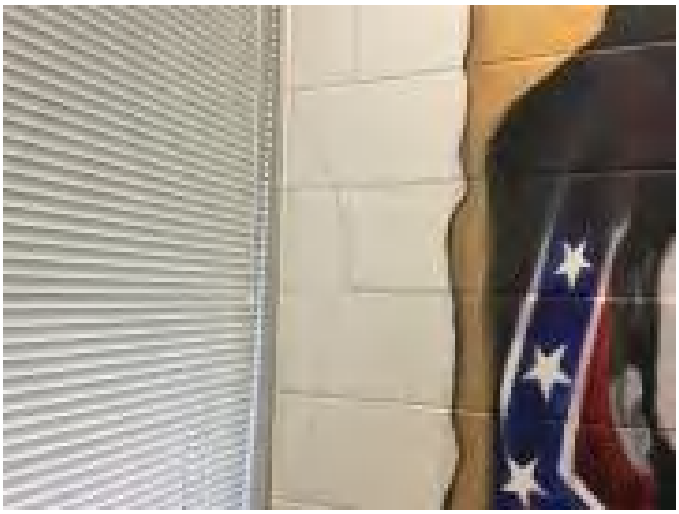
Budget Estimate Total: $3,362,179.32

Deficiency Details by Priority

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

Priority 1 - Currently Critical (Immediate):

System: C1010 - Partitions



Location: Media Center
Distress: Failing
Category: Safety / Building Code Compliance
Priority: 1 - Currently Critical (Immediate)
Correction: Engineering Study
Qty: 1.00
Unit of Measure: Ea.
Estimate: $13,200.00
Assessor Name: Terence Davis
Date Created: 01/04/2017

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

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

System: B3020 - Roof Openings

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,369.00
Unit of Measure: S.F.
Estimate: $13,516.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

Notes: The roof opening is beyond its service life and should be replaced with an OSHA complaint access hatch.

System: C1020 - Interior Doors

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,369.00
Unit of Measure: S.F.
Estimate: $117,913.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

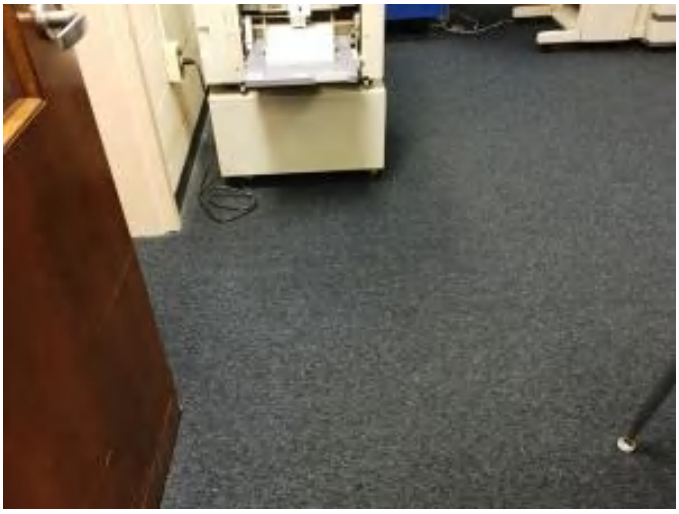
Notes: The interior doors are beyond their service life and should be replaced.

System: C1030 - Fittings

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,369.00
Unit of Measure: S.F.
Estimate: $453,941.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

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

System: C3020 - Floor Finishes



Location: Media Center
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace carpet
Qty: 100.00
Unit of Measure: S.Y.
Estimate: $8,548.32
Assessor Name: Terence Davis
Date Created: 02/10/2017

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

System: C3030 - Ceiling Finishes

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,369.00
Unit of Measure: S.F.
Estimate: $511,267.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

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

System: D2010 - Plumbing Fixtures

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,369.00
Unit of Measure: S.F.
Estimate: $535,036.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

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

System: D3020 - Heat Generating Systems

Location: Mechanical Room
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,369.00
Unit of Measure: S.F.
Estimate: $236,758.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

Notes: The heat generating systems is beyond their service life and should be replaced.

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: Replace baseboard heater units
Qty: 25.00
Unit of Measure: Ea.
Estimate: $9,042.00
Assessor Name: Terence Davis
Date Created: 01/04/2017

Notes: The unit heaters and the radiating heaters are beyond their service life and should be replaced.

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Building Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,369.00
Unit of Measure: S.F.
Estimate: $201,337.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Building Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,369.00
Unit of Measure: S.F.
Estimate: $31,226.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

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

System: D5010 - Electrical Service/Distribution

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,369.00
Unit of Measure: S.F.
Estimate: $78,764.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

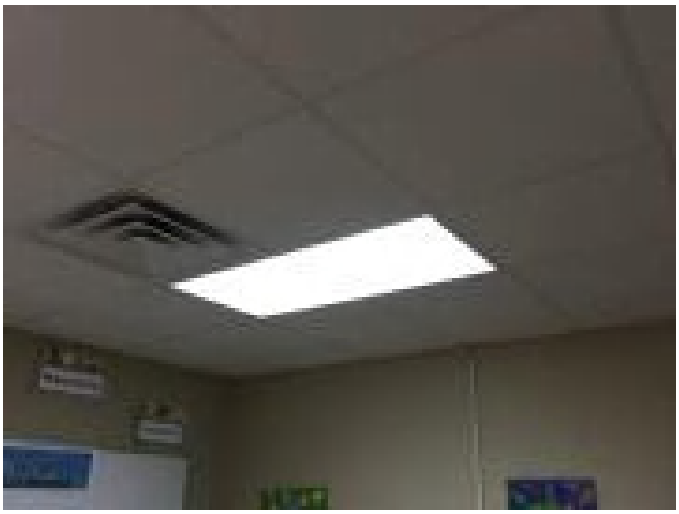
Notes: The main electrical system is beyond its service life and should be replaced.

System: D5020 - Branch Wiring

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,369.00
Unit of Measure: S.F.
Estimate: $235,826.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

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

System: D5020 - Lighting



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,369.00
Unit of Measure: S.F.
Estimate: $555,542.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

Notes: The lights are primarily T-12's and are beyond their service life and they get replaced by T-8's as per needs basis.

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: 42,369.00
Unit of Measure: S.F.
Estimate: $88,551.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

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

System: E2010 - Fixed Furnishings

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,369.00
Unit of Measure: S.F.
Estimate: $271,712.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

Notes: The fixed furnishings are beyond their service life and should be replaced.

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	42,369
Year Built:	1960
Last Renovation:	
Replacement Value:	$1,076,596
Repair Cost:	$250,189.00
Total FCI:	23.24 %
Total RSLI:	9.12 %
FCA Score:	76.76

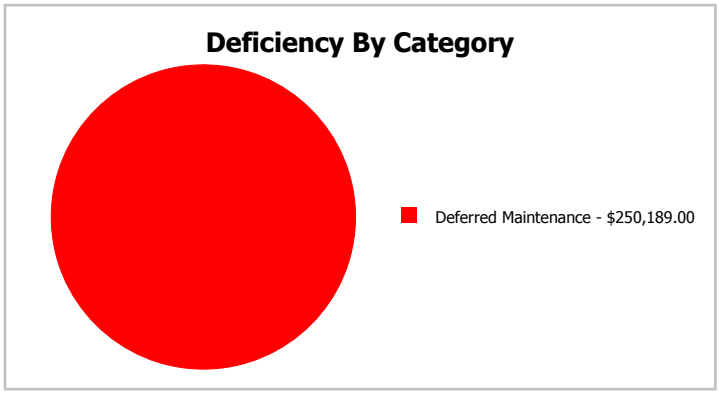
Description:

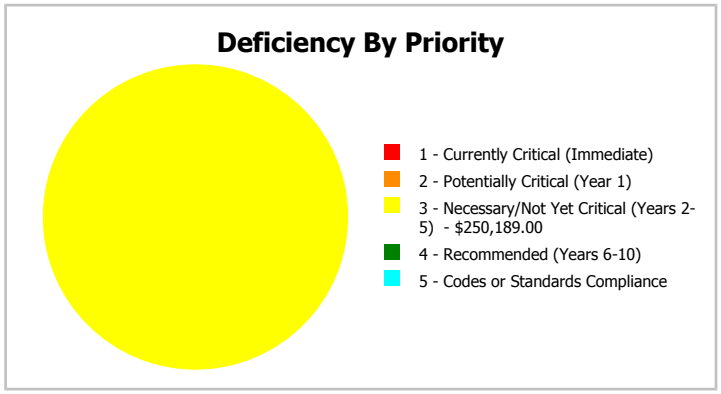
The narrative for this site is included in the Executive Summary Description at the front of this report.

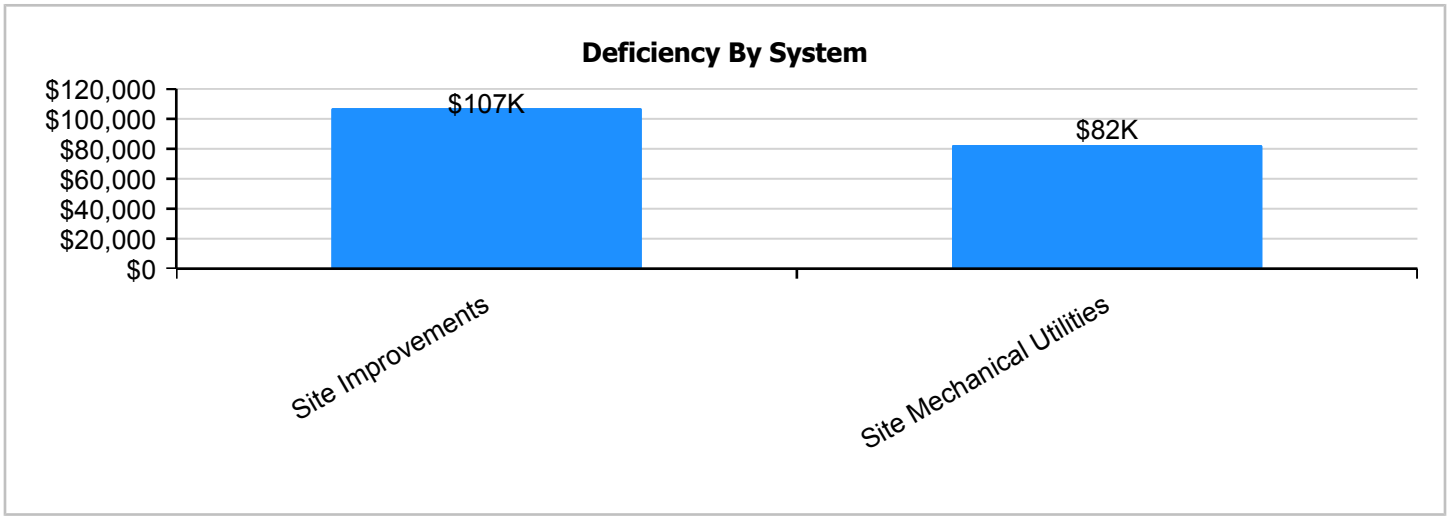
Attributes: This asset has no attributes.

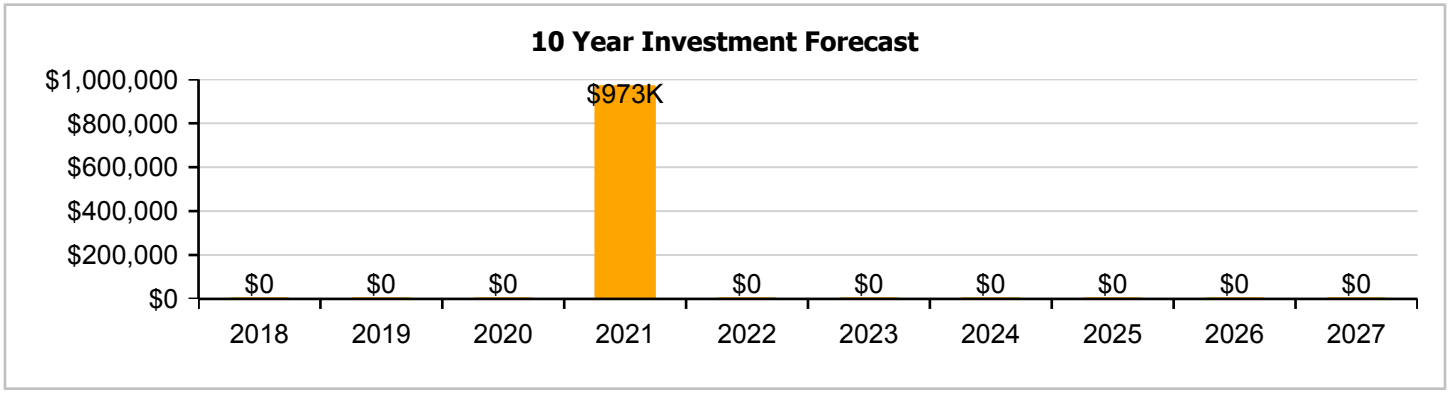
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	42,369
Year Built:	1960	Last Renovation:	
Repair Cost:	$250,189	Replacement Value:	$1,076,596
FCI:	23.24 %	RSLI%:	9.12 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	9.90 %	26.82 %	$141,131.00
G30 - Site Mechanical Utilities	5.75 %	30.90 %	$109,058.00
G40 - Site Electrical Utilities	13.05 %	0.00 %	$0.00
Totals:	**9.12 %**	**23.24 %**	**$250,189.00**

Photo Album

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

1). Aerial Image of South Scotland Elementary School - Dec 30, 2016

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.	42,369	25	1960	1985	2021	16.00 %	10.63 %	4		$17,160.00	$161,426
G2020	Parking Lots	$1.33	S.F.	42,369	25	1960	1985	2021	16.00 %	0.00 %	4			$56,351
G2030	Pedestrian Paving	$1.91	S.F.	42,369	30	1960	1990		0.00 %	110.00 %	-27		$89,017.00	$80,925
G2040105	Fence & Guardrails	$1.23	S.F.	42,369	30	1960	1990	2021	13.33 %	0.00 %	4			$52,114
G2040950	Covered Walkways	$1.52	S.F.	42,369	25	1960	1985	2021	16.00 %	0.00 %	4			$64,401
G2040950	Hard Surface Play Area	$0.75	S.F.	42,369	20	1960	1980		0.00 %	110.00 %	-37		$34,954.00	$31,777
G2050	Landscaping	$1.87	S.F.	42,369	15	1960	1975		0.00 %	0.00 %	-42			$79,230
G3010	Water Supply	$2.34	S.F.	42,369	50	1960	2010		0.00 %	110.00 %	-7		$109,058.00	$99,143
G3020	Sanitary Sewer	$1.45	S.F.	42,369	50	1960	2010	2021	8.00 %	0.00 %	4			$61,435
G3030	Storm Sewer	$4.54	S.F.	42,369	50	1960	2010	2021	8.00 %	0.00 %	4			$192,355
G4010	Electrical Distribution	$2.35	S.F.	42,369	50	1960	2010	2021	8.00 %	0.00 %	4			$99,567
G4020	Site Lighting	$1.47	S.F.	42,369	30	1960	1990	2021	13.33 %	0.00 %	4			$62,282
G4030	Site Communications & Security	$0.84	S.F.	42,369	15	1960	1975	2021	26.67 %	0.00 %	4			$35,590
								Total	**9.12 %**	**23.24 %**			**$250,189.00**	**$1,076,596**

System Notes

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

System: G2010 - Roadways



Note: The roads need to be resealed.

System: G2020 - Parking Lots



Note: The parking striping was done in 2014.

System: G2030 - Pedestrian Paving



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

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Covered Walkways



Note:

System: G2040950 - Hard Surface Play Area



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

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer



Note:

System: G4010 - Electrical Distribution



Note:

System: G4020 - Site Lighting



Note:

System: G4030 - Site Communications & Security



Note:

Renewal Schedule

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

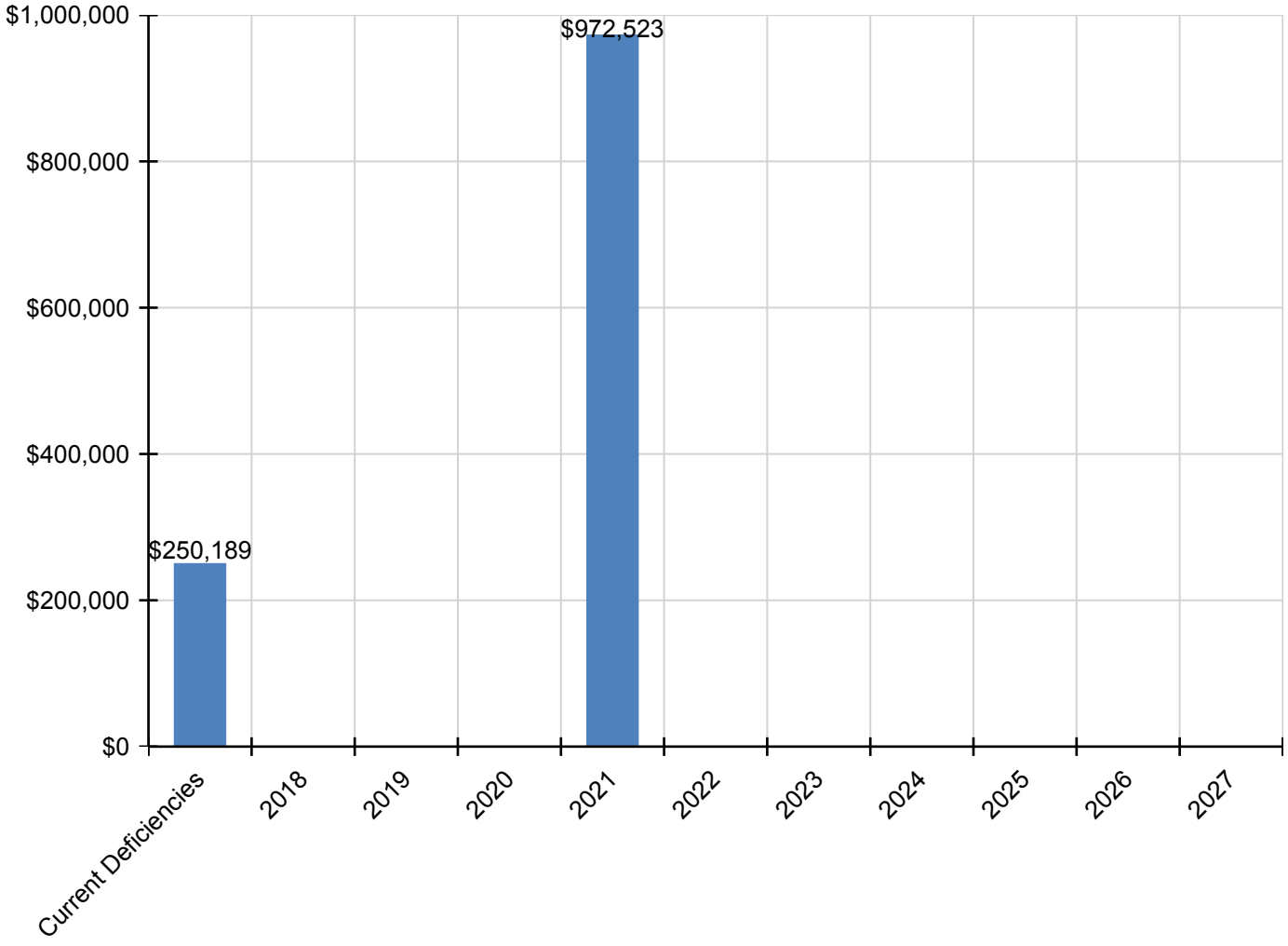
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$250,189**	**$0**	**$0**	**$0**	**$972,523**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,222,712**
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	$17,160	$0	$0	$0	$199,854	$0	$0	$0	$0	$0	$0	**$217,014**
G2020 - Parking Lots	$0	$0	$0	$0	$69,766	$0	$0	$0	$0	$0	$0	**$69,766**
G2030 - Pedestrian Paving	$89,017	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$89,017**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$64,520	$0	$0	$0	$0	$0	$0	**$64,520**
G2040950 - Covered Walkways	$0	$0	$0	$0	$79,732	$0	$0	$0	$0	$0	$0	**$79,732**
G2040950 - Hard Surface Play Area	$34,954	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$34,954**
*** 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	$109,058	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$109,058**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$76,061	$0	$0	$0	$0	$0	$0	**$76,061**
G3030 - Storm Sewer	$0	$0	$0	$0	$238,148	$0	$0	$0	$0	$0	$0	**$238,148**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$123,270	$0	$0	$0	$0	$0	$0	**$123,270**
G4020 - Site Lighting	$0	$0	$0	$0	$77,110	$0	$0	$0	$0	$0	$0	**$77,110**
G4030 - Site Communications & Security	$0	$0	$0	$0	$44,063	$0	$0	$0	$0	$0	$0	**$44,063**

** Indicates non-renewable system*

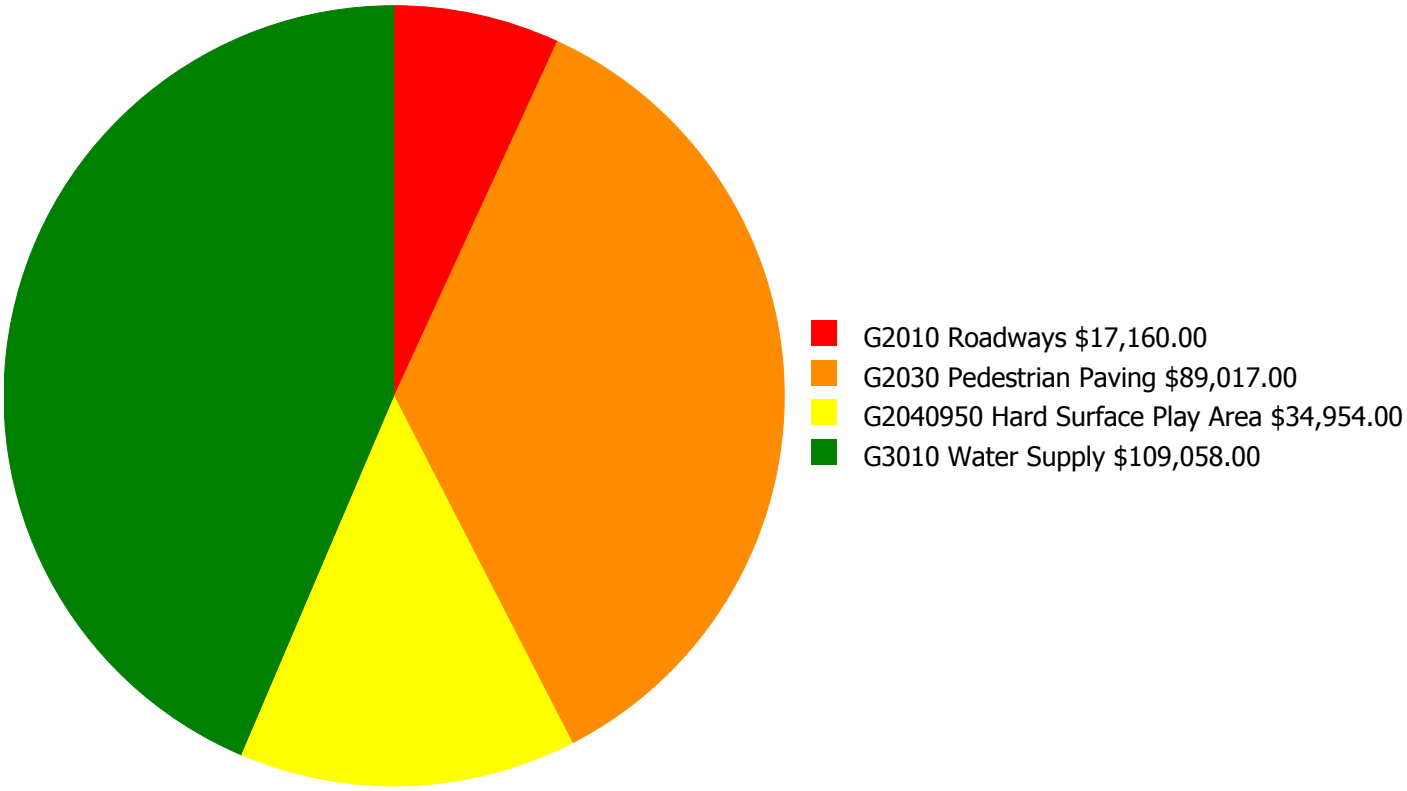
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

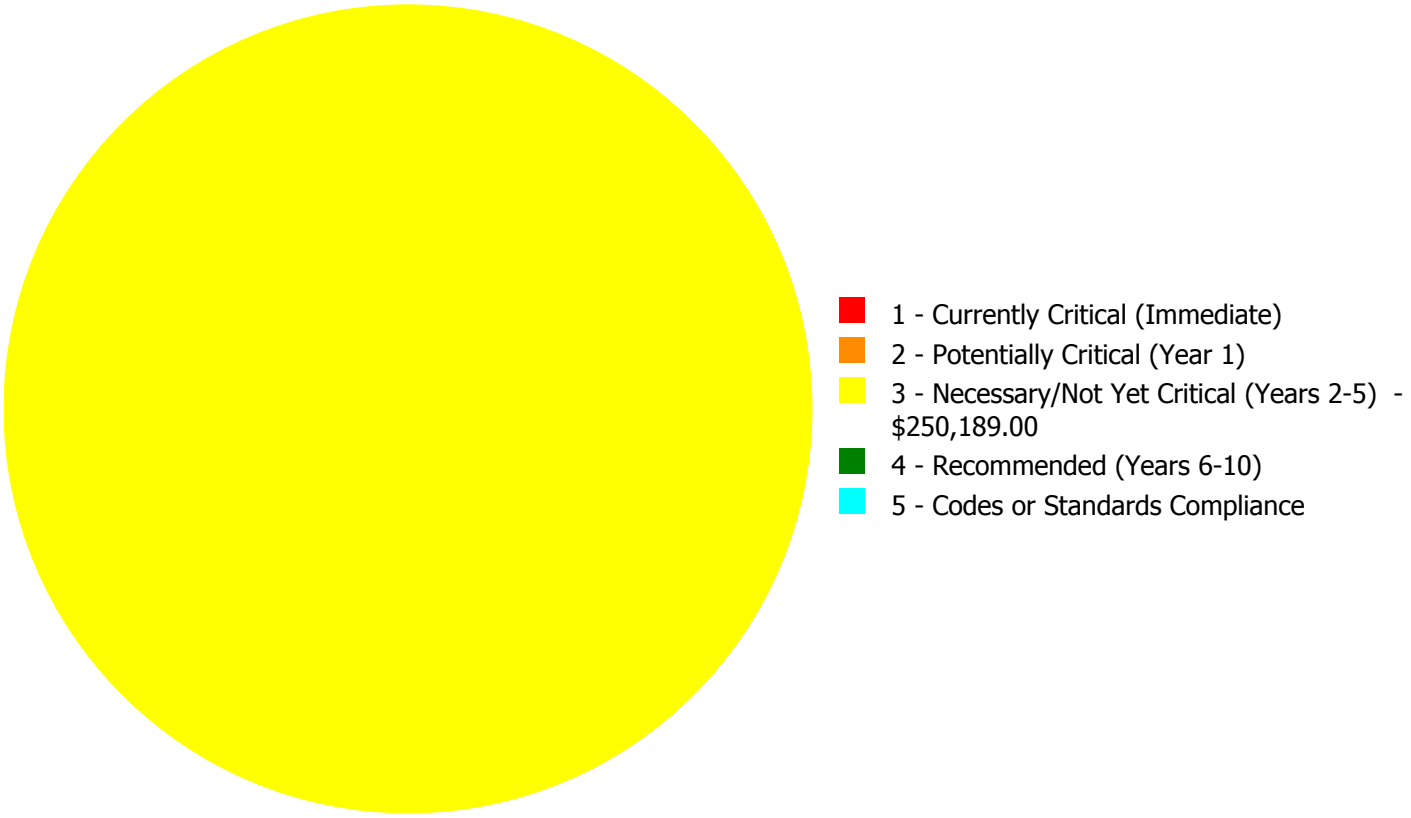
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $250,189.00

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: $250,189.00

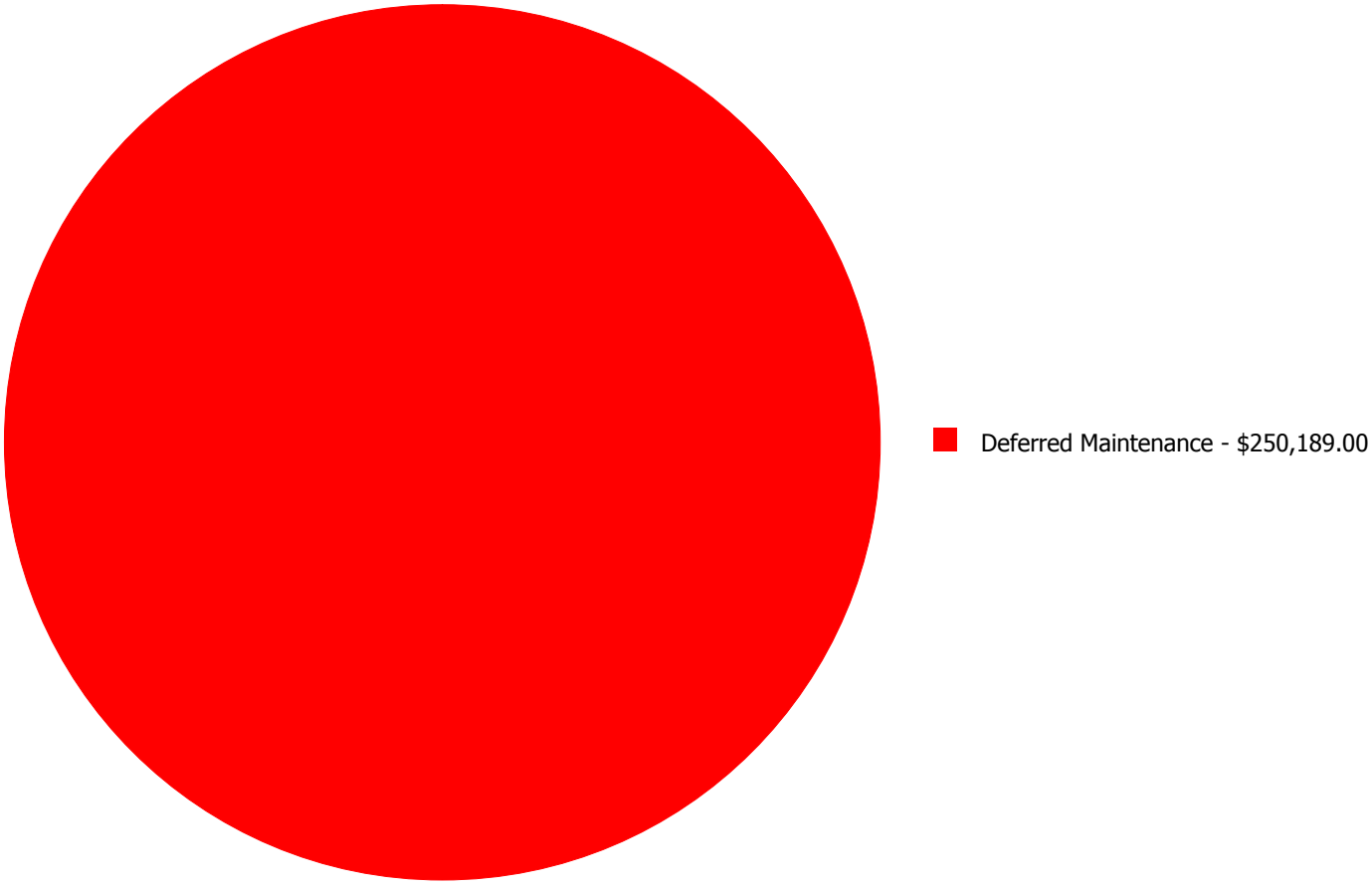
Deficiency By Priority Investment Table

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	$17,160.00	$0.00	$0.00	$17,160.00
G2030	Pedestrian Paving	$0.00	$0.00	$89,017.00	$0.00	$0.00	$89,017.00
G2040950	Hard Surface Play Area	$0.00	$0.00	$34,954.00	$0.00	$0.00	$34,954.00
G3010	Water Supply	$0.00	$0.00	$109,058.00	$0.00	$0.00	$109,058.00
	Total:	$0.00	$0.00	$250,189.00	$0.00	$0.00	$250,189.00

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: $250,189.00

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

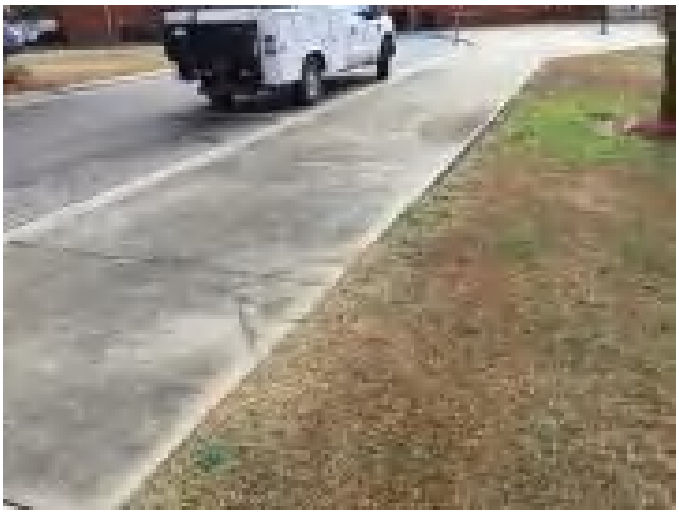
Priority 3 - Necessary/Not Yet Critical (Years 2-5):

System: G2010 - Roadways

Location: Site
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Resurface the roadway
Qty: 100.00
Unit of Measure: L.F.
Estimate: $17,160.00
Assessor Name: Eduardo Lopez
Date Created: 01/05/2017

Notes: The roadways are cracking and they need to be resurfaced and resealed.

System: G2030 - Pedestrian Paving



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,369.00
Unit of Measure: S.F.
Estimate: $89,017.00
Assessor Name: Eduardo Lopez
Date Created: 02/10/2017

Notes: The pedestrian paving is cracked and beyond its service life and should be replaced.

System: G2040950 - Hard Surface Play Area

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,369.00
Unit of Measure: S.F.
Estimate: $34,954.00
Assessor Name: Eduardo Lopez
Date Created: 02/10/2017

Notes: The hard surface is beyond its service life and should be replaced.

System: G3010 - Water Supply

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,369.00
Unit of Measure: S.F.
Estimate: $109,058.00
Assessor Name: Eduardo Lopez
Date Created: 02/10/2017

Notes: The water supply system is beyond its service life and should be replaced.

NC School District/830 Scotland County/Elementary School

Sycamore Lane Elementary

Draft

Campus Assessment Report

March 9, 2017

PARSONS

Table of Contents

Campus Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

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Gross Area (SF):	80,000
Year Built:	1983
Last Renovation:	
Replacement Value:	$18,891,200
Repair Cost:	$3,669,600.00
Total FCI:	19.42 %
Total RSLI:	30.57 %
FCA Score:	80.58

Description:

GENERAL:
Sycamore Lane Elementary is located at 2100 Sycamore Lane in Laurinburg, North Carolina. The 1 story, 80,000 square foot building was originally constructed in 1983 There have been no additions or no renovations.

This report contains condition and adequacy data collected during the 2016 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site and building elements.

A. SUBSTRUCTURE
The building rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations. The building does not have a basement of cast in-place construction.

B. SUPERSTRUCTURE
Roof construction is steel and metal decking. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope Preformed Metal roofing. Most building entrances appear to comply with minimum ADA requirements.

C. INTERIORS
Interior partitions are typically CMU. Interior doors are generally solid core wood with wood frames. Interior fittings include the following items: lockers, white boards, toilet accessories, storage shelving, and fabricated toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes throughout are typically vinyl composition tile, and ceramic tile in the restrooms. Ceiling finishes throughout are typically suspended acoustical tile.

CONVEYING:
The building does not include conveying equipment.

D. SERVICES
PLUMBING:
Plumbing fixtures are typically non-low-flow water fixtures with manual control valves. Domestic water distribution is copper with electric hot water heating. Sanitary waste system is galvanized piping. Rain water drainage system is internal with roof drains.

HVAC:
Heating is provided by an electric boiler connected to a large water storage tank. Cooling is supplied a forced draft, centrifugal fan cooling tower. The heating/cooling distribution system is a ductwork system utilizing air handling units. Fresh air is supplied by air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system.

FIRE PROTECTION:
The building does not have a fire sprinkler system. The building does have additional fire suppression systems, which include dry chemical for the kitchen hood protection. Fire extinguishers and cabinets are distributed near fire exits and corridors.

ELECTRICAL:
The main electrical service is fed from a pad mounted transformer to the main switchboard/distribution panel located in the building. Lighting is lay-in type, fluorescent light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and near stairways and are typically illuminated.

COMMUNICATIONS AND SECURITY:
The fire alarm system consists of audible/visual strobe annunciators in common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system separate from the telephone system.

OTHER ELECTRICAL SYSTEMS:
This building does not have a separately derived emergency power system.

E. EQUIPMENT & FURNISHINGS:
This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage, audio-visual, fixed casework, window treatment, floor grilles and mats, and multiple seating furnishings.

G. SITE:
Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, play areas, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting.

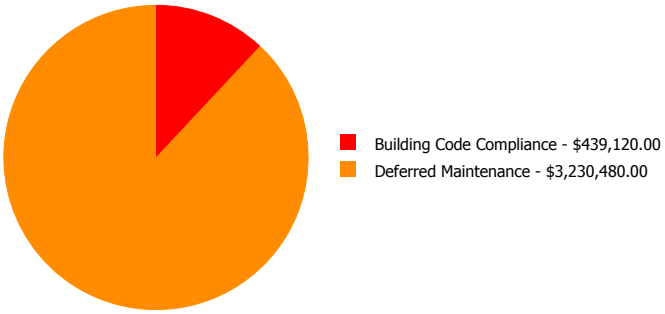
Attributes:

General Attributes:			
Condition Assessor:	Terence Davis	Assessment Date:	
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	9	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:		Site Acreage:	

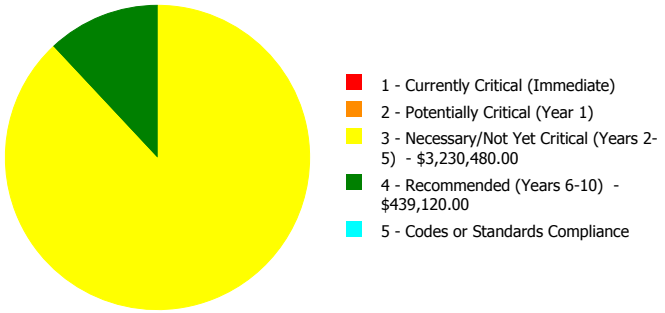
Campus Dashboard Summary

Gross Area:	80,000		
Year Built:	1983	Last Renovation:	
Repair Cost:	$3,669,600	Replacement Value:	$18,891,200
FCI:	19.42 %	RSLI%:	30.57 %

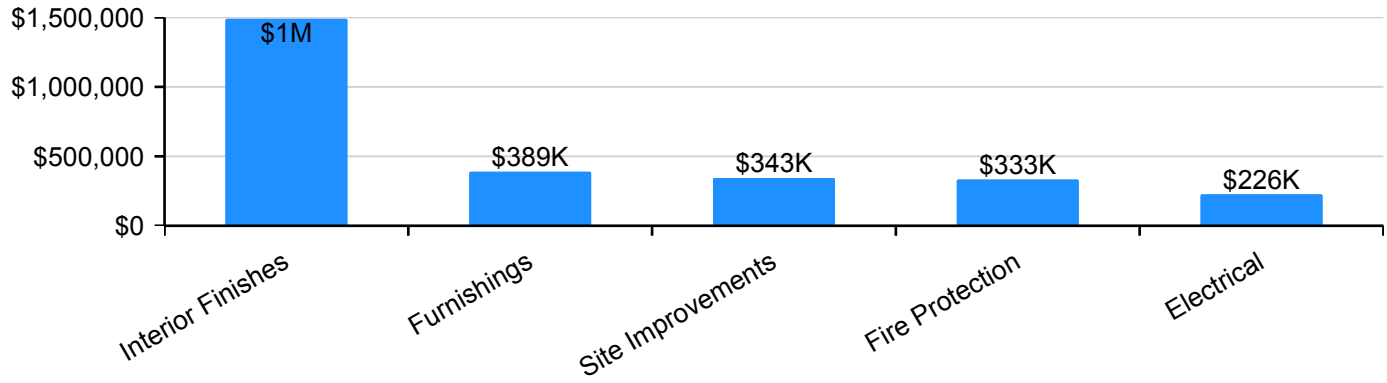
Deficiency By Category



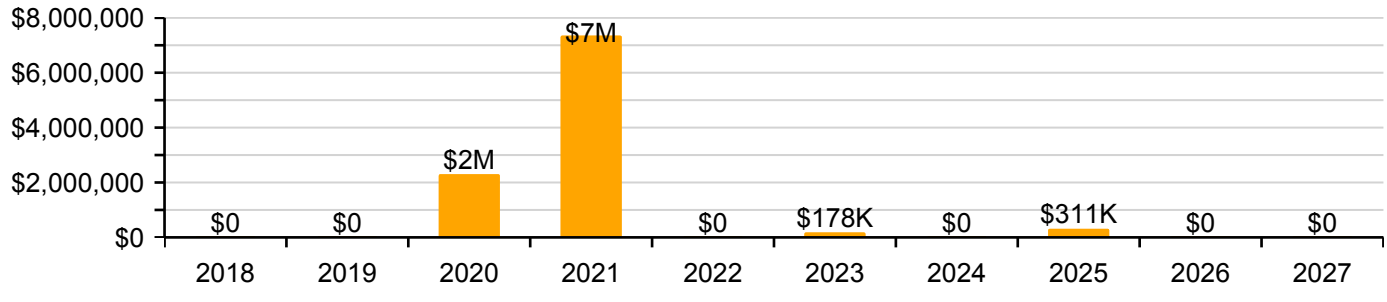
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Campus Condition Summary

The Table below shows the RSLI and FCI for each major system shown at the UNIFORMAT II classification Level 2. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

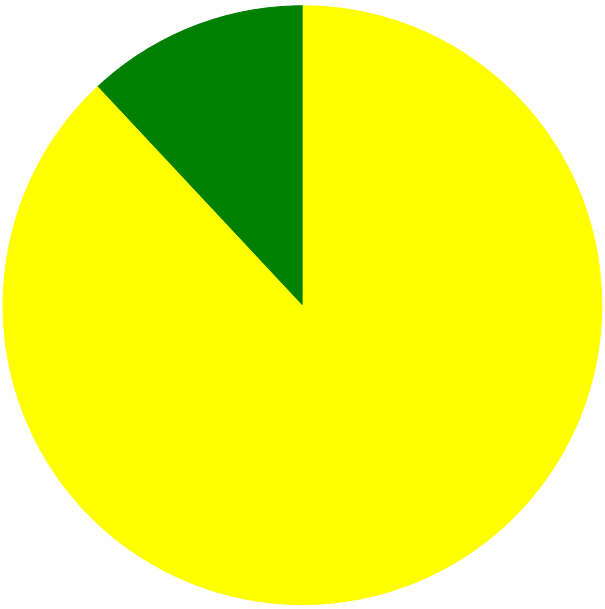
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	66.00 %	0.00 %	$0.00
A20 - Basement Construction	66.00 %	0.00 %	$0.00
B10 - Superstructure	66.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	38.33 %	0.00 %	$0.00
B30 - Roofing	13.41 %	0.00 %	$0.00
C10 - Interior Construction	33.39 %	0.00 %	$0.00
C30 - Interior Finishes	8.88 %	97.79 %	$1,966,800.00
D20 - Plumbing	13.33 %	0.00 %	$0.00
D30 - HVAC	25.38 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$439,120.00
D50 - Electrical	26.66 %	13.16 %	$298,320.00
E10 - Equipment	19.32 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	110.00 %	$513,040.00
G20 - Site Improvements	15.18 %	21.94 %	$452,320.00
G30 - Site Mechanical Utilities	32.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	45.43 %	0.00 %	$0.00
Totals:	**30.57 %**	**19.42 %**	**$3,669,600.00**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance
1983 Building	80,000	20.37	$0.00	$0.00	$2,778,160.00	$439,120.00	$0.00
Site	80,000	14.59	$0.00	$0.00	$452,320.00	$0.00	$0.00
Total:		**19.42**	**$0.00**	**$0.00**	**$3,230,480.00**	**$439,120.00**	**$0.00**

Deficiencies By Priority



1 - Currently Critical (Immediate)
2 - Potentially Critical (Year 1)
3 - Necessary/Not Yet Critical (Years 2-5) - $3,230,480.00
4 - Recommended (Years 6-10) - $439,120.00
5 - Codes or Standards Compliance

Budget Estimate Total: $3,669,600.00

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	ES -Elementary School
Gross Area (SF):	80,000
Year Built:	1983
Last Renovation:	
Replacement Value:	$15,790,400
Repair Cost:	$3,217,280.00
Total FCI:	20.37 %
Total RSLI:	32.17 %
FCA Score:	79.63

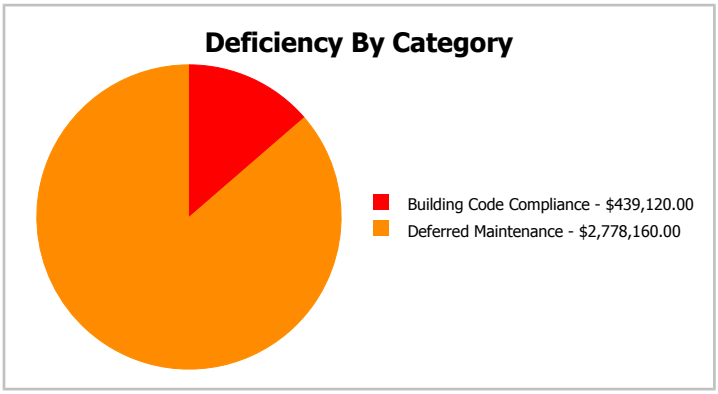
Description:

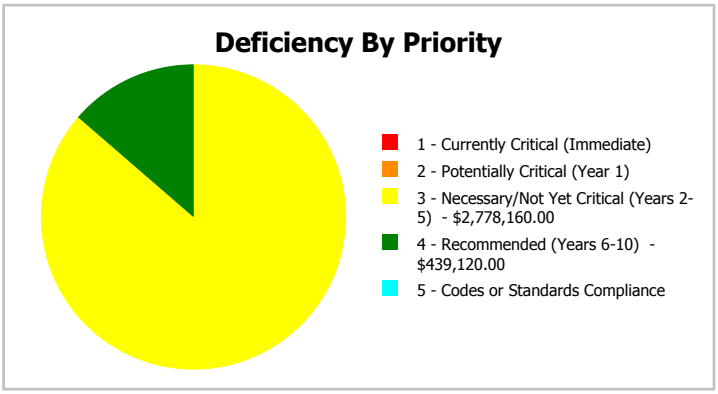
The narrative for this building is included in the Executive Summary Description at the front of this report.

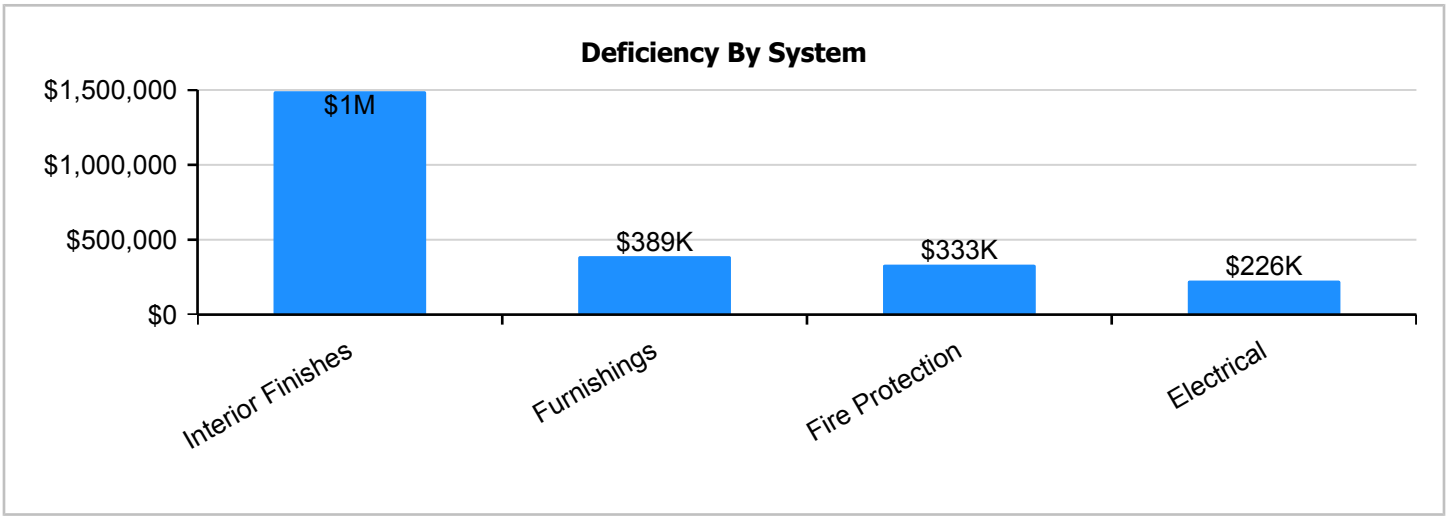
Attributes: This asset has no attributes.

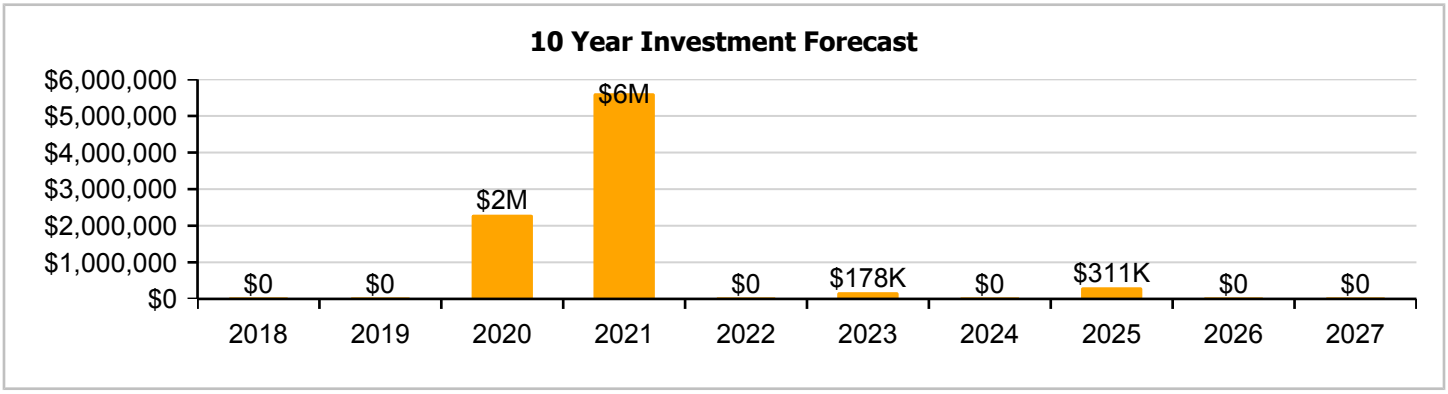
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	80,000
Year Built:	1983	Last Renovation:	
Repair Cost:	$3,217,280	Replacement Value:	$15,790,400
FCI:	20.37 %	RSLI%:	32.17 %









Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	66.00 %	0.00 %	$0.00
A20 - Basement Construction	66.00 %	0.00 %	$0.00
B10 - Superstructure	66.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	38.33 %	0.00 %	$0.00
B30 - Roofing	13.41 %	0.00 %	$0.00
C10 - Interior Construction	33.39 %	0.00 %	$0.00
C30 - Interior Finishes	8.88 %	97.79 %	$1,966,800.00
D20 - Plumbing	13.33 %	0.00 %	$0.00
D30 - HVAC	25.38 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$439,120.00
D50 - Electrical	26.66 %	13.16 %	$298,320.00
E10 - Equipment	19.32 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	110.00 %	$513,040.00
Totals:	**32.17 %**	**20.37 %**	**$3,217,280.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). East Elevation - Feb 15, 2017

2). North Elevation - Feb 15, 2017

3). South Elevation - Feb 15, 2017

4). West 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.

Campus Assessment Report - 1983 Building

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.79	S.F.	80,000	100	1983	2083		66.00 %	0.00 %	66			$383,200
A1030	Slab on Grade	$8.43	S.F.	80,000	100	1983	2083		66.00 %	0.00 %	66			$674,400
A2010	Basement Excavation	$1.90	S.F.	80,000	100	1983	2083		66.00 %	0.00 %	66			$152,000
A2020	Basement Walls	$13.07	S.F.	80,000	100	1983	2083		66.00 %	0.00 %	66			$1,045,600
B1010	Floor Construction	$1.64	S.F.	80,000	100	1983	2083		66.00 %	0.00 %	66			$131,200
B1020	Roof Construction	$15.76	S.F.	80,000	100	1983	2083		66.00 %	0.00 %	66			$1,260,800
B2010	Exterior Walls	$9.42	S.F.	80,000	100	1983	2083		66.00 %	0.00 %	66			$753,600
B2020	Exterior Windows	$9.39	S.F.	80,000	30	1983	2013	2021	13.33 %	0.00 %	4			$751,200
B2030	Exterior Doors	$1.04	S.F.	80,000	30	1983	2013	2021	13.33 %	0.00 %	4			$83,200
B3010130	Preformed Metal Roofing	$9.66	S.F.	80,000	30	1983	2013	2021	13.33 %	0.00 %	4			$772,800
B3020	Roof Openings	$0.29	S.F.	80,000	25	1983	2008	2021	16.00 %	0.00 %	4			$23,200
C1010	Partitions	$10.80	S.F.	80,000	75	1983	2058		54.67 %	0.00 %	41			$864,000
C1020	Interior Doors	$2.53	S.F.	80,000	30	1983	2013	2021	13.33 %	0.00 %	4			$202,400
C1030	Fittings	$9.74	S.F.	80,000	20	2000	2020		15.00 %	0.00 %	3			$779,200
C3010	Wall Finishes	$2.79	S.F.	80,000	10	2015	2025		80.00 %	0.00 %	8			$223,200
C3020	Floor Finishes	$11.38	S.F.	80,000	20	1983	2003		0.00 %	110.00 %	-14		$1,001,440.00	$910,400
C3030	Ceiling Finishes	$10.97	S.F.	80,000	25	1983	2008		0.00 %	110.00 %	-9		$965,360.00	$877,600
D2010	Plumbing Fixtures	$11.48	S.F.	80,000	30	1983	2013	2021	13.33 %	0.00 %	4			$918,400
D2020	Domestic Water Distribution	$0.98	S.F.	80,000	30	1983	2013	2021	13.33 %	0.00 %	4			$78,400
D2030	Sanitary Waste	$1.54	S.F.	80,000	30	1983	2013	2021	13.33 %	0.00 %	4			$123,200
D3020	Heat Generating Systems	$5.08	S.F.	80,000	30	1983	2013	2021	13.33 %	0.00 %	4			$406,400
D3030	Cooling Generating Systems	$5.27	S.F.	80,000	25	1983	2008	2021	16.00 %	0.00 %	4			$421,600
D3040	Distribution Systems	$6.14	S.F.	80,000	30	2001	2031		46.67 %	0.00 %	14			$491,200
D3060	Controls & Instrumentation	$1.94	S.F.	80,000	20	2000	2020		15.00 %	0.00 %	3			$155,200
D4010	Sprinklers	$4.32	S.F.	80,000	30			2016	0.00 %	110.00 %	-1		$380,160.00	$345,600
D4020	Standpipes	$0.67	S.F.	80,000	30			2016	0.00 %	110.00 %	-1		$58,960.00	$53,600
D5010	Electrical Service/Distribution	$1.69	S.F.	80,000	40	1983	2023		15.00 %	0.00 %	6			$135,200
D5020	Branch Wiring	$5.06	S.F.	80,000	30	1983	2013	2021	13.33 %	0.00 %	4			$404,800
D5020	Lighting	$11.92	S.F.	80,000	30	1990	2020		10.00 %	0.00 %	3			$953,600
D5030810	Security & Detection Systems	$1.87	S.F.	80,000	15	2015	2030		86.67 %	0.00 %	13			$149,600
D5030910	Fire Alarm Systems	$3.39	S.F.	80,000	15	1983	1998		0.00 %	110.00 %	-19		$298,320.00	$271,200
D5030920	Data Communication	$4.40	S.F.	80,000	15	2015	2030		86.67 %	0.00 %	13			$352,000
E1020	Institutional Equipment	$0.30	S.F.	80,000	20	2000	2020		15.00 %	0.00 %	3			$24,000
E1090	Other Equipment	$1.90	S.F.	80,000	20	1983	2003	2021	20.00 %	0.00 %	4			$152,000
E2010	Fixed Furnishings	$5.83	S.F.	80,000	20	1983	2003		0.00 %	110.00 %	-14		$513,040.00	$466,400
								Total	**32.17 %**	**20.37 %**			**$3,217,280.00**	**$15,790,400**

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: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

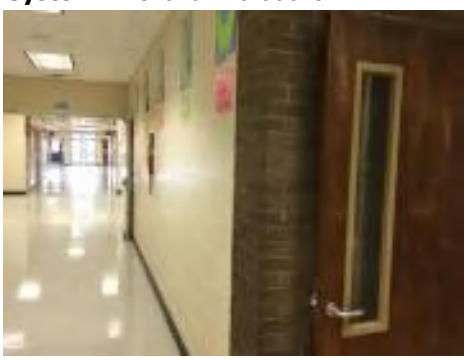
System: B3010130 - Preformed Metal Roofing

Note:

System: B3020 - Roof Openings

Note:

System: C1010 - Partitions



Note:

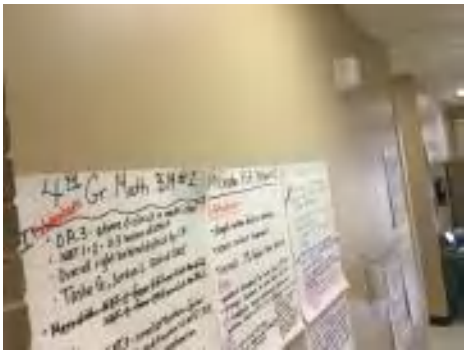
System: C1020 - Interior Doors

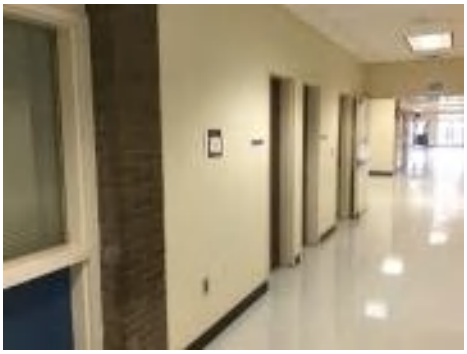
Note:

System: C1030 - Fittings

Note:

System: C3010 - Wall Finishes





Note:

System: C3020 - Floor Finishes



Note: Replace as needed. Entire system need to be upgraded.

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution


Note:

System: D2030 - Sanitary Waste



Note:

System: D3020 - Heat Generating Systems



Note:

System: D3030 - Cooling Generating Systems

Note: Cooling tower replaced around 2011

System: D3040 - Distribution Systems

Note:

System: D3060 - Controls & Instrumentation

Note:

System: D5010 - Electrical Service/Distribution



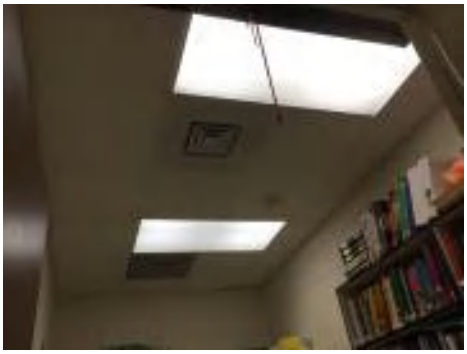
Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

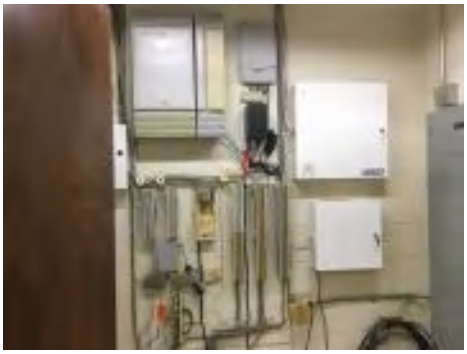
System: D5030810 - Security & Detection Systems


Note:

System: D5030910 - Fire Alarm Systems


Note:

System: D5030920 - Data Communication

Note:

System: E1020 - Institutional Equipment

Note:

System: E1090 - Other Equipment

Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

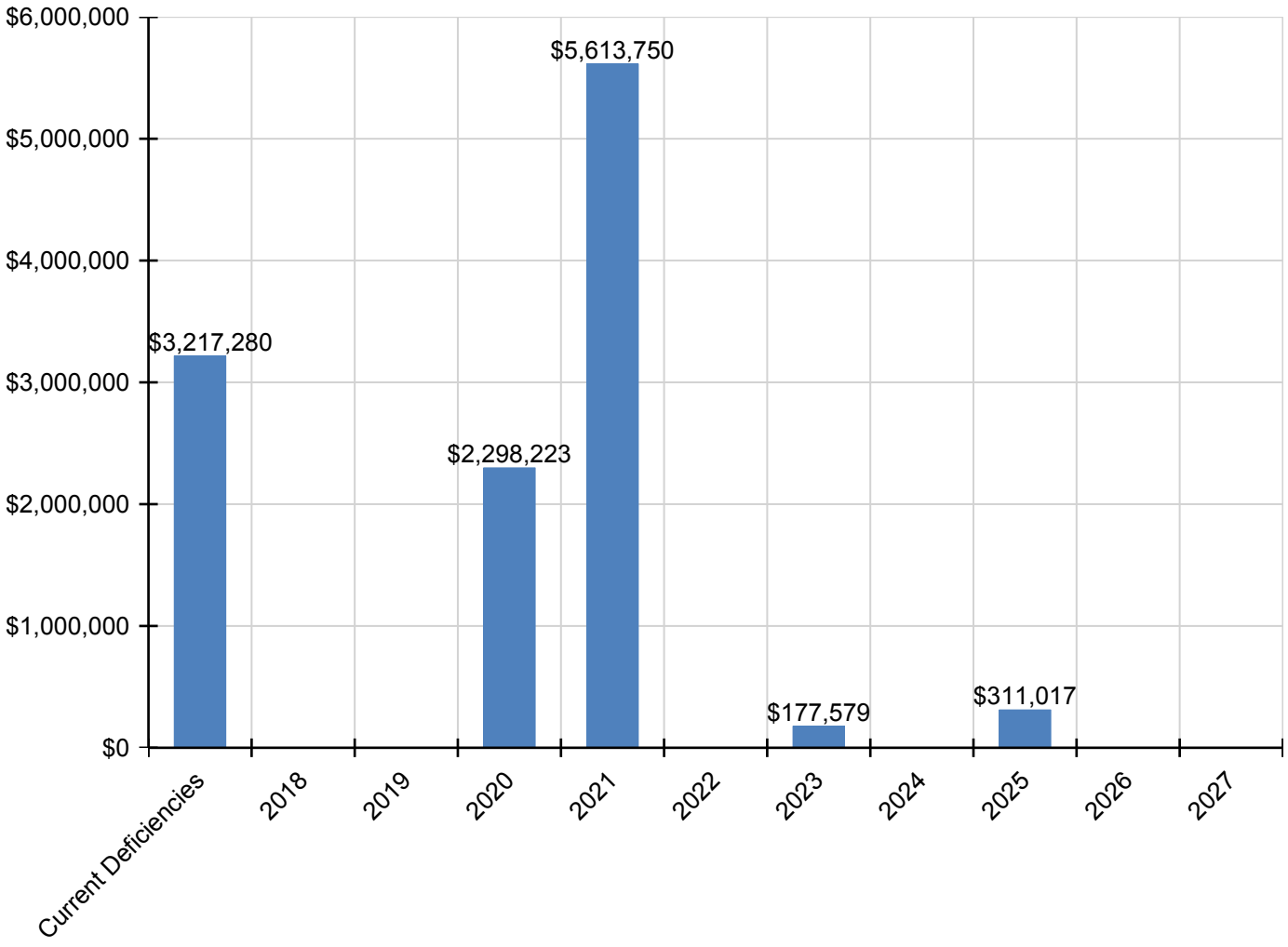
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$3,217,280**	**$0**	**$0**	**$2,298,223**	**$5,613,750**	**$0**	**$177,579**	**$0**	**$311,017**	**$0**	**$0**	**$11,617,850**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$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	$930,030	$0	$0	$0	$0	$0	$0	**$930,030**
B2030 - Exterior Doors	$0	$0	$0	$0	$103,007	$0	$0	$0	$0	$0	$0	**$103,007**
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	$1,200,315	$0	$0	$0	$0	$0	$0	**$1,200,315**
B3020 - Roof Openings	$0	$0	$0	$0	$28,723	$0	$0	$0	$0	$0	$0	**$28,723**
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	$250,583	$0	$0	$0	$0	$0	$0	**$250,583**
C1030 - Fittings	$0	$0	$0	$936,598	$0	$0	$0	$0	$0	$0	$0	**$936,598**
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	$311,017	$0	$0	**$311,017**
C3020 - Floor Finishes	$1,001,440	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,001,440**
C3030 - Ceiling Finishes	$965,360	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$965,360**
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	$1,137,034	$0	$0	$0	$0	$0	$0	**$1,137,034**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$97,064	$0	$0	$0	$0	$0	$0	**$97,064**
D2030 - Sanitary Waste	$0	$0	$0	$0	$152,529	$0	$0	$0	$0	$0	$0	**$152,529**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$503,147	$0	$0	$0	$0	$0	$0	**$503,147**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$521,966	$0	$0	$0	$0	$0	$0	**$521,966**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$0	$186,550	$0	$0	$0	$0	$0	$0	$0	**$186,550**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$380,160	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$380,160**
D4020 - Standpipes	$58,960	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$58,960**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$177,579	$0	$0	$0	$0	**$177,579**
D5020 - Branch Wiring	$0	$0	$0	$0	$501,167	$0	$0	$0	$0	$0	$0	**$501,167**
D5020 - Lighting	$0	$0	$0	$1,146,227	$0	$0	$0	$0	$0	$0	$0	**$1,146,227**
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	$298,320	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$298,320**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$28,848	$0	$0	$0	$0	$0	$0	$0	**$28,848**
E1090 - Other Equipment	$0	$0	$0	$0	$188,185	$0	$0	$0	$0	$0	$0	**$188,185**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$513,040	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$513,040**

** Indicates non-renewable system*

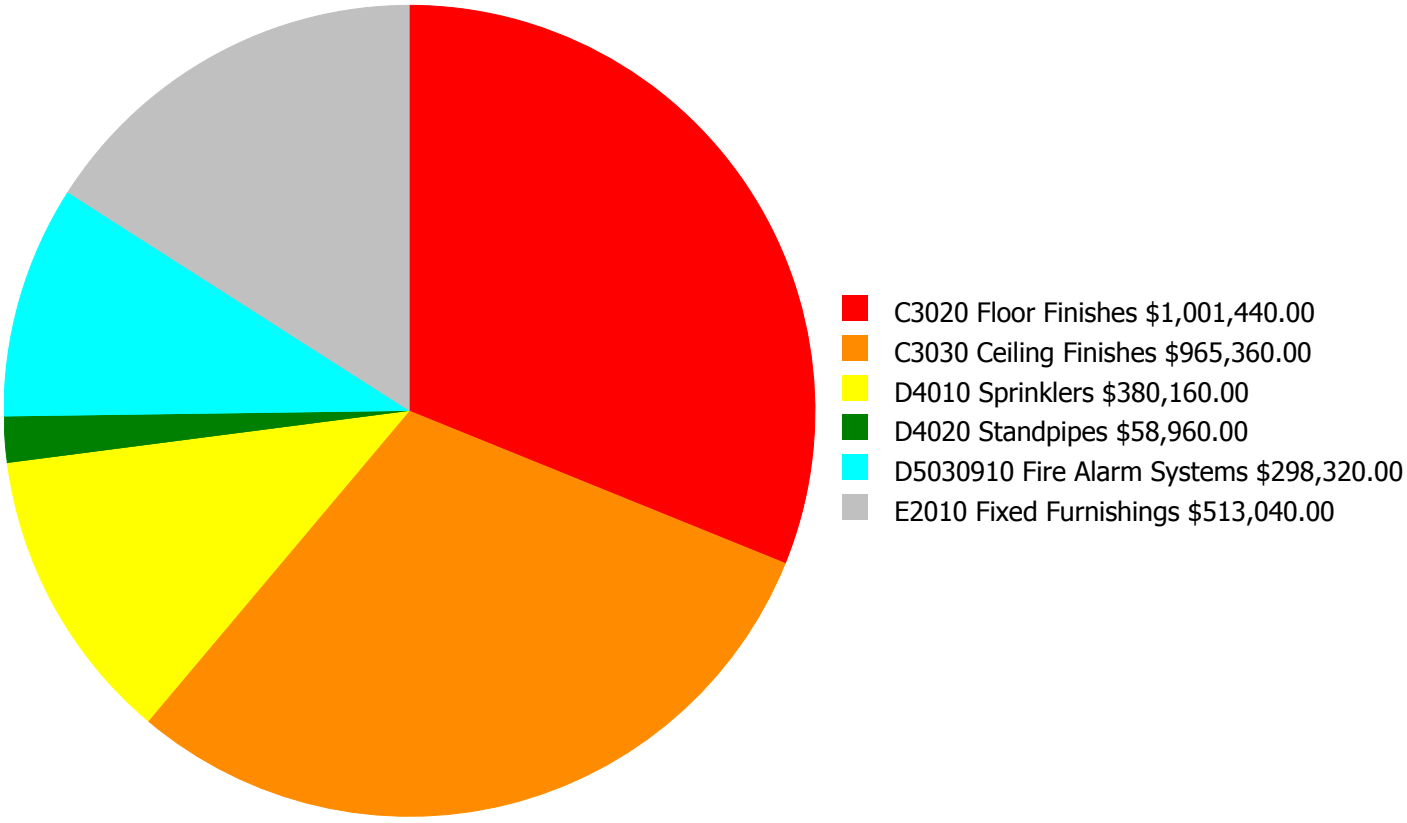
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

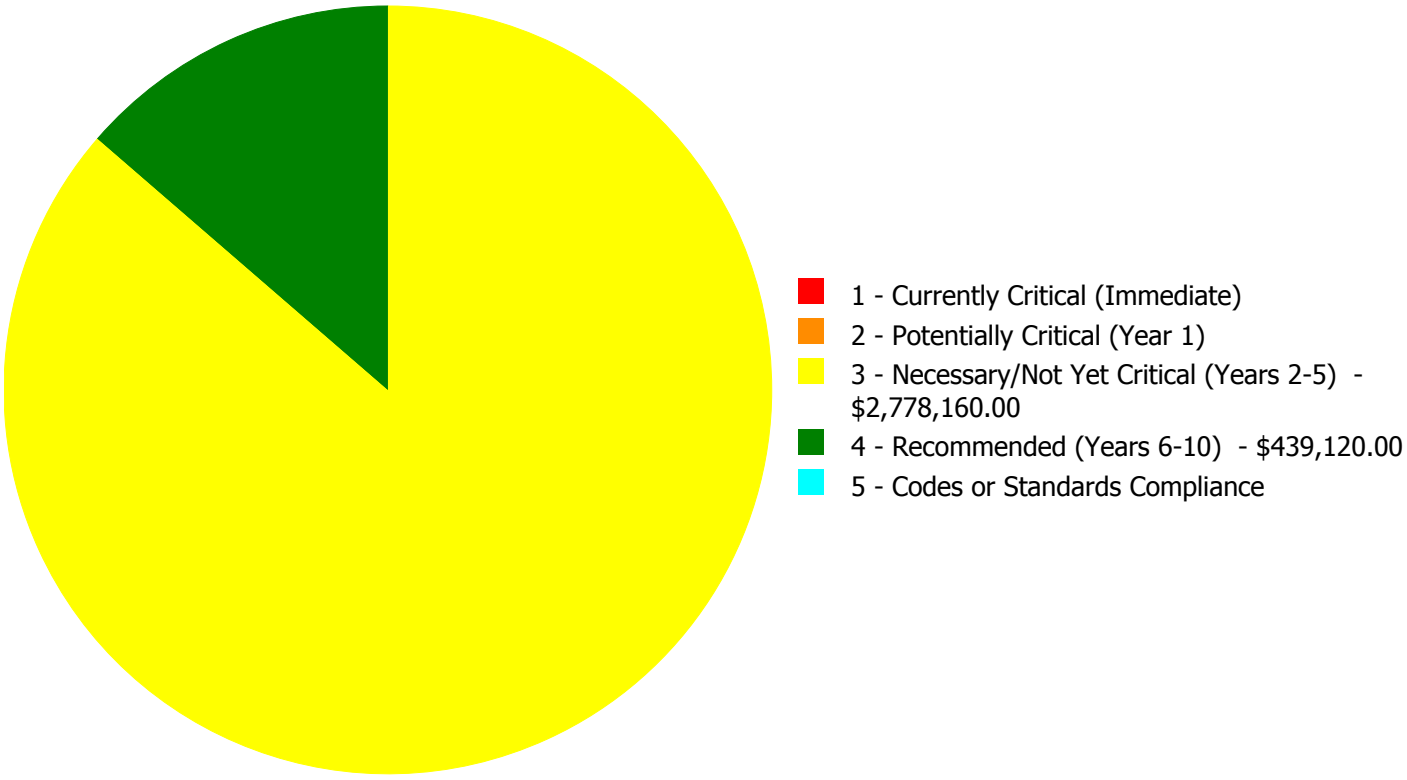
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $3,217,280.00

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: $3,217,280.00

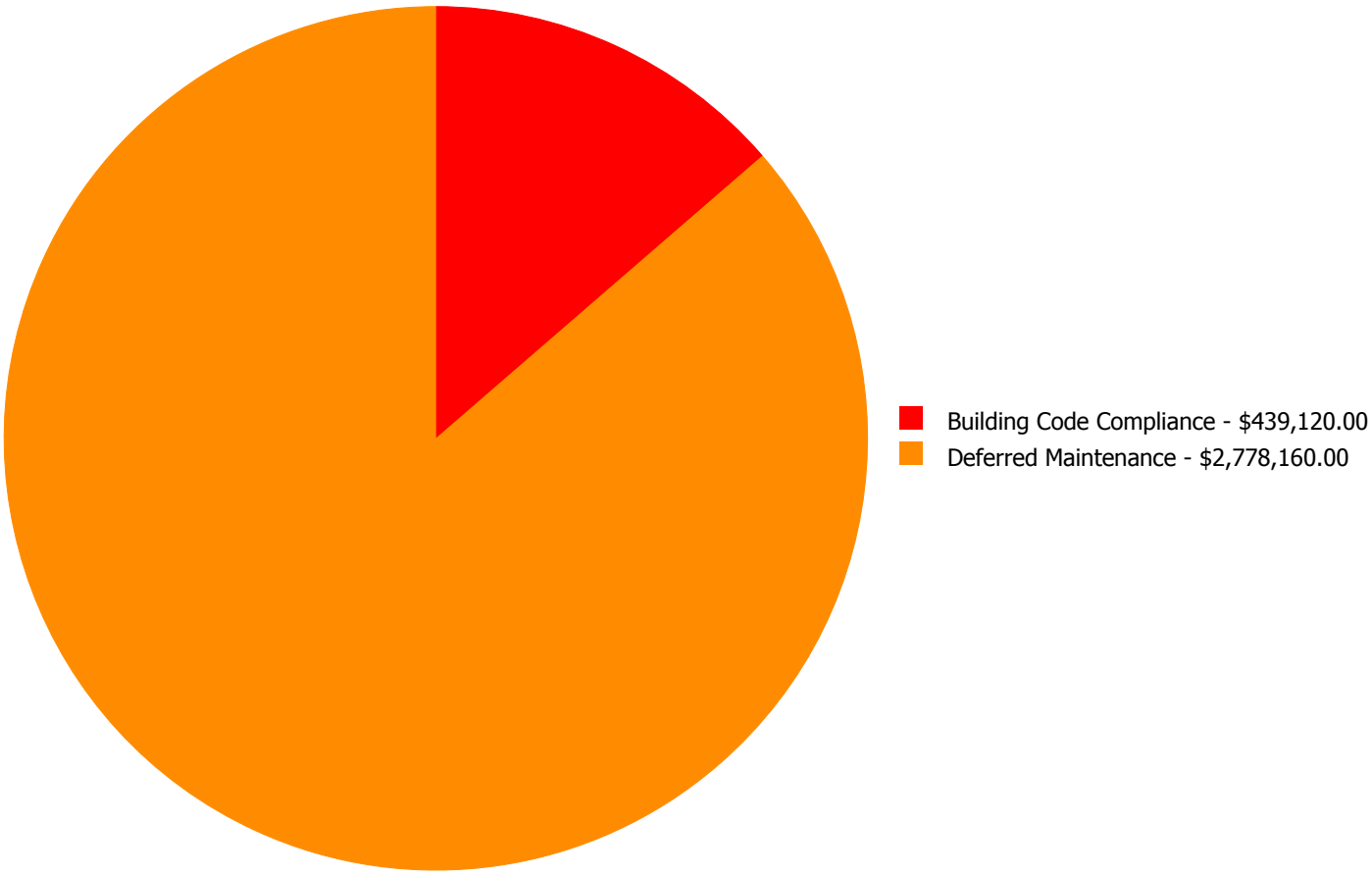
Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
C3020	Floor Finishes	$0.00	$0.00	$1,001,440.00	$0.00	$0.00	$1,001,440.00
C3030	Ceiling Finishes	$0.00	$0.00	$965,360.00	$0.00	$0.00	$965,360.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$380,160.00	$0.00	$380,160.00
D4020	Standpipes	$0.00	$0.00	$0.00	$58,960.00	$0.00	$58,960.00
D5030910	Fire Alarm Systems	$0.00	$0.00	$298,320.00	$0.00	$0.00	$298,320.00
E2010	Fixed Furnishings	$0.00	$0.00	$513,040.00	$0.00	$0.00	$513,040.00
	Total:	$0.00	$0.00	$2,778,160.00	$439,120.00	$0.00	$3,217,280.00

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: $3,217,280.00

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

Priority 3 - Necessary/Not Yet Critical (Years 2-5):

System: C3020 - Floor Finishes

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 80,000.00
Unit of Measure: S.F.
Estimate: $1,001,440.00
Assessor Name: Eduardo Lopez
Date Created: 01/12/2017

Notes: The original floor finishes are aged, failing and should be replaced.

System: C3030 - Ceiling Finishes

Location: Throughout the building
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 80,000.00
Unit of Measure: S.F.
Estimate: $965,360.00
Assessor Name: Eduardo Lopez
Date Created: 01/12/2017

Notes: The original ceiling finishes are aged, failing and should be replaced.

System: D5030910 - Fire Alarm Systems

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 80,000.00
Unit of Measure: S.F.
Estimate: $298,320.00
Assessor Name: Eduardo Lopez
Date Created: 01/12/2017

Notes: The original alarm system is operating but is aged. The system should be inspected and repaired or replaced to ensure that the life safety codes are preserved.

System: E2010 - Fixed Furnishings

Location: Throughout the building
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 80,000.00
Unit of Measure: S.F.
Estimate: $513,040.00
Assessor Name: Eduardo Lopez
Date Created: 01/12/2017

Notes: The building casework is aged and worn and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 80,000.00
Unit of Measure: S.F.
Estimate: $380,160.00
Assessor Name: Eduardo Lopez
Date Created: 12/12/2016

Notes: There is no sprinkler system.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 80,000.00
Unit of Measure: S.F.
Estimate: $58,960.00
Assessor Name: Eduardo Lopez
Date Created: 12/12/2016

Notes: There is no sprinkler system.

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	ES -Elementary School
Gross Area (SF):	80,000
Year Built:	1983
Last Renovation:	
Replacement Value:	$3,100,800
Repair Cost:	$452,320.00
Total FCI:	14.59 %
Total RSLI:	22.43 %
FCA Score:	85.41

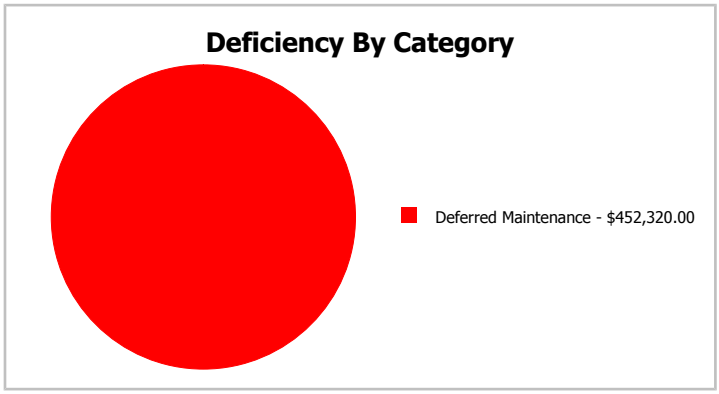
Description:

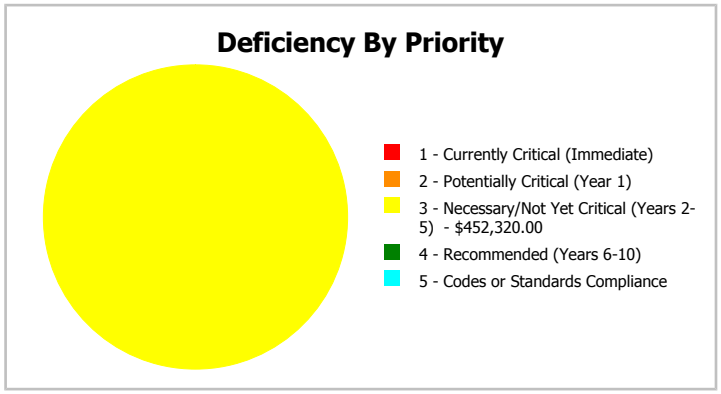
The narrative for this site is included in the Executive Summary Description at the front of this report.

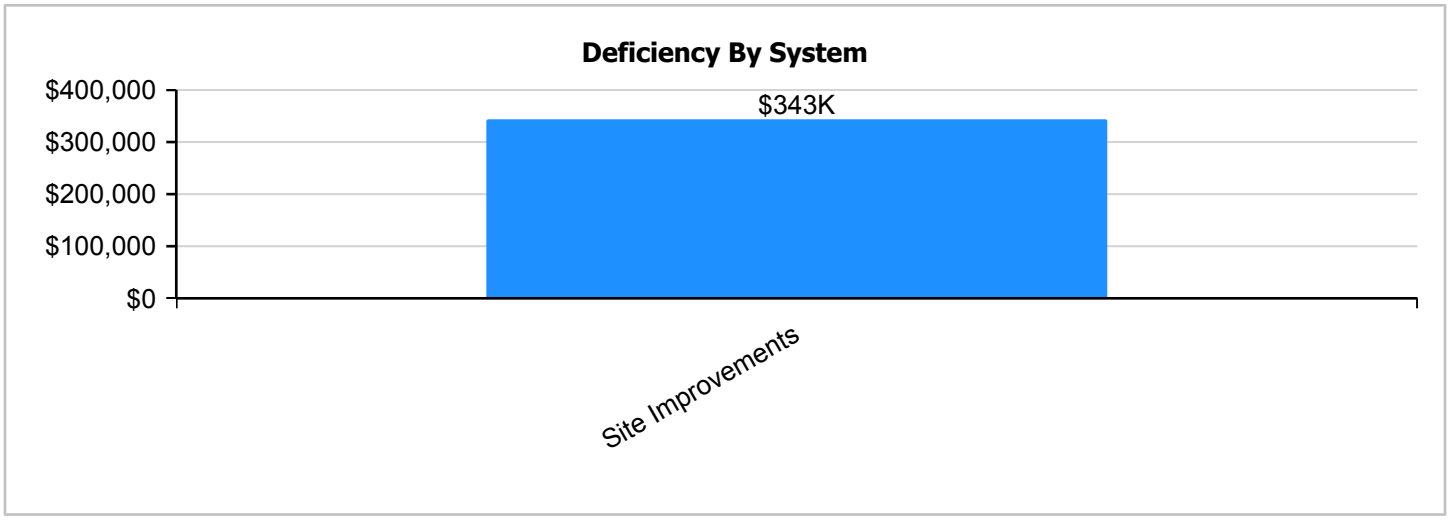
Attributes: This asset has no attributes.

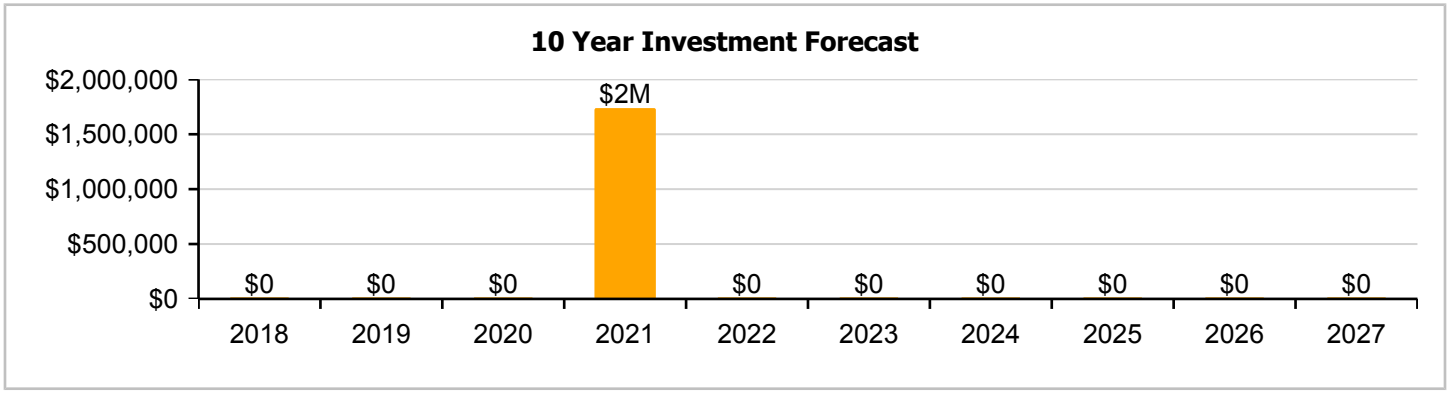
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	80,000
Year Built:	1983	Last Renovation:	
Repair Cost:	$452,320	Replacement Value:	$3,100,800
FCI:	14.59 %	RSLI%:	22.43 %









Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	15.18 %	21.94 %	$452,320.00
G30 - Site Mechanical Utilities	32.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	45.43 %	0.00 %	$0.00
Totals:	**22.43 %**	**14.59 %**	**$452,320.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). Aerial Image of Sycamore Lane Elementary School - Feb 27, 2017

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

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.	80,000	25	1983	2008		0.00 %	110.00 %	-9		$335,280.00	$304,800
G2020	Parking Lots	$1.33	S.F.	80,000	25	1983	2008		0.00 %	110.00 %	-9		$117,040.00	$106,400
G2030	Pedestrian Paving	$1.91	S.F.	80,000	30	1983	2013	2021	13.33 %	0.00 %	4			$152,800
G2040105	Fence & Guardrails	$1.23	S.F.	80,000	30	2000	2030		43.33 %	0.00 %	13			$98,400
G2040950	Baseball Field	$5.76	S.F.	80,000	20	1983	2003	2021	20.00 %	0.00 %	4			$460,800
G2040950	Playing Field	$4.54	S.F.	80,000	20	1983	2003	2021	20.00 %	0.00 %	4			$363,200
G2040950	Softball Field	$5.32	S.F.	80,000	20	1983	2003	2021	20.00 %	0.00 %	4			$425,600
G2050	Landscaping	$1.87	S.F.	80,000	15	1983	1998		0.00 %	0.00 %	-19			$149,600
G3010	Water Supply	$2.34	S.F.	80,000	50	1983	2033		32.00 %	0.00 %	16			$187,200
G3020	Sanitary Sewer	$1.45	S.F.	80,000	50	1983	2033		32.00 %	0.00 %	16			$116,000
G3030	Storm Sewer	$4.54	S.F.	80,000	50	1983	2033		32.00 %	0.00 %	16			$363,200
G4010	Electrical Distribution	$2.35	S.F.	80,000	50	1983	2033		32.00 %	0.00 %	16			$188,000
G4020	Site Lighting	$1.47	S.F.	80,000	30	2000	2030		43.33 %	0.00 %	13			$117,600
G4030	Site Communications & Security	$0.84	S.F.	80,000	15	2015	2030		86.67 %	0.00 %	13			$67,200
								Total	**22.43 %**	**14.59 %**			**$452,320.00**	**$3,100,800**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Baseball Field



Note:

System: G2040950 - Playing Field


Note:

System: G2040950 - Softball Field



Note:

System: G2050 - Landscaping

Note:

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer

Note:

System: G4010 - Electrical Distribution


Note:

System: G4020 - Site Lighting

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

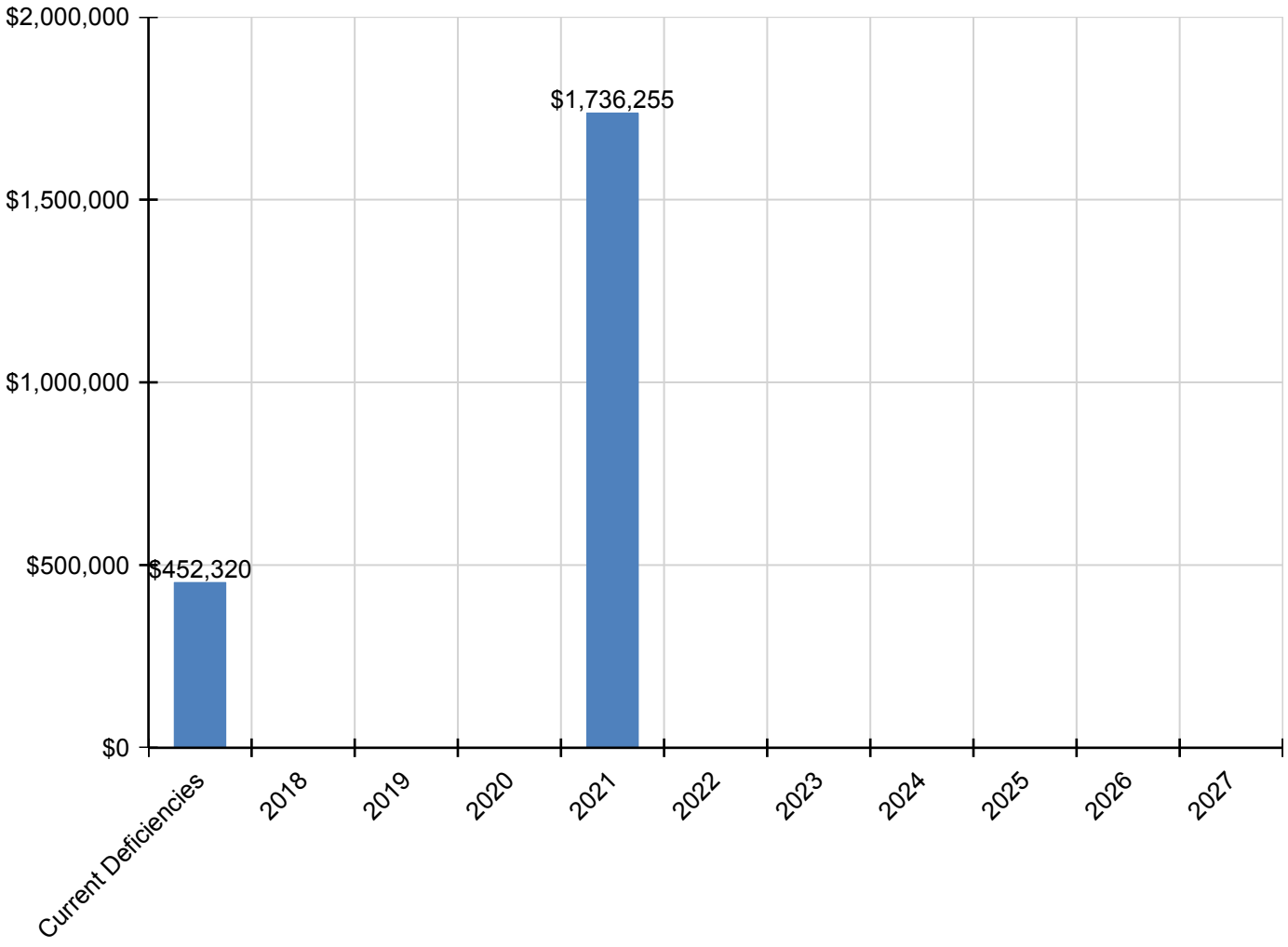
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$452,320**	**$0**	**$0**	**$0**	**$1,736,255**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,188,575**
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	$335,280	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$335,280**
G2020 - Parking Lots	$117,040	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$117,040**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$189,176	$0	$0	$0	$0	$0	$0	**$189,176**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Baseball Field	$0	$0	$0	$0	$570,498	$0	$0	$0	$0	$0	$0	**$570,498**
G2040950 - Playing Field	$0	$0	$0	$0	$449,663	$0	$0	$0	$0	$0	$0	**$449,663**
G2040950 - Softball Field	$0	$0	$0	$0	$526,918	$0	$0	$0	$0	$0	$0	**$526,918**
*** G2050 - Landscaping**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communications & Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

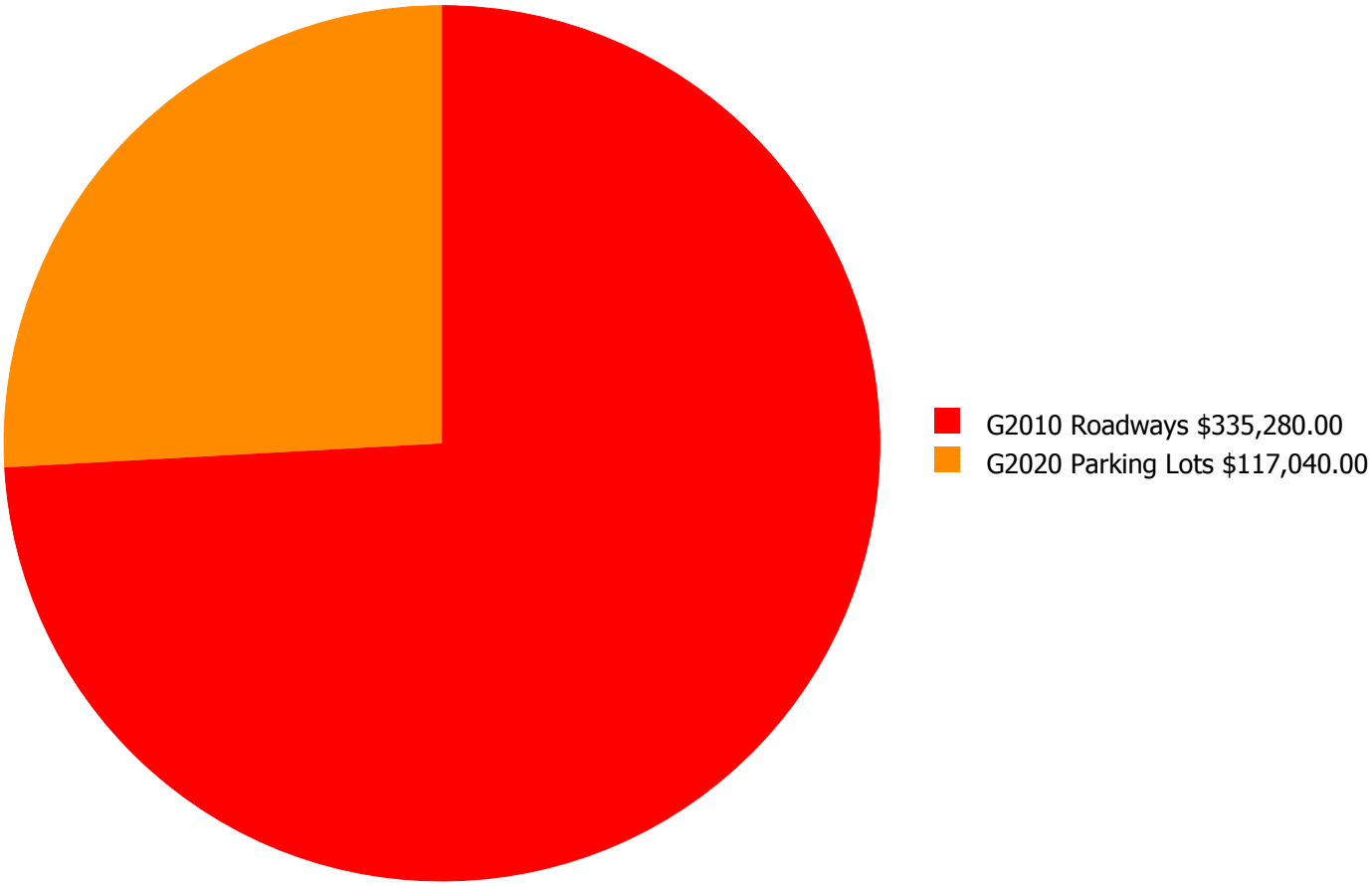
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

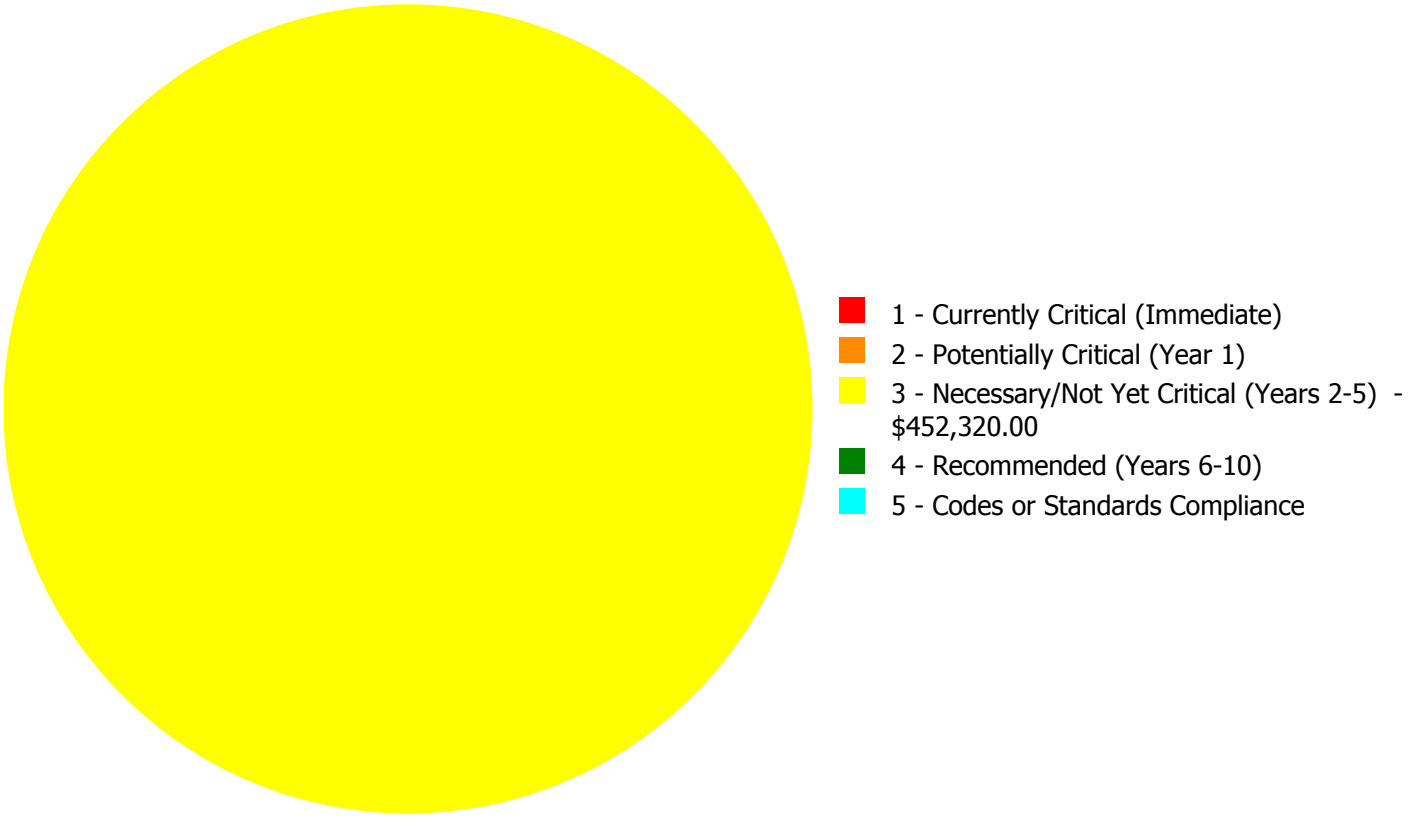
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $452,320.00

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: $452,320.00

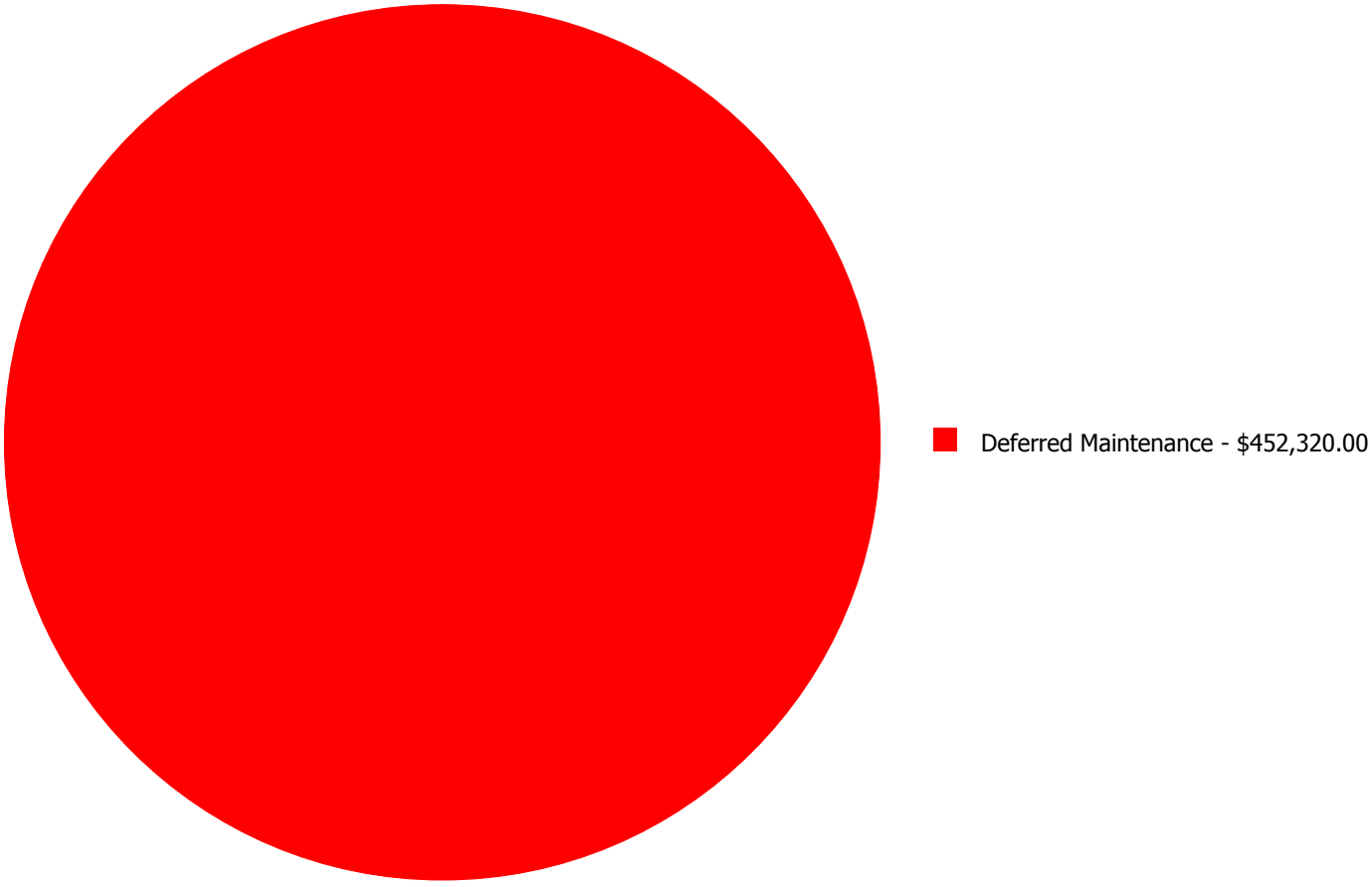
Deficiency By Priority Investment Table

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	$335,280.00	$0.00	$0.00	$335,280.00
G2020	Parking Lots	$0.00	$0.00	$117,040.00	$0.00	$0.00	$117,040.00
	Total:	$0.00	$0.00	$452,320.00	$0.00	$0.00	$452,320.00

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: $452,320.00

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: 80,000.00
Unit of Measure: S.F.
Estimate: $335,280.00
Assessor Name: Eduardo Lopez
Date Created: 01/12/2017

Notes: The asphalt roadways are aged, have many road cuts, significant cracking, and need re-surfacing.

System: G2020 - Parking Lots

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 80,000.00
Unit of Measure: S.F.
Estimate: $117,040.00
Assessor Name: Eduardo Lopez
Date Created: 01/12/2017

Notes: The asphalt parking lots are aged, have cuts and repairs, and should be re-surfaced and re striped.

NC School District/830 Scotland County/Elementary School

Wagram Elementary

Draft

Campus Assessment Report

March 7, 2017

PARSONS

Table of Contents

Campus Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

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Gross Area (SF):	73,960
Year Built:	1983
Last Renovation:	
Replacement Value:	$15,382,032
Repair Cost:	$4,185,494.00
Total FCI:	27.21 %
Total RSLI:	50.79 %
FCA Score:	72.79

Description:

GENERAL:
Wagram Elementary is located at 24081 Main St. in Wagram, North Carolina. The 1 story, 73,960 square foot building was originally constructed in 1983 There have been 1 addition. In addition to the main building, the campus contains a 2011 classroom and gymnasium addition.

This report contains condition and adequacy data collected during the 2017 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site and building elements.

A. SUBSTRUCTURE
The building rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations. The building does not have a basement .

B. SUPERSTRUCTURE
Floor construction is concrete. Roof construction is steel. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope standing seam metal . Roof opening include roof hatch door. 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 steel frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, toilet accessories, storage shelving, handrails, fabricated toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in assignable spaces is typically vinyl composition tile. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically suspended acoustical tile.

CONVEYING:
The building does not include conveying equipment. Conveying equipment includes no hydraulic elevators, and no wheelchair lifts.

D. SERVICES
PLUMBING:
Plumbing fixtures are typically non-low-flow water fixtures with manual control valves. Domestic water distribution is combination of copper and galvanized steel with electric hot water heating. Sanitary waste system is cast iron and plastic. Rain water drainage system is external with gutters.

HVAC:
Heating is provided by 1 electric boilers. Cooling is supplied by 1 air cooled chillers. The heating/cooling distribution system is a ductwork system utilizing air handling units. Fresh air is supplied by air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system. This building does not have a locally controlled Building Automation System.

FIRE PROTECTION:
The building does not have a fire sprinkler system. The building does have additional fire suppression system in the kitchen. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

ELECTRICAL:
The main electrical service is fed from a pad mounted transformer to the main switchboard/distribution panel located in the building. Lighting is lay-in, recessed and surface type, fluorescent and LED light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and near stairways and are typically illuminated.

COMMUNICATIONS AND SECURITY:
The fire alarm system consists of audible/visual strobe annunciators in common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The 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 not centrally monitored; this building has a public address and paging system separate from the telephone system.

OTHER ELECTRICAL SYSTEMS:
This building does not have a separately derived emergency power system.

E. EQUIPMENT & FURNISHINGS:
This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage, audio-visual, vehicle equipment, fixed casework, window treatment, floor grilles and mats, and multiple seating furnishings.

G.
SITE
Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, play areas, and fencing. Site mechanical and electrical features include water, sewer, propane, natural gas, and site lighting.

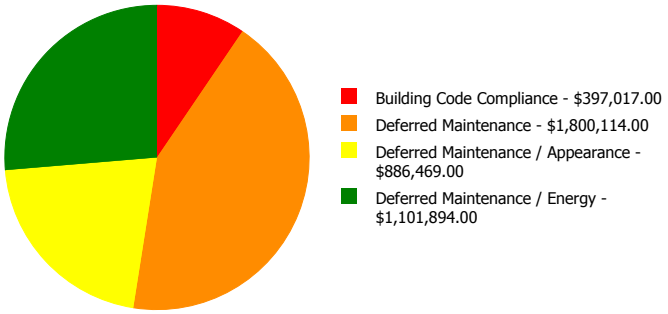
Attributes:

General Attributes:			
Condition Assessor:	Matt Mahaffey	Assessment Date:	
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	2
SF of Mobile Units:		Status:	
School Grades:	15	Site Acreage:	15

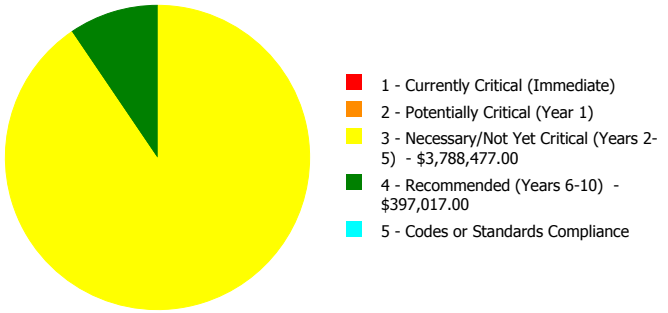
Campus Dashboard Summary

Gross Area:	73,960		
Year Built:	1983	Last Renovation:	
Repair Cost:	$4,185,494	Replacement Value:	$15,382,032
FCI:	27.21 %	RSLI%:	50.79 %

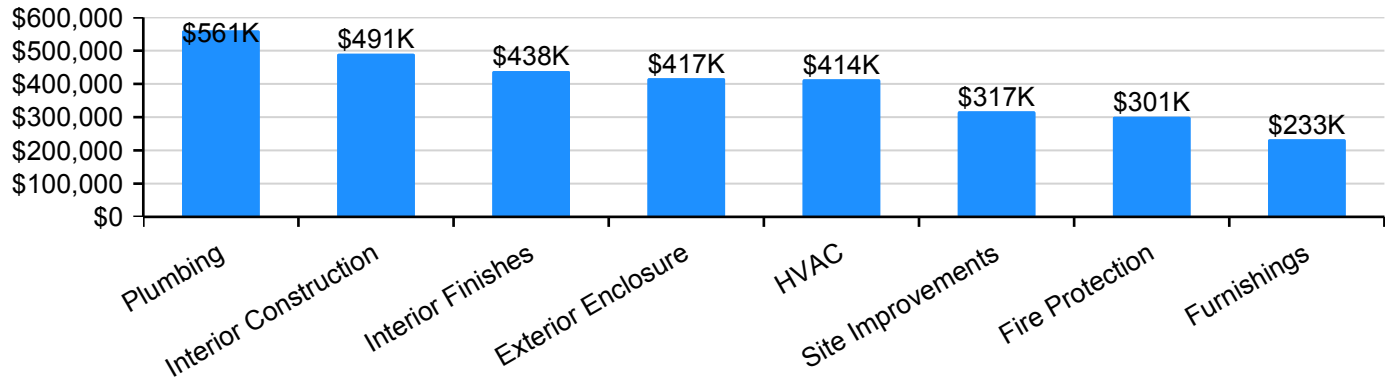
Deficiency By Category



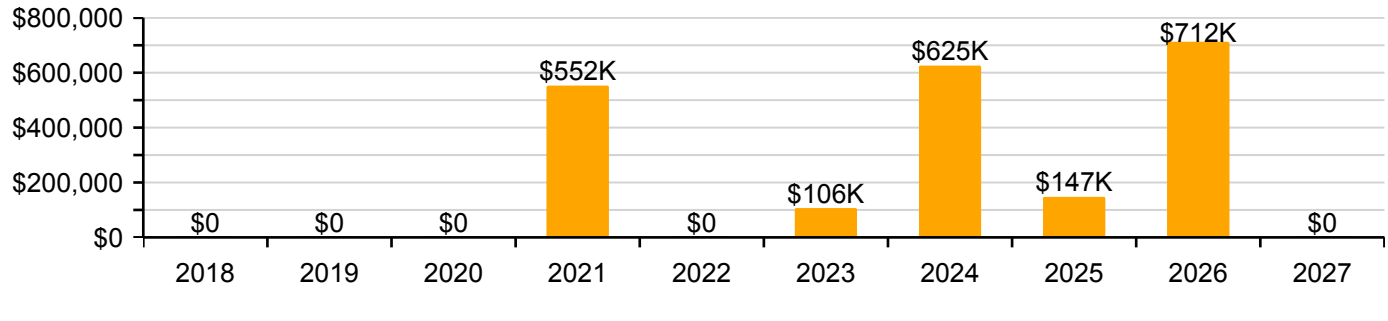
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Campus Condition Summary

The Table below shows the RSLI and FCI for each major system shown at the UNIFORMAT II classification Level 2. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

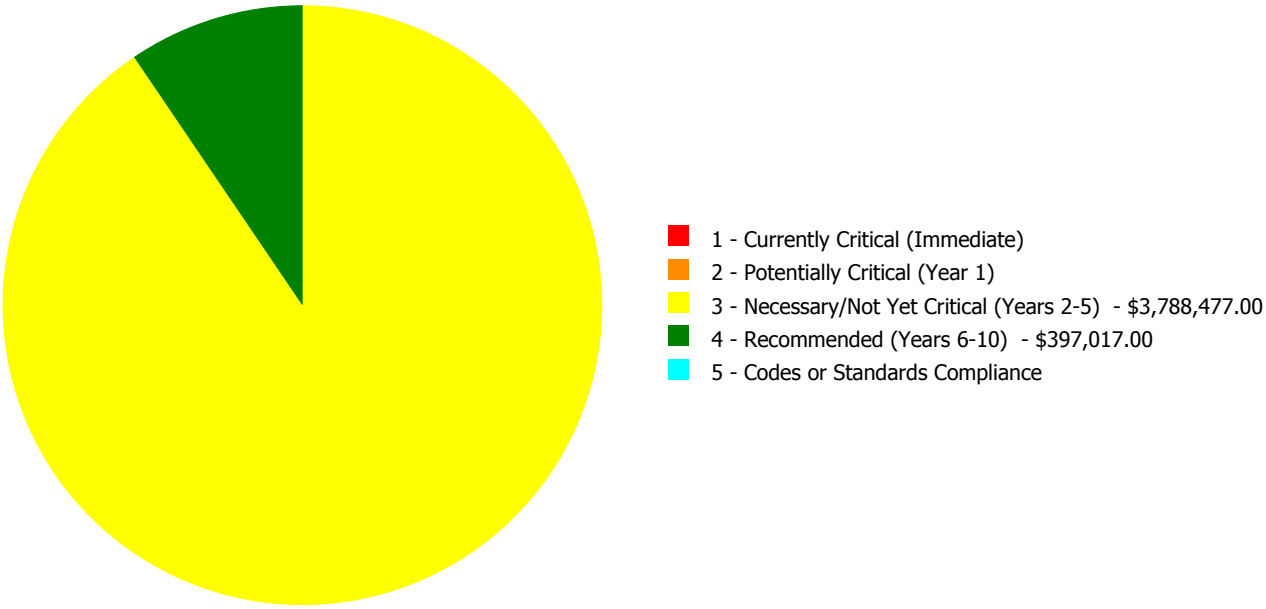
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	75.46 %	0.00 %	$0.00
B10 - Superstructure	75.46 %	0.00 %	$0.00
B20 - Exterior Enclosure	50.03 %	38.24 %	$550,408.00
B30 - Roofing	61.99 %	0.00 %	$0.00
C10 - Interior Construction	44.46 %	38.71 %	$647,349.00
C30 - Interior Finishes	42.85 %	31.77 %	$578,413.00
D20 - Plumbing	27.04 %	72.82 %	$739,982.00
D30 - HVAC	46.63 %	38.72 %	$546,100.00
D40 - Fire Protection	0.00 %	110.00 %	$397,017.00
D50 - Electrical	57.03 %	0.00 %	$0.00
E10 - Equipment	49.16 %	0.00 %	$0.00
E20 - Furnishings	23.66 %	72.82 %	$308,056.00
G20 - Site Improvements	47.23 %	37.37 %	$418,169.00
G30 - Site Mechanical Utilities	57.48 %	0.00 %	$0.00
G40 - Site Electrical Utilities	80.43 %	0.00 %	$0.00
Totals:	**50.79 %**	**27.21 %**	**$4,185,494.00**

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
1983 Main	48,960	41.44	$0.00	$0.00	$3,370,308.00	$262,817.00	$0.00
2011 Addition/Gym	25,000	2.96	$0.00	$0.00	$0.00	$134,200.00	$0.00
Site	73,960	20.11	$0.00	$0.00	$418,169.00	$0.00	$0.00
Total:		**27.21**	**$0.00**	**$0.00**	**$3,788,477.00**	**$397,017.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $4,185,494.00

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):	48,960
Year Built:	1983
Last Renovation:	
Replacement Value:	$8,766,778
Repair Cost:	$3,633,125.00
Total FCI:	41.44 %
Total RSLI:	36.00 %
FCA Score:	58.56

Description:

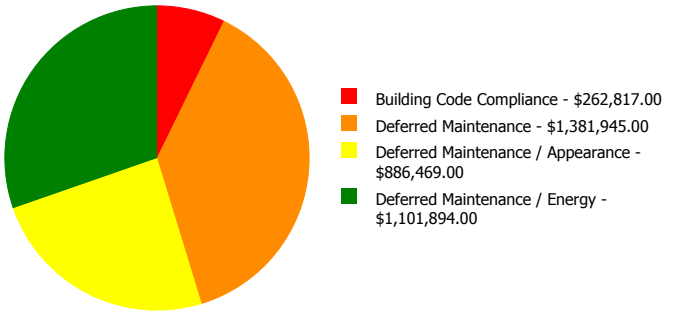
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

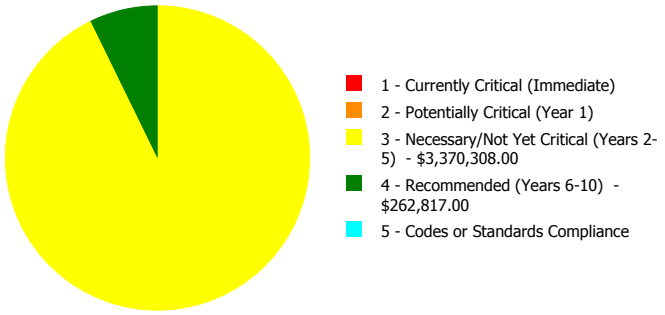
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	48,960
Year Built:	1983	Last Renovation:	
Repair Cost:	$3,633,125	Replacement Value:	$8,766,778
FCI:	41.44 %	RSLI%:	36.00 %

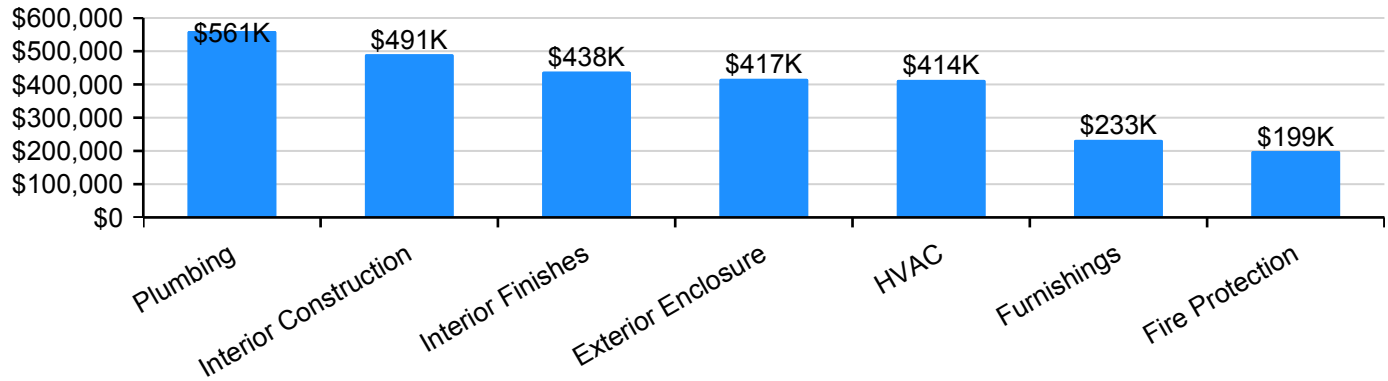
Deficiency By Category



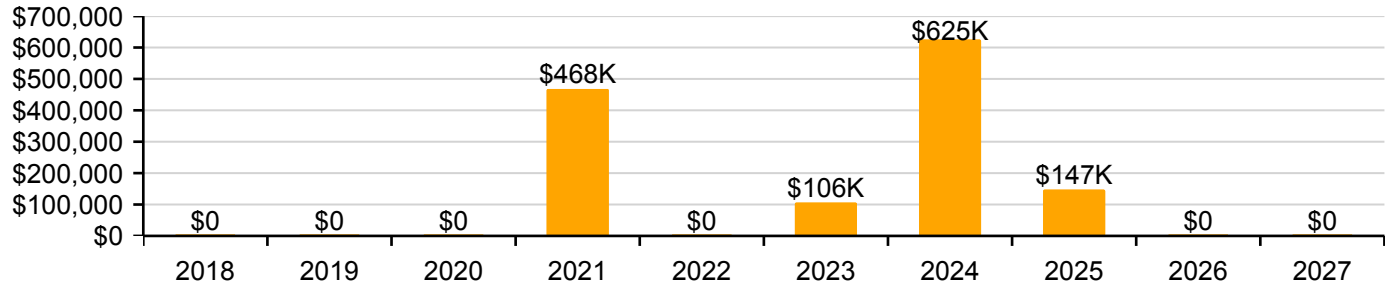
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	66.00 %	0.00 %	$0.00
B10 - Superstructure	66.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	31.34 %	57.77 %	$550,408.00
B30 - Roofing	53.06 %	0.00 %	$0.00
C10 - Interior Construction	25.60 %	58.48 %	$647,349.00
C30 - Interior Finishes	29.34 %	47.99 %	$578,413.00
D20 - Plumbing	0.00 %	110.00 %	$739,982.00
D30 - HVAC	32.41 %	61.73 %	$546,100.00
D40 - Fire Protection	0.00 %	110.00 %	$262,817.00
D50 - Electrical	48.63 %	0.00 %	$0.00
E10 - Equipment	40.00 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	110.00 %	$308,056.00
Totals:	**36.00 %**	**41.44 %**	**$3,633,125.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). West Elevation - Jan 11, 2017

2). South Elevation - Jan 11, 2017

3). East Elevation - Jan 11, 2017

4). North Elevation - Jan 11, 2017

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.70	S.F.	48,960	100	1983	2083		66.00 %	0.00 %	66			$230,112
A1030	Slab on Grade	$8.26	S.F.	48,960	100	1983	2083		66.00 %	0.00 %	66			$404,410
B1010	Floor Construction	$1.61	S.F.	48,960	100	1983	2083		66.00 %	0.00 %	66			$78,826
B1020	Roof Construction	$15.44	S.F.	48,960	100	1983	2083		66.00 %	0.00 %	66			$755,942
B2010	Exterior Walls	$9.24	S.F.	48,960	100	1983	2083		66.00 %	0.00 %	66			$452,390
B2020	Exterior Windows	$9.20	S.F.	48,960	30	1983	2013		0.00 %	110.00 %	-4		$495,475.00	$450,432
B2030	Exterior Doors	$1.02	S.F.	48,960	30	1983	2013		0.00 %	110.00 %	-4		$54,933.00	$49,939
B3010130	Preformed Metal Roofing	$9.66	S.F.	48,960	30	2003	2033		53.33 %	0.00 %	16			$472,954
B3020	Roof Openings	$0.29	S.F.	48,960	25	2003	2028		44.00 %	0.00 %	11			$14,198
C1010	Partitions	$10.59	S.F.	48,960	75	1983	2058		54.67 %	0.00 %	41			$518,486
C1020	Interior Doors	$2.48	S.F.	48,960	30	1983	2013		0.00 %	110.00 %	-4		$133,563.00	$121,421
C1030	Fittings	$9.54	S.F.	48,960	20	1983	2003		0.00 %	110.00 %	-14		$513,786.00	$467,078
C3010	Wall Finishes	$2.73	S.F.	48,960	10	2011	2021		40.00 %	0.00 %	4			$133,661
C3020	Floor Finishes	$11.15	S.F.	48,960	20	2008	2028		55.00 %	0.00 %	11			$545,904
C3030	Ceiling Finishes	$10.74	S.F.	48,960	25	1983	2008		0.00 %	110.00 %	-9		$578,413.00	$525,830
D2010	Plumbing Fixtures	$11.26	S.F.	48,960	30	1983	2013		0.00 %	110.00 %	-4		$606,419.00	$551,290
D2020	Domestic Water Distribution	$0.96	S.F.	48,960	30	1983	2013		0.00 %	110.00 %	-4		$51,702.00	$47,002
D2030	Sanitary Waste	$1.52	S.F.	48,960	30	1983	2013		0.00 %	110.00 %	-4		$81,861.00	$74,419
D3020	Heat Generating Systems	$4.98	S.F.	48,960	30	1983	2013		0.00 %	110.00 %	-4		$268,203.00	$243,821
D3030	Cooling Generating Systems	$5.16	S.F.	48,960	25	1983	2008		0.00 %	110.00 %	-9		$277,897.00	$252,634
D3040	Distribution Systems	$6.02	S.F.	48,960	30	2010	2040		76.67 %	0.00 %	23			$294,739
D3060	Controls & Instrumentation	$1.91	S.F.	48,960	20	2010	2030		65.00 %	0.00 %	13			$93,514
D4010	Sprinklers	$4.22	S.F.	48,960	30			2016	0.00 %	110.00 %	-1		$227,272.00	$206,611
D4020	Standpipes	$0.66	S.F.	48,960	30			2016	0.00 %	110.00 %	-1		$35,545.00	$32,314
D5010	Electrical Service/Distribution	$1.65	S.F.	48,960	40	1983	2023		15.00 %	0.00 %	6			$80,784
D5020	Branch Wiring	$4.99	S.F.	48,960	30	1983	2013	2021	13.33 %	0.00 %	4			$244,310
D5020	Lighting	$11.64	S.F.	48,960	30	2008	2038		70.00 %	0.00 %	21			$569,894
D5030810	Security & Detection Systems	$1.83	S.F.	48,960	15	2009	2024		46.67 %	0.00 %	7			$89,597
D5030910	Fire Alarm Systems	$3.31	S.F.	48,960	15	2009	2024		46.67 %	0.00 %	7			$162,058
D5030920	Data Communication	$4.30	S.F.	48,960	15	2009	2024		46.67 %	0.00 %	7			$210,528
D5090	Other Electrical Systems	$0.12	S.F.	48,960	20	2009	2029		60.00 %	0.00 %	12			$5,875
E1020	Institutional Equipment	$0.30	S.F.	48,960	20	2005	2025		40.00 %	0.00 %	8			$14,688
E1090	Other Equipment	$1.86	S.F.	48,960	20	2005	2025		40.00 %	0.00 %	8			$91,066
E2010	Fixed Furnishings	$5.72	S.F.	48,960	20	1983	2003		0.00 %	110.00 %	-14		$308,056.00	$280,051
								Total	**36.00 %**	**41.44 %**			**$3,633,125.00**	**$8,766,778**

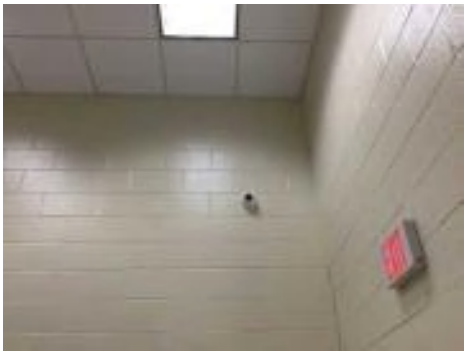
System Notes

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:

System: B2030 - Exterior Doors




Note:

System: B3010130 - Preformed Metal Roofing

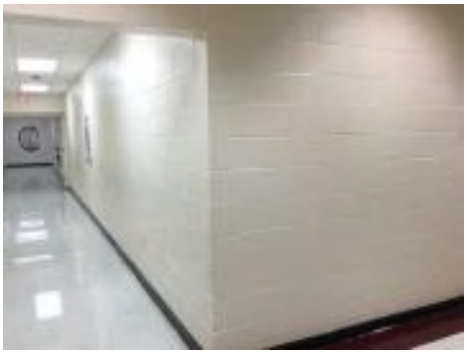
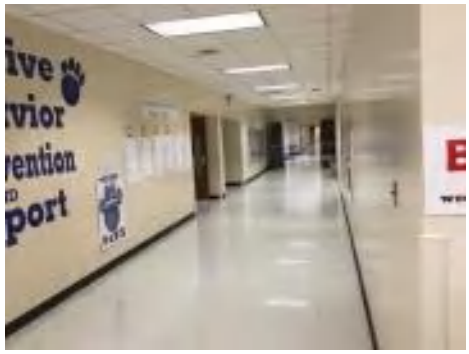


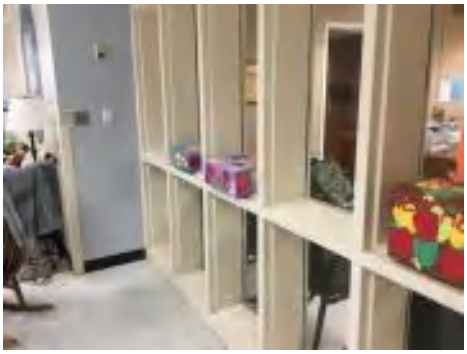
Note:

System: B3020 - Roof Openings

Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes



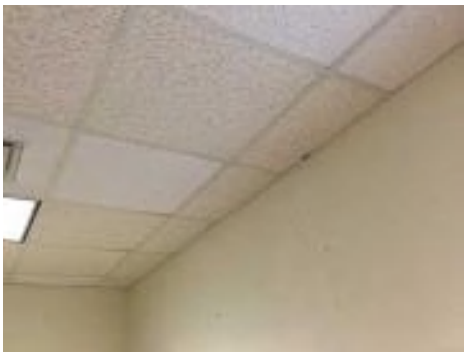
Note:

System: C3020 - Floor Finishes




Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures




Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D3020 - Heat Generating Systems



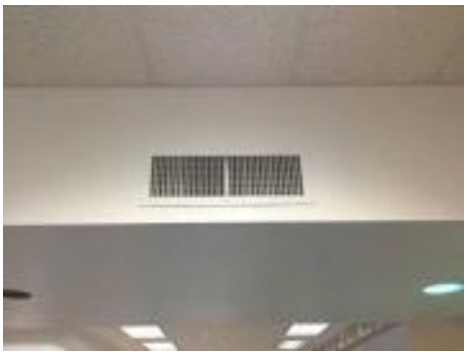

Note:

System: D3030 - Cooling Generating Systems



Note:

System: D3040 - Distribution Systems




Note:

System: D3060 - Controls & Instrumentation

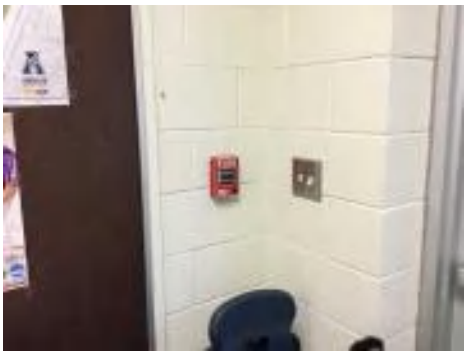
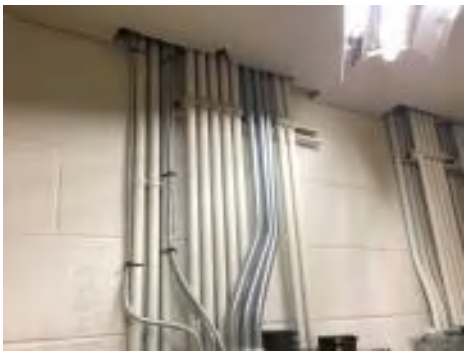


Note:

System: D5010 - Electrical Service/Distribution

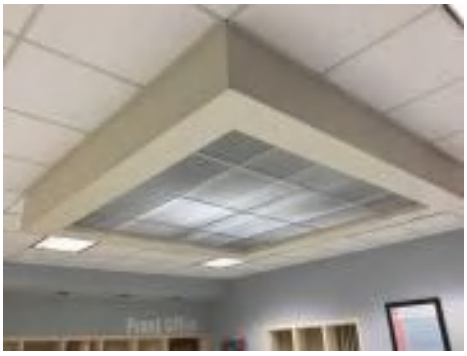
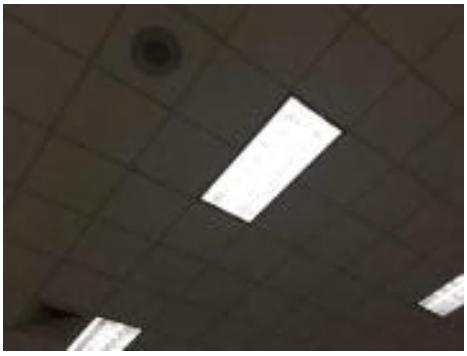

Note:

System: D5020 - Branch Wiring

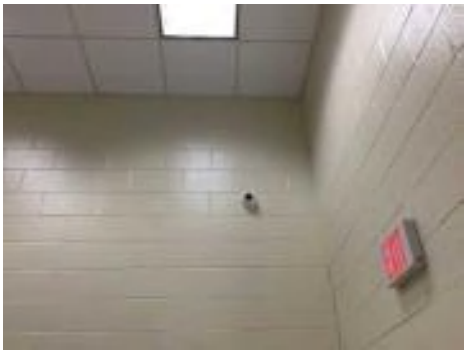

Note:

System: D5020 - Lighting

Note:

System: D5030810 - Security & Detection Systems

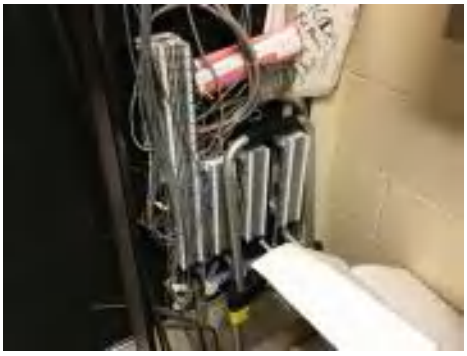

Note:

System: D5030910 - Fire Alarm Systems


Note:

System: D5030920 - Data Communication



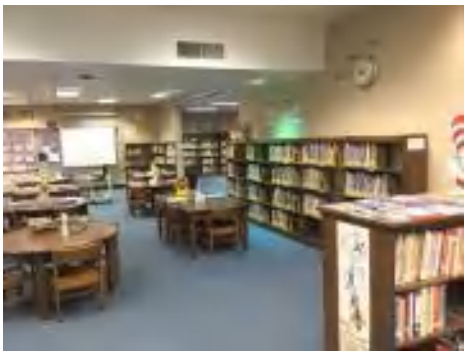



Note:

System: D5090 - Other Electrical Systems


Note:

System: E1020 - Institutional Equipment




Note:

System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

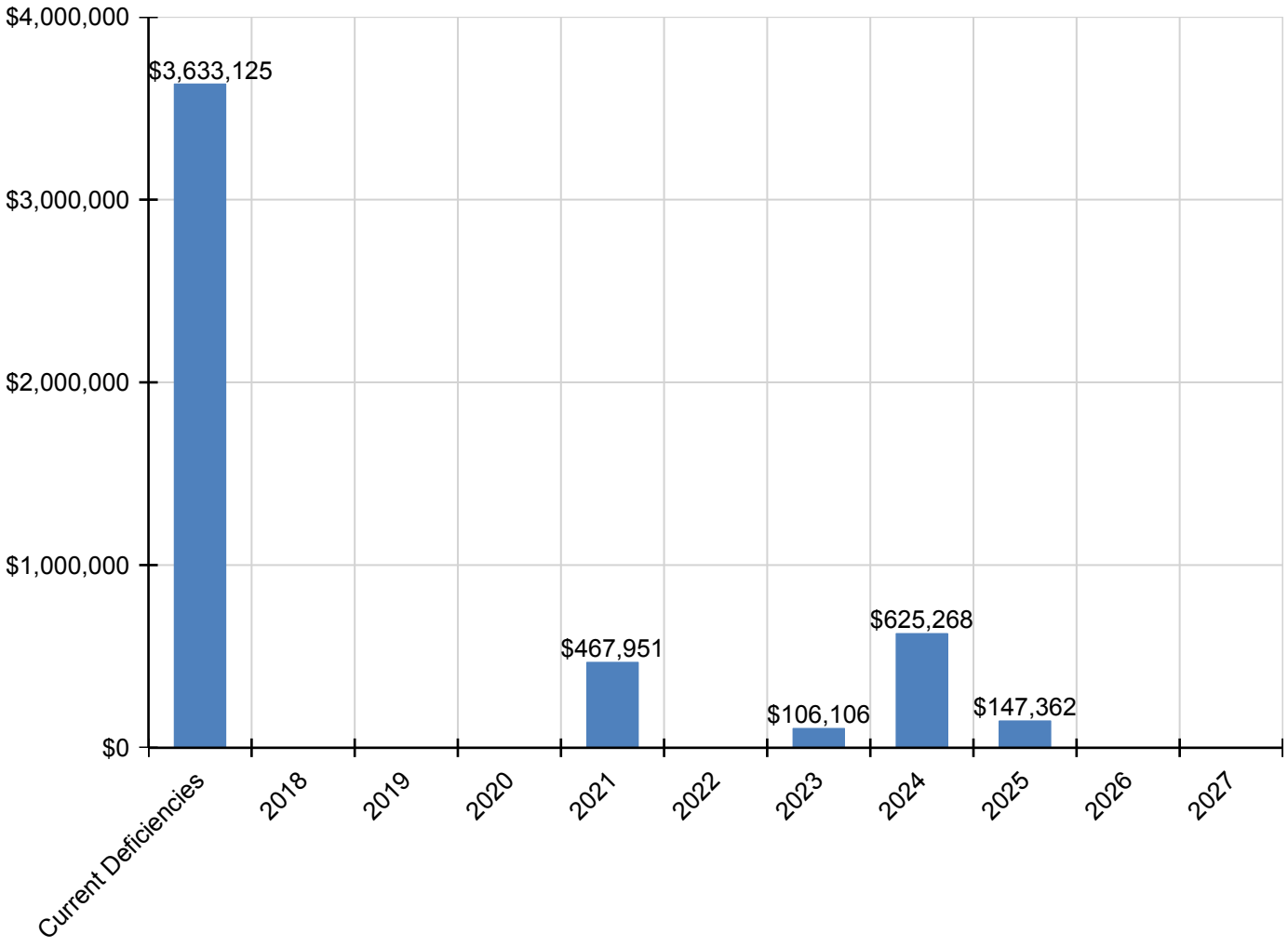
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$3,633,125**	**$0**	**$0**	**$0**	**$467,951**	**$0**	**$106,106**	**$625,268**	**$147,362**	**$0**	**$0**	**$4,979,811**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$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	$495,475	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$495,475**
B2030 - Exterior Doors	$54,933	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$54,933**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$133,563	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$133,563**
C1030 - Fittings	$513,786	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$513,786**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$165,480	$0	$0	$0	$0	$0	$0	**$165,480**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$578,413	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$578,413**

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	$606,419	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$606,419**
D2020 - Domestic Water Distribution	$51,702	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$51,702**
D2030 - Sanitary Waste	$81,861	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$81,861**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$268,203	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$268,203**
D3030 - Cooling Generating Systems	$277,897	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$277,897**
D3040 - Distribution Systems	$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**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$227,272	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$227,272**
D4020 - Standpipes	$35,545	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$35,545**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$106,106	$0	$0	$0	$0	**$106,106**
D5020 - Branch Wiring	$0	$0	$0	$0	$302,470	$0	$0	$0	$0	$0	$0	**$302,470**
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	$121,211	$0	$0	$0	**$121,211**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$219,241	$0	$0	$0	**$219,241**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$284,815	$0	$0	$0	**$284,815**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$20,467	$0	$0	**$20,467**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$126,895	$0	$0	**$126,895**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$308,056	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$308,056**

** Indicates non-renewable system*

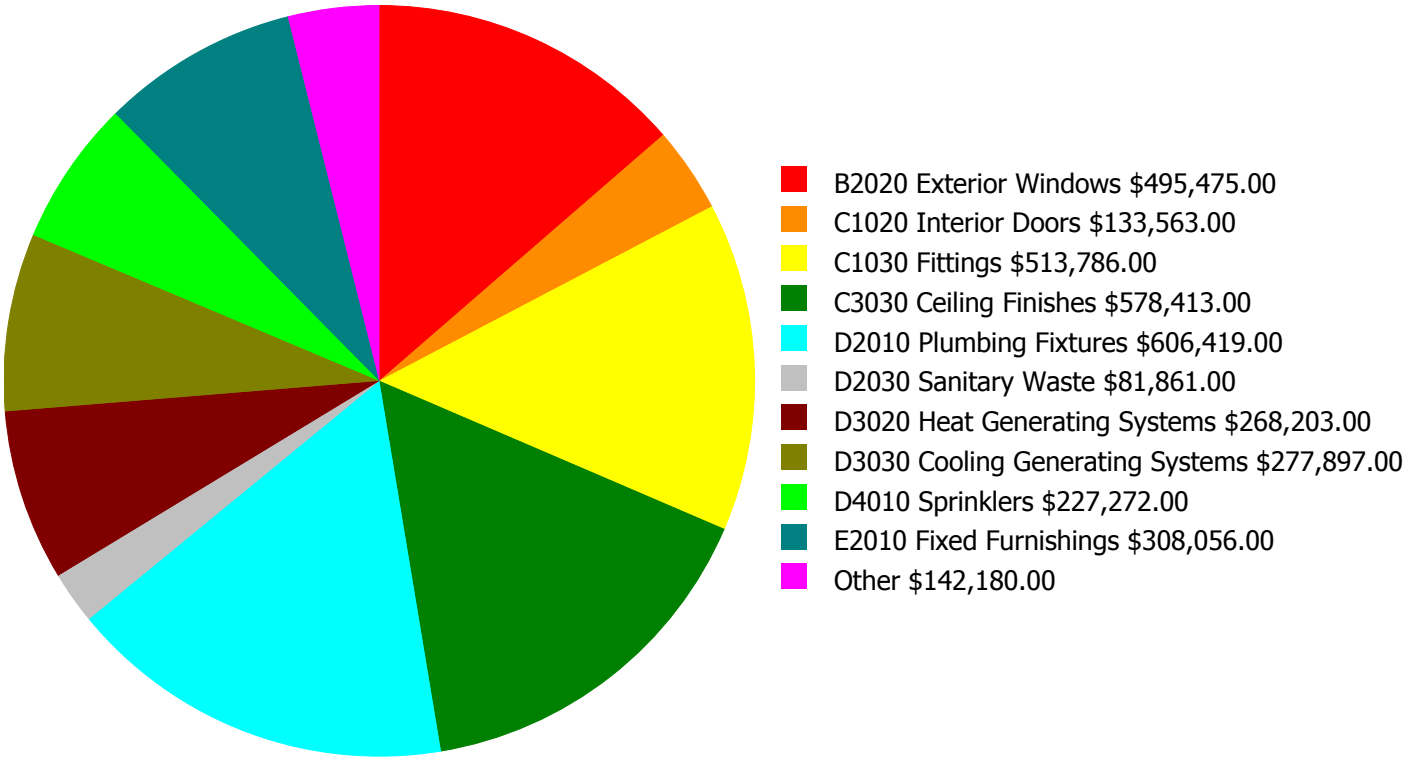
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

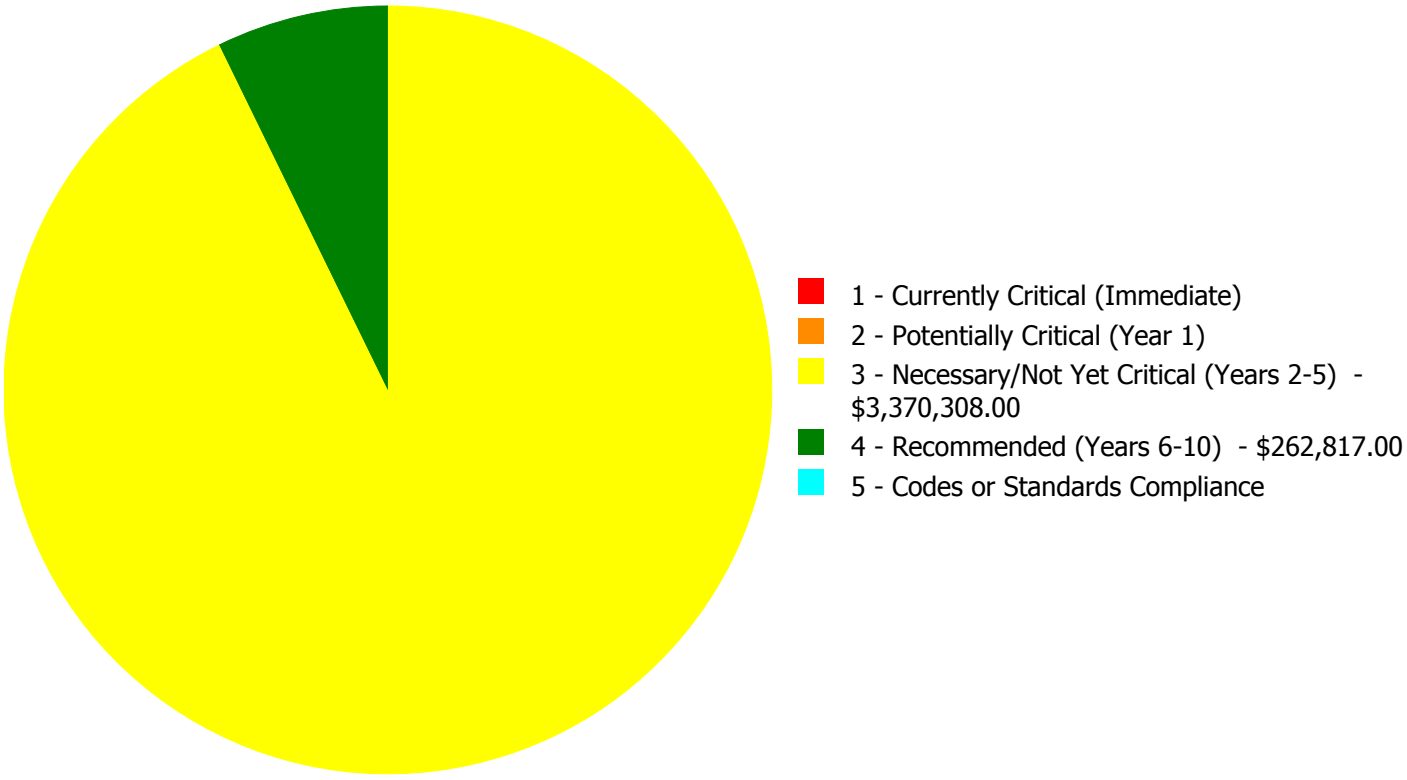
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $3,633,125.00

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: $3,633,125.00

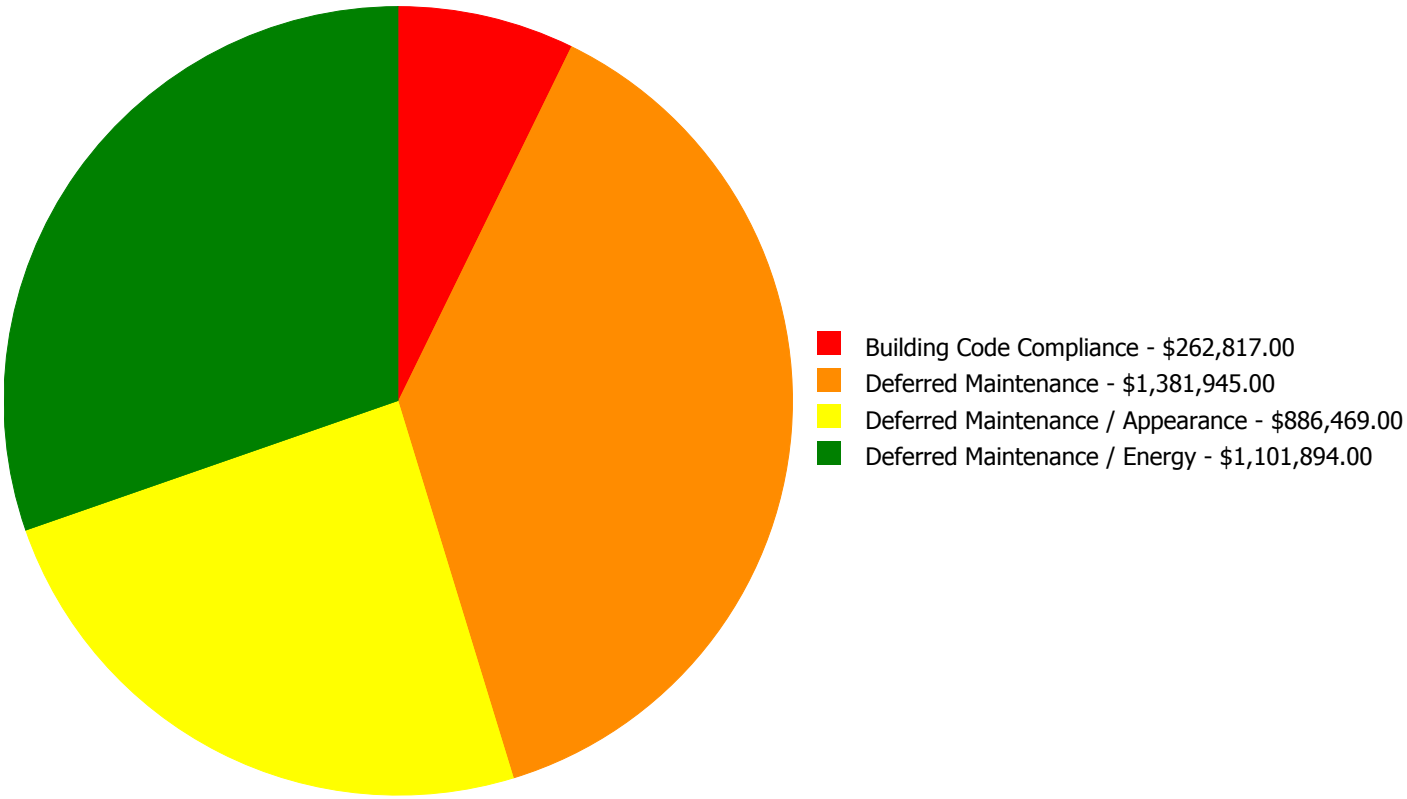
Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2020	Exterior Windows	$0.00	$0.00	$495,475.00	$0.00	$0.00	$495,475.00
B2030	Exterior Doors	$0.00	$0.00	$54,933.00	$0.00	$0.00	$54,933.00
C1020	Interior Doors	$0.00	$0.00	$133,563.00	$0.00	$0.00	$133,563.00
C1030	Fittings	$0.00	$0.00	$513,786.00	$0.00	$0.00	$513,786.00
C3030	Ceiling Finishes	$0.00	$0.00	$578,413.00	$0.00	$0.00	$578,413.00
D2010	Plumbing Fixtures	$0.00	$0.00	$606,419.00	$0.00	$0.00	$606,419.00
D2020	Domestic Water Distribution	$0.00	$0.00	$51,702.00	$0.00	$0.00	$51,702.00
D2030	Sanitary Waste	$0.00	$0.00	$81,861.00	$0.00	$0.00	$81,861.00
D3020	Heat Generating Systems	$0.00	$0.00	$268,203.00	$0.00	$0.00	$268,203.00
D3030	Cooling Generating Systems	$0.00	$0.00	$277,897.00	$0.00	$0.00	$277,897.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$227,272.00	$0.00	$227,272.00
D4020	Standpipes	$0.00	$0.00	$0.00	$35,545.00	$0.00	$35,545.00
E2010	Fixed Furnishings	$0.00	$0.00	$308,056.00	$0.00	$0.00	$308,056.00
	Total:	$0.00	$0.00	$3,370,308.00	$262,817.00	$0.00	$3,633,125.00

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: $3,633,125.00

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

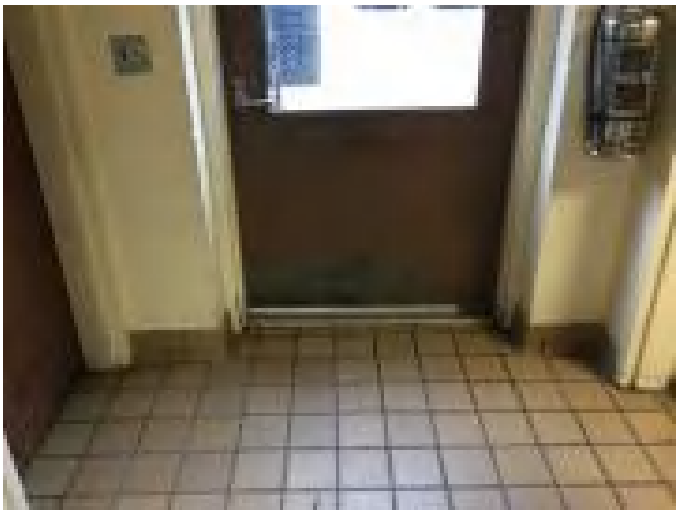
Priority 3 - Necessary/Not Yet Critical (Years 2-5):

System: B2020 - Exterior Windows

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 48,960.00
Unit of Measure: S.F.
Estimate: $495,475.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

Notes: The aluminum frame, operable, single pane windows are aged, not energy efficient, and should be replaced.

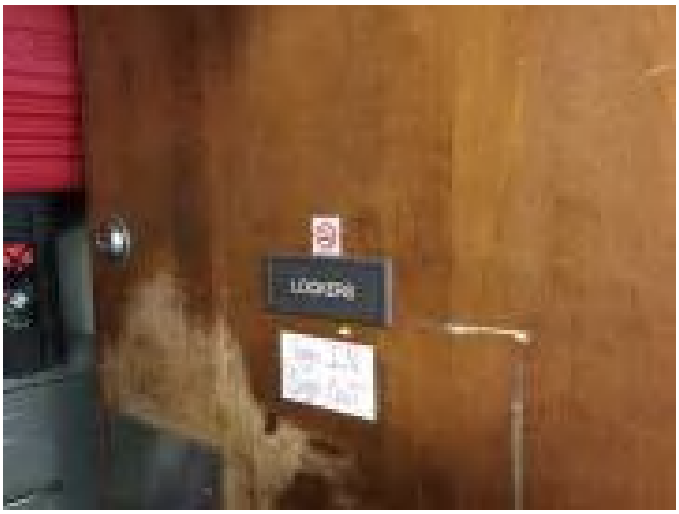
System: B2030 - Exterior Doors



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 48,960.00
Unit of Measure: S.F.
Estimate: $54,933.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

Notes: The original exterior doors are aged, rusted, and should be replaced.

System: C1020 - Interior Doors



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 48,960.00
Unit of Measure: S.F.
Estimate: $133,563.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

Notes: The interior doors are aged and should be replaced

System: C1030 - Fittings

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 48,960.00
Unit of Measure: S.F.
Estimate: $513,786.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

Notes: The original fittings are aged, rusted and should be replaced.

System: C3030 - Ceiling Finishes

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 48,960.00
Unit of Measure: S.F.
Estimate: $578,413.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

Notes: The ceiling tiles have been replaced as needed. However the grid shows signs of aging and most tiles are sagging or damaged and should be replaced.

System: D2010 - Plumbing Fixtures

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 48,960.00
Unit of Measure: S.F.
Estimate: $606,419.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

Notes: Plumbing fixtures are in operational conditions. However, they are aged and should be replaced with a low-flow water fixtures.

System: D2020 - Domestic Water Distribution

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 48,960.00
Unit of Measure: S.F.
Estimate: $51,702.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

Notes: The domestic water distribution system is aged and should be replaced.

System: D2030 - Sanitary Waste

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 48,960.00
Unit of Measure: S.F.
Estimate: $81,861.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

Notes: The sanitary waste system is aged, has reported periodic failures, and should be replaced.

System: D3020 - Heat Generating Systems

Location: Mechanical Room
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 48,960.00
Unit of Measure: S.F.
Estimate: $268,203.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

Notes: The electric boiler is operating properly and are in fair condition but; is aging, inefficient, becoming logistically unsupportable, and should be replaced with energy efficient model.

System: D3030 - Cooling Generating Systems

Location: Chiller yard
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 48,960.00
Unit of Measure: S.F.
Estimate: $277,897.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

Notes: Chiller is aging and logistically unsupportable, and should be replaced with an energy efficient model.

System: E2010 - Fixed Furnishings

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 48,960.00
Unit of Measure: S.F.
Estimate: $308,056.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

Notes: The fixed furnishings are aged, in marginal condition, and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 48,960.00
Unit of Measure: S.F.
Estimate: $227,272.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

Notes: A Sprinkler system is missing and is recommended to be provided to comply with current codes.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 48,960.00
Unit of Measure: S.F.
Estimate: $35,545.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

Notes: A Sprinkler system is missing and is recommended to be provided to comply with current codes.

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	ES -Elementary School
Gross Area (SF):	25,000
Year Built:	2011
Last Renovation:	
Replacement Value:	$4,535,500
Repair Cost:	$134,200.00
Total FCI:	2.96 %
Total RSLI:	77.09 %
FCA Score:	97.04

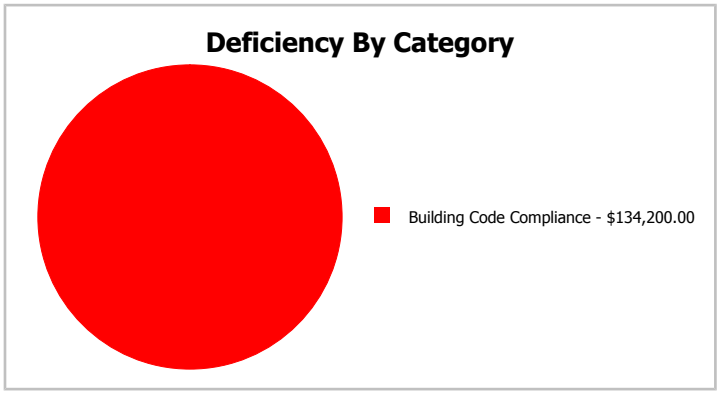
Description:

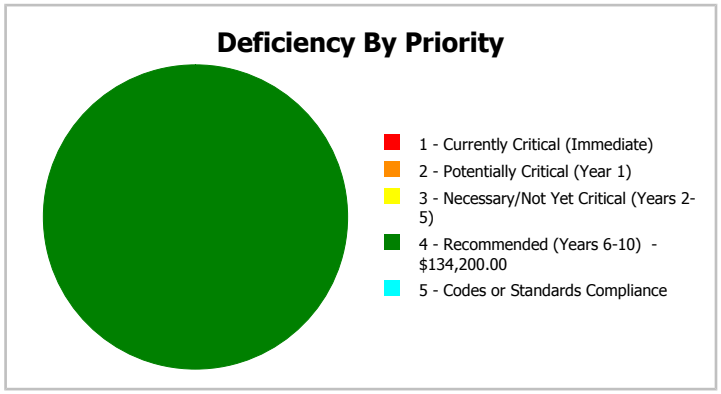
The narrative for this building is included in the Executive Summary Description at the front of this report.

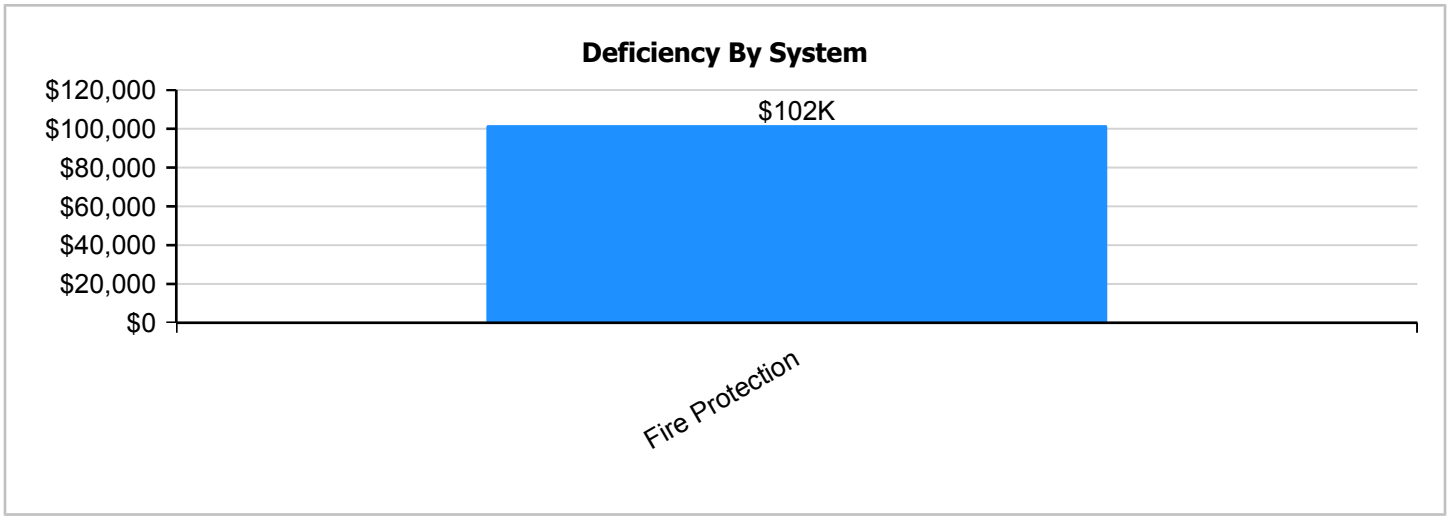
Attributes: This asset has no attributes.

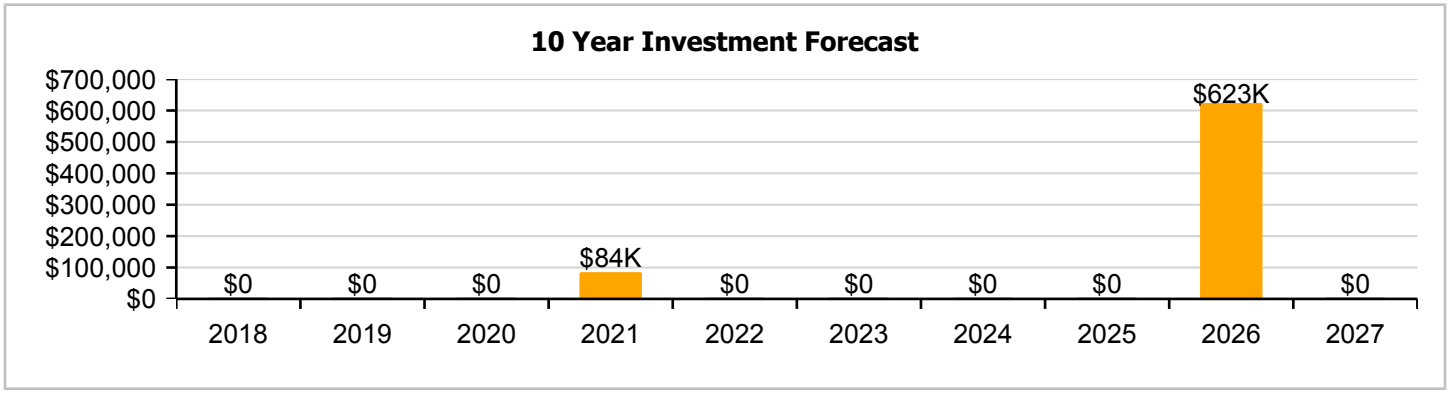
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	25,000
Year Built:	2011	Last Renovation:	
Repair Cost:	$134,200	Replacement Value:	$4,535,500
FCI:	2.96 %	RSLI%:	77.09 %









Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	94.00 %	0.00 %	$0.00
B10 - Superstructure	94.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	86.65 %	0.00 %	$0.00
B30 - Roofing	80.00 %	0.00 %	$0.00
C10 - Interior Construction	81.40 %	0.00 %	$0.00
C30 - Interior Finishes	69.29 %	0.00 %	$0.00
D20 - Plumbing	80.00 %	0.00 %	$0.00
D30 - HVAC	70.56 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$134,200.00
D50 - Electrical	73.47 %	0.00 %	$0.00
E10 - Equipment	70.00 %	0.00 %	$0.00
E20 - Furnishings	70.00 %	0.00 %	$0.00
Totals:	**77.09 %**	**2.96 %**	**$134,200.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). West Elevation - Jan 11, 2017

2). North Elevation - Jan 11, 2017

3). South Elevation - Jan 11, 2017

4). East Elevation - Jan 11, 2017

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

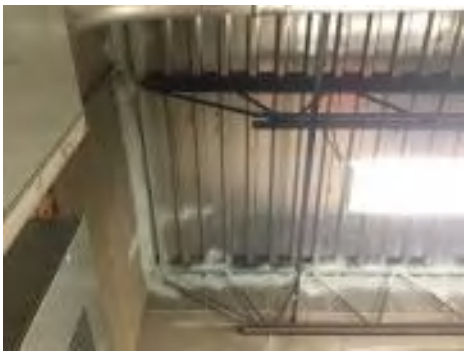
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.70	S.F.	25,000	100	2011	2111		94.00 %	0.00 %	94			$117,500
A1030	Slab on Grade	$8.26	S.F.	25,000	100	2011	2111		94.00 %	0.00 %	94			$206,500
B1010	Floor Construction	$1.61	S.F.	25,000	100	2011	2111		94.00 %	0.00 %	94			$40,250
B1020	Roof Construction	$15.44	S.F.	25,000	100	2011	2111		94.00 %	0.00 %	94			$386,000
B2010	Exterior Walls	$9.24	S.F.	25,000	100	2011	2111		94.00 %	0.00 %	94			$231,000
B2020	Exterior Windows	$9.20	S.F.	25,000	30	2011	2041		80.00 %	0.00 %	24			$230,000
B2030	Exterior Doors	$1.02	S.F.	25,000	30	2011	2041		80.00 %	0.00 %	24			$25,500
B3010130	Preformed Metal Roofing	$9.66	S.F.	25,000	30	2011	2041		80.00 %	0.00 %	24			$241,500
C1010	Partitions	$10.59	S.F.	25,000	75	2011	2086		92.00 %	0.00 %	69			$264,750
C1020	Interior Doors	$2.48	S.F.	25,000	30	2011	2041		80.00 %	0.00 %	24			$62,000
C1030	Fittings	$9.54	S.F.	25,000	20	2011	2031		70.00 %	0.00 %	14			$238,500
C3010	Wall Finishes	$2.73	S.F.	25,000	10	2011	2021		40.00 %	0.00 %	4			$68,250
C3020	Floor Finishes	$11.15	S.F.	25,000	20	2011	2031		70.00 %	0.00 %	14			$278,750
C3030	Ceiling Finishes	$10.74	S.F.	25,000	25	2011	2036		76.00 %	0.00 %	19			$268,500
D2010	Plumbing Fixtures	$11.26	S.F.	25,000	30	2011	2041		80.00 %	0.00 %	24			$281,500
D2020	Domestic Water Distribution	$0.96	S.F.	25,000	30	2011	2041		80.00 %	0.00 %	24			$24,000
D2030	Sanitary Waste	$1.52	S.F.	25,000	30	2011	2041		80.00 %	0.00 %	24			$38,000
D3030	Cooling Generating Systems	$5.16	S.F.	25,000	25	2011	2036		76.00 %	0.00 %	19			$129,000
D3040	Distribution Systems	$6.02	S.F.	25,000	30	2011	2041		80.00 %	0.00 %	24			$150,500
D3050	Terminal & Package Units	$7.93	S.F.	25,000	15	2011	2026		60.00 %	0.00 %	9			$198,250
D3060	Controls & Instrumentation	$1.91	S.F.	25,000	20	2011	2031		70.00 %	0.00 %	14			$47,750
D4010	Sprinklers	$4.22	S.F.	25,000	30			2016	0.00 %	110.00 %	-1		$116,050.00	$105,500
D4020	Standpipes	$0.66	S.F.	25,000	30			2016	0.00 %	110.00 %	-1		$18,150.00	$16,500
D5010	Electrical Service/Distribution	$1.65	S.F.	25,000	40	2011	2051		85.00 %	0.00 %	34			$41,250
D5020	Branch Wiring	$4.99	S.F.	25,000	30	2011	2041		80.00 %	0.00 %	24			$124,750
D5020	Lighting	$11.64	S.F.	25,000	30	2011	2041		80.00 %	0.00 %	24			$291,000
D5030810	Security & Detection Systems	$1.83	S.F.	25,000	15	2011	2026		60.00 %	0.00 %	9			$45,750
D5030910	Fire Alarm Systems	$3.31	S.F.	25,000	15	2011	2026		60.00 %	0.00 %	9			$82,750
D5030920	Data Communication	$4.30	S.F.	25,000	15	2011	2026		60.00 %	0.00 %	9			$107,500
D5090	Other Electrical Systems	$0.12	S.F.	25,000	20	2011	2031		70.00 %	0.00 %	14			$3,000
E1090	Other Equipment	$1.86	S.F.	25,000	20	2011	2031		70.00 %	0.00 %	14			$46,500
E2010	Fixed Furnishings	$5.72	S.F.	25,000	20	2011	2031		70.00 %	0.00 %	14			$143,000
								Total	**77.09 %**	**2.96 %**			**$134,200.00**	**$4,535,500**

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

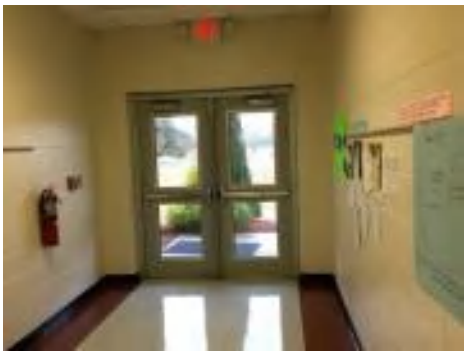
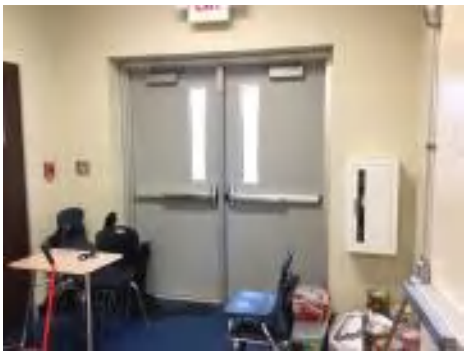

Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors

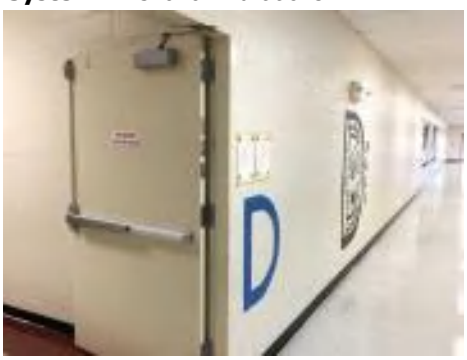




Note:

System: B3010130 - Preformed Metal Roofing

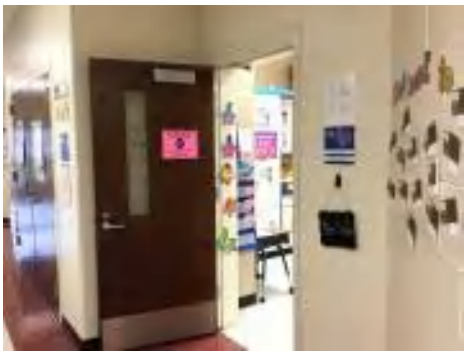
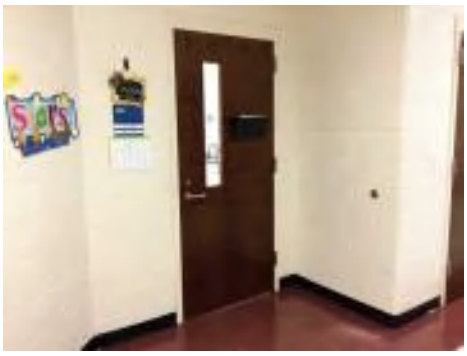
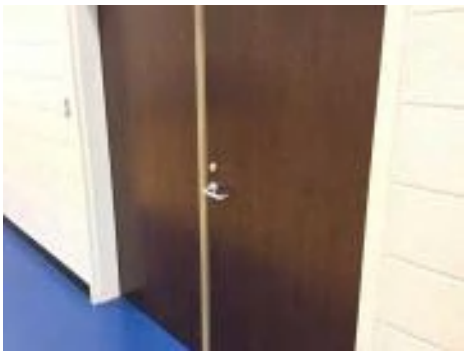

Note:

System: C1010 - Partitions




Note:

System: C1020 - Interior Doors

Note:

System: C1030 - Fittings

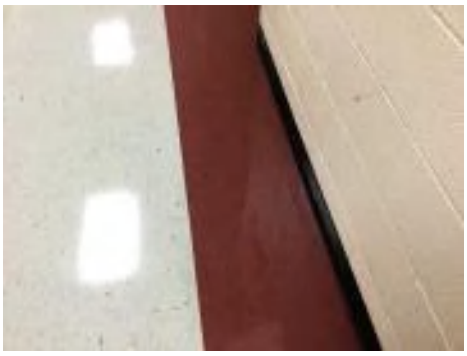


Note:

System: C3010 - Wall Finishes

Note:

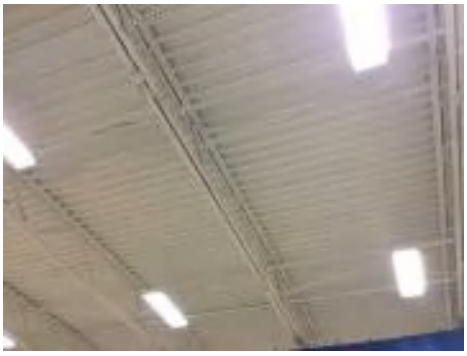
System: C3020 - Floor Finishes



Note:

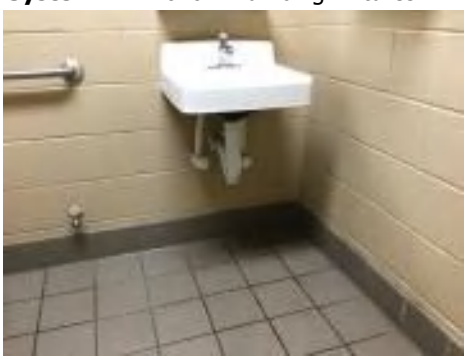
System: C3030 - Ceiling Finishes





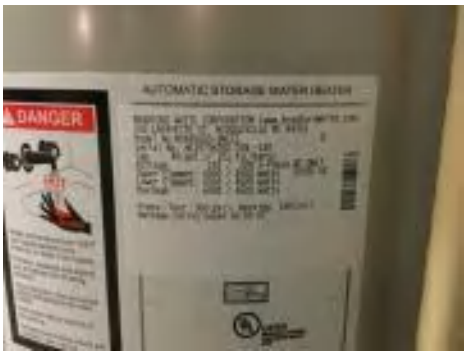
Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste

Note:

System: D3030 - Cooling Generating Systems

Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation


Note:

System: D5010 - Electrical Service/Distribution



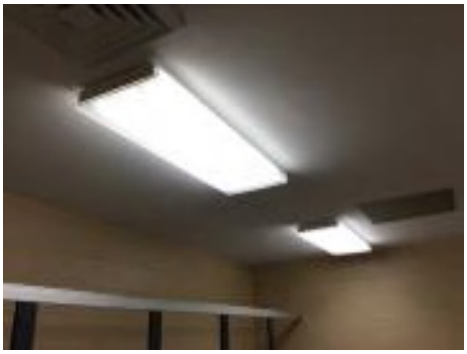
Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

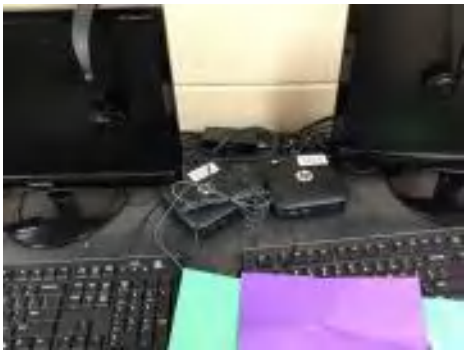
System: D5030810 - Security & Detection Systems

Note:

System: D5030910 - Fire Alarm Systems

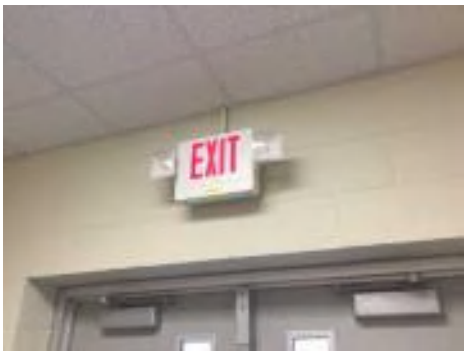
Note:

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems



Note:

System: E1090 - Other Equipment

Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

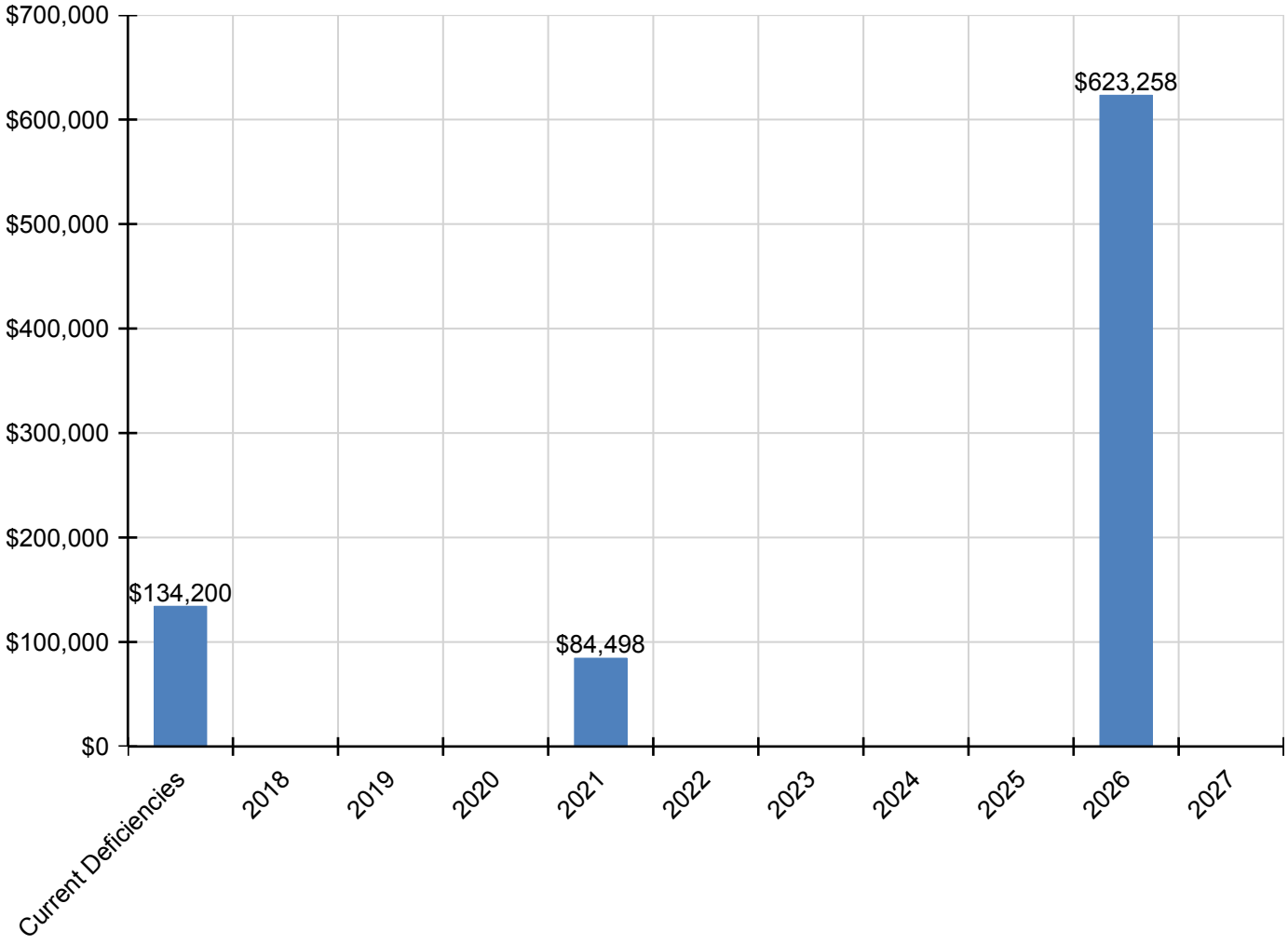
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$134,200**	**$0**	**$0**	**$0**	**$84,498**	**$0**	**$0**	**$0**	**$0**	**$623,258**	**$0**	**$841,955**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$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	$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	$84,498	$0	$0	$0	$0	$0	$0	**$84,498**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$284,538	$0	**$284,538**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$116,050	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$116,050**
D4020 - Standpipes	$18,150	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$18,150**
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	$65,663	$0	**$65,663**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$118,767	$0	**$118,767**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$154,289	$0	**$154,289**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment	$0	$0	$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*

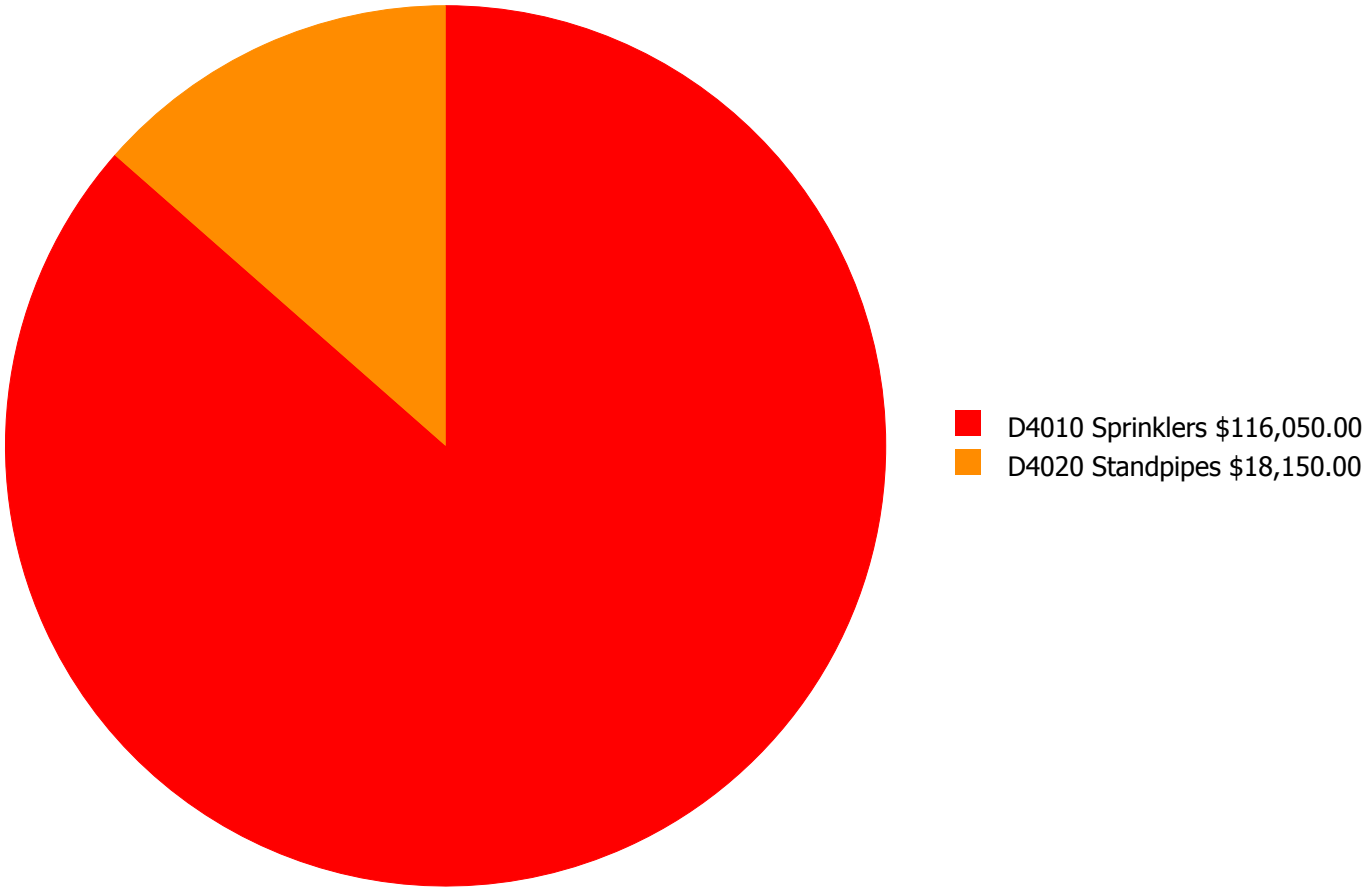
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

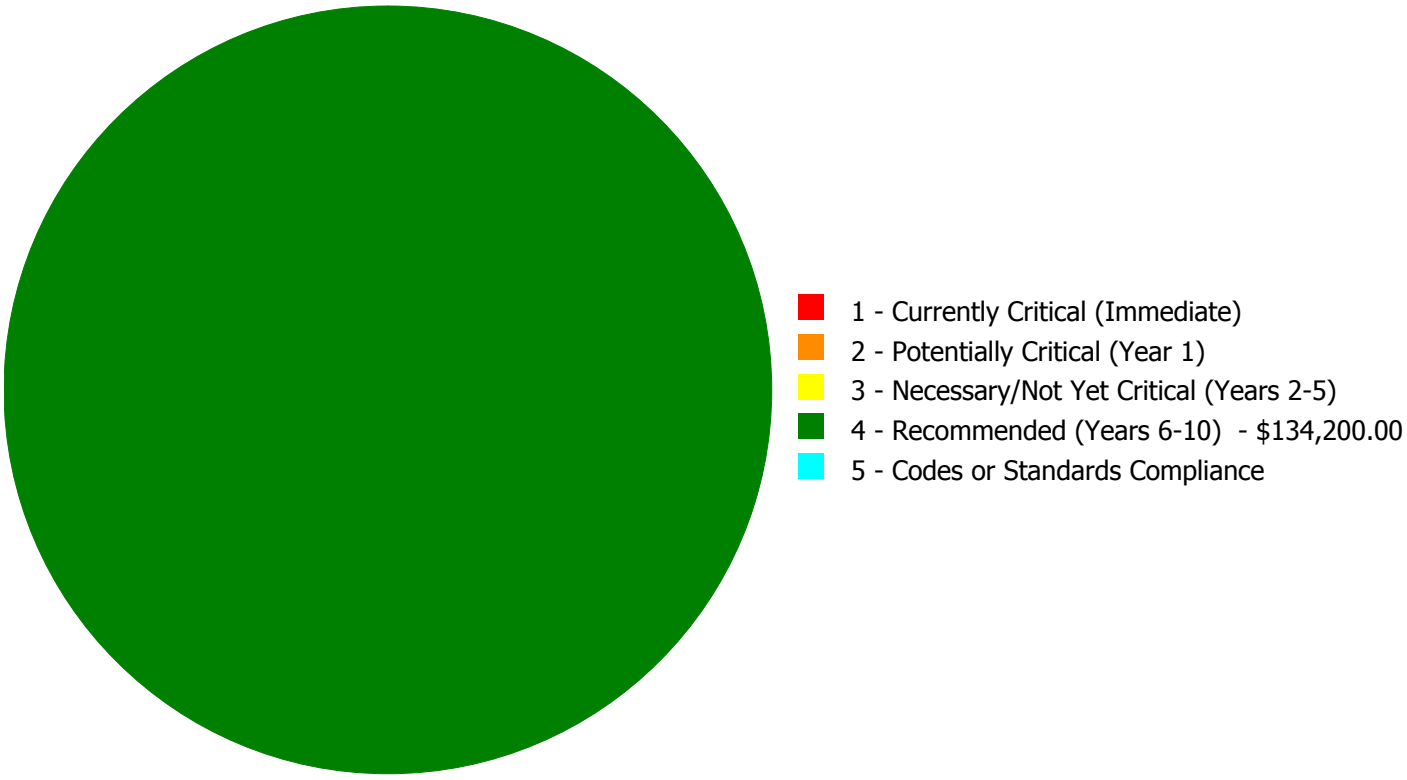
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $134,200.00

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: $134,200.00

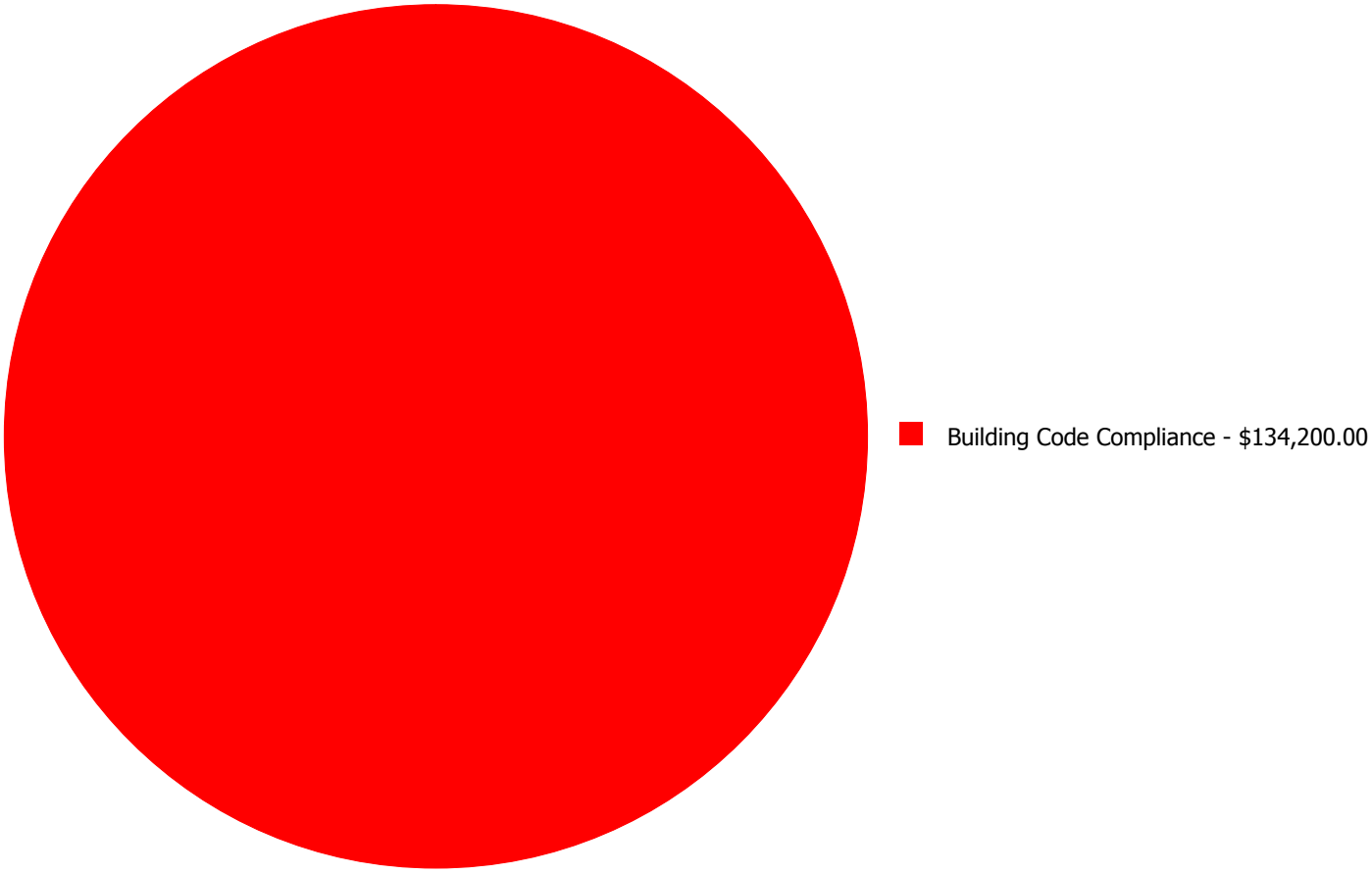
Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
D4010	Sprinklers	$0.00	$0.00	$0.00	$116,050.00	$0.00	$116,050.00
D4020	Standpipes	$0.00	$0.00	$0.00	$18,150.00	$0.00	$18,150.00
	Total:	$0.00	$0.00	$0.00	$134,200.00	$0.00	$134,200.00

Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:



Budget Estimate Total: $134,200.00

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 25,000.00
Unit of Measure: S.F.
Estimate: $116,050.00
Assessor Name: Terence Davis
Date Created: 12/21/2016

Notes: A Sprinkler system is missing and is recommended to be provided to comply with current codes.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 25,000.00
Unit of Measure: S.F.
Estimate: $18,150.00
Assessor Name: Terence Davis
Date Created: 12/21/2016

Notes: A Sprinkler system is missing and is recommended to be provided to comply with current codes.

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	ES -Elementary School
Gross Area (SF):	73,960
Year Built:	1983
Last Renovation:	2009
Replacement Value:	$2,079,754
Repair Cost:	$418,169.00
Total FCI:	20.11 %
Total RSLI:	55.77 %
FCA Score:	79.89

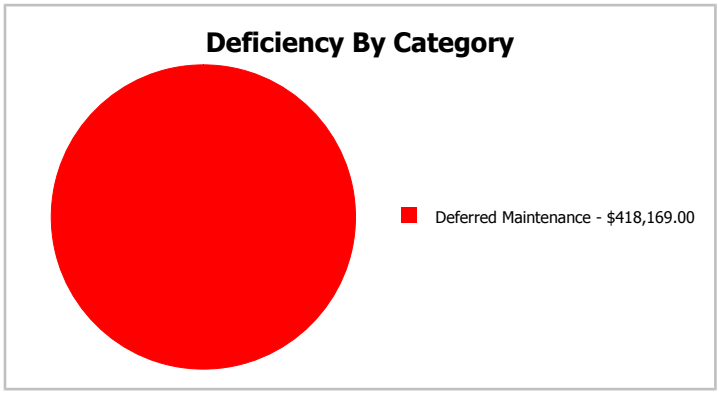
Description:

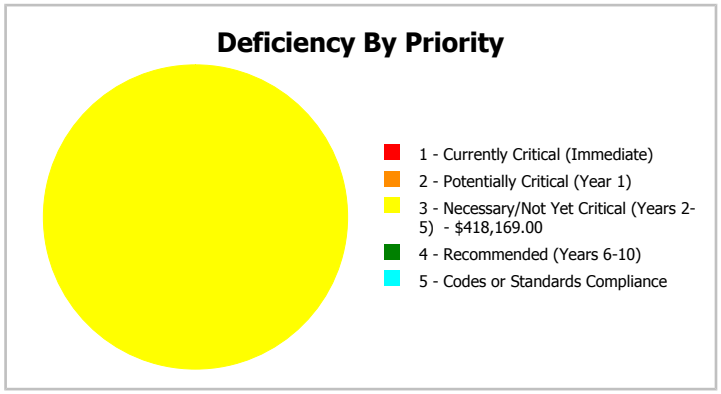
The narrative for this site is included in the Executive Summary Description at the front of this report.

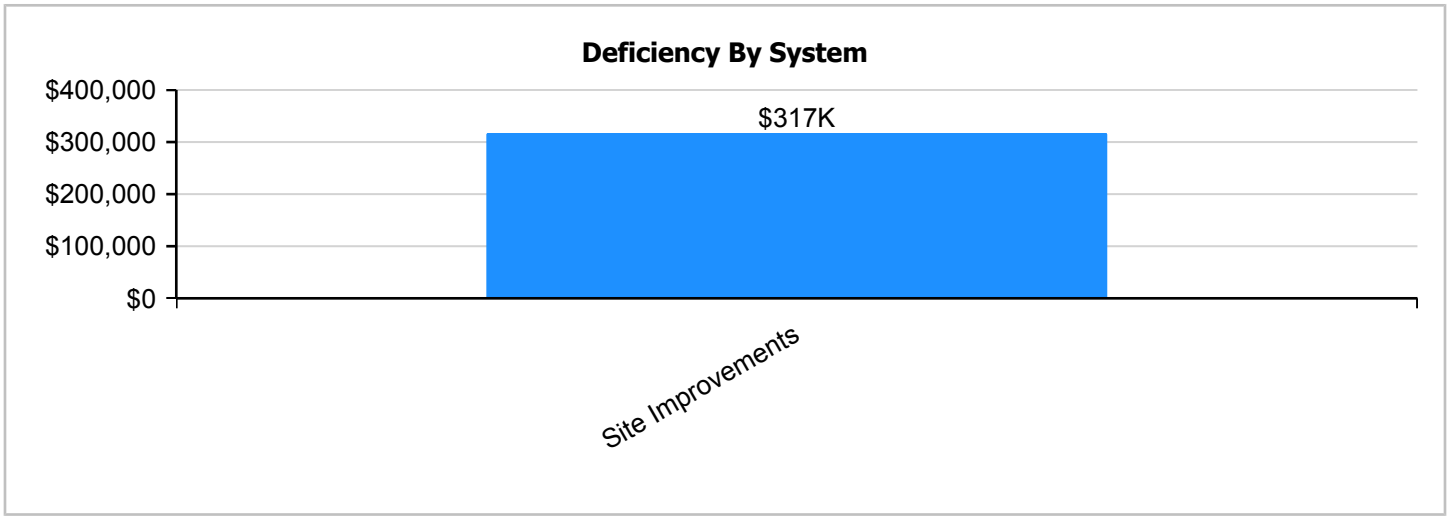
Attributes: This asset has no attributes.

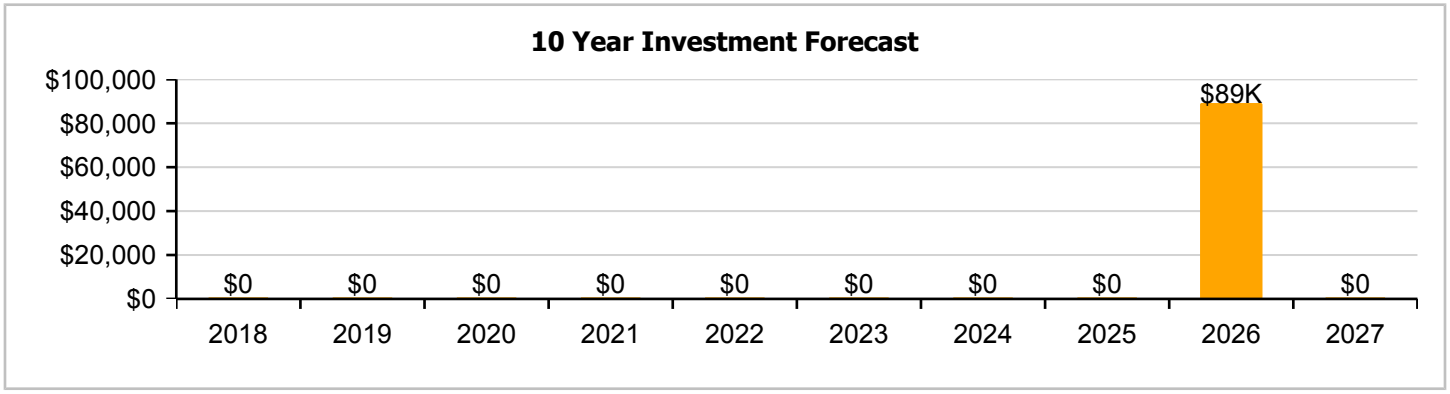
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	73,960
Year Built:	1983	Last Renovation:	2009
Repair Cost:	$418,169	Replacement Value:	$2,079,754
FCI:	20.11 %	RSLI%:	55.77 %









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	47.23 %	37.37 %	$418,169.00
G30 - Site Mechanical Utilities	57.48 %	0.00 %	$0.00
G40 - Site Electrical Utilities	80.43 %	0.00 %	$0.00
Totals:	**55.77 %**	**20.11 %**	**$418,169.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). Aerial Image of Wagram Elementary School - Feb 24, 2017

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$3.81	S.F.	73,960	25	1983	2008		0.00 %	110.00 %	-9		$309,966.00	$281,788
G2020	Parking Lots	$1.33	S.F.	73,960	25	1983	2008		0.00 %	110.00 %	-9		$108,203.00	$98,367
G2030	Pedestrian Paving	$1.91	S.F.	73,960	30	2011	2041		80.00 %	0.00 %	24			$141,264
G2040105	Fence & Guardrails	$1.23	S.F.	73,960	30	2011	2041		80.00 %	0.00 %	24			$90,971
G2040950	Canopies	$0.44	S.F.	73,960	25	2011	2036		76.00 %	0.00 %	19			$32,542
G2040950	Playing Field	$4.54	S.F.	73,960	20	2011	2031		70.00 %	0.00 %	14			$335,778
G2050	Landscaping	$1.87	S.F.	73,960	15	2011	2026		60.00 %	0.00 %	9			$138,305
G3010	Water Supply	$2.34	S.F.	73,960	50	2011	2061		88.00 %	0.00 %	44			$173,066
G3020	Sanitary Sewer	$1.45	S.F.	73,960	50	2011	2061		88.00 %	0.00 %	44			$107,242
G3030	Storm Sewer	$4.54	S.F.	73,960	50	1983	2033		32.00 %	0.00 %	16			$335,778
G4010	Electrical Distribution	$2.35	S.F.	73,960	50	2011	2061		88.00 %	0.00 %	44			$173,806
G4020	Site Lighting	$1.47	S.F.	73,960	30	2011	2041		80.00 %	0.00 %	24			$108,721
G4030	Site Communications & Security	$0.84	S.F.	73,960	15	2011	2026		60.00 %	0.00 %	9			$62,126
								Total	**55.77 %**	**20.11 %**			**$418,169.00**	**$2,079,754**

System Notes

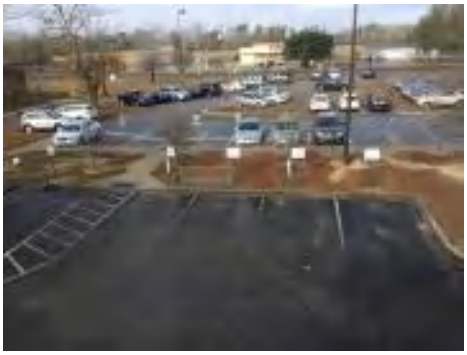
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails

Note:

System: G2040950 - Canopies

Note:

System: G2040950 - Playing Field

Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply


Note:

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer



Note:

System: G4010 - Electrical Distribution


Note:

System: G4020 - Site Lighting



Note:

System: G4030 - Site Communications & Security



Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

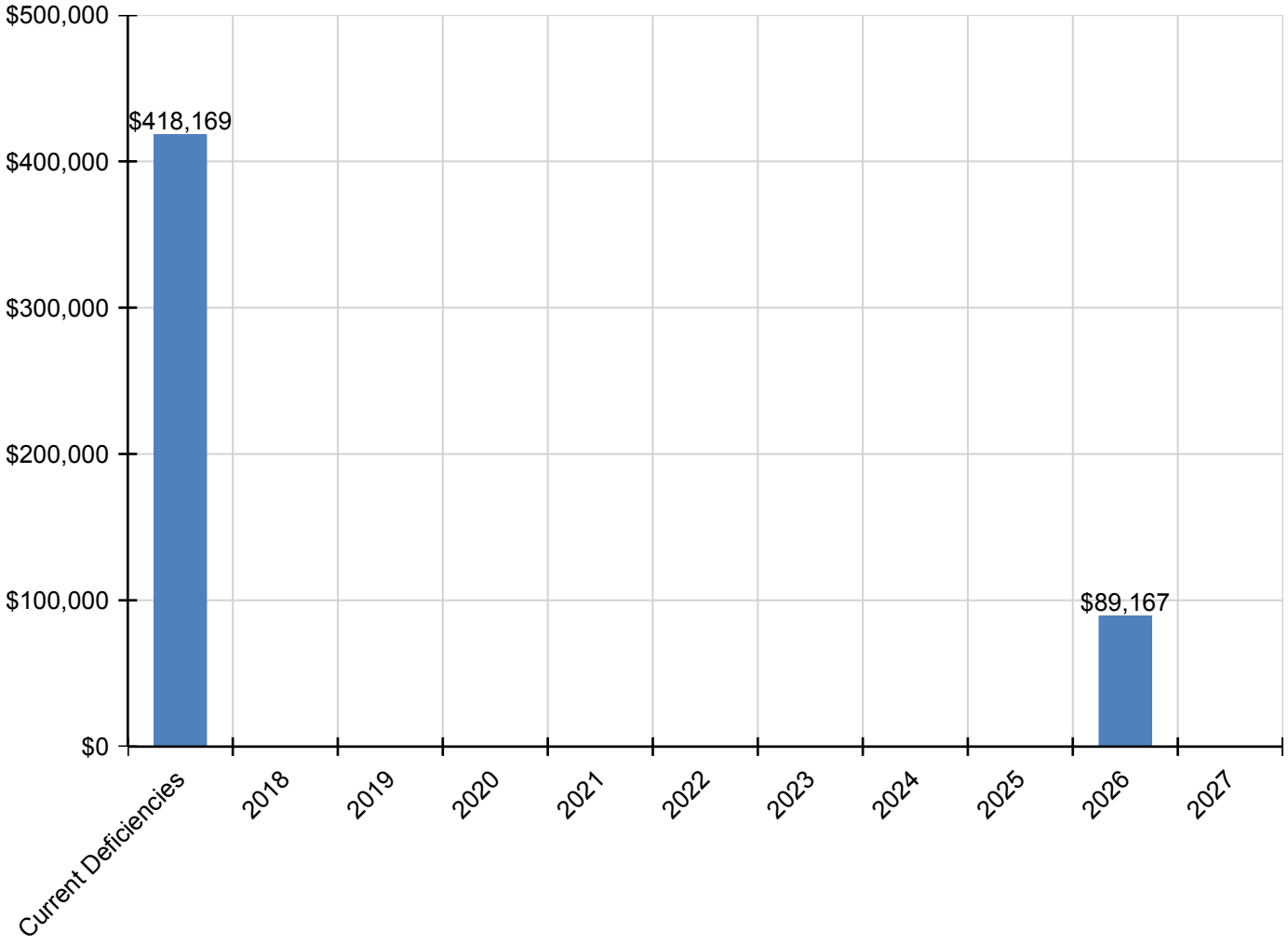
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$418,169**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$89,167**	**$0**	**$507,336**
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	$309,966	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$309,966**
G2020 - Parking Lots	$108,203	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$108,203**
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	$0	$0	$0	$0	**$0**
G2040950 - Playing Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** G2050 - Landscaping**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communications & Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$89,167	$0	**$89,167**

** Indicates non-renewable system*

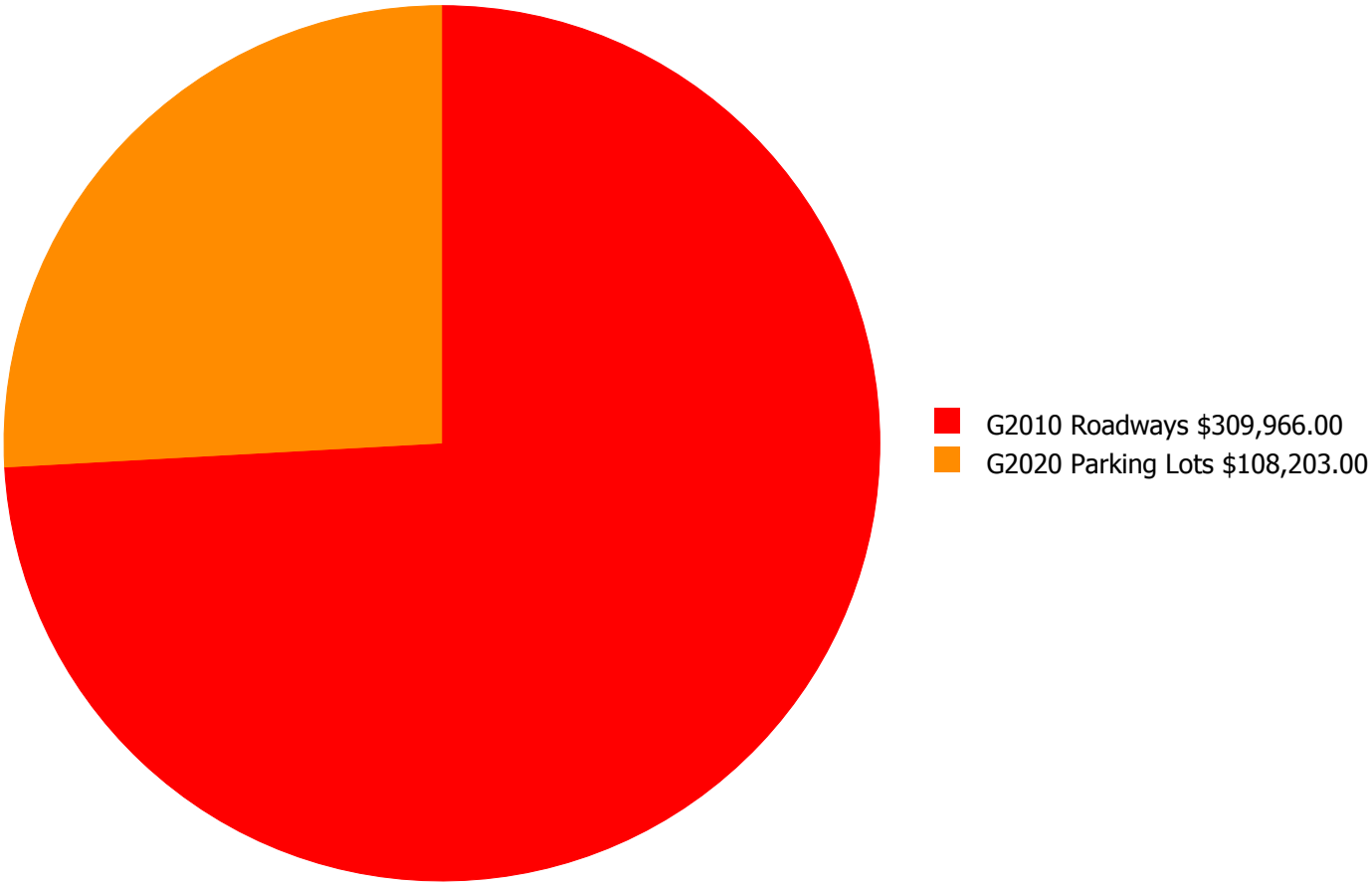
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

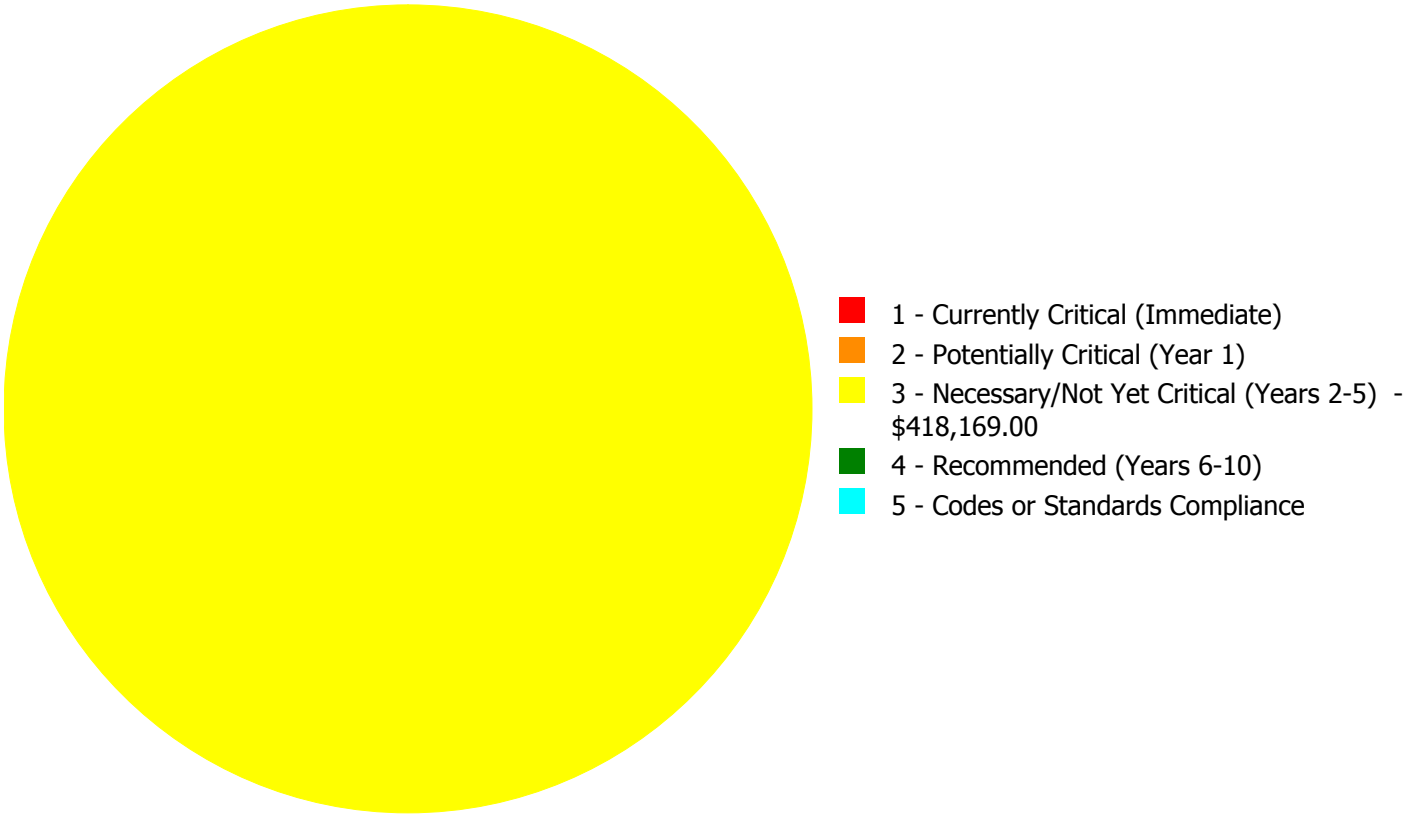
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $418,169.00

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: $418,169.00

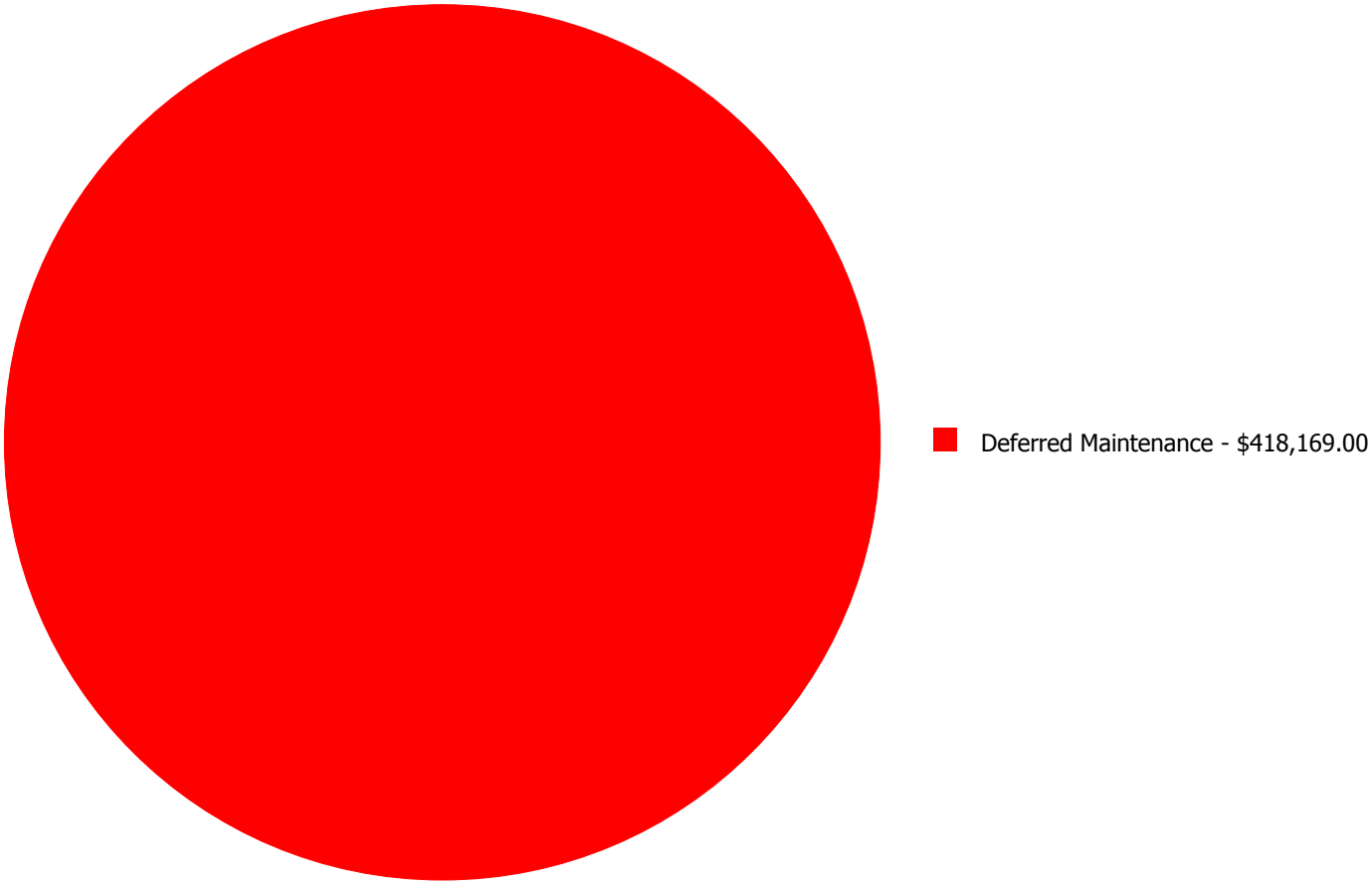
Deficiency By Priority Investment Table

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	$309,966.00	$0.00	$0.00	$309,966.00
G2020	Parking Lots	$0.00	$0.00	$108,203.00	$0.00	$0.00	$108,203.00
	Total:	$0.00	$0.00	$418,169.00	$0.00	$0.00	$418,169.00

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: $418,169.00

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: Entire site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 73,960.00
Unit of Measure: S.F.
Estimate: $309,966.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

Notes: The asphaltic roadway is aged, has many road cuts and repairs, and should be re-surfaced.

System: G2020 - Parking Lots

Location: North and East sides
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 73,960.00
Unit of Measure: S.F.
Estimate: $108,203.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

Notes: The majority of the parking lot is aged, has many repairs and potholes, and should be re-surfaced.