NC School District/040 Anson County/Elementary School

Wadesboro Primary

Final

Campus Assessment Report

March 10, 2017

PARSONS

Table of Contents

Campus Executive Summary

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

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

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Gross Area (SF):	67,442
Year Built:	2001
Last Renovation:	
Replacement Value:	$15,301,619
Repair Cost:	$2,028,095.01
Total FCI:	13.25 %
Total RSLI:	45.66 %
FCA Score:	86.75

Description:

GENERAL
Wadesboro Primary School is located at 1542 Highway 52 S in Wadesboro, North Carolina. The 1 story (plus mechanical mezzanines), 66,866 square foot building was originally constructed in 2001. There have been no additions and no major renovations. The campus also contains a storage building.

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

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

B. SUPERSTRUCTURE
Floor construction at mezzanines is concrete filled metal pans on steel framing. Roof construction is steel. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are painted aluminum frame with fixed and operable dual panes of tinted glass. Exterior doors are typically aluminum framed mostly with glazing. Doors to utilitarian spaces are hollow metal. There is a louvered door at the receiving area. Roofing is steep standing seam metal. Most building entrances appear to comply with ADA requirements.

C. INTERIORS
Interior partitions are typically CMU. There is a folding partition in the multi-purpose room and some interior walls are gypboard on metal studs. Interior doors are generally solid core wood with hollow metal frames and mostly with glazing. Interior fittings include: white boards; graphics and identifying devices; toilet accessories and toilet partitions; and storage shelving. Stairs to mezzanine construction are open risers and steel treads with steel handrails. Interior wall finishes are typically paint. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in classrooms are typically VCT. Other floor finishes include carpet in the media center, ceramic tile in toilet rooms, and quarry tile in the kitchen. Ceiling finishes throughout the building are typically suspended acoustical tile.

D. SERVICES
CONVEYING: The building does not include conveying equipment.

PLUMBING:
Plumbing fixtures are typically low-flow fixtures with manual control valves. Domestic water distribution is copper with natural gas water heating. The sanitary waste system is PVC plastic. Other plumbing is natural gas piping.

HVAC:
Heating is provided by a gas fired boiler. Cooling is supplied by a Trane air cooled chiller. The heating/cooling distribution system is a two pipe system supplying air handling units located on mezzanines. Conditioned and fresh air is supplied by ductwork. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are pneumatic and are locally controlled.

FIRE PROTECTION: The building does not have a fire sprinkler system. The building does have a fire suppression system in the kitchen cooking hood, and there is a dry standpipe system. Fire extinguishers and cabinets are distributed near fire exits and in corridors.

ELECTRICAL:
The main electrical service is fed from a pad mounted transformer to the main 1600 amp 480/277V 3 phase, 4 wire switchboard/distribution panel located in the building. Lighting is typically lay-in type, fluorescent ixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and near stairways and are typically illuminated.

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

OTHER ELECTRICAL SYSTEMS:
This building does not have a separately derived emergency power system. There is an automatic transfer switch that can be utilized with a portable generator.

E. EQUIPMENT & FURNISHINGS
This building includes the following items and equipment and furnishings: fixed food service; library equipment; athletic equipment; theater and stage; audio-visual; and fixed casework and display cases.

G. SITE
Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, play areas, covered walkways, and fencing. Site mechanical and electrical features include county water and sewer, a storm water collection system that

discharges to surface waters; and natural gas. Site lighting is provided by the local utility company.

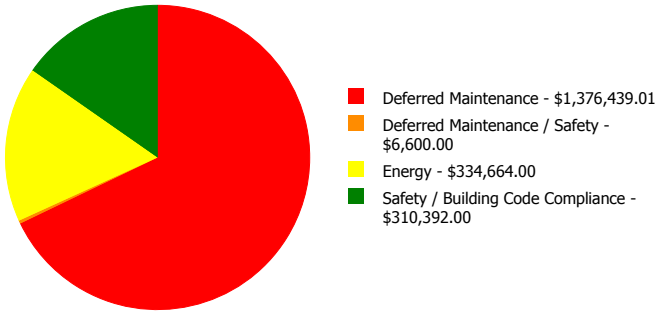
Attributes:

General Attributes:			
Condition Assessor:	Ann Buerger Linden	Assessment Date:	1/4/2017
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	47.09	Site Acreage:	47.09

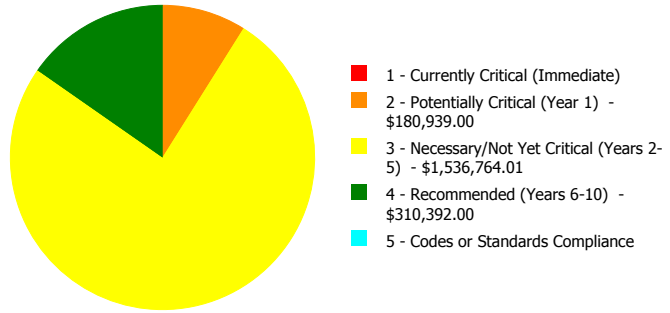
Campus Dashboard Summary

Gross Area:	67,442		
Year Built:	2001	Last Renovation:	
Repair Cost:	$2,028,095	Replacement Value:	$15,301,619
FCI:	13.25 %	RSLI%:	45.66 %

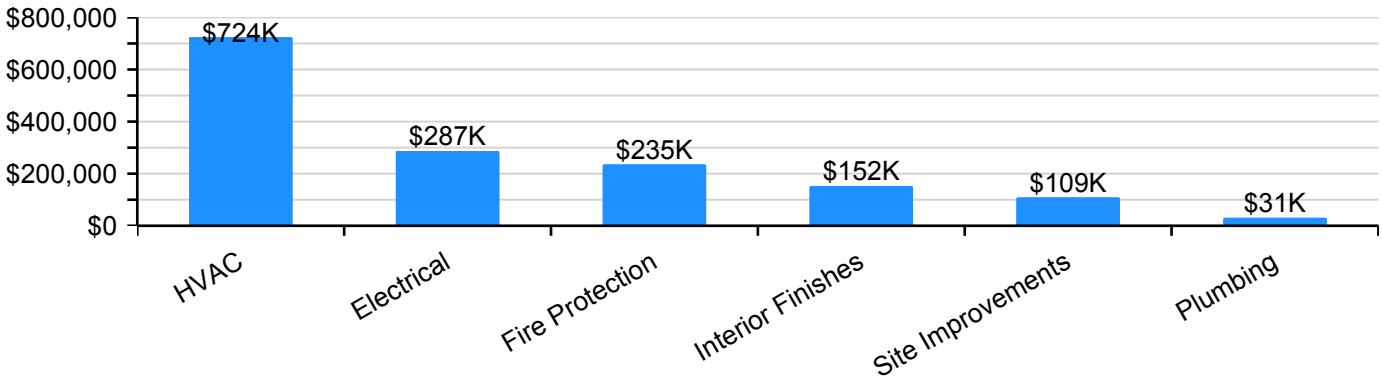
Deficiency By Category



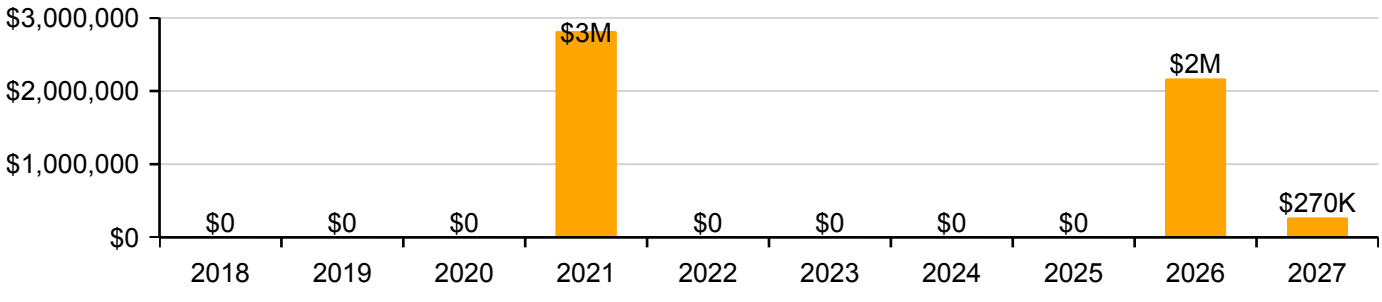
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Campus Condition Summary

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

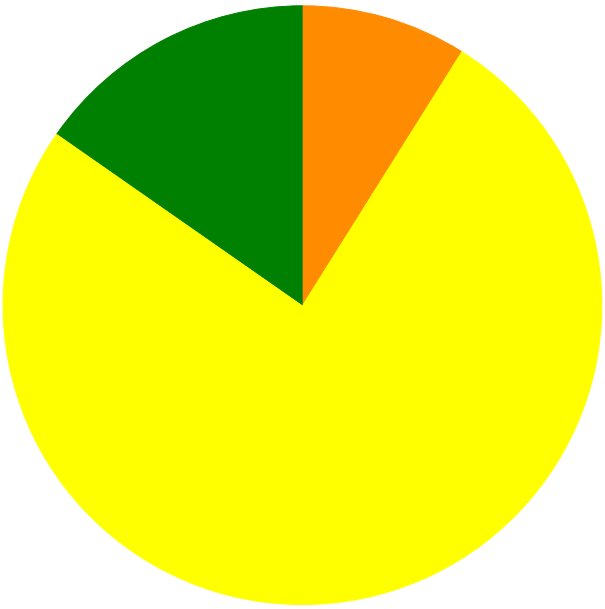
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	84.00 %	0.00 %	$0.00
B10 - Superstructure	84.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	64.47 %	0.00 %	$0.00
B30 - Roofing	46.67 %	0.00 %	$0.00
C10 - Interior Construction	50.40 %	0.00 %	$0.00
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	24.76 %	12.20 %	$200,799.00
D20 - Plumbing	46.83 %	4.35 %	$40,497.60
D30 - HVAC	30.37 %	38.40 %	$954,712.00
D40 - Fire Protection	6.31 %	95.12 %	$310,392.00
D50 - Electrical	40.79 %	20.31 %	$378,060.00
E10 - Equipment	20.00 %	0.00 %	$0.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
G20 - Site Improvements	29.01 %	12.56 %	$143,634.41
G30 - Site Mechanical Utilities	67.16 %	0.00 %	$0.00
G40 - Site Electrical Utilities	65.89 %	0.00 %	$0.00
Totals:	**45.66 %**	**13.25 %**	**$2,028,095.01**

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
2001 Main	66,866	14.18	$0.00	$180,939.00	$1,393,129.60	$310,392.00	$0.00
2001 Utility Building	576	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Site	67,442	7.23	$0.00	$0.00	$143,634.41	$0.00	$0.00
Total:		**13.25**	**$0.00**	**$180,939.00**	**$1,536,764.01**	**$310,392.00**	**$0.00**

Deficiencies By Priority



1 - Currently Critical (Immediate)
2 - Potentially Critical (Year 1) - $180,939.00
3 - Necessary/Not Yet Critical (Years 2-5) - $1,536,764.01
4 - Recommended (Years 6-10) - $310,392.00
5 - Codes or Standards Compliance

Budget Estimate Total: $2,028,095.01

Executive Summary

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

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Function:	ES -Elementary School
Gross Area (SF):	66,866
Year Built:	2001
Last Renovation:	
Replacement Value:	$13,286,944
Repair Cost:	$1,884,460.60
Total FCI:	14.18 %
Total RSLI:	45.69 %
FCA Score:	85.82

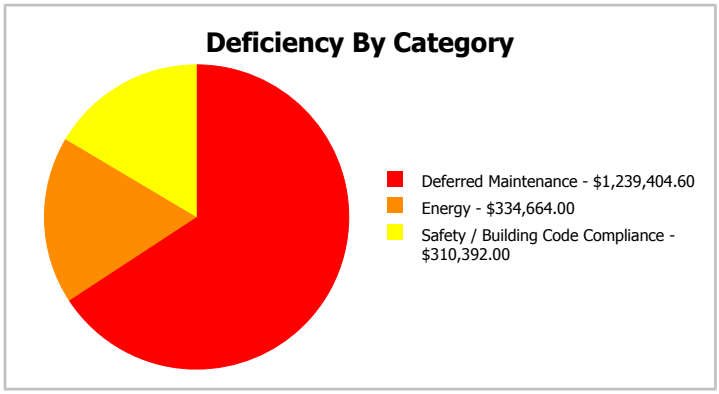
Description:

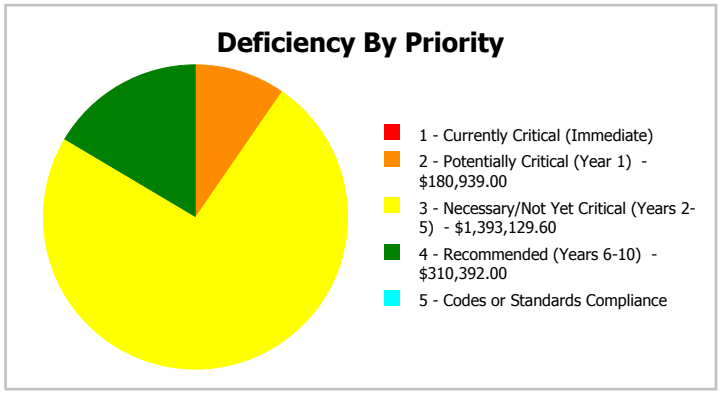
The narrative for this building is included in the Executive Summary Description at the front of this report.

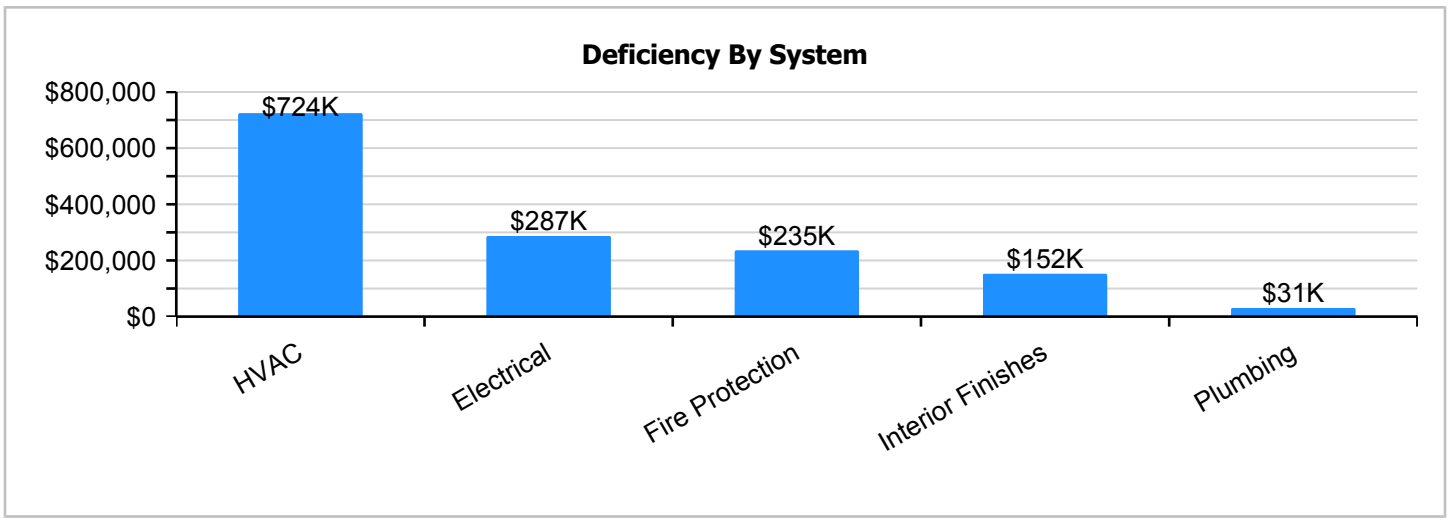
Attributes: This asset has no attributes.

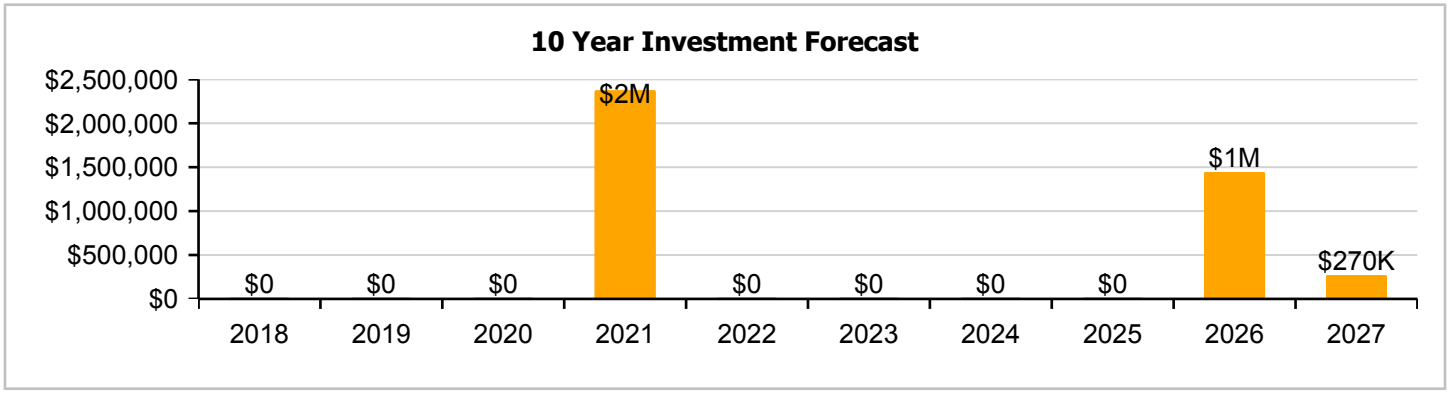
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	66,866
Year Built:	2001	Last Renovation:	
Repair Cost:	$1,884,461	Replacement Value:	$13,286,944
FCI:	14.18 %	RSLI%:	45.69 %









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	84.00 %	0.00 %	$0.00
B10 - Superstructure	84.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	64.39 %	0.00 %	$0.00
B30 - Roofing	46.67 %	0.00 %	$0.00
C10 - Interior Construction	50.40 %	0.00 %	$0.00
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	24.76 %	12.20 %	$200,799.00
D20 - Plumbing	46.83 %	4.35 %	$40,497.60
D30 - HVAC	30.37 %	38.40 %	$954,712.00
D40 - Fire Protection	6.31 %	95.12 %	$310,392.00
D50 - Electrical	40.79 %	20.31 %	$378,060.00
E10 - Equipment	20.00 %	0.00 %	$0.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
Totals:	**45.69 %**	**14.18 %**	**$1,884,460.60**

Photo Album

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

1). Northeast Elevation - Feb 08, 2017

2). Southeast Elevation - Feb 08, 2017

3). Southwest Elevation - Feb 08, 2017

4). Northwest Elevation - Feb 08, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.70	S.F.	66,866	100	2001	2101		84.00 %	0.00 %	84			$314,270
A1030	Slab on Grade	$8.26	S.F.	66,866	100	2001	2101		84.00 %	0.00 %	84			$552,313
B1010	Floor Construction	$1.61	S.F.	66,866	100	2001	2101		84.00 %	0.00 %	84			$107,654
B1020	Roof Construction	$15.44	S.F.	66,866	100	2001	2101		84.00 %	0.00 %	84			$1,032,411
B2010	Exterior Walls	$9.24	S.F.	66,866	100	2001	2101		84.00 %	0.00 %	84			$617,842
B2020	Exterior Windows	$9.20	S.F.	66,866	30	2001	2031		46.67 %	0.00 %	14			$615,167
B2030	Exterior Doors	$1.02	S.F.	66,866	30	2001	2031		46.67 %	0.00 %	14			$68,203
B3010130	Preformed Metal Roofing	$9.66	S.F.	66,866	30	2001	2031		46.67 %	0.00 %	14			$645,926
C1010	Partitions	$10.59	S.F.	66,866	75	2001	2076		78.67 %	0.00 %	59			$708,111
C1020	Interior Doors	$2.48	S.F.	66,866	30	2001	2031		46.67 %	0.00 %	14			$165,828
C1030	Fittings	$9.54	S.F.	66,866	20	2001	2021		20.00 %	0.00 %	4			$637,902
C20	Stairs	$0.66	S.F.	66,866	0	2001			0.00 %	0.00 %				$44,132
C3010	Wall Finishes	$2.73	S.F.	66,866	10	2001	2011		0.00 %	110.00 %	-6		$200,799.00	$182,544
C3020	Floor Finishes	$11.15	S.F.	66,866	20	2001	2021		20.00 %	0.00 %	4			$745,556
C3030	Ceiling Finishes	$10.74	S.F.	66,866	25	2001	2026		36.00 %	0.00 %	9			$718,141
D2010	Plumbing Fixtures	$11.26	S.F.	66,866	30	2001	2031		46.67 %	0.00 %	14			$752,911
D2020	Domestic Water Distribution	$0.96	S.F.	66,866	30	2001	2031		46.67 %	63.09 %	14		$40,497.60	$64,191
D2030	Sanitary Waste	$1.52	S.F.	66,866	30	2001	2031		46.67 %	0.00 %	14			$101,636
D2090	Other Plumbing Systems -Nat Gas	$0.17	S.F.	66,866	40	2001	2041		60.00 %	0.00 %	24			$11,367
D3020	Heat Generating Systems	$10.26	S.F.	66,866	30	2001	2031		46.67 %	0.00 %	14			$686,045
D3030	Cooling Generating Systems	$7.80	S.F.	66,866	25	2013	2038	2017	0.00 %	110.00 %	0		$573,710.00	$521,555
D3040	Distribution Systems	$13.94	S.F.	66,866	30	2001	2031		46.67 %	0.00 %	14			$932,112
D3050	Terminal & Package Units	$0.63	S.F.	66,866	15	2001	2016		0.00 %	110.00 %	-1		$46,338.00	$42,126
D3060	Controls & Instrumentation	$4.55	S.F.	66,866	20	2001	2021	2017	0.00 %	110.00 %	0		$334,664.00	$304,240
D4010	Sprinklers	$4.22	S.F.	66,866	30			2017	0.00 %	110.00 %	0		$310,392.00	$282,175
D4020	Standpipes	$0.66	S.F.	66,866	30	2001	2031		46.67 %	0.00 %	14			$44,132
D5010	Electrical Service/Distribution	$1.65	S.F.	66,866	40	2001	2041		60.00 %	0.00 %	24			$110,329
D5020	Branch Wiring	$4.99	S.F.	66,866	30	2001	2031		46.67 %	0.00 %	14			$333,661
D5020	Lighting	$11.64	S.F.	66,866	30	2001	2031		46.67 %	0.00 %	14			$778,320
D5030810	Security & Detection Systems	$1.83	S.F.	66,866	15	2001	2016		0.00 %	110.00 %	-1		$134,601.00	$122,365
D5030910	Fire Alarm Systems	$3.31	S.F.	66,866	15	2001	2016		0.00 %	110.00 %	-1		$243,459.00	$221,326
D5030920	Data Communication	$4.30	S.F.	66,866	15	2011	2026		60.00 %	0.00 %	9			$287,524
D5090	Other Electrical Systems	$0.12	S.F.	66,866	20	2001	2021		20.00 %	0.00 %	4			$8,024
E1020	Institutional Equipment	$0.30	S.F.	66,866	20	2001	2021		20.00 %	0.00 %	4			$20,060
E1090	Other Equipment	$1.86	S.F.	66,866	20	2001	2021		20.00 %	0.00 %	4			$124,371
E2010	Fixed Furnishings	$5.72	S.F.	66,866	20	2001	2021		20.00 %	0.00 %	4			$382,474
								Total	**45.69 %**	**14.18 %**			**$1,884,460.60**	**$13,286,944**

System Notes

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

System: B2010 - Exterior Walls



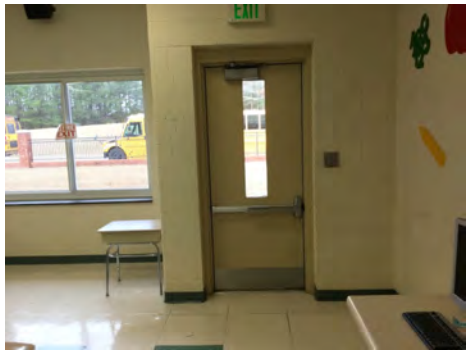
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors

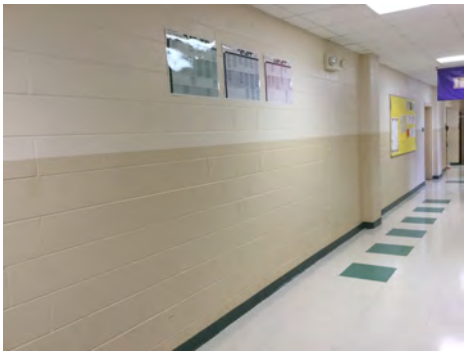
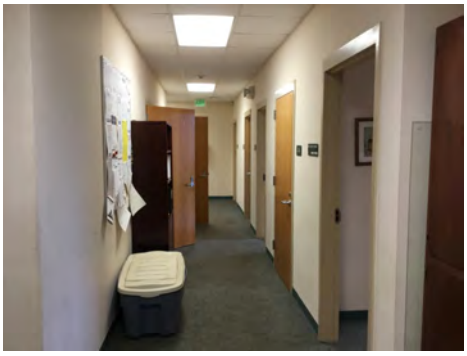
Note:

System: B3010130 - Preformed Metal Roofing



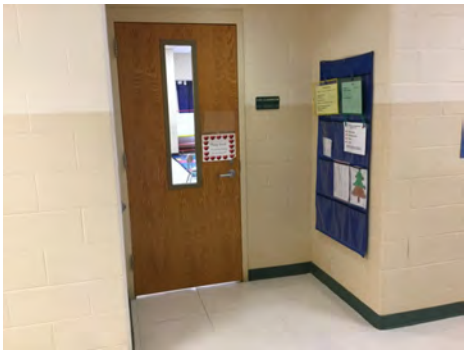
Note:

System: C1010 - Partitions

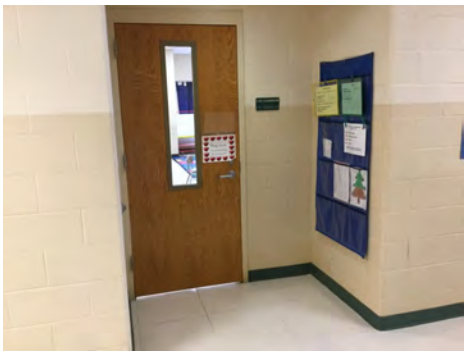
Note:

System: C1020 - Interior Doors

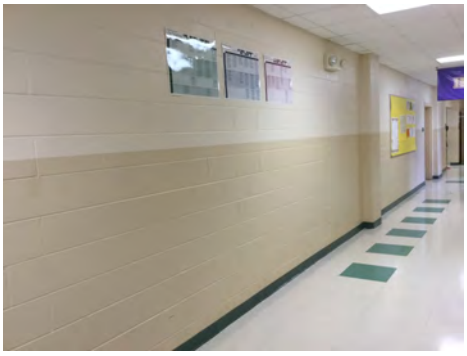
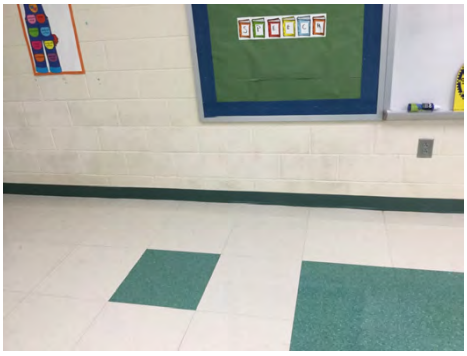
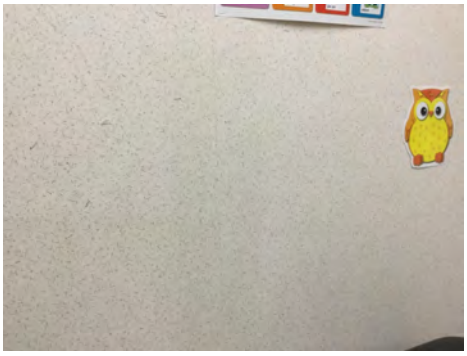

Note:

System: C1030 - Fittings

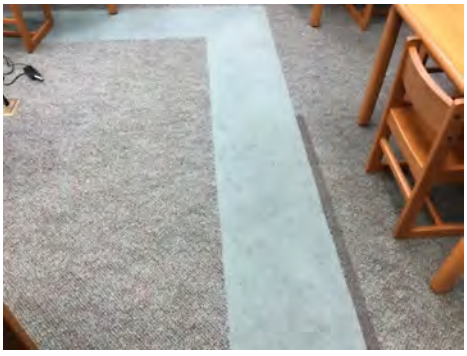
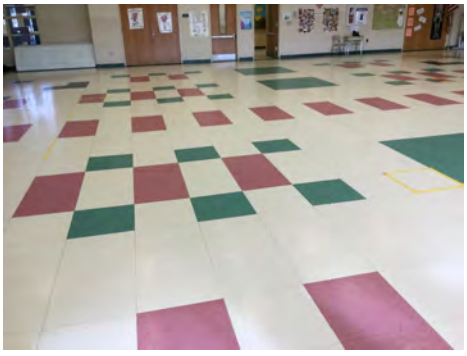

Note:

System: C3010 - Wall Finishes

Note:

System: C3020 - Floor Finishes


Note:

System: C3030 - Ceiling Finishes



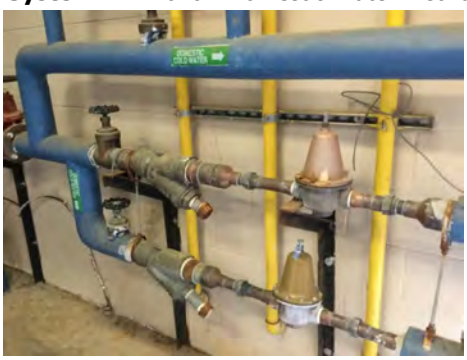
Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D2090 - Other Plumbing Systems -Nat Gas



Note:

System: D3020 - Heat Generating Systems


Note:

System: D3030 - Cooling Generating Systems

Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

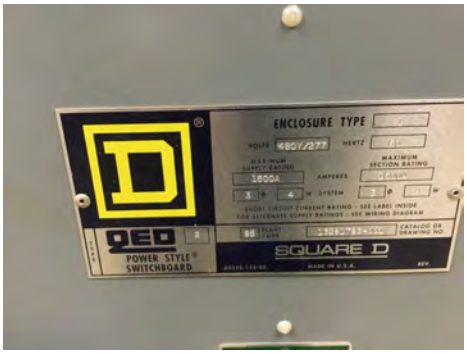


Note:

System: D4020 - Standpipes

Note:

System: D5010 - Electrical Service/Distribution

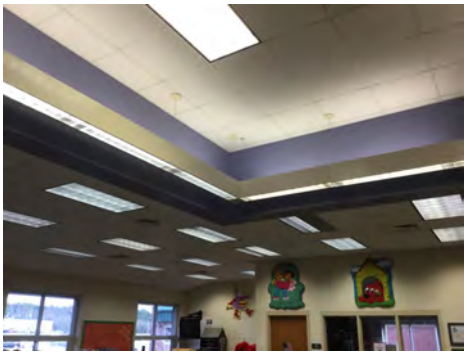
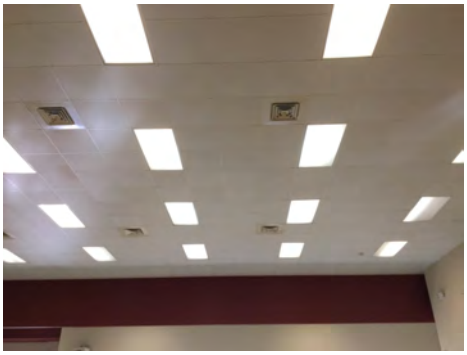
Note:

System: D5020 - Branch Wiring



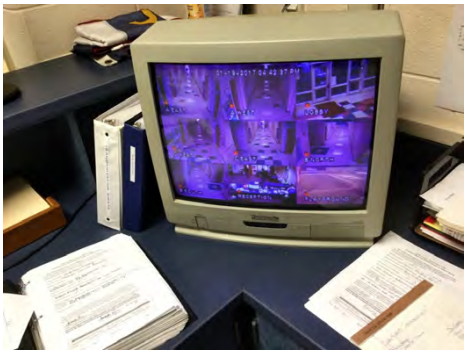
Note:

System: D5020 - Lighting


Note:

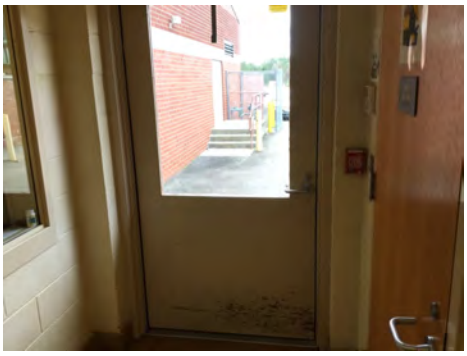
System: D5030810 - Security & Detection Systems


Note:

System: D5030910 - Fire Alarm Systems





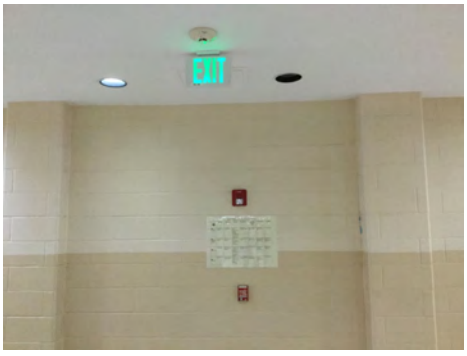
Note:

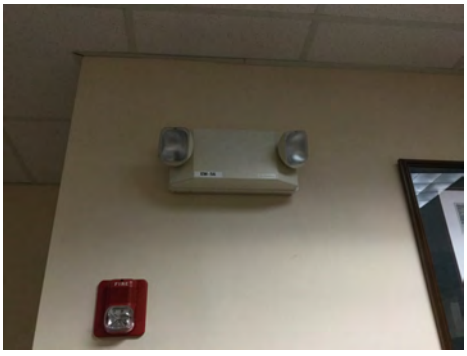
System: D5030920 - Data Communication



Note:

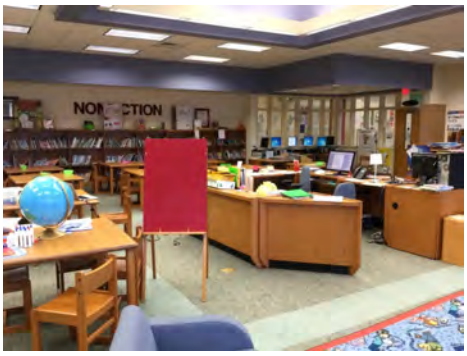
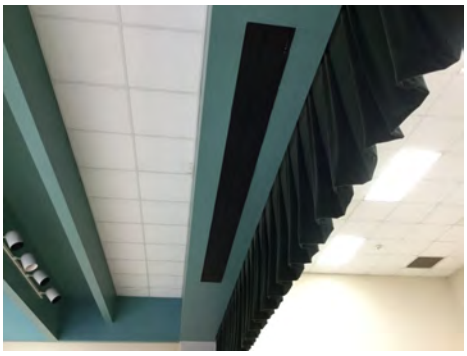
System: D5090 - Other Electrical Systems



Note: School has transfer switch for emergency generator. Portable generator supplied by local emergency response team as needed. School was previously a designated emergency shelter site.

System: E1020 - Institutional Equipment


Note:

System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

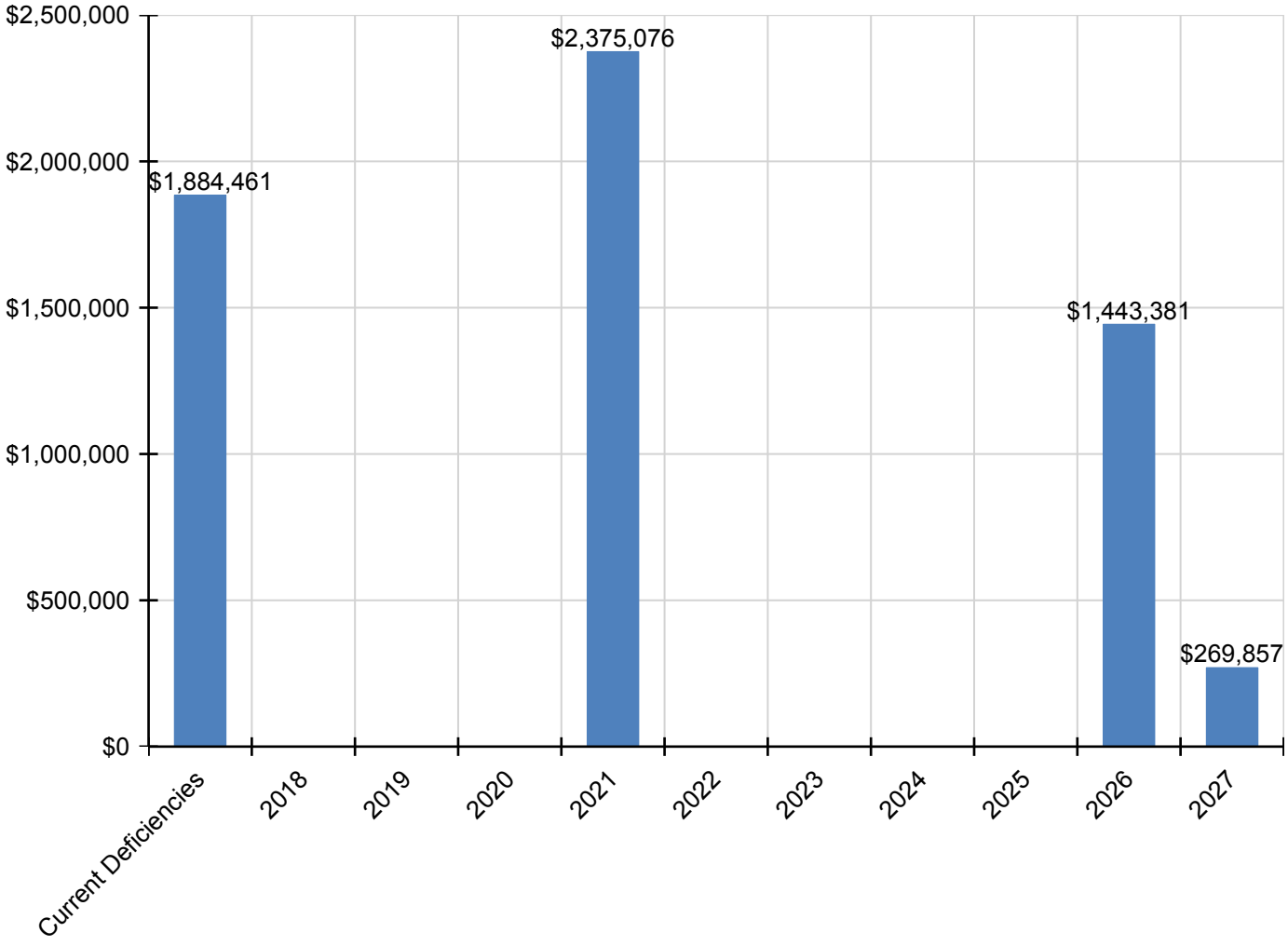
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$1,884,461**	**$0**	**$0**	**$0**	**$2,375,076**	**$0**	**$0**	**$0**	**$0**	**$1,443,381**	**$269,857**	**$5,972,774**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$789,761	$0	$0	$0	$0	$0	$0	**$789,761**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$200,799	$0	$0	$0	$0	$0	$0	$0	$0	$0	$269,857	**$470,656**
C3020 - Floor Finishes	$0	$0	$0	$0	$923,042	$0	$0	$0	$0	$0	$0	**$923,042**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,030,712	$0	**$1,030,712**

D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$40,498	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$40,498**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems -Nat Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$573,710	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$573,710**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$46,338	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$46,338**
D3060 - Controls & Instrumentation	$334,664	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$334,664**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$310,392	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$310,392**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$134,601	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$134,601**
D5030910 - Fire Alarm Systems	$243,459	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$243,459**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$412,668	$0	**$412,668**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$9,934	$0	$0	$0	$0	$0	$0	**$9,934**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$24,835	$0	$0	$0	$0	$0	$0	**$24,835**
E1090 - Other Equipment	$0	$0	$0	$0	$153,979	$0	$0	$0	$0	$0	$0	**$153,979**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$473,525	$0	$0	$0	$0	$0	$0	**$473,525**

** Indicates non-renewable system*

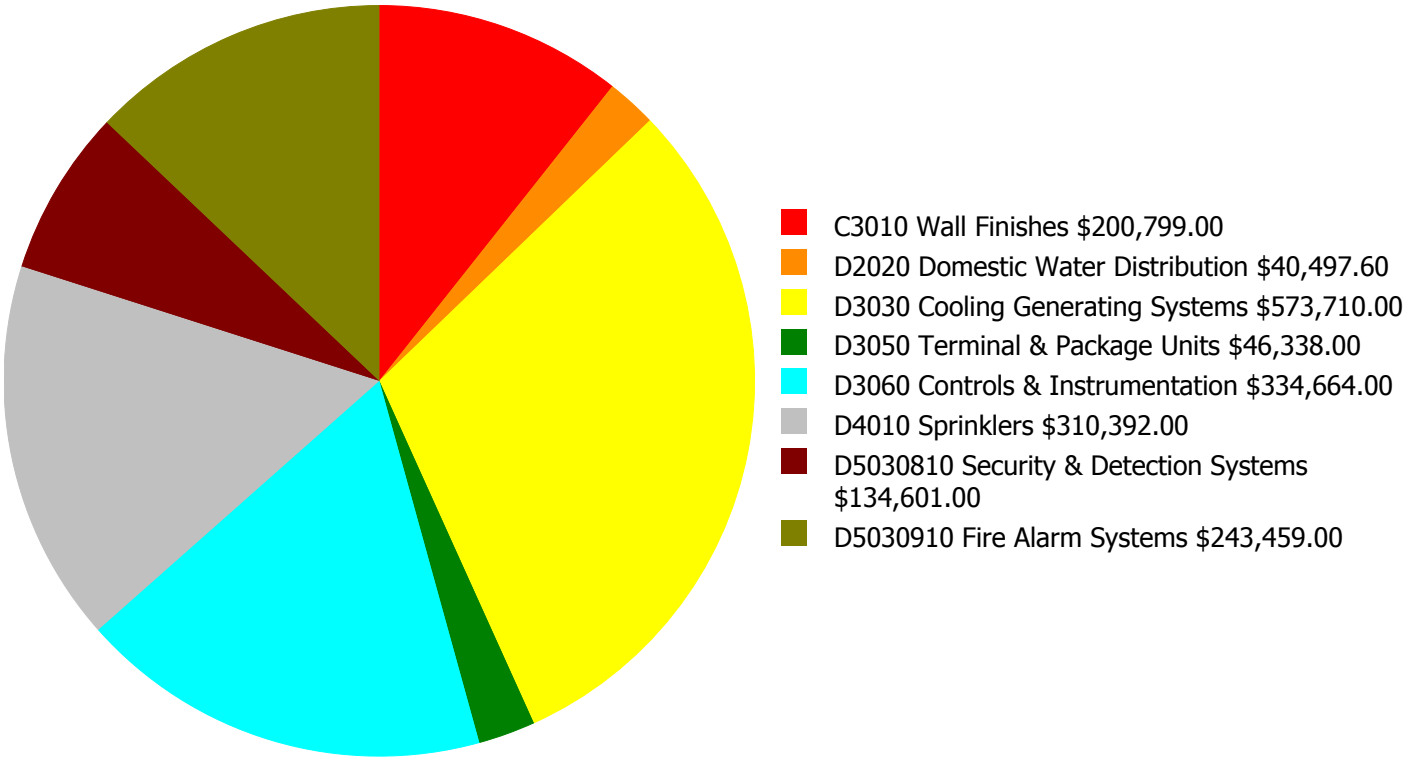
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

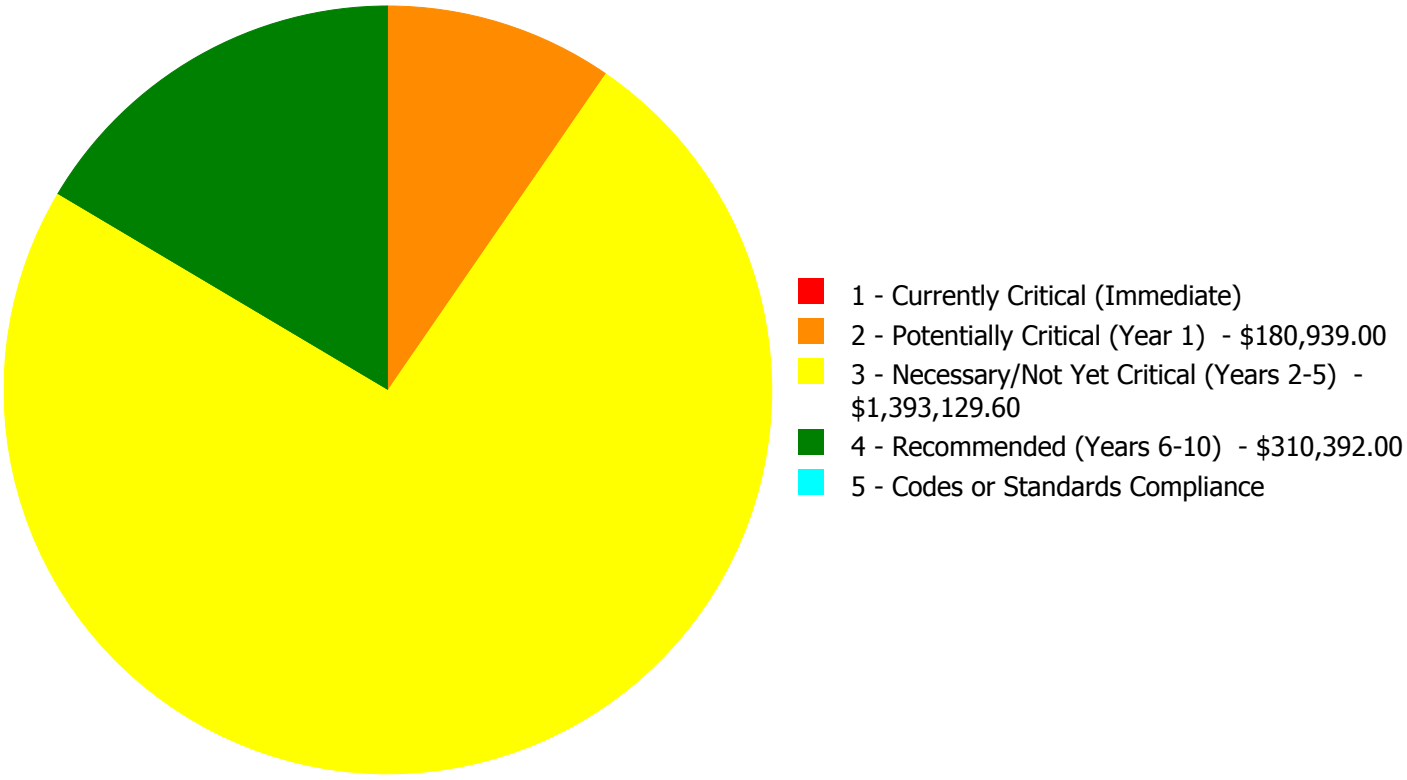
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $1,884,460.60

Deficiency Summary by Priority

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



Budget Estimate Total: $1,884,460.60

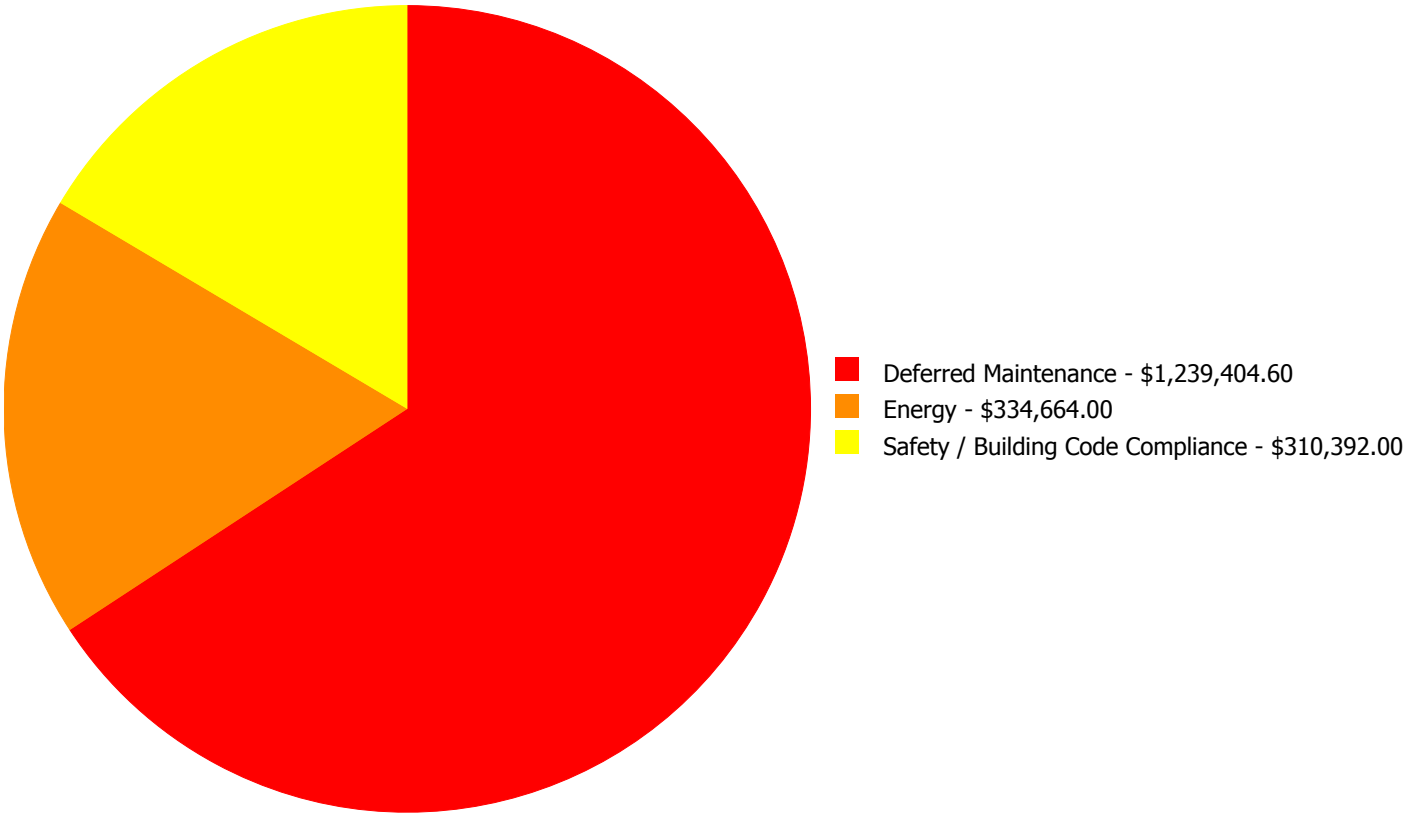
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
C3010	Wall Finishes	$0.00	$0.00	$200,799.00	$0.00	$0.00	$200,799.00
D2020	Domestic Water Distribution	$0.00	$0.00	$40,497.60	$0.00	$0.00	$40,497.60
D3030	Cooling Generating Systems	$0.00	$0.00	$573,710.00	$0.00	$0.00	$573,710.00
D3050	Terminal & Package Units	$0.00	$46,338.00	$0.00	$0.00	$0.00	$46,338.00
D3060	Controls & Instrumentation	$0.00	$0.00	$334,664.00	$0.00	$0.00	$334,664.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$310,392.00	$0.00	$310,392.00
D5030810	Security & Detection Systems	$0.00	$134,601.00	$0.00	$0.00	$0.00	$134,601.00
D5030910	Fire Alarm Systems	$0.00	$0.00	$243,459.00	$0.00	$0.00	$243,459.00
	Total:	$0.00	$180,939.00	$1,393,129.60	$310,392.00	$0.00	$1,884,460.60

Deficiency Summary by Category

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



Budget Estimate Total: $1,884,460.60

Deficiency Details by Priority

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

Priority :

System: E2010 - Fixed Furnishings

Location: Classrooms and offices
Distress: Missing
Category: Energy
Priority:
Correction:
Qty:
Unit of Measure: Ea.
Estimate:
Assessor Name: Ann Buerger Linden
Date Created: 02/09/2017

Notes: Exterior windows do not have blinds to control light and glare. Blinds will allow flexibility in classrooms for various lighting levels as well as provide some protection from heat gain.

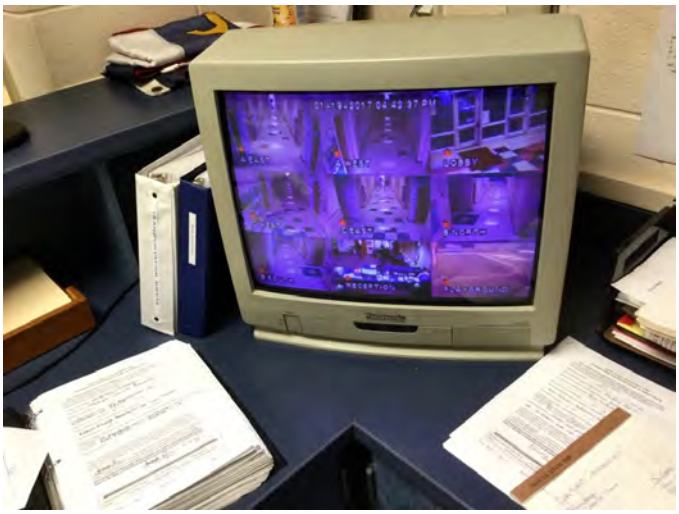
Priority 2 - Potentially Critical (Year 1):

System: D3050 - Terminal & Package Units

Location: Data rooms
Distress: Inadequate
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 66,866.00
Unit of Measure: S.F.
Estimate: $46,338.00
Assessor Name: Somnath Das
Date Created: 12/16/2016

Notes: Data rooms do not have independent cooling. The building system is inadequate for these spaces. Provide mini-split systems.

System: D5030810 - Security & Detection Systems



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 66,866.00
Unit of Measure: S.F.
Estimate: $134,601.00
Assessor Name: Somnath Das
Date Created: 12/16/2016

Notes: The original security system is obsolete and does not function well. A digital system is requested. Additional cameras needed at bus lot and front of building.

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

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: 66,866.00
Unit of Measure: S.F.
Estimate: $200,799.00
Assessor Name: Somnath Das
Date Created: 12/16/2016

Notes: Painted walls are maintained on an ad hoc basis with no regularly scheduled repainting. Many areas of the building are in need of re-painting. System renewal is recommended

System: D2020 - Domestic Water Distribution

Location: Mechanical room
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace water heater, gas / oil, 70 gallon
Qty: 2.00
Unit of Measure: Ea.
Estimate: $40,497.60
Assessor Name: Somnath Das
Date Created: 02/08/2017

Notes: Water heaters are beyond their expected service life. Replacement is recommended.

System: D3030 - Cooling Generating Systems

Location: Air cooled chiller
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 66,866.00
Unit of Measure: S.F.
Estimate: $573,710.00
Assessor Name: Somnath Das
Date Created: 02/08/2017

Notes: The original chiller has had 2 major failures. System renewal for reliability is recommended.

System: D3060 - Controls & Instrumentation

Location: Throughout the building
Distress: Inadequate
Category: Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 66,866.00
Unit of Measure: S.F.
Estimate: $334,664.00
Assessor Name: Somnath Das
Date Created: 02/08/2017

Notes: The original pneumatic controls system was obsolete at the time of construction. Replacement with a digital controls system that allows remote monitoring and control is recommended for system efficiency and reliability.

System: D5030910 - Fire Alarm Systems

Location:	Throughout the building
Distress:	Beyond Service Life
Category:	Deferred Maintenance
Priority:	3 - Necessary/Not Yet Critical (Years 2-5)
Correction:	Renew System
Qty:	66,866.00
Unit of Measure:	S.F.
Estimate:	$243,459.00
Assessor Name:	Somnath Das
Date Created:	12/16/2016

Notes: The fire alarm system is original and beyond its expected life. Replacement parts are difficult to obtain. System renewal is recommended to ensure reliability of this life safety system.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location:	Throughout the building
Distress:	Missing
Category:	Safety / Building Code Compliance
Priority:	4 - Recommended (Years 6-10)
Correction:	Renew System
Qty:	66,866.00
Unit of Measure:	S.F.
Estimate:	$310,392.00
Assessor Name:	Somnath Das
Date Created:	01/12/2017

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	576
Year Built:	2001
Last Renovation:	
Replacement Value:	$27,832
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	75.75 %
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

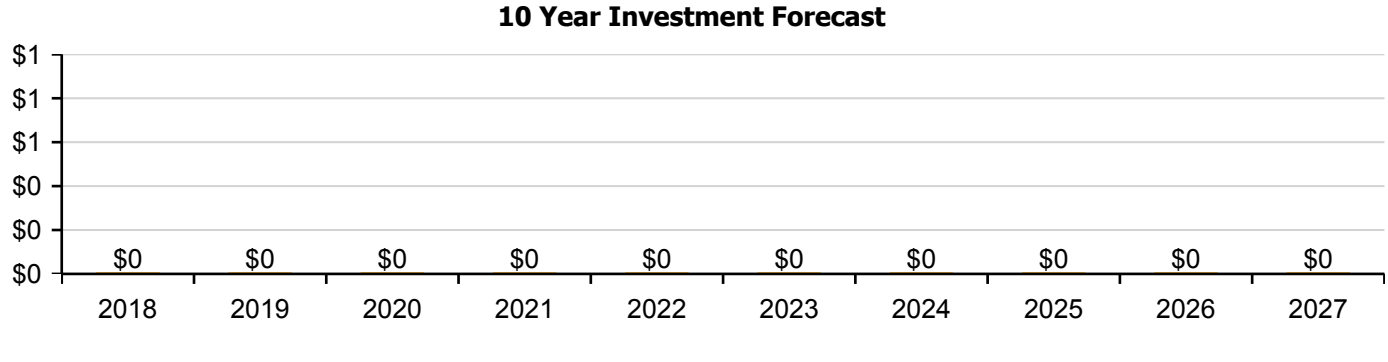
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	576
Year Built:	2001	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$27,832
FCI:	0.00 %	RSLI%:	75.75 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	84.00 %	0.00 %	$0.00
B10 - Superstructure	84.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	80.29 %	0.00 %	$0.00
B30 - Roofing	46.67 %	0.00 %	$0.00
Totals:	**75.75 %**	**0.00 %**	**$0.00**

Photo Album

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

1). North Elevation - Jan 12, 2017

2). East Elevation - Jan 12, 2017

3). South Elevation - Jan 12, 2017

4). West Elevation - Jan 12, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.70	S.F.	576	100	2001	2101		84.00 %	0.00 %	84			$2,707
A1030	Slab on Grade	$8.26	S.F.	576	100	2001	2101		84.00 %	0.00 %	84			$4,758
B1020	Roof Construction	$15.44	S.F.	576	100	2001	2101		84.00 %	0.00 %	84			$8,893
B2010	Exterior Walls	$9.24	S.F.	576	100	2001	2101		84.00 %	0.00 %	84			$5,322
B2030	Exterior Doors	$1.02	S.F.	576	30	2001	2031		46.67 %	0.00 %	14			$588
B3010130	Preformed Metal Roofing	$9.66	S.F.	576	30	2001	2031		46.67 %	0.00 %	14			$5,564
								Total	**75.75 %**					**$27,832**

System Notes

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

System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls

Note:

System: B2030 - Exterior Doors

Note:

System: B3010130 - Preformed Metal Roofing

Note:

Renewal Schedule

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

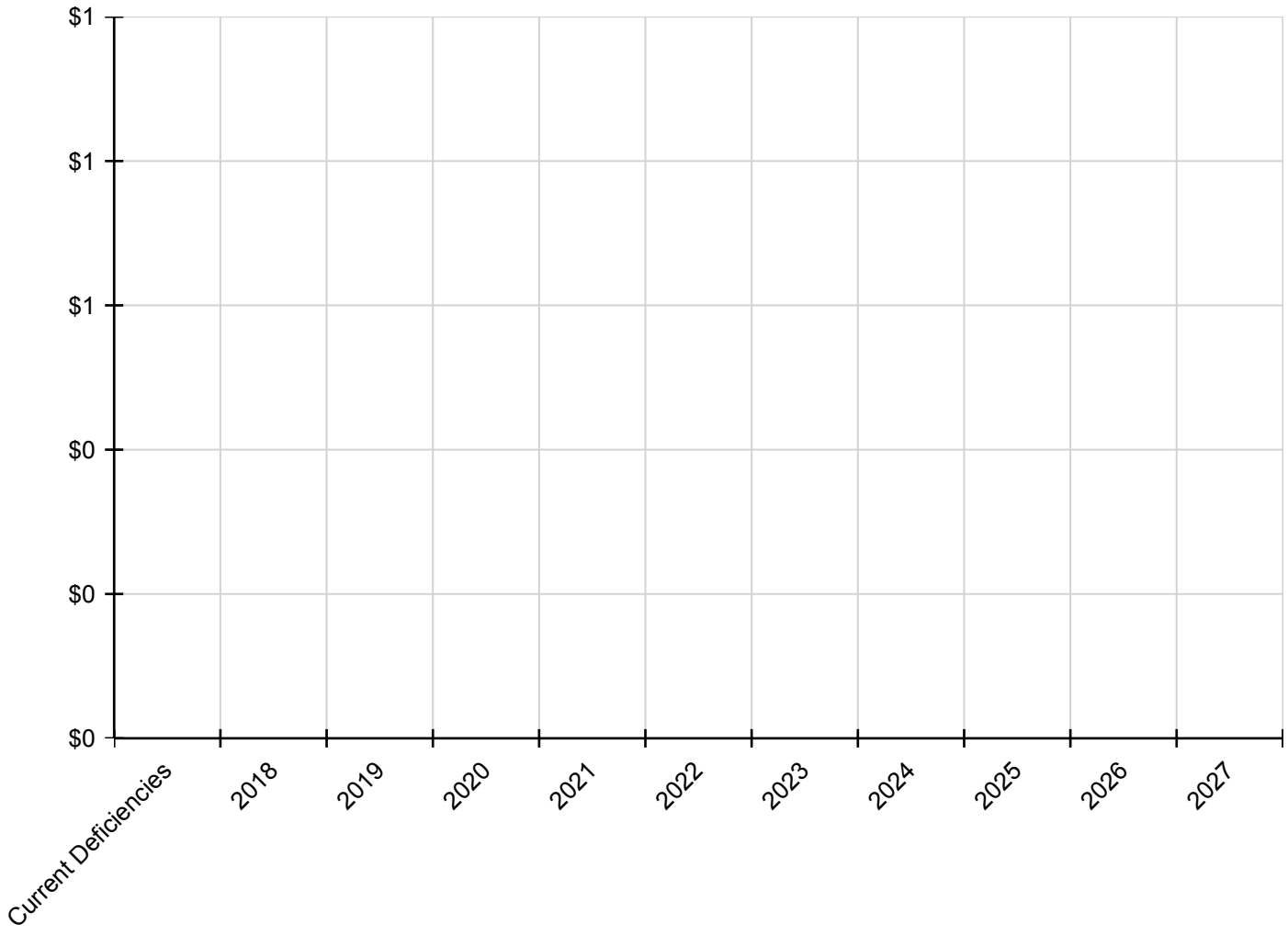
Inflation Rate: 3%

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

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	67,442
Year Built:	2001
Last Renovation:	
Replacement Value:	$1,986,843
Repair Cost:	$143,634.41
Total FCI:	7.23 %
Total RSLI:	45.06 %
FCA Score:	92.77

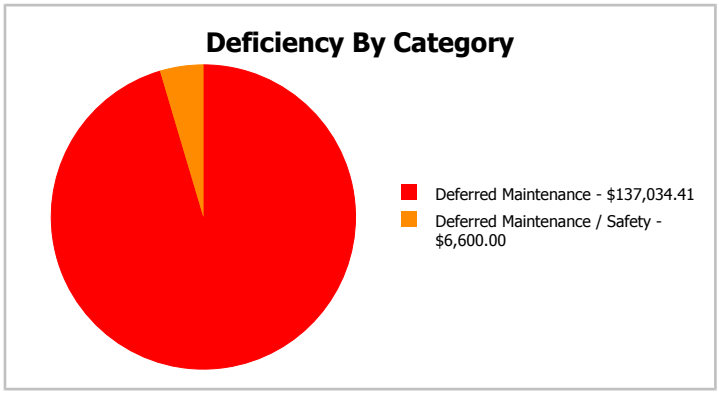
Description:

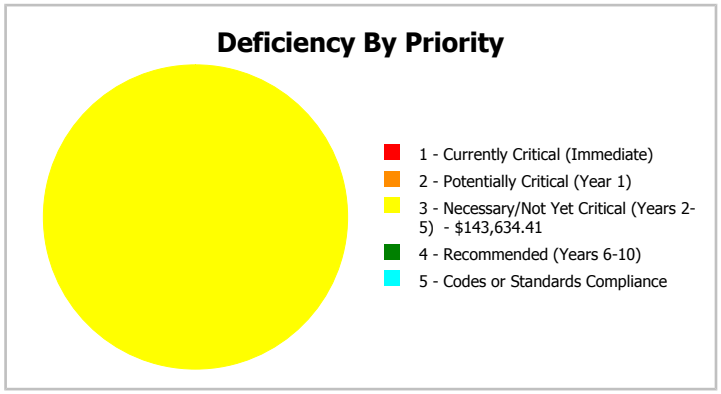
The narrative for this site is included in the Executive Summary Description at the front of this report.

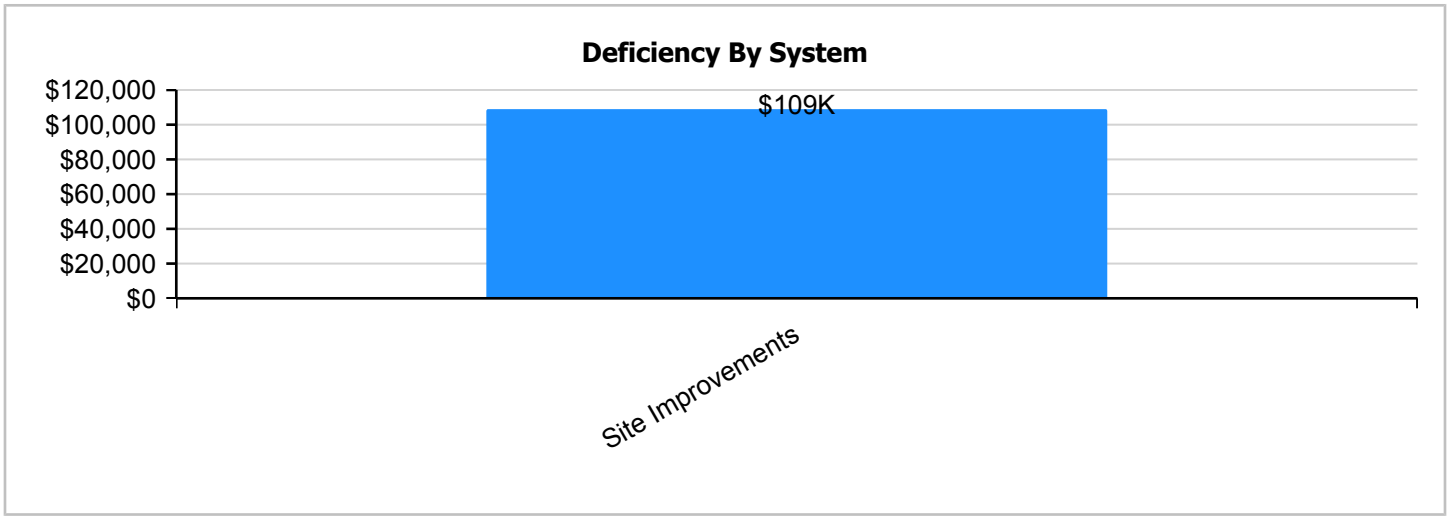
Attributes: This asset has no attributes.

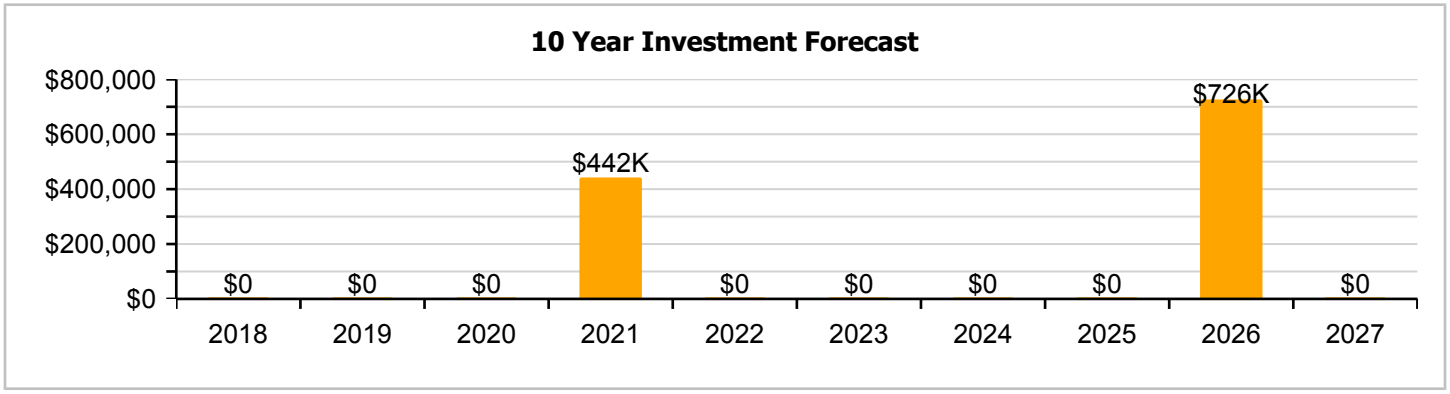
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	67,442
Year Built:	2001	Last Renovation:	
Repair Cost:	$143,634	Replacement Value:	$1,986,843
FCI:	7.23 %	RSLI%:	45.06 %









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	29.01 %	12.56 %	$143,634.41
G30 - Site Mechanical Utilities	67.16 %	0.00 %	$0.00
G40 - Site Electrical Utilities	65.89 %	0.00 %	$0.00
Totals:	**45.06 %**	**7.23 %**	**$143,634.41**

Photo Album

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

1). Aerial Image of Wadesboro Primary 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.	67,442	25	2001	2026		36.00 %	41.30 %	9		$106,128.00	$256,954
G2020	Parking Lots	$1.33	S.F.	67,442	25	2001	2026		36.00 %	34.46 %	9		$30,906.41	$89,698
G2030	Pedestrian Paving	$1.91	S.F.	67,442	30	2001	2031		46.67 %	0.00 %	14			$128,814
G2040105	Fence & Guardrails	$1.23	S.F.	67,442	30	2001	2031		46.67 %	0.00 %	14			$82,954
G2040950	Covered Walkways	$1.52	S.F.	67,442	25	2001	2026		36.00 %	0.00 %	9			$102,512
G2040950	Hard Surface Play Area	$0.75	S.F.	67,442	20	2001	2021		20.00 %	0.00 %	4			$50,582
G2040950	Playing Field	$4.54	S.F.	67,442	20	2001	2021		20.00 %	0.00 %	4			$306,187
G2050	Landscaping	$1.87	S.F.	67,442	15	2001	2016		0.00 %	5.23 %	-1		$6,600.00	$126,117
G3010	Water Supply	$2.34	S.F.	67,442	50	2001	2051		68.00 %	0.00 %	34			$157,814
G3020	Sanitary Sewer	$1.45	S.F.	67,442	50	2001	2051		68.00 %	0.00 %	34			$97,791
G3030	Storm Sewer	$4.54	S.F.	67,442	50	2001	2051		68.00 %	0.00 %	34			$306,187
G3060	Fuel Distribution	$0.98	S.F.	67,442	40	2001	2041		60.00 %	0.00 %	24			$66,093
G4010	Electrical Distribution	$2.35	S.F.	67,442	50	2001	2051		68.00 %	0.00 %	34			$158,489
G4030	Site Communications & Security	$0.84	S.F.	67,442	15	2011	2026		60.00 %	0.00 %	9			$56,651
								Total	**45.06 %**	**7.23 %**			**$143,634.41**	**$1,986,843**

System Notes

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

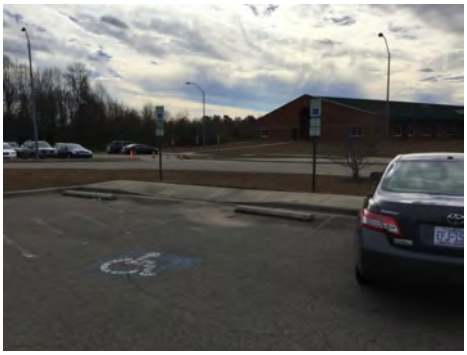
System: G2010 - Roadways



Note:

System: G2020 - Parking Lots





Note:

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails

Note:

System: G2040950 - Covered Walkways

Note:

System: G2040950 - Hard Surface Play Area

Note:

System: G2040950 - Playing Field

Note:

System: G2050 - Landscaping

Note:

System: G3010 - Water Supply

Note:

System: G3020 - Sanitary Sewer

Note:

System: G3030 - Storm Sewer

Note:

System: G3060 - Fuel Distribution

Note:

System: G4010 - Electrical Distribution

Note:

System: 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.

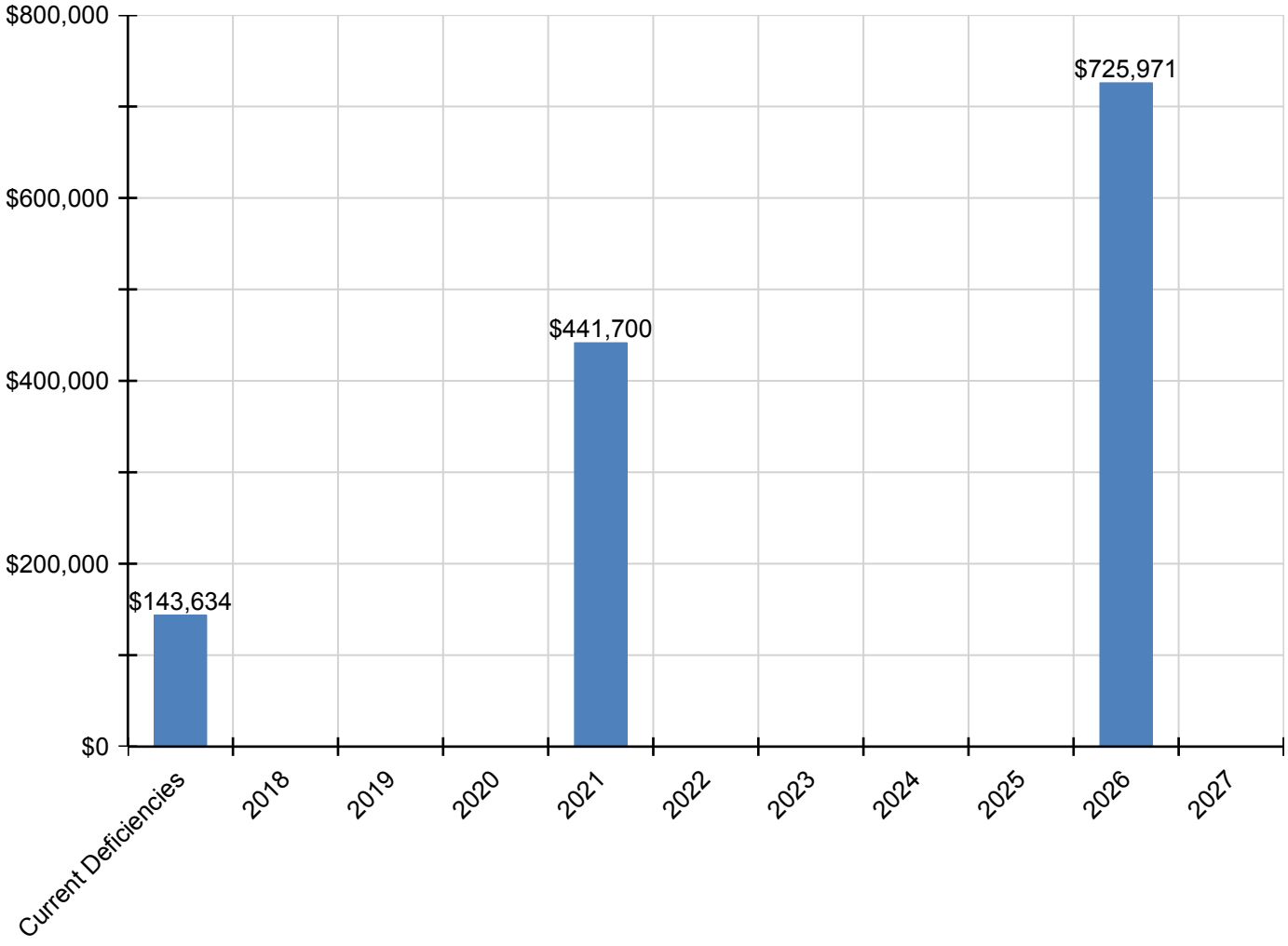
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$143,634**	**$0**	**$0**	**$0**	**$441,700**	**$0**	**$0**	**$0**	**$0**	**$725,971**	**$0**	**$1,311,305**
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	$106,128	$0	$0	$0	$0	$0	$0	$0	$0	$368,793	$0	**$474,921**
G2020 - Parking Lots	$30,906	$0	$0	$0	$0	$0	$0	$0	$0	$128,739	$0	**$159,646**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Covered Walkways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$147,130	$0	**$147,130**
G2040950 - Hard Surface Play Area	$0	$0	$0	$0	$62,623	$0	$0	$0	$0	$0	$0	**$62,623**
G2040950 - Playing Field	$0	$0	$0	$0	$379,077	$0	$0	$0	$0	$0	$0	**$379,077**
*** G2050 - Landscaping**	$6,600	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,600**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communications & Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$81,308	$0	**$81,308**

** Indicates non-renewable system*

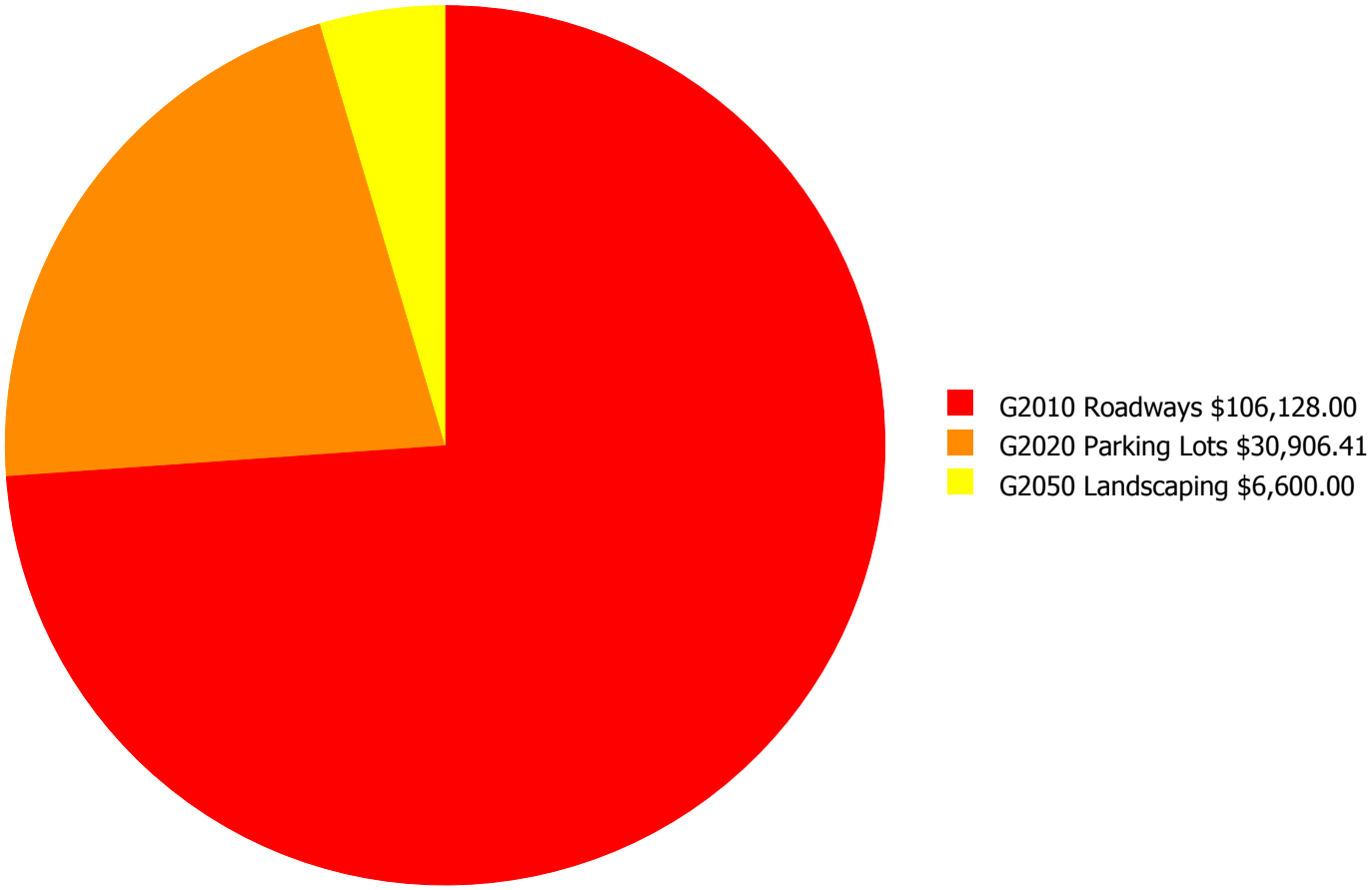
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

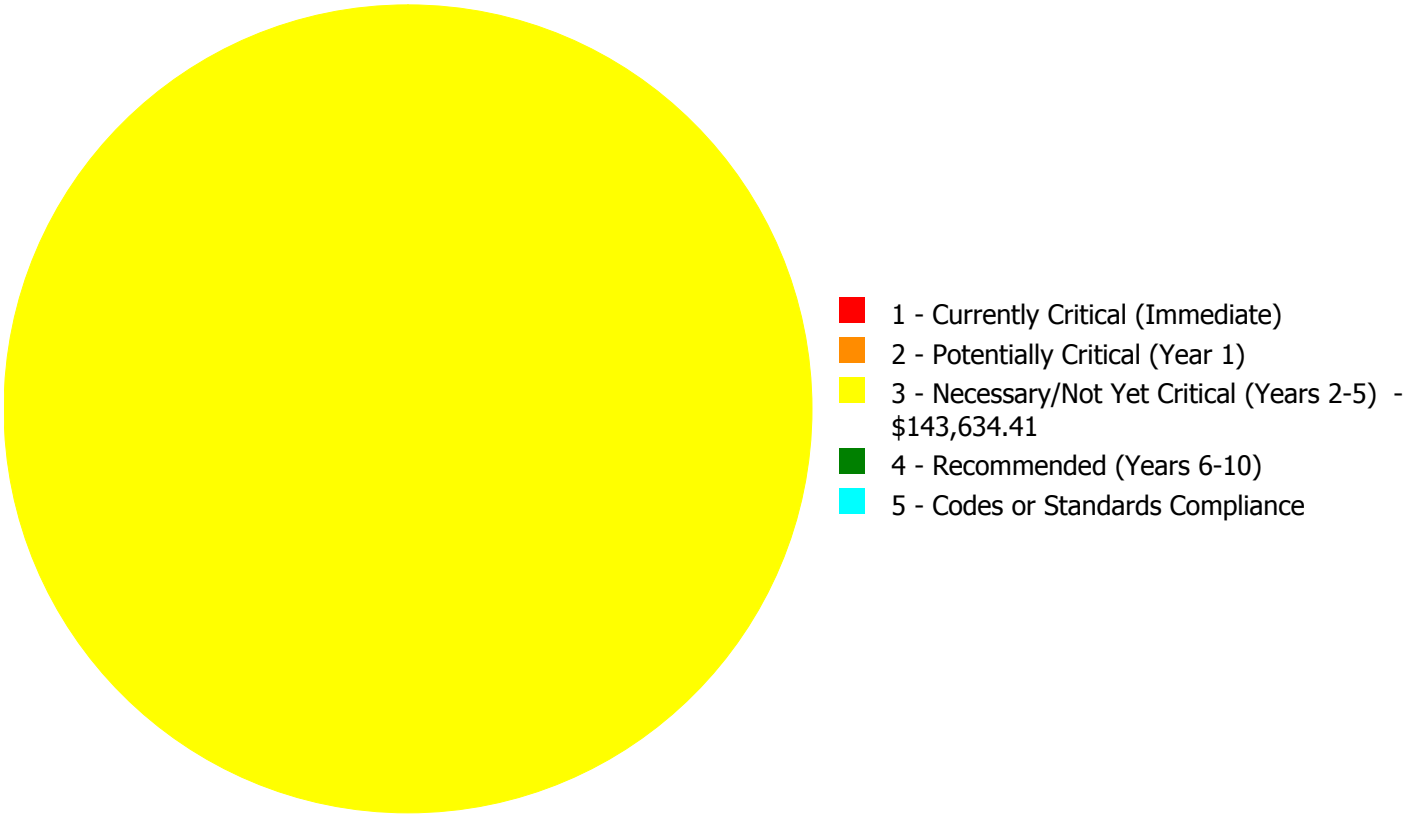
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $143,634.41

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: $143,634.41

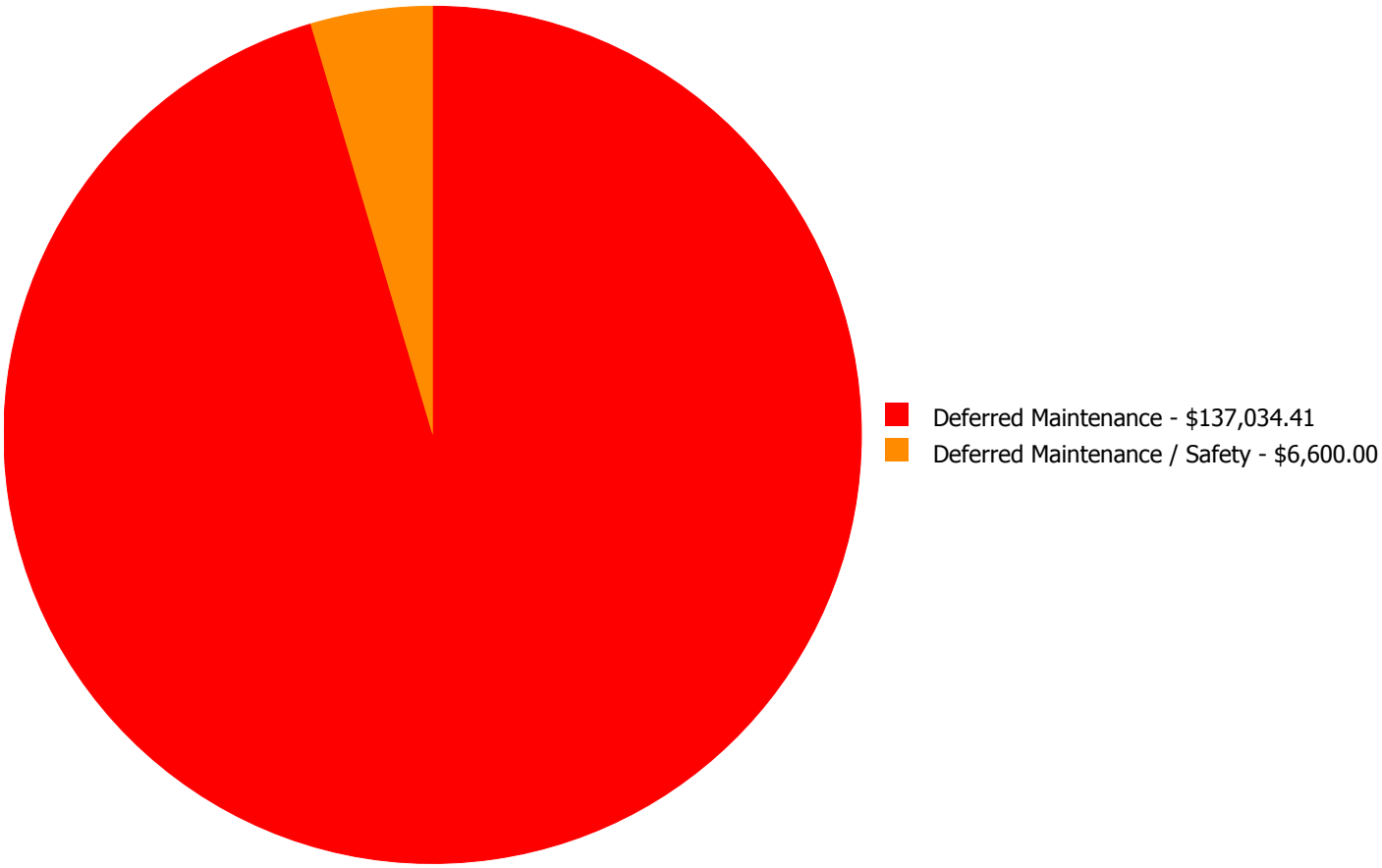
Deficiency By Priority Investment Table

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	$106,128.00	$0.00	$0.00	$106,128.00
G2020	Parking Lots	$0.00	$0.00	$30,906.41	$0.00	$0.00	$30,906.41
G2050	Landscaping	$0.00	$0.00	$6,600.00	$0.00	$0.00	$6,600.00
	Total:	$0.00	$0.00	$143,634.41	$0.00	$0.00	$143,634.41

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: $143,634.41

Deficiency Details by Priority

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

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

System: G2010 - Roadways

Location: Site roadways
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Resurface the roadway
Qty: 2,500.00
Unit of Measure: L.F.
Estimate: $106,128.00
Assessor Name: Somnath Das
Date Created: 02/08/2017

Notes: Roads are alligatored and grainy. Crack sealing and sealing is recommended to prolong system life.

System: G2020 - Parking Lots

Location: Parking lots
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Parking lot repair and sealcoating
Qty: 35.00
Unit of Measure: M.S.F.
Estimate: $30,906.41
Assessor Name: Somnath Das
Date Created: 02/08/2017

Notes: Parking lots show some alligatoring and asphalt is grainy. Striping and pavement markings are faded. Crack fill and seal pavements. Re-stripe lots.

System: G2050 - Landscaping

Location: Near bus driveway
Distress: Inadequate
Category: Deferred Maintenance / Safety
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Grading study
Qty: 1.00
Unit of Measure: Ea.
Estimate: $6,600.00
Assessor Name: Somnath Das
Date Created: 02/09/2017

Notes: The steep slope north of the bus drive area spills runoff and debris onto the pavement, creating icy conditions in winter. Regrading is recommended.