NC School District/040 Anson County/Elementary School

Morven Elementary

Final

Campus Assessment Report

March 11, 2017

PARSONS

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Campus Executive Summary

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

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

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Gross Area (SF):	59,399
Year Built:	1993
Last Renovation:	
Replacement Value:	$12,506,878
Repair Cost:	$5,472,738.96
Total FCI:	43.76 %
Total RSLI:	31.94 %
FCA Score:	56.24

Description:

GENERAL:
Morven Elementary School is located at 6715 Hwy 52 S in Morven, North Carolina. The -story (plus mezzanine mechanical spaces), 58,823 square foot building was originally constructed in 1993. There have been no additions or major renovations. The campus contains one ancillary storage building.

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

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

B. SUPERSTRUCTURE
Floor construction is concrete filled metal pans with steel framing at mezzanine mechanical spaces. Roof construction is steel framing. The exterior envelope is composed of walls of brick over CMU with accents of CMU. Exterior windows are typically bronze anodized aluminum frame with fixed and operable dual panes of tinted glass. Glass block windows are used at the gym and other areas. Exterior doors are typically fully glazed aluminum. Other exterior doors are hollow metal steel. Roofing is steep sloped standing seam metal. Roof drainage is via gutters and downspouts to an in-ground collection system. Most building entrances appear to comply with ADA requirements.

C. INTERIORS
Interior partitions are typically CMU. Interior doors are generally solid core wood with hollow metal frames and mostly with glazing. Interior fittings include: chalk and white boards and tack boards; signage; lockers; toilet accessories and plastic toilet partitions; storage shelving; and handrails. Stair/ladder construction to mezzanines have steel treads, open risers, and pipe steel handrails. Interior wall finishes are typically paint. Other wall finishes include vinyl wall covering. Floor finishes in common areas are typically VCT. Floor finishes in assignable spaces are typically VCT. Other floor finishes include: carpet in the media center, classrooms and offices; wood in the gym; ceramic/quarry tile in restrooms and the kitchen; and sealed concrete in utility spaces. Ceiling finishes in common and assignable areas are typically suspended acoustical tile.

D. SERVICES

CONVEYING:
The building not include conveying equipment. Space is available for a wheelchair lift to serve the Theaterette/Music room platform and stage to the multi-purpose room.

PLUMBING:
Plumbing fixtures are typically low-flow porcelain fixtures with manual control valves. Domestic water distribution is copper with an oil fired hot water heater serving the kitchen and restrooms. The sanitary waste system is cast iron. Other plumbing systems is fuel oil distribution piping.

HVAC:
Heating is provided by an oil fired boiler. Cooling is supplied by an air cooled chiller and ground mounted heat pumps for ancillary spaces. The heating/cooling distribution system is an internally insulated ductwork system utilizing air handling units supplied by a 2-pipe distribution system for heating hot water or chilled water. Fresh air is supplied by AHUs with outside air intakes. Roof mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are pneumatic and are locally controlled. This building does not have a remote Building Automation System.

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

ELECTRICAL:
The 1600 amp main electrical service is fed from a ground mounted transformer to the main switchboard/distribution panel located in the building. Lighting is typically lay-in type fluorescent light fixtures with T-8 bulbs and acrylic lenses. Branch circuit wiring is copper serving electrical switches and receptacles.

COMMUNICATIONS AND SECURITY:
The fire alarm system consists of audio/visual annunciators in common spaces and interior corridors. The system is activated by manual pull stations and heat/smoke detectors and the system centrally monitored. The telephone and data systems are integrated and there are dedicated equipment closets. This building has a local area network (LAN). The building has an internal security system that is actuated by the following items: contacts, optical or a combination of devices. The building has controlled entry doors access provided by key override or buzzing in. The security system has CCTV cameras and is locally monitored; this building has a public address and paging system that is not separate from the telephone system.

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

E. EQUIPMENT & FURNISHINGS
This building includes the following items of equipment and furnishings: Smartboards; fixed food service; library equipment; athletic equipment; stage lighting; audio-visual; residential appliances; fixed casework; and window treatment.

G. SITE
Campus site features include: asphalt paved driveways and parking lots; concrete pedestrian pavements; a flag pole; monument signage; landscaping; play areas with equipment; a ball field with dugout structures; an asphalt basketball court a storage shed; and fencing. Site mechanical and electrical features include: water; sanitary and storm sewers; above ground fuel oil tanks; fiber optic cables; and site lighting.

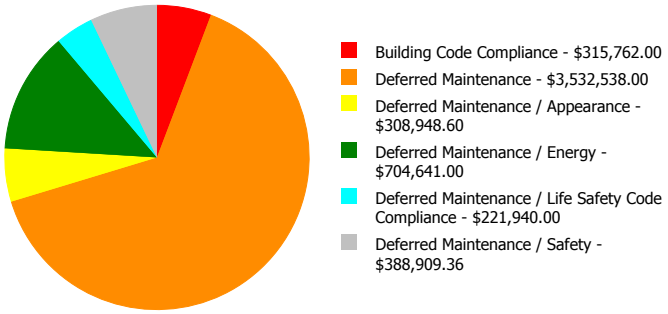
Attributes:

General Attributes:			
Condition Assessor:	Ann Buerger Linden	Assessment Date:	1/4/2017
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	35.8	Site Acreage:	35.8

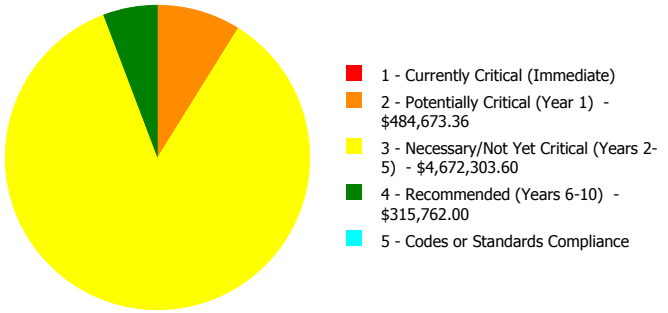
Campus Dashboard Summary

Gross Area:	59,399		
Year Built:	1993	Last Renovation:	
Repair Cost:	$5,472,739	Replacement Value:	$12,506,878
FCI:	43.76 %	RSLI%:	31.94 %

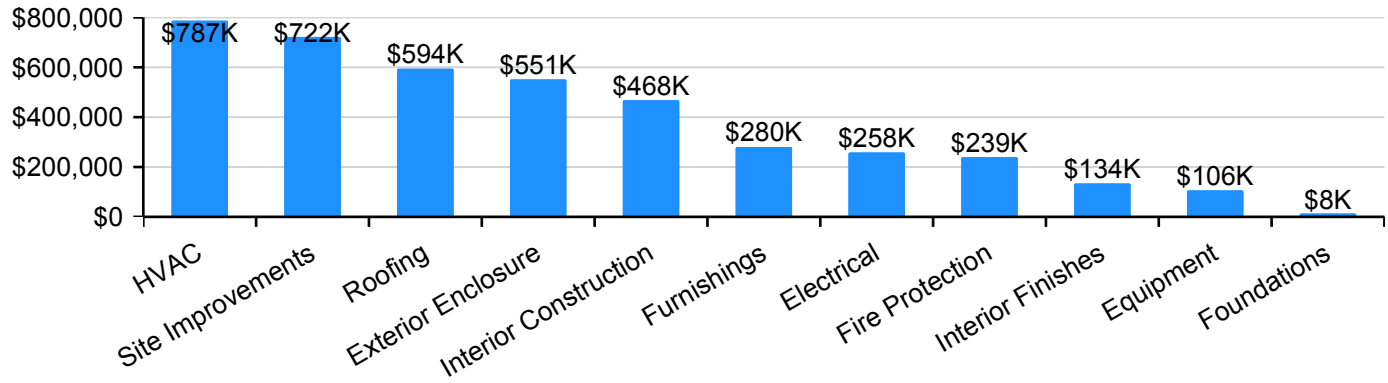
Deficiency By Category



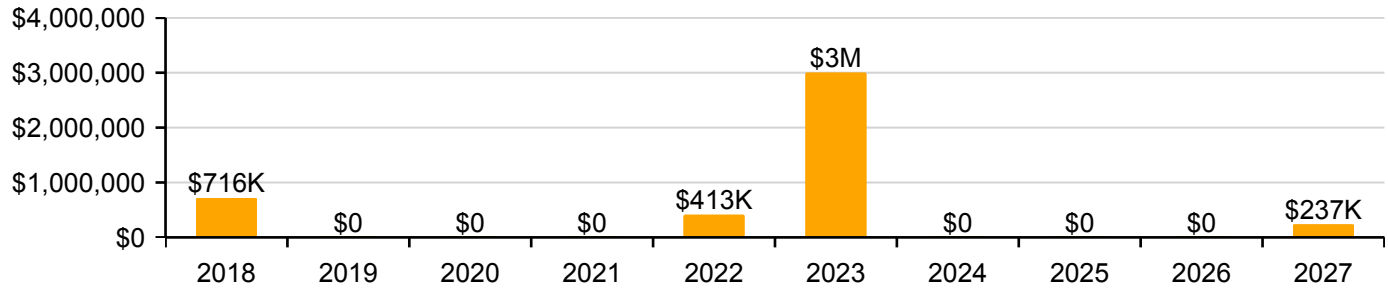
Deficiency By Priority



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.

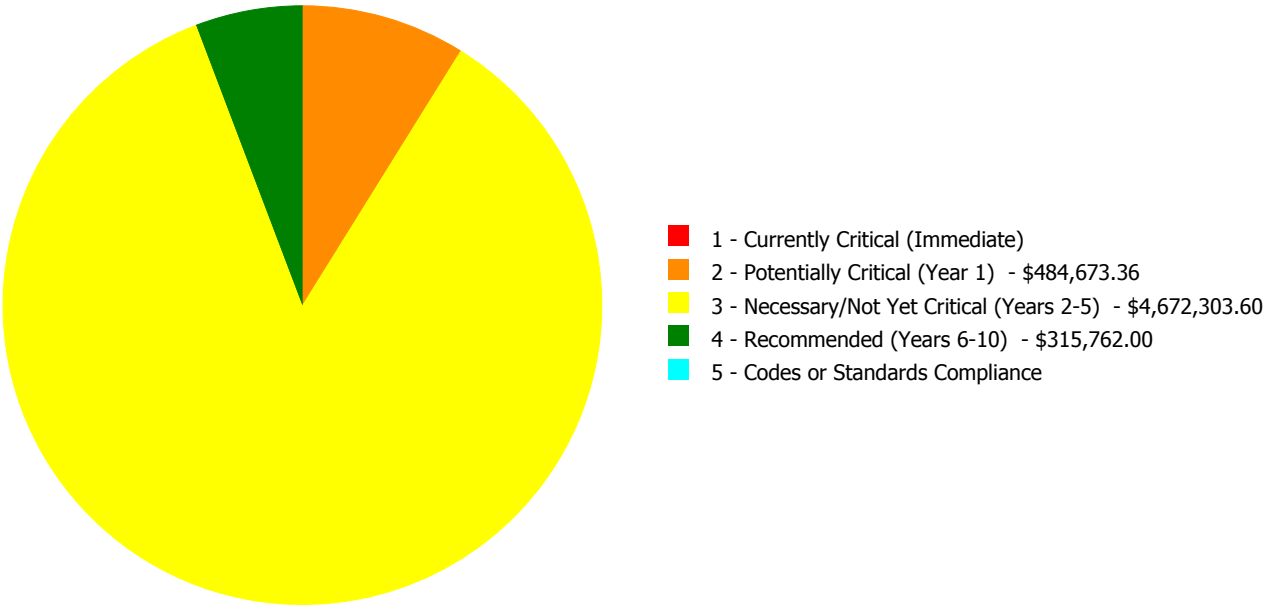
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	76.29 %	1.34 %	$10,560.00
B10 - Superstructure	76.09 %	0.00 %	$0.00
B20 - Exterior Enclosure	37.92 %	62.36 %	$727,592.60
B30 - Roofing	0.52 %	136.66 %	$784,158.00
C10 - Interior Construction	34.04 %	46.41 %	$617,289.00
C30 - Interior Finishes	44.77 %	12.20 %	$176,645.00
D20 - Plumbing	20.24 %	0.00 %	$0.00
D30 - HVAC	4.74 %	83.95 %	$1,038,520.00
D40 - Fire Protection	0.00 %	110.00 %	$315,762.00
D50 - Electrical	27.70 %	20.78 %	$340,351.00
E10 - Equipment	0.00 %	110.00 %	$139,764.00
E20 - Furnishings	0.00 %	110.00 %	$370,114.00
G20 - Site Improvements	3.39 %	103.80 %	$951,983.36
G30 - Site Mechanical Utilities	48.68 %	0.00 %	$0.00
G40 - Site Electrical Utilities	36.48 %	0.00 %	$0.00
Totals:	**31.94 %**	**43.76 %**	**$5,472,738.96**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance
1993 Main Building	58,823	42.25	$0.00	$214,175.00	$3,990,818.60	$315,762.00	$0.00
2003 Tractor Storage	576	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Site	59,399	54.49	$0.00	$270,498.36	$681,485.00	$0.00	$0.00
Total:		**43.76**	**$0.00**	**$484,673.36**	**$4,672,303.60**	**$315,762.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $5,472,738.96

Executive Summary

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Function:	ES -Elementary School
Gross Area (SF):	58,823
Year Built:	1993
Last Renovation:	
Replacement Value:	$10,699,905
Repair Cost:	$4,520,755.60
Total FCI:	42.25 %
Total RSLI:	33.14 %
FCA Score:	57.75

Description:

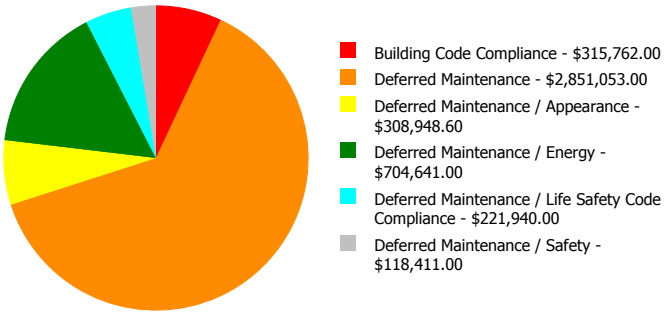
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

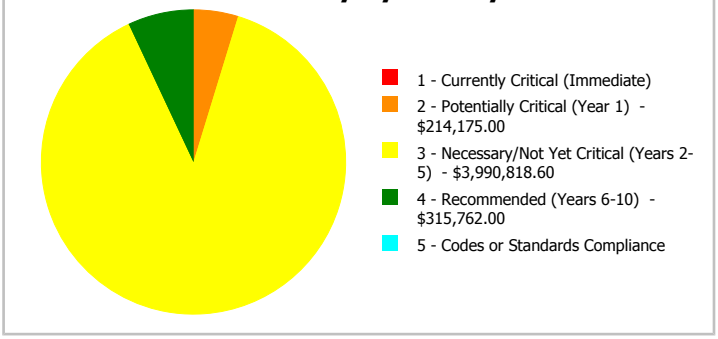
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	58,823
Year Built:	1993	Last Renovation:	
Repair Cost:	$4,520,756	Replacement Value:	$10,699,905
FCI:	42.25 %	RSLI%:	33.14 %

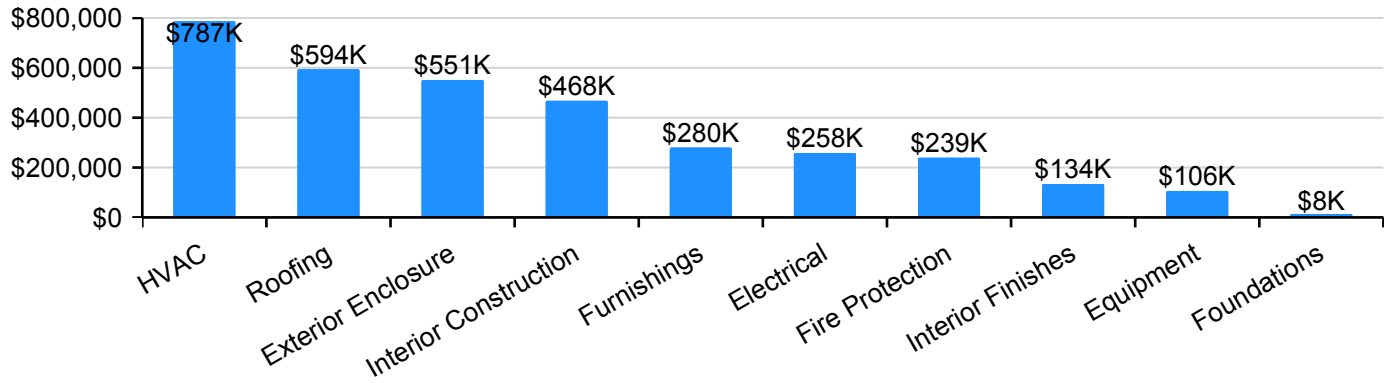
Deficiency By Category



Deficiency By Priority



Deficiency By System



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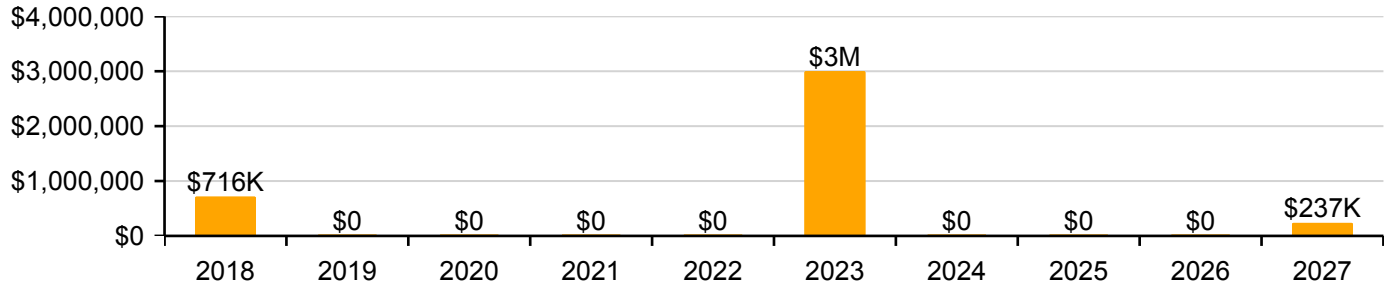


Condition Summary

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	76.00 %	1.39 %	$10,560.00
B10 - Superstructure	76.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	37.13 %	63.56 %	$727,592.60
B30 - Roofing	0.00 %	138.00 %	$784,158.00
C10 - Interior Construction	34.04 %	46.41 %	$617,289.00
C30 - Interior Finishes	44.77 %	12.20 %	$176,645.00
D20 - Plumbing	20.24 %	0.00 %	$0.00
D30 - HVAC	4.74 %	83.95 %	$1,038,520.00
D40 - Fire Protection	0.00 %	110.00 %	$315,762.00
D50 - Electrical	27.70 %	20.78 %	$340,351.00
E10 - Equipment	0.00 %	110.00 %	$139,764.00
E20 - Furnishings	0.00 %	110.00 %	$370,114.00
Totals:	**33.14 %**	**42.25 %**	**$4,520,755.60**

Photo Album

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

1). West Elevation - Jan 09, 2017

2). North Elevation - Jan 09, 2017

3). East Elevation - Jan 09, 2017

4). South 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	$4.70	S.F.	58,823	100	1993	2093		76.00 %	3.82 %	76		$10,560.00	$276,468
A1030	Slab on Grade	$8.26	S.F.	58,823	100	1993	2093		76.00 %	0.00 %	76			$485,878
B1010	Floor Construction	$1.61	S.F.	58,823	100	1993	2093		76.00 %	0.00 %	76			$94,705
B1020	Roof Construction	$15.44	S.F.	58,823	100	1993	2093		76.00 %	0.00 %	76			$908,227
B2010	Exterior Walls	$9.24	S.F.	58,823	100	1993	2093		76.00 %	24.34 %	76		$132,303.60	$543,525
B2020	Exterior Windows	$9.20	S.F.	58,823	30	1993	2023	2017	0.00 %	110.00 %	0		$595,289.00	$541,172
B2030	Exterior Doors	$1.02	S.F.	58,823	30	1993	2023		20.00 %	0.00 %	6			$59,999
B3010130	Preformed Metal Roofing	$9.66	S.F.	58,823	30	1993	2023	2017	0.00 %	138.00 %	0		$784,158.00	$568,230
C1010	Partitions	$10.59	S.F.	58,823	75	1993	2068		68.00 %	0.00 %	51			$622,936
C1020	Interior Doors	$2.48	S.F.	58,823	30	1993	2023		20.00 %	0.00 %	6			$145,881
C1030	Fittings	$9.54	S.F.	58,823	20	1993	2013		0.00 %	110.00 %	-4		$617,289.00	$561,171
C3010	Wall Finishes	$2.73	S.F.	58,823	10	1993	2003		0.00 %	110.00 %	-14		$176,645.00	$160,587
C3020	Floor Finishes	$11.15	S.F.	58,823	20	2016	2036		95.00 %	0.00 %	19			$655,876
C3030	Ceiling Finishes	$10.74	S.F.	58,823	25	1993	2018		4.00 %	0.00 %	1			$631,759
D2010	Plumbing Fixtures	$11.26	S.F.	58,823	30	1993	2023		20.00 %	0.00 %	6			$662,347
D2020	Domestic Water Distribution	$0.96	S.F.	58,823	30	1993	2023		20.00 %	0.00 %	6			$56,470
D2030	Sanitary Waste	$1.52	S.F.	58,823	30	1993	2023		20.00 %	0.00 %	6			$89,411
D2090	Other Plumbing Systems -Nat Gas	$0.17	S.F.	58,823	40	1993	2033		40.00 %	0.00 %	16			$10,000
D3020	Heat Generating Systems	$4.98	S.F.	58,823	30	1993	2023		20.00 %	0.00 %	6			$292,939
D3030	Cooling Generating Systems	$5.16	S.F.	58,823	25	1993	2018	2017	0.00 %	110.00 %	0		$333,879.00	$303,527
D3040	Distribution Systems	$6.02	S.F.	58,823	30	1993	2023	2017	0.00 %	110.00 %	0		$389,526.00	$354,114
D3050	Terminal & Package Units	$2.96	S.F.	58,823	15	1993	2008		0.00 %	110.00 %	-9		$191,528.00	$174,116
D3060	Controls & Instrumentation	$1.91	S.F.	58,823	20	1993	2013		0.00 %	110.00 %	-4		$123,587.00	$112,352
D4010	Sprinklers	$4.22	S.F.	58,823	30			2017	0.00 %	110.00 %	0		$273,056.00	$248,233
D4020	Standpipes	$0.66	S.F.	58,823	30			2017	0.00 %	110.00 %	0		$42,706.00	$38,823
D5010	Electrical Service/Distribution	$1.65	S.F.	58,823	40	1993	2033		40.00 %	0.00 %	16			$97,058
D5020	Branch Wiring	$4.99	S.F.	58,823	30	1993	2023		20.00 %	0.00 %	6			$293,527
D5020	Lighting	$11.64	S.F.	58,823	30	1993	2023		20.00 %	0.00 %	6			$684,700
D5030810	Security & Detection Systems	$1.83	S.F.	58,823	15	1993	2008		0.00 %	110.00 %	-9		$118,411.00	$107,646
D5030910	Fire Alarm Systems	$3.31	S.F.	58,823	15	1993	2008		0.00 %	110.00 %	-9		$214,175.00	$194,704
D5030920	Data Communication	$4.30	S.F.	58,823	15	2015	2030		86.67 %	0.00 %	13			$252,939
D5090	Other Electrical Systems	$0.12	S.F.	58,823	20	1993	2013		0.00 %	110.00 %	-4		$7,765.00	$7,059
E1020	Institutional Equipment	$0.30	S.F.	58,823	20	1993	2013		0.00 %	110.00 %	-4		$19,412.00	$17,647
E1090	Other Equipment	$1.86	S.F.	58,823	20	1993	2013		0.00 %	110.00 %	-4		$120,352.00	$109,411
E2010	Fixed Furnishings	$5.72	S.F.	58,823	20	1993	2013		0.00 %	110.00 %	-4		$370,114.00	$336,468
								Total	**33.14 %**	**42.25 %**			**$4,520,755.60**	**$10,699,905**

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:

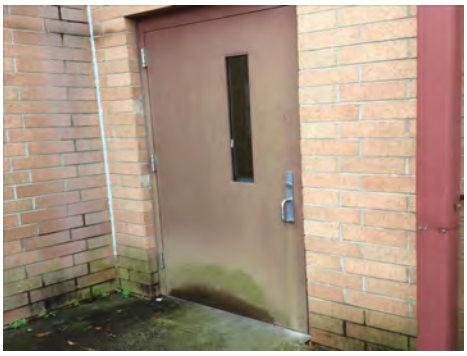
System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors



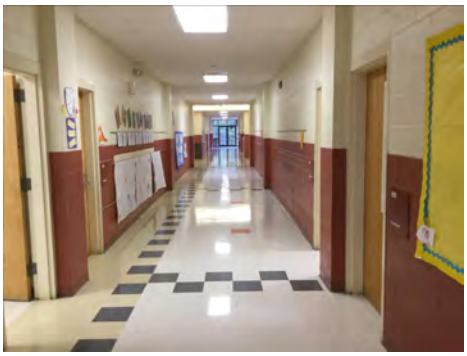
Note: Exterior doors are generally functional. Some maintenance repairs are required. System renewal at scheduled expiration is recommended.

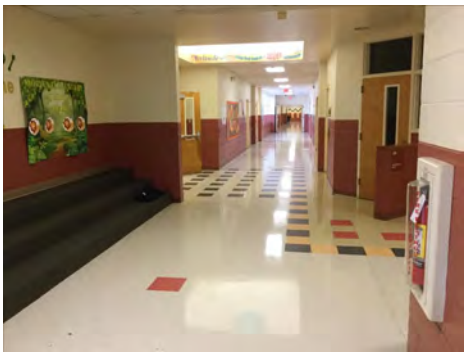
System: B3010130 - Preformed Metal Roofing



Note:

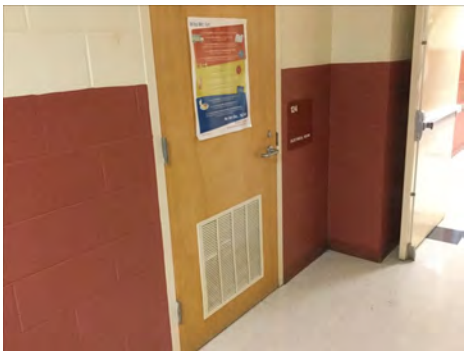
System: C1010 - Partitions

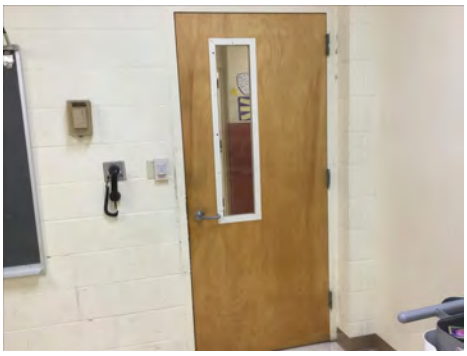




Note:

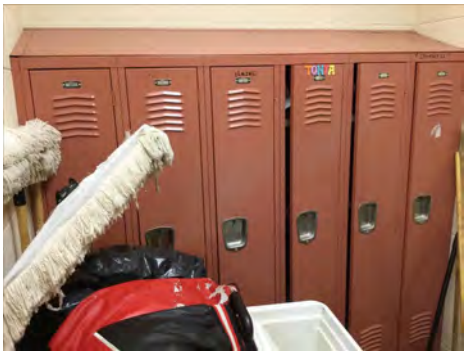
System: C1020 - Interior Doors





Note:

System: C1030 - Fittings

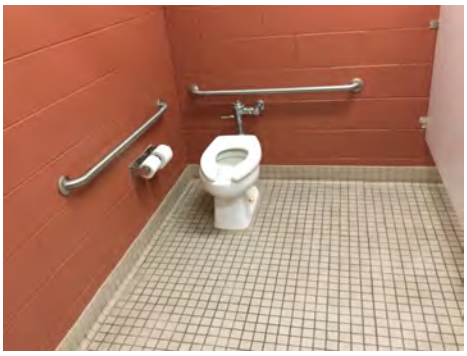


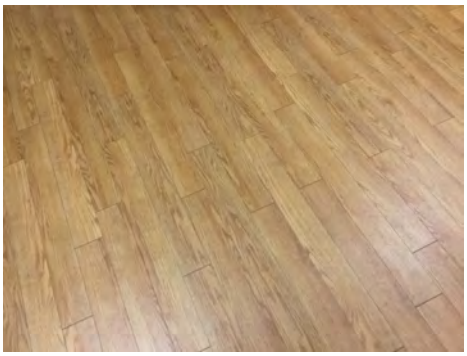
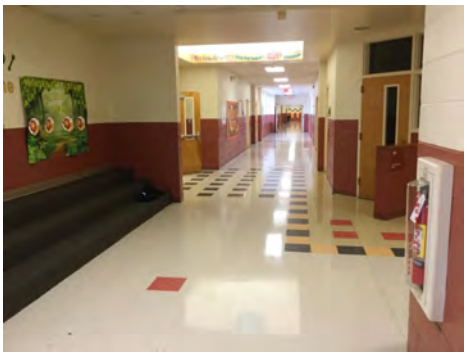
Note:

System: C3010 - Wall Finishes

Note:

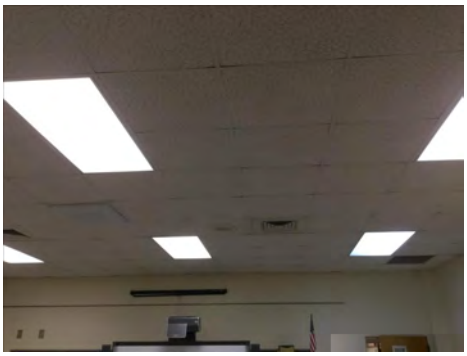
System: C3020 - Floor Finishes

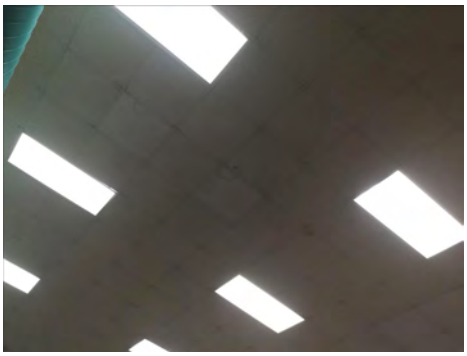



Note: All carpet changed to VCT 2016.

System: C3030 - Ceiling Finishes

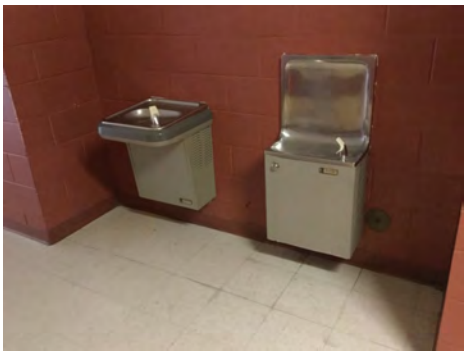




Note:

System: D2010 - Plumbing Fixtures





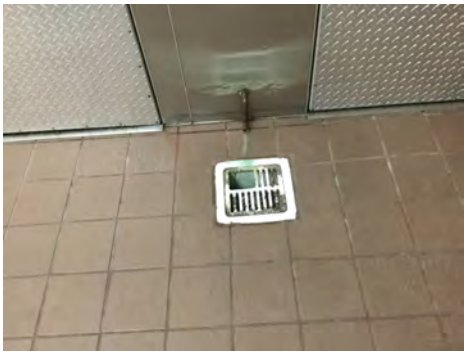
Note: System renewal at the scheduled 30 year time frame is recommended. Water heaters have been recently updated.

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 will expire within one year of FCA. Chiller replacement is recommended along with other recommended HVAC replacements/upgrades for a complete system renovation.

System: D3040 - Distribution Systems

Note: Internally insulated ductwork.

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

Note:

System: D5010 - Electrical Service/Distribution

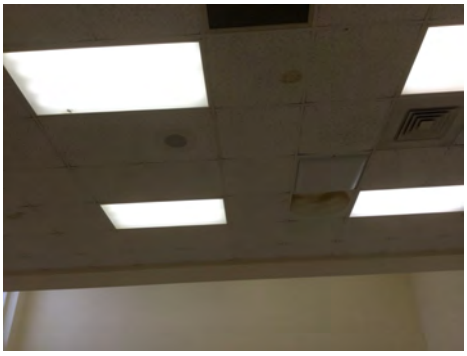
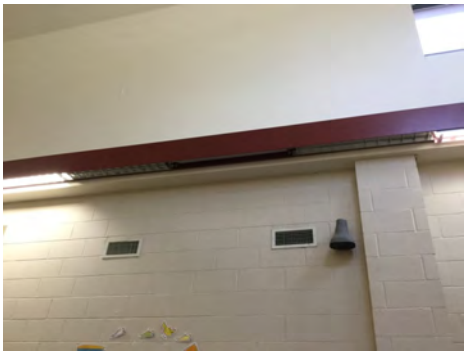
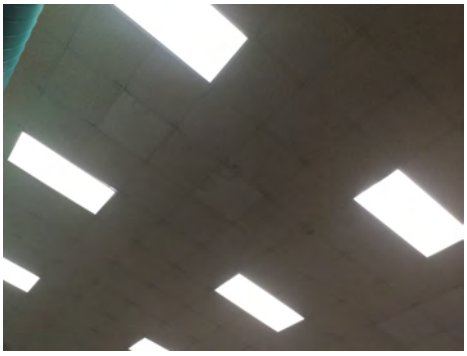
Note:

System: D5020 - Branch Wiring



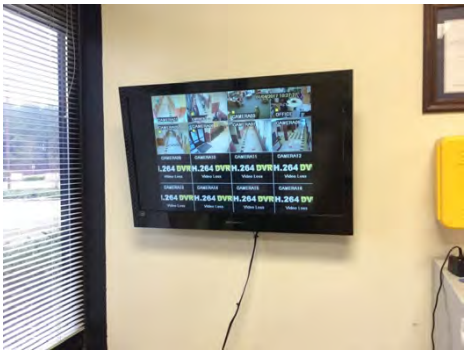
Note:

System: D5020 - Lighting

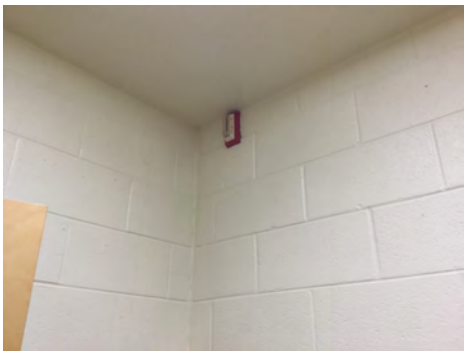
Note:

System: D5030810 - Security & Detection Systems

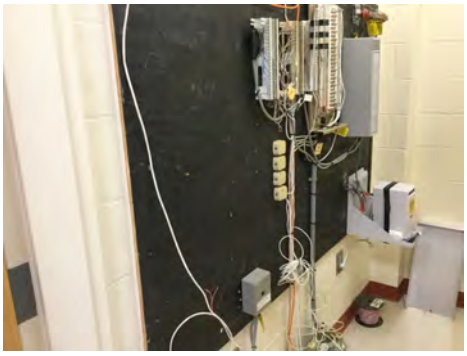

Note:

System: D5030910 - Fire Alarm Systems




Note:

System: D5030920 - Data Communication

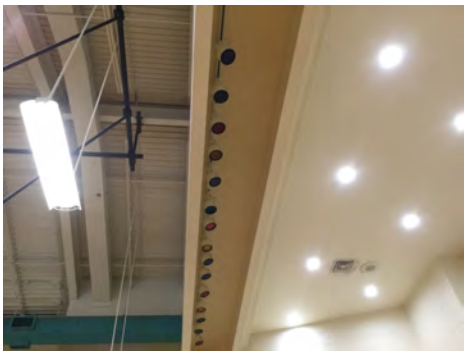


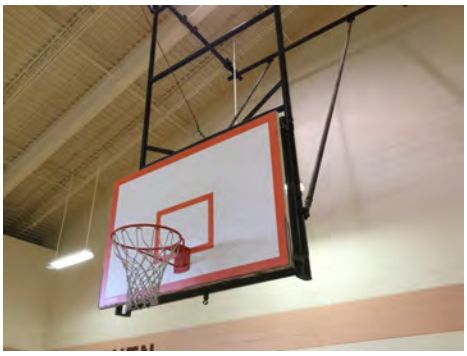
Note:

System: D5090 - Other Electrical Systems

Note:

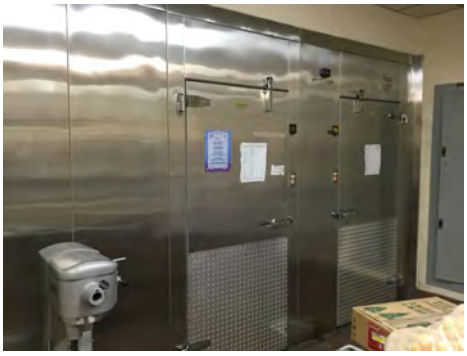
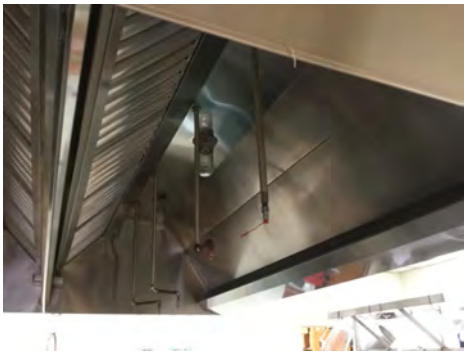
System: E1020 - Institutional Equipment





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%

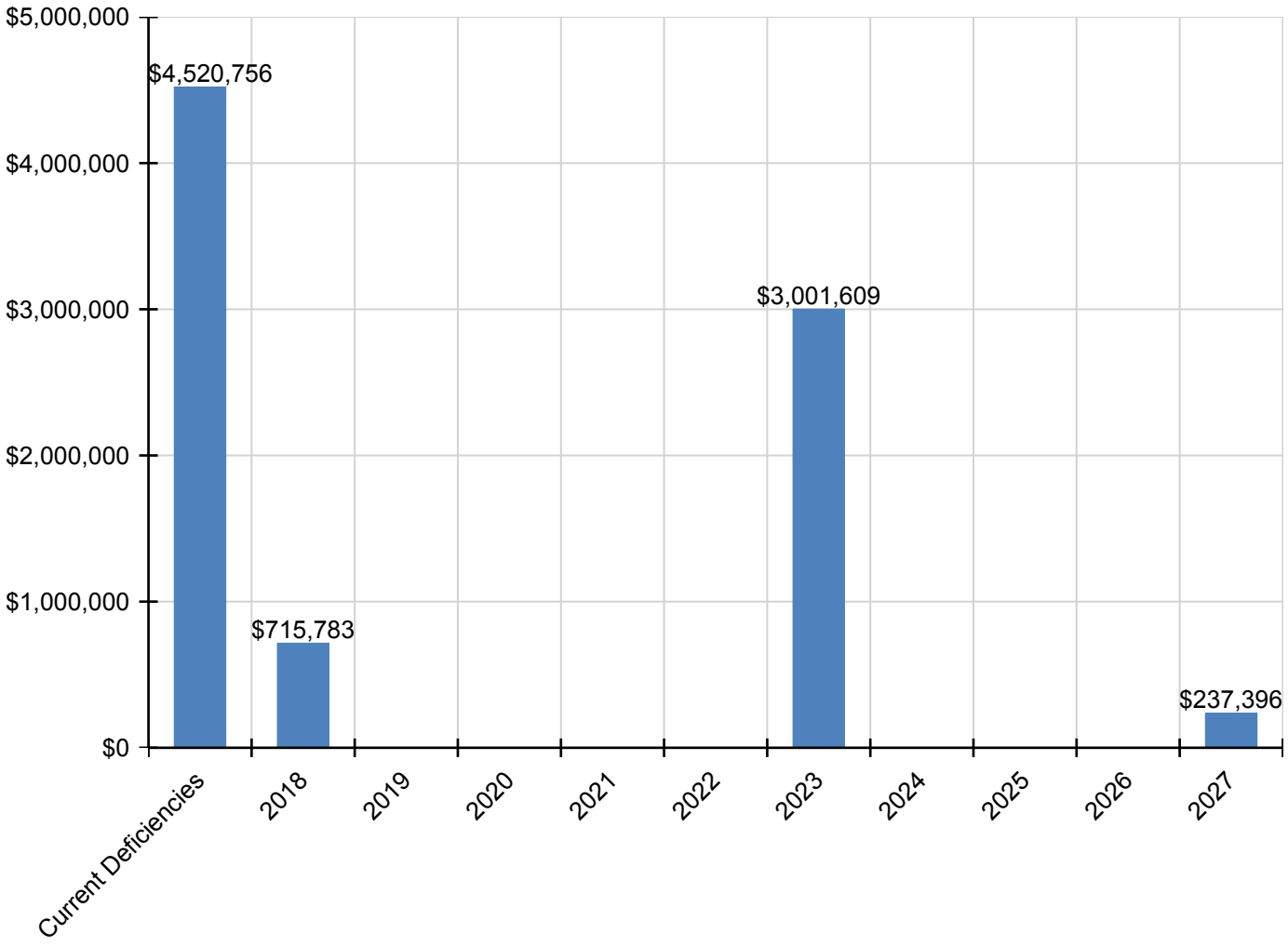
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$4,520,756**	**$715,783**	**$0**	**$0**	**$0**	**$0**	**$3,001,609**	**$0**	**$0**	**$0**	**$237,396**	**$8,475,543**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$10,560	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$10,560**
*** 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**	$132,304	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$132,304**
B2020 - Exterior Windows	$595,289	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$595,289**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$78,806	$0	$0	$0	$0	**$78,806**
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	$784,158	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$784,158**
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	$191,608	$0	$0	$0	$0	**$191,608**
C1030 - Fittings	$617,289	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$617,289**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$176,645	$0	$0	$0	$0	$0	$0	$0	$0	$0	$237,396	**$414,041**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$715,783	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$715,783**
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	$869,965	$0	$0	$0	$0	**$869,965**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$74,171	$0	$0	$0	$0	**$74,171**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$117,437	$0	$0	$0	$0	**$117,437**
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	$384,762	$0	$0	$0	$0	**$384,762**
D3030 - Cooling Generating Systems	$333,879	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$333,879**
D3040 - Distribution Systems	$389,526	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$389,526**
D3050 - Terminal & Package Units	$191,528	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$191,528**
D3060 - Controls & Instrumentation	$123,587	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$123,587**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$273,056	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$273,056**
D4020 - Standpipes	$42,706	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$42,706**
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	$385,534	$0	$0	$0	$0	**$385,534**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$899,324	$0	$0	$0	$0	**$899,324**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$118,411	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$118,411**
D5030910 - Fire Alarm Systems	$214,175	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$214,175**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090 - Other Electrical Systems	$7,765	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$7,765**
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	$19,412	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$19,412**
E1090 - Other Equipment	$120,352	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$120,352**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$370,114	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$370,114**

** Indicates non-renewable system*

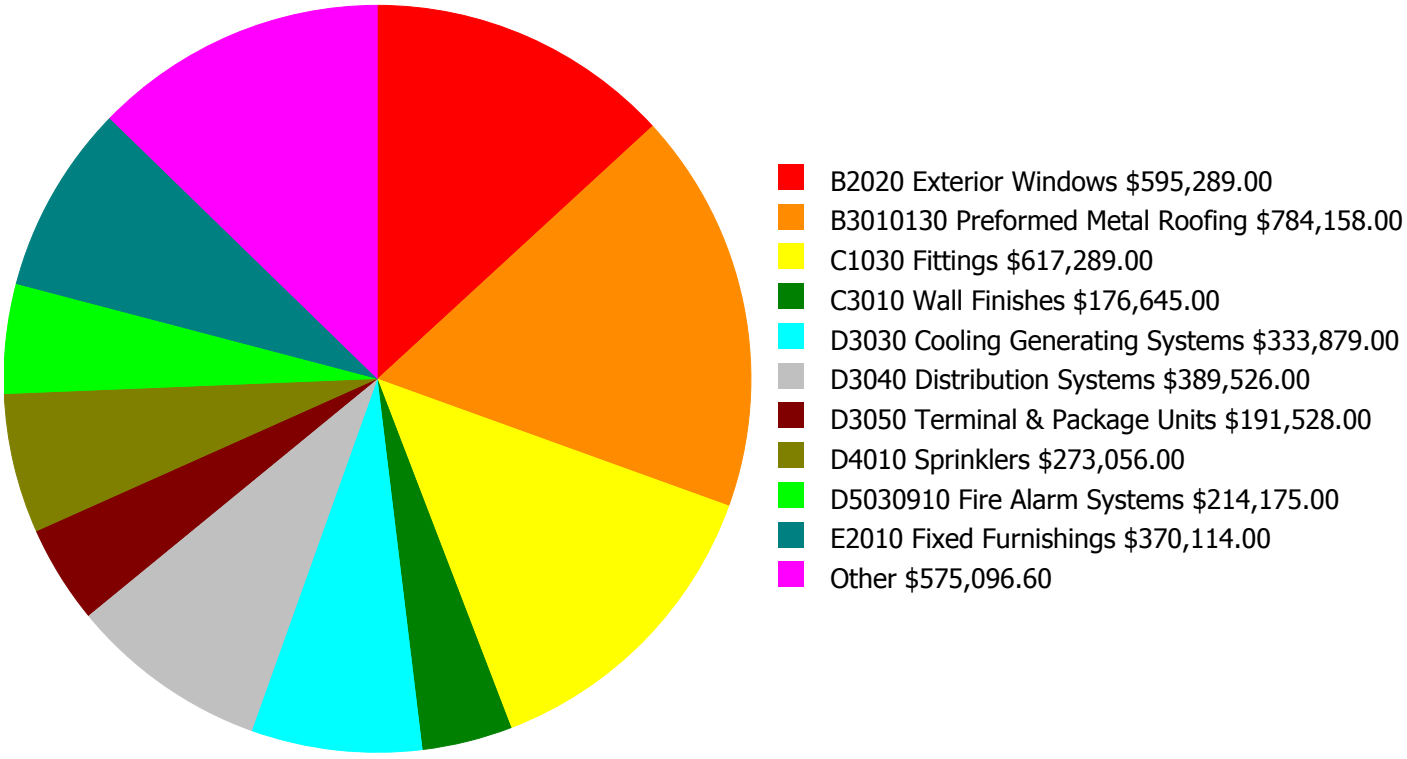
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

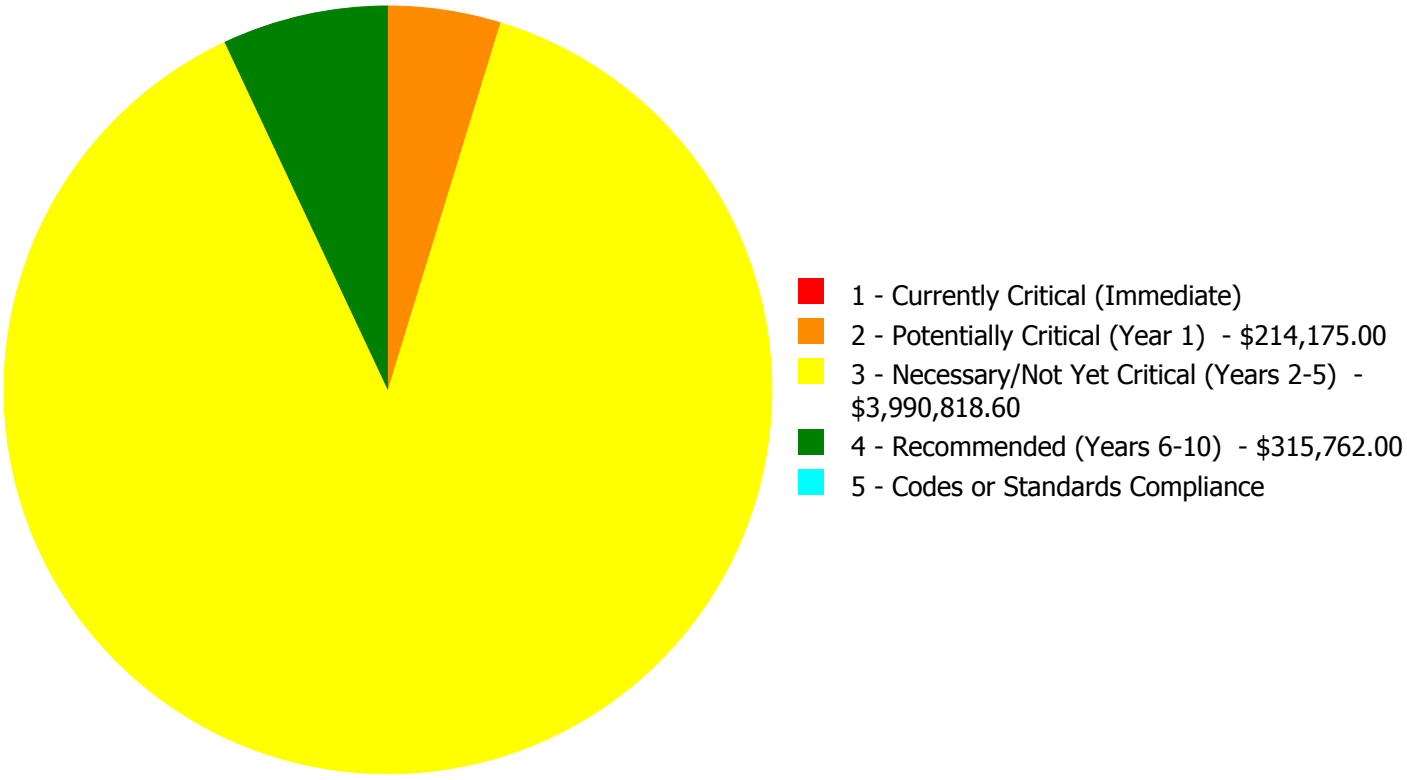
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $4,520,755.60

Deficiency Summary by Priority

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



Budget Estimate Total: $4,520,755.60

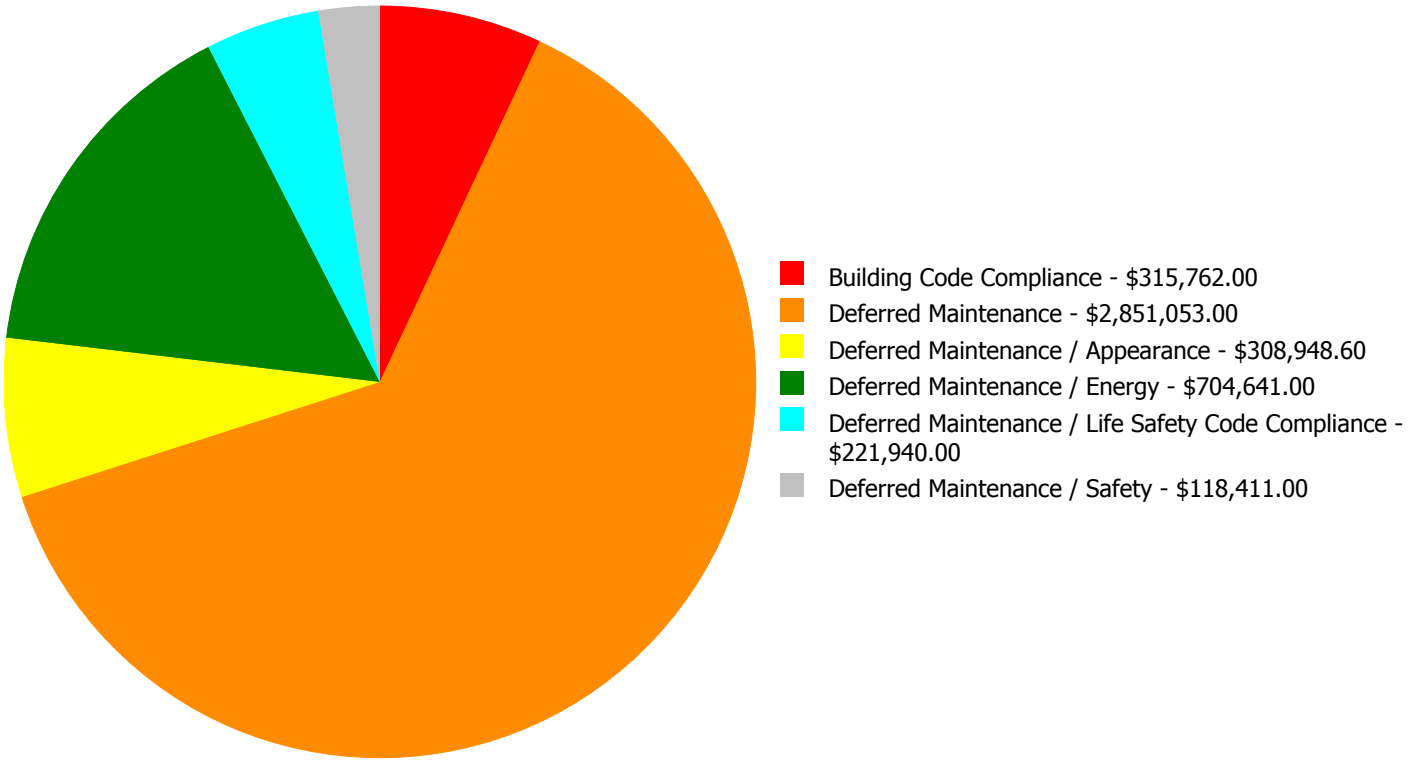
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
A1010	Standard Foundations	$0.00	$0.00	$10,560.00	$0.00	$0.00	$10,560.00
B2010	Exterior Walls	$0.00	$0.00	$132,303.60	$0.00	$0.00	$132,303.60
B2020	Exterior Windows	$0.00	$0.00	$595,289.00	$0.00	$0.00	$595,289.00
B3010130	Preformed Metal Roofing	$0.00	$0.00	$784,158.00	$0.00	$0.00	$784,158.00
C1030	Fittings	$0.00	$0.00	$617,289.00	$0.00	$0.00	$617,289.00
C3010	Wall Finishes	$0.00	$0.00	$176,645.00	$0.00	$0.00	$176,645.00
D3030	Cooling Generating Systems	$0.00	$0.00	$333,879.00	$0.00	$0.00	$333,879.00
D3040	Distribution Systems	$0.00	$0.00	$389,526.00	$0.00	$0.00	$389,526.00
D3050	Terminal & Package Units	$0.00	$0.00	$191,528.00	$0.00	$0.00	$191,528.00
D3060	Controls & Instrumentation	$0.00	$0.00	$123,587.00	$0.00	$0.00	$123,587.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$273,056.00	$0.00	$273,056.00
D4020	Standpipes	$0.00	$0.00	$0.00	$42,706.00	$0.00	$42,706.00
D5030810	Security & Detection Systems	$0.00	$0.00	$118,411.00	$0.00	$0.00	$118,411.00
D5030910	Fire Alarm Systems	$0.00	$214,175.00	$0.00	$0.00	$0.00	$214,175.00
D5090	Other Electrical Systems	$0.00	$0.00	$7,765.00	$0.00	$0.00	$7,765.00
E1020	Institutional Equipment	$0.00	$0.00	$19,412.00	$0.00	$0.00	$19,412.00
E1090	Other Equipment	$0.00	$0.00	$120,352.00	$0.00	$0.00	$120,352.00
E2010	Fixed Furnishings	$0.00	$0.00	$370,114.00	$0.00	$0.00	$370,114.00
	Total:	$0.00	$214,175.00	$3,990,818.60	$315,762.00	$0.00	$4,520,755.60

Deficiency Summary by Category

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



Budget Estimate Total: $4,520,755.60

Deficiency Details by Priority

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

Priority 2 - Potentially Critical (Year 1):

System: D5030910 - Fire Alarm Systems

Location:	Throughout the building
Distress:	Failing
Category:	Deferred Maintenance / Life Safety Code Compliance
Priority:	2 - Potentially Critical (Year 1)
Correction:	Renew System
Qty:	58,823.00
Unit of Measure:	S.F.
Estimate:	$214,175.00
Assessor Name:	Somnath Das
Date Created:	01/09/2017

Notes: The fire alarm system is beyond its expected life. The system frequently has false alarms.

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

System: A1010 - Standard Foundations

Location: Throughout the school
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Engineering Study
Qty: 1.00
Unit of Measure: Ea.
Estimate: $10,560.00
Assessor Name: Somnath Das
Date Created: 01/12/2017

Notes: Slabs on grade show some signs of minor separation; observed throughout the building. Some minor cracks in walls seen. An engineering study is recommended to determine the cause. Pricing does not include remediation measures.

System: B2010 - Exterior Walls

Location: Exterior walls
Distress: Damaged
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Spray refinish exterior walls
Qty: 30,000.00
Unit of Measure: S.F.
Estimate: $132,303.60
Assessor Name: Somnath Das
Date Created: 01/12/2017

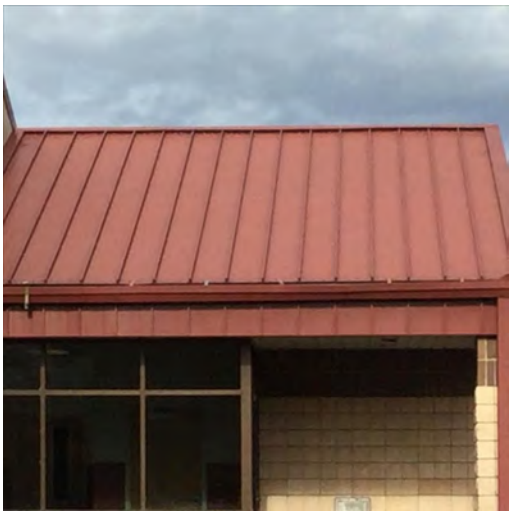
Notes: Exterior walls are excessively stained, primarily due to roof/gutter conditions. Power washing of exterior walls is recommended to be scheduled after roof replacement is completed.

System: B2020 - Exterior Windows

Location: Exterior windows
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 58,823.00
Unit of Measure: S.F.
Estimate: $595,289.00
Assessor Name: Somnath Das
Date Created: 01/11/2017

Notes: Exterior windows are failing prematurely throughout the school with loss of seals between dual panes. Operable windows (designated for emergency egress) are difficult to operate and may constitute a safety hazard in an evacuation situation. System renewal is recommended.

System: B3010130 - Preformed Metal Roofing



Location: Roof
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 58,823.00
Unit of Measure: S.F.
Estimate: $784,158.00
Assessor Name: Somnath Das
Date Created: 01/11/2017

Notes: Metal roofing is leaking throughout the building, notably at the gym peak, but also in numerous other places, possibly due to faulty original design or installation. High maintenance costs for replacement of ceiling tile The roof system is not adequately ventilated or insulated, resulting in moisture problems in the building. Gutters leak at seams, and are bent in many places due to ice. System replacement is recommended.

System: C1030 - Fittings

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 58,823.00
Unit of Measure: S.F.
Estimate: $617,289.00
Assessor Name: Somnath Das
Date Created: 01/09/2017

Notes: Building fittings are typically original and beyond their expected life. In particular, there are still some chalkboards in the school, and many whiteboards are stained beyond cleaning. Lockers at the kitchen are beginning to rust. Signage is original.

System: C3010 - Wall Finishes

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 58,823.00
Unit of Measure: S.F.
Estimate: $176,645.00
Assessor Name: Somnath Das
Date Created: 01/09/2017

Notes: Painted walls are maintained on an ad hoc basis with no regularly scheduled repainting. Many areas of the building are in need of re-painting. Humidity has caused some peeling. Vinyl wall coverings in classrooms is original and in poor condition with scuffs and peeling wall coverings. System renewal is recommended.

System: D3030 - Cooling Generating Systems

Location: Mechanical equipment yard
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 58,823.00
Unit of Measure: S.F.
Estimate: $333,879.00
Assessor Name: Somnath Das
Date Created: 01/11/2017

Notes: The air cooled chiller is nearing the end of its expected life and should be replaced to ensure cooling capacity for the school.

System: D3040 - Distribution Systems

Location: Throughout the building
Distress: Inadequate
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 58,823.00
Unit of Measure: S.F.
Estimate: $389,526.00
Assessor Name: Somnath Das
Date Created: 01/11/2017

Notes: Internally insulated ductwork is used throughout the building. Air handlers are original and need balancing. System renewal is recommended.

System: D3050 - Terminal & Package Units

Location: Front office
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 58,823.00
Unit of Measure: S.F.
Estimate: $191,528.00
Assessor Name: Somnath Das
Date Created: 01/09/2017

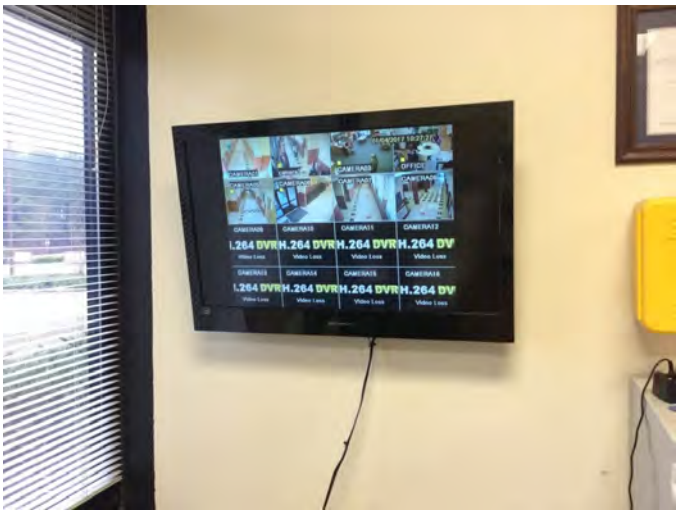
Notes: Split system heat pumps used at front office areas are original and well beyond their expected life. Closets / rooms converted to data rooms do not typically have adequate cooling/ventilation. System renewal with modern energy efficient equipment is recommended.

System: D3060 - Controls & Instrumentation

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 58,823.00
Unit of Measure: S.F.
Estimate: $123,587.00
Assessor Name: Somnath Das
Date Created: 01/09/2017

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: Inadequate
Category: Deferred Maintenance / Safety
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 58,823.00
Unit of Measure: S.F.
Estimate: $118,411.00
Assessor Name: Somnath Das
Date Created: 01/09/2017

Notes: The security system is mostly original and beyond its expected life. There are areas inside and outside the building that aren't monitored. Addition of magnetic locks at exterior doors is suggested. System renewal is recommended.

System: D5090 - Other Electrical Systems

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance / Life Safety Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 58,823.00
Unit of Measure: S.F.
Estimate: $7,765.00
Assessor Name: Somnath Das
Date Created: 01/11/2017

Notes: Emergency lighting systems are believed to be original and are beyond their expected service life. As this is a Life Safety concern, system renewal is recommended.

System: E1020 - Institutional Equipment

Location: Throughout the school
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 58,823.00
Unit of Measure: S.F.
Estimate: $19,412.00
Assessor Name: Somnath Das
Date Created: 01/11/2017

Notes: Institutional equipment as a system is generally beyond its expected life. In particular, the number of Smartboards is inadequate. System renewal is recommended.

System: E1090 - Other Equipment

Location: Kitchen
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 58,823.00
Unit of Measure: S.F.
Estimate: $120,352.00
Assessor Name: Somnath Das
Date Created: 01/09/2017

Notes: The original kitchen hood and exhaust system is operating but is beyond its expected life, and should be replaced.

System: E2010 - Fixed Furnishings

Location: Throughout the building.
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 58,823.00
Unit of Measure: S.F.
Estimate: $370,114.00
Assessor Name: Somnath Das
Date Created: 01/09/2017

Notes: Fixed furnishings including classroom cabinetry and window treatments are beyond their expected useful life and are showing some signs of wear and tear. Window treatments are missing at many spaces, creating glare. System renewal is recommended.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 58,823.00
Unit of Measure: S.F.
Estimate: $273,056.00
Assessor Name: Somnath Das
Date Created: 01/09/2017

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

System: D4020 - Standpipes

This deficiency has no image.

Location: TBD
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 58,823.00
Unit of Measure: S.F.
Estimate: $42,706.00
Assessor Name: Somnath Das
Date Created: 01/09/2017

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:	2003
Last Renovation:	
Replacement Value:	$60,048
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	80.26 %
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.

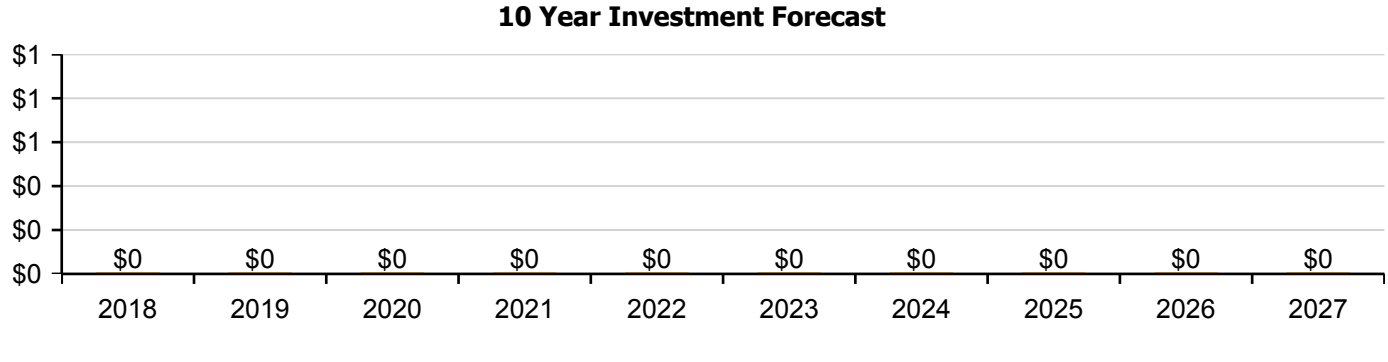
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	576
Year Built:	2003	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$60,048
FCI:	0.00 %	RSLI%:	80.26 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	86.00 %	0.00 %	$0.00
B10 - Superstructure	86.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	78.64 %	0.00 %	$0.00
B30 - Roofing	53.33 %	0.00 %	$0.00
Totals:	**80.26 %**	**0.00 %**	**$0.00**

Photo Album

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

1). East Elevation - Mar 07, 2017

2). South Elevation - Mar 07, 2017

3). West Elevation - Mar 07, 2017

4). North Elevation - Mar 07, 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	2003	2103		86.00 %	0.00 %	86			$11,595
A1030	Slab on Grade	$19.75	S.F.	576	100	2003	2103		86.00 %	0.00 %	86			$11,376
B1020	Roof Construction	$16.26	S.F.	576	100	2003	2103		86.00 %	0.00 %	86			$9,366
B2010	Exterior Walls	$29.79	S.F.	576	100	2003	2103		86.00 %	0.00 %	86			$17,159
B2030	Exterior Doors	$8.66	S.F.	576	30	2003	2033		53.33 %	0.00 %	16			$4,988
B3010130	Preformed Metal Roofing	$9.66	S.F.	576	30	2003	2033		53.33 %	0.00 %	16			$5,564
								Total	**80.26 %**					**$60,048**

System Notes

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

System: A1030 - Slab on Grade

Note:

System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls

Note:

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.

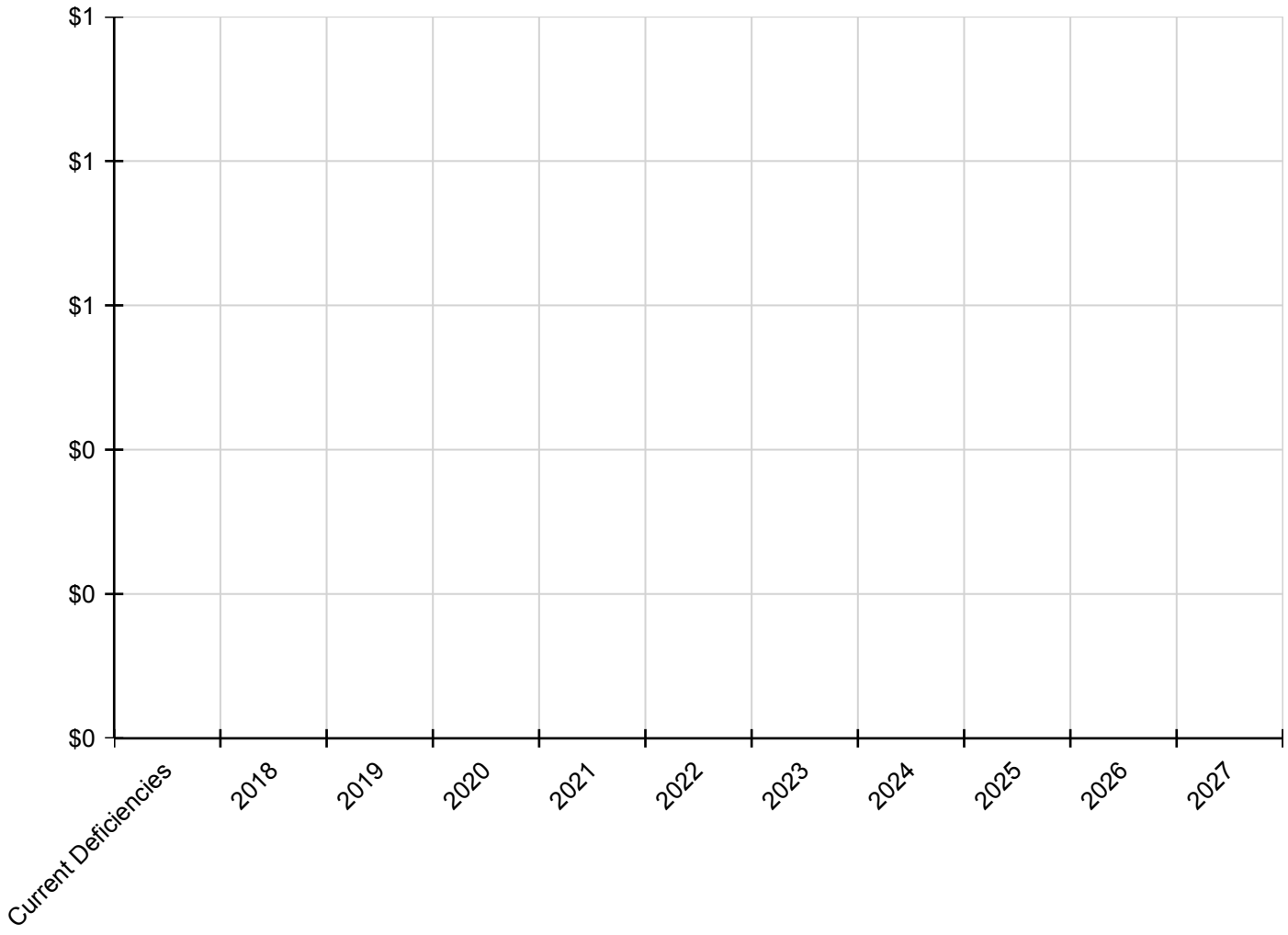
Inflation Rate: 3%

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

** 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):	59,399
Year Built:	1992
Last Renovation:	
Replacement Value:	$1,746,925
Repair Cost:	$951,983.36
Total FCI:	54.49 %
Total RSLI:	22.97 %
FCA Score:	45.51

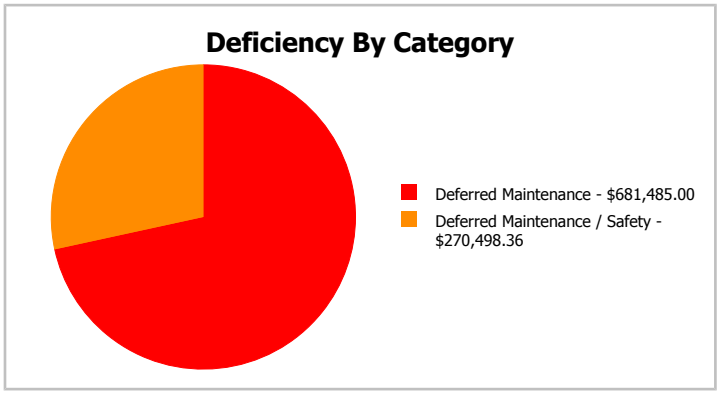
Description:

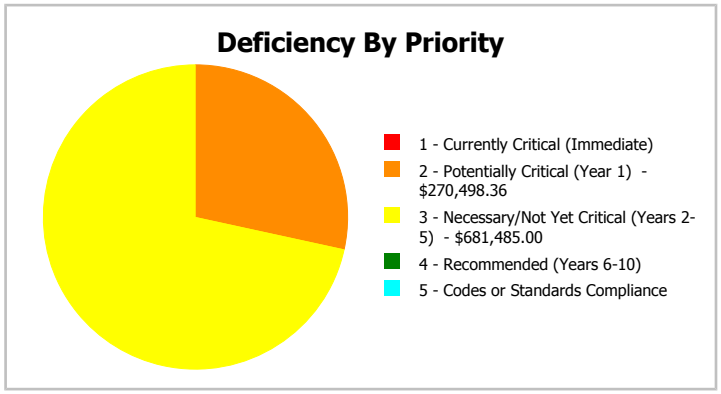
The narrative for this site is included in the Executive Summary Description at the front of this report.

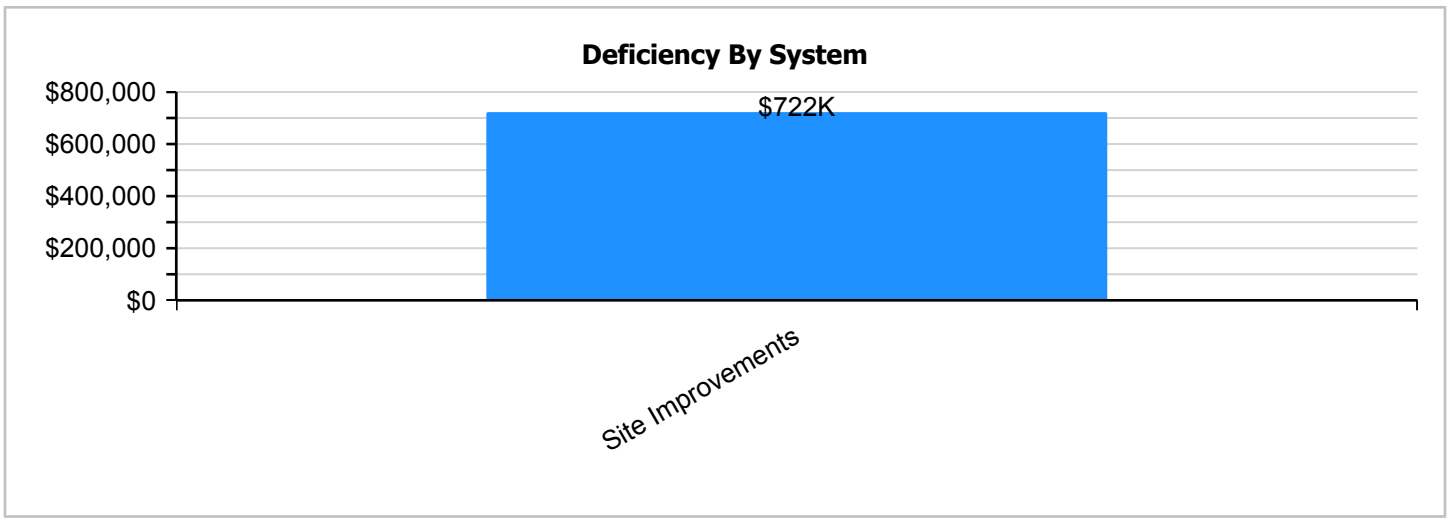
Attributes: This asset has no attributes.

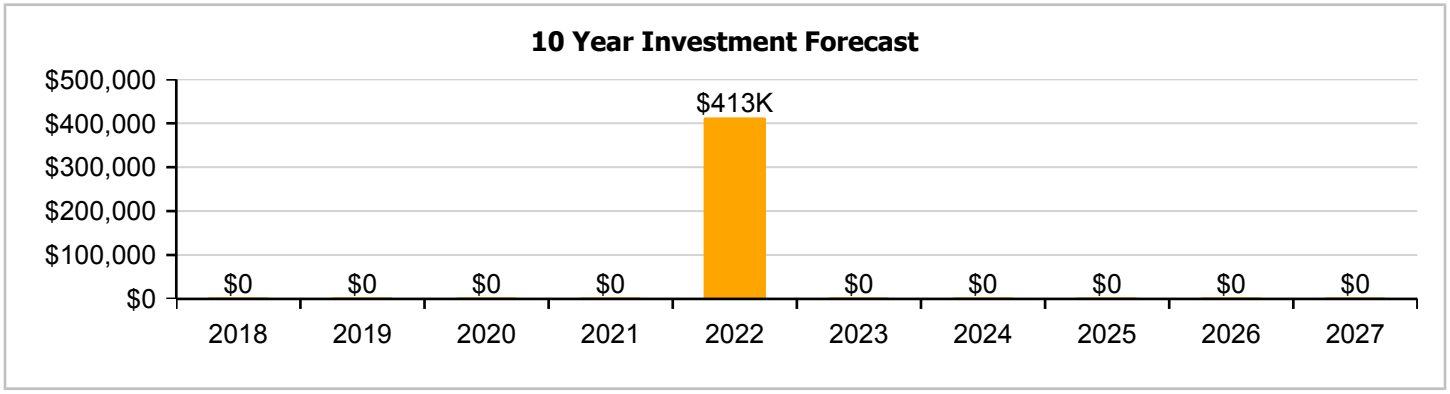
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	59,399
Year Built:	1992	Last Renovation:	
Repair Cost:	$951,983	Replacement Value:	$1,746,925
FCI:	54.49 %	RSLI%:	22.97 %









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
G20 - Site Improvements	3.39 %	103.80 %	$951,983.36
G30 - Site Mechanical Utilities	48.68 %	0.00 %	$0.00
G40 - Site Electrical Utilities	36.48 %	0.00 %	$0.00
Totals:	**22.97 %**	**54.49 %**	**$951,983.36**

Photo Album

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

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

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$3.81	S.F.	59,399	25	1992	2017		0.00 %	110.00 %	0		$248,941.00	$226,310
G2020	Parking Lots	$1.33	S.F.	59,399	25	1992	2017		0.00 %	110.00 %	0		$86,901.00	$79,001
G2030	Pedestrian Paving	$1.91	S.F.	59,399	30	1992	2022		16.67 %	0.00 %	5			$113,452
G2040105	Fence & Guardrails	$1.23	S.F.	59,399	30	1992	2022		16.67 %	0.00 %	5			$73,061
G2040950	Hard Surface Play Area	$0.75	S.F.	59,399	20	1992	2012		0.00 %	110.00 %	-5		$49,004.00	$44,549
G2040950	Playing Field	$4.54	S.F.	59,399	20	1992	2012		0.00 %	110.00 %	-5		$296,639.00	$269,671
G2050	Landscaping	$1.87	S.F.	59,399	15	1992	2007		0.00 %	243.53 %	-10		$270,498.36	$111,076
G3010	Water Supply	$2.34	S.F.	59,399	50	1992	2042		50.00 %	0.00 %	25			$138,994
G3020	Sanitary Sewer	$1.45	S.F.	59,399	50	1992	2042		50.00 %	0.00 %	25			$86,129
G3030	Storm Sewer	$4.54	S.F.	59,399	50	1992	2042		50.00 %	0.00 %	25			$269,671
G3060	Fuel Distribution	$0.98	S.F.	59,399	40	1992	2032		37.50 %	0.00 %	15			$58,211
G4010	Electrical Distribution	$2.35	S.F.	59,399	50	1992	2042		50.00 %	0.00 %	25			$139,588
G4020	Site Lighting	$1.47	S.F.	59,399	30	1992	2022		16.67 %	0.00 %	5			$87,317
G4030	Site Communications & Security	$0.84	S.F.	59,399	15	2007	2022		33.33 %	0.00 %	5			$49,895
								Total	**22.97 %**	**54.49 %**			**$951,983.36**	**$1,746,925**

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



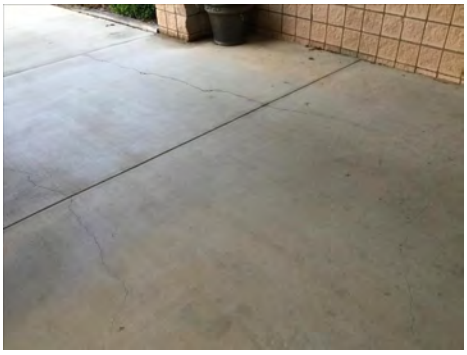
Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - 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.

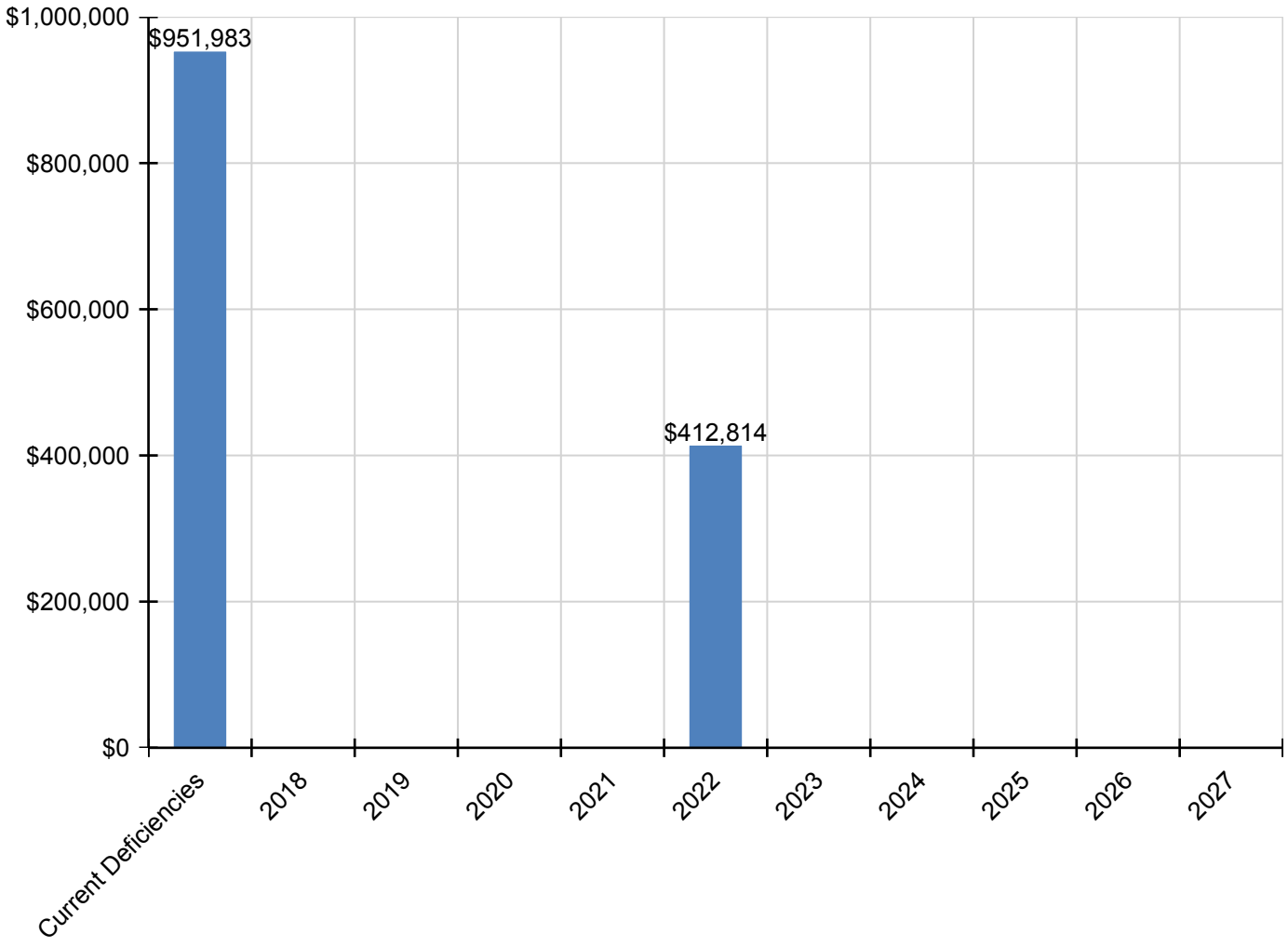
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$951,983**	**$0**	**$0**	**$0**	**$0**	**$412,814**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,364,797**
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	$248,941	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$248,941**
G2020 - Parking Lots	$86,901	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$86,901**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$144,674	$0	$0	$0	$0	$0	**$144,674**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$93,167	$0	$0	$0	$0	$0	**$93,167**
G2040950 - Hard Surface Play Area	$49,004	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$49,004**
G2040950 - Playing Field	$296,639	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$296,639**
*** G2050 - Landscaping**	$270,498	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$270,498**
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	$111,346	$0	$0	$0	$0	$0	**$111,346**
G4030 - Site Communications & Security	$0	$0	$0	$0	$0	$63,627	$0	$0	$0	$0	$0	**$63,627**

** Indicates non-renewable system*

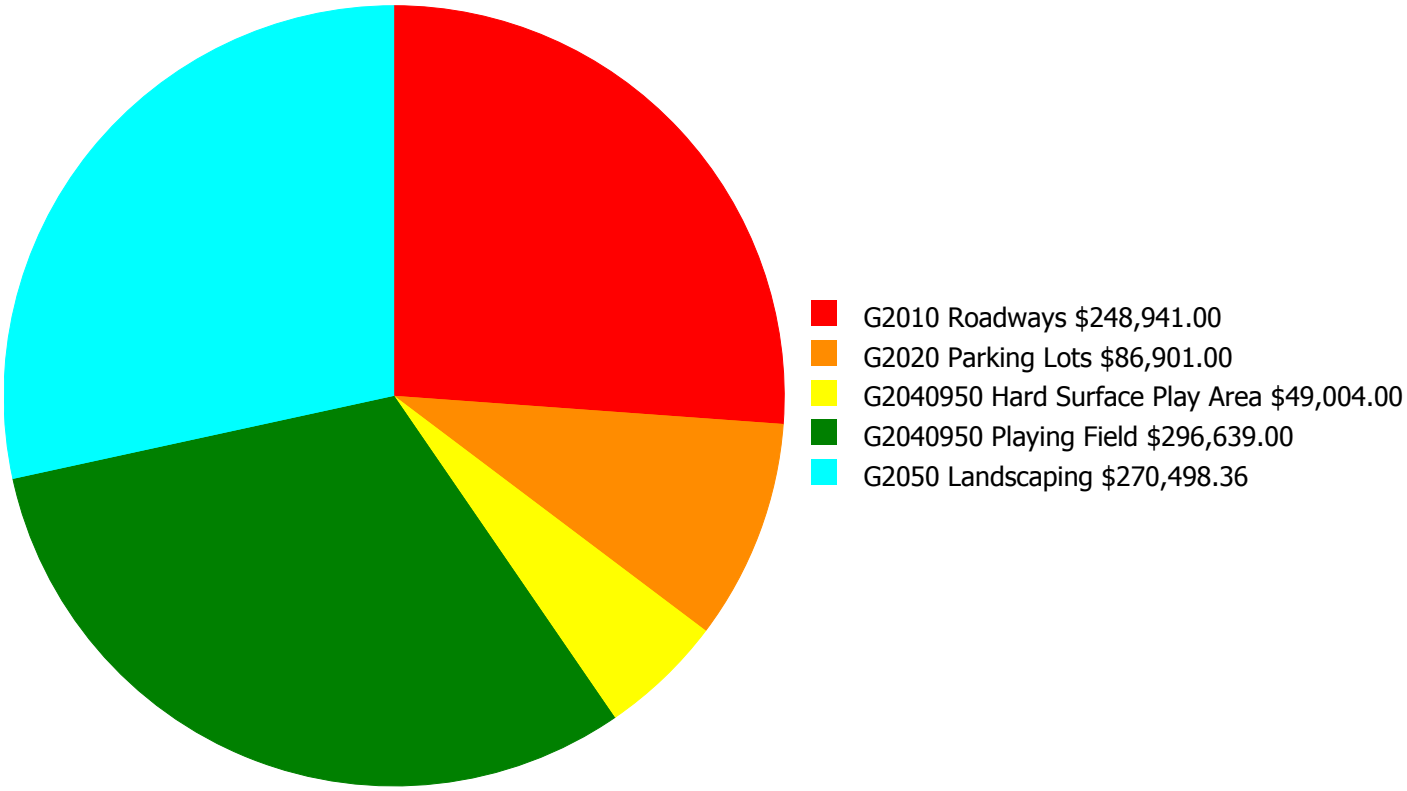
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

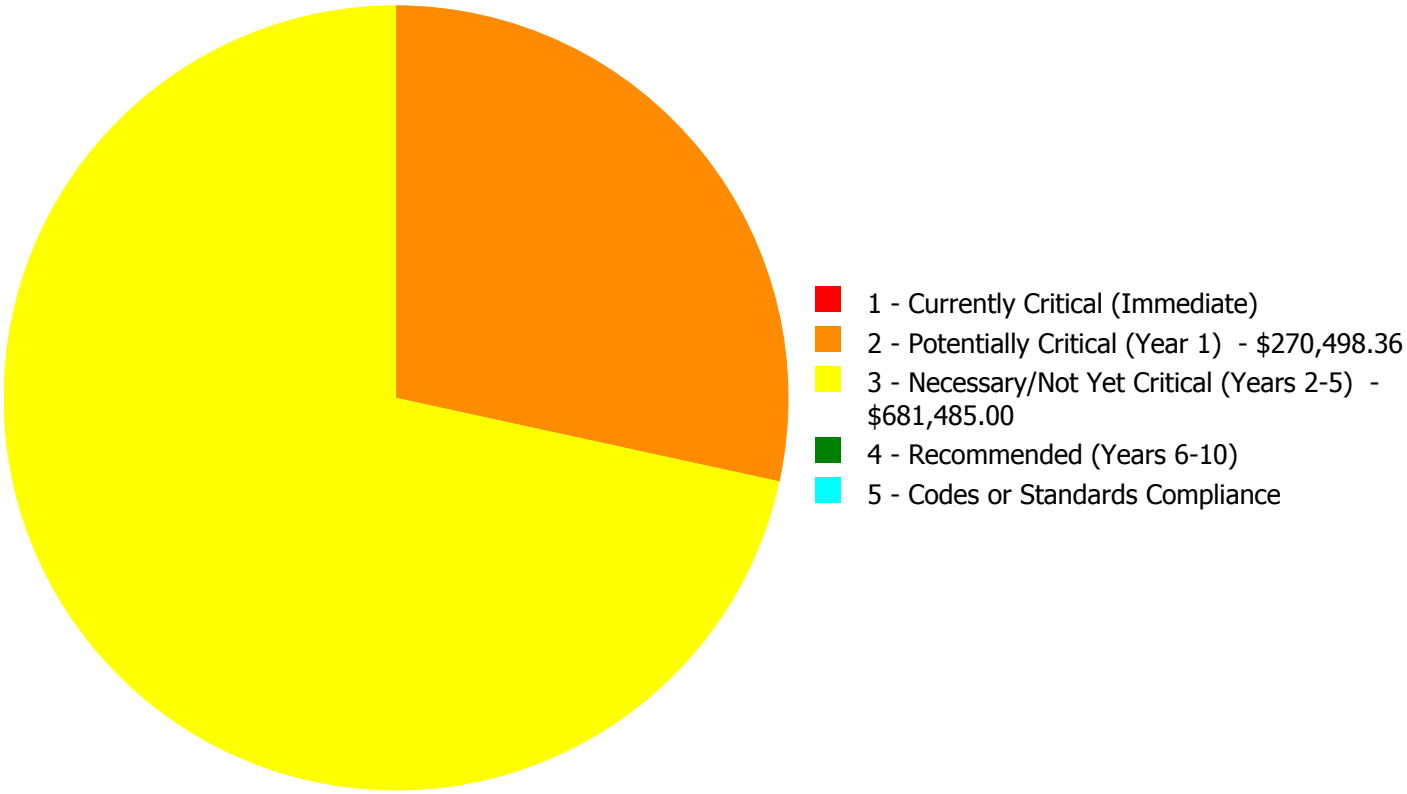
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $951,983.36

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: $951,983.36

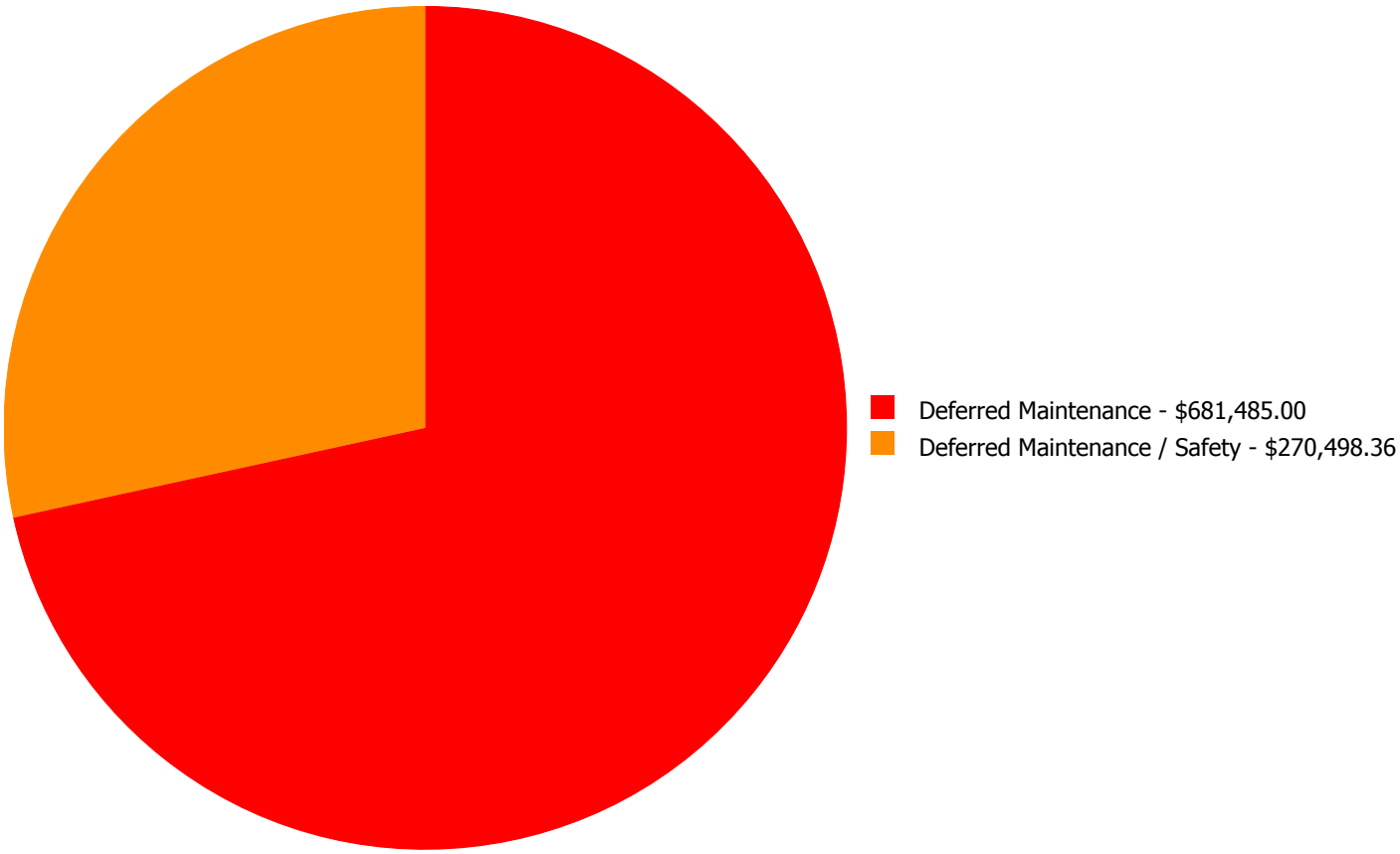
Deficiency By Priority Investment Table

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	$248,941.00	$0.00	$0.00	$248,941.00
G2020	Parking Lots	$0.00	$0.00	$86,901.00	$0.00	$0.00	$86,901.00
G2040950	Hard Surface Play Area	$0.00	$0.00	$49,004.00	$0.00	$0.00	$49,004.00
G2040950	Playing Field	$0.00	$0.00	$296,639.00	$0.00	$0.00	$296,639.00
G2050	Landscaping	$0.00	$270,498.36	$0.00	$0.00	$0.00	$270,498.36
	Total:	$0.00	$270,498.36	$681,485.00	$0.00	$0.00	$951,983.36

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: $951,983.36

Deficiency Details by Priority

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

Priority 2 - Potentially Critical (Year 1):

System: G2050 - Landscaping

Location:	Site, south side
Distress:	Failing
Category:	Deferred Maintenance / Safety
Priority:	2 - Potentially Critical (Year 1)
Correction:	Erosion control; incl. soil preparation, topsoil and sodding
Qty:	10,000.00
Unit of Measure:	S.F.
Estimate:	$270,498.36
Assessor Name:	Terence Davis
Date Created:	01/12/2017

Notes: The steep slopes above the playing field are eroded, creating a safety concern for students and maintenance personnel. Repairs are recommended.

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: 59,399.00
Unit of Measure: S.F.
Estimate: $248,941.00
Assessor Name: Terence Davis
Date Created: 12/19/2016

Notes: The asphalt roadway is beyond its expected life. It is aged with a worn surface and cracks. Provide Fire lane markings per Local Code requirements..

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: 59,399.00
Unit of Measure: S.F.
Estimate: $86,901.00
Assessor Name: Terence Davis
Date Created: 12/19/2016

Notes: The parking lot is aged, has cracks, and a rough worn surface.with exposed aggregate. Patching as altered drainage pattern, creating ponding. Replace / resurface paving. Re-stripe parking spaces and provide pavement markings. ADA signs need to be adjusted per minimum ADA standards.

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: 59,399.00
Unit of Measure: S.F.
Estimate: $49,004.00
Assessor Name: Terence Davis
Date Created: 12/19/2016

Notes: The asphalt surfaced basketball court is in poor condition, creating a safety hazard, and/or an unusable asset. Replacement is recommended. In addition, the basketball backstops are in weathered condition and should be upgraded.

System: G2040950 - Playing Field

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 59,399.00
Unit of Measure: S.F.
Estimate: $296,639.00
Assessor Name: Terence Davis
Date Created: 12/19/2016

Notes: The playing field is beyond its expected life. System renewal is recommended.