

NC School District/220 Clay County/Elementary School

# Hayesville Elementary

Final

## Campus Assessment Report

March 13, 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):	66,484
Year Built:	1940
Last Renovation:	
Replacement Value:	\$13,248,017
Repair Cost:	\$2,803,983.00
Total FCI:	21.17 %
Total RSLI:	34.71 %
FCA Score:	78.83



### Description:

#### GENERAL:

Hayesville Elementary School is located at 72 Elementary School Dr. in Hayesville, N.C. The 1 story building and gym, 66,484 square foot building was originally constructed in 1940. In addition to the main building, the campus contains 3 buildings that was constructed in 1986.

This report contains condition and adequacy data collected during the 2017 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site and building elements.

### A. SUBSTRUCTURE

The building rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations. The building has a basement of cast in-place construction.

### B. SUPERSTRUCTURE

Floor construction is concrete in the main buildings and wood in buildings 1 and the K. Roof construction is concrete on the original school, steel on the main and wood on building 1 & K. The exterior envelope is composed of walls of brick veneer over CMU and wood. Exterior windows are aluminum frame with fixed panes. Exterior doors are aluminum mostly with glazing. Roofing is typically low slope built-up on the main buildings and sloped asphalt roofs on the remaining buildings. Roof openings include a roof hatch on the main building. Most building entrances appear to comply with ADA requirements.

### C. INTERIORS

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

### CONVEYING:

The building does not include conveying equipment.

### D. SERVICES

#### PLUMBING:

Plumbing fixtures are typically on-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 internal with roof drains. Other plumbing systems is supplied by underground fuel tank.

#### HVAC:

Heating is provided by gas fired boilers. Cooling is supplied by pad and/or pad mounted package units. The heating/cooling distribution system is a ductwork system. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are not centrally controlled by an energy management system. This building does not have a remote Building Automation System.

#### FIRE PROTECTION:

## Campus Assessment Report - Hayesville Elementary

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

### ELECTRICAL:

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

### COMMUNICATIONS AND SECURITY:

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

### OTHER ELECTRICAL SYSTEMS:

This building does not have a separately derived emergency power system. There is no emergency generator.

### E. EQUIPMENT & FURNISHINGS:

This building includes the following items and equipment: library equipment, athletic equipment, audio-visual, fixed casework, window treatment, floor grilles and mats, and multiple seating furnishings.

### G. SITE

The site elements are combined with the high school site.

#### Attributes:

##### General Attributes:

Condition Assessor:	Terence Davis	Assessment Date:	1/18/2017
Suitability Assessor:			

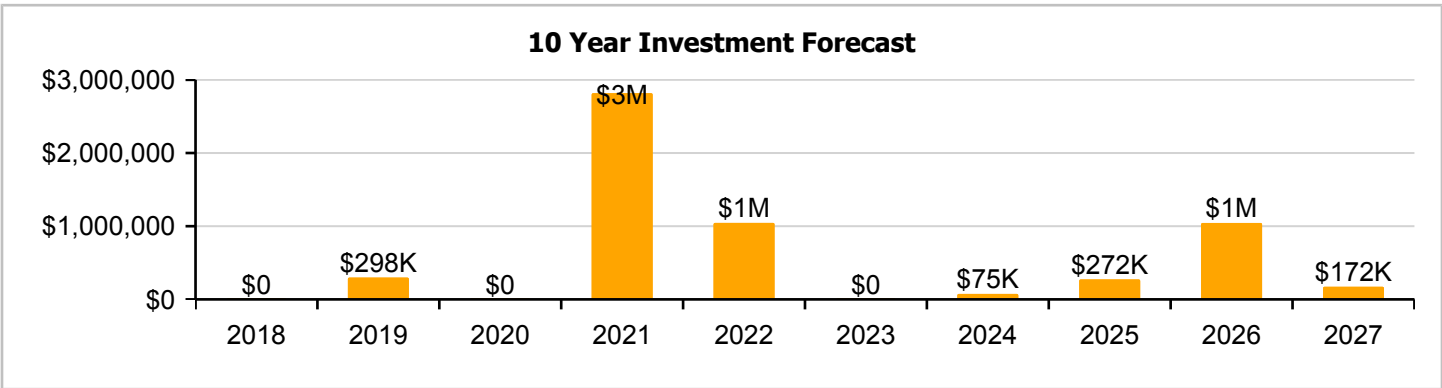
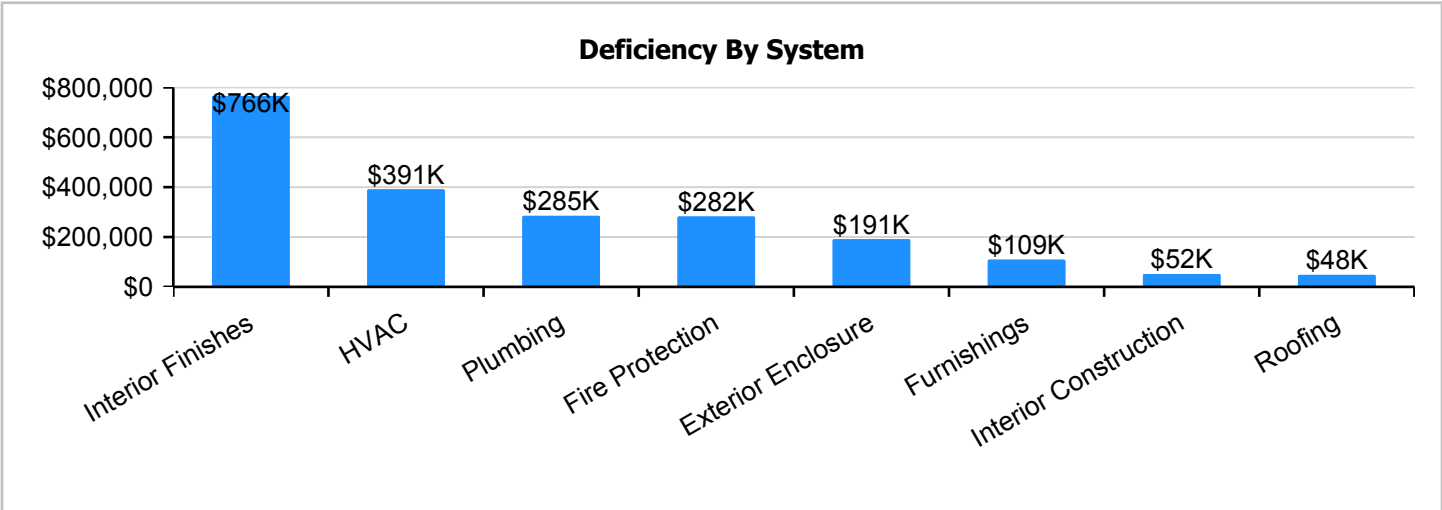
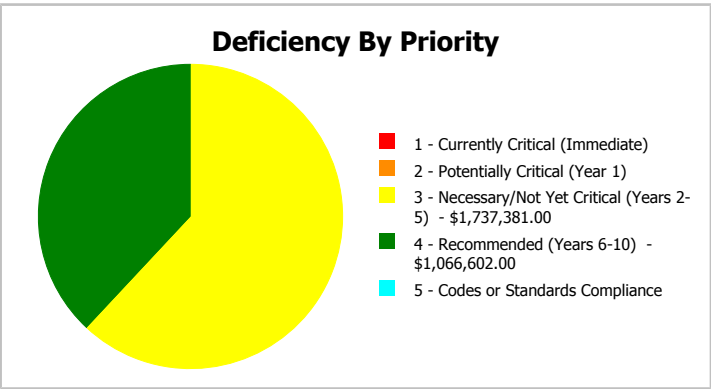
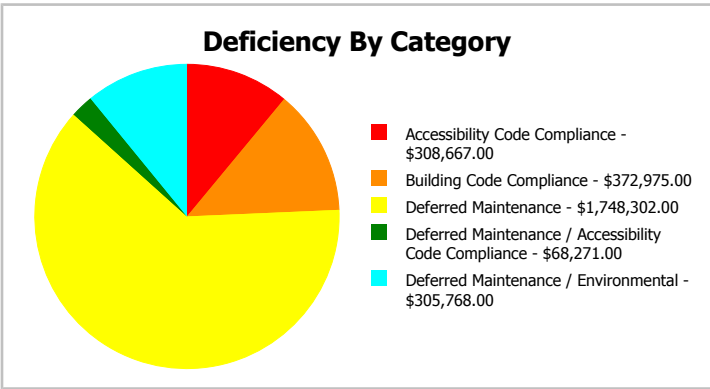
##### School Information:

HS Attendance Area:	Clay - Hayesville ES	LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:	Active	Status:	Active
School Grades:	K-5	Site Acreage:	



**Campus Dashboard Summary**

Gross Area:	66,484	Last Renovation:	
Year Built:	1940	Replacement Value:	\$13,248,017
Repair Cost:	\$2,803,983	RSLI%:	34.71 %
FCI:	21.17 %		





## 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.

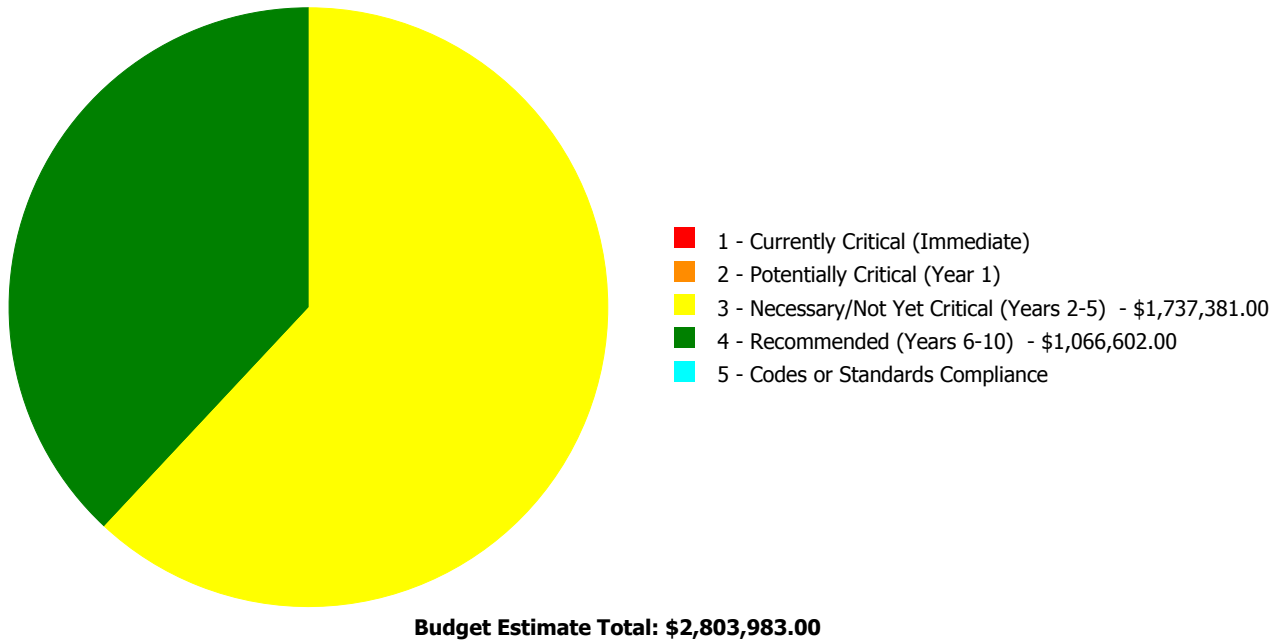
### Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	45.22 %	0.00 %	\$0.00
A20 - Basement Construction	45.22 %	0.00 %	\$0.00
B10 - Superstructure	45.22 %	0.00 %	\$0.00
B20 - Exterior Enclosure	29.91 %	18.74 %	\$252,259.00
B30 - Roofing	68.79 %	14.05 %	\$63,653.00
C10 - Interior Construction	39.25 %	4.36 %	\$68,271.00
C20 - Stairs	13.33 %	0.00 %	\$0.00
C30 - Interior Finishes	16.75 %	59.30 %	\$1,010,427.00
D20 - Plumbing	16.33 %	36.68 %	\$376,147.00
D30 - HVAC	17.73 %	35.47 %	\$516,156.00
D40 - Fire Protection	0.00 %	110.00 %	\$372,975.00
D50 - Electrical	57.69 %	0.00 %	\$0.00
E10 - Equipment	33.76 %	0.00 %	\$0.00
E20 - Furnishings	16.20 %	43.19 %	\$144,095.00
<b>Totals:</b>	<b>34.71 %</b>	<b>21.17 %</b>	<b>\$2,803,983.00</b>

### Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance
1940 Building	23,963	37.42	\$0.00	\$0.00	\$1,452,926.00	\$338,718.00	\$0.00
1940 Gym	10,413	10.78	\$0.00	\$0.00	\$156,351.00	\$58,416.00	\$0.00
1986 Building 1	5,051	12.41	\$0.00	\$0.00	\$96,309.00	\$28,336.00	\$0.00
1986 Building 2,3,4 Main	22,016	12.27	\$0.00	\$0.00	\$0.00	\$548,529.00	\$0.00
1986 Building K	5,041	12.53	\$0.00	\$0.00	\$31,795.00	\$92,603.00	\$0.00
<b>Total:</b>		<b>21.17</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,737,381.00</b>	<b>\$1,066,602.00</b>	<b>\$0.00</b>

### Deficiencies By Priority



**Executive Summary**

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

Function:	ES -Elementary School
Gross Area (SF):	23,963
Year Built:	1940
Last Renovation:	2002
Replacement Value:	\$4,788,528
Repair Cost:	\$1,791,644.00
Total FCI:	37.42 %
Total RSLI:	25.91 %
FCA Score:	62.58



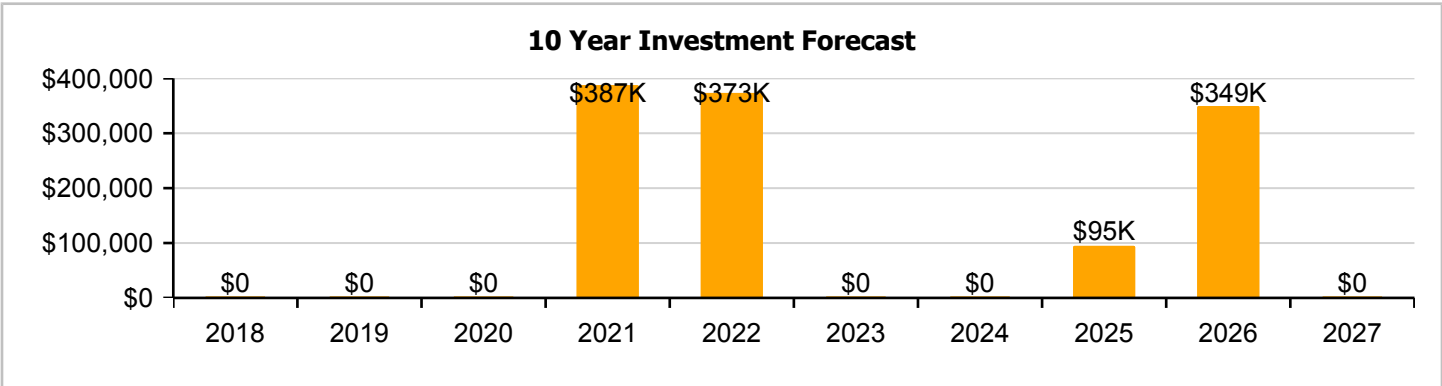
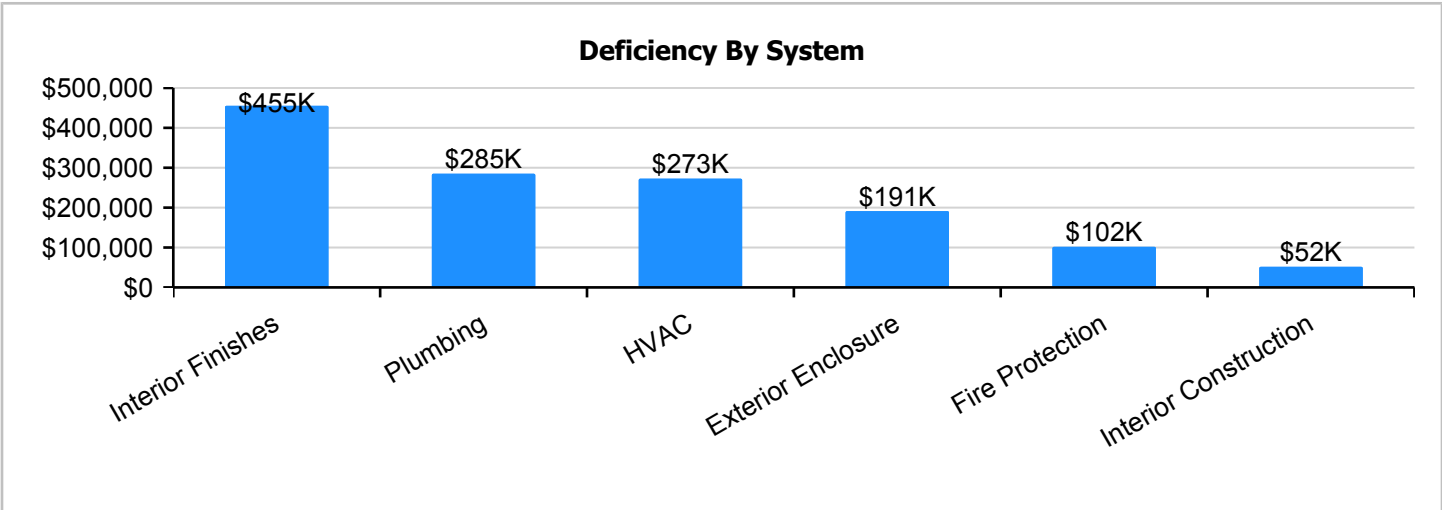
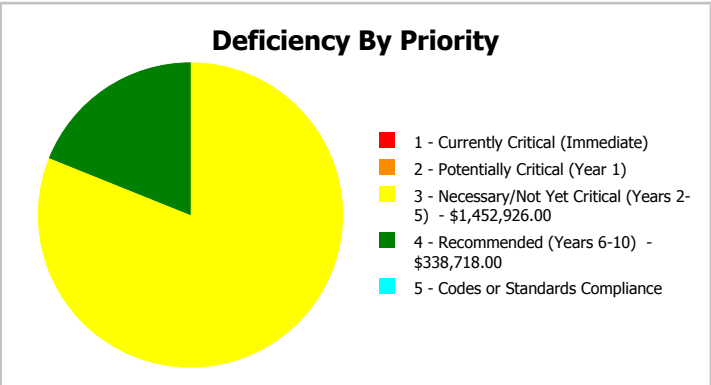
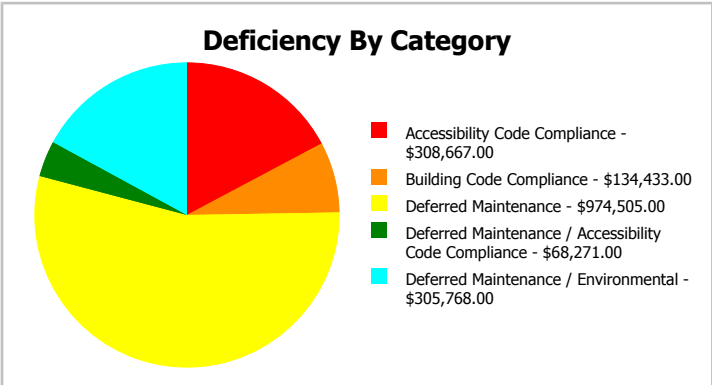
**Description:**

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

**Attributes:** This asset has no attributes.

**Dashboard Summary**

Function:	ES -Elementary School	Gross Area:	23,963
Year Built:	1940	Last Renovation:	2002
Repair Cost:	\$1,791,644	Replacement Value:	\$4,788,528
FCI:	37.42 %	RSLI%:	25.91 %



## 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	23.00 %	0.00 %	\$0.00
A20 - Basement Construction	23.00 %	0.00 %	\$0.00
B10 - Superstructure	23.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	13.56 %	51.99 %	\$252,259.00
B30 - Roofing	90.00 %	0.00 %	\$0.00
C10 - Interior Construction	38.00 %	12.10 %	\$68,271.00
C30 - Interior Finishes	8.86 %	97.81 %	\$600,729.00
D20 - Plumbing	1.86 %	97.01 %	\$376,147.00
D30 - HVAC	16.56 %	68.59 %	\$359,805.00
D40 - Fire Protection	0.00 %	110.00 %	\$134,433.00
D50 - Electrical	56.90 %	0.00 %	\$0.00
E10 - Equipment	25.00 %	0.00 %	\$0.00
E20 - Furnishings	20.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>25.91 %</b>	<b>37.42 %</b>	<b>\$1,791,644.00</b>

## Photo Album

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

1). South Elevation - Jan 23, 2017



2). West Elevation - Jan 23, 2017



3). North Elevation - Jan 23, 2017



4). East Elevation - Jan 23, 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 - 1940 Building

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.88	S.F.	23,963	100	1940	2040		23.00 %	0.00 %	23			\$116,939
A1030	Slab on Grade	\$8.61	S.F.	23,963	100	1940	2040		23.00 %	0.00 %	23			\$206,321
A2010	Basement Excavation	\$1.95	S.F.	23,963	100	1940	2040		23.00 %	0.00 %	23			\$46,728
A2020	Basement Walls	\$13.35	S.F.	23,963	100	1940	2040		23.00 %	0.00 %	23			\$319,906
B1010	Floor Construction	\$1.66	S.F.	23,963	100	1940	2040		23.00 %	0.00 %	23			\$39,779
B1020	Roof Construction	\$16.08	S.F.	23,963	100	1940	2040		23.00 %	0.00 %	23			\$385,325
B2010	Exterior Walls	\$9.61	S.F.	23,963	100	1940	2040		23.00 %	0.00 %	23			\$230,284
B2020	Exterior Windows	\$9.57	S.F.	23,963	30	1986	2016		0.00 %	110.00 %	-1		\$252,259.00	\$229,326
B2030	Exterior Doors	\$1.07	S.F.	23,963	30	2002	2032		50.00 %	0.00 %	15			\$25,640
B3010120	Single Ply Membrane	\$6.98	S.F.	23,963	20	2015	2035		90.00 %	0.00 %	18			\$167,262
C1010	Partitions	\$11.01	S.F.	23,963	75	1986	2061		58.67 %	0.00 %	44			\$263,833
C1020	Interior Doors	\$2.59	S.F.	23,963	30	1986	2016		0.00 %	110.00 %	-1		\$68,271.00	\$62,064
C1030	Fittings	\$9.94	S.F.	23,963	20	2002	2022		25.00 %	0.00 %	5			\$238,192
C3010	Wall Finishes	\$2.84	S.F.	23,963	10	2015	2025		80.00 %	0.00 %	8			\$68,055
C3020	Floor Finishes	\$11.60	S.F.	23,963	20	1986	2006		0.00 %	110.00 %	-11		\$305,768.00	\$277,971
C3030	Ceiling Finishes	\$11.19	S.F.	23,963	25	1986	2011		0.00 %	110.00 %	-6		\$294,961.00	\$268,146
D2010	Plumbing Fixtures	\$11.71	S.F.	23,963	30	1986	2016		0.00 %	110.00 %	-1		\$308,667.00	\$280,607
D2020	Domestic Water Distribution	\$0.99	S.F.	23,963	30	1986	2016		0.00 %	110.00 %	-1		\$26,096.00	\$23,723
D2030	Sanitary Waste	\$1.57	S.F.	23,963	30	1940	1970		0.00 %	110.00 %	-47		\$41,384.00	\$37,622
D2040	Rain Water Drainage	\$1.41	S.F.	23,963	30	1986	2016	2021	13.33 %	0.00 %	4			\$33,788
D2090	Other Plumbing Systems - No 2 Oil	\$0.50	S.F.	23,963	40	1986	2026		22.50 %	0.00 %	9			\$11,982
D3020	Heat Generating Systems	\$5.19	S.F.	23,963	30	1986	2016		0.00 %	110.00 %	-1		\$136,805.00	\$124,368
D3040	Distribution Systems	\$6.26	S.F.	23,963	30	2002	2032		50.00 %	0.00 %	15			\$150,008
D3050	Terminal & Package Units	\$8.46	S.F.	23,963	15	2002	2017		0.00 %	110.00 %	0		\$223,000.00	\$202,727
D3060	Controls & Instrumentation	\$1.98	S.F.	23,963	20	2002	2022		25.00 %	0.00 %	5			\$47,447
D4010	Sprinklers	\$4.41	S.F.	23,963	30			2016	0.00 %	110.00 %	-1		\$116,245.00	\$105,677
D4020	Standpipes	\$0.69	S.F.	23,963	30			2016	0.00 %	110.00 %	-1		\$18,188.00	\$16,534
D5010	Electrical Service/Distribution	\$1.73	S.F.	23,963	40	1986	2026		22.50 %	0.00 %	9			\$41,456
D5020	Branch Wiring	\$5.20	S.F.	23,963	30	1986	2016	2021	13.33 %	0.00 %	4			\$124,608
D5020	Lighting	\$12.12	S.F.	23,963	30	2011	2041		80.00 %	0.00 %	24			\$290,432
D5030910	Fire Alarm Systems	\$3.46	S.F.	23,963	15	2011	2026		60.00 %	0.00 %	9			\$82,912
D5030920	Data Communication	\$4.47	S.F.	23,963	15	2011	2026		60.00 %	0.00 %	9			\$107,115
D5090	Other Electrical Systems	\$0.50	S.F.	23,963	20	2002	2022	2021	20.00 %	0.00 %	4			\$11,982
E1020	Institutional Equipment	\$0.30	S.F.	23,963	20	2002	2022		25.00 %	0.00 %	5			\$7,189
E2010	Fixed Furnishings	\$5.95	S.F.	23,963	20	1986	2006	2021	20.00 %	0.00 %	4			\$142,580
<b>Total</b>									<b>25.91 %</b>	<b>37.42 %</b>			<b>\$1,791,644.00</b>	<b>\$4,788,528</b>

## 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:**

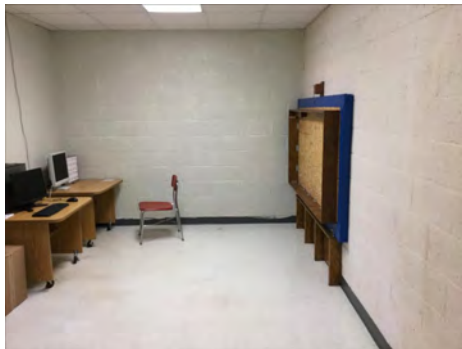
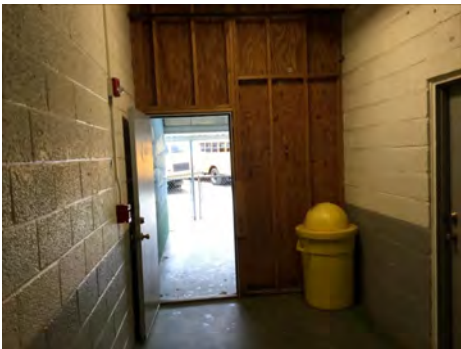
## Campus Assessment Report - 1940 Building

**System:** B3010120 - Single Ply Membrane



**Note:**

**System:** C1010 - Partitions



**Note:**

**System:** C1020 - Interior Doors



**Note:**



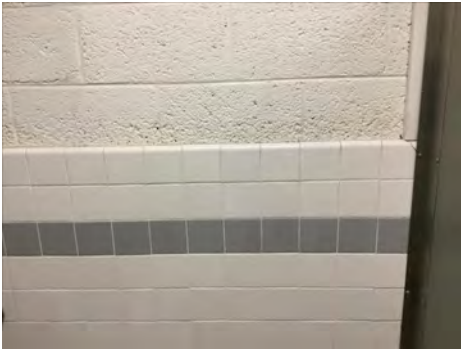
## Campus Assessment Report - 1940 Building

**System:** C1030 - Fittings



**Note:**

**System:** C3010 - Wall Finishes



**Note:**

**System:** C3020 - Floor Finishes



**Note:**

## Campus Assessment Report - 1940 Building

**System:** C3030 - Ceiling Finishes



**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

**System:** D2020 - Domestic Water Distribution



**Note:**



## Campus Assessment Report - 1940 Building

**System:** D2030 - Sanitary Waste



**Note:**

**System:** D2040 - Rain Water Drainage



**Note:**

**System:** D2090 - Other Plumbing Systems - No 2 Oil



**Note:**



## Campus Assessment Report - 1940 Building

**System:** D3020 - Heat Generating Systems



**Note:**

**System:** D3040 - Distribution Systems



**Note:**

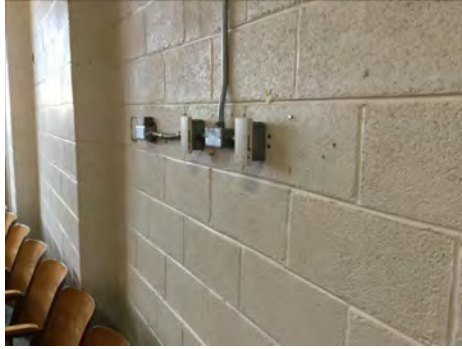
**System:** D3050 - Terminal & Package Units



**Note:**

## Campus Assessment Report - 1940 Building

**System:** D3060 - Controls & Instrumentation



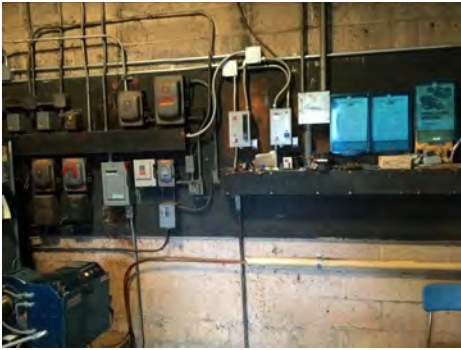
**Note:**

**System:** D5010 - Electrical Service/Distribution



**Note:**

**System:** D5020 - Branch Wiring

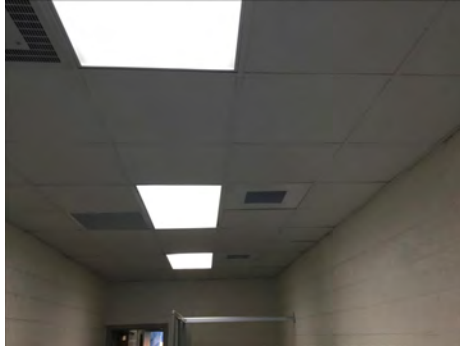


**Note:**



## Campus Assessment Report - 1940 Building

**System:** D5020 - Lighting



**Note:**

**System:** D5030910 - Fire Alarm Systems



**Note:**

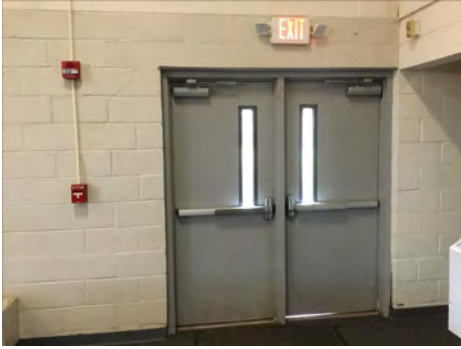
**System:** D5030920 - Data Communication



**Note:**

## Campus Assessment Report - 1940 Building

**System:** D5090 - Other Electrical Systems



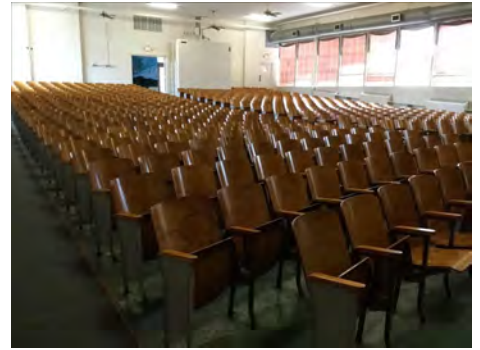
**Note:**

**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
<b>Total:</b>	<b>\$1,791,644</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$387,460</b>	<b>\$373,414</b>	<b>\$0</b>	<b>\$0</b>	<b>\$94,830</b>	<b>\$349,433</b>	<b>\$0</b>	<b>\$2,996,781</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A20 - Basement Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A2010 - Basement Excavation</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A2020 - Basement Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1010 - Floor Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$252,259	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$252,259
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010120 - Single Ply Membrane</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1020 - Interior Doors</b>	\$68,271	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$68,271
<b>C1030 - Fittings</b>	\$0	\$0	\$0	\$0	\$0	\$303,743	\$0	\$0	\$0	\$0	\$0	\$303,743
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$94,830	\$0	\$0	\$94,830

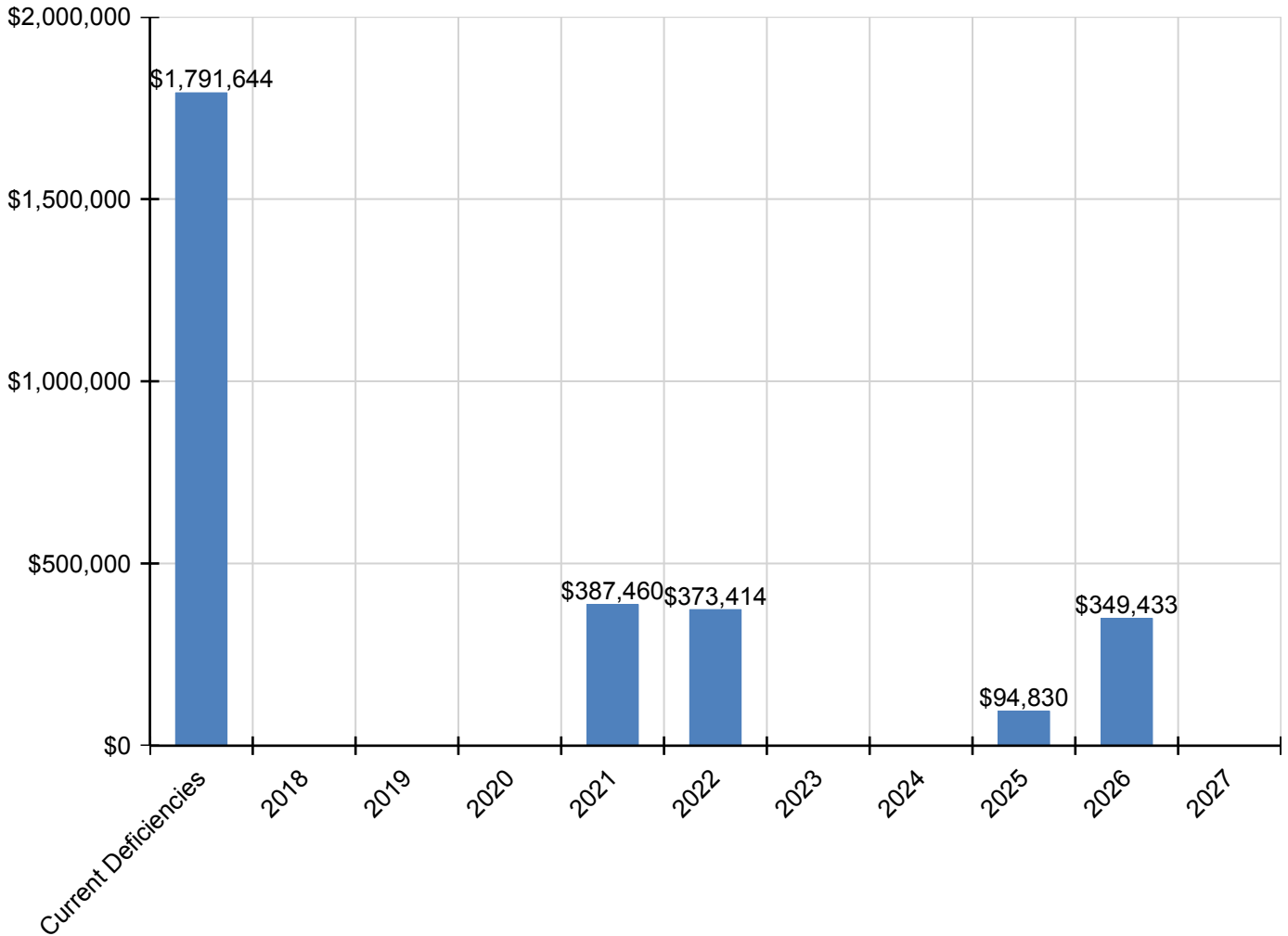
## Campus Assessment Report - 1940 Building

C3020 - Floor Finishes	\$305,768	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$305,768
C3030 - Ceiling Finishes	\$294,961	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$294,961
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	\$308,667	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$308,667
D2020 - Domestic Water Distribution	\$26,096	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,096
D2030 - Sanitary Waste	\$41,384	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,384
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$41,832	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,832
D2090 - Other Plumbing Systems - No 2 Oil	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,197	\$0	\$17,197
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$136,805	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$136,805
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$223,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$223,000
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$60,504	\$0	\$0	\$0	\$0	\$0	\$0	\$60,504
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$116,245	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$116,245
D4020 - Standpipes	\$18,188	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,188
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	\$59,500	\$0	\$59,500
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$154,271	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$154,271
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$118,999	\$0	\$118,999
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$153,736	\$0	\$153,736
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$14,834	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,834
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	\$9,168	\$0	\$0	\$0	\$0	\$0	\$0	\$9,168
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$176,523	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$176,523

\* Indicates non-renewable system

## Forecasted Capital Renewal Requirement

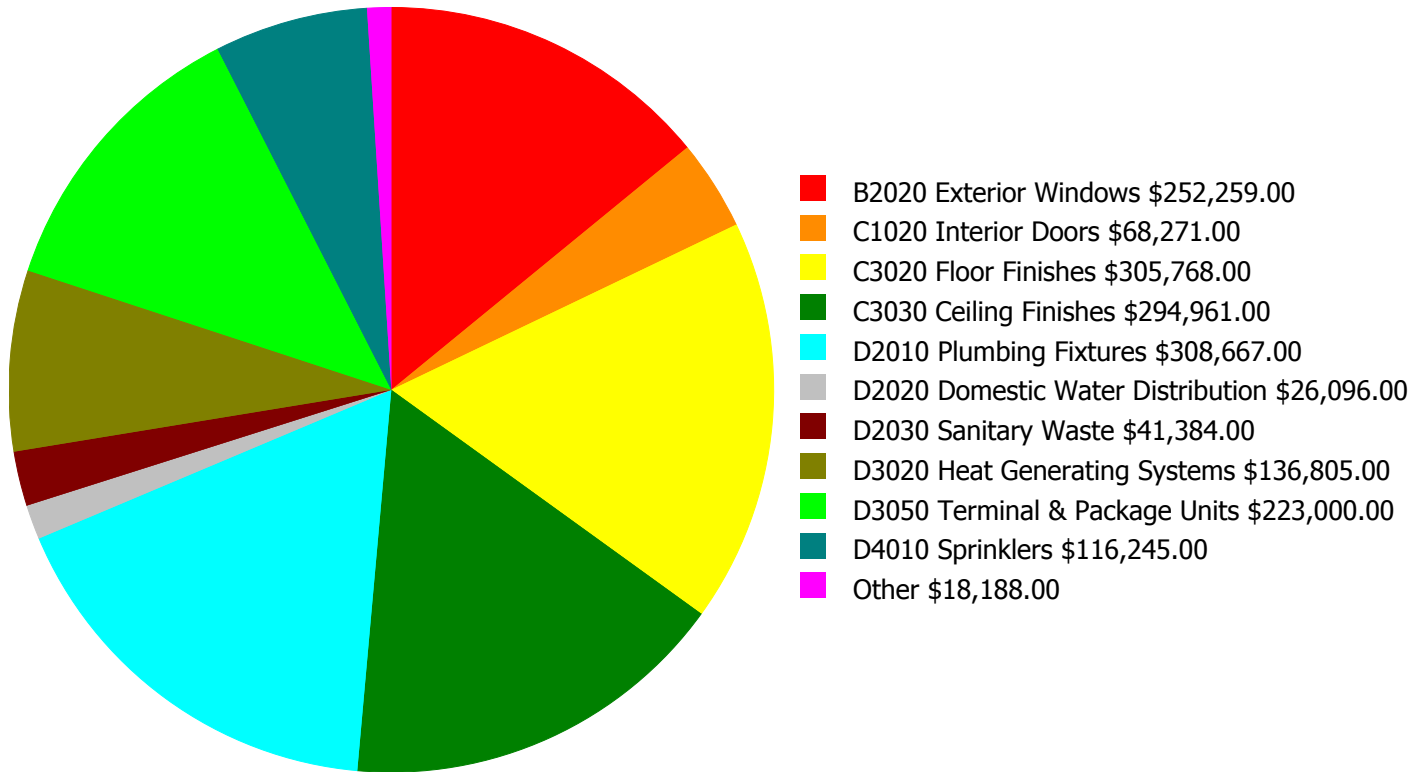
The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.





## Deficiency Summary by System

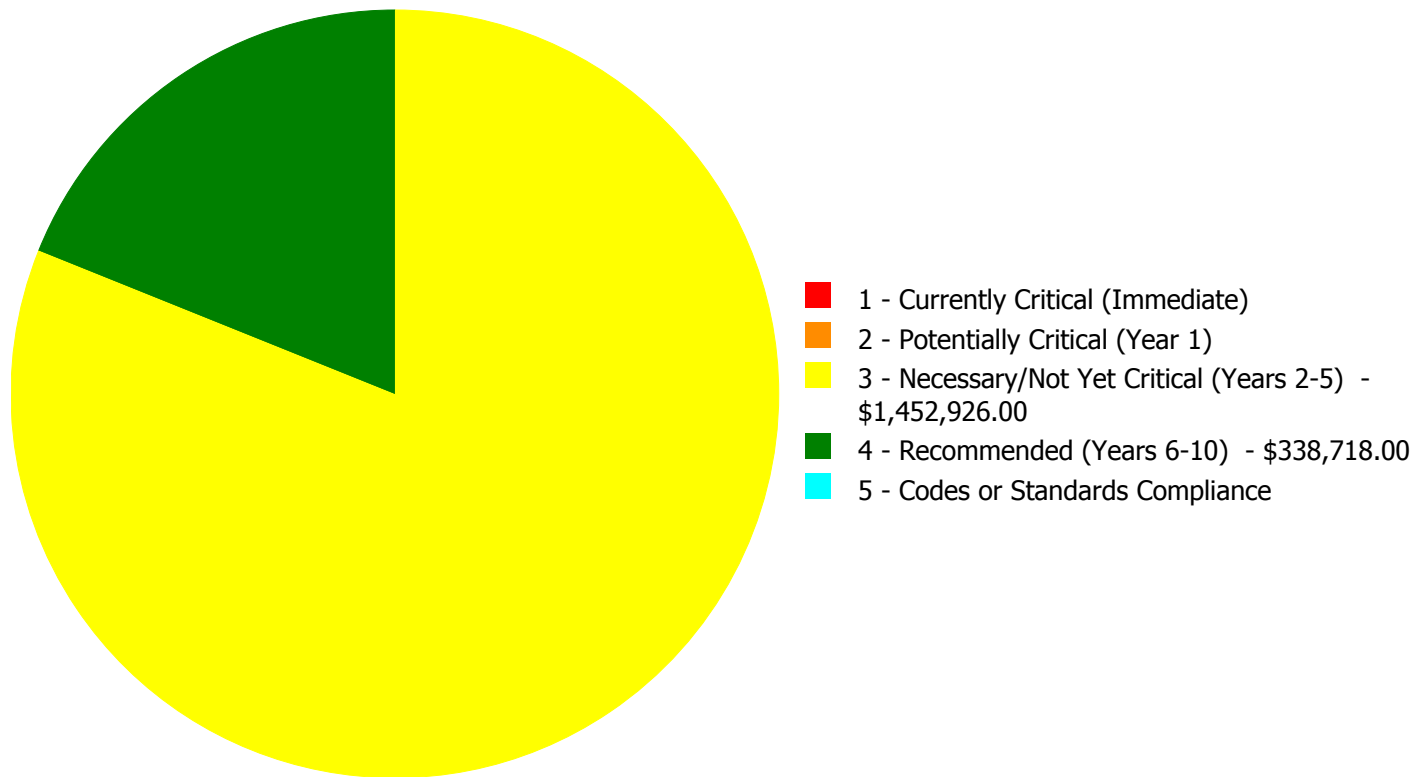
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$1,791,644.00**

### 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: \$1,791,644.00**

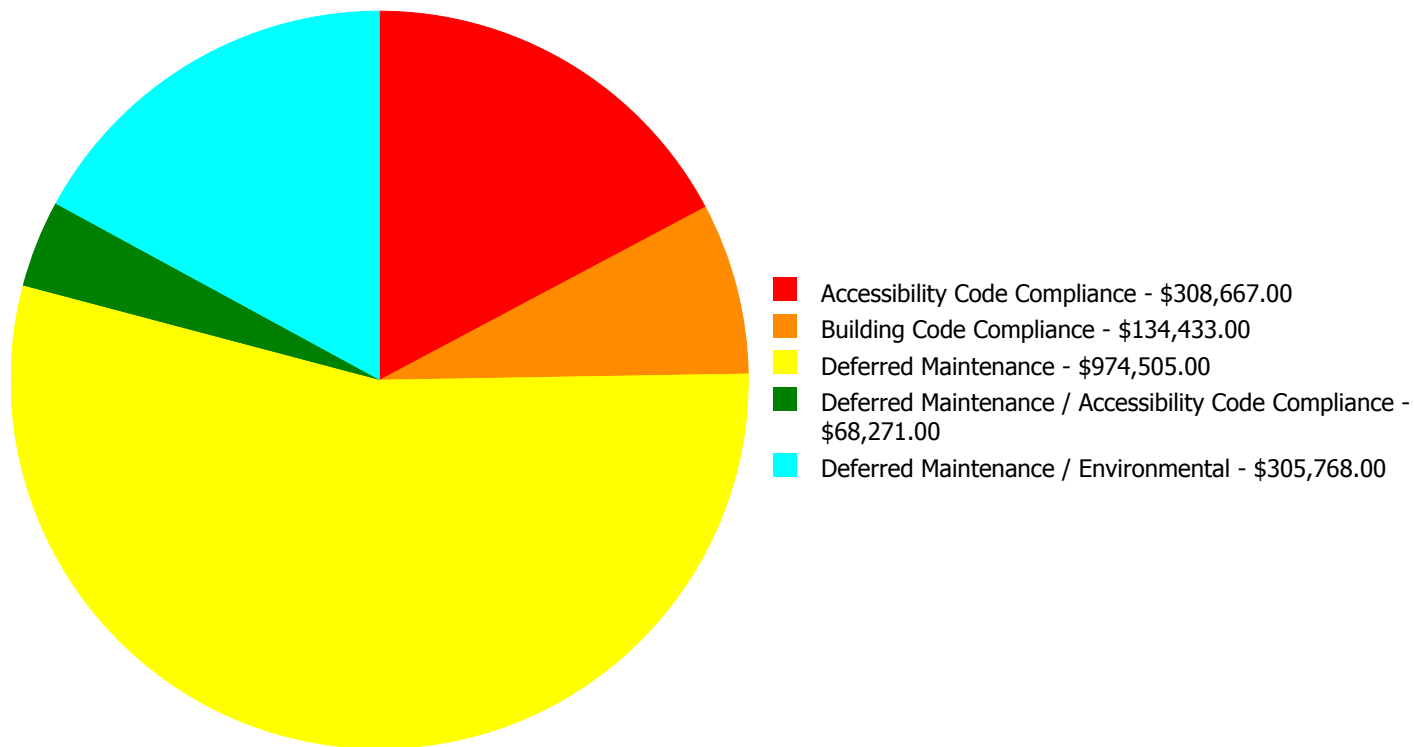
## Deficiency By Priority Investment Table

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	\$252,259.00	\$0.00	\$0.00	\$252,259.00
C1020	Interior Doors	\$0.00	\$0.00	\$68,271.00	\$0.00	\$0.00	\$68,271.00
C3020	Floor Finishes	\$0.00	\$0.00	\$305,768.00	\$0.00	\$0.00	\$305,768.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$294,961.00	\$0.00	\$0.00	\$294,961.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$308,667.00	\$0.00	\$0.00	\$308,667.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$0.00	\$26,096.00	\$0.00	\$26,096.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$0.00	\$41,384.00	\$0.00	\$41,384.00
D3020	Heat Generating Systems	\$0.00	\$0.00	\$0.00	\$136,805.00	\$0.00	\$136,805.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$223,000.00	\$0.00	\$0.00	\$223,000.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$116,245.00	\$0.00	\$116,245.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$18,188.00	\$0.00	\$18,188.00
	<b>Total:</b>	\$0.00	\$0.00	\$1,452,926.00	\$338,718.00	\$0.00	\$1,791,644.00

### 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: \$1,791,644.00**

## 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  
**Distress:** Failing  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 23,963.00  
**Unit of Measure:** S.F.  
**Estimate:** \$252,259.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/09/2017

**Notes:** The original metal frame, single pane, operable windows are aged, worn, inefficient and should be replaced.

#### System: C1020 - Interior Doors



**Location:** Classroom Restrooms  
**Distress:** Damaged  
**Category:** Deferred Maintenance / Accessibility Code Compliance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 23,963.00  
**Unit of Measure:** S.F.  
**Estimate:** \$68,271.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/09/2017

**Notes:** The interior doors are aged, frames are rusting and damaged, and the hardware is not ADA compliant and should be replaced.

**System: C3020 - Floor Finishes**



**Location:** Throughout the building  
**Distress:** Damaged  
**Category:** Deferred Maintenance / Environmental  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 23,963.00  
**Unit of Measure:** S.F.  
**Estimate:** \$305,768.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/09/2017

**Notes:** The floor covering is aged, damaged in some areas and beyond its service life.

---

**System: C3030 - Ceiling Finishes**



**Location:** Throughout the building  
**Distress:** Damaged  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 23,963.00  
**Unit of Measure:** S.F.  
**Estimate:** \$294,961.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/09/2017

**Notes:** The original ceiling finishes are aged, tiles are sagging or damaged and should be replaced.

---

**System: D2010 - Plumbing Fixtures**



**Location:** Classrooms  
**Distress:** Inadequate  
**Category:** Accessibility Code Compliance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 23,963.00  
**Unit of Measure:** S.F.  
**Estimate:** \$308,667.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/09/2017

**Notes:** Plumbing fixtures are in operational conditions. However, they are aged, not ADA compliant and should be replaced with a low-flow water fixtures.

---

**System: D3050 - Terminal & Package Units**



**Location:** Roof  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 23,963.00  
**Unit of Measure:** S.F.  
**Estimate:** \$223,000.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/09/2017

**Notes:** The AC units are beyond their expected service life, requires extensive maintenance and should be scheduled for replacement.

---



**Priority 4 - Recommended (Years 6-10):**

**System: D2020 - Domestic Water Distribution**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 23,963.00  
**Unit of Measure:** S.F.  
**Estimate:** \$26,096.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/09/2017

**Notes:** There are no reported issues or observed deficiencies with the domestic water piping. Due to the age of the copper pipe there can be internal pitting corrosion that may be a costly problem that leads to the formation of pinhole leaks and possible water contamination. Corrosion can build-up on the inside walls of the pipes and create the potential for lead to accumulate over time.

---

**System: D2030 - Sanitary Waste**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 23,963.00  
**Unit of Measure:** S.F.  
**Estimate:** \$41,384.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/09/2017

**Notes:** There are no reported issues or observed deficiencies with the sanitary waste piping. The aging sanitary sewer piping is subject to leaks, infiltration, and it can even collapse in the interior walls. The system should be inspected with cameras to ensure that none of these deficiencies exist.

---

**System: D3020 - Heat Generating Systems**



**Location:** Boiler Room  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 23,963.00  
**Unit of Measure:** S.F.  
**Estimate:** \$136,805.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/09/2017

**Notes:** The boilers are well maintained and functions as designed, but are beyond their service life and should be considered for replacement.

---

**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:** 23,963.00  
**Unit of Measure:** S.F.  
**Estimate:** \$116,245.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/09/2017

**Notes:** There is no sprinkler system in the building.

---

**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:** 23,963.00  
**Unit of Measure:** S.F.  
**Estimate:** \$18,188.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/09/2017

**Notes:** There is no sprinkler system in the building.

---

**Executive Summary**

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

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

Function:	ES -Elementary School
Gross Area (SF):	10,413
Year Built:	1940
Last Renovation:	2002
Replacement Value:	\$1,991,693
Repair Cost:	\$214,767.00
Total FCI:	10.78 %
Total RSLI:	37.26 %
FCA Score:	89.22



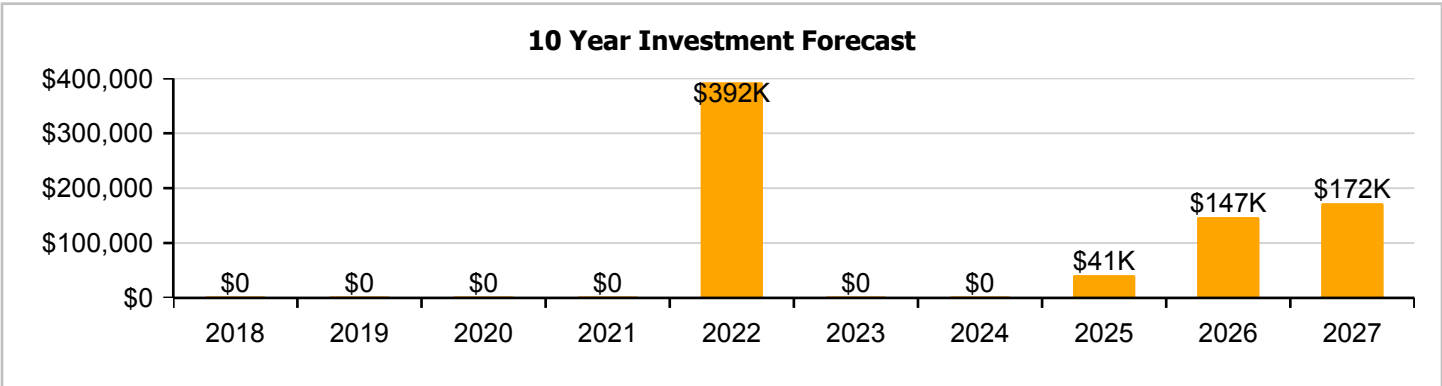
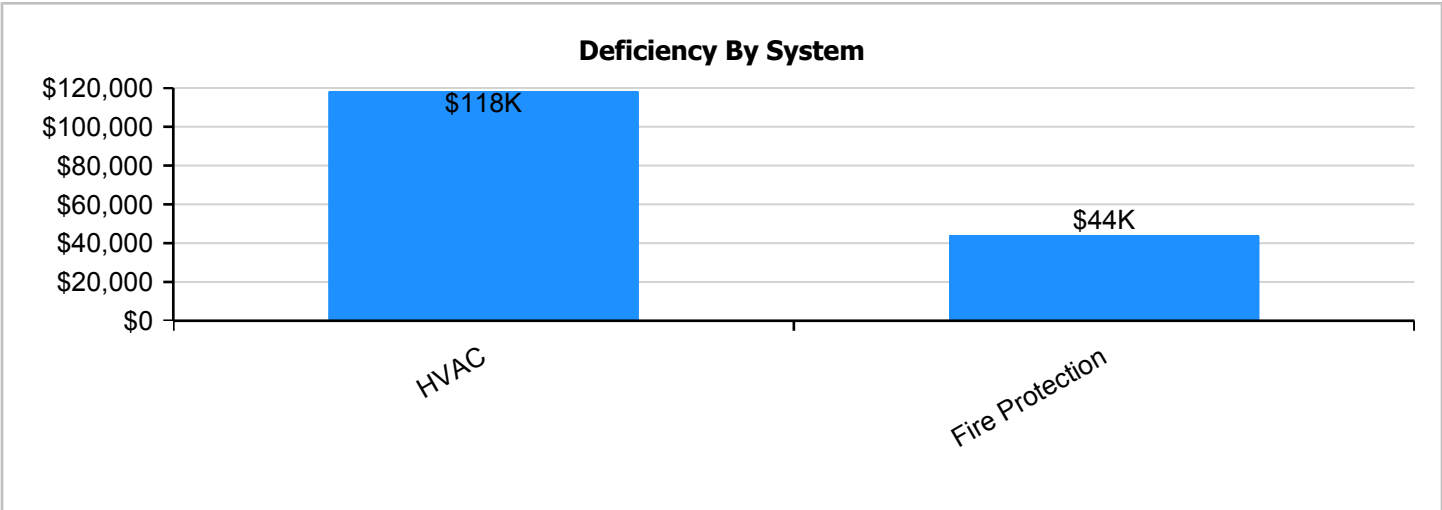
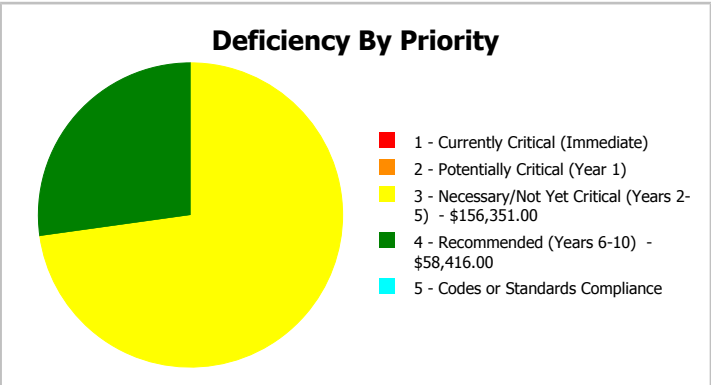
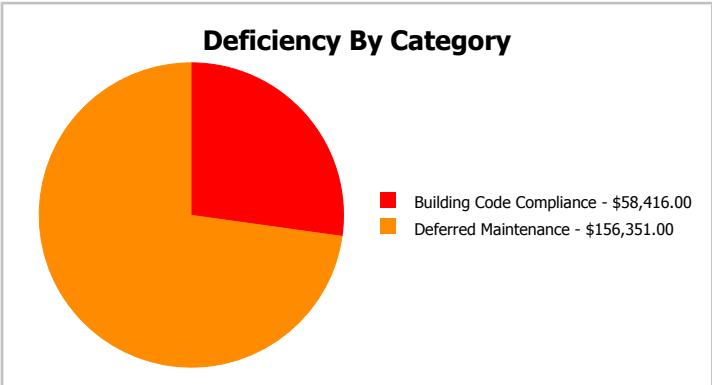
**Description:**

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

**Attributes:** This asset has no attributes.

**Dashboard Summary**

Function:	ES -Elementary School	Gross Area:	10,413
Year Built:	1940	Last Renovation:	2002
Repair Cost:	\$214,767	Replacement Value:	\$1,991,693
FCI:	10.78 %	RSLI%:	37.26 %



## 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	23.00 %	0.00 %	\$0.00
A20 - Basement Construction	23.00 %	0.00 %	\$0.00
B10 - Superstructure	23.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	37.19 %	0.00 %	\$0.00
B30 - Roofing	25.00 %	0.00 %	\$0.00
C10 - Interior Construction	43.50 %	0.00 %	\$0.00
C30 - Interior Finishes	37.64 %	0.00 %	\$0.00
D20 - Plumbing	50.00 %	0.00 %	\$0.00
D30 - HVAC	16.56 %	68.59 %	\$156,351.00
D40 - Fire Protection	0.00 %	110.00 %	\$58,416.00
D50 - Electrical	72.10 %	0.00 %	\$0.00
E10 - Equipment	25.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>37.26 %</b>	<b>10.78 %</b>	<b>\$214,767.00</b>



## Photo Album

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

1). East Elevation - Jan 17, 2017



2). North Elevation - Jan 17, 2017



3). West Elevation - Jan 17, 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.

# Campus Assessment Report - 1940 Gym

## System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.88	S.F.	10,413	100	1940	2040		23.00 %	0.00 %	23			\$50,815
A1030	Slab on Grade	\$8.61	S.F.	10,413	100	1940	2040		23.00 %	0.00 %	23			\$89,656
A2010	Basement Excavation	\$1.95	S.F.	10,413	100	1940	2040		23.00 %	0.00 %	23			\$20,305
A2020	Basement Walls	\$13.35	S.F.	10,413	100	1940	2040		23.00 %	0.00 %	23			\$139,014
B1010	Floor Construction	\$1.66	S.F.	10,413	100	1940	2040		23.00 %	0.00 %	23			\$17,286
B1020	Roof Construction	\$16.08	S.F.	10,413	100	1940	2040		23.00 %	0.00 %	23			\$167,441
B2010	Exterior Walls	\$9.61	S.F.	10,413	100	1940	2040		23.00 %	0.00 %	23			\$100,069
B2020	Exterior Windows	\$9.57	S.F.	10,413	30	2002	2032		50.00 %	0.00 %	15			\$99,652
B2030	Exterior Doors	\$1.07	S.F.	10,413	30	2002	2032		50.00 %	0.00 %	15			\$11,142
B3010140	Asphalt Shingles	\$4.32	S.F.	10,413	20	2002	2022		25.00 %	0.00 %	5			\$44,984
C1010	Partitions	\$11.01	S.F.	10,413	75	1986	2061		58.67 %	0.00 %	44			\$114,647
C1020	Interior Doors	\$2.59	S.F.	10,413	30	2002	2032		50.00 %	0.00 %	15			\$26,970
C1030	Fittings	\$9.94	S.F.	10,413	20	2002	2022		25.00 %	0.00 %	5			\$103,505
C3010	Wall Finishes	\$2.84	S.F.	10,413	10	2015	2025		80.00 %	0.00 %	8			\$29,573
C3020	Floor Finishes	\$11.60	S.F.	10,413	20	2002	2022		25.00 %	0.00 %	5			\$120,791
C3030	Ceiling Finishes	\$11.19	S.F.	10,413	25	2002	2027		40.00 %	0.00 %	10			\$116,521
D2010	Plumbing Fixtures	\$11.71	S.F.	10,413	30	2002	2032		50.00 %	0.00 %	15			\$121,936
D2020	Domestic Water Distribution	\$0.99	S.F.	10,413	30	2002	2032		50.00 %	0.00 %	15			\$10,309
D2030	Sanitary Waste	\$1.57	S.F.	10,413	30	2002	2032		50.00 %	0.00 %	15			\$16,348
D3040	Distribution Systems	\$6.26	S.F.	10,413	30	2002	2032		50.00 %	0.00 %	15			\$65,185
D3050	Terminal & Package Units	\$13.65	S.F.	10,413	15	2002	2017		0.00 %	110.00 %	0		\$156,351.00	\$142,137
D3060	Controls & Instrumentation	\$1.98	S.F.	10,413	20	2002	2022		25.00 %	0.00 %	5			\$20,618
D4010	Sprinklers	\$4.41	S.F.	10,413	30			2016	0.00 %	110.00 %	-1		\$50,513.00	\$45,921
D4020	Standpipes	\$0.69	S.F.	10,413	30			2016	0.00 %	109.99 %	-1		\$7,903.00	\$7,185
D5010	Electrical Service/Distribution	\$1.73	S.F.	10,413	40	2002	2042		62.50 %	0.00 %	25			\$18,014
D5020	Branch Wiring	\$5.20	S.F.	10,413	30	2011	2041		80.00 %	0.00 %	24			\$54,148
D5020	Lighting	\$12.12	S.F.	10,413	30	2011	2041		80.00 %	0.00 %	24			\$126,206
D5030810	Security & Detection Systems	\$1.91	S.F.	10,413	15	2011	2026		60.00 %	0.00 %	9			\$19,889
D5030910	Fire Alarm Systems	\$3.46	S.F.	10,413	15	2011	2026		60.00 %	0.00 %	9			\$36,029
D5030920	Data Communication	\$4.47	S.F.	10,413	15	2011	2026		60.00 %	0.00 %	9			\$46,546
D5090	Other Electrical Systems	\$0.55	S.F.	10,413	20	2011	2031		70.00 %	0.00 %	14			\$5,727
E1020	Institutional Equipment	\$0.30	S.F.	10,413	20	2002	2022		25.00 %	0.00 %	5			\$3,124
<b>Total</b>									<b>37.26 %</b>	<b>10.78 %</b>			<b>\$214,767.00</b>	<b>\$1,991,693</b>

## 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:**



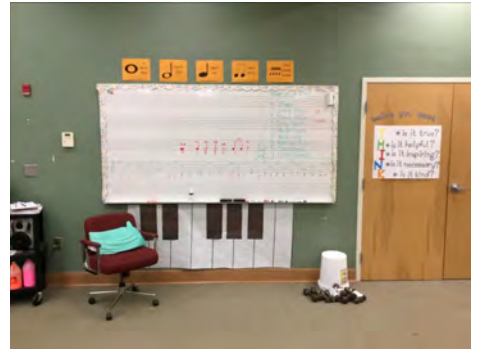
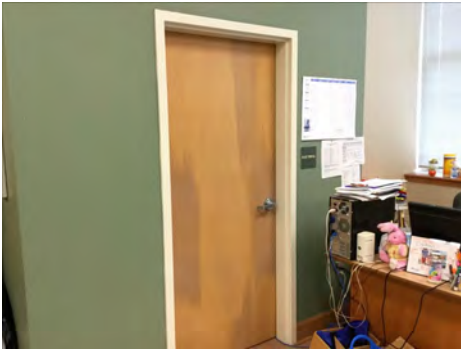
## Campus Assessment Report - 1940 Gym

**System:** B3010140 - Asphalt Shingles



**Note:**

**System:** C1010 - Partitions



**Note:**

**System:** C1020 - Interior Doors

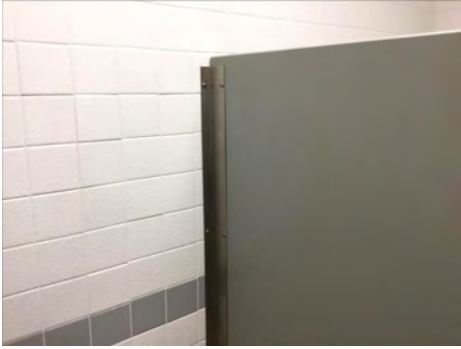


**Note:**



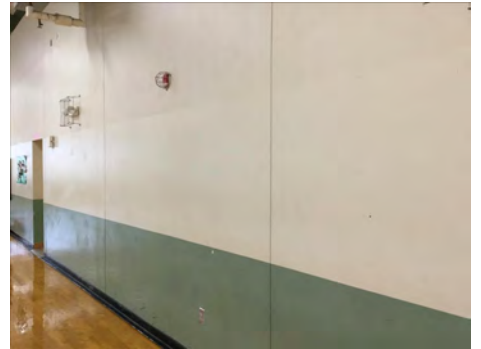
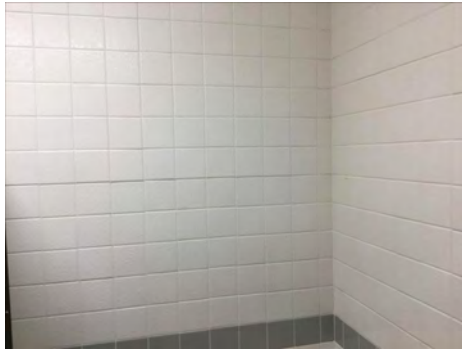
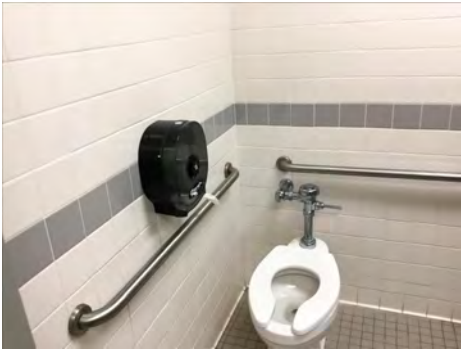
## Campus Assessment Report - 1940 Gym

**System:** C1030 - Fittings



**Note:**

**System:** C3010 - Wall Finishes



**Note:**

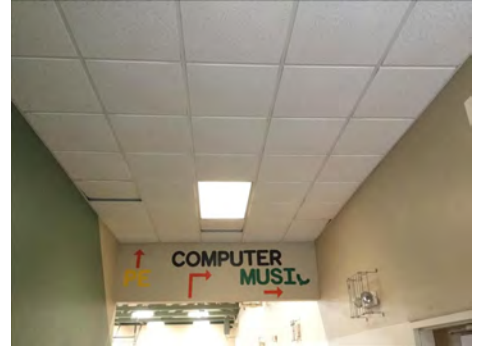
**System:** C3020 - Floor Finishes



**Note:**

## Campus Assessment Report - 1940 Gym

**System:** C3030 - Ceiling Finishes



**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

**System:** D2020 - Domestic Water Distribution



**Note:**



## Campus Assessment Report - 1940 Gym

**System:** D2030 - Sanitary Waste



**Note:**

**System:** D3040 - Distribution Systems



**Note:**

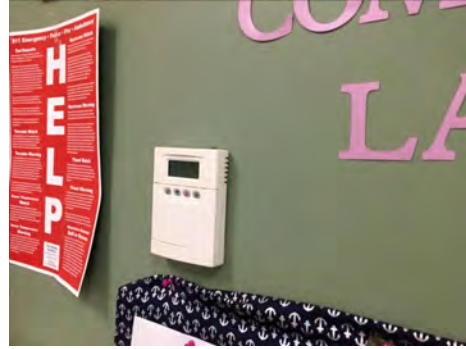
**System:** D3050 - Terminal & Package Units



**Note:**

## Campus Assessment Report - 1940 Gym

**System:** D3060 - Controls & Instrumentation



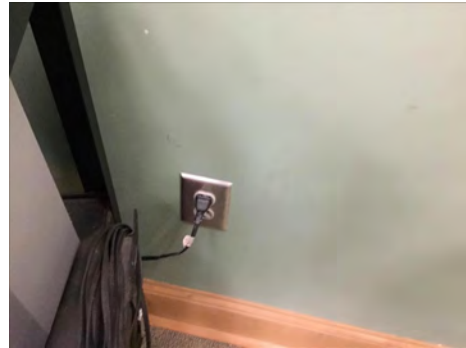
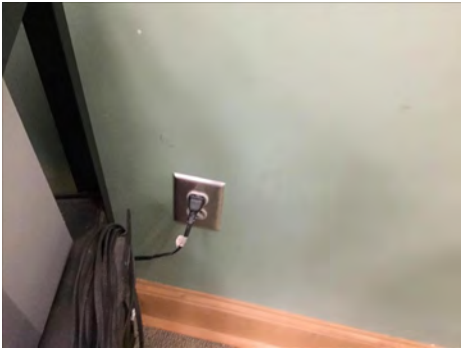
**Note:**

**System:** D5010 - Electrical Service/Distribution



**Note:**

**System:** D5020 - Branch Wiring



**Note:**

## Campus Assessment Report - 1940 Gym

**System:** D5020 - Lighting



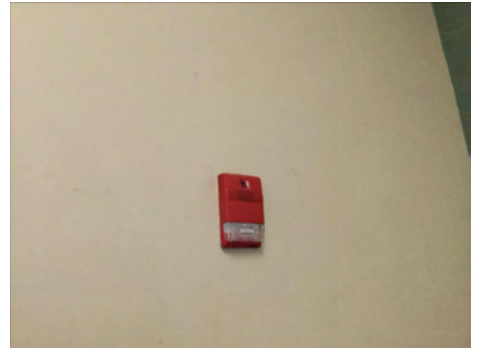
**Note:**

**System:** D5030810 - Security & Detection Systems



**Note:**

**System:** D5030910 - Fire Alarm Systems

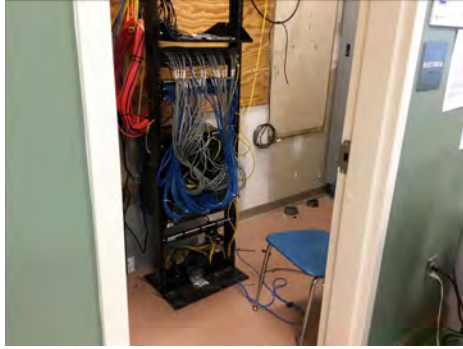


**Note:**



## Campus Assessment Report - 1940 Gym

**System:** D5030920 - Data Communication



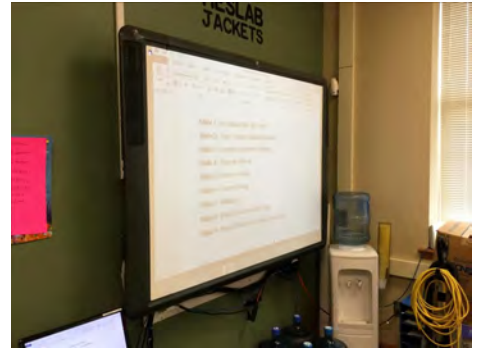
**Note:**

**System:** D5090 - Other Electrical Systems



**Note:**

**System:** E1020 - Institutional Equipment



**Note:**

## Renewal Schedule

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

*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$214,767</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$392,436</b>	<b>\$0</b>	<b>\$0</b>	<b>\$41,208</b>	<b>\$147,062</b>	<b>\$172,255</b>	<b>\$967,729</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A20 - Basement Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A2010 - Basement Excavation</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A2020 - Basement Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1010 - Floor Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010140 - Asphalt Shingles</b>	\$0	\$0	\$0	\$0	\$0	\$76,138	\$0	\$0	\$0	\$0	\$0	\$76,138
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1020 - Interior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1030 - Fittings</b>	\$0	\$0	\$0	\$0	\$0	\$131,990	\$0	\$0	\$0	\$0	\$0	\$131,990
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,208	\$0	\$0	\$41,208

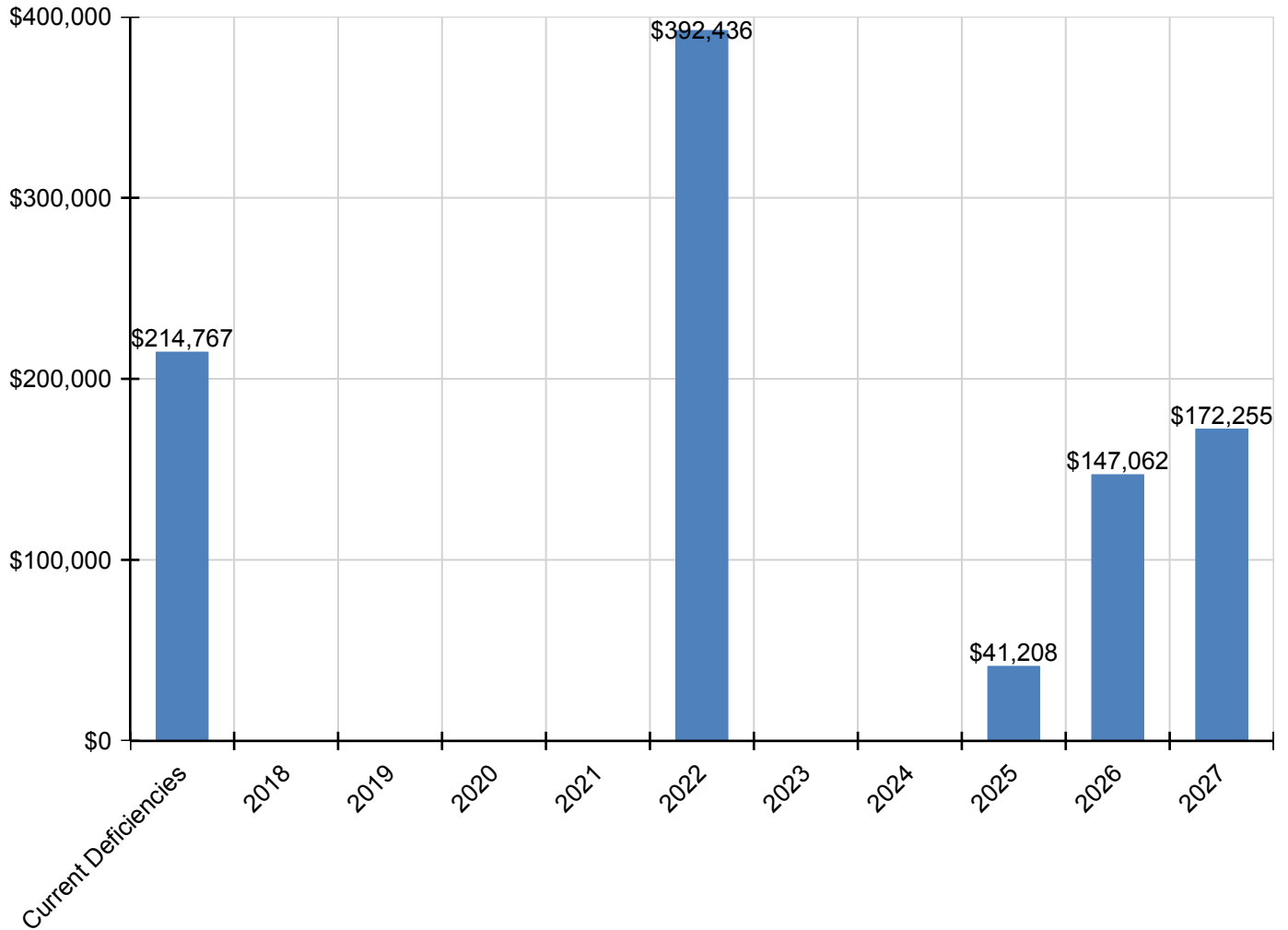
## Campus Assessment Report - 1940 Gym

C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$154,033	\$0	\$0	\$0	\$0	\$0	\$154,033
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$172,255	\$172,255
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$156,351	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$156,351
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$26,292	\$0	\$0	\$0	\$0	\$0	\$26,292
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$50,513	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,513
D4020 - Standpipes	\$7,903	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,903
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,546	\$0	\$28,546
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,711	\$0	\$51,711
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$66,806	\$0	\$66,806
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$3,983	\$0	\$0	\$0	\$0	\$0	\$3,983

\* Indicates non-renewable system

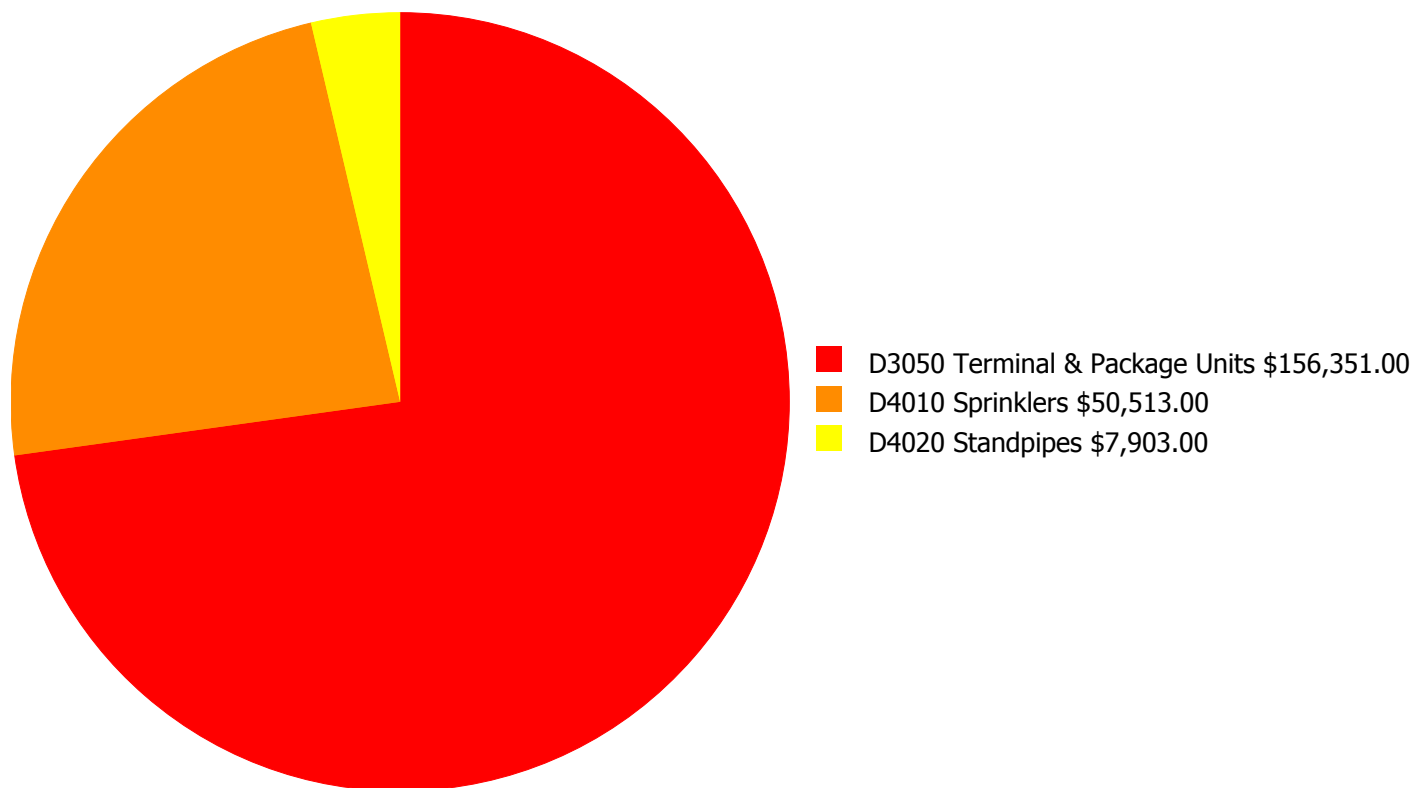
## Forecasted Capital Renewal Requirement

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.

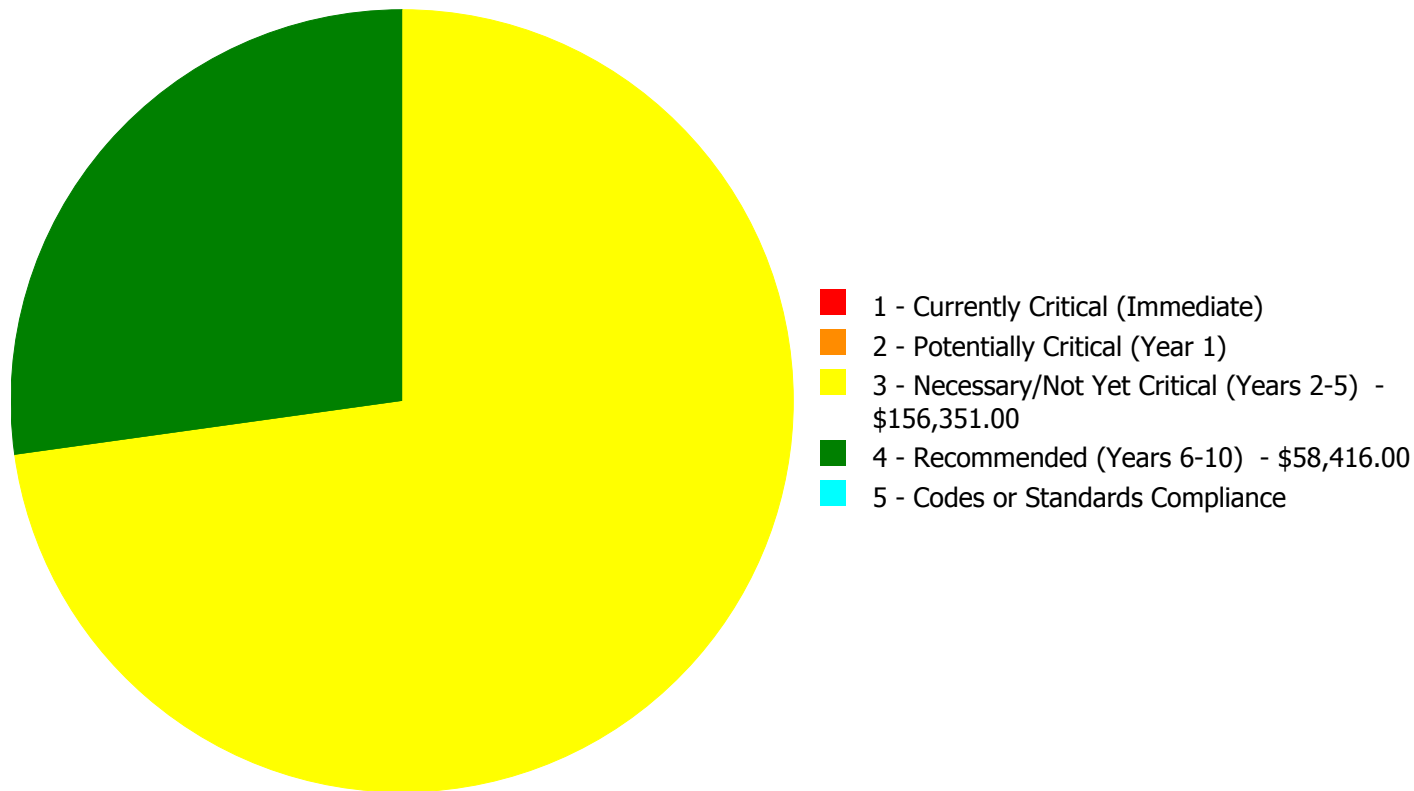


**Budget Estimate Total: \$214,767.00**



### 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: \$214,767.00**

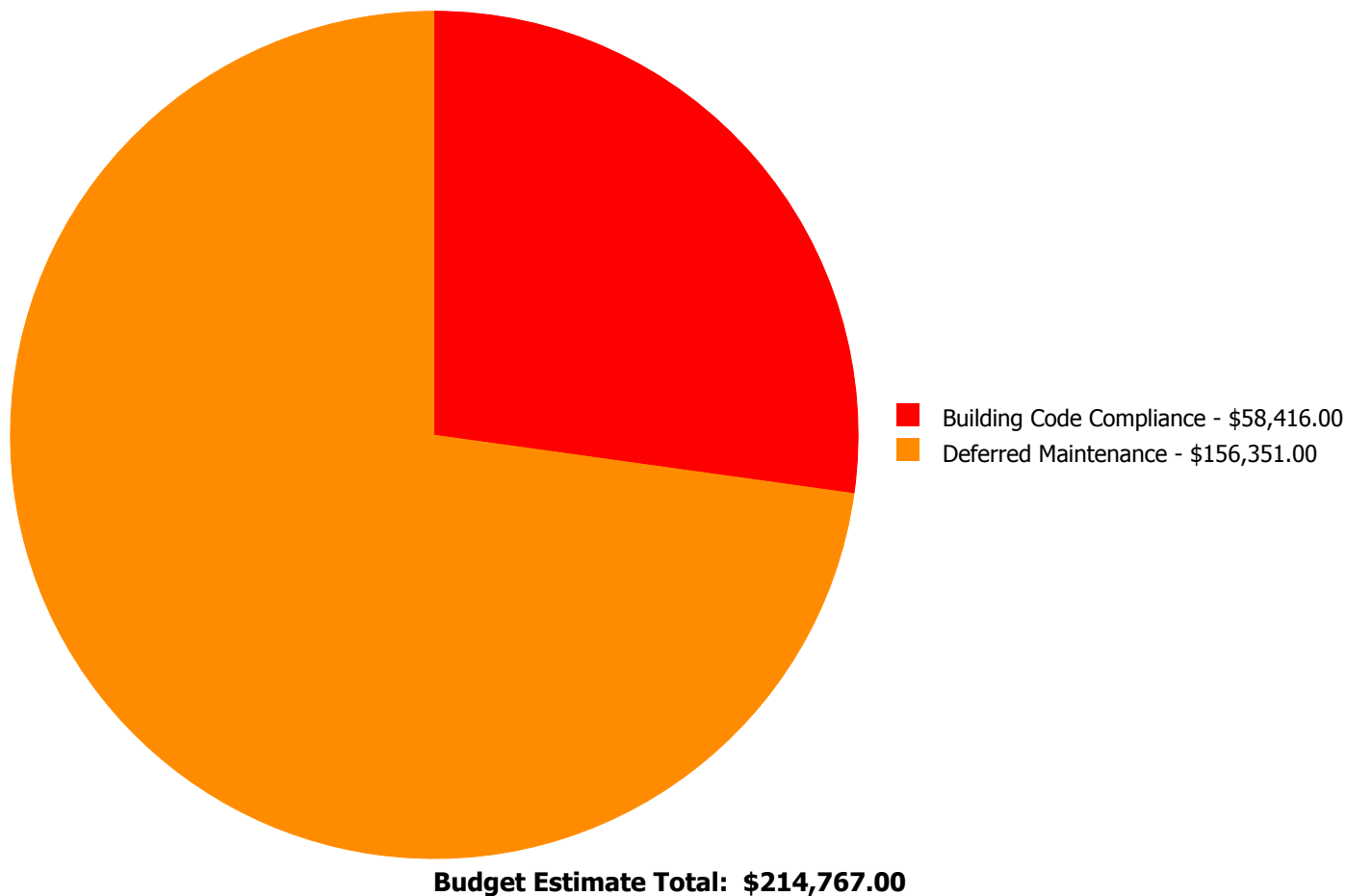
## Deficiency By Priority Investment Table

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	\$156,351.00	\$0.00	\$0.00	\$156,351.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$50,513.00	\$0.00	\$50,513.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$7,903.00	\$0.00	\$7,903.00
	<b>Total:</b>	\$0.00	\$0.00	\$156,351.00	\$58,416.00	\$0.00	\$214,767.00

### 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:** Exterior  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 10,413.00  
**Unit of Measure:** S.F.  
**Estimate:** \$156,351.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/09/2017

**Notes:** The pad mounted units are aged and should be scheduled 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:** 10,413.00  
**Unit of Measure:** S.F.  
**Estimate:** \$50,513.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/18/2017

**Notes:** There is no sprinkler system in the building.

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**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:** 10,413.00  
**Unit of Measure:** S.F.  
**Estimate:** \$7,903.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/18/2017

**Notes:** There is no sprinkler system in the building.

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## Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	5,051
Year Built:	1986
Last Renovation:	
Replacement Value:	\$1,004,591
Repair Cost:	\$124,645.00
Total FCI:	12.41 %
Total RSLI:	38.53 %
FCA Score:	87.59



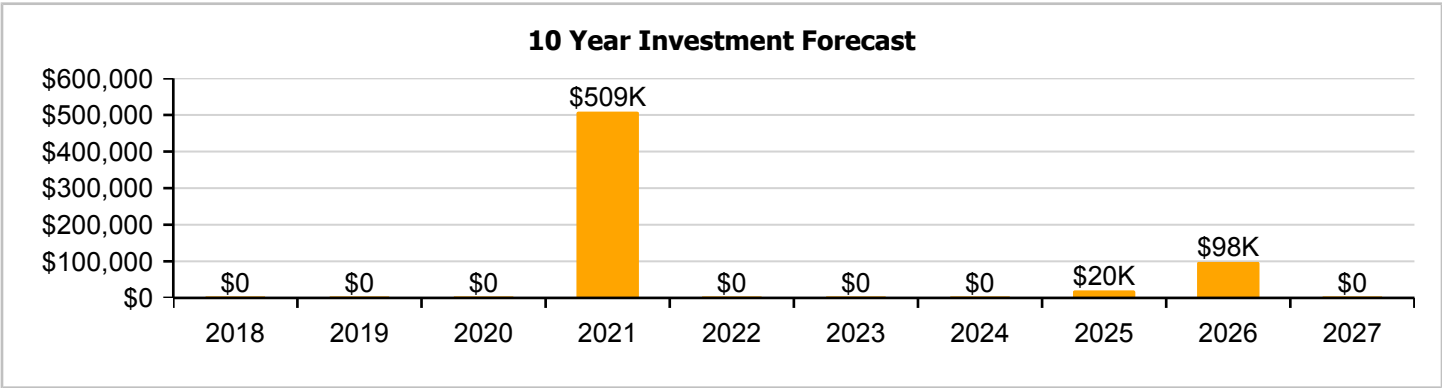
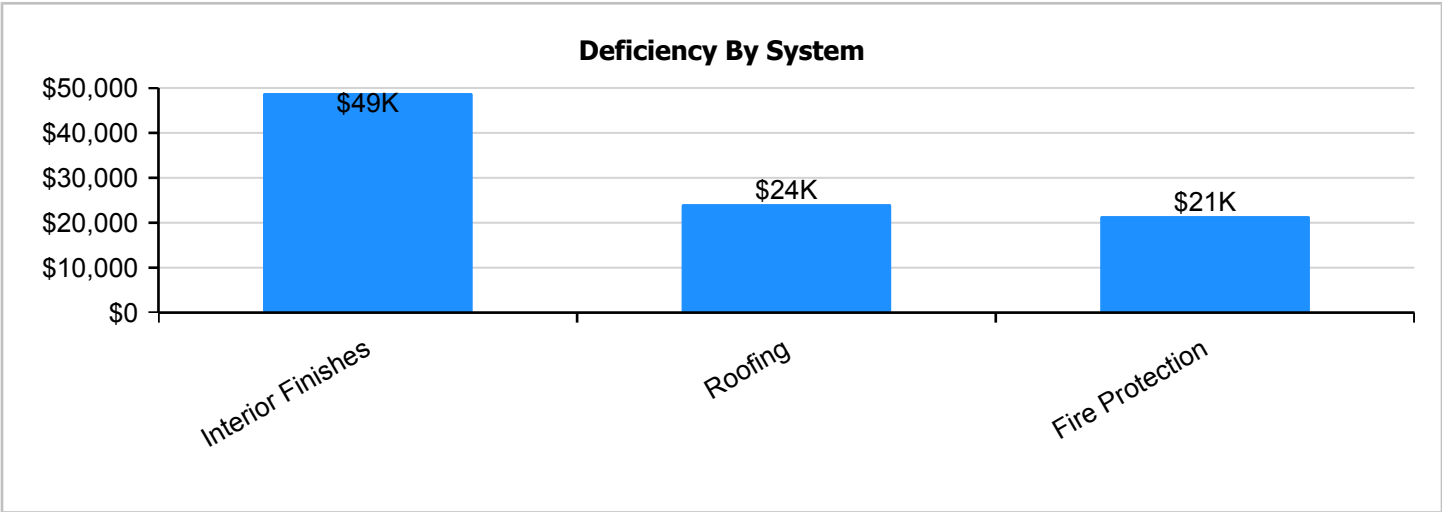
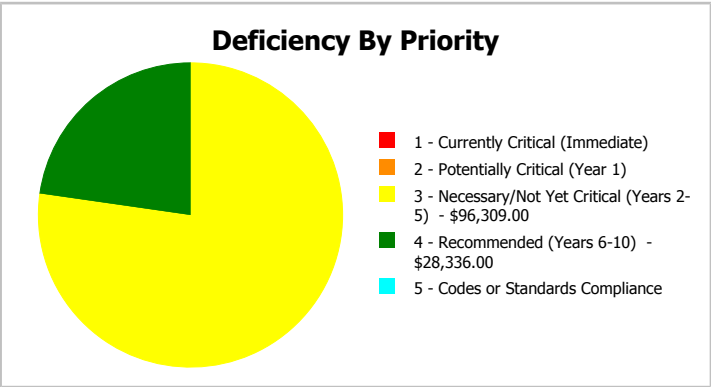
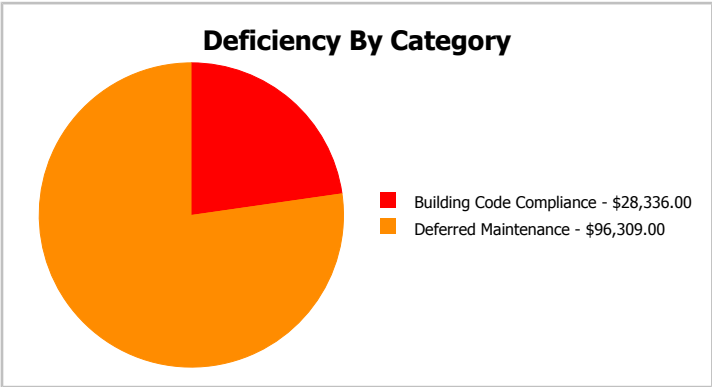
### Description:

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

**Attributes:** This asset has no attributes.

## Dashboard Summary

Function:	ES -Elementary School	Gross Area:	5,051
Year Built:	1986	Last Renovation:	
Repair Cost:	\$124,645	Replacement Value:	\$1,004,591
FCI:	12.41 %	RSLI%:	38.53 %



## Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	69.00 %	0.00 %	\$0.00
A20 - Basement Construction	69.00 %	0.00 %	\$0.00
B10 - Superstructure	69.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	39.75 %	0.00 %	\$0.00
B30 - Roofing	0.00 %	146.00 %	\$31,858.00
C10 - Interior Construction	37.35 %	0.00 %	\$0.00
C20 - Stairs	13.33 %	0.00 %	\$0.00
C30 - Interior Finishes	15.85 %	49.79 %	\$64,451.00
D20 - Plumbing	13.33 %	0.00 %	\$0.00
D30 - HVAC	38.81 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$28,336.00
D50 - Electrical	30.43 %	0.00 %	\$0.00
E10 - Equipment	65.00 %	0.00 %	\$0.00
E20 - Furnishings	65.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>38.53 %</b>	<b>12.41 %</b>	<b>\$124,645.00</b>

## Photo Album

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

1). North Elevation - Jan 17, 2017



2). West Elevation - Jan 17, 2017



3). South Elevation - Jan 17, 2017



4). East Elevation - Jan 17, 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 - 1986 Building 1

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.88	S.F.	5,051	100	1986	2086		69.00 %	0.00 %	69			\$24,649
A1030	Slab on Grade	\$8.61	S.F.	5,051	100	1986	2086		69.00 %	0.00 %	69			\$43,489
A2010	Basement Excavation	\$1.95	S.F.	5,051	100	1986	2086		69.00 %	0.00 %	69			\$9,849
A2020	Basement Walls	\$13.35	S.F.	5,051	100	1986	2086		69.00 %	0.00 %	69			\$67,431
B1010	Floor Construction	\$1.66	S.F.	5,051	100	1986	2086		69.00 %	0.00 %	69			\$8,385
B1020	Roof Construction	\$16.08	S.F.	5,051	100	1986	2086		69.00 %	0.00 %	69			\$81,220
B2010	Exterior Walls	\$9.61	S.F.	5,051	100	1986	2086		69.00 %	0.00 %	69			\$48,540
B2020	Exterior Windows	\$9.57	S.F.	5,051	30	1986	2016	2021	13.33 %	0.00 %	4			\$48,338
B2030	Exterior Doors	\$1.07	S.F.	5,051	30	1986	2016	2021	13.33 %	0.00 %	4			\$5,405
B3010140	Asphalt Shingles	\$4.32	S.F.	5,051	20	1986	2006		0.00 %	146.00 %	-11		\$31,858.00	\$21,820
C1010	Partitions	\$11.01	S.F.	5,051	75	1986	2061		58.67 %	0.00 %	44			\$55,612
C1020	Interior Doors	\$2.59	S.F.	5,051	30	1986	2016	2021	13.33 %	0.00 %	4			\$13,082
C1030	Fittings	\$9.94	S.F.	5,051	20	1986	2006	2021	20.00 %	0.00 %	4			\$50,207
C20	Stairs	\$1.74	S.F.	5,051	30	1986	2016	2021	13.33 %	0.00 %	4			\$8,789
C3010	Wall Finishes	\$2.84	S.F.	5,051	10	2015	2025		80.00 %	0.00 %	8			\$14,345
C3020	Floor Finishes	\$11.60	S.F.	5,051	20	1986	2006		0.00 %	110.00 %	-11		\$64,451.00	\$58,592
C3030	Ceiling Finishes	\$11.19	S.F.	5,051	25	1986	2011	2021	16.00 %	0.00 %	4			\$56,521
D2010	Plumbing Fixtures	\$11.71	S.F.	5,051	30	1986	2016	2021	13.33 %	0.00 %	4			\$59,147
D2020	Domestic Water Distribution	\$0.99	S.F.	5,051	30	1986	2016	2021	13.33 %	0.00 %	4			\$5,000
D2030	Sanitary Waste	\$1.57	S.F.	5,051	30	1986	2016	2021	13.33 %	0.00 %	4			\$7,930
D3040	Distribution Systems	\$6.26	S.F.	5,051	30	2006	2036		63.33 %	0.00 %	19			\$31,619
D3050	Terminal & Package Units	\$13.65	S.F.	5,051	15	2006	2021		26.67 %	0.00 %	4			\$68,946
D3060	Controls & Instrumentation	\$1.98	S.F.	5,051	20	2006	2026		45.00 %	0.00 %	9			\$10,001
D4010	Sprinklers	\$4.41	S.F.	5,051	30			2016	0.00 %	110.00 %	-1		\$24,502.00	\$22,275
D4020	Standpipes	\$0.69	S.F.	5,051	30			2016	0.00 %	110.01 %	-1		\$3,834.00	\$3,485
D5010	Electrical Service/Distribution	\$1.73	S.F.	5,051	40	1986	2026		22.50 %	0.00 %	9			\$8,738
D5020	Branch Wiring	\$5.20	S.F.	5,051	30	1986	2016	2021	13.33 %	0.00 %	4			\$26,265
D5020	Lighting	\$12.12	S.F.	5,051	30	2011	2041	2021	13.33 %	0.00 %	4			\$61,218
D5030810	Security & Detection Systems	\$1.91	S.F.	5,051	15	2011	2026		60.00 %	0.00 %	9			\$9,647
D5030910	Fire Alarm Systems	\$3.46	S.F.	5,051	15	2011	2026		60.00 %	0.00 %	9			\$17,476
D5030920	Data Communication	\$4.47	S.F.	5,051	15	2011	2026		60.00 %	0.00 %	9			\$22,578
D5090	Other Electrical Systems	\$0.48	S.F.	5,051	20	2011	2031		70.00 %	0.00 %	14			\$2,424
E1020	Institutional Equipment	\$0.30	S.F.	5,051	20	2010	2030		65.00 %	0.00 %	13			\$1,515
E2010	Fixed Furnishings	\$5.95	S.F.	5,051	20	2010	2030		65.00 %	0.00 %	13			\$30,053
<b>Total</b>									<b>38.53 %</b>	<b>12.41 %</b>			<b>\$124,645.00</b>	<b>\$1,004,591</b>

## 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



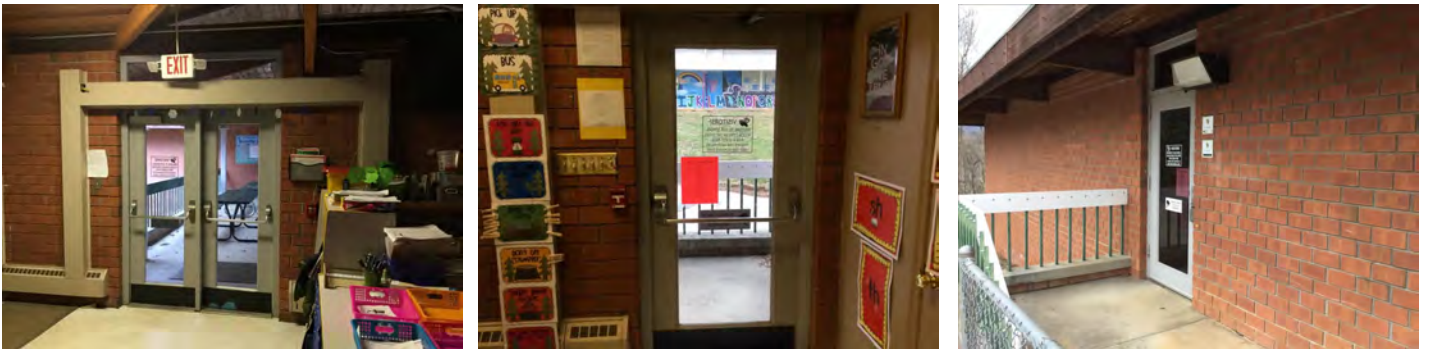
**Note:**

**System:** B2020 - Exterior Windows



**Note:**

**System:** B2030 - Exterior Doors



**Note:**



# Campus Assessment Report - 1986 Building 1

**System:** B3010140 - Asphalt Shingles



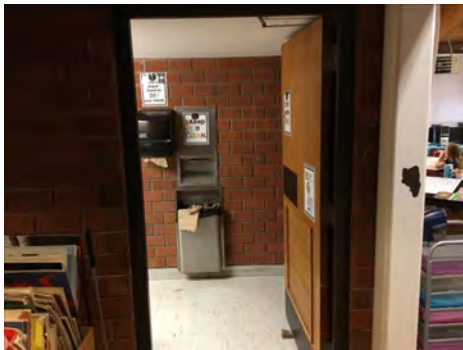
**Note:**

**System:** C1010 - Partitions



**Note:**

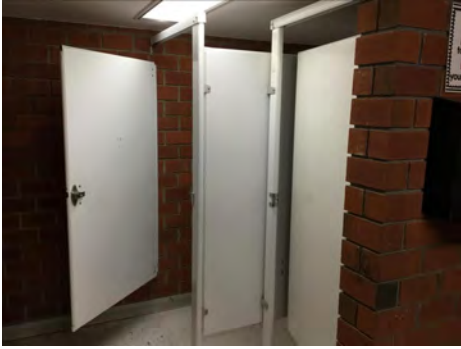
**System:** C1020 - Interior Doors



**Note:**

# Campus Assessment Report - 1986 Building 1

**System:** C1030 - Fittings



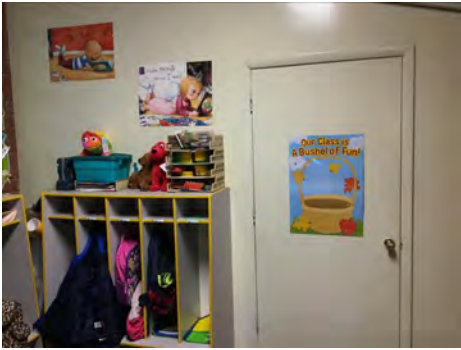
**Note:**

**System:** C20 - Stairs



**Note:**

**System:** C3010 - Wall Finishes



**Note:**



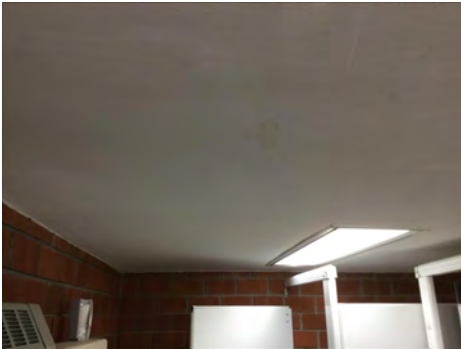
## Campus Assessment Report - 1986 Building 1

**System:** C3020 - Floor Finishes



**Note:**

**System:** C3030 - Ceiling Finishes



**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

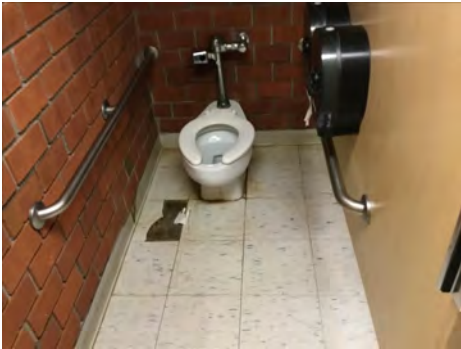
## Campus Assessment Report - 1986 Building 1

**System:** D2020 - Domestic Water Distribution



**Note:**

**System:** D2030 - Sanitary Waste



**Note:**

**System:** D3040 - Distribution Systems



**Note:**



# Campus Assessment Report - 1986 Building 1

**System:** D3050 - Terminal & Package Units



**Note:**

**System:** D3060 - Controls & Instrumentation



**Note:**

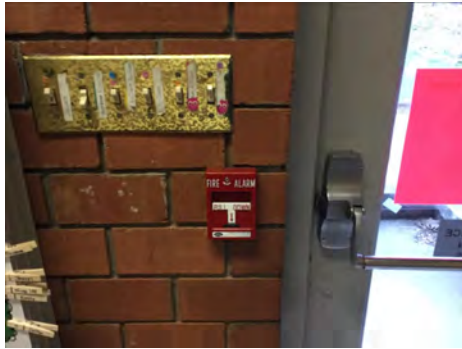
**System:** D5010 - Electrical Service/Distribution



**Note:**

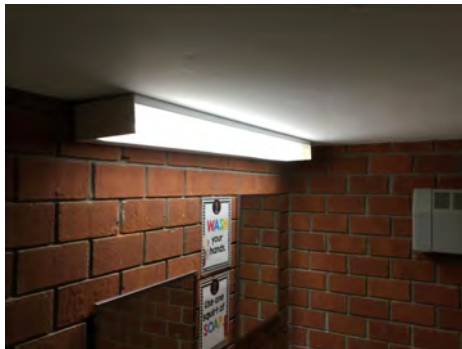
## Campus Assessment Report - 1986 Building 1

**System:** D5020 - Branch Wiring



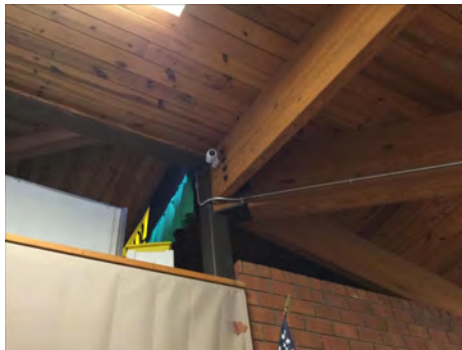
**Note:**

**System:** D5020 - Lighting



**Note:**

**System:** D5030810 - Security & Detection Systems



**Note:**



## Campus Assessment Report - 1986 Building 1

**System:** D5030910 - Fire Alarm Systems



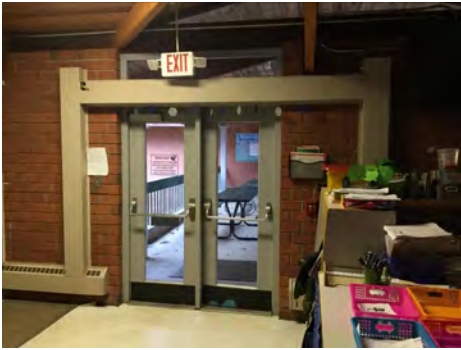
**Note:**

**System:** D5030920 - Data Communication



**Note:**

**System:** D5090 - Other Electrical Systems



**Note:**



# Campus Assessment Report - 1986 Building 1

**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
<b>Total:</b>	<b>\$124,645</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$508,657</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$19,988</b>	<b>\$98,230</b>	<b>\$0</b>	<b>\$751,520</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A20 - Basement Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A2010 - Basement Excavation</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A2020 - Basement Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1010 - Floor Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$0	\$59,846	\$0	\$0	\$0	\$0	\$0	\$0	\$59,846
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$6,691	\$0	\$0	\$0	\$0	\$0	\$0	\$6,691
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010140 - Asphalt Shingles</b>	\$31,858	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,858
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1020 - Interior Doors</b>	\$0	\$0	\$0	\$0	\$16,196	\$0	\$0	\$0	\$0	\$0	\$0	\$16,196
<b>C1030 - Fittings</b>	\$0	\$0	\$0	\$0	\$62,160	\$0	\$0	\$0	\$0	\$0	\$0	\$62,160
<b>C20 - Stairs</b>	\$0	\$0	\$0	\$0	\$10,881	\$0	\$0	\$0	\$0	\$0	\$0	\$10,881
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

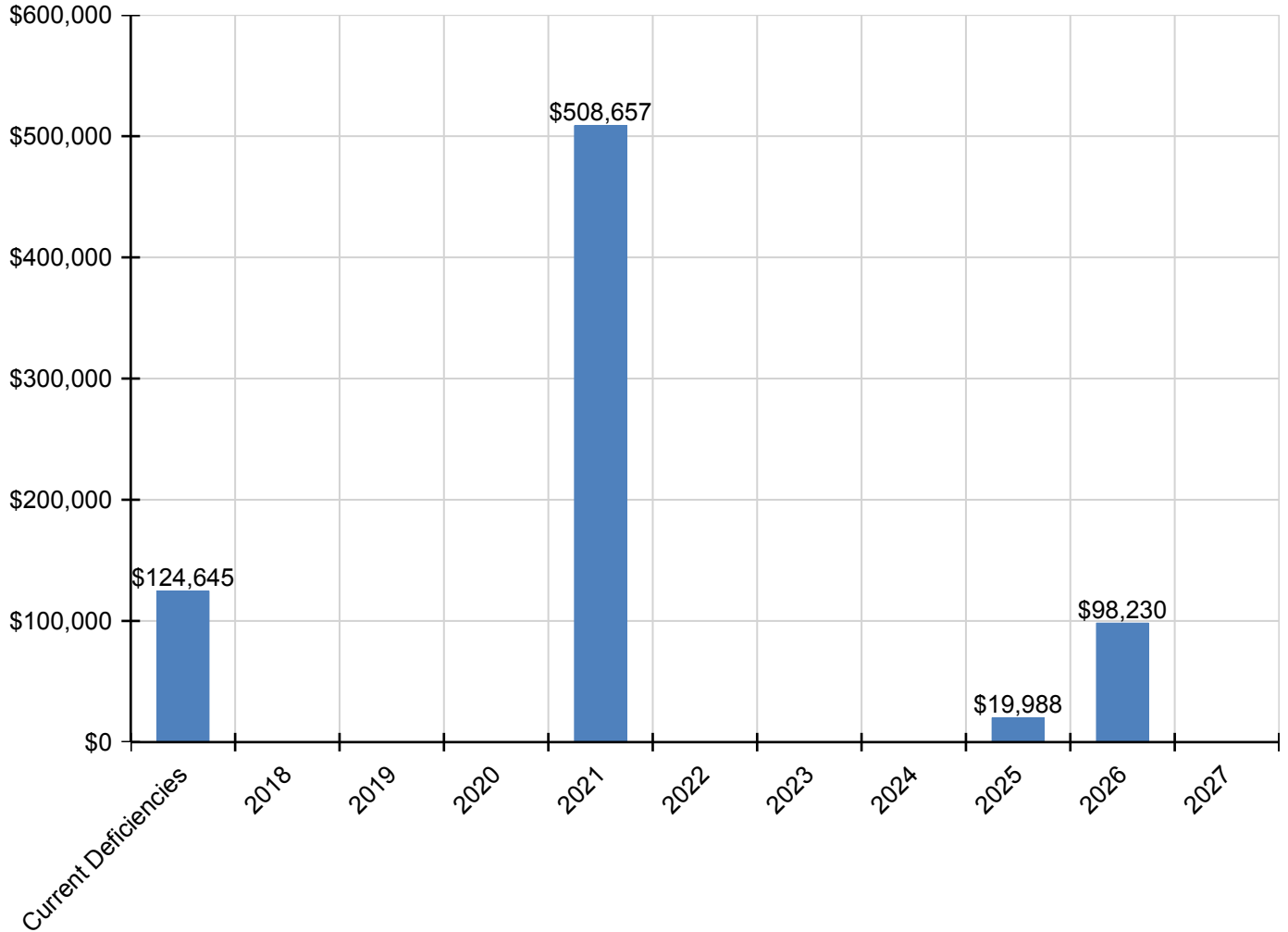
## Campus Assessment Report - 1986 Building 1

C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,988	\$0	\$0	\$19,988
C3020 - Floor Finishes	\$64,451	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$64,451
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$69,976	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$69,976
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	\$73,228	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$73,228
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$6,191	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,191
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$9,818	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,818
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$85,360	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$85,360
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,354	\$0	\$14,354
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$24,502	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,502
D4020 - Standpipes	\$3,834	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,834
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	\$12,541	\$0	\$12,541
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$32,518	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,518
D5020 - Lighting	\$0	\$0	\$0	\$0	\$75,792	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,792
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	\$13,846	\$0	\$13,846
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,083	\$0	\$25,083
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,405	\$0	\$32,405
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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

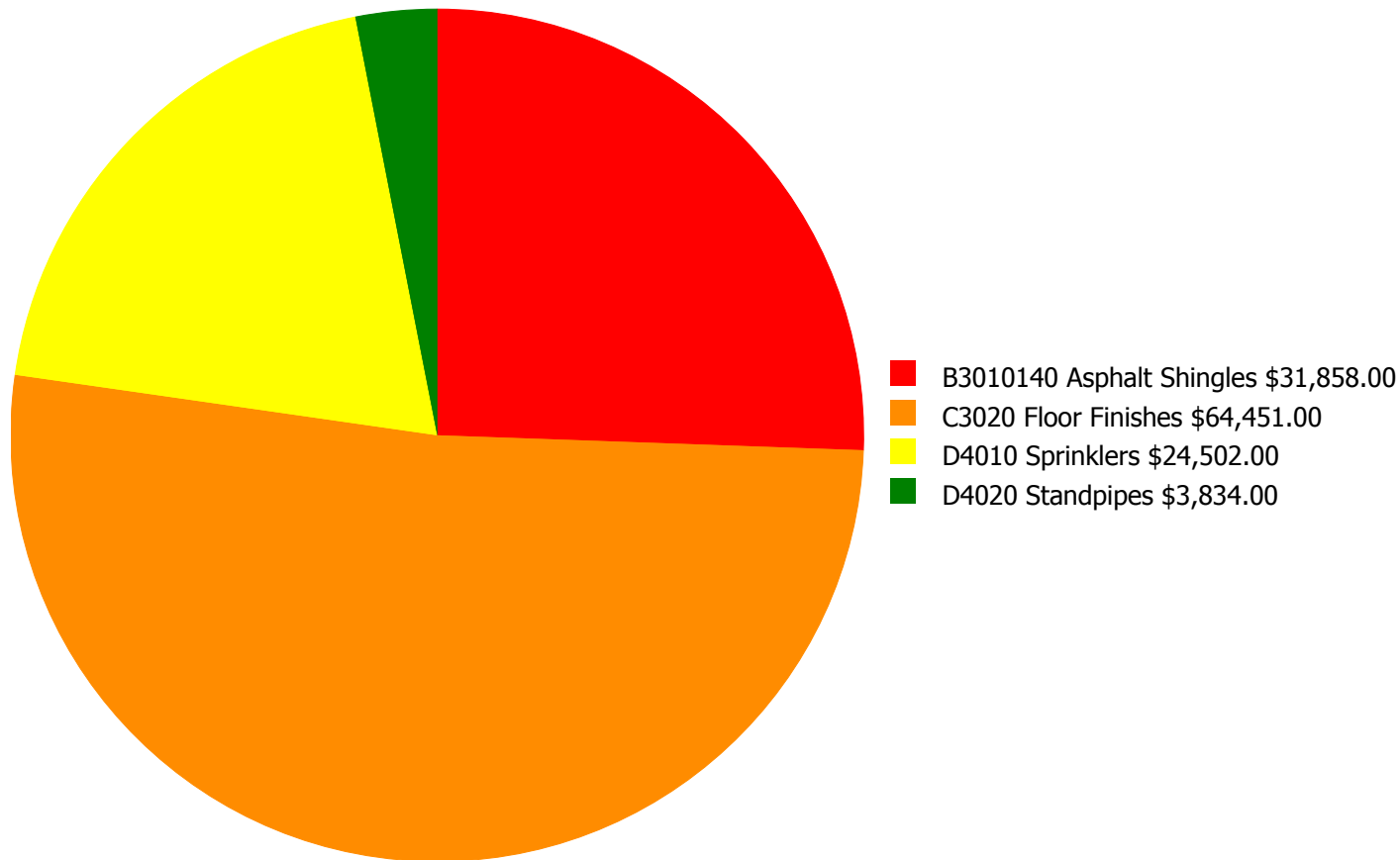
## Forecasted Capital Renewal Requirement

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.

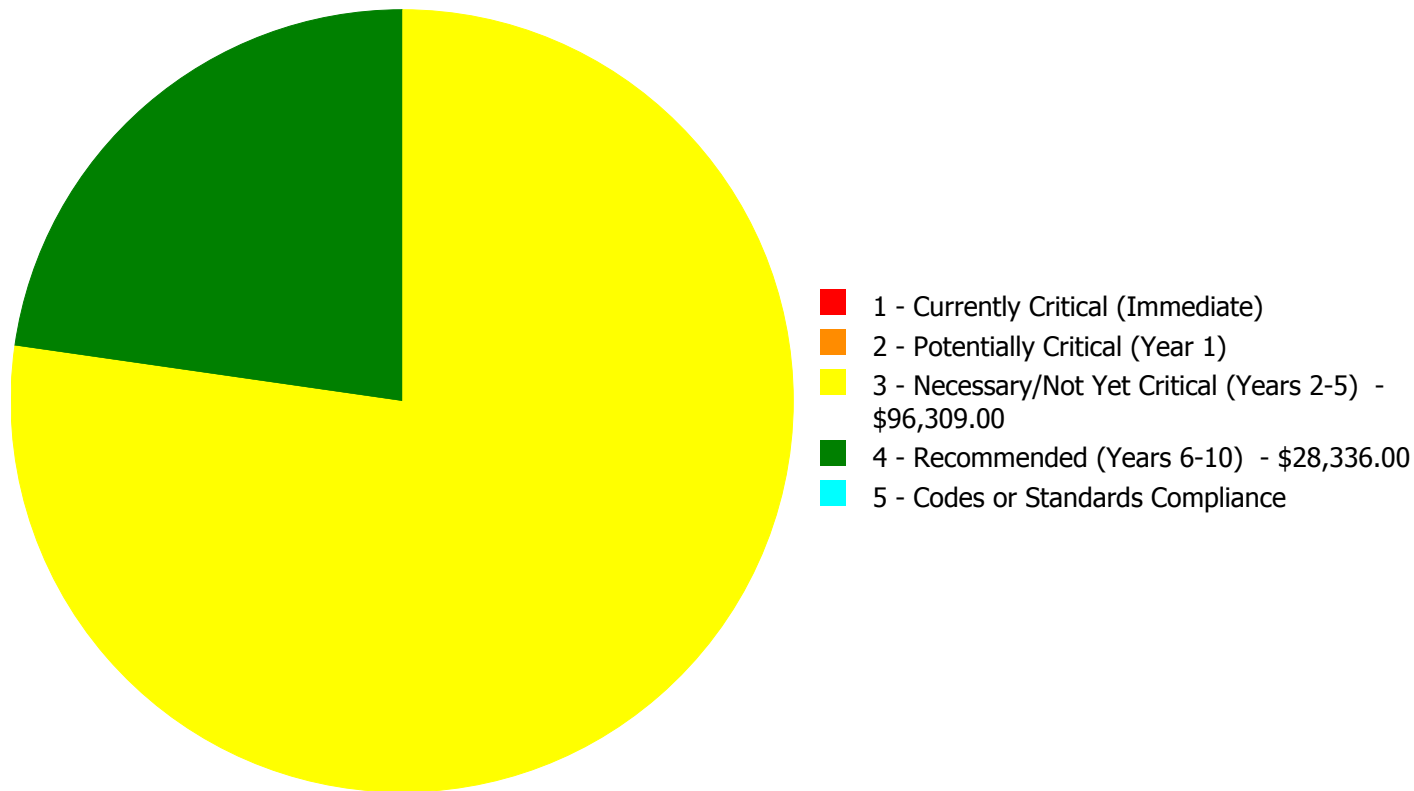


**Budget Estimate Total: \$124,645.00**



### 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: \$124,645.00**

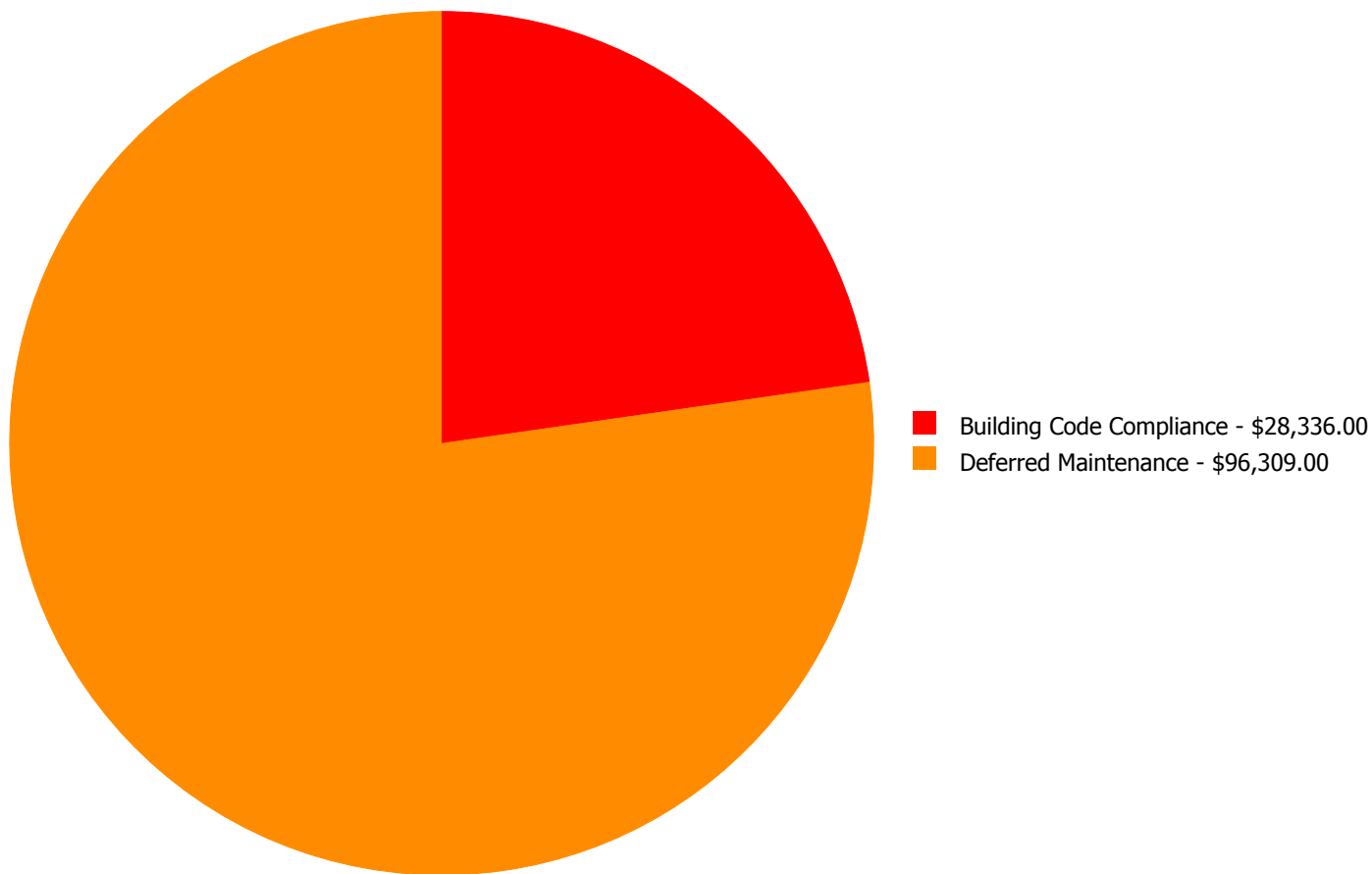
## Deficiency By Priority Investment Table

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	\$31,858.00	\$0.00	\$0.00	\$31,858.00
C3020	Floor Finishes	\$0.00	\$0.00	\$64,451.00	\$0.00	\$0.00	\$64,451.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$24,502.00	\$0.00	\$24,502.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$3,834.00	\$0.00	\$3,834.00
	<b>Total:</b>	\$0.00	\$0.00	\$96,309.00	\$28,336.00	\$0.00	\$124,645.00

### 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: \$124,645.00**

## 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):

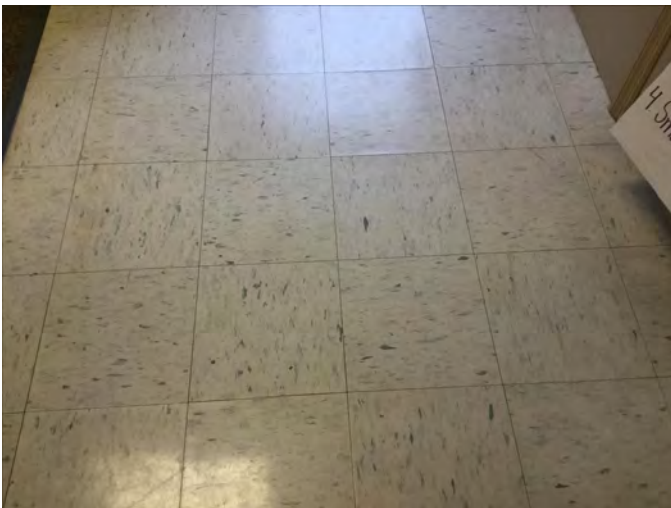
#### System: B3010140 - Asphalt Shingles



**Location:** Roof  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 5,051.00  
**Unit of Measure:** S.F.  
**Estimate:** \$31,858.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/18/2017

**Notes:** The asphalt shingle roofing is aged, damaged 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:** 5,051.00  
**Unit of Measure:** S.F.  
**Estimate:** \$64,451.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/18/2017

**Notes:** The floor covering is aged, damaged in some areas and beyond its service life.

**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:** 5,051.00  
**Unit of Measure:** S.F.  
**Estimate:** \$24,502.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/18/2017

**Notes:** There no sprinkler system.

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**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:** 5,051.00  
**Unit of Measure:** S.F.  
**Estimate:** \$3,834.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/18/2017

**Notes:** There no sprinkler system.

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**Executive Summary**

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

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

Function:	ES -Elementary School
Gross Area (SF):	22,016
Year Built:	1986
Last Renovation:	
Replacement Value:	\$4,470,129
Repair Cost:	\$548,529.00
Total FCI:	12.27 %
Total RSLI:	41.23 %
FCA Score:	87.73



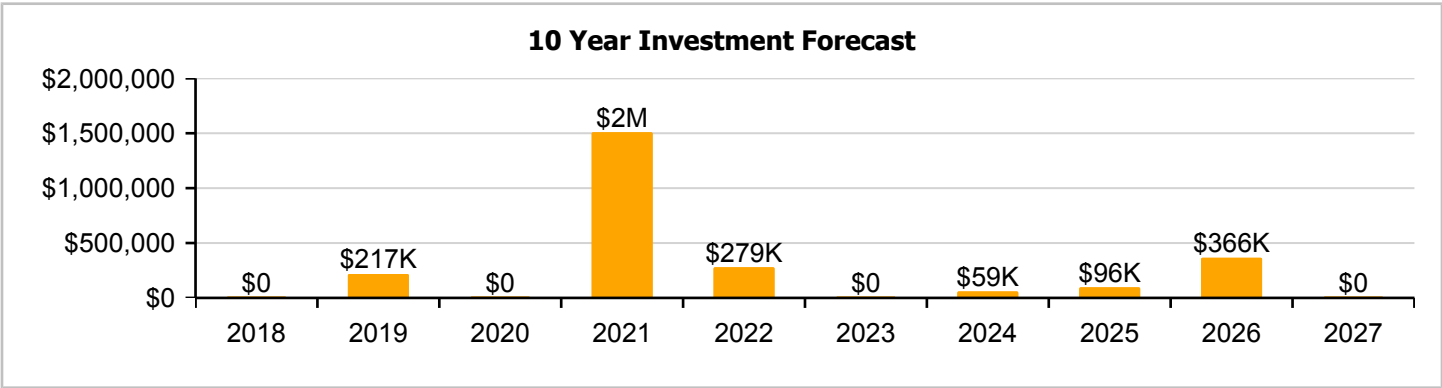
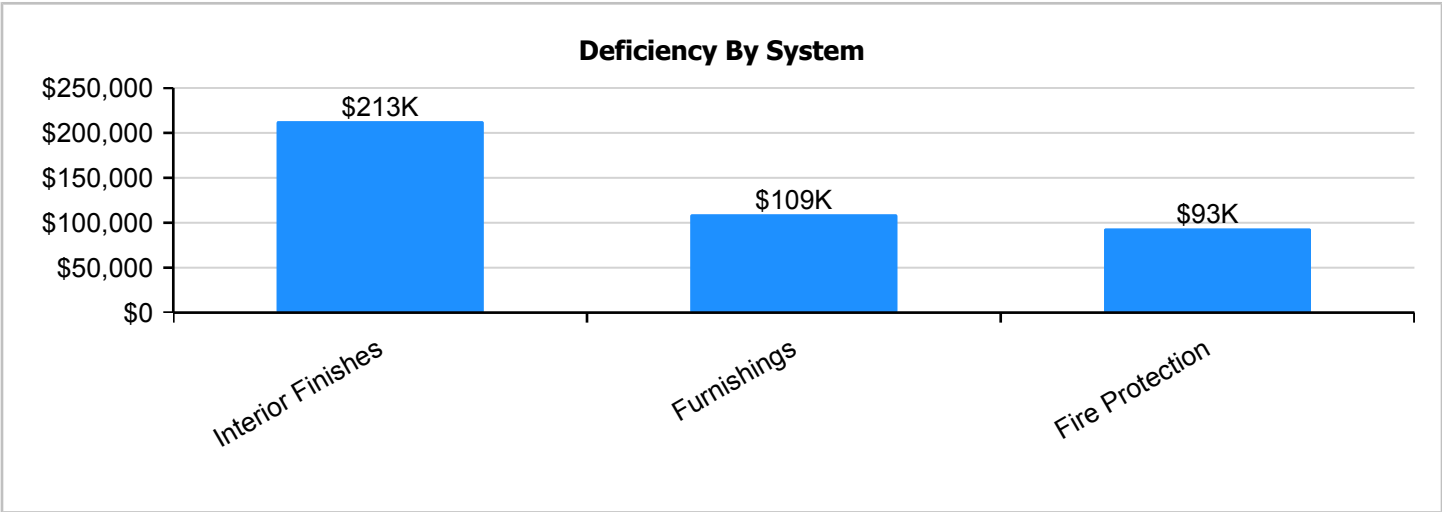
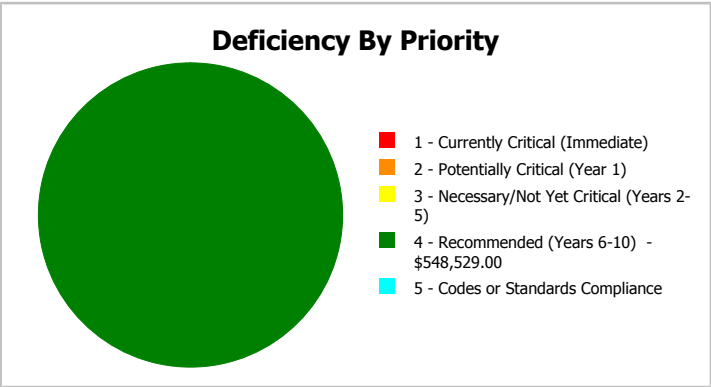
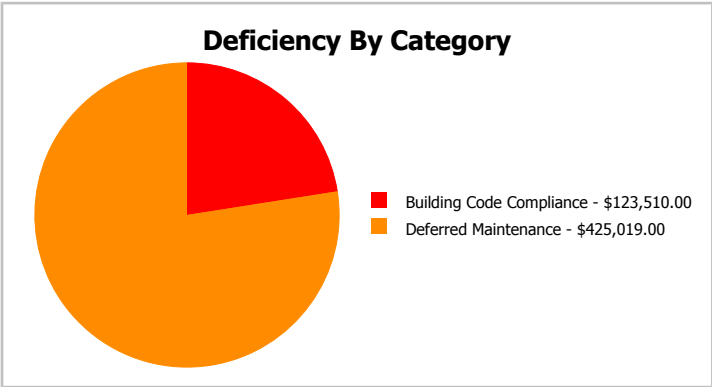
**Description:**

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

**Attributes:** This asset has no attributes.

**Dashboard Summary**

Function:	ES -Elementary School	Gross Area:	22,016
Year Built:	1986	Last Renovation:	
Repair Cost:	\$548,529	Replacement Value:	\$4,470,129
FCI:	12.27 %	RSLI%:	41.23 %



## 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	69.00 %	0.00 %	\$0.00
A20 - Basement Construction	69.00 %	0.00 %	\$0.00
B10 - Superstructure	69.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	39.75 %	0.00 %	\$0.00
B30 - Roofing	76.00 %	0.00 %	\$0.00
C10 - Interior Construction	39.46 %	0.00 %	\$0.00
C30 - Interior Finishes	15.85 %	49.79 %	\$280,924.00
D20 - Plumbing	19.33 %	0.00 %	\$0.00
D30 - HVAC	15.29 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$123,510.00
D50 - Electrical	57.88 %	0.00 %	\$0.00
E10 - Equipment	40.00 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	110.00 %	\$144,095.00
<b>Totals:</b>	<b>41.23 %</b>	<b>12.27 %</b>	<b>\$548,529.00</b>

## Photo Album

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

1). Southeast Elevation - Jan 23, 2017



2). Southwest Elevation - Jan 23, 2017



3). Northeast Elevation - Jan 23, 2017



4). Northwest Elevation - Jan 23, 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 - 1986 Building 2,3,4 Main

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.88	S.F.	22,016	100	1986	2086		69.00 %	0.00 %	69			\$107,438
A1030	Slab on Grade	\$8.61	S.F.	22,016	100	1986	2086		69.00 %	0.00 %	69			\$189,558
A2010	Basement Excavation	\$1.95	S.F.	22,016	100	1986	2086		69.00 %	0.00 %	69			\$42,931
A2020	Basement Walls	\$13.35	S.F.	22,016	100	1986	2086		69.00 %	0.00 %	69			\$293,914
B1010	Floor Construction	\$1.66	S.F.	22,016	100	1986	2086		69.00 %	0.00 %	69			\$36,547
B1020	Roof Construction	\$16.08	S.F.	22,016	100	1986	2086		69.00 %	0.00 %	69			\$354,017
B2010	Exterior Walls	\$9.61	S.F.	22,016	100	1986	2086		69.00 %	0.00 %	69			\$211,574
B2020	Exterior Windows	\$9.57	S.F.	22,016	30	1986	2016	2021	13.33 %	0.00 %	4			\$210,693
B2030	Exterior Doors	\$1.07	S.F.	22,016	30	1986	2016	2021	13.33 %	0.00 %	4			\$23,557
B3010105	Built-Up	\$8.95	S.F.	22,016	25	2011	2036		76.00 %	0.00 %	19			\$197,043
C1010	Partitions	\$11.01	S.F.	22,016	75	1986	2061		58.67 %	0.00 %	44			\$242,396
C1020	Interior Doors	\$2.59	S.F.	22,016	30	1986	2016	2021	13.33 %	0.00 %	4			\$57,021
C1030	Fittings	\$9.94	S.F.	22,016	20	2002	2022		25.00 %	0.00 %	5			\$218,839
C3010	Wall Finishes	\$2.84	S.F.	22,016	10	2015	2025		80.00 %	0.00 %	8			\$62,525
C3020	Floor Finishes	\$11.60	S.F.	22,016	20	1986	2006		0.00 %	110.00 %	-11		\$280,924.00	\$255,386
C3030	Ceiling Finishes	\$11.19	S.F.	22,016	25	1986	2011	2021	16.00 %	0.00 %	4			\$246,359
D2010	Plumbing Fixtures	\$11.71	S.F.	22,016	30	1986	2016	2021	13.33 %	0.00 %	4			\$257,807
D2020	Domestic Water Distribution	\$0.99	S.F.	22,016	30	1986	2016	2021	13.33 %	0.00 %	4			\$21,796
D2030	Sanitary Waste	\$1.57	S.F.	22,016	30	1986	2016	2021	13.33 %	0.00 %	4			\$34,565
D2040	Rain Water Drainage	\$1.41	S.F.	22,016	30	2011	2041		80.00 %	0.00 %	24			\$31,043
D3020	Heat Generating Systems	\$5.19	S.F.	22,016	30	1986	2016	2021	13.33 %	0.00 %	4			\$114,263
D3040	Distribution Systems	\$6.26	S.F.	22,016	30	1986	2016	2021	13.33 %	0.00 %	4			\$137,820
D3050	Terminal & Package Units	\$8.46	S.F.	22,016	15	2004	2019		13.33 %	0.00 %	2			\$186,255
D3060	Controls & Instrumentation	\$1.98	S.F.	22,016	20	2004	2024		35.00 %	0.00 %	7			\$43,592
D4010	Sprinklers	\$4.41	S.F.	22,016	30			2016	0.00 %	110.00 %	-1		\$106,800.00	\$97,091
D4020	Standpipes	\$0.69	S.F.	22,016	30			2016	0.00 %	110.00 %	-1		\$16,710.00	\$15,191
D5010	Electrical Service/Distribution	\$1.73	S.F.	22,016	40	1986	2026		22.50 %	0.00 %	9			\$38,088
D5020	Branch Wiring	\$5.20	S.F.	22,016	30	1986	2016	2021	13.33 %	0.00 %	4			\$114,483
D5020	Lighting	\$12.12	S.F.	22,016	30	2011	2041		80.00 %	0.00 %	24			\$266,834
D5030810	Security & Detection Systems	\$1.91	S.F.	22,016	15	2011	2026		60.00 %	0.00 %	9			\$42,051
D5030910	Fire Alarm Systems	\$3.46	S.F.	22,016	15	2011	2026		60.00 %	0.00 %	9			\$76,175
D5030920	Data Communication	\$4.47	S.F.	22,016	15	2011	2026		60.00 %	0.00 %	9			\$98,412
D5090	Other Electrical Systems	\$0.33	S.F.	22,016	20	2011	2031		70.00 %	0.00 %	14			\$7,265
E1020	Institutional Equipment	\$0.30	S.F.	22,016	20	2005	2025		40.00 %	0.00 %	8			\$6,605
E2010	Fixed Furnishings	\$5.95	S.F.	22,016	20	1986	2006		0.00 %	110.00 %	-11		\$144,095.00	\$130,995
<b>Total</b>									<b>41.23 %</b>	<b>12.27 %</b>			<b>\$548,529.00</b>	<b>\$4,470,129</b>

## 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 - 1986 Building 2,3,4 Main

**System:** B3010105 - Built-Up



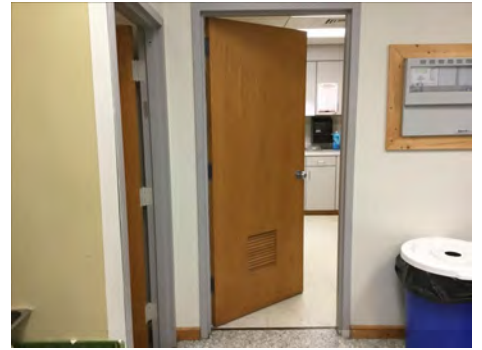
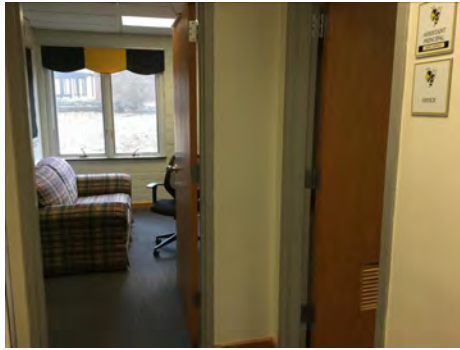
**Note:**

**System:** C1010 - Partitions



**Note:**

**System:** C1020 - Interior Doors



**Note:**

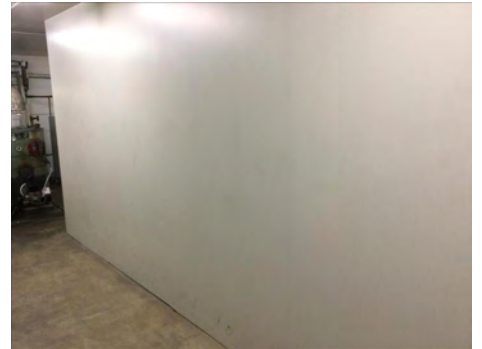
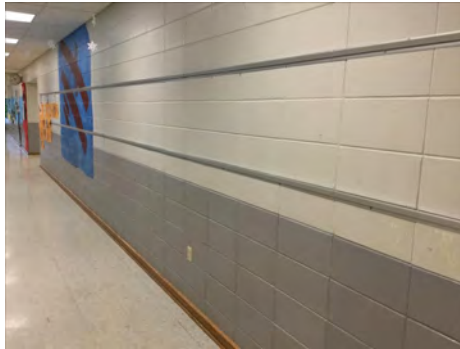
## Campus Assessment Report - 1986 Building 2,3,4 Main

**System:** C1030 - Fittings



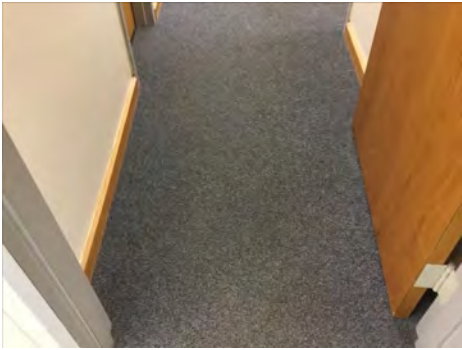
**Note:**

**System:** C3010 - Wall Finishes



**Note:**

**System:** C3020 - Floor Finishes

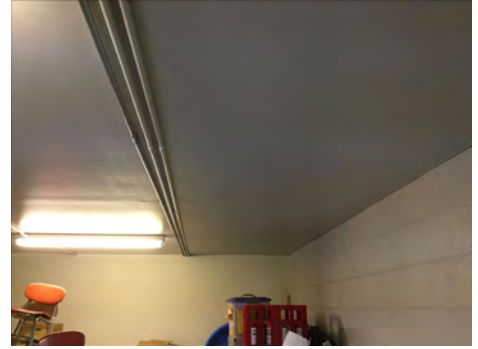
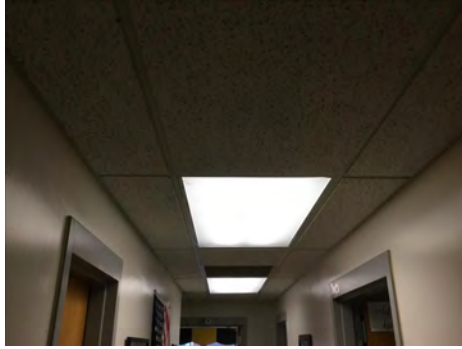


**Note:**



## Campus Assessment Report - 1986 Building 2,3,4 Main

**System:** C3030 - Ceiling Finishes



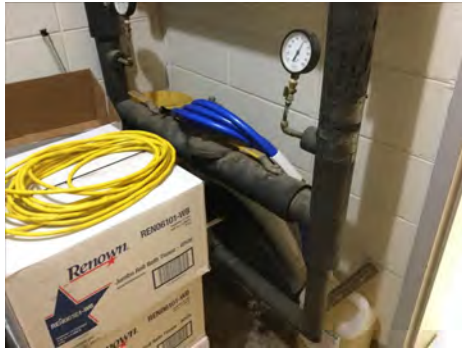
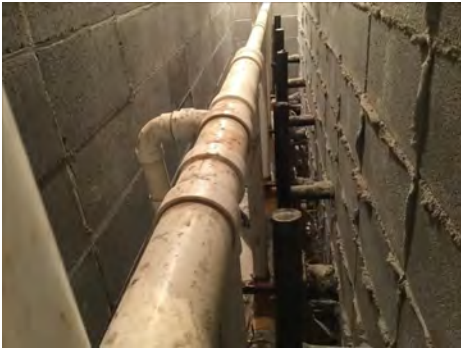
**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

**System:** D2020 - Domestic Water Distribution



**Note:**

## Campus Assessment Report - 1986 Building 2,3,4 Main

**System:** D2030 - Sanitary Waste



**Note:**

**System:** D2040 - Rain Water Drainage



**Note:**

**System:** D3020 - Heat Generating Systems



**Note:**



## Campus Assessment Report - 1986 Building 2,3,4 Main

**System:** D3040 - Distribution Systems



**Note:**

**System:** D3050 - Terminal & Package Units



**Note:**

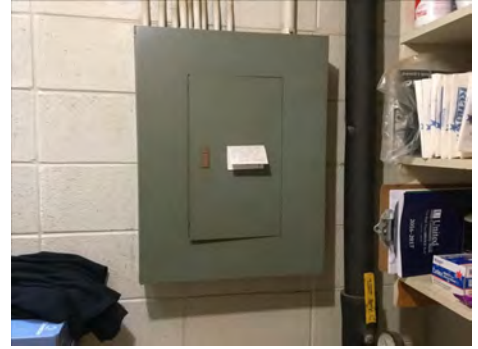
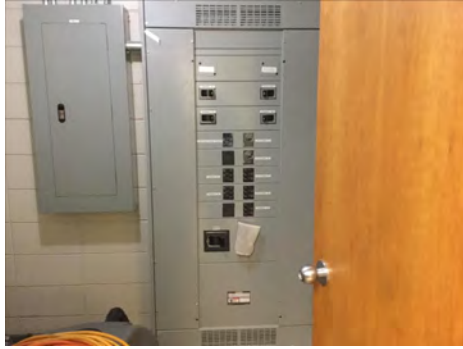
**System:** D3060 - Controls & Instrumentation



**Note:**

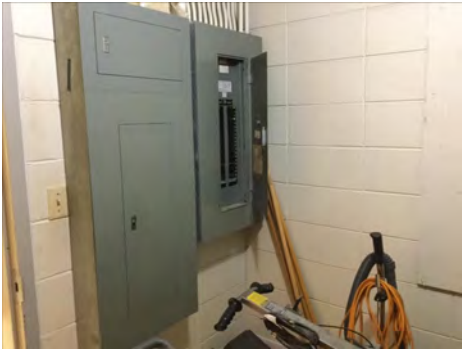
# Campus Assessment Report - 1986 Building 2,3,4 Main

**System:** D5010 - Electrical Service/Distribution



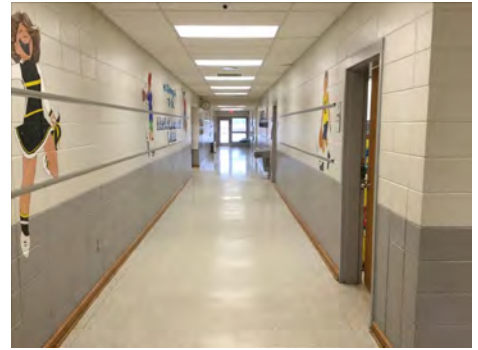
**Note:**

**System:** D5020 - Branch Wiring



**Note:**

**System:** D5020 - Lighting



**Note:**



## Campus Assessment Report - 1986 Building 2,3,4 Main

**System:** D5030810 - Security & Detection Systems



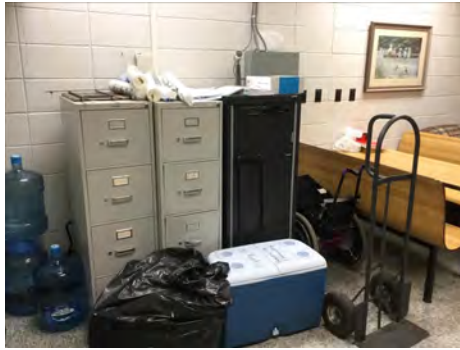
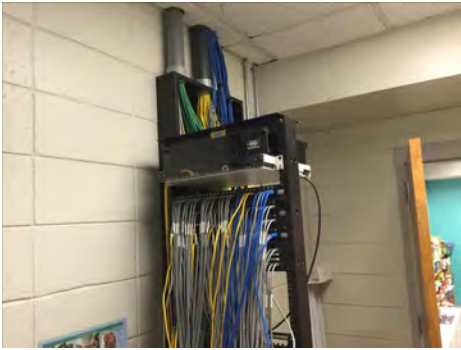
**Note:**

**System:** D5030910 - Fire Alarm Systems



**Note:**

**System:** D5030920 - Data Communication



**Note:**



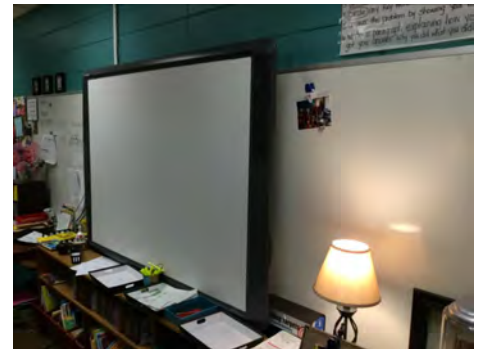
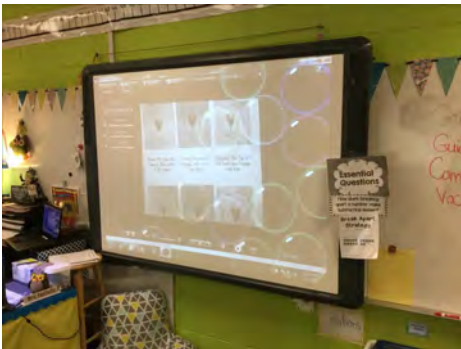
## Campus Assessment Report - 1986 Building 2,3,4 Main

**System:** D5090 - Other Electrical Systems



**Note:**

**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
<b>Total:</b>	<b>\$548,529</b>	<b>\$0</b>	<b>\$217,358</b>	<b>\$0</b>	<b>\$1,508,409</b>	<b>\$279,064</b>	<b>\$0</b>	<b>\$58,974</b>	<b>\$96,329</b>	<b>\$365,595</b>	<b>\$0</b>	<b>\$3,074,258</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A20 - Basement Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A2010 - Basement Excavation</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A2020 - Basement Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1010 - Floor Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$0	\$260,850	\$0	\$0	\$0	\$0	\$0	\$0	\$260,850
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$29,165	\$0	\$0	\$0	\$0	\$0	\$0	\$29,165
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010105 - Built-Up</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1020 - Interior Doors</b>	\$0	\$0	\$0	\$0	\$70,596	\$0	\$0	\$0	\$0	\$0	\$0	\$70,596
<b>C1030 - Fittings</b>	\$0	\$0	\$0	\$0	\$0	\$279,064	\$0	\$0	\$0	\$0	\$0	\$279,064
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$87,126	\$0	\$0	\$87,126

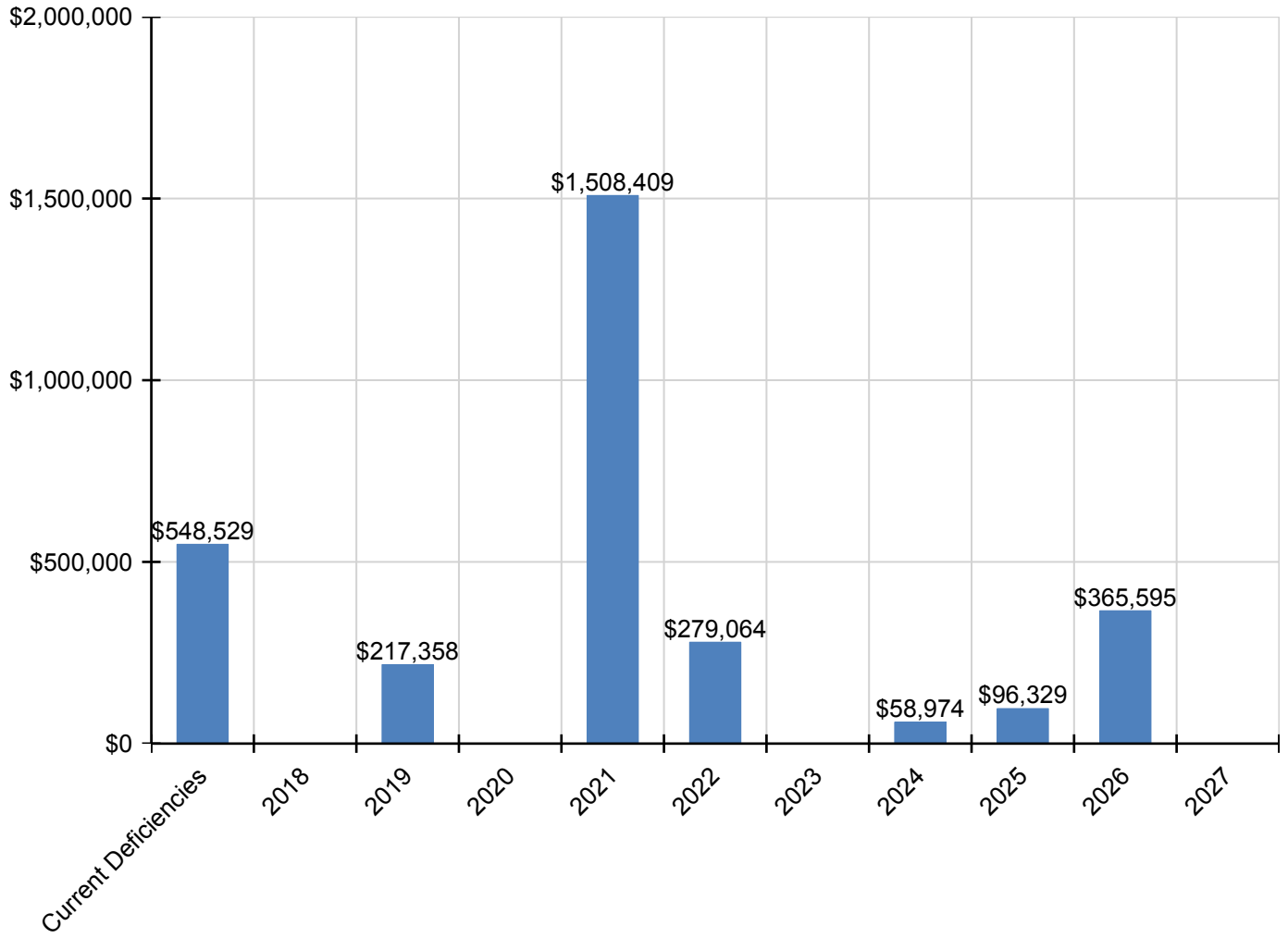
## Campus Assessment Report - 1986 Building 2,3,4 Main

C3020 - Floor Finishes	\$280,924	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$280,924
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$305,007	\$0	\$0	\$0	\$0	\$0	\$0	\$305,007
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	\$319,181	\$0	\$0	\$0	\$0	\$0	\$0	\$319,181
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$26,984	\$0	\$0	\$0	\$0	\$0	\$0	\$26,984
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$42,794	\$0	\$0	\$0	\$0	\$0	\$0	\$42,794
D2040 - Rain Water Drainage	\$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	\$141,464	\$0	\$0	\$0	\$0	\$0	\$0	\$141,464
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$170,629	\$0	\$0	\$0	\$0	\$0	\$0	\$170,629
D3050 - Terminal & Package Units	\$0	\$0	\$217,358	Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$217,358
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,974	\$0	\$0	\$0	\$58,974
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$106,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$106,800
D4020 - Standpipes	\$16,710	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,710
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	\$54,665	\$0	\$54,665
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$141,738	\$0	\$0	\$0	\$0	\$0	\$0	\$141,738
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60,354	\$0	\$60,354
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$109,331	\$0	\$109,331
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$141,246	\$0	\$141,246
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$9,203	\$0	\$9,203
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$144,095	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$144,095

\* Indicates non-renewable system

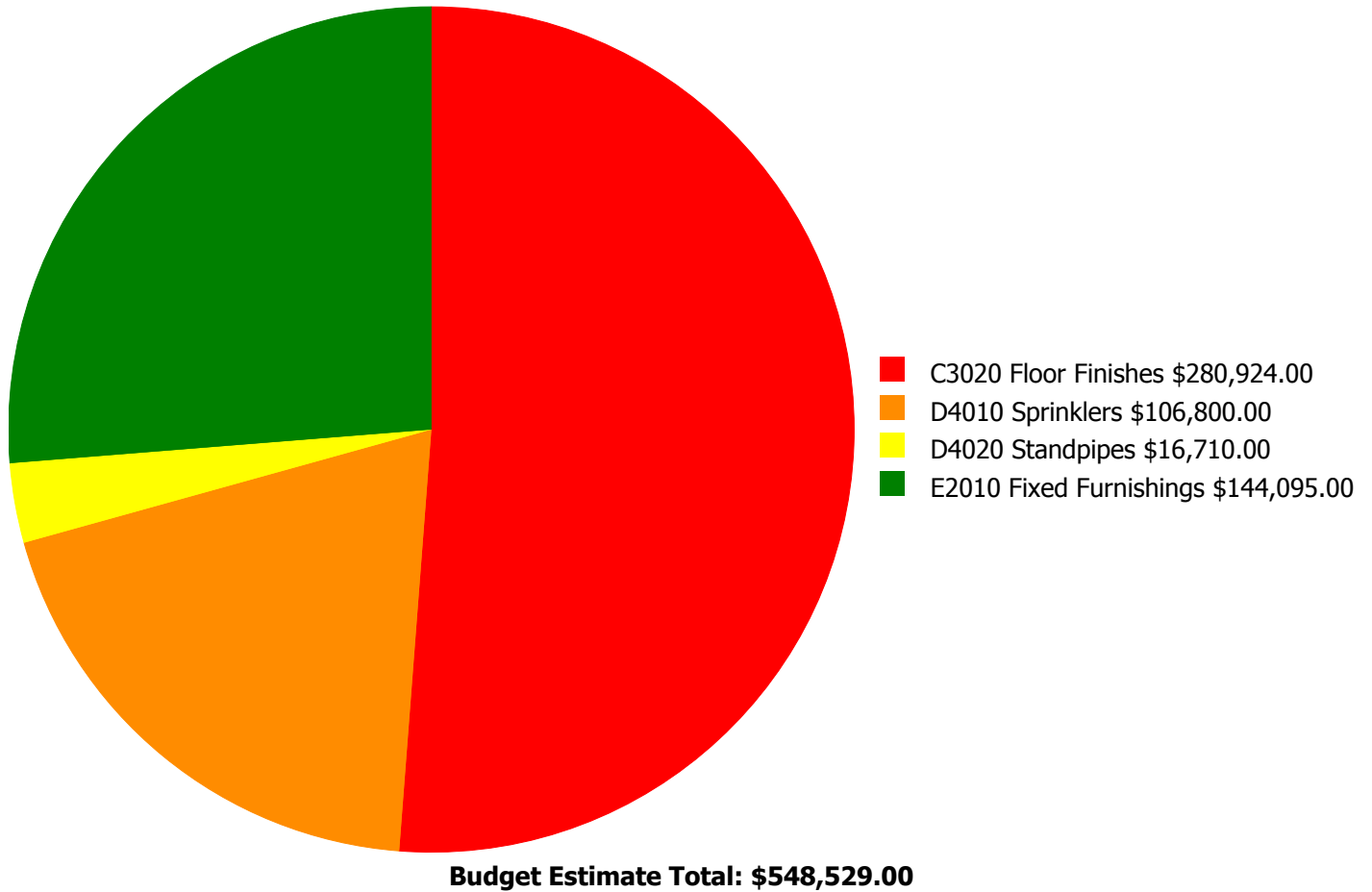
## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

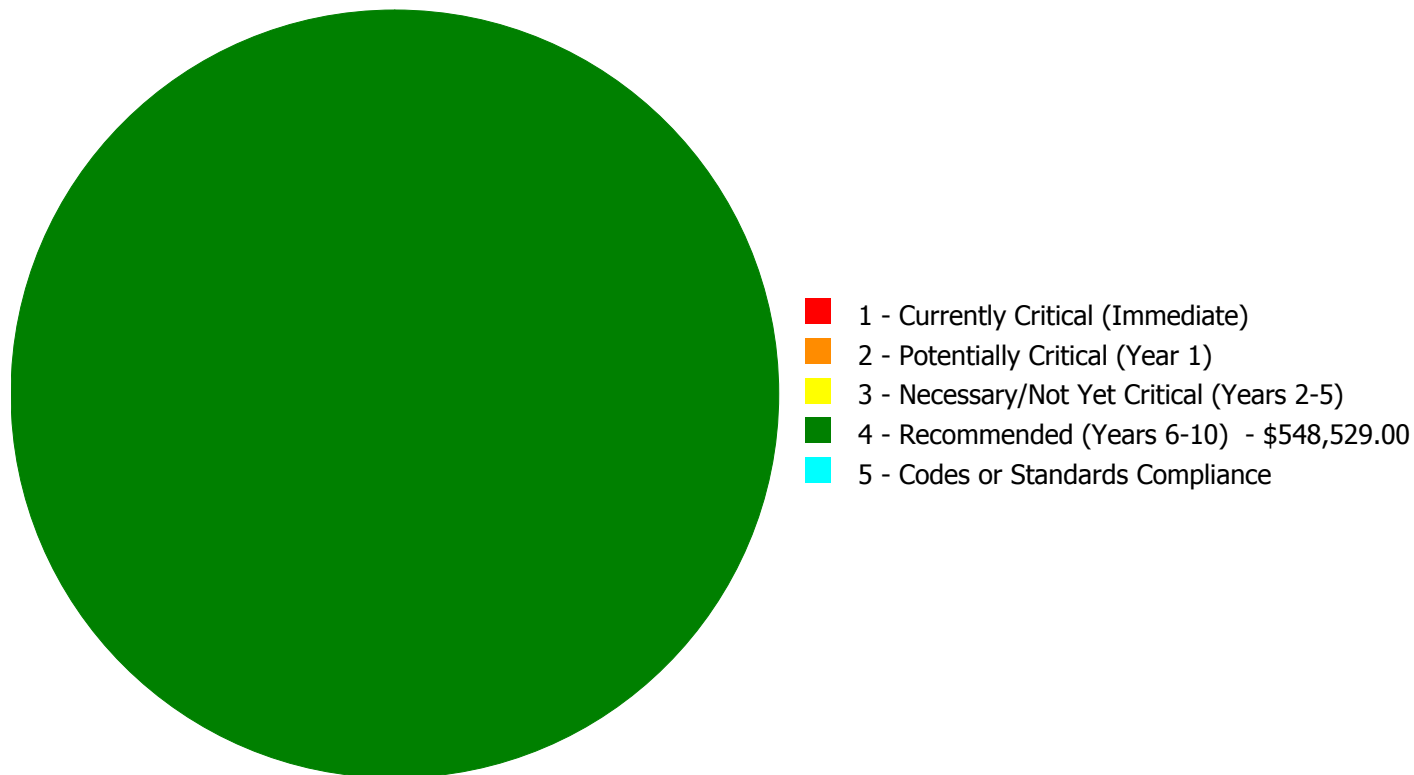
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart 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: \$548,529.00**

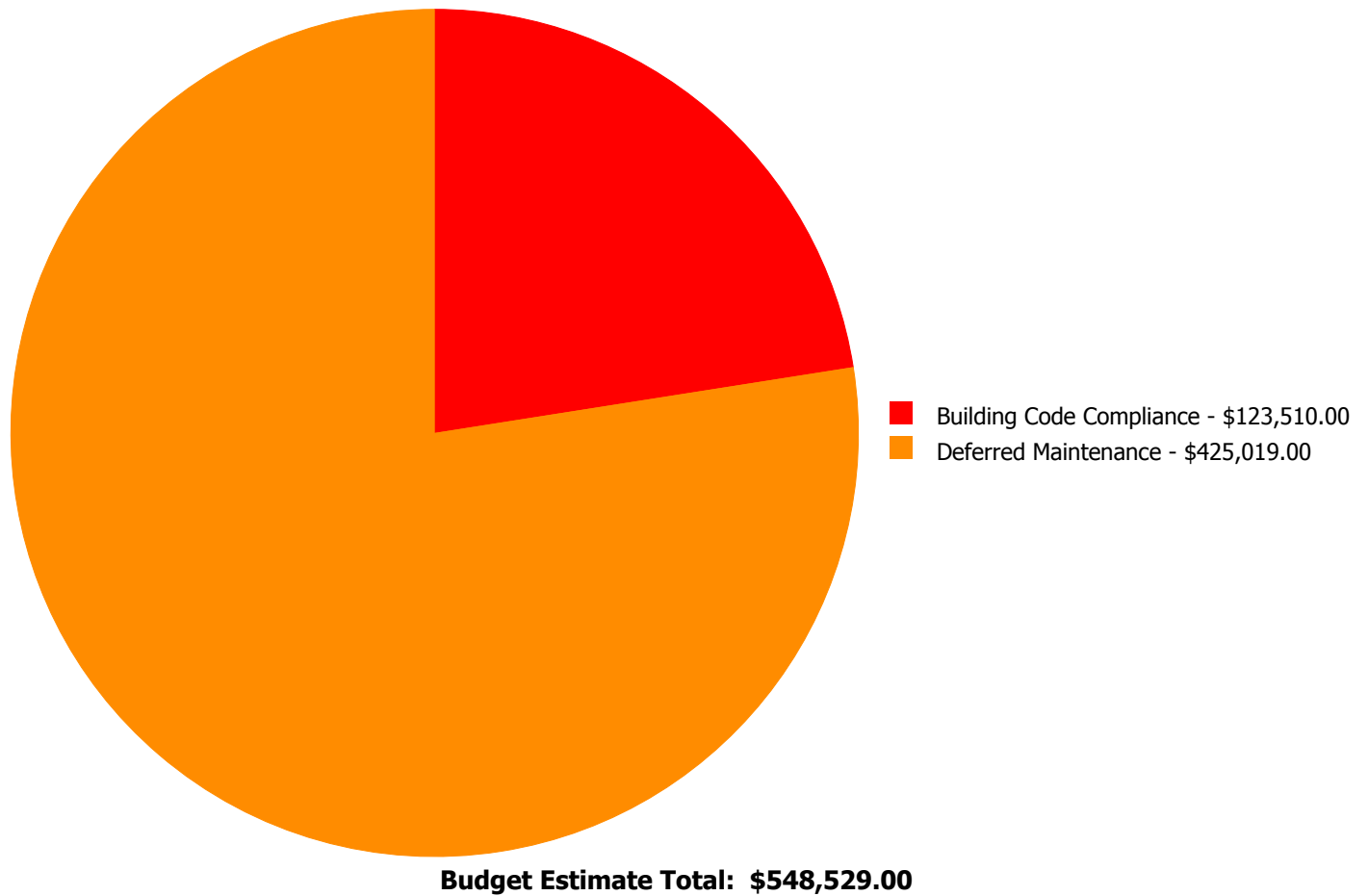
## Deficiency By Priority Investment Table

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	\$0.00	\$280,924.00	\$0.00	\$280,924.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$106,800.00	\$0.00	\$106,800.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$16,710.00	\$0.00	\$16,710.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$0.00	\$144,095.00	\$0.00	\$144,095.00
	<b>Total:</b>	\$0.00	\$0.00	\$0.00	\$548,529.00	\$0.00	\$548,529.00

## Deficiency Summary by Category

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



## Deficiency Details by Priority

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

### Priority 4 - Recommended (Years 6-10):

#### System: C3020 - Floor Finishes



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 22,016.00  
**Unit of Measure:** S.F.  
**Estimate:** \$280,924.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/18/2017

**Notes:** The floor covering is aged, damaged in some areas and beyond its service life.

---

#### 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:** 22,016.00  
**Unit of Measure:** S.F.  
**Estimate:** \$106,800.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/18/2017

**Notes:** There no sprinkler system.

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**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:** 22,016.00  
**Unit of Measure:** S.F.  
**Estimate:** \$16,710.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/18/2017

**Notes:** There no sprinkler system.

---

**System: E2010 - Fixed Furnishings**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 22,016.00  
**Unit of Measure:** S.F.  
**Estimate:** \$144,095.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/18/2017

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

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## Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	5,041
Year Built:	1986
Last Renovation:	
Replacement Value:	\$993,076
Repair Cost:	\$124,398.00
Total FCI:	12.53 %
Total RSLI:	38.82 %
FCA Score:	87.47



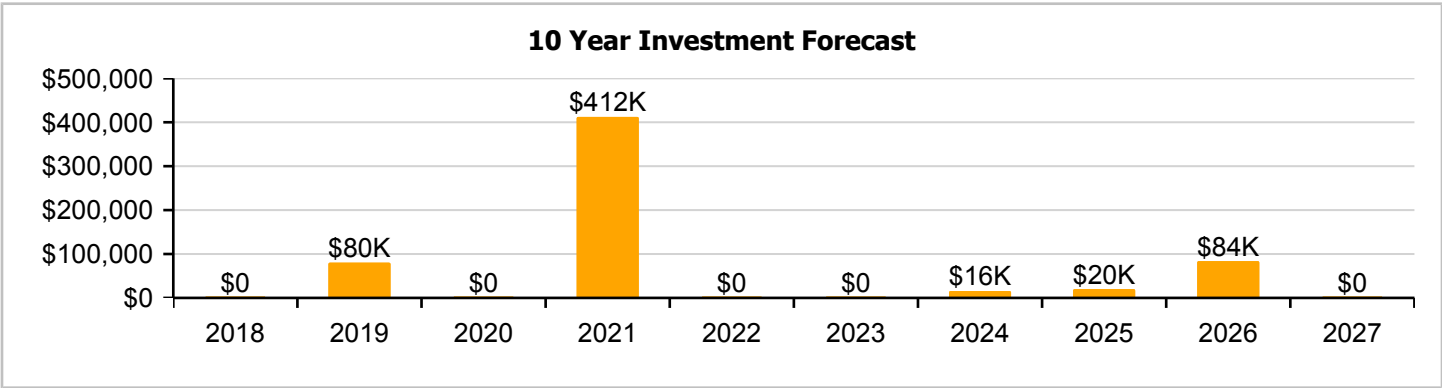
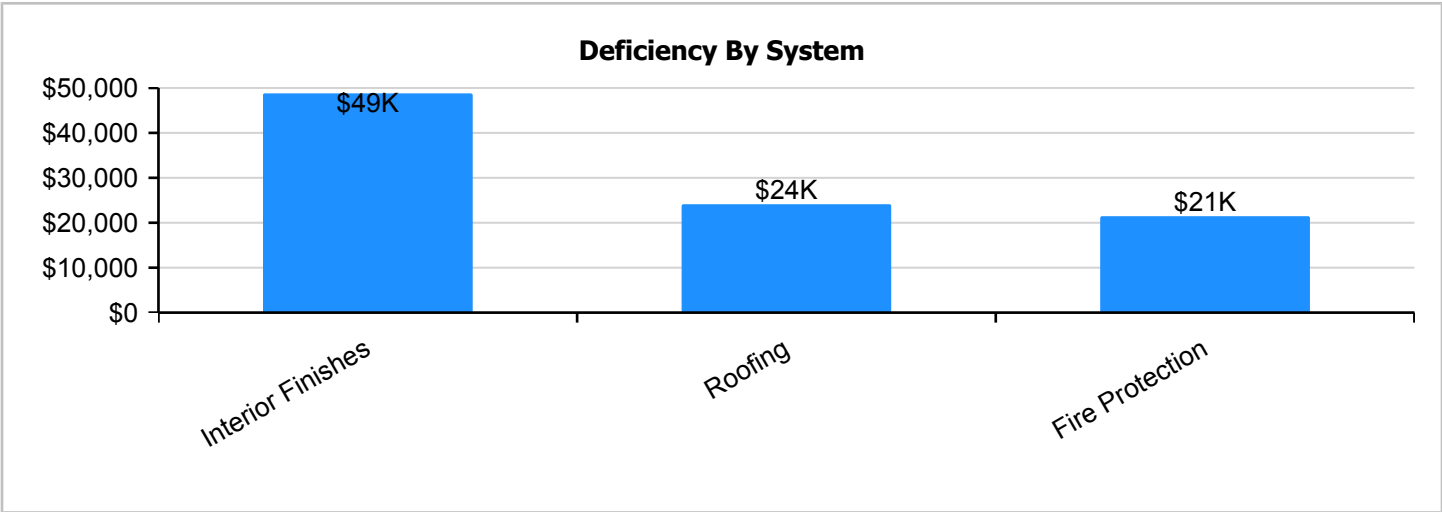
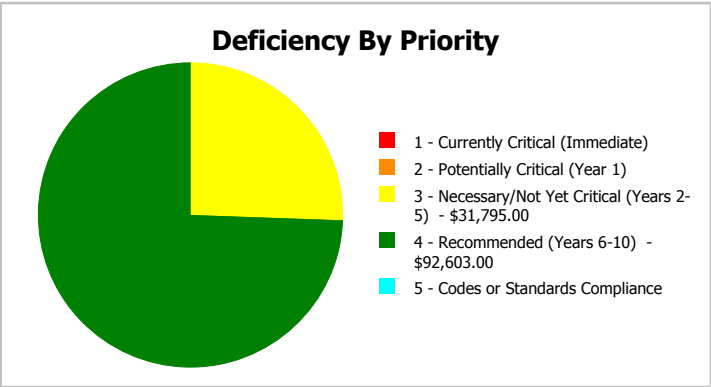
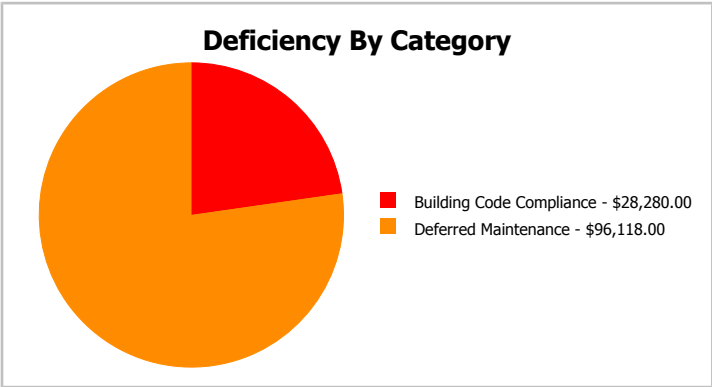
### Description:

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

**Attributes:** This asset has no attributes.

**Dashboard Summary**

Function:	ES -Elementary School	Gross Area:	5,041
Year Built:	1986	Last Renovation:	
Repair Cost:	\$124,398	Replacement Value:	\$993,076
FCI:	12.53 %	RSLI%:	38.82 %



## 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	69.00 %	0.00 %	\$0.00
A20 - Basement Construction	69.00 %	0.00 %	\$0.00
B10 - Superstructure	69.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	39.75 %	0.00 %	\$0.00
B30 - Roofing	0.00 %	146.00 %	\$31,795.00
C10 - Interior Construction	37.35 %	0.00 %	\$0.00
C30 - Interior Finishes	15.85 %	49.79 %	\$64,323.00
D20 - Plumbing	13.33 %	0.00 %	\$0.00
D30 - HVAC	15.29 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$28,280.00
D50 - Electrical	57.88 %	0.00 %	\$0.00
E10 - Equipment	35.00 %	0.00 %	\$0.00
E20 - Furnishings	20.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>38.82 %</b>	<b>12.53 %</b>	<b>\$124,398.00</b>

## Photo Album

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

1). East Elevation - Jan 23, 2017



2). South Elevation - Jan 23, 2017



3). North Elevation - Jan 23, 2017



4). West Elevation - Jan 23, 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 - 1986 Building K

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.88	S.F.	5,041	100	1986	2086		69.00 %	0.00 %	69			\$24,600
A1030	Slab on Grade	\$8.61	S.F.	5,041	100	1986	2086		69.00 %	0.00 %	69			\$43,403
A2010	Basement Excavation	\$1.95	S.F.	5,041	100	1986	2086		69.00 %	0.00 %	69			\$9,830
A2020	Basement Walls	\$13.35	S.F.	5,041	100	1986	2086		69.00 %	0.00 %	69			\$67,297
B1010	Floor Construction	\$1.66	S.F.	5,041	100	1986	2086		69.00 %	0.00 %	69			\$8,368
B1020	Roof Construction	\$16.08	S.F.	5,041	100	1986	2086		69.00 %	0.00 %	69			\$81,059
B2010	Exterior Walls	\$9.61	S.F.	5,041	100	1986	2086		69.00 %	0.00 %	69			\$48,444
B2020	Exterior Windows	\$9.57	S.F.	5,041	30	1986	2016	2021	13.33 %	0.00 %	4			\$48,242
B2030	Exterior Doors	\$1.07	S.F.	5,041	30	1986	2016	2021	13.33 %	0.00 %	4			\$5,394
B3010140	Asphalt Shingles	\$4.32	S.F.	5,041	20	1986	2006		0.00 %	146.00 %	-11		\$31,795.00	\$21,777
C1010	Partitions	\$11.01	S.F.	5,041	75	1986	2061		58.67 %	0.00 %	44			\$55,501
C1020	Interior Doors	\$2.59	S.F.	5,041	30	1986	2016	2021	13.33 %	0.00 %	4			\$13,056
C1030	Fittings	\$9.94	S.F.	5,041	20	1986	2006	2021	20.00 %	0.00 %	4			\$50,108
C3010	Wall Finishes	\$2.84	S.F.	5,041	10	2015	2025		80.00 %	0.00 %	8			\$14,316
C3020	Floor Finishes	\$11.60	S.F.	5,041	20	1986	2006		0.00 %	110.00 %	-11		\$64,323.00	\$58,476
C3030	Ceiling Finishes	\$11.19	S.F.	5,041	25	2015	2040	2021	16.00 %	0.00 %	4			\$56,409
D2010	Plumbing Fixtures	\$11.71	S.F.	5,041	30	1986	2016	2021	13.33 %	0.00 %	4			\$59,030
D2020	Domestic Water Distribution	\$0.99	S.F.	5,041	30	1986	2016	2021	13.33 %	0.00 %	4			\$4,991
D2030	Sanitary Waste	\$1.57	S.F.	5,041	30	1986	2016	2021	13.33 %	0.00 %	4			\$7,914
D3040	Distribution Systems	\$6.26	S.F.	5,041	30	1986	2016	2021	13.33 %	0.00 %	4			\$31,557
D3050	Terminal & Package Units	\$13.65	S.F.	5,041	15	2004	2019		13.33 %	0.00 %	2			\$68,810
D3060	Controls & Instrumentation	\$1.98	S.F.	5,041	20	2004	2024		35.00 %	0.00 %	7			\$9,981
D4010	Sprinklers	\$4.41	S.F.	5,041	30			2016	0.00 %	110.00 %	-1		\$24,454.00	\$22,231
D4020	Standpipes	\$0.69	S.F.	5,041	30			2016	0.00 %	110.01 %	-1		\$3,826.00	\$3,478
D5010	Electrical Service/Distribution	\$1.73	S.F.	5,041	40	1986	2026		22.50 %	0.00 %	9			\$8,721
D5020	Branch Wiring	\$5.20	S.F.	5,041	30	1986	2016	2021	13.33 %	0.00 %	4			\$26,213
D5020	Lighting	\$12.12	S.F.	5,041	30	2011	2041		80.00 %	0.00 %	24			\$61,097
D5030810	Security & Detection Systems	\$1.91	S.F.	5,041	15	2011	2026		60.00 %	0.00 %	9			\$9,628
D5030910	Fire Alarm Systems	\$3.46	S.F.	5,041	15	2011	2026		60.00 %	0.00 %	9			\$17,442
D5030920	Data Communication	\$4.47	S.F.	5,041	15	2011	2026		60.00 %	0.00 %	9			\$22,533
D5090	Other Electrical Systems	\$0.33	S.F.	5,041	20	2011	2031		70.00 %	0.00 %	14			\$1,664
E1020	Institutional Equipment	\$0.30	S.F.	5,041	20	2004	2024		35.00 %	0.00 %	7			\$1,512
E2010	Fixed Furnishings	\$5.95	S.F.	5,041	20	1986	2006	2021	20.00 %	0.00 %	4			\$29,994
<b>Total</b>									<b>38.82 %</b>	<b>12.53 %</b>			<b>\$124,398.00</b>	<b>\$993,076</b>

## 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:**



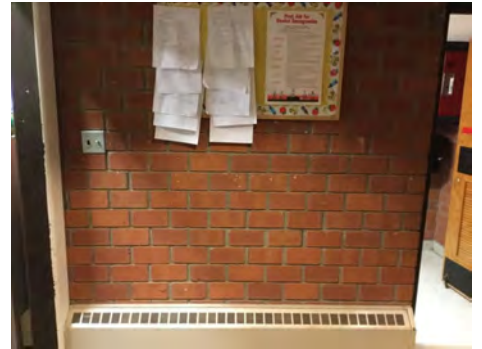
## Campus Assessment Report - 1986 Building K

**System:** B3010140 - Asphalt Shingles



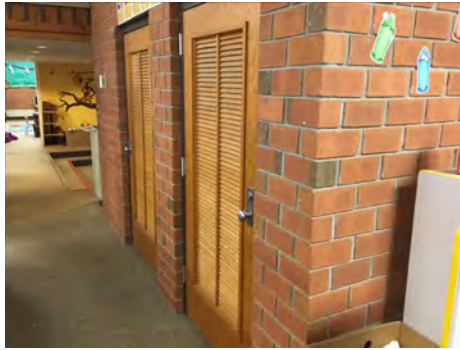
**Note:**

**System:** C1010 - Partitions



**Note:**

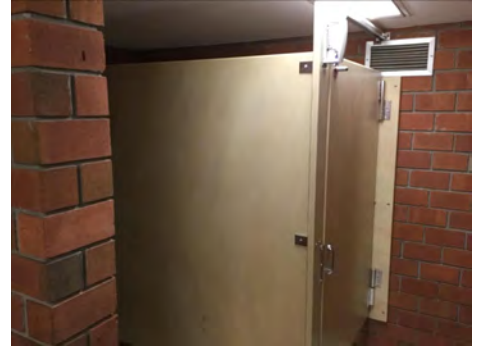
**System:** C1020 - Interior Doors



**Note:**

## Campus Assessment Report - 1986 Building K

**System:** C1030 - Fittings



**Note:**

**System:** C3010 - Wall Finishes



**Note:**

**System:** C3020 - Floor Finishes



**Note:**



## Campus Assessment Report - 1986 Building K

**System:** C3030 - Ceiling Finishes



**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

**System:** D2020 - Domestic Water Distribution



**Note:**

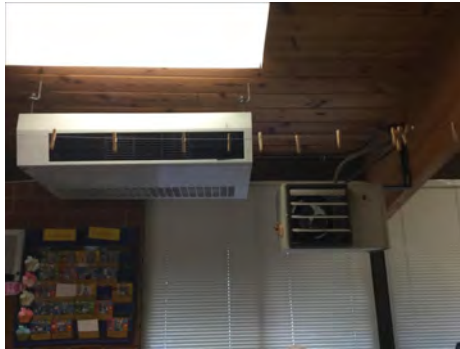
## Campus Assessment Report - 1986 Building K

**System:** D2030 - Sanitary Waste



**Note:**

**System:** D3040 - Distribution Systems



**Note:**

**System:** D3050 - Terminal & Package Units



**Note:**



# Campus Assessment Report - 1986 Building K

**System:** D3060 - Controls & Instrumentation



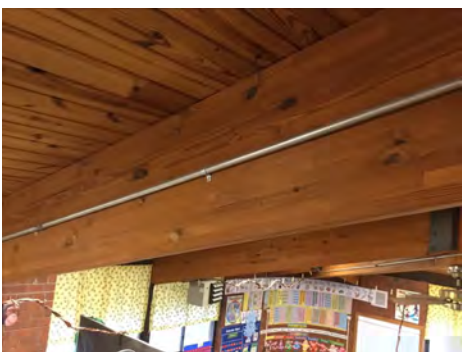
**Note:**

**System:** D5010 - Electrical Service/Distribution



**Note:**

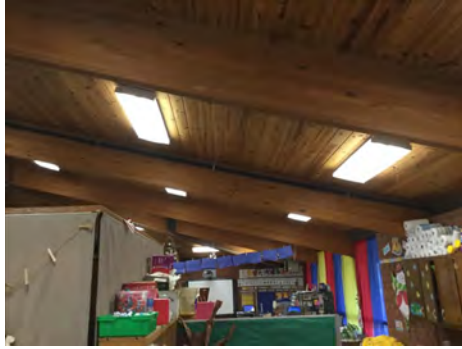
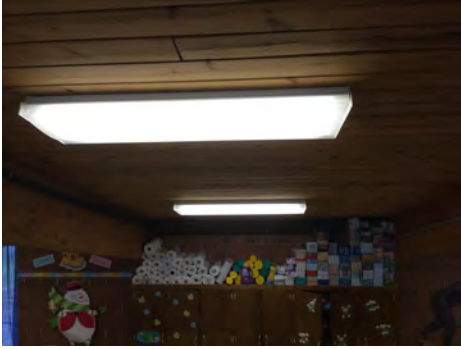
**System:** D5020 - Branch Wiring



**Note:**

## Campus Assessment Report - 1986 Building K

**System:** D5020 - Lighting



**Note:**

**System:** D5030810 - Security & Detection Systems



**Note:**

**System:** D5030910 - Fire Alarm Systems



**Note:**



## Campus Assessment Report - 1986 Building K

**System:** D5030920 - Data Communication



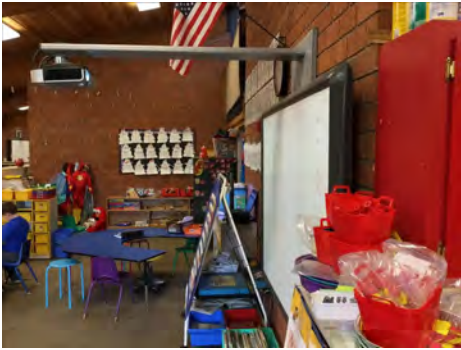
**Note:**

**System:** D5090 - Other Electrical Systems



**Note:**

**System:** E1020 - Institutional Equipment



**Note:**



## Campus Assessment Report - 1986 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
<b>Total:</b>	<b>\$124,398</b>	<b>\$0</b>	<b>\$80,301</b>	<b>\$0</b>	<b>\$412,160</b>	<b>\$0</b>	<b>\$0</b>	<b>\$15,549</b>	<b>\$19,949</b>	<b>\$83,710</b>	<b>\$0</b>	<b>\$736,068</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A20 - Basement Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A2010 - Basement Excavation</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A2020 - Basement Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1010 - Floor Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$0	\$59,727	\$0	\$0	\$0	\$0	\$0	\$0	\$59,727
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$6,678	\$0	\$0	\$0	\$0	\$0	\$0	\$6,678
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010140 - Asphalt Shingles</b>	\$31,795	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,795
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1020 - Interior Doors</b>	\$0	\$0	\$0	\$0	\$16,165	\$0	\$0	\$0	\$0	\$0	\$0	\$16,165
<b>C1030 - Fittings</b>	\$0	\$0	\$0	\$0	\$62,036	\$0	\$0	\$0	\$0	\$0	\$0	\$62,036
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,949	\$0	\$0	\$19,949

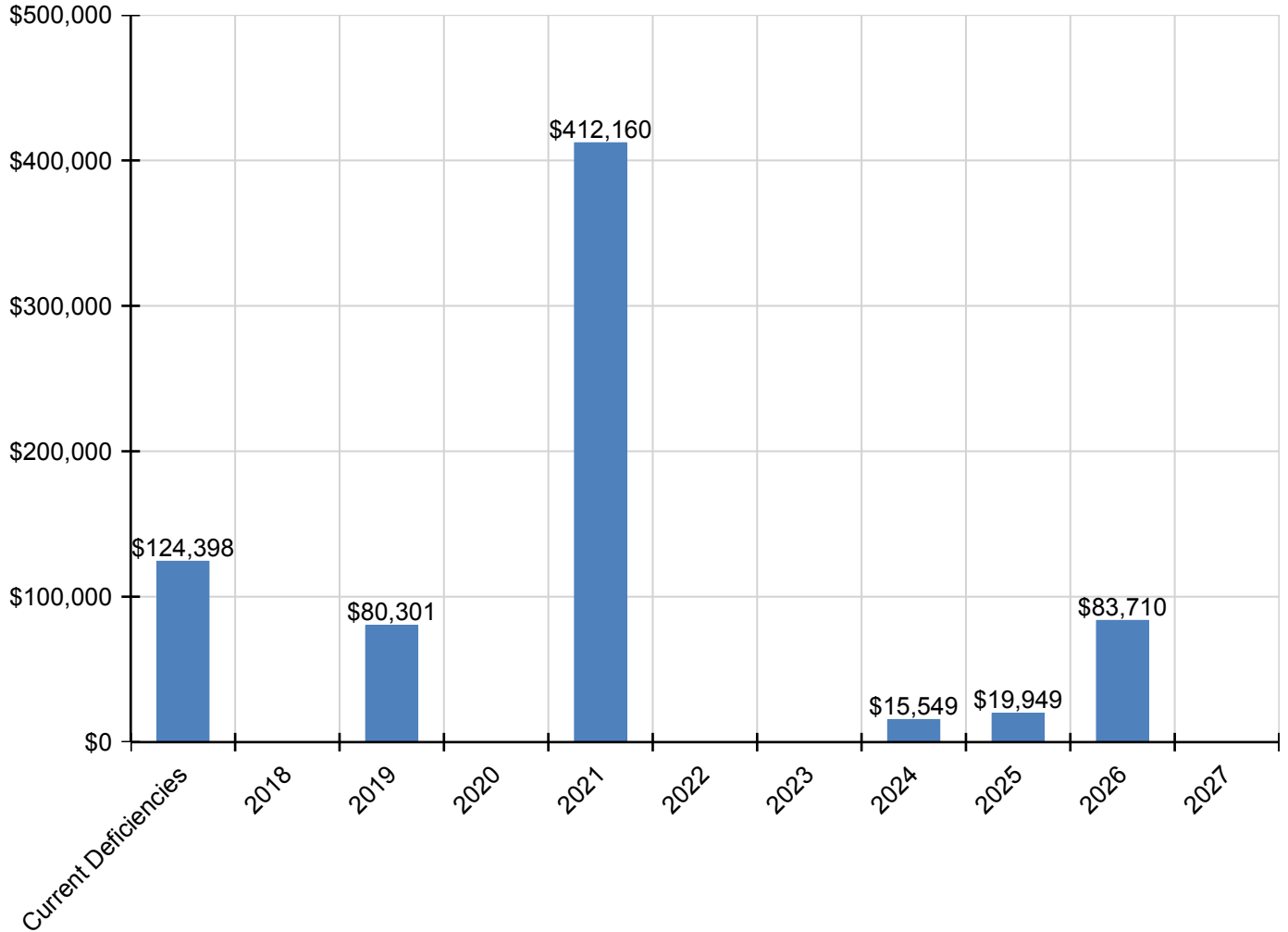
## Campus Assessment Report - 1986 Building K

C3020 - Floor Finishes	\$64,323	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$64,323
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$69,838	\$0	\$0	\$0	\$0	\$0	\$0	\$69,838
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	\$73,083	\$0	\$0	\$0	\$0	\$0	\$0	\$73,083
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$6,179	\$0	\$0	\$0	\$0	\$0	\$0	\$6,179
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$9,799	\$0	\$0	\$0	\$0	\$0	\$0	\$9,799
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$39,069	\$0	\$0	\$0	\$0	\$0	\$0	\$39,069
D3050 - Terminal & Package Units	\$0	\$0	\$80,301	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,301
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,503	\$0	\$0	\$0	\$13,503
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$24,454	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,454
D4020 - Standpipes	\$3,826	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,826
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	\$12,517	\$0	\$12,517
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$32,454	\$0	\$0	\$0	\$0	\$0	\$0	\$32,454
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,819	\$0	\$13,819
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,033	\$0	\$25,033
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,341	\$0	\$32,341
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,047	\$0	\$0	\$0	\$2,047
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$37,134	\$0	\$0	\$0	\$0	\$0	\$0	\$37,134

\* Indicates non-renewable system

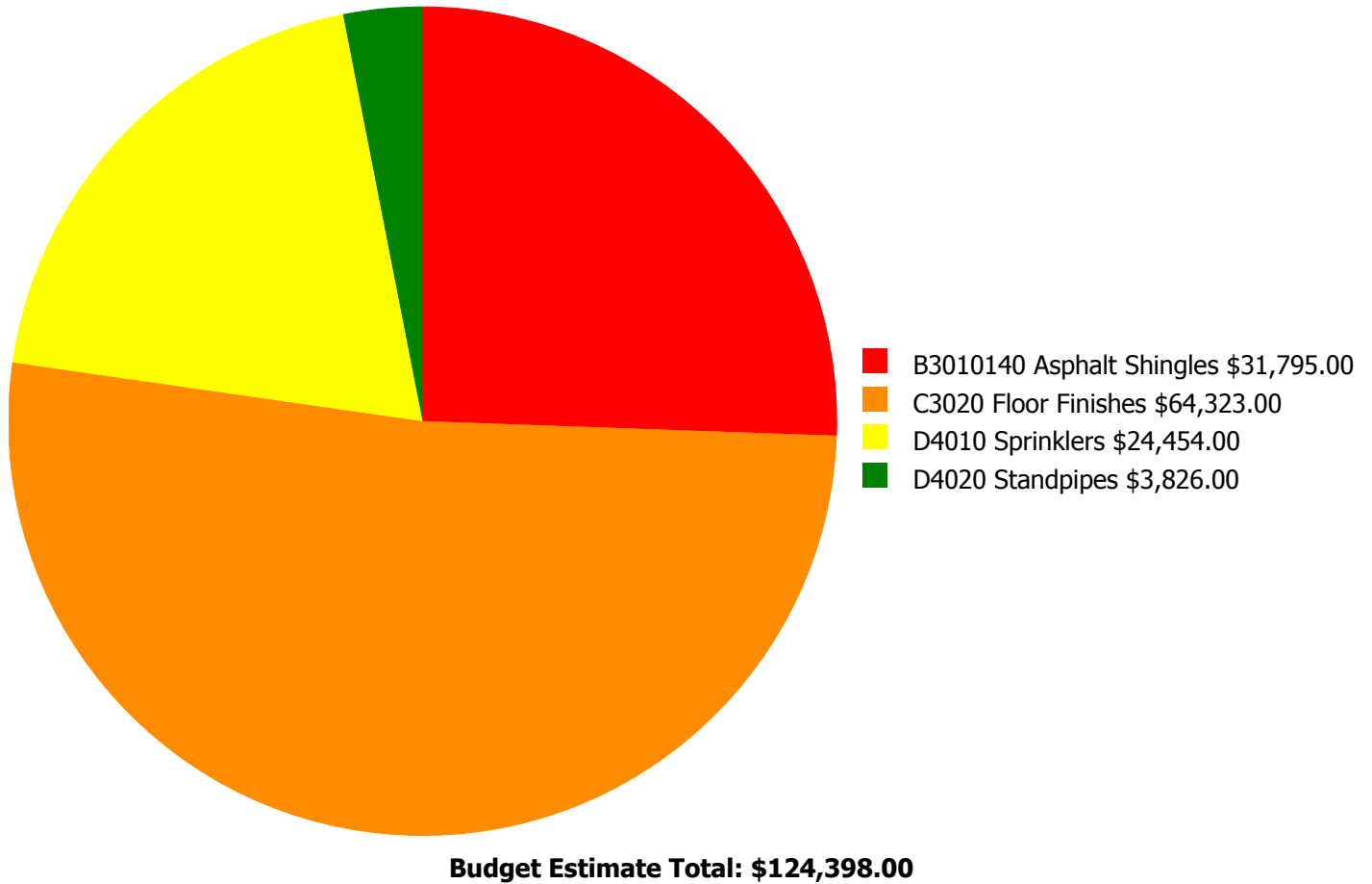
## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

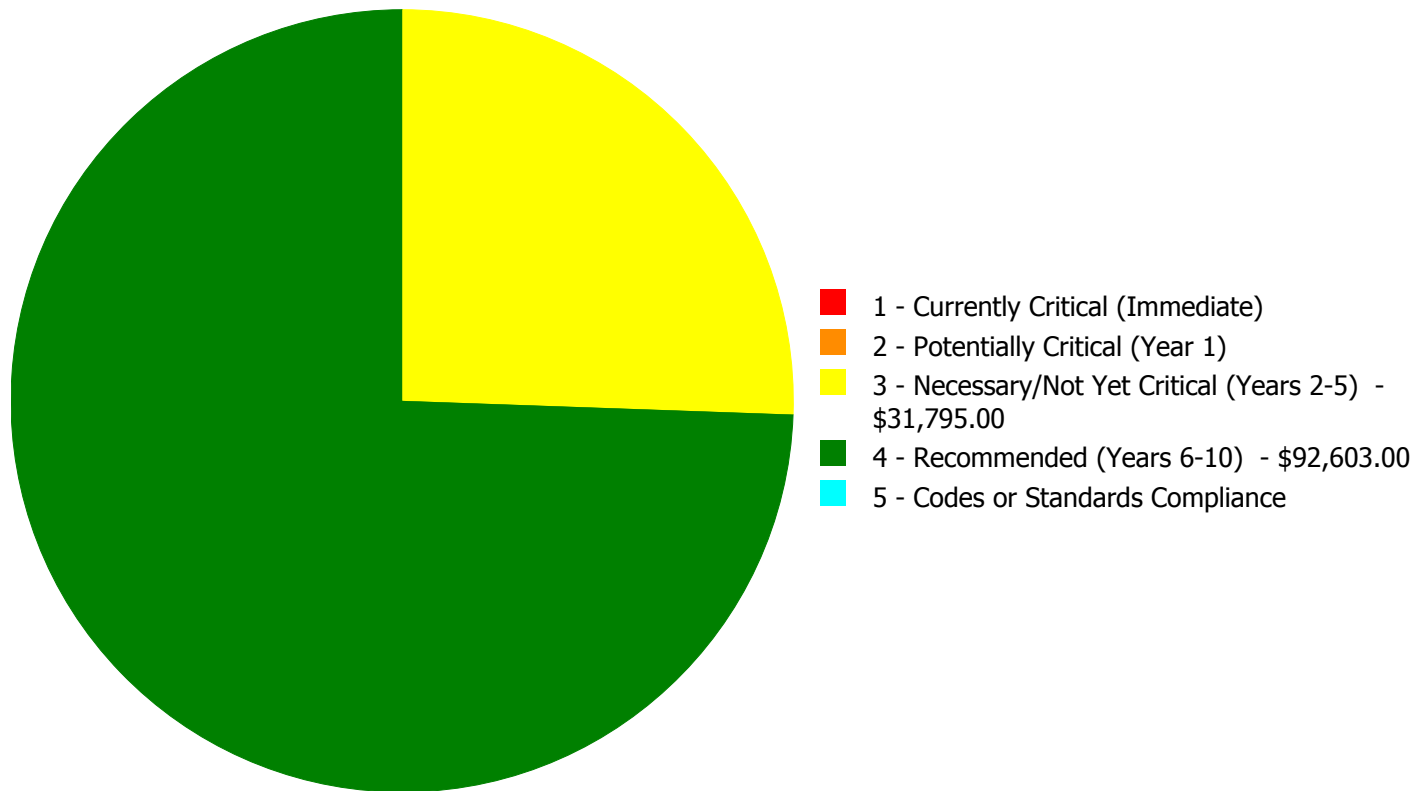
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart 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: \$124,398.00**

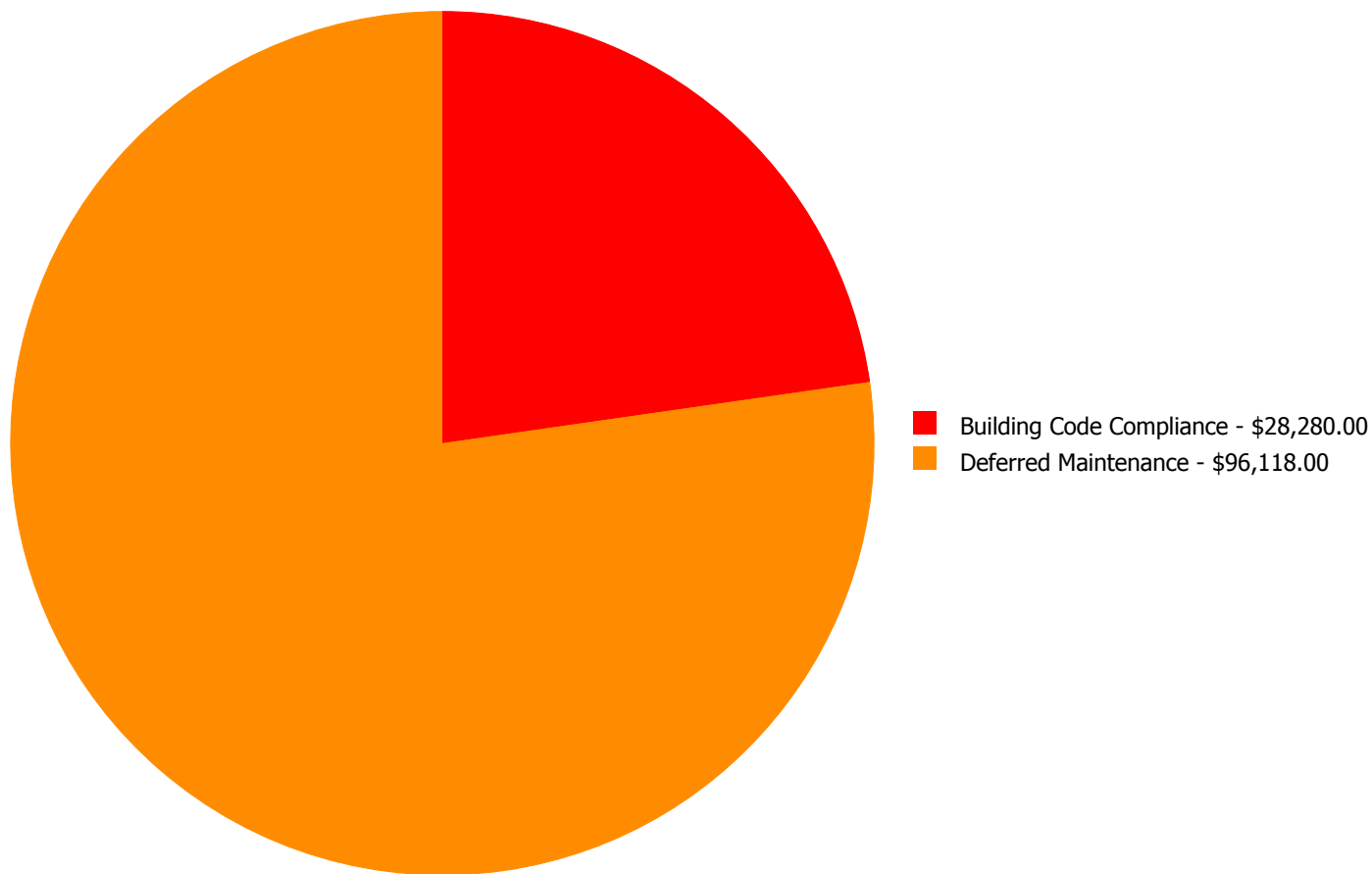
## Deficiency By Priority Investment Table

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	\$31,795.00	\$0.00	\$0.00	\$31,795.00
C3020	Floor Finishes	\$0.00	\$0.00	\$0.00	\$64,323.00	\$0.00	\$64,323.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$24,454.00	\$0.00	\$24,454.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$3,826.00	\$0.00	\$3,826.00
	<b>Total:</b>	\$0.00	\$0.00	\$31,795.00	\$92,603.00	\$0.00	\$124,398.00

### 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: \$124,398.00**

## 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: B3010140 - Asphalt Shingles



**Location:** Roof  
**Distress:** Damaged  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 5,041.00  
**Unit of Measure:** S.F.  
**Estimate:** \$31,795.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/18/2017

**Notes:** The asphalt shingle roofing is aged, damaged and should be replaced.

---

**Priority 4 - Recommended (Years 6-10):**

**System: C3020 - Floor Finishes**



**Location:** Throughout the building  
**Distress:** Damaged  
**Category:** Deferred Maintenance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 5,041.00  
**Unit of Measure:** S.F.  
**Estimate:** \$64,323.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/18/2017

**Notes:** The floor coverings are beyond their service life, damaged in different areas throughout the building and should be replaced.

---

**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:** 5,041.00  
**Unit of Measure:** S.F.  
**Estimate:** \$24,454.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/18/2017

**Notes:** There is no sprinkler system in the building.

---



**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:** 5,041.00  
**Unit of Measure:** S.F.  
**Estimate:** \$3,826.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/18/2017

**Notes:** There is no sprinkler system in the building.

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