

NC School District/040 Anson County/High School

Anson County Early College High

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):	5,642
Year Built:	2008
Last Renovation:	
Replacement Value:	\$1,180,305
Repair Cost:	\$47,109.03
Total FCI:	3.99 %
Total RSLI:	63.49 %
FCA Score:	96.01



Description:

GENERAL:

Anson County Early College is located at 177 Ledbetter Street in Polkton, North Carolina. The 1 story, 5,642 square foot building was originally constructed in 2008. There have been no additions or no renovations. In addition to the main building, the campus does not contain ancillary buildings.

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 concrete piers and is assumed to have special foundations. The building does not have a basement.

Campus Assessment Report - Anson County Early College High

B. SUPERSTRUCTURE

Floor construction is wood. Roof construction is wood. The exterior envelope is composed of walls of prefab metal panels. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope built-up. There are no roof openings for the building. Most building entrances appear to comply with ADA requirements.

C. INTERIORS

Interior partitions are typically demountable partitions. Interior doors are generally hollow core wood with hollow steel frames and mostly with glazing. Interior fittings include the following items: white boards, toilet accessories, and fabricated toilet partitions. The interior wall finishes are typically painted drywall. Floor finishes in all areas are typically vinyl composition tile. Ceiling finishes in all common areas are typically painted drywall.

CONVEYING:

The building does not include conveying equipment.

D. SERVICES

PLUMBING: Plumbing fixtures are typically low-flow water fixtures with manual control valves. Domestic water distribution is plastic with electric hot water heating. Sanitary waste system is cast iron. Rain water drainage system is internal with roof drains.

HVAC:

Heating and cooling is supplied by 10 through wall heat pump system. The heating/cooling distribution system is a ductwork system utilizing VAV boxes. Fresh air is supplied by infiltration. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system. This building has a remote Building Automation System.

FIRE PROTECTION:

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

ELECTRICAL:

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

COMMUNICATIONS AND SECURITY:

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

OTHER ELECTRICAL SYSTEMS:

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

E. EQUIPMENT & FURNISHINGS:

This building includes only audio-visual equipment.

G. SITE

Campus site features include paved driveways and parking lots, pedestrian pavement, and landscaping. Site mechanical and electrical features include water, sewer, and site lighting.

Campus Assessment Report - Anson County Early College High

Attributes:

General Attributes:

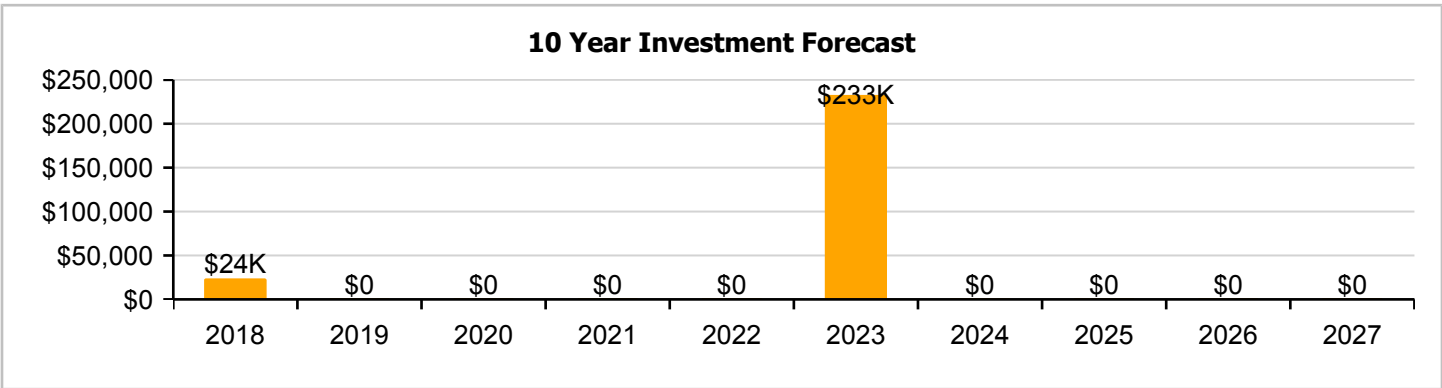
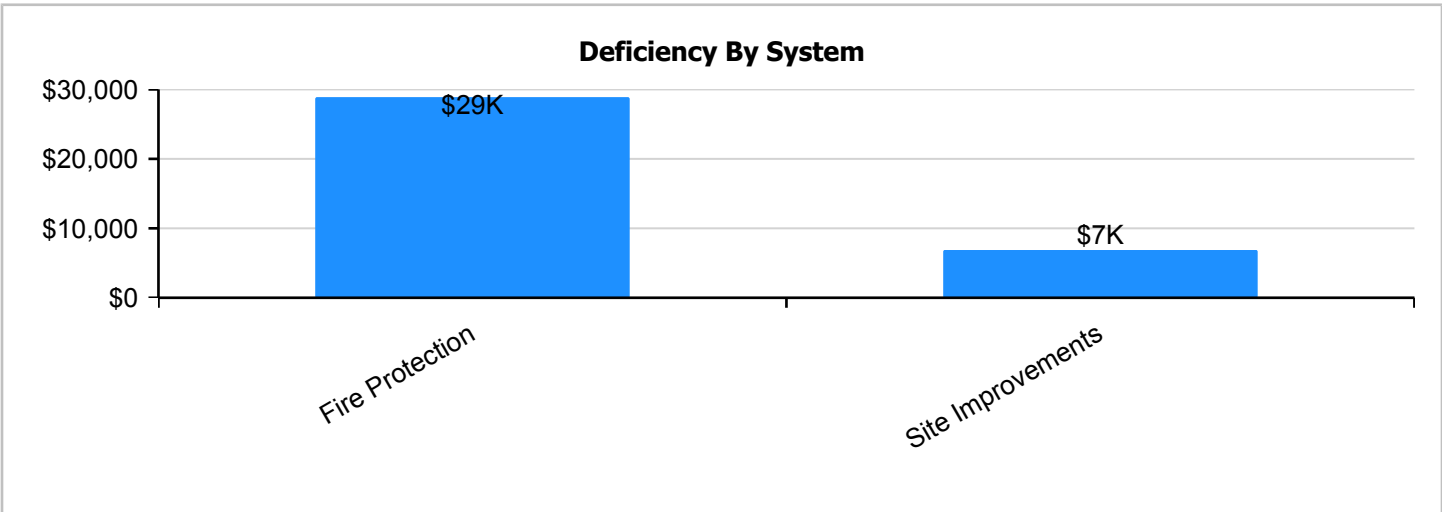
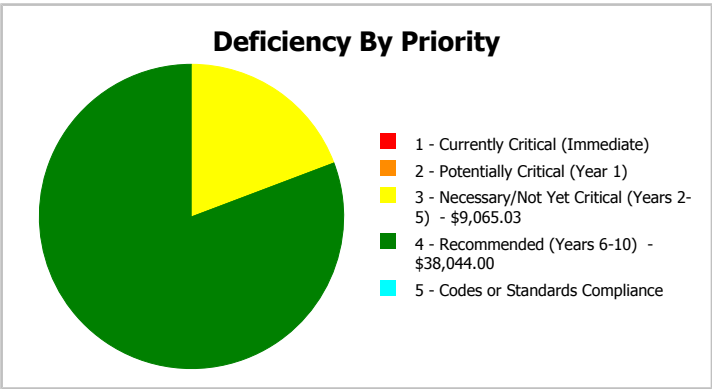
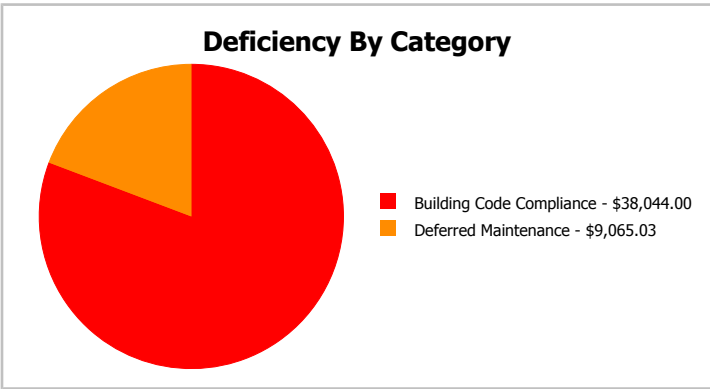
Condition Assessor:	Somnath Das	Assessment Date:	1/17/2017
Suitability Assessor:			

School Information:

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

Campus Dashboard Summary

Gross Area:	5,642	Last Renovation:	
Year Built:	2008	Replacement Value:	\$1,180,305
Repair Cost:	\$47,109	RSLI%:	63.49 %
FCI:	3.99 %		



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.

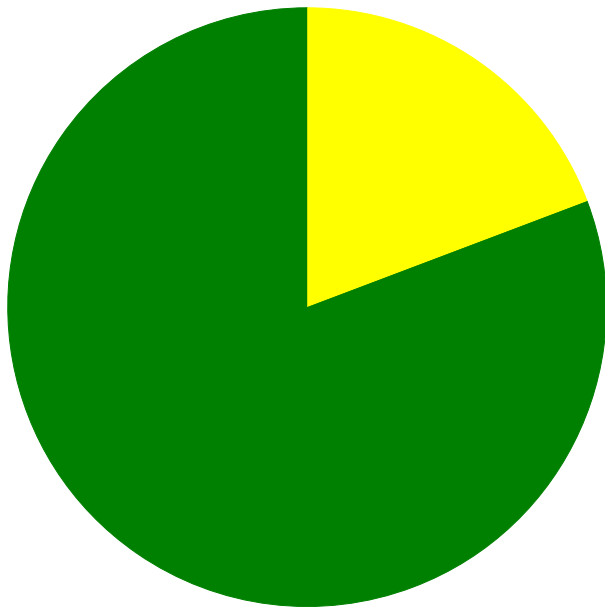
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	91.00 %	0.00 %	\$0.00
B10 - Superstructure	91.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	79.96 %	0.00 %	\$0.00
B30 - Roofing	55.00 %	0.00 %	\$0.00
C10 - Interior Construction	77.27 %	0.00 %	\$0.00
C30 - Interior Finishes	54.07 %	0.00 %	\$0.00
D20 - Plumbing	70.00 %	0.00 %	\$0.00
D30 - HVAC	49.94 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$38,044.00
D50 - Electrical	59.84 %	0.00 %	\$0.00
E10 - Equipment	55.00 %	0.00 %	\$0.00
G20 - Site Improvements	57.83 %	29.21 %	\$9,065.03
G30 - Site Mechanical Utilities	82.00 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	77.30 %	0.00 %	\$0.00
Totals:	63.49 %	3.99 %	\$47,109.03

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
2008 Main Building	5,642	3.53	\$0.00	\$0.00	\$0.00	\$38,044.00	\$0.00
Site	5,642	8.87	\$0.00	\$0.00	\$9,065.03	\$0.00	\$0.00
Total:		3.99	\$0.00	\$0.00	\$9,065.03	\$38,044.00	\$0.00

Deficiencies By Priority



- 1 - Currently Critical (Immediate)
- 2 - Potentially Critical (Year 1)
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$9,065.03
- 4 - Recommended (Years 6-10) - \$38,044.00
- 5 - Codes or Standards Compliance

Budget Estimate Total: \$47,109.03

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:	HS -High School
Gross Area (SF):	5,642
Year Built:	2008
Last Renovation:	
Replacement Value:	\$1,078,072
Repair Cost:	\$38,044.00
Total FCI:	3.53 %
Total RSLI:	62.53 %
FCA Score:	96.47



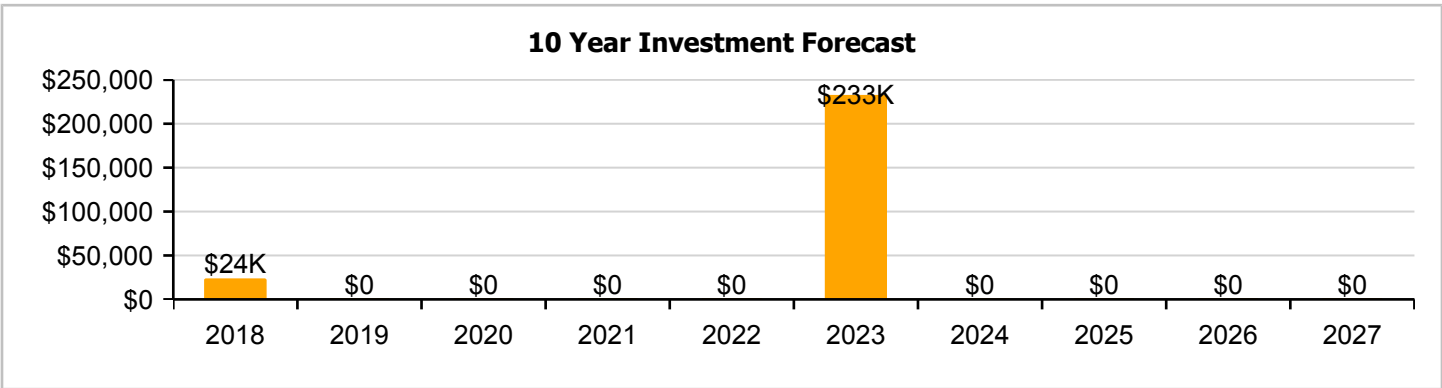
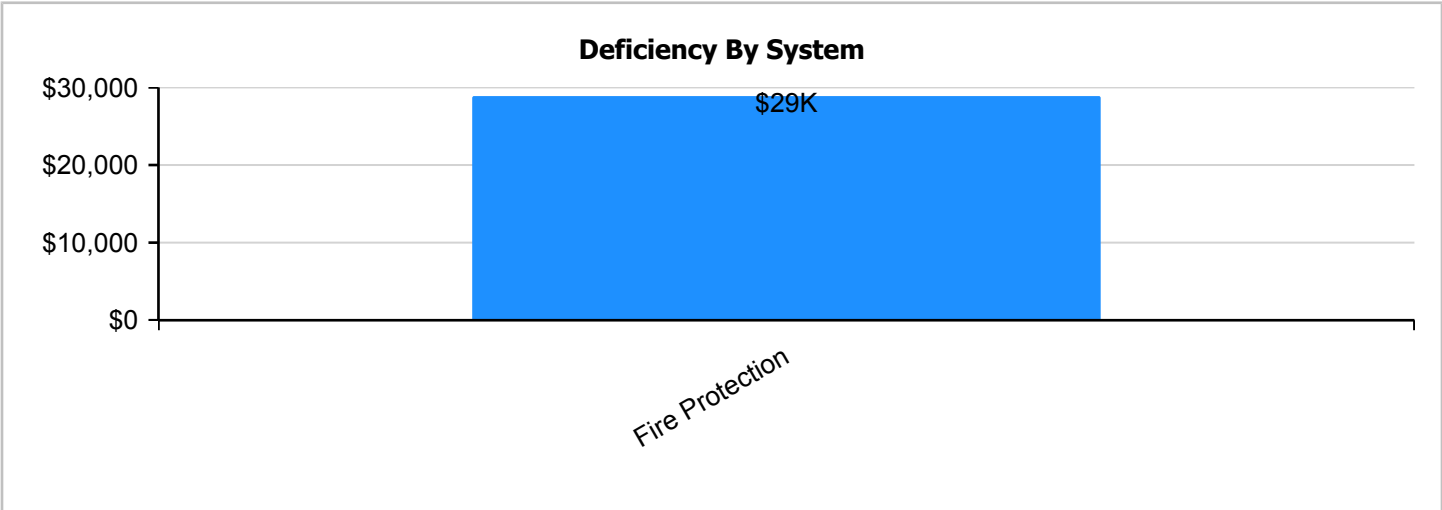
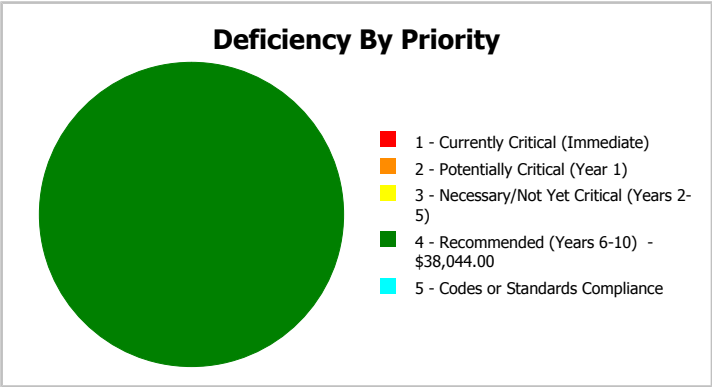
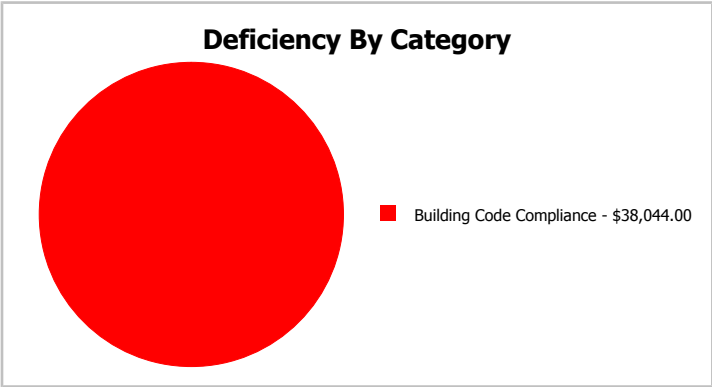
Description:

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:	HS -High School	Gross Area:	5,642
Year Built:	2008	Last Renovation:	
Repair Cost:	\$38,044	Replacement Value:	\$1,078,072
FCI:	3.53 %	RSLI%:	62.53 %



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	91.00 %	0.00 %	\$0.00
B10 - Superstructure	91.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	79.96 %	0.00 %	\$0.00
B30 - Roofing	55.00 %	0.00 %	\$0.00
C10 - Interior Construction	77.27 %	0.00 %	\$0.00
C30 - Interior Finishes	54.07 %	0.00 %	\$0.00
D20 - Plumbing	70.00 %	0.00 %	\$0.00
D30 - HVAC	49.94 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$38,044.00
D50 - Electrical	59.84 %	0.00 %	\$0.00
E10 - Equipment	55.00 %	0.00 %	\$0.00
Totals:	62.53 %	3.53 %	\$38,044.00

Photo Album

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

1). North Elevation - Jan 19, 2017



2). Northwest Elevation - Jan 19, 2017



3). South Elevation - Jan 19, 2017



4). Southeast Elevation - Jan 19, 2017



Condition Detail

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

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

Campus Assessment Report - 2008 Main Building

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 \$
A1020	Special Foundations	\$3.10	S.F.	5,642	100	2008	2108		91.00 %	0.00 %	91			\$17,490
B1010	Floor Construction	\$2.20	S.F.	5,642	100	2008	2108		91.00 %	0.00 %	91			\$12,412
B1020	Roof Construction	\$10.89	S.F.	5,642	100	2008	2108		91.00 %	0.00 %	91			\$61,441
B2010	Exterior Walls	\$12.84	S.F.	5,642	100	2008	2108		91.00 %	0.00 %	91			\$72,443
B2020	Exterior Windows	\$12.80	S.F.	5,642	30	2008	2038		70.00 %	0.00 %	21			\$72,218
B2030	Exterior Doors	\$1.44	S.F.	5,642	30	2008	2038		70.00 %	0.00 %	21			\$8,124
B3010120	Single Ply Membrane	\$9.35	S.F.	5,642	20	2008	2028		55.00 %	0.00 %	11			\$52,753
C1010	Partitions	\$6.73	S.F.	5,642	75	2008	2083		88.00 %	0.00 %	66			\$37,971
C1020	Interior Doors	\$3.47	S.F.	5,642	30	2008	2038		70.00 %	0.00 %	21			\$19,578
C1030	Fittings	\$2.11	S.F.	5,642	20	2008	2028		55.00 %	0.00 %	11			\$11,905
C3010	Wall Finishes	\$3.70	S.F.	5,642	10	2008	2018		10.00 %	0.00 %	1			\$20,875
C3020	Floor Finishes	\$15.51	S.F.	5,642	20	2008	2028		55.00 %	0.00 %	11			\$87,507
C3030	Ceiling Finishes	\$14.98	S.F.	5,642	25	2008	2033		64.00 %	0.00 %	16			\$84,517
D2010	Plumbing Fixtures	\$12.66	S.F.	5,642	30	2008	2038		70.00 %	0.00 %	21			\$71,428
D2020	Domestic Water Distribution	\$1.33	S.F.	5,642	30	2008	2038		70.00 %	0.00 %	21			\$7,504
D2030	Sanitary Waste	\$2.10	S.F.	5,642	30	2008	2038		70.00 %	0.00 %	21			\$11,848
D3040	Distribution Systems	\$8.38	S.F.	5,642	30	2008	2038		70.00 %	0.00 %	21			\$47,280
D3050	Terminal & Package Units	\$18.26	S.F.	5,642	15	2008	2023		40.00 %	0.00 %	6			\$103,023
D3060	Controls & Instrumentation	\$2.65	S.F.	5,642	20	2008	2028		55.00 %	0.00 %	11			\$14,951
D4010	Sprinklers	\$5.21	S.F.	5,642	30			2016	0.00 %	110.00 %	-1		\$32,334.00	\$29,395
D4020	Standpipes	\$0.92	S.F.	5,642	30			2016	0.00 %	110.00 %	-1		\$5,710.00	\$5,191
D5010	Electrical Service/Distribution	\$2.32	S.F.	5,642	40	2008	2048		77.50 %	0.00 %	31			\$13,089
D5020	Branch Wiring	\$6.51	S.F.	5,642	30	2008	2038		70.00 %	0.00 %	21			\$36,729
D5020	Lighting	\$15.21	S.F.	5,642	30	2008	2038		70.00 %	0.00 %	21			\$85,815
D5030810	Security & Detection Systems	\$2.55	S.F.	5,642	15	2008	2023		40.00 %	0.00 %	6			\$14,387
D5030910	Fire Alarm Systems	\$4.62	S.F.	5,642	15	2008	2023		40.00 %	0.00 %	6			\$26,066
D5030920	Data Communication	\$5.98	S.F.	5,642	15	2008	2023		40.00 %	0.00 %	6			\$33,739
D5090	Other Electrical Systems	\$0.16	S.F.	5,642	20	2008	2028		55.00 %	0.00 %	11			\$903
E1020	Institutional Equipment	\$3.10	S.F.	5,642	20	2008	2028		55.00 %	0.00 %	11			\$17,490
Total									62.53 %	3.53 %			\$38,044.00	\$1,078,072

System Notes

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

System: B2010 - Exterior Walls



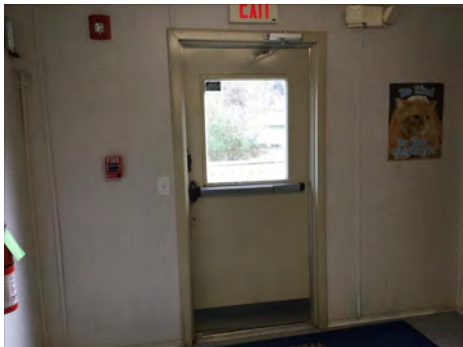
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

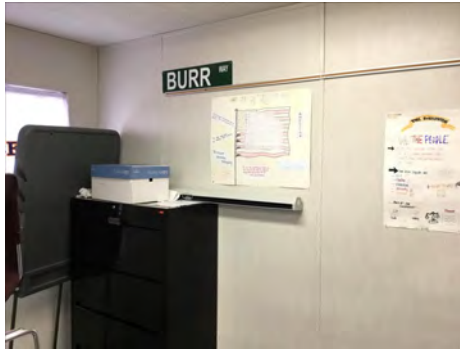
Campus Assessment Report - 2008 Main Building

System: B3010120 - Single Ply Membrane



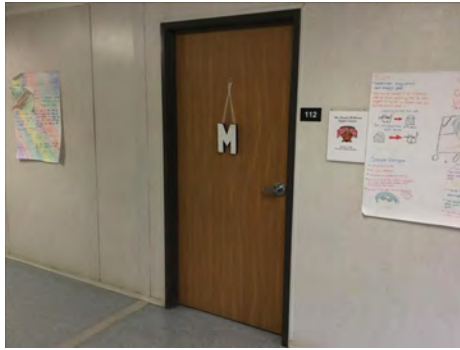
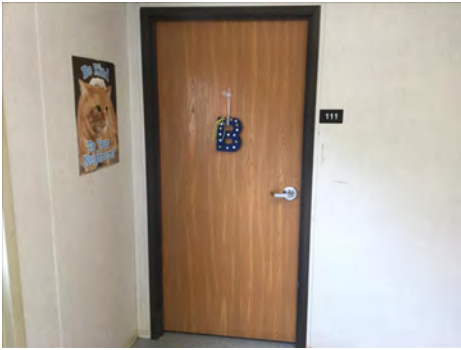
Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

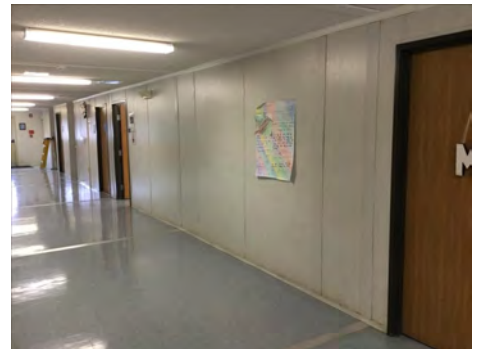
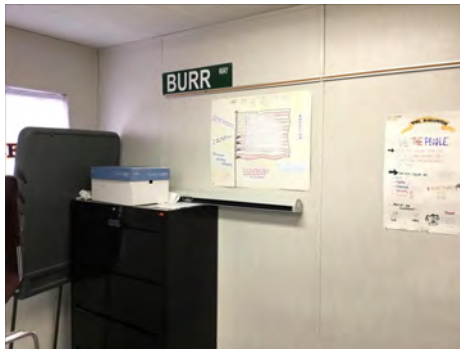
Campus Assessment Report - 2008 Main Building

System: C1030 - Fittings



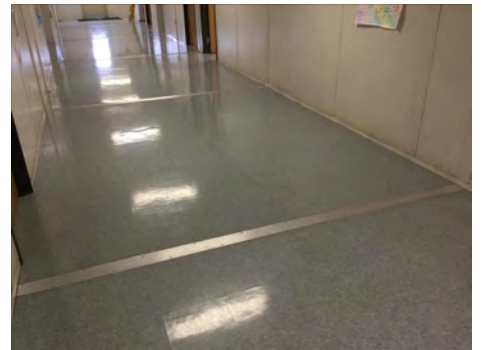
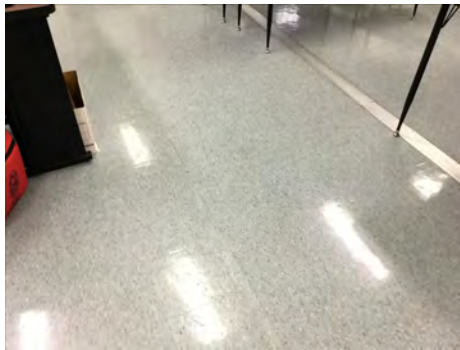
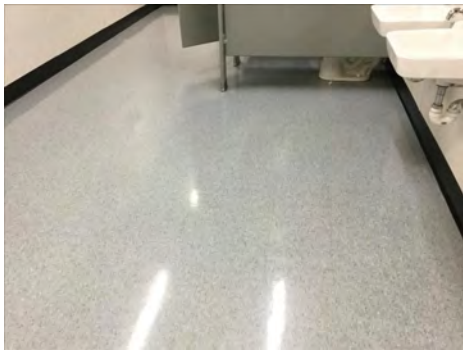
Note:

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

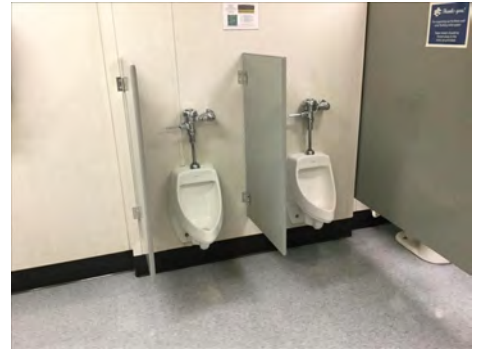
Campus Assessment Report - 2008 Main Building

System: C3030 - Ceiling Finishes



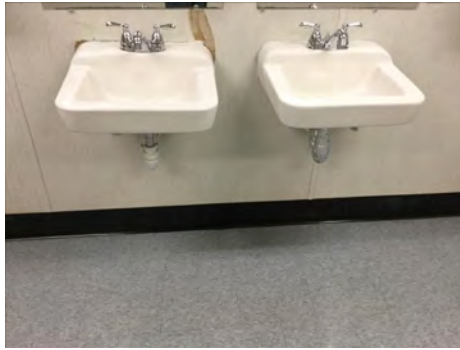
Note:

System: D2010 - Plumbing Fixtures



Note:

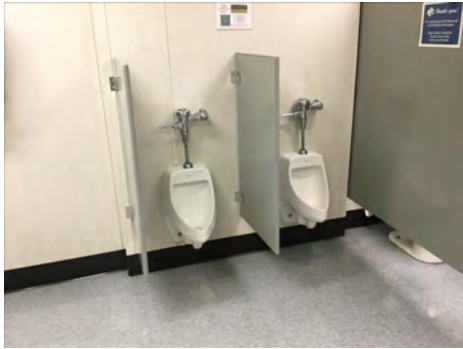
System: D2020 - Domestic Water Distribution



Note:

Campus Assessment Report - 2008 Main Building

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

Campus Assessment Report - 2008 Main Building

System: D3060 - Controls & Instrumentation



Note:

System: D4010 - Sprinklers

This system contains no images

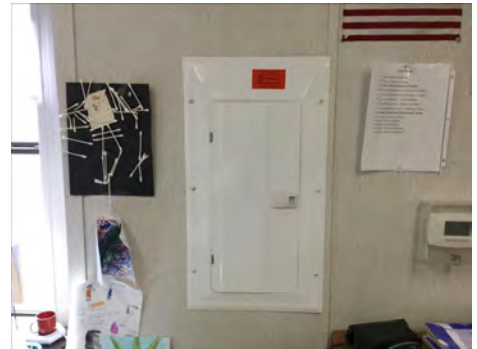
Note: The building does not have a fire protection system and it should be installed.

System: D4020 - Standpipes

This system contains no images

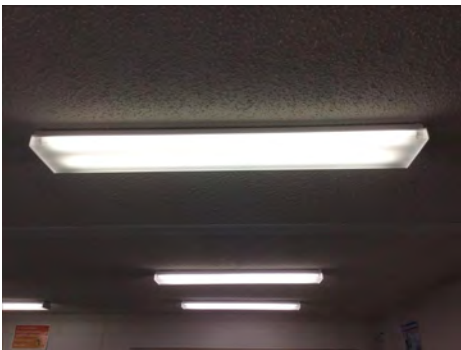
Note: The building does not have a fire protection system and it should be installed.

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

Campus Assessment Report - 2008 Main Building

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

Campus Assessment Report - 2008 Main Building

System: D5030920 - Data Communication



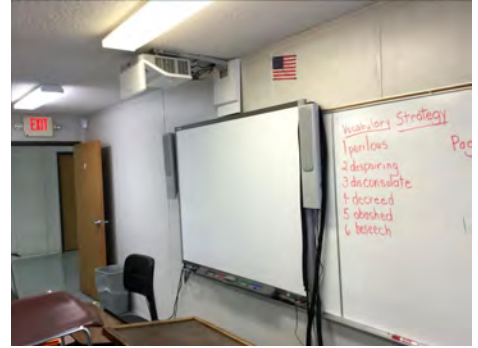
Note:

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:	\$38,044	\$23,652	\$0	\$0	\$0	\$0	\$232,765	\$0	\$0	\$0	\$0	\$294,461
* 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
* A1020 - Special Foundations	\$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
B3010120 - Single Ply Membrane	\$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	\$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	\$0	\$23,652	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,652
C3020 - Floor Finishes	\$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
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

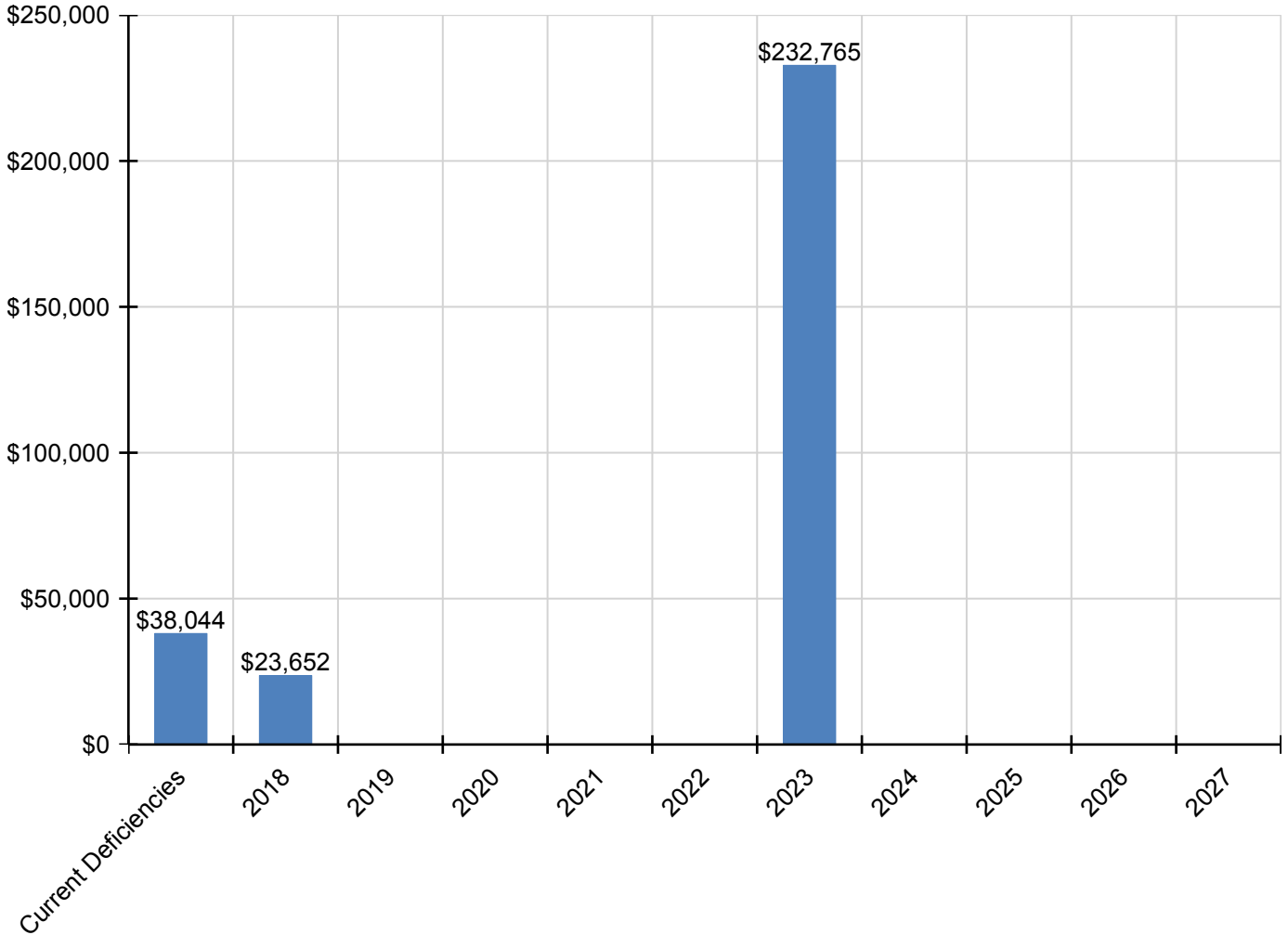
Campus Assessment Report - 2008 Main Building

D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$135,316	\$0	\$0	\$0	\$0	\$0	\$135,316
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	\$32,334	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,334
D4020 - Standpipes	\$5,710	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,710
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$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	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$18,897	\$0	\$0	\$0	\$0	\$0	\$18,897
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$34,237	\$0	\$0	\$0	\$0	\$0	\$34,237
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$44,315	\$0	\$0	\$0	\$0	\$0	\$44,315
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
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

* Indicates non-renewable system

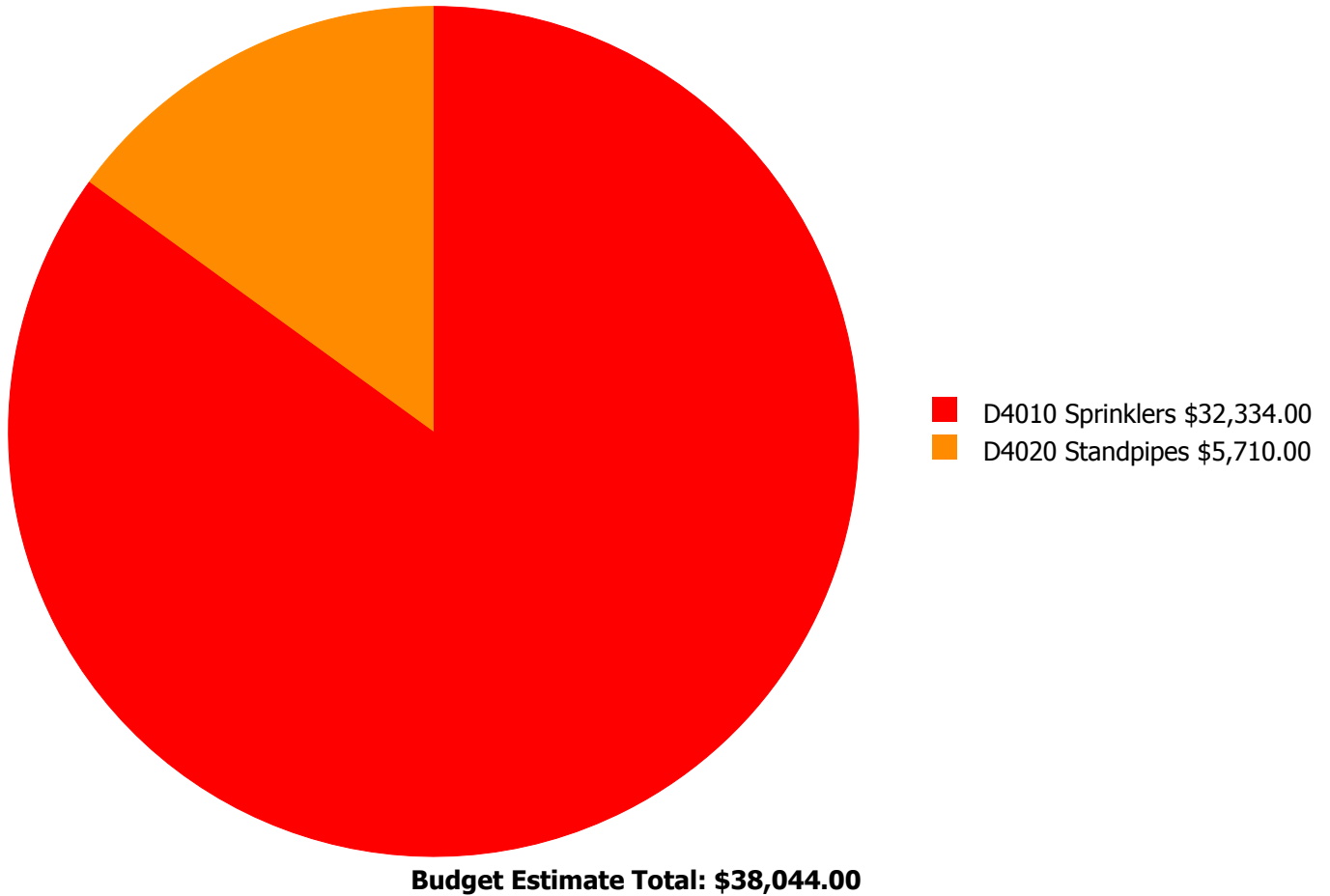
Forecasted Capital Renewal Requirement

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



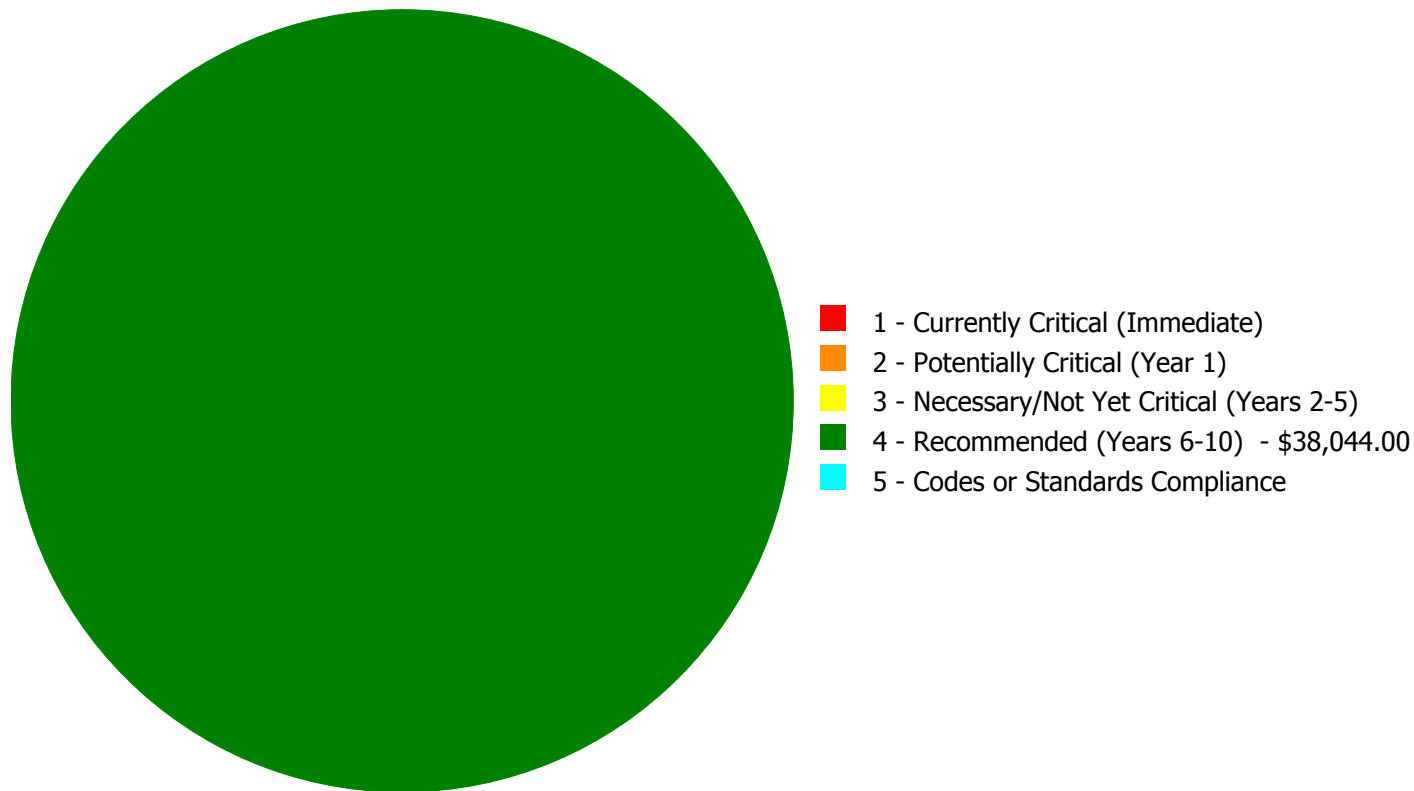
Deficiency Summary by System

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.



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: \$38,044.00

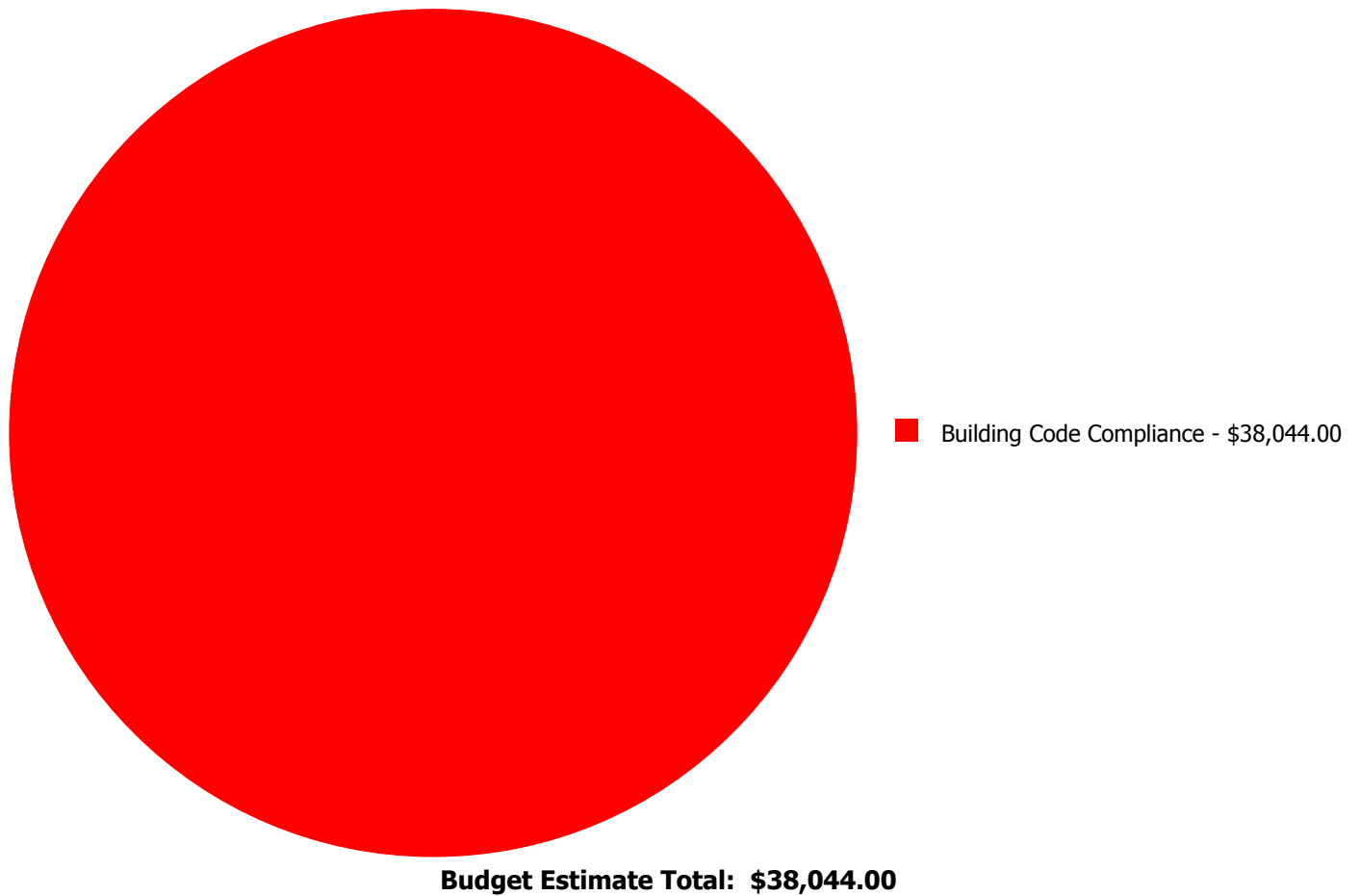
Deficiency By Priority Investment Table

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
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$32,334.00	\$0.00	\$32,334.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$5,710.00	\$0.00	\$5,710.00
	Total:	\$0.00	\$0.00	\$0.00	\$38,044.00	\$0.00	\$38,044.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 5,642.00
Unit of Measure: S.F.
Estimate: \$32,334.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 5,642.00
Unit of Measure: S.F.
Estimate: \$5,710.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	5,642
Year Built:	2008
Last Renovation:	
Replacement Value:	\$102,233
Repair Cost:	\$9,065.03
Total FCI:	8.87 %
Total RSLI:	73.62 %
FCA Score:	91.13



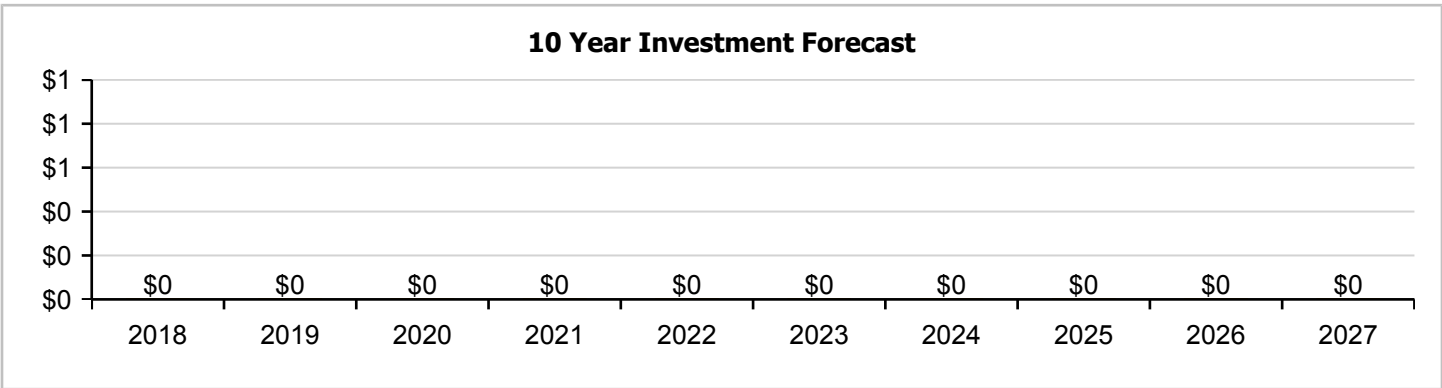
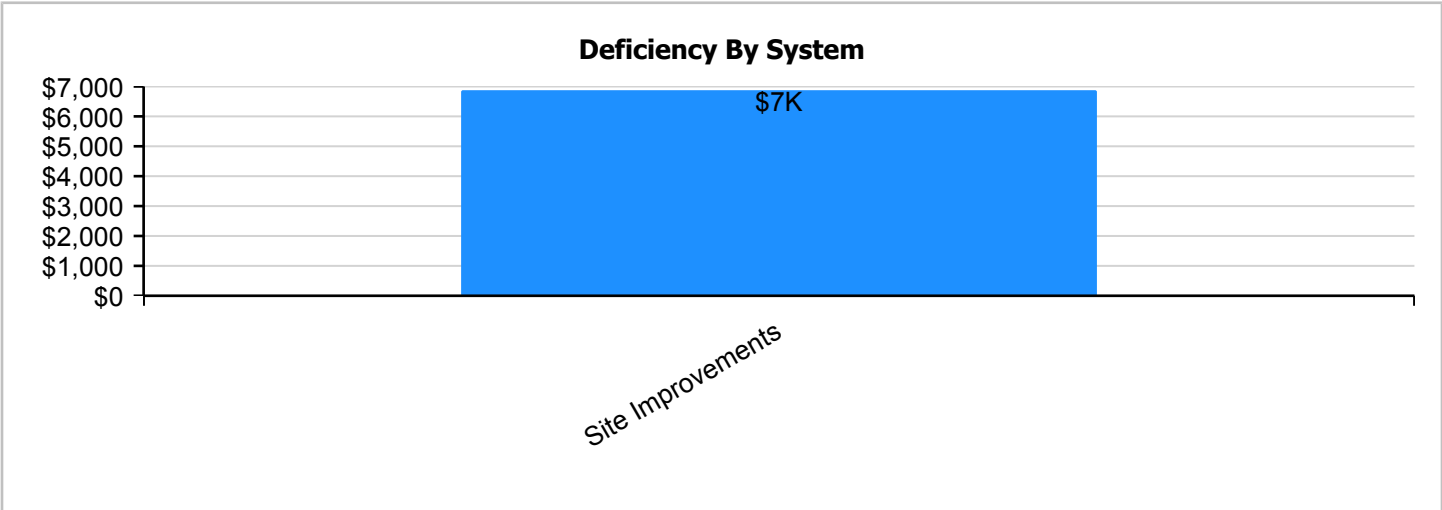
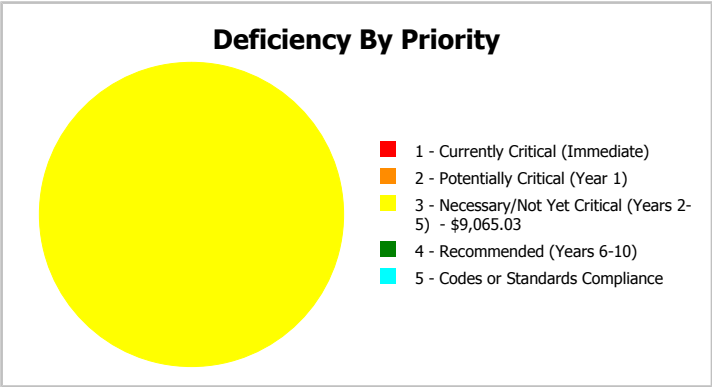
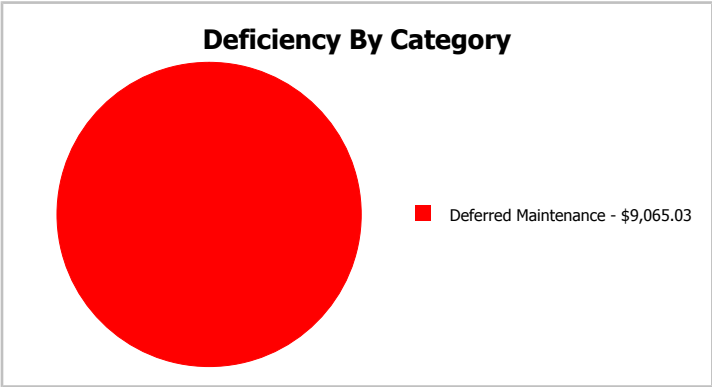
Description:

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:	HS -High School	Gross Area:	5,642
Year Built:	2008	Last Renovation:	
Repair Cost:	\$9,065	Replacement Value:	\$102,233
FCI:	8.87 %	RSLI%:	73.62 %



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	57.83 %	29.21 %	\$9,065.03
G30 - Site Mechanical Utilities	82.00 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	77.30 %	0.00 %	\$0.00
Totals:	73.62 %	8.87 %	\$9,065.03

Photo Album

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

- 1). Aerial Image of Anson Co. Early College High School - Jan 19, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2020	Parking Lots	\$1.61	S.F.	5,642	25	2008	2033		64.00 %	0.00 %	16			\$9,084
G2030	Pedestrian Paving	\$1.98	S.F.	5,642	30	2008	2038		70.00 %	81.15 %	21		\$9,065.03	\$11,171
G2050	Landscaping	\$1.91	S.F.	5,642	15	2008	2023		40.00 %	0.00 %	6			\$10,776
G3010	Water Supply	\$2.42	S.F.	5,642	50	2008	2058		82.00 %	0.00 %	41			\$13,654
G3020	Sanitary Sewer	\$1.52	S.F.	5,642	50	2008	2058		82.00 %	0.00 %	41			\$8,576
G3030	Storm Sewer	\$4.67	S.F.	5,642	50	2008	2058		82.00 %	0.00 %	41			\$26,348
G4010	Electrical Distribution	\$2.44	S.F.	5,642	50	2008	2058		82.00 %	0.00 %	41			\$13,766
G4020	Site Lighting	\$1.57	S.F.	5,642	30	2008	2038		70.00 %	0.00 %	21			\$8,858
Total									73.62 %	8.87 %			\$9,065.03	\$102,233

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: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving



Note:

System: G2050 - Landscaping



Note:

Campus Assessment Report - Site

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer



Note:

Campus Assessment Report - Site

System: G4010 - Electrical Distribution



Note:

System: G4020 - Site Lighting



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.

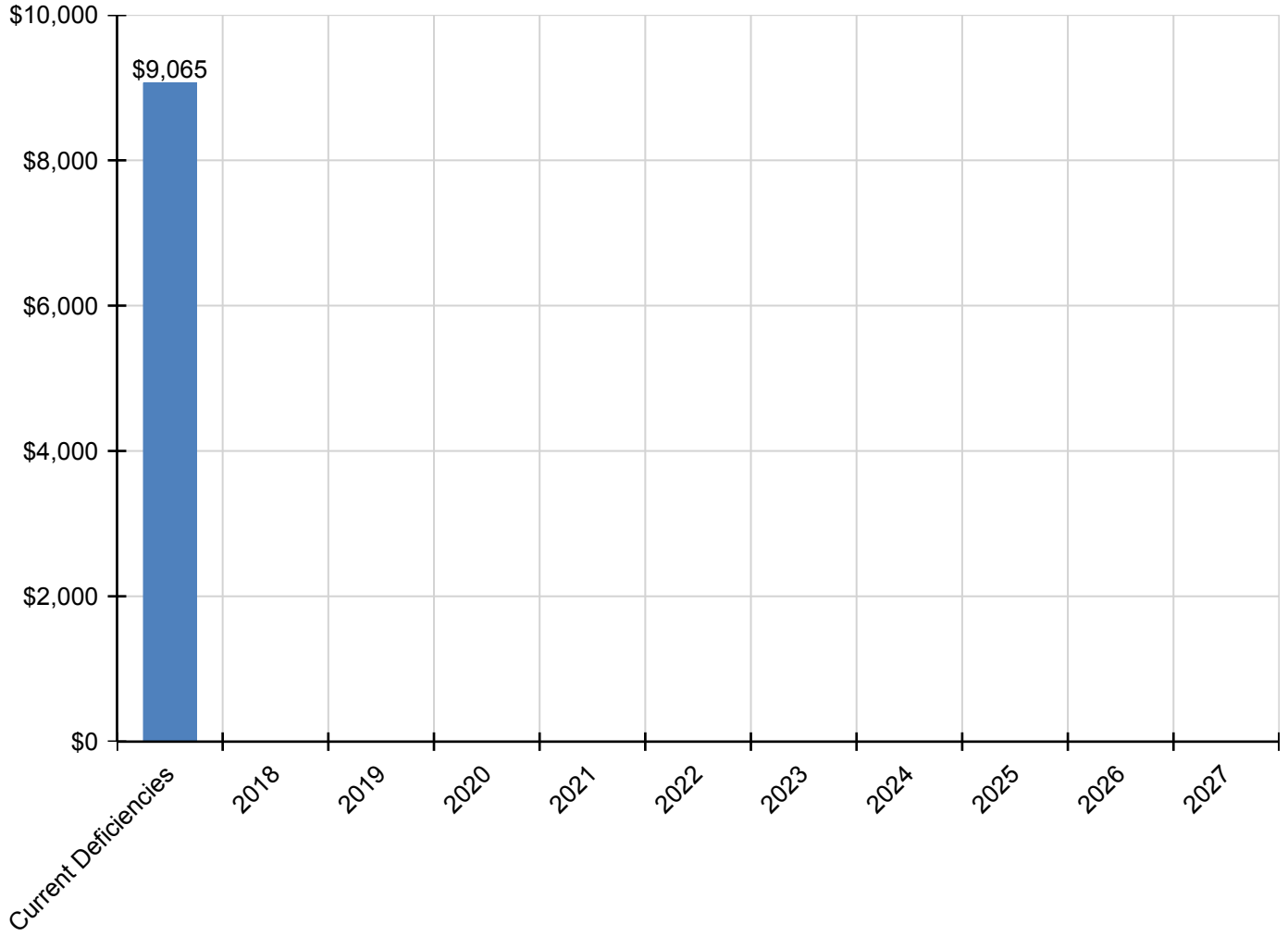
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$9,065	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,065
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
G2020 - Parking Lots	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2030 - Pedestrian Paving	\$9,065	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,065
* 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	\$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
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4020 - Site Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

** Indicates non-renewable system*

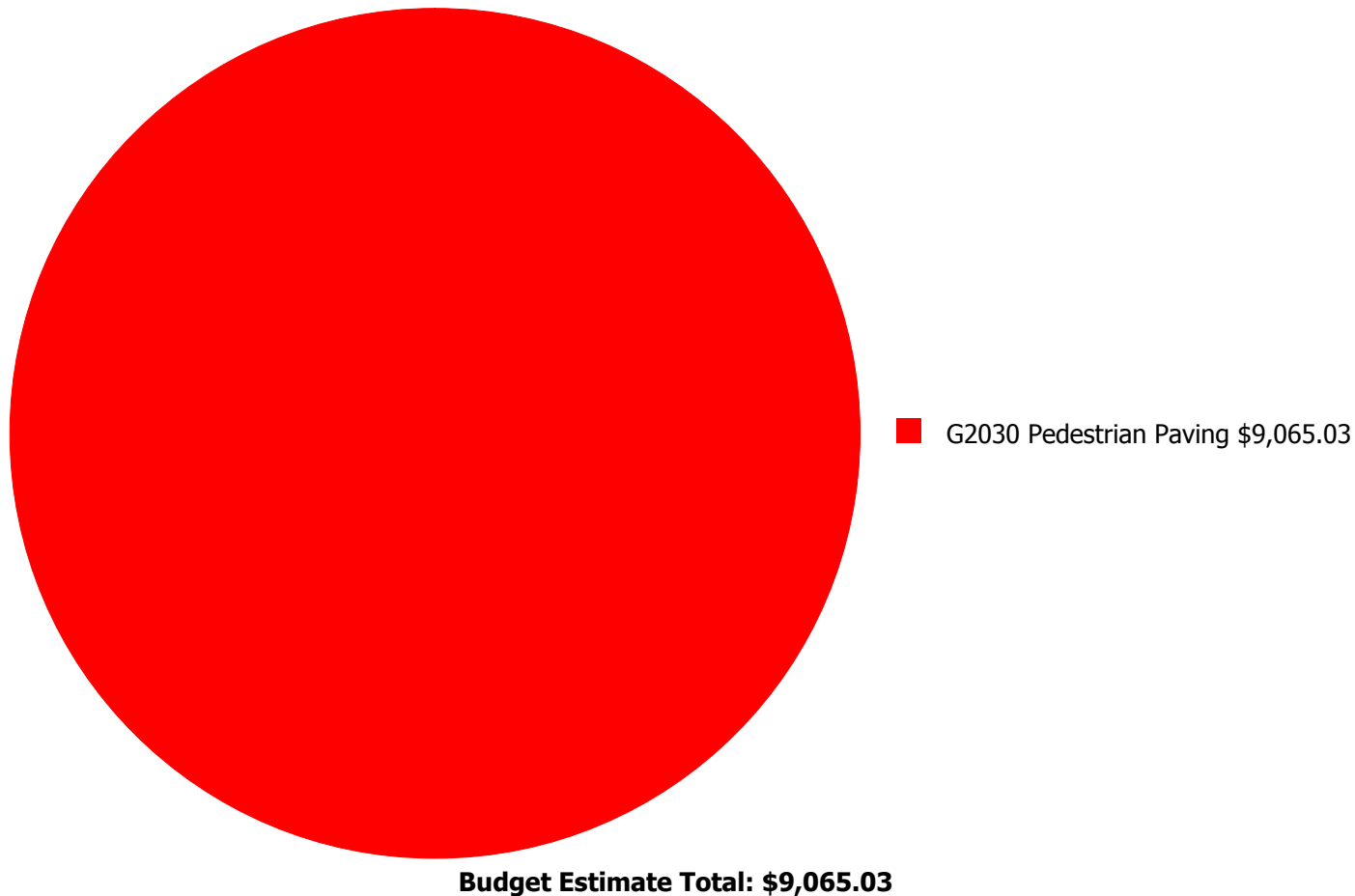
Forecasted Capital Renewal Requirement

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



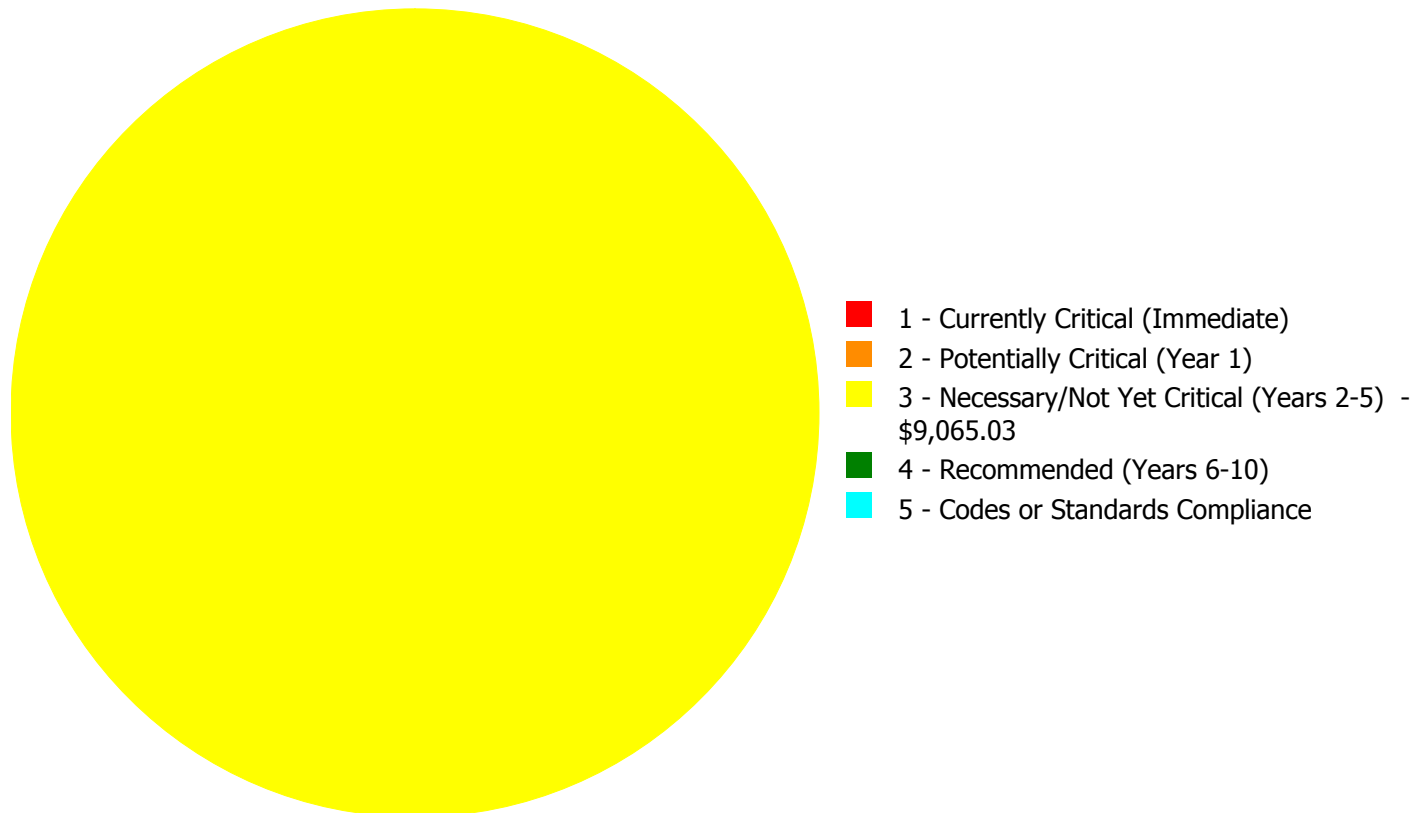
Deficiency Summary by System

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.



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: \$9,065.03

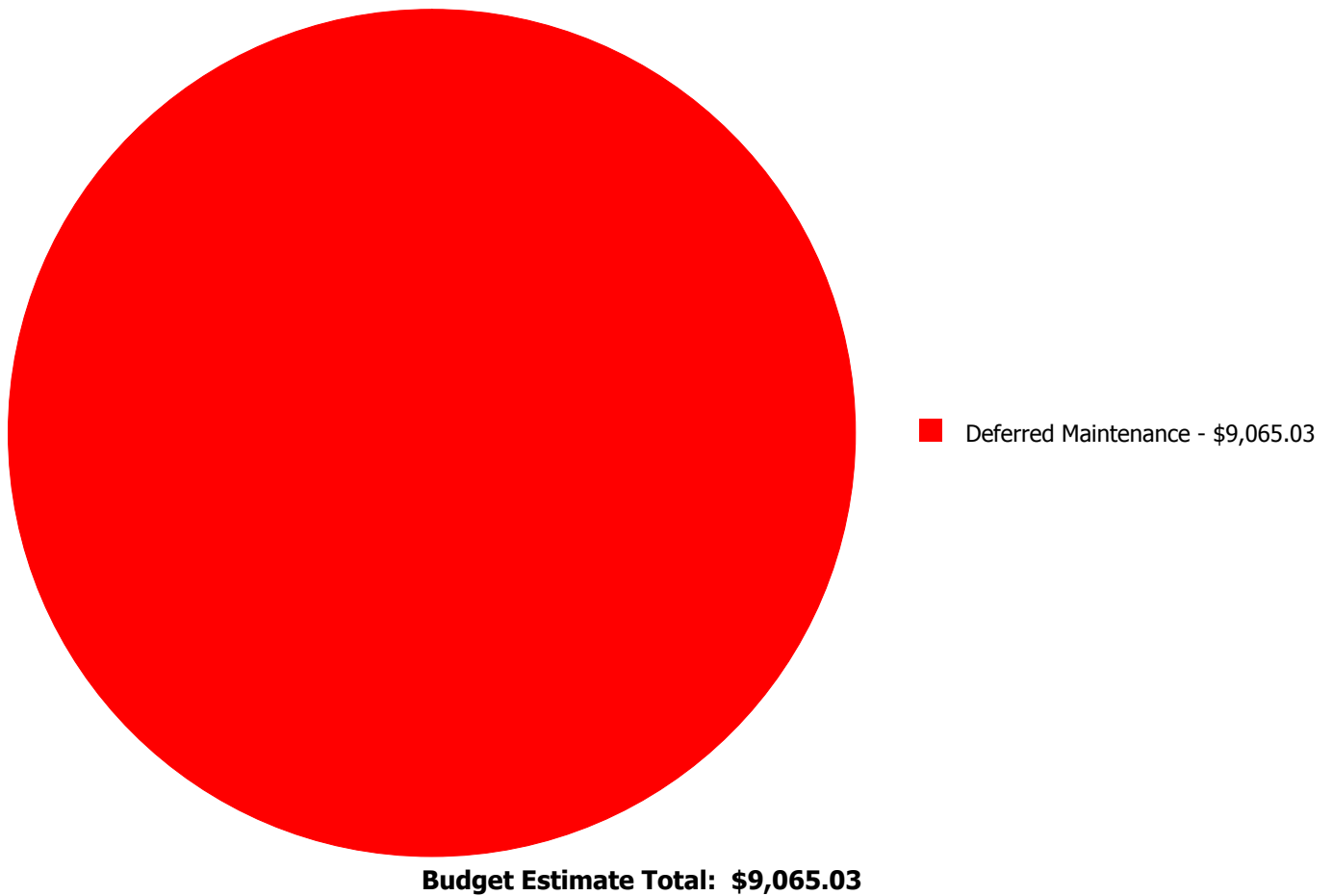
Deficiency By Priority Investment Table

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
G2030	Pedestrian Paving	\$0.00	\$0.00	\$9,065.03	\$0.00	\$0.00	\$9,065.03
	Total:	\$0.00	\$0.00	\$9,065.03	\$0.00	\$0.00	\$9,065.03

Deficiency Summary by Category

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



Deficiency Details by Priority

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

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

System: G2030 - Pedestrian Paving



Location: Site
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Remove and replace asphalt sidewalk, 4' wide
Qty: 400.00
Unit of Measure: L.F.
Estimate: \$9,065.03
Assessor Name: Eduardo Lopez
Date Created: 01/18/2017

Notes: The pedestrian paving is in poor condition and it should be repaved.
