

NC School District/040 Anson County/Elementary School

# Lilesville Elementary

Final

## Campus Assessment Report

March 11, 2017



## Table of Contents

Campus Executive Summary	4
Campus Dashboard Summary	7
Campus Condition Summary	8
<b><u>1990 Main Building</u></b>	10
Executive Summary	10
Dashboard Summary	11
Condition Summary	12
Photo Album	13
Condition Detail	14
System Listing	15
System Notes	17
Renewal Schedule	29
Forecasted Sustainment Requirement	31
Deficiency Summary By System	32
Deficiency Summary By Priority	33
Deficiency By Priority Investment	34
Deficiency Summary By Category	35
Deficiency Details By Priority	36
<b><u>2002 Utility Building</u></b>	43
Executive Summary	43
Dashboard Summary	44
Condition Summary	45
Photo Album	46
Condition Detail	47
System Listing	48
System Notes	49
Renewal Schedule	51
Forecasted Sustainment Requirement	52
Deficiency Summary By System	53

## Campus Assessment Report

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Deficiency Summary By Priority	54
Deficiency By Priority Investment	55
Deficiency Summary By Category	56
Deficiency Details By Priority	57
<b>Site</b>	<b>58</b>
Executive Summary	58
Dashboard Summary	59
Condition Summary	60
Photo Album	61
Condition Detail	62
System Listing	63
System Notes	64
Renewal Schedule	69
Forecasted Sustainment Requirement	70
Deficiency Summary By System	71
Deficiency Summary By Priority	72
Deficiency By Priority Investment	73
Deficiency Summary By Category	74
Deficiency Details By Priority	75

**Campus Executive Summary**

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

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

Gross Area (SF):	63,744
Year Built:	1989
Last Renovation:	
Replacement Value:	\$13,395,529
Repair Cost:	\$5,856,006.00
Total FCI:	43.72 %
Total RSLI:	23.75 %
FCA Score:	56.28



**Description:**

GENERAL

Lilesville Elementary School campus is located at 121 Camden Street, Lilesville, NC 28091. The campus consists of one 64,579 square foot one-story building constructed in 1989. There is one storage shed on the campus.

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

A. SUBSTRUCTURE

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

B. SUPERSTRUCTURE

## Campus Assessment Report - Lilesville Elementary

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Floor construction at mezzanines is concrete filled metal pans on steel framing. Roof construction is steel frame. The exterior enclosure is composed of walls of brick veneer over CMU, colored and textured CMU at recessed areas, and a synthetic stucco system above window headers and at gable ends. Exterior windows are clear anodized aluminum frame with fixed and operable insulated, tinted glazing. Exterior doors are typically aluminum with glazing. Roofing is steep pre-finished standing seam metal with gutters and downspouts. Most building entrances appear to comply with ADA requirements

### C. INTERIORS

Partitions are typically CMU. Interior doors are typically solid core wood veneer in hollow metal frames with slot lites and lever hardware. Doors at area separations are rated assemblies. Fittings include ADA compliant building signage, whiteboards and tack boards, toilet accessories, storage shelving, and lockers. Access ladders to mezzanines construction are steep with open risers and steel treads and steel handrails

Wall finishes are typically paint. Floor finishes include VCT in corridors, carpet in the offices, media center, and select classrooms, VCT in typical classrooms, painted concrete gym, ceramic/quarry tile in toilet rooms and the kitchen, and sealed concrete in utility rooms. Ceiling finishes are typically 2 x 2 suspended acoustical tiles with vinyl faced tiles in the kitchen. Other ceiling finishes include painted gyboard in toilet rooms and at window soffits. The mezzanines have unpainted but taped gyboard ceilings.

### D. SERVICES

#### CONVEYING:

The buildings have no conveying systems and none are required.

#### PLUMBING:

Plumbing fixtures are typically white porcelain. Water closets are floor mounted with lever handle flush valves. Urinals are wall-hung with lever handle flush valves. Lavatories are wall hung or counter-set with two-handle or single faucets. Classroom sinks are cabinet mounted stainless steel with high-arc spouts and drinking fountains. Typical lavatory sinks are not piped for hot water. An accessible shower is provided, but is not in use. Service sinks are floor mounted fiberglass. Domestic water supply piping is soldered copper. Electric water heaters are distributed throughout the building and oil fired water heaters serve the kitchen. Sanitary drain/vent piping is bell and spigot cast iron. Floor drains are provided in toilet rooms. There is no storm water drainage system in the building – downspouts connect to an underground storm water collection system on the site. Other plumbing systems are fuel oil piping.

#### HVAC:

Heating hot water is provided by one Peerless oil-fired boiler. Cooling is provided by ground mounted condensing units (split system). The distribution system includes a 2-pipe system with insulated pipes, pumps, and accessories. AHUs located on the mezzanine supply the gym, media center, cafeteria and corridors through internally insulated sheet metal ductwork. Classrooms have cabinet style unit ventilators supplied by heating hot water and have individual compressors for cooling. Toilet rooms have ceiling mounted exhaust grilles ducted to fans and discharging above the roof. Electronic controls are local. Thermostats are typically enclosed in locked boxes.

#### FIRE PROTECTION:

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

#### ELECTRICAL:

The electrical system is fed from a pad mounted transformer with 1600 amps of 277/480 volt, 3-phase, 4-wire power. Lighting is typically T8 fluorescent bulbs. Hallway and gym lighting metal halide lighting is being converted to LED lamps. GFCI outlets are provided at wet areas. The building has battery back-up emergency lighting and illuminated exit signs. There is no emergency generator.

#### COMMUNICATIONS AND SECURITY:

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

### E. EQUIPMENT & FURNISHINGS

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

## Campus Assessment Report - Lilesville Elementary

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### G. SITE

Campus site features include asphalt paved driveways and parking lots, concrete pedestrian pavement, a flag pole, playground equipment, landscaping, a monument sign, an historic cupola, a ball field with dug-outs, and fencing. Site mechanical and electrical features include water, sewer, oil fuel storage, and site lighting.

#### Attributes:

##### General Attributes:

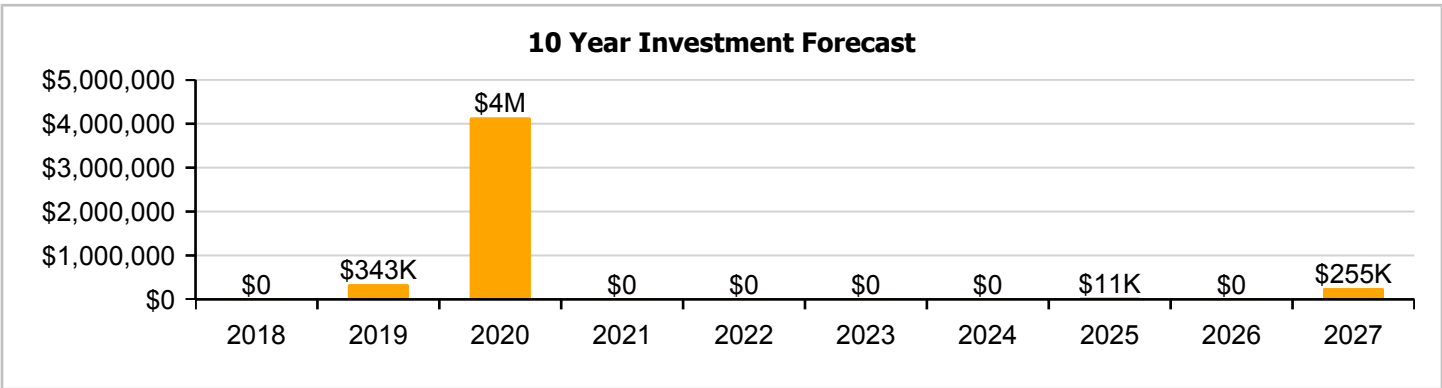
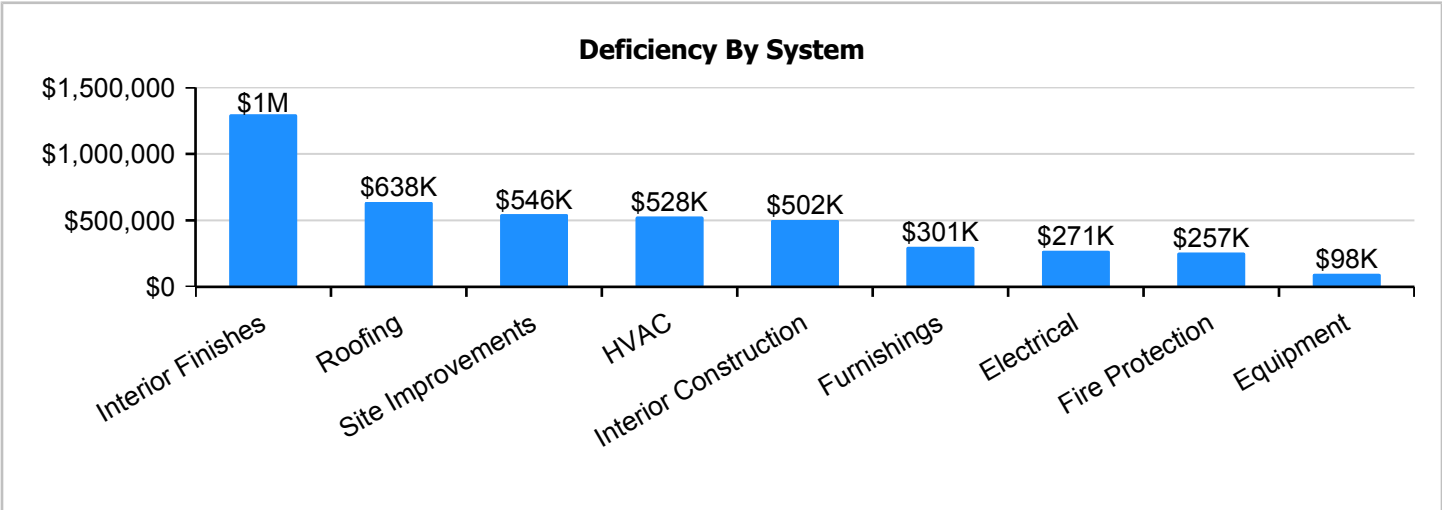
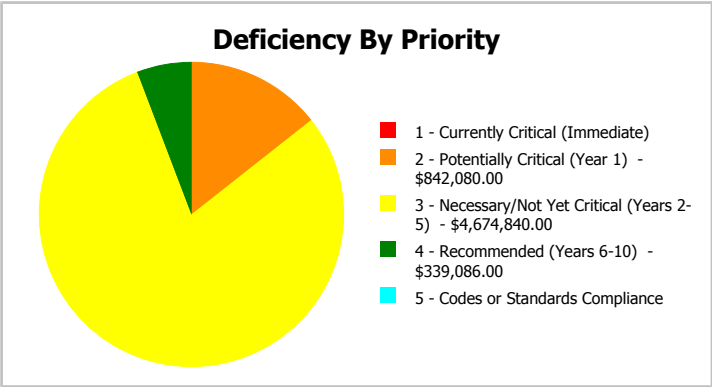
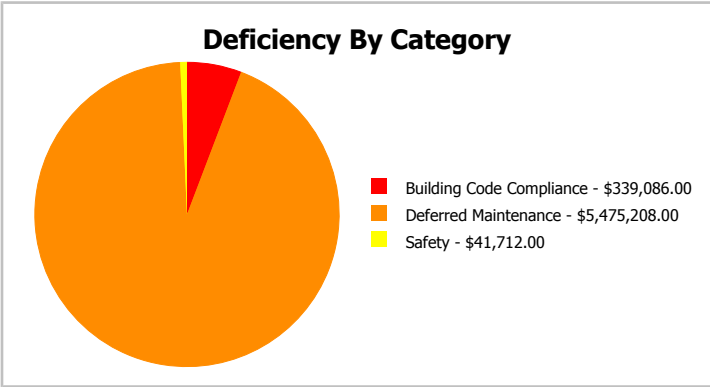
Condition Assessor:	Ann Buerger Linden	Assessment Date:	1/5/2017
Suitability Assessor:			

##### School Information:

HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	13.43	Site Acreage:	13.43

**Campus Dashboard Summary**

Gross Area:	63,744	Last Renovation:	
Year Built:	1989	Replacement Value:	\$13,395,529
Repair Cost:	\$5,856,006	RSLI%:	23.75 %
FCI:	43.72 %		





## 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

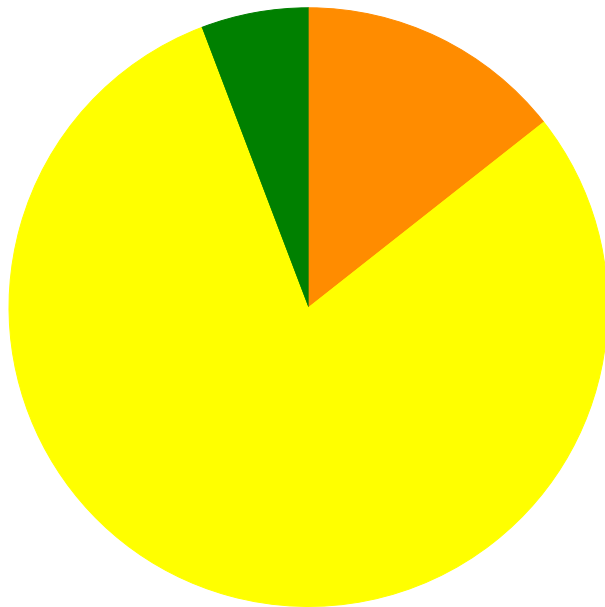
UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	73.33 %	0.00 %	\$0.00
B10 - Superstructure	72.21 %	0.00 %	\$0.00
B20 - Exterior Enclosure	40.57 %	0.00 %	\$0.00
B30 - Roofing	0.45 %	136.75 %	\$842,080.00
C10 - Interior Construction	31.07 %	46.41 %	\$662,885.00
C20 - Stairs	73.00 %	0.00 %	\$0.00
C30 - Interior Finishes	0.00 %	110.00 %	\$1,710,717.00
D20 - Plumbing	10.27 %	0.00 %	\$0.00
D30 - HVAC	13.12 %	52.46 %	\$696,933.00
D40 - Fire Protection	0.00 %	110.00 %	\$339,086.00
D50 - Electrical	11.16 %	20.31 %	\$357,152.00
E10 - Equipment	2.08 %	94.72 %	\$129,242.00
E20 - Furnishings	0.00 %	110.00 %	\$397,453.00
G20 - Site Improvements	1.43 %	76.94 %	\$720,458.00
G30 - Site Mechanical Utilities	42.53 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	27.90 %	0.00 %	\$0.00
<b>Totals:</b>	<b>23.75 %</b>	<b>43.72 %</b>	<b>\$5,856,006.00</b>

### Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance
1990 Main Building	63,168	44.62	\$0.00	\$842,080.00	\$3,954,382.00	\$339,086.00	\$0.00
2002 Utility Building	576	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Site	63,744	39.44	\$0.00	\$0.00	\$720,458.00	\$0.00	\$0.00
<b>Total:</b>		<b>43.72</b>	<b>\$0.00</b>	<b>\$842,080.00</b>	<b>\$4,674,840.00</b>	<b>\$339,086.00</b>	<b>\$0.00</b>

### Deficiencies By Priority





- 1 - Currently Critical (Immediate)
- 2 - Potentially Critical (Year 1) - \$842,080.00
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$4,674,840.00
- 4 - Recommended (Years 6-10) - \$339,086.00
- 5 - Codes or Standards Compliance

**Budget Estimate Total: \$5,856,006.00**

## 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.

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Function:	ES -Elementary School
Gross Area (SF):	63,168
Year Built:	1990
Last Renovation:	
Replacement Value:	\$11,508,577
Repair Cost:	\$5,135,548.00
Total FCI:	44.62 %
Total RSLI:	24.20 %
FCA Score:	55.38



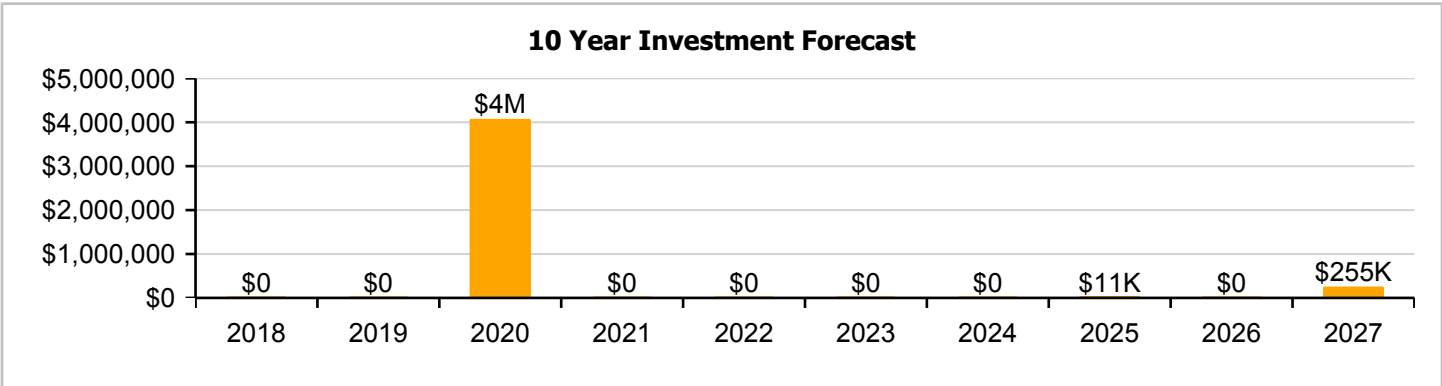
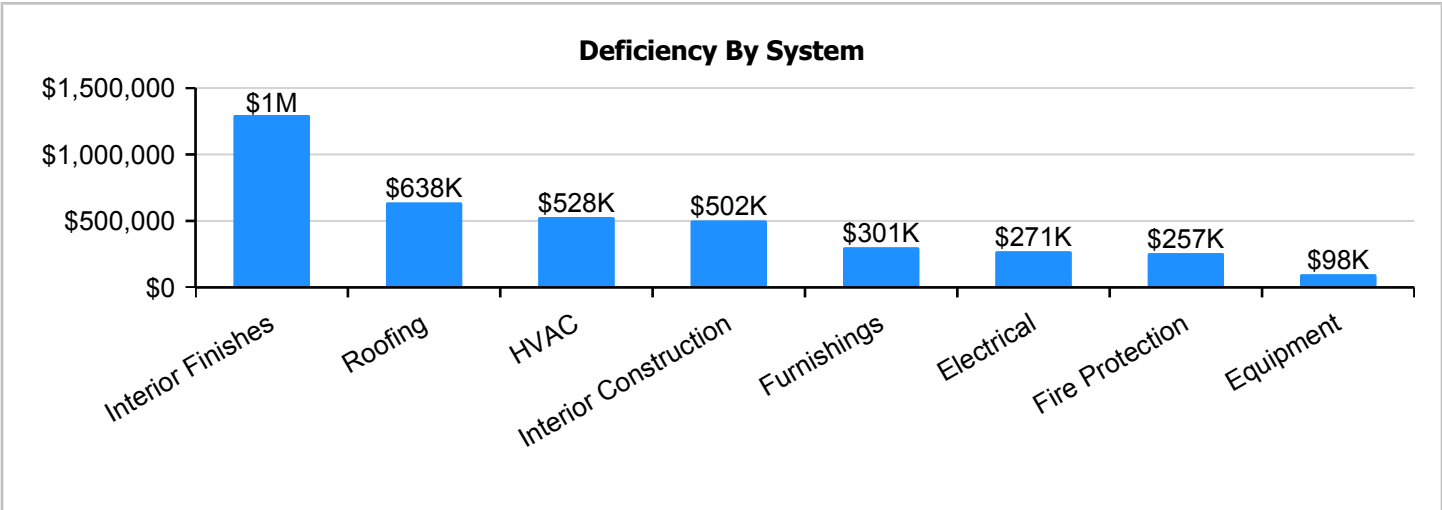
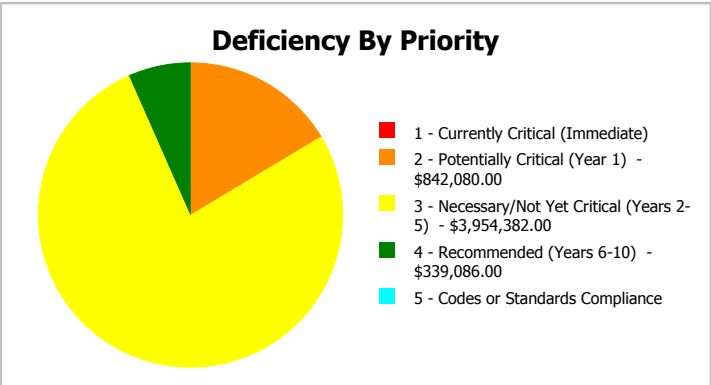
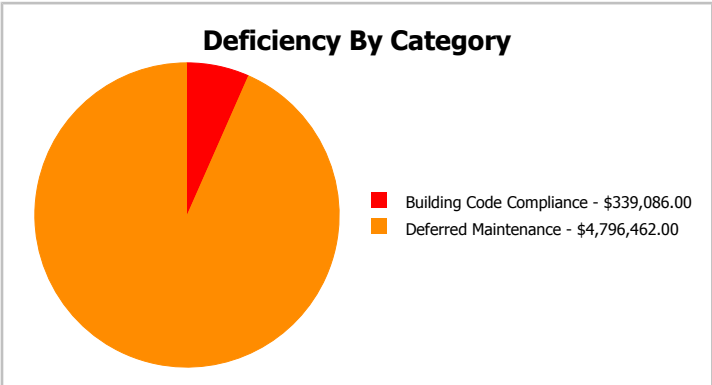
### Description:

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:	ES -Elementary School	Gross Area:	63,168
Year Built:	1990	Last Renovation:	
Repair Cost:	\$5,135,548	Replacement Value:	\$11,508,577
FCI:	44.62 %	RSLI%:	24.20 %



## Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	73.00 %	0.00 %	\$0.00
B10 - Superstructure	72.09 %	0.00 %	\$0.00
B20 - Exterior Enclosure	39.91 %	0.00 %	\$0.00
B30 - Roofing	0.00 %	138.00 %	\$842,080.00
C10 - Interior Construction	31.07 %	46.41 %	\$662,885.00
C20 - Stairs	73.00 %	0.00 %	\$0.00
C30 - Interior Finishes	0.00 %	110.00 %	\$1,710,717.00
D20 - Plumbing	10.27 %	0.00 %	\$0.00
D30 - HVAC	13.12 %	52.46 %	\$696,933.00
D40 - Fire Protection	0.00 %	110.00 %	\$339,086.00
D50 - Electrical	11.16 %	20.31 %	\$357,152.00
E10 - Equipment	2.08 %	94.72 %	\$129,242.00
E20 - Furnishings	0.00 %	110.00 %	\$397,453.00
<b>Totals:</b>	<b>24.20 %</b>	<b>44.62 %</b>	<b>\$5,135,548.00</b>

## Photo Album

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

1). West Elevation - Feb 08, 2017



2). North Elevation - Feb 08, 2017



3). East Elevation - Feb 08, 2017



4). South Elevation - Feb 08, 2017



### Condition Detail

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

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

## System Listing

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



# Campus Assessment Report - 1990 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.	63,168	100	1990	2090		73.00 %	0.00 %	73			\$296,890
A1030	Slab on Grade	\$8.26	S.F.	63,168	100	1990	2090		73.00 %	0.00 %	73			\$521,768
B1010	Floor Construction	\$1.61	S.F.	63,168	100	1990	2090		73.00 %	0.00 %	73			\$101,700
B1020	Roof Construction	\$15.44	S.F.	63,168	100	1989	2089		72.00 %	0.00 %	72			\$975,314
B2010	Exterior Walls	\$9.24	S.F.	63,168	100	1990	2090		73.00 %	0.00 %	73			\$583,672
B2020	Exterior Windows	\$9.20	S.F.	63,168	30	1990	2020		10.00 %	0.00 %	3			\$581,146
B2030	Exterior Doors	\$1.02	S.F.	63,168	30	1990	2020		10.00 %	0.00 %	3			\$64,431
B3010130	Preformed Metal Roofing	\$9.66	S.F.	63,168	30	1989	2019	2017	0.00 %	138.00 %	0		\$842,080.00	\$610,203
C1010	Partitions	\$10.59	S.F.	63,168	75	1990	2065		64.00 %	0.00 %	48			\$668,949
C1020	Interior Doors	\$2.48	S.F.	63,168	30	1990	2020		10.00 %	0.00 %	3			\$156,657
C1030	Fittings	\$9.54	S.F.	63,168	20	1990	2010		0.00 %	110.00 %	-7		\$662,885.00	\$602,623
C20	Stairs	\$0.29	S.F.	63,168	100	1990	2090		73.00 %	0.00 %	73			\$18,319
C3010	Wall Finishes	\$2.73	S.F.	63,168	10	1990	2000		0.00 %	110.00 %	-17		\$189,694.00	\$172,449
C3020	Floor Finishes	\$11.15	S.F.	63,168	20	1990	2010		0.00 %	110.00 %	-7		\$774,756.00	\$704,323
C3030	Ceiling Finishes	\$10.74	S.F.	63,168	25	1990	2015		0.00 %	110.00 %	-2		\$746,267.00	\$678,424
D2010	Plumbing Fixtures	\$11.26	S.F.	63,168	30	1990	2020		10.00 %	0.00 %	3			\$711,272
D2020	Domestic Water Distribution	\$0.96	S.F.	63,168	30	1990	2020		10.00 %	0.00 %	3			\$60,641
D2030	Sanitary Waste	\$1.52	S.F.	63,168	30	1990	2020		10.00 %	0.00 %	3			\$96,015
D2090	Other Plumbing Systems -Fuel Oil	\$0.17	S.F.	63,168	40	1990	2030		32.50 %	0.00 %	13			\$10,739
D3020	Heat Generating Systems	\$4.98	S.F.	63,168	30	2000	2030		43.33 %	0.00 %	13			\$314,577
D3040	Distribution Systems	\$6.02	S.F.	63,168	30	1990	2020		10.00 %	0.00 %	3			\$380,271
D3050	Terminal & Package Units	\$8.12	S.F.	63,168	15	1990	2005		0.00 %	110.00 %	-12		\$564,217.00	\$512,924
D3060	Controls & Instrumentation	\$1.91	S.F.	63,168	20	1990	2010		0.00 %	110.00 %	-7		\$132,716.00	\$120,651
D4010	Sprinklers	\$4.22	S.F.	63,168	30			2017	0.00 %	110.00 %	0		\$293,226.00	\$266,569
D4020	Standpipes	\$0.66	S.F.	63,168	30			2017	0.00 %	110.00 %	0		\$45,860.00	\$41,691
D5010	Electrical Service/Distribution	\$1.65	S.F.	63,168	40	1990	2030		32.50 %	0.00 %	13			\$104,227
D5020	Branch Wiring	\$4.99	S.F.	63,168	30	1990	2020		10.00 %	0.00 %	3			\$315,208
D5020	Lighting	\$11.64	S.F.	63,168	30	1990	2020		10.00 %	0.00 %	3			\$735,276
D5030810	Security & Detection Systems	\$1.83	S.F.	63,168	15	1990	2005		0.00 %	110.00 %	-12		\$127,157.00	\$115,597
D5030910	Fire Alarm Systems	\$3.31	S.F.	63,168	15	1990	2005		0.00 %	110.00 %	-12		\$229,995.00	\$209,086
D5030920	Data Communication	\$4.30	S.F.	63,168	15	2005	2020		20.00 %	0.00 %	3			\$271,622
D5090	Other Electrical Systems	\$0.12	S.F.	63,168	20	2005	2025		40.00 %	0.00 %	8			\$7,580
E1020	Institutional Equipment	\$0.30	S.F.	63,168	20	1990	2010	2020	15.00 %	0.00 %	3			\$18,950
E1090	Other Equipment	\$1.86	S.F.	63,168	20	1990	2010		0.00 %	110.00 %	-7		\$129,242.00	\$117,492
E2010	Fixed Furnishings	\$5.72	S.F.	63,168	20	1990	2010		0.00 %	110.00 %	-7		\$397,453.00	\$361,321
<b>Total</b>									<b>24.20 %</b>	<b>44.62 %</b>			<b>\$5,135,548.00</b>	<b>\$11,508,577</b>

## System Notes

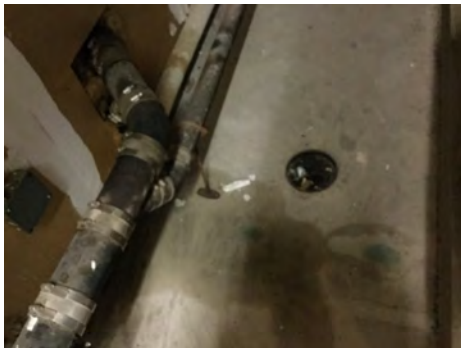
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

**System:** A1010 - Standard Foundations

This system contains no images

**Note:** Cracks in flooring reported by district personnel appear to be mostly located at construction control joints, or cracks in original construction. No distress in walls observed.

**System:** B1010 - Floor Construction



**Note:**

**System:** B2010 - Exterior Walls



**Note:**

## Campus Assessment Report - 1990 Main Building

### System: B2020 - Exterior Windows



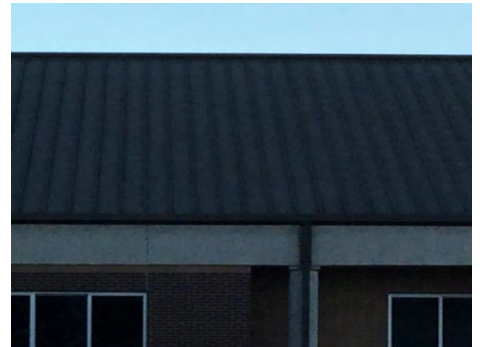
**Note:** When system expires and is scheduled for renewal, consider reducing window area by infilling with insulated exterior wall system to improve energy efficiency of the building.

### System: B2030 - Exterior Doors



**Note:**

### System: B3010130 - Preformed Metal Roofing

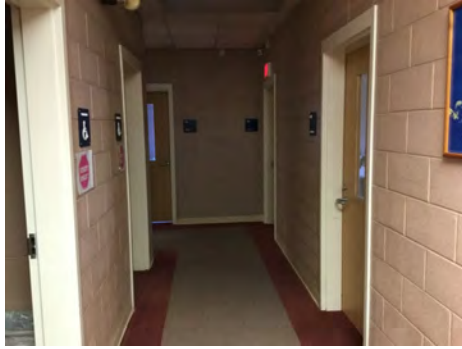


**Note:**



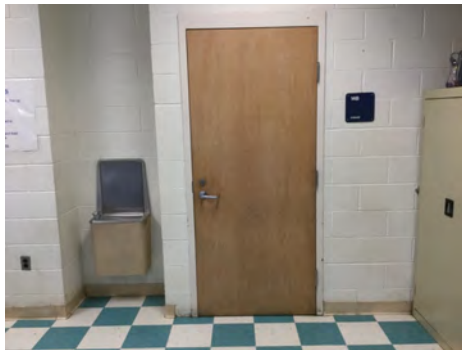
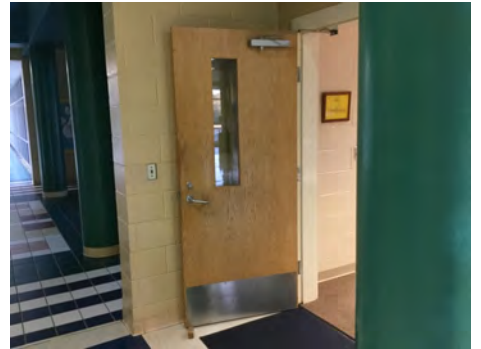
# Campus Assessment Report - 1990 Main Building

**System:** C1010 - Partitions



**Note:**

**System:** C1020 - Interior Doors



**Note:**

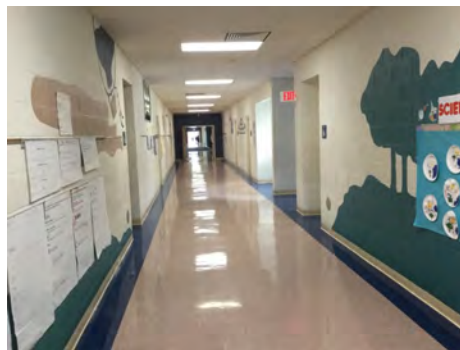
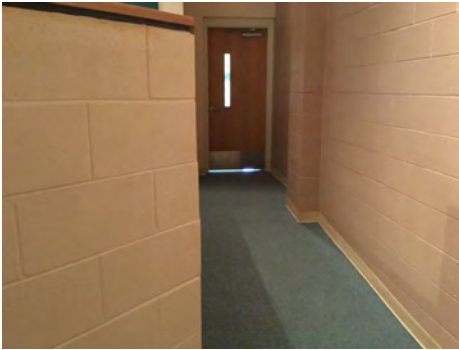
# Campus Assessment Report - 1990 Main Building

**System:** C1030 - Fittings



**Note:**

**System:** C3010 - Wall Finishes

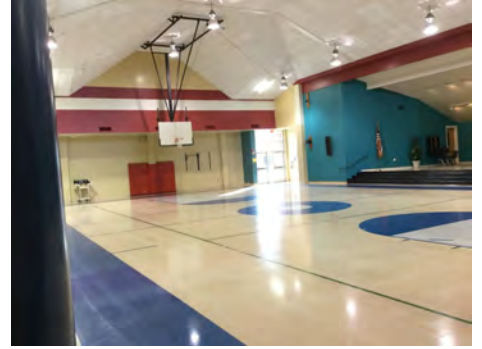
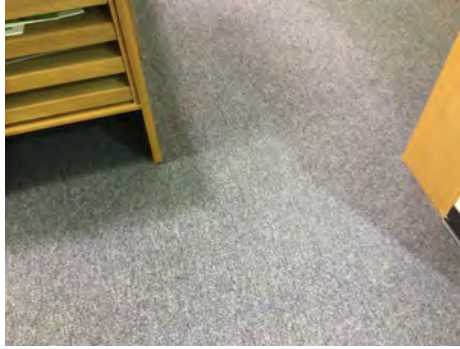


**Note:**



## Campus Assessment Report - 1990 Main Building

**System:** C3020 - Floor Finishes



**Note:**

**System:** C3030 - Ceiling Finishes



**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

## Campus Assessment Report - 1990 Main Building

**System:** D2020 - Domestic Water Distribution



**Note:**

**System:** D2030 - Sanitary Waste



**Note:**

**System:** D2090 - Other Plumbing Systems -Fuel Oil



**Note:**



# Campus Assessment Report - 1990 Main Building

## System: D3020 - Heat Generating Systems



### Note:

## System: D3040 - Distribution Systems



### Note:

## Campus Assessment Report - 1990 Main Building

**System:** D3050 - Terminal & Package Units



**Note:**

**System:** D3060 - Controls & Instrumentation



**Note:**



# Campus Assessment Report - 1990 Main Building

**System:** D5010 - Electrical Service/Distribution



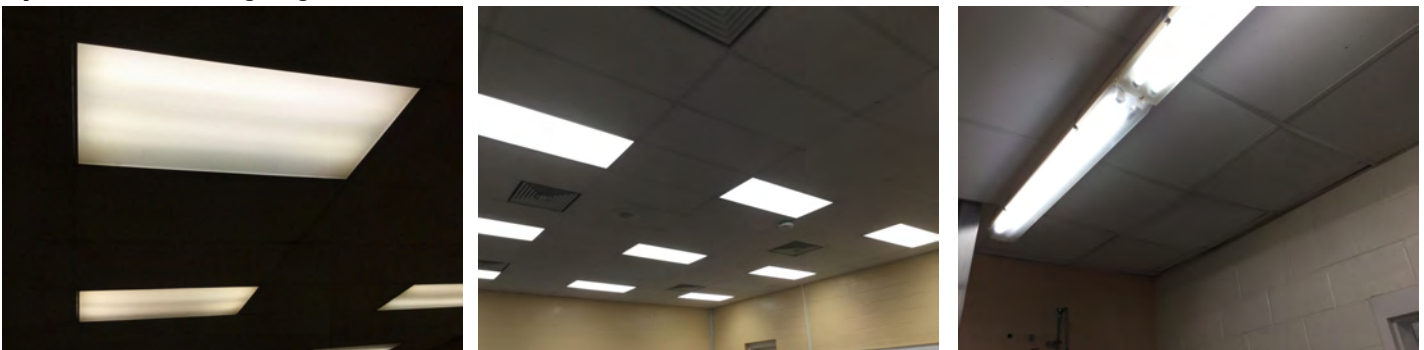
**Note:**

**System:** D5020 - Branch Wiring



**Note:**

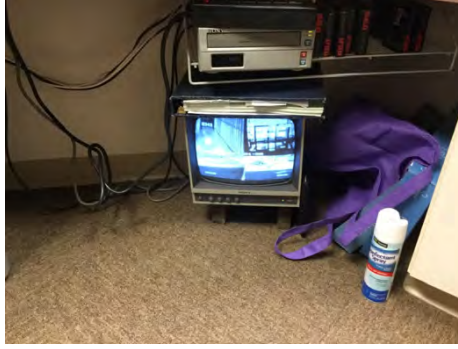
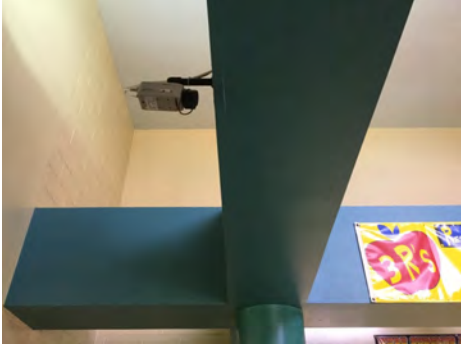
**System:** D5020 - Lighting



**Note:**

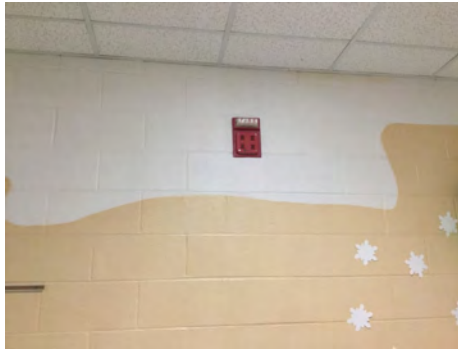
## Campus Assessment Report - 1990 Main Building

**System:** D5030810 - Security & Detection Systems



**Note:**

**System:** D5030910 - Fire Alarm Systems



**Note:**

**System:** D5030920 - Data Communication



**Note:**



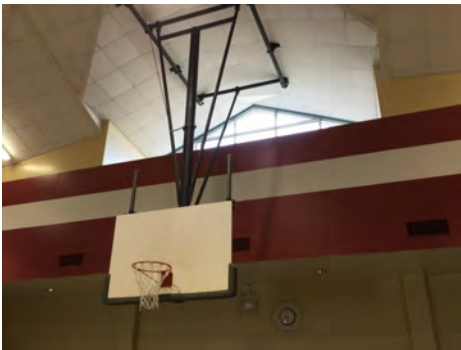
## Campus Assessment Report - 1990 Main Building

**System:** D5090 - Other Electrical Systems



**Note:**

**System:** E1020 - Institutional Equipment



**Note:** Some newer equipment is installed. Original equipment is functional. System renewal date pushed to reflect no immediate need for replacements/upgrades.

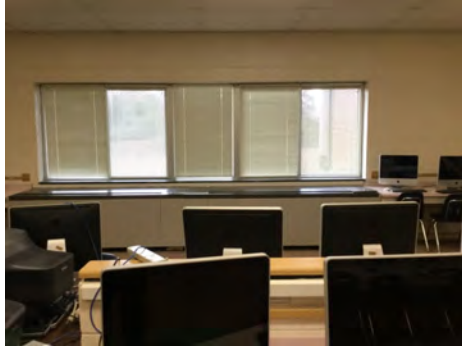
**System:** E1090 - Other Equipment



**Note:**

# Campus Assessment Report - 1990 Main Building

**System:** E2010 - Fixed Furnishings



**Note:**

## Renewal Schedule

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

*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$5,135,548</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,076,568</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$10,562</b>	<b>\$0</b>	<b>\$254,933</b>	<b>\$9,477,611</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1010 - Floor Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$698,537	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$698,537
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$77,446	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$77,446
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010130 - Preformed Metal Roofing</b>	\$842,080	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$842,080
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1020 - Interior Doors</b>	\$0	\$0	\$0	\$188,301	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$188,301
<b>C1030 - Fittings</b>	\$662,885	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$662,885
<b>C20 - Stairs</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$189,694	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$254,933	\$444,627
<b>C3020 - Floor Finishes</b>	\$774,756	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$774,756
<b>C3030 - Ceiling Finishes</b>	\$746,267	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$746,267



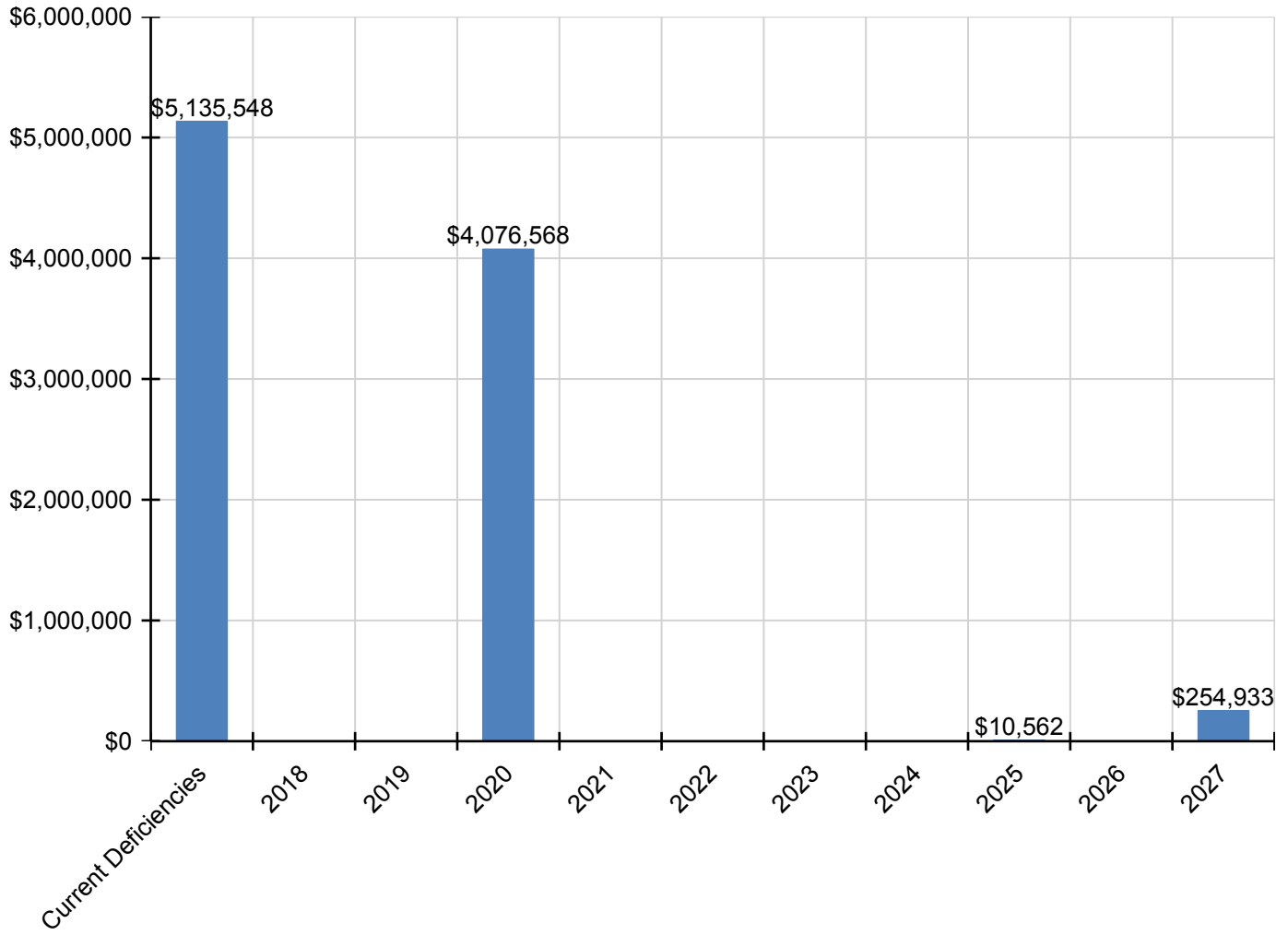
## Campus Assessment Report - 1990 Main Building

D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$854,949	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$854,949
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$72,890	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$72,890
D2030 - Sanitary Waste	\$0	\$0	\$0	\$115,411	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$115,411
D2090 - Other Plumbing Systems -Fuel Oil	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$457,086	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$457,086
D3050 - Terminal & Package Units	\$564,217	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$564,217
D3060 - Controls & Instrumentation	\$132,716	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$132,716
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$293,226	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$293,226
D4020 - Standpipes	\$45,860	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,860
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$378,880	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$378,880
D5020 - Lighting	\$0	\$0	\$0	\$883,801	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$883,801
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$127,157	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$127,157
D5030910 - Fire Alarm Systems	\$229,995	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$229,995
D5030920 - Data Communication	\$0	\$0	\$0	\$326,490	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$326,490
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,562	\$0	\$0	\$0	\$10,562
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$22,778	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,778
E1090 - Other Equipment	\$129,242	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$129,242
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$397,453	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$397,453

\* Indicates non-renewable system

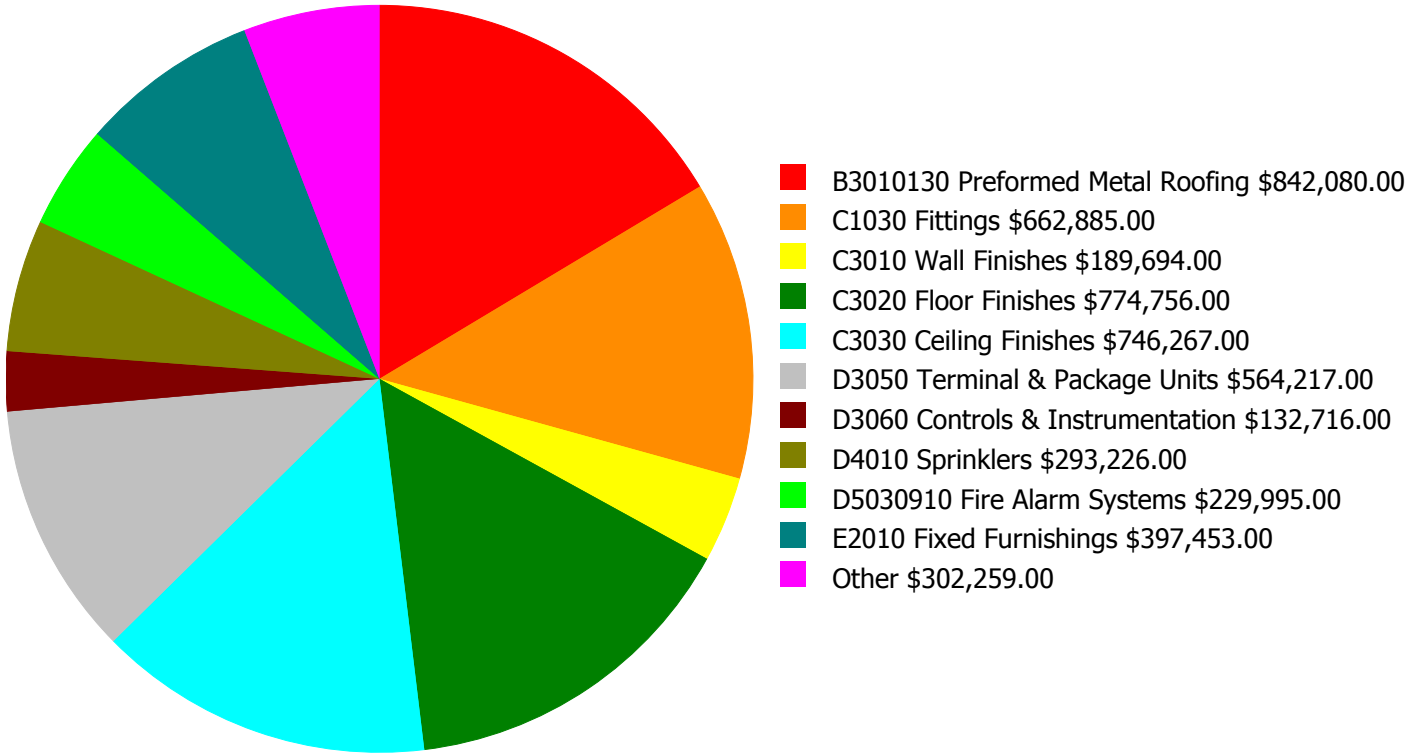
## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

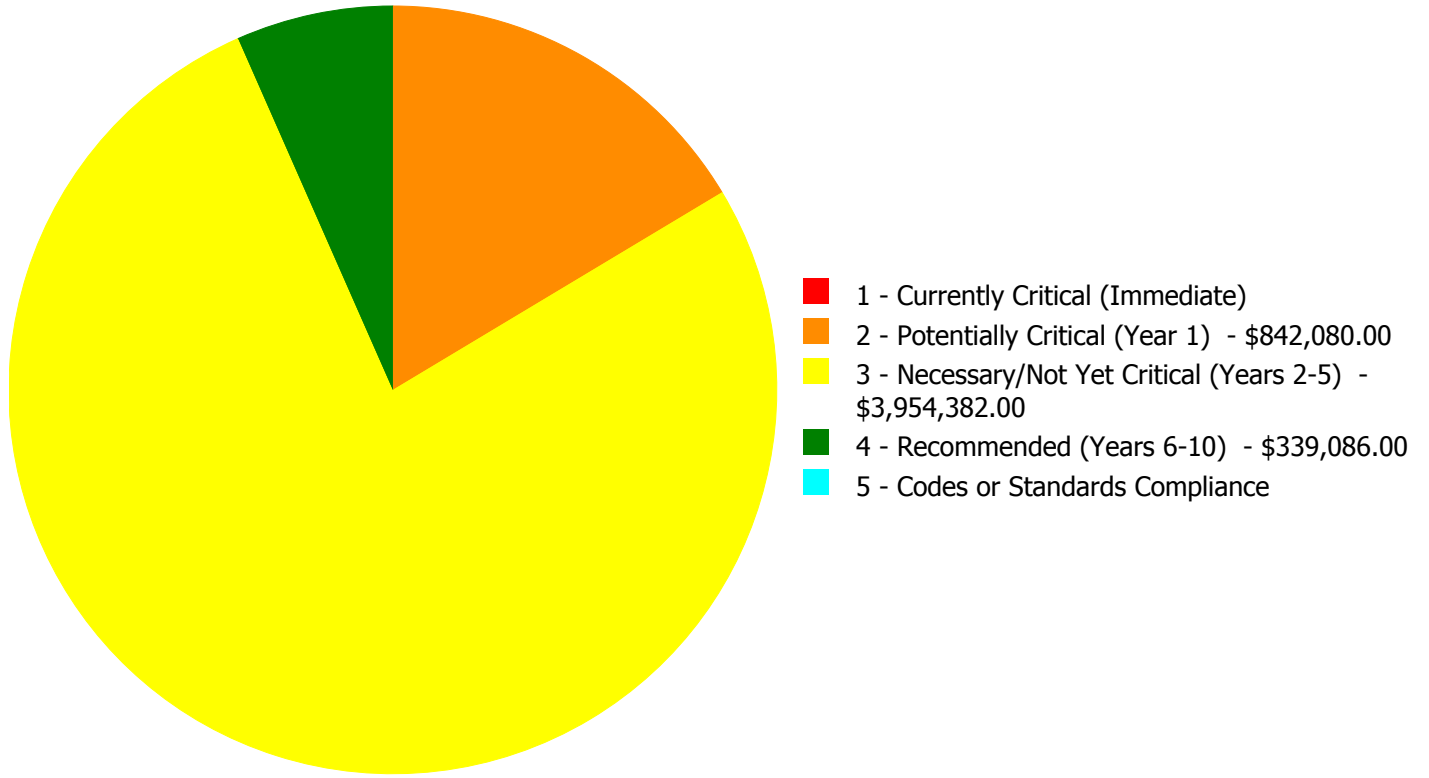
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$5,135,548.00**

## 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: \$5,135,548.00**

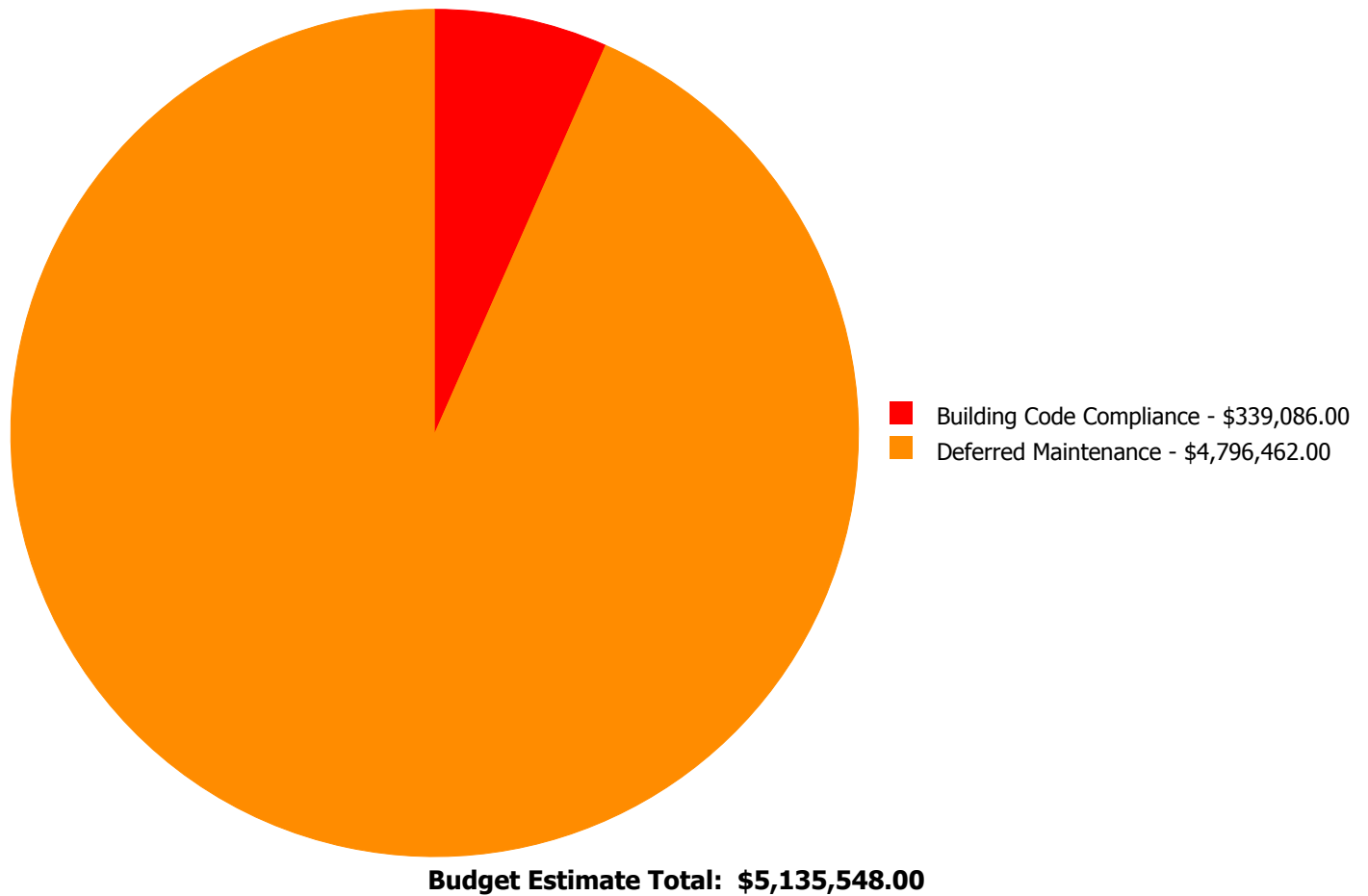
## Deficiency By Priority Investment Table

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
B3010130	Preformed Metal Roofing	\$0.00	\$842,080.00	\$0.00	\$0.00	\$0.00	\$842,080.00
C1030	Fittings	\$0.00	\$0.00	\$662,885.00	\$0.00	\$0.00	\$662,885.00
C3010	Wall Finishes	\$0.00	\$0.00	\$189,694.00	\$0.00	\$0.00	\$189,694.00
C3020	Floor Finishes	\$0.00	\$0.00	\$774,756.00	\$0.00	\$0.00	\$774,756.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$746,267.00	\$0.00	\$0.00	\$746,267.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$564,217.00	\$0.00	\$0.00	\$564,217.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$132,716.00	\$0.00	\$0.00	\$132,716.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$293,226.00	\$0.00	\$293,226.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$45,860.00	\$0.00	\$45,860.00
D5030810	Security & Detection Systems	\$0.00	\$0.00	\$127,157.00	\$0.00	\$0.00	\$127,157.00
D5030910	Fire Alarm Systems	\$0.00	\$0.00	\$229,995.00	\$0.00	\$0.00	\$229,995.00
E1090	Other Equipment	\$0.00	\$0.00	\$129,242.00	\$0.00	\$0.00	\$129,242.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$397,453.00	\$0.00	\$0.00	\$397,453.00
	<b>Total:</b>	\$0.00	\$842,080.00	\$3,954,382.00	\$339,086.00	\$0.00	\$5,135,548.00

## Deficiency Summary by Category

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

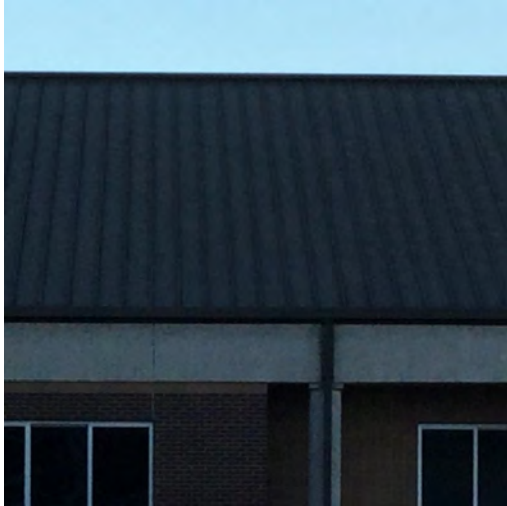


## Deficiency Details by Priority

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

### Priority 2 - Potentially Critical (Year 1):

#### **System: B3010130 - Prefomed Metal Roofing**



**Location:** Roof  
**Distress:** Failing  
**Category:** Deferred Maintenance  
**Priority:** 2 - Potentially Critical (Year 1)  
**Correction:** Renew System  
**Qty:** 63,168.00  
**Unit of Measure:** S.F.  
**Estimate:** \$842,080.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/09/2017

**Notes:** Despite major repairs in 2014, roofs continue to leak, particularly in wind driven conditions around ridge vents. As a result water damaged ceiling tile replacement is a continual maintenance task. Gutters are in poor condition. Consider proper ventilation and insulation in redesign to mitigate humidity problems. System redesign and replacement is recommended.

---

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

**System: C1030 - Fittings**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 63,168.00  
**Unit of Measure:** S.F.  
**Estimate:** \$662,885.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/16/2016

**Notes:** Building fittings are typically original and beyond their expected life. Whiteboards in particular are noted by district staff to be in need of replacement. System renewal is recommended.

---

**System: C3010 - Wall Finishes**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 63,168.00  
**Unit of Measure:** S.F.  
**Estimate:** \$189,694.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/16/2016

**Notes:** A comprehensive painting program is not implemented in this building. Repainting throughout is recommended.

---



**System: C3020 - Floor Finishes**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 63,168.00  
**Unit of Measure:** S.F.  
**Estimate:** \$774,756.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/16/2016

**Notes:** While some classrooms have had carpet replaced with VCT, there is still a considerable amount of carpet in poor condition in classrooms. Original VCT is generally beyond its expected useful life. System renewal is recommended.

---

**System: C3030 - Ceiling Finishes**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 63,168.00  
**Unit of Measure:** S.F.  
**Estimate:** \$746,267.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/16/2016

**Notes:** Although well maintained without broken or missing tile, ceilings are in aged condition. Frequent tile replacements due to roof leaks and condensation have resulted in mismatched tile throughout the building. Grids are starting to yellow. It is recommended that system renewal follow roof replacement.

---

**System: D3050 - Terminal & Package Units**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 63,168.00  
**Unit of Measure:** S.F.  
**Estimate:** \$564,217.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/16/2016

**Notes:** Terminal and package units, mostly ground mounted condensers for the split systems and cabinet unit ventilators with compressors, have exceeded their expected useful life. Parts for the unit ventilators are difficult to obtain and valves are not functioning. Outside air dampers do not function correctly. Refrigeration lines to newer ground mount units are poorly routed. System renewal is recommended.

---

**System: D3060 - Controls & Instrumentation**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 63,168.00  
**Unit of Measure:** S.F.  
**Estimate:** \$132,716.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/16/2016

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

---

**System: D5030810 - Security & Detection Systems**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 63,168.00  
**Unit of Measure:** S.F.  
**Estimate:** \$127,157.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/16/2016

**Notes:** The security system is mostly original and beyond its expected life. There are areas inside and outside the building that aren't monitored. System renewal is recommended.

---

**System: D5030910 - Fire Alarm Systems**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 63,168.00  
**Unit of Measure:** S.F.  
**Estimate:** \$229,995.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/16/2016

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

---

**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:** 63,168.00  
**Unit of Measure:** S.F.  
**Estimate:** \$129,242.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/16/2016

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

---

**System: E2010 - Fixed Furnishings**



**Location:** Classrooms, cafeteria.  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 63,168.00  
**Unit of Measure:** S.F.  
**Estimate:** \$397,453.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/16/2016

**Notes:** Interior furnishings are beyond their expected life and are showing signs of wear and tear. Most classrooms do not have window blinds. System renewal is recommended.

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**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:** 63,168.00  
**Unit of Measure:** S.F.  
**Estimate:** \$293,226.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/09/2017

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

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**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:** 63,168.00  
**Unit of Measure:** S.F.  
**Estimate:** \$45,860.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/09/2017

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

---

**Executive Summary**

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

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

Function:	ES -Elementary School
Gross Area (SF):	576
Year Built:	2002
Last Renovation:	
Replacement Value:	\$60,048
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	78.85 %
FCA Score:	100.00



**Description:**

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

**Attributes:** This asset has no attributes.

## Dashboard Summary

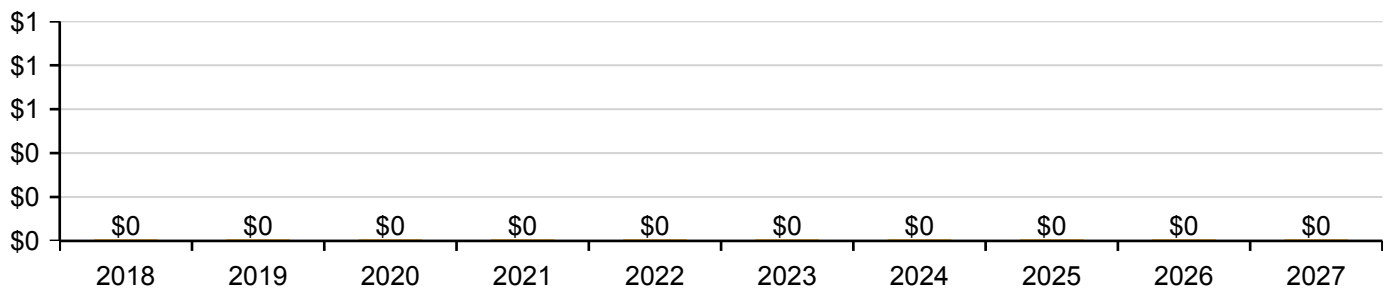
Function:	ES -Elementary School	Gross Area:	576
Year Built:	2002	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$60,048
FCI:	0.00 %	RSLI%:	78.85 %

No data found for this asset

No data found for this asset

No data found for this asset

### 10 Year Investment Forecast



## Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	85.00 %	0.00 %	\$0.00
B10 - Superstructure	85.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	77.12 %	0.00 %	\$0.00
B30 - Roofing	50.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>78.85 %</b>	<b>0.00 %</b>	<b>\$0.00</b>



**Photo Album**

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

1). Northwest Elevation - Feb 08, 2017



2). West Elevation - Feb 08, 2017



3). East Elevation - Feb 08, 2017



### Condition Detail

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

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

## System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$20.13	S.F.	576	100	2002	2102		85.00 %	0.00 %	85			\$11,595
A1030	Slab on Grade	\$19.75	S.F.	576	100	2002	2102		85.00 %	0.00 %	85			\$11,376
B1020	Roof Construction	\$16.26	S.F.	576	100	2002	2102		85.00 %	0.00 %	85			\$9,366
B2010	Exterior Walls	\$29.79	S.F.	576	100	2002	2102		85.00 %	0.00 %	85			\$17,159
B2030	Exterior Doors	\$8.66	S.F.	576	30	2002	2032		50.00 %	0.00 %	15			\$4,988
B3010130	Preformed Metal Roofing	\$9.66	S.F.	576	30	2002	2032		50.00 %	0.00 %	15			\$5,564
<b>Total</b>									<b>78.85 %</b>					<b>\$60,048</b>

## 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:

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**System:** A1030 - Slab on Grade



**Note:**

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**System:** B1020 - Roof Construction



**Note:**

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**System:** B2010 - Exterior Walls



**Note:**

## Campus Assessment Report - 2002 Utility Building

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**System:** B2030 - Exterior Doors



**Note:**

**System:** B3010130 - Preformed Metal Roofing



**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.

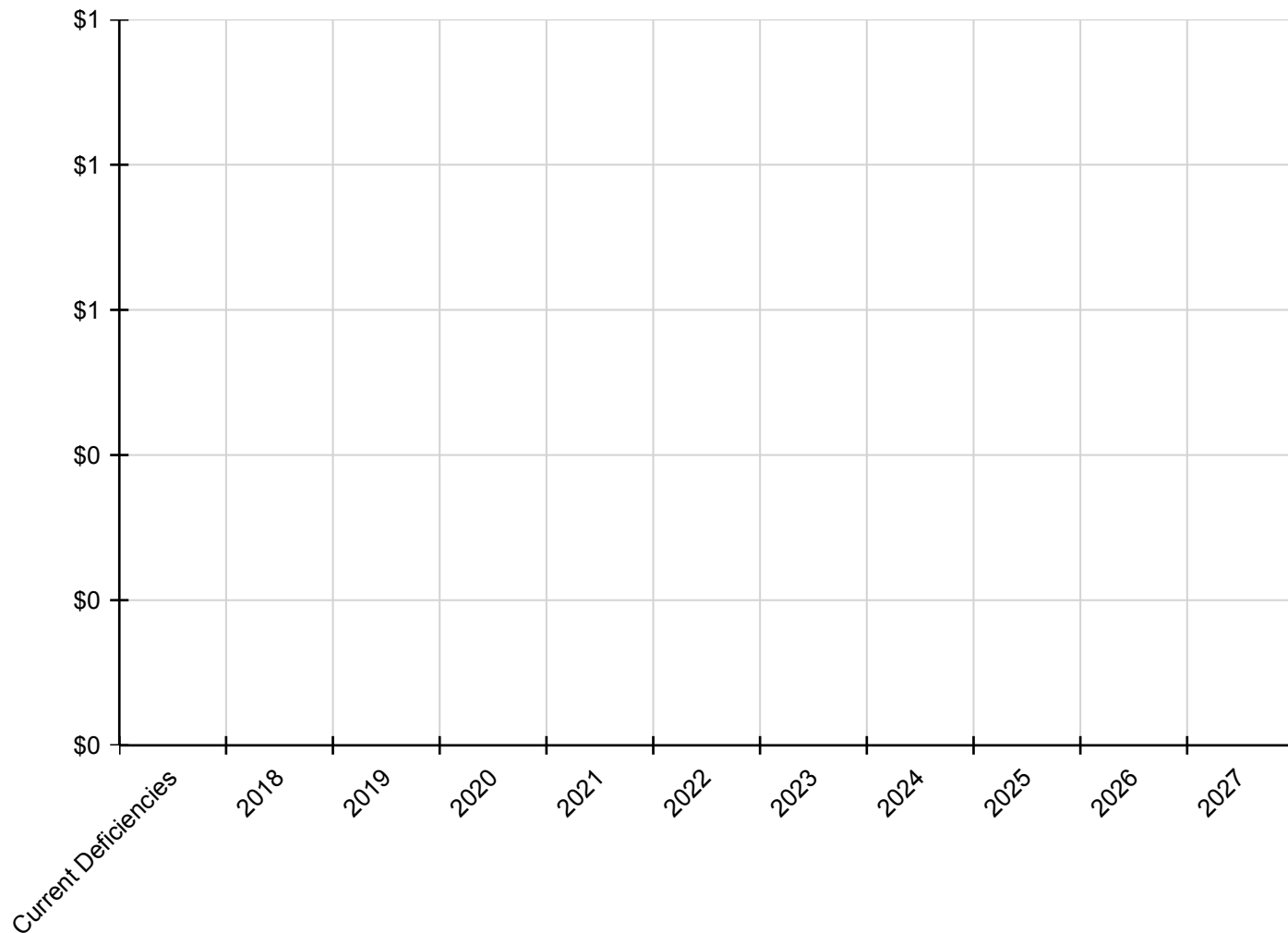
*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010130 - Preformed Metal Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

*\* Indicates non-renewable system*

## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

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

No data found for this asset

## Deficiency Summary by Priority

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

No data found for this asset

## Deficiency By Priority Investment Table

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

No data found for this asset



## Deficiency Summary by Category

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

No data found for this asset

## Deficiency Details by Priority

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

No data found for this asset

**Executive Summary**

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

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

Function:	ES -Elementary School
Gross Area (SF):	63,744
Year Built:	1989
Last Renovation:	
Replacement Value:	\$1,826,904
Repair Cost:	\$720,458.00
Total FCI:	39.44 %
Total RSLI:	19.08 %
FCA Score:	60.56



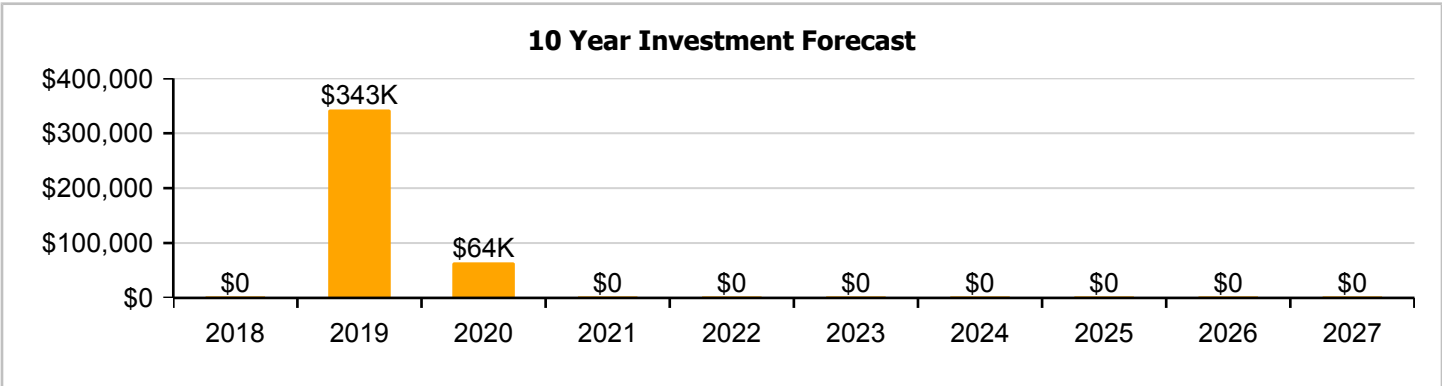
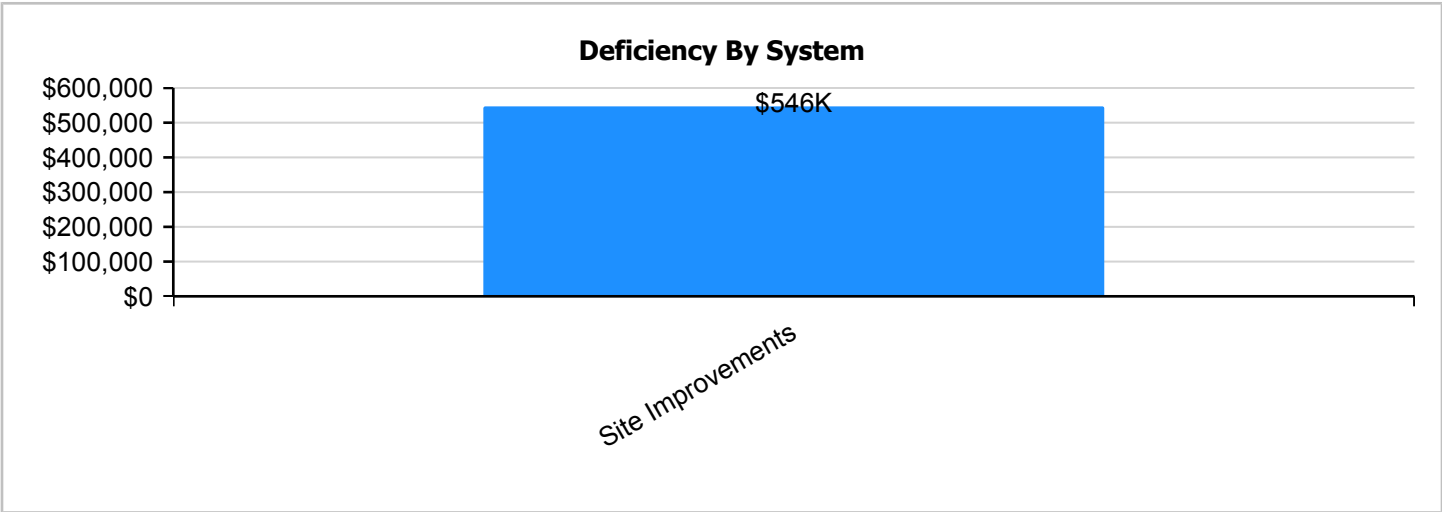
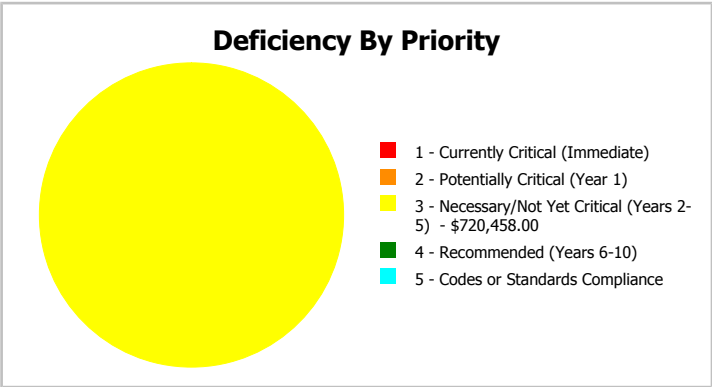
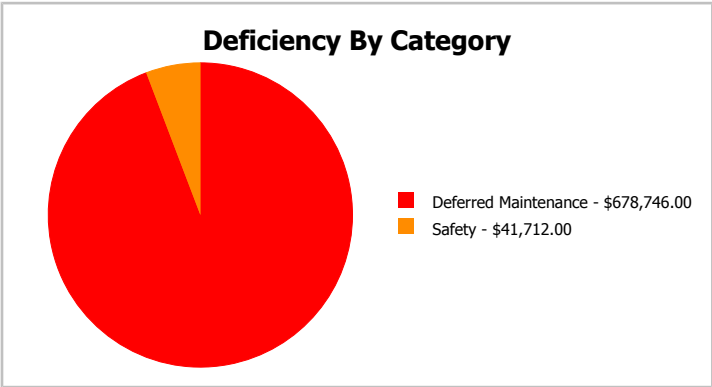
**Description:**

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:	63,744
Year Built:	1989	Last Renovation:	
Repair Cost:	\$720,458	Replacement Value:	\$1,826,904
FCI:	39.44 %	RSLI%:	19.08 %



## 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	1.43 %	76.94 %	\$720,458.00
G30 - Site Mechanical Utilities	42.53 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	27.90 %	0.00 %	\$0.00
<b>Totals:</b>	<b>19.08 %</b>	<b>39.44 %</b>	<b>\$720,458.00</b>



## Photo Album

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

- 1). Aerial Image of Lilesville ES - Mar 08, 2017



### Condition Detail

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

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

## System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$3.81	S.F.	63,744	25	1989	2014		0.00 %	110.00 %	-3		\$267,151.00	\$242,865
G2020	Parking Lots	\$1.33	S.F.	63,744	25	1989	2014		0.00 %	159.20 %	-3		\$134,969.00	\$84,780
G2030	Pedestrian Paving	\$1.91	S.F.	63,744	30	1989	2019		6.67 %	0.00 %	2			\$121,751
G2040105	Fence & Guardrails	\$1.23	S.F.	63,744	30	1989	2019		6.67 %	0.00 %	2			\$78,405
G2040950	Playing Field	\$4.54	S.F.	63,744	20	1989	2009		0.00 %	110.00 %	-8		\$318,338.00	\$289,398
G2050	Landscaping	\$1.87	S.F.	63,744	15	1989	2004		0.00 %	0.00 %	-13			\$119,201
G3010	Water Supply	\$2.34	S.F.	63,744	50	1989	2039		44.00 %	0.00 %	22			\$149,161
G3020	Sanitary Sewer	\$1.45	S.F.	63,744	50	1989	2039		44.00 %	0.00 %	22			\$92,429
G3030	Storm Sewer	\$4.54	S.F.	63,744	50	1989	2039		44.00 %	0.00 %	22			\$289,398
G3060	Fuel Distribution	\$0.98	S.F.	63,744	40	1989	2029		30.00 %	0.00 %	12			\$62,469
G4010	Electrical Distribution	\$2.35	S.F.	63,744	50	1989	2039		44.00 %	0.00 %	22			\$149,798
G4020	Site Lighting	\$1.47	S.F.	63,744	30	1989	2019		6.67 %	0.00 %	2			\$93,704
G4030	Site Communications & Security	\$0.84	S.F.	63,744	15	2005	2020		20.00 %	0.00 %	3			\$53,545
<b>Total</b>									<b>19.08 %</b>	<b>39.44 %</b>			<b>\$720,458.00</b>	<b>\$1,826,904</b>

## System Notes

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

**System:** G2010 - Roadways



**Note:**

**System:** G2020 - Parking Lots



**Note:**

**System:** G2030 - Pedestrian Paving



**Note:**



## Campus Assessment Report - Site

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**System:** G2040105 - Fence & Guardrails



**Note:**

**System:** G2040950 - Playing Field



**Note:**

**System:** G2050 - Landscaping



**Note:**

## Campus Assessment Report - Site

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**System:** G3010 - Water Supply



**Note:**

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**System:** G3020 - Sanitary Sewer



**Note:**

---

**System:** G3030 - Storm Sewer



**Note:**



## Campus Assessment Report - Site

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**System:** G3060 - Fuel Distribution



**Note:**

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**System:** G4010 - Electrical Distribution



**Note:**

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**System:** G4020 - Site Lighting



**Note:**

## Campus Assessment Report - Site

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**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.

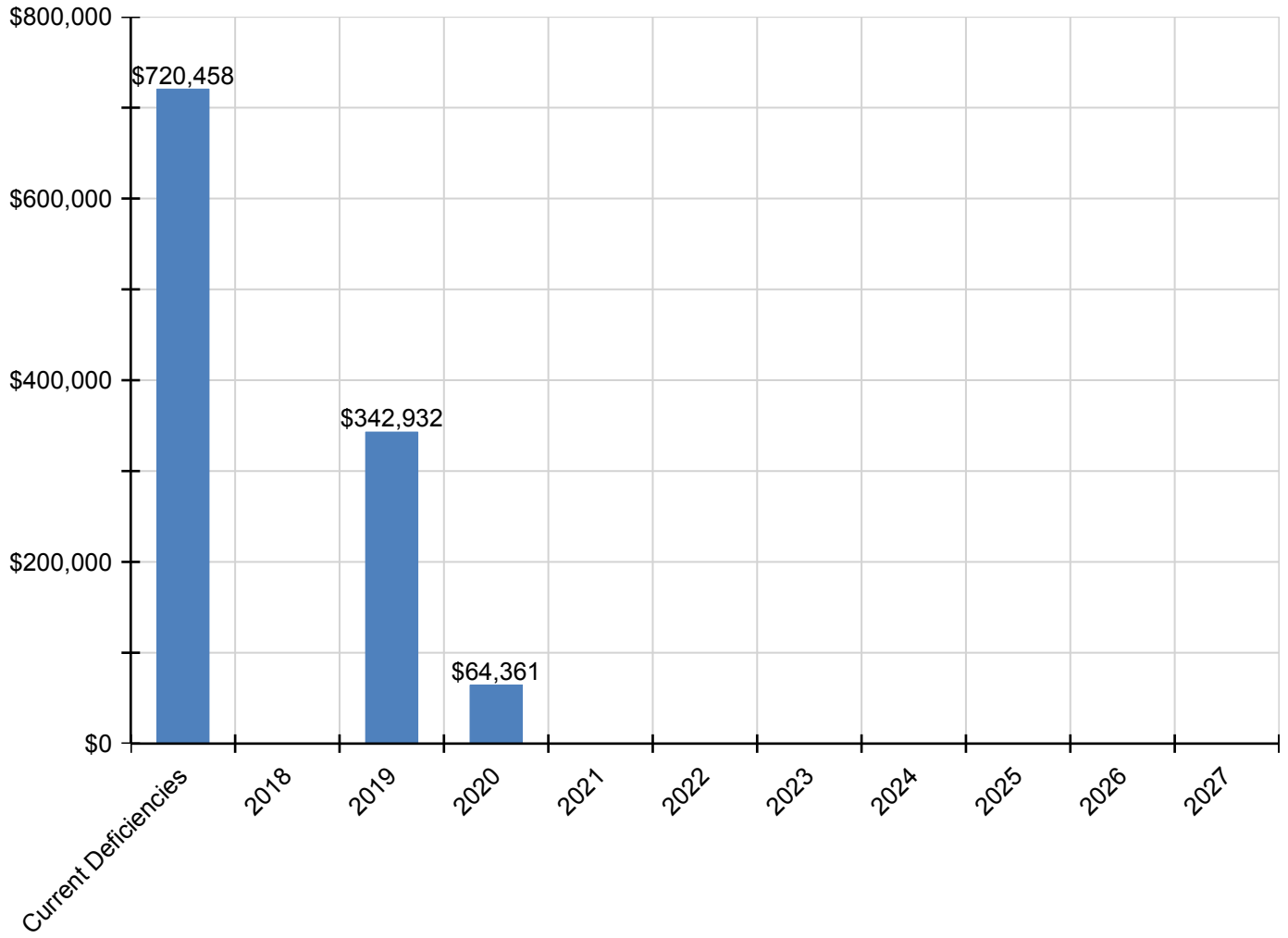
*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$720,458</b>	<b>\$0</b>	<b>\$342,932</b>	<b>\$64,361</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,127,750</b>
<b>G - Building Sitework</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G20 - Site Improvements</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G2010 - Roadways</b>	\$267,151	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$267,151
<b>G2020 - Parking Lots</b>	\$134,969	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$134,969
<b>G2030 - Pedestrian Paving</b>	\$0	\$0	\$142,082	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$142,082
<b>G2040 - Site Development</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G2040105 - Fence &amp; Guardrails</b>	\$0	\$0	\$91,498	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$91,498
<b>G2040950 - Playing Field</b>	\$318,338	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$318,338
<b>* G2050 - Landscaping</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G30 - Site Mechanical Utilities</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G3010 - Water Supply</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G3020 - Sanitary Sewer</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G3030 - Storm Sewer</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G3060 - Fuel Distribution</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G40 - Site Electrical Utilities</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G4010 - Electrical Distribution</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G4020 - Site Lighting</b>	\$0	\$0	\$109,351	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$109,351
<b>G4030 - Site Communications &amp; Security</b>	\$0	\$0	\$0	\$64,361	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$64,361

*\* Indicates non-renewable system*

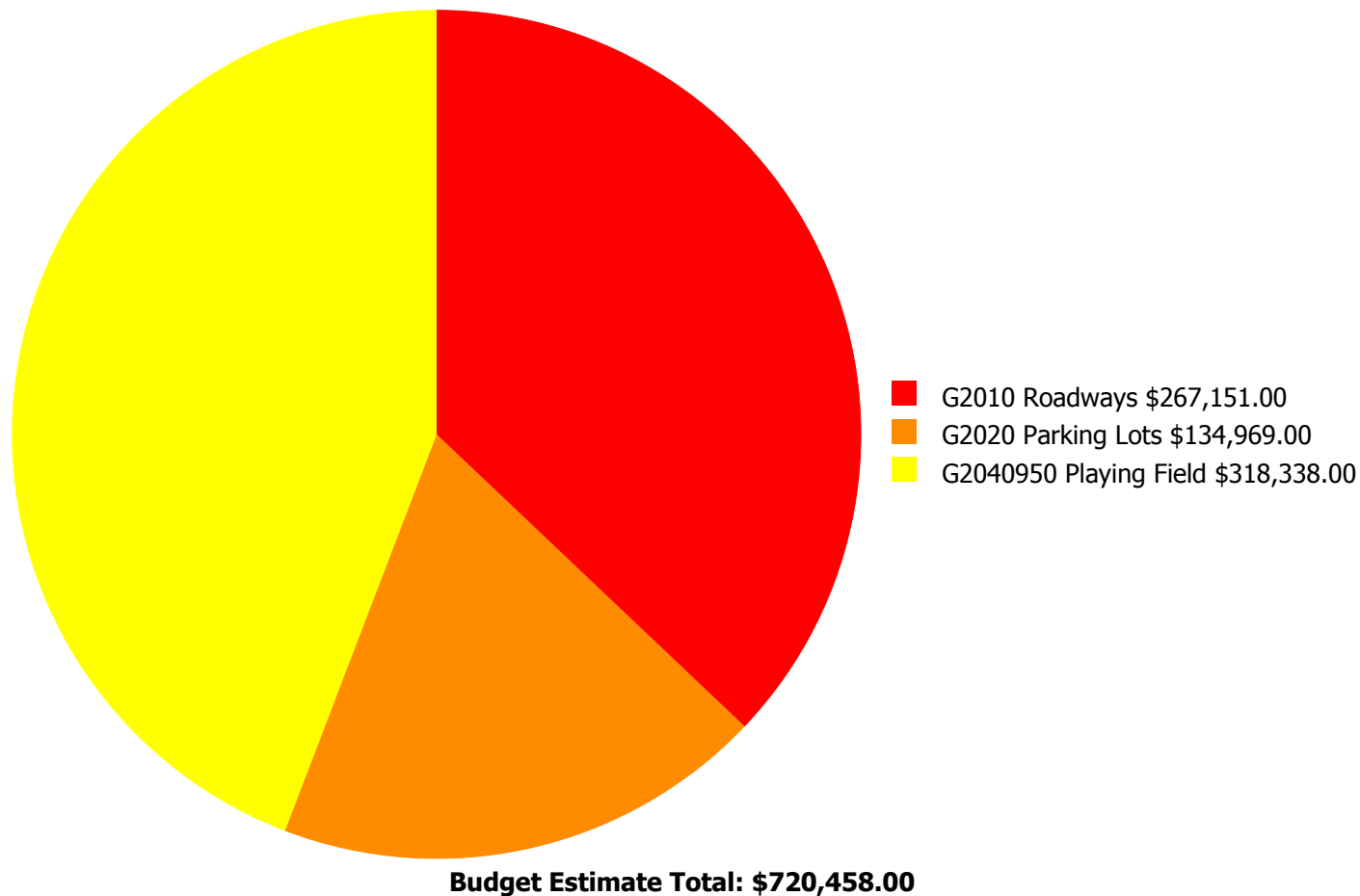
## Forecasted Capital Renewal Requirement

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



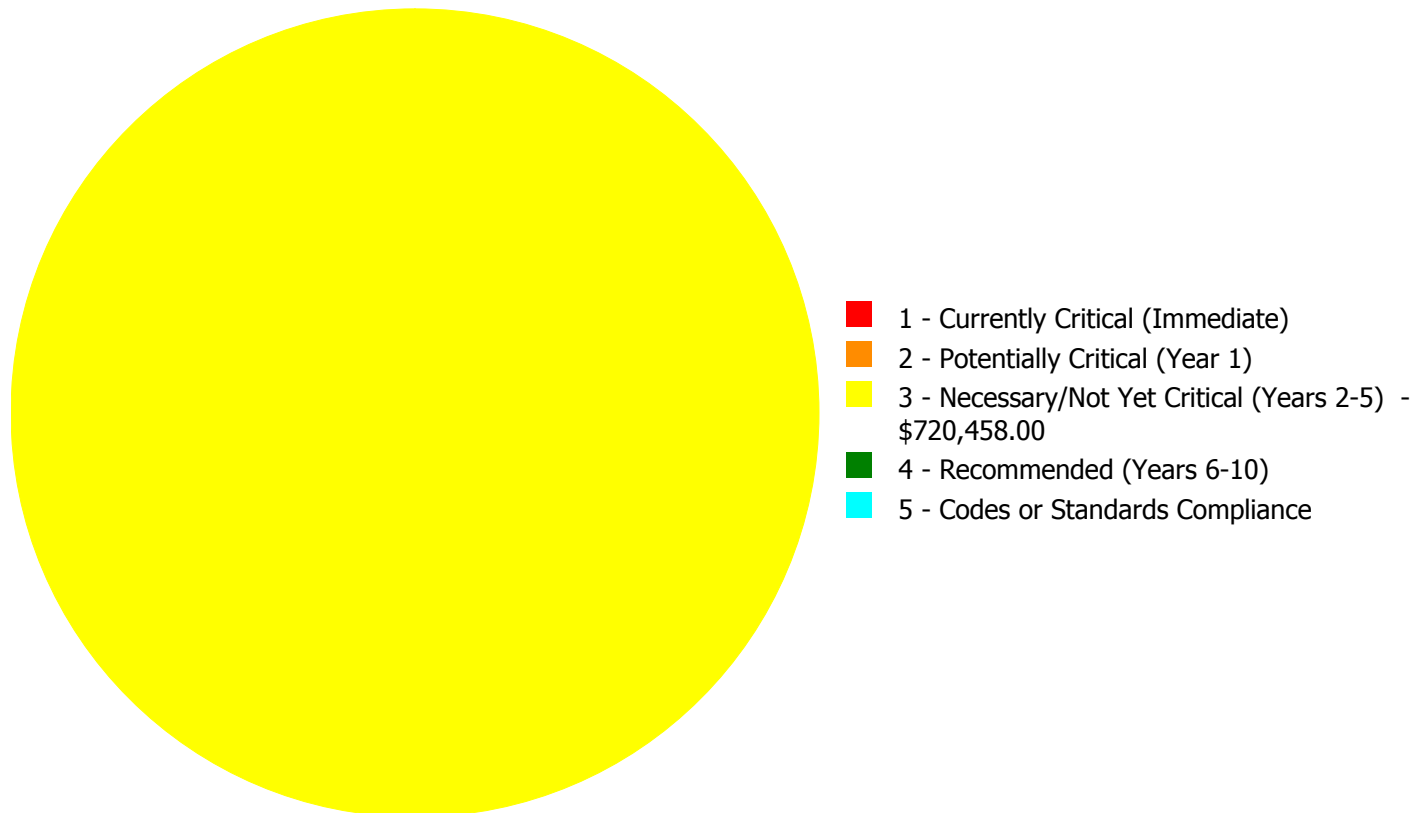
## Deficiency Summary by System

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



## Deficiency Summary by Priority

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



**Budget Estimate Total: \$720,458.00**



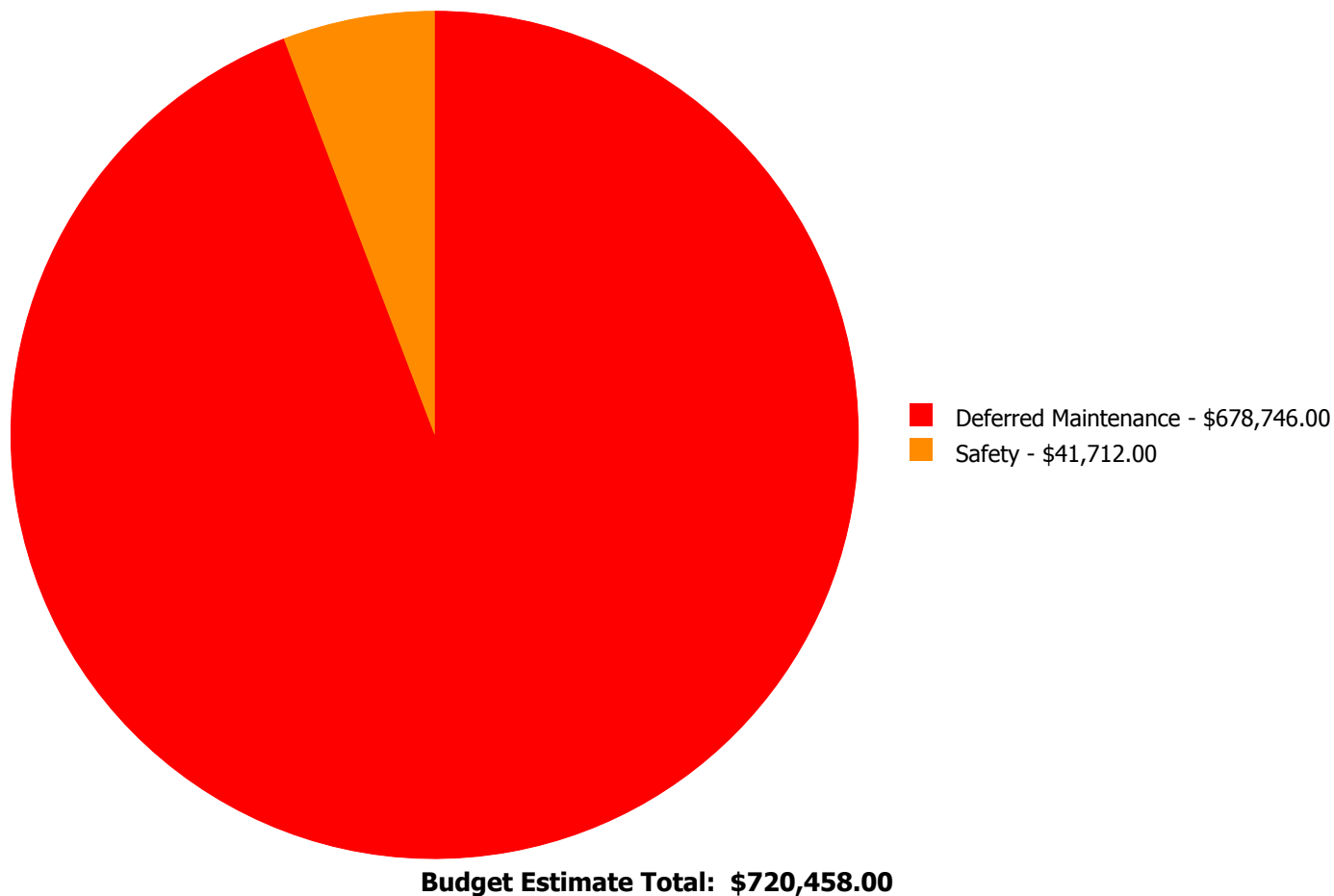
## Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
G2010	Roadways	\$0.00	\$0.00	\$267,151.00	\$0.00	\$0.00	\$267,151.00
G2020	Parking Lots	\$0.00	\$0.00	\$134,969.00	\$0.00	\$0.00	\$134,969.00
G2040950	Playing Field	\$0.00	\$0.00	\$318,338.00	\$0.00	\$0.00	\$318,338.00
	<b>Total:</b>	\$0.00	\$0.00	\$720,458.00	\$0.00	\$0.00	\$720,458.00

## Deficiency Summary by Category

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



## Deficiency Details by Priority

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

### Priority 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:** 63,744.00  
**Unit of Measure:** S.F.  
**Estimate:** \$267,151.00  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 02/22/2017

**Notes:** Roadways are in fair condition with a grainy texture and some cracking beginning. System renewal is recommended.

#### System: G2020 - Parking Lots



**Location:** Parking lots  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 63,744.00  
**Unit of Measure:** S.F.  
**Estimate:** \$93,257.00  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 02/22/2017

**Notes:** The parking lot is aged, has a grainy surface and striping is faded. There is some cracking of the surface. Handicap signs markings need to meet ADA standards.

**System: G2020 - Parking Lots**



**Location:** Site  
**Distress:** Inadequate  
**Category:** Safety  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Add more parking spaces  
**Qty:** 20.00  
**Unit of Measure:** Ea.  
**Estimate:** \$41,712.00  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 02/09/2017

**Notes:** The number of parking spaces for staff and visitors is inadequate for the school size. Construction of additional parking spaces is recommended.

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**System: G2040950 - Playing Field**



**Location:** East end of site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 63,744.00  
**Unit of Measure:** S.F.  
**Estimate:** \$318,338.00  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 02/22/2017

**Notes:** The playing field is original and in need of updates. System renewal is recommended.

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