

NC School District/040 Anson County/Elementary School

Wadesboro Elementary

Final

Campus Assessment Report

March 11, 2017



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Campus Executive Summary

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

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

Gross Area (SF):	72,992
Year Built:	1984
Last Renovation:	
Replacement Value:	\$15,395,928
Repair Cost:	\$8,429,143.12
Total FCI:	54.75 %
Total RSLI:	28.46 %
FCA Score:	45.25



Description:

GENERAL

Wadesboro Elementary School campus is located at 321 Camden Road, Wadesboro, NC 28170. The campus consists of one 41,625 square foot one-story building constructed in 1984 on the site of a 1922 high school building destroyed by fire in 1981. There is also a 1953 cafeteria building and a 1961 gym building on the site. The cafeteria was renovated and expanded in 1984. The gym building houses the Anson Academy in its lower level in space that was renovated in 2010.

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

A. SUBSTRUCTURE

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

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B. SUPERSTRUCTURE

Roof construction is steel frame. The exterior enclosure is composed of walls of brick veneer over CMU, and accents of rough sawn stained wood. Exterior windows are bronze anodized aluminum frames with fixed and operable insulated glazing. The window system is used to create a greenhouse at the rear of the building. Exterior doors are typically aluminum with glazing. Utility doors are hollow metal. Roofing is steep pre-finished standing seam metal with gutters and downspouts. Most building entrances appear to comply with ADA requirements

C. INTERIORS

Partitions are typically CMU. Several interior classrooms have folding partitions. Interior doors are typically solid core wood veneer in hollow metal frames with slot tiles and knob hardware. Doors at area separations are rated assemblies. Fittings include signage, whiteboards, blackboards, and tack boards, toilet accessories and partitions, and storage shelving.

Wall finishes are typically paint. Floor finishes include VCT in corridors, carpet in the offices, media center, and select classrooms, VCT in typical classrooms, ceramic/quarry tile in toilet rooms, the lobby, and the kitchen, wood in the gym, and sealed concrete in utility rooms. Ceiling finishes are typically 2 x 2 suspended acoustical tiles with vinyl faced tiles in the kitchen. Other ceiling finishes include painted gypboard in toilet rooms.

D. SERVICES

CONVEYING:

The gym building has one 2-stop elevator that does not appear to be in use.

PLUMBING:

Plumbing fixtures are typically white porcelain. Water closets are floor mounted with lever handle flush valves. Urinals are wall-hung with lever handle flush valves. Lavatories are wall hung or counter-set with two-handle or single faucets. Domestic water supply piping is soldered copper. The main domestic water heater is electric. Sanitary drain/vent piping is bell and spigot cast iron. Floor drains are provided in toilet rooms. There is no storm water drainage system in the building – downspouts connect to an underground storm water collection system on the site. Other plumbing systems are natural gas piping piping.

HVAC:

Heating hot water is provided by one Weil-McClain gas-fired boiler. Cooling is provided by ground mounted condensing units. The distribution system includes a 2-pipe system with insulated pipes, pumps, and accessories. AHUs located in closets serve corridors, the media center and administrative areas through internally insulated sheet metal ductwork. Classrooms have cabinet style unit ventilators supplied by heating hot water and have individual compressors for cooling. Fresh air intakes at unit ventilators were blanked off. Toilet rooms have ceiling mounted exhaust grilles ducted to fans and discharging above the roof. Obsolete controls are local.

FIRE PROTECTION:

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

ELECTRICAL:

The electrical system is fed from a pole mounted transformer to a 600 amps MDP of 277/480 volt, 3-phase, 4-wire power. Lighting is typically fluorescent bulbs in lay-in fixtures. The building has battery back-up emergency lighting and illuminated exit signs. There is no emergency generator.

COMMUNICATIONS AND SECURITY:

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

E. EQUIPMENT & FURNISHINGS

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

G. SITE

Campus site features include asphalt paved driveways and parking lots, concrete pedestrian pavement, a flag pole, playground

Campus Assessment Report - Wadesboro Elementary

equipment, landscaping, a monument sign, and covered walkways. Site mechanical and electrical features include water, sewer, natural gas, communications cabling, and site lighting.

Attributes:

General Attributes:

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

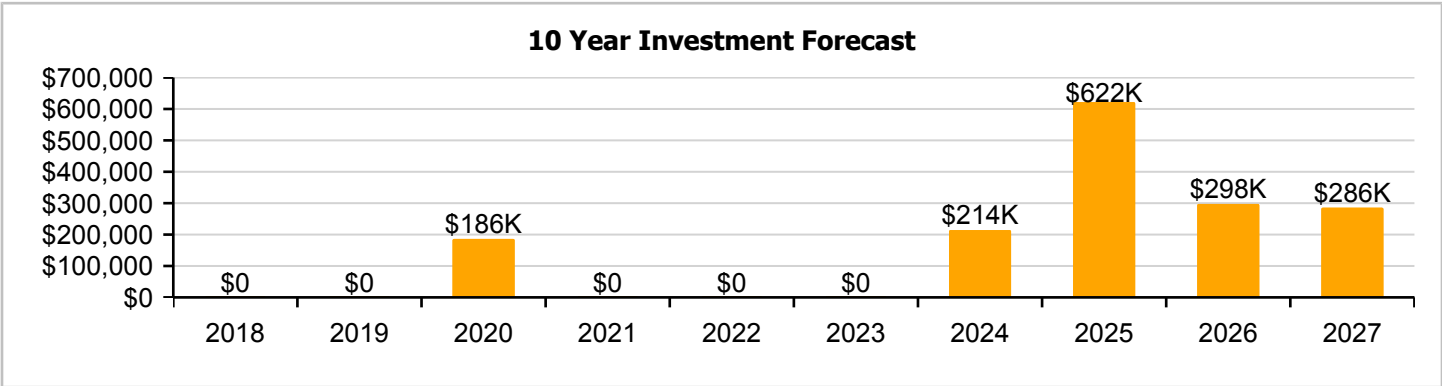
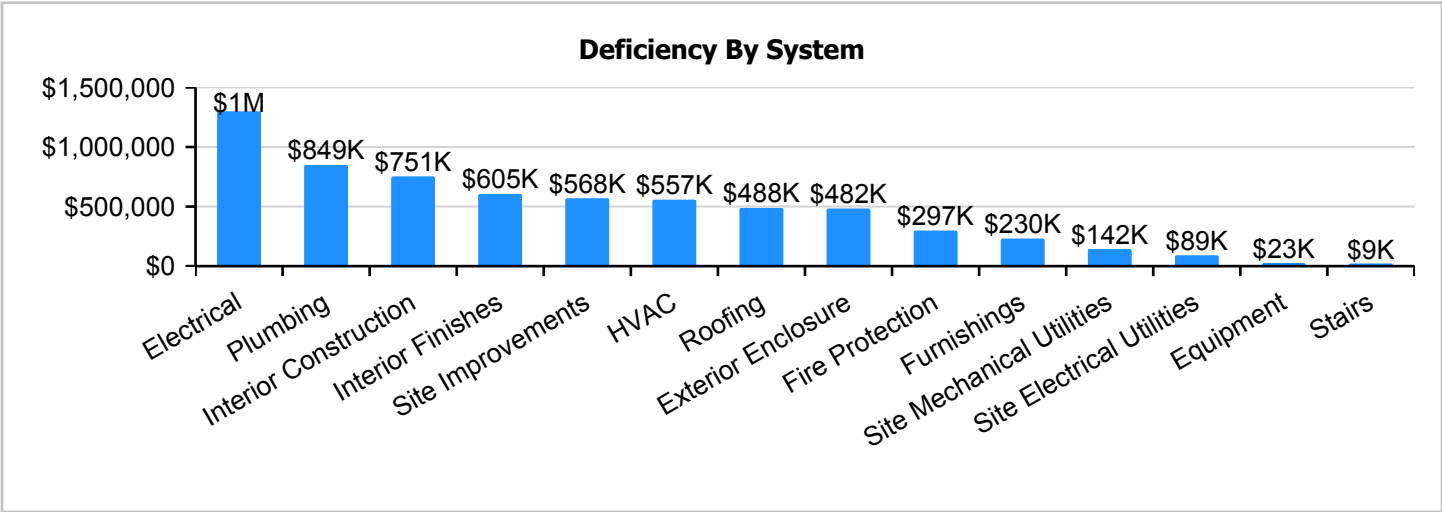
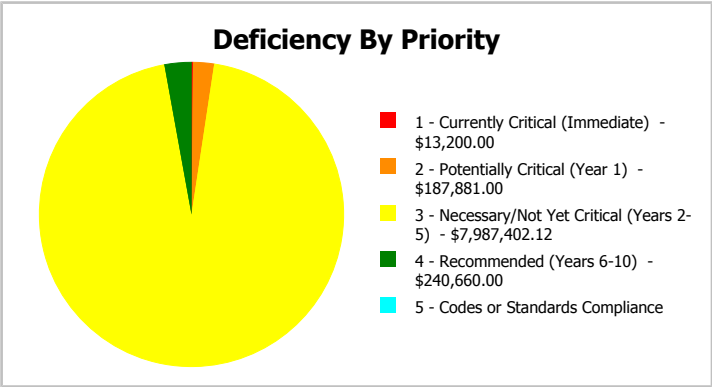
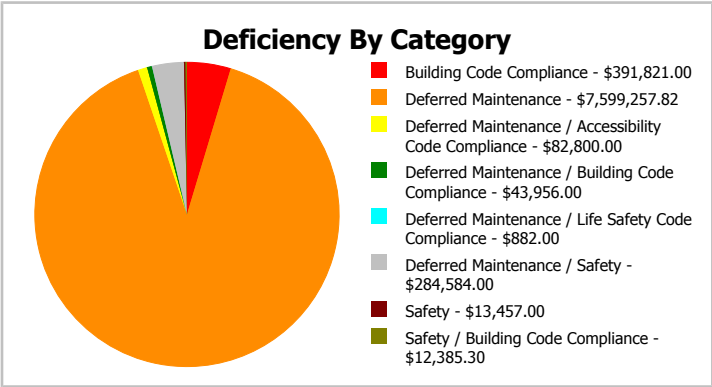
School Information:

HS Attendance Area:	Anson - Anson HS	LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	6.33	Site Acreage:	6.33

Campus Dashboard Summary

Gross Area: 72,992
 Year Built: 1984
 Repair Cost: \$8,429,143
 FCI: 54.75 %

Last Renovation:
 Replacement Value: \$15,395,928
 RSLI%: 28.46 %



Campus Condition Summary

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

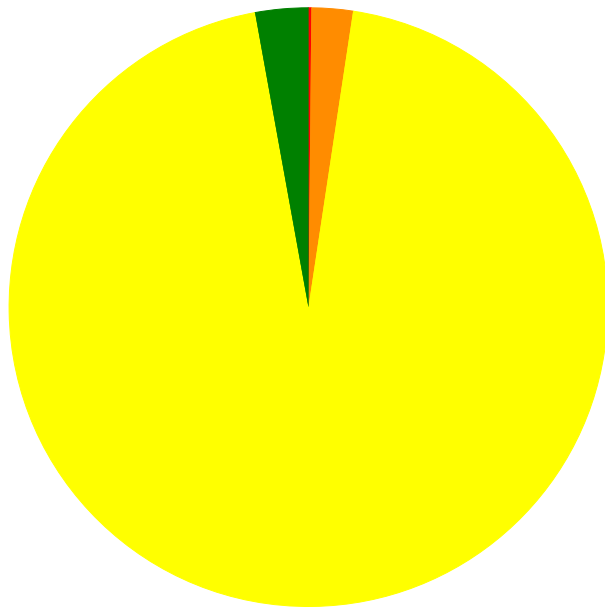
Current Investment Requirement and Condition by Unifomat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	56.38 %	0.00 %	\$0.00
A20 - Basement Construction	44.00 %	0.00 %	\$0.00
B10 - Superstructure	55.96 %	0.00 %	\$0.00
B20 - Exterior Enclosure	42.49 %	44.81 %	\$636,514.80
B30 - Roofing	11.91 %	111.60 %	\$644,011.00
C10 - Interior Construction	19.60 %	60.07 %	\$991,433.02
C20 - Stairs	44.00 %	29.69 %	\$12,385.30
C30 - Interior Finishes	46.23 %	44.39 %	\$797,802.00
D10 - Conveying	76.67 %	0.00 %	\$0.00
D20 - Plumbing	0.12 %	109.24 %	\$1,120,304.00
D30 - HVAC	27.75 %	47.88 %	\$734,890.00
D40 - Fire Protection	0.00 %	110.00 %	\$391,821.00
D50 - Electrical	13.19 %	84.26 %	\$1,712,173.00
E10 - Equipment	52.33 %	14.07 %	\$29,620.00
E20 - Furnishings	0.00 %	110.00 %	\$303,967.00
G20 - Site Improvements	7.59 %	82.54 %	\$748,313.00
G30 - Site Mechanical Utilities	23.72 %	27.65 %	\$187,881.00
G40 - Site Electrical Utilities	29.16 %	34.70 %	\$118,028.00
Totals:	28.46 %	54.75 %	\$8,429,143.12

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
1953 Cafeteria	6,685	60.56	\$0.00	\$0.00	\$651,218.00	\$77,947.00	\$0.00
1961 Gymnasium	24,682	28.91	\$13,200.00	\$0.00	\$1,252,878.30	\$132,493.00	\$0.00
1984 Main	41,625	70.65	\$0.00	\$0.00	\$5,216,964.82	\$30,220.00	\$0.00
Site	72,992	54.73	\$0.00	\$187,881.00	\$866,341.00	\$0.00	\$0.00
Total:		54.75	\$13,200.00	\$187,881.00	\$7,987,402.12	\$240,660.00	\$0.00

Deficiencies By Priority



- 1 - Currently Critical (Immediate) - \$13,200.00
- 2 - Potentially Critical (Year 1) - \$187,881.00
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$7,987,402.12
- 4 - Recommended (Years 6-10) - \$240,660.00
- 5 - Codes or Standards Compliance

Budget Estimate Total: \$8,429,143.12

Executive Summary

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

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Function:	
Gross Area (SF):	6,685
Year Built:	1953
Last Renovation:	
Replacement Value:	\$1,204,036
Repair Cost:	\$729,165.00
Total FCI:	60.56 %
Total RSLI:	17.99 %
FCA Score:	39.44



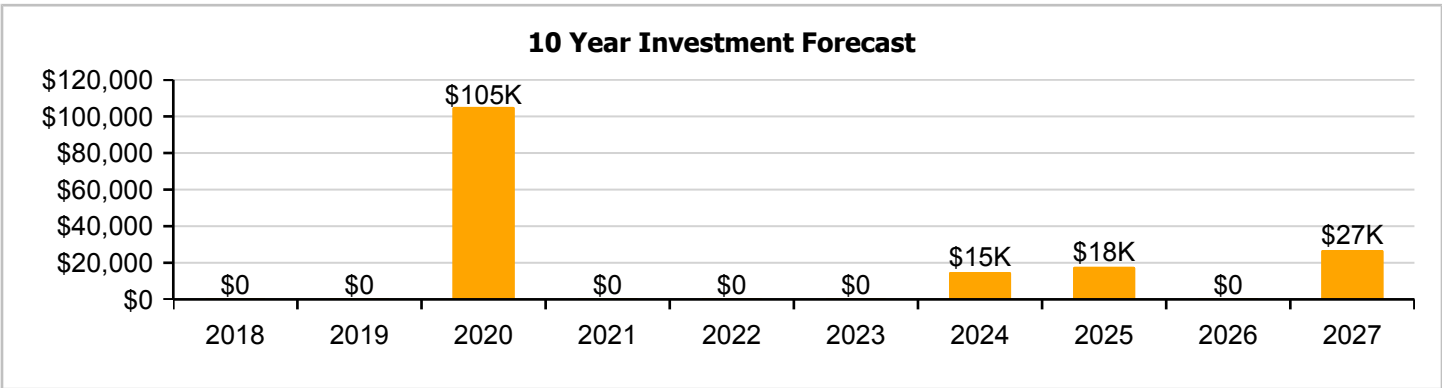
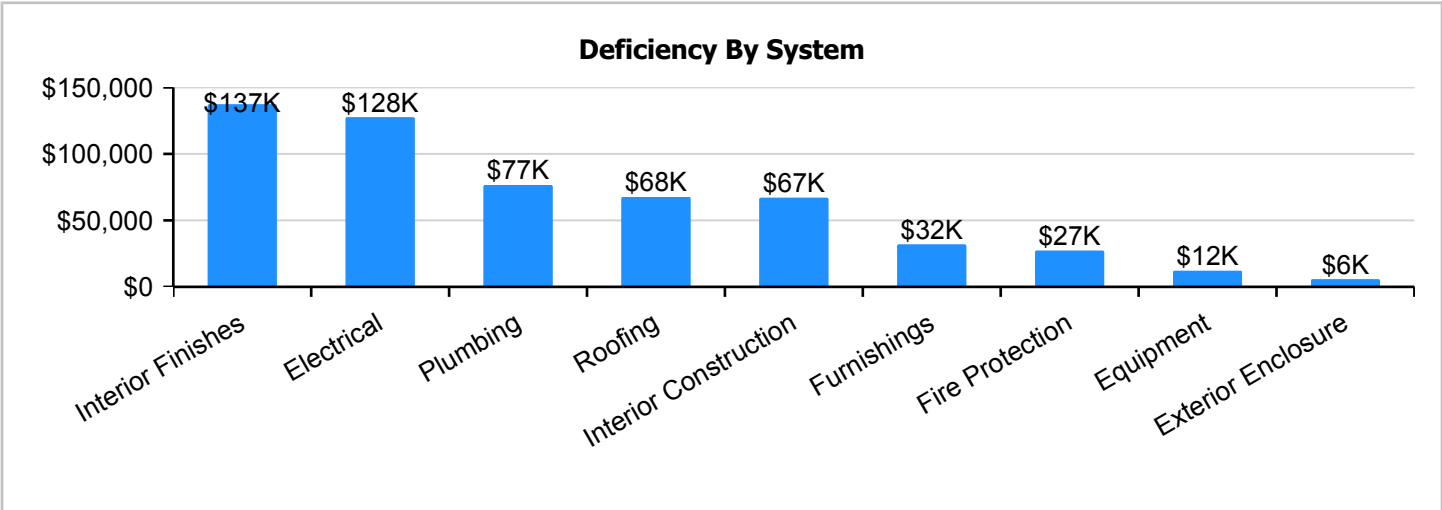
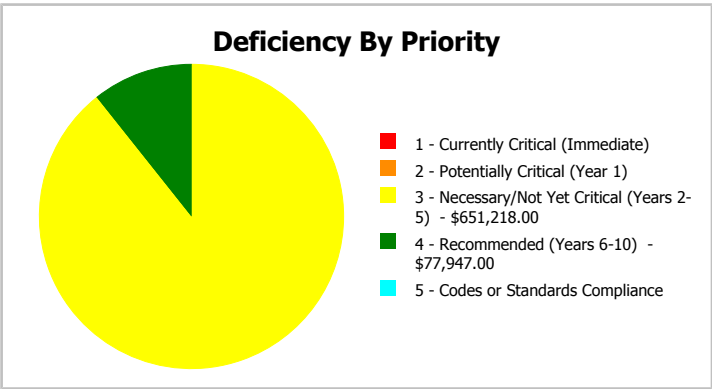
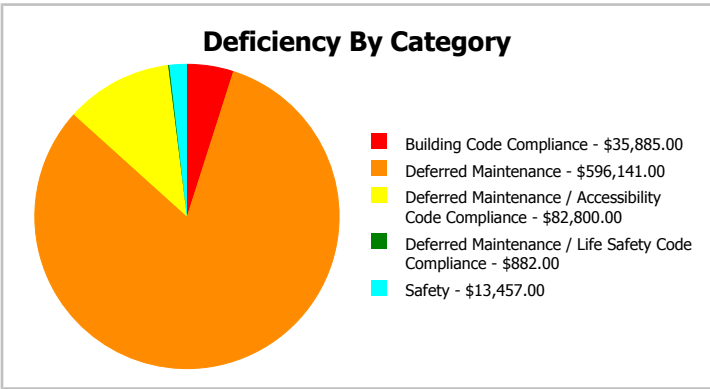
Description:

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:		Gross Area:	6,685
Year Built:	1953	Last Renovation:	
Repair Cost:	\$729,165	Replacement Value:	\$1,204,036
FCI:	60.56 %	RSLI%:	17.99 %



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	36.00 %	0.00 %	\$0.00
B10 - Superstructure	36.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	54.91 %	5.77 %	\$7,501.00
B30 - Roofing	0.00 %	138.00 %	\$89,116.00
C10 - Interior Construction	6.87 %	58.48 %	\$88,389.00
C30 - Interior Finishes	0.00 %	110.00 %	\$181,044.00
D20 - Plumbing	0.00 %	110.00 %	\$101,036.00
D30 - HVAC	33.27 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$35,885.00
D50 - Electrical	10.55 %	90.40 %	\$168,248.00
E10 - Equipment	0.00 %	110.00 %	\$15,884.00
E20 - Furnishings	0.00 %	110.00 %	\$42,062.00
Totals:	17.99 %	60.56 %	\$729,165.00

Photo Album

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

1). Northeast Elevations - Feb 10, 2017



2). Southeast Elevation - Feb 10, 2017



3). Southwest Elevation - Feb 10, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.70	S.F.	6,685	100	1953	2053		36.00 %	0.00 %	36			\$31,420
A1030	Slab on Grade	\$8.26	S.F.	6,685	100	1953	2053		36.00 %	0.00 %	36			\$55,218
B1020	Roof Construction	\$15.44	S.F.	6,685	100	1953	2053		36.00 %	0.00 %	36			\$103,216
B2010	Exterior Walls	\$9.24	S.F.	6,685	100	1953	2053		36.00 %	0.00 %	36			\$61,769
B2020	Exterior Windows	\$9.20	S.F.	6,685	30	2011	2041		80.00 %	0.00 %	24			\$61,502
B2030	Exterior Doors	\$1.02	S.F.	6,685	30	1984	2014		0.00 %	110.00 %	-3		\$7,501.00	\$6,819
B3010130	Preformed Metal Roofing	\$9.66	S.F.	6,685	30	1984	2014		0.00 %	138.00 %	-3		\$89,116.00	\$64,577
C1010	Partitions	\$10.59	S.F.	6,685	75	1953	2028		14.67 %	0.00 %	11			\$70,794
C1020	Interior Doors	\$2.48	S.F.	6,685	30	1953	1983		0.00 %	110.00 %	-34		\$18,237.00	\$16,579
C1030	Fittings	\$9.54	S.F.	6,685	20	1953	1973		0.00 %	110.00 %	-44		\$70,152.00	\$63,775
C3010	Wall Finishes	\$2.73	S.F.	6,685	10	2000	2010		0.00 %	110.00 %	-7		\$20,075.00	\$18,250
C3020	Floor Finishes	\$11.15	S.F.	6,685	20	1984	2004		0.00 %	110.00 %	-13		\$81,992.00	\$74,538
C3030	Ceiling Finishes	\$10.74	S.F.	6,685	25	1984	2009		0.00 %	110.00 %	-8		\$78,977.00	\$71,797
D2010	Plumbing Fixtures	\$11.26	S.F.	6,685	30	1984	2014		0.00 %	110.00 %	-3		\$82,800.00	\$75,273
D2020	Domestic Water Distribution	\$0.96	S.F.	6,685	30	1984	2014		0.00 %	109.99 %	-3		\$7,059.00	\$6,418
D2030	Sanitary Waste	\$1.52	S.F.	6,685	30	1984	2014		0.00 %	110.00 %	-3		\$11,177.00	\$10,161
D3040	Distribution Systems	\$6.02	S.F.	6,685	30	2005	2035		60.00 %	0.00 %	18			\$40,244
D3050	Terminal & Package Units	\$13.09	S.F.	6,685	15	2005	2020		20.00 %	0.00 %	3			\$87,507
D3060	Controls & Instrumentation	\$1.91	S.F.	6,685	20	2005	2025		40.00 %	0.00 %	8			\$12,768
D4010	Sprinklers	\$4.22	S.F.	6,685	30			2017	0.00 %	110.00 %	0		\$31,032.00	\$28,211
D4020	Standpipes	\$0.66	S.F.	6,685	30			2017	0.00 %	110.00 %	0		\$4,853.00	\$4,412
D5010	Electrical Service/Distribution	\$1.65	S.F.	6,685	40	1984	2024		17.50 %	0.00 %	7			\$11,030
D5020	Branch Wiring	\$4.99	S.F.	6,685	30	1984	2014		0.00 %	110.00 %	-3		\$36,694.00	\$33,358
D5020	Lighting	\$11.64	S.F.	6,685	30	1984	2014		0.00 %	110.00 %	-3		\$85,595.00	\$77,813
D5030810	Security & Detection Systems	\$1.83	S.F.	6,685	15	1984	1999		0.00 %	110.00 %	-18		\$13,457.00	\$12,234
D5030910	Fire Alarm Systems	\$3.31	S.F.	6,685	15	2014	2029		80.00 %	0.00 %	12			\$22,127
D5030920	Data Communication	\$4.30	S.F.	6,685	15	2000	2015		0.00 %	110.00 %	-2		\$31,620.00	\$28,746
D5090	Other Electrical Systems	\$0.12	S.F.	6,685	20	1984	2004		0.00 %	109.98 %	-13		\$882.00	\$802
E1090	Other Equipment	\$2.16	S.F.	6,685	20	1984	2004		0.00 %	110.00 %	-13		\$15,884.00	\$14,440
E2010	Fixed Furnishings	\$5.72	S.F.	6,685	20	1984	2004		0.00 %	110.00 %	-13		\$42,062.00	\$38,238
Total									17.99 %	60.56 %			\$729,165.00	\$1,204,036

System Notes

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

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

Campus Assessment Report - 1953 Cafeteria

System: B2030 - Exterior Doors



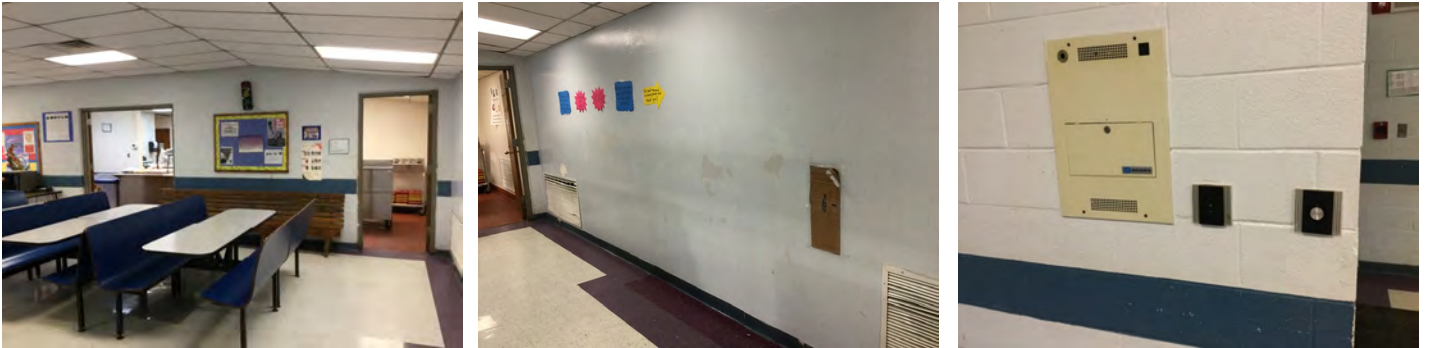
Note:

System: B3010130 - Preformed Metal Roofing



Note:

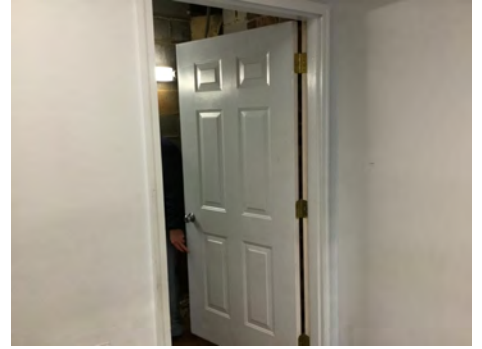
System: C1010 - Partitions



Note:

Campus Assessment Report - 1953 Cafeteria

System: C1020 - Interior Doors



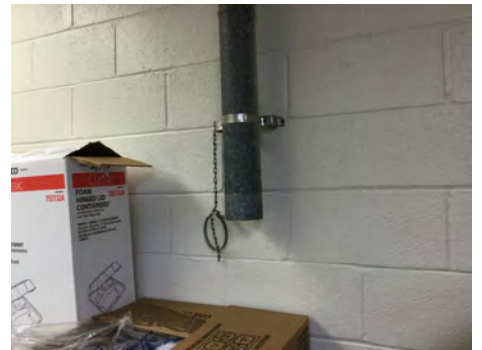
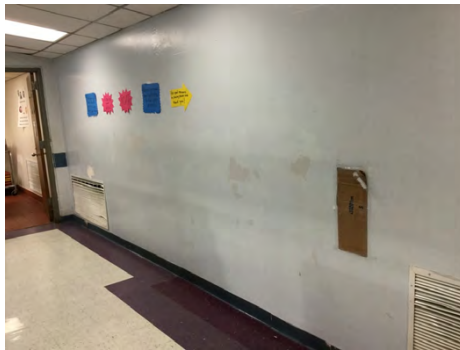
Note:

System: C1030 - Fittings



Note:

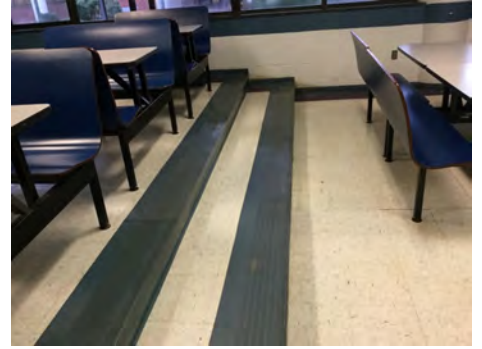
System: C3010 - Wall Finishes



Note:

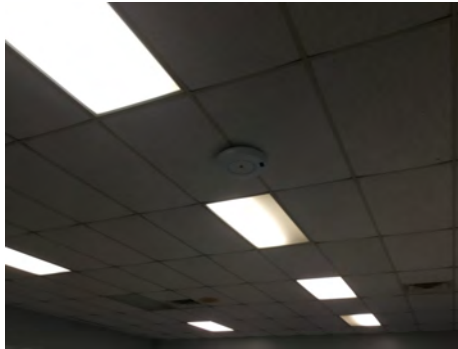
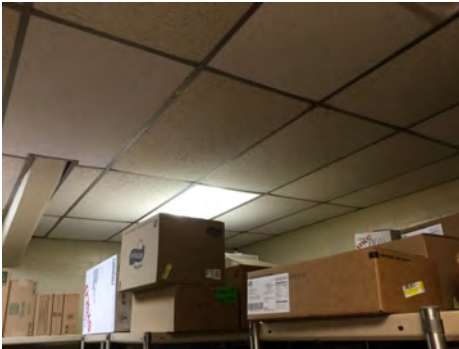
Campus Assessment Report - 1953 Cafeteria

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

Campus Assessment Report - 1953 Cafeteria

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



Note:

Campus Assessment Report - 1953 Cafeteria

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

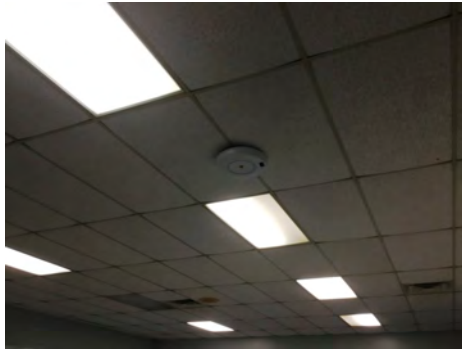
Campus Assessment Report - 1953 Cafeteria

System: D5020 - Branch Wiring



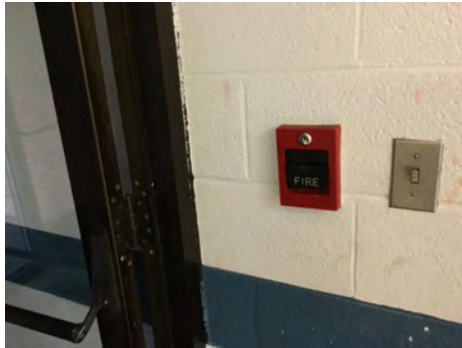
Note:

System: D5020 - Lighting



Note:

System: D5030910 - Fire Alarm Systems



Note:

Campus Assessment Report - 1953 Cafeteria

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems



Note:

System: E1090 - Other Equipment



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

Campus Assessment Report - 1953 Cafeteria

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:	\$729,165	\$0	\$0	\$105,183	\$0	\$0	\$0	\$14,922	\$17,792	\$0	\$26,979	\$894,041
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$7,501	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,501
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	\$89,116	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$89,116
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	\$18,237	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,237
C1030 - Fittings	\$70,152	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70,152
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$20,075	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,979	\$47,054
C3020 - Floor Finishes	\$81,992	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$81,992
C3030 - Ceiling Finishes	\$78,977	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$78,977
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

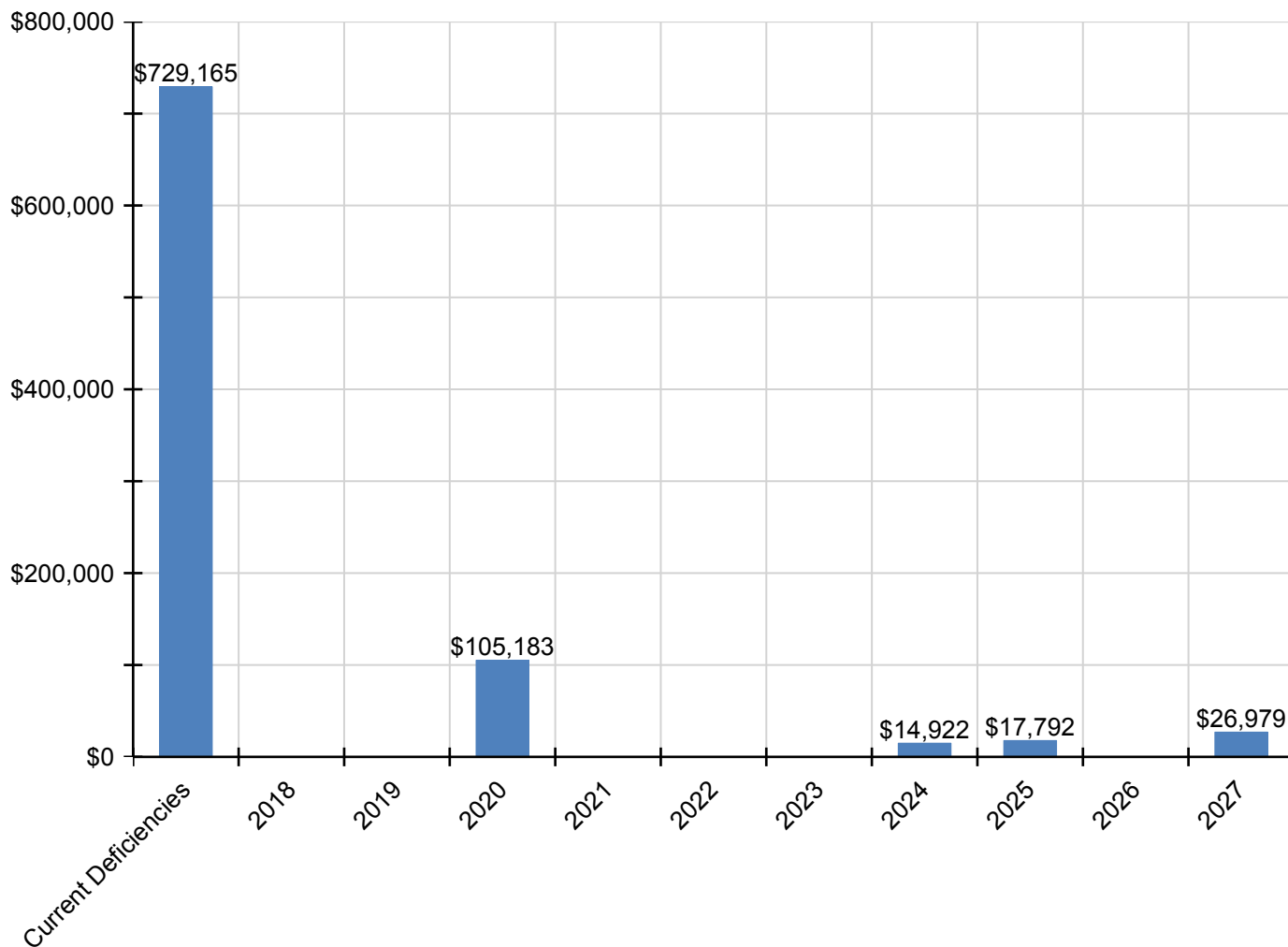
Campus Assessment Report - 1953 Cafeteria

D2010 - Plumbing Fixtures	\$82,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$82,800
D2020 - Domestic Water Distribution	\$7,059	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,059
D2030 - Sanitary Waste	\$11,177	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,177
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$105,183	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$105,183
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,792	\$0	\$0	\$0	\$17,792
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$31,032	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,032
D4020 - Standpipes	\$4,853	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,853
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	\$14,922	\$0	\$0	\$0	\$14,922
D5020 - Branch Wiring	\$36,694	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,694
D5020 - Lighting	\$85,595	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$85,595
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$13,457	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,457
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030920 - Data Communication	\$31,620	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,620
D5090 - Other Electrical Systems	\$882	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$882
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
E1090 - Other Equipment	\$15,884	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,884
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$42,062	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42,062

* Indicates non-renewable system

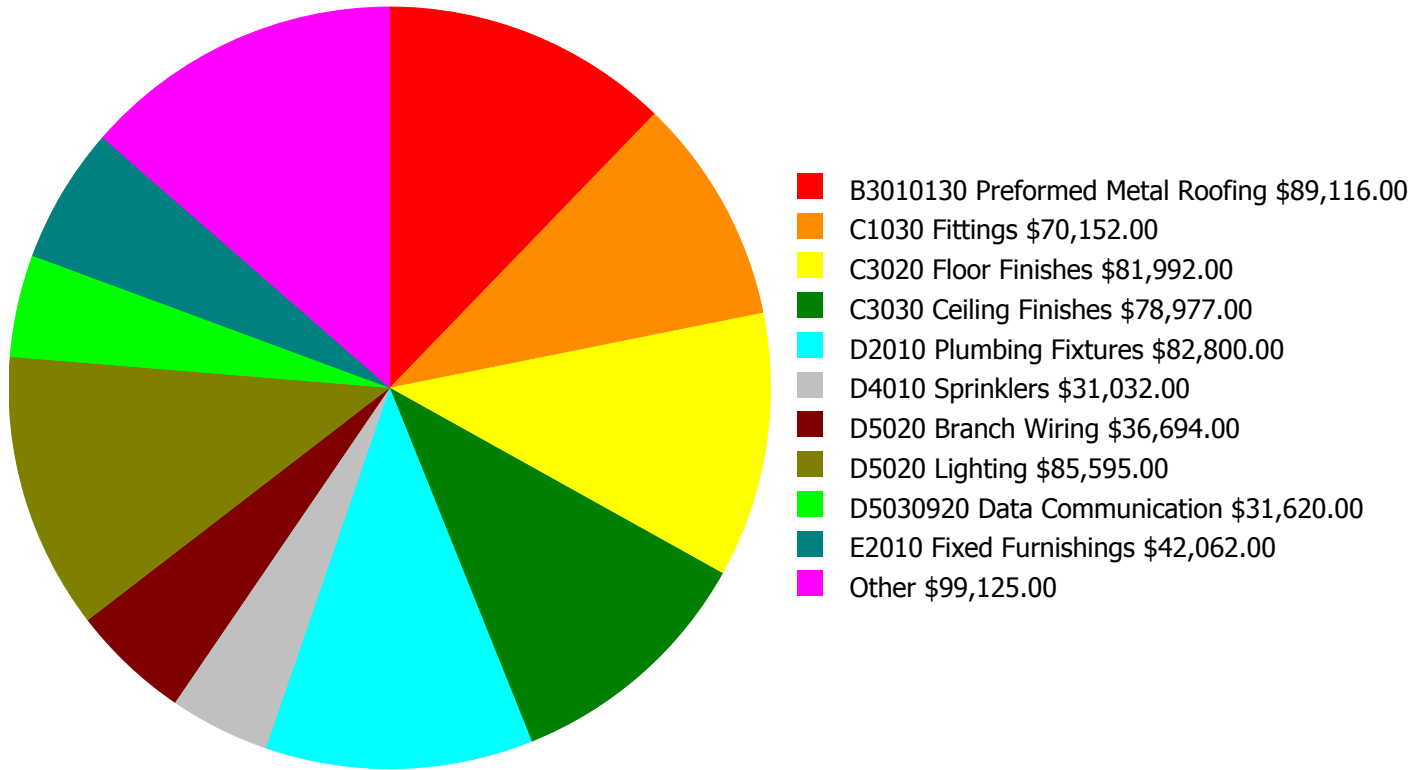
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

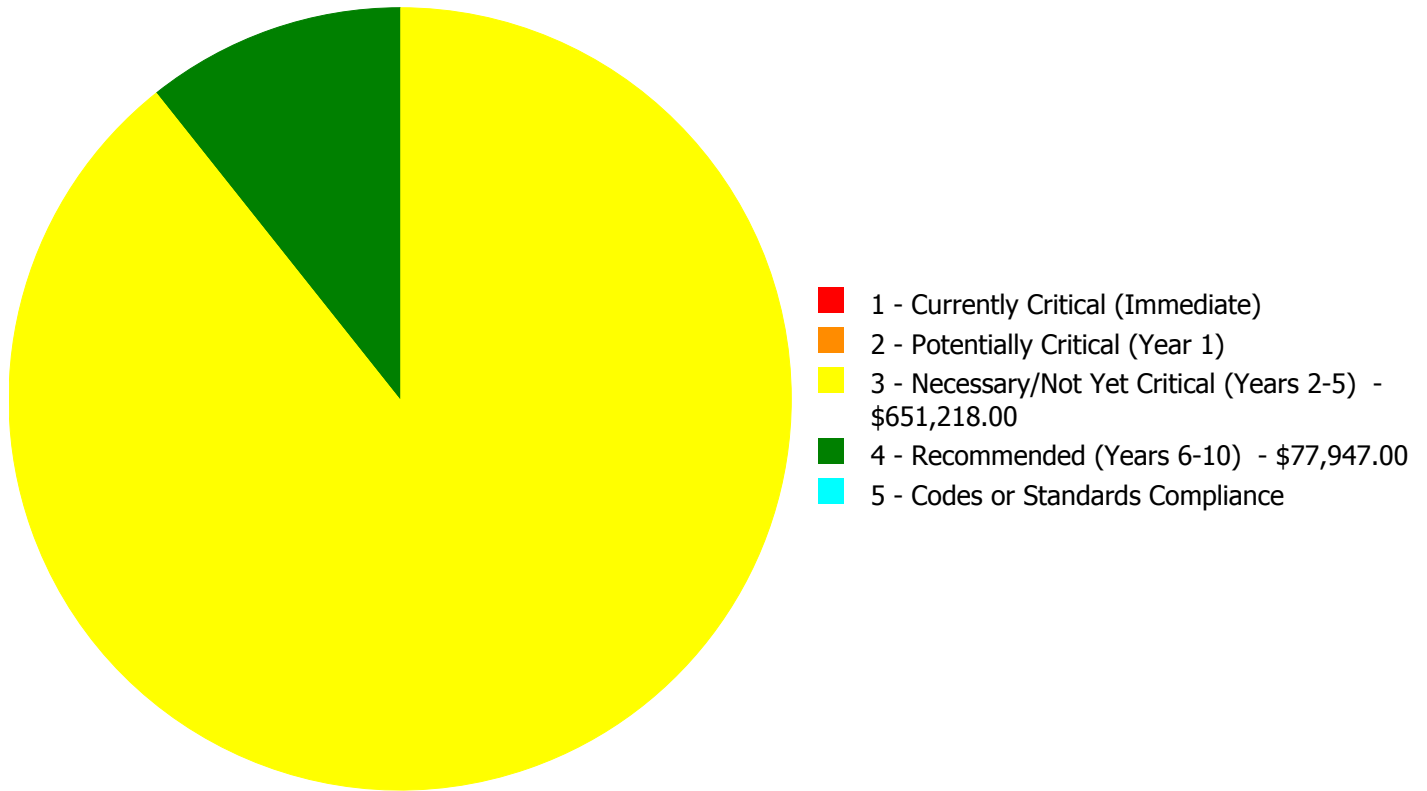
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$729,165.00

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: \$729,165.00

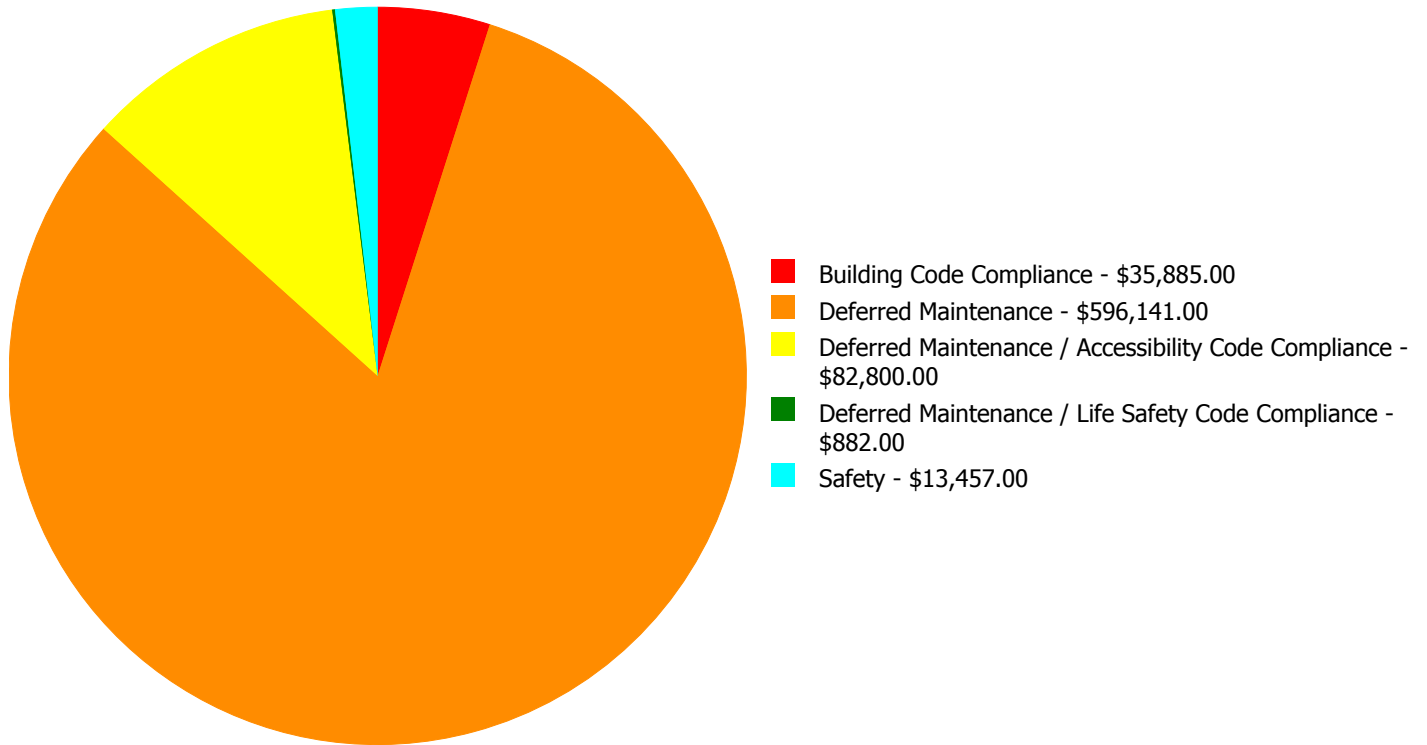
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2030	Exterior Doors	\$0.00	\$0.00	\$7,501.00	\$0.00	\$0.00	\$7,501.00
B3010130	Preformed Metal Roofing	\$0.00	\$0.00	\$89,116.00	\$0.00	\$0.00	\$89,116.00
C1020	Interior Doors	\$0.00	\$0.00	\$18,237.00	\$0.00	\$0.00	\$18,237.00
C1030	Fittings	\$0.00	\$0.00	\$70,152.00	\$0.00	\$0.00	\$70,152.00
C3010	Wall Finishes	\$0.00	\$0.00	\$20,075.00	\$0.00	\$0.00	\$20,075.00
C3020	Floor Finishes	\$0.00	\$0.00	\$81,992.00	\$0.00	\$0.00	\$81,992.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$78,977.00	\$0.00	\$0.00	\$78,977.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$82,800.00	\$0.00	\$0.00	\$82,800.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$7,059.00	\$0.00	\$0.00	\$7,059.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$11,177.00	\$0.00	\$0.00	\$11,177.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$31,032.00	\$0.00	\$31,032.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$4,853.00	\$0.00	\$4,853.00
D5020	Branch Wiring	\$0.00	\$0.00	\$36,694.00	\$0.00	\$0.00	\$36,694.00
D5020	Lighting	\$0.00	\$0.00	\$85,595.00	\$0.00	\$0.00	\$85,595.00
D5030810	Security & Detection Systems	\$0.00	\$0.00	\$13,457.00	\$0.00	\$0.00	\$13,457.00
D5030920	Data Communication	\$0.00	\$0.00	\$31,620.00	\$0.00	\$0.00	\$31,620.00
D5090	Other Electrical Systems	\$0.00	\$0.00	\$882.00	\$0.00	\$0.00	\$882.00
E1090	Other Equipment	\$0.00	\$0.00	\$15,884.00	\$0.00	\$0.00	\$15,884.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$0.00	\$42,062.00	\$0.00	\$42,062.00
	Total:	\$0.00	\$0.00	\$651,218.00	\$77,947.00	\$0.00	\$729,165.00

Deficiency Summary by Category

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



Budget Estimate Total: \$729,165.00

Deficiency Details by Priority

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

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

System: B2030 - Exterior Doors



Location: Exterior doors
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 6,685.00
Unit of Measure: S.F.
Estimate: \$7,501.00
Assessor Name: Somnath Das
Date Created: 12/19/2016

Notes: Exterior doors have exceeded their useful life and are in fair to poor condition. Renewal is recommended.

System: B3010130 - Preformed Metal Roofing



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 6,685.00
Unit of Measure: S.F.
Estimate: \$89,116.00
Assessor Name: Somnath Das
Date Created: 12/19/2016

Notes: The roof has exceeded its expected life. System renewal is recommended.

System: C1020 - Interior Doors



Location: Exterior doors
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 6,685.00
Unit of Measure: S.F.
Estimate: \$18,237.00
Assessor Name: Somnath Das
Date Created: 12/19/2016

Notes: Exterior doors are beyond their expected service life. System renewal is recommended.

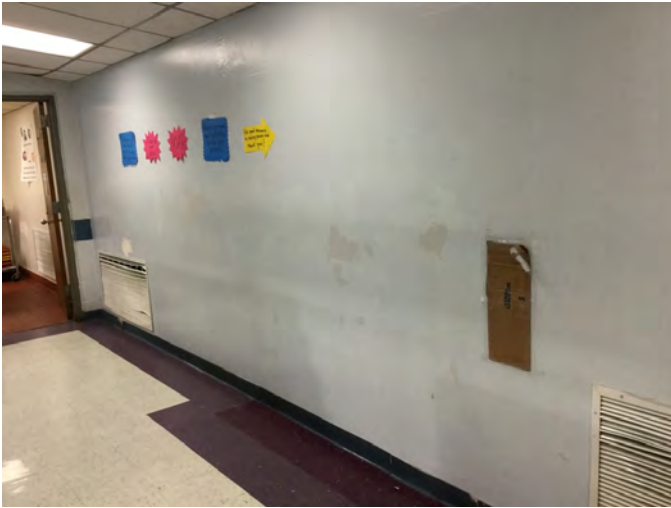
System: C1030 - Fittings



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 6,685.00
Unit of Measure: S.F.
Estimate: \$70,152.00
Assessor Name: Somnath Das
Date Created: 12/19/2016

Notes: Fittings have exceed their expected useful life. Signage s not up to code. Toilet room is not ADA compliant. System renewal is recommended.

System: C3010 - Wall Finishes



Location: Interiors
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 6,685.00
Unit of Measure: S.F.
Estimate: \$20,075.00
Assessor Name: Somnath Das
Date Created: 12/19/2016

Notes: Wall finishes are in need of renewal.

System: C3020 - Floor Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 6,685.00
Unit of Measure: S.F.
Estimate: \$81,992.00
Assessor Name: Somnath Das
Date Created: 12/19/2016

Notes: Floor finishes are beyond their expected life throughout the building. Renewal is recommended.

System: C3030 - Ceiling Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 6,685.00
Unit of Measure: S.F.
Estimate: \$78,977.00
Assessor Name: Somnath Das
Date Created: 12/19/2016

Notes: Ceiling finishes are expired and in fair condition. Renewal is recommended.

System: D2010 - Plumbing Fixtures



Location: Toilet room
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 6,685.00
Unit of Measure: S.F.
Estimate: \$82,800.00
Assessor Name: Somnath Das
Date Created: 12/19/2016

Notes: Fixtures are beyond their expected life. Toilet room is not ADA compliant. System renewal is recommended.

System: D2020 - Domestic Water Distribution



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 6,685.00
Unit of Measure: S.F.
Estimate: \$7,059.00
Assessor Name: Somnath Das
Date Created: 12/19/2016

Notes: The domestic water system has exceeded its useful life. There is no backflow prevention on the water supply. system renewal is recommended.

System: D2030 - Sanitary Waste



Location: Kitchen and support spaces
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 6,685.00
Unit of Measure: S.F.
Estimate: \$11,177.00
Assessor Name: Somnath Das
Date Created: 12/19/2016

Notes: The sanitary sewer system has exceeded its expected useful life. System renewal is recommended.

System: D5020 - Branch Wiring



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 6,685.00
Unit of Measure: S.F.
Estimate: \$36,694.00
Assessor Name: Somnath Das
Date Created: 12/19/2016

Notes: The branch wiring system has exceeded its useful life. System renewal is recommended.

System: D5020 - Lighting



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 6,685.00
Unit of Measure: S.F.
Estimate: \$85,595.00
Assessor Name: Somnath Das
Date Created: 12/19/2016

Notes: Lighting systems in the building are beyond their expected life and should be replaced.

System: D5030810 - Security & Detection Systems

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Safety
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 6,685.00
Unit of Measure: S.F.
Estimate: \$13,457.00
Assessor Name: Somnath Das
Date Created: 12/19/2016

Notes: This building lacks security systems. Installation of camera monitoring at entrances, motion detectors and door contacts is recommended.

System: D5030920 - Data Communication



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 6,685.00
Unit of Measure: S.F.
Estimate: \$31,620.00
Assessor Name: Somnath Das
Date Created: 12/19/2016

Notes: Data and communications systems are beyond their expected life. 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: 6,685.00
Unit of Measure: S.F.
Estimate: \$882.00
Assessor Name: Somnath Das
Date Created: 12/19/2016

Notes: Emergency lighting and illuminated exit signage is beyond its expected useful life. System renewal is recommended.

System: E1090 - Other Equipment



Location: Kitchen
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 6,685.00
Unit of Measure: S.F.
Estimate: \$15,884.00
Assessor Name: Somnath Das
Date Created: 12/19/2016

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 6,685.00
Unit of Measure: S.F.
Estimate: \$31,032.00
Assessor Name: Somnath Das
Date Created: 12/19/2016

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: 6,685.00
Unit of Measure: S.F.
Estimate: \$4,853.00
Assessor Name: Somnath Das
Date Created: 12/19/2016

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

System: E2010 - Fixed Furnishings



Location: Dining room
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 6,685.00
Unit of Measure: S.F.
Estimate: \$42,062.00
Assessor Name: Somnath Das
Date Created: 12/19/2016

Notes: Fixed furnishing have exceeded their useful life. System renewal is recommended.

Executive Summary

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

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

Function:	
Gross Area (SF):	24,682
Year Built:	1961
Last Renovation:	
Replacement Value:	\$4,838,478
Repair Cost:	\$1,398,571.30
Total FCI:	28.91 %
Total RSLI:	39.52 %
FCA Score:	71.09



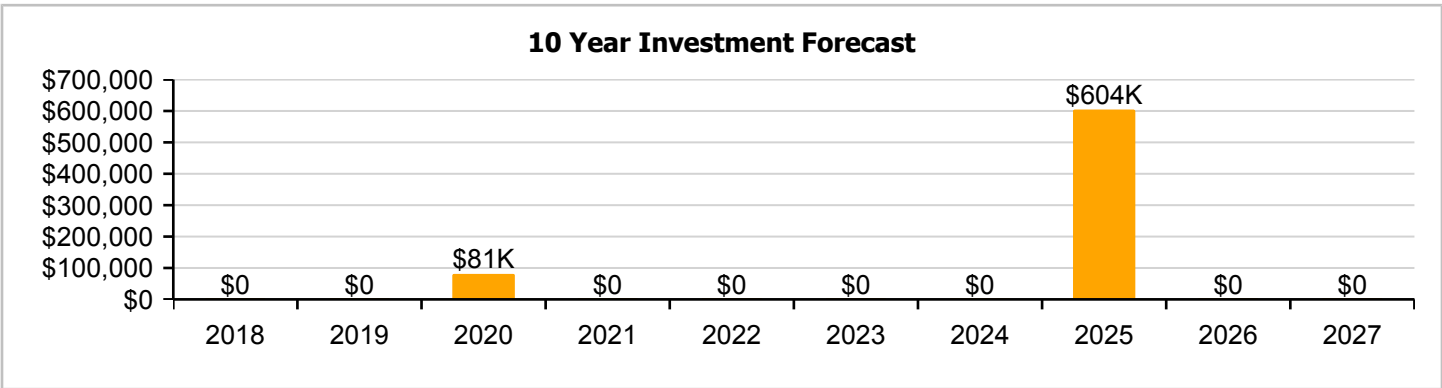
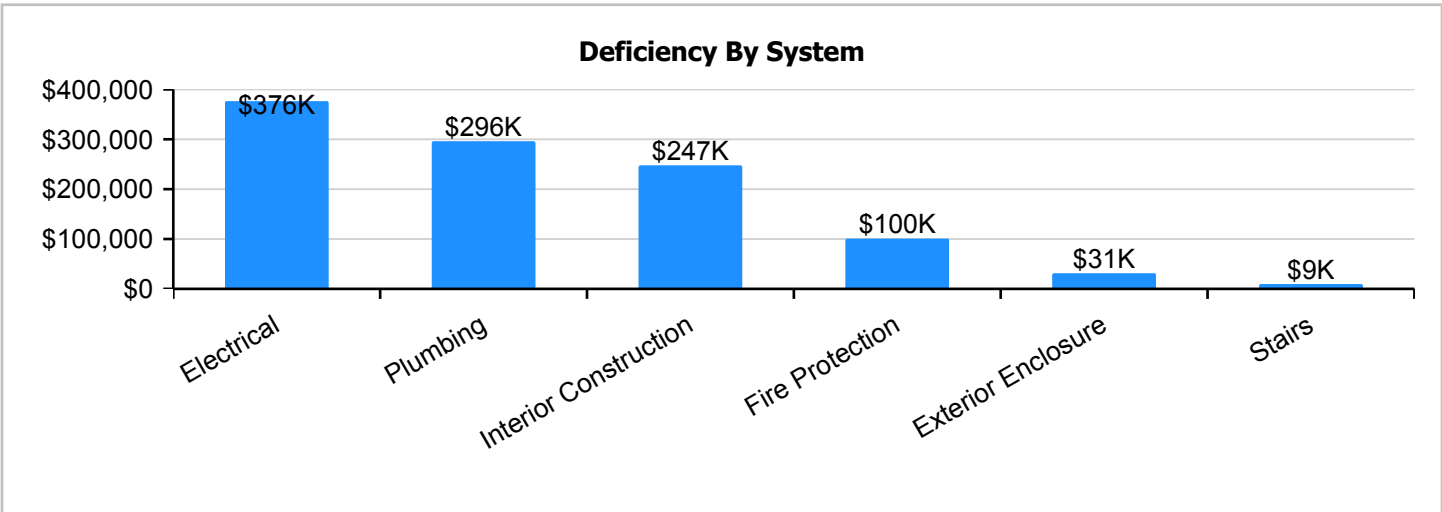
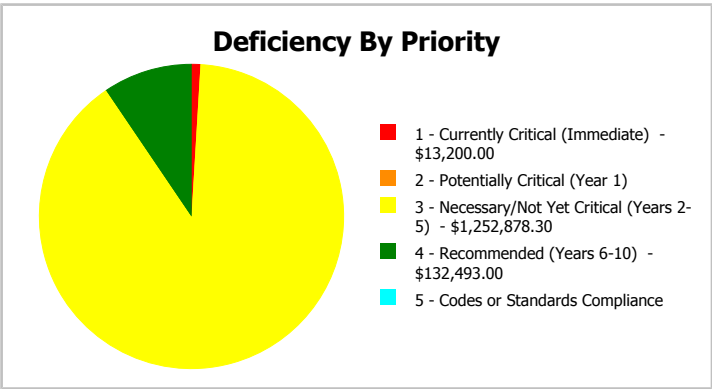
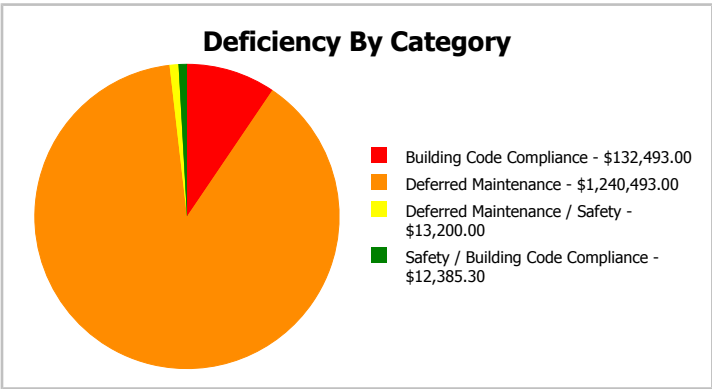
Description:

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:		Gross Area:	24,682
Year Built:	1961	Last Renovation:	
Repair Cost:	\$1,398,571	Replacement Value:	\$4,838,478
FCI:	28.91 %	RSLI%:	39.52 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	44.00 %	0.00 %	\$0.00
A20 - Basement Construction	44.00 %	0.00 %	\$0.00
B10 - Superstructure	44.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	57.14 %	8.51 %	\$40,893.00
B30 - Roofing	62.27 %	0.00 %	\$0.00
C10 - Interior Construction	11.87 %	58.48 %	\$326,346.00
C20 - Stairs	44.00 %	29.69 %	\$12,385.30
C30 - Interior Finishes	64.17 %	0.00 %	\$0.00
D10 - Conveying	76.67 %	0.00 %	\$0.00
D20 - Plumbing	0.00 %	110.00 %	\$390,148.00
D30 - HVAC	61.07 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$132,493.00
D50 - Electrical	18.36 %	72.23 %	\$496,306.00
E10 - Equipment	60.00 %	0.00 %	\$0.00
Totals:	39.52 %	28.91 %	\$1,398,571.30

Photo Album

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

1). Northwest Elevation - Jan 20, 2017



2). Southwest Elevation - Jan 20, 2017



3). Southeast Elevation - Jan 20, 2017



4). Northeast Elevation - Feb 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.

Campus Assessment Report - 1961 Gymnasium

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.	24,682	100	1961	2061		44.00 %	0.00 %	44			\$116,005
A1030	Slab on Grade	\$8.26	S.F.	24,682	100	1961	2061		44.00 %	0.00 %	44			\$203,873
A2010	Basement Excavation	\$1.85	S.F.	24,682	100	1961	2061		44.00 %	0.00 %	44			\$45,662
A2020	Basement Walls	\$12.79	S.F.	24,682	100	1961	2061		44.00 %	0.00 %	44			\$315,683
B1010	Floor Construction	\$1.61	S.F.	24,682	100	1961	2061		44.00 %	0.00 %	44			\$39,738
B1020	Roof Construction	\$15.44	S.F.	24,682	100	1961	2061		44.00 %	0.00 %	44			\$381,090
B2010	Exterior Walls	\$9.24	S.F.	24,682	100	1961	2061		44.00 %	5.79 %	44		\$13,200.00	\$228,062
B2020	Exterior Windows	\$9.20	S.F.	24,682	30	2010	2040		76.67 %	0.00 %	23			\$227,074
B2030	Exterior Doors	\$1.02	S.F.	24,682	30	1961	1991		0.00 %	110.00 %	-26		\$27,693.00	\$25,176
B3010120	Single Ply Membrane	\$6.98	S.F.	13,600	20	2009	2029		60.00 %	0.00 %	12			\$94,928
B3010130	Preformed Metal Roofing	\$9.66	S.F.	860	30	2012	2042		83.33 %	0.00 %	25			\$8,308
B3020	Roof Openings	\$0.29	S.F.	24,682	25	2009	2034		68.00 %	0.00 %	17			\$7,158
C1010	Partitions	\$10.59	S.F.	24,682	75	1961	2036		25.33 %	0.00 %	19			\$261,382
C1020	Interior Doors	\$2.48	S.F.	24,682	30	1961	1991		0.00 %	110.00 %	-26		\$67,333.00	\$61,211
C1030	Fittings	\$9.54	S.F.	24,682	20	1961	1981		0.00 %	110.00 %	-36		\$259,013.00	\$235,466
C20	Stairs	\$1.69	S.F.	24,682	100	1961	2061		44.00 %	29.69 %	44		\$12,385.30	\$41,713
C3010	Wall Finishes	\$2.73	S.F.	24,682	10	2010	2020		30.00 %	0.00 %	3			\$67,382
C3020	Floor Finishes	\$11.15	S.F.	24,682	20	2010	2030		65.00 %	0.00 %	13			\$275,204
C3030	Ceiling Finishes	\$10.74	S.F.	24,682	25	2010	2035		72.00 %	0.00 %	18			\$265,085
D1010	Elevators and Lifts	\$2.97	S.F.	24,682	30	2010	2040		76.67 %	0.00 %	23			\$73,306
D2010	Plumbing Fixtures	\$11.26	S.F.	24,682	30	1961	1991		0.00 %	110.00 %	-26		\$305,711.00	\$277,919
D2020	Domestic Water Distribution	\$0.96	S.F.	24,682	30	1961	1991		0.00 %	110.00 %	-26		\$26,064.00	\$23,695
D2030	Sanitary Waste	\$1.52	S.F.	24,682	30	1961	1991		0.00 %	110.00 %	-26		\$41,268.00	\$37,517
D2040	Rain Water Drainage	\$0.46	S.F.	24,682	30	1961	1991		0.00 %	110.00 %	-26		\$12,489.00	\$11,354
D2090	Other Plumbing Systems -Nat Gas	\$0.17	S.F.	24,682	40	1961	2001		0.00 %	110.01 %	-16		\$4,616.00	\$4,196
D3020	Heat Generating Systems	\$4.98	S.F.	24,682	30	2003	2033		53.33 %	0.00 %	16			\$122,916
D3040	Distribution Systems	\$6.02	S.F.	24,682	30	2010	2040		76.67 %	0.00 %	23			\$148,586
D3050	Terminal & Package Units	\$8.12	S.F.	24,682	15	2010	2025		53.33 %	0.00 %	8			\$200,418
D3060	Controls & Instrumentation	\$1.91	S.F.	24,682	20	2010	2030		65.00 %	0.00 %	13			\$47,143
D4010	Sprinklers	\$4.22	S.F.	24,682	30			2017	0.00 %	110.00 %	0		\$114,574.00	\$104,158
D4020	Standpipes	\$0.66	S.F.	24,682	30			2017	0.00 %	110.00 %	0		\$17,919.00	\$16,290
D5010	Electrical Service/Distribution	\$1.65	S.F.	24,682	40	1961	2001		0.00 %	110.00 %	-16		\$44,798.00	\$40,725
D5020	Branch Wiring	\$4.99	S.F.	24,682	30	1961	1991		0.00 %	110.00 %	-26		\$135,480.00	\$123,163
D5020	Lighting	\$11.64	S.F.	24,682	30	1961	1991		0.00 %	110.00 %	-26		\$316,028.00	\$287,298
D5030810	Security & Detection Systems	\$1.83	S.F.	24,682	15	2010	2025		53.33 %	0.00 %	8			\$45,168
D5030910	Fire Alarm Systems	\$3.31	S.F.	24,682	15	2010	2025		53.33 %	0.00 %	8			\$81,697
D5030920	Data Communication	\$4.30	S.F.	24,682	15	2010	2025		53.33 %	0.00 %	8			\$106,133
D5090	Other Electrical Systems	\$0.12	S.F.	24,682	20	2010	2030		65.00 %	0.00 %	13			\$2,962
E1020	Institutional Equipment	\$7.44	S.F.	24,682	20	2009	2029		60.00 %	0.00 %	12			\$183,634
Total									39.52 %	28.91 %			\$1,398,571.30	\$4,838,478

System Notes

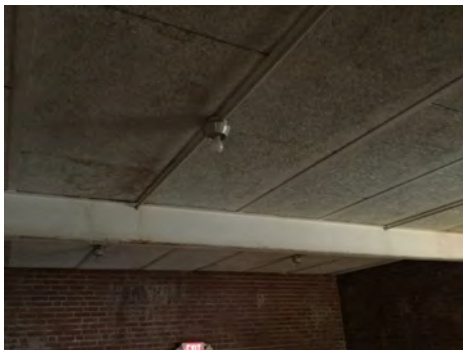
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: A2020 - Basement Walls



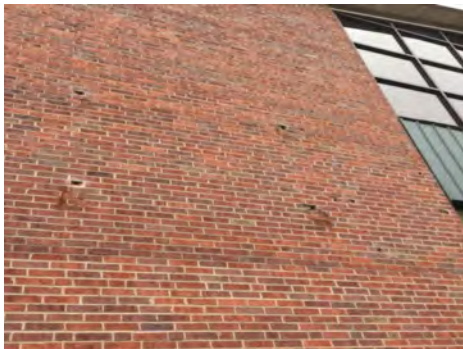
Note:

System: B1020 - Roof Construction



Note:

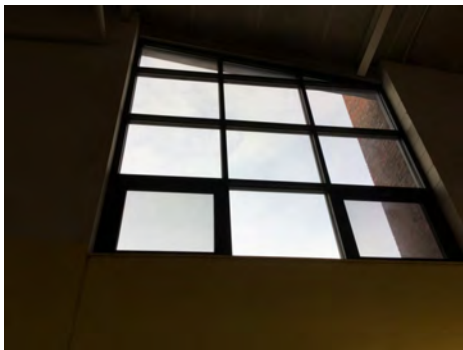
System: B2010 - Exterior Walls



Note:

Campus Assessment Report - 1961 Gymnasium

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note: Front entrance doors replaced. Hardware on 6 rear doors replaced 2012.

System: B3010120 - Single Ply Membrane



Note:

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System: B3010130 - Preformed Metal Roofing



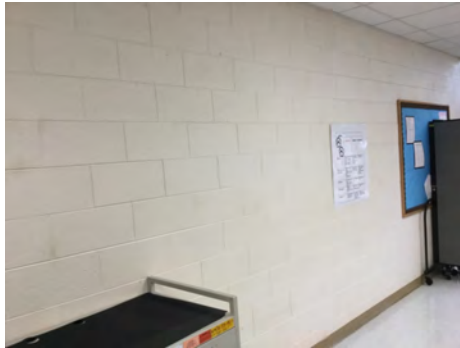
Note:

System: B3020 - Roof Openings



Note:

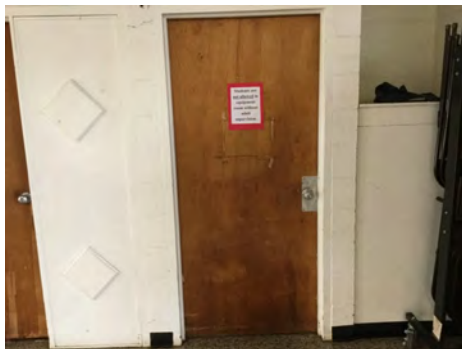
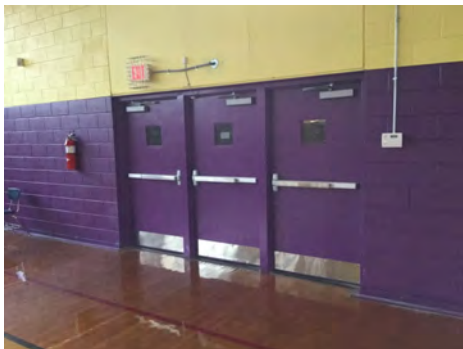
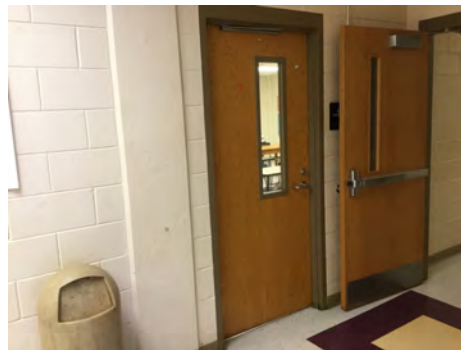
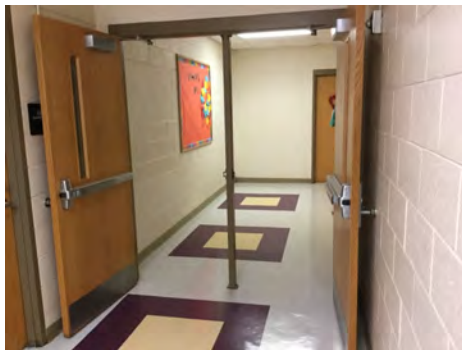
System: C1010 - Partitions



Note:

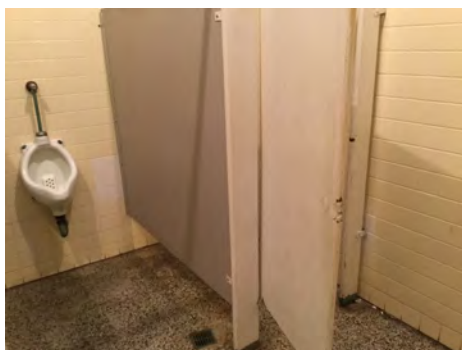
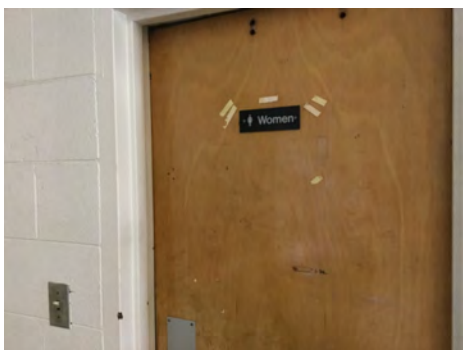
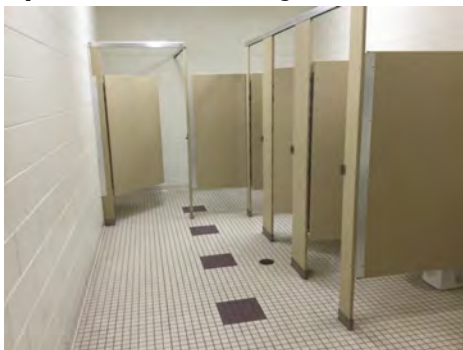
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System: C1020 - Interior Doors



Note:

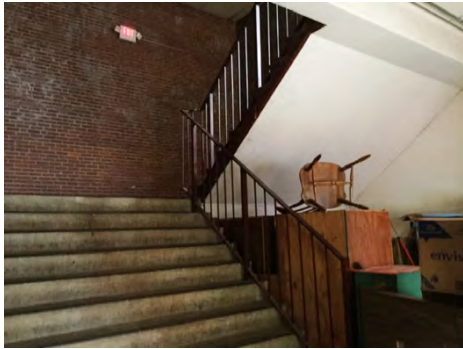
System: C1030 - Fittings



Note:

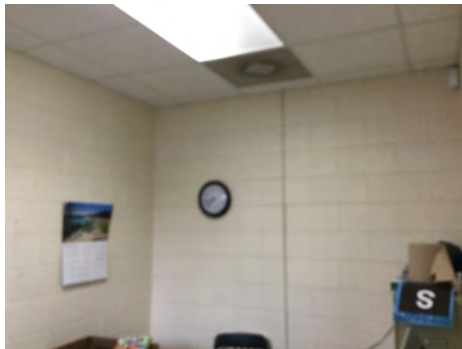
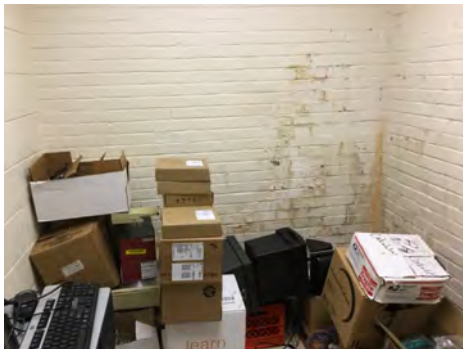
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System: C20 - Stairs



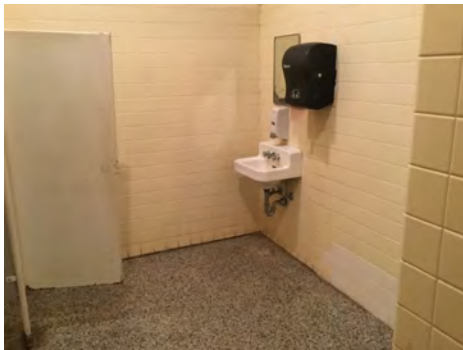
Note:

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

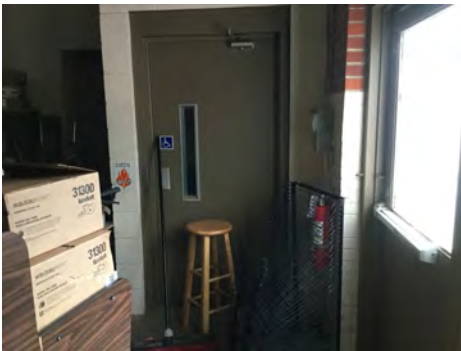
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System: C3030 - Ceiling Finishes



Note:

System: D1010 - Elevators and Lifts



Note: Elevator was locked and not in operation at time of visit.

System: D2010 - Plumbing Fixtures



Note:

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System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note:

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System: D2090 - Other Plumbing Systems -Nat Gas



Note:

System: D3020 - Heat Generating Systems



Note:

System: D3040 - Distribution Systems



Note:

Campus Assessment Report - 1961 Gymnasium

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

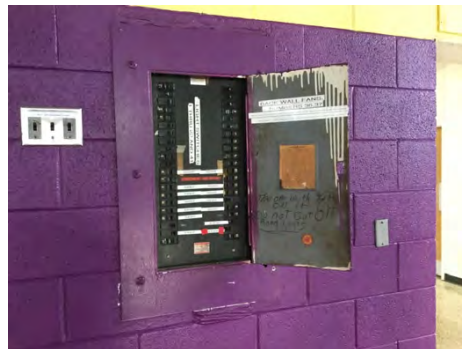
System: D5010 - Electrical Service/Distribution



Note:

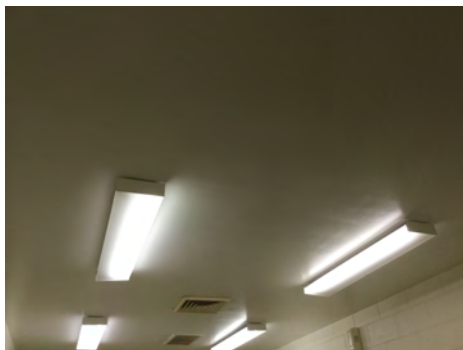
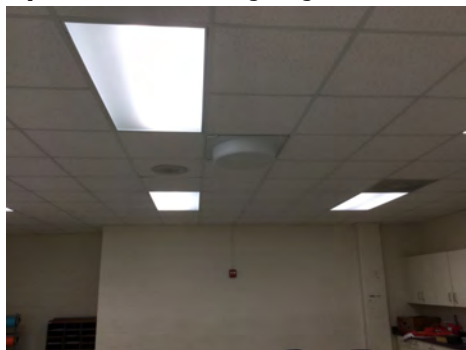
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System: D5020 - Branch Wiring



Note:

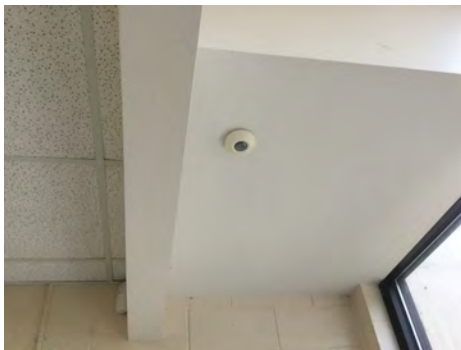
System: D5020 - Lighting



Note:

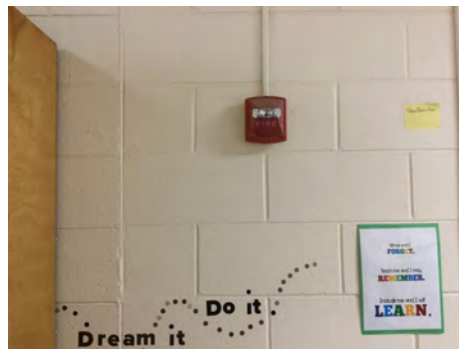
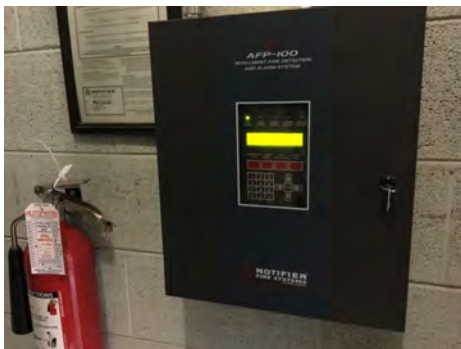
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System: D5030810 - Security & Detection Systems



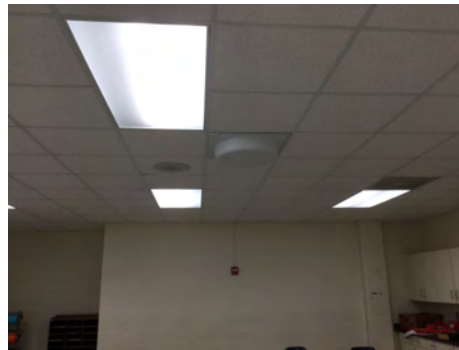
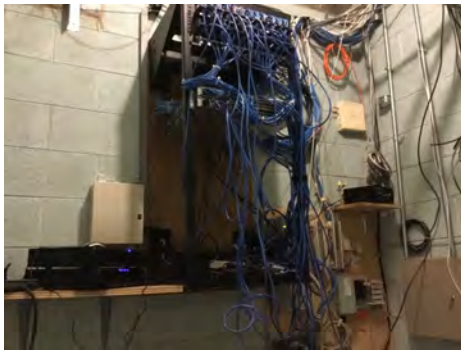
Note:

System: D5030910 - Fire Alarm Systems



Note:

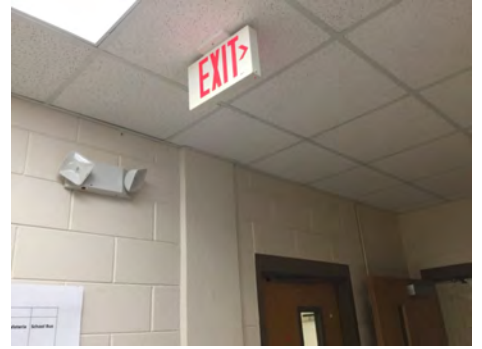
System: D5030920 - Data Communication



Note:

Campus Assessment Report - 1961 Gymnasium

System: D5090 - Other Electrical Systems



Note:

System: E1020 - Institutional Equipment



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$1,398,571	\$0	\$0	\$80,993	\$0	\$0	\$0	\$0	\$603,943	\$0	\$0	\$2,083,507
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$13,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,200
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$27,693	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,693
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010120 - Single Ply Membrane	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010130 - Preformed Metal Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3020 - Roof Openings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$67,333	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$67,333
C1030 - Fittings	\$259,013	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$259,013

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C20 - Stairs	\$12,385	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,385
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$80,993	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,993
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D10 - Conveying	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D1010 - Elevators and Lifts	\$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	\$305,711	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$305,711
D2020 - Domestic Water Distribution	\$26,064	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,064
D2030 - Sanitary Waste	\$41,268	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,268
D2040 - Rain Water Drainage	\$12,489	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,489
D2090 - Other Plumbing Systems -Nat Gas	\$4,616	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,616
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$279,272	\$0	\$0	\$279,272
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$114,574	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$114,574
D4020 - Standpipes	\$17,919	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,919
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$44,798	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,798
D5020 - Branch Wiring	\$135,480	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$135,480
D5020 - Lighting	\$316,028	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$316,028
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62,939	\$0	\$0	\$62,939
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$113,841	\$0	\$0	\$113,841
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$147,890	\$0	\$0	\$147,890
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

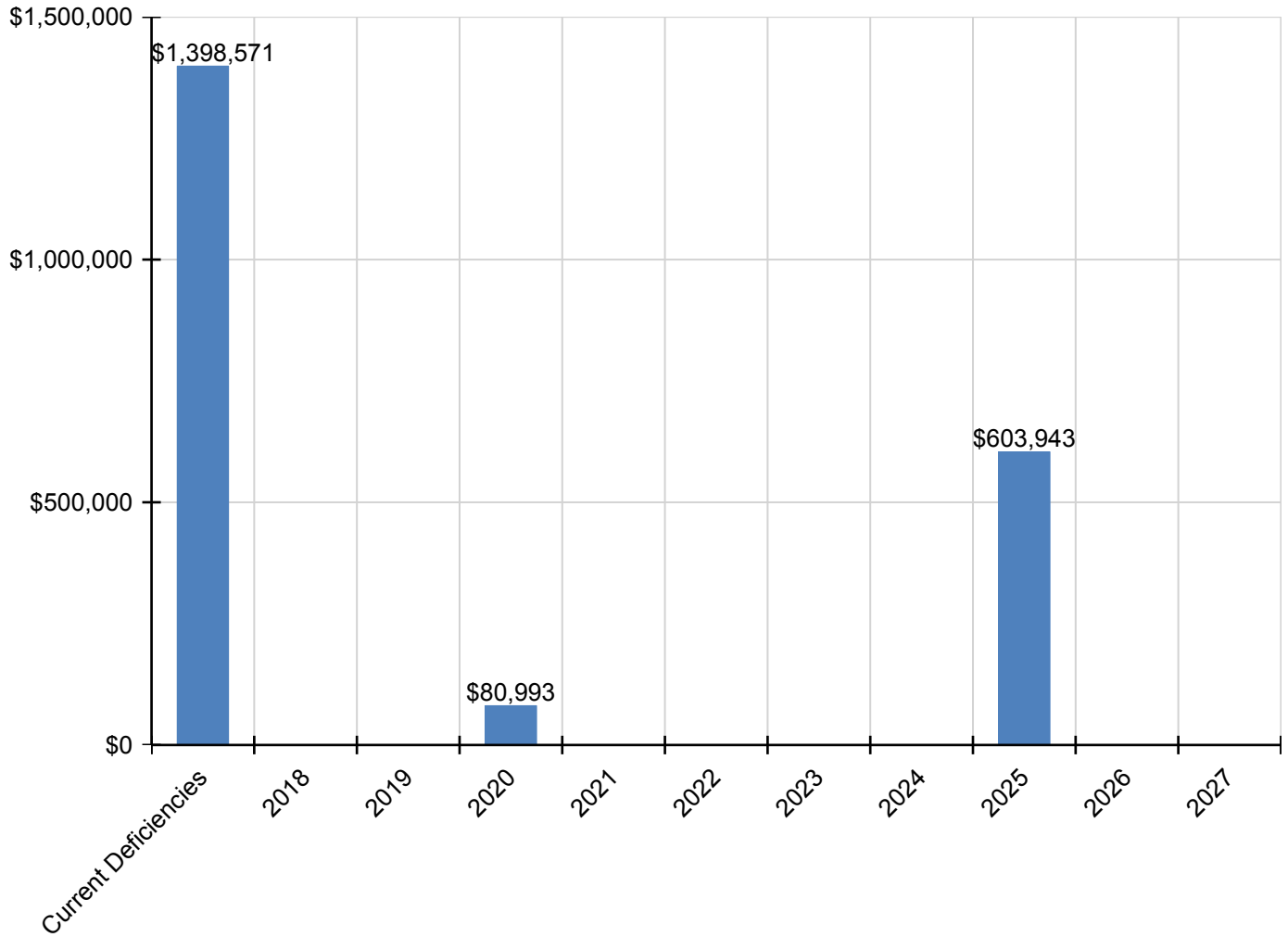
Campus Assessment Report - 1961 Gymnasium

E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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** Indicates non-renewable system*

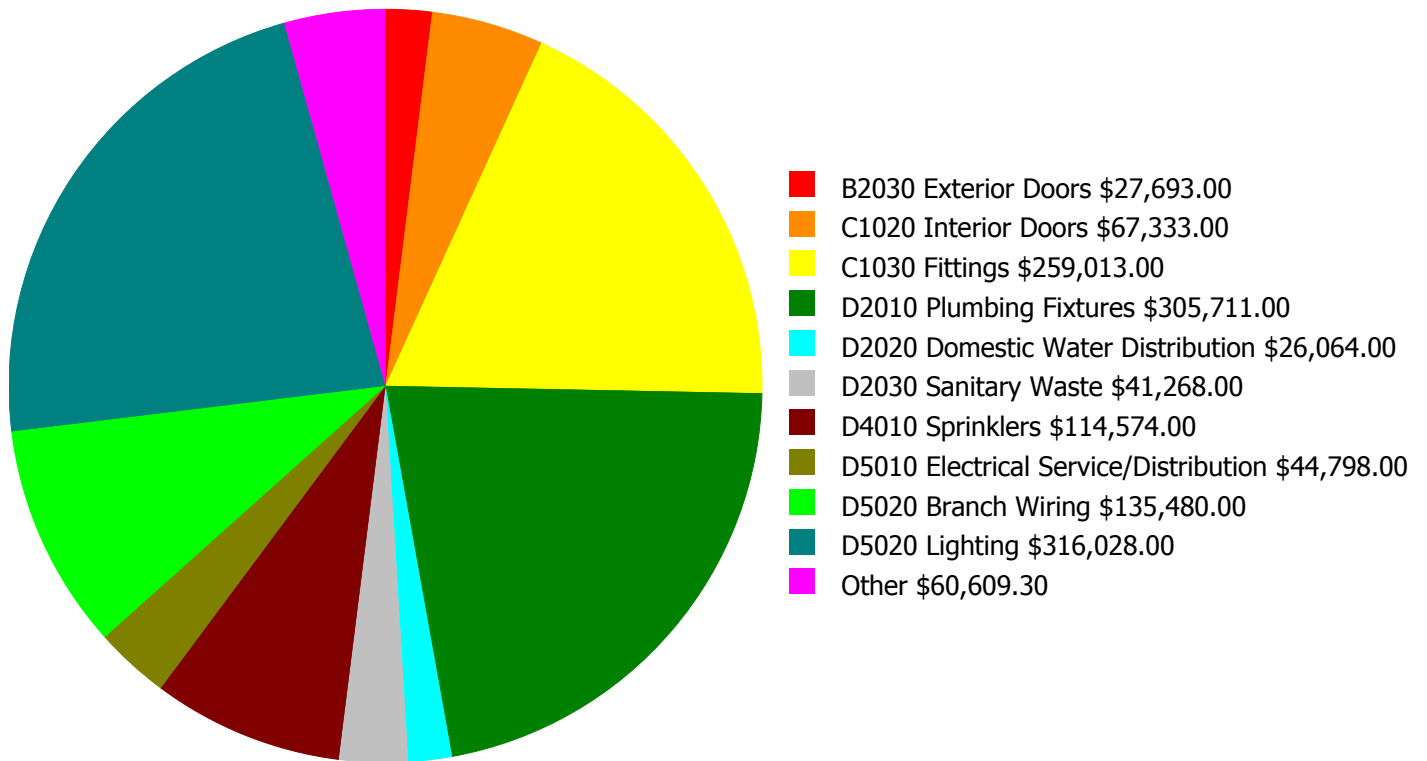
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

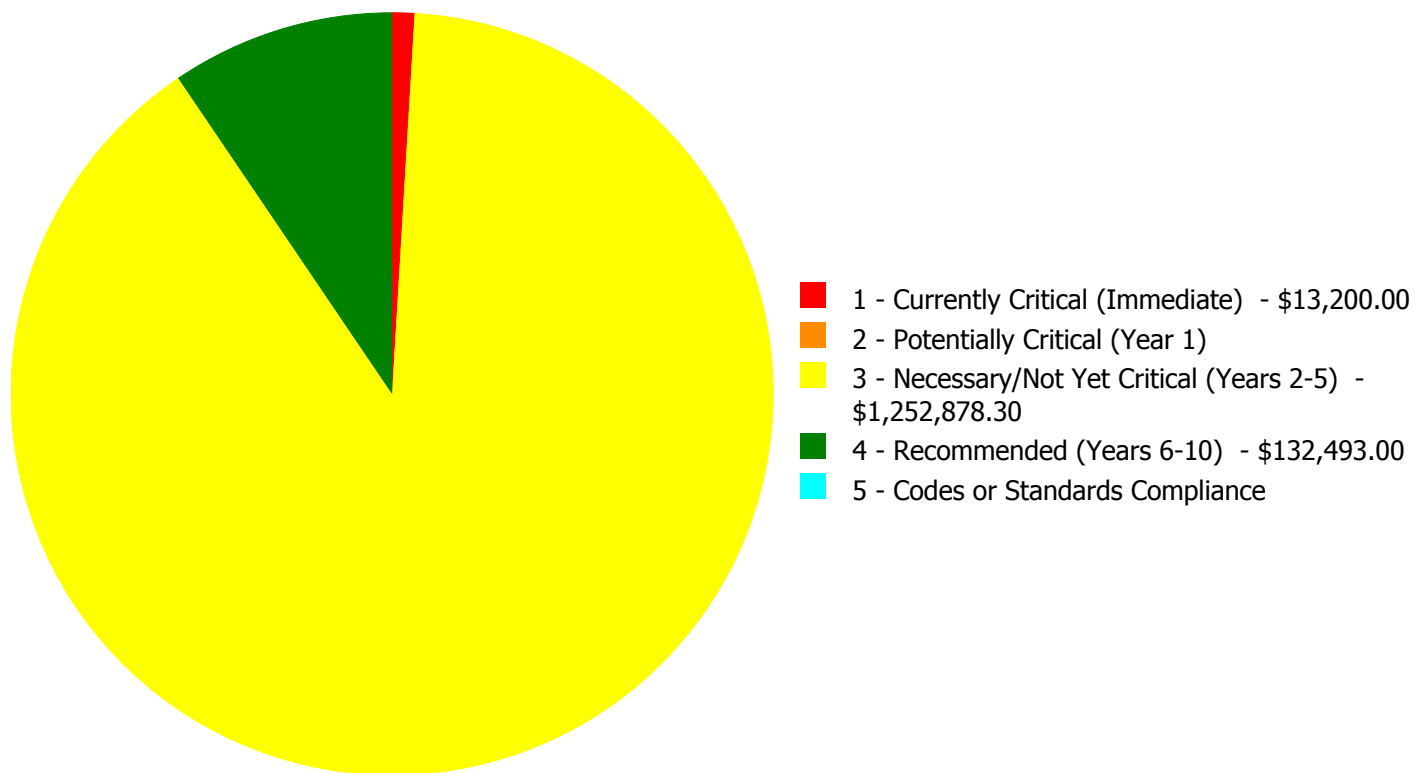
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$1,398,571.30

Deficiency Summary by Priority

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



Budget Estimate Total: \$1,398,571.30

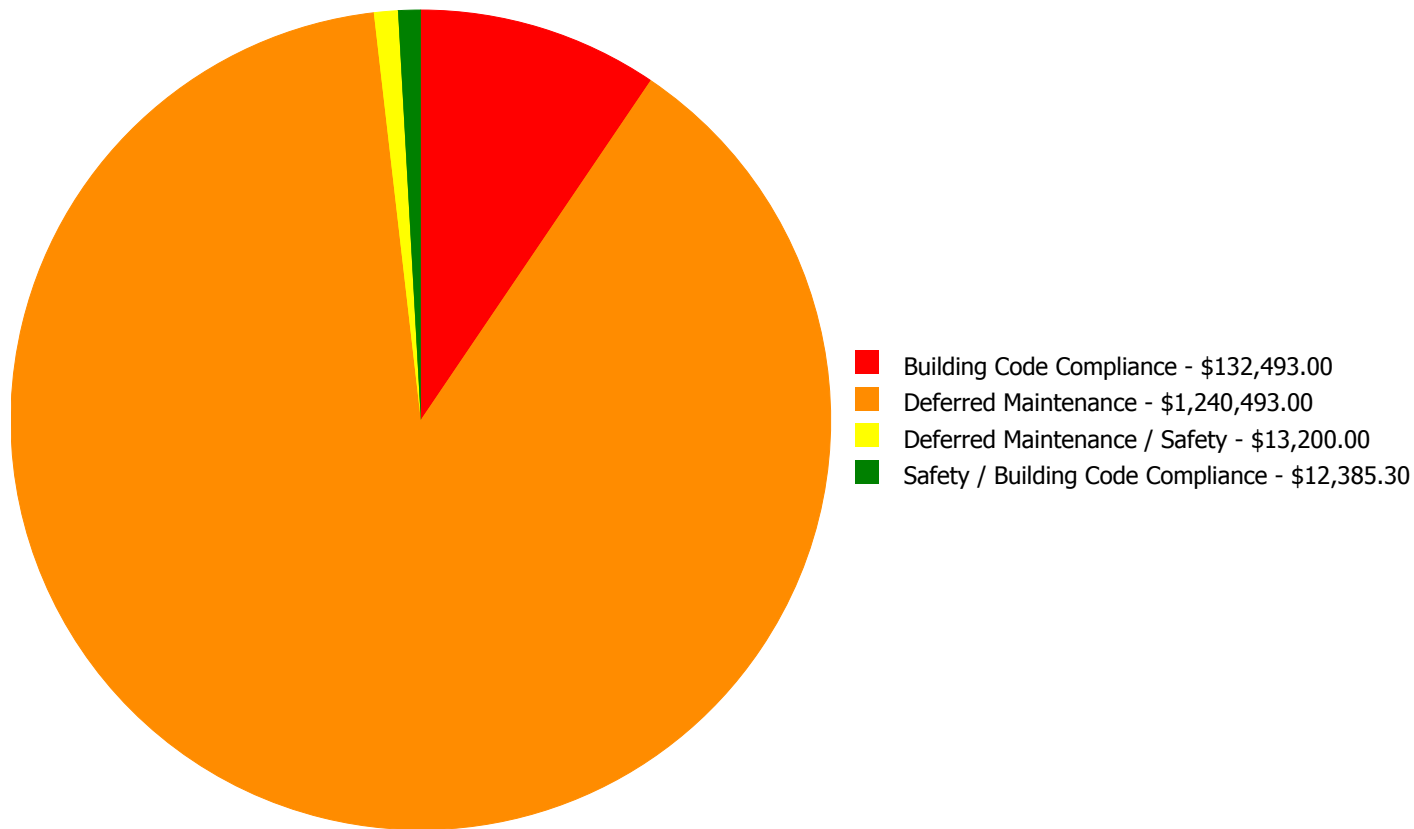
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2010	Exterior Walls	\$13,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,200.00
B2030	Exterior Doors	\$0.00	\$0.00	\$27,693.00	\$0.00	\$0.00	\$27,693.00
C1020	Interior Doors	\$0.00	\$0.00	\$67,333.00	\$0.00	\$0.00	\$67,333.00
C1030	Fittings	\$0.00	\$0.00	\$259,013.00	\$0.00	\$0.00	\$259,013.00
C20	Stairs	\$0.00	\$0.00	\$12,385.30	\$0.00	\$0.00	\$12,385.30
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$305,711.00	\$0.00	\$0.00	\$305,711.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$26,064.00	\$0.00	\$0.00	\$26,064.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$41,268.00	\$0.00	\$0.00	\$41,268.00
D2040	Rain Water Drainage	\$0.00	\$0.00	\$12,489.00	\$0.00	\$0.00	\$12,489.00
D2090	Other Plumbing Systems -Nat Gas	\$0.00	\$0.00	\$4,616.00	\$0.00	\$0.00	\$4,616.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$114,574.00	\$0.00	\$114,574.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$17,919.00	\$0.00	\$17,919.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$44,798.00	\$0.00	\$0.00	\$44,798.00
D5020	Branch Wiring	\$0.00	\$0.00	\$135,480.00	\$0.00	\$0.00	\$135,480.00
D5020	Lighting	\$0.00	\$0.00	\$316,028.00	\$0.00	\$0.00	\$316,028.00
	Total:	\$13,200.00	\$0.00	\$1,252,878.30	\$132,493.00	\$0.00	\$1,398,571.30

Deficiency Summary by Category

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



Budget Estimate Total: \$1,398,571.30

Deficiency Details by Priority

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

Priority 1 - Currently Critical (Immediate):

System: B2010 - Exterior Walls



Location: Exterior columns
Distress: Damaged
Category: Deferred Maintenance / Safety
Priority: 1 - Currently Critical (Immediate)
Correction: Engineering Study-2016-11-15 17:41:59
Qty: 1.00
Unit of Measure: Ea.
Estimate: \$13,200.00
Assessor Name: Somnath Das
Date Created: 02/10/2017

Notes: Exposed exterior concrete columns and beams have some spalling of concrete and cracking. It appears that some repairs have already been made in some places. Evaluation by a structural engineer is recommended. The correction does not include the cost of repairs.

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

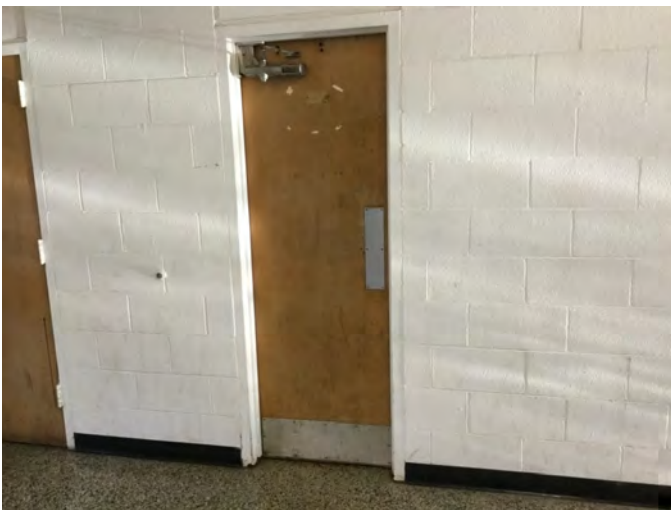
System: B2030 - Exterior Doors



Location: Exit doors.
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 24,682.00
Unit of Measure: S.F.
Estimate: \$27,693.00
Assessor Name: Somnath Das
Date Created: 02/09/2017

Notes: Academy front door replaced circa 2010. Front entrance doors replaced 2012 Anson. Hardware only on 6 rear exit doors replaced 2012. Doors and frames are in very poor condition. Other miscellaneous exterior doors are in poor condition. System renewal is recommended.

System: C1020 - Interior Doors



Location: Original portions of building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 24,682.00
Unit of Measure: S.F.
Estimate: \$67,333.00
Assessor Name: Somnath Das
Date Created: 12/20/2016

Notes: Interior doors are in fair to poor condition and should be replaced.

System: C1030 - Fittings



Location: Original portion of building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 24,682.00
Unit of Measure: S.F.
Estimate: \$259,013.00
Assessor Name: Somnath Das
Date Created: 12/20/2016

Notes: Original fittings are in poor condition and should be replaced. Signage on the upper level is inadequate.

System: C20 - Stairs



Location: Southeast exit stairs
Distress: Inadequate
Category: Safety / Building Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace Stair Rails
Qty: 60.00
Unit of Measure: L.F.
Estimate: \$12,385.30
Assessor Name: Somnath Das
Date Created: 02/09/2017

Notes: Handrails at exit stairs are not up to code. Replacement is recommended.

System: D2010 - Plumbing Fixtures



Location: Lobby restrooms and old restrooms
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 24,682.00
Unit of Measure: S.F.
Estimate: \$305,711.00
Assessor Name: Somnath Das
Date Created: 12/20/2016

Notes: Plumbing fixtures were not replaced building-wide and are in poor condition. Renew the system.

System: D2020 - Domestic Water Distribution



Location: Original portion of building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 24,682.00
Unit of Measure: S.F.
Estimate: \$26,064.00
Assessor Name: Somnath Das
Date Created: 12/20/2016

Notes: The original portion of the building not renovated for Anson Academy has expired water supply system. It should be replaced.

System: D2030 - Sanitary Waste



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 24,682.00
Unit of Measure: S.F.
Estimate: \$41,268.00
Assessor Name: Somnath Das
Date Created: 12/20/2016

Notes: The sanitary waste system is original and should be replaced.

System: D2040 - Rain Water Drainage



Location: At front entry roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 24,682.00
Unit of Measure: S.F.
Estimate: \$12,489.00
Assessor Name: Somnath Das
Date Created: 02/09/2017

Notes: Rainwater drainage system is presumed original, is beyond its expected life, and should be renewed.

System: D2090 - Other Plumbing Systems -Nat Gas



Location: Boiler room
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 24,682.00
Unit of Measure: S.F.
Estimate: \$4,616.00
Assessor Name: Somnath Das
Date Created: 12/20/2016

Notes: Gas piping is beyond its expected life and should be replaced.

System: D5010 - Electrical Service/Distribution



Location: Electric service room
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 24,682.00
Unit of Measure: S.F.
Estimate: \$44,798.00
Assessor Name: Somnath Das
Date Created: 12/20/2016

Notes: The original electric service is well beyond its expected life. It shares space with the boiler. System renewal is recommended.

System: D5020 - Branch Wiring



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 24,682.00
Unit of Measure: S.F.
Estimate: \$135,480.00
Assessor Name: Somnath Das
Date Created: 12/20/2016

Notes: With the exception of Anson Academy, branch wiring is typically original and in need of replacement.

System: D5020 - Lighting



Location: Upper level and lower level ancillary spaces
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 24,682.00
Unit of Measure: S.F.
Estimate: \$316,028.00
Assessor Name: Somnath Das
Date Created: 12/20/2016

Notes: With the exception of Anson Academy, lighting is old and in poor condition. System renewal is recommended.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 24,682.00
Unit of Measure: S.F.
Estimate: \$114,574.00
Assessor Name: Somnath Das
Date Created: 12/20/2016

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: 24,682.00
Unit of Measure: S.F.
Estimate: \$17,919.00
Assessor Name: Somnath Das
Date Created: 12/20/2016

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 $100 - \text{Total FCI}$ (without the %) where 100 is best and 0 is worst condition.

Function:	
Gross Area (SF):	41,625
Year Built:	1984
Last Renovation:	
Replacement Value:	\$7,427,156
Repair Cost:	\$5,247,184.82
Total FCI:	70.65 %
Total RSLI:	25.89 %
FCA Score:	29.35



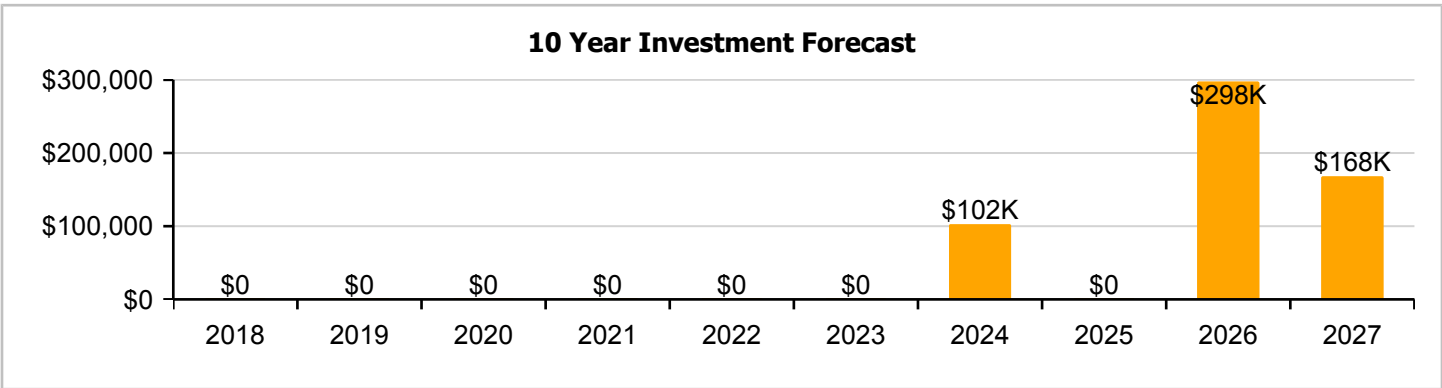
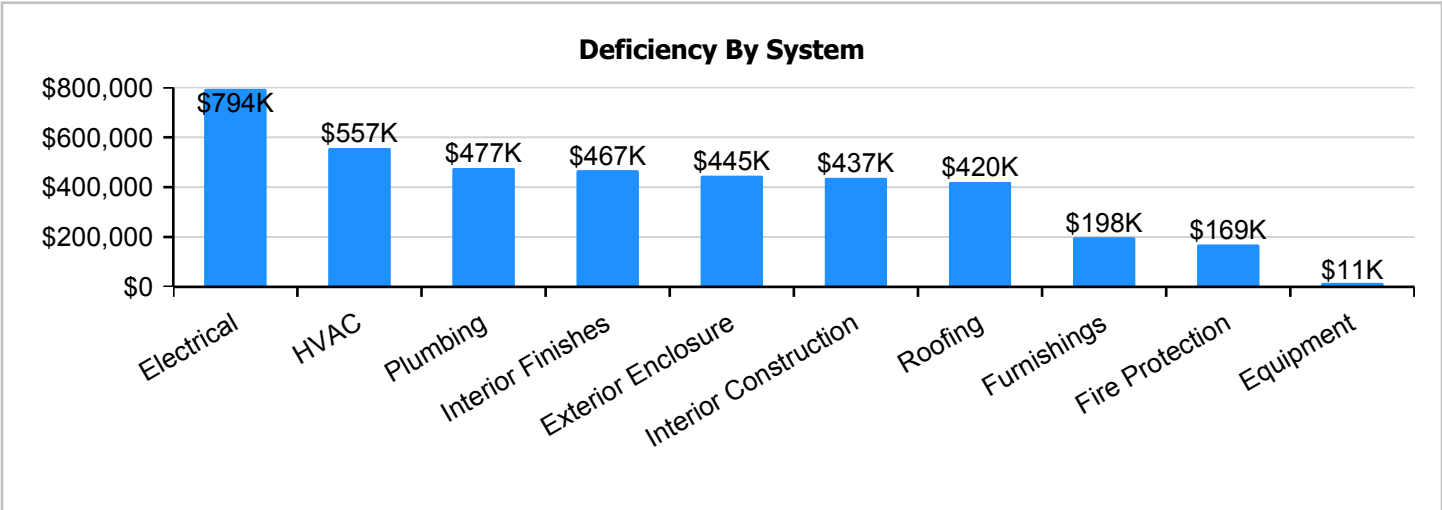
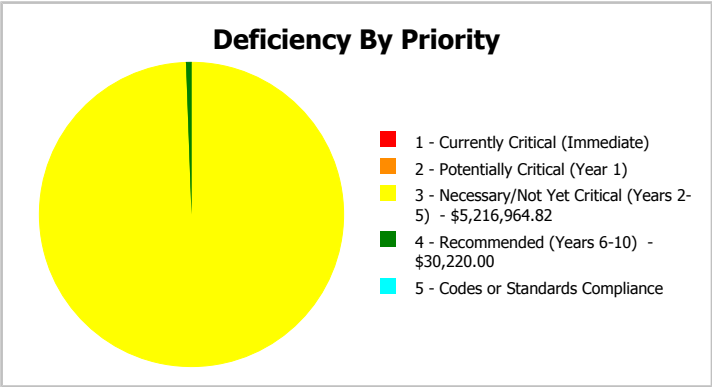
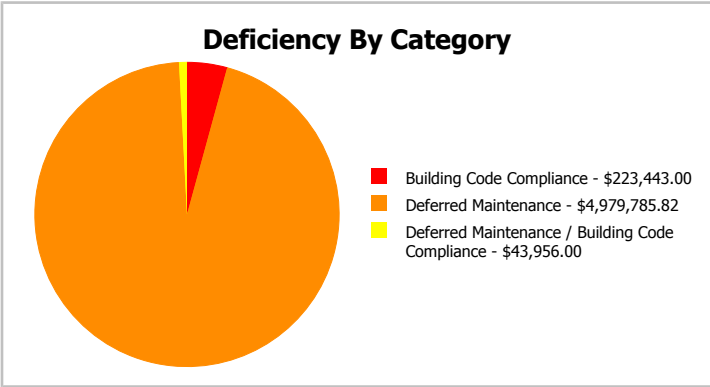
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:		Gross Area:	41,625
Year Built:	1984	Last Renovation:	
Repair Cost:	\$5,247,185	Replacement Value:	\$7,427,156
FCI:	70.65 %	RSLI%:	25.89 %



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	67.00 %	0.00 %	\$0.00
B10 - Superstructure	67.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	31.81 %	72.61 %	\$588,120.80
B30 - Roofing	0.00 %	138.00 %	\$554,895.00
C10 - Interior Construction	26.23 %	61.28 %	\$576,698.02
C30 - Interior Finishes	43.02 %	60.18 %	\$616,758.00
D20 - Plumbing	0.21 %	108.66 %	\$629,120.00
D30 - HVAC	7.10 %	83.95 %	\$734,890.00
D40 - Fire Protection	0.00 %	110.00 %	\$223,443.00
D50 - Electrical	10.55 %	90.40 %	\$1,047,619.00
E10 - Equipment	0.00 %	109.99 %	\$13,736.00
E20 - Furnishings	0.00 %	110.00 %	\$261,905.00
Totals:	25.89 %	70.65 %	\$5,247,184.82

Photo Album

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

1). Northwest Elevation - Mar 06, 2017



2). South Elevation - Mar 06, 2017



3). Southeast Elevation - Mar 06, 2017



4). East Elevation - Mar 06, 2017



5). Northeast Elevation - Mar 06, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.70	S.F.	41,625	100	1984	2084		67.00 %	0.00 %	67			\$195,638
A1030	Slab on Grade	\$8.26	S.F.	41,625	100	1984	2084		67.00 %	0.00 %	67			\$343,823
B1020	Roof Construction	\$15.44	S.F.	41,625	100	1984	2084		67.00 %	0.00 %	67			\$642,690
B2010	Exterior Walls	\$9.24	S.F.	41,625	100	1984	2084		67.00 %	31.24 %	67		\$120,172.80	\$384,615
B2020	Exterior Windows	\$9.20	S.F.	41,625	30	1984	2014		0.00 %	110.00 %	-3		\$421,245.00	\$382,950
B2030	Exterior Doors	\$1.02	S.F.	41,625	30	1984	2014		0.00 %	110.00 %	-3		\$46,703.00	\$42,458
B3010130	Preformed Metal Roofing	\$9.66	S.F.	41,625	30	1984	2014		0.00 %	138.00 %	-3		\$554,895.00	\$402,098
C1010	Partitions	\$10.59	S.F.	41,625	75	1984	2059		56.00 %	5.97 %	42		\$26,332.02	\$440,809
C1020	Interior Doors	\$2.48	S.F.	41,625	30	1984	2014		0.00 %	110.00 %	-3		\$113,553.00	\$103,230
C1030	Fittings	\$9.54	S.F.	41,625	20	1984	2004		0.00 %	110.00 %	-13		\$436,813.00	\$397,103
C3010	Wall Finishes	\$2.73	S.F.	41,625	10	1984	1994		0.00 %	110.00 %	-23		\$125,000.00	\$113,636
C3020	Floor Finishes	\$11.15	S.F.	41,625	20	2016	2036		95.00 %	0.00 %	19			\$464,119
C3030	Ceiling Finishes	\$10.74	S.F.	41,625	25	1984	2009		0.00 %	110.00 %	-8		\$491,758.00	\$447,053
D2010	Plumbing Fixtures	\$11.26	S.F.	41,625	30	1984	2014		0.00 %	110.00 %	-3		\$515,567.00	\$468,698
D2020	Domestic Water Distribution	\$0.96	S.F.	41,625	30	1984	2014		0.00 %	110.00 %	-3		\$43,956.00	\$39,960
D2030	Sanitary Waste	\$1.52	S.F.	41,625	30	1984	2014		0.00 %	110.00 %	-3		\$69,597.00	\$63,270
D2090	Other Plumbing Systems -Nat Gas	\$0.17	S.F.	41,625	40	1984	2024		17.50 %	0.00 %	7			\$7,076
D3020	Heat Generating Systems	\$4.98	S.F.	41,625	30	1996	2026		30.00 %	0.00 %	9			\$207,293
D3040	Distribution Systems	\$6.02	S.F.	41,625	30	1984	2014		0.00 %	110.00 %	-3		\$275,641.00	\$250,583
D3050	Terminal & Package Units	\$8.12	S.F.	41,625	15	1984	1999		0.00 %	110.00 %	-18		\$371,795.00	\$337,995
D3060	Controls & Instrumentation	\$1.91	S.F.	41,625	20	1984	2004		0.00 %	110.00 %	-13		\$87,454.00	\$79,504
D4010	Sprinklers	\$4.22	S.F.	41,625	30	1984	2014		0.00 %	110.00 %	-3		\$193,223.00	\$175,658
D4020	Standpipes	\$0.66	S.F.	41,625	30	1984	2014		0.00 %	110.00 %	-3		\$30,220.00	\$27,473
D5010	Electrical Service/Distribution	\$1.65	S.F.	41,625	40	1984	2024		17.50 %	0.00 %	7			\$68,681
D5020	Branch Wiring	\$4.99	S.F.	41,625	30	1984	2014		0.00 %	110.00 %	-3		\$228,480.00	\$207,709
D5020	Lighting	\$11.64	S.F.	41,625	30	1984	2014		0.00 %	110.00 %	-3		\$532,967.00	\$484,515
D5030810	Security & Detection Systems	\$1.83	S.F.	41,625	15	1984	1999		0.00 %	110.00 %	-18		\$83,791.00	\$76,174
D5030910	Fire Alarm Systems	\$3.31	S.F.	41,625	15	2014	2029		80.00 %	0.00 %	12			\$137,779
D5030920	Data Communication	\$4.30	S.F.	41,625	15	2000	2015		0.00 %	110.00 %	-2		\$196,886.00	\$178,988
D5090	Other Electrical Systems	\$0.12	S.F.	41,625	20	1984	2004		0.00 %	110.01 %	-13		\$5,495.00	\$4,995
E1020	Institutional Equipment	\$0.30	S.F.	41,625	20	1984	2004		0.00 %	109.99 %	-13		\$13,736.00	\$12,488
E2010	Fixed Furnishings	\$5.72	S.F.	41,625	20	1984	2004		0.00 %	110.00 %	-13		\$261,905.00	\$238,095
Total									25.89 %	70.65 %			\$5,247,184.82	\$7,427,156

System Notes

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

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

Campus Assessment Report - 1984 Main

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: B3010130 - Preformed Metal Roofing



Note:

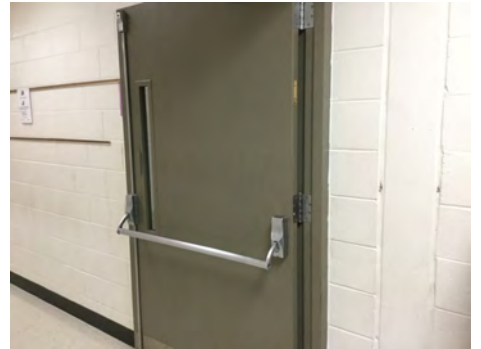
Campus Assessment Report - 1984 Main

System: C1010 - Partitions



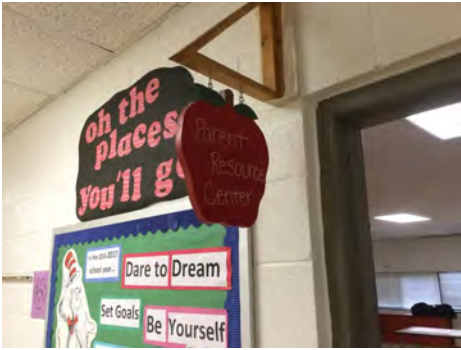
Note:

System: C1020 - Interior Doors



Note:

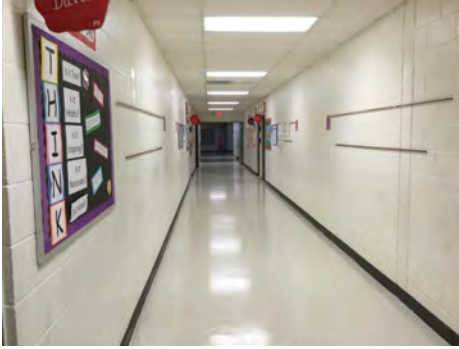
System: C1030 - Fittings



Note:

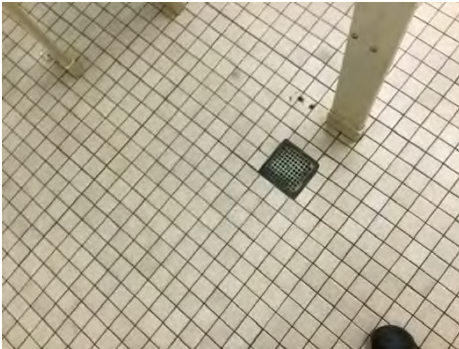
Campus Assessment Report - 1984 Main

System: C3010 - Wall Finishes



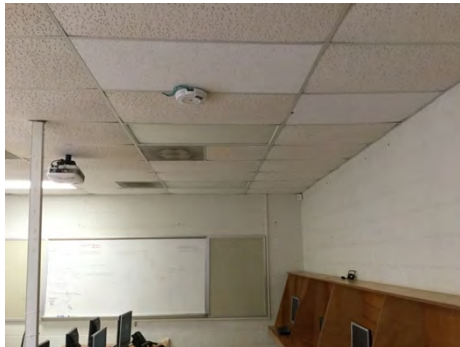
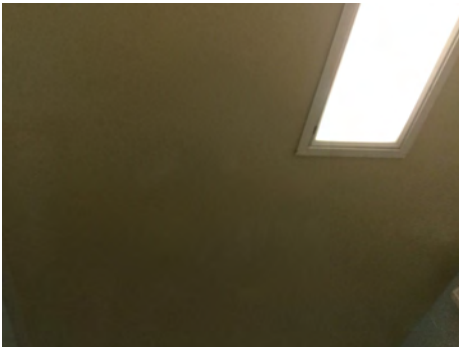
Note:

System: C3020 - Floor Finishes



Note: Ongoing project to replace floor tile in corridors and carpet with floor tile in classrooms.

System: C3030 - Ceiling Finishes



Note:

Campus Assessment Report - 1984 Main

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

Campus Assessment Report - 1984 Main

System: D2090 - Other Plumbing Systems -Nat Gas



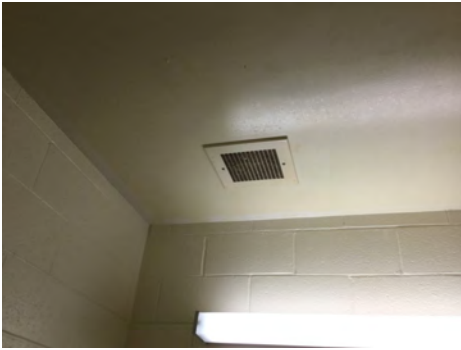
Note:

System: D3020 - Heat Generating Systems



Note:

System: D3040 - Distribution Systems



Note:

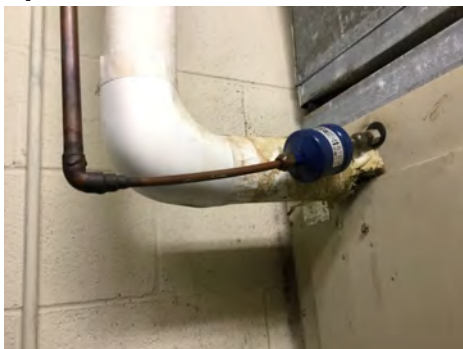
Campus Assessment Report - 1984 Main

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

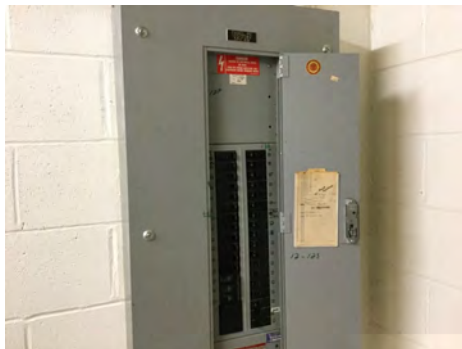
System: D5010 - Electrical Service/Distribution



Note:

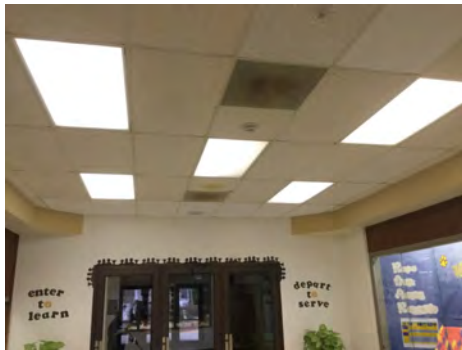
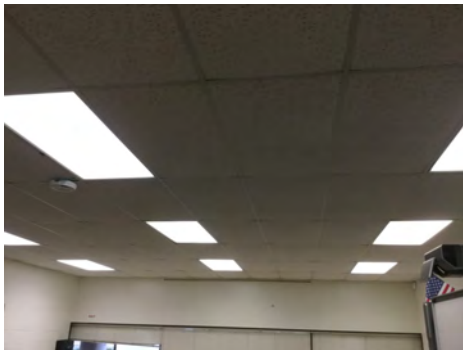
Campus Assessment Report - 1984 Main

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

Campus Assessment Report - 1984 Main

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems



Note:

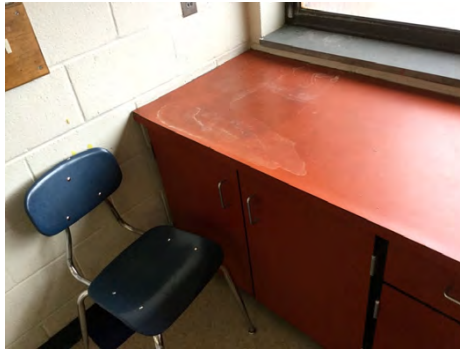
Campus Assessment Report - 1984 Main

System: E1020 - Institutional Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$5,247,185	\$0	\$0	\$0	\$0	\$0	\$0	\$102,489	\$0	\$297,517	\$167,990	\$5,815,180
* 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	\$120,173	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$120,173
B2020 - Exterior Windows	\$421,245	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$421,245
B2030 - Exterior Doors	\$46,703	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,703
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	\$554,895	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$554,895
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	\$26,332	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,332
C1020 - Interior Doors	\$113,553	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$113,553
C1030 - Fittings	\$436,813	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$436,813
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$125,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$167,990	\$292,990
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$491,758	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$491,758
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

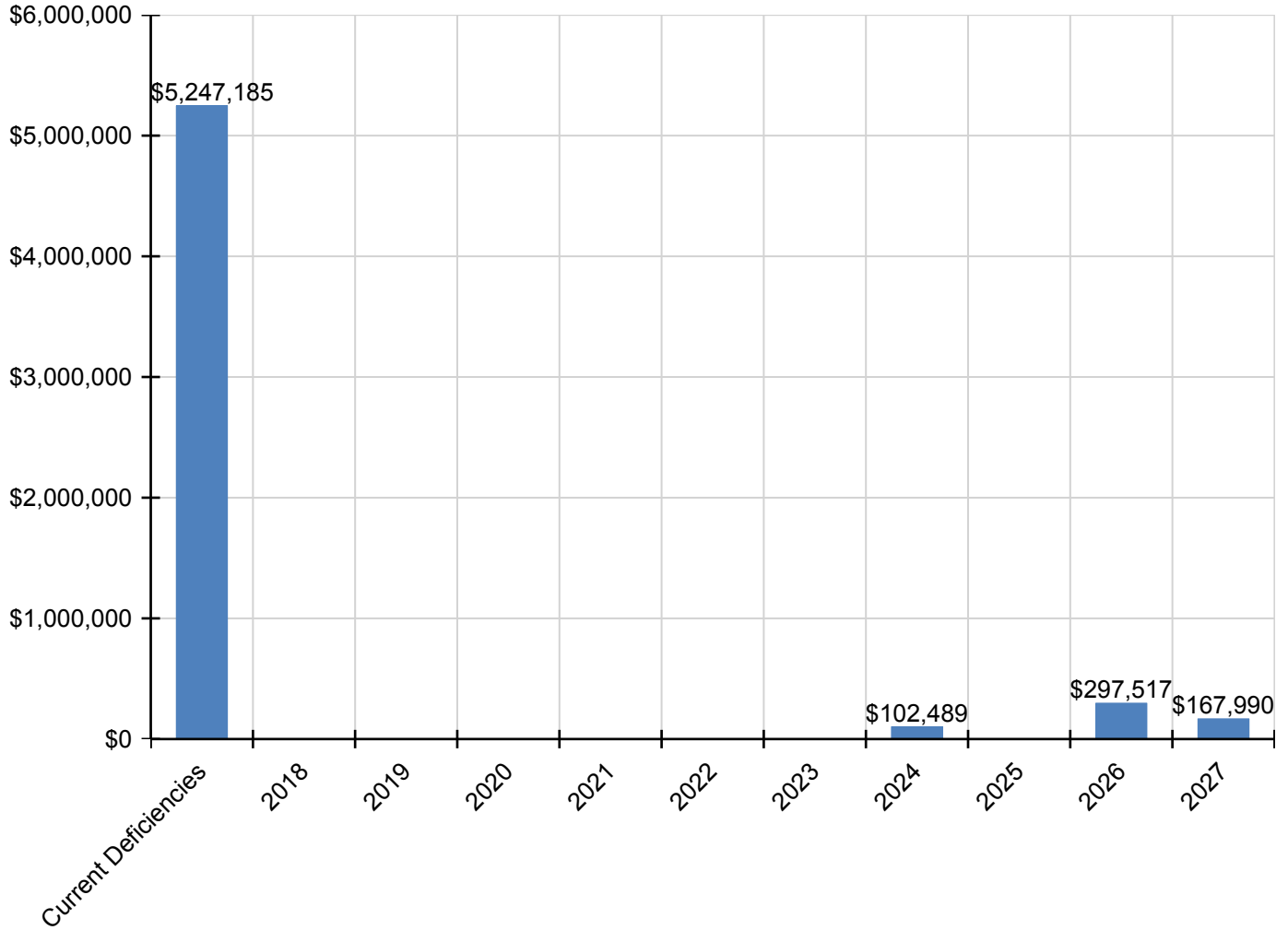
Campus Assessment Report - 1984 Main

D2010 - Plumbing Fixtures	\$515,567	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$515,567
D2020 - Domestic Water Distribution	\$43,956	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,956
D2030 - Sanitary Waste	\$69,597	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$69,597
D2090 - Other Plumbing Systems -Nat Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,573	\$0	\$0	\$0	\$0	\$9,573
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$297,517	\$0	\$297,517
D3040 - Distribution Systems	\$275,641	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$275,641
D3050 - Terminal & Package Units	\$371,795	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$371,795
D3060 - Controls & Instrumentation	\$87,454	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$87,454
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$193,223	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$193,223
D4020 - Standpipes	\$30,220	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,220
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	\$92,916	\$0	\$0	\$0	\$0	\$92,916
D5020 - Branch Wiring	\$228,480	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$228,480
D5020 - Lighting	\$532,967	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$532,967
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$83,791	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83,791
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030920 - Data Communication	\$196,886	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$196,886
D5090 - Other Electrical Systems	\$5,495	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,495
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	\$13,736	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,736
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$261,905	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$261,905

* Indicates non-renewable system

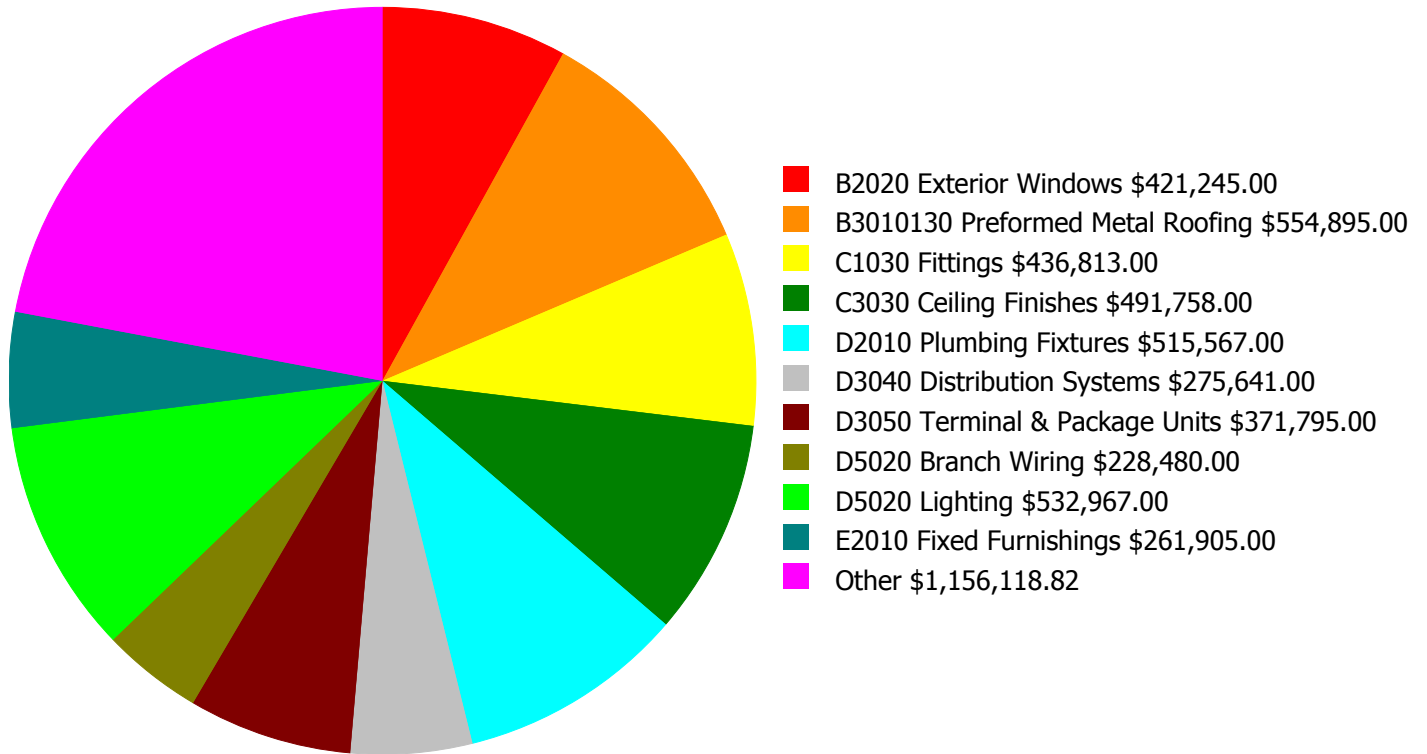
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

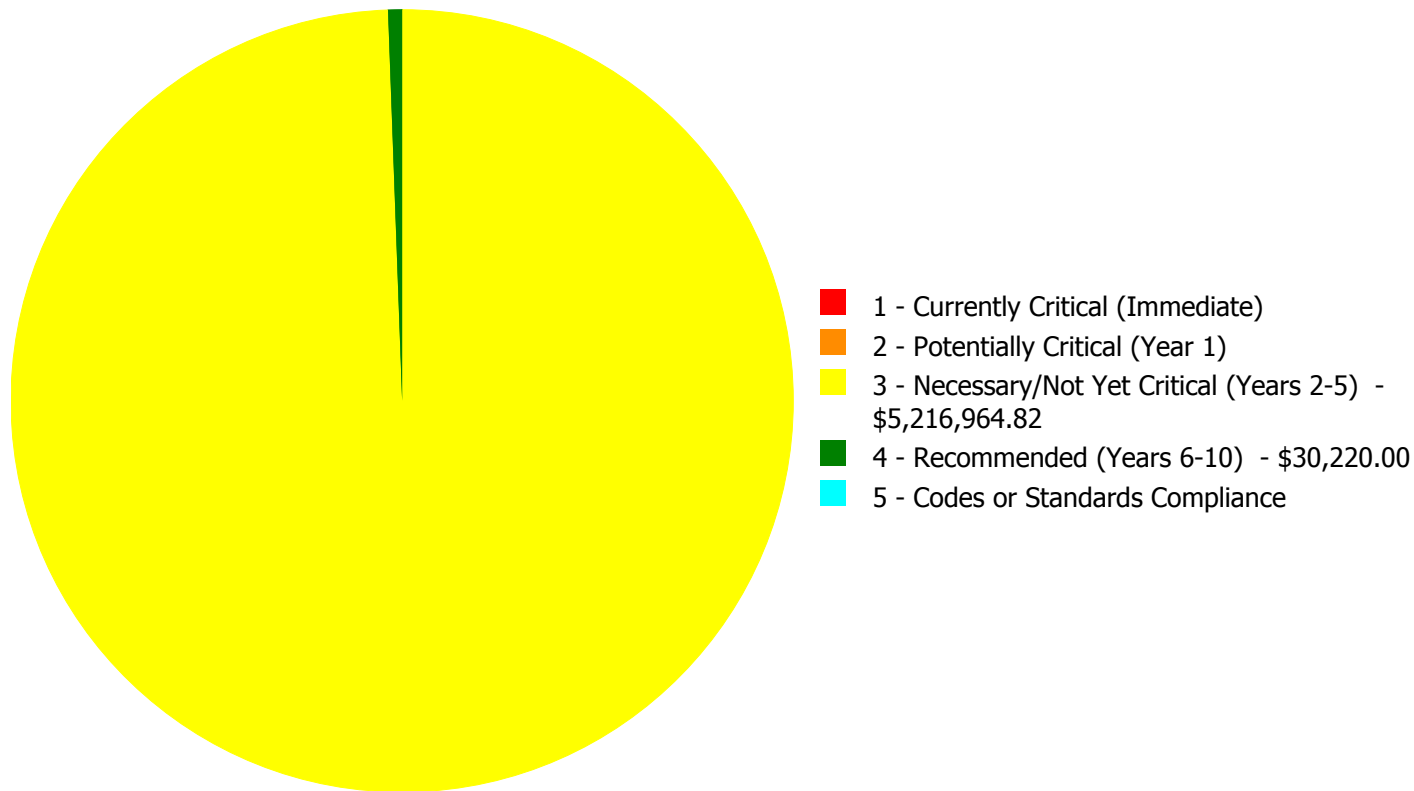
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$5,247,184.82

Deficiency Summary by Priority

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



Budget Estimate Total: \$5,247,184.82

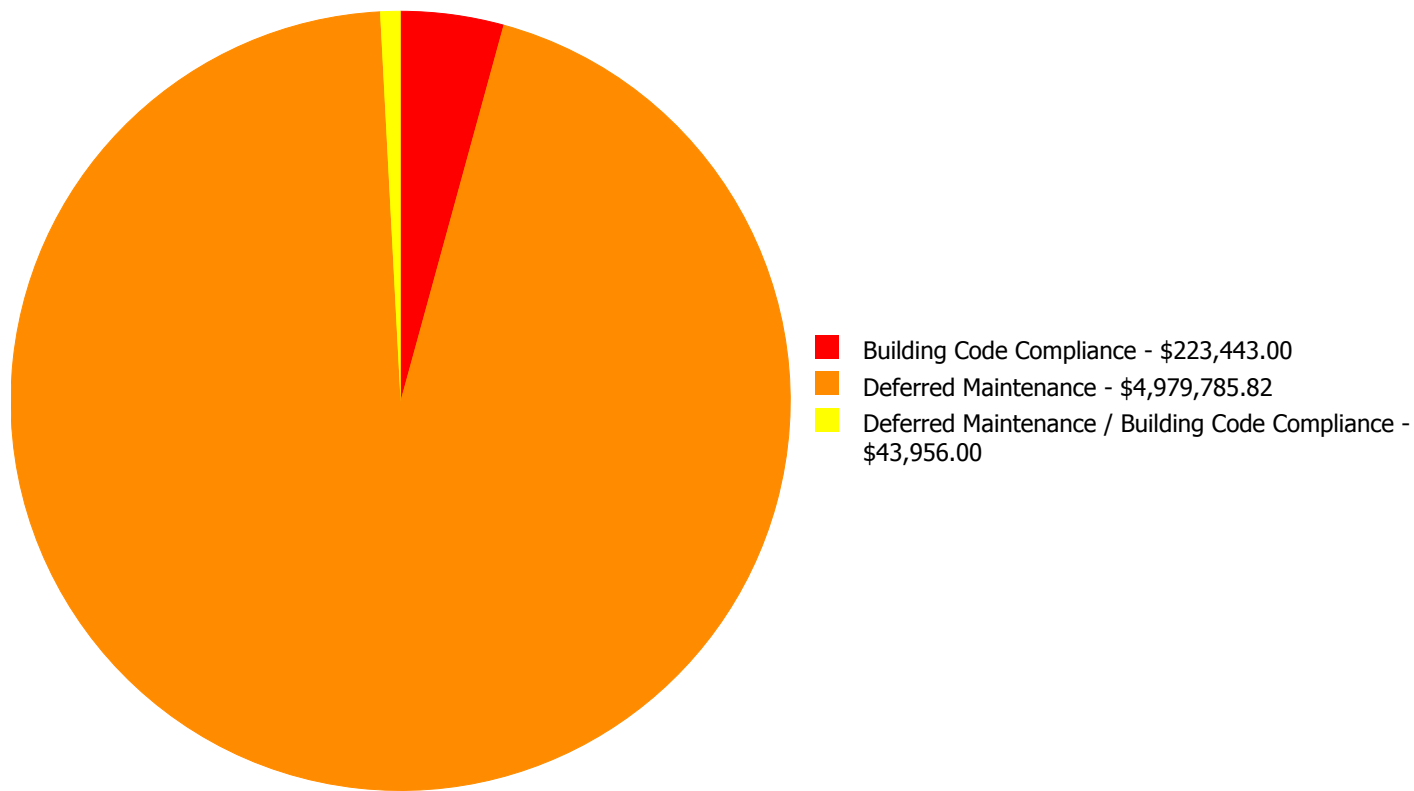
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2010	Exterior Walls	\$0.00	\$0.00	\$120,172.80	\$0.00	\$0.00	\$120,172.80
B2020	Exterior Windows	\$0.00	\$0.00	\$421,245.00	\$0.00	\$0.00	\$421,245.00
B2030	Exterior Doors	\$0.00	\$0.00	\$46,703.00	\$0.00	\$0.00	\$46,703.00
B3010130	Preformed Metal Roofing	\$0.00	\$0.00	\$554,895.00	\$0.00	\$0.00	\$554,895.00
C1010	Partitions	\$0.00	\$0.00	\$26,332.02	\$0.00	\$0.00	\$26,332.02
C1020	Interior Doors	\$0.00	\$0.00	\$113,553.00	\$0.00	\$0.00	\$113,553.00
C1030	Fittings	\$0.00	\$0.00	\$436,813.00	\$0.00	\$0.00	\$436,813.00
C3010	Wall Finishes	\$0.00	\$0.00	\$125,000.00	\$0.00	\$0.00	\$125,000.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$491,758.00	\$0.00	\$0.00	\$491,758.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$515,567.00	\$0.00	\$0.00	\$515,567.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$43,956.00	\$0.00	\$0.00	\$43,956.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$69,597.00	\$0.00	\$0.00	\$69,597.00
D3040	Distribution Systems	\$0.00	\$0.00	\$275,641.00	\$0.00	\$0.00	\$275,641.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$371,795.00	\$0.00	\$0.00	\$371,795.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$87,454.00	\$0.00	\$0.00	\$87,454.00
D4010	Sprinklers	\$0.00	\$0.00	\$193,223.00	\$0.00	\$0.00	\$193,223.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$30,220.00	\$0.00	\$30,220.00
D5020	Branch Wiring	\$0.00	\$0.00	\$228,480.00	\$0.00	\$0.00	\$228,480.00
D5020	Lighting	\$0.00	\$0.00	\$532,967.00	\$0.00	\$0.00	\$532,967.00
D5030810	Security & Detection Systems	\$0.00	\$0.00	\$83,791.00	\$0.00	\$0.00	\$83,791.00
D5030920	Data Communication	\$0.00	\$0.00	\$196,886.00	\$0.00	\$0.00	\$196,886.00
D5090	Other Electrical Systems	\$0.00	\$0.00	\$5,495.00	\$0.00	\$0.00	\$5,495.00
E1020	Institutional Equipment	\$0.00	\$0.00	\$13,736.00	\$0.00	\$0.00	\$13,736.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$261,905.00	\$0.00	\$0.00	\$261,905.00
	Total:	\$0.00	\$0.00	\$5,216,964.82	\$30,220.00	\$0.00	\$5,247,184.82

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: \$5,247,184.82

Deficiency Details by Priority

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

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

System: B2010 - Exterior Walls



Location: Exterior walls
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Point clay brick wall, 1st floor
Qty: 80.00
Unit of Measure: C.S.F.
Estimate: \$120,172.80
Assessor Name: Eduardo Lopez
Date Created: 02/10/2017

Notes: Exterior walls need to be maintained with pointing where there is loss of mortar and repair of cracked brick at areas of minor settlement.

System: B2020 - Exterior Windows



Location: Exterior windows throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 41,625.00
Unit of Measure: S.F.
Estimate: \$421,245.00
Assessor Name: Eduardo Lopez
Date Created: 12/19/2016

Notes: Exterior windows are beyond their expected life and in poor condition with many lost seals and degradation of frame finishes. System replacement is recommended.

System: B2030 - Exterior Doors



Location: Exterior doors
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 41,625.00
Unit of Measure: S.F.
Estimate: \$46,703.00
Assessor Name: Eduardo Lopez
Date Created: 12/19/2016

Notes: Exterior doors are beyond their expected life. System renewal is recommended.

System: B3010130 - Preformed Metal Roofing



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 41,625.00
Unit of Measure: S.F.
Estimate: \$554,895.00
Assessor Name: Eduardo Lopez
Date Created: 12/19/2016

Notes: The roof is beyond its expected life and beginning to fail with leaks occurring around the building. Gutters and downspouts are in poor condition causing staining on the building. There are no snow/ice guards. Roof replacement is recommended.

System: C1010 - Partitions



Location: Three Classrooms
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Remove and reinstall demountable partitions
Qty: 3.00
Unit of Measure: C.L.F.
Estimate: \$26,332.02
Assessor Name: Eduardo Lopez
Date Created: 02/11/2017

Notes: Folding partitions between classrooms are in poor condition and do not operate smoothly. Replacement is recommended.

System: C1020 - Interior Doors



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 41,625.00
Unit of Measure: S.F.
Estimate: \$113,553.00
Assessor Name: Eduardo Lopez
Date Created: 12/19/2016

Notes: Interior doors are original and beyond their expected life with worn finishes. There is no lever hardware. Some damaged trim around glazing observed. System renewal is recommended.

System: C1030 - Fittings



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 41,625.00
Unit of Measure: S.F.
Estimate: \$436,813.00
Assessor Name: Eduardo Lopez
Date Created: 12/19/2016

Notes: Fittings in general are beyond their service life. Some blackboards are still present. Whiteboards are stained beyond cleaning. Interior signage is not code compliant. System renewal is recommended.

System: C3010 - Wall Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 41,625.00
Unit of Measure: S.F.
Estimate: \$125,000.00
Assessor Name: Eduardo Lopez
Date Created: 12/19/2016

Notes: Wall finishes are in need of renewal.

System: C3030 - Ceiling Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 41,625.00
Unit of Measure: S.F.
Estimate: \$491,758.00
Assessor Name: Eduardo Lopez
Date Created: 12/19/2016

Notes: Ceilings are beyond their expected useful life. Numerous tiles are stained due to roof leaks. Tiles are mis-matched due to replacements over the years. System renewal is recommended.

System: D2010 - Plumbing Fixtures



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 41,625.00
Unit of Measure: S.F.
Estimate: \$515,567.00
Assessor Name: Eduardo Lopez
Date Created: 12/19/2016

Notes: Plumbing fixtures are beyond their expected life. Classroom sinks are in poor condition. Most fixtures are not low-flow type. Fixtures and toilet room configurations are not ADA compliant.

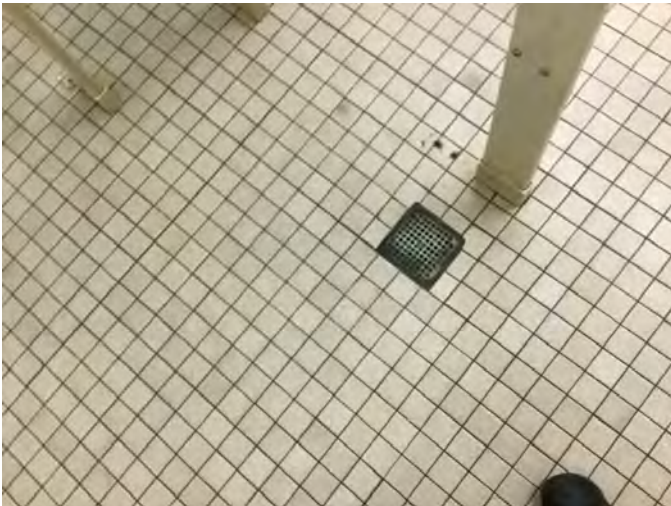
System: D2020 - Domestic Water Distribution



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance / Building Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 41,625.00
Unit of Measure: S.F.
Estimate: \$43,956.00
Assessor Name: Eduardo Lopez
Date Created: 12/19/2016

Notes: The water distribution system is expired. The service entrance does not have a backflow preventer. Water and electrical gear share the same space. System renewal is recommended.

System: D2030 - Sanitary Waste



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 41,625.00
Unit of Measure: S.F.
Estimate: \$69,597.00
Assessor Name: Eduardo Lopez
Date Created: 12/19/2016

Notes: The sanitary waste system has exceeded its expected useful life. System renewal is recommended.

System: D3040 - Distribution Systems



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 41,625.00
Unit of Measure: S.F.
Estimate: \$275,641.00
Assessor Name: Eduardo Lopez
Date Created: 12/19/2016

Notes: Distribution systems throughout the building are beyond their expected life. Unit ventilators in classrooms are worn out and parts are difficult to obtain. Ductwork has internal insulation. System renewal is recommended.

System: D3050 - Terminal & Package Units



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 41,625.00
Unit of Measure: S.F.
Estimate: \$371,795.00
Assessor Name: Eduardo Lopez
Date Created: 12/19/2016

Notes: Ground mount condenser units are typically expired. Some units have been replaced as needed. There is insufficient cooling to data equipment rooms. System renewal is recommended.

System: D3060 - Controls & Instrumentation



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 41,625.00
Unit of Measure: S.F.
Estimate: \$87,454.00
Assessor Name: Eduardo Lopez
Date Created: 12/19/2016

Notes: HVAC controls in the building are antiquated. Installation of a modern digital system allowing remote monitoring and control is recommended.

System: D4010 - Sprinklers



Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 41,625.00
Unit of Measure: S.F.
Estimate: \$193,223.00
Assessor Name: Eduardo Lopez
Date Created: 12/19/2016

Notes: A wet fire sprinkler system is not installed in this building. Installation of a sprinkler system will mitigate the dead end corridor concern at room 109/111. Installation of a wet fire protection system is recommended.

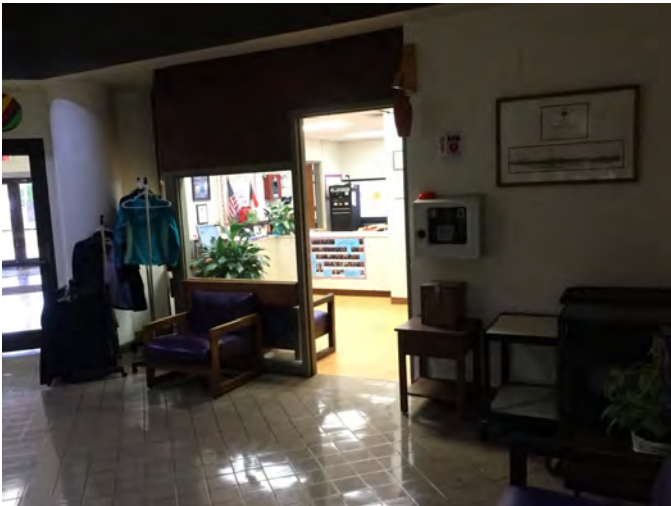
System: D5020 - Branch Wiring



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 41,625.00
Unit of Measure: S.F.
Estimate: \$228,480.00
Assessor Name: Eduardo Lopez
Date Created: 12/19/2016

Notes: The branch wiring system has exceeded its expected useful life. Extension cords are in use around the building. System renewal is recommended.

System: D5020 - Lighting



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 41,625.00
Unit of Measure: S.F.
Estimate: \$532,967.00
Assessor Name: Eduardo Lopez
Date Created: 12/19/2016

Notes: Lighting throughout the building is beyond its expected life. The lobby and is particularly dark. System renewal is recommended.

System: D5030810 - Security & Detection Systems



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 41,625.00
Unit of Measure: S.F.
Estimate: \$83,791.00
Assessor Name: Eduardo Lopez
Date Created: 12/19/2016

Notes: The security system does not provide full coverage of all entrances/exits and corridors. System renewal is recommended.

System: D5030920 - Data Communication



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 41,625.00
Unit of Measure: S.F.
Estimate: \$196,886.00
Assessor Name: Eduardo Lopez
Date Created: 02/10/2017

Notes: The PA system is outdated and needs to be replaced. System renewal is recommended.

System: D5090 - Other Electrical Systems



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 41,625.00
Unit of Measure: S.F.
Estimate: \$5,495.00
Assessor Name: Eduardo Lopez
Date Created: 12/19/2016

Notes: Emergency and exit lighting is beyond its expected life. The battery back-up system is obsolete and high maintenance. Exit signage is missing in some locations. System renewal is recommended.

System: F1020 - Institutional Equipment



Location: Media Center
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 41,625.00
Unit of Measure: S.F.
Estimate: \$13,736.00
Assessor Name: Eduardo Lopez
Date Created: 12/19/2016

Notes: Library and other institutional equipment is original and beyond its expected life. System renewal is recommended.

System: E2010 - Fixed Furnishings



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 41,625.00
Unit of Measure: S.F.
Estimate: \$261,905.00
Assessor Name: Eduardo Lopez
Date Created: 12/19/2016

Notes: Fixed furnishings are beyond their expected life and in fair to poor condition. Renew system.

Priority 4 - Recommended (Years 6-10):

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 41,625.00
Unit of Measure: S.F.
Estimate: \$30,220.00
Assessor Name: Eduardo Lopez
Date Created: 12/19/2016

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):	72,992
Year Built:	1984
Last Renovation:	
Replacement Value:	\$1,926,258
Repair Cost:	\$1,054,222.00
Total FCI:	54.73 %
Total RSLI:	17.09 %
FCA Score:	45.27



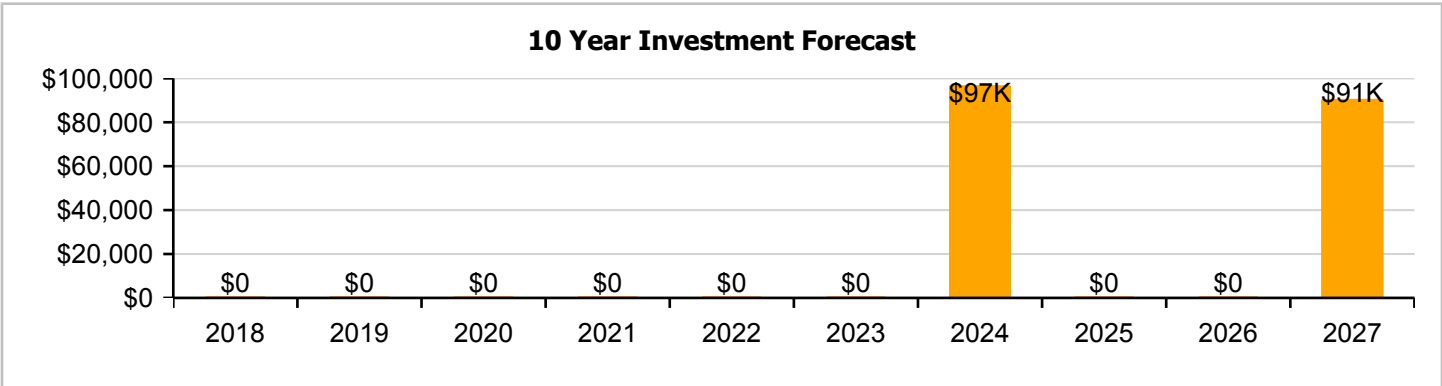
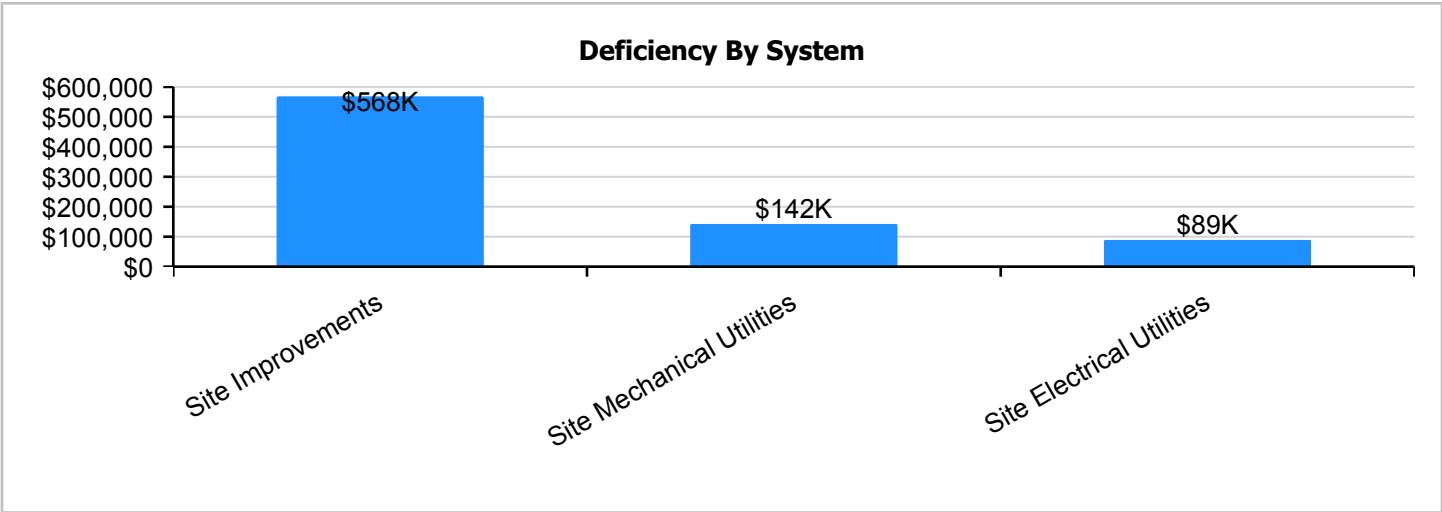
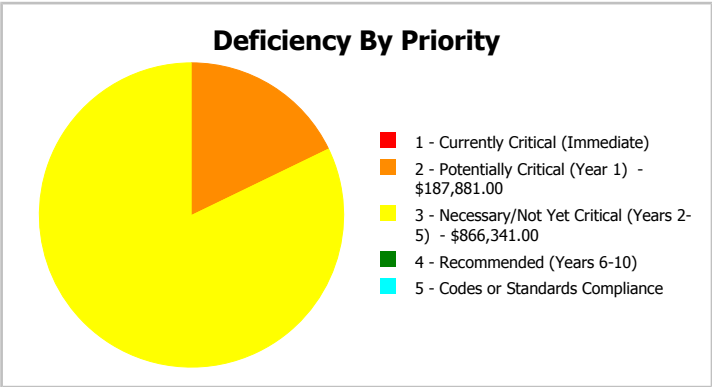
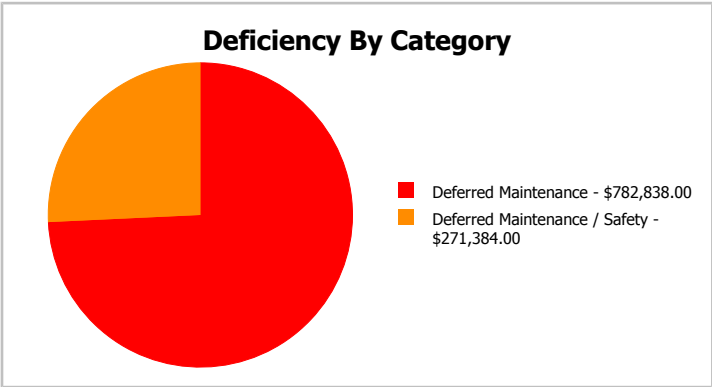
Description:

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:	72,992
Year Built:	1984	Last Renovation:	
Repair Cost:	\$1,054,222	Replacement Value:	\$1,926,258
FCI:	54.73 %	RSLI%:	17.09 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	7.59 %	82.54 %	\$748,313.00
G30 - Site Mechanical Utilities	23.72 %	27.65 %	\$187,881.00
G40 - Site Electrical Utilities	29.16 %	34.70 %	\$118,028.00
Totals:	17.09 %	54.73 %	\$1,054,222.00

Photo Album

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

- 1). Aerial Image of Wadesboro 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.	72,992	25	1984	2009		0.00 %	110.00 %	-8		\$305,909.00	\$278,100
G2020	Parking Lots	\$1.33	S.F.	72,992	25	1984	2009		0.00 %	110.00 %	-8		\$106,787.00	\$97,079
G2030	Pedestrian Paving	\$1.91	S.F.	72,992	30	1984	2014		0.00 %	110.00 %	-3		\$153,356.00	\$139,415
G2040105	Fence & Guardrails	\$1.23	S.F.	72,992	30	2010	2040		76.67 %	0.00 %	23			\$89,780
G2040950	Covered Walkways	\$1.52	S.F.	72,992	25	1984	2009		0.00 %	110.00 %	-8		\$122,043.00	\$110,948
G2040950	Hard Surface Play Area	\$0.75	S.F.	72,992	20	1984	2004		0.00 %	110.00 %	-13		\$60,218.00	\$54,744
G2050	Landscaping	\$1.87	S.F.	72,992	15	1984	1999		0.00 %	0.00 %	-18			\$136,495
G3010	Water Supply	\$2.34	S.F.	72,992	50	1984	2034	2017	0.00 %	110.00 %	0		\$187,881.00	\$170,801
G3020	Sanitary Sewer	\$1.45	S.F.	72,992	50	1984	2034		34.00 %	0.00 %	17			\$105,838
G3030	Storm Sewer	\$4.54	S.F.	72,992	50	1984	2034		34.00 %	0.00 %	17			\$331,384
G3060	Fuel Distribution	\$0.98	S.F.	72,992	40	1984	2024		17.50 %	0.00 %	7			\$71,532
G4010	Electrical Distribution	\$2.35	S.F.	72,992	50	1984	2034		34.00 %	0.00 %	17			\$171,531
G4020	Site Lighting	\$1.47	S.F.	72,992	30	1984	2014		0.00 %	110.00 %	-3		\$118,028.00	\$107,298
G4030	Site Communications & Security	\$0.84	S.F.	72,992	15	2012	2027		66.67 %	0.00 %	10			\$61,313
Total									17.09 %	54.73 %			\$1,054,222.00	\$1,926,258

System Notes

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

System: G2010 - Roadways



Note:

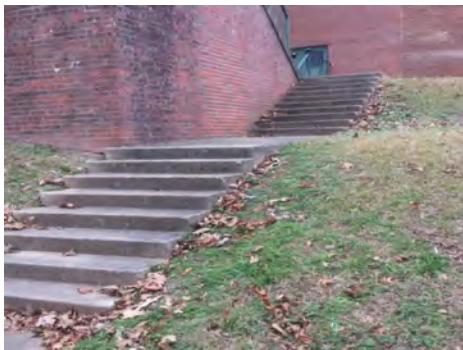
System: G2020 - Parking Lots



Note:

Campus Assessment Report - Site

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails

This system contains no images

Note: Very little fencing/guardrails on site. Only guardrails noted at retaining wall/entrance to Anson Academy at side of gym building.

System: G2040950 - Covered Walkways



Note:

Campus Assessment Report - Site

System: G2040950 - Hard Surface Play Area



Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

Campus Assessment Report - Site

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer



Note:

System: G3060 - Fuel Distribution



Note:

Campus Assessment Report - Site

System: G4010 - Electrical Distribution



Note:

System: 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.

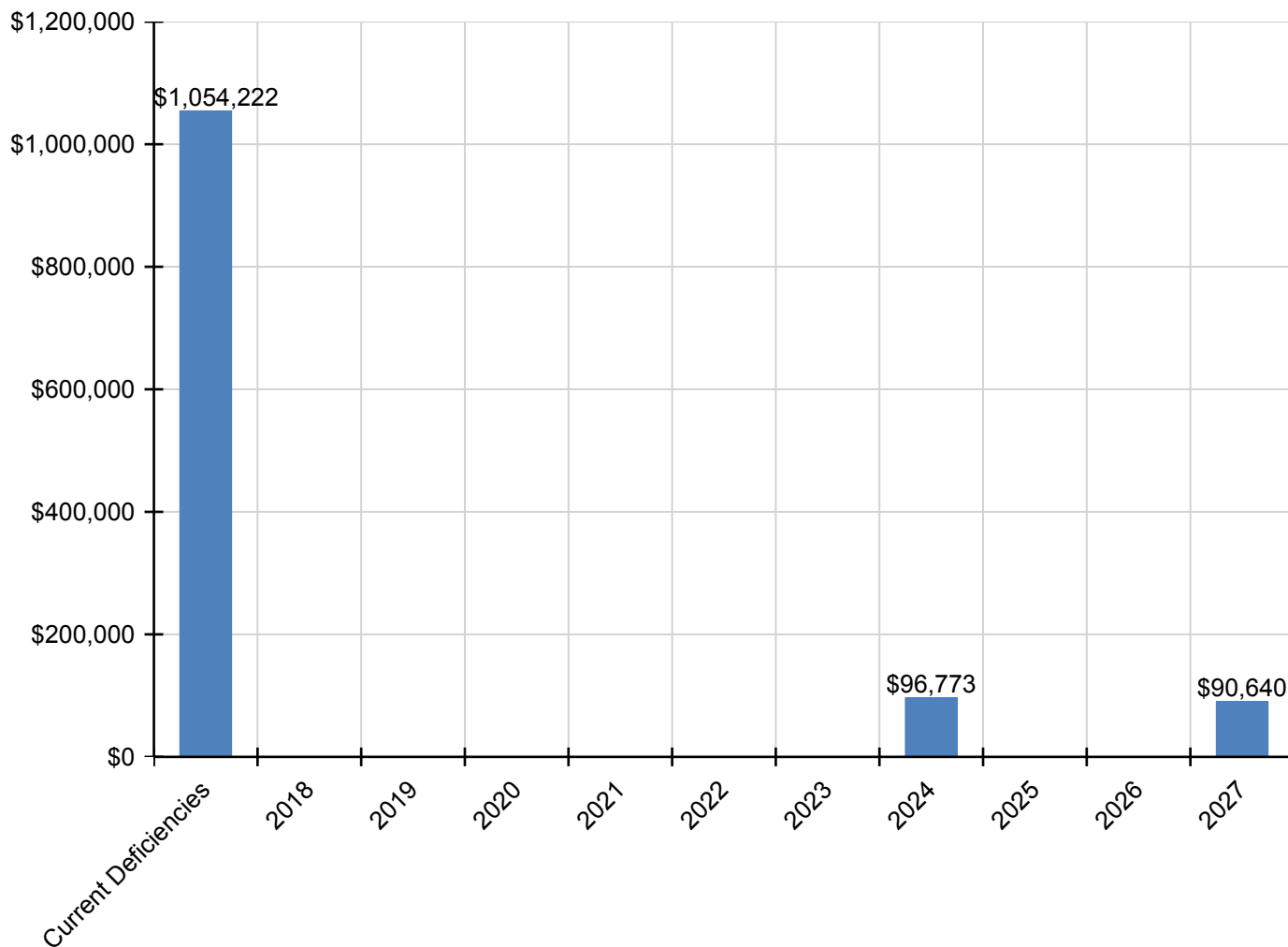
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$1,054,222	\$0	\$0	\$0	\$0	\$0	\$0	\$96,773	\$0	\$0	\$90,640	\$1,241,635
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	\$305,909	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$305,909
G2020 - Parking Lots	\$106,787	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$106,787
G2030 - Pedestrian Paving	\$153,356	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$153,356
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040105 - Fence & Guardrails	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Covered Walkways	\$122,043	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$122,043
G2040950 - Hard Surface Play Area	\$60,218	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60,218
* G2050 - Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G30 - Site Mechanical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3010 - Water Supply	\$187,881	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$187,881
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	\$96,773	\$0	\$0	\$0	\$96,773
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	\$118,028	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$118,028
G4030 - Site Communications & Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$90,640	\$90,640

** Indicates non-renewable system*

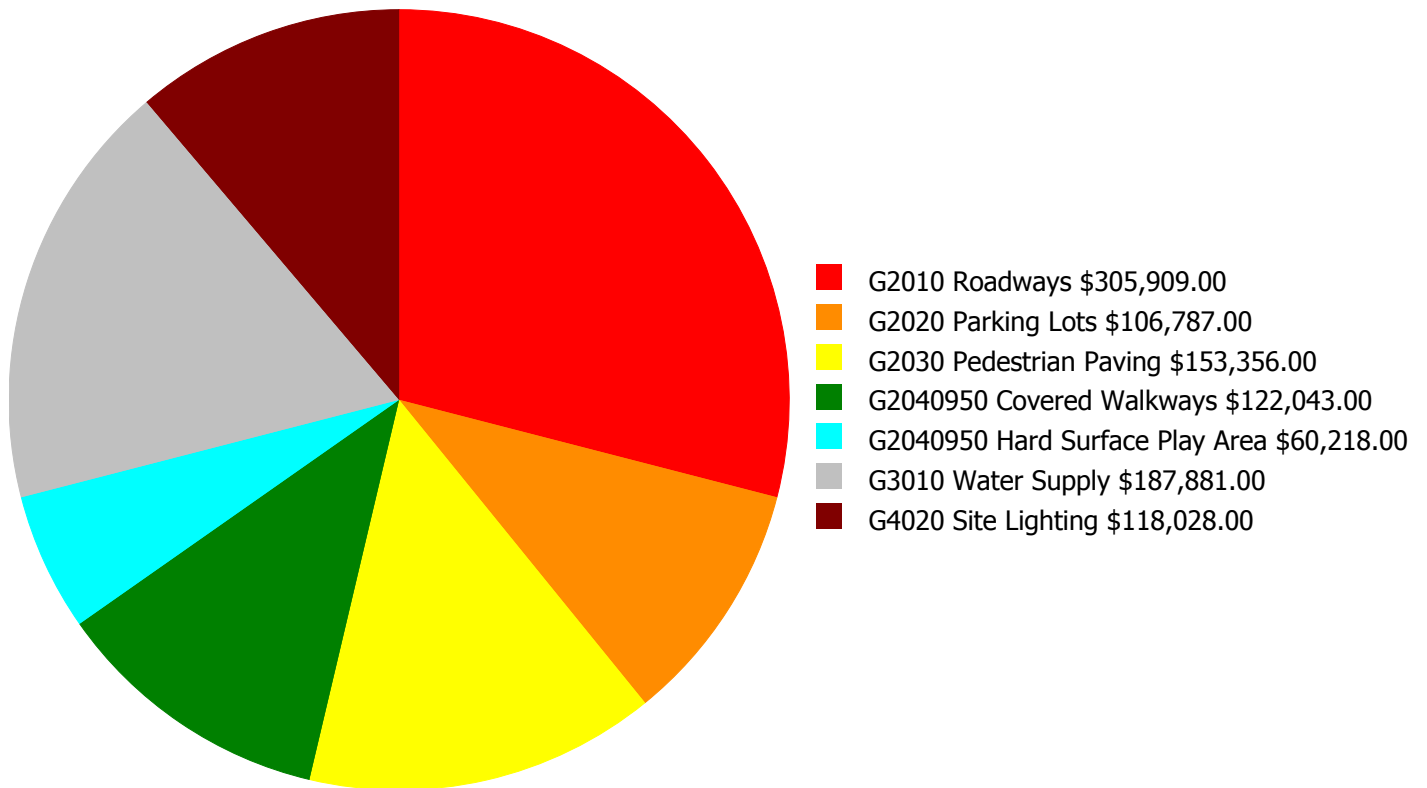
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

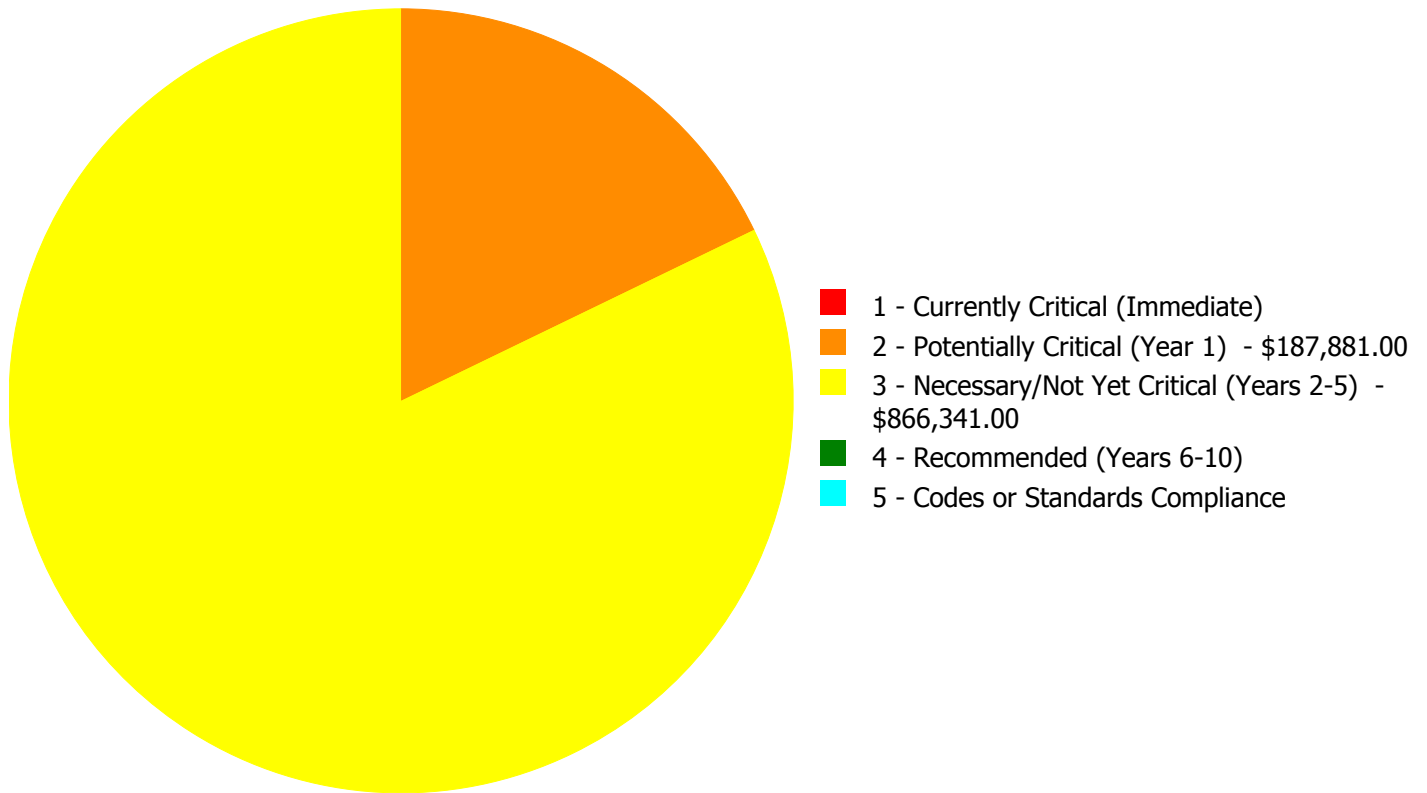
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$1,054,222.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$1,054,222.00

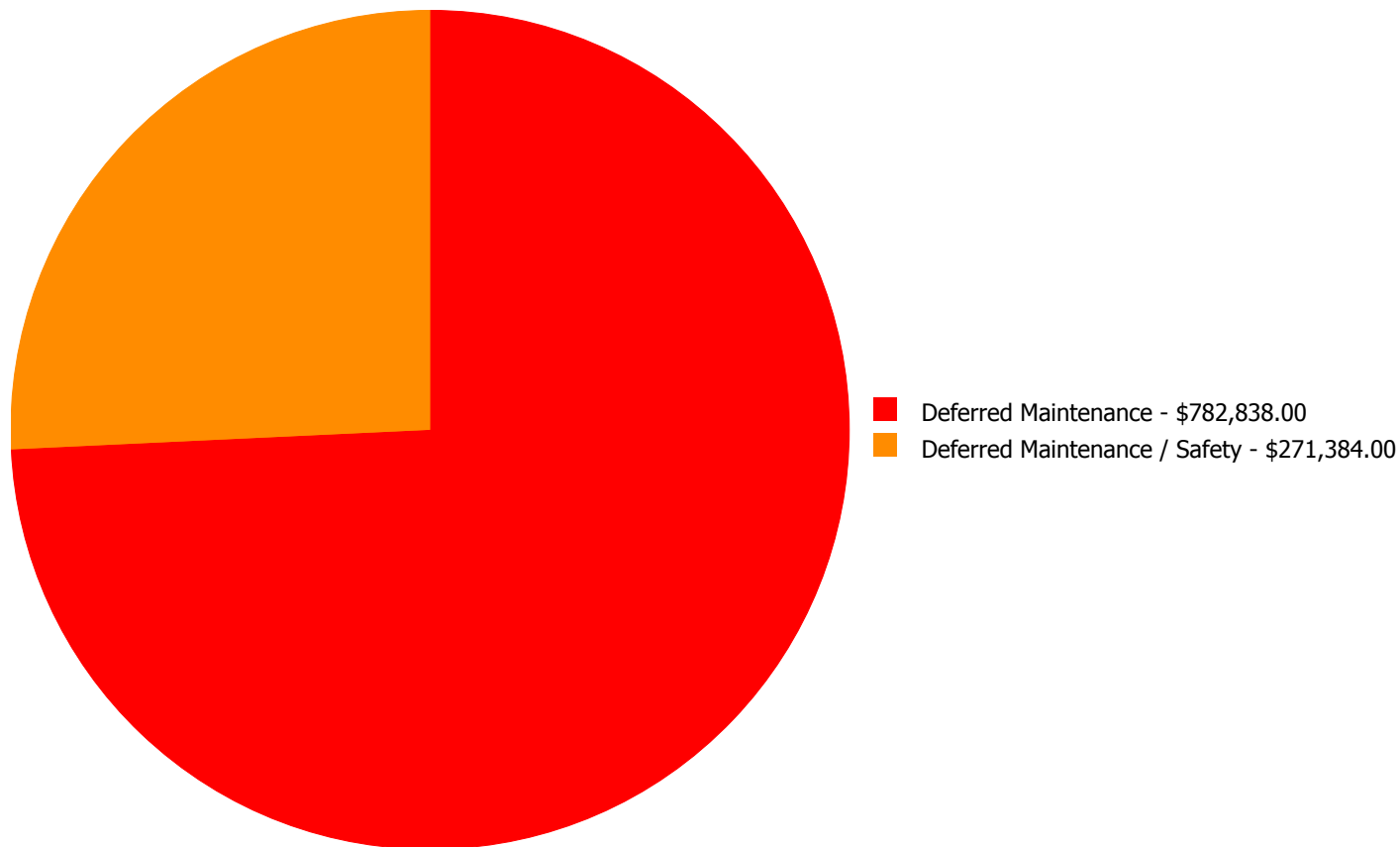
Deficiency By Priority Investment Table

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	\$305,909.00	\$0.00	\$0.00	\$305,909.00
G2020	Parking Lots	\$0.00	\$0.00	\$106,787.00	\$0.00	\$0.00	\$106,787.00
G2030	Pedestrian Paving	\$0.00	\$0.00	\$153,356.00	\$0.00	\$0.00	\$153,356.00
G2040950	Covered Walkways	\$0.00	\$0.00	\$122,043.00	\$0.00	\$0.00	\$122,043.00
G2040950	Hard Surface Play Area	\$0.00	\$0.00	\$60,218.00	\$0.00	\$0.00	\$60,218.00
G3010	Water Supply	\$0.00	\$187,881.00	\$0.00	\$0.00	\$0.00	\$187,881.00
G4020	Site Lighting	\$0.00	\$0.00	\$118,028.00	\$0.00	\$0.00	\$118,028.00
	Total:	\$0.00	\$187,881.00	\$866,341.00	\$0.00	\$0.00	\$1,054,222.00

Deficiency Summary by Category

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



Budget Estimate Total: \$1,054,222.00

Deficiency Details by Priority

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

Priority 2 - Potentially Critical (Year 1):

System: G3010 - Water Supply



Location: Site
Distress: Inadequate
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 72,992.00
Unit of Measure: S.F.
Estimate: \$187,881.00
Assessor Name: Ann Buerger Linden
Date Created: 02/10/2017

Notes: The City water supply does not provide sufficient water flow at all times for the campus. There is no backflow preventer on the supply. System renewal is recommended.

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

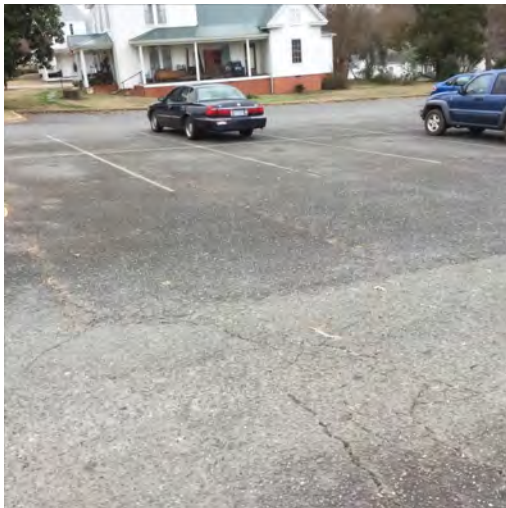
System: G2010 - Roadways



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 72,992.00
Unit of Measure: S.F.
Estimate: \$305,909.00
Assessor Name: Ann Buerger Linden
Date Created: 02/09/2017

Notes: Entrance drives are cracked and the surface is grainy, it is beyond its scheduled life expectancy. System renewal is recommended.

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: 72,992.00
Unit of Measure: S.F.
Estimate: \$106,787.00
Assessor Name: Ann Buerger Linden
Date Created: 02/09/2017

Notes: The upper parking lot has cracks and the surface is grainy. It is past its expected life. The lower lot serving Anson Academy is unpaved. System renewal is recommended.

System: G2030 - Pedestrian Paving



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance / Safety
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 72,992.00
Unit of Measure: S.F.
Estimate: \$153,356.00
Assessor Name: Ann Buerger Linden
Date Created: 02/09/2017

Notes: Site sidewalks are in fair condition with some cracking. The city sidewalk used to access the gym building is adjacent to a high traffic street and a path closer to the building should be built. Exterior stairs behind the gym do not have handrails. System renewal is recommended.

System: G2040950 - Covered Walkways



Location: Main to Gym and Main to Cafeteria
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 72,992.00
Unit of Measure: S.F.
Estimate: \$122,043.00
Assessor Name: Ann Buerger Linden
Date Created: 02/09/2017

Notes: Covered walkways are beyond their expected life. Lighting is not present on the walkway to the gym building. Lighting between the building and the cafeteria is yellowed and expired.

System: G2040950 - Hard Surface Play Area



Location: On site east of building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 72,992.00
Unit of Measure: S.F.
Estimate: \$60,218.00
Assessor Name: Ann Buerger Linden
Date Created: 02/09/2017

Notes: The hard surfaced play area is in decrepit condition. Backstops are not functional. System renewal is recommended.

System: G4020 - Site Lighting



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance / Safety
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 72,992.00
Unit of Measure: S.F.
Estimate: \$118,028.00
Assessor Name: Ann Buerger Linden
Date Created: 02/09/2017

Notes: Site lighting is beyond its expected life where it exists. There is insufficient lighting at the front of the building, at the rear of the building, and at the lower parking lot. System renewal is recommended.
