

NC School District/040 Anson County/Elementary School

Peachland-Polkton Elementary

Final

Campus Assessment Report

March 11, 2017



Table of Contents

Campus Executive Summary	4
Campus Dashboard Summary	7
Campus Condition Summary	8
<u>1993 Main Building</u>	10
Executive Summary	10
Dashboard Summary	11
Condition Summary	12
Photo Album	13
Condition Detail	14
System Listing	15
System Notes	17
Renewal Schedule	27
Forecasted Sustainment Requirement	29
Deficiency Summary By System	30
Deficiency Summary By Priority	31
Deficiency By Priority Investment	32
Deficiency Summary By Category	33
Deficiency Details By Priority	34
<u>1993 Storage Building 1</u>	43
Executive Summary	43
Dashboard Summary	44
Condition Summary	45
Photo Album	46
Condition Detail	47
System Listing	48
System Notes	49
Renewal Schedule	50
Forecasted Sustainment Requirement	51
Deficiency Summary By System	52

Campus Assessment Report

Deficiency Summary By Priority	53
Deficiency By Priority Investment	54
Deficiency Summary By Category	55
Deficiency Details By Priority	56
Site	57
Executive Summary	57
Dashboard Summary	58
Condition Summary	59
Photo Album	60
Condition Detail	61
System Listing	62
System Notes	63
Renewal Schedule	68
Forecasted Sustainment Requirement	69
Deficiency Summary By System	70
Deficiency Summary By Priority	71
Deficiency By Priority Investment	72
Deficiency Summary By Category	73
Deficiency Details By Priority	74

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):	66,179
Year Built:	1993
Last Renovation:	
Replacement Value:	\$14,752,078
Repair Cost:	\$5,443,144.44
Total FCI:	36.90 %
Total RSLI:	30.78 %
FCA Score:	63.10



Description:

GENERAL:

Peachland-Polkton Elementary School is located at 9633 Highway 74 in Peachland, North Carolina. The 1 story, 65,259 square foot building was originally constructed in 1993. There have been no additions or no renovations. In addition to the main building, the campus contains one ancillary building; storage.

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

A. SUBSTRUCTURE

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

Campus Assessment Report - Peachland-Polkton Elementary

B. SUPERSTRUCTURE

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

C. INTERIORS

Interior partitions are typically CMU. Interior doors are generally hollow core wood with aluminum frames and mostly with glazing. Interior fittings include the following items: white boards, toilet accessories, storage shelving, and fabricated toilet partitions. The interior wall finishes are typically painted CMU and painted drywall. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in assignable spaces is typically ceramic tile, carpet, wood, and quarry tiles. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically painted drywall.

CONVEYING:

The building does not include conveying equipment. Conveying equipment includes no hydraulic elevators.

D. SERVICES

PLUMBING: Plumbing fixtures are typically non-low-flow water fixtures with manual control valves. Domestic water distribution is combination of copper and galvanized steel with electric hot water heating. Sanitary waste system is cast iron. Rain water drainage system is external with gutters and downspouts. Other plumbing systems is supplied by above ground fuel tanks.

HVAC:

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

FIRE PROTECTION:

The building does not have a fire sprinkler system. The building does not have additional fire suppression systems. Fire extinguishers and cabinets are distributed near fire exits and corridors.

ELECTRICAL:

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

COMMUNICATIONS AND SECURITY:

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

OTHER ELECTRICAL SYSTEMS:

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

E. EQUIPMENT & FURNISHINGS:

This building includes the following items and equipment: fixed food service, athletic equipment, audio-visual, and fixed casework.

G. SITE

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

Campus Assessment Report - Peachland-Polkton Elementary

Attributes:

General Attributes:

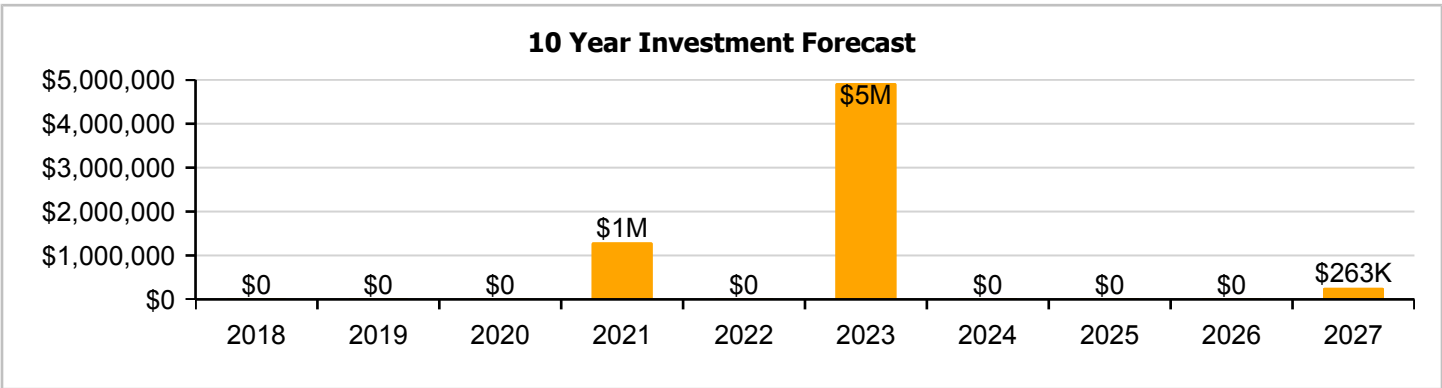
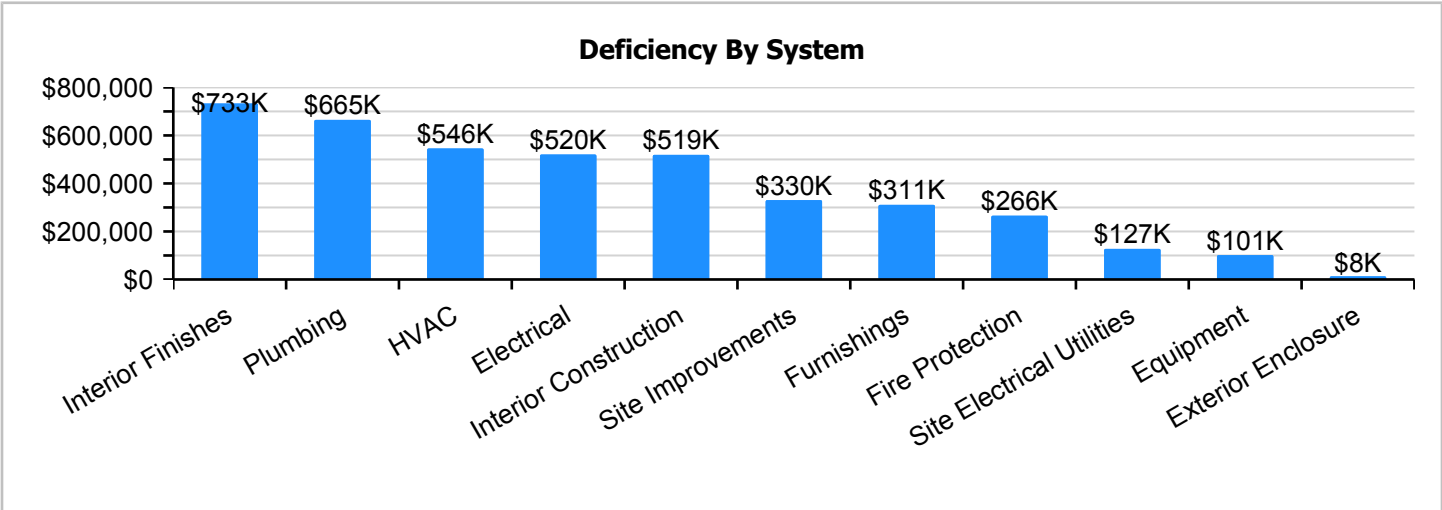
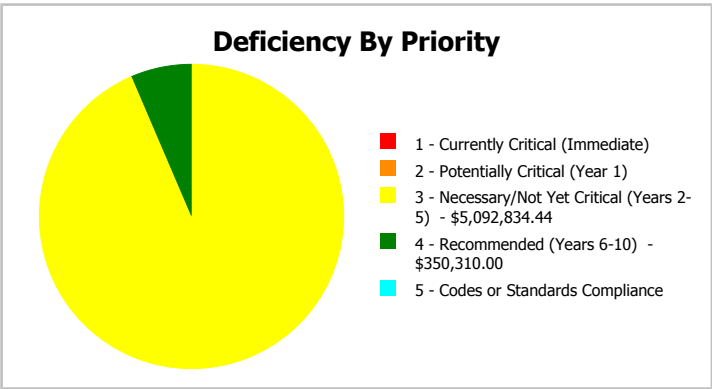
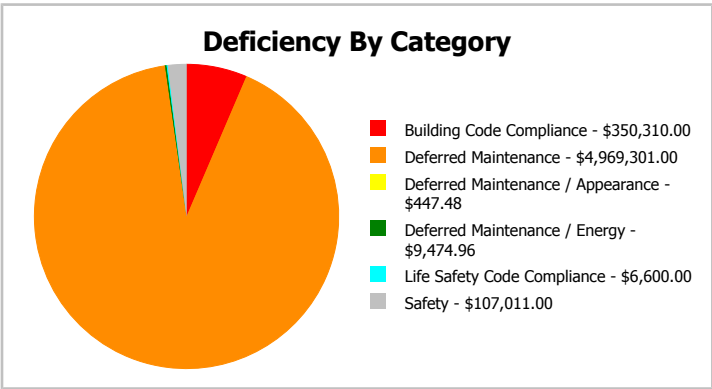
Condition Assessor:	Somnath Das	Assessment Date:	1/17/2017
Suitability Assessor:			

School Information:

HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	27.21	Site Acreage:	27.21

Campus Dashboard Summary

Gross Area:	66,179	Last Renovation:	
Year Built:	1993	Replacement Value:	\$14,752,078
Repair Cost:	\$5,443,144	RSLI%:	30.78 %
FCI:	36.90 %		



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.

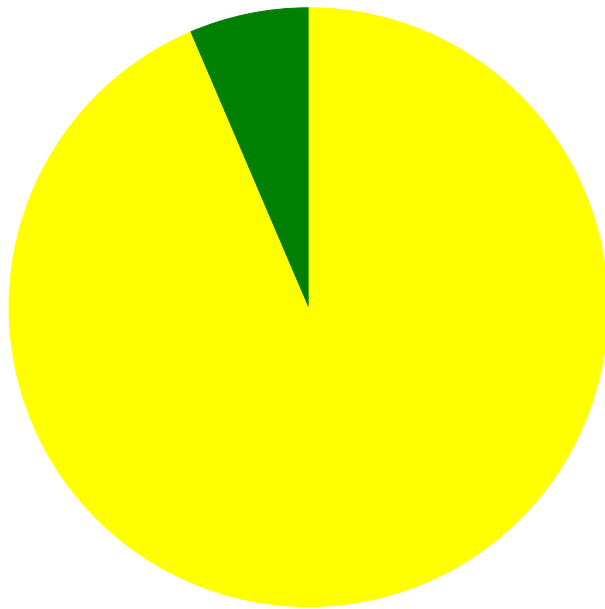
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	76.00 %	0.00 %	\$0.00
A20 - Basement Construction	76.00 %	0.00 %	\$0.00
B10 - Superstructure	76.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	47.05 %	0.76 %	\$9,922.44
B30 - Roofing	20.00 %	0.00 %	\$0.00
C10 - Interior Construction	34.04 %	46.41 %	\$684,828.00
C30 - Interior Finishes	9.06 %	60.18 %	\$966,943.00
D20 - Plumbing	2.21 %	97.83 %	\$877,212.00
D30 - HVAC	10.46 %	52.46 %	\$720,002.00
D40 - Fire Protection	0.00 %	110.00 %	\$350,310.00
D50 - Electrical	14.32 %	37.77 %	\$686,263.00
E10 - Equipment	2.78 %	94.72 %	\$133,520.00
E20 - Furnishings	0.00 %	110.00 %	\$410,610.00
G20 - Site Improvements	9.95 %	42.61 %	\$435,374.00
G30 - Site Mechanical Utilities	59.51 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	26.22 %	54.53 %	\$168,160.00
Totals:	30.78 %	36.90 %	\$5,443,144.44

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	65,259	38.07	\$0.00	\$0.00	\$4,488,852.96	\$350,310.00	\$0.00
1993 Storage Building 1	920	0.47	\$0.00	\$0.00	\$447.48	\$0.00	\$0.00
Site	66,179	31.01	\$0.00	\$0.00	\$603,534.00	\$0.00	\$0.00
Total:		36.90	\$0.00	\$0.00	\$5,092,834.44	\$350,310.00	\$0.00

Deficiencies By Priority



- 1 - Currently Critical (Immediate)
- 2 - Potentially Critical (Year 1)
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$5,092,834.44
- 4 - Recommended (Years 6-10) - \$350,310.00
- 5 - Codes or Standards Compliance

Budget Estimate Total: \$5,443,144.44

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):	65,259
Year Built:	1993
Last Renovation:	
Replacement Value:	\$12,709,843
Repair Cost:	\$4,839,162.96
Total FCI:	38.07 %
Total RSLI:	30.90 %
FCA Score:	61.93



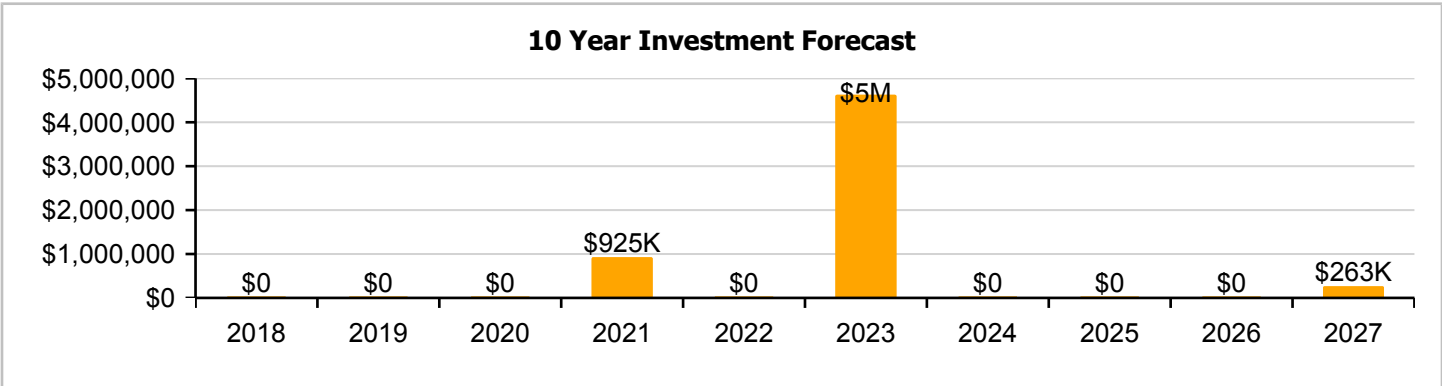
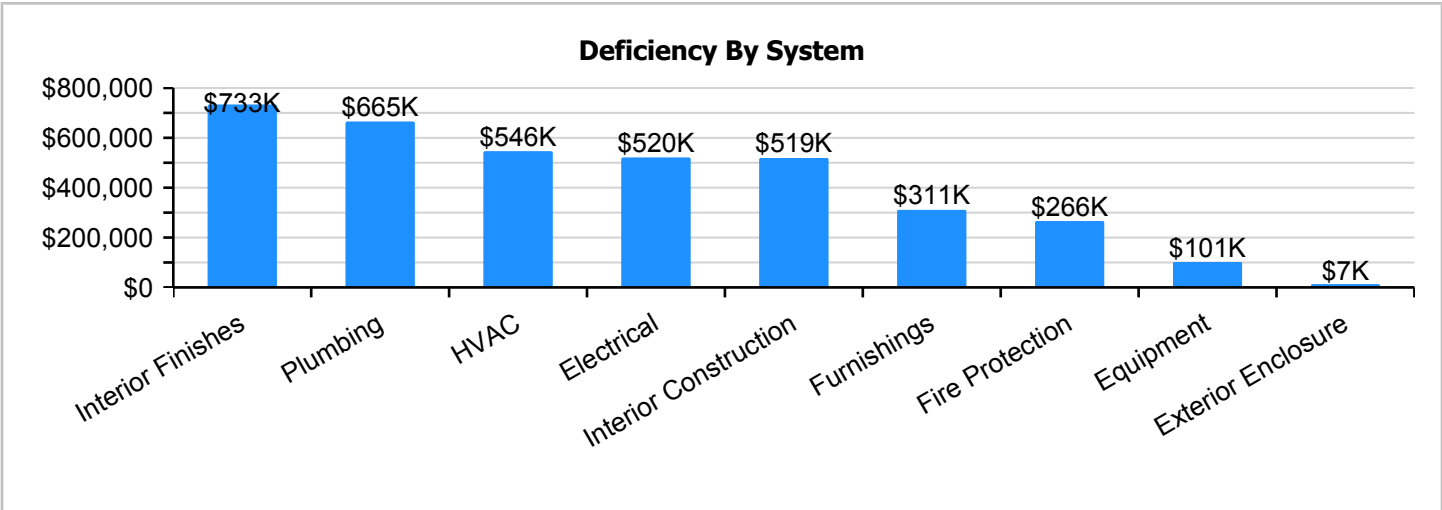
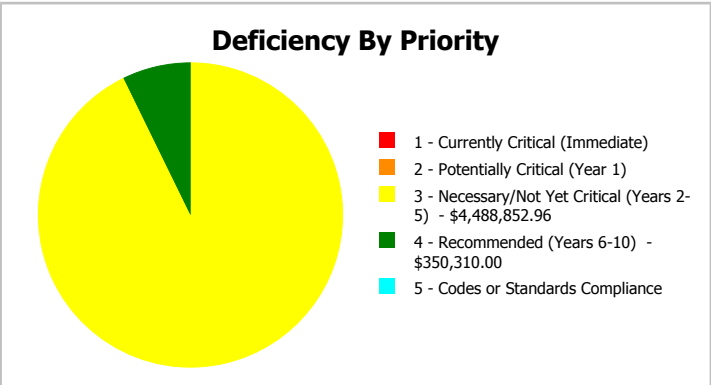
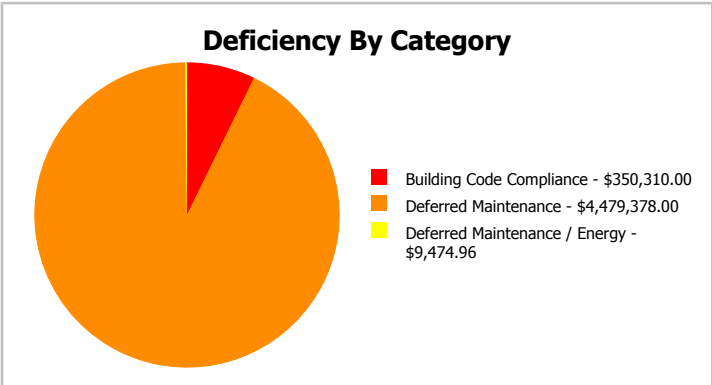
Description:

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:	65,259
Year Built:	1993	Last Renovation:	
Repair Cost:	\$4,839,163	Replacement Value:	\$12,709,843
FCI:	38.07 %	RSLI%:	30.90 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	76.00 %	0.00 %	\$0.00
A20 - Basement Construction	76.00 %	0.00 %	\$0.00
B10 - Superstructure	76.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	46.59 %	0.75 %	\$9,474.96
B30 - Roofing	20.00 %	0.00 %	\$0.00
C10 - Interior Construction	34.04 %	46.41 %	\$684,828.00
C30 - Interior Finishes	9.06 %	60.18 %	\$966,943.00
D20 - Plumbing	2.21 %	97.83 %	\$877,212.00
D30 - HVAC	10.46 %	52.46 %	\$720,002.00
D40 - Fire Protection	0.00 %	110.00 %	\$350,310.00
D50 - Electrical	14.32 %	37.77 %	\$686,263.00
E10 - Equipment	2.78 %	94.72 %	\$133,520.00
E20 - Furnishings	0.00 %	110.00 %	\$410,610.00
Totals:	30.90 %	38.07 %	\$4,839,162.96

Photo Album

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

1). North Elevation - Jan 19, 2017



2). West Elevation - Jan 19, 2017



3). Northeast Elevation - Jan 19, 2017



4). South Elevation - Jan 19, 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 - 1993 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.	65,259	100	1993	2093		76.00 %	0.00 %	76			\$306,717
A1030	Slab on Grade	\$8.26	S.F.	65,259	100	1993	2093		76.00 %	0.00 %	76			\$539,039
A2010	Basement Excavation	\$1.85	S.F.	65,259	100	1993	2093		76.00 %	0.00 %	76			\$120,729
A2020	Basement Walls	\$12.79	S.F.	65,259	100	1993	2093		76.00 %	0.00 %	76			\$834,663
B1020	Roof Construction	\$15.44	S.F.	65,259	100	1993	2093		76.00 %	0.00 %	76			\$1,007,599
B2010	Exterior Walls	\$9.24	S.F.	65,259	100	1993	2093		76.00 %	0.00 %	76			\$602,993
B2020	Exterior Windows	\$9.20	S.F.	65,259	30	1993	2023		20.00 %	1.58 %	6		\$9,474.96	\$600,383
B2030	Exterior Doors	\$1.02	S.F.	65,259	30	1993	2023		20.00 %	0.00 %	6			\$66,564
B3010130	Preformed Metal Roofing	\$9.66	S.F.	65,259	30	1993	2023		20.00 %	0.00 %	6			\$630,402
C1010	Partitions	\$10.59	S.F.	65,259	75	1993	2068		68.00 %	0.00 %	51			\$691,093
C1020	Interior Doors	\$2.48	S.F.	65,259	30	1993	2023		20.00 %	0.00 %	6			\$161,842
C1030	Fittings	\$9.54	S.F.	65,259	20	1993	2013		0.00 %	110.00 %	-4		\$684,828.00	\$622,571
C3010	Wall Finishes	\$2.73	S.F.	65,259	10	1993	2003		0.00 %	110.00 %	-14		\$195,973.00	\$178,157
C3020	Floor Finishes	\$11.15	S.F.	65,259	20	1993	2013	2021	20.00 %	0.00 %	4			\$727,638
C3030	Ceiling Finishes	\$10.74	S.F.	65,259	25	1993	2018	2016	0.00 %	110.00 %	-1		\$770,970.00	\$700,882
D2010	Plumbing Fixtures	\$11.26	S.F.	65,259	30	1993	2023	2016	0.00 %	110.00 %	-1		\$808,298.00	\$734,816
D2020	Domestic Water Distribution	\$0.96	S.F.	65,259	30	1993	2023	2016	0.00 %	110.00 %	-1		\$68,914.00	\$62,649
D2030	Sanitary Waste	\$1.52	S.F.	65,259	30	1993	2023		20.00 %	0.00 %	6			\$99,194
D3020	Heat Generating Systems	\$4.98	S.F.	65,259	30	1993	2023		20.00 %	0.00 %	6			\$324,990
D3030	Cooling Generating Systems	\$5.16	S.F.	65,259	25	1993	2018	2016	0.00 %	110.00 %	-1		\$370,410.00	\$336,736
D3040	Distribution Systems	\$6.02	S.F.	65,259	30	1993	2023		20.00 %	0.00 %	6			\$392,859
D3050	Terminal & Package Units	\$2.96	S.F.	65,259	15	1993	2008		0.00 %	110.00 %	-9		\$212,483.00	\$193,167
D3060	Controls & Instrumentation	\$1.91	S.F.	65,259	20	1993	2013		0.00 %	110.00 %	-4		\$137,109.00	\$124,645
D4010	Sprinklers	\$4.22	S.F.	65,259	30			2016	0.00 %	110.00 %	-1		\$302,932.00	\$275,393
D4020	Standpipes	\$0.66	S.F.	65,259	30			2016	0.00 %	110.00 %	-1		\$47,378.00	\$43,071
D5010	Electrical Service/Distribution	\$1.65	S.F.	65,259	40	1993	2033		40.00 %	0.00 %	16			\$107,677
D5020	Branch Wiring	\$4.99	S.F.	65,259	30	1993	2023		20.00 %	0.00 %	6			\$325,642
D5020	Lighting	\$11.64	S.F.	65,259	30	1993	2023		20.00 %	0.00 %	6			\$759,615
D5030810	Security & Detection Systems	\$1.83	S.F.	65,259	15	1993	2008		0.00 %	110.00 %	-9		\$131,366.00	\$119,424
D5030910	Fire Alarm Systems	\$3.31	S.F.	65,259	15	1993	2008		0.00 %	110.00 %	-9		\$237,608.00	\$216,007
D5030920	Data Communication	\$4.30	S.F.	65,259	15	1993	2008		0.00 %	110.00 %	-9		\$308,675.00	\$280,614
D5090	Other Electrical Systems	\$0.12	S.F.	65,259	20	1993	2013		0.00 %	110.00 %	-4		\$8,614.00	\$7,831
E1020	Institutional Equipment	\$0.30	S.F.	65,259	20	1993	2013	2021	20.00 %	0.00 %	4			\$19,578
E1090	Other Equipment	\$1.86	S.F.	65,259	20	1993	2013		0.00 %	110.00 %	-4		\$133,520.00	\$121,382
E2010	Fixed Furnishings	\$5.72	S.F.	65,259	20	1993	2013		0.00 %	110.00 %	-4		\$410,610.00	\$373,281
Total									30.90 %	38.07 %			\$4,839,162.96	\$12,709,843

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

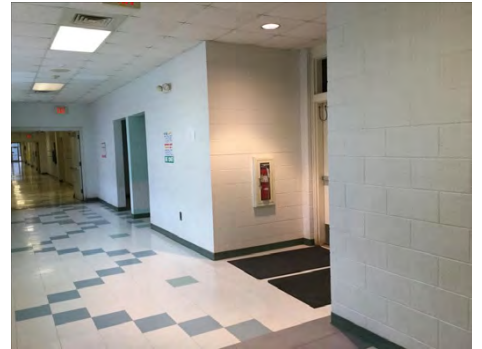
Campus Assessment Report - 1993 Main Building

System: B3010130 - Preformed Metal Roofing



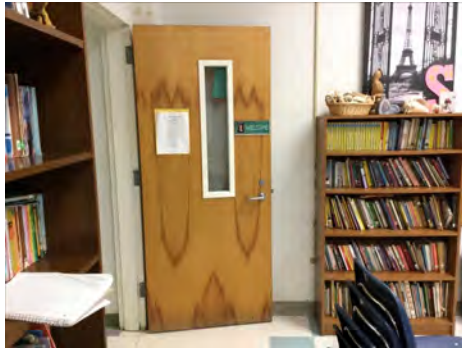
Note:

System: C1010 - Partitions



Note:

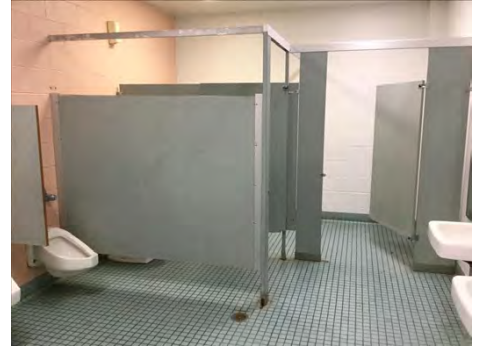
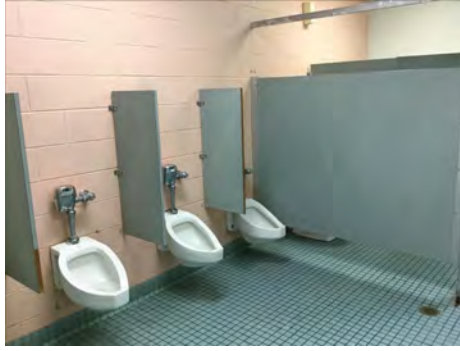
System: C1020 - Interior Doors



Note:

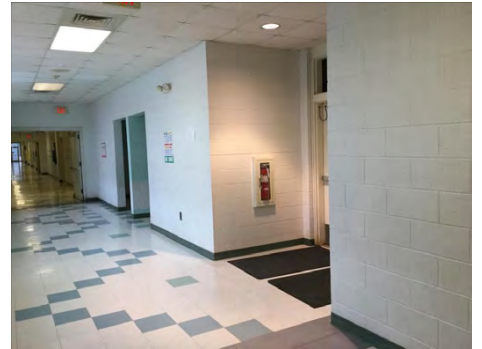
Campus Assessment Report - 1993 Main Building

System: C1030 - Fittings



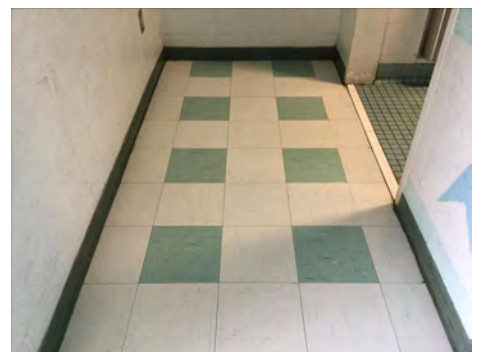
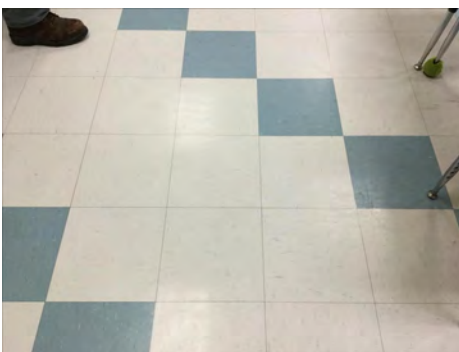
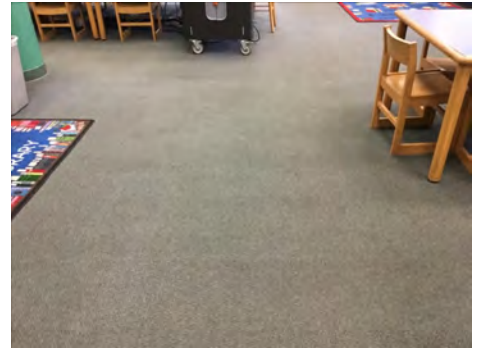
Note: The toilet partition and the signages throughout the school needs to be replaced.

System: C3010 - Wall Finishes



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

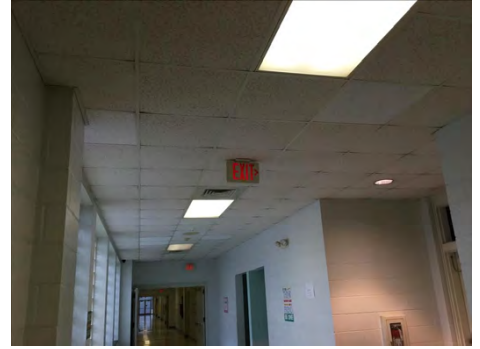
System: C3020 - Floor Finishes



Note: The carpet and portion of the VCT needs to be replaced.

Campus Assessment Report - 1993 Main Building

System: C3030 - Ceiling Finishes



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

System: D2010 - Plumbing Fixtures



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

System: D2020 - Domestic Water Distribution



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

Campus Assessment Report - 1993 Main Building

System: D2030 - Sanitary Waste



Note:

System: D3020 - Heat Generating Systems



Note:

System: D3030 - Cooling Generating Systems



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

Campus Assessment Report - 1993 Main Building

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



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

System: D3060 - Controls & Instrumentation



Note: The controls and instrumentation are beyond its service life and should be replaced.

System: D4010 - Sprinklers

This system contains no images

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

System: D4020 - Standpipes

This system contains no images

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

Campus Assessment Report - 1993 Main Building

System: D5010 - Electrical Service/Distribution



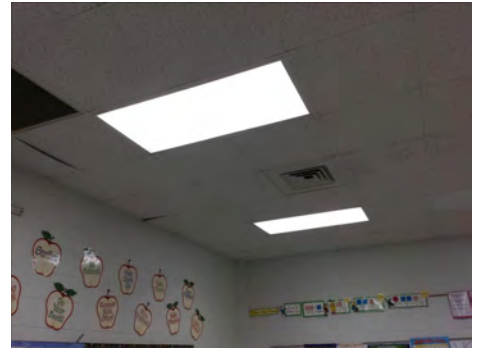
Note:

System: D5020 - Branch Wiring



Note:

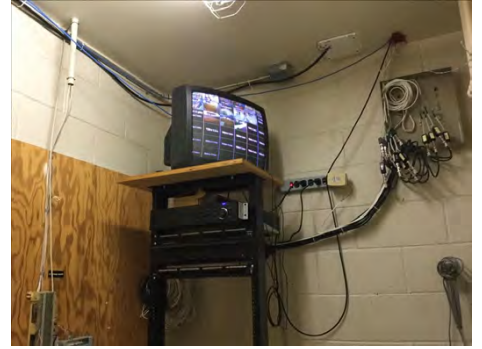
System: D5020 - Lighting



Note:

Campus Assessment Report - 1993 Main Building

System: D5030810 - Security & Detection Systems



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

System: D5030910 - Fire Alarm Systems



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

System: D5030920 - Data Communication



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

Campus Assessment Report - 1993 Main Building

System: D5090 - Other Electrical Systems



Note:

System: E1020 - Institutional Equipment



Note:

System: E1090 - Other Equipment



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

Campus Assessment Report - 1993 Main Building

System: E2010 - Fixed Furnishings



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

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$4,839,163	\$0	\$0	\$0	\$925,097	\$0	\$4,625,942	\$0	\$0	\$0	\$263,371	\$10,653,574
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$9,475	\$0	\$0	\$0	\$0	\$0	\$788,577	\$0	\$0	\$0	\$0	\$798,052
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$87,430	\$0	\$0	\$0	\$0	\$87,430
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	\$1,038,772	\$0	\$0	\$0	\$0	\$1,038,772
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	\$212,574	\$0	\$0	\$0	\$0	\$212,574
C1030 - Fittings	\$684,828	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$684,828
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$195,973	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$263,371	\$459,344
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$900,860	\$0	\$0	\$0	\$0	\$0	\$0	\$900,860

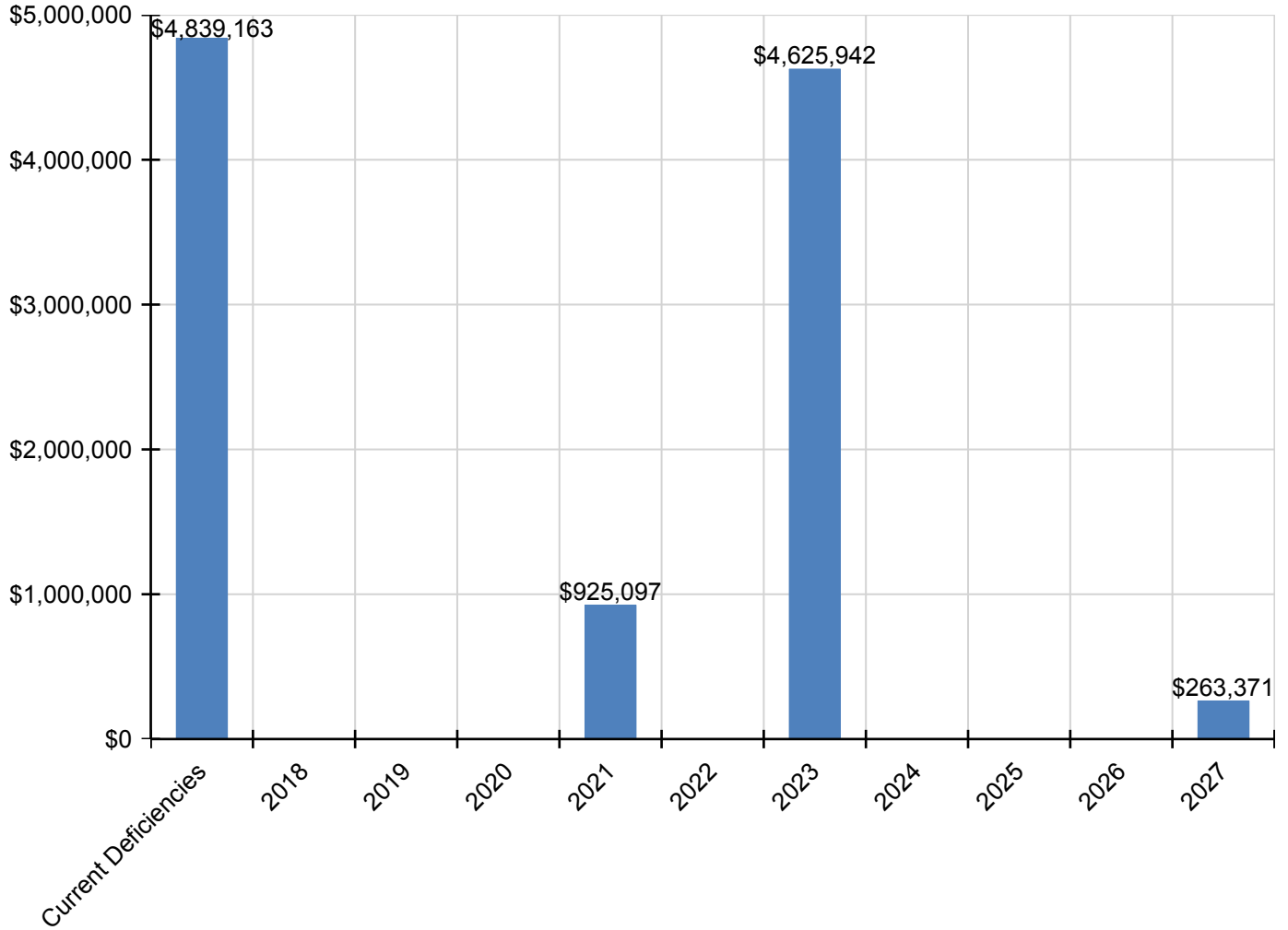
Campus Assessment Report - 1993 Main Building

C3030 - Ceiling Finishes	\$770,970	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$770,970
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	\$808,298	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$808,298
D2020 - Domestic Water Distribution	\$68,914	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$68,914
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$130,287	\$0	\$0	\$0	\$0	\$0	\$130,287
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	\$426,861	\$0	\$0	\$0	\$0	\$0	\$426,861
D3030 - Cooling Generating Systems	\$370,410	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$370,410
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$516,004	\$0	\$0	\$0	\$0	\$0	\$516,004
D3050 - Terminal & Package Units	\$212,483	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$212,483
D3060 - Controls & Instrumentation	\$137,109	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$137,109
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$302,932	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$302,932
D4020 - Standpipes	\$47,378	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,378
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$427,718	\$0	\$0	\$0	\$0	\$0	\$427,718
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$997,721	\$0	\$0	\$0	\$0	\$0	\$997,721
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$131,366	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$131,366
D5030910 - Fire Alarm Systems	\$237,608	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$237,608
D5030920 - Data Communication	\$308,675	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$308,675
D5090 - Other Electrical Systems	\$8,614	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,614
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$24,238	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,238
E1090 - Other Equipment	\$133,520	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$133,520
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$410,610	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$410,610

* Indicates non-renewable system

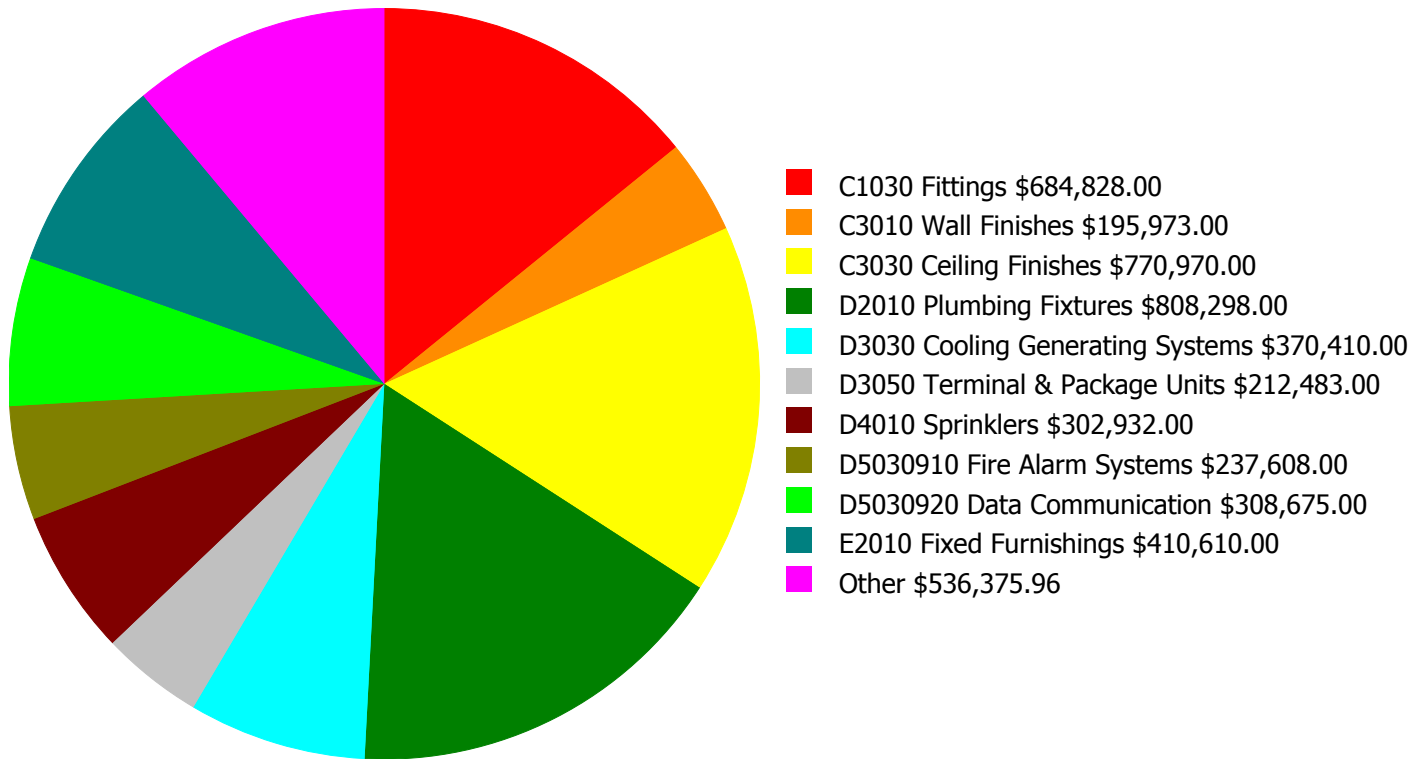
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

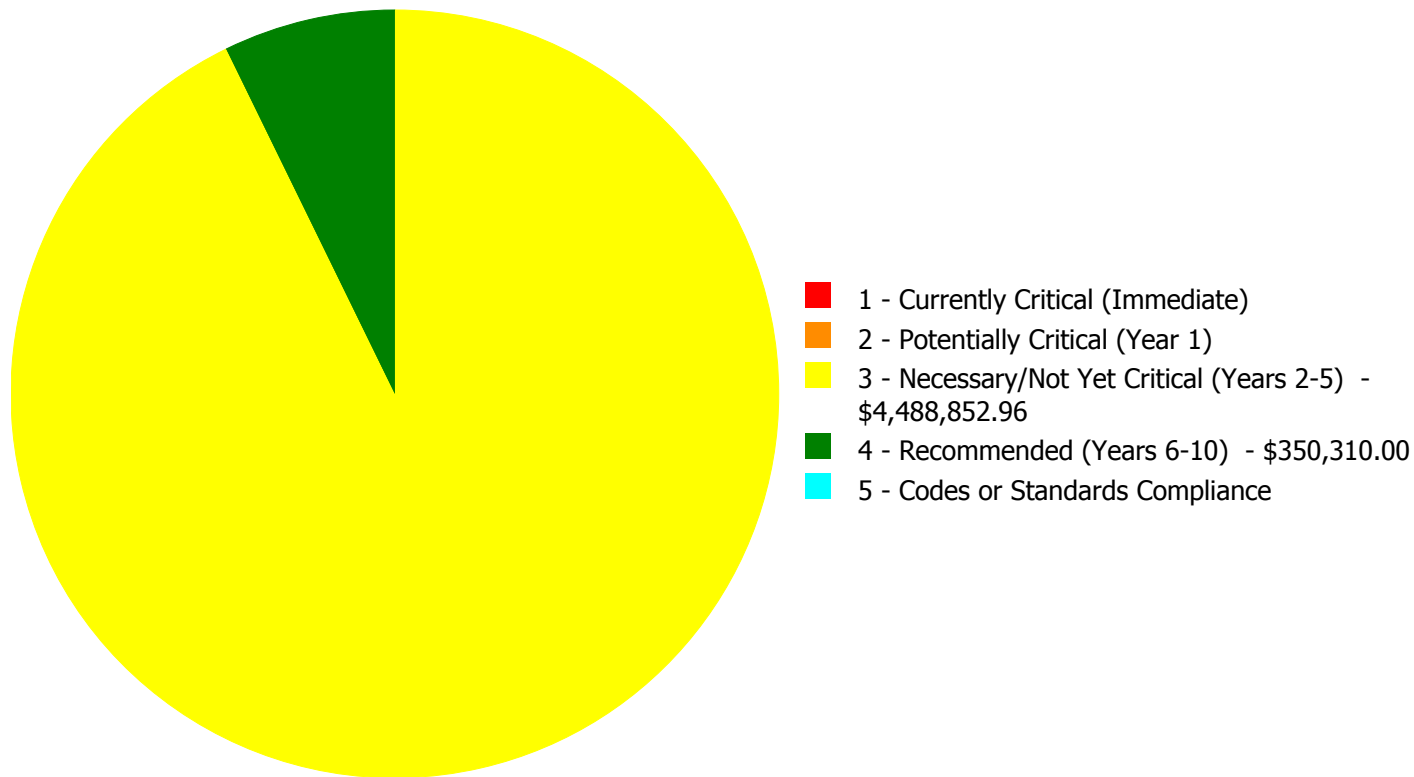
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$4,839,162.96

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: \$4,839,162.96

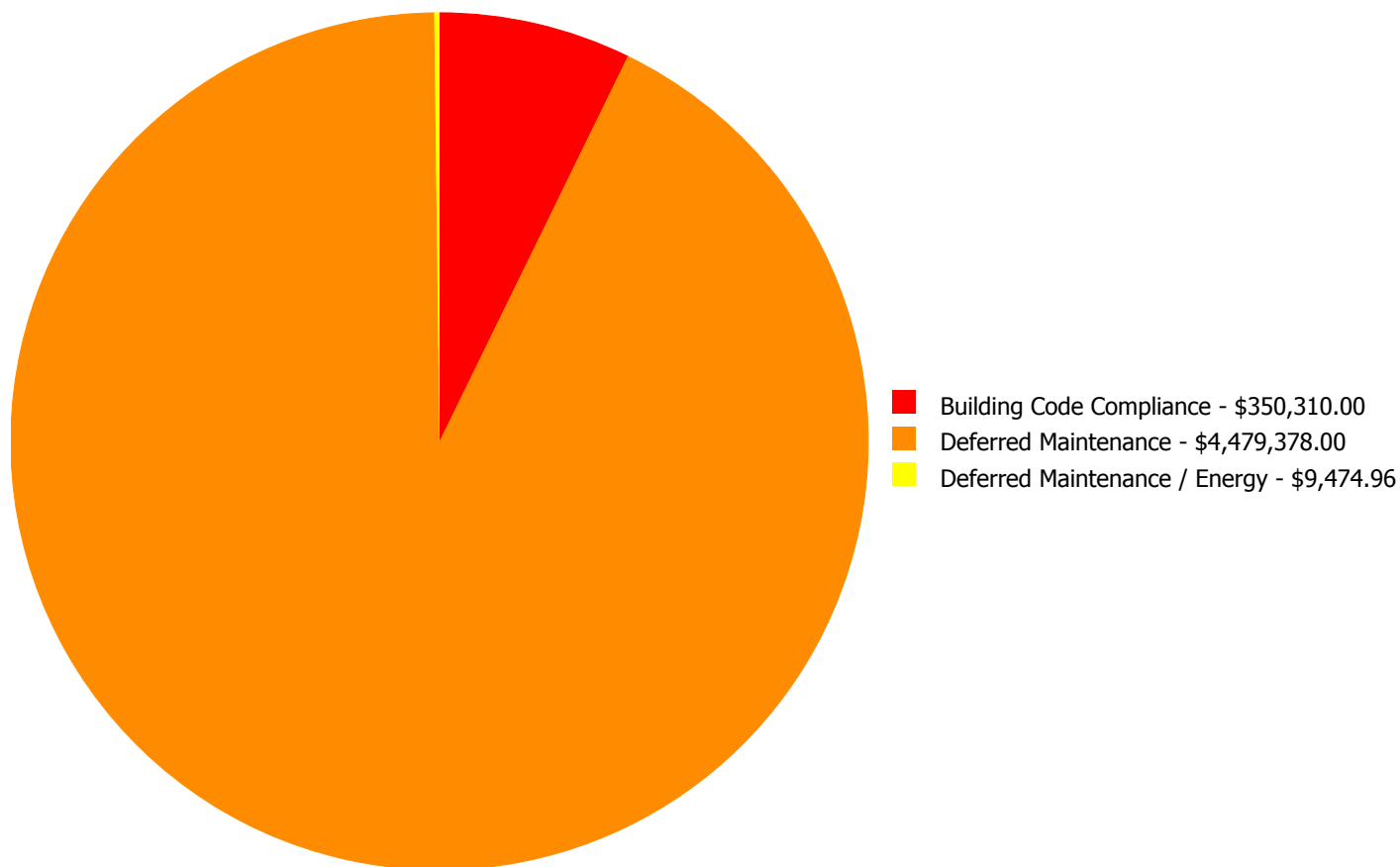
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2020	Exterior Windows	\$0.00	\$0.00	\$9,474.96	\$0.00	\$0.00	\$9,474.96
C1030	Fittings	\$0.00	\$0.00	\$684,828.00	\$0.00	\$0.00	\$684,828.00
C3010	Wall Finishes	\$0.00	\$0.00	\$195,973.00	\$0.00	\$0.00	\$195,973.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$770,970.00	\$0.00	\$0.00	\$770,970.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$808,298.00	\$0.00	\$0.00	\$808,298.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$68,914.00	\$0.00	\$0.00	\$68,914.00
D3030	Cooling Generating Systems	\$0.00	\$0.00	\$370,410.00	\$0.00	\$0.00	\$370,410.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$212,483.00	\$0.00	\$0.00	\$212,483.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$137,109.00	\$0.00	\$0.00	\$137,109.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$302,932.00	\$0.00	\$302,932.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$47,378.00	\$0.00	\$47,378.00
D5030810	Security & Detection Systems	\$0.00	\$0.00	\$131,366.00	\$0.00	\$0.00	\$131,366.00
D5030910	Fire Alarm Systems	\$0.00	\$0.00	\$237,608.00	\$0.00	\$0.00	\$237,608.00
D5030920	Data Communication	\$0.00	\$0.00	\$308,675.00	\$0.00	\$0.00	\$308,675.00
D5090	Other Electrical Systems	\$0.00	\$0.00	\$8,614.00	\$0.00	\$0.00	\$8,614.00
E1090	Other Equipment	\$0.00	\$0.00	\$133,520.00	\$0.00	\$0.00	\$133,520.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$410,610.00	\$0.00	\$0.00	\$410,610.00
	Total:	\$0.00	\$0.00	\$4,488,852.96	\$350,310.00	\$0.00	\$4,839,162.96

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: \$4,839,162.96

Deficiency Details by Priority

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

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

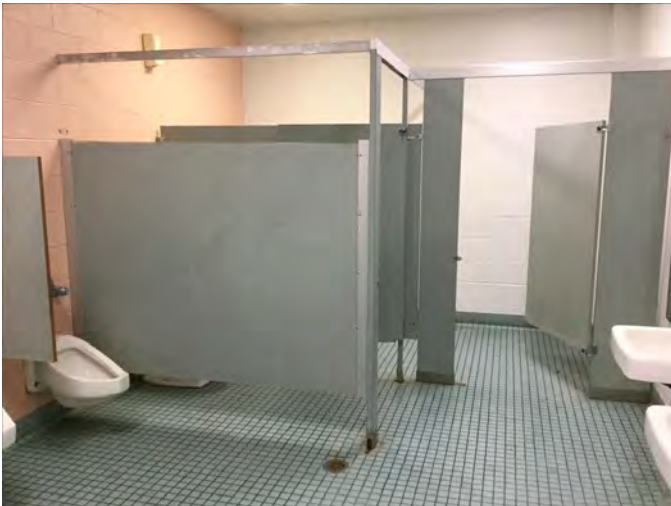
System: B2020 - Exterior Windows



Location: Exterior Walls
Distress: Failing
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Repair 3' x 4' aluminum window - 1st floor
Qty: 20.00
Unit of Measure: Ea.
Estimate: \$9,474.96
Assessor Name: Eduardo Lopez
Date Created: 01/18/2017

Notes: The exterior windows need to be resealed as the sealing is in poor condition.

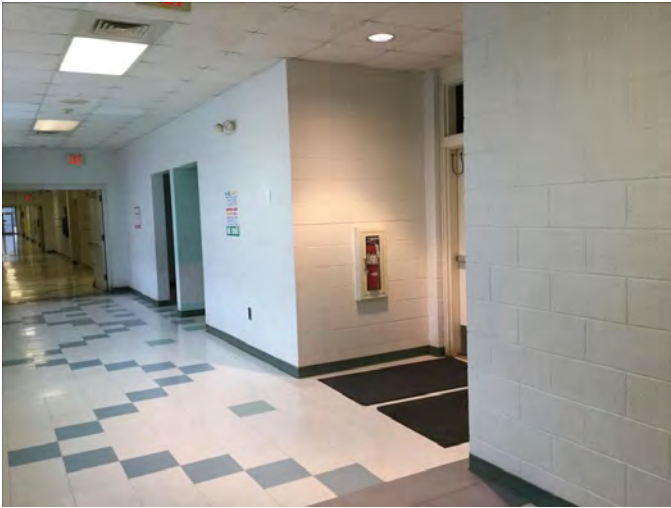
System: C1030 - Fittings



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 65,259.00
Unit of Measure: S.F.
Estimate: \$684,828.00
Assessor Name: Eduardo Lopez
Date Created: 01/16/2017

Notes: The toilet partition and the signages throughout the school needs to be replaced.

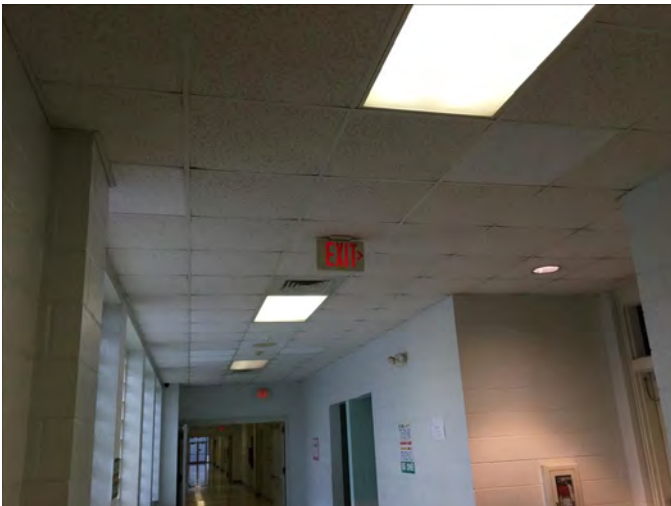
System: C3010 - Wall Finishes



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 65,259.00
Unit of Measure: S.F.
Estimate: \$195,973.00
Assessor Name: Eduardo Lopez
Date Created: 01/16/2017

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

System: C3030 - Ceiling Finishes



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 65,259.00
Unit of Measure: S.F.
Estimate: \$770,970.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

System: D2010 - Plumbing Fixtures



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 65,259.00
Unit of Measure: S.F.
Estimate: \$808,298.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

System: D2020 - Domestic Water Distribution



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 65,259.00
Unit of Measure: S.F.
Estimate: \$68,914.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

System: D3030 - Cooling Generating Systems



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 65,259.00
Unit of Measure: S.F.
Estimate: \$370,410.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

System: D3050 - Terminal & Package Units



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 65,259.00
Unit of Measure: S.F.
Estimate: \$212,483.00
Assessor Name: Eduardo Lopez
Date Created: 01/16/2017

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

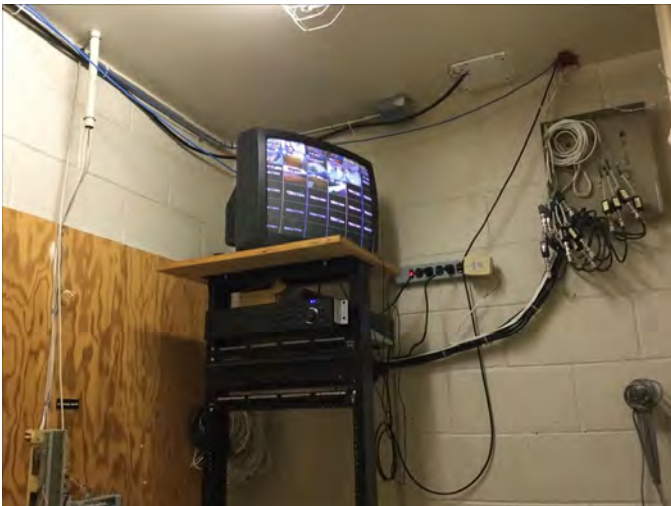
System: D3060 - Controls & Instrumentation



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 65,259.00
Unit of Measure: S.F.
Estimate: \$137,109.00
Assessor Name: Eduardo Lopez
Date Created: 01/16/2017

Notes: The controls and instrumentation are beyond its service life and should be replaced.

System: D5030810 - Security & Detection Systems



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 65,259.00
Unit of Measure: S.F.
Estimate: \$131,366.00
Assessor Name: Eduardo Lopez
Date Created: 01/16/2017

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

System: D5030910 - Fire Alarm Systems



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 65,259.00
Unit of Measure: S.F.
Estimate: \$237,608.00
Assessor Name: Eduardo Lopez
Date Created: 01/16/2017

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

System: D5030920 - Data Communication



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 65,259.00
Unit of Measure: S.F.
Estimate: \$308,675.00
Assessor Name: Eduardo Lopez
Date Created: 01/16/2017

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

System: D5090 - Other Electrical Systems



Location: 1993 Main Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 65,259.00
Unit of Measure: S.F.
Estimate: \$8,614.00
Assessor Name: Eduardo Lopez
Date Created: 02/24/2017

Notes:

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: 65,259.00
Unit of Measure: S.F.
Estimate: \$133,520.00
Assessor Name: Eduardo Lopez
Date Created: 01/16/2017

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

System: E2010 - Fixed Furnishings



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 65,259.00
Unit of Measure: S.F.
Estimate: \$410,610.00
Assessor Name: Eduardo Lopez
Date Created: 01/16/2017

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 65,259.00
Unit of Measure: S.F.
Estimate: \$302,932.00
Assessor Name: Eduardo Lopez
Date Created: 01/16/2017

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 65,259.00
Unit of Measure: S.F.
Estimate: \$47,378.00
Assessor Name: Eduardo Lopez
Date Created: 01/16/2017

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	920
Year Built:	1993
Last Renovation:	
Replacement Value:	\$95,910
Repair Cost:	\$447.48
Total FCI:	0.47 %
Total RSLI:	66.16 %
FCA Score:	99.53



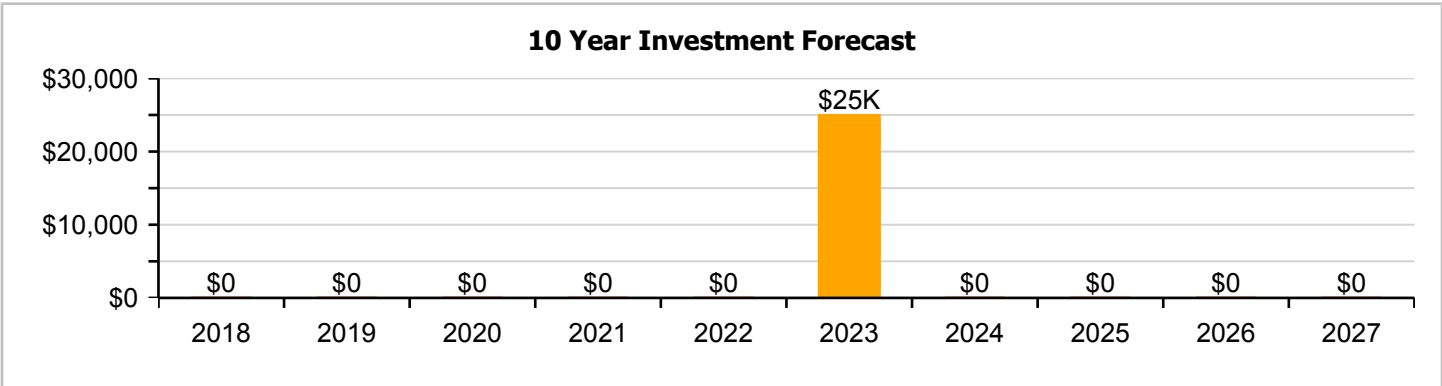
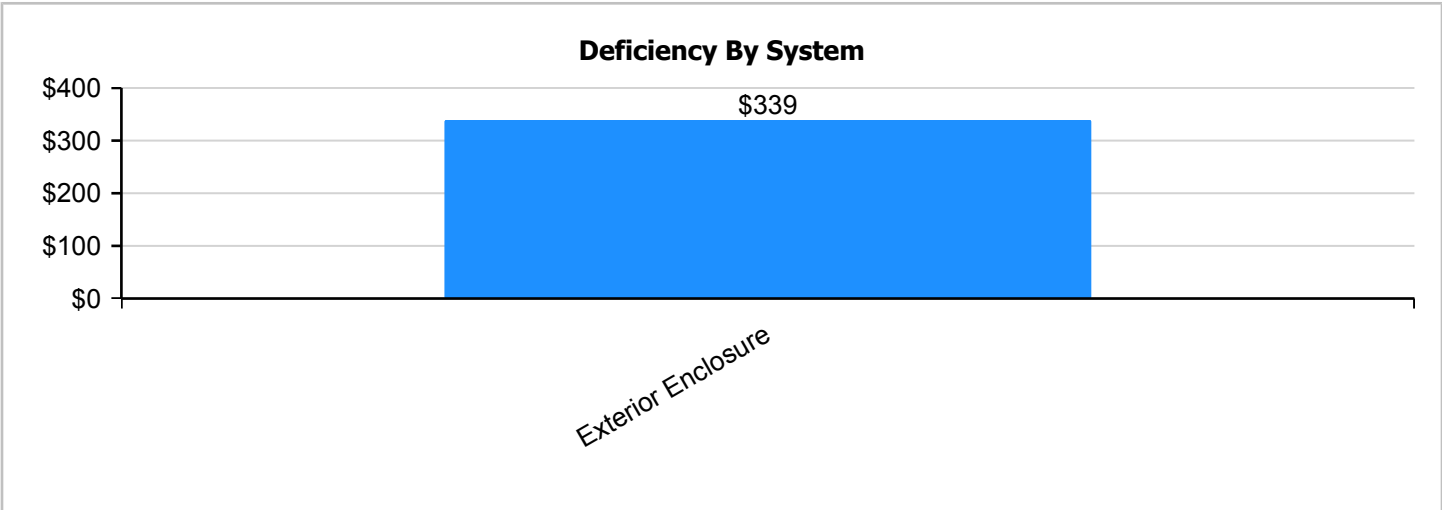
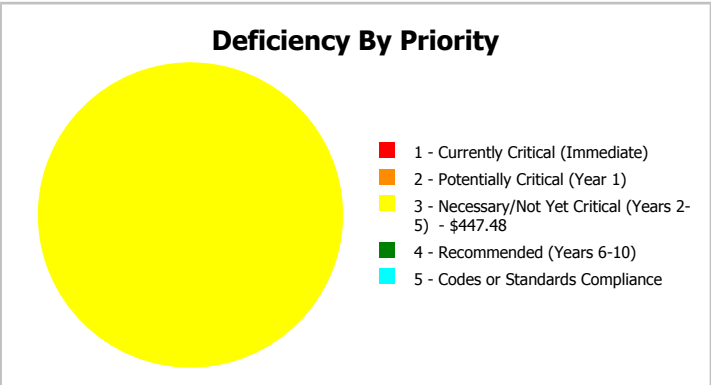
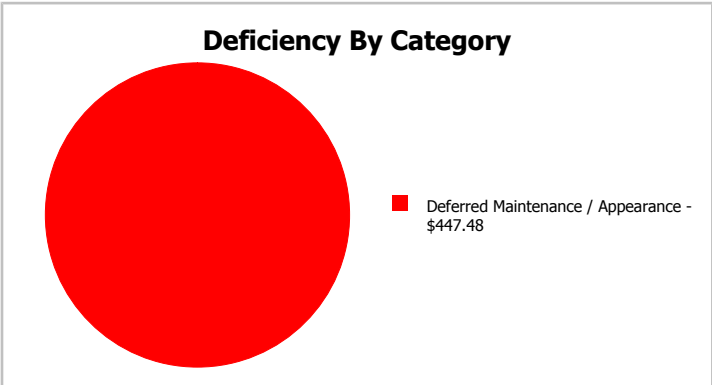
Description:

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:	920
Year Built:	1993	Last Renovation:	
Repair Cost:	\$447	Replacement Value:	\$95,910
FCI:	0.47 %	RSLI%:	66.16 %



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 %	0.00 %	\$0.00
B10 - Superstructure	76.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	63.39 %	1.26 %	\$447.48
B30 - Roofing	20.00 %	0.00 %	\$0.00
Totals:	66.16 %	0.47 %	\$447.48

Photo Album

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

1). North Elevation - Jan 19, 2017



2). East Elevation - Jan 19, 2017



3). South Elevation - Jan 19, 2017



4). Northeast Elevation - Jan 19, 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.	920	100	1993	2093		76.00 %	0.00 %	76			\$18,520
A1030	Slab on Grade	\$19.75	S.F.	920	100	1993	2093		76.00 %	0.00 %	76			\$18,170
B1020	Roof Construction	\$16.26	S.F.	920	100	1993	2093		76.00 %	0.00 %	76			\$14,959
B2010	Exterior Walls	\$29.79	S.F.	920	100	1993	2093		76.00 %	0.00 %	76			\$27,407
B2030	Exterior Doors	\$8.66	S.F.	920	30	1993	2023		20.00 %	5.62 %	6		\$447.48	\$7,967
B3010130	Preformed Metal Roofing	\$9.66	S.F.	920	30	1993	2023		20.00 %	0.00 %	6			\$8,887
Total									66.16 %	0.47 %			\$447.48	\$95,910

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2030 - Exterior Doors



Note:

System: B3010130 - Preformed Metal Roofing



Note:

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.

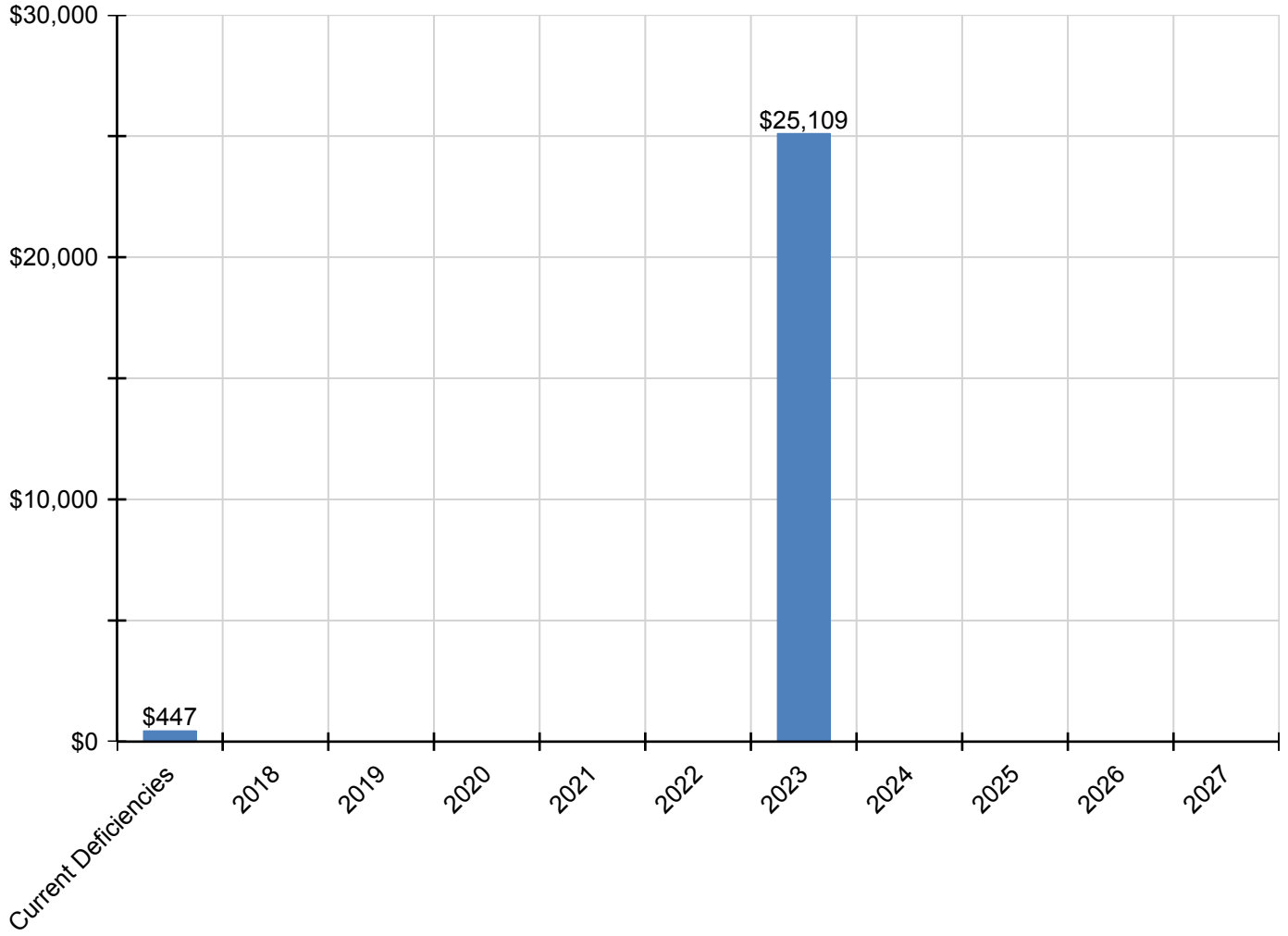
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$447	\$0	\$0	\$0	\$0	\$0	\$25,109	\$0	\$0	\$0	\$0	\$25,556
* 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	\$447	\$0	\$0	\$0	\$0	\$0	\$10,465	\$0	\$0	\$0	\$0	\$10,912
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	\$14,644	\$0	\$0	\$0	\$0	\$14,644

** Indicates non-renewable system*

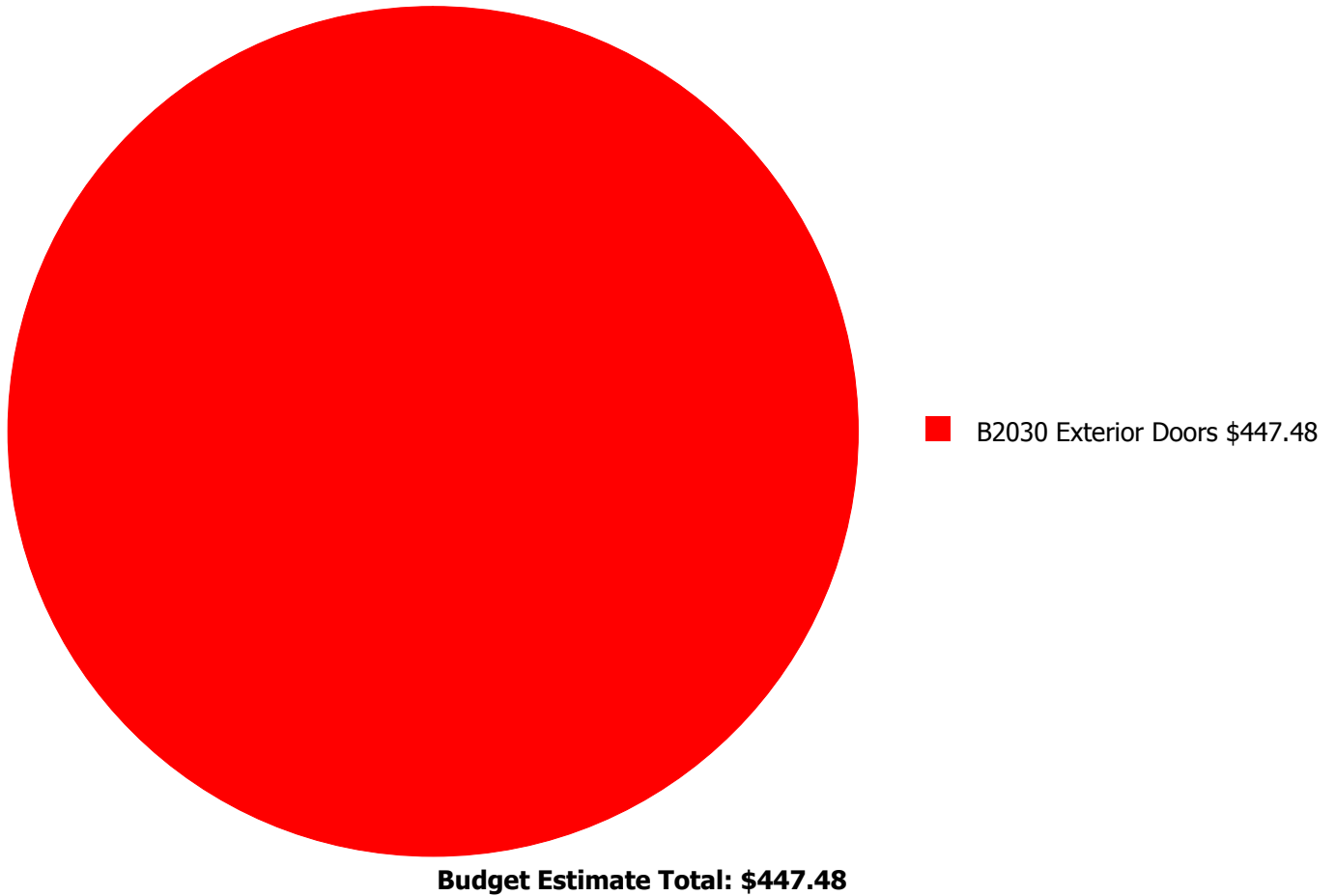
Forecasted Capital Renewal Requirement

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



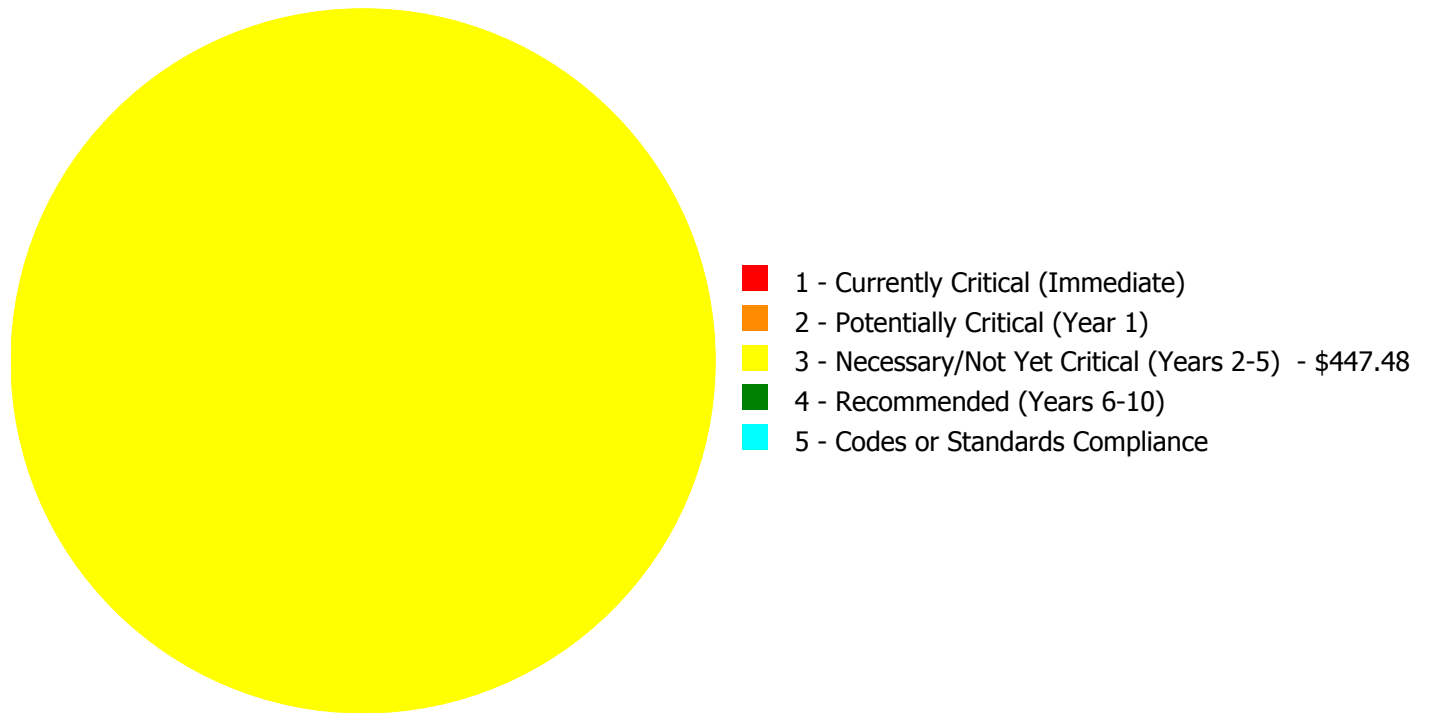
Deficiency Summary by System

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: \$447.48

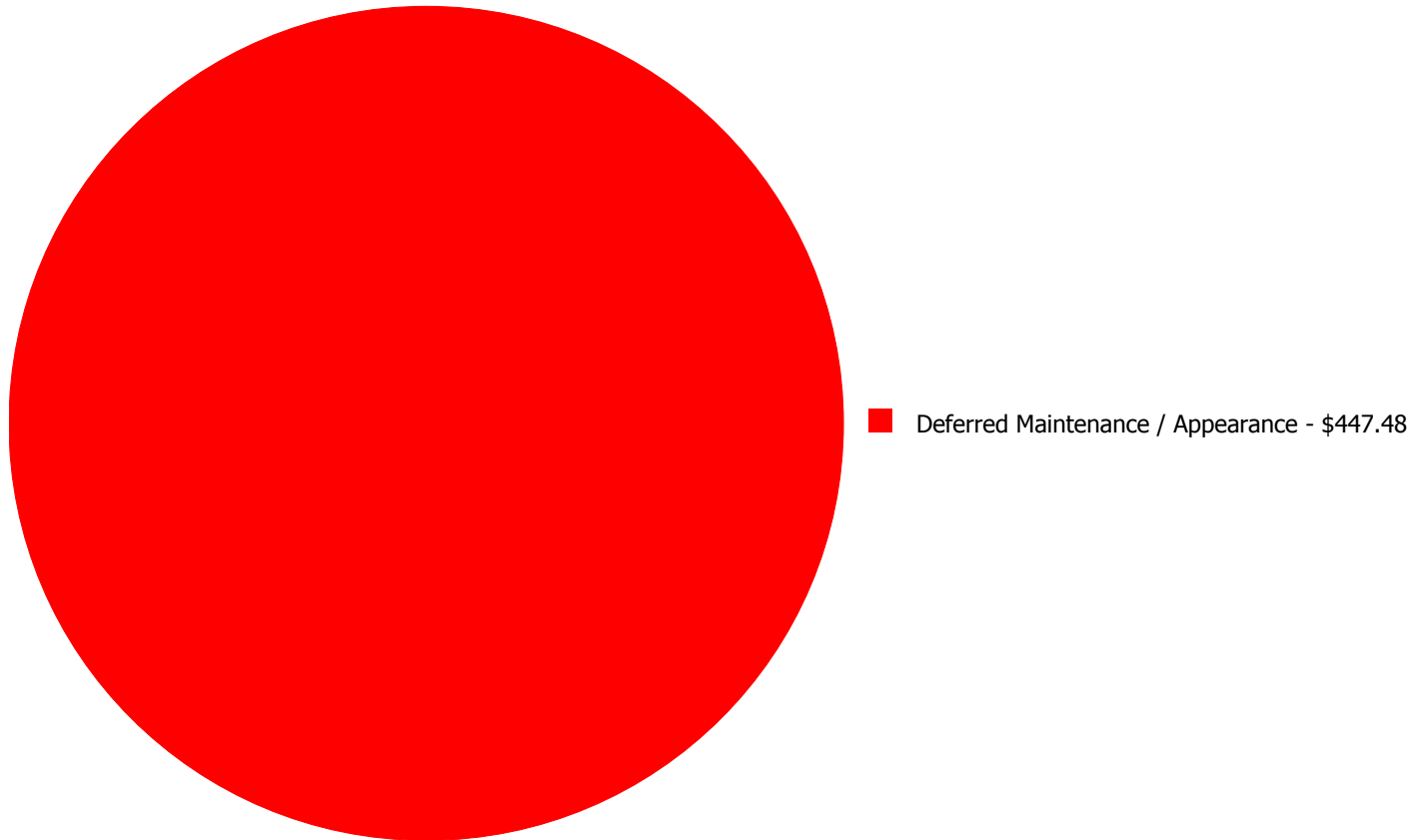
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2030	Exterior Doors	\$0.00	\$0.00	\$447.48	\$0.00	\$0.00	\$447.48
	Total:	\$0.00	\$0.00	\$447.48	\$0.00	\$0.00	\$447.48

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: \$447.48

Deficiency Details by Priority

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

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

System: B2030 - Exterior Doors



Location: Exterior Walls
Distress: Damaged
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Refinish 3'-0" x 7'-0" steel sliding painted door
Qty: 3.00
Unit of Measure: Ea.
Estimate: \$447.48
Assessor Name: Eduardo Lopez
Date Created: 01/18/2017

Notes: The exterior doors are scuffed up and need to be refinished.

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):	66,179
Year Built:	1993
Last Renovation:	
Replacement Value:	\$1,946,325
Repair Cost:	\$603,534.00
Total FCI:	31.01 %
Total RSLI:	28.22 %
FCA Score:	68.99



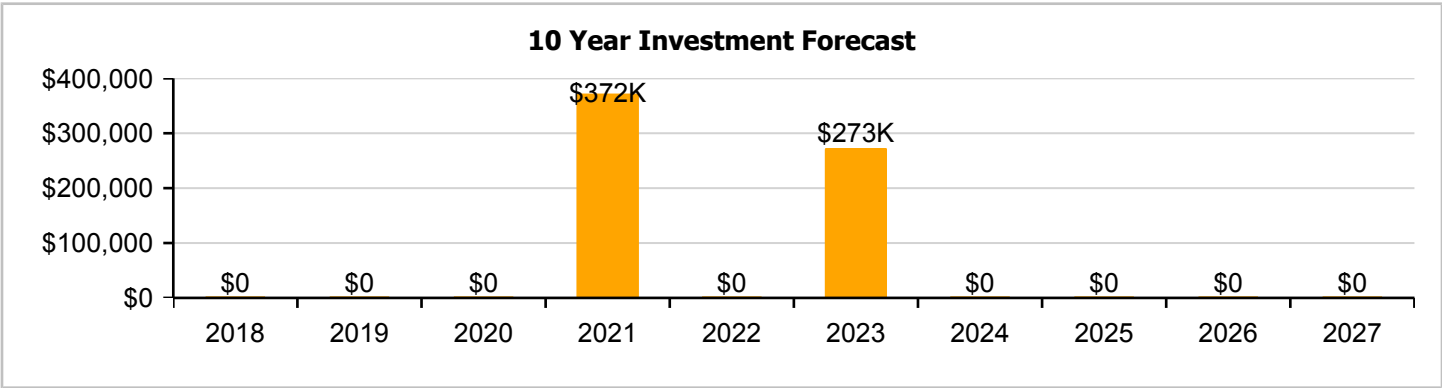
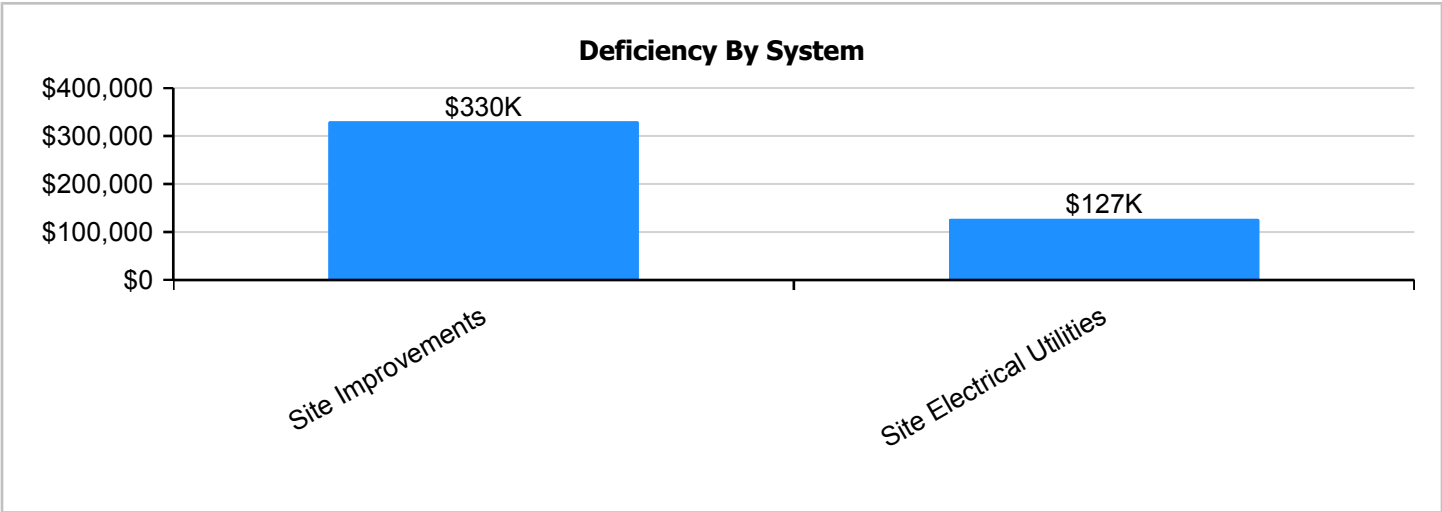
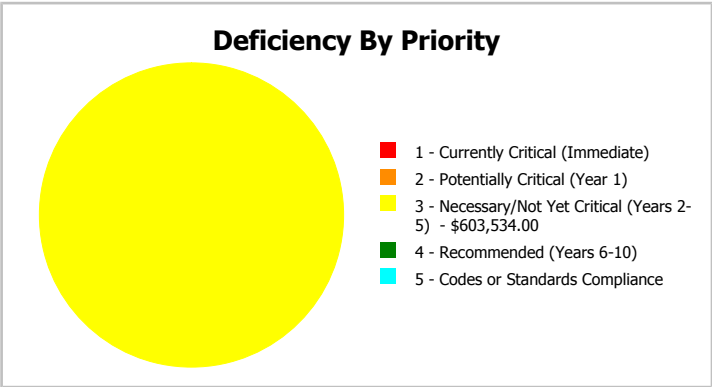
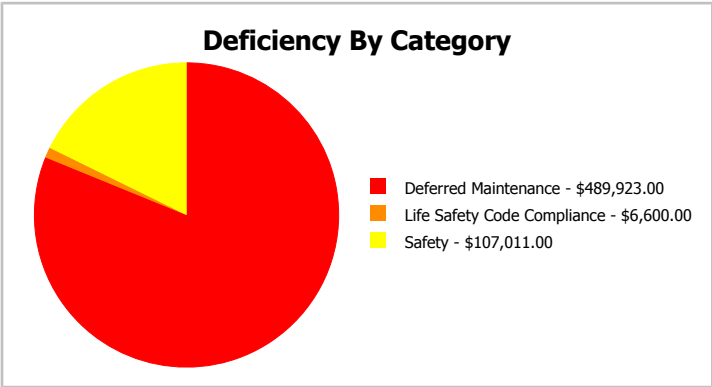
Description:

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:	66,179
Year Built:	1993	Last Renovation:	
Repair Cost:	\$603,534	Replacement Value:	\$1,946,325
FCI:	31.01 %	RSLI%:	28.22 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	9.95 %	42.61 %	\$435,374.00
G30 - Site Mechanical Utilities	59.51 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	26.22 %	54.53 %	\$168,160.00
Totals:	28.22 %	31.01 %	\$603,534.00

Photo Album

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

- 1). Aerial Image of Peachland-Polkton Elementary School - Jan 16, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$3.81	S.F.	66,179	25	1993	2018	2016	0.00 %	110.00 %	-1		\$277,356.00	\$252,142
G2020	Parking Lots	\$1.33	S.F.	66,179	25	2013	2038	2016	0.00 %	110.00 %	-1		\$96,820.00	\$88,018
G2030	Pedestrian Paving	\$1.91	S.F.	66,179	30	1993	2023		20.00 %	0.00 %	6			\$126,402
G2040105	Fence & Guardrails	\$1.23	S.F.	66,179	30	1993	2023		20.00 %	0.00 %	6			\$81,400
G2040950	Hard Surface Play Area	\$0.75	S.F.	66,179	20	1993	2013		0.00 %	110.00 %	-4		\$54,598.00	\$49,634
G2040950	Playing Field	\$4.54	S.F.	66,179	20	1993	2013	2021	20.00 %	0.00 %	4			\$300,453
G2050	Landscaping	\$1.87	S.F.	66,179	15	1993	2008		0.00 %	5.33 %	-9		\$6,600.00	\$123,755
G3010	Water Supply	\$2.34	S.F.	66,179	50	1993	2043		52.00 %	0.00 %	26			\$154,859
G3020	Sanitary Sewer	\$1.45	S.F.	66,179	50	1993	2043		52.00 %	0.00 %	26			\$95,960
G3030	Storm Sewer	\$4.54	S.F.	66,179	50	2002	2052		70.00 %	0.00 %	35			\$300,453
G3060	Fuel Distribution	\$0.98	S.F.	66,179	40	1993	2033		40.00 %	0.00 %	16			\$64,855
G4010	Electrical Distribution	\$2.35	S.F.	66,179	50	1993	2043		52.00 %	0.00 %	26			\$155,521
G4020	Site Lighting	\$1.47	S.F.	66,179	30	1993	2023	2016	0.00 %	110.00 %	-1		\$107,011.00	\$97,283
G4030	Site Communications & Security	\$0.84	S.F.	66,179	15	1993	2008		0.00 %	110.00 %	-9		\$61,149.00	\$55,590
Total									28.22 %	31.01 %			\$603,534.00	\$1,946,325

System Notes

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

System: G2010 - Roadways



Note: The roadways are in poor condition and should be repaved.

System: G2020 - Parking Lots



Note: The parking lot needs to be repaved, resealed, and restriped. The ADA parking needs to be brought up to the current codes.

System: G2030 - Pedestrian Paving



Note:

Campus Assessment Report - Site

System: G2040105 - Fence & Guardrails



Note: The site does not have a site boundary fencing.

System: G2040950 - Hard Surface Play Area



Note: The hard surface play area is beyond its service life and should be replaced.

System: G2040950 - Playing Field



Note:

Campus Assessment Report - Site

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer



Note:

Campus Assessment Report - Site

System: G3030 - Storm Sewer



Note:

System: G3060 - Fuel Distribution



Note:

System: G4010 - Electrical Distribution



Note:

Campus Assessment Report - Site

System: G4020 - Site Lighting



Note: The exterior lighting is considered inadequate and more lighting should be installed.

System: G4030 - Site Communications & Security



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

Renewal Schedule

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

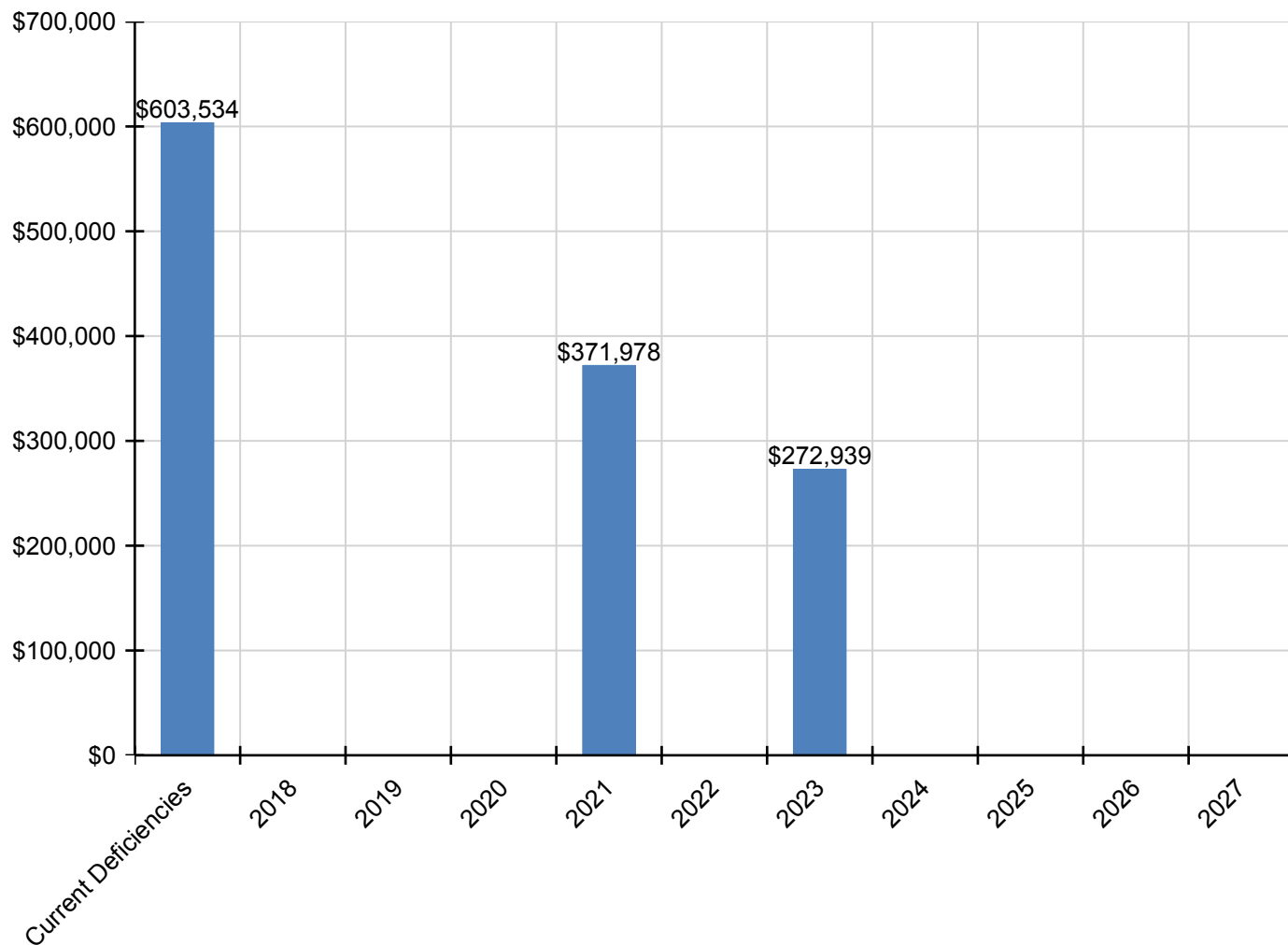
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$603,534	\$0	\$0	\$0	\$371,978	\$0	\$272,939	\$0	\$0	\$0	\$0	\$1,248,451
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	\$277,356	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$277,356
G2020 - Parking Lots	\$96,820	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$96,820
G2030 - Pedestrian Paving	\$0	\$0	\$0	\$0	\$0	\$0	\$166,023	\$0	\$0	\$0	\$0	\$166,023
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040105 - Fence & Guardrails	\$0	\$0	\$0	\$0	\$0	\$0	\$106,915	\$0	\$0	\$0	\$0	\$106,915
G2040950 - Hard Surface Play Area	\$54,598	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$54,598
G2040950 - Playing Field	\$0	\$0	\$0	\$0	\$371,978	\$0	\$0	\$0	\$0	\$0	\$0	\$371,978
* G2050 - Landscaping	\$6,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,600
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	\$107,011	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$107,011
G4030 - Site Communications & Security	\$61,149	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61,149

** Indicates non-renewable system*

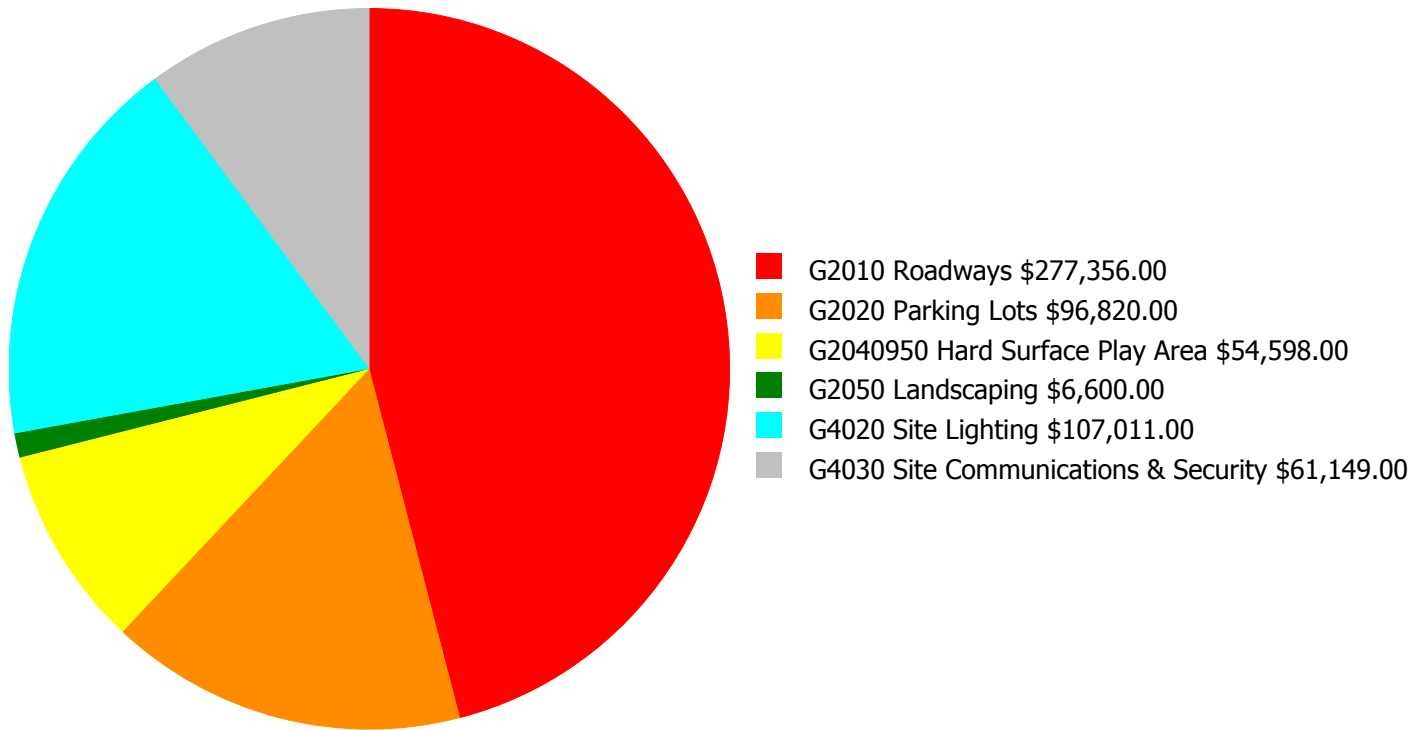
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

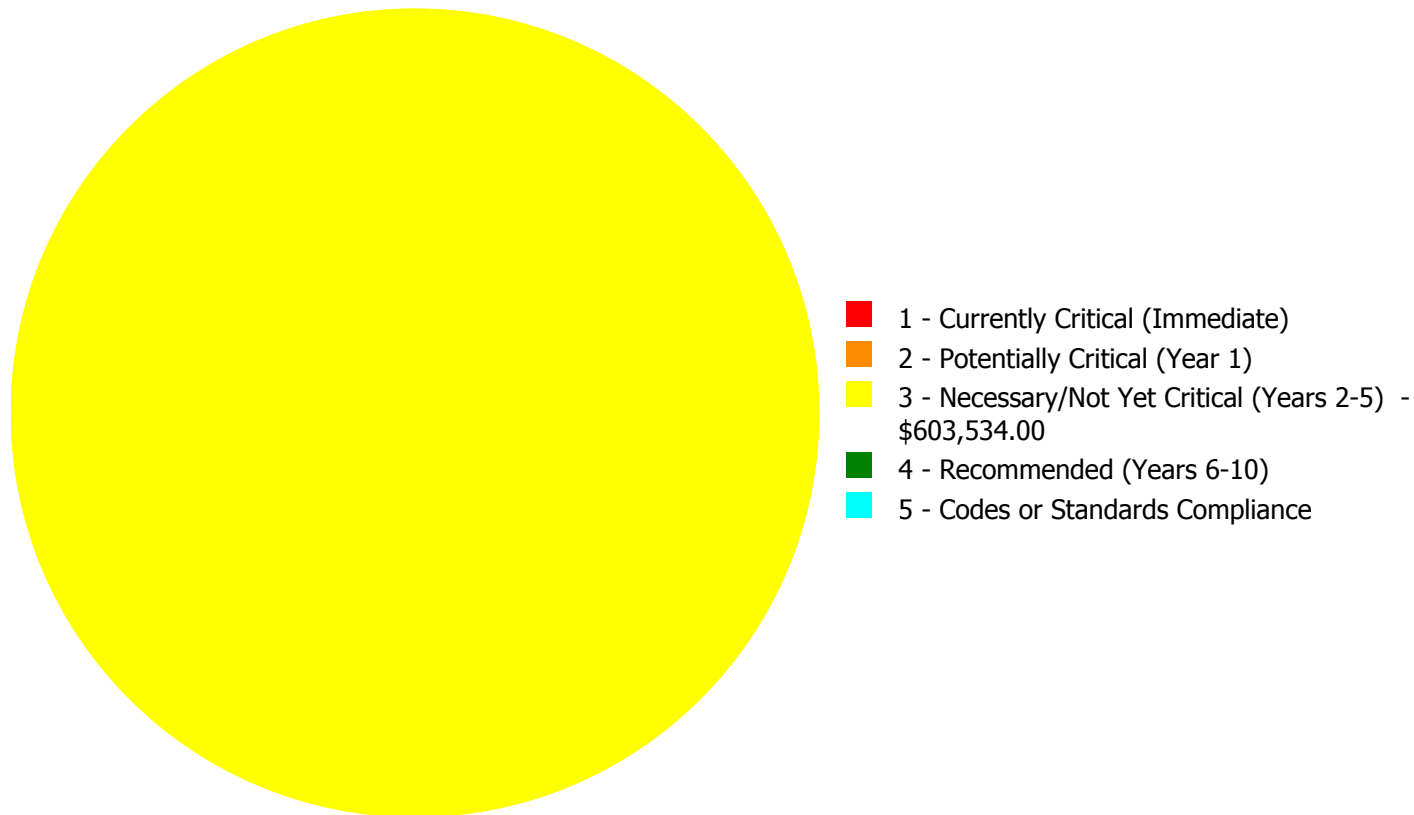
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$603,534.00

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: \$603,534.00

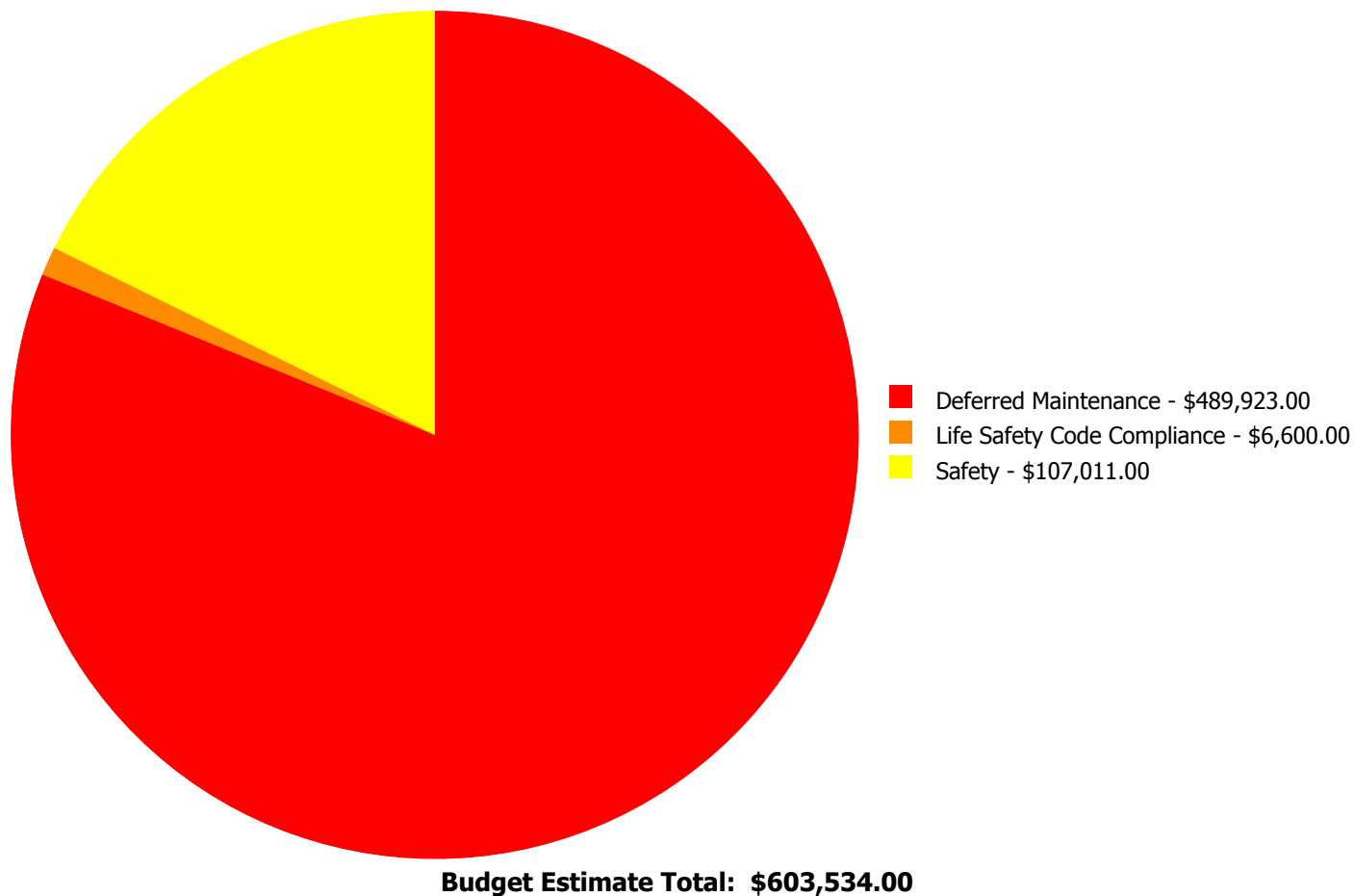
Deficiency By Priority Investment Table

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	\$277,356.00	\$0.00	\$0.00	\$277,356.00
G2020	Parking Lots	\$0.00	\$0.00	\$96,820.00	\$0.00	\$0.00	\$96,820.00
G2040950	Hard Surface Play Area	\$0.00	\$0.00	\$54,598.00	\$0.00	\$0.00	\$54,598.00
G2050	Landscaping	\$0.00	\$0.00	\$6,600.00	\$0.00	\$0.00	\$6,600.00
G4020	Site Lighting	\$0.00	\$0.00	\$107,011.00	\$0.00	\$0.00	\$107,011.00
G4030	Site Communications & Security	\$0.00	\$0.00	\$61,149.00	\$0.00	\$0.00	\$61,149.00
	Total:	\$0.00	\$0.00	\$603,534.00	\$0.00	\$0.00	\$603,534.00

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: 66,179.00
Unit of Measure: S.F.
Estimate: \$277,356.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

Notes: The roadways are in poor condition and should be repaved.

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: 66,179.00
Unit of Measure: S.F.
Estimate: \$96,820.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

Notes: The parking lot needs to be repaved, resealed, and restriped. The ADA parking needs to be brought up to the current codes.

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: 66,179.00
Unit of Measure: S.F.
Estimate: \$54,598.00
Assessor Name: Eduardo Lopez
Date Created: 01/16/2017

Notes: The hard surface play area is beyond its service life and should be replaced.

System: G2050 - Landscaping



Location: Site
Distress: Failing
Category: Life Safety Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Grading study
Qty: 1.00
Unit of Measure: Ea.
Estimate: \$6,600.00
Assessor Name: Eduardo Lopez
Date Created: 01/18/2017

Notes: The storm water is not reaching the storm drainage system, a grading study needs to be conducted to understand the problem.

System: G4020 - Site Lighting



Location: Site
Distress: Inadequate
Category: Safety
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 66,179.00
Unit of Measure: S.F.
Estimate: \$107,011.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

Notes: The exterior lighting is considered inadequate and more lighting should be installed.

System: G4030 - Site Communications & Security



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 66,179.00
Unit of Measure: S.F.
Estimate: \$61,149.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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