

NC School District/040 Anson County/High School

Anson High

Final

Campus Assessment Report

March 10, 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):	210,625
Year Built:	1960
Last Renovation:	
Replacement Value:	\$50,675,279
Repair Cost:	\$18,425,704.92
Total FCI:	36.36 %
Total RSLI:	28.99 %
FCA Score:	63.64



Description:

GENERAL:

Anson High School is located at 96 Anson High School Road, Wadesboro, NC. The Anson New Tech High program is housed in Anson High School. The campus consists of a total of 210,625 square foot of multiple one-story buildings constructed in 1960, 1976, 1988, 1997 and 2005, and two-story buildings in 1976 and 1997. There has been one addition, a 1997 Commons Area. In addition to the main building, the campus contains ancillary buildings; pressbox, concession/restrooms, fieldhouse, batting cage, storage and ticket booth 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 does not have a

Campus Assessment Report - Anson High

basement.

B. SUPERSTRUCTURE

Building "H" floor construction is concrete and Building "K" is metal pan deck with lightweight fill. Roof construction is steel. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel and aluminum mostly with glazing. Roofing is typically pitched standing seam metal and low slope single ply membrane at designated areas.

C. INTERIORS

Interior partitions are typically CMU and glazing. Interior doors are generally solid core wood with hollow steel frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, lockers, toilet accessories, storage shelving, handrails, fabricated toilet partitions. Stair construction in Building "K" includes steel risers with steel treads and in Building "H" include concrete risers and treads. The interior wall finishes are typically painted CMU. Floor finishes in common and assigned areas are typically vinyl composition tile. Ceiling finishes in common and assigned areas are typically suspended acoustical tile.

CONVEYING:

Building "H" does not include conveying equipment and Building "K" does include conveying system. The conveying equipment includes 1 hydraulic elevator.

D. SERVICES

PLUMBING:

Plumbing fixtures are typically low-flow water fixtures with manual control valves. Domestic water distribution is combination of copper and galvanized steel with electric hot water heating. Sanitary waste system is cast iron. Rain water drainage system is typically external with downspout and/or scuppers, some areas have internal roof drains. Other plumbing systems is supplied by natural gas piping.

HVAC:

Heating is provided by 2 gas fired boilers. Cooling is supplied by terminal and pad and wall mounted package units. The heating/cooling distribution system is a ductwork system utilizing air handling units. Fresh air is supplied by air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are hybrid.

FIRE PROTECTION:

The building does not have a fire sprinkler system. The building does have additional fire suppression systems, which include dry chemical overhead protection. Standpipes are not provided. Fire extinguishers and cabinets are distributed near fire exits and corridors.

ELECTRICAL:

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

COMMUNICATIONS AND SECURITY:

The fire alarm system consists of audible/visual strobe annunciators in common spaces, and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are integrated 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: 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 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.

E. EQUIPMENT & FURNISHINGS

This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage, audio-visual, laboratory, medical, vehicle equipment, commercial laundry equipment, fixed casework, window treatment, floor mats, and furnishings.

G. SITE

Campus site features include paved driveways and parking lots, pedestrian pavement, covered walkways, flag pole, landscaping, play areas, football, baseball and softball fields, and fencing. Site mechanical and electrical features include water, sewer, and gas

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distribution.

Attributes:

General Attributes:

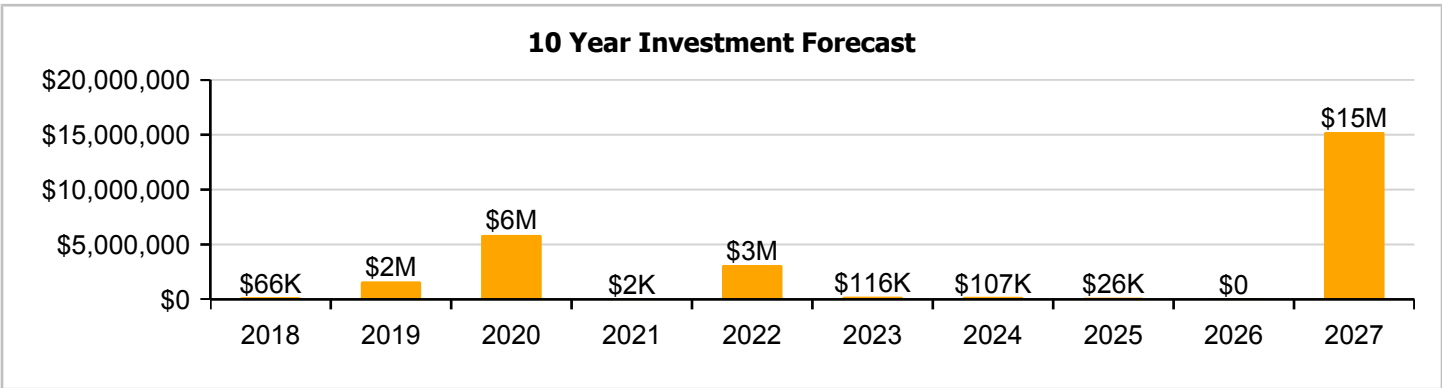
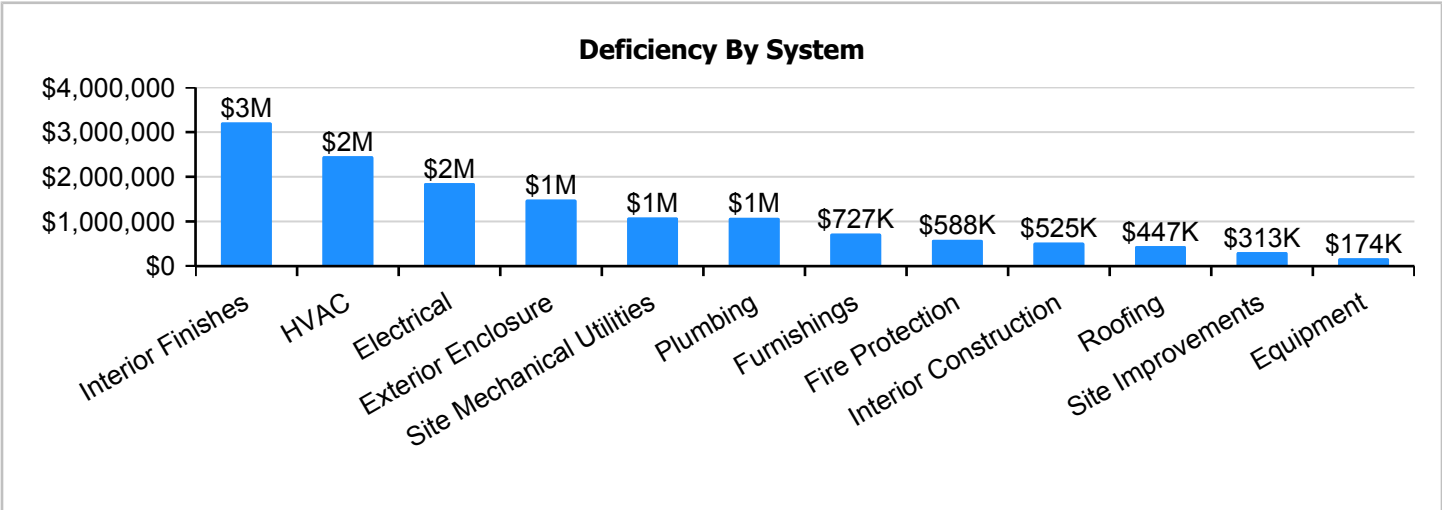
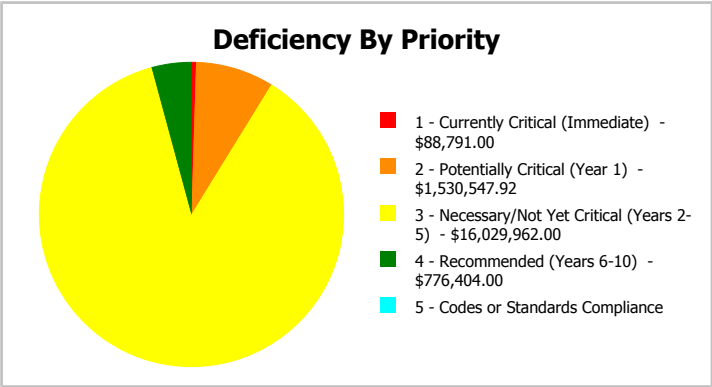
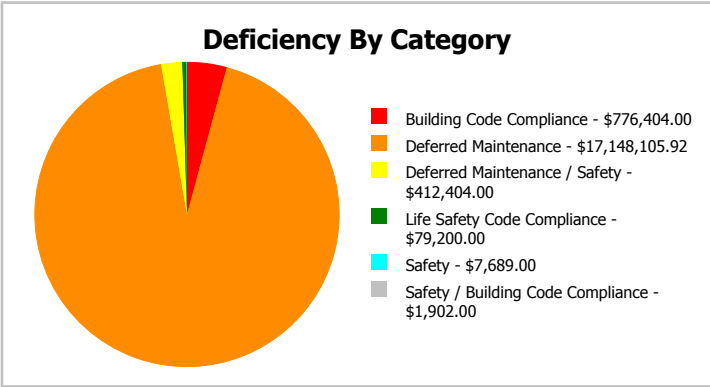
Condition Assessor:	Eduardo Lopez	Assessment Date:	1/4/2017
Suitability Assessor:			

School Information:

HS Attendance Area:	Anson - Anson HS	LEA School No.:	040-306
No. of Mobile Units:	0	No. of Bldgs.:	18
SF of Mobile Units:	0	Status:	Active
School Grades:	9-12	Site Acreage:	97.65

Campus Dashboard Summary

Gross Area:	210,625	Last Renovation:	
Year Built:	1960	Replacement Value:	\$50,675,279
Repair Cost:	\$18,425,705	RSLI%:	28.99 %
FCI:	36.36 %		



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

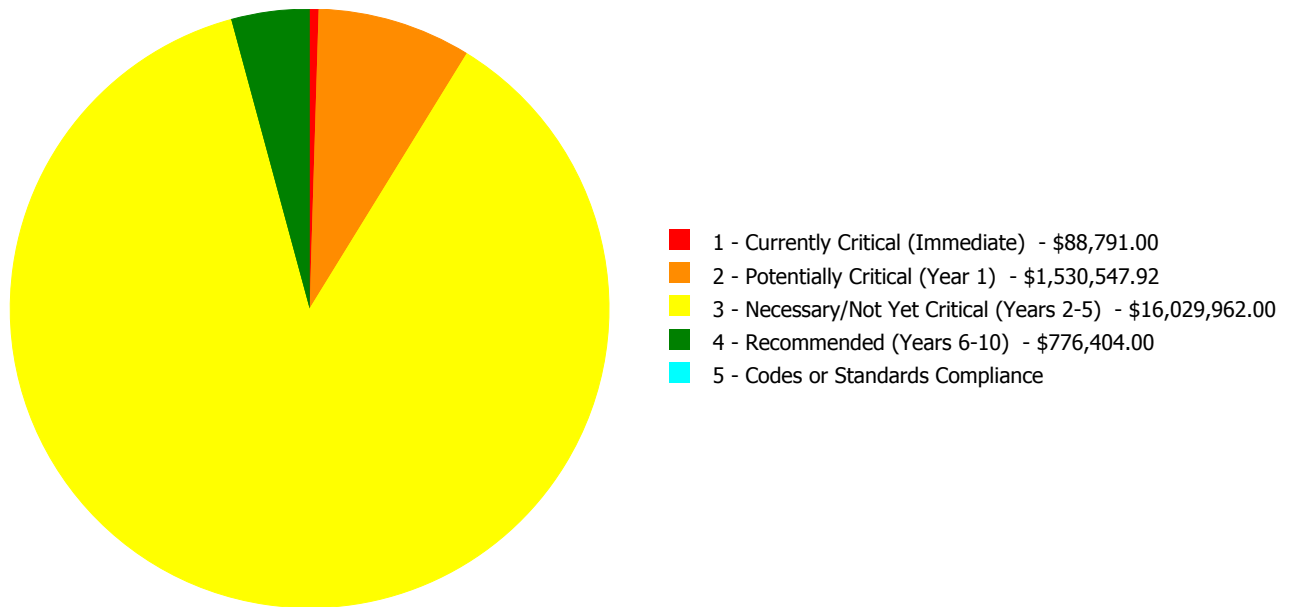
UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	61.64 %	0.00 %	\$0.00
A20 - Basement Construction	59.00 %	0.00 %	\$0.00
B10 - Superstructure	65.67 %	0.00 %	\$0.00
B20 - Exterior Enclosure	35.32 %	34.94 %	\$1,964,705.92
B30 - Roofing	32.49 %	27.49 %	\$590,310.00
C10 - Interior Construction	30.77 %	31.77 %	\$693,917.00
C20 - Stairs	65.86 %	0.00 %	\$0.00
C30 - Interior Finishes	8.71 %	68.98 %	\$4,242,649.00
D10 - Conveying	33.33 %	0.00 %	\$0.00
D20 - Plumbing	26.90 %	39.79 %	\$1,426,628.00
D30 - HVAC	21.05 %	46.26 %	\$3,244,992.00
D40 - Fire Protection	0.00 %	110.00 %	\$776,404.00
D50 - Electrical	30.78 %	35.55 %	\$2,451,189.00
E10 - Equipment	48.75 %	22.16 %	\$229,651.00
E20 - Furnishings	10.58 %	84.45 %	\$958,709.00
G20 - Site Improvements	16.37 %	7.50 %	\$412,404.00
G30 - Site Mechanical Utilities	18.82 %	74.42 %	\$1,434,146.00
G40 - Site Electrical Utilities	65.30 %	0.00 %	\$0.00
Totals:	28.99 %	36.36 %	\$18,425,704.92

Condition Deficiency Priority

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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
1960 Building B	12,158	76.05	\$0.00	\$0.00	\$1,699,142.00	\$67,805.00	\$0.00
1960 Building C	11,293	74.61	\$0.00	\$0.00	\$1,548,316.00	\$61,739.00	\$0.00
1960 Building D	11,426	8.96	\$0.00	\$0.00	\$151,955.00	\$63,723.00	\$0.00
1960 Building E, Cafeteria	16,704	35.55	\$0.00	\$0.00	\$1,222,265.00	\$0.00	\$0.00
1960 Building F, Old Gym	21,722	42.08	\$0.00	\$0.00	\$2,019,298.00	\$0.00	\$0.00
1960 Main Building A	8,888	76.06	\$0.00	\$0.00	\$1,242,436.00	\$49,568.00	\$0.00
1975 Building I, Little Gym	7,537	65.14	\$0.00	\$0.00	\$1,078,206.00	\$0.00	\$0.00
1976 Building H	34,888	62.63	\$47,289.00	\$31,085.00	\$4,179,393.00	\$194,570.00	\$0.00
1976 Building PE	7,474	59.28	\$0.00	\$0.00	\$853,559.00	\$0.00	\$0.00
1988 Tractor Storage Bldg	400	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1997 Addition, Commons Area	5,946	13.81	\$0.00	\$0.00	\$165,608.00	\$0.00	\$0.00
1997 Building J, Media Center	9,921	16.17	\$0.00	\$0.00	\$276,211.00	\$55,330.00	\$0.00
1997 Building K	50,864	9.45	\$0.00	\$0.00	\$690,428.00	\$283,669.00	\$0.00
1997 Building W, Filedhouse	7,770	38.86	\$39,600.00	\$0.00	\$518,803.00	\$0.00	\$0.00
1997 Pressbox, Baseball	380	25.21	\$1,902.00	\$5,077.92	\$11,286.00	\$0.00	\$0.00
1997 Pressbox, Football	192	21.52	\$0.00	\$0.00	\$9,872.00	\$0.00	\$0.00
1997 Restrooms Bldg	912	10.02	\$0.00	\$0.00	\$10,704.00	\$0.00	\$0.00
1997 Ticket Booth	50	1.77	\$0.00	\$0.00	\$315.00	\$0.00	\$0.00
2005 Batting Cage Bldg	2,100	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Site	210,625	22.72	\$0.00	\$1,494,385.00	\$352,165.00	\$0.00	\$0.00
Total:		36.36	\$88,791.00	\$1,530,547.92	\$16,029,962.00	\$776,404.00	\$0.00

Deficiencies By Priority



Budget Estimate Total: \$18,425,704.92

Executive Summary

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Function:	HS -High School
Gross Area (SF):	12,158
Year Built:	1960
Last Renovation:	
Replacement Value:	\$2,323,274
Repair Cost:	\$1,766,947.00
Total FCI:	76.05 %
Total RSLI:	14.85 %
FCA Score:	23.95



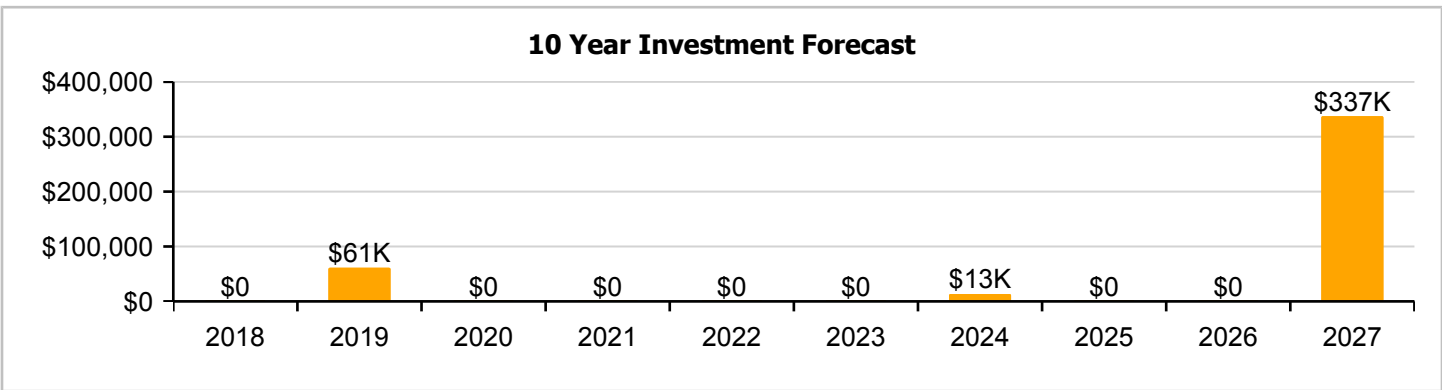
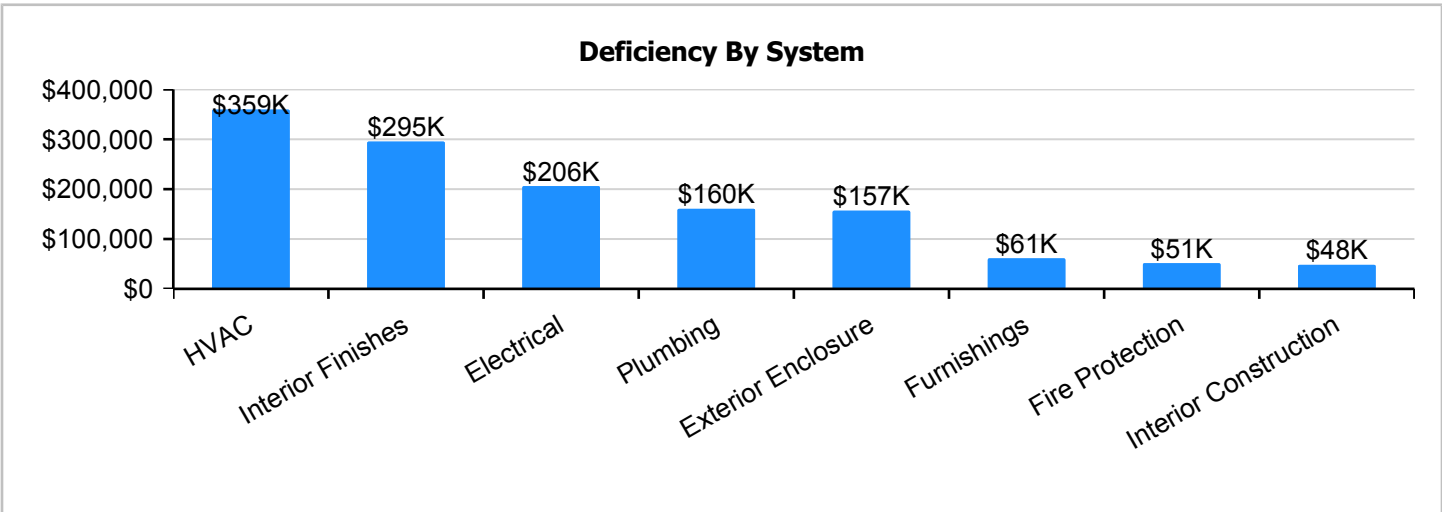
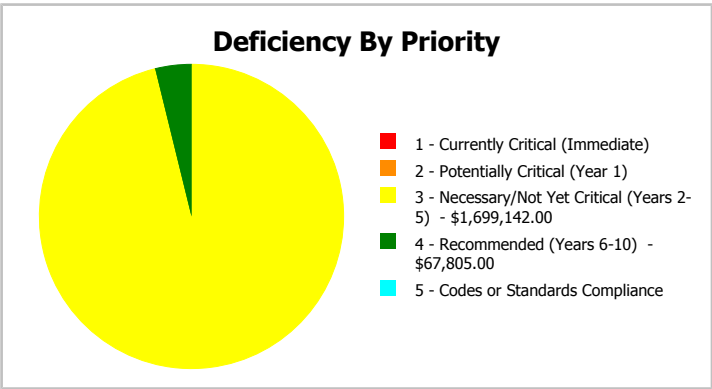
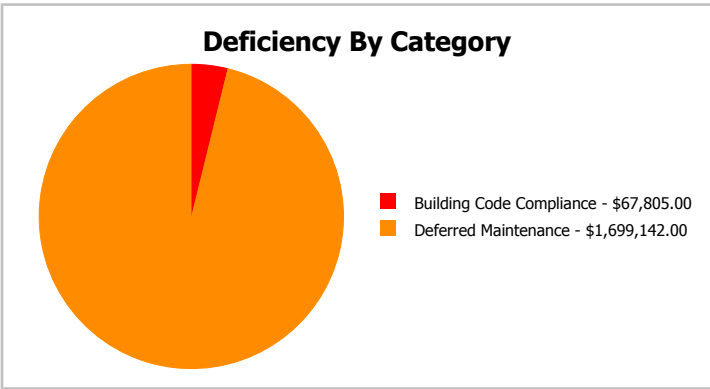
Description:

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:	12,158
Year Built:	1960	Last Renovation:	
Repair Cost:	\$1,766,947	Replacement Value:	\$2,323,274
FCI:	76.05 %	RSLI%:	14.85 %



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	43.00 %	0.00 %	\$0.00
B10 - Superstructure	80.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	18.16 %	62.65 %	\$206,893.00
B30 - Roofing	33.33 %	0.00 %	\$0.00
C10 - Interior Construction	13.08 %	50.05 %	\$63,526.00
C30 - Interior Finishes	0.00 %	110.00 %	\$389,713.00
D20 - Plumbing	0.00 %	110.00 %	\$211,841.00
D30 - HVAC	0.00 %	110.00 %	\$474,636.00
D40 - Fire Protection	0.00 %	110.00 %	\$67,805.00
D50 - Electrical	22.60 %	66.89 %	\$271,889.00
E20 - Furnishings	0.00 %	110.00 %	\$80,644.00
Totals:	14.85 %	76.05 %	\$1,766,947.00

Photo Album

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

1). East Elevation - Feb 12, 2017



2). North Elevation - Feb 12, 2017



3). West Elevation - Feb 12, 2017



4). South Elevation - Feb 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	\$2.64	S.F.	12,158	100	1960	2060		43.00 %	0.00 %	43			\$32,097
A1030	Slab on Grade	\$4.94	S.F.	12,158	100	1960	2060		43.00 %	0.00 %	43			\$60,061
B1020	Roof Construction	\$9.20	S.F.	12,158	100	1997	2097		80.00 %	0.00 %	80			\$111,854
B2010	Exterior Walls	\$10.71	S.F.	12,158	100	1960	2060		43.00 %	0.00 %	43			\$130,212
B2020	Exterior Windows	\$15.47	S.F.	12,158	30	1960	1990		0.00 %	110.00 %	-27		\$206,893.00	\$188,084
B2030	Exterior Doors	\$0.98	S.F.	12,158	30	1997	2027		33.33 %	0.00 %	10			\$11,915
B3010130	Preformed Metal Roofing	\$11.71	S.F.	12,158	30	1997	2027		33.33 %	0.00 %	10			\$142,370
C1010	Partitions	\$5.69	S.F.	12,158	75	1960	2035		24.00 %	0.00 %	18			\$69,179
C1020	Interior Doors	\$2.94	S.F.	12,158	30	1960	1990		0.00 %	110.00 %	-27		\$39,319.00	\$35,745
C1030	Fittings	\$1.81	S.F.	12,158	20	1960	1980		0.00 %	110.00 %	-37		\$24,207.00	\$22,006
C3010	Wall Finishes	\$3.10	S.F.	12,158	10	1960	1970		0.00 %	110.00 %	-47		\$41,459.00	\$37,690
C3020	Floor Finishes	\$13.25	S.F.	12,158	20	1960	1980		0.00 %	110.00 %	-37		\$177,203.00	\$161,094
C3030	Ceiling Finishes	\$12.79	S.F.	12,158	25	1960	1985		0.00 %	110.00 %	-32		\$171,051.00	\$155,501
D2010	Plumbing Fixtures	\$10.71	S.F.	12,158	30	1960	1990		0.00 %	110.00 %	-27		\$143,233.00	\$130,212
D2020	Domestic Water Distribution	\$1.99	S.F.	12,158	30	1960	1990		0.00 %	110.00 %	-27		\$26,614.00	\$24,194
D2030	Sanitary Waste	\$3.14	S.F.	12,158	30	1960	1990		0.00 %	110.00 %	-27		\$41,994.00	\$38,176
D3040	Distribution Systems	\$10.14	S.F.	12,158	30	1960	1990		0.00 %	110.00 %	-27		\$135,610.00	\$123,282
D3050	Terminal & Package Units	\$22.14	S.F.	12,158	15	1997	2012		0.00 %	110.00 %	-5		\$296,096.00	\$269,178
D3060	Controls & Instrumentation	\$3.21	S.F.	12,158	20	1997	2017		0.00 %	110.00 %	0		\$42,930.00	\$39,027
D4010	Sprinklers	\$4.40	S.F.	12,158	30			2016	0.00 %	110.00 %	-1		\$58,845.00	\$53,495
D4020	Standpipes	\$0.67	S.F.	12,158	30			2016	0.00 %	109.99 %	-1		\$8,960.00	\$8,146
D5010	Electrical Service/Distribution	\$1.93	S.F.	12,158	40	1960	2000		0.00 %	110.00 %	-17		\$25,811.00	\$23,465
D5020	Branch Wiring	\$5.50	S.F.	12,158	30	1960	1990		0.00 %	110.00 %	-27		\$73,556.00	\$66,869
D5020	Lighting	\$12.90	S.F.	12,158	30	1960	1990		0.00 %	110.00 %	-27		\$172,522.00	\$156,838
D5030810	Security & Detection Systems	\$2.39	S.F.	12,158	15	2016	2031		93.33 %	0.00 %	14			\$29,058
D5030910	Fire Alarm Systems	\$4.32	S.F.	12,158	15	2004	2019		13.33 %	0.00 %	2			\$52,523
D5030920	Data Communication	\$5.58	S.F.	12,158	15	2014	2029		80.00 %	0.00 %	12			\$67,842
D5090	Other Electrical Systems	\$0.81	S.F.	12,158	20	2004	2024		35.00 %	0.00 %	7			\$9,848
E2010	Fixed Furnishings	\$6.03	S.F.	12,158	20	1960	1980		0.00 %	110.00 %	-37		\$80,644.00	\$73,313
Total									14.85 %	76.05 %			\$1,766,947.00	\$2,323,274

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 - 1960 Building B

System: B3010130 - Preformed Metal Roofing



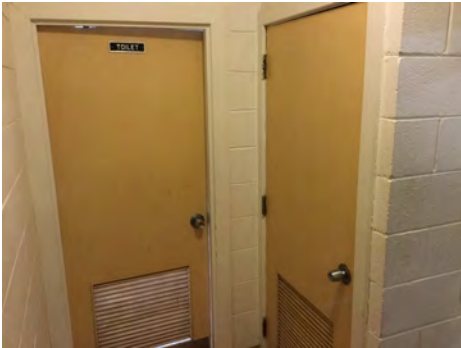
Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

Campus Assessment Report - 1960 Building B

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes



Note:

Campus Assessment Report - 1960 Building B

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

Campus Assessment Report - 1960 Building B

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



Note:

Campus Assessment Report - 1960 Building B

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

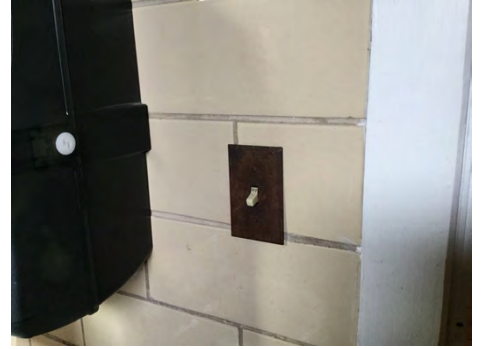
System: D5010 - Electrical Service/Distribution



Note:

Campus Assessment Report - 1960 Building B

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

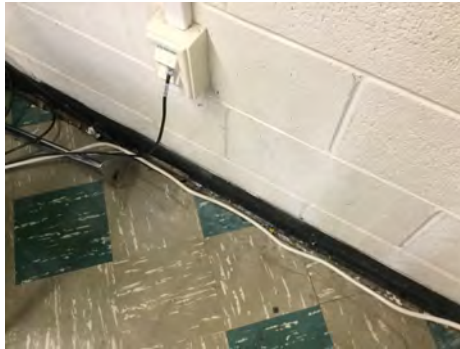
Campus Assessment Report - 1960 Building B

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems



Note:

Campus Assessment Report - 1960 Building B

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:	\$1,766,947	\$0	\$61,293	\$0	\$0	\$0	\$0	\$13,323	\$0	\$0	\$337,371	\$2,178,935
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$206,893	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$206,893
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,613	\$17,613
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	\$264,041	\$264,041
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	\$39,319	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,319
C1030 - Fittings	\$24,207	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,207
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$41,459	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,717	\$97,176
C3020 - Floor Finishes	\$177,203	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$177,203
C3030 - Ceiling Finishes	\$171,051	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$171,051
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

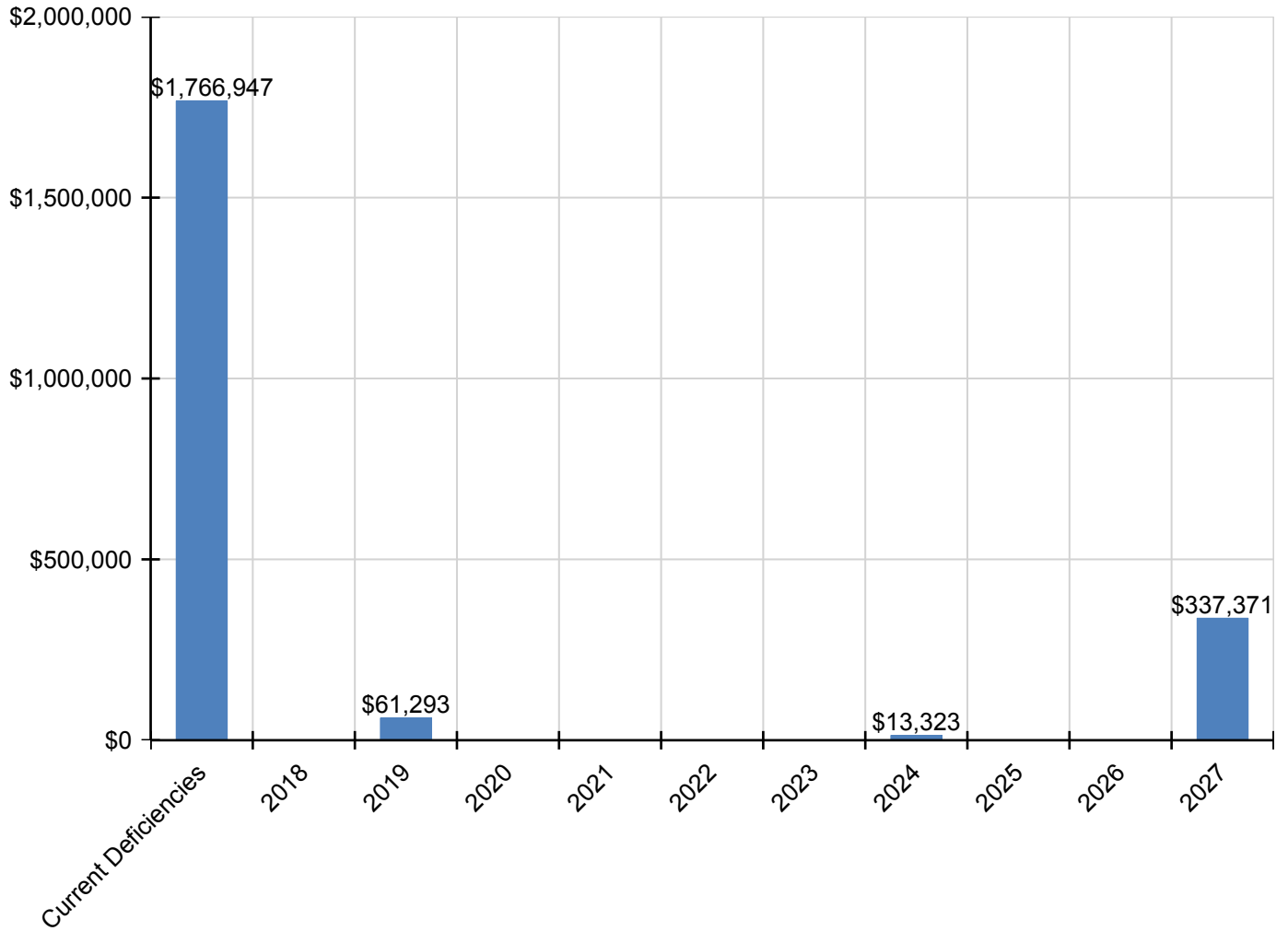
Campus Assessment Report - 1960 Building B

D2010 - Plumbing Fixtures	\$143,233	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$143,233
D2020 - Domestic Water Distribution	\$26,614	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,614
D2030 - Sanitary Waste	\$41,994	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,994
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$135,610	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$135,610
D3050 - Terminal & Package Units	\$296,096	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$296,096
D3060 - Controls & Instrumentation	\$42,930	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42,930
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$58,845	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,845
D4020 - Standpipes	\$8,960	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,960
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$25,811	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,811
D5020 - Branch Wiring	\$73,556	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$73,556
D5020 - Lighting	\$172,522	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$172,522
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$0	\$0	\$61,293	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61,293
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,323	\$0	\$0	\$0	\$0	\$13,323
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$80,644	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,644

* Indicates non-renewable system

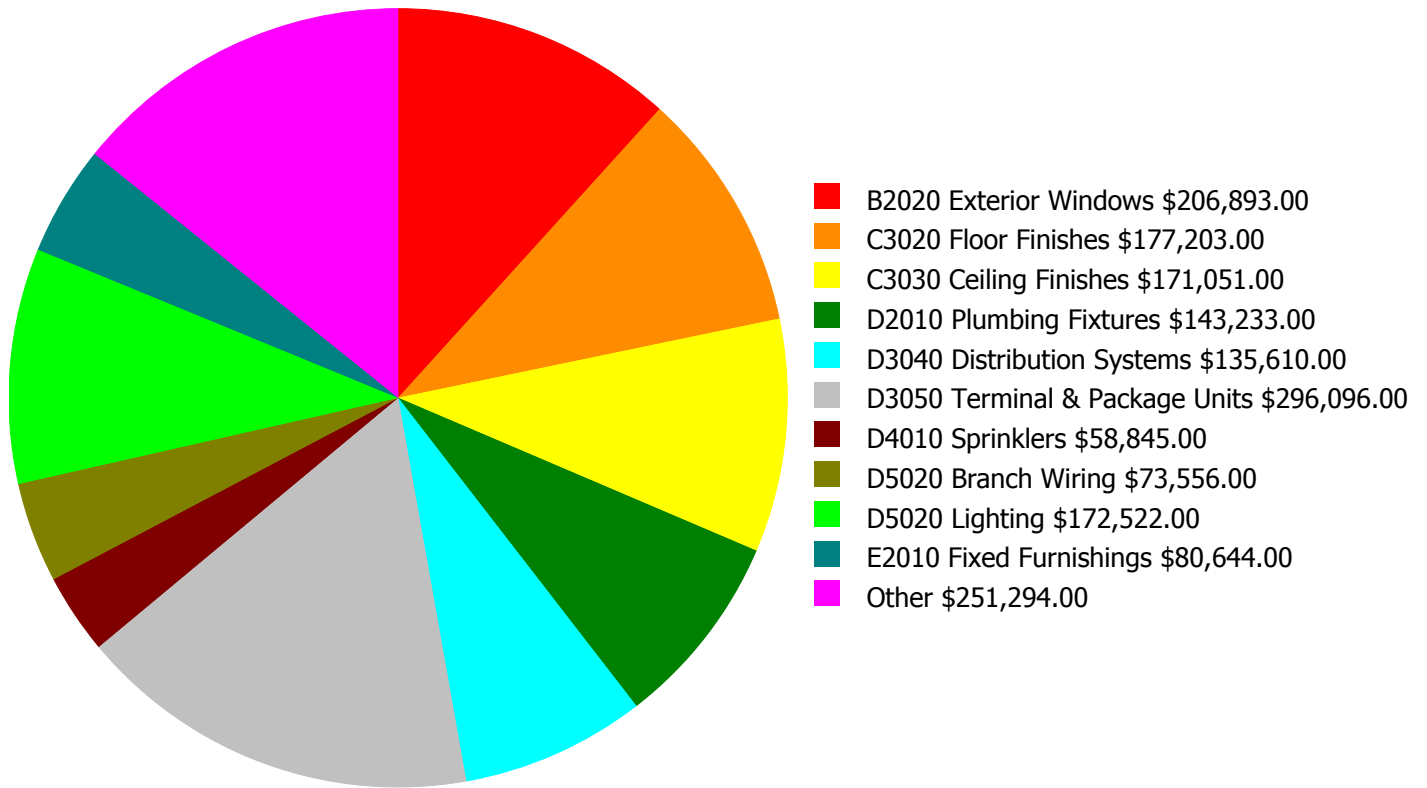
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

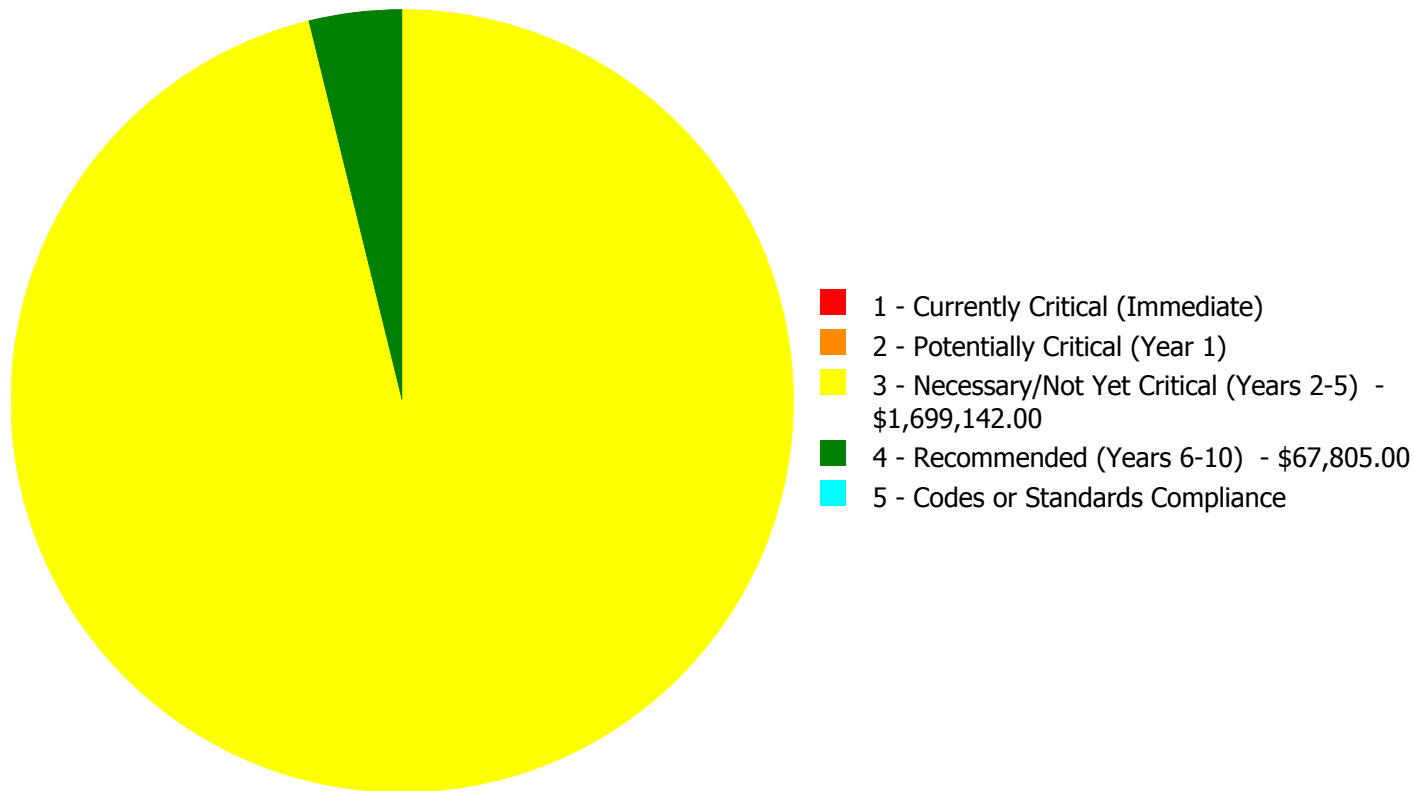
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$1,766,947.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$1,766,947.00

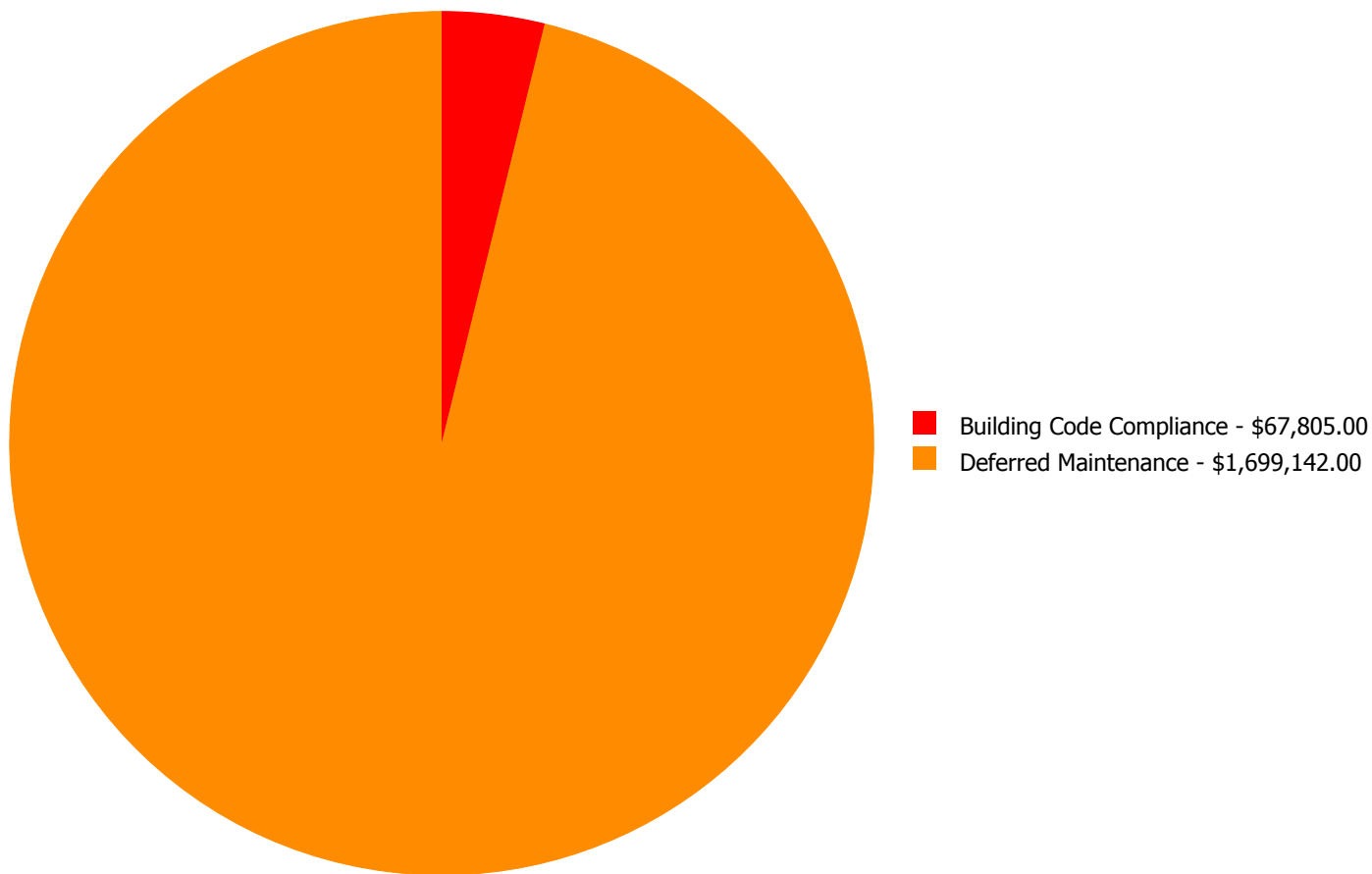
Deficiency By Priority Investment Table

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
B2020	Exterior Windows	\$0.00	\$0.00	\$206,893.00	\$0.00	\$0.00	\$206,893.00
C1020	Interior Doors	\$0.00	\$0.00	\$39,319.00	\$0.00	\$0.00	\$39,319.00
C1030	Fittings	\$0.00	\$0.00	\$24,207.00	\$0.00	\$0.00	\$24,207.00
C3010	Wall Finishes	\$0.00	\$0.00	\$41,459.00	\$0.00	\$0.00	\$41,459.00
C3020	Floor Finishes	\$0.00	\$0.00	\$177,203.00	\$0.00	\$0.00	\$177,203.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$171,051.00	\$0.00	\$0.00	\$171,051.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$143,233.00	\$0.00	\$0.00	\$143,233.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$26,614.00	\$0.00	\$0.00	\$26,614.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$41,994.00	\$0.00	\$0.00	\$41,994.00
D3040	Distribution Systems	\$0.00	\$0.00	\$135,610.00	\$0.00	\$0.00	\$135,610.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$296,096.00	\$0.00	\$0.00	\$296,096.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$42,930.00	\$0.00	\$0.00	\$42,930.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$58,845.00	\$0.00	\$58,845.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$8,960.00	\$0.00	\$8,960.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$25,811.00	\$0.00	\$0.00	\$25,811.00
D5020	Branch Wiring	\$0.00	\$0.00	\$73,556.00	\$0.00	\$0.00	\$73,556.00
D5020	Lighting	\$0.00	\$0.00	\$172,522.00	\$0.00	\$0.00	\$172,522.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$80,644.00	\$0.00	\$0.00	\$80,644.00
	Total:	\$0.00	\$0.00	\$1,699,142.00	\$67,805.00	\$0.00	\$1,766,947.00

Deficiency Summary by Category

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



Budget Estimate Total: \$1,766,947.00

Deficiency Details by Priority

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

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

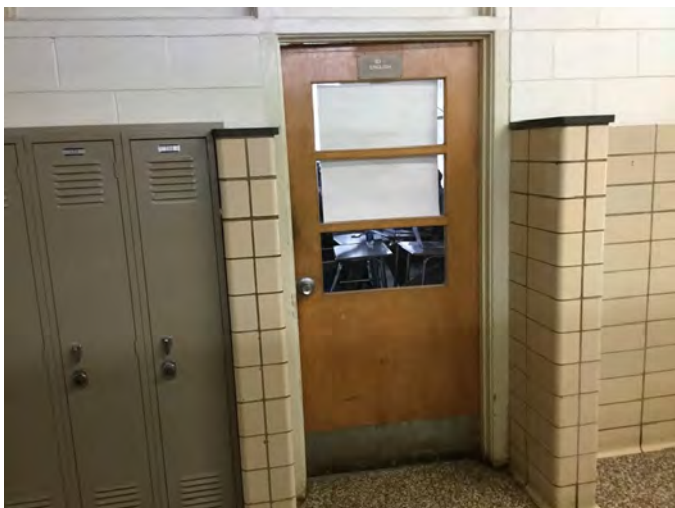
System: B2020 - Exterior Windows



Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,158.00
Unit of Measure: S.F.
Estimate: \$206,893.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The exterior windows are aged, rusted, not energy efficient and should be replaced.

System: C1020 - Interior Doors



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,158.00
Unit of Measure: S.F.
Estimate: \$39,319.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The interior doors are aged, failing, most hardware is not ADA or code compliant and should be replaced.

System: C1030 - Fittings



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,158.00
Unit of Measure: S.F.
Estimate: \$24,207.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The fittings throughout the building are aged, in marginal condition, handrails and room signage are not ADA compliant and should be replaced.

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: 12,158.00
Unit of Measure: S.F.
Estimate: \$41,459.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The wall finishes are aged, scuffed, fading, stained and should be replaced.

System: C3020 - Floor Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,158.00
Unit of Measure: S.F.
Estimate: \$177,203.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The original flooring is in poor conditions and should be replaced.

System: C3030 - Ceiling Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,158.00
Unit of Measure: S.F.
Estimate: \$171,051.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The original ceiling finishes are aged, failing and should be replaced.

System: D2010 - Plumbing Fixtures



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,158.00
Unit of Measure: S.F.
Estimate: \$143,233.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: Plumbing fixtures are in operational conditions. However, they are aged, not ADA compliant, and should be scheduled for replacement.

System: D2020 - Domestic Water Distribution



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,158.00
Unit of Measure: S.F.
Estimate: \$26,614.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The domestic water distribution system is aged and should be replaced.

System: D2030 - Sanitary Waste



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,158.00
Unit of Measure: S.F.
Estimate: \$41,994.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The sanitary waste system is beyond its expected service life and should be replaced.

System: D3040 - Distribution Systems



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,158.00
Unit of Measure: S.F.
Estimate: \$135,610.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: Distribution systems are aged, becoming logistically unsupportable, and should be replaced.

System: D3050 - Terminal & Package Units



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,158.00
Unit of Measure: S.F.
Estimate: \$296,096.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: Terminal and package units are beyond their expected service life and should be scheduled for replacement.

System: D3060 - Controls & Instrumentation



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,158.00
Unit of Measure: S.F.
Estimate: \$42,930.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The controls and instrumentation system is in marginal condition and should be schedule for replacement.

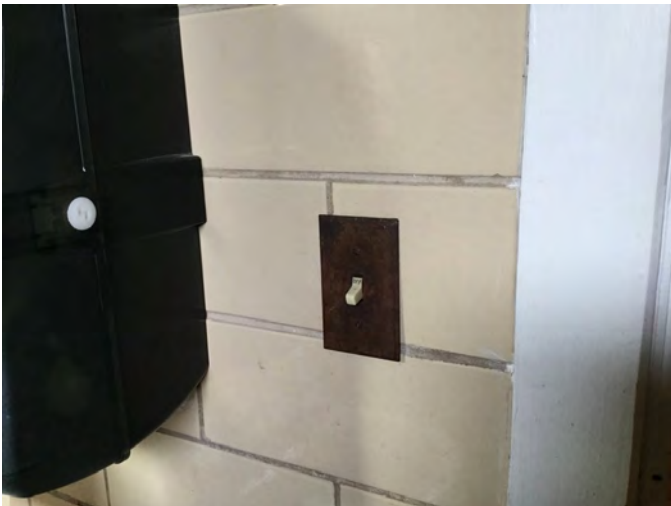
System: D5010 - Electrical Service/Distribution



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,158.00
Unit of Measure: S.F.
Estimate: \$25,811.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The original electrical service is operating but is in poor condition and should be replaced.

System: D5020 - Branch Wiring



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,158.00
Unit of Measure: S.F.
Estimate: \$73,556.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The original branch wiring system is operating but is aged, in marginal condition, and should be replaced.

System: D5020 - Lighting



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,158.00
Unit of Measure: S.F.
Estimate: \$172,522.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The original lighting system is operating but is aged, in marginal condition, and should be replaced.

System: E2010 - Fixed Furnishings



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,158.00
Unit of Measure: S.F.
Estimate: \$80,644.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The fixed furnishings are aged, in marginal condition, and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the Building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 12,158.00
Unit of Measure: S.F.
Estimate: \$58,845.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: A sprinkler system is missing and is recommended to be provided to comply with current codes.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the Building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 12,158.00
Unit of Measure: S.F.
Estimate: \$8,960.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: A standpipe system is missing and is recommended to be provided to comply with current codes.

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):	11,293
Year Built:	1960
Last Renovation:	
Replacement Value:	\$2,157,980
Repair Cost:	\$1,610,055.00
Total FCI:	74.61 %
Total RSLI:	15.62 %
FCA Score:	25.39



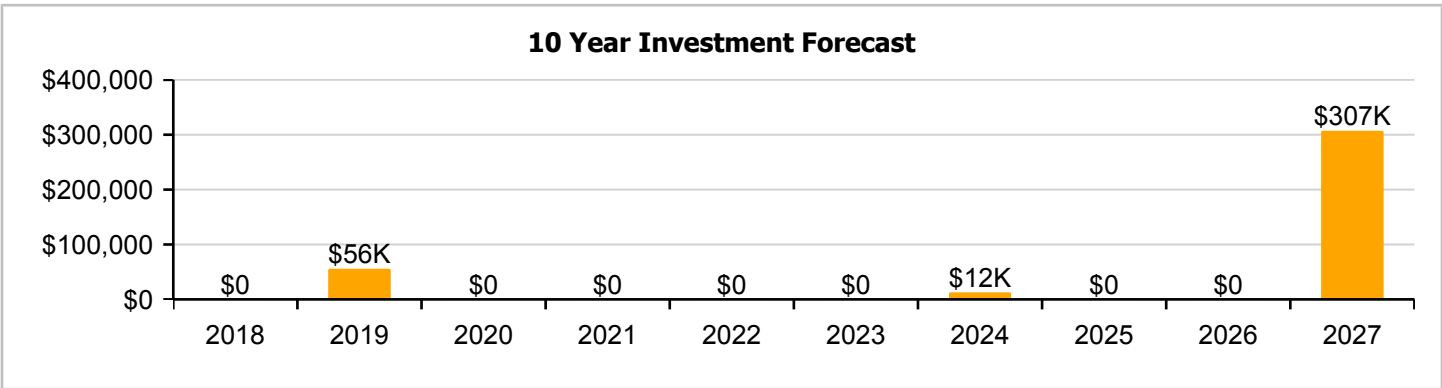
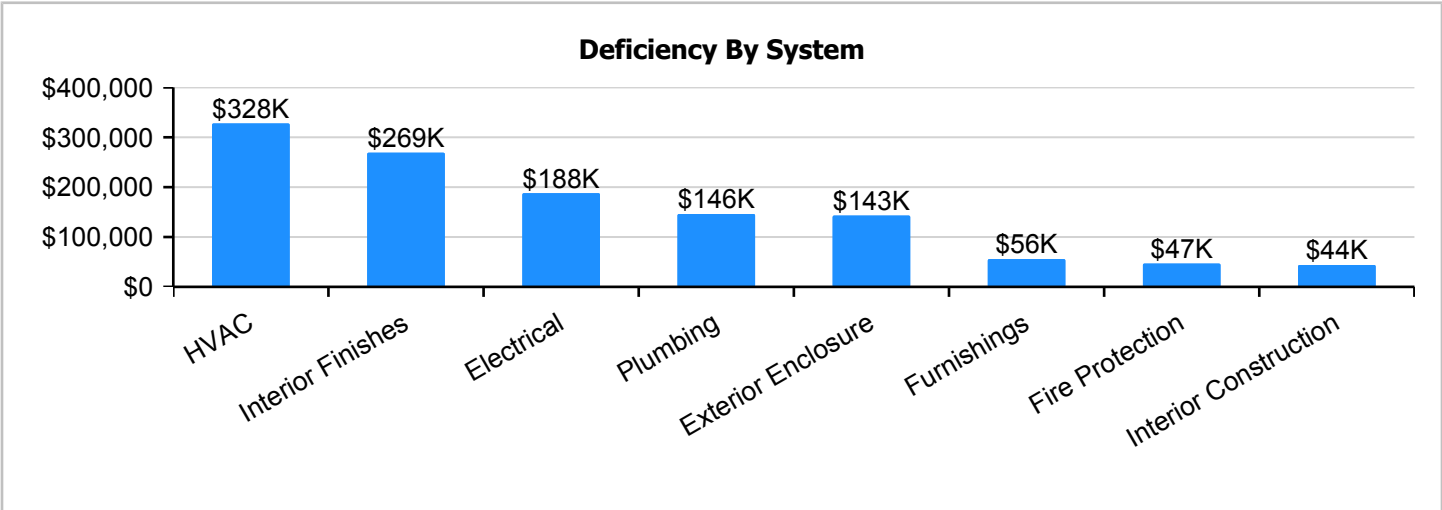
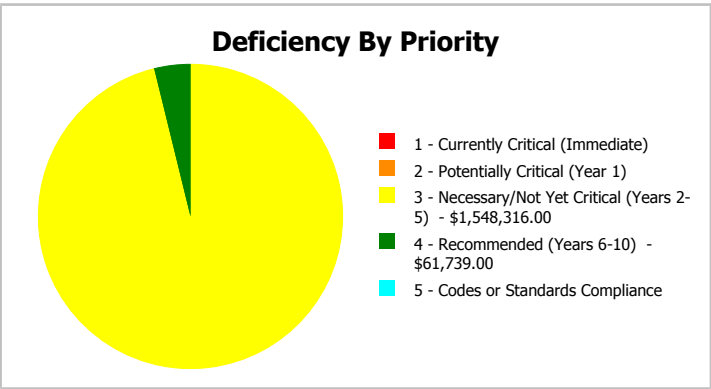
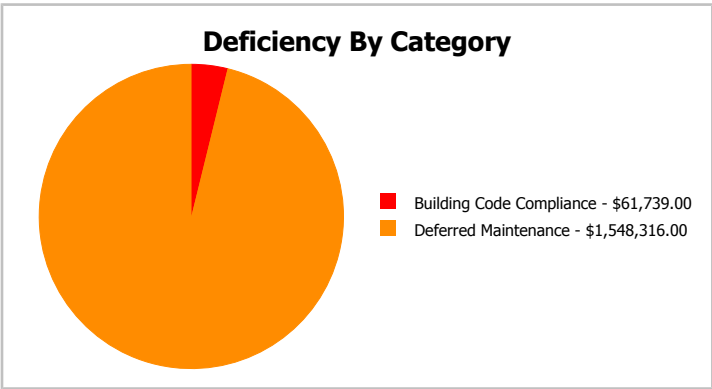
Description:

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:	11,293
Year Built:	1960	Last Renovation:	
Repair Cost:	\$1,610,055	Replacement Value:	\$2,157,980
FCI:	74.61 %	RSLI%:	15.62 %



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
A10 - Foundations	43.00 %	0.00 %	\$0.00
B10 - Superstructure	80.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	18.13 %	62.72 %	\$188,695.00
B30 - Roofing	33.33 %	0.00 %	\$0.00
C10 - Interior Construction	13.08 %	50.06 %	\$57,888.00
C30 - Interior Finishes	0.00 %	110.00 %	\$355,154.00
D20 - Plumbing	0.00 %	110.00 %	\$192,794.00
D30 - HVAC	0.00 %	110.00 %	\$432,420.00
D40 - Fire Protection	0.00 %	110.00 %	\$61,739.00
D50 - Electrical	22.60 %	66.92 %	\$247,949.00
E10 - Equipment	55.00 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	110.00 %	\$73,416.00
Totals:	15.62 %	74.61 %	\$1,610,055.00

Photo Album

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

1). East Elevation - Feb 12, 2017



2). North Elevation - Feb 12, 2017



3). West Elevation - Feb 12, 2017



4). South Elevation - Feb 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	\$2.59	S.F.	11,293	100	1960	2060		43.00 %	0.00 %	43			\$29,249
A1030	Slab on Grade	\$4.84	S.F.	11,293	100	1960	2060		43.00 %	0.00 %	43			\$54,658
B1020	Roof Construction	\$9.03	S.F.	11,293	100	1997	2097		80.00 %	0.00 %	80			\$101,976
B2010	Exterior Walls	\$10.49	S.F.	11,293	100	1960	2060		43.00 %	0.00 %	43			\$118,464
B2020	Exterior Windows	\$15.19	S.F.	11,293	30	1960	1990		0.00 %	110.00 %	-27		\$188,695.00	\$171,541
B2030	Exterior Doors	\$0.96	S.F.	11,293	30	1997	2027		33.33 %	0.00 %	10			\$10,841
B3010130	Preformed Metal Roofing	\$11.47	S.F.	11,293	30	1997	2027		33.33 %	0.00 %	10			\$129,531
C1010	Partitions	\$5.58	S.F.	11,293	75	1960	2035		24.00 %	0.00 %	18			\$63,015
C1020	Interior Doors	\$2.90	S.F.	11,293	30	1960	1990		0.00 %	110.00 %	-27		\$36,025.00	\$32,750
C1030	Fittings	\$1.76	S.F.	11,293	20	1960	1980		0.00 %	110.00 %	-37		\$21,863.00	\$19,876
C3010	Wall Finishes	\$3.04	S.F.	11,293	10	1960	1970		0.00 %	110.00 %	-47		\$37,764.00	\$34,331
C3020	Floor Finishes	\$13.00	S.F.	11,293	20	1960	1980		0.00 %	110.00 %	-37		\$161,490.00	\$146,809
C3030	Ceiling Finishes	\$12.55	S.F.	11,293	25	1960	1985		0.00 %	110.00 %	-32		\$155,900.00	\$141,727
D2010	Plumbing Fixtures	\$10.49	S.F.	11,293	30	1960	1990		0.00 %	110.00 %	-27		\$130,310.00	\$118,464
D2020	Domestic Water Distribution	\$1.95	S.F.	11,293	30	1960	1990		0.00 %	110.00 %	-27		\$24,223.00	\$22,021
D2030	Sanitary Waste	\$3.08	S.F.	11,293	30	1960	1990		0.00 %	110.00 %	-27		\$38,261.00	\$34,782
D3040	Distribution Systems	\$9.95	S.F.	11,293	30	1960	1990		0.00 %	110.00 %	-27		\$123,602.00	\$112,365
D3050	Terminal & Package Units	\$21.71	S.F.	11,293	15	1997	2012		0.00 %	110.00 %	-5		\$269,688.00	\$245,171
D3060	Controls & Instrumentation	\$3.15	S.F.	11,293	20	1997	2017		0.00 %	110.00 %	0		\$39,130.00	\$35,573
D4010	Sprinklers	\$4.32	S.F.	11,293	30			2016	0.00 %	110.00 %	-1		\$53,664.00	\$48,786
D4020	Standpipes	\$0.65	S.F.	11,293	30			2016	0.00 %	110.01 %	-1		\$8,075.00	\$7,340
D5010	Electrical Service/Distribution	\$1.90	S.F.	11,293	40	1960	2000		0.00 %	110.00 %	-17		\$23,602.00	\$21,457
D5020	Branch Wiring	\$5.41	S.F.	11,293	30	1960	1990		0.00 %	110.00 %	-27		\$67,205.00	\$61,095
D5020	Lighting	\$12.65	S.F.	11,293	30	1960	1990		0.00 %	110.00 %	-27		\$157,142.00	\$142,856
D5030810	Security & Detection Systems	\$2.34	S.F.	11,293	15	2016	2031		93.33 %	0.00 %	14			\$26,426
D5030910	Fire Alarm Systems	\$4.22	S.F.	11,293	15	2004	2019		13.33 %	0.00 %	2			\$47,656
D5030920	Data Communication	\$5.48	S.F.	11,293	15	2014	2029		80.00 %	0.00 %	12			\$61,886
D5090	Other Electrical Systems	\$0.81	S.F.	11,293	20	2004	2024		35.00 %	0.00 %	7			\$9,147
E1020	Institutional Equipment	\$3.67	S.F.	11,293	20	2008	2028		55.00 %	0.00 %	11			\$41,445
E2010	Fixed Furnishings	\$5.91	S.F.	11,293	20	1960	1980		0.00 %	110.00 %	-37		\$73,416.00	\$66,742
Total									15.62 %	74.61 %			\$1,610,055.00	\$2,157,980

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



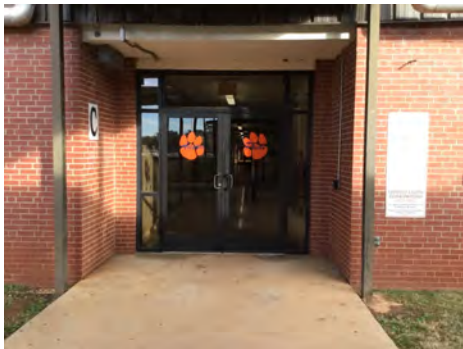
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

Campus Assessment Report - 1960 Building C

System: B3010130 - Preformed Metal Roofing



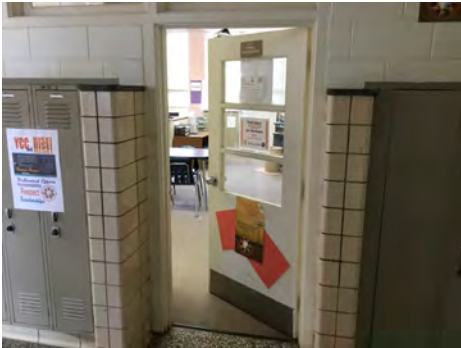
Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

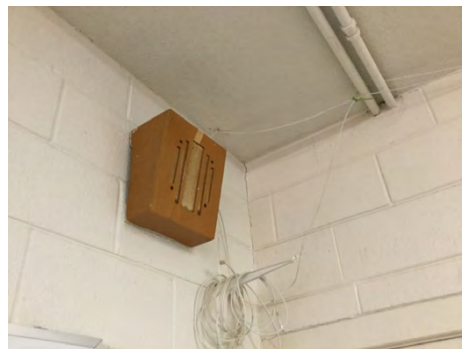
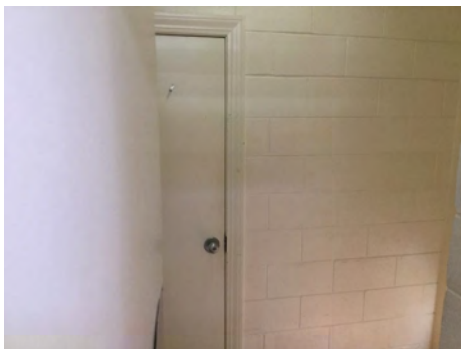
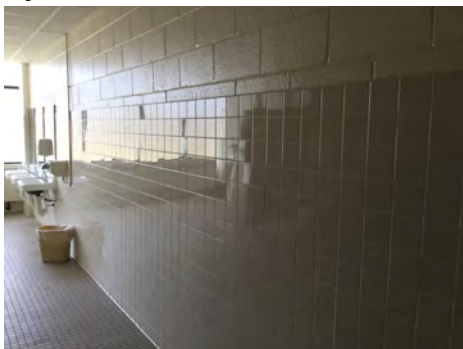
Campus Assessment Report - 1960 Building C

System: C1030 - Fittings



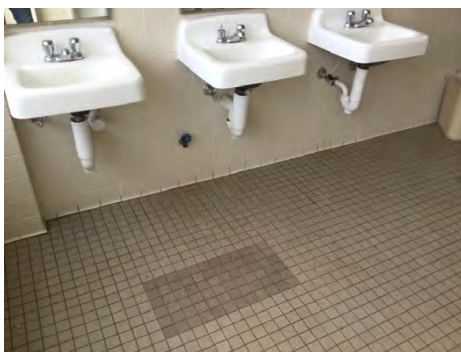
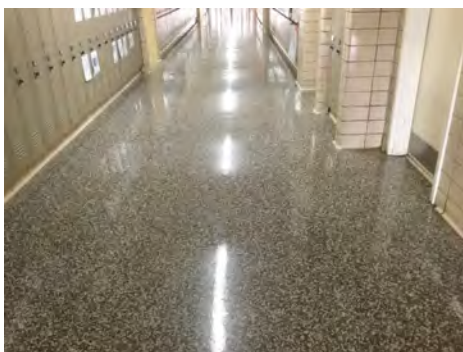
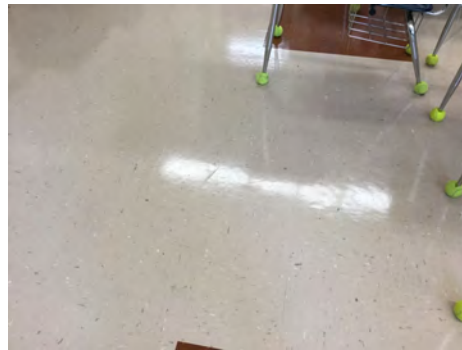
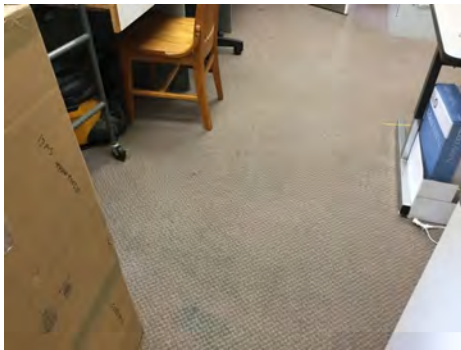
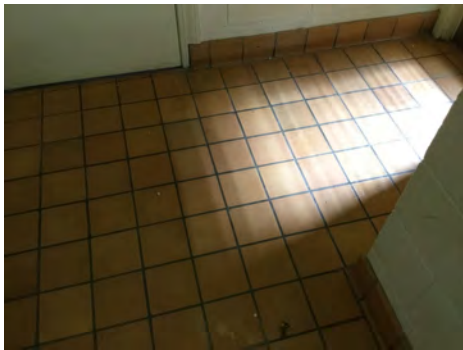
Note:

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

Campus Assessment Report - 1960 Building C

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

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System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

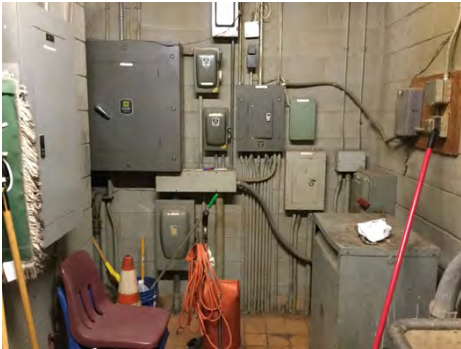
Campus Assessment Report - 1960 Building C

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

Campus Assessment Report - 1960 Building C

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

Campus Assessment Report - 1960 Building C

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems



Note:

System: E1020 - Institutional Equipment



Note:

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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:	\$1,610,055	\$0	\$55,614	\$0	\$0	\$0	\$0	\$12,375	\$0	\$0	\$307,006	\$1,985,050
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$188,695	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$188,695
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,026	\$16,026
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	\$240,228	\$240,228
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	\$36,025	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,025
C1030 - Fittings	\$21,863	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,863
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$37,764	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,752	\$88,516
C3020 - Floor Finishes	\$161,490	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$161,490
C3030 - Ceiling Finishes	\$155,900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$155,900
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

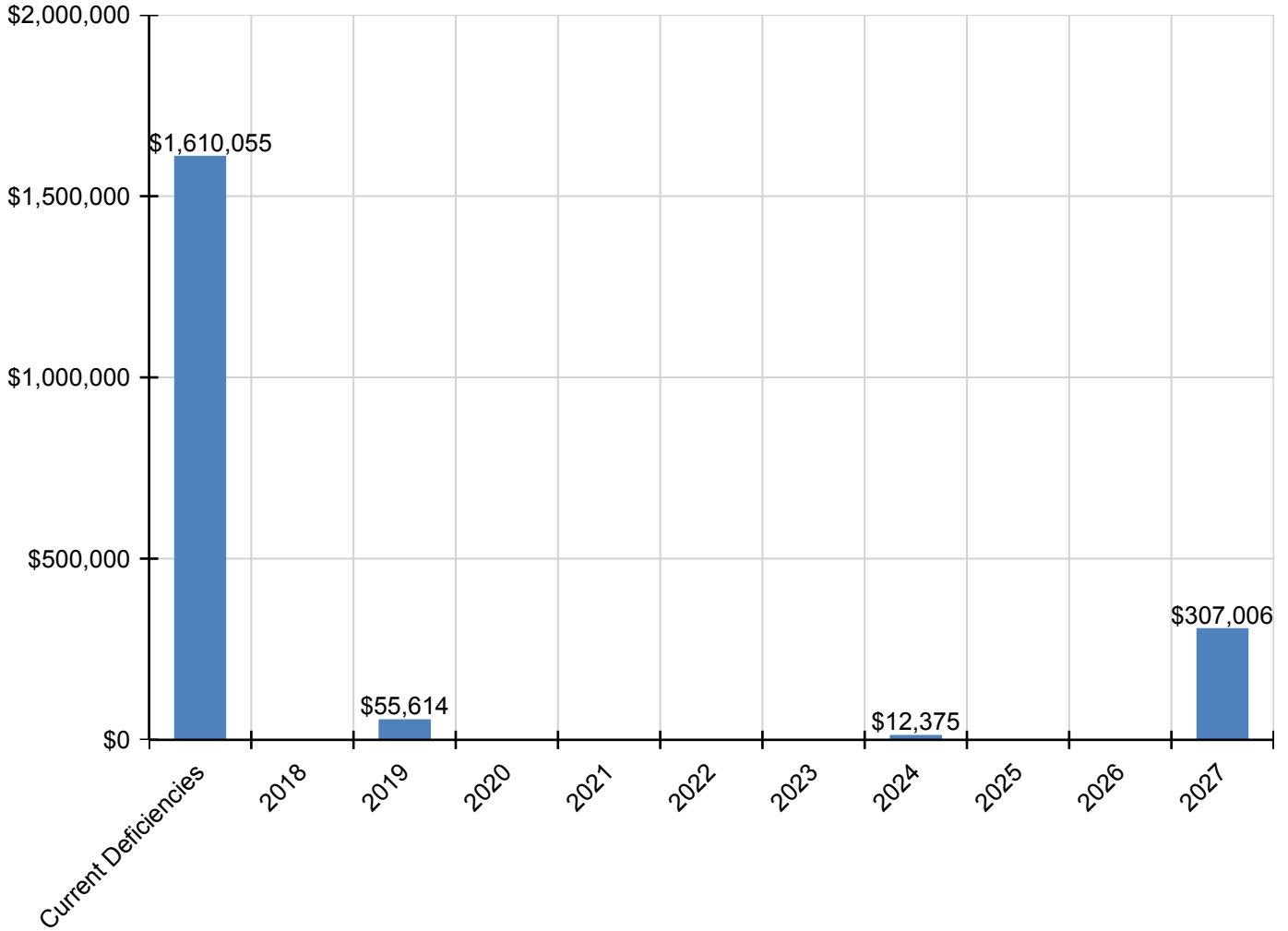
Campus Assessment Report - 1960 Building C

D2010 - Plumbing Fixtures	\$130,310	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$130,310
D2020 - Domestic Water Distribution	\$24,223	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,223
D2030 - Sanitary Waste	\$38,261	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38,261
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$123,602	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$123,602
D3050 - Terminal & Package Units	\$269,688	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$269,688
D3060 - Controls & Instrumentation	\$39,130	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,130
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$53,664	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$53,664
D4020 - Standpipes	\$8,075	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,075
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$23,602	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,602
D5020 - Branch Wiring	\$67,205	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$67,205
D5020 - Lighting	\$157,142	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$157,142
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$0	\$0	\$55,614	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,614
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,375	\$0	\$0	\$0	\$0	\$12,375
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
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$73,416	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$73,416

* Indicates non-renewable system

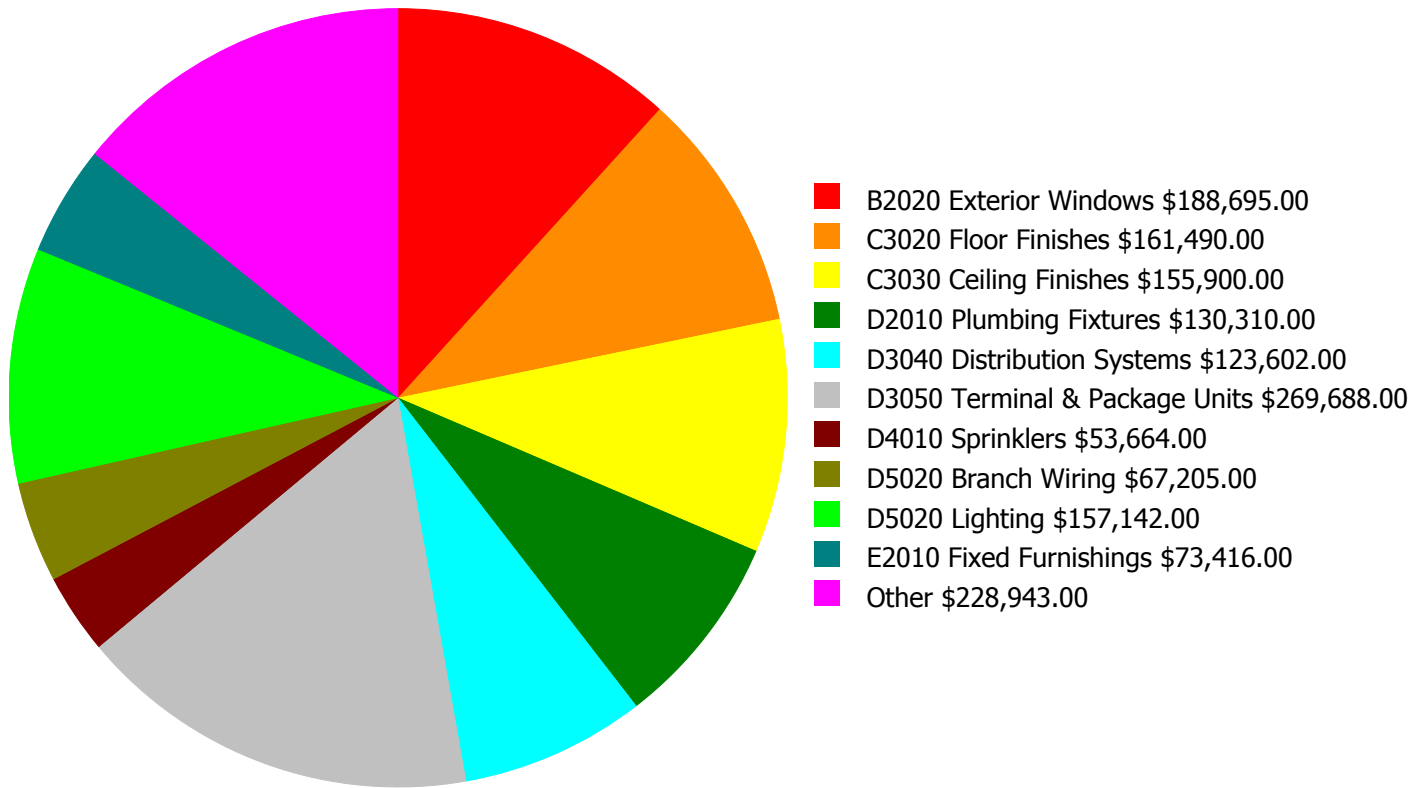
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

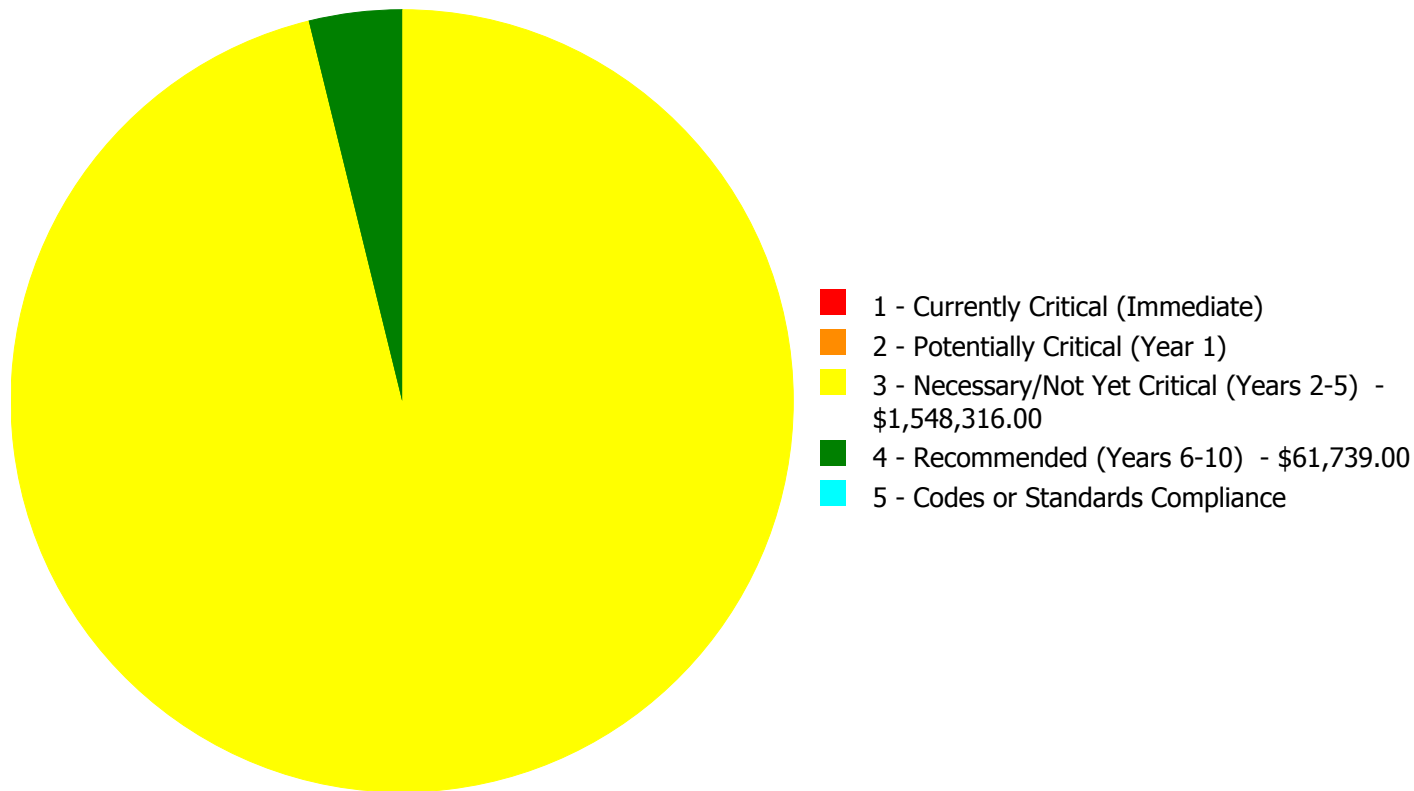
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$1,610,055.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$1,610,055.00

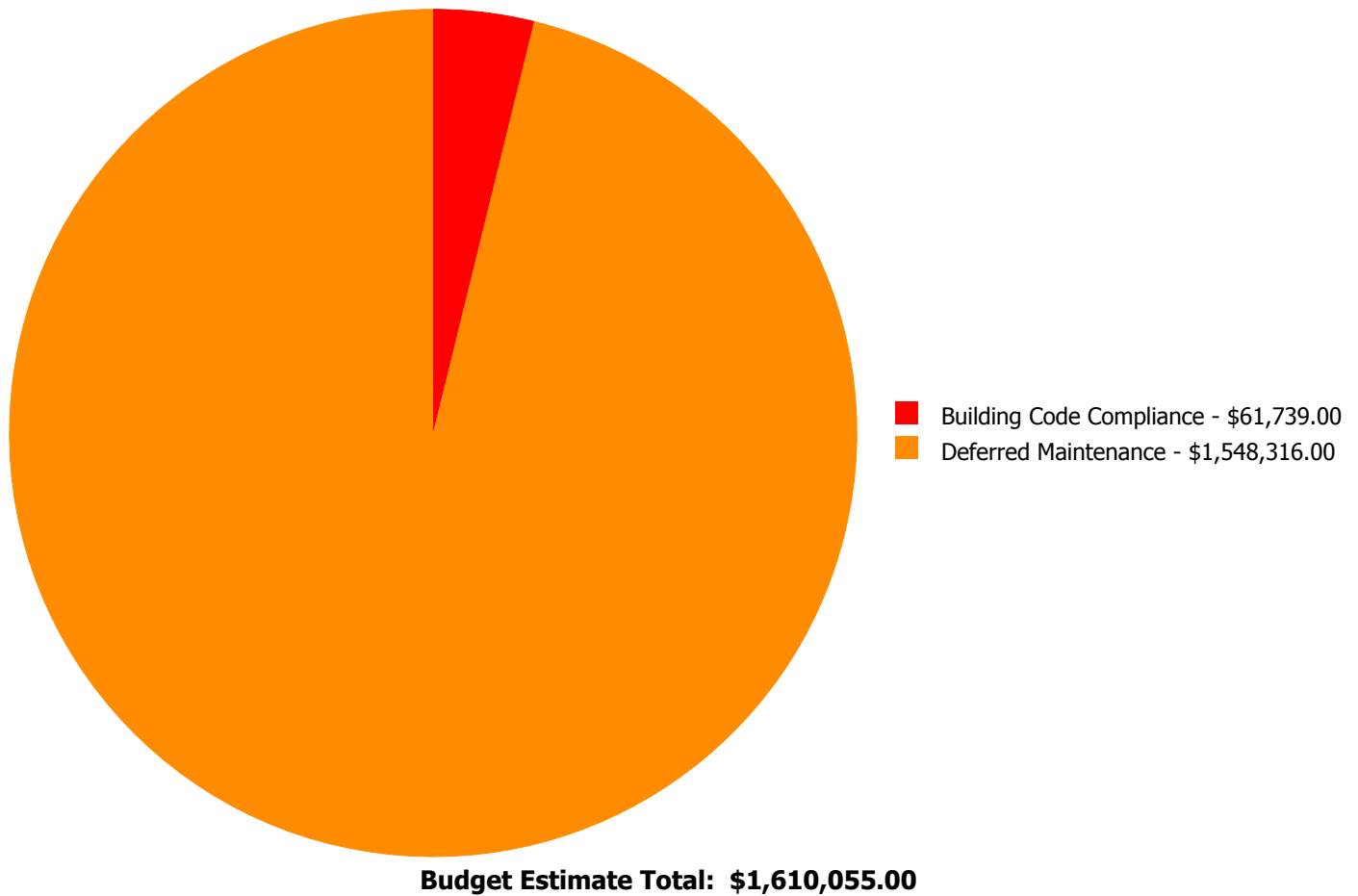
Deficiency By Priority Investment Table

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
B2020	Exterior Windows	\$0.00	\$0.00	\$188,695.00	\$0.00	\$0.00	\$188,695.00
C1020	Interior Doors	\$0.00	\$0.00	\$36,025.00	\$0.00	\$0.00	\$36,025.00
C1030	Fittings	\$0.00	\$0.00	\$21,863.00	\$0.00	\$0.00	\$21,863.00
C3010	Wall Finishes	\$0.00	\$0.00	\$37,764.00	\$0.00	\$0.00	\$37,764.00
C3020	Floor Finishes	\$0.00	\$0.00	\$161,490.00	\$0.00	\$0.00	\$161,490.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$155,900.00	\$0.00	\$0.00	\$155,900.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$130,310.00	\$0.00	\$0.00	\$130,310.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$24,223.00	\$0.00	\$0.00	\$24,223.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$38,261.00	\$0.00	\$0.00	\$38,261.00
D3040	Distribution Systems	\$0.00	\$0.00	\$123,602.00	\$0.00	\$0.00	\$123,602.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$269,688.00	\$0.00	\$0.00	\$269,688.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$39,130.00	\$0.00	\$0.00	\$39,130.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$53,664.00	\$0.00	\$53,664.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$8,075.00	\$0.00	\$8,075.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$23,602.00	\$0.00	\$0.00	\$23,602.00
D5020	Branch Wiring	\$0.00	\$0.00	\$67,205.00	\$0.00	\$0.00	\$67,205.00
D5020	Lighting	\$0.00	\$0.00	\$157,142.00	\$0.00	\$0.00	\$157,142.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$73,416.00	\$0.00	\$0.00	\$73,416.00
	Total:	\$0.00	\$0.00	\$1,548,316.00	\$61,739.00	\$0.00	\$1,610,055.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

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

System: B2020 - Exterior Windows



Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 11,293.00
Unit of Measure: S.F.
Estimate: \$188,695.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The exterior windows are aged, rusted, not energy efficient and should be replaced.

System: C1020 - Interior Doors



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 11,293.00
Unit of Measure: S.F.
Estimate: \$36,025.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The interior doors are aged, failing, most hardware is not ADA or code compliant and should be replaced.

System: C3020 - Floor Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 11,293.00
Unit of Measure: S.F.
Estimate: \$161,490.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The original flooring is in poor conditions and should be replaced.

System: C3030 - Ceiling Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 11,293.00
Unit of Measure: S.F.
Estimate: \$155,900.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The original ceiling finishes are aged, failing and should be replaced.

System: D2010 - Plumbing Fixtures



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 11,293.00
Unit of Measure: S.F.
Estimate: \$130,310.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: Plumbing fixtures are in operational conditions. However, they are aged, not ADA compliant, and should be scheduled for replacement.

System: D2020 - Domestic Water Distribution



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 11,293.00
Unit of Measure: S.F.
Estimate: \$24,223.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The domestic water distribution system is aged and should be replaced.

System: D2030 - Sanitary Waste



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 11,293.00
Unit of Measure: S.F.
Estimate: \$38,261.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The sanitary waste system is beyond its expected service life and should be replaced.

System: D3040 - Distribution Systems



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 11,293.00
Unit of Measure: S.F.
Estimate: \$123,602.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: Distribution systems are aged, becoming logistically unsupportable, and should be replaced.

System: D3050 - Terminal & Package Units



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 11,293.00
Unit of Measure: S.F.
Estimate: \$269,688.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: Terminal and package units are beyond their expected service life and should be scheduled for replacement.

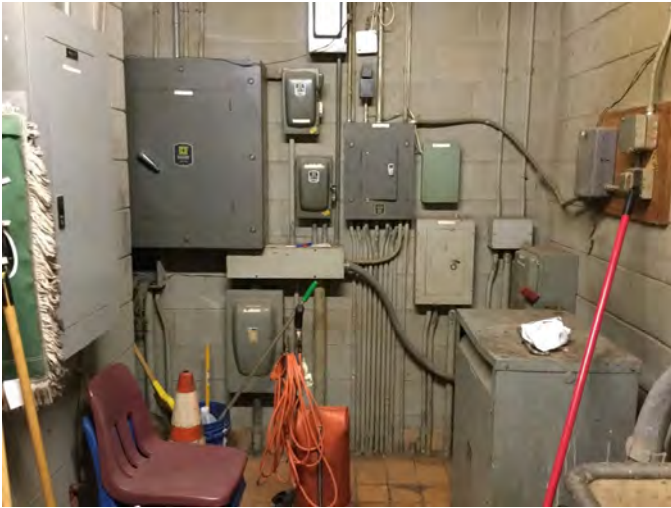
System: D3060 - Controls & Instrumentation



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 11,293.00
Unit of Measure: S.F.
Estimate: \$39,130.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The controls and instrumentation system is in marginal condition and should be schedule for replacement.

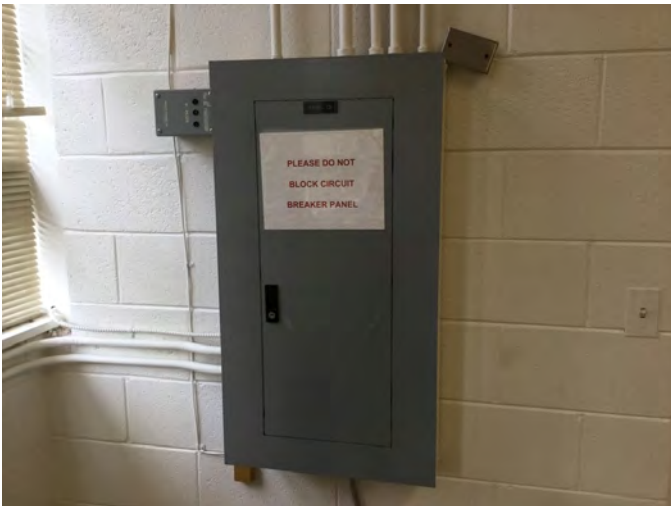
System: D5010 - Electrical Service/Distribution



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 11,293.00
Unit of Measure: S.F.
Estimate: \$23,602.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The original electrical service is operating but is in poor condition and should be replaced.

System: D5020 - Branch Wiring



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 11,293.00
Unit of Measure: S.F.
Estimate: \$67,205.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The original branch wiring system is operating but is aged, in marginal condition, and should be replaced.

System: D5020 - Lighting



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 11,293.00
Unit of Measure: S.F.
Estimate: \$157,142.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The original lighting system is operating but is aged, in marginal condition, and should be replaced.

System: E2010 - Fixed Furnishings



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 11,293.00
Unit of Measure: S.F.
Estimate: \$73,416.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The fixed furnishings are aged, in marginal condition, and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the Building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 11,293.00
Unit of Measure: S.F.
Estimate: \$53,664.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: A sprinkler system is missing and is recommended to be provided to comply with current codes.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the Building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 11,293.00
Unit of Measure: S.F.
Estimate: \$8,075.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: A standpipe system is missing and is recommended to be provided to comply with current codes.

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):	11,426
Year Built:	1960
Last Renovation:	1997
Replacement Value:	\$2,406,999
Repair Cost:	\$215,678.00
Total FCI:	8.96 %
Total RSLI:	33.27 %
FCA Score:	91.04



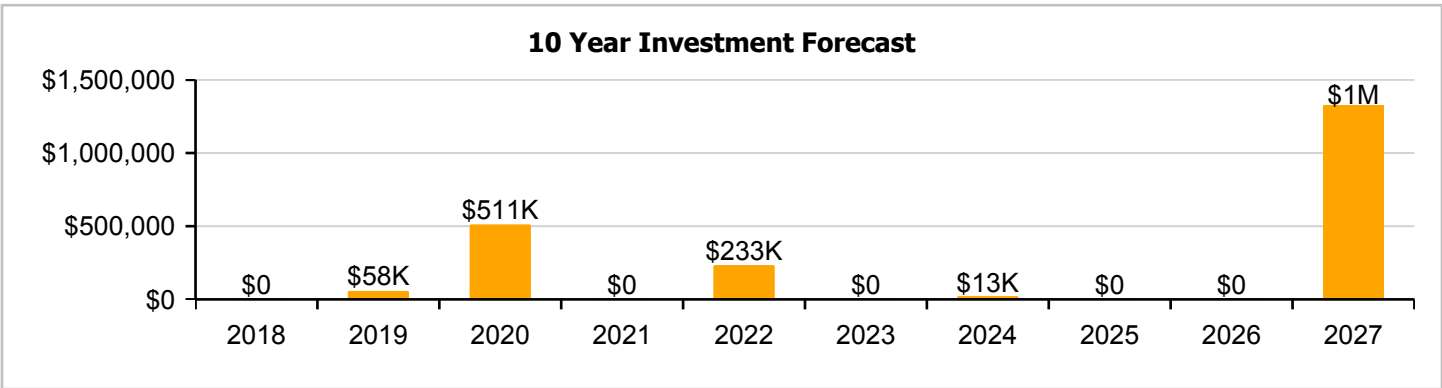
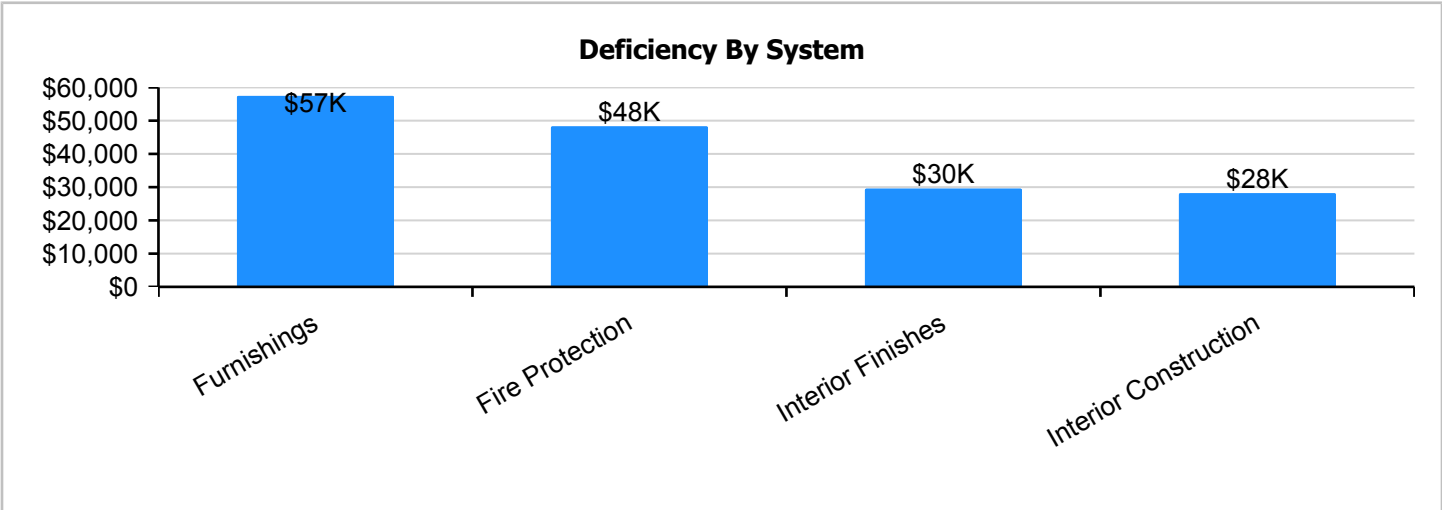
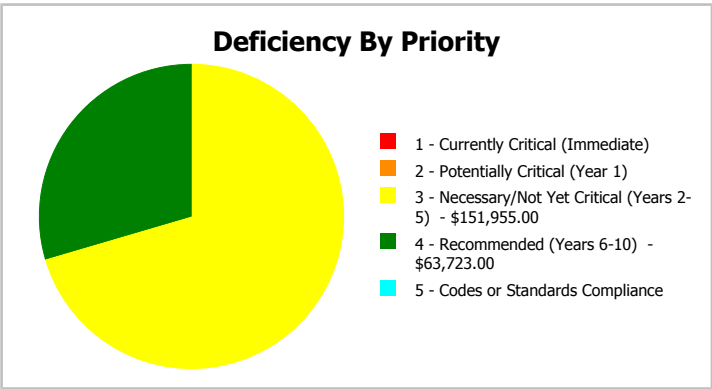
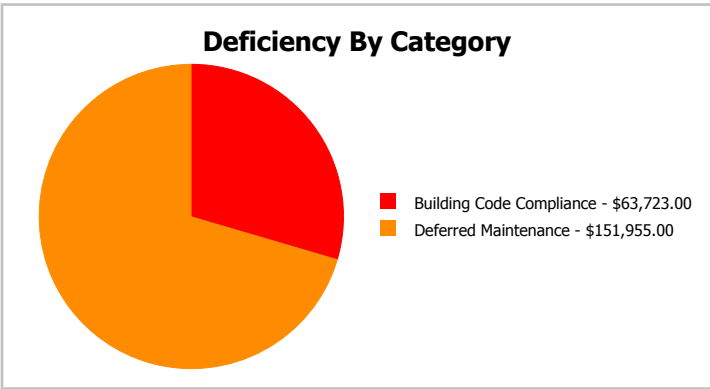
Description:

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:	11,426
Year Built:	1960	Last Renovation:	1997
Repair Cost:	\$215,678	Replacement Value:	\$2,406,999
FCI:	8.96 %	RSLI%:	33.27 %



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	43.00 %	0.00 %	\$0.00
B10 - Superstructure	80.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	37.14 %	0.00 %	\$0.00
B30 - Roofing	33.33 %	0.00 %	\$0.00
C10 - Interior Construction	15.65 %	31.16 %	\$37,203.00
C30 - Interior Finishes	15.60 %	11.70 %	\$38,963.00
D20 - Plumbing	33.33 %	0.00 %	\$0.00
D30 - HVAC	24.26 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$63,723.00
D50 - Electrical	43.83 %	0.00 %	\$0.00
E10 - Equipment	55.00 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	110.00 %	\$75,789.00
Totals:	33.27 %	8.96 %	\$215,678.00

Photo Album

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

1). Northeast Elevation - Feb 12, 2017



2). West Elevation - Feb 12, 2017



3). South Elevation - Feb 12, 2017



4). Southeast Elevation - Feb 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	\$2.64	S.F.	11,426	100	1960	2060		43.00 %	0.00 %	43			\$30,165
A1030	Slab on Grade	\$4.94	S.F.	11,426	100	1960	2060		43.00 %	0.00 %	43			\$56,444
B1020	Roof Construction	\$9.21	S.F.	11,426	100	1997	2097		80.00 %	0.00 %	80			\$105,233
B2010	Exterior Walls	\$10.71	S.F.	11,426	100	1960	2060		43.00 %	0.00 %	43			\$122,372
B2020	Exterior Windows	\$15.48	S.F.	11,426	30	1997	2027		33.33 %	0.00 %	10			\$176,874
B2030	Exterior Doors	\$0.98	S.F.	11,426	30	1997	2027		33.33 %	0.00 %	10			\$11,197
B3010130	Preformed Metal Roofing	\$11.70	S.F.	11,426	30	1997	2027		33.33 %	0.00 %	10			\$133,684
C1010	Partitions	\$5.69	S.F.	11,426	75	1960	2035		24.00 %	0.00 %	18			\$65,014
C1020	Interior Doors	\$2.96	S.F.	11,426	30	1960	1990		0.00 %	110.00 %	-27		\$37,203.00	\$33,821
C1030	Fittings	\$1.80	S.F.	11,426	20	1997	2017	2020	15.00 %	0.00 %	3			\$20,567
C3010	Wall Finishes	\$3.10	S.F.	11,426	10	1997	2007		0.00 %	110.00 %	-10		\$38,963.00	\$35,421
C3020	Floor Finishes	\$13.25	S.F.	11,426	20	1984	2004	2020	15.00 %	0.00 %	3			\$151,395
C3030	Ceiling Finishes	\$12.79	S.F.	11,426	25	1997	2022		20.00 %	0.00 %	5			\$146,139
D2010	Plumbing Fixtures	\$10.71	S.F.	11,426	30	1997	2027		33.33 %	0.00 %	10			\$122,372
D2020	Domestic Water Distribution	\$1.99	S.F.	11,426	30	1997	2027		33.33 %	0.00 %	10			\$22,738
D2030	Sanitary Waste	\$3.14	S.F.	11,426	30	1997	2027		33.33 %	0.00 %	10			\$35,878
D3040	Distribution Systems	\$10.14	S.F.	11,426	30	1997	2027		33.33 %	0.00 %	10			\$115,860
D3050	Terminal & Package Units	\$22.14	S.F.	11,426	15	2002	2017	2020	20.00 %	0.00 %	3			\$252,972
D3060	Controls & Instrumentation	\$3.21	S.F.	11,426	20	2002	2022		25.00 %	0.00 %	5			\$36,677
D4010	Sprinklers	\$4.40	S.F.	11,426	30			2016	0.00 %	110.00 %	-1		\$55,302.00	\$50,274
D4020	Standpipes	\$0.67	S.F.	11,426	30			2016	0.00 %	110.01 %	-1		\$8,421.00	\$7,655
D5010	Electrical Service/Distribution	\$1.94	S.F.	11,426	40	1997	2037		50.00 %	0.00 %	20			\$22,166
D5020	Branch Wiring	\$5.50	S.F.	11,426	30	1997	2027		33.33 %	0.00 %	10			\$62,843
D5020	Lighting	\$12.90	S.F.	11,426	30	1997	2027		33.33 %	0.00 %	10			\$147,395
D5030810	Security & Detection Systems	\$2.39	S.F.	11,426	15	2016	2031		93.33 %	0.00 %	14			\$27,308
D5030910	Fire Alarm Systems	\$4.32	S.F.	11,426	15	2004	2019		13.33 %	0.00 %	2			\$49,360
D5030920	Data Communication	\$5.58	S.F.	11,426	15	2014	2029		80.00 %	0.00 %	12			\$63,757
D5090	Other Electrical Systems	\$0.81	S.F.	11,426	20	2004	2024		35.00 %	0.00 %	7			\$9,255
E1020	Institutional Equipment	\$3.74	S.F.	11,426	20	2008	2028		55.00 %	0.00 %	11			\$42,733
E1030	Vehicular Equipment	\$15.80	S.F.	11,426	20	2008	2028		55.00 %	0.00 %	11			\$180,531
E2010	Fixed Furnishings	\$6.03	S.F.	11,426	20	1984	2004		0.00 %	110.00 %	-13		\$75,789.00	\$68,899
Total									33.27 %	8.96 %			\$215,678.00	\$2,406,999

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 - 1960 Building D

System: B3010130 - Preformed Metal Roofing



Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

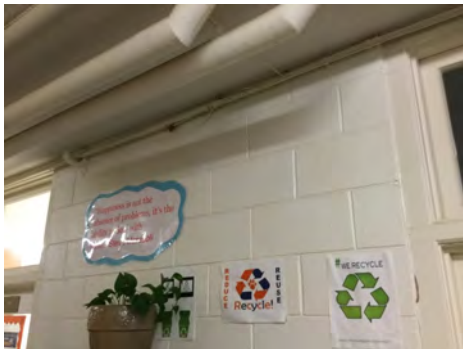
Campus Assessment Report - 1960 Building D

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

Campus Assessment Report - 1960 Building D

System: C3030 - Ceiling Finishes



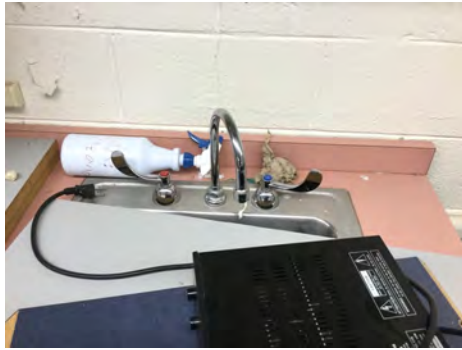
Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

Campus Assessment Report - 1960 Building D

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

Campus Assessment Report - 1960 Building D

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

Campus Assessment Report - 1960 Building D

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

Campus Assessment Report - 1960 Building D

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems



Note:

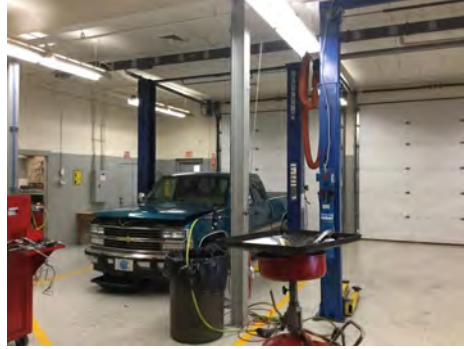
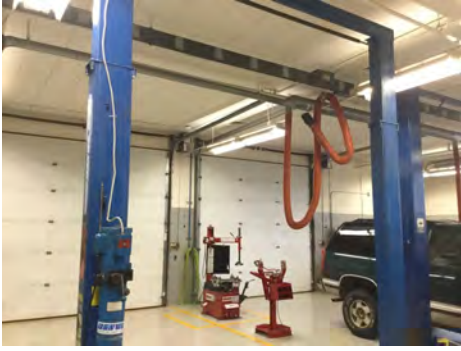
System: E1020 - Institutional Equipment



Note:

Campus Assessment Report - 1960 Building D

System: E1030 - Vehicular 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:	\$215,678	\$0	\$57,603	\$510,769	\$0	\$233,127	\$0	\$12,521	\$0	\$0	\$1,327,952	\$2,357,650
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$261,475	\$261,475
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,553	\$16,553
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	\$247,931	\$247,931
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	\$37,203	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37,203
C1030 - Fittings	\$0	\$0	\$0	\$24,721	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,721
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$38,963	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$52,363	\$91,326
C3020 - Floor Finishes	\$0	\$0	\$0	\$181,976	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$181,976
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$186,356	\$0	\$0	\$0	\$0	\$0	\$186,356
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

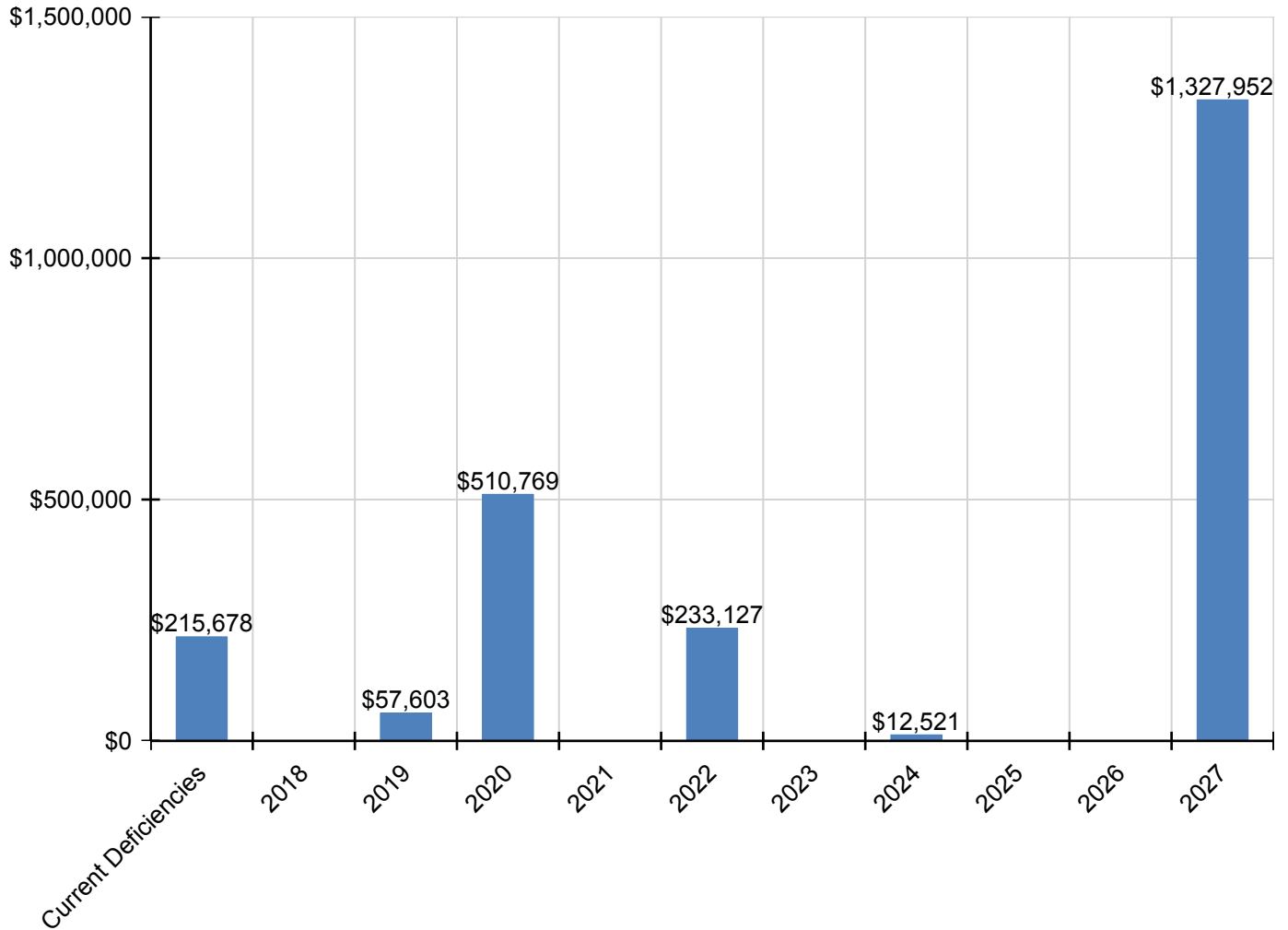
Campus Assessment Report - 1960 Building D

D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$180,905	\$180,905
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,614	\$33,614
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$53,038	\$53,038
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	\$171,277	\$171,277
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$304,072	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$304,072
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$46,771	\$0	\$0	\$0	\$0	\$0	\$0	\$46,771
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$55,302	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,302
D4020 - Standpipes	\$8,421	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,421
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	\$92,901	\$92,901
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$217,896	\$217,896
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$0	\$0	\$57,603	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57,603
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,521	\$0	\$0	\$0	\$0	\$12,521
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
E1030 - Vehicular Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$75,789	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,789

* Indicates non-renewable system

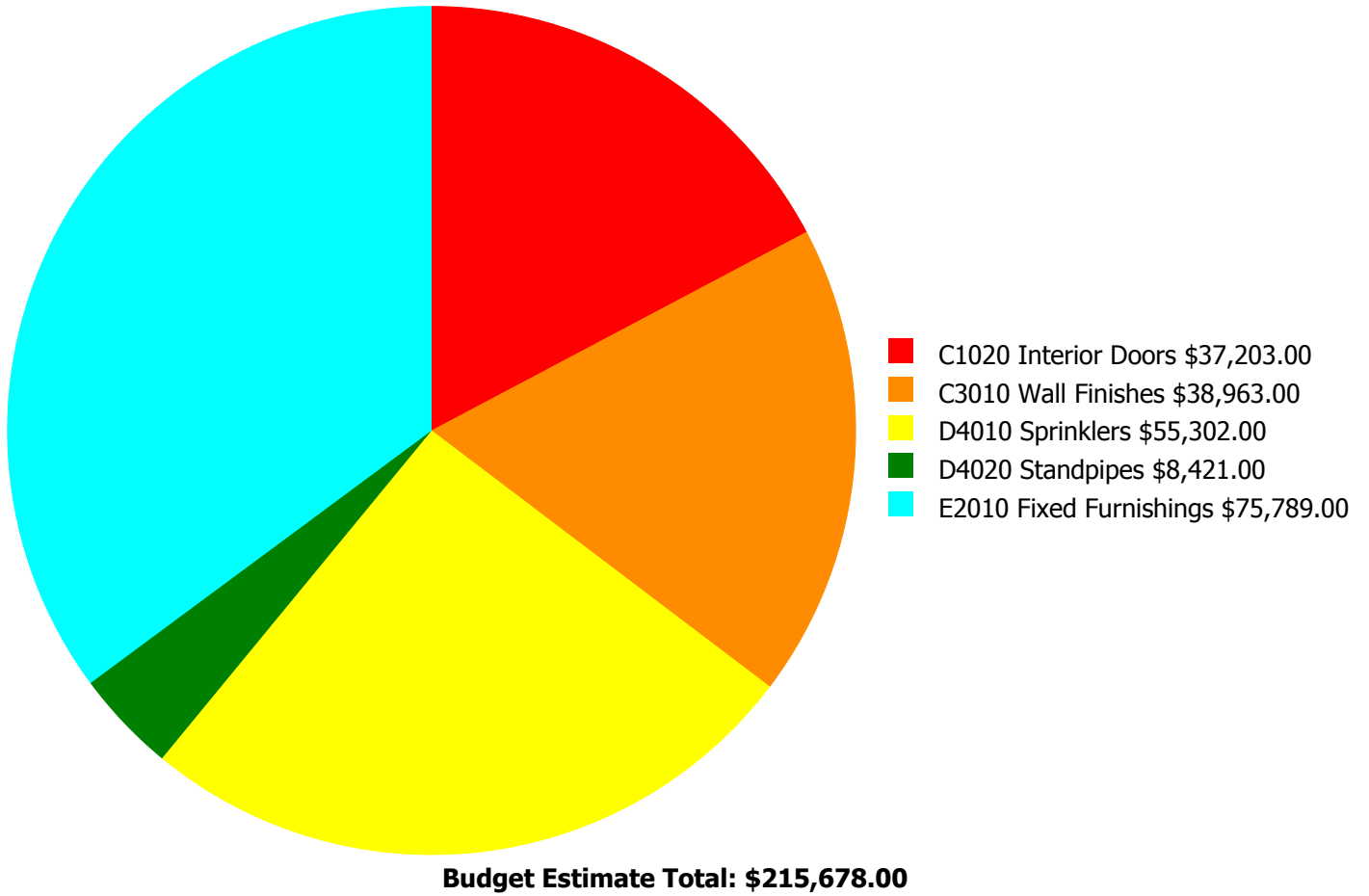
Forecasted Capital Renewal Requirement

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



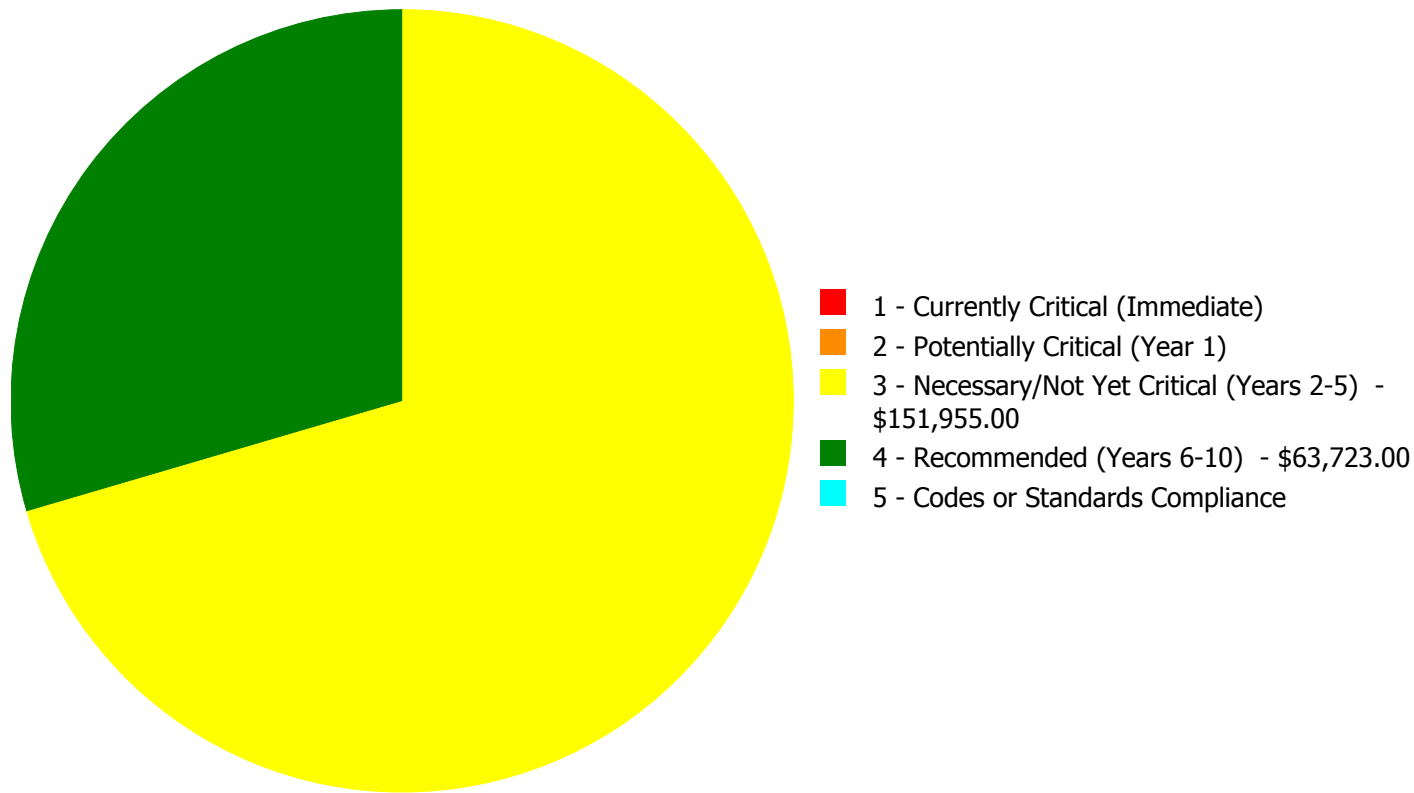
Deficiency Summary by System

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: \$215,678.00

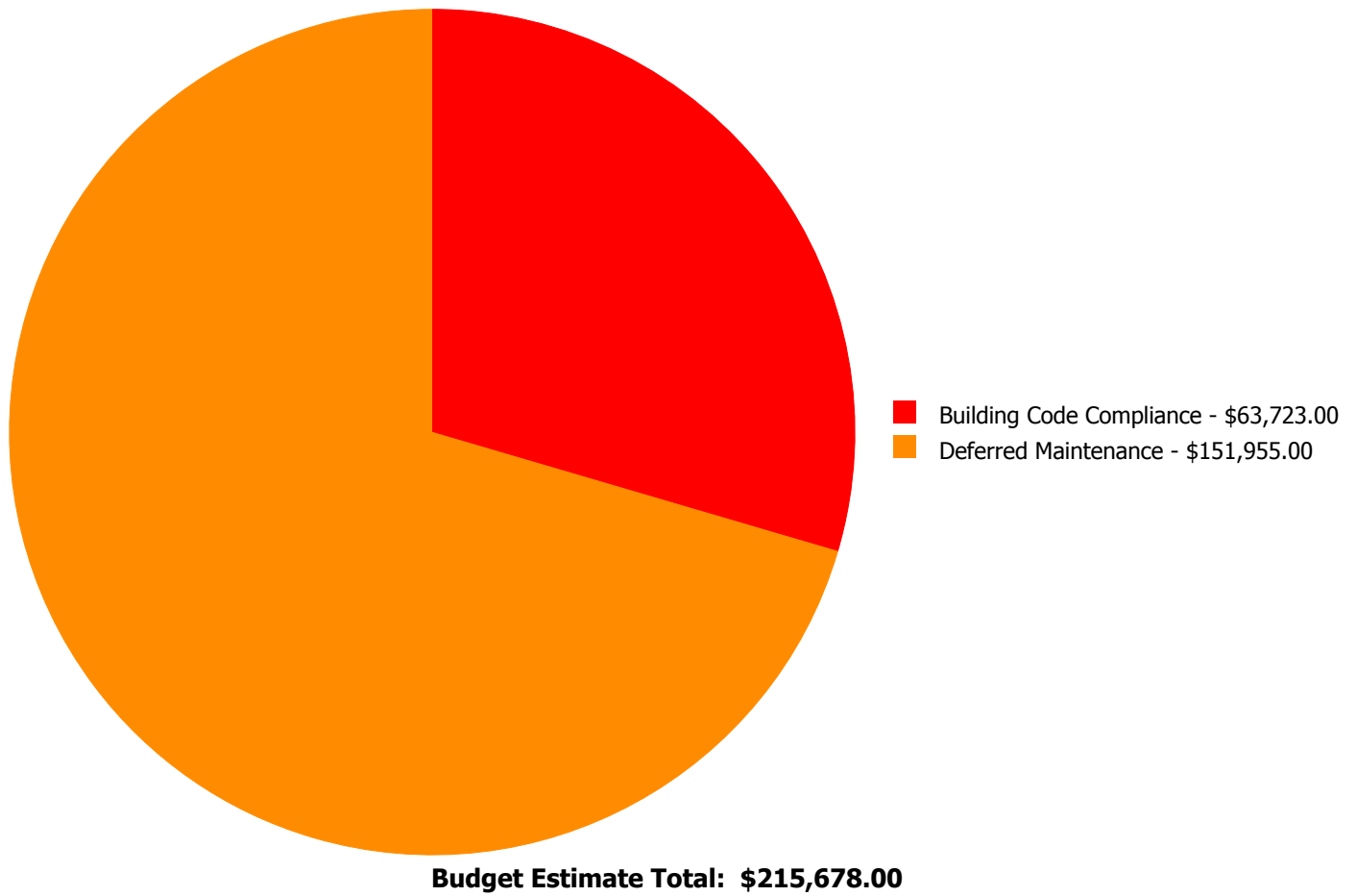
Deficiency By Priority Investment Table

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
C1020	Interior Doors	\$0.00	\$0.00	\$37,203.00	\$0.00	\$0.00	\$37,203.00
C3010	Wall Finishes	\$0.00	\$0.00	\$38,963.00	\$0.00	\$0.00	\$38,963.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$55,302.00	\$0.00	\$55,302.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$8,421.00	\$0.00	\$8,421.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$75,789.00	\$0.00	\$0.00	\$75,789.00
	Total:	\$0.00	\$0.00	\$151,955.00	\$63,723.00	\$0.00	\$215,678.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

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

System: C1020 - Interior Doors



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 11,426.00
Unit of Measure: S.F.
Estimate: \$37,203.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The interior doors are aged, failing, most hardware is not ADA or code compliant and should be replaced.

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: 11,426.00
Unit of Measure: S.F.
Estimate: \$38,963.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The wall finishes are aged, scuffed, fading, stained and should be replaced.

System: E2010 - Fixed Furnishings



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 11,426.00
Unit of Measure: S.F.
Estimate: \$75,789.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The fixed furnishings are aged, in marginal condition, and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the Building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 11,426.00
Unit of Measure: S.F.
Estimate: \$55,302.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: A sprinkler system is missing and is recommended to be provided to comply with current codes.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the Building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 11,426.00
Unit of Measure: S.F.
Estimate: \$8,421.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: A standpipe system is missing and is recommended to be provided to comply with current codes.

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):	16,704
Year Built:	1960
Last Renovation:	
Replacement Value:	\$3,438,186
Repair Cost:	\$1,222,265.00
Total FCI:	35.55 %
Total RSLI:	24.74 %
FCA Score:	64.45



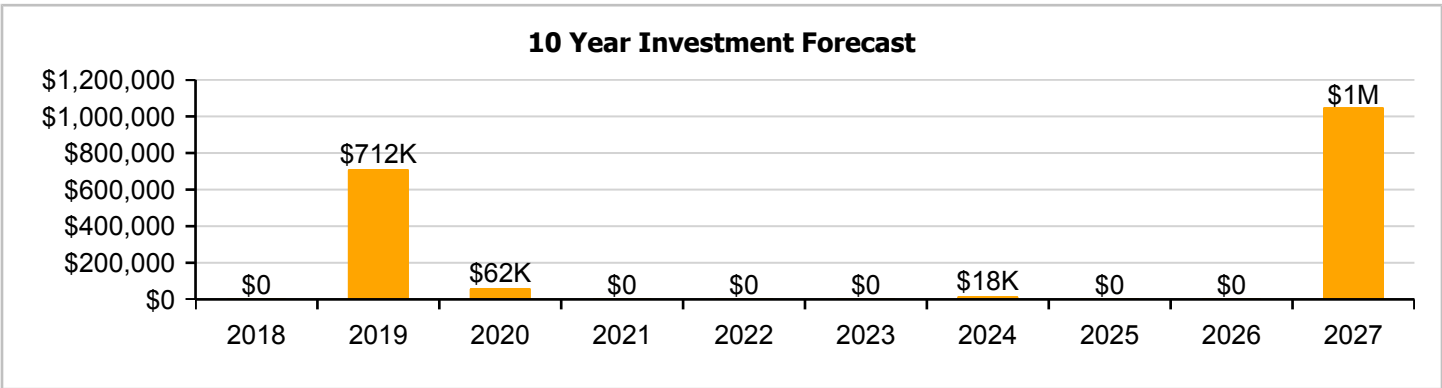
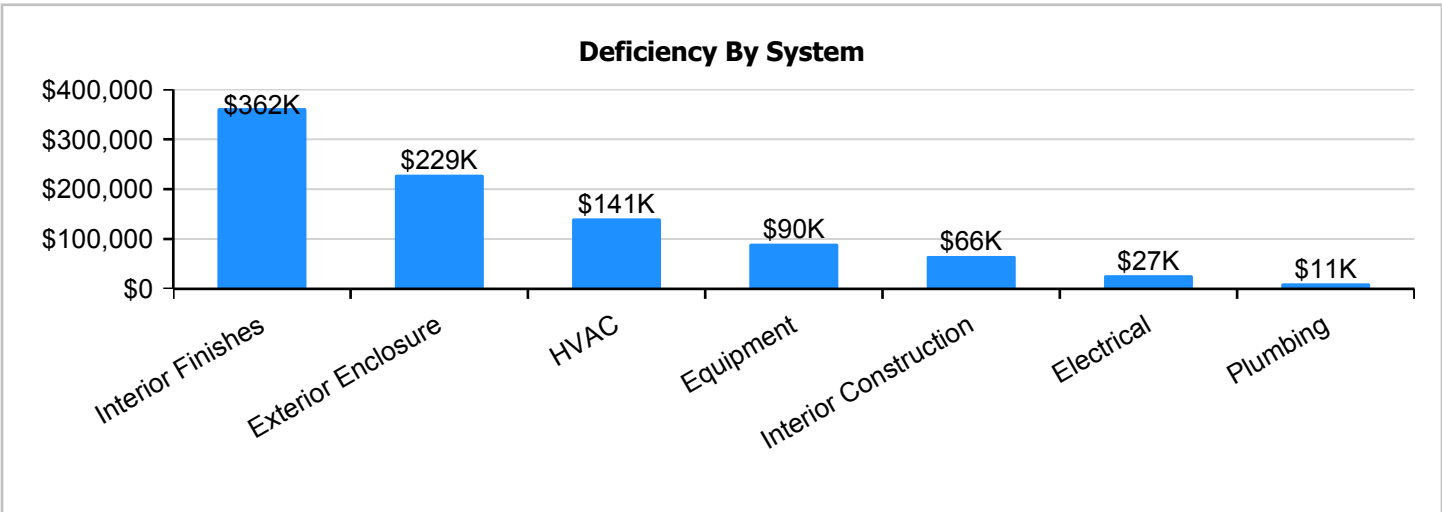
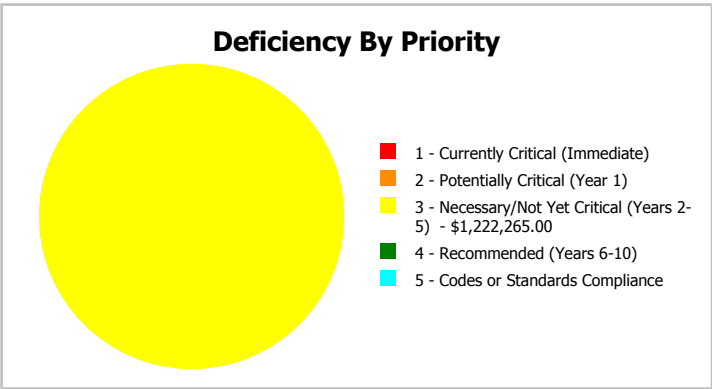
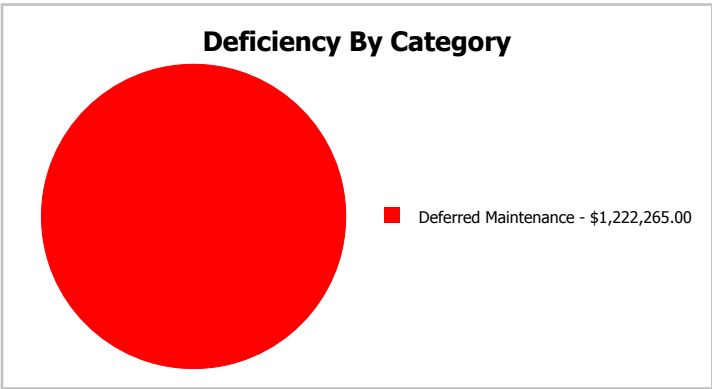
Description:

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:	16,704
Year Built:	1960	Last Renovation:	
Repair Cost:	\$1,222,265	Replacement Value:	\$3,438,186
FCI:	35.55 %	RSLI%:	24.74 %



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	43.00 %	0.00 %	\$0.00
B10 - Superstructure	43.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	16.96 %	66.61 %	\$302,075.00
B30 - Roofing	55.51 %	0.00 %	\$0.00
C10 - Interior Construction	13.09 %	49.99 %	\$87,095.00
C30 - Interior Finishes	3.19 %	98.29 %	\$478,102.00
D20 - Plumbing	31.98 %	5.06 %	\$14,148.00
D30 - HVAC	13.98 %	21.94 %	\$185,949.00
D50 - Electrical	40.92 %	6.39 %	\$35,646.00
E10 - Equipment	0.00 %	110.00 %	\$119,250.00
E20 - Furnishings	95.00 %	0.00 %	\$0.00
Totals:	24.74 %	35.55 %	\$1,222,265.00

Photo Album

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

1). East Elevation - Feb 16, 2017



2). North Elevation - Feb 16, 2017



3). Southwest Elevation - Feb 16, 2017



4). Southeast Elevation - Feb 16, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$2.64	S.F.	16,704	100	1960	2060		43.00 %	0.00 %	43			\$44,099
A1030	Slab on Grade	\$4.94	S.F.	16,704	100	1960	2060		43.00 %	0.00 %	43			\$82,518
B1020	Roof Construction	\$9.20	S.F.	16,704	100	1960	2060		43.00 %	0.00 %	43			\$153,677
B2010	Exterior Walls	\$10.71	S.F.	16,704	100	1960	2060		43.00 %	0.00 %	43			\$178,900
B2020	Exterior Windows	\$15.46	S.F.	16,704	30	1960	1990		0.00 %	110.00 %	-27		\$284,068.00	\$258,244
B2030	Exterior Doors	\$0.98	S.F.	16,704	30	1976	2006		0.00 %	110.00 %	-11		\$18,007.00	\$16,370
B3010120	Single Ply Membrane	\$8.45	S.F.	16,704	20	2008	2028		55.00 %	0.00 %	11			\$141,149
B3020	Roof Openings	\$0.51	S.F.	16,704	25	2008	2033		64.00 %	0.00 %	16			\$8,519
C1010	Partitions	\$5.69	S.F.	16,704	75	1960	2035		24.00 %	0.00 %	18			\$95,046
C1020	Interior Doors	\$2.94	S.F.	16,704	30	1960	1990		0.00 %	110.00 %	-27		\$54,021.00	\$49,110
C1030	Fittings	\$1.80	S.F.	16,704	20	1960	1980		0.00 %	110.00 %	-37		\$33,074.00	\$30,067
C3010	Wall Finishes	\$3.10	S.F.	16,704	10	1997	2007	2020	30.00 %	0.00 %	3			\$51,782
C3020	Floor Finishes	\$13.24	S.F.	16,704	20	1960	1980		0.00 %	110.00 %	-37		\$243,277.00	\$221,161
C3030	Ceiling Finishes	\$12.78	S.F.	16,704	25	1960	1985		0.00 %	110.00 %	-32		\$234,825.00	\$213,477
D2010	Plumbing Fixtures	\$10.68	S.F.	16,704	30	1997	2027		33.33 %	0.00 %	10			\$178,399
D2020	Domestic Water Distribution	\$1.98	S.F.	16,704	30	1997	2027		33.33 %	0.00 %	10			\$33,074
D2030	Sanitary Waste	\$3.13	S.F.	16,704	30	1997	2027		33.33 %	0.00 %	10			\$52,284
D2040	Rain Water Drainage	\$0.77	S.F.	16,704	30	1960	1990		0.00 %	110.00 %	-27		\$14,148.00	\$12,862
D2090	Other Plumbing Systems -Nat Gas	\$0.18	S.F.	16,704	40	1997	2037		50.00 %	0.00 %	20			\$3,007
D3020	Heat Generating Systems	\$8.38	S.F.	16,704	30	1997	2027		33.33 %	0.00 %	10			\$139,980
D3040	Distribution Systems	\$10.12	S.F.	16,704	30	1960	1990		0.00 %	110.00 %	-27		\$185,949.00	\$169,044
D3050	Terminal & Package Units	\$32.23	S.F.	16,704	15	2004	2019		13.33 %	0.00 %	2			\$538,370
D5010	Electrical Service/Distribution	\$1.94	S.F.	16,704	40	1960	2000		0.00 %	110.00 %	-17		\$35,646.00	\$32,406
D5020	Branch Wiring	\$5.50	S.F.	16,704	30	1997	2027		33.33 %	0.00 %	10			\$91,872
D5020	Lighting	\$12.87	S.F.	16,704	30	1997	2027		33.33 %	0.00 %	10			\$214,980
D5030810	Security & Detection Systems	\$2.38	S.F.	16,704	15	2016	2031		93.33 %	0.00 %	14			\$39,756
D5030910	Fire Alarm Systems	\$4.32	S.F.	16,704	15	2004	2019		13.33 %	0.00 %	2			\$72,161
D5030920	Data Communication	\$5.58	S.F.	16,704	15	2014	2029		80.00 %	0.00 %	12			\$93,208
D5090	Other Electrical Systems	\$0.81	S.F.	16,704	20	2004	2024		35.00 %	0.00 %	7			\$13,530
E1090	Other Equipment	\$6.49	S.F.	16,704	20	1960	1980		0.00 %	110.00 %	-37		\$119,250.00	\$108,409
E2010	Fixed Furnishings	\$6.03	S.F.	16,704	20	2016	2036		95.00 %	0.00 %	19			\$100,725
Total									24.74 %	35.55 %			\$1,222,265.00	\$3,438,186

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:

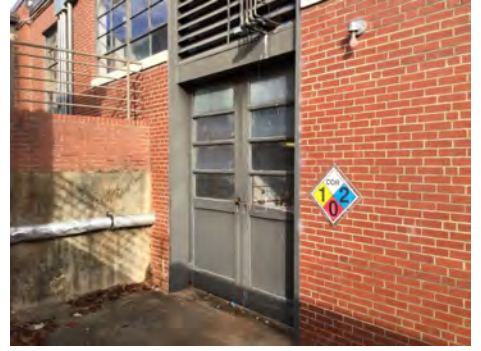
System: B2020 - Exterior Windows



Note:

Campus Assessment Report - 1960 Building E, Cafeteria

System: B2030 - Exterior Doors



Note:

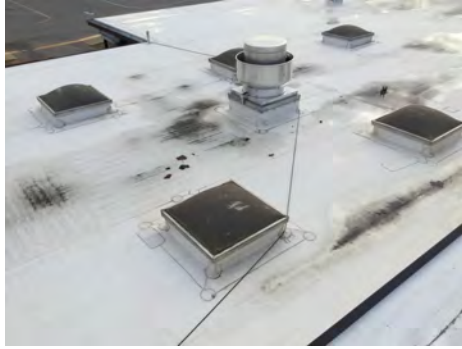
System: B3010120 - Single Ply Membrane



Note:

Campus Assessment Report - 1960 Building E, Cafeteria

System: B3020 - Roof Openings



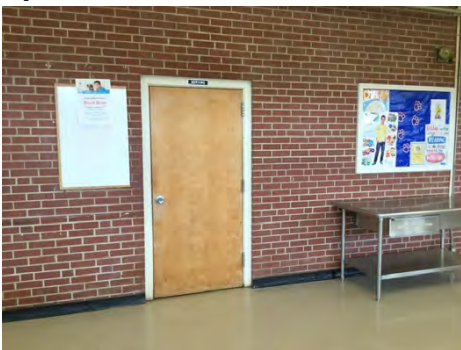
Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

Campus Assessment Report - 1960 Building E, Cafeteria

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

Campus Assessment Report - 1960 Building E, Cafeteria

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

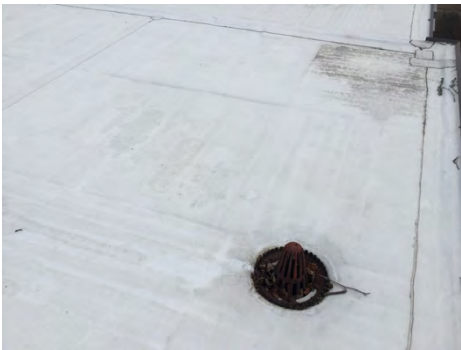
Campus Assessment Report - 1960 Building E, Cafeteria

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note:

System: D2090 - Other Plumbing Systems -Nat Gas



Note:

Campus Assessment Report - 1960 Building E, Cafeteria

System: D3020 - Heat Generating Systems



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

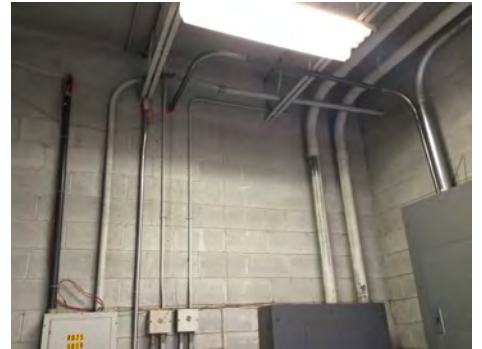
Campus Assessment Report - 1960 Building E, Cafeteria

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

Campus Assessment Report - 1960 Building E, Cafeteria

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

Campus Assessment Report - 1960 Building E, Cafeteria

System: D5090 - Other Electrical Systems



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:	\$1,222,265	\$0	\$712,483	\$62,243	\$0	\$0	\$0	\$18,304	\$0	\$0	\$1,050,468	\$3,065,764
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$284,068	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$284,068
B2030 - Exterior Doors	\$18,007	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,007
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
B3020 - Roof Openings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$54,021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$54,021
C1030 - Fittings	\$33,074	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,074
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$62,243	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62,243
C3020 - Floor Finishes	\$243,277	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$243,277
C3030 - Ceiling Finishes	\$234,825	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$234,825
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

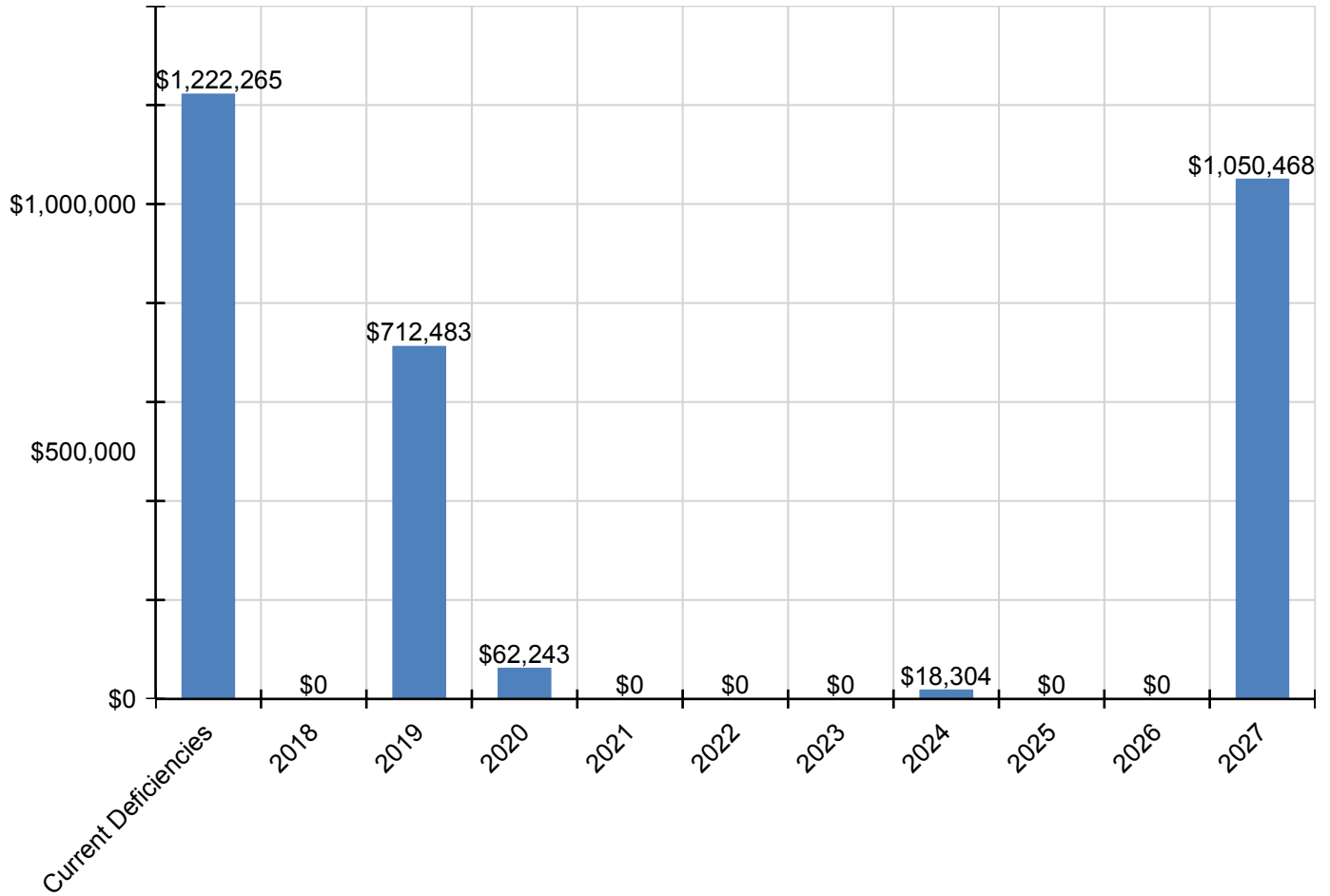
Campus Assessment Report - 1960 Building E, Cafeteria

D20 - Plumbing	\$0	\$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	\$263,729	\$263,729
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,893	\$48,893
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$77,291	\$77,291
D2040 - Rain Water Drainage	\$14,148	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,148
D2090 - Other Plumbing Systems -Nat Gas	\$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
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$206,932	\$206,932
D3040 - Distribution Systems	\$185,949	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$185,949
D3050 - Terminal & Package Units	\$0	\$0	\$628,272	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$628,272
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$35,646	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,646
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$135,815	\$135,815
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$317,808	\$317,808
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$0	\$0	\$84,211	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$84,211
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,304	\$0	\$0	\$0	\$0	\$18,304
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1090 - Other Equipment	\$119,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$119,250
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

* Indicates non-renewable system

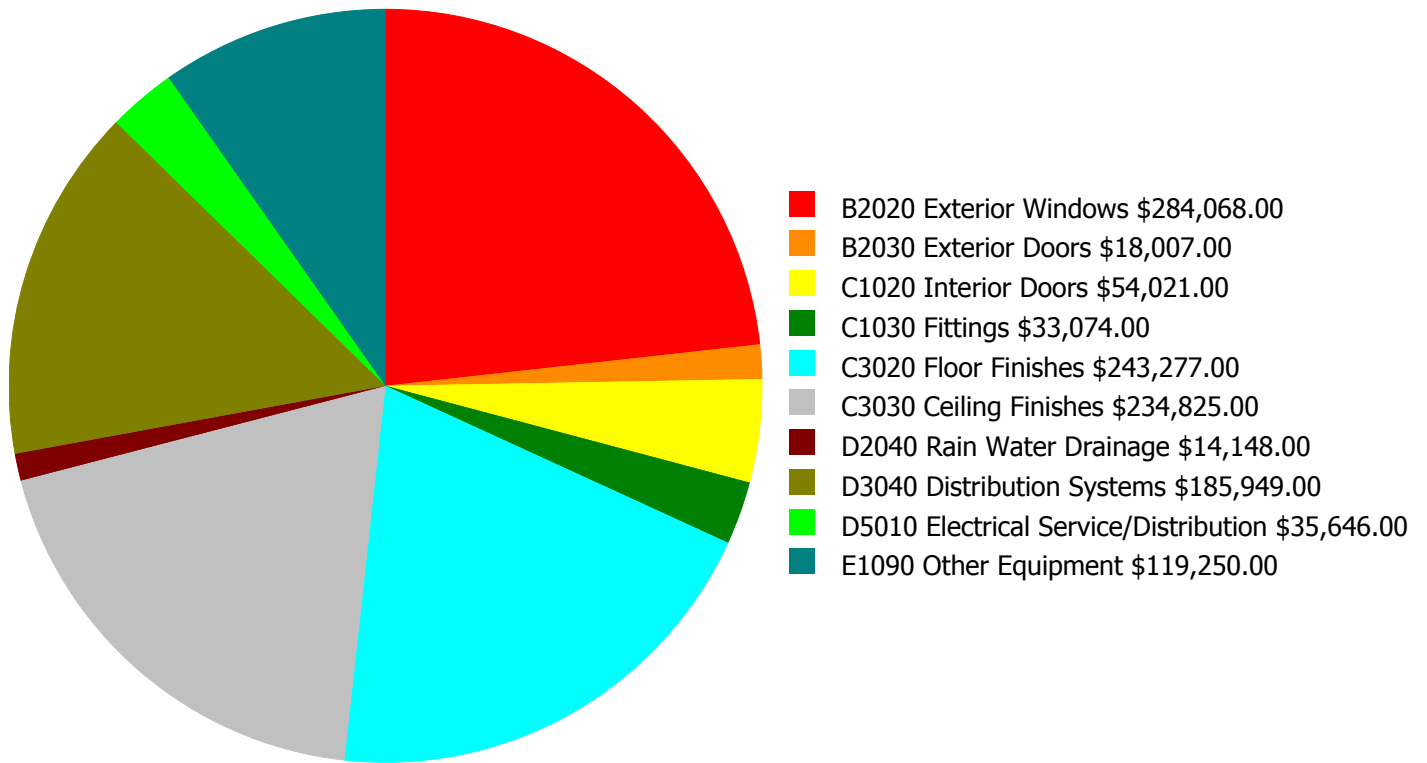
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

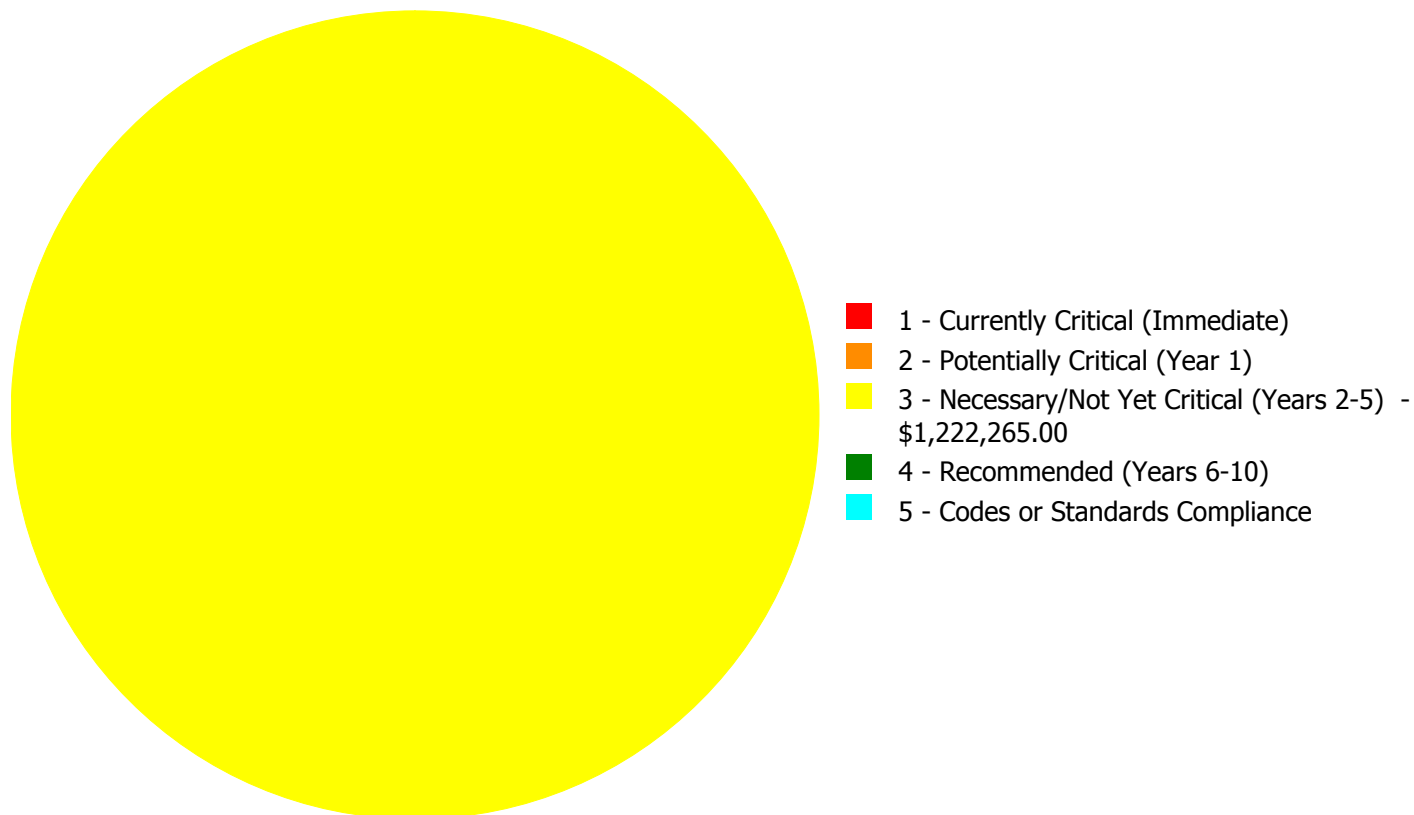
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$1,222,265.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$1,222,265.00

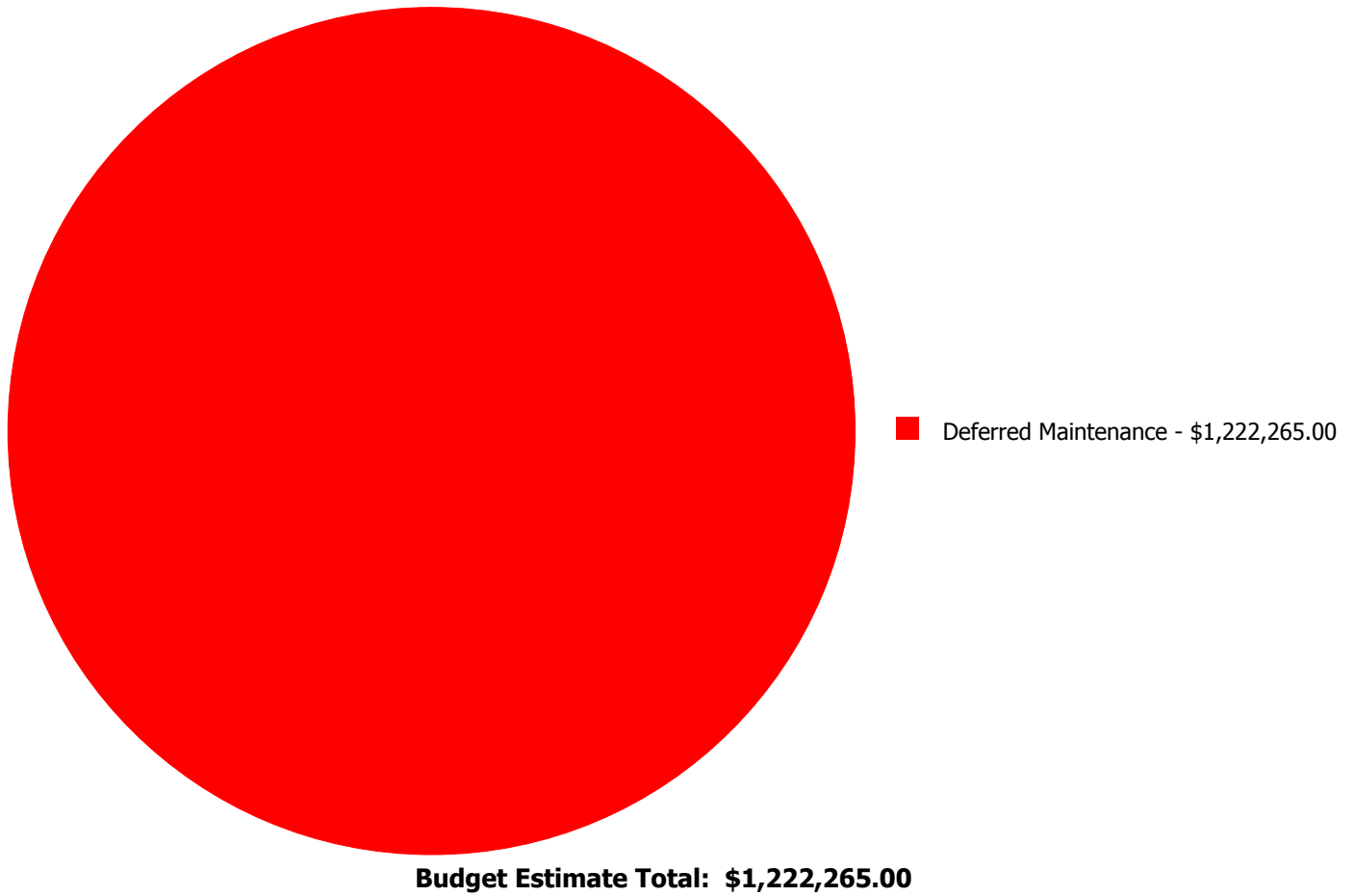
Deficiency By Priority Investment Table

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
B2020	Exterior Windows	\$0.00	\$0.00	\$284,068.00	\$0.00	\$0.00	\$284,068.00
B2030	Exterior Doors	\$0.00	\$0.00	\$18,007.00	\$0.00	\$0.00	\$18,007.00
C1020	Interior Doors	\$0.00	\$0.00	\$54,021.00	\$0.00	\$0.00	\$54,021.00
C1030	Fittings	\$0.00	\$0.00	\$33,074.00	\$0.00	\$0.00	\$33,074.00
C3020	Floor Finishes	\$0.00	\$0.00	\$243,277.00	\$0.00	\$0.00	\$243,277.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$234,825.00	\$0.00	\$0.00	\$234,825.00
D2040	Rain Water Drainage	\$0.00	\$0.00	\$14,148.00	\$0.00	\$0.00	\$14,148.00
D3040	Distribution Systems	\$0.00	\$0.00	\$185,949.00	\$0.00	\$0.00	\$185,949.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$35,646.00	\$0.00	\$0.00	\$35,646.00
E1090	Other Equipment	\$0.00	\$0.00	\$119,250.00	\$0.00	\$0.00	\$119,250.00
Total:		\$0.00	\$0.00	\$1,222,265.00	\$0.00	\$0.00	\$1,222,265.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

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

System: B2020 - Exterior Windows



Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 16,704.00
Unit of Measure: S.F.
Estimate: \$284,068.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The exterior windows are aged, rusted, not energy efficient and should be replaced.

System: B2030 - Exterior Doors



Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 16,704.00
Unit of Measure: S.F.
Estimate: \$18,007.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The exterior doors are aged, rusted and should be replaced.

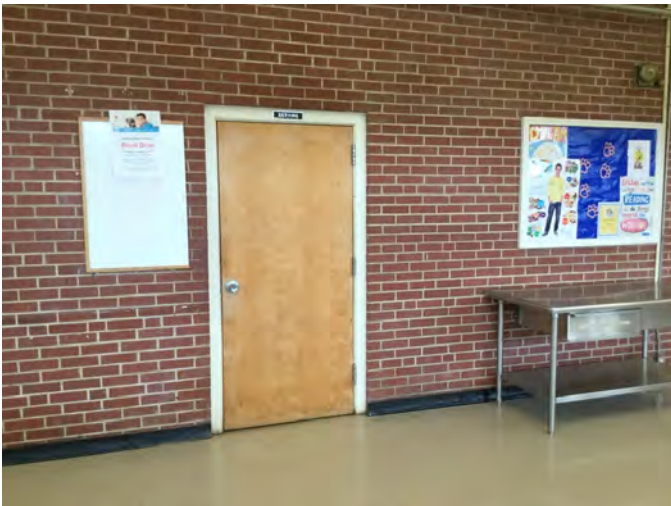
System: C1020 - Interior Doors



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 16,704.00
Unit of Measure: S.F.
Estimate: \$54,021.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The interior doors are aged, failing, most hardware is not ADA or code compliant and should be replaced.

System: C1030 - Fittings



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 16,704.00
Unit of Measure: S.F.
Estimate: \$33,074.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The fittings throughout the building are aged, in marginal condition, handrails and room signage are not ADA compliant and should be replaced.

System: C3020 - Floor Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 16,704.00
Unit of Measure: S.F.
Estimate: \$243,277.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The original flooring is in poor conditions and should be replaced.

System: C3030 - Ceiling Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 16,704.00
Unit of Measure: S.F.
Estimate: \$234,825.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The original ceiling finishes are aged, failing and should be replaced.

System: D2040 - Rain Water Drainage



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 16,704.00
Unit of Measure: S.F.
Estimate: \$14,148.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The rain water drainage system is aged and should be replaced.

System: D3040 - Distribution Systems



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 16,704.00
Unit of Measure: S.F.
Estimate: \$185,949.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: Distribution systems are aged, becoming logistically unsupportable, and should be replaced.

System: D5010 - Electrical Service/Distribution



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 16,704.00
Unit of Measure: S.F.
Estimate: \$35,646.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The original electrical service is operating but is in poor condition and should be replaced.

System: E1090 - Other Equipment



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 16,704.00
Unit of Measure: S.F.
Estimate: \$119,250.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The other equipment is in deteriorating conditions and should be replaced.

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):	21,722
Year Built:	1960
Last Renovation:	
Replacement Value:	\$4,798,822
Repair Cost:	\$2,019,298.00
Total FCI:	42.08 %
Total RSLI:	29.07 %
FCA Score:	57.92



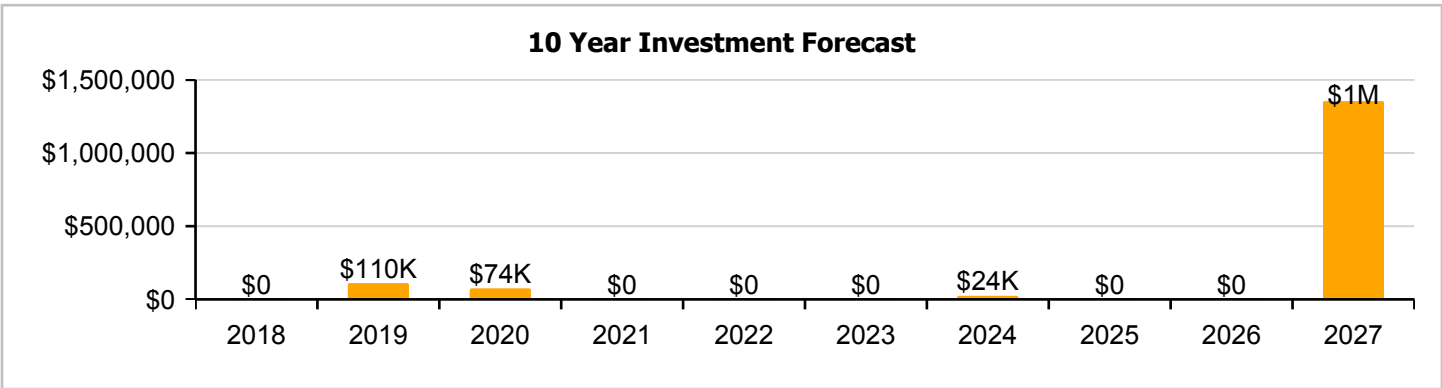
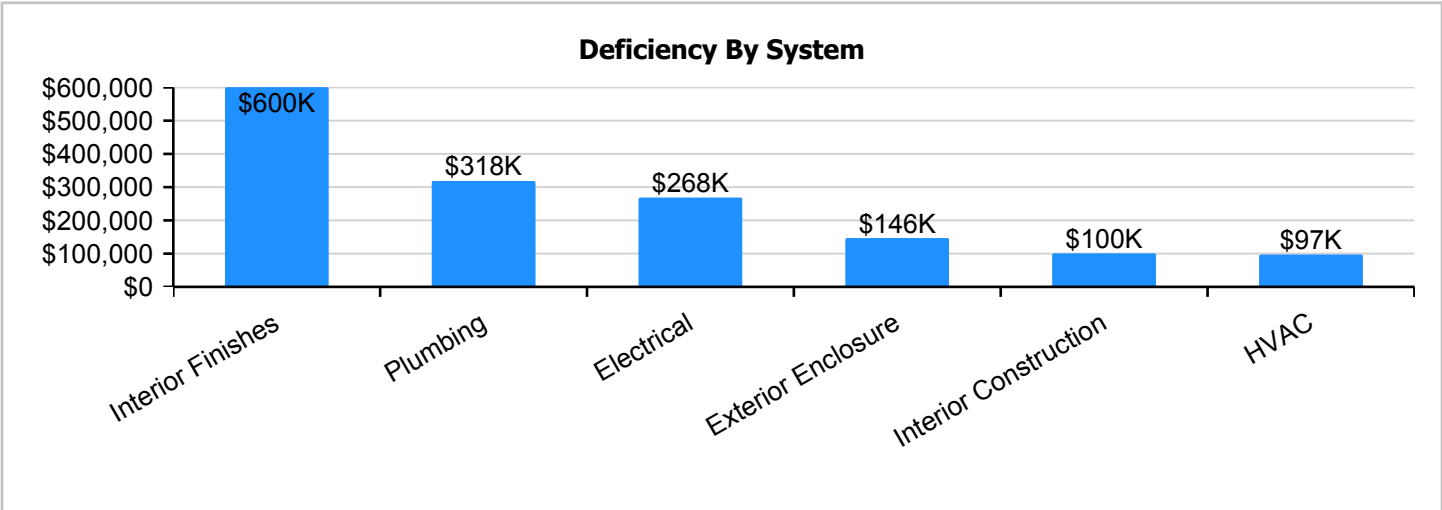
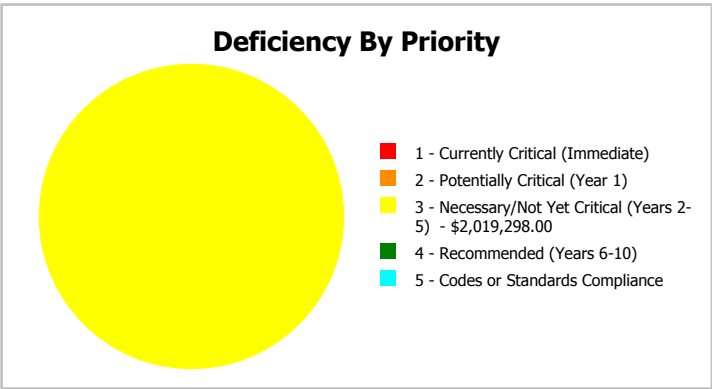
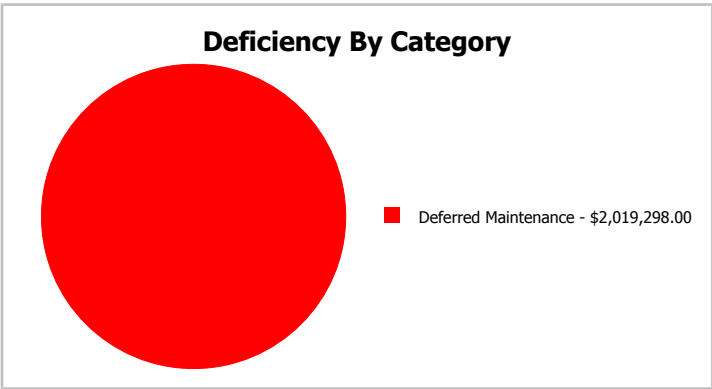
Description:

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:	21,722
Year Built:	1960	Last Renovation:	
Repair Cost:	\$2,019,298	Replacement Value:	\$4,798,822
FCI:	42.08 %	RSLI%:	29.07 %



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	43.00 %	0.00 %	\$0.00
B10 - Superstructure	43.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	28.06 %	40.31 %	\$193,065.00
B30 - Roofing	73.33 %	0.00 %	\$0.00
C10 - Interior Construction	12.16 %	54.27 %	\$132,374.00
C30 - Interior Finishes	0.00 %	110.00 %	\$792,092.00
D20 - Plumbing	10.32 %	75.95 %	\$420,060.00
D30 - HVAC	26.84 %	21.43 %	\$127,834.00
D50 - Electrical	28.08 %	48.78 %	\$353,873.00
E10 - Equipment	90.00 %	0.00 %	\$0.00
E20 - Furnishings	15.00 %	0.00 %	\$0.00
Totals:	29.07 %	42.08 %	\$2,019,298.00

Photo Album

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

1). Southeast Elevation - Feb 16, 2017



2). East Elevation - Feb 16, 2017



3). South Elevation - Feb 16, 2017



4). West Elevation - Feb 16, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$2.55	S.F.	21,722	100	1960	2060		43.00 %	0.00 %	43			\$55,391
A1030	Slab on Grade	\$8.88	S.F.	21,722	100	1960	2060		43.00 %	0.00 %	43			\$192,891
B1020	Roof Construction	\$31.11	S.F.	21,722	100	1960	2060		43.00 %	0.00 %	43			\$675,771
B2010	Exterior Walls	\$12.91	S.F.	21,722	100	1960	2060		43.00 %	0.00 %	43			\$280,431
B2020	Exterior Windows	\$8.08	S.F.	21,722	30	1960	1990		0.00 %	110.00 %	-27		\$193,065.00	\$175,514
B2030	Exterior Doors	\$1.06	S.F.	21,722	30	2005	2035		60.00 %	0.00 %	18			\$23,025
B3010130	Preformed Metal Roofing	\$11.70	S.F.	21,722	30	2009	2039		73.33 %	0.00 %	22			\$254,147
C1010	Partitions	\$5.69	S.F.	21,722	75	1960	2035		24.00 %	0.00 %	18			\$123,598
C1020	Interior Doors	\$3.74	S.F.	21,722	30	1960	1990		0.00 %	110.00 %	-27		\$89,364.00	\$81,240
C1030	Fittings	\$1.80	S.F.	21,722	20	1997	2017		0.00 %	110.00 %	0		\$43,010.00	\$39,100
C3010	Wall Finishes	\$6.64	S.F.	21,722	10	1960	1970		0.00 %	110.00 %	-47		\$158,657.00	\$144,234
C3020	Floor Finishes	\$24.78	S.F.	21,722	20	1960	1980		0.00 %	110.00 %	-37		\$592,098.00	\$538,271
C3030	Ceiling Finishes	\$1.73	S.F.	21,722	25	1960	1985		0.00 %	110.00 %	-32		\$41,337.00	\$37,579
D2010	Plumbing Fixtures	\$14.45	S.F.	21,722	30	1960	1990		0.00 %	110.00 %	-27		\$345,271.00	\$313,883
D2020	Domestic Water Distribution	\$7.88	S.F.	21,722	30	1997	2027		33.33 %	0.00 %	10			\$171,169
D2030	Sanitary Waste	\$3.13	S.F.	21,722	30	1960	1990		0.00 %	110.00 %	-27		\$74,789.00	\$67,990
D3040	Distribution Systems	\$22.11	S.F.	21,722	30	1997	2027		33.33 %	0.00 %	10			\$480,273
D3050	Terminal & Package Units	\$2.14	S.F.	21,722	15	1997	2012		0.00 %	110.00 %	-5		\$51,134.00	\$46,485
D3060	Controls & Instrumentation	\$3.21	S.F.	21,722	20	1960	1980		0.00 %	110.00 %	-37		\$76,700.00	\$69,728
D5010	Electrical Service/Distribution	\$1.94	S.F.	21,722	40	1960	2000		0.00 %	110.00 %	-17		\$46,355.00	\$42,141
D5020	Branch Wiring	\$5.50	S.F.	21,722	30	1997	2027		33.33 %	0.00 %	10			\$119,471
D5020	Lighting	\$12.87	S.F.	21,722	30	1975	2005		0.00 %	110.00 %	-12		\$307,518.00	\$279,562
D5030810	Security & Detection Systems	\$2.38	S.F.	21,722	15	2016	2031		93.33 %	0.00 %	14			\$51,698
D5030910	Fire Alarm Systems	\$4.32	S.F.	21,722	15	2004	2019		13.33 %	0.00 %	2			\$93,839
D5030920	Data Communication	\$5.58	S.F.	21,722	15	2014	2029		80.00 %	0.00 %	12			\$121,209
D5090	Other Electrical Systems	\$0.81	S.F.	21,722	20	2004	2024		35.00 %	0.00 %	7			\$17,595
E1090	Other Equipment	\$11.11	S.F.	21,722	20	2015	2035		90.00 %	0.00 %	18			\$241,331
E2010	Fixed Furnishings	\$2.82	S.F.	21,722	20	1997	2017	2020	15.00 %	0.00 %	3			\$61,256
Total									29.07 %	42.08 %			\$2,019,298.00	\$4,798,822

System Notes

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

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

Campus Assessment Report - 1960 Building F, Old Gym

System: B2030 - Exterior Doors



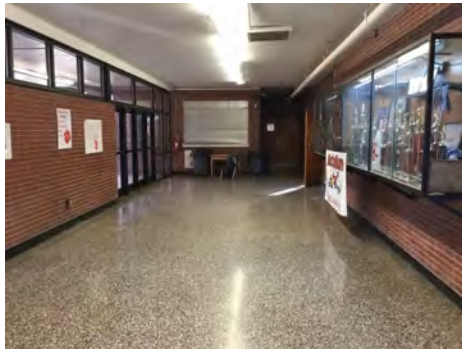
Note:

System: B3010130 - Preformed Metal Roofing



Note:

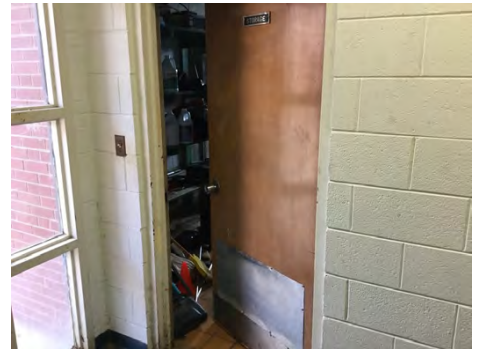
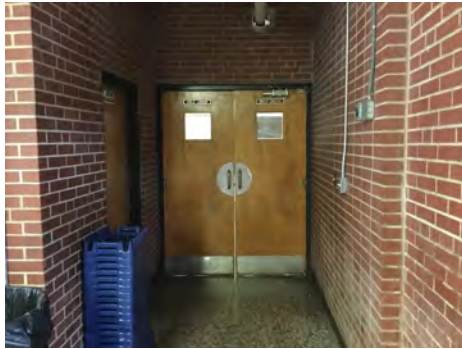
System: C1010 - Partitions



Note:

Campus Assessment Report - 1960 Building F, Old Gym

System: C1020 - Interior Doors



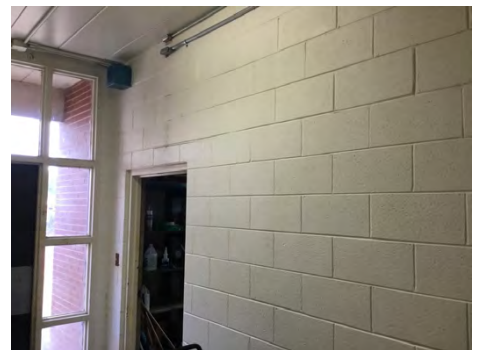
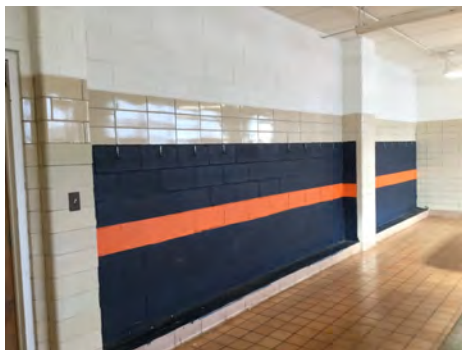
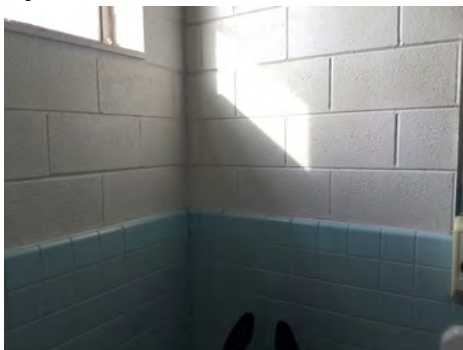
Note:

System: C1030 - Fittings



Note:

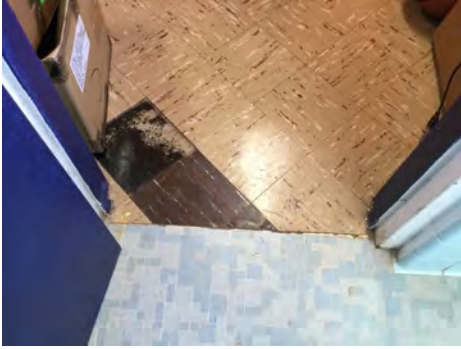
System: C3010 - Wall Finishes



Note:

Campus Assessment Report - 1960 Building F, Old Gym

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

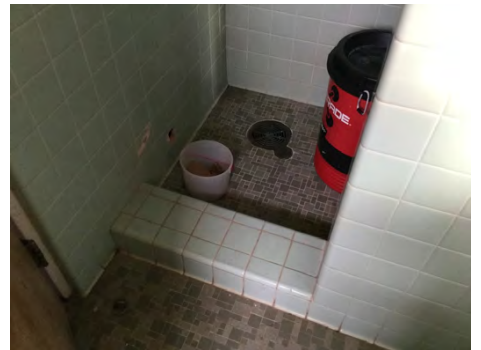
Campus Assessment Report - 1960 Building F, Old Gym

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

Campus Assessment Report - 1960 Building F, Old Gym

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

Campus Assessment Report - 1960 Building F, Old Gym

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

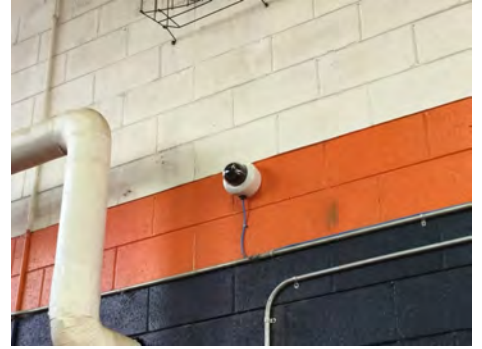
System: D5020 - Lighting



Note:

Campus Assessment Report - 1960 Building F, Old Gym

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

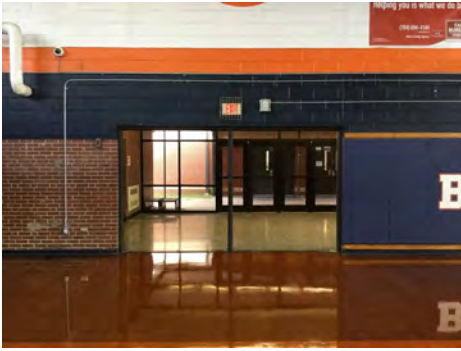
System: D5030920 - Data Communication



Note:

Campus Assessment Report - 1960 Building F, Old Gym

System: D5090 - Other Electrical Systems



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:	\$2,019,298	\$0	\$109,509	\$73,630	\$0	\$0	\$0	\$23,803	\$0	\$0	\$1,352,870	\$3,579,110
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$193,065	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$193,065
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	\$89,364	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$89,364
C1030 - Fittings	\$43,010	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,010
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$158,657	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$213,222	\$371,879
C3020 - Floor Finishes	\$592,098	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$592,098
C3030 - Ceiling Finishes	\$41,337	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,337
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

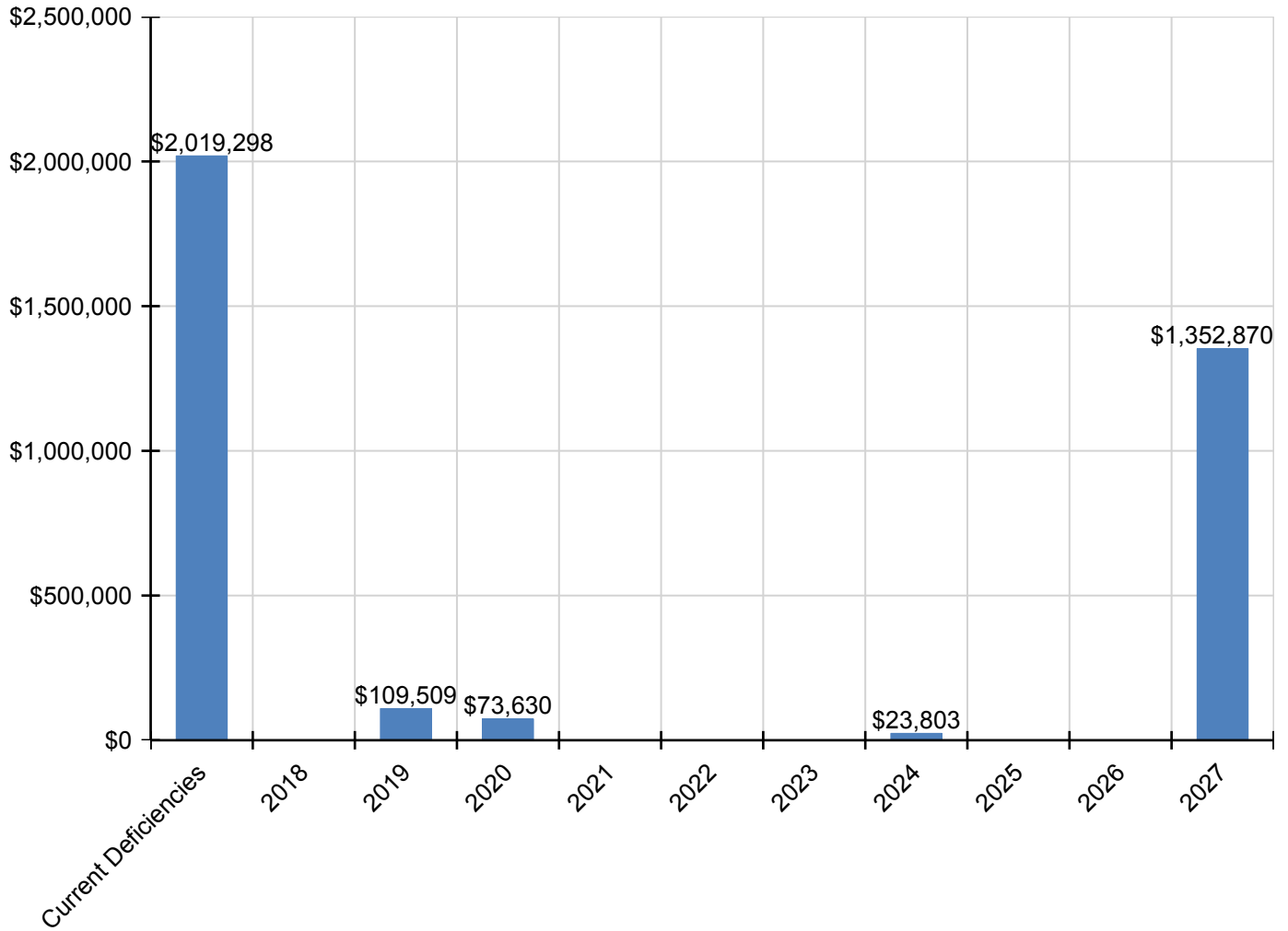
Campus Assessment Report - 1960 Building F, Old Gym

D2010 - Plumbing Fixtures	\$345,271	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$345,271
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$253,041	\$253,041
D2030 - Sanitary Waste	\$74,789	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$74,789
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	\$709,992	\$709,992
D3050 - Terminal & Package Units	\$51,134	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,134
D3060 - Controls & Instrumentation	\$76,700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$76,700
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$46,355	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,355
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$176,615	\$176,615
D5020 - Lighting	\$307,518	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$307,518
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$0	\$0	\$109,509	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$109,509
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,803	\$0	\$0	\$0	\$0	\$23,803
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1090 - Other Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$73,630	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$73,630

* Indicates non-renewable system

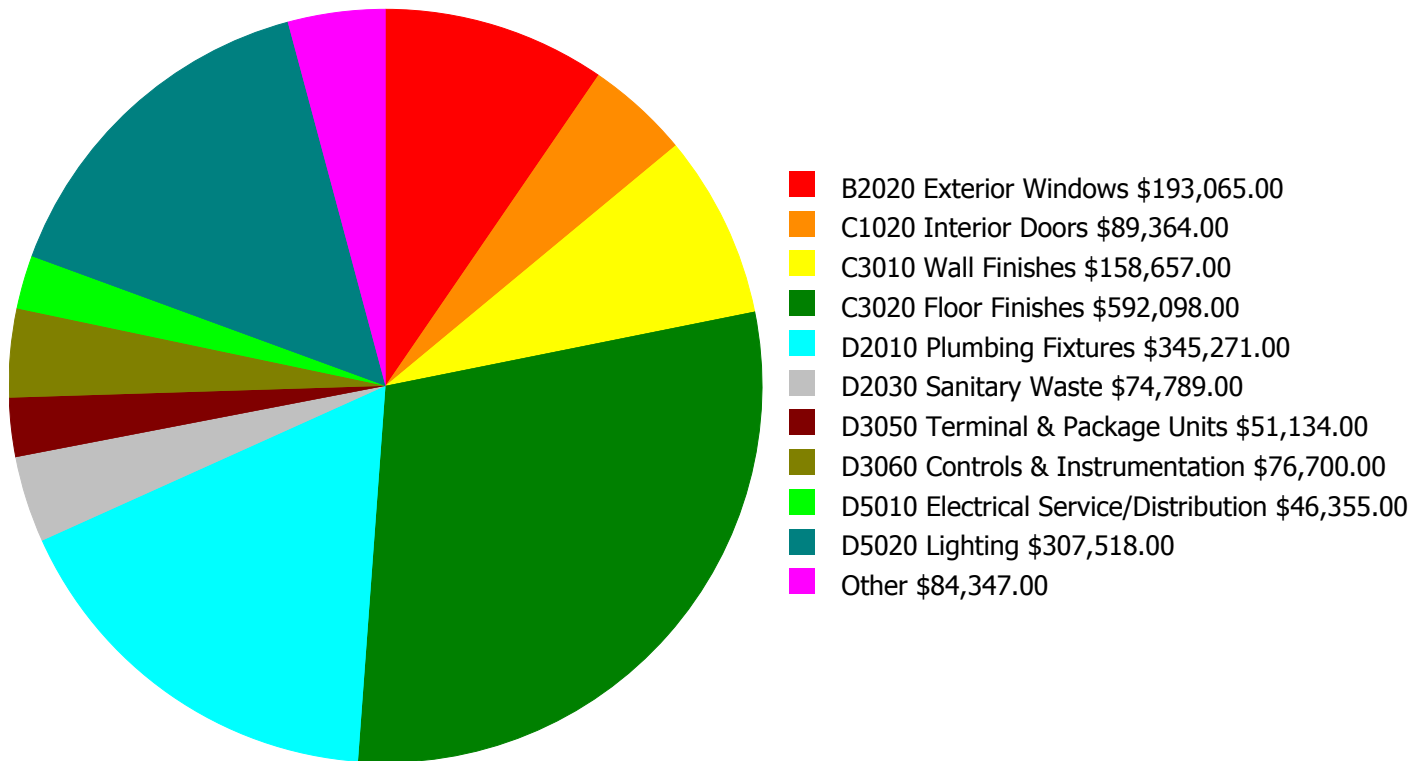
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

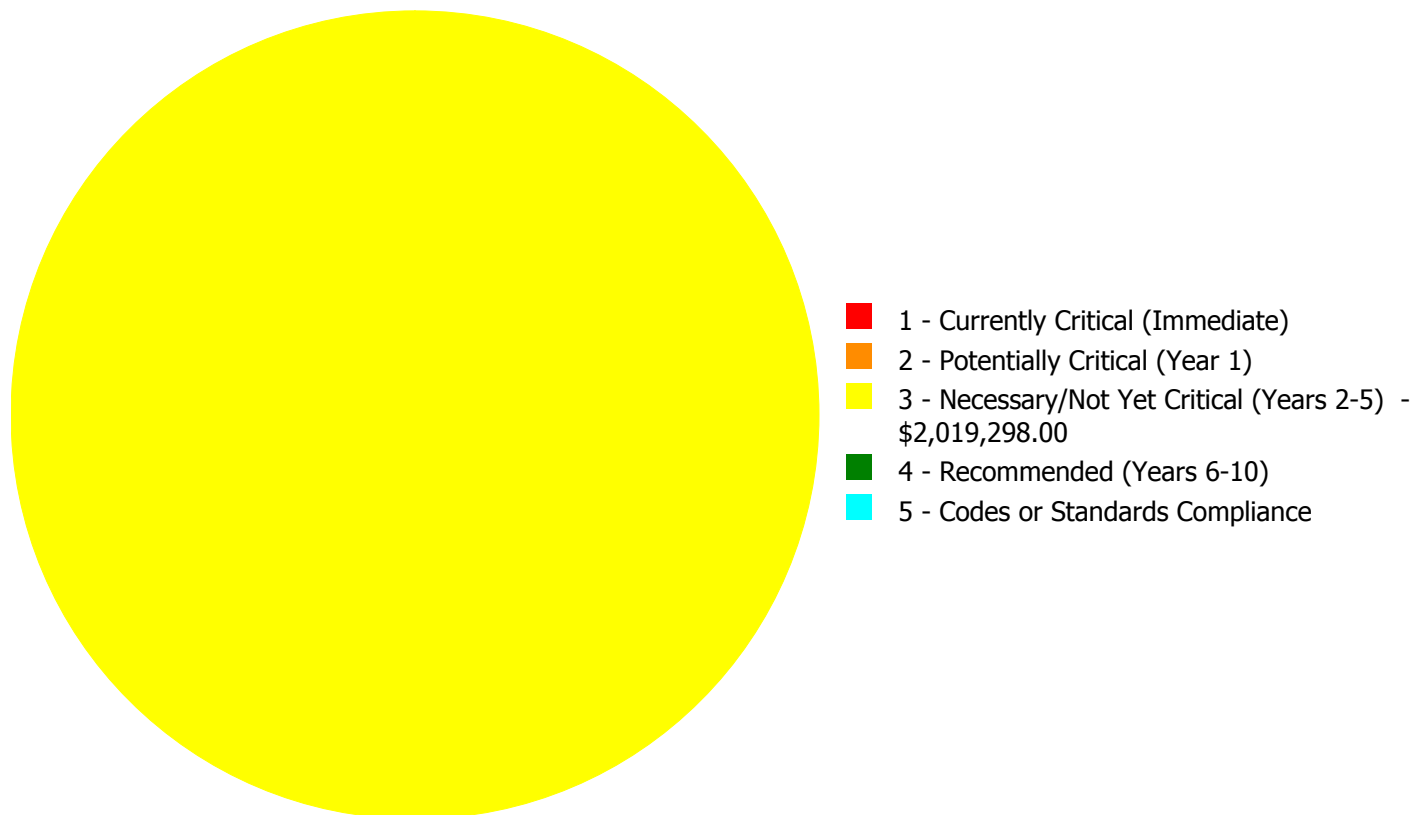
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$2,019,298.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$2,019,298.00

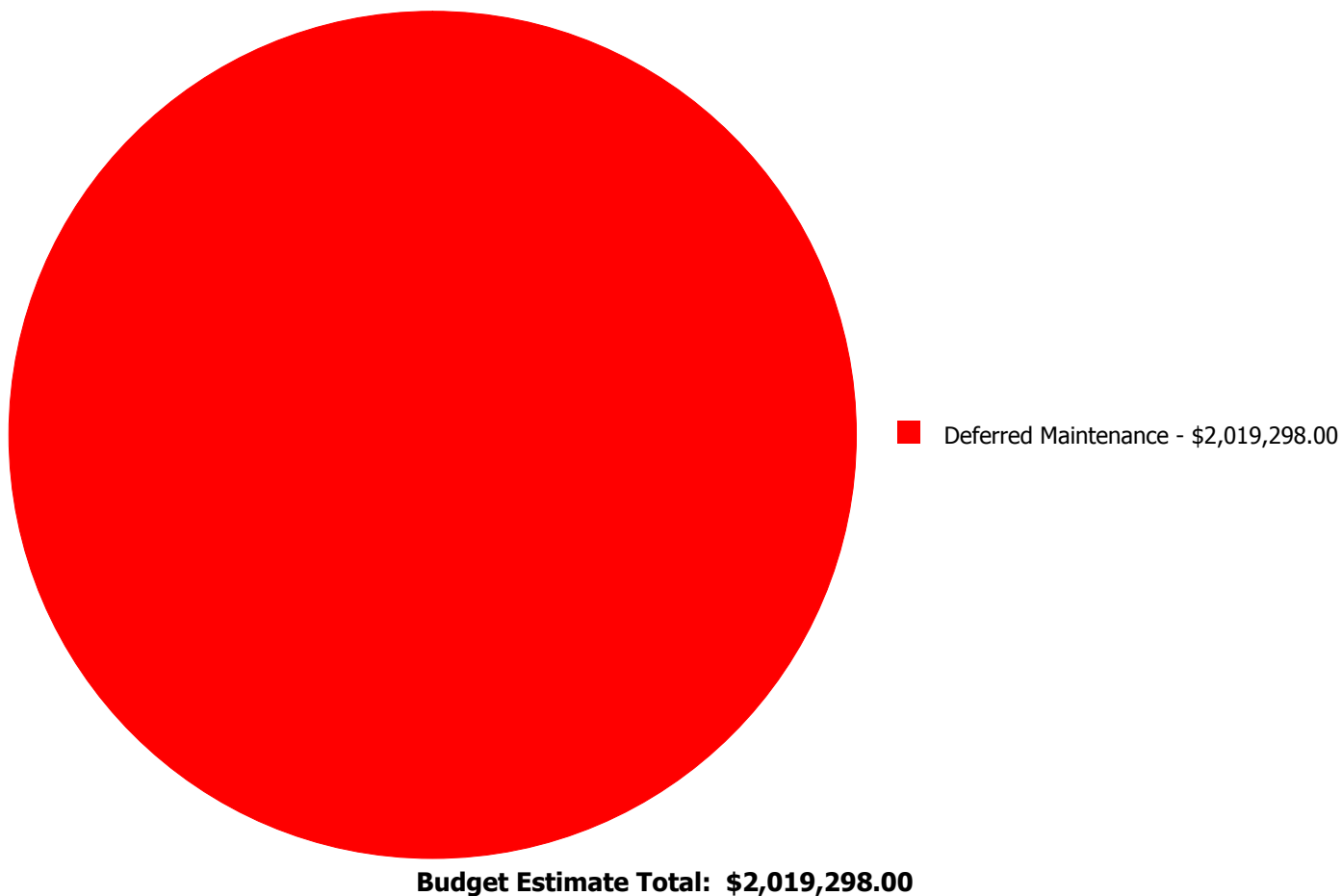
Deficiency By Priority Investment Table

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
B2020	Exterior Windows	\$0.00	\$0.00	\$193,065.00	\$0.00	\$0.00	\$193,065.00
C1020	Interior Doors	\$0.00	\$0.00	\$89,364.00	\$0.00	\$0.00	\$89,364.00
C1030	Fittings	\$0.00	\$0.00	\$43,010.00	\$0.00	\$0.00	\$43,010.00
C3010	Wall Finishes	\$0.00	\$0.00	\$158,657.00	\$0.00	\$0.00	\$158,657.00
C3020	Floor Finishes	\$0.00	\$0.00	\$592,098.00	\$0.00	\$0.00	\$592,098.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$41,337.00	\$0.00	\$0.00	\$41,337.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$345,271.00	\$0.00	\$0.00	\$345,271.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$74,789.00	\$0.00	\$0.00	\$74,789.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$51,134.00	\$0.00	\$0.00	\$51,134.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$76,700.00	\$0.00	\$0.00	\$76,700.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$46,355.00	\$0.00	\$0.00	\$46,355.00
D5020	Lighting	\$0.00	\$0.00	\$307,518.00	\$0.00	\$0.00	\$307,518.00
	Total:	\$0.00	\$0.00	\$2,019,298.00	\$0.00	\$0.00	\$2,019,298.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

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

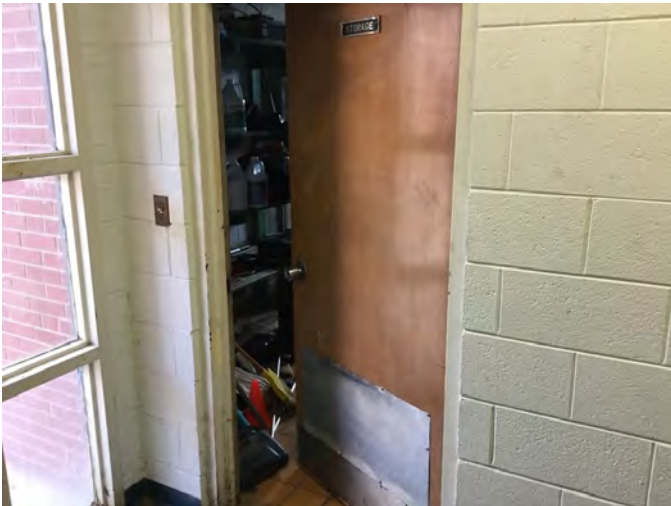
System: B2020 - Exterior Windows



Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 21,722.00
Unit of Measure: S.F.
Estimate: \$193,065.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: The exterior windows are aged, rusted, not energy efficient and should be replaced.

System: C1020 - Interior Doors



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 21,722.00
Unit of Measure: S.F.
Estimate: \$89,364.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: The interior doors are aged, failing, most hardware is not ADA or code compliant and should be replaced.

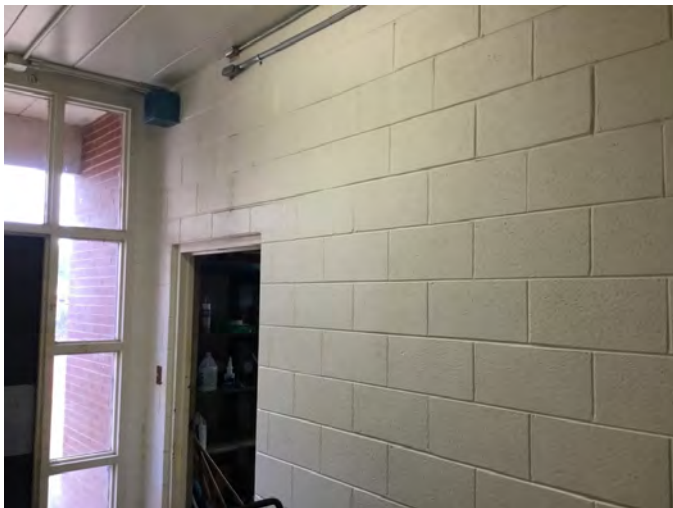
System: C1030 - Fittings



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 21,722.00
Unit of Measure: S.F.
Estimate: \$43,010.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: The fittings throughout the building are aged, in marginal condition, handrails and room signage are not ADA compliant and should be replaced.

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: 21,722.00
Unit of Measure: S.F.
Estimate: \$158,657.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: The wall finishes are aged, scuffed, fading, stained and should be replaced.

System: C3020 - Floor Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 21,722.00
Unit of Measure: S.F.
Estimate: \$592,098.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: The original flooring is in poor conditions and should be replaced.

System: C3030 - Ceiling Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 21,722.00
Unit of Measure: S.F.
Estimate: \$41,337.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: The original ceiling finishes are aged, failing and should be replaced.

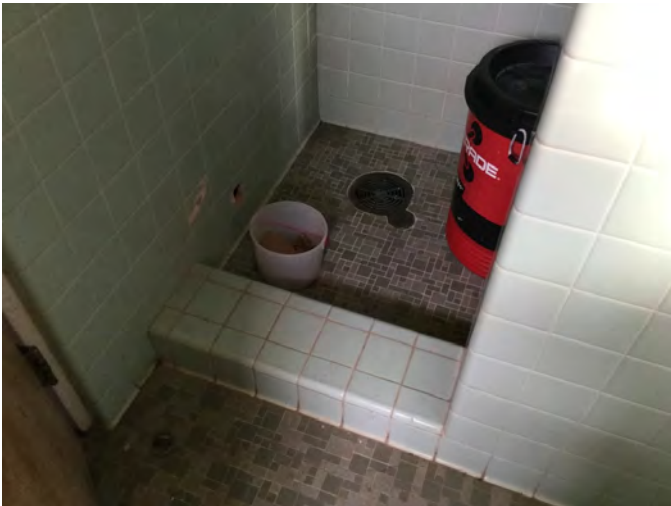
System: D2010 - Plumbing Fixtures



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 21,722.00
Unit of Measure: S.F.
Estimate: \$345,271.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: Plumbing fixtures are in operational conditions. However, they are aged, not ADA compliant, and should be scheduled for replacement.

System: D2030 - Sanitary Waste



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 21,722.00
Unit of Measure: S.F.
Estimate: \$74,789.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: The sanitary waste system is beyond its expected service life and should be replaced.

System: D3050 - Terminal & Package Units



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 21,722.00
Unit of Measure: S.F.
Estimate: \$51,134.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: Terminal and package units are beyond their expected service life and should be scheduled for replacement.

System: D3060 - Controls & Instrumentation



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 21,722.00
Unit of Measure: S.F.
Estimate: \$76,700.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: The controls and instrumentation system is in marginal condition and should be schedule for replacement.

System: D5010 - Electrical Service/Distribution



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 21,722.00
Unit of Measure: S.F.
Estimate: \$46,355.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: The original electrical service is operating but is in poor condition and should be replaced.

System: D5020 - Lighting



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 21,722.00
Unit of Measure: S.F.
Estimate: \$307,518.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: The original lighting system is operating but is aged, in marginal condition, and should be replaced.

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):	8,888
Year Built:	1960
Last Renovation:	
Replacement Value:	\$1,698,671
Repair Cost:	\$1,292,004.00
Total FCI:	76.06 %
Total RSLI:	14.85 %
FCA Score:	23.94



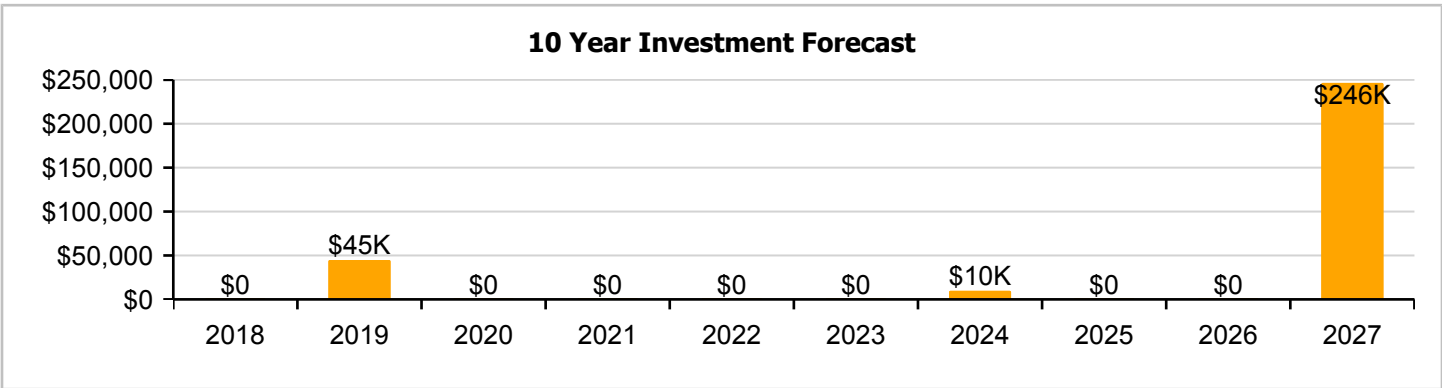
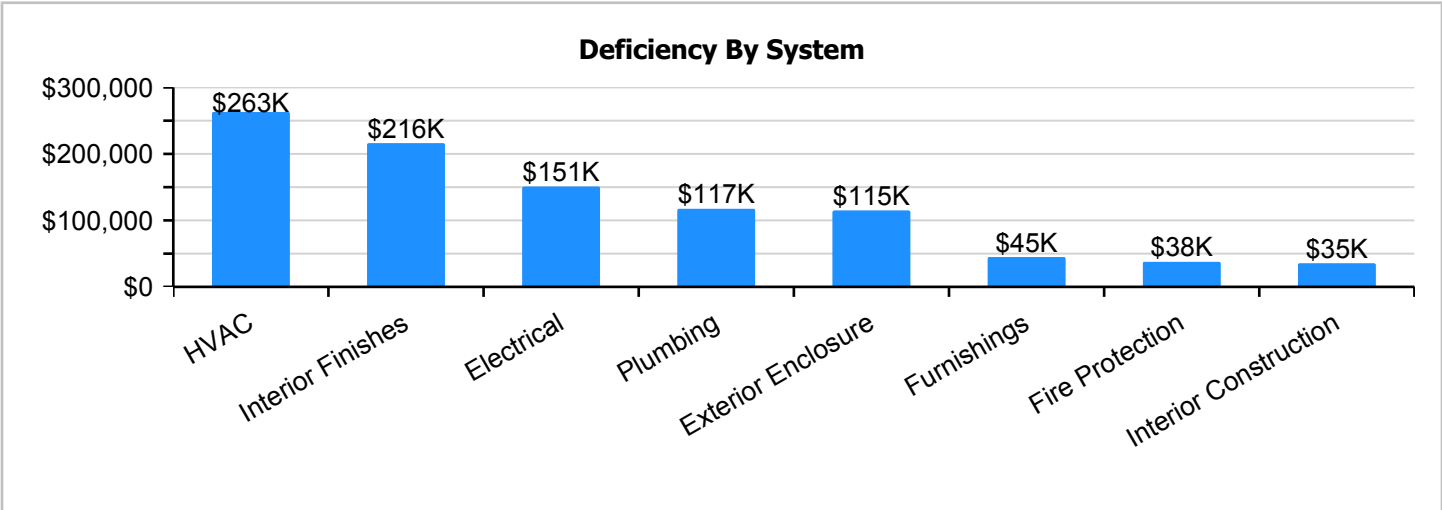
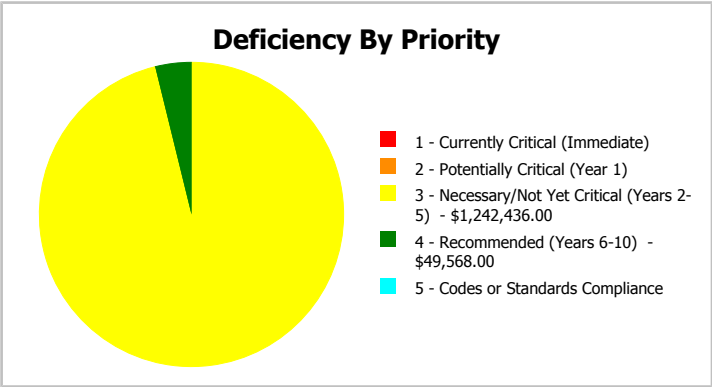
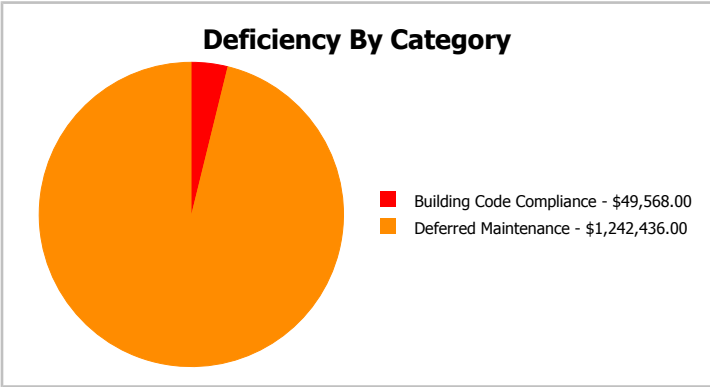
Description:

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:	8,888
Year Built:	1960	Last Renovation:	
Repair Cost:	\$1,292,004	Replacement Value:	\$1,698,671
FCI:	76.06 %	RSLI%:	14.85 %



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	43.00 %	0.00 %	\$0.00
B10 - Superstructure	80.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	18.15 %	62.67 %	\$151,345.00
B30 - Roofing	33.33 %	0.00 %	\$0.00
C10 - Interior Construction	13.07 %	50.10 %	\$46,537.00
C30 - Interior Finishes	0.00 %	110.00 %	\$284,896.00
D20 - Plumbing	0.00 %	110.00 %	\$154,865.00
D30 - HVAC	0.00 %	110.00 %	\$346,979.00
D40 - Fire Protection	0.00 %	110.00 %	\$49,568.00
D50 - Electrical	22.59 %	66.91 %	\$198,860.00
E20 - Furnishings	0.00 %	110.00 %	\$58,954.00
Totals:	14.85 %	76.06 %	\$1,292,004.00

Photo Album

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

1). Southeast Elevation - Feb 12, 2017



2). East Elevation - Feb 12, 2017



3). North Elevation - Feb 12, 2017



4). West Elevation - Feb 12, 2017



5). South Elevation - Feb 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.

Campus Assessment Report - 1960 Main Building A

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	\$2.64	S.F.	8,888	100	1960	2060		43.00 %	0.00 %	43			\$23,464
A1030	Slab on Grade	\$4.94	S.F.	8,888	100	1960	2060		43.00 %	0.00 %	43			\$43,907
B1020	Roof Construction	\$9.21	S.F.	8,888	100	1997	2097		80.00 %	0.00 %	80			\$81,858
B2010	Exterior Walls	\$10.71	S.F.	8,888	100	1960	2060		43.00 %	0.00 %	43			\$95,190
B2020	Exterior Windows	\$15.48	S.F.	8,888	30	1960	1990		0.00 %	110.00 %	-27		\$151,345.00	\$137,586
B2030	Exterior Doors	\$0.98	S.F.	8,888	30	1997	2027		33.33 %	0.00 %	10			\$8,710
B3010130	Preformed Metal Roofing	\$11.70	S.F.	8,888	30	1997	2027		33.33 %	0.00 %	10			\$103,990
C1010	Partitions	\$5.69	S.F.	8,888	75	1960	2035		24.00 %	0.00 %	18			\$50,573
C1020	Interior Doors	\$2.96	S.F.	8,888	30	1960	1990		0.00 %	110.00 %	-27		\$28,939.00	\$26,308
C1030	Fittings	\$1.80	S.F.	8,888	20	1960	1980		0.00 %	110.00 %	-37		\$17,598.00	\$15,998
C3010	Wall Finishes	\$3.10	S.F.	8,888	10	1960	1970		0.00 %	110.00 %	-47		\$30,308.00	\$27,553
C3020	Floor Finishes	\$13.25	S.F.	8,888	20	1960	1980		0.00 %	110.00 %	-37		\$129,543.00	\$117,766
C3030	Ceiling Finishes	\$12.79	S.F.	8,888	25	1960	1985		0.00 %	110.00 %	-32		\$125,045.00	\$113,678
D2010	Plumbing Fixtures	\$10.71	S.F.	8,888	30	1960	1990		0.00 %	110.00 %	-27		\$104,710.00	\$95,190
D2020	Domestic Water Distribution	\$1.99	S.F.	8,888	30	1960	1990		0.00 %	110.00 %	-27		\$19,456.00	\$17,687
D2030	Sanitary Waste	\$3.14	S.F.	8,888	30	1960	1990		0.00 %	110.00 %	-27		\$30,699.00	\$27,908
D3040	Distribution Systems	\$10.14	S.F.	8,888	30	1960	1990		0.00 %	110.00 %	-27		\$99,137.00	\$90,124
D3050	Terminal & Package Units	\$22.14	S.F.	8,888	15	1997	2012		0.00 %	110.00 %	-5		\$216,458.00	\$196,780
D3060	Controls & Instrumentation	\$3.21	S.F.	8,888	20	1997	2017		0.00 %	110.00 %	0		\$31,384.00	\$28,530
D4010	Sprinklers	\$4.40	S.F.	8,888	30			2016	0.00 %	110.00 %	-1		\$43,018.00	\$39,107
D4020	Standpipes	\$0.67	S.F.	8,888	30			2016	0.00 %	109.99 %	-1		\$6,550.00	\$5,955
D5010	Electrical Service/Distribution	\$1.94	S.F.	8,888	40	1960	2000		0.00 %	110.00 %	-17		\$18,967.00	\$17,243
D5020	Branch Wiring	\$5.50	S.F.	8,888	30	1960	1990		0.00 %	110.00 %	-27		\$53,772.00	\$48,884
D5020	Lighting	\$12.90	S.F.	8,888	30	1960	1990		0.00 %	110.00 %	-27		\$126,121.00	\$114,655
D5030810	Security & Detection Systems	\$2.39	S.F.	8,888	15	2016	2031		93.33 %	0.00 %	14			\$21,242
D5030910	Fire Alarm Systems	\$4.32	S.F.	8,888	15	2004	2019		13.33 %	0.00 %	2			\$38,396
D5030920	Data Communication	\$5.58	S.F.	8,888	15	2014	2029		80.00 %	0.00 %	12			\$49,595
D5090	Other Electrical Systems	\$0.81	S.F.	8,888	20	2004	2024		35.00 %	0.00 %	7			\$7,199
E2010	Fixed Furnishings	\$6.03	S.F.	8,888	20	1960	1980		0.00 %	110.00 %	-37		\$58,954.00	\$53,595
Total									14.85 %	76.06 %			\$1,292,004.00	\$1,698,671

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



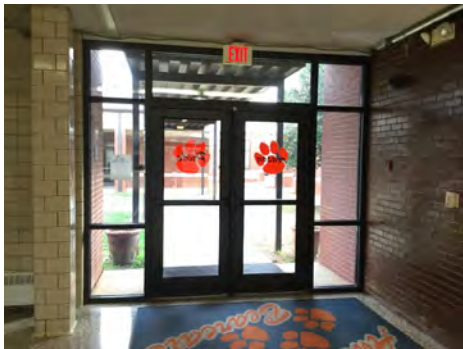
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

Campus Assessment Report - 1960 Main Building A

System: B3010130 - Preformed Metal Roofing



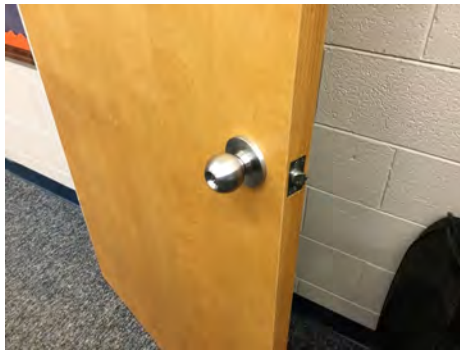
Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

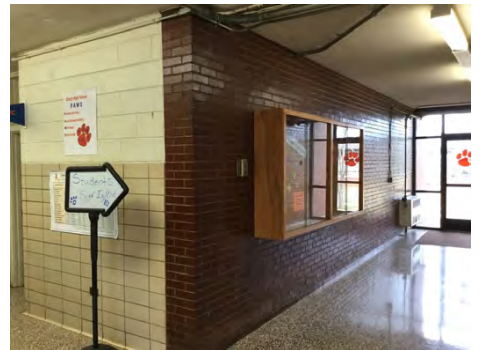
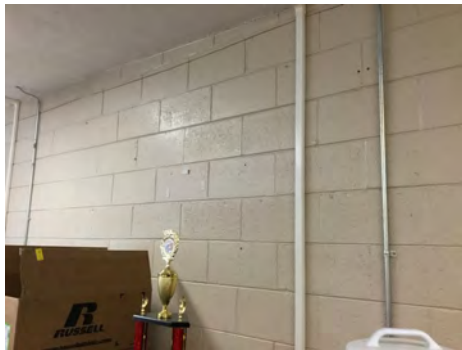
Campus Assessment Report - 1960 Main Building A

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes



Note:

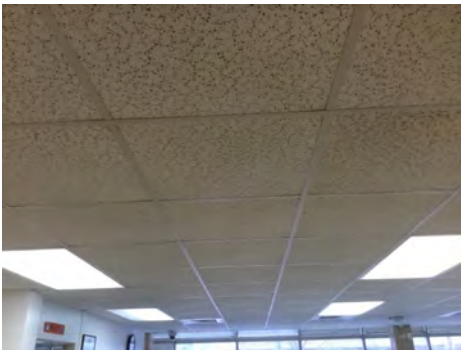
Campus Assessment Report - 1960 Main Building A

System: C3020 - Floor Finishes



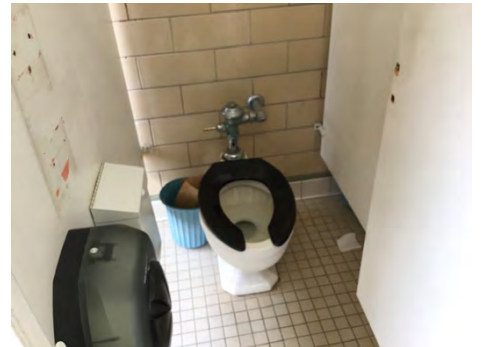
Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

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System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

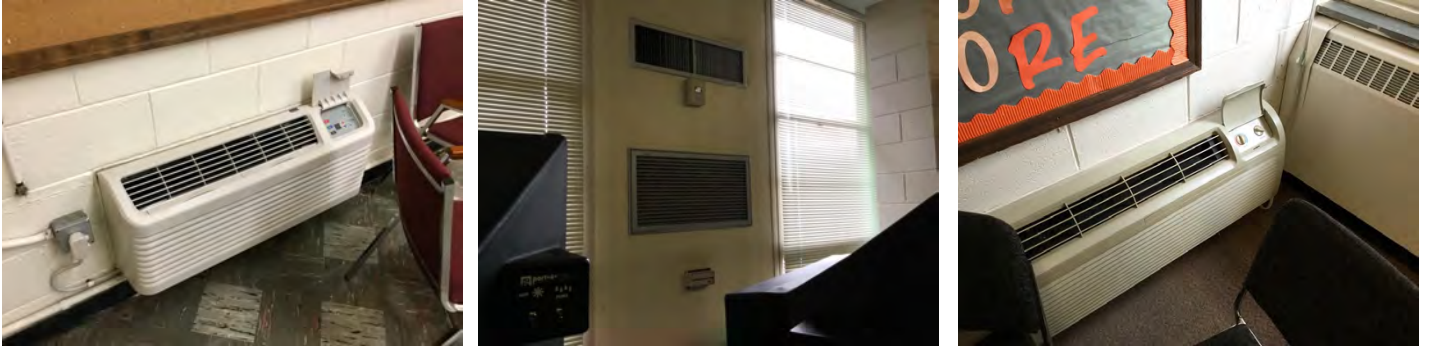
System: D3040 - Distribution Systems



Note:

Campus Assessment Report - 1960 Main Building A

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

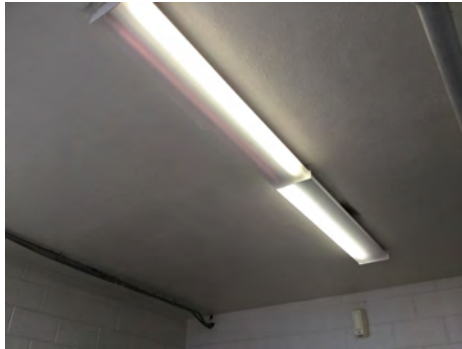
Campus Assessment Report - 1960 Main Building A

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

Campus Assessment Report - 1960 Main Building A

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems



Note:

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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:	\$1,292,004	\$0	\$44,808	\$0	\$0	\$0	\$0	\$9,739	\$0	\$0	\$246,468	\$1,593,019
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$151,345	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$151,345
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,876	\$12,876
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	\$192,860	\$192,860
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	\$28,939	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,939
C1030 - Fittings	\$17,598	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,598
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$30,308	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,731	\$71,039
C3020 - Floor Finishes	\$129,543	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$129,543
C3030 - Ceiling Finishes	\$125,045	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125,045
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

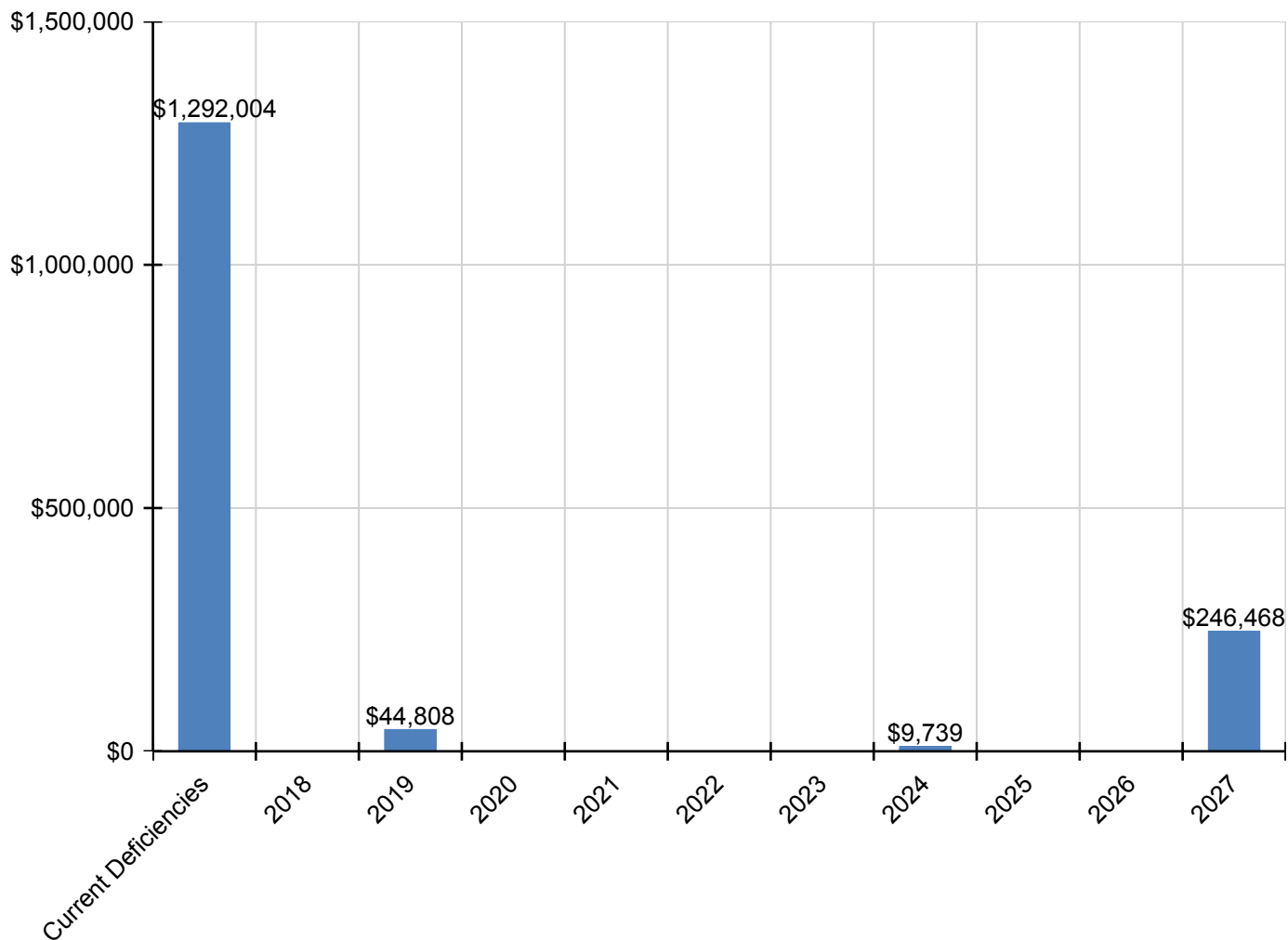
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D2010 - Plumbing Fixtures	\$104,710	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$104,710
D2020 - Domestic Water Distribution	\$19,456	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,456
D2030 - Sanitary Waste	\$30,699	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,699
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$99,137	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$99,137
D3050 - Terminal & Package Units	\$216,458	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$216,458
D3060 - Controls & Instrumentation	\$31,384	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,384
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$43,018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,018
D4020 - Standpipes	\$6,550	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,550
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$18,967	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,967
D5020 - Branch Wiring	\$53,772	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$53,772
D5020 - Lighting	\$126,121	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$126,121
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$0	\$0	\$44,808	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,808
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,739	\$0	\$0	\$0	\$0	\$9,739
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$58,954	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,954

* Indicates non-renewable system

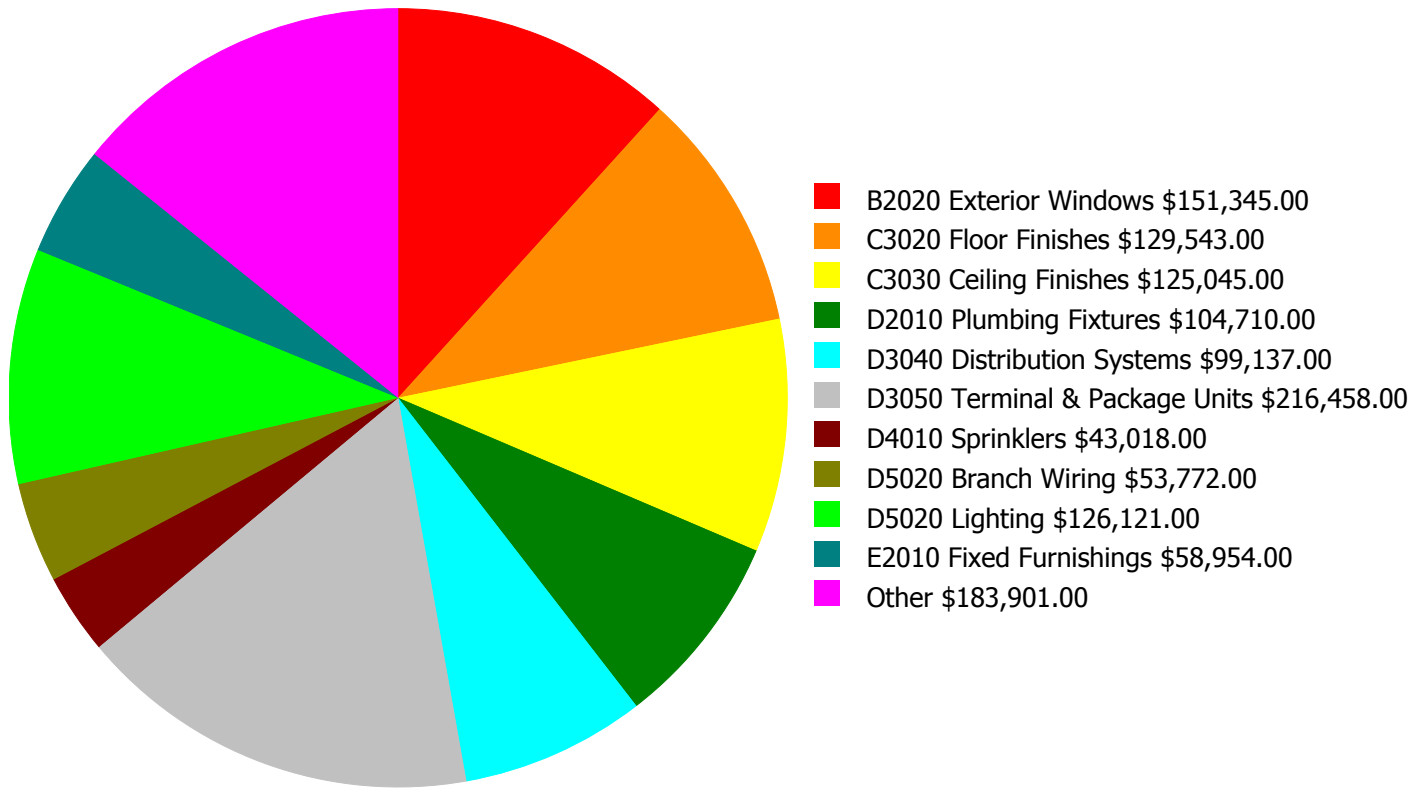
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

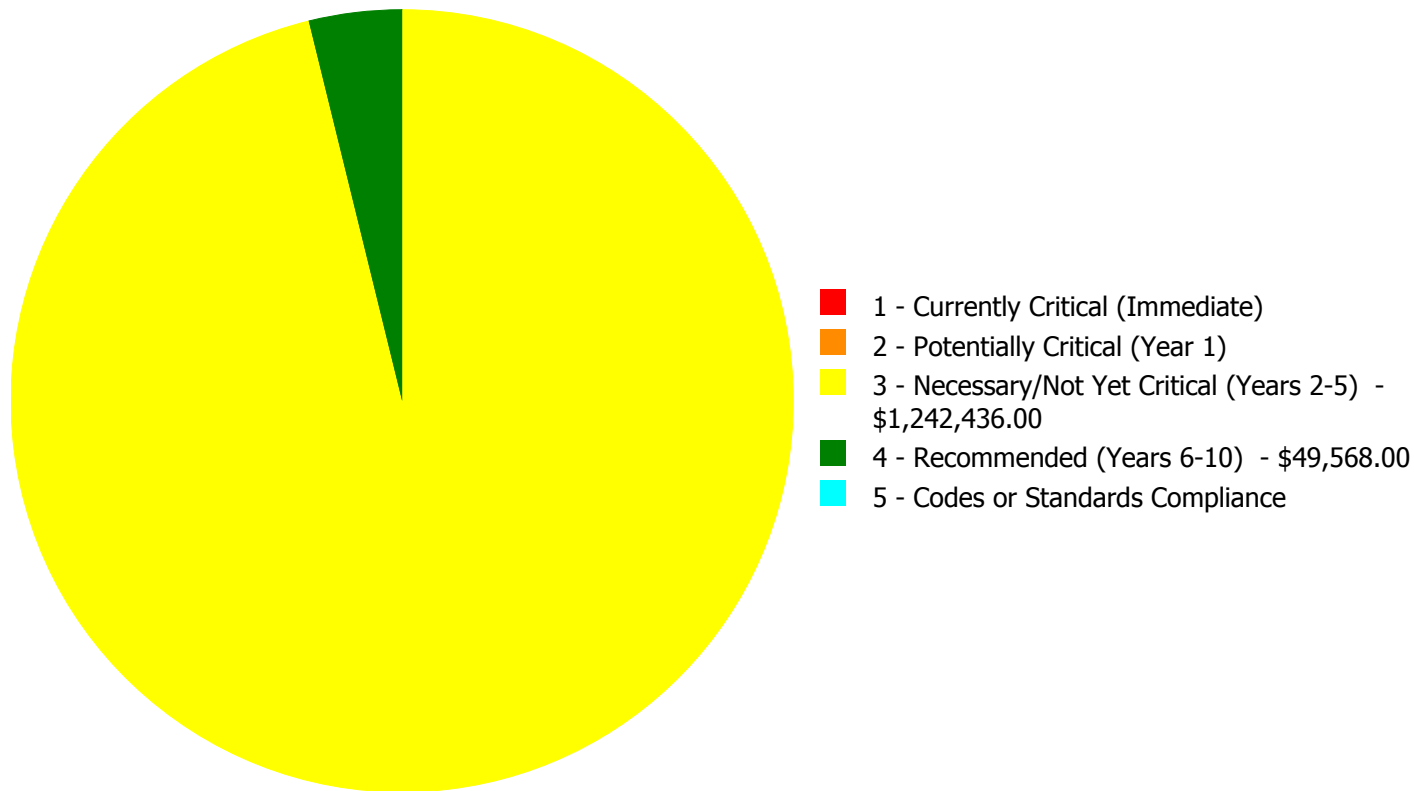
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$1,292,004.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$1,292,004.00

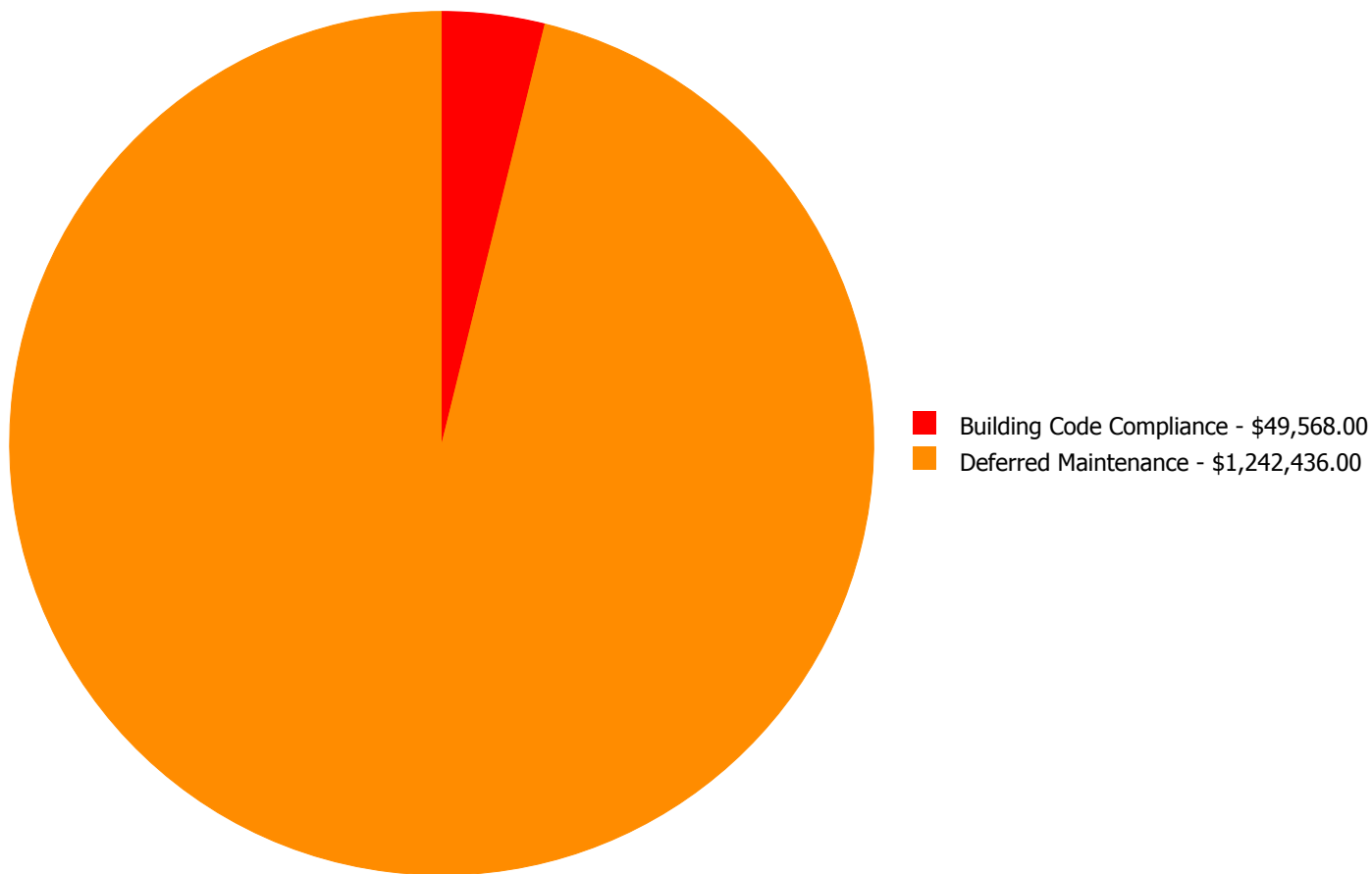
Deficiency By Priority Investment Table

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
B2020	Exterior Windows	\$0.00	\$0.00	\$151,345.00	\$0.00	\$0.00	\$151,345.00
C1020	Interior Doors	\$0.00	\$0.00	\$28,939.00	\$0.00	\$0.00	\$28,939.00
C1030	Fittings	\$0.00	\$0.00	\$17,598.00	\$0.00	\$0.00	\$17,598.00
C3010	Wall Finishes	\$0.00	\$0.00	\$30,308.00	\$0.00	\$0.00	\$30,308.00
C3020	Floor Finishes	\$0.00	\$0.00	\$129,543.00	\$0.00	\$0.00	\$129,543.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$125,045.00	\$0.00	\$0.00	\$125,045.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$104,710.00	\$0.00	\$0.00	\$104,710.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$19,456.00	\$0.00	\$0.00	\$19,456.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$30,699.00	\$0.00	\$0.00	\$30,699.00
D3040	Distribution Systems	\$0.00	\$0.00	\$99,137.00	\$0.00	\$0.00	\$99,137.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$216,458.00	\$0.00	\$0.00	\$216,458.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$31,384.00	\$0.00	\$0.00	\$31,384.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$43,018.00	\$0.00	\$43,018.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$6,550.00	\$0.00	\$6,550.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$18,967.00	\$0.00	\$0.00	\$18,967.00
D5020	Branch Wiring	\$0.00	\$0.00	\$53,772.00	\$0.00	\$0.00	\$53,772.00
D5020	Lighting	\$0.00	\$0.00	\$126,121.00	\$0.00	\$0.00	\$126,121.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$58,954.00	\$0.00	\$0.00	\$58,954.00
	Total:	\$0.00	\$0.00	\$1,242,436.00	\$49,568.00	\$0.00	\$1,292,004.00

Deficiency Summary by Category

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



Budget Estimate Total: \$1,292,004.00

Deficiency Details by Priority

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

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

System: B2020 - Exterior Windows



Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 8,888.00
Unit of Measure: S.F.
Estimate: \$151,345.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The exterior windows are aged, rusted, not energy efficient and should be replaced.

System: C1020 - Interior Doors



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 8,888.00
Unit of Measure: S.F.
Estimate: \$28,939.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The interior doors are aged, failing, most hardware is not ADA or code compliant and should be replaced.

Campus Assessment Report - 1960 Main Building A

System: C1030 - Fittings



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 8,888.00
Unit of Measure: S.F.
Estimate: \$17,598.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The fittings throughout the building are aged, in marginal condition, handrails and room signage are not ADA compliant and should be replaced.

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: 8,888.00
Unit of Measure: S.F.
Estimate: \$30,308.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The wall finishes are aged, scuffed, fading, stained and should be replaced.

System: C3020 - Floor Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 8,888.00
Unit of Measure: S.F.
Estimate: \$129,543.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The original flooring is in poor conditions and should be replaced.

System: C3030 - Ceiling Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 8,888.00
Unit of Measure: S.F.
Estimate: \$125,045.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The original ceiling finishes are aged, failing and should be replaced.

System: D2010 - Plumbing Fixtures



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 8,888.00
Unit of Measure: S.F.
Estimate: \$104,710.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: Plumbing fixtures are in operational conditions. However, they are aged, not ADA compliant, and should be scheduled for replacement.

System: D2020 - Domestic Water Distribution



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 8,888.00
Unit of Measure: S.F.
Estimate: \$19,456.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The domestic water distribution system is aged and should be replaced.

System: D2030 - Sanitary Waste



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 8,888.00
Unit of Measure: S.F.
Estimate: \$30,699.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The sanitary waste system is beyond its expected service life and should be replaced.

System: D3040 - Distribution Systems



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 8,888.00
Unit of Measure: S.F.
Estimate: \$99,137.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: Distribution systems are aged, becoming logistically unsupportable, and should be replaced.

System: D3050 - Terminal & Package Units



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 8,888.00
Unit of Measure: S.F.
Estimate: \$216,458.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: Terminal and package units are beyond their expected service life and should be scheduled for replacement.

System: D3060 - Controls & Instrumentation



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 8,888.00
Unit of Measure: S.F.
Estimate: \$31,384.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The controls and instrumentation system is in marginal condition and should be schedule for replacement.

System: D5010 - Electrical Service/Distribution



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 8,888.00
Unit of Measure: S.F.
Estimate: \$18,967.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The original electrical service is operating but is in poor condition and should be replaced.

System: D5020 - Branch Wiring



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 8,888.00
Unit of Measure: S.F.
Estimate: \$53,772.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The original branch wiring system is operating but is aged, in marginal condition, and should be replaced.

System: D5020 - Lighting



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 8,888.00
Unit of Measure: S.F.
Estimate: \$126,121.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The original lighting system is operating but is aged, in marginal condition, and should be replaced.

System: E2010 - Fixed Furnishings



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 8,888.00
Unit of Measure: S.F.
Estimate: \$58,954.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The fixed furnishings are aged, in marginal condition, and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the Building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 8,888.00
Unit of Measure: S.F.
Estimate: \$43,018.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: A sprinkler system is missing and is recommended to be provided to comply with current codes.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the Building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 8,888.00
Unit of Measure: S.F.
Estimate: \$6,550.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: A standpipe system is missing and is recommended to be provided to comply with current codes.

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):	7,537
Year Built:	1975
Last Renovation:	
Replacement Value:	\$1,655,203
Repair Cost:	\$1,078,206.00
Total FCI:	65.14 %
Total RSLI:	18.41 %
FCA Score:	34.86



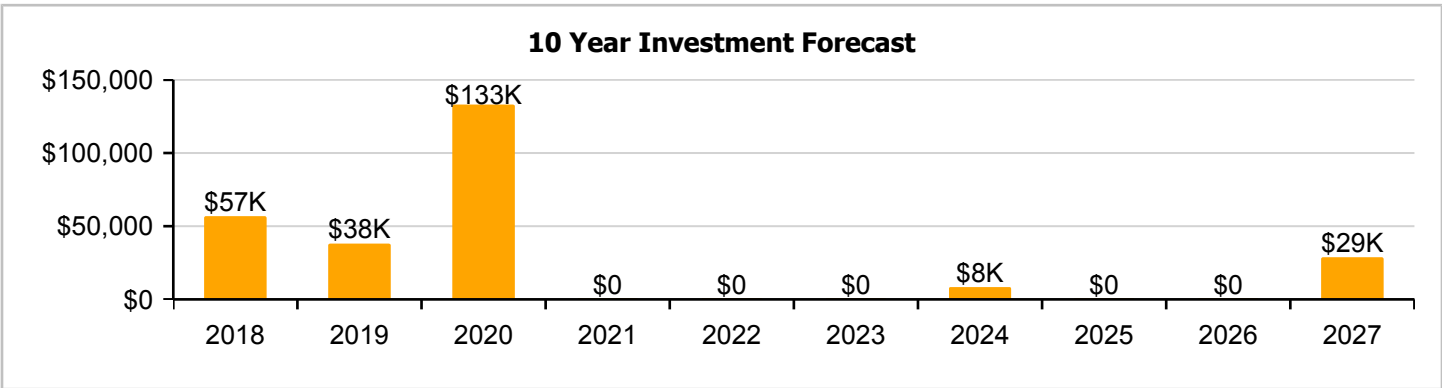
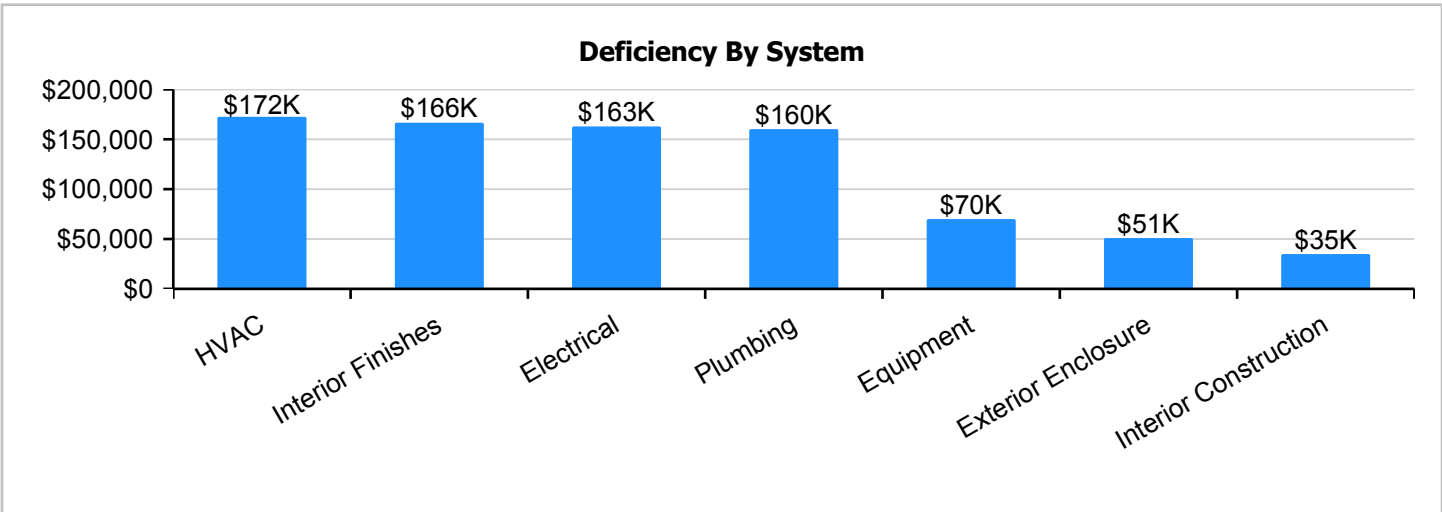
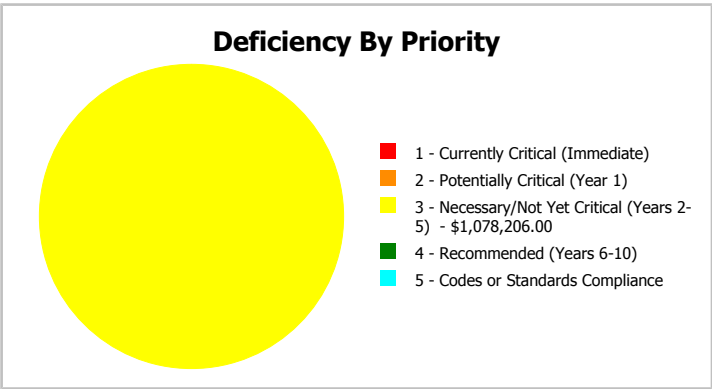
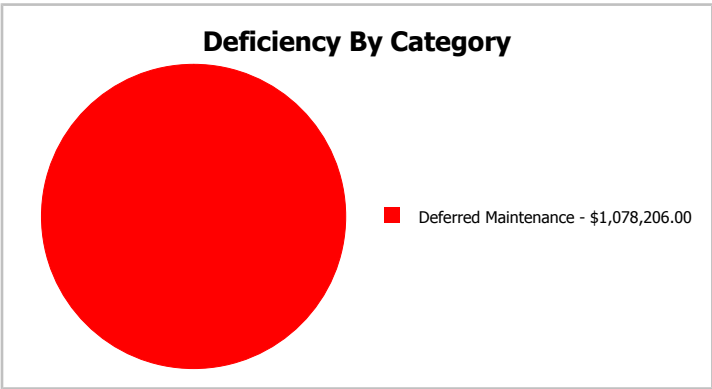
Description:

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:	7,537
Year Built:	1975	Last Renovation:	
Repair Cost:	\$1,078,206	Replacement Value:	\$1,655,203
FCI:	65.14 %	RSLI%:	18.41 %



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	58.00 %	0.00 %	\$0.00
B10 - Superstructure	58.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	35.42 %	37.72 %	\$66,989.00
B30 - Roofing	10.00 %	0.00 %	\$0.00
C10 - Interior Construction	22.29 %	54.26 %	\$45,930.00
C30 - Interior Finishes	2.00 %	87.97 %	\$219,787.00
D20 - Plumbing	0.00 %	110.00 %	\$211,082.00
D30 - HVAC	0.00 %	110.00 %	\$227,662.00
D50 - Electrical	9.22 %	85.27 %	\$214,646.00
E10 - Equipment	0.00 %	110.00 %	\$92,110.00
Totals:	18.41 %	65.14 %	\$1,078,206.00

Photo Album

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

1). Southeast Elevation - Feb 16, 2017



2). Northeast Elevation - Feb 16, 2017



3). West Elevation - Feb 16, 2017



4). South Elevation - Feb 16, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$2.55	S.F.	7,537	100	1975	2075		58.00 %	0.00 %	58			\$19,219
A1030	Slab on Grade	\$8.88	S.F.	7,537	100	1975	2075		58.00 %	0.00 %	58			\$66,929
B1020	Roof Construction	\$31.11	S.F.	7,537	100	1975	2075		58.00 %	0.00 %	58			\$234,476
B2010	Exterior Walls	\$12.91	S.F.	7,537	100	1975	2075		58.00 %	0.00 %	58			\$97,303
B2020	Exterior Windows	\$8.08	S.F.	7,537	30	1975	2005		0.00 %	110.00 %	-12		\$66,989.00	\$60,899
B2030	Exterior Doors	\$2.57	S.F.	7,537	30	1997	2027		33.33 %	0.00 %	10			\$19,370
B3010130	Preformed Metal Roofing	\$11.70	S.F.	7,537	30	1975	2005	2020	10.00 %	0.00 %	3			\$88,183
C1010	Partitions	\$5.69	S.F.	7,537	75	1975	2050		44.00 %	0.00 %	33			\$42,886
C1020	Interior Doors	\$3.74	S.F.	7,537	30	1975	2005		0.00 %	110.00 %	-12		\$31,007.00	\$28,188
C1030	Fittings	\$1.80	S.F.	7,537	20	1975	1995		0.00 %	109.99 %	-22		\$14,923.00	\$13,567
C3010	Wall Finishes	\$6.64	S.F.	7,537	10	2008	2018		10.00 %	0.00 %	1			\$50,046
C3020	Floor Finishes	\$24.78	S.F.	7,537	20	1975	1995		0.00 %	110.00 %	-22		\$205,444.00	\$186,767
C3030	Ceiling Finishes	\$1.73	S.F.	7,537	25	1975	2000		0.00 %	110.00 %	-17		\$14,343.00	\$13,039
D2010	Plumbing Fixtures	\$14.45	S.F.	7,537	30	1975	2005		0.00 %	110.00 %	-12		\$119,801.00	\$108,910
D2020	Domestic Water Distribution	\$7.88	S.F.	7,537	30	1975	2005		0.00 %	110.00 %	-12		\$65,331.00	\$59,392
D2030	Sanitary Waste	\$3.13	S.F.	7,537	30	1975	2005		0.00 %	110.00 %	-12		\$25,950.00	\$23,591
D3040	Distribution Systems	\$22.11	S.F.	7,537	30	1975	2005		0.00 %	110.00 %	-12		\$183,307.00	\$166,643
D3050	Terminal & Package Units	\$2.14	S.F.	7,537	15	1975	1990		0.00 %	110.00 %	-27		\$17,742.00	\$16,129
D3060	Controls & Instrumentation	\$3.21	S.F.	7,537	20	1975	1995		0.00 %	110.00 %	-22		\$26,613.00	\$24,194
D5010	Electrical Service/Distribution	\$1.94	S.F.	7,537	40	1975	2015		0.00 %	110.00 %	-2		\$16,084.00	\$14,622
D5020	Branch Wiring	\$5.50	S.F.	7,537	30	1975	2005		0.00 %	110.00 %	-12		\$45,599.00	\$41,454
D5020	Lighting	\$12.87	S.F.	7,537	30	1975	2005		0.00 %	110.00 %	-12		\$106,701.00	\$97,001
D5030810	Security & Detection Systems	\$2.38	S.F.	7,537	15	2016	2031		93.33 %	0.00 %	14			\$17,938
D5030910	Fire Alarm Systems	\$4.32	S.F.	7,537	15	2004	2019		13.33 %	0.00 %	2			\$32,560
D5030920	Data Communication	\$5.58	S.F.	7,537	15	1975	1990		0.00 %	110.00 %	-27		\$46,262.00	\$42,056
D5090	Other Electrical Systems	\$0.81	S.F.	7,537	20	2004	2024		35.00 %	0.00 %	7			\$6,105
E1090	Other Equipment	\$11.11	S.F.	7,537	20	1975	1995		0.00 %	110.00 %	-22		\$92,110.00	\$83,736
Total									18.41 %	65.14 %			\$1,078,206.00	\$1,655,203

System Notes

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

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

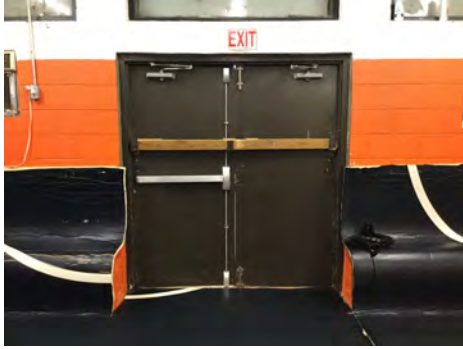
System: B2020 - Exterior Windows



Note:

Campus Assessment Report - 1975 Building I, Little Gym

System: B2030 - Exterior Doors



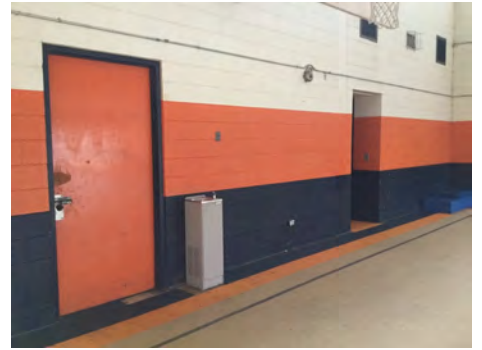
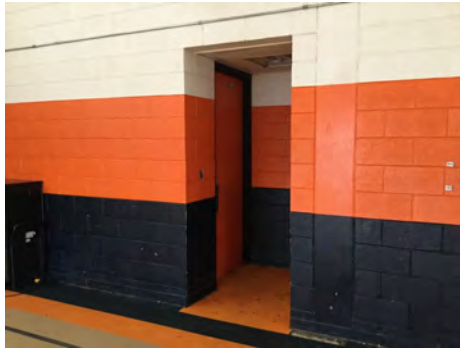
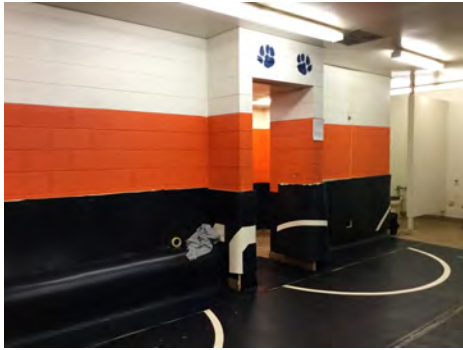
Note:

System: B3010130 - Preformed Metal Roofing



Note:

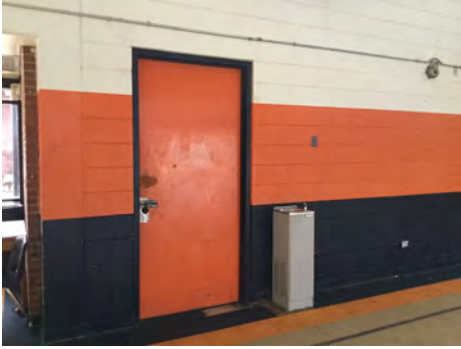
System: C1010 - Partitions



Note:

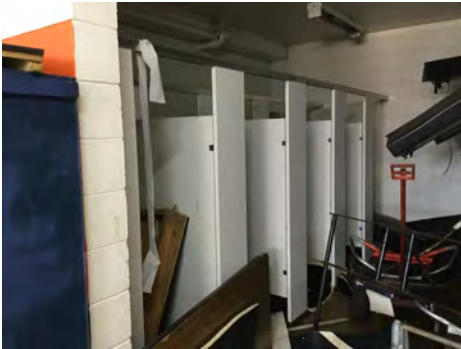
Campus Assessment Report - 1975 Building I, Little Gym

System: C1020 - Interior Doors



Note:

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes



Note:

Campus Assessment Report - 1975 Building I, Little Gym

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

Campus Assessment Report - 1975 Building I, Little Gym

System: D2020 - Domestic Water Distribution



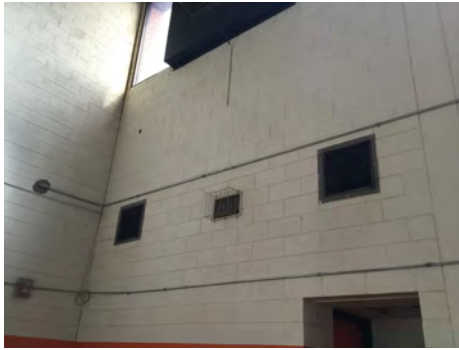
Note:

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



Note:

Campus Assessment Report - 1975 Building I, Little Gym

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

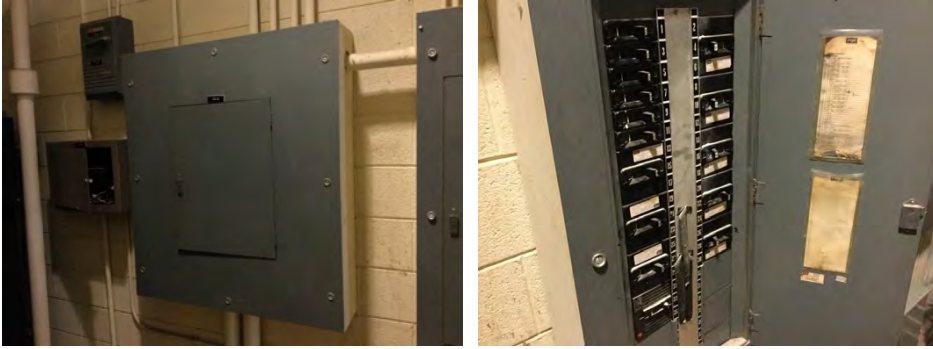
System: D5010 - Electrical Service/Distribution



Note:

Campus Assessment Report - 1975 Building I, Little Gym

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

Campus Assessment Report - 1975 Building I, Little Gym

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

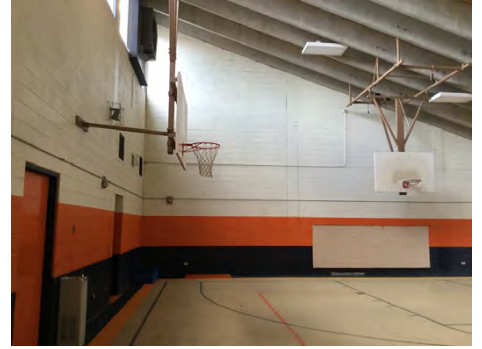
System: D5090 - Other Electrical Systems



Note:

Campus Assessment Report - 1975 Building I, Little Gym

System: E1090 - Other Equipment



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$1,078,206	\$56,702	\$37,997	\$132,976	\$0	\$0	\$0	\$8,259	\$0	\$0	\$28,635	\$1,342,774
* 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
* 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	\$66,989	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$66,989
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,635	\$28,635
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	\$132,976	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$132,976
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	\$31,007	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,007
C1030 - Fittings	\$14,923	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,923
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$56,702	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$56,702
C3020 - Floor Finishes	\$205,444	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$205,444
C3030 - Ceiling Finishes	\$14,343	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,343
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

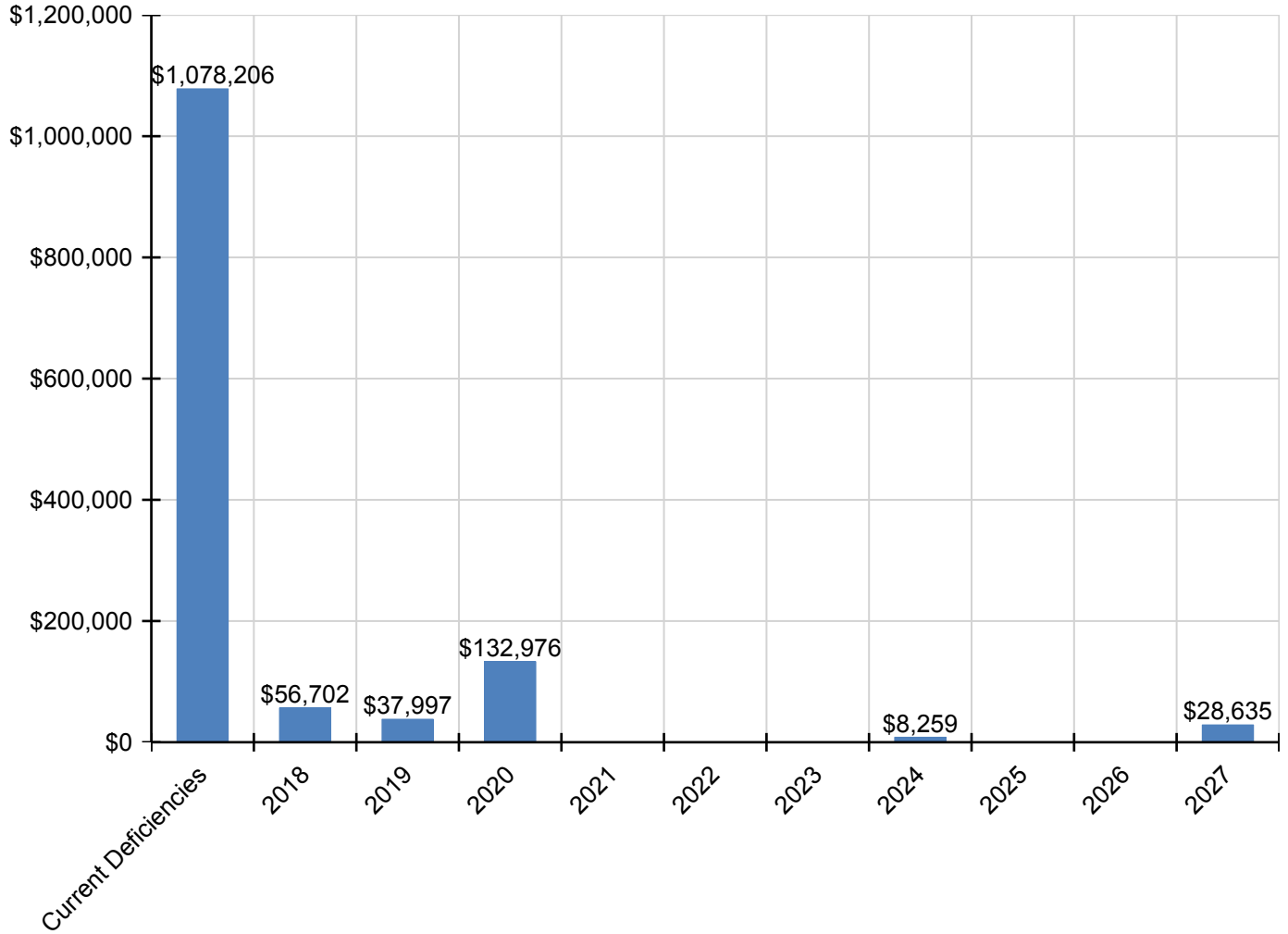
Campus Assessment Report - 1975 Building I, Little Gym

D2010 - Plumbing Fixtures	\$119,801	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$119,801
D2020 - Domestic Water Distribution	\$65,331	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$65,331
D2030 - Sanitary Waste	\$25,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,950
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$183,307	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$183,307
D3050 - Terminal & Package Units	\$17,742	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,742
D3060 - Controls & Instrumentation	\$26,613	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,613
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$16,084	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,084
D5020 - Branch Wiring	\$45,599	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,599
D5020 - Lighting	\$106,701	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$106,701
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$0	\$0	\$37,997	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37,997
D5030920 - Data Communication	\$46,262	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,262
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,259	\$0	\$0	\$0	\$0	\$8,259
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1090 - Other Equipment	\$92,110	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$92,110

* Indicates non-renewable system

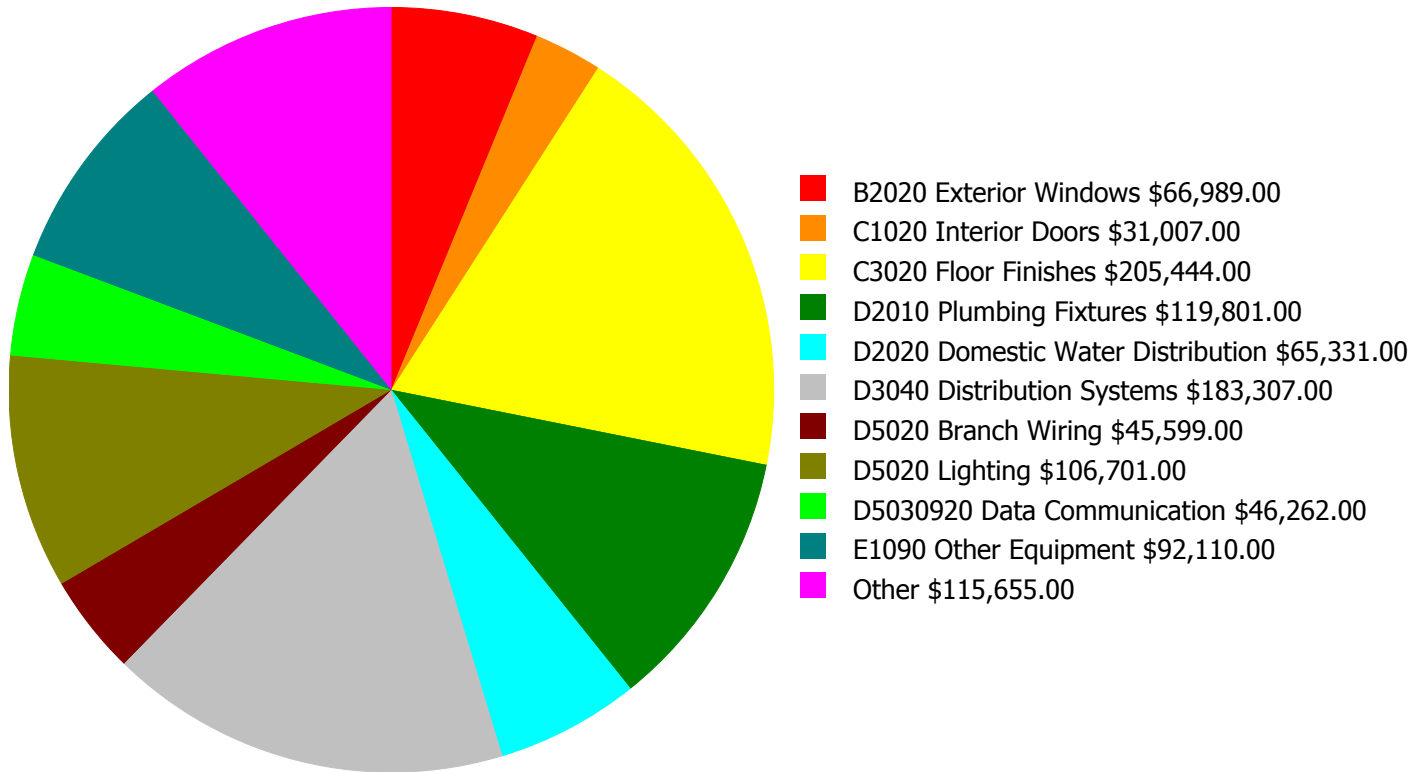
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

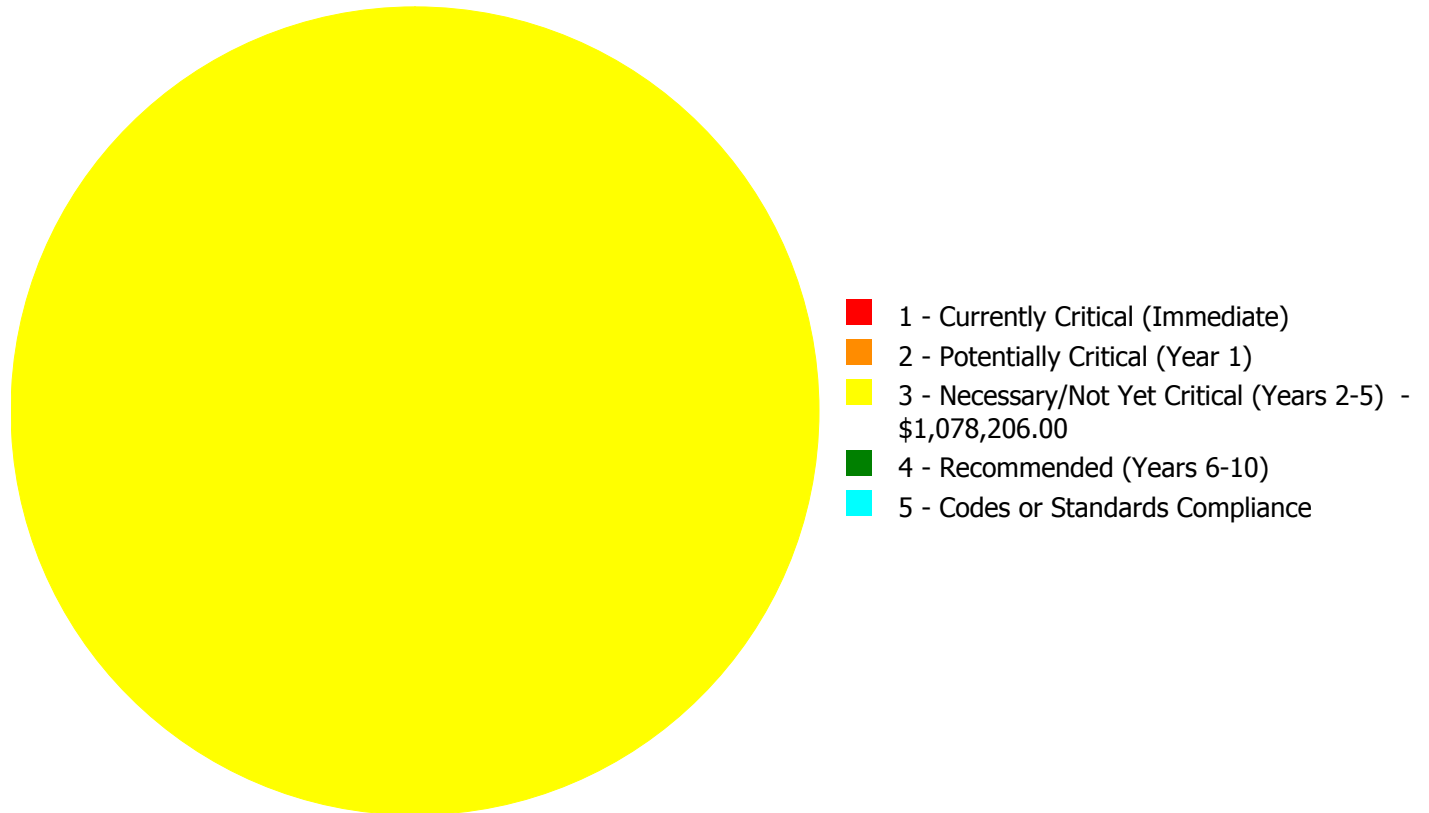
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$1,078,206.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$1,078,206.00

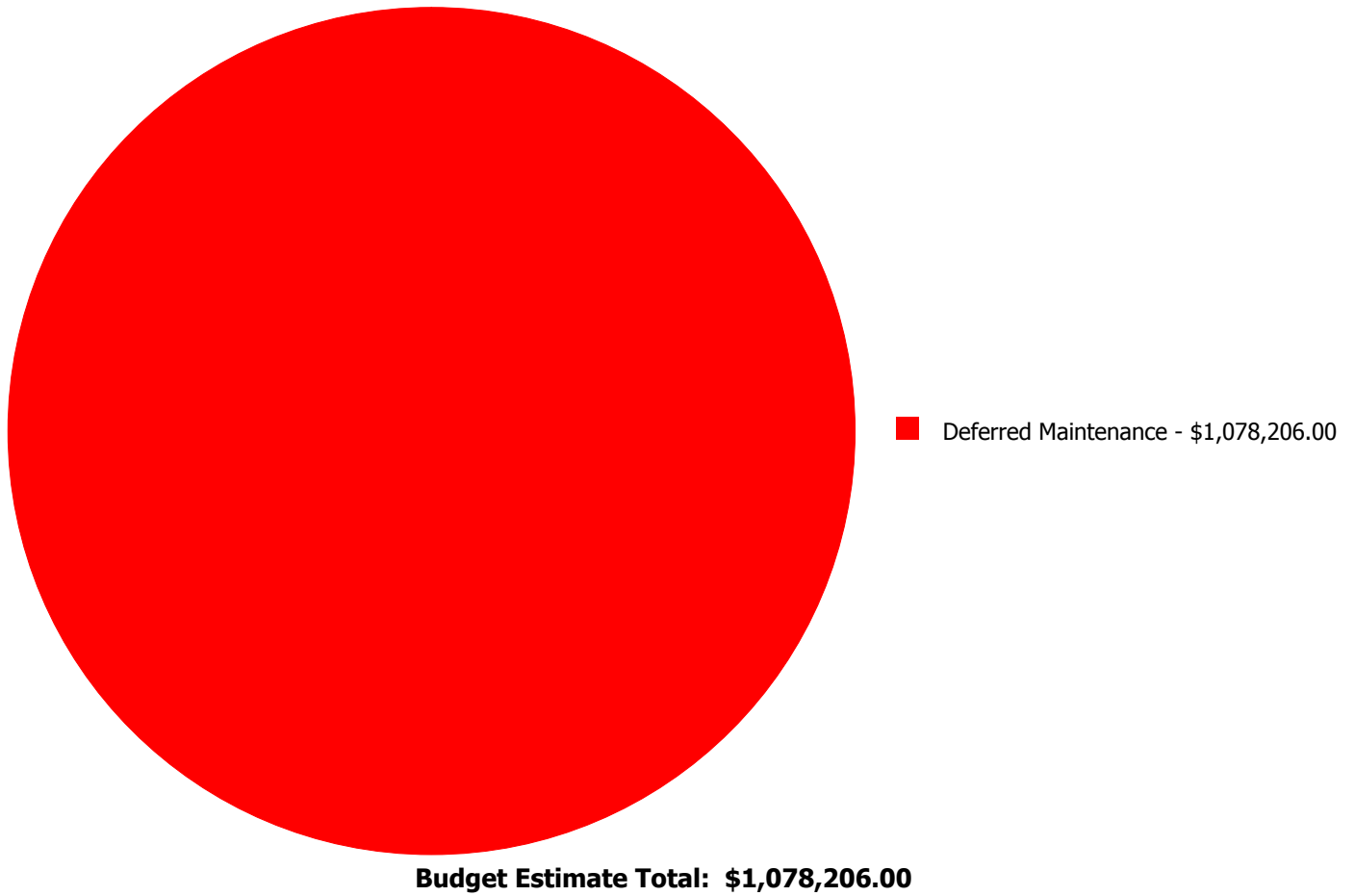
Deficiency By Priority Investment Table

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
B2020	Exterior Windows	\$0.00	\$0.00	\$66,989.00	\$0.00	\$0.00	\$66,989.00
C1020	Interior Doors	\$0.00	\$0.00	\$31,007.00	\$0.00	\$0.00	\$31,007.00
C1030	Fittings	\$0.00	\$0.00	\$14,923.00	\$0.00	\$0.00	\$14,923.00
C3020	Floor Finishes	\$0.00	\$0.00	\$205,444.00	\$0.00	\$0.00	\$205,444.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$14,343.00	\$0.00	\$0.00	\$14,343.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$119,801.00	\$0.00	\$0.00	\$119,801.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$65,331.00	\$0.00	\$0.00	\$65,331.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$25,950.00	\$0.00	\$0.00	\$25,950.00
D3040	Distribution Systems	\$0.00	\$0.00	\$183,307.00	\$0.00	\$0.00	\$183,307.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$17,742.00	\$0.00	\$0.00	\$17,742.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$26,613.00	\$0.00	\$0.00	\$26,613.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$16,084.00	\$0.00	\$0.00	\$16,084.00
D5020	Branch Wiring	\$0.00	\$0.00	\$45,599.00	\$0.00	\$0.00	\$45,599.00
D5020	Lighting	\$0.00	\$0.00	\$106,701.00	\$0.00	\$0.00	\$106,701.00
D5030920	Data Communication	\$0.00	\$0.00	\$46,262.00	\$0.00	\$0.00	\$46,262.00
E1090	Other Equipment	\$0.00	\$0.00	\$92,110.00	\$0.00	\$0.00	\$92,110.00
Total:		\$0.00	\$0.00	\$1,078,206.00	\$0.00	\$0.00	\$1,078,206.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

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

System: B2020 - Exterior Windows



Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,537.00
Unit of Measure: S.F.
Estimate: \$66,989.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: The exterior windows are aged, rusted, not energy efficient and should be replaced.

System: C1020 - Interior Doors



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,537.00
Unit of Measure: S.F.
Estimate: \$31,007.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: The interior doors are aged, failing, most hardware is not ADA or code compliant and should be replaced.

System: C1030 - Fittings



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,537.00
Unit of Measure: S.F.
Estimate: \$14,923.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: The fittings throughout the building are aged, in marginal condition, handrails and room signage are not ADA compliant and should be replaced.

System: C3020 - Floor Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,537.00
Unit of Measure: S.F.
Estimate: \$205,444.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: The original flooring is in poor conditions and should be replaced.

System: C3030 - Ceiling Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,537.00
Unit of Measure: S.F.
Estimate: \$14,343.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: The original ceiling finishes are aged, failing and should be replaced.

System: D2010 - Plumbing Fixtures



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,537.00
Unit of Measure: S.F.
Estimate: \$119,801.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: Plumbing fixtures are in operational conditions. However, they are aged, not ADA compliant, and should be scheduled for replacement.

System: D2020 - Domestic Water Distribution



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,537.00
Unit of Measure: S.F.
Estimate: \$65,331.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: The domestic water distribution system is aged and should be replaced.

System: D2030 - Sanitary Waste



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,537.00
Unit of Measure: S.F.
Estimate: \$25,950.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: The sanitary waste system is beyond its expected service life and should be replaced.

System: D3040 - Distribution Systems



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,537.00
Unit of Measure: S.F.
Estimate: \$183,307.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: Distribution systems are aged, becoming logistically unsupportable, and should be replaced.

System: D3050 - Terminal & Package Units



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,537.00
Unit of Measure: S.F.
Estimate: \$17,742.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: Terminal and package units are beyond their expected service life and should be scheduled for replacement.

System: D3060 - Controls & Instrumentation



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,537.00
Unit of Measure: S.F.
Estimate: \$26,613.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: The controls and instrumentation system is in marginal condition and should be schedule for replacement.

System: D5010 - Electrical Service/Distribution



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,537.00
Unit of Measure: S.F.
Estimate: \$16,084.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: The original electrical service is operating but is in poor condition and should be replaced.

System: D5020 - Branch Wiring



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,537.00
Unit of Measure: S.F.
Estimate: \$45,599.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: The original branch wiring system is operating but is aged, in marginal condition, and should be replaced.

System: D5020 - Lighting



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,537.00
Unit of Measure: S.F.
Estimate: \$106,701.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: The original lighting system is operating but is aged, in marginal condition, and should be replaced.

System: D5030920 - Data Communication



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,537.00
Unit of Measure: S.F.
Estimate: \$46,262.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: The data communication system is beyond its expected service life and should be scheduled for replacement.

System: E1090 - Other Equipment



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,537.00
Unit of Measure: S.F.
Estimate: \$92,110.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: The other equipment is in deteriorating conditions and should be replaced.

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):	34,888
Year Built:	1976
Last Renovation:	
Replacement Value:	\$7,108,429
Repair Cost:	\$4,452,337.00
Total FCI:	62.63 %
Total RSLI:	26.65 %
FCA Score:	37.37



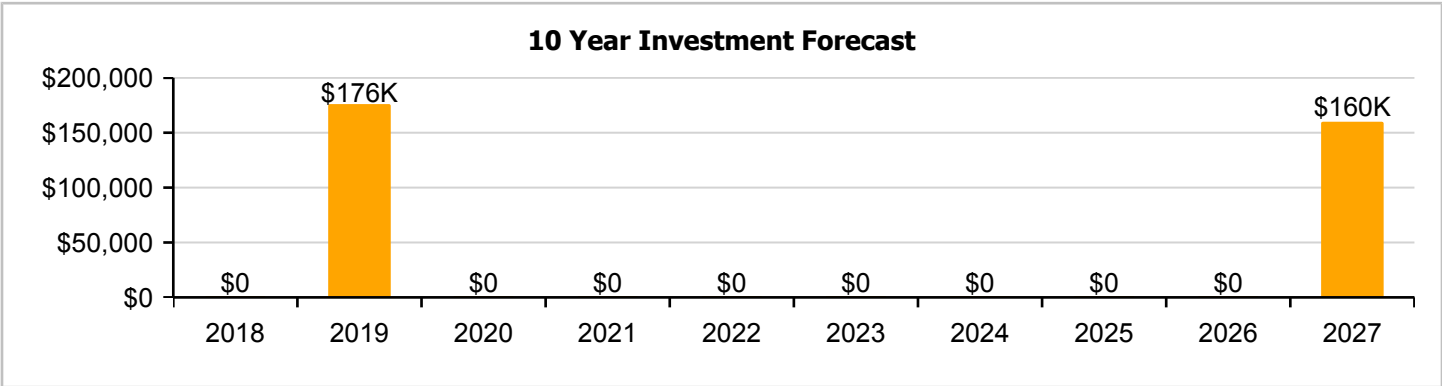
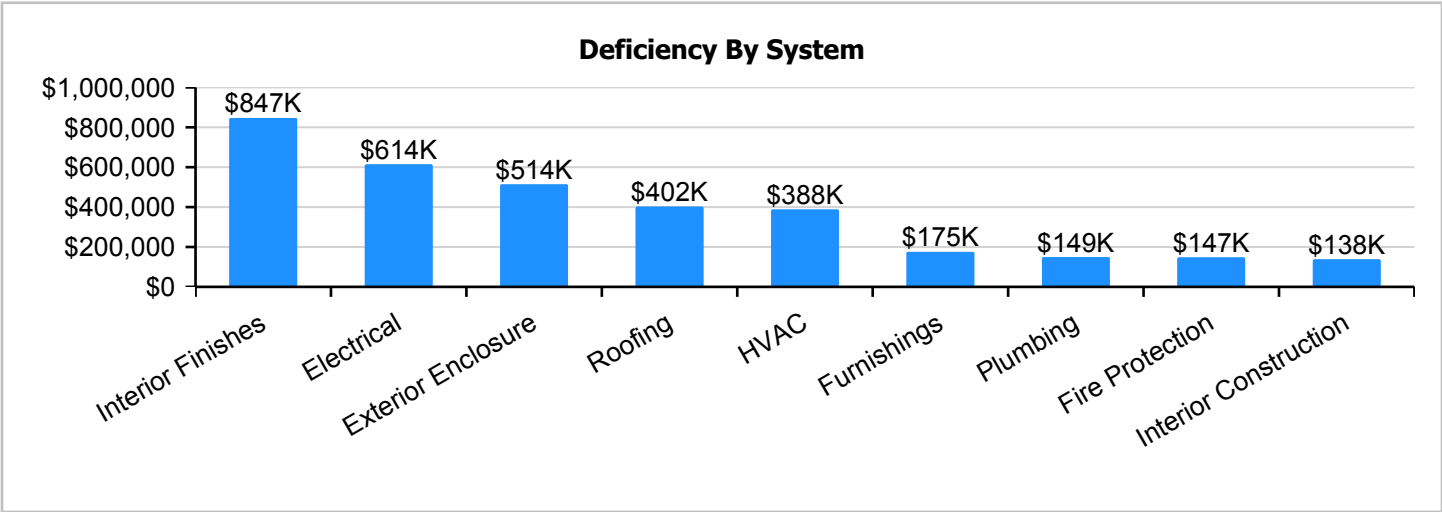
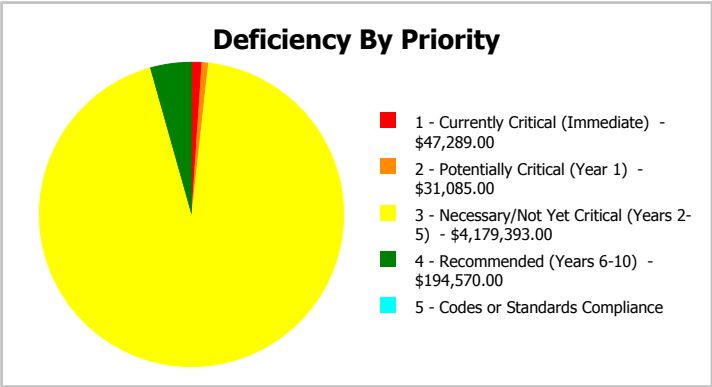
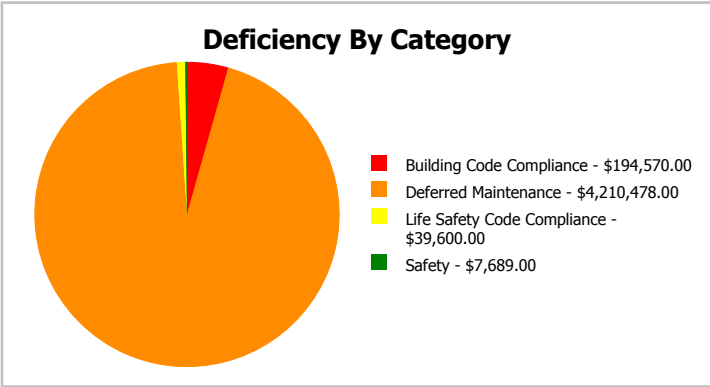
Description:

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:	34,888
Year Built:	1976	Last Renovation:	
Repair Cost:	\$4,452,337	Replacement Value:	\$7,108,429
FCI:	62.63 %	RSLI%:	26.65 %



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	59.00 %	0.00 %	\$0.00
B10 - Superstructure	59.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	23.27 %	71.60 %	\$678,203.00
B30 - Roofing	0.00 %	137.37 %	\$530,528.00
C10 - Interior Construction	24.73 %	49.99 %	\$181,906.00
C20 - Stairs	59.00 %	0.00 %	\$0.00
C30 - Interior Finishes	0.00 %	110.00 %	\$1,117,533.00
D20 - Plumbing	51.86 %	35.60 %	\$196,105.00
D30 - HVAC	30.04 %	48.23 %	\$511,563.00
D40 - Fire Protection	0.00 %	110.00 %	\$194,570.00
D50 - Electrical	21.74 %	69.56 %	\$810,517.00
E20 - Furnishings	0.00 %	110.00 %	\$231,412.00
Totals:	26.65 %	62.63 %	\$4,452,337.00

Photo Album

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

1). South Elevation - Feb 12, 2017



2). East Elevation - Feb 12, 2017



3). North Elevation - Feb 12, 2017



4). West Elevation - Feb 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

Campus Assessment Report - 1976 Building H

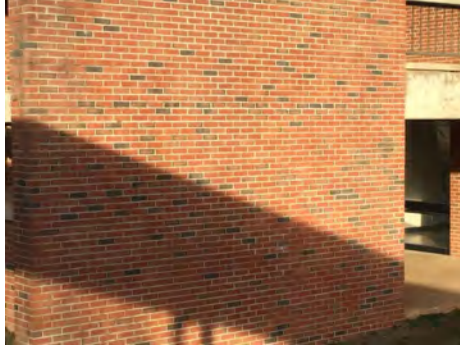
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to 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	\$2.64	S.F.	34,888	100	1976	2076		59.00 %	0.00 %	59			\$92,104
A1030	Slab on Grade	\$4.94	S.F.	34,888	100	1976	2076		59.00 %	0.00 %	59			\$172,347
B1010	Floor Construction	\$13.82	S.F.	34,888	100	1976	2076		59.00 %	0.00 %	59			\$482,152
B1020	Roof Construction	\$9.20	S.F.	34,888	100	1976	2076		59.00 %	0.00 %	59			\$320,970
B2010	Exterior Walls	\$10.71	S.F.	34,888	100	1976	2076		59.00 %	12.66 %	59		\$47,289.00	\$373,650
B2020	Exterior Windows	\$15.46	S.F.	34,888	30	1976	2006		0.00 %	110.00 %	-11		\$593,305.00	\$539,368
B2030	Exterior Doors	\$0.98	S.F.	34,888	30	1976	2006		0.00 %	110.00 %	-11		\$37,609.00	\$34,190
B3010105	Built-Up	\$10.82	S.F.	34,888	25	1976	2001		0.00 %	138.00 %	-16		\$520,934.00	\$377,488
B3020	Roof Openings	\$0.25	S.F.	34,888	25	1976	2001		0.00 %	110.00 %	-16		\$9,594.00	\$8,722
C1010	Partitions	\$5.69	S.F.	34,888	75	1976	2051		45.33 %	0.00 %	34			\$198,513
C1020	Interior Doors	\$2.94	S.F.	34,888	30	1976	2006		0.00 %	110.00 %	-11		\$112,828.00	\$102,571
C1030	Fittings	\$1.80	S.F.	34,888	20	1976	1996		0.00 %	110.00 %	-21		\$69,078.00	\$62,798
C2010	Stair Construction	\$4.69	S.F.	34,888	100	1976	2076		59.00 %	0.00 %	59			\$163,625
C3010	Wall Finishes	\$3.10	S.F.	34,888	10	1976	1986		0.00 %	110.00 %	-31		\$118,968.00	\$108,153
C3020	Floor Finishes	\$13.24	S.F.	34,888	20	1976	1996		0.00 %	110.00 %	-21		\$508,109.00	\$461,917
C3030	Ceiling Finishes	\$12.78	S.F.	34,888	25	1976	2001		0.00 %	110.00 %	-16		\$490,456.00	\$445,869
D2010	Plumbing Fixtures	\$10.68	S.F.	34,888	30	2010	2040		76.67 %	0.00 %	23			\$372,604
D2020	Domestic Water Distribution	\$1.98	S.F.	34,888	30	1976	2006		0.00 %	110.00 %	-11		\$75,986.00	\$69,078
D2030	Sanitary Waste	\$3.13	S.F.	34,888	30	1976	2006		0.00 %	110.00 %	-11		\$120,119.00	\$109,199
D3020	Heat Generating Systems	\$8.38	S.F.	34,888	30	2006	2036		63.33 %	0.00 %	19			\$292,361
D3030	Cooling Generating Systems	\$8.69	S.F.	34,888	25	2003	2028		44.00 %	0.00 %	11			\$303,177
D3040	Distribution Systems	\$10.12	S.F.	34,888	30	1976	2006		0.00 %	110.00 %	-11		\$388,373.00	\$353,067
D3060	Controls & Instrumentation	\$3.21	S.F.	34,888	20	1976	1996		0.00 %	110.00 %	-21		\$123,190.00	\$111,990
D4010	Sprinklers	\$4.40	S.F.	34,888	30			2016	0.00 %	110.00 %	-1		\$168,858.00	\$153,507
D4020	Standpipes	\$0.67	S.F.	34,888	30			2016	0.00 %	110.00 %	-1		\$25,712.00	\$23,375
D5010	Electrical Service/Distribution	\$1.94	S.F.	34,888	40	1976	2016		0.00 %	110.00 %	-1		\$74,451.00	\$67,683
D5020	Branch Wiring	\$5.50	S.F.	34,888	30	1976	2006		0.00 %	110.00 %	-11		\$211,072.00	\$191,884
D5020	Lighting	\$12.87	S.F.	34,888	30	1976	2006		0.00 %	110.00 %	-11		\$493,909.00	\$449,009
D5030810	Security & Detection Systems	\$2.38	S.F.	34,888	15	2016	2031		93.33 %	0.00 %	14			\$83,033
D5030910	Fire Alarm Systems	\$4.32	S.F.	34,888	15	2004	2019		13.33 %	0.00 %	2			\$150,716
D5030920	Data Communication	\$5.58	S.F.	34,888	15	2014	2029		80.00 %	0.00 %	12			\$194,675
D5090	Other Electrical Systems	\$0.81	S.F.	34,888	20	1997	2017		0.00 %	110.00 %	0		\$31,085.00	\$28,259
E2010	Fixed Furnishings	\$6.03	S.F.	34,888	20	1976	1996		0.00 %	110.00 %	-21		\$231,412.00	\$210,375
Total									26.65 %	62.63 %			\$4,452,337.00	\$7,108,429

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:

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System: B3010105 - Built-Up



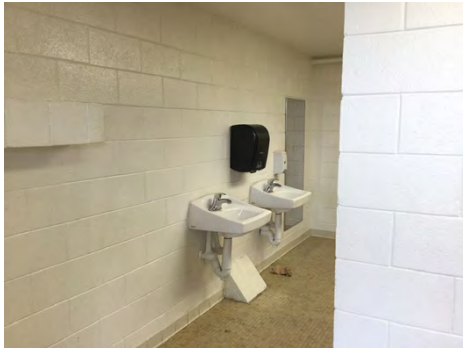
Note:

System: B3020 - Roof Openings



Note:

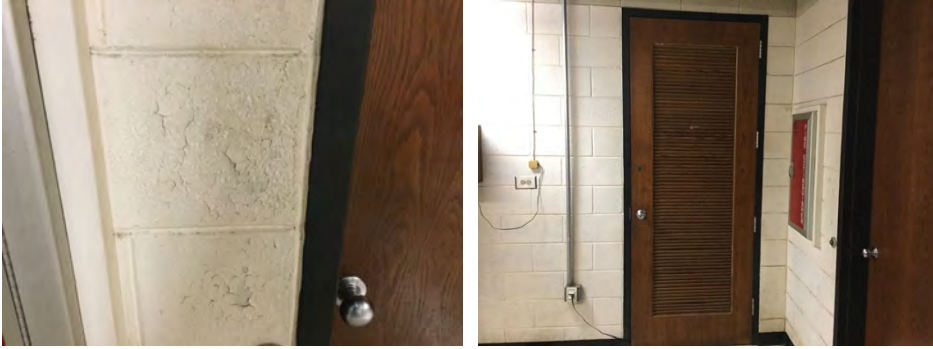
System: C1010 - Partitions



Note:

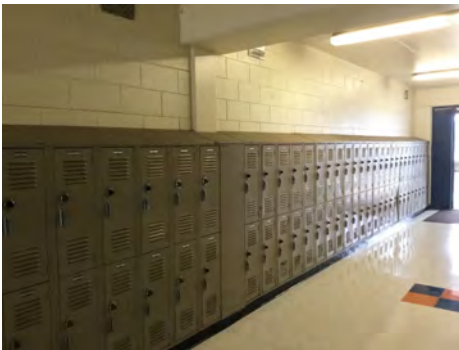
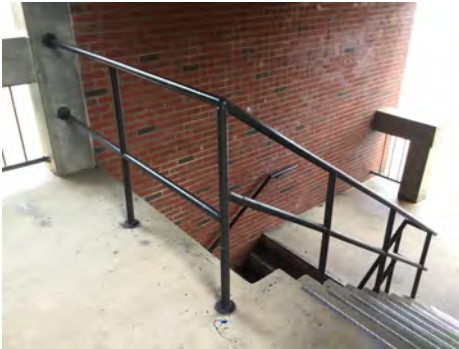
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System: C1020 - Interior Doors



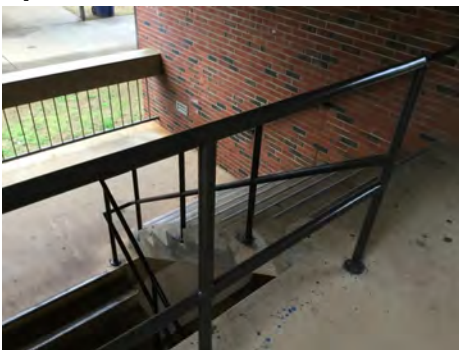
Note:

System: C1030 - Fittings



Note:

System: C2010 - Stair Construction



Note:

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System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

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System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

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System: D3020 - Heat Generating Systems



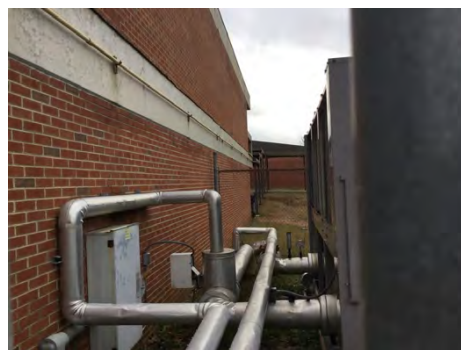
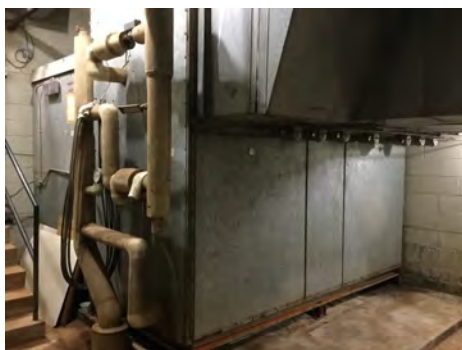
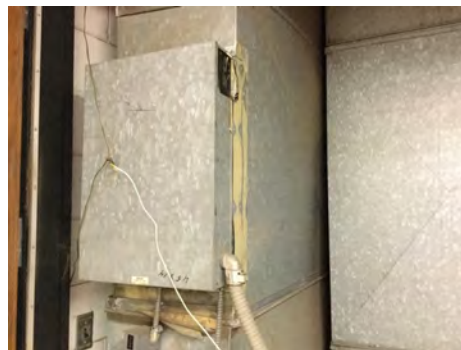
Note:

System: D3030 - Cooling Generating Systems



Note:

System: D3040 - Distribution Systems



Note:

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System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

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System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

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System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$4,452,337	\$0	\$175,884	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$159,883	\$4,788,105
* 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	\$47,289	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,289
B2020 - Exterior Windows	\$593,305	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$593,305
B2030 - Exterior Doors	\$37,609	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37,609
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
B3010105 - Built-Up	\$520,934	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$520,934
B3020 - Roof Openings	\$9,594	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,594
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	\$112,828	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$112,828
C1030 - Fittings	\$69,078	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$69,078
C20 - Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C2010 - Stair Construction	\$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	\$118,968	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$159,883	\$278,851

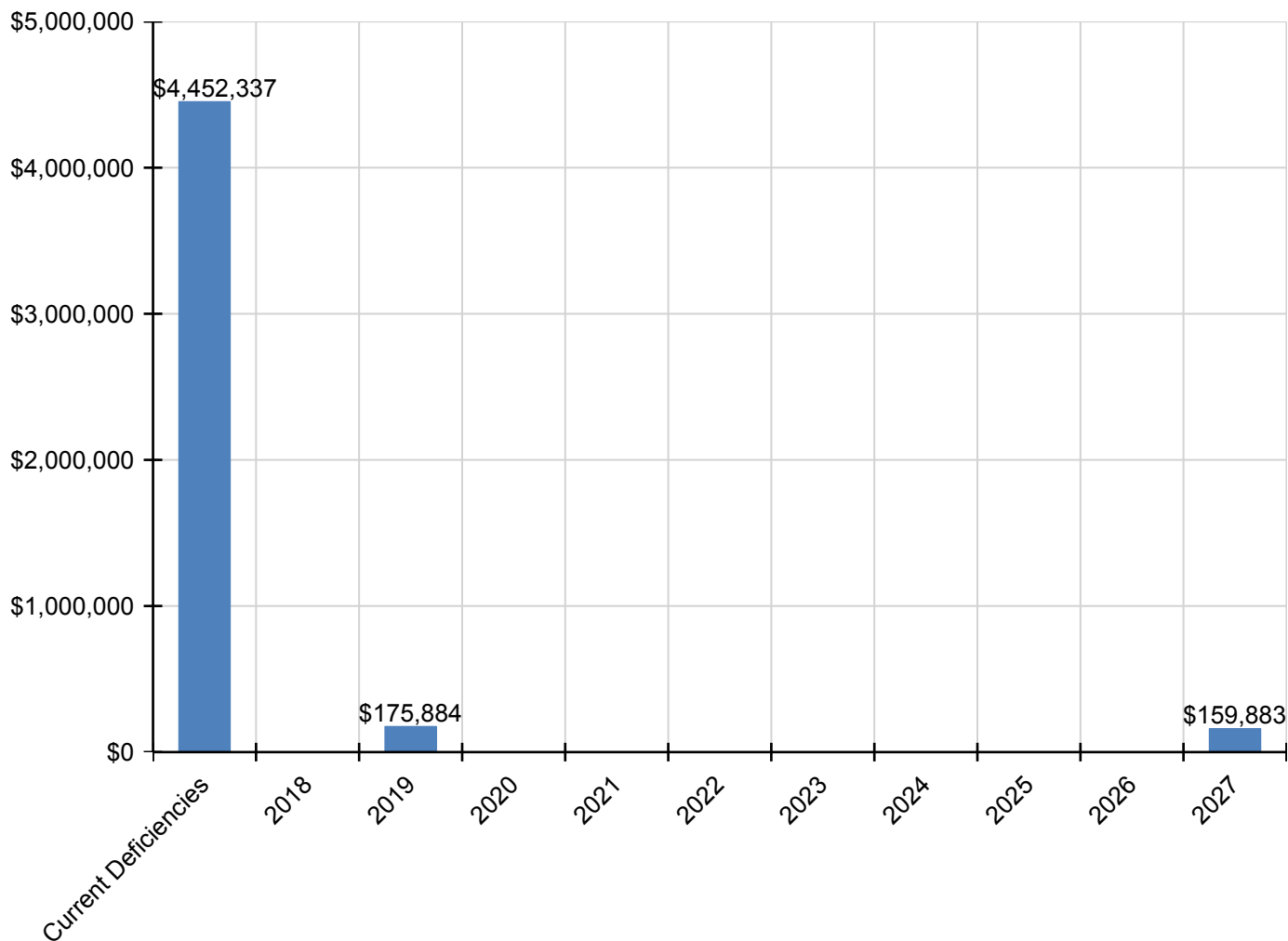
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C3020 - Floor Finishes	\$508,109	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$508,109
C3030 - Ceiling Finishes	\$490,456	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$490,456
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$75,986	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,986
D2030 - Sanitary Waste	\$120,119	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$120,119
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$388,373	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$388,373
D3060 - Controls & Instrumentation	\$123,190	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$123,190
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$168,858	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$168,858
D4020 - Standpipes	\$25,712	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,712
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$74,451	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$74,451
D5020 - Branch Wiring	\$211,072	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$211,072
D5020 - Lighting	\$493,909	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$493,909
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$0	\$0	\$175,884	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175,884
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5090 - Other Electrical Systems	\$31,085	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,085
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$231,412	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$231,412

* Indicates non-renewable system

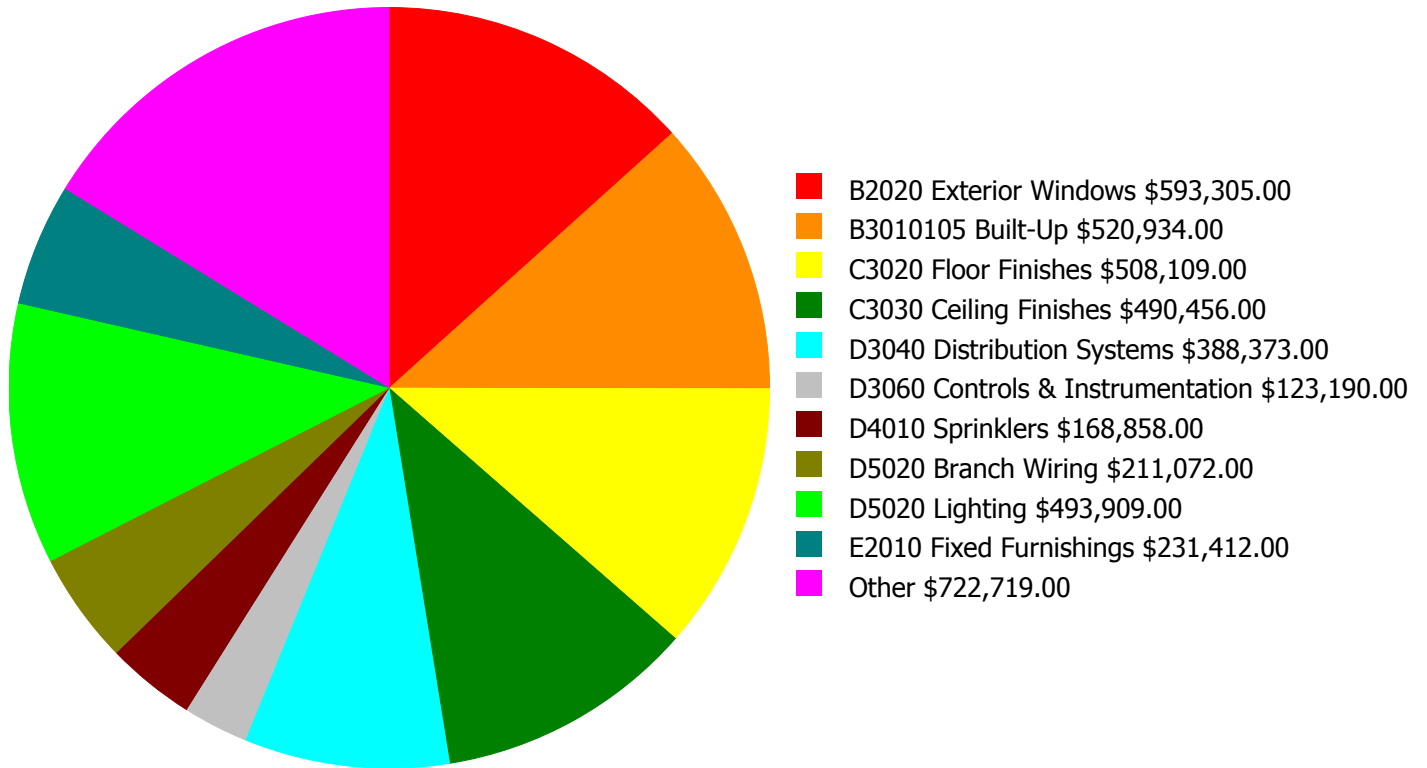
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

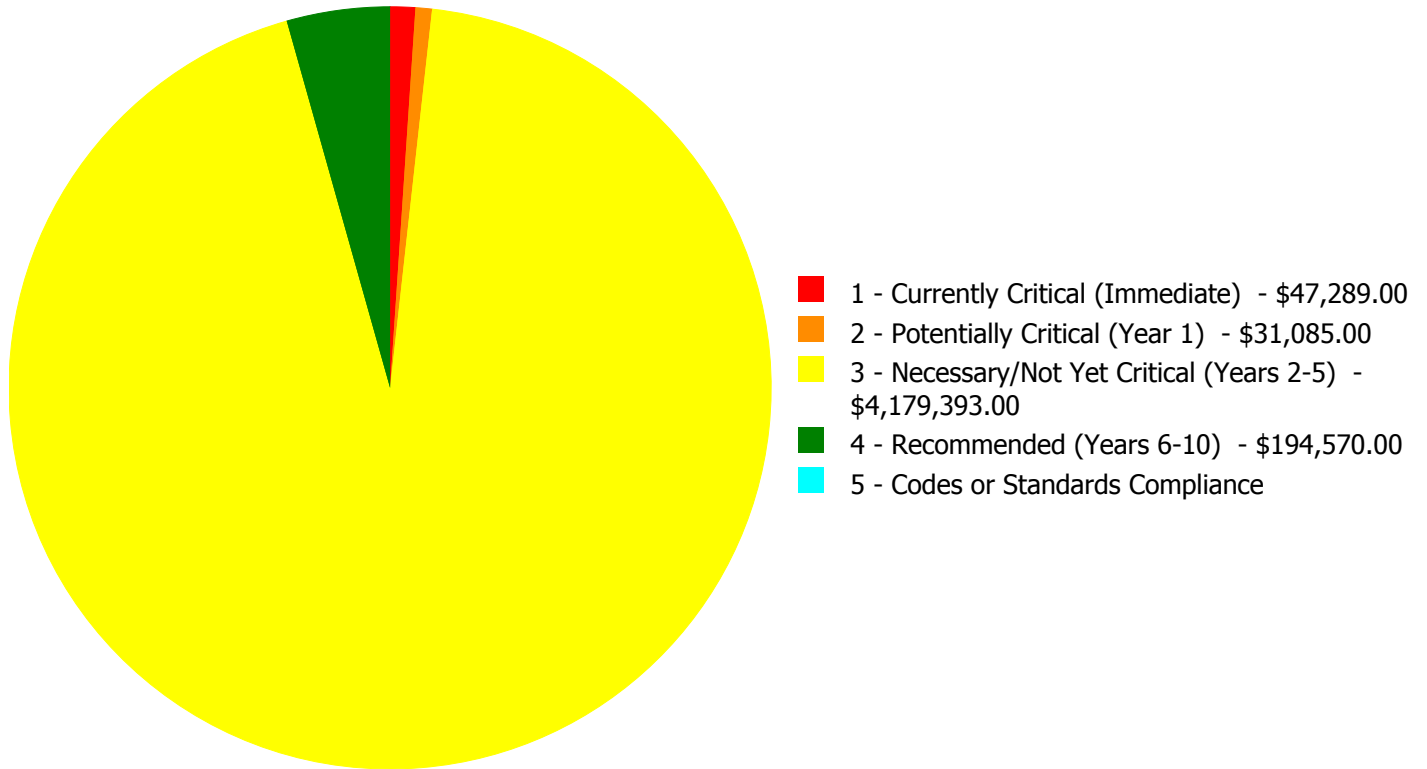
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$4,452,337.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$4,452,337.00

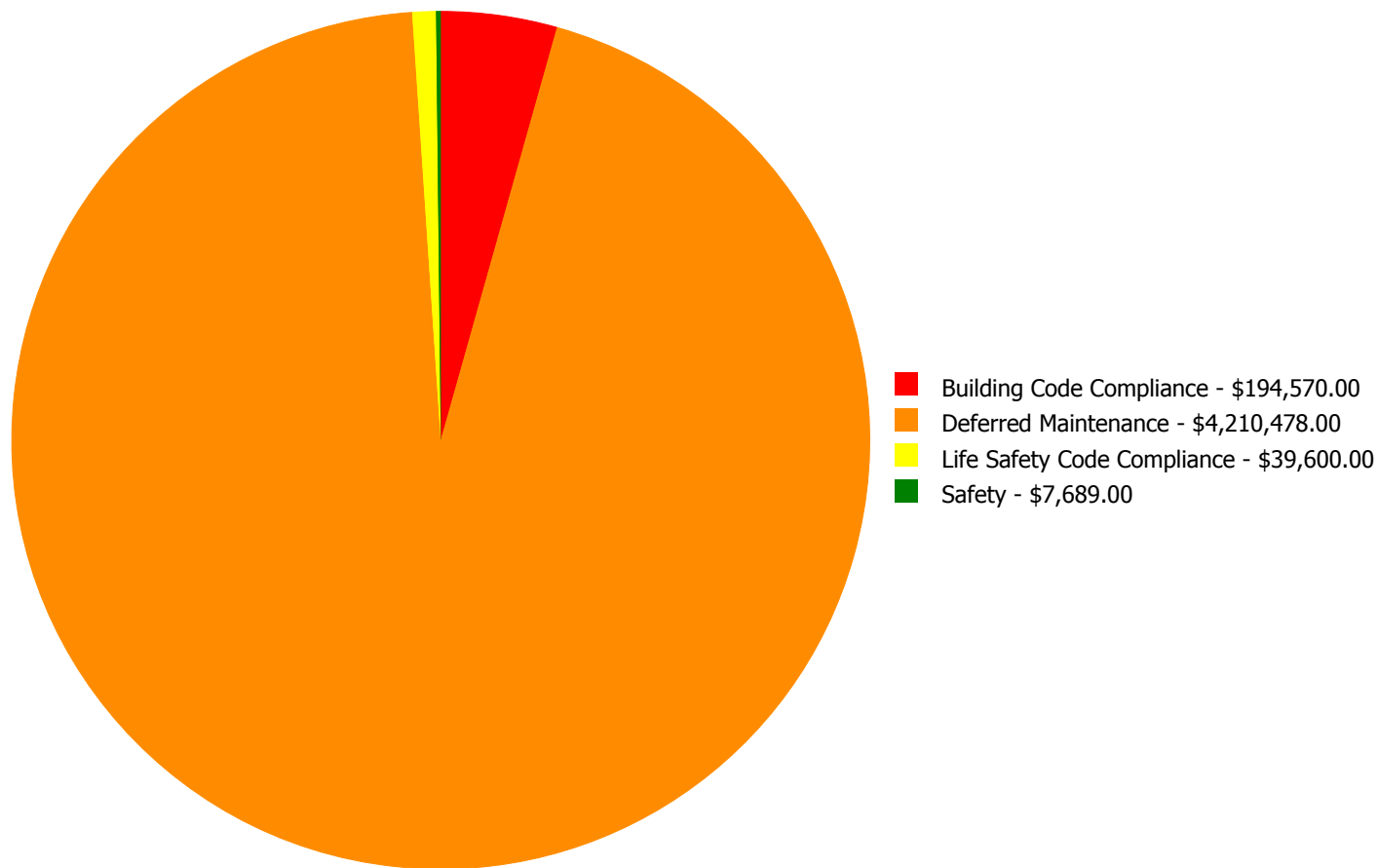
Deficiency By Priority Investment Table

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
B2010	Exterior Walls	\$47,289.00	\$0.00	\$0.00	\$0.00	\$0.00	\$47,289.00
B2020	Exterior Windows	\$0.00	\$0.00	\$593,305.00	\$0.00	\$0.00	\$593,305.00
B2030	Exterior Doors	\$0.00	\$0.00	\$37,609.00	\$0.00	\$0.00	\$37,609.00
B3010105	Built-Up	\$0.00	\$0.00	\$520,934.00	\$0.00	\$0.00	\$520,934.00
B3020	Roof Openings	\$0.00	\$0.00	\$9,594.00	\$0.00	\$0.00	\$9,594.00
C1020	Interior Doors	\$0.00	\$0.00	\$112,828.00	\$0.00	\$0.00	\$112,828.00
C1030	Fittings	\$0.00	\$0.00	\$69,078.00	\$0.00	\$0.00	\$69,078.00
C3010	Wall Finishes	\$0.00	\$0.00	\$118,968.00	\$0.00	\$0.00	\$118,968.00
C3020	Floor Finishes	\$0.00	\$0.00	\$508,109.00	\$0.00	\$0.00	\$508,109.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$490,456.00	\$0.00	\$0.00	\$490,456.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$75,986.00	\$0.00	\$0.00	\$75,986.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$120,119.00	\$0.00	\$0.00	\$120,119.00
D3040	Distribution Systems	\$0.00	\$0.00	\$388,373.00	\$0.00	\$0.00	\$388,373.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$123,190.00	\$0.00	\$0.00	\$123,190.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$168,858.00	\$0.00	\$168,858.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$25,712.00	\$0.00	\$25,712.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$74,451.00	\$0.00	\$0.00	\$74,451.00
D5020	Branch Wiring	\$0.00	\$0.00	\$211,072.00	\$0.00	\$0.00	\$211,072.00
D5020	Lighting	\$0.00	\$0.00	\$493,909.00	\$0.00	\$0.00	\$493,909.00
D5090	Other Electrical Systems	\$0.00	\$31,085.00	\$0.00	\$0.00	\$0.00	\$31,085.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$231,412.00	\$0.00	\$0.00	\$231,412.00
	Total:	\$47,289.00	\$31,085.00	\$4,179,393.00	\$194,570.00	\$0.00	\$4,452,337.00

Deficiency Summary by Category

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



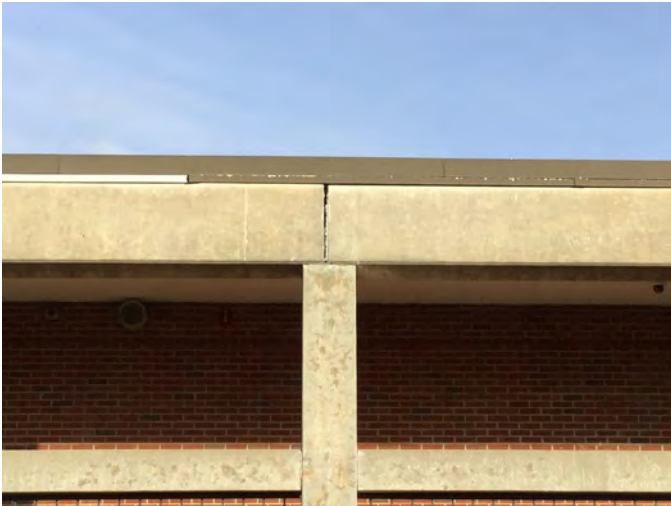
Budget Estimate Total: \$4,452,337.00

Deficiency Details by Priority

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

Priority 1 - Currently Critical (Immediate):

System: B2010 - Exterior Walls



Location: Exterior Columns
Distress: Failing
Category: Life Safety Code Compliance
Priority: 1 - Currently Critical (Immediate)
Correction: Engineering study-2016-08-16 18:28:55
Qty: 1.00
Unit of Measure: Ea.
Estimate: \$39,600.00
Assessor Name: Eduardo Lopez
Date Created: 02/15/2017

Notes: It was observed on the exterior columns are showing signs of failure with cracks and structural shifting/displaced throughout the building, and an engineering study is recommended to determine the cause. Pricing does not include remediation measures.

System: B2010 - Exterior Walls



Location: 1st Floor Corridor, Northeast End
Distress: Damaged
Category: Safety
Priority: 1 - Currently Critical (Immediate)
Correction: Repair clay brick wall, 1st floor
Qty: 100.00
Unit of Measure: S.F.
Estimate: \$7,689.00
Assessor Name: Eduardo Lopez
Date Created: 02/23/2017

Notes: Repair retaining wall.

Priority 2 - Potentially Critical (Year 1):

System: D5090 - Other Electrical Systems



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 34,888.00
Unit of Measure: S.F.
Estimate: \$31,085.00
Assessor Name: Eduardo Lopez
Date Created: 02/27/2017

Notes: System is lacking emergency exit signage at stairs and corridors.

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

System: B2020 - Exterior Windows



Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 34,888.00
Unit of Measure: S.F.
Estimate: \$593,305.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The exterior windows are aged, rusted, not energy efficient and should be replaced.

System: B2030 - Exterior Doors



Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 34,888.00
Unit of Measure: S.F.
Estimate: \$37,609.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The exterior doors are aged, rusted and should be replaced.

System: B3010105 - Built-Up



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 34,888.00
Unit of Measure: S.F.
Estimate: \$520,934.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The built-up system is beyond its expected service life and should be scheduled for replacement.

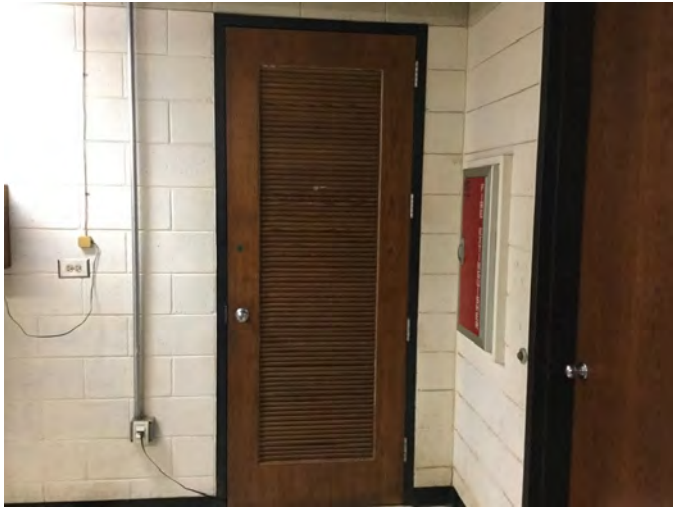
System: B3020 - Roof Openings



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 34,888.00
Unit of Measure: S.F.
Estimate: \$9,594.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: Roof hatch does not comply with OSHA standards; roof opening protection and proper extension of fixed ladder to platform is not provided.

System: C1020 - Interior Doors



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 34,888.00
Unit of Measure: S.F.
Estimate: \$112,828.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The interior doors are aged, failing, most hardware is not ADA or code compliant and should be replaced.

System: C1030 - Fittings



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 34,888.00
Unit of Measure: S.F.
Estimate: \$69,078.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The fittings throughout the building are aged, in marginal condition, handrails and room signage are not ADA compliant and should be replaced.

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: 34,888.00
Unit of Measure: S.F.
Estimate: \$118,968.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The wall finishes are aged, scuffed, fading, stained and should be replaced.

System: C3020 - Floor Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 34,888.00
Unit of Measure: S.F.
Estimate: \$508,109.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The original flooring is in poor conditions and should be replaced.

System: C3030 - Ceiling Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 34,888.00
Unit of Measure: S.F.
Estimate: \$490,456.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The original ceiling finishes are aged, failing and should be replaced.

System: D2020 - Domestic Water Distribution



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 34,888.00
Unit of Measure: S.F.
Estimate: \$75,986.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The domestic water distribution system is aged and should be replaced.

System: D2030 - Sanitary Waste



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 34,888.00
Unit of Measure: S.F.
Estimate: \$120,119.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The sanitary waste system is beyond its expected service life and should be replaced.

System: D3040 - Distribution Systems



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 34,888.00
Unit of Measure: S.F.
Estimate: \$388,373.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: Distribution systems are aged, becoming logistically unsupportable, and should be replaced.

System: D3060 - Controls & Instrumentation



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 34,888.00
Unit of Measure: S.F.
Estimate: \$123,190.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The controls and instrumentation system is in marginal condition and should be schedule for replacement.

System: D5010 - Electrical Service/Distribution



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 34,888.00
Unit of Measure: S.F.
Estimate: \$74,451.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The original electrical service is operating but is in poor condition and should be replaced.

System: D5020 - Branch Wiring



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 34,888.00
Unit of Measure: S.F.
Estimate: \$211,072.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The original branch wiring system is operating but is aged, in marginal condition, and should be replaced.

System: D5020 - Lighting



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 34,888.00
Unit of Measure: S.F.
Estimate: \$493,909.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The original lighting system is operating but is aged, in marginal condition, and should be replaced.

System: E2010 - Fixed Furnishings



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 34,888.00
Unit of Measure: S.F.
Estimate: \$231,412.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The fixed furnishings are aged, in marginal condition, and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 34,888.00
Unit of Measure: S.F.
Estimate: \$168,858.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: A sprinkler system is missing and is recommended to be provided to comply with current codes.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 34,888.00
Unit of Measure: S.F.
Estimate: \$25,712.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: A standpipe system is missing and is recommended to be provided to comply with current codes.

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):	7,474
Year Built:	1976
Last Renovation:	
Replacement Value:	\$1,439,869
Repair Cost:	\$853,559.00
Total FCI:	59.28 %
Total RSLI:	21.06 %
FCA Score:	40.72



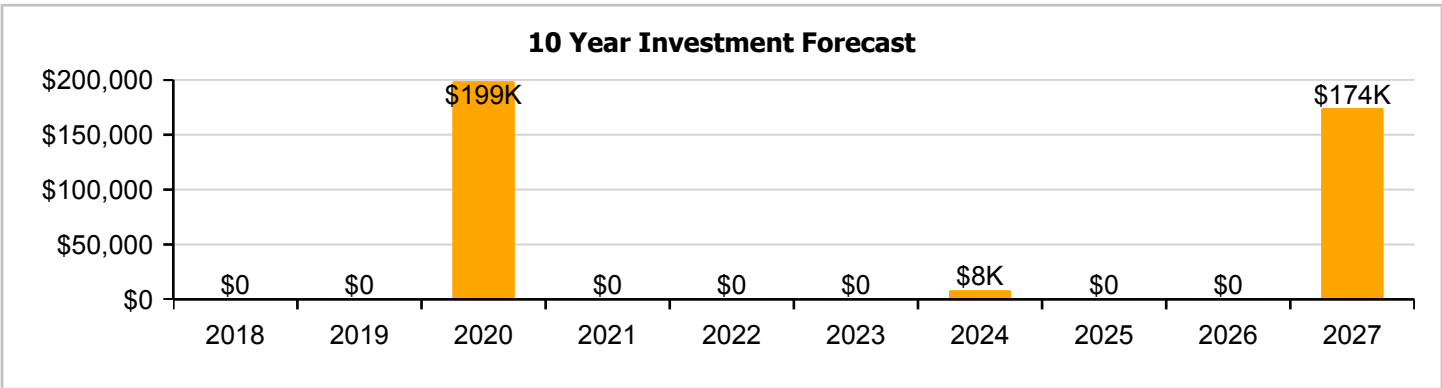
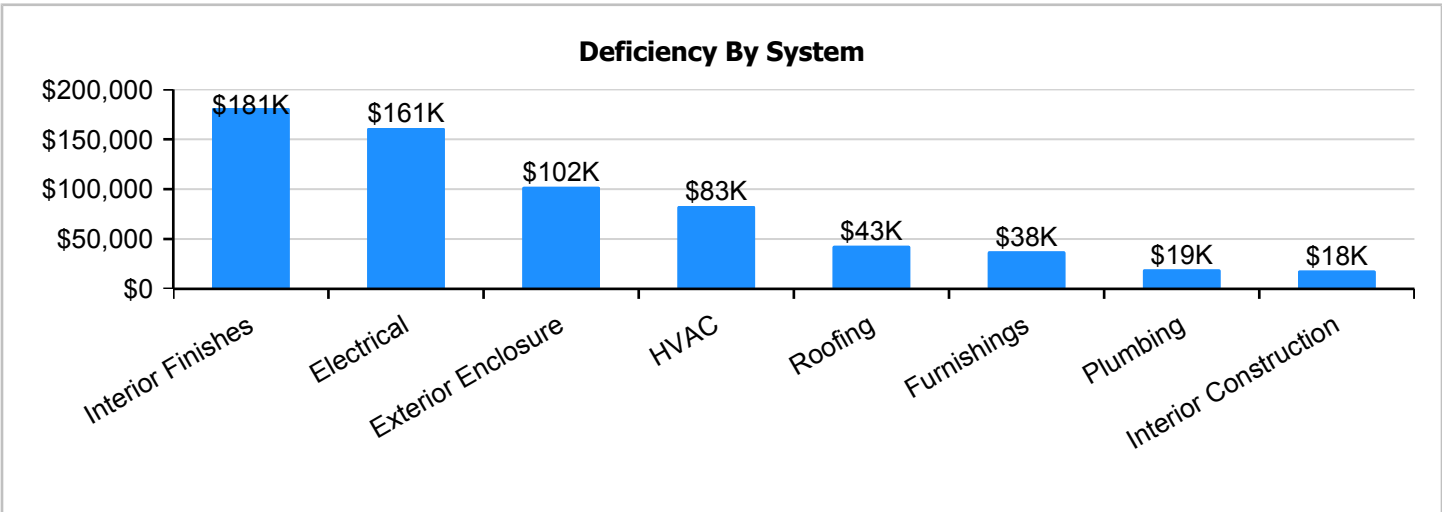
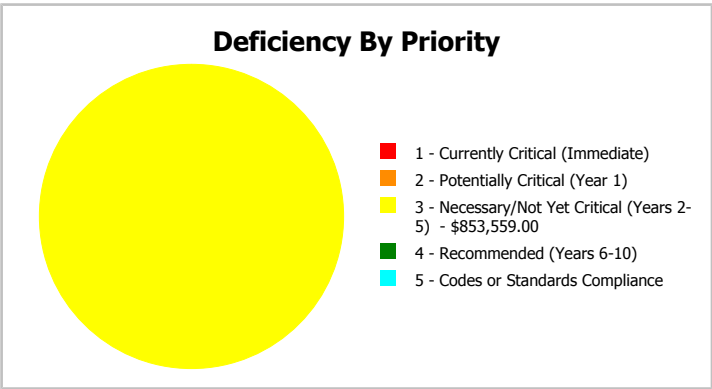
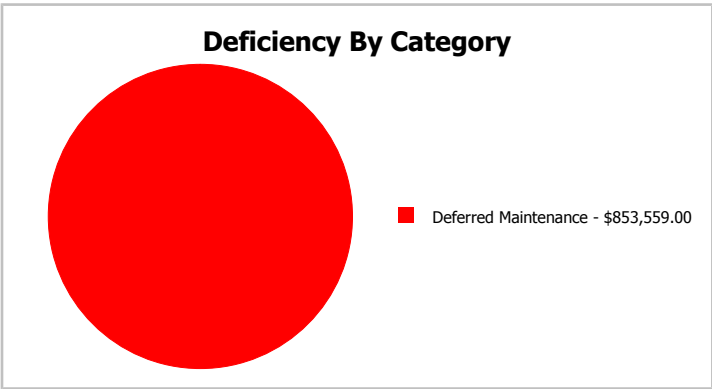
Description:

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:	7,474
Year Built:	1976	Last Renovation:	
Repair Cost:	\$853,559	Replacement Value:	\$1,439,869
FCI:	59.28 %	RSLI%:	21.06 %



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
A10 - Foundations	59.00 %	0.00 %	\$0.00
A20 - Basement Construction	59.00 %	0.00 %	\$0.00
B10 - Superstructure	59.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	23.27 %	66.61 %	\$135,160.00
B30 - Roofing	0.00 %	146.00 %	\$57,070.00
C10 - Interior Construction	29.89 %	37.47 %	\$24,171.00
C30 - Interior Finishes	0.00 %	110.00 %	\$239,406.00
D20 - Plumbing	26.73 %	21.80 %	\$25,733.00
D30 - HVAC	12.48 %	41.37 %	\$109,592.00
D50 - Electrical	1.06 %	106.66 %	\$212,852.00
E20 - Furnishings	0.00 %	110.00 %	\$49,575.00
Totals:	21.06 %	59.28 %	\$853,559.00

Photo Album

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

1). South Elevation - Feb 12, 2017



2). East Elevation - Feb 12, 2017



3). North Elevation - Feb 12, 2017



4). West Elevation - Feb 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	\$2.64	S.F.	7,474	100	1976	2076		59.00 %	0.00 %	59			\$19,731
A1030	Slab on Grade	\$4.94	S.F.	7,474	100	1976	2076		59.00 %	0.00 %	59			\$36,922
A2010	Basement Excavation	\$1.00	S.F.	7,474	100	1976	2076		59.00 %	0.00 %	59			\$7,474
A2020	Basement Walls	\$6.96	S.F.	7,474	100	1976	2076		59.00 %	0.00 %	59			\$52,019
B1010	Floor Construction	\$13.82	S.F.	7,474	100	1976	2076		59.00 %	0.00 %	59			\$103,291
B1020	Roof Construction	\$9.20	S.F.	7,474	100	1976	2076		59.00 %	0.00 %	59			\$68,761
B2010	Exterior Walls	\$10.71	S.F.	7,474	100	1976	2076		59.00 %	0.00 %	59			\$80,047
B2020	Exterior Windows	\$0.98	S.F.	7,474	30	1976	2006		0.00 %	109.99 %	-11		\$8,057.00	\$7,325
B2030	Exterior Doors	\$15.46	S.F.	7,474	30	1976	2006		0.00 %	110.00 %	-11		\$127,103.00	\$115,548
B3010140	Asphalt Shingles	\$5.23	S.F.	7,474	20	1976	1996		0.00 %	146.00 %	-21		\$57,070.00	\$39,089
C1010	Partitions	\$5.69	S.F.	7,474	75	1976	2051		45.33 %	0.00 %	34			\$42,527
C1020	Interior Doors	\$2.94	S.F.	7,474	30	1976	2006		0.00 %	110.00 %	-11		\$24,171.00	\$21,974
C3010	Wall Finishes	\$3.10	S.F.	7,474	10	1976	1986		0.00 %	110.00 %	-31		\$25,486.00	\$23,169
C3020	Floor Finishes	\$13.24	S.F.	7,474	20	1976	1996		0.00 %	110.00 %	-21		\$108,851.00	\$98,956
C3030	Ceiling Finishes	\$12.78	S.F.	7,474	25	1976	2001		0.00 %	110.00 %	-16		\$105,069.00	\$95,518
D2010	Plumbing Fixtures	\$10.68	S.F.	7,474	30	1997	2027		33.33 %	0.00 %	10			\$79,822
D2020	Domestic Water Distribution	\$1.98	S.F.	7,474	30	1997	2027		33.33 %	0.00 %	10			\$14,799
D2030	Sanitary Waste	\$3.13	S.F.	7,474	30	1976	2006		0.00 %	110.00 %	-11		\$25,733.00	\$23,394
D3040	Distribution Systems	\$10.12	S.F.	7,474	30	1976	2006		0.00 %	110.00 %	-11		\$83,201.00	\$75,637
D3050	Terminal & Package Units	\$22.11	S.F.	7,474	15	2005	2020		20.00 %	0.00 %	3			\$165,250
D3060	Controls & Instrumentation	\$3.21	S.F.	7,474	20	1976	1996		0.00 %	110.00 %	-21		\$26,391.00	\$23,992
D5010	Electrical Service/Distribution	\$1.94	S.F.	7,474	40	1976	2016		0.00 %	110.00 %	-1		\$15,950.00	\$14,500
D5020	Branch Wiring	\$5.50	S.F.	7,474	30	1976	2006		0.00 %	110.00 %	-11		\$45,218.00	\$41,107
D5020	Lighting	\$12.87	S.F.	7,474	30	1976	2006		0.00 %	110.00 %	-11		\$105,809.00	\$96,190
D5030920	Data Communication	\$5.58	S.F.	7,474	15	1976	1991		0.00 %	110.00 %	-26		\$45,875.00	\$41,705
D5090	Other Electrical Systems	\$0.81	S.F.	7,474	20	2004	2024		35.00 %	0.00 %	7			\$6,054
E2010	Fixed Furnishings	\$6.03	S.F.	7,474	20	1997	2017		0.00 %	110.00 %	0		\$49,575.00	\$45,068
Total									21.06 %	59.28 %			\$853,559.00	\$1,439,869

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:

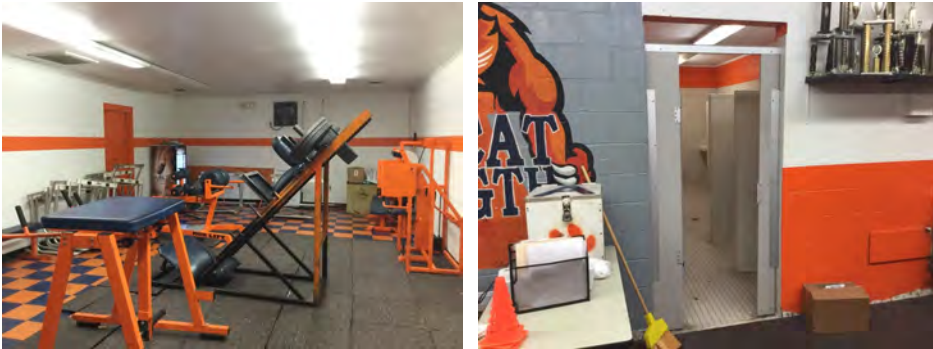
Campus Assessment Report - 1976 Building PE

System: B3010140 - Asphalt Shingles



Note:

System: C1010 - Partitions



Note:

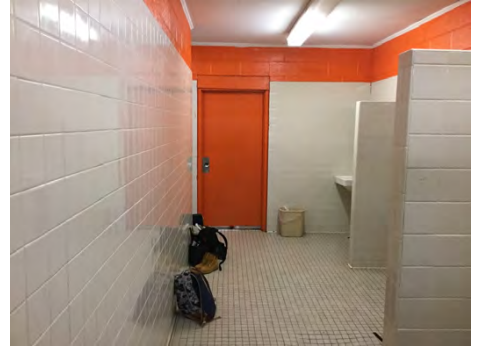
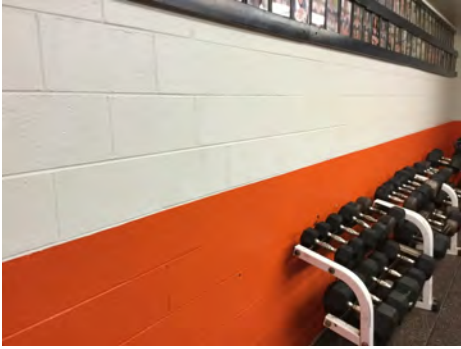
System: C1020 - Interior Doors



Note:

Campus Assessment Report - 1976 Building PE

System: C3010 - Wall Finishes



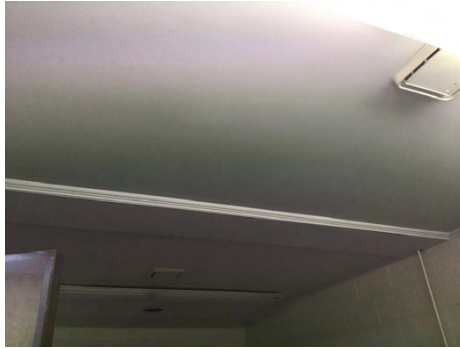
Note:

System: C3020 - Floor Finishes



Note:

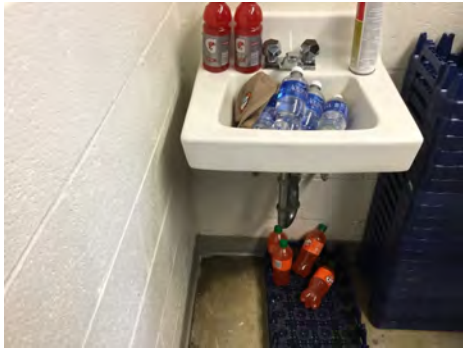
System: C3030 - Ceiling Finishes



Note:

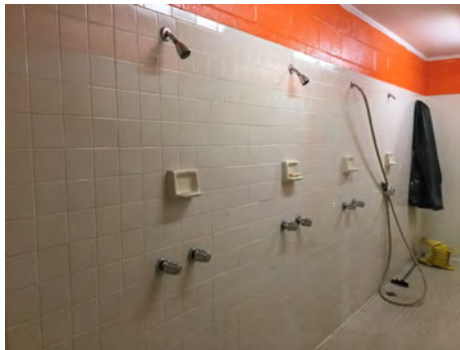
Campus Assessment Report - 1976 Building PE

System: D2010 - Plumbing Fixtures



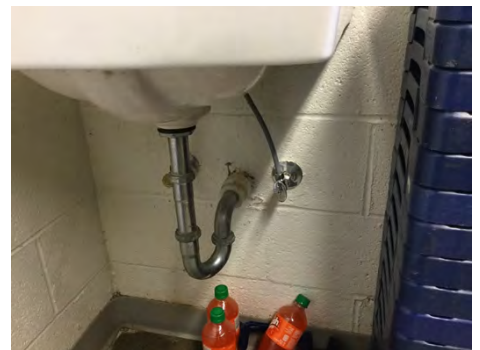
Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

Campus Assessment Report - 1976 Building PE

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

Campus Assessment Report - 1976 Building PE

System: D5010 - Electrical Service/Distribution



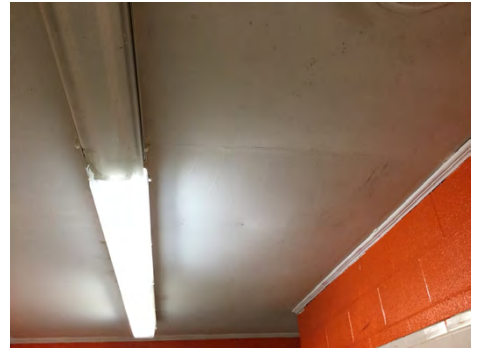
Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

Campus Assessment Report - 1976 Building PE

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems



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:	\$853,559	\$0	\$0	\$198,630	\$0	\$0	\$0	\$8,190	\$0	\$0	\$174,130	\$1,234,509
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$8,057	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,057
B2030 - Exterior Doors	\$127,103	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$127,103
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
B3010140 - Asphalt Shingles	\$57,070	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57,070
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	\$24,171	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,171
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$25,486	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,251	\$59,737
C3020 - Floor Finishes	\$108,851	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$108,851

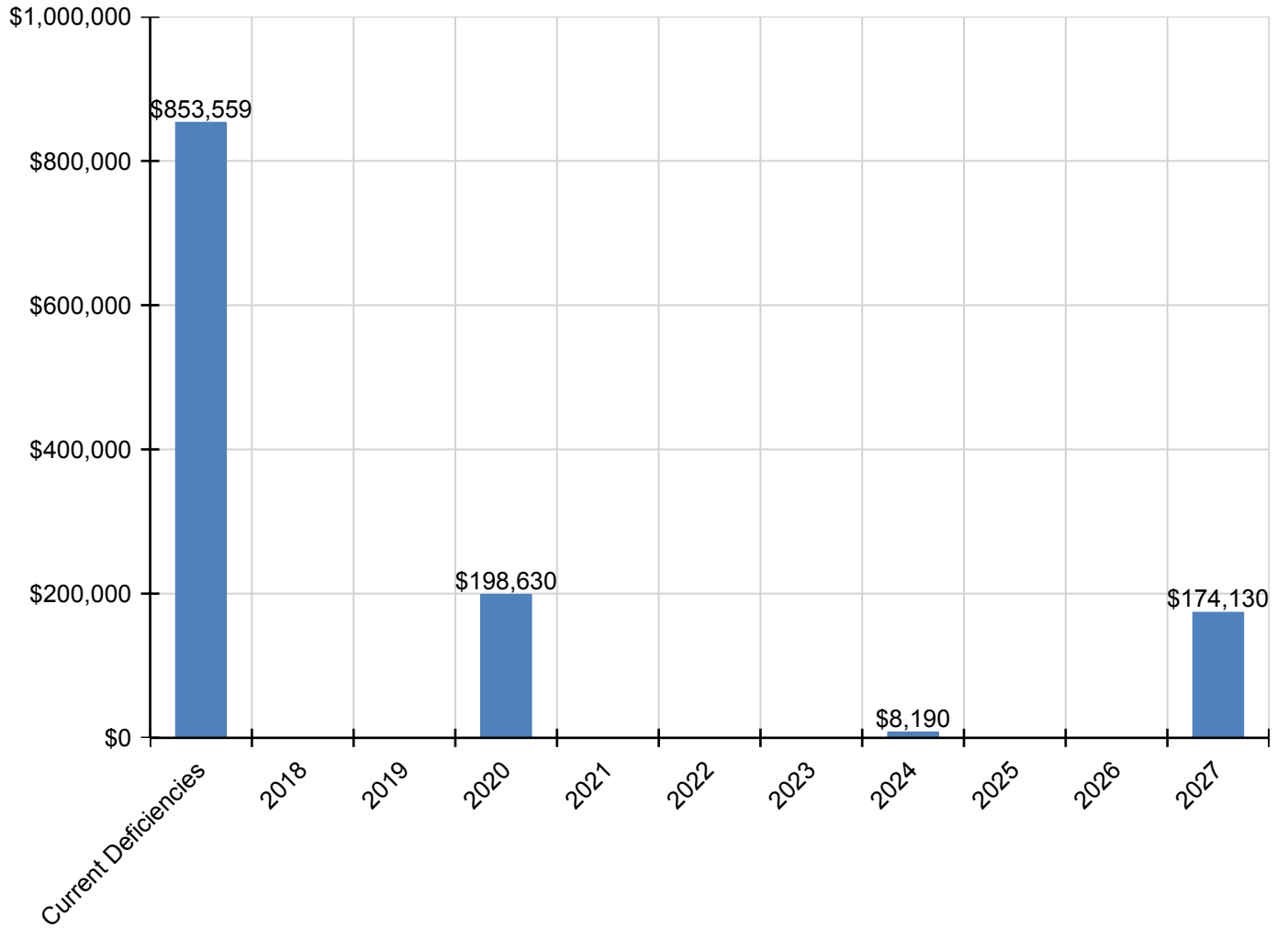
Campus Assessment Report - 1976 Building PE

C3030 - Ceiling Finishes	\$105,069	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$105,069
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$118,003	\$118,003
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,876	\$21,876
D2030 - Sanitary Waste	\$25,733	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,733
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$83,201	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83,201
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$198,630	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$198,630
D3060 - Controls & Instrumentation	\$26,391	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,391
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$15,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,950
D5020 - Branch Wiring	\$45,218	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,218
D5020 - Lighting	\$105,809	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$105,809
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030920 - Data Communication	\$45,875	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,875
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,190	\$0	\$0	\$0	\$0	\$8,190
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$49,575	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$49,575

* Indicates non-renewable system

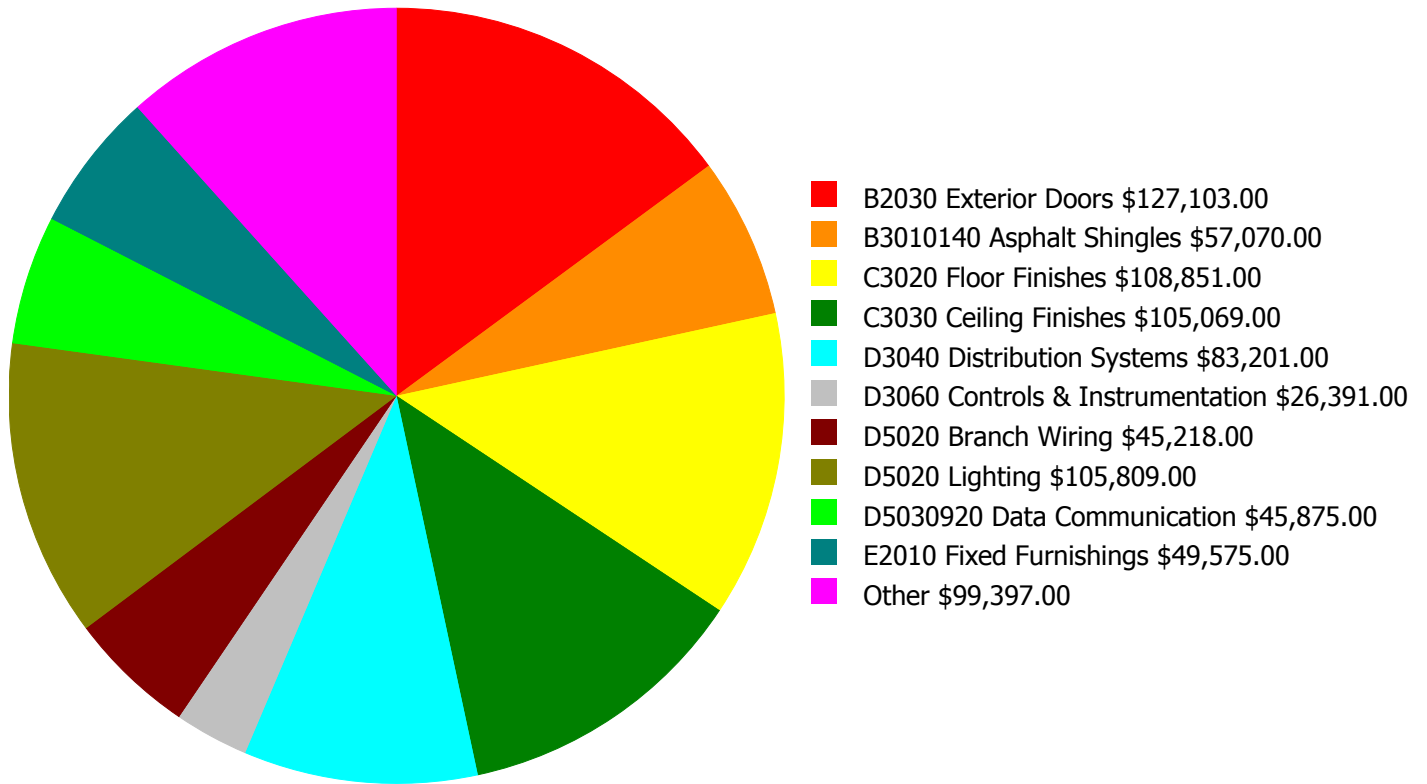
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

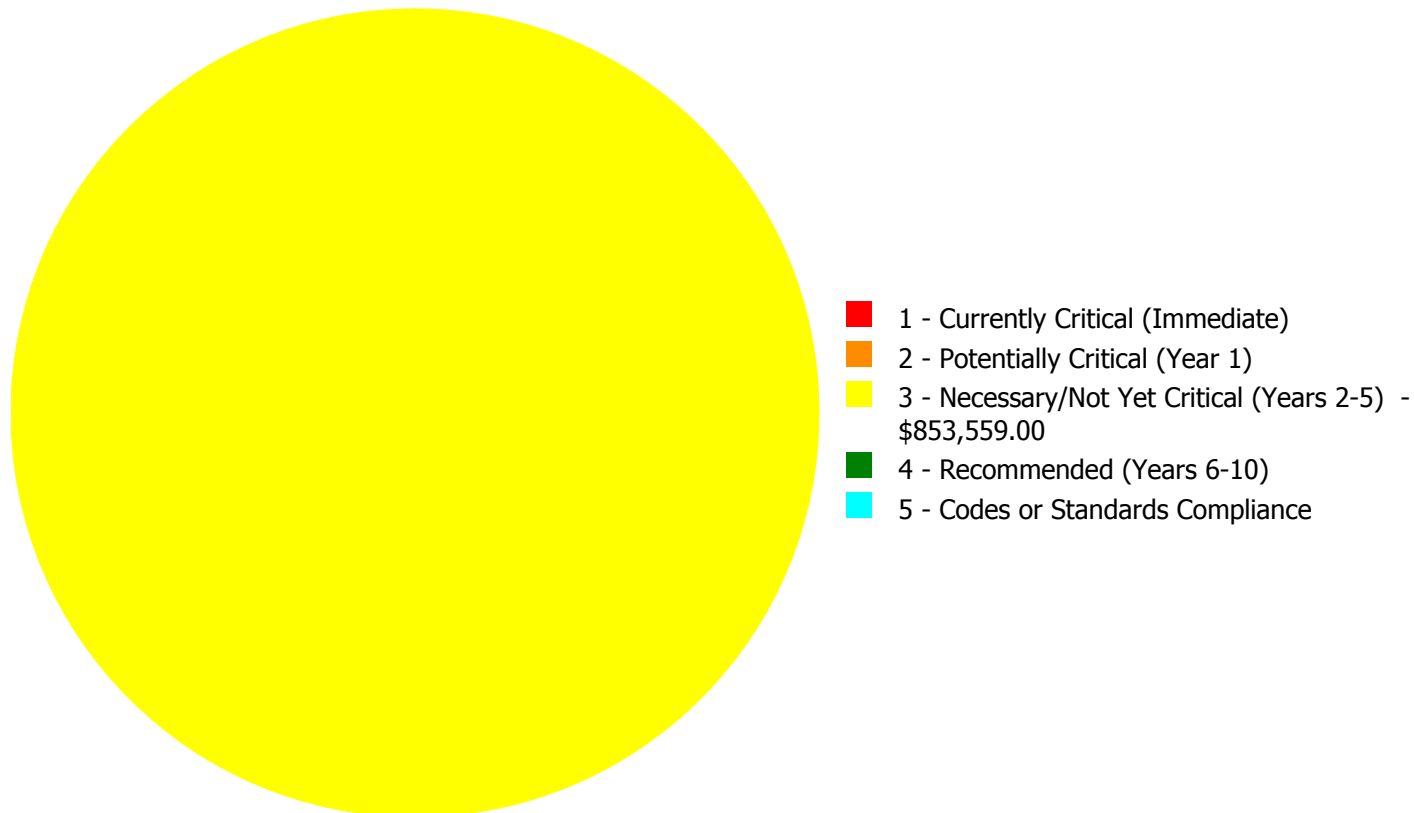
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$853,559.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$853,559.00

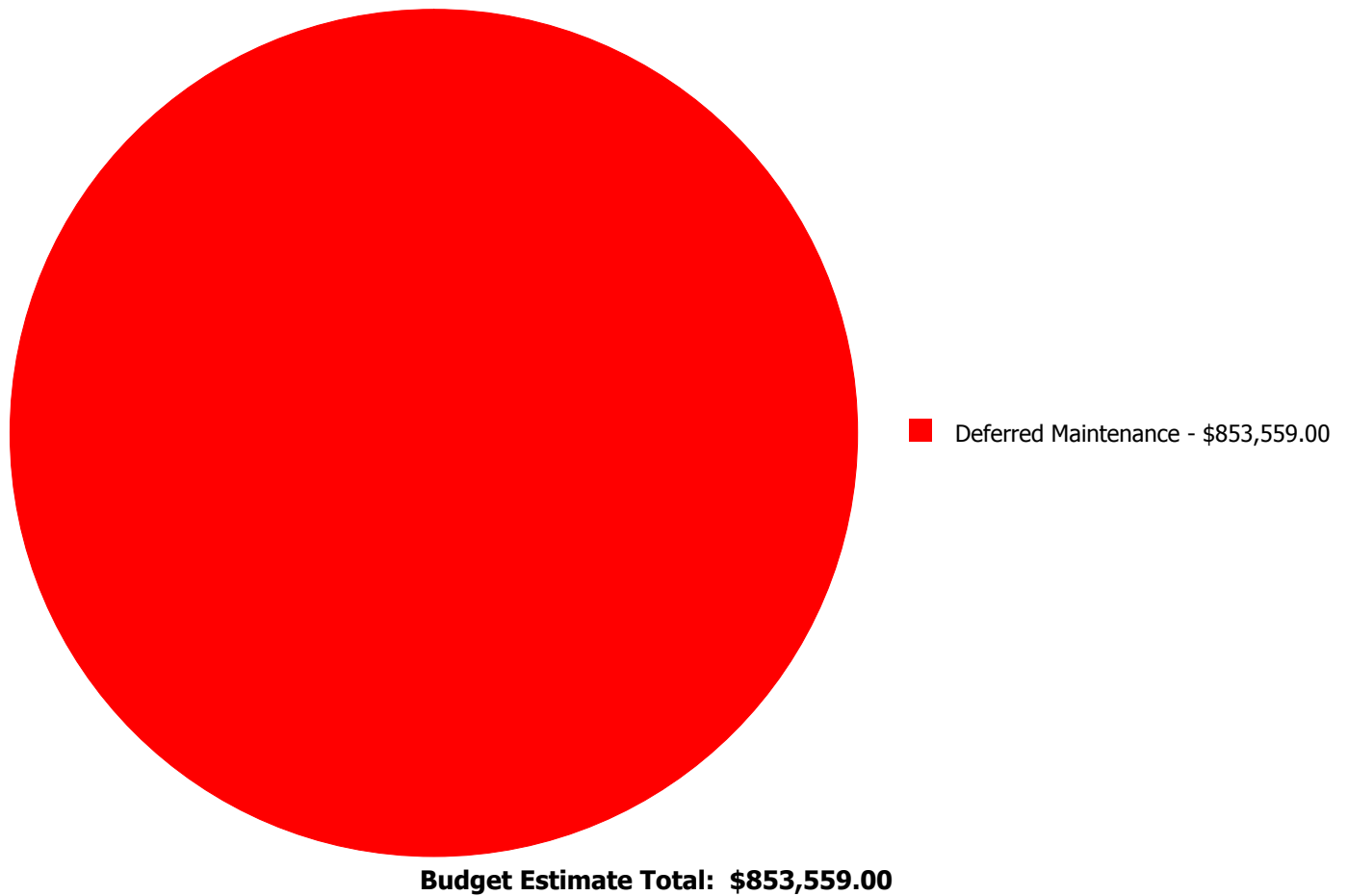
Deficiency By Priority Investment Table

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
B2020	Exterior Windows	\$0.00	\$0.00	\$8,057.00	\$0.00	\$0.00	\$8,057.00
B2030	Exterior Doors	\$0.00	\$0.00	\$127,103.00	\$0.00	\$0.00	\$127,103.00
B3010140	Asphalt Shingles	\$0.00	\$0.00	\$57,070.00	\$0.00	\$0.00	\$57,070.00
C1020	Interior Doors	\$0.00	\$0.00	\$24,171.00	\$0.00	\$0.00	\$24,171.00
C3010	Wall Finishes	\$0.00	\$0.00	\$25,486.00	\$0.00	\$0.00	\$25,486.00
C3020	Floor Finishes	\$0.00	\$0.00	\$108,851.00	\$0.00	\$0.00	\$108,851.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$105,069.00	\$0.00	\$0.00	\$105,069.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$25,733.00	\$0.00	\$0.00	\$25,733.00
D3040	Distribution Systems	\$0.00	\$0.00	\$83,201.00	\$0.00	\$0.00	\$83,201.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$26,391.00	\$0.00	\$0.00	\$26,391.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$15,950.00	\$0.00	\$0.00	\$15,950.00
D5020	Branch Wiring	\$0.00	\$0.00	\$45,218.00	\$0.00	\$0.00	\$45,218.00
D5020	Lighting	\$0.00	\$0.00	\$105,809.00	\$0.00	\$0.00	\$105,809.00
D5030920	Data Communication	\$0.00	\$0.00	\$45,875.00	\$0.00	\$0.00	\$45,875.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$49,575.00	\$0.00	\$0.00	\$49,575.00
	Total:	\$0.00	\$0.00	\$853,559.00	\$0.00	\$0.00	\$853,559.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

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

System: B2020 - Exterior Windows



Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,474.00
Unit of Measure: S.F.
Estimate: \$8,057.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The exterior windows are aged, rusted, not energy efficient and should be replaced.

System: B2030 - Exterior Doors



Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,474.00
Unit of Measure: S.F.
Estimate: \$127,103.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The exterior doors are aged, rusted and should be replaced.

System: B3010140 - Asphalt Shingles



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,474.00
Unit of Measure: S.F.
Estimate: \$57,070.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The asphalt shingles system is beyond its expected service life and should be scheduled for replacement.

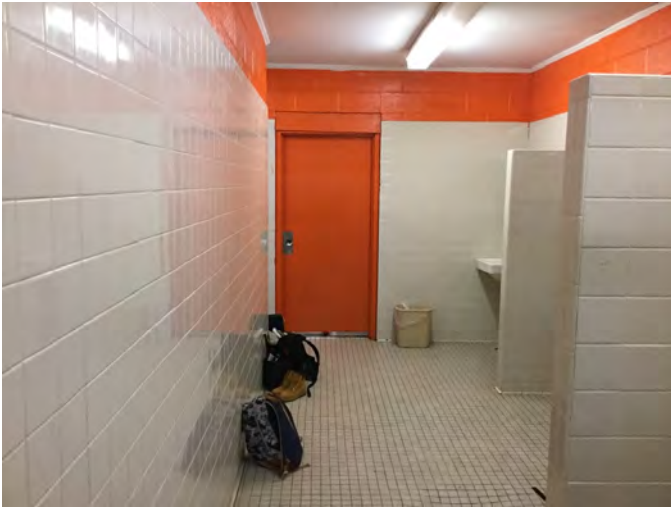
System: C1020 - Interior Doors



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,474.00
Unit of Measure: S.F.
Estimate: \$24,171.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The interior doors are aged, failing, most hardware is not ADA or code compliant and should be replaced.

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: 7,474.00
Unit of Measure: S.F.
Estimate: \$25,486.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The wall finishes are aged, scuffed, fading, stained and should be replaced.

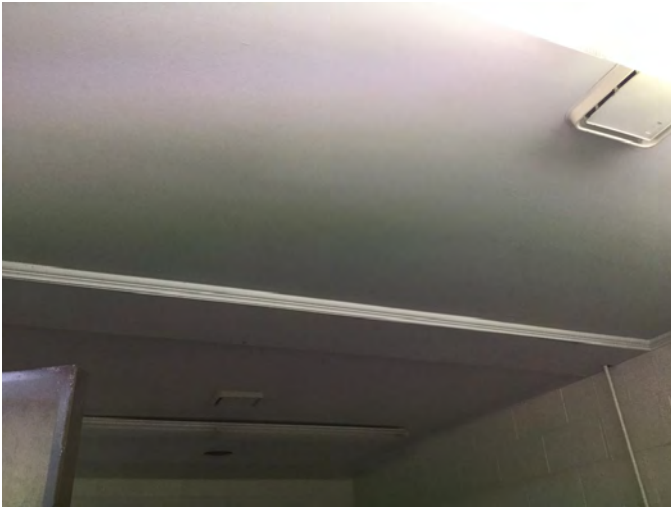
System: C3020 - Floor Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,474.00
Unit of Measure: S.F.
Estimate: \$108,851.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The original flooring is in poor conditions and should be replaced.

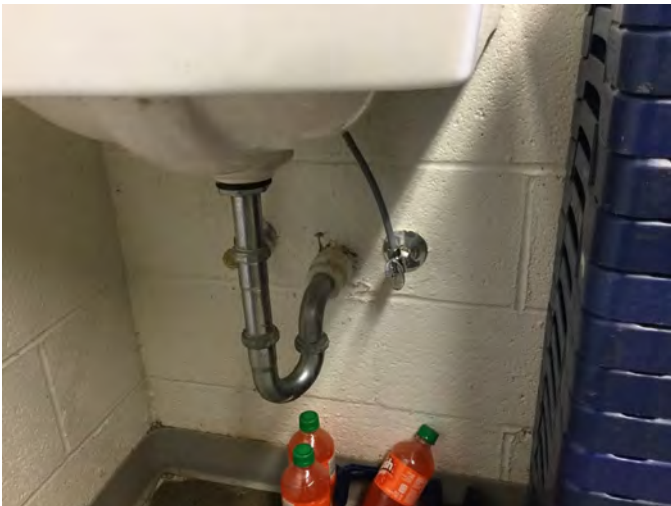
System: C3030 - Ceiling Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,474.00
Unit of Measure: S.F.
Estimate: \$105,069.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The original ceiling finishes are aged, failing and should be replaced.

System: D2030 - Sanitary Waste



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,474.00
Unit of Measure: S.F.
Estimate: \$25,733.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The sanitary waste system is beyond its expected service life and should be replaced.

System: D3040 - Distribution Systems



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,474.00
Unit of Measure: S.F.
Estimate: \$83,201.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: Distribution systems are aged, becoming logistically unsupportable, and should be replaced.

System: D3060 - Controls & Instrumentation



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,474.00
Unit of Measure: S.F.
Estimate: \$26,391.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The controls and instrumentation system is in marginal condition and should be schedule for replacement.

System: D5010 - Electrical Service/Distribution



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,474.00
Unit of Measure: S.F.
Estimate: \$15,950.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The original electrical service is operating but is in poor condition and should be replaced.

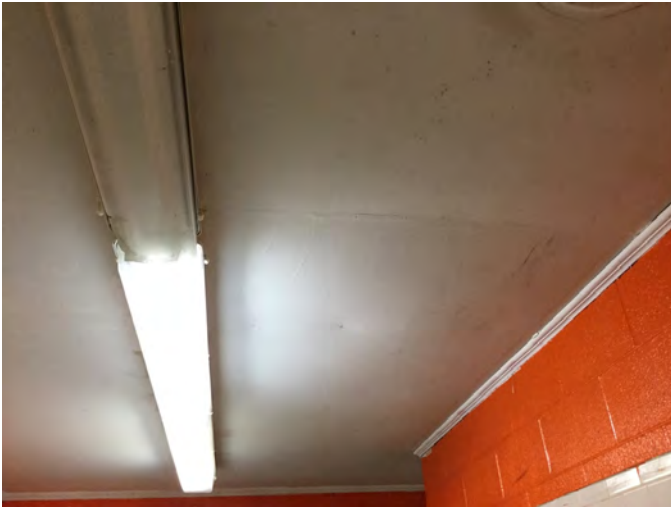
System: D5020 - Branch Wiring



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,474.00
Unit of Measure: S.F.
Estimate: \$45,218.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The original branch wiring system is operating but is aged, in marginal condition, and should be replaced.

System: D5020 - Lighting



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,474.00
Unit of Measure: S.F.
Estimate: \$105,809.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The original lighting system is operating but is aged, in marginal condition, and should be replaced.

System: D5030920 - Data Communication



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,474.00
Unit of Measure: S.F.
Estimate: \$45,875.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The phone system is beyond its expected service life and should be scheduled for replacement.

System: E2010 - Fixed Furnishings



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,474.00
Unit of Measure: S.F.
Estimate: \$49,575.00
Assessor Name: Eduardo Lopez
Date Created: 02/15/2017

Notes: The fixed furnishings are aged, in marginal condition, and should be replaced.

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):	400
Year Built:	1988
Last Renovation:	
Replacement Value:	\$41,700
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	59.11 %
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:	HS -High School	Gross Area:	400
Year Built:	1988	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$41,700
FCI:	0.00 %	RSLI%:	59.11 %

No data found for this asset

No data found for this asset

No data found for this asset

10 Year Investment Forecast



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	71.00 %	0.00 %	\$0.00
B10 - Superstructure	71.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	55.76 %	0.00 %	\$0.00
B30 - Roofing	3.33 %	0.00 %	\$0.00
Totals:	59.11 %	0.00 %	\$0.00

Photo Album

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

1). East Elevation - Feb 12, 2017



2). North Elevation - Feb 12, 2017



3). Southwest Elevation - Feb 12, 2017



4). Southeast Elevation - Feb 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	\$20.13	S.F.	400	100	1988	2088		71.00 %	0.00 %	71			\$8,052
A1030	Slab on Grade	\$19.75	S.F.	400	100	1988	2088		71.00 %	0.00 %	71			\$7,900
B1020	Roof Construction	\$16.26	S.F.	400	100	1988	2088		71.00 %	0.00 %	71			\$6,504
B2010	Exterior Walls	\$29.79	S.F.	400	100	1988	2088		71.00 %	0.00 %	71			\$11,916
B2030	Exterior Doors	\$8.66	S.F.	400	30	1988	2018		3.33 %	0.00 %	1			\$3,464
B3010130	Preformed Metal Roofing	\$9.66	S.F.	400	30	1988	2018		3.33 %	0.00 %	1			\$3,864
Total									59.11 %					\$41,700

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:

Campus Assessment Report - 1988 Tractor Storage Bldg

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.

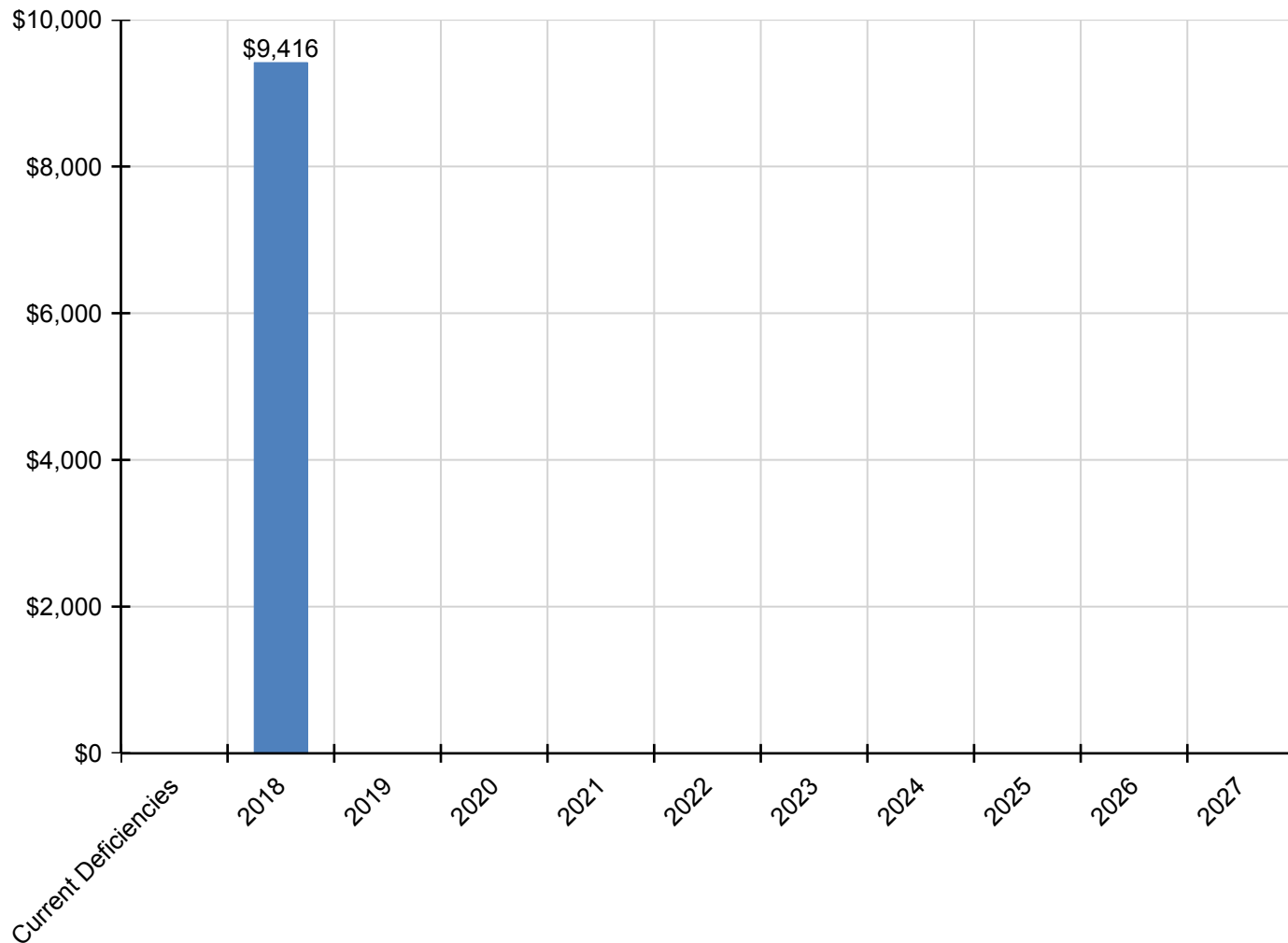
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$0	\$9,416	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,416
* 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	\$3,924	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,924
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	\$5,492	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,492

* 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:	HS -High School
Gross Area (SF):	5,946
Year Built:	1997
Last Renovation:	
Replacement Value:	\$1,198,772
Repair Cost:	\$165,608.00
Total FCI:	13.81 %
Total RSLI:	53.40 %
FCA Score:	86.19



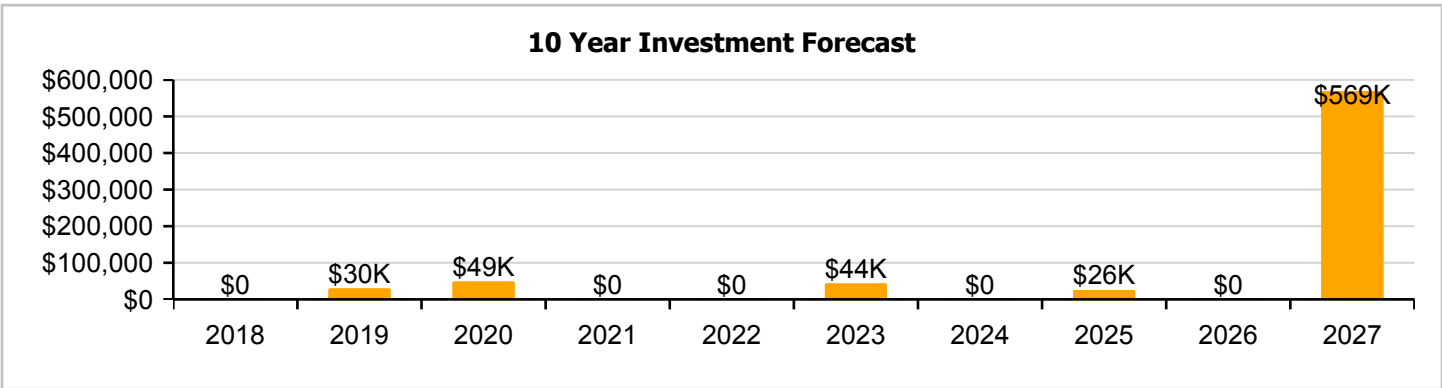
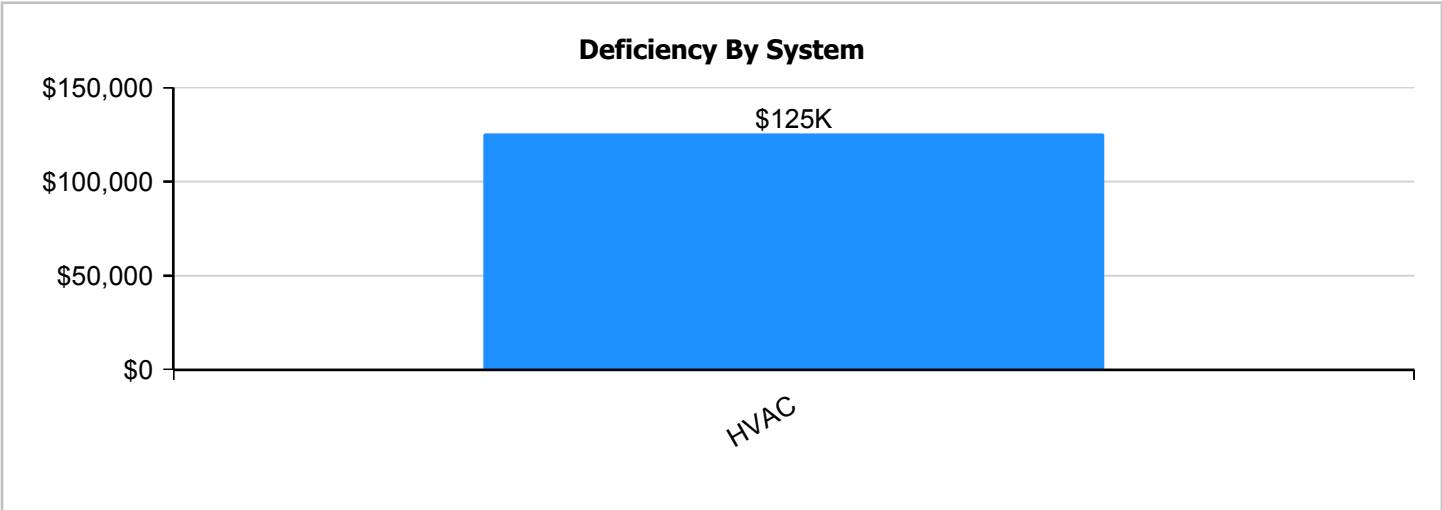
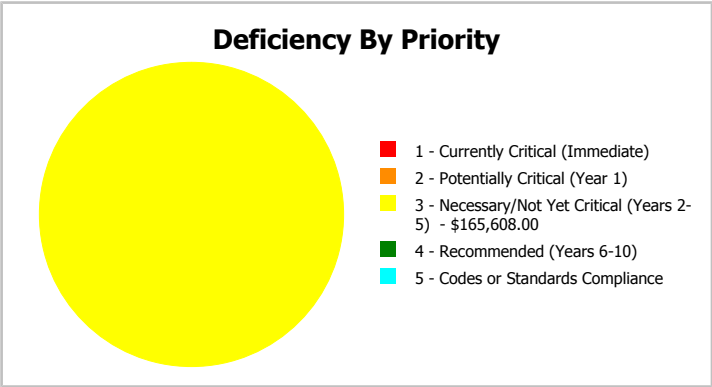
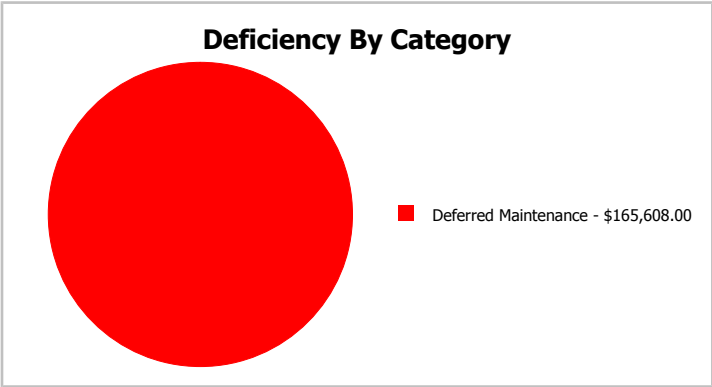
Description:

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:	5,946
Year Built:	1997	Last Renovation:	
Repair Cost:	\$165,608	Replacement Value:	\$1,198,772
FCI:	13.81 %	RSLI%:	53.40 %



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	80.00 %	0.00 %	\$0.00
B10 - Superstructure	80.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	51.74 %	0.00 %	\$0.00
B30 - Roofing	33.33 %	0.00 %	\$0.00
C10 - Interior Construction	81.85 %	0.00 %	\$0.00
C30 - Interior Finishes	89.81 %	0.00 %	\$0.00
D20 - Plumbing	73.92 %	0.00 %	\$0.00
D30 - HVAC	9.52 %	78.59 %	\$165,608.00
D50 - Electrical	36.66 %	0.00 %	\$0.00
E10 - Equipment	85.00 %	0.00 %	\$0.00
E20 - Furnishings	15.00 %	0.00 %	\$0.00
Totals:	53.40 %	13.81 %	\$165,608.00

Photo Album

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

1). South Elevation - Feb 16, 2017



2). North Elevation - Feb 16, 2017



3). West Elevation - Feb 16, 2017



Condition Detail

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

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

Campus Assessment Report - 1997 Addition, Commons Area

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	\$2.64	S.F.	5,946	100	1997	2097		80.00 %	0.00 %	80			\$15,697
A1030	Slab on Grade	\$4.94	S.F.	5,946	100	1997	2097		80.00 %	0.00 %	80			\$29,373
B1020	Roof Construction	\$9.20	S.F.	5,946	100	1997	2097		80.00 %	0.00 %	80			\$54,703
B2010	Exterior Walls	\$10.71	S.F.	5,946	100	1997	2097		80.00 %	0.00 %	80			\$63,682
B2020	Exterior Windows	\$15.46	S.F.	5,946	30	1997	2027		33.33 %	0.00 %	10			\$91,925
B2030	Exterior Doors	\$0.98	S.F.	5,946	30	1997	2027		33.33 %	0.00 %	10			\$5,827
B3010130	Preformed Metal Roofing	\$11.70	S.F.	5,946	30	1997	2027		33.33 %	0.00 %	10			\$69,568
C1010	Partitions	\$5.69	S.F.	5,946	75	1997	2072		73.33 %	0.00 %	55			\$33,833
C1020	Interior Doors	\$2.94	S.F.	5,946	30	2015	2045		93.33 %	0.00 %	28			\$17,481
C1030	Fittings	\$1.80	S.F.	5,946	20	2015	2035		90.00 %	0.00 %	18			\$10,703
C3010	Wall Finishes	\$3.10	S.F.	5,946	10	2015	2025		80.00 %	0.00 %	8			\$18,433
C3020	Floor Finishes	\$13.24	S.F.	5,946	20	2015	2035		90.00 %	0.00 %	18			\$78,725
C3030	Ceiling Finishes	\$12.78	S.F.	5,946	25	2015	2040		92.00 %	0.00 %	23			\$75,990
D2010	Plumbing Fixtures	\$10.68	S.F.	5,946	30	2015	2045		93.33 %	0.00 %	28			\$63,503
D2020	Domestic Water Distribution	\$1.98	S.F.	5,946	30	1997	2027		33.33 %	0.00 %	10			\$11,773
D2030	Sanitary Waste	\$3.13	S.F.	5,946	30	1997	2027		33.33 %	0.00 %	10			\$18,611
D3040	Distribution Systems	\$10.12	S.F.	5,946	30	1997	2027		33.33 %	0.00 %	10			\$60,174
D3050	Terminal & Package Units	\$22.11	S.F.	5,946	15	1997	2012		0.00 %	110.00 %	-5		\$144,613.00	\$131,466
D3060	Controls & Instrumentation	\$3.21	S.F.	5,946	20	1997	2017		0.00 %	110.00 %	0		\$20,995.00	\$19,087
D5010	Electrical Service/Distribution	\$1.94	S.F.	5,946	40	1997	2037		50.00 %	0.00 %	20			\$11,535
D5020	Branch Wiring	\$5.50	S.F.	5,946	30	1997	2027		33.33 %	0.00 %	10			\$32,703
D5020	Lighting	\$12.87	S.F.	5,946	30	1997	2027		33.33 %	0.00 %	10			\$76,525
D5030810	Security & Detection Systems	\$2.38	S.F.	5,946	15	2016	2031		93.33 %	0.00 %	14			\$14,151
D5030910	Fire Alarm Systems	\$4.32	S.F.	5,946	15	2004	2019		13.33 %	0.00 %	2			\$25,687
D5030920	Data Communication	\$5.58	S.F.	5,946	15	2008	2023		40.00 %	0.00 %	6			\$33,179
D5090	Other Electrical Systems	\$0.81	S.F.	5,946	20	1997	2017	2020	15.00 %	0.00 %	3			\$4,816
E1020	Institutional Equipment	\$15.77	S.F.	5,946	20	2014	2034		85.00 %	0.00 %	17			\$93,768
E2010	Fixed Furnishings	\$6.03	S.F.	5,946	20	1997	2017	2020	15.00 %	0.00 %	3			\$35,854
Total									53.40 %	13.81 %			\$165,608.00	\$1,198,772

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:

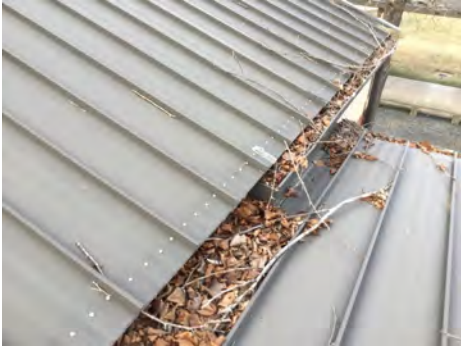
System: B2030 - Exterior Doors



Note:

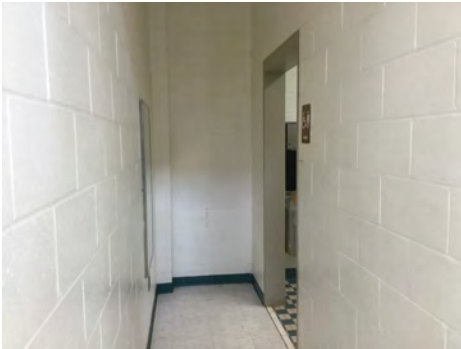
Campus Assessment Report - 1997 Addition, Commons Area

System: B3010130 - Preformed Metal Roofing



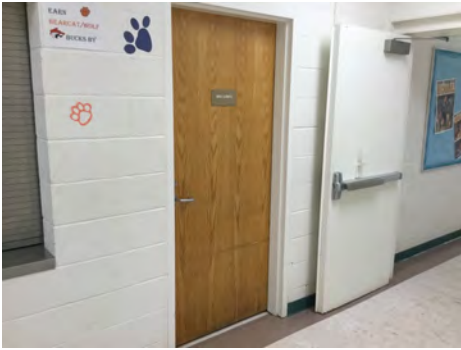
Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

Campus Assessment Report - 1997 Addition, Commons Area

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes



Note:

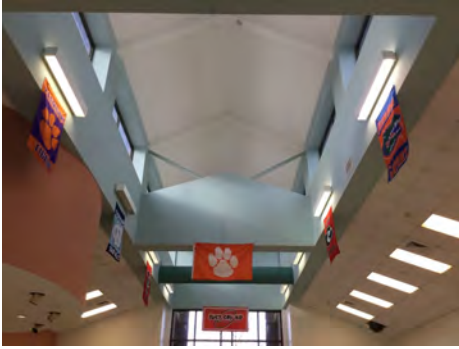
System: C3020 - Floor Finishes



Note:

Campus Assessment Report - 1997 Addition, Commons Area

System: C3030 - Ceiling Finishes



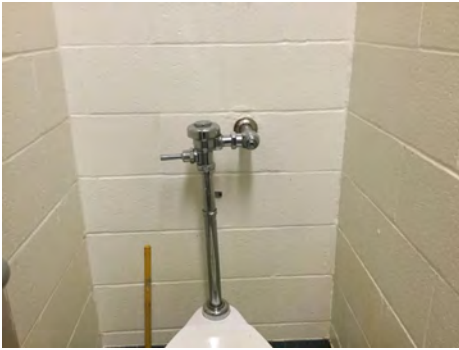
Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

Campus Assessment Report - 1997 Addition, Commons Area

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

Campus Assessment Report - 1997 Addition, Commons Area

System: D3060 - Controls & Instrumentation



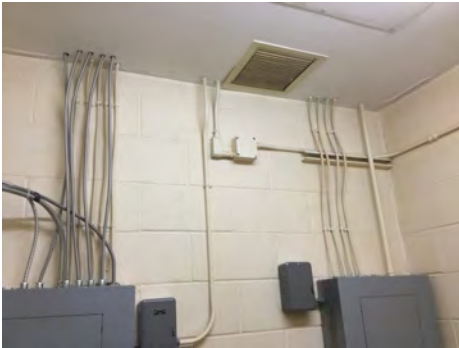
Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

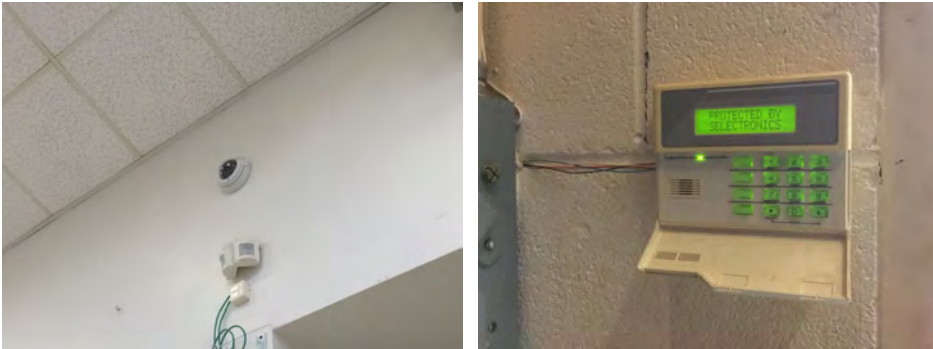
Campus Assessment Report - 1997 Addition, Commons Area

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

Campus Assessment Report - 1997 Addition, Commons Area

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems



Note:

System: E1020 - Institutional Equipment



Note:

Campus Assessment Report - 1997 Addition, Commons Area

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:	\$165,608	\$0	\$29,976	\$48,886	\$0	\$0	\$43,579	\$0	\$25,685	\$0	\$568,874	\$882,609
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$135,894	\$135,894
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,615	\$8,615
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	\$129,021	\$129,021
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,685	\$0	\$0	\$25,685
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

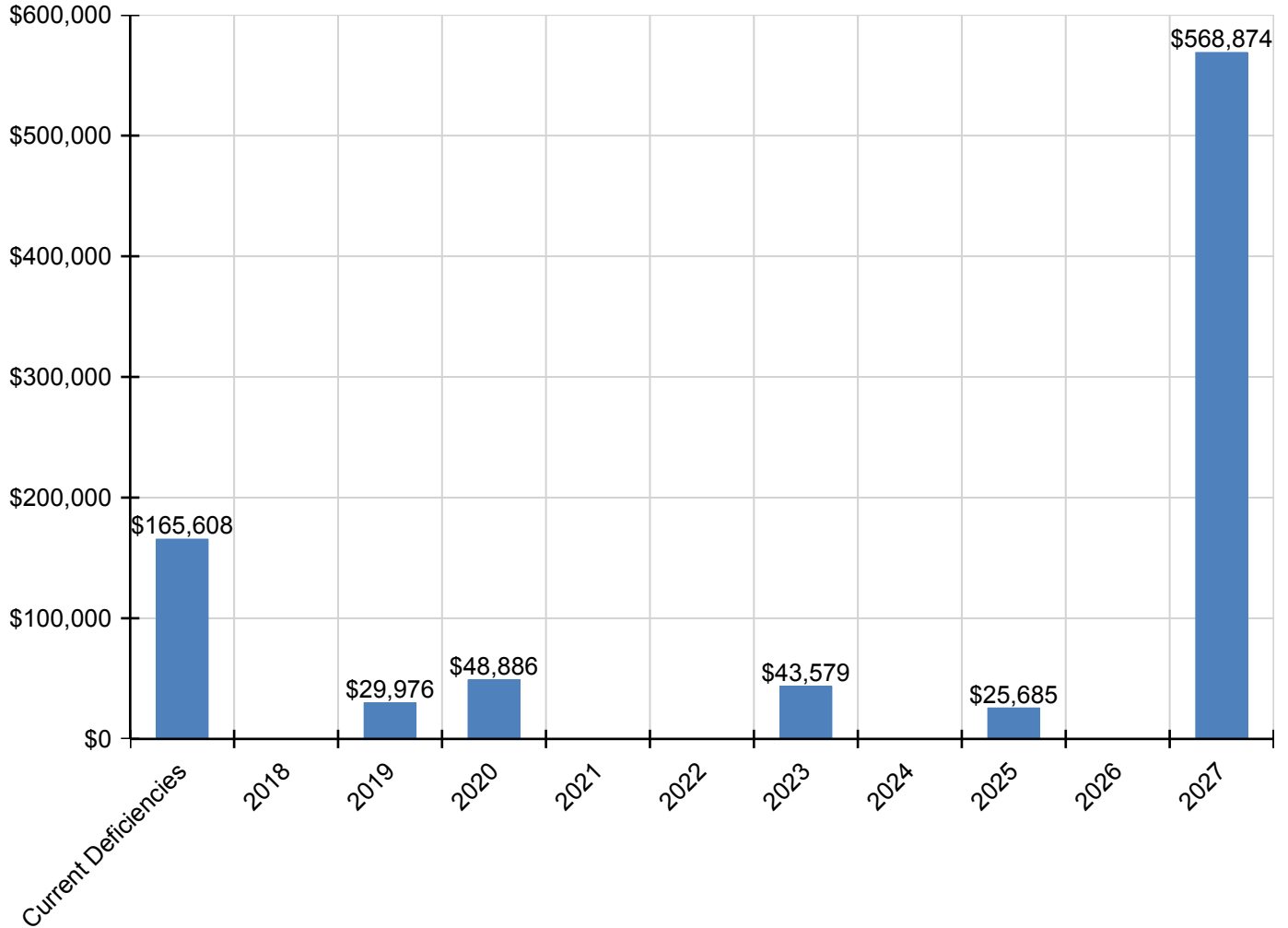
Campus Assessment Report - 1997 Addition, Commons Area

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	\$17,404	\$17,404
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,513	\$27,513
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	\$88,955	\$88,955
D3050 - Terminal & Package Units	\$144,613	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$144,613
D3060 - Controls & Instrumentation	\$20,995	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,995
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	\$48,345	\$48,345
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$113,128	\$113,128
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$0	\$0	\$29,976	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,976
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$43,579	\$0	\$0	\$0	\$0	\$0	\$43,579
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$5,789	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,789
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
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$43,097	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,097

* Indicates non-renewable system

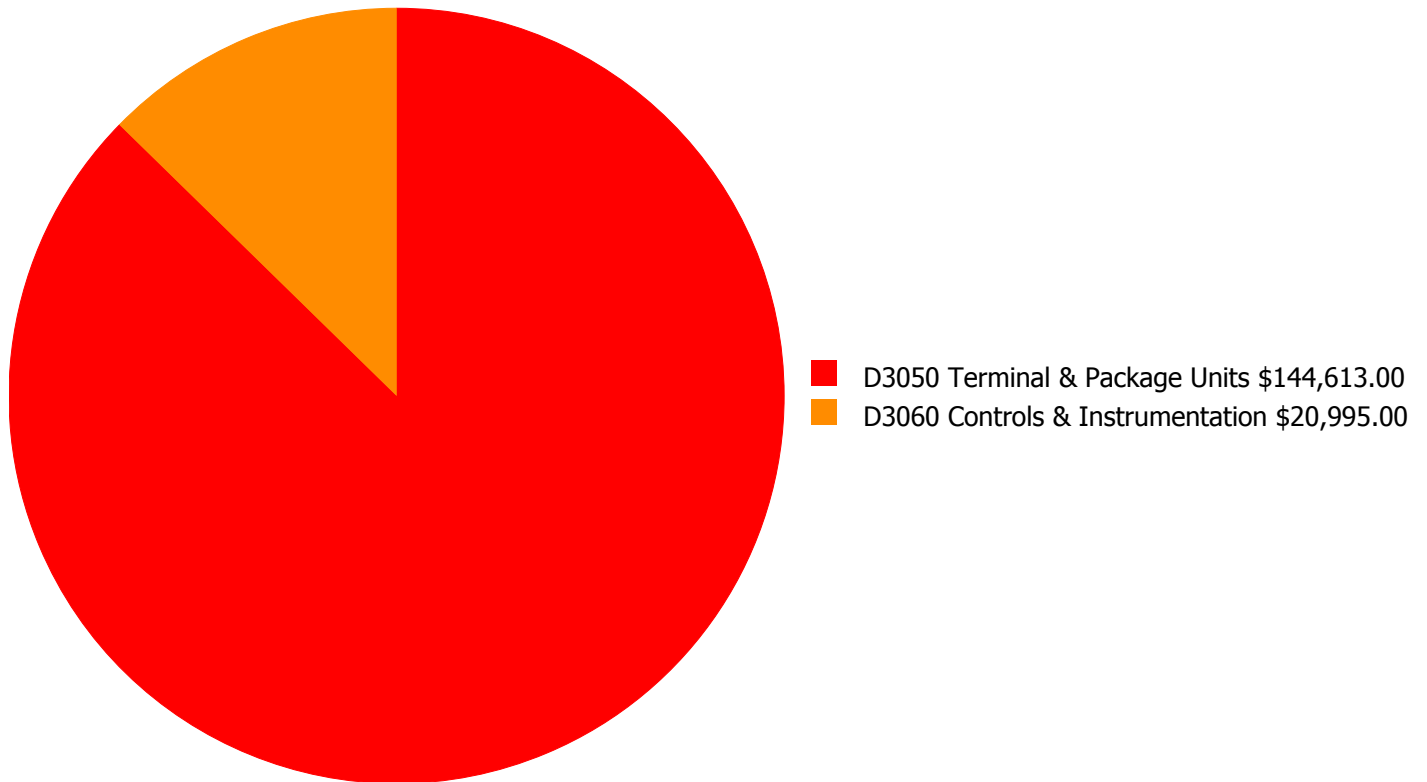
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

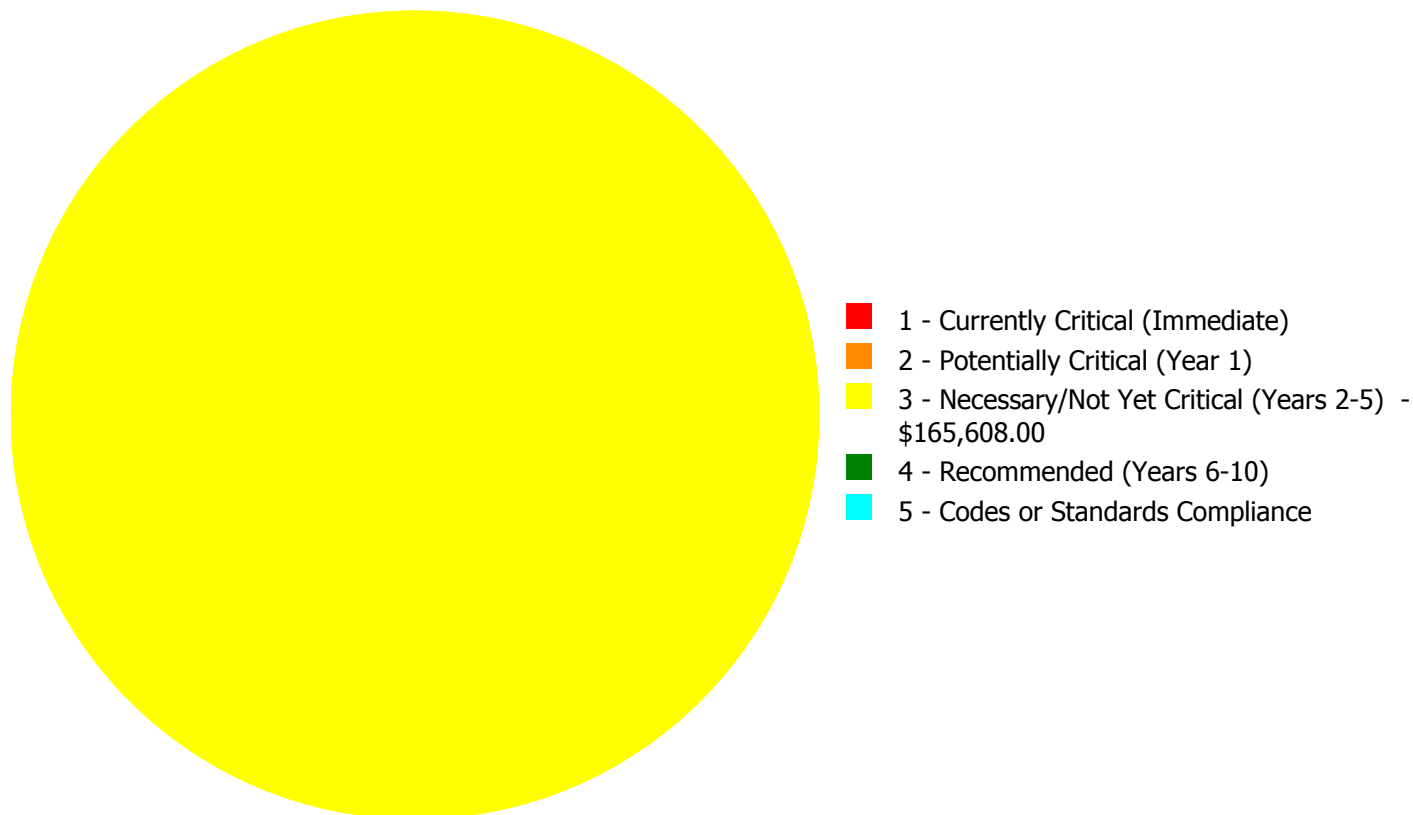
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$165,608.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$165,608.00

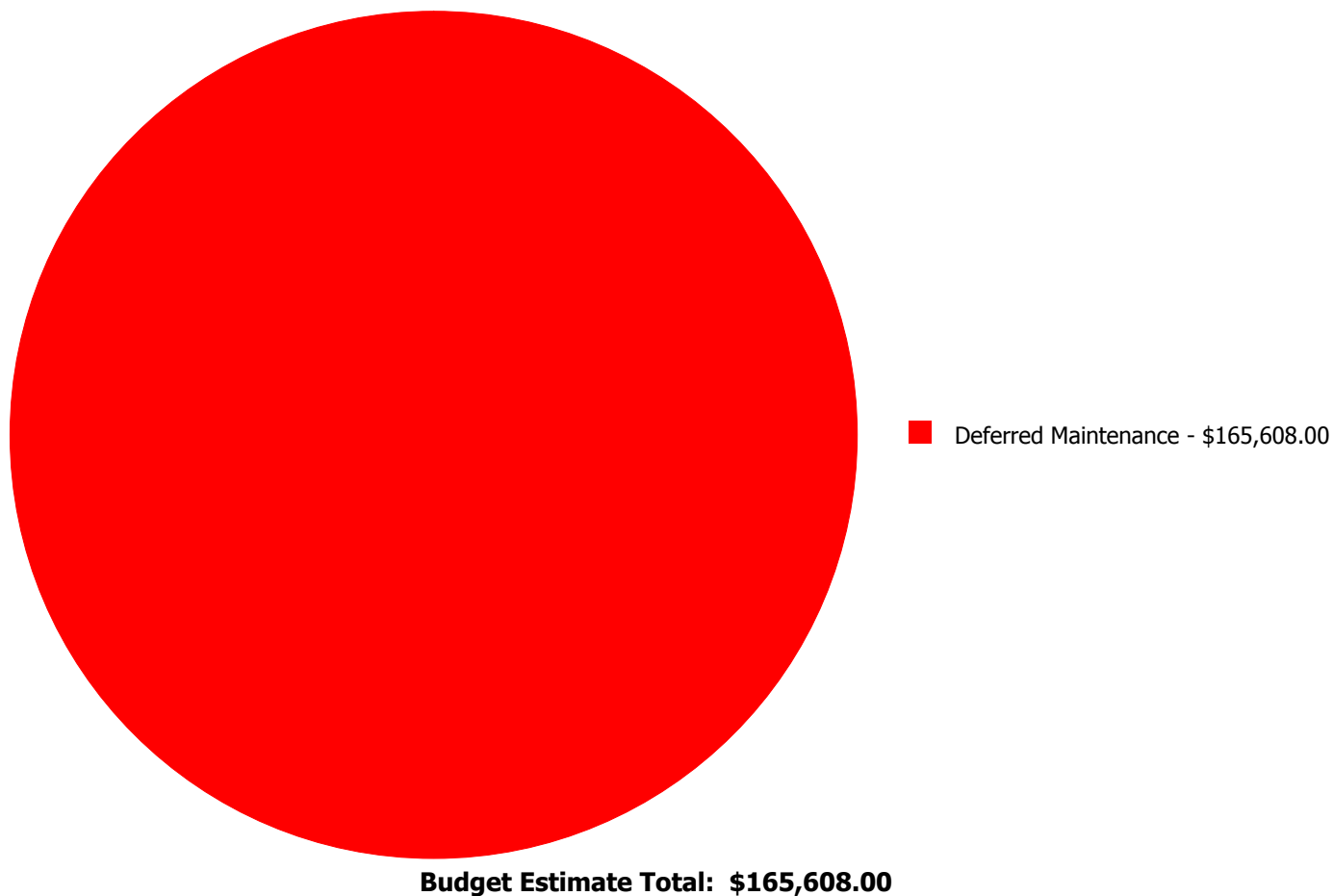
Deficiency By Priority Investment Table

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
D3050	Terminal & Package Units	\$0.00	\$0.00	\$144,613.00	\$0.00	\$0.00	\$144,613.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$20,995.00	\$0.00	\$0.00	\$20,995.00
	Total:	\$0.00	\$0.00	\$165,608.00	\$0.00	\$0.00	\$165,608.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

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

System: D3050 - Terminal & Package Units



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 5,946.00
Unit of Measure: S.F.
Estimate: \$144,613.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: Terminal and package units are beyond their expected service life and should be scheduled for replacement.

System: D3060 - Controls & Instrumentation



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 5,946.00
Unit of Measure: S.F.
Estimate: \$20,995.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: The controls and instrumentation system is in marginal condition and should be schedule for replacement.

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):	9,921
Year Built:	1997
Last Renovation:	
Replacement Value:	\$2,049,778
Repair Cost:	\$331,541.00
Total FCI:	16.17 %
Total RSLI:	31.21 %
FCA Score:	83.83



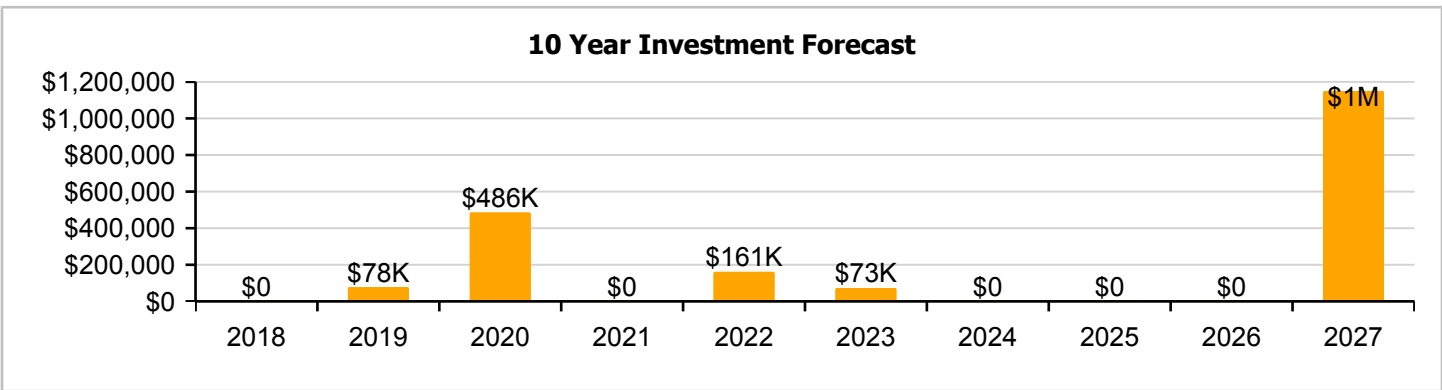
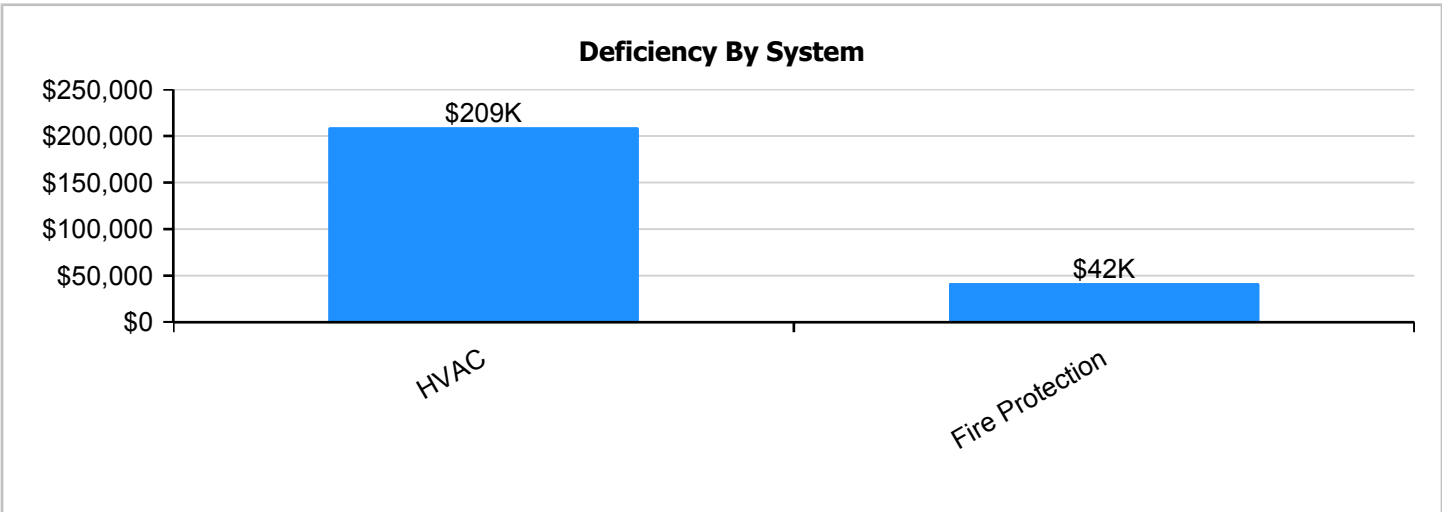
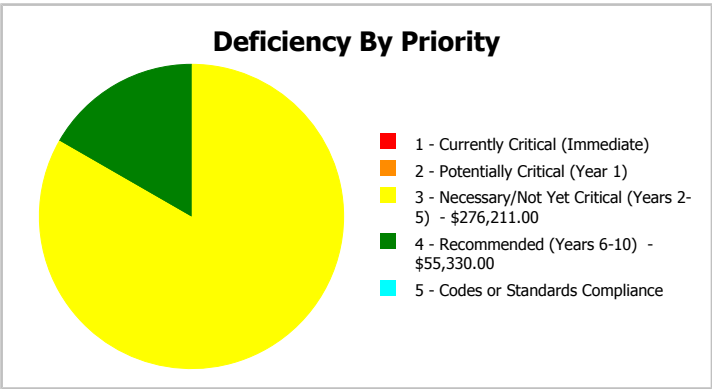
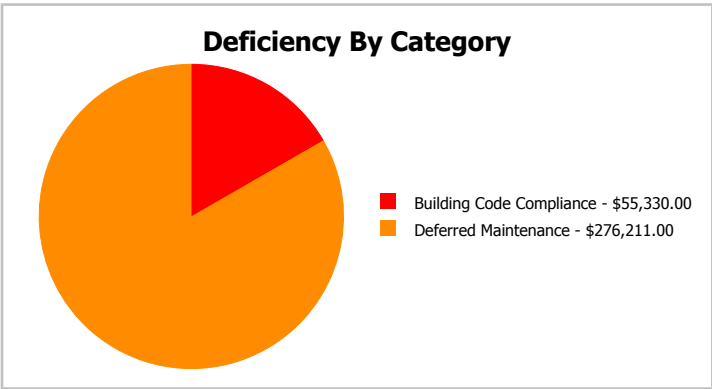
Description:

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:	9,921
Year Built:	1997	Last Renovation:	
Repair Cost:	\$331,541	Replacement Value:	\$2,049,778
FCI:	16.17 %	RSLI%:	31.21 %



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	80.00 %	0.00 %	\$0.00
B10 - Superstructure	80.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	51.71 %	0.00 %	\$0.00
B30 - Roofing	33.33 %	0.00 %	\$0.00
C10 - Interior Construction	51.99 %	0.00 %	\$0.00
C30 - Interior Finishes	18.79 %	0.00 %	\$0.00
D20 - Plumbing	33.33 %	0.00 %	\$0.00
D30 - HVAC	9.52 %	78.58 %	\$276,211.00
D40 - Fire Protection	0.00 %	110.00 %	\$55,330.00
D50 - Electrical	30.96 %	0.00 %	\$0.00
E10 - Equipment	15.00 %	0.00 %	\$0.00
E20 - Furnishings	15.00 %	0.00 %	\$0.00
Totals:	31.21 %	16.17 %	\$331,541.00

Photo Album

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

1). Southeast Elevation - Feb 12, 2017



2). Northeast Elevation - Feb 12, 2017



3). West Elevation - Feb 12, 2017



4). South Elevation - Feb 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.

Campus Assessment Report - 1997 Building J, Media Center

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	\$2.64	S.F.	9,921	100	1997	2097		80.00 %	0.00 %	80			\$26,191
A1030	Slab on Grade	\$4.94	S.F.	9,921	100	1997	2097		80.00 %	0.00 %	80			\$49,010
B1020	Roof Construction	\$9.19	S.F.	9,921	100	1997	2097		80.00 %	0.00 %	80			\$91,174
B2010	Exterior Walls	\$10.69	S.F.	9,921	100	1997	2097		80.00 %	0.00 %	80			\$106,055
B2020	Exterior Windows	\$12.28	S.F.	9,921	30	1997	2027		33.33 %	0.00 %	10			\$121,830
B2030	Exterior Doors	\$4.17	S.F.	9,921	30	1997	2027		33.33 %	0.00 %	10			\$41,371
B3010130	Preformed Metal Roofing	\$11.70	S.F.	9,921	30	1997	2027		33.33 %	0.00 %	10			\$116,076
C1010	Partitions	\$5.69	S.F.	9,921	75	1997	2072		73.33 %	0.00 %	55			\$56,450
C1020	Interior Doors	\$2.94	S.F.	9,921	30	1997	2027		33.33 %	0.00 %	10			\$29,168
C1030	Fittings	\$1.80	S.F.	9,921	20	1997	2017	2020	15.00 %	0.00 %	3			\$17,858
C3010	Wall Finishes	\$3.10	S.F.	9,921	10	1997	2007	2020	30.00 %	0.00 %	3			\$30,755
C3020	Floor Finishes	\$13.23	S.F.	9,921	20	1997	2017	2020	15.00 %	0.00 %	3			\$131,255
C3030	Ceiling Finishes	\$12.76	S.F.	9,921	25	1997	2022		20.00 %	0.00 %	5			\$126,592
D2010	Plumbing Fixtures	\$10.68	S.F.	9,921	30	1997	2027		33.33 %	0.00 %	10			\$105,956
D2020	Domestic Water Distribution	\$1.98	S.F.	9,921	30	1997	2027		33.33 %	0.00 %	10			\$19,644
D2030	Sanitary Waste	\$3.13	S.F.	9,921	30	1997	2027		33.33 %	0.00 %	10			\$31,053
D3040	Distribution Systems	\$10.12	S.F.	9,921	30	1997	2027		33.33 %	0.00 %	10			\$100,401
D3050	Terminal & Package Units	\$22.10	S.F.	9,921	15	1997	2012		0.00 %	110.00 %	-5		\$241,180.00	\$219,254
D3060	Controls & Instrumentation	\$3.21	S.F.	9,921	20	1997	2017		0.00 %	110.00 %	0		\$35,031.00	\$31,846
D4010	Sprinklers	\$4.40	S.F.	9,921	30			2016	0.00 %	110.00 %	-1		\$48,018.00	\$43,652
D4020	Standpipes	\$0.67	S.F.	9,921	30			2016	0.00 %	110.00 %	-1		\$7,312.00	\$6,647
D5010	Electrical Service/Distribution	\$1.94	S.F.	9,921	40	1997	2037		50.00 %	0.00 %	20			\$19,247
D5020	Branch Wiring	\$5.50	S.F.	9,921	30	1997	2027		33.33 %	0.00 %	10			\$54,566
D5020	Lighting	\$12.87	S.F.	9,921	30	1997	2027		33.33 %	0.00 %	10			\$127,683
D5030810	Security & Detection Systems	\$2.38	S.F.	9,921	15	2004	2019		13.33 %	0.00 %	2			\$23,612
D5030910	Fire Alarm Systems	\$4.32	S.F.	9,921	15	2004	2019		13.33 %	0.00 %	2			\$42,859
D5030920	Data Communication	\$5.58	S.F.	9,921	15	2008	2023		40.00 %	0.00 %	6			\$55,359
D5090	Other Electrical Systems	\$0.81	S.F.	9,921	20	1997	2017	2020	15.00 %	0.00 %	3			\$8,036
E1020	Institutional Equipment	\$15.77	S.F.	9,921	20	1997	2017	2020	15.00 %	0.00 %	3			\$156,454
E2010	Fixed Furnishings	\$6.02	S.F.	9,921	20	1997	2017	2020	15.00 %	0.00 %	3			\$59,724
Total									31.21 %	16.17 %			\$331,541.00	\$2,049,778

System Notes

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

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

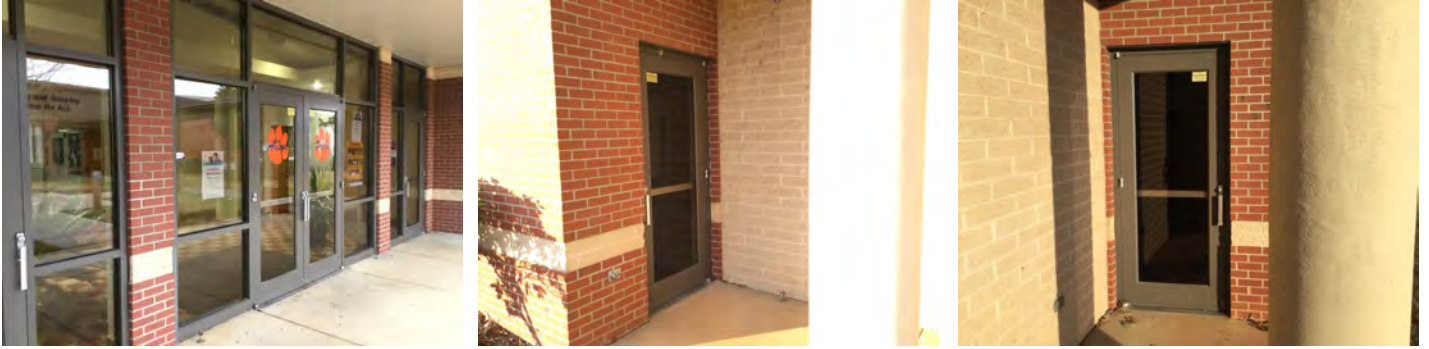
System: B2020 - Exterior Windows



Note:

Campus Assessment Report - 1997 Building J, Media Center

System: B2030 - Exterior Doors



Note:

System: B3010130 - Preformed Metal Roofing



Note:

System: C1010 - Partitions



Note:

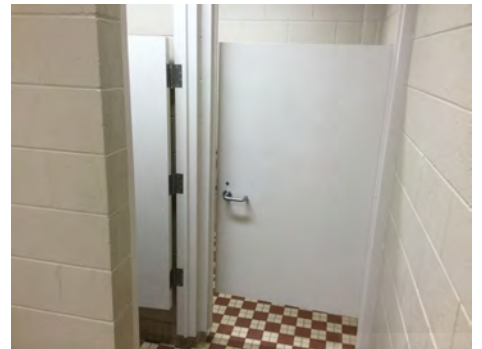
Campus Assessment Report - 1997 Building J, Media Center

System: C1020 - Interior Doors



Note:

System: C1030 - Fittings



Note:

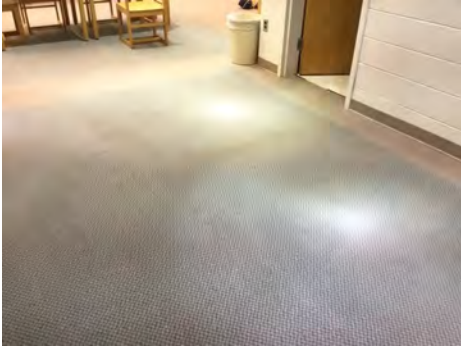
System: C3010 - Wall Finishes



Note:

Campus Assessment Report - 1997 Building J, Media Center

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

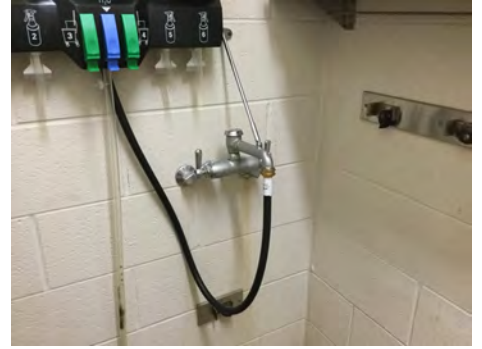
System: D2010 - Plumbing Fixtures



Note:

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System: D2020 - Domestic Water Distribution



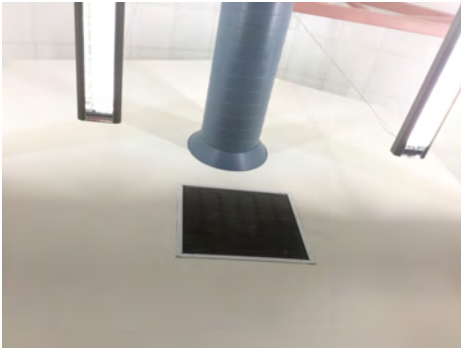
Note:

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



Note:

Campus Assessment Report - 1997 Building J, Media Center

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

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System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

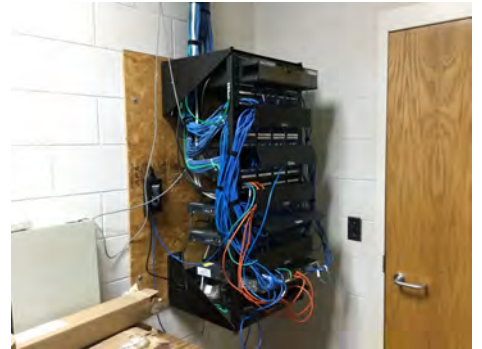
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System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems



Note:

Campus Assessment Report - 1997 Building J, Media Center

System: E1020 - Institutional Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$331,541	\$0	\$77,571	\$485,708	\$0	\$161,430	\$72,712	\$0	\$0	\$0	\$1,149,079	\$2,278,042
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$180,102	\$180,102
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61,159	\$61,159
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	\$215,274	\$215,274
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	\$43,120	\$43,120
C1030 - Fittings	\$0	\$0	\$0	\$21,466	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,466
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$36,968	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,968
C3020 - Floor Finishes	\$0	\$0	\$0	\$157,768	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$157,768
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$161,430	\$0	\$0	\$0	\$0	\$0	\$161,430
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

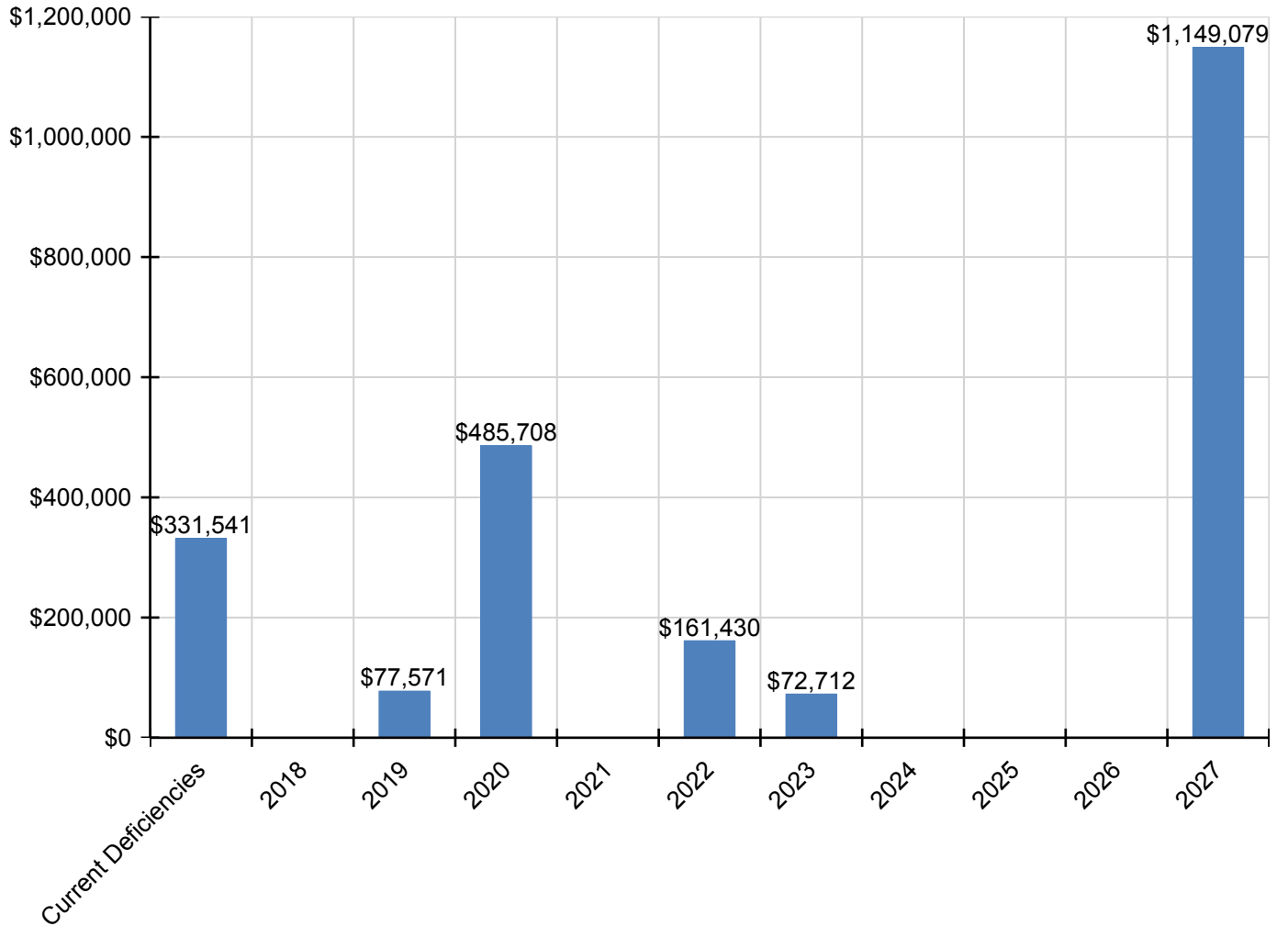
Campus Assessment Report - 1997 Building J, Media Center

D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$156,636	\$156,636
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,039	\$29,039
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,905	\$45,905
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	\$148,423	\$148,423
D3050 - Terminal & Package Units	\$241,180	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$241,180
D3060 - Controls & Instrumentation	\$35,031	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,031
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$48,018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,018
D4020 - Standpipes	\$7,312	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,312
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	\$80,665	\$80,665
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$188,756	\$188,756
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$27,555	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,555
D5030910 - Fire Alarm Systems	\$0	\$0	\$50,016	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,016
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$72,712	\$0	\$0	\$0	\$0	\$0	\$72,712
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$9,660	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,660
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	\$188,058	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$188,058
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$71,789	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$71,789

* Indicates non-renewable system

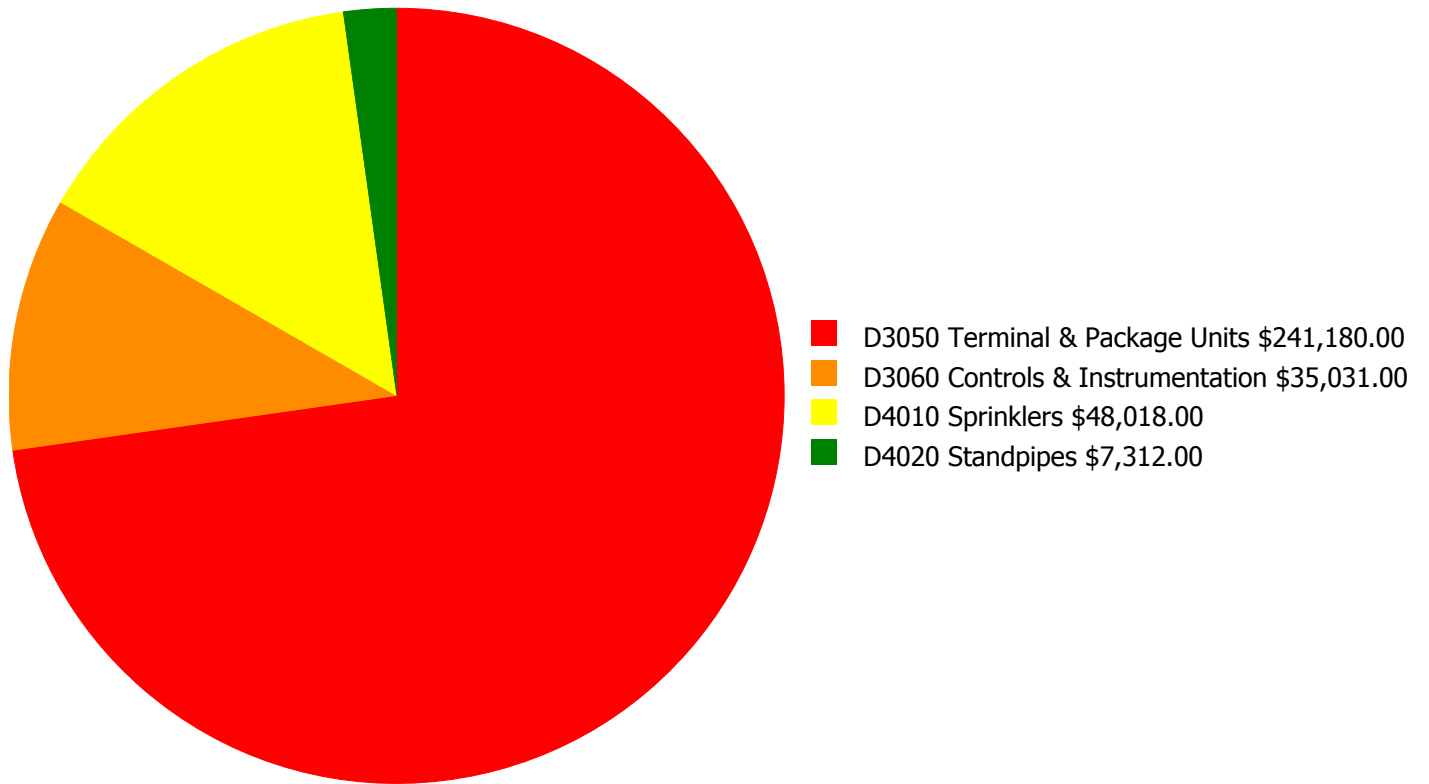
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

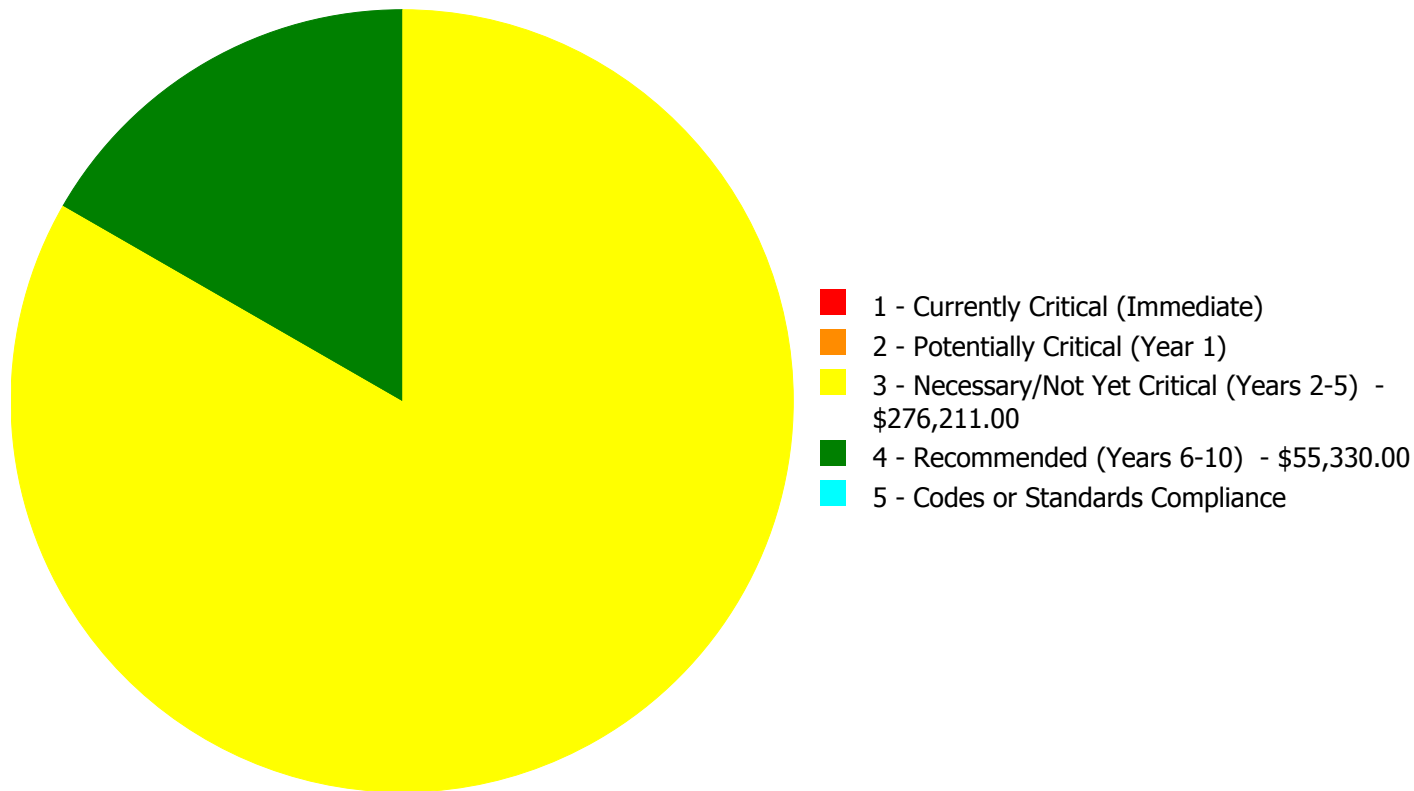
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$331,541.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$331,541.00

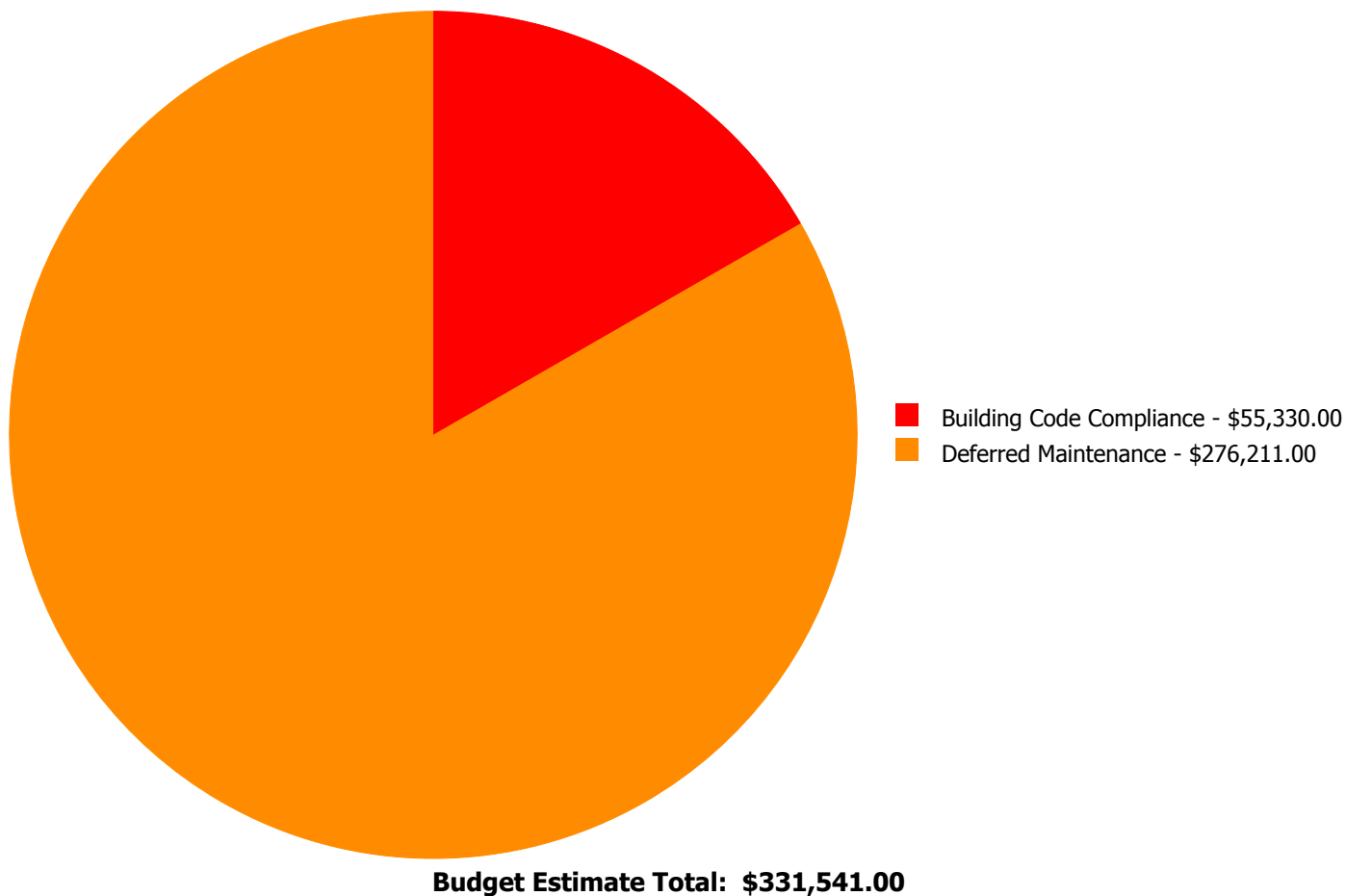
Deficiency By Priority Investment Table

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
D3050	Terminal & Package Units	\$0.00	\$0.00	\$241,180.00	\$0.00	\$0.00	\$241,180.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$35,031.00	\$0.00	\$0.00	\$35,031.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$48,018.00	\$0.00	\$48,018.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$7,312.00	\$0.00	\$7,312.00
	Total:	\$0.00	\$0.00	\$276,211.00	\$55,330.00	\$0.00	\$331,541.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

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

System: D3050 - Terminal & Package Units



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 9,921.00
Unit of Measure: S.F.
Estimate: \$241,180.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: Terminal and package units are beyond their expected service life and should be scheduled for replacement.

System: D3060 - Controls & Instrumentation



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 9,921.00
Unit of Measure: S.F.
Estimate: \$35,031.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The controls and instrumentation system is in marginal condition and should be schedule for replacement.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 9,921.00
Unit of Measure: S.F.
Estimate: \$48,018.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: A sprinkler system is missing and is recommended to be provided to comply with current codes.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 9,921.00
Unit of Measure: S.F.
Estimate: \$7,312.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: A standpipe system is missing and is recommended to be provided to comply with current codes.

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):	50,864
Year Built:	1997
Last Renovation:	
Replacement Value:	\$10,305,554
Repair Cost:	\$974,097.00
Total FCI:	9.45 %
Total RSLI:	42.71 %
FCA Score:	90.55



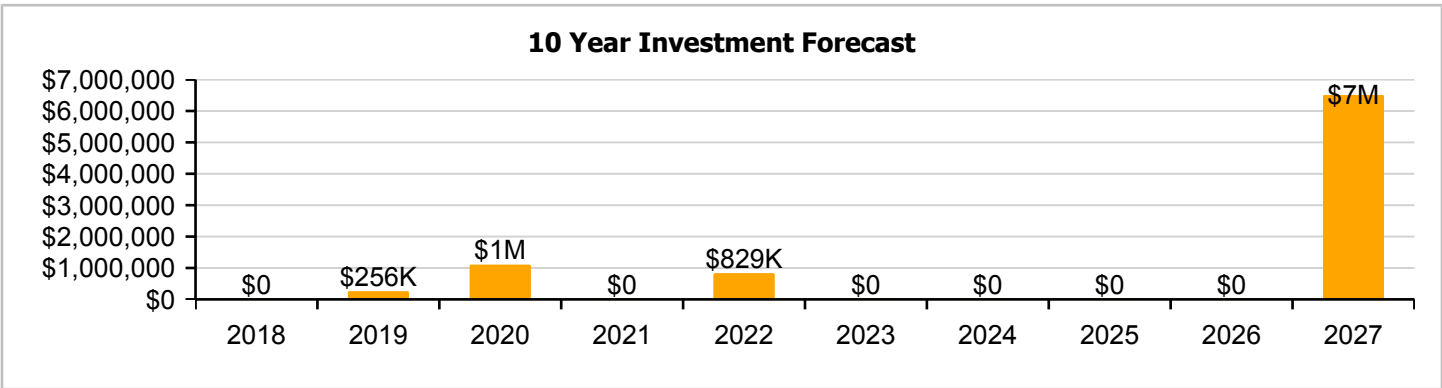
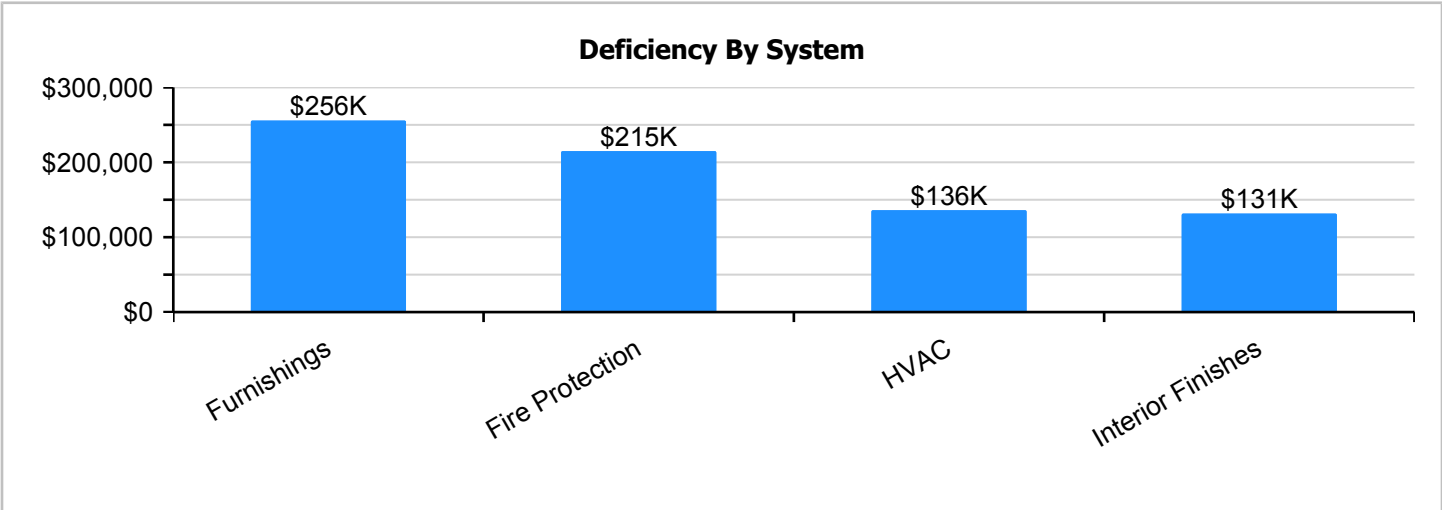
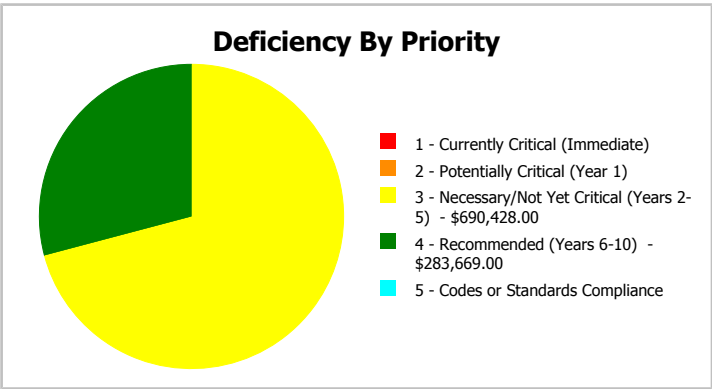
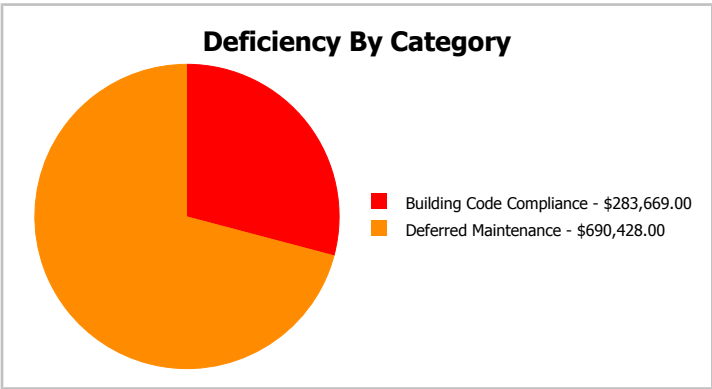
Description:

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:	50,864
Year Built:	1997	Last Renovation:	
Repair Cost:	\$974,097	Replacement Value:	\$10,305,554
FCI:	9.45 %	RSLI%:	42.71 %



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	80.00 %	0.00 %	\$0.00
B10 - Superstructure	80.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	51.74 %	0.00 %	\$0.00
B30 - Roofing	33.33 %	0.00 %	\$0.00
C10 - Interior Construction	51.99 %	0.00 %	\$0.00
C20 - Stairs	80.00 %	0.00 %	\$0.00
C30 - Interior Finishes	15.60 %	11.71 %	\$173,446.00
D10 - Conveying	33.33 %	0.00 %	\$0.00
D20 - Plumbing	33.52 %	0.00 %	\$0.00
D30 - HVAC	40.20 %	10.83 %	\$179,601.00
D40 - Fire Protection	0.00 %	110.00 %	\$283,669.00
D50 - Electrical	43.34 %	0.00 %	\$0.00
E10 - Equipment	55.00 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	110.00 %	\$337,381.00
Totals:	42.71 %	9.45 %	\$974,097.00

Photo Album

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

1). South Elevation - Feb 12, 2017



2). East Elevation - Feb 12, 2017



3). East Elevation - Feb 12, 2017



4). North Elevation - Feb 12, 2017



5). West Elevation - Feb 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.

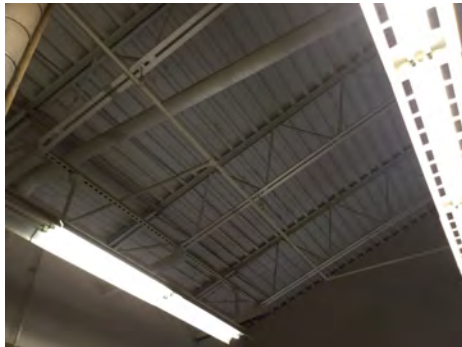
Campus Assessment Report - 1997 Building K

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	\$2.64	S.F.	50,864	100	1997	2097		80.00 %	0.00 %	80			\$134,281
A1030	Slab on Grade	\$4.94	S.F.	50,864	100	1997	2097		80.00 %	0.00 %	80			\$251,268
B1010	Floor Construction	\$13.82	S.F.	50,864	100	1997	2097		80.00 %	0.00 %	80			\$702,940
B1020	Roof Construction	\$9.20	S.F.	50,864	100	1997	2097		80.00 %	0.00 %	80			\$467,949
B2010	Exterior Walls	\$10.71	S.F.	50,864	100	1997	2097		80.00 %	0.00 %	80			\$544,753
B2020	Exterior Windows	\$15.46	S.F.	50,864	30	1997	2027		33.33 %	0.00 %	10			\$786,357
B2030	Exterior Doors	\$0.98	S.F.	50,864	30	1997	2027		33.33 %	0.00 %	10			\$49,847
B3010130	Preformed Metal Roofing	\$11.70	S.F.	35,170	30	1997	2027		33.33 %	0.00 %	10			\$411,489
C1010	Partitions	\$5.69	S.F.	50,864	75	1997	2072		73.33 %	0.00 %	55			\$289,416
C1020	Interior Doors	\$2.94	S.F.	50,864	30	1997	2027		33.33 %	0.00 %	10			\$149,540
C1030	Fittings	\$1.80	S.F.	50,864	20	1997	2017	2020	15.00 %	0.00 %	3			\$91,555
C2010	Stair Construction	\$1.56	S.F.	50,864	100	1997	2097		80.00 %	0.00 %	80			\$79,348
C3010	Wall Finishes	\$3.10	S.F.	50,864	10	1997	2007		0.00 %	110.00 %	-10		\$173,446.00	\$157,678
C3020	Floor Finishes	\$13.24	S.F.	50,864	20	1997	2017	2020	15.00 %	0.00 %	3			\$673,439
C3030	Ceiling Finishes	\$12.78	S.F.	50,864	25	1997	2022		20.00 %	0.00 %	5			\$650,042
D1010	Elevators and Lifts	\$1.19	S.F.	50,864	30	1997	2027		33.33 %	0.00 %	10			\$60,528
D2010	Plumbing Fixtures	\$10.68	S.F.	50,864	30	1997	2027		33.33 %	0.00 %	10			\$543,228
D2020	Domestic Water Distribution	\$1.98	S.F.	50,864	30	1997	2027		33.33 %	0.00 %	10			\$100,711
D2030	Sanitary Waste	\$3.13	S.F.	50,864	30	1997	2027		33.33 %	0.00 %	10			\$159,204
D2090	Other Plumbing Systems -Nat Gas	\$0.18	S.F.	50,864	40	1997	2037		50.00 %	0.00 %	20			\$9,156
D3020	Heat Generating Systems	\$8.40	S.F.	50,864	30	1997	2027		33.33 %	0.00 %	10			\$427,258
D3030	Cooling Generating Systems	\$8.69	S.F.	50,864	25	2011	2036		76.00 %	0.00 %	19			\$442,008
D3040	Distribution Systems	\$10.12	S.F.	50,864	30	1997	2027		33.33 %	0.00 %	10			\$514,744
D3060	Controls & Instrumentation	\$3.21	S.F.	50,864	20	1997	2017		0.00 %	110.00 %	0		\$179,601.00	\$163,273
D3090	Other HVAC Systems/Equip	\$2.18	S.F.	50,864	20	1997	2017	2020	15.00 %	0.00 %	3			\$110,884
D4010	Sprinklers	\$4.40	S.F.	50,864	30			2016	0.00 %	110.00 %	-1		\$246,182.00	\$223,802
D4020	Standpipes	\$0.67	S.F.	50,864	30			2016	0.00 %	110.00 %	-1		\$37,487.00	\$34,079
D5010	Electrical Service/Distribution	\$1.94	S.F.	50,864	40	1997	2037		50.00 %	0.00 %	20			\$98,676
D5020	Branch Wiring	\$5.50	S.F.	50,864	30	1997	2027		33.33 %	0.00 %	10			\$279,752
D5020	Lighting	\$12.87	S.F.	50,864	30	1997	2027		33.33 %	0.00 %	10			\$654,620
D5030810	Security & Detection Systems	\$2.38	S.F.	50,864	15	2016	2031		93.33 %	0.00 %	14			\$121,056
D5030910	Fire Alarm Systems	\$4.32	S.F.	50,864	15	2004	2019		13.33 %	0.00 %	2			\$219,732
D5030920	Data Communication	\$5.58	S.F.	50,864	15	2014	2029		80.00 %	0.00 %	12			\$283,821
D5090	Other Electrical Systems	\$0.81	S.F.	50,864	20	1997	2017	2020	15.00 %	0.00 %	3			\$41,200
E1020	Institutional Equipment	\$1.40	S.F.	50,864	20	2008	2028		55.00 %	0.00 %	11			\$71,210
E2010	Fixed Furnishings	\$6.03	S.F.	50,864	20	1997	2017		0.00 %	110.00 %	0		\$337,381.00	\$306,710
Total									42.71 %	9.45 %			\$974,097.00	\$10,305,554

System Notes

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

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

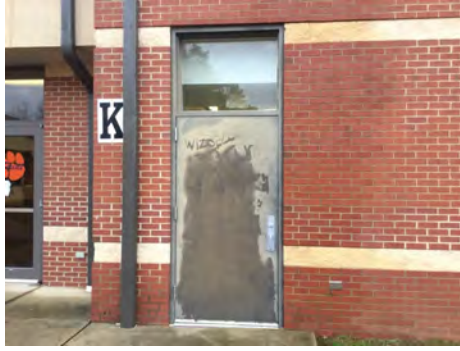
System: B2020 - Exterior Windows



Note:

Campus Assessment Report - 1997 Building K

System: B2030 - Exterior Doors



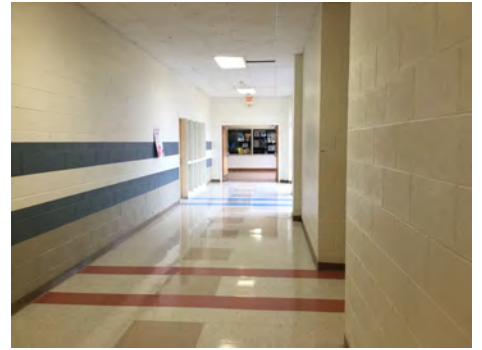
Note:

System: B3010130 - Preformed Metal Roofing



Note:

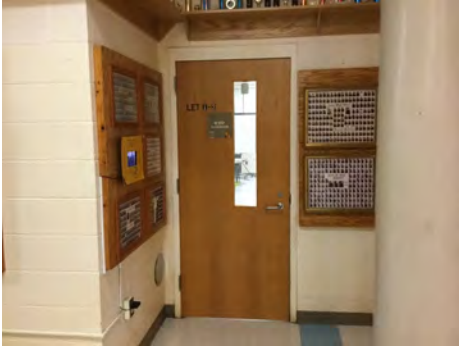
System: C1010 - Partitions



Note:

Campus Assessment Report - 1997 Building K

System: C1020 - Interior Doors



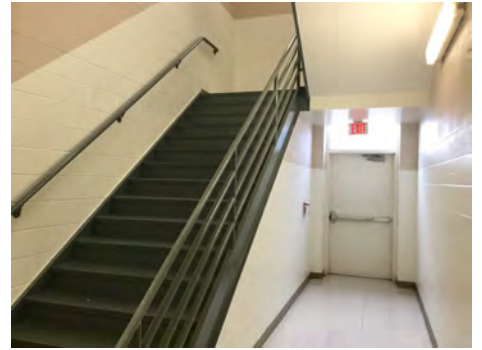
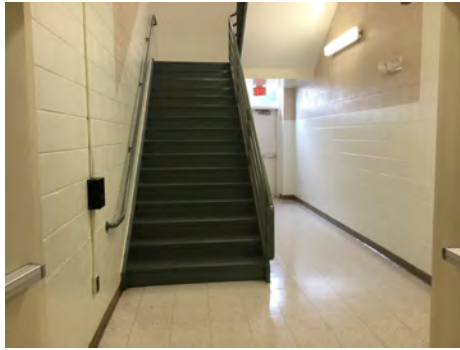
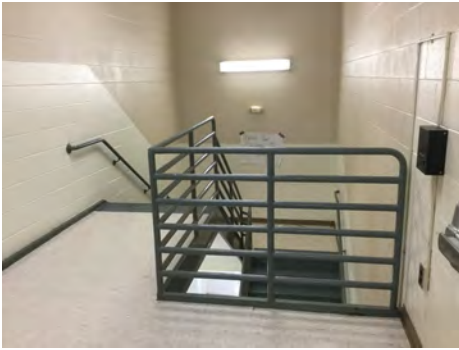
Note:

System: C1030 - Fittings



Note:

System: C2010 - Stair Construction



Note:

Campus Assessment Report - 1997 Building K

System: C3010 - Wall Finishes



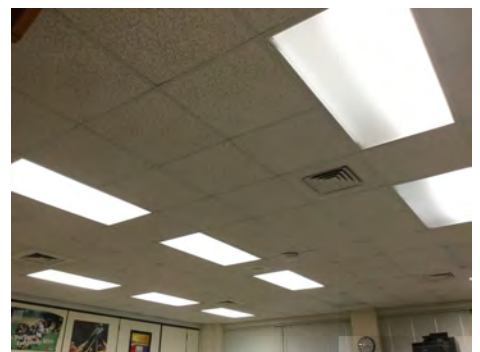
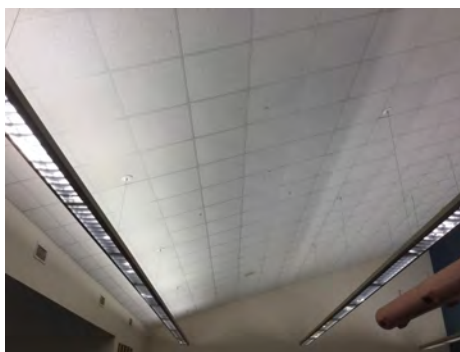
Note:

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

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System: D1010 - Elevators and Lifts



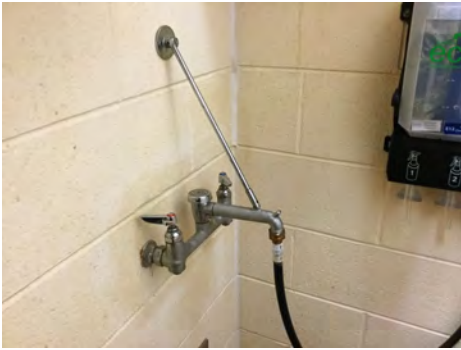
Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

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System: D2030 - Sanitary Waste



Note:

System: D2090 - Other Plumbing Systems -Nat Gas



Note:

System: D3020 - Heat Generating Systems



Note:

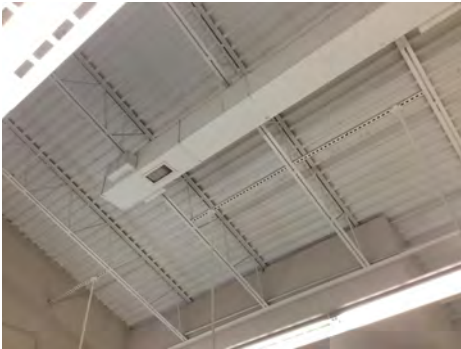
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System: D3030 - Cooling Generating Systems



Note:

System: D3040 - Distribution Systems



Note:

System: D3060 - Controls & Instrumentation



Note:

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System: D3090 - Other HVAC Systems/Equip



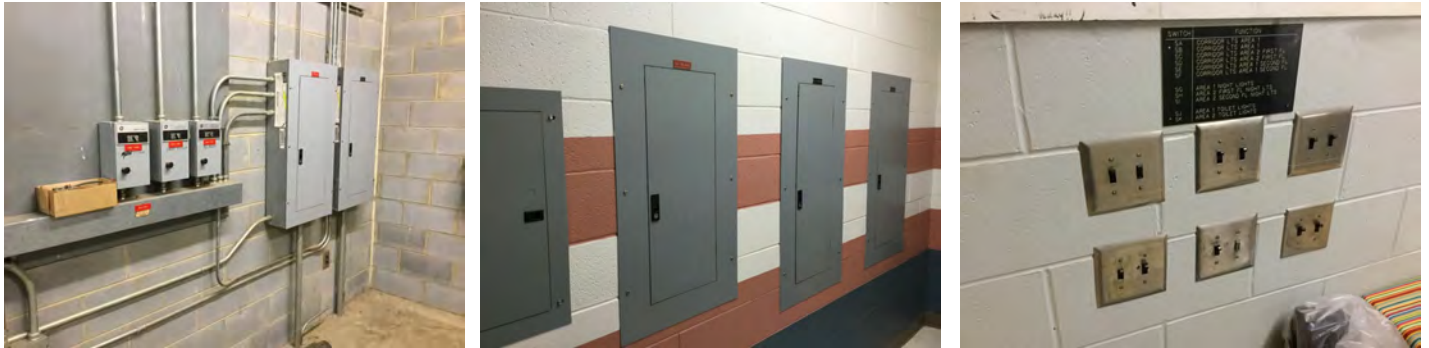
Note:

System: D5010 - Electrical Service/Distribution



Note:

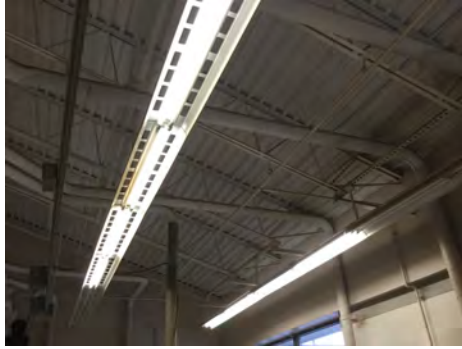
System: D5020 - Branch Wiring



Note:

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System: D5020 - Lighting



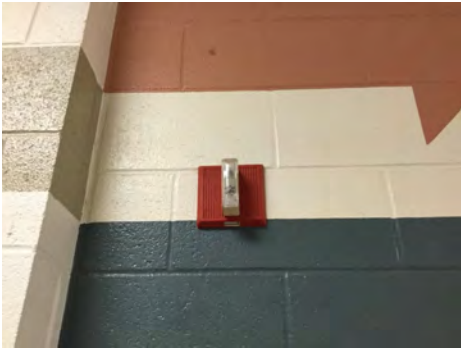
Note:

System: D5030810 - Security & Detection Systems



Note:

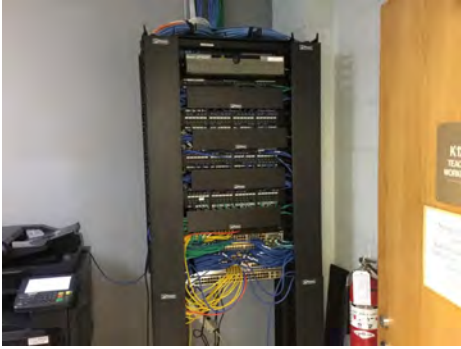
System: D5030910 - Fire Alarm Systems



Note:

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System: D5030920 - Data Communication



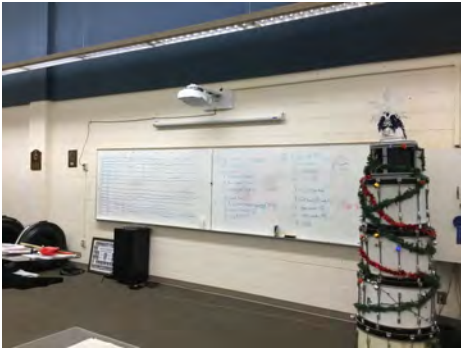
Note:

System: D5090 - Other Electrical Systems



Note:

System: E1020 - Institutional Equipment



Note:

Campus Assessment Report - 1997 Building K

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:	\$974,097	\$0	\$256,426	\$1,102,328	\$0	\$828,934	\$0	\$0	\$0	\$0	\$6,504,108	\$9,665,893
* 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	\$1,162,478	\$1,162,478
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$73,688	\$73,688
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	\$763,150	\$763,150
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	\$221,066	\$221,066
C1030 - Fittings	\$0	\$0	\$0	\$110,050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$110,050
C20 - Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C2010 - Stair Construction	\$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	\$173,446	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$233,097	\$406,543
C3020 - Floor Finishes	\$0	\$0	\$0	\$809,474	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$809,474

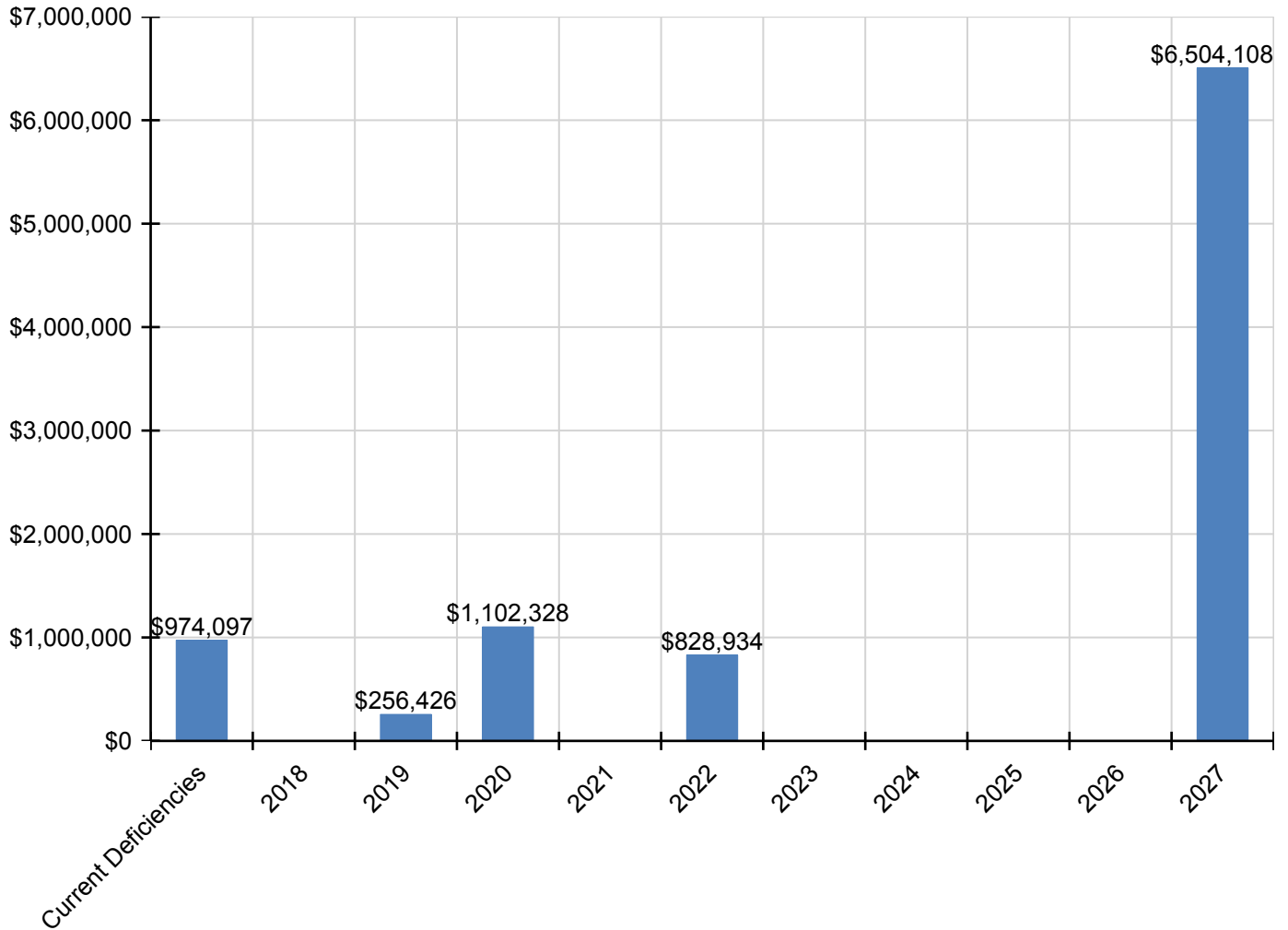
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C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$828,934	\$0	\$0	\$0	\$0	\$0	\$828,934
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D10 - Conveying	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D1010 - Elevators and Lifts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$89,479	\$89,479
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	\$803,057	\$803,057
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$148,882	\$148,882
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$235,353	\$235,353
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	\$631,618	\$631,618
D3030 - Cooling Generating Systems	\$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	\$760,950	\$760,950
D3060 - Controls & Instrumentation	\$179,601	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$179,601
D3090 - Other HVAC Systems/Equip	\$0	\$0	\$0	\$133,282	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$133,282
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$246,182	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$246,182
D4020 - Standpipes	\$37,487	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37,487
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	\$413,559	\$413,559
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$967,730	\$967,730
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$0	\$0	\$256,426	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$256,426
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$49,522	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$49,522
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$337,381	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$337,381

** Indicates non-renewable system*

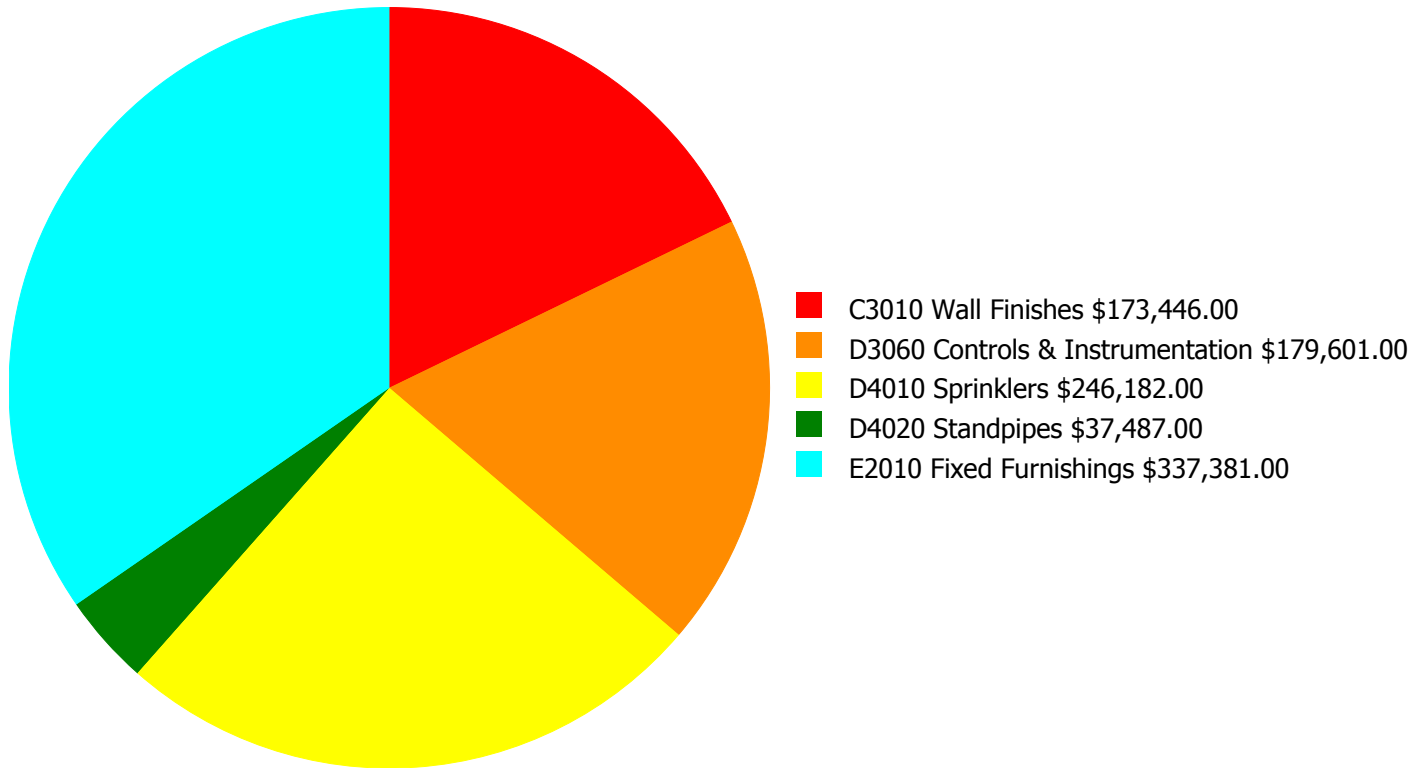
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

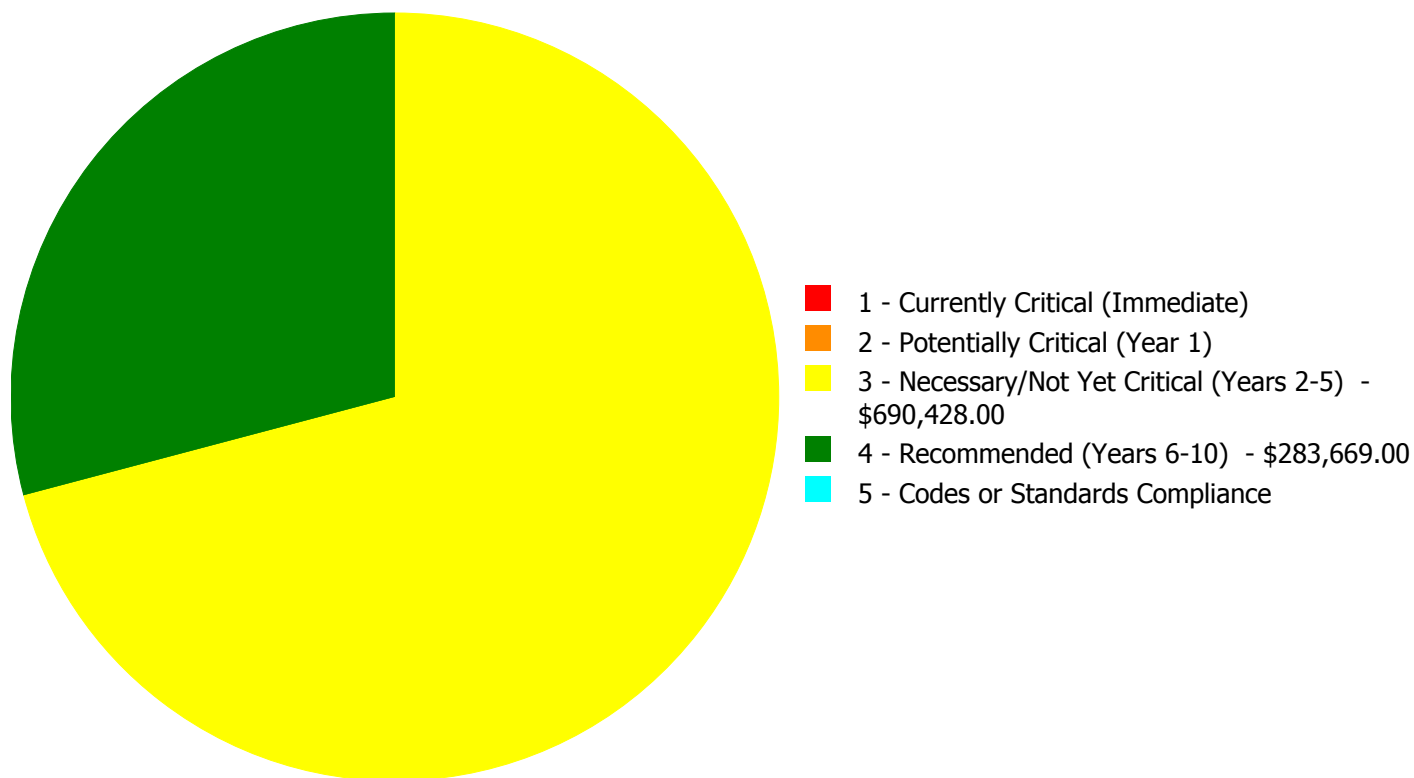
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$974,097.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$974,097.00

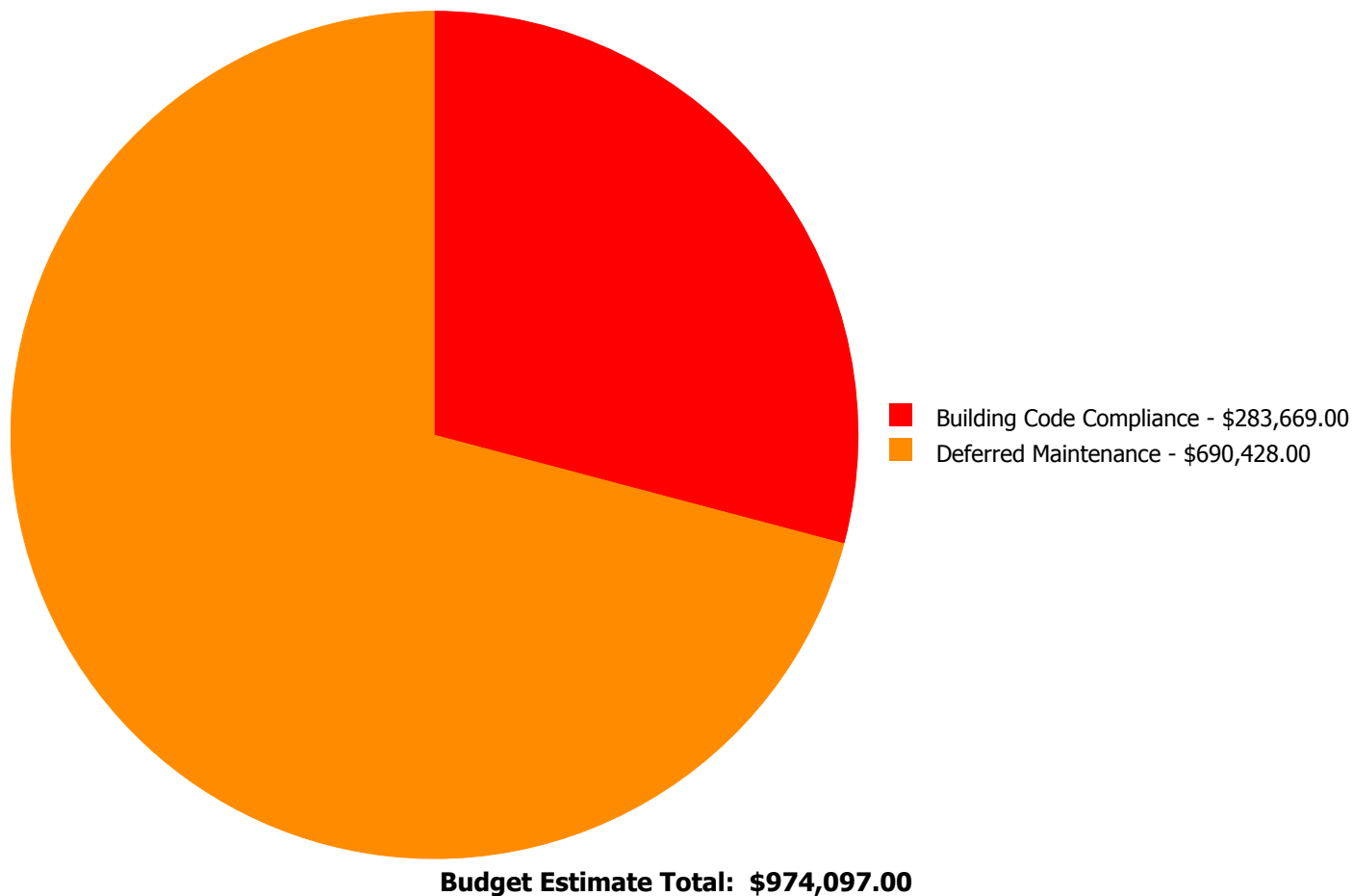
Deficiency By Priority Investment Table

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
C3010	Wall Finishes	\$0.00	\$0.00	\$173,446.00	\$0.00	\$0.00	\$173,446.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$179,601.00	\$0.00	\$0.00	\$179,601.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$246,182.00	\$0.00	\$246,182.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$37,487.00	\$0.00	\$37,487.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$337,381.00	\$0.00	\$0.00	\$337,381.00
	Total:	\$0.00	\$0.00	\$690,428.00	\$283,669.00	\$0.00	\$974,097.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

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

System: 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: 50,864.00
Unit of Measure: S.F.
Estimate: \$173,446.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The wall finishes are aged, scuffed, fading, stained and should be replaced.

System: D3060 - Controls & Instrumentation



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 50,864.00
Unit of Measure: S.F.
Estimate: \$179,601.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The controls and instrumentation system is in marginal condition and should be schedule for replacement.

System: E2010 - Fixed Furnishings



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 50,864.00
Unit of Measure: S.F.
Estimate: \$337,381.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The fixed furnishings are aged, in marginal condition, and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 50,864.00
Unit of Measure: S.F.
Estimate: \$246,182.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: A sprinkler system is missing and is recommended to be provided to comply with current codes.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 50,864.00
Unit of Measure: S.F.
Estimate: \$37,487.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: A standpipe system is missing and is recommended to be provided to comply with current codes.

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):	7,770
Year Built:	1997
Last Renovation:	
Replacement Value:	\$1,436,909
Repair Cost:	\$558,403.00
Total FCI:	38.86 %
Total RSLI:	29.75 %
FCA Score:	61.14



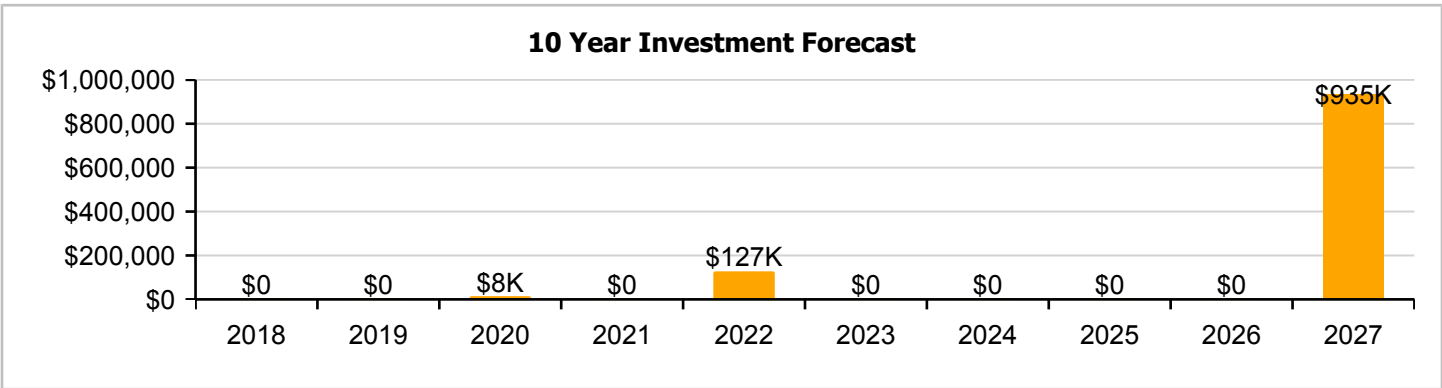
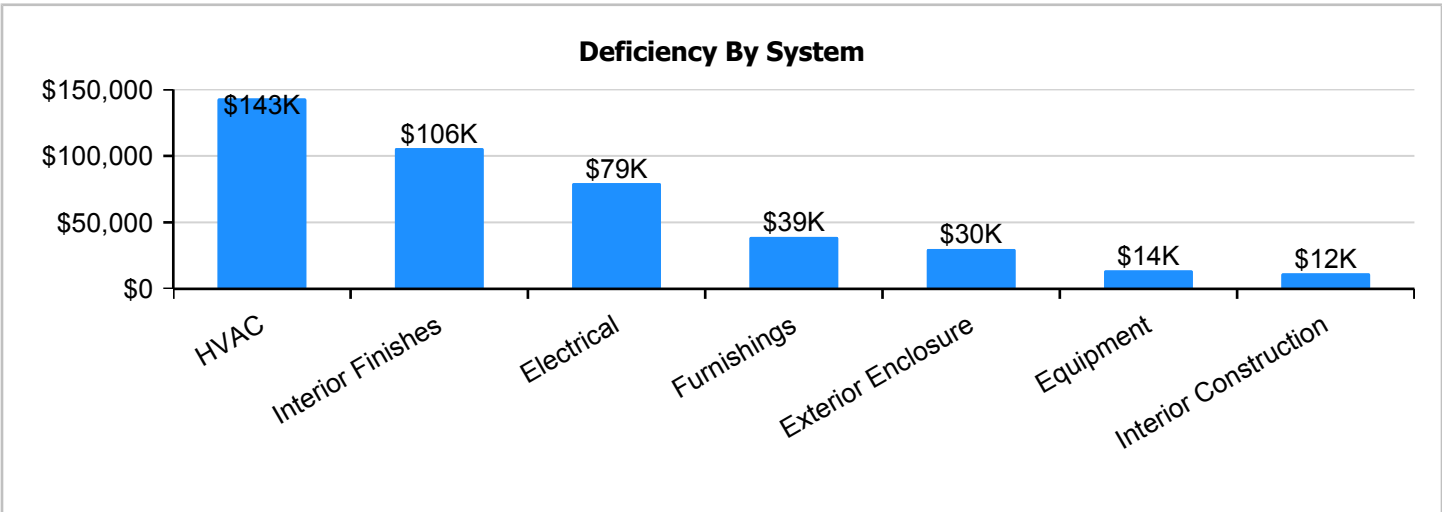
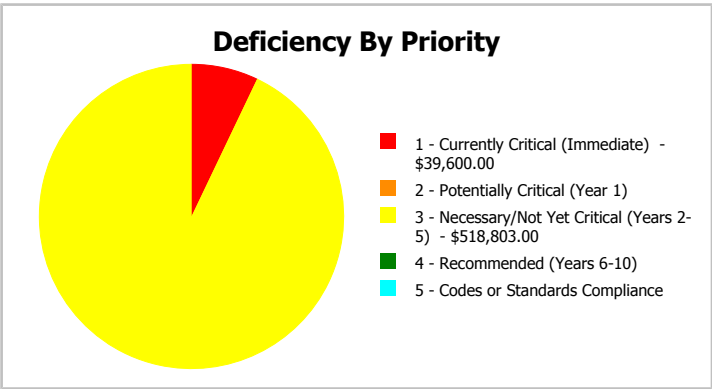
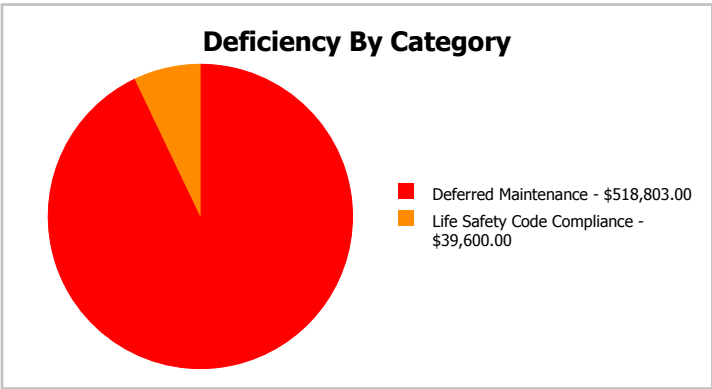
Description:

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:	7,770
Year Built:	1997	Last Renovation:	
Repair Cost:	\$558,403	Replacement Value:	\$1,436,909
FCI:	38.86 %	RSLI%:	29.75 %



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	80.00 %	0.00 %	\$0.00
B10 - Superstructure	80.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	51.76 %	18.79 %	\$39,600.00
B30 - Roofing	33.33 %	0.00 %	\$0.00
C10 - Interior Construction	49.40 %	18.98 %	\$15,385.00
C30 - Interior Finishes	8.78 %	61.72 %	\$139,658.00
D20 - Plumbing	33.52 %	0.00 %	\$0.00
D30 - HVAC	10.47 %	75.46 %	\$188,974.00
D50 - Electrical	21.60 %	40.44 %	\$104,957.00
E10 - Equipment	0.00 %	110.00 %	\$18,291.00
E20 - Furnishings	0.00 %	110.00 %	\$51,538.00
Totals:	29.75 %	38.86 %	\$558,403.00

Photo Album

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

1). South Elevation - Feb 12, 2017



2). East Elevation - Feb 12, 2017



3). Northeast Elevation - Feb 12, 2017



4). West Elevation - Feb 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	\$2.64	S.F.	7,770	100	1997	2097		80.00 %	0.00 %	80			\$20,513
A1030	Slab on Grade	\$4.94	S.F.	7,770	100	1997	2097		80.00 %	0.00 %	80			\$38,384
B1020	Roof Construction	\$9.20	S.F.	7,770	100	1997	2097		80.00 %	0.00 %	80			\$71,484
B2010	Exterior Walls	\$10.71	S.F.	7,770	100	1997	2097		80.00 %	47.59 %	80		\$39,600.00	\$83,217
B2020	Exterior Windows	\$8.20	S.F.	7,770	30	1997	2027		33.33 %	0.00 %	10			\$63,714
B2030	Exterior Doors	\$8.22	S.F.	7,770	30	1997	2027		33.33 %	0.00 %	10			\$63,869
B3010130	Preformed Metal Roofing	\$11.70	S.F.	7,770	30	1997	2027		33.33 %	0.00 %	10			\$90,909
C1010	Partitions	\$5.69	S.F.	7,770	75	1997	2072		73.33 %	0.00 %	55			\$44,211
C1020	Interior Doors	\$2.94	S.F.	7,770	30	1997	2027		33.33 %	0.00 %	10			\$22,844
C1030	Fittings	\$1.80	S.F.	7,770	20	1997	2017		0.00 %	110.00 %	0		\$15,385.00	\$13,986
C3010	Wall Finishes	\$3.10	S.F.	7,770	10	1997	2007		0.00 %	110.00 %	-10		\$26,496.00	\$24,087
C3020	Floor Finishes	\$13.24	S.F.	7,770	20	1997	2017		0.00 %	110.00 %	0		\$113,162.00	\$102,875
C3030	Ceiling Finishes	\$12.78	S.F.	7,770	25	1997	2022		20.00 %	0.00 %	5			\$99,301
D2010	Plumbing Fixtures	\$10.68	S.F.	7,770	30	1997	2027		33.33 %	0.00 %	10			\$82,984
D2020	Domestic Water Distribution	\$1.98	S.F.	7,770	30	1997	2027		33.33 %	0.00 %	10			\$15,385
D2030	Sanitary Waste	\$3.13	S.F.	7,770	30	1997	2027		33.33 %	0.00 %	10			\$24,320
D2090	Other Plumbing Systems -Nat Gas	\$0.18	S.F.	7,770	40	1997	2037		50.00 %	0.00 %	20			\$1,399
D3040	Distribution Systems	\$10.12	S.F.	7,770	30	1997	2027		33.33 %	0.00 %	10			\$78,632
D3050	Terminal & Package Units	\$22.11	S.F.	7,770	15	1997	2012		0.00 %	110.00 %	-5		\$188,974.00	\$171,795
D5010	Electrical Service/Distribution	\$1.94	S.F.	7,770	40	1997	2037		50.00 %	0.00 %	20			\$15,074
D5020	Branch Wiring	\$5.50	S.F.	7,770	30	1997	2027		33.33 %	0.00 %	10			\$42,735
D5020	Lighting	\$12.87	S.F.	7,770	30	1997	2027		33.33 %	0.00 %	10			\$100,000
D5030810	Security & Detection Systems	\$2.38	S.F.	7,770	15	1997	2012		0.00 %	110.00 %	-5		\$20,342.00	\$18,493
D5030910	Fire Alarm Systems	\$4.32	S.F.	7,770	15	1997	2012		0.00 %	110.00 %	-5		\$36,923.00	\$33,566
D5030920	Data Communication	\$5.58	S.F.	7,770	15	1997	2012		0.00 %	110.00 %	-5		\$47,692.00	\$43,357
D5090	Other Electrical Systems	\$0.81	S.F.	7,770	20	1997	2017	2020	15.00 %	0.00 %	3			\$6,294
E1010	Commercial Equipment	\$2.14	S.F.	7,770	20	1997	2017		0.00 %	110.00 %	0		\$18,291.00	\$16,628
E2010	Fixed Furnishings	\$6.03	S.F.	7,770	20	1997	2017		0.00 %	110.00 %	0		\$51,538.00	\$46,853
Total									29.75 %	38.86 %			\$558,403.00	\$1,436,909

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:

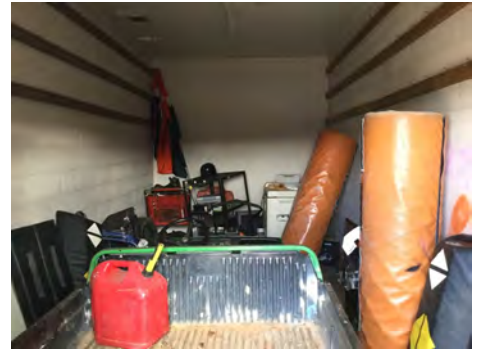
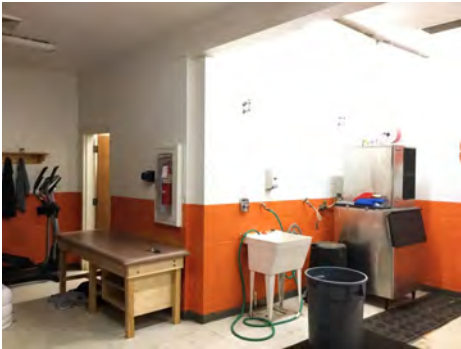
Campus Assessment Report - 1997 Building W, Filedhouse

System: B3010130 - Preformed Metal Roofing



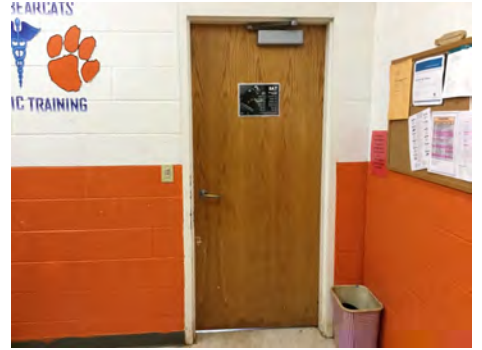
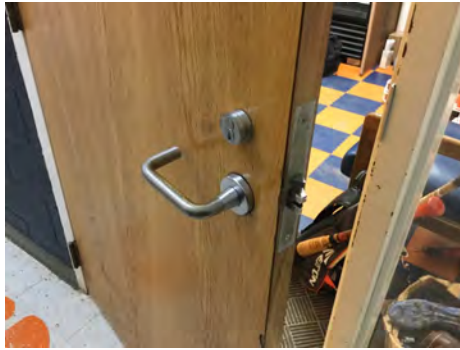
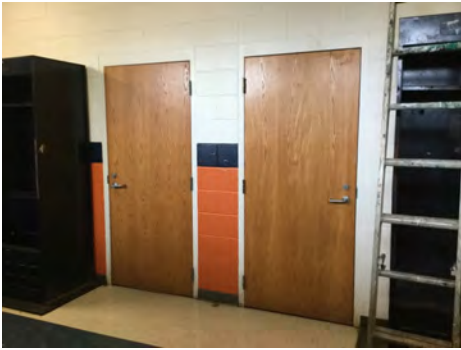
Note:

System: C1010 - Partitions



Note:

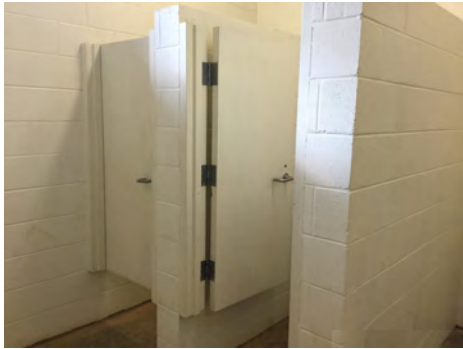
System: C1020 - Interior Doors



Note:

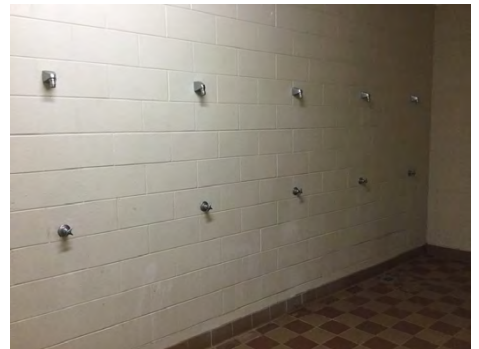
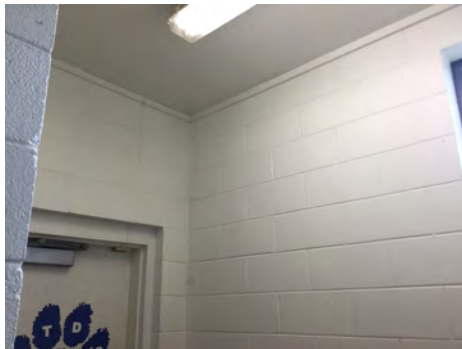
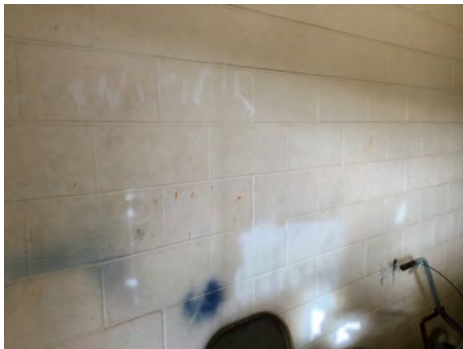
Campus Assessment Report - 1997 Building W, Filedhouse

System: C1030 - Fittings



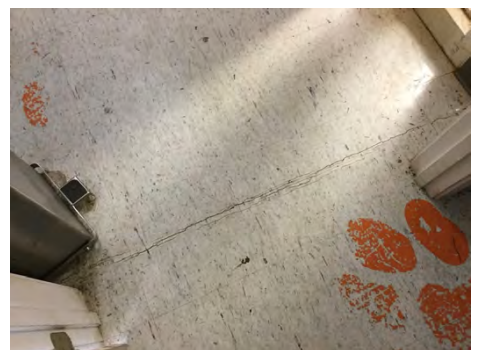
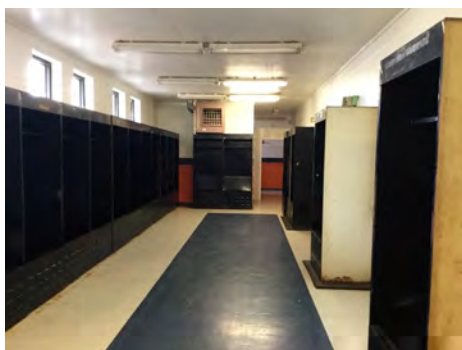
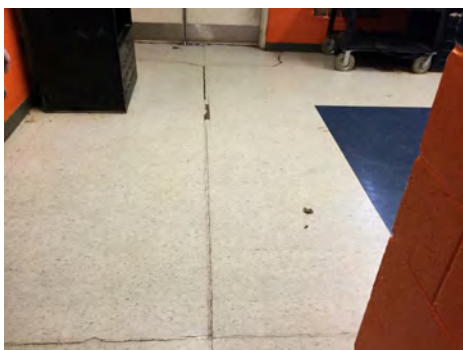
Note:

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

Campus Assessment Report - 1997 Building W, Filedhouse

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

Campus Assessment Report - 1997 Building W, Filedhouse

System: D2030 - Sanitary Waste



Note:

System: D2090 - Other Plumbing Systems -Nat Gas



Note:

System: D3040 - Distribution Systems



Note:

Campus Assessment Report - 1997 Building W, Filedhouse

System: D3050 - Terminal & Package Units



Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

Campus Assessment Report - 1997 Building W, Filedhouse

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

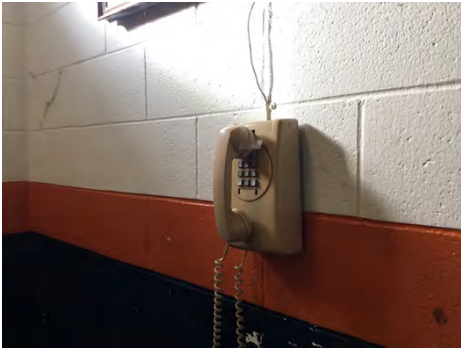
System: D5030910 - Fire Alarm Systems



Note:

Campus Assessment Report - 1997 Building W, Filedhouse

System: D5030920 - Data Communication



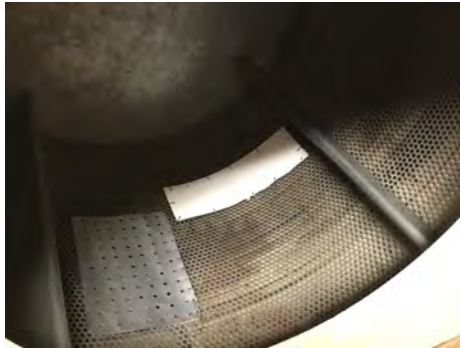
Note:

System: D5090 - Other Electrical Systems



Note:

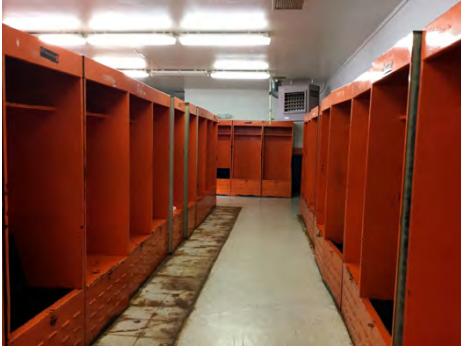
System: E1010 - Commercial Equipment



Note:

Campus Assessment Report - 1997 Building W, Filedhouse

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:	\$558,403	\$0	\$0	\$7,565	\$0	\$126,629	\$0	\$0	\$0	\$0	\$935,206	\$1,627,802
* 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	\$39,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,600
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$94,188	\$94,188
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$94,418	\$94,418
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	\$168,600	\$168,600
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	\$33,770	\$33,770
C1030 - Fittings	\$15,385	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,385
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$26,496	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,608	\$62,104
C3020 - Floor Finishes	\$113,162	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$113,162
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$126,629	\$0	\$0	\$0	\$0	\$0	\$126,629
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

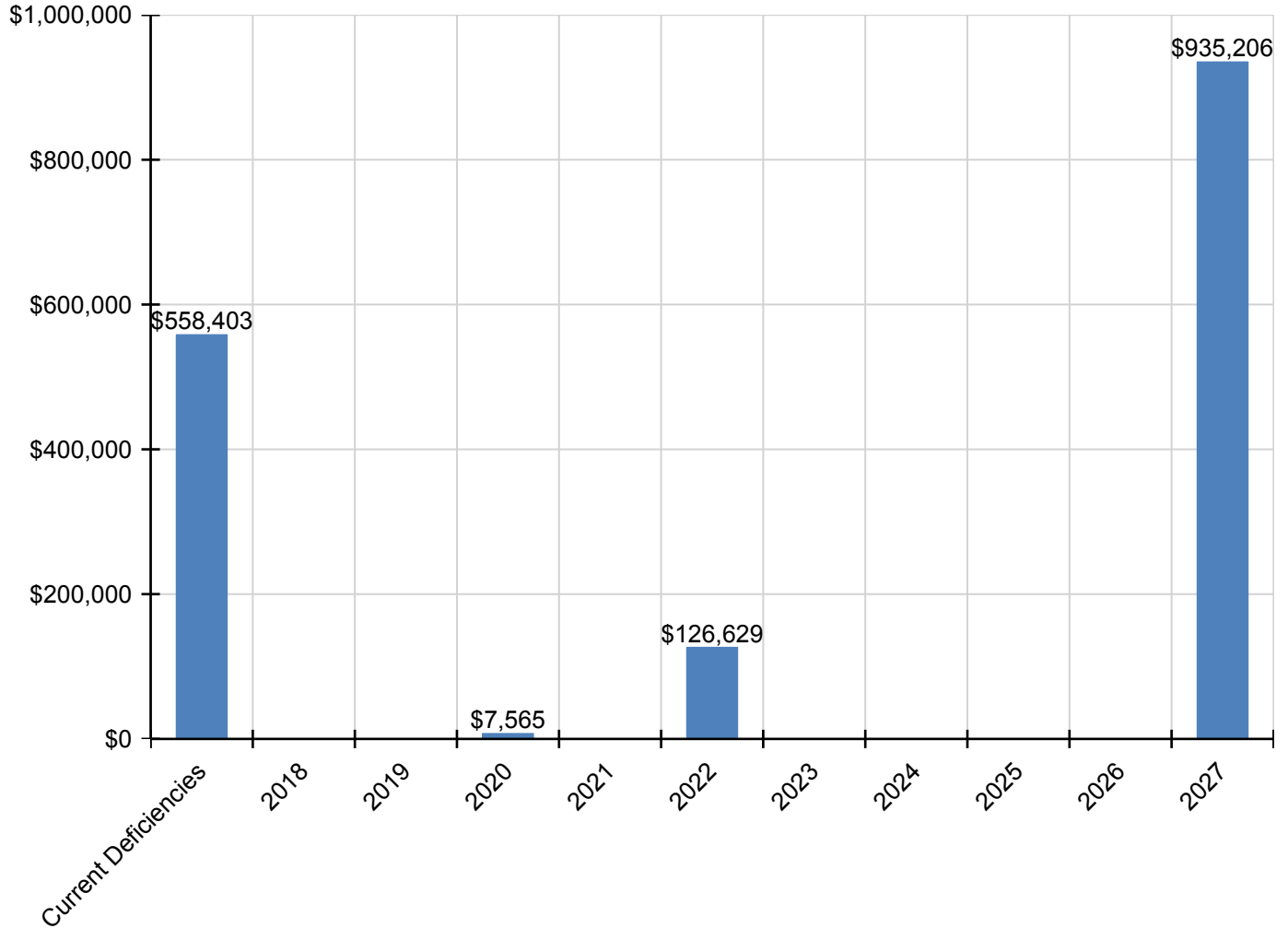
Campus Assessment Report - 1997 Building W, Filedhouse

D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$122,675	\$122,675
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,743	\$22,743
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,952	\$35,952
D2090 - Other Plumbing Systems -Nat Gas	\$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	\$116,243	\$116,243
D3050 - Terminal & Package Units	\$188,974	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$188,974
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	\$63,176	\$63,176
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$147,831	\$147,831
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$20,342	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,342
D5030910 - Fire Alarm Systems	\$36,923	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,923
D5030920 - Data Communication	\$47,692	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,692
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$7,565	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,565
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
E1010 - Commercial Equipment	\$18,291	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,291
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$51,538	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,538

* Indicates non-renewable system

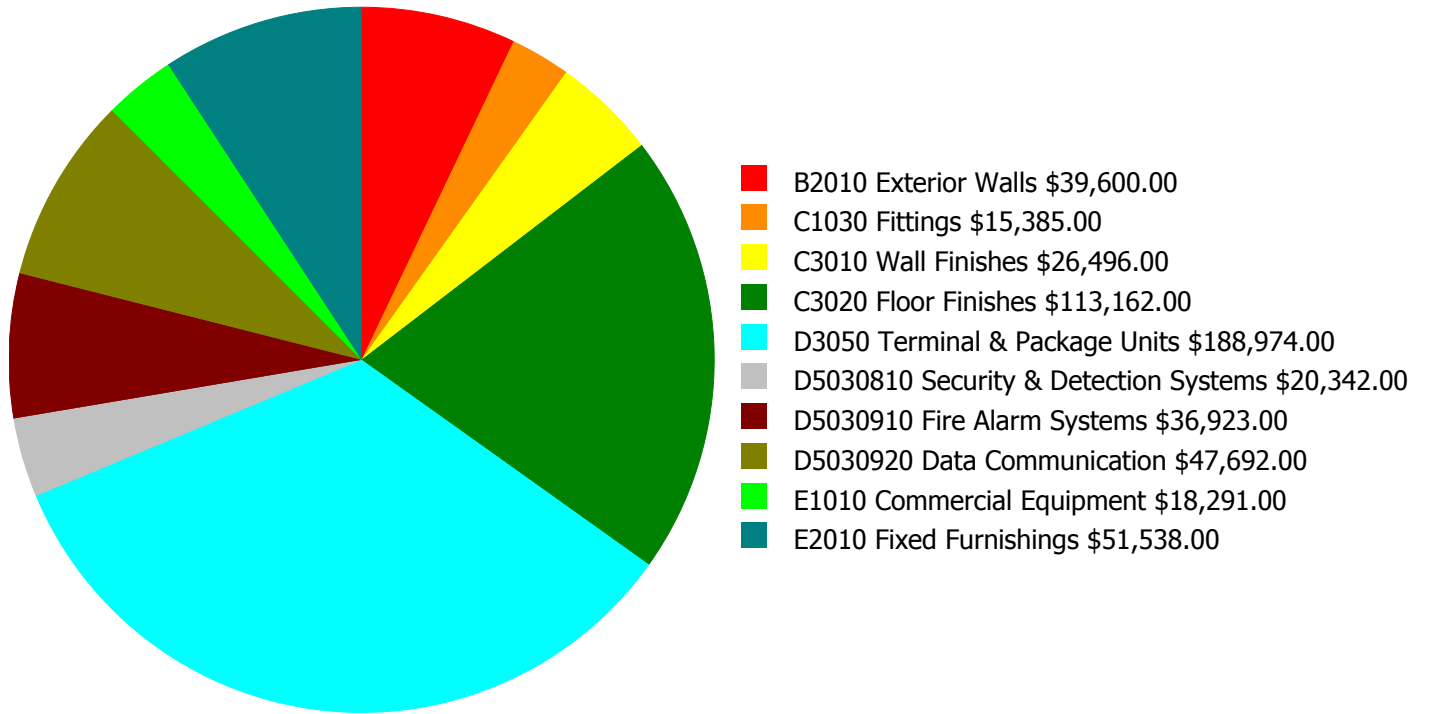
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

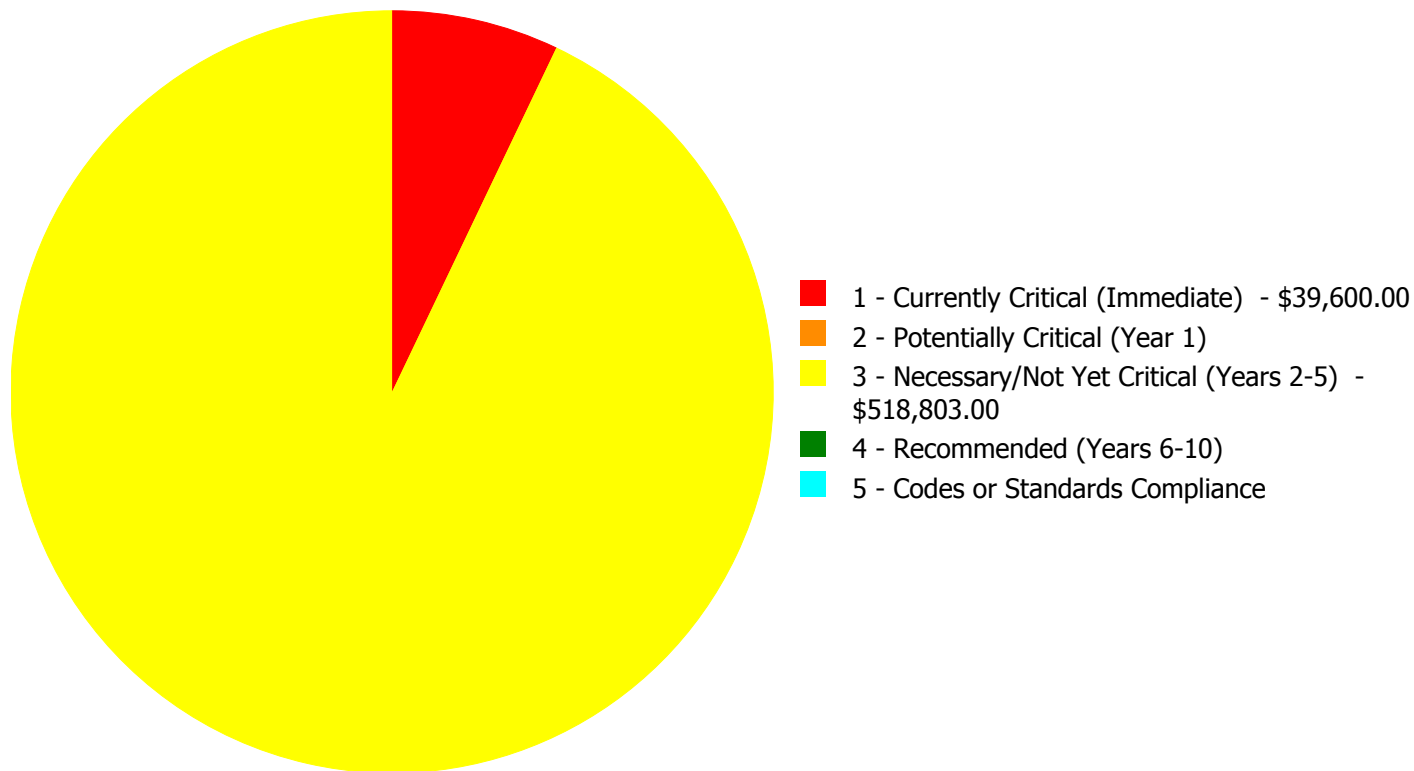
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$558,403.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$558,403.00

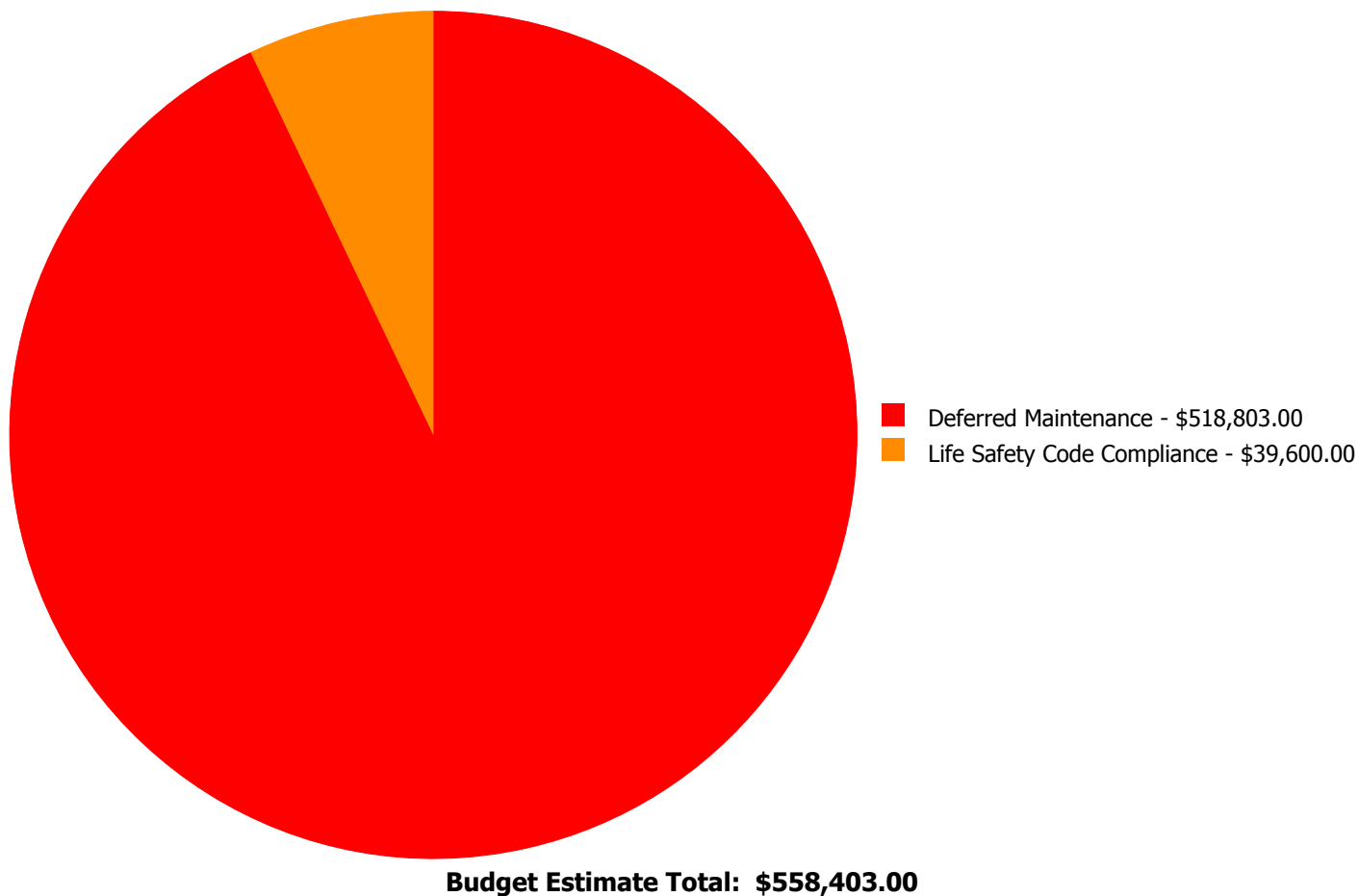
Deficiency By Priority Investment Table

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
B2010	Exterior Walls	\$39,600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$39,600.00
C1030	Fittings	\$0.00	\$0.00	\$15,385.00	\$0.00	\$0.00	\$15,385.00
C3010	Wall Finishes	\$0.00	\$0.00	\$26,496.00	\$0.00	\$0.00	\$26,496.00
C3020	Floor Finishes	\$0.00	\$0.00	\$113,162.00	\$0.00	\$0.00	\$113,162.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$188,974.00	\$0.00	\$0.00	\$188,974.00
D5030810	Security & Detection Systems	\$0.00	\$0.00	\$20,342.00	\$0.00	\$0.00	\$20,342.00
D5030910	Fire Alarm Systems	\$0.00	\$0.00	\$36,923.00	\$0.00	\$0.00	\$36,923.00
D5030920	Data Communication	\$0.00	\$0.00	\$47,692.00	\$0.00	\$0.00	\$47,692.00
E1010	Commercial Equipment	\$0.00	\$0.00	\$18,291.00	\$0.00	\$0.00	\$18,291.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$51,538.00	\$0.00	\$0.00	\$51,538.00
	Total:	\$39,600.00	\$0.00	\$518,803.00	\$0.00	\$0.00	\$558,403.00

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 1 - Currently Critical (Immediate):

System: B2010 - Exterior Walls



Location: West End
Distress: Failing
Category: Life Safety Code Compliance
Priority: 1 - Currently Critical (Immediate)
Correction: Engineering study-2016-08-16 18:28:55
Qty: 1.00
Unit of Measure: Ea.
Estimate: \$39,600.00
Assessor Name: Eduardo Lopez
Date Created: 02/15/2017

Notes: It was observed on the exterior walls and slab are showing signs of failure with cracks and foundation settlement issues at the west end of the building, and an engineering study is recommended to determine the cause. Pricing does not include remediation measures.

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

System: C1030 - Fittings



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,770.00
Unit of Measure: S.F.
Estimate: \$15,385.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The fittings throughout the building are aged, in marginal condition, handrails and room signage are not ADA compliant and should be replaced.

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: 7,770.00
Unit of Measure: S.F.
Estimate: \$26,496.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The wall finishes are aged, scuffed, fading, stained and should be replaced.

System: C3020 - Floor Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,770.00
Unit of Measure: S.F.
Estimate: \$113,162.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The original flooring is in poor conditions and should be replaced.

System: D3050 - Terminal & Package Units



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,770.00
Unit of Measure: S.F.
Estimate: \$188,974.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: Terminal and package units are beyond their expected service life and should be scheduled for replacement.

System: D5030810 - Security & Detection Systems



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,770.00
Unit of Measure: S.F.
Estimate: \$20,342.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The security and detection system is beyond its expected service life and should be scheduled for replacement.

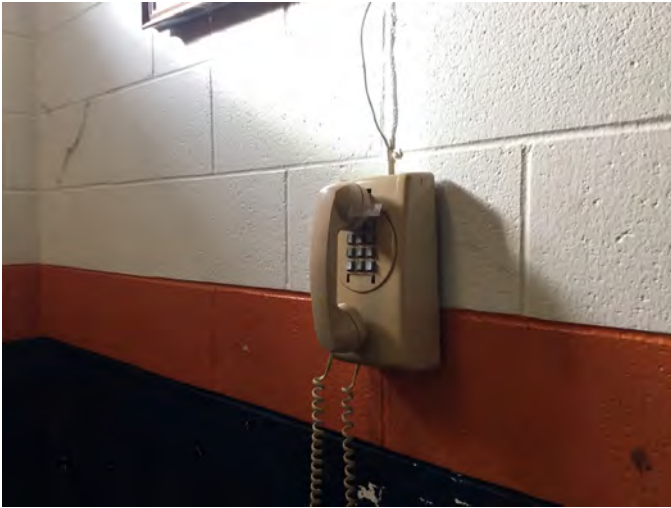
System: D5030910 - Fire Alarm Systems



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,770.00
Unit of Measure: S.F.
Estimate: \$36,923.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The fire alarm system is beyond its expected service life and should be scheduled for replacement.

System: D5030920 - Data Communication



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,770.00
Unit of Measure: S.F.
Estimate: \$47,692.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The data communication system is beyond its expected service life and should be scheduled for replacement.

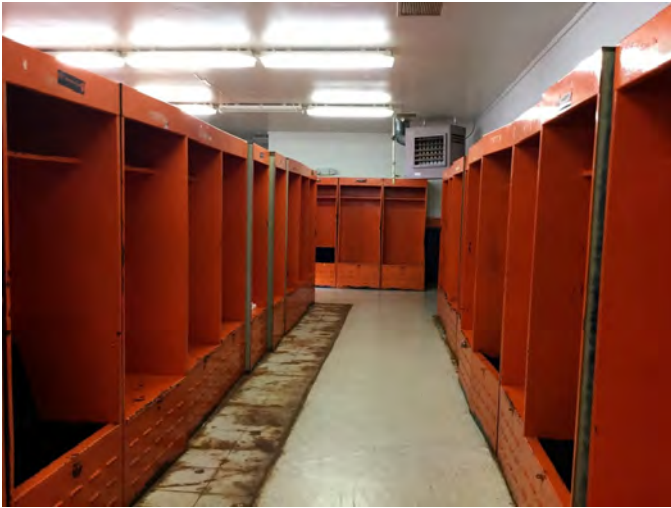
System: E1010 - Commercial Equipment



Location: Laundry Room
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,770.00
Unit of Measure: S.F.
Estimate: \$18,291.00
Assessor Name: Eduardo Lopez
Date Created: 02/15/2017

Notes: The commercial equipment is in deteriorating conditions and should be replaced.

System: E2010 - Fixed Furnishings



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,770.00
Unit of Measure: S.F.
Estimate: \$51,538.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The fixed furnishings are aged, in marginal condition, and should be replaced.

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):	380
Year Built:	1997
Last Renovation:	
Replacement Value:	\$72,448
Repair Cost:	\$18,265.92
Total FCI:	25.21 %
Total RSLI:	50.14 %
FCA Score:	74.79



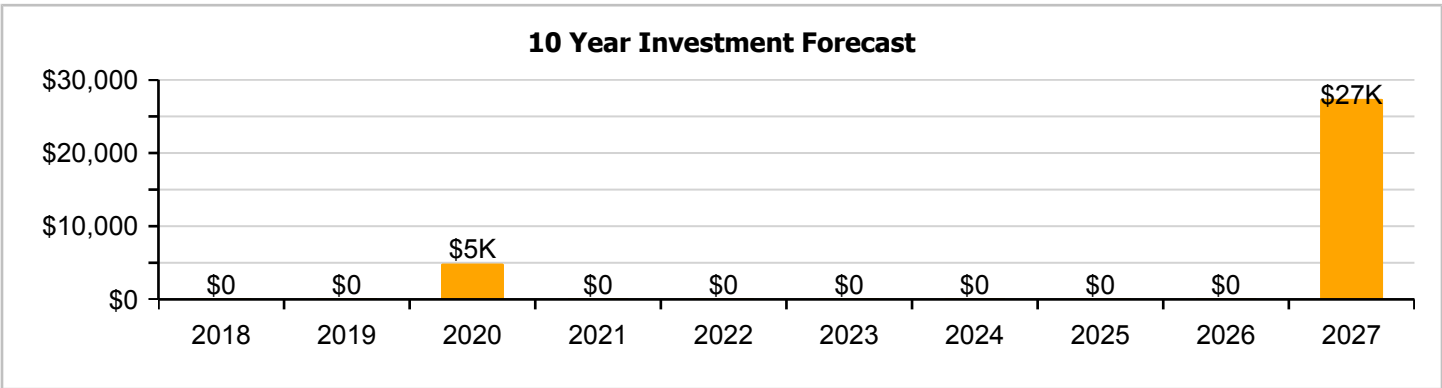
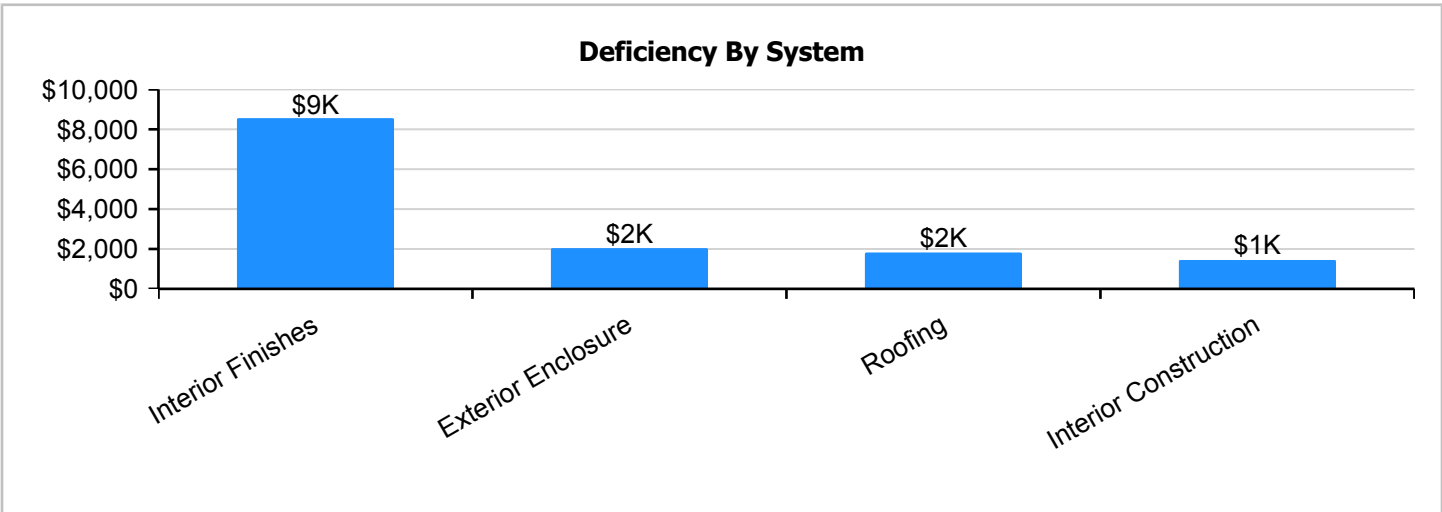
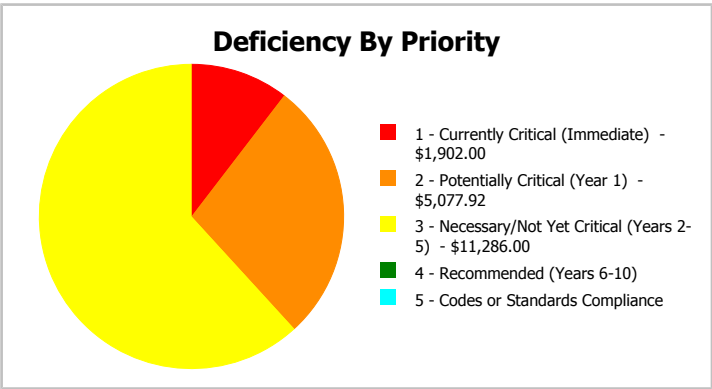
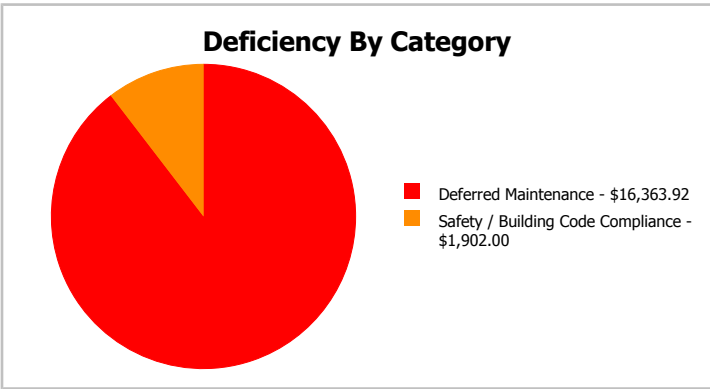
Description:

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:	380
Year Built:	1997	Last Renovation:	
Repair Cost:	\$18,266	Replacement Value:	\$72,448
FCI:	25.21 %	RSLI%:	50.14 %



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	80.00 %	0.00 %	\$0.00
B10 - Superstructure	80.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	58.33 %	12.68 %	\$2,680.92
B30 - Roofing	0.00 %	145.98 %	\$2,397.00
C10 - Interior Construction	0.00 %	110.01 %	\$1,902.00
C30 - Interior Finishes	0.00 %	109.99 %	\$11,286.00
D50 - Electrical	35.80 %	0.00 %	\$0.00
E20 - Furnishings	15.00 %	0.00 %	\$0.00
Totals:	50.14 %	25.21 %	\$18,265.92

Photo Album

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

1). Northeast Elevation - Feb 15, 2017



2). Northwest Elevation - Feb 15, 2017



3). Southwest Elevation - Feb 15, 2017



4). East Elevation - Feb 15, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$20.13	S.F.	380	100	1997	2097		80.00 %	0.00 %	80			\$7,649
A1030	Slab on Grade	\$19.75	S.F.	380	100	1997	2097		80.00 %	0.00 %	80			\$7,505
B1010	Floor Construction	\$11.44	S.F.	380	100	1997	2097		80.00 %	0.00 %	80			\$4,347
B1020	Roof Construction	\$16.26	S.F.	380	100	1997	2097		80.00 %	0.00 %	80			\$6,179
B2010	Exterior Walls	\$29.79	S.F.	380	100	1997	2097		80.00 %	23.68 %	80		\$2,680.92	\$11,320
B2020	Exterior Windows	\$17.17	S.F.	380	30	1997	2027		33.33 %	0.00 %	10			\$6,525
B2030	Exterior Doors	\$8.66	S.F.	380	30	1997	2027		33.33 %	0.00 %	10			\$3,291
B3010140	Asphalt Shingles	\$4.32	S.F.	380	20	1997	2017		0.00 %	145.98 %	0		\$2,397.00	\$1,642
C1030	Fittings	\$4.55	S.F.	380	20	1997	2017		0.00 %	110.01 %	0		\$1,902.00	\$1,729
C3010	Wall Finishes	\$5.11	S.F.	380	10	1997	2007		0.00 %	109.99 %	-10		\$2,136.00	\$1,942
C3020	Floor Finishes	\$12.37	S.F.	380	20	1997	2017		0.00 %	110.00 %	0		\$5,171.00	\$4,701
C3030	Ceiling Finishes	\$9.52	S.F.	380	25	1997	2022	2016	0.00 %	109.98 %	-1		\$3,979.00	\$3,618
D5010	Electrical Service/Distribution	\$3.09	S.F.	380	40	1997	2037		50.00 %	0.00 %	20			\$1,174
D5020	Branch Wiring	\$9.24	S.F.	380	30	1997	2027		33.33 %	0.00 %	10			\$3,511
D5020	Lighting	\$8.58	S.F.	380	30	1997	2027		33.33 %	0.00 %	10			\$3,260
E2010	Fixed Furnishings	\$10.67	S.F.	380	20	1997	2017	2020	15.00 %	0.00 %	3			\$4,055
Total									50.14 %	25.21 %			\$18,265.92	\$72,448

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: B1010 - Floor Construction



Note:

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

Campus Assessment Report - 1997 Pressbox, Baseball

System: B2030 - Exterior Doors



Note:

System: B3010140 - Asphalt Shingles



Note:

System: C1030 - Fittings



Note:

Campus Assessment Report - 1997 Pressbox, Baseball

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

Campus Assessment Report - 1997 Pressbox, Baseball

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

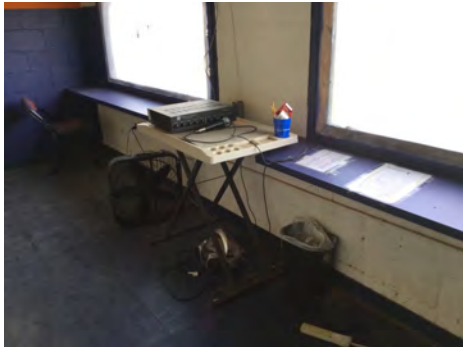
System: D5020 - Lighting



Note:

Campus Assessment Report - 1997 Pressbox, Baseball

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%

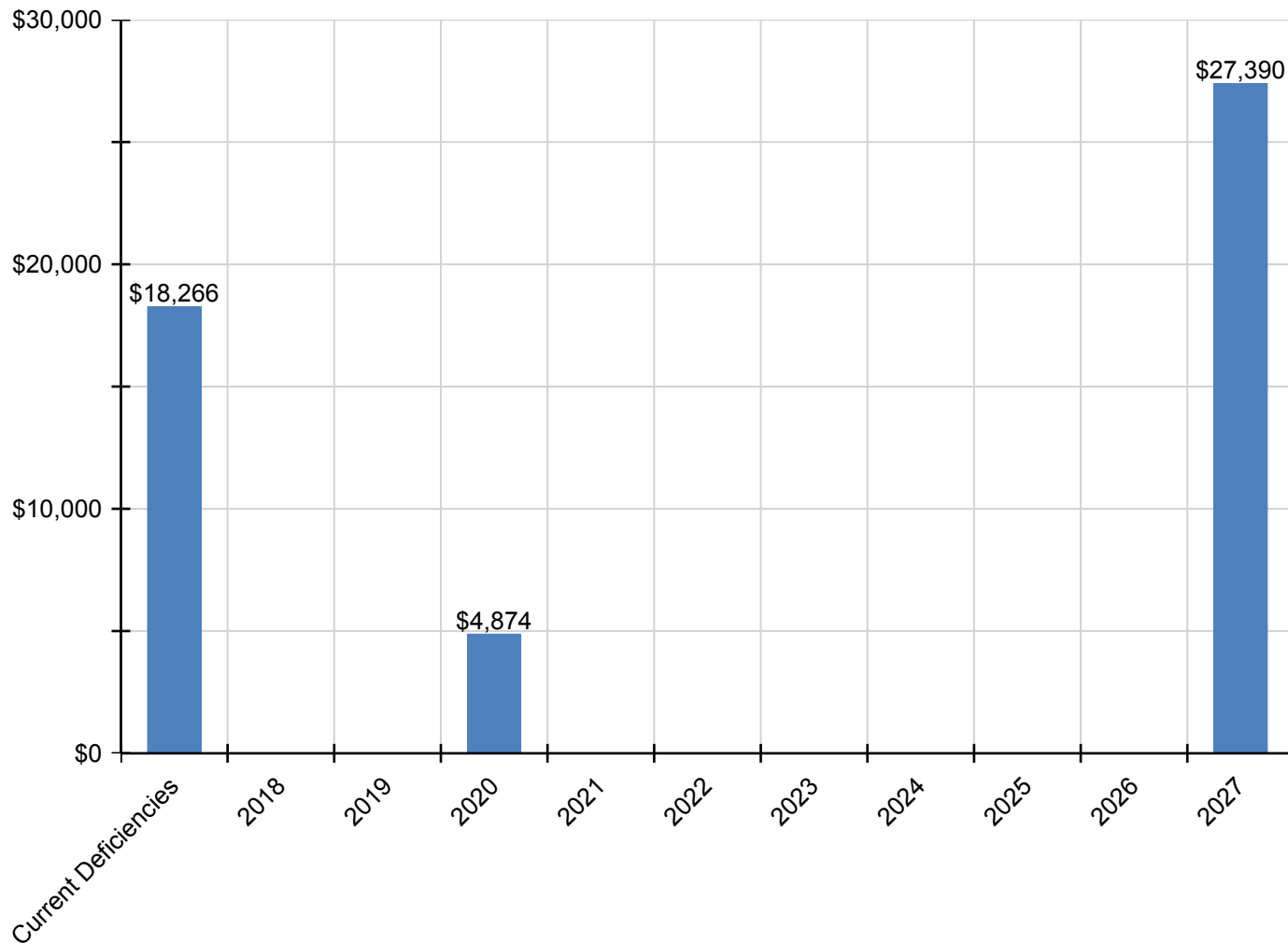
Campus Assessment Report - 1997 Pressbox, Baseball

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$18,266	\$0	\$0	\$4,874	\$0	\$0	\$0	\$0	\$0	\$0	\$27,390	\$50,530
* 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	\$2,681	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,681
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,645	\$9,645
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,865	\$4,865
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
B3010140 - Asphalt Shingles	\$2,397	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,397
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
C1030 - Fittings	\$1,902	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,902
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$2,136	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,871	\$5,007
C3020 - Floor Finishes	\$5,171	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,171
C3030 - Ceiling Finishes	\$3,979	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,979
D - Services	\$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	\$5,190	\$5,190
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,819	\$4,819
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$4,874	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,874

** Indicates non-renewable system*

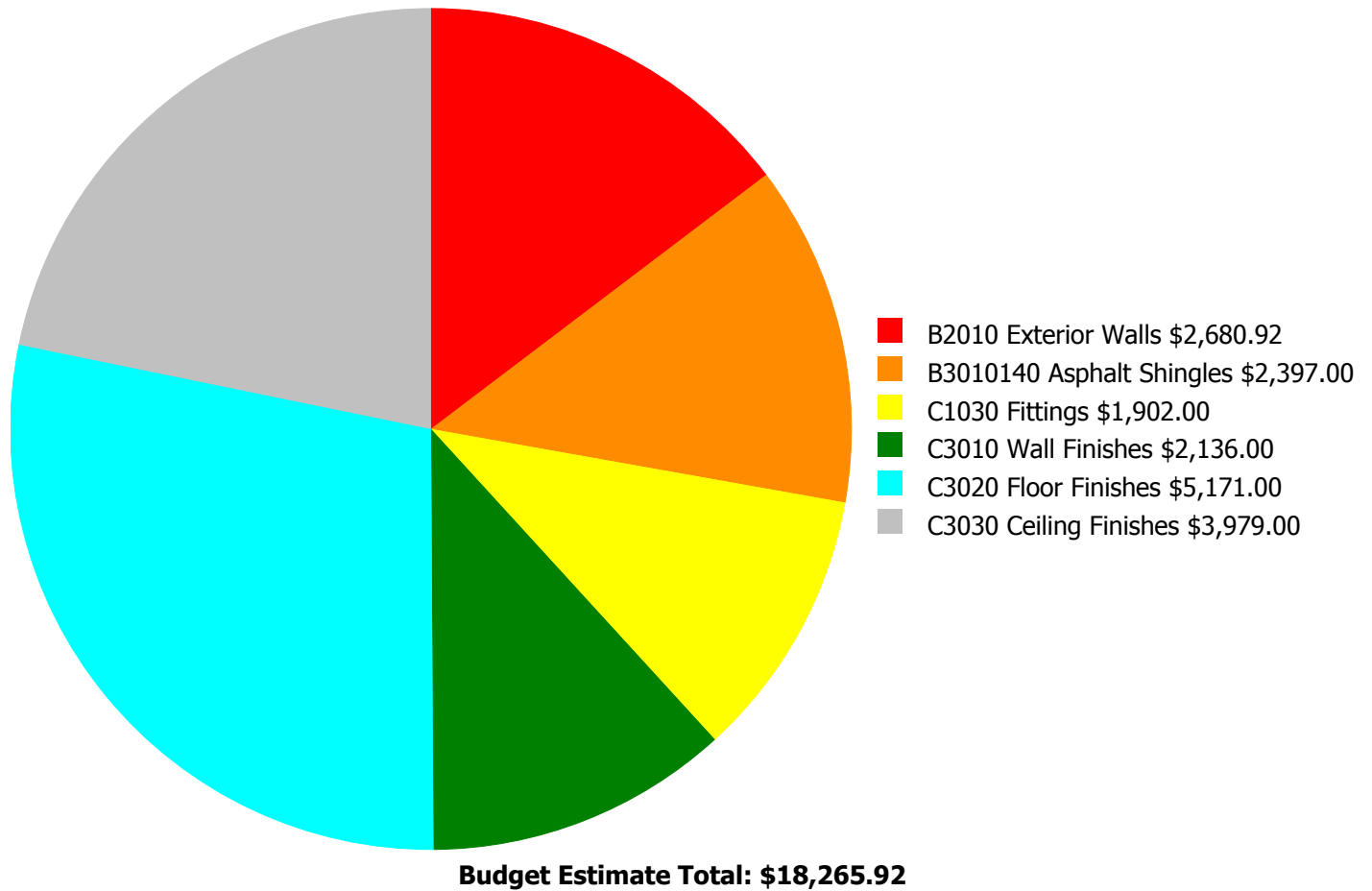
Forecasted Capital Renewal Requirement

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



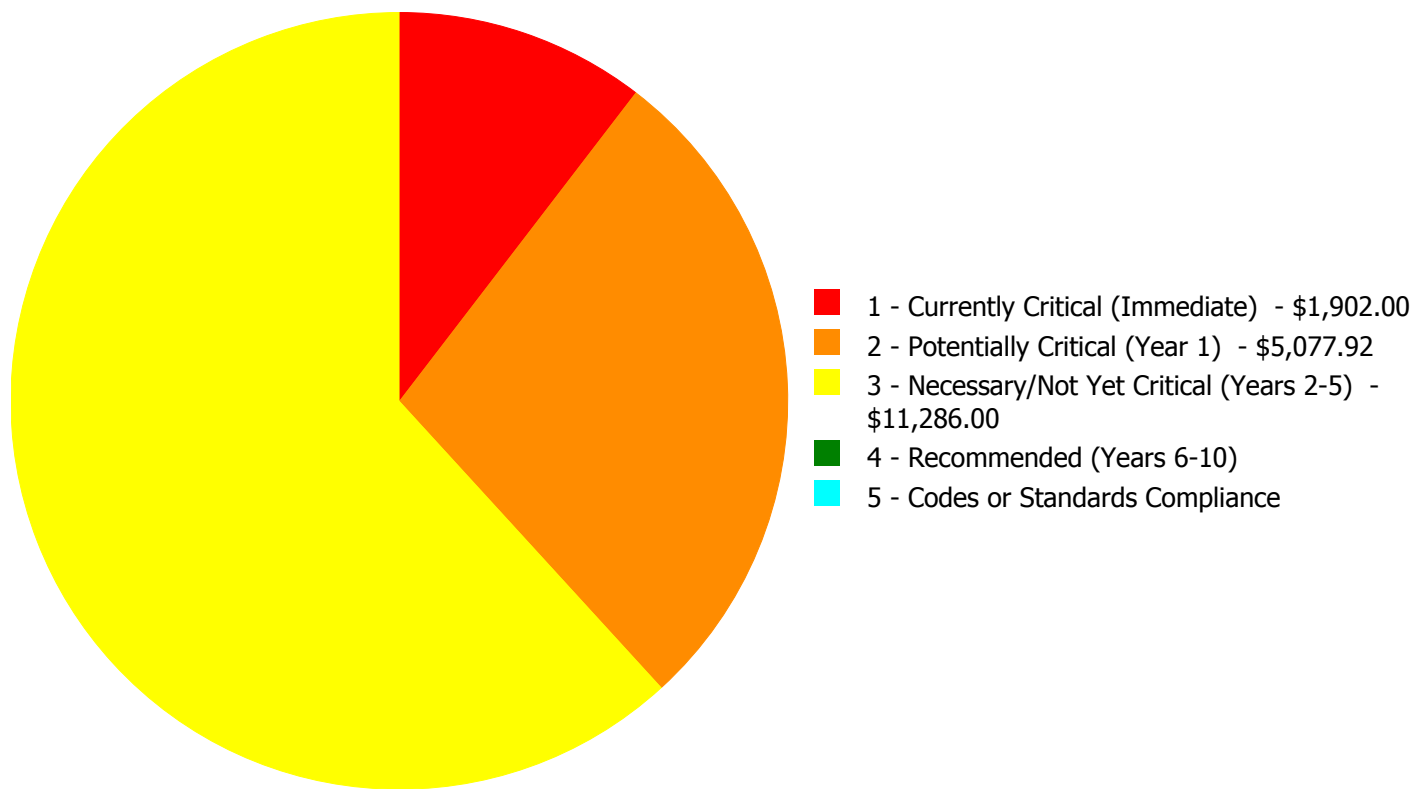
Deficiency Summary by System

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: \$18,265.92

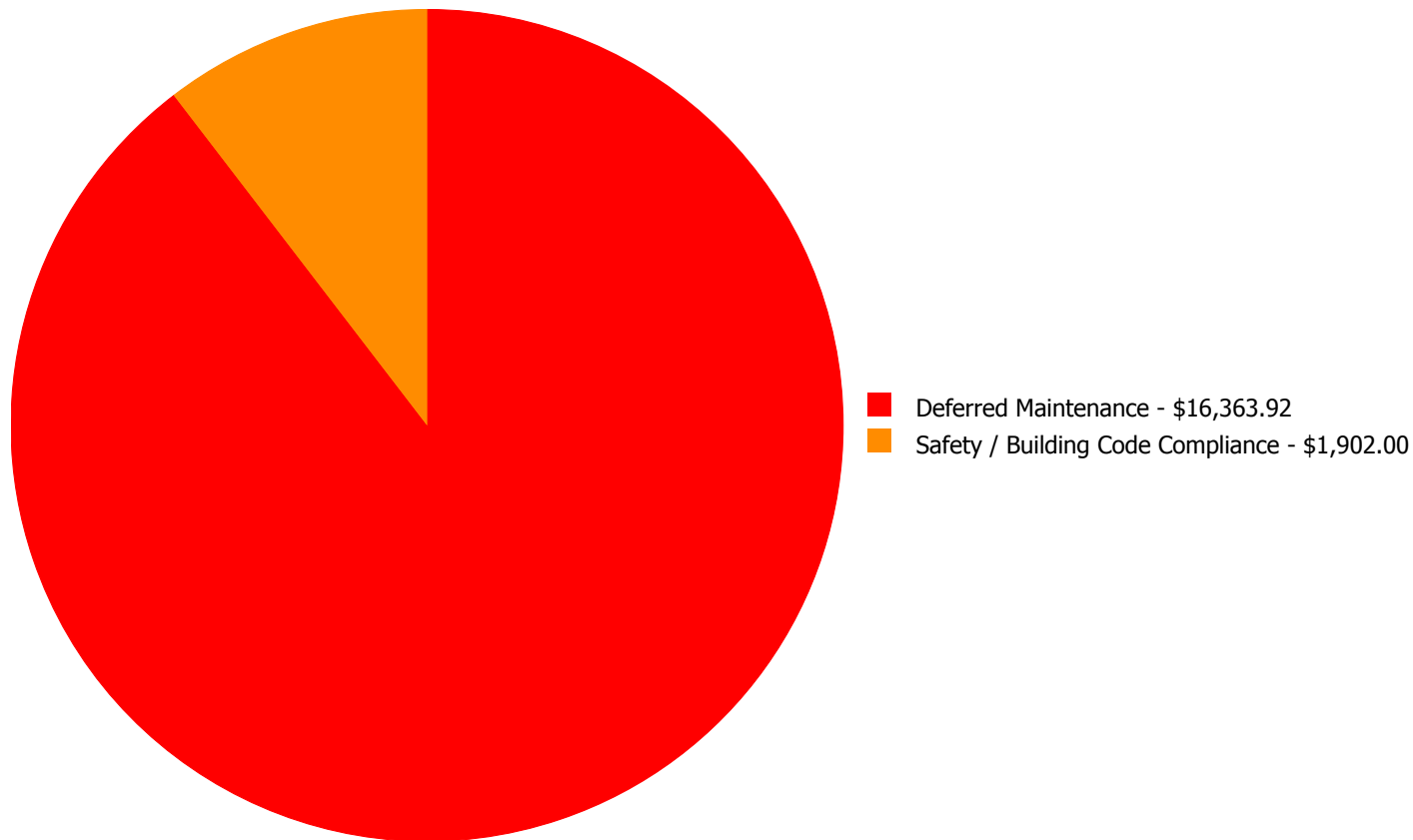
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2010	Exterior Walls	\$0.00	\$2,680.92	\$0.00	\$0.00	\$0.00	\$2,680.92
B3010140	Asphalt Shingles	\$0.00	\$2,397.00	\$0.00	\$0.00	\$0.00	\$2,397.00
C1030	Fittings	\$1,902.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,902.00
C3010	Wall Finishes	\$0.00	\$0.00	\$2,136.00	\$0.00	\$0.00	\$2,136.00
C3020	Floor Finishes	\$0.00	\$0.00	\$5,171.00	\$0.00	\$0.00	\$5,171.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$3,979.00	\$0.00	\$0.00	\$3,979.00
	Total:	\$1,902.00	\$5,077.92	\$11,286.00	\$0.00	\$0.00	\$18,265.92

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:



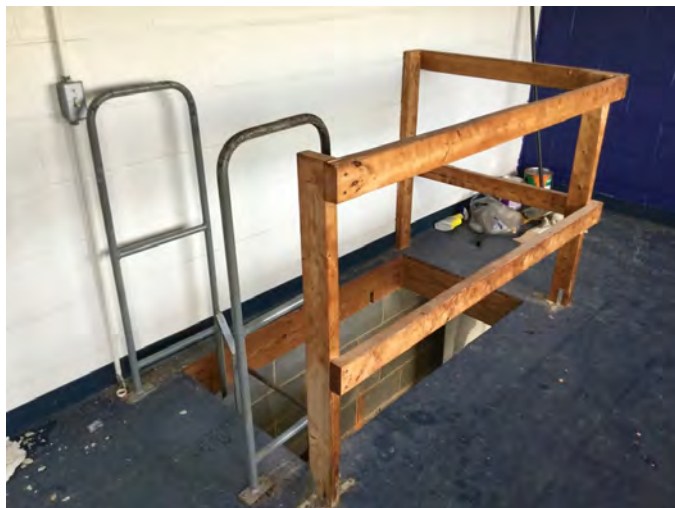
Budget Estimate Total: \$18,265.92

Deficiency Details by Priority

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

Priority 1 - Currently Critical (Immediate):

System: C1030 - Fittings



Location: 2nd Floor
Distress: Inadequate
Category: Safety / Building Code Compliance
Priority: 1 - Currently Critical (Immediate)
Correction: Renew System
Qty: 380.00
Unit of Measure: S.F.
Estimate: \$1,902.00
Assessor Name: Eduardo Lopez
Date Created: 02/15/2017

Notes: The handrail is not code compliant and should be replaced.

Priority 2 - Potentially Critical (Year 1):

System: B2010 - Exterior Walls



Location: Exterior Walls
Distress: Damaged
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Spray refinish exterior walls
Qty: 1,000.00
Unit of Measure: S.F.
Estimate: \$2,680.92
Assessor Name: Eduardo Lopez
Date Created: 02/15/2017

Notes: The exterior wall paint is damaged, fading, stained, and should be re-painted.

System: B3010140 - Asphalt Shingles



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 380.00
Unit of Measure: S.F.
Estimate: \$2,397.00
Assessor Name: Eduardo Lopez
Date Created: 02/15/2017

Notes: The asphalt shingles roof covering is in deteriorating conditions with water leaks, and should be replaced.

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: 380.00
Unit of Measure: S.F.
Estimate: \$2,136.00
Assessor Name: Eduardo Lopez
Date Created: 02/15/2017

Notes: The wall finishes are aged, scuffed, fading, stained and should be replaced.

System: C3020 - Floor Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 380.00
Unit of Measure: S.F.
Estimate: \$5,171.00
Assessor Name: Eduardo Lopez
Date Created: 02/15/2017

Notes: The original flooring is in poor conditions and should be replaced.

System: C3030 - Ceiling Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 380.00
Unit of Measure: S.F.
Estimate: \$3,979.00
Assessor Name: Eduardo Lopez
Date Created: 02/15/2017

Notes: The original ceiling finishes are aged, failing and should be replaced.

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):	192
Year Built:	1997
Last Renovation:	
Replacement Value:	\$45,877
Repair Cost:	\$9,872.00
Total FCI:	21.52 %
Total RSLI:	42.97 %
FCA Score:	78.48



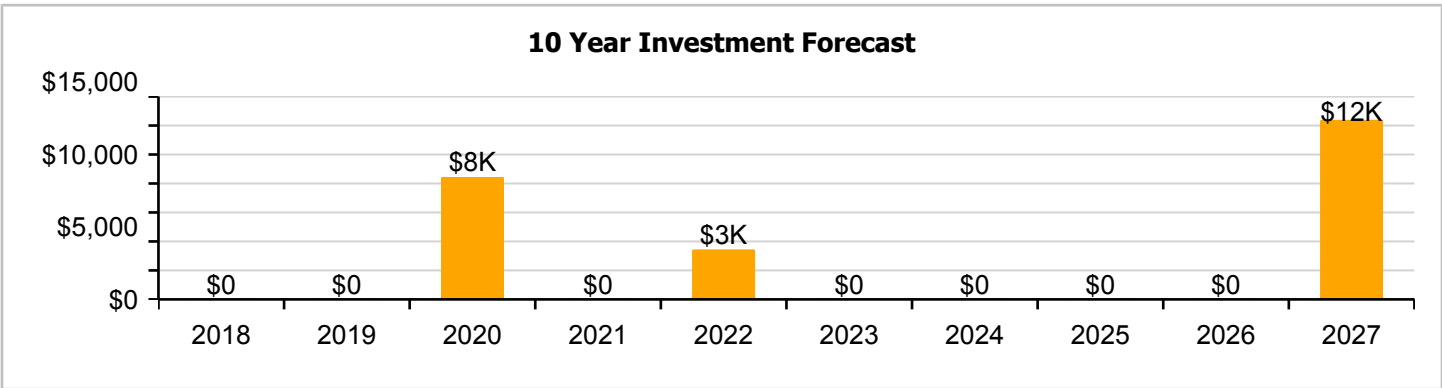
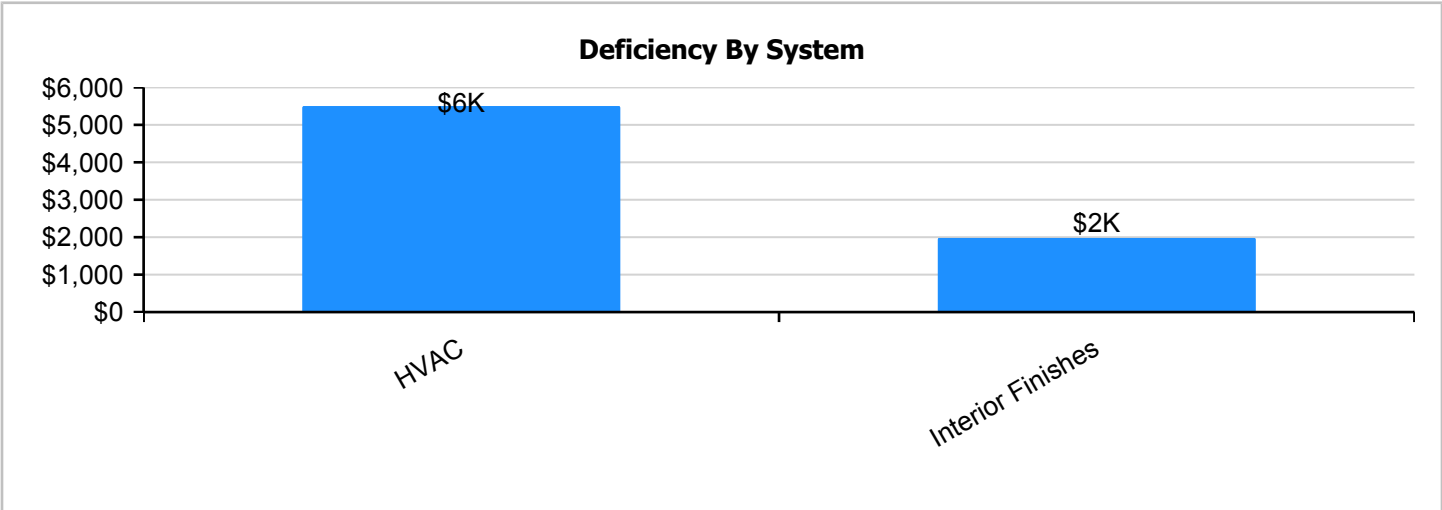
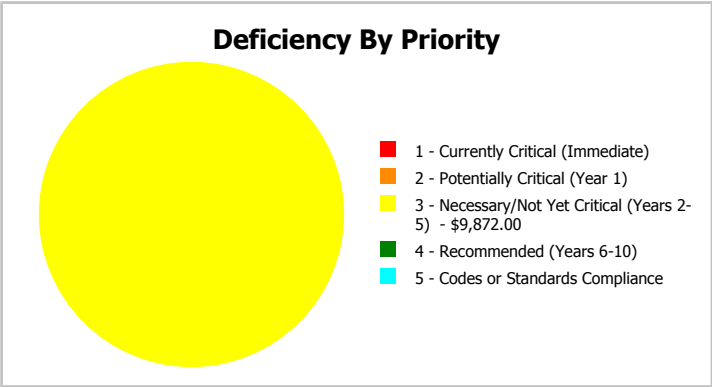
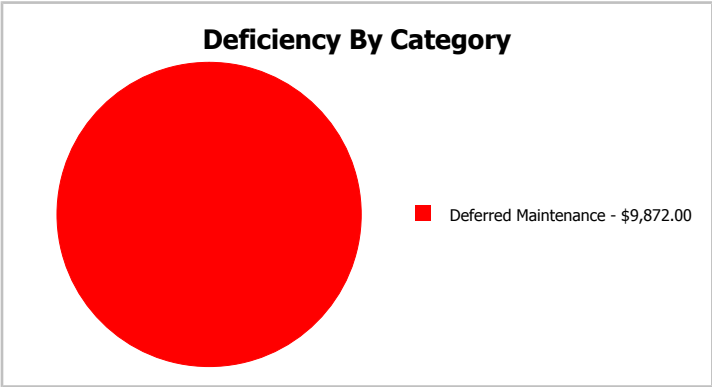
Description:

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:	192
Year Built:	1997	Last Renovation:	
Repair Cost:	\$9,872	Replacement Value:	\$45,877
FCI:	21.52 %	RSLI%:	42.97 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	80.00 %	0.00 %	\$0.00
B10 - Superstructure	80.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	58.33 %	0.00 %	\$0.00
B30 - Roofing	16.96 %	0.00 %	\$0.00
C10 - Interior Construction	15.00 %	0.00 %	\$0.00
C30 - Interior Finishes	12.73 %	50.41 %	\$2,613.00
D30 - HVAC	0.00 %	110.00 %	\$7,259.00
D50 - Electrical	35.80 %	0.00 %	\$0.00
E20 - Furnishings	15.00 %	0.00 %	\$0.00
Totals:	42.97 %	21.52 %	\$9,872.00

Photo Album

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

1). West Elevation - Feb 12, 2017



2). Southeast Elevation - Feb 12, 2017



3). South Elevation - Feb 12, 2017



4). East Elevation - Feb 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	\$20.13	S.F.	192	100	1997	2097		80.00 %	0.00 %	80			\$3,865
A1030	Slab on Grade	\$19.75	S.F.	192	100	1997	2097		80.00 %	0.00 %	80			\$3,792
B1010	Floor Construction	\$11.44	S.F.	192	100	1997	2097		80.00 %	0.00 %	80			\$2,196
B1020	Roof Construction	\$16.26	S.F.	192	100	1997	2097		80.00 %	0.00 %	80			\$3,122
B2010	Exterior Walls	\$29.79	S.F.	192	100	1997	2097		80.00 %	0.00 %	80			\$5,720
B2020	Exterior Windows	\$17.17	S.F.	192	30	1997	2027		33.33 %	0.00 %	10			\$3,297
B2030	Exterior Doors	\$8.66	S.F.	192	30	1997	2027		33.33 %	0.00 %	10			\$1,663
B3010120	Single Ply Membrane	\$6.98	S.F.	192	20	1997	2017	2020	15.00 %	0.00 %	3			\$1,340
B3020	Roof Openings	\$4.51	S.F.	192	25	1997	2022		20.00 %	0.00 %	5			\$866
C1030	Fittings	\$11.30	S.F.	192	20	1997	2017	2020	15.00 %	0.00 %	3			\$2,170
C3010	Wall Finishes	\$5.11	S.F.	192	10	1997	2007	2020	30.00 %	0.00 %	3			\$981
C3020	Floor Finishes	\$12.37	S.F.	192	20	1997	2017		0.00 %	110.02 %	0		\$2,613.00	\$2,375
C3030	Ceiling Finishes	\$9.52	S.F.	192	25	1997	2022		20.00 %	0.00 %	5			\$1,828
D3050	Terminal & Package Units	\$34.37	S.F.	192	15	1997	2012		0.00 %	110.00 %	-5		\$7,259.00	\$6,599
D5010	Electrical Service/Distribution	\$3.09	S.F.	192	40	1997	2037		50.00 %	0.00 %	20			\$593
D5020	Branch Wiring	\$9.24	S.F.	192	30	1997	2027		33.33 %	0.00 %	10			\$1,774
D5020	Lighting	\$8.58	S.F.	192	30	1997	2027		33.33 %	0.00 %	10			\$1,647
E2010	Fixed Furnishings	\$10.67	S.F.	192	20	1997	2017	2020	15.00 %	0.00 %	3			\$2,049
Total									42.97 %	21.52 %			\$9,872.00	\$45,877

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



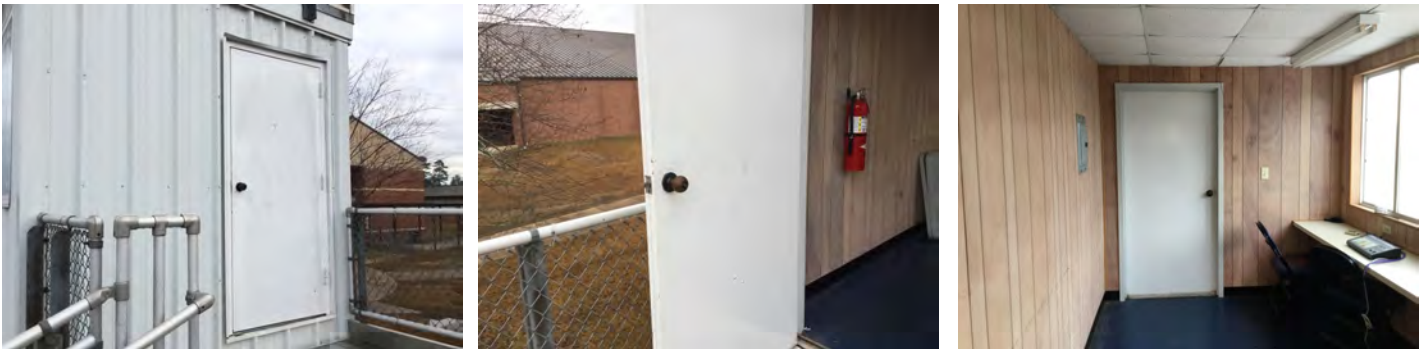
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

Campus Assessment Report - 1997 Pressbox, Football

System: B3010120 - Single Ply Membrane



Note:

System: B3020 - Roof Openings



Note:

System: C1030 - Fittings



Note:

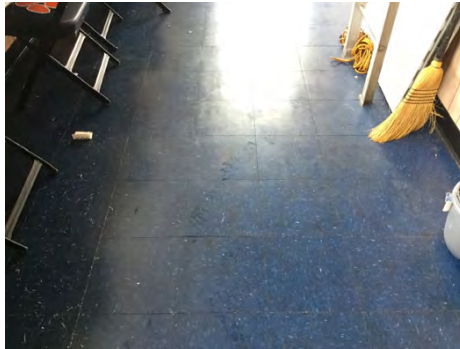
Campus Assessment Report - 1997 Pressbox, Football

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

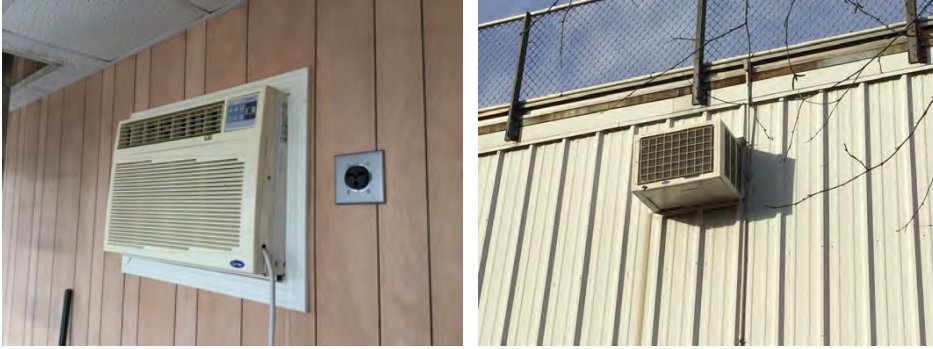
System: C3030 - Ceiling Finishes



Note:

Campus Assessment Report - 1997 Pressbox, Football

System: D3050 - Terminal & Package Units



Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

Campus Assessment Report - 1997 Pressbox, Football

System: D5020 - Lighting



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:	\$9,872	\$0	\$0	\$8,447	\$0	\$3,436	\$0	\$0	\$0	\$0	\$12,388	\$34,143
* 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	\$4,873	\$4,873
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,458	\$2,458
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	\$2,196	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,196
B3020 - Roof Openings	\$0	\$0	\$0	\$0	\$0	\$1,105	\$0	\$0	\$0	\$0	\$0	\$1,105
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
C1030 - Fittings	\$0	\$0	\$0	\$2,608	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,608
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$1,179	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,179
C3020 - Floor Finishes	\$2,613	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,613
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$2,331	\$0	\$0	\$0	\$0	\$0	\$2,331
D - Services	\$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

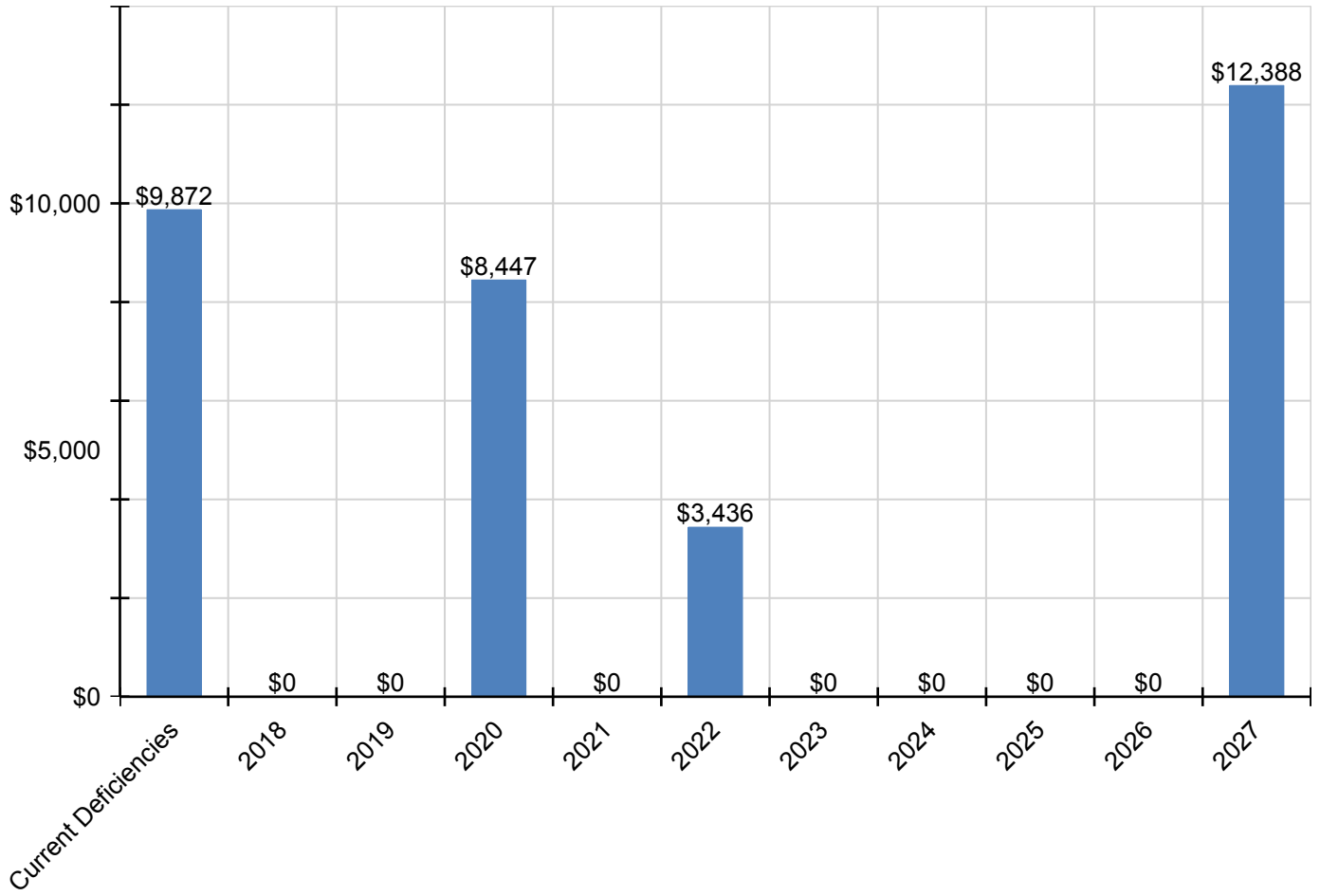
Campus Assessment Report - 1997 Pressbox, Football

D3050 - Terminal & Package Units	\$7,259	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,259
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	\$2,622	\$2,622
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,435	\$2,435
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$2,463	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,463

* Indicates non-renewable system

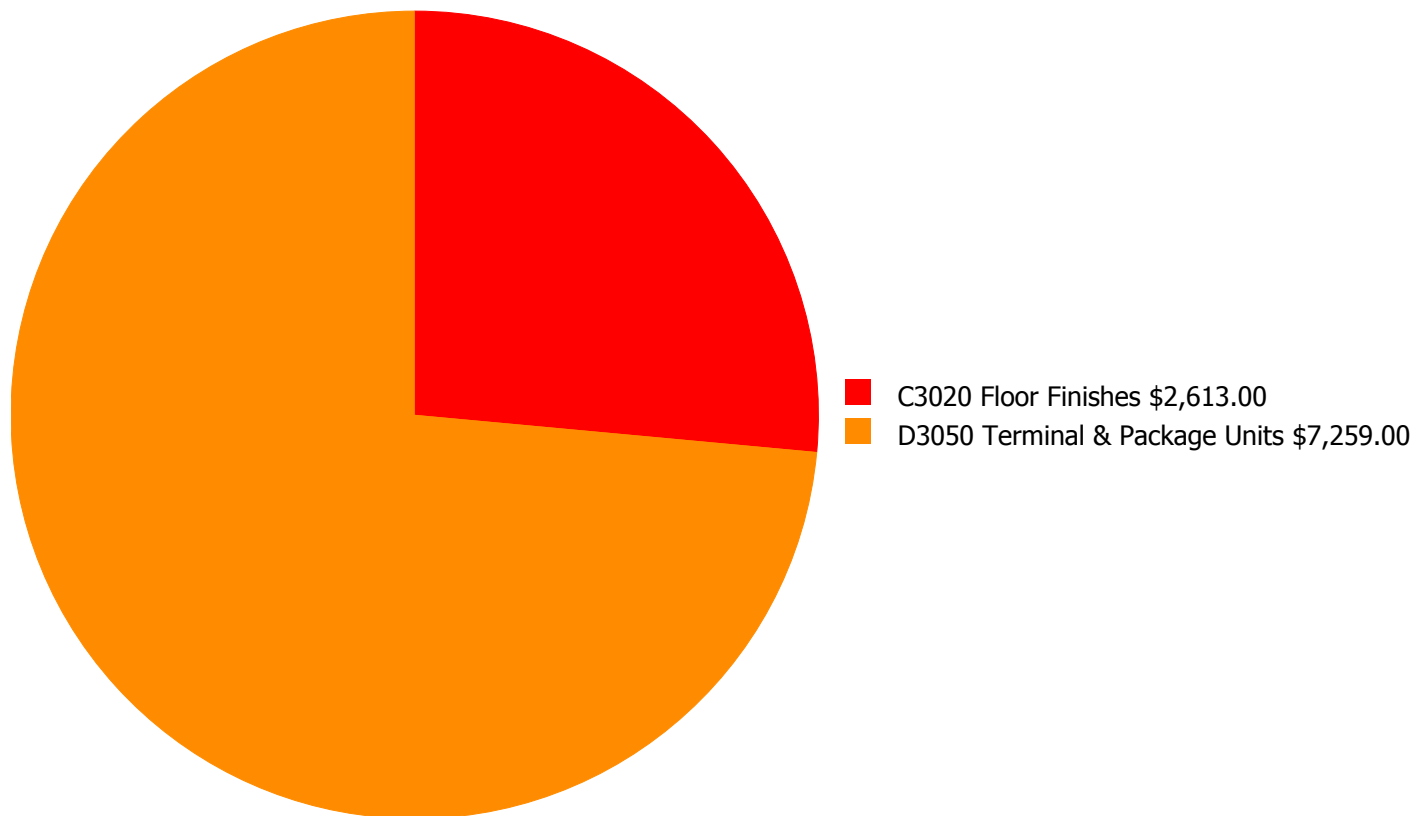
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

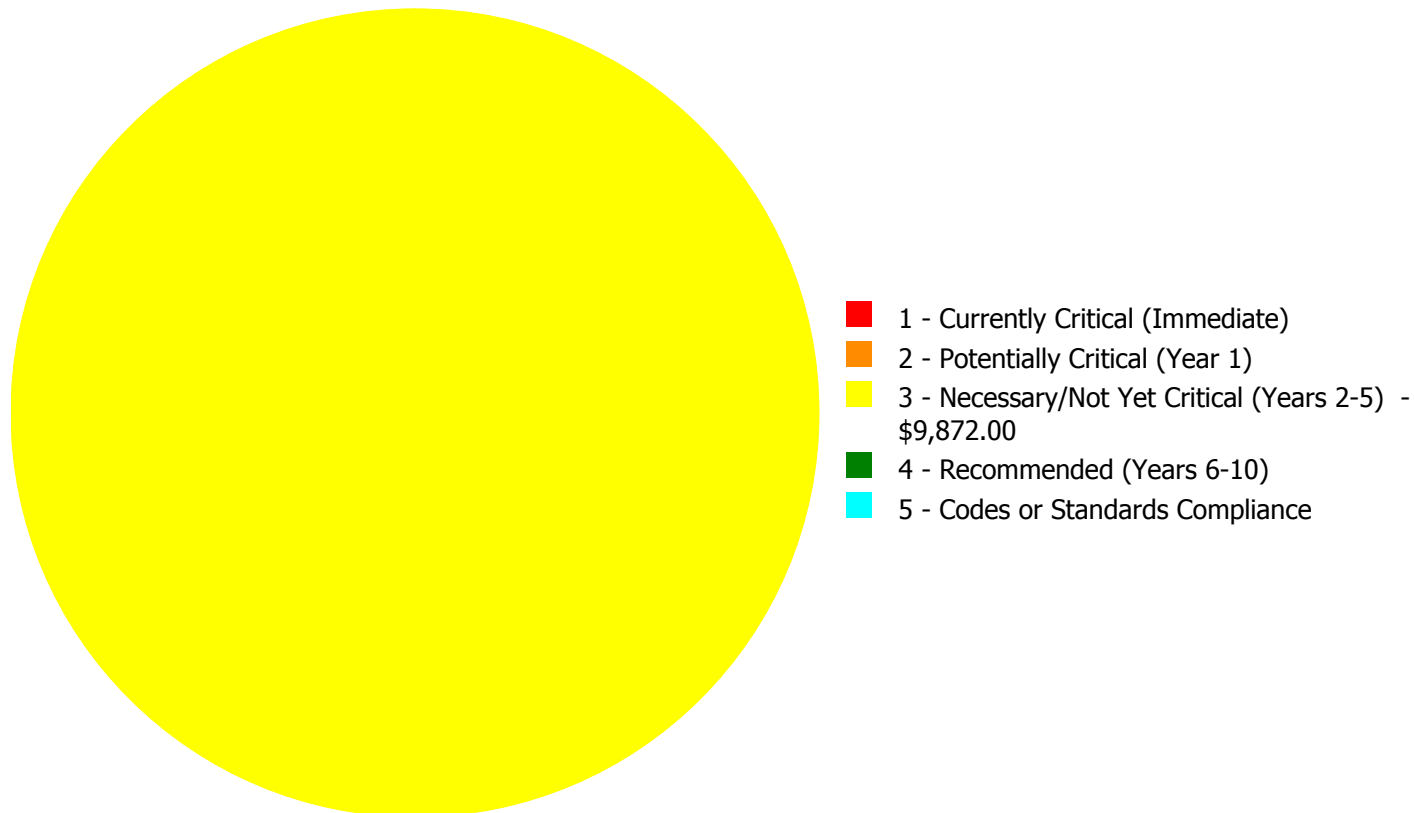
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$9,872.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$9,872.00

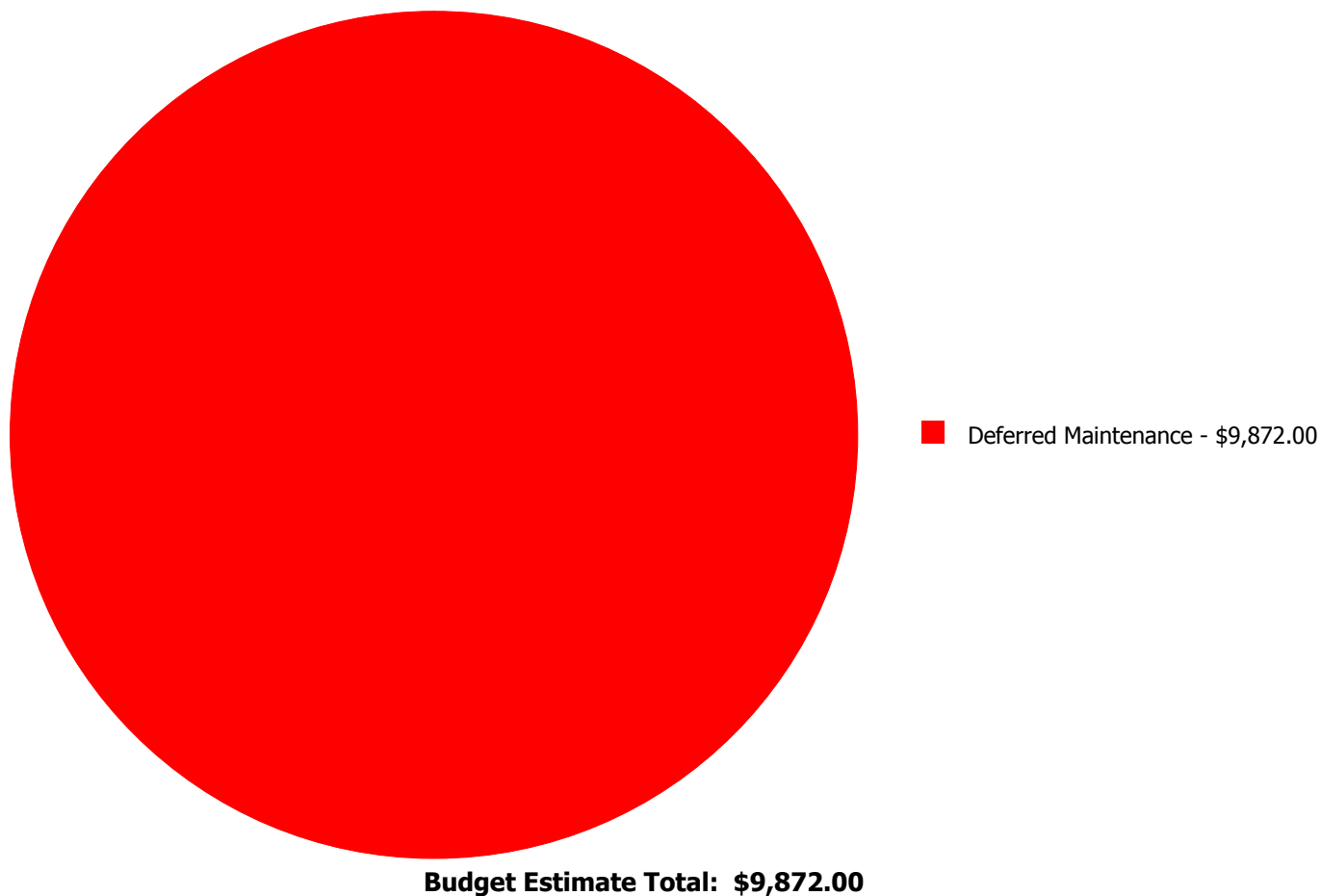
Deficiency By Priority Investment Table

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
C3020	Floor Finishes	\$0.00	\$0.00	\$2,613.00	\$0.00	\$0.00	\$2,613.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$7,259.00	\$0.00	\$0.00	\$7,259.00
	Total:	\$0.00	\$0.00	\$9,872.00	\$0.00	\$0.00	\$9,872.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

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

System: C3020 - Floor Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 192.00
Unit of Measure: S.F.
Estimate: \$2,613.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The original flooring is in poor conditions and should be replaced.

System: D3050 - Terminal & Package Units



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 192.00
Unit of Measure: S.F.
Estimate: \$7,259.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: Terminal and package units are beyond their expected service life and should be scheduled for replacement.

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):	912
Year Built:	1997
Last Renovation:	
Replacement Value:	\$106,787
Repair Cost:	\$10,704.00
Total FCI:	10.02 %
Total RSLI:	46.99 %
FCA Score:	89.98



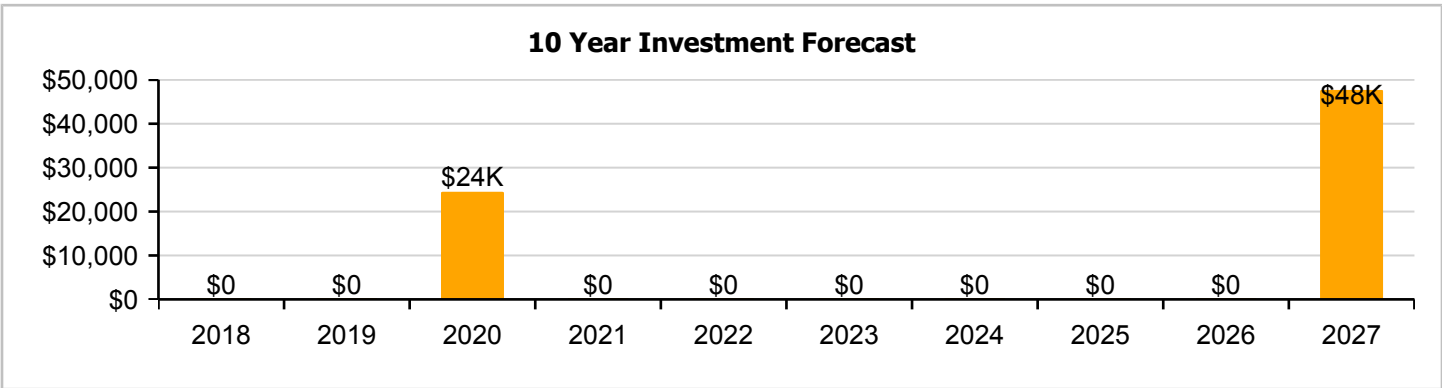
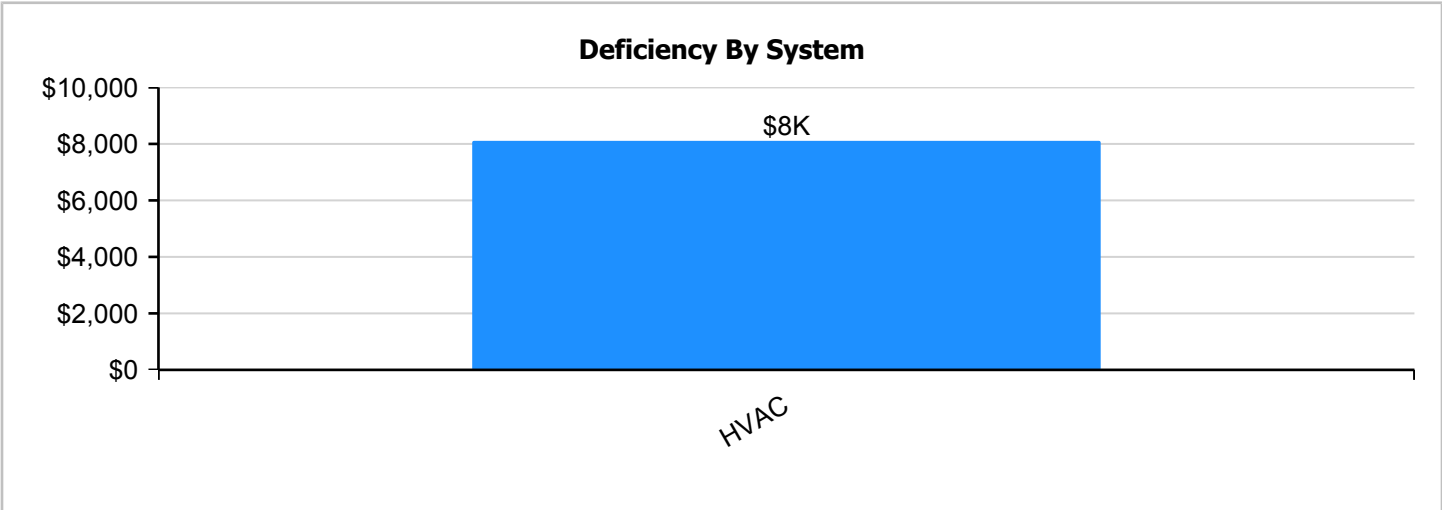
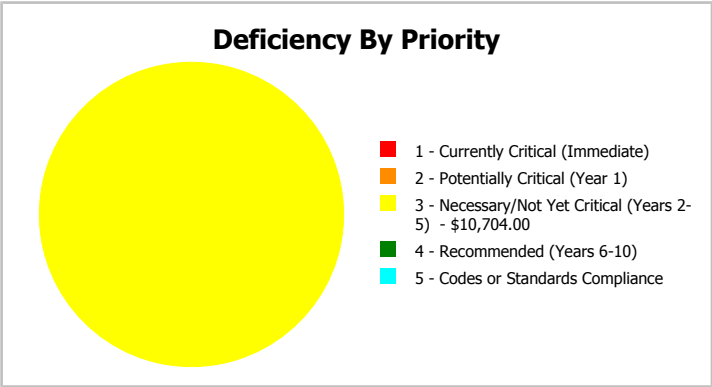
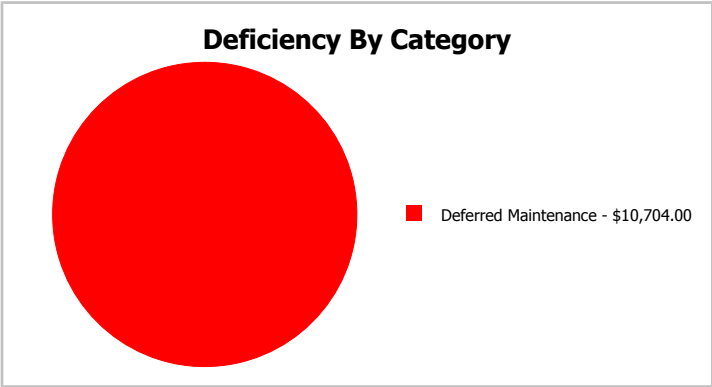
Description:

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:	912
Year Built:	1997	Last Renovation:	
Repair Cost:	\$10,704	Replacement Value:	\$106,787
FCI:	10.02 %	RSLI%:	46.99 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	80.00 %	0.00 %	\$0.00
B10 - Superstructure	80.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	66.78 %	0.00 %	\$0.00
B30 - Roofing	15.00 %	0.00 %	\$0.00
C10 - Interior Construction	47.07 %	0.00 %	\$0.00
C30 - Interior Finishes	30.00 %	0.00 %	\$0.00
D20 - Plumbing	33.33 %	0.00 %	\$0.00
D30 - HVAC	11.13 %	73.26 %	\$10,704.00
D50 - Electrical	34.81 %	0.00 %	\$0.00
Totals:	46.99 %	10.02 %	\$10,704.00

Photo Album

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

1). South Elevation - Feb 12, 2017



2). East Elevation - Feb 12, 2017



3). North Elevation - Feb 12, 2017



4). West Elevation - Feb 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	\$6.93	S.F.	912	100	1997	2097		80.00 %	0.00 %	80			\$6,320
A1030	Slab on Grade	\$7.37	S.F.	912	100	1997	2097		80.00 %	0.00 %	80			\$6,721
B1020	Roof Construction	\$5.98	S.F.	912	100	1997	2097		80.00 %	0.00 %	80			\$5,454
B2010	Exterior Walls	\$18.04	S.F.	912	100	1997	2097		80.00 %	0.00 %	80			\$16,452
B2030	Exterior Doors	\$7.13	S.F.	912	30	1997	2027		33.33 %	0.00 %	10			\$6,503
B3010140	Asphalt Shingles	\$4.32	S.F.	912	20	1997	2017	2020	15.00 %	0.00 %	3			\$3,940
C1010	Partitions	\$10.34	S.F.	912	75	1997	2072		73.33 %	0.00 %	55			\$9,430
C1030	Fittings	\$8.47	S.F.	912	20	1997	2017	2020	15.00 %	0.00 %	3			\$7,725
C3010	Wall Finishes	\$7.46	S.F.	912	10	1997	2007	2020	30.00 %	0.00 %	3			\$6,804
D2010	Plumbing Fixtures	\$9.98	S.F.	912	30	1997	2027		33.33 %	0.00 %	10			\$9,102
D2020	Domestic Water Distribution	\$0.84	S.F.	912	30	1997	2027		33.33 %	0.00 %	10			\$766
D2030	Sanitary Waste	\$5.94	S.F.	912	30	1997	2027		33.33 %	0.00 %	10			\$5,417
D3040	Distribution Systems	\$5.35	S.F.	912	30	1997	2027		33.33 %	0.00 %	10			\$4,879
D3050	Terminal & Package Units	\$10.67	S.F.	912	15	1997	2012		0.00 %	110.00 %	-5		\$10,704.00	\$9,731
D5010	Electrical Service/Distribution	\$1.47	S.F.	912	40	1997	2037		50.00 %	0.00 %	20			\$1,341
D5020	Branch Wiring	\$2.55	S.F.	912	30	1997	2027		33.33 %	0.00 %	10			\$2,326
D5020	Lighting	\$3.58	S.F.	912	30	1997	2027		33.33 %	0.00 %	10			\$3,265
D5090	Other Electrical Systems	\$0.67	S.F.	912	20	1997	2017	2020	15.00 %	0.00 %	3			\$611
Total									46.99 %	10.02 %			\$10,704.00	\$106,787

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2030 - Exterior Doors



Note:

System: B3010140 - Asphalt Shingles



Note:

Campus Assessment Report - 1997 Restrooms Bldg

System: C1010 - Partitions



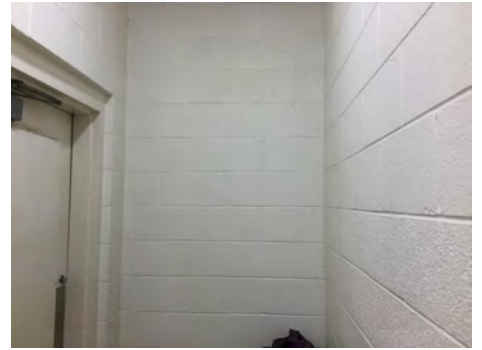
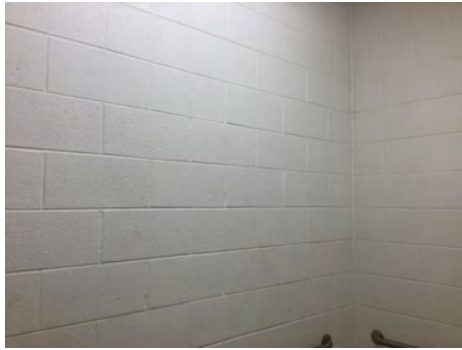
Note:

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes



Note:

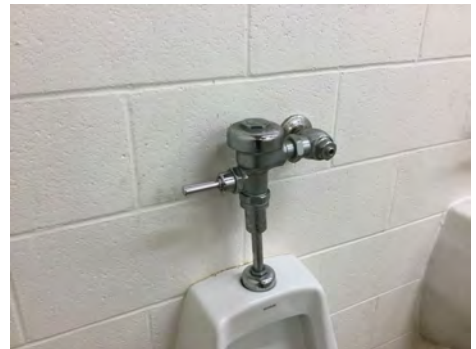
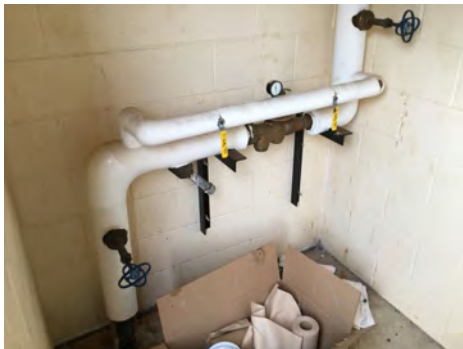
Campus Assessment Report - 1997 Restrooms Bldg

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

Campus Assessment Report - 1997 Restrooms Bldg

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

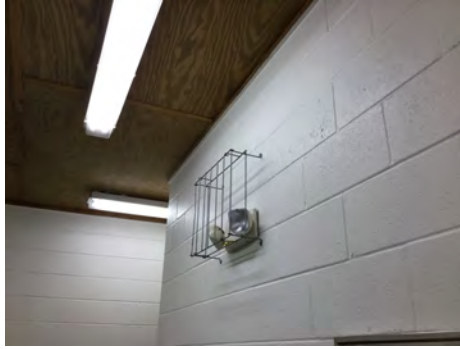
System: D5010 - Electrical Service/Distribution



Note:

Campus Assessment Report - 1997 Restrooms Bldg

System: D5020 - Branch Wiring



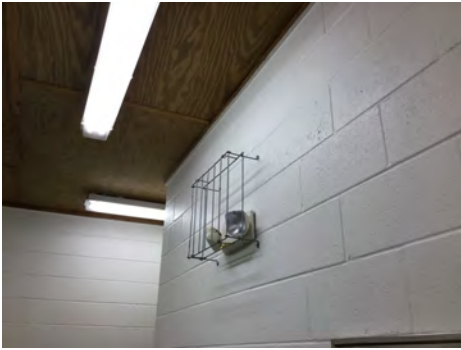
Note:

System: D5020 - Lighting



Note:

System: D5090 - Other Electrical Systems



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:	\$10,704	\$0	\$0	\$24,483	\$0	\$0	\$0	\$0	\$0	\$0	\$47,686	\$82,873
* 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	\$9,613	\$9,613
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
B3010140 - Asphalt Shingles	\$0	\$0	\$0	\$6,285	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,285
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
C1030 - Fittings	\$0	\$0	\$0	\$9,285	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,285
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$8,178	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,178
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	\$13,455	\$13,455
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,133	\$1,133
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,008	\$8,008
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

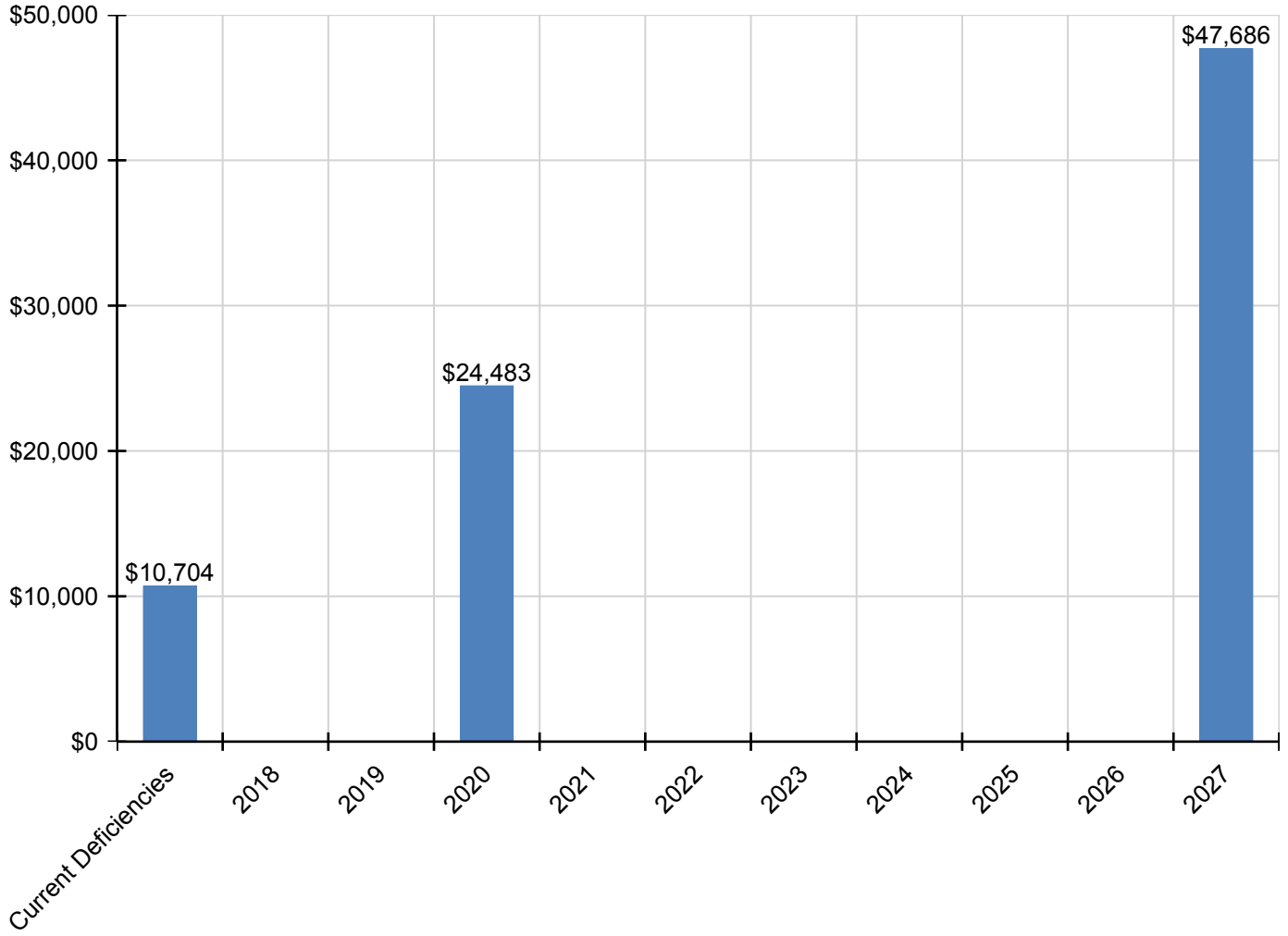
Campus Assessment Report - 1997 Restrooms Bldg

D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,213	\$7,213
D3050 - Terminal & Package Units	\$10,704	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,704
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	\$3,438	\$3,438
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,826	\$4,826
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$734	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$734

* Indicates non-renewable system

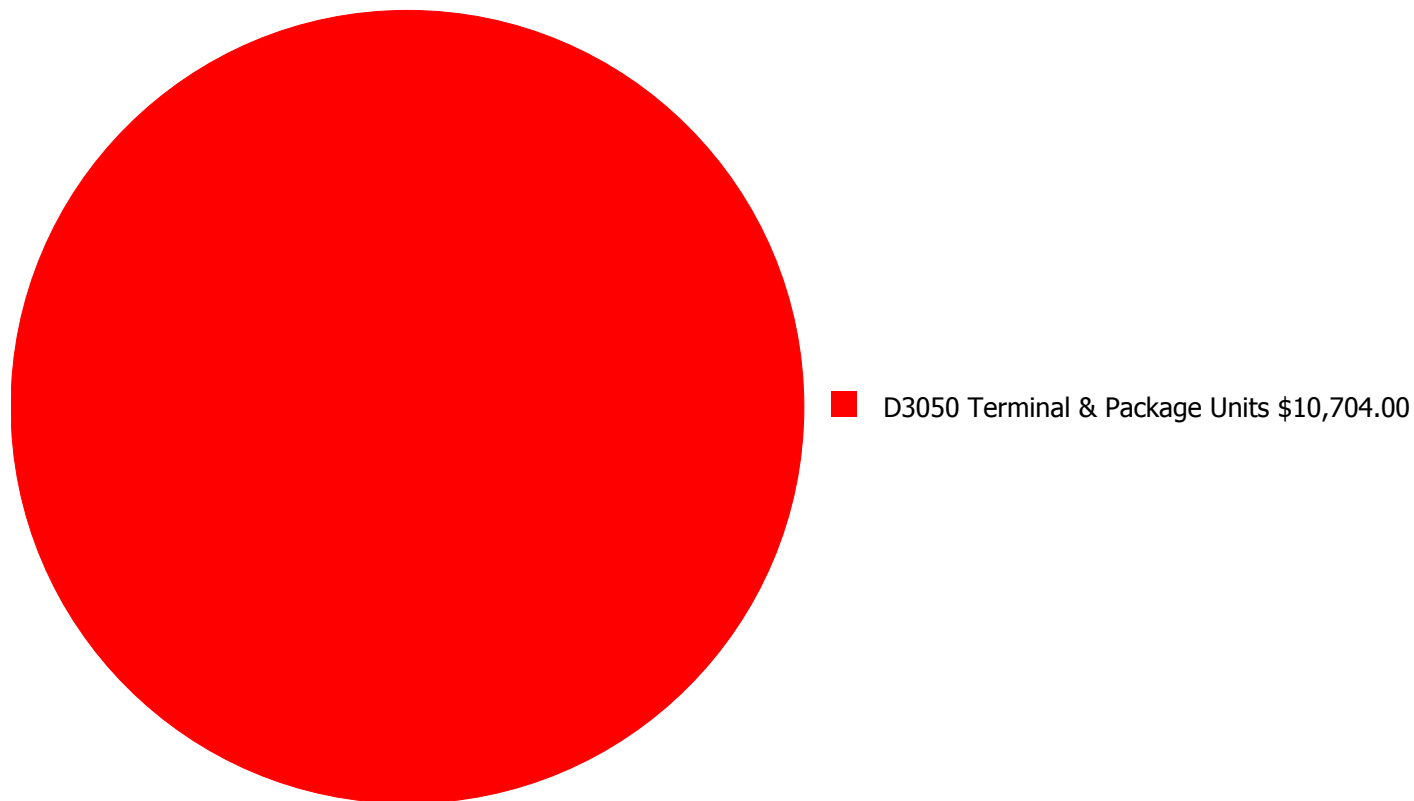
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

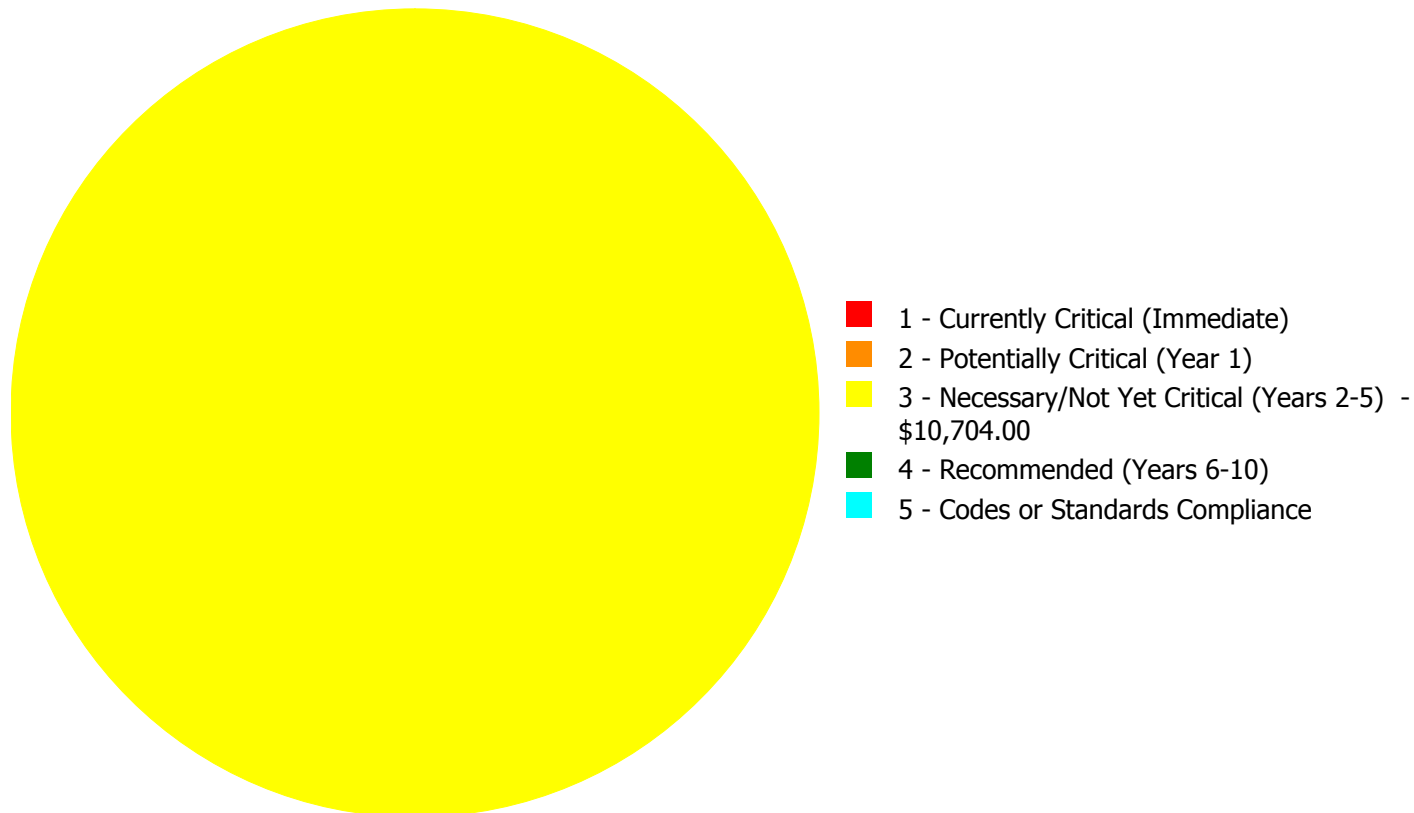
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$10,704.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$10,704.00

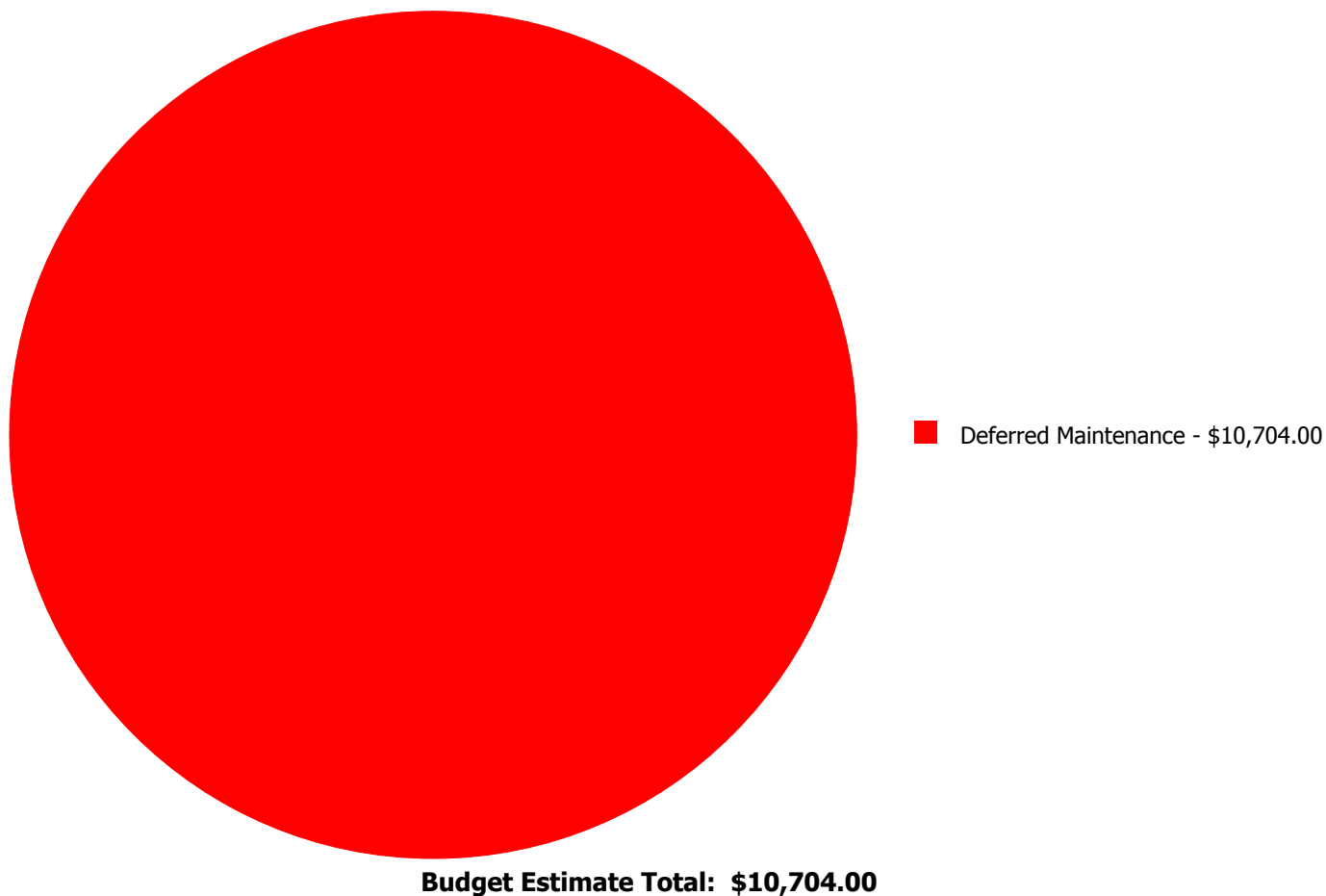
Deficiency By Priority Investment Table

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
D3050	Terminal & Package Units	\$0.00	\$0.00	\$10,704.00	\$0.00	\$0.00	\$10,704.00
	Total:	\$0.00	\$0.00	\$10,704.00	\$0.00	\$0.00	\$10,704.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

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

System: D3050 - Terminal & Package Units



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 912.00
Unit of Measure: S.F.
Estimate: \$10,704.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: Terminal and package units are beyond their expected service life and should be scheduled for replacement.

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):	50
Year Built:	1997
Last Renovation:	
Replacement Value:	\$17,749
Repair Cost:	\$315.00
Total FCI:	1.77 %
Total RSLI:	54.82 %
FCA Score:	98.23



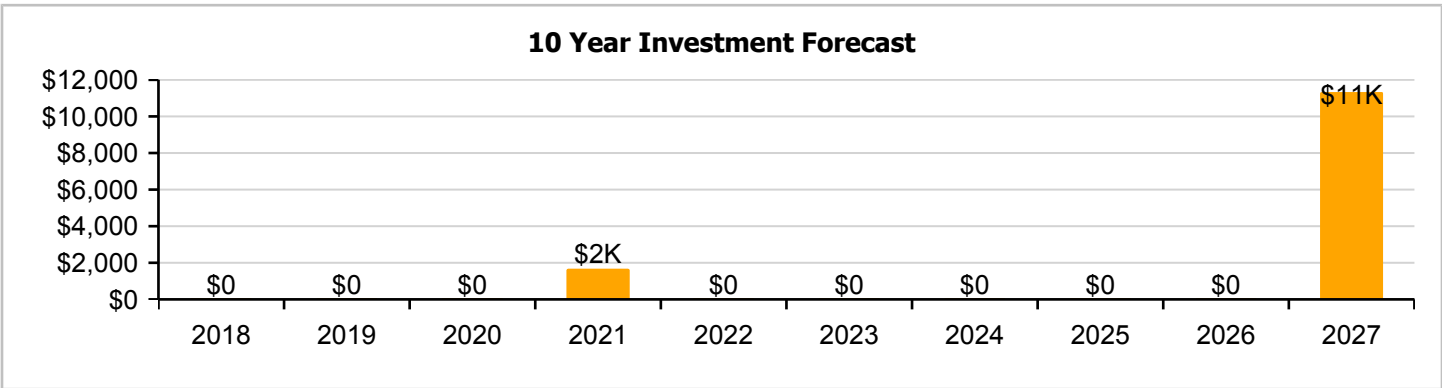
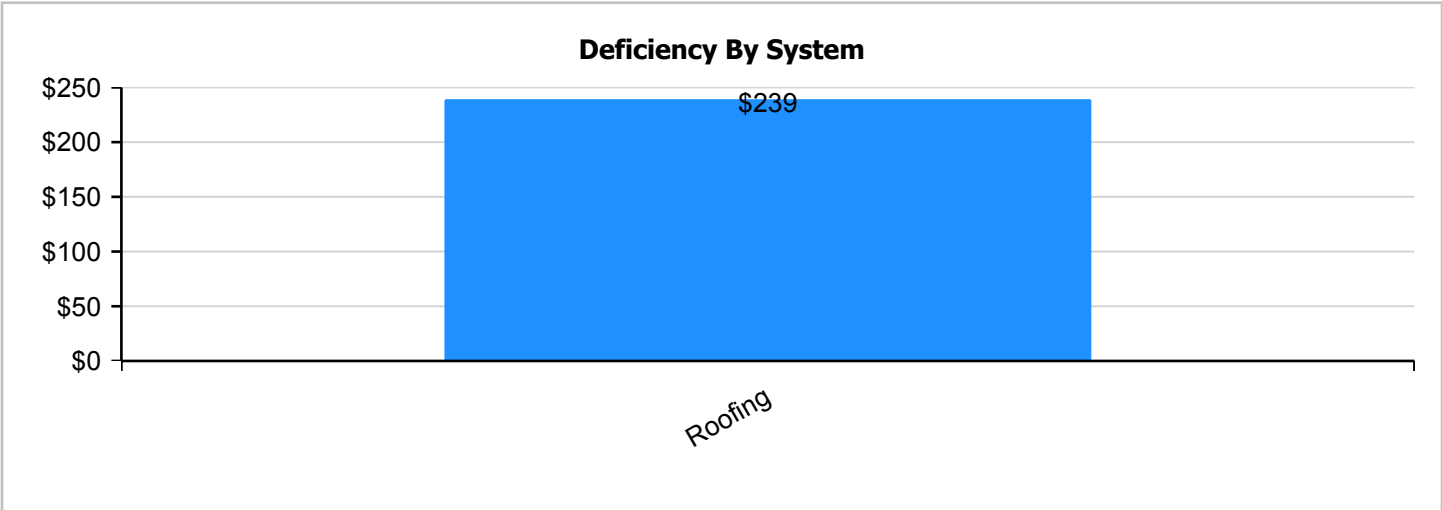
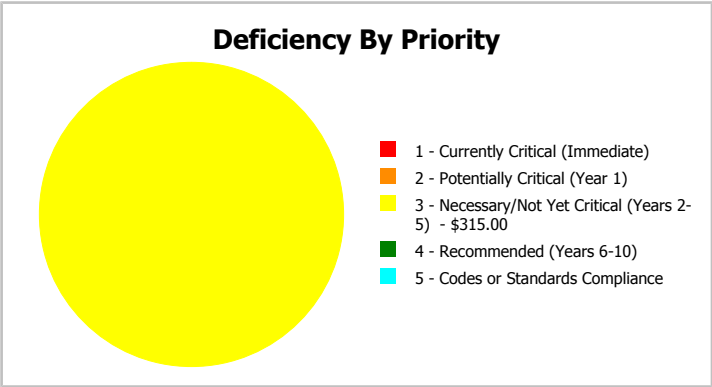
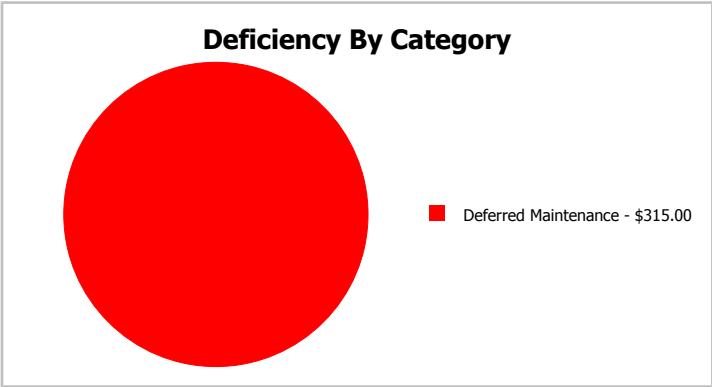
Description:

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:	50
Year Built:	1997	Last Renovation:	
Repair Cost:	\$315	Replacement Value:	\$17,749
FCI:	1.77 %	RSLI%:	54.82 %



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	80.00 %	0.00 %	\$0.00
B10 - Superstructure	80.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	53.37 %	0.00 %	\$0.00
B30 - Roofing	0.00 %	145.83 %	\$315.00
D30 - HVAC	26.67 %	0.00 %	\$0.00
D50 - Electrical	33.33 %	0.00 %	\$0.00
Totals:	54.83 %	1.77 %	\$315.00

Photo Album

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

1). Southwest Elevation - Feb 15, 2017



2). Southeast Elevation - Feb 15, 2017



3). Northeast Elevation - Feb 15, 2017



4). Northwest Elevation - Feb 15, 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	\$40.29	S.F.	50	100	1997	2097		80.00 %	0.00 %	80			\$2,015
A1030	Slab on Grade	\$38.82	S.F.	50	100	1997	2097		80.00 %	0.00 %	80			\$1,941
B1020	Roof Construction	\$30.99	S.F.	50	100	1997	2097		80.00 %	0.00 %	80			\$1,550
B2010	Exterior Walls	\$60.31	S.F.	50	100	1997	2097		80.00 %	0.00 %	80			\$3,016
B2020	Exterior Windows	\$46.73	S.F.	50	30	1997	2027		33.33 %	0.00 %	10			\$2,337
B2030	Exterior Doors	\$33.40	S.F.	50	30	1997	2027		33.33 %	0.00 %	10			\$1,670
B3010140	Asphalt Shingles	\$4.32	S.F.	50	20	1997	2017		0.00 %	145.83 %	0		\$315.00	\$216
D3050	Terminal & Package Units	\$26.99	S.F.	50	15	1997	2012	2021	26.67 %	0.00 %	4			\$1,350
D5020	Branch Wiring	\$40.22	S.F.	50	30	1997	2027		33.33 %	0.00 %	10			\$2,011
D5020	Lighting	\$32.85	S.F.	50	30	1997	2027		33.33 %	0.00 %	10			\$1,643
Total									54.83 %	1.77 %			\$315.00	\$17,749

System Notes

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

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

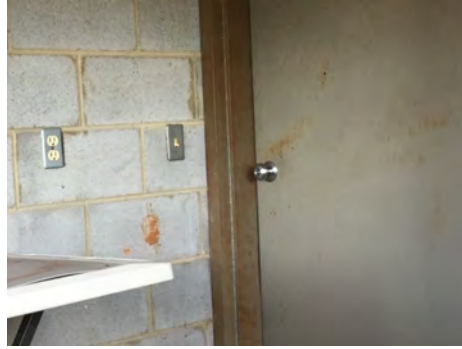
System: B2020 - Exterior Windows



Note:

Campus Assessment Report - 1997 Ticket Booth

System: B2030 - Exterior Doors



Note:

System: B3010140 - Asphalt Shingles



Note:

System: D3050 - Terminal & Package Units



Note:

Campus Assessment Report - 1997 Ticket Booth

System: D5020 - Branch Wiring



Note:

System: D5020 - 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.

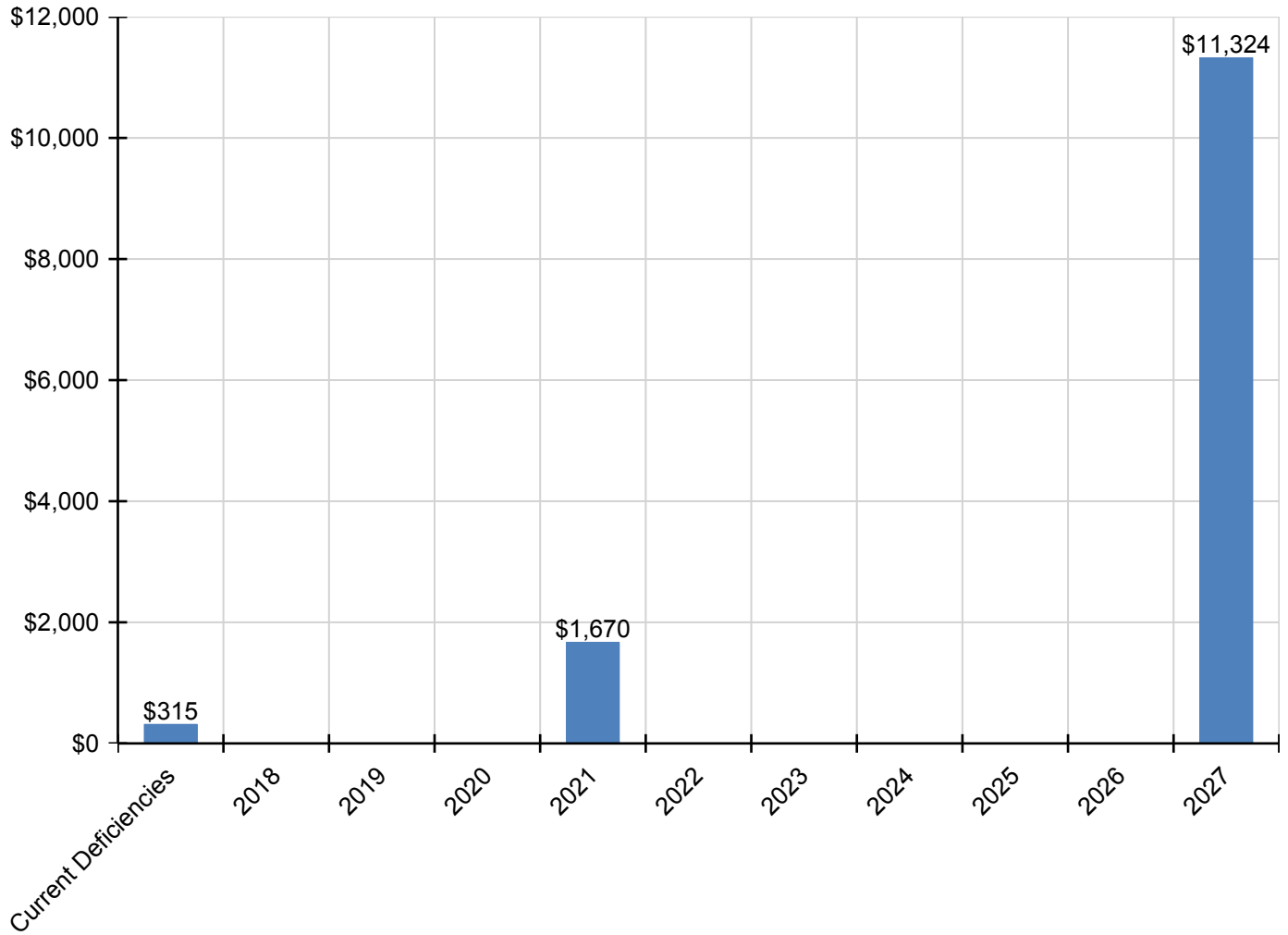
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$315	\$0	\$0	\$0	\$1,670	\$0	\$0	\$0	\$0	\$0	\$11,324	\$13,309
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,454	\$3,454
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,469	\$2,469
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
B3010140 - Asphalt Shingles	\$315	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$315
D - Services	\$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
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$1,670	\$0	\$0	\$0	\$0	\$0	\$0	\$1,670
D50 - Electrical	\$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	\$2,973	\$2,973
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,428	\$2,428

** Indicates non-renewable system*

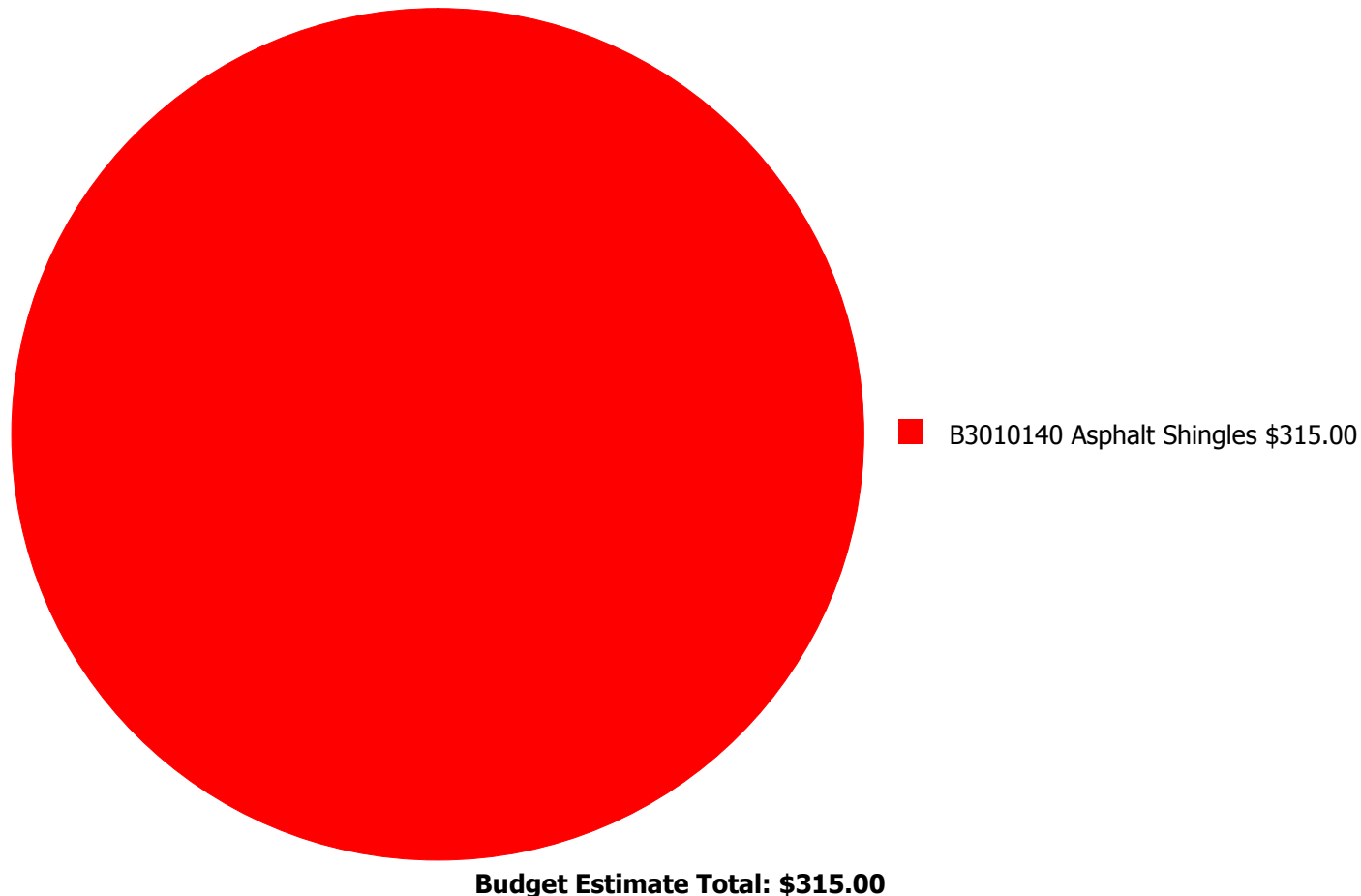
Forecasted Capital Renewal Requirement

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



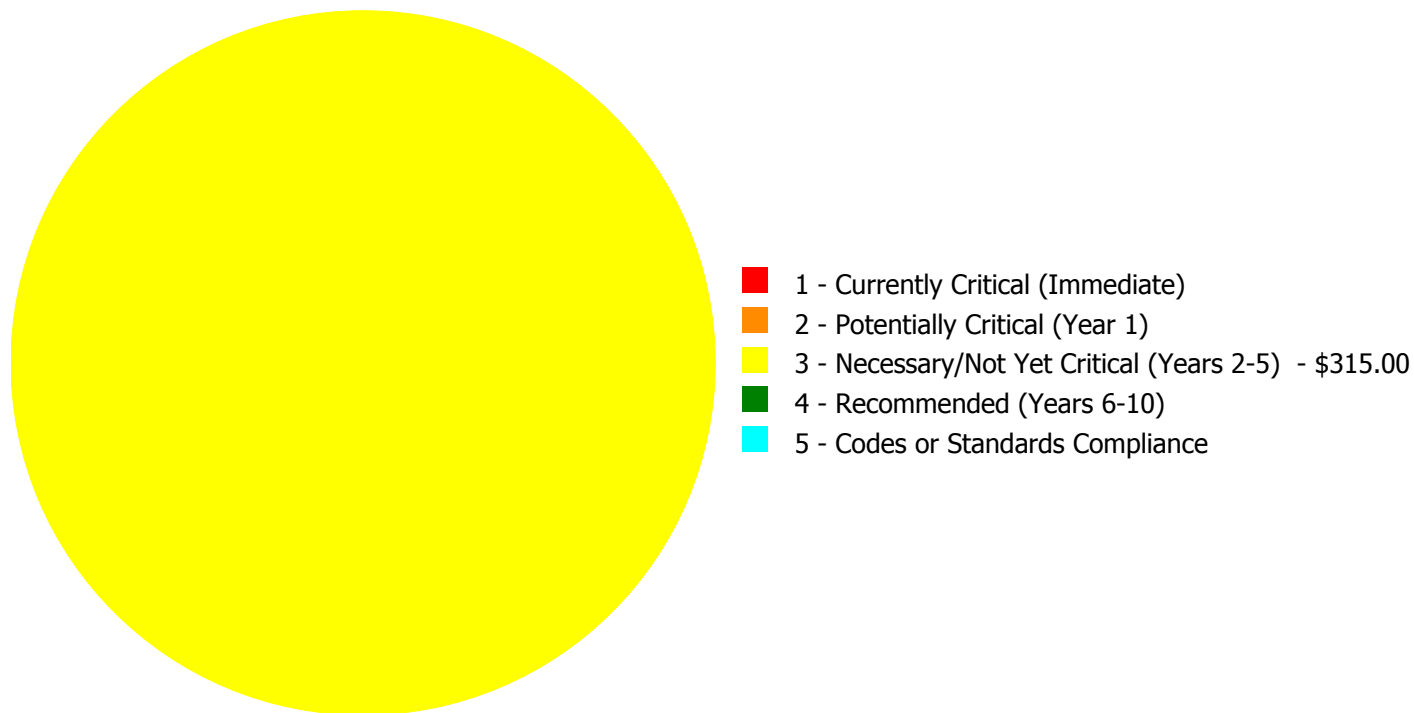
Deficiency Summary by System

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: \$315.00

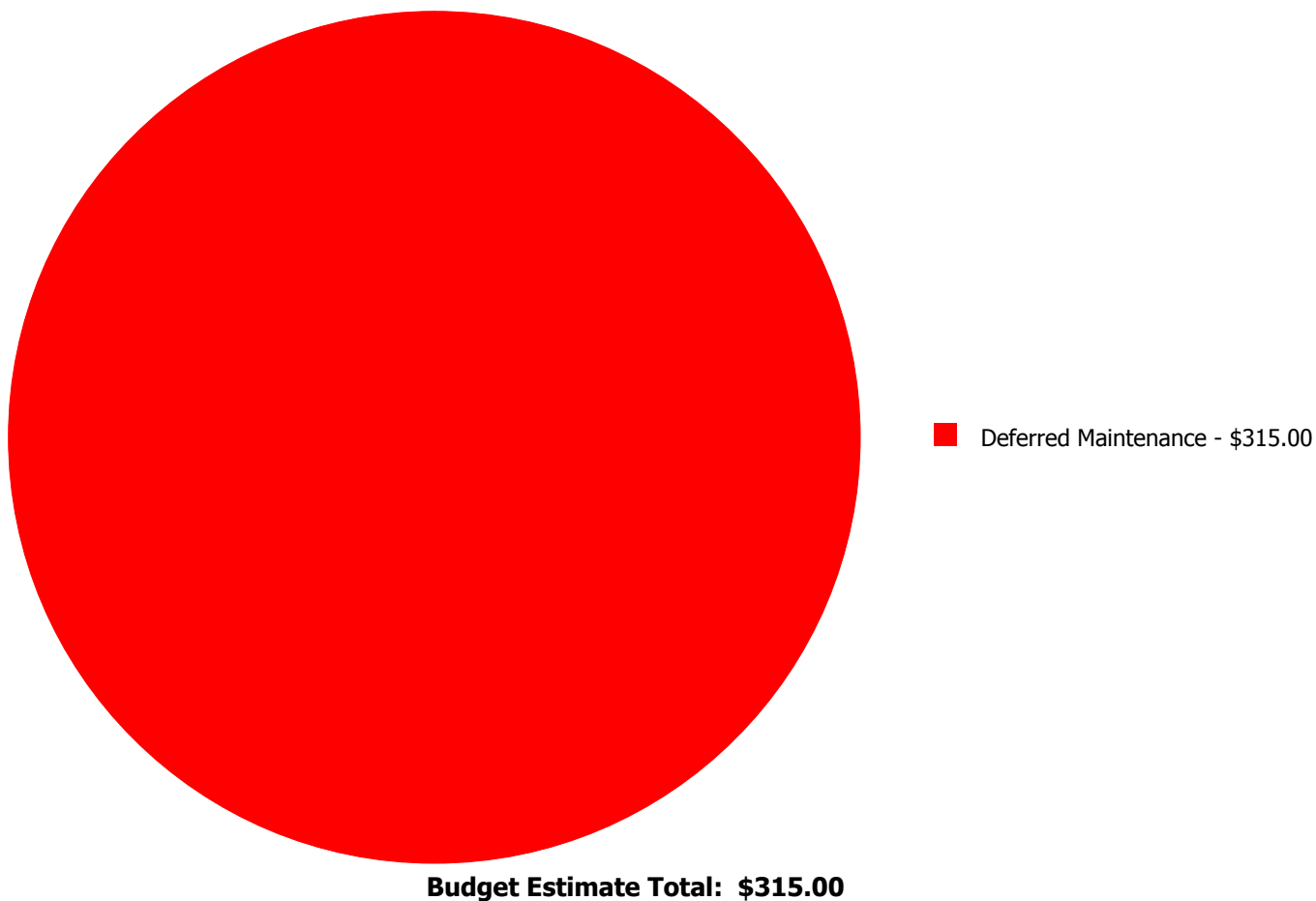
Deficiency By Priority Investment Table

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
B3010140	Asphalt Shingles	\$0.00	\$0.00	\$315.00	\$0.00	\$0.00	\$315.00
	Total:	\$0.00	\$0.00	\$315.00	\$0.00	\$0.00	\$315.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

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

System: B3010140 - Asphalt Shingles



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 50.00
Unit of Measure: S.F.
Estimate: \$315.00
Assessor Name: Terence Davis
Date Created: 01/04/2017

Notes: The asphalt shingles are aged and should be scheduled for replacement.

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):	2,100
Year Built:	2015
Last Renovation:	
Replacement Value:	\$246,561
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	96.75 %
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

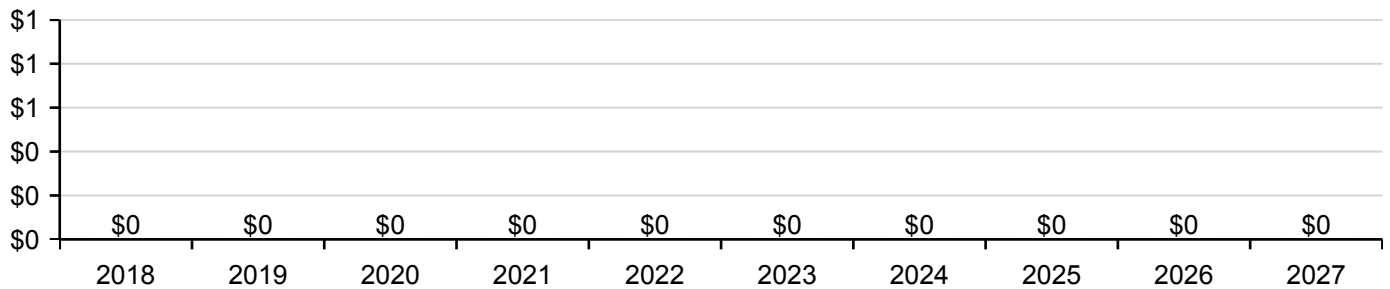
Function:	HS -High School	Gross Area:	2,100
Year Built:	2015	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$246,561
FCI:	0.00 %	RSLI%:	96.75 %

No data found for this asset

No data found for this asset

No data found for this asset

10 Year Investment Forecast



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	98.00 %	0.00 %	\$0.00
B10 - Superstructure	98.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	96.95 %	0.00 %	\$0.00
B30 - Roofing	93.33 %	0.00 %	\$0.00
D50 - Electrical	93.33 %	0.00 %	\$0.00
Totals:	96.75 %	0.00 %	\$0.00

Photo Album

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

1). Southeast Elevation - Feb 15, 2017



2). North Elevation - Feb 15, 2017



3). West Elevation - Feb 15, 2017



4). South Elevation - Feb 15, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$20.13	S.F.	2,100	100	2015	2115		98.00 %	0.00 %	98			\$42,273
A1030	Slab on Grade	\$19.75	S.F.	2,100	100	2015	2115		98.00 %	0.00 %	98			\$41,475
B1020	Roof Construction	\$16.26	S.F.	2,100	100	2015	2115		98.00 %	0.00 %	98			\$34,146
B2010	Exterior Walls	\$29.79	S.F.	2,100	100	2015	2115		98.00 %	0.00 %	98			\$62,559
B2030	Exterior Doors	\$8.66	S.F.	2,100	30	2015	2045		93.33 %	0.00 %	28			\$18,186
B3010130	Preformed Metal Roofing	\$9.66	S.F.	2,100	30	2015	2045		93.33 %	0.00 %	28			\$20,286
D5020	Branch Wiring	\$3.58	S.F.	2,100	30	2015	2045		93.33 %	0.00 %	28			\$7,518
D5020	Lighting	\$9.58	S.F.	2,100	30	2015	2045		93.33 %	0.00 %	28			\$20,118
Total									96.75 %					\$246,561

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:

Campus Assessment Report - 2005 Batting Cage Bldg

System: B3010130 - Preformed Metal Roofing



Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - 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.

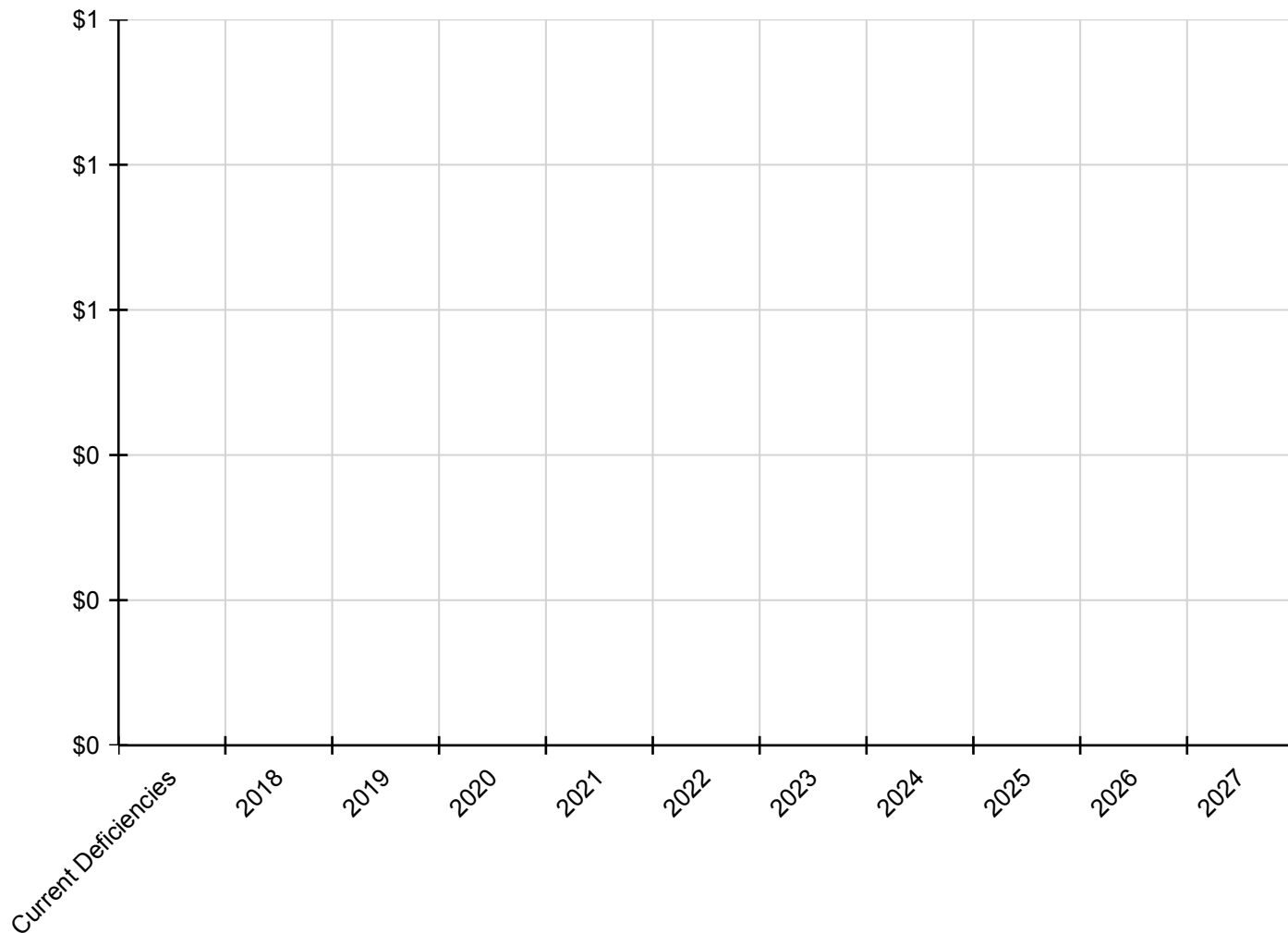
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$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
D - Services	\$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
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

** 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:	HS -High School
Gross Area (SF):	210,625
Year Built:	1960
Last Renovation:	1997
Replacement Value:	\$8,125,711
Repair Cost:	\$1,846,550.00
Total FCI:	22.72 %
Total RSLI:	21.16 %
FCA Score:	77.28



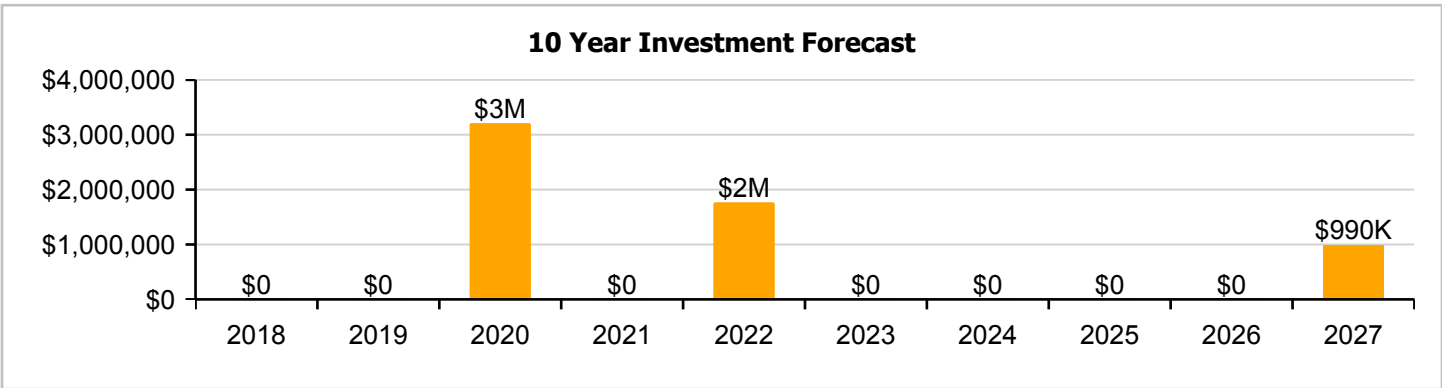
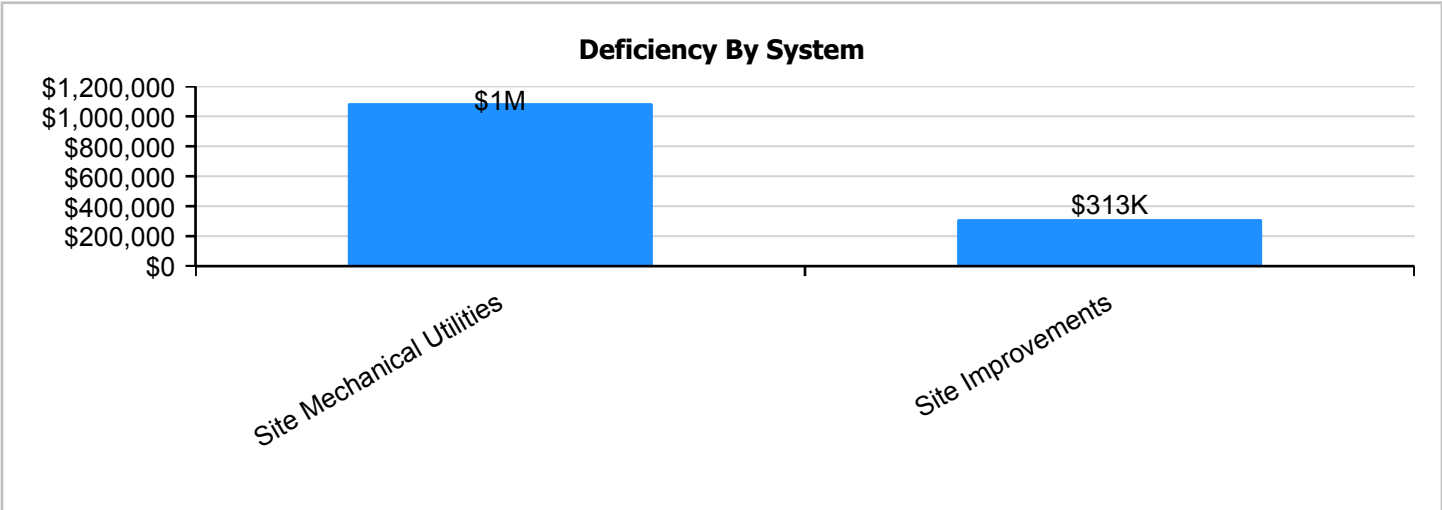
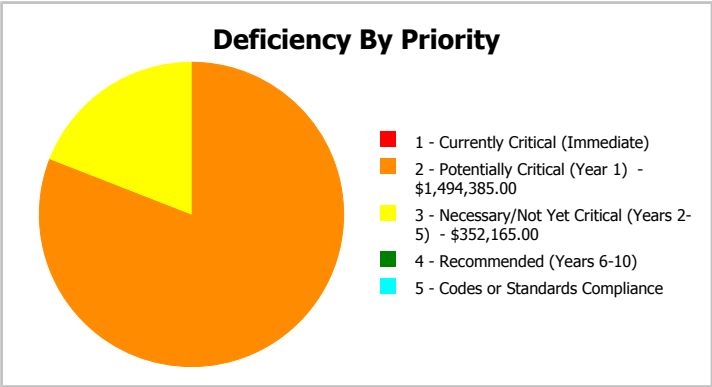
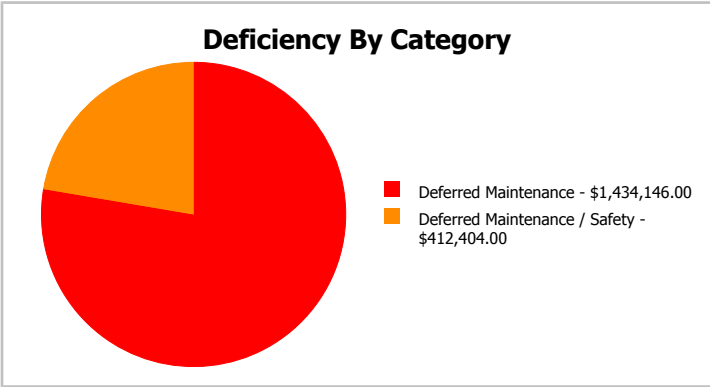
Description:

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:	210,625
Year Built:	1960	Last Renovation:	1997
Repair Cost:	\$1,846,550	Replacement Value:	\$8,125,711
FCI:	22.72 %	RSLI%:	21.16 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	16.37 %	7.50 %	\$412,404.00
G30 - Site Mechanical Utilities	18.82 %	74.42 %	\$1,434,146.00
G40 - Site Electrical Utilities	65.30 %	0.00 %	\$0.00
Totals:	21.16 %	22.72 %	\$1,846,550.00

Photo Album

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

- 1). Aerial Image of Anson High School - Feb 24, 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	\$3.76	S.F.	210,625	25	1997	2022		20.00 %	0.00 %	5			\$791,950
G2020	Parking Lots	\$1.61	S.F.	210,625	25	1997	2022		20.00 %	0.00 %	5			\$339,106
G2030	Pedestrian Paving	\$1.98	S.F.	210,625	30	1997	2027		33.33 %	0.00 %	10			\$417,038
G2040105	Fence & Guardrails	\$1.20	S.F.	210,625	30	1997	2027		33.33 %	0.00 %	10			\$252,750
G2040950	Baseball Field	\$5.78	S.F.	210,625	20	1997	2017	2020	15.00 %	0.00 %	3			\$1,217,413
G2040950	Covered Walkways	\$1.20	S.F.	210,625	25	1997	2022		20.00 %	0.00 %	5			\$252,750
G2040950	Football Field	\$3.38	S.F.	210,625	20	1997	2017	2020	15.00 %	0.00 %	3			\$711,913
G2040950	Playing Field	\$1.50	S.F.	210,625	20	1997	2017	2020	15.00 %	0.00 %	3			\$315,938
G2040950	Softball Field	\$2.01	S.F.	210,625	20	1997	2017	2020	15.00 %	0.00 %	3			\$423,356
G2040950	Track	\$1.78	S.F.	210,625	20	1997	2017		0.00 %	110.00 %	0		\$412,404.00	\$374,913
G2050	Landscaping	\$1.91	S.F.	210,625	15	1997	2012		0.00 %	0.00 %	-5			\$402,294
G3010	Water Supply	\$2.42	S.F.	210,625	50	1997	2047		60.00 %	0.00 %	30			\$509,713
G3020	Sanitary Sewer	\$1.52	S.F.	210,625	50	1960	2010		0.00 %	110.00 %	-7		\$352,165.00	\$320,150
G3030	Storm Sewer	\$4.67	S.F.	210,625	50	1960	2010		0.00 %	110.00 %	-7		\$1,081,981.00	\$983,619
G3060	Fuel Distribution	\$1.03	S.F.	110,226	40	1997	2037		50.00 %	0.00 %	20			\$113,533
G4010	Electrical Distribution	\$2.44	S.F.	210,625	50	1997	2047		60.00 %	0.00 %	30			\$513,925
G4030	Site Communications & Security	\$0.88	S.F.	210,625	15	2014	2029		80.00 %	0.00 %	12			\$185,350
Total									21.16 %	22.72 %			\$1,846,550.00	\$8,125,711

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:

Campus Assessment Report - Site

System: G2020 - Parking Lots



Note:

Campus Assessment Report - Site

System: G2030 - Pedestrian Paving



Note:

Campus Assessment Report - Site

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Baseball Field



Note:

Campus Assessment Report - Site

System: G2040950 - Covered Walkways



Note: covered walkway 1960 10,560 SF and 2002 1,299 SF total 11760 SF

System: G2040950 - Football Field



Note:

Campus Assessment Report - Site

System: G2040950 - Playing Field



Note:

System: G2040950 - Softball Field



Note:

System: G2040950 - Track



Note:

Campus Assessment Report - Site

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

Campus Assessment Report - Site

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer



Note:

Campus Assessment Report - Site

System: G3060 - Fuel Distribution



Note: Supplies Building E, H, K and W

System: G4010 - Electrical Distribution



Note:

Campus Assessment Report - Site

System: G4030 - Site Communications & Security



Note:

Renewal Schedule

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

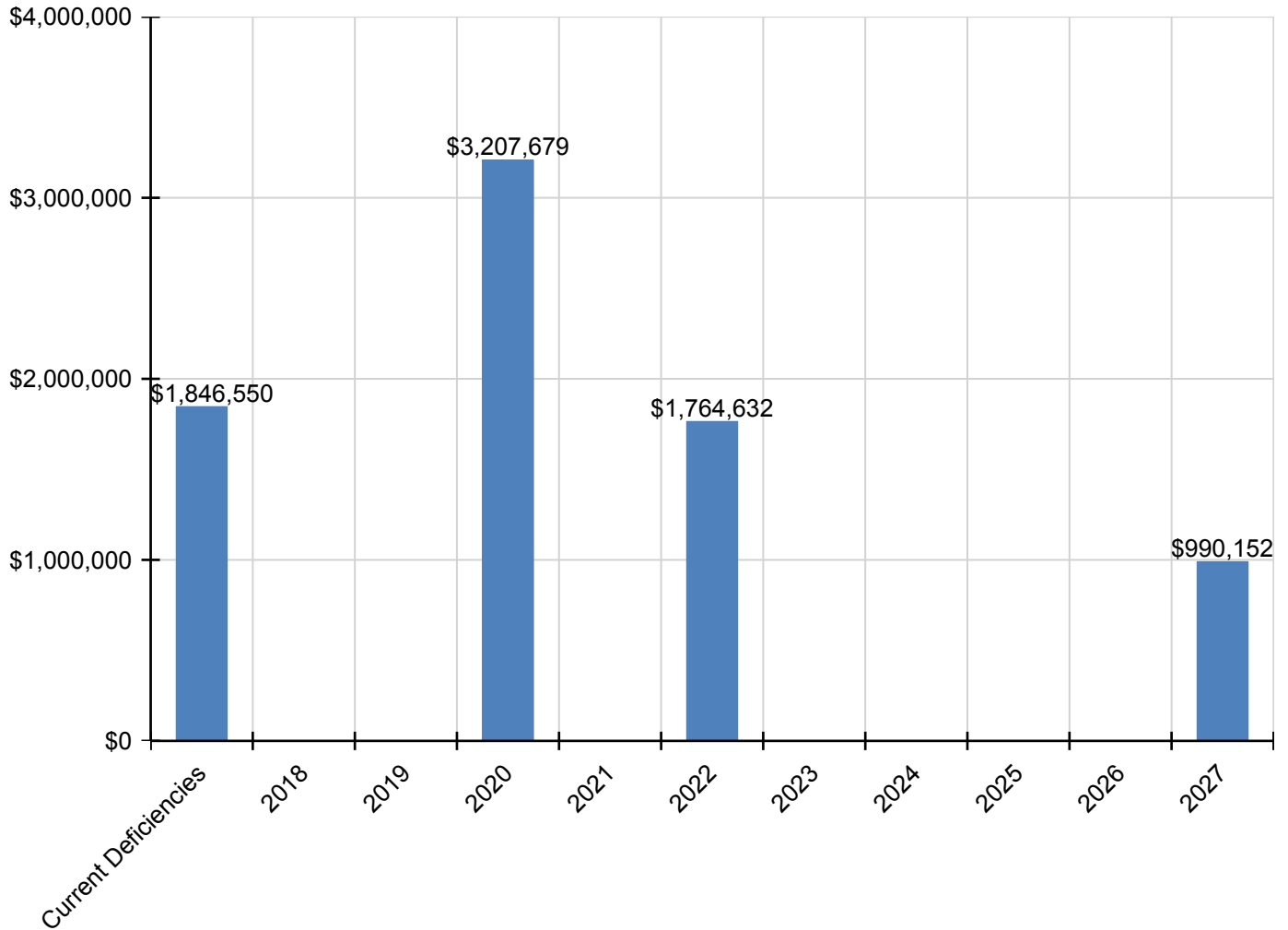
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$1,846,550	\$0	\$0	\$3,207,679	\$0	\$1,764,632	\$0	\$0	\$0	\$0	\$990,152	\$7,809,013
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	\$0	\$0	\$0	\$0	\$0	\$1,009,896	\$0	\$0	\$0	\$0	\$0	\$1,009,896
G2020 - Parking Lots	\$0	\$0	\$0	\$0	\$0	\$432,429	\$0	\$0	\$0	\$0	\$0	\$432,429
G2030 - Pedestrian Paving	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$616,510	\$616,510
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	\$373,642	\$373,642
G2040950 - Baseball Field	\$0	\$0	\$0	\$1,463,330	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,463,330
G2040950 - Covered Walkways	\$0	\$0	\$0	\$0	\$0	\$322,307	\$0	\$0	\$0	\$0	\$0	\$322,307
G2040950 - Football Field	\$0	\$0	\$0	\$855,719	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$855,719
G2040950 - Playing Field	\$0	\$0	\$0	\$379,757	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$379,757
G2040950 - Softball Field	\$0	\$0	\$0	\$508,874	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$508,874
G2040950 - Track	\$412,404	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$412,404
* 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	\$352,165	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$352,165
G3030 - Storm Sewer	\$1,081,981	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,081,981
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	\$0	\$0	\$0

* Indicates non-renewable system

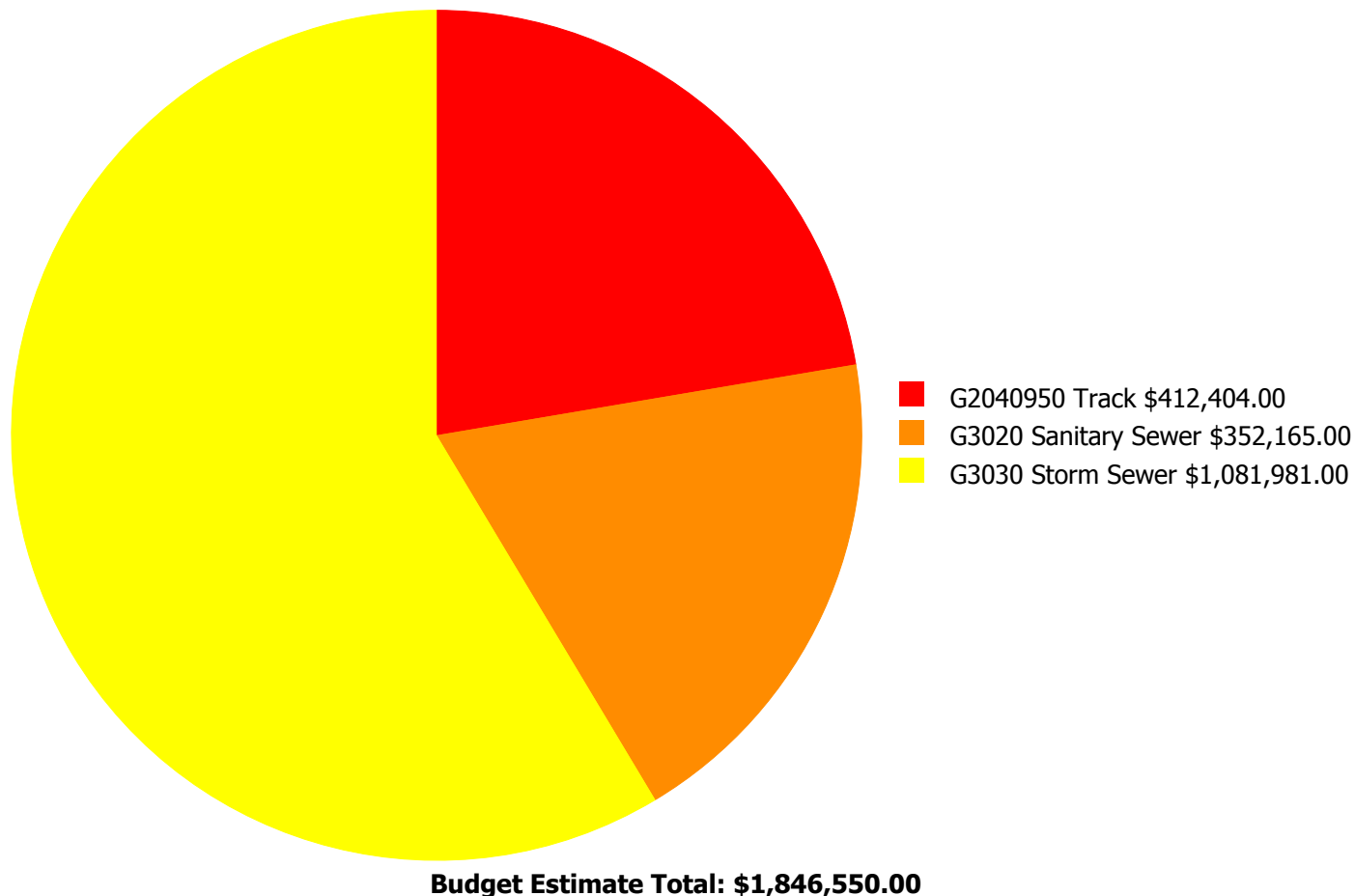
Forecasted Capital Renewal Requirement

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



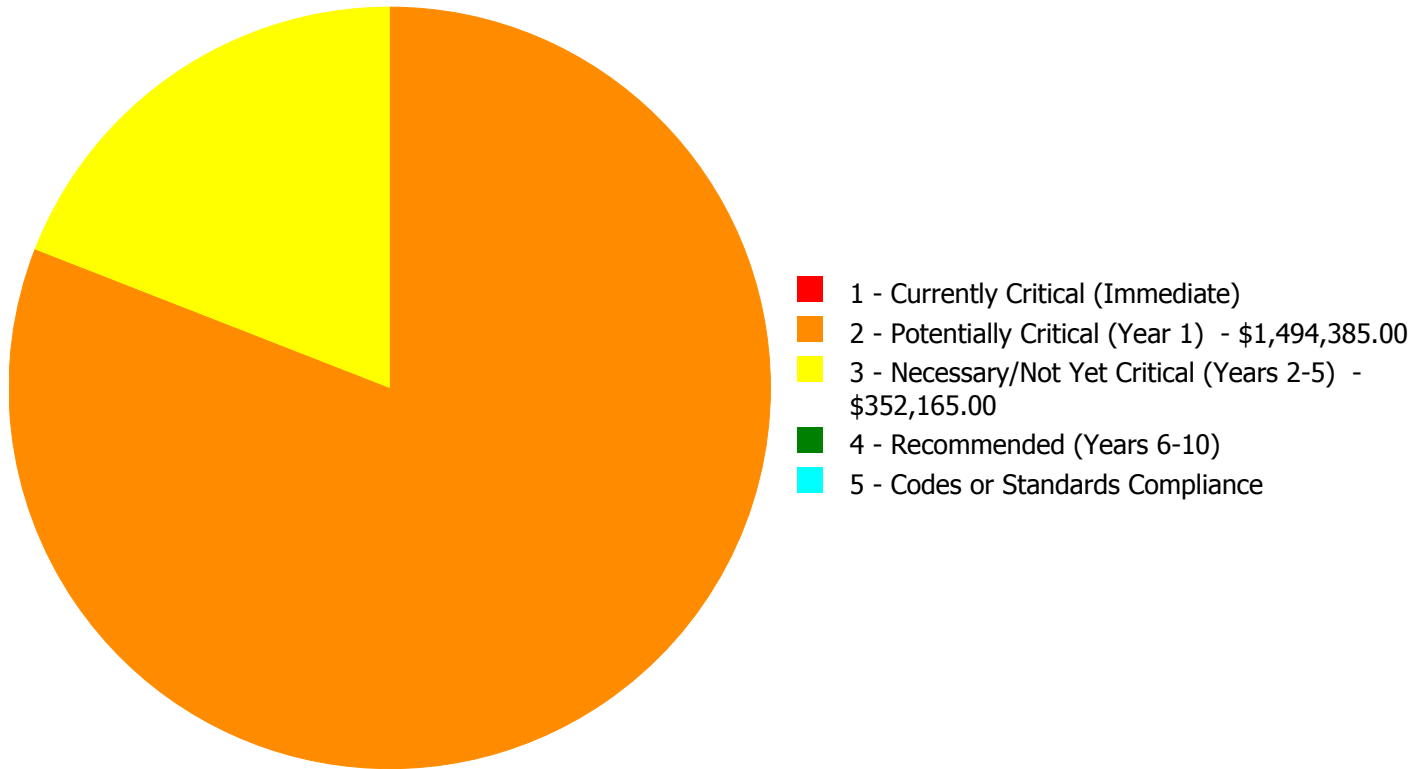
Deficiency Summary by System

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: \$1,846,550.00

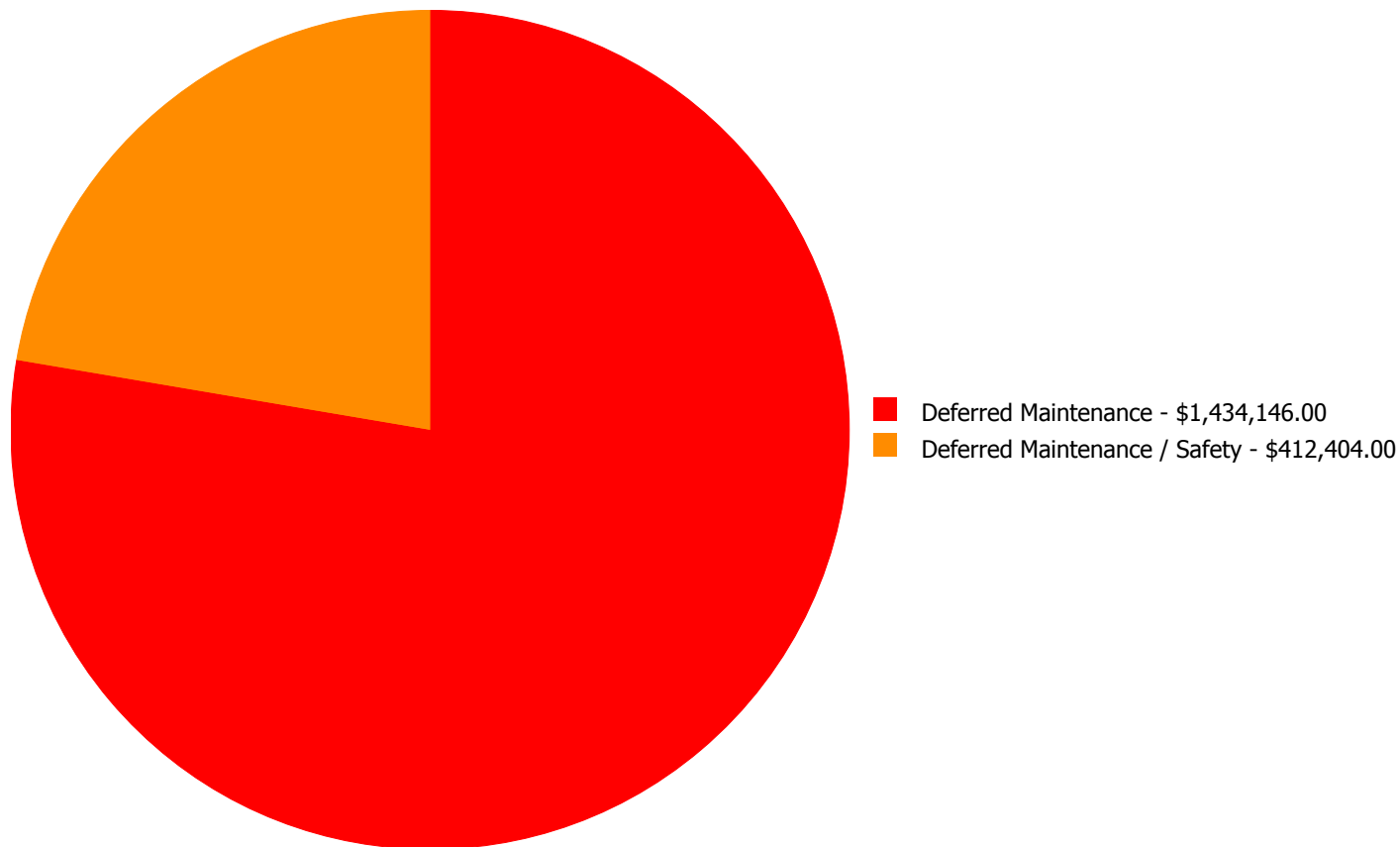
Deficiency By Priority Investment Table

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
G2040950	Track	\$0.00	\$412,404.00	\$0.00	\$0.00	\$0.00	\$412,404.00
G3020	Sanitary Sewer	\$0.00	\$0.00	\$352,165.00	\$0.00	\$0.00	\$352,165.00
G3030	Storm Sewer	\$0.00	\$1,081,981.00	\$0.00	\$0.00	\$0.00	\$1,081,981.00
	Total:	\$0.00	\$1,494,385.00	\$352,165.00	\$0.00	\$0.00	\$1,846,550.00

Deficiency Summary by Category

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



Budget Estimate Total: \$1,846,550.00

Deficiency Details by Priority

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

Priority 2 - Potentially Critical (Year 1):

System: G2040950 - Track



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance / Safety
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 210,625.00
Unit of Measure: S.F.
Estimate: \$412,404.00
Assessor Name: Eduardo Lopez
Date Created: 01/04/2017

Notes: The track is in deteriorating condition with many trip hazards and should be replaced.

System: G3030 - Storm Sewer



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 210,625.00
Unit of Measure: S.F.
Estimate: \$1,081,981.00
Assessor Name: Eduardo Lopez
Date Created: 02/17/2017

Notes: The storm sewer system is damaged in different locations and should be scheduled for replacement.

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

System: G3020 - Sanitary Sewer



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 210,625.00
Unit of Measure: S.F.
Estimate: \$352,165.00
Assessor Name: Eduardo Lopez
Date Created: 02/17/2017

Notes: The sanitary sewer system is beyond its expected service life and should be scheduled for replacement.
