NC School District/430 Harnett County/Elementary School

Anderson Creek Primary

Draft

Campus Assessment Report

March 8, 2017

PARSONS

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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.

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Gross Area (SF):	90,642
Year Built:	1996
Last Renovation:	
Replacement Value:	$21,587,301
Repair Cost:	$861,872.07
Total FCI:	3.99 %
Total RSLI:	44.88 %
FCA Score:	96.01

Description:

GENERAL:
Anderson Creek Primary is located at 914 Anderson Creek School Road in Bunnlevel, North Carolina. The 1 story, 90,642 square foot building was originally constructed in 1996 There have been no additions or no renovations.

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

A. SUBSTRUCTURE
The building rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations. The building does not have a basement of cast in-place construction.

B. SUPERSTRUCTURE
Roof construction is steel. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope single ply membrane. Roof openings include skylights. 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, toilet accessories, storage shelving, handrails, and fabricated toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes throughout are typically vinyl composition tile, terrazzo and carpet. Ceiling finishes throughout 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 copper 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 natural gas.

HVAC:
Heating is provided by2 gas fired boilers. Cooling is supplied by2 air cooled chillers. The heating/cooling distribution system is a ductwork system utilizing air handling units. Fresh air is supplied by air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system.

FIRE PROTECTION:
The building does not have a fire sprinkler system. The building does have additional fire suppression systems, which include dry chemical for the kitchen hood protection. 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 common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are 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 building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system separate from the telephone system.

OTHER ELECTRICAL SYSTEMS:
This building does not have a separately derived emergency power system.

E. EQUIPMENT & FURNISHINGS:
This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage, audio-visual, fixed casework, window treatment, floor grilles and mats, and multiple seating furnishings.

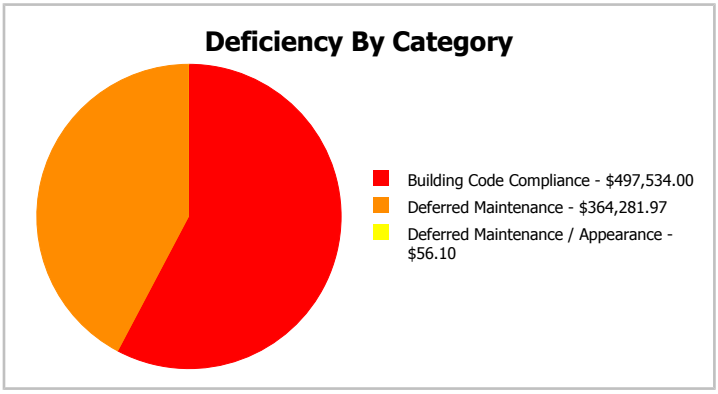
G. SITE:
Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, play areas, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting.

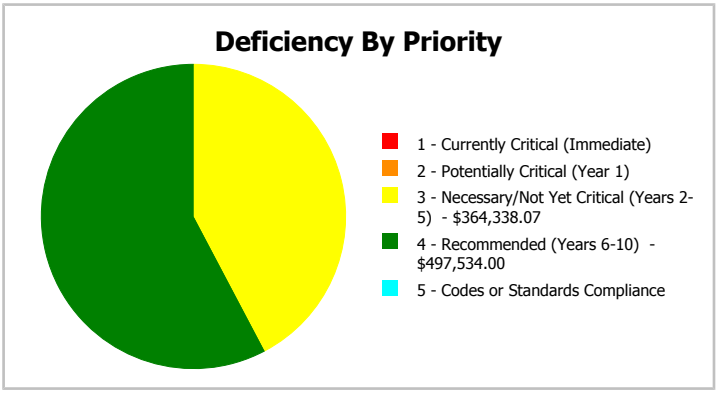
Attributes:

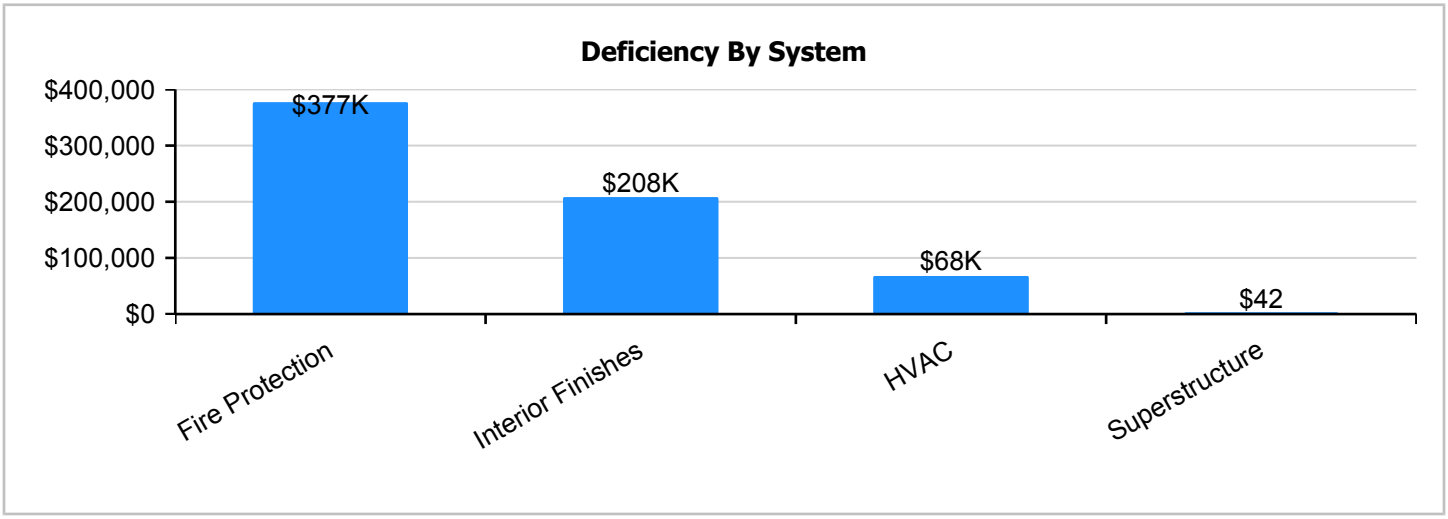
General Attributes:			
Condition Assessor:	Terence Davis	Assessment Date:	1/4/2017
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:	Harnett - Overhills HS	LEA School No.:	430-304
No. of Mobile Units:	2	No. of Bldgs.:	1
SF of Mobile Units:	1728	Status:	Active
School Grades:	K-2	Site Acreage:	24.6

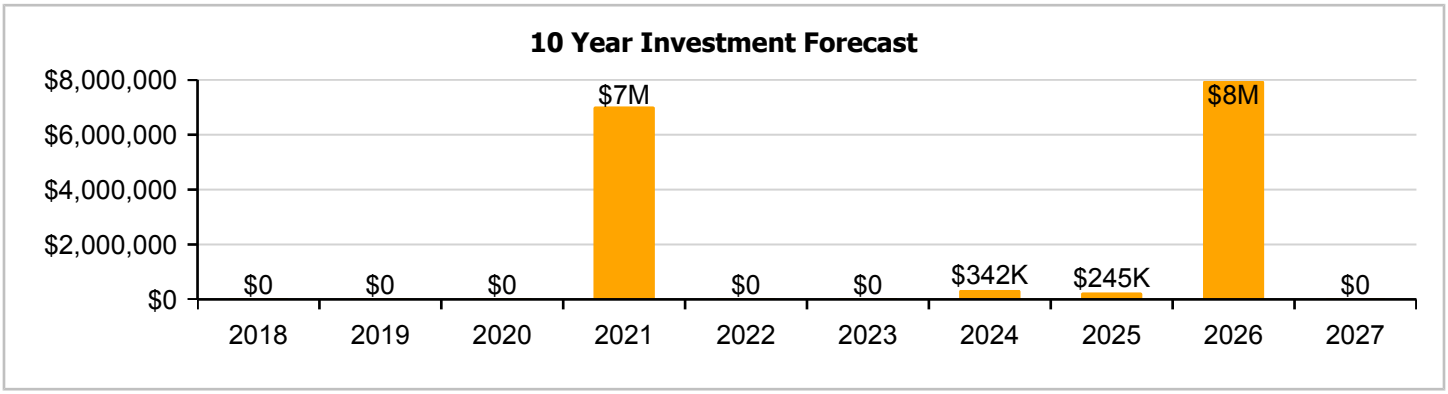
Campus Dashboard Summary

Gross Area:	90,642		
Year Built:	1996	Last Renovation:	
Repair Cost:	$861,872	Replacement Value:	$21,587,301
FCI:	3.99 %	RSLI%:	44.88 %









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.

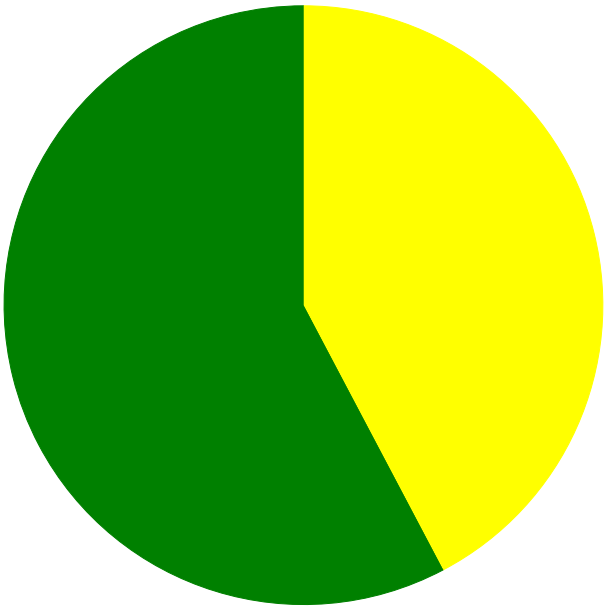
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	79.00 %	0.00 %	$0.00
A20 - Basement Construction	79.00 %	0.00 %	$0.00
B10 - Superstructure	79.00 %	0.00 %	$56.10
B20 - Exterior Enclosure	53.25 %	0.00 %	$0.00
B30 - Roofing	90.08 %	0.00 %	$0.00
C10 - Interior Construction	45.44 %	0.00 %	$0.00
C30 - Interior Finishes	23.80 %	12.05 %	$274,545.97
D20 - Plumbing	30.19 %	0.00 %	$0.00
D30 - HVAC	41.22 %	3.37 %	$89,736.00
D40 - Fire Protection	0.00 %	110.00 %	$497,534.00
D50 - Electrical	29.91 %	0.00 %	$0.00
E10 - Equipment	20.00 %	0.00 %	$0.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
G20 - Site Improvements	18.08 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	56.89 %	0.00 %	$0.00
G40 - Site Electrical Utilities	43.52 %	0.00 %	$0.00
Totals:	**44.88 %**	**3.99 %**	**$861,872.07**

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
1996 Main	90,642	4.59	$0.00	$0.00	$364,338.07	$497,534.00	$0.00
Site	90,642	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total:		**3.99**	**$0.00**	**$0.00**	**$364,338.07**	**$497,534.00**	**$0.00**

Deficiencies By Priority



1 - Currently Critical (Immediate)
2 - Potentially Critical (Year 1)
3 - Necessary/Not Yet Critical (Years 2-5) - $364,338.07
4 - Recommended (Years 6-10) - $497,534.00
5 - Codes or Standards Compliance

Budget Estimate Total: $861,872.07

Executive Summary

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

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Function:	ES -Elementary School
Gross Area (SF):	90,642
Year Built:	1996
Last Renovation:	
Replacement Value:	$18,783,742
Repair Cost:	$861,872.07
Total FCI:	4.59 %
Total RSLI:	46.57 %
FCA Score:	95.41

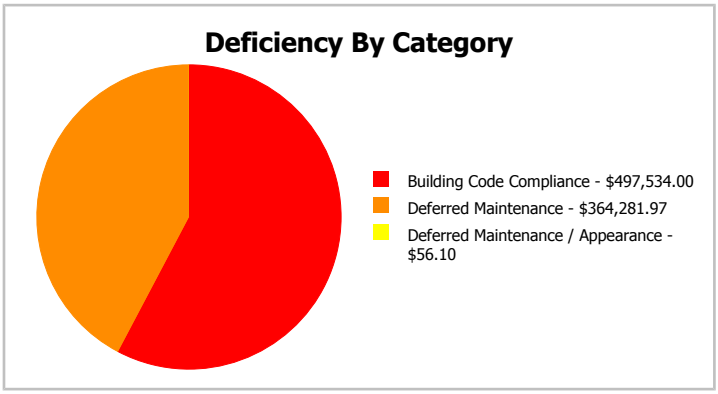
Description:

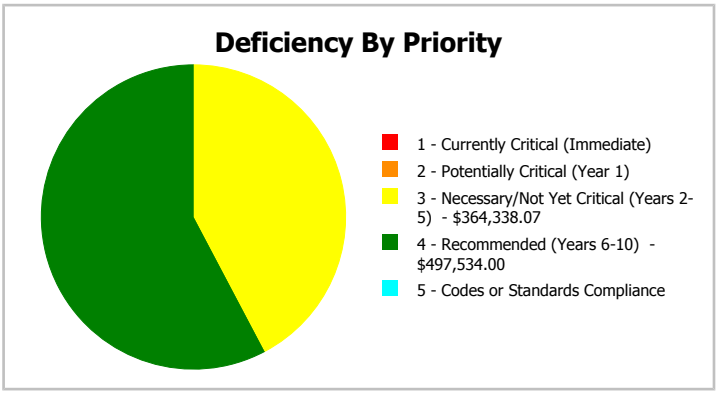
The narrative for this building is included in the Executive Summary Description at the front of this report.

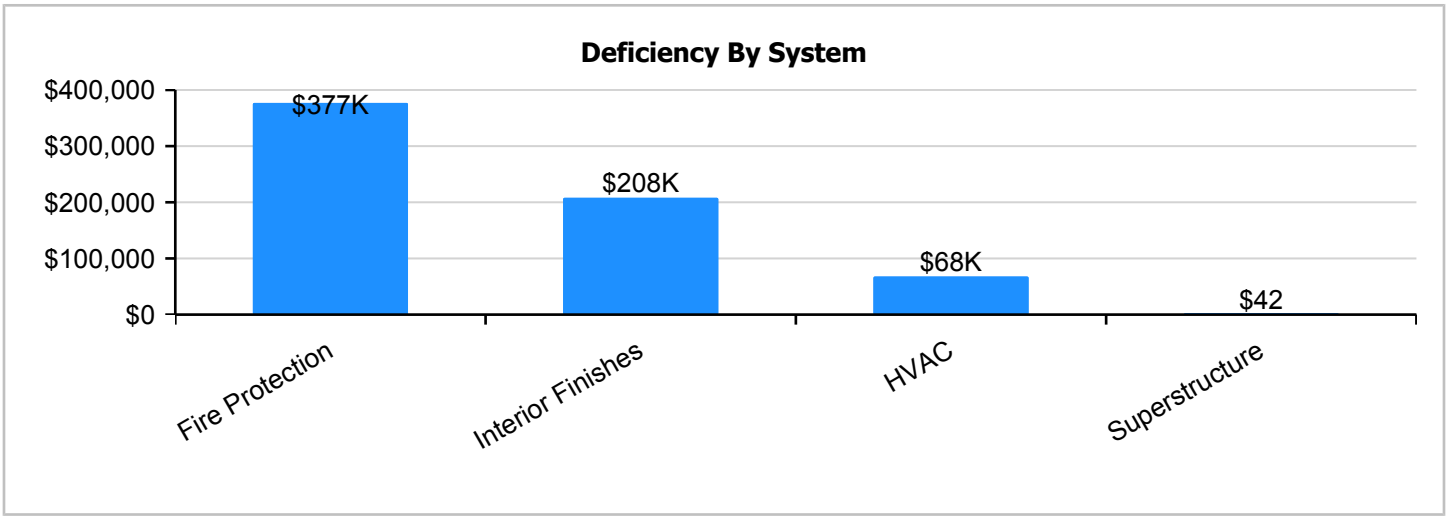
Attributes: This asset has no attributes.

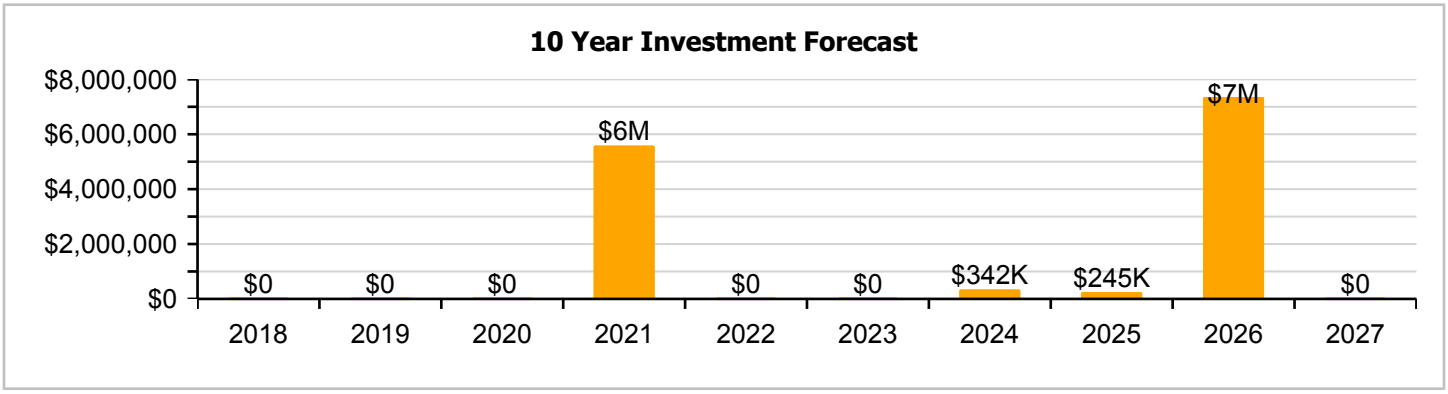
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	90,642
Year Built:	1996	Last Renovation:	
Repair Cost:	$861,872	Replacement Value:	$18,783,742
FCI:	4.59 %	RSLI%:	46.57 %









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	79.00 %	0.00 %	$0.00
A20 - Basement Construction	79.00 %	0.00 %	$0.00
B10 - Superstructure	79.00 %	0.00 %	$56.10
B20 - Exterior Enclosure	53.25 %	0.00 %	$0.00
B30 - Roofing	90.08 %	0.00 %	$0.00
C10 - Interior Construction	45.44 %	0.00 %	$0.00
C30 - Interior Finishes	23.80 %	12.05 %	$274,545.97
D20 - Plumbing	30.19 %	0.00 %	$0.00
D30 - HVAC	41.22 %	3.37 %	$89,736.00
D40 - Fire Protection	0.00 %	110.00 %	$497,534.00
D50 - Electrical	29.91 %	0.00 %	$0.00
E10 - Equipment	20.00 %	0.00 %	$0.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
Totals:	**46.57 %**	**4.59 %**	**$861,872.07**

Photo Album

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

1). North Elevation - Dec 08, 2016

2). East Elevation - Dec 08, 2016

3). South Elevation - Dec 08, 2016

4). West Elevation - Dec 08, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.79	S.F.	90,642	100	1996	2096		79.00 %	0.00 %	79			$434,175
A1030	Slab on Grade	$8.43	S.F.	90,642	100	1996	2096		79.00 %	0.00 %	79			$764,112
A2010	Basement Excavation	$1.90	S.F.	90,642	100	1996	2096		79.00 %	0.00 %	79			$172,220
A2020	Basement Walls	$13.07	S.F.	90,642	100	1996	2096		79.00 %	0.00 %	79			$1,184,691
B1010	Floor Construction	$1.64	S.F.	90,642	100	1996	2096		79.00 %	0.00 %	79			$148,653
B1020	Roof Construction	$15.76	S.F.	90,642	100	1996	2096		79.00 %	0.00 %	79		$56.10	$1,428,518
B2010	Exterior Walls	$9.42	S.F.	90,642	100	1996	2096		79.00 %	0.00 %	79			$853,848
B2020	Exterior Windows	$9.39	S.F.	90,642	30	1996	2026		30.00 %	0.00 %	9			$851,128
B2030	Exterior Doors	$1.04	S.F.	90,642	30	1996	2026		30.00 %	0.00 %	9			$94,268
B3010120	Single Ply Membrane	$6.98	S.F.	90,642	20	2015	2035		90.00 %	0.00 %	18			$632,681
B3020	Roof Openings	$0.29	S.F.	90,642	25	2015	2040		92.00 %	0.00 %	23			$26,286
C1010	Partitions	$10.80	S.F.	90,642	75	1996	2071		72.00 %	0.00 %	54			$978,934
C1020	Interior Doors	$2.53	S.F.	90,642	30	1996	2026		30.00 %	0.00 %	9			$229,324
C1030	Fittings	$9.74	S.F.	90,642	20	1996	2016	2021	20.00 %	0.00 %	4			$882,853
C3010	Wall Finishes	$2.79	S.F.	90,642	10	2014	2024		70.00 %	0.00 %	7			$252,891
C3020	Floor Finishes	$11.38	S.F.	90,642	20	1996	2016	2021	20.00 %	26.62 %	4		$274,545.97	$1,031,506
C3030	Ceiling Finishes	$10.97	S.F.	90,642	25	1996	2021		16.00 %	0.00 %	4			$994,343
D2010	Plumbing Fixtures	$11.48	S.F.	90,642	30	1996	2026		30.00 %	0.00 %	9			$1,040,570
D2020	Domestic Water Distribution	$0.98	S.F.	90,642	30	1996	2026		30.00 %	0.00 %	9			$88,829
D2030	Sanitary Waste	$1.54	S.F.	90,642	30	1996	2026		30.00 %	0.00 %	9			$139,589
D2040	Rain Water Drainage	$1.39	S.F.	90,642	30	1996	2026		30.00 %	0.00 %	9			$125,992
D2090	Other Plumbing Systems -Nat Gas	$0.17	S.F.	90,642	40	1996	2036		47.50 %	0.00 %	19			$15,409
D3020	Heat Generating Systems	$5.08	S.F.	90,642	30	1996	2026		30.00 %	0.00 %	9			$460,461
D3030	Cooling Generating Systems	$15.34	S.F.	90,642	25	2005	2030		52.00 %	0.00 %	13			$1,390,448
D3040	Distribution Systems	$6.14	S.F.	90,642	30	1996	2026		30.00 %	0.00 %	9			$556,542
D3050	Terminal & Package Units	$0.90	S.F.	90,642	15	1996	2011		0.00 %	110.00 %	-6		$89,736.00	$81,578
D3060	Controls & Instrumentation	$1.94	S.F.	90,642	20	2005	2025		40.00 %	0.00 %	8			$175,845
D4010	Sprinklers	$4.32	S.F.	90,642	20			2016	0.00 %	110.00 %	-1		$430,731.00	$391,573
D4020	Standpipes	$0.67	S.F.	90,642	20			2016	0.00 %	110.00 %	-1		$66,803.00	$60,730
D5010	Electrical Service/Distribution	$1.69	S.F.	90,642	40	1996	2036		47.50 %	0.00 %	19			$153,185
D5020	Branch Wiring	$5.06	S.F.	90,642	30	1996	2026		30.00 %	0.00 %	9			$458,649
D5020	Lighting	$11.92	S.F.	90,642	30	1996	2026		30.00 %	0.00 %	9			$1,080,453
D5030810	Security & Detection Systems	$1.87	S.F.	90,642	15	1996	2011	2021	26.67 %	0.00 %	4			$169,501
D5030910	Fire Alarm Systems	$3.39	S.F.	90,642	15	1996	2011	2021	26.67 %	0.00 %	4			$307,276
D5030920	Data Communication	$4.40	S.F.	90,642	15	1996	2011	2021	26.67 %	0.00 %	4			$398,825
E1020	Institutional Equipment	$0.30	S.F.	90,642	20	1996	2016	2021	20.00 %	0.00 %	4			$27,193
E1090	Other Equipment	$1.90	S.F.	90,642	20	1996	2016	2021	20.00 %	0.00 %	4			$172,220
E2010	Fixed Furnishings	$5.83	S.F.	90,642	20	1996	2016	2021	20.00 %	0.00 %	4			$528,443
								Total	**46.57 %**	**4.59 %**			**$861,872.07**	**$18,783,742**

System Notes

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

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

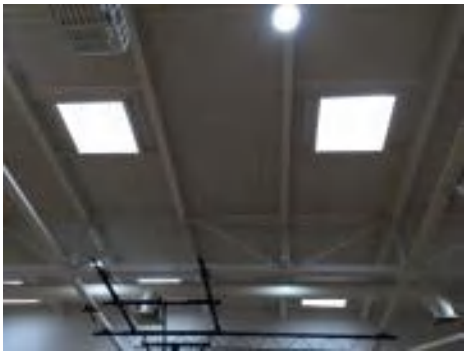
System: B2030 - Exterior Doors

Note:

System: B3010120 - Single Ply Membrane

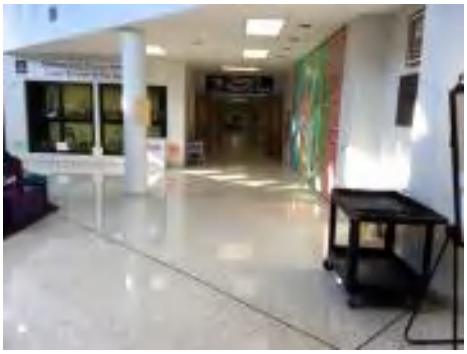
Note:

System: B3020 - Roof Openings



Note:

System: C1010 - Partitions



Note:

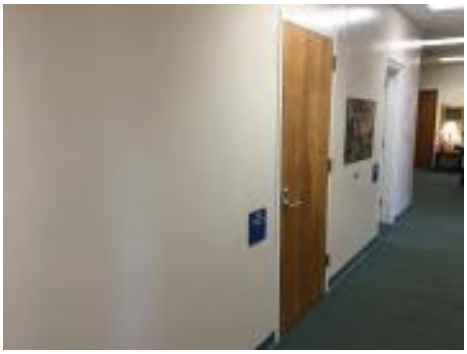
System: C1020 - Interior Doors

Note:

System: C1030 - Fittings

Note:

System: C3010 - Wall Finishes

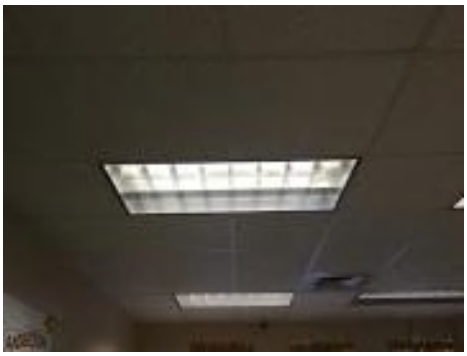


Note:

System: C3020 - Floor Finishes

Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

Note:

System: D2040 - Rain Water Drainage

Note:

System: D3020 - Heat Generating Systems

Note:

System: D3030 - Cooling Generating Systems

Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

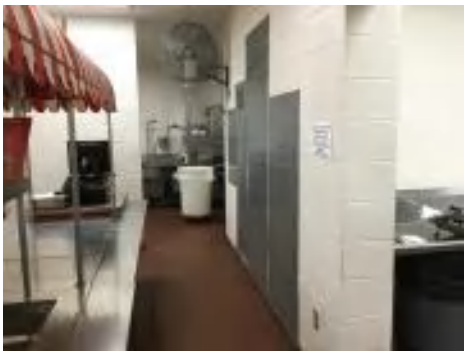
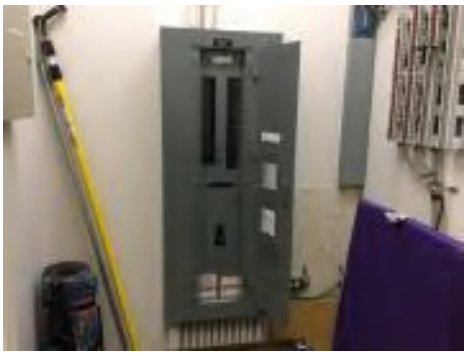
System: D3060 - Controls & Instrumentation

Note:

System: D5010 - Electrical Service/Distribution

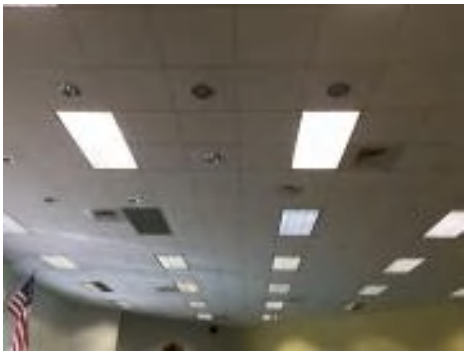
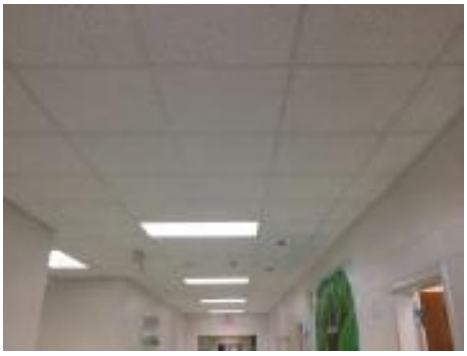
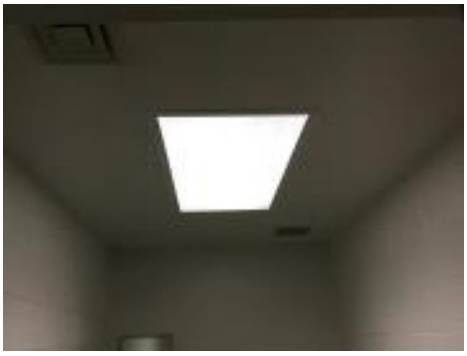
Note:

System: D5020 - Branch Wiring

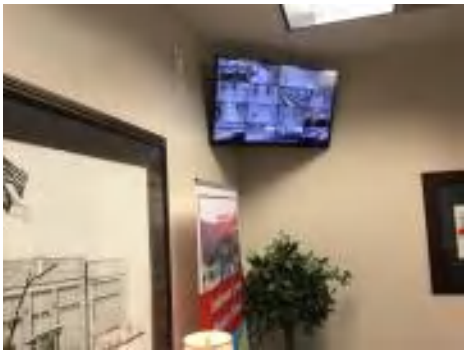
Note:

System: D5020 - Lighting

Note:

System: D5030810 - Security & Detection Systems



Note:

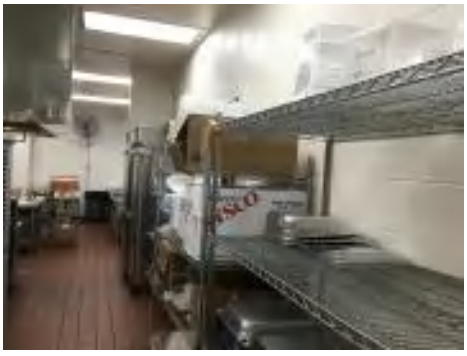
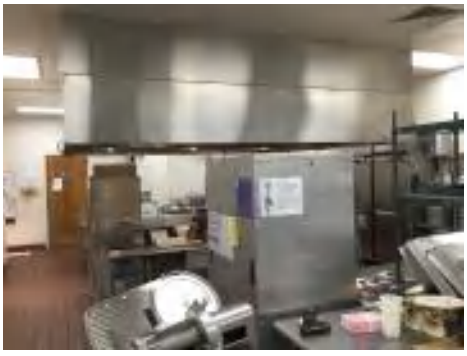
System: D5030910 - Fire Alarm Systems

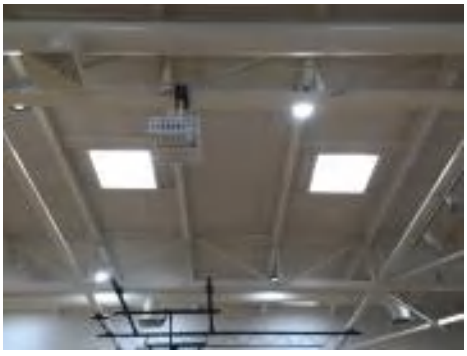
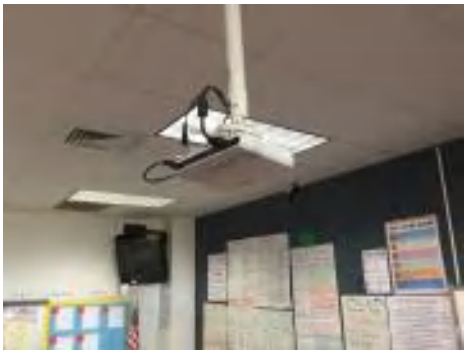
Note:

System: D5030920 - Data Communication

Note:

System: E1020 - Institutional Equipment

Note:

System: E1090 - Other Equipment

Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

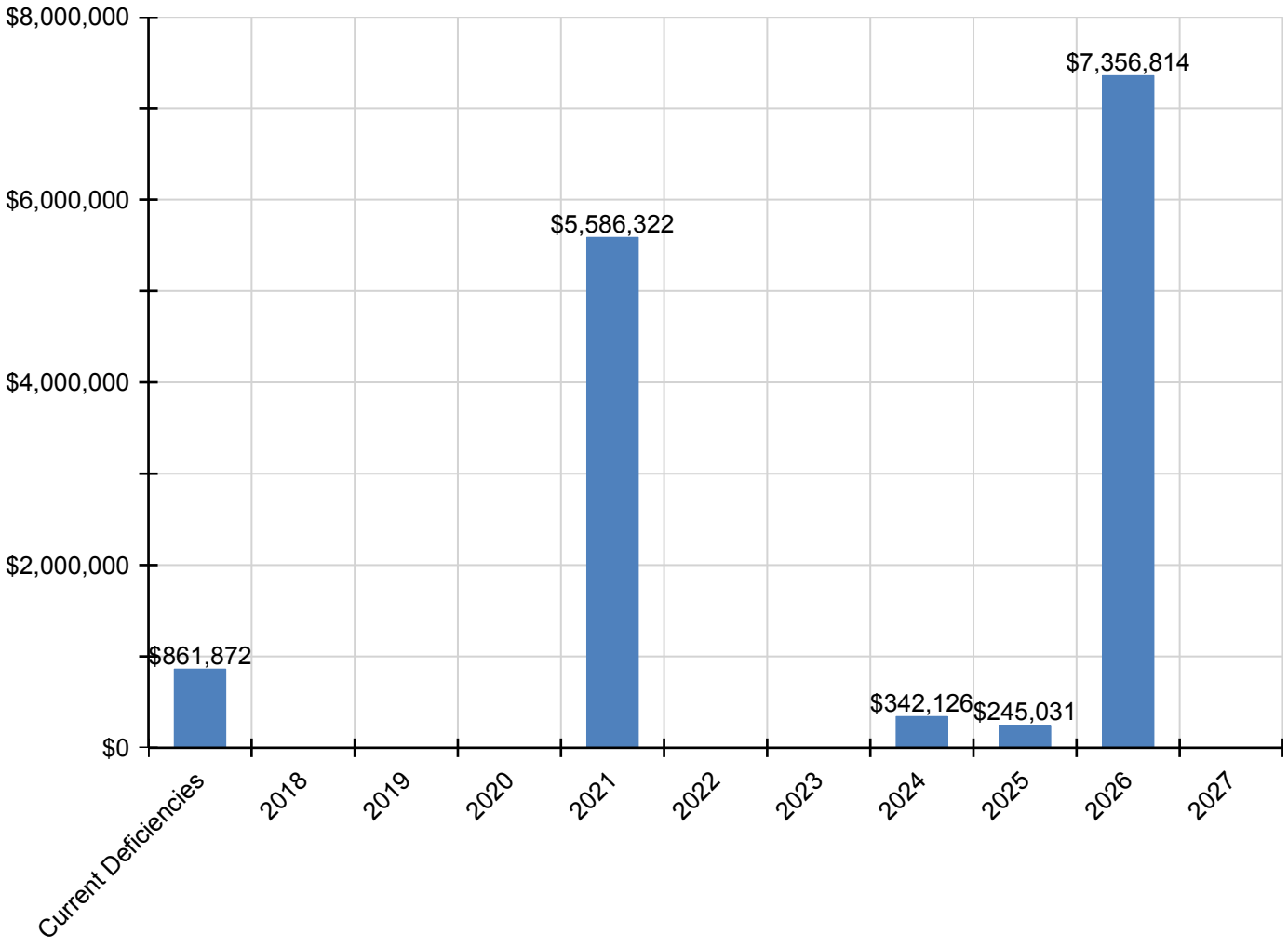
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$861,872**	**$0**	**$0**	**$0**	**$5,586,322**	**$0**	**$0**	**$342,126**	**$245,031**	**$7,356,814**	**$0**	**$14,392,166**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$56	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$56**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2010 - Exterior Walls	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,221,582	$0	**$1,221,582**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$135,297	$0	**$135,297**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$329,138	$0	**$329,138**
C1030 - Fittings	$0	$0	$0	$0	$1,093,024	$0	$0	$0	$0	$0	$0	**$1,093,024**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$342,126	$0	$0	$0	**$342,126**
C3020 - Floor Finishes	$274,546	$0	$0	$0	$1,277,066	$0	$0	$0	$0	$0	$0	**$1,551,612**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$1,231,056	$0	$0	$0	$0	$0	$0	**$1,231,056**
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	$1,493,479	$0	**$1,493,479**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$127,492	$0	**$127,492**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$200,345	$0	**$200,345**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$180,831	$0	**$180,831**
D2090 - Other Plumbing Systems -Nat Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$660,877	$0	**$660,877**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$798,777	$0	**$798,777**
D3050 - Terminal & Package Units	$89,736	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$89,736**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$245,031	$0	$0	**$245,031**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$430,731	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$430,731**
D4020 - Standpipes	$66,803	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$66,803**
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	$658,275	$0	**$658,275**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,550,720	$0	**$1,550,720**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$209,852	$0	$0	$0	$0	$0	$0	**$209,852**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$380,426	$0	$0	$0	$0	$0	$0	**$380,426**
D5030920 - Data Communication	$0	$0	$0	$0	$493,769	$0	$0	$0	$0	$0	$0	**$493,769**
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	$33,666	$0	$0	$0	$0	$0	$0	**$33,666**
E1090 - Other Equipment	$0	$0	$0	$0	$213,219	$0	$0	$0	$0	$0	$0	**$213,219**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$654,244	$0	$0	$0	$0	$0	$0	**$654,244**

** Indicates non-renewable system*

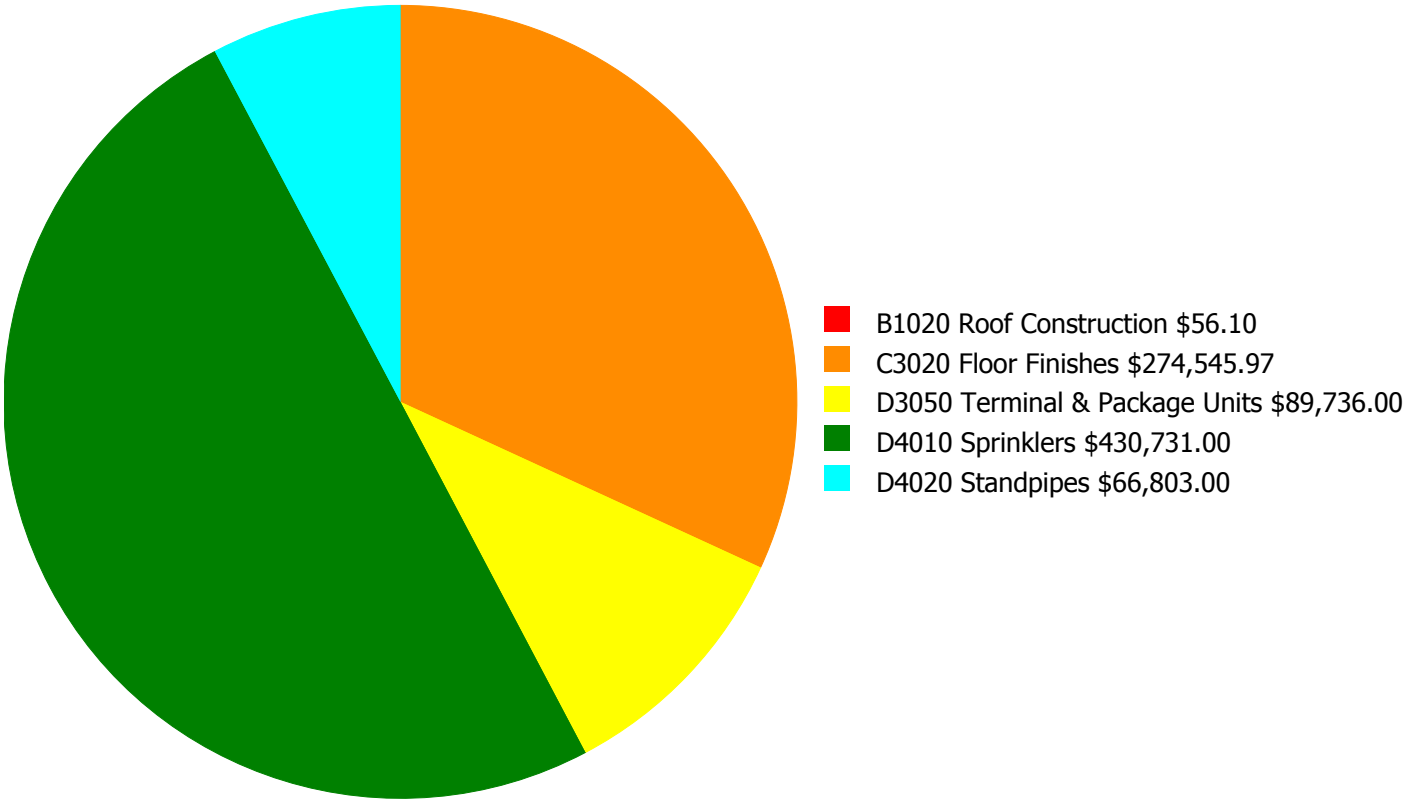
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

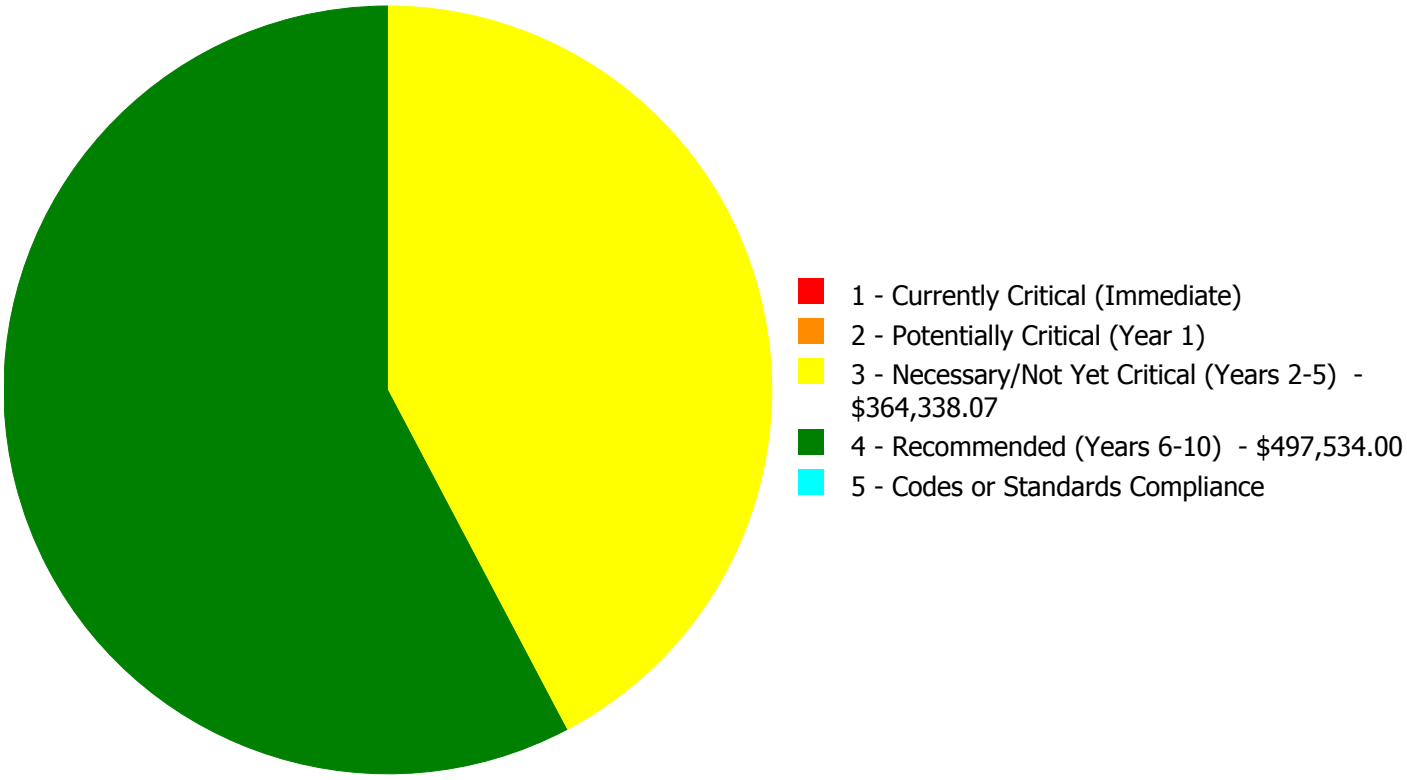
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $861,872.07

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: $861,872.07

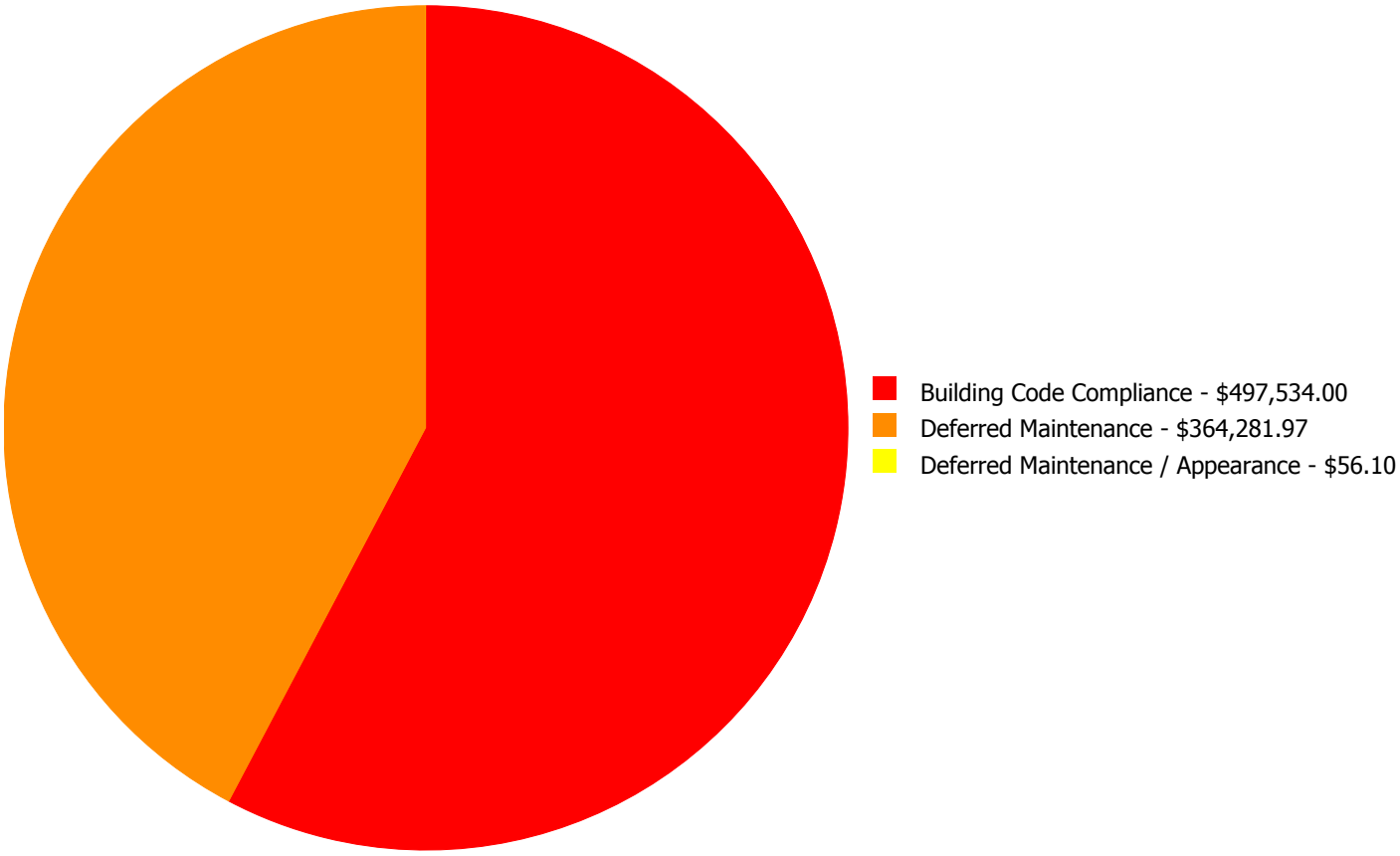
Deficiency By Priority Investment Table

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
B1020	Roof Construction	$0.00	$0.00	$56.10	$0.00	$0.00	$56.10
C3020	Floor Finishes	$0.00	$0.00	$274,545.97	$0.00	$0.00	$274,545.97
D3050	Terminal & Package Units	$0.00	$0.00	$89,736.00	$0.00	$0.00	$89,736.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$430,731.00	$0.00	$430,731.00
D4020	Standpipes	$0.00	$0.00	$0.00	$66,803.00	$0.00	$66,803.00
	Total:	$0.00	$0.00	$364,338.07	$497,534.00	$0.00	$861,872.07

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: $861,872.07

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: B1020 - Roof Construction

This deficiency has no image.

Location: test
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Metal floor grating repairs - (2% of grating)
Qty: 1.00
Unit of Measure: S.F.
Estimate: $56.10
Assessor Name: Terence Davis
Date Created: 01/10/2017

Notes:

System: C3020 - Floor Finishes

Location: Corridor-Class Rooms
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace vinyl tile flooring
Qty: 2,349.00
Unit of Measure: S.Y.
Estimate: $252,550.39
Assessor Name: Terence Davis
Date Created: 12/08/2016

Notes: The VCT is damaged and discolored.

System: C3020 - Floor Finishes

Location: Office
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace carpet
Qty: 167.00
Unit of Measure: S.Y.
Estimate: $14,275.69
Assessor Name: Terence Davis
Date Created: 12/08/2016

Notes: The carpet is damaged and a trip hazard.

System: C3020 - Floor Finishes

Location: Throughout
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace vinyl tile flooring
Qty: 40.00
Unit of Measure: S.Y.
Estimate: $4,300.56
Assessor Name: Terence Davis
Date Created: 12/05/2016

Notes: VCT in separating and cracking on the edges

System: C3020 - Floor Finishes

Location: Office Area
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace carpet
Qty: 40.00
Unit of Measure: S.Y.
Estimate: $3,419.33
Assessor Name: Terence Davis
Date Created: 12/05/2016

Notes: Carpet is worn and damaged.

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: 90,642.00
Unit of Measure: S.F.
Estimate: $89,736.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

Notes: The refrigeration units are at the end of their service life and need to be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 90,642.00
Unit of Measure: S.F.
Estimate: $430,731.00
Assessor Name: Terence Davis
Date Created: 12/20/2016

Notes:

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: 90,642.00
Unit of Measure: S.F.
Estimate: $66,803.00
Assessor Name: Terence Davis
Date Created: 12/20/2016

Notes:

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):	90,642
Year Built:	1996
Last Renovation:	
Replacement Value:	$2,803,559
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	33.59 %
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

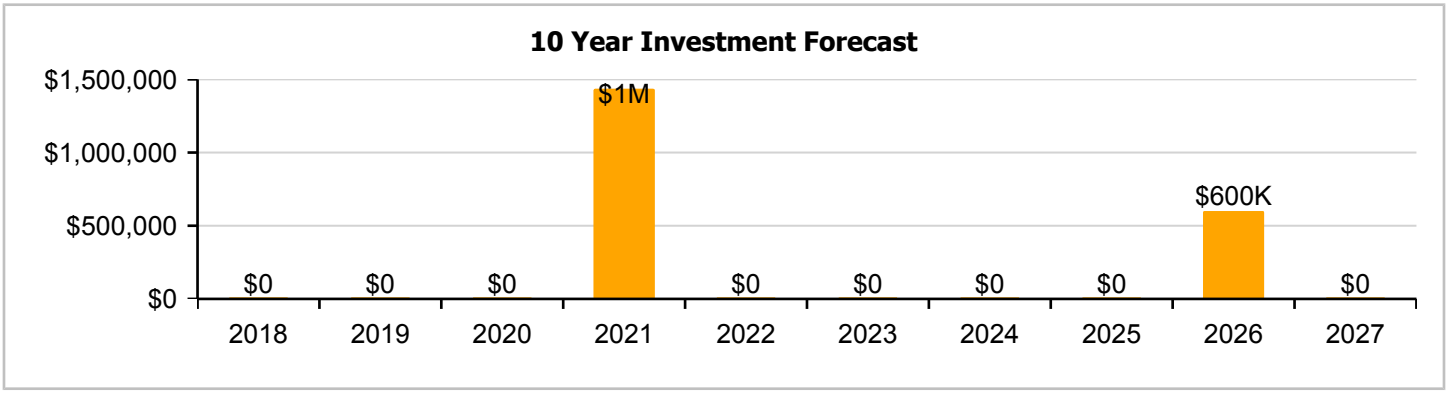
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	90,642
Year Built:	1996	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$2,803,559
FCI:	0.00 %	RSLI%:	33.59 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	18.08 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	56.89 %	0.00 %	$0.00
G40 - Site Electrical Utilities	43.52 %	0.00 %	$0.00
Totals:	**33.59 %**	**0.00 %**	**$0.00**

Photo Album

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

1). Aerial Image of Anderson Creek Primary - Dec 08, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$3.81	S.F.	90,642	25	1996	2021		16.00 %	0.00 %	4			$345,346
G2020	Parking Lots	$1.33	S.F.	90,642	25	1996	2021		16.00 %	0.00 %	4			$120,554
G2030	Pedestrian Paving	$1.91	S.F.	90,642	30	1996	2026		30.00 %	0.00 %	9			$173,126
G2040105	Fence & Guardrails	$1.23	S.F.	90,642	30	1996	2026		30.00 %	0.00 %	9			$111,490
G2040950	Covered Walkways	$1.52	S.F.	90,642	25	1996	2021		16.00 %	0.00 %	4			$137,776
G2040950	Hard Surface Play Area	$0.75	S.F.	90,642	20	1996	2016	2021	20.00 %	0.00 %	4			$67,982
G2040950	Playing Field	$4.54	S.F.	90,642	20	1996	2016	2021	20.00 %	0.00 %	4			$411,515
G2050	Landscaping	$1.87	S.F.	90,642	15	1996	2011		0.00 %	0.00 %	-6			$169,501
G3010	Water Supply	$2.34	S.F.	90,642	50	1996	2046		58.00 %	0.00 %	29			$212,102
G3020	Sanitary Sewer	$1.45	S.F.	90,642	50	1996	2046		58.00 %	0.00 %	29			$131,431
G3030	Storm Sewer	$4.54	S.F.	90,642	50	1996	2046		58.00 %	0.00 %	29			$411,515
G3060	Fuel Distribution	$0.98	S.F.	90,642	40	1996	2036		47.50 %	0.00 %	19			$88,829
G4010	Electrical Distribution	$2.35	S.F.	90,642	50	1996	2046		58.00 %	0.00 %	29			$213,009
G4020	Site Lighting	$1.47	S.F.	90,642	30	1996	2026		30.00 %	0.00 %	9			$133,244
G4030	Site Communications & Security	$0.84	S.F.	90,642	15	1996	2011	2021	26.67 %	0.00 %	4			$76,139
								Total	**33.59 %**					**$2,803,559**

System Notes

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

System: G2010 - Roadways

Note:

System: G2020 - Parking Lots

Note: Seal coated in 2015

System: G2030 - Pedestrian Paving

Note:

System: G2040105 - Fence & Guardrails

Note:

System: G2040950 - Covered Walkways

Note:

System: G2040950 - Hard Surface Play Area

Note:

System: G2040950 - Playing Field

Note:

System: G2050 - Landscaping

Note:

System: G3010 - Water Supply

Note:

System: G3020 - Sanitary Sewer

Note:

System: G3030 - Storm Sewer

Note:

System: G3060 - Fuel Distribution

Note:

System: G4010 - Electrical Distribution

Note:

System: G4020 - Site Lighting

Note:

System: G4030 - Site Communications & Security

Note:

Renewal Schedule

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

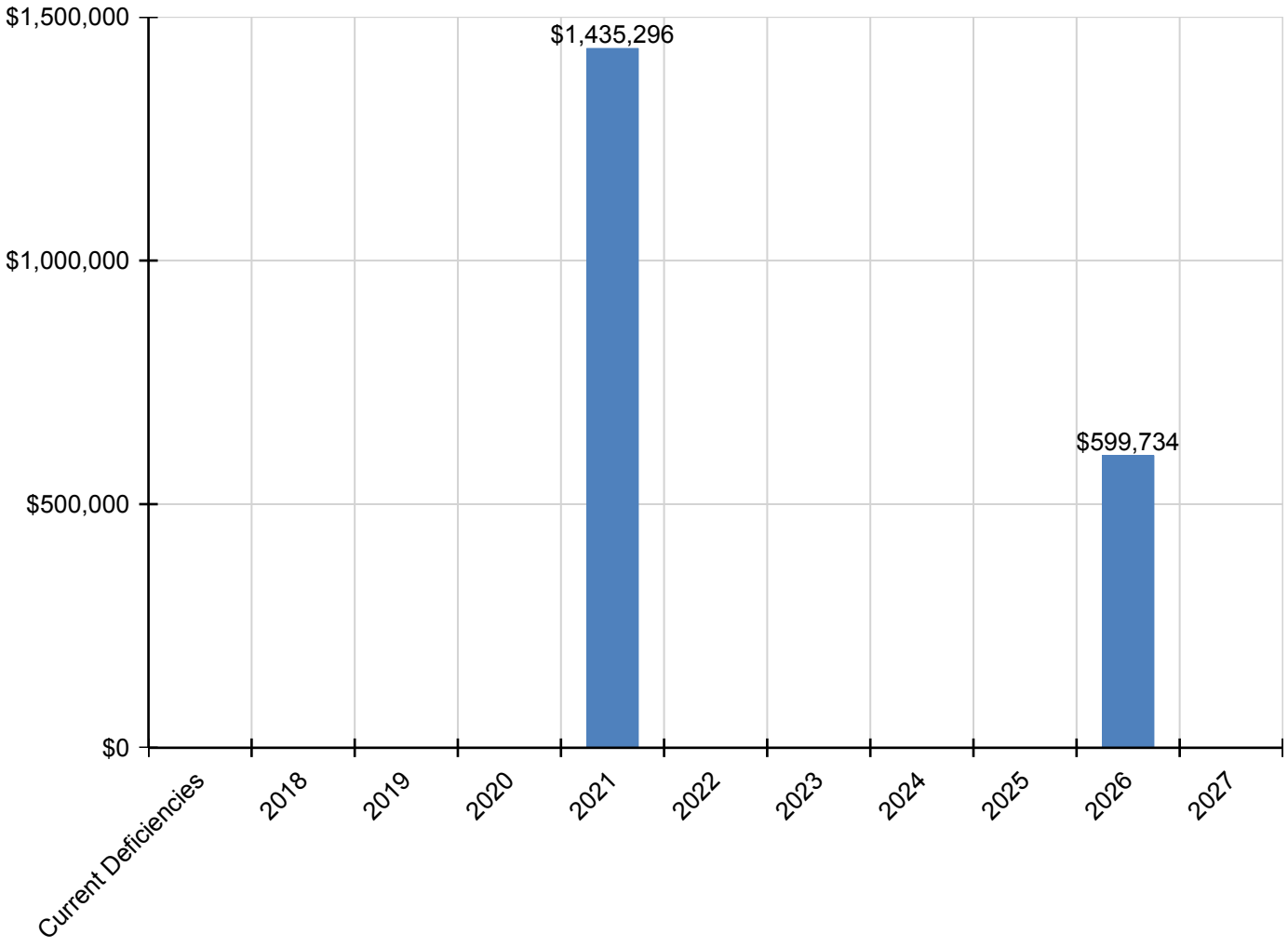
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$1,435,296**	**$0**	**$0**	**$0**	**$0**	**$599,734**	**$0**	**$2,035,030**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$427,559	$0	$0	$0	$0	$0	$0	**$427,559**
G2020 - Parking Lots	$0	$0	$0	$0	$149,253	$0	$0	$0	$0	$0	$0	**$149,253**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$248,480	$0	**$248,480**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$160,016	$0	**$160,016**
G2040950 - Covered Walkways	$0	$0	$0	$0	$170,574	$0	$0	$0	$0	$0	$0	**$170,574**
G2040950 - Hard Surface Play Area	$0	$0	$0	$0	$84,166	$0	$0	$0	$0	$0	$0	**$84,166**
G2040950 - Playing Field	$0	$0	$0	$0	$509,480	$0	$0	$0	$0	$0	$0	**$509,480**
*** G2050 - Landscaping**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$191,238	$0	**$191,238**
G4030 - Site Communications & Security	$0	$0	$0	$0	$94,265	$0	$0	$0	$0	$0	$0	**$94,265**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

NC School District/430 Harnett County/Elementary School

Angier Elementary

Draft

Campus Assessment Report

March 8, 2017

PARSONS

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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.

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Gross Area (SF):	89,430
Year Built:	2009
Last Renovation:	
Replacement Value:	$19,846,643
Repair Cost:	$13,200.00
Total FCI:	0.07 %
Total RSLI:	74.26 %
FCA Score:	99.93

Description:

GENERAL:
Angier Elementary School is located at 130 East McIver Street in Angier, North Carolina. The 1 story, 89,430 square foot building was originally constructed in 2009. There have been no additions or renovations.

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

A. SUBSTRUCTURE
The building rests on footings and foundation walls and is assumed to have standard cast-in-place concrete foundations. The building does not have a basement.

B. SUPERSTRUCTURE
Floor construction is concrete. Roof construction is steel. The exterior envelope is composed of walls of brick veneer on metal frame. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically pitched standing seam metal. The gym has a combination of metal roof and low pitched thermoplastic polyolefin roof. Most building entrances appear to comply with ADA requirements.

C. INTERIORS
Interior partitions are typically CMU. Interior doors are generally hollow core wood with hollow steel frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, lockers, toilet accessories, storage shelving, and fabricated toilet partitions. The interior wall finishes are typically painted CMU and drywalls. Floor finishes in common areas are typically terrazzo and vinyl tiles. Floor finishes in assignable spaces is typically carpet, quarry tiles, and exposed concrete. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically painted drywall and exposed metal roof deck.

CONVEYING:
The building does not include conveying equipment.

D. SERVICES
PLUMBING: Plumbing fixtures are typically low-flow water fixtures with manual control valves. Domestic water distribution is galvanized steel with electric hot water heating. Sanitary waste system is cast iron. Rain water drainage system is external with scuppers.

HVAC:
Heating is provided by2 gas fired boilers. Cooling is supplied by 2 water cooled chillers. The heating/cooling distribution system is a ductwork system utilizing air handling units. Fresh air is supplied by air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system. This building has a remote Building Automation System.

FIRE PROTECTION:
The building does have a fire sprinkler system. The building does not have additional fire suppression systems. Standpipes are included within the building. 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.

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 integrated and include dedicated equipment closets. This building does have a local area network (LAN). The building does not include an internal security system devices. The building has controlled entry doors access. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system combined with the telephone system.

OTHER ELECTRICAL SYSTEMS:
This building does not have a separately derived emergency power system.

E. EQUIPMENT & FURNISHINGS:
This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage, audio-visual, fixed casework, window treatment, and multiple seating furnishings.

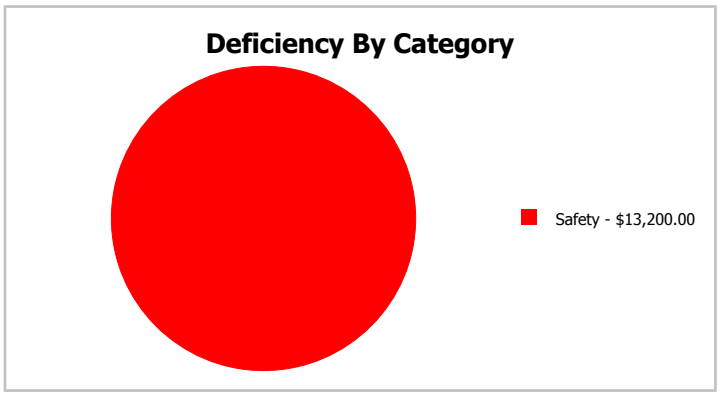
G.SITE
Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, play areas, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting.

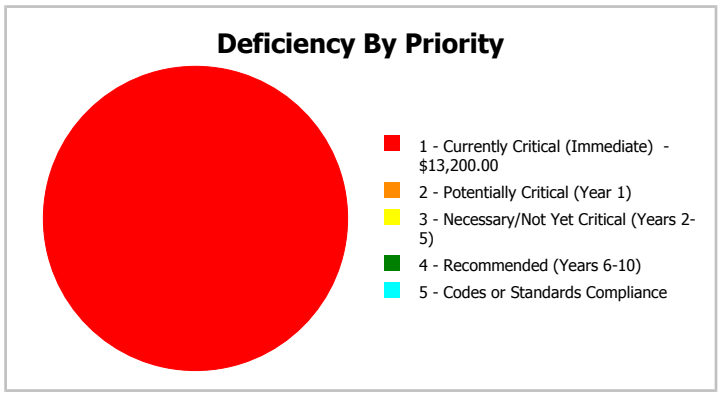
Attributes:

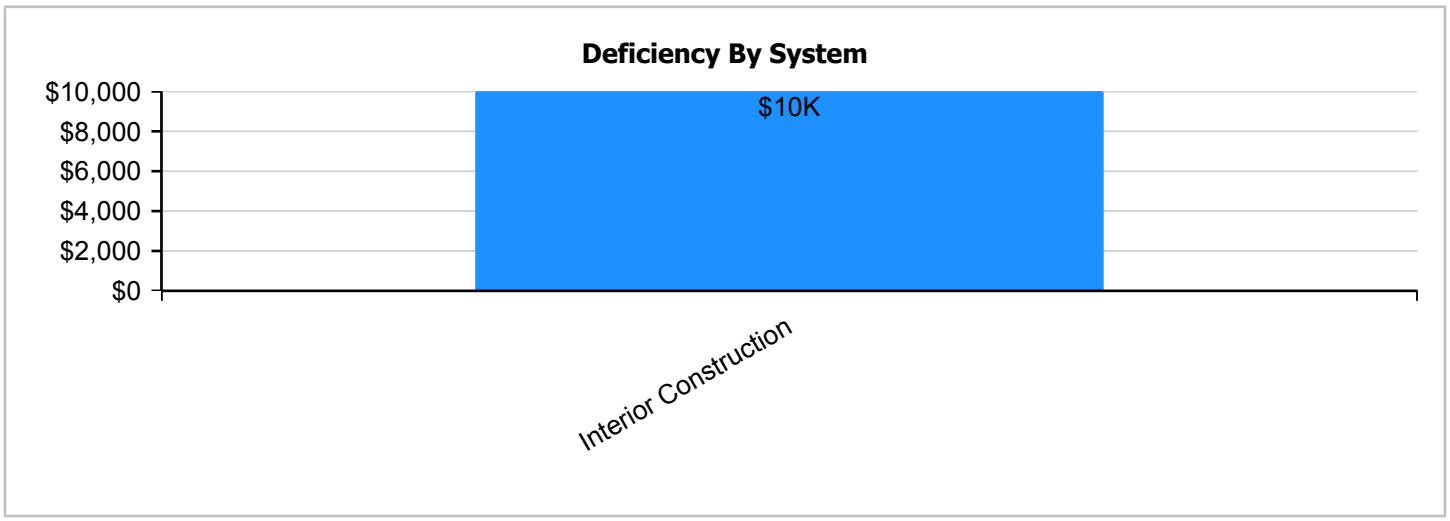
General Attributes:			
Condition Assessor:	Somnath Das	Assessment Date:	
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:	Harnett - Harnett Central HS	LEA School No.:	430-308
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:	0	Status:	Active
School Grades:	3-5	Site Acreage:	15.77

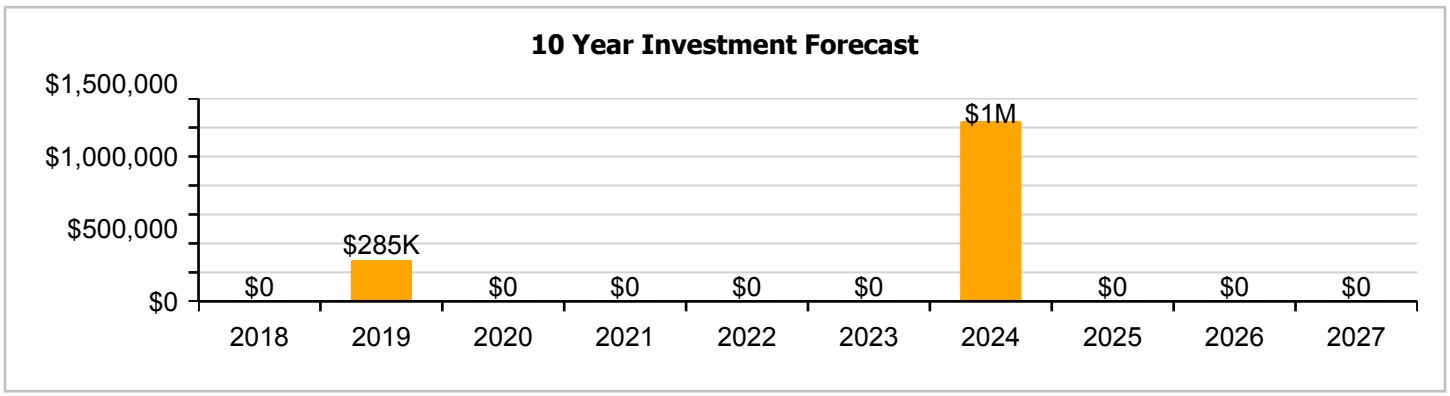
Campus Dashboard Summary

Gross Area:	89,430		
Year Built:	2009	Last Renovation:	
Repair Cost:	$13,200	Replacement Value:	$19,846,643
FCI:	0.07 %	RSLI%:	74.26 %









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.

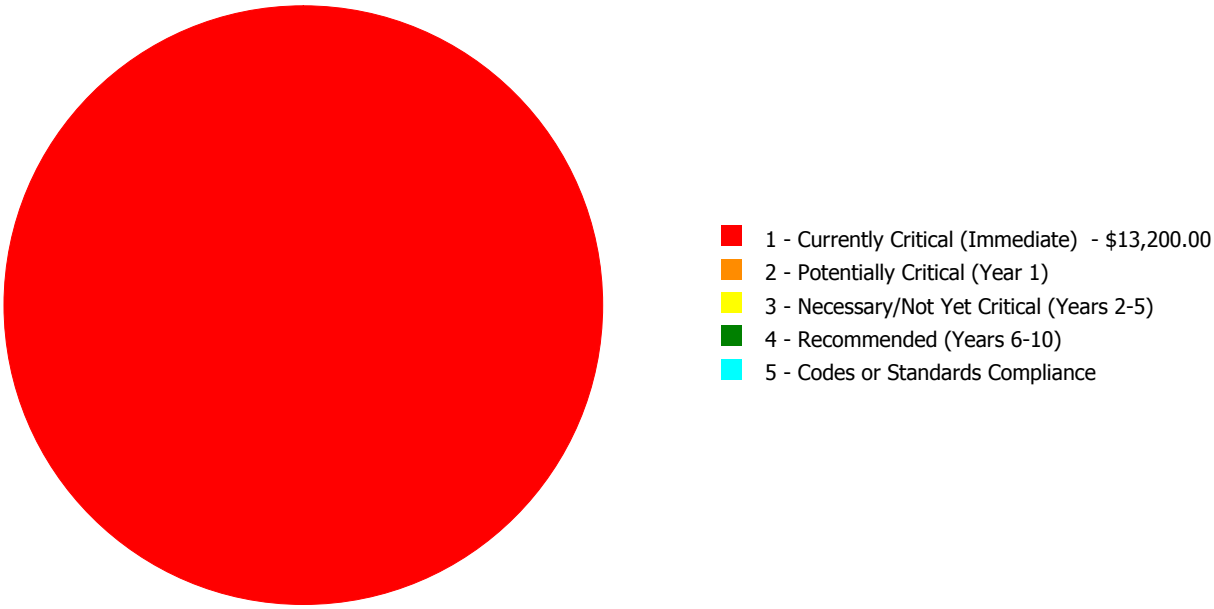
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	92.00 %	0.00 %	$0.00
A20 - Basement Construction	92.00 %	0.00 %	$0.00
B10 - Superstructure	92.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	82.20 %	0.00 %	$0.00
B30 - Roofing	71.92 %	0.00 %	$0.00
C10 - Interior Construction	75.20 %	0.65 %	$13,200.00
C30 - Interior Finishes	59.05 %	0.00 %	$0.00
D20 - Plumbing	73.33 %	0.00 %	$0.00
D30 - HVAC	70.40 %	0.00 %	$0.00
D40 - Fire Protection	73.33 %	0.00 %	$0.00
D50 - Electrical	64.63 %	0.00 %	$0.00
E10 - Equipment	60.00 %	0.00 %	$0.00
E20 - Furnishings	60.00 %	0.00 %	$0.00
G20 - Site Improvements	64.33 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	83.58 %	0.00 %	$0.00
G40 - Site Electrical Utilities	73.91 %	0.00 %	$0.00
Totals:	**74.26 %**	**0.07 %**	**$13,200.00**

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
2009 Main Building	89,430	0.08	$13,200.00	$0.00	$0.00	$0.00	$0.00
Site	89,430	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total:		**0.07**	**$13,200.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $13,200.00

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):	89,430
Year Built:	2009
Last Renovation:	
Replacement Value:	$17,147,646
Repair Cost:	$13,200.00
Total FCI:	0.08 %
Total RSLI:	74.65 %
FCA Score:	99.92

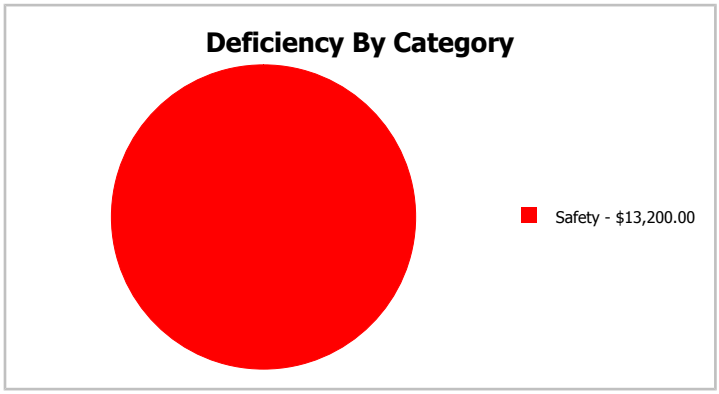
Description:

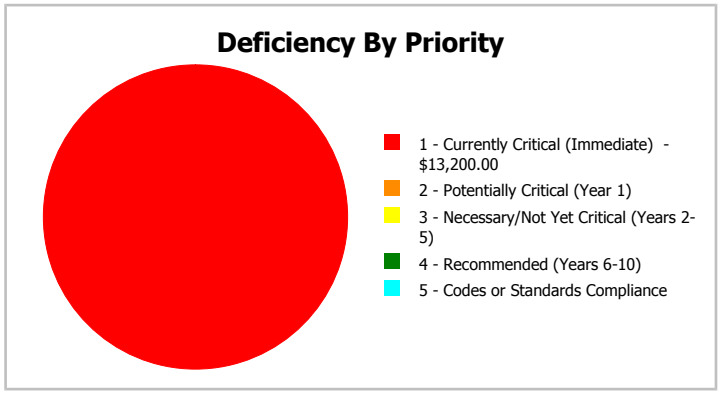
The narrative for this building is included in the Executive Summary Description at the front of this report.

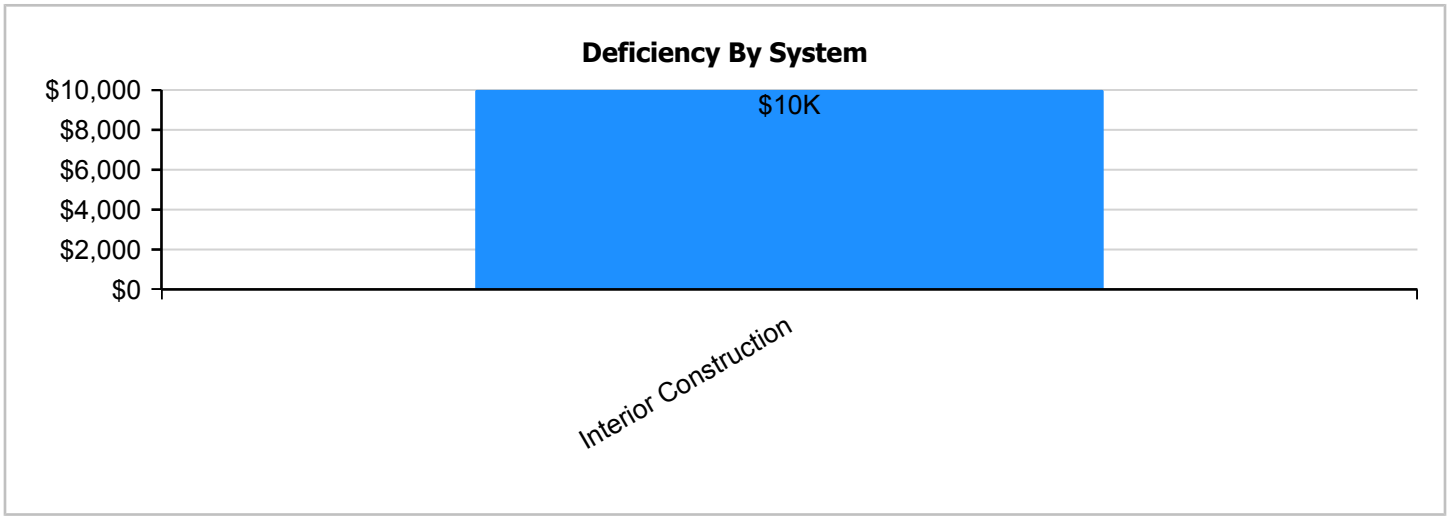
Attributes: This asset has no attributes.

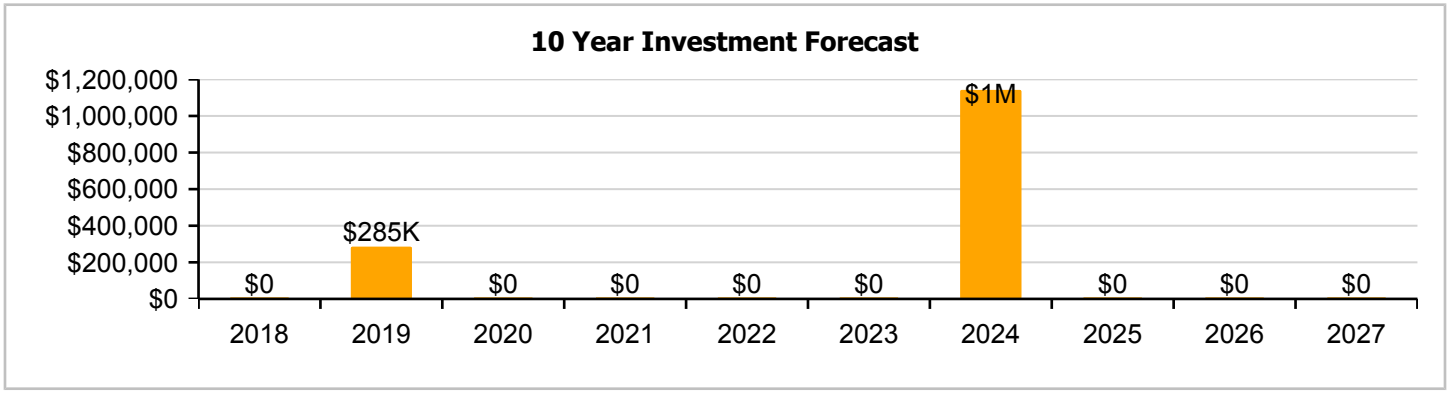
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	89,430
Year Built:	2009	Last Renovation:	
Repair Cost:	$13,200	Replacement Value:	$17,147,646
FCI:	0.08 %	RSLI%:	74.65 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	92.00 %	0.00 %	$0.00
A20 - Basement Construction	92.00 %	0.00 %	$0.00
B10 - Superstructure	92.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	82.20 %	0.00 %	$0.00
B30 - Roofing	71.92 %	0.00 %	$0.00
C10 - Interior Construction	75.20 %	0.65 %	$13,200.00
C30 - Interior Finishes	59.05 %	0.00 %	$0.00
D20 - Plumbing	73.33 %	0.00 %	$0.00
D30 - HVAC	70.40 %	0.00 %	$0.00
D40 - Fire Protection	73.33 %	0.00 %	$0.00
D50 - Electrical	64.63 %	0.00 %	$0.00
E10 - Equipment	60.00 %	0.00 %	$0.00
E20 - Furnishings	60.00 %	0.00 %	$0.00
Totals:	**74.65 %**	**0.08 %**	**$13,200.00**

Photo Album

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

1). Northwest Elevation - Nov 16, 2016

2). South Elevation - Nov 16, 2016

3). East Elevation - Nov 16, 2016

4). North Elevation - Nov 16, 2016

Condition Detail

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

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

System Listing

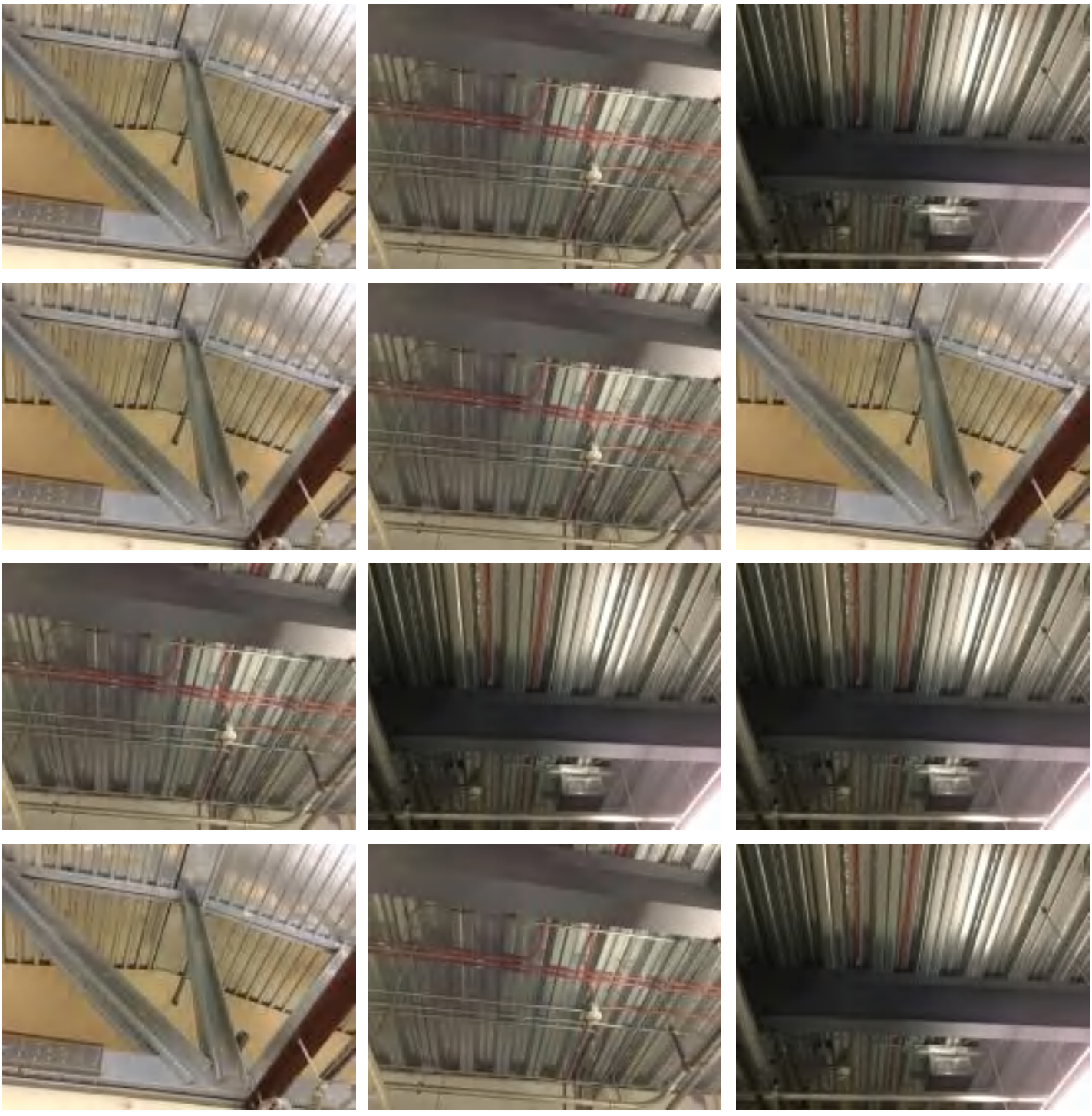
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to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

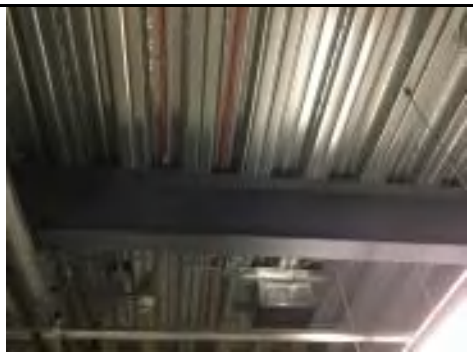
System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.70	S.F.	89,430	100	2009	2109		92.00 %	0.00 %	92			$420,321
A1030	Slab on Grade	$8.26	S.F.	89,430	100	2009	2109		92.00 %	0.00 %	92			$738,692
A2010	Basement Excavation	$1.85	S.F.	89,430	100	2009	2109		92.00 %	0.00 %	92			$165,446
A2020	Basement Walls	$12.79	S.F.	89,430	100	2009	2109		92.00 %	0.00 %	92			$1,143,810
B1020	Roof Construction	$15.44	S.F.	89,430	100	2009	2109		92.00 %	0.00 %	92			$1,380,799
B2010	Exterior Walls	$9.24	S.F.	89,430	100	2009	2109		92.00 %	0.00 %	92			$826,333
B2020	Exterior Windows	$9.20	S.F.	89,430	30	2009	2039		73.33 %	0.00 %	22			$822,756
B2030	Exterior Doors	$1.02	S.F.	89,430	30	2009	2039		73.33 %	0.00 %	22			$91,219
B3010120	Single Ply Membrane	$6.98	S.F.	11,555	20	2009	2029		60.00 %	0.00 %	12			$80,654
B3010130	Preformed Metal Roofing	$9.66	S.F.	77,875	30	2009	2039		73.33 %	0.00 %	22			$752,273
B3020	Roof Openings	$0.29	S.F.	89,430	25	2009	2034		68.00 %	0.00 %	17			$25,935
C1010	Partitions	$10.59	S.F.	89,430	75	2009	2084		89.33 %	1.39 %	67		$13,200.00	$947,064
C1020	Interior Doors	$2.48	S.F.	89,430	30	2009	2039		73.33 %	0.00 %	22			$221,786
C1030	Fittings	$9.54	S.F.	89,430	20	2009	2029		60.00 %	0.00 %	12			$853,162
C3010	Wall Finishes	$2.73	S.F.	89,430	10	2009	2019		20.00 %	0.00 %	2			$244,144
C3020	Floor Finishes	$11.15	S.F.	89,430	20	2009	2029		60.00 %	0.00 %	12			$997,145
C3030	Ceiling Finishes	$10.74	S.F.	89,430	25	2009	2034		68.00 %	0.00 %	17			$960,478
D2010	Plumbing Fixtures	$11.26	S.F.	89,430	30	2009	2039		73.33 %	0.00 %	22			$1,006,982
D2020	Domestic Water Distribution	$0.96	S.F.	89,430	30	2009	2039		73.33 %	0.00 %	22			$85,853
D2030	Sanitary Waste	$1.52	S.F.	89,430	30	2009	2039		73.33 %	0.00 %	22			$135,934
D3020	Heat Generating Systems	$4.98	S.F.	89,430	30	2009	2039		73.33 %	0.00 %	22			$445,361
D3030	Cooling Generating Systems	$5.16	S.F.	89,430	25	2009	2034		68.00 %	0.00 %	17			$461,459
D3040	Distribution Systems	$6.02	S.F.	89,430	30	2009	2039		73.33 %	0.00 %	22			$538,369
D3060	Controls & Instrumentation	$1.91	S.F.	89,430	20	2009	2029		60.00 %	0.00 %	12			$170,811
D4010	Sprinklers	$4.22	S.F.	89,430	30	2009	2039		73.33 %	0.00 %	22			$377,395
D4020	Standpipes	$0.66	S.F.	89,430	30	2009	2039		73.33 %	0.00 %	22			$59,024
D5010	Electrical Service/Distribution	$1.65	S.F.	89,430	40	2009	2049		80.00 %	0.00 %	32			$147,560
D5020	Branch Wiring	$4.99	S.F.	89,430	30	2009	2039		73.33 %	0.00 %	22			$446,256
D5020	Lighting	$11.64	S.F.	89,430	30	2009	2039		73.33 %	0.00 %	22			$1,040,965
D5030810	Security & Detection Systems	$1.83	S.F.	89,430	15	2009	2024		46.67 %	0.00 %	7			$163,657
D5030910	Fire Alarm Systems	$3.31	S.F.	89,430	15	2009	2024		46.67 %	0.00 %	7			$296,013
D5030920	Data Communication	$4.30	S.F.	89,430	15	2009	2024		46.67 %	0.00 %	7			$384,549
D5090	Other Electrical Systems	$0.12	S.F.	89,430	20	2009	2029		60.00 %	0.00 %	12			$10,732
E1020	Institutional Equipment	$0.30	S.F.	89,430	20	2009	2029		60.00 %	0.00 %	12			$26,829
E1090	Other Equipment	$1.86	S.F.	89,430	20	2009	2029		60.00 %	0.00 %	12			$166,340
E2010	Fixed Furnishings	$5.72	S.F.	89,430	20	2009	2029		60.00 %	0.00 %	12			$511,540
								Total	**74.65 %**	**0.08 %**			**$13,200.00**	**$17,147,646**

System Notes

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

System: B1020 - Roof Construction





Note:

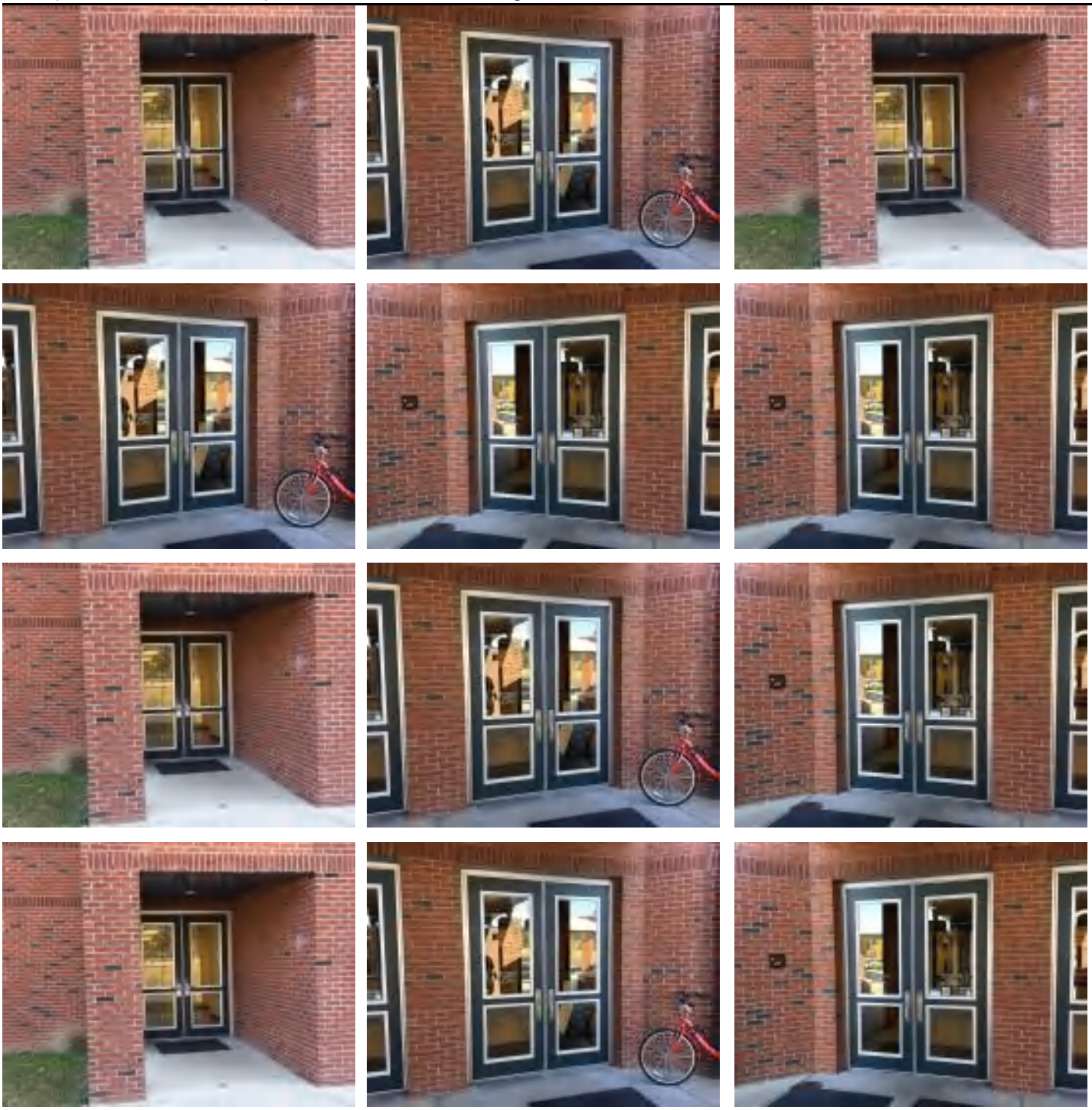
System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors



Note:

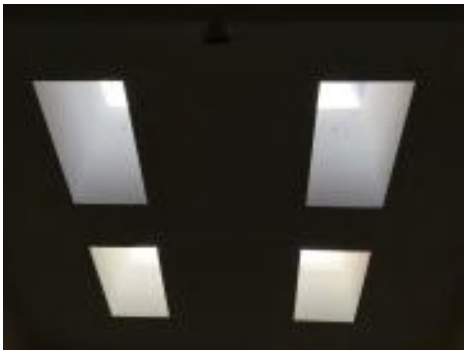
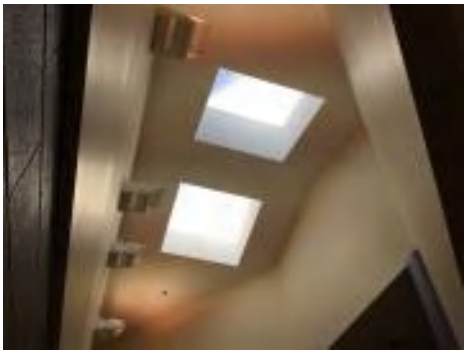
System: B3010120 - Single Ply Membrane

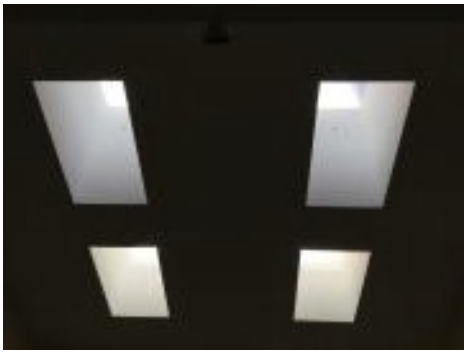
Note:

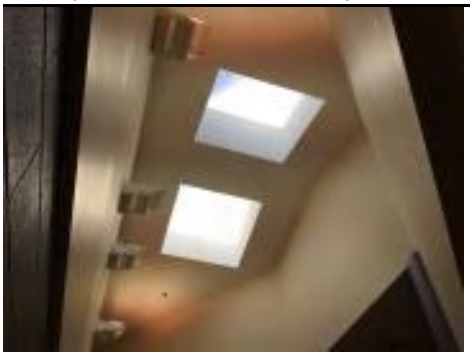
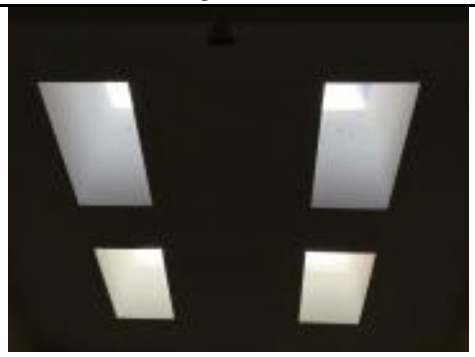
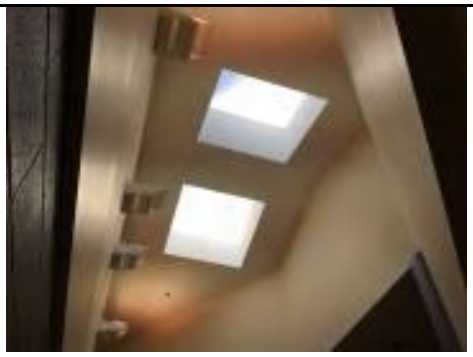
System: B3010130 - Preformed Metal Roofing

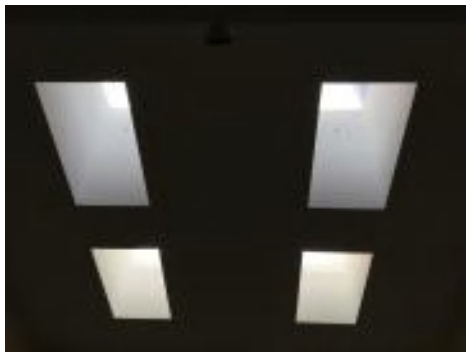
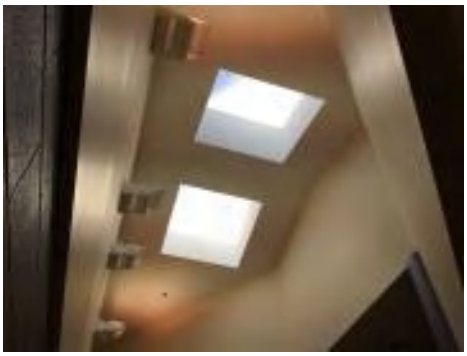
Note:

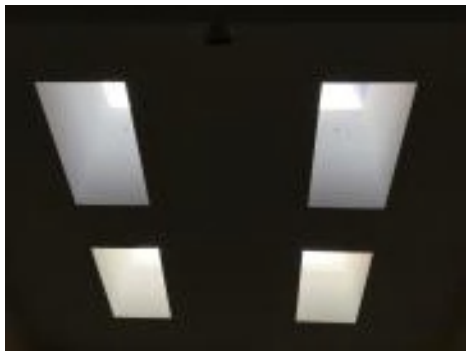
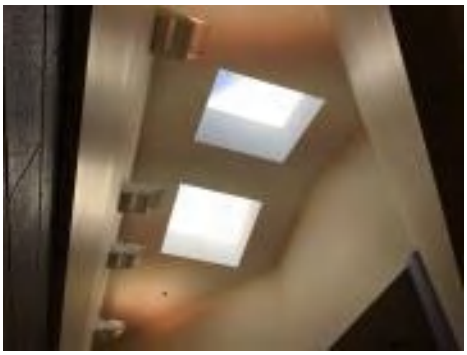
System: B3020 - Roof Openings



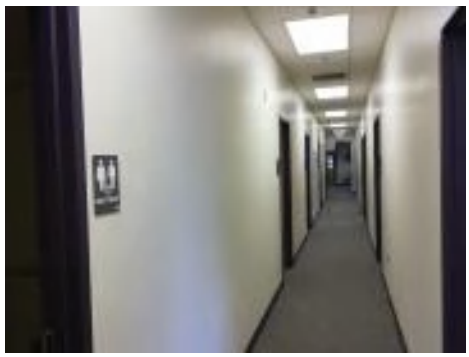
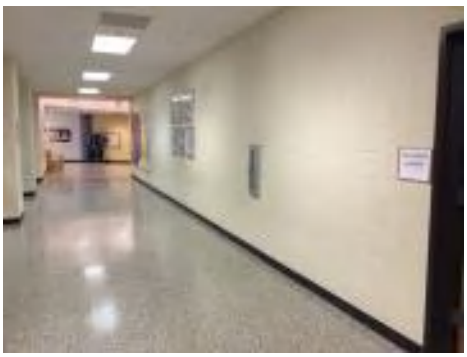




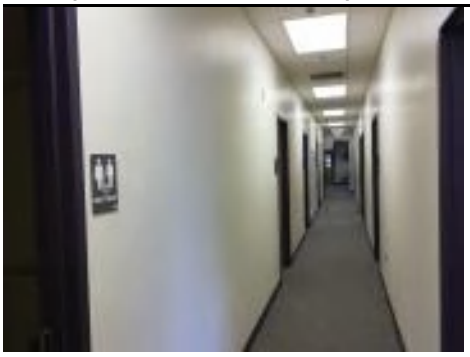
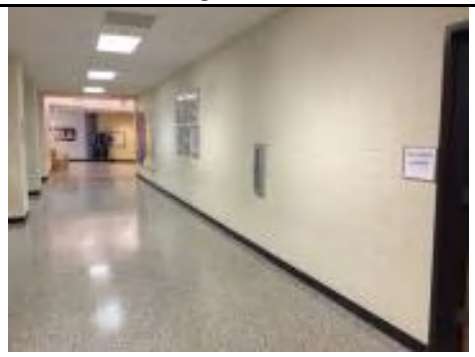



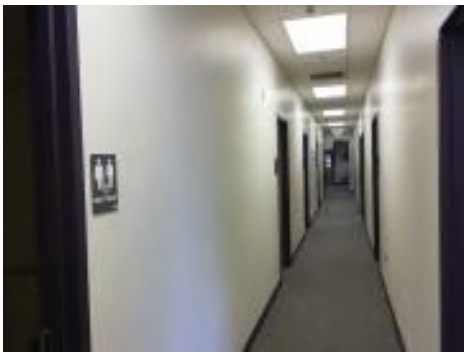
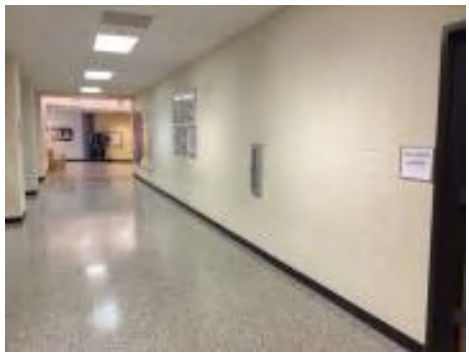



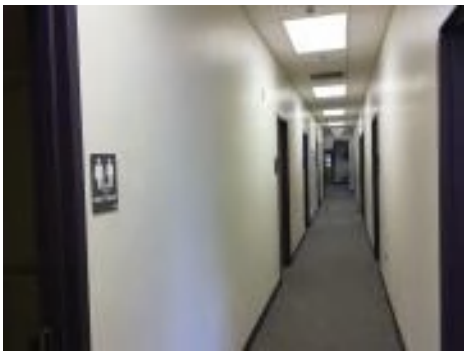
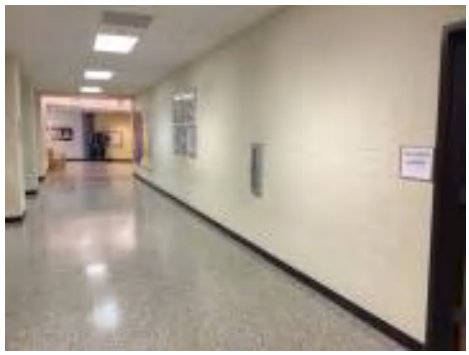
Note:

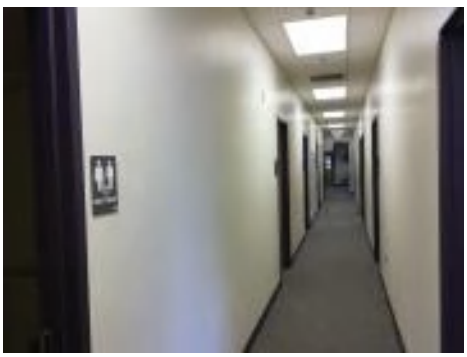
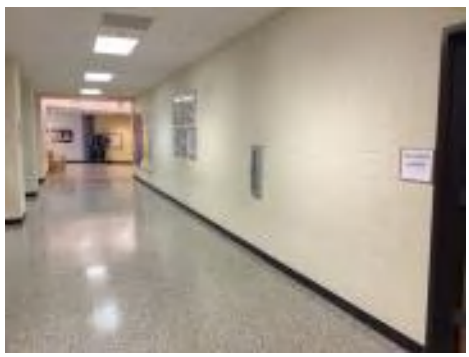
System: C1010 - Partitions

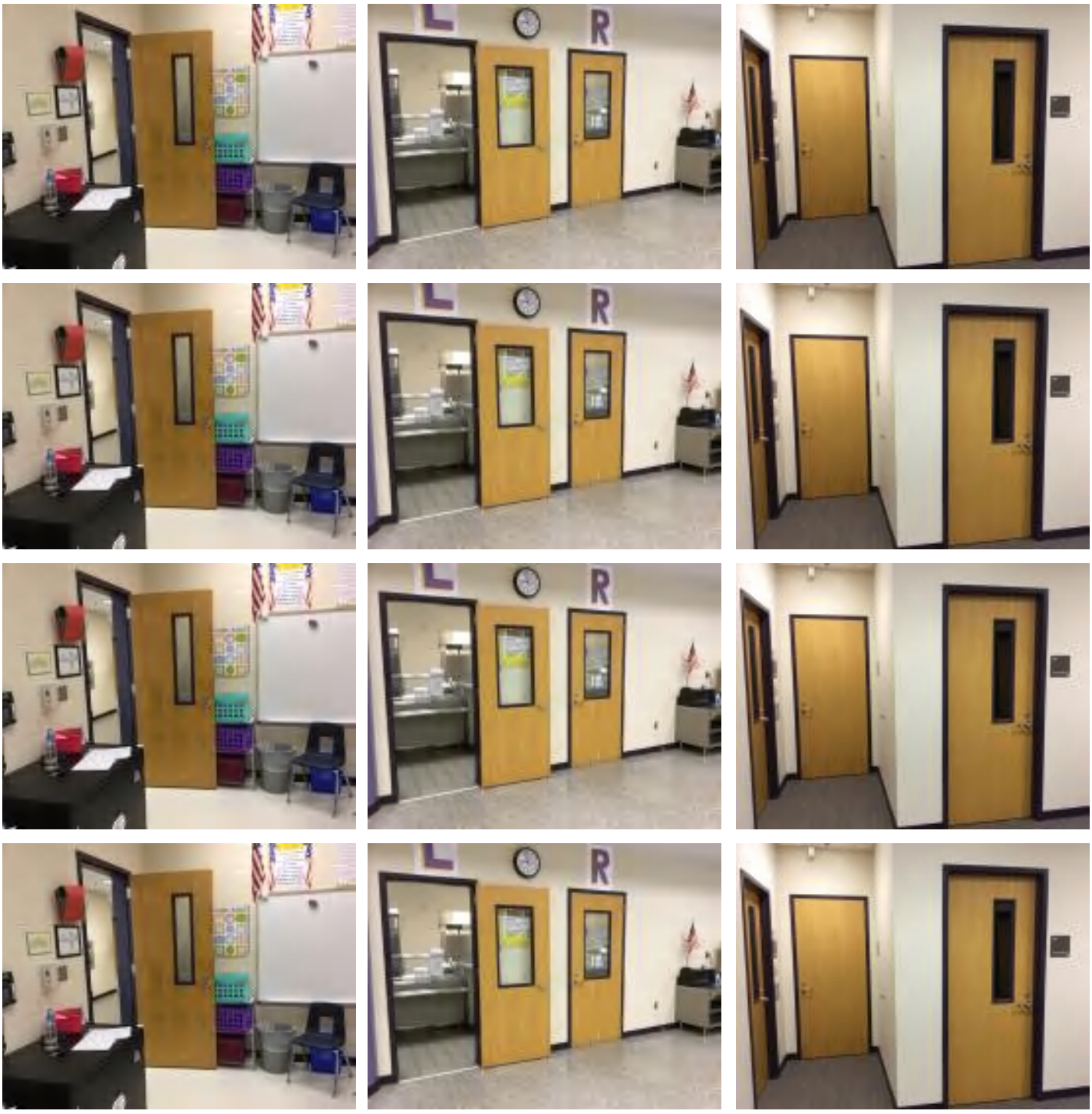



Note:

System: C1020 - Interior Doors

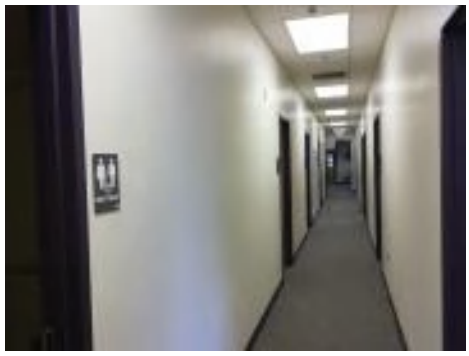
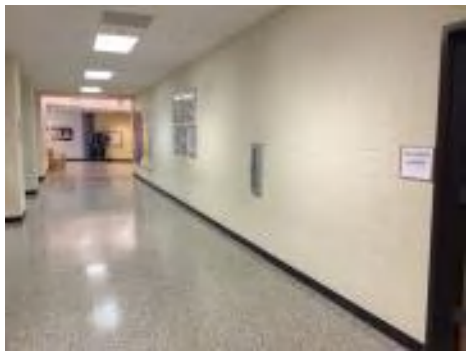


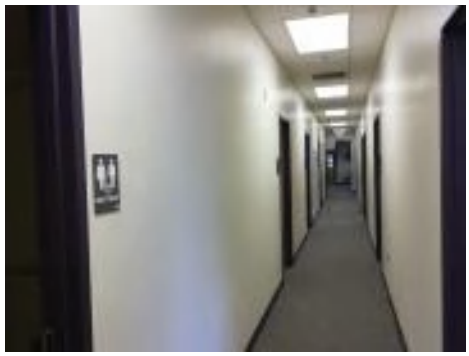
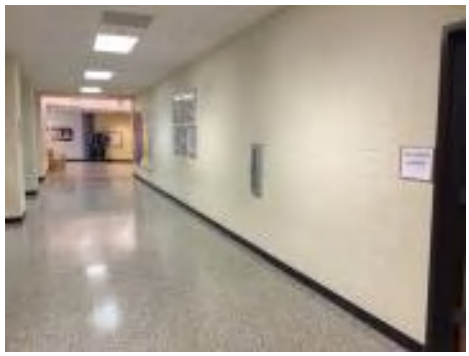
Note:

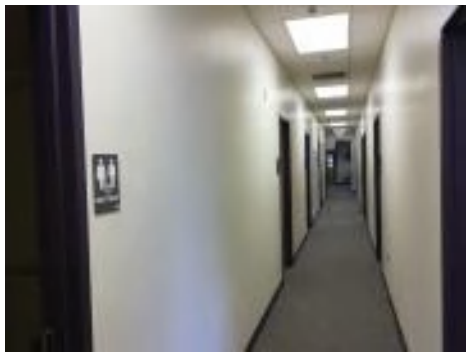
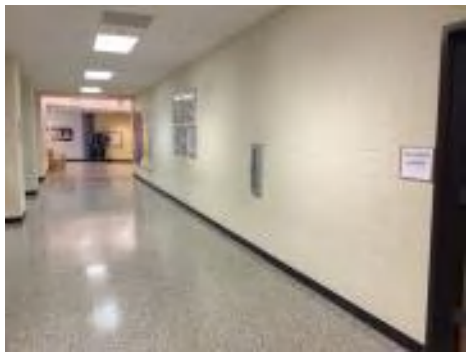
System: C1030 - Fittings

Note:

System: C3010 - Wall Finishes

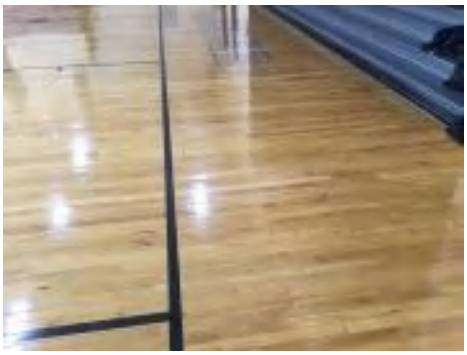
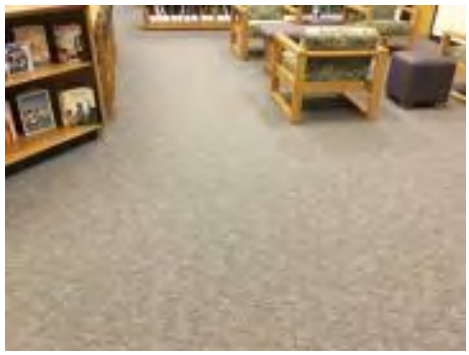



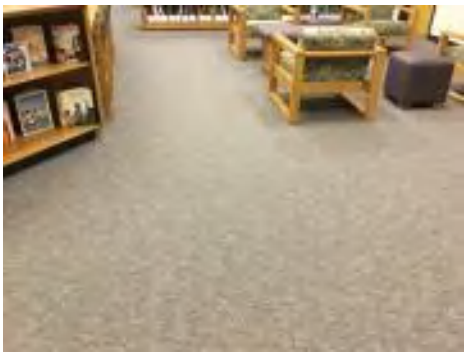



Note:

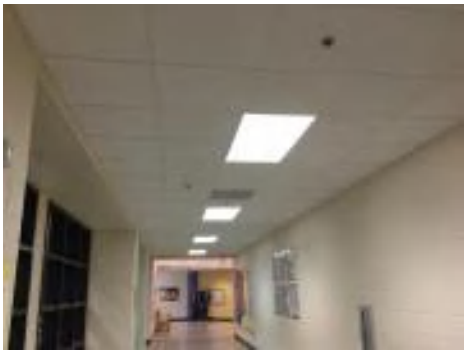
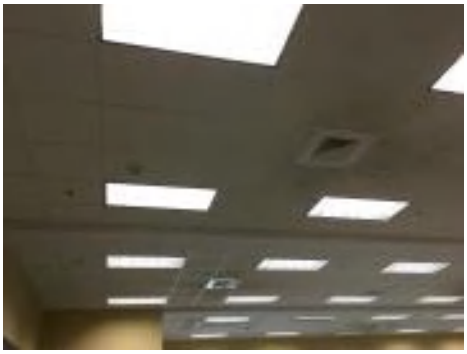
System: C3020 - Floor Finishes

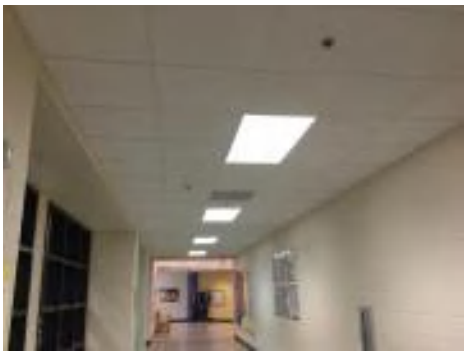
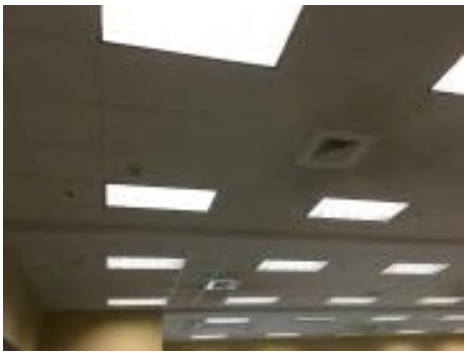





Note:

System: C3030 - Ceiling Finishes

Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

Note:

System: D3020 - Heat Generating Systems

Note:

System: D3030 - Cooling Generating Systems

Note:

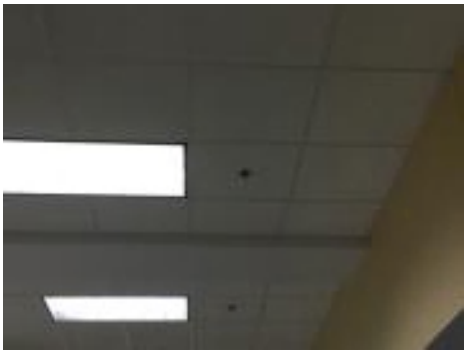
System: D3040 - Distribution Systems

Note:

System: D3060 - Controls & Instrumentation

Note:

System: D4010 - Sprinklers

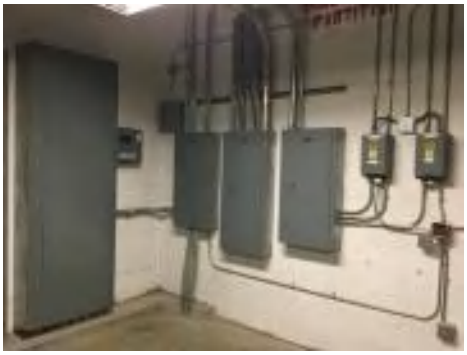


Note:

System: D4020 - Standpipes

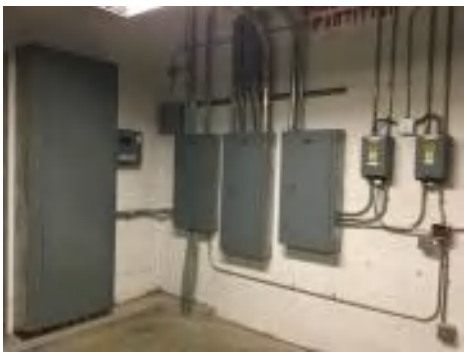
Note:

System: D5010 - Electrical Service/Distribution



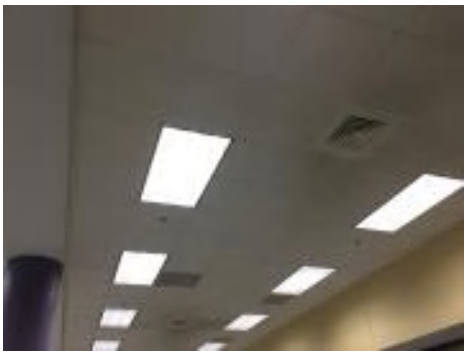
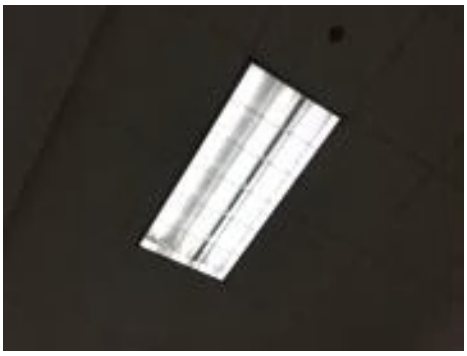
Note:

System: D5020 - Branch Wiring



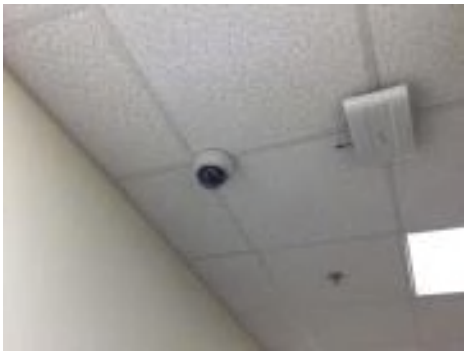
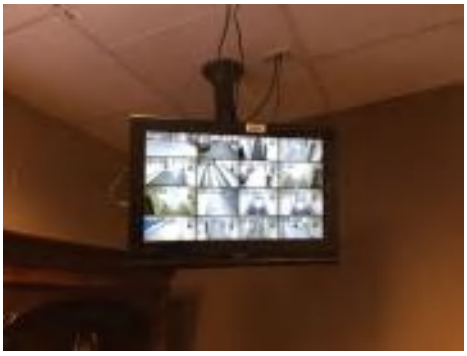
Note:

System: D5020 - Lighting

Note:

System: D5030810 - Security & Detection Systems

Note:

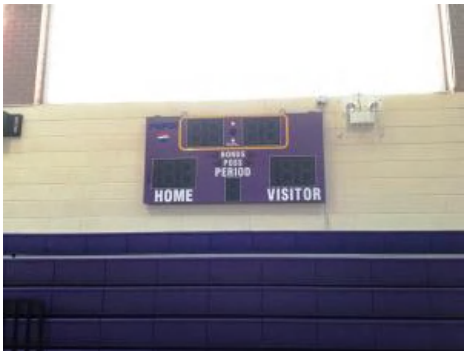
System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication

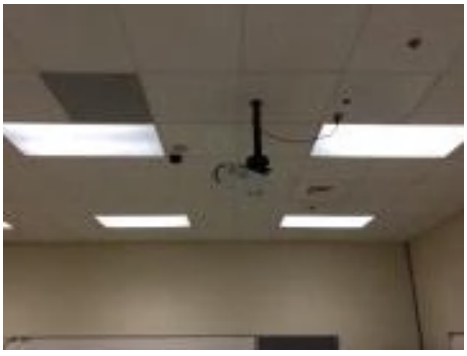
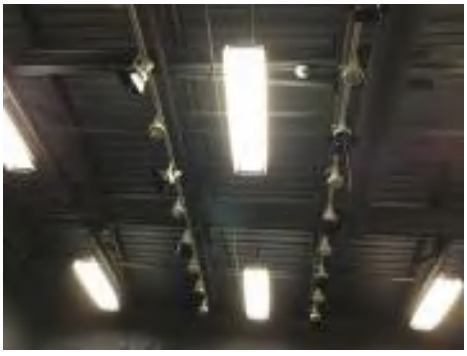
Note:

System: D5090 - Other Electrical Systems



Note:

System: E1020 - Institutional Equipment

Note:

System: E1090 - Other Equipment

Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

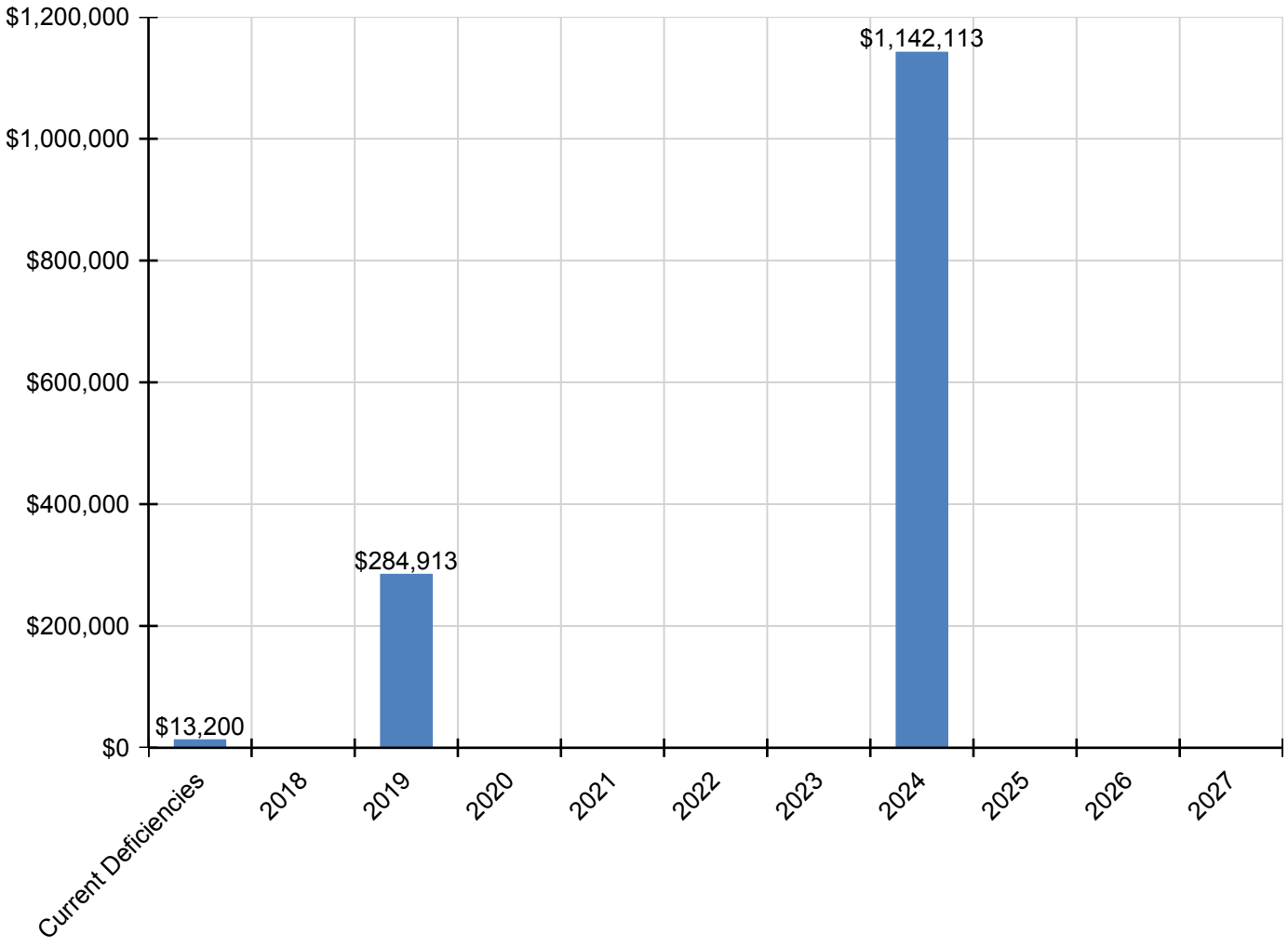
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$13,200**	**$0**	**$284,913**	**$0**	**$0**	**$0**	**$0**	**$1,142,113**	**$0**	**$0**	**$0**	**$1,440,226**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$13,200	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$13,200**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

C3010 - Wall Finishes	$0	$0	$284,913	$0	$0	$0	$0	$0	$0	$0	$0	**$284,913**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$0	$221,406	$0	$0	$0	**$221,406**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$400,465	$0	$0	$0	**$400,465**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$520,242	$0	$0	$0	**$520,242**
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	$0	$0	**$0**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

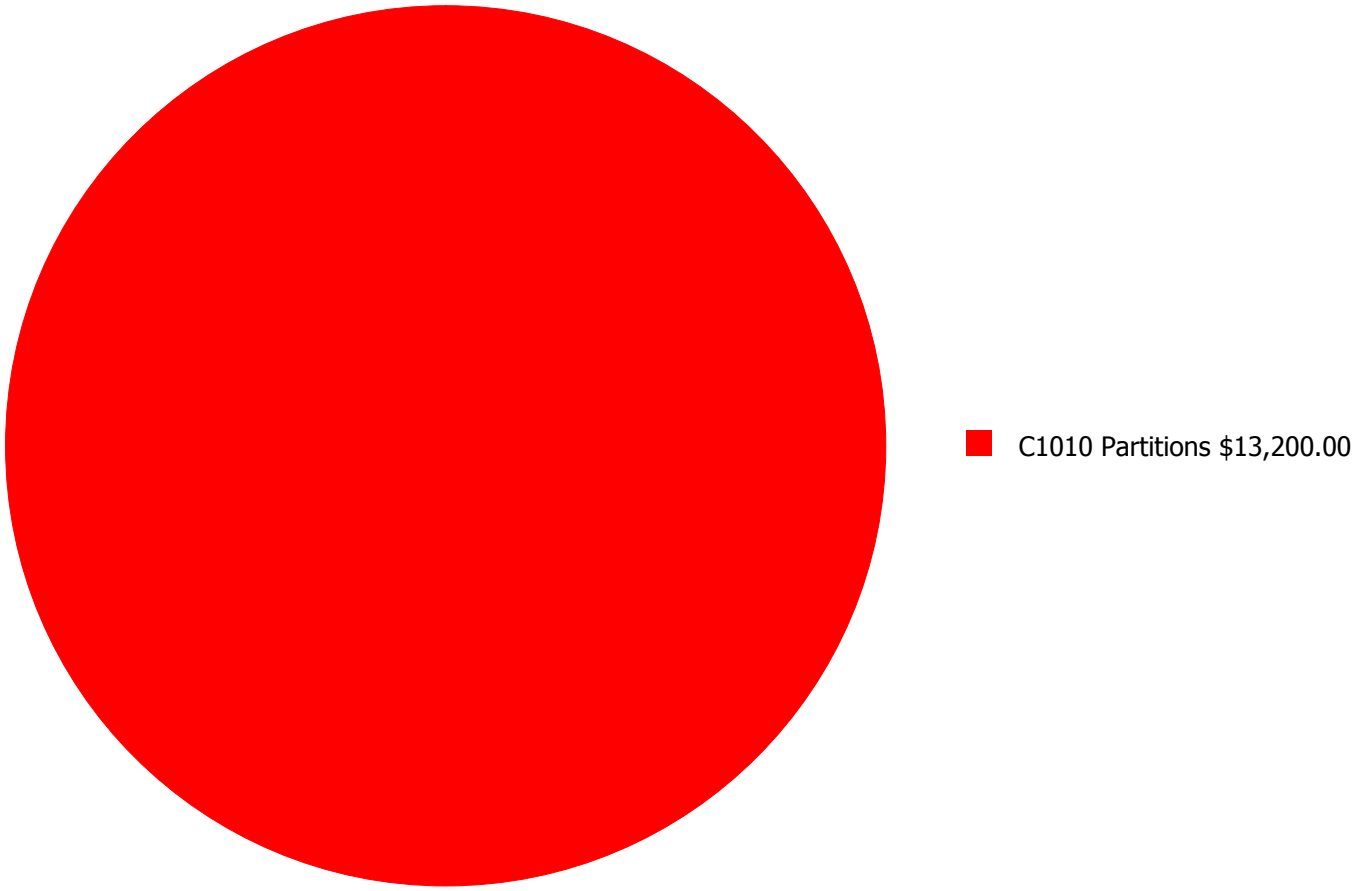
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

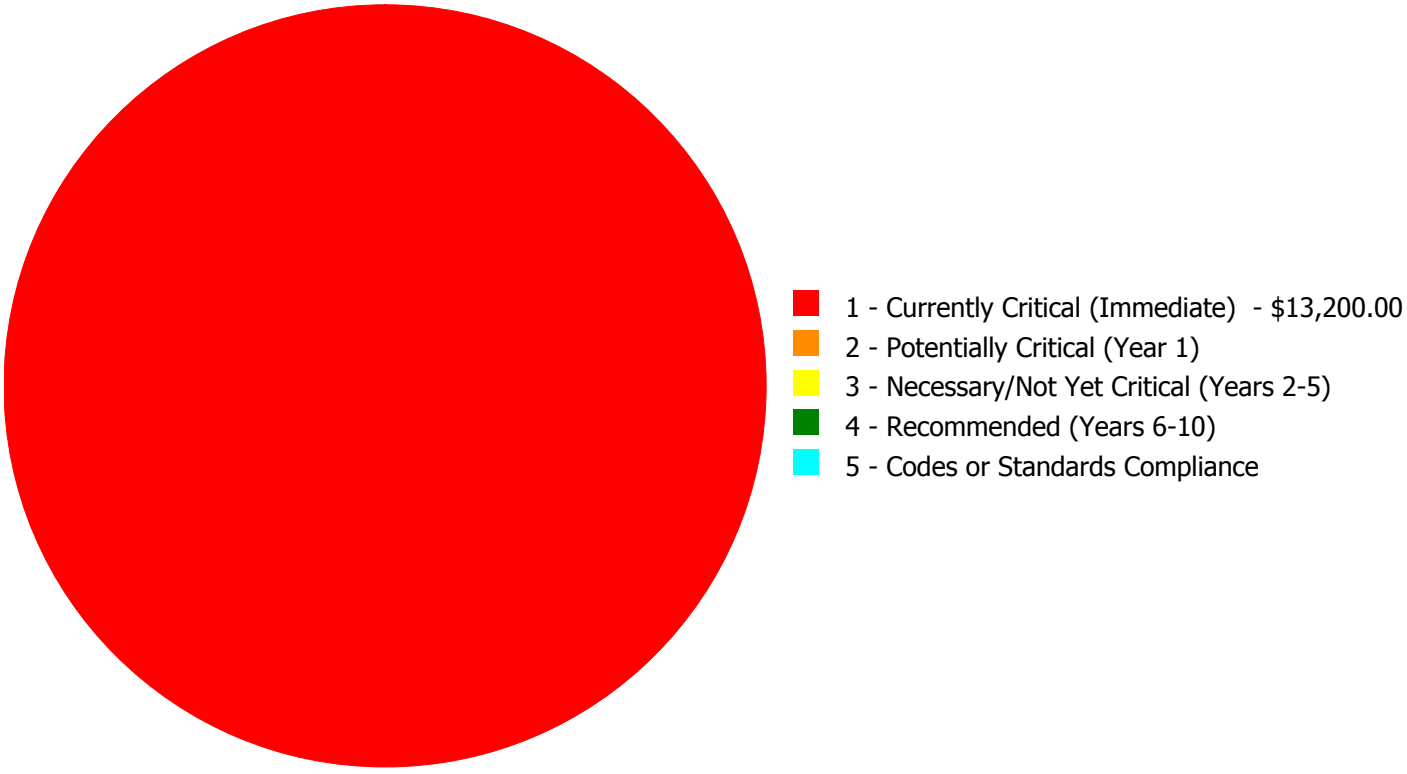
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $13,200.00

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: $13,200.00

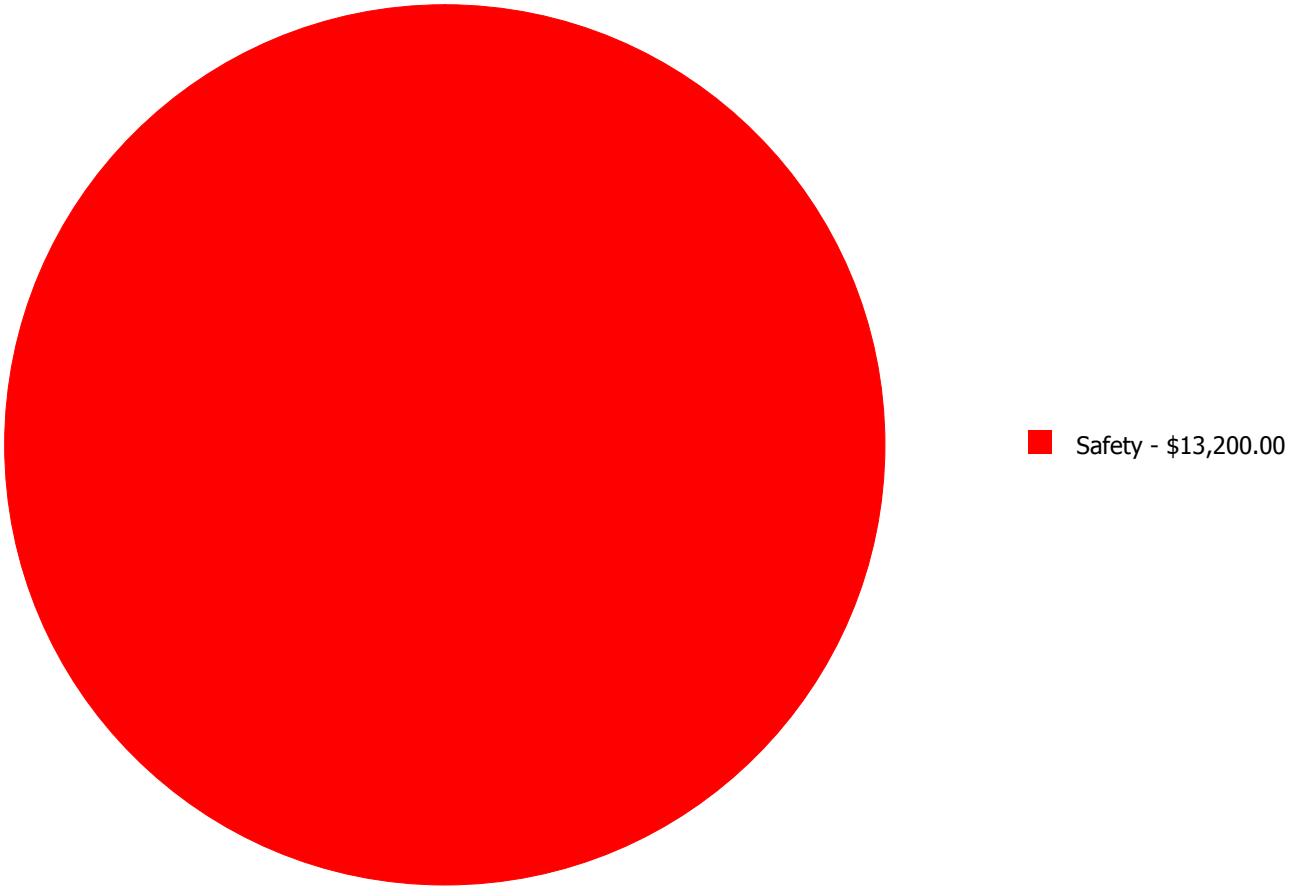
Deficiency By Priority Investment Table

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
C1010	Partitions	$13,200.00	$0.00	$0.00	$0.00	$0.00	$13,200.00
	Total:	$13,200.00	$0.00	$0.00	$0.00	$0.00	$13,200.00

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: $13,200.00

Deficiency Details by Priority

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

Priority 1 - Currently Critical (Immediate):

System: C1010 - Partitions

Location: Gymnasium
Distress: Failing
Category: Safety
Priority: 1 - Currently Critical (Immediate)
Correction: Engineering Study
Qty: 1.00
Unit of Measure: Ea.
Estimate: $13,200.00
Assessor Name: Terence Davis
Date Created: 11/16/2016

Notes: There are visible cracks on the partition walls and they should studied by a professional engineer.

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):	89,430
Year Built:	2009
Last Renovation:	
Replacement Value:	$2,698,997
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	71.75 %
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

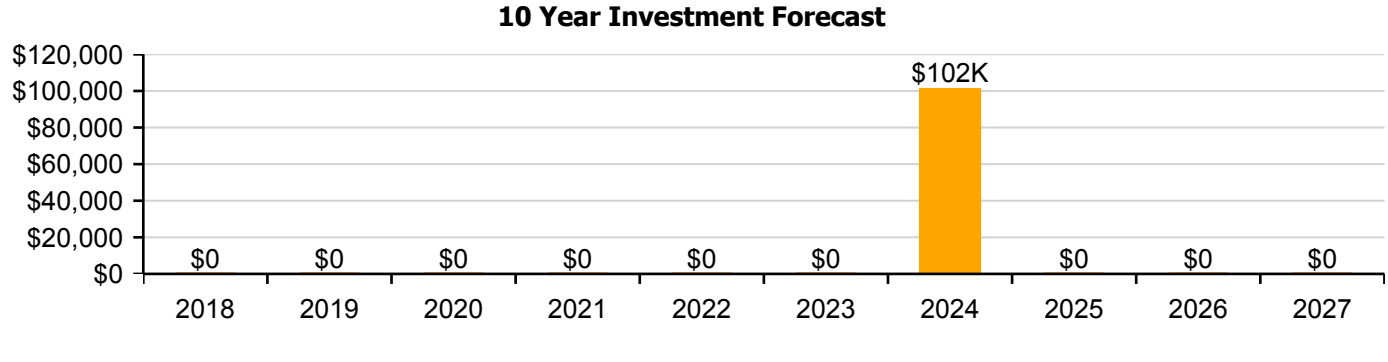
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	89,430
Year Built:	2009	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$2,698,997
FCI:	0.00 %	RSLI%:	71.75 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	64.33 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	83.58 %	0.00 %	$0.00
G40 - Site Electrical Utilities	73.91 %	0.00 %	$0.00
Totals:	**71.75 %**	**0.00 %**	**$0.00**

Photo Album

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

1). Aerial Image of Angier Elementary School - Nov 17, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$3.81	S.F.	89,430	25	2009	2034		68.00 %	0.00 %	17			$340,728
G2020	Parking Lots	$1.33	S.F.	89,430	25	2009	2034		68.00 %	0.00 %	17			$118,942
G2030	Pedestrian Paving	$1.91	S.F.	89,430	30	2009	2039		73.33 %	0.00 %	22			$170,811
G2040105	Fence & Guardrails	$1.23	S.F.	89,430	30	2009	2039		73.33 %	0.00 %	22			$109,999
G2040950	Covered Walkways	$1.52	S.F.	89,430	25	2009	2034		68.00 %	0.00 %	17			$135,934
G2040950	Playing Field	$4.54	S.F.	89,430	20	2009	2029		60.00 %	0.00 %	12			$406,012
G2050	Landscaping	$1.87	S.F.	89,430	15	2009	2024		46.67 %	0.00 %	7			$167,234
G3010	Water Supply	$2.34	S.F.	89,430	50	2009	2059		84.00 %	0.00 %	42			$209,266
G3020	Sanitary Sewer	$1.45	S.F.	89,430	50	2009	2059		84.00 %	0.00 %	42			$129,674
G3030	Storm Sewer	$4.54	S.F.	89,430	50	2009	2059		84.00 %	0.00 %	42			$406,012
G3060	Fuel Distribution	$0.98	S.F.	89,430	40	2009	2049		80.00 %	0.00 %	32			$87,641
G4010	Electrical Distribution	$2.35	S.F.	89,430	50	2009	2059		84.00 %	0.00 %	42			$210,161
G4020	Site Lighting	$1.47	S.F.	89,430	30	2009	2039		73.33 %	0.00 %	22			$131,462
G4030	Site Communications & Security	$0.84	S.F.	89,430	15	2009	2024		46.67 %	0.00 %	7			$75,121
								Total	**71.75 %**					**$2,698,997**

System Notes

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

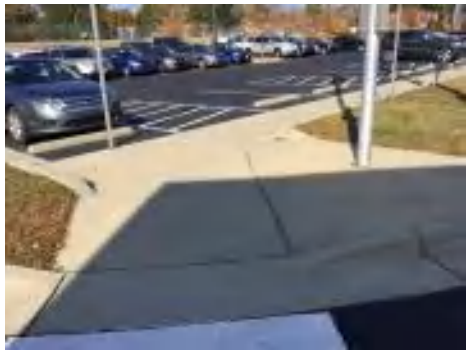
System: G2010 - Roadways

Note:

System: G2020 - Parking Lots

Note:

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails

Note:

System: G2040950 - Covered Walkways

Note:

System: G2040950 - Playing Field

Note:

System: G2050 - Landscaping

Note:

System: G3010 - Water Supply

Note:

System: G3020 - Sanitary Sewer

Note:

System: G3030 - Storm Sewer

Note:

System: G3060 - Fuel Distribution

Note:

System: G4010 - Electrical Distribution

Note:

System: G4020 - Site Lighting

Note:

System: G4030 - Site Communications & Security

Note:

Renewal Schedule

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

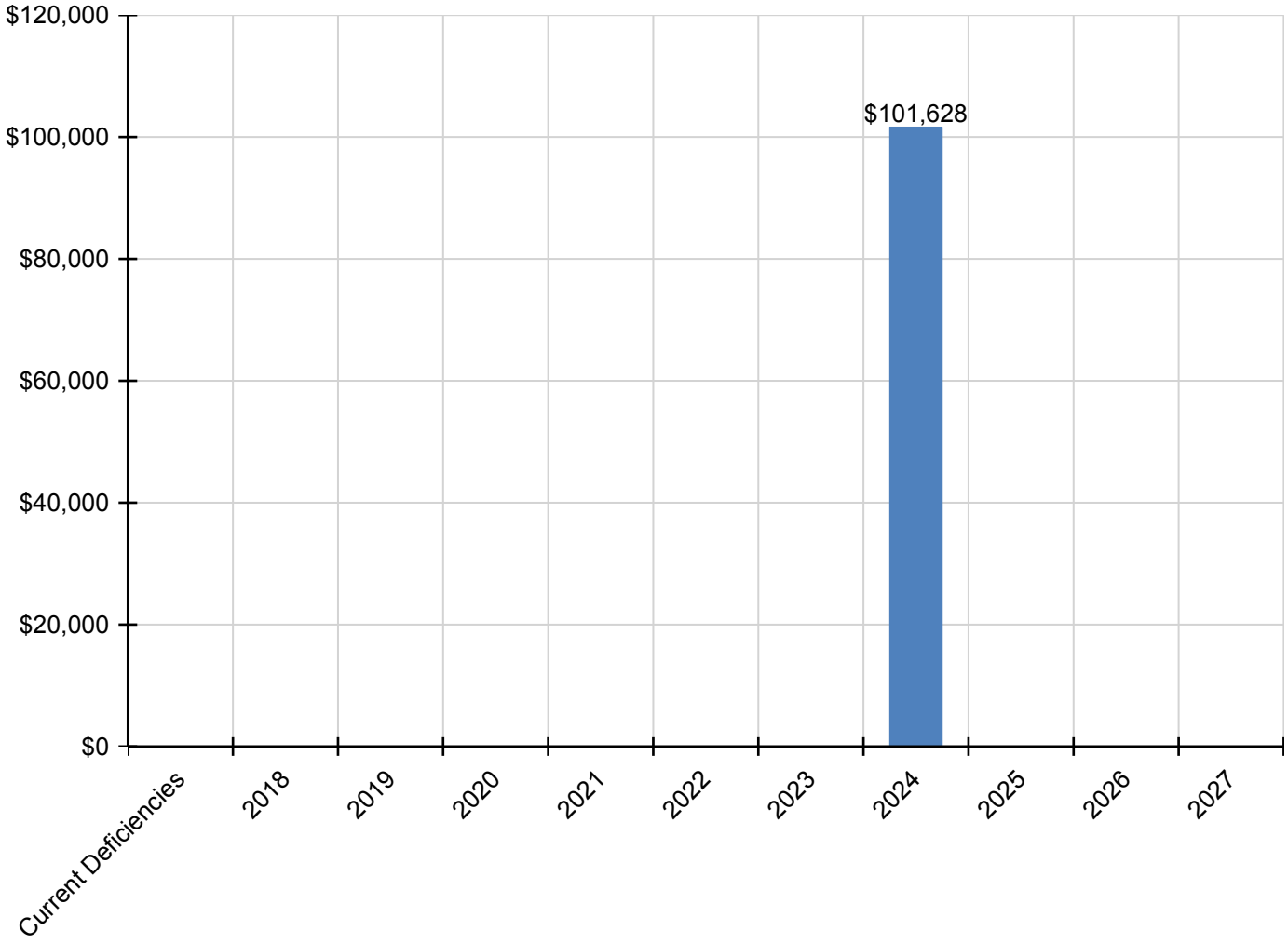
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$101,628**	**$0**	**$0**	**$0**	**$101,628**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Covered Walkways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Playing Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** G2050 - Landscaping**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communications & Security	$0	$0	$0	$0	$0	$0	$0	$101,628	$0	$0	$0	**$101,628**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

NC School District/430 Harnett County/Elementary School

Benhaven Elementary

Draft

Campus Assessment Report

March 8, 2017

PARSONS

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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):	81,395
Year Built:	1924
Last Renovation:	
Replacement Value:	$17,982,299
Repair Cost:	$5,866,598.00
Total FCI:	32.62 %
Total RSLI:	22.15 %
FCA Score:	67.38

Description:

GENERAL:
Benhaven Elementary is located at 2815 Olivia Rd in Olivia, North Carolina. The 2 story, 81,395 square foot building was originally constructed in 1924 There have been 5 additions and 1 renovations. In addition to the main building, the campus contains a major 1936 Auditorium building now used as the main, a 1945 Day Care, a 1948 Gym, a 1963 shops building renovated in 1991 into a Media center, and a 1964 cafeteria addition to the original building.

*Reports from the principle and Harnett County maintenance staff indicate this school is slated to move to a brand new campus in 2018 which is already in the design phase. The current campus will be taken over for use by Harnett County.

*With the exception of the Day Care building, the campus is currently unable to use the domestic water supply for potable water due to contaminant levels above allowable limits.

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

A. SUBSTRUCTURE
The building rests on footings and foundation walls 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 metal pan deck with lightweight fill. Roof construction is steel. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are wood frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically pitched asphalt composition shingles. . Most building entrances appear not 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 wood risers and wood treads with rubber finishes. The interior wall finishes are typically plaster. Floor finishes in common areas are typically vinyl composition tile. And hardwood. Floor finishes in assignable spaces is typically vinyl composition tile. Ceiling finishes in common areas are typically 1X1 glue on acoustical tile. Ceiling finishes in assignable areas are typically suspended acoustical tile.

CONVEYING:
The building does not include conveying equipment. Conveying equipment includes no hydraulic elevators, and no wheelchair lifts.

D. SERVICES
PLUMBING: Plumbing fixtures are typically non-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 external with scuppers..

HVAC:
Heating is provided by 1 electric boilers. Cooling is supplied by 10 pad and/or wall mounted package units. The heating/cooling distribution system is a duct work system utilizing air handling units. Fresh air is supplied by air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are not centrally controlled by an energy management system. This building does not have a remote Building Automation System.

FIRE PROTECTION:
The building does not have a fire sprinkler system. The building does have additional fire suppression system in the kitchen. Standpipes are not included within fire stairs. 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 surface mounted type, fluorescent light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and near stairways and are typically illuminated.

COMMUNICATIONS AND SECURITY:
The fire alarm system consists of audible/visual strobe annunciators in common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and do not include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by key and locks; entry doors are secured with lock sets. The security system has CCTV cameras and is not 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.

E. EQUIPMENT & FURNISHINGS:
This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage,

audio-visual, vehicle equipment, fixed casework, window treatment, floor grilles and mats, and multiple seating furnishings.

G.
SITE
Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, play areas, and fencing. Site mechanical and electrical features include water, sewer, propane, natural gas, and site lighting.

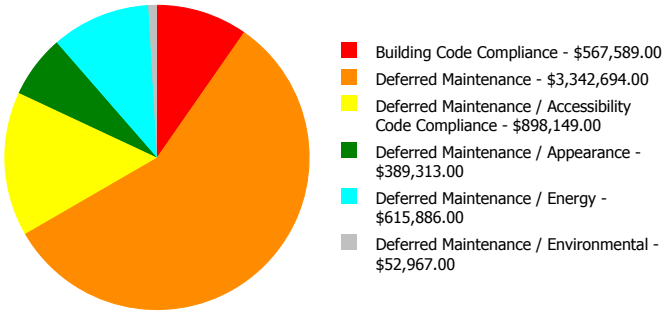
Attributes:

General Attributes:			
Condition Assessor:	Matt Mahaffey	Assessment Date:	
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:	Harnett - Western Harnett HS	LEA School No.:	430-312
No. of Mobile Units:	11	No. of Bldgs.:	5
SF of Mobile Units:	10868	Status:	Active
School Grades:	K-5	Site Acreage:	17.4

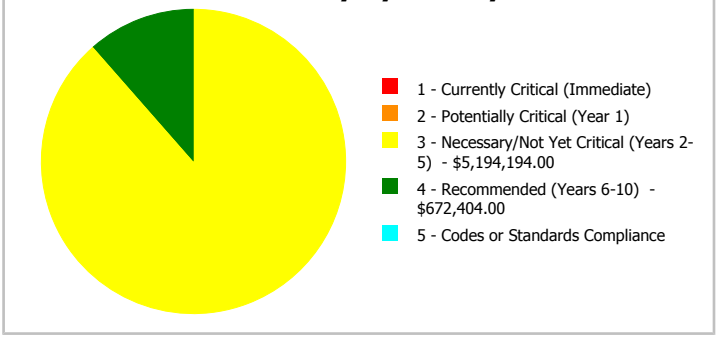
Campus Dashboard Summary

Gross Area:	81,395		
Year Built:	1924	Last Renovation:	
Repair Cost:	$5,866,598	Replacement Value:	$17,982,299
FCI:	32.62 %	RSLI%:	22.15 %

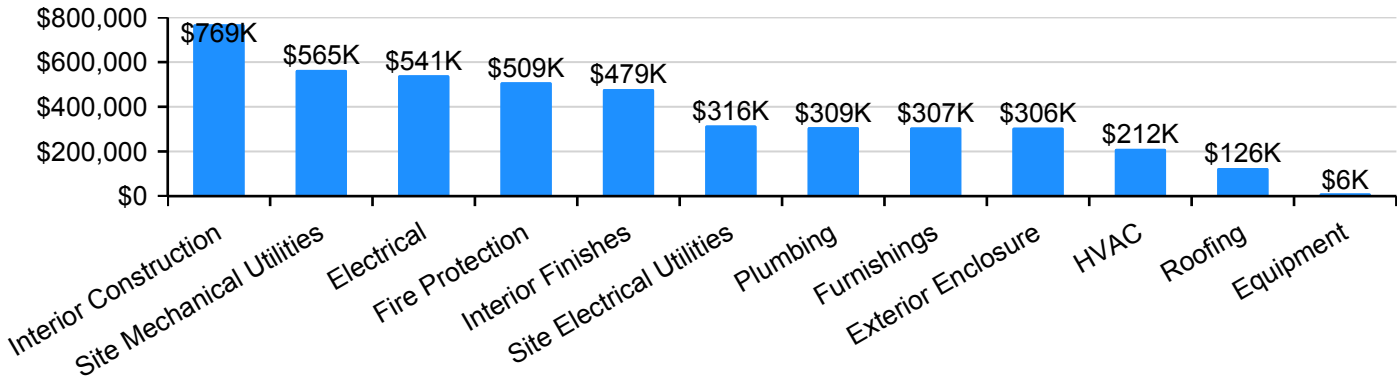
Deficiency By Category



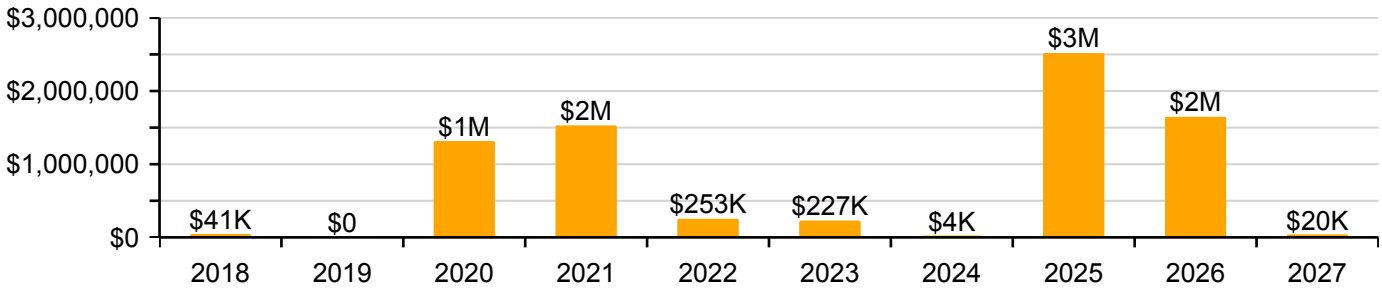
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Campus Condition Summary

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

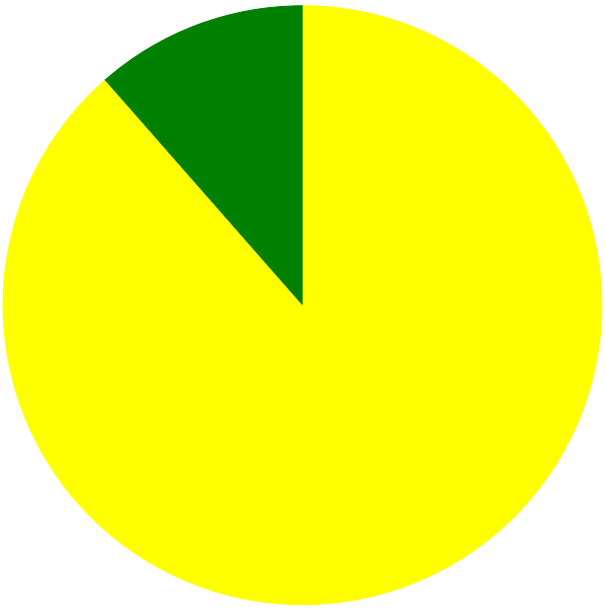
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	27.18 %	0.00 %	$0.00
A20 - Basement Construction	17.04 %	0.00 %	$0.00
B10 - Superstructure	27.24 %	0.00 %	$0.00
B20 - Exterior Enclosure	20.93 %	26.49 %	$404,507.00
B30 - Roofing	29.55 %	35.56 %	$165,729.00
C10 - Interior Construction	8.63 %	52.98 %	$1,015,027.00
C30 - Interior Finishes	30.03 %	30.30 %	$632,180.00
D20 - Plumbing	24.36 %	33.90 %	$407,303.00
D30 - HVAC	39.94 %	15.86 %	$279,280.00
D40 - Fire Protection	0.00 %	110.00 %	$672,404.00
D50 - Electrical	21.97 %	30.23 %	$713,744.00
E10 - Equipment	28.72 %	10.97 %	$8,025.00
E20 - Furnishings	1.97 %	99.15 %	$405,345.00
G20 - Site Improvements	29.43 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	0.00 %	110.00 %	$745,823.00
G40 - Site Electrical Utilities	0.00 %	110.00 %	$417,231.00
Totals:	**22.15 %**	**32.62 %**	**$5,866,598.00**

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
1924 Main	12,688	49.79	$0.00	$0.00	$1,151,715.00	$104,815.00	$0.00
1936 Auditorium	24,319	35.62	$0.00	$0.00	$1,536,642.00	$200,900.00	$0.00
1945 Day Care	4,725	27.99	$0.00	$0.00	$224,033.00	$39,034.00	$0.00
1948 Gym Addition	20,200	20.51	$0.00	$0.00	$621,494.00	$166,872.00	$0.00
1963 Media Center	6,775	8.70	$0.00	$0.00	$51,057.00	$55,968.00	$0.00
1964 Addition	12,688	25.15	$0.00	$0.00	$446,199.00	$104,815.00	$0.00
Site	81,395	48.93	$0.00	$0.00	$1,163,054.00	$0.00	$0.00
Total:		**32.62**	**$0.00**	**$0.00**	**$5,194,194.00**	**$672,404.00**	**$0.00**

Deficiencies By Priority



1 - Currently Critical (Immediate)
2 - Potentially Critical (Year 1)
3 - Necessary/Not Yet Critical (Years 2-5) - $5,194,194.00
4 - Recommended (Years 6-10) - $672,404.00
5 - Codes or Standards Compliance

Budget Estimate Total: $5,866,598.00

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):	12,688
Year Built:	1924
Last Renovation:	
Replacement Value:	$2,523,644
Repair Cost:	$1,256,530.00
Total FCI:	49.79 %
Total RSLI:	10.21 %
FCA Score:	50.21

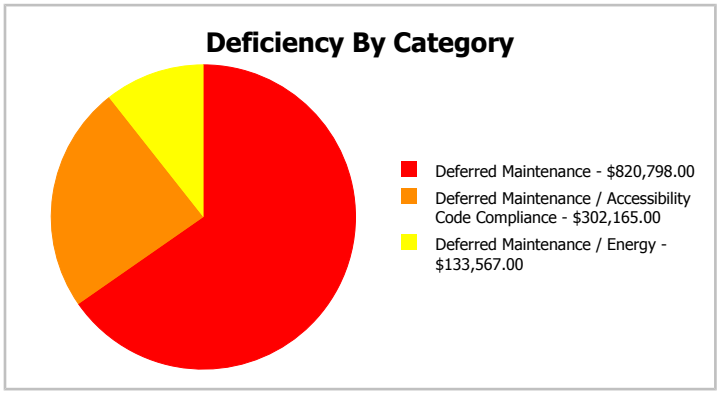
Description:

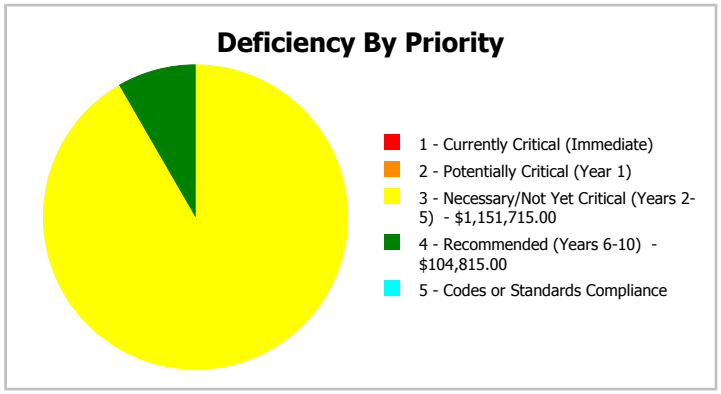
The narrative for this building is included in the Executive Summary Description at the front of this report.

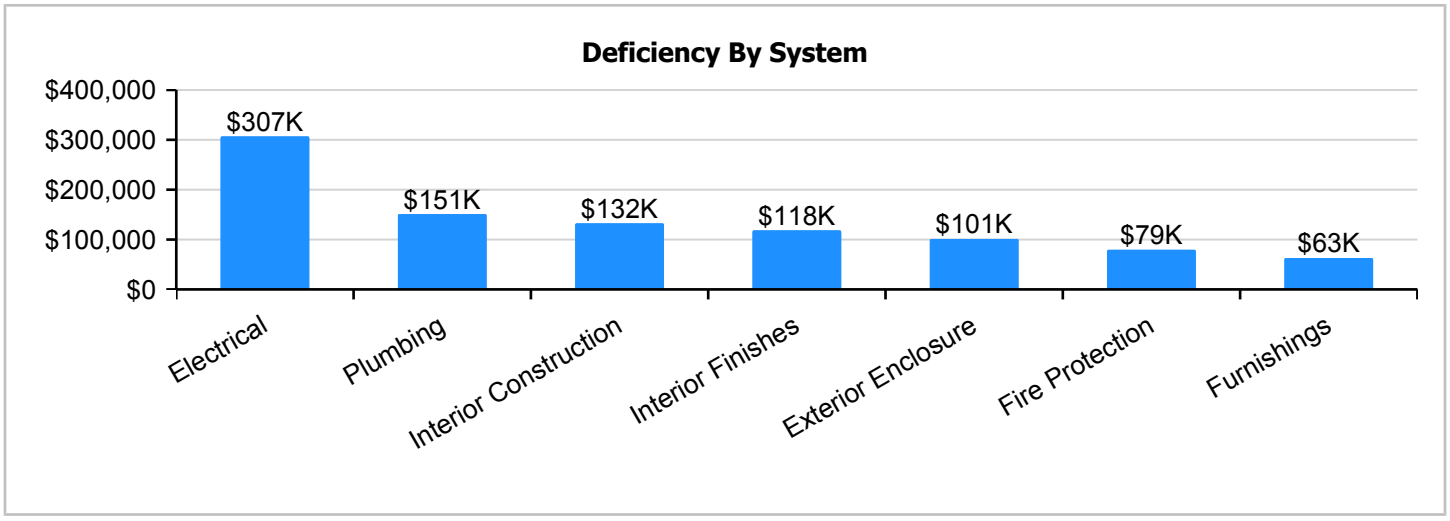
Attributes: This asset has no attributes.

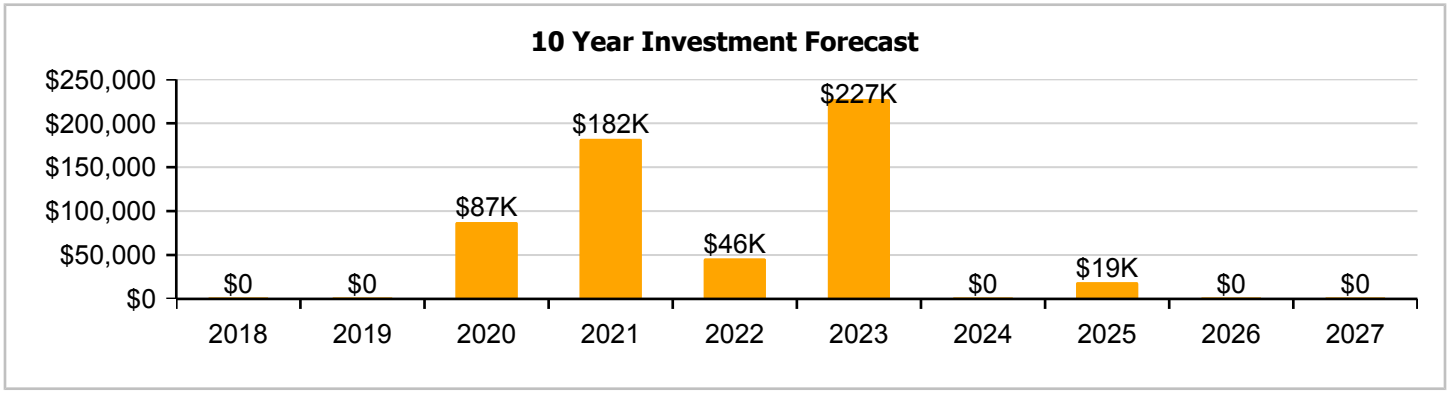
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	12,688
Year Built:	1924	Last Renovation:	
Repair Cost:	$1,256,530	Replacement Value:	$2,523,644
FCI:	49.79 %	RSLI%:	10.21 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	7.00 %	0.00 %	$0.00
A20 - Basement Construction	7.00 %	0.00 %	$0.00
B10 - Superstructure	7.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	4.73 %	51.99 %	$133,567.00
B30 - Roofing	15.00 %	0.00 %	$0.00
C10 - Interior Construction	3.27 %	58.55 %	$174,879.00
C30 - Interior Finishes	14.59 %	48.03 %	$156,177.00
D20 - Plumbing	0.00 %	110.00 %	$199,163.00
D30 - HVAC	49.94 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$104,815.00
D50 - Electrical	0.00 %	110.00 %	$404,886.00
E20 - Furnishings	0.00 %	110.00 %	$83,043.00
Totals:	**10.21 %**	**49.79 %**	**$1,256,530.00**

Photo Album

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

1). North Elevation - Dec 06, 2016

2). East Elevation - Dec 06, 2016

3). South Elevation - Dec 06, 2016

4). East Elevation - Dec 06, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.88	S.F.	12,688	100	1924	2024		7.00 %	0.00 %	7			$61,917
A1030	Slab on Grade	$8.61	S.F.	12,688	100	1924	2024		7.00 %	0.00 %	7			$109,244
A2010	Basement Excavation	$1.95	S.F.	12,688	100	1924	2024		7.00 %	0.00 %	7			$24,742
A2020	Basement Walls	$13.35	S.F.	12,688	100	1924	2024		7.00 %	0.00 %	7			$169,385
B1010	Floor Construction	$1.66	S.F.	12,688	100	1924	2024		7.00 %	0.00 %	7			$21,062
B1020	Roof Construction	$16.08	S.F.	12,688	100	1924	2024		7.00 %	0.00 %	7			$204,023
B2010	Exterior Walls	$9.61	S.F.	12,688	100	1924	2024		7.00 %	0.00 %	7			$121,932
B2020	Exterior Windows	$9.57	S.F.	12,688	30	1980	2010		0.00 %	110.00 %	-7		$133,567.00	$121,424
B2030	Exterior Doors	$1.07	S.F.	12,688	30	1995	2025		26.67 %	0.00 %	8			$13,576
B3010140	Asphalt Shingles	$4.32	S.F.	12,688	20	2000	2020		15.00 %	0.00 %	3			$54,812
C1010	Partitions	$11.01	S.F.	12,688	100	1924	2024		7.00 %	0.00 %	7			$139,695
C1020	Interior Doors	$2.59	S.F.	12,688	30	1980	2010		0.00 %	110.00 %	-7		$36,148.00	$32,862
C1030	Fittings	$9.94	S.F.	12,688	20	1980	2000		0.00 %	110.00 %	-17		$138,731.00	$126,119
C3010	Wall Finishes	$2.84	S.F.	12,688	10	2012	2022		50.00 %	0.00 %	5			$36,034
C3020	Floor Finishes	$11.60	S.F.	12,688	20	1995	2015	2021	20.00 %	0.00 %	4			$147,181
C3030	Ceiling Finishes	$11.19	S.F.	12,688	25	1980	2005		0.00 %	110.00 %	-12		$156,177.00	$141,979
D2010	Plumbing Fixtures	$11.71	S.F.	12,688	30	1964	1994		0.00 %	110.00 %	-23		$163,434.00	$148,576
D2020	Domestic Water Distribution	$0.99	S.F.	12,688	30	1964	1994		0.00 %	110.00 %	-23		$13,817.00	$12,561
D2030	Sanitary Waste	$1.57	S.F.	12,688	30	1964	1994		0.00 %	110.00 %	-23		$21,912.00	$19,920
D3040	Distribution Systems	$6.26	S.F.	12,688	30	2008	2038		70.00 %	0.00 %	21			$79,427
D3050	Terminal & Package Units	$13.65	S.F.	12,688	15	2008	2023		40.00 %	0.00 %	6			$173,191
D3060	Controls & Instrumentation	$1.98	S.F.	12,688	20	2008	2028		55.00 %	0.00 %	11			$25,122
D4010	Sprinklers	$4.14	S.F.	12,688	20			2016	0.00 %	110.00 %	-1		$57,781.00	$52,528
D4020	Standpipes	$3.37	S.F.	12,688	20			2016	0.00 %	110.00 %	-1		$47,034.00	$42,759
D5010	Electrical Service/Distribution	$1.73	S.F.	12,688	40	1964	2004		0.00 %	110.00 %	-13		$24,145.00	$21,950
D5020	Branch Wiring	$5.20	S.F.	12,688	30	1964	1994		0.00 %	110.00 %	-23		$72,575.00	$65,978
D5020	Lighting	$12.12	S.F.	12,688	30	1980	2010		0.00 %	110.00 %	-7		$169,156.00	$153,779
D5030810	Security & Detection Systems	$1.91	S.F.	12,688	15	1995	2010		0.00 %	110.00 %	-7		$26,657.00	$24,234
D5030910	Fire Alarm Systems	$3.46	S.F.	12,688	15	1995	2010		0.00 %	110.00 %	-7		$48,291.00	$43,900
D5030920	Data Communication	$4.47	S.F.	12,688	15	1995	2010		0.00 %	110.00 %	-7		$62,387.00	$56,715
D5090	Other Electrical Systems	$0.12	S.F.	12,688	20	1995	2015		0.00 %	109.98 %	-2		$1,675.00	$1,523
E2010	Fixed Furnishings	$5.95	S.F.	12,688	20	1924	1944		0.00 %	110.00 %	-73		$83,043.00	$75,494
								Total	**10.21 %**	**49.79 %**			**$1,256,530.00**	**$2,523,644**

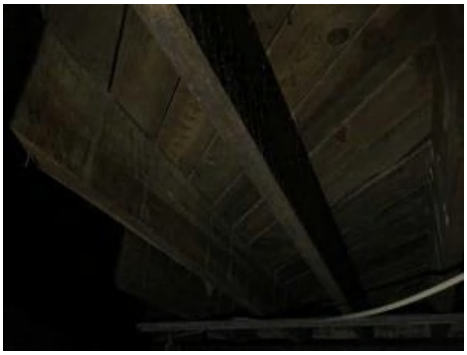
System Notes

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

System: A2020 - Basement Walls

Note:

System: B1010 - Floor Construction

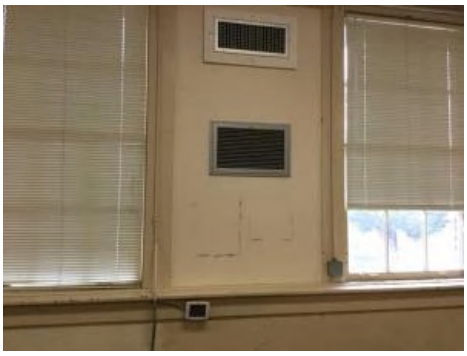


Note:

System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows

Note:

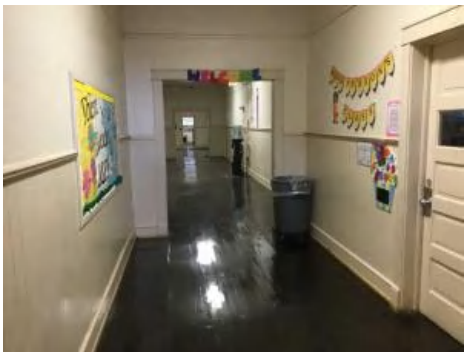
System: B2030 - Exterior Doors

Note:

System: B3010140 - Asphalt Shingles

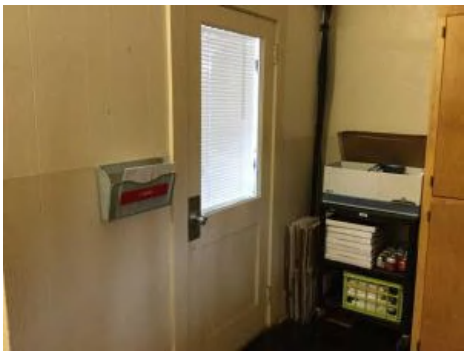
Note:

System: C1010 - Partitions



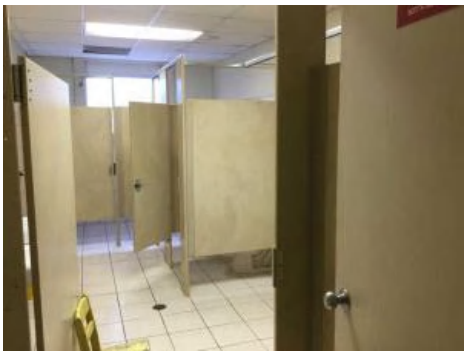
Note:

System: C1020 - Interior Doors



Note:

System: C1030 - Fittings

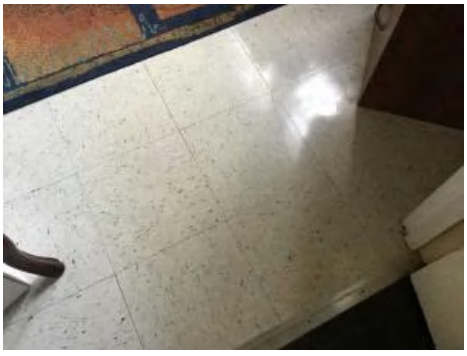


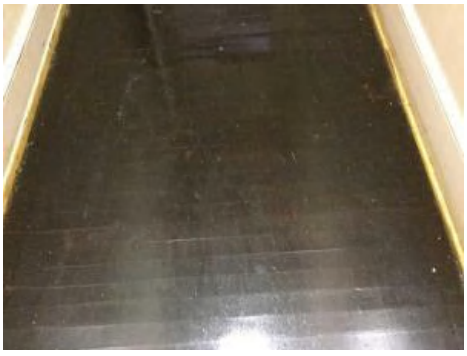
Note:

System: C3010 - Wall Finishes

Note:

System: C3020 - Floor Finishes





Note:

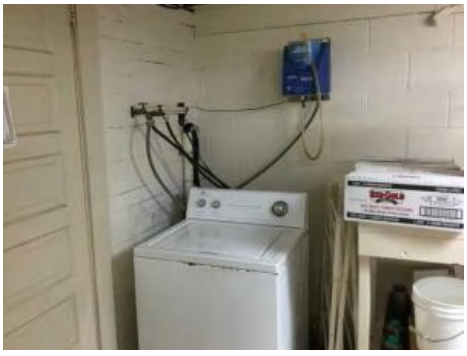
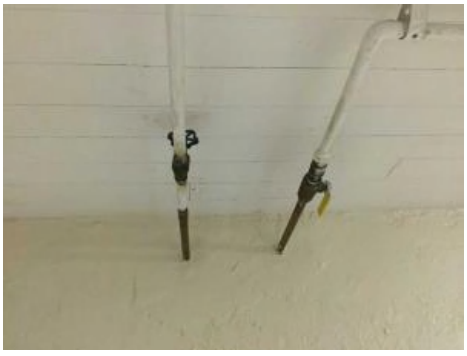
System: C3030 - Ceiling Finishes

Note:

System: D2010 - Plumbing Fixtures

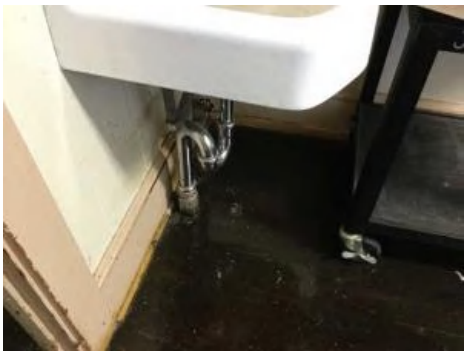
Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

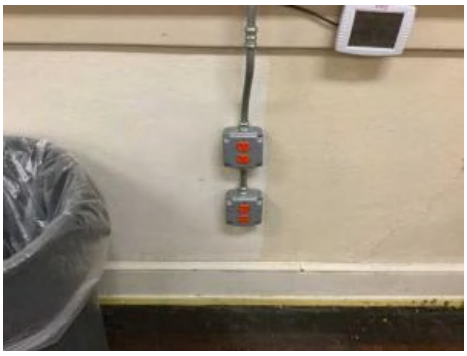
System: D3060 - Controls & Instrumentation

Note:

System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

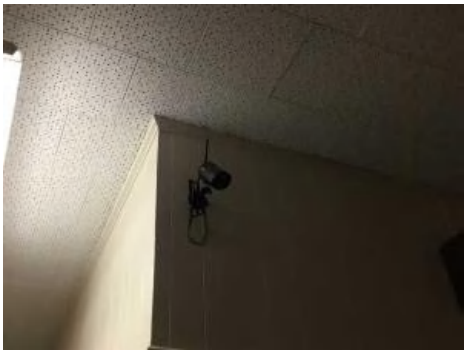


Note:

System: D5020 - Lighting

Note:

System: D5030810 - Security & Detection Systems

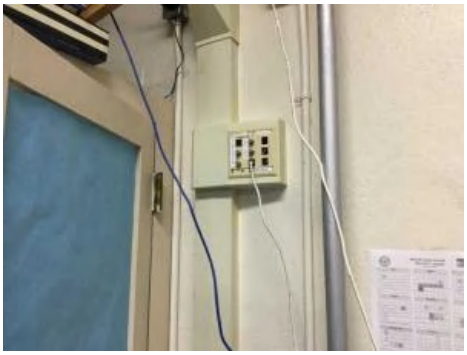


Note:

System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems

Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

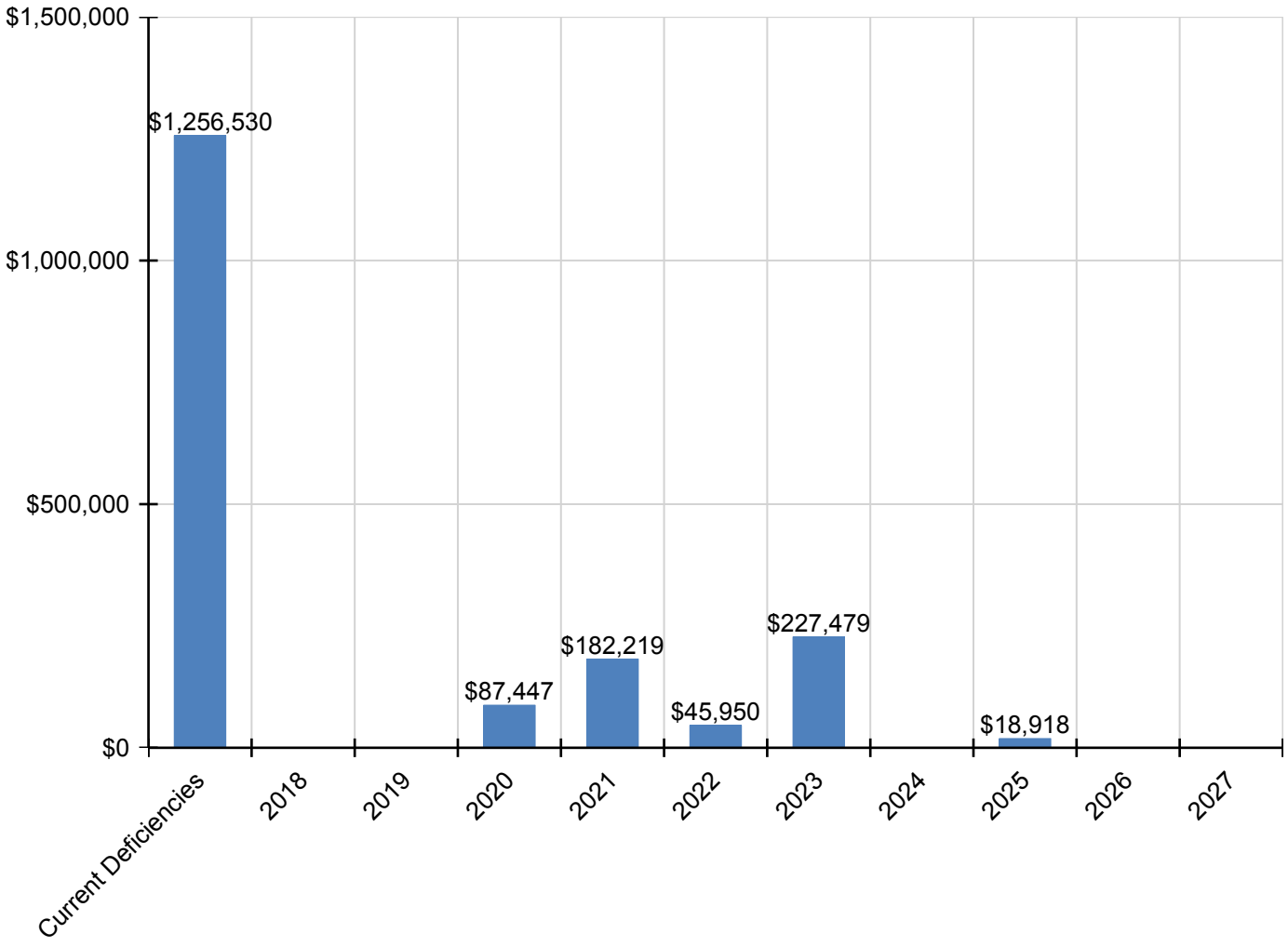
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$1,256,530**	**$0**	**$0**	**$87,447**	**$182,219**	**$45,950**	**$227,479**	**$0**	**$18,918**	**$0**	**$0**	**$1,818,542**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$133,567	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$133,567**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$18,918	$0	$0	**$18,918**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$0	$87,447	$0	$0	$0	$0	$0	$0	$0	**$87,447**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$36,148	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$36,148**
C1030 - Fittings	$138,731	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$138,731**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$45,950	$0	$0	$0	$0	$0	**$45,950**

C3020 - Floor Finishes	$0	$0	$0	$0	$182,219	$0	$0	$0	$0	$0	$0	**$182,219**
C3030 - Ceiling Finishes	$156,177	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$156,177**
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	$163,434	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$163,434**
D2020 - Domestic Water Distribution	$13,817	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$13,817**
D2030 - Sanitary Waste	$21,912	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$21,912**
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	$0	$0	$0	$0	$0	$0	$227,479	$0	$0	$0	$0	**$227,479**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$57,781	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$57,781**
D4020 - Standpipes	$47,034	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$47,034**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$24,145	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$24,145**
D5020 - Branch Wiring	$72,575	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$72,575**
D5020 - Lighting	$169,156	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$169,156**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$26,657	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$26,657**
D5030910 - Fire Alarm Systems	$48,291	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$48,291**
D5030920 - Data Communication	$62,387	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$62,387**
D5090 - Other Electrical Systems	$1,675	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,675**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$83,043	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$83,043**

** Indicates non-renewable system*

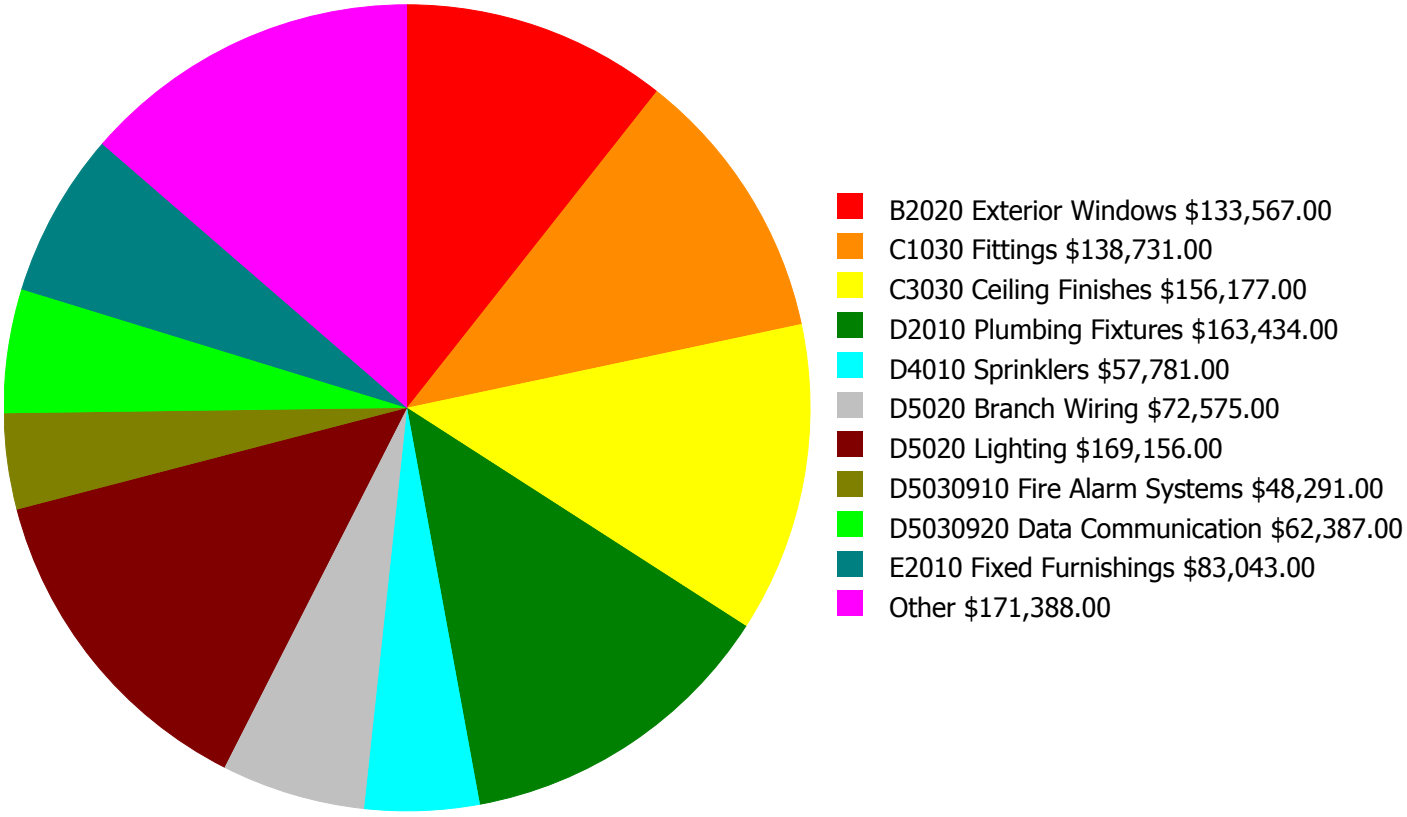
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

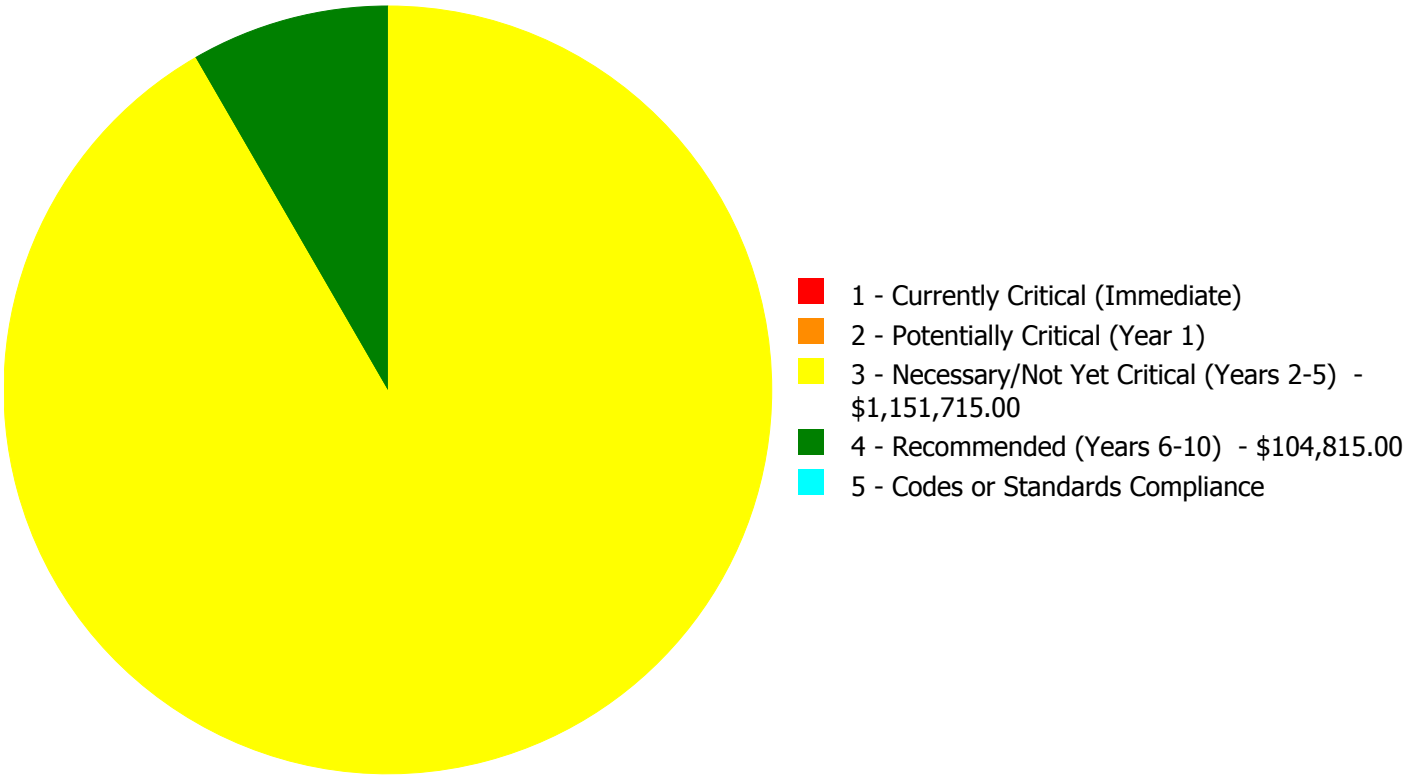
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $1,256,530.00

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: $1,256,530.00

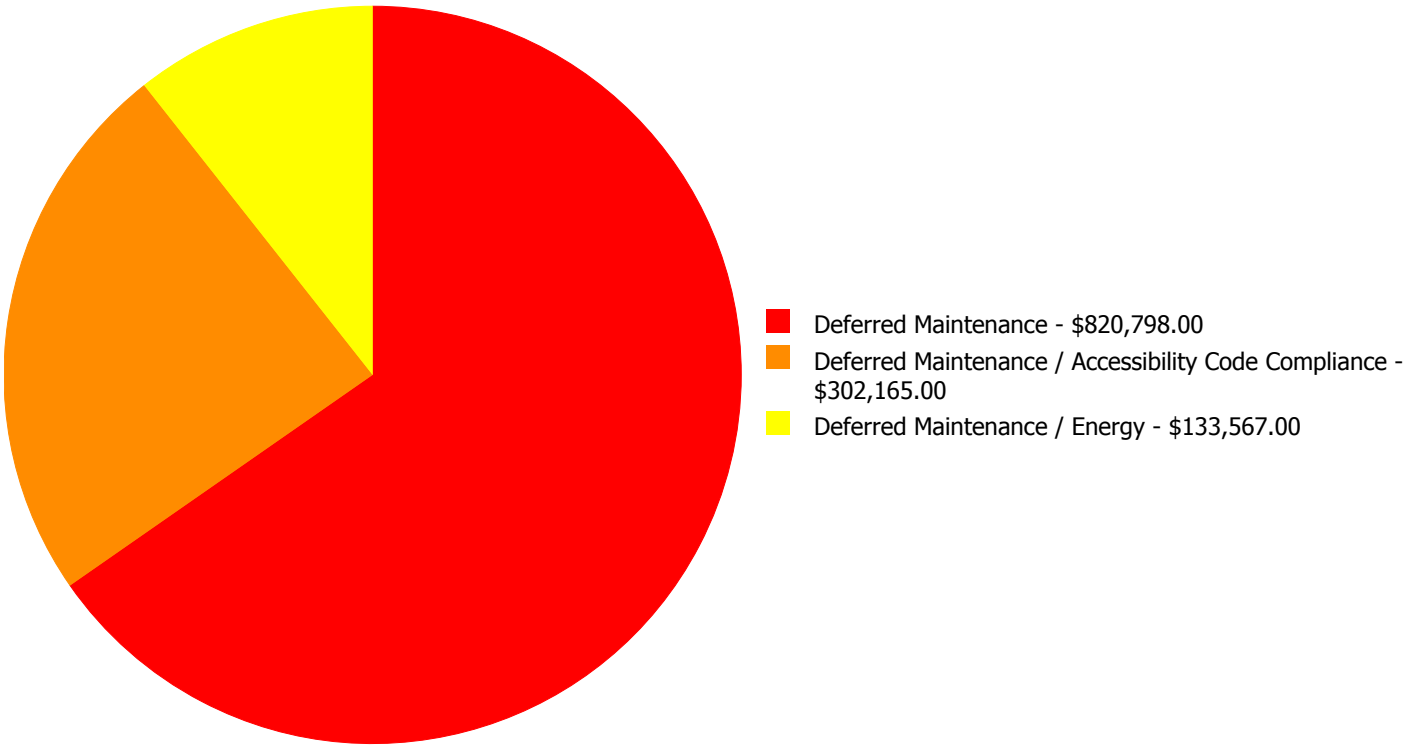
Deficiency By Priority Investment Table

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	$133,567.00	$0.00	$0.00	$133,567.00
C1020	Interior Doors	$0.00	$0.00	$36,148.00	$0.00	$0.00	$36,148.00
C1030	Fittings	$0.00	$0.00	$138,731.00	$0.00	$0.00	$138,731.00
C3030	Ceiling Finishes	$0.00	$0.00	$156,177.00	$0.00	$0.00	$156,177.00
D2010	Plumbing Fixtures	$0.00	$0.00	$163,434.00	$0.00	$0.00	$163,434.00
D2020	Domestic Water Distribution	$0.00	$0.00	$13,817.00	$0.00	$0.00	$13,817.00
D2030	Sanitary Waste	$0.00	$0.00	$21,912.00	$0.00	$0.00	$21,912.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$57,781.00	$0.00	$57,781.00
D4020	Standpipes	$0.00	$0.00	$0.00	$47,034.00	$0.00	$47,034.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$24,145.00	$0.00	$0.00	$24,145.00
D5020	Branch Wiring	$0.00	$0.00	$72,575.00	$0.00	$0.00	$72,575.00
D5020	Lighting	$0.00	$0.00	$169,156.00	$0.00	$0.00	$169,156.00
D5030810	Security & Detection Systems	$0.00	$0.00	$26,657.00	$0.00	$0.00	$26,657.00
D5030910	Fire Alarm Systems	$0.00	$0.00	$48,291.00	$0.00	$0.00	$48,291.00
D5030920	Data Communication	$0.00	$0.00	$62,387.00	$0.00	$0.00	$62,387.00
D5090	Other Electrical Systems	$0.00	$0.00	$1,675.00	$0.00	$0.00	$1,675.00
E2010	Fixed Furnishings	$0.00	$0.00	$83,043.00	$0.00	$0.00	$83,043.00
	Total:	$0.00	$0.00	$1,151,715.00	$104,815.00	$0.00	$1,256,530.00

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: $1,256,530.00

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: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,688.00
Unit of Measure: S.F.
Estimate: $133,567.00
Assessor Name: Terence Davis
Date Created: 12/06/2016

Notes: The wood frame, operable, single pane windows are aged, stuck, not energy efficient, and should be replaced.

System: C1020 - Interior Doors

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,688.00
Unit of Measure: S.F.
Estimate: $36,148.00
Assessor Name: Terence Davis
Date Created: 12/06/2016

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

System: C1030 - Fittings

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,688.00
Unit of Measure: S.F.
Estimate: $138,731.00
Assessor Name: Terence Davis
Date Created: 12/06/2016

Notes: The fittings throughout the building are aged, in marginal condition, handrails and room signage are ADA non-compliance and system should be replaced.

System: C3030 - Ceiling Finishes

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,688.00
Unit of Measure: S.F.
Estimate: $156,177.00
Assessor Name: Terence Davis
Date Created: 12/06/2016

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

System: D2010 - Plumbing Fixtures

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,688.00
Unit of Measure: S.F.
Estimate: $163,434.00
Assessor Name: Terence Davis
Date Created: 12/06/2016

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: D2020 - Domestic Water Distribution

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,688.00
Unit of Measure: S.F.
Estimate: $13,817.00
Assessor Name: Terence Davis
Date Created: 12/06/2016

Notes: The domestic water distribution system is aged and should be replaced. The school is currently unable to use any domestic water due to health concerns.

System: D2030 - Sanitary Waste

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,688.00
Unit of Measure: S.F.
Estimate: $21,912.00
Assessor Name: Terence Davis
Date Created: 12/06/2016

Notes: The sanitary waste system is aged, has reported periodic failures, and should be replaced.

System: D5010 - Electrical Service/Distribution

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,688.00
Unit of Measure: S.F.
Estimate: $24,145.00
Assessor Name: Terence Davis
Date Created: 12/06/2016

Notes: The electrical distribution system is aged, becoming logistically unsupportable, and should be replaced.

System: D5020 - Branch Wiring

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,688.00
Unit of Measure: S.F.
Estimate: $72,575.00
Assessor Name: Terence Davis
Date Created: 12/06/2016

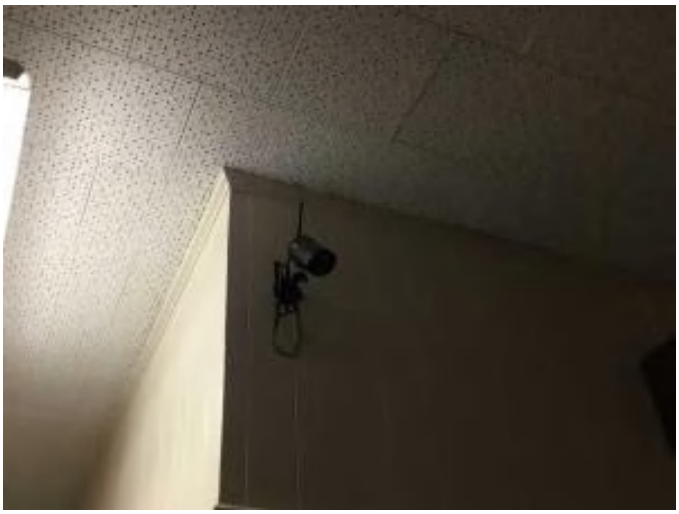
Notes: The original branch wiring system is operating, but is aged, in poor condition, and should be replaced

System: D5020 - Lighting

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,688.00
Unit of Measure: S.F.
Estimate: $169,156.00
Assessor Name: Terence Davis
Date Created: 12/06/2016

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

System: D5030810 - Security & Detection Systems



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,688.00
Unit of Measure: S.F.
Estimate: $26,657.00
Assessor Name: Terence Davis
Date Created: 12/06/2016

Notes: The system is beyond its expected service life and should be scheduled for replacement. Analog cameras should be upgraded to digital.

System: D5030910 - Fire Alarm Systems

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,688.00
Unit of Measure: S.F.
Estimate: $48,291.00
Assessor Name: Terence Davis
Date Created: 12/06/2016

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

System: D5030920 - Data Communication

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,688.00
Unit of Measure: S.F.
Estimate: $62,387.00
Assessor Name: Terence Davis
Date Created: 12/06/2016

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

System: D5090 - Other Electrical Systems

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,688.00
Unit of Measure: S.F.
Estimate: $1,675.00
Assessor Name: Terence Davis
Date Created: 12/06/2016

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

System: E2010 - Fixed Furnishings

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,688.00
Unit of Measure: S.F.
Estimate: $83,043.00
Assessor Name: Terence Davis
Date Created: 12/06/2016

Notes: The system is beyond its expected service life 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: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 12,688.00
Unit of Measure: S.F.
Estimate: $57,781.00
Assessor Name: Terence Davis
Date Created: 12/20/2016

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 12,688.00
Unit of Measure: S.F.
Estimate: $47,034.00
Assessor Name: Terence Davis
Date Created: 12/20/2016

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	24,319
Year Built:	1936
Last Renovation:	
Replacement Value:	$4,877,339
Repair Cost:	$1,737,542.00
Total FCI:	35.62 %
Total RSLI:	20.45 %
FCA Score:	64.38

Description:

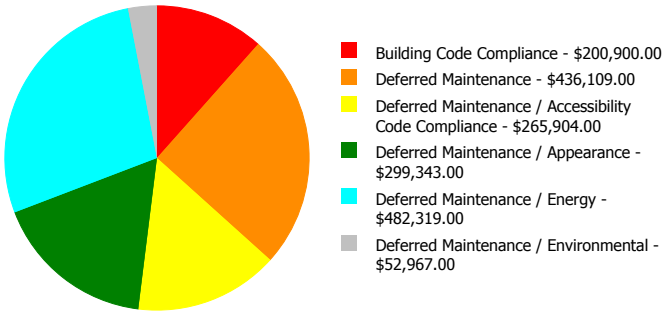
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

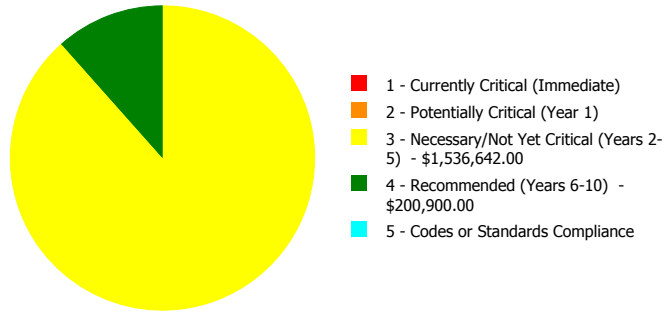
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	24,319
Year Built:	1936	Last Renovation:	
Repair Cost:	$1,737,542	Replacement Value:	$4,877,339
FCI:	35.62 %	RSLI%:	20.45 %

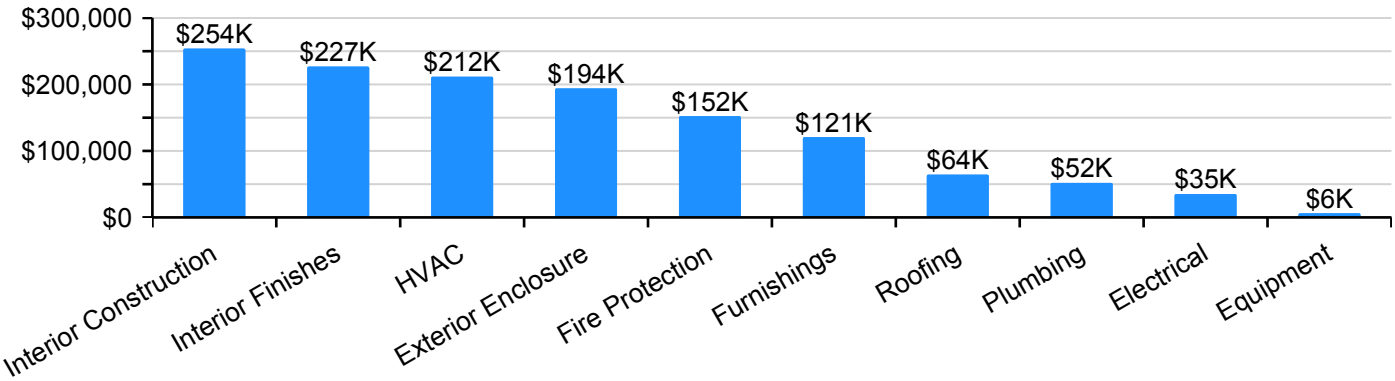
Deficiency By Category



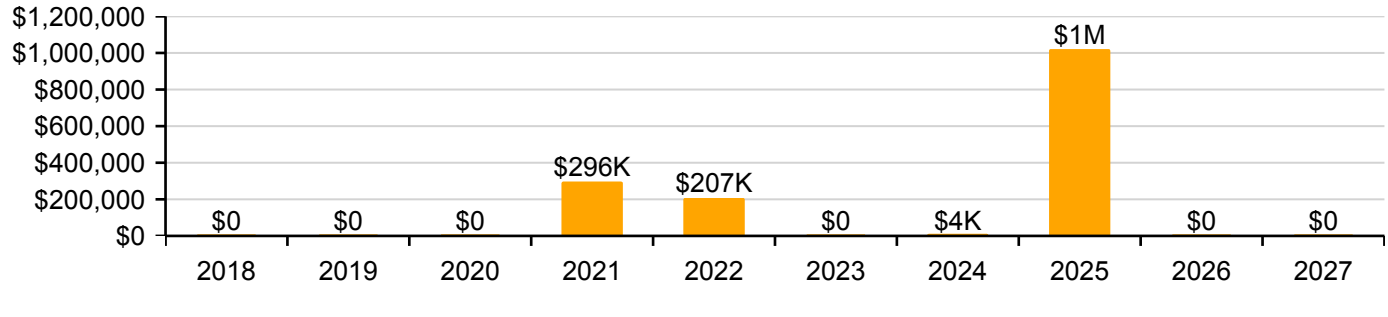
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	19.00 %	0.00 %	$0.00
A20 - Basement Construction	19.00 %	0.00 %	$0.00
B10 - Superstructure	19.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	10.43 %	51.99 %	$256,006.00
B30 - Roofing	13.83 %	67.03 %	$84,870.00
C10 - Interior Construction	8.89 %	58.55 %	$335,189.00
C30 - Interior Finishes	39.48 %	48.03 %	$299,343.00
D20 - Plumbing	22.78 %	19.10 %	$68,482.00
D30 - HVAC	29.64 %	52.46 %	$279,280.00
D40 - Fire Protection	0.00 %	110.00 %	$200,900.00
D50 - Electrical	25.11 %	6.56 %	$46,279.00
E10 - Equipment	0.00 %	109.99 %	$8,025.00
E20 - Furnishings	0.00 %	110.00 %	$159,168.00
Totals:	**20.45 %**	**35.62 %**	**$1,737,542.00**

Photo Album

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

1). West Elevation - Dec 06, 2016

2). North Elevation - Dec 06, 2016

3). West Elevation - Dec 06, 2016

4). South Elevation - Dec 06, 2016

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 - 1936 Auditorium

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.	24,319	100	1936	2036		19.00 %	0.00 %	19			$118,677
A1030	Slab on Grade	$8.61	S.F.	24,319	100	1936	2036		19.00 %	0.00 %	19			$209,387
A2010	Basement Excavation	$1.95	S.F.	24,319	100	1936	2036		19.00 %	0.00 %	19			$47,422
A2020	Basement Walls	$13.35	S.F.	24,319	100	1936	2036		19.00 %	0.00 %	19			$324,659
B1010	Floor Construction	$1.66	S.F.	24,319	100	1936	2036		19.00 %	0.00 %	19			$40,370
B1020	Roof Construction	$16.08	S.F.	24,319	100	1936	2036		19.00 %	0.00 %	19			$391,050
B2010	Exterior Walls	$9.61	S.F.	24,319	100	1936	2036		19.00 %	0.00 %	19			$233,706
B2020	Exterior Windows	$9.57	S.F.	24,319	30	1936	1966		0.00 %	110.00 %	-51		$256,006.00	$232,733
B2030	Exterior Doors	$1.07	S.F.	24,319	30	1995	2025		26.67 %	0.00 %	8			$26,021
B3010120	Single Ply Membrane	$6.98	S.F.	8,106	20	1997	2017		0.00 %	150.00 %	0		$84,870.00	$56,580
B3010140	Asphalt Shingles	$4.32	S.F.	16,213	20	2002	2022		25.00 %	0.00 %	5			$70,040
C1010	Partitions	$11.01	S.F.	24,319	100	1936	2036		19.00 %	0.00 %	19			$267,752
C1020	Interior Doors	$2.59	S.F.	24,319	30	1964	1994		0.00 %	110.00 %	-23		$69,285.00	$62,986
C1030	Fittings	$9.94	S.F.	24,319	20	1995	2015		0.00 %	110.00 %	-2		$265,904.00	$241,731
C3010	Wall Finishes	$2.84	S.F.	24,319	10	2012	2022		50.00 %	0.00 %	5			$69,066
C3020	Floor Finishes	$11.60	S.F.	24,319	20	2012	2032		75.00 %	0.00 %	15			$282,100
C3030	Ceiling Finishes	$11.19	S.F.	24,319	25	1980	2005		0.00 %	110.00 %	-12		$299,343.00	$272,130
D2010	Plumbing Fixtures	$11.71	S.F.	24,319	30	1995	2025		26.67 %	0.00 %	8			$284,775
D2020	Domestic Water Distribution	$0.99	S.F.	24,319	30	1936	1966		0.00 %	110.00 %	-51		$26,483.00	$24,076
D2030	Sanitary Waste	$1.57	S.F.	24,319	30	1936	1966		0.00 %	110.00 %	-51		$41,999.00	$38,181
D2040	Rain Water Drainage	$1.41	S.F.	8,106	30	2002	2032		50.00 %	0.00 %	15			$11,429
D3020	Heat Generating Systems	$5.19	S.F.	24,319	30	2004	2034		56.67 %	0.00 %	17			$126,216
D3040	Distribution Systems	$6.26	S.F.	24,319	30	2004	2034		56.67 %	0.00 %	17			$152,237
D3050	Terminal & Package Units	$8.46	S.F.	24,319	15	1995	2010		0.00 %	110.00 %	-7		$226,313.00	$205,739
D3060	Controls & Instrumentation	$1.98	S.F.	24,319	20	1995	2015		0.00 %	110.00 %	-2		$52,967.00	$48,152
D4010	Sprinklers	$4.14	S.F.	24,319	20			2016	0.00 %	110.00 %	-1		$110,749.00	$100,681
D4020	Standpipes	$3.37	S.F.	24,319	20			2016	0.00 %	110.00 %	-1		$90,151.00	$81,955
D5010	Electrical Service/Distribution	$1.73	S.F.	24,319	40	1964	2004		0.00 %	110.00 %	-13		$46,279.00	$42,072
D5020	Branch Wiring	$5.20	S.F.	24,319	30	1995	2025		26.67 %	0.00 %	8			$126,459
D5020	Lighting	$12.12	S.F.	24,319	30	1995	2025		26.67 %	0.00 %	8			$294,746
D5030810	Security & Detection Systems	$1.91	S.F.	24,319	15	2002	2017	2021	26.67 %	0.00 %	4			$46,449
D5030910	Fire Alarm Systems	$3.46	S.F.	24,319	15	2002	2017	2021	26.67 %	0.00 %	4			$84,144
D5030920	Data Communication	$4.47	S.F.	24,319	15	2002	2017	2021	26.67 %	0.00 %	4			$108,706
D5090	Other Electrical Systems	$0.12	S.F.	24,319	20	2004	2024		35.00 %	0.00 %	7			$2,918
E1020	Institutional Equipment	$0.30	S.F.	24,319	20	1980	2000		0.00 %	109.99 %	-17		$8,025.00	$7,296
E2010	Fixed Furnishings	$5.95	S.F.	24,319	20	1980	2000		0.00 %	110.00 %	-17		$159,168.00	$144,698
								Total	**20.45 %**	**35.62 %**			**$1,737,542.00**	**$4,877,339**

System Notes

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

System: A2020 - Basement Walls

Note:

System: B1010 - Floor Construction

Note:

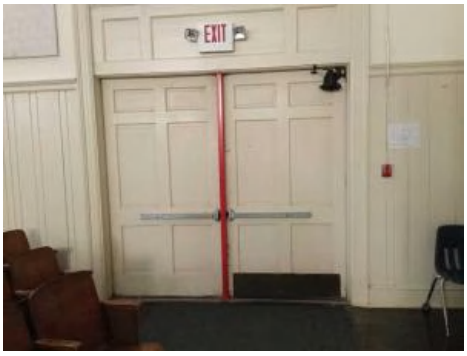
System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors



Note:

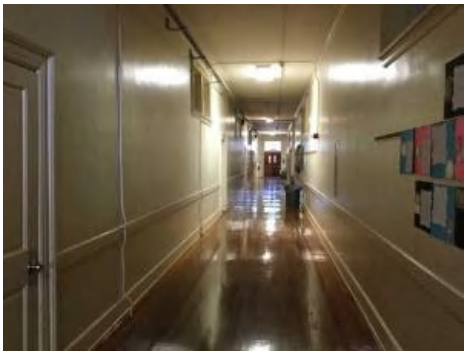
System: B3010120 - Single Ply Membrane

Note:

System: B3010140 - Asphalt Shingles

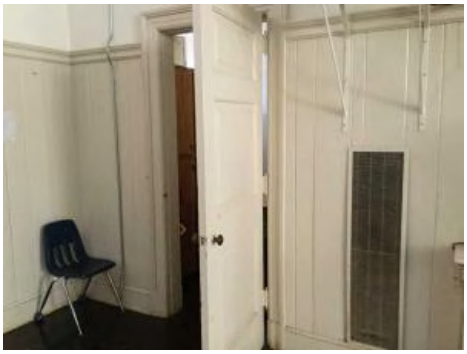
Note:

System: C1010 - Partitions



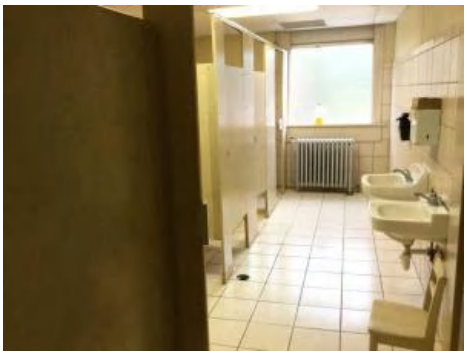
Note:

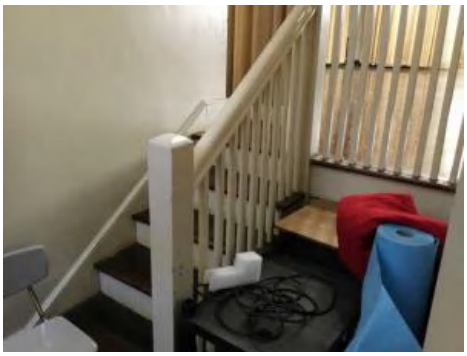
System: C1020 - Interior Doors



Note:

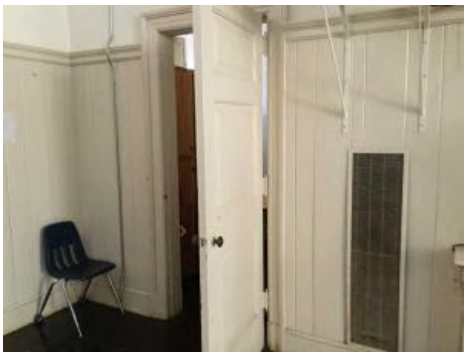
System: C1030 - Fittings





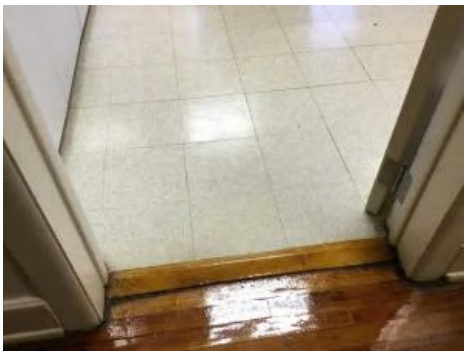
Note:

System: C3010 - Wall Finishes



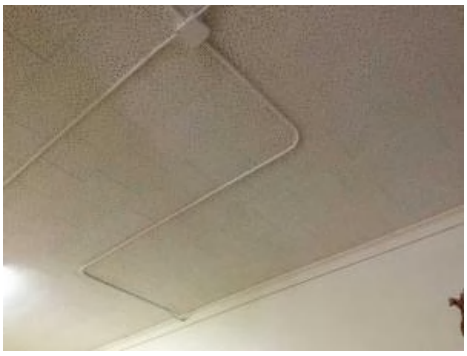
Note:

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

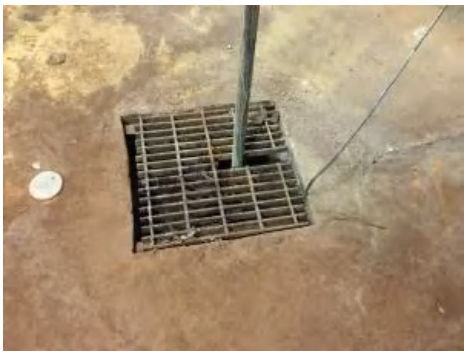
System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage

Note:

System: D3020 - Heat Generating Systems

Note:

System: D3050 - Terminal & Package Units

Note:

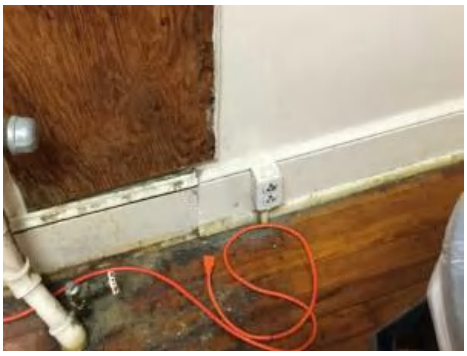
System: D3060 - Controls & Instrumentation

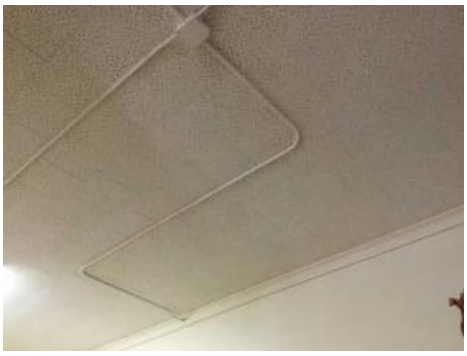
Note:

System: D5010 - Electrical Service/Distribution

Note:

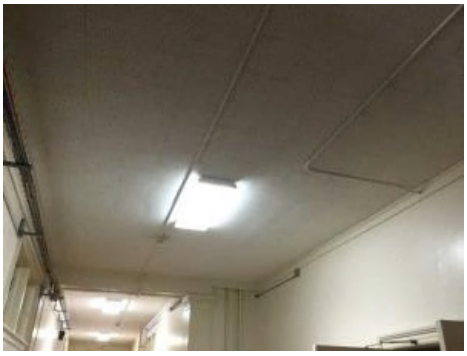
System: D5020 - Branch Wiring





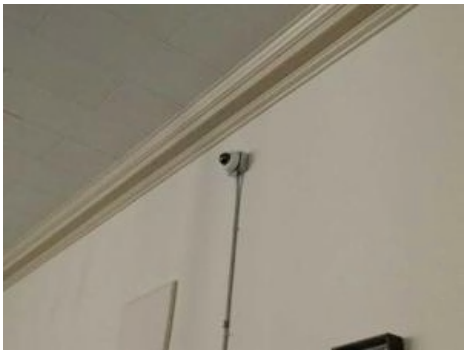
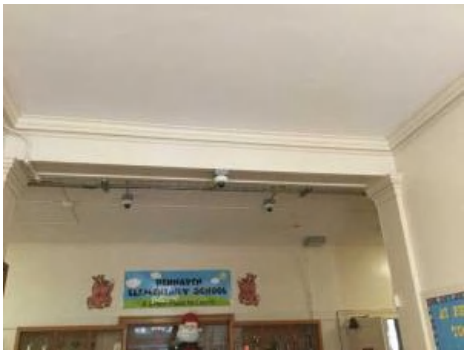
Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems

Note:

System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication

Note:

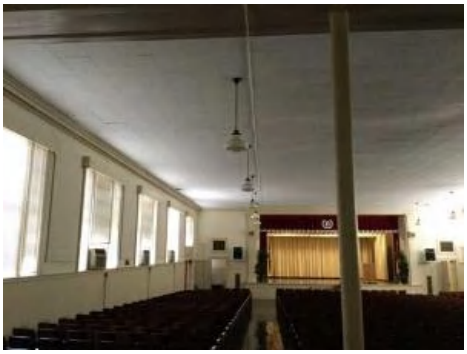
System: D5090 - Other Electrical Systems

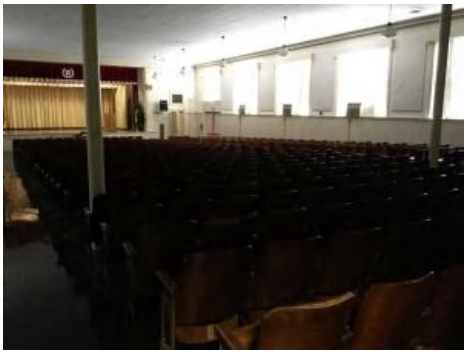
Note:

System: E1020 - Institutional Equipment

Note:

System: E2010 - Fixed Furnishings





Note:

Renewal Schedule

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

Inflation Rate: 3%

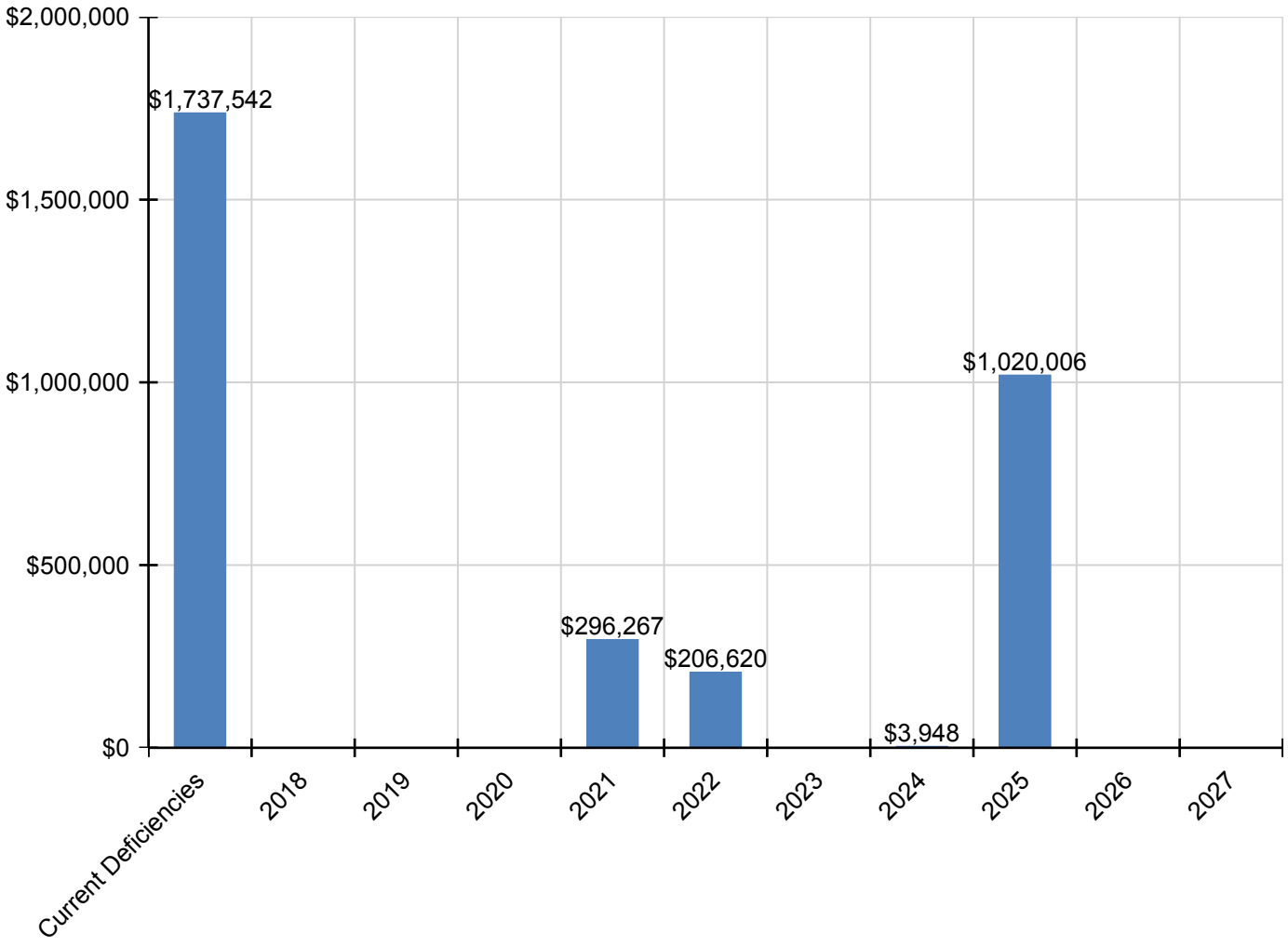
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$1,737,542**	**$0**	**$0**	**$0**	**$296,267**	**$206,620**	**$0**	**$3,948**	**$1,020,006**	**$0**	**$0**	**$3,264,382**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$256,006	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$256,006**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$36,259	$0	$0	**$36,259**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$84,870	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$84,870**
B3010140 - Asphalt Shingles	$0	$0	$0	$0	$0	$118,546	$0	$0	$0	$0	$0	**$118,546**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$69,285	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$69,285**
C1030 - Fittings	$265,904	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$265,904**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

C3010 - Wall Finishes	$0	$0	$0	$0	$0	$88,074	$0	$0	$0	$0	$0	**$88,074**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$299,343	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$299,343**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$396,820	$0	$0	**$396,820**
D2020 - Domestic Water Distribution	$26,483	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$26,483**
D2030 - Sanitary Waste	$41,999	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$41,999**
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	$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	$226,313	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$226,313**
D3060 - Controls & Instrumentation	$52,967	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$52,967**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$110,749	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$110,749**
D4020 - Standpipes	$90,151	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$90,151**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$46,279	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$46,279**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$176,214	$0	$0	**$176,214**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$410,713	$0	$0	**$410,713**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$57,507	$0	$0	$0	$0	$0	$0	**$57,507**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$104,175	$0	$0	$0	$0	$0	$0	**$104,175**
D5030920 - Data Communication	$0	$0	$0	$0	$134,585	$0	$0	$0	$0	$0	$0	**$134,585**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$0	$3,948	$0	$0	$0	**$3,948**
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	$8,025	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$8,025**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$159,168	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$159,168**

** Indicates non-renewable system*

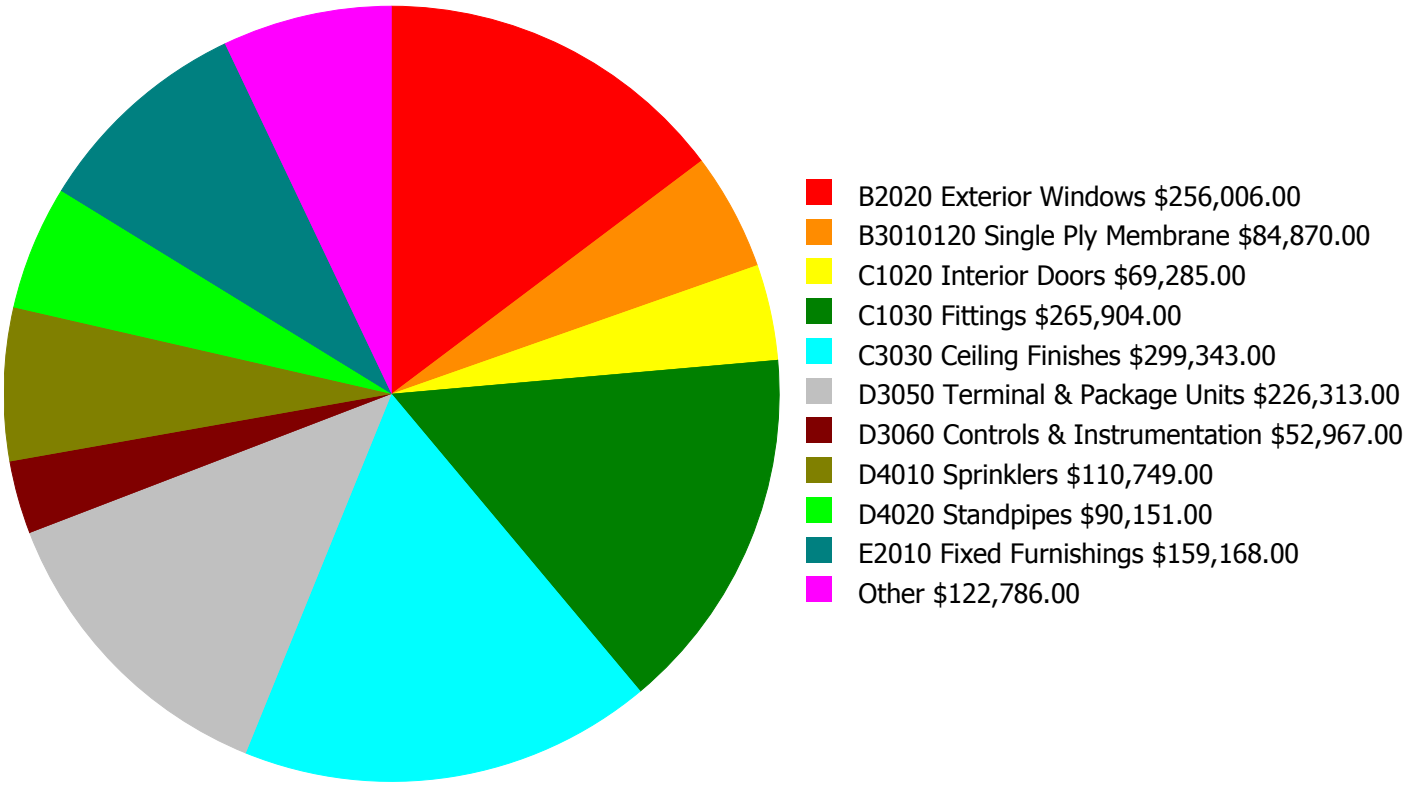
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

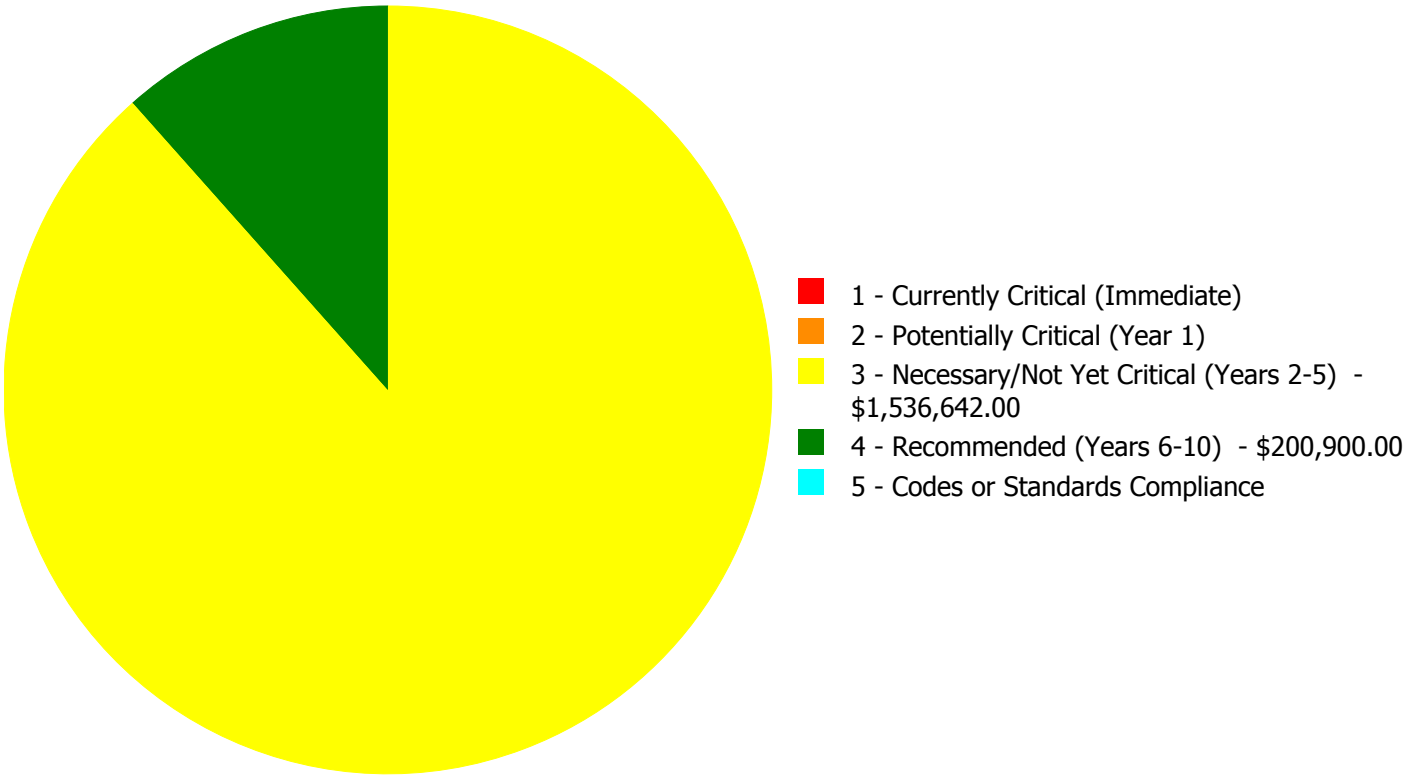
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $1,737,542.00

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: $1,737,542.00

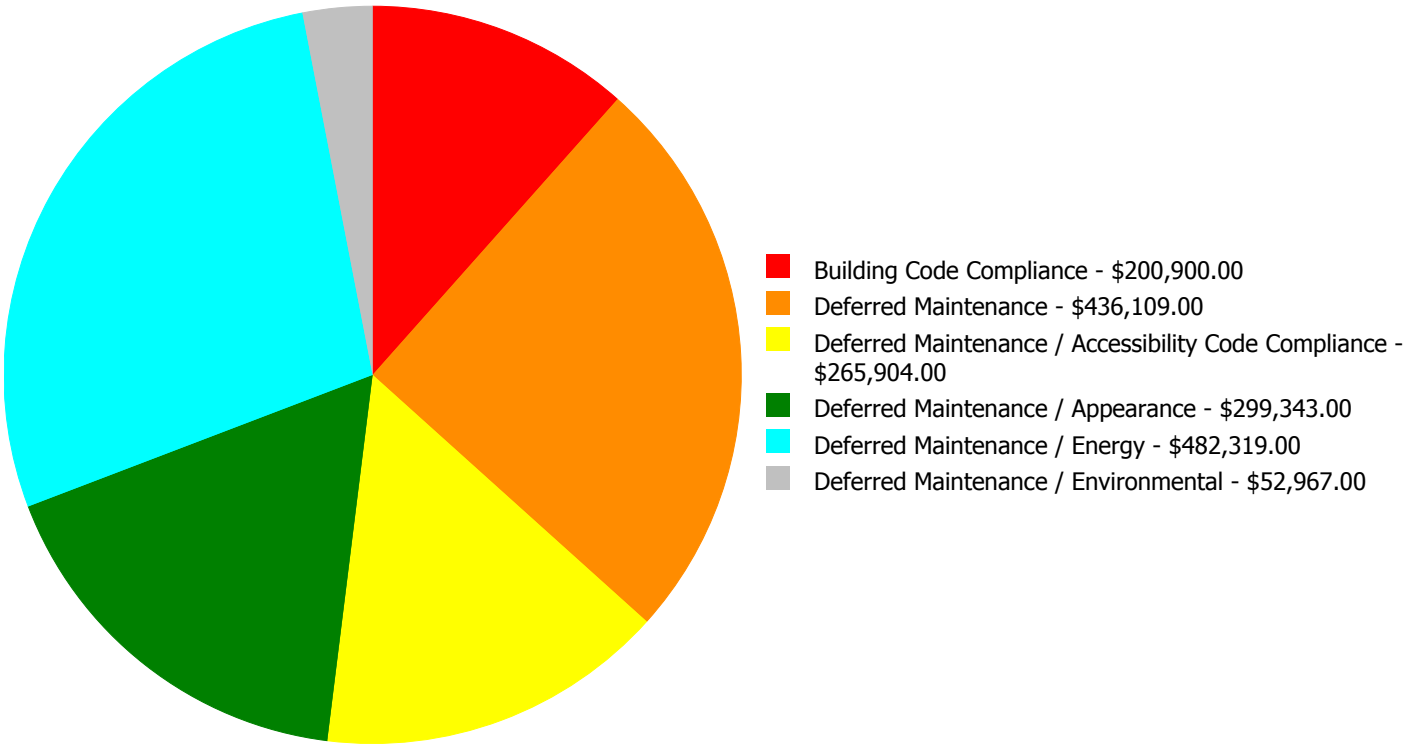
Deficiency By Priority Investment Table

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	$256,006.00	$0.00	$0.00	$256,006.00
B3010120	Single Ply Membrane	$0.00	$0.00	$84,870.00	$0.00	$0.00	$84,870.00
C1020	Interior Doors	$0.00	$0.00	$69,285.00	$0.00	$0.00	$69,285.00
C1030	Fittings	$0.00	$0.00	$265,904.00	$0.00	$0.00	$265,904.00
C3030	Ceiling Finishes	$0.00	$0.00	$299,343.00	$0.00	$0.00	$299,343.00
D2020	Domestic Water Distribution	$0.00	$0.00	$26,483.00	$0.00	$0.00	$26,483.00
D2030	Sanitary Waste	$0.00	$0.00	$41,999.00	$0.00	$0.00	$41,999.00
D3050	Terminal & Package Units	$0.00	$0.00	$226,313.00	$0.00	$0.00	$226,313.00
D3060	Controls & Instrumentation	$0.00	$0.00	$52,967.00	$0.00	$0.00	$52,967.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$110,749.00	$0.00	$110,749.00
D4020	Standpipes	$0.00	$0.00	$0.00	$90,151.00	$0.00	$90,151.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$46,279.00	$0.00	$0.00	$46,279.00
E1020	Institutional Equipment	$0.00	$0.00	$8,025.00	$0.00	$0.00	$8,025.00
E2010	Fixed Furnishings	$0.00	$0.00	$159,168.00	$0.00	$0.00	$159,168.00
	Total:	$0.00	$0.00	$1,536,642.00	$200,900.00	$0.00	$1,737,542.00

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: $1,737,542.00

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: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 24,319.00
Unit of Measure: S.F.
Estimate: $256,006.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

Notes: The wood frame, operable, single pane windows are aged, stuck, not energy efficient, and should be replaced.

System: B3010120 - Single Ply Membrane

Location: Aud. roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 8,106.00
Unit of Measure: S.F.
Estimate: $84,870.00
Assessor Name: Terence Davis
Date Created: 12/09/2016

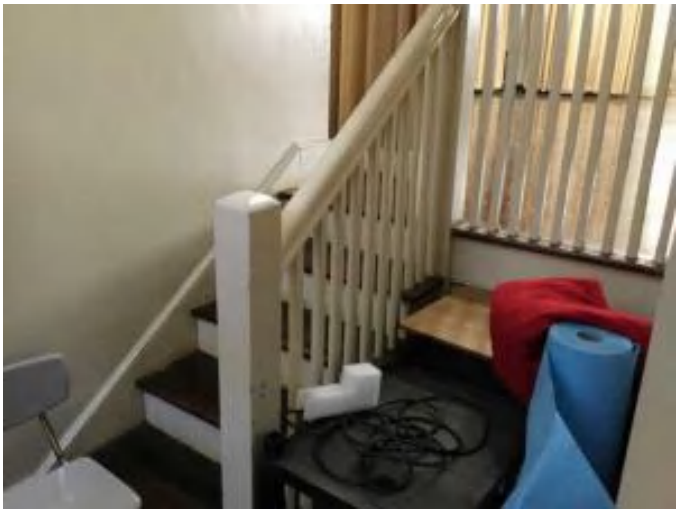
Notes: The EPDM adhered and ballasted roof coverings are aging, showing signs of failure and should be replaced.

System: C1020 - Interior Doors

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 24,319.00
Unit of Measure: S.F.
Estimate: $69,285.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

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

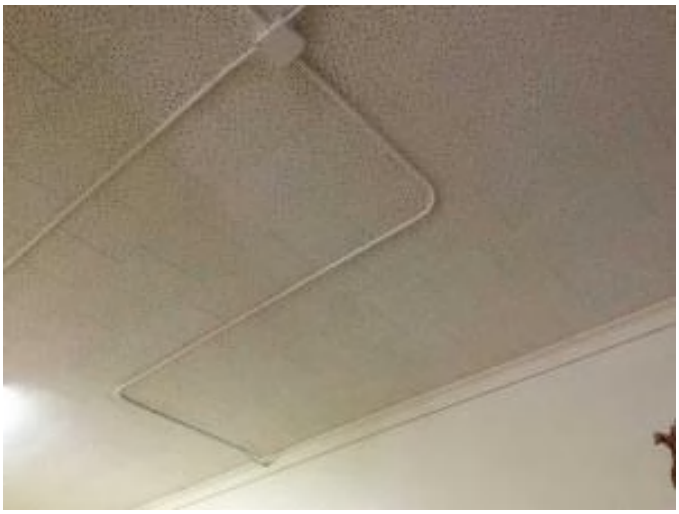
System: C1030 - Fittings



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 24,319.00
Unit of Measure: S.F.
Estimate: $265,904.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

Notes: The fittings throughout the building are aged, in marginal condition, handrails and room signage are ADA non-compliance and system should be replaced.

System: C3030 - Ceiling Finishes



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 24,319.00
Unit of Measure: S.F.
Estimate: $299,343.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

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

System: D2020 - Domestic Water Distribution

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 24,319.00
Unit of Measure: S.F.
Estimate: $26,483.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

Notes: The domestic water distribution system is aged and should be replaced. Currently unable to use domestic water due to heath concerns.

System: D2030 - Sanitary Waste

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 24,319.00
Unit of Measure: S.F.
Estimate: $41,999.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

Notes: The sanitary waste system is aged, has reported periodic failures, and should be replaced.

System: D3050 - Terminal & Package Units

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 24,319.00
Unit of Measure: S.F.
Estimate: $226,313.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

Notes: The window mounted DX condensers are aged, rusted, not energy efficient, and should be replaced.

System: D3060 - Controls & Instrumentation

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Environmental
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 24,319.00
Unit of Measure: S.F.
Estimate: $52,967.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

Notes: System is inadequate and should be replaced.

System: D5010 - Electrical Service/Distribution

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 24,319.00
Unit of Measure: S.F.
Estimate: $46,279.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

Notes: The original electrical distribution system is operating properly due to an aggressive maintenance program but is aged, in marginal condition, and should be replaced.

System: E1020 - Institutional Equipment

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 24,319.00
Unit of Measure: S.F.
Estimate: $8,025.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

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

System: E2010 - Fixed Furnishings

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 24,319.00
Unit of Measure: S.F.
Estimate: $159,168.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

Notes: The system is beyond its expected service life 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: 24,319.00
Unit of Measure: S.F.
Estimate: $110,749.00
Assessor Name: Terence Davis
Date Created: 12/20/2016

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 24,319.00
Unit of Measure: S.F.
Estimate: $90,151.00
Assessor Name: Terence Davis
Date Created: 12/20/2016

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	4,725
Year Built:	1945
Last Renovation:	
Replacement Value:	$939,806
Repair Cost:	$263,067.00
Total FCI:	27.99 %
Total RSLI:	20.39 %
FCA Score:	72.01

Description:

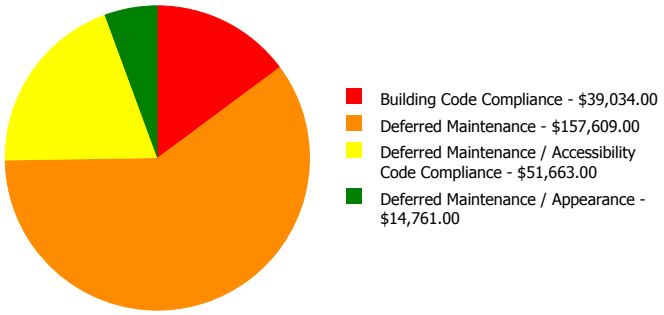
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

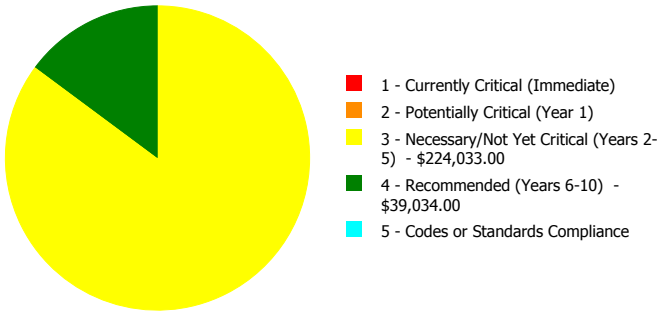
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	4,725
Year Built:	1945	Last Renovation:	
Repair Cost:	$263,067	Replacement Value:	$939,806
FCI:	27.99 %	RSLI%:	20.39 %

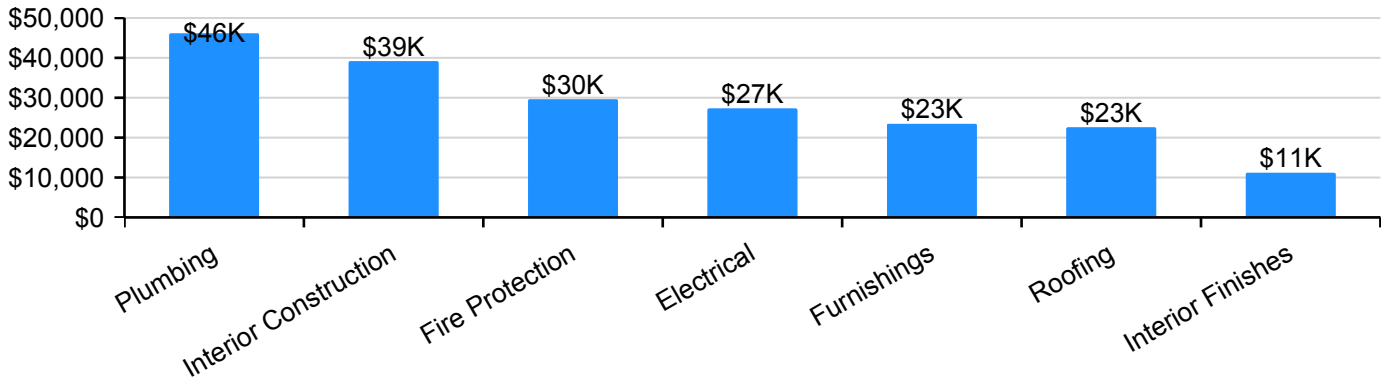
Deficiency By Category



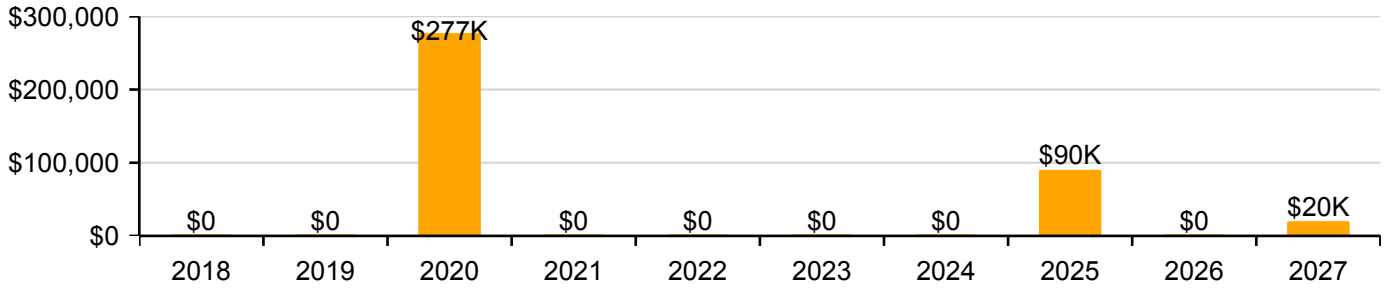
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	28.00 %	0.00 %	$0.00
A20 - Basement Construction	28.00 %	0.00 %	$0.00
B10 - Superstructure	28.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	18.54 %	0.00 %	$0.00
B30 - Roofing	0.00 %	146.00 %	$29,802.00
C10 - Interior Construction	2.97 %	46.45 %	$51,663.00
C30 - Interior Finishes	40.81 %	12.19 %	$14,761.00
D20 - Plumbing	7.11 %	90.27 %	$60,863.00
D30 - HVAC	18.95 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$39,034.00
D50 - Electrical	25.71 %	26.28 %	$36,019.00
E20 - Furnishings	0.00 %	110.00 %	$30,925.00
Totals:	**20.39 %**	**27.99 %**	**$263,067.00**

Photo Album

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

1). North Elevation - Dec 06, 2016

2). West Elevation - Dec 06, 2016

3). South Elevation - Dec 06, 2016

4). East Elevation - Dec 06, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.88	S.F.	4,725	100	1945	2045		28.00 %	0.00 %	28			$23,058
A1030	Slab on Grade	$8.61	S.F.	4,725	100	1945	2045		28.00 %	0.00 %	28			$40,682
A2010	Basement Excavation	$1.95	S.F.	4,725	100	1945	2045		28.00 %	0.00 %	28			$9,214
A2020	Basement Walls	$13.35	S.F.	4,725	100	1945	2045		28.00 %	0.00 %	28			$63,079
B1010	Floor Construction	$1.66	S.F.	4,725	100	1945	2045		28.00 %	0.00 %	28			$7,844
B1020	Roof Construction	$16.08	S.F.	4,725	100	1945	2045		28.00 %	0.00 %	28			$75,978
B2010	Exterior Walls	$9.61	S.F.	4,725	100	1945	2045		28.00 %	0.00 %	28			$45,407
B2020	Exterior Windows	$9.57	S.F.	4,725	30	1990	2020		10.00 %	0.00 %	3			$45,218
B2030	Exterior Doors	$1.07	S.F.	4,725	30	1990	2020		10.00 %	0.00 %	3			$5,056
B3010140	Asphalt Shingles	$4.32	S.F.	4,725	20	1997	2017		0.00 %	146.00 %	0		$29,802.00	$20,412
C1010	Partitions	$11.01	S.F.	4,725	75	1945	2020		4.00 %	0.00 %	3			$52,022
C1020	Interior Doors	$2.59	S.F.	4,725	30	1990	2020		10.00 %	0.00 %	3			$12,238
C1030	Fittings	$9.94	S.F.	4,725	20	1990	2010		0.00 %	110.00 %	-7		$51,663.00	$46,967
C3010	Wall Finishes	$2.84	S.F.	4,725	10	2005	2015		0.00 %	110.00 %	-2		$14,761.00	$13,419
C3020	Floor Finishes	$11.60	S.F.	4,725	20	2005	2025		40.00 %	0.00 %	8			$54,810
C3030	Ceiling Finishes	$11.19	S.F.	4,725	25	2005	2030		52.00 %	0.00 %	13			$52,873
D2010	Plumbing Fixtures	$11.71	S.F.	4,725	30	1945	1975		0.00 %	110.00 %	-42		$60,863.00	$55,330
D2020	Domestic Water Distribution	$0.99	S.F.	4,725	30	2013	2043		86.67 %	0.00 %	26			$4,678
D2030	Sanitary Waste	$1.57	S.F.	4,725	30	1990	2020		10.00 %	0.00 %	3			$7,418
D3040	Distribution Systems	$6.26	S.F.	4,725	30	1990	2020		10.00 %	0.00 %	3			$29,579
D3050	Terminal & Package Units	$13.65	S.F.	4,725	15	2005	2020		20.00 %	0.00 %	3			$64,496
D3060	Controls & Instrumentation	$1.98	S.F.	4,725	20	2005	2025		40.00 %	0.00 %	8			$9,356
D4010	Sprinklers	$4.14	S.F.	4,725	20			2016	0.00 %	110.00 %	-1		$21,518.00	$19,562
D4020	Standpipes	$3.37	S.F.	4,725	20			2016	0.00 %	110.00 %	-1		$17,516.00	$15,923
D5010	Electrical Service/Distribution	$1.73	S.F.	4,725	40	1964	2004		0.00 %	110.01 %	-13		$8,992.00	$8,174
D5020	Branch Wiring	$5.20	S.F.	4,725	30	1964	1994		0.00 %	110.00 %	-23		$27,027.00	$24,570
D5020	Lighting	$12.12	S.F.	4,725	30	1990	2020		10.00 %	0.00 %	3			$57,267
D5030810	Security & Detection Systems	$1.91	S.F.	4,725	15	2005	2020		20.00 %	0.00 %	3			$9,025
D5030910	Fire Alarm Systems	$3.46	S.F.	4,725	15	2013	2028		73.33 %	0.00 %	11			$16,349
D5030920	Data Communication	$4.47	S.F.	4,725	15	2013	2028		73.33 %	0.00 %	11			$21,121
D5090	Other Electrical Systems	$0.12	S.F.	4,725	20	2005	2025		40.00 %	0.00 %	8			$567
E2010	Fixed Furnishings	$5.95	S.F.	4,725	20	1990	2010		0.00 %	110.00 %	-7		$30,925.00	$28,114
								Total	**20.39 %**	**27.99 %**			**$263,067.00**	**$939,806**

System Notes

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

System: A2020 - Basement Walls

Note:

System: B1010 - Floor Construction

Note:

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors

Note:

System: B3010140 - Asphalt Shingles

Note:

System: C1010 - Partitions

Note:

System: C1020 - Interior Doors

Note:

System: C1030 - Fittings

Note:

System: C3010 - Wall Finishes

Note:

System: C3020 - Floor Finishes

Note:

System: C3030 - Ceiling Finishes

Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

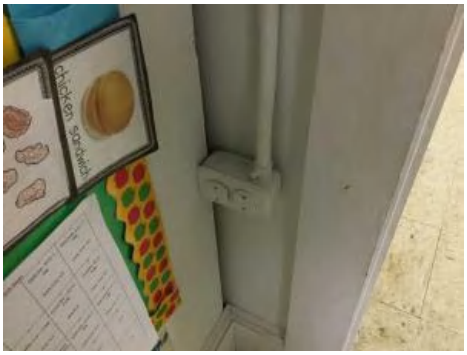
System: D3060 - Controls & Instrumentation

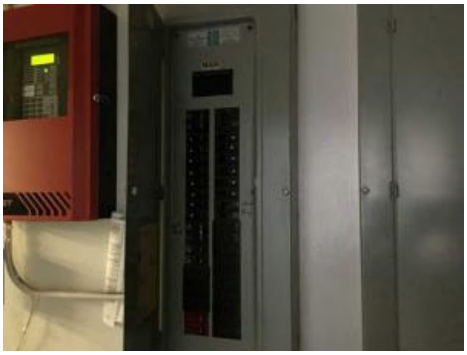
Note:

System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring





Note:

System: D5020 - Lighting

Note:

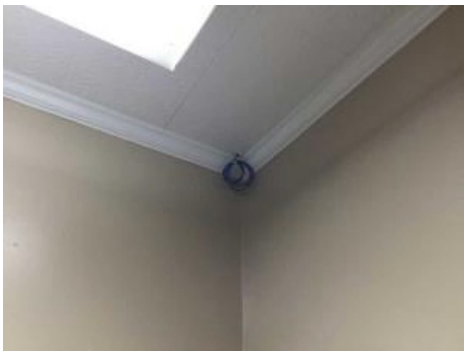
System: D5030810 - Security & Detection Systems

Note:

System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems

Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

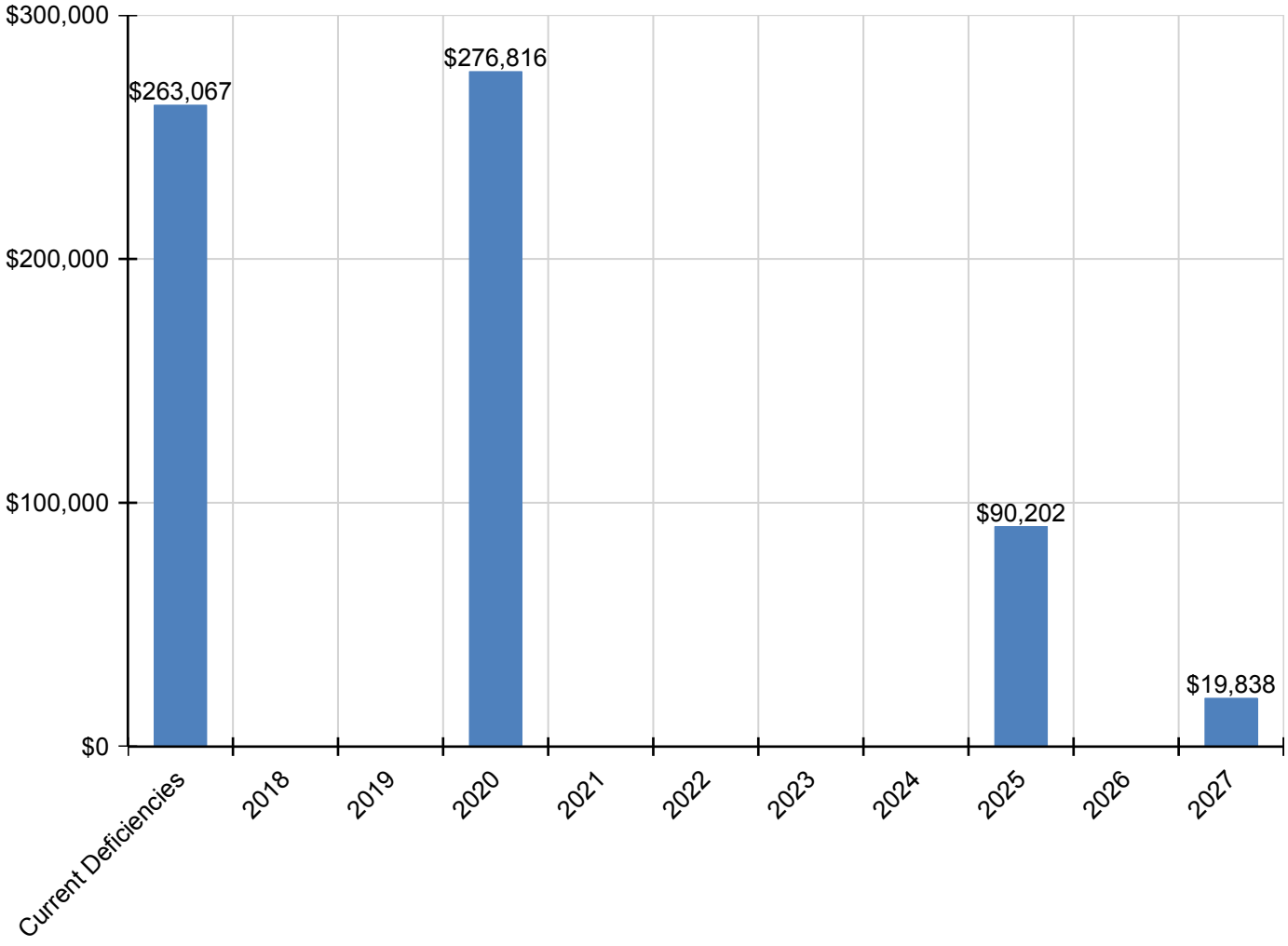
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$263,067**	**$0**	**$0**	**$276,816**	**$0**	**$0**	**$0**	**$0**	**$90,202**	**$0**	**$19,838**	**$649,922**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$54,352	$0	$0	$0	$0	$0	$0	$0	**$54,352**
B2030 - Exterior Doors	$0	$0	$0	$6,077	$0	$0	$0	$0	$0	$0	$0	**$6,077**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$29,802	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$29,802**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$14,710	$0	$0	$0	$0	$0	$0	$0	**$14,710**
C1030 - Fittings	$51,663	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$51,663**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$14,761	$0	$0	$0	$0	$0	$0	$0	$0	$0	$19,838	**$34,599**

C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$76,375	$0	$0	**$76,375**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$60,863	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$60,863**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$8,917	$0	$0	$0	$0	$0	$0	$0	**$8,917**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$35,553	$0	$0	$0	$0	$0	$0	$0	**$35,553**
D3050 - Terminal & Package Units	$0	$0	$0	$77,525	$0	$0	$0	$0	$0	$0	$0	**$77,525**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$13,036	$0	$0	**$13,036**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$21,518	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$21,518**
D4020 - Standpipes	$17,516	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$17,516**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$8,992	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$8,992**
D5020 - Branch Wiring	$27,027	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$27,027**
D5020 - Lighting	$0	$0	$0	$68,835	$0	$0	$0	$0	$0	$0	$0	**$68,835**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$10,848	$0	$0	$0	$0	$0	$0	$0	**$10,848**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$0	$0	$790	$0	$0	**$790**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$30,925	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$30,925**

** Indicates non-renewable system*

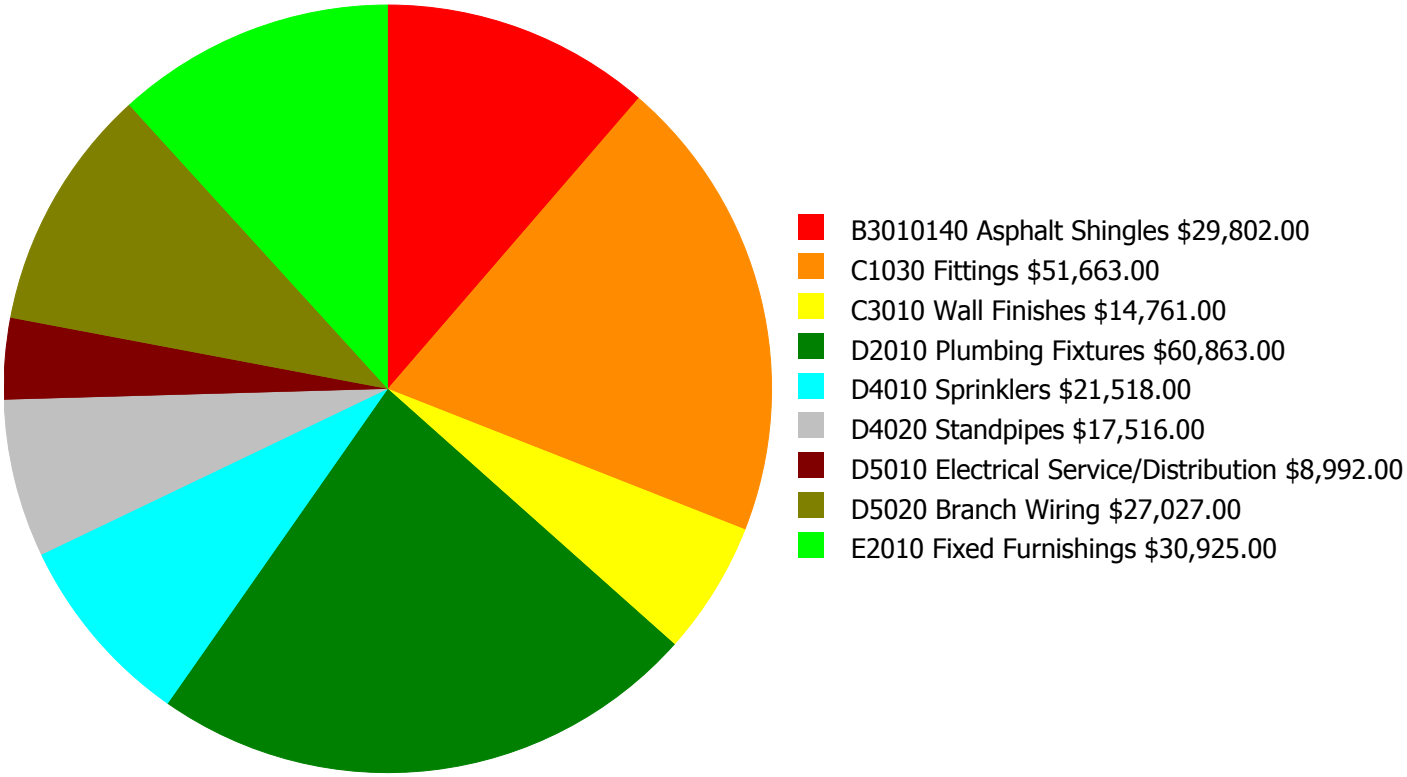
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

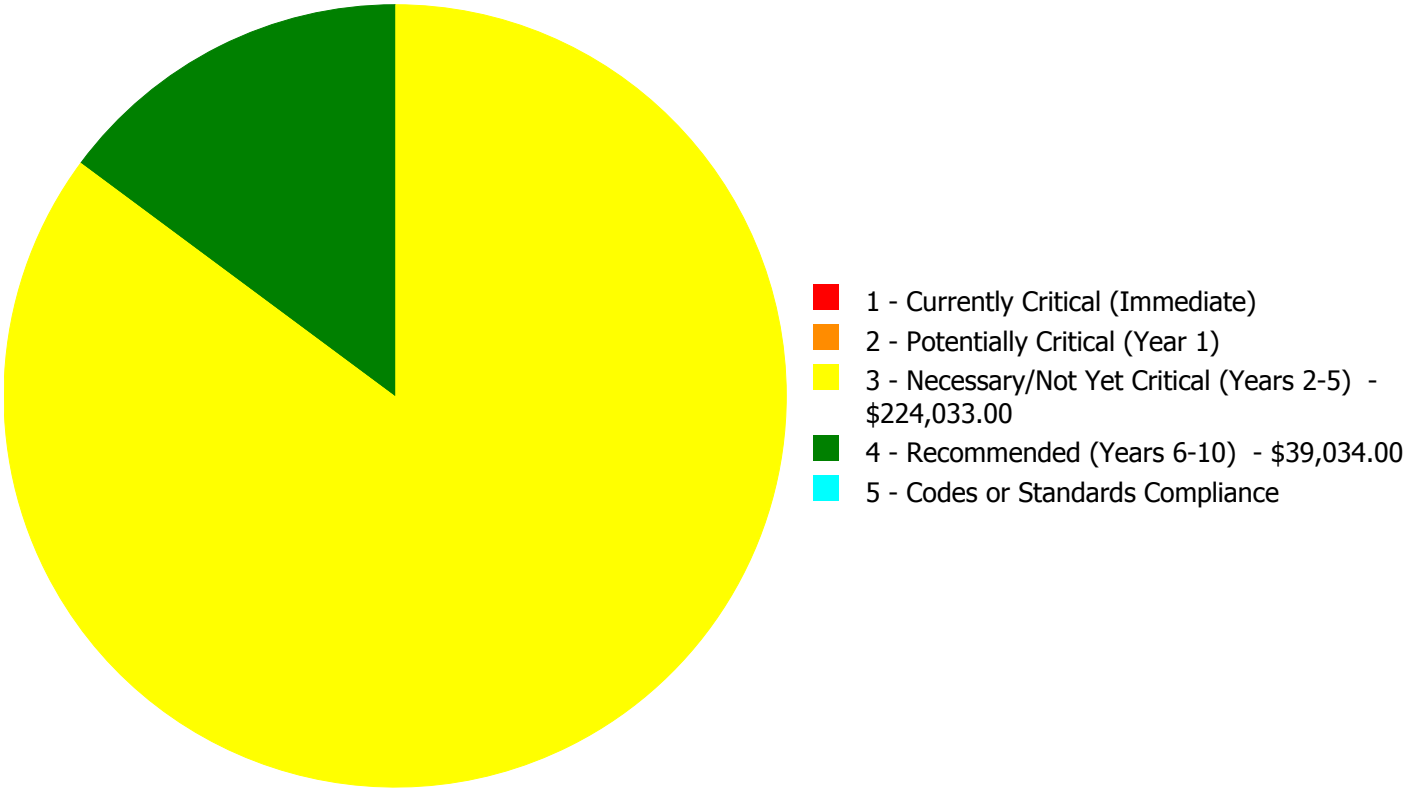
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $263,067.00

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: $263,067.00

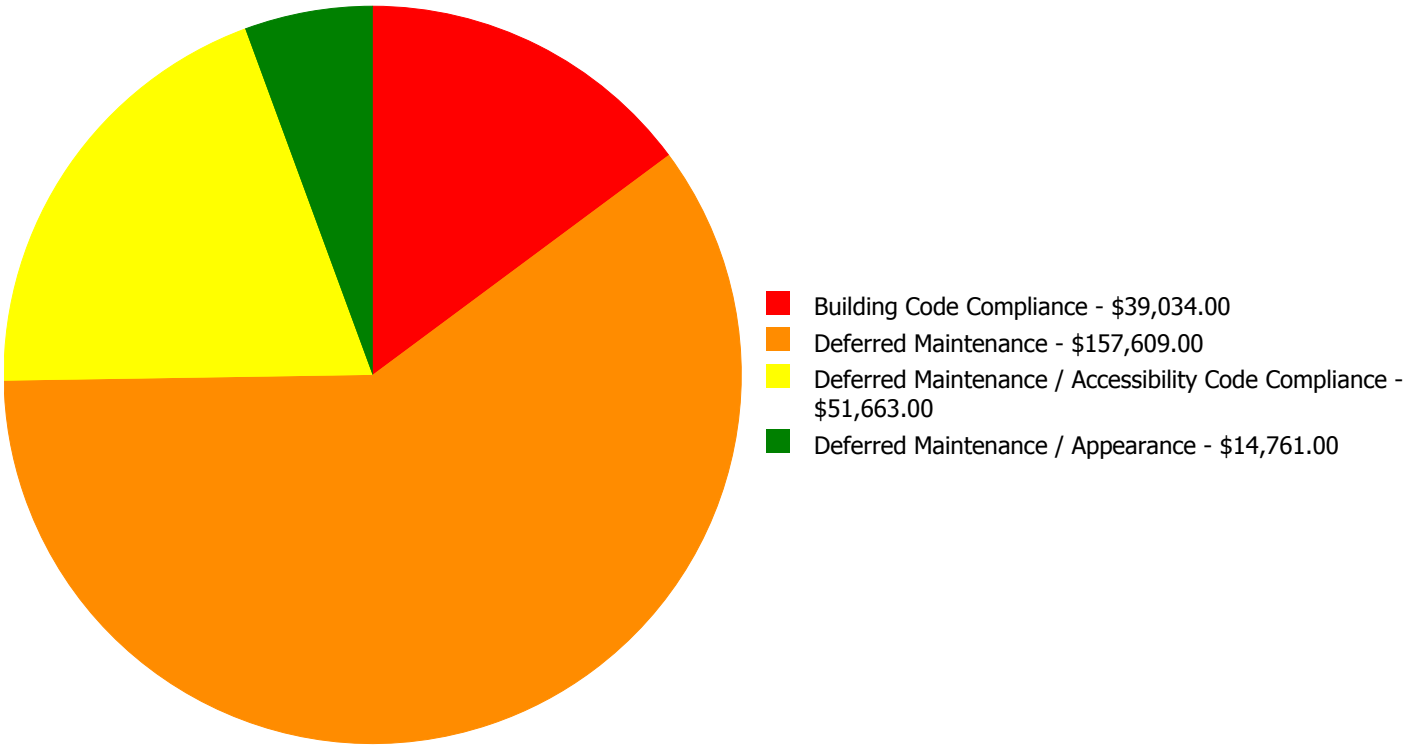
Deficiency By Priority Investment Table

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	$29,802.00	$0.00	$0.00	$29,802.00
C1030	Fittings	$0.00	$0.00	$51,663.00	$0.00	$0.00	$51,663.00
C3010	Wall Finishes	$0.00	$0.00	$14,761.00	$0.00	$0.00	$14,761.00
D2010	Plumbing Fixtures	$0.00	$0.00	$60,863.00	$0.00	$0.00	$60,863.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$21,518.00	$0.00	$21,518.00
D4020	Standpipes	$0.00	$0.00	$0.00	$17,516.00	$0.00	$17,516.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$8,992.00	$0.00	$0.00	$8,992.00
D5020	Branch Wiring	$0.00	$0.00	$27,027.00	$0.00	$0.00	$27,027.00
E2010	Fixed Furnishings	$0.00	$0.00	$30,925.00	$0.00	$0.00	$30,925.00
	Total:	$0.00	$0.00	$224,033.00	$39,034.00	$0.00	$263,067.00

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: $263,067.00

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: 4,725.00
Unit of Measure: S.F.
Estimate: $29,802.00
Assessor Name: Terence Davis
Date Created: 12/09/2016

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

System: C1030 - Fittings

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,725.00
Unit of Measure: S.F.
Estimate: $51,663.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

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

System: C3010 - Wall Finishes

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,725.00
Unit of Measure: S.F.
Estimate: $14,761.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

Notes: Wall finishes are damaged and should be replaced.

System: D2010 - Plumbing Fixtures

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,725.00
Unit of Measure: S.F.
Estimate: $60,863.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

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: D5010 - Electrical Service/Distribution

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,725.00
Unit of Measure: S.F.
Estimate: $8,992.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

Notes: The original electrical distribution system is operating properly due to an aggressive maintenance program but is aged, in marginal condition, and should be replaced.

System: D5020 - Branch Wiring

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,725.00
Unit of Measure: S.F.
Estimate: $27,027.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

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

System: E2010 - Fixed Furnishings

Location:	Throughout
Distress:	Beyond Service Life
Category:	Deferred Maintenance
Priority:	3 - Necessary/Not Yet Critical (Years 2-5)
Correction:	Renew System
Qty:	4,725.00
Unit of Measure:	S.F.
Estimate:	$30,925.00
Assessor Name:	Terence Davis
Date Created:	12/07/2016

Notes: The system is beyond its expected service life 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: 4,725.00
Unit of Measure: S.F.
Estimate: $21,518.00
Assessor Name: Terence Davis
Date Created: 12/20/2016

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 4,725.00
Unit of Measure: S.F.
Estimate: $17,516.00
Assessor Name: Terence Davis
Date Created: 12/20/2016

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	20,200
Year Built:	1948
Last Renovation:	
Replacement Value:	$3,843,502
Repair Cost:	$788,366.00
Total FCI:	20.51 %
Total RSLI:	30.20 %
FCA Score:	79.49

Description:

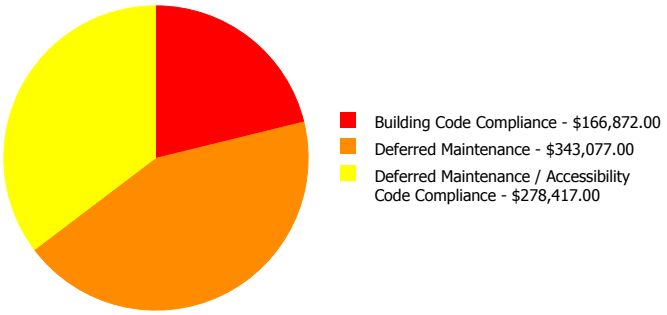
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

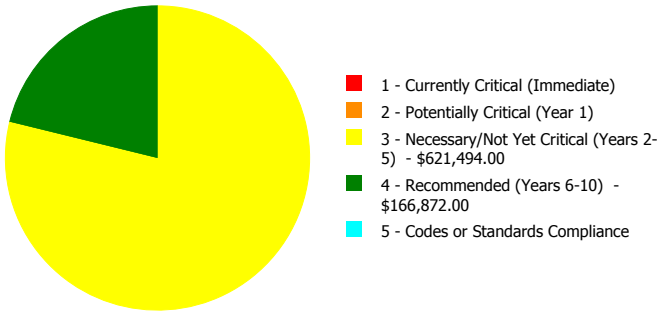
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	20,200
Year Built:	1948	Last Renovation:	
Repair Cost:	$788,366	Replacement Value:	$3,843,502
FCI:	20.51 %	RSLI%:	30.20 %

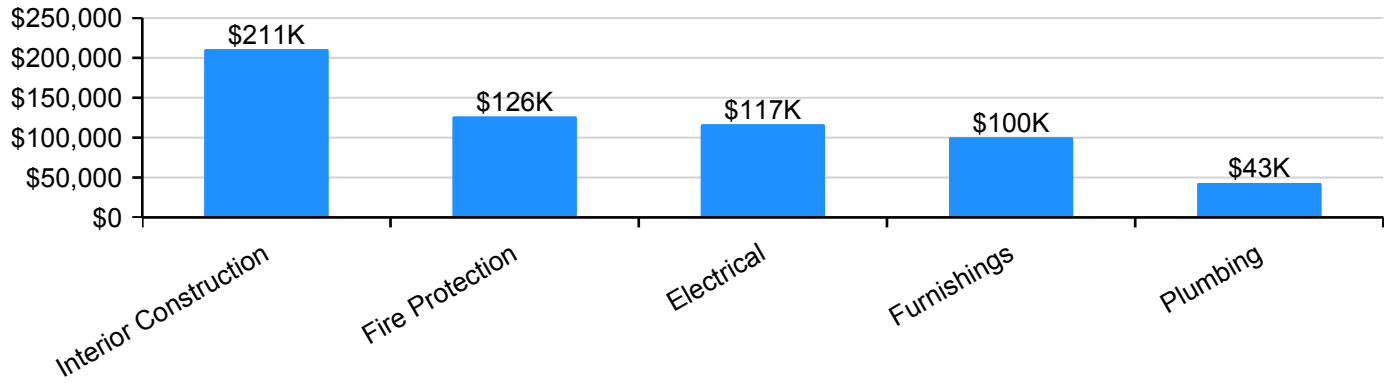
Deficiency By Category



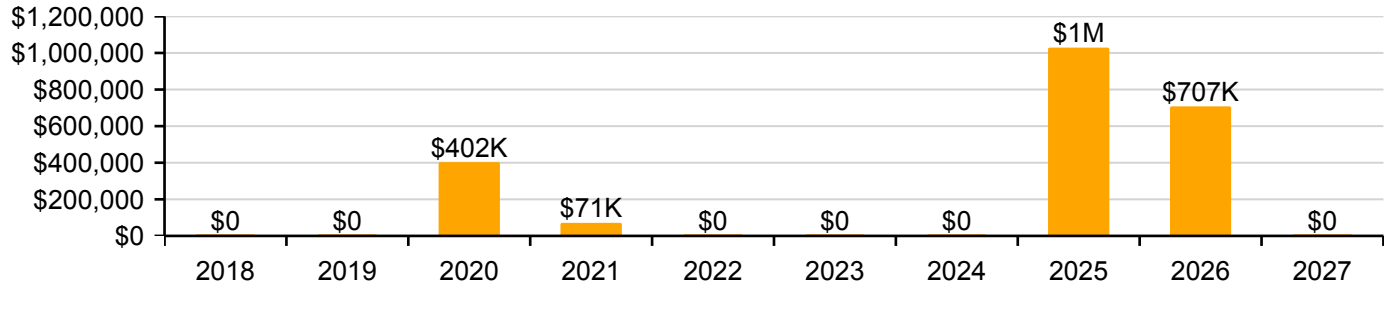
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	31.00 %	0.00 %	$0.00
A20 - Basement Construction	31.00 %	0.00 %	$0.00
B10 - Superstructure	31.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	28.72 %	0.00 %	$0.00
B30 - Roofing	70.00 %	0.00 %	$0.00
C10 - Interior Construction	3.74 %	58.55 %	$278,417.00
C30 - Interior Finishes	41.35 %	0.00 %	$0.00
D20 - Plumbing	27.11 %	17.96 %	$56,883.00
D30 - HVAC	60.90 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$166,872.00
D50 - Electrical	24.25 %	26.28 %	$153,985.00
E10 - Equipment	40.00 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	110.00 %	$132,209.00
Totals:	**30.20 %**	**20.51 %**	**$788,366.00**

Photo Album

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

1). South Elevation - Dec 06, 2016

2). West Elevation - Dec 06, 2016

3). East Elevation - Dec 06, 2016

4). North Elevation - Dec 06, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.88	S.F.	20,200	100	1948	2048		31.00 %	0.00 %	31			$98,576
A1030	Slab on Grade	$8.61	S.F.	18,200	100	1948	2048		31.00 %	0.00 %	31			$156,702
A2010	Basement Excavation	$1.95	S.F.	2,000	100	1948	2048		31.00 %	0.00 %	31			$3,900
A2020	Basement Walls	$13.35	S.F.	2,000	100	1948	2048		31.00 %	0.00 %	31			$26,700
B1010	Floor Construction	$1.66	S.F.	20,200	100	1948	2048		31.00 %	0.00 %	31			$33,532
B1020	Roof Construction	$16.08	S.F.	20,200	100	1948	2048		31.00 %	0.00 %	31			$324,816
B2010	Exterior Walls	$9.61	S.F.	20,200	100	1948	2048		31.00 %	0.00 %	31			$194,122
B2020	Exterior Windows	$9.57	S.F.	20,200	30	1995	2025		26.67 %	0.00 %	8			$193,314
B2030	Exterior Doors	$1.07	S.F.	20,200	30	1995	2025		26.67 %	0.00 %	8			$21,614
B3010120	Single Ply Membrane	$6.98	S.F.	20,200	20	2011	2031		70.00 %	0.00 %	14			$140,996
C1010	Partitions	$11.01	S.F.	20,200	75	1948	2023		8.00 %	0.00 %	6			$222,402
C1020	Interior Doors	$2.59	S.F.	20,200	30	1948	1978		0.00 %	110.00 %	-39		$57,550.00	$52,318
C1030	Fittings	$9.94	S.F.	20,200	20	1995	2015		0.00 %	110.00 %	-2		$220,867.00	$200,788
C3010	Wall Finishes	$2.84	S.F.	20,200	10	2011	2021		40.00 %	0.00 %	4			$57,368
C3020	Floor Finishes	$11.60	S.F.	20,200	20	2011	2031		70.00 %	0.00 %	14			$234,320
C3030	Ceiling Finishes	$11.19	S.F.	20,200	25	1995	2020		12.00 %	0.00 %	3			$226,038
D2010	Plumbing Fixtures	$11.71	S.F.	20,200	30	1995	2025		26.67 %	0.00 %	8			$236,542
D2020	Domestic Water Distribution	$0.99	S.F.	20,200	30	1948	1978		0.00 %	110.00 %	-39		$21,998.00	$19,998
D2030	Sanitary Waste	$1.57	S.F.	20,200	30	1948	1978		0.00 %	110.00 %	-39		$34,885.00	$31,714
D2040	Rain Water Drainage	$1.41	S.F.	20,200	30	2011	2041		80.00 %	0.00 %	24			$28,482
D3050	Terminal & Package Units	$19.91	S.F.	20,200	15	2011	2026		60.00 %	0.00 %	9			$402,182
D3060	Controls & Instrumentation	$1.98	S.F.	20,200	20	2011	2031		70.00 %	0.00 %	14			$39,996
D4010	Sprinklers	$4.14	S.F.	20,200	20			2016	0.00 %	110.00 %	-1		$91,991.00	$83,628
D4020	Standpipes	$3.37	S.F.	20,200	20			2016	0.00 %	110.00 %	-1		$74,881.00	$68,074
D5010	Electrical Service/Distribution	$1.73	S.F.	20,200	40	1948	1988		0.00 %	110.00 %	-29		$38,441.00	$34,946
D5020	Branch Wiring	$5.20	S.F.	20,200	30	1948	1978		0.00 %	110.00 %	-39		$115,544.00	$105,040
D5020	Lighting	$12.12	S.F.	20,200	30	1995	2025		26.67 %	0.00 %	8			$244,824
D5030810	Security & Detection Systems	$1.91	S.F.	20,200	15	2005	2020		20.00 %	0.00 %	3			$38,582
D5030910	Fire Alarm Systems	$3.46	S.F.	20,200	15	2005	2020		20.00 %	0.00 %	3			$69,892
D5030920	Data Communication	$4.47	S.F.	20,200	15	2011	2026		60.00 %	0.00 %	9			$90,294
D5090	Other Electrical Systems	$0.12	S.F.	20,200	20	2005	2025		40.00 %	0.00 %	8			$2,424
E1090	Other Equipment	$1.94	S.F.	20,200	20	2005	2025		40.00 %	0.00 %	8			$39,188
E2010	Fixed Furnishings	$5.95	S.F.	20,200	20	1948	1968		0.00 %	110.00 %	-49		$132,209.00	$120,190
								Total	**30.20 %**	**20.51 %**			**$788,366.00**	**$3,843,502**

System Notes

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

System: A2020 - Basement Walls

Note:

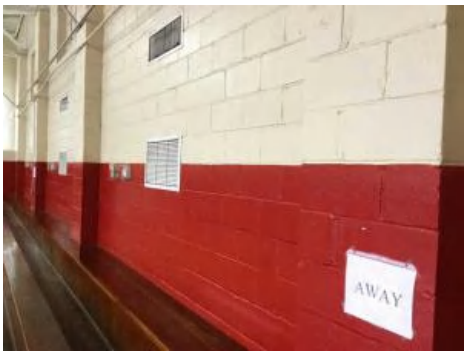
System: B1010 - Floor Construction

Note:

System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls

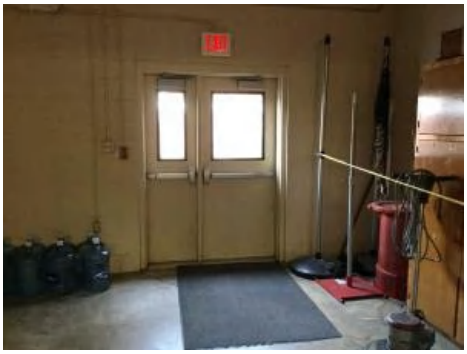


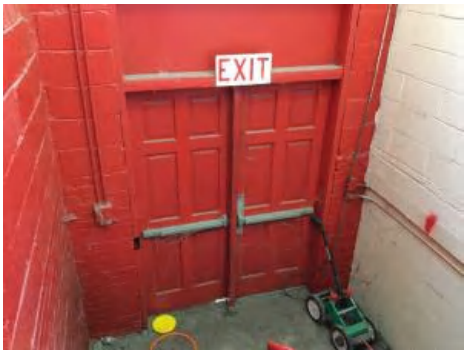
Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors



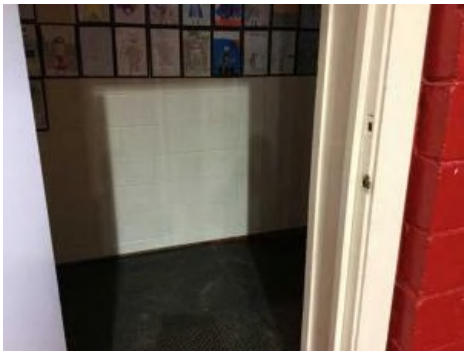


Note:

System: B3010120 - Single Ply Membrane

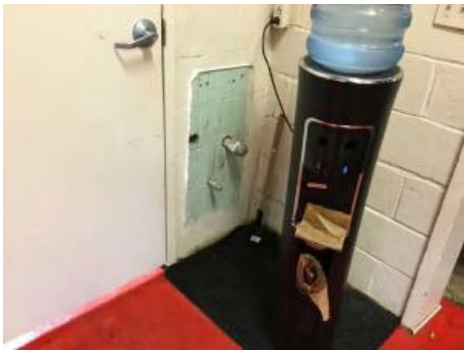
Note:

System: C1010 - Partitions



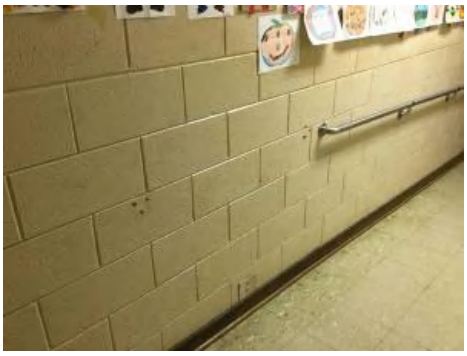
Note:

System: C1020 - Interior Doors



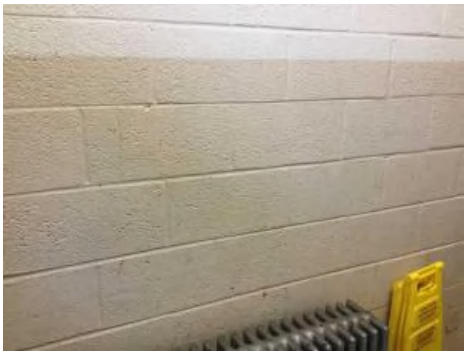
Note:

System: C1030 - Fittings



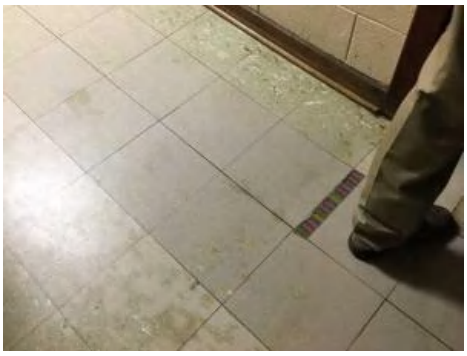
Note:

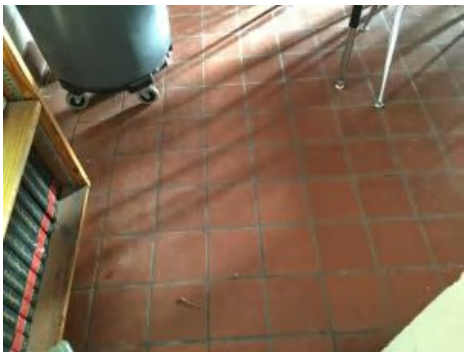
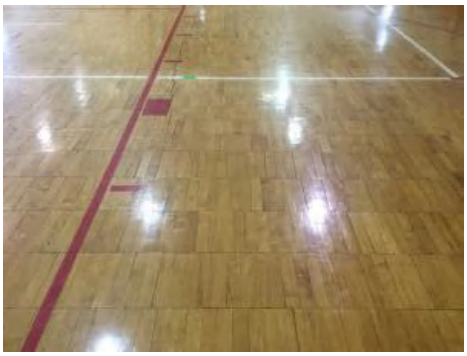
System: C3010 - Wall Finishes



Note:

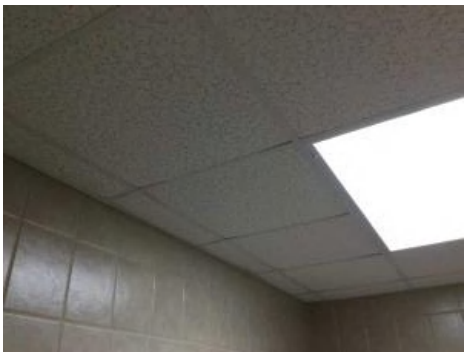
System: C3020 - Floor Finishes



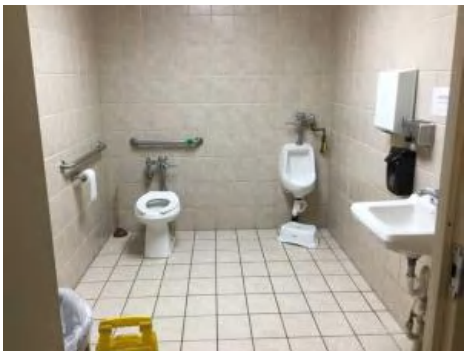
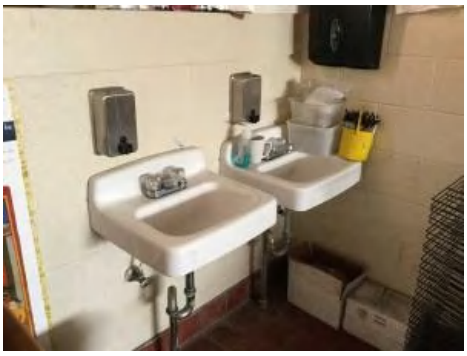
Note:

System: C3030 - Ceiling Finishes



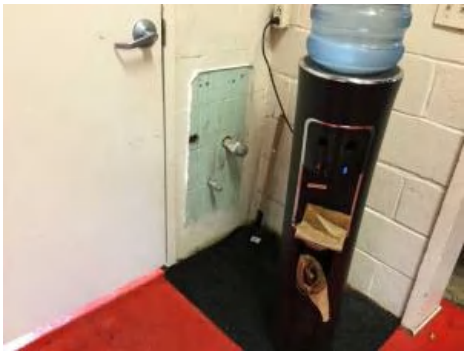
Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution

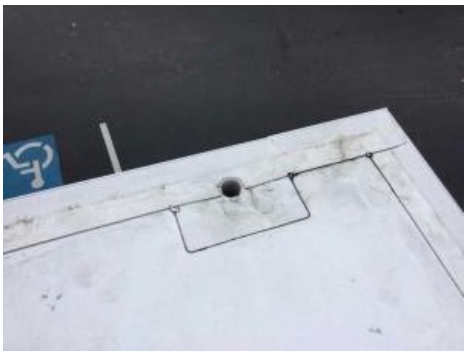


Note:

System: D2030 - Sanitary Waste

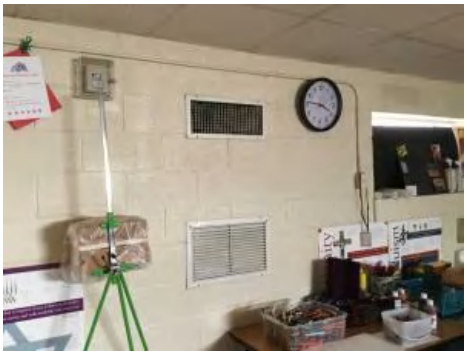
Note:

System: D2040 - Rain Water Drainage



Note:

System: D3050 - Terminal & Package Units



Note:

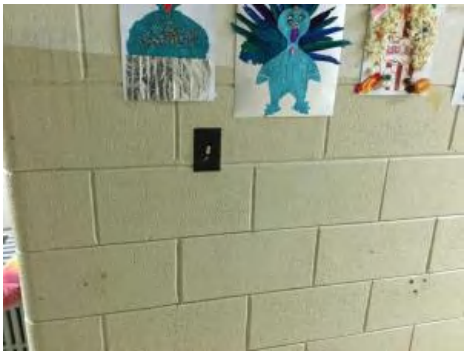
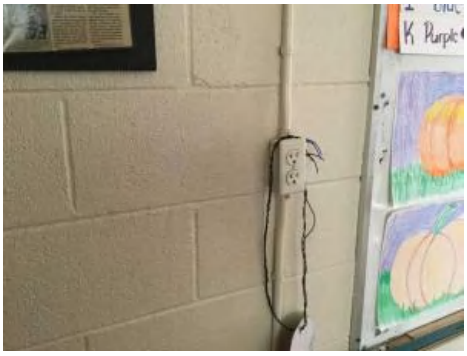
System: D3060 - Controls & Instrumentation

Note:

System: D5010 - Electrical Service/Distribution

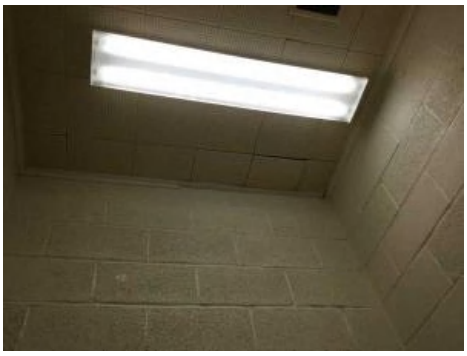
Note:

System: D5020 - Branch Wiring

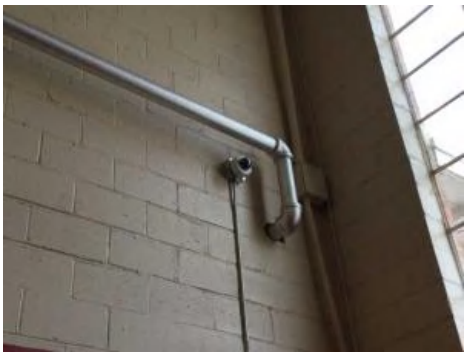
Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication

Note:

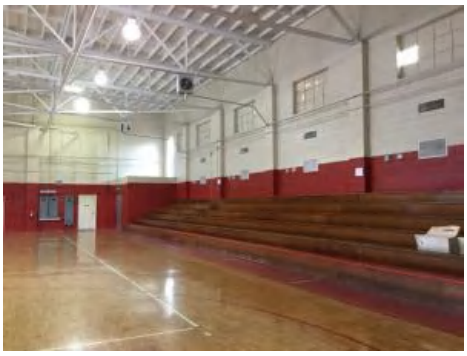
System: D5090 - Other Electrical Systems

Note:

System: E1090 - Other Equipment

Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

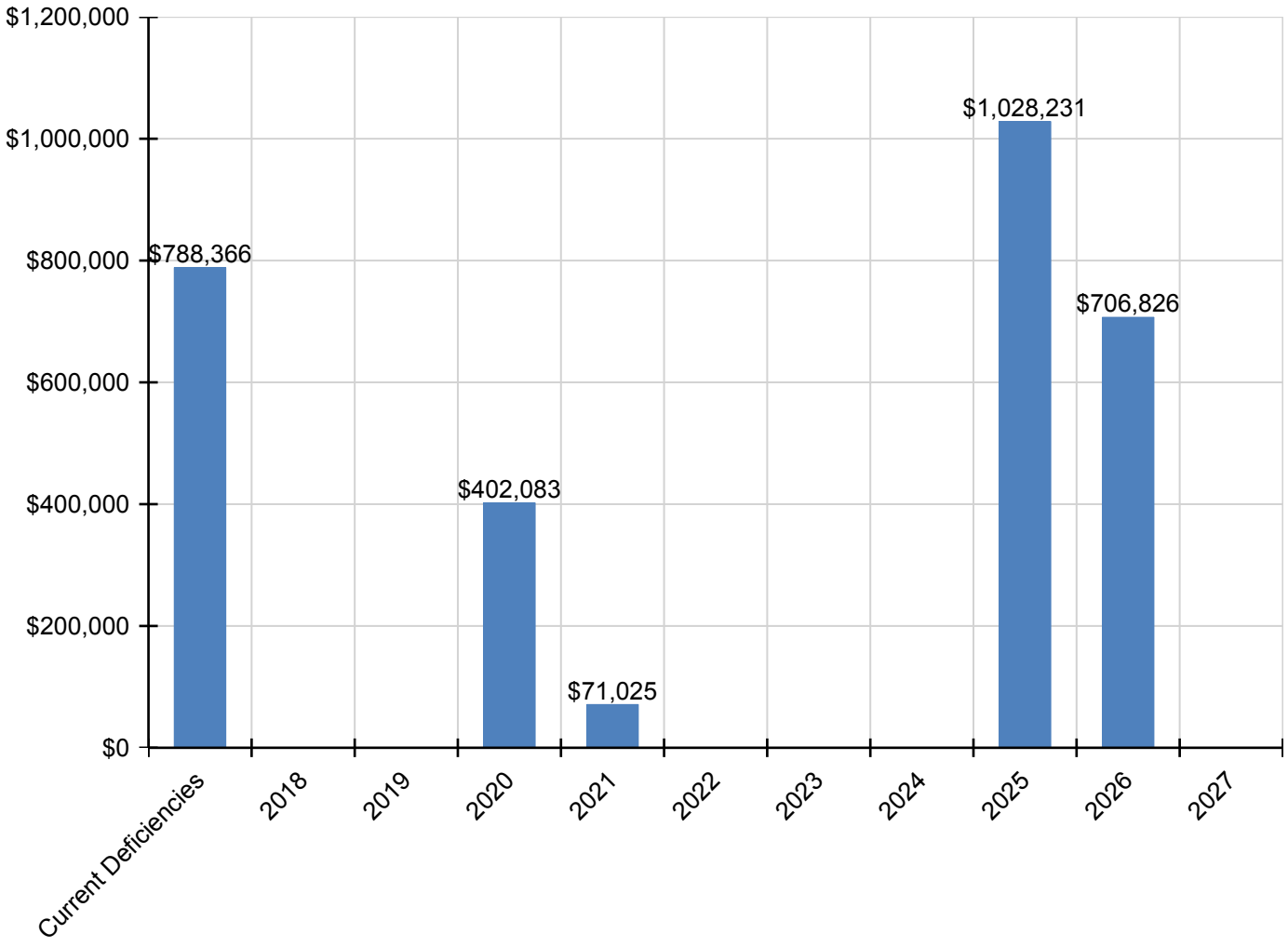
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$788,366**	**$0**	**$0**	**$402,083**	**$71,025**	**$0**	**$0**	**$0**	**$1,028,231**	**$706,826**	**$0**	**$2,996,531**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$269,372	$0	$0	**$269,372**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$30,117	$0	$0	**$30,117**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$57,550	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$57,550**
C1030 - Fittings	$220,867	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$220,867**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$71,025	$0	$0	$0	$0	$0	$0	**$71,025**

C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$271,698	$0	$0	$0	$0	$0	$0	$0	**$271,698**
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	$329,609	$0	$0	**$329,609**
D2020 - Domestic Water Distribution	$21,998	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$21,998**
D2030 - Sanitary Waste	$34,885	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$34,885**
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**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$577,232	$0	**$577,232**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$91,991	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$91,991**
D4020 - Standpipes	$74,881	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$74,881**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$38,441	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$38,441**
D5020 - Branch Wiring	$115,544	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$115,544**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$341,149	$0	$0	**$341,149**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$46,375	$0	$0	$0	$0	$0	$0	$0	**$46,375**
D5030910 - Fire Alarm Systems	$0	$0	$0	$84,010	$0	$0	$0	$0	$0	$0	$0	**$84,010**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$129,594	$0	**$129,594**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$0	$0	$3,377	$0	$0	**$3,377**
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**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$54,607	$0	$0	**$54,607**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$132,209	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$132,209**

** Indicates non-renewable system*

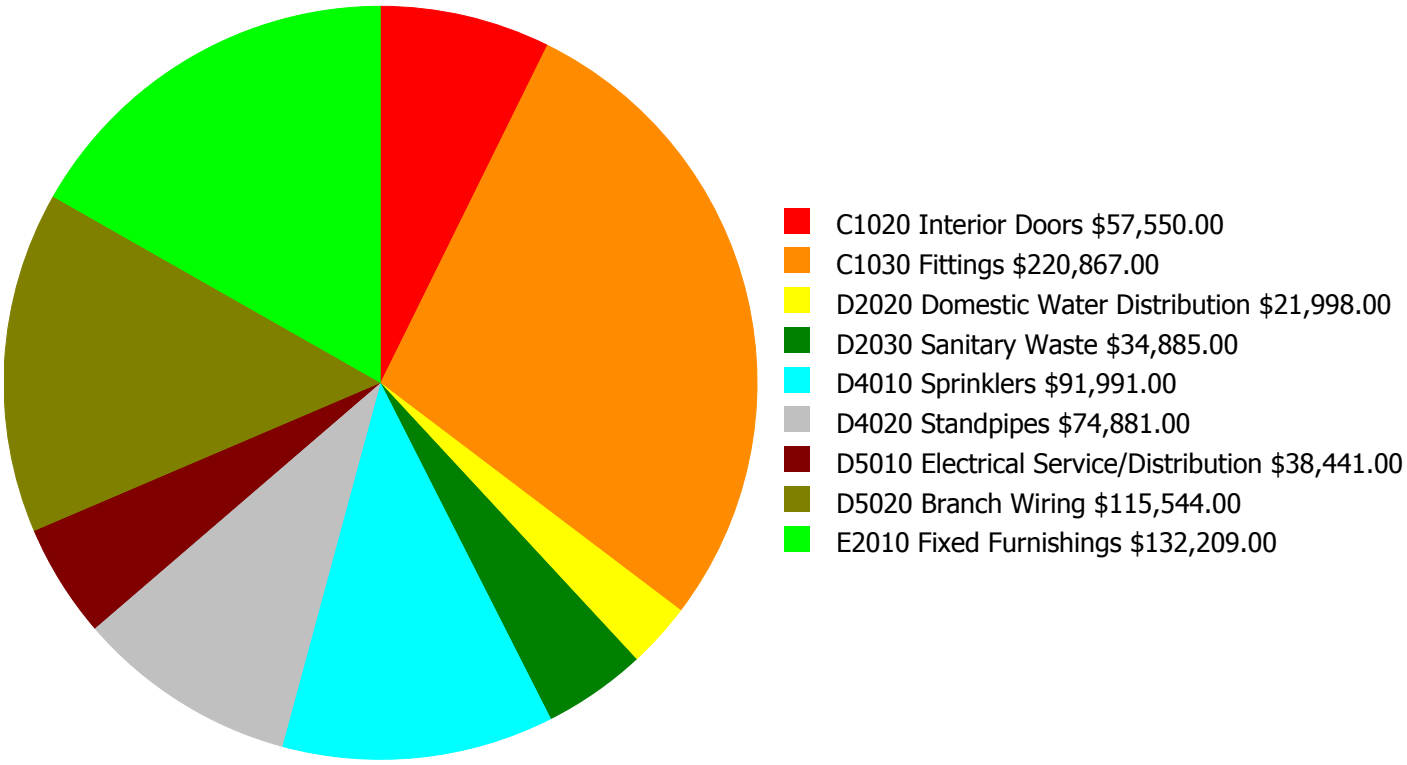
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

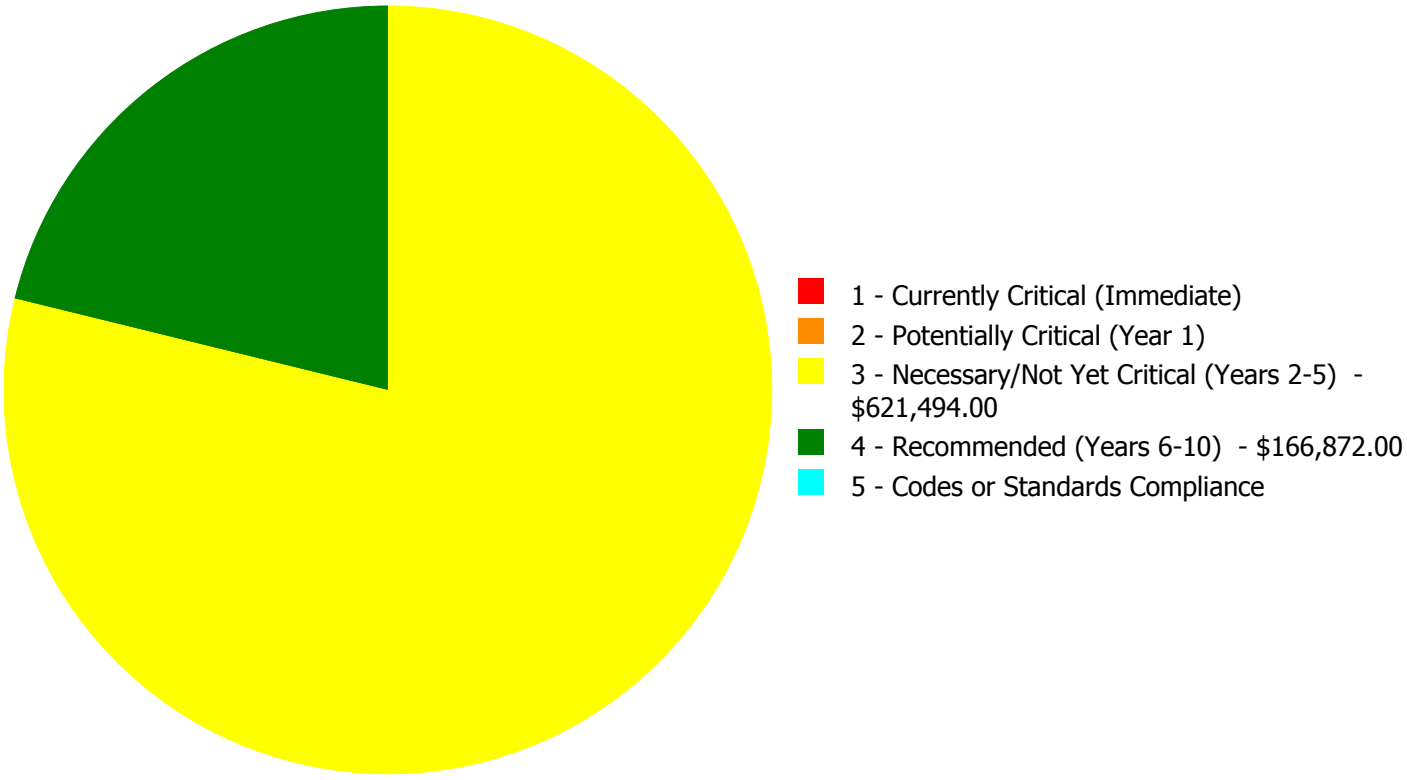
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $788,366.00

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: $788,366.00

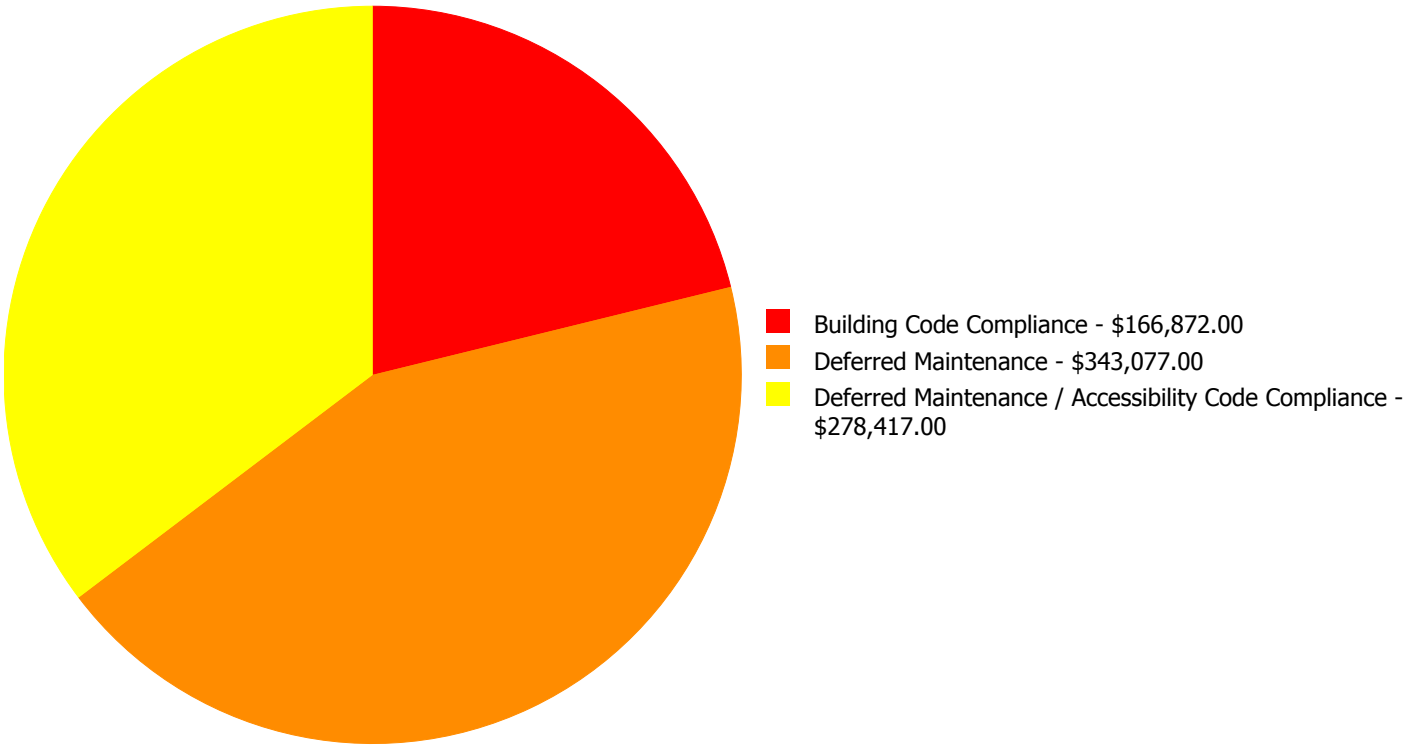
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
C1020	Interior Doors	$0.00	$0.00	$57,550.00	$0.00	$0.00	$57,550.00
C1030	Fittings	$0.00	$0.00	$220,867.00	$0.00	$0.00	$220,867.00
D2020	Domestic Water Distribution	$0.00	$0.00	$21,998.00	$0.00	$0.00	$21,998.00
D2030	Sanitary Waste	$0.00	$0.00	$34,885.00	$0.00	$0.00	$34,885.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$91,991.00	$0.00	$91,991.00
D4020	Standpipes	$0.00	$0.00	$0.00	$74,881.00	$0.00	$74,881.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$38,441.00	$0.00	$0.00	$38,441.00
D5020	Branch Wiring	$0.00	$0.00	$115,544.00	$0.00	$0.00	$115,544.00
E2010	Fixed Furnishings	$0.00	$0.00	$132,209.00	$0.00	$0.00	$132,209.00
	Total:	$0.00	$0.00	$621,494.00	$166,872.00	$0.00	$788,366.00

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: $788,366.00

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: C1020 - Interior Doors

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 20,200.00
Unit of Measure: S.F.
Estimate: $57,550.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

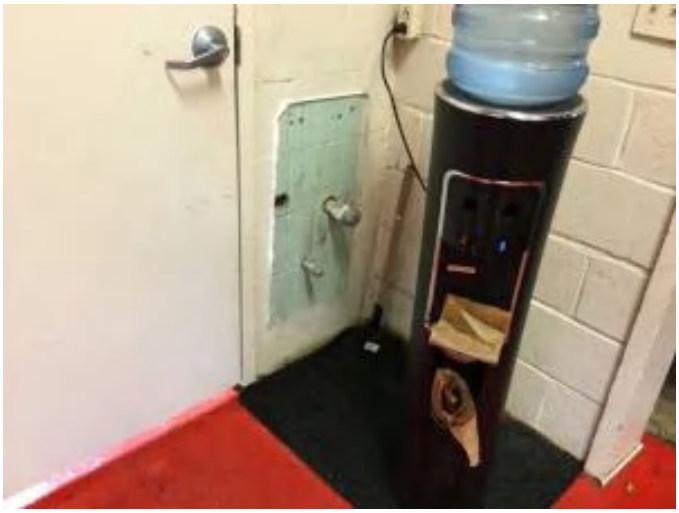
Notes: The interior doors are aged, failing, hardware is not ADA compliant and should be replaced.

System: C1030 - Fittings

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 20,200.00
Unit of Measure: S.F.
Estimate: $220,867.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

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

System: D2020 - Domestic Water Distribution



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 20,200.00
Unit of Measure: S.F.
Estimate: $21,998.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

Notes: The domestic water distribution system is aged and should be replaced. Currently unable to use domestic water due to health concerns.

System: D2030 - Sanitary Waste

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 20,200.00
Unit of Measure: S.F.
Estimate: $34,885.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

Notes: The sanitary waste system is aged, has reported periodic failures, and should be replaced.

System: D5010 - Electrical Service/Distribution

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 20,200.00
Unit of Measure: S.F.
Estimate: $38,441.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

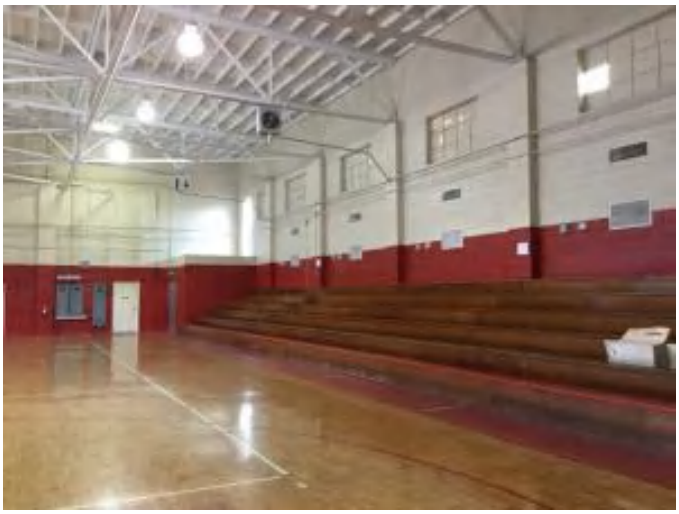
Notes: The electrical distribution system is operating properly due to an aggressive maintenance program but is aged, in marginal condition, and should be replaced.

System: D5020 - Branch Wiring

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 20,200.00
Unit of Measure: S.F.
Estimate: $115,544.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

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

System: E2010 - Fixed Furnishings



Location:	Throughout
Distress:	Beyond Service Life
Category:	Deferred Maintenance
Priority:	3 - Necessary/Not Yet Critical (Years 2-5)
Correction:	Renew System
Qty:	20,200.00
Unit of Measure:	S.F.
Estimate:	$132,209.00
Assessor Name:	Terence Davis
Date Created:	12/07/2016

Notes: The system is beyond its expected service life 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: 20,200.00
Unit of Measure: S.F.
Estimate: $91,991.00
Assessor Name: Terence Davis
Date Created: 12/20/2016

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 20,200.00
Unit of Measure: S.F.
Estimate: $74,881.00
Assessor Name: Terence Davis
Date Created: 12/20/2016

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	6,775
Year Built:	1963
Last Renovation:	
Replacement Value:	$1,230,311
Repair Cost:	$107,025.00
Total FCI:	8.70 %
Total RSLI:	35.56 %
FCA Score:	91.30

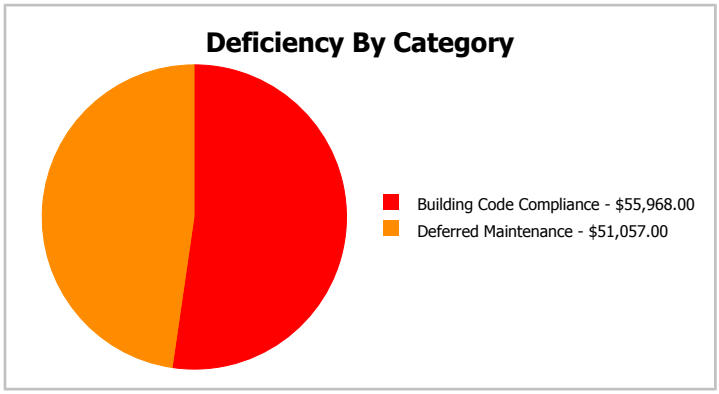
Description:

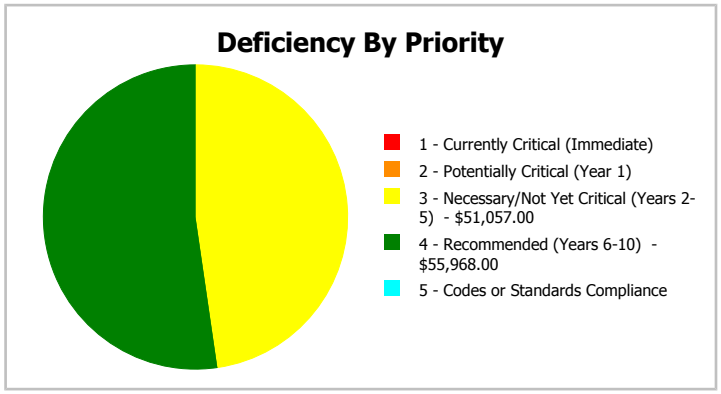
The narrative for this building is included in the Executive Summary Description at the front of this report.

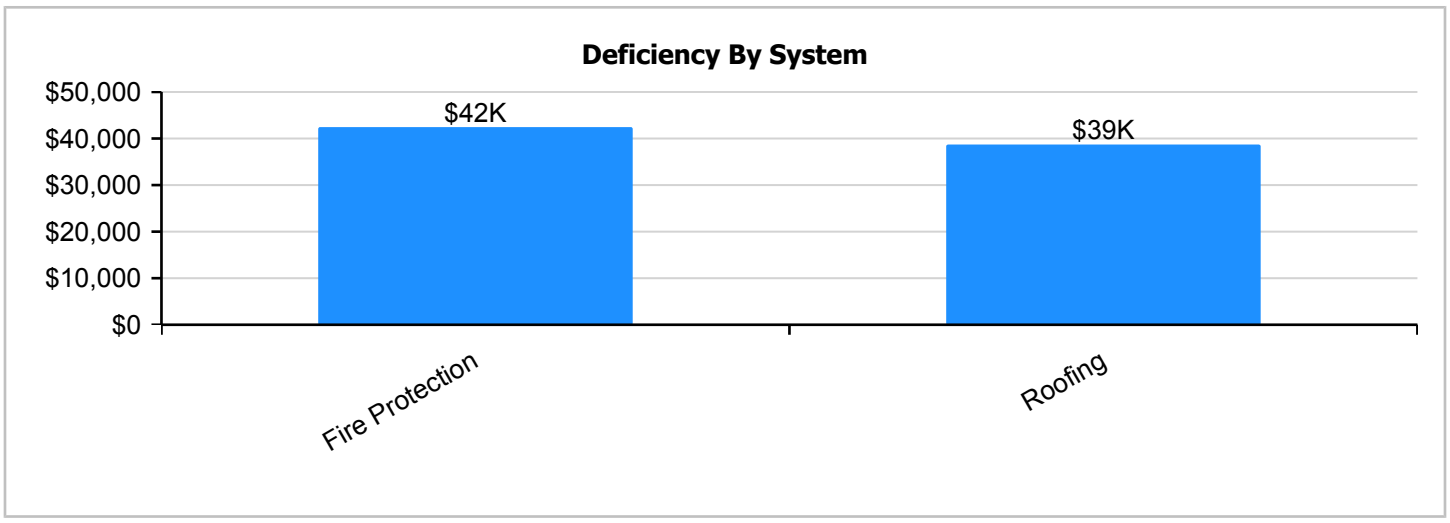
Attributes: This asset has no attributes.

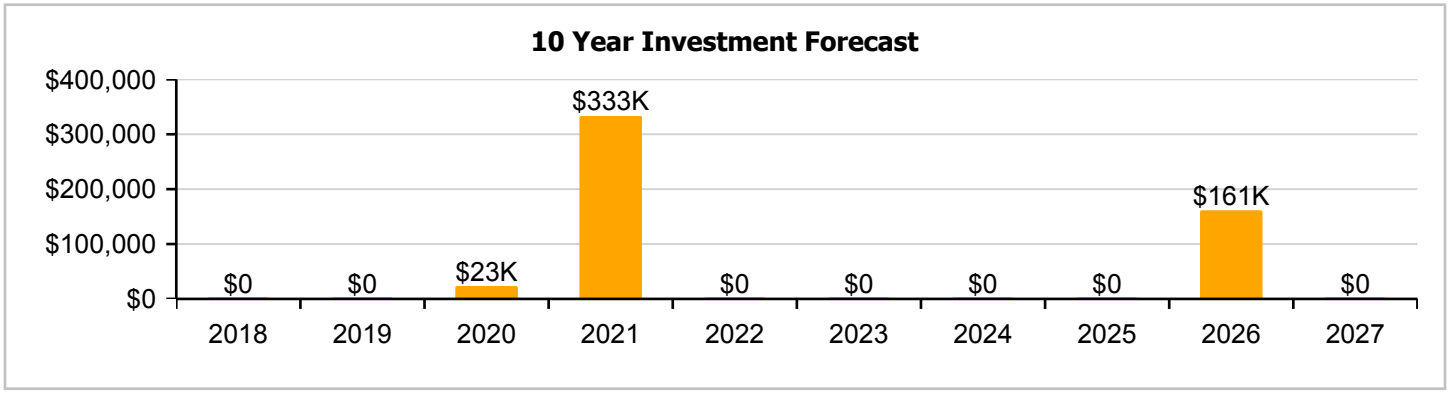
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	6,775
Year Built:	1963	Last Renovation:	
Repair Cost:	$107,025	Replacement Value:	$1,230,311
FCI:	8.70 %	RSLI%:	35.56 %









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	46.00 %	0.00 %	$0.00
B10 - Superstructure	46.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	46.35 %	0.00 %	$0.00
B30 - Roofing	0.00 %	147.61 %	$51,057.00
C10 - Interior Construction	26.68 %	0.00 %	$0.00
C30 - Interior Finishes	28.09 %	0.00 %	$0.00
D20 - Plumbing	46.67 %	0.00 %	$0.00
D30 - HVAC	40.81 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$55,968.00
D50 - Electrical	40.57 %	0.00 %	$0.00
E10 - Equipment	20.00 %	0.00 %	$0.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
Totals:	**35.56 %**	**8.70 %**	**$107,025.00**

Photo Album

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

1). West Elevation - Dec 06, 2016

2). South Elevation - Dec 06, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.88	S.F.	6,775	100	1963	2063		46.00 %	0.00 %	46			$33,062
A1030	Slab on Grade	$8.61	S.F.	6,775	100	1963	2063		46.00 %	0.00 %	46			$58,333
B1010	Floor Construction	$1.66	S.F.	6,775	100	1963	2063		46.00 %	0.00 %	46			$11,247
B1020	Roof Construction	$16.08	S.F.	6,775	100	1963	2063		46.00 %	0.00 %	46			$108,942
B2010	Exterior Walls	$9.61	S.F.	6,775	100	1963	2063		46.00 %	0.00 %	46			$65,108
B2020	Exterior Windows	$9.57	S.F.	6,775	30	2001	2031		46.67 %	0.00 %	14			$64,837
B2030	Exterior Doors	$1.07	S.F.	6,775	30	2001	2031		46.67 %	0.00 %	14			$7,249
B3010120	Single Ply Membrane	$6.98	S.F.	2,000	20	1996	2016		0.00 %	150.00 %	-1		$20,940.00	$13,960
B3010140	Asphalt Shingles	$4.32	S.F.	4,775	20	1996	2016		0.00 %	146.00 %	-1		$30,117.00	$20,628
C1010	Partitions	$11.01	S.F.	6,775	75	1963	2038		28.00 %	0.00 %	21			$74,593
C1020	Interior Doors	$2.59	S.F.	6,775	30	2001	2031		46.67 %	0.00 %	14			$17,547
C1030	Fittings	$9.94	S.F.	6,775	20	2001	2021		20.00 %	0.00 %	4			$67,344
C3010	Wall Finishes	$2.84	S.F.	6,775	10	2010	2020		30.00 %	0.00 %	3			$19,241
C3020	Floor Finishes	$11.60	S.F.	6,775	20	2001	2021		20.00 %	0.00 %	4			$78,590
C3030	Ceiling Finishes	$11.19	S.F.	6,775	25	2001	2026		36.00 %	0.00 %	9			$75,812
D2010	Plumbing Fixtures	$11.71	S.F.	6,775	30	2001	2031		46.67 %	0.00 %	14			$79,335
D2020	Domestic Water Distribution	$0.99	S.F.	6,775	30	2001	2031		46.67 %	0.00 %	14			$6,707
D2030	Sanitary Waste	$1.57	S.F.	6,775	30	2001	2031		46.67 %	0.00 %	14			$10,637
D3020	Heat Generating Systems	$5.19	S.F.	6,775	30	2001	2031		46.67 %	0.00 %	14			$35,162
D3030	Cooling Generating Systems	$5.37	S.F.	6,775	25	2001	2026		36.00 %	0.00 %	9			$36,382
D3040	Distribution Systems	$6.26	S.F.	6,775	30	2001	2031		46.67 %	0.00 %	14			$42,412
D3060	Controls & Instrumentation	$1.98	S.F.	6,775	20	2001	2021		20.00 %	0.00 %	4			$13,415
D4010	Sprinklers	$4.14	S.F.	6,775	20			2016	0.00 %	110.00 %	-1		$30,853.00	$28,049
D4020	Standpipes	$3.37	S.F.	6,775	20			2016	0.00 %	110.00 %	-1		$25,115.00	$22,832
D5010	Electrical Service/Distribution	$1.73	S.F.	6,775	40	2001	2041		60.00 %	0.00 %	24			$11,721
D5020	Branch Wiring	$5.20	S.F.	6,775	30	2001	2031		46.67 %	0.00 %	14			$35,230
D5020	Lighting	$12.12	S.F.	6,775	30	2001	2031		46.67 %	0.00 %	14			$82,113
D5030810	Security & Detection Systems	$1.91	S.F.	6,775	15	2001	2016	2021	26.67 %	0.00 %	4			$12,940
D5030910	Fire Alarm Systems	$3.46	S.F.	6,775	15	2001	2016	2021	26.67 %	0.00 %	4			$23,442
D5030920	Data Communication	$4.47	S.F.	6,775	15	2001	2016	2021	26.67 %	0.00 %	4			$30,284
D5090	Other Electrical Systems	$0.12	S.F.	6,775	20	2001	2021		20.00 %	0.00 %	4			$813
E1020	Institutional Equipment	$0.30	S.F.	6,775	20	2001	2021		20.00 %	0.00 %	4			$2,033
E2010	Fixed Furnishings	$5.95	S.F.	6,775	20	2001	2021		20.00 %	0.00 %	4			$40,311
								Total	**35.56 %**	**8.70 %**			**$107,025.00**	**$1,230,311**

System Notes

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

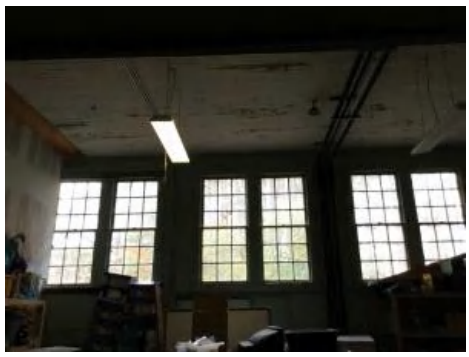
System: B1020 - Roof Construction

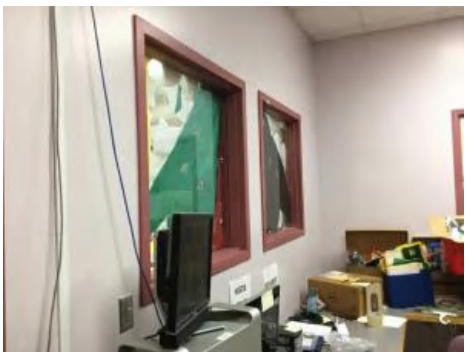
Note:

System: B2010 - Exterior Walls

Note:

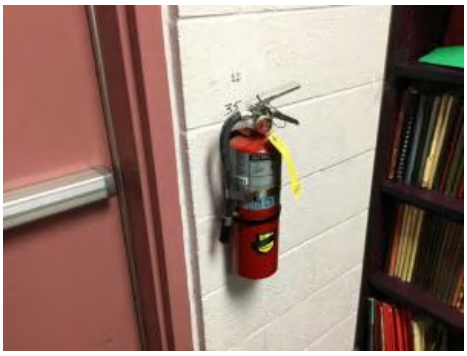
System: B2020 - Exterior Windows





Note:

System: B2030 - Exterior Doors



Note:

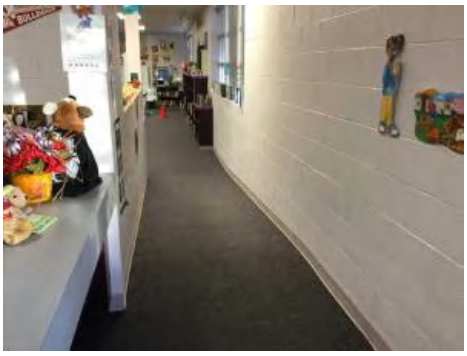
System: B3010120 - Single Ply Membrane

Note:

System: B3010140 - Asphalt Shingles

Note:

System: C1010 - Partitions

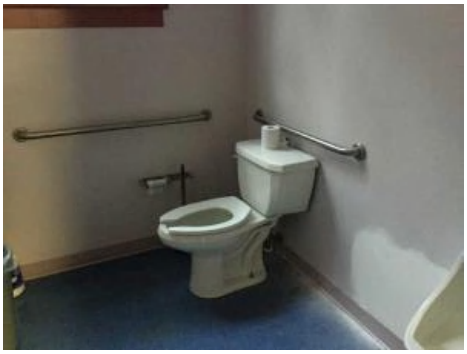


Note:

System: C1020 - Interior Doors

Note:

System: C1030 - Fittings

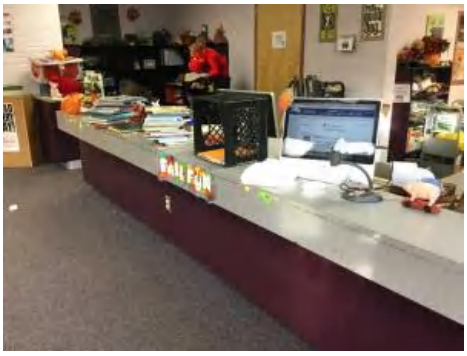


Note:

System: C3010 - Wall Finishes

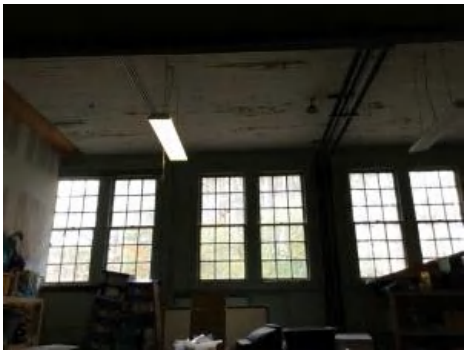
Note:

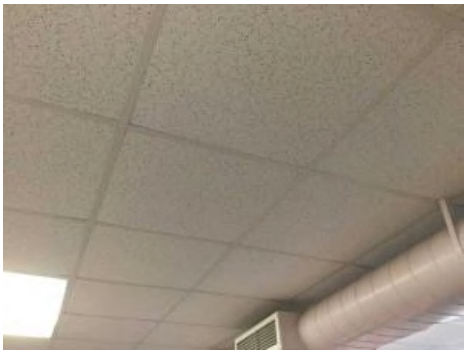
System: C3020 - Floor Finishes



Note:

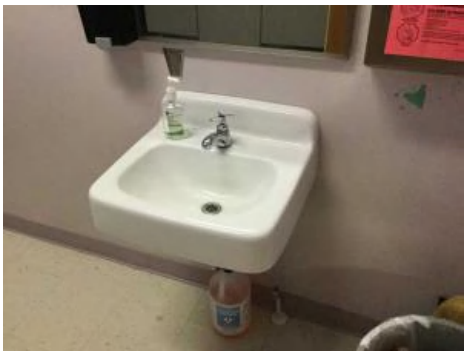
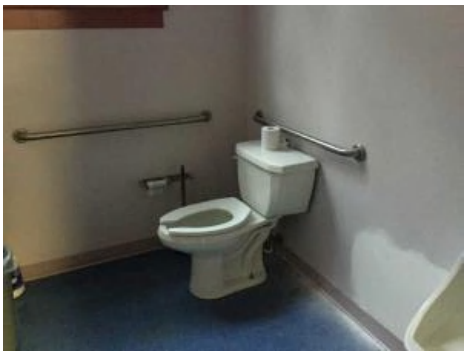
System: C3030 - Ceiling Finishes





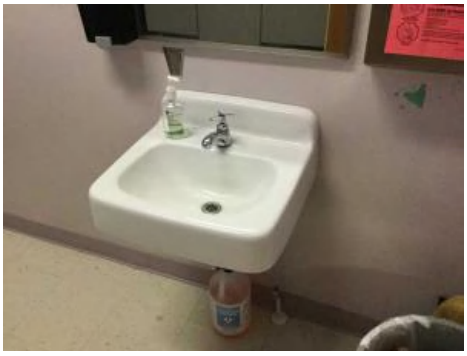
Note:

System: D2010 - Plumbing Fixtures

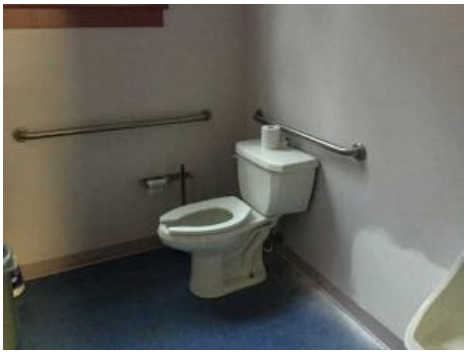
Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D3020 - Heat Generating Systems

Note:

System: D3030 - Cooling Generating Systems

Note:

System: D3040 - Distribution Systems

Note:

System: D3060 - Controls & Instrumentation

Note:

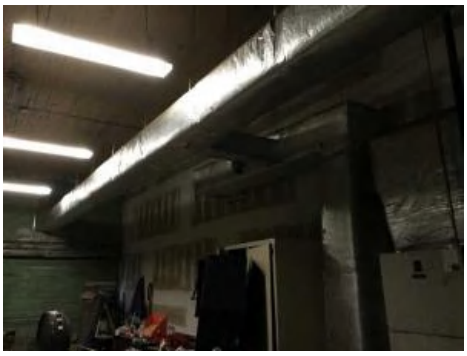
System: D5010 - Electrical Service/Distribution

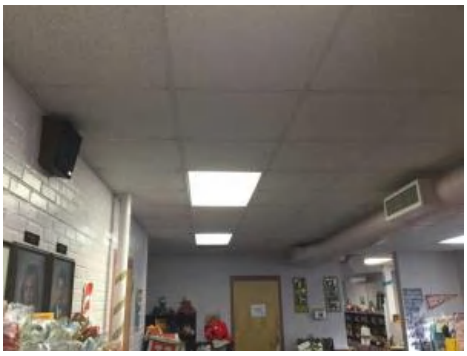
Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting



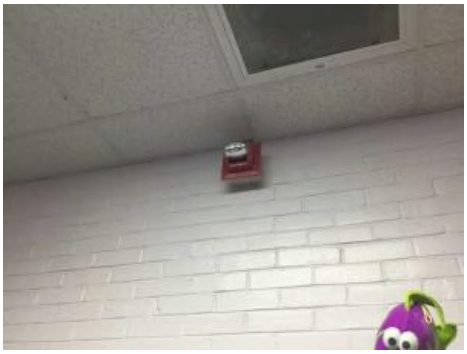


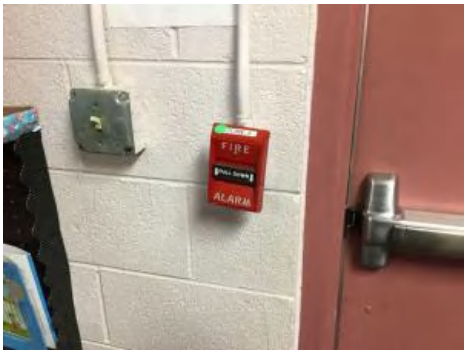
Note:

System: D5030810 - Security & Detection Systems

Note:

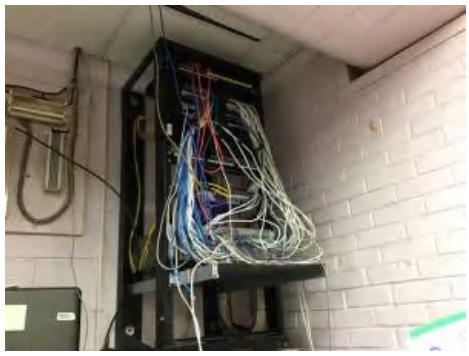
System: D5030910 - Fire Alarm Systems





Note:

System: D5030920 - Data Communication

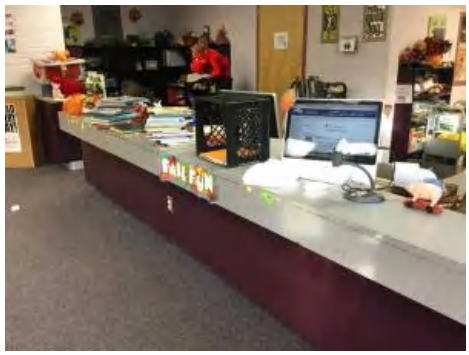


Note:

System: D5090 - Other Electrical Systems

Note:

System: E1020 - Institutional Equipment



Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

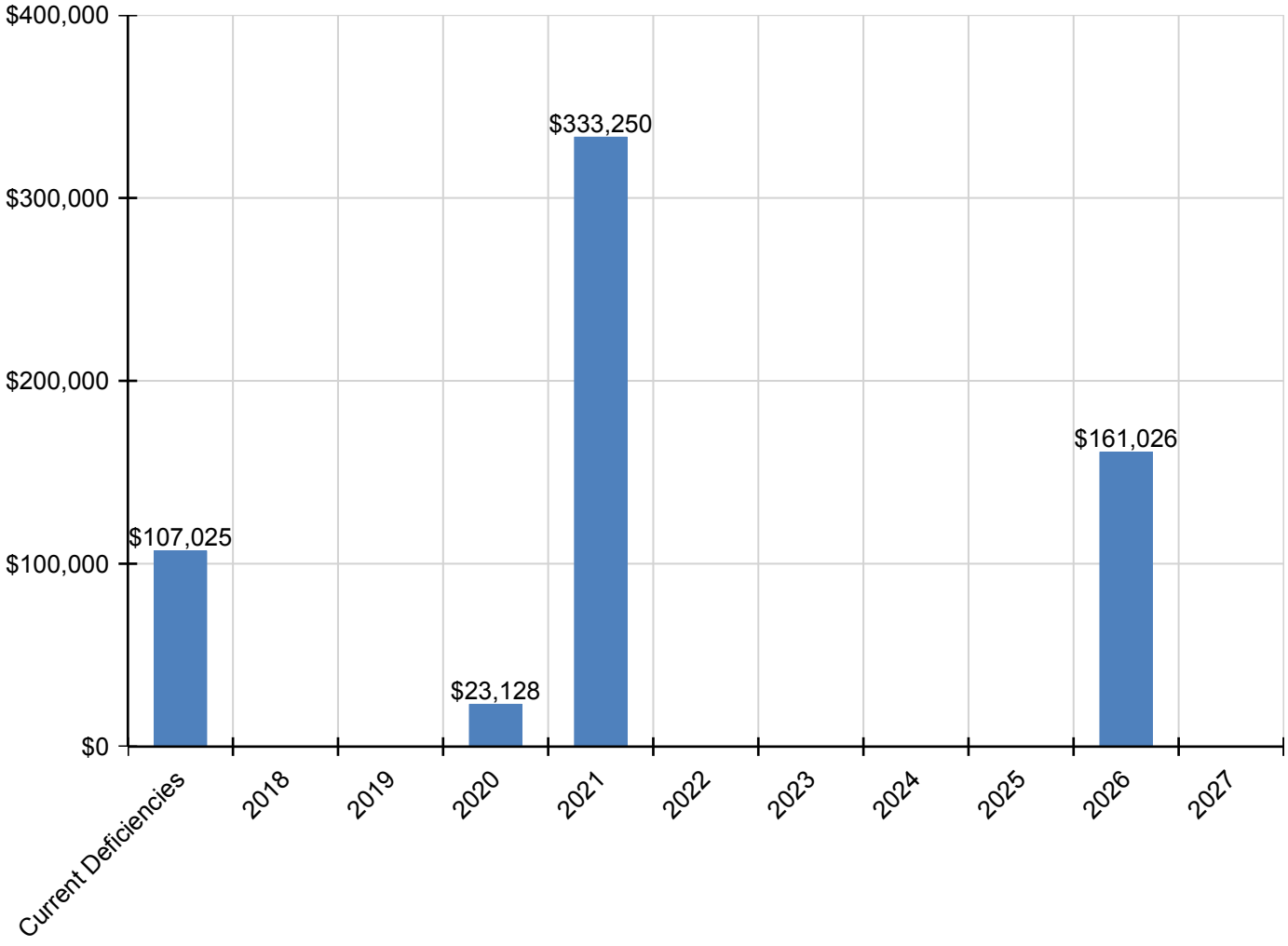
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$107,025**	**$0**	**$0**	**$23,128**	**$333,250**	**$0**	**$0**	**$0**	**$0**	**$161,026**	**$0**	**$624,428**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$20,940	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$20,940**
B3010140 - Asphalt Shingles	$30,117	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$30,117**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$83,375	$0	$0	$0	$0	$0	$0	**$83,375**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$23,128	$0	$0	$0	$0	$0	$0	$0	**$23,128**
C3020 - Floor Finishes	$0	$0	$0	$0	$97,299	$0	$0	$0	$0	$0	$0	**$97,299**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$108,809	$0	**$108,809**

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**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$52,217	$0	**$52,217**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$16,608	$0	$0	$0	$0	$0	$0	**$16,608**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$30,853	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$30,853**
D4020 - Standpipes	$25,115	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$25,115**
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	$16,020	$0	$0	$0	$0	$0	$0	**$16,020**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$29,022	$0	$0	$0	$0	$0	$0	**$29,022**
D5030920 - Data Communication	$0	$0	$0	$0	$37,494	$0	$0	$0	$0	$0	$0	**$37,494**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$1,006	$0	$0	$0	$0	$0	$0	**$1,006**
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	$2,517	$0	$0	$0	$0	$0	$0	**$2,517**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$49,907	$0	$0	$0	$0	$0	$0	**$49,907**

** Indicates non-renewable system*

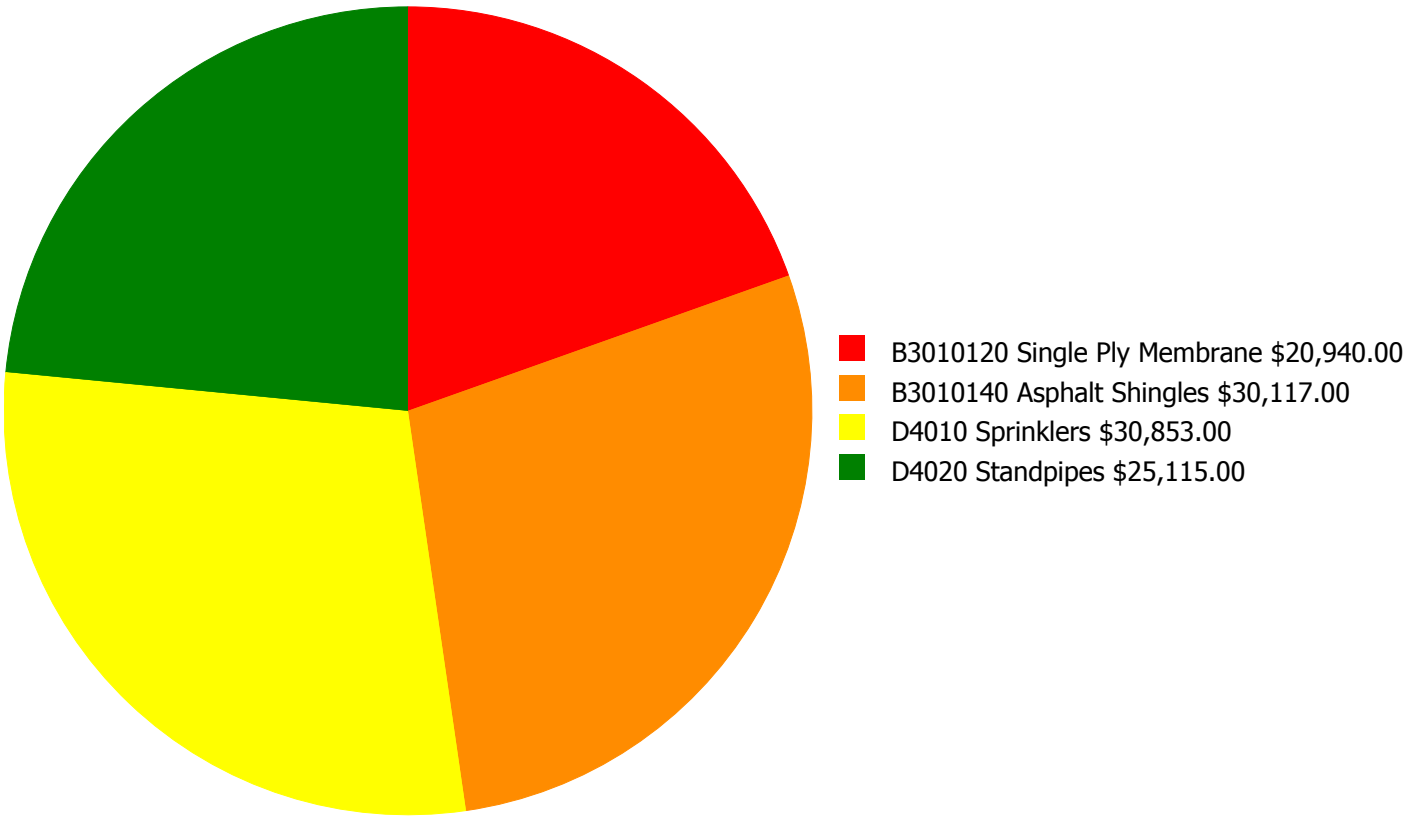
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

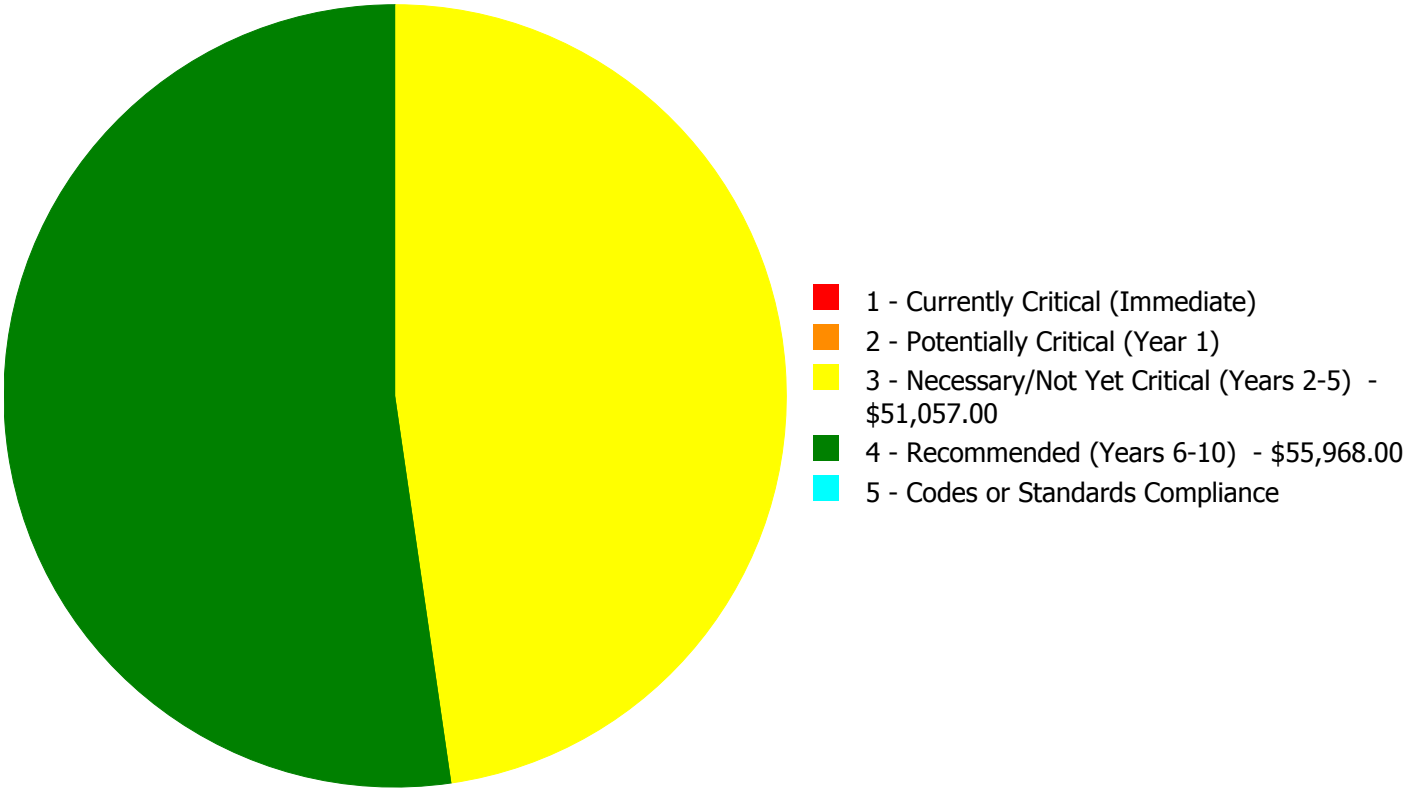
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $107,025.00

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: $107,025.00

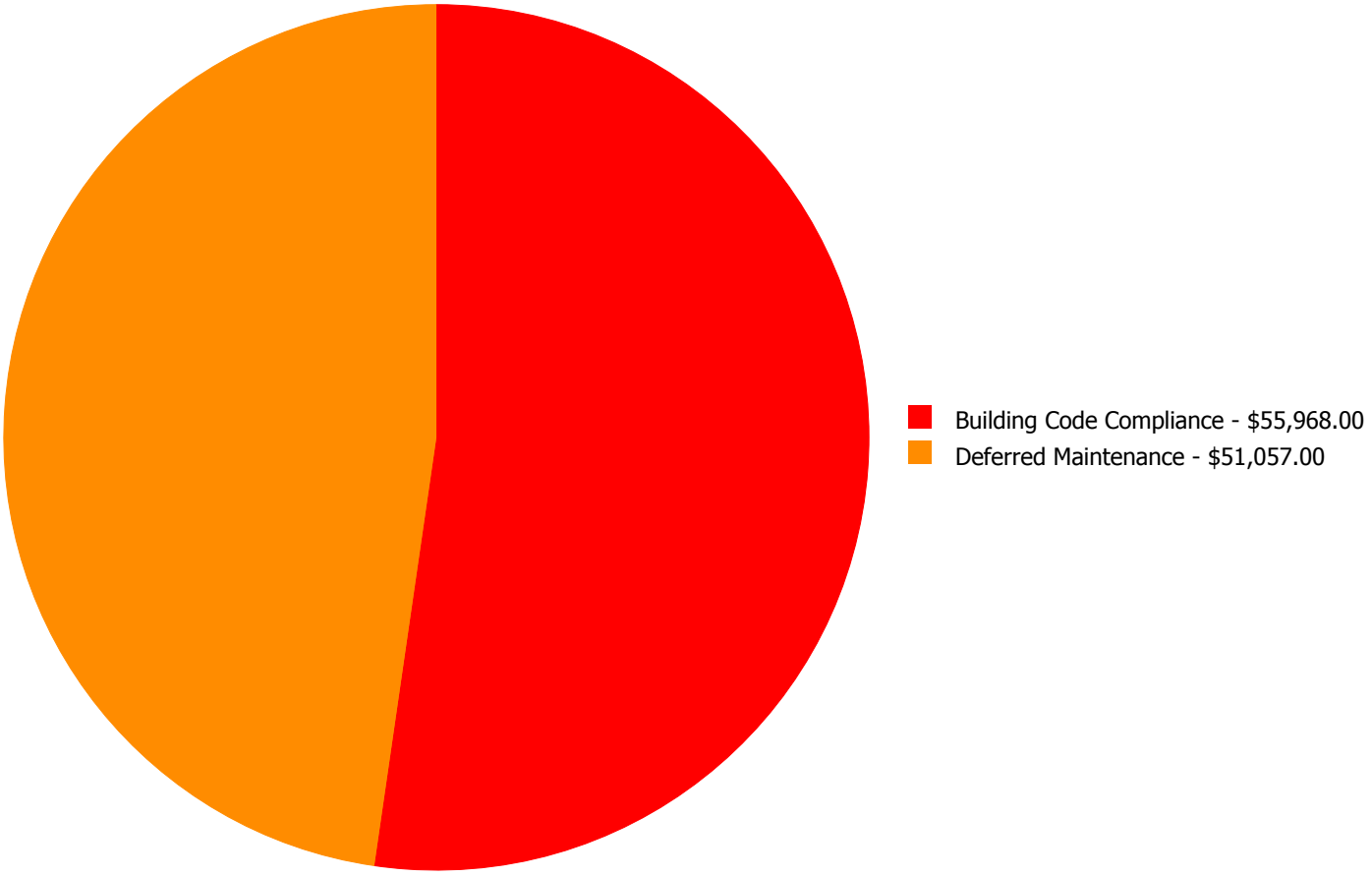
Deficiency By Priority Investment Table

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
B3010120	Single Ply Membrane	$0.00	$0.00	$20,940.00	$0.00	$0.00	$20,940.00
B3010140	Asphalt Shingles	$0.00	$0.00	$30,117.00	$0.00	$0.00	$30,117.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$30,853.00	$0.00	$30,853.00
D4020	Standpipes	$0.00	$0.00	$0.00	$25,115.00	$0.00	$25,115.00
	Total:	$0.00	$0.00	$51,057.00	$55,968.00	$0.00	$107,025.00

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: $107,025.00

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: B3010120 - Single Ply Membrane

Location: Media roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 2,000.00
Unit of Measure: S.F.
Estimate: $20,940.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

Notes: The EPDM adhered and ballasted roof coverings are aging, showing signs of failure and should be replaced.

System: B3010140 - Asphalt Shingles

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,775.00
Unit of Measure: S.F.
Estimate: $30,117.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 6,775.00
Unit of Measure: S.F.
Estimate: $30,853.00
Assessor Name: Terence Davis
Date Created: 12/20/2016

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 6,775.00
Unit of Measure: S.F.
Estimate: $25,115.00
Assessor Name: Terence Davis
Date Created: 12/20/2016

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	12,688
Year Built:	1964
Last Renovation:	
Replacement Value:	$2,190,964
Repair Cost:	$551,014.00
Total FCI:	25.15 %
Total RSLI:	25.05 %
FCA Score:	74.85

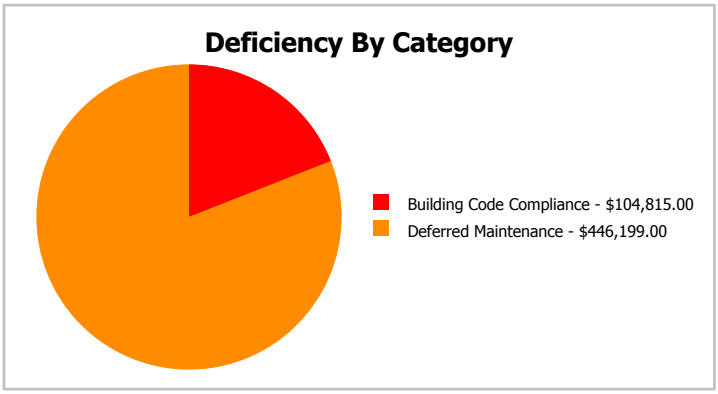
Description:

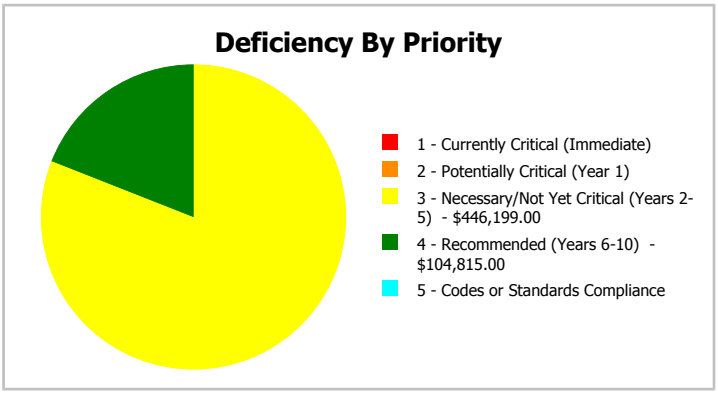
The narrative for this building is included in the Executive Summary Description at the front of this report.

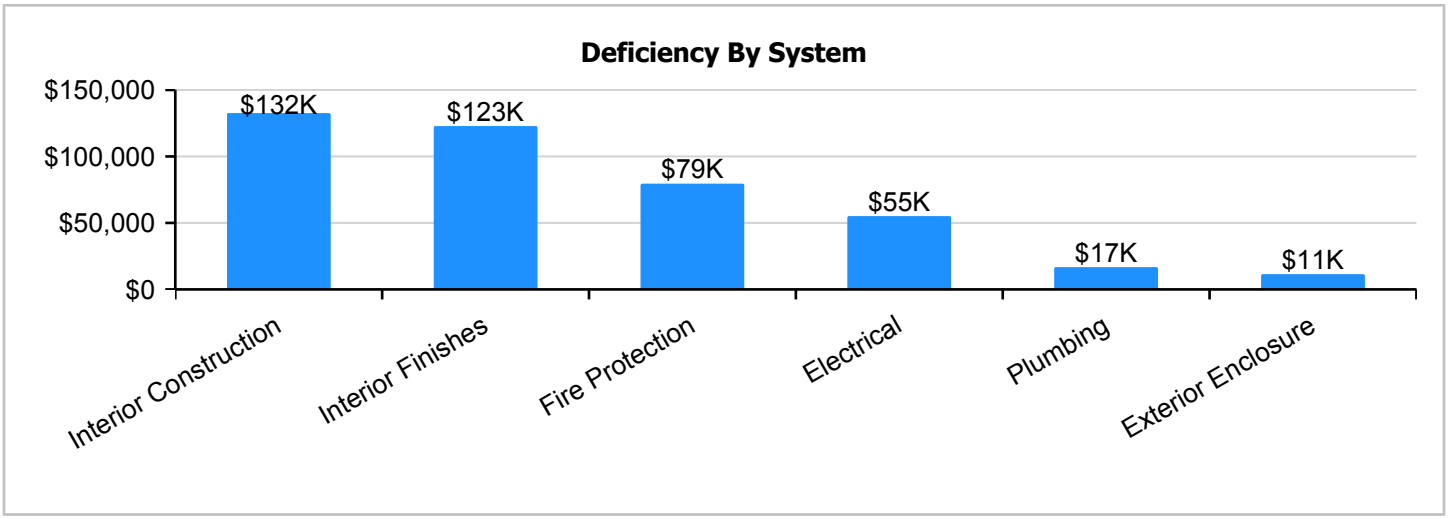
Attributes: This asset has no attributes.

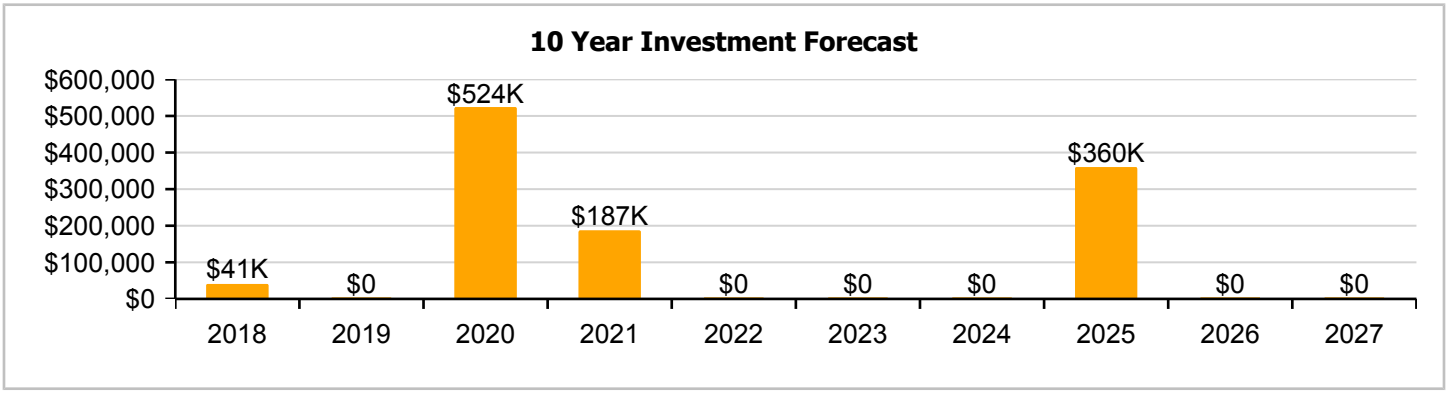
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	12,688
Year Built:	1964	Last Renovation:	
Repair Cost:	$551,014	Replacement Value:	$2,190,964
FCI:	25.15 %	RSLI%:	25.05 %









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	47.00 %	0.00 %	$0.00
B10 - Superstructure	47.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	42.29 %	11.02 %	$14,934.00
B30 - Roofing	15.00 %	0.00 %	$0.00
C10 - Interior Construction	13.72 %	58.55 %	$174,879.00
C30 - Interior Finishes	6.35 %	49.79 %	$161,899.00
D20 - Plumbing	41.53 %	12.10 %	$21,912.00
D30 - HVAC	23.72 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$104,815.00
D50 - Electrical	22.95 %	19.72 %	$72,575.00
E10 - Equipment	20.00 %	0.00 %	$0.00
Totals:	**25.05 %**	**25.15 %**	**$551,014.00**

Photo Album

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

1). North Elevation - Mar 06, 2017

2). East Elevation - Mar 06, 2017

3). South Elevation - Mar 06, 2017

4). West Elevation - Mar 06, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.88	S.F.	12,688	100	1964	2064		47.00 %	0.00 %	47			$61,917
A1030	Slab on Grade	$8.61	S.F.	12,688	100	1964	2064		47.00 %	0.00 %	47			$109,244
B1010	Floor Construction	$1.66	S.F.	12,688	100	1964	2064		47.00 %	0.00 %	47			$21,062
B1020	Roof Construction	$16.08	S.F.	12,688	100	1964	2064		47.00 %	0.00 %	47			$204,023
B2010	Exterior Walls	$9.61	S.F.	12,688	100	1964	2064		47.00 %	0.00 %	47			$121,932
B2030	Exterior Doors	$1.07	S.F.	12,688	30	1964	1994		0.00 %	110.00 %	-23		$14,934.00	$13,576
B3010120	Single Ply Membrane	$6.98	S.F.	12,688	20	2000	2020		15.00 %	0.00 %	3			$88,562
C1010	Partitions	$11.01	S.F.	12,688	75	1964	2039		29.33 %	0.00 %	22			$139,695
C1020	Interior Doors	$2.59	S.F.	12,688	30	1980	2010		0.00 %	110.00 %	-7		$36,148.00	$32,862
C1030	Fittings	$9.94	S.F.	12,688	20	1980	2000		0.00 %	110.00 %	-17		$138,731.00	$126,119
C3010	Wall Finishes	$2.84	S.F.	12,688	10	2008	2018		10.00 %	0.00 %	1			$36,034
C3020	Floor Finishes	$11.60	S.F.	12,688	20	1995	2015		0.00 %	110.00 %	-2		$161,899.00	$147,181
C3030	Ceiling Finishes	$11.19	S.F.	12,688	25	1995	2020		12.00 %	0.00 %	3			$141,979
D2010	Plumbing Fixtures	$11.71	S.F.	12,688	30	2001	2031		46.67 %	0.00 %	14			$148,576
D2020	Domestic Water Distribution	$0.99	S.F.	12,688	30	2001	2031		46.67 %	0.00 %	14			$12,561
D2030	Sanitary Waste	$1.57	S.F.	12,688	30	1964	1994		0.00 %	110.00 %	-23		$21,912.00	$19,920
D3040	Distribution Systems	$6.26	S.F.	12,688	30	1995	2025		26.67 %	0.00 %	8			$79,427
D3050	Terminal & Package Units	$13.65	S.F.	12,688	15	2005	2020		20.00 %	0.00 %	3			$173,191
D3060	Controls & Instrumentation	$1.98	S.F.	12,688	20	2005	2025		40.00 %	0.00 %	8			$25,122
D4010	Sprinklers	$4.14	S.F.	12,688	20			2016	0.00 %	110.00 %	-1		$57,781.00	$52,528
D4020	Standpipes	$3.37	S.F.	12,688	20			2016	0.00 %	110.00 %	-1		$47,034.00	$42,759
D5010	Electrical Service/Distribution	$1.73	S.F.	12,688	40	1995	2035		45.00 %	0.00 %	18			$21,950
D5020	Branch Wiring	$5.20	S.F.	12,688	30	1964	1994		0.00 %	110.00 %	-23		$72,575.00	$65,978
D5020	Lighting	$12.12	S.F.	12,688	30	1995	2025		26.67 %	0.00 %	8			$153,779
D5030810	Security & Detection Systems	$1.91	S.F.	12,688	15	2001	2016	2021	26.67 %	0.00 %	4			$24,234
D5030910	Fire Alarm Systems	$3.46	S.F.	12,688	15	2001	2016	2021	26.67 %	0.00 %	4			$43,900
D5030920	Data Communication	$4.47	S.F.	12,688	15	2001	2016	2021	26.67 %	0.00 %	4			$56,715
D5090	Other Electrical Systems	$0.12	S.F.	12,688	20	2001	2021		20.00 %	0.00 %	4			$1,523
E1090	Other Equipment	$1.94	S.F.	12,688	20	2001	2021		20.00 %	0.00 %	4			$24,615
								Total	**25.05 %**	**25.15 %**			**$551,014.00**	**$2,190,964**

System Notes

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

System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls

Note:

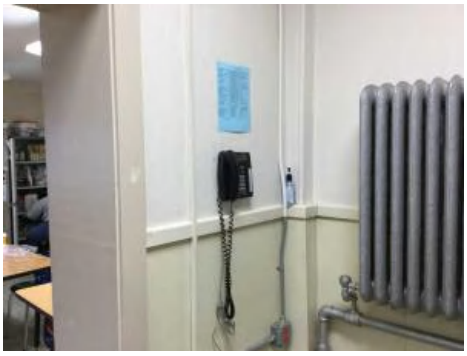
System: B2030 - Exterior Doors

Note:

System: B3010120 - Single Ply Membrane

Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors

Note:

System: C1030 - Fittings

Note:

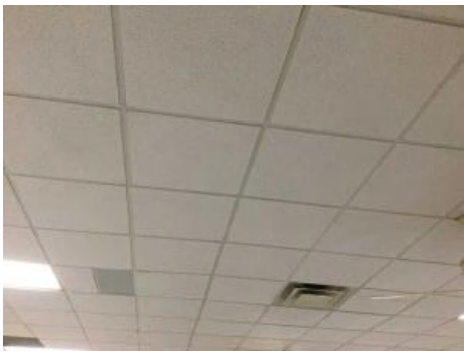
System: C3010 - Wall Finishes

Note:

System: C3020 - Floor Finishes

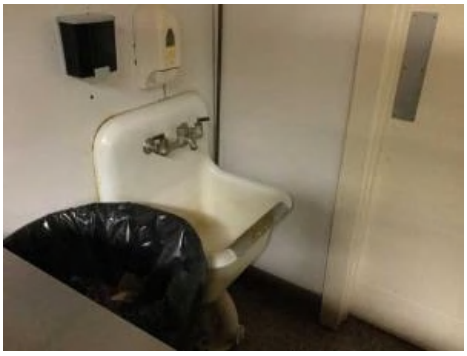
Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

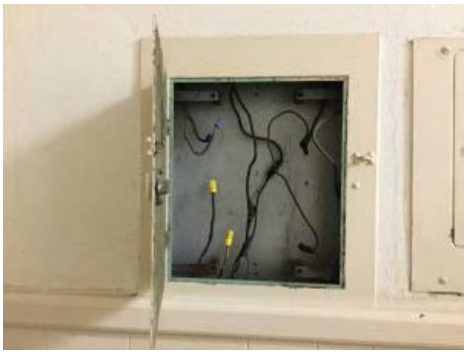
System: D3060 - Controls & Instrumentation

Note:

System: D5010 - Electrical Service/Distribution

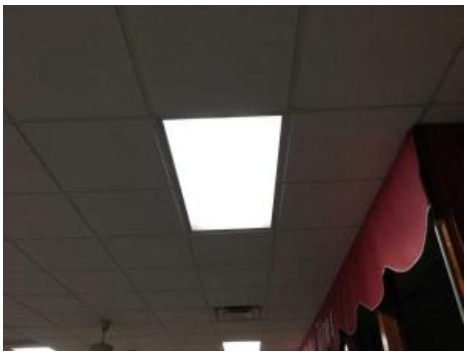
Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

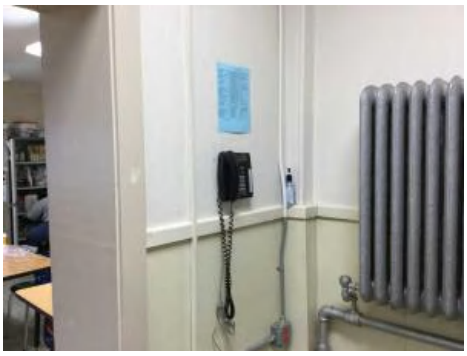
System: D5030810 - Security & Detection Systems

Note:

System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems

Note:

System: E1090 - Other Equipment

Note:

Renewal Schedule

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

Inflation Rate: 3%

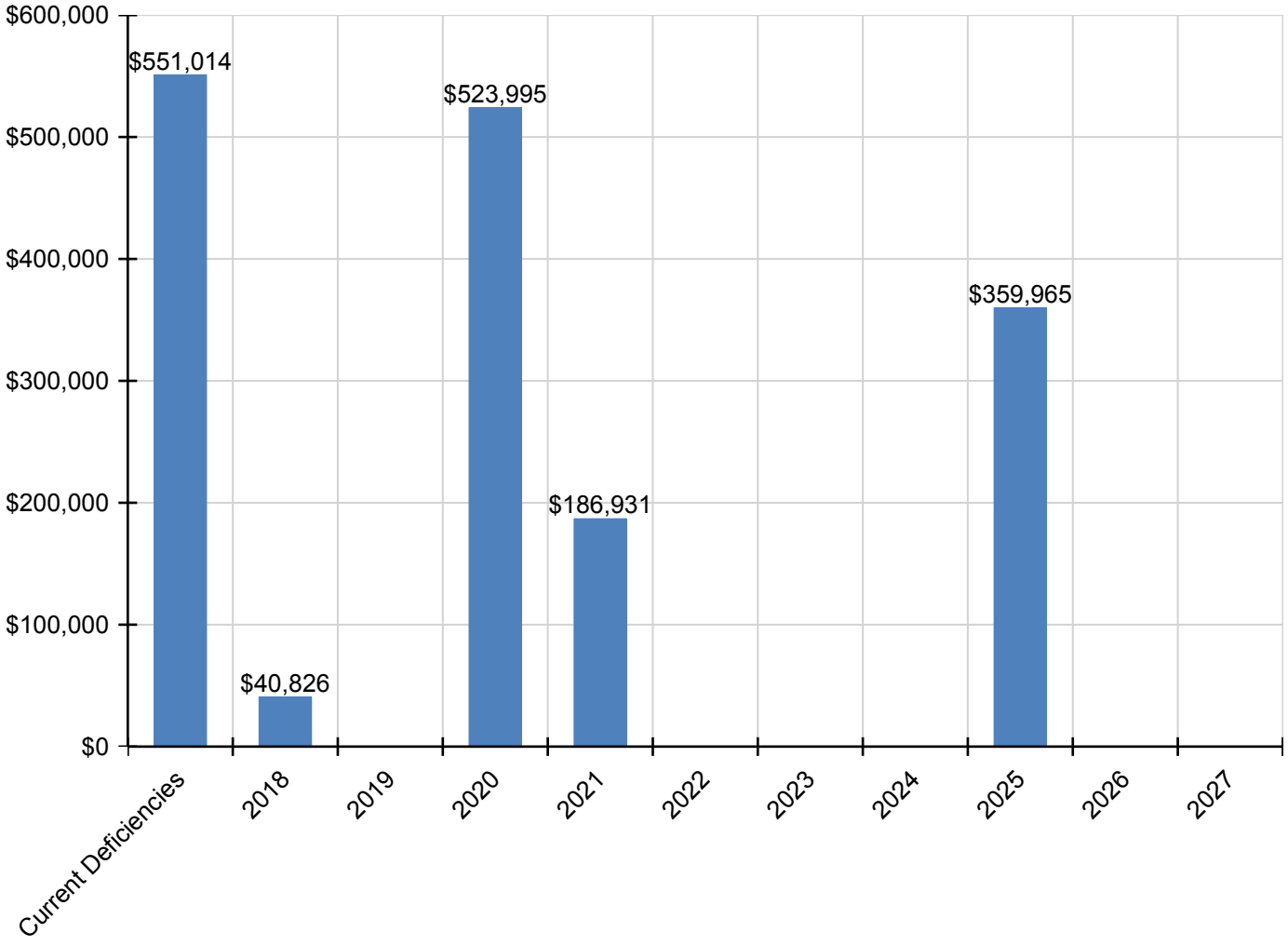
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$551,014**	**$40,826**	**$0**	**$523,995**	**$186,931**	**$0**	**$0**	**$0**	**$359,965**	**$0**	**$0**	**$1,662,732**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$14,934	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$14,934**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$145,161	$0	$0	$0	$0	$0	$0	$0	**$145,161**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$36,148	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$36,148**
C1030 - Fittings	$138,731	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$138,731**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$40,826	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$40,826**
C3020 - Floor Finishes	$161,899	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$161,899**
C3030 - Ceiling Finishes	$0	$0	$0	$170,659	$0	$0	$0	$0	$0	$0	$0	**$170,659**
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	$21,912	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$21,912**
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	$110,678	$0	$0	**$110,678**
D3050 - Terminal & Package Units	$0	$0	$0	$208,175	$0	$0	$0	$0	$0	$0	$0	**$208,175**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$35,006	$0	$0	**$35,006**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$57,781	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$57,781**
D4020 - Standpipes	$47,034	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$47,034**
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	$72,575	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$72,575**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$214,282	$0	$0	**$214,282**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$30,003	$0	$0	$0	$0	$0	$0	**$30,003**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$54,352	$0	$0	$0	$0	$0	$0	**$54,352**
D5030920 - Data Communication	$0	$0	$0	$0	$70,217	$0	$0	$0	$0	$0	$0	**$70,217**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$1,885	$0	$0	$0	$0	$0	$0	**$1,885**
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**
E1090 - Other Equipment	$0	$0	$0	$0	$30,474	$0	$0	$0	$0	$0	$0	**$30,474**

** Indicates non-renewable system*

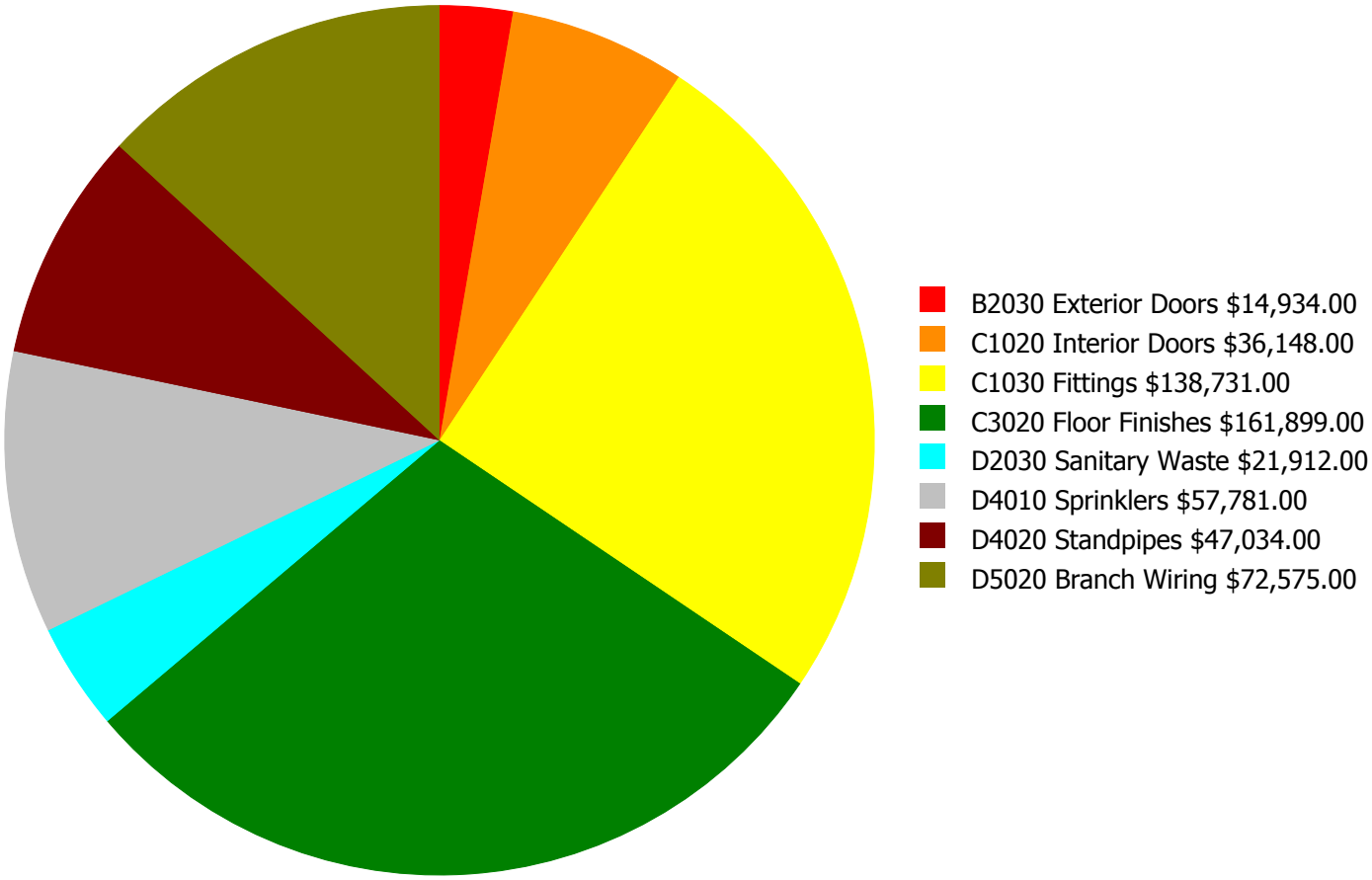
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

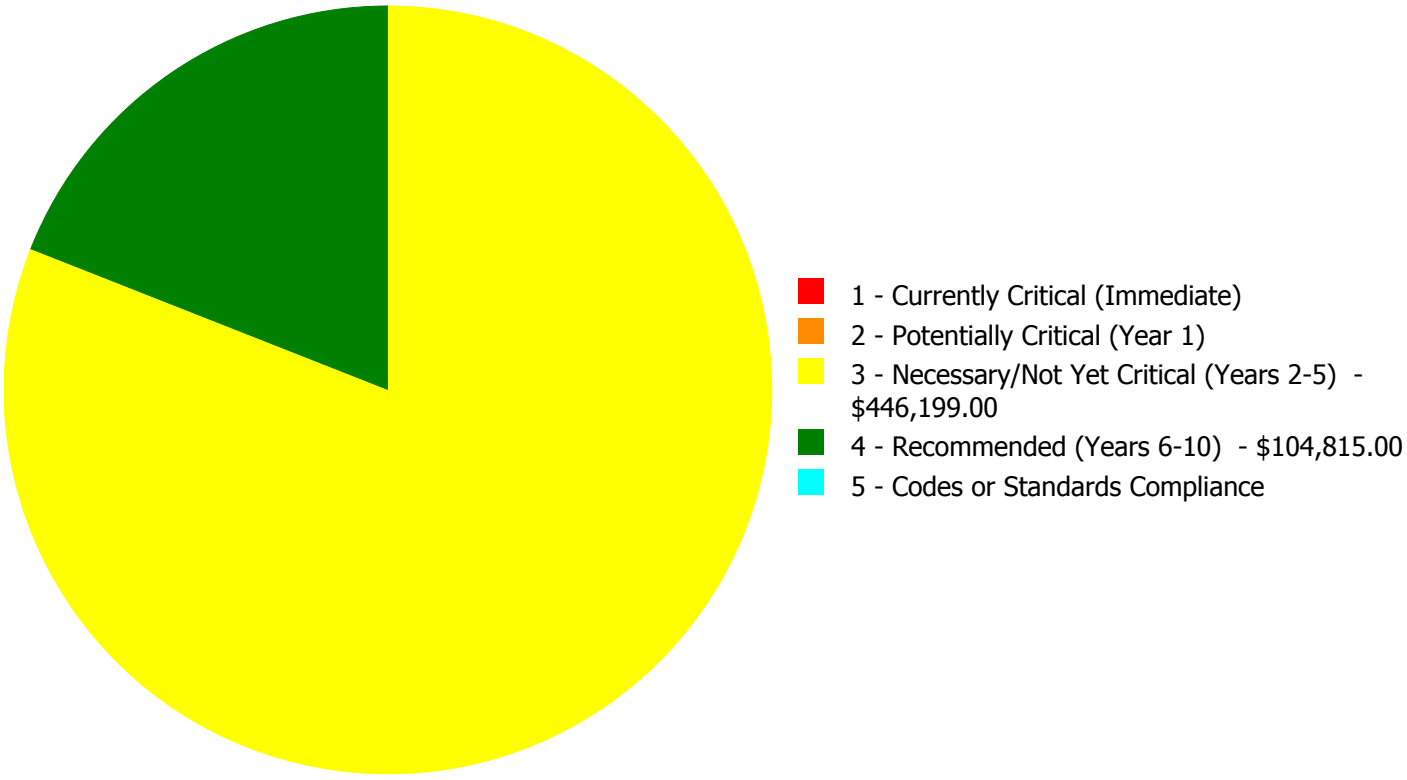
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $551,014.00

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: $551,014.00

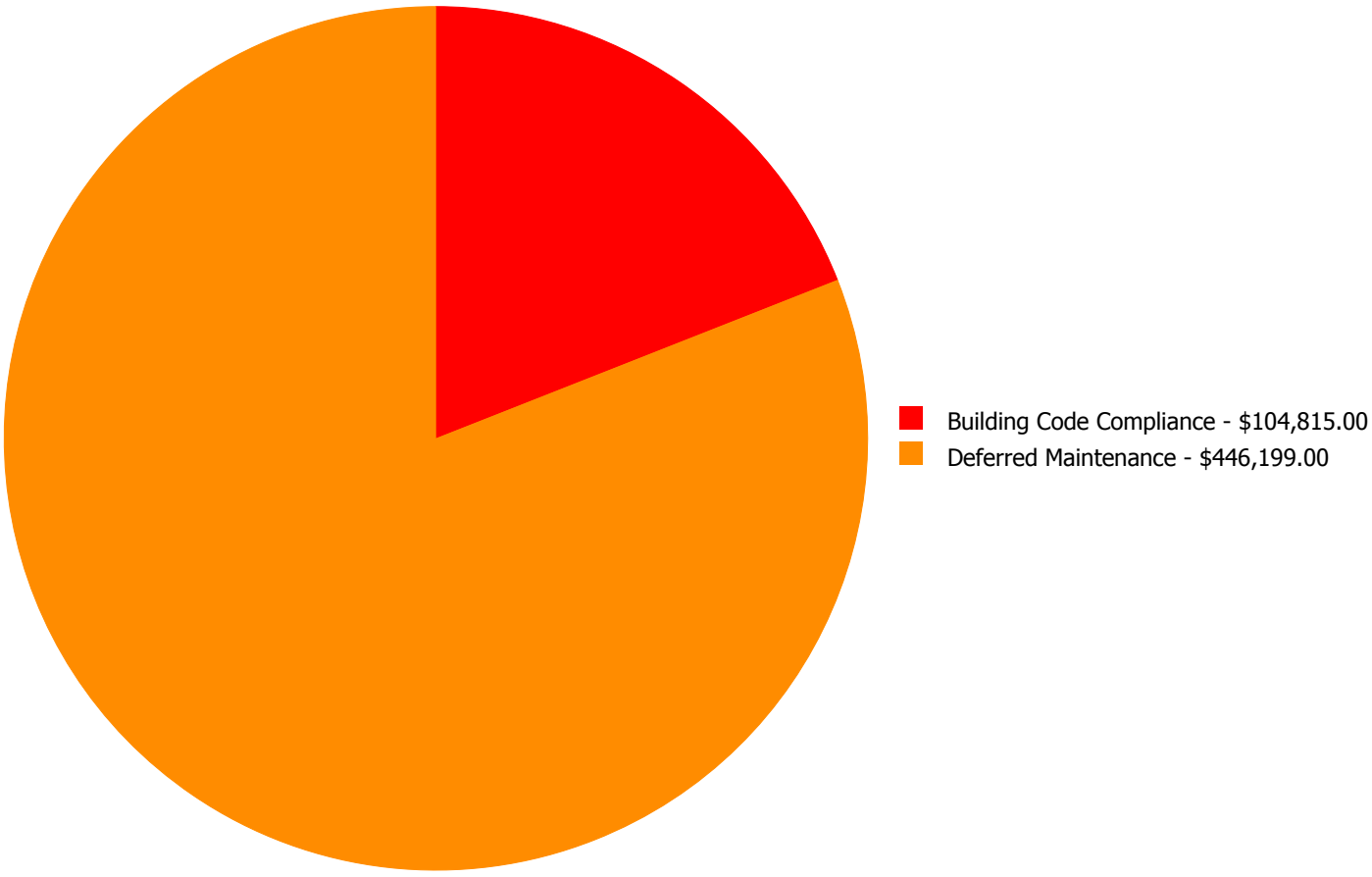
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2030	Exterior Doors	$0.00	$0.00	$14,934.00	$0.00	$0.00	$14,934.00
C1020	Interior Doors	$0.00	$0.00	$36,148.00	$0.00	$0.00	$36,148.00
C1030	Fittings	$0.00	$0.00	$138,731.00	$0.00	$0.00	$138,731.00
C3020	Floor Finishes	$0.00	$0.00	$161,899.00	$0.00	$0.00	$161,899.00
D2030	Sanitary Waste	$0.00	$0.00	$21,912.00	$0.00	$0.00	$21,912.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$57,781.00	$0.00	$57,781.00
D4020	Standpipes	$0.00	$0.00	$0.00	$47,034.00	$0.00	$47,034.00
D5020	Branch Wiring	$0.00	$0.00	$72,575.00	$0.00	$0.00	$72,575.00
	Total:	$0.00	$0.00	$446,199.00	$104,815.00	$0.00	$551,014.00

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: $551,014.00

Deficiency Details by Priority

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

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

System: B2030 - Exterior Doors

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,688.00
Unit of Measure: S.F.
Estimate: $14,934.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

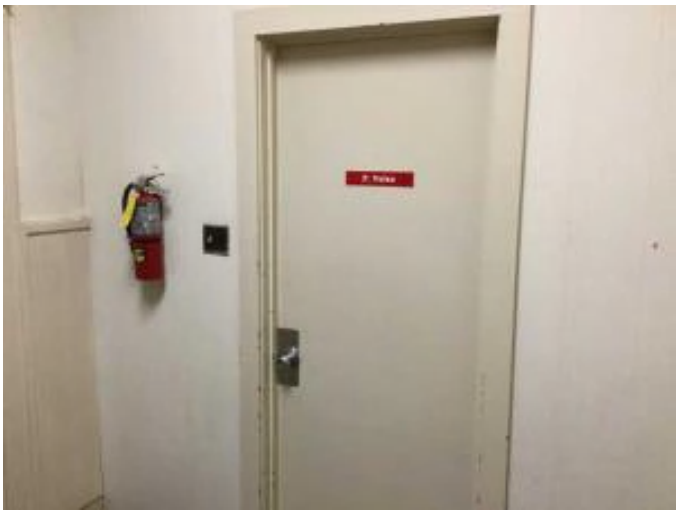
Notes: The original exterior doors are aged, rusted, and should be replaced.

System: C1020 - Interior Doors

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,688.00
Unit of Measure: S.F.
Estimate: $36,148.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

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

System: C1030 - Fittings



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,688.00
Unit of Measure: S.F.
Estimate: $138,731.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

Notes: The fittings throughout the building are aged, in marginal condition, and room signage are ADA non-compliance and system should be replaced.

System: C3020 - Floor Finishes

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,688.00
Unit of Measure: S.F.
Estimate: $161,899.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

Notes: The VCT flooring is aged, cracked, worn, and should be replaced.

System: D2030 - Sanitary Waste

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,688.00
Unit of Measure: S.F.
Estimate: $21,912.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

Notes: The sanitary waste system is aged, has reported periodic failures, and should be replaced.

System: D5020 - Branch Wiring

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,688.00
Unit of Measure: S.F.
Estimate: $72,575.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 12,688.00
Unit of Measure: S.F.
Estimate: $57,781.00
Assessor Name: Terence Davis
Date Created: 12/20/2016

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 12,688.00
Unit of Measure: S.F.
Estimate: $47,034.00
Assessor Name: Terence Davis
Date Created: 12/20/2016

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	81,395
Year Built:	1924
Last Renovation:	
Replacement Value:	$2,376,733
Repair Cost:	$1,163,054.00
Total FCI:	48.93 %
Total RSLI:	16.34 %
FCA Score:	51.07

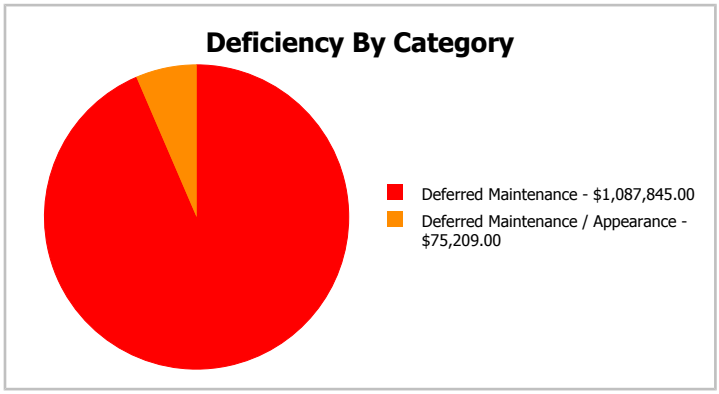
Description:

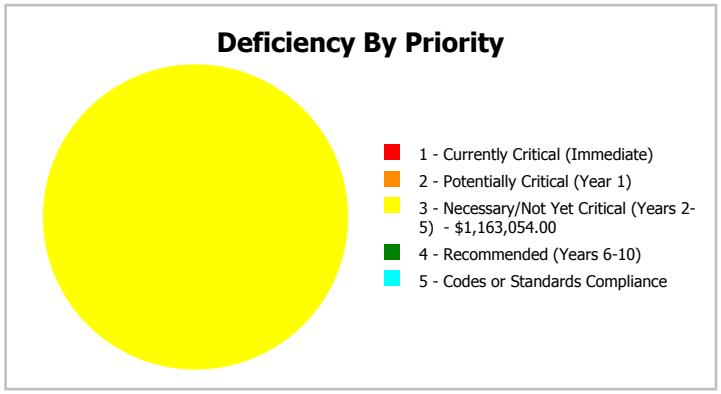
The narrative for this site is included in the Executive Summary Description at the front of this report.

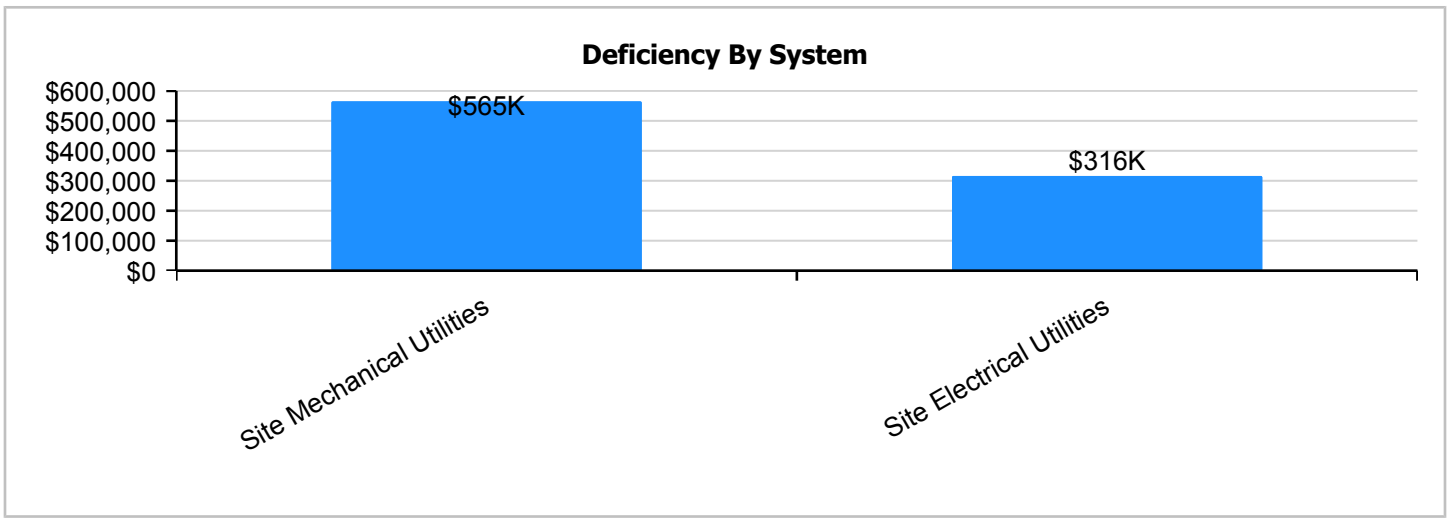
Attributes: This asset has no attributes.

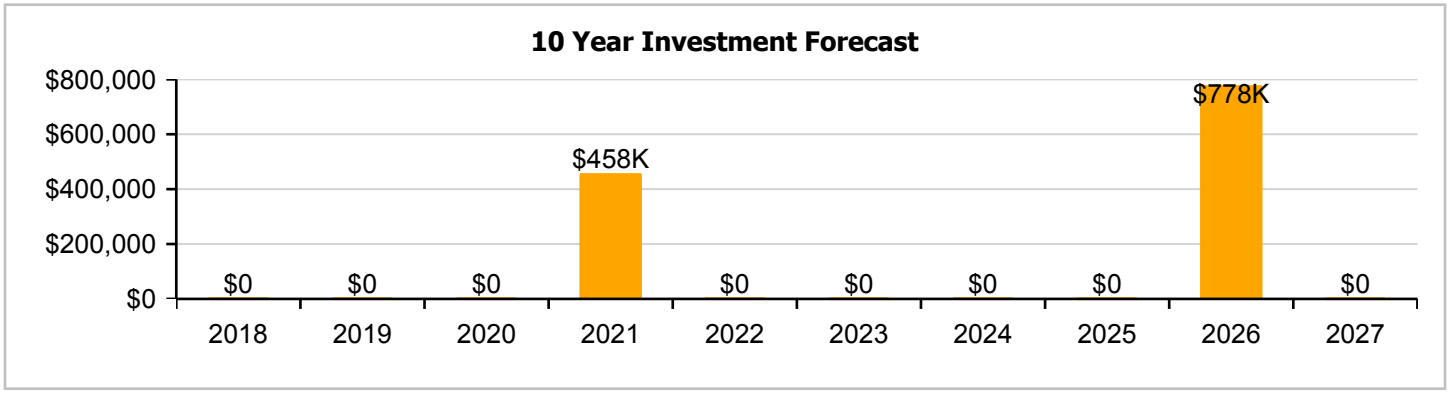
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	81,395
Year Built:	1924	Last Renovation:	
Repair Cost:	$1,163,054	Replacement Value:	$2,376,733
FCI:	48.93 %	RSLI%:	16.34 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	29.43 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	0.00 %	110.00 %	$745,823.00
G40 - Site Electrical Utilities	0.00 %	110.00 %	$417,231.00
Totals:	**16.34 %**	**48.93 %**	**$1,163,054.00**

Photo Album

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

1). Aerial Image of Benhaven Elementary School - Mar 03, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$3.81	S.F.	81,395	25	2001	2026		36.00 %	0.00 %	9			$310,115
G2020	Parking Lots	$1.33	S.F.	81,395	25	2001	2026		36.00 %	0.00 %	9			$108,255
G2030	Pedestrian Paving	$1.91	S.F.	81,395	30	2001	2031		46.67 %	0.00 %	14			$155,464
G2040105	Fence & Guardrails	$1.23	S.F.	81,395	30	2001	2031		46.67 %	0.00 %	14			$100,116
G2040950	Covered Walkways	$1.52	S.F.	81,395	25	2001	2026		36.00 %	0.00 %	9			$123,720
G2040950	Playing Field	$4.54	S.F.	81,395	20	2001	2021		20.00 %	0.00 %	4			$369,533
G2050	Landscaping	$1.87	S.F.	81,395	15	2001	2016		0.00 %	0.00 %	-1			$152,209
G3010	Water Supply	$2.34	S.F.	81,395	50	1964	2014		0.00 %	110.00 %	-3		$209,511.00	$190,464
G3020	Sanitary Sewer	$1.45	S.F.	81,395	50	1964	2014		0.00 %	110.00 %	-3		$129,825.00	$118,023
G3030	Storm Sewer	$4.54	S.F.	81,395	50	1964	2014		0.00 %	110.00 %	-3		$406,487.00	$369,533
G4010	Electrical Distribution	$2.35	S.F.	81,395	50	1964	2014		0.00 %	110.00 %	-3		$210,406.00	$191,278
G4020	Site Lighting	$1.47	S.F.	81,395	30	1964	1994		0.00 %	110.00 %	-23		$131,616.00	$119,651
G4030	Site Communications & Security	$0.84	S.F.	81,395	15	2001	2016		0.00 %	110.00 %	-1		$75,209.00	$68,372
								Total	**16.34 %**	**48.93 %**			**$1,163,054.00**	**$2,376,733**

System Notes

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

System: G2010 - Roadways

Note:

System: G2020 - Parking Lots

Note:

System: G2030 - Pedestrian Paving

Note:

System: G2040105 - Fence & Guardrails

Note:

System: G2040950 - Covered Walkways

Note:

System: G2040950 - Playing Field

Note:

System: G2050 - Landscaping

Note:

System: G3010 - Water Supply

Note:

System: G3020 - Sanitary Sewer

Note:

System: G3030 - Storm Sewer

Note:

System: G4010 - Electrical Distribution

Note:

System: G4020 - Site Lighting

Note:

System: G4030 - Site Communications & Security

Note:

Renewal Schedule

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

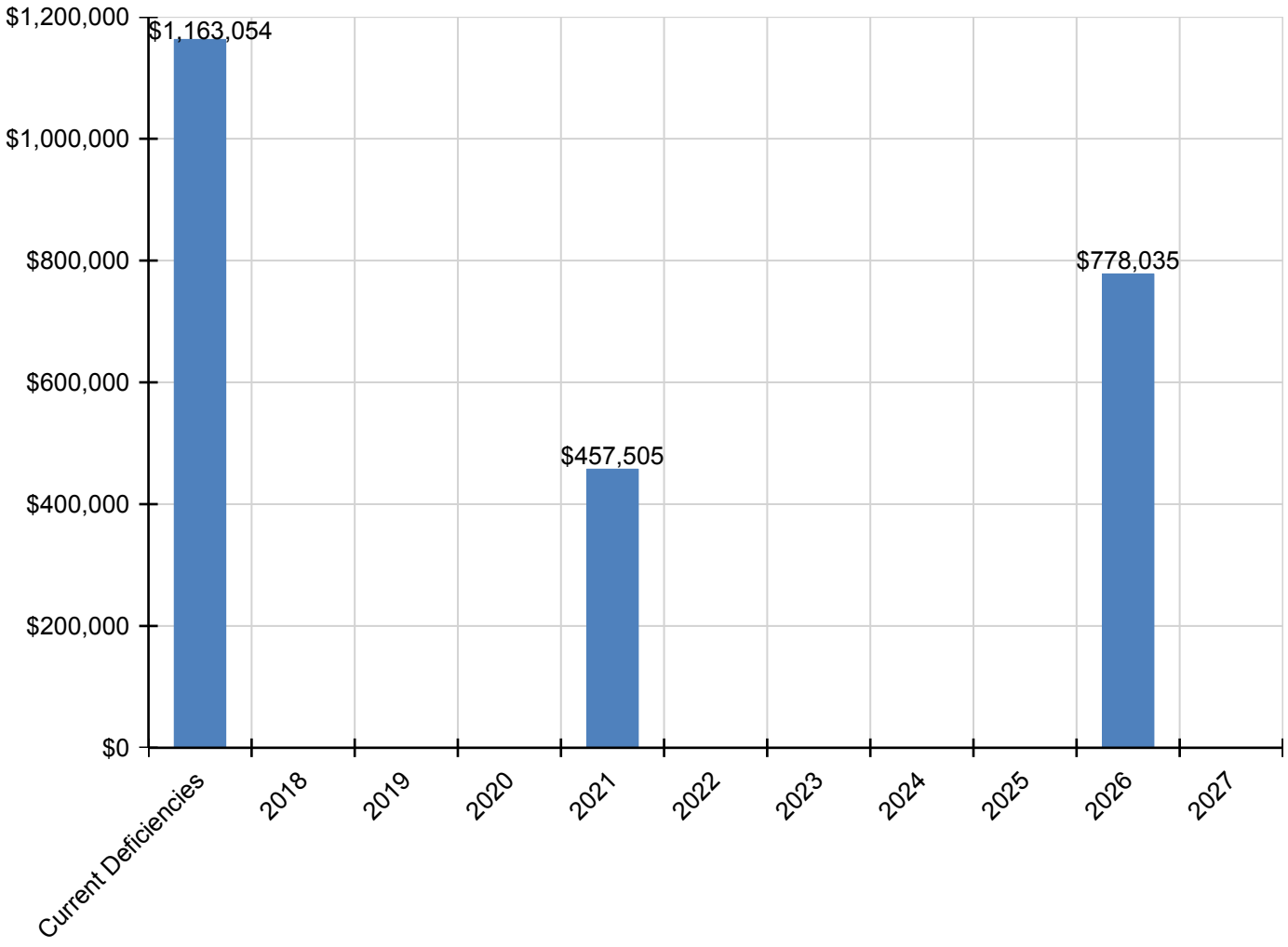
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$1,163,054**	**$0**	**$0**	**$0**	**$457,505**	**$0**	**$0**	**$0**	**$0**	**$778,035**	**$0**	**$2,398,594**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$445,092	$0	**$445,092**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$0	$0	$0	$155,374	$0	**$155,374**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Covered Walkways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$177,569	$0	**$177,569**
G2040950 - Playing Field	$0	$0	$0	$0	$457,505	$0	$0	$0	$0	$0	$0	**$457,505**
*** G2050 - Landscaping**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$209,511	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$209,511**
G3020 - Sanitary Sewer	$129,825	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$129,825**
G3030 - Storm Sewer	$406,487	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$406,487**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$210,406	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$210,406**
G4020 - Site Lighting	$131,616	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$131,616**
G4030 - Site Communications & Security	$75,209	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$75,209**

** Indicates non-renewable system*

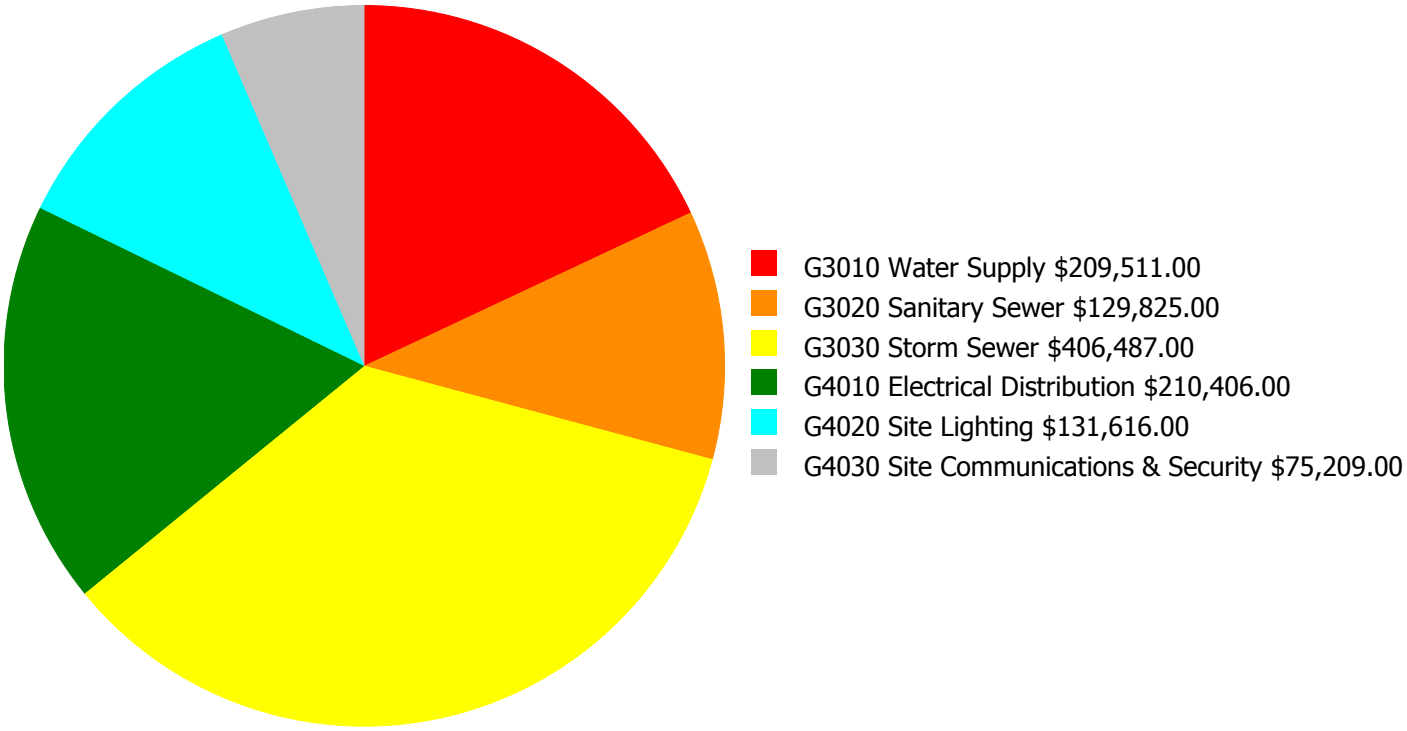
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

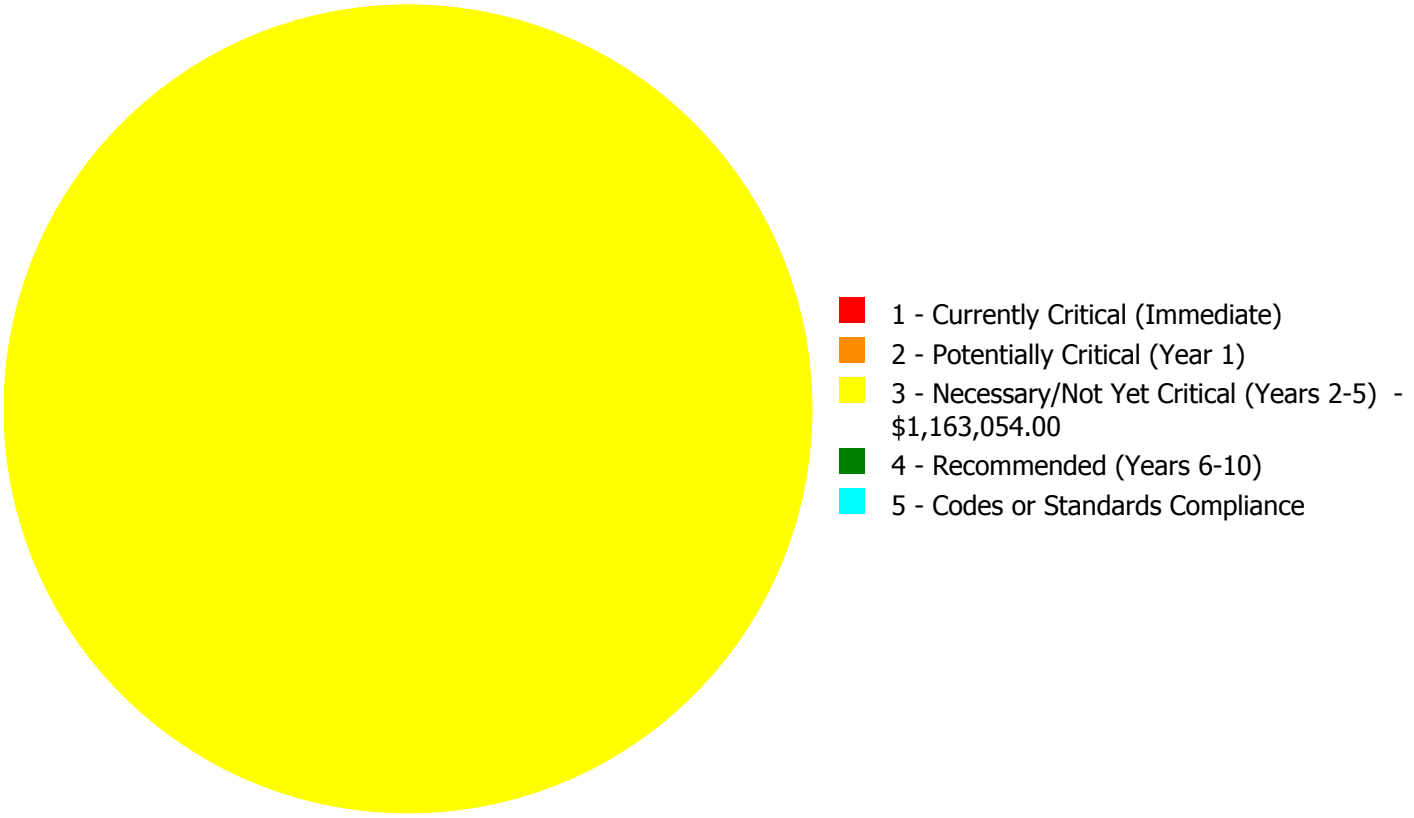
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $1,163,054.00

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: $1,163,054.00

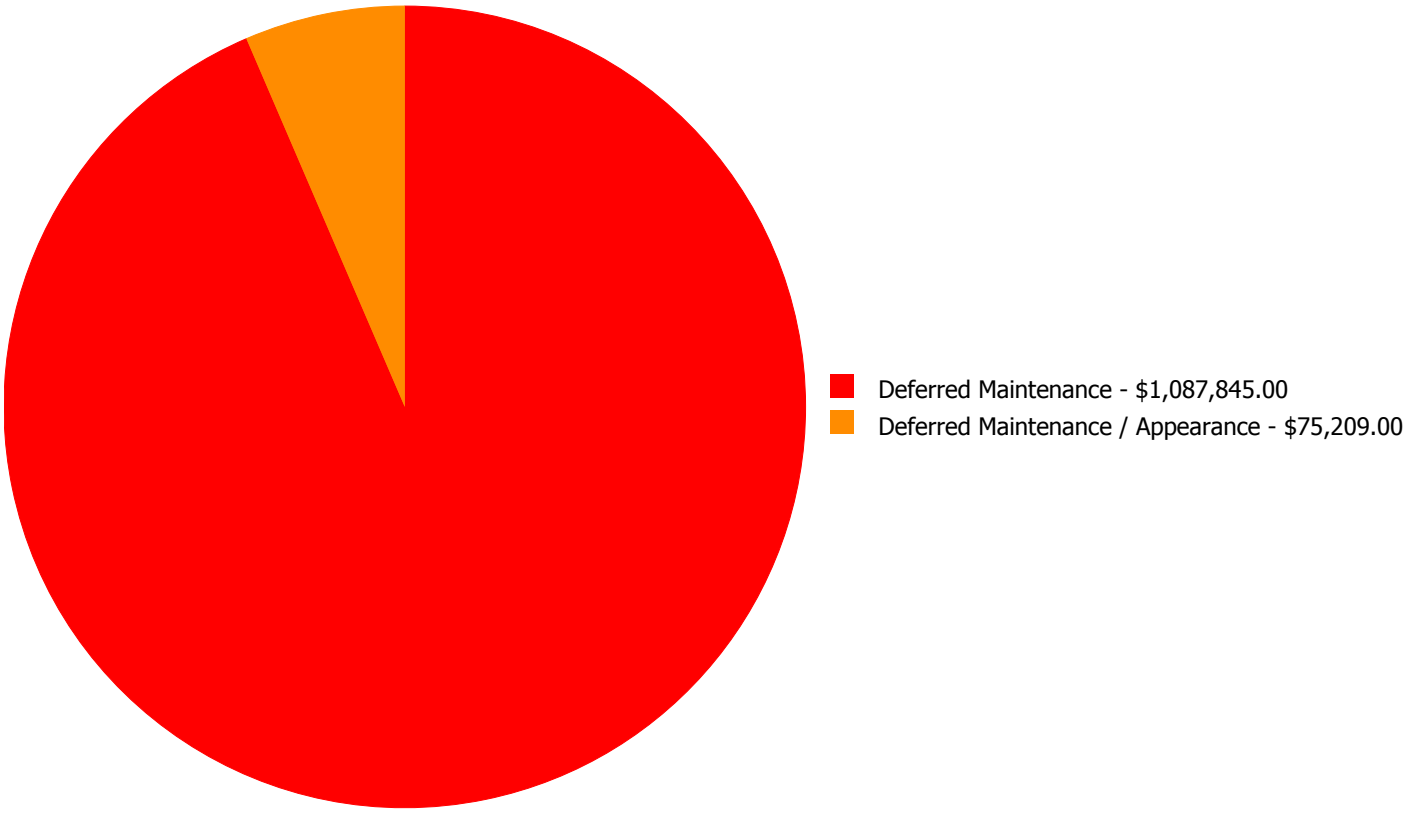
Deficiency By Priority Investment Table

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
G3010	Water Supply	$0.00	$0.00	$209,511.00	$0.00	$0.00	$209,511.00
G3020	Sanitary Sewer	$0.00	$0.00	$129,825.00	$0.00	$0.00	$129,825.00
G3030	Storm Sewer	$0.00	$0.00	$406,487.00	$0.00	$0.00	$406,487.00
G4010	Electrical Distribution	$0.00	$0.00	$210,406.00	$0.00	$0.00	$210,406.00
G4020	Site Lighting	$0.00	$0.00	$131,616.00	$0.00	$0.00	$131,616.00
G4030	Site Communications & Security	$0.00	$0.00	$75,209.00	$0.00	$0.00	$75,209.00
	Total:	$0.00	$0.00	$1,163,054.00	$0.00	$0.00	$1,163,054.00

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: $1,163,054.00

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: G3010 - Water Supply

Location: Campus
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 81,395.00
Unit of Measure: S.F.
Estimate: $209,511.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

Notes: The campus is currently unable to use the domestic water system due to health concerns of contaminants. An entire new service should be installed.

System: G3020 - Sanitary Sewer

Location: Site
Distress: Inadequate
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 81,395.00
Unit of Measure: S.F.
Estimate: $129,825.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

Notes: Sanitary sewer system has multiple building feeding into one system and is inadequate for the site.

System: G3030 - Storm Sewer

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 81,395.00
Unit of Measure: S.F.
Estimate: $406,487.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

Notes: Storm sewer system is aged, has reported failures and should be replaced.

System: G4010 - Electrical Distribution

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 81,395.00
Unit of Measure: S.F.
Estimate: $210,406.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

Notes: Site electrical service is a multitude of ages and operating status and should be replaced as a whole.

System: G4020 - Site Lighting

Location: Site
Distress: Inadequate
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 81,395.00
Unit of Measure: S.F.
Estimate: $131,616.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

Notes: Site lighting is not adequate with reported failures and should be replaced.

System: G4030 - Site Communications & Security

Location: Site
Distress: Inadequate
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 81,395.00
Unit of Measure: S.F.
Estimate: $75,209.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

Notes: Site security system is aged should be replaced with digital system.

NC School District/430 Harnett County/Elementary School

Boone Trail Elementary

Draft

Campus Assessment Report

March 8, 2017

PARSONS

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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.

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Gross Area (SF):	125,992
Year Built:	2010
Last Renovation:	
Replacement Value:	$28,803,704
Repair Cost:	$191,098.60
Total FCI:	0.66 %
Total RSLI:	77.10 %
FCA Score:	99.34

Description:

General:
The Boone Trail Elementary School is located on 1425 Adcock Road, in Lillington, North Carolina. The 125,442-square foot building contains a school, a storage building and 6 portable buildings. The school was constructed in 2010, there have been no additions or renovations to the building.

A. SUBSTRUCTURE
The building rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations. The building does not have a basement.

B. SUPERSTRUCTURE
The building typically rests on footings and foundation walls that are not currently showing signs of settlement or damage. The main

structure is metal frame with brick façade. The roof is performed metal roof for the main building and storage and EPDM for the gym. Exterior doors are typically hollow metal glazed doors and the windows are typically metal double pane windows.

C. INTERIORS
Partition wall types include painted CMU blocks, ceramic tile and drywalls. Most ceiling finishes are typically acoustical ceiling tiles. Floor finishes in high use areas are typically vinyl tiles and terrazzo. Most other flooring finishes are ceramic tiles, carpet, and exposed concrete. Interior doors are generally wooden doors.

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 natural gas.

MECHANICAL/PLUMBING:
Cooling for this building is provided by two air cooled chillers. Heating is provided by two boilers. Supplemental cooling is provided by terminal and package units. Conditioned air is distributed through ducts.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:
The building does have a fire sprinkler system. The building does have additional fire suppression systems, which include dry chemical system for the kitchen exhaust hood. 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, recessed and surface type, fluorescent light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and near stairways and are typically illuminated.

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

E. EQUIPMENT & FURNISHINGS:
This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage, audio-visual, laboratory, casework, window treatment, floor grilles and mats, and multiple seating furnishings.

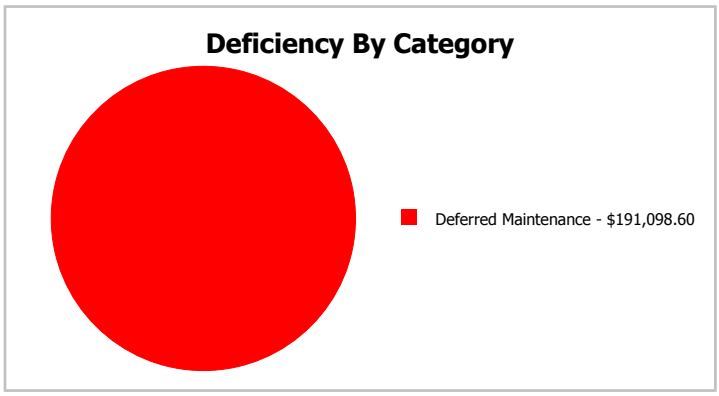
G. SITE:
Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, play areas, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting.

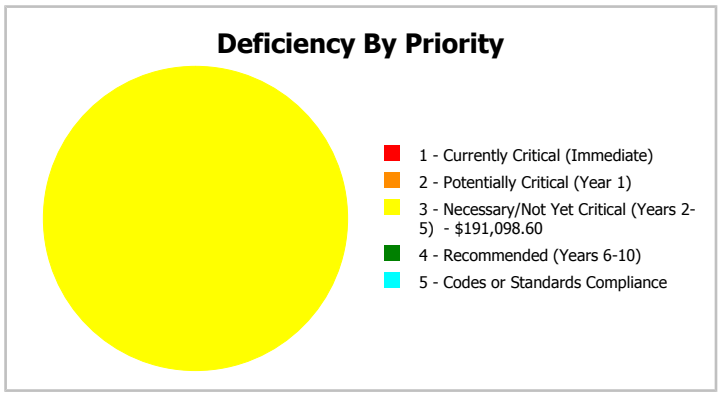
Attributes:

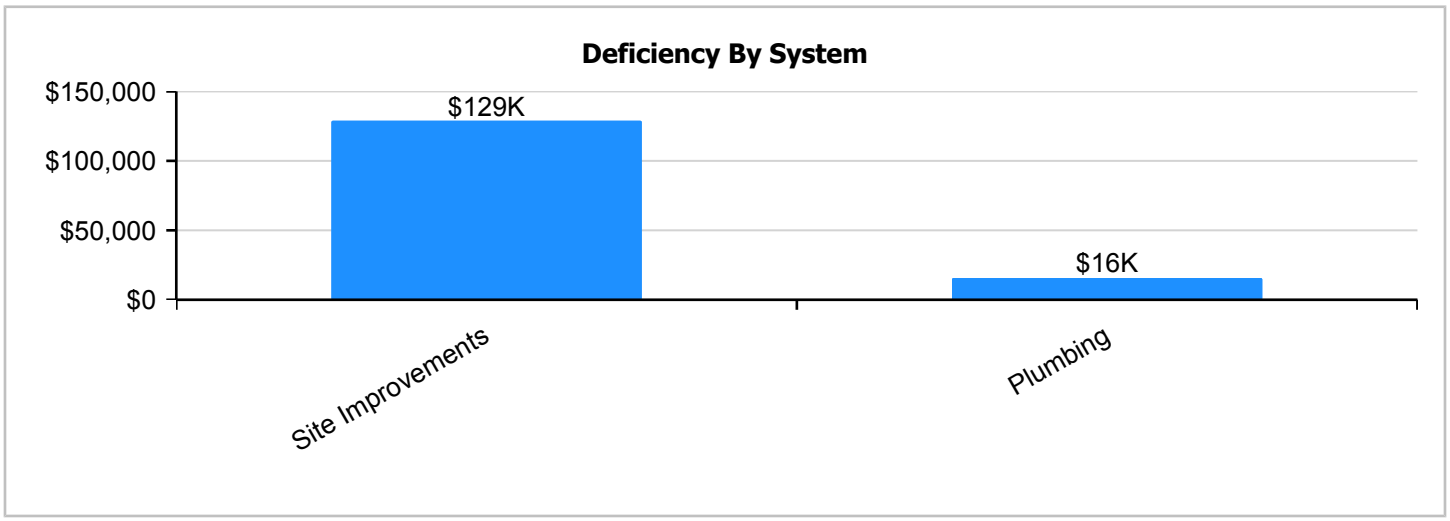
General Attributes:			
Condition Assessor:	Terence Davis	Assessment Date:	
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:	Harnett - Western Harnett HS	LEA School No.:	430-316
No. of Mobile Units:	6	No. of Bldgs.:	2
SF of Mobile Units:	5184	Status:	Active
School Grades:	K-5	Site Acreage:	35.3

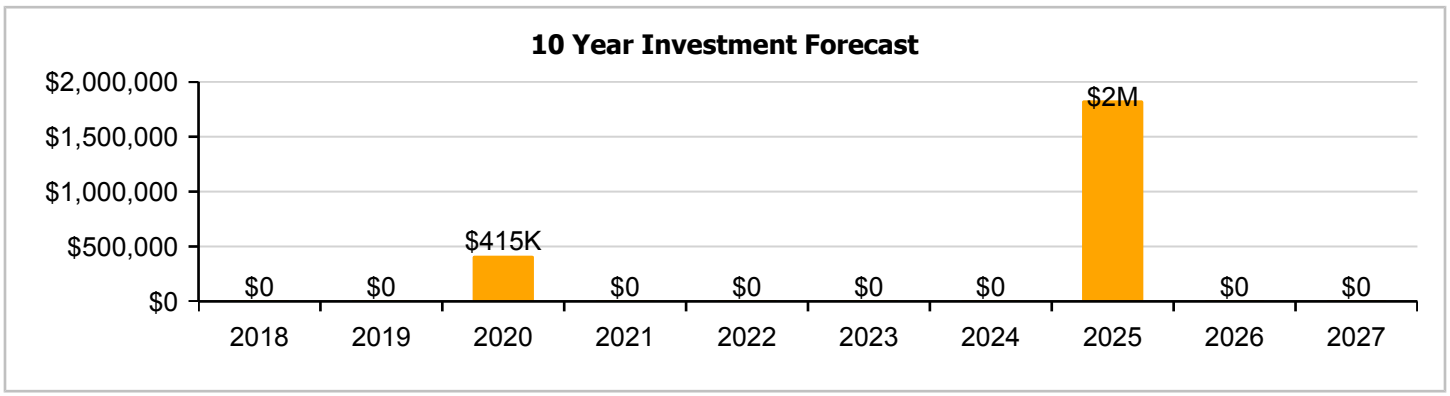
Campus Dashboard Summary

Gross Area:	125,992		
Year Built:	2010	Last Renovation:	
Repair Cost:	$191,099	Replacement Value:	$28,803,704
FCI:	0.66 %	RSLI%:	77.10 %









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	93.00 %	0.00 %	$0.00
A20 - Basement Construction	93.00 %	0.00 %	$0.00
B10 - Superstructure	93.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	84.46 %	0.00 %	$0.00
B30 - Roofing	75.63 %	0.00 %	$0.00
C10 - Interior Construction	78.30 %	0.00 %	$0.00
C20 - Stairs	76.67 %	0.00 %	$0.00
C30 - Interior Finishes	64.17 %	0.00 %	$0.00
D20 - Plumbing	76.67 %	1.20 %	$20,631.60
D30 - HVAC	73.83 %	0.00 %	$0.00
D40 - Fire Protection	76.67 %	0.00 %	$0.00
D50 - Electrical	69.08 %	0.00 %	$0.00
E10 - Equipment	65.00 %	0.00 %	$0.00
E20 - Furnishings	65.00 %	0.00 %	$0.00
G20 - Site Improvements	62.97 %	8.35 %	$170,467.00
G30 - Site Mechanical Utilities	85.63 %	0.00 %	$0.00
G40 - Site Electrical Utilities	77.17 %	0.00 %	$0.00
Totals:	**77.10 %**	**0.66 %**	**$191,098.60**

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
2010 Main Building	125,442	0.08	$0.00	$0.00	$20,631.60	$0.00	$0.00
2010 Storage	550	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Site	125,992	4.48	$0.00	$0.00	$170,467.00	$0.00	$0.00
Total:		**0.66**	**$0.00**	**$0.00**	**$191,098.60**	**$0.00**	**$0.00**

Deficiencies By Priority

Budget Estimate Total: $191,098.60

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):	125,442
Year Built:	2010
Last Renovation:	
Replacement Value:	$24,922,817
Repair Cost:	$20,631.60
Total FCI:	0.08 %
Total RSLI:	77.83 %
FCA Score:	99.92

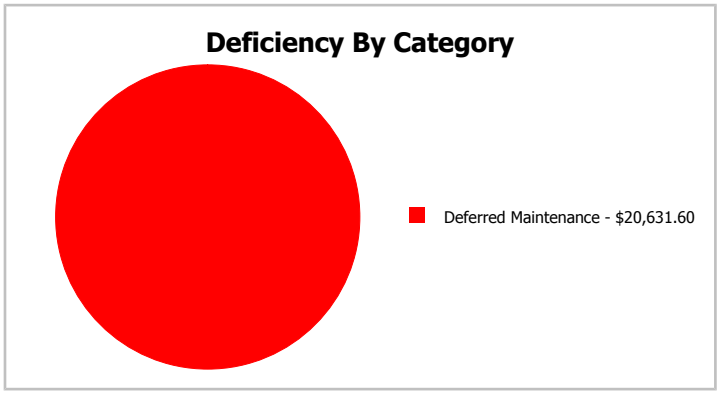
Description:

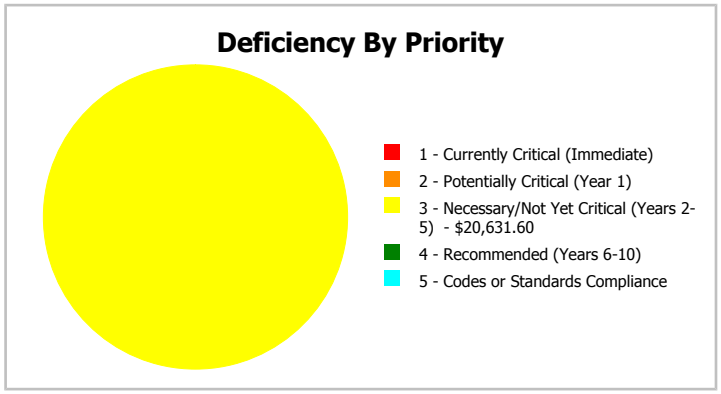
The narrative for this building is included in the Executive Summary Description at the front of this report.

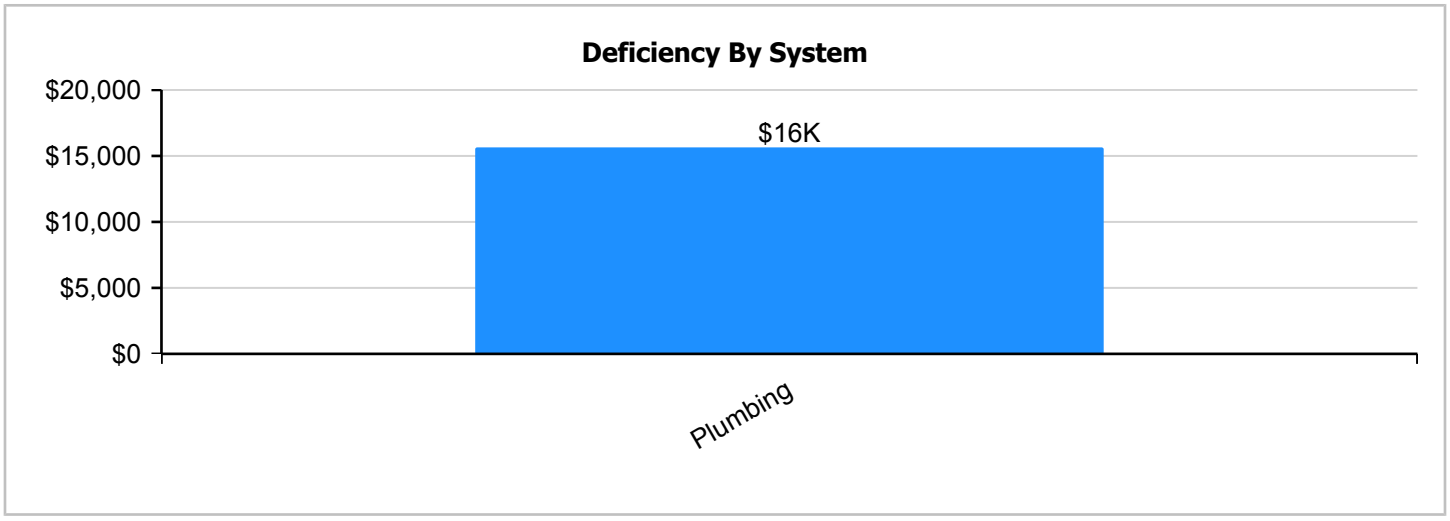
Attributes: This asset has no attributes.

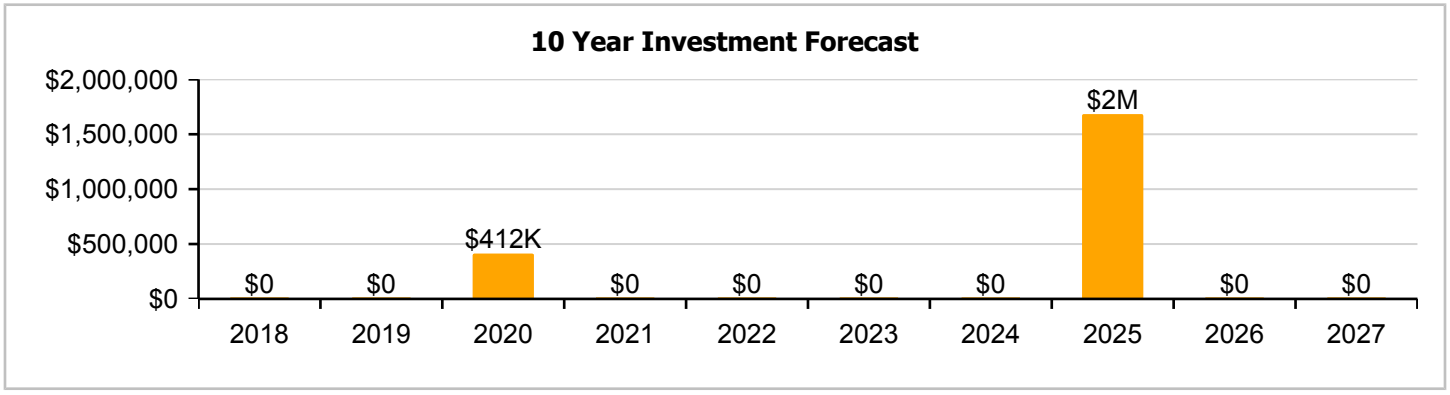
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	125,442
Year Built:	2010	Last Renovation:	
Repair Cost:	$20,632	Replacement Value:	$24,922,817
FCI:	0.08 %	RSLI%:	77.83 %









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	93.00 %	0.00 %	$0.00
A20 - Basement Construction	93.00 %	0.00 %	$0.00
B10 - Superstructure	93.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	84.42 %	0.00 %	$0.00
B30 - Roofing	75.63 %	0.00 %	$0.00
C10 - Interior Construction	78.30 %	0.00 %	$0.00
C20 - Stairs	76.67 %	0.00 %	$0.00
C30 - Interior Finishes	64.17 %	0.00 %	$0.00
D20 - Plumbing	76.67 %	1.20 %	$20,631.60
D30 - HVAC	73.82 %	0.00 %	$0.00
D40 - Fire Protection	76.67 %	0.00 %	$0.00
D50 - Electrical	69.07 %	0.00 %	$0.00
E10 - Equipment	65.00 %	0.00 %	$0.00
E20 - Furnishings	65.00 %	0.00 %	$0.00
Totals:	**77.83 %**	**0.08 %**	**$20,631.60**

Photo Album

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

1). West Elevation - Dec 05, 2016

2). North Elevation - Dec 05, 2016

3). South Elevation - Dec 05, 2016

4). East Elevation - Dec 05, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.70	S.F.	125,442	100	2010	2110		93.00 %	0.00 %	93			$589,577
A1030	Slab on Grade	$8.26	S.F.	125,442	100	2010	2110		93.00 %	0.00 %	93			$1,036,151
A2010	Basement Excavation	$1.85	S.F.	125,442	100	2010	2110		93.00 %	0.00 %	93			$232,068
A2020	Basement Walls	$12.79	S.F.	125,442	100	2010	2110		93.00 %	0.00 %	93			$1,604,403
B1010	Floor Construction	$1.61	S.F.	125,442	100	2010	2110		93.00 %	0.00 %	93			$201,962
B1020	Roof Construction	$15.44	S.F.	125,442	100	2010	2110		93.00 %	0.00 %	93			$1,936,824
B2010	Exterior Walls	$9.24	S.F.	125,442	100	2010	2110		93.00 %	0.00 %	93			$1,159,084
B2020	Exterior Windows	$9.20	S.F.	125,442	30	2010	2040		76.67 %	0.00 %	23			$1,154,066
B2030	Exterior Doors	$1.02	S.F.	125,442	30	2010	2040		76.67 %	0.00 %	23			$127,951
B3010130	Preformed Metal Roofing	$9.66	S.F.	115,442	30	2010	2040		76.67 %	0.00 %	23			$1,115,170
B3010130	Single-Ply Membrane	$9.66	S.F.	10,000	20	2010	2030		65.00 %	0.00 %	13			$96,600
B3020	Roof Openings	$0.29	S.F.	125,442	25	2010	2035		72.00 %	0.00 %	18			$36,378
C1010	Partitions	$10.59	S.F.	125,442	75	2010	2085		90.67 %	0.00 %	68			$1,328,431
C1020	Interior Doors	$2.48	S.F.	125,442	30	2010	2040		76.67 %	0.00 %	23			$311,096
C1030	Fittings	$9.54	S.F.	125,442	20	2010	2030		65.00 %	0.00 %	13			$1,196,717
C2010	Stair Construction	$0.29	S.F.	125,442	30	2010	2040		76.67 %	0.00 %	23			$36,378
C3010	Wall Finishes	$2.73	S.F.	125,442	10	2010	2020		30.00 %	0.00 %	3			$342,457
C3020	Floor Finishes	$11.15	S.F.	125,442	20	2010	2030		65.00 %	0.00 %	13			$1,398,678
C3030	Ceiling Finishes	$10.74	S.F.	125,442	25	2010	2035		72.00 %	0.00 %	18			$1,347,247
D2010	Plumbing Fixtures	$11.26	S.F.	125,442	30	2010	2040		76.67 %	0.00 %	23			$1,412,477
D2020	Domestic Water Distribution	$0.96	S.F.	125,442	30	2010	2040		76.67 %	17.13 %	23		$20,631.60	$120,424
D2030	Sanitary Waste	$1.52	S.F.	125,442	30	2010	2040		76.67 %	0.00 %	23			$190,672
D3020	Heat Generating Systems	$5.58	S.F.	125,442	30	2010	2040		76.67 %	0.00 %	23			$699,966
D3030	Cooling Generating Systems	$9.81	S.F.	125,442	25	2010	2035		72.00 %	0.00 %	18			$1,230,586
D3040	Distribution Systems	$6.02	S.F.	125,442	30	2010	2040		76.67 %	0.00 %	23			$755,161
D3050	Terminal & Package Units	$0.18	S.F.	125,442	15	2010	2025		53.33 %	0.00 %	8			$22,580
D3060	Controls & Instrumentation	$1.29	S.F.	125,442	20	2010	2030		65.00 %	0.00 %	13			$161,820
D4010	Sprinklers	$4.22	S.F.	125,442	30	2010	2040		76.67 %	0.00 %	23			$529,365
D4020	Standpipes	$0.66	S.F.	125,442	30	2010	2040		76.67 %	0.00 %	23			$82,792
D5010	Electrical Service/Distribution	$1.65	S.F.	125,442	40	2010	2050		82.50 %	0.00 %	33			$206,979
D5020	Branch Wiring	$4.99	S.F.	125,442	30	2010	2040		76.67 %	0.00 %	23			$625,956
D5020	Lighting	$11.64	S.F.	125,442	30	2010	2040		76.67 %	0.00 %	23			$1,460,145
D5030810	Security & Detection Systems	$1.83	S.F.	125,442	15	2010	2025		53.33 %	0.00 %	8			$229,559
D5030910	Fire Alarm Systems	$3.31	S.F.	125,442	15	2010	2025		53.33 %	0.00 %	8			$415,213
D5030920	Data Communication	$4.30	S.F.	125,442	15	2010	2025		53.33 %	0.00 %	8			$539,401
E1020	Institutional Equipment	$0.30	S.F.	125,442	20	2010	2030		65.00 %	0.00 %	13			$37,633
E1090	Other Equipment	$1.86	S.F.	125,442	20	2010	2030		65.00 %	0.00 %	13			$233,322
E2010	Fixed Furnishings	$5.72	S.F.	125,442	20	2010	2030		65.00 %	0.00 %	13			$717,528
								Total	**77.83 %**	**0.08 %**			**$20,631.60**	**$24,922,817**

System Notes

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

System: B1010 - Floor Construction

Note:

System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

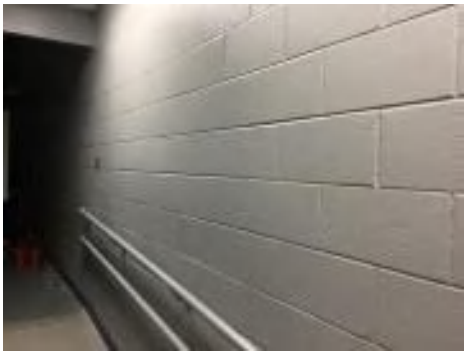
System: B2030 - Exterior Doors

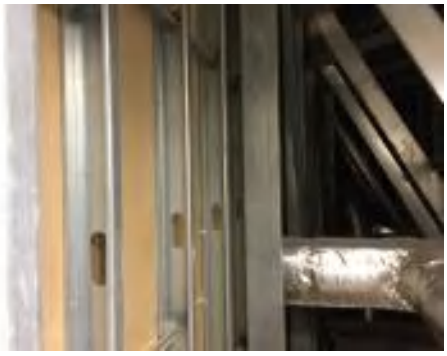
Note:

System: B3010130 - Preformed Metal Roofing

Note:

System: C1010 - Partitions





Note:

System: C1020 - Interior Doors

Note:

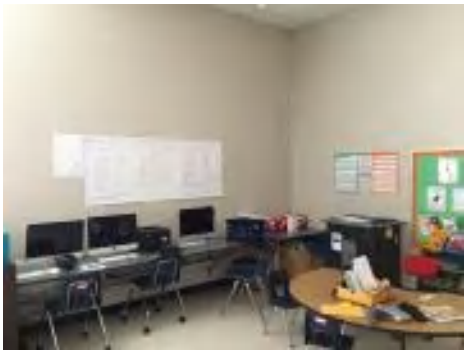
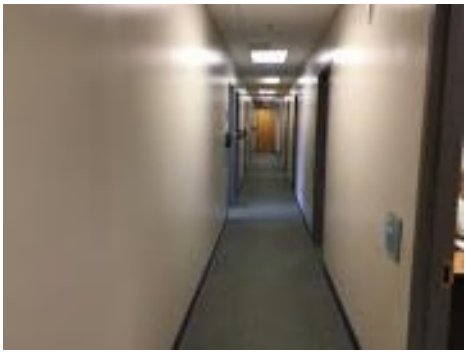
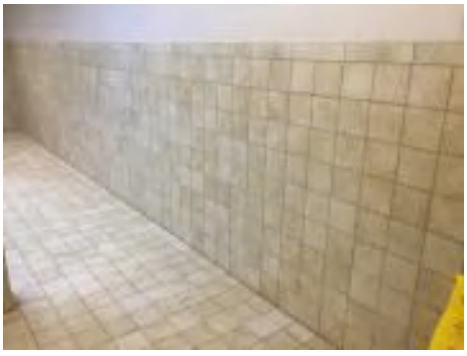
System: C1030 - Fittings

Note:

System: C2010 - Stair Construction

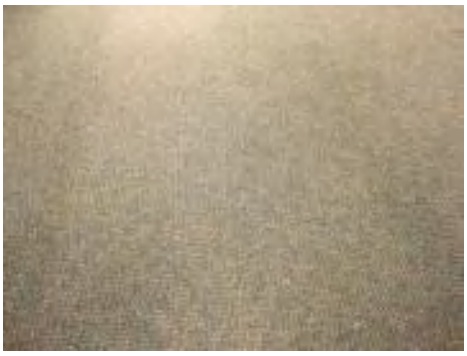
Note:

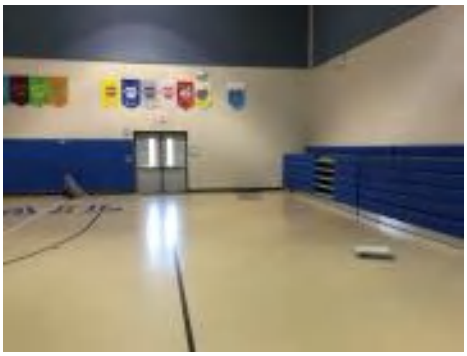
System: C3010 - Wall Finishes

Note:

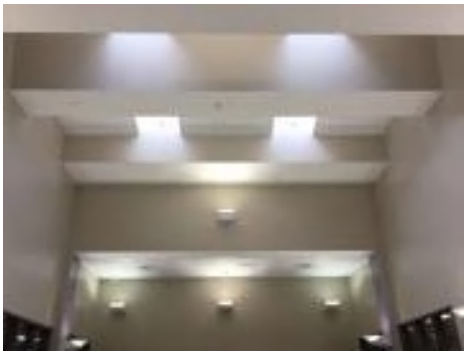
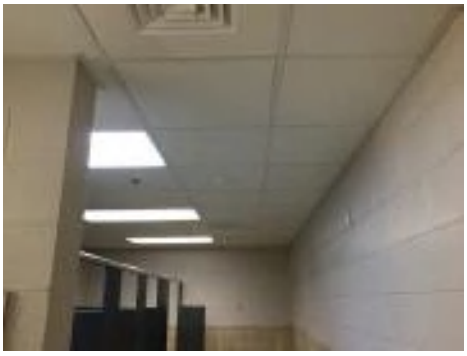
System: C3020 - Floor Finishes





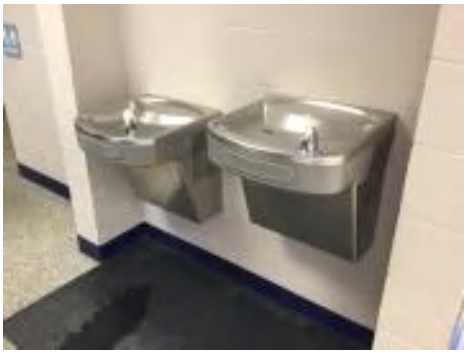
Note:

System: C3030 - Ceiling Finishes

Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution

Note: 4 - water heaters are at the end of there life cycle.

System: D2030 - Sanitary Waste

Note:

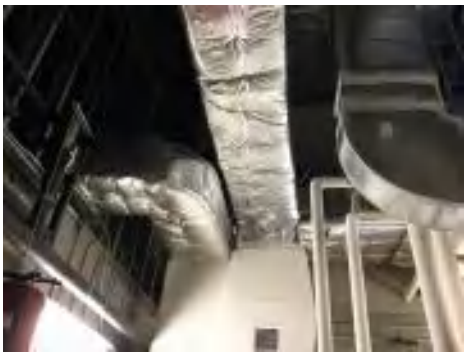
System: D3020 - Heat Generating Systems

Note:

System: D3030 - Cooling Generating Systems

Note:

System: D3040 - Distribution Systems



Note:

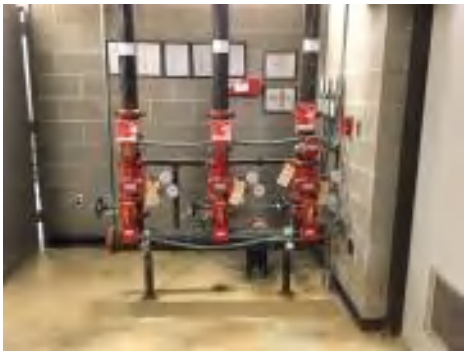
System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

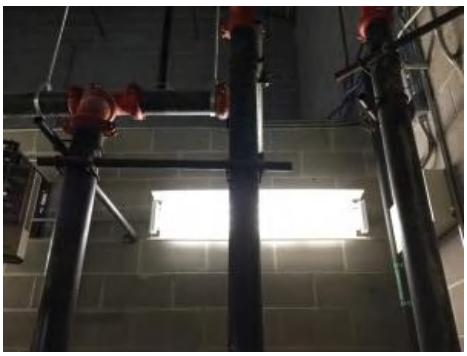
Note:

System: D4010 - Sprinklers



Note:

System: D4020 - Standpipes



Note:

System: D5010 - Electrical Service/Distribution

Note:

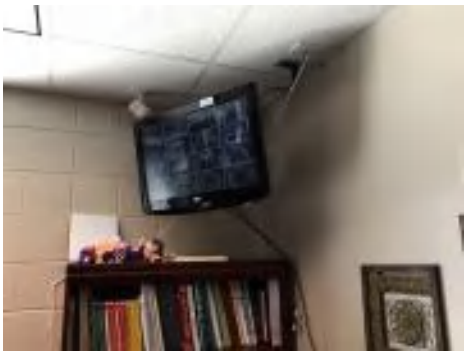
System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

Note:

System: D5030810 - Security & Detection Systems

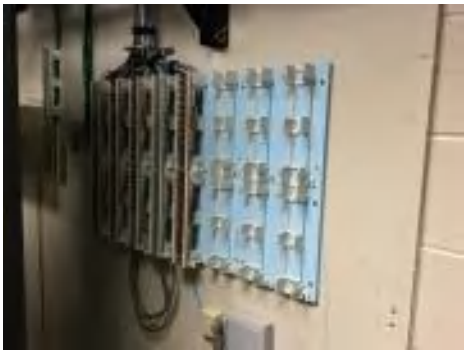


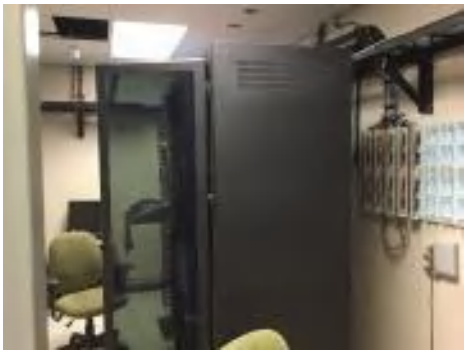
Note:

System: D5030910 - Fire Alarm Systems

Note:

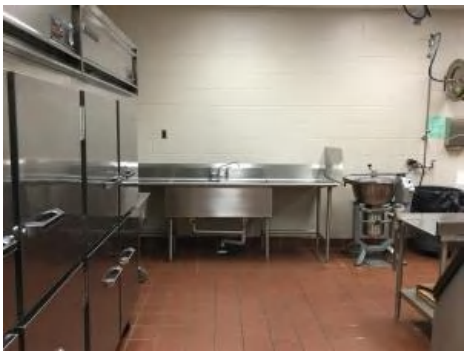
System: D5030920 - Data Communication





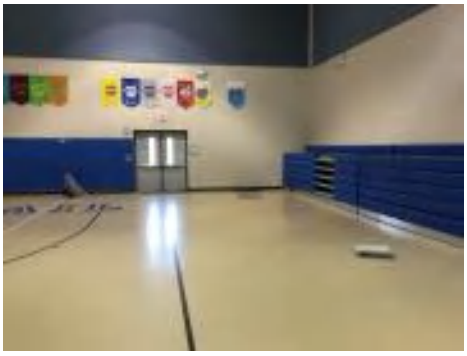
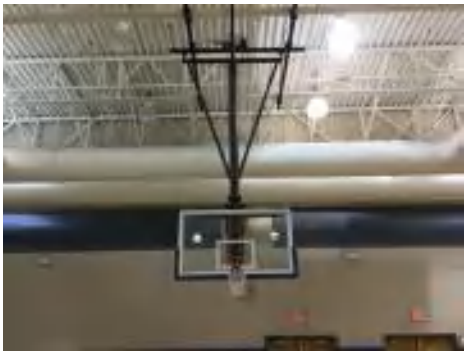
Note:

System: E1020 - Institutional Equipment



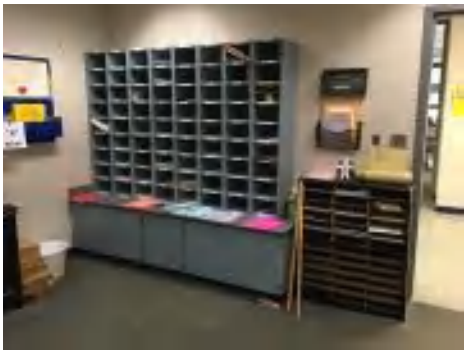
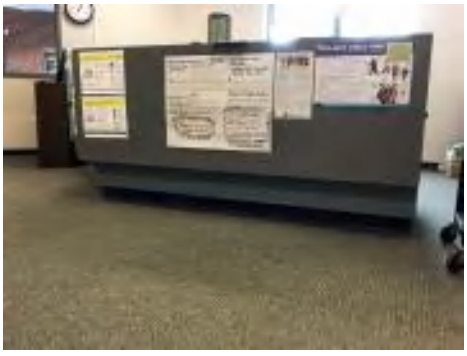
Note:

System: E1090 - Other Equipment

Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$20,632**	**$0**	**$0**	**$411,632**	**$0**	**$0**	**$0**	**$0**	**$1,681,546**	**$0**	**$0**	**$2,113,810**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Single-Ply Membrane	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

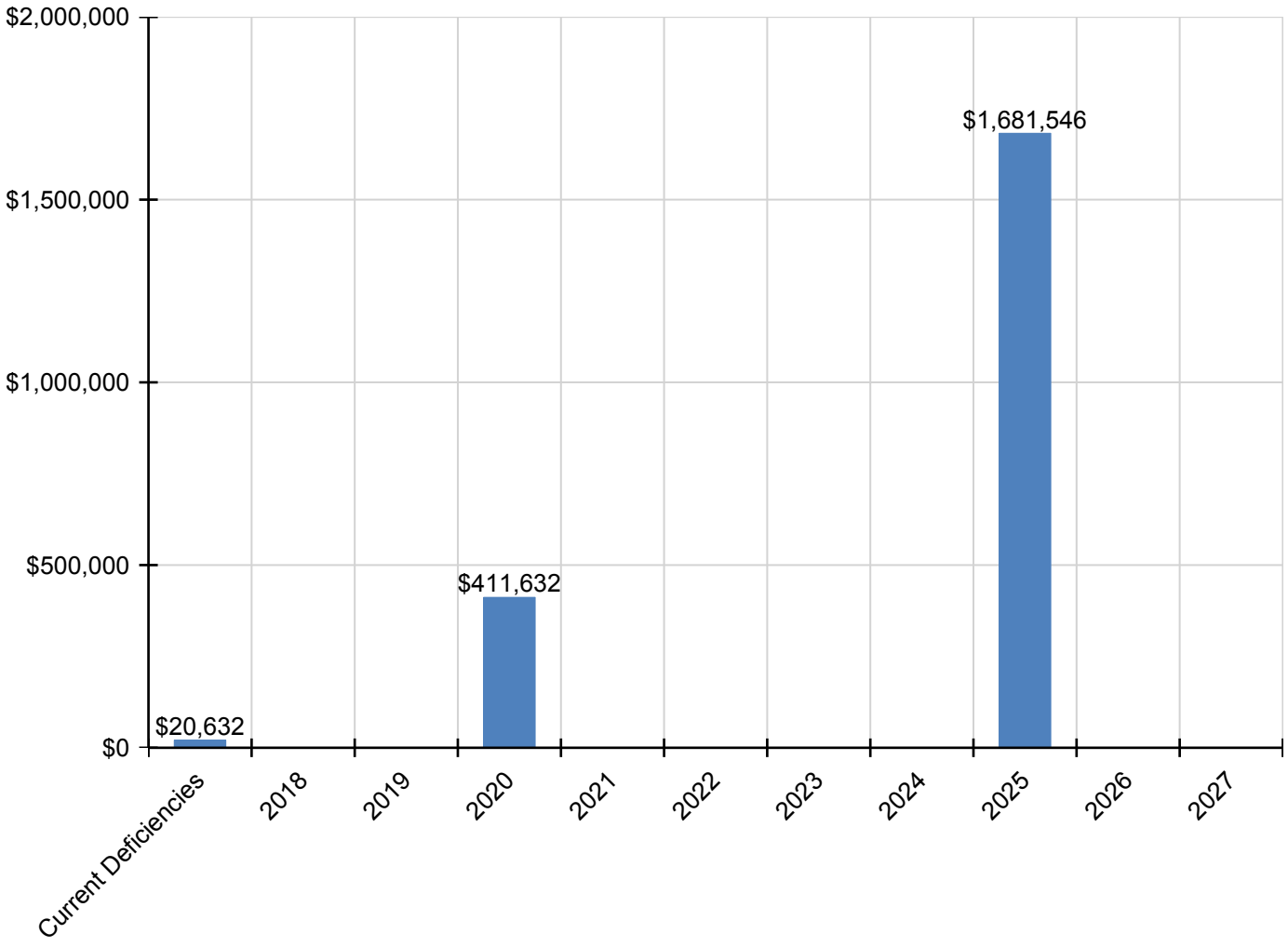
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C2010 - Stair Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$411,632	$0	$0	$0	$0	$0	$0	$0	**$411,632**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$20,632	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$20,632**
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**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$31,464	$0	$0	**$31,464**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$0	$0	$319,878	$0	$0	**$319,878**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$578,577	$0	$0	**$578,577**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$751,627	$0	$0	**$751,627**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

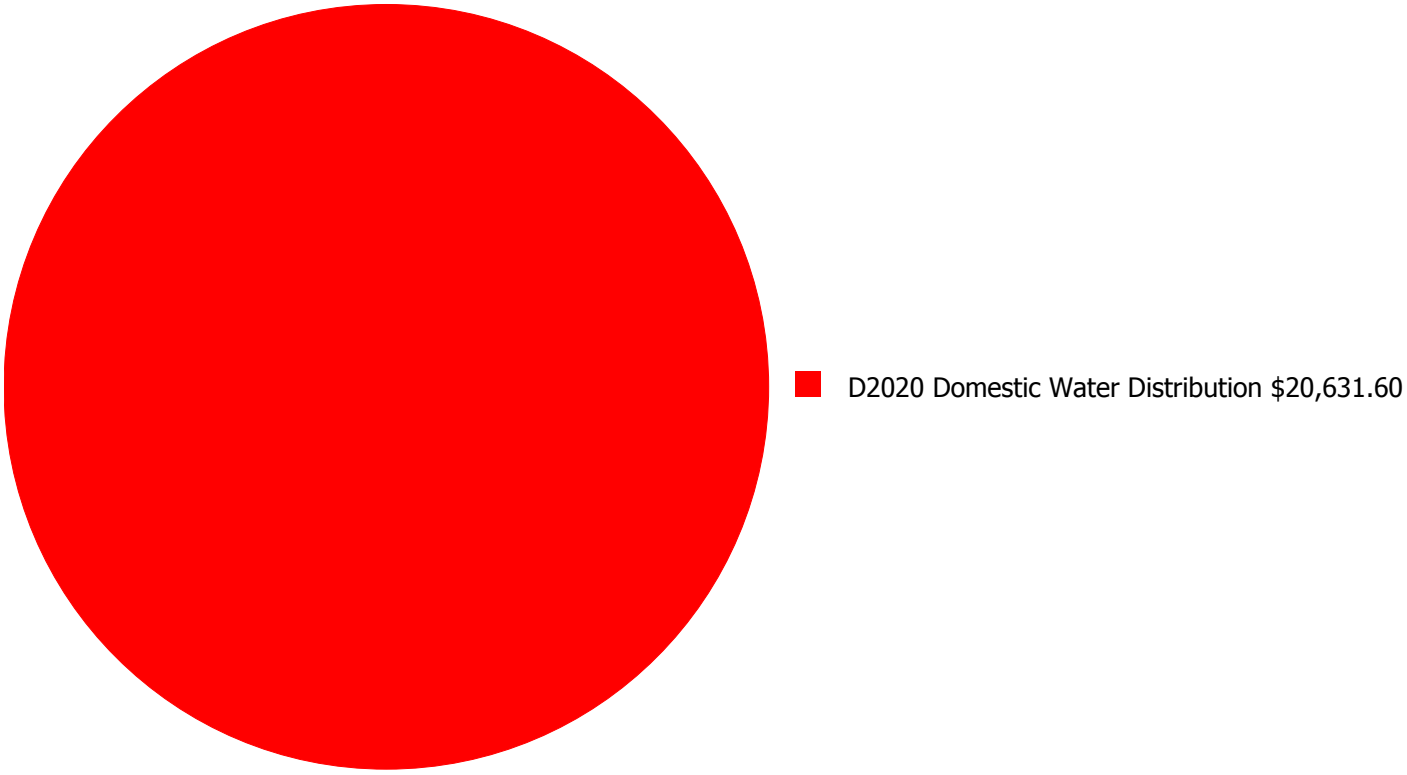
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

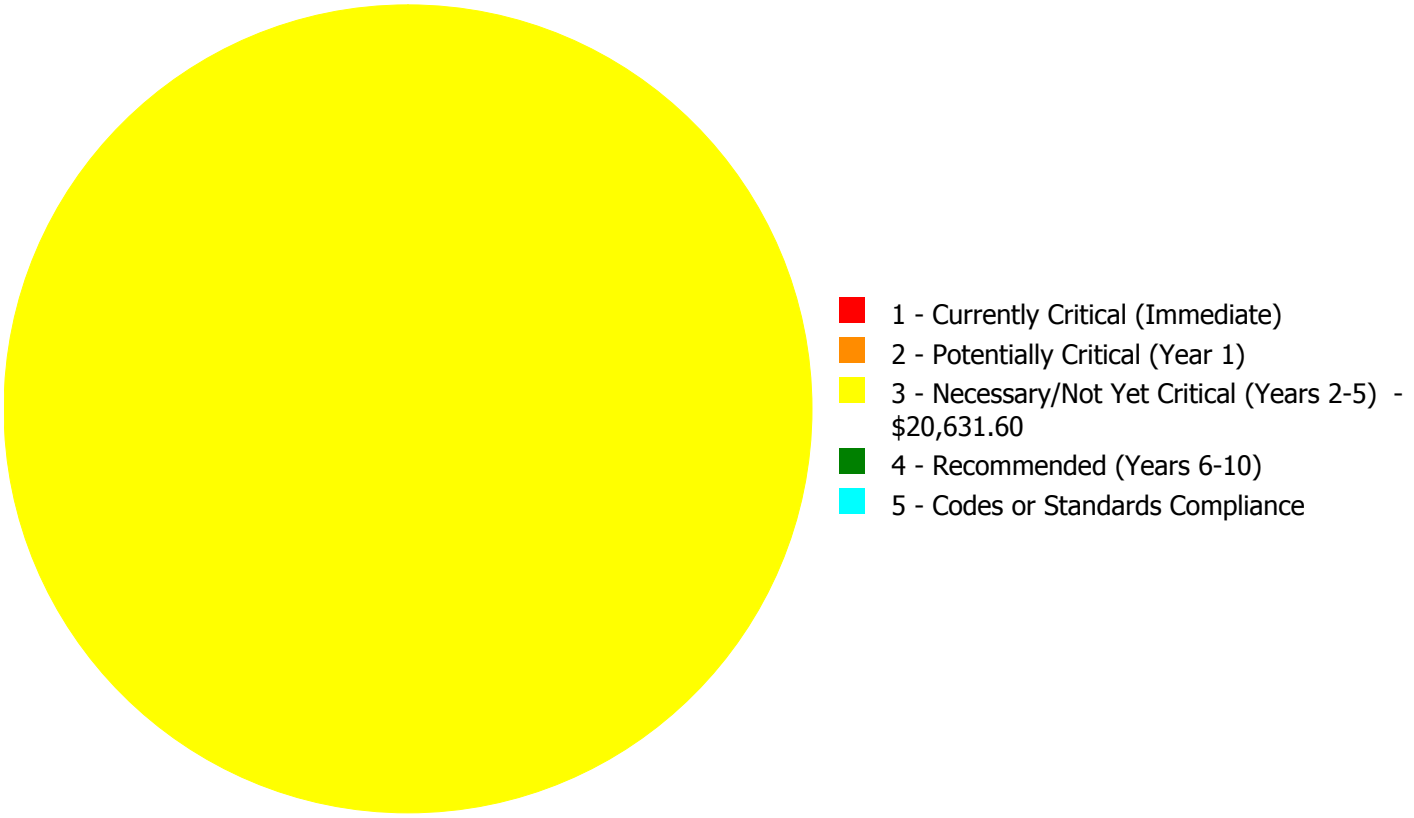
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $20,631.60

Deficiency Summary by Priority

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



Budget Estimate Total: $20,631.60

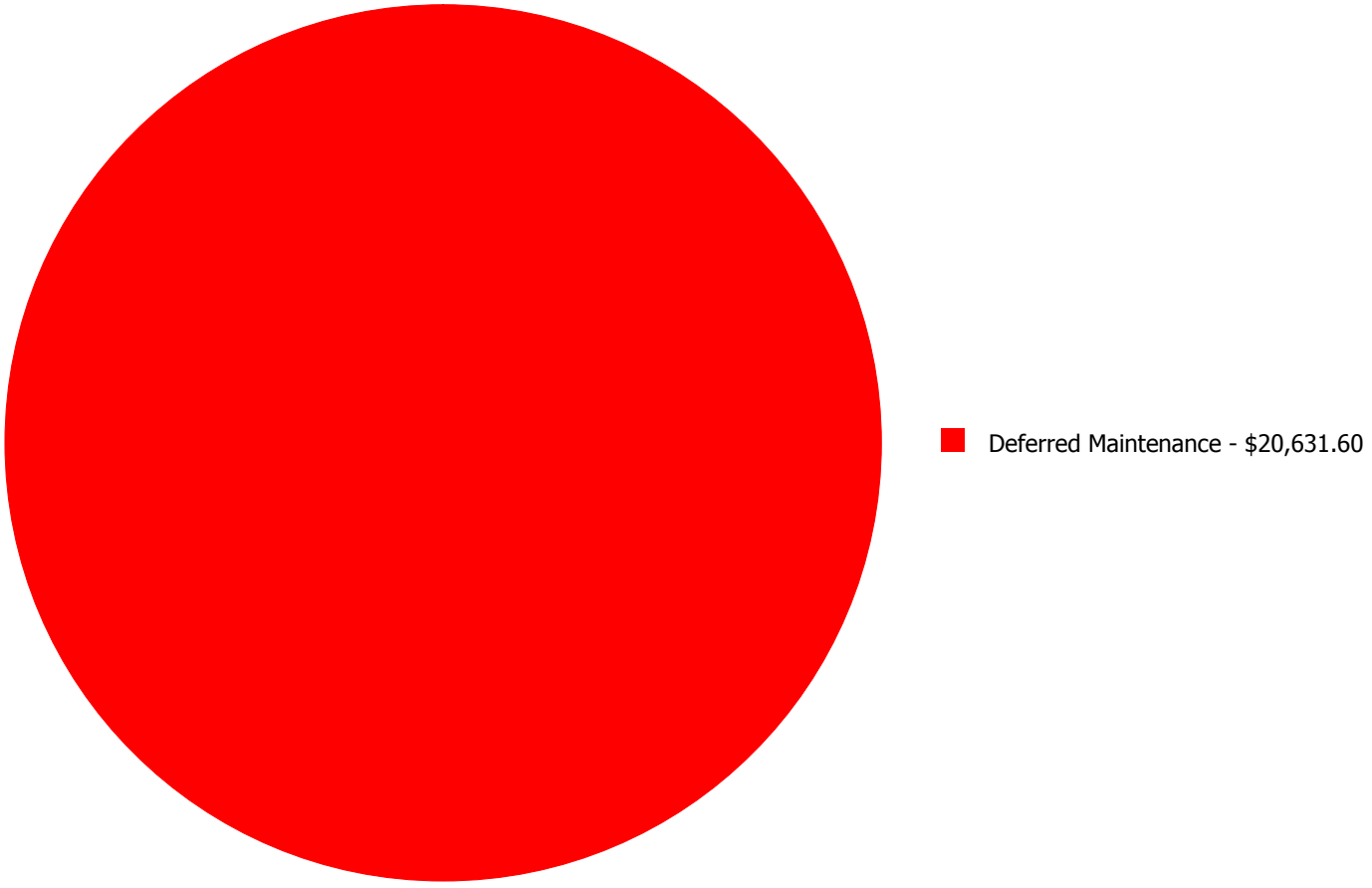
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
D2020	Domestic Water Distribution	$0.00	$0.00	$20,631.60	$0.00	$0.00	$20,631.60
	Total:	$0.00	$0.00	$20,631.60	$0.00	$0.00	$20,631.60

Deficiency Summary by Category

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



Budget Estimate Total: $20,631.60

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: D2020 - Domestic Water Distribution

Location: Mechanical Room
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace water heater, gas / oil, 70 gallon
Qty: 2.00
Unit of Measure: Ea.
Estimate: $20,631.60
Assessor Name: Terence Davis
Date Created: 12/13/2016

Notes: The water heaters are leaking and need to be replaced.

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	550
Year Built:	2010
Last Renovation:	
Replacement Value:	$78,449
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	84.22 %
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

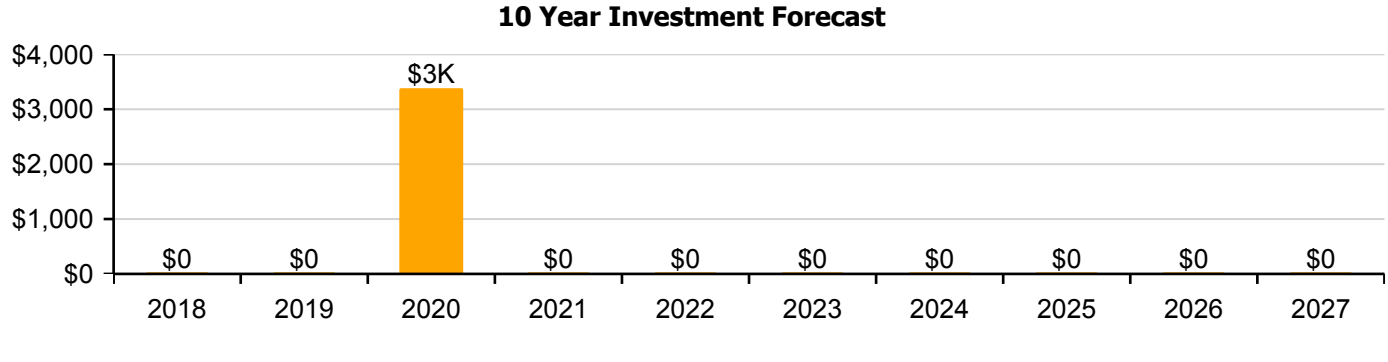
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	550
Year Built:	2010	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$78,449
FCI:	0.00 %	RSLI%:	84.22 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	93.00 %	0.00 %	$0.00
B10 - Superstructure	93.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	89.32 %	0.00 %	$0.00
B30 - Roofing	76.67 %	0.00 %	$0.00
C30 - Interior Finishes	63.01 %	0.00 %	$0.00
D30 - HVAC	76.67 %	0.00 %	$0.00
D50 - Electrical	76.67 %	0.00 %	$0.00
Totals:	**84.22 %**	**0.00 %**	**$0.00**

Photo Album

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

1). West Elevation - Dec 05, 2016

2). South Elevation - Dec 05, 2016

3). East Elevation - Dec 05, 2016

4). North Elevation - Dec 05, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	550	100	2010	2110		93.00 %	0.00 %	93			$11,072
A1030	Slab on Grade	$19.75	S.F.	550	100	2010	2110		93.00 %	0.00 %	93			$10,863
B1020	Roof Construction	$16.26	S.F.	550	100	2010	2110		93.00 %	0.00 %	93			$8,943
B2010	Exterior Walls	$29.79	S.F.	550	100	2010	2110		93.00 %	0.00 %	93			$16,385
B2030	Exterior Doors	$8.66	S.F.	550	30	2010	2040		76.67 %	0.00 %	23			$4,763
B3010130	Preformed Metal Roofing	$9.66	S.F.	550	30	2010	2040		76.67 %	0.00 %	23			$5,313
C3010	Wall Finishes	$5.11	S.F.	550	10	2010	2020		30.00 %	0.00 %	3			$2,811
C3030	Ceiling Finishes	$18.76	S.F.	550	25	2010	2035		72.00 %	0.00 %	18			$10,318
D3040	Distribution Systems	$1.35	S.F.	550	30	2010	2040		76.67 %	0.00 %	23			$743
D5020	Branch Wiring	$3.58	S.F.	550	30	2010	2040		76.67 %	0.00 %	23			$1,969
D5020	Lighting	$9.58	S.F.	550	30	2010	2040		76.67 %	0.00 %	23			$5,269
								Total	**84.22 %**					**$78,449**

System Notes

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

System: B2010 - Exterior Walls

Note:

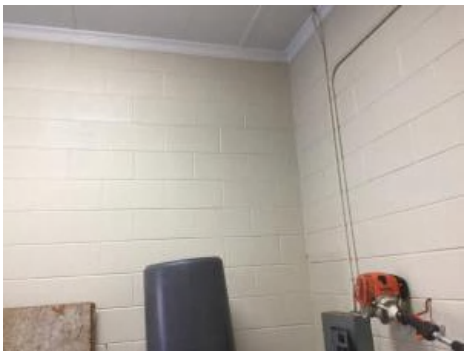
System: B2030 - Exterior Doors

Note:

System: B3010130 - Preformed Metal Roofing

Note:

System: C3010 - Wall Finishes



Note:

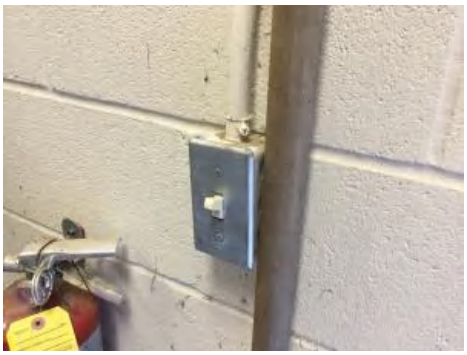
System: C3030 - Ceiling Finishes

Note:

System: D3040 - Distribution Systems

Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting

Note:

Renewal Schedule

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

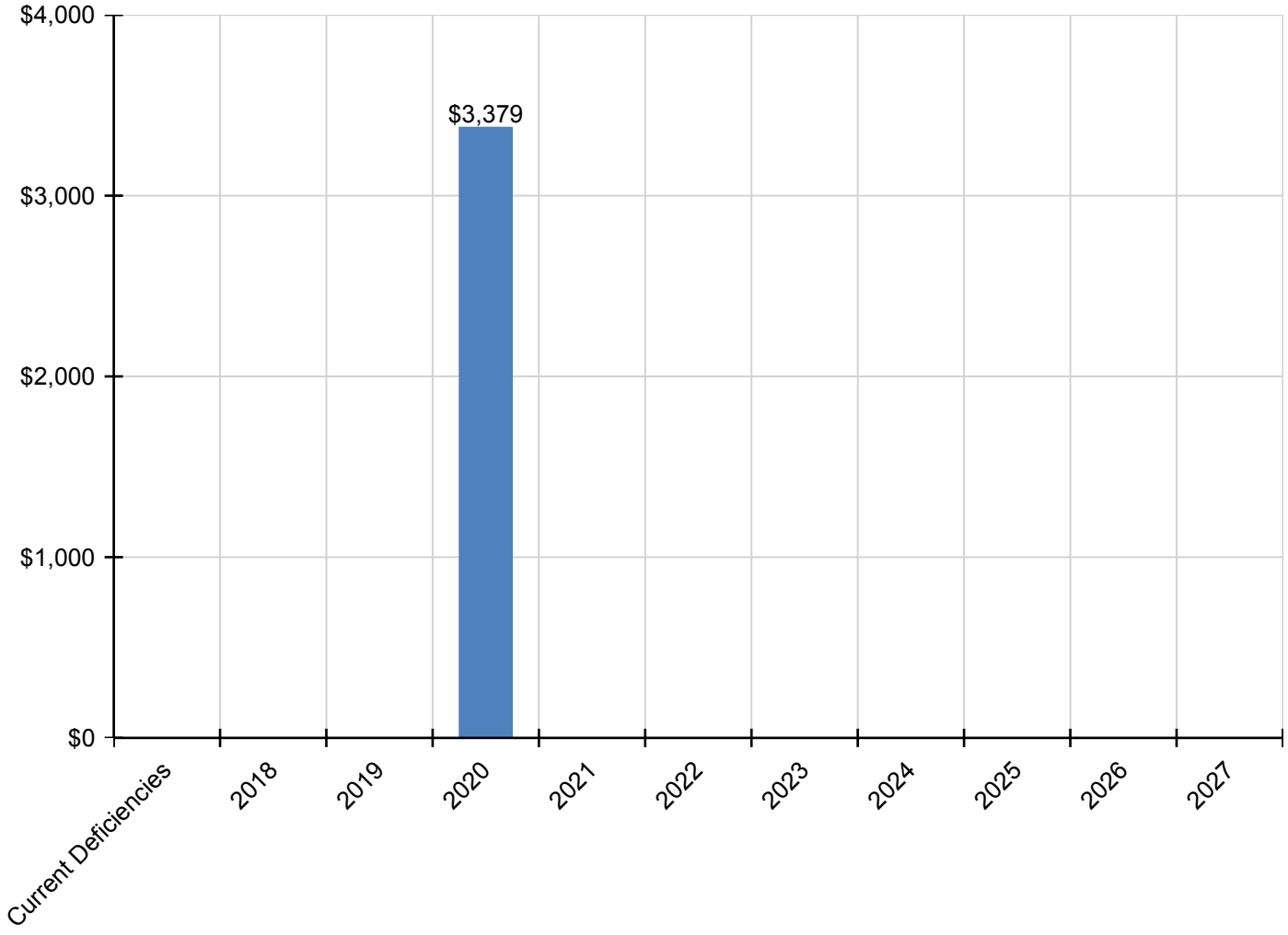
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$3,379**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,379**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$3,379	$0	$0	$0	$0	$0	$0	$0	**$3,379**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	125,992
Year Built:	2010
Last Renovation:	
Replacement Value:	$3,802,438
Repair Cost:	$170,467.00
Total FCI:	4.48 %
Total RSLI:	72.15 %
FCA Score:	95.52

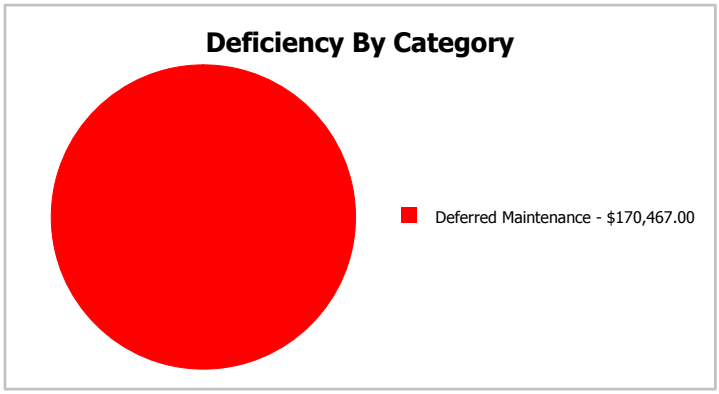
Description:

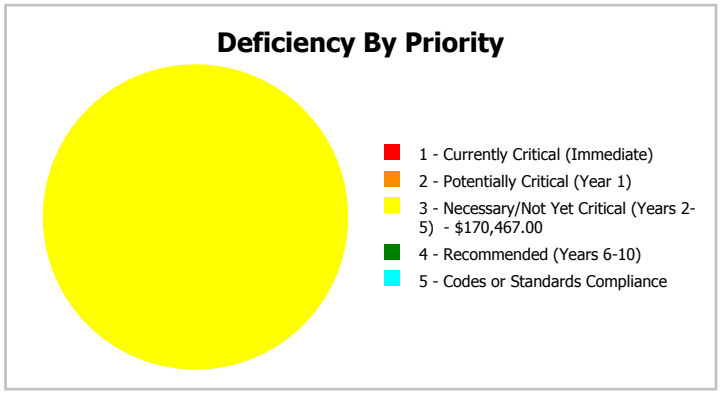
The narrative for this site is included in the Executive Summary Description at the front of this report.

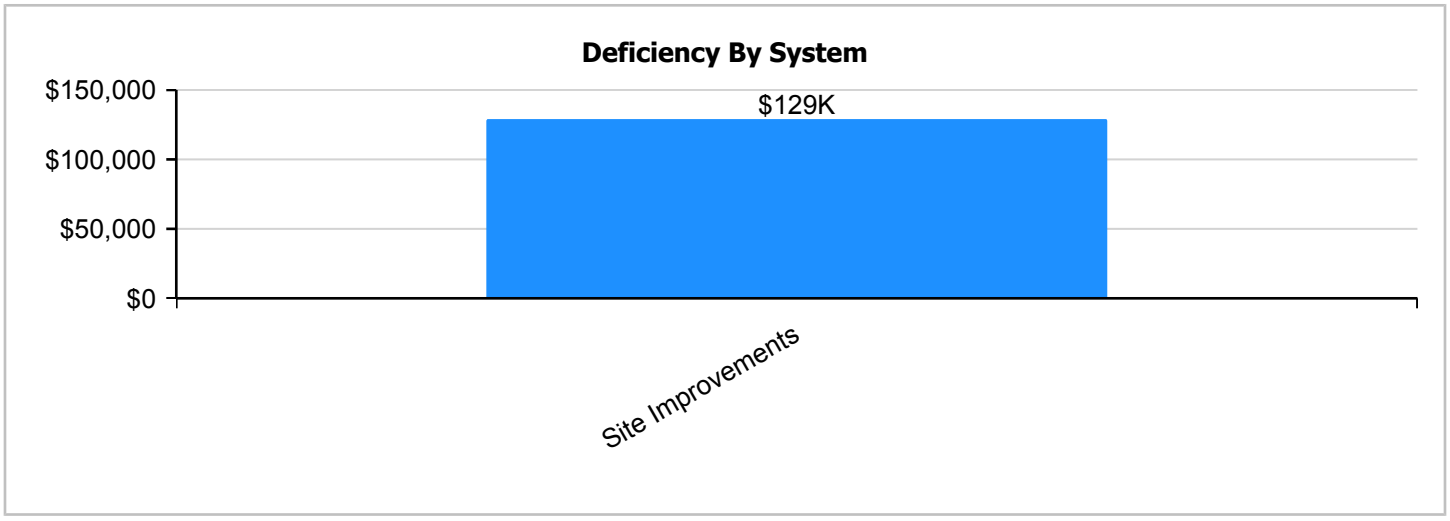
Attributes: This asset has no attributes.

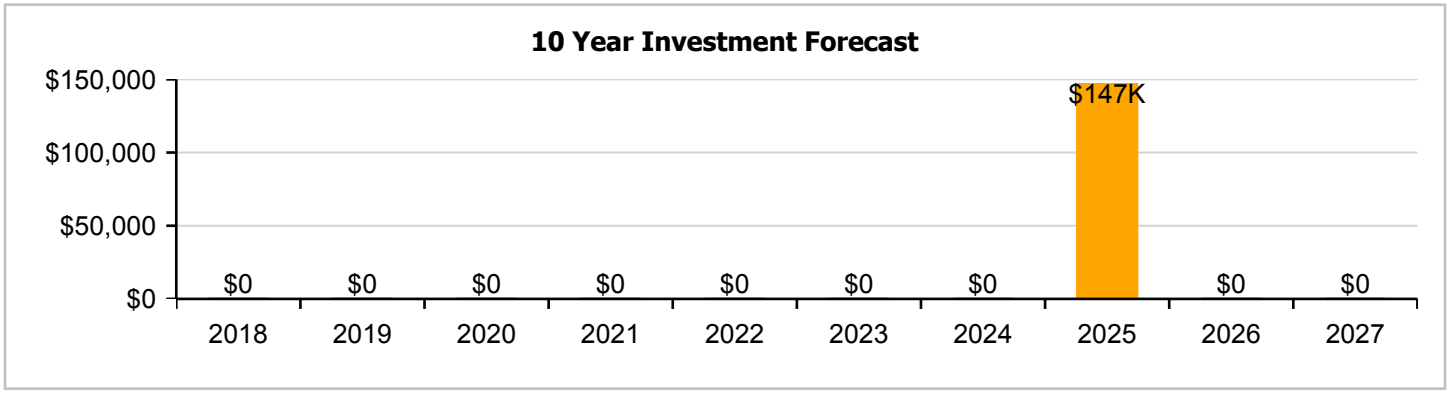
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	125,992
Year Built:	2010	Last Renovation:	
Repair Cost:	$170,467	Replacement Value:	$3,802,438
FCI:	4.48 %	RSLI%:	72.15 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	62.97 %	8.35 %	$170,467.00
G30 - Site Mechanical Utilities	85.63 %	0.00 %	$0.00
G40 - Site Electrical Utilities	77.17 %	0.00 %	$0.00
Totals:	**72.15 %**	**4.48 %**	**$170,467.00**

Photo Album

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

1). Aerial Image of Boone Trail Elementary School - Nov 17, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$3.81	S.F.	125,992	25	2010	2035		72.00 %	0.00 %	18			$480,030
G2020	Parking Lots	$1.33	S.F.	125,992	25	2010	2035		72.00 %	0.00 %	18			$167,569
G2030	Pedestrian Paving	$1.91	S.F.	125,992	30	2010	2040		76.67 %	0.00 %	23			$240,645
G2040105	Fence & Guardrails	$1.23	S.F.	125,992	30	2010	2040	2016	0.00 %	110.00 %	-1		$170,467.00	$154,970
G2040950	Covered Walkways	$1.52	S.F.	125,992	25	2010	2035		72.00 %	0.00 %	18			$191,508
G2040950	Playing Field	$4.54	S.F.	125,992	20	2010	2030		65.00 %	0.00 %	13			$572,004
G2050	Landscaping	$1.87	S.F.	125,992	15	2010	2025		53.33 %	0.00 %	8			$235,605
G3010	Water Supply	$2.34	S.F.	125,992	50	2010	2060		86.00 %	0.00 %	43			$294,821
G3020	Sanitary Sewer	$1.45	S.F.	125,992	50	2010	2060		86.00 %	0.00 %	43			$182,688
G3030	Storm Sewer	$4.54	S.F.	125,992	50	2010	2060		86.00 %	0.00 %	43			$572,004
G3060	Fuel Distribution	$0.98	S.F.	125,992	40	2010	2050		82.50 %	0.00 %	33			$123,472
G4010	Electrical Distribution	$2.35	S.F.	125,992	50	2010	2060		86.00 %	0.00 %	43			$296,081
G4020	Site Lighting	$1.47	S.F.	125,992	30	2010	2040		76.67 %	0.00 %	23			$185,208
G4030	Site Communications & Security	$0.84	S.F.	125,992	15	2010	2025		53.33 %	0.00 %	8			$105,833
								Total	**72.15 %**	**4.48 %**			**$170,467.00**	**$3,802,438**

System Notes

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

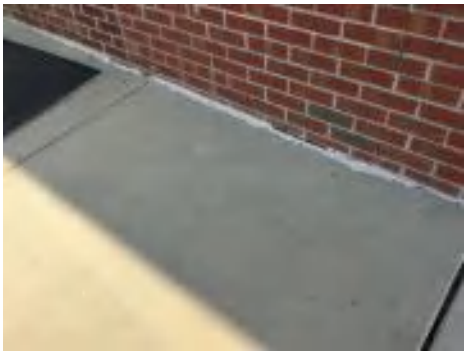
System: G2010 - Roadways

Note:

System: G2020 - Parking Lots

Note:

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails

Note:

System: G2040950 - Covered Walkways

Note:

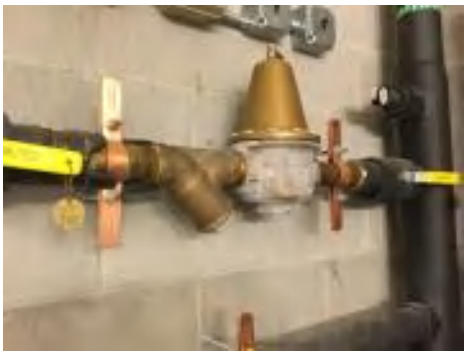
System: G2040950 - Playing Field

Note:

System: G2050 - Landscaping

Note:

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer

Note:

System: G3030 - Storm Sewer

Note:

System: G3060 - Fuel Distribution

Note:

System: G4010 - Electrical Distribution

Note:

System: G4020 - Site Lighting

Note: Wind causes light fixter screws to loosen and light bulbs fall out.

System: G4030 - Site Communications & Security

Note:

Renewal Schedule

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

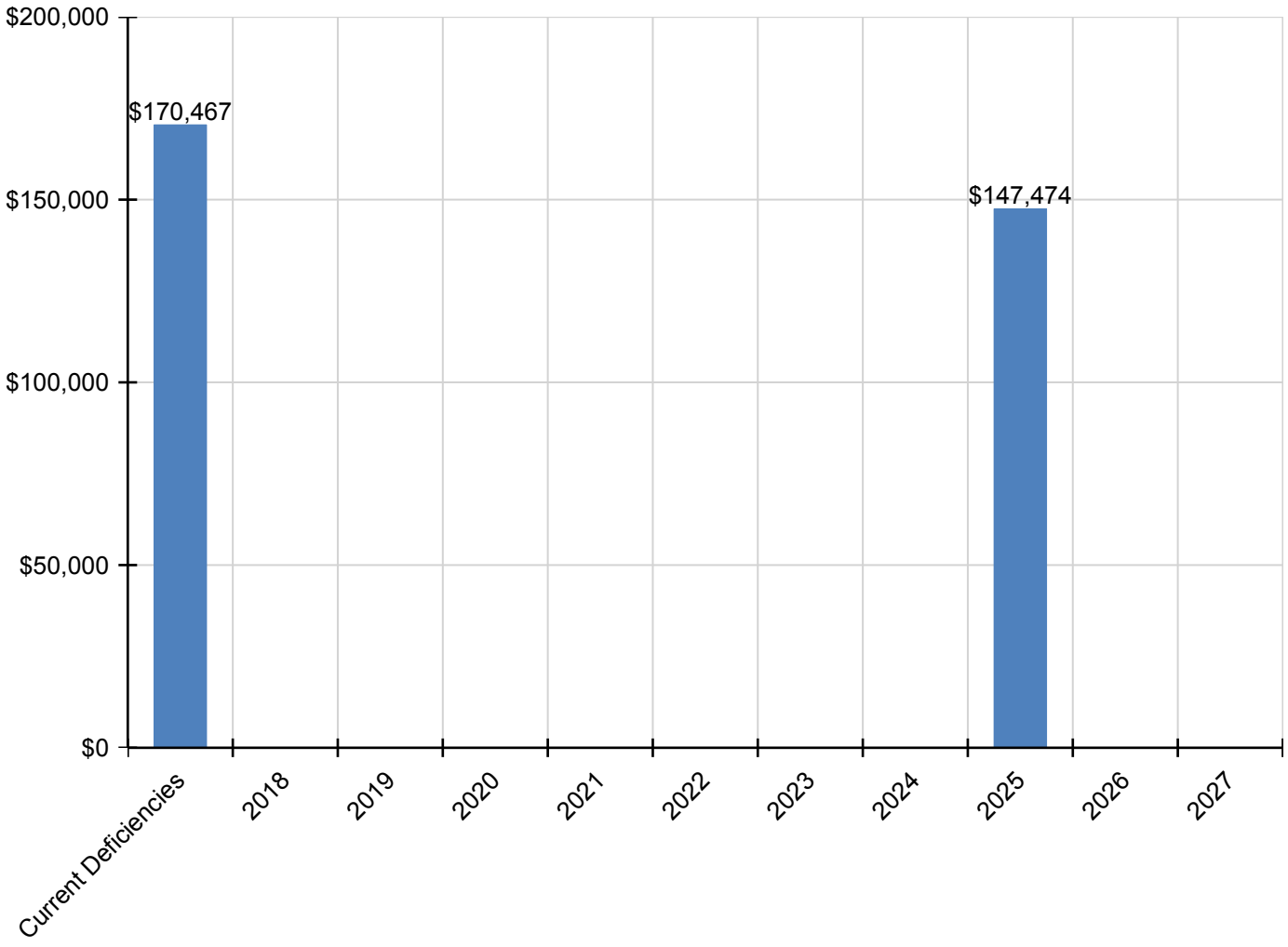
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$170,467**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$147,474**	**$0**	**$0**	**$317,941**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$170,467	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$170,467**
G2040950 - Covered Walkways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Playing Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** G2050 - Landscaping**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communications & Security	$0	$0	$0	$0	$0	$0	$0	$0	$147,474	$0	$0	**$147,474**

** Indicates non-renewable system*

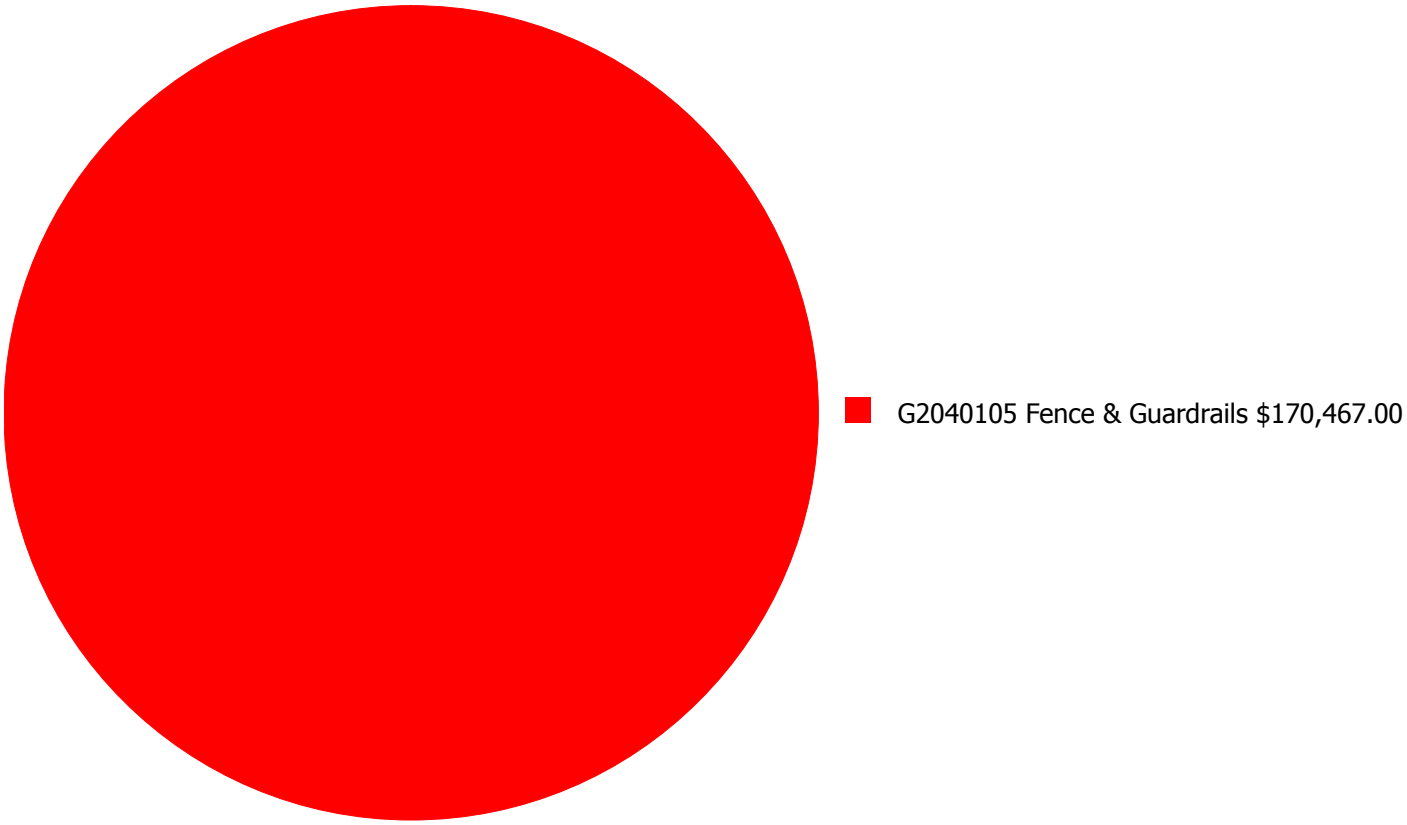
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

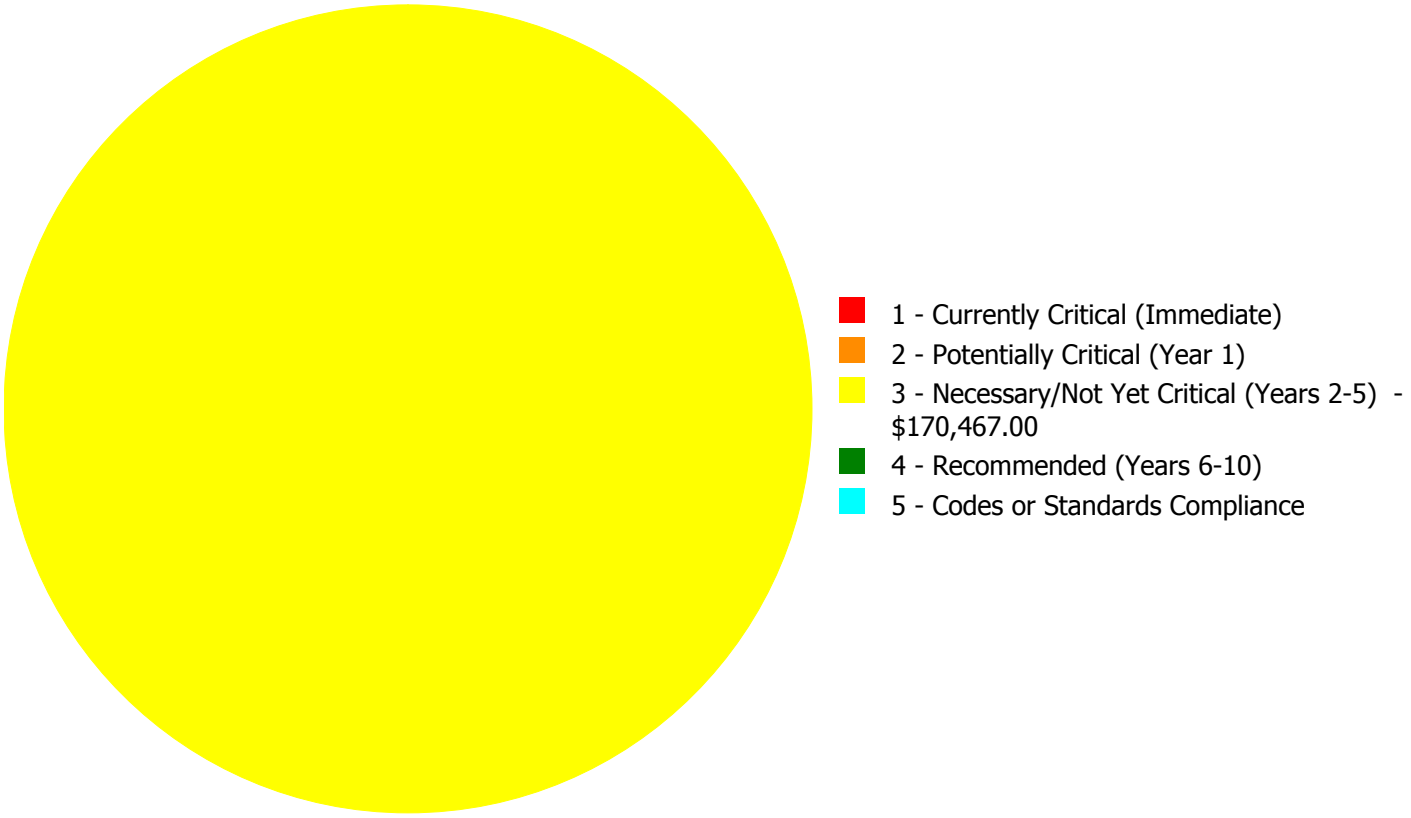
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $170,467.00

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: $170,467.00

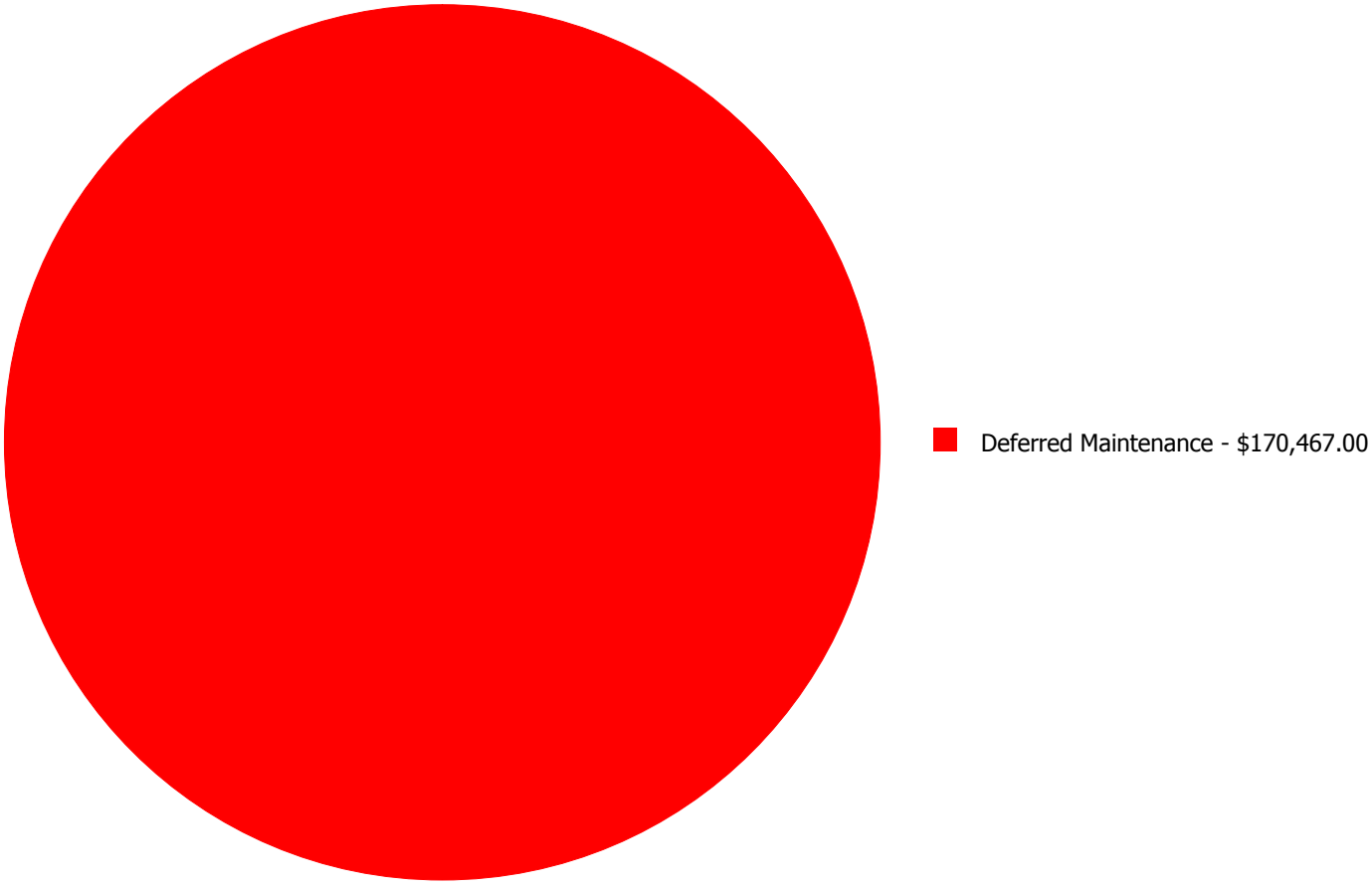
Deficiency By Priority Investment Table

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
G2040105	Fence & Guardrails	$0.00	$0.00	$170,467.00	$0.00	$0.00	$170,467.00
	Total:	$0.00	$0.00	$170,467.00	$0.00	$0.00	$170,467.00

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: $170,467.00

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: G2040105 - Fence & Guardrails

Location:	Site
Distress:	Damaged
Category:	Deferred Maintenance
Priority:	3 - Necessary/Not Yet Critical (Years 2-5)
Correction:	Renew System
Qty:	125,992.00
Unit of Measure:	S.F.
Estimate:	$170,467.00
Assessor Name:	Eduardo Lopez
Date Created:	12/13/2016

Notes: The fence is damaged and need to be replaced.

NC School District/430 Harnett County/Elementary School

Buies Creek Elementary

Draft

Campus Assessment Report

March 8, 2017

PARSONS

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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.

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Gross Area (SF):	39,884
Year Built:	1948
Last Renovation:	
Replacement Value:	$9,148,014
Repair Cost:	$3,546,460.60
Total FCI:	38.77 %
Total RSLI:	22.78 %
FCA Score:	61.23

Description:

GENERAL

Buies Creek Elementary is located at 340 Main Street in Buies Creek, North Carolina. The 1 story, 36,750 square foot building was originally constructed in 1948. There have been 1 additions. A media room was constructed in 2005.

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

A. SUBSTRUCTURE

The building rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations. The building does not have a basement.

B. SUPERSTRUCTURE

The building rests on slab-on grade. The building has a basement of cast in-place construction. The superstructure is concrete frame. Floor construction is slab on-grade. Roof construction is steel. The exterior envelope is comprised of walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope single ply membrane.

C. INTERIORS

Interior construction partition wall types include painted CMU. Interior doors are generally solid core wood with steel frames and mostly with glazing. Interior fittings include the following items: chalk and tack boards, graphics and identifying devices, toilet accessories, storage shelving, handrails, fabricated toilet partitions. The interior wall finishes are typically painted and ceramic tile in the restrooms. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in assignable spaces is typically carpet. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically painted drywall.

CONVEYING

The building does not include conveying equipment. Conveying equipment includes no hydraulic elevators, no wheel chair lifts and no people lifts.

D. SERVICES

PLUMBLING:

Domestic water distribution is copper with electric hot water heating. Sanitary waste system is cast iron. Rain water drainage system is internal with roof drains.

HVAC:

Heating is provided by 1, rooftop package units. Cooling is supplied by several wall mounted heat pumps. Ceiling mounted exhaust fans are installed in bathrooms and other required areas

FIRE PROTECTION:

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

ELECTRICAL:

The main electrical service is fed from a pad mounted transformer, owned and maintained by the local utility company through a main switchboard/distribution panel located in the building. Lighting is surface mounted 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.

OTHER ELECTRICAL SYSTEMS

This building does have a separately derived emergency power system. It is provided by no, emergency generator.

E. EQUIPMENT & FURNISHINGS

This building does include the following items and equipment: fixed food service, darkroom or photographic equipment, library equipment, theater and stage, audio-visual, detention, laboratory, medical, mortuary equipment, parking control equipment, loading dock equipment, fixed casework, window treatment, floor grilles and mats, multiple seating furnishings.

G. SITE

Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, play areas, and fencing. Site mechanical and electrical features include water, sewer, propane gas, and site lighting.

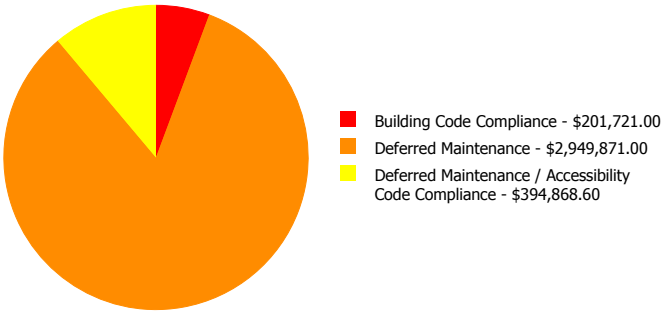
Attributes:

General Attributes:			
Condition Assessor:	Terence Davis	Assessment Date:	11/9/2016
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:	Harnett - Harnett Central HS	LEA School No.:	430-320
No. of Mobile Units:	11	No. of Bldgs.:	3
SF of Mobile Units:	9504	Status:	Active
School Grades:	K-5	Site Acreage:	6.1

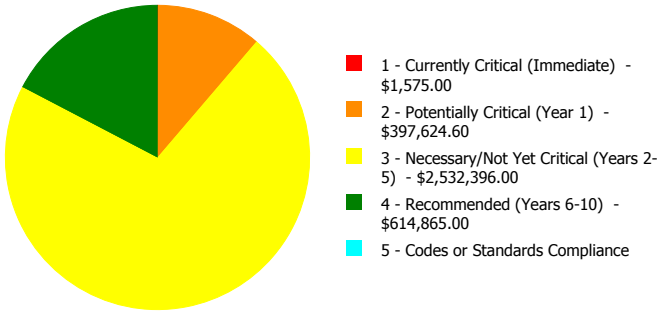
Campus Dashboard Summary

Gross Area:	39,884		
Year Built:	1948	Last Renovation:	
Repair Cost:	$3,546,461	Replacement Value:	$9,148,014
FCI:	38.77 %	RSLI%:	22.78 %

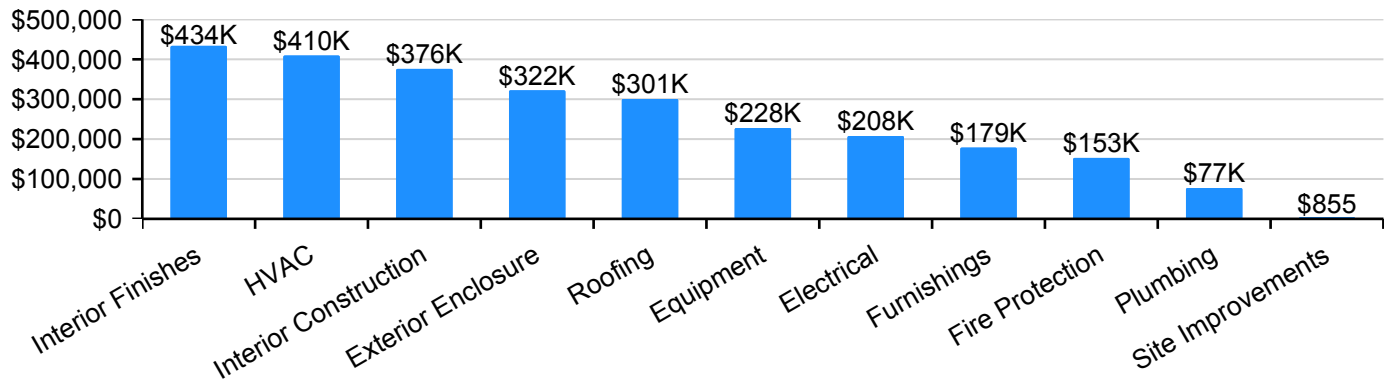
Deficiency By Category



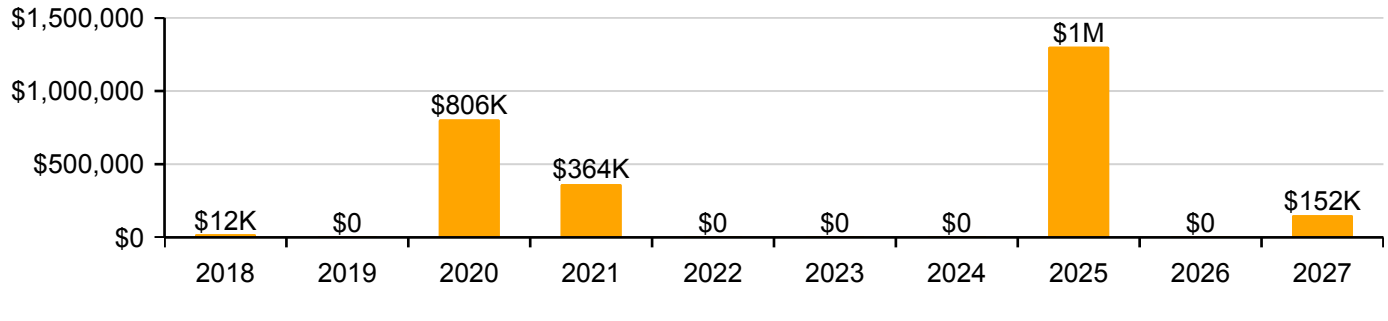
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Campus Condition Summary

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

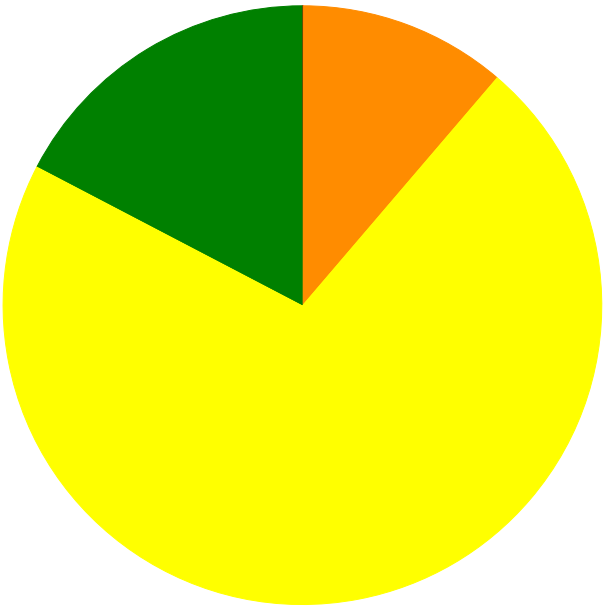
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	34.90 %	0.00 %	$0.00
A20 - Basement Construction	35.03 %	0.00 %	$0.00
B10 - Superstructure	34.98 %	0.00 %	$0.00
B20 - Exterior Enclosure	18.94 %	53.17 %	$425,443.00
B30 - Roofing	2.97 %	136.80 %	$396,496.00
C10 - Interior Construction	3.75 %	58.50 %	$496,015.00
C30 - Interior Finishes	8.06 %	57.63 %	$572,823.00
D20 - Plumbing	25.80 %	16.74 %	$101,872.00
D30 - HVAC	14.98 %	64.14 %	$540,482.00
D40 - Fire Protection	4.24 %	102.23 %	$201,721.00
D50 - Electrical	39.05 %	24.47 %	$274,444.00
E10 - Equipment	0.31 %	105.43 %	$300,358.00
E20 - Furnishings	2.82 %	102.24 %	$235,678.00
G20 - Site Improvements	36.20 %	0.18 %	$1,128.60
G30 - Site Mechanical Utilities	44.58 %	0.00 %	$0.00
G40 - Site Electrical Utilities	41.07 %	0.00 %	$0.00
Totals:	**22.78 %**	**38.77 %**	**$3,546,460.60**

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
1948 Main	36,750	47.07	$0.00	$396,496.00	$2,528,586.00	$614,865.00	$0.00
1948 Storage Building	400	12.80	$1,575.00	$0.00	$3,810.00	$0.00	$0.00
2005 Media Center	2,734	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Site	39,884	0.10	$0.00	$1,128.60	$0.00	$0.00	$0.00
Total:		**38.77**	**$1,575.00**	**$397,624.60**	**$2,532,396.00**	**$614,865.00**	**$0.00**

Deficiencies By Priority



1 - Currently Critical (Immediate) - $1,575.00
2 - Potentially Critical (Year 1) - $397,624.60
3 - Necessary/Not Yet Critical (Years 2-5) - $2,532,396.00
4 - Recommended (Years 6-10) - $614,865.00
5 - Codes or Standards Compliance

Budget Estimate Total: $3,546,460.60

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):	36,750
Year Built:	1948
Last Renovation:	
Replacement Value:	$7,520,528
Repair Cost:	$3,539,947.00
Total FCI:	47.07 %
Total RSLI:	17.92 %
FCA Score:	52.93

Description:

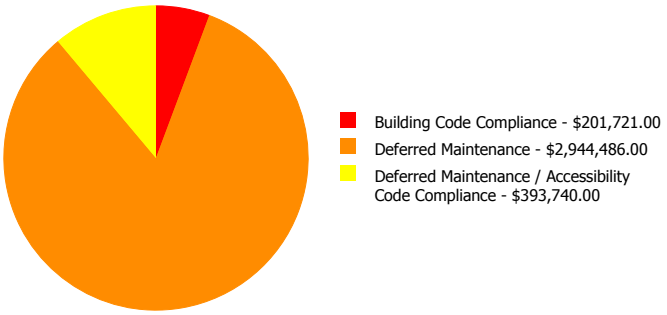
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

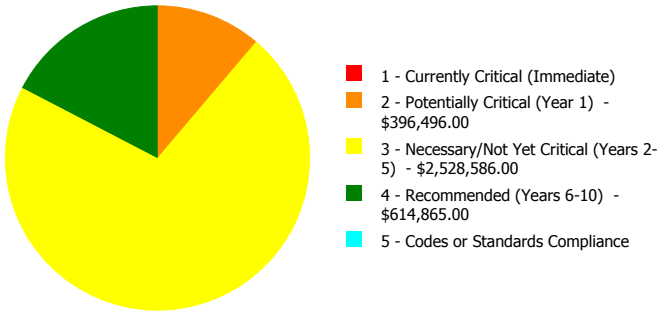
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	36,750
Year Built:	1948	Last Renovation:	
Repair Cost:	$3,539,947	Replacement Value:	$7,520,528
FCI:	47.07 %	RSLI%:	17.92 %

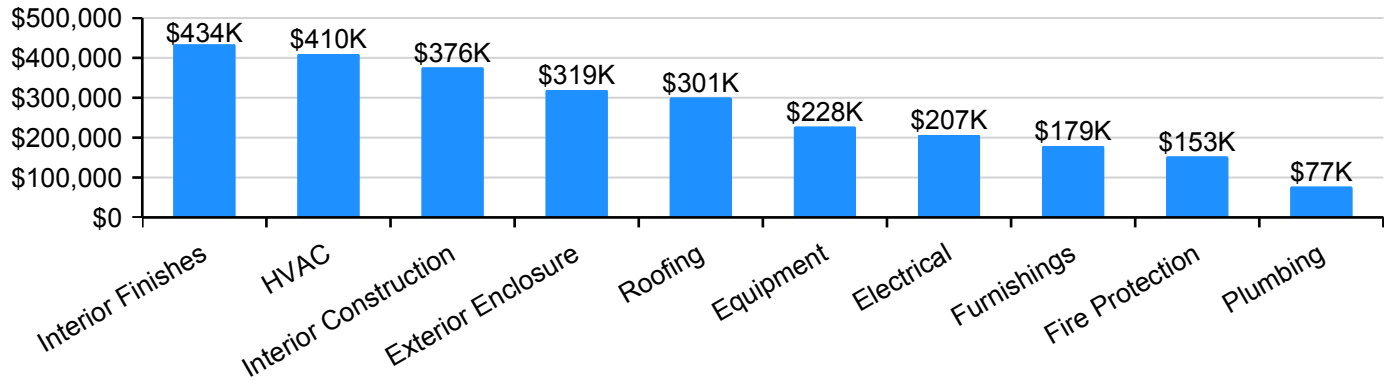
Deficiency By Category



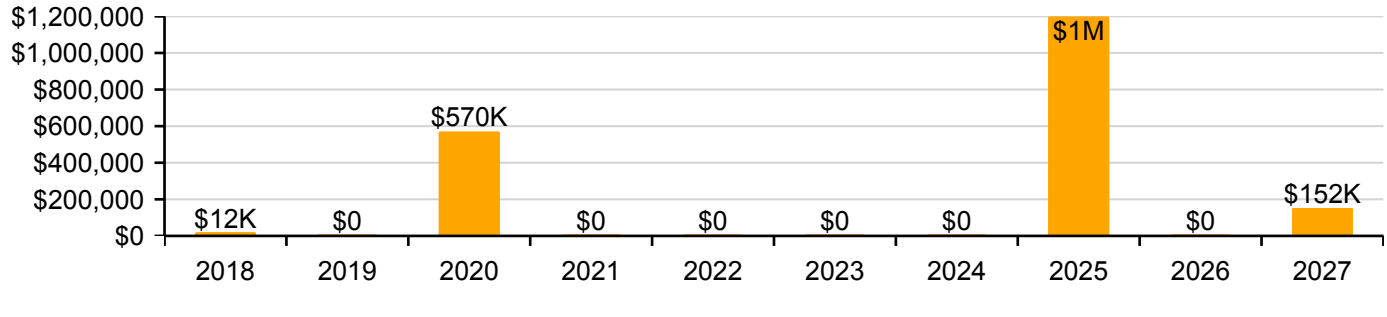
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	31.00 %	0.00 %	$0.00
A20 - Basement Construction	31.00 %	0.00 %	$0.00
B10 - Superstructure	31.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	14.71 %	57.80 %	$421,633.00
B30 - Roofing	0.00 %	148.40 %	$396,496.00
C10 - Interior Construction	3.75 %	58.50 %	$496,015.00
C30 - Interior Finishes	5.24 %	62.00 %	$572,823.00
D20 - Plumbing	23.20 %	18.01 %	$101,872.00
D30 - HVAC	13.76 %	68.56 %	$540,482.00
D40 - Fire Protection	0.00 %	110.00 %	$201,721.00
D50 - Electrical	38.50 %	26.21 %	$272,869.00
E10 - Equipment	0.19 %	105.73 %	$300,358.00
E20 - Furnishings	0.00 %	110.00 %	$235,678.00
Totals:	**17.92 %**	**47.07 %**	**$3,539,947.00**

Photo Album

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

1). East Elevation - Dec 06, 2016

2). North Elevation - Dec 06, 2016

3). West Elevation - Dec 06, 2016

4). South Elevation - Dec 06, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.79	S.F.	36,750	100	1948	2048		31.00 %	0.00 %	31			$176,033
A1030	Slab on Grade	$8.43	S.F.	36,750	100	1948	2048		31.00 %	0.00 %	31			$309,803
A2010	Basement Excavation	$1.90	S.F.	36,750	100	1948	2048		31.00 %	0.00 %	31			$69,825
A2020	Basement Walls	$13.07	S.F.	36,750	100	1948	2048		31.00 %	0.00 %	31			$480,323
B1010	Floor Construction	$1.64	S.F.	36,750	100	1948	2048		31.00 %	0.00 %	31			$60,270
B1020	Roof Construction	$15.76	S.F.	36,750	100	1948	2048		31.00 %	0.00 %	31			$579,180
B2010	Exterior Walls	$9.42	S.F.	36,750	100	1948	2048		31.00 %	0.00 %	31			$346,185
B2020	Exterior Windows	$9.39	S.F.	36,750	30	1948	1978		0.00 %	110.00 %	-39		$379,591.00	$345,083
B2030	Exterior Doors	$1.04	S.F.	36,750	30	1948	1978		0.00 %	110.00 %	-39		$42,042.00	$38,220
B3010120	Single Ply Membrane	$6.98	S.F.	36,750	20	1995	2015		0.00 %	150.00 %	-2		$384,773.00	$256,515
B3020	Roof Openings	$0.29	S.F.	36,750	25	1948	1973		0.00 %	109.99 %	-44		$11,723.00	$10,658
C1010	Partitions	$10.80	S.F.	36,750	75	1948	2023		8.00 %	0.00 %	6			$396,900
C1020	Interior Doors	$2.53	S.F.	36,750	30	1948	1978		0.00 %	110.00 %	-39		$102,275.00	$92,978
C1030	Fittings	$9.74	S.F.	36,750	20	1995	2015		0.00 %	110.00 %	-2		$393,740.00	$357,945
C3010	Wall Finishes	$2.79	S.F.	36,750	10	1995	2005		0.00 %	110.00 %	-12		$112,786.00	$102,533
C3020	Floor Finishes	$11.38	S.F.	36,750	20	1948	1968		0.00 %	110.00 %	-49		$460,037.00	$418,215
C3030	Ceiling Finishes	$10.97	S.F.	36,750	25	1995	2020		12.00 %	0.00 %	3			$403,148
D2010	Plumbing Fixtures	$11.48	S.F.	36,750	30	1995	2025		26.67 %	0.00 %	8			$421,890
D2020	Domestic Water Distribution	$0.98	S.F.	36,750	30	1948	1978		0.00 %	110.00 %	-39		$39,617.00	$36,015
D2030	Sanitary Waste	$1.54	S.F.	36,750	30	1948	1978		0.00 %	110.00 %	-39		$62,255.00	$56,595
D2040	Rain Water Drainage	$1.39	S.F.	36,750	30	1998	2028		36.67 %	0.00 %	11			$51,083
D3040	Distribution Systems	$6.14	S.F.	36,750	30	2000	2030		43.33 %	0.00 %	13			$225,645
D3050	Terminal & Package Units	$13.37	S.F.	36,750	15	2000	2015		0.00 %	110.00 %	-2		$540,482.00	$491,348
D3060	Controls & Instrumentation	$1.94	S.F.	36,750	20	2000	2020		15.00 %	0.00 %	3			$71,295
D4010	Sprinklers	$4.32	S.F.	36,750	30			2016	0.00 %	110.00 %	-1		$174,636.00	$158,760
D4020	Standpipes	$0.67	S.F.	36,750	30			2016	0.00 %	110.00 %	-1		$27,085.00	$24,623
D5010	Electrical Service/Distribution	$1.69	S.F.	36,750	40	1948	1988		0.00 %	110.00 %	-29		$68,318.00	$62,108
D5020	Branch Wiring	$5.06	S.F.	36,750	30	1948	1978		0.00 %	110.00 %	-39		$204,551.00	$185,955
D5020	Lighting	$11.92	S.F.	36,750	30	1995	2025		26.67 %	0.00 %	8			$438,060
D5030810	Security & Detection Systems	$1.87	S.F.	36,750	15	2014	2029		80.00 %	0.00 %	12			$68,723
D5030910	Fire Alarm Systems	$3.39	S.F.	36,750	15	2014	2029		80.00 %	0.00 %	12			$124,583
D5030920	Data Communication	$4.40	S.F.	36,750	15	2014	2029		80.00 %	0.00 %	12			$161,700
E1020	Institutional Equipment	$0.30	S.F.	36,750	20	1998	2018		5.00 %	0.00 %	1			$11,025
E1090	Other Equipment	$7.43	S.F.	36,750	20	1948	1968		0.00 %	110.00 %	-49		$300,358.00	$273,053
E2010	Fixed Furnishings	$5.83	S.F.	36,750	20	1990	2010		0.00 %	110.00 %	-7		$235,678.00	$214,253
								Total	**17.92 %**	**47.07 %**			**$3,539,947.00**	**$7,520,528**

System Notes

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

System: A2020 - Basement Walls

Note:

System: B1010 - Floor Construction

Note:

System: B1020 - Roof Construction

Note:

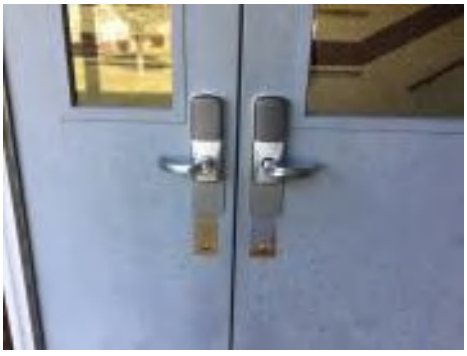
System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors



Note:

System: B3010120 - Single Ply Membrane

Note:

System: B3020 - Roof Openings

Note:

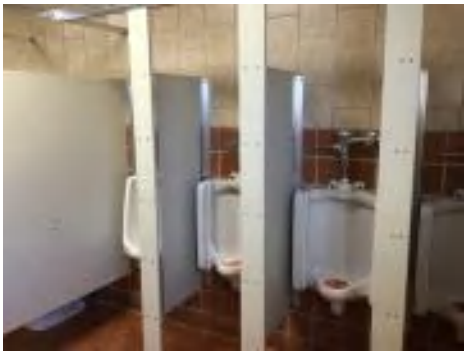
System: C1010 - Partitions

Note:

System: C1020 - Interior Doors

Note:

System: C1030 - Fittings



Note:

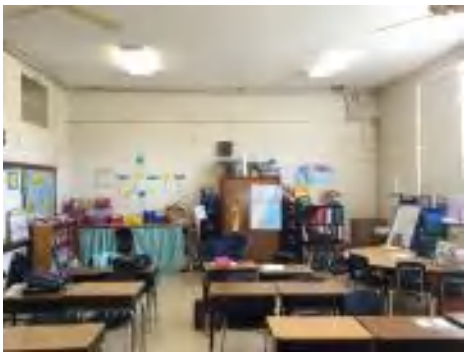
System: C3010 - Wall Finishes

Note:

System: C3020 - Floor Finishes

Note:

System: C3030 - Ceiling Finishes

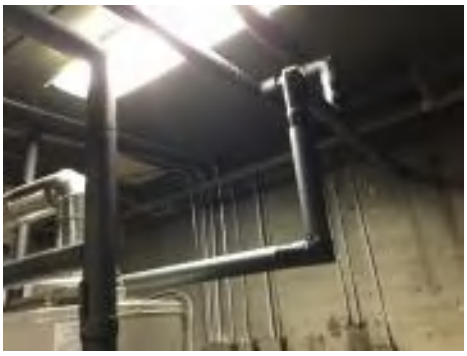


Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution



Note:

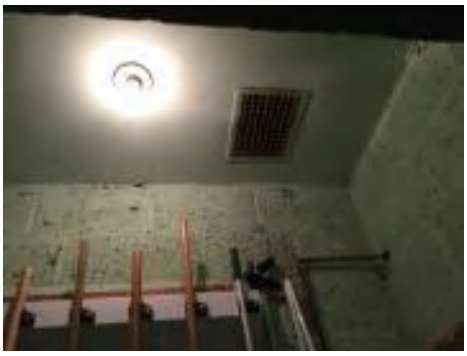
System: D2030 - Sanitary Waste

Note:

System: D2040 - Rain Water Drainage

Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

Note:

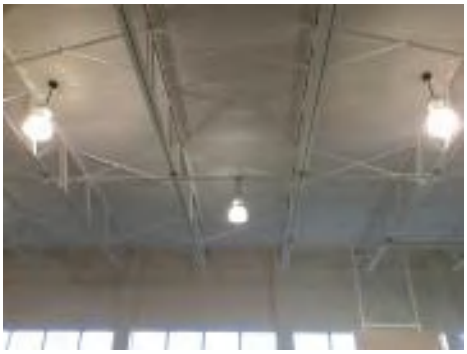
System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

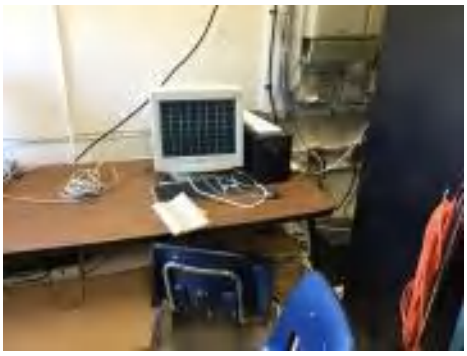
Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems

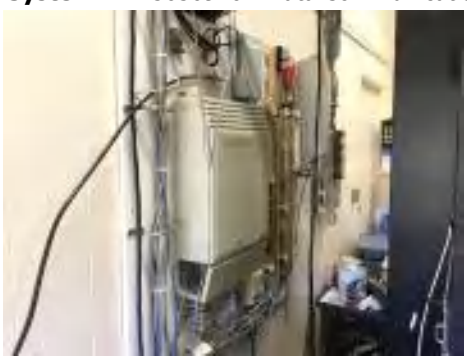


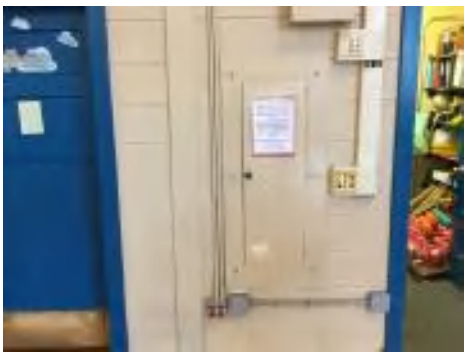
Note:

System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication



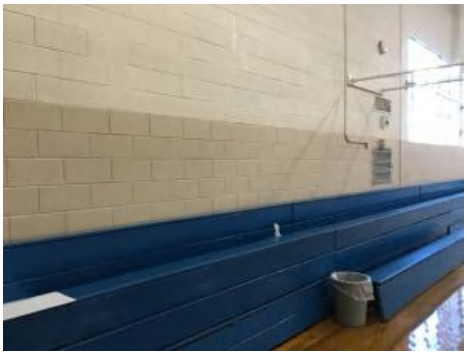
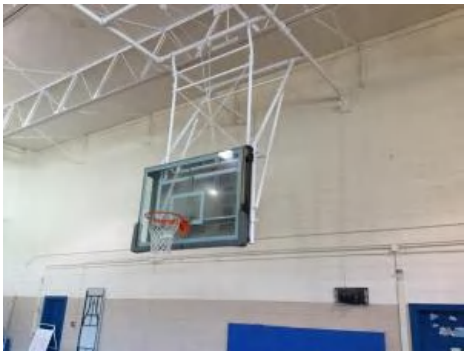
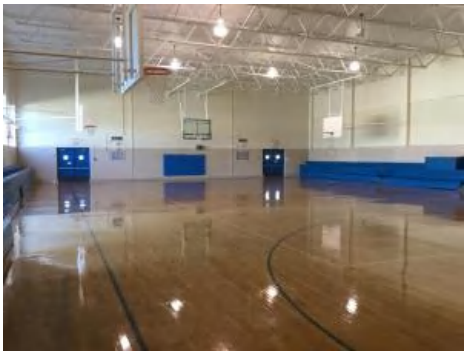


Note:

System: E1020 - Institutional Equipment

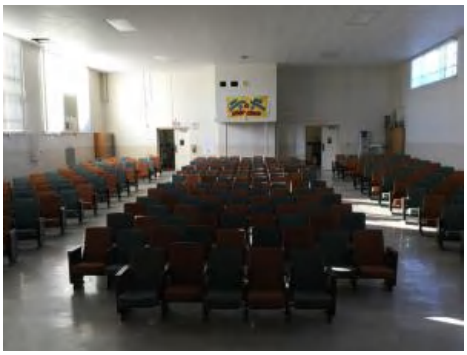
Note:

System: E1090 - Other Equipment

Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

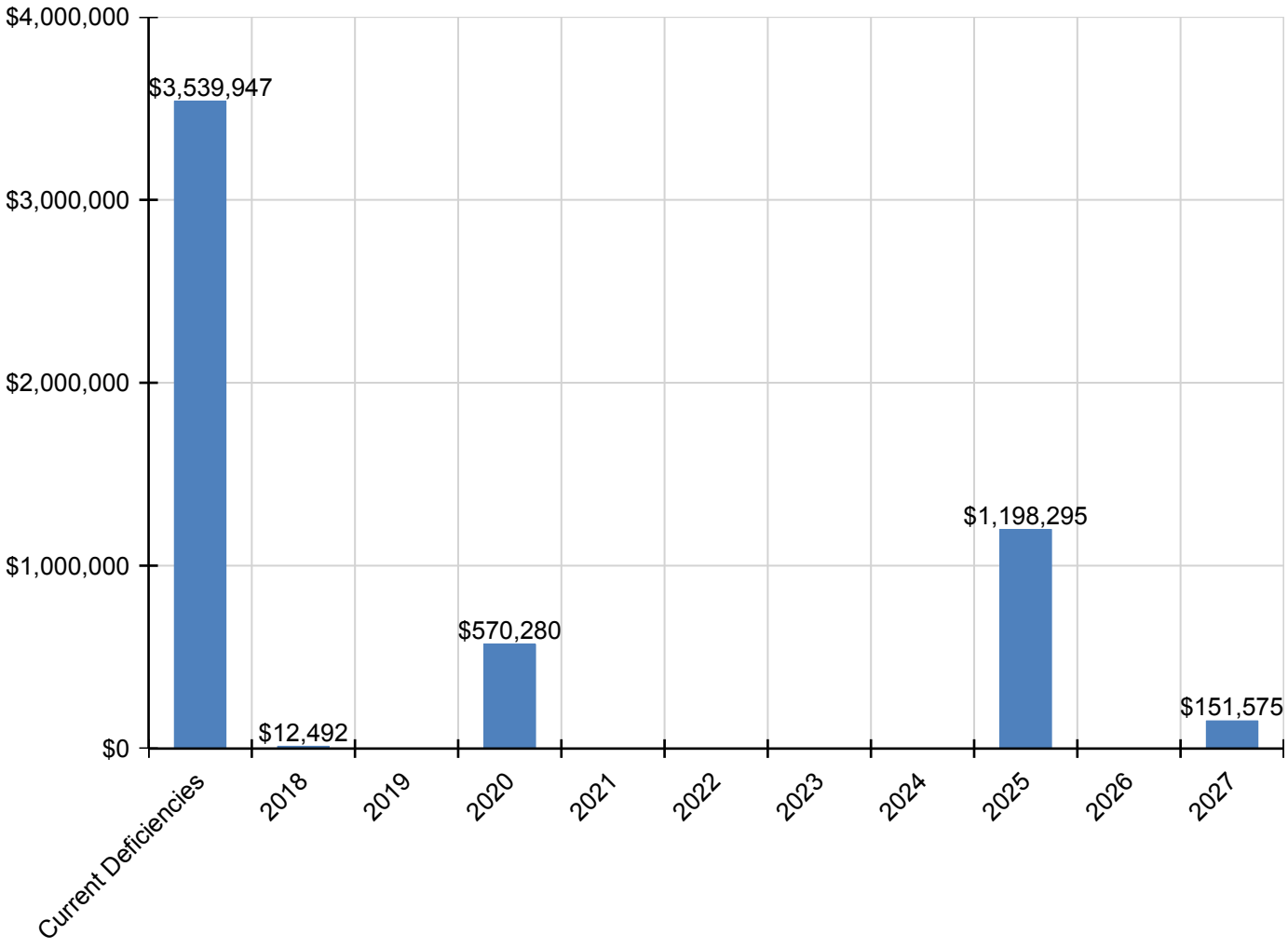
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$3,539,947**	**$12,492**	**$0**	**$570,280**	**$0**	**$0**	**$0**	**$0**	**$1,198,295**	**$0**	**$151,575**	**$5,472,589**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2010 - Exterior Walls	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$379,591	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$379,591**
B2030 - Exterior Doors	$42,042	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$42,042**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$384,773	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$384,773**
B3020 - Roof Openings	$11,723	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$11,723**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$102,275	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$102,275**
C1030 - Fittings	$393,740	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$393,740**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

C3010 - Wall Finishes	$112,786	$0	$0	$0	$0	$0	$0	$0	$0	$0	$151,575	**$264,361**
C3020 - Floor Finishes	$460,037	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$460,037**
C3030 - Ceiling Finishes	$0	$0	$0	$484,583	$0	$0	$0	$0	$0	$0	$0	**$484,583**
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	$587,881	$0	$0	**$587,881**
D2020 - Domestic Water Distribution	$39,617	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$39,617**
D2030 - Sanitary Waste	$62,255	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$62,255**
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**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$540,482	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$540,482**
D3060 - Controls & Instrumentation	$0	$0	$0	$85,697	$0	$0	$0	$0	$0	$0	$0	**$85,697**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$174,636	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$174,636**
D4020 - Standpipes	$27,085	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$27,085**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$68,318	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$68,318**
D5020 - Branch Wiring	$204,551	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$204,551**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$610,413	$0	$0	**$610,413**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030920 - Data Communication	$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	$12,492	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$12,492**
E1090 - Other Equipment	$300,358	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$300,358**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$235,678	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$235,678**

** Indicates non-renewable system*

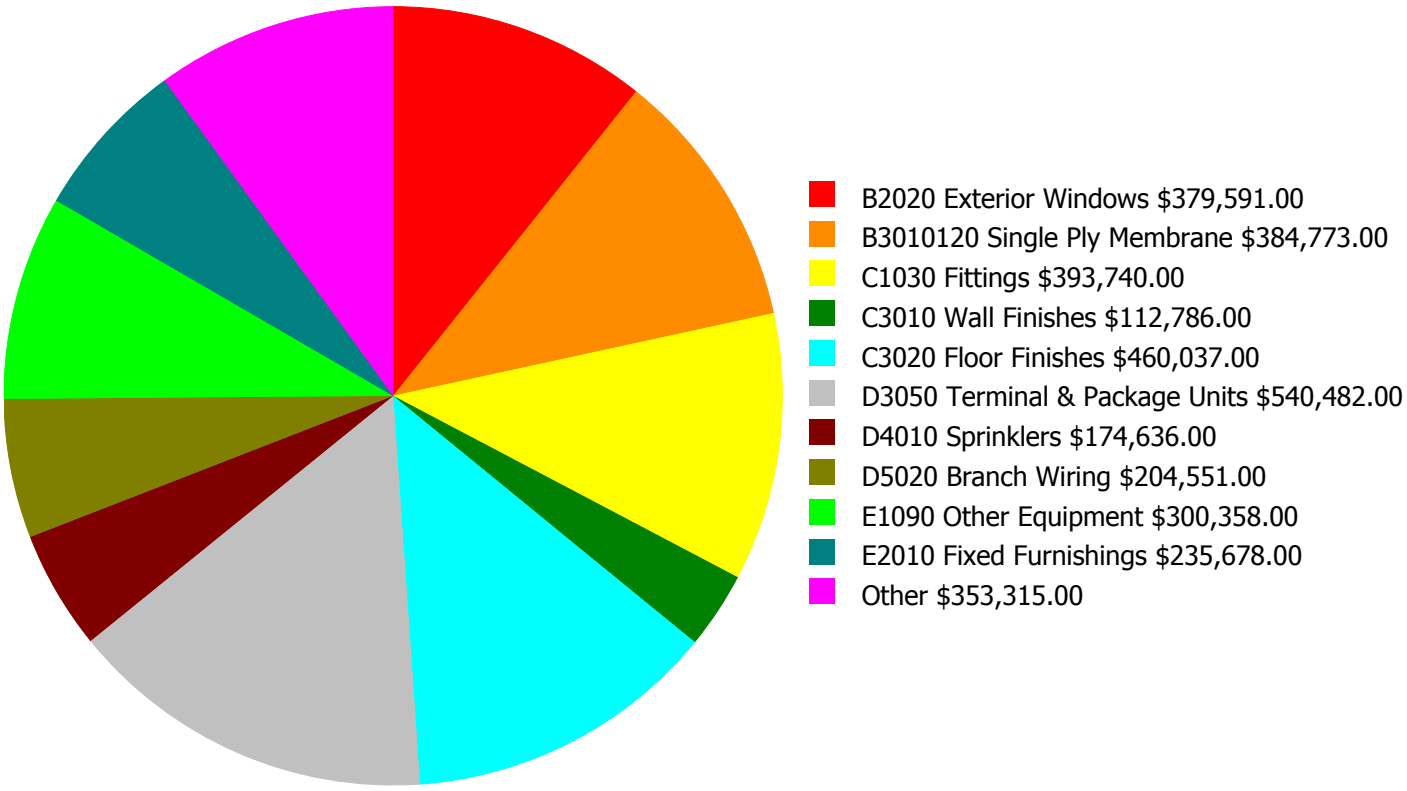
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

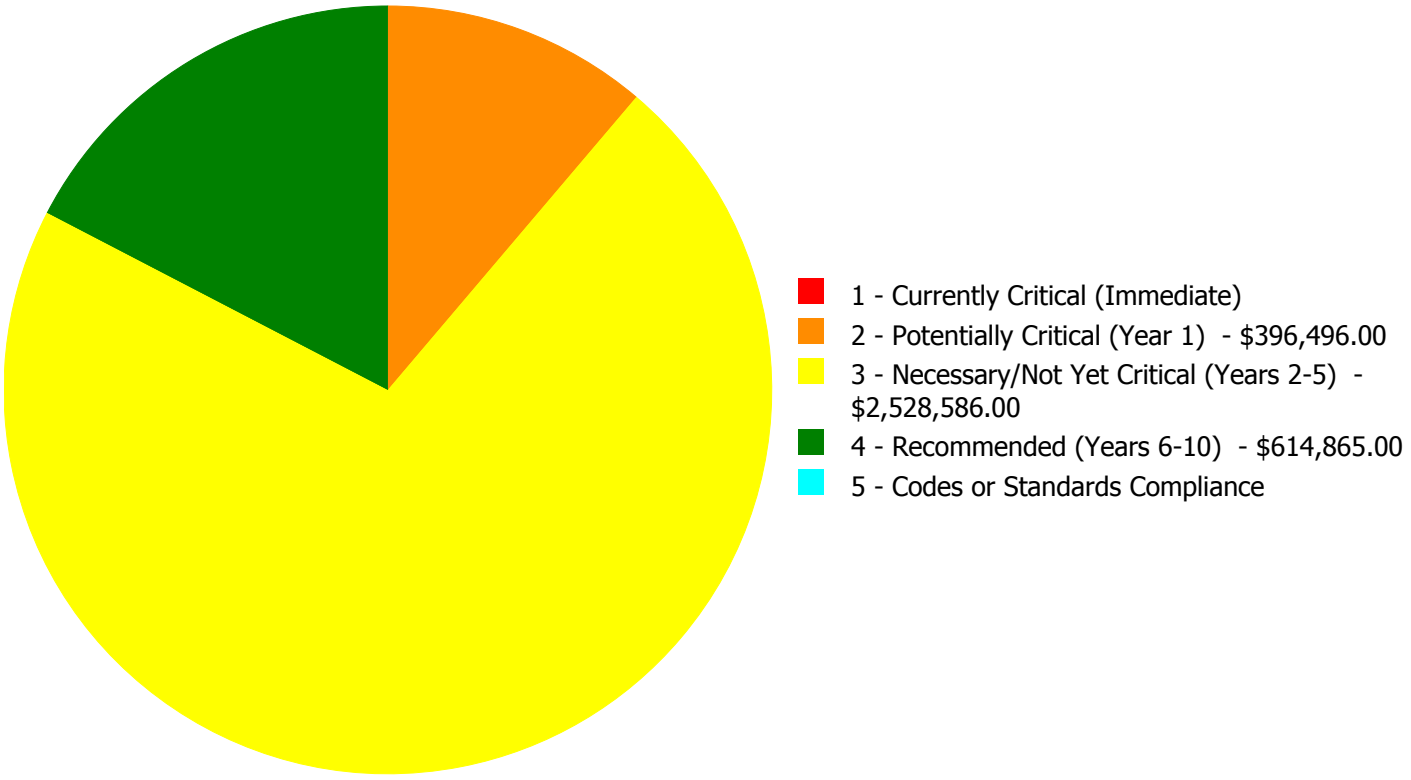
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $3,539,947.00

Deficiency Summary by Priority

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



Budget Estimate Total: $3,539,947.00

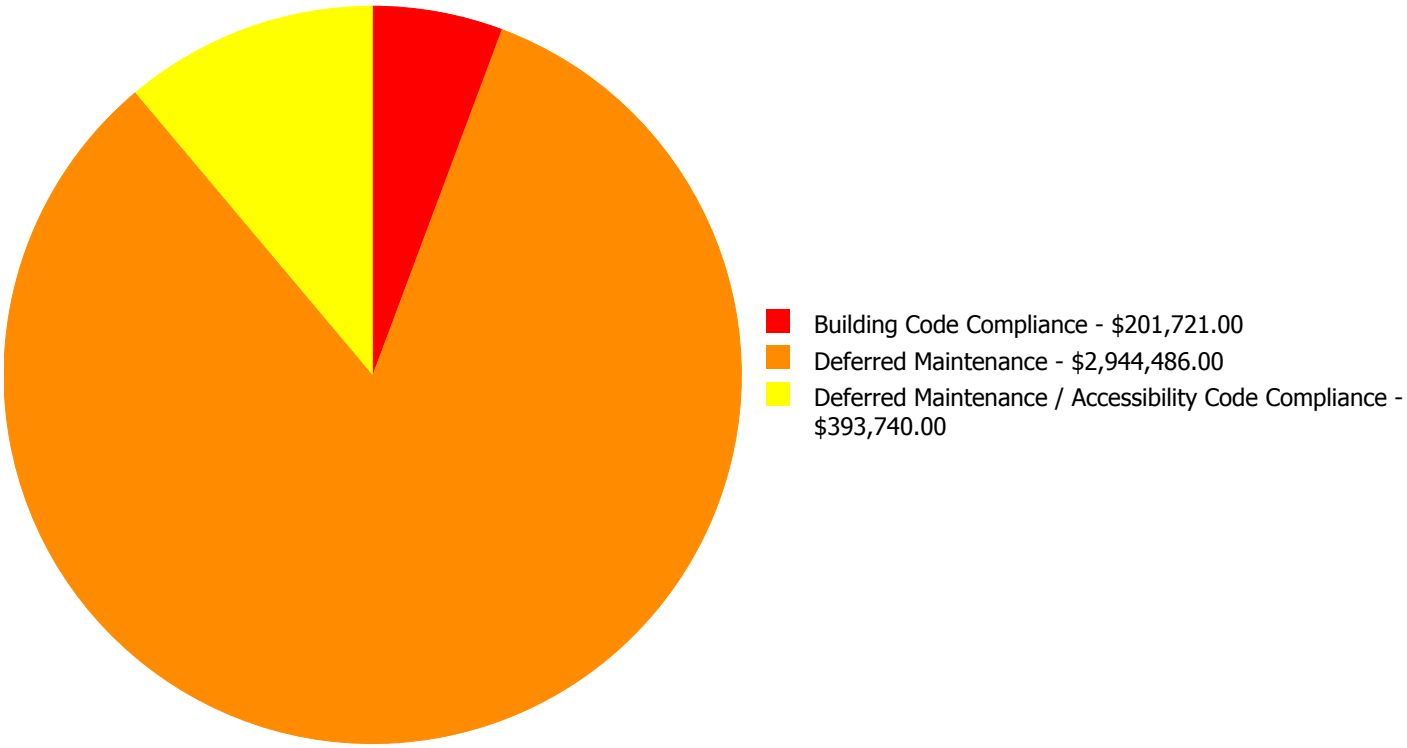
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2020	Exterior Windows	$0.00	$0.00	$379,591.00	$0.00	$0.00	$379,591.00
B2030	Exterior Doors	$0.00	$0.00	$42,042.00	$0.00	$0.00	$42,042.00
B3010120	Single Ply Membrane	$0.00	$384,773.00	$0.00	$0.00	$0.00	$384,773.00
B3020	Roof Openings	$0.00	$11,723.00	$0.00	$0.00	$0.00	$11,723.00
C1020	Interior Doors	$0.00	$0.00	$102,275.00	$0.00	$0.00	$102,275.00
C1030	Fittings	$0.00	$0.00	$393,740.00	$0.00	$0.00	$393,740.00
C3010	Wall Finishes	$0.00	$0.00	$0.00	$112,786.00	$0.00	$112,786.00
C3020	Floor Finishes	$0.00	$0.00	$460,037.00	$0.00	$0.00	$460,037.00
D2020	Domestic Water Distribution	$0.00	$0.00	$39,617.00	$0.00	$0.00	$39,617.00
D2030	Sanitary Waste	$0.00	$0.00	$62,255.00	$0.00	$0.00	$62,255.00
D3050	Terminal & Package Units	$0.00	$0.00	$540,482.00	$0.00	$0.00	$540,482.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$174,636.00	$0.00	$174,636.00
D4020	Standpipes	$0.00	$0.00	$0.00	$27,085.00	$0.00	$27,085.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$68,318.00	$0.00	$0.00	$68,318.00
D5020	Branch Wiring	$0.00	$0.00	$204,551.00	$0.00	$0.00	$204,551.00
E1090	Other Equipment	$0.00	$0.00	$0.00	$300,358.00	$0.00	$300,358.00
E2010	Fixed Furnishings	$0.00	$0.00	$235,678.00	$0.00	$0.00	$235,678.00
	Total:	$0.00	$396,496.00	$2,528,586.00	$614,865.00	$0.00	$3,539,947.00

Deficiency Summary by Category

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



Budget Estimate Total: $3,539,947.00

Deficiency Details by Priority

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

Priority 2 - Potentially Critical (Year 1):

System: B3010120 - Single Ply Membrane

Location: Roof
Distress: Failing
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 36,750.00
Unit of Measure: S.F.
Estimate: $384,773.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The EPDM adhered roof coverings are aging, showing signs of failure and should be replaced.

System: B3020 - Roof Openings

Location: Roof
Distress: Failing
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 36,750.00
Unit of Measure: S.F.
Estimate: $11,723.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: Roof penetrations should be inspected and repaired when the roof is replaced.

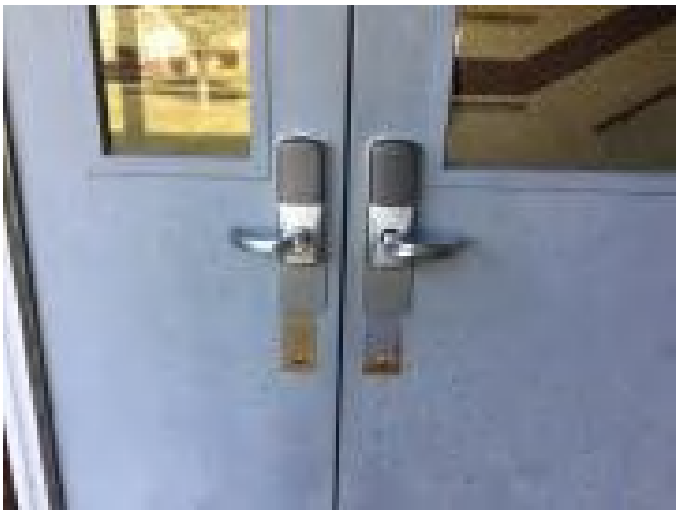
Priority 3 - Necessary/Not Yet Critical (Years 2-5):

System: B2020 - Exterior Windows

Location: Exterior
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 36,750.00
Unit of Measure: S.F.
Estimate: $379,591.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The aluminum frame, operable, single pane windows are aged, rusted, not energy efficient, and should be replaced.

System: B2030 - Exterior Doors



Location: Exterior
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 36,750.00
Unit of Measure: S.F.
Estimate: $42,042.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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

System: C1020 - Interior Doors

Location: Throughout the building
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 36,750.00
Unit of Measure: S.F.
Estimate: $102,275.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

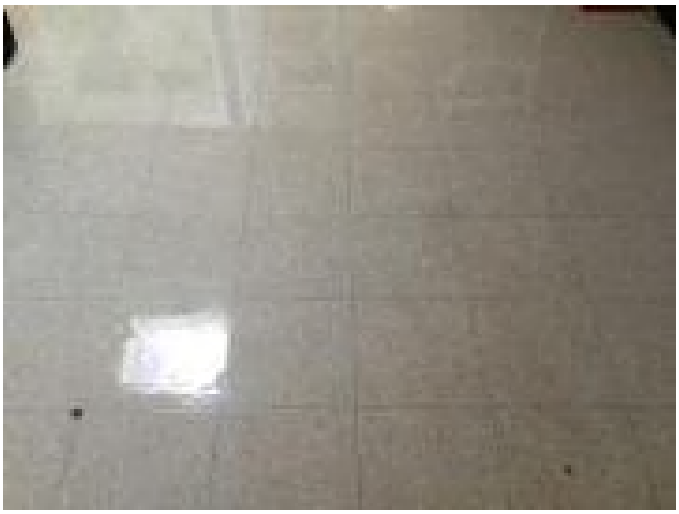
Notes: The interior doors are aged, failing, hardware is not ADA compliant and should be replaced.

System: C1030 - Fittings

Location: Restroom-Classrooms
Distress: Damaged
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 36,750.00
Unit of Measure: S.F.
Estimate: $393,740.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The fittings throughout the building are aged, in marginal condition, handrails and room signage are ADA non-compliance and system 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: 36,750.00
Unit of Measure: S.F.
Estimate: $460,037.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: The floor finishes are damaged, stained and aged. The VCT and tile should be replaced. The wood floor should be sanded, stained and sealed.

System: D2020 - Domestic Water Distribution

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 36,750.00
Unit of Measure: S.F.
Estimate: $39,617.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: There are no reported issues or observed deficiencies with the domestic water piping. Due to the age of the 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.

System: D2030 - Sanitary Waste

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 36,750.00
Unit of Measure: S.F.
Estimate: $62,255.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: There are no reported issues or observed deficiencies with the sanitary waste piping. The aging sanitary sewer piping in 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: 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: 36,750.00
Unit of Measure: S.F.
Estimate: $540,482.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: The roof mounted, gas fired package unit is aged, worn, rusted, inefficient, becoming logistically unsupportable and should be replaced with an energy efficient model.

System: D5010 - Electrical Service/Distribution

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 36,750.00
Unit of Measure: S.F.
Estimate: $68,318.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: The original electrical distribution system is operating properly due to an aggressive maintenance program but is aged, in marginal condition, and should be replaced.

System: D5020 - Branch Wiring

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 36,750.00
Unit of Measure: S.F.
Estimate: $204,551.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: The original branch wiring system is operating properly due to an aggressive maintenance program but is aged, in marginal condition, and should be replaced.

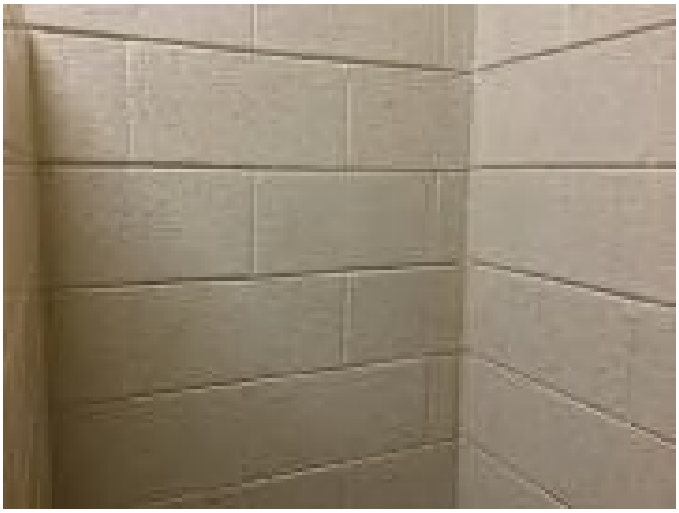
System: E2010 - Fixed Furnishings

Location: Throughout the building
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 36,750.00
Unit of Measure: S.F.
Estimate: $235,678.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The fixed furnishings are aged, in marginal condition, and should be replaced. The auditorium seating upholstery is stained, wood components are discolored. The wood components require sanding, stain and seal. The upholstery need to be stripped down and re-applied. All new hardware need to be installed. The blinds are damaged and need to be replaced.

Priority 4 - Recommended (Years 6-10):

System: C3010 - Wall Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 36,750.00
Unit of Measure: S.F.
Estimate: $112,786.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: The wall finishes are aged, scuffed, fading, stained, and should be re-painted.

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: 36,750.00
Unit of Measure: S.F.
Estimate: $174,636.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: There is no sprinkler system.

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: 36,750.00
Unit of Measure: S.F.
Estimate: $27,085.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: There is no sprinkler system.

System: E1090 - Other Equipment

Location: Gym/Kitchen
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 36,750.00
Unit of Measure: S.F.
Estimate: $300,358.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: The Food Service Equipment is operating but is aged should be inspected and replaced or repaired as needed. The athletic, and recreational equipment is aged should be inspected and replaced or repaired as needed.

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):	400
Year Built:	1948
Last Renovation:	
Replacement Value:	$42,060
Repair Cost:	$5,385.00
Total FCI:	12.80 %
Total RSLI:	26.66 %
FCA Score:	87.20

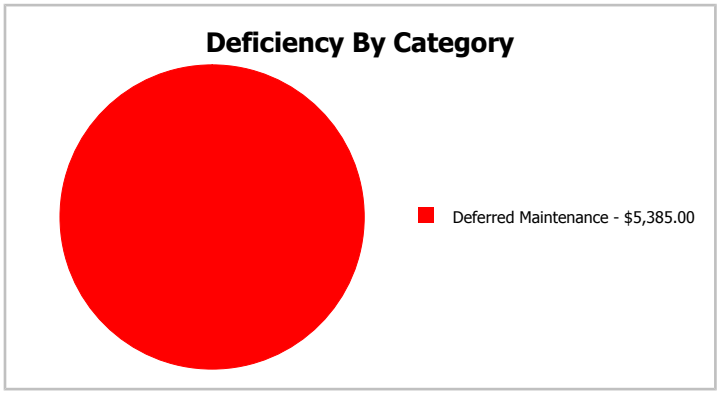
Description:

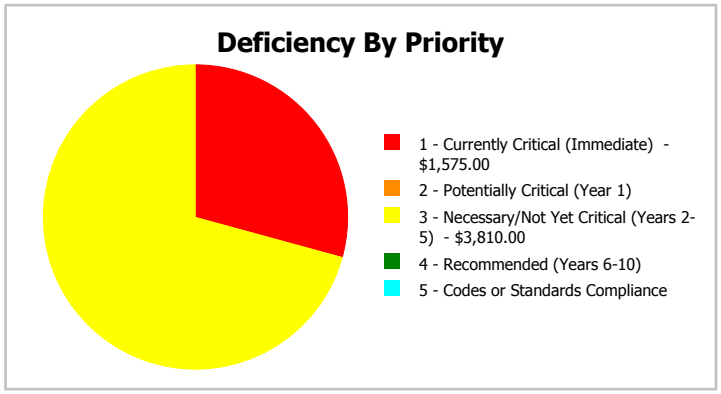
The narrative for this building is included in the Executive Summary Description at the front of this report.

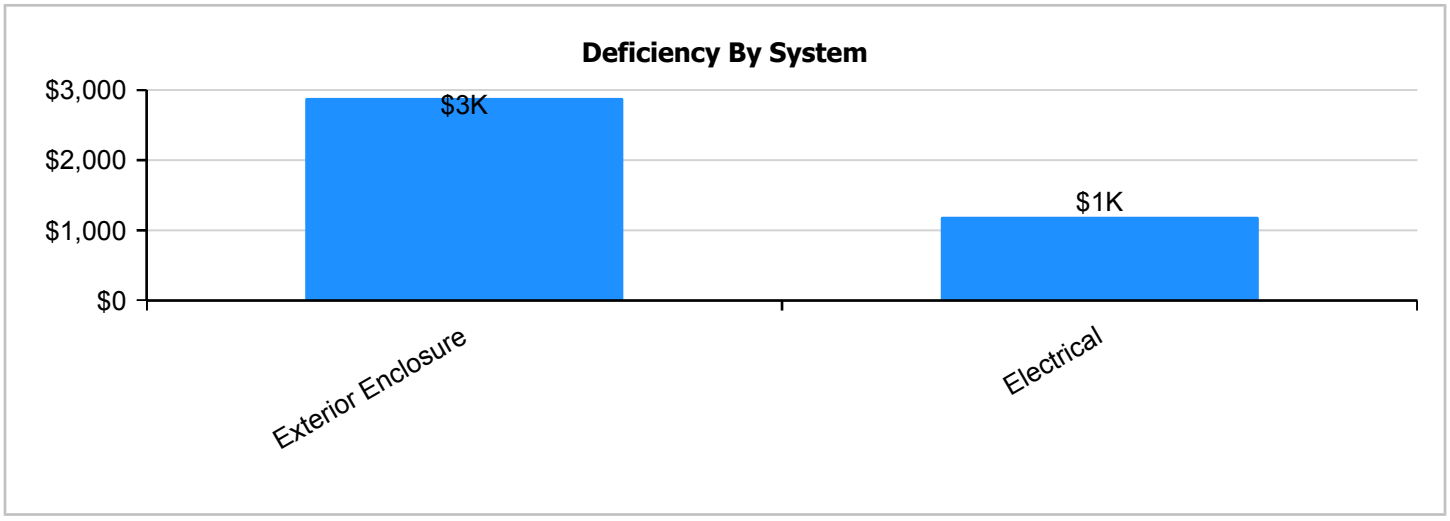
Attributes: This asset has no attributes.

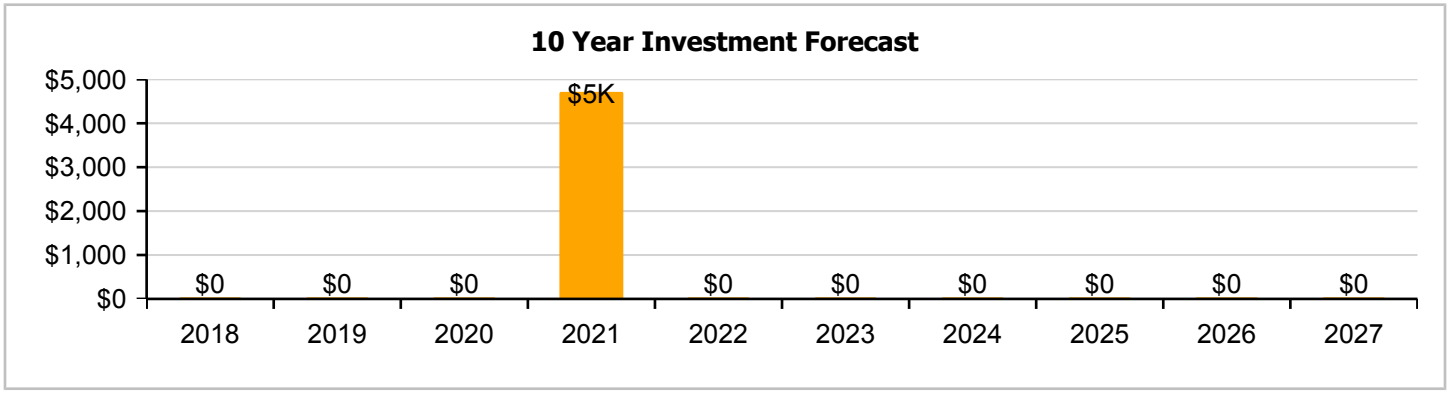
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	400
Year Built:	1948	Last Renovation:	
Repair Cost:	$5,385	Replacement Value:	$42,060
FCI:	12.80 %	RSLI%:	26.66 %









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	31.00 %	0.00 %	$0.00
B10 - Superstructure	31.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	24.02 %	24.77 %	$3,810.00
B30 - Roofing	20.00 %	0.00 %	$0.00
D50 - Electrical	0.00 %	109.99 %	$1,575.00
Totals:	**26.66 %**	**12.80 %**	**$5,385.00**

Photo Album

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

1). East Elevation - Dec 06, 2016

2). North Elevation - Dec 06, 2016

3). West Elevation - Dec 06, 2016

4). South Elevation - Dec 06, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	400	100	1948	2048		31.00 %	0.00 %	31			$8,052
A1030	Slab on Grade	$19.75	S.F.	400	100	1948	2048		31.00 %	0.00 %	31			$7,900
B1020	Roof Construction	$16.26	S.F.	400	100	1948	2048		31.00 %	0.00 %	31			$6,504
B2010	Exterior Walls	$29.79	S.F.	400	100	1948	2048		31.00 %	0.00 %	31			$11,916
B2030	Exterior Doors	$8.66	S.F.	400	30	1948	1978		0.00 %	109.99 %	-39		$3,810.00	$3,464
B3010120	Single Ply Membrane	$6.98	S.F.	400	20	1990	2010	2021	20.00 %	0.00 %	4			$2,792
D5020	Branch Wiring	$3.58	S.F.	400	30	1980	2010		0.00 %	109.99 %	-7		$1,575.00	$1,432
								Total	**26.66 %**	**12.80 %**			**$5,385.00**	**$42,060**

System Notes

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

System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls

Note:

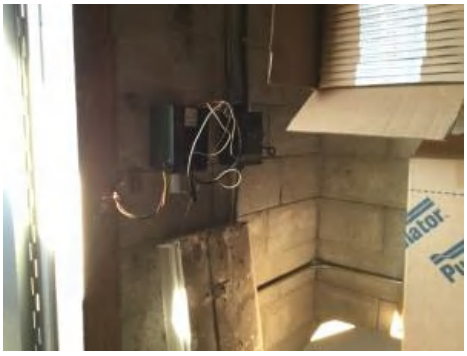
System: B2030 - Exterior Doors

Note:

System: B3010120 - Single Ply Membrane

Note:

System: D5020 - Branch Wiring



Note:

Renewal Schedule

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

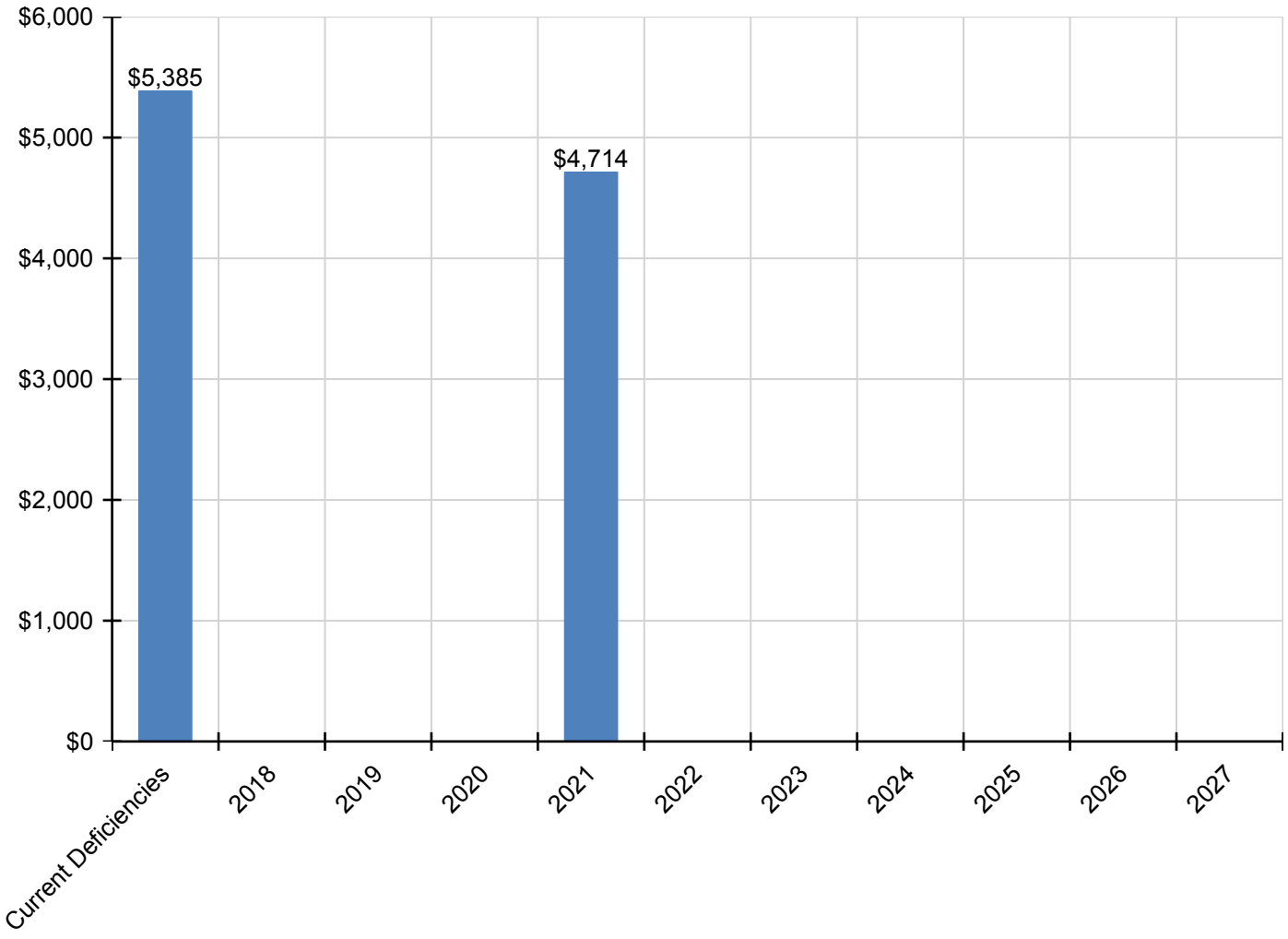
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$5,385**	**$0**	**$0**	**$0**	**$4,714**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$10,099**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$3,810	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,810**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$4,714	$0	$0	$0	$0	$0	$0	**$4,714**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$1,575	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,575**

** Indicates non-renewable system*

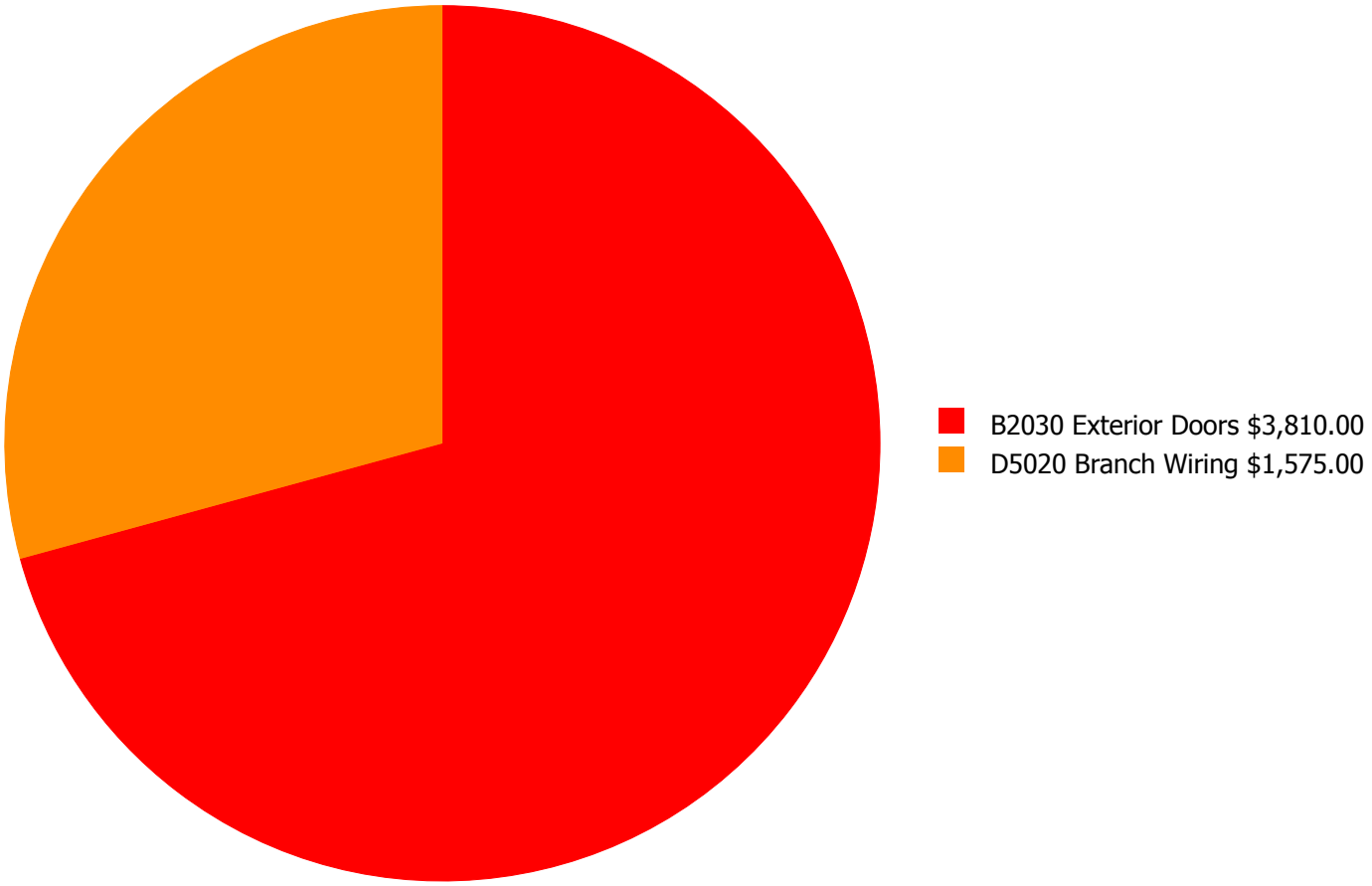
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

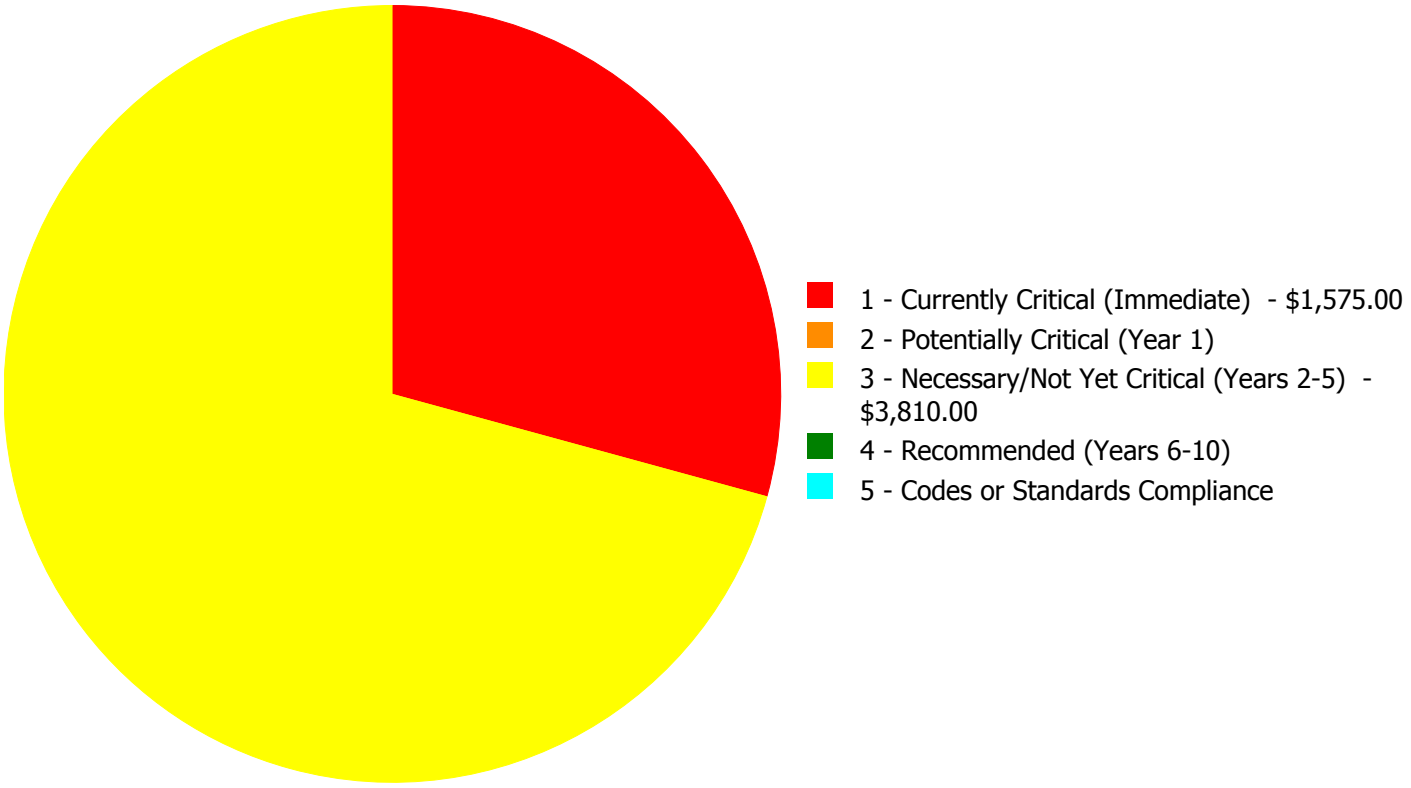
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $5,385.00

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: $5,385.00

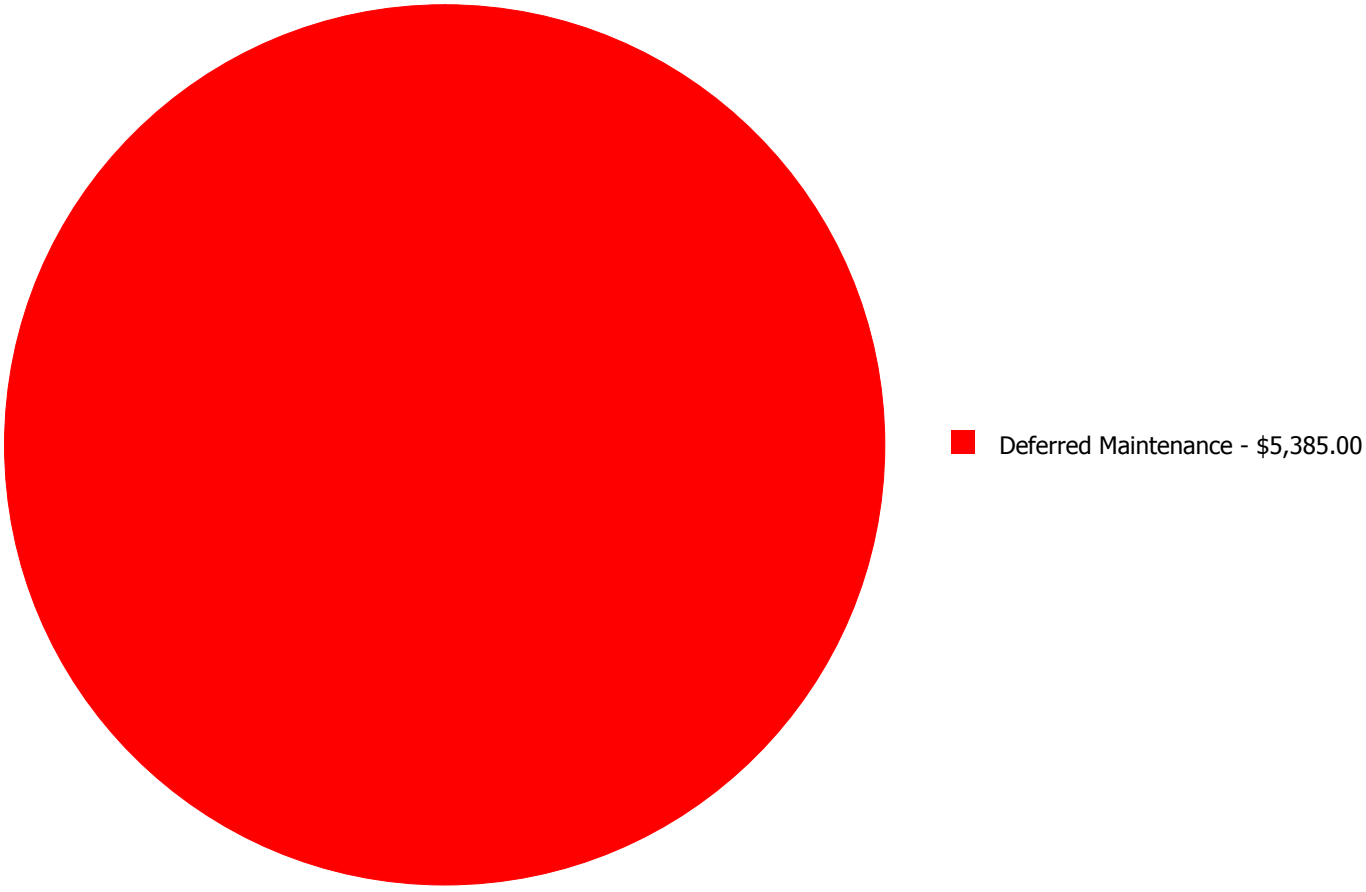
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2030	Exterior Doors	$0.00	$0.00	$3,810.00	$0.00	$0.00	$3,810.00
D5020	Branch Wiring	$1,575.00	$0.00	$0.00	$0.00	$0.00	$1,575.00
	Total:	$1,575.00	$0.00	$3,810.00	$0.00	$0.00	$5,385.00

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:



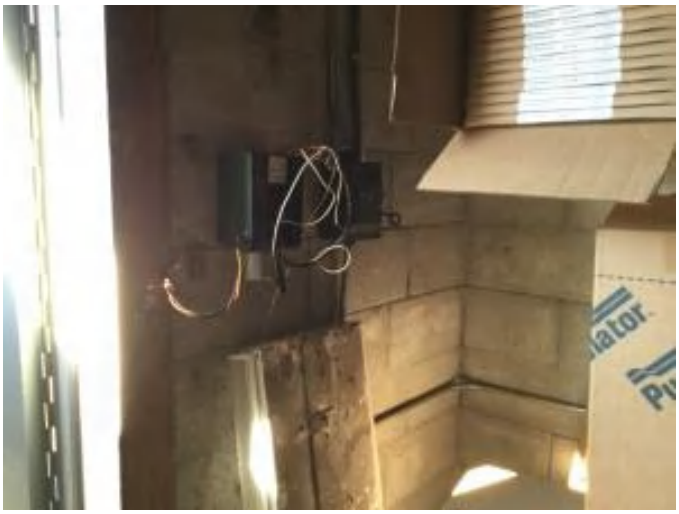
Budget Estimate Total: $5,385.00

Deficiency Details by Priority

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

Priority 1 - Currently Critical (Immediate):

System: D5020 - Branch Wiring



Location:	Interior
Distress:	Damaged
Category:	Deferred Maintenance
Priority:	1 - Currently Critical (Immediate)
Correction:	Renew System
Qty:	400.00
Unit of Measure:	S.F.
Estimate:	$1,575.00
Assessor Name:	Eduardo Lopez
Date Created:	12/06/2016

Notes: The electrical wirng is damaged and should be replaced.

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

System: B2030 - Exterior Doors

Location:	Exterior
Distress:	Damaged
Category:	Deferred Maintenance
Priority:	3 - Necessary/Not Yet Critical (Years 2-5)
Correction:	Renew System
Qty:	400.00
Unit of Measure:	S.F.
Estimate:	$3,810.00
Assessor Name:	Eduardo Lopez
Date Created:	12/06/2016

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	2,734
Year Built:	2005
Last Renovation:	
Replacement Value:	$479,843
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	60.03 %
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

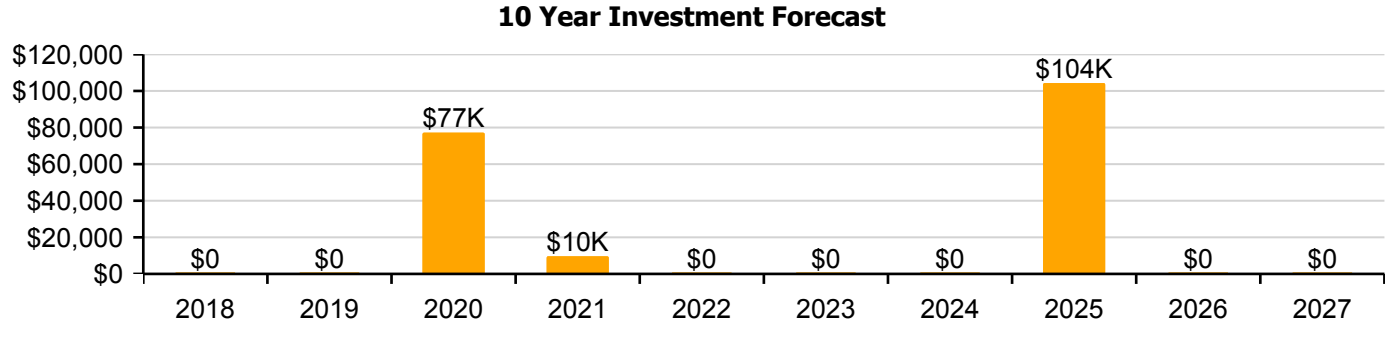
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	2,734
Year Built:	2005	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$479,843
FCI:	0.00 %	RSLI%:	60.03 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	88.00 %	0.00 %	$0.00
A20 - Basement Construction	88.00 %	0.00 %	$0.00
B10 - Superstructure	88.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	73.29 %	0.00 %	$0.00
B30 - Roofing	40.48 %	0.00 %	$0.00
C30 - Interior Finishes	45.24 %	0.00 %	$0.00
D20 - Plumbing	60.00 %	0.00 %	$0.00
D30 - HVAC	32.58 %	0.00 %	$0.00
D40 - Fire Protection	60.00 %	0.00 %	$0.00
D50 - Electrical	46.97 %	0.00 %	$0.00
E10 - Equipment	40.00 %	0.00 %	$0.00
E20 - Furnishings	40.00 %	0.00 %	$0.00
Totals:	**60.02 %**	**0.00 %**	**$0.00**

Photo Album

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

1). East Elevation - Dec 06, 2016

2). North Elevation - Dec 06, 2016

3). West Elevation - Dec 06, 2016

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:

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10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
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14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.88	S.F.	2,734	100	2005	2105		88.00 %	0.00 %	88			$13,342
A1030	Slab on Grade	$8.61	S.F.	2,734	100	2005	2105		88.00 %	0.00 %	88			$23,540
A2010	Basement Excavation	$1.95	S.F.	2,734	100	2005	2105		88.00 %	0.00 %	88			$5,331
A2020	Basement Walls	$13.35	S.F.	2,734	100	2005	2105		88.00 %	0.00 %	88			$36,499
B1010	Floor Construction	$1.66	S.F.	2,734	100	2005	2105		88.00 %	0.00 %	88			$4,538
B1020	Roof Construction	$16.08	S.F.	2,734	100	2005	2105		88.00 %	0.00 %	88			$43,963
B2010	Exterior Walls	$9.61	S.F.	2,734	100	2005	2105		88.00 %	0.00 %	88			$26,274
B2020	Exterior Windows	$9.57	S.F.	2,734	30	2005	2035		60.00 %	0.00 %	18			$26,164
B2030	Exterior Doors	$1.07	S.F.	2,734	30	2005	2035		60.00 %	0.00 %	18			$2,925
B3010120	Single Ply Membrane	$6.98	S.F.	2,734	20	2005	2025		40.00 %	0.00 %	8			$19,083
B3020	Roof Openings	$0.29	S.F.	2,734	25	2005	2030		52.00 %	0.00 %	13			$793
C3010	Wall Finishes	$2.84	S.F.	2,734	10	2005	2015	2021	40.00 %	0.00 %	4			$7,765
C3020	Floor Finishes	$11.60	S.F.	2,734	20	2005	2025		40.00 %	0.00 %	8			$31,714
C3030	Ceiling Finishes	$11.19	S.F.	2,734	25	2005	2030		52.00 %	0.00 %	13			$30,593
D2010	Plumbing Fixtures	$11.71	S.F.	2,734	30	2005	2035		60.00 %	0.00 %	18			$32,015
D2020	Domestic Water Distribution	$0.99	S.F.	2,734	30	2005	2035		60.00 %	0.00 %	18			$2,707
D2030	Sanitary Waste	$1.57	S.F.	2,734	30	2005	2035		60.00 %	0.00 %	18			$4,292
D2040	Rain Water Drainage	$1.41	S.F.	2,734	30	2005	2035		60.00 %	0.00 %	18			$3,855
D3040	Distribution Systems	$6.26	S.F.	2,734	30	2005	2035		60.00 %	0.00 %	18			$17,115
D3050	Terminal & Package Units	$13.65	S.F.	2,734	15	2005	2020		20.00 %	0.00 %	3			$37,319
D4010	Sprinklers	$4.41	S.F.	2,734	30	2005	2035		60.00 %	0.00 %	18			$12,057
D4020	Standpipes	$0.69	S.F.	2,734	30	2005	2035		60.00 %	0.00 %	18			$1,886
D5010	Electrical Service/Distribution	$1.73	S.F.	2,734	40	2005	2045		70.00 %	0.00 %	28			$4,730
D5020	Branch Wiring	$5.20	S.F.	2,734	30	2005	2035		60.00 %	0.00 %	18			$14,217
D5020	Lighting	$12.12	S.F.	2,734	30	2005	2035		60.00 %	0.00 %	18			$33,136
D5030810	Security & Detection Systems	$1.91	S.F.	2,734	15	2005	2020		20.00 %	0.00 %	3			$5,222
D5030910	Fire Alarm Systems	$3.46	S.F.	2,734	15	2005	2020		20.00 %	0.00 %	3			$9,460
D5030920	Data Communication	$4.47	S.F.	2,734	15	2005	2020		20.00 %	0.00 %	3			$12,221
E1020	Institutional Equipment	$0.30	S.F.	2,734	20	2005	2025		40.00 %	0.00 %	8			$820
E2010	Fixed Furnishings	$5.95	S.F.	2,734	20	2005	2025		40.00 %	0.00 %	8			$16,267
								Total	**60.02 %**					**$479,843**

System Notes

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

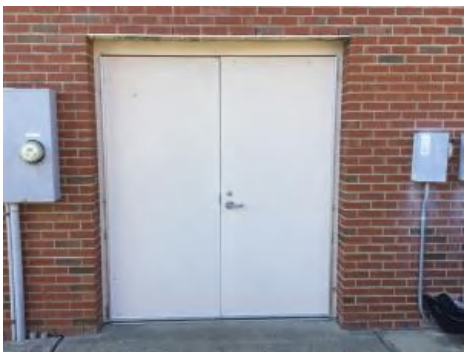
System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors



Note:

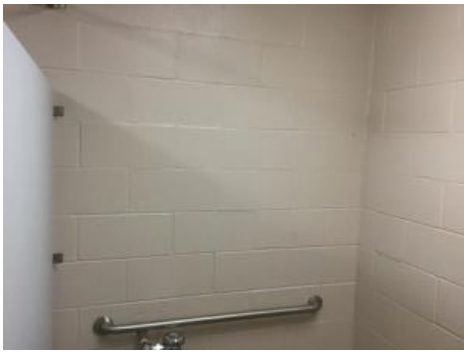
System: B3010120 - Single Ply Membrane

Note:

System: B3020 - Roof Openings

Note:

System: C3010 - Wall Finishes

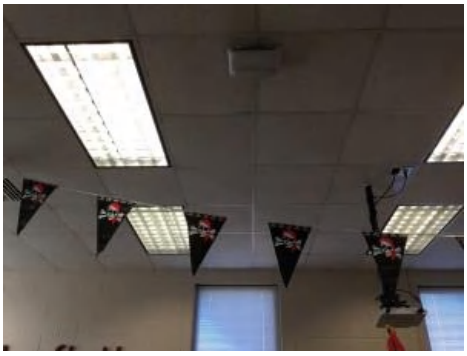


Note:

System: C3020 - Floor Finishes

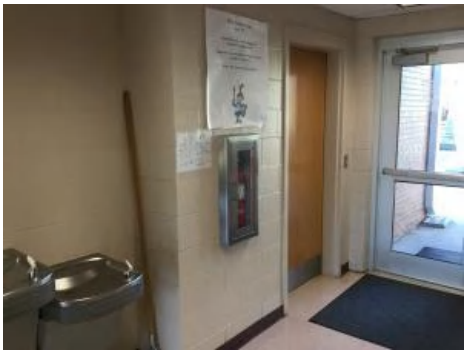
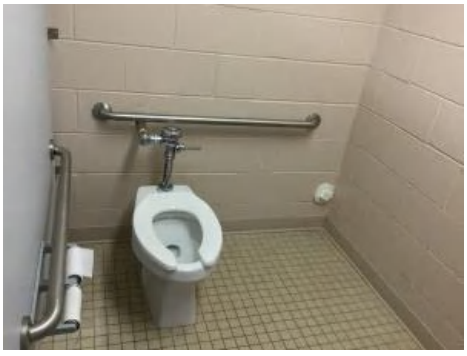
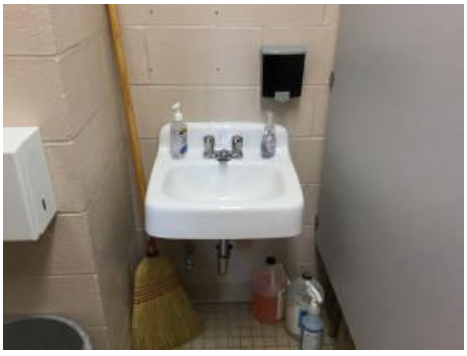
Note:

System: C3030 - Ceiling Finishes



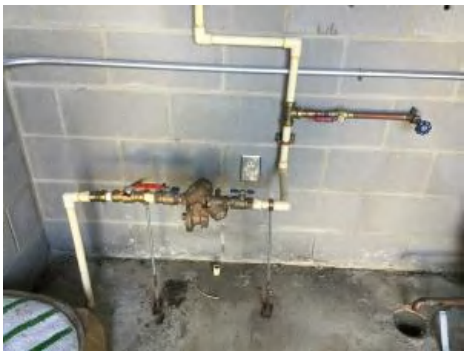
Note:

System: D2010 - Plumbing Fixtures

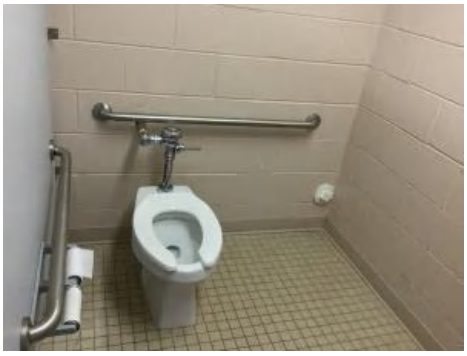
Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage

Note:

System: D3040 - Distribution Systems

Note:

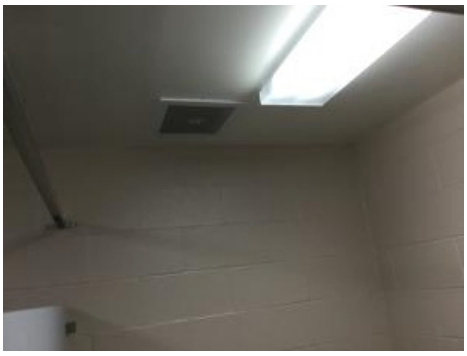
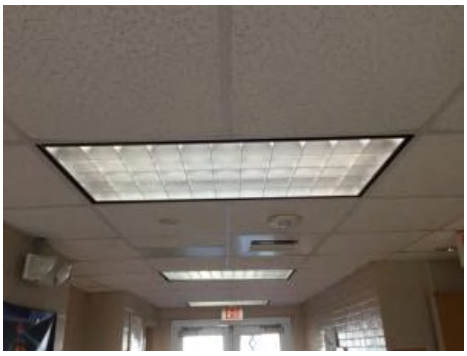
System: D3050 - Terminal & Package Units

Note:

System: D5020 - Branch Wiring

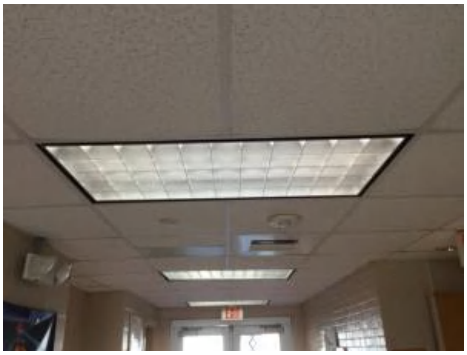
Note:

System: D5020 - Lighting

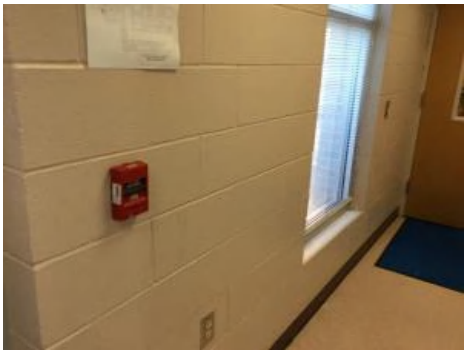
Note:

System: D5030810 - Security & Detection Systems



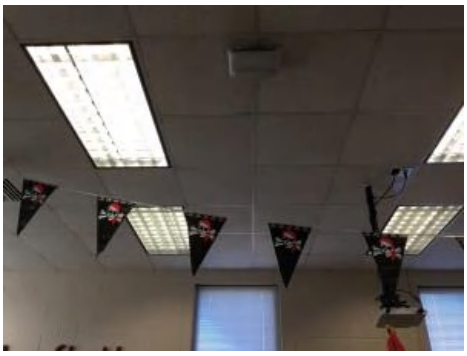
Note:

System: D5030910 - Fire Alarm Systems



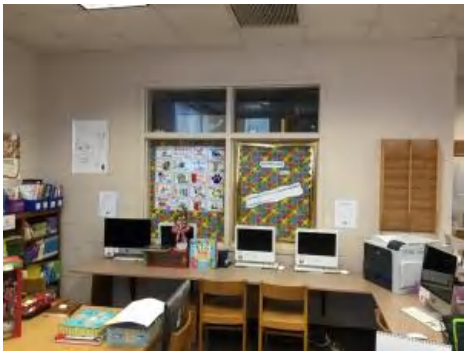
Note:

System: D5030920 - Data Communication



Note:

System: E1020 - Institutional Equipment



Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

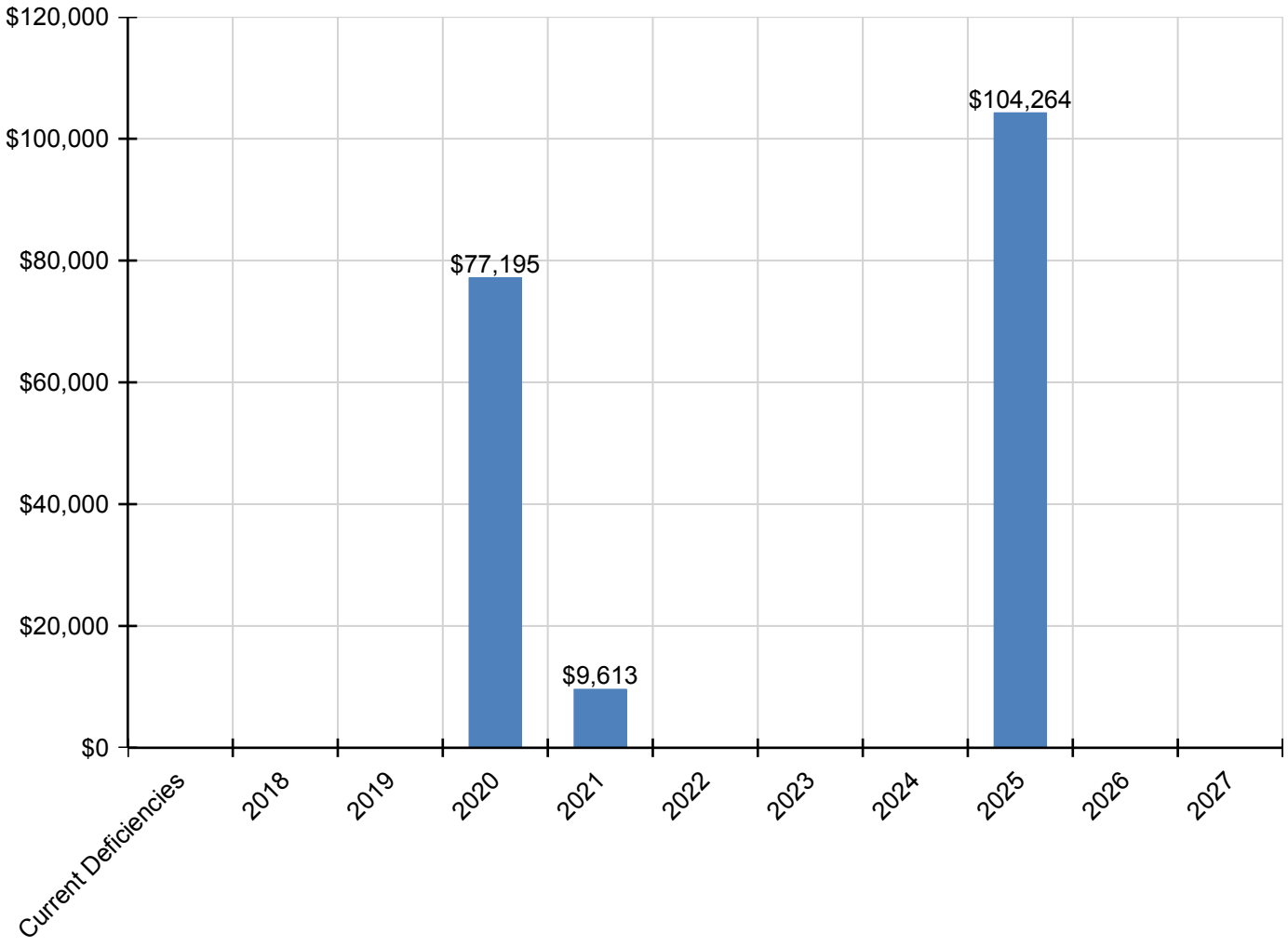
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$77,195**	**$9,613**	**$0**	**$0**	**$0**	**$104,264**	**$0**	**$0**	**$191,072**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$0	$0	$36,261	$0	$0	**$36,261**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$9,613	$0	$0	$0	$0	$0	$0	**$9,613**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$44,193	$0	$0	**$44,193**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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**
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**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$44,858	$0	$0	$0	$0	$0	$0	$0	**$44,858**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$6,277	$0	$0	$0	$0	$0	$0	$0	**$6,277**
D5030910 - Fire Alarm Systems	$0	$0	$0	$11,371	$0	$0	$0	$0	$0	$0	$0	**$11,371**
D5030920 - Data Communication	$0	$0	$0	$14,690	$0	$0	$0	$0	$0	$0	$0	**$14,690**
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	$1,143	$0	$0	**$1,143**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$22,668	$0	$0	**$22,668**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	39,884
Year Built:	1948
Last Renovation:	
Replacement Value:	$1,105,583
Repair Cost:	$1,128.60
Total FCI:	0.10 %
Total RSLI:	39.53 %
FCA Score:	99.90

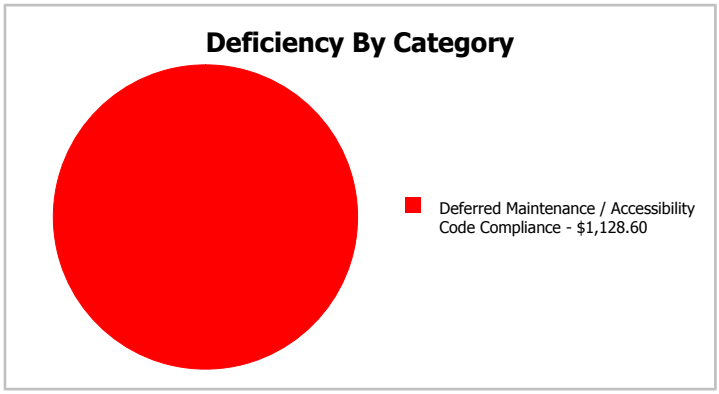
Description:

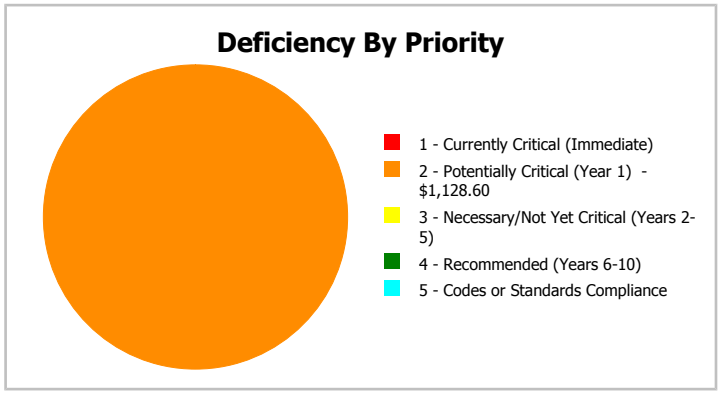
The narrative for this site is included in the Executive Summary Description at the front of this report.

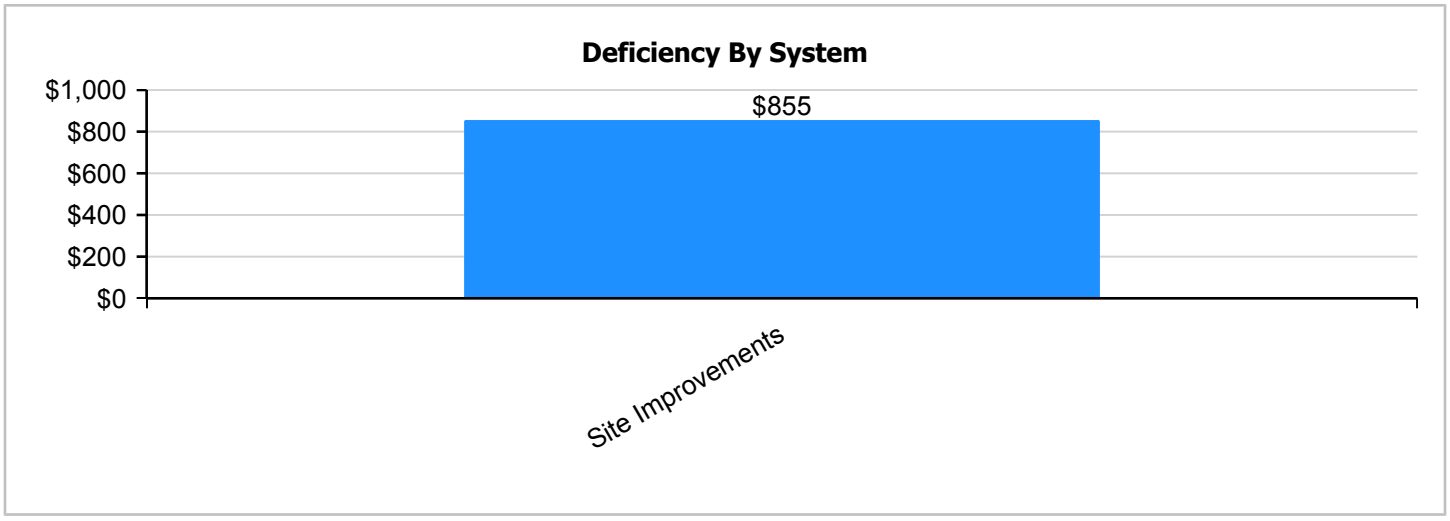
Attributes: This asset has no attributes.

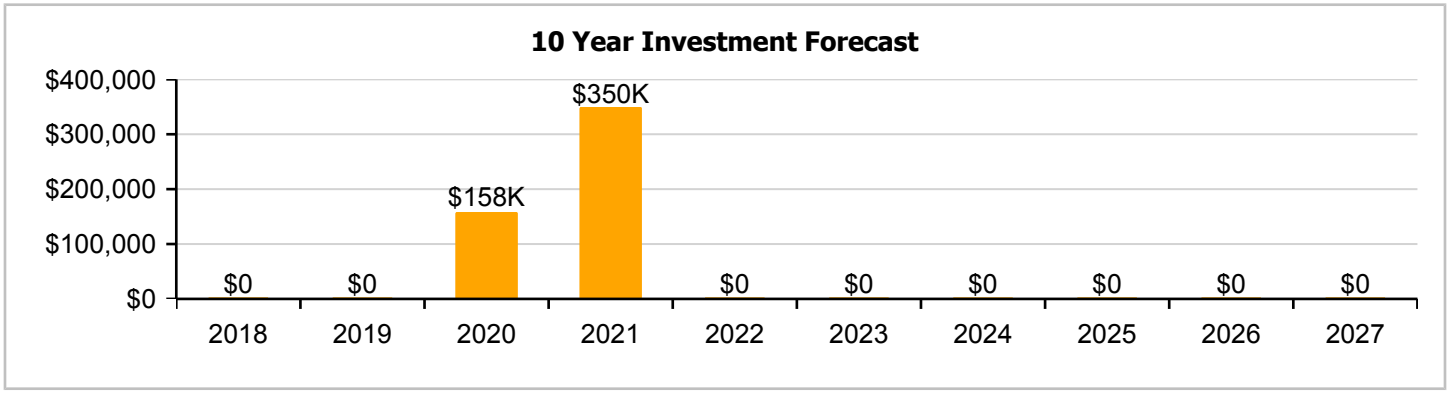
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	39,884
Year Built:	1948	Last Renovation:	
Repair Cost:	$1,129	Replacement Value:	$1,105,583
FCI:	0.10 %	RSLI%:	39.53 %









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
G20 - Site Improvements	36.20 %	0.18 %	$1,128.60
G30 - Site Mechanical Utilities	44.58 %	0.00 %	$0.00
G40 - Site Electrical Utilities	41.07 %	0.00 %	$0.00
Totals:	**39.53 %**	**0.10 %**	**$1,128.60**

Photo Album

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

1). Aerial Image of Buies Creek Elementary School - Dec 07, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$3.81	S.F.	39,884	25	2015	2040		92.00 %	0.00 %	23			$151,958
G2020	Parking Lots	$1.33	S.F.	39,884	25	1990	2015	2021	16.00 %	2.13 %	4		$1,128.60	$53,046
G2030	Pedestrian Paving	$1.91	S.F.	39,884	30	1990	2020		10.00 %	0.00 %	3			$76,178
G2040105	Fence & Guardrails	$1.23	S.F.	39,884	30	1990	2020		10.00 %	0.00 %	3			$49,057
G2040950	Hard Surface Play Area	$0.75	S.F.	39,884	20	1990	2010	2021	20.00 %	0.00 %	4			$29,913
G2040950	Playing Field	$4.54	S.F.	39,884	20	1990	2010	2021	20.00 %	0.00 %	4			$181,073
G2050	Landscaping	$1.87	S.F.	39,884	15	1948	1963	2021	26.67 %	0.00 %	4			$74,583
G3010	Water Supply	$2.34	S.F.	39,884	50	1990	2040		46.00 %	0.00 %	23			$93,329
G3020	Sanitary Sewer	$1.45	S.F.	39,884	50	1990	2040		46.00 %	0.00 %	23			$57,832
G3030	Storm Sewer	$4.54	S.F.	39,884	50	1990	2040		46.00 %	0.00 %	23			$181,073
G3060	Fuel Distribution	$0.98	S.F.	39,884	40	1990	2030		32.50 %	0.00 %	13			$39,086
G4010	Electrical Distribution	$2.35	S.F.	39,884	50	1990	2040		46.00 %	0.00 %	23			$93,727
G4020	Site Lighting	$0.16	S.F.	39,884	30	1990	2020		10.00 %	0.00 %	3			$6,381
G4030	Site Communications & Security	$0.46	S.F.	39,884	15	2000	2015	2021	26.67 %	0.00 %	4			$18,347
								Total	**39.53 %**	**0.10 %**			**$1,128.60**	**$1,105,583**

System Notes

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

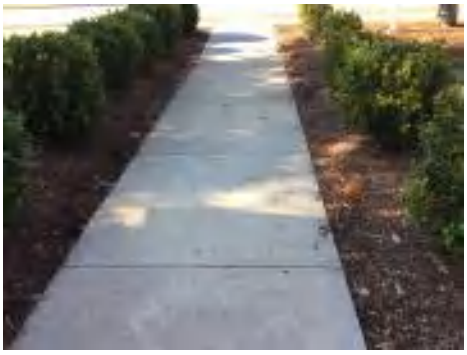
System: G2010 - Roadways

Note:

System: G2020 - Parking Lots

Note:

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails

Note:

System: G2040950 - Hard Surface Play Area

Note:

System: G2040950 - Playing Field

Note:

System: G2050 - Landscaping

Note:

System: G3010 - Water Supply

Note:

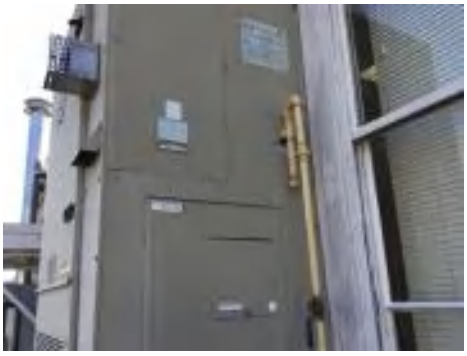
System: G3020 - Sanitary Sewer

Note:

System: G3030 - Storm Sewer

Note:

System: G3060 - Fuel Distribution



Note:

System: G4010 - Electrical Distribution

Note:

System: G4020 - Site Lighting

Note:

System: G4030 - Site Communications & Security

Note:

Renewal Schedule

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

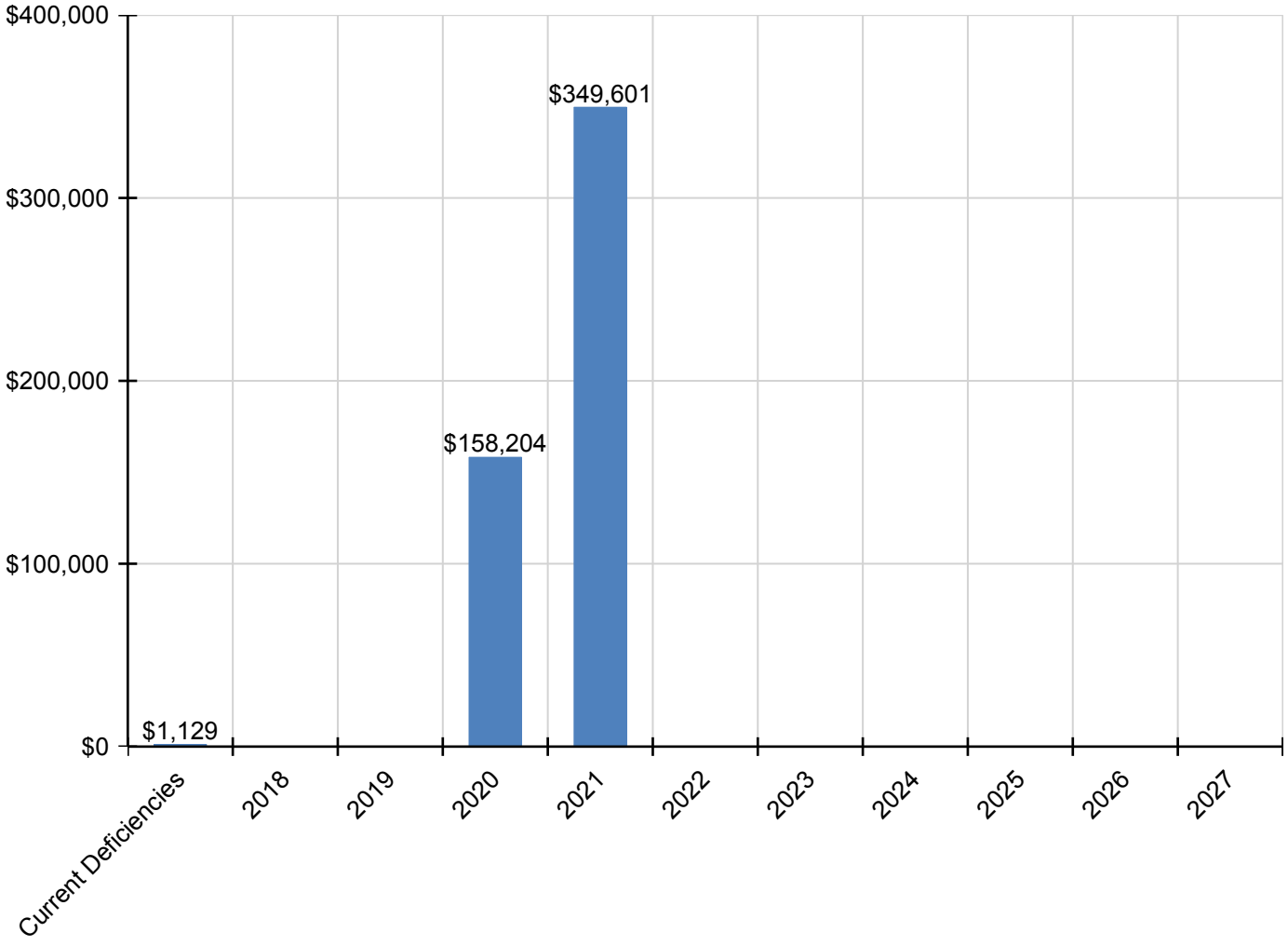
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$1,129**	**$0**	**$0**	**$158,204**	**$349,601**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$508,934**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2020 - Parking Lots	$1,129	$0	$0	$0	$65,673	$0	$0	$0	$0	$0	$0	**$66,802**
G2030 - Pedestrian Paving	$0	$0	$0	$91,566	$0	$0	$0	$0	$0	$0	$0	**$91,566**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$58,967	$0	$0	$0	$0	$0	$0	$0	**$58,967**
G2040950 - Hard Surface Play Area	$0	$0	$0	$0	$37,034	$0	$0	$0	$0	$0	$0	**$37,034**
G2040950 - Playing Field	$0	$0	$0	$0	$224,180	$0	$0	$0	$0	$0	$0	**$224,180**
*** G2050 - Landscaping**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$7,671	$0	$0	$0	$0	$0	$0	$0	**$7,671**
G4030 - Site Communications & Security	$0	$0	$0	$0	$22,714	$0	$0	$0	$0	$0	$0	**$22,714**

** Indicates non-renewable system*

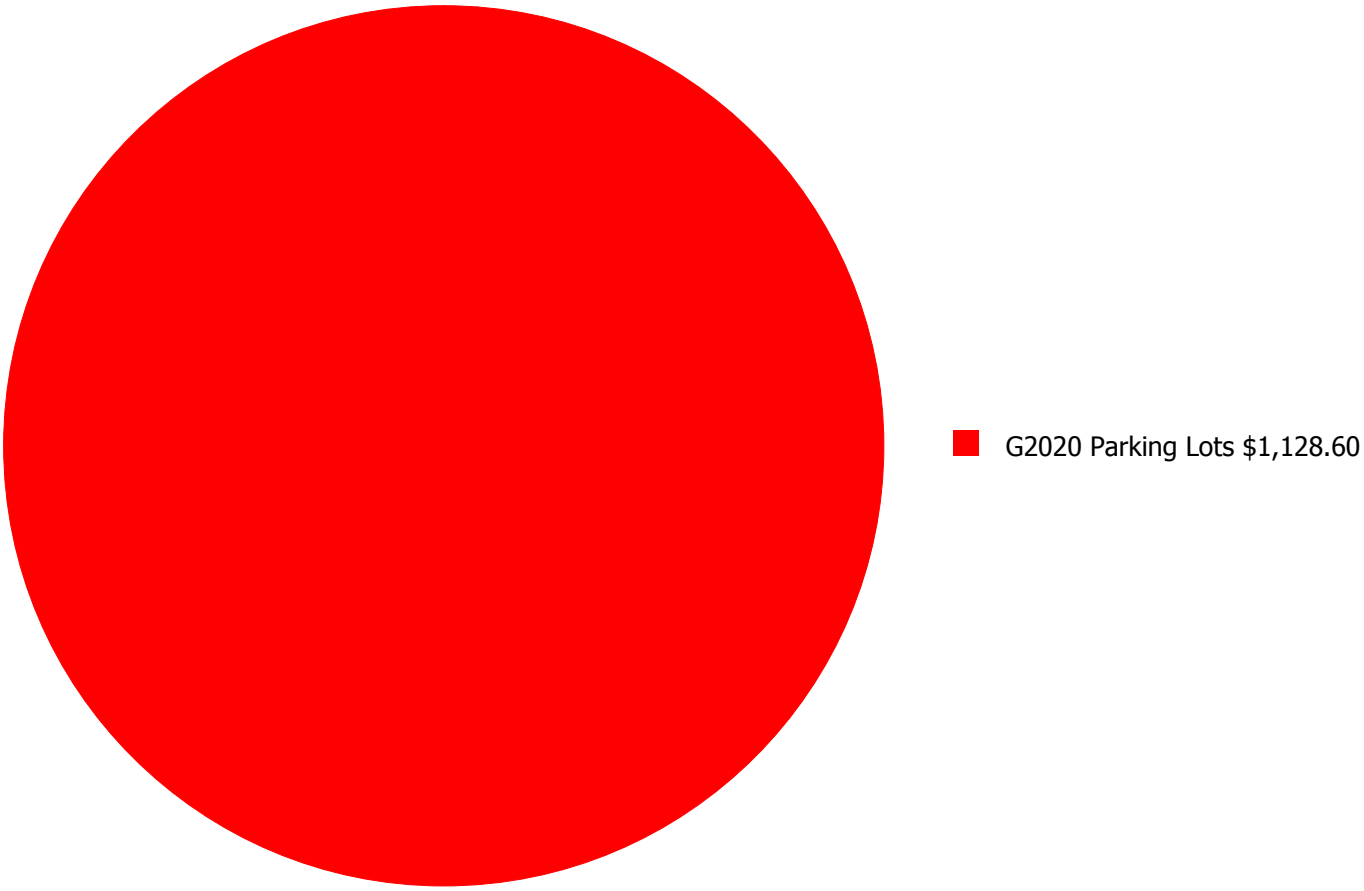
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

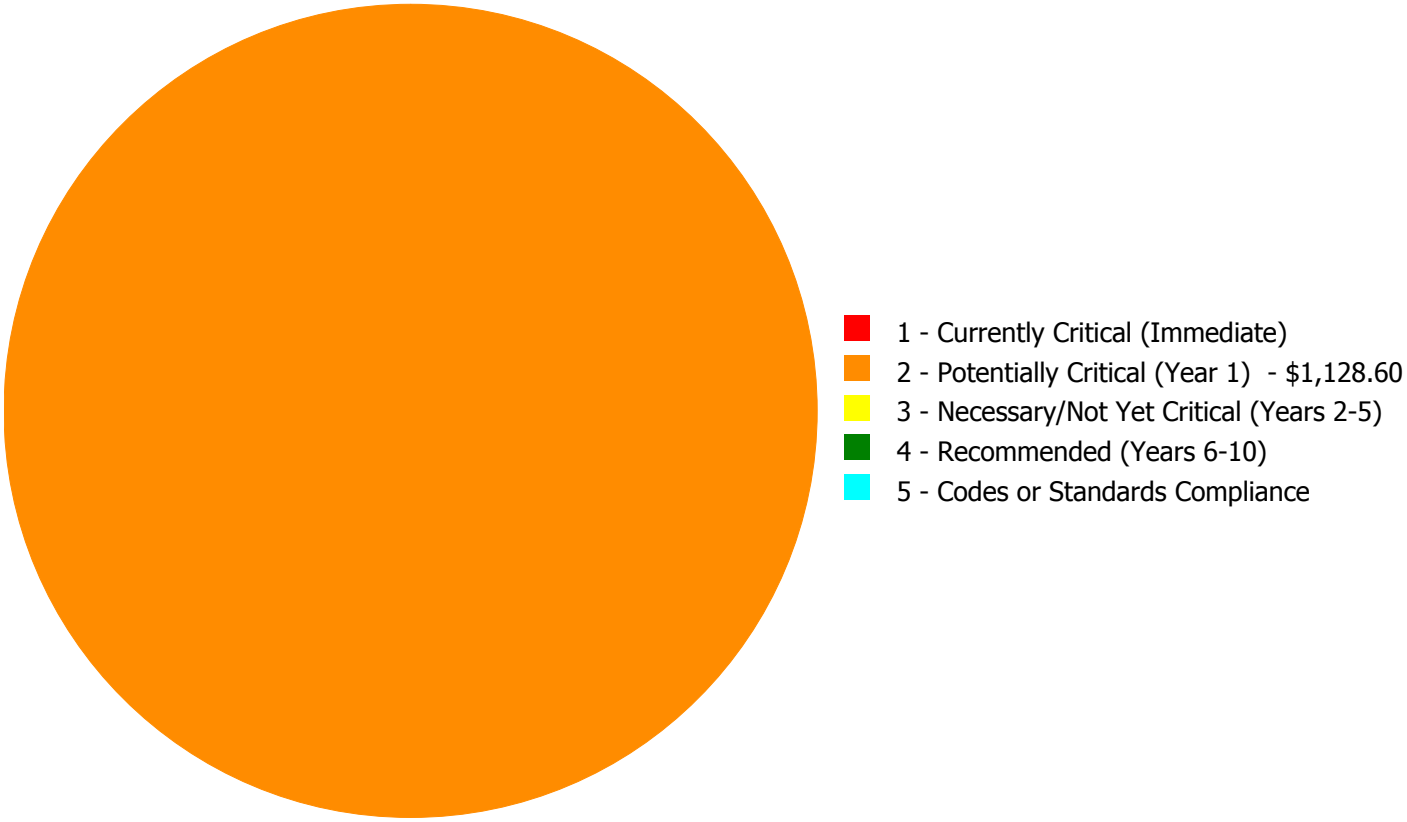
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $1,128.60

Deficiency Summary by Priority

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



Budget Estimate Total: $1,128.60

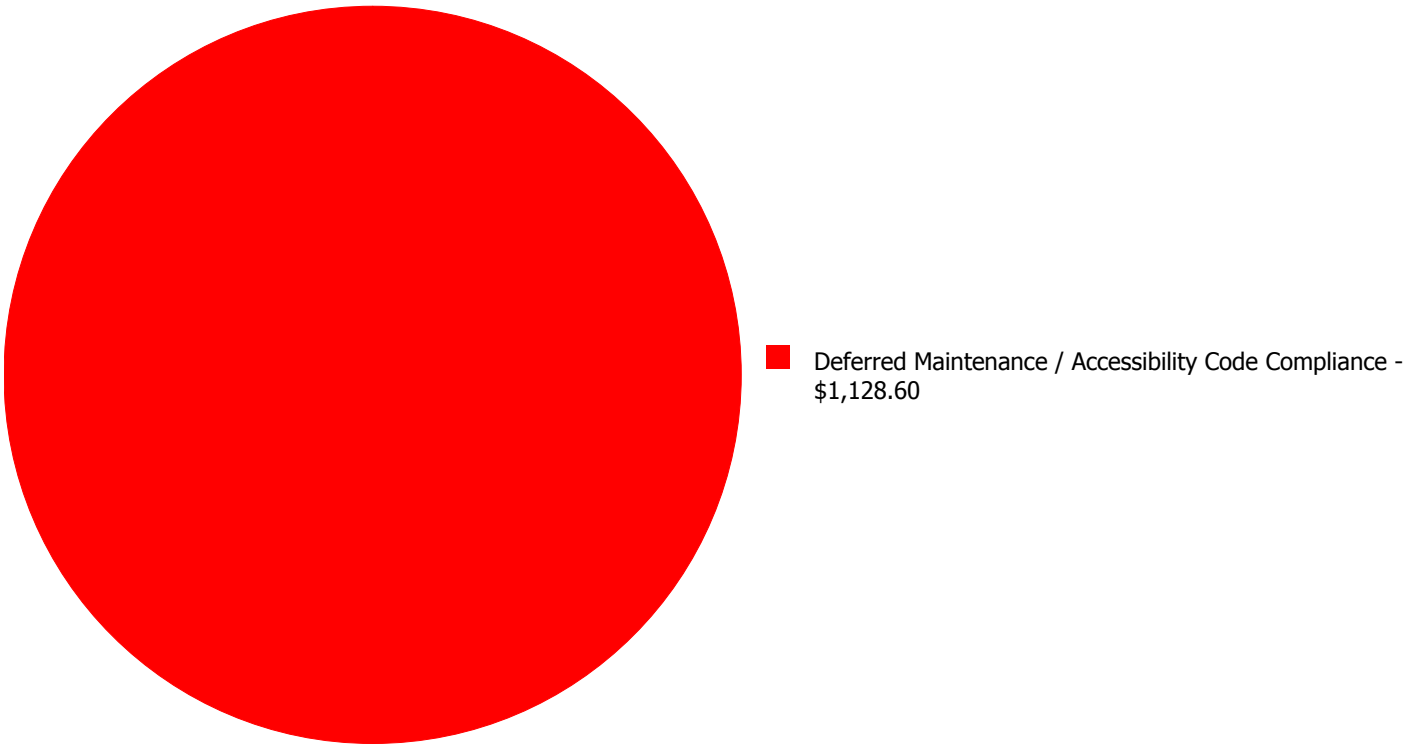
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
G2020	Parking Lots	$0.00	$1,128.60	$0.00	$0.00	$0.00	$1,128.60
	Total:	$0.00	$1,128.60	$0.00	$0.00	$0.00	$1,128.60

Deficiency Summary by Category

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



Budget Estimate Total: $1,128.60

Deficiency Details by Priority

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

Priority 2 - Potentially Critical (Year 1):

System: G2020 - Parking Lots

This deficiency has no image.

Location:	Parking Lots
Distress:	Missing
Category:	Deferred Maintenance / Accessibility Code Compliance
Priority:	2 - Potentially Critical (Year 1)
Correction:	Add handicap parking sign and post
Qty:	3.00
Unit of Measure:	Ea.
Estimate:	$1,128.60
Assessor Name:	Eduardo Lopez
Date Created:	12/06/2016

Notes: ADA parking signs are missing.

NC School District/430 Harnett County/Elementary School

Coats Elementary

Draft

Campus Assessment Report

March 8, 2017

PARSONS

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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.

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Gross Area (SF):	96,425
Year Built:	2002
Last Renovation:	
Replacement Value:	$21,744,696
Repair Cost:	$956,845.00
Total FCI:	4.40 %
Total RSLI:	51.90 %
FCA Score:	95.60

Description:

GENERAL

Coats Elementary School campus is located at 585 Brick Mill Road, Coats, NC 27521. The campus consists of 3 one-story buildings: the 85,994 SF Main building; the 528 SF Tractor building both constructed in 2002; and the Gym building constructed in 2007. There are seven portables on the campus.

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

A. SUBSTRUCTURE

The buildings rest on slab on grade and assumed to be standard concrete standard foundations.

B. SUPERSTRUCTURE

The buildings are one story with a mechanical mezzanine at the main building and no basements. Roof and floor structure is steel frame at the main and gym buildings, and wood at the tractor building. Mezzanine floors are concrete filled metal pans. The exterior enclosure is composed of walls of brick veneer over CMU with textured block accents at windows and entries, and insulated metal siding at the gym and gabled roof ends. Exterior windows are painted aluminum frame with fixed and operable insulated glazing. There are no windows at the gym or tractor building. Exterior doors are typically FRP faced with glazing. Utility doors are hollow metal in hollow metal frames. Security hardware has been installed at two entrances. There is an overhead garage door at the tractor building. Roofing is typically steep pre-finished standing seam metal with gutters and downspouts. A low-slope roof over the gym lobby/storage area has a single ply membrane and drains to scuppers and downspouts. Skylights are strategically placed around the core to brighten circulation areas and provide indirect light to the media center through interior clerestory windows.

C. INTERIORS

Partitions are typically CMU. Offices and mezzanine spaces have gypboard on metal stud partitions. Interior doors are typically solid core wood veneer in hollow metal frames with slot lites and lever hardware. Doors at area separations are rated assemblies. Fittings include ADA compliant building signage, whiteboards and tack boards, plastic toilet partitions and accessories, storage shelving, and lockers.

Steep steel stairs with open risers provide access to the mezzanine level. Access is also provided by fixed vertical steel ladders. The multi-purpose room stage has steps at the side entrance and there are risers from the stage to the room. There is also an ADA compliant ramp from the main floor to the stage.

Wall finishes are typically paint. There are also fabric covered acoustical wall panels, ceramic tile in toilet rooms and the kitchen, and metal wall panels in the gym. Floor finishes include terrazzo in corridors, carpet in the offices, media center, and select classrooms, VCT in typical classrooms, rubber in the multi-purpose room and gym, ceramic/quarry tile in toilet rooms and the kitchen, raised disk resilient flooring at steps, and sealed concrete in utility rooms. Ceiling finishes are typically 2 x 2 suspended acoustical tiles with vinyl faced tiles in the kitchen and toilet rooms. The gym has exposed vinyl faced insulation and painted structure. Gypboard soffits and a recessed dome accentuate the media center architecture. Utility spaces and the mezzanine have unpainted but taped gypboard ceilings.

D. SERVICES

CONVEYING: The buildings have no conveying systems and none are required.

PLUMBING: Plumbing fixtures are typically white porcelain. Water closets are floor mounted with lever handle flush

valves. Urinals are wall-hung with lever handle flush valves. Lavatories are wall hung with two-handle faucets. Classroom sinks are cabinet mounted stainless steel with high-arc spouts and paddle handles. An accessible shower is provided, but is not in use. Service sinks are floor mounted pre-cast concrete. Domestic water supply piping is soldered copper. Electric water heaters are distributed throughout the building. Sanitary drain/vent piping is assumed to be bell and spigot cast iron – piping is typically underground or concealed in walls. Floor drains are provided in toilet rooms. Floor drains at the mezzanine level do not have trap primers and occasionally dry out. There is no storm water drainage system in the buildings – downspouts connect to an underground storm water collection system on the site.

HVAC: Heating hot water is provided by two Weil McClain oil-fired 1,632 Btu/hr boilers. Chilled water is provided by two Trane air-cooled scroll package ground mount chillers, one 70 ton and one 200 ton. The distribution system includes a 4-pipe system with insulated pipes, pumps, VFDs and accessories. AHUs located on the mezzanine supply classrooms through externally insulated sheet metal ductwork. A mini-split system serves the data room. Heating and cooling for the gym is provided by three roof mounted heat pump package units. Digital controls are centrally monitored.

FIRE PROTECTION: The building does not have a fire sprinkler system. The building does have additional fire suppression systems, which include dry chemical protection at the kitchen hood. Fire extinguishers and cabinets are distributed near fire exits and in corridors.

ELECTRICAL: The electrical system is fed from a pad mounted transformer with 2000 amps of 277/480 volt, 3-phase, 4-wire power. The gym building is fed from the main building. Portables are fed from panels located on the site Lighting is typically T8 fluorescent bulbs. GFCI outlets are provided at wet areas. The building has battery back-up emergency lighting and illuminated exit signs. There is no emergency generator.

COMMUNICATIONS AND SECURITY: The fire alarm system consists of audio and visual annunciators in toilet rooms and common areas. They can also be activated by pull stations and smoke detectors and is centrally monitored. The building does not have a fire sprinkler system. This building has a limited monitored security camera system with both interior and exterior cameras, and controlled access doors.

E. EQUIPMENT AND FURNISHINGS

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

G. SITE

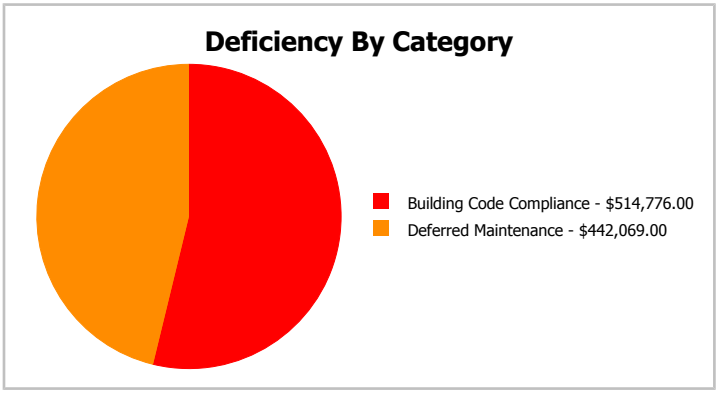
Campus site features include asphalt paved driveways and parking lots, concrete pedestrian pavement, a flag pole, playground equipment, a shade canopy, landscaping, a monument sign, an iconic sculpture, benches, and fencing. Site mechanical and electrical features include water, sewer, oil fuel storage, and site lighting. There is a large storm water retention pond in the southwest corner of the site.

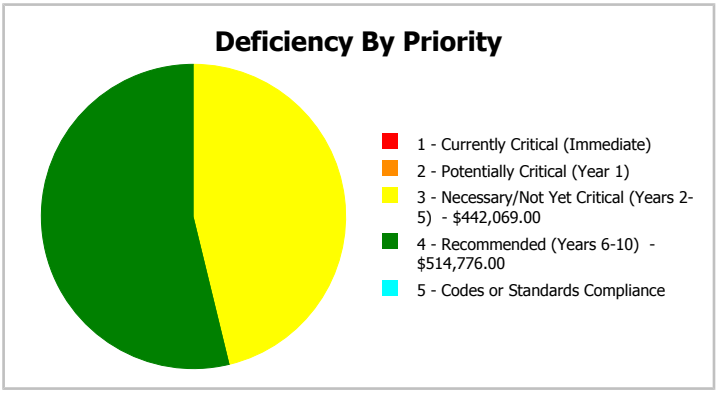
Attributes:

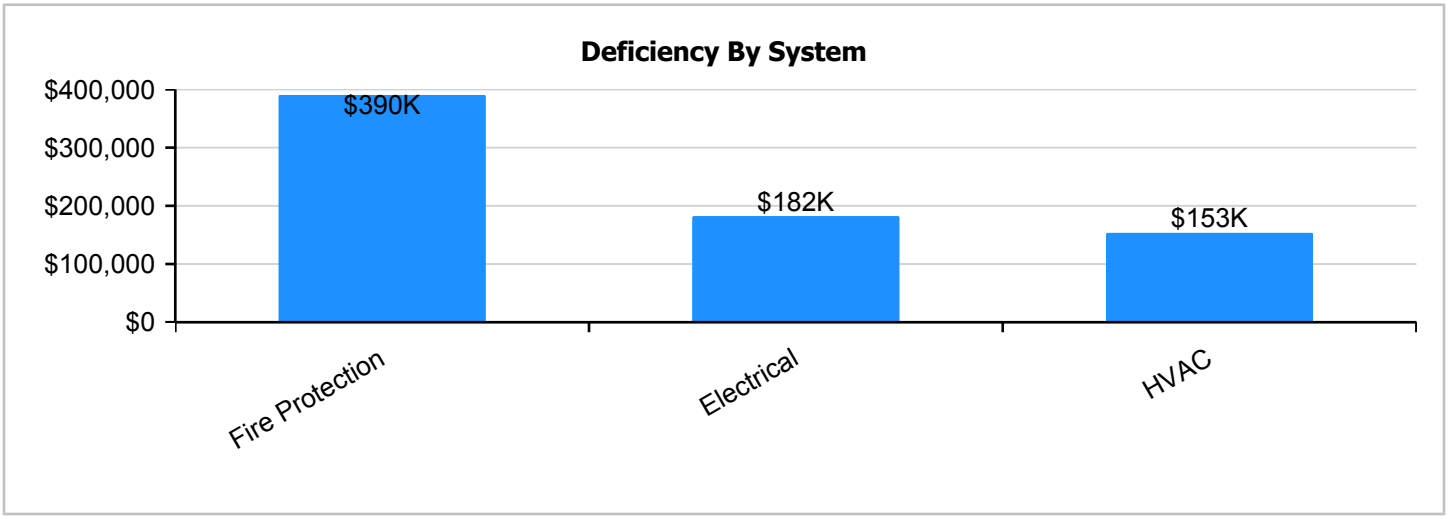
General Attributes:			
Condition Assessor:	Ann Buerger Linden	Assessment Date:	11/17/2016
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:	Harnett - Triton HS	LEA School No.:	430-328
No. of Mobile Units:	7	No. of Bldgs.:	3
SF of Mobile Units:	0	Status:	Active
School Grades:	K-5	Site Acreage:	23.8

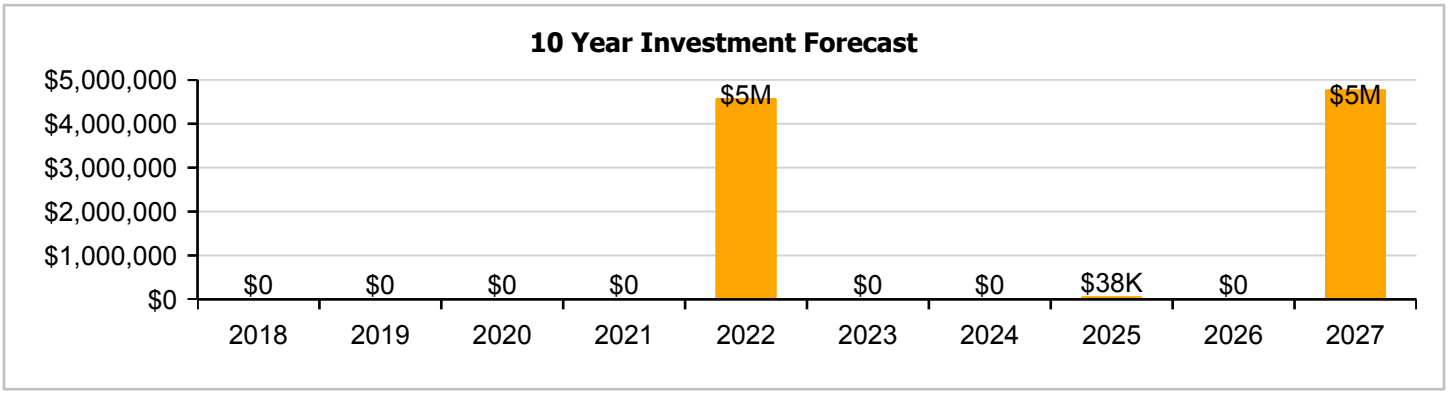
Campus Dashboard Summary

Gross Area:	96,425		
Year Built:	2002	Last Renovation:	
Repair Cost:	$956,845	Replacement Value:	$21,744,696
FCI:	4.40 %	RSLI%:	51.90 %









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.

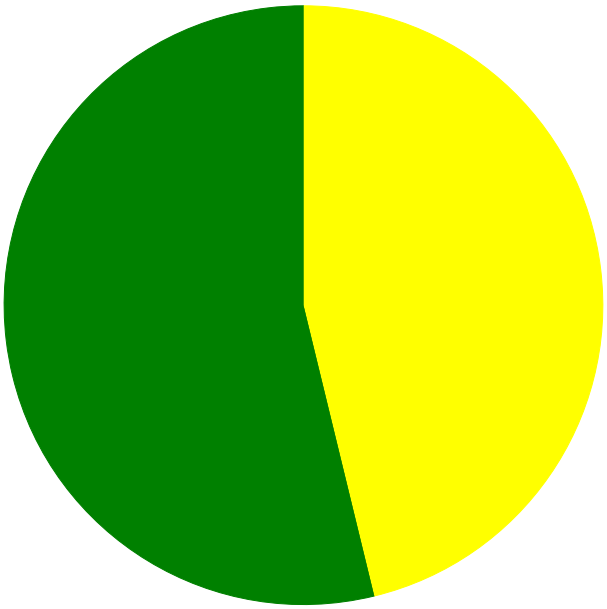
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	85.00 %	0.00 %	$0.00
B10 - Superstructure	85.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	67.56 %	0.00 %	$0.00
B30 - Roofing	49.34 %	0.00 %	$0.00
C10 - Interior Construction	53.50 %	0.00 %	$0.00
C30 - Interior Finishes	37.70 %	0.00 %	$0.00
D20 - Plumbing	50.14 %	0.00 %	$0.00
D30 - HVAC	42.65 %	5.94 %	$202,187.00
D40 - Fire Protection	0.00 %	110.00 %	$514,776.00
D50 - Electrical	51.63 %	8.97 %	$239,882.00
E10 - Equipment	25.00 %	0.00 %	$0.00
E20 - Furnishings	25.00 %	0.00 %	$0.00
G20 - Site Improvements	32.95 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	69.21 %	0.00 %	$0.00
G40 - Site Electrical Utilities	57.08 %	0.00 %	$0.00
Totals:	**51.90 %**	**4.40 %**	**$956,845.00**

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
2002 Main	85,994	4.07	$0.00	$0.00	$232,700.00	$461,616.00	$0.00
2002 Tractor Bldg	528	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2007 Gym	9,903	16.29	$0.00	$0.00	$209,369.00	$53,160.00	$0.00
Site	96,425	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total:		**4.40**	**$0.00**	**$0.00**	**$442,069.00**	**$514,776.00**	**$0.00**

Deficiencies By Priority



- 1 - Currently Critical (Immediate)
- 2 - Potentially Critical (Year 1)
- 3 - Necessary/Not Yet Critical (Years 2-5) - $442,069.00
- 4 - Recommended (Years 6-10) - $514,776.00
- 5 - Codes or Standards Compliance

Budget Estimate Total: $956,845.00

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):	85,994
Year Built:	2002
Last Renovation:	
Replacement Value:	$17,056,049
Repair Cost:	$694,316.00
Total FCI:	4.07 %
Total RSLI:	52.47 %
FCA Score:	95.93

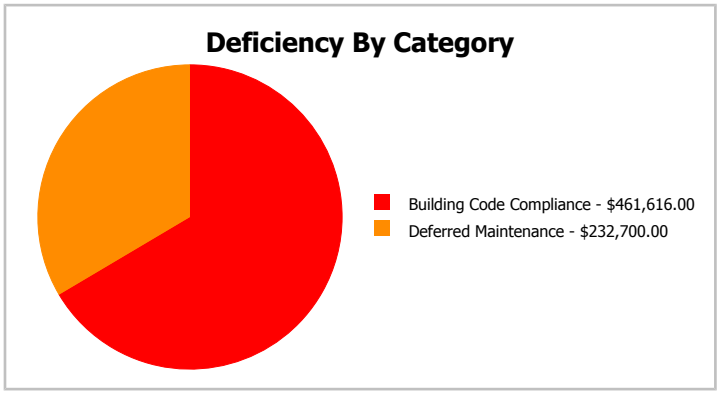
Description:

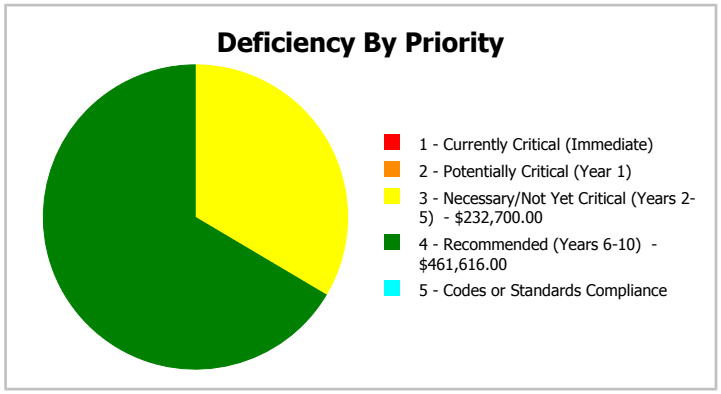
The narrative for this building is included in the Executive Summary Description at the front of this report.

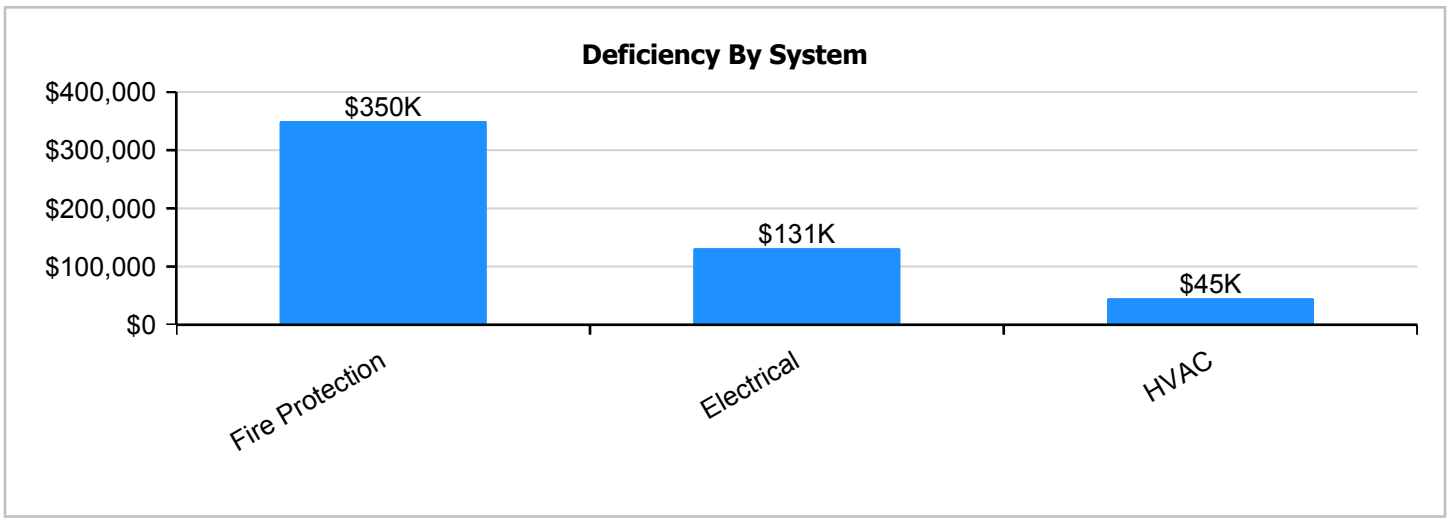
Attributes: This asset has no attributes.

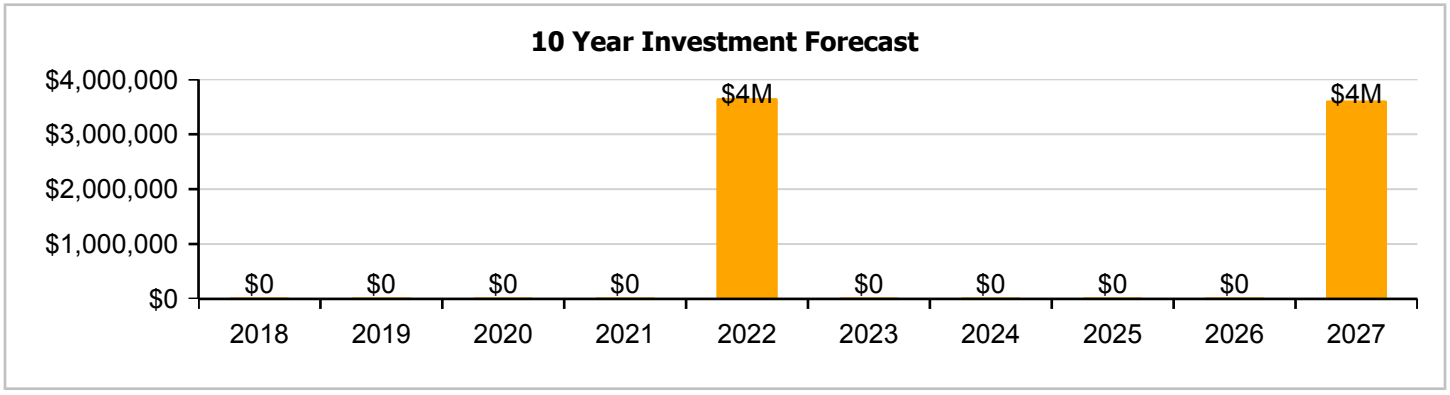
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	85,994
Year Built:	2002	Last Renovation:	
Repair Cost:	$694,316	Replacement Value:	$17,056,049
FCI:	4.07 %	RSLI%:	52.47 %









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	85.00 %	0.00 %	$0.00
B10 - Superstructure	85.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	66.62 %	0.00 %	$0.00
B30 - Roofing	49.71 %	0.00 %	$0.00
C10 - Interior Construction	53.50 %	0.00 %	$0.00
C30 - Interior Finishes	34.32 %	0.00 %	$0.00
D20 - Plumbing	50.15 %	0.00 %	$0.00
D30 - HVAC	44.35 %	1.86 %	$59,594.00
D40 - Fire Protection	0.00 %	110.00 %	$461,616.00
D50 - Electrical	52.69 %	7.23 %	$173,106.00
E10 - Equipment	25.00 %	0.00 %	$0.00
E20 - Furnishings	25.00 %	0.00 %	$0.00
Totals:	**52.47 %**	**4.07 %**	**$694,316.00**

Photo Album

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

1). East Elevation - Nov 29, 2016

2). Southeast Elevation - Nov 29, 2016

3). Southeast Elevation - Nov 29, 2016

4). West Elevation - Nov 29, 2016

5). West Elevation - Nov 29, 2016

6). Southwest Elevation - Nov 29, 2016

7). Northeast Elevation - Nov 29, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.70	S.F.	85,994	100	2002	2102		85.00 %	0.00 %	85			$404,172
A1030	Slab on Grade	$8.26	S.F.	85,994	100	2002	2102		85.00 %	0.00 %	85			$710,310
B1010	Floor Construction	$1.61	S.F.	85,994	100	2002	2102		85.00 %	0.00 %	85			$138,450
B1020	Roof Construction	$15.44	S.F.	85,994	100	2002	2102		85.00 %	0.00 %	85			$1,327,747
B2010	Exterior Walls	$9.24	S.F.	85,994	100	2002	2102		85.00 %	0.00 %	85			$794,585
B2020	Exterior Windows	$9.20	S.F.	85,994	30	2002	2032		50.00 %	0.00 %	15			$791,145
B2030	Exterior Doors	$1.02	S.F.	85,994	30	2002	2032		50.00 %	0.00 %	15			$87,714
B3010130	Preformed Metal Roofing	$9.66	S.F.	85,994	30	2002	2032		50.00 %	0.00 %	15			$830,702
B3020	Roof Openings	$0.29	S.F.	85,994	25	2002	2027		40.00 %	0.00 %	10			$24,938
C1010	Partitions	$10.59	S.F.	85,994	75	2002	2077		80.00 %	0.00 %	60			$910,676
C1020	Interior Doors	$2.48	S.F.	85,994	30	2002	2032		50.00 %	0.00 %	15			$213,265
C1030	Fittings	$9.54	S.F.	85,994	20	2002	2022		25.00 %	0.00 %	5			$820,383
C3010	Wall Finishes	$2.73	S.F.	85,994	10	2012	2022		50.00 %	0.00 %	5			$234,764
C3020	Floor Finishes	$11.15	S.F.	85,994	20	2002	2022		25.00 %	0.00 %	5			$958,833
C3030	Ceiling Finishes	$10.74	S.F.	85,994	25	2002	2027		40.00 %	0.00 %	10			$923,576
D2010	Plumbing Fixtures	$11.26	S.F.	85,994	30	2002	2032		50.00 %	0.00 %	15			$968,292
D2020	Domestic Water Distribution	$0.96	S.F.	85,994	30	2002	2032		50.00 %	0.00 %	15			$82,554
D2030	Sanitary Waste	$1.52	S.F.	85,994	30	2002	2032		50.00 %	0.00 %	15			$130,711
D2090	Other Plumbing Systems -Nat Gas	$0.17	S.F.	85,994	40	2002	2042		62.50 %	0.00 %	25			$14,619
D3020	Heat Generating Systems	$7.62	S.F.	85,994	30	2002	2032		50.00 %	0.00 %	15			$655,274
D3030	Cooling Generating Systems	$13.08	S.F.	85,994	25	2002	2027		40.00 %	0.00 %	10			$1,124,802
D3040	Distribution Systems	$13.94	S.F.	85,994	30	2002	2032		50.00 %	0.00 %	15			$1,198,756
D3050	Terminal & Package Units	$0.63	S.F.	85,994	15	2002	2017		0.00 %	110.00 %	0		$59,594.00	$54,176
D3060	Controls & Instrumentation	$1.91	S.F.	85,994	20	2002	2022		25.00 %	0.00 %	5			$164,249
D4010	Sprinklers	$4.22	S.F.	85,994	30			2016	0.00 %	110.00 %	-1		$399,184.00	$362,895
D4020	Standpipes	$0.66	S.F.	85,994	30			2016	0.00 %	110.00 %	-1		$62,432.00	$56,756
D5010	Electrical Service/Distribution	$1.65	S.F.	85,994	40	2002	2042		62.50 %	0.00 %	25			$141,890
D5020	Branch Wiring	$4.99	S.F.	85,994	30	2002	2032		50.00 %	0.00 %	15			$429,110
D5020	Lighting	$11.64	S.F.	85,994	30	2002	2032		50.00 %	0.00 %	15			$1,000,970
D5030810	Security & Detection Systems	$1.83	S.F.	85,994	15	2002	2017	2016	0.00 %	110.00 %	-1		$173,106.00	$157,369
D5030910	Fire Alarm Systems	$3.31	S.F.	85,994	15	2013	2028		73.33 %	0.00 %	11			$284,640
D5030920	Data Communication	$4.30	S.F.	85,994	15	2012	2027		66.67 %	0.00 %	10			$369,774
D5090	Other Electrical Systems	$0.12	S.F.	85,994	20	2002	2022		25.00 %	0.00 %	5			$10,319
E1020	Institutional Equipment	$0.30	S.F.	85,994	20	2002	2022		25.00 %	0.00 %	5			$25,798
E1090	Other Equipment	$1.86	S.F.	85,994	20	2002	2022		25.00 %	0.00 %	5			$159,949
E2010	Fixed Furnishings	$5.72	S.F.	85,994	20	2002	2022		25.00 %	0.00 %	5			$491,886
								Total	**52.47 %**	**4.07 %**			**$694,316.00**	**$17,056,049**

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:

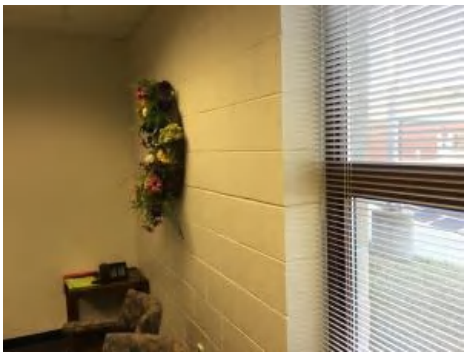
System: A1030 - Slab on Grade

Note:

System: B1010 - Floor Construction

Note:

System: B2010 - Exterior Walls



Note:

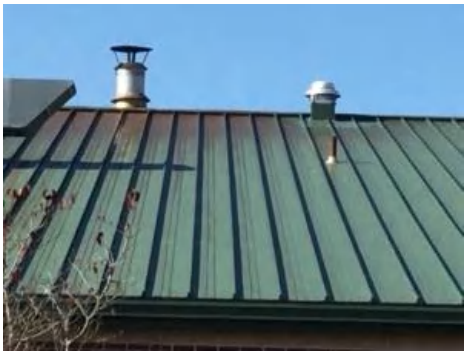
System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors

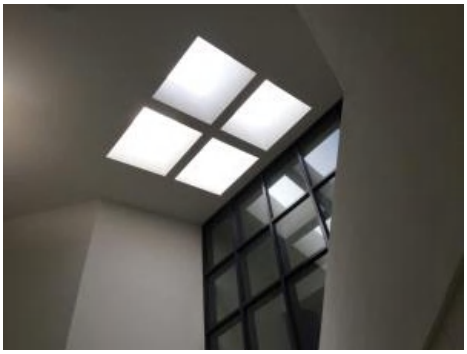
Note:

System: B3010130 - Preformed Metal Roofing



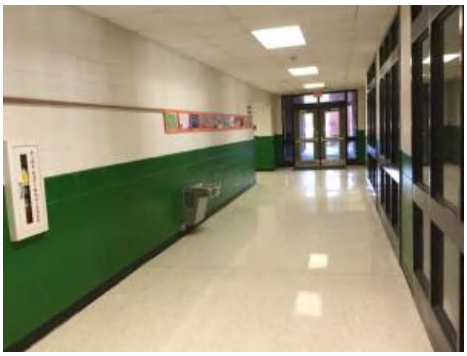
Note:

System: B3020 - Roof Openings



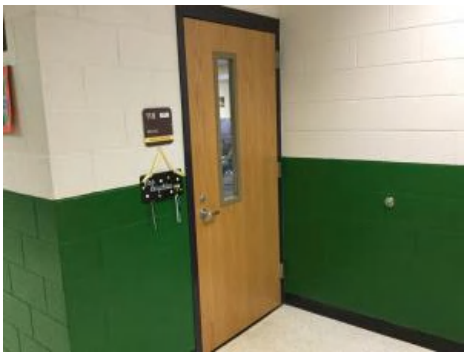
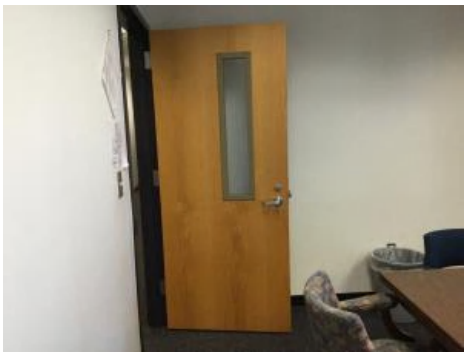
Note:

System: C1010 - Partitions



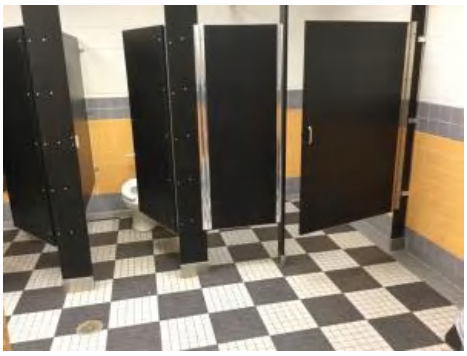
Note:

System: C1020 - Interior Doors

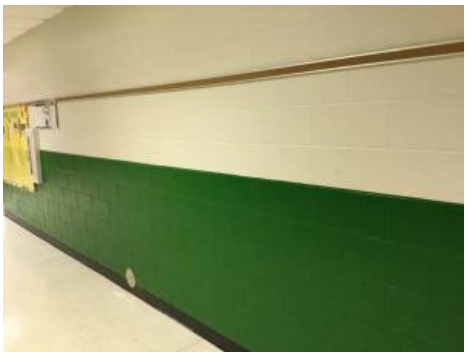
Note:

System: C1030 - Fittings



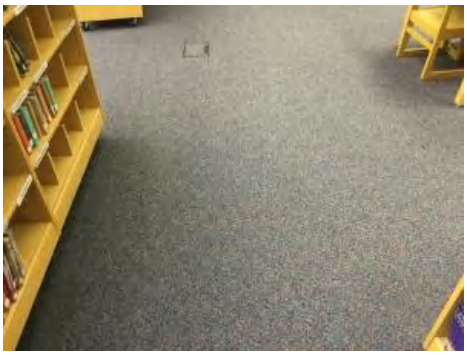
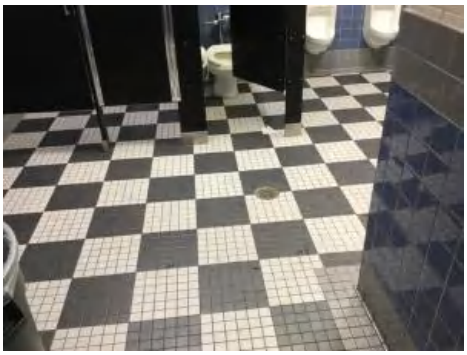
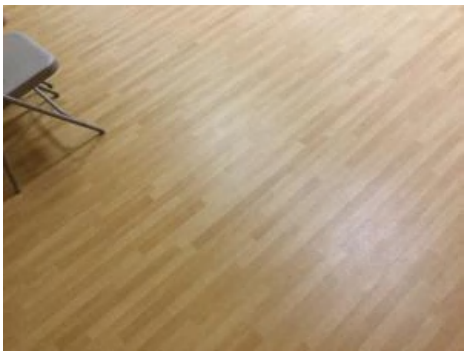
Note:

System: C3010 - Wall Finishes



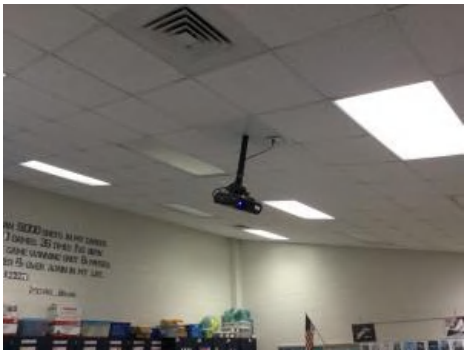
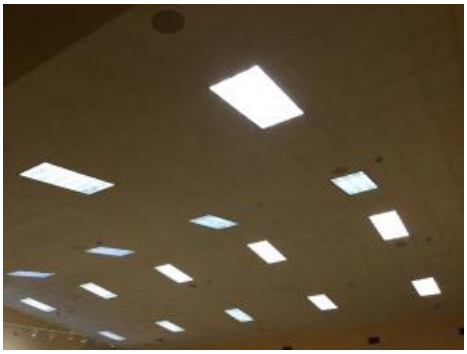
Note:

System: C3020 - Floor Finishes

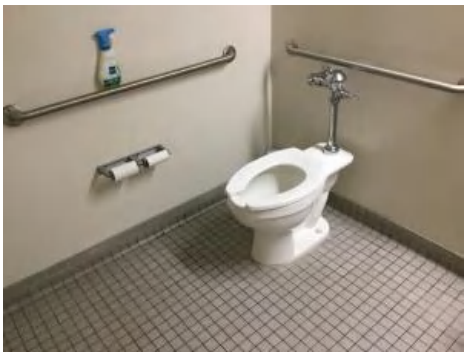
Note: Mulit-purpose room flooring replaced 2015. Media center carpet and admin carpet will be replaced w/ VCT when it is worn out.

System: C3030 - Ceiling Finishes

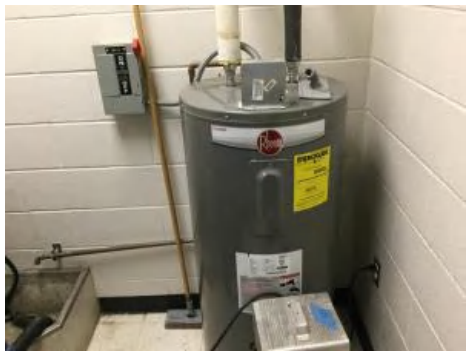
Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste

Note:

System: D2090 - Other Plumbing Systems -Nat Gas

Note:

System: D3020 - Heat Generating Systems

Note:

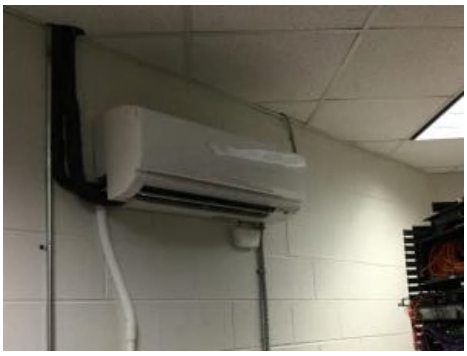
System: D3030 - Cooling Generating Systems

Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

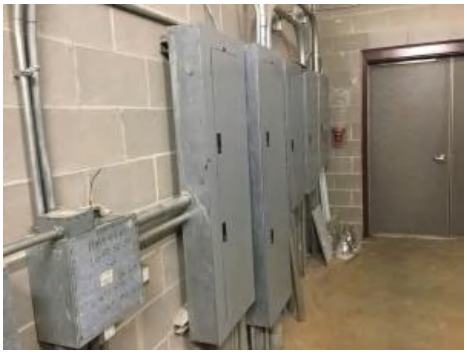


Note:

System: D3060 - Controls & Instrumentation

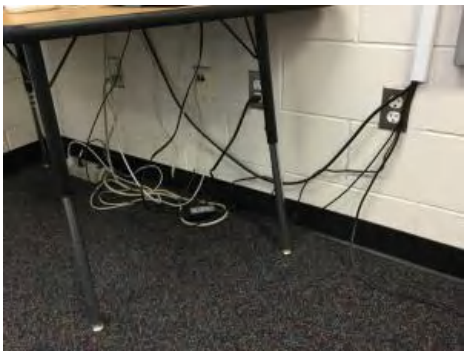
Note:

System: D5010 - Electrical Service/Distribution



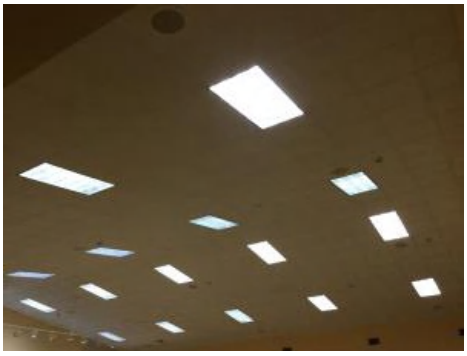
Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting

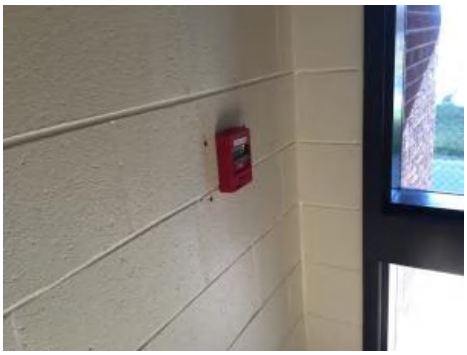


Note:

System: D5030810 - Security & Detection Systems

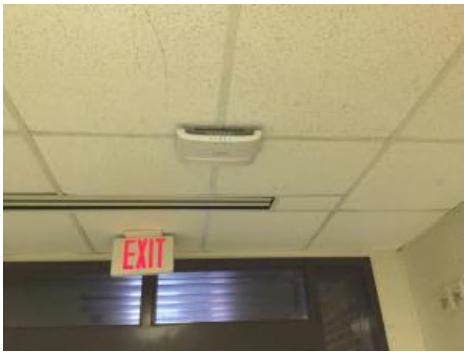
Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication

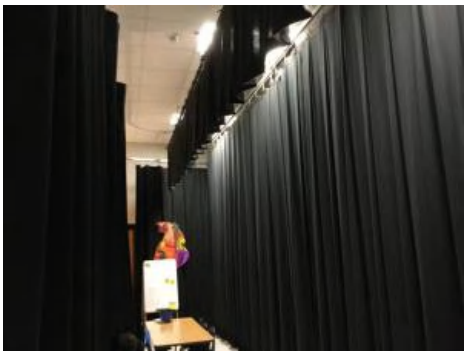
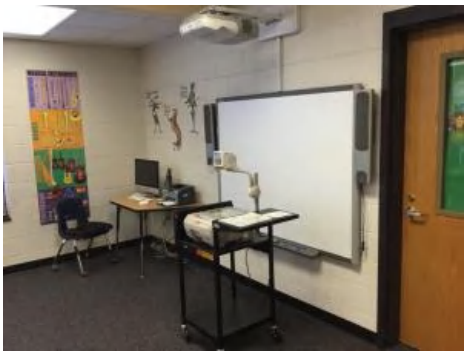


Note:

System: D5090 - Other Electrical Systems

Note:

System: E1020 - Institutional Equipment

Note:

System: E1090 - Other Equipment

Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

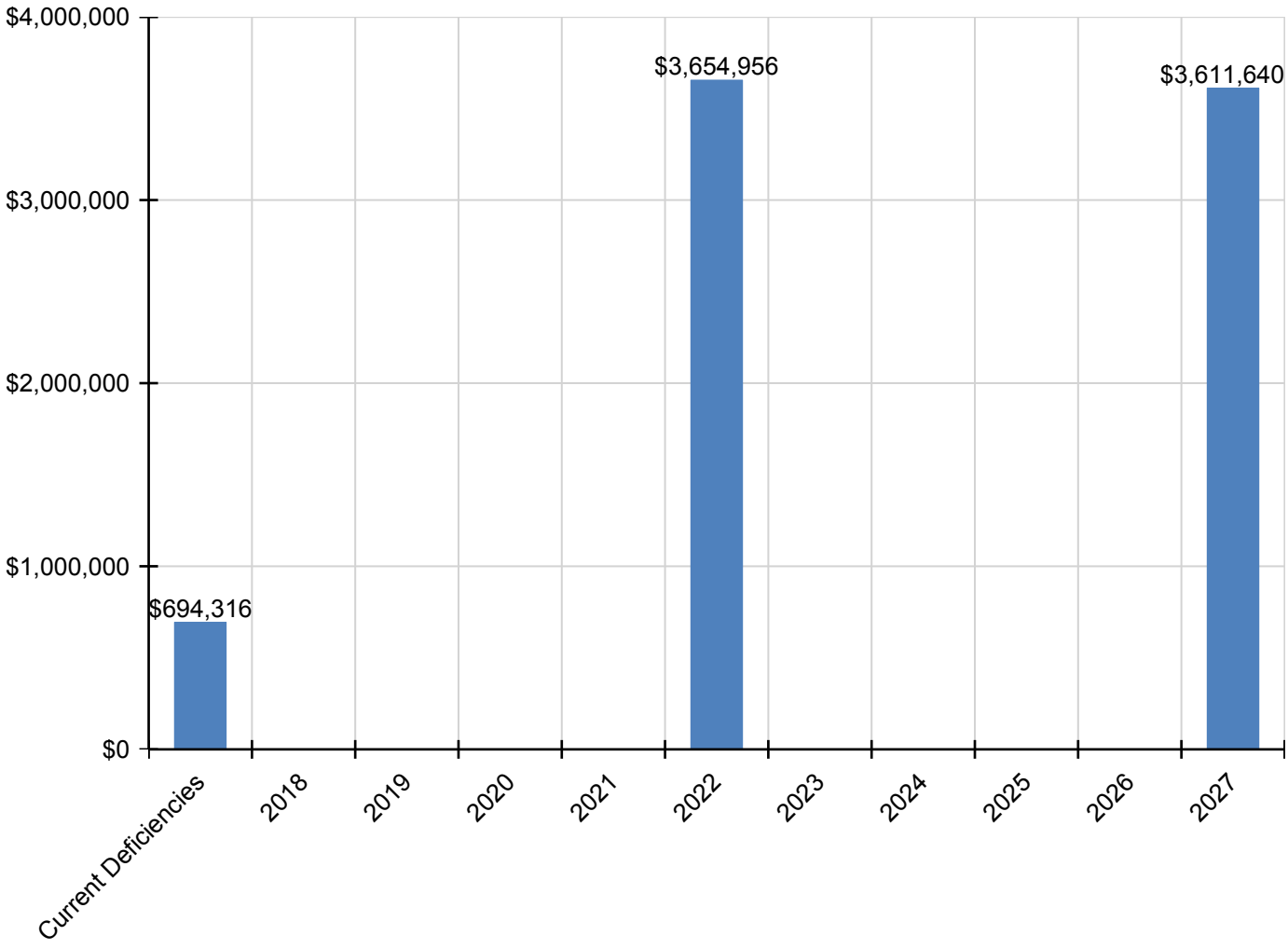
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$694,316**	**$0**	**$0**	**$0**	**$0**	**$3,654,956**	**$0**	**$0**	**$0**	**$0**	**$3,611,640**	**$7,960,911**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$36,866	**$36,866**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$1,046,153	$0	$0	$0	$0	$0	**$1,046,153**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$299,371	$0	$0	$0	$0	$0	**$299,371**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$1,222,705	$0	$0	$0	$0	$0	**$1,222,705**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,365,329	**$1,365,329**

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**
D2090 - Other Plumbing Systems -Nat Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,662,804	**$1,662,804**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$59,594	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$59,594**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$209,450	$0	$0	$0	$0	$0	**$209,450**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$399,184	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$399,184**
D4020 - Standpipes	$62,432	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$62,432**
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	$173,106	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$173,106**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$546,641	**$546,641**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$13,159	$0	$0	$0	$0	$0	**$13,159**
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	$32,898	$0	$0	$0	$0	$0	**$32,898**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$203,967	$0	$0	$0	$0	$0	**$203,967**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$627,253	$0	$0	$0	$0	$0	**$627,253**

** Indicates non-renewable system*

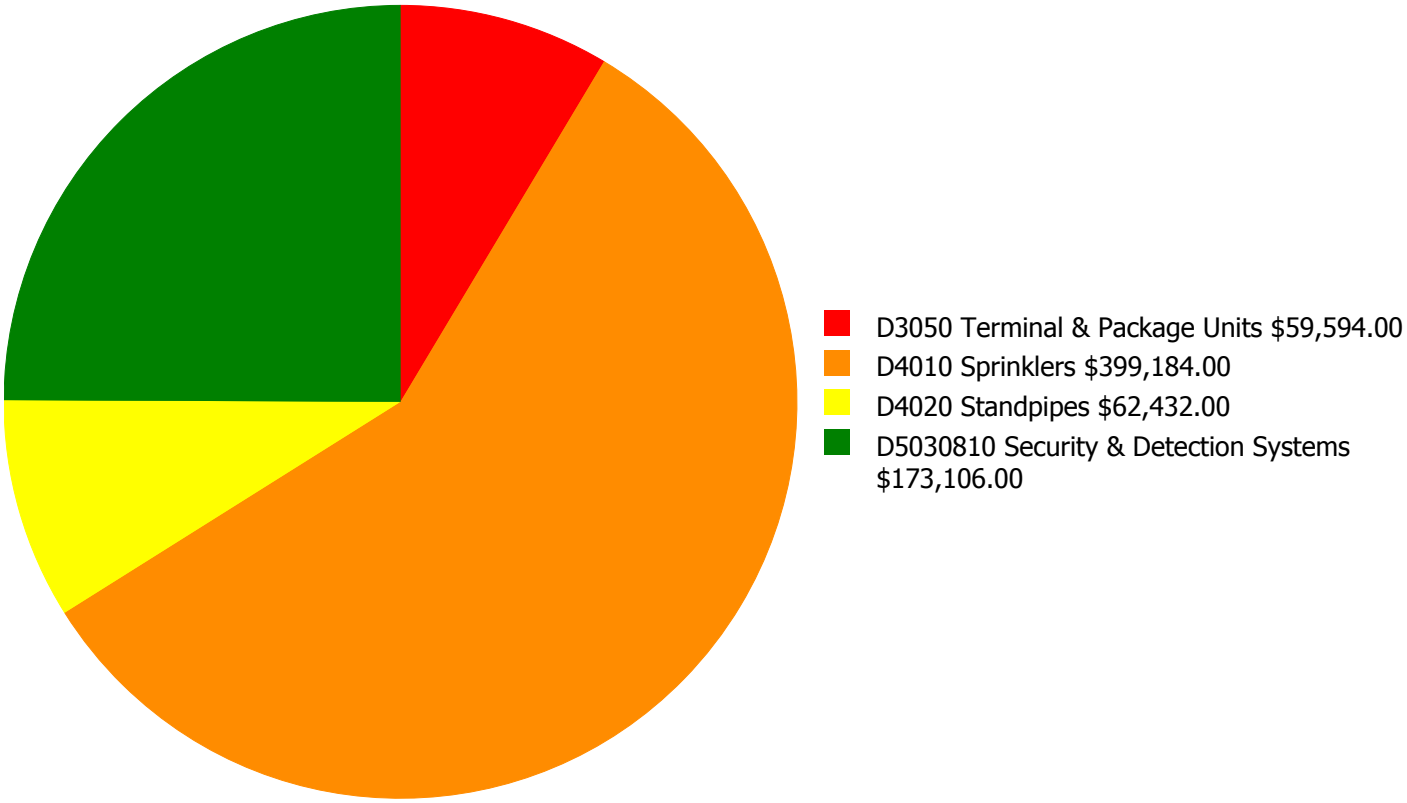
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

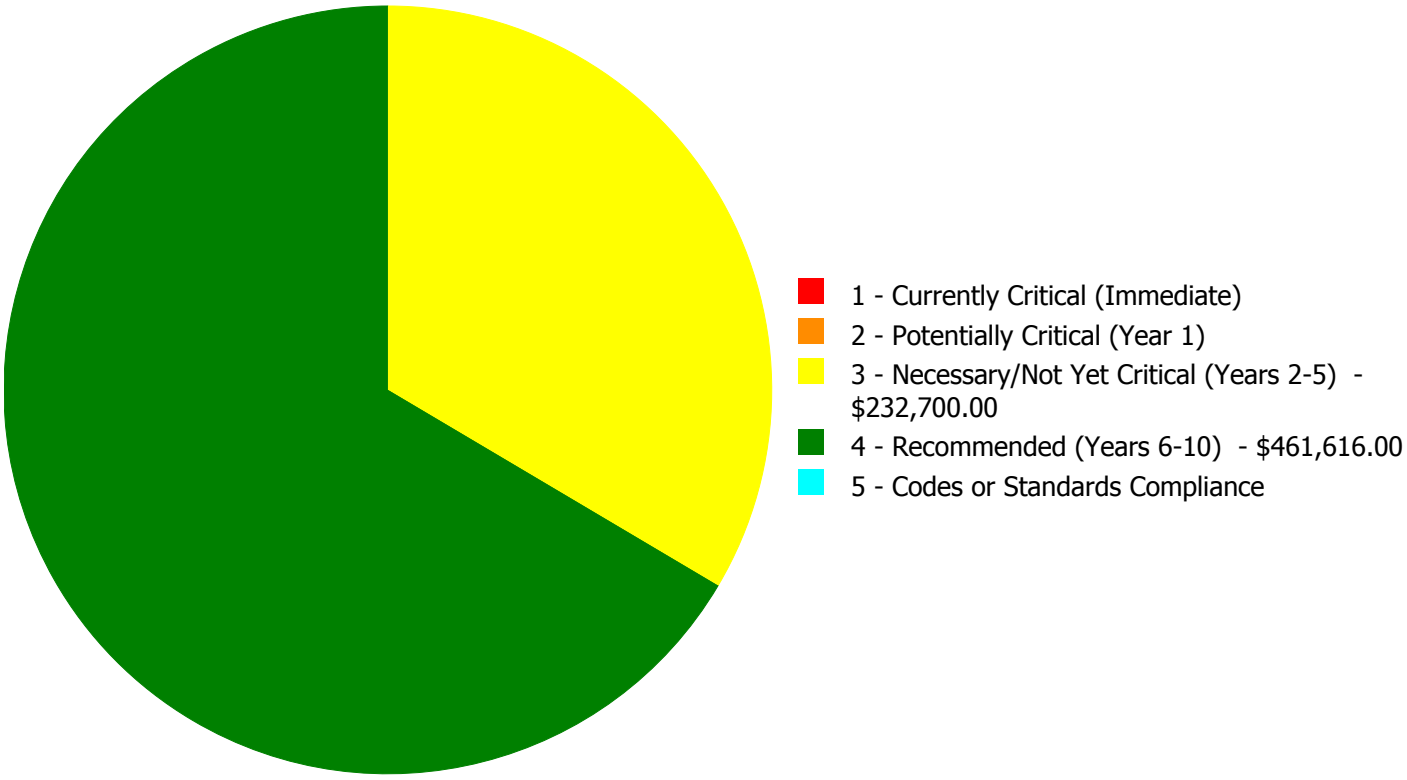
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $694,316.00

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: $694,316.00

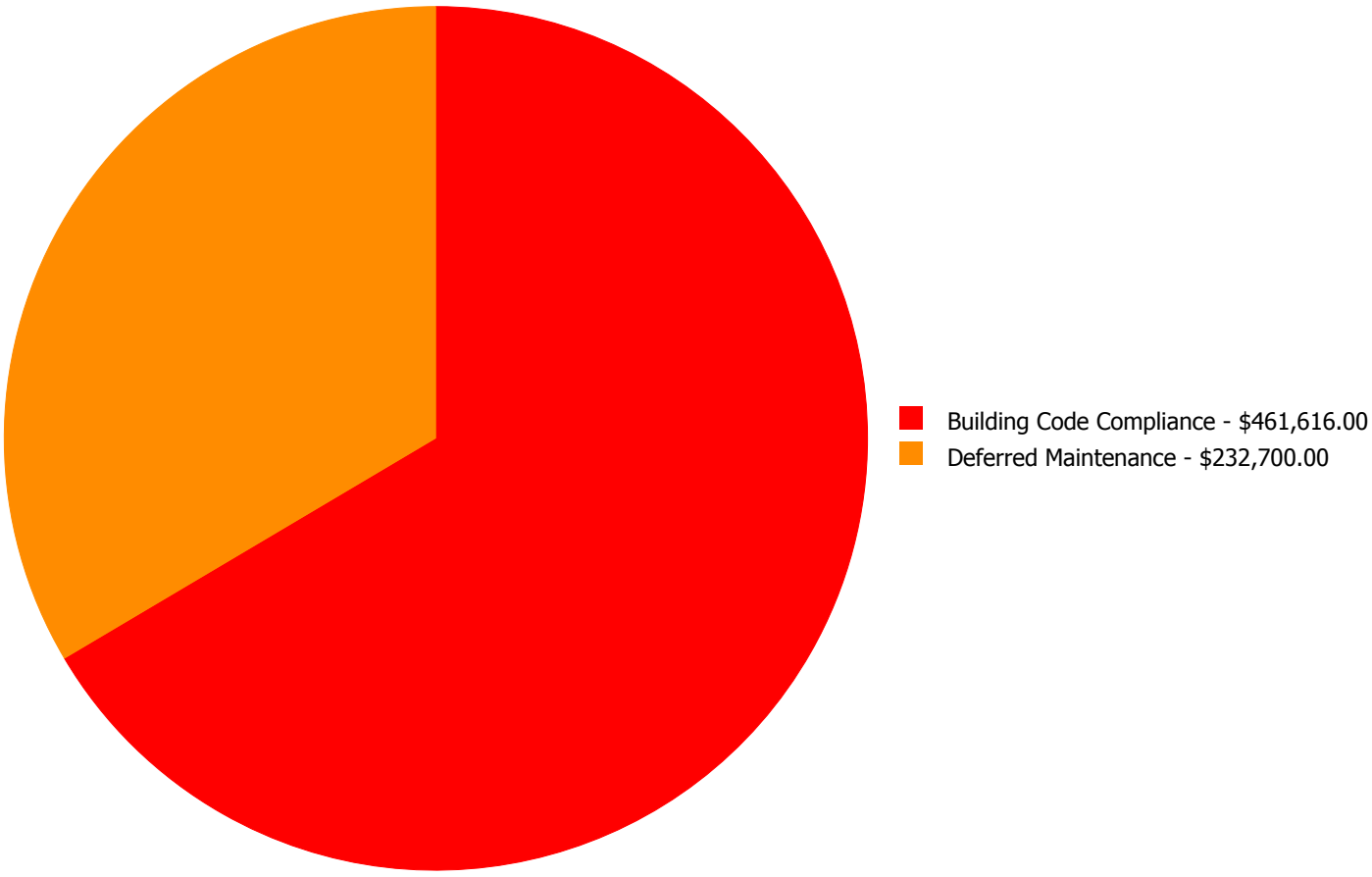
Deficiency By Priority Investment Table

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	$59,594.00	$0.00	$0.00	$59,594.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$399,184.00	$0.00	$399,184.00
D4020	Standpipes	$0.00	$0.00	$0.00	$62,432.00	$0.00	$62,432.00
D5030810	Security & Detection Systems	$0.00	$0.00	$173,106.00	$0.00	$0.00	$173,106.00
	Total:	$0.00	$0.00	$232,700.00	$461,616.00	$0.00	$694,316.00

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: $694,316.00

Deficiency Details by Priority

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

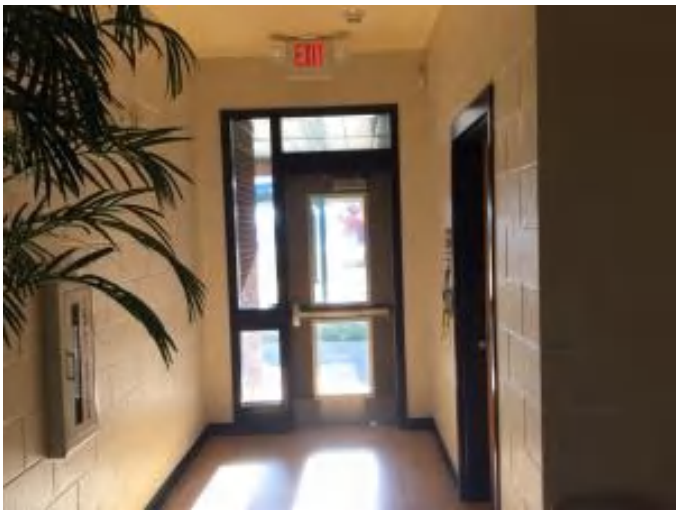
Priority 3 - Necessary/Not Yet Critical (Years 2-5):

System: D3050 - Terminal & Package Units

Location: Data room
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 85,994.00
Unit of Measure: S.F.
Estimate: $59,594.00
Assessor Name: Ann Buerger Linden
Date Created: 11/15/2016

Notes: The mini-split system serving the data room is beyond its expected service life. System replacement is recommended.

System: D5030810 - Security & Detection Systems



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 85,994.00
Unit of Measure: S.F.
Estimate: $173,106.00
Assessor Name: Ann Buerger Linden
Date Created: 12/12/2016

Notes: Install access control system - Part 2 to ensure that ll exterior doors are automatically locked during the school day and permit card entry.

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: 85,994.00
Unit of Measure: S.F.
Estimate: $399,184.00
Assessor Name: Ann Buerger Linden
Date Created: 11/28/2016

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 85,994.00
Unit of Measure: S.F.
Estimate: $62,432.00
Assessor Name: Ann Buerger Linden
Date Created: 11/28/2016

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	528
Year Built:	2002
Last Renovation:	
Replacement Value:	$52,199
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	75.10 %
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

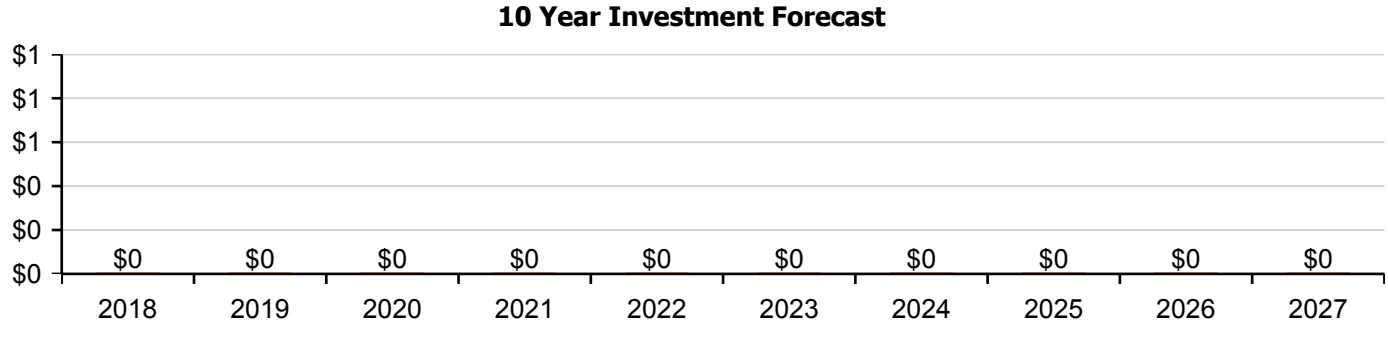
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	528
Year Built:	2002	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$52,199
FCI:	0.00 %	RSLI%:	75.10 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	85.00 %	0.00 %	$0.00
B10 - Superstructure	85.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	77.13 %	0.00 %	$0.00
B30 - Roofing	50.00 %	0.00 %	$0.00
D20 - Plumbing	50.00 %	0.00 %	$0.00
D50 - Electrical	50.00 %	0.00 %	$0.00
Totals:	**75.10 %**	**0.00 %**	**$0.00**

Photo Album

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

1). West Elevation - Nov 22, 2016

2). North Elevation - Nov 22, 2016

3). East Elevation - Nov 22, 2016

4). South Elevation - Nov 22, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$16.57	S.F.	528	100	2002	2102		85.00 %	0.00 %	85			$8,749
A1030	Slab on Grade	$16.25	S.F.	528	100	2002	2102		85.00 %	0.00 %	85			$8,580
B1020	Roof Construction	$14.31	S.F.	528	100	2002	2102		85.00 %	0.00 %	85			$7,556
B2010	Exterior Walls	$23.77	S.F.	528	100	2002	2102		85.00 %	0.00 %	85			$12,551
B2030	Exterior Doors	$6.90	S.F.	528	30	2002	2032		50.00 %	0.00 %	15			$3,643
B3010130	Preformed Metal Roofing	$9.66	S.F.	528	30	2002	2032		50.00 %	0.00 %	15			$5,100
C	Interiors	$0.00	S.F.	528	0	2002			0.00 %	0.00 %				$0
D2020	Domestic Water Distribution	$0.96	S.F.	528	30	2002	2032		50.00 %	0.00 %	15			$507
D5020	Branch Wiring	$2.84	S.F.	528	30	2002	2032		50.00 %	0.00 %	15			$1,500
D5020	Lighting	$7.60	S.F.	528	30	2002	2032		50.00 %	0.00 %	15			$4,013
								Total	**75.10 %**					**$52,199**

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:

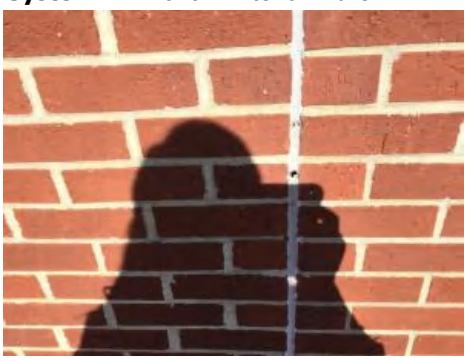
System: A1030 - Slab on Grade

Note:

System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls



Note:

System: B2030 - Exterior Doors

Note:

System: B3010130 - Preformed Metal Roofing

Note:

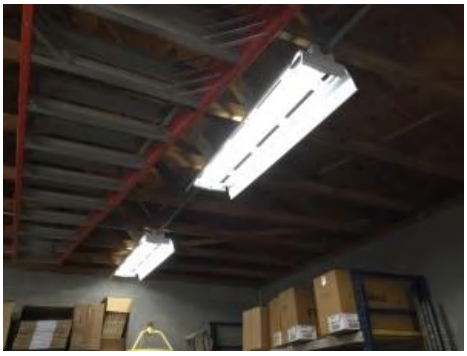
System: D2020 - Domestic Water Distribution

Note: Plumbing consists of one hose connection cast into the slab at the entrance. There is no sewer. Rain drainage is via gutter and downspouts to discharge at grade.

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting



Note:

Renewal Schedule

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

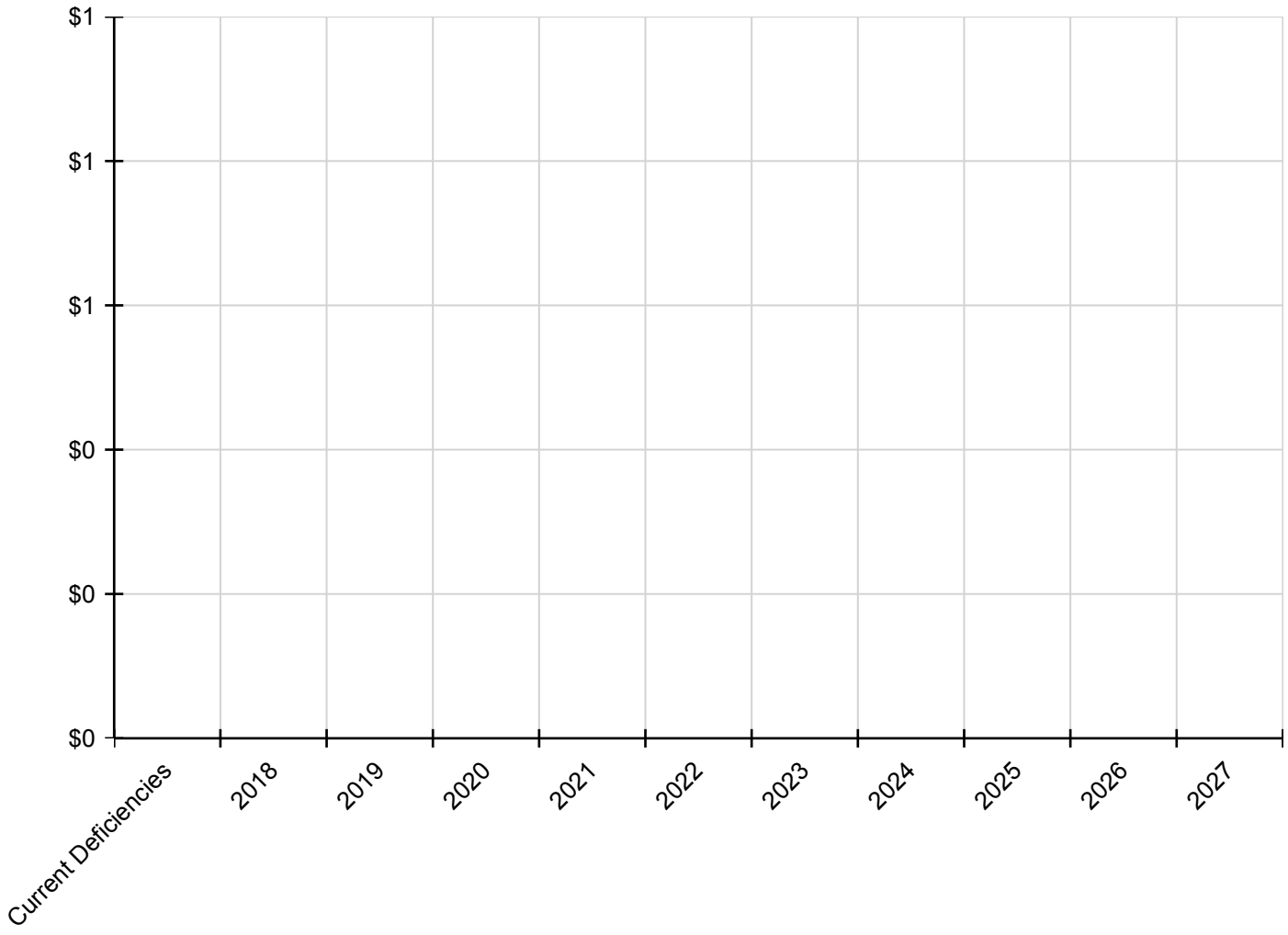
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	9,903
Year Built:	2002
Last Renovation:	
Replacement Value:	$1,611,593
Repair Cost:	$262,529.00
Total FCI:	16.29 %
Total RSLI:	53.77 %
FCA Score:	83.71

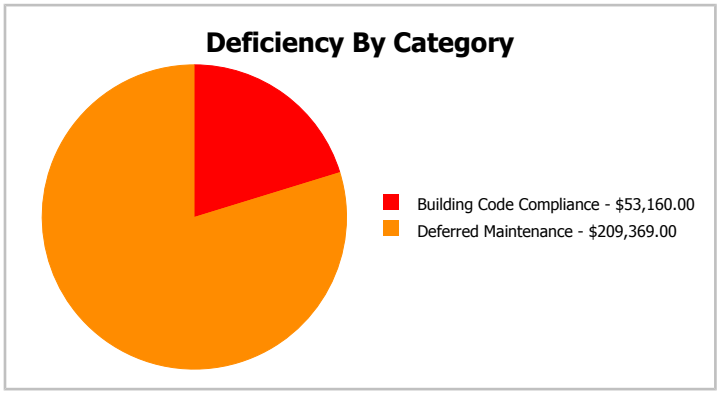
Description:

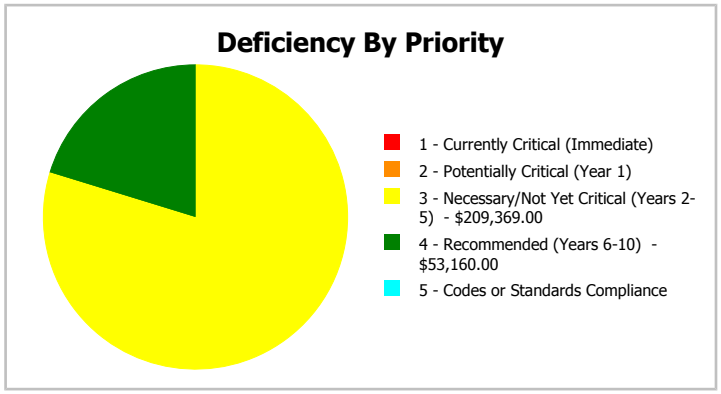
The narrative for this building is included in the Executive Summary Description at the front of this report.

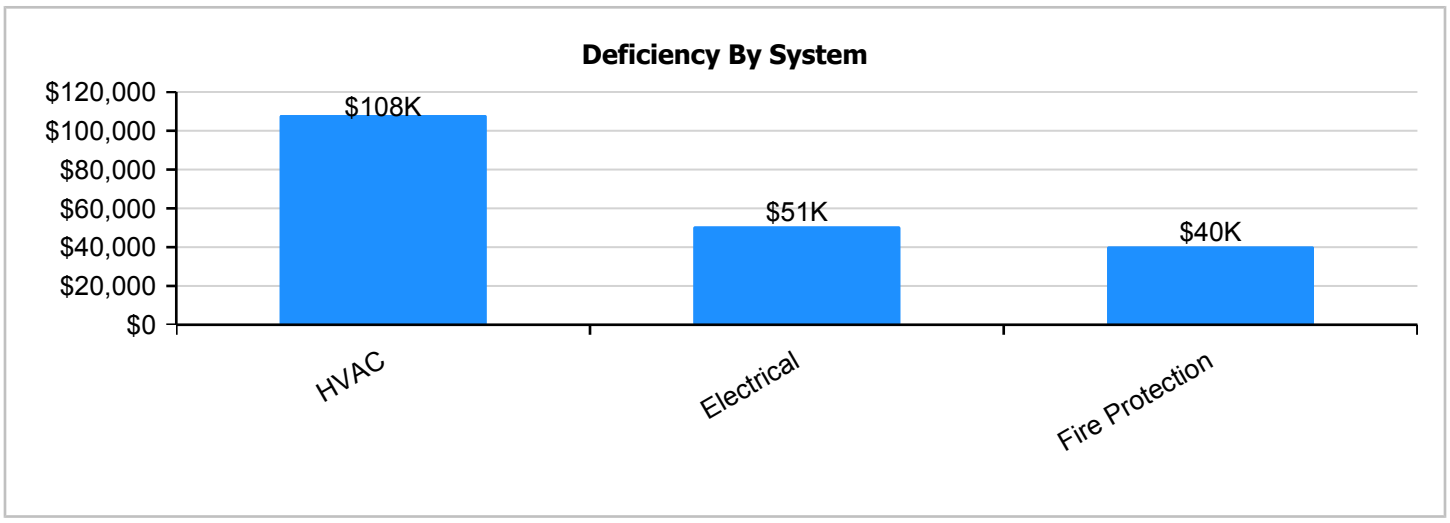
Attributes: This asset has no attributes.

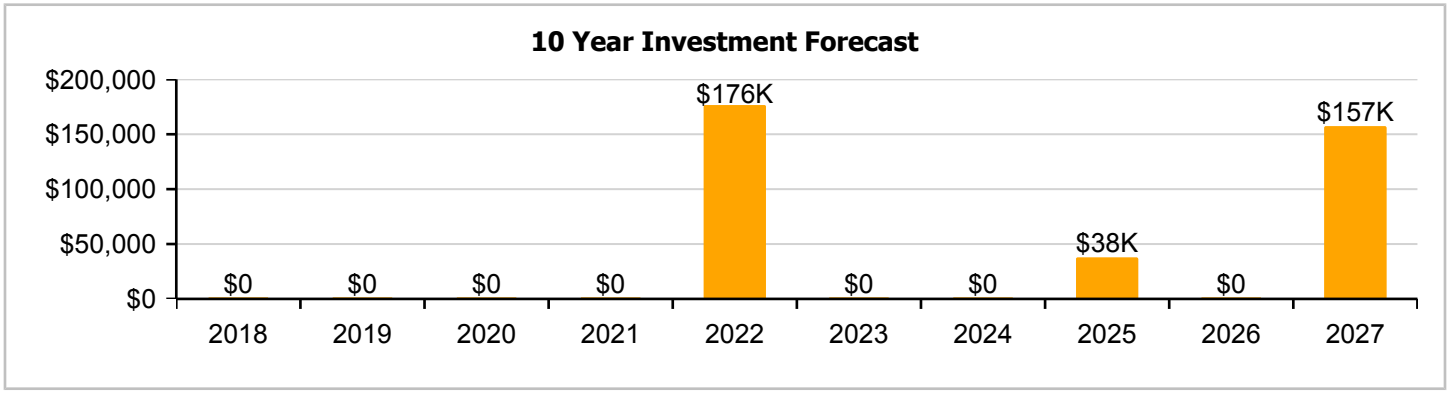
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	9,903
Year Built:	2002	Last Renovation:	
Repair Cost:	$262,529	Replacement Value:	$1,611,593
FCI:	16.29 %	RSLI%:	53.77 %









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	85.00 %	0.00 %	$0.00
B10 - Superstructure	85.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	81.52 %	0.00 %	$0.00
B30 - Roofing	45.75 %	0.00 %	$0.00
C10 - Interior Construction	53.50 %	0.00 %	$0.00
C30 - Interior Finishes	67.08 %	0.00 %	$0.00
D20 - Plumbing	50.00 %	0.00 %	$0.00
D30 - HVAC	16.59 %	68.50 %	$142,593.00
D40 - Fire Protection	0.00 %	110.00 %	$53,160.00
D50 - Electrical	42.40 %	24.22 %	$66,776.00
E10 - Equipment	25.00 %	0.00 %	$0.00
Totals:	**53.77 %**	**16.29 %**	**$262,529.00**

Photo Album

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

1). Northwest Elevation - Nov 22, 2016

2). Northeast Elevation - Nov 22, 2016

3). Southeast Elevation - Nov 22, 2016

4). Southwest Elevation - Nov 22, 2016

Condition Detail

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

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

System Listing

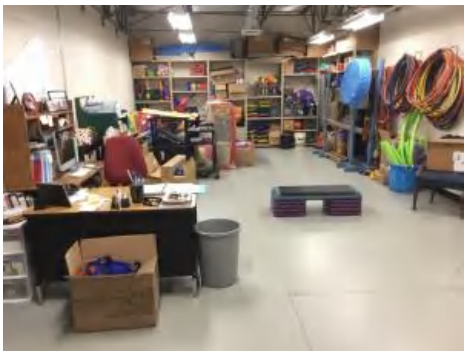
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.70	S.F.	9,903	100	2002	2102		85.00 %	0.00 %	85			$46,544
A1030	Slab on Grade	$8.26	S.F.	9,903	100	2002	2102		85.00 %	0.00 %	85			$81,799
B1020	Roof Construction	$15.44	S.F.	9,903	100	2002	2102		85.00 %	0.00 %	85			$152,902
B2010	Exterior Walls	$9.24	S.F.	9,903	100	2002	2102		85.00 %	0.00 %	85			$91,504
B2030	Exterior Doors	$1.02	S.F.	9,903	30	2002	2032		50.00 %	0.00 %	15			$10,101
B3010120	Single Ply Membrane	$6.98	S.F.	2,188	20	2002	2022		25.00 %	0.00 %	5			$15,272
B3010130	Preformed Metal Roofing	$9.66	S.F.	7,715	30	2002	2032		50.00 %	0.00 %	15			$74,527
C1010	Partitions	$10.59	S.F.	9,903	75	2002	2077		80.00 %	0.00 %	60			$104,873
C1020	Interior Doors	$2.48	S.F.	9,903	30	2002	2032		50.00 %	0.00 %	15			$24,559
C1030	Fittings	$9.54	S.F.	9,903	20	2002	2022		25.00 %	0.00 %	5			$94,475
C3010	Wall Finishes	$2.73	S.F.	9,903	10	2015	2025		80.00 %	0.00 %	8			$27,035
C3020	Floor Finishes	$11.15	S.F.	9,903	20	2015	2035		90.00 %	0.00 %	18			$110,418
C3030	Ceiling Finishes	$10.74	S.F.	9,903	25	2002	2027		40.00 %	0.00 %	10			$106,358
D2010	Plumbing Fixtures	$11.26	S.F.	9,903	30	2002	2032		50.00 %	0.00 %	15			$111,508
D2020	Domestic Water Distribution	$0.96	S.F.	9,903	30	2002	2032		50.00 %	0.00 %	15			$9,507
D2030	Sanitary Waste	$1.52	S.F.	9,903	30	2002	2032		50.00 %	0.00 %	15			$15,053
D3040	Distribution Systems	$6.02	S.F.	9,903	30	2002	2032		50.00 %	0.00 %	15			$59,616
D3050	Terminal & Package Units	$13.09	S.F.	9,903	15	2002	2017		0.00 %	110.00 %	0		$142,593.00	$129,630
D3060	Controls & Instrumentation	$1.91	S.F.	9,903	20	2002	2022		25.00 %	0.00 %	5			$18,915
D4010	Sprinklers	$4.22	S.F.	9,903	30			2016	0.00 %	110.00 %	-1		$45,970.00	$41,791
D4020	Standpipes	$0.66	S.F.	9,903	30			2016	0.00 %	110.01 %	-1		$7,190.00	$6,536
D5010	Electrical Service/Distribution	$1.65	S.F.	9,903	40	2002	2042		62.50 %	0.00 %	25			$16,340
D5020	Branch Wiring	$4.99	S.F.	9,903	30	2002	2032		50.00 %	0.00 %	15			$49,416
D5020	Lighting	$11.64	S.F.	9,903	30	2002	2032		50.00 %	0.00 %	15			$115,271
D5030810	Security & Detection Systems	$1.83	S.F.	9,903	15	2002	2017		0.00 %	110.00 %	0		$19,935.00	$18,122
D5030910	Fire Alarm Systems	$3.31	S.F.	9,903	15	2013	2028		73.33 %	0.00 %	11			$32,779
D5030920	Data Communication	$4.30	S.F.	9,903	15	2002	2017		0.00 %	110.00 %	0		$46,841.00	$42,583
D5090	Other Electrical Systems	$0.12	S.F.	9,903	20	2002	2022		25.00 %	0.00 %	5			$1,188
E1020	Institutional Equipment	$0.30	S.F.	9,903	20	2002	2022		25.00 %	0.00 %	5			$2,971
								Total	**53.77 %**	**16.29 %**			**$262,529.00**	**$1,611,593**

System Notes

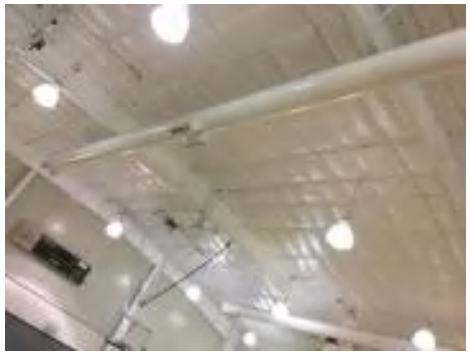
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: A1030 - Slab on Grade



Note:

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls

Note:

System: B2030 - Exterior Doors

Note:

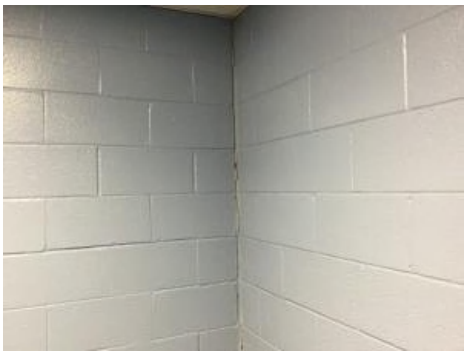
System: B3010120 - Single Ply Membrane

Note:

System: B3010130 - Preformed Metal Roofing

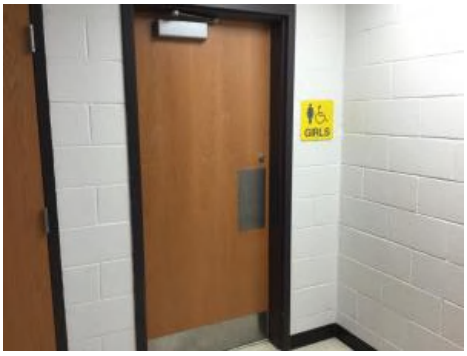
Note:

System: C1010 - Partitions



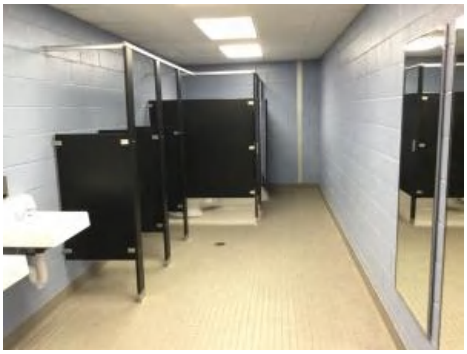
Note:

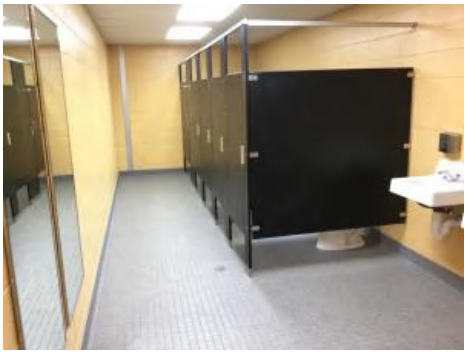
System: C1020 - Interior Doors



Note:

System: C1030 - Fittings



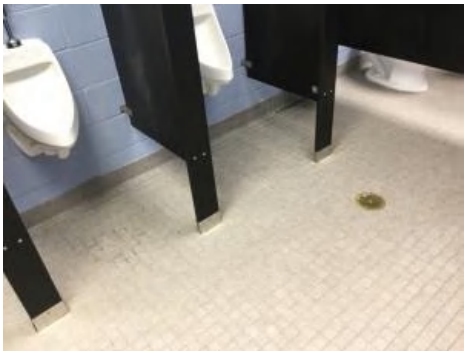


Note:

System: C3010 - Wall Finishes

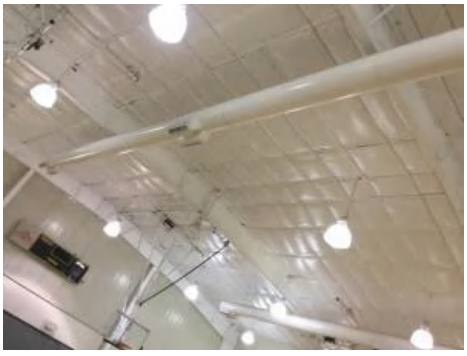
Note:

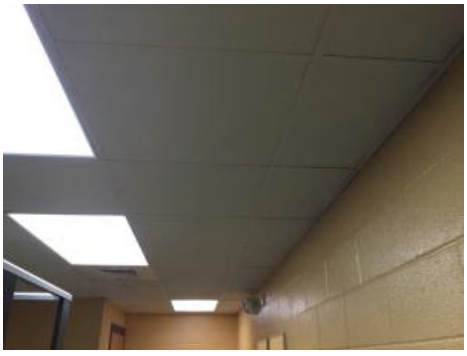
System: C3020 - Floor Finishes



Note:

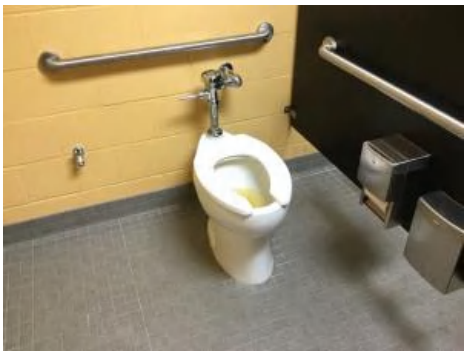
System: C3030 - Ceiling Finishes

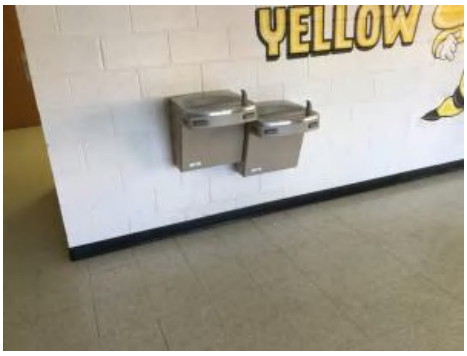




Note:

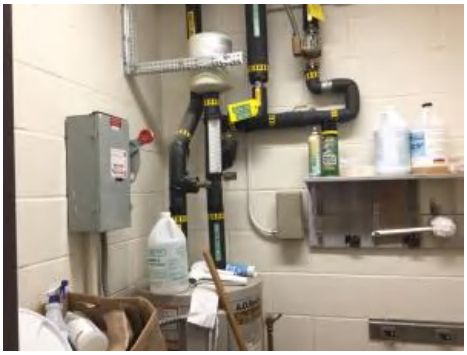
System: D2010 - Plumbing Fixtures





Note:

System: D2020 - Domestic Water Distribution

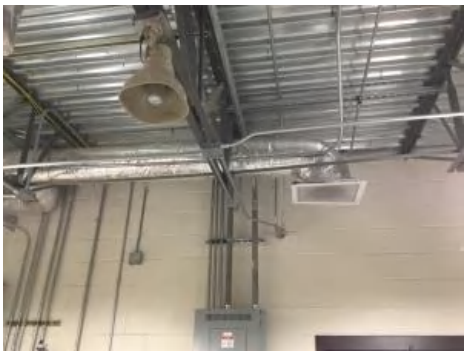


Note:

System: D2030 - Sanitary Waste

Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units

Note:

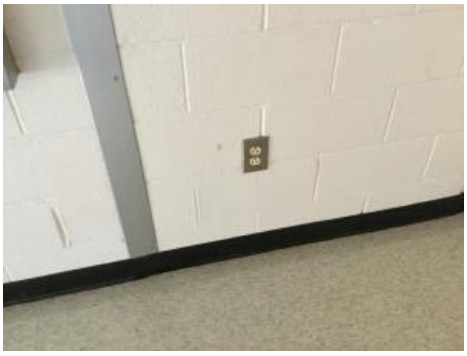
System: D3060 - Controls & Instrumentation

Note:

System: D5010 - Electrical Service/Distribution

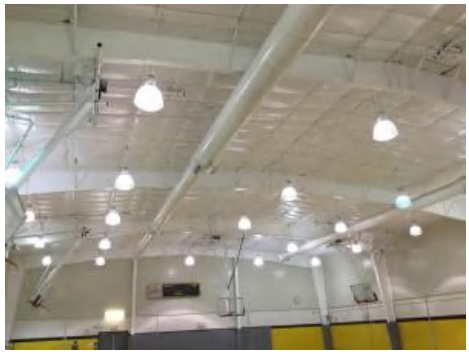
Note:

System: D5020 - Branch Wiring



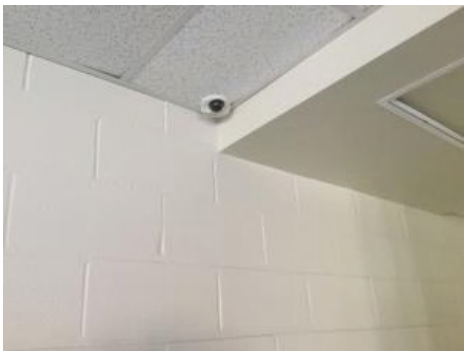
Note:

System: D5020 - Lighting



Note: Exterior wall packs replaced 2016. LED installation slated for 2017

System: D5030810 - Security & Detection Systems

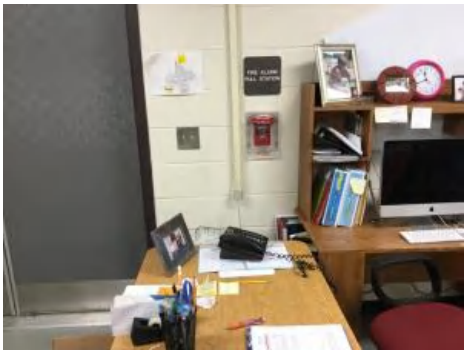


Note:

System: D5030910 - Fire Alarm Systems

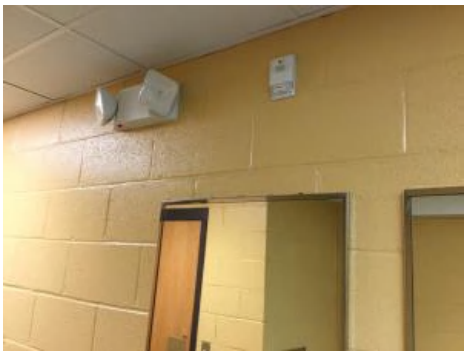
Note:

System: D5030920 - Data Communication



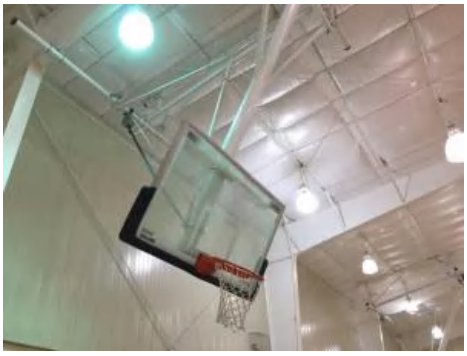
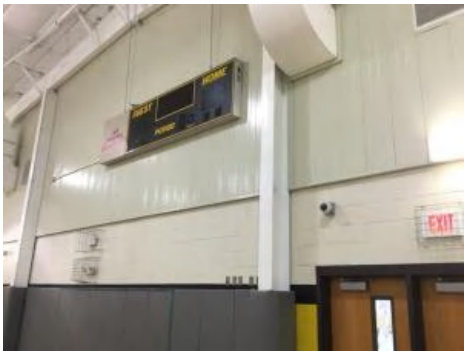
Note:

System: D5090 - Other Electrical Systems



Note:

System: E1020 - Institutional Equipment

Note:

Renewal Schedule

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

Inflation Rate: 3%

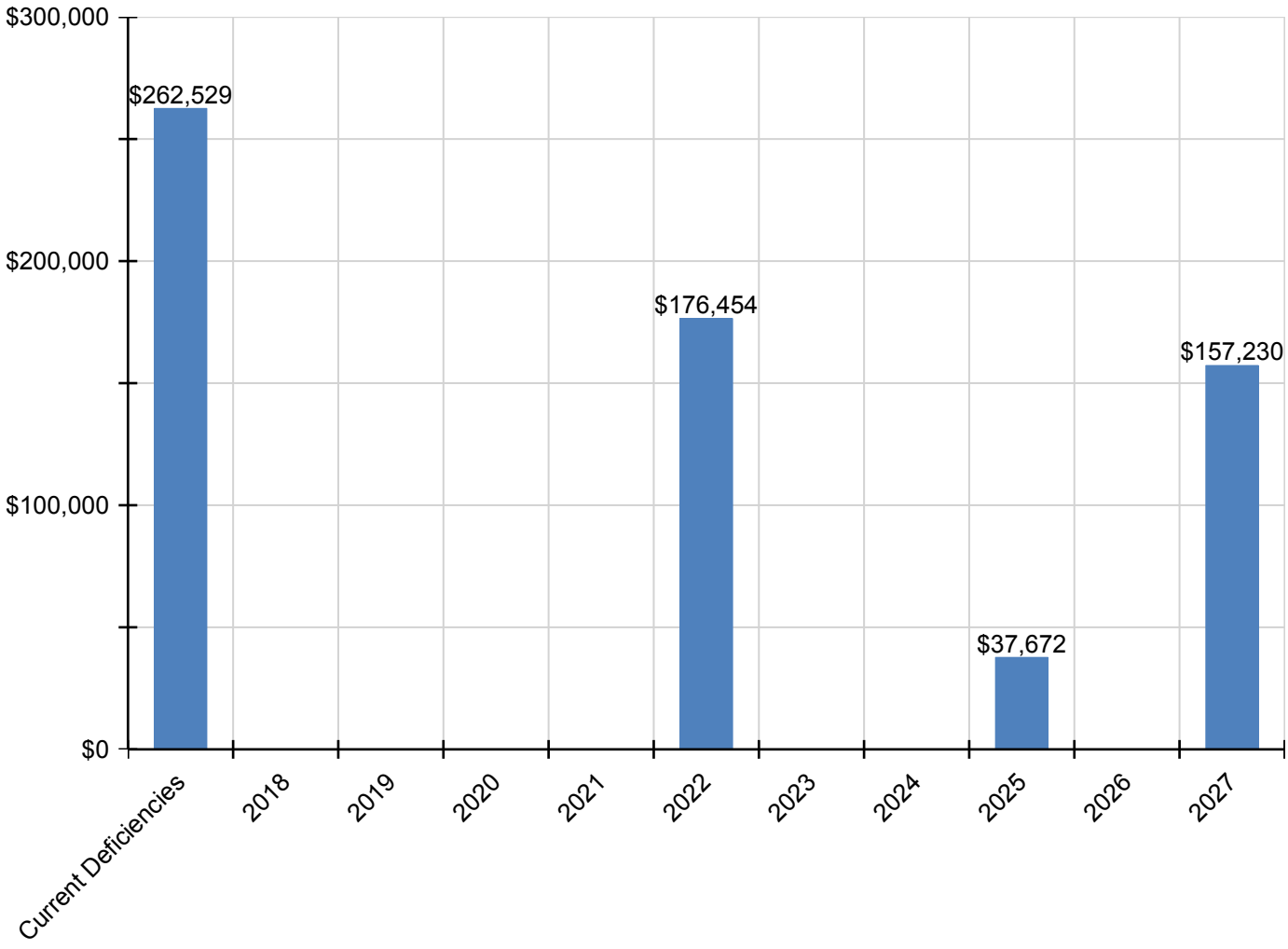
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$262,529**	**$0**	**$0**	**$0**	**$0**	**$176,454**	**$0**	**$0**	**$37,672**	**$0**	**$157,230**	**$633,886**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$26,557	$0	$0	$0	$0	$0	**$26,557**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$120,474	$0	$0	$0	$0	$0	**$120,474**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$37,672	$0	$0	**$37,672**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$157,230	**$157,230**
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	$142,593	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$142,593**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$24,120	$0	$0	$0	$0	$0	**$24,120**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$45,970	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$45,970**
D4020 - Standpipes	$7,190	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$7,190**
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	$19,935	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$19,935**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030920 - Data Communication	$46,841	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$46,841**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$1,515	$0	$0	$0	$0	$0	**$1,515**
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	$3,789	$0	$0	$0	$0	$0	**$3,789**

** Indicates non-renewable system*

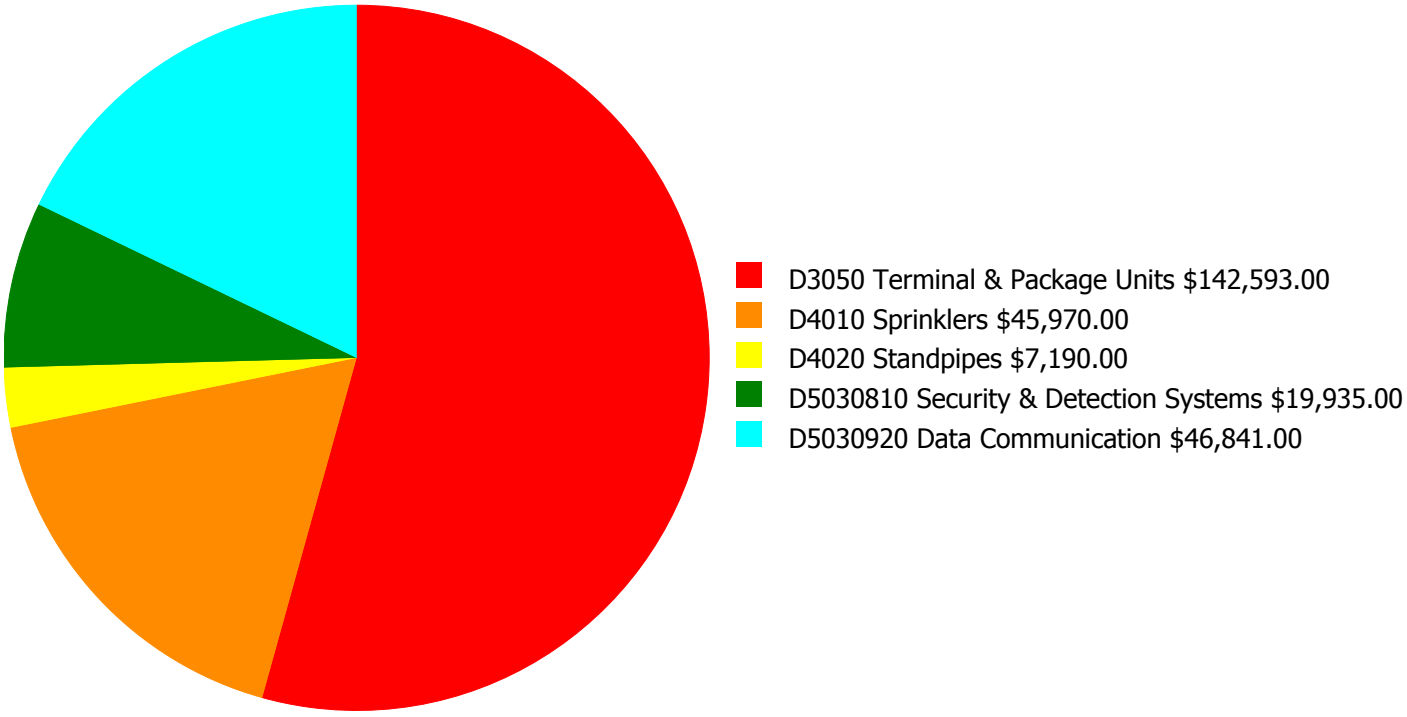
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

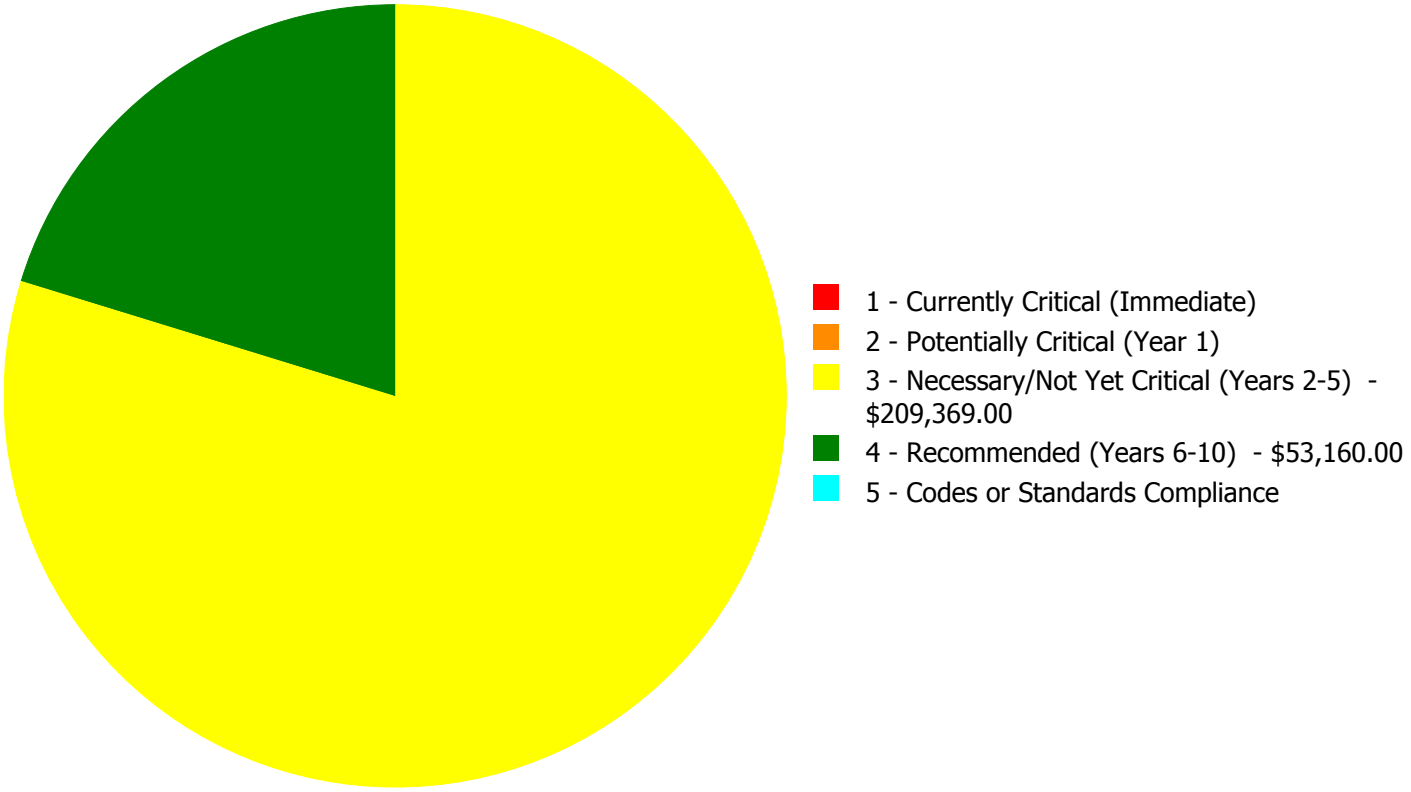
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $262,529.00

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: $262,529.00

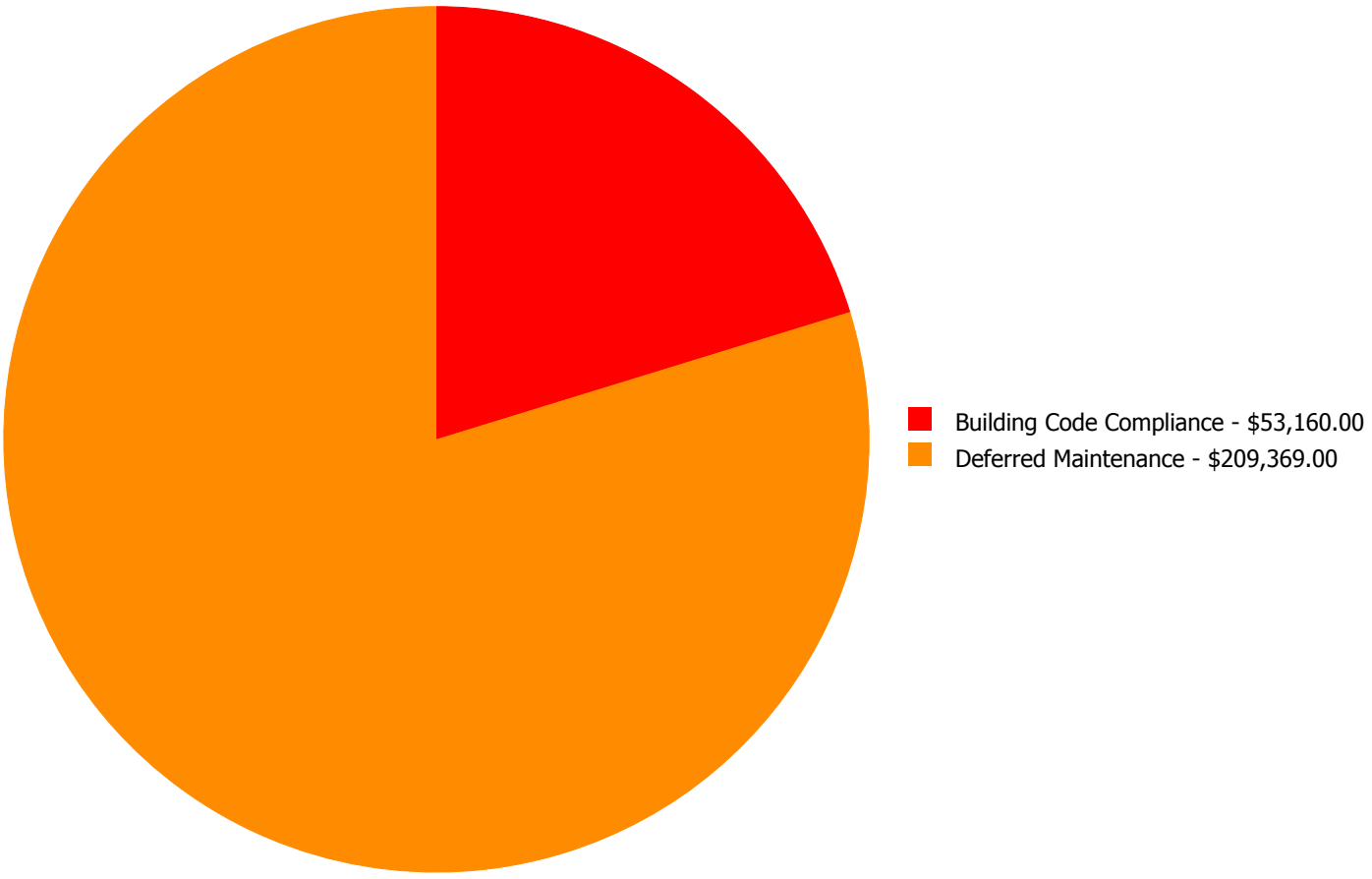
Deficiency By Priority Investment Table

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
D3050	Terminal & Package Units	$0.00	$0.00	$142,593.00	$0.00	$0.00	$142,593.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$45,970.00	$0.00	$45,970.00
D4020	Standpipes	$0.00	$0.00	$0.00	$7,190.00	$0.00	$7,190.00
D5030810	Security & Detection Systems	$0.00	$0.00	$19,935.00	$0.00	$0.00	$19,935.00
D5030920	Data Communication	$0.00	$0.00	$46,841.00	$0.00	$0.00	$46,841.00
	Total:	$0.00	$0.00	$209,369.00	$53,160.00	$0.00	$262,529.00

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:



Budget Estimate Total: $262,529.00

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: D3050 - Terminal & Package Units

Location: Rooftop package units
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 9,903.00
Unit of Measure: S.F.
Estimate: $142,593.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

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

System: D5030810 - Security & Detection Systems

Location: Throughout building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 9,903.00
Unit of Measure: S.F.
Estimate: $19,935.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

Notes: The system is beyond its expected service life and should be scheduled for replacement. Install security access control at one set exterior doors.

System: D5030920 - Data Communication

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 9,903.00
Unit of Measure: S.F.
Estimate: $46,841.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

Notes: The system is beyond its expected service life 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: 9,903.00
Unit of Measure: S.F.
Estimate: $45,970.00
Assessor Name: Eduardo Lopez
Date Created: 11/22/2016

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 9,903.00
Unit of Measure: S.F.
Estimate: $7,190.00
Assessor Name: Eduardo Lopez
Date Created: 11/22/2016

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	96,425
Year Built:	2002
Last Renovation:	
Replacement Value:	$3,024,855
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	47.29 %
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

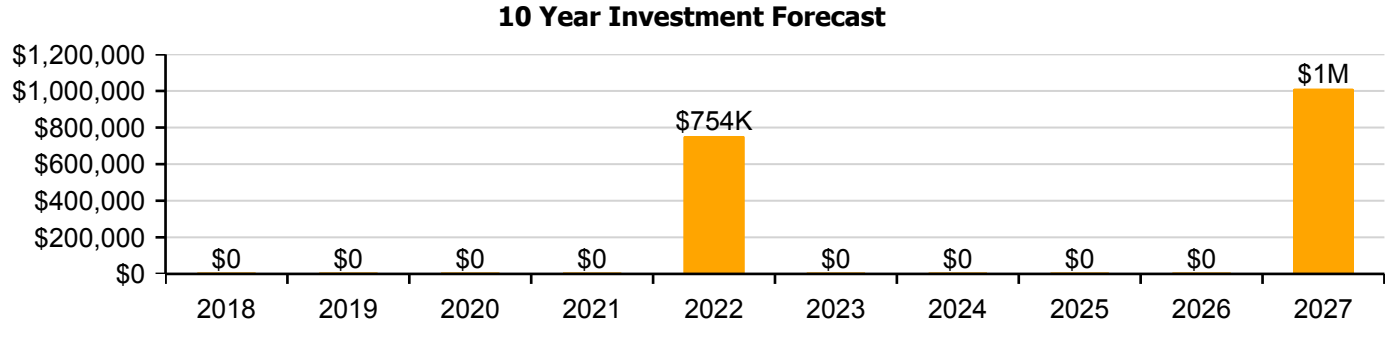
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	96,425
Year Built:	2002	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$3,024,855
FCI:	0.00 %	RSLI%:	47.29 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	32.95 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	69.21 %	0.00 %	$0.00
G40 - Site Electrical Utilities	57.08 %	0.00 %	$0.00
Totals:	**47.29 %**	**0.00 %**	**$0.00**

Photo Album

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

1). Aerial Image of Coasts Elementary School - Feb 28, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$3.81	S.F.	96,425	25	2002	2027		40.00 %	0.00 %	10			$367,379
G2020	Parking Lots	$1.33	S.F.	96,425	25	2002	2027		40.00 %	0.00 %	10			$128,245
G2030	Pedestrian Paving	$1.91	S.F.	96,425	30	2002	2032		50.00 %	0.00 %	15			$184,172
G2040105	Fence & Guardrails	$1.23	S.F.	96,425	30	2002	2032		50.00 %	0.00 %	15			$118,603
G2040950	Canopies	$0.44	S.F.	96,425	25	2002	2027		40.00 %	0.00 %	10			$42,427
G2040950	Covered Walkways	$1.52	S.F.	96,425	25	2002	2027		40.00 %	0.00 %	10			$146,566
G2040950	Hard Surface Play Area	$0.75	S.F.	96,425	20	2002	2022		25.00 %	0.00 %	5			$72,319
G2040950	Playing Field	$4.54	S.F.	96,425	20	2002	2022		25.00 %	0.00 %	5			$437,770
G2050	Landscaping	$1.87	S.F.	96,425	15	2002	2017		0.00 %	0.00 %	0			$180,315
G3010	Water Supply	$2.34	S.F.	96,425	50	2002	2052		70.00 %	0.00 %	35			$225,635
G3020	Sanitary Sewer	$1.45	S.F.	96,425	50	2002	2052		70.00 %	0.00 %	35			$139,816
G3030	Storm Sewer	$4.54	S.F.	96,425	50	2002	2052		70.00 %	0.00 %	35			$437,770
G3060	Fuel Distribution	$0.98	S.F.	96,425	40	2002	2042		62.50 %	0.00 %	25			$94,497
G4010	Electrical Distribution	$2.35	S.F.	96,425	50	2002	2052		70.00 %	0.00 %	35			$226,599
G4020	Site Lighting	$1.47	S.F.	96,425	30	2002	2032		50.00 %	0.00 %	15			$141,745
G4030	Site Communications & Security	$0.84	S.F.	96,425	15	2007	2022		33.33 %	0.00 %	5			$80,997
								Total	**47.29 %**					**$3,024,855**

System Notes

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

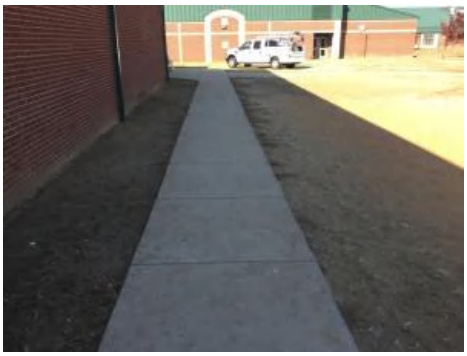
System: G2010 - Roadways

Note:

System: G2020 - Parking Lots

Note:

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails

Note:

System: G2040950 - Canopies

Note:

System: G2040950 - Covered Walkways

Note:

System: G2040950 - Playing Field

Note:

System: G2050 - Landscaping

Note:

System: G3010 - Water Supply

Note:

System: G3020 - Sanitary Sewer

Note:

System: G3030 - Storm Sewer

Note:

System: G3060 - Fuel Distribution

Note:

System: G4010 - Electrical Distribution

Note:

System: G4020 - Site Lighting

Note:

System: G4030 - Site Communications & Security

Note: The site communications and security is assumed to have been reviewed and updated as needed with the 2007 gym addition.

Renewal Schedule

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

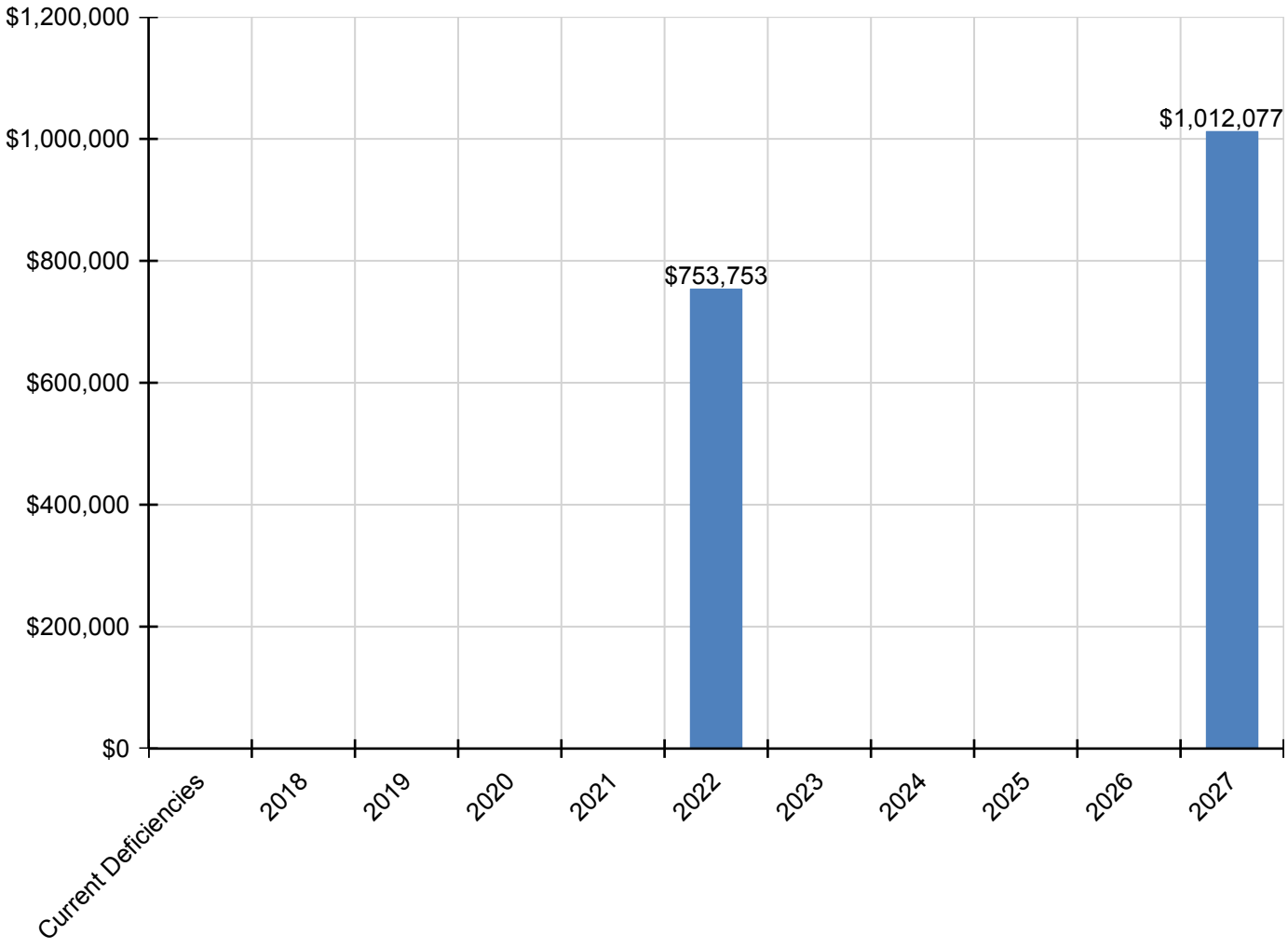
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$753,753**	**$0**	**$0**	**$0**	**$0**	**$1,012,077**	**$1,765,830**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$543,099	**$543,099**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$189,586	**$189,586**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$62,721	**$62,721**
G2040950 - Covered Walkways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$216,670	**$216,670**
G2040950 - Hard Surface Play Area	$0	$0	$0	$0	$0	$92,221	$0	$0	$0	$0	$0	**$92,221**
G2040950 - Playing Field	$0	$0	$0	$0	$0	$558,244	$0	$0	$0	$0	$0	**$558,244**
*** G2050 - Landscaping**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communications & Security	$0	$0	$0	$0	$0	$103,288	$0	$0	$0	$0	$0	**$103,288**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

NC School District/430 Harnett County/Elementary School

Erwin Elementary

Draft

Campus Assessment Report

March 8, 2017

PARSONS

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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.

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Gross Area (SF):	74,147
Year Built:	1926
Last Renovation:	
Replacement Value:	$16,673,466
Repair Cost:	$9,526,863.00
Total FCI:	57.14 %
Total RSLI:	9.40 %
FCA Score:	42.86

Description:

GENERAL:
Erwin Elementary is located at 301 S 10th Street in Erwin, North Carolina. The 2 story, 39,563 square foot building was originally constructed in 1926 There have been 3 additions. There was a Cafeteria, Media Center and Gym added between 1948 and 1957.

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

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

B. SUPERSTRUCTURE
Floor construction is metal pan deck with lightweight fill. Roof construction is steel. The exterior envelope is composed of walls of brick veneer. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope single ply membrane. Most building entrances appear to meet minimum ADA requirements.

C. INTERIORS
Interior partitions are typically CMU. Interior doors are generally solid core wood with wood frames. Interior fittings include the following items: white boards, toilet accessories, storage shelving, handrails, and fabricated toilet partitions. Stair construction includes wood risers and wood treads with wood finishes. The interior wall finishes are typically painted wood paneling and plaster. Floor finishes in common areas are typically wood, tile and vinyl composition tile. Ceiling finishes in common areas are typically and plaster.

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. Other plumbing systems is supplied by above ground fuel tanks.

HVAC:
Conditioned air is supplied through wall mounted air conditioner heater combo units.

FIRE PROTECTION:
The building does not have a fire sprinkler system. The building does have additional fire suppression systems, which include dry chemical under floor protection. Fire extinguishers and cabinets are distributed near fire exits and corridors.

ELECTRICAL:
The main electrical service is fed from a pole mounted transformer to the main switchboard/distribution panel located in the building. Lighting is surface mounted 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 annunciator's in common spaces, and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and do not 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 locally monitored; this building has a public address and paging system separate from the telephone system.

OTHER ELECTRICAL SYSTEMS:
This building does not have a separately derived emergency power system.

E. EQUIPMENT & FURNISHINGS:
This building includes the following items and equipment: fixed food service, library equipment, theater and stage, audio-visual, fixed casework, window treatment, floor grilles and mats, and multiple seating furnishings.

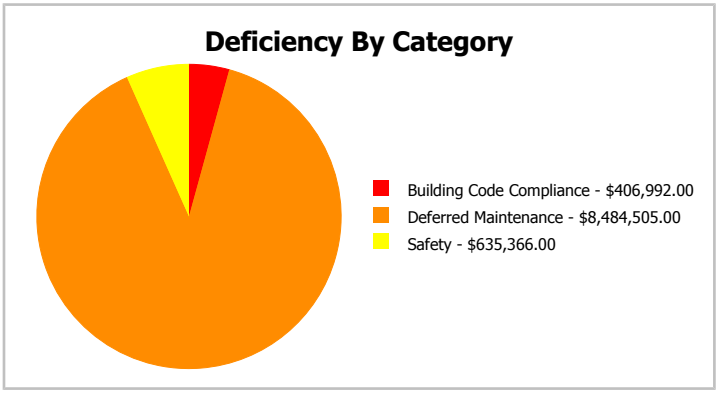
G. SITE:
Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, play areas, and fencing. Site mechanical and electrical features include water, sewer, propane, natural gas, above ground fuel tanks and site lighting.

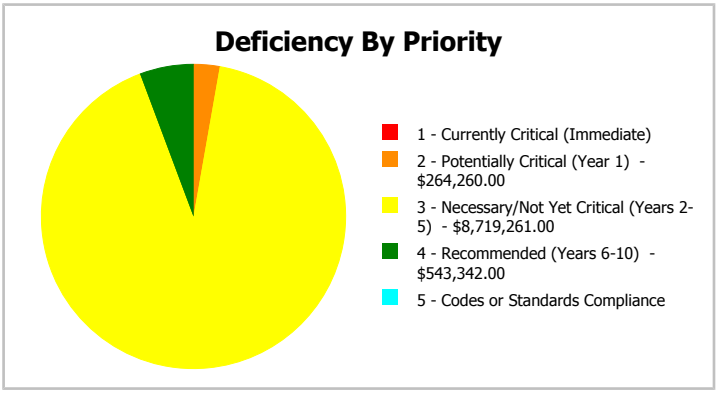
Attributes:

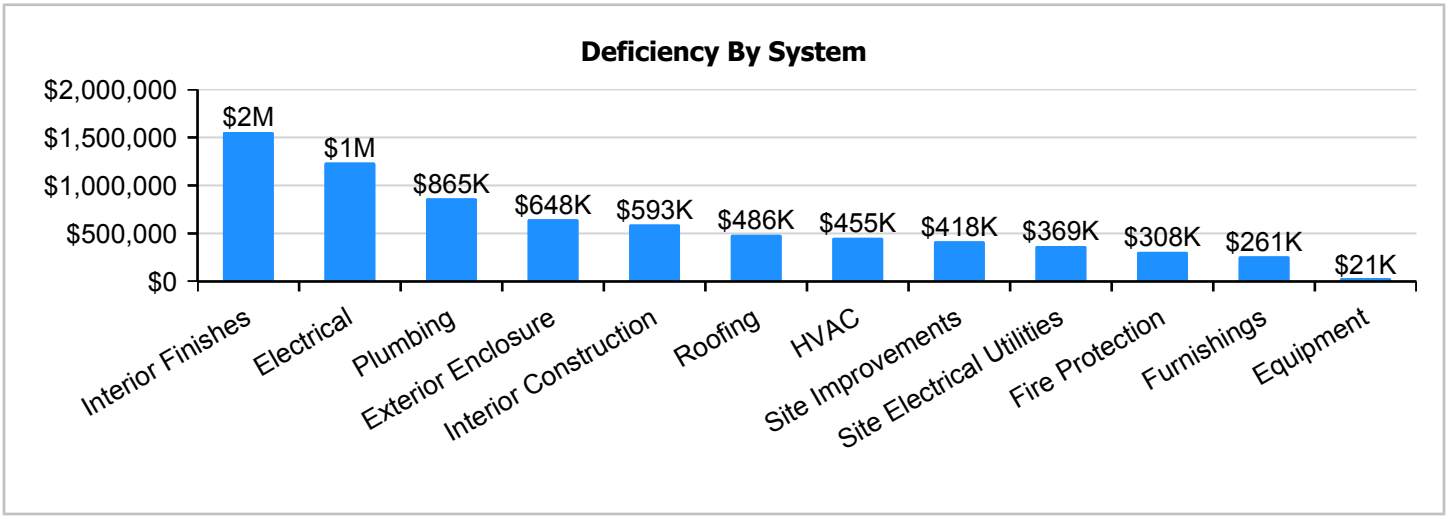
General Attributes:			
Condition Assessor:	Terence Davis	Assessment Date:	11/9/2016
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:	Harnett - Triton HS	LEA School No.:	430-336
No. of Mobile Units:	0	No. of Bldgs.:	5
SF of Mobile Units:	0	Status:	Active
School Grades:	3-5	Site Acreage:	15

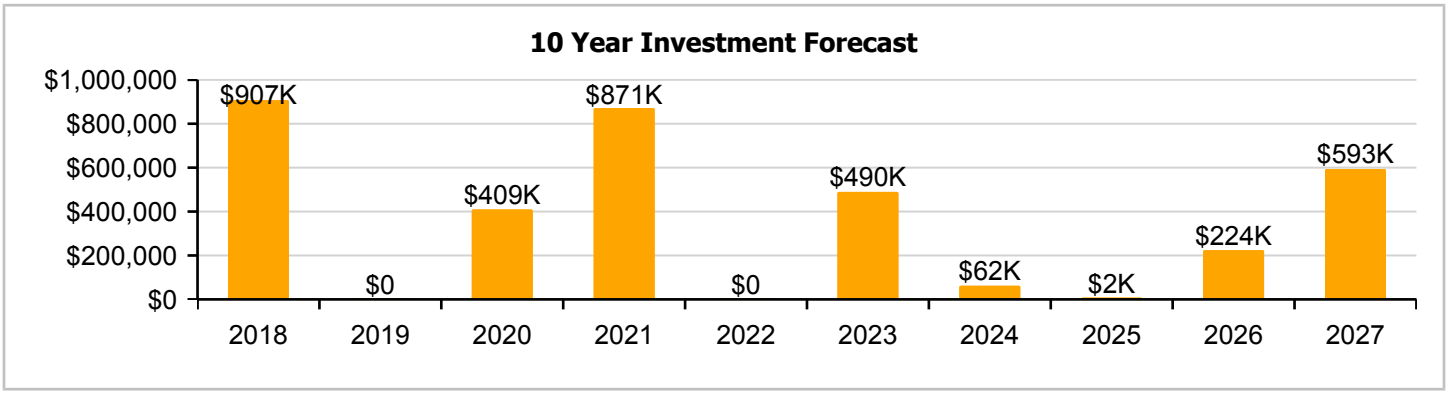
Campus Dashboard Summary

Gross Area:	74,147		
Year Built:	1926	Last Renovation:	
Repair Cost:	$9,526,863	Replacement Value:	$16,673,466
FCI:	57.14 %	RSLI%:	9.40 %









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.

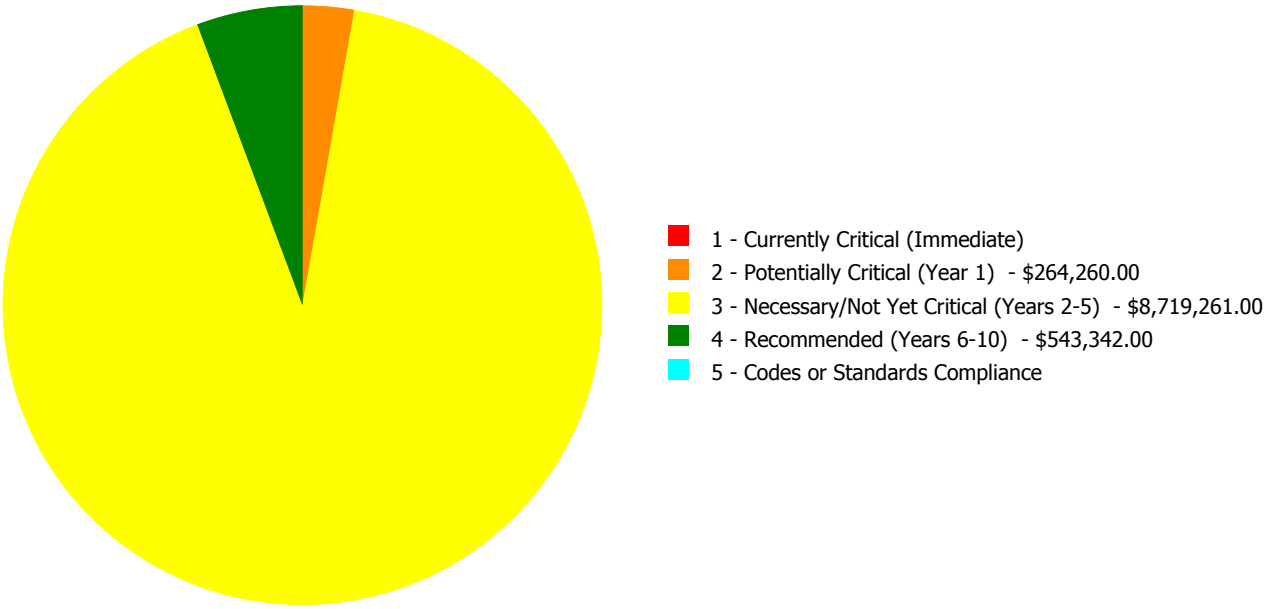
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	16.91 %	0.00 %	$0.00
A20 - Basement Construction	16.91 %	0.00 %	$0.00
B10 - Superstructure	16.91 %	0.00 %	$0.00
B20 - Exterior Enclosure	8.02 %	57.76 %	$855,623.00
B30 - Roofing	7.80 %	111.66 %	$641,408.00
C10 - Interior Construction	2.95 %	50.55 %	$782,553.00
C30 - Interior Finishes	0.98 %	104.00 %	$2,053,429.00
D20 - Plumbing	0.36 %	109.29 %	$1,141,865.00
D30 - HVAC	5.97 %	45.79 %	$600,480.00
D40 - Fire Protection	0.00 %	110.00 %	$406,992.00
D50 - Electrical	6.60 %	79.40 %	$1,634,585.00
E10 - Equipment	8.53 %	52.55 %	$27,352.00
E20 - Furnishings	0.00 %	110.00 %	$344,764.00
G20 - Site Improvements	26.56 %	43.81 %	$550,888.00
G30 - Site Mechanical Utilities	24.05 %	0.00 %	$0.00
G40 - Site Electrical Utilities	7.34 %	78.93 %	$486,924.00
Totals:	**9.40 %**	**57.14 %**	**$9,526,863.00**

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
1926 Main	39,563	63.55	$0.00	$0.00	$4,726,120.00	$217,161.00	$0.00
1941 Class-Band	9,379	58.50	$0.00	$0.00	$851,558.00	$51,481.00	$0.00
1948 Caferteria	7,300	55.71	$0.00	$0.00	$599,665.00	$176,420.00	$0.00
1951 Media Center	4,818	35.95	$0.00	$0.00	$311,258.00	$26,446.00	$0.00
1957 Gym	13,087	62.31	$0.00	$0.00	$1,457,108.00	$71,834.00	$0.00
Site	74,147	40.46	$0.00	$264,260.00	$773,552.00	$0.00	$0.00
Total:		**57.14**	**$0.00**	**$264,260.00**	**$8,719,261.00**	**$543,342.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $9,526,863.00

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):	39,563
Year Built:	1926
Last Renovation:	
Replacement Value:	$7,778,877
Repair Cost:	$4,943,281.00
Total FCI:	63.55 %
Total RSLI:	2.37 %
FCA Score:	36.45

Description:

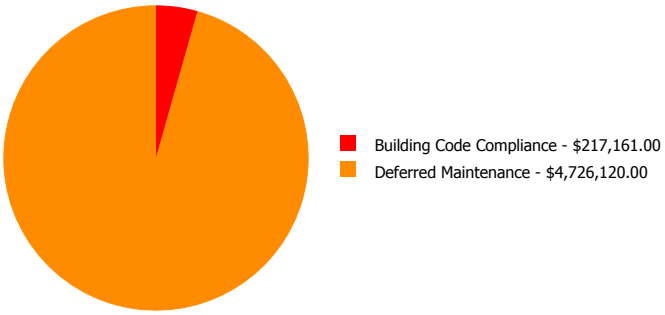
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

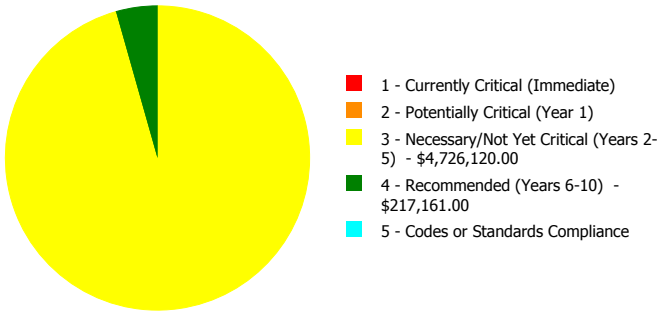
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	39,563
Year Built:	1926	Last Renovation:	
Repair Cost:	$4,943,281	Replacement Value:	$7,778,877
FCI:	63.55 %	RSLI%:	2.37 %

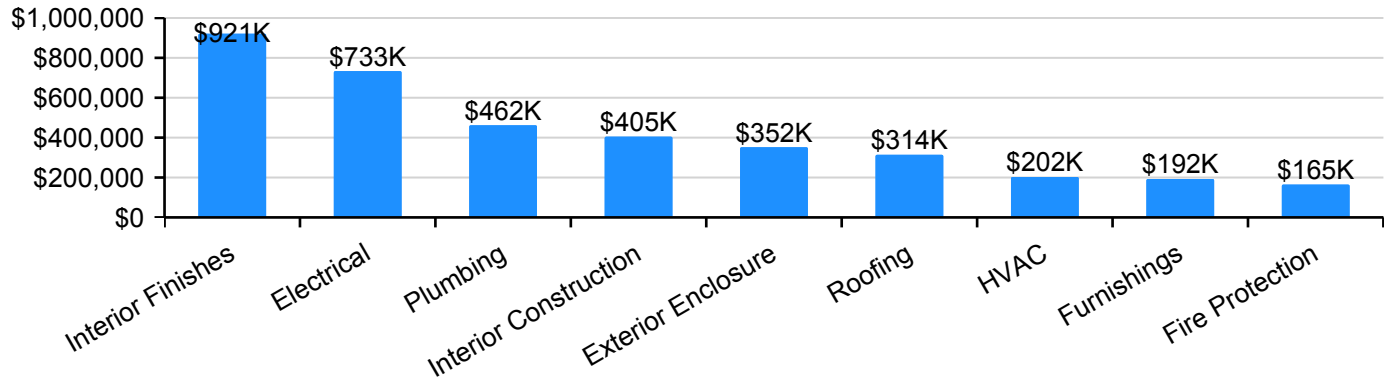
Deficiency By Category



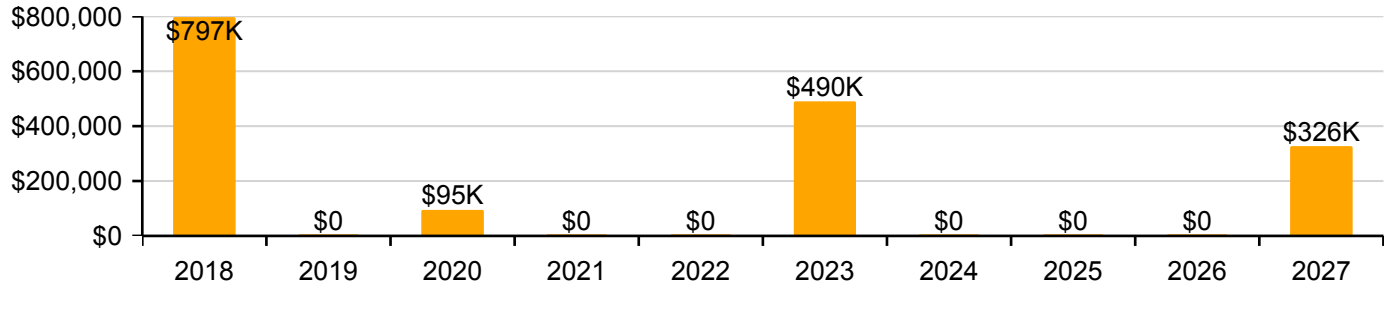
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	6.00 %	0.00 %	$0.00
A20 - Basement Construction	6.00 %	0.00 %	$0.00
B10 - Superstructure	6.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	2.81 %	58.42 %	$464,351.00
B30 - Roofing	0.00 %	150.00 %	$414,225.00
C10 - Interior Construction	0.00 %	58.50 %	$533,982.00
C30 - Interior Finishes	0.00 %	110.00 %	$1,215,495.00
D20 - Plumbing	0.00 %	110.00 %	$609,271.00
D30 - HVAC	4.57 %	34.62 %	$267,209.00
D40 - Fire Protection	0.00 %	110.00 %	$217,161.00
D50 - Electrical	1.48 %	86.35 %	$967,869.00
E10 - Equipment	15.00 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	110.00 %	$253,718.00
Totals:	**2.37 %**	**63.55 %**	**$4,943,281.00**

Photo Album

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

1). West Elevation - Dec 02, 2016

2). South Elevation - Dec 02, 2016

3). East Elevation - Dec 02, 2016

4). North Elevation - Dec 02, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.79	S.F.	39,563	100	1923	2023		6.00 %	0.00 %	6			$189,507
A1030	Slab on Grade	$8.43	S.F.	39,563	100	1923	2023		6.00 %	0.00 %	6			$333,516
A2010	Basement Excavation	$1.90	S.F.	39,563	100	1923	2023		6.00 %	0.00 %	6			$75,170
A2020	Basement Walls	$13.07	S.F.	39,563	100	1923	2023		6.00 %	0.00 %	6			$517,088
B1010	Floor Construction	$1.64	S.F.	39,563	100	1923	2023		6.00 %	0.00 %	6			$64,883
B1020	Roof Construction	$15.76	S.F.	39,563	100	1923	2023		6.00 %	0.00 %	6			$623,513
B2010	Exterior Walls	$9.42	S.F.	39,563	100	1923	2023		6.00 %	0.00 %	6			$372,683
B2020	Exterior Windows	$9.39	S.F.	39,563	30	1923	1953		0.00 %	110.00 %	-64		$408,646.00	$371,497
B2030	Exterior Doors	$1.28	S.F.	39,563	30	1985	2015		0.00 %	110.00 %	-2		$55,705.00	$50,641
B3010120	Single Ply Membrane	$6.98	S.F.	39,563	20	2002	2022	2016	0.00 %	150.00 %	-1		$414,225.00	$276,150
C1010	Partitions	$10.80	S.F.	39,563	75	1923	1998		0.00 %	0.00 %	-19			$427,280
C1020	Interior Doors	$2.53	S.F.	39,563	30	1923	1953		0.00 %	110.00 %	-64		$110,104.00	$100,094
C1030	Fittings	$9.74	S.F.	39,563	20	1923	1943		0.00 %	110.00 %	-74		$423,878.00	$385,344
C3010	Wall Finishes	$5.58	S.F.	39,563	10	1923	1933		0.00 %	110.00 %	-84		$242,838.00	$220,762
C3020	Floor Finishes	$11.38	S.F.	39,563	20	1923	1943		0.00 %	110.00 %	-74		$495,250.00	$450,227
C3030	Ceiling Finishes	$10.97	S.F.	39,563	25	1980	2005		0.00 %	110.00 %	-12		$477,407.00	$434,006
D2010	Plumbing Fixtures	$11.48	S.F.	39,563	30	1980	2010		0.00 %	110.00 %	-7		$499,602.00	$454,183
D2020	Domestic Water Distribution	$0.98	S.F.	39,563	30	1980	2010		0.00 %	110.00 %	-7		$42,649.00	$38,772
D2030	Sanitary Waste	$1.54	S.F.	39,563	30	1980	2010		0.00 %	110.00 %	-7		$67,020.00	$60,927
D3040	Distribution Systems	$6.14	S.F.	39,563	30	1980	2010		0.00 %	110.00 %	-7		$267,209.00	$242,917
D3050	Terminal & Package Units	$13.37	S.F.	39,563	15	2003	2018		6.67 %	0.00 %	1			$528,957
D4010	Sprinklers	$4.32	S.F.	39,563	30			2016	0.00 %	110.00 %	-1		$188,003.00	$170,912
D4020	Standpipes	$0.67	S.F.	39,563	30			2016	0.00 %	110.00 %	-1		$29,158.00	$26,507
D5010	Electrical Service/Distribution	$1.69	S.F.	39,563	40	1980	2020		7.50 %	0.00 %	3			$66,861
D5020	Branch Wiring	$5.06	S.F.	39,563	30	1980	2010		0.00 %	110.00 %	-7		$220,208.00	$200,189
D5020	Lighting	$11.92	S.F.	39,563	30	1980	2010		0.00 %	110.00 %	-7		$518,750.00	$471,591
D5030810	Security & Detection Systems	$1.87	S.F.	39,563	15	2000	2015		0.00 %	110.00 %	-2		$81,381.00	$73,983
D5030910	Fire Alarm Systems	$3.39	S.F.	39,563	15	2000	2015		0.00 %	110.00 %	-2		$147,530.00	$134,119
D5030920	Data Communication	$4.40	S.F.	39,563	15	2003	2018		6.67 %	0.00 %	1			$174,077
E1020	Institutional Equipment	$0.30	S.F.	39,563	20	2000	2020		15.00 %	0.00 %	3			$11,869
E2010	Fixed Furnishings	$5.83	S.F.	39,563	20	1980	2000		0.00 %	110.00 %	-17		$253,718.00	$230,652
								Total	**2.37 %**	**63.55 %**			**$4,943,281.00**	**$7,778,877**

System Notes

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

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

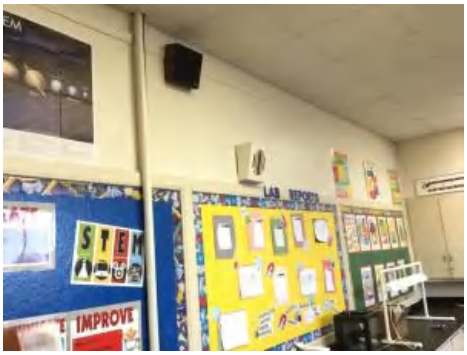
System: B2030 - Exterior Doors

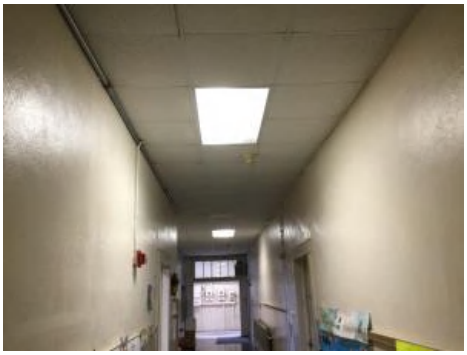
Note: Doors are rusting.

System: B3010120 - Single Ply Membrane

Note:

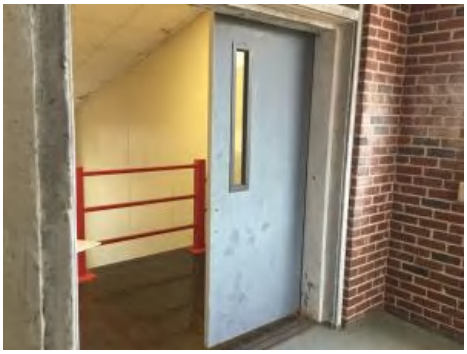
System: C1010 - Partitions





Note:

System: C1020 - Interior Doors



Note:

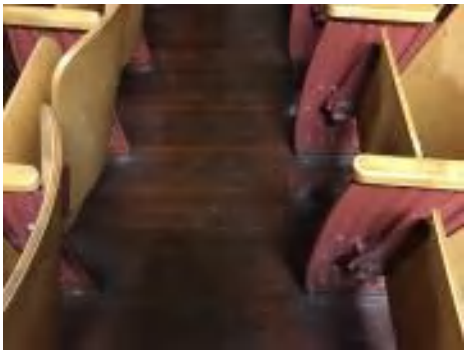
System: C1030 - Fittings

Note:

System: C3010 - Wall Finishes

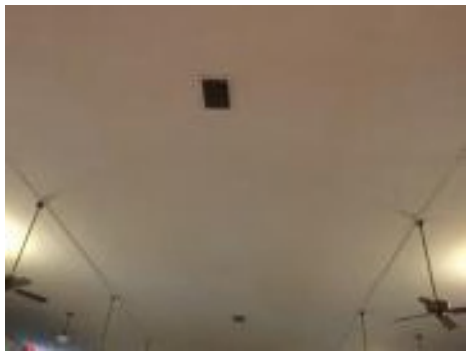
Note:

System: C3020 - Floor Finishes



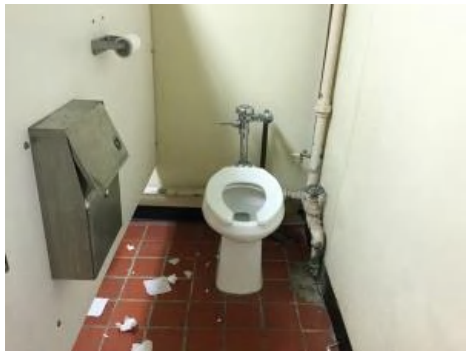
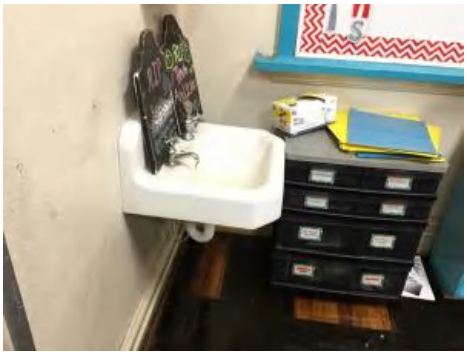
Note: 80% of wood flooring is original. Damage in some areas.

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures

Note:

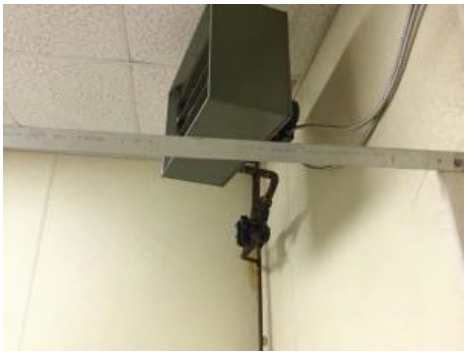
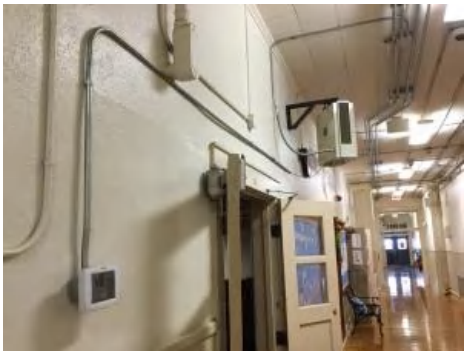
System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note: There are several window units.

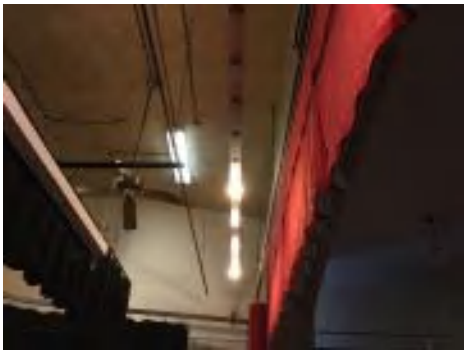
System: D5010 - Electrical Service/Distribution

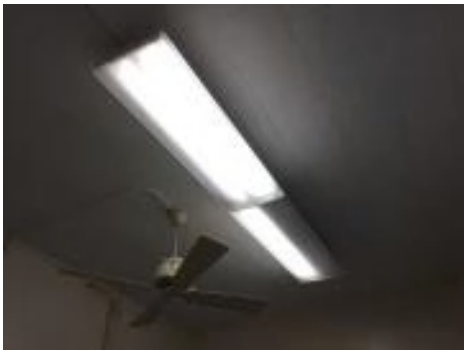
Note: 40 percent has updated distribution.

System: D5020 - Branch Wiring

Note:

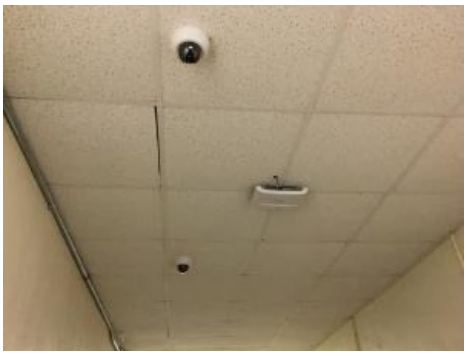
System: D5020 - Lighting





Note: T-8 light fixtures

System: D5030810 - Security & Detection Systems

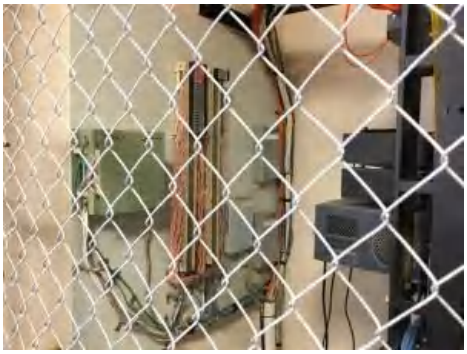


Note:

System: D5030910 - Fire Alarm Systems

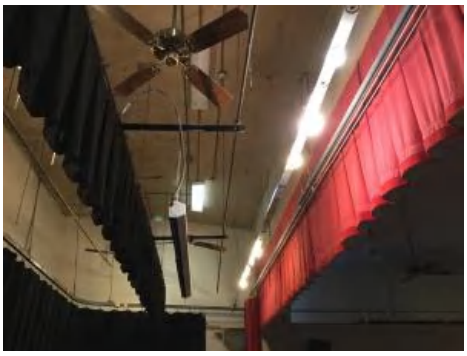
Note:

System: D5030920 - Data Communication



Note: Data 2014, phone system aged, pa functions properly, parts are hard to get.

System: E1020 - Institutional Equipment



Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

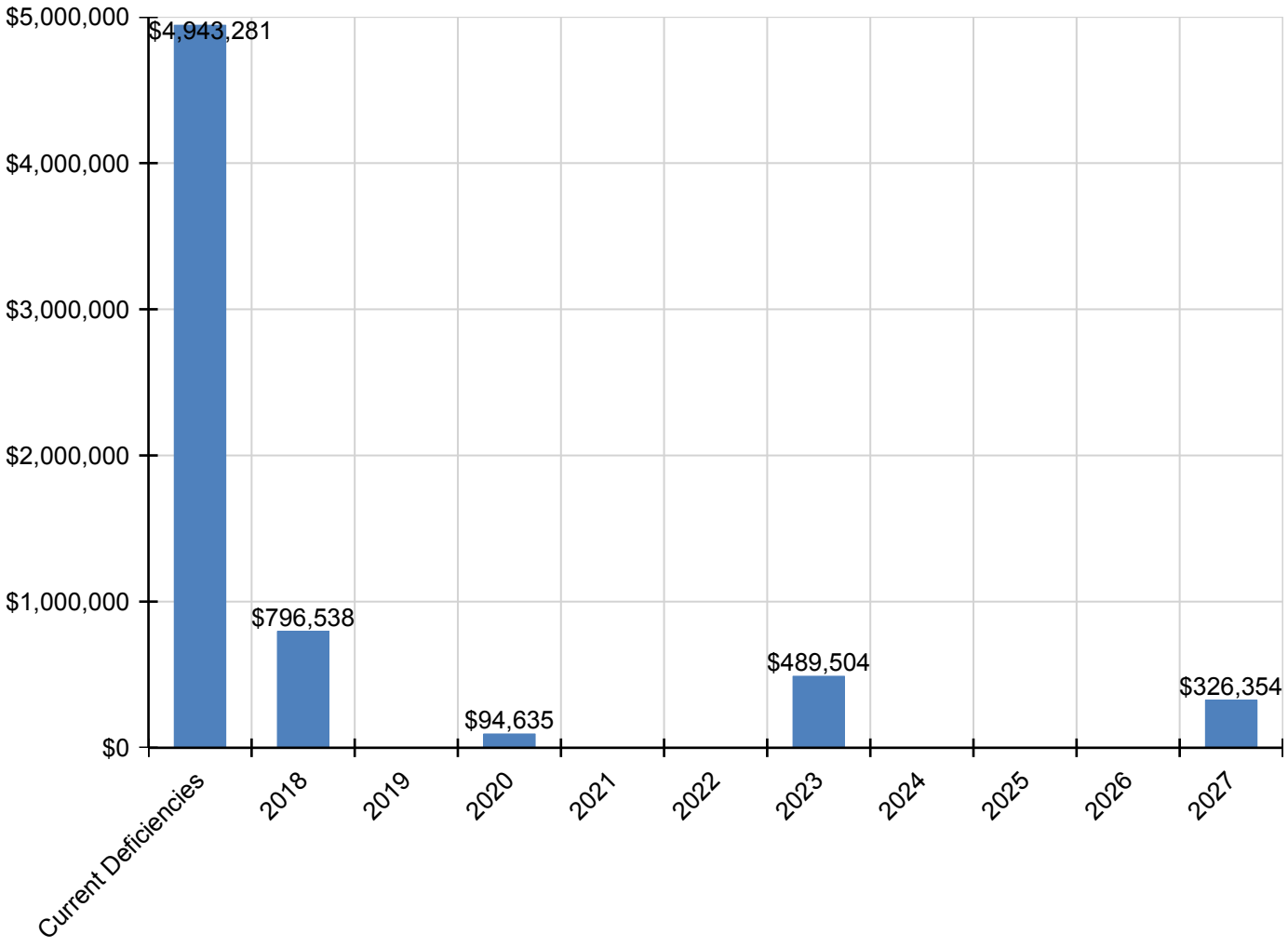
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$4,943,281**	**$796,538**	**$0**	**$94,635**	**$0**	**$0**	**$489,504**	**$0**	**$0**	**$0**	**$326,354**	**$6,650,312**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2010 - Exterior Walls	$0	$0	$0	$0	$0	$0	$489,504	$0	$0	$0	$0	**$489,504**
B2020 - Exterior Windows	$408,646	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$408,646**
B2030 - Exterior Doors	$55,705	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$55,705**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$414,225	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$414,225**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$110,104	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$110,104**
C1030 - Fittings	$423,878	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$423,878**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$242,838	$0	$0	$0	$0	$0	$0	$0	$0	$0	$326,354	**$569,192**

C3020 - Floor Finishes	$495,250	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$495,250**
C3030 - Ceiling Finishes	$477,407	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$477,407**
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	$499,602	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$499,602**
D2020 - Domestic Water Distribution	$42,649	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$42,649**
D2030 - Sanitary Waste	$67,020	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$67,020**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$267,209	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$267,209**
D3050 - Terminal & Package Units	$0	$599,309	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$599,309**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$188,003	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$188,003**
D4020 - Standpipes	$29,158	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$29,158**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$80,368	$0	$0	$0	$0	$0	$0	$0	**$80,368**
D5020 - Branch Wiring	$220,208	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$220,208**
D5020 - Lighting	$518,750	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$518,750**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$81,381	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$81,381**
D5030910 - Fire Alarm Systems	$147,530	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$147,530**
D5030920 - Data Communication	$0	$197,230	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$197,230**
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	$14,267	$0	$0	$0	$0	$0	$0	$0	**$14,267**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$253,718	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$253,718**

** Indicates non-renewable system*

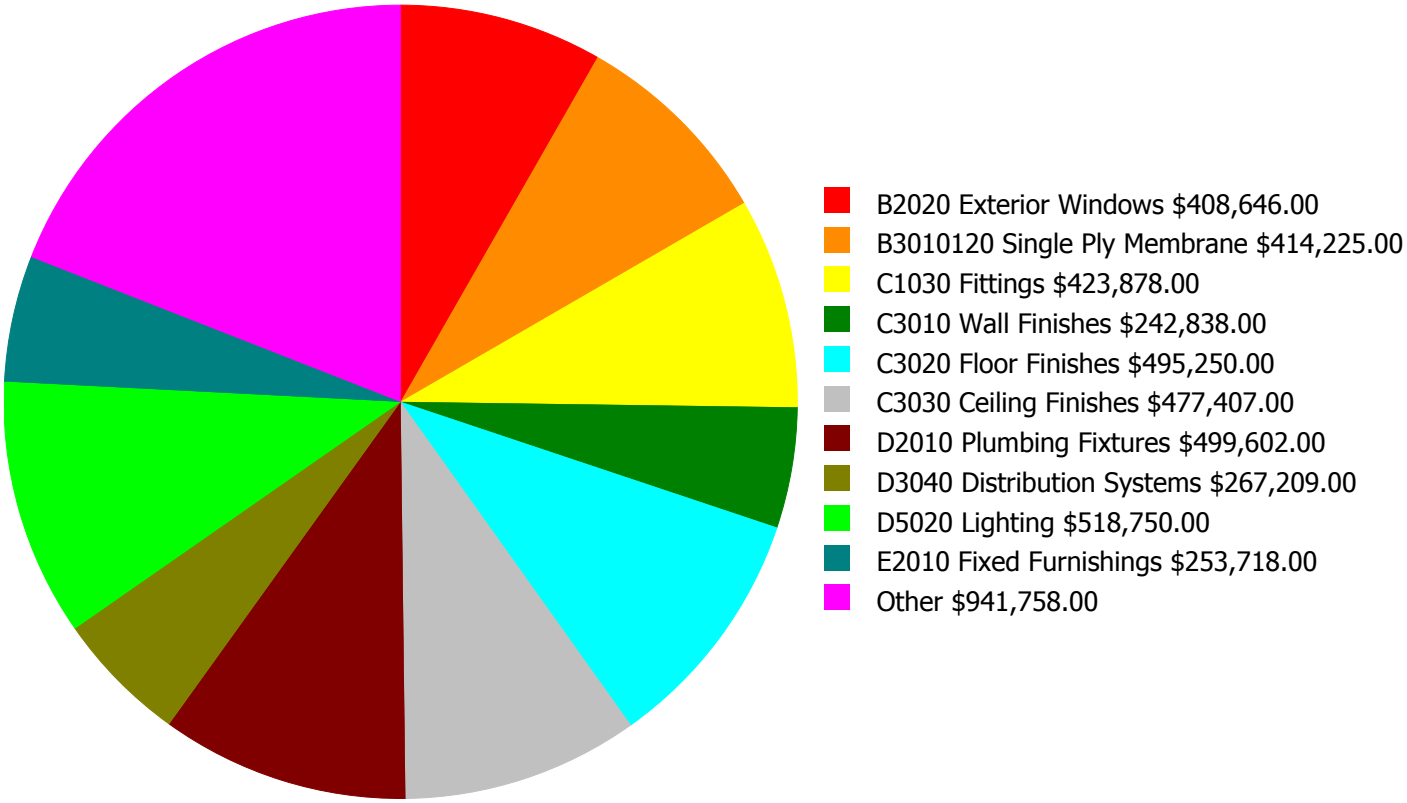
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

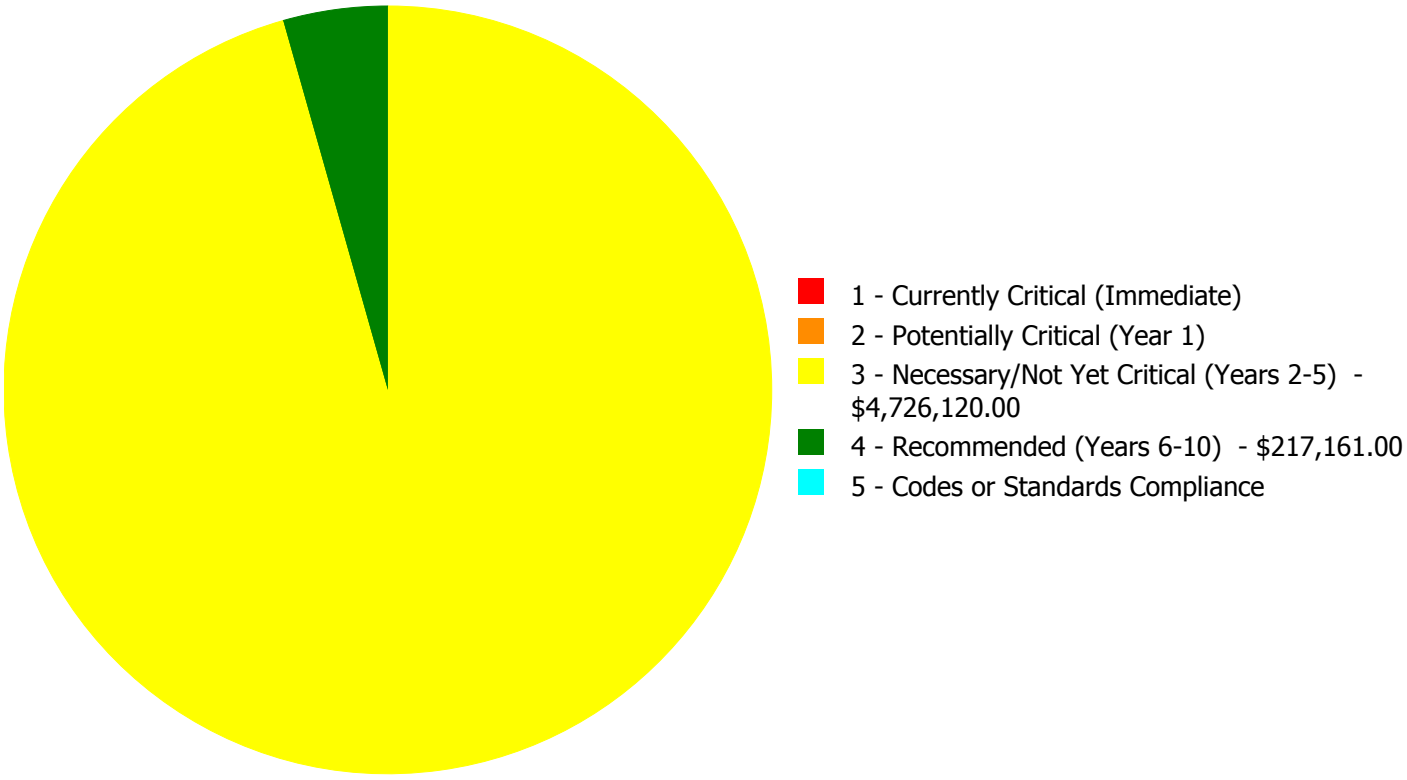
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $4,943,281.00

Deficiency Summary by Priority

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



Budget Estimate Total: $4,943,281.00

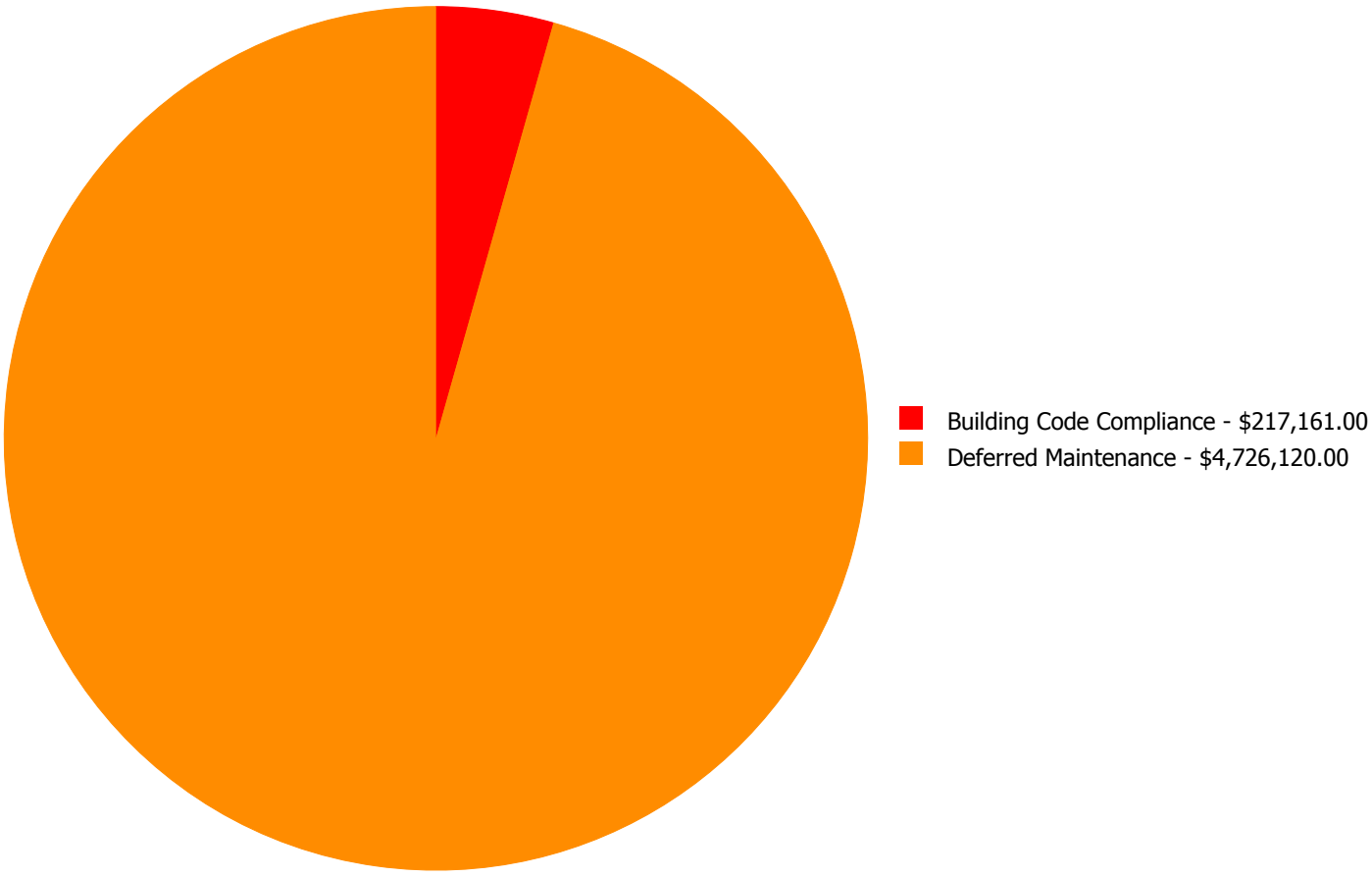
Deficiency By Priority Investment Table

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	$408,646.00	$0.00	$0.00	$408,646.00
B2030	Exterior Doors	$0.00	$0.00	$55,705.00	$0.00	$0.00	$55,705.00
B3010120	Single Ply Membrane	$0.00	$0.00	$414,225.00	$0.00	$0.00	$414,225.00
C1020	Interior Doors	$0.00	$0.00	$110,104.00	$0.00	$0.00	$110,104.00
C1030	Fittings	$0.00	$0.00	$423,878.00	$0.00	$0.00	$423,878.00
C3010	Wall Finishes	$0.00	$0.00	$242,838.00	$0.00	$0.00	$242,838.00
C3020	Floor Finishes	$0.00	$0.00	$495,250.00	$0.00	$0.00	$495,250.00
C3030	Ceiling Finishes	$0.00	$0.00	$477,407.00	$0.00	$0.00	$477,407.00
D2010	Plumbing Fixtures	$0.00	$0.00	$499,602.00	$0.00	$0.00	$499,602.00
D2020	Domestic Water Distribution	$0.00	$0.00	$42,649.00	$0.00	$0.00	$42,649.00
D2030	Sanitary Waste	$0.00	$0.00	$67,020.00	$0.00	$0.00	$67,020.00
D3040	Distribution Systems	$0.00	$0.00	$267,209.00	$0.00	$0.00	$267,209.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$188,003.00	$0.00	$188,003.00
D4020	Standpipes	$0.00	$0.00	$0.00	$29,158.00	$0.00	$29,158.00
D5020	Branch Wiring	$0.00	$0.00	$220,208.00	$0.00	$0.00	$220,208.00
D5020	Lighting	$0.00	$0.00	$518,750.00	$0.00	$0.00	$518,750.00
D5030810	Security & Detection Systems	$0.00	$0.00	$81,381.00	$0.00	$0.00	$81,381.00
D5030910	Fire Alarm Systems	$0.00	$0.00	$147,530.00	$0.00	$0.00	$147,530.00
E2010	Fixed Furnishings	$0.00	$0.00	$253,718.00	$0.00	$0.00	$253,718.00
	Total:	$0.00	$0.00	$4,726,120.00	$217,161.00	$0.00	$4,943,281.00

Deficiency Summary by Category

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



Budget Estimate Total: $4,943,281.00

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: Inadequate
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 39,563.00
Unit of Measure: S.F.
Estimate: $408,646.00
Assessor Name: Eduardo Lopez
Date Created: 12/01/2016

Notes: The aluminum frame, operable, single pane windows are aged, rusted, not energy efficient, and should be replaced.

System: B2030 - Exterior Doors

Location: Exterior
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 39,563.00
Unit of Measure: S.F.
Estimate: $55,705.00
Assessor Name: Eduardo Lopez
Date Created: 12/01/2016

Notes: The original exterior doors are aged, rusted, and should be replaced with new doors that meet all ADA requirements.

System: B3010120 - Single Ply Membrane

Location: Roof
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 39,563.00
Unit of Measure: S.F.
Estimate: $414,225.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The EPDM adhered and ballasted roof coverings has blisters, is worn, or lost surfacing, ponding, showing signs of failure and should be replaced.

System: C1020 - Interior Doors

Location: Throughout the building
Distress: Inadequate
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 39,563.00
Unit of Measure: S.F.
Estimate: $110,104.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: The interior doors are aged and hardware is not ADA compliant and the doors should be replaced.

System: C1030 - Fittings

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 39,563.00
Unit of Measure: S.F.
Estimate: $423,878.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: The fittings throughout the building are aged, in marginal condition, handrails and room signage are ADA non-compliance and system should be replaced.

System: C3010 - Wall Finishes

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 39,563.00
Unit of Measure: S.F.
Estimate: $242,838.00
Assessor Name: Eduardo Lopez
Date Created: 12/09/2016

Notes: The paint and plaster is damaged.

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: 39,563.00
Unit of Measure: S.F.
Estimate: $495,250.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

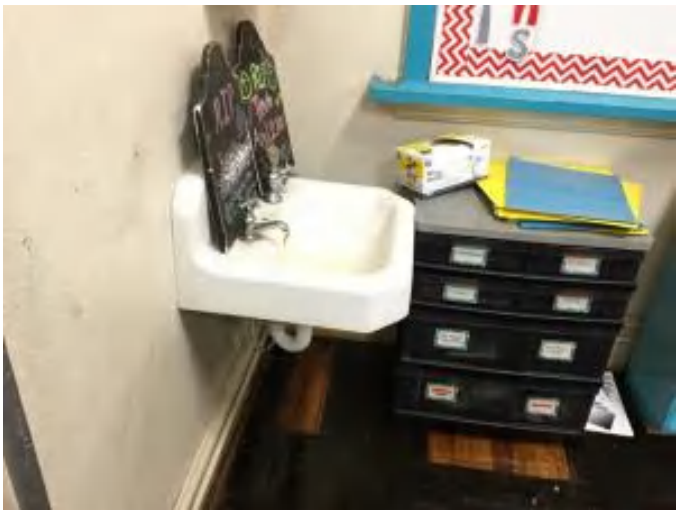
Notes: The wood floors are damaged and the VCT and ceramic tile is cracking. The flooring need to be replaced.

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: 39,563.00
Unit of Measure: S.F.
Estimate: $477,407.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The acoustical ceiling tiles and grid system is aged, tiles stained, grid rusted, and plaster cracking. The ceiling should be replaced.

System: D2010 - Plumbing Fixtures



Location: Restrooms
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 39,563.00
Unit of Measure: S.F.
Estimate: $499,602.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

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: D2020 - Domestic Water Distribution

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 39,563.00
Unit of Measure: S.F.
Estimate: $42,649.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: There are no reported issues or observed deficiencies with the domestic water piping. Due to the age of the 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.

System: D2030 - Sanitary Waste

Location: Throughout the building
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 39,563.00
Unit of Measure: S.F.
Estimate: $67,020.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The sanitary waste system is aged, has reported periodic failures, and should be replaced.

System: D3040 - Distribution Systems

Location: Corridor-Restrooms
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 39,563.00
Unit of Measure: S.F.
Estimate: $267,209.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

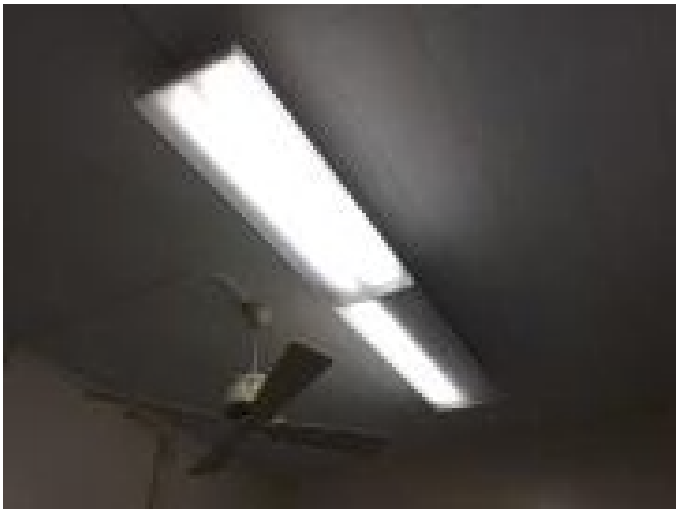
Notes: The heaters, exhaust fans at the end of their life cycle and becoming logistically unsupportable and should be replaced with an energy efficient model.

System: D5020 - Branch Wiring

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 39,563.00
Unit of Measure: S.F.
Estimate: $220,208.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The original electrical service is operating, maxed to capacity and should be replaced.

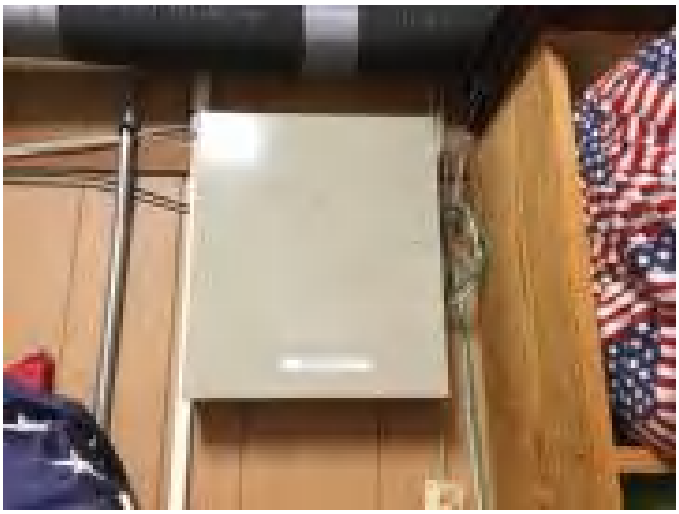
System: D5020 - Lighting



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 39,563.00
Unit of Measure: S.F.
Estimate: $518,750.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The original branch wiring system is operating properly due to an aggressive maintenance program but is aged, in marginal condition, and should be replaced with energy efficient fixtures.

System: D5030810 - Security & Detection Systems



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 39,563.00
Unit of Measure: S.F.
Estimate: $81,381.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

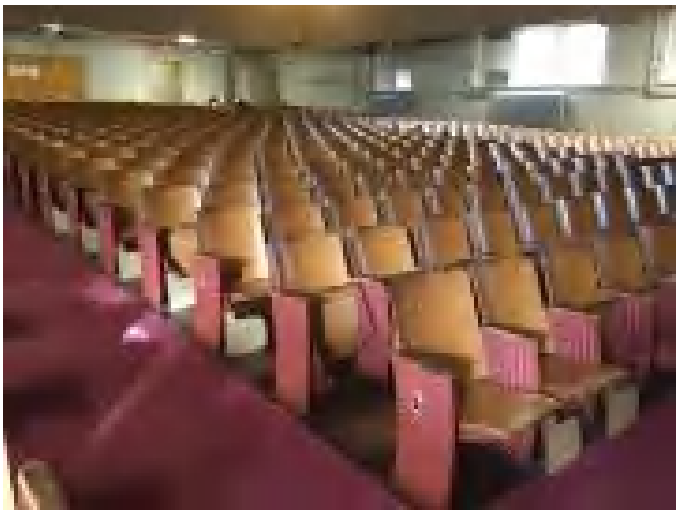
Notes: The security system is aged, has poor coverage and camera resolution, and should be replaced.

System: D5030910 - Fire Alarm Systems

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 39,563.00
Unit of Measure: S.F.
Estimate: $147,530.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The original fire alarm system operating as designed, but is beyond its service life and should be replaced.

System: E2010 - Fixed Furnishings



Location: Audiotorium-classrooms
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 39,563.00
Unit of Measure: S.F.
Estimate: $253,718.00
Assessor Name: Eduardo Lopez
Date Created: 12/01/2016

Notes: The fixed furnishings are aged, in marginal condition, and should be replaced. The auditorium seating upholstery is stained, wood components are discolored. The wood components require sanding, stain and seal. The upholstery need to be stripped down and re-applied. All new hardware need to be installed. The blinds are damaged and need to be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 39,563.00
Unit of Measure: S.F.
Estimate: $188,003.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: There is no sprinkler system.

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: 39,563.00
Unit of Measure: S.F.
Estimate: $29,158.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: There is no sprinkler system.

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):	9,379
Year Built:	1928
Last Renovation:	
Replacement Value:	$1,543,691
Repair Cost:	$903,039.00
Total FCI:	58.50 %
Total RSLI:	4.99 %
FCA Score:	41.50

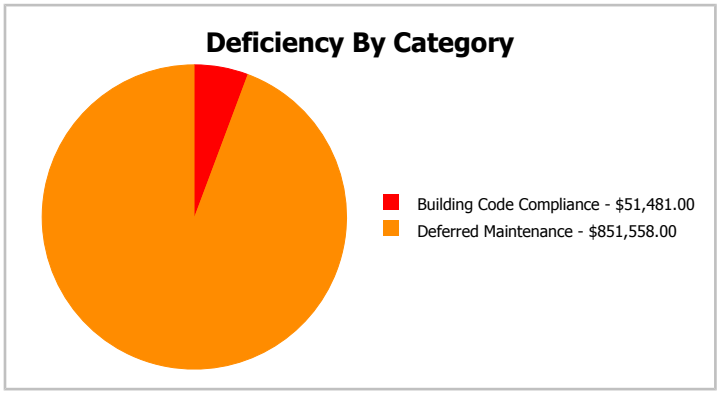
Description:

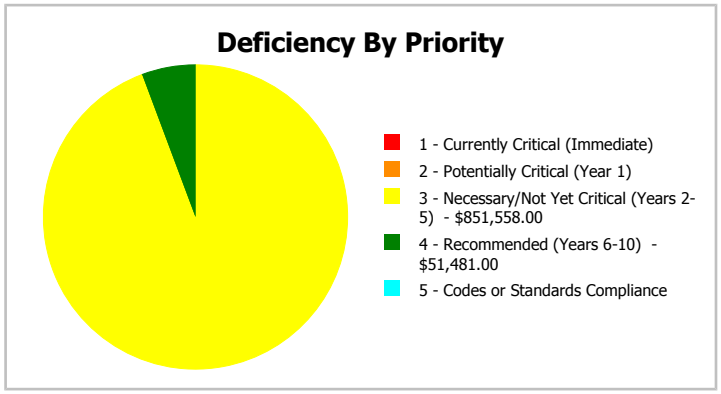
The narrative for this building is included in the Executive Summary Description at the front of this report.

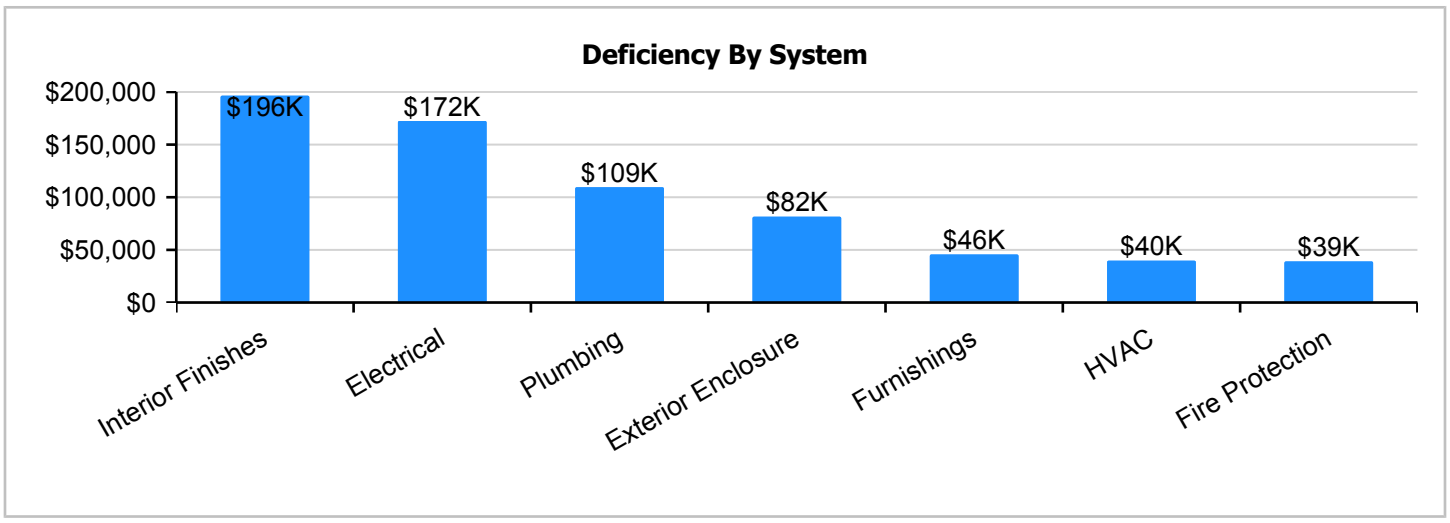
Attributes: This asset has no attributes.

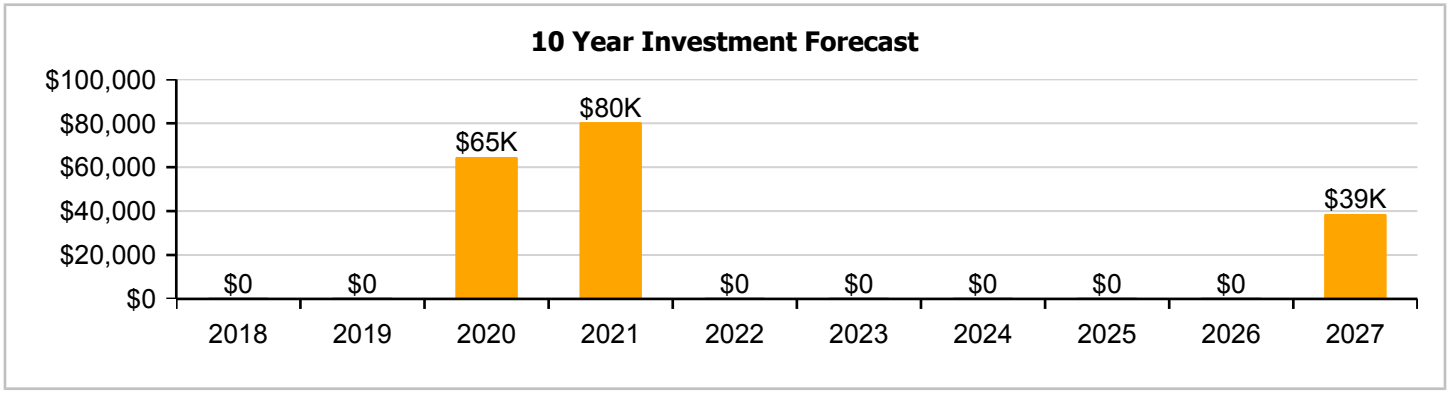
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	9,379
Year Built:	1928	Last Renovation:	
Repair Cost:	$903,039	Replacement Value:	$1,543,691
FCI:	58.50 %	RSLI%:	4.99 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	11.00 %	0.00 %	$0.00
A20 - Basement Construction	11.00 %	0.00 %	$0.00
B10 - Superstructure	11.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	5.22 %	57.80 %	$107,606.00
B30 - Roofing	15.00 %	0.00 %	$0.00
C10 - Interior Construction	2.53 %	0.00 %	$0.00
C30 - Interior Finishes	0.00 %	110.00 %	$259,366.00
D20 - Plumbing	0.00 %	110.00 %	$144,437.00
D30 - HVAC	0.00 %	110.00 %	$52,410.00
D40 - Fire Protection	0.00 %	110.00 %	$51,481.00
D50 - Electrical	4.43 %	91.71 %	$227,591.00
E20 - Furnishings	0.00 %	110.00 %	$60,148.00
Totals:	**4.99 %**	**58.50 %**	**$903,039.00**

Photo Album

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

1). West Elevation - Dec 02, 2016

2). North Elevation - Dec 02, 2016

3). East Elevation - Dec 02, 2016

4). South Elevation - Dec 02, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.79	S.F.	9,379	100	1928	2028		11.00 %	0.00 %	11			$44,925
A1030	Slab on Grade	$8.43	S.F.	9,379	100	1928	2028		11.00 %	0.00 %	11			$79,065
A2010	Basement Excavation	$1.90	S.F.	9,379	100	1928	2028		11.00 %	0.00 %	11			$17,820
A2020	Basement Walls	$13.07	S.F.	9,379	100	1928	2028		11.00 %	0.00 %	11			$122,584
B1010	Floor Construction	$1.64	S.F.	9,379	100	1928	2028		11.00 %	0.00 %	11			$15,382
B1020	Roof Construction	$15.76	S.F.	9,379	100	1928	2028		11.00 %	0.00 %	11			$147,813
B2010	Exterior Walls	$9.42	S.F.	9,379	100	1928	2028		11.00 %	0.00 %	11			$88,350
B2020	Exterior Windows	$9.39	S.F.	9,379	30	1928	1958		0.00 %	110.00 %	-59		$96,876.00	$88,069
B2030	Exterior Doors	$1.04	S.F.	9,379	30	1980	2010		0.00 %	110.01 %	-7		$10,730.00	$9,754
B3010140	Asphalt Shingles	$4.32	S.F.	9,379	20	2000	2020		15.00 %	0.00 %	3			$40,517
C1010	Partitions	$10.80	S.F.	9,379	75	1928	2003		0.00 %	0.00 %	-14			$101,293
C1020	Interior Doors	$2.53	S.F.	9,379	30	1980	2010	2021	13.33 %	0.00 %	4			$23,729
C3010	Wall Finishes	$2.79	S.F.	9,379	10	2000	2010		0.00 %	110.00 %	-7		$28,784.00	$26,167
C3020	Floor Finishes	$11.38	S.F.	9,379	20	1928	1948		0.00 %	110.00 %	-69		$117,406.00	$106,733
C3030	Ceiling Finishes	$10.97	S.F.	9,379	25	1980	2005		0.00 %	110.00 %	-12		$113,176.00	$102,888
D2010	Plumbing Fixtures	$11.48	S.F.	9,379	30	1980	2010		0.00 %	110.00 %	-7		$118,438.00	$107,671
D2020	Domestic Water Distribution	$0.98	S.F.	9,379	30	1980	2010		0.00 %	110.01 %	-7		$10,111.00	$9,191
D2030	Sanitary Waste	$1.54	S.F.	9,379	30	1980	2010		0.00 %	110.00 %	-7		$15,888.00	$14,444
D3020	Heat Generating Systems	$5.08	S.F.	9,379	30	1980	2010		0.00 %	110.00 %	-7		$52,410.00	$47,645
D4010	Sprinklers	$4.32	S.F.	9,379	30			2016	0.00 %	110.00 %	-1		$44,569.00	$40,517
D4020	Standpipes	$0.67	S.F.	9,379	30			2016	0.00 %	109.99 %	-1		$6,912.00	$6,284
D5010	Electrical Service/Distribution	$1.69	S.F.	9,379	40	1928	1968		0.00 %	110.00 %	-49		$17,436.00	$15,851
D5020	Branch Wiring	$5.06	S.F.	9,379	30	1980	2010		0.00 %	110.00 %	-7		$52,204.00	$47,458
D5020	Lighting	$11.92	S.F.	9,379	30	1980	2010		0.00 %	110.00 %	-7		$122,977.00	$111,798
D5030910	Fire Alarm Systems	$3.39	S.F.	9,379	15	1995	2010		0.00 %	110.00 %	-7		$34,974.00	$31,795
D5030920	Data Communication	$4.40	S.F.	9,379	15	2000	2015	2021	26.67 %	0.00 %	4			$41,268
E2010	Fixed Furnishings	$5.83	S.F.	9,379	20	1995	2015		0.00 %	110.00 %	-2		$60,148.00	$54,680
								Total	**4.99 %**	**58.50 %**			**$903,039.00**	**$1,543,691**

System Notes

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

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

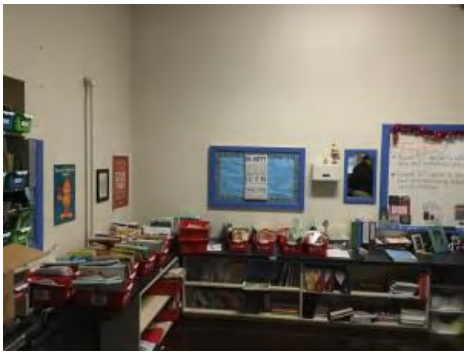
System: B2030 - Exterior Doors

Note:

System: B3010140 - Asphalt Shingles

Note:

System: C1010 - Partitions



Note:

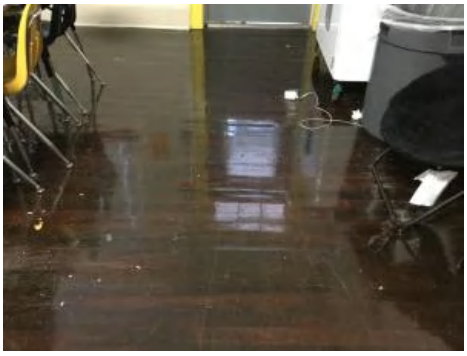
System: C1020 - Interior Doors

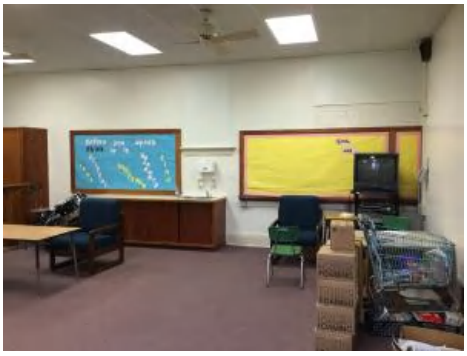
Note:

System: C3010 - Wall Finishes

Note:

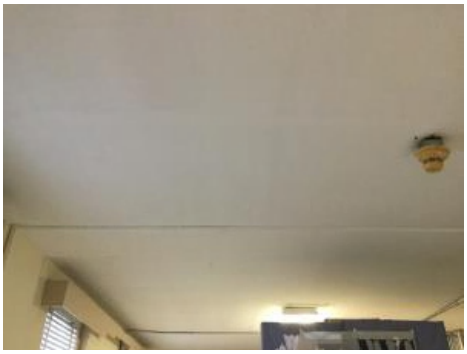
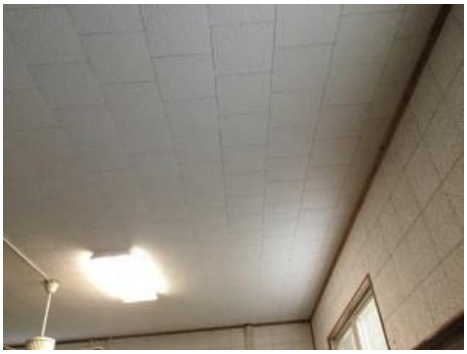
System: C3020 - Floor Finishes





Note:

System: C3030 - Ceiling Finishes

Note:

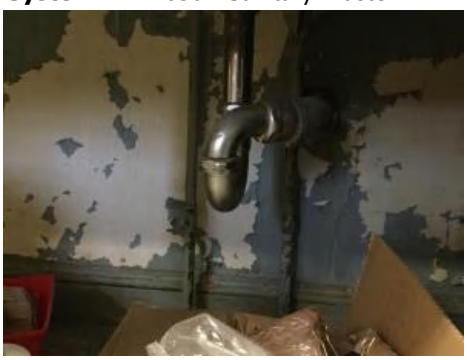
System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste



Note:

System: D3020 - Heat Generating Systems

Note: Boiler and radiators function.

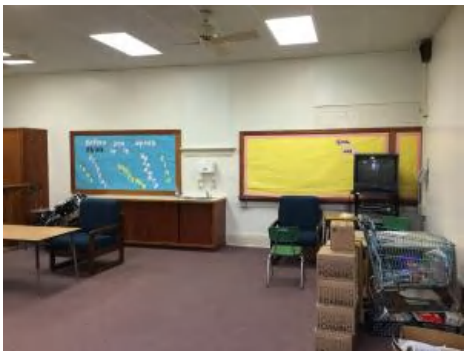
System: D5010 - Electrical Service/Distribution

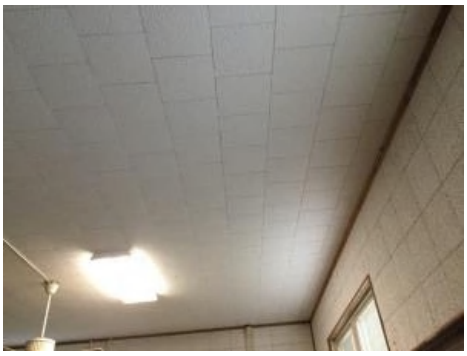
Note:

System: D5020 - Branch Wiring

Note:

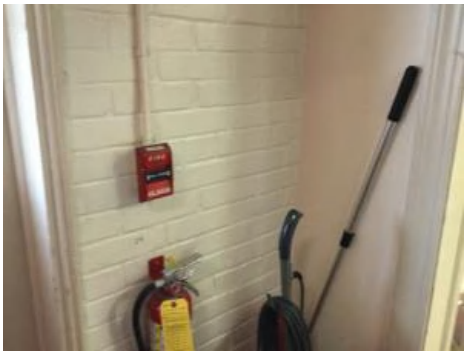
System: D5020 - Lighting





Note:

System: D5030910 - Fire Alarm Systems

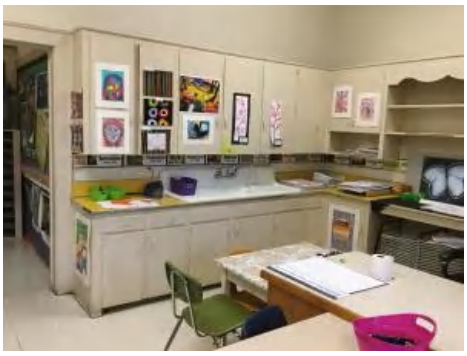


Note:

System: D5030920 - Data Communication

Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

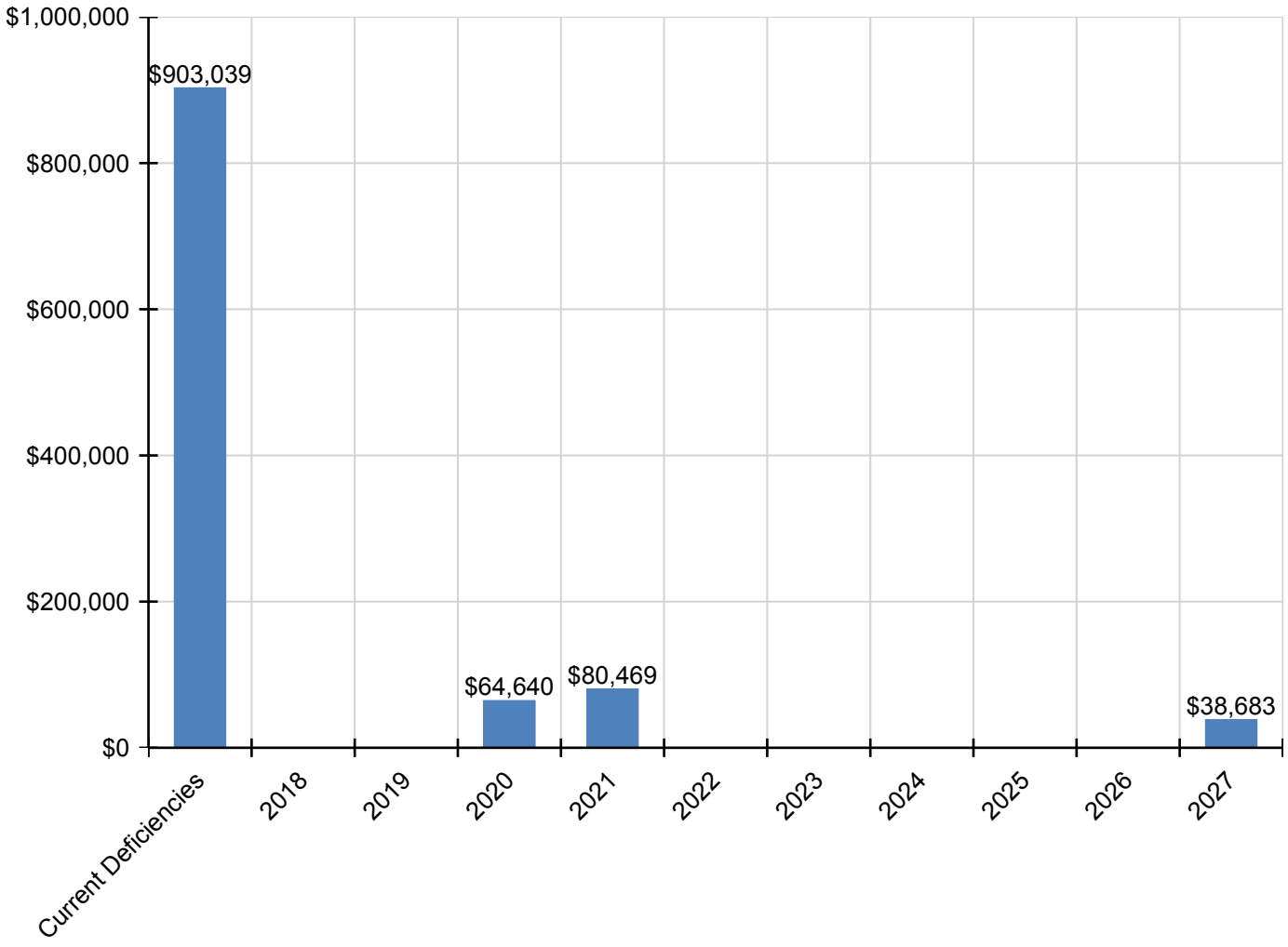
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$903,039**	**$0**	**$0**	**$64,640**	**$80,469**	**$0**	**$0**	**$0**	**$0**	**$0**	**$38,683**	**$1,086,832**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2010 - Exterior Walls	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$96,876	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$96,876**
B2030 - Exterior Doors	$10,730	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$10,730**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$0	$64,640	$0	$0	$0	$0	$0	$0	$0	**$64,640**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$29,378	$0	$0	$0	$0	$0	$0	**$29,378**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$28,784	$0	$0	$0	$0	$0	$0	$0	$0	$0	$38,683	**$67,467**
C3020 - Floor Finishes	$117,406	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$117,406**

C3030 - Ceiling Finishes	$113,176	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$113,176**
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	$118,438	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$118,438**
D2020 - Domestic Water Distribution	$10,111	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$10,111**
D2030 - Sanitary Waste	$15,888	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$15,888**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$52,410	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$52,410**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$44,569	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$44,569**
D4020 - Standpipes	$6,912	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,912**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$17,436	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$17,436**
D5020 - Branch Wiring	$52,204	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$52,204**
D5020 - Lighting	$122,977	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$122,977**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030910 - Fire Alarm Systems	$34,974	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$34,974**
D5030920 - Data Communication	$0	$0	$0	$0	$51,091	$0	$0	$0	$0	$0	$0	**$51,091**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$60,148	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$60,148**

** Indicates non-renewable system*

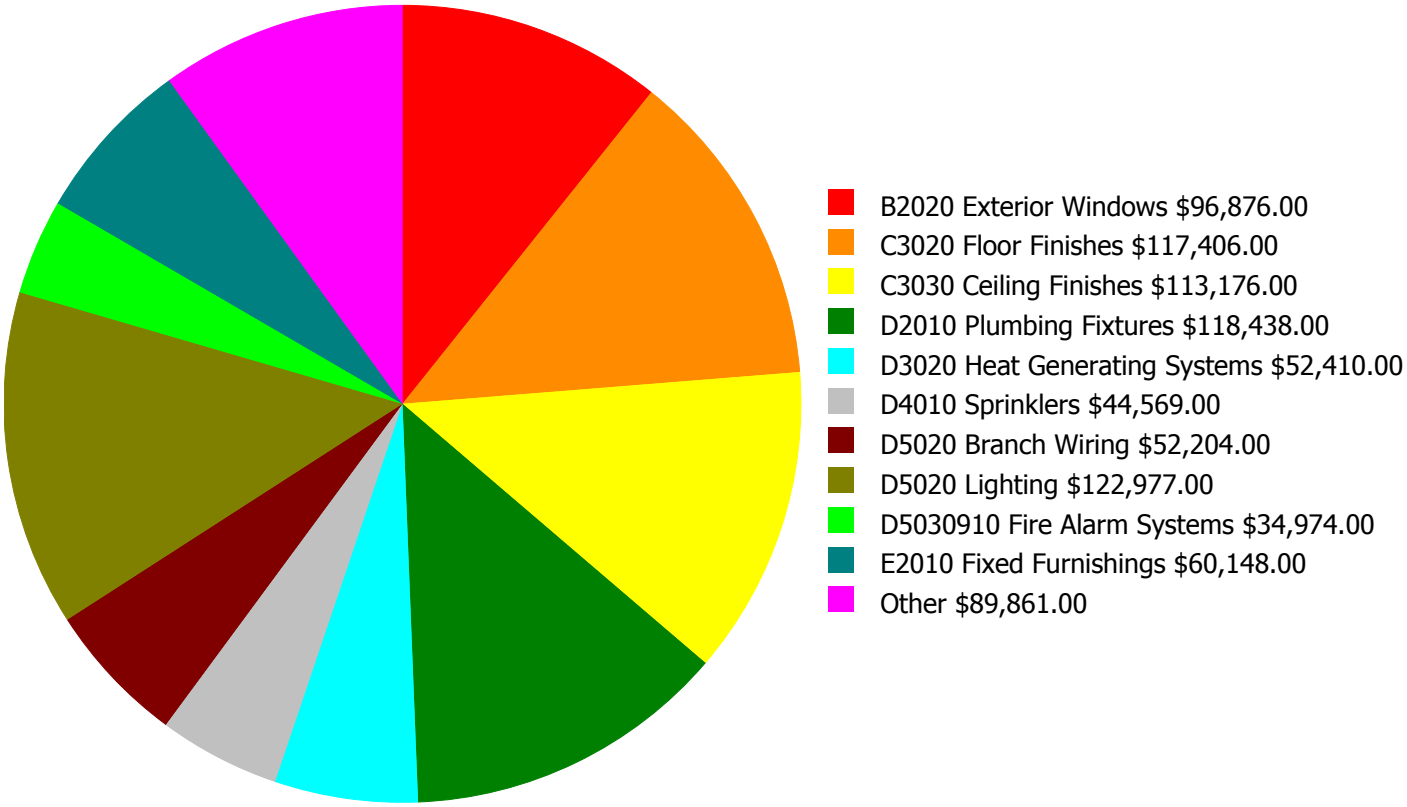
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

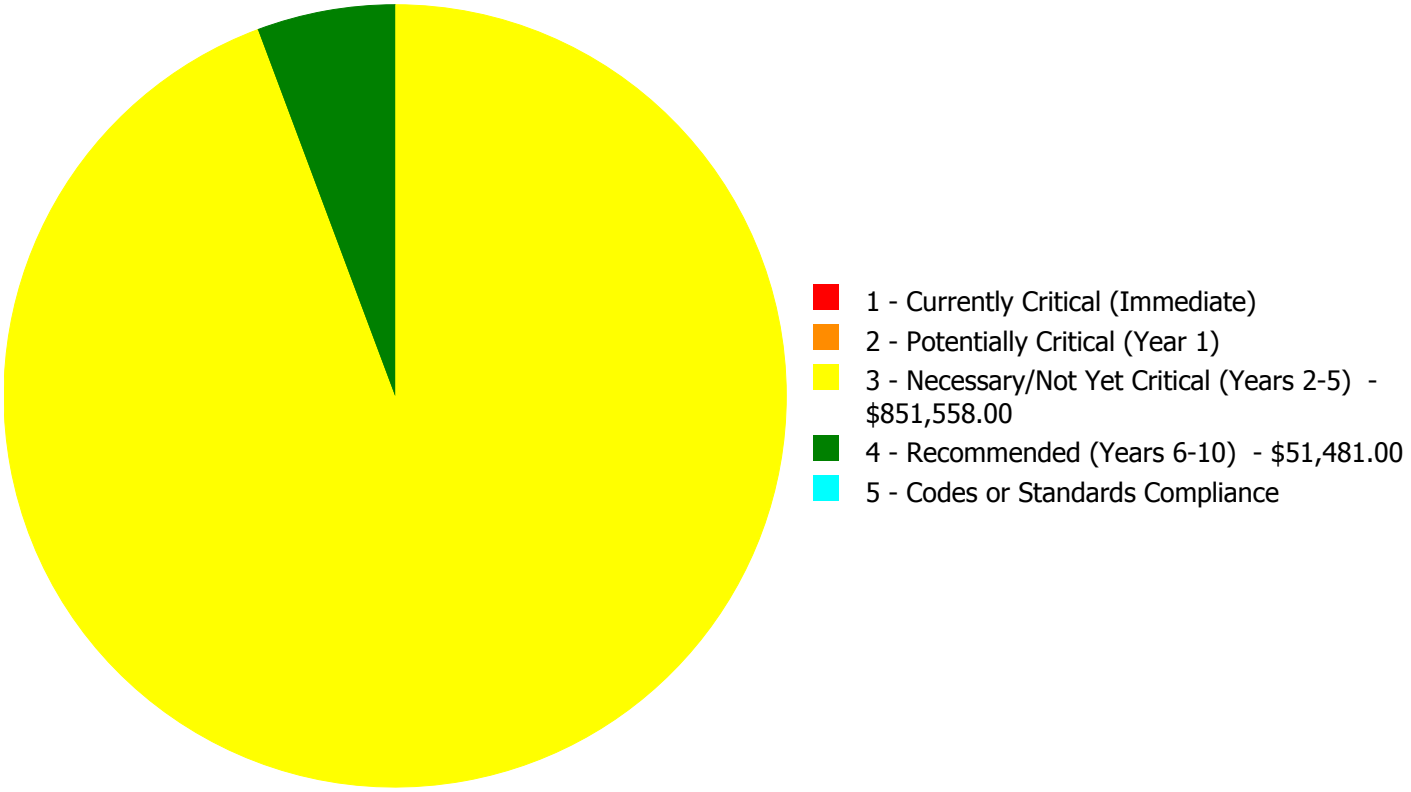
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $903,039.00

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: $903,039.00

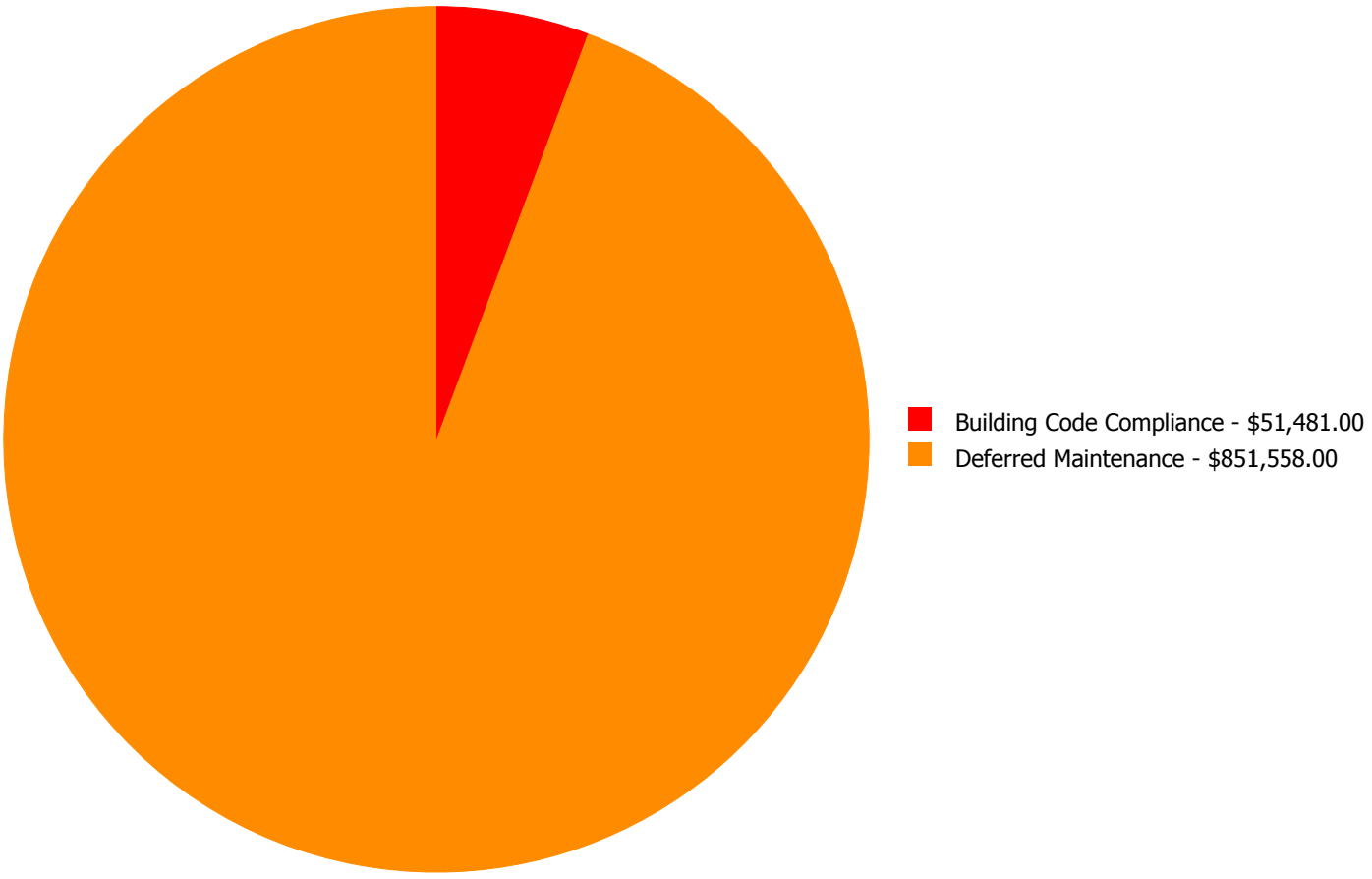
Deficiency By Priority Investment Table

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	$96,876.00	$0.00	$0.00	$96,876.00
B2030	Exterior Doors	$0.00	$0.00	$10,730.00	$0.00	$0.00	$10,730.00
C3010	Wall Finishes	$0.00	$0.00	$28,784.00	$0.00	$0.00	$28,784.00
C3020	Floor Finishes	$0.00	$0.00	$117,406.00	$0.00	$0.00	$117,406.00
C3030	Ceiling Finishes	$0.00	$0.00	$113,176.00	$0.00	$0.00	$113,176.00
D2010	Plumbing Fixtures	$0.00	$0.00	$118,438.00	$0.00	$0.00	$118,438.00
D2020	Domestic Water Distribution	$0.00	$0.00	$10,111.00	$0.00	$0.00	$10,111.00
D2030	Sanitary Waste	$0.00	$0.00	$15,888.00	$0.00	$0.00	$15,888.00
D3020	Heat Generating Systems	$0.00	$0.00	$52,410.00	$0.00	$0.00	$52,410.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$44,569.00	$0.00	$44,569.00
D4020	Standpipes	$0.00	$0.00	$0.00	$6,912.00	$0.00	$6,912.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$17,436.00	$0.00	$0.00	$17,436.00
D5020	Branch Wiring	$0.00	$0.00	$52,204.00	$0.00	$0.00	$52,204.00
D5020	Lighting	$0.00	$0.00	$122,977.00	$0.00	$0.00	$122,977.00
D5030910	Fire Alarm Systems	$0.00	$0.00	$34,974.00	$0.00	$0.00	$34,974.00
E2010	Fixed Furnishings	$0.00	$0.00	$60,148.00	$0.00	$0.00	$60,148.00
	Total:	$0.00	$0.00	$851,558.00	$51,481.00	$0.00	$903,039.00

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: $903,039.00

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: Inadequate
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 9,379.00
Unit of Measure: S.F.
Estimate: $96,876.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The wood frame, operable, single pane windows are aged, paint peeling, seals cracking, not energy efficient, and should be replaced.

System: B2030 - Exterior Doors

Location: Exterior Exits
Distress: Inadequate
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 9,379.00
Unit of Measure: S.F.
Estimate: $10,730.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

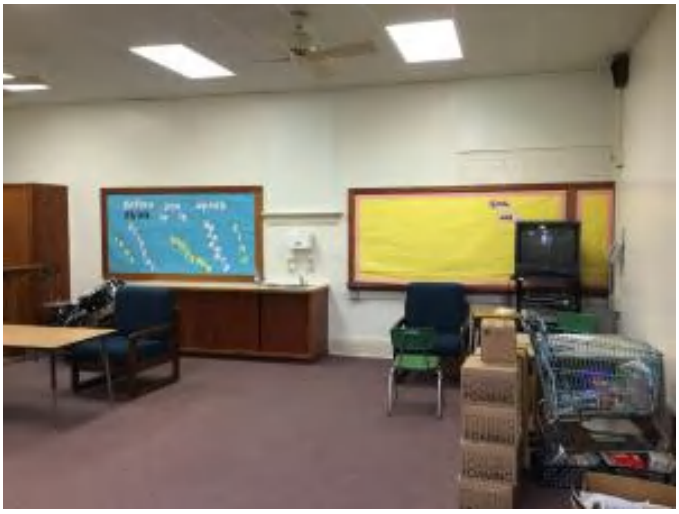
Notes: The original exterior doors are aged, does not properly seal, damaged paint chipping and should be replaced.

System: C3010 - Wall Finishes

Location: Throughout the building
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 9,379.00
Unit of Measure: S.F.
Estimate: $28,784.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The office wall paint is damaged, fading, stained, peeling (basement) and should be re-painted.

System: C3020 - Floor Finishes



Location: Throughout the building
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 9,379.00
Unit of Measure: S.F.
Estimate: $117,406.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The carpet, VCT and wood floors are damaged and should be replaced.

System: C3030 - Ceiling Finishes

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 9,379.00
Unit of Measure: S.F.
Estimate: $113,176.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The original ceiling finishes are beyond their service life and should be replaced.

System: D2010 - Plumbing Fixtures

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 9,379.00
Unit of Measure: S.F.
Estimate: $118,438.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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: D2020 - Domestic Water Distribution

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 9,379.00
Unit of Measure: S.F.
Estimate: $10,111.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: There are no reported issues or observed deficiencies with the domestic water piping. Due to the age of the 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.

System: D2030 - Sanitary Waste

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 9,379.00
Unit of Measure: S.F.
Estimate: $15,888.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The sanitary waste system is aged, has reported periodic failures, and should be replaced.

System: D3020 - Heat Generating Systems

Location: Basement
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 9,379.00
Unit of Measure: S.F.
Estimate: $52,410.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: Boiler and radiators function as intended. They are aged and need replacing.

System: D5010 - Electrical Service/Distribution

Location: Exterior
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 9,379.00
Unit of Measure: S.F.
Estimate: $17,436.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

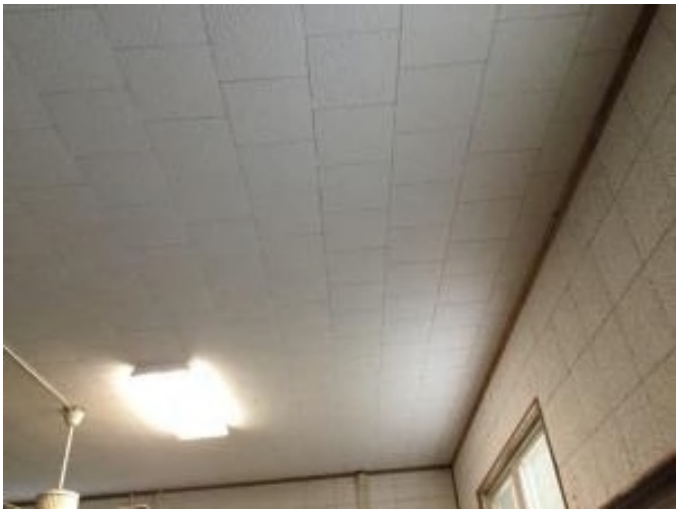
Notes: The electrical distribution system is aged and should be replaced.

System: D5020 - Branch Wiring

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 9,379.00
Unit of Measure: S.F.
Estimate: $52,204.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The original branch wiring system is operating properly due to an aggressive maintenance program but is aged, in marginal condition, and should be replaced.

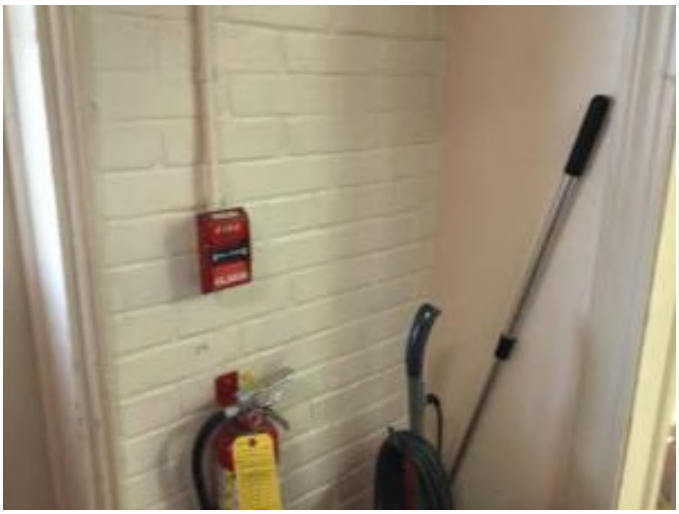
System: D5020 - Lighting



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 9,379.00
Unit of Measure: S.F.
Estimate: $122,977.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The original branch wiring system is operating properly due to an aggressive maintenance program but is aged and should be replaced with energy efficient fixtures.

System: D5030910 - Fire Alarm Systems



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 9,379.00
Unit of Measure: S.F.
Estimate: $34,974.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The original fire alarm system operating as designed, but is beyond its service life and should be replaced.

System: E2010 - Fixed Furnishings

Location: Classroom
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 9,379.00
Unit of Measure: S.F.
Estimate: $60,148.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 9,379.00
Unit of Measure: S.F.
Estimate: $44,569.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 9,379.00
Unit of Measure: S.F.
Estimate: $6,912.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	7,300
Year Built:	1948
Last Renovation:	
Replacement Value:	$1,393,059
Repair Cost:	$776,085.00
Total FCI:	55.71 %
Total RSLI:	12.26 %
FCA Score:	44.29

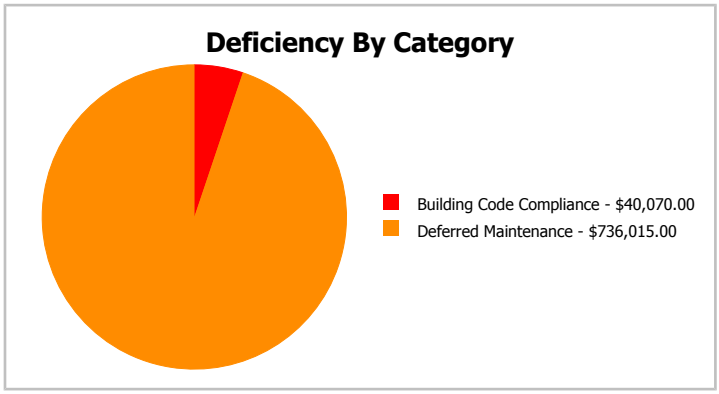
Description:

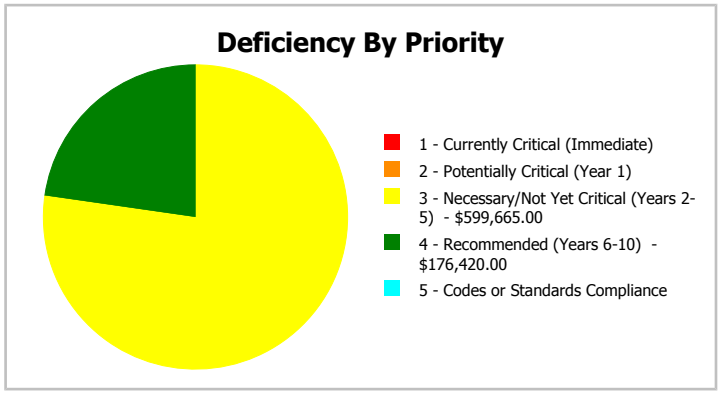
The narrative for this building is included in the Executive Summary Description at the front of this report.

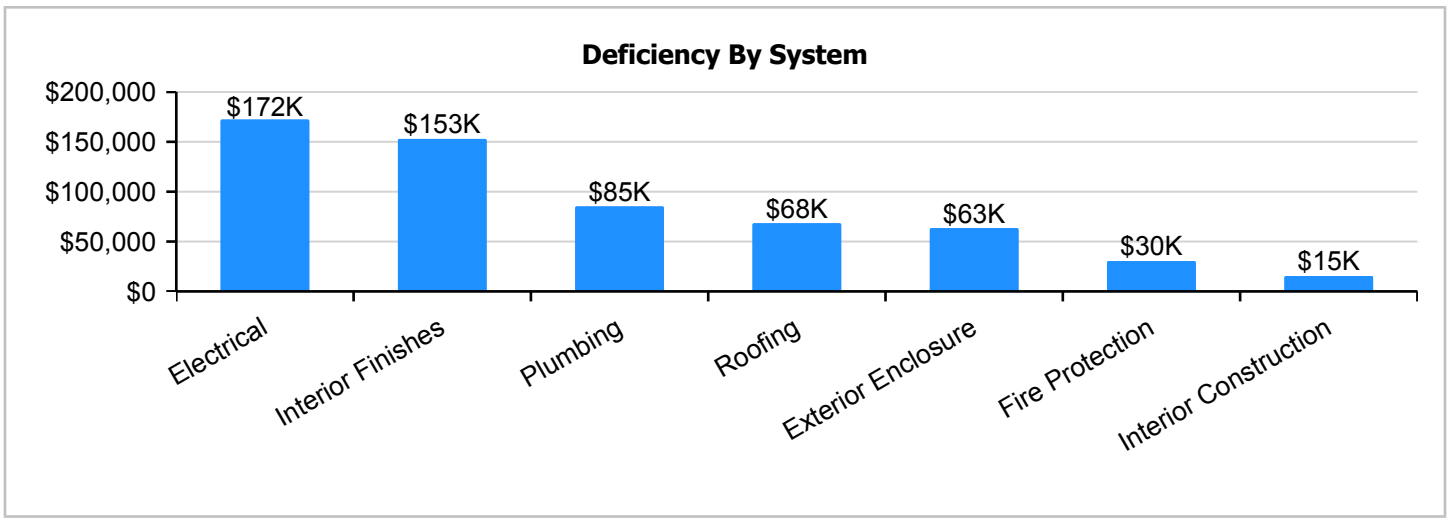
Attributes: This asset has no attributes.

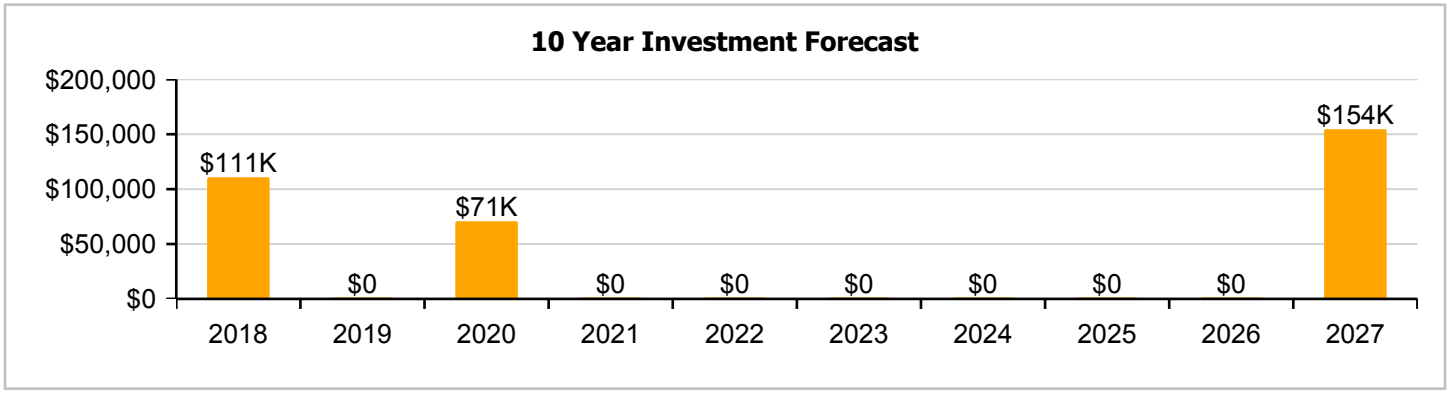
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	7,300
Year Built:	1948	Last Renovation:	
Repair Cost:	$776,085	Replacement Value:	$1,393,059
FCI:	55.71 %	RSLI%:	12.26 %









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	31.00 %	0.00 %	$0.00
A20 - Basement Construction	31.00 %	0.00 %	$0.00
B10 - Superstructure	31.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	14.71 %	57.80 %	$83,753.00
B30 - Roofing	20.32 %	67.90 %	$90,162.00
C10 - Interior Construction	6.48 %	20.88 %	$20,316.00
C30 - Interior Finishes	0.00 %	110.00 %	$201,874.00
D20 - Plumbing	0.00 %	110.00 %	$112,419.00
D30 - HVAC	7.72 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$40,070.00
D50 - Electrical	0.00 %	110.00 %	$227,491.00
E10 - Equipment	15.00 %	0.00 %	$0.00
Totals:	**12.26 %**	**55.71 %**	**$776,085.00**

Photo Album

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

1). South Elevation - Dec 02, 2016

2). East Elevation - Dec 06, 2016

3). North Elevation - Dec 06, 2016

4). West Elevation - Dec 02, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.79	S.F.	7,300	100	1948	2048		31.00 %	0.00 %	31			$34,967
A1030	Slab on Grade	$8.43	S.F.	7,300	100	1948	2048		31.00 %	0.00 %	31			$61,539
A2010	Basement Excavation	$1.90	S.F.	7,300	100	1948	2048		31.00 %	0.00 %	31			$13,870
A2020	Basement Walls	$13.07	S.F.	7,300	100	1948	2048		31.00 %	0.00 %	31			$95,411
B1010	Floor Construction	$1.64	S.F.	7,300	100	1948	2048		31.00 %	0.00 %	31			$11,972
B1020	Roof Construction	$15.76	S.F.	7,300	100	1948	2048		31.00 %	0.00 %	31			$115,048
B2010	Exterior Walls	$9.42	S.F.	7,300	100	1948	2048		31.00 %	0.00 %	31			$68,766
B2020	Exterior Windows	$9.39	S.F.	7,300	30	1948	1978		0.00 %	110.00 %	-39		$75,402.00	$68,547
B2030	Exterior Doors	$1.04	S.F.	7,300	30	1948	1978		0.00 %	110.00 %	-39		$8,351.00	$7,592
B3010105	Asphalt Shingles	$8.95	S.F.	7,300	25	2002	2027		40.00 %	0.00 %	10			$65,335
B3010105	Single ply	$8.95	S.F.	7,300	25	1990	2015		0.00 %	138.00 %	-2		$90,162.00	$65,335
B3020	Roof Openings	$0.29	S.F.	7,300	25	2002	2027		40.00 %	0.00 %	10			$2,117
C1010	Partitions	$10.80	S.F.	7,300	75	1948	2023		8.00 %	0.00 %	6			$78,840
C1020	Interior Doors	$2.53	S.F.	7,300	30	1948	1978		0.00 %	110.00 %	-39		$20,316.00	$18,469
C3010	Wall Finishes	$2.79	S.F.	7,300	10	2000	2010		0.00 %	110.00 %	-7		$22,404.00	$20,367
C3020	Floor Finishes	$11.38	S.F.	7,300	20	1948	1968		0.00 %	110.00 %	-49		$91,381.00	$83,074
C3030	Ceiling Finishes	$10.97	S.F.	7,300	25	1948	1973		0.00 %	110.00 %	-44		$88,089.00	$80,081
D2010	Plumbing Fixtures	$11.48	S.F.	7,300	30	1948	1978		0.00 %	110.00 %	-39		$92,184.00	$83,804
D2020	Domestic Water Distribution	$0.98	S.F.	7,300	30	1948	1978		0.00 %	109.99 %	-39		$7,869.00	$7,154
D2030	Sanitary Waste	$1.54	S.F.	7,300	30	1948	1978		0.00 %	110.00 %	-39		$12,366.00	$11,242
D3040	Distribution Systems	$6.14	S.F.	7,300	30	1990	2020		10.00 %	0.00 %	3			$44,822
D3050	Terminal & Package Units	$13.37	S.F.	7,300	15	2003	2018		6.67 %	0.00 %	1			$97,601
D4010	Sprinklers	$4.32	S.F.	7,300	30			2016	0.00 %	110.00 %	-1		$34,690.00	$31,536
D4020	Standpipes	$0.67	S.F.	7,300	30			2016	0.00 %	110.00 %	-1		$5,380.00	$4,891
D5010	Electrical Service/Distribution	$1.69	S.F.	7,300	40	1948	1988		0.00 %	110.00 %	-29		$13,571.00	$12,337
D5020	Branch Wiring	$5.06	S.F.	7,300	30	1948	1978		0.00 %	110.00 %	-39		$40,632.00	$36,938
D5020	Lighting	$11.92	S.F.	7,300	30	1948	1978		0.00 %	110.00 %	-39		$95,718.00	$87,016
D5030810	Security & Detection Systems	$1.87	S.F.	7,300	15	2000	2015		0.00 %	110.00 %	-2		$15,016.00	$13,651
D5030910	Fire Alarm Systems	$3.39	S.F.	7,300	15	2000	2015		0.00 %	110.00 %	-2		$27,222.00	$24,747
D5030920	Data Communication	$4.40	S.F.	7,300	15	2000	2015		0.00 %	110.00 %	-2		$35,332.00	$32,120
E1090	Other Equipment	$1.90	S.F.	7,300	20	2000	2020		15.00 %	0.00 %	3			$13,870
								Total	**12.26 %**	**55.71 %**			**$776,085.00**	**$1,393,059**

System Notes

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

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors

Note:

System: B3010105 - Asphalt Shingles

Note:

System: B3010105 - Single ply

Note:

System: B3020 - Roof Openings

Note:

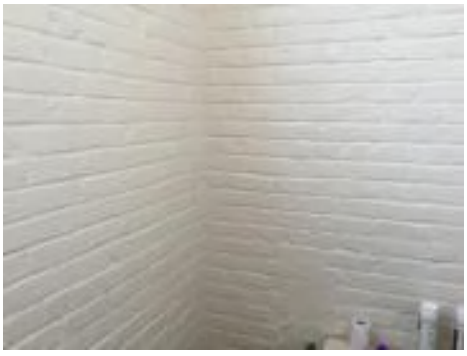
System: C1010 - Partitions

Note:

System: C1020 - Interior Doors

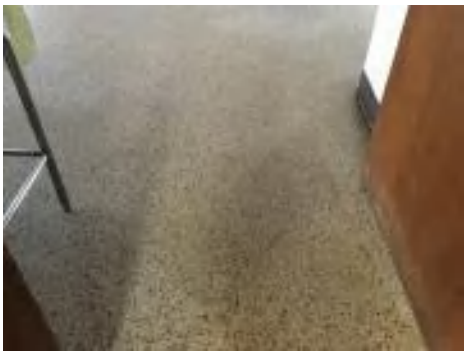
Note:

System: C3010 - Wall Finishes



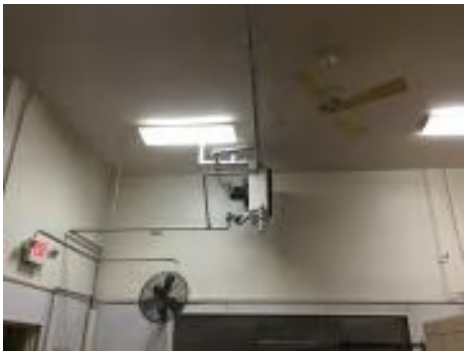
Note:

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures

Note:

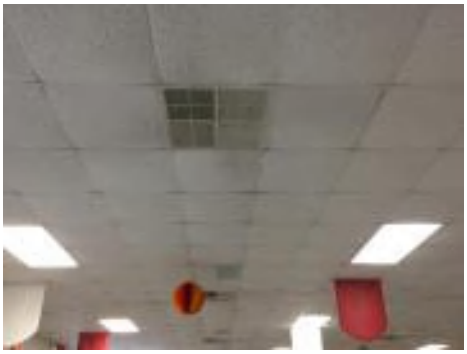
System: D2020 - Domestic Water Distribution

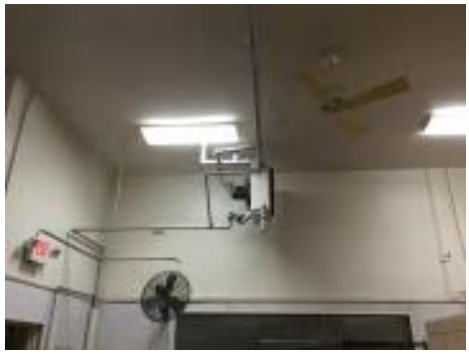
Note:

System: D2030 - Sanitary Waste

Note:

System: D3040 - Distribution Systems





Note:

System: D3050 - Terminal & Package Units

Note:

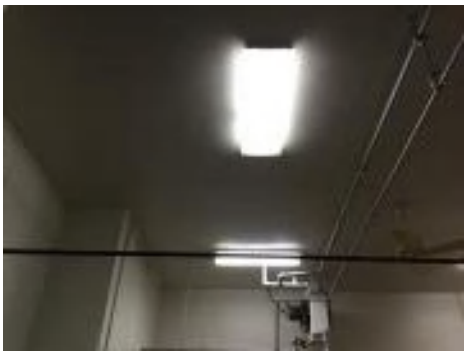
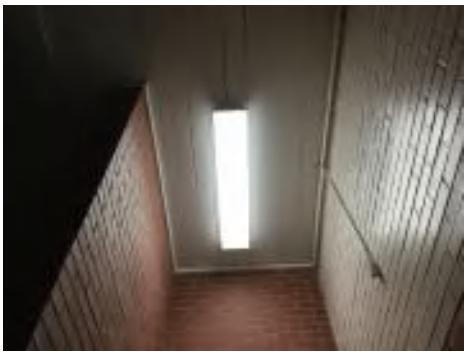
System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

Note:

System: D5030810 - Security & Detection Systems

Note:

System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication

Note:

System: E1090 - Other Equipment

Note:

Renewal Schedule

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

Inflation Rate: 3%

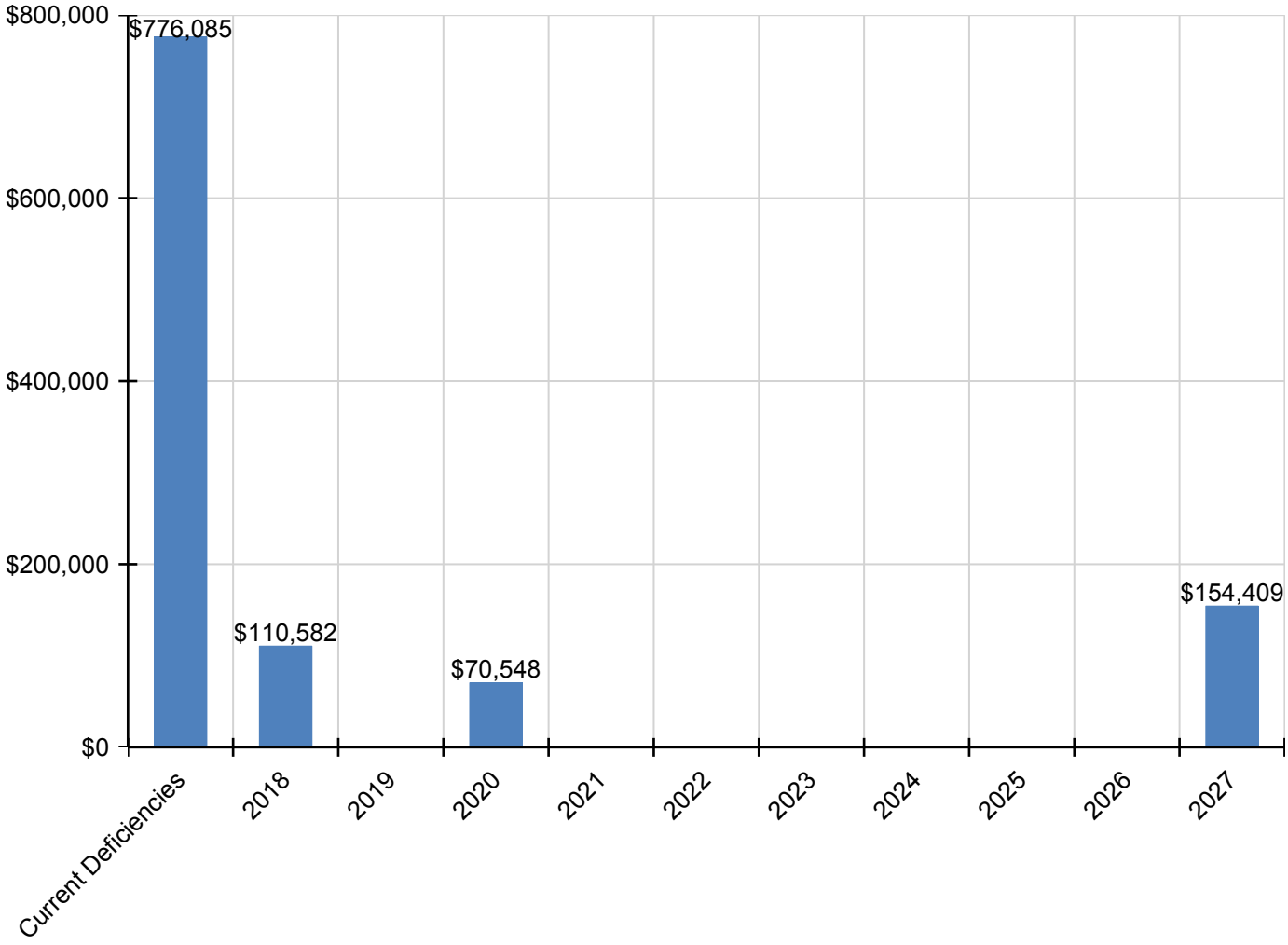
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$776,085**	**$110,582**	**$0**	**$70,548**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$154,409**	**$1,111,624**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2010 - Exterior Walls	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$75,402	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$75,402**
B2030 - Exterior Doors	$8,351	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$8,351**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010105 - Asphalt Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$121,170	**$121,170**
B3010105 - Single ply	$90,162	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$90,162**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,130	**$3,130**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$20,316	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$20,316**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

C3010 - Wall Finishes	$22,404	$0	$0	$0	$0	$0	$0	$0	$0	$0	$30,109	**$52,513**
C3020 - Floor Finishes	$91,381	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$91,381**
C3030 - Ceiling Finishes	$88,089	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$88,089**
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	$92,184	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$92,184**
D2020 - Domestic Water Distribution	$7,869	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$7,869**
D2030 - Sanitary Waste	$12,366	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$12,366**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$53,876	$0	$0	$0	$0	$0	$0	$0	**$53,876**
D3050 - Terminal & Package Units	$0	$110,582	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$110,582**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$34,690	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$34,690**
D4020 - Standpipes	$5,380	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,380**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$13,571	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$13,571**
D5020 - Branch Wiring	$40,632	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$40,632**
D5020 - Lighting	$95,718	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$95,718**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$15,016	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$15,016**
D5030910 - Fire Alarm Systems	$27,222	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$27,222**
D5030920 - Data Communication	$35,332	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$35,332**
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**
E1090 - Other Equipment	$0	$0	$0	$16,672	$0	$0	$0	$0	$0	$0	$0	**$16,672**

** Indicates non-renewable system*

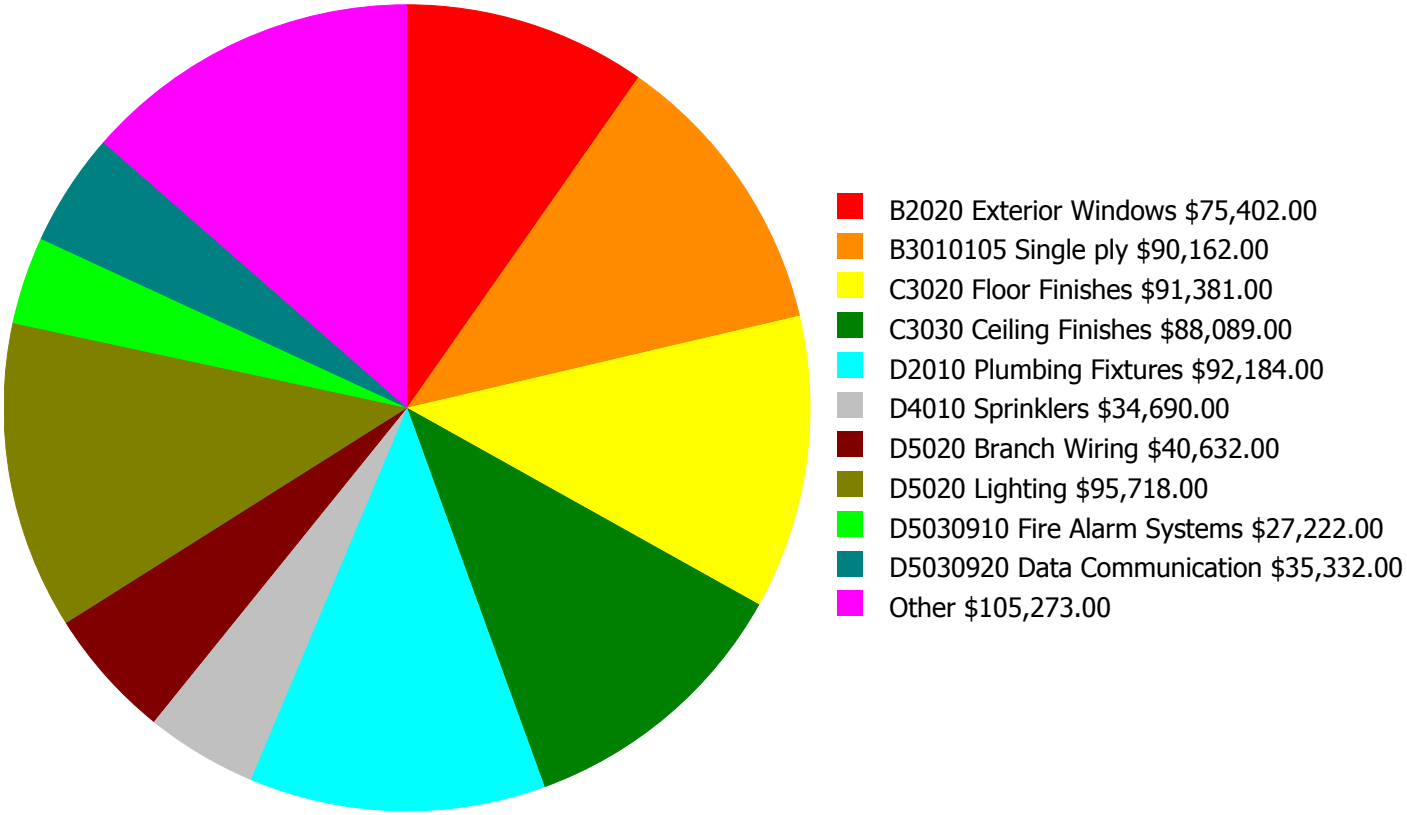
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

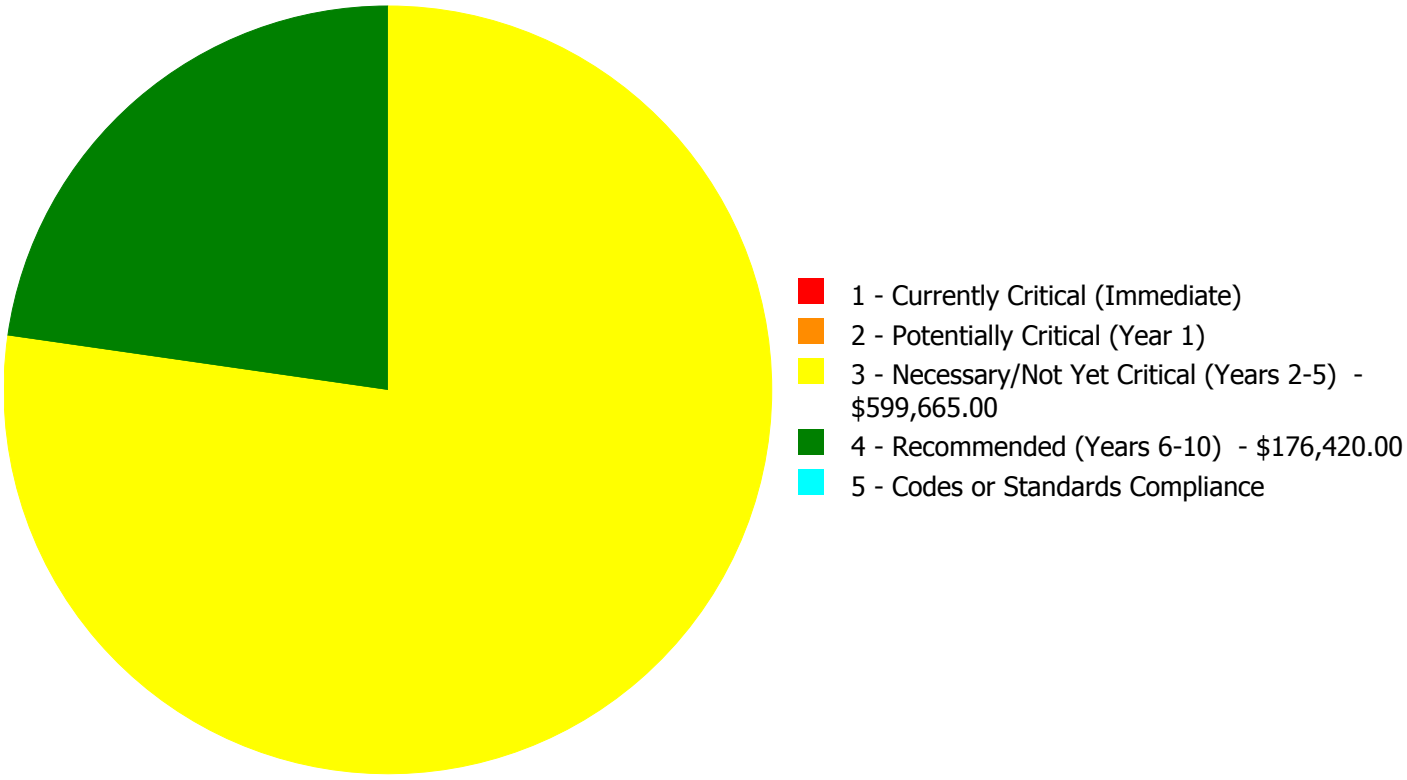
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $776,085.00

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: $776,085.00

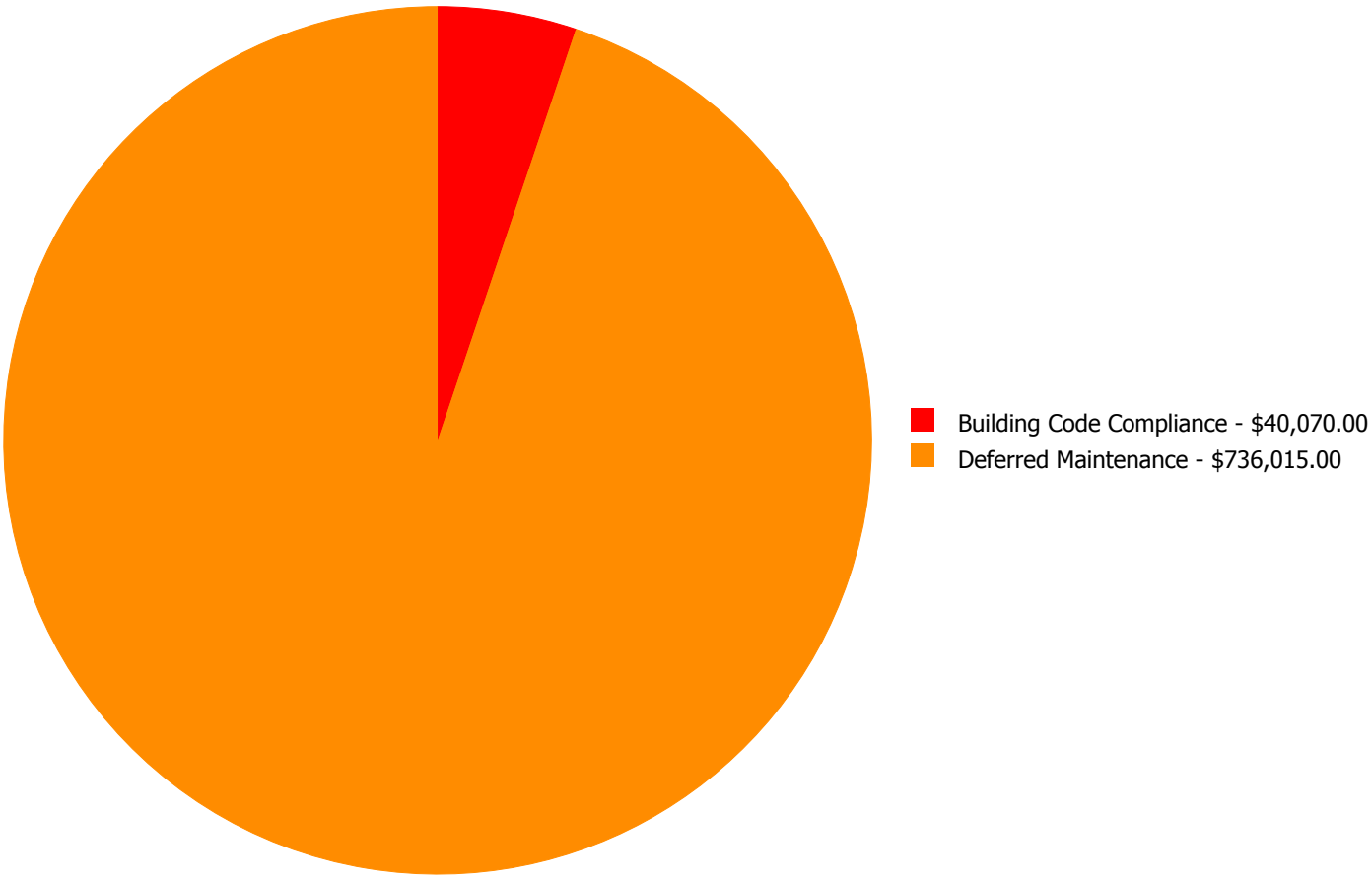
Deficiency By Priority Investment Table

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	$75,402.00	$0.00	$0.00	$75,402.00
B2030	Exterior Doors	$0.00	$0.00	$8,351.00	$0.00	$0.00	$8,351.00
B3010105	Single ply	$0.00	$0.00	$90,162.00	$0.00	$0.00	$90,162.00
C1020	Interior Doors	$0.00	$0.00	$20,316.00	$0.00	$0.00	$20,316.00
C3010	Wall Finishes	$0.00	$0.00	$22,404.00	$0.00	$0.00	$22,404.00
C3020	Floor Finishes	$0.00	$0.00	$91,381.00	$0.00	$0.00	$91,381.00
C3030	Ceiling Finishes	$0.00	$0.00	$88,089.00	$0.00	$0.00	$88,089.00
D2010	Plumbing Fixtures	$0.00	$0.00	$92,184.00	$0.00	$0.00	$92,184.00
D2020	Domestic Water Distribution	$0.00	$0.00	$7,869.00	$0.00	$0.00	$7,869.00
D2030	Sanitary Waste	$0.00	$0.00	$12,366.00	$0.00	$0.00	$12,366.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$34,690.00	$0.00	$34,690.00
D4020	Standpipes	$0.00	$0.00	$0.00	$5,380.00	$0.00	$5,380.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$13,571.00	$0.00	$0.00	$13,571.00
D5020	Branch Wiring	$0.00	$0.00	$0.00	$40,632.00	$0.00	$40,632.00
D5020	Lighting	$0.00	$0.00	$0.00	$95,718.00	$0.00	$95,718.00
D5030810	Security & Detection Systems	$0.00	$0.00	$15,016.00	$0.00	$0.00	$15,016.00
D5030910	Fire Alarm Systems	$0.00	$0.00	$27,222.00	$0.00	$0.00	$27,222.00
D5030920	Data Communication	$0.00	$0.00	$35,332.00	$0.00	$0.00	$35,332.00
	Total:	$0.00	$0.00	$599,665.00	$176,420.00	$0.00	$776,085.00

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: $776,085.00

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: 7,300.00
Unit of Measure: S.F.
Estimate: $75,402.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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

System: B2030 - Exterior Doors

Location: Exterior
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,300.00
Unit of Measure: S.F.
Estimate: $8,351.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The original exterior doors are aged, paint peeling, damaged and should be replaced with energy efficient doors.

System: B3010105 - Single ply

Location: Restroom
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,300.00
Unit of Measure: S.F.
Estimate: $90,162.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

Notes: The single ply roofing is aged, has reported and observed leaks and should be replaced.

System: C1020 - Interior Doors

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,300.00
Unit of Measure: S.F.
Estimate: $20,316.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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

System: C3010 - Wall Finishes

Location: Throughout the building
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,300.00
Unit of Measure: S.F.
Estimate: $22,404.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

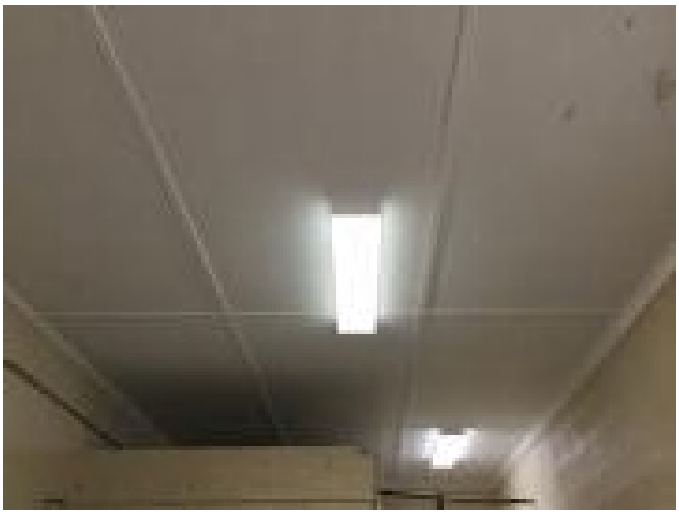
Notes: The wall finishes are aged, scuffed, fading, stained, and should be re-painted.

System: C3020 - Floor Finishes

Location: Throughout the building
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,300.00
Unit of Measure: S.F.
Estimate: $91,381.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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

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: 7,300.00
Unit of Measure: S.F.
Estimate: $88,089.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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

System: D2010 - Plumbing Fixtures

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,300.00
Unit of Measure: S.F.
Estimate: $92,184.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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: D2020 - Domestic Water Distribution

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,300.00
Unit of Measure: S.F.
Estimate: $7,869.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: There are no reported issues or observed deficiencies with the domestic water piping. Due to the age of the 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.

System: D2030 - Sanitary Waste

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,300.00
Unit of Measure: S.F.
Estimate: $12,366.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: There are no reported issues or observed deficiencies with the sanitary waste piping. The aging sanitary sewer piping in 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: D5010 - Electrical Service/Distribution

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,300.00
Unit of Measure: S.F.
Estimate: $13,571.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The original branch wiring system is operating properly due to an aggressive maintenance program but is aged, in marginal condition, and should be replaced.

System: D5030810 - Security & Detection Systems

Location: Exterior
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,300.00
Unit of Measure: S.F.
Estimate: $15,016.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The security system is aged, has poor coverage and camera resolution, and should be replaced.

System: D5030910 - Fire Alarm Systems

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,300.00
Unit of Measure: S.F.
Estimate: $27,222.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The security system is aged, has poor coverage and camera resolution, and should be replaced.

System: D5030920 - Data Communication

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,300.00
Unit of Measure: S.F.
Estimate: $35,332.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The original fire alarm system operating as designed, but is beyond its service life and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 7,300.00
Unit of Measure: S.F.
Estimate: $34,690.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 7,300.00
Unit of Measure: S.F.
Estimate: $5,380.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

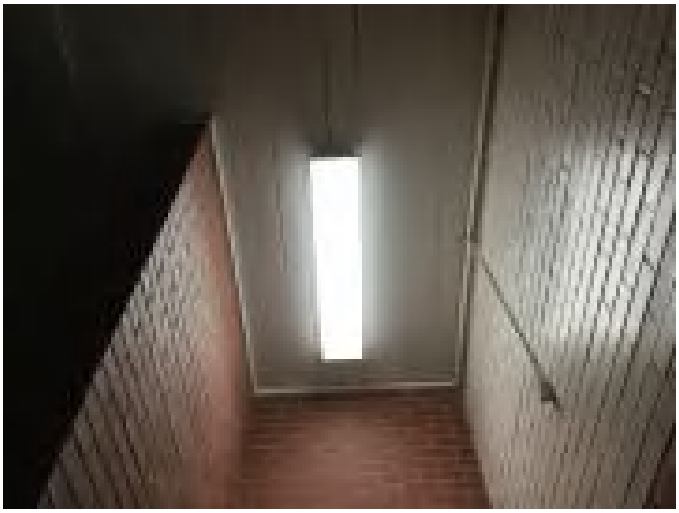
Notes: Standpipes for fire protection are not installed in this building. Installation of a wet fire protection system is recommended.

System: D5020 - Branch Wiring

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 7,300.00
Unit of Measure: S.F.
Estimate: $40,632.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The original branch wiring system is operating properly due to an aggressive maintenance program but is aged, in marginal condition, and should be replaced.

System: D5020 - Lighting



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 7,300.00
Unit of Measure: S.F.
Estimate: $95,718.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The original branch wiring system is operating properly due to an aggressive maintenance program but is aged, in marginal condition, and should be replaced with energy efficient fixtures.

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):	4,818
Year Built:	1951
Last Renovation:	
Replacement Value:	$939,416
Repair Cost:	$337,704.00
Total FCI:	35.95 %
Total RSLI:	18.75 %
FCA Score:	64.05

Description:

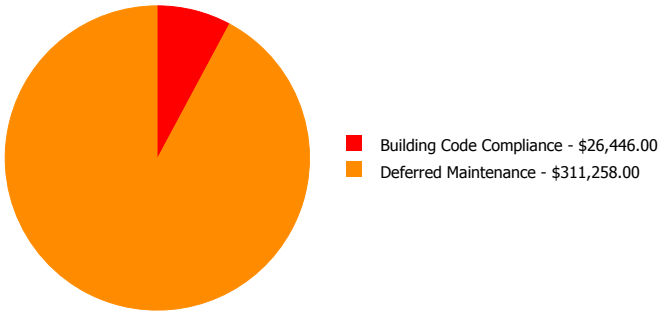
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

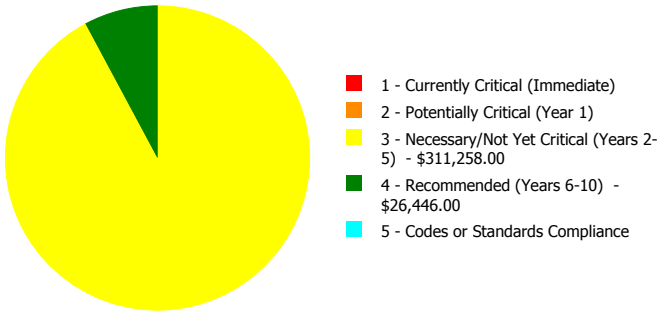
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	4,818
Year Built:	1951	Last Renovation:	
Repair Cost:	$337,704	Replacement Value:	$939,416
FCI:	35.95 %	RSLI%:	18.75 %

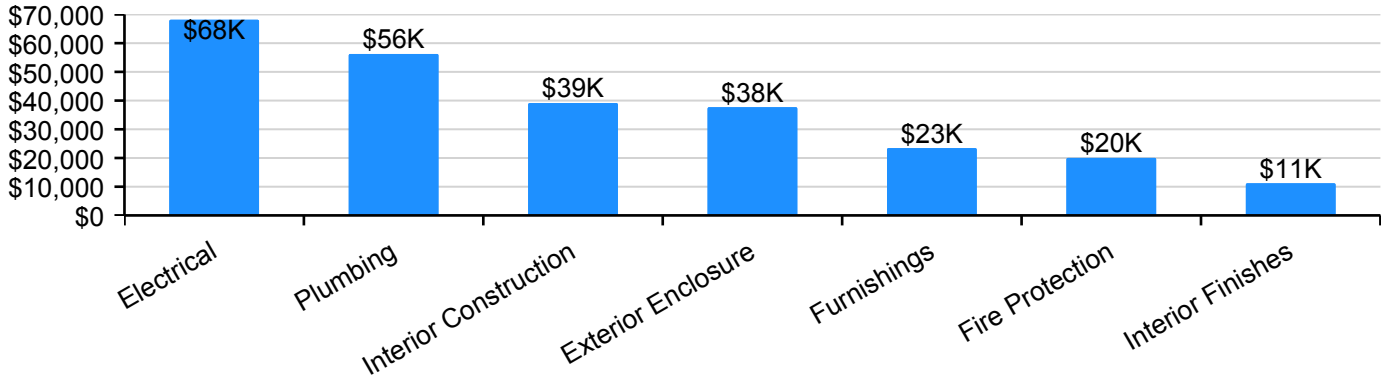
Deficiency By Category



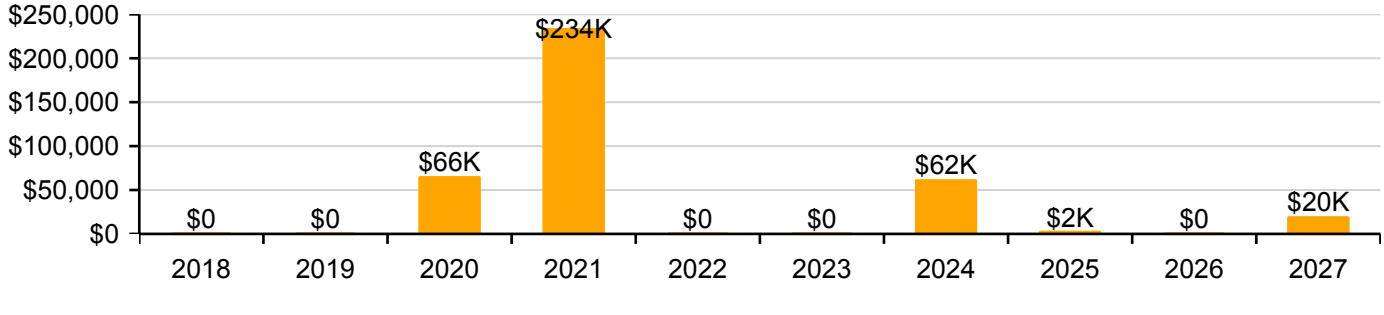
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	34.00 %	0.00 %	$0.00
A20 - Basement Construction	34.00 %	0.00 %	$0.00
B10 - Superstructure	34.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	16.83 %	52.03 %	$49,765.00
B30 - Roofing	35.00 %	0.00 %	$0.00
C10 - Interior Construction	7.08 %	46.44 %	$51,620.00
C30 - Interior Finishes	16.04 %	12.21 %	$14,786.00
D20 - Plumbing	5.12 %	100.06 %	$74,198.00
D30 - HVAC	34.01 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$26,446.00
D50 - Electrical	7.27 %	65.93 %	$89,991.00
E10 - Equipment	40.00 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	110.00 %	$30,898.00
Totals:	**18.75 %**	**35.95 %**	**$337,704.00**

Photo Album

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

1). West Elevation - Dec 02, 2016

2). North Elevation - Dec 02, 2016

3). South Elevation - Dec 02, 2016

4). East Elevation - Dec 02, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.79	S.F.	4,818	100	1951	2051		34.00 %	0.00 %	34			$23,078
A1030	Slab on Grade	$8.43	S.F.	4,818	100	1951	2051		34.00 %	0.00 %	34			$40,616
A2010	Basement Excavation	$1.90	S.F.	4,818	100	1951	2051		34.00 %	0.00 %	34			$9,154
A2020	Basement Walls	$13.07	S.F.	4,818	100	1951	2051		34.00 %	0.00 %	34			$62,971
B1010	Floor Construction	$1.64	S.F.	4,818	100	1951	2051		34.00 %	0.00 %	34			$7,902
B1020	Roof Construction	$15.76	S.F.	4,818	100	1951	2051		34.00 %	0.00 %	34			$75,932
B2010	Exterior Walls	$9.42	S.F.	4,818	100	1951	2051		34.00 %	0.00 %	34			$45,386
B2020	Exterior Windows	$9.39	S.F.	4,818	30	1951	1981		0.00 %	110.00 %	-36		$49,765.00	$45,241
B2030	Exterior Doors	$1.04	S.F.	4,818	30	1980	2010	2021	13.33 %	0.00 %	4			$5,011
B3010120	Single Ply Membrane	$6.98	S.F.	4,818	20	2004	2024		35.00 %	0.00 %	7			$33,630
C1010	Partitions	$10.80	S.F.	4,818	75	1951	2026		12.00 %	0.00 %	9			$52,034
C1020	Interior Doors	$2.53	S.F.	4,818	30	1980	2010	2021	13.33 %	0.00 %	4			$12,190
C1030	Fittings	$9.74	S.F.	4,818	20	1951	1971		0.00 %	110.00 %	-46		$51,620.00	$46,927
C3010	Wall Finishes	$2.79	S.F.	4,818	10	2000	2010		0.00 %	110.00 %	-7		$14,786.00	$13,442
C3020	Floor Finishes	$11.38	S.F.	4,818	20	1980	2000	2021	20.00 %	0.00 %	4			$54,829
C3030	Ceiling Finishes	$10.97	S.F.	4,818	25	1980	2005	2021	16.00 %	0.00 %	4			$52,853
D2010	Plumbing Fixtures	$11.48	S.F.	4,818	30	1980	2010		0.00 %	110.00 %	-7		$60,842.00	$55,311
D2020	Domestic Water Distribution	$0.98	S.F.	4,818	30	1980	2010		0.00 %	110.00 %	-7		$5,194.00	$4,722
D2030	Sanitary Waste	$1.54	S.F.	4,818	30	1980	2010		0.00 %	110.00 %	-7		$8,162.00	$7,420
D2040	Rain Water Drainage	$1.39	S.F.	4,818	30	2004	2034		56.67 %	0.00 %	17			$6,697
D3040	Distribution Systems	$6.14	S.F.	4,818	30	2002	2032		50.00 %	0.00 %	15			$29,583
D3050	Terminal & Package Units	$13.37	S.F.	4,818	15	2002	2017	2021	26.67 %	0.00 %	4			$64,417
D4010	Sprinklers	$4.32	S.F.	4,818	30			2016	0.00 %	110.00 %	-1		$22,895.00	$20,814
D4020	Standpipes	$0.67	S.F.	4,818	30			2016	0.00 %	110.01 %	-1		$3,551.00	$3,228
D5010	Electrical Service/Distribution	$1.69	S.F.	4,818	40	1980	2020		7.50 %	0.00 %	3			$8,142
D5020	Branch Wiring	$5.06	S.F.	4,818	30	1980	2010		0.00 %	110.00 %	-7		$26,817.00	$24,379
D5020	Lighting	$11.92	S.F.	4,818	30	1980	2010		0.00 %	110.00 %	-7		$63,174.00	$57,431
D5030810	Security & Detection Systems	$1.87	S.F.	4,818	15	2005	2020		20.00 %	0.00 %	3			$9,010
D5030910	Fire Alarm Systems	$3.39	S.F.	4,818	15	2005	2020		20.00 %	0.00 %	3			$16,333
D5030920	Data Communication	$4.40	S.F.	4,818	15	2005	2020		20.00 %	0.00 %	3			$21,199
E1020	Institutional Equipment	$0.30	S.F.	4,818	20	2005	2025		40.00 %	0.00 %	8			$1,445
E2010	Fixed Furnishings	$5.83	S.F.	4,818	20	1980	2000		0.00 %	110.00 %	-17		$30,898.00	$28,089
								Total	**18.75 %**	**35.95 %**			**$337,704.00**	**$939,416**

System Notes

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

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors

Note:

System: B3010120 - Single Ply Membrane

Note:

System: C1010 - Partitions

Note:

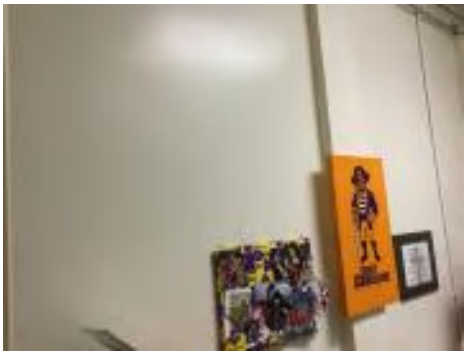
System: C1020 - Interior Doors

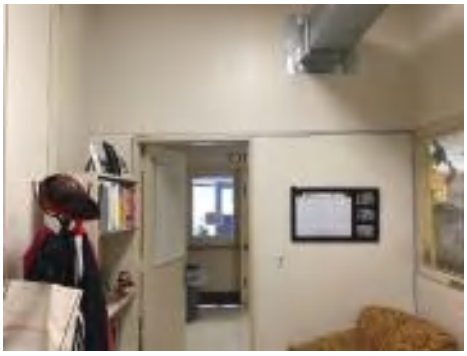
Note:

System: C1030 - Fittings

Note:

System: C3010 - Wall Finishes





Note:

System: C3020 - Floor Finishes

Note:

System: C3030 - Ceiling Finishes

Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

Note:

System: D2040 - Rain Water Drainage

Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

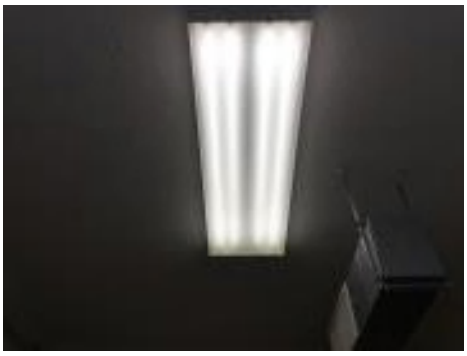
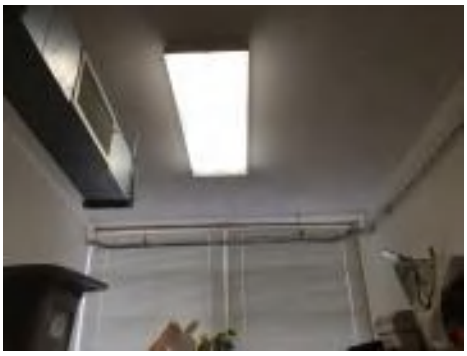
System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

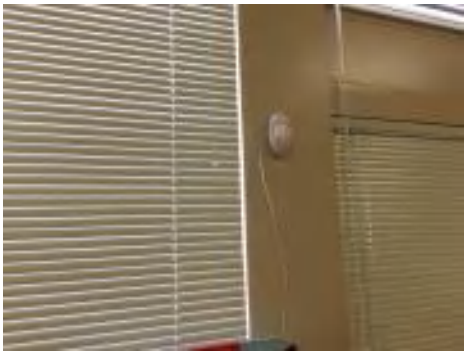
Note:

System: D5020 - Lighting

Note:

System: D5030810 - Security & Detection Systems



Note:

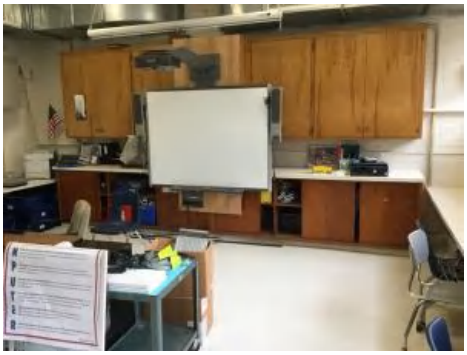
System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication

Note:

System: E1020 - Institutional Equipment



Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

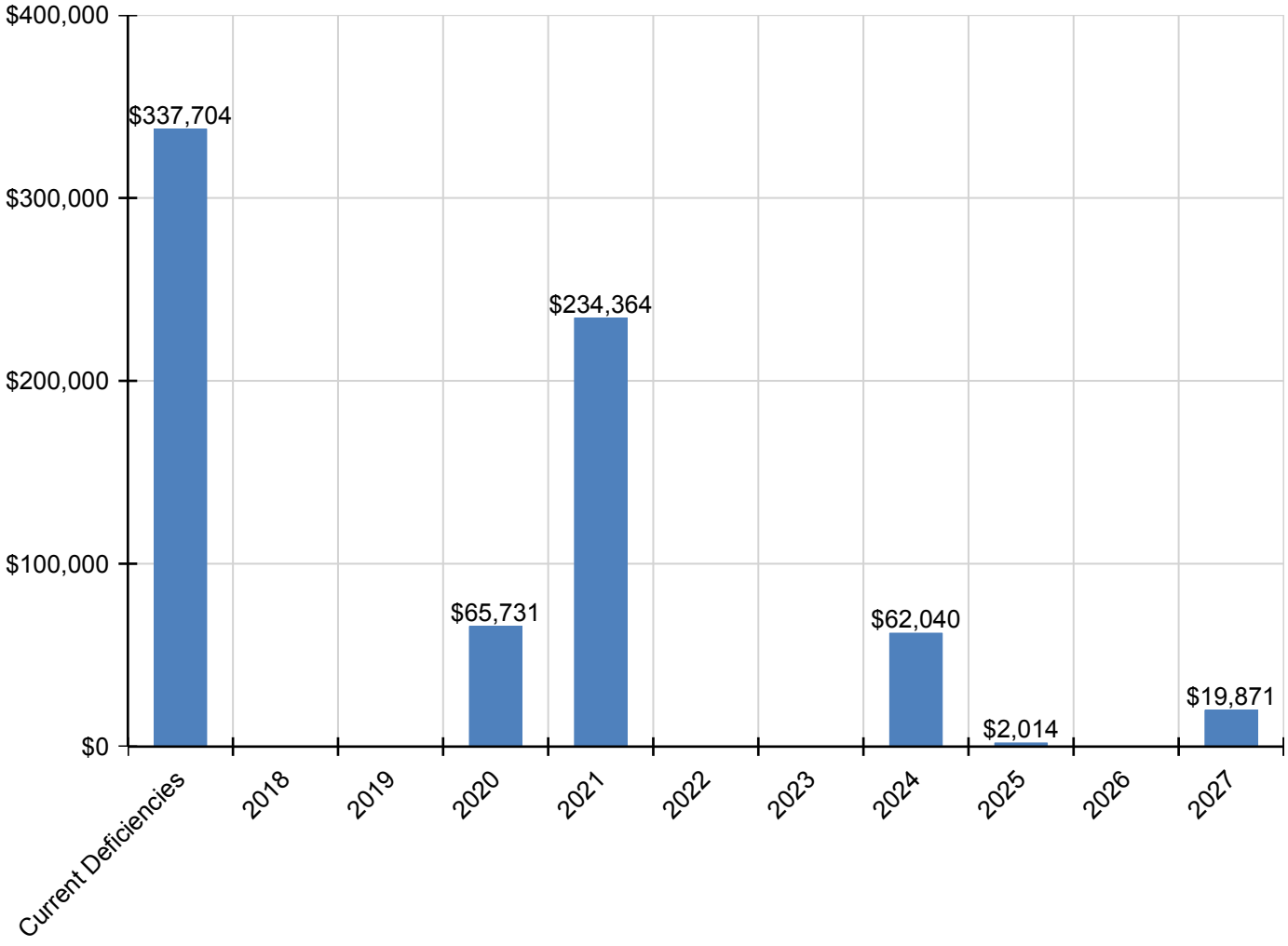
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$337,704**	**$0**	**$0**	**$65,731**	**$234,364**	**$0**	**$0**	**$62,040**	**$2,014**	**$0**	**$19,871**	**$721,723**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2010 - Exterior Walls	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$49,765	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$49,765**
B2030 - Exterior Doors	$0	$0	$0	$0	$6,204	$0	$0	$0	$0	$0	$0	**$6,204**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$0	$62,040	$0	$0	$0	**$62,040**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$15,091	$0	$0	$0	$0	$0	$0	**$15,091**
C1030 - Fittings	$51,620	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$51,620**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$14,786	$0	$0	$0	$0	$0	$0	$0	$0	$0	$19,871	**$34,657**

C3020 - Floor Finishes	$0	$0	$0	$0	$67,882	$0	$0	$0	$0	$0	$0	**$67,882**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$65,436	$0	$0	$0	$0	$0	$0	**$65,436**
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	$60,842	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$60,842**
D2020 - Domestic Water Distribution	$5,194	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,194**
D2030 - Sanitary Waste	$8,162	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$8,162**
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**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$79,751	$0	$0	$0	$0	$0	$0	**$79,751**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$22,895	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$22,895**
D4020 - Standpipes	$3,551	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,551**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$9,788	$0	$0	$0	$0	$0	$0	$0	**$9,788**
D5020 - Branch Wiring	$26,817	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$26,817**
D5020 - Lighting	$63,174	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$63,174**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$10,830	$0	$0	$0	$0	$0	$0	$0	**$10,830**
D5030910 - Fire Alarm Systems	$0	$0	$0	$19,632	$0	$0	$0	$0	$0	$0	$0	**$19,632**
D5030920 - Data Communication	$0	$0	$0	$25,481	$0	$0	$0	$0	$0	$0	$0	**$25,481**
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	$2,014	$0	$0	**$2,014**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$30,898	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$30,898**

** Indicates non-renewable system*

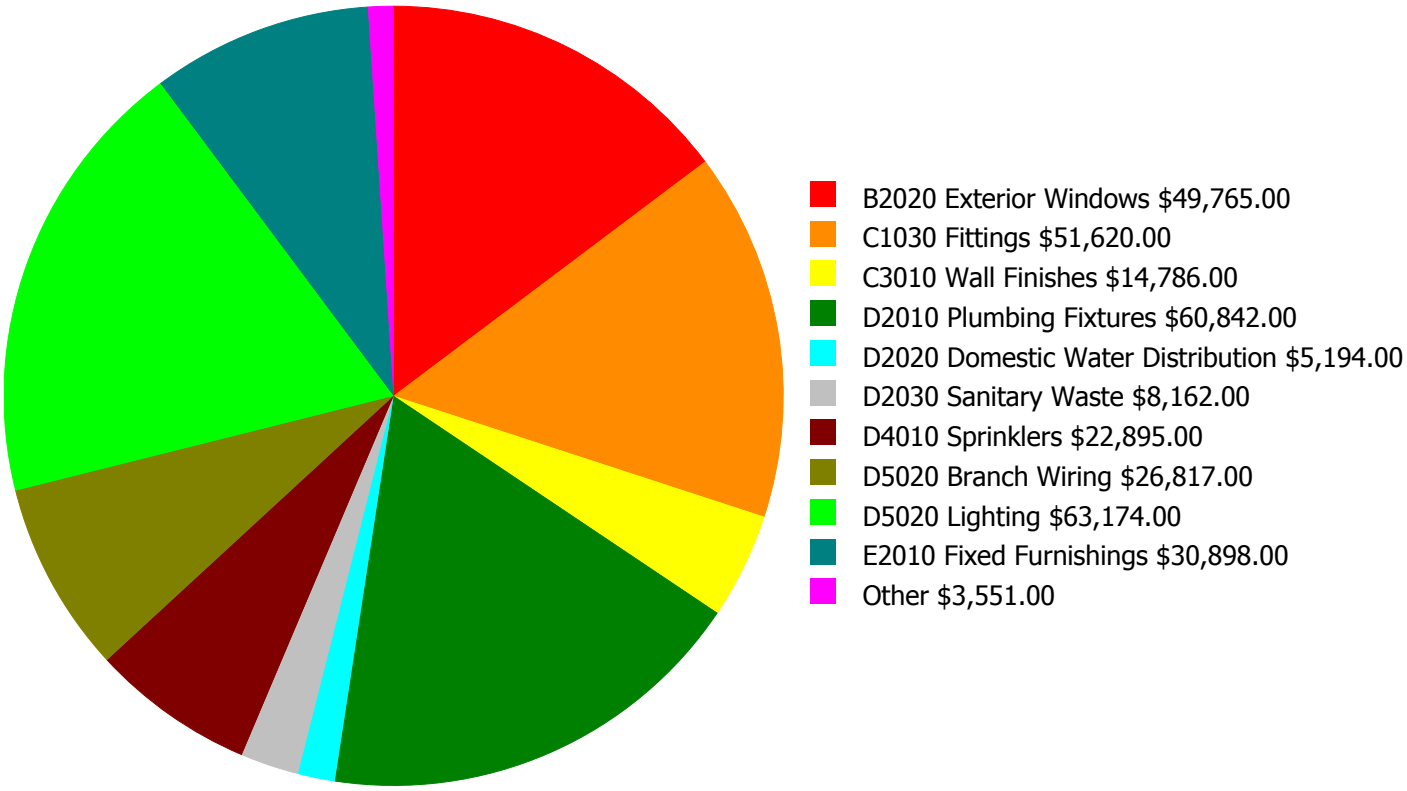
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

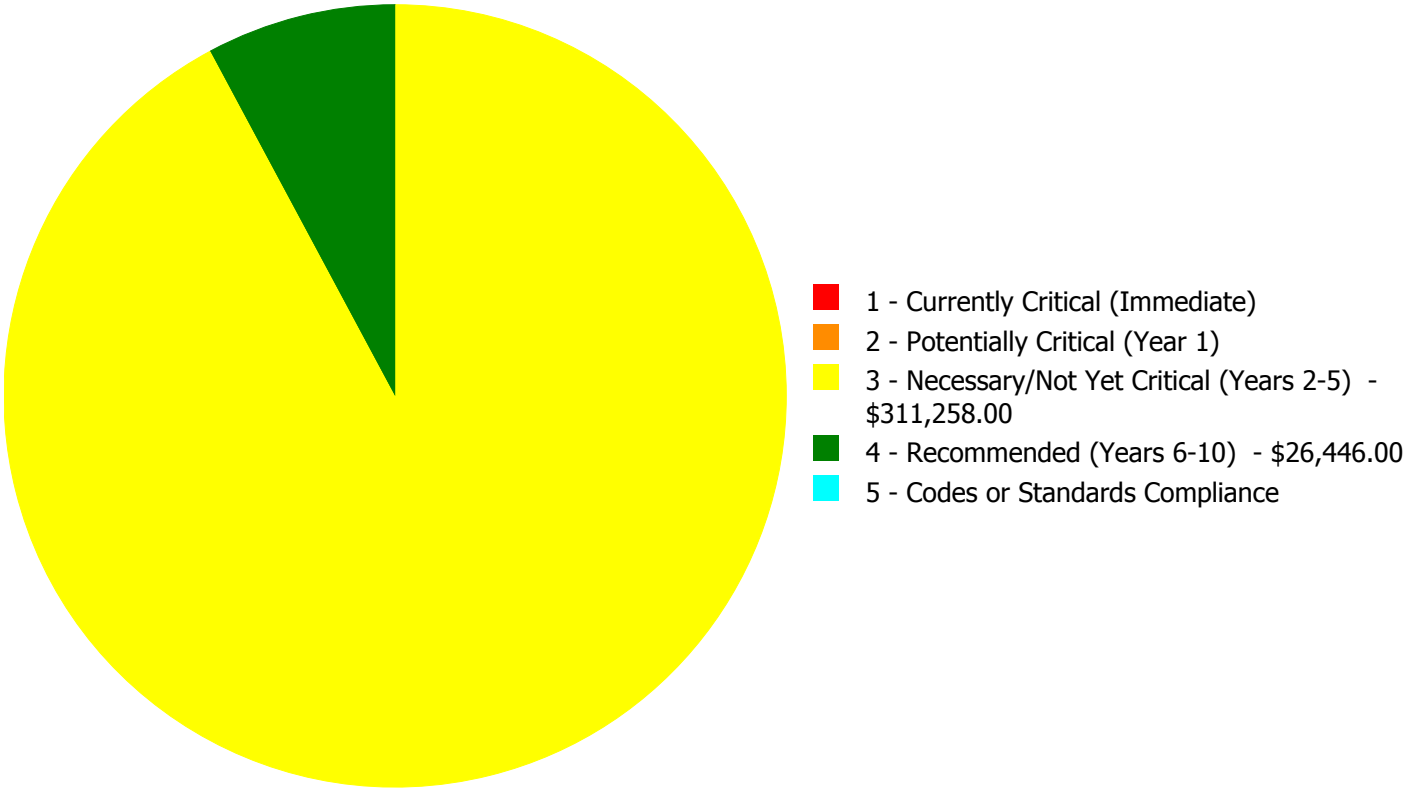
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $337,704.00

Deficiency Summary by Priority

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



Budget Estimate Total: $337,704.00

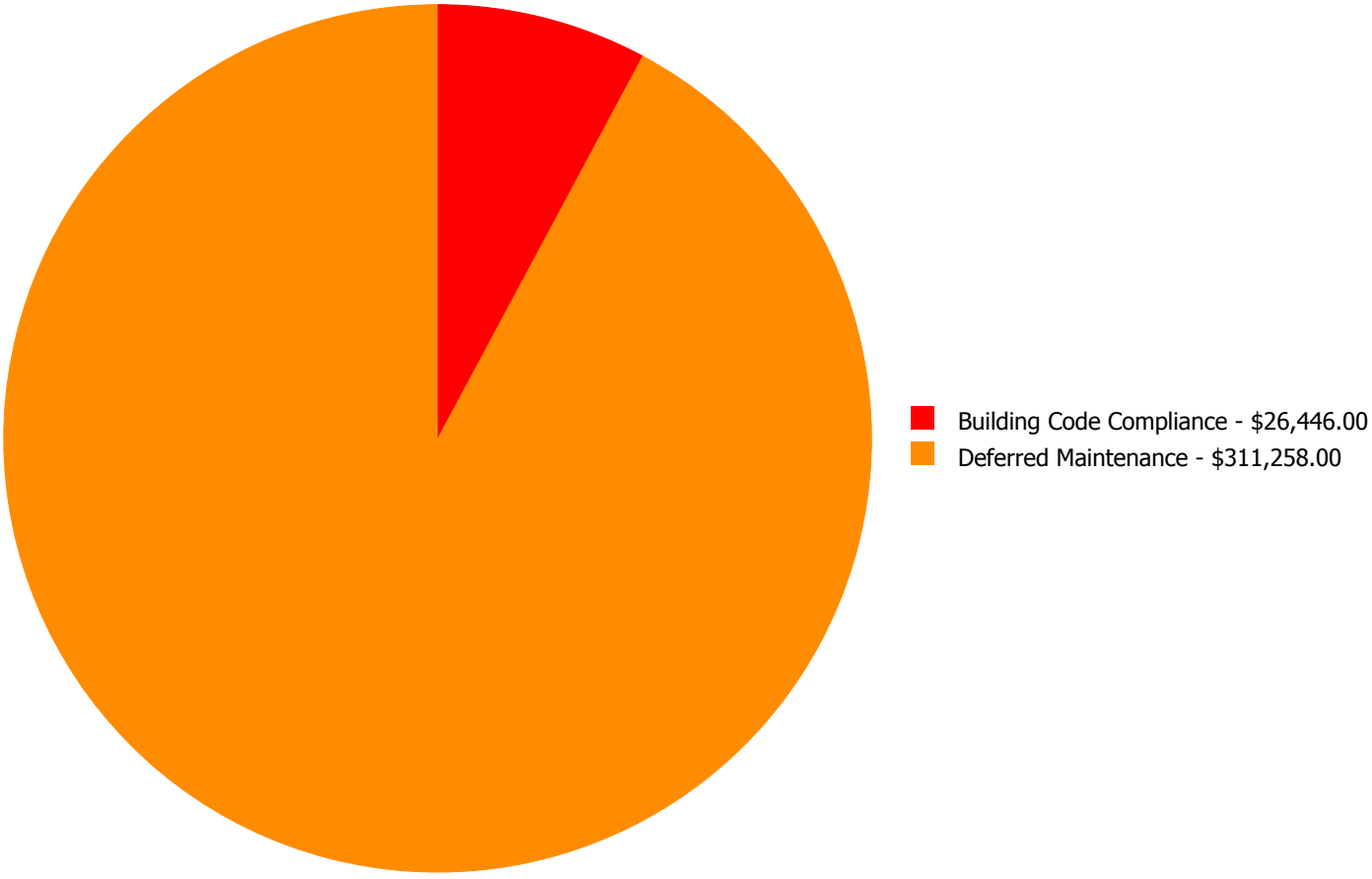
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2020	Exterior Windows	$0.00	$0.00	$49,765.00	$0.00	$0.00	$49,765.00
C1030	Fittings	$0.00	$0.00	$51,620.00	$0.00	$0.00	$51,620.00
C3010	Wall Finishes	$0.00	$0.00	$14,786.00	$0.00	$0.00	$14,786.00
D2010	Plumbing Fixtures	$0.00	$0.00	$60,842.00	$0.00	$0.00	$60,842.00
D2020	Domestic Water Distribution	$0.00	$0.00	$5,194.00	$0.00	$0.00	$5,194.00
D2030	Sanitary Waste	$0.00	$0.00	$8,162.00	$0.00	$0.00	$8,162.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$22,895.00	$0.00	$22,895.00
D4020	Standpipes	$0.00	$0.00	$0.00	$3,551.00	$0.00	$3,551.00
D5020	Branch Wiring	$0.00	$0.00	$26,817.00	$0.00	$0.00	$26,817.00
D5020	Lighting	$0.00	$0.00	$63,174.00	$0.00	$0.00	$63,174.00
E2010	Fixed Furnishings	$0.00	$0.00	$30,898.00	$0.00	$0.00	$30,898.00
	Total:	$0.00	$0.00	$311,258.00	$26,446.00	$0.00	$337,704.00

Deficiency Summary by Category

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



Budget Estimate Total: $337,704.00

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: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,818.00
Unit of Measure: S.F.
Estimate: $49,765.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

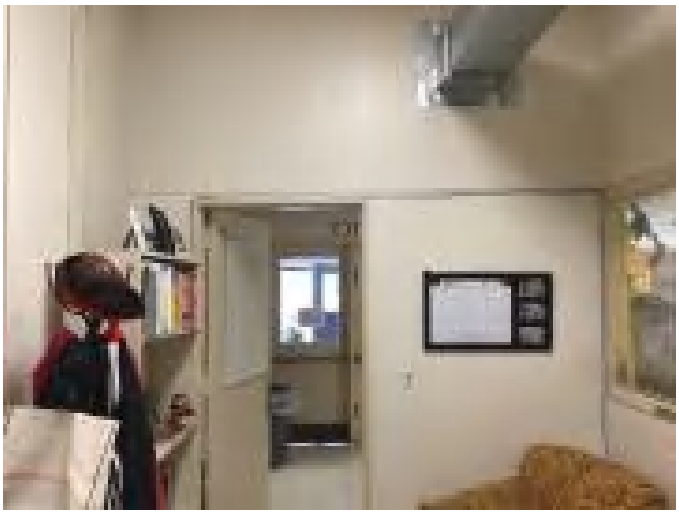
Notes: The aluminum frame, operable, single pane windows are aged, rusted, not energy efficient, and should be replaced.

System: C1030 - Fittings

Location: Restroom
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,818.00
Unit of Measure: S.F.
Estimate: $51,620.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The fittings throughout the building are aged, in marginal condition, handrails and room signage are ADA non-compliance and system should be replaced.

System: C3010 - Wall Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,818.00
Unit of Measure: S.F.
Estimate: $14,786.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The wall finishes are aged, scuffed, fading, stained, and should be re-painted.

System: D2010 - Plumbing Fixtures

Location: Restroom
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,818.00
Unit of Measure: S.F.
Estimate: $60,842.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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: D2020 - Domestic Water Distribution

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,818.00
Unit of Measure: S.F.
Estimate: $5,194.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

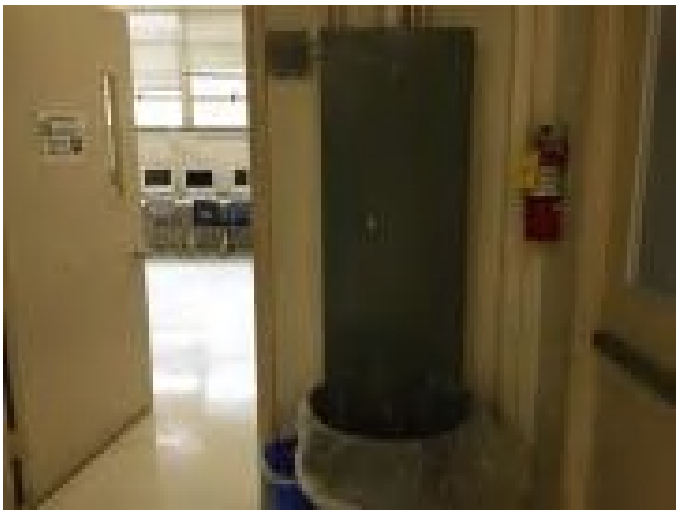
Notes: The domestic water distribution system is aged and should be replaced.

System: D2030 - Sanitary Waste

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,818.00
Unit of Measure: S.F.
Estimate: $8,162.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The sanitary waste system is aged, has reported periodic failures, and should be replaced.

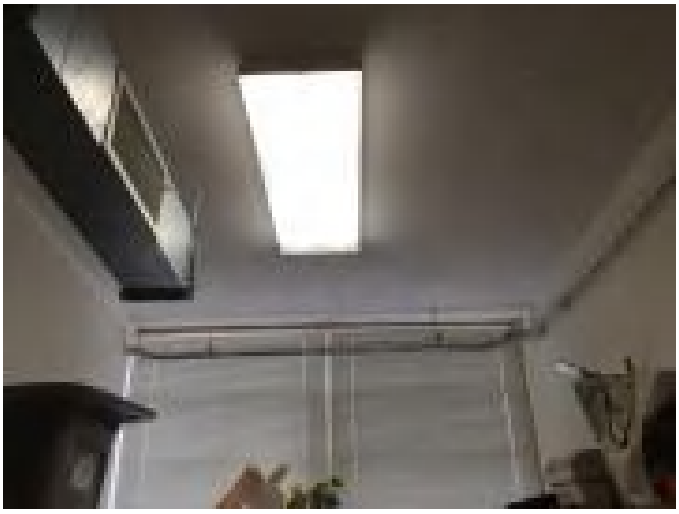
System: D5020 - Branch Wiring



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,818.00
Unit of Measure: S.F.
Estimate: $26,817.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

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

System: D5020 - Lighting



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,818.00
Unit of Measure: S.F.
Estimate: $63,174.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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

System: E2010 - Fixed Furnishings

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,818.00
Unit of Measure: S.F.
Estimate: $30,898.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 4,818.00
Unit of Measure: S.F.
Estimate: $22,895.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 4,818.00
Unit of Measure: S.F.
Estimate: $3,551.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	13,087
Year Built:	1957
Last Renovation:	
Replacement Value:	$2,453,680
Repair Cost:	$1,528,942.00
Total FCI:	62.31 %
Total RSLI:	16.90 %
FCA Score:	37.69

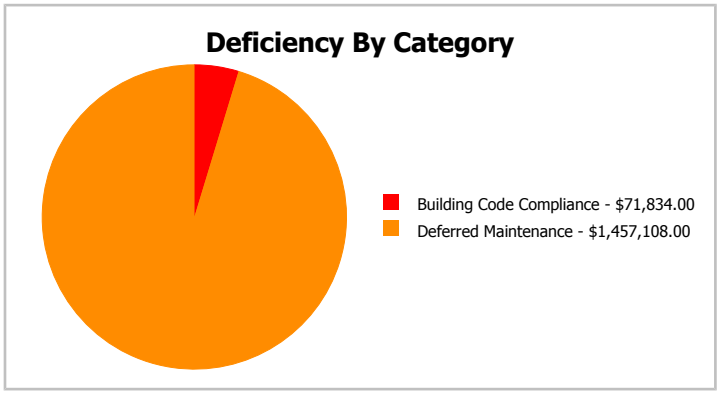
Description:

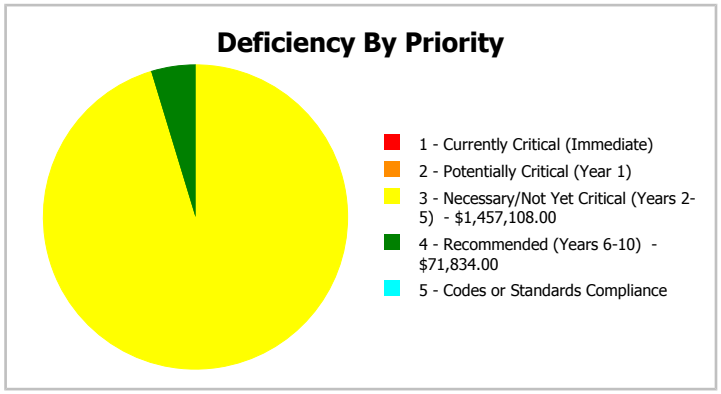
The narrative for this building is included in the Executive Summary Description at the front of this report.

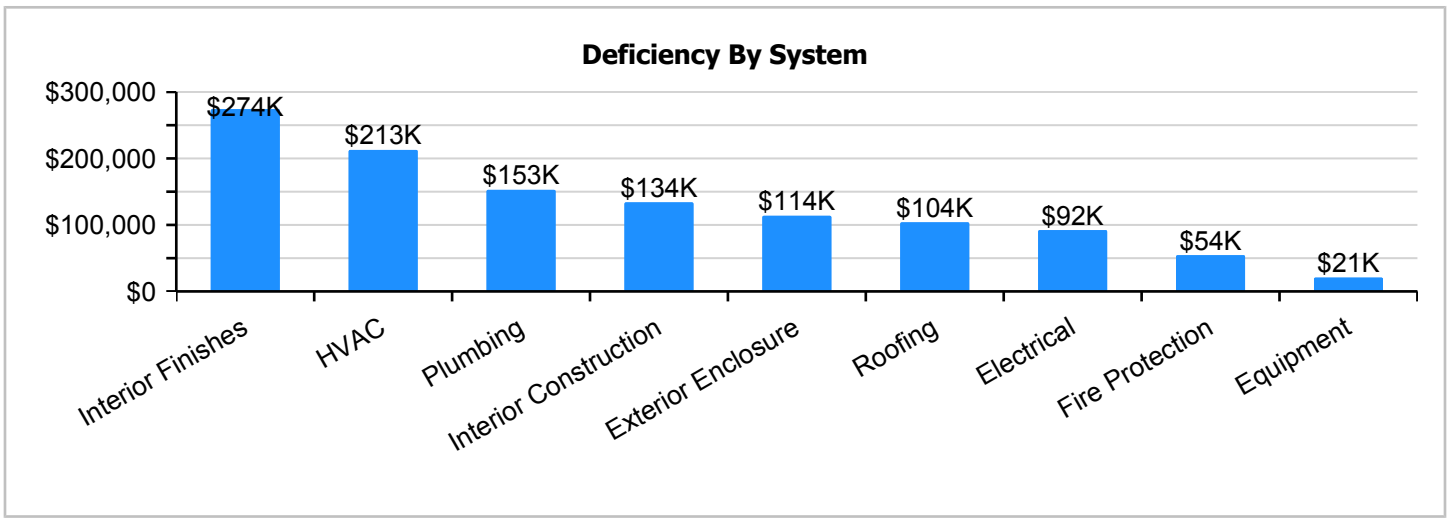
Attributes: This asset has no attributes.

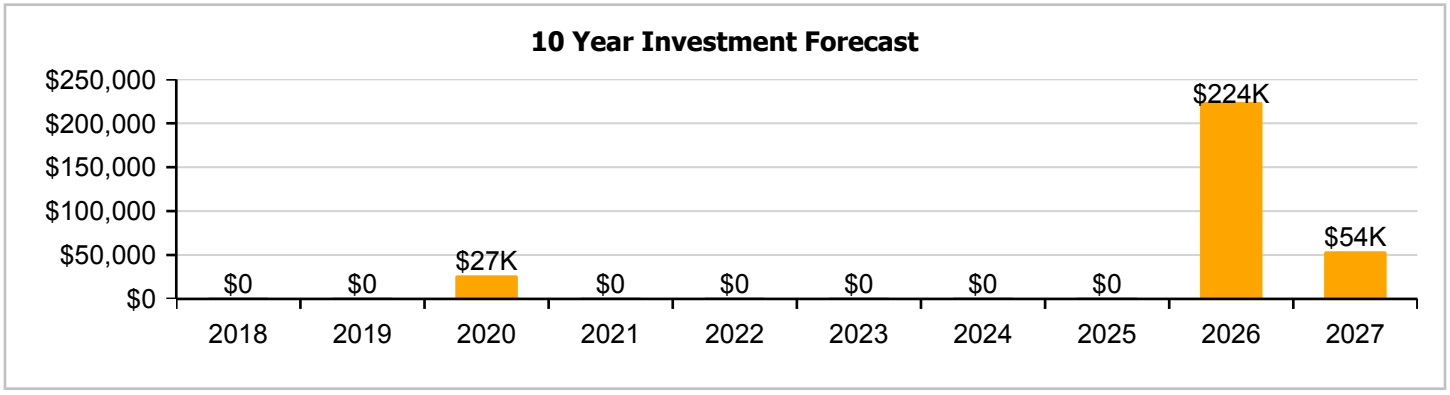
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	13,087
Year Built:	1957	Last Renovation:	
Repair Cost:	$1,528,942	Replacement Value:	$2,453,680
FCI:	62.31 %	RSLI%:	16.90 %









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	40.00 %	0.00 %	$0.00
A20 - Basement Construction	40.00 %	0.00 %	$0.00
B10 - Superstructure	40.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	18.98 %	57.80 %	$150,148.00
B30 - Roofing	0.00 %	150.00 %	$137,021.00
C10 - Interior Construction	9.36 %	58.50 %	$176,635.00
C30 - Interior Finishes	0.00 %	110.00 %	$361,908.00
D20 - Plumbing	0.00 %	110.00 %	$201,540.00
D30 - HVAC	0.00 %	110.00 %	$280,861.00
D40 - Fire Protection	0.00 %	110.00 %	$71,834.00
D50 - Electrical	28.41 %	35.13 %	$121,643.00
E10 - Equipment	0.00 %	110.00 %	$27,352.00
Totals:	**16.90 %**	**62.31 %**	**$1,528,942.00**

Photo Album

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

1). West Elevation - Dec 02, 2016

2). South Elevation - Dec 06, 2016

3). East Elevation - Dec 02, 2016

4). North Elevation - Dec 06, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.79	S.F.	13,087	100	1957	2057		40.00 %	0.00 %	40			$62,687
A1030	Slab on Grade	$8.43	S.F.	13,087	100	1957	2057		40.00 %	0.00 %	40			$110,323
A2010	Basement Excavation	$1.90	S.F.	13,087	100	1957	2057		40.00 %	0.00 %	40			$24,865
A2020	Basement Walls	$13.07	S.F.	13,087	100	1957	2057		40.00 %	0.00 %	40			$171,047
B1010	Floor Construction	$1.64	S.F.	13,087	100	1957	2057		40.00 %	0.00 %	40			$21,463
B1020	Roof Construction	$15.76	S.F.	13,087	100	1957	2057		40.00 %	0.00 %	40			$206,251
B2010	Exterior Walls	$9.42	S.F.	13,087	100	1957	2057		40.00 %	0.00 %	40			$123,280
B2020	Exterior Windows	$9.39	S.F.	13,087	30	1957	1987		0.00 %	110.00 %	-30		$135,176.00	$122,887
B2030	Exterior Doors	$1.04	S.F.	13,087	30	1980	2010		0.00 %	110.01 %	-7		$14,972.00	$13,610
B3010120	Single Ply Membrane	$6.98	S.F.	13,087	20	1990	2010		0.00 %	150.00 %	-7		$137,021.00	$91,347
C1010	Partitions	$10.80	S.F.	13,087	75	1957	2032		20.00 %	0.00 %	15			$141,340
C1020	Interior Doors	$2.53	S.F.	13,087	30	1980	2010		0.00 %	110.00 %	-7		$36,421.00	$33,110
C1030	Fittings	$9.74	S.F.	13,087	20	1980	2000		0.00 %	110.00 %	-17		$140,214.00	$127,467
C3010	Wall Finishes	$2.79	S.F.	13,087	10	1980	1990		0.00 %	110.00 %	-27		$40,164.00	$36,513
C3020	Floor Finishes	$11.38	S.F.	13,087	20	1957	1977		0.00 %	110.00 %	-40		$163,823.00	$148,930
C3030	Ceiling Finishes	$10.97	S.F.	13,087	25	1980	2005		0.00 %	110.00 %	-12		$157,921.00	$143,564
D2010	Plumbing Fixtures	$11.48	S.F.	13,087	30	1980	2010		0.00 %	110.00 %	-7		$165,263.00	$150,239
D2020	Domestic Water Distribution	$0.98	S.F.	13,087	30	1980	2010		0.00 %	110.00 %	-7		$14,108.00	$12,825
D2030	Sanitary Waste	$1.54	S.F.	13,087	30	1980	2010		0.00 %	110.00 %	-7		$22,169.00	$20,154
D3040	Distribution Systems	$6.14	S.F.	13,087	30	1980	2010		0.00 %	110.00 %	-7		$88,390.00	$80,354
D3050	Terminal & Package Units	$13.37	S.F.	13,087	15	2000	2015		0.00 %	110.00 %	-2		$192,471.00	$174,973
D4010	Sprinklers	$4.32	S.F.	13,087	30			2016	0.00 %	110.00 %	-1		$62,189.00	$56,536
D4020	Standpipes	$0.67	S.F.	13,087	30			2016	0.00 %	110.00 %	-1		$9,645.00	$8,768
D5010	Electrical Service/Distribution	$1.69	S.F.	13,087	40	1980	2020		7.50 %	0.00 %	3			$22,117
D5020	Branch Wiring	$5.06	S.F.	13,087	30	1980	2010		0.00 %	110.00 %	-7		$72,842.00	$66,220
D5020	Lighting	$11.92	S.F.	13,087	30	1996	2026		30.00 %	0.00 %	9			$155,997
D5030910	Fire Alarm Systems	$3.39	S.F.	13,087	15	1996	2011		0.00 %	110.00 %	-6		$48,801.00	$44,365
D5030920	Data Communication	$4.40	S.F.	13,087	15	2015	2030		86.67 %	0.00 %	13			$57,583
E1090	Other Equipment	$1.90	S.F.	13,087	20	1957	1977		0.00 %	110.00 %	-40		$27,352.00	$24,865
								Total	**16.90 %**	**62.31 %**			**$1,528,942.00**	**$2,453,680**

System Notes

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

System: B1020 - Roof Construction

Note:

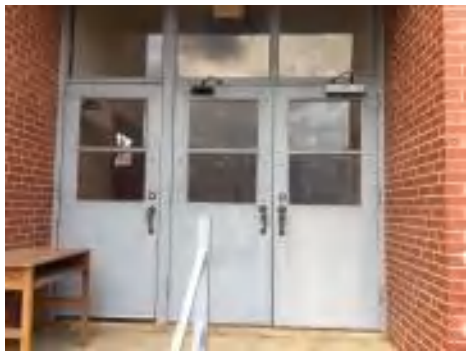
System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors

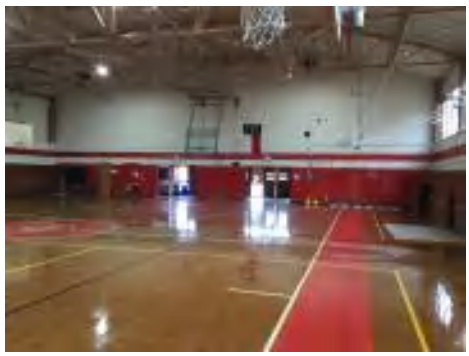


Note:

System: B3010120 - Single Ply Membrane

Note:

System: C1010 - Partitions



Note:

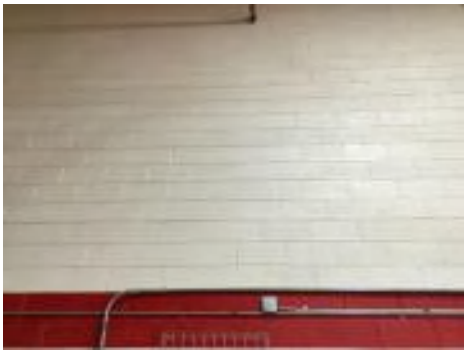
System: C1020 - Interior Doors

Note:

System: C1030 - Fittings

Note:

System: C3010 - Wall Finishes

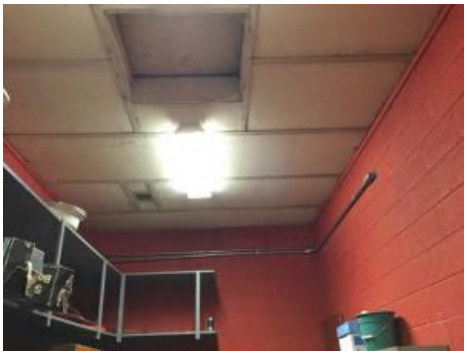


Note:

System: C3020 - Floor Finishes

Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

Note:

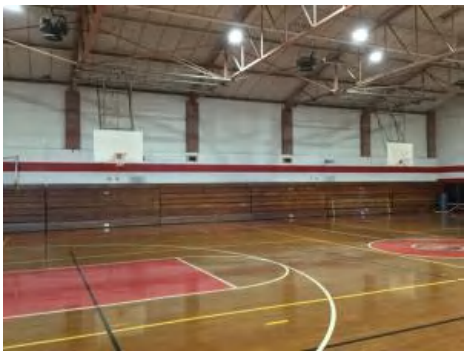
System: D5030910 - Fire Alarm Systems

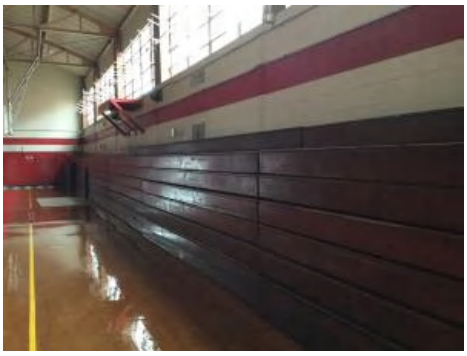
Note:

System: D5030920 - Data Communication

Note:

System: E1090 - Other Equipment





Note:

Renewal Schedule

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

Inflation Rate: 3%

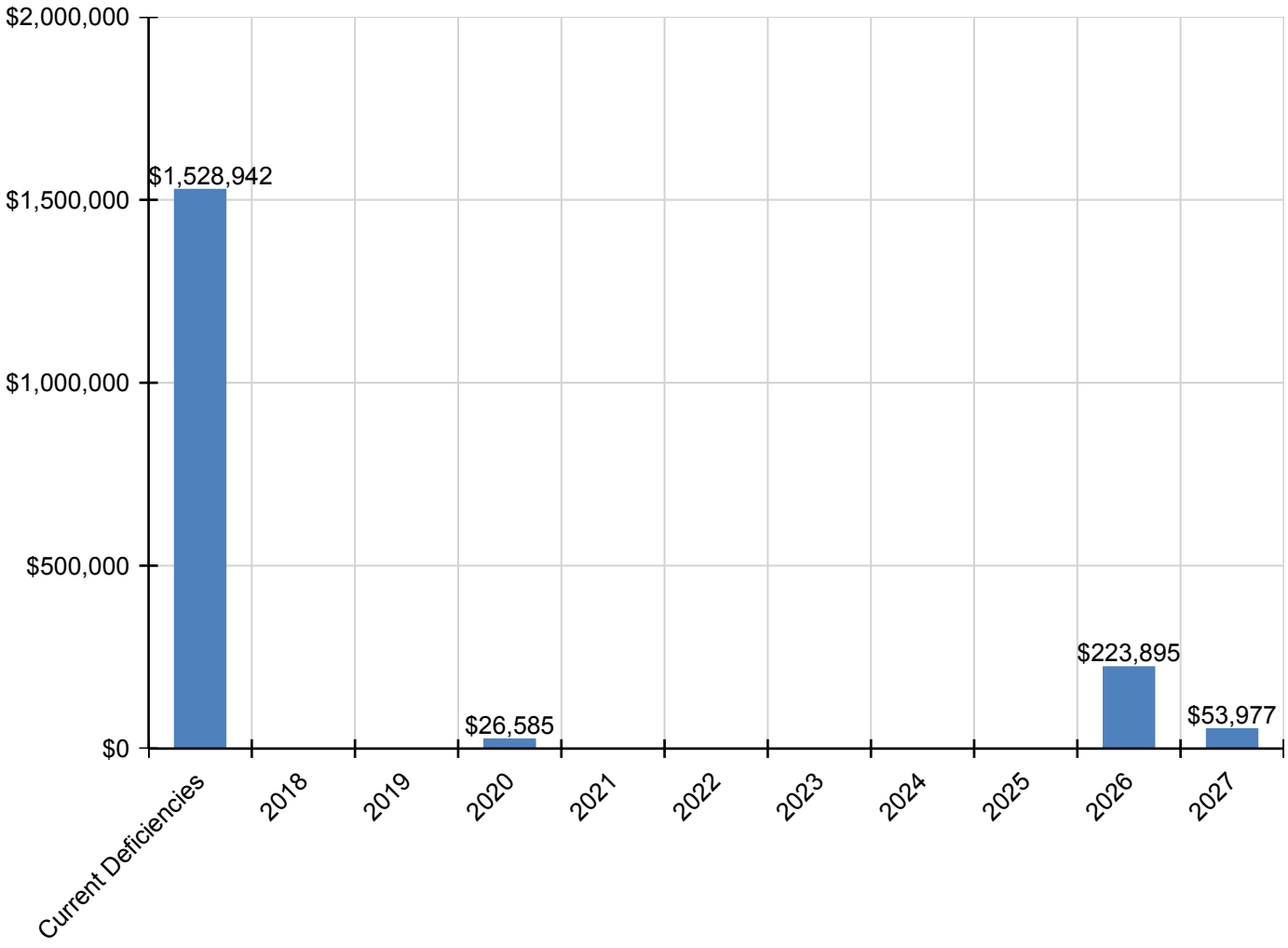
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$1,528,942**	**$0**	**$0**	**$26,585**	**$0**	**$0**	**$0**	**$0**	**$0**	**$223,895**	**$53,977**	**$1,833,399**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2010 - Exterior Walls	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$135,176	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$135,176**
B2030 - Exterior Doors	$14,972	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$14,972**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$137,021	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$137,021**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$36,421	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$36,421**
C1030 - Fittings	$140,214	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$140,214**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$40,164	$0	$0	$0	$0	$0	$0	$0	$0	$0	$53,977	**$94,141**

C3020 - Floor Finishes	$163,823	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$163,823**
C3030 - Ceiling Finishes	$157,921	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$157,921**
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	$165,263	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$165,263**
D2020 - Domestic Water Distribution	$14,108	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$14,108**
D2030 - Sanitary Waste	$22,169	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$22,169**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$88,390	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$88,390**
D3050 - Terminal & Package Units	$192,471	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$192,471**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$62,189	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$62,189**
D4020 - Standpipes	$9,645	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$9,645**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$26,585	$0	$0	$0	$0	$0	$0	$0	**$26,585**
D5020 - Branch Wiring	$72,842	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$72,842**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$223,895	$0	**$223,895**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030910 - Fire Alarm Systems	$48,801	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$48,801**
D5030920 - Data Communication	$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**
E1090 - Other Equipment	$27,352	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$27,352**

** Indicates non-renewable system*

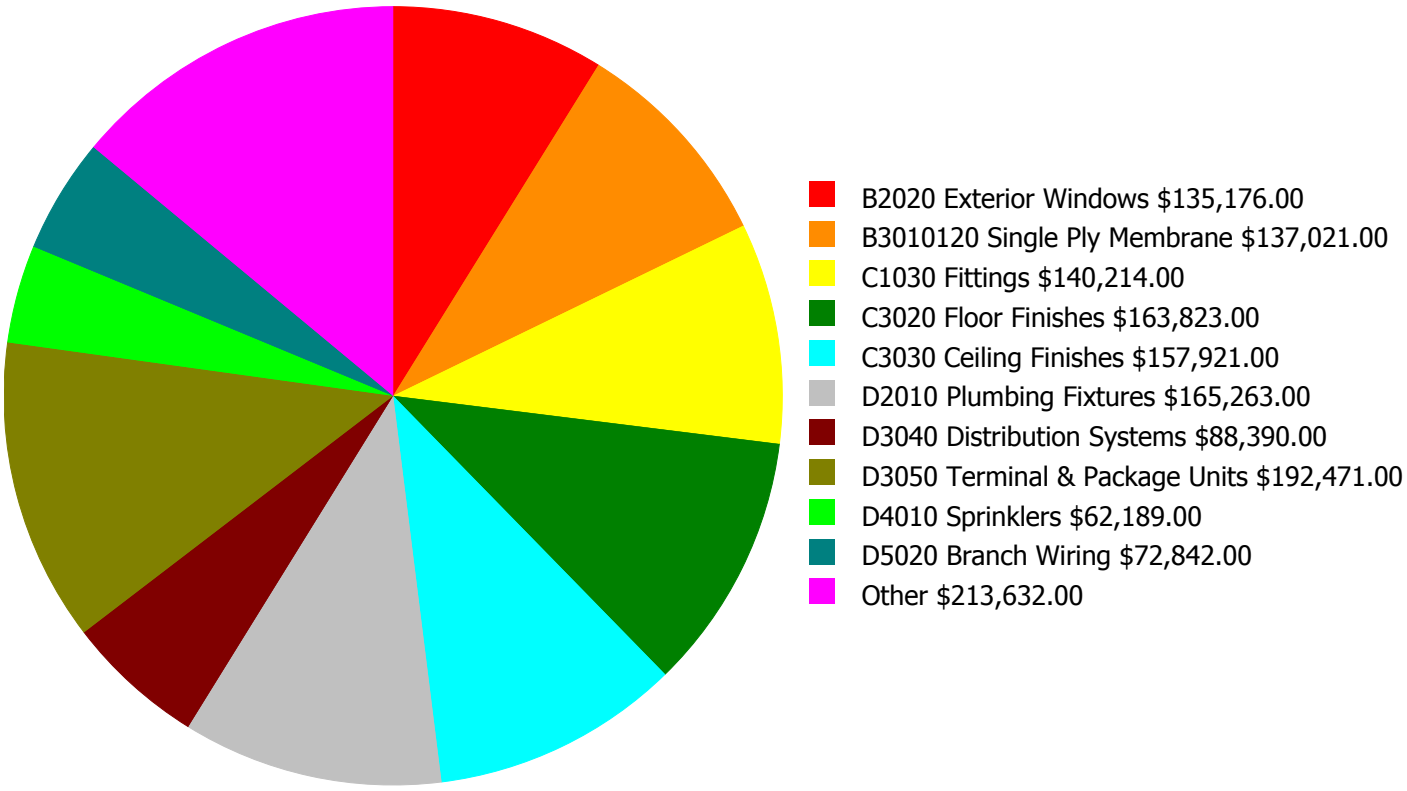
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

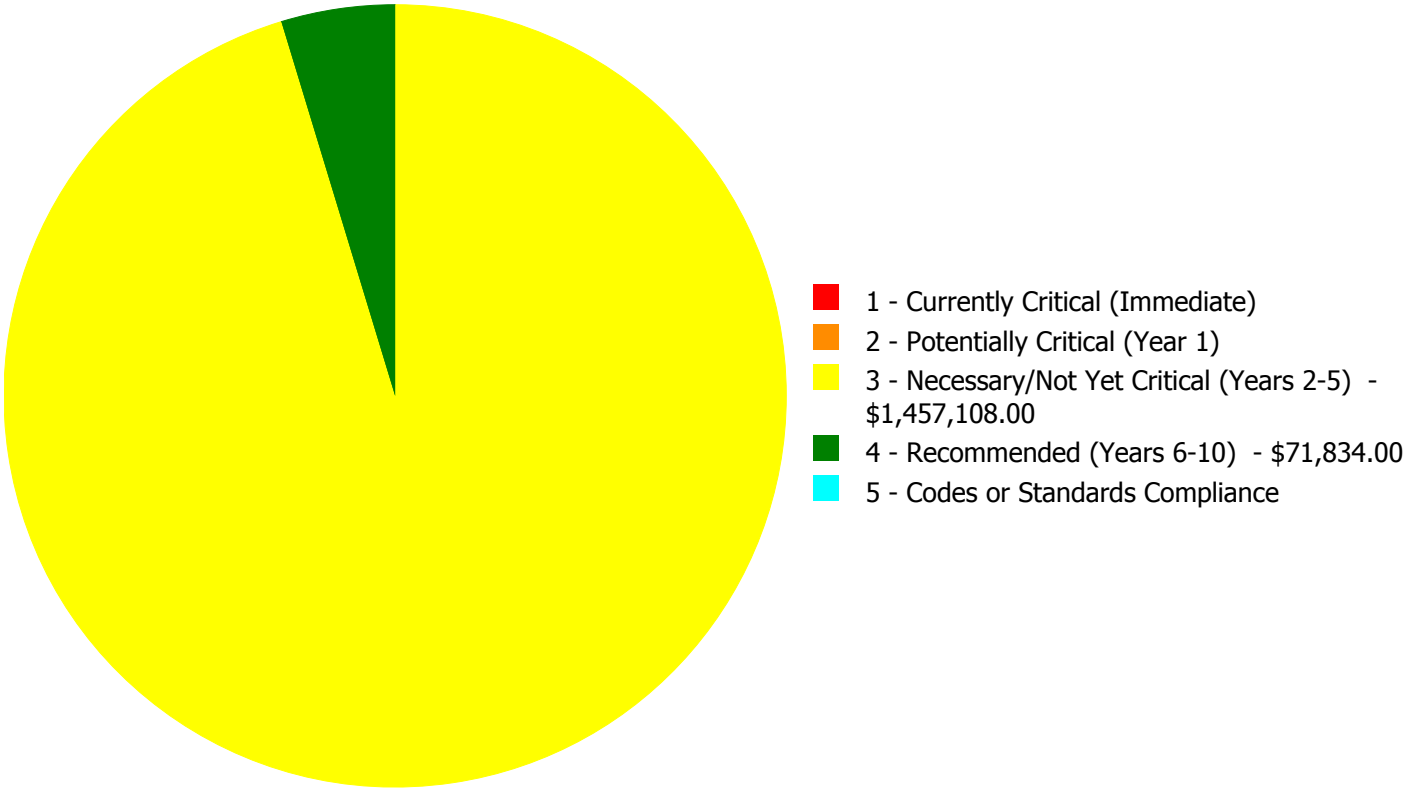
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $1,528,942.00

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: $1,528,942.00

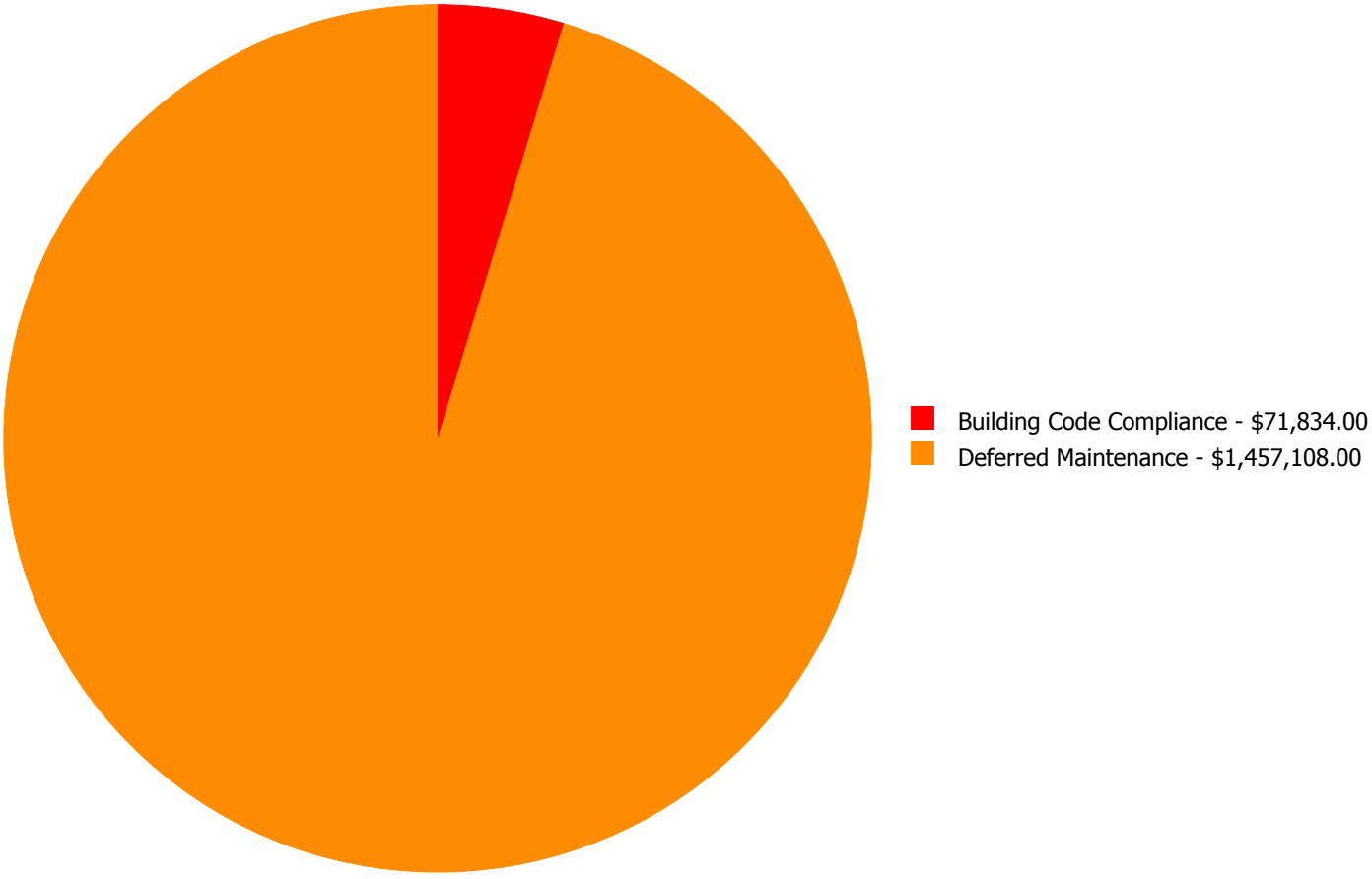
Deficiency By Priority Investment Table

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	$135,176.00	$0.00	$0.00	$135,176.00
B2030	Exterior Doors	$0.00	$0.00	$14,972.00	$0.00	$0.00	$14,972.00
B3010120	Single Ply Membrane	$0.00	$0.00	$137,021.00	$0.00	$0.00	$137,021.00
C1020	Interior Doors	$0.00	$0.00	$36,421.00	$0.00	$0.00	$36,421.00
C1030	Fittings	$0.00	$0.00	$140,214.00	$0.00	$0.00	$140,214.00
C3010	Wall Finishes	$0.00	$0.00	$40,164.00	$0.00	$0.00	$40,164.00
C3020	Floor Finishes	$0.00	$0.00	$163,823.00	$0.00	$0.00	$163,823.00
C3030	Ceiling Finishes	$0.00	$0.00	$157,921.00	$0.00	$0.00	$157,921.00
D2010	Plumbing Fixtures	$0.00	$0.00	$165,263.00	$0.00	$0.00	$165,263.00
D2020	Domestic Water Distribution	$0.00	$0.00	$14,108.00	$0.00	$0.00	$14,108.00
D2030	Sanitary Waste	$0.00	$0.00	$22,169.00	$0.00	$0.00	$22,169.00
D3040	Distribution Systems	$0.00	$0.00	$88,390.00	$0.00	$0.00	$88,390.00
D3050	Terminal & Package Units	$0.00	$0.00	$192,471.00	$0.00	$0.00	$192,471.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$62,189.00	$0.00	$62,189.00
D4020	Standpipes	$0.00	$0.00	$0.00	$9,645.00	$0.00	$9,645.00
D5020	Branch Wiring	$0.00	$0.00	$72,842.00	$0.00	$0.00	$72,842.00
D5030910	Fire Alarm Systems	$0.00	$0.00	$48,801.00	$0.00	$0.00	$48,801.00
E1090	Other Equipment	$0.00	$0.00	$27,352.00	$0.00	$0.00	$27,352.00
	Total:	$0.00	$0.00	$1,457,108.00	$71,834.00	$0.00	$1,528,942.00

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: $1,528,942.00

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: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 13,087.00
Unit of Measure: S.F.
Estimate: $135,176.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The aluminum frame, operable, single pane windows are aged, rusted, not energy efficient, and should be replaced.

System: B2030 - Exterior Doors

Location: Exterior
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 13,087.00
Unit of Measure: S.F.
Estimate: $14,972.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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

System: B3010120 - Single Ply Membrane

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 13,087.00
Unit of Measure: S.F.
Estimate: $137,021.00
Assessor Name: Eduardo Lopez
Date Created: 12/09/2016

Notes: The EPDM adhered roof coverings are aging, leaking, and showing signs of failure and should be replaced.

System: C1020 - Interior Doors

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 13,087.00
Unit of Measure: S.F.
Estimate: $36,421.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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

System: C1030 - Fittings

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 13,087.00
Unit of Measure: S.F.
Estimate: $140,214.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The fittings throughout the building are aged, in marginal condition, and should be replaced.

System: C3010 - Wall Finishes

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 13,087.00
Unit of Measure: S.F.
Estimate: $40,164.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The wall finishes are aged, scuffed, fading, stained, and should be re-painted.

System: C3020 - Floor Finishes

Location: Throughout the building
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 13,087.00
Unit of Measure: S.F.
Estimate: $163,823.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The original flooring is in poor conditions, with different areas separating from the substrate, and should be replaced.

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: 13,087.00
Unit of Measure: S.F.
Estimate: $157,921.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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

System: D2010 - Plumbing Fixtures

Location: Restroom
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 13,087.00
Unit of Measure: S.F.
Estimate: $165,263.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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: D2020 - Domestic Water Distribution

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 13,087.00
Unit of Measure: S.F.
Estimate: $14,108.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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

System: D2030 - Sanitary Waste

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 13,087.00
Unit of Measure: S.F.
Estimate: $22,169.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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

System: D3040 - Distribution Systems

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 13,087.00
Unit of Measure: S.F.
Estimate: $88,390.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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

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: 13,087.00
Unit of Measure: S.F.
Estimate: $192,471.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The wall mounted Carrier DX condensing unit is aged and should be scheduled for replacement.

System: D5020 - Branch Wiring

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 13,087.00
Unit of Measure: S.F.
Estimate: $72,842.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

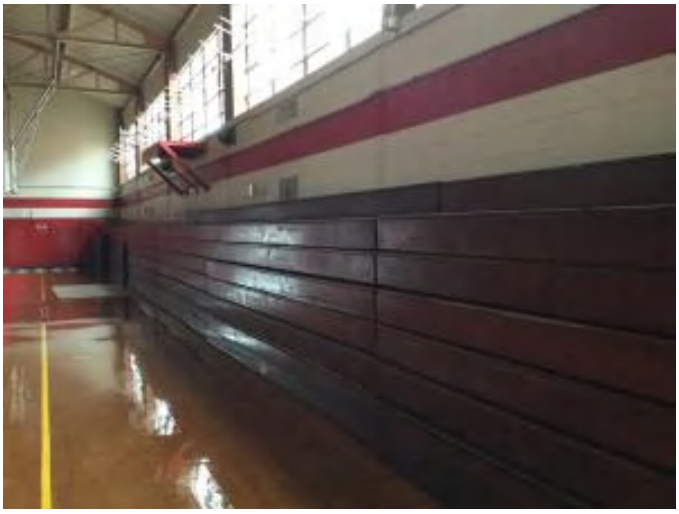
Notes: The original electrical service is operating, maxed to capacity and should be replaced.

System: D5030910 - Fire Alarm Systems

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 13,087.00
Unit of Measure: S.F.
Estimate: $48,801.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The original fire alarm system operating as designed, but is beyond its service life and should be replaced.

System: E1090 - Other Equipment



Location: Gym
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 13,087.00
Unit of Measure: S.F.
Estimate: $27,352.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The athletic, and recreational equipment is aged should be inspected and replaced or repaired as needed.

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: 13,087.00
Unit of Measure: S.F.
Estimate: $62,189.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: There are no sprinklers 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: 13,087.00
Unit of Measure: S.F.
Estimate: $9,645.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: There are no sprinklers 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):	74,147
Year Built:	1926
Last Renovation:	
Replacement Value:	$2,564,743
Repair Cost:	$1,037,812.00
Total FCI:	40.46 %
Total RSLI:	21.26 %
FCA Score:	59.54

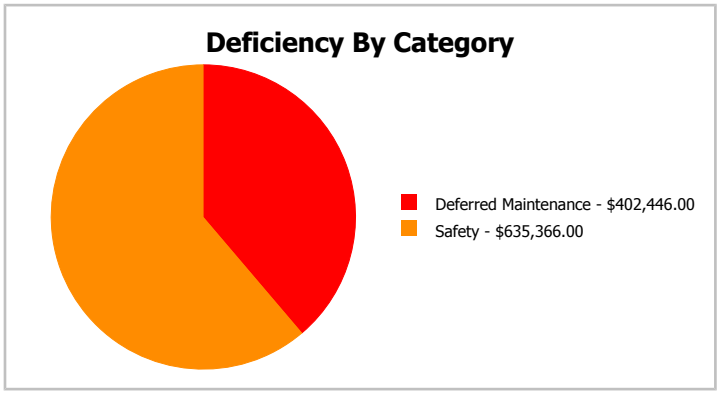
Description:

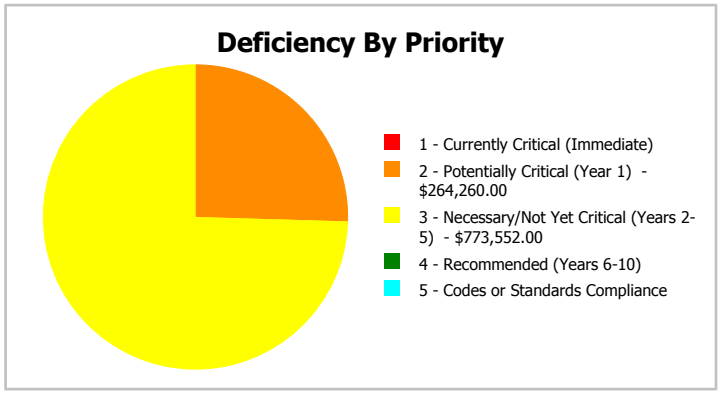
The narrative for this site is included in the Executive Summary Description at the front of this report.

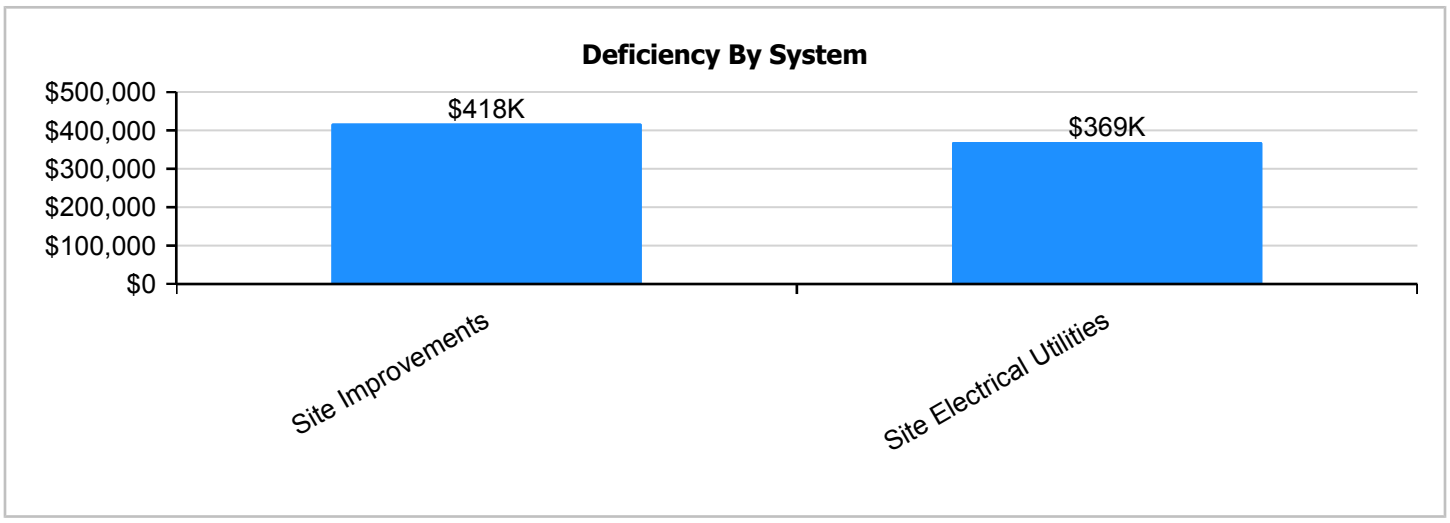
Attributes: This asset has no attributes.

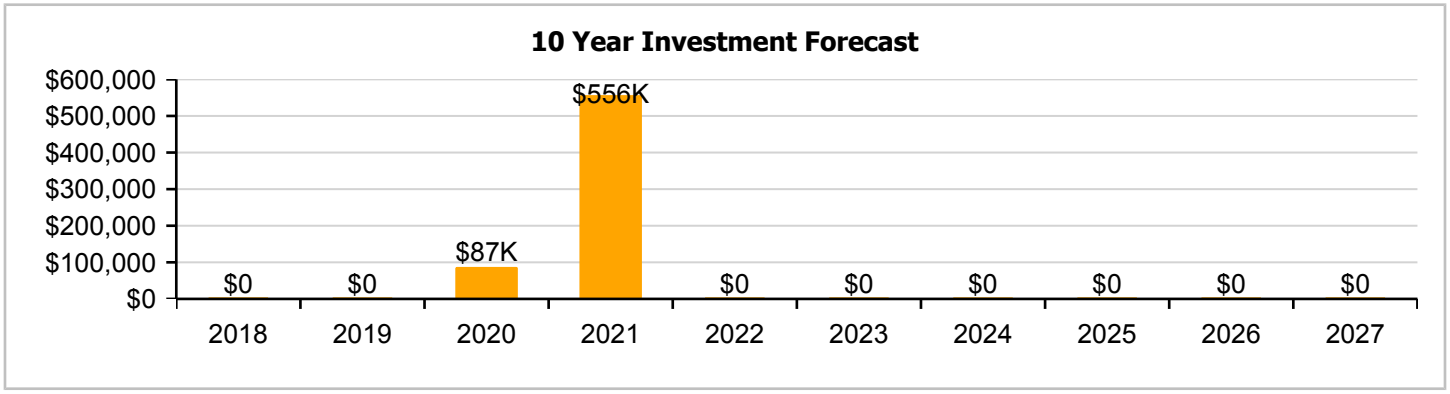
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	74,147
Year Built:	1926	Last Renovation:	
Repair Cost:	$1,037,812	Replacement Value:	$2,564,743
FCI:	40.46 %	RSLI%:	21.26 %









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
G20 - Site Improvements	26.56 %	43.81 %	$550,888.00
G30 - Site Mechanical Utilities	24.05 %	0.00 %	$0.00
G40 - Site Electrical Utilities	7.34 %	78.93 %	$486,924.00
Totals:	**21.26 %**	**40.46 %**	**$1,037,812.00**

Photo Album

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

1). Aerial Image of Erwin Elementary School - Dec 12, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$3.81	S.F.	74,147	25	2014	2039		88.00 %	0.00 %	22			$282,500
G2020	Parking Lots	$1.33	S.F.	74,147	25	1990	2015		0.00 %	236.89 %	-2		$233,613.00	$98,616
G2030	Pedestrian Paving	$1.91	S.F.	74,147	30	1980	2010		0.00 %	110.00 %	-7		$155,783.00	$141,621
G2040105	Fence & Guardrails	$1.23	S.F.	74,147	30	1970	2000		0.00 %	110.00 %	-17		$100,321.00	$91,201
G2040950	Covered Walkways	$1.52	S.F.	74,147	25	1990	2015	2021	16.00 %	0.00 %	4			$112,703
G2040950	Hard Surface Play Area	$0.75	S.F.	74,147	20	1990	2010		0.00 %	110.00 %	-7		$61,171.00	$55,610
G2040950	Playing Field	$4.54	S.F.	74,147	20	1990	2010	2021	20.00 %	0.00 %	4			$336,627
G2050	Landscaping	$1.87	S.F.	74,147	15	1926	1941		0.00 %	0.00 %	-76			$138,655
G3010	Water Supply	$2.34	S.F.	74,147	50	1980	2030		26.00 %	0.00 %	13			$173,504
G3020	Sanitary Sewer	$1.45	S.F.	74,147	50	1980	2030		26.00 %	0.00 %	13			$107,513
G3030	Storm Sewer	$4.54	S.F.	74,147	50	1980	2030		26.00 %	0.00 %	13			$336,627
G3060	Fuel Distribution	$0.98	S.F.	74,147	40	1980	2020		7.50 %	0.00 %	3			$72,664
G4010	Electrical Distribution	$2.35	S.F.	74,147	50	1980	2030		26.00 %	0.00 %	13			$174,245
G4020110	Site Lighting	$5.13	S.F.	74,147	50			2016	0.00 %	110.00 %	-1		$418,412.00	$380,374
G4030	Site Communications & Security	$0.84	S.F.	74,147	15	2000	2015		0.00 %	110.00 %	-2		$68,512.00	$62,283
								Total	**21.26 %**	**40.46 %**			**$1,037,812.00**	**$2,564,743**

System Notes

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

System: G2010 - Roadways

Note:

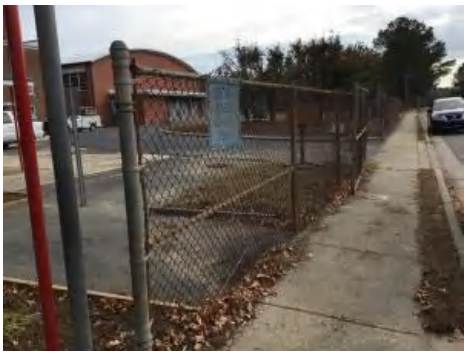
System: G2020 - Parking Lots

Note: No ADA parking.

System: G2030 - Pedestrian Paving

Note: Cracks in sidewalks.

System: G2040105 - Fence & Guardrails



Note: Fence is rusty and damaged.

System: G2040950 - Covered Walkways

Note:

System: G2040950 - Hard Surface Play Area

Note:

System: G2040950 - Playing Field

Note:

System: G2050 - Landscaping

Note:

System: G3010 - Water Supply

Note:

System: G3020 - Sanitary Sewer

Note:

System: G3030 - Storm Sewer

Note:

System: G3060 - Fuel Distribution

This system contains no images

Note: Propane.

System: G4010 - Electrical Distribution

Note:

System: G4020110 - Site Lighting

Note:

System: G4030 - Site Communications & Security

Note:

Renewal Schedule

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

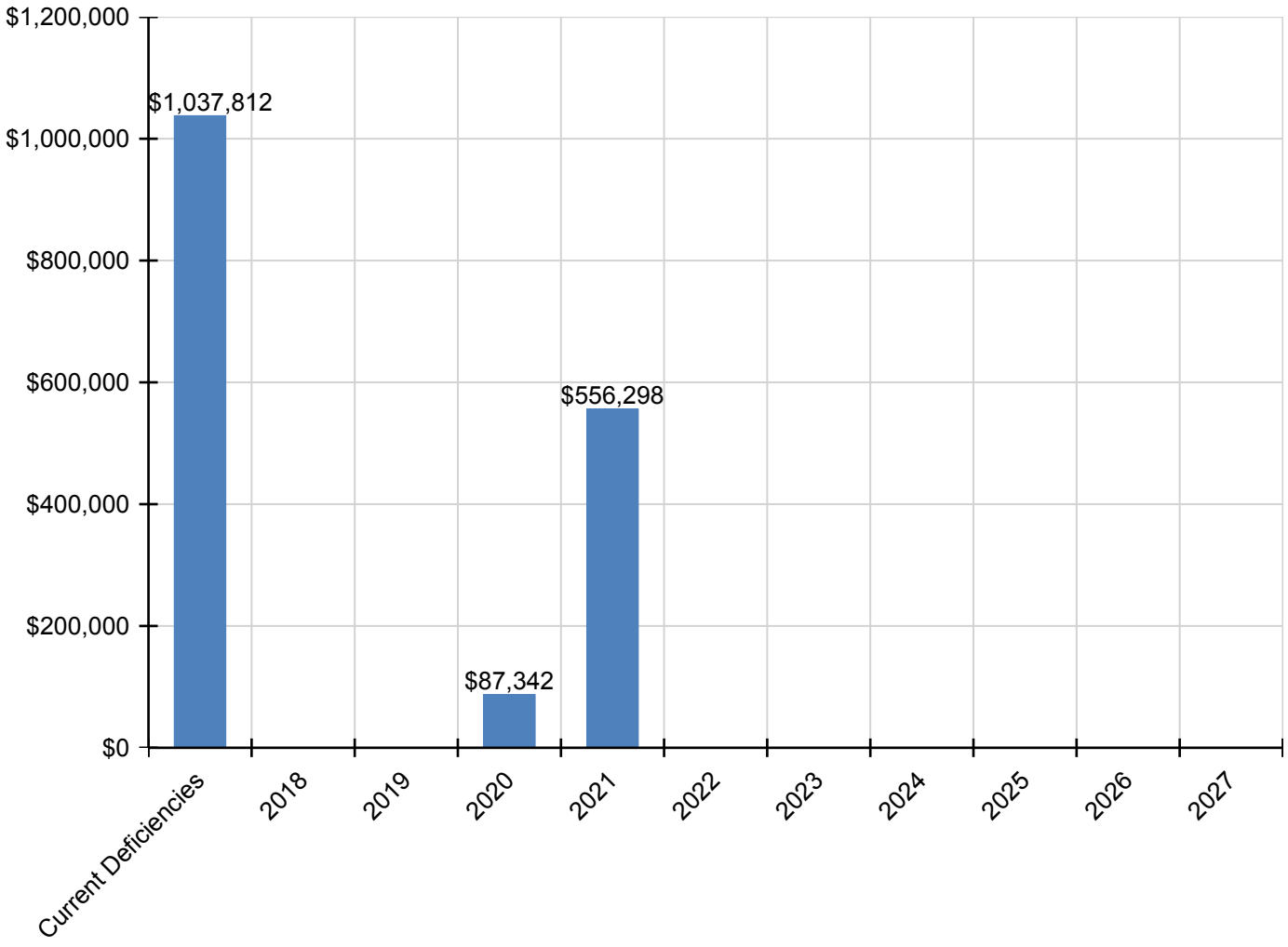
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$1,037,812**	**$0**	**$0**	**$87,342**	**$556,298**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,681,452**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2020 - Parking Lots	$233,613	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$233,613**
G2030 - Pedestrian Paving	$155,783	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$155,783**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$100,321	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$100,321**
G2040950 - Covered Walkways	$0	$0	$0	$0	$139,534	$0	$0	$0	$0	$0	$0	**$139,534**
G2040950 - Hard Surface Play Area	$61,171	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$61,171**
G2040950 - Playing Field	$0	$0	$0	$0	$416,765	$0	$0	$0	$0	$0	$0	**$416,765**
*** G2050 - Landscaping**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3060 - Fuel Distribution	$0	$0	$0	$87,342	$0	$0	$0	$0	$0	$0	$0	**$87,342**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020110 - Site Lighting	$418,412	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$418,412**
G4030 - Site Communications & Security	$68,512	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$68,512**

** Indicates non-renewable system*

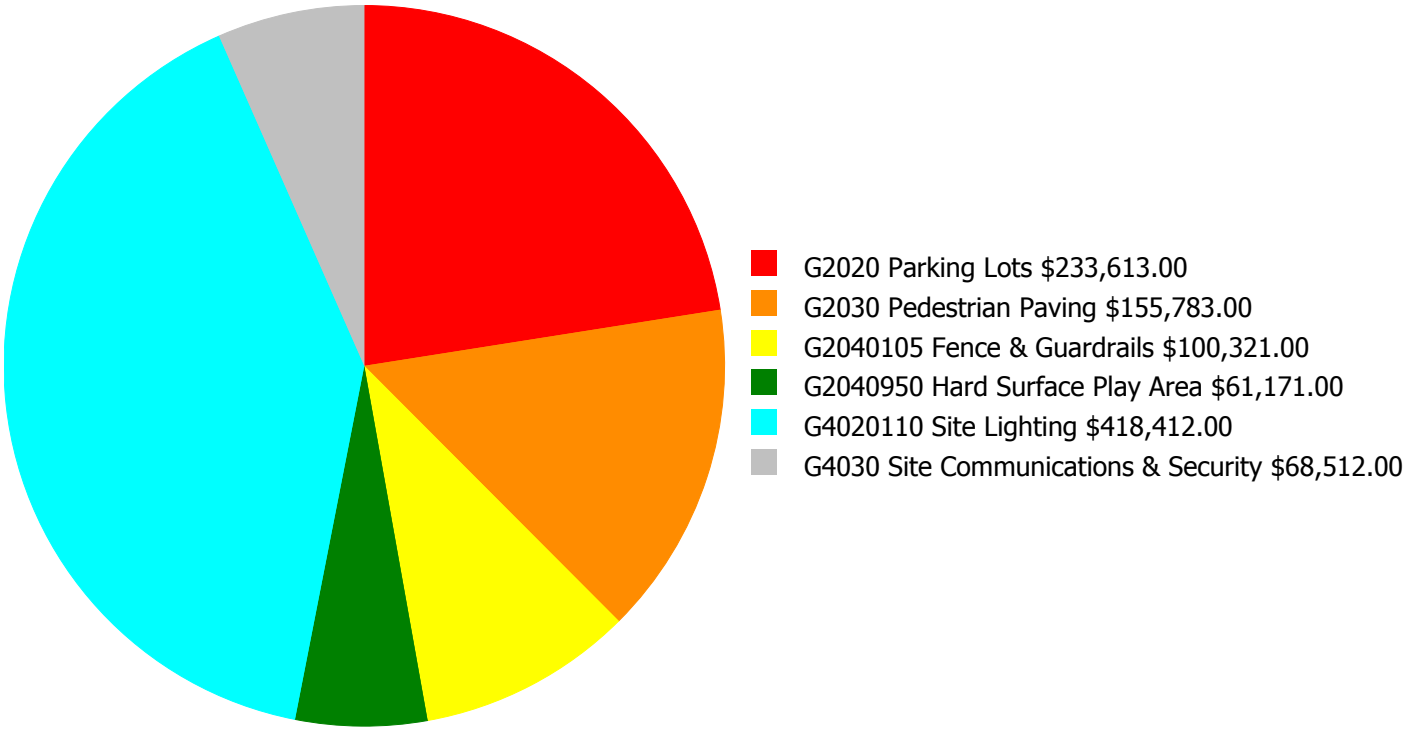
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

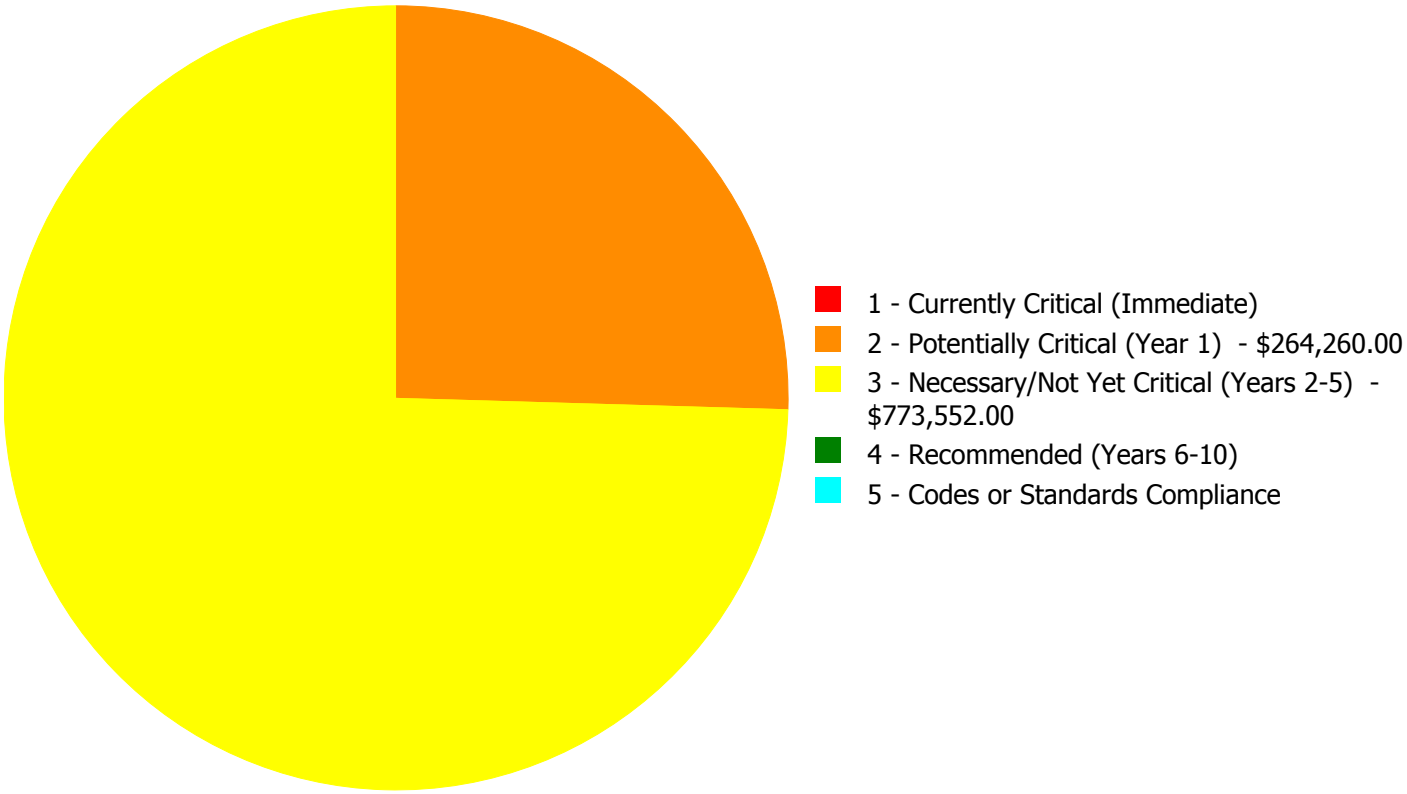
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $1,037,812.00

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: $1,037,812.00

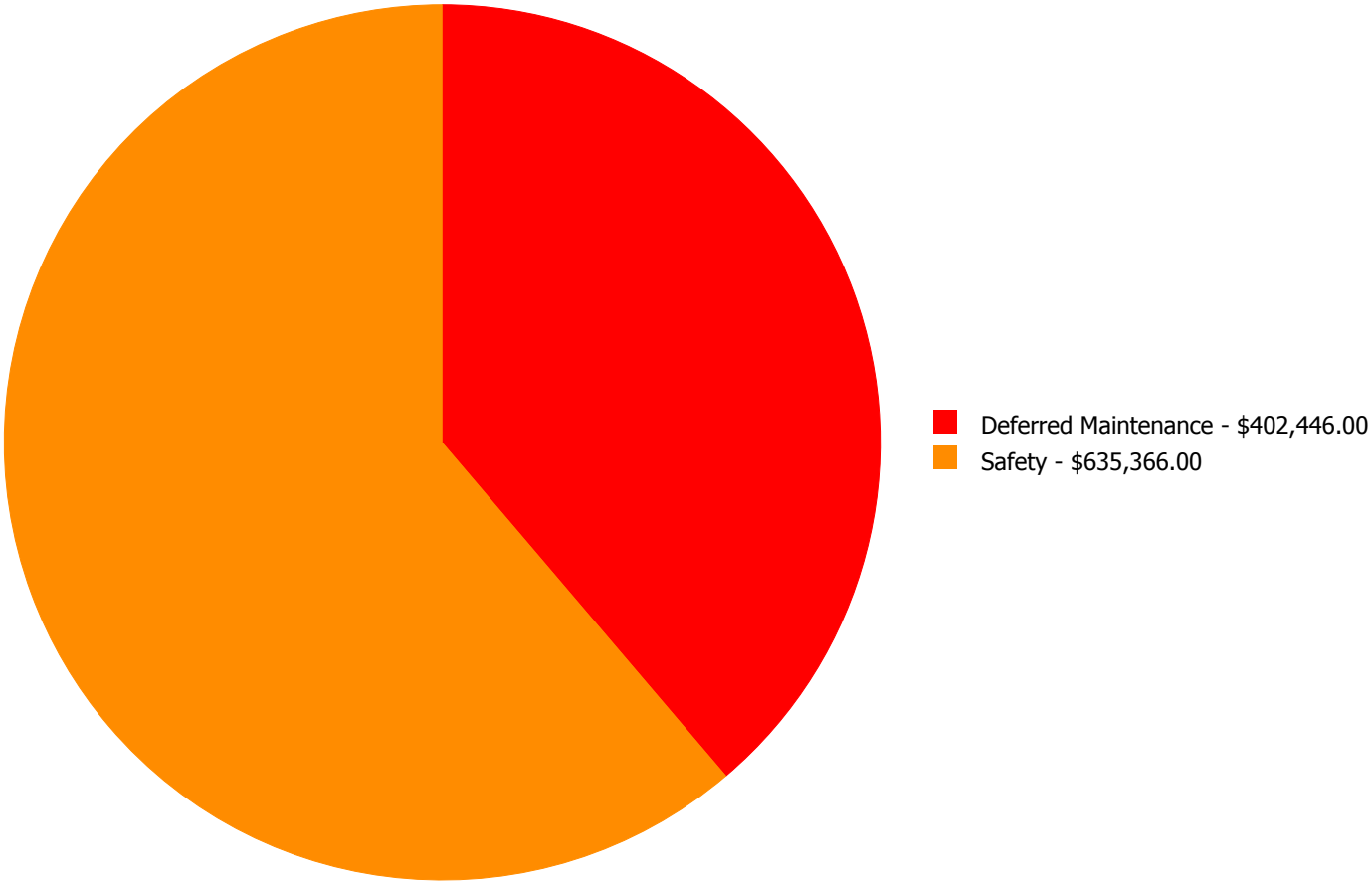
Deficiency By Priority Investment Table

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
G2020	Parking Lots	$0.00	$108,477.00	$125,136.00	$0.00	$0.00	$233,613.00
G2030	Pedestrian Paving	$0.00	$155,783.00	$0.00	$0.00	$0.00	$155,783.00
G2040105	Fence & Guardrails	$0.00	$0.00	$100,321.00	$0.00	$0.00	$100,321.00
G2040950	Hard Surface Play Area	$0.00	$0.00	$61,171.00	$0.00	$0.00	$61,171.00
G4020110	Site Lighting	$0.00	$0.00	$418,412.00	$0.00	$0.00	$418,412.00
G4030	Site Communications & Security	$0.00	$0.00	$68,512.00	$0.00	$0.00	$68,512.00
	Total:	$0.00	$264,260.00	$773,552.00	$0.00	$0.00	$1,037,812.00

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: $1,037,812.00

Deficiency Details by Priority

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

Priority 2 - Potentially Critical (Year 1):

System: G2020 - Parking Lots

Location: Front Entrance
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 74,147.00
Unit of Measure: S.F.
Estimate: $108,477.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

Notes: The parking lot is aged, has many repairs and potholes, and should be replaced and re-striped. ADA signs height needs to be added per minimum ADA standards.

System: G2030 - Pedestrian Paving

Location: Exterior
Distress: Damaged
Category: Safety
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 74,147.00
Unit of Measure: S.F.
Estimate: $155,783.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

Notes: Sidewalks are cracking and are a trip hazard.

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

System: G2020 - Parking Lots

Location: Site
Distress: Inadequate
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Add more parking spaces
Qty: 60.00
Unit of Measure: Ea.
Estimate: $125,136.00
Assessor Name: Eduardo Lopez
Date Created: 01/25/2017

Notes: The parking lot is not adequate. Add 60 more parking spaces and include ADA signage and striping.

System: G2040105 - Fence & Guardrails

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 74,147.00
Unit of Measure: S.F.
Estimate: $100,321.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

Notes: The chain link fence is rusty and damaged.

System: G2040950 - Hard Surface Play Area

Location: Site
Distress: Damaged
Category: Safety
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 74,147.00
Unit of Measure: S.F.
Estimate: $61,171.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

Notes: The outside basketball surface is deteriorating and a trip hazard.

System: G4020110 - Site Lighting

Location: Site
Distress: Inadequate
Category: Safety
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 74,147.00
Unit of Measure: S.F.
Estimate: $418,412.00
Assessor Name: Eduardo Lopez
Date Created: 01/25/2017

Notes: The lighting is inadequate.

System: G4030 - Site Communications & Security

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 74,147.00
Unit of Measure: S.F.
Estimate: $68,512.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

Notes: The security system is aged, has poor coverage and camera resolution, and should be replaced.

NC School District/430 Harnett County/Elementary School

Gentry Primary

Draft

Campus Assessment Report

March 8, 2017

PARSONS

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Campus 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.

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Gross Area (SF):	40,231
Year Built:	1951
Last Renovation:	
Replacement Value:	$8,960,367
Repair Cost:	$4,291,867.22
Total FCI:	47.90 %
Total RSLI:	22.76 %
FCA Score:	52.10

Description:

GENERAL

Gentry Primary School is located at 114 Porter Drive in Erwin, North Carolina. The 1 story, 27,130 square foot building was originally constructed in 1951. There have been 2 additions, in 1957 and 1964, and the office area was renovated in 2004. A 9,758 SF Multi-purpose Room was added in 1998 and a 2,970 SF Media Center was added in 2005. In addition to the main building, the campus contains ancillary buildings: storage; pump house; and 8 portables.

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

A. SUBSTRUCTURE

The main building rests on footings and foundation walls with crawl space and is assumed to have standard cast-in-place concrete foundations. The main building has two partial basements with CMU walls and slab on grade. One basement is peast of the building outside the footprint of the main structure. Other buildings have slab on grade construction with standard concrete foundations.

B. SUPERSTRUCTURE

Visible areas of floor construction are wood framed with concrete fill. Roof construction is steel. The exterior envelope is composed of walls of brick over CMU. Exterior windows at the main building are steel frame with fixed and operable single panes. Exterior windows at later additions are aluminum frame with fixed dual panes. Exterior doors are hollow metal steel mostly with glazing. Roofing at the main building low slope single ply. Roofing at later additions is pre-formed metal roofing. Most building entrances appear to comply with ADA requirements.

C. INTERIORS

Interior partitions are typically CMU and also include gypboard on metal studs, and glazed openings. Interior doors are generally solid core wood with wood or hollow metal frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, lockers, toilet accessories, toilet partitions, storage shelving, and handrails. Stair construction at the exterior entrance to the boiler room is concrete. Interior wall finishes are typically paint. Other wall finishes include ceramic tile, FRP, and acoustical wall panels. Floor finishes in common areas are typically VCT. Floor finishes in assignable spaces is typically VCT. Other floor finishes include rubber flooring in the gym, ceramic and quarry tile, carpet in the office and media center, wood at the stage and a small amount of VAT. Ceiling finishes in common areas are typically suspended or glued on acoustical tile. Ceiling finishes in assignable areas are typically plaster. Other ceiling finishes include hardboard, gypboard, and 12” glued on acoustical tile.

D. SERVICES

CONVEYING: The building does not include conveying equipment.

PLUMBING: Plumbing fixtures are typically non-low-flow type with manual control valves. Domestic water distribution is a combination of copper and galvanized steel with gas and electric hot water heat tanks. Sanitary waste system is cast iron. Rain water drainage system is internal with roof drains that discharge at grade. Other plumbing systems is natural gas piping.

HVAC:

Heating is provided by wall mounted and roof mounted package units and heat pumps. Cooling is supplied by wall mounted and roof mounted package units and heat pumps. The heating/cooling distribution system is a ductwork system utilizing air handling units and package units. Fresh air is supplied by air handling units and package units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are local. This building has no remote building automation system.

FIRE PROTECTION: The building does not have a fire sprinkler system. The building does have a fire suppression system at the kitchen cooking hood. Standpipes are not present in the building. Fire extinguishers and cabinets are distributed near fire exits and corridors.

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

COMMUNICATIONS AND SECURITY: The fire alarm system consists of audible/visual annunciators in common spaces and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are integrated and include dedicated equipment closets. This building does have a local area network (LAN). The building does not include an internal security system. The building has some controlled entry doors with access provided by card readers; entry doors are secured with magnetic door

locks. The security system has CCTV cameras and is locally monitored; this building has a public address and paging system combined with the telephone system.

OTHER ELECTRICAL SYSTEMS: This building does not have a separately derived emergency power system.

E. Equipment & furnishings

The buildings included the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage, audio-visual, fixed casework, and window treatment.

G. SITE
Campus site features include paved driveways and parking lots, pedestrian pavements, flag pole, landscaping, play areas and playground equipment, covered walkways, a shade canopy, fencing, and a monument sign. Site mechanical and electrical features include water, sewer, natural gas, and site lighting.

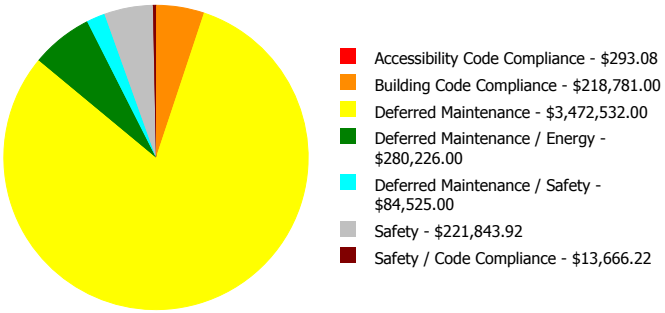
Attributes:

General Attributes:			
Condition Assessor:	Ann Buerger Linden	Assessment Date:	
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:	Harnett - Triton HS	LEA School No.:	430-340
No. of Mobile Units:	6	No. of Bldgs.:	5
SF of Mobile Units:	5184	Status:	Active
School Grades:	K-2	Site Acreage:	15.6

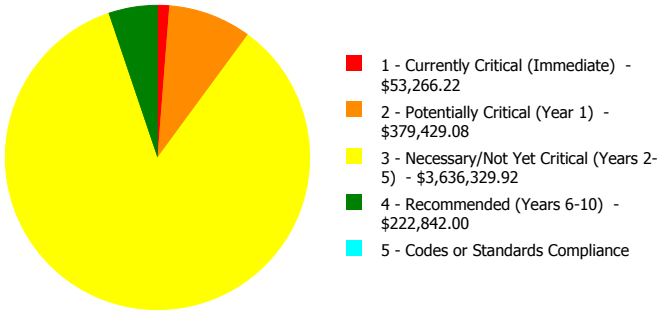
Campus Dashboard Summary

Gross Area:	40,231		
Year Built:	1951	Last Renovation:	
Repair Cost:	$4,291,867	Replacement Value:	$8,960,367
FCI:	47.90 %	RSLI%:	22.76 %

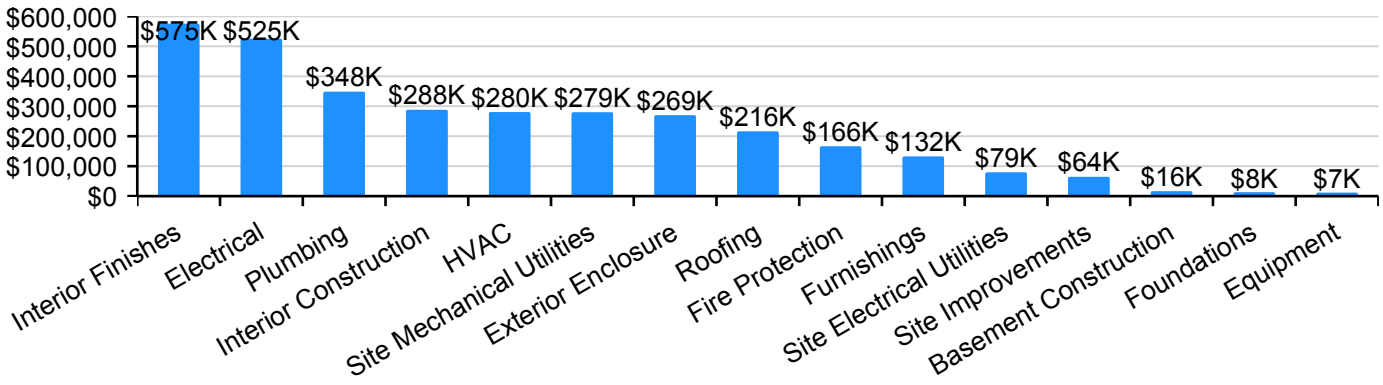
Deficiency By Category



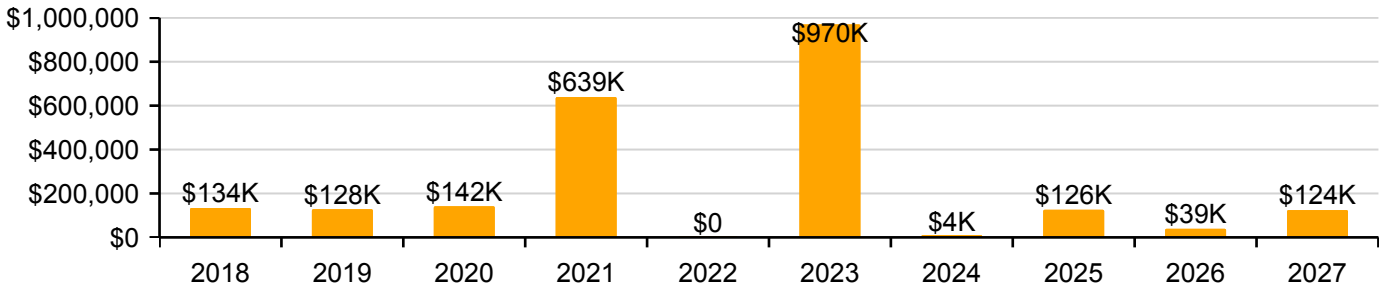
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Campus Condition Summary

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

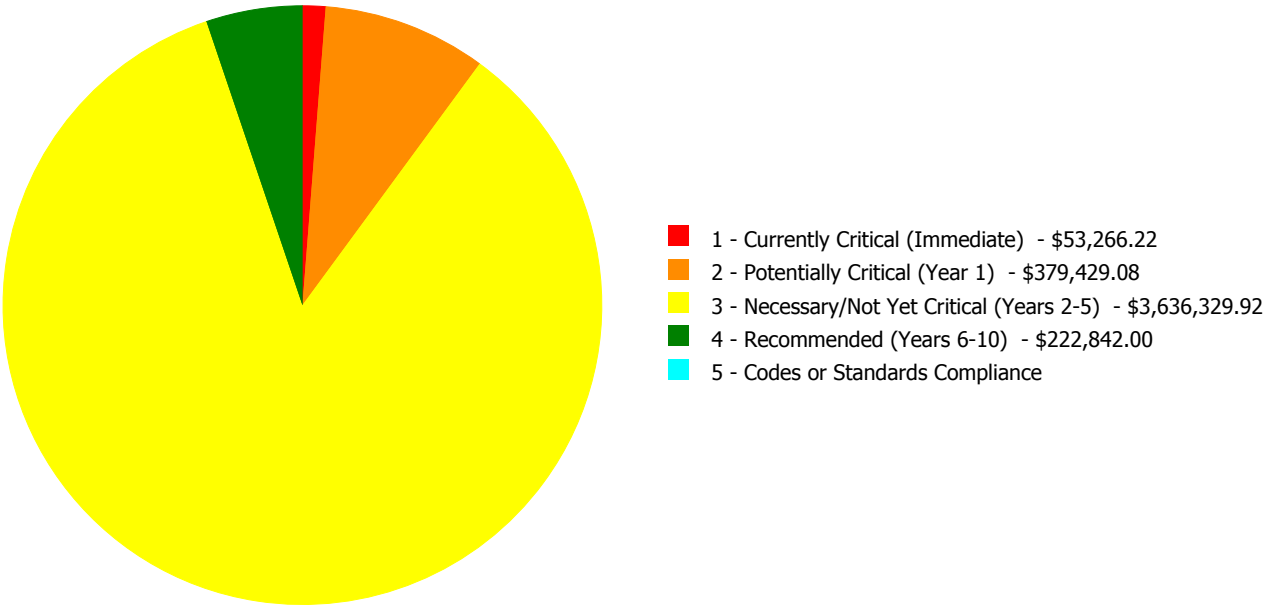
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	49.44 %	1.96 %	$10,560.00
A20 - Basement Construction	34.00 %	5.15 %	$20,929.92
B10 - Superstructure	48.48 %	0.00 %	$0.00
B20 - Exterior Enclosure	30.57 %	44.22 %	$355,789.00
B30 - Roofing	16.90 %	90.58 %	$284,354.00
C10 - Interior Construction	18.63 %	41.17 %	$379,840.22
C30 - Interior Finishes	18.58 %	75.78 %	$759,368.00
D20 - Plumbing	13.72 %	74.66 %	$459,577.08
D30 - HVAC	17.40 %	42.48 %	$369,606.00
D40 - Fire Protection	0.00 %	110.00 %	$218,781.00
D50 - Electrical	17.69 %	60.89 %	$692,965.00
E10 - Equipment	77.90 %	14.10 %	$8,953.00
E20 - Furnishings	3.95 %	99.15 %	$173,985.00
G20 - Site Improvements	10.24 %	12.61 %	$84,525.00
G30 - Site Mechanical Utilities	7.63 %	98.42 %	$368,637.00
G40 - Site Electrical Utilities	30.79 %	55.47 %	$103,997.00
Totals:	**22.76 %**	**47.90 %**	**$4,291,867.22**

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
1951 Main	27,130	64.98	$39,600.00	$294,611.00	$3,036,865.92	$148,917.00	$0.00
1951 Pump House	48	32.94	$0.00	$0.00	$1,568.00	$0.00	$0.00
1964 Storage	325	23.26	$0.00	$0.00	$4,086.00	$4,061.00	$0.00
1998 Multi-purpose	9,758	10.37	$13,666.22	$293.08	$112,061.00	$53,562.00	$0.00
2005 Media Center	2,970	4.71	$0.00	$0.00	$9,115.00	$16,302.00	$0.00
Site	40,231	45.21	$0.00	$84,525.00	$472,634.00	$0.00	$0.00
Total:		**47.90**	**$53,266.22**	**$379,429.08**	**$3,636,329.92**	**$222,842.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $4,291,867.22

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):	27,130
Year Built:	1951
Last Renovation:	
Replacement Value:	$5,417,048
Repair Cost:	$3,519,993.92
Total FCI:	64.98 %
Total RSLI:	13.99 %
FCA Score:	35.02

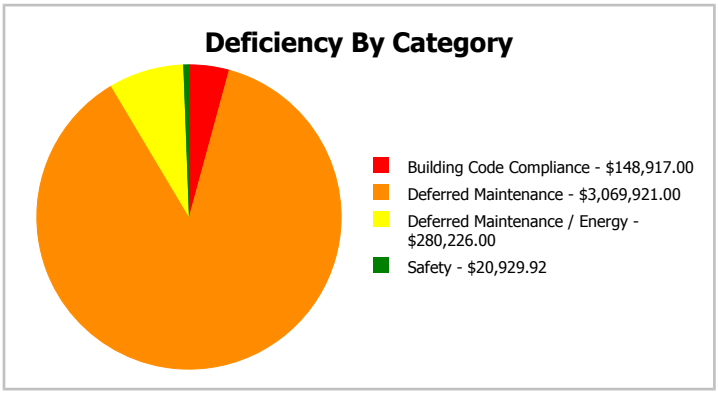
Description:

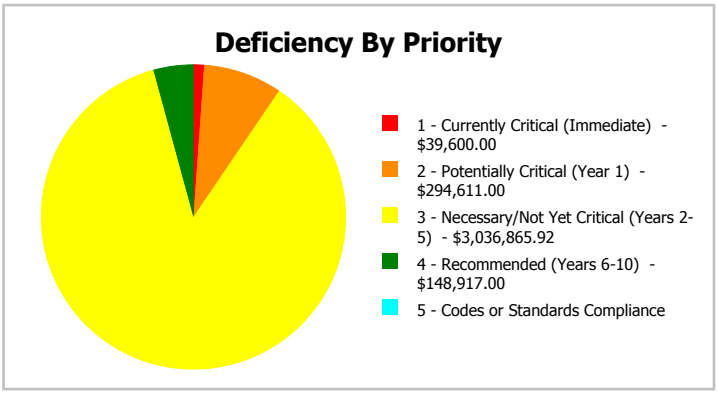
The narrative for this building is included in the Executive Summary Description at the front of this report.

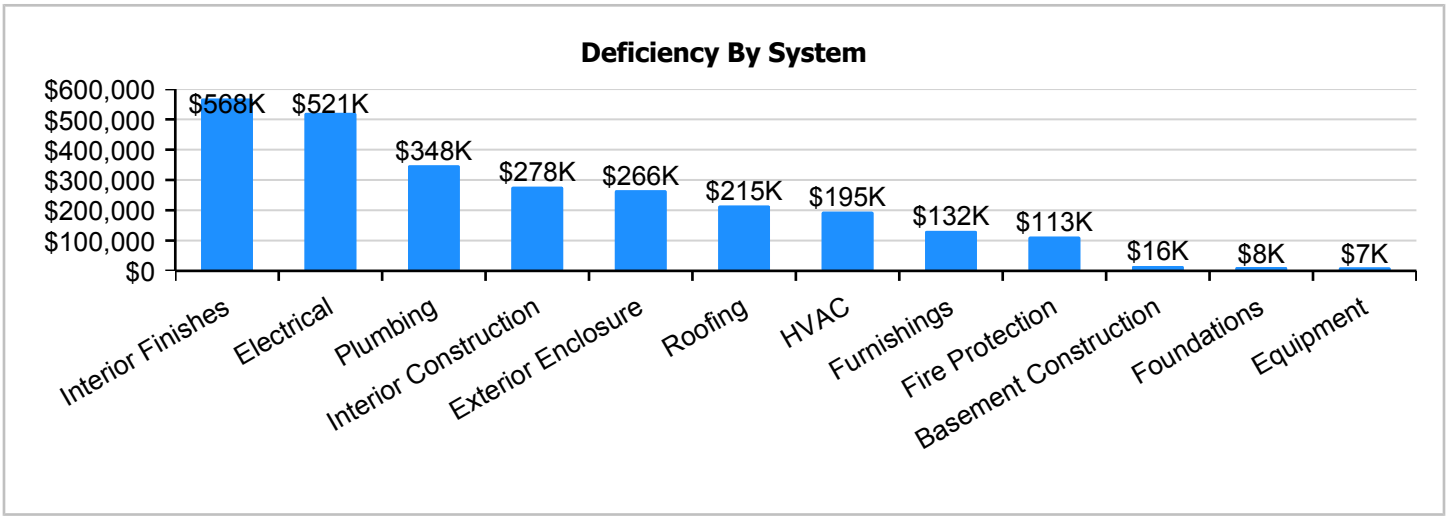
Attributes: This asset has no attributes.

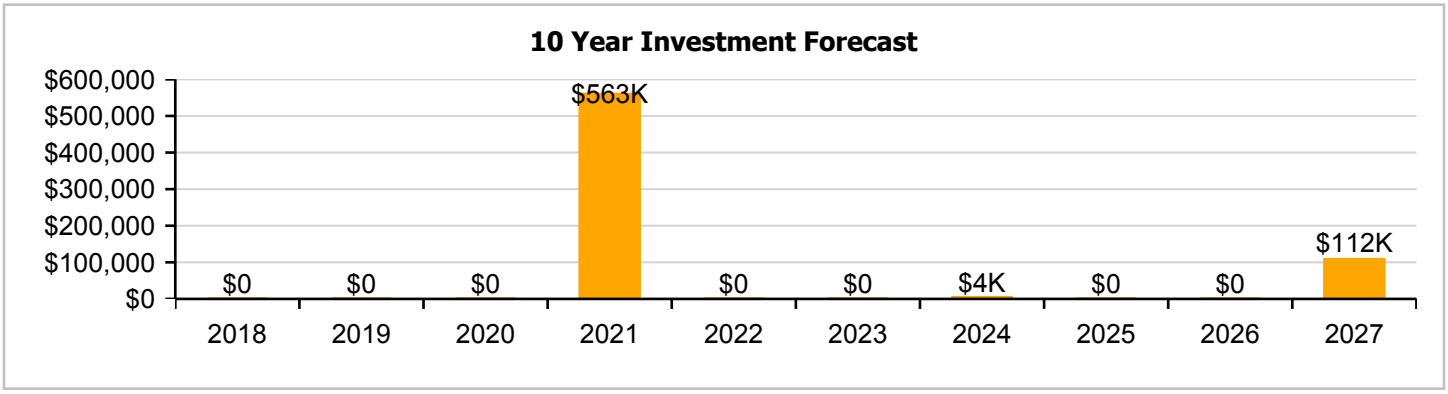
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	27,130
Year Built:	1951	Last Renovation:	
Repair Cost:	$3,519,994	Replacement Value:	$5,417,048
FCI:	64.98 %	RSLI%:	13.99 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	34.00 %	2.94 %	$10,560.00
A20 - Basement Construction	34.00 %	5.15 %	$20,929.92
B10 - Superstructure	34.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	16.14 %	65.15 %	$350,863.00
B30 - Roofing	0.00 %	150.00 %	$284,051.00
C10 - Interior Construction	5.62 %	58.50 %	$366,174.00
C30 - Interior Finishes	0.00 %	110.00 %	$750,253.00
D20 - Plumbing	0.79 %	108.80 %	$459,284.00
D30 - HVAC	16.21 %	43.13 %	$257,545.00
D40 - Fire Protection	0.00 %	110.00 %	$148,917.00
D50 - Electrical	8.58 %	89.20 %	$688,479.00
E10 - Equipment	82.05 %	15.00 %	$8,953.00
E20 - Furnishings	0.00 %	110.00 %	$173,985.00
Totals:	**13.99 %**	**64.98 %**	**$3,519,993.92**

Photo Album

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

1). West Elevation - Dec 09, 2016

2). East Elevation - Dec 09, 2016

3). East Elevation - Dec 09, 2016

4). South Elevation - Dec 09, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.79	S.F.	27,130	100	1951	2051		34.00 %	8.13 %	34		$10,560.00	$129,953
A1030	Slab on Grade	$8.43	S.F.	27,130	100	1951	2051		34.00 %	0.00 %	34			$228,706
A2010	Basement Excavation	$1.90	S.F.	27,130	100	1951	2051		34.00 %	0.00 %	34			$51,547
A2020	Basement Walls	$13.07	S.F.	27,130	100	1951	2051		34.00 %	5.90 %	34		$20,929.92	$354,589
B1010	Floor Construction	$1.64	S.F.	27,130	100	1951	2051		34.00 %	0.00 %	34			$44,493
B1020	Roof Construction	$15.76	S.F.	27,130	100	1951	2051		34.00 %	0.00 %	34			$427,569
B2010	Exterior Walls	$9.42	S.F.	27,130	100	1951	2051		34.00 %	15.50 %	34		$39,600.00	$255,565
B2020	Exterior Windows	$9.39	S.F.	27,130	30	1951	1981		0.00 %	110.00 %	-36		$280,226.00	$254,751
B2030	Exterior Doors	$1.04	S.F.	27,130	30	1964	1994		0.00 %	110.00 %	-23		$31,037.00	$28,215
B3010120	Single Ply Membrane	$6.98	S.F.	27,130	20	1991	2011		0.00 %	150.00 %	-6		$284,051.00	$189,367
C1010	Partitions	$10.80	S.F.	27,130	75	1951	2026		12.00 %	0.00 %	9			$293,004
C1020	Interior Doors	$2.53	S.F.	27,130	30	1951	1981		0.00 %	110.00 %	-36		$75,503.00	$68,639
C1030	Fittings	$9.74	S.F.	27,130	20	1951	1971		0.00 %	110.00 %	-46		$290,671.00	$264,246
C3010	Wall Finishes	$2.79	S.F.	27,130	10	1951	1961		0.00 %	110.00 %	-56		$83,262.00	$75,693
C3020	Floor Finishes	$11.38	S.F.	27,130	20	1951	1971		0.00 %	110.00 %	-46		$339,613.00	$308,739
C3030	Ceiling Finishes	$10.97	S.F.	27,130	25	1951	1976		0.00 %	110.00 %	-41		$327,378.00	$297,616
D2010	Plumbing Fixtures	$11.48	S.F.	27,130	30	1951	1981		0.00 %	110.00 %	-36		$342,598.00	$311,452
D2020	Domestic Water Distribution	$0.98	S.F.	27,130	30	1951	1981		0.00 %	110.00 %	-36		$29,246.00	$26,587
D2030	Sanitary Waste	$1.54	S.F.	27,130	30	1951	1981		0.00 %	110.00 %	-36		$45,958.00	$41,780
D2040	Rain Water Drainage	$1.39	S.F.	27,130	30	1951	1981		0.00 %	110.00 %	-36		$41,482.00	$37,711
D2090	Other Plumbing Systems -Nat Gas	$0.17	S.F.	27,130	40	2006	2046		72.50 %	0.00 %	29			$4,612
D3040	Distribution Systems	$6.14	S.F.	27,130	30	1951	1981		0.00 %	110.00 %	-36		$183,236.00	$166,578
D3050	Terminal & Package Units	$13.38	S.F.	27,130	15	2006	2021		26.67 %	0.00 %	4			$362,999
D3060	Controls & Instrumentation	$2.49	S.F.	27,130	20	1951	1971		0.00 %	110.00 %	-46		$74,309.00	$67,554
D4010	Sprinklers	$4.32	S.F.	27,130	30			2016	0.00 %	110.00 %	-1		$128,922.00	$117,202
D4020	Standpipes	$0.67	S.F.	27,130	30			2016	0.00 %	110.00 %	-1		$19,995.00	$18,177
D5010	Electrical Service/Distribution	$1.69	S.F.	27,130	40	1951	1991		0.00 %	110.00 %	-26		$50,435.00	$45,850
D5020	Branch Wiring	$5.06	S.F.	27,130	30	1964	1994		0.00 %	110.00 %	-23		$151,006.00	$137,278
D5020	Lighting	$11.92	S.F.	27,130	30	1990	2020	2016	0.00 %	110.00 %	-1		$355,729.00	$323,390
D5030810	Security & Detection Systems	$1.87	S.F.	27,130	15	2014	2029		80.00 %	0.00 %	12			$50,733
D5030910	Fire Alarm Systems	$3.39	S.F.	27,130	15	2006	2021		26.67 %	0.00 %	4			$91,971
D5030920	Data Communication	$4.40	S.F.	27,130	15	2000	2015		0.00 %	110.00 %	-2		$131,309.00	$119,372
D5090	Other Electrical Systems	$0.12	S.F.	27,130	20	2004	2024		35.00 %	0.00 %	7			$3,256
E1020	Institutional Equipment	$0.30	S.F.	27,130	20	1951	1971		0.00 %	110.00 %	-46		$8,953.00	$8,139
E1090	Other Equipment	$1.90	S.F.	27,130	20	2016	2036		95.00 %	0.00 %	19			$51,547
E2010	Fixed Furnishings	$5.83	S.F.	27,130	20	1951	1971		0.00 %	110.00 %	-46		$173,985.00	$158,168
								Total	**13.99 %**	**64.98 %**			**$3,519,993.92**	**$5,417,048**

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:

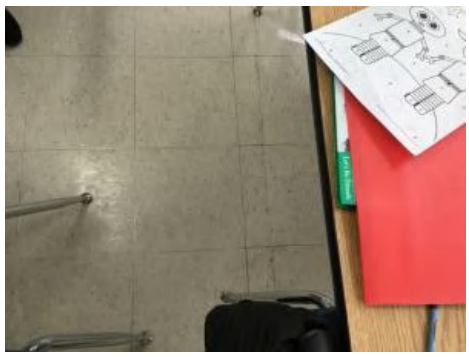
System: A1030 - Slab on Grade

Note:

System: A2020 - Basement Walls

Note:

System: B1010 - Floor Construction

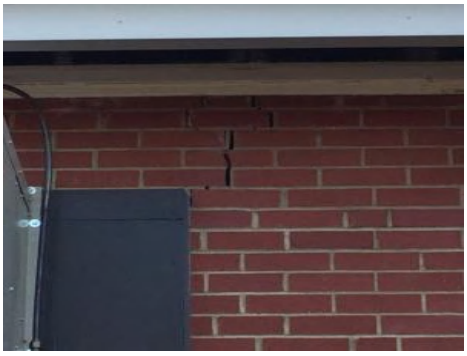


Note:

System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls

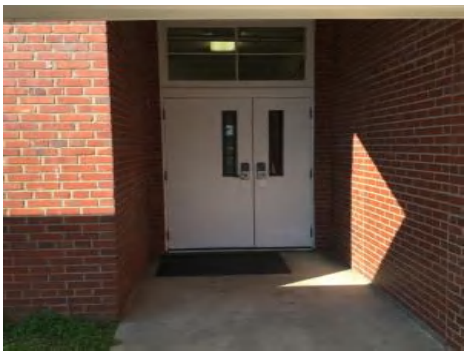


Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors



Note:

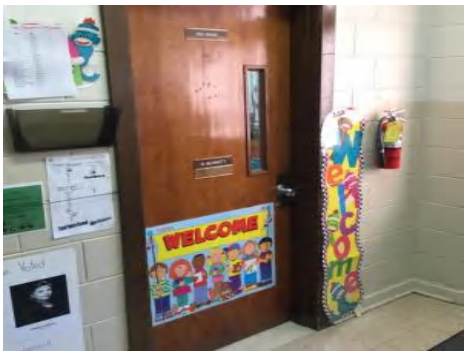
System: B3010120 - Single Ply Membrane

Note:

System: C1010 - Partitions

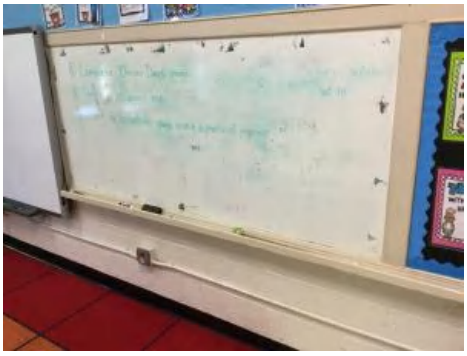
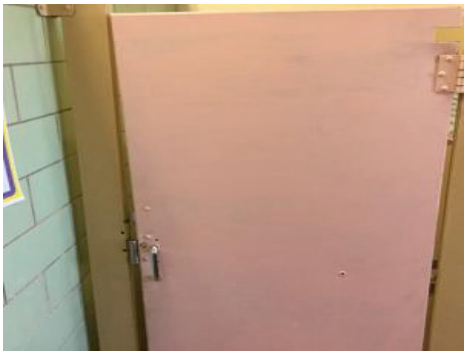
Note:

System: C1020 - Interior Doors



Note:

System: C1030 - Fittings

Note:

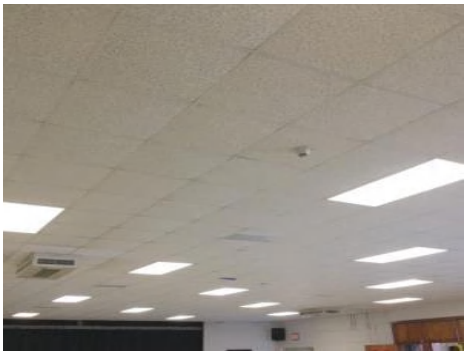
System: C3010 - Wall Finishes

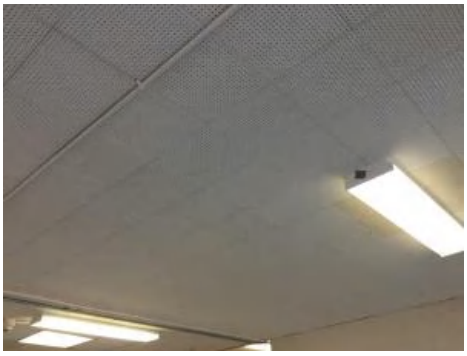
Note:

System: C3020 - Floor Finishes

Note:

System: C3030 - Ceiling Finishes





Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

Note:

System: D2040 - Rain Water Drainage

Note:

System: D2090 - Other Plumbing Systems -Nat Gas

Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note: No heat in hallways. Classroom doors opened to condition space.

System: D3060 - Controls & Instrumentation

Note:

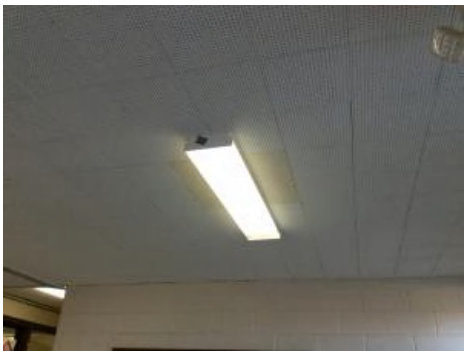
System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

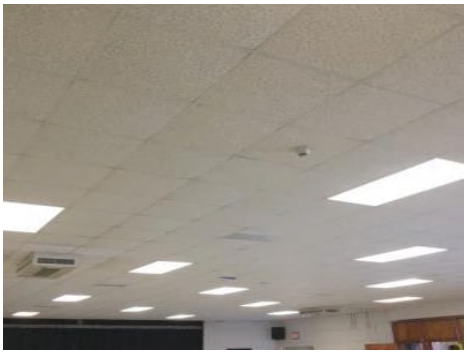


Note:

System: D5030810 - Security & Detection Systems

Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication

Note:

System: D5090 - Other Electrical Systems

Note:

System: E1020 - Institutional Equipment

Note:

System: E1090 - Other Equipment

Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

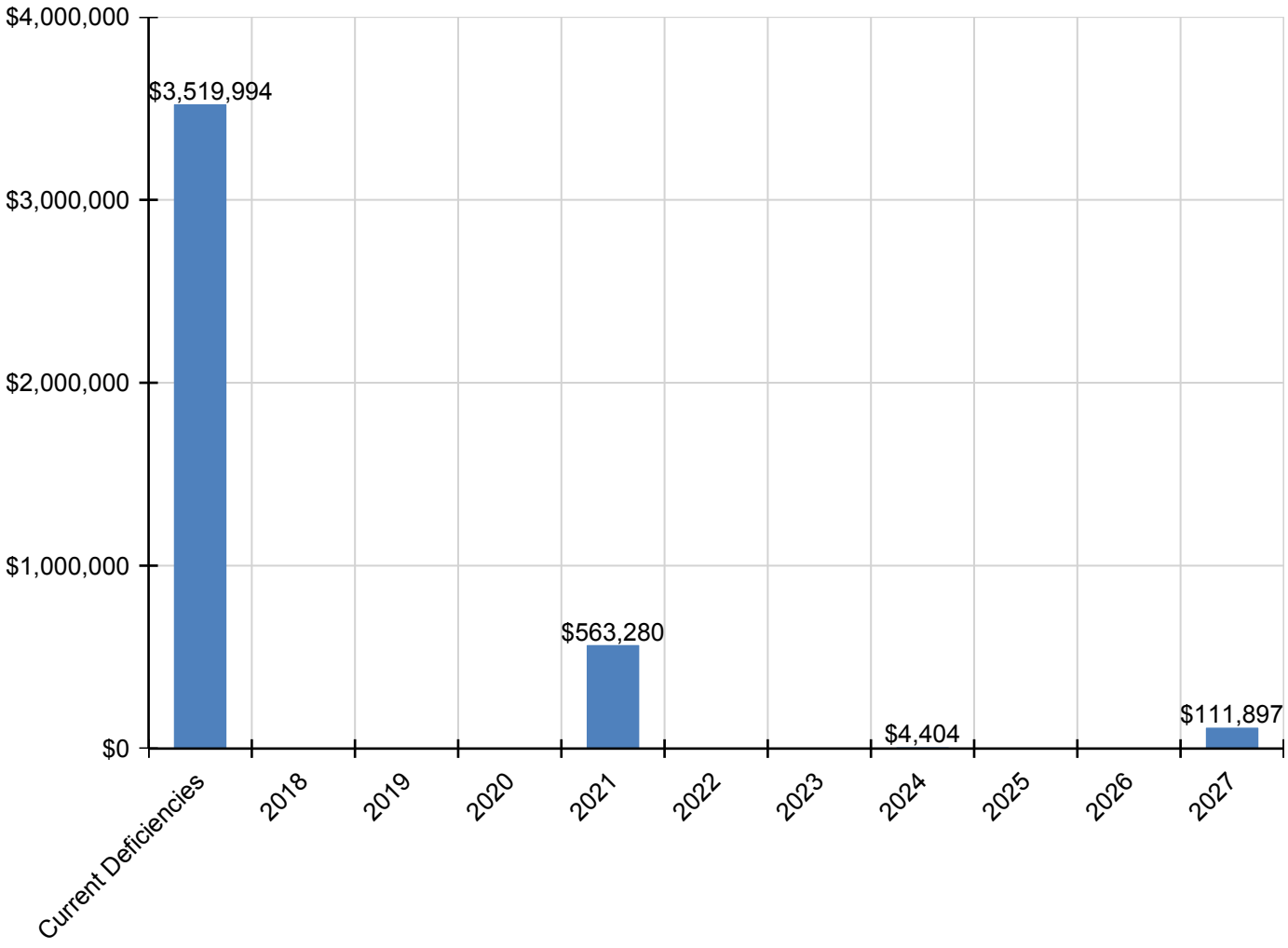
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$3,519,994**	**$0**	**$0**	**$0**	**$563,280**	**$0**	**$0**	**$4,404**	**$0**	**$0**	**$111,897**	**$4,199,575**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$10,560	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$10,560**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$20,930	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$20,930**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2010 - Exterior Walls	$39,600	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$39,600**
B2020 - Exterior Windows	$280,226	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$280,226**
B2030 - Exterior Doors	$31,037	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$31,037**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$284,051	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$284,051**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$75,503	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$75,503**
C1030 - Fittings	$290,671	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$290,671**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$83,262	$0	$0	$0	$0	$0	$0	$0	$0	$0	$111,897	**$195,159**

C3020 - Floor Finishes	$339,613	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$339,613**
C3030 - Ceiling Finishes	$327,378	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$327,378**
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	$342,598	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$342,598**
D2020 - Domestic Water Distribution	$29,246	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$29,246**
D2030 - Sanitary Waste	$45,958	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$45,958**
D2040 - Rain Water Drainage	$41,482	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$41,482**
D2090 - Other Plumbing Systems -Nat Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$183,236	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$183,236**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$449,415	$0	$0	$0	$0	$0	$0	**$449,415**
D3060 - Controls & Instrumentation	$74,309	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$74,309**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$128,922	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$128,922**
D4020 - Standpipes	$19,995	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$19,995**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$50,435	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$50,435**
D5020 - Branch Wiring	$151,006	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$151,006**
D5020 - Lighting	$355,729	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$355,729**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$113,865	$0	$0	$0	$0	$0	$0	**$113,865**
D5030920 - Data Communication	$131,309	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$131,309**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$0	$4,404	$0	$0	$0	**$4,404**
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	$8,953	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$8,953**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$173,985	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$173,985**

** Indicates non-renewable system*

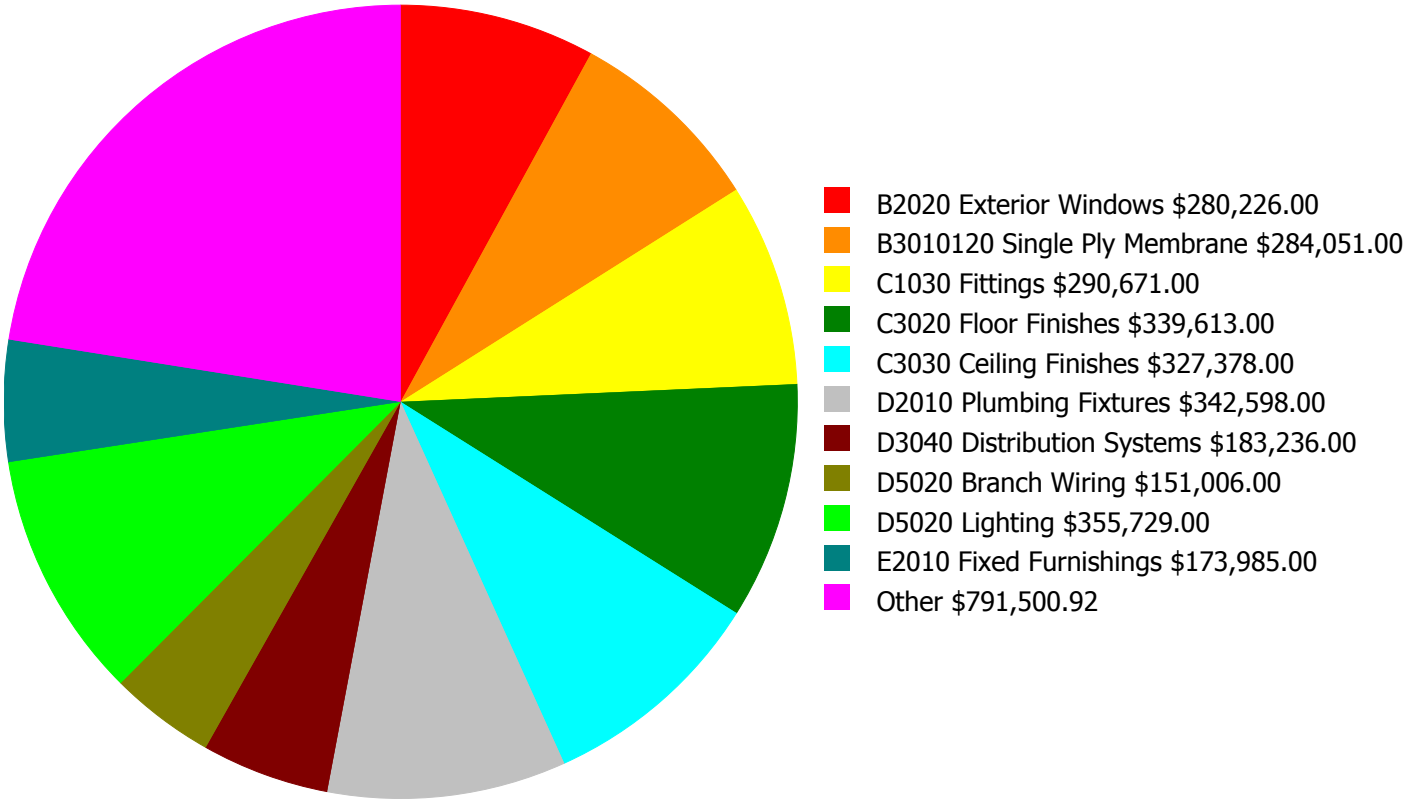
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

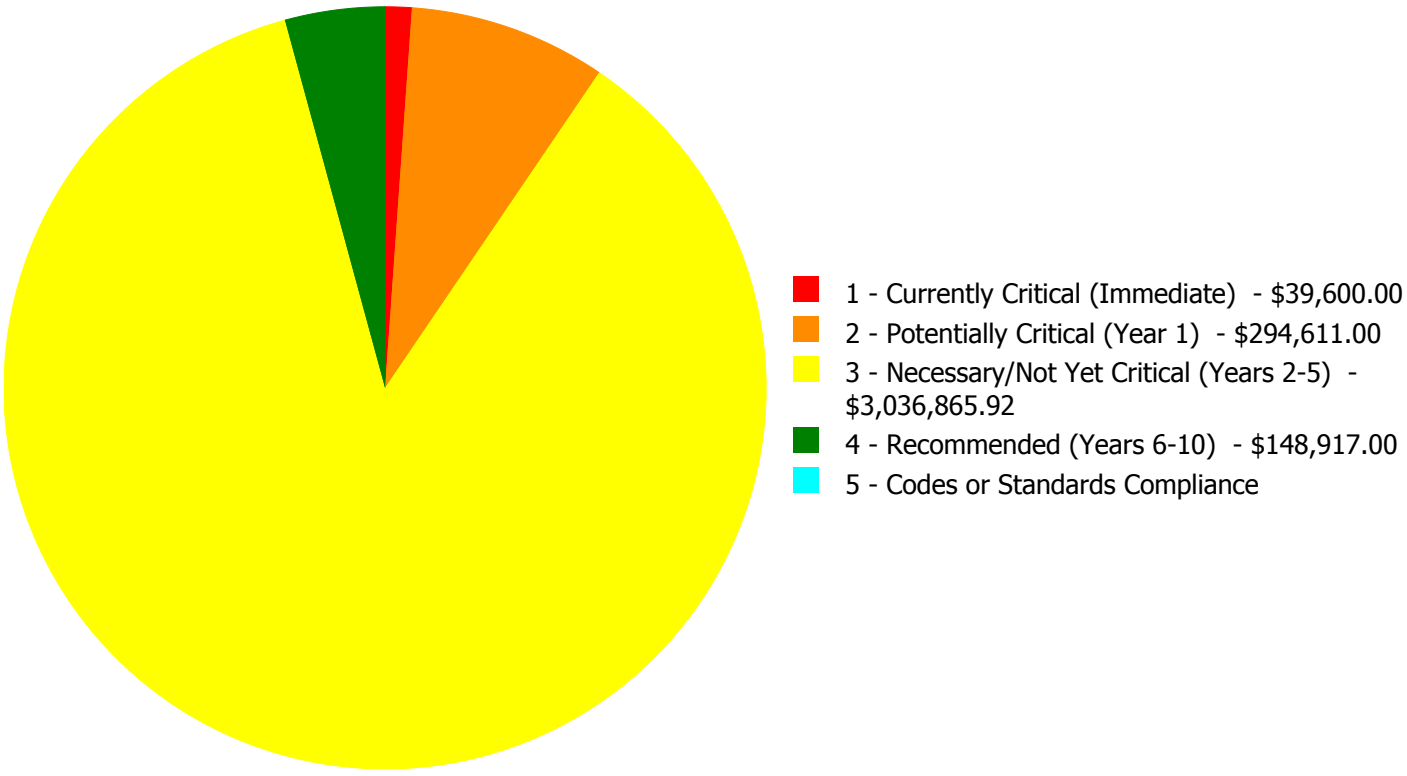
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $3,519,993.92

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: $3,519,993.92

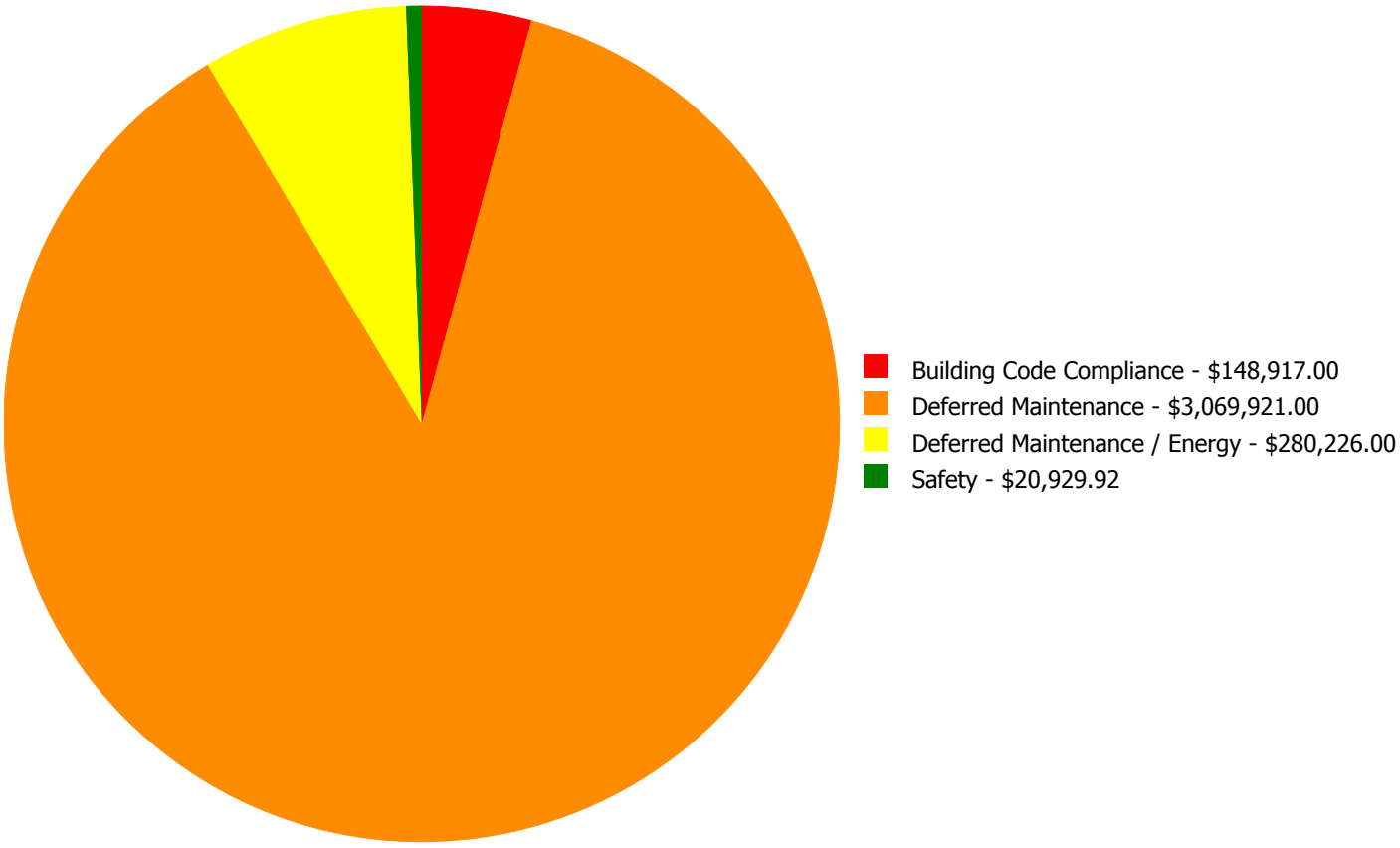
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
A1010	Standard Foundations	$0.00	$10,560.00	$0.00	$0.00	$0.00	$10,560.00
A2020	Basement Walls	$0.00	$0.00	$20,929.92	$0.00	$0.00	$20,929.92
B2010	Exterior Walls	$39,600.00	$0.00	$0.00	$0.00	$0.00	$39,600.00
B2020	Exterior Windows	$0.00	$0.00	$280,226.00	$0.00	$0.00	$280,226.00
B2030	Exterior Doors	$0.00	$0.00	$31,037.00	$0.00	$0.00	$31,037.00
B3010120	Single Ply Membrane	$0.00	$284,051.00	$0.00	$0.00	$0.00	$284,051.00
C1020	Interior Doors	$0.00	$0.00	$75,503.00	$0.00	$0.00	$75,503.00
C1030	Fittings	$0.00	$0.00	$290,671.00	$0.00	$0.00	$290,671.00
C3010	Wall Finishes	$0.00	$0.00	$83,262.00	$0.00	$0.00	$83,262.00
C3020	Floor Finishes	$0.00	$0.00	$339,613.00	$0.00	$0.00	$339,613.00
C3030	Ceiling Finishes	$0.00	$0.00	$327,378.00	$0.00	$0.00	$327,378.00
D2010	Plumbing Fixtures	$0.00	$0.00	$342,598.00	$0.00	$0.00	$342,598.00
D2020	Domestic Water Distribution	$0.00	$0.00	$29,246.00	$0.00	$0.00	$29,246.00
D2030	Sanitary Waste	$0.00	$0.00	$45,958.00	$0.00	$0.00	$45,958.00
D2040	Rain Water Drainage	$0.00	$0.00	$41,482.00	$0.00	$0.00	$41,482.00
D3040	Distribution Systems	$0.00	$0.00	$183,236.00	$0.00	$0.00	$183,236.00
D3060	Controls & Instrumentation	$0.00	$0.00	$74,309.00	$0.00	$0.00	$74,309.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$128,922.00	$0.00	$128,922.00
D4020	Standpipes	$0.00	$0.00	$0.00	$19,995.00	$0.00	$19,995.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$50,435.00	$0.00	$0.00	$50,435.00
D5020	Branch Wiring	$0.00	$0.00	$151,006.00	$0.00	$0.00	$151,006.00
D5020	Lighting	$0.00	$0.00	$355,729.00	$0.00	$0.00	$355,729.00
D5030920	Data Communication	$0.00	$0.00	$131,309.00	$0.00	$0.00	$131,309.00
E1020	Institutional Equipment	$0.00	$0.00	$8,953.00	$0.00	$0.00	$8,953.00
E2010	Fixed Furnishings	$0.00	$0.00	$173,985.00	$0.00	$0.00	$173,985.00
	Total:	$39,600.00	$294,611.00	$3,036,865.92	$148,917.00	$0.00	$3,519,993.92

Deficiency Summary by Category

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



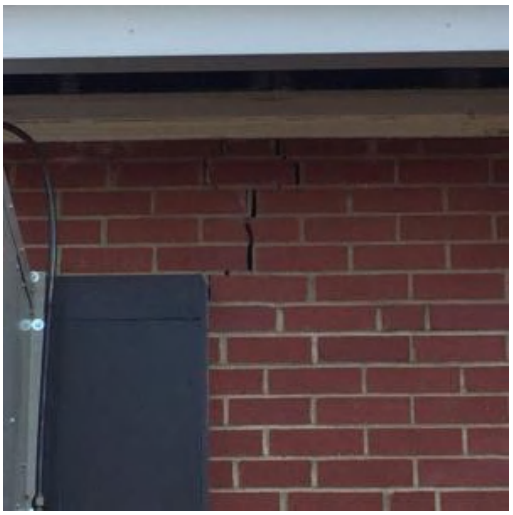
Budget Estimate Total: $3,519,993.92

Deficiency Details by Priority

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

Priority 1 - Currently Critical (Immediate):

System: B2010 - Exterior Walls



Location: Exterior walls
Distress: Failing
Category: Deferred Maintenance
Priority: 1 - Currently Critical (Immediate)
Correction: Engineering Study-2016-11-15 17:41:59
Qty: 1.00
Unit of Measure: Ea.
Estimate: $39,600.00
Assessor Name: Eduardo Lopez
Date Created: 12/09/2016

Notes: Exterior walls are showing signs of distress with cracked brick and other signs of wall movement. In addition, walls are not well insulated and moisture problems occur at interiors. Soffits are in poor condition - likely due to roof conditions. The inside of exterior walls below BARD HVAC units are particularly moist and support mushroom growth. Rodent problems are possibly attributable to exterior wall conditions. Evaluation by an engineer and/or architect is recommended. Pricing does not include remediation measures..

Priority 2 - Potentially Critical (Year 1):

System: A1010 - Standard Foundations

Location: Foundations
Distress: Failing
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Engineering Study
Qty: 1.00
Unit of Measure: Ea.
Estimate: $10,560.00
Assessor Name: Eduardo Lopez
Date Created: 12/09/2016

Notes: Classroom floors are settling, particularly noted in room 8. Some distress in corridor floors noted by cracking in floor tile. Evaluation of foundations by a professional engineer is recommended.

System: B3010120 - Single Ply Membrane

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 27,130.00
Unit of Measure: S.F.
Estimate: $284,051.00
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

Notes: The single ply membrane roof is well beyond its expected life and evidence of leaks was frequently observed at interiors. The low-slope roof deck is not adequate for rain water to drain toward roof drains, creating ponding. System replacement with effective cricket design to prevent ponding is recommended.

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

System: A2020 - Basement Walls

Location: Basement boiler room
Distress: Failing
Category: Safety
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Fill abandoned basement
Qty: 400.00
Unit of Measure: S.F.
Estimate: $20,929.92
Assessor Name: Eduardo Lopez
Date Created: 12/09/2016

Notes: The basement boiler room is not in used and is a safety hazard. Steps to the basement are in poor condition. The door does not secure properly. The space is abandoned and of no use. Building elements above grade (roof, shade structure) are in poor condition and unsightly. It is recommended that walls be removed to below grade and the basement be filled, and that landscaping be restored at the surface.

System: B2020 - Exterior Windows

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,130.00
Unit of Measure: S.F.
Estimate: $280,226.00
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

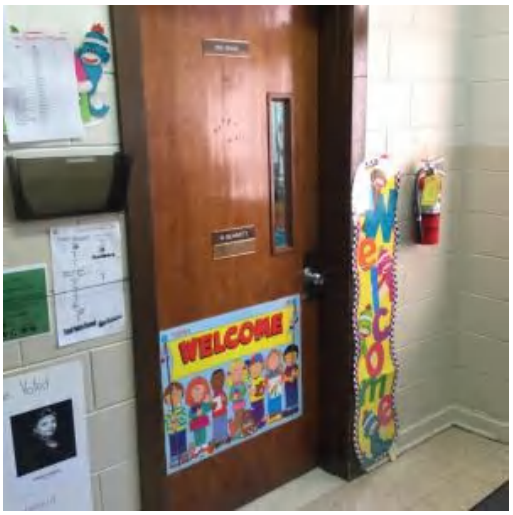
Notes: Exterior windows are original and in very poor condition. Operable windows do not operate or secure properly. Many are painted shut. Windows do not open sufficiently to provide emergency egress. Windows sweat in humid weather conditions and are not energy efficient. Windows are unsightly.

System: B2030 - Exterior Doors

Location: Exterior doors
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,130.00
Unit of Measure: S.F.
Estimate: $31,037.00
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

Notes: The original exterior doors are aged, and should be replaced. Install access control system - Part 2 to ensure that ll exterior doors are automatically locked during the school day and permit card entry.

System: C1020 - Interior Doors



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,130.00
Unit of Measure: S.F.
Estimate: $75,503.00
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

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

System: C1030 - Fittings

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,130.00
Unit of Measure: S.F.
Estimate: $290,671.00
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

Notes: Fittings, including interior signage, toilet partitions and accessories are aged, in poor condition and obsolete. System renewal is recommended.

System: C3010 - Wall Finishes

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,130.00
Unit of Measure: S.F.
Estimate: $83,262.00
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

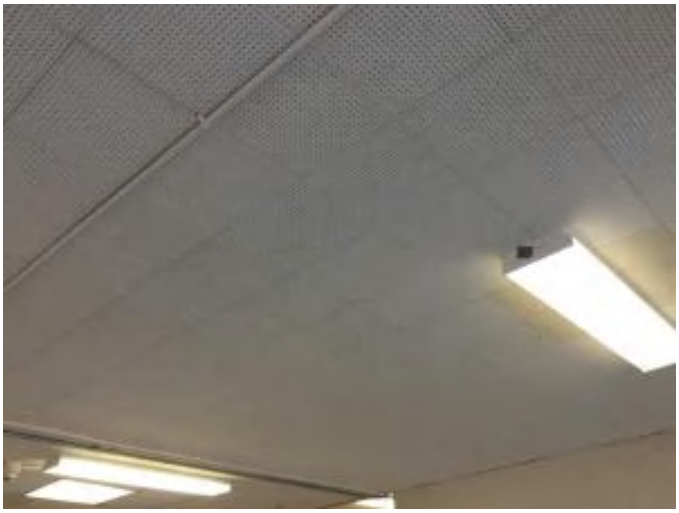
Notes: Wall finishes, while generally well maintained, will be adversely affected by other recommended renovations such as flooring, ceiling, door and window replacements. Budgeting for wall finish system renewal is recommended.

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: 27,130.00
Unit of Measure: S.F.
Estimate: $339,613.00
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

Notes: Floor finishes, while generally not original, are in aged, poor condition. Some original VAT was observed in the building. System renewal is recommended.

System: C3030 - Ceiling Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,130.00
Unit of Measure: S.F.
Estimate: $327,378.00
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

Notes: The original ceiling finishes are aged, stained and should be replaced. Lack of dropped ceilings in classrooms and corridors exposes many utilities and is unsightly.

System: D2010 - Plumbing Fixtures

Location: Throughout the building.
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,130.00
Unit of Measure: S.F.
Estimate: $342,598.00
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

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: D2020 - Domestic Water Distribution

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,130.00
Unit of Measure: S.F.
Estimate: $29,246.00
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

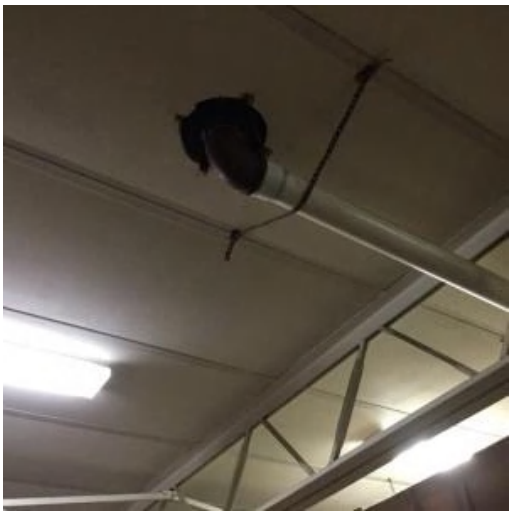
Notes: Water supply piping is believed to be original and is beyond its expected service life. Hot water is not provided to lavatory sinks throughout the building and is recommended for health and safety. (Photo shows water heater for kitchen.). There are no hose bibs on the exterior of the building, requiring maintenance personnel to thread a hose through an open window to an inside hose connection.

System: D2030 - Sanitary Waste

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,130.00
Unit of Measure: S.F.
Estimate: $45,958.00
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

Notes: Waster water piping is believed to be original throughout the building, and is beyond its expected useful life. The principal reports that after heavy rains, there is a foul sewer smell in the building. System renewal is recommended.

System: D2040 - Rain Water Drainage



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,130.00
Unit of Measure: S.F.
Estimate: $41,482.00
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

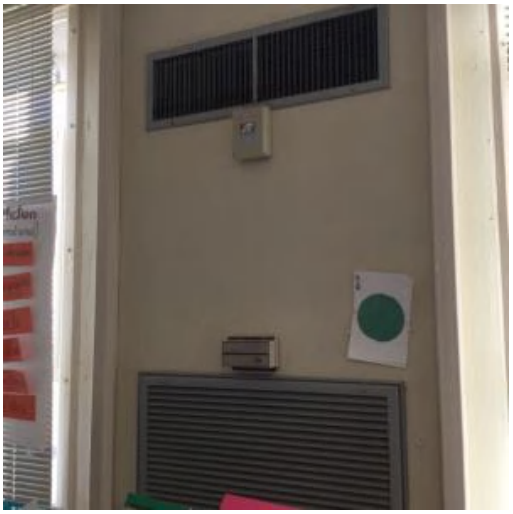
Notes: Rain water drainage has been repaired as needed. Parsons recommends system renewal to ensure the entire system is in good condition.

System: D3040 - Distribution Systems

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,130.00
Unit of Measure: S.F.
Estimate: $183,236.00
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

Notes: The HVAC distribution system is beyond its expected life, and is inadequate. There is no heat/cooling supply to corridors.

System: D3060 - Controls & Instrumentation



Location: Throughout the building
Distress: Inadequate
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,130.00
Unit of Measure: S.F.
Estimate: $74,309.00
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

Notes: HVAC controls and instrumentation are an expired system. System renewal with modern digital devices that can be monitored centrally on a BAS is recommended.

System: D5010 - Electrical Service/Distribution

Location: Electric distribution room
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,130.00
Unit of Measure: S.F.
Estimate: $50,435.00
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

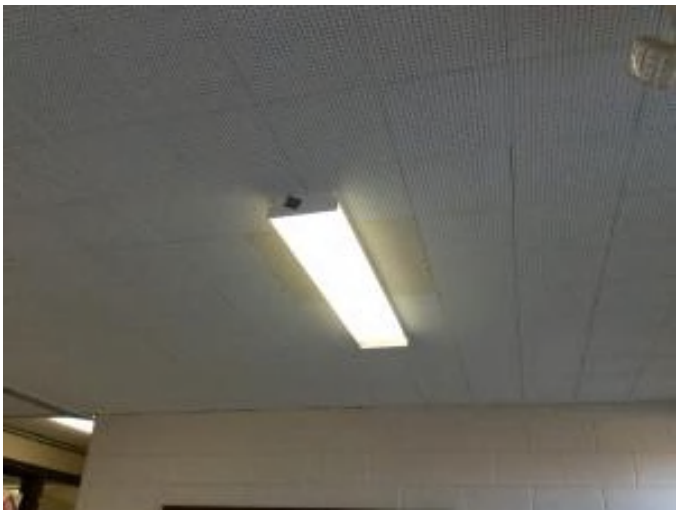
Notes: The original electrical distribution system is operating properly but is aged, in marginal condition, and should be replaced.

System: D5020 - Branch Wiring

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,130.00
Unit of Measure: S.F.
Estimate: $151,006.00
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

Notes: Branch wiring, panels, etc. are of varying ages throughout the building. Many outlets are surface mounted in awkward locations. System renewal is recommended.

System: D5020 - Lighting



Location: Throughout the building.
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,130.00
Unit of Measure: S.F.
Estimate: $355,729.00
Assessor Name: Eduardo Lopez
Date Created: 12/09/2016

Notes: The lighting system is operating, but is aged, in poor condition, and should be replaced. Recommended replacement of ceiling systems should be accomplished concurrently with lighting renovations.

System: D5030920 - Data Communication

Location: Throughout the building
Distress: Inadequate
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,130.00
Unit of Measure: S.F.
Estimate: $131,309.00
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

Notes: The principal reports that Wi-Fi coverage is weak at spots throughout the building. System renewal is recommended.

System: E1020 - Institutional Equipment

Location: Cafeteria stage
Distress: Missing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,130.00
Unit of Measure: S.F.
Estimate: $8,953.00
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

Notes: The stage curtain is beyond its expected life and is in poor condition. There is no stage lighting or sound system. System renewal/upgrading is recommended.

System: E2010 - Fixed Furnishings

Location: Throughout the building.
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,130.00
Unit of Measure: S.F.
Estimate: $173,985.00
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

Notes: Fixed furnishings have exceeded their expected useful life and are in generally poor condition.. System renewal is recommended.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 27,130.00
Unit of Measure: S.F.
Estimate: $128,922.00
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 27,130.00
Unit of Measure: S.F.
Estimate: $19,995.00
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	48
Year Built:	1951
Last Renovation:	
Replacement Value:	$4,760
Repair Cost:	$1,568.00
Total FCI:	32.94 %
Total RSLI:	24.31 %
FCA Score:	67.06

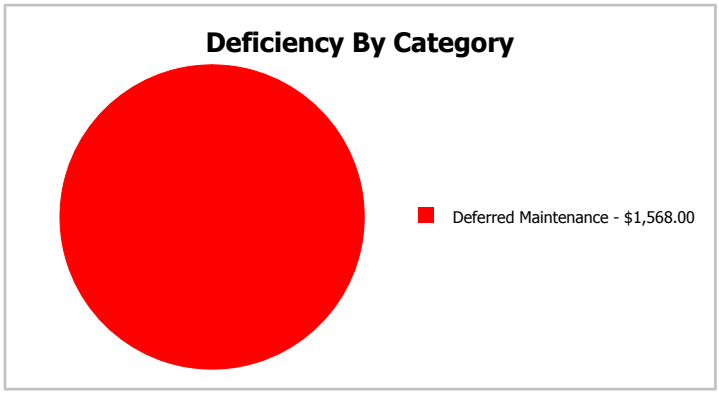
Description:

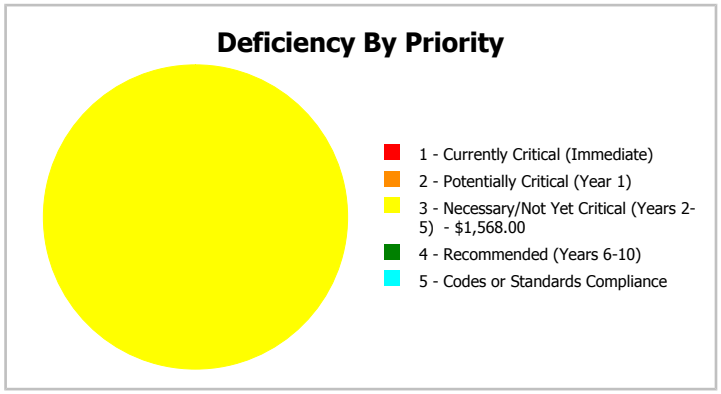
The narrative for this building is included in the Executive Summary Description at the front of this report.

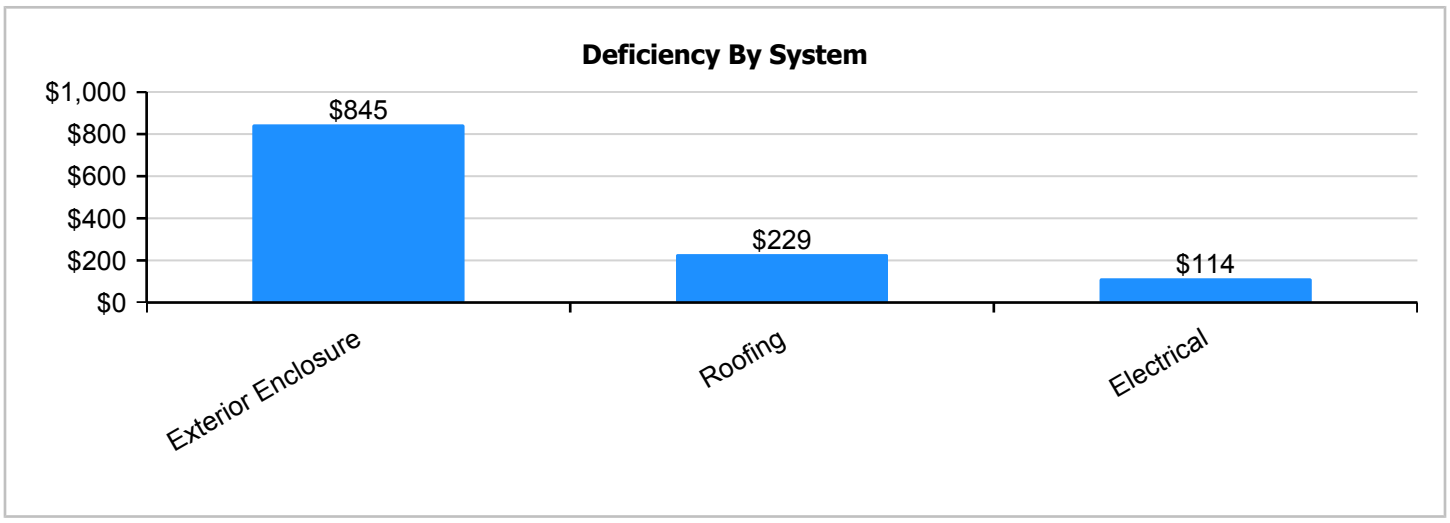
Attributes: This asset has no attributes.

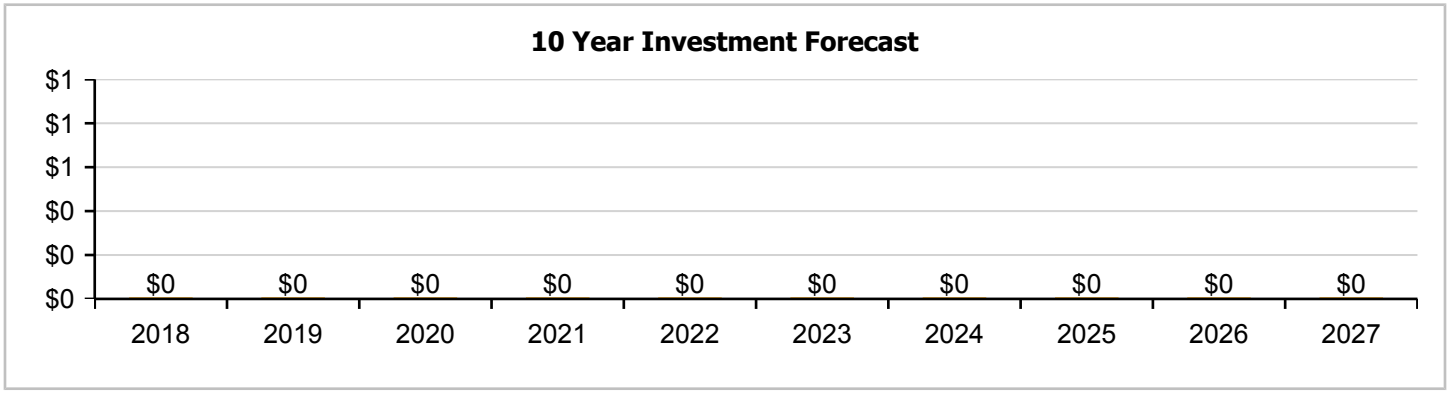
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	48
Year Built:	1951	Last Renovation:	
Repair Cost:	$1,568	Replacement Value:	$4,760
FCI:	32.94 %	RSLI%:	24.31 %









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	34.00 %	0.00 %	$0.00
B10 - Superstructure	34.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	18.00 %	51.74 %	$1,115.00
B30 - Roofing	0.00 %	146.38 %	$303.00
D50 - Electrical	0.00 %	110.29 %	$150.00
Totals:	**24.31 %**	**32.94 %**	**$1,568.00**

Photo Album

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

1). West Elevation - Dec 08, 2016

2). North Elevation - Dec 08, 2016

3). East Elevation - Dec 08, 2016

4). South Elevation - Dec 08, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$16.57	S.F.	48	100	1951	2051		34.00 %	0.00 %	34			$795
A1030	Slab on Grade	$16.25	S.F.	48	100	1951	2051		34.00 %	0.00 %	34			$780
B1020	Roof Construction	$14.31	S.F.	48	100	1951	2051		34.00 %	0.00 %	34			$687
B2010	Exterior Walls	$23.77	S.F.	48	100	1951	2051		34.00 %	0.00 %	34			$1,141
B2030	Exterior Doors	$21.12	S.F.	48	30	1951	1981		0.00 %	109.96 %	-36		$1,115.00	$1,014
B3010140	Asphalt Shingles	$4.32	S.F.	48	20	1981	2001		0.00 %	146.38 %	-16		$303.00	$207
D5020	Branch Wiring	$2.84	S.F.	48	30	1951	1981		0.00 %	110.29 %	-36		$150.00	$136
								Total	**24.31 %**	**32.94 %**			**$1,568.00**	**$4,760**

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: A1030 - Slab on Grade

Note:

System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls

Note:

System: B2030 - Exterior Doors

Note:

System: B3010140 - Asphalt Shingles

Note:

System: D5020 - Branch Wiring

Note:

Renewal Schedule

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

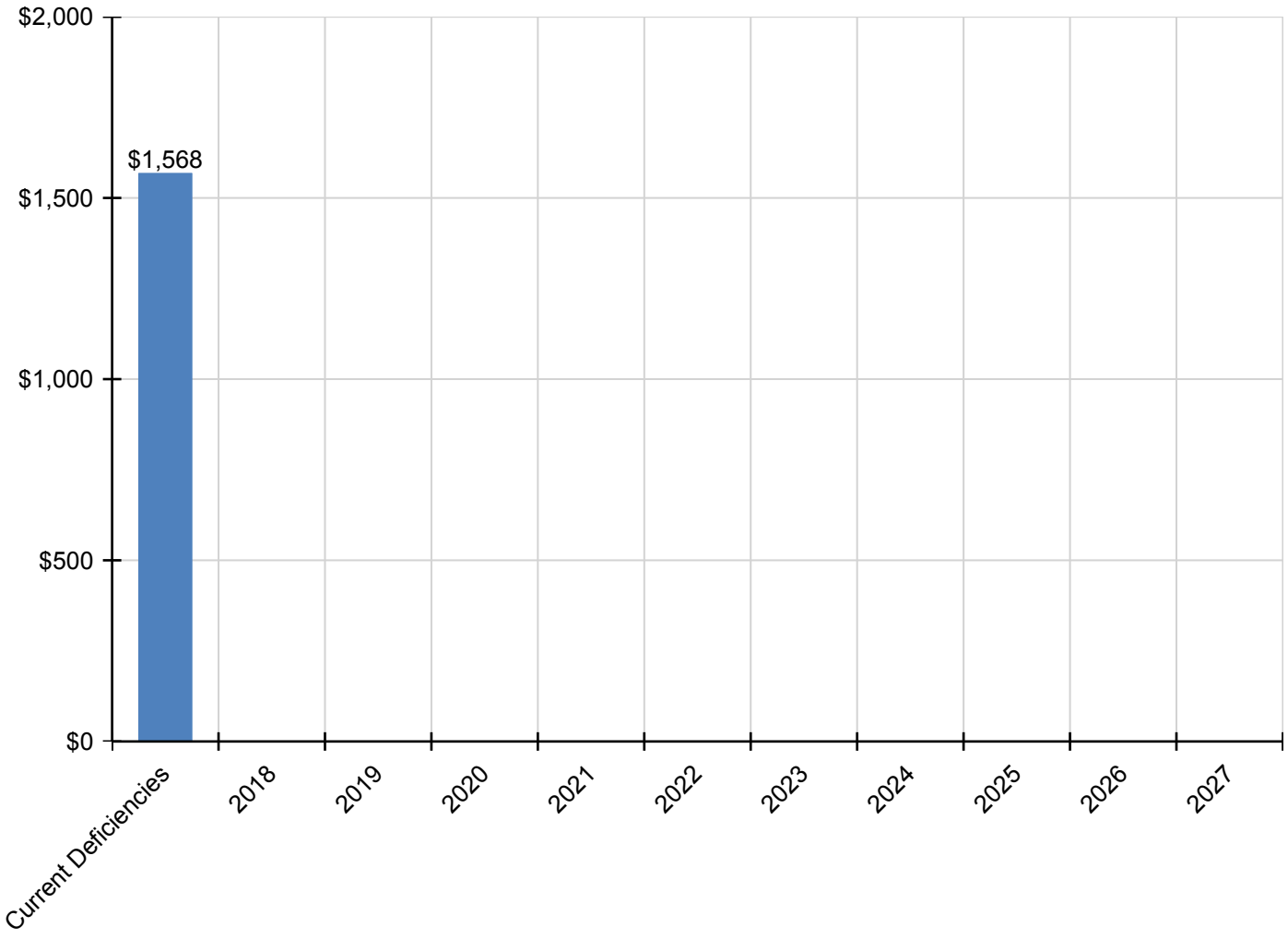
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$1,568**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,568**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2010 - Exterior Walls	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$1,115	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,115**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$303	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$303**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$150	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$150**

** Indicates non-renewable system*

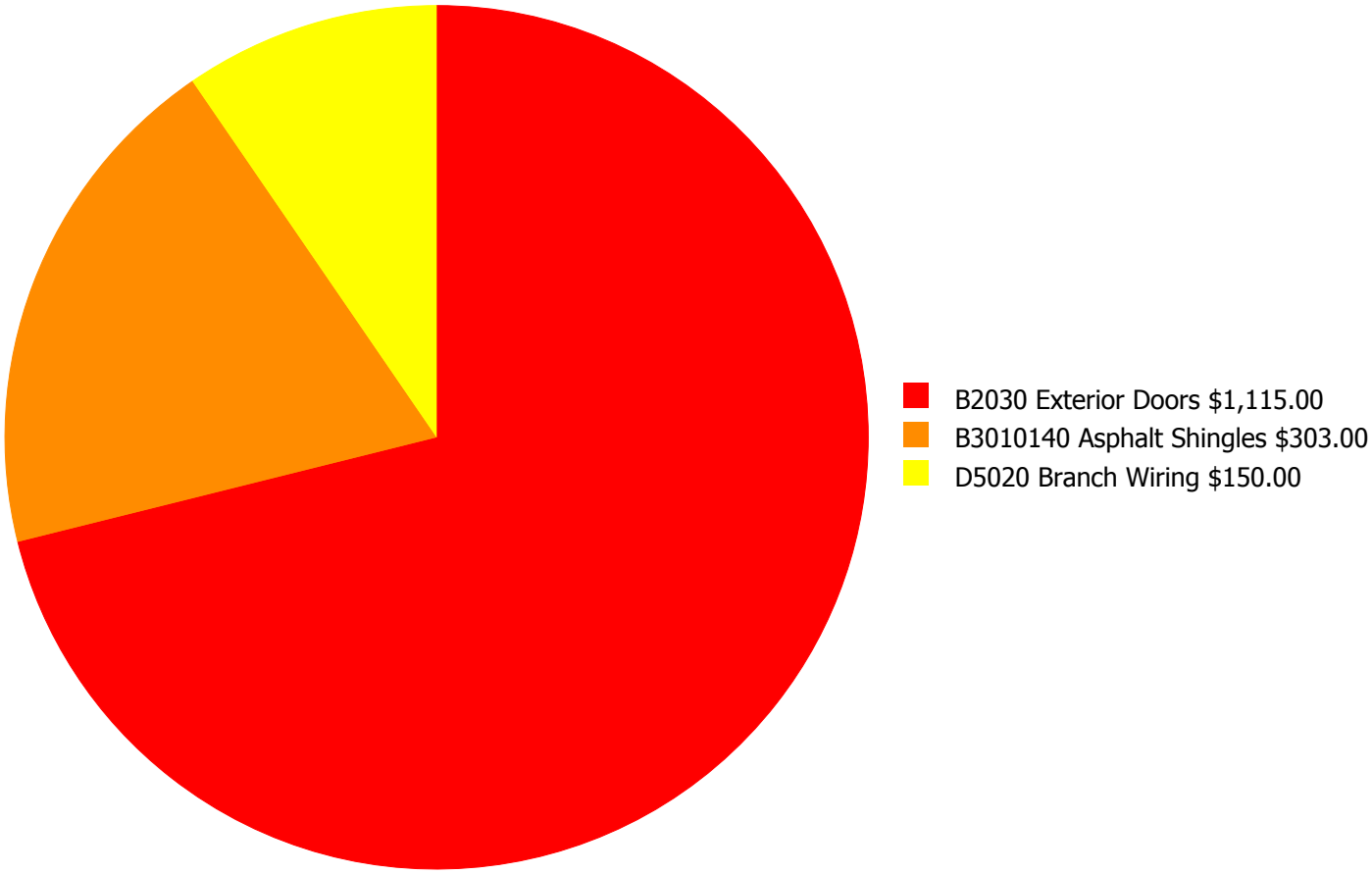
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

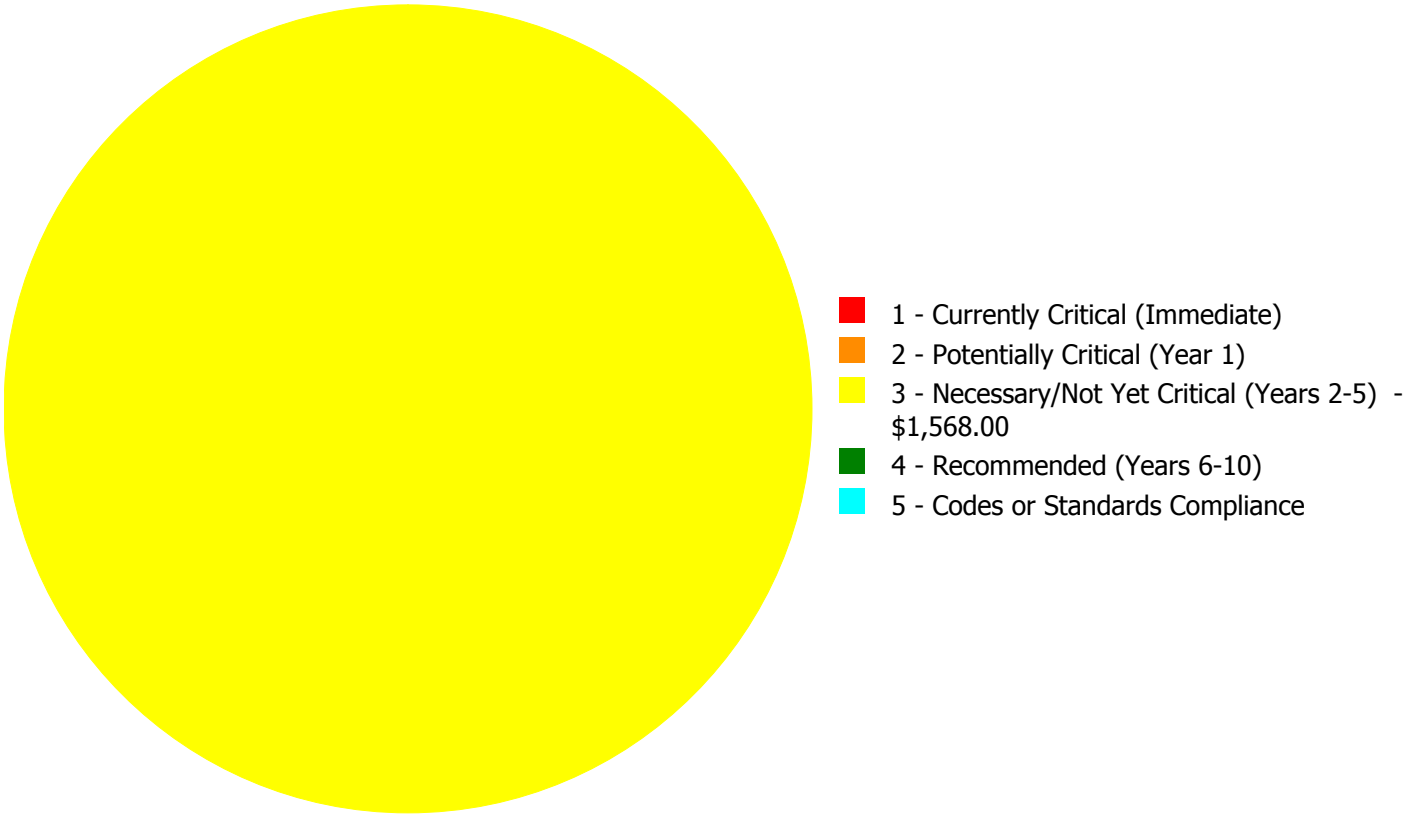
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $1,568.00

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: $1,568.00

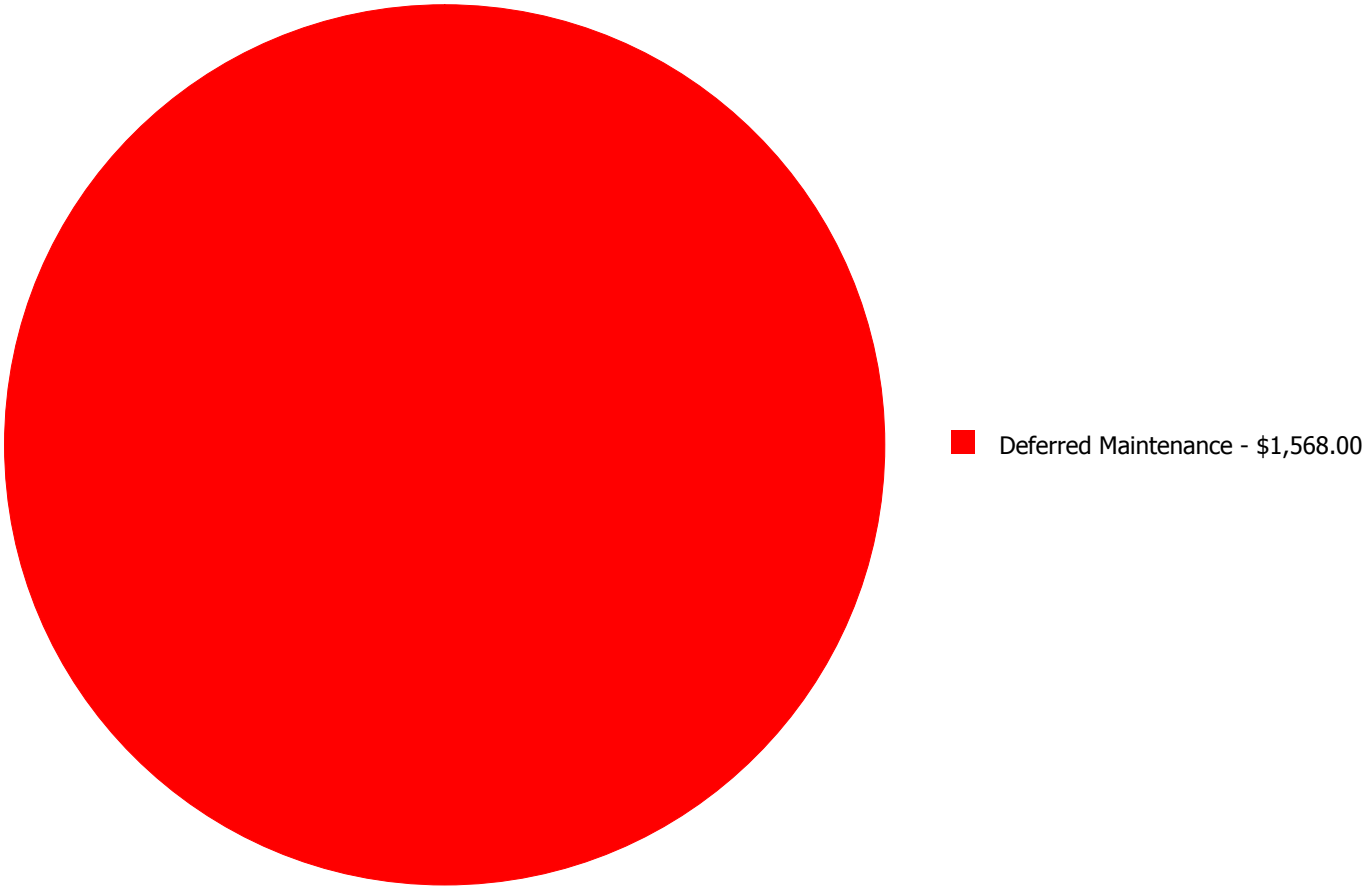
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2030	Exterior Doors	$0.00	$0.00	$1,115.00	$0.00	$0.00	$1,115.00
B3010140	Asphalt Shingles	$0.00	$0.00	$303.00	$0.00	$0.00	$303.00
D5020	Branch Wiring	$0.00	$0.00	$150.00	$0.00	$0.00	$150.00
	Total:	$0.00	$0.00	$1,568.00	$0.00	$0.00	$1,568.00

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: $1,568.00

Deficiency Details by Priority

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

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

System: B2030 - Exterior Doors

Location: South wall
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 48.00
Unit of Measure: S.F.
Estimate: $1,115.00
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

Notes: The exterior door is in very aged condition, hardware does not function properly, and system replacement is recommended to ensure a secure building.

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: 48.00
Unit of Measure: S.F.
Estimate: $303.00
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

Notes: Asphalt shingles are in very poor condition with curled edges, broken tile and loss of granules. Replacement is recommended to ensure a waterproof enclosure

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System: D5020 - Branch Wiring

Location: East wall
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 48.00
Unit of Measure: S.F.
Estimate: $150.00
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

Notes: The branch wiring system is expired and replacement is recommended.

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	325
Year Built:	1964
Last Renovation:	
Replacement Value:	$35,019
Repair Cost:	$8,147.00
Total FCI:	23.26 %
Total RSLI:	38.65 %
FCA Score:	76.74

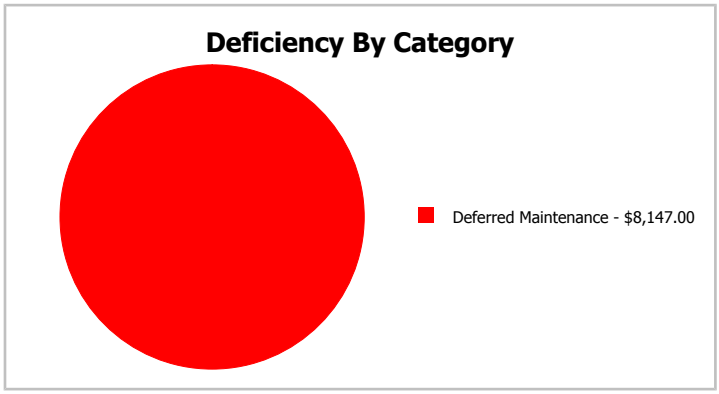
Description:

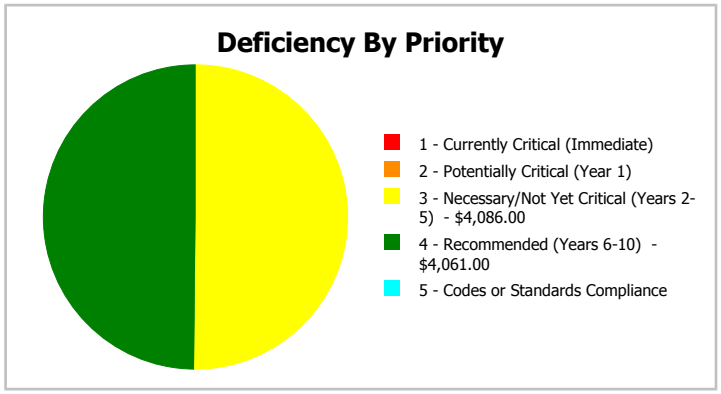
The narrative for this building is included in the Executive Summary Description at the front of this report.

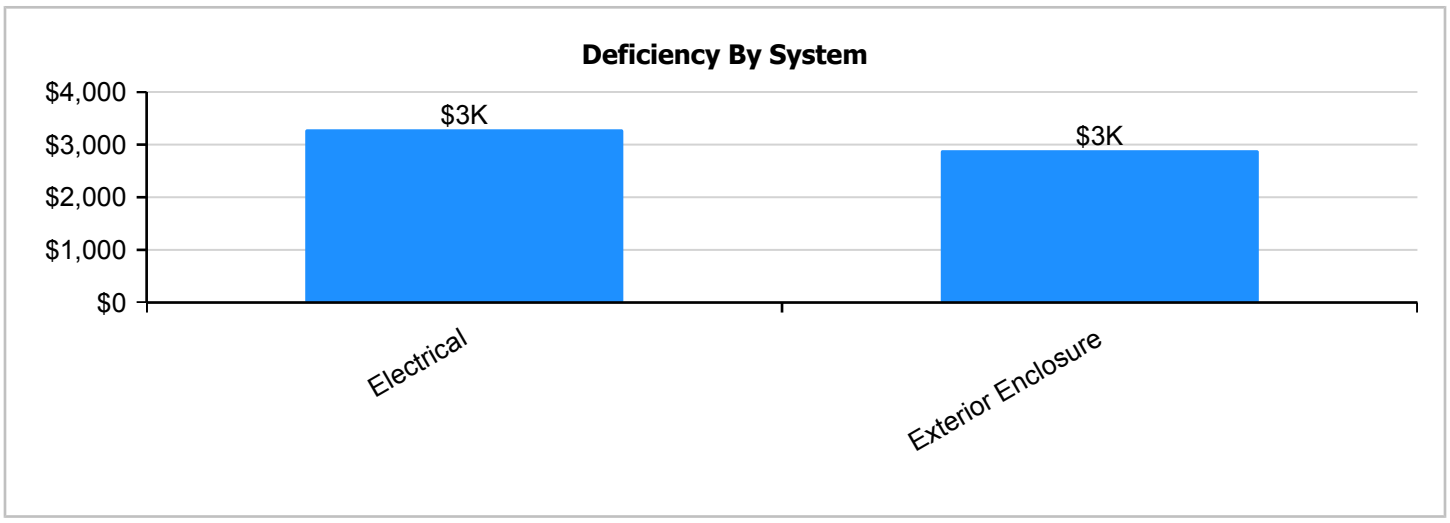
Attributes: This asset has no attributes.

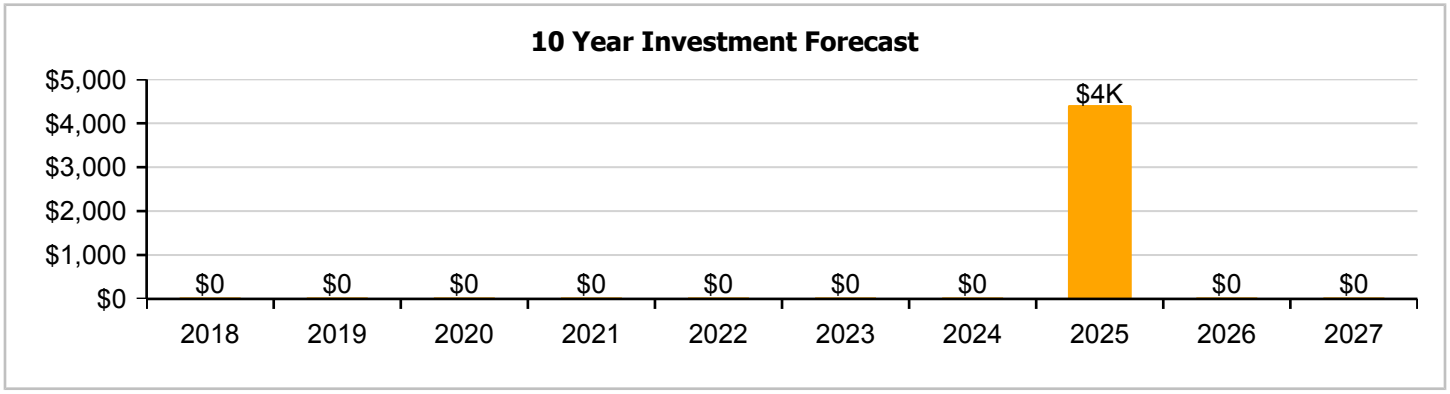
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	325
Year Built:	1964	Last Renovation:	
Repair Cost:	$8,147	Replacement Value:	$35,019
FCI:	23.26 %	RSLI%:	38.65 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	47.50 %	0.00 %	$0.00
B10 - Superstructure	48.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	33.14 %	34.06 %	$3,811.00
B30 - Roofing	90.00 %	0.00 %	$0.00
C10 - Interior Construction	40.00 %	0.00 %	$0.00
D50 - Electrical	0.00 %	109.99 %	$4,336.00
Totals:	**38.65 %**	**23.26 %**	**$8,147.00**

Photo Album

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

1). North Elevation - Dec 08, 2016

2). East Elevation - Dec 08, 2016

3). South Elevation - Dec 08, 2016

4). West Elevation - Dec 08, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$16.57	S.F.	325	100	1964	2064		47.00 %	0.00 %	47			$5,385
A1030	Slab on Grade	$16.25	S.F.	325	100	1965	2065		48.00 %	0.00 %	48			$5,281
B1020	Roof Construction	$14.31	S.F.	325	100	1965	2065		48.00 %	0.00 %	48			$4,651
B2010	Exterior Walls	$23.77	S.F.	325	100	1965	2065		48.00 %	0.00 %	48			$7,725
B2020	Exterior Windows	$3.76	S.F.	325	30	1965	1995		0.00 %	109.98 %	-22		$1,344.00	$1,222
B2030	Exterior Doors	$6.90	S.F.	325	30	1965	1995		0.00 %	109.99 %	-22		$2,467.00	$2,243
B3010140	Asphalt Shingles	$4.32	S.F.	325	20	2015	2035		90.00 %	0.00 %	18			$1,404
C1030	Fittings	$9.74	S.F.	325	20	1965	1985	2025	40.00 %	0.00 %	8			$3,166
D5010	Electrical Service/Distribution	$1.69	S.F.	325	40	1965	2005		0.00 %	110.02 %	-12		$604.00	$549
D5020	Branch Wiring	$2.84	S.F.	325	30	1965	1995		0.00 %	109.97 %	-22		$1,015.00	$923
D5020	Lighting	$7.60	S.F.	325	30	1965	1995		0.00 %	110.00 %	-22		$2,717.00	$2,470
								Total	**38.65 %**	**23.26 %**			**$8,147.00**	**$35,019**

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: A1030 - Slab on Grade

Note:

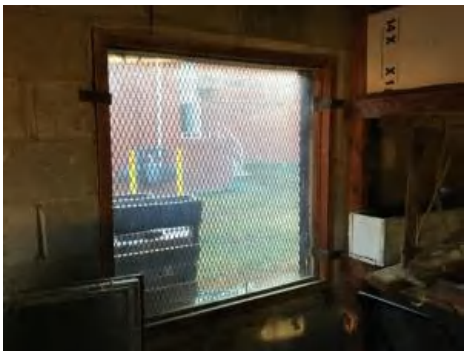
System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls

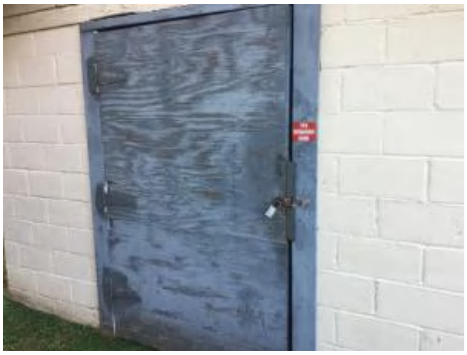
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: B3010140 - Asphalt Shingles

Note:

System: C1030 - Fittings

Note: Storage shelving is performing adequately for its intended purpose. System renewal pushed out.

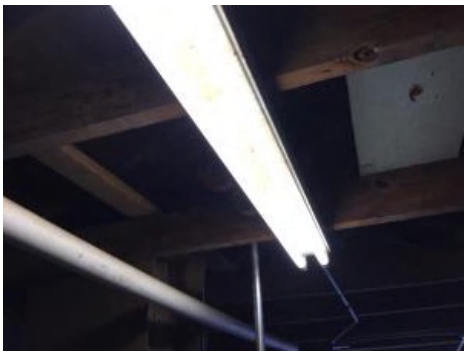
System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting



Note:

Renewal Schedule

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

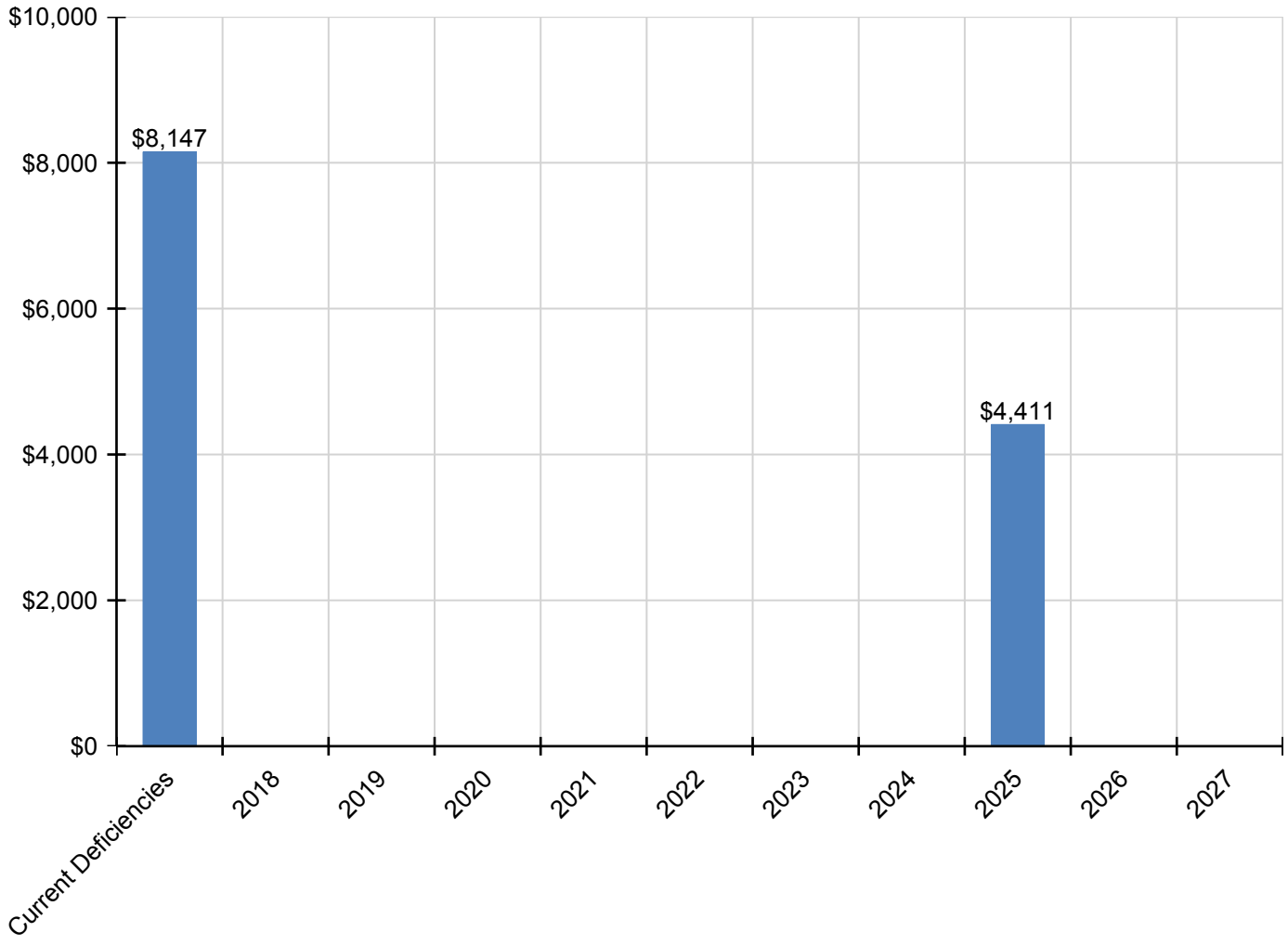
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$8,147**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$4,411**	**$0**	**$0**	**$12,558**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2010 - Exterior Walls	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$1,344	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,344**
B2030 - Exterior Doors	$2,467	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,467**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$4,411	$0	$0	**$4,411**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$604	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$604**
D5020 - Branch Wiring	$1,015	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,015**
D5020 - Lighting	$2,717	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,717**

** Indicates non-renewable system*

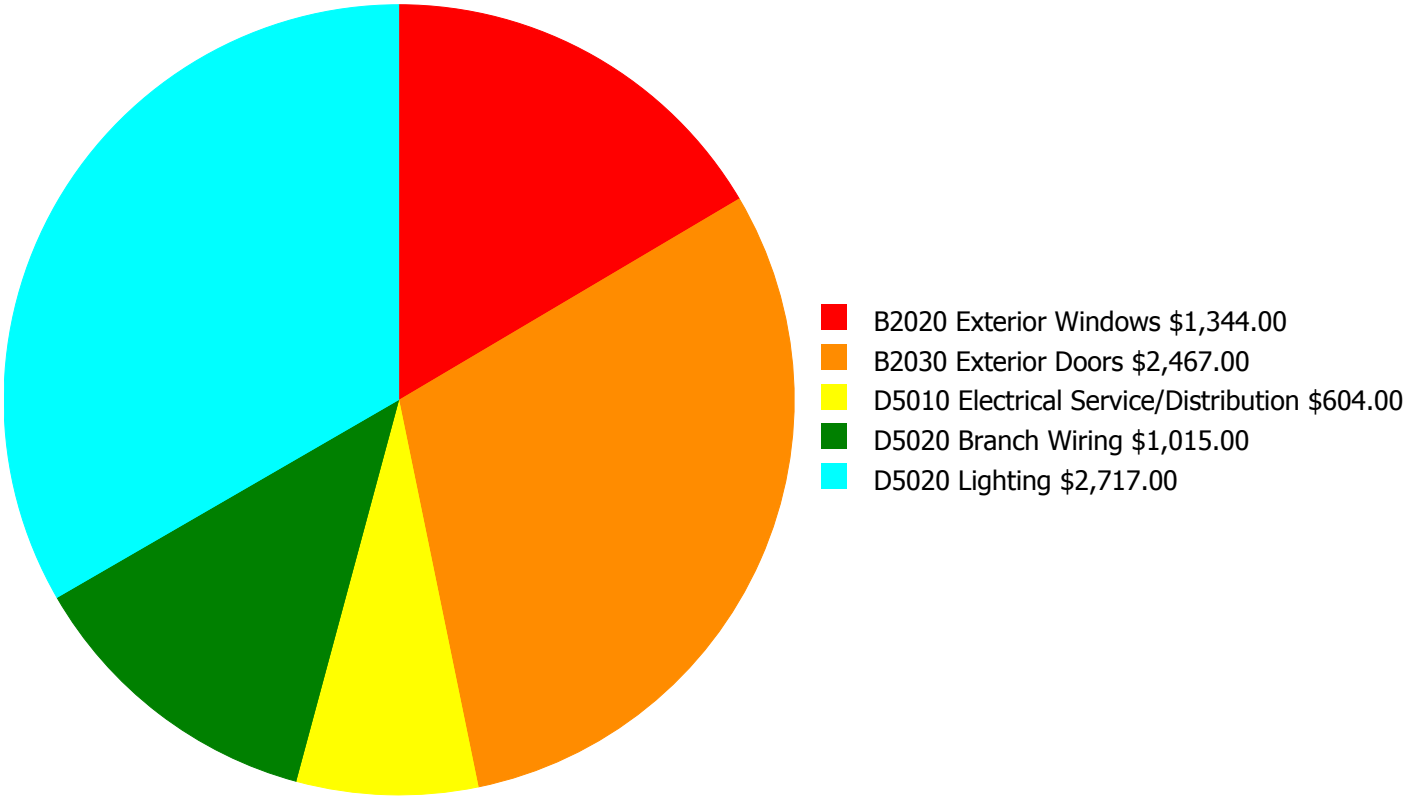
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

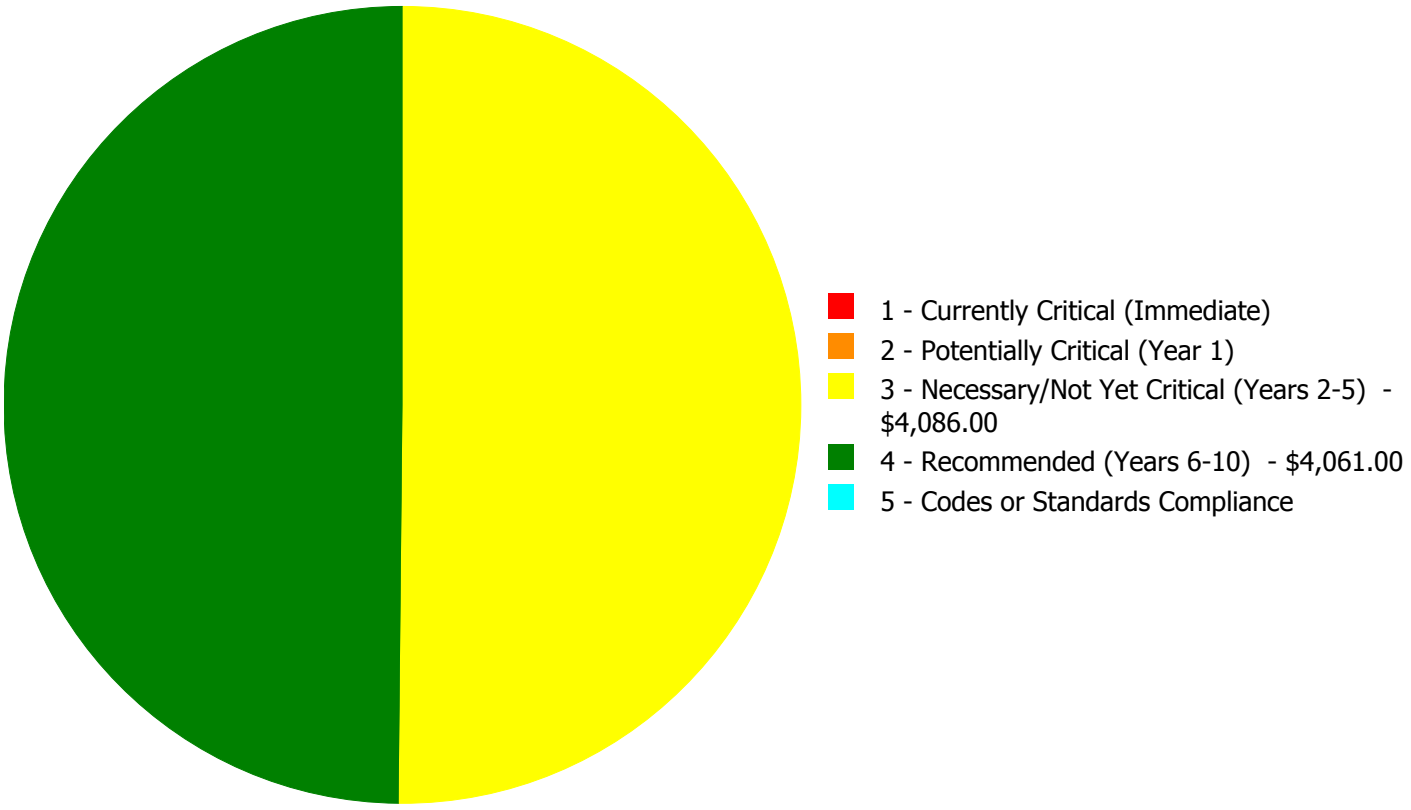
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $8,147.00

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: $8,147.00

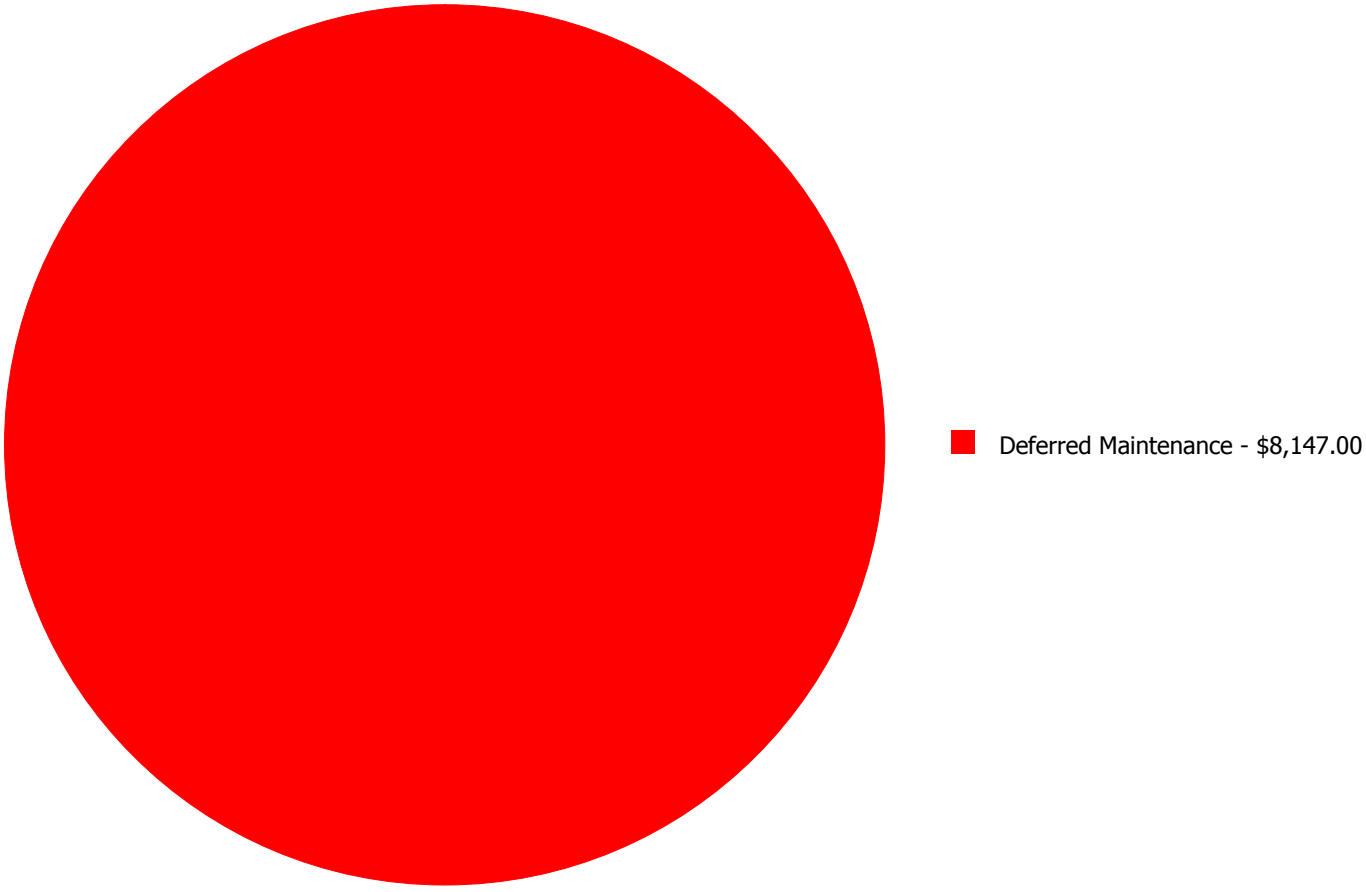
Deficiency By Priority Investment Table

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	$0.00	$1,344.00	$0.00	$1,344.00
B2030	Exterior Doors	$0.00	$0.00	$2,467.00	$0.00	$0.00	$2,467.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$604.00	$0.00	$0.00	$604.00
D5020	Branch Wiring	$0.00	$0.00	$1,015.00	$0.00	$0.00	$1,015.00
D5020	Lighting	$0.00	$0.00	$0.00	$2,717.00	$0.00	$2,717.00
	Total:	$0.00	$0.00	$4,086.00	$4,061.00	$0.00	$8,147.00

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:



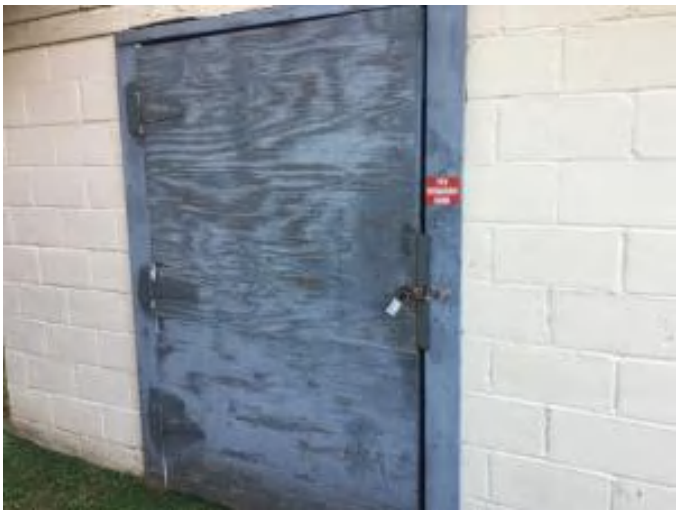
Budget Estimate Total: $8,147.00

Deficiency Details by Priority

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

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

System: B2030 - Exterior Doors



Location: North and south walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 325.00
Unit of Measure: S.F.
Estimate: $2,467.00
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

Notes: Exterior doors are in very poor condition and replacement is recommended to secure the building.

System: D5010 - Electrical Service/Distribution

Location: East wall interior
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 325.00
Unit of Measure: S.F.
Estimate: $604.00
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

Notes: The electric service appears to be original and is expired. System renewal is recommended.

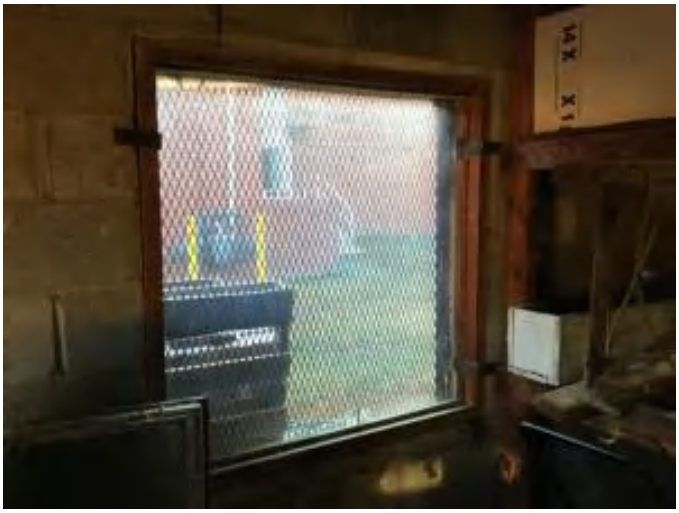
System: D5020 - Branch Wiring

Location:	Interior
Distress:	Beyond Service Life
Category:	Deferred Maintenance
Priority:	3 - Necessary/Not Yet Critical (Years 2-5)
Correction:	Renew System
Qty:	325.00
Unit of Measure:	S.F.
Estimate:	$1,015.00
Assessor Name:	Eduardo Lopez
Date Created:	12/08/2016

Notes: Branch wiring is expired. System renewal is recommended.

Priority 4 - Recommended (Years 6-10):

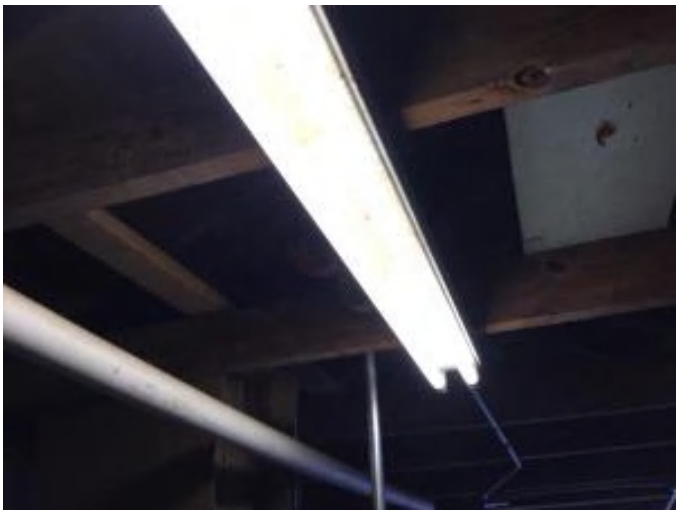
System: B2020 - Exterior Windows



Location: East wall
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 325.00
Unit of Measure: S.F.
Estimate: $1,344.00
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

Notes: The exterior window is original and in poor condition. Replacement is recommended.

System: D5020 - Lighting



Location: Interior
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 325.00
Unit of Measure: S.F.
Estimate: $2,717.00
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

Notes: Building lighting is not energy efficient. System replacement is recommended.

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):	9,758
Year Built:	1998
Last Renovation:	
Replacement Value:	$1,731,557
Repair Cost:	$179,582.30
Total FCI:	10.37 %
Total RSLI:	46.70 %
FCA Score:	89.63

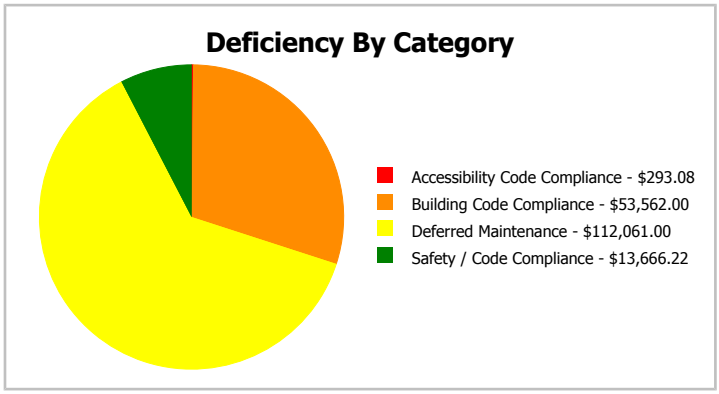
Description:

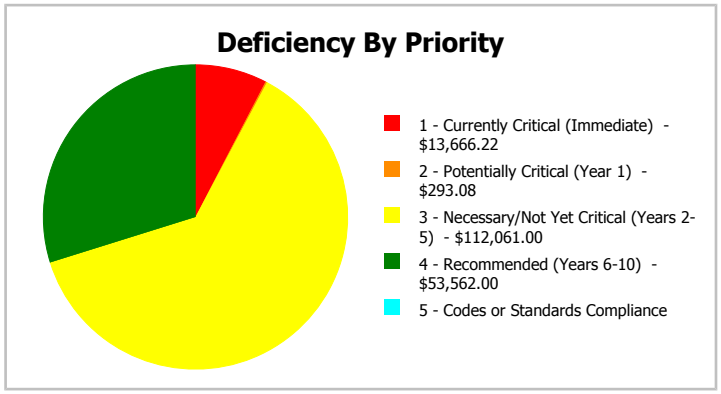
The narrative for this building is included in the Executive Summary Description at the front of this report.

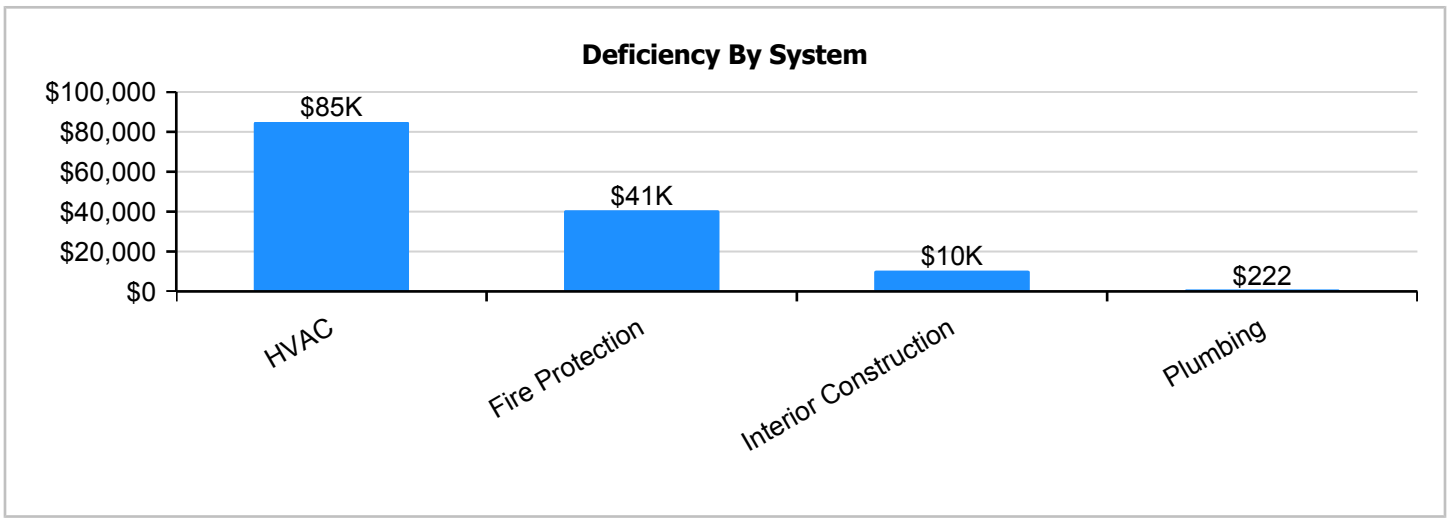
Attributes: This asset has no attributes.

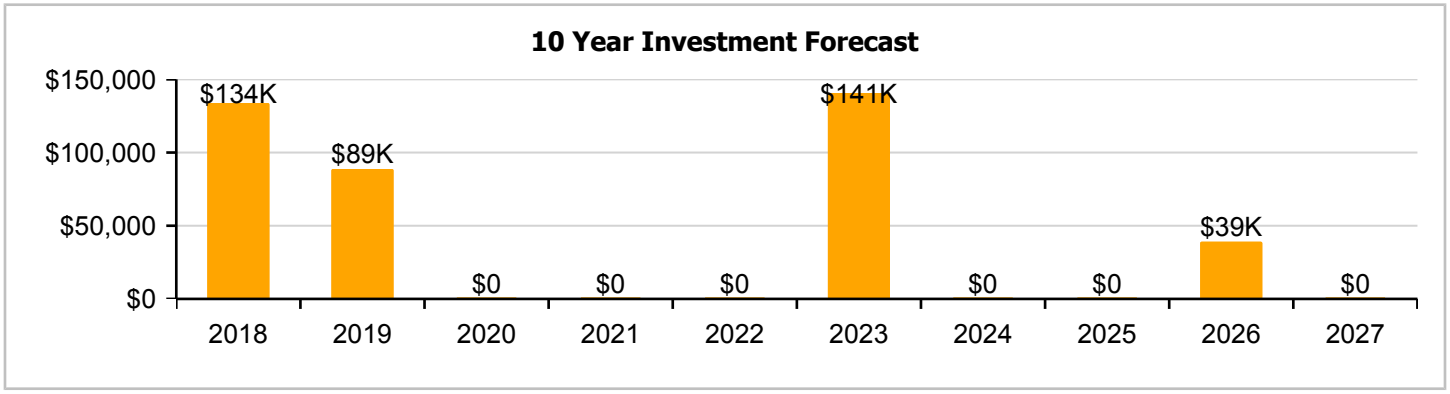
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	9,758
Year Built:	1998	Last Renovation:	
Repair Cost:	$179,582	Replacement Value:	$1,731,557
FCI:	10.37 %	RSLI%:	46.70 %









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	81.00 %	0.00 %	$0.00
B10 - Superstructure	81.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	57.71 %	0.00 %	$0.00
B30 - Roofing	36.67 %	0.00 %	$0.00
C10 - Interior Construction	41.09 %	6.07 %	$13,666.22
C30 - Interior Finishes	63.46 %	0.00 %	$0.00
D20 - Plumbing	37.00 %	0.19 %	$293.08
D30 - HVAC	15.96 %	53.54 %	$112,061.00
D40 - Fire Protection	0.00 %	110.00 %	$53,562.00
D50 - Electrical	34.37 %	0.00 %	$0.00
E10 - Equipment	5.00 %	0.00 %	$0.00
Totals:	**46.70 %**	**10.37 %**	**$179,582.30**

Photo Album

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

1). North Elevation - Dec 08, 2016

2). East Elevation - Dec 08, 2016

3). South Elevation - Dec 08, 2016

4). West Elevation - Dec 08, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.79	S.F.	9,758	100	1998	2098		81.00 %	0.00 %	81			$46,741
A1030	Slab on Grade	$8.43	S.F.	9,758	100	1998	2098		81.00 %	0.00 %	81			$82,260
B1020	Roof Construction	$15.76	S.F.	9,758	100	1998	2098		81.00 %	0.00 %	81			$153,786
B2010	Exterior Walls	$9.42	S.F.	9,758	100	1998	2098		81.00 %	0.00 %	81			$91,920
B2020	Exterior Windows	$9.39	S.F.	9,758	30	1998	2028		36.67 %	0.00 %	11			$91,628
B2030	Exterior Doors	$1.04	S.F.	9,758	30	1998	2028		36.67 %	0.00 %	11			$10,148
B3010130	Preformed Metal Roofing	$9.66	S.F.	9,758	30	1998	2028		36.67 %	0.00 %	11			$94,262
C1010	Partitions	$10.80	S.F.	9,758	75	1998	2073		74.67 %	12.97 %	56		$13,666.22	$105,386
C1020	Interior Doors	$2.53	S.F.	9,758	30	1998	2028		36.67 %	0.00 %	11			$24,688
C1030	Fittings	$9.74	S.F.	9,758	20	1998	2018		5.00 %	0.00 %	1			$95,043
C3010	Wall Finishes	$2.79	S.F.	9,758	10	2016	2026		90.00 %	0.00 %	9			$27,225
C3020	Floor Finishes	$11.38	S.F.	9,758	20	2016	2036		95.00 %	0.00 %	19			$111,046
C3030	Ceiling Finishes	$10.97	S.F.	9,758	25	1998	2023		24.00 %	0.00 %	6			$107,045
D2010	Plumbing Fixtures	$11.48	S.F.	9,758	30	1998	2028		36.67 %	0.26 %	11		$293.08	$112,022
D2020	Domestic Water Distribution	$0.98	S.F.	9,758	30	1998	2028		36.67 %	0.00 %	11			$9,563
D2030	Sanitary Waste	$1.54	S.F.	9,758	30	1998	2028		36.67 %	0.00 %	11			$15,027
D2040	Rain Water Drainage	$1.39	S.F.	9,758	30	1998	2028		36.67 %	0.00 %	11			$13,564
D2090	Other Plumbing Systems -Nat Gas	$0.17	S.F.	9,758	40	2004	2044		67.50 %	0.00 %	27			$1,659
D3040	Distribution Systems	$9.07	S.F.	9,758	30	1998	2028		36.67 %	0.00 %	11			$88,505
D3050	Terminal & Package Units	$10.44	S.F.	9,758	15	1998	2013		0.00 %	110.00 %	-4		$112,061.00	$101,874
D3060	Controls & Instrumentation	$1.94	S.F.	9,758	20	1998	2018		5.00 %	0.00 %	1			$18,931
D4010	Sprinklers	$4.32	S.F.	9,758	30			2016	0.00 %	110.00 %	-1		$46,370.00	$42,155
D4020	Standpipes	$0.67	S.F.	9,758	30			2016	0.00 %	110.00 %	-1		$7,192.00	$6,538
D5010	Electrical Service/Distribution	$1.69	S.F.	9,758	40	1998	2038		52.50 %	0.00 %	21			$16,491
D5020	Branch Wiring	$5.06	S.F.	9,758	30	1998	2028		36.67 %	0.00 %	11			$49,375
D5020	Lighting	$11.92	S.F.	9,758	30	1998	2028		36.67 %	0.00 %	11			$116,315
D5030810	Security & Detection Systems	$1.87	S.F.	9,758	15	2015	2030		86.67 %	0.00 %	13			$18,247
D5030910	Fire Alarm Systems	$3.39	S.F.	9,758	15	2004	2019		13.33 %	0.00 %	2			$33,080
D5030920	Data Communication	$4.40	S.F.	9,758	15	2004	2019		13.33 %	0.00 %	2			$42,935
D5090	Other Electrical Systems	$0.12	S.F.	9,758	20	1998	2018		5.00 %	0.00 %	1			$1,171
E1020	Institutional Equipment	$0.30	S.F.	9,758	20	1998	2018		5.00 %	0.00 %	1			$2,927
								Total	**46.70 %**	**10.37 %**			**$179,582.30**	**$1,731,557**

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: A1030 - Slab on Grade

Note:

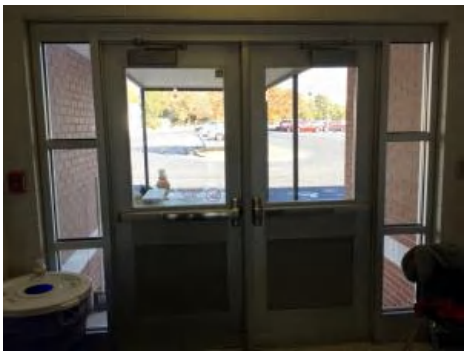
System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors

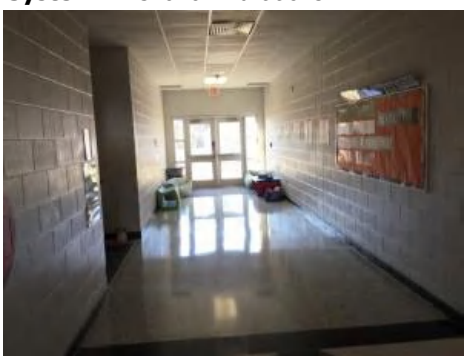
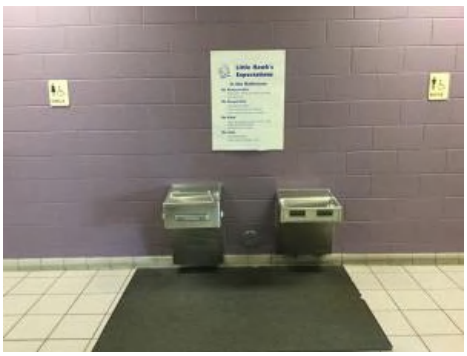


Note:

System: B3010130 - Preformed Metal Roofing

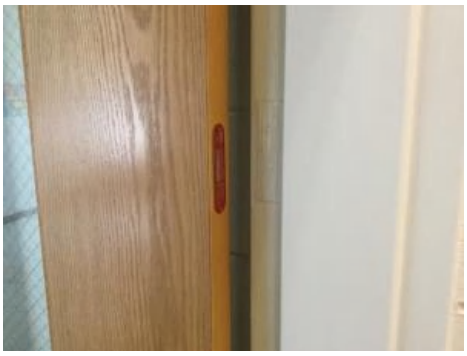
Note:

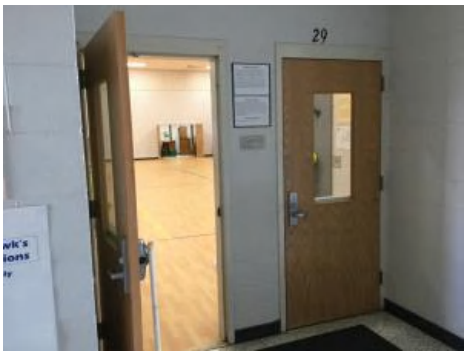
System: C1010 - Partitions

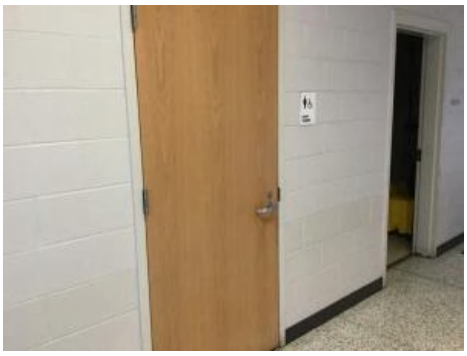



Note:

System: C1020 - Interior Doors





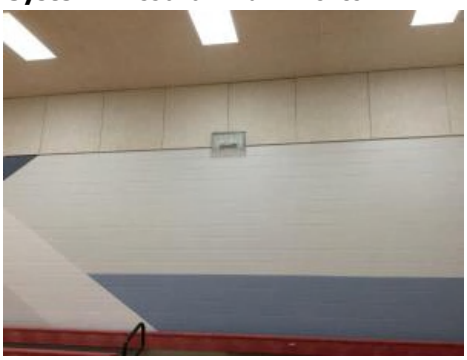


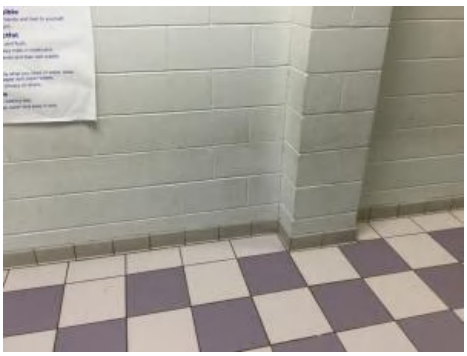
Note:

System: C1030 - Fittings

Note:

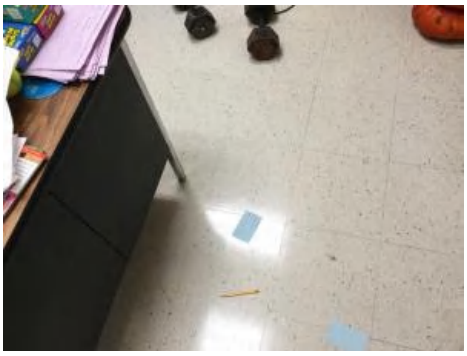
System: C3010 - Wall Finishes

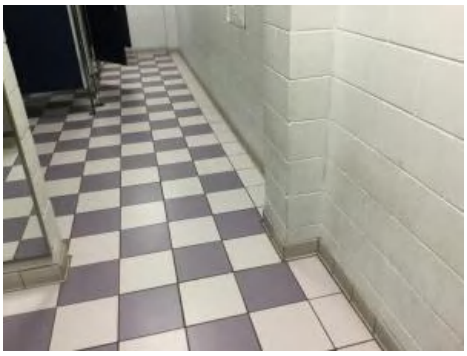




Note:

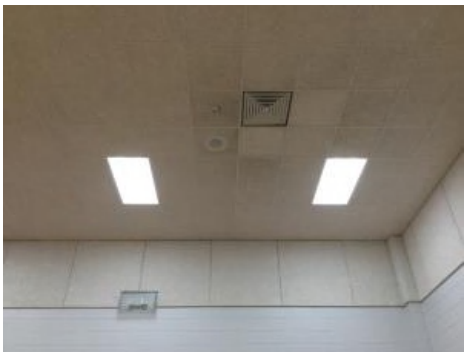
System: C3020 - Floor Finishes

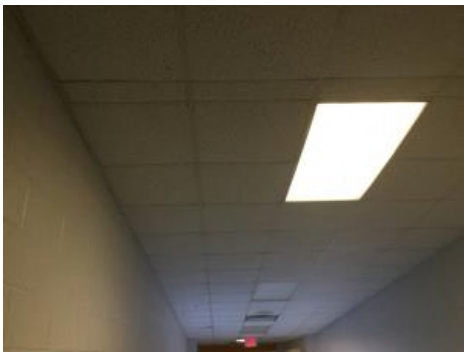




Note:

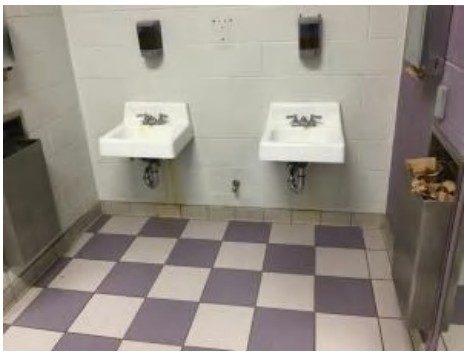
System: C3030 - Ceiling Finishes

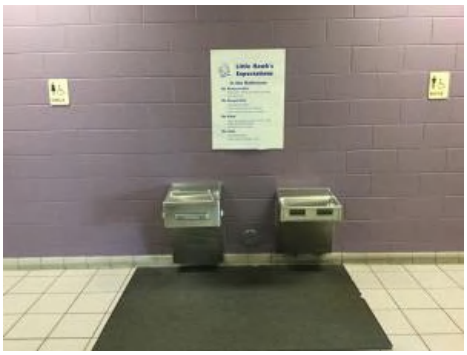




Note:

System: D2010 - Plumbing Fixtures





Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

Note:

System: D2040 - Rain Water Drainage

Note:

System: D2090 - Other Plumbing Systems -Nat Gas

Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

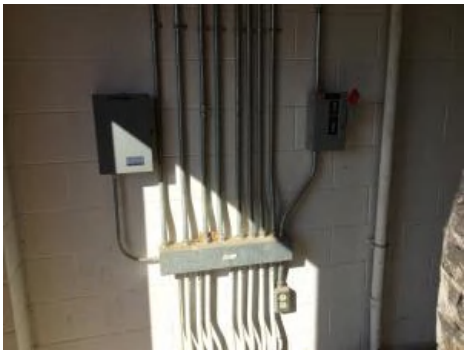
System: D3060 - Controls & Instrumentation

Note:

System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

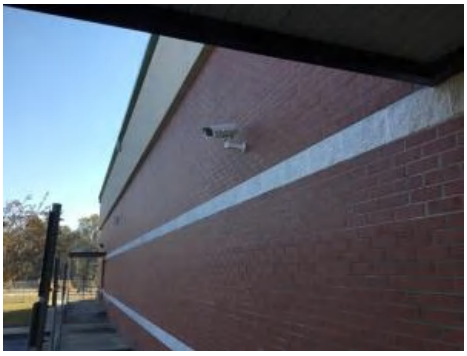


Note:

System: D5020 - Lighting

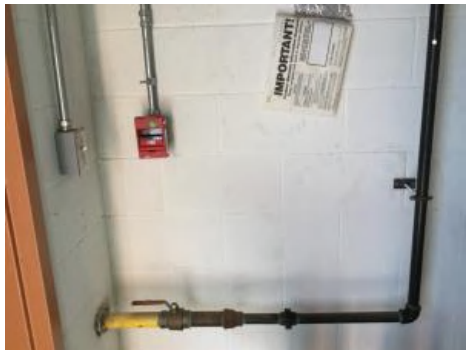
Note:

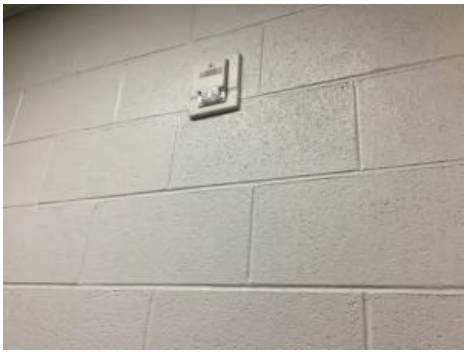
System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



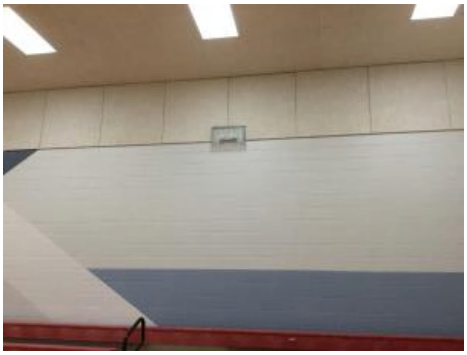


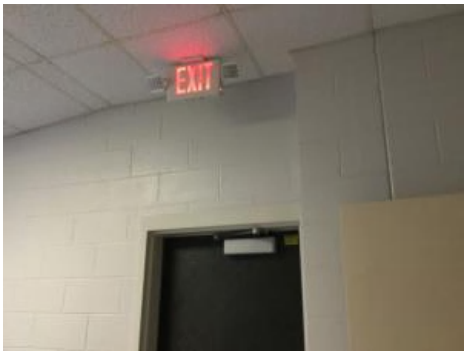
Note:

System: D5030920 - Data Communication

Note:

System: D5090 - Other Electrical Systems





Note:

System: E1020 - Institutional Equipment

Note:

Renewal Schedule

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

Inflation Rate: 3%

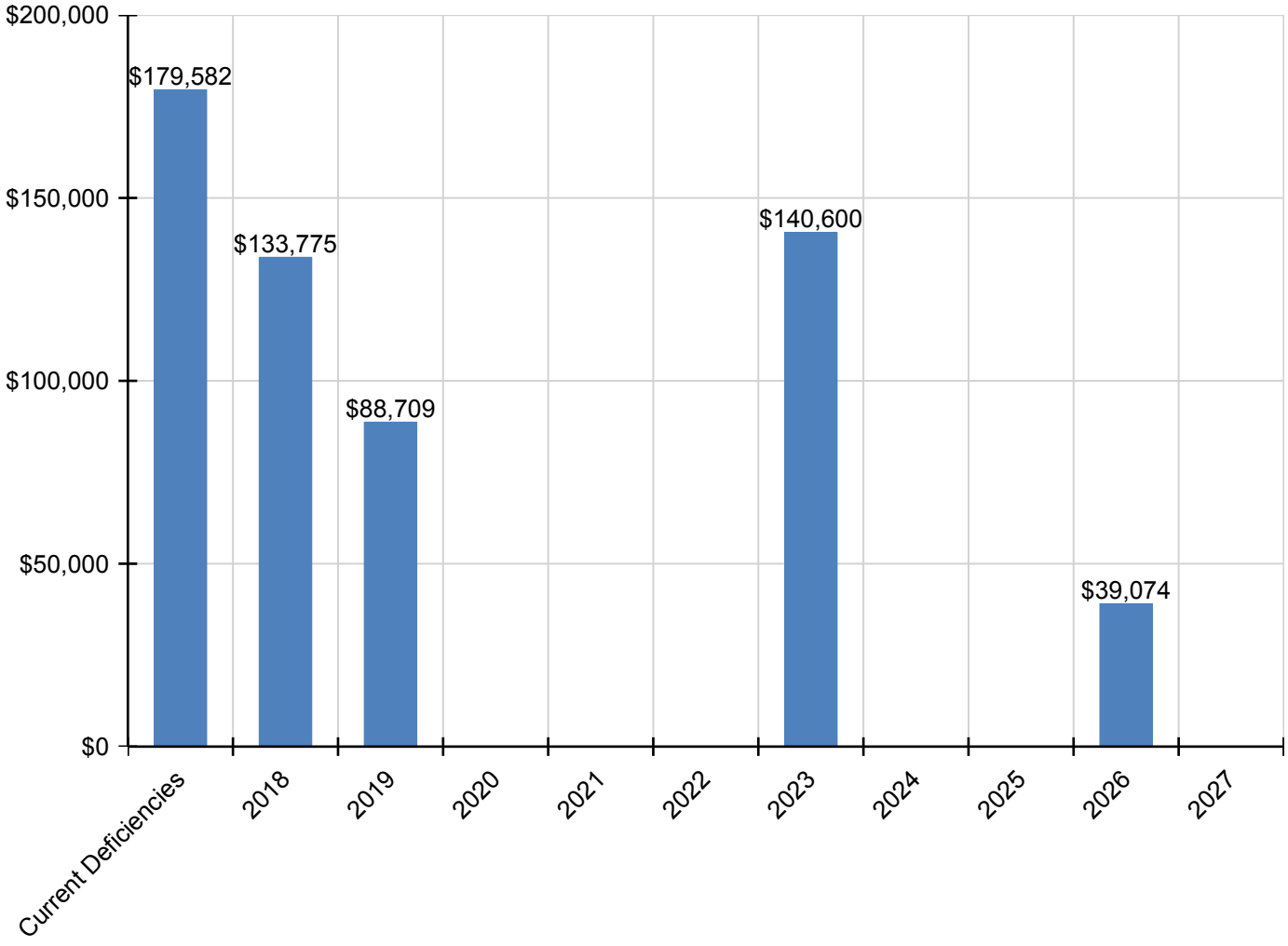
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$179,582**	**$133,775**	**$88,709**	**$0**	**$0**	**$0**	**$140,600**	**$0**	**$0**	**$39,074**	**$0**	**$581,741**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2010 - Exterior Walls	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$13,666	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$13,666**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$107,683	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$107,683**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$39,074	$0	**$39,074**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$140,600	$0	$0	$0	$0	**$140,600**
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	$293	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$293**
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**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems -Nat Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$112,061	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$112,061**
D3060 - Controls & Instrumentation	$0	$21,449	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$21,449**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$46,370	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$46,370**
D4020 - Standpipes	$7,192	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$7,192**
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	$0	$0	**$0**
D5030910 - Fire Alarm Systems	$0	$0	$38,604	$0	$0	$0	$0	$0	$0	$0	$0	**$38,604**
D5030920 - Data Communication	$0	$0	$50,105	$0	$0	$0	$0	$0	$0	$0	$0	**$50,105**
D5090 - Other Electrical Systems	$0	$1,327	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,327**
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	$3,317	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,317**

** Indicates non-renewable system*

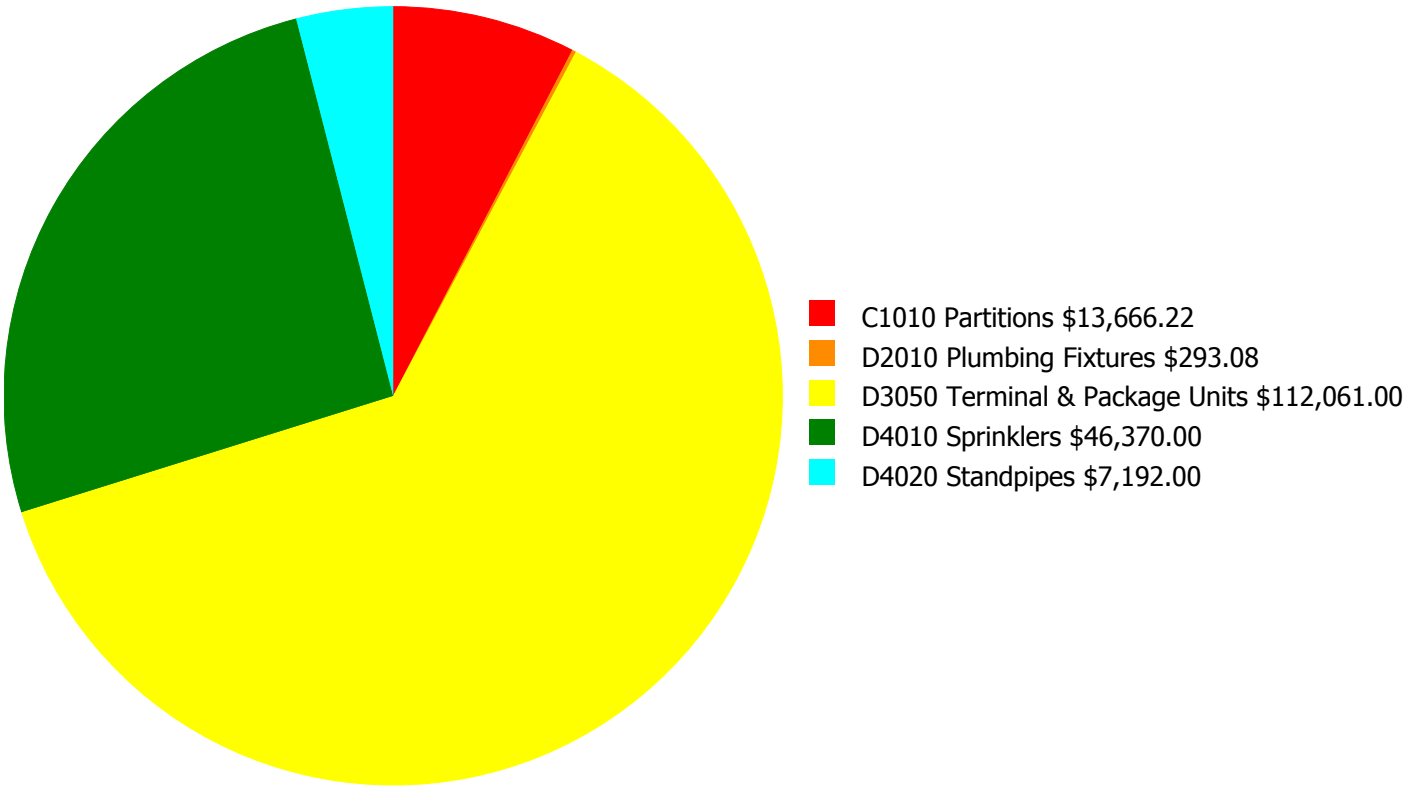
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

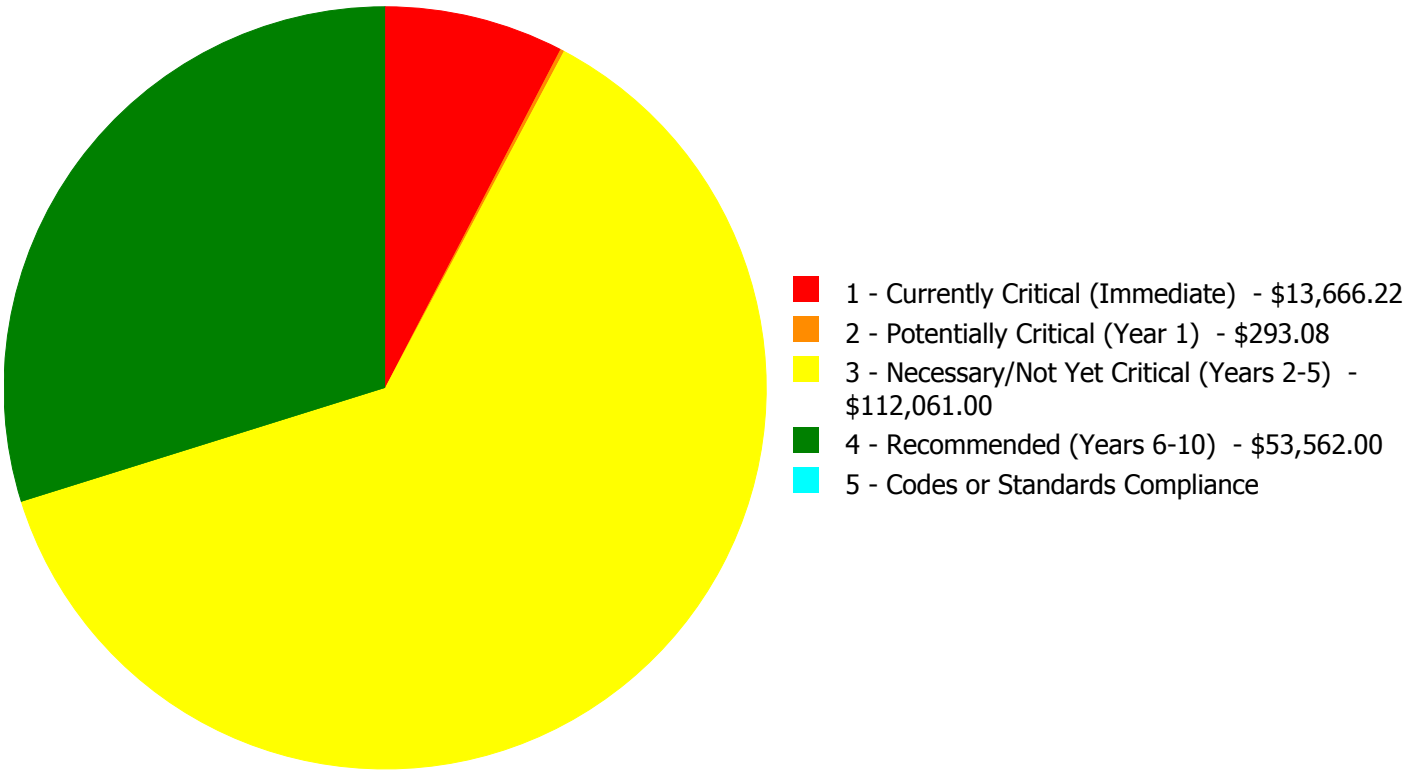
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $179,582.30

Deficiency Summary by Priority

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



Budget Estimate Total: $179,582.30

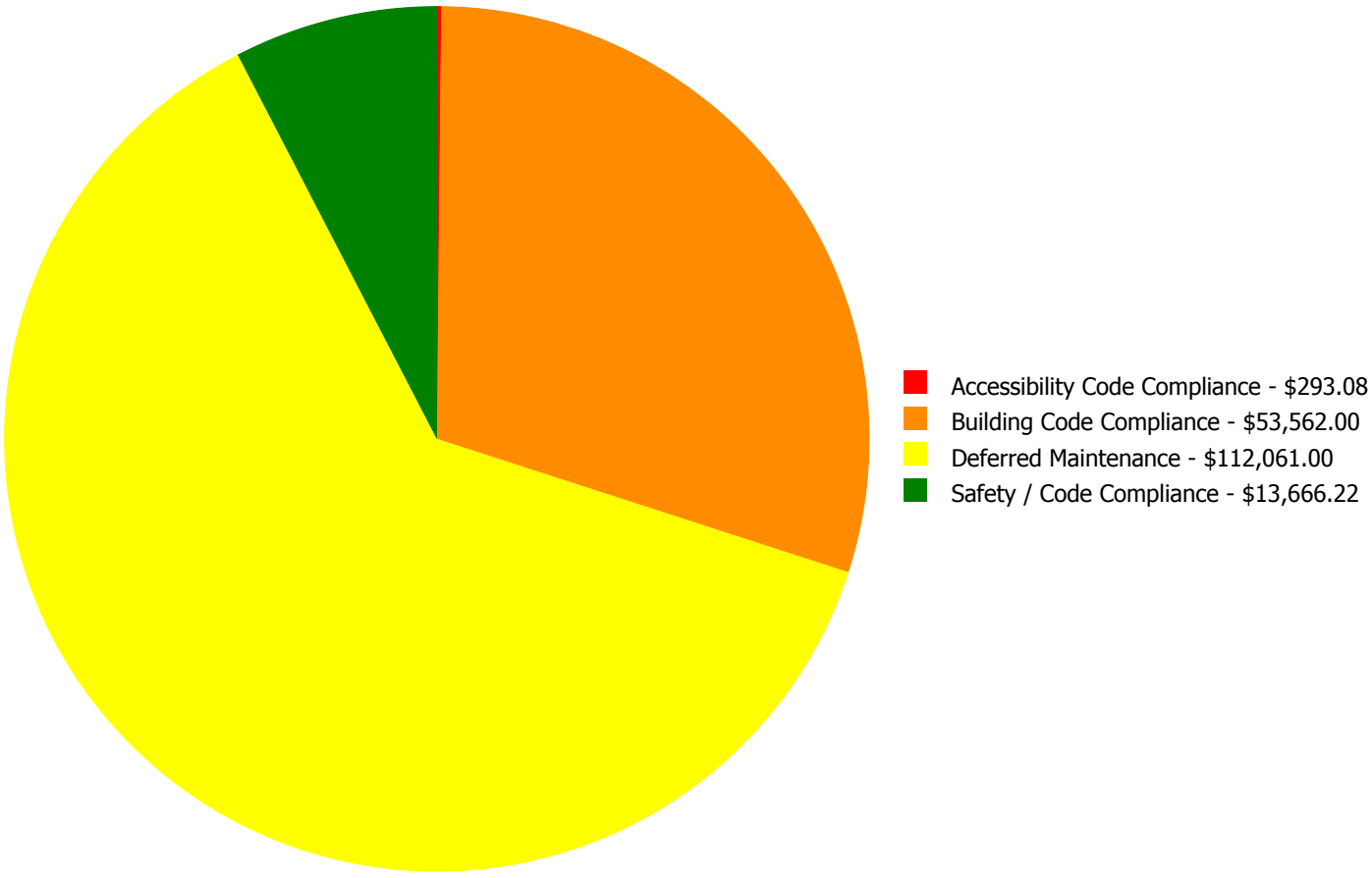
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
C1010	Partitions	$13,666.22	$0.00	$0.00	$0.00	$0.00	$13,666.22
D2010	Plumbing Fixtures	$0.00	$293.08	$0.00	$0.00	$0.00	$293.08
D3050	Terminal & Package Units	$0.00	$0.00	$112,061.00	$0.00	$0.00	$112,061.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$46,370.00	$0.00	$46,370.00
D4020	Standpipes	$0.00	$0.00	$0.00	$7,192.00	$0.00	$7,192.00
	Total:	$13,666.22	$293.08	$112,061.00	$53,562.00	$0.00	$179,582.30

Deficiency Summary by Category

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



Budget Estimate Total: $179,582.30

Deficiency Details by Priority

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

Priority 1 - Currently Critical (Immediate):

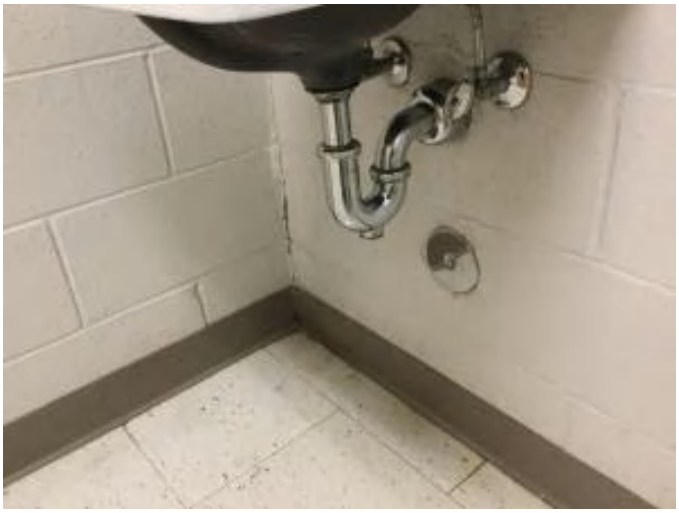
System: C1010 - Partitions

Location: Mechanical rooms
Distress: Missing
Category: Safety / Code Compliance
Priority: 1 - Currently Critical (Immediate)
Correction: Provide fixed access ladder
Qty: 2.00
Unit of Measure: Ea.
Estimate: $13,666.22
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

Notes: HVAC equipment mounted high in mechanical service rooms do not have permanent work platforms to perform routine maintenance. Mechanics currently use wood planks set atop suspended ductwork. Installation of fixed ladders and catwalks is recommended.

Priority 2 - Potentially Critical (Year 1):

System: D2010 - Plumbing Fixtures



Location:	Restrooms
Distress:	Inadequate
Category:	Accessibility Code Compliance
Priority:	2 - Potentially Critical (Year 1)
Correction:	Add handicap compliant insulation for exposed piping under sinks or lavatories
Qty:	4.00
Unit of Measure:	Ea.
Estimate:	$293.08
Assessor Name:	Eduardo Lopez
Date Created:	12/08/2016

Notes: Provide insulating wrap at lavatory sinks to comply with ADA requirements.

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

System: D3050 - Terminal & Package Units

Location:	Gyn units
Distress:	Beyond Service Life
Category:	Deferred Maintenance
Priority:	3 - Necessary/Not Yet Critical (Years 2-5)
Correction:	Renew System
Qty:	9,758.00
Unit of Measure:	S.F.
Estimate:	$112,061.00
Assessor Name:	Eduardo Lopez
Date Created:	12/08/2016

Notes: The pad mounted condensing units are beyond their expected life and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 9,758.00
Unit of Measure: S.F.
Estimate: $46,370.00
Assessor Name: Eduardo Lopez
Date Created: 12/20/2016

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 9,758.00
Unit of Measure: S.F.
Estimate: $7,192.00
Assessor Name: Eduardo Lopez
Date Created: 12/20/2016

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	2,970
Year Built:	2005
Last Renovation:	
Replacement Value:	$539,707
Repair Cost:	$25,417.00
Total FCI:	4.71 %
Total RSLI:	56.09 %
FCA Score:	95.29

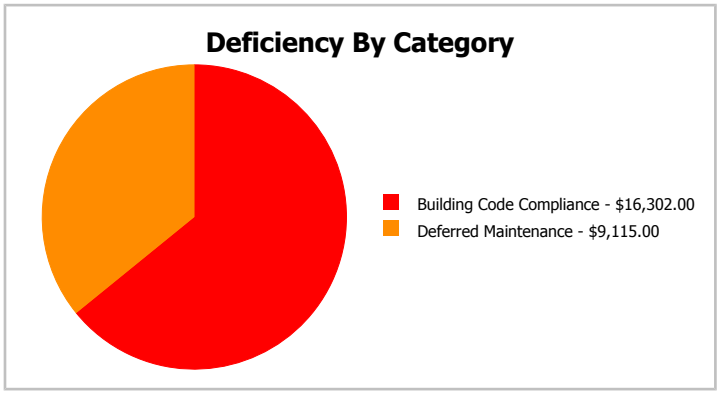
Description:

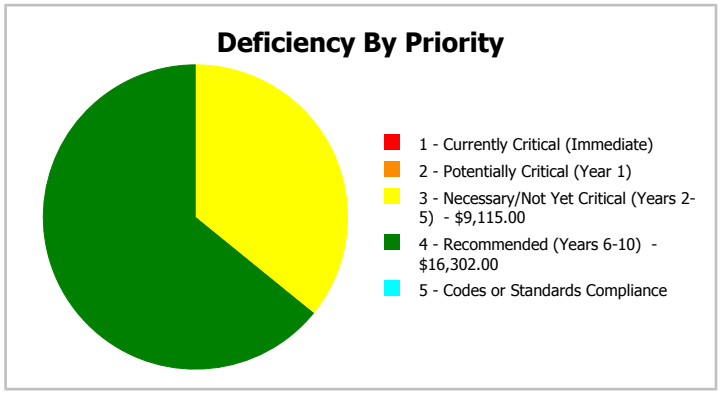
The narrative for this building is included in the Executive Summary Description at the front of this report.

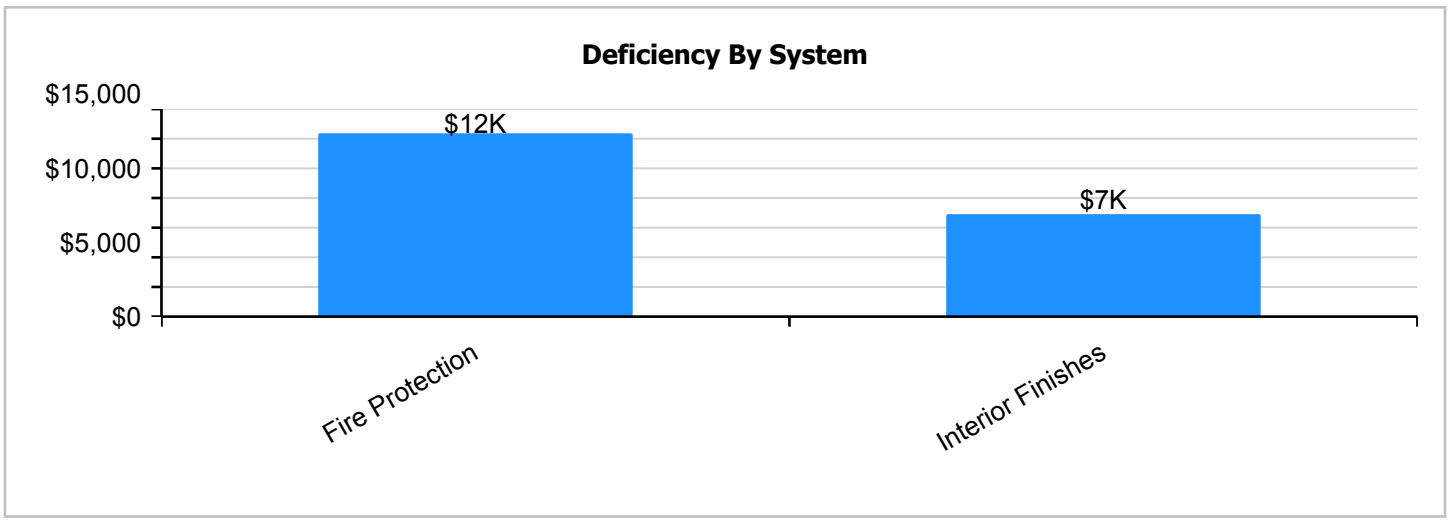
Attributes: This asset has no attributes.

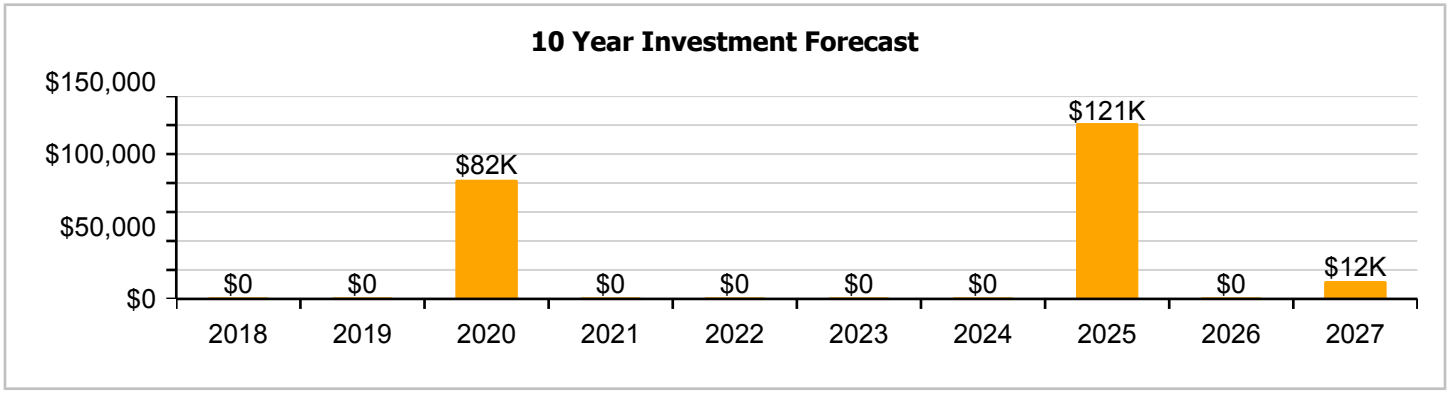
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	2,970
Year Built:	2005	Last Renovation:	
Repair Cost:	$25,417	Replacement Value:	$539,707
FCI:	4.71 %	RSLI%:	56.09 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	88.00 %	0.00 %	$0.00
B10 - Superstructure	88.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	73.29 %	0.00 %	$0.00
B30 - Roofing	60.00 %	0.00 %	$0.00
C10 - Interior Construction	62.79 %	0.00 %	$0.00
C30 - Interior Finishes	40.80 %	12.21 %	$9,115.00
D20 - Plumbing	60.00 %	0.00 %	$0.00
D30 - HVAC	33.26 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$16,302.00
D50 - Electrical	46.93 %	0.00 %	$0.00
E10 - Equipment	40.00 %	0.00 %	$0.00
E20 - Furnishings	40.00 %	0.00 %	$0.00
Totals:	**56.09 %**	**4.71 %**	**$25,417.00**

Photo Album

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

1). North Elevation - Dec 08, 2016

2). East Elevation - Dec 08, 2016

3). South Elevation - Dec 08, 2016

4). West Elevation - Dec 08, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.79	S.F.	2,970	100	2005	2105		88.00 %	0.00 %	88			$14,226
A1030	Slab on Grade	$8.43	S.F.	2,970	100	2005	2105		88.00 %	0.00 %	88			$25,037
B1020	Roof Construction	$15.76	S.F.	2,970	100	2005	2105		88.00 %	0.00 %	88			$46,807
B2010	Exterior Walls	$9.42	S.F.	2,970	100	2005	2105		88.00 %	0.00 %	88			$27,977
B2020	Exterior Windows	$9.39	S.F.	2,970	30	2005	2035		60.00 %	0.00 %	18			$27,888
B2030	Exterior Doors	$1.04	S.F.	2,970	30	2005	2035		60.00 %	0.00 %	18			$3,089
B3010130	Preformed Metal Roofing	$9.66	S.F.	2,970	30	2005	2035		60.00 %	0.00 %	18			$28,690
C1010	Partitions	$10.80	S.F.	2,970	75	2005	2080		84.00 %	0.00 %	63			$32,076
C1020	Interior Doors	$2.53	S.F.	2,970	30	2005	2035		60.00 %	0.00 %	18			$7,514
C1030	Fittings	$9.74	S.F.	2,970	20	2005	2025		40.00 %	0.00 %	8			$28,928
C3010	Wall Finishes	$2.79	S.F.	2,970	10	2005	2015		0.00 %	110.00 %	-2		$9,115.00	$8,286
C3020	Floor Finishes	$11.38	S.F.	2,970	20	2005	2025		40.00 %	0.00 %	8			$33,799
C3030	Ceiling Finishes	$10.97	S.F.	2,970	25	2005	2030		52.00 %	0.00 %	13			$32,581
D2010	Plumbing Fixtures	$11.48	S.F.	2,970	30	2005	2035		60.00 %	0.00 %	18			$34,096
D2020	Domestic Water Distribution	$0.98	S.F.	2,970	30	2005	2035		60.00 %	0.00 %	18			$2,911
D2030	Sanitary Waste	$1.54	S.F.	2,970	30	2005	2035		60.00 %	0.00 %	18			$4,574
D3040	Distribution Systems	$6.14	S.F.	2,970	30	2005	2035		60.00 %	0.00 %	18			$18,236
D3050	Terminal & Package Units	$13.37	S.F.	2,970	15	2005	2020		20.00 %	0.00 %	3			$39,709
D3060	Controls & Instrumentation	$1.94	S.F.	2,970	20	2005	2025		40.00 %	0.00 %	8			$5,762
D4010	Sprinklers	$4.32	S.F.	2,970	30			2016	0.00 %	110.00 %	-1		$14,113.00	$12,830
D4020	Standpipes	$0.67	S.F.	2,970	30			2016	0.00 %	110.00 %	-1		$2,189.00	$1,990
D5010	Electrical Service/Distribution	$1.69	S.F.	2,970	40	2005	2045		70.00 %	0.00 %	28			$5,019
D5020	Branch Wiring	$5.06	S.F.	2,970	30	2005	2035		60.00 %	0.00 %	18			$15,028
D5020	Lighting	$11.92	S.F.	2,970	30	2005	2035		60.00 %	0.00 %	18			$35,402
D5030810	Security & Detection Systems	$1.87	S.F.	2,970	15	2005	2020		20.00 %	0.00 %	3			$5,554
D5030910	Fire Alarm Systems	$3.39	S.F.	2,970	15	2005	2020		20.00 %	0.00 %	3			$10,068
D5030920	Data Communication	$4.40	S.F.	2,970	15	2005	2020		20.00 %	0.00 %	3			$13,068
D5090	Other Electrical Systems	$0.12	S.F.	2,970	20	2005	2025		40.00 %	0.00 %	8			$356
E1020	Institutional Equipment	$0.30	S.F.	2,970	20	2005	2025		40.00 %	0.00 %	8			$891
E2010	Fixed Furnishings	$5.83	S.F.	2,970	20	2005	2025		40.00 %	0.00 %	8			$17,315
								Total	**56.09 %**	**4.71 %**			**$25,417.00**	**$539,707**

System Notes

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

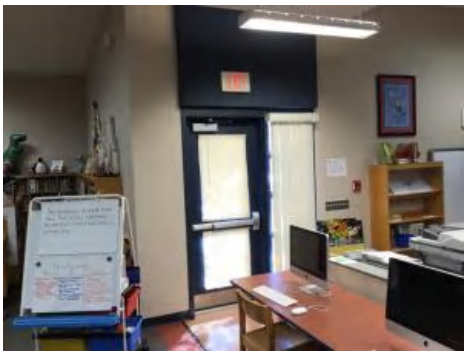
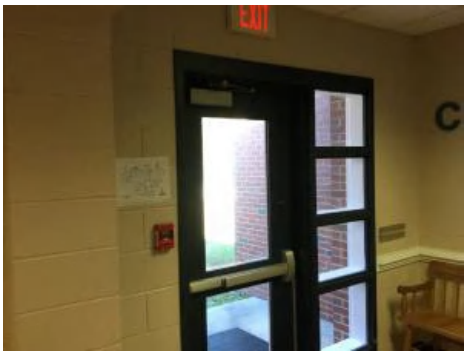
System: B2010 - Exterior Walls

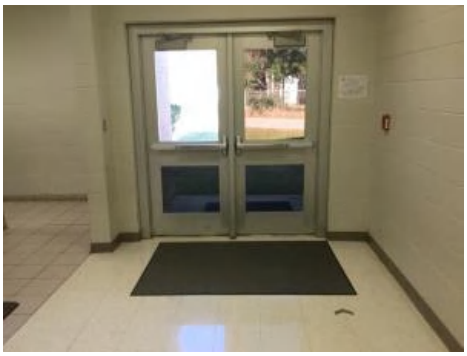
Note:

System: B2020 - Exterior Windows

Note:

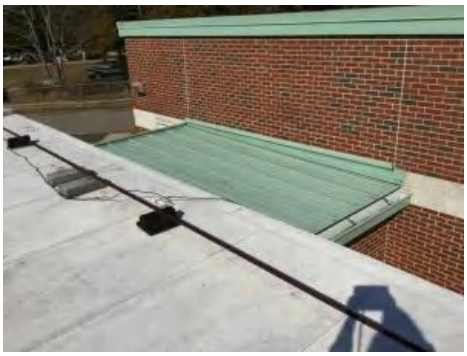
System: B2030 - Exterior Doors



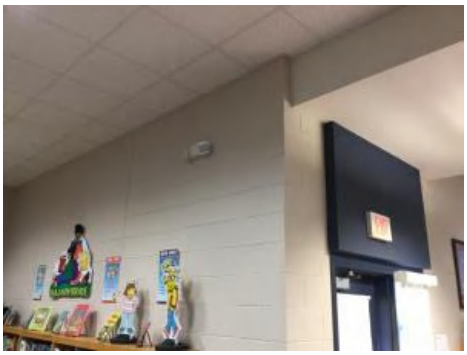
Note:

System: B3010130 - Preformed Metal Roofing



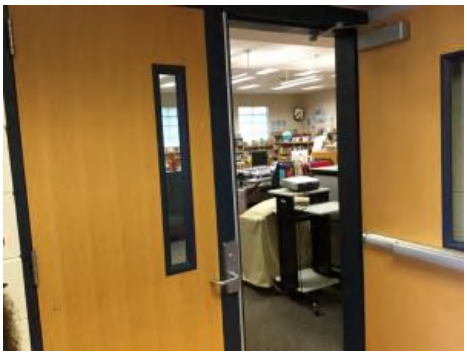
Note:

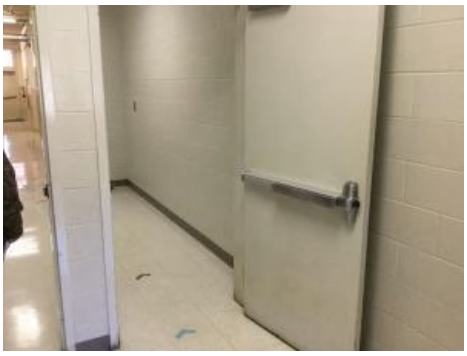
System: C1010 - Partitions



Note:

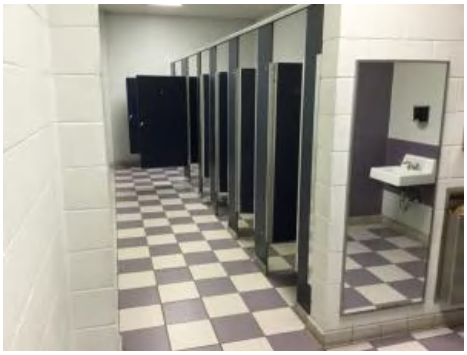
System: C1020 - Interior Doors





Note:

System: C1030 - Fittings

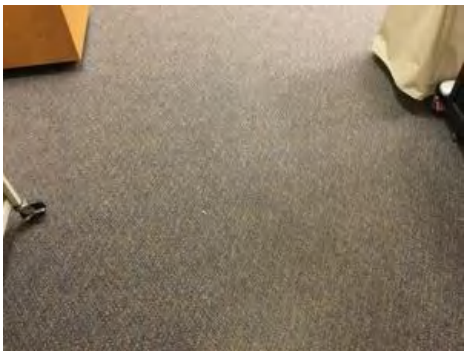
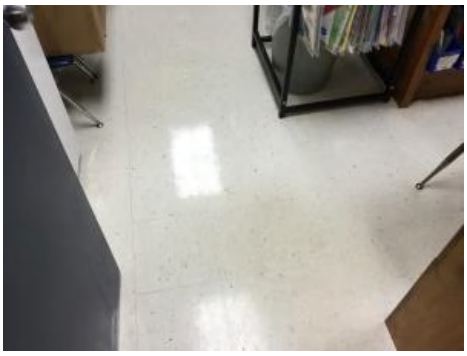


Note:

System: C3010 - Wall Finishes

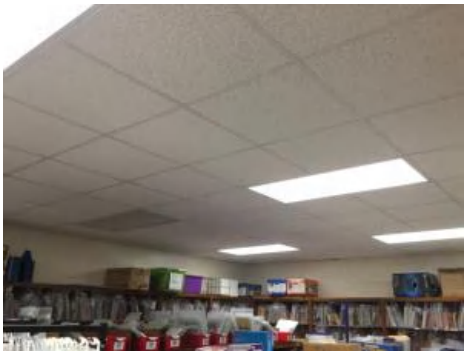
Note:

System: C3020 - Floor Finishes

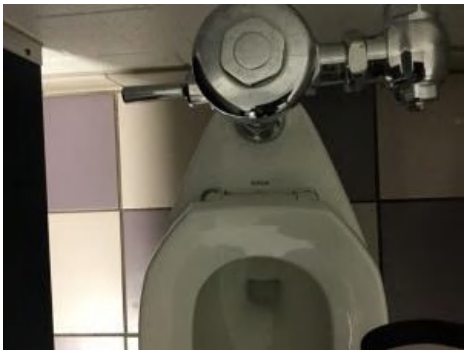
Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures

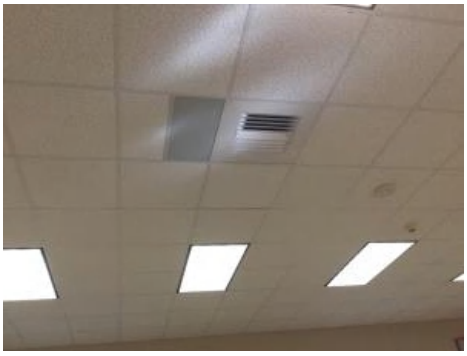


Note:

System: D2030 - Sanitary Waste

Note:

System: D3040 - Distribution Systems



Note:

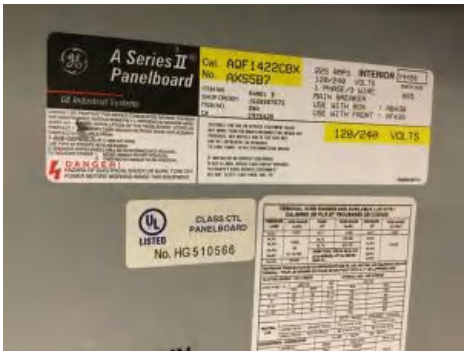
System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

Note:

System: D5010 - Electrical Service/Distribution

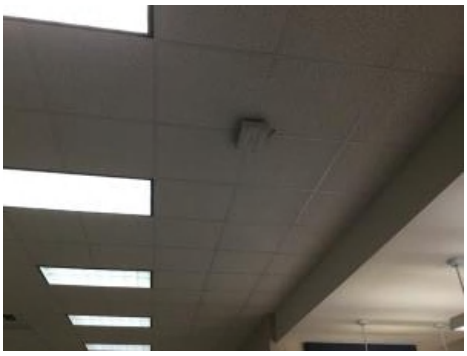


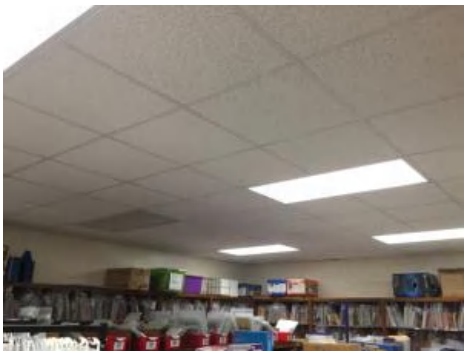
Note:

System: D5020 - Branch Wiring

Note:

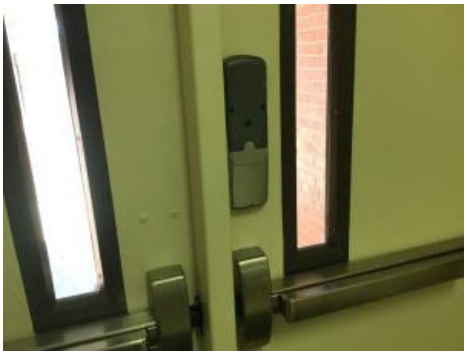
System: D5020 - Lighting





Note:

System: D5030810 - Security & Detection Systems

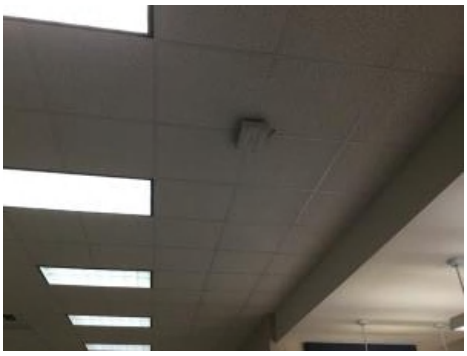


Note:

System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication



Note:

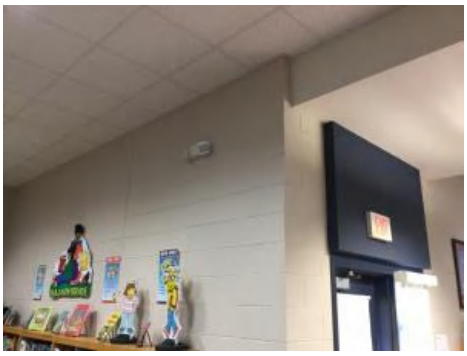
System: D5090 - Other Electrical Systems

Note:

System: E1020 - Institutional Equipment

Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

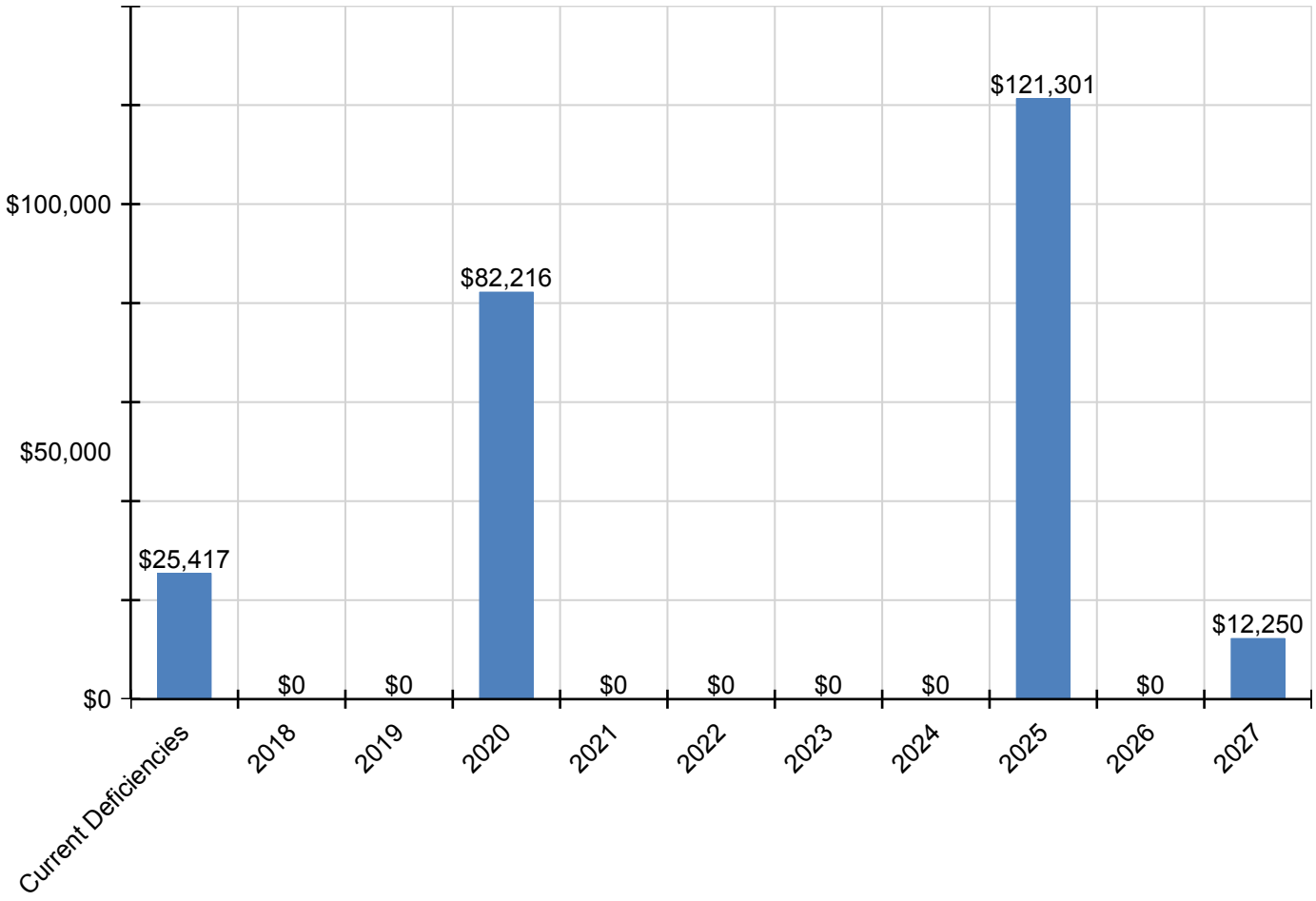
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$25,417**	**$0**	**$0**	**$82,216**	**$0**	**$0**	**$0**	**$0**	**$121,301**	**$0**	**$12,250**	**$241,183**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2010 - Exterior Walls	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$40,310	$0	$0	**$40,310**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$9,115	$0	$0	$0	$0	$0	$0	$0	$0	$0	$12,250	**$21,365**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$47,096	$0	$0	**$47,096**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

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	$0	$0	$0	$47,730	$0	$0	$0	$0	$0	$0	$0	**$47,730**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$8,029	$0	$0	**$8,029**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$14,113	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$14,113**
D4020 - Standpipes	$2,189	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,189**
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	$6,675	$0	$0	$0	$0	$0	$0	$0	**$6,675**
D5030910 - Fire Alarm Systems	$0	$0	$0	$12,102	$0	$0	$0	$0	$0	$0	$0	**$12,102**
D5030920 - Data Communication	$0	$0	$0	$15,708	$0	$0	$0	$0	$0	$0	$0	**$15,708**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$0	$0	$497	$0	$0	**$497**
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	$1,241	$0	$0	**$1,241**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$24,128	$0	$0	**$24,128**

** Indicates non-renewable system*

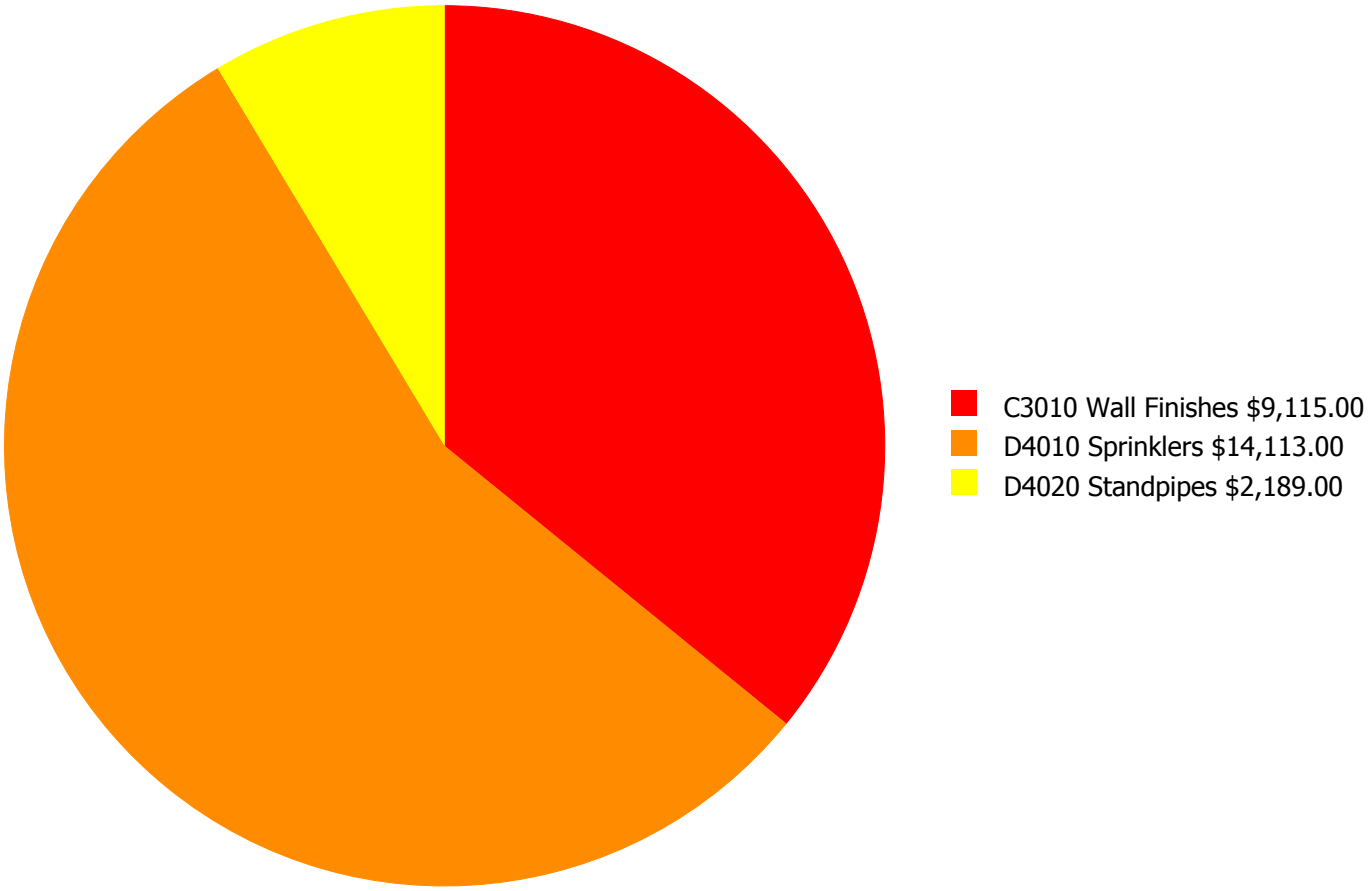
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

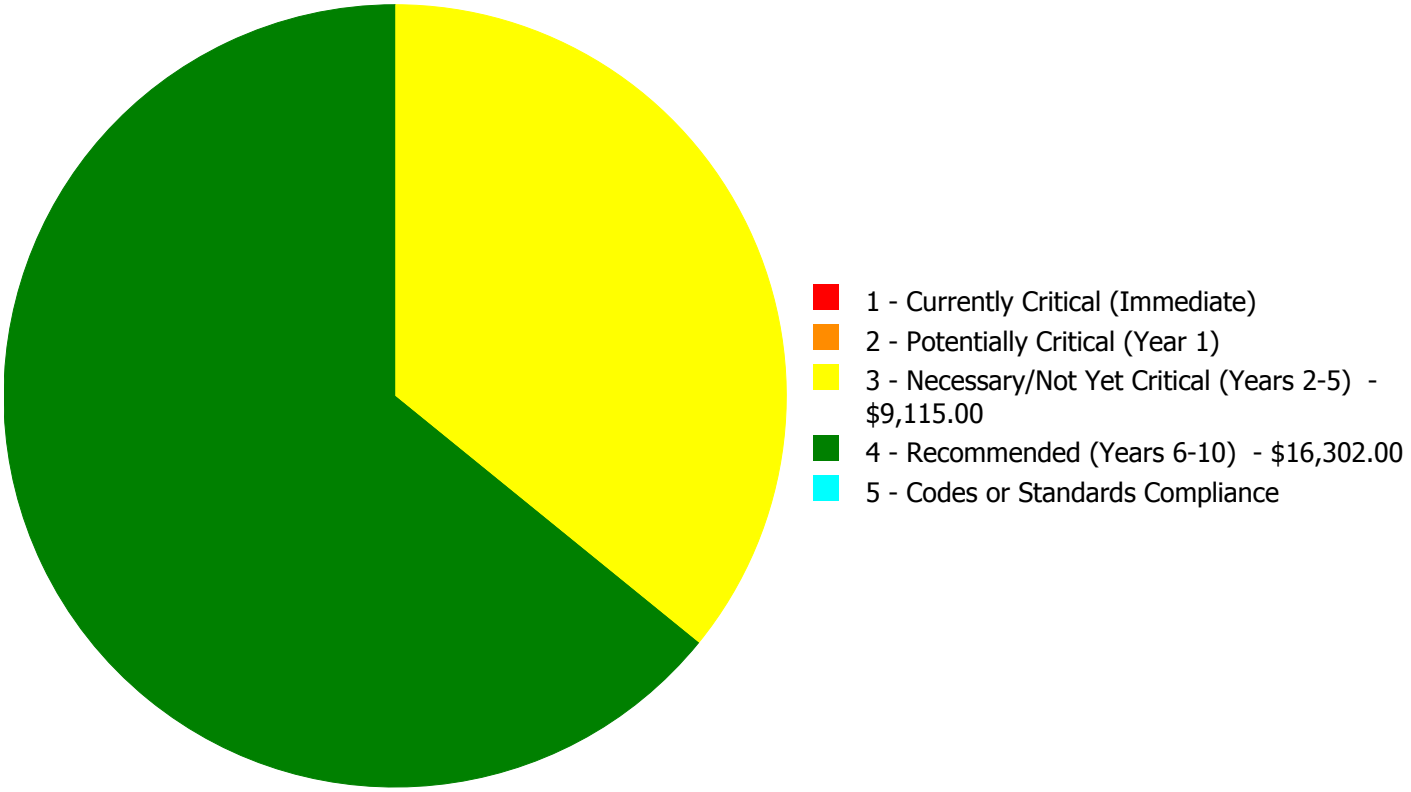
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $25,417.00

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: $25,417.00

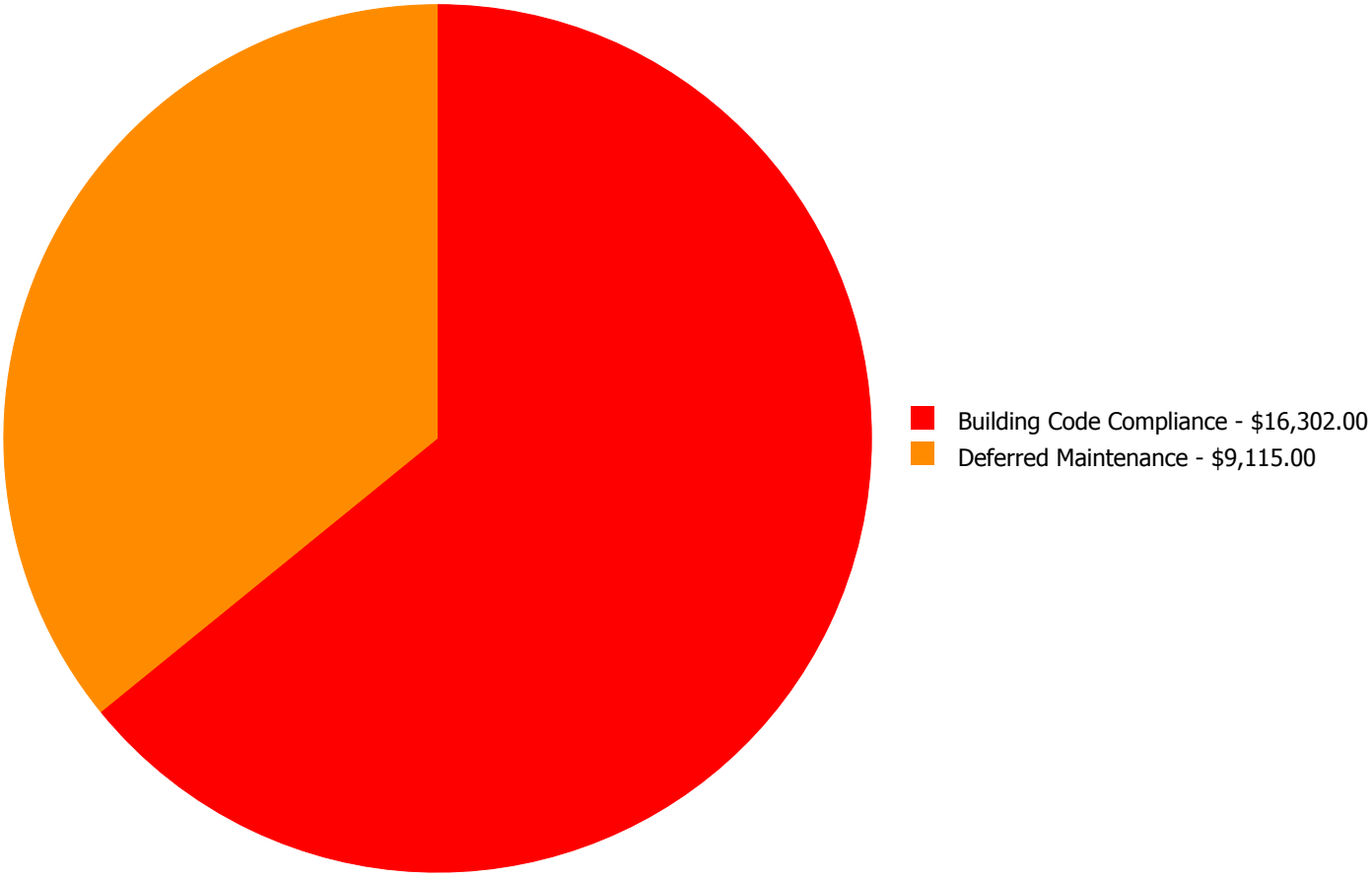
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
C3010	Wall Finishes	$0.00	$0.00	$9,115.00	$0.00	$0.00	$9,115.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$14,113.00	$0.00	$14,113.00
D4020	Standpipes	$0.00	$0.00	$0.00	$2,189.00	$0.00	$2,189.00
	Total:	$0.00	$0.00	$9,115.00	$16,302.00	$0.00	$25,417.00

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: $25,417.00

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: C3010 - Wall Finishes

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 2,970.00
Unit of Measure: S.F.
Estimate: $9,115.00
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

Notes: Wall finishes are beyond their expected 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: 2,970.00
Unit of Measure: S.F.
Estimate: $14,113.00
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

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

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: 2,970.00
Unit of Measure: S.F.
Estimate: $2,189.00
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	40,231
Year Built:	1951
Last Renovation:	
Replacement Value:	$1,232,276
Repair Cost:	$557,159.00
Total FCI:	45.21 %
Total RSLI:	12.57 %
FCA Score:	54.79

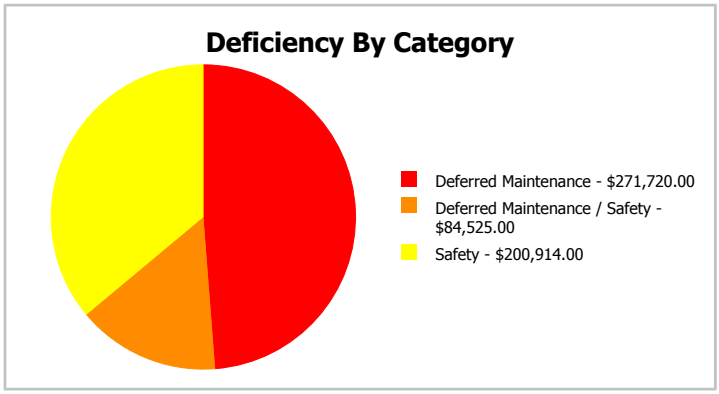
Description:

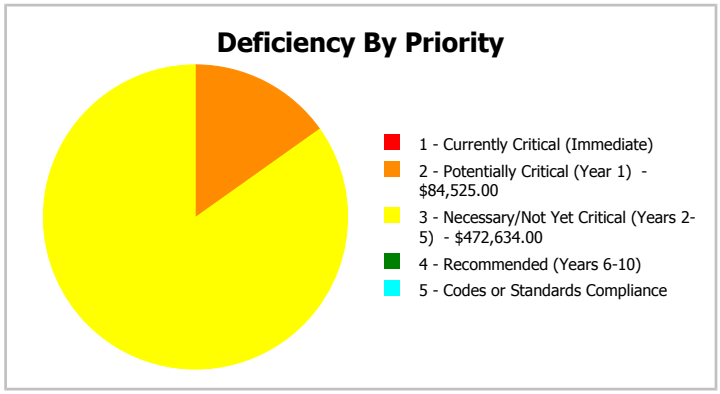
The narrative for this site is included in the Executive Summary Description at the front of this report.

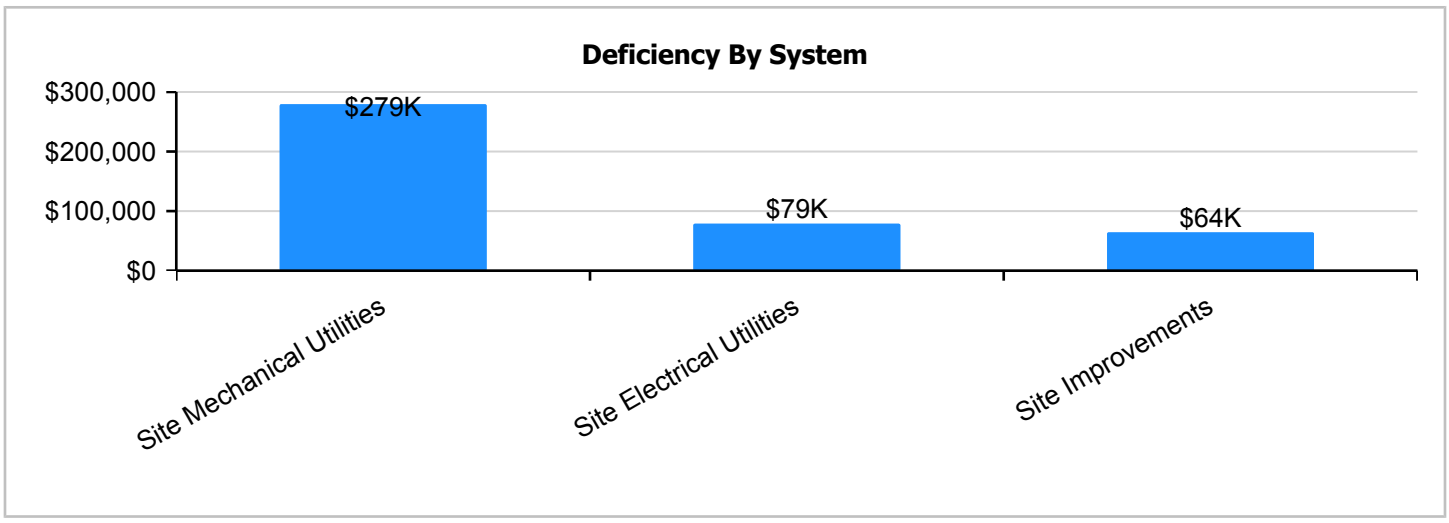
Attributes: This asset has no attributes.

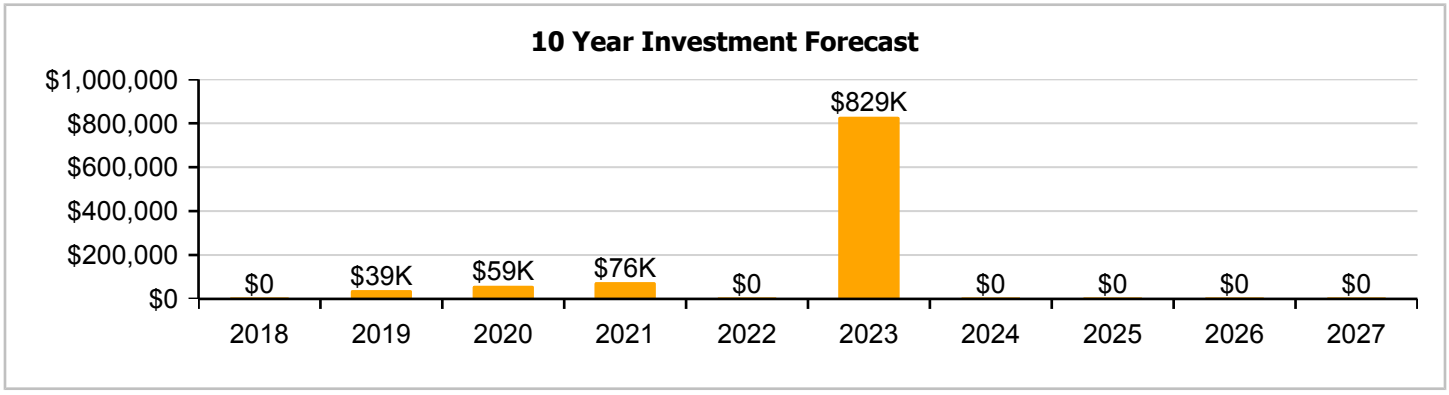
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	40,231
Year Built:	1951	Last Renovation:	
Repair Cost:	$557,159	Replacement Value:	$1,232,276
FCI:	45.21 %	RSLI%:	12.57 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	10.24 %	12.61 %	$84,525.00
G30 - Site Mechanical Utilities	7.63 %	98.42 %	$368,637.00
G40 - Site Electrical Utilities	30.79 %	55.47 %	$103,997.00
Totals:	**12.57 %**	**45.21 %**	**$557,159.00**

Photo Album

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

1). Aerial Image of Gentry Primary - Feb 28, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$3.81	S.F.	40,231	25	1998	2023		24.00 %	0.00 %	6			$153,280
G2020	Parking Lots	$1.33	S.F.	40,231	25	1998	2023		24.00 %	0.00 %	6			$53,507
G2030	Pedestrian Paving	$1.91	S.F.	40,231	30	1964	1994		0.00 %	110.00 %	-23		$84,525.00	$76,841
G2040105	Fence & Guardrails	$1.23	S.F.	40,231	30	1990	2020		10.00 %	0.00 %	3			$49,484
G2040950	Canopies	$0.44	S.F.	40,231	25	1998	2023		24.00 %	0.00 %	6			$17,702
G2040950	Covered Walkways	$1.52	S.F.	40,231	25	1964	1989	2021	16.00 %	0.00 %	4			$61,151
G2050	Landscaping	$6.42	S.F.	40,231	15	1951	1966		0.00 %	0.00 %	-51			$258,283
G3010	Water Supply	$2.34	S.F.	40,231	50	1951	2001		0.00 %	110.00 %	-16		$103,555.00	$94,141
G3020	Sanitary Sewer	$1.45	S.F.	40,231	50	1951	2001		0.00 %	110.00 %	-16		$64,168.00	$58,335
G3030	Storm Sewer	$4.54	S.F.	40,231	50	1951	2001		0.00 %	110.00 %	-16		$200,914.00	$182,649
G3060	Fuel Distribution	$0.98	S.F.	40,231	40	2006	2046		72.50 %	0.00 %	29			$39,426
G4010	Electrical Distribution	$2.35	S.F.	40,231	50	1964	2014		0.00 %	110.00 %	-3		$103,997.00	$94,543
G4020	Site Lighting	$1.47	S.F.	40,231	30	2014	2044		90.00 %	0.00 %	27			$59,140
G4030	Site Communications & Security	$0.84	S.F.	40,231	15	2004	2019		13.33 %	0.00 %	2			$33,794
								Total	**12.57 %**	**45.21 %**			**$557,159.00**	**$1,232,276**

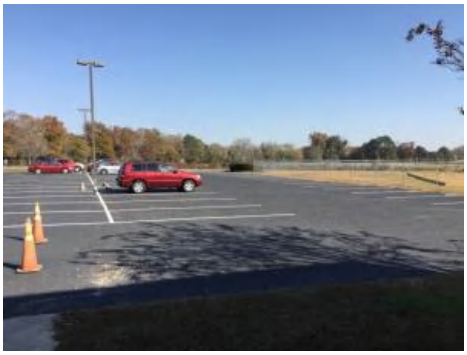
System Notes

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

System: G2010 - Roadways

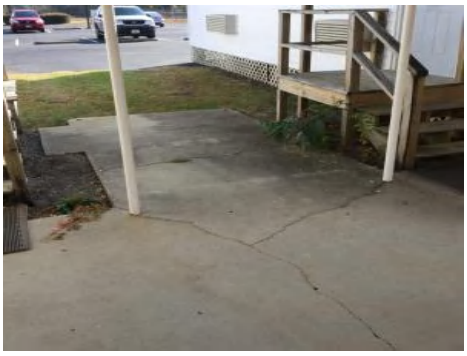
Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails

Note:

System: G2040950 - Canopies

Note:

System: G2040950 - Covered Walkways

Note:

System: G2050 - Landscaping

Note:

System: G3010 - Water Supply

Note:

System: G3020 - Sanitary Sewer

Note:

System: G3030 - Storm Sewer

Note:

System: G3060 - Fuel Distribution

Note:

System: G4010 - Electrical Distribution

Note:

System: G4020 - Site Lighting

Note:

System: G4030 - Site Communications & Security

Note:

Renewal Schedule

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

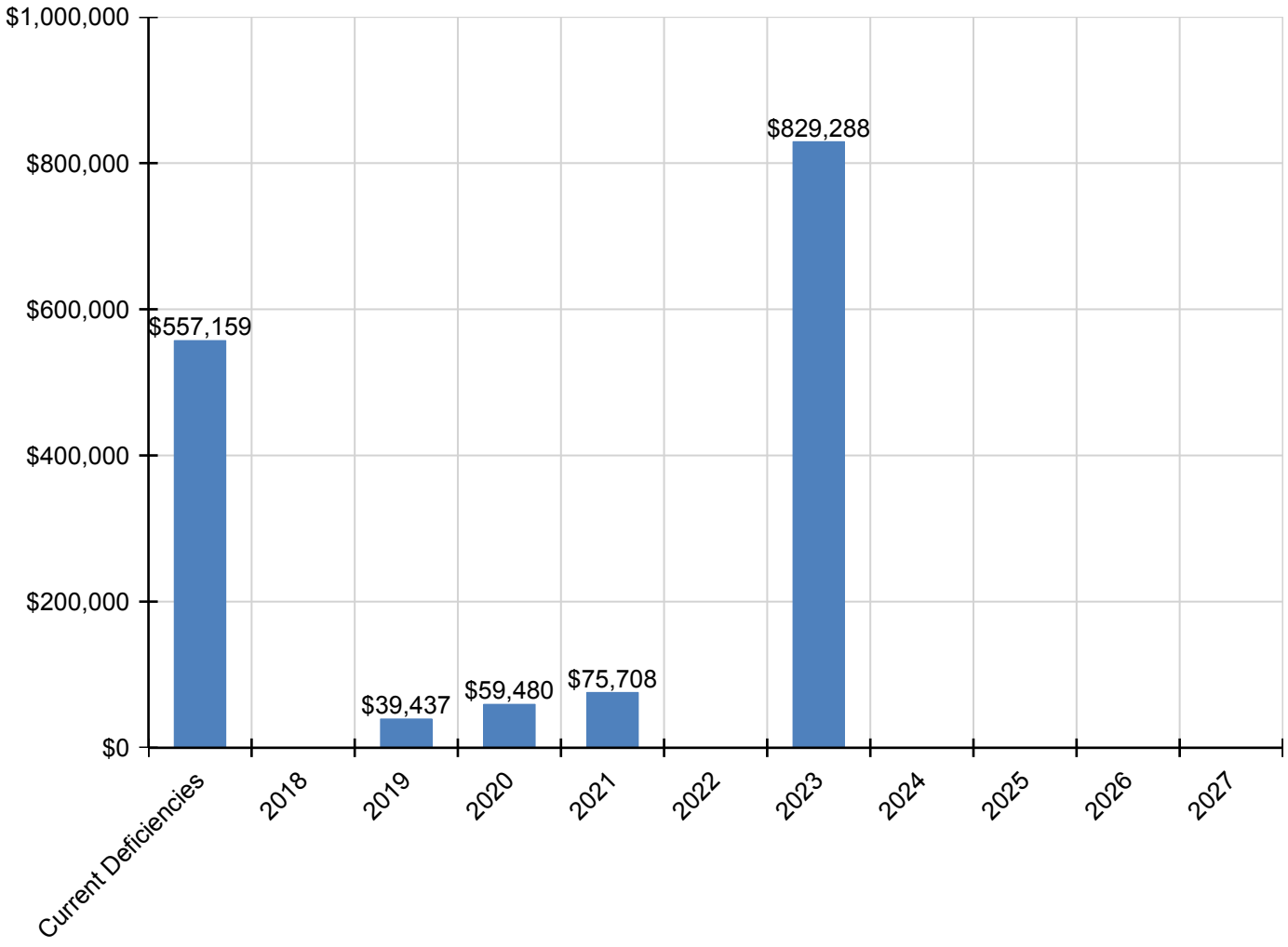
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$557,159**	**$0**	**$39,437**	**$59,480**	**$75,708**	**$0**	**$829,288**	**$0**	**$0**	**$0**	**$0**	**$1,561,073**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$0	$0	$735,758	$0	$0	$0	$0	**$735,758**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$70,280	$0	$0	$0	$0	**$70,280**
G2030 - Pedestrian Paving	$84,525	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$84,525**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$59,480	$0	$0	$0	$0	$0	$0	$0	**$59,480**
G2040950 - Canopies	$0	$0	$0	$0	$0	$0	$23,251	$0	$0	$0	$0	**$23,251**
G2040950 - Covered Walkways	$0	$0	$0	$0	$75,708	$0	$0	$0	$0	$0	$0	**$75,708**
*** G2050 - Landscaping**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$103,555	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$103,555**
G3020 - Sanitary Sewer	$64,168	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$64,168**
G3030 - Storm Sewer	$200,914	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$200,914**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$103,997	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$103,997**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communications & Security	$0	$0	$39,437	$0	$0	$0	$0	$0	$0	$0	$0	**$39,437**

** Indicates non-renewable system*

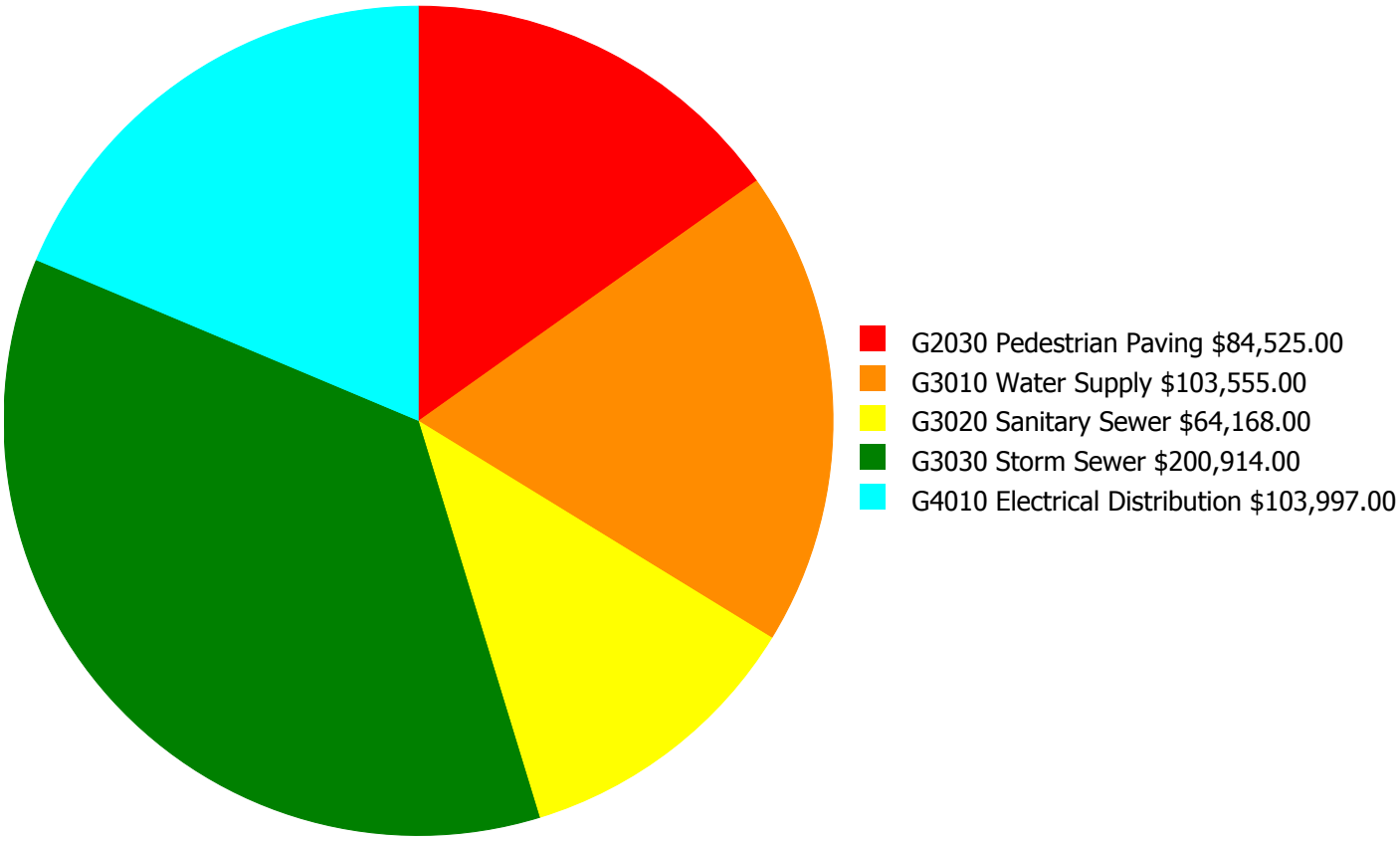
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

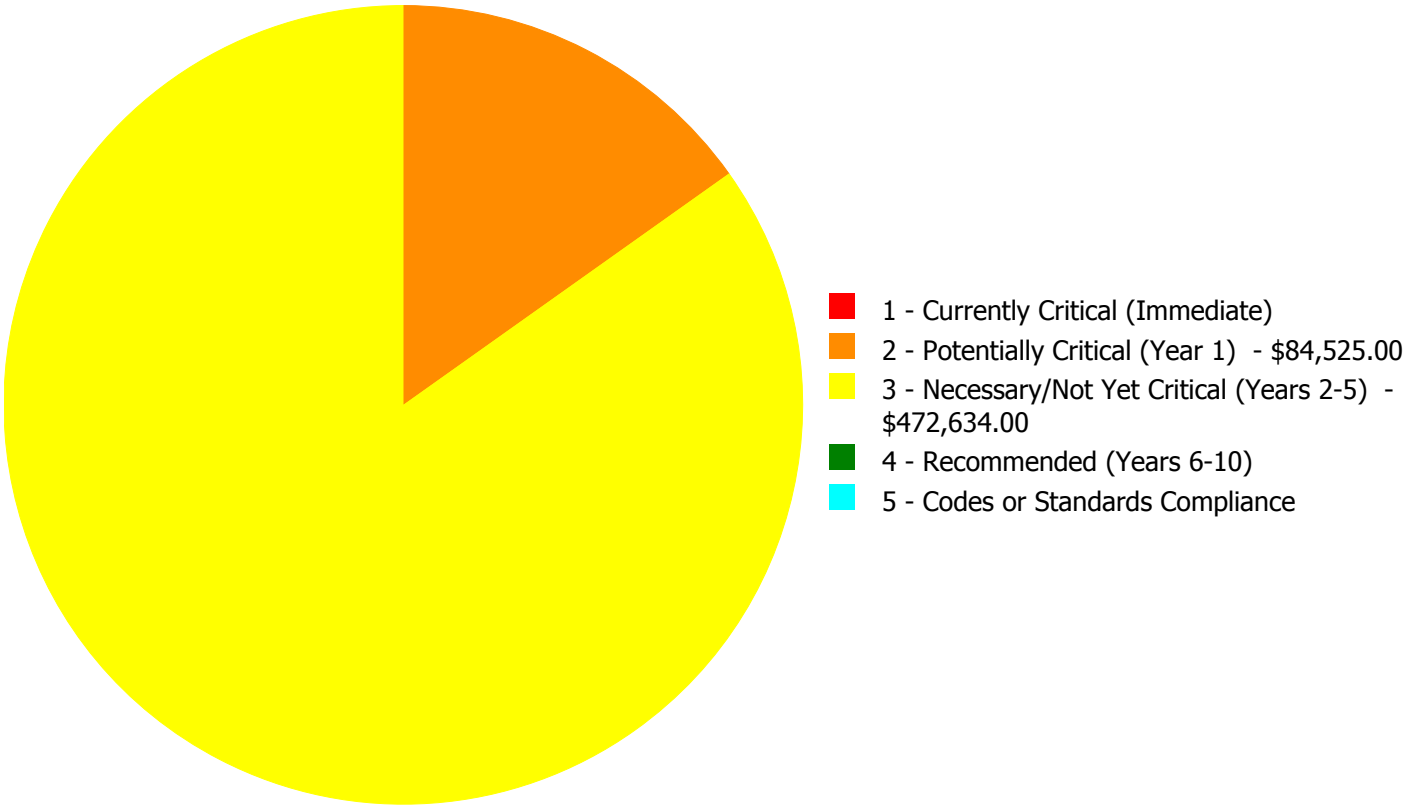
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $557,159.00

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: $557,159.00

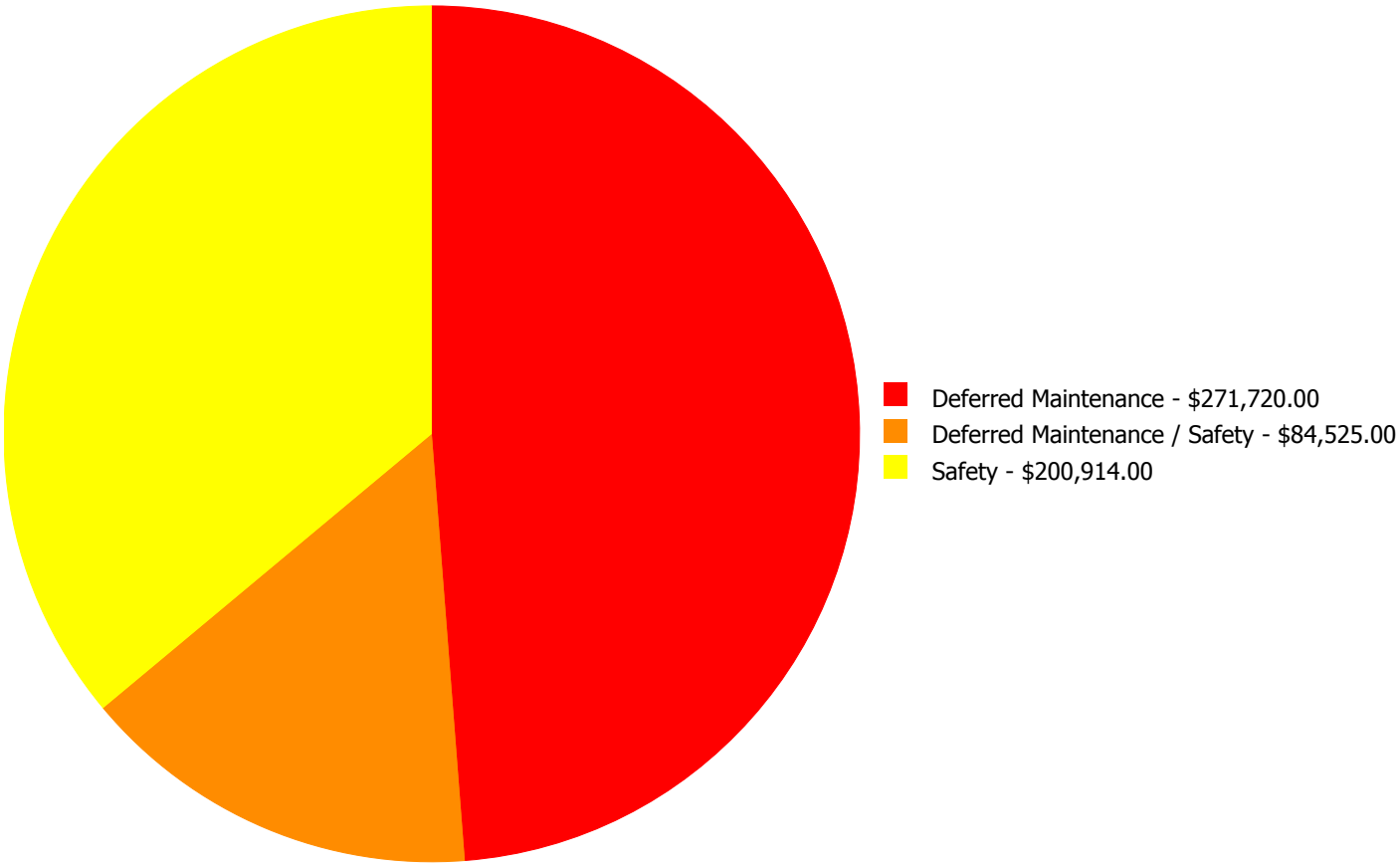
Deficiency By Priority Investment Table

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
G2030	Pedestrian Paving	$0.00	$84,525.00	$0.00	$0.00	$0.00	$84,525.00
G3010	Water Supply	$0.00	$0.00	$103,555.00	$0.00	$0.00	$103,555.00
G3020	Sanitary Sewer	$0.00	$0.00	$64,168.00	$0.00	$0.00	$64,168.00
G3030	Storm Sewer	$0.00	$0.00	$200,914.00	$0.00	$0.00	$200,914.00
G4010	Electrical Distribution	$0.00	$0.00	$103,997.00	$0.00	$0.00	$103,997.00
	Total:	$0.00	$84,525.00	$472,634.00	$0.00	$0.00	$557,159.00

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: $557,159.00

Deficiency Details by Priority

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

Priority 2 - Potentially Critical (Year 1):

System: G2030 - Pedestrian Paving

Location: Site at building entrances
Distress: Inadequate
Category: Deferred Maintenance / Safety
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 40,231.00
Unit of Measure: S.F.
Estimate: $84,525.00
Assessor Name: Ann Buerger Linden
Date Created: 12/09/2016

Notes: Pedestrian paving at the student bus drop-off entrance is in poor condition. A sidewalk is missing from the parent drop-off zone to the Multi-purpose entrance used daily, causing students to track in dirt, mud, and grass debris. Some cracked/settled pavements were noted around the campus. Replacement of damaged pavements and installation of missing pavement is recommended.

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

System: G3010 - Water Supply

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 40,231.00
Unit of Measure: S.F.
Estimate: $103,555.00
Assessor Name: Ann Buerger Linden
Date Created: 11/15/2016

Notes: Water supply lines are believed to be original to the main building and are therefore well beyond their expected service life. System renewal is recommended.

System: G3020 - Sanitary Sewer

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 40,231.00
Unit of Measure: S.F.
Estimate: $64,168.00
Assessor Name: Ann Buerger Linden
Date Created: 11/15/2016

Notes: The site sanitary sewer is believed to be original and is therefore beyond its expected useful life. Building occupants report sewer smells after heavy rain storms which may indicate breaks in the sanitary sewer system. System renewal is recommended.

System: G3030 - Storm Sewer

Location: Around buildings
Distress: Missing
Category: Safety
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 40,231.00
Unit of Measure: S.F.
Estimate: $200,914.00
Assessor Name: Ann Buerger Linden
Date Created: 11/15/2016

Notes: There is no apparent underground storm water collection system. Roof drains discharge near foundations and can wet pedestrian paving. Installation of a storm water collection system to move storm water away from buildings is recommended.

System: G4010 - Electrical Distribution

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 40,231.00
Unit of Measure: S.F.
Estimate: $103,997.00
Assessor Name: Ann Buerger Linden
Date Created: 11/15/2016

Notes: Site electrical distribution is believed to be near original and beyond its expected life. System renewal is recommended.

NC School District/430 Harnett County/Elementary School

Harnett Primary

Draft

Campus Assessment Report

March 8, 2017

PARSONS

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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.

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Gross Area (SF):	94,667
Year Built:	1998
Last Renovation:	
Replacement Value:	$21,915,407
Repair Cost:	$576,504.00
Total FCI:	2.63 %
Total RSLI:	42.36 %
FCA Score:	97.37

Description:

GENERAL:
Harnett Primary is located at 800 W Harnett Street in Dunn, North Carolina. The 1 story, 94,667 square foot building was originally constructed in 1998 There have been no additions or no renovations.

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

A. SUBSTRUCTURE
The building rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations. The building does not have a basement.

B. SUPERSTRUCTURE
Roof construction is steel. The exterior envelope is composed of walls of brick veneer on metal studs. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically pitched standing seam metal. 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, lockers, toilet accessories, storage shelving, handrails, and fabricated toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes throughout are typically vinyl composition tile, terrazzo, ceramic and vinyl sheet. Ceiling finishes throughout are typically suspended acoustical tile.

CONVEYING:
The building does not include conveying equipment.

D. SERVICES
PLUMBING:
Plumbing fixtures are typically low-flow water fixtures with manual control valves. Domestic water distribution is copper with electric hot water heating. Sanitary waste system is cast iron. Rain water drainage system is external with roof drains. Other plumbing systems is supplied by natural gas.

HVAC:
Heating is provided by2 gas fired boilers. Cooling is supplied by2 water cooled chillers. The heating/cooling distribution system is a ductwork system utilizing air handling units. Fresh air is supplied by air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system. This building has a remote Building Automation System.

FIRE PROTECTION:
The building does not have a fire sprinkler system. The building does have additional fire suppression systems, which include dry chemical under floor protection. 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 common spaces, and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are 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.

E. EQUIPMENT & FURNISHINGS:
This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage, audio-visual, fixed casework, window treatment, floor grilles and mats, and multiple seating furnishings.

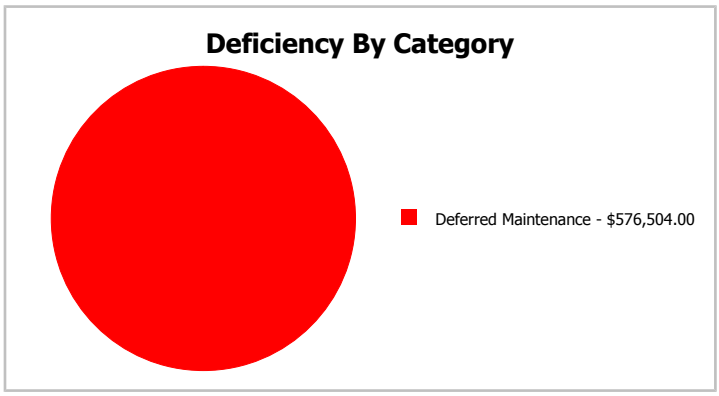
G. SITE
Campus site features include paved driveways and parking lots, pedestrian pavements, flag pole, landscaping, play areas and playground equipment, covered walkways, a shade canopy, fencing, and a monument sign. Site mechanical and electrical features include water, sewer, natural gas, and site lighting.

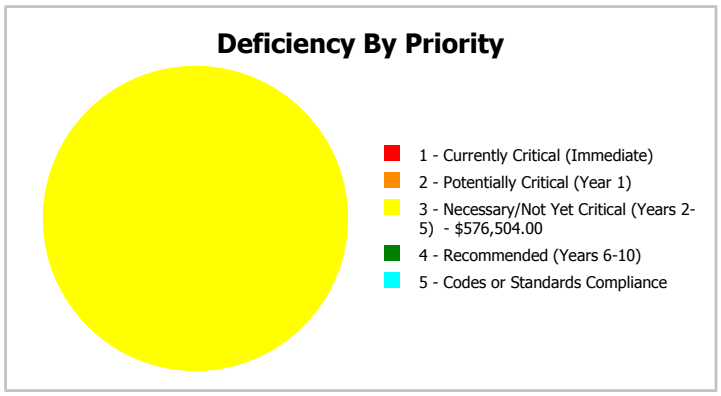
Attributes:

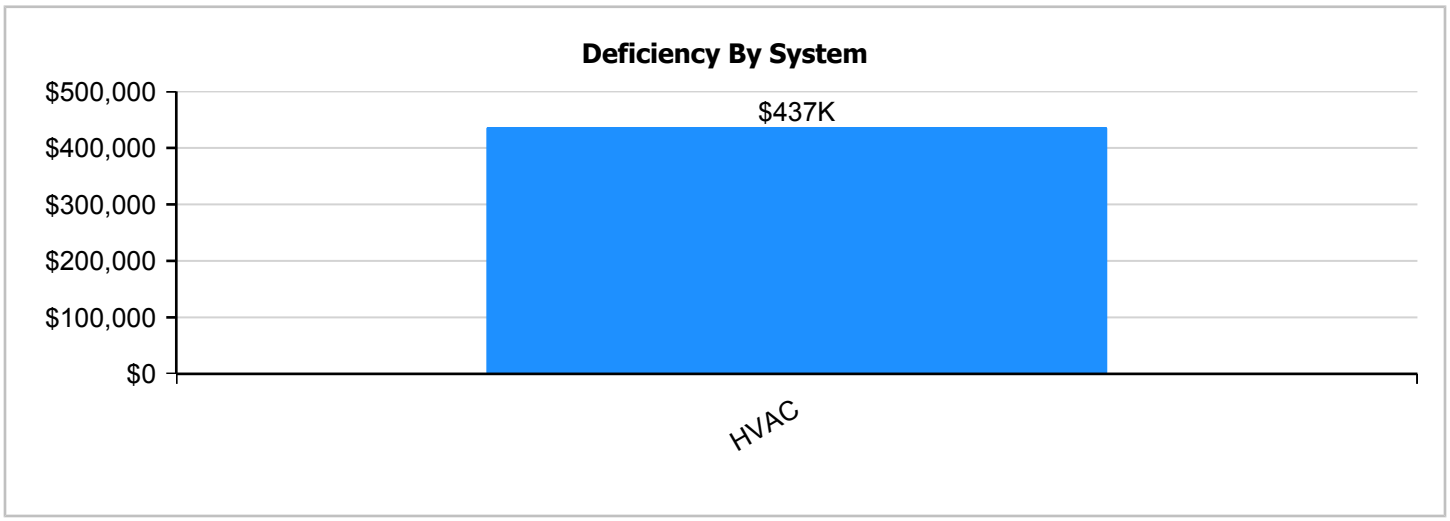
General Attributes:			
Condition Assessor:	Terence Davis	Assessment Date:	11/9/2016
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:	Harnett - Triton HS	LEA School No.:	430-344
No. of Mobile Units:	1	No. of Bldgs.:	1
SF of Mobile Units:	864	Status:	Active
School Grades:	K-3	Site Acreage:	14.2

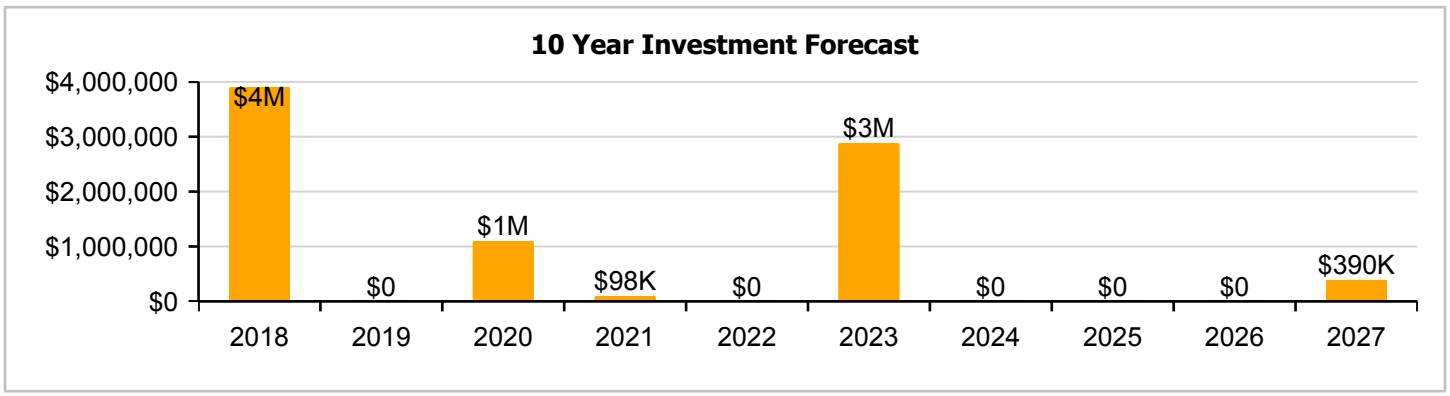
Campus Dashboard Summary

Gross Area:	94,667		
Year Built:	1998	Last Renovation:	
Repair Cost:	$576,504	Replacement Value:	$21,915,407
FCI:	2.63 %	RSLI%:	42.36 %









Campus Condition Summary

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

Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	81.00 %	0.00 %	$0.00
A20 - Basement Construction	81.00 %	0.00 %	$0.00
B10 - Superstructure	81.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	57.71 %	0.00 %	$0.00
B30 - Roofing	36.30 %	0.00 %	$0.00
C10 - Interior Construction	41.09 %	0.00 %	$0.00
C30 - Interior Finishes	12.74 %	0.00 %	$0.00
D20 - Plumbing	36.86 %	0.00 %	$0.00
D30 - HVAC	25.53 %	28.39 %	$576,504.00
D40 - Fire Protection	36.67 %	0.00 %	$0.00
D50 - Electrical	31.93 %	0.00 %	$0.00
E10 - Equipment	5.00 %	0.00 %	$0.00
E20 - Furnishings	5.00 %	0.00 %	$0.00
G20 - Site Improvements	20.71 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	61.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	47.64 %	0.00 %	$0.00
Totals:	**42.36 %**	**2.63 %**	**$576,504.00**

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
1998 Main	94,667	3.04	$0.00	$0.00	$576,504.00	$0.00	$0.00
Site	94,667	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total:		**2.63**	**$0.00**	**$0.00**	**$576,504.00**	**$0.00**	**$0.00**

Deficiencies By Priority

Budget Estimate Total: $576,504.00

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):	94,667
Year Built:	1998
Last Renovation:	
Replacement Value:	$18,987,359
Repair Cost:	$576,504.00
Total FCI:	3.04 %
Total RSLI:	43.20 %
FCA Score:	96.96

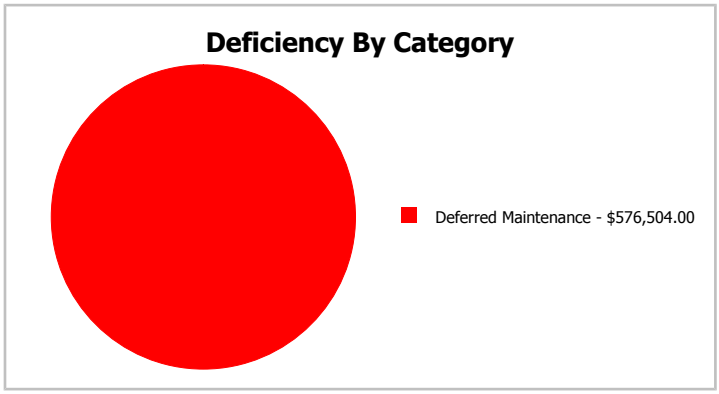
Description:

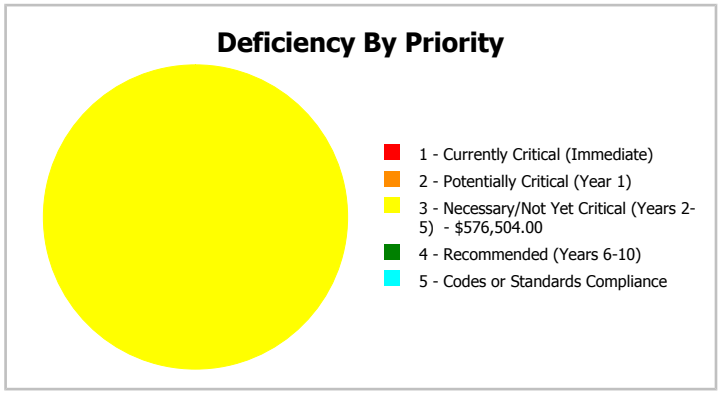
The narrative for this building is included in the Executive Summary Description at the front of this report.

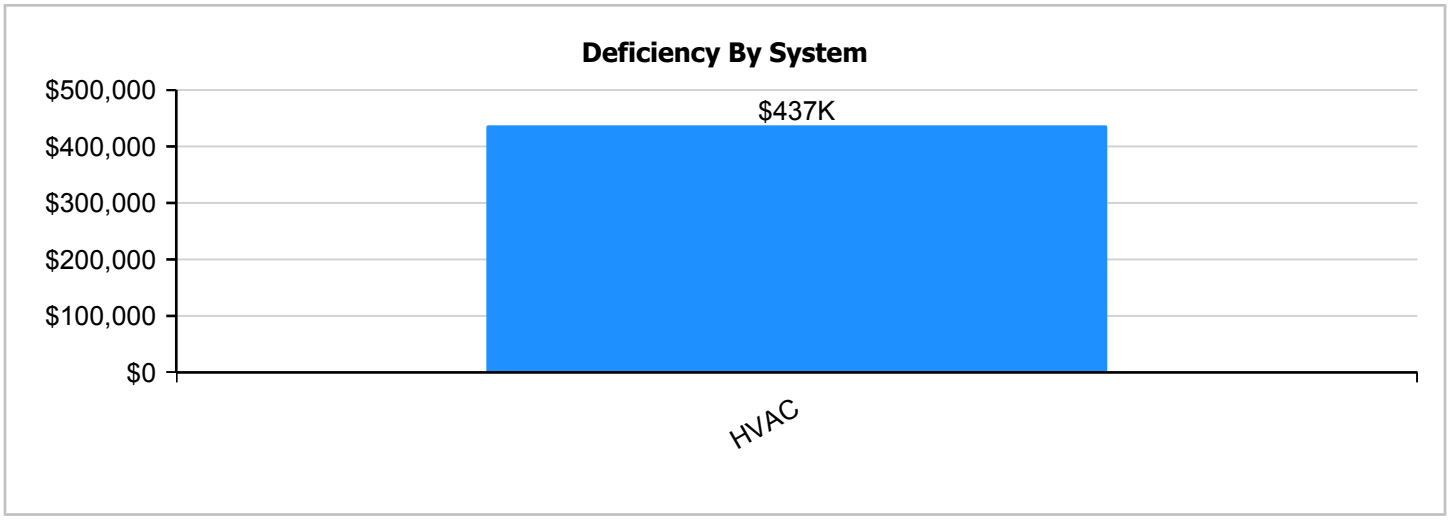
Attributes: This asset has no attributes.

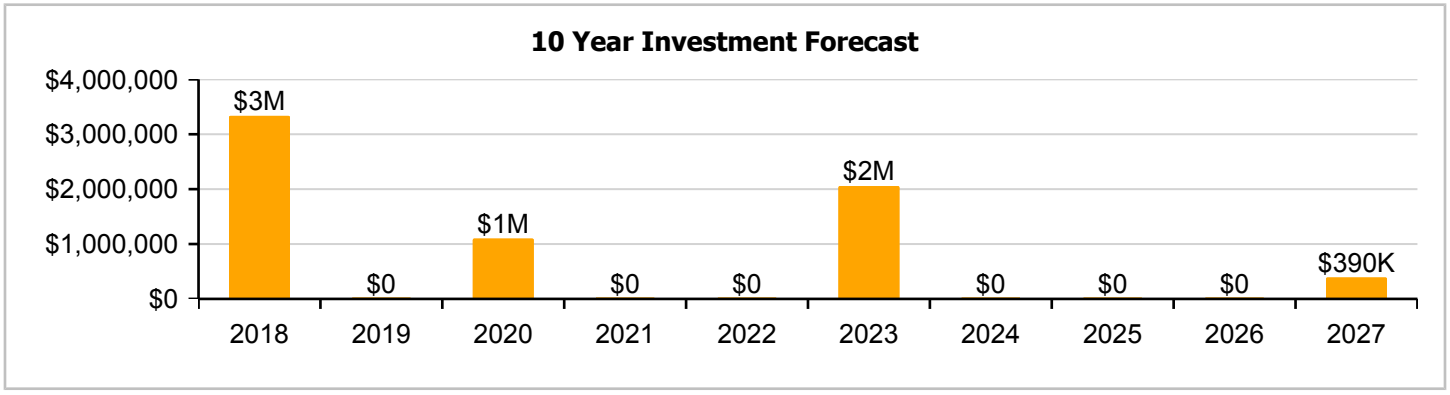
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	94,667
Year Built:	1998	Last Renovation:	
Repair Cost:	$576,504	Replacement Value:	$18,987,359
FCI:	3.04 %	RSLI%:	43.20 %









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	81.00 %	0.00 %	$0.00
A20 - Basement Construction	81.00 %	0.00 %	$0.00
B10 - Superstructure	81.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	57.71 %	0.00 %	$0.00
B30 - Roofing	36.30 %	0.00 %	$0.00
C10 - Interior Construction	41.09 %	0.00 %	$0.00
C30 - Interior Finishes	12.74 %	0.00 %	$0.00
D20 - Plumbing	36.86 %	0.00 %	$0.00
D30 - HVAC	25.53 %	28.39 %	$576,504.00
D40 - Fire Protection	36.67 %	0.00 %	$0.00
D50 - Electrical	31.93 %	0.00 %	$0.00
E10 - Equipment	5.00 %	0.00 %	$0.00
E20 - Furnishings	5.00 %	0.00 %	$0.00
Totals:	**43.20 %**	**3.04 %**	**$576,504.00**

Photo Album

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

1). South Elevation - Dec 07, 2016

2). West Elevation - Dec 07, 2016

3). North Elevation - Dec 07, 2016

4). East Elevation - Dec 07, 2016

Condition Detail

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

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

System Listing

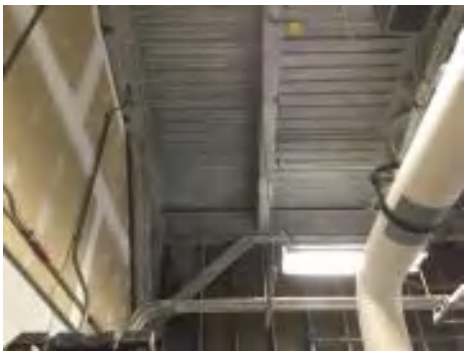
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.79	S.F.	94,667	100	1998	2098		81.00 %	0.00 %	81			$453,455
A1030	Slab on Grade	$8.43	S.F.	94,667	100	1998	2098		81.00 %	0.00 %	81			$798,043
A2010	Basement Excavation	$1.90	S.F.	94,667	100	1998	2098		81.00 %	0.00 %	81			$179,867
A2020	Basement Walls	$13.07	S.F.	94,667	100	1998	2098		81.00 %	0.00 %	81			$1,237,298
B1010	Floor Construction	$1.64	S.F.	94,667	100	1998	2098		81.00 %	0.00 %	81			$155,254
B1020	Roof Construction	$15.76	S.F.	94,667	100	1998	2098		81.00 %	0.00 %	81			$1,491,952
B2010	Exterior Walls	$9.42	S.F.	94,667	100	1998	2098		81.00 %	0.00 %	81			$891,763
B2020	Exterior Windows	$9.39	S.F.	94,667	30	1998	2028		36.67 %	0.00 %	11			$888,923
B2030	Exterior Doors	$1.04	S.F.	94,667	30	1998	2028		36.67 %	0.00 %	11			$98,454
B3010130	Preformed Metal Roofing	$9.66	S.F.	94,667	30	1998	2028		36.67 %	0.00 %	11			$914,483
B3020	Roof Openings	$0.29	S.F.	94,667	25	1998	2023		24.00 %	0.00 %	6			$27,453
C1010	Partitions	$10.80	S.F.	94,667	75	1998	2073		74.67 %	0.00 %	56			$1,022,404
C1020	Interior Doors	$2.53	S.F.	94,667	30	1998	2028		36.67 %	0.00 %	11			$239,508
C1030	Fittings	$9.74	S.F.	94,667	20	1998	2018		5.00 %	0.00 %	1			$922,057
C3010	Wall Finishes	$2.79	S.F.	94,667	10	1998	2008		0.00 %	0.00 %	-9			$264,121
C3020	Floor Finishes	$11.38	S.F.	94,667	20	1998	2018		5.00 %	0.00 %	1			$1,077,310
C3030	Ceiling Finishes	$10.97	S.F.	94,667	25	1998	2023		24.00 %	0.00 %	6			$1,038,497
D2010	Plumbing Fixtures	$11.48	S.F.	94,667	30	1998	2028		36.67 %	0.00 %	11			$1,086,777
D2020	Domestic Water Distribution	$0.98	S.F.	94,667	30	1998	2028		36.67 %	0.00 %	11			$92,774
D2030	Sanitary Waste	$1.54	S.F.	94,667	30	1998	2028		36.67 %	0.00 %	11			$145,787
D2090	Other Plumbing Systems -Nat Gas	$0.17	S.F.	94,667	40	1998	2038		52.50 %	0.00 %	21			$16,093
D3020	Heat Generating Systems	$5.08	S.F.	94,667	30	1998	2028		36.67 %	0.00 %	11			$480,908
D3030	Cooling Generating Systems	$5.27	S.F.	94,667	25	1998	2023		24.00 %	52.52 %	6		$262,020.00	$498,895
D3040	Distribution Systems	$6.14	S.F.	94,667	30	1998	2028		36.67 %	0.00 %	11			$581,255
D3050	Terminal & Package Units	$3.02	S.F.	94,667	15	1998	2013		0.00 %	110.00 %	-4		$314,484.00	$285,894
D3060	Controls & Instrumentation	$1.94	S.F.	94,667	20	1998	2018		5.00 %	0.00 %	1			$183,654
D4010	Sprinklers	$4.32	S.F.	94,667	30	1998	2028		36.67 %	0.00 %	11			$408,961
D4020	Standpipes	$0.67	S.F.	94,667	30	1998	2028		36.67 %	0.00 %	11			$63,427
D5010	Electrical Service/Distribution	$1.69	S.F.	94,667	40	1998	2038		52.50 %	0.00 %	21			$159,987
D5020	Branch Wiring	$5.06	S.F.	94,667	30	1998	2028		36.67 %	0.00 %	11			$479,015
D5020	Lighting	$11.92	S.F.	94,667	30	1998	2028		36.67 %	0.00 %	11			$1,128,431
D5030810	Security & Detection Systems	$1.87	S.F.	94,667	15	2005	2020		20.00 %	0.00 %	3			$177,027
D5030910	Fire Alarm Systems	$3.39	S.F.	94,667	15	2005	2020		20.00 %	0.00 %	3			$320,921
D5030920	Data Communication	$4.40	S.F.	94,667	15	2005	2020		20.00 %	0.00 %	3			$416,535
E1020	Institutional Equipment	$0.30	S.F.	94,667	20	1998	2018		5.00 %	0.00 %	1			$28,400
E1090	Other Equipment	$1.90	S.F.	94,667	20	1998	2018		5.00 %	0.00 %	1			$179,867
E2010	Fixed Furnishings	$5.83	S.F.	94,667	20	1998	2018		5.00 %	0.00 %	1			$551,909
								Total	**43.20 %**	**3.04 %**			**$576,504.00**	**$18,987,359**

System Notes

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

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors

Note: Main entrance need to be replaced. Core need to be replaced.

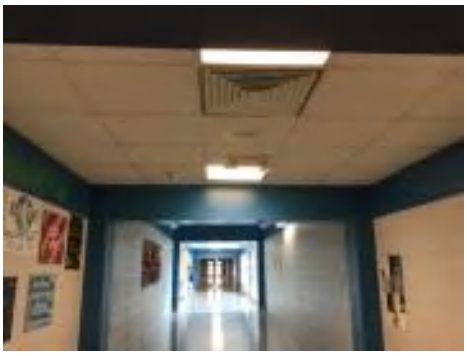
System: B3010130 - Preformed Metal Roofing

Note:

System: B3020 - Roof Openings

Note:

System: C1010 - Partitions

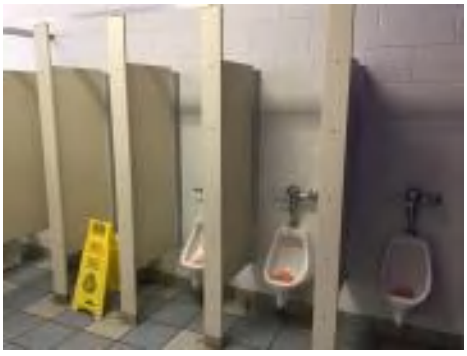


Note:

System: C1020 - Interior Doors

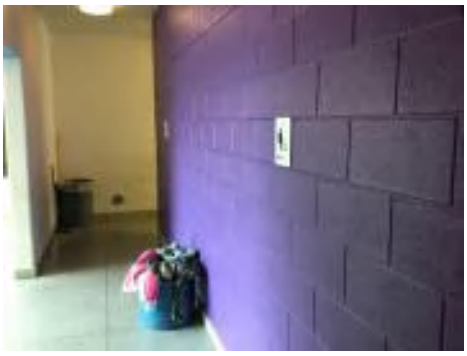
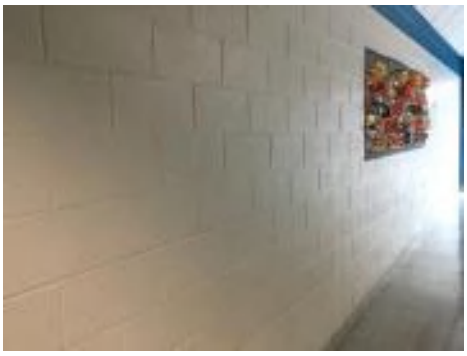
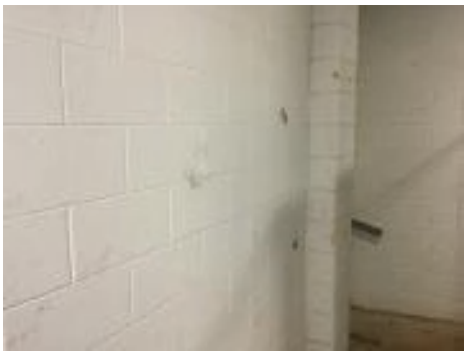
Note:

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes

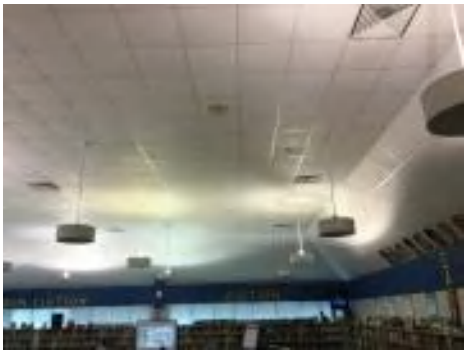
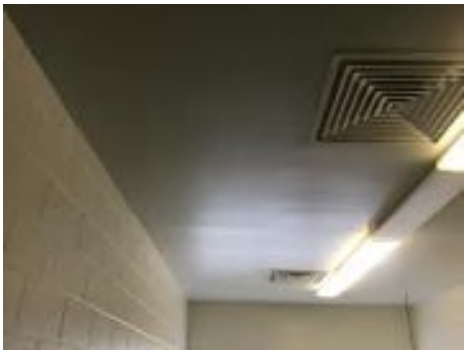




Note:

System: C3020 - Floor Finishes

Note:

System: C3030 - Ceiling Finishes

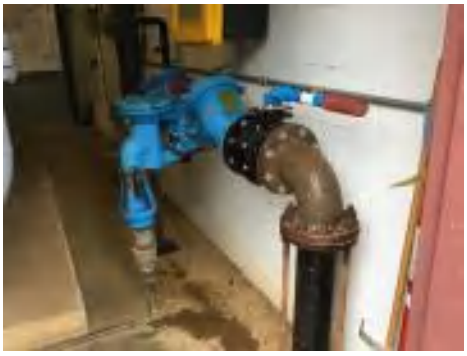



Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste

Note:

System: D2090 - Other Plumbing Systems -Nat Gas

Note:

System: D3020 - Heat Generating Systems

Note:

System: D3030 - Cooling Generating Systems

Note:

System: D3040 - Distribution Systems

Note:

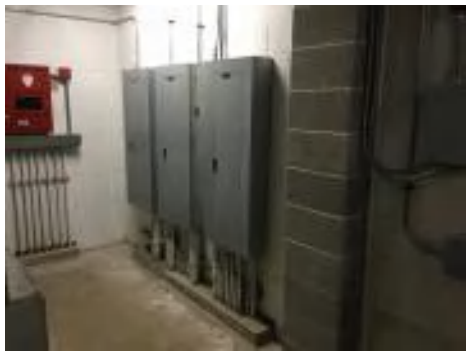
System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

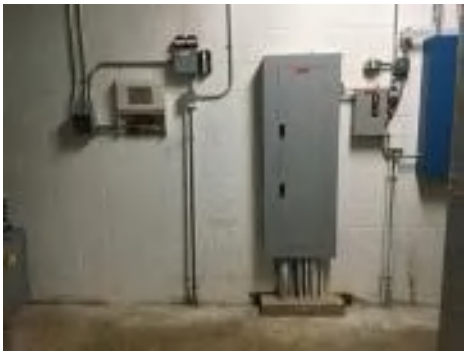
Note:

System: D5010 - Electrical Service/Distribution



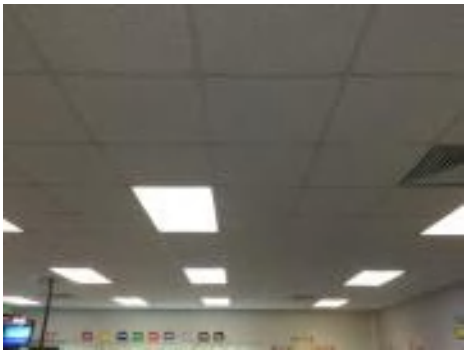
Note:

System: D5020 - Branch Wiring



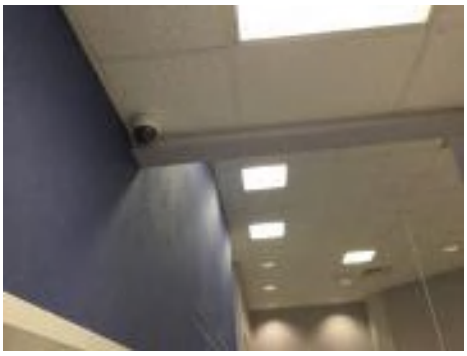
Note:

System: D5020 - Lighting



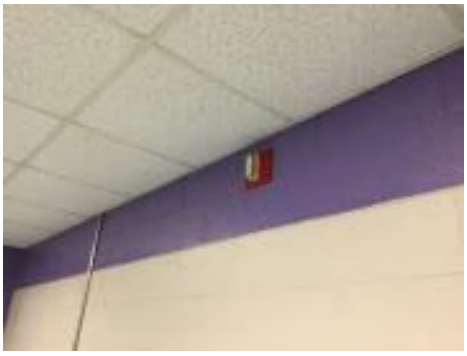
Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note: Main panel replaced.

System: D5030920 - Data Communication

Note: Telephone system major issues. Wireless system added 2015.

System: E1020 - Institutional Equipment

Note:

System: E1090 - Other Equipment

Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

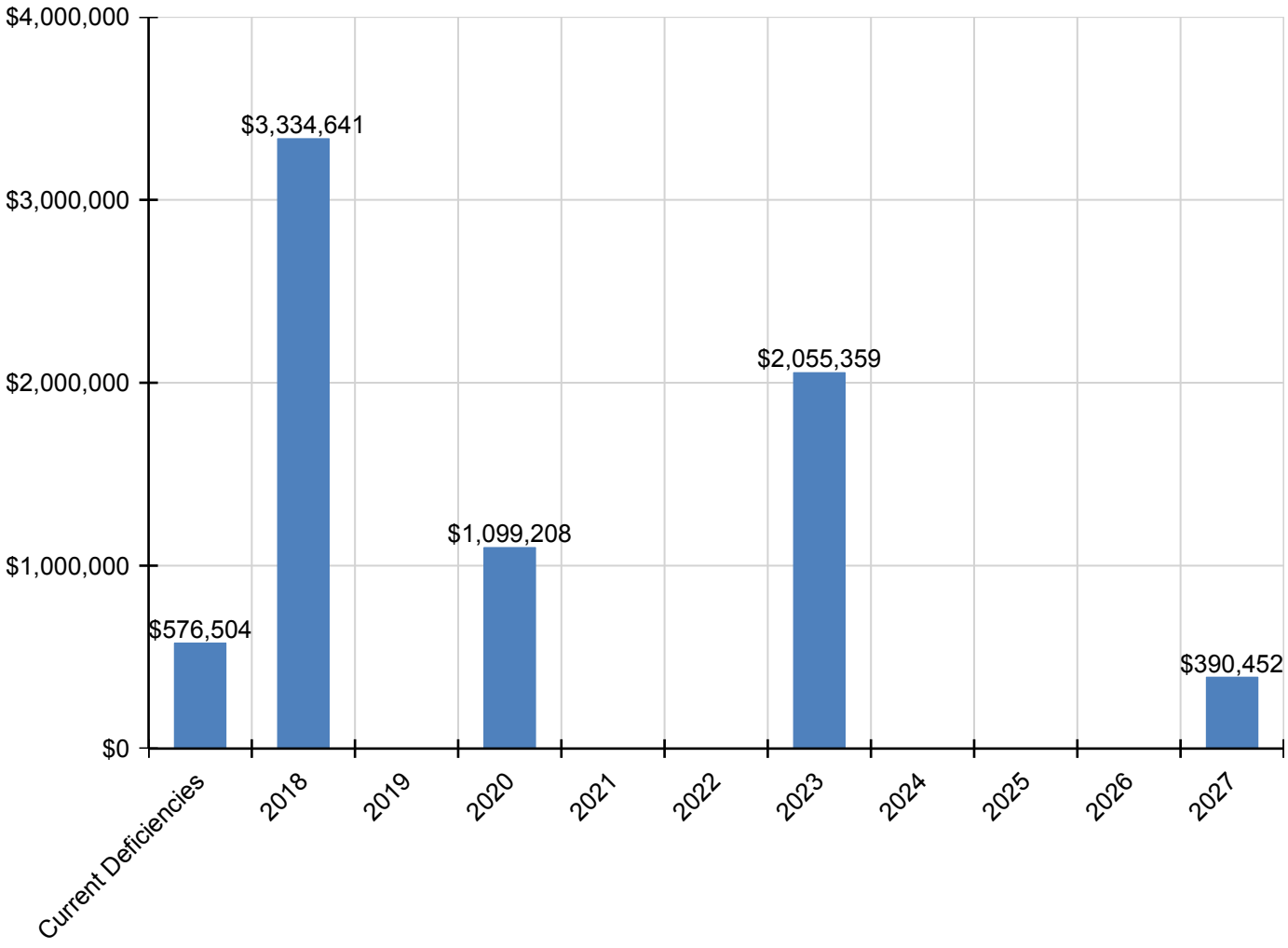
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$576,504**	**$3,334,641**	**$0**	**$1,099,208**	**$0**	**$0**	**$2,055,359**	**$0**	**$0**	**$0**	**$390,452**	**$7,456,165**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2010 - Exterior Walls	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$36,059	$0	$0	$0	$0	**$36,059**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$1,044,690	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,044,690**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$390,452	**$390,452**
C3020 - Floor Finishes	$0	$1,220,593	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,220,593**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$1,364,022	$0	$0	$0	$0	**$1,364,022**
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**
D2090 - Other Plumbing Systems -Nat Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$262,020	$0	$0	$0	$0	$0	$655,278	$0	$0	$0	$0	**$917,298**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$314,484	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$314,484**
D3060 - Controls & Instrumentation	$0	$208,080	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$208,080**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$212,787	$0	$0	$0	$0	$0	$0	$0	**$212,787**
D5030910 - Fire Alarm Systems	$0	$0	$0	$385,747	$0	$0	$0	$0	$0	$0	$0	**$385,747**
D5030920 - Data Communication	$0	$0	$0	$500,674	$0	$0	$0	$0	$0	$0	$0	**$500,674**
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	$32,177	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$32,177**
E1090 - Other Equipment	$0	$203,790	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$203,790**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$625,312	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$625,312**

** Indicates non-renewable system*

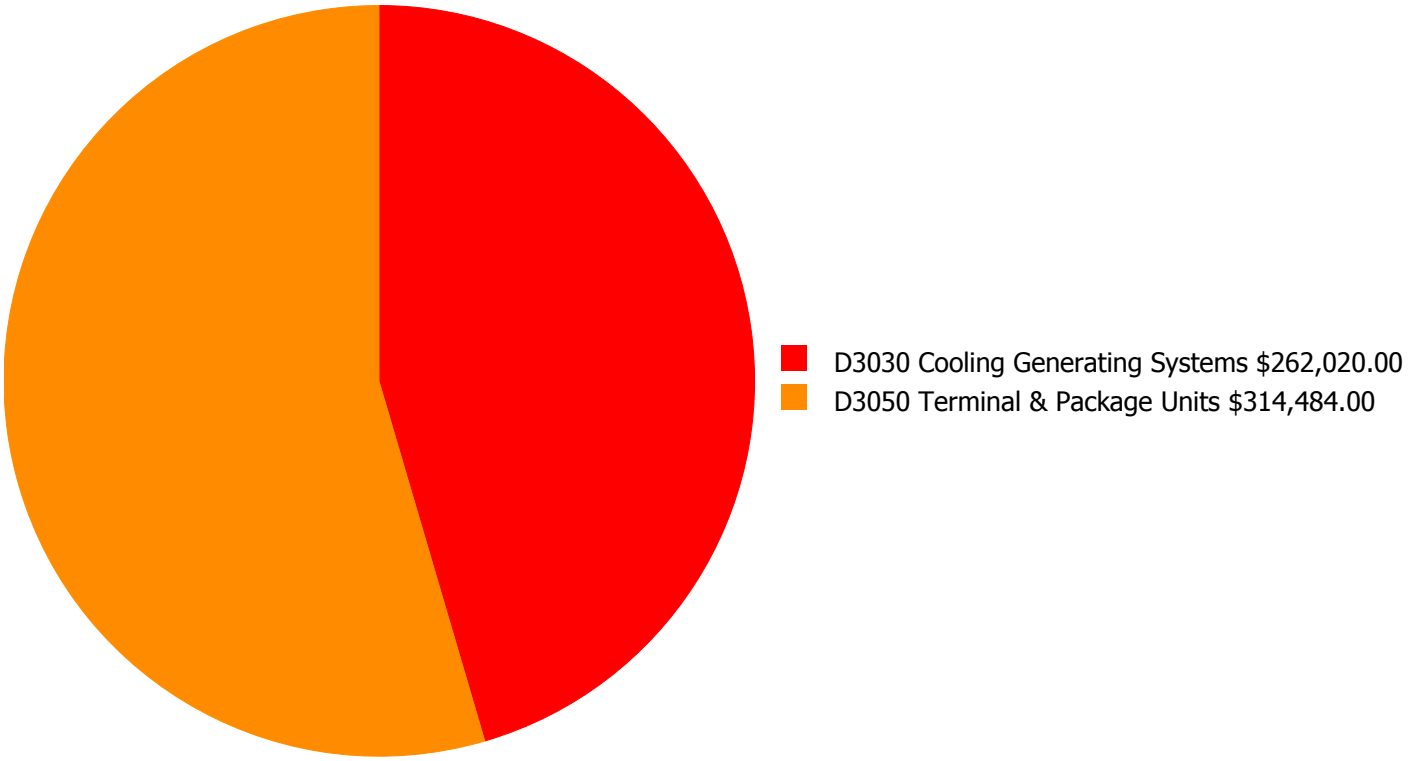
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

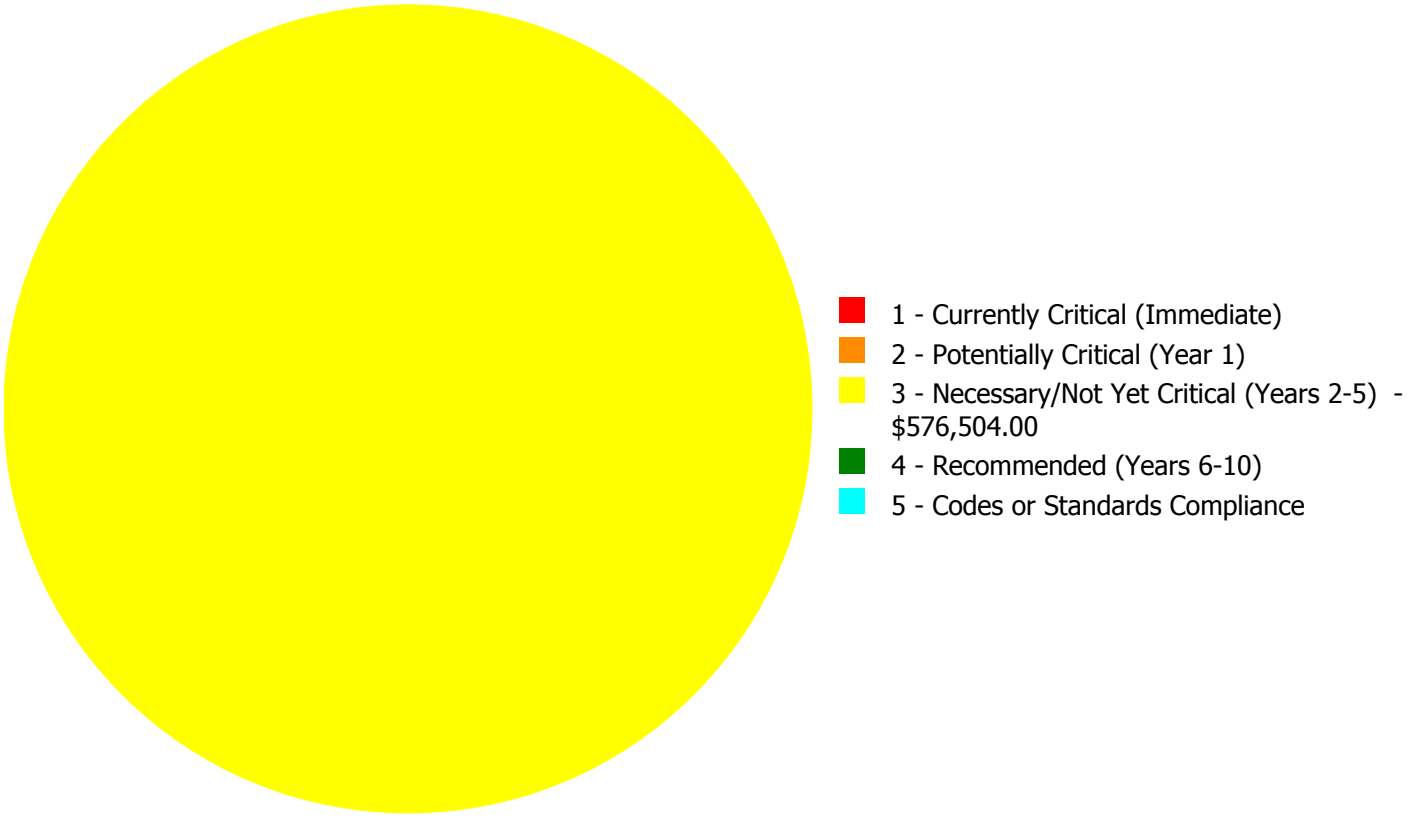
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $576,504.00

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: $576,504.00

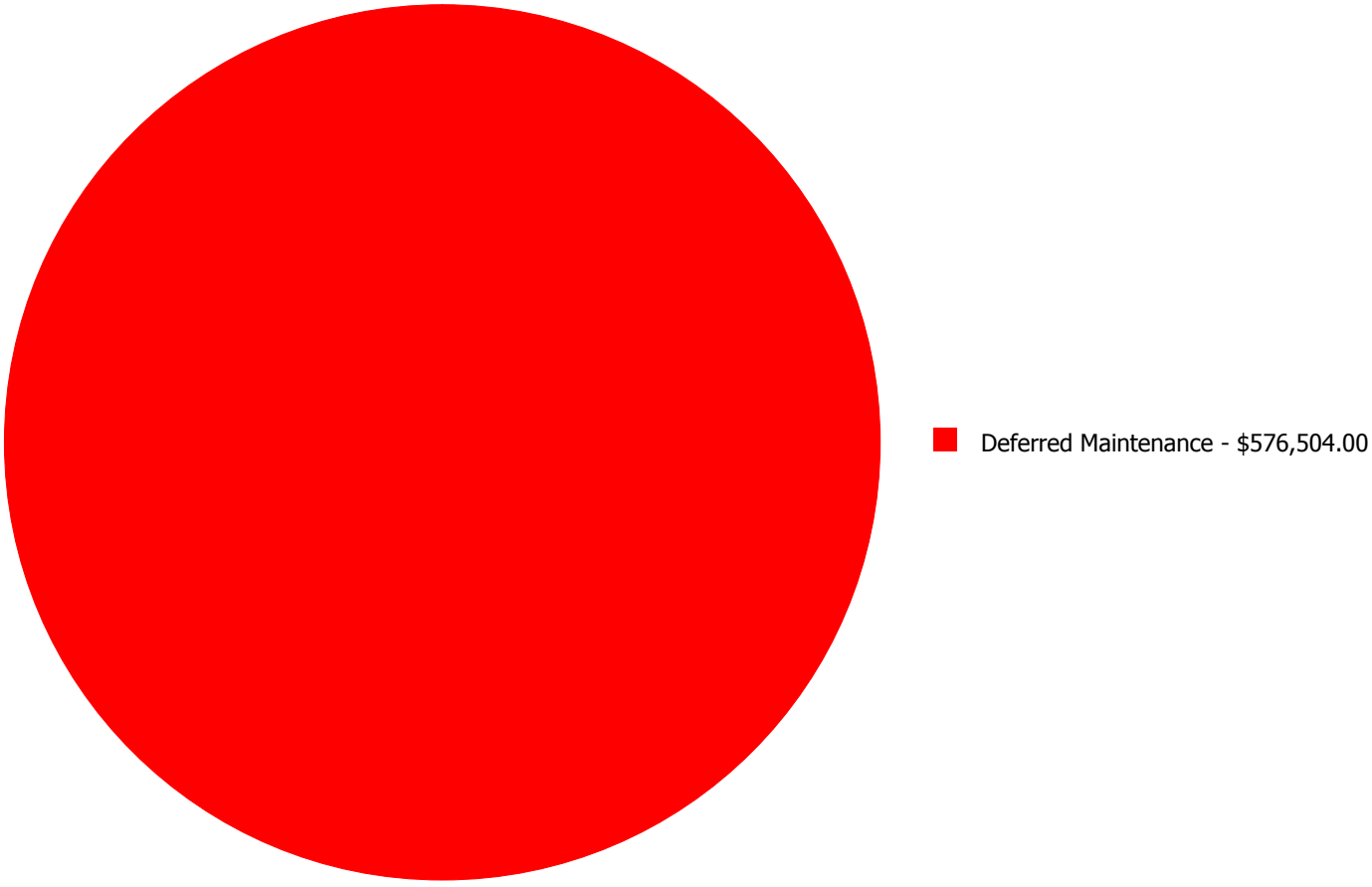
Deficiency By Priority Investment Table

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
D3030	Cooling Generating Systems	$0.00	$0.00	$262,020.00	$0.00	$0.00	$262,020.00
D3050	Terminal & Package Units	$0.00	$0.00	$314,484.00	$0.00	$0.00	$314,484.00
	Total:	$0.00	$0.00	$576,504.00	$0.00	$0.00	$576,504.00

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: $576,504.00

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: D3030 - Cooling Generating Systems

Location: Chiller Room
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace chiller, absorption, 100 ton
Qty: 1.00
Unit of Measure: Ea.
Estimate: $262,020.00
Assessor Name: Eduardo Lopez
Date Created: 12/01/2016

Notes: Chiller is broken.

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: 94,667.00
Unit of Measure: S.F.
Estimate: $314,484.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

Notes: The pad mounted DX condensers are aged, rusted, not energy efficient, and should be replaced.

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	94,667
Year Built:	1998
Last Renovation:	
Replacement Value:	$2,928,048
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	36.90 %
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

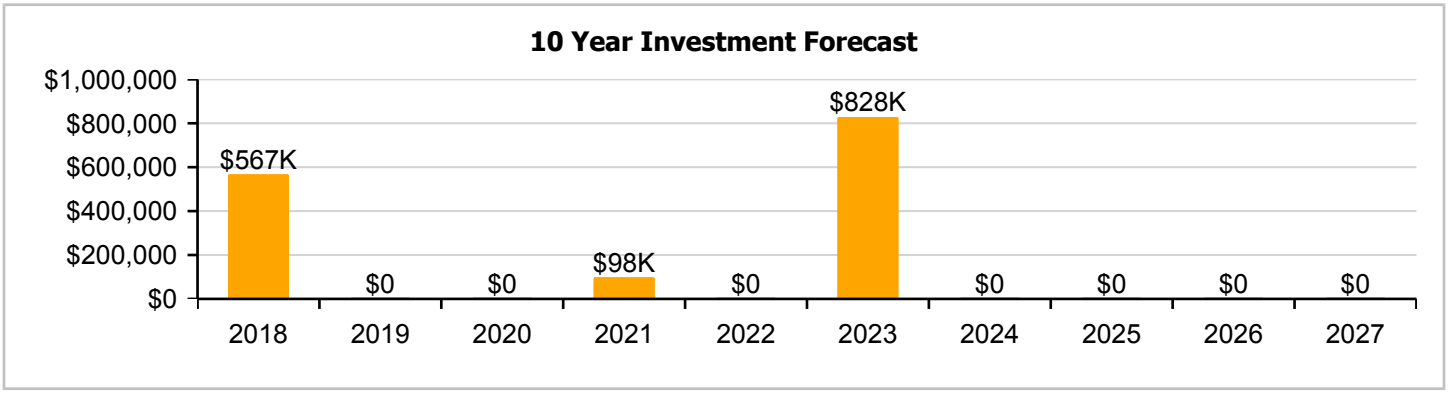
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	94,667
Year Built:	1998	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$2,928,048
FCI:	0.00 %	RSLI%:	36.90 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	20.71 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	61.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	47.64 %	0.00 %	$0.00
Totals:	**36.90 %**	**0.00 %**	**$0.00**

Photo Album

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

1). Aerial Image of Harnett Primary - Dec 07, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$3.81	S.F.	94,667	25	1998	2023		24.00 %	0.00 %	6			$360,681
G2020	Parking Lots	$1.33	S.F.	94,667	25	1998	2023		24.00 %	0.00 %	6			$125,907
G2030	Pedestrian Paving	$1.91	S.F.	94,667	30	1998	2028		36.67 %	0.00 %	11			$180,814
G2040105	Fence & Guardrails	$1.23	S.F.	94,667	30	1998	2028		36.67 %	0.00 %	11			$116,440
G2040950	Covered Walkways	$1.52	S.F.	94,667	25	1998	2023		24.00 %	0.00 %	6			$143,894
G2040950	Hard Surface Play Area	$0.75	S.F.	94,667	20	1998	2018		5.00 %	0.00 %	1			$71,000
G2040950	Playing Field	$4.54	S.F.	94,667	20	1998	2018		5.00 %	0.00 %	1			$429,788
G2050	Landscaping	$1.87	S.F.	94,667	15	1998	2013	2021	26.67 %	0.00 %	4			$177,027
G3010	Water Supply	$2.34	S.F.	94,667	50	1998	2048		62.00 %	0.00 %	31			$221,521
G3020	Sanitary Sewer	$1.45	S.F.	94,667	50	1998	2048		62.00 %	0.00 %	31			$137,267
G3030	Storm Sewer	$4.54	S.F.	94,667	50	1998	2048		62.00 %	0.00 %	31			$429,788
G3060	Fuel Distribution	$0.98	S.F.	94,667	40	1998	2038		52.50 %	0.00 %	21			$92,774
G4010	Electrical Distribution	$2.35	S.F.	94,667	50	1998	2048		62.00 %	0.00 %	31			$222,467
G4020	Site Lighting	$1.47	S.F.	94,667	30	1998	2028		36.67 %	0.00 %	11			$139,160
G4030	Site Communications & Security	$0.84	S.F.	94,667	15	1998	2013	2021	26.67 %	0.00 %	4			$79,520
								Total	**36.90 %**					**$2,928,048**

System Notes

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

System: G2010 - Roadways

Note: Seal coated 2014

System: G2020 - Parking Lots

Note:

System: G2030 - Pedestrian Paving

Note:

System: G2040105 - Fence & Guardrails

Note:

System: G2040950 - Covered Walkways

Note:

System: G2040950 - Hard Surface Play Area

Note:

System: G2040950 - Playing Field

Note:

System: G2050 - Landscaping

Note:

System: G3010 - Water Supply

Note:

System: G3020 - Sanitary Sewer

Note:

System: G3030 - Storm Sewer

Note:

System: G3060 - Fuel Distribution

Note:

System: G4010 - Electrical Distribution

Note:

System: G4020 - Site Lighting

Note:

System: G4030 - Site Communications & Security

Note:

Renewal Schedule

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

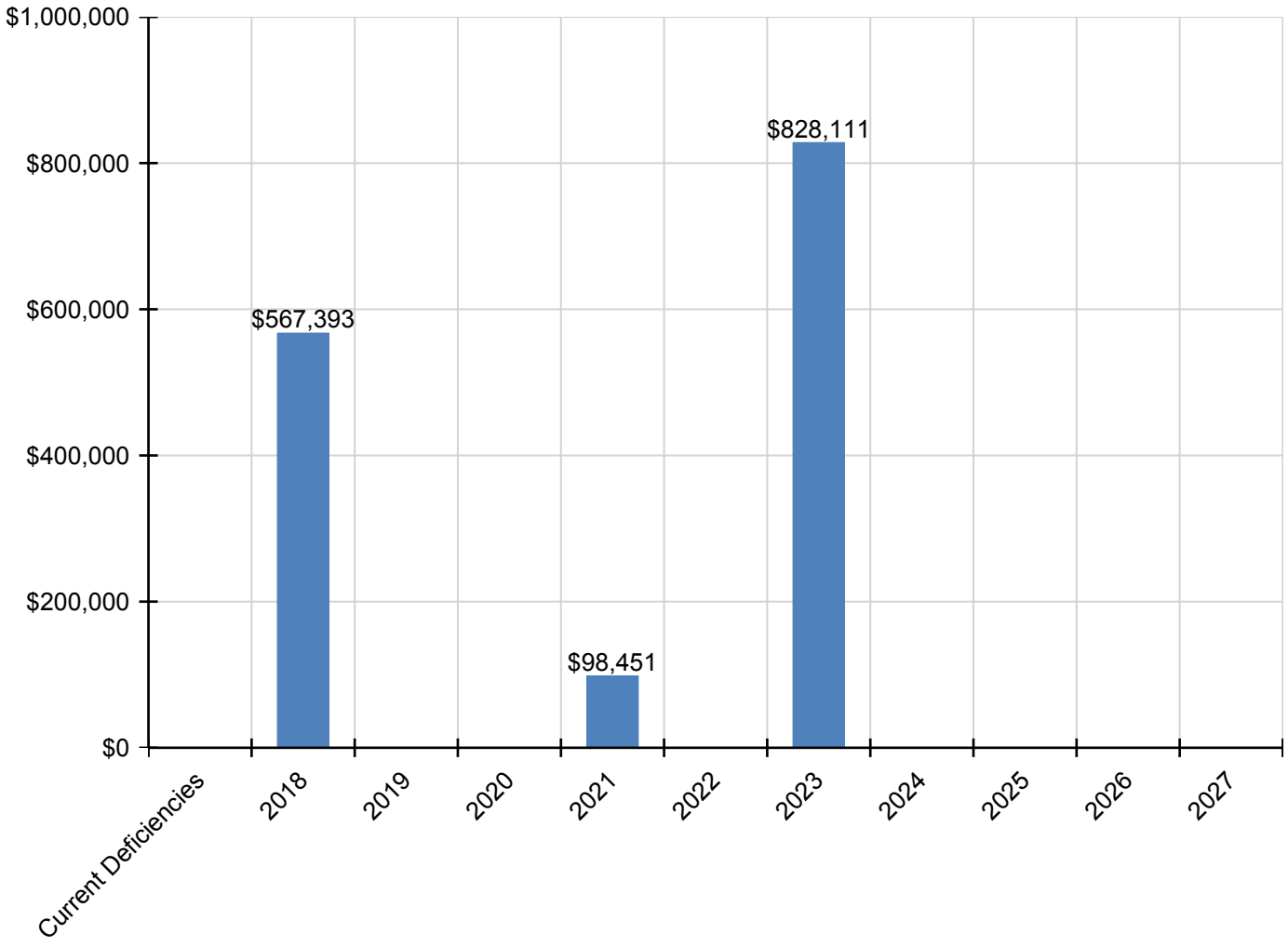
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$567,393**	**$0**	**$0**	**$98,451**	**$0**	**$828,111**	**$0**	**$0**	**$0**	**$0**	**$1,493,955**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$0	$0	$473,739	$0	$0	$0	$0	**$473,739**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$165,374	$0	$0	$0	$0	**$165,374**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Covered Walkways	$0	$0	$0	$0	$0	$0	$188,998	$0	$0	$0	$0	**$188,998**
G2040950 - Hard Surface Play Area	$0	$80,443	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$80,443**
G2040950 - Playing Field	$0	$486,950	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$486,950**
*** G2050 - Landscaping**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communications & Security	$0	$0	$0	$0	$98,451	$0	$0	$0	$0	$0	$0	**$98,451**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

NC School District/430 Harnett County/Elementary School

Highland Elementary

Draft

Campus Assessment Report

March 8, 2017

PARSONS

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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.

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Gross Area (SF):	96,212
Year Built:	2002
Last Renovation:	
Replacement Value:	$20,212,064
Repair Cost:	$1,067,254.80
Total FCI:	5.28 %
Total RSLI:	52.48 %
FCA Score:	94.72

Description:

GENERAL:
Highland Elementary is located at 1915 Buffalo Lake Rd in Sanford, North Carolina. The 1 story, 95,684 square foot building was originally constructed in 2002 There have been 2 additions. A tractor building constructed along with the main building and a gym addition in 2009.

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

A. SUBSTRUCTURE
The building rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations. The building does not have a basement .

B. SUPERSTRUCTURE
Floor construction is concrete. Roof construction is steel. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically pitched standing seam metal . Most building entrances appear to comply with ADA requirements. Roof openings include skylights and roof hatch doors.

C. INTERIORS
Interior partitions are typically CMU. Interior doors are generally solid core wood with hollow steel frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, toilet accessories, storage shelving, handrails, fabricated toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes in common areas are typically terrazzo. 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. Conveying equipment includes no hydraulic elevators, and no wheelchair lifts.

D. SERVICES
PLUMBING:
Plumbing fixtures are typically non-low-flow water fixtures with manual control valves. Domestic water distribution is combination of copper and galvanized steel with gas hot water heating. Sanitary waste system is plastic. Rain water drainage system is external.

HVAC:
Heating is provided by 2 gas fired boilers. Cooling is supplied by 2 air cooled chillers. The heating/cooling distribution system is a ductwork system utilizing air handling units. Fresh air is supplied by air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled and monitored by an energy management system. This building has a remote Building Automation System.

FIRE PROTECTION:
The building does not have a fire sprinkler system. The building does have additional fire suppression system in the kitchen. Standpipes are not included within fire stairs. 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, recessed and surface type, fluorescent and LED light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and near stairways and are typically illuminated.

COMMUNICATIONS AND SECURITY:
The fire alarm system consists of audible/visual strobe annunciators in common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are 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 building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system separate from the telephone system.

OTHER ELECTRICAL SYSTEMS:
This building does not have a separately derived emergency power system.

E. EQUIPMENT & FURNISHINGS:
This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage, audio-visual, vehicle equipment, fixed casework, window treatment, floor grilles and mats, and multiple seating furnishings.

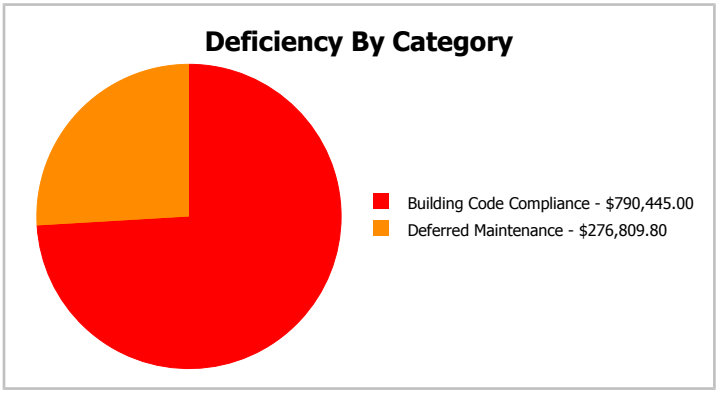
G.
SITE
Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, play areas, and fencing. Site mechanical and electrical features include water, sewer, propane, natural gas, and site lighting.

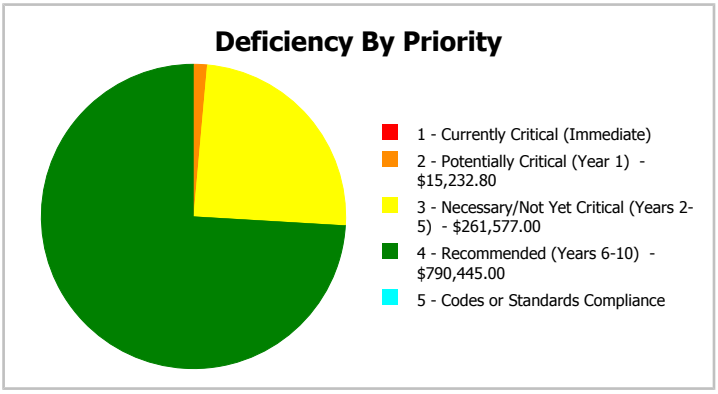
Attributes:

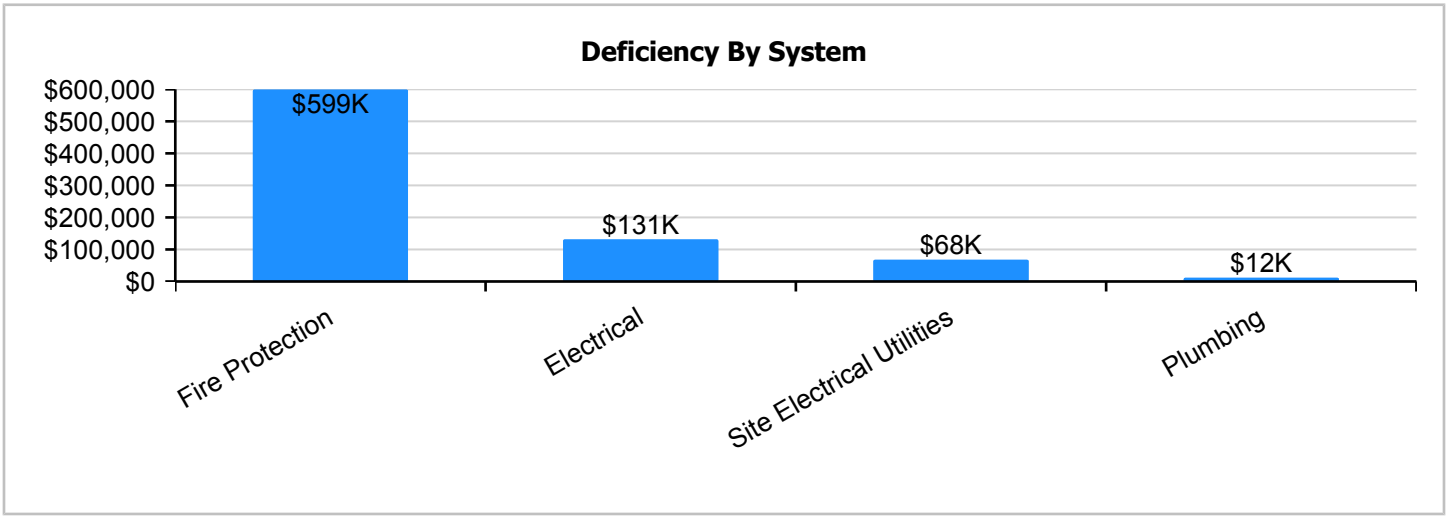
General Attributes:			
Condition Assessor:	Matt Mahaffey	Assessment Date:	
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:	Harnett - Western Harnett HS	LEA School No.:	430-349
No. of Mobile Units:	16	No. of Bldgs.:	3
SF of Mobile Units:	15392	Status:	Active
School Grades:	K-5	Site Acreage:	25

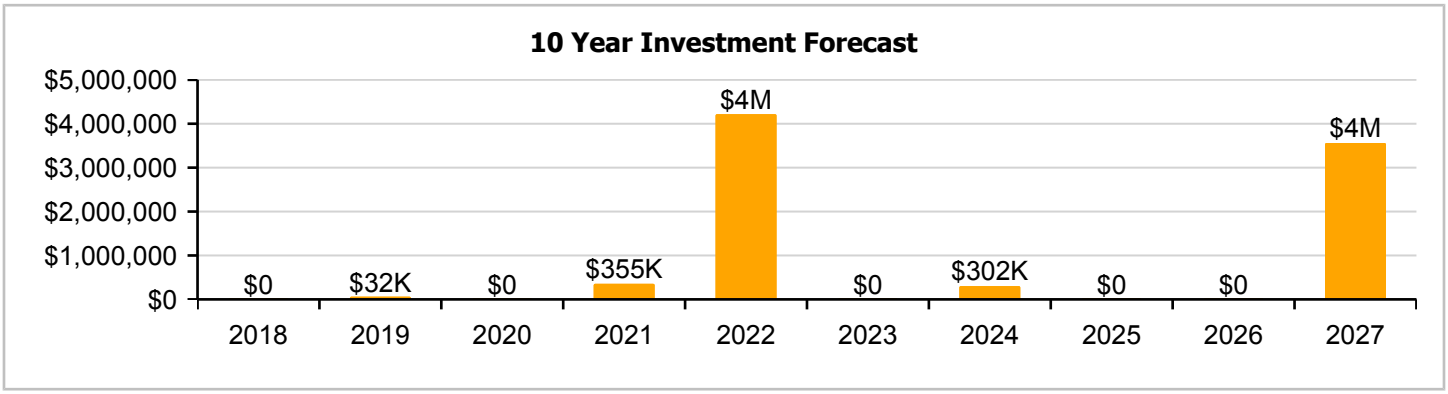
Campus Dashboard Summary

Gross Area:	96,212		
Year Built:	2002	Last Renovation:	
Repair Cost:	$1,067,255	Replacement Value:	$20,212,064
FCI:	5.28 %	RSLI%:	52.48 %









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.

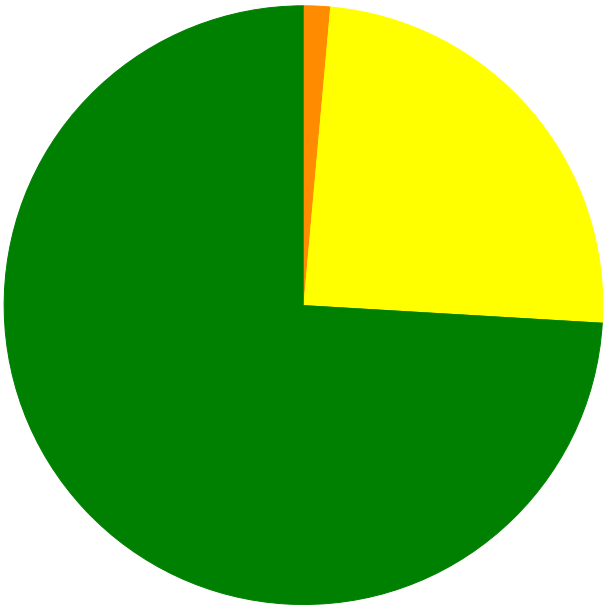
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	85.71 %	0.00 %	$0.00
B10 - Superstructure	85.72 %	0.00 %	$0.00
B20 - Exterior Enclosure	68.07 %	0.00 %	$0.00
B30 - Roofing	52.08 %	0.00 %	$0.00
C10 - Interior Construction	55.75 %	0.00 %	$0.00
C30 - Interior Finishes	36.84 %	0.00 %	$0.00
D20 - Plumbing	52.41 %	1.16 %	$15,232.80
D30 - HVAC	45.81 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$790,445.00
D50 - Electrical	48.96 %	6.47 %	$172,677.00
E10 - Equipment	28.16 %	0.00 %	$0.00
E20 - Furnishings	28.62 %	0.00 %	$0.00
G20 - Site Improvements	33.12 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	70.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	51.07 %	19.83 %	$88,900.00
Totals:	**52.48 %**	**5.28 %**	**$1,067,254.80**

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
2002 Main	85,781	5.75	$0.00	$15,232.80	$172,677.00	$708,637.00	$0.00
2002 Tractor Bldg	528	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2009 Gym	9,903	4.72	$0.00	$0.00	$0.00	$81,808.00	$0.00
Site	96,212	3.16	$0.00	$0.00	$88,900.00	$0.00	$0.00
Total:		**5.28**	**$0.00**	**$15,232.80**	**$261,577.00**	**$790,445.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $1,067,254.80

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):	85,781
Year Built:	2002
Last Renovation:	
Replacement Value:	$15,585,549
Repair Cost:	$896,546.80
Total FCI:	5.75 %
Total RSLI:	51.72 %
FCA Score:	94.25

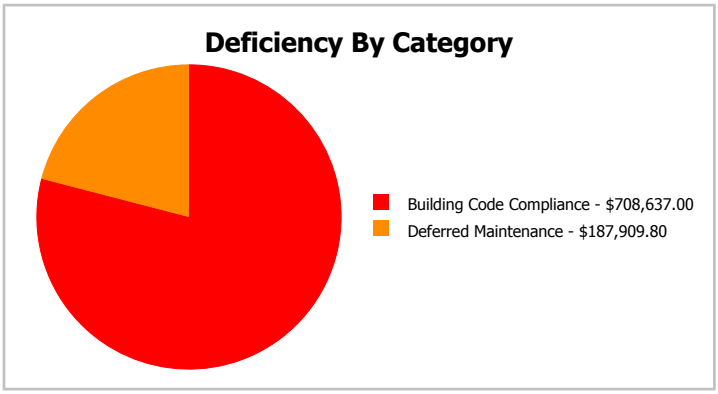
Description:

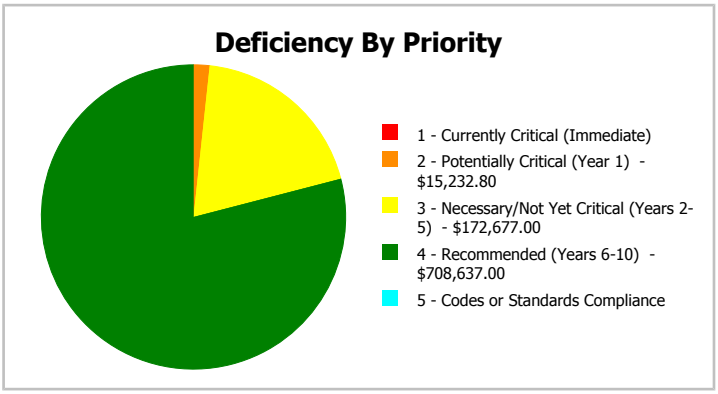
The narrative for this building is included in the Executive Summary Description at the front of this report.

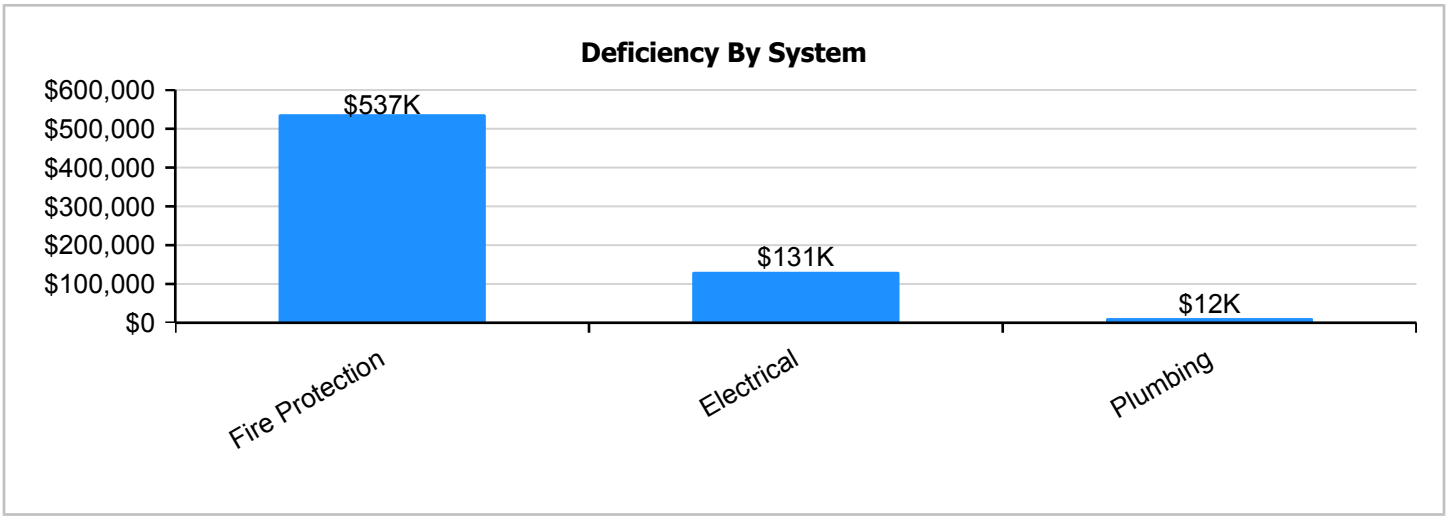
Attributes: This asset has no attributes.

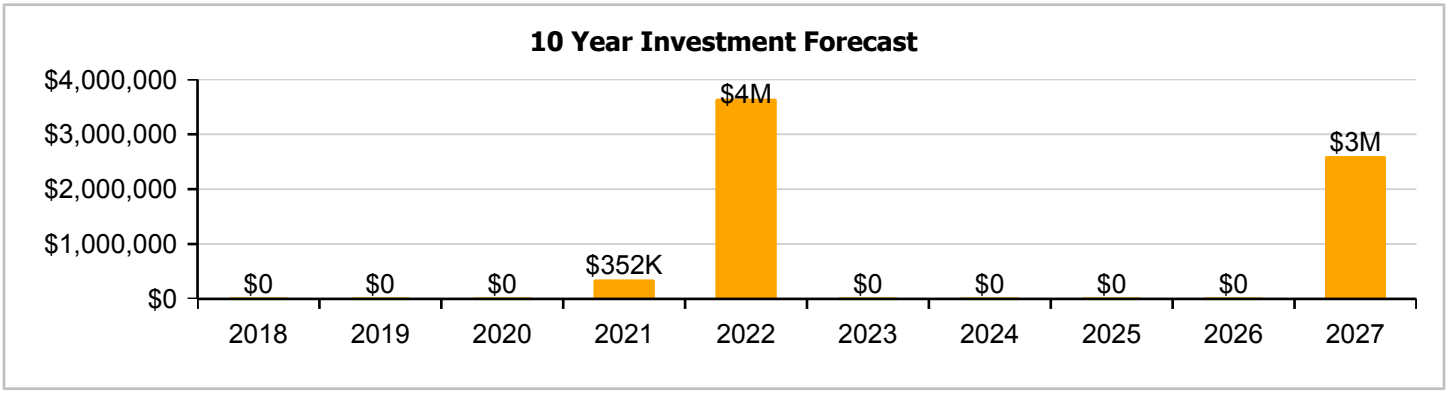
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	85,781
Year Built:	2002	Last Renovation:	
Repair Cost:	$896,547	Replacement Value:	$15,585,549
FCI:	5.75 %	RSLI%:	51.72 %









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	85.00 %	0.00 %	$0.00
B10 - Superstructure	85.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	66.62 %	0.00 %	$0.00
B30 - Roofing	49.71 %	0.00 %	$0.00
C10 - Interior Construction	53.50 %	0.00 %	$0.00
C30 - Interior Finishes	34.32 %	0.00 %	$0.00
D20 - Plumbing	50.00 %	1.29 %	$15,232.80
D30 - HVAC	44.50 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$708,637.00
D50 - Electrical	47.15 %	7.23 %	$172,677.00
E10 - Equipment	25.00 %	0.00 %	$0.00
E20 - Furnishings	25.00 %	0.00 %	$0.00
Totals:	**51.72 %**	**5.75 %**	**$896,546.80**

Photo Album

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

1). West Elevation - Dec 06, 2016

2). East Elevation - Dec 06, 2016

3). North Elevation - Dec 06, 2016

4). South Elevation - Dec 06, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.70	S.F.	85,781	100	2002	2102		85.00 %	0.00 %	85			$403,171
A1030	Slab on Grade	$8.26	S.F.	85,781	100	2002	2102		85.00 %	0.00 %	85			$708,551
B1010	Floor Construction	$1.61	S.F.	85,781	100	2002	2102		85.00 %	0.00 %	85			$138,107
B1020	Roof Construction	$15.44	S.F.	85,781	100	2002	2102		85.00 %	0.00 %	85			$1,324,459
B2010	Exterior Walls	$9.24	S.F.	85,781	100	2002	2102		85.00 %	0.00 %	85			$792,616
B2020	Exterior Windows	$9.20	S.F.	85,781	30	2002	2032		50.00 %	0.00 %	15			$789,185
B2030	Exterior Doors	$1.02	S.F.	85,781	30	2002	2032		50.00 %	0.00 %	15			$87,497
B3010130	Preformed Metal Roofing	$9.66	S.F.	85,781	30	2002	2032		50.00 %	0.00 %	15			$828,644
B3020	Roof Openings	$0.29	S.F.	85,781	25	2002	2027		40.00 %	0.00 %	10			$24,876
C1010	Partitions	$10.59	S.F.	85,781	75	2002	2077		80.00 %	0.00 %	60			$908,421
C1020	Interior Doors	$2.48	S.F.	85,781	30	2002	2032		50.00 %	0.00 %	15			$212,737
C1030	Fittings	$9.54	S.F.	85,781	20	2002	2022		25.00 %	0.00 %	5			$818,351
C3010	Wall Finishes	$2.73	S.F.	85,781	10	2012	2022		50.00 %	0.00 %	5			$234,182
C3020	Floor Finishes	$11.15	S.F.	85,781	20	2002	2022		25.00 %	0.00 %	5			$956,458
C3030	Ceiling Finishes	$10.74	S.F.	85,781	25	2002	2027		40.00 %	0.00 %	10			$921,288
D2010	Plumbing Fixtures	$11.26	S.F.	85,781	30	2002	2032		50.00 %	0.00 %	15			$965,894
D2020	Domestic Water Distribution	$0.96	S.F.	85,781	30	2002	2032		50.00 %	18.50 %	15		$15,232.80	$82,350
D2030	Sanitary Waste	$1.52	S.F.	85,781	30	2002	2032		50.00 %	0.00 %	15			$130,387
D3020	Heat Generating Systems	$4.98	S.F.	85,781	30	2002	2032		50.00 %	0.00 %	15			$427,189
D3030	Cooling Generating Systems	$5.16	S.F.	85,781	25	2002	2027		40.00 %	0.00 %	10			$442,630
D3040	Distribution Systems	$6.02	S.F.	85,781	30	2002	2032		50.00 %	0.00 %	15			$516,402
D3060	Controls & Instrumentation	$1.91	S.F.	85,781	20	2002	2022		25.00 %	0.00 %	5			$163,842
D4010	Sprinklers	$4.14	S.F.	85,781	20			2016	0.00 %	110.00 %	-1		$390,647.00	$355,133
D4020	Standpipes	$3.37	S.F.	85,781	20			2016	0.00 %	110.00 %	-1		$317,990.00	$289,082
D5010	Electrical Service/Distribution	$1.65	S.F.	85,781	40	2002	2042		62.50 %	0.00 %	25			$141,539
D5020	Branch Wiring	$4.99	S.F.	85,781	30	2002	2032		50.00 %	0.00 %	15			$428,047
D5020	Lighting	$11.64	S.F.	85,781	30	2002	2032		50.00 %	0.00 %	15			$998,491
D5030810	Security & Detection Systems	$1.83	S.F.	85,781	15	2002	2017		0.00 %	110.00 %	0		$172,677.00	$156,979
D5030910	Fire Alarm Systems	$3.31	S.F.	85,781	15	2002	2017	2021	26.67 %	0.00 %	4			$283,935
D5030920	Data Communication	$4.30	S.F.	85,781	15	2012	2027		66.67 %	0.00 %	10			$368,858
D5090	Other Electrical Systems	$0.12	S.F.	85,781	20	2002	2022		25.00 %	0.00 %	5			$10,294
E1020	Institutional Equipment	$0.30	S.F.	85,781	20	2002	2022		25.00 %	0.00 %	5			$25,734
E1090	Other Equipment	$1.86	S.F.	85,781	20	2002	2022		25.00 %	0.00 %	5			$159,553
E2010	Fixed Furnishings	$5.72	S.F.	85,781	20	2002	2022		25.00 %	0.00 %	5			$490,667
								Total	**51.72 %**	**5.75 %**			**$896,546.80**	**$15,585,549**

System Notes

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

System: B1010 - Floor Construction

Note:

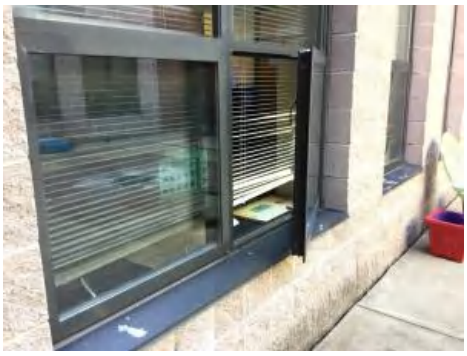
System: B1020 - Roof Construction

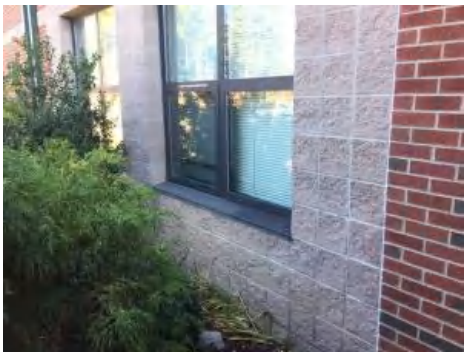
Note:

System: B2010 - Exterior Walls

Note:

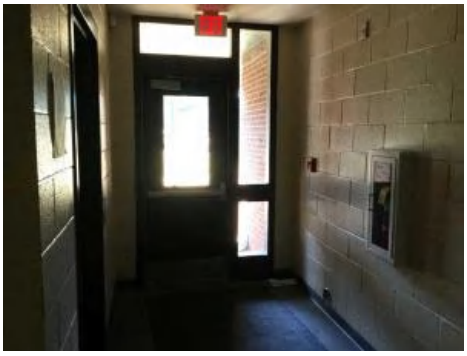
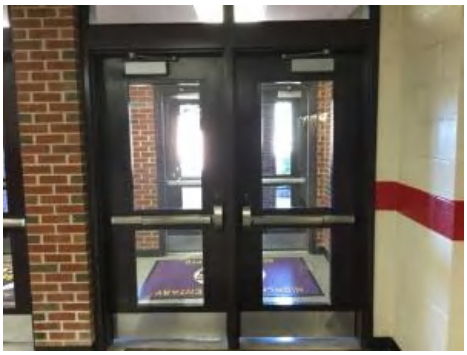
System: B2020 - Exterior Windows





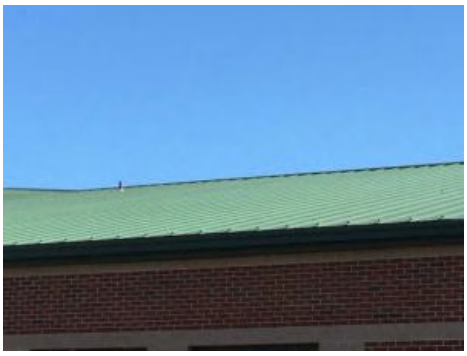
Note:

System: B2030 - Exterior Doors

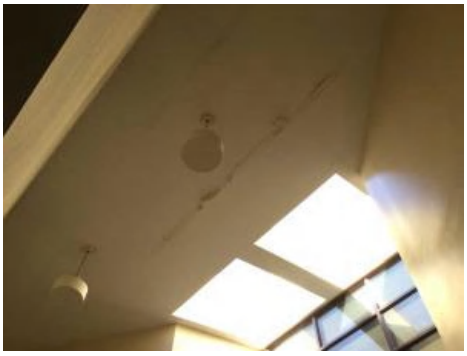
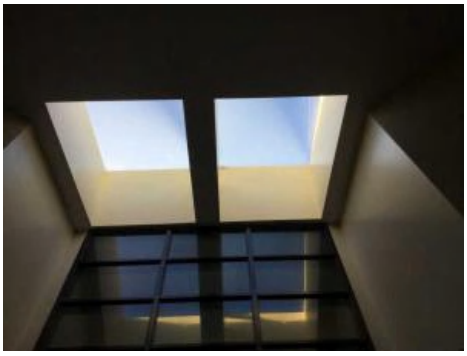
Note:

System: B3010130 - Preformed Metal Roofing



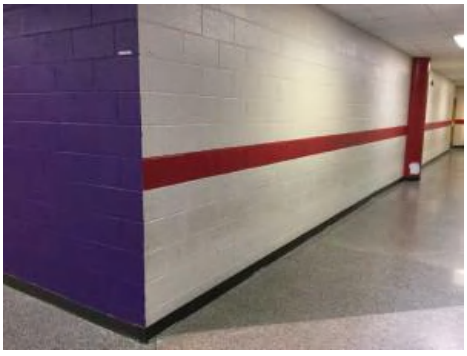
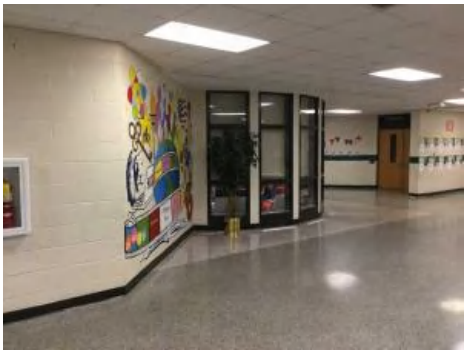
Note:

System: B3020 - Roof Openings

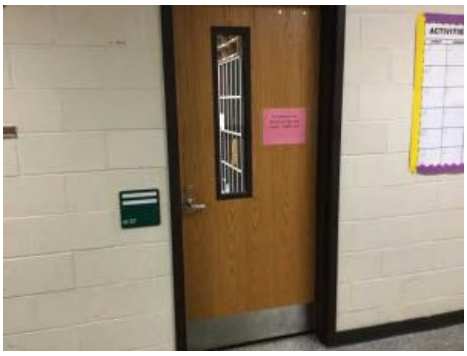
Note:

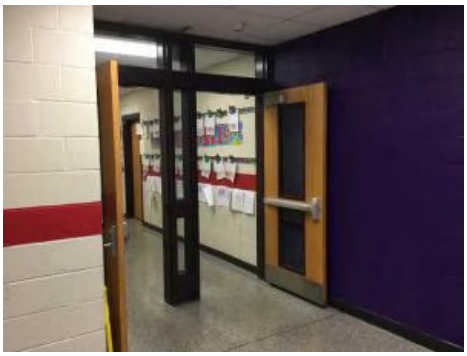
System: C1010 - Partitions

Note:

System: C1020 - Interior Doors



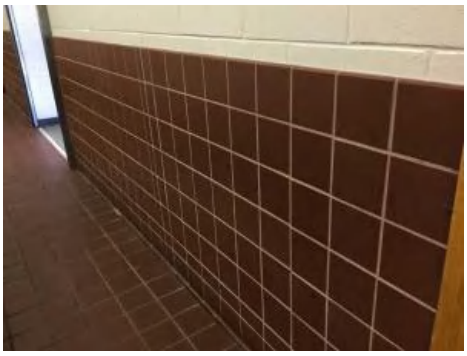


Note:

System: C1030 - Fittings

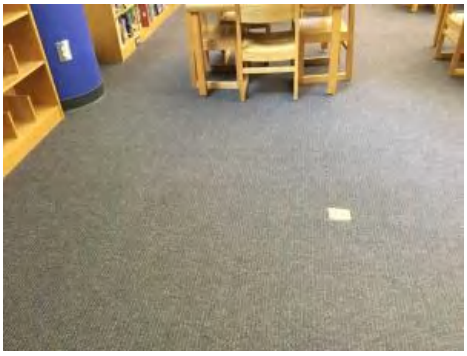
Note:

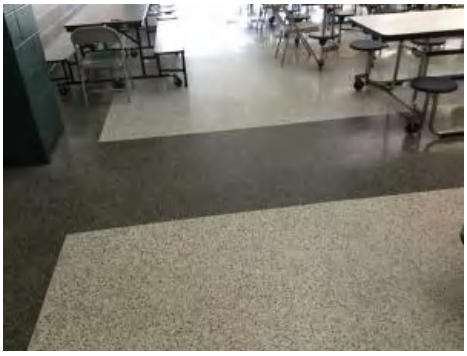
System: C3010 - Wall Finishes



Note:

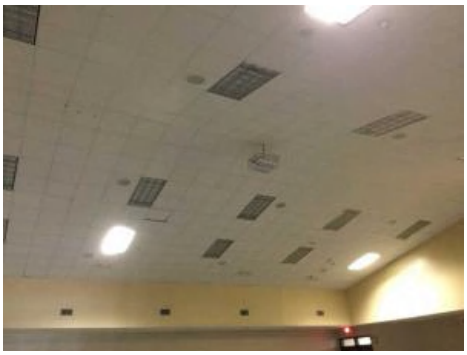
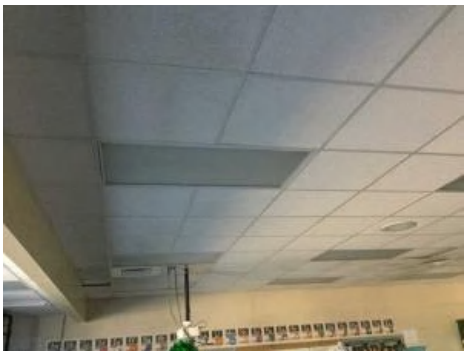
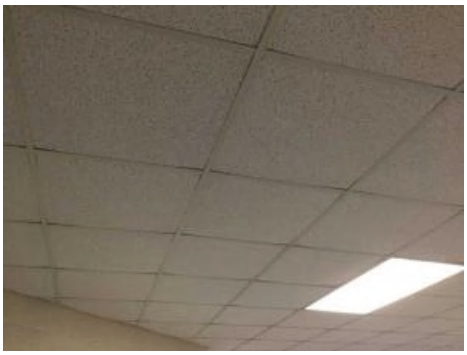
System: C3020 - Floor Finishes





Note:

System: C3030 - Ceiling Finishes

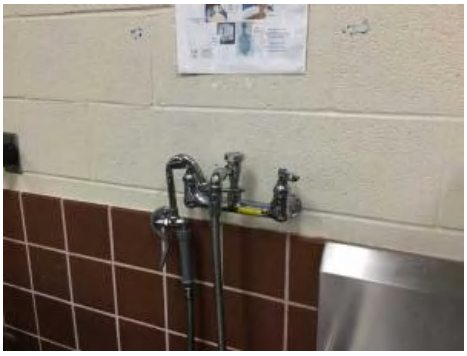
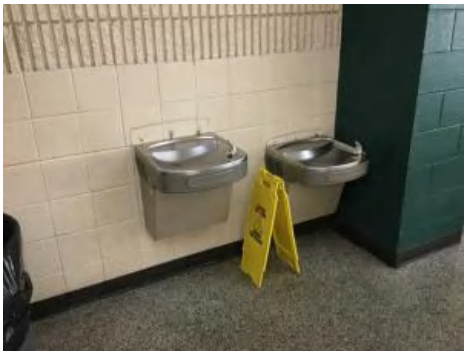




Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

Note:

System: D3020 - Heat Generating Systems

Note:

System: D3030 - Cooling Generating Systems

Note:

System: D3040 - Distribution Systems

Note:

System: D3060 - Controls & Instrumentation

Note:

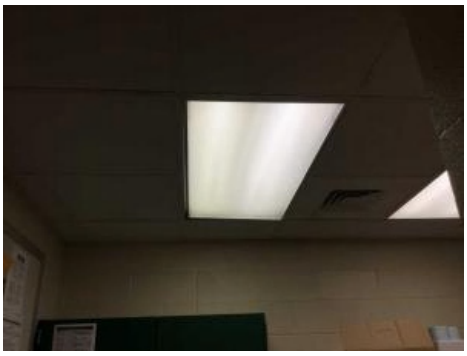
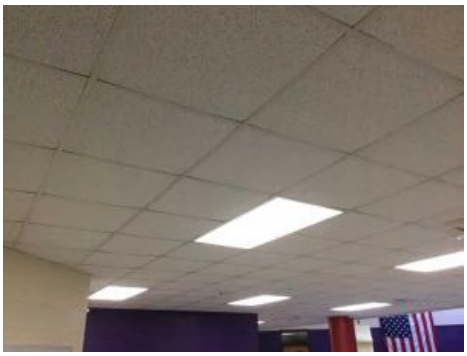
System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

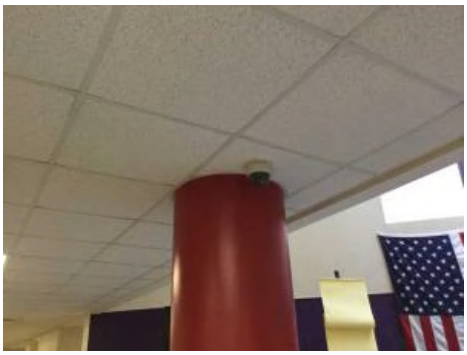
Note:

System: D5020 - Lighting

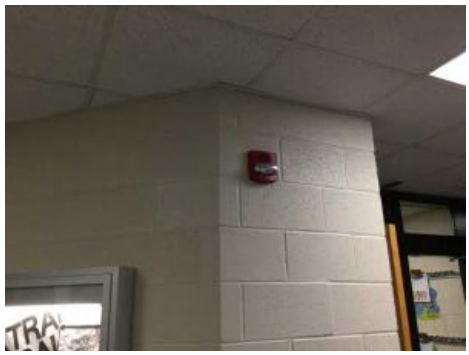
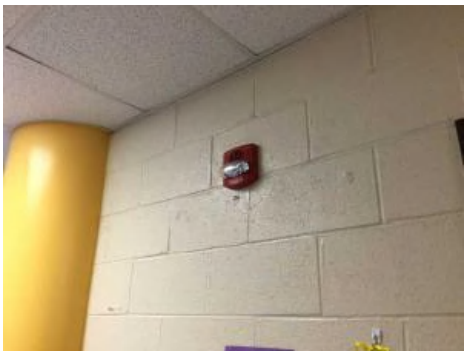
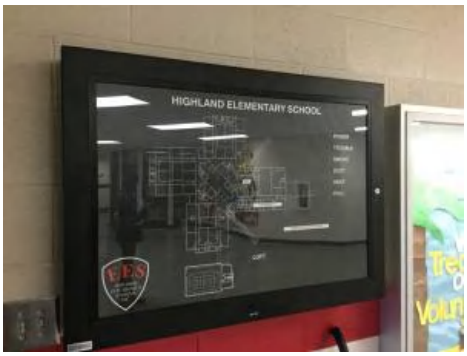
Note:

System: D5030810 - Security & Detection Systems



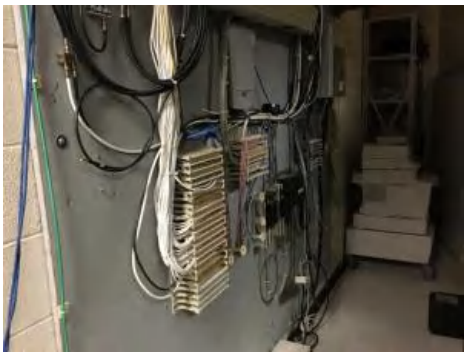
Note:

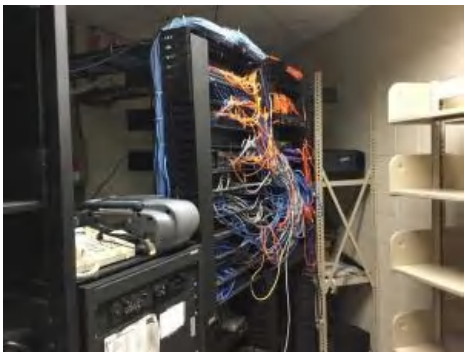
System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication



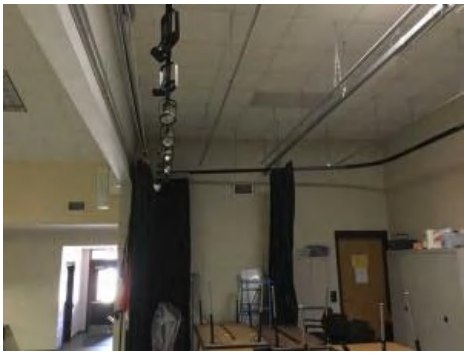


Note:

System: D5090 - Other Electrical Systems

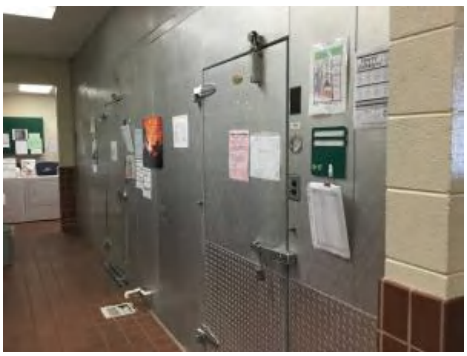
Note:

System: E1020 - Institutional Equipment



Note:

System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

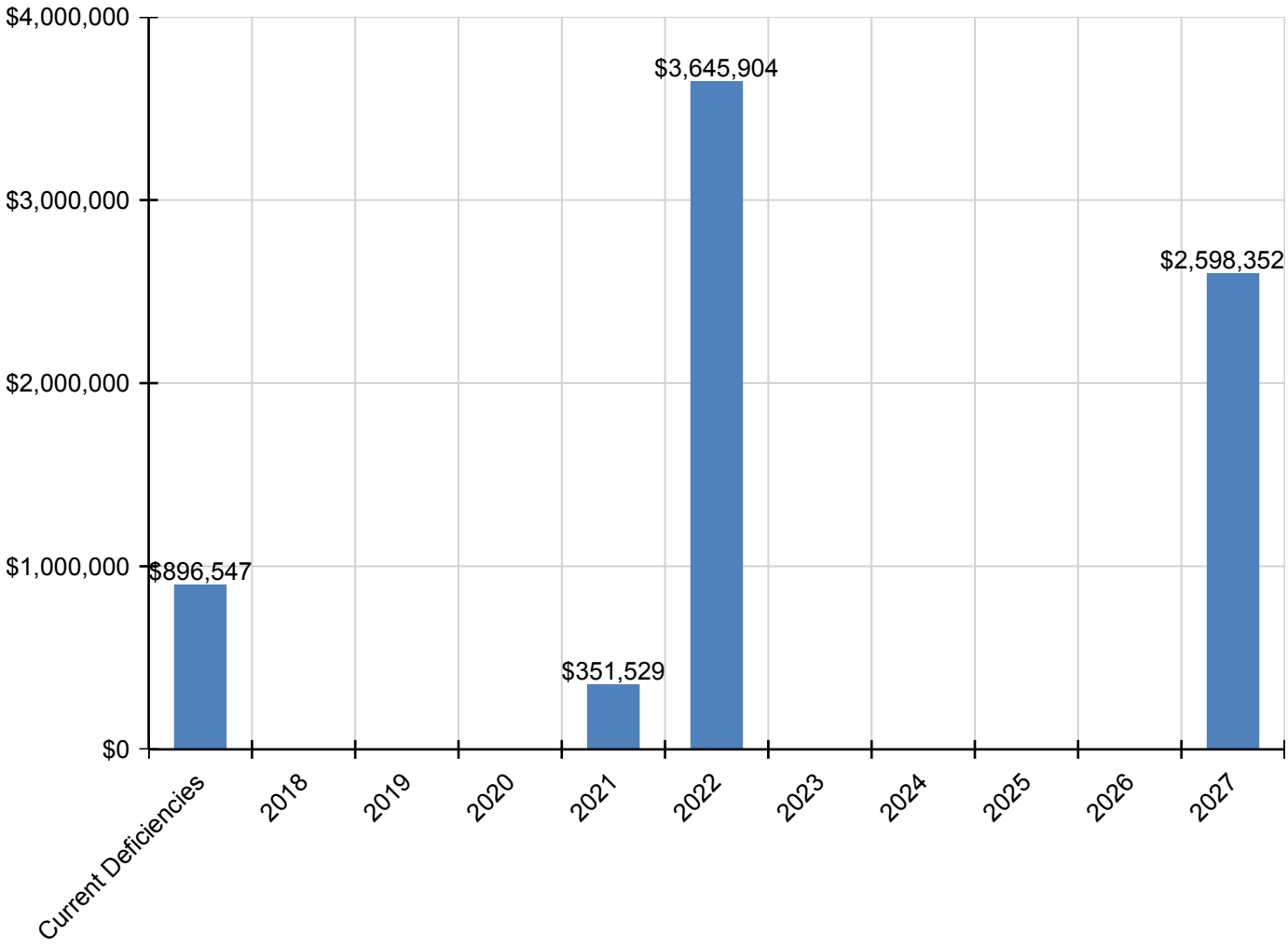
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$896,547**	**$0**	**$0**	**$0**	**$351,529**	**$3,645,904**	**$0**	**$0**	**$0**	**$0**	**$2,598,352**	**$7,492,332**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$36,775	**$36,775**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$1,043,562	$0	$0	$0	$0	$0	**$1,043,562**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$298,629	$0	$0	$0	$0	$0	**$298,629**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$1,219,677	$0	$0	$0	$0	$0	**$1,219,677**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,361,948	**$1,361,948**

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	$15,233	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$15,233**
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**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$654,343	**$654,343**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$208,931	$0	$0	$0	$0	$0	**$208,931**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$390,647	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$390,647**
D4020 - Standpipes	$317,990	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$317,990**
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	$172,677	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$172,677**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$351,529	$0	$0	$0	$0	$0	$0	**$351,529**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$545,286	**$545,286**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$13,126	$0	$0	$0	$0	$0	**$13,126**
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	$32,817	$0	$0	$0	$0	$0	**$32,817**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$203,462	$0	$0	$0	$0	$0	**$203,462**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$625,700	$0	$0	$0	$0	$0	**$625,700**

** Indicates non-renewable system*

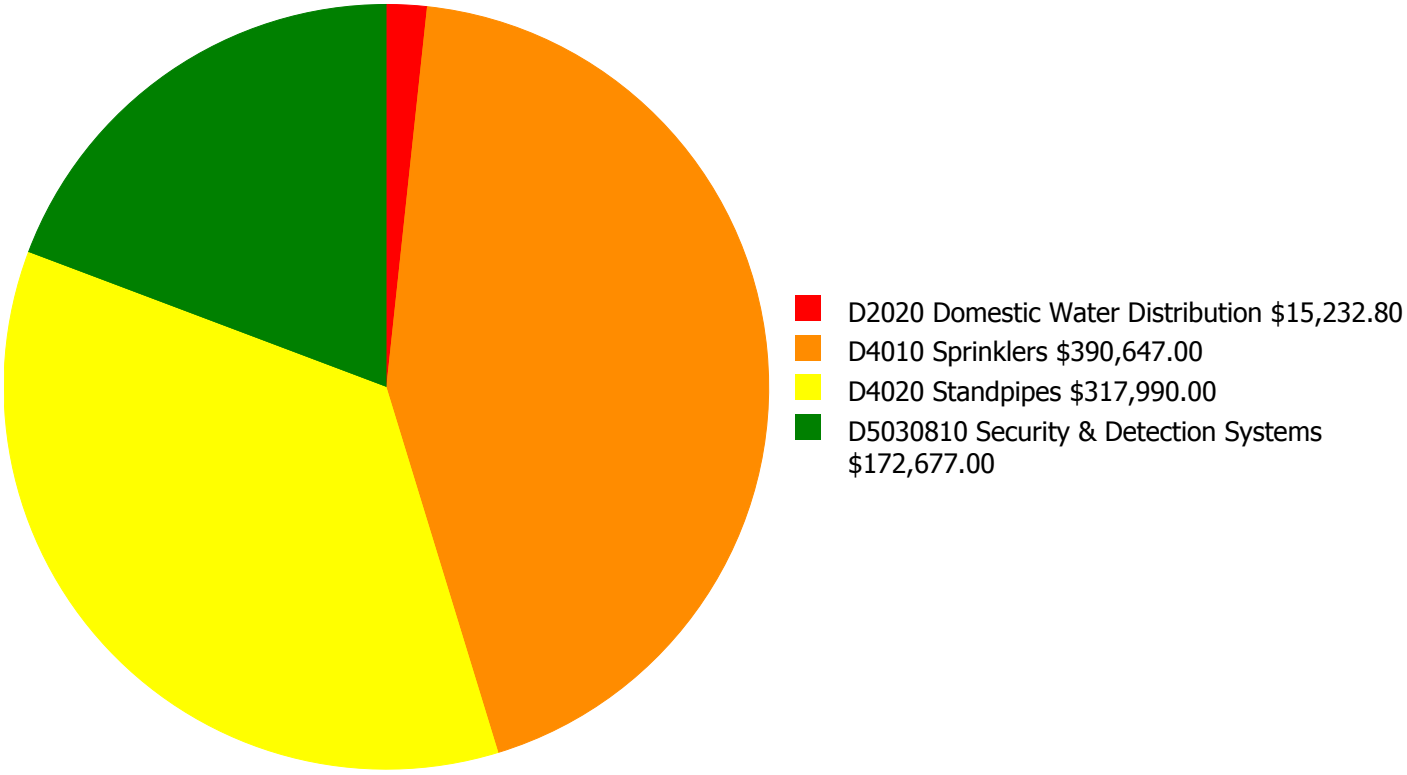
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

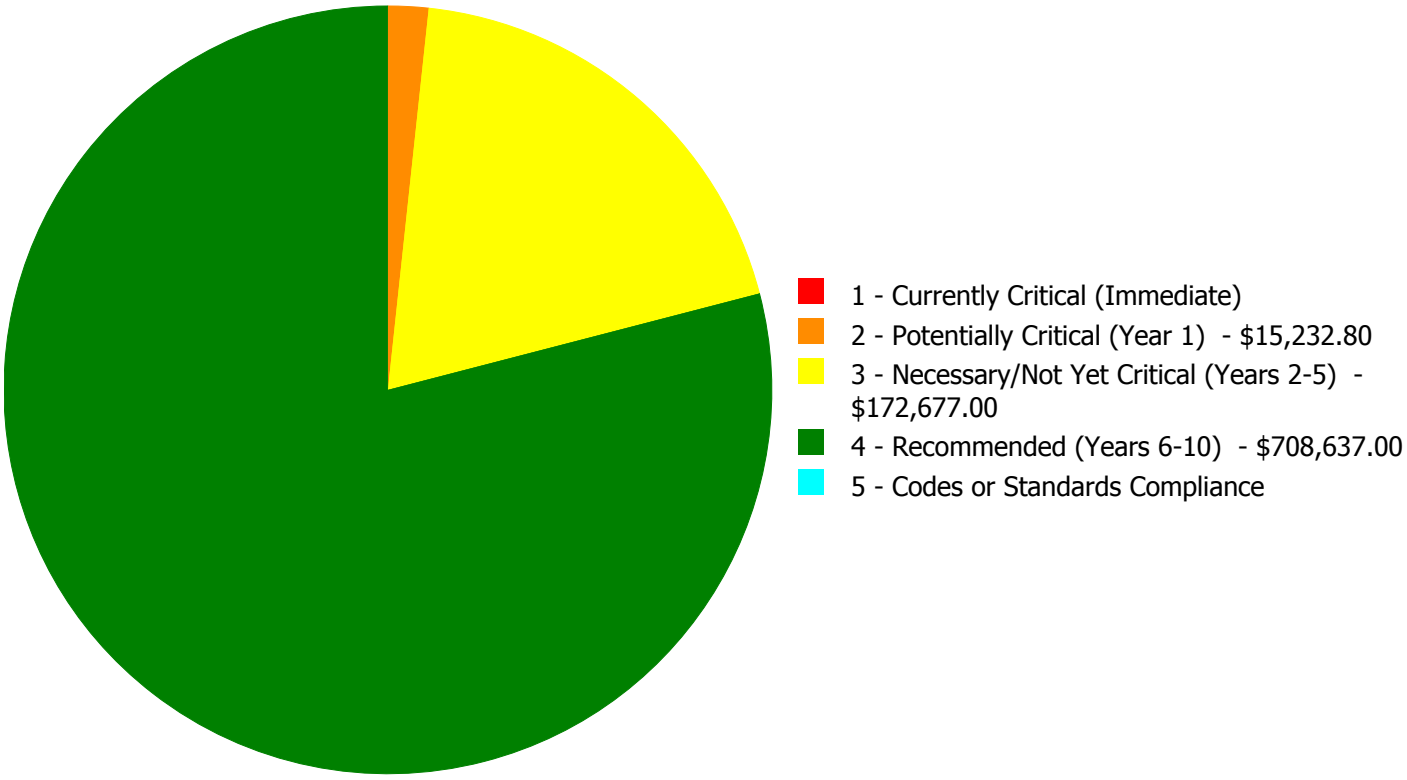
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $896,546.80

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: $896,546.80

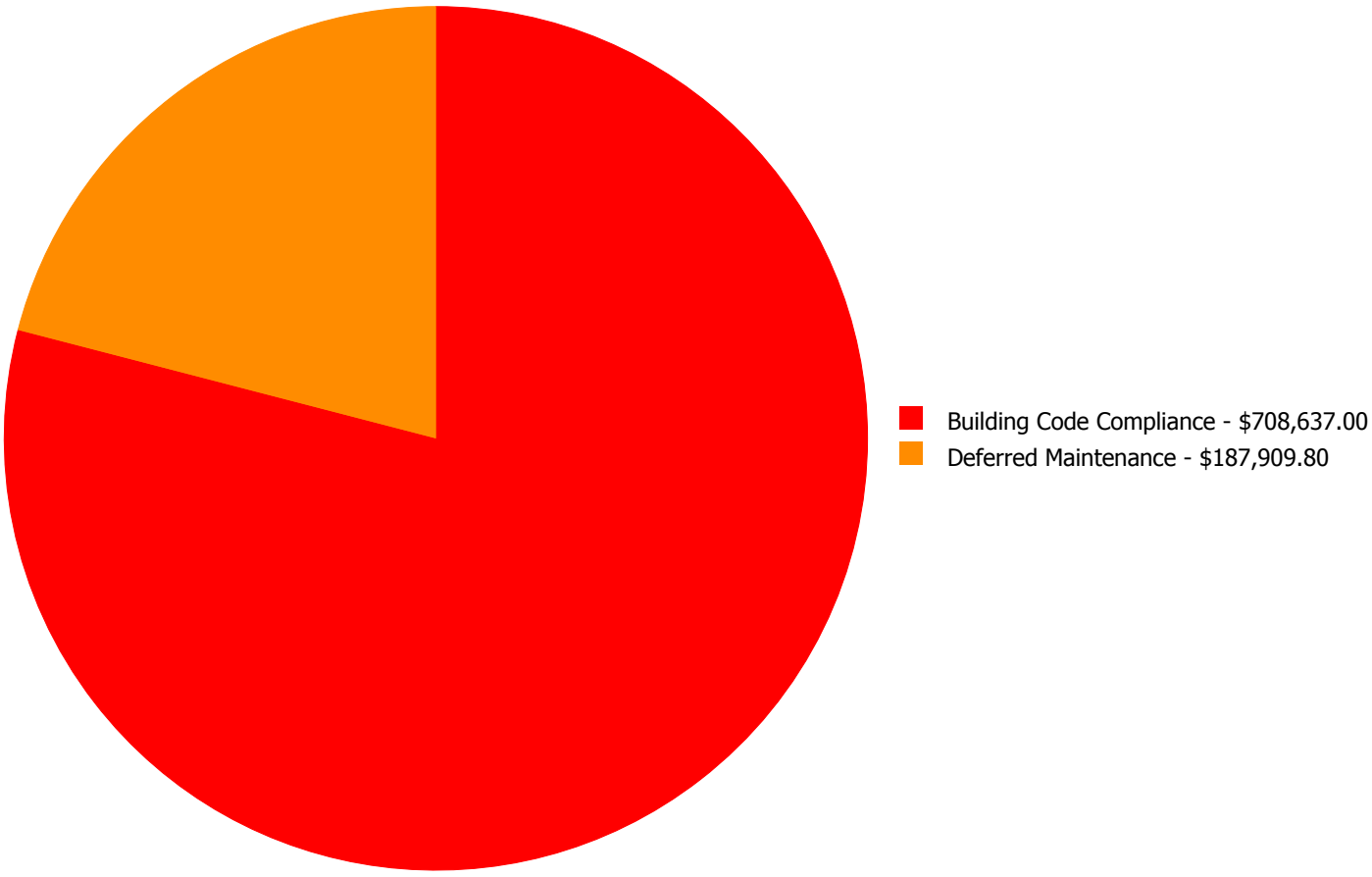
Deficiency By Priority Investment Table

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
D2020	Domestic Water Distribution	$0.00	$15,232.80	$0.00	$0.00	$0.00	$15,232.80
D4010	Sprinklers	$0.00	$0.00	$0.00	$390,647.00	$0.00	$390,647.00
D4020	Standpipes	$0.00	$0.00	$0.00	$317,990.00	$0.00	$317,990.00
D5030810	Security & Detection Systems	$0.00	$0.00	$172,677.00	$0.00	$0.00	$172,677.00
	Total:	$0.00	$15,232.80	$172,677.00	$708,637.00	$0.00	$896,546.80

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: $896,546.80

Deficiency Details by Priority

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

Priority 2 - Potentially Critical (Year 1):

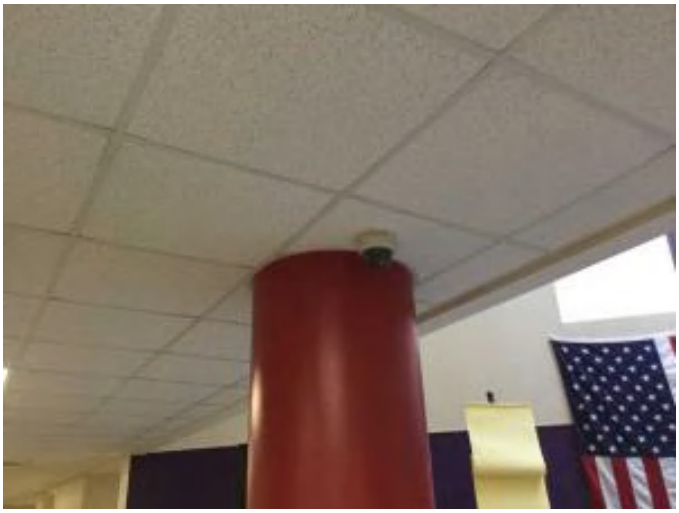
System: D2020 - Domestic Water Distribution

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Replace water heater, gas / oil, 70 gallon
Qty: 1.00
Unit of Measure: Ea.
Estimate: $15,232.80
Assessor Name: Terence Davis
Date Created: 12/06/2016

Notes: Hot water heaters are beyond service life with reported failures and should be replaced.

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

System: D5030810 - Security & Detection Systems



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 85,781.00
Unit of Measure: S.F.
Estimate: $172,677.00
Assessor Name: Terence Davis
Date Created: 12/05/2016

Notes: Security system is nearing end of life. Cameras are analog and should be upgraded to digital.

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: 85,781.00
Unit of Measure: S.F.
Estimate: $390,647.00
Assessor Name: Terence Davis
Date Created: 12/20/2016

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 85,781.00
Unit of Measure: S.F.
Estimate: $317,990.00
Assessor Name: Terence Davis
Date Created: 12/20/2016

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	528
Year Built:	2002
Last Renovation:	
Replacement Value:	$85,587
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	63.87 %
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

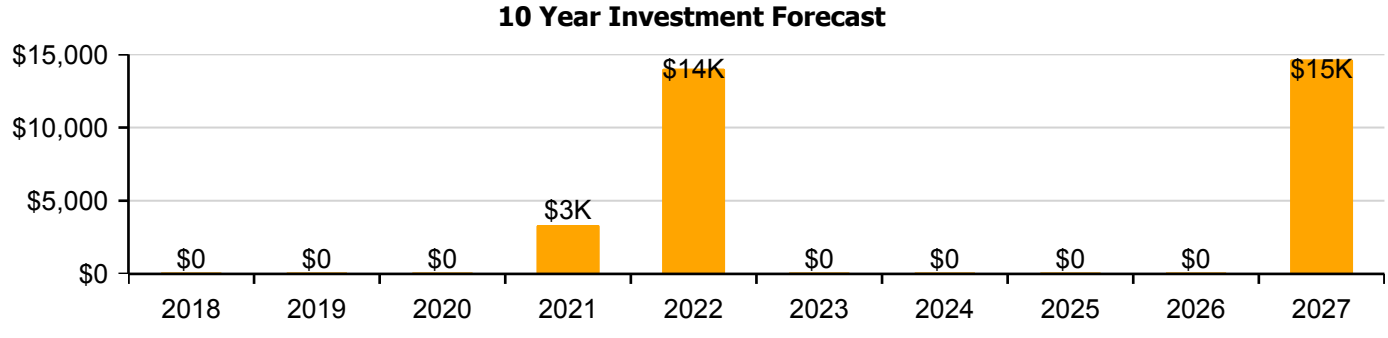
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	528
Year Built:	2002	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$85,587
FCI:	0.00 %	RSLI%:	63.87 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	85.00 %	0.00 %	$0.00
B10 - Superstructure	85.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	77.12 %	0.00 %	$0.00
B30 - Roofing	50.00 %	0.00 %	$0.00
C30 - Interior Finishes	33.01 %	0.00 %	$0.00
D50 - Electrical	50.00 %	0.00 %	$0.00
Totals:	**63.87 %**	**0.00 %**	**$0.00**

Photo Album

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

1). North Elevation - Dec 06, 2016

2). South Elevation - Dec 06, 2016

3). West Elevation - Dec 06, 2016

4). East Elevation - Dec 06, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	528	100	2002	2102		85.00 %	0.00 %	85			$10,629
A1030	Slab on Grade	$19.75	S.F.	528	100	2002	2102		85.00 %	0.00 %	85			$10,428
B1020	Roof Construction	$16.26	S.F.	528	100	2002	2102		85.00 %	0.00 %	85			$8,585
B2010	Exterior Walls	$29.79	S.F.	528	100	2002	2102		85.00 %	0.00 %	85			$15,729
B2030	Exterior Doors	$8.66	S.F.	528	30	2002	2032		50.00 %	0.00 %	15			$4,572
B3010130	Preformed Metal Roofing	$9.66	S.F.	528	30	2002	2032		50.00 %	0.00 %	15			$5,100
C3010	Wall Finishes	$5.11	S.F.	528	10	2002	2012	2021	40.00 %	0.00 %	4			$2,698
C3020	Floor Finishes	$20.82	S.F.	528	20	2002	2022		25.00 %	0.00 %	5			$10,993
C3030	Ceiling Finishes	$18.76	S.F.	528	25	2002	2027		40.00 %	0.00 %	10			$9,905
D5020	Branch Wiring	$3.58	S.F.	528	30	2002	2032		50.00 %	0.00 %	15			$1,890
D5020	Lighting	$9.58	S.F.	528	30	2002	2032		50.00 %	0.00 %	15			$5,058
								Total	**63.87 %**					**$85,587**

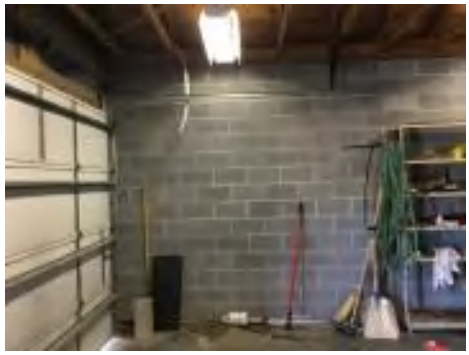
System Notes

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

System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls



Note:

System: B2030 - Exterior Doors

Note:

System: B3010130 - Preformed Metal Roofing

Note:

System: C3010 - Wall Finishes

Note:

System: C3020 - Floor Finishes

Note:

System: C3030 - Ceiling Finishes

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

Note:

Renewal Schedule

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

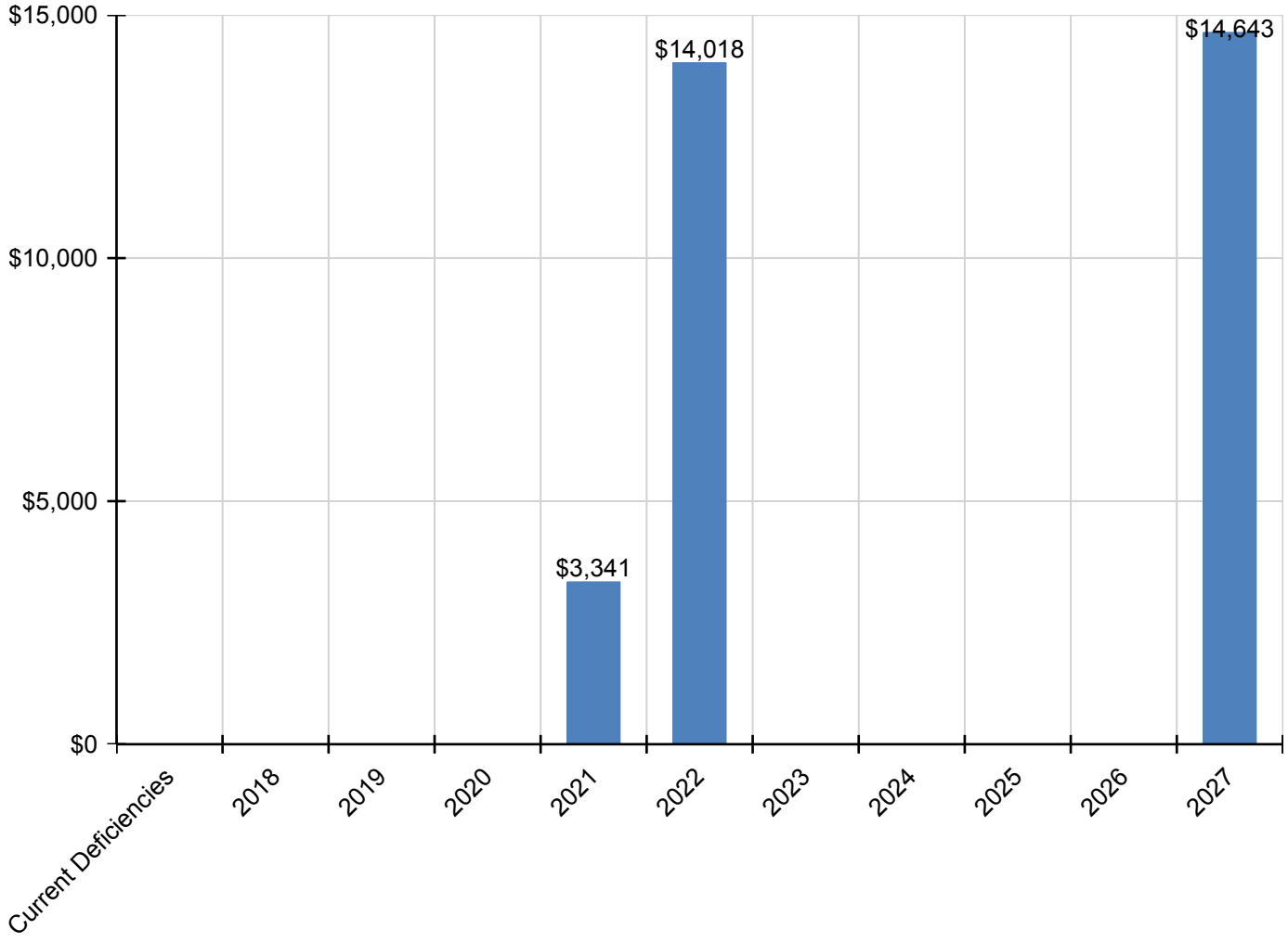
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$3,341**	**$14,018**	**$0**	**$0**	**$0**	**$0**	**$14,643**	**$32,002**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$3,341	$0	$0	$0	$0	$0	$0	**$3,341**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$14,018	$0	$0	$0	$0	$0	**$14,018**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$14,643	**$14,643**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	9,903
Year Built:	2009
Last Renovation:	
Replacement Value:	$1,731,539
Repair Cost:	$81,808.00
Total FCI:	4.72 %
Total RSLI:	68.50 %
FCA Score:	95.28

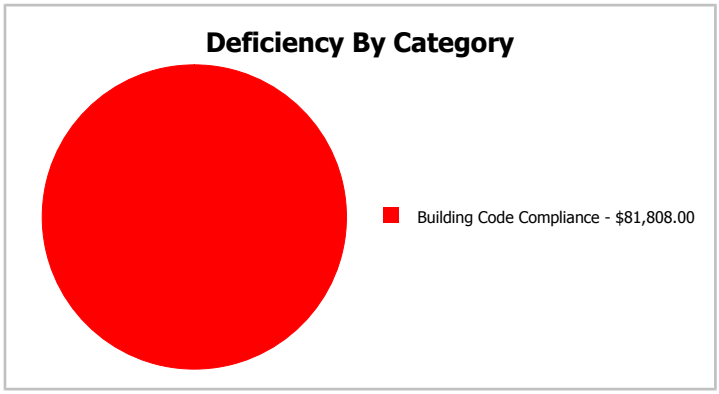
Description:

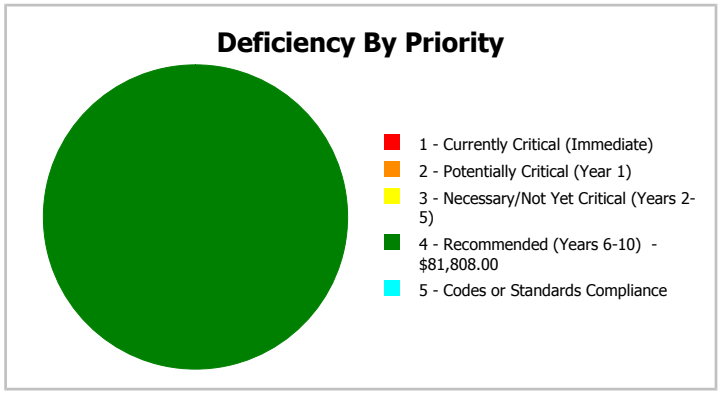
The narrative for this building is included in the Executive Summary Description at the front of this report.

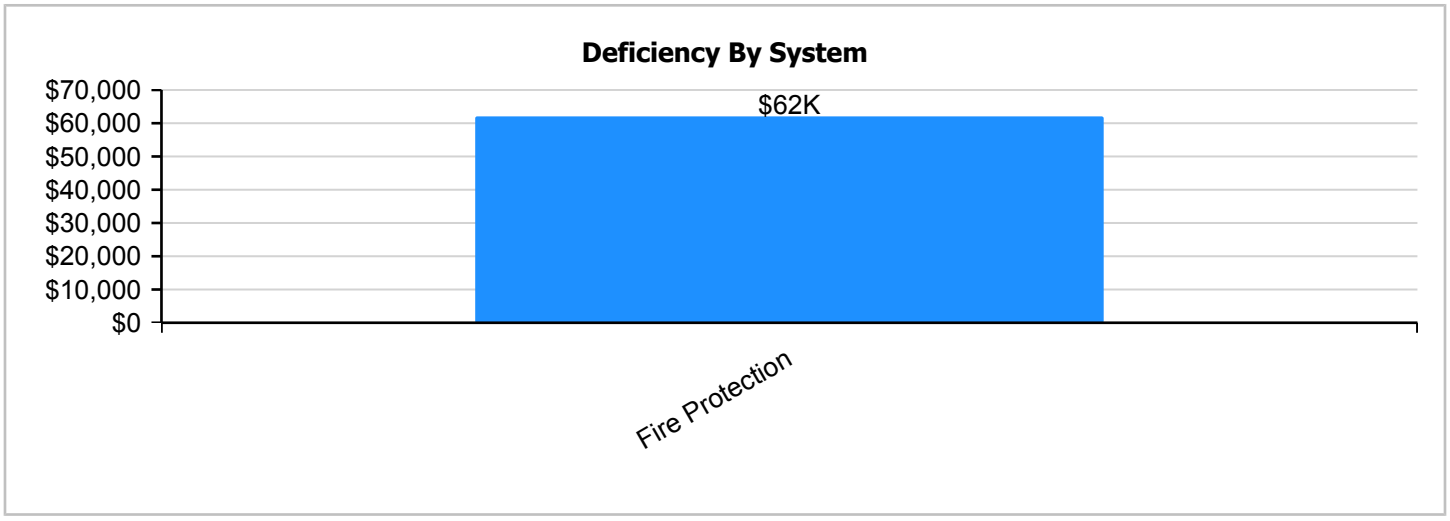
Attributes: This asset has no attributes.

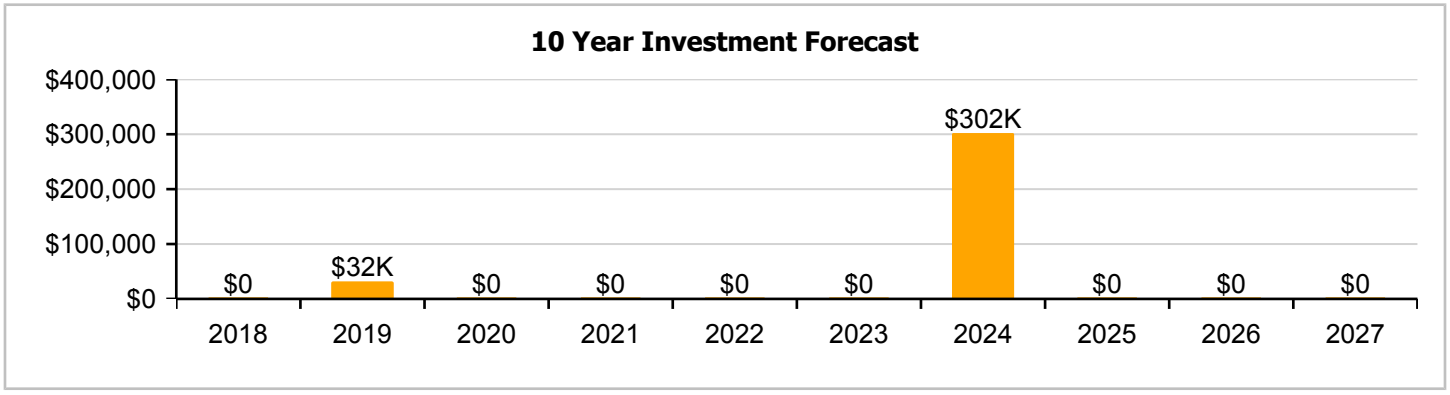
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	9,903
Year Built:	2009	Last Renovation:	
Repair Cost:	$81,808	Replacement Value:	$1,731,539
FCI:	4.72 %	RSLI%:	68.50 %









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	92.00 %	0.00 %	$0.00
B10 - Superstructure	92.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	90.14 %	0.00 %	$0.00
B30 - Roofing	73.33 %	0.00 %	$0.00
C10 - Interior Construction	75.20 %	0.00 %	$0.00
C30 - Interior Finishes	59.05 %	0.00 %	$0.00
D20 - Plumbing	73.33 %	0.00 %	$0.00
D30 - HVAC	55.52 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$81,808.00
D50 - Electrical	64.63 %	0.00 %	$0.00
E10 - Equipment	60.00 %	0.00 %	$0.00
E20 - Furnishings	60.00 %	0.00 %	$0.00
Totals:	**68.50 %**	**4.72 %**	**$81,808.00**

Photo Album

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

1). West Elevation - Dec 06, 2016

2). East Elevation - Dec 06, 2016

3). North Elevation - Dec 06, 2016

4). South Elevation - Dec 06, 2016

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:

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10. RSLI: The Remaining Service Life Index of the system.
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14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

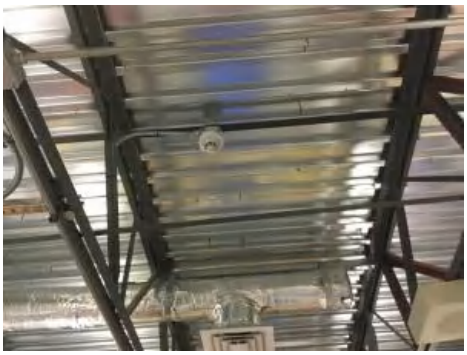
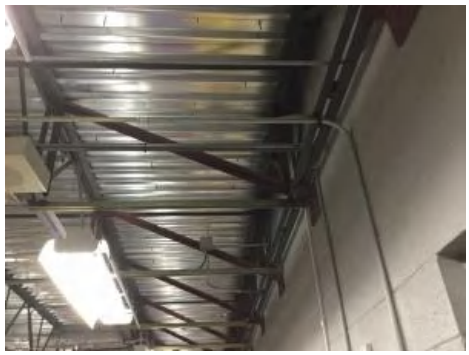
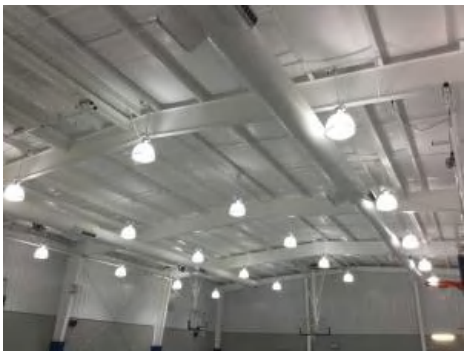
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.70	S.F.	9,903	100	2009	2109		92.00 %	0.00 %	92			$46,544
A1030	Slab on Grade	$8.26	S.F.	9,903	100	2009	2109		92.00 %	0.00 %	92			$81,799
B1010	Floor Construction	$1.61	S.F.	9,903	100	2009	2109		92.00 %	0.00 %	92			$15,944
B1020	Roof Construction	$15.44	S.F.	9,903	100	2009	2109		92.00 %	0.00 %	92			$152,902
B2010	Exterior Walls	$9.24	S.F.	9,903	100	2009	2109		92.00 %	0.00 %	92			$91,504
B2030	Exterior Doors	$1.02	S.F.	9,903	30	2009	2039		73.33 %	0.00 %	22			$10,101
B3010130	Preformed Metal Roofing	$9.66	S.F.	9,903	30	2009	2039		73.33 %	0.00 %	22			$95,663
C1010	Partitions	$10.59	S.F.	9,903	75	2009	2084		89.33 %	0.00 %	67			$104,873
C1020	Interior Doors	$2.48	S.F.	9,903	30	2009	2039		73.33 %	0.00 %	22			$24,559
C1030	Fittings	$9.54	S.F.	9,903	20	2009	2029		60.00 %	0.00 %	12			$94,475
C3010	Wall Finishes	$2.73	S.F.	9,903	10	2009	2019		20.00 %	0.00 %	2			$27,035
C3020	Floor Finishes	$11.15	S.F.	9,903	20	2009	2029		60.00 %	0.00 %	12			$110,418
C3030	Ceiling Finishes	$10.74	S.F.	9,903	25	2009	2034		68.00 %	0.00 %	17			$106,358
D2010	Plumbing Fixtures	$11.26	S.F.	9,903	30	2009	2039		73.33 %	0.00 %	22			$111,508
D2020	Domestic Water Distribution	$0.96	S.F.	9,903	30	2009	2039		73.33 %	0.00 %	22			$9,507
D2030	Sanitary Waste	$1.52	S.F.	9,903	30	2009	2039		73.33 %	0.00 %	22			$15,053
D3040	Distribution Systems	$6.02	S.F.	9,903	30	2009	2039		73.33 %	0.00 %	22			$59,616
D3050	Terminal & Package Units	$13.09	S.F.	9,903	15	2009	2024		46.67 %	0.00 %	7			$129,630
D3060	Controls & Instrumentation	$1.91	S.F.	9,903	20	2009	2029		60.00 %	0.00 %	12			$18,915
D4010	Sprinklers	$4.14	S.F.	9,903	20			2016	0.00 %	110.00 %	-1		$45,098.00	$40,998
D4020	Standpipes	$3.37	S.F.	9,903	20			2016	0.00 %	110.00 %	-1		$36,710.00	$33,373
D5010	Electrical Service/Distribution	$1.65	S.F.	9,903	40	2009	2049		80.00 %	0.00 %	32			$16,340
D5020	Branch Wiring	$4.99	S.F.	9,903	30	2009	2039		73.33 %	0.00 %	22			$49,416
D5020	Lighting	$11.64	S.F.	9,903	30	2009	2039		73.33 %	0.00 %	22			$115,271
D5030810	Security & Detection Systems	$1.83	S.F.	9,903	15	2009	2024		46.67 %	0.00 %	7			$18,122
D5030910	Fire Alarm Systems	$3.31	S.F.	9,903	15	2009	2024		46.67 %	0.00 %	7			$32,779
D5030920	Data Communication	$4.30	S.F.	9,903	15	2009	2024		46.67 %	0.00 %	7			$42,583
D5090	Other Electrical Systems	$0.12	S.F.	9,903	20	2009	2029		60.00 %	0.00 %	12			$1,188
E1090	Other Equipment	$1.86	S.F.	9,903	20	2009	2029		60.00 %	0.00 %	12			$18,420
E2010	Fixed Furnishings	$5.72	S.F.	9,903	20	2009	2029		60.00 %	0.00 %	12			$56,645
								Total	**68.50 %**	**4.72 %**			**$81,808.00**	**$1,731,539**

System Notes

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

System: B1020 - Roof Construction

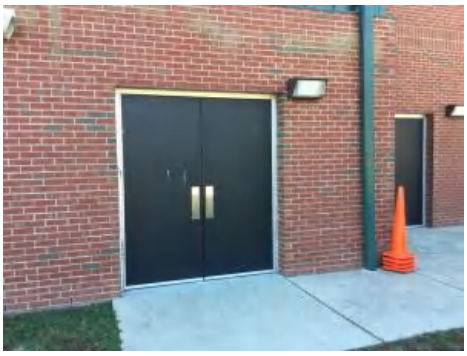




Note:

System: B2010 - Exterior Walls

Note:

System: B2030 - Exterior Doors



Note:

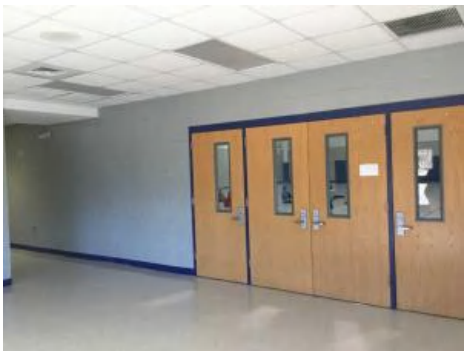
System: B3010130 - Preformed Metal Roofing

Note:

System: C1010 - Partitions

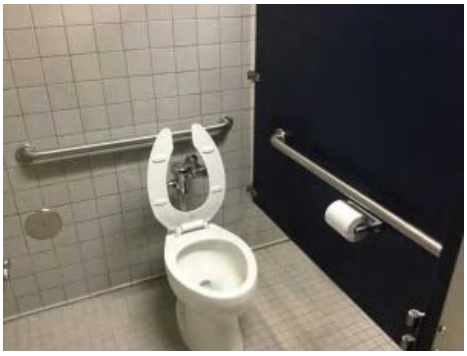
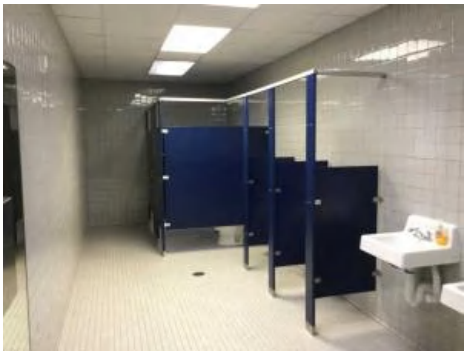
Note:

System: C1020 - Interior Doors



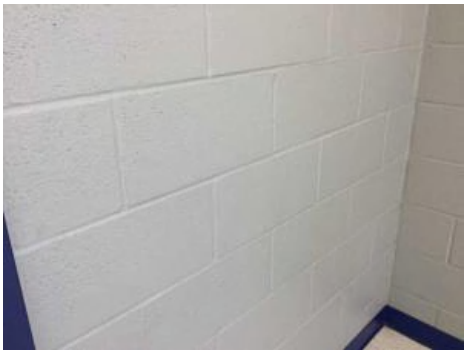
Note:

System: C1030 - Fittings

Note:

System: C3010 - Wall Finishes

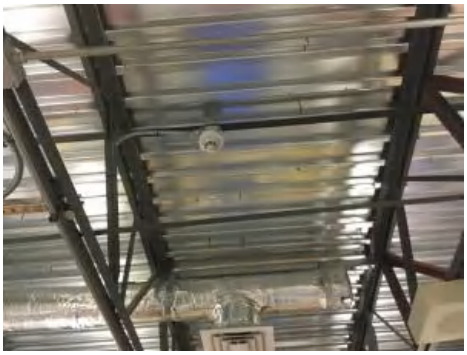
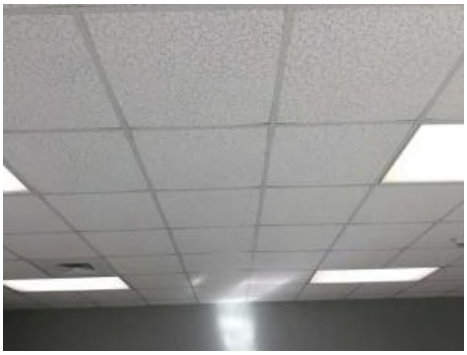


Note:

System: C3020 - Floor Finishes

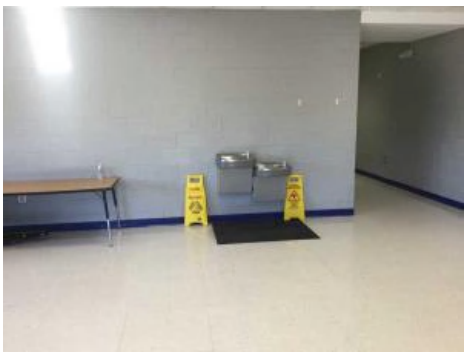
Note:

System: C3030 - Ceiling Finishes

Note:

System: D2010 - Plumbing Fixtures



Note:

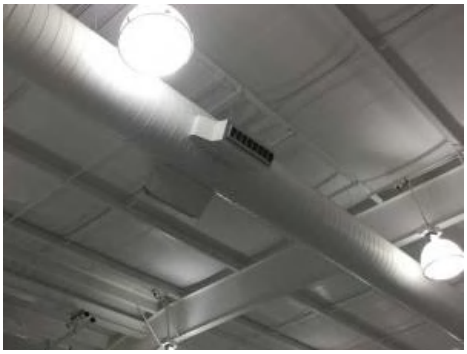
System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

Note:

System: D3040 - Distribution Systems



Note:

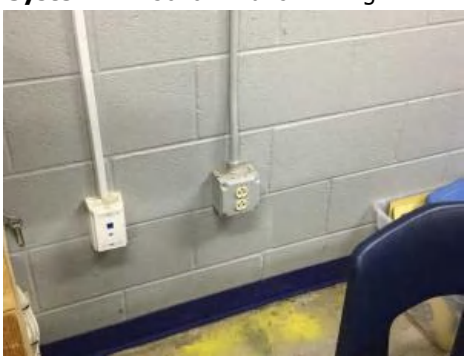
System: D3060 - Controls & Instrumentation

Note:

System: D5010 - Electrical Service/Distribution

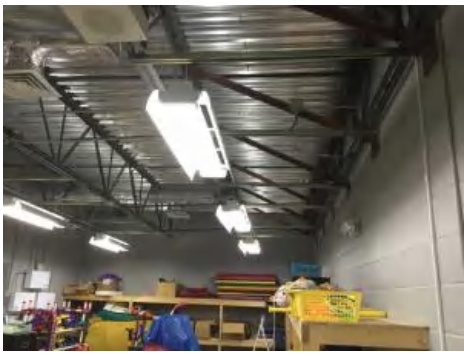
Note:

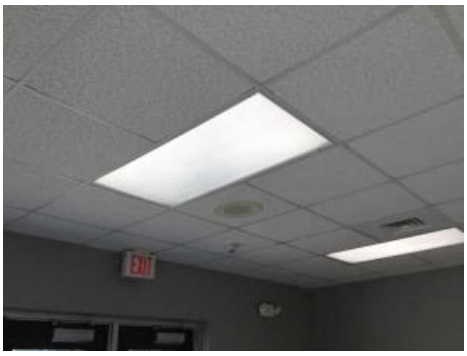
System: D5020 - Branch Wiring



Note:

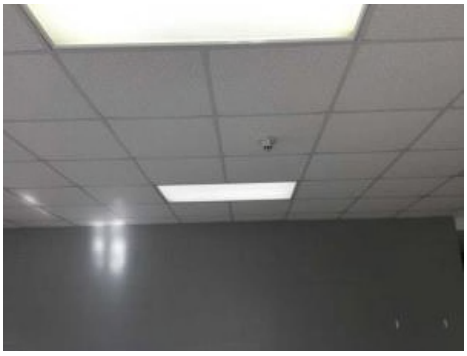
System: D5020 - Lighting





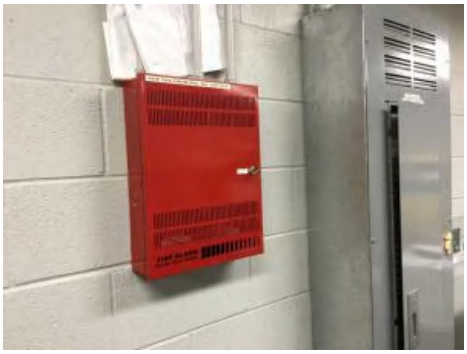
Note:

System: D5030810 - Security & Detection Systems



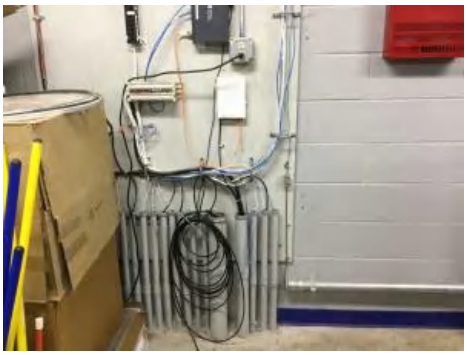
Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication

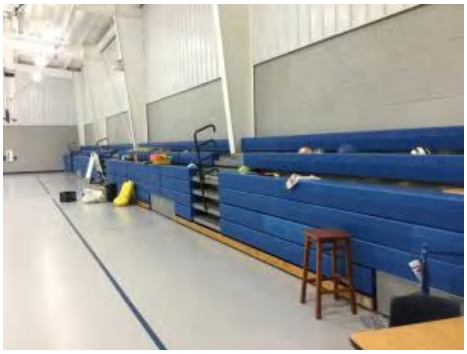


Note:

System: D5090 - Other Electrical Systems

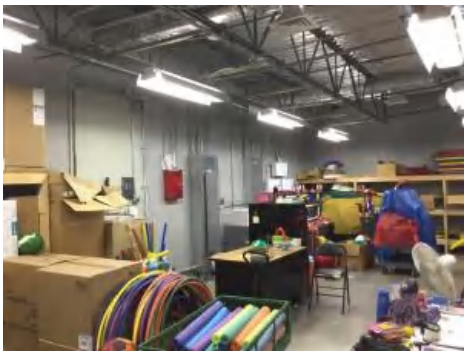
Note:

System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

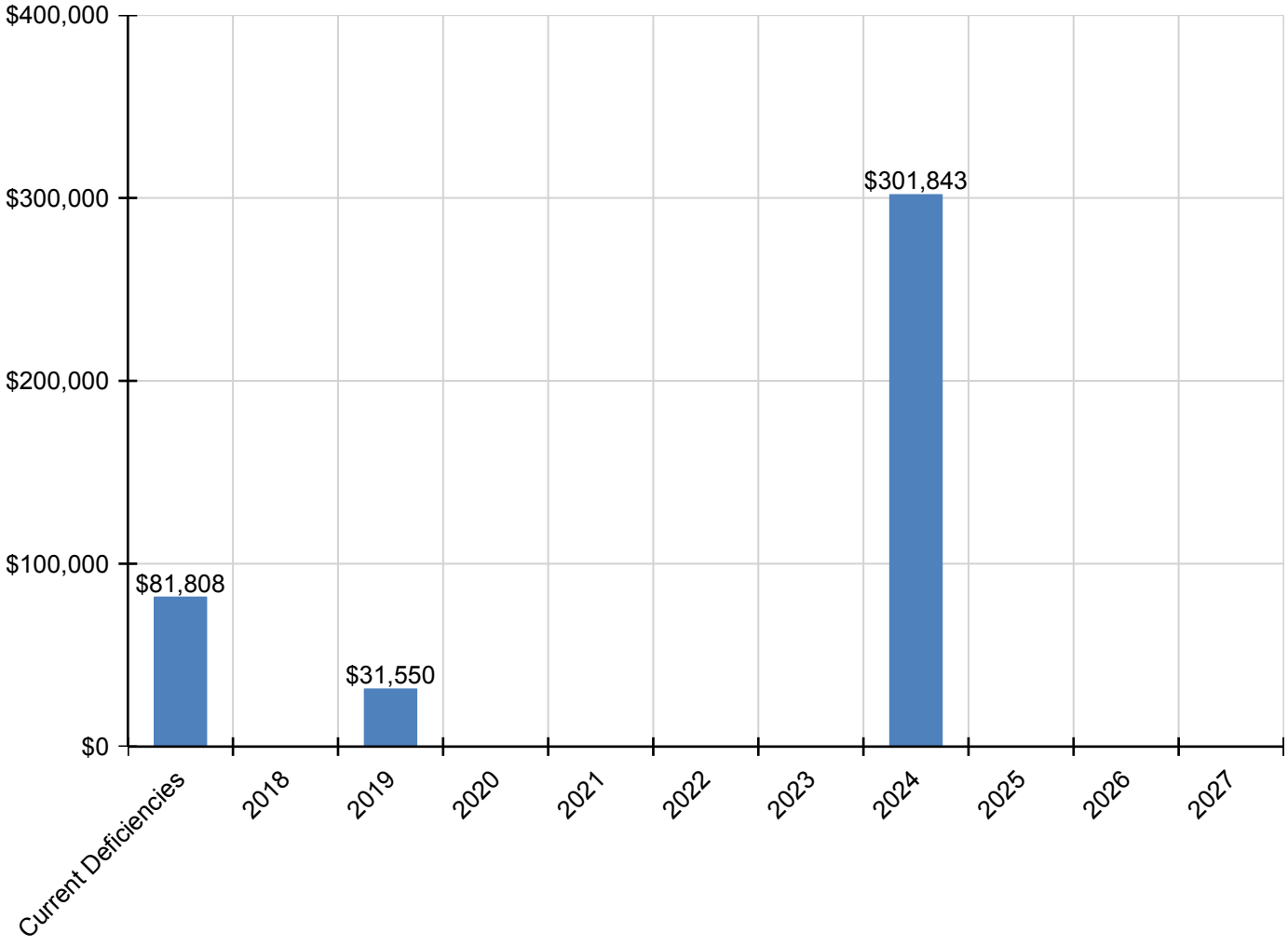
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$81,808**	**$0**	**$31,550**	**$0**	**$0**	**$0**	**$0**	**$301,843**	**$0**	**$0**	**$0**	**$415,201**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$31,550	$0	$0	$0	$0	$0	$0	$0	$0	**$31,550**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

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	$0	$0	$0	$0	$0	$0	$0	$175,371	$0	$0	$0	**$175,371**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$45,098	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$45,098**
D4020 - Standpipes	$36,710	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$36,710**
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	$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	$24,518	$0	$0	$0	**$24,518**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$44,346	$0	$0	$0	**$44,346**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$57,609	$0	$0	$0	**$57,609**
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**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

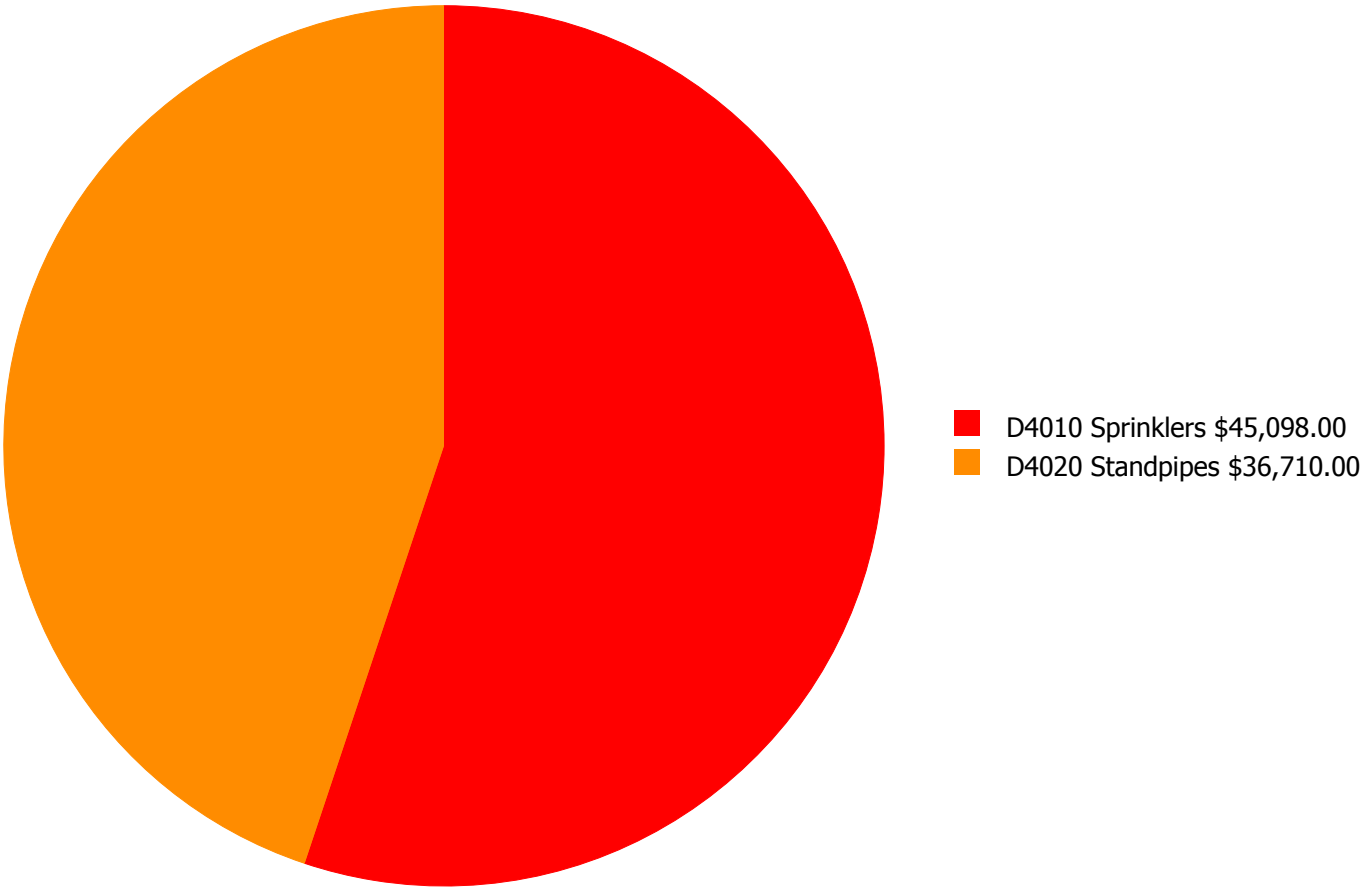
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

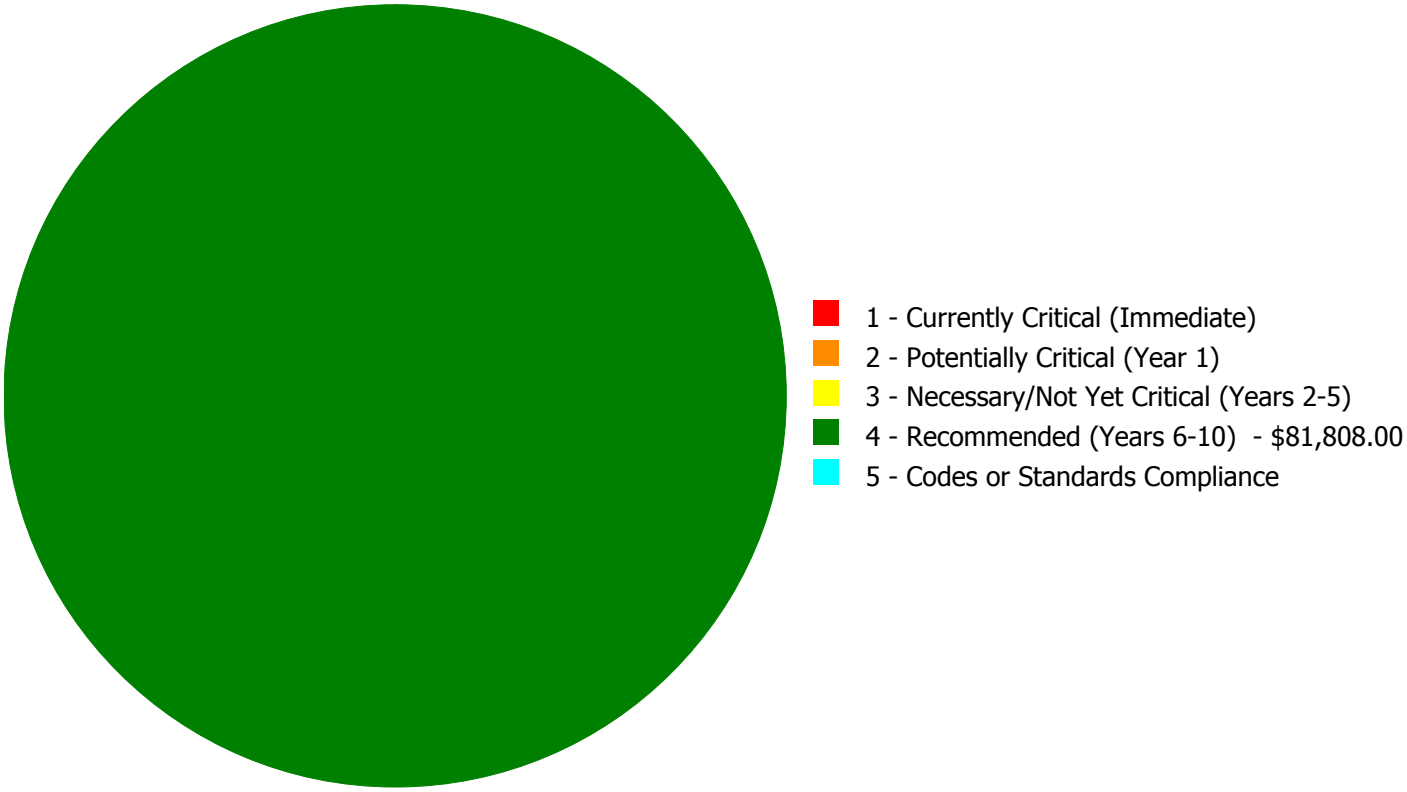
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $81,808.00

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: $81,808.00

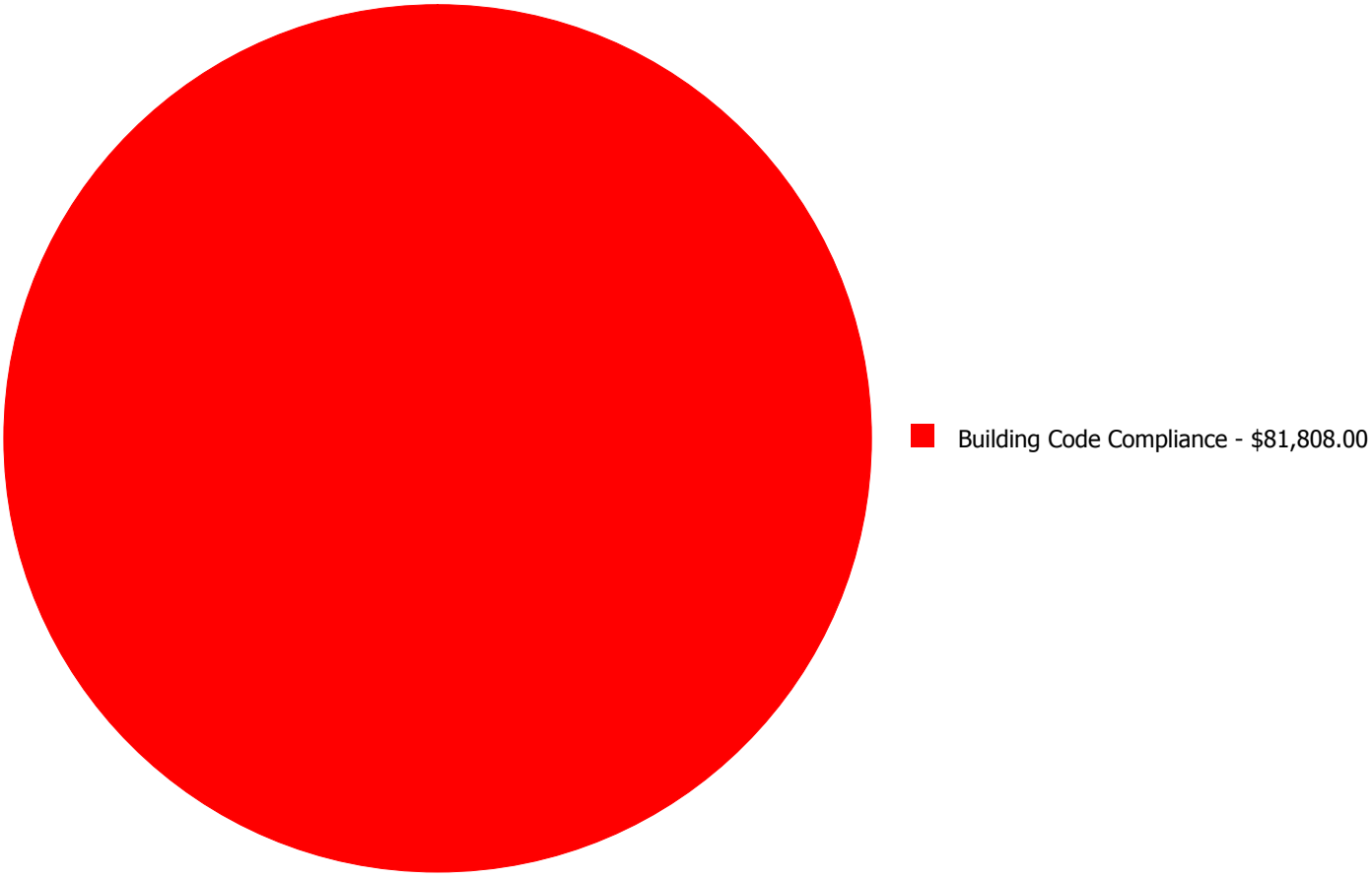
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
D4010	Sprinklers	$0.00	$0.00	$0.00	$45,098.00	$0.00	$45,098.00
D4020	Standpipes	$0.00	$0.00	$0.00	$36,710.00	$0.00	$36,710.00
	Total:	$0.00	$0.00	$0.00	$81,808.00	$0.00	$81,808.00

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: $81,808.00

Deficiency Details by Priority

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 9,903.00
Unit of Measure: S.F.
Estimate: $45,098.00
Assessor Name: Eduardo Lopez
Date Created: 12/20/2016

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 9,903.00
Unit of Measure: S.F.
Estimate: $36,710.00
Assessor Name: Eduardo Lopez
Date Created: 12/20/2016

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	96,212
Year Built:	2002
Last Renovation:	
Replacement Value:	$2,809,389
Repair Cost:	$88,900.00
Total FCI:	3.16 %
Total RSLI:	46.51 %
FCA Score:	96.84

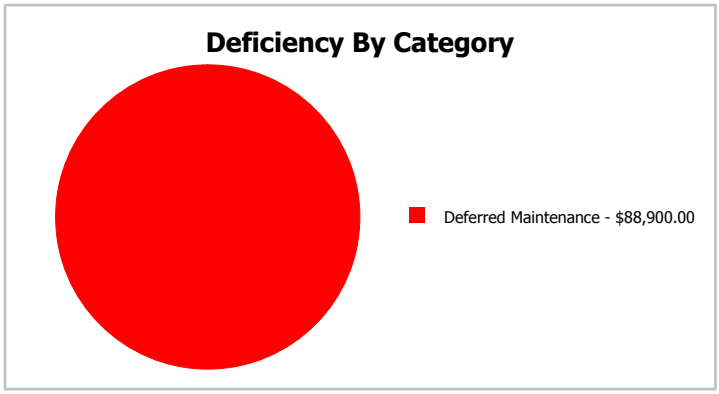
Description:

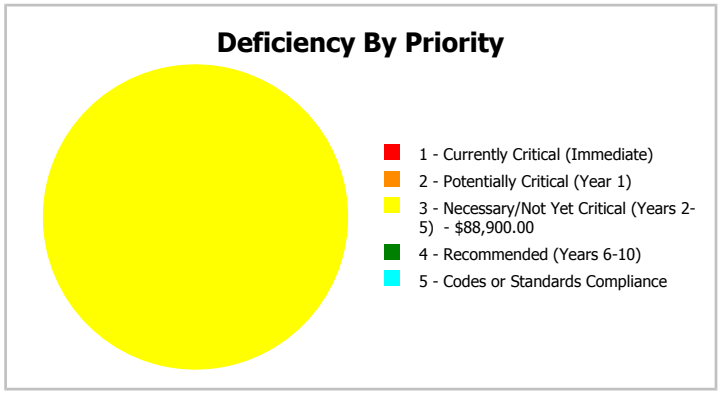
The narrative for this site is included in the Executive Summary Description at the front of this report.

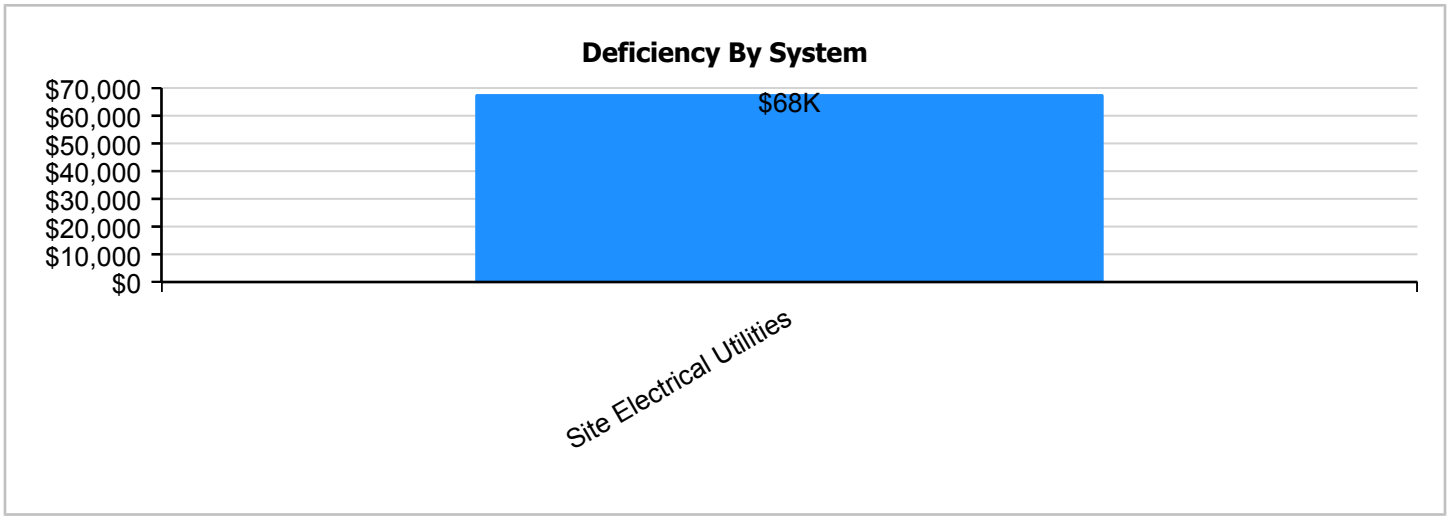
Attributes: This asset has no attributes.

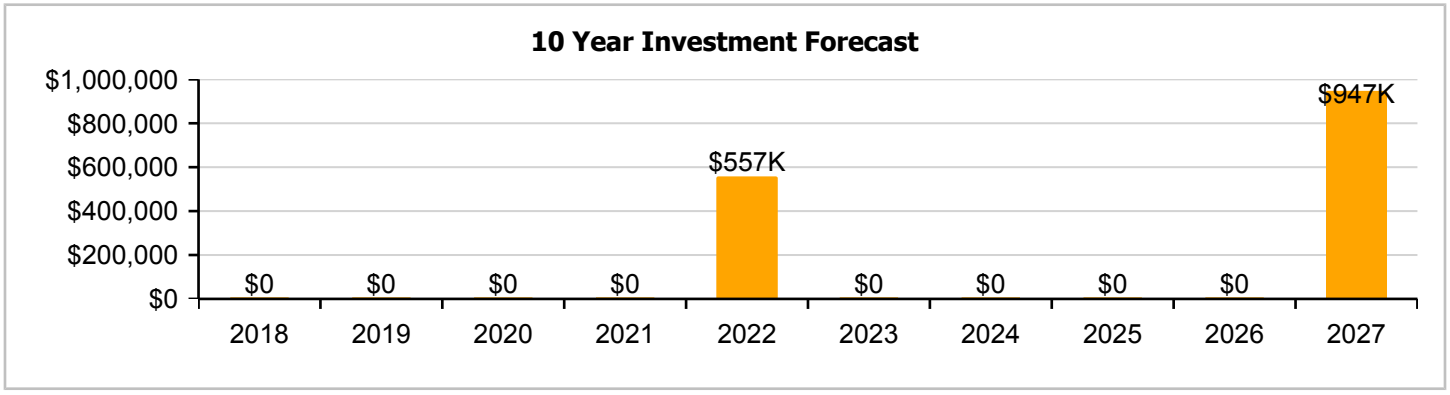
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	96,212
Year Built:	2002	Last Renovation:	
Repair Cost:	$88,900	Replacement Value:	$2,809,389
FCI:	3.16 %	RSLI%:	46.51 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	33.12 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	70.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	51.07 %	19.83 %	$88,900.00
Totals:	**46.51 %**	**3.16 %**	**$88,900.00**

Photo Album

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

1). Aerial Image of Highland Elementary School - Mar 03, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$3.81	S.F.	96,212	25	2002	2027		40.00 %	0.00 %	10			$366,568
G2020	Parking Lots	$1.33	S.F.	96,212	25	2002	2027		40.00 %	0.00 %	10			$127,962
G2030	Pedestrian Paving	$1.91	S.F.	96,212	30	2002	2032		50.00 %	0.00 %	15			$183,765
G2040105	Fence & Guardrails	$1.23	S.F.	96,212	30	2002	2032		50.00 %	0.00 %	15			$118,341
G2040950	Covered Walkways	$1.52	S.F.	96,212	25	2002	2027		40.00 %	0.00 %	10			$146,242
G2040950	Playing Field	$4.54	S.F.	96,212	20	2002	2022		25.00 %	0.00 %	5			$436,802
G2050	Landscaping	$1.87	S.F.	96,212	15	2002	2017		0.00 %	0.00 %	0			$179,916
G3010	Water Supply	$2.34	S.F.	96,212	50	2002	2052		70.00 %	0.00 %	35			$225,136
G3020	Sanitary Sewer	$1.45	S.F.	96,212	50	2002	2052		70.00 %	0.00 %	35			$139,507
G3030	Storm Sewer	$4.54	S.F.	96,212	50	2002	2052		70.00 %	0.00 %	35			$436,802
G4010	Electrical Distribution	$2.35	S.F.	96,212	50	2002	2052		70.00 %	0.00 %	35			$226,098
G4020	Site Lighting	$1.47	S.F.	96,212	30	2002	2032		50.00 %	0.00 %	15			$141,432
G4030	Site Communications & Security	$0.84	S.F.	96,212	15	2002	2017		0.00 %	110.00 %	0		$88,900.00	$80,818
								Total	**46.51 %**	**3.16 %**			**$88,900.00**	**$2,809,389**

System Notes

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

System: G2010 - Roadways

Note:

System: G2020 - Parking Lots

Note:

System: G2030 - Pedestrian Paving

Note:

System: G2040105 - Fence & Guardrails

Note:

System: G2040950 - Covered Walkways

Note:

System: G2040950 - Playing Field

Note:

System: G2050 - Landscaping

Note:

System: G3010 - Water Supply

Note:

System: G3020 - Sanitary Sewer

Note:

System: G3030 - Storm Sewer

Note:

System: G4010 - Electrical Distribution

Note:

System: G4020 - Site Lighting

Note:

System: G4030 - Site Communications & Security

Note:

Renewal Schedule

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

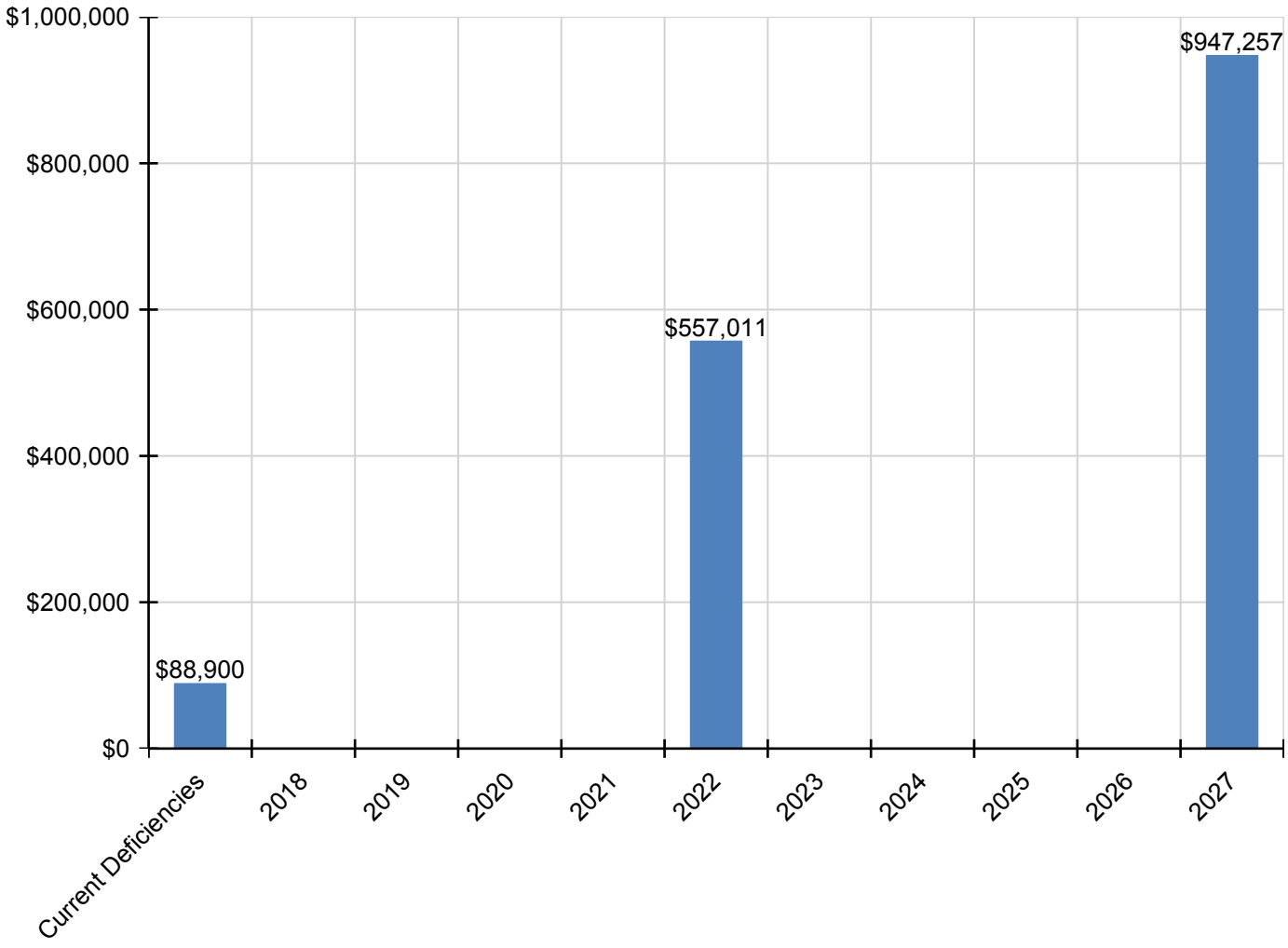
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$88,900**	**$0**	**$0**	**$0**	**$0**	**$557,011**	**$0**	**$0**	**$0**	**$0**	**$947,257**	**$1,593,168**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$541,899	**$541,899**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$189,167	**$189,167**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Covered Walkways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$216,190	**$216,190**
G2040950 - Playing Field	$0	$0	$0	$0	$0	$557,011	$0	$0	$0	$0	$0	**$557,011**
*** G2050 - Landscaping**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communications & Security	$88,900	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$88,900**

** Indicates non-renewable system*

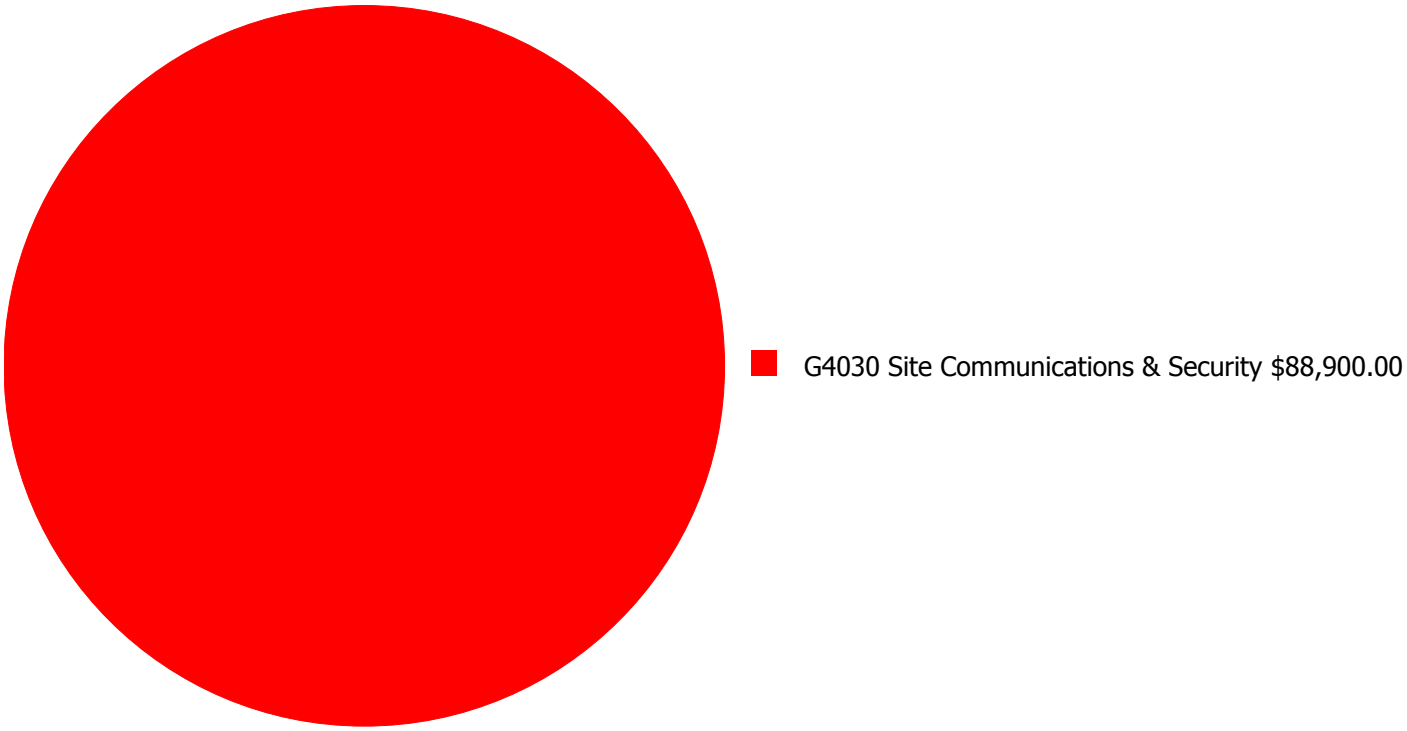
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

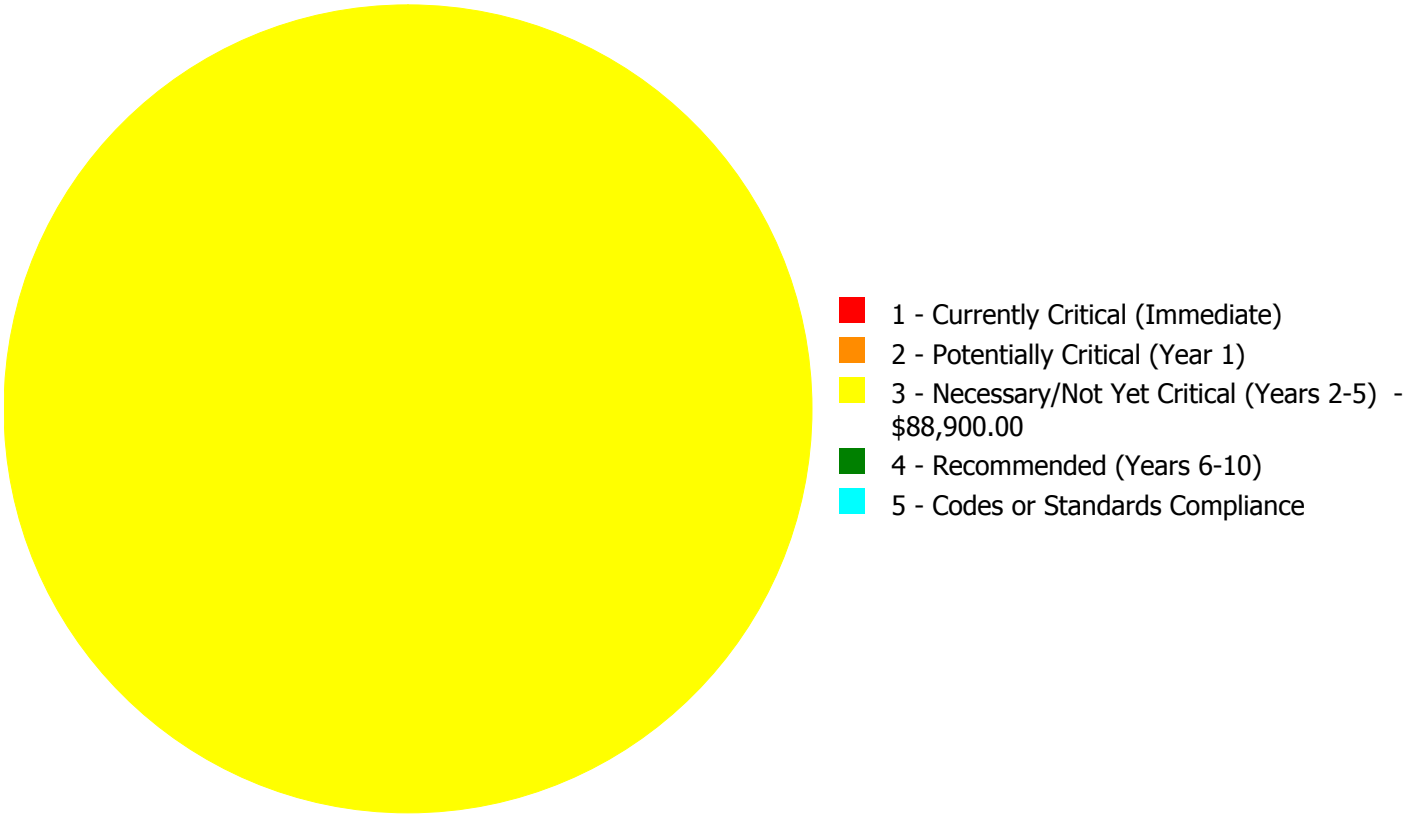
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $88,900.00

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: $88,900.00

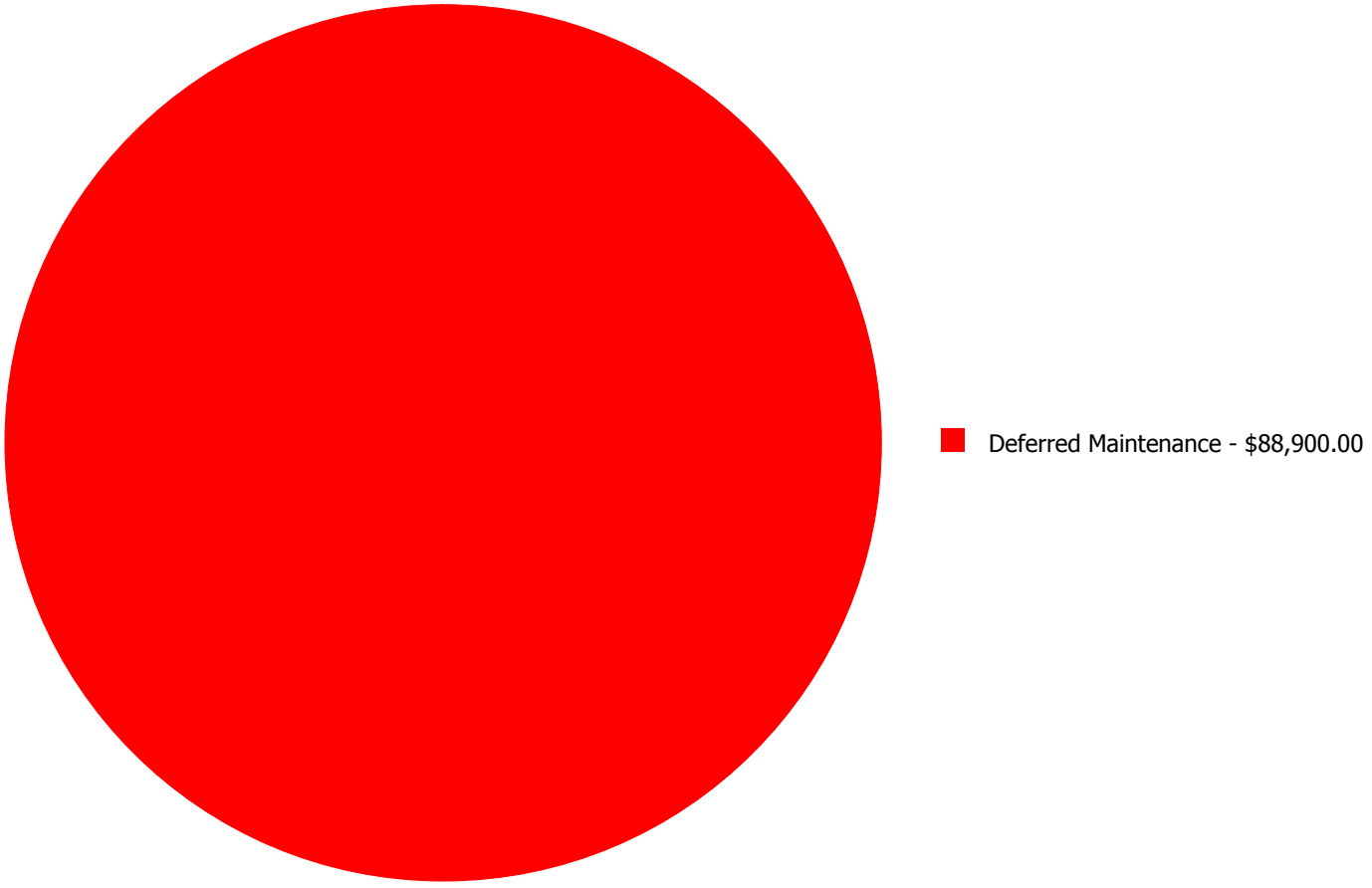
Deficiency By Priority Investment Table

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
G4030	Site Communications & Security	$0.00	$0.00	$88,900.00	$0.00	$0.00	$88,900.00
	Total:	$0.00	$0.00	$88,900.00	$0.00	$0.00	$88,900.00

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: $88,900.00

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: G4030 - Site Communications & Security

Location: Exterior
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 96,212.00
Unit of Measure: S.F.
Estimate: $88,900.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: Security system is aged, analog cameras should be replaced with digital and key-card access added to exterior doors.

NC School District/430 Harnett County/Elementary School

Johnsonville Elementary

Draft

Campus Assessment Report

March 8, 2017

PARSONS

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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.

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Gross Area (SF):	74,194
Year Built:	1955
Last Renovation:	
Replacement Value:	$15,655,651
Repair Cost:	$3,288,931.71
Total FCI:	21.01 %
Total RSLI:	41.62 %
FCA Score:	78.99

Description:

GENERAL:
Johnsonville Elementary is located at 18495 NC Hwy 27 West in Johnsonville, North Carolina. The 1 story, 74,194 square foot building was originally constructed in 1955 There have been 3 additions. In addition to the main building, the campus contains a separate gym and shops building of the same year, a 2005 media center, and a 2009 addition.

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

A. SUBSTRUCTURE
The building rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations. The building does not have a basement .

B. SUPERSTRUCTURE
Floor construction is concrete. Roof construction is steel. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are steel frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope single ply membrane and pitched standing seam metal on additions. Most building entrances appear to comply with ADA requirements.

C. INTERIORS
Interior partitions are typically CMU. Interior doors are generally solid core wood with hollow steel frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, toilet accessories, storage shelving, handrails, fabricated toilet partitions. 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. Conveying equipment includes no hydraulic elevators, and no wheelchair lifts.

D. SERVICES
PLUMBING:
Plumbing fixtures are typically non-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 and plastic. Rain water drainage system is external with scuppers.

HVAC:
Heating is provided by 1 rooftop package units. Cooling is supplied by 10 pad and/or wall mounted package units. The heating/cooling distribution system is a duct work system utilizing air handling units. Fresh air is supplied by air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled and monitored by an energy management system. This building has a remote Building Automation System.

FIRE PROTECTION:
The building does not have a fire sprinkler system. The building does have additional fire suppression system in the kitchen. Standpipes are not included within fire stairs. 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, recessed and surface type, fluorescent and LED light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and near stairways and are typically illuminated.

COMMUNICATIONS AND SECURITY:
The fire alarm system consists of audible/visual strobe annunciators in common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are 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 building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is not 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.

E. EQUIPMENT & FURNISHINGS:
This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage, audio-visual, vehicle equipment, fixed casework, window treatment, floor grilles and mats, and multiple seating furnishings.

G.
SITE
Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, play areas, and fencing. Site mechanical and electrical features include water, sewer, propane, natural gas, and site lighting.

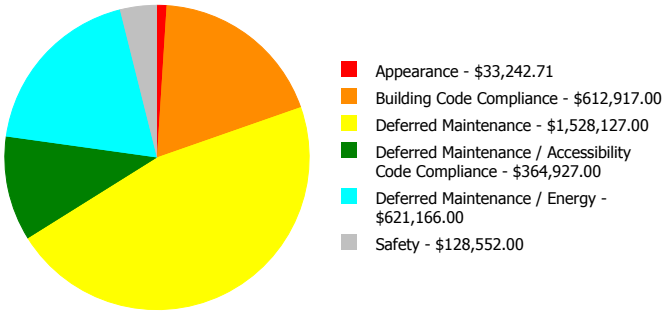
Attributes:

General Attributes:			
Condition Assessor:	Matt Mahaffey	Assessment Date:	
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:	Harnett - Western Harnett HS	LEA School No.:	430-348
No. of Mobile Units:	9	No. of Bldgs.:	4
SF of Mobile Units:	7296	Status:	Active
School Grades:	K-5	Site Acreage:	15.2

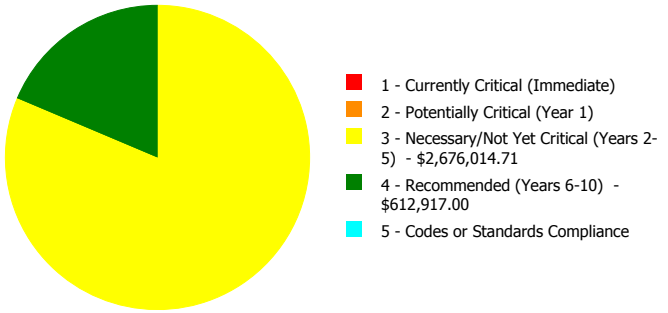
Campus Dashboard Summary

Gross Area:	74,194		
Year Built:	1955	Last Renovation:	
Repair Cost:	$3,288,932	Replacement Value:	$15,655,651
FCI:	21.01 %	RSLI%:	41.62 %

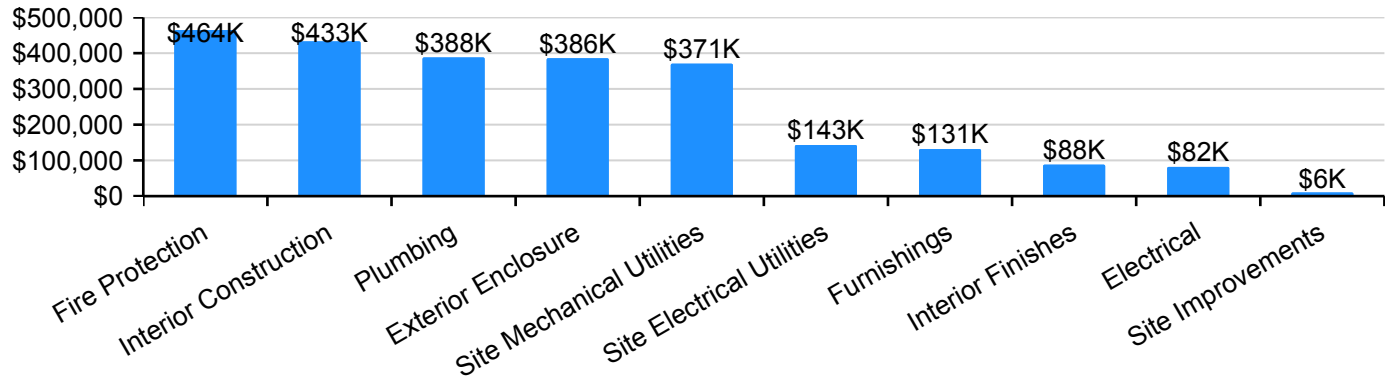
Deficiency By Category



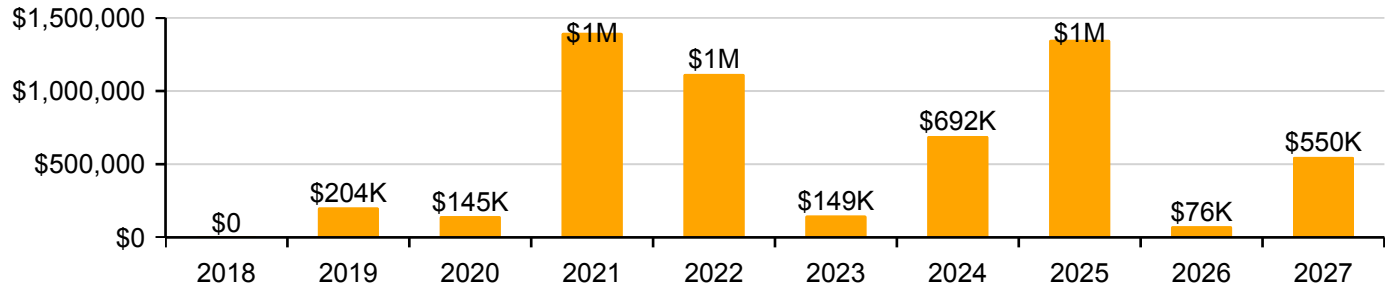
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Campus Condition Summary

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

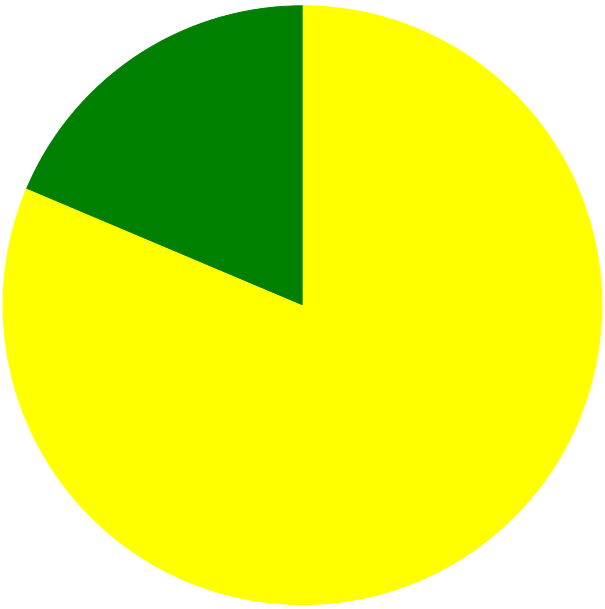
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	57.38 %	0.00 %	$0.00
B10 - Superstructure	57.38 %	0.00 %	$0.00
B20 - Exterior Enclosure	41.20 %	35.27 %	$509,167.00
B30 - Roofing	45.39 %	0.00 %	$0.00
C10 - Interior Construction	33.90 %	34.05 %	$571,166.00
C30 - Interior Finishes	52.68 %	6.36 %	$116,125.71
D20 - Plumbing	30.53 %	48.45 %	$512,051.00
D30 - HVAC	46.84 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$612,917.00
D50 - Electrical	42.74 %	5.22 %	$107,875.00
E10 - Equipment	30.21 %	0.00 %	$0.00
E20 - Furnishings	27.27 %	40.92 %	$173,659.00
G20 - Site Improvements	42.37 %	0.71 %	$8,580.00
G30 - Site Mechanical Utilities	21.35 %	79.10 %	$488,864.00
G40 - Site Electrical Utilities	38.33 %	54.53 %	$188,527.00
Totals:	**41.62 %**	**21.01 %**	**$3,288,931.71**

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
1955 Gym Shops	27,600	32.03	$0.00	$0.00	$1,390,185.00	$228,003.00	$0.00
1955 Main	19,653	20.66	$0.00	$0.00	$566,616.00	$162,354.00	$0.00
2005 Media Center	4,227	8.84	$0.00	$0.00	$33,242.71	$34,919.00	$0.00
2009 Addition	22,714	4.53	$0.00	$0.00	$0.00	$187,641.00	$0.00
Site	74,194	31.66	$0.00	$0.00	$685,971.00	$0.00	$0.00
Total:		**21.01**	**$0.00**	**$0.00**	**$2,676,014.71**	**$612,917.00**	**$0.00**

Deficiencies By Priority



1 - Currently Critical (Immediate)
2 - Potentially Critical (Year 1)
3 - Necessary/Not Yet Critical (Years 2-5) - $2,676,014.71
4 - Recommended (Years 6-10) - $612,917.00
5 - Codes or Standards Compliance

Budget Estimate Total: $3,288,931.71

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):	27,600
Year Built:	1955
Last Renovation:	
Replacement Value:	$5,051,628
Repair Cost:	$1,618,188.00
Total FCI:	32.03 %
Total RSLI:	23.30 %
FCA Score:	67.97

Description:

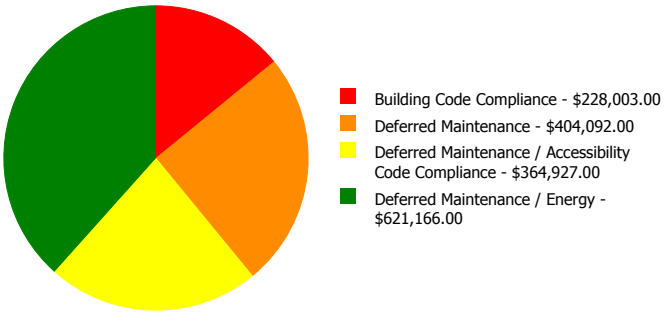
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

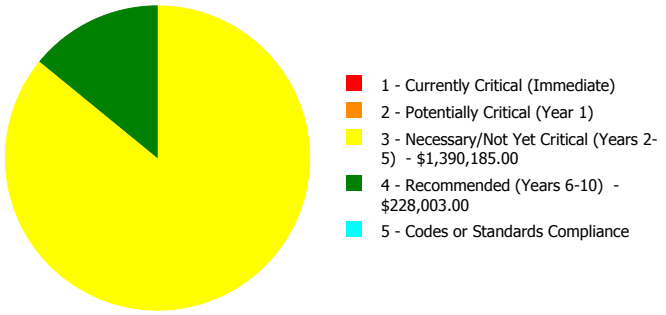
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	27,600
Year Built:	1955	Last Renovation:	
Repair Cost:	$1,618,188	Replacement Value:	$5,051,628
FCI:	32.03 %	RSLI%:	23.30 %

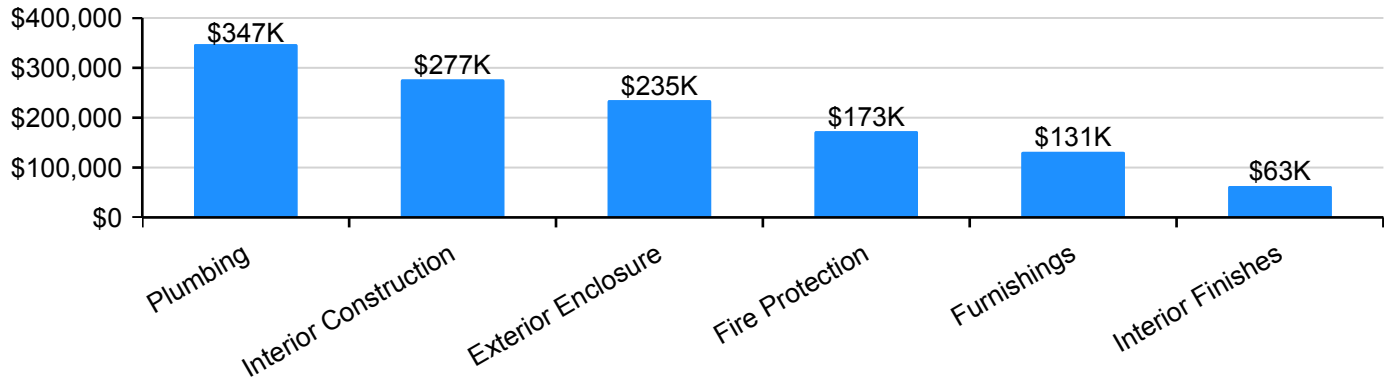
Deficiency By Category



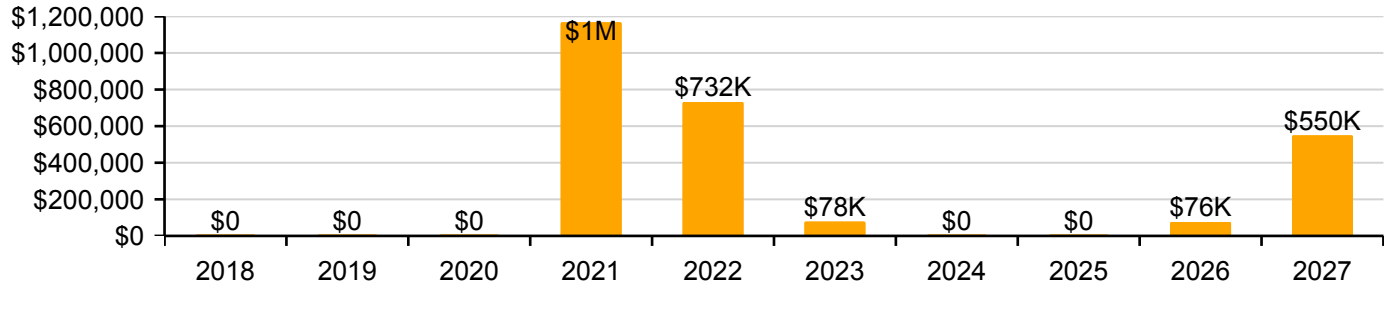
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	38.00 %	0.00 %	$0.00
B10 - Superstructure	38.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	18.04 %	57.77 %	$310,279.00
B30 - Roofing	25.00 %	0.00 %	$0.00
C10 - Interior Construction	8.12 %	58.48 %	$364,927.00
C30 - Interior Finishes	28.77 %	12.20 %	$82,883.00
D20 - Plumbing	0.00 %	110.00 %	$458,437.00
D30 - HVAC	38.83 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$228,003.00
D50 - Electrical	29.63 %	0.00 %	$0.00
E10 - Equipment	30.00 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	110.00 %	$173,659.00
Totals:	**23.30 %**	**32.03 %**	**$1,618,188.00**

Photo Album

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

1). East Elevation - Dec 08, 2016

2). West Elevation - Dec 08, 2016

3). North Elevation - Dec 08, 2016

4). South Elevation - Dec 08, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.70	S.F.	27,600	100	1955	2055		38.00 %	0.00 %	38			$129,720
A1030	Slab on Grade	$8.26	S.F.	27,600	100	1955	2055		38.00 %	0.00 %	38			$227,976
B1010	Floor Construction	$1.61	S.F.	27,600	100	1955	2055		38.00 %	0.00 %	38			$44,436
B1020	Roof Construction	$15.44	S.F.	27,600	100	1955	2055		38.00 %	0.00 %	38			$426,144
B2010	Exterior Walls	$9.24	S.F.	27,600	100	1955	2055		38.00 %	0.00 %	38			$255,024
B2020	Exterior Windows	$9.20	S.F.	27,600	30	1955	1985		0.00 %	110.00 %	-32		$279,312.00	$253,920
B2030	Exterior Doors	$1.02	S.F.	27,600	30	1955	1985		0.00 %	110.00 %	-32		$30,967.00	$28,152
B3010120	Single Ply Membrane	$6.98	S.F.	27,600	20	2002	2022		25.00 %	0.00 %	5			$192,648
C1010	Partitions	$10.59	S.F.	27,600	75	1955	2030		17.33 %	0.00 %	13			$292,284
C1020	Interior Doors	$2.48	S.F.	27,600	30	1955	1985		0.00 %	110.00 %	-32		$75,293.00	$68,448
C1030	Fittings	$9.54	S.F.	27,600	20	1955	1975		0.00 %	110.00 %	-42		$289,634.00	$263,304
C3010	Wall Finishes	$2.73	S.F.	27,600	10	2002	2012		0.00 %	110.00 %	-5		$82,883.00	$75,348
C3020	Floor Finishes	$11.15	S.F.	27,600	20	2002	2022		25.00 %	0.00 %	5			$307,740
C3030	Ceiling Finishes	$10.74	S.F.	27,600	25	2002	2027		40.00 %	0.00 %	10			$296,424
D2010	Plumbing Fixtures	$11.26	S.F.	27,600	30	1955	1985		0.00 %	110.00 %	-32		$341,854.00	$310,776
D2020	Domestic Water Distribution	$0.96	S.F.	27,600	30	1955	1985		0.00 %	110.00 %	-32		$29,146.00	$26,496
D2030	Sanitary Waste	$1.52	S.F.	27,600	30	1955	1985		0.00 %	110.00 %	-32		$46,147.00	$41,952
D2040	Rain Water Drainage	$1.36	S.F.	27,600	30	1955	1985		0.00 %	110.00 %	-32		$41,290.00	$37,536
D3040	Distribution Systems	$6.02	S.F.	27,600	30	2006	2036		63.33 %	0.00 %	19			$166,152
D3050	Terminal & Package Units	$13.09	S.F.	27,600	15	2006	2021		26.67 %	0.00 %	4			$361,284
D3060	Controls & Instrumentation	$1.91	S.F.	27,600	20	2006	2026		45.00 %	0.00 %	9			$52,716
D4010	Sprinklers	$4.14	S.F.	27,600	20			2016	0.00 %	110.00 %	-1		$125,690.00	$114,264
D4020	Standpipes	$3.37	S.F.	27,600	20			2016	0.00 %	110.00 %	-1		$102,313.00	$93,012
D5010	Electrical Service/Distribution	$1.65	S.F.	27,600	40	2005	2045		70.00 %	0.00 %	28			$45,540
D5020	Branch Wiring	$4.99	S.F.	27,600	30	2005	2035		60.00 %	0.00 %	18			$137,724
D5020	Lighting	$11.64	S.F.	27,600	30	1991	2021		13.33 %	0.00 %	4			$321,264
D5030810	Security & Detection Systems	$1.83	S.F.	27,600	15	2002	2017	2021	26.67 %	0.00 %	4			$50,508
D5030910	Fire Alarm Systems	$3.31	S.F.	27,600	15	2002	2017	2021	26.67 %	0.00 %	4			$91,356
D5030920	Data Communication	$4.30	S.F.	27,600	15	2002	2017	2021	26.67 %	0.00 %	4			$118,680
D5090	Other Electrical Systems	$0.12	S.F.	27,600	20	2002	2022		25.00 %	0.00 %	5			$3,312
E1020	Institutional Equipment	$0.30	S.F.	27,600	20	2003	2023		30.00 %	0.00 %	6			$8,280
E1090	Other Equipment	$1.86	S.F.	27,600	20	2003	2023		30.00 %	0.00 %	6			$51,336
E2010	Fixed Furnishings	$5.72	S.F.	27,600	20	1955	1975		0.00 %	110.00 %	-42		$173,659.00	$157,872
								Total	**23.30 %**	**32.03 %**			**$1,618,188.00**	**$5,051,628**

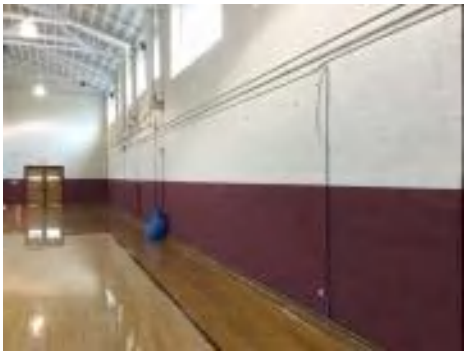
System Notes

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

System: B1020 - Roof Construction

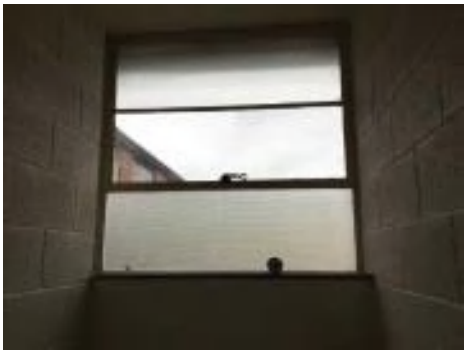
Note:

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

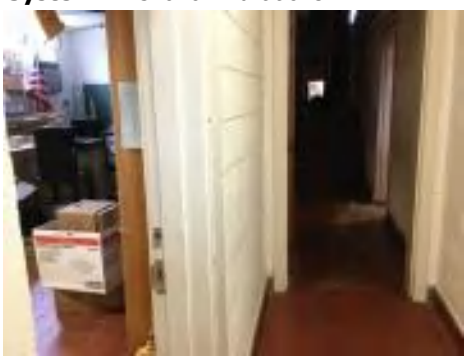
System: B2030 - Exterior Doors

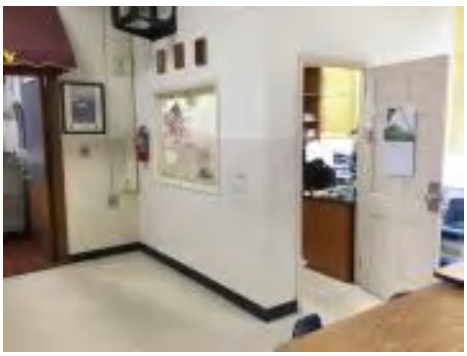
Note:

System: B3010120 - Single Ply Membrane

Note:

System: C1010 - Partitions





Note:

System: C1020 - Interior Doors

Note:

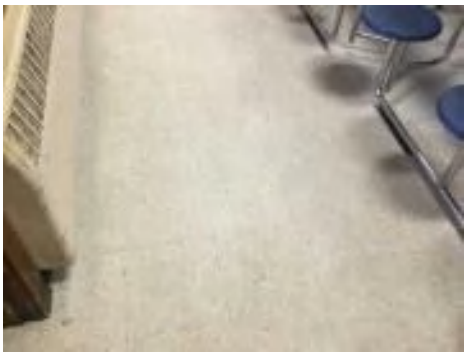
System: C1030 - Fittings

Note:

System: C3010 - Wall Finishes

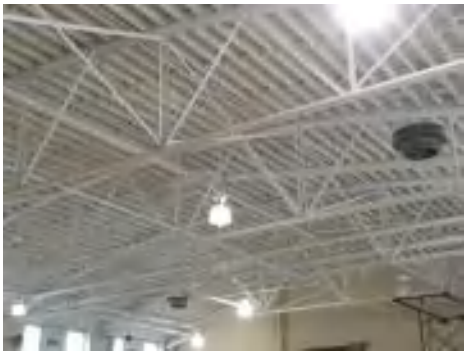
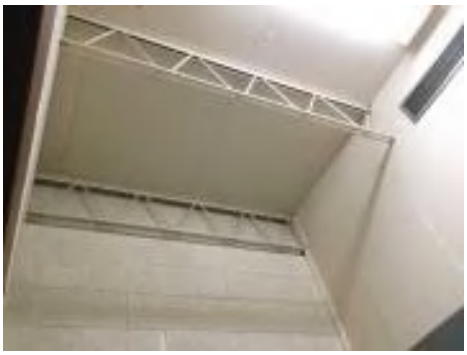
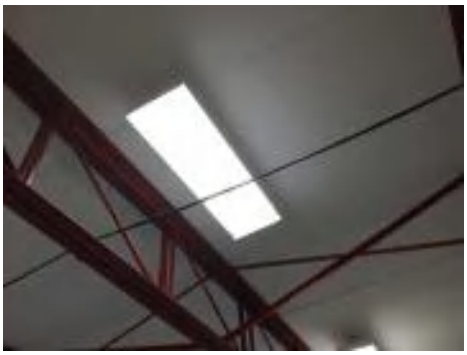
Note:

System: C3020 - Floor Finishes



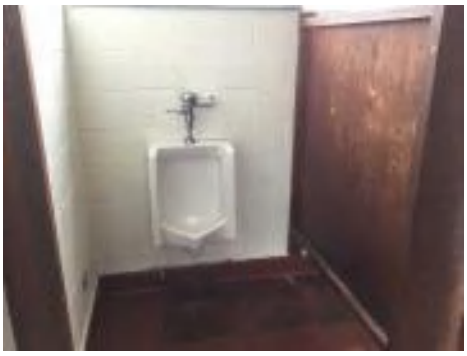
Note:

System: C3030 - Ceiling Finishes

Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

Note:

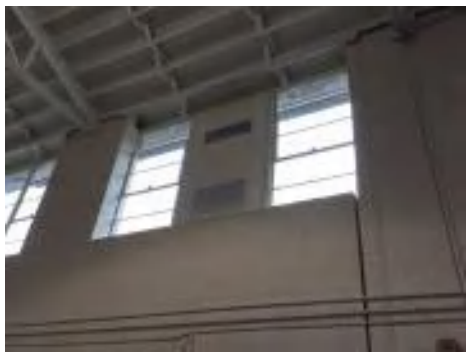
System: D2040 - Rain Water Drainage

Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation

Note:

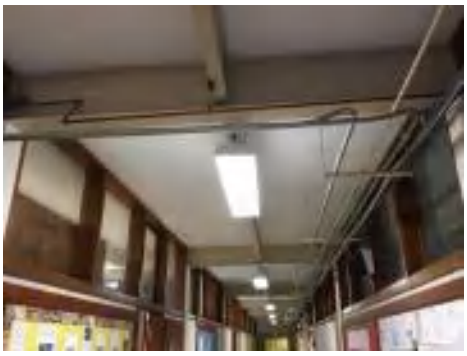
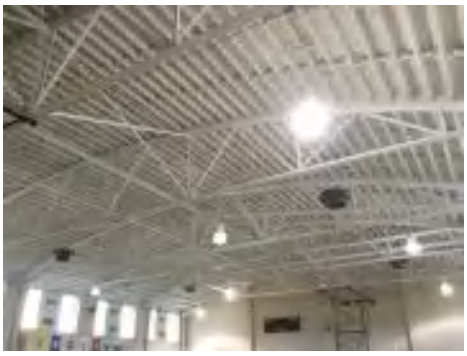
System: D5010 - Electrical Service/Distribution

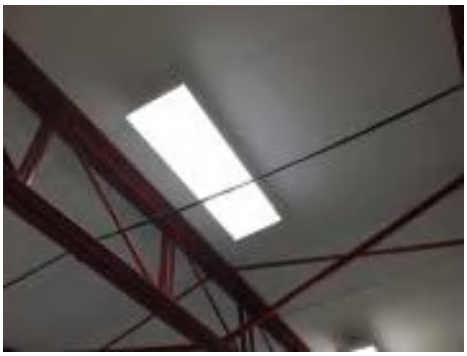
Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems

Note:

System: D5030910 - Fire Alarm Systems

Note:

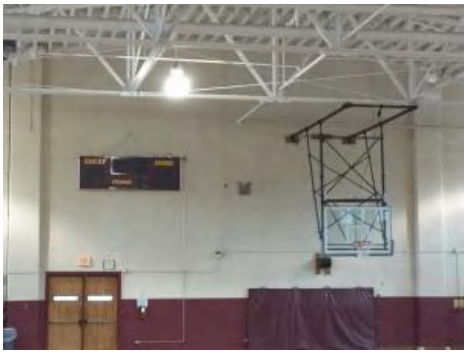
System: D5030920 - Data Communication

Note:

System: E1020 - Institutional Equipment

Note:

System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

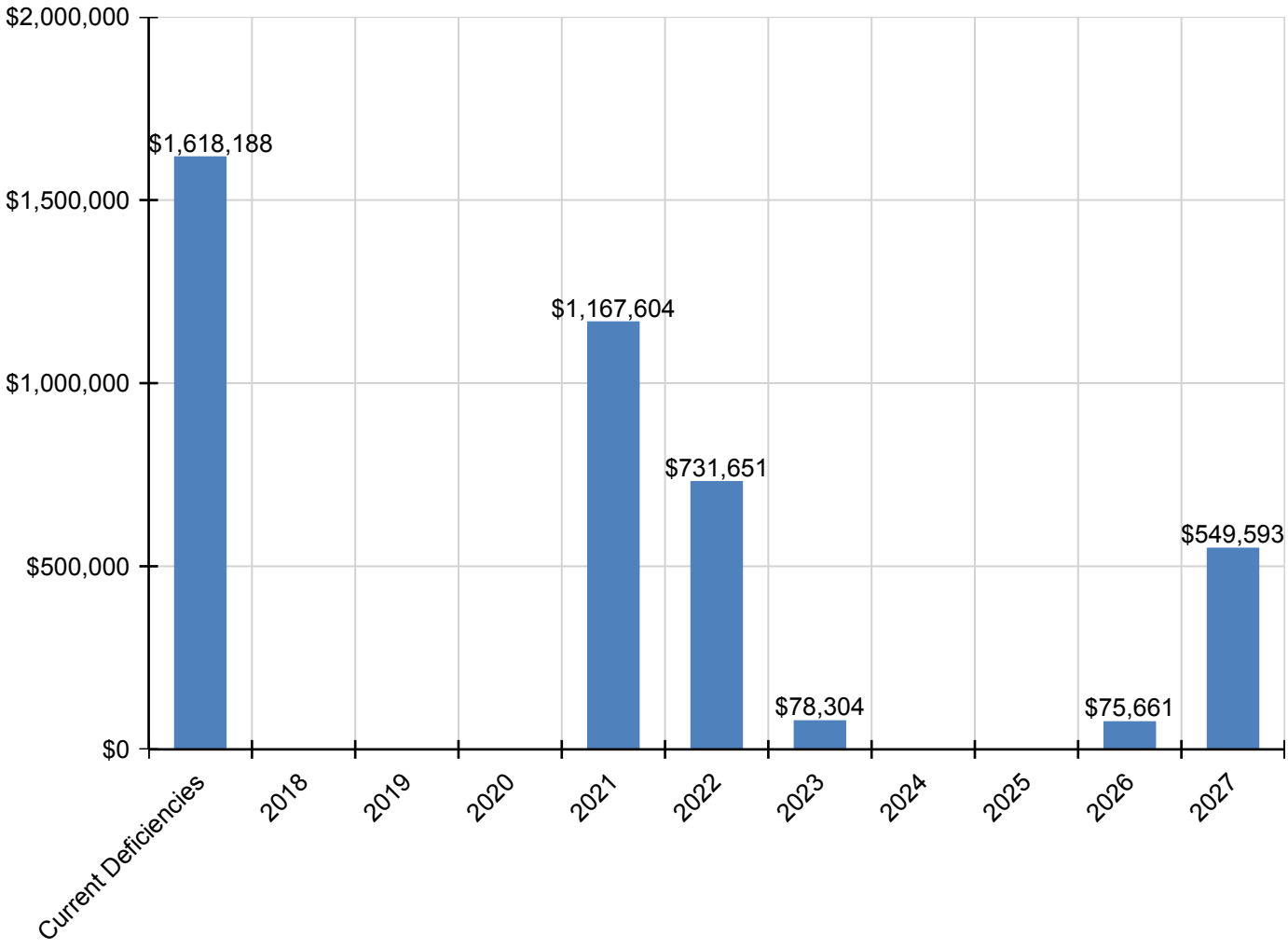
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$1,618,188**	**$0**	**$0**	**$0**	**$1,167,604**	**$731,651**	**$78,304**	**$0**	**$0**	**$75,661**	**$549,593**	**$4,221,001**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$279,312	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$279,312**
B2030 - Exterior Doors	$30,967	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$30,967**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$334,998	$0	$0	$0	$0	$0	**$334,998**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$75,293	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$75,293**
C1030 - Fittings	$289,634	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$289,634**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$82,883	$0	$0	$0	$0	$0	$0	$0	$0	$0	$111,388	**$194,271**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$392,431	$0	$0	$0	$0	$0	**$392,431**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$438,205	**$438,205**
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	$341,854	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$341,854**
D2020 - Domestic Water Distribution	$29,146	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$29,146**
D2030 - Sanitary Waste	$46,147	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$46,147**
D2040 - Rain Water Drainage	$41,290	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$41,290**
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	$0	$0	$0	$0	$447,291	$0	$0	$0	$0	$0	$0	**$447,291**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$75,661	$0	**$75,661**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$125,690	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$125,690**
D4020 - Standpipes	$102,313	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$102,313**
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	$397,744	$0	$0	$0	$0	$0	$0	**$397,744**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$62,532	$0	$0	$0	$0	$0	$0	**$62,532**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$113,105	$0	$0	$0	$0	$0	$0	**$113,105**
D5030920 - Data Communication	$0	$0	$0	$0	$146,933	$0	$0	$0	$0	$0	$0	**$146,933**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$4,223	$0	$0	$0	$0	$0	**$4,223**
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	$10,875	$0	$0	$0	$0	**$10,875**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$67,428	$0	$0	$0	$0	**$67,428**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$173,659	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$173,659**

** Indicates non-renewable system*

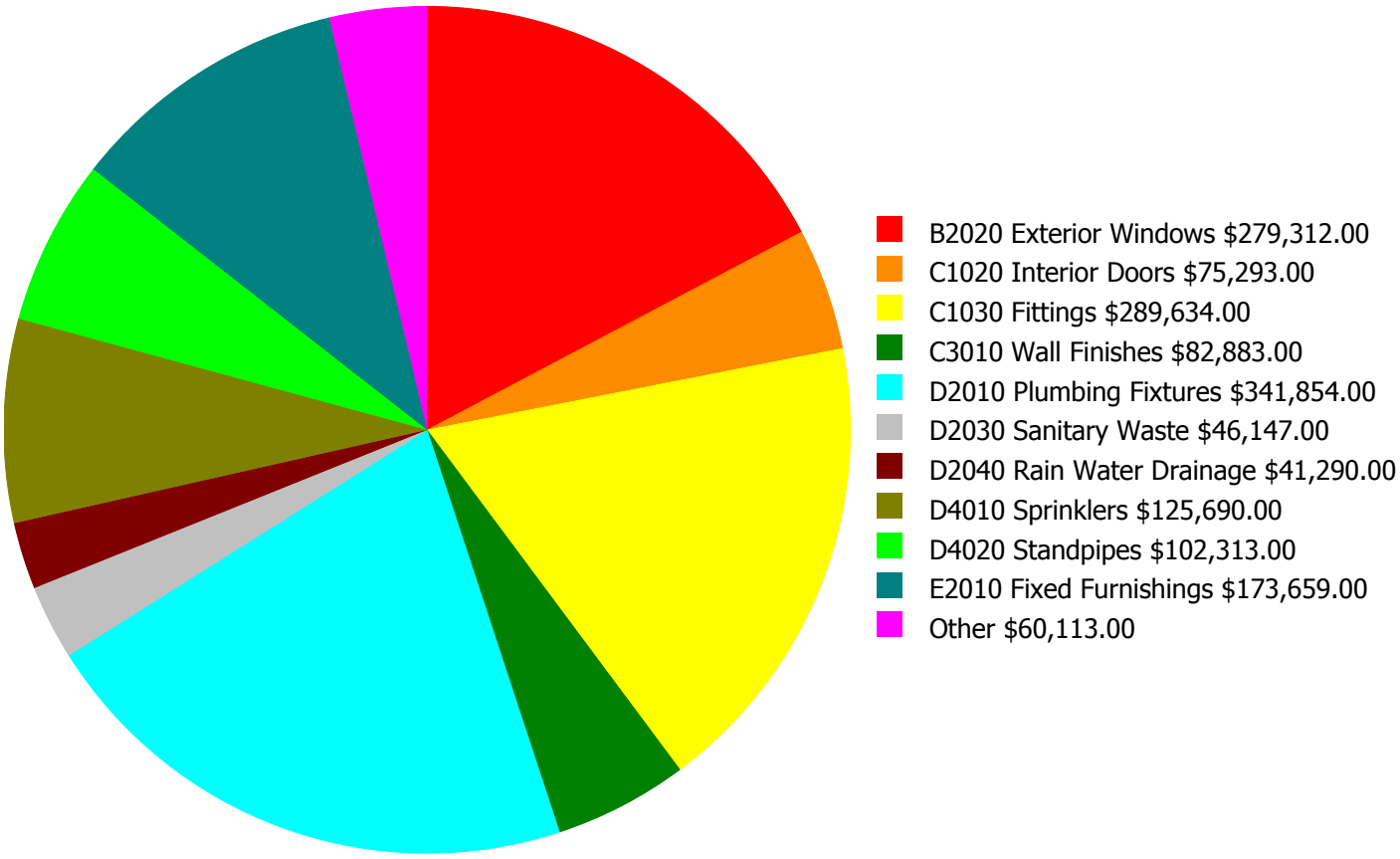
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

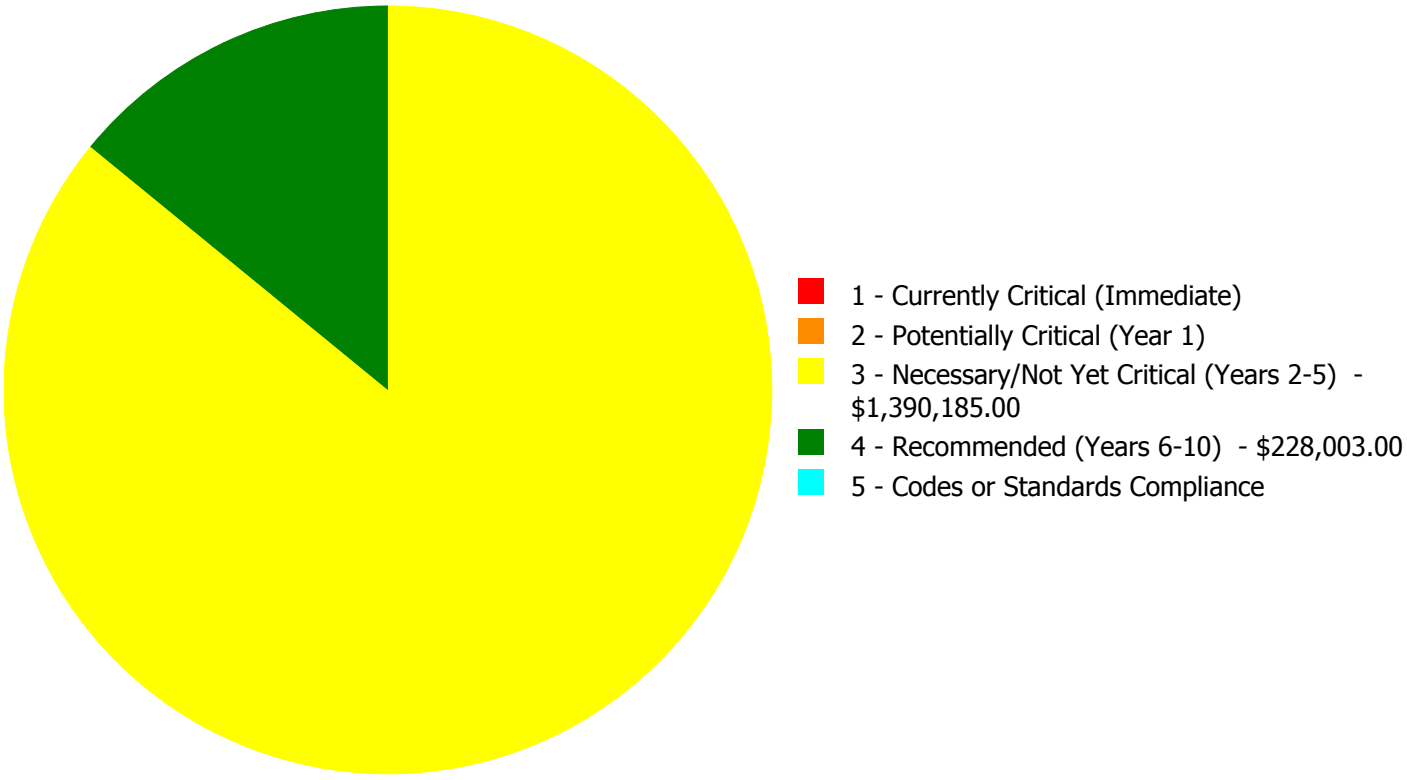
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $1,618,188.00

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: $1,618,188.00

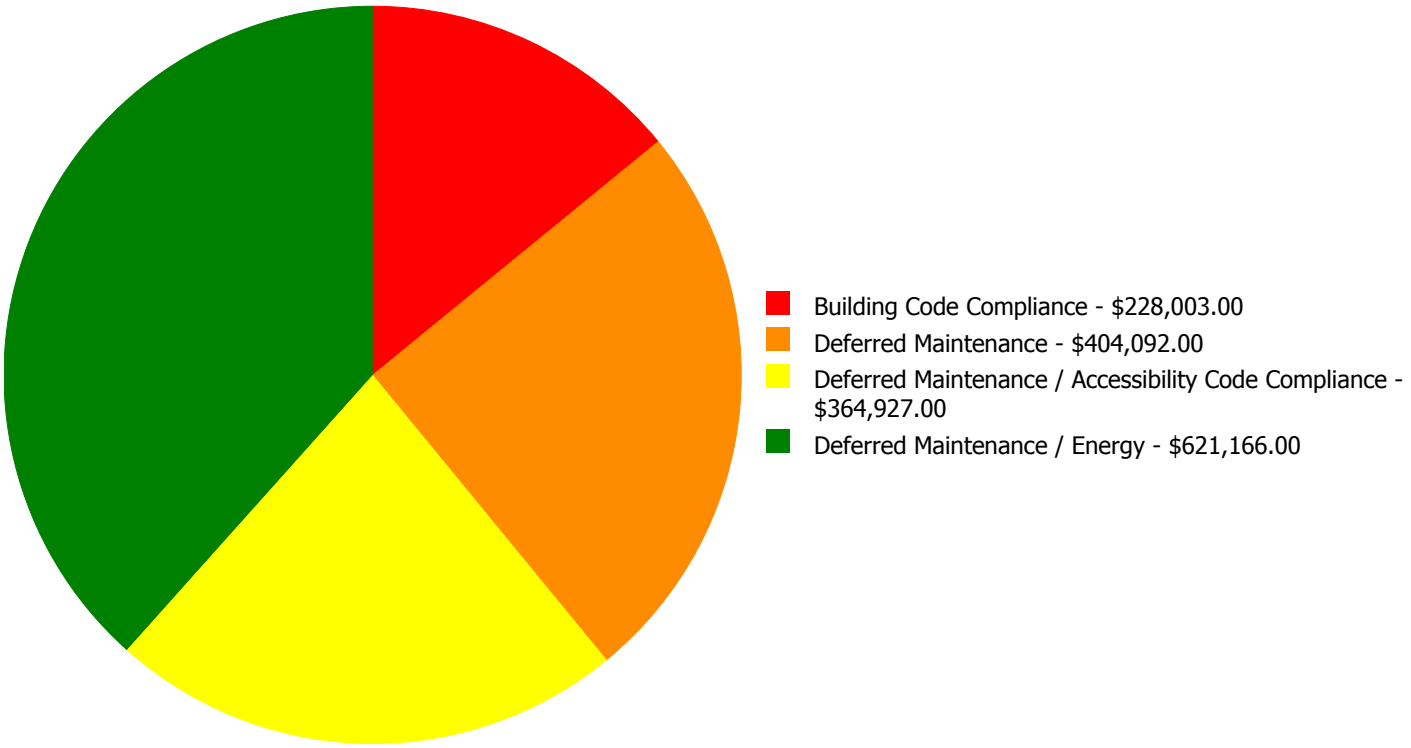
Deficiency By Priority Investment Table

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	$279,312.00	$0.00	$0.00	$279,312.00
B2030	Exterior Doors	$0.00	$0.00	$30,967.00	$0.00	$0.00	$30,967.00
C1020	Interior Doors	$0.00	$0.00	$75,293.00	$0.00	$0.00	$75,293.00
C1030	Fittings	$0.00	$0.00	$289,634.00	$0.00	$0.00	$289,634.00
C3010	Wall Finishes	$0.00	$0.00	$82,883.00	$0.00	$0.00	$82,883.00
D2010	Plumbing Fixtures	$0.00	$0.00	$341,854.00	$0.00	$0.00	$341,854.00
D2020	Domestic Water Distribution	$0.00	$0.00	$29,146.00	$0.00	$0.00	$29,146.00
D2030	Sanitary Waste	$0.00	$0.00	$46,147.00	$0.00	$0.00	$46,147.00
D2040	Rain Water Drainage	$0.00	$0.00	$41,290.00	$0.00	$0.00	$41,290.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$125,690.00	$0.00	$125,690.00
D4020	Standpipes	$0.00	$0.00	$0.00	$102,313.00	$0.00	$102,313.00
E2010	Fixed Furnishings	$0.00	$0.00	$173,659.00	$0.00	$0.00	$173,659.00
	Total:	$0.00	$0.00	$1,390,185.00	$228,003.00	$0.00	$1,618,188.00

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: $1,618,188.00

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: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,600.00
Unit of Measure: S.F.
Estimate: $279,312.00
Assessor Name: Terence Davis
Date Created: 12/08/2016

Notes: The aluminum frame, operable, single pane windows are aged, rusted, not energy efficient, and should be replaced.

System: B2030 - Exterior Doors

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,600.00
Unit of Measure: S.F.
Estimate: $30,967.00
Assessor Name: Terence Davis
Date Created: 12/08/2016

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

System: C1020 - Interior Doors

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,600.00
Unit of Measure: S.F.
Estimate: $75,293.00
Assessor Name: Terence Davis
Date Created: 12/08/2016

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

System: C1030 - Fittings

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,600.00
Unit of Measure: S.F.
Estimate: $289,634.00
Assessor Name: Terence Davis
Date Created: 12/08/2016

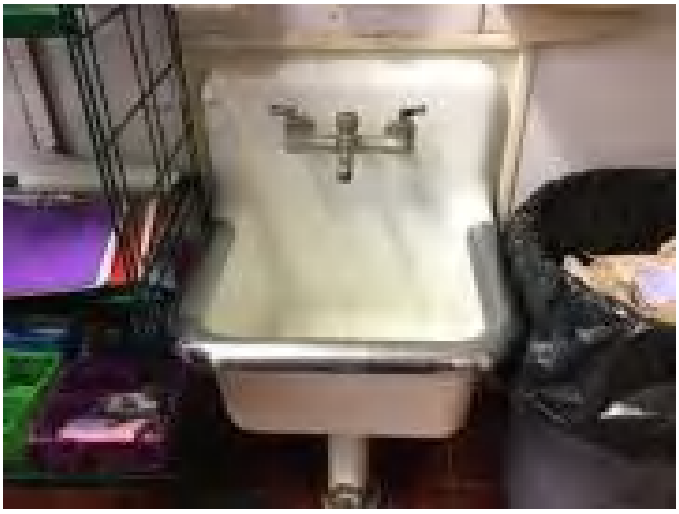
Notes: The fittings throughout the building are aged, in marginal condition, handrails and room signage are ADA non-compliance and system should be replaced.

System: C3010 - Wall Finishes

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,600.00
Unit of Measure: S.F.
Estimate: $82,883.00
Assessor Name: Terence Davis
Date Created: 12/08/2016

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

System: D2010 - Plumbing Fixtures



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,600.00
Unit of Measure: S.F.
Estimate: $341,854.00
Assessor Name: Terence Davis
Date Created: 12/08/2016

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: D2020 - Domestic Water Distribution

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,600.00
Unit of Measure: S.F.
Estimate: $29,146.00
Assessor Name: Terence Davis
Date Created: 12/08/2016

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

System: D2030 - Sanitary Waste

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,600.00
Unit of Measure: S.F.
Estimate: $46,147.00
Assessor Name: Terence Davis
Date Created: 12/08/2016

Notes: The sanitary waste system is aged, has reported periodic failures, and should be replaced.

System: D2040 - Rain Water Drainage

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,600.00
Unit of Measure: S.F.
Estimate: $41,290.00
Assessor Name: Terence Davis
Date Created: 12/08/2016

Notes: No roof drains or scuppers on roof causing water ponding in multiple locations. Recommend adding roof drainage.

System: E2010 - Fixed Furnishings

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,600.00
Unit of Measure: S.F.
Estimate: $173,659.00
Assessor Name: Terence Davis
Date Created: 12/08/2016

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 27,600.00
Unit of Measure: S.F.
Estimate: $125,690.00
Assessor Name: Terence Davis
Date Created: 12/20/2016

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 27,600.00
Unit of Measure: S.F.
Estimate: $102,313.00
Assessor Name: Terence Davis
Date Created: 12/20/2016

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	19,653
Year Built:	1955
Last Renovation:	
Replacement Value:	$3,527,909
Repair Cost:	$728,970.00
Total FCI:	20.66 %
Total RSLI:	36.52 %
FCA Score:	79.34

Description:

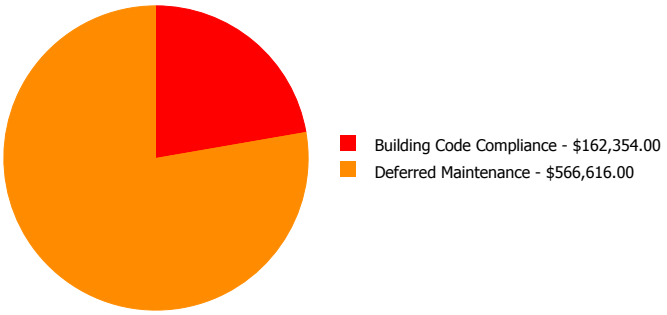
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

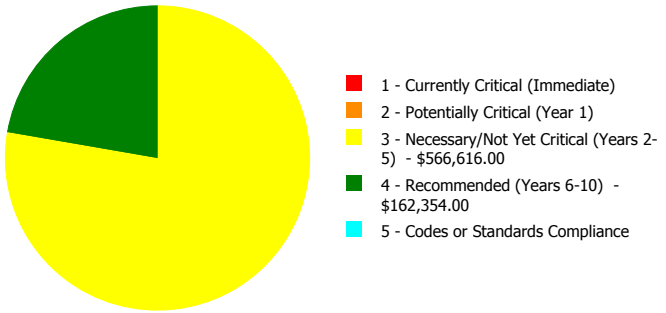
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	19,653
Year Built:	1955	Last Renovation:	
Repair Cost:	$728,970	Replacement Value:	$3,527,909
FCI:	20.66 %	RSLI%:	36.52 %

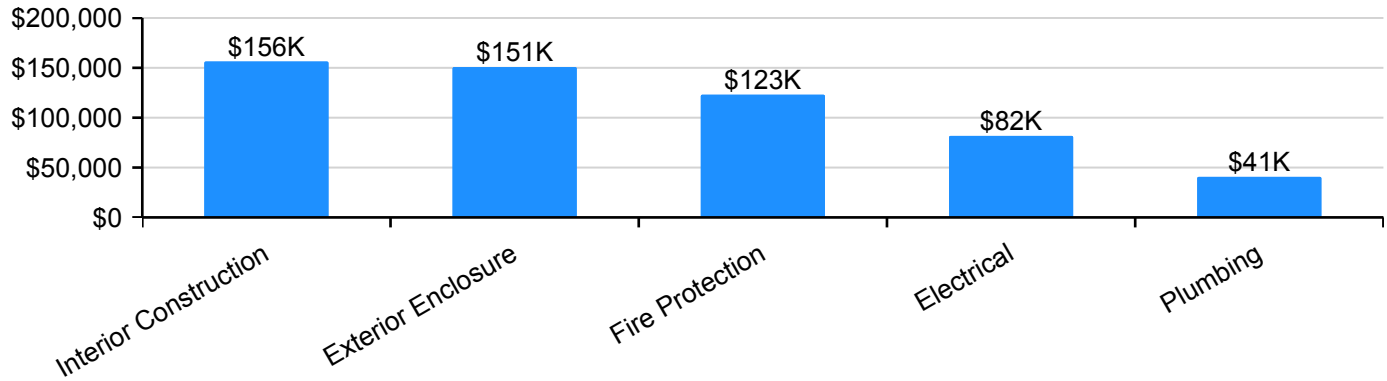
Deficiency By Category



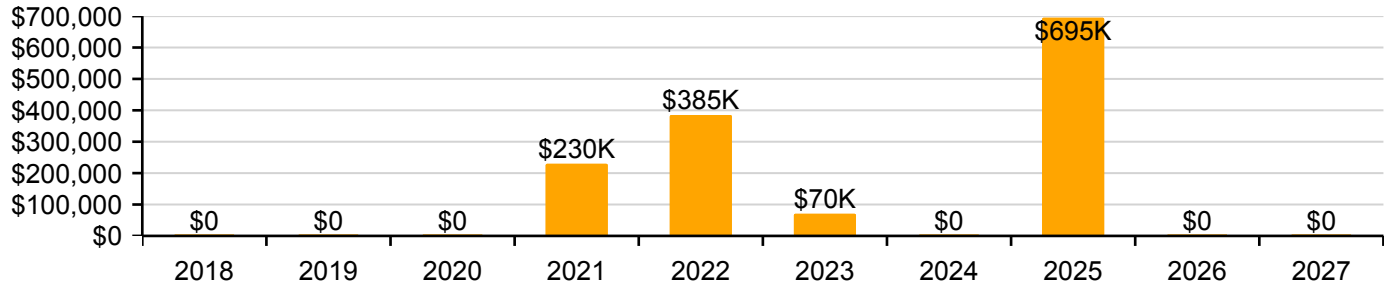
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	38.00 %	0.00 %	$0.00
B10 - Superstructure	38.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	19.44 %	52.00 %	$198,888.00
B30 - Roofing	25.00 %	0.00 %	$0.00
C10 - Interior Construction	16.16 %	46.41 %	$206,239.00
C30 - Interior Finishes	79.53 %	0.00 %	$0.00
D20 - Plumbing	21.85 %	19.85 %	$53,614.00
D30 - HVAC	53.44 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$162,354.00
D50 - Electrical	34.94 %	19.72 %	$107,875.00
E20 - Furnishings	25.00 %	0.00 %	$0.00
Totals:	**36.52 %**	**20.66 %**	**$728,970.00**

Photo Album

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

1). West Elevation - Dec 08, 2016

2). East Elevation - Dec 08, 2016

3). North Elevation - Dec 08, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.70	S.F.	19,653	100	1955	2055		38.00 %	0.00 %	38			$92,369
A1030	Slab on Grade	$8.26	S.F.	19,653	100	1955	2055		38.00 %	0.00 %	38			$162,334
B1010	Floor Construction	$1.61	S.F.	19,653	100	1955	2055		38.00 %	0.00 %	38			$31,641
B1020	Roof Construction	$15.44	S.F.	19,653	100	1955	2055		38.00 %	0.00 %	38			$303,442
B2010	Exterior Walls	$9.24	S.F.	19,653	100	1955	2055		38.00 %	0.00 %	38			$181,594
B2020	Exterior Windows	$9.20	S.F.	19,653	30	1955	1985		0.00 %	110.00 %	-32		$198,888.00	$180,808
B2030	Exterior Doors	$1.02	S.F.	19,653	30	1995	2025		26.67 %	0.00 %	8			$20,046
B3010120	Single Ply Membrane	$6.98	S.F.	19,653	20	2002	2022		25.00 %	0.00 %	5			$137,178
C1010	Partitions	$10.59	S.F.	19,653	75	1955	2030		17.33 %	0.00 %	13			$208,125
C1020	Interior Doors	$2.48	S.F.	19,653	30	2009	2039		73.33 %	0.00 %	22			$48,739
C1030	Fittings	$9.54	S.F.	19,653	20	1955	1975		0.00 %	110.00 %	-42		$206,239.00	$187,490
C3010	Wall Finishes	$2.73	S.F.	19,653	10	2013	2023		60.00 %	0.00 %	6			$53,653
C3020	Floor Finishes	$11.15	S.F.	19,653	20	2013	2033		80.00 %	0.00 %	16			$219,131
C3030	Ceiling Finishes	$10.74	S.F.	19,653	25	2013	2038		84.00 %	0.00 %	21			$211,073
D2010	Plumbing Fixtures	$11.26	S.F.	19,653	30	1995	2025		26.67 %	0.00 %	8			$221,293
D2020	Domestic Water Distribution	$0.96	S.F.	19,653	30	1955	1985		0.00 %	110.00 %	-32		$20,754.00	$18,867
D2030	Sanitary Waste	$1.52	S.F.	19,653	30	1955	1985		0.00 %	110.00 %	-32		$32,860.00	$29,873
D3040	Distribution Systems	$6.02	S.F.	19,653	30	2002	2032		50.00 %	0.00 %	15			$118,311
D3050	Terminal & Package Units	$13.09	S.F.	19,653	15	2010	2025		53.33 %	0.00 %	8			$257,258
D3060	Controls & Instrumentation	$1.91	S.F.	19,653	20	2010	2030		65.00 %	0.00 %	13			$37,537
D4010	Sprinklers	$4.14	S.F.	19,653	20			2016	0.00 %	110.00 %	-1		$89,500.00	$81,363
D4020	Standpipes	$3.37	S.F.	19,653	20			2016	0.00 %	110.00 %	-1		$72,854.00	$66,231
D5010	Electrical Service/Distribution	$1.65	S.F.	19,653	40	2010	2050		82.50 %	0.00 %	33			$32,427
D5020	Branch Wiring	$4.99	S.F.	19,653	30	1955	1985		0.00 %	110.00 %	-32		$107,875.00	$98,068
D5020	Lighting	$11.64	S.F.	19,653	30	2002	2032		50.00 %	0.00 %	15			$228,761
D5030810	Security & Detection Systems	$1.83	S.F.	19,653	15	2002	2017	2021	26.67 %	0.00 %	4			$35,965
D5030910	Fire Alarm Systems	$3.31	S.F.	19,653	15	2002	2017	2021	26.67 %	0.00 %	4			$65,051
D5030920	Data Communication	$4.30	S.F.	19,653	15	2002	2017	2021	26.67 %	0.00 %	4			$84,508
D5090	Other Electrical Systems	$0.12	S.F.	19,653	20	2002	2022		25.00 %	0.00 %	5			$2,358
E2010	Fixed Furnishings	$5.72	S.F.	19,653	20	2002	2022		25.00 %	0.00 %	5			$112,415
								Total	**36.52 %**	**20.66 %**			**$728,970.00**	**$3,527,909**

System Notes

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

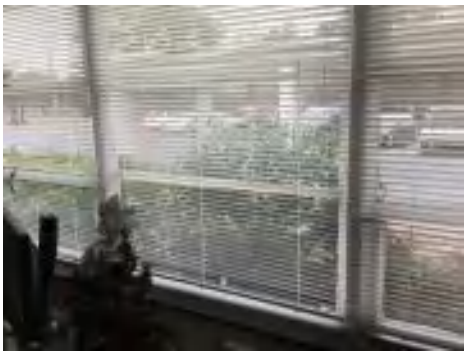
System: B1020 - Roof Construction

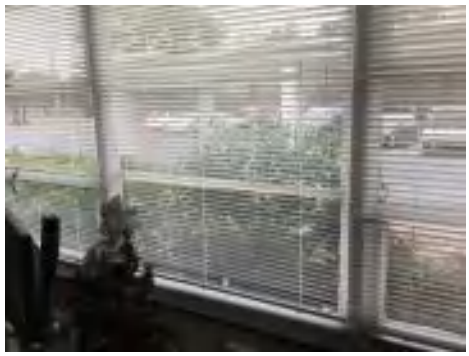
Note:

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows





Note:

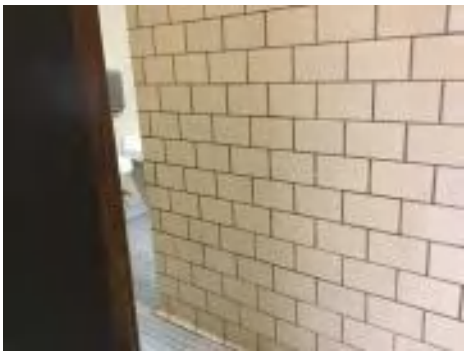
System: B2030 - Exterior Doors

Note:

System: B3010120 - Single Ply Membrane

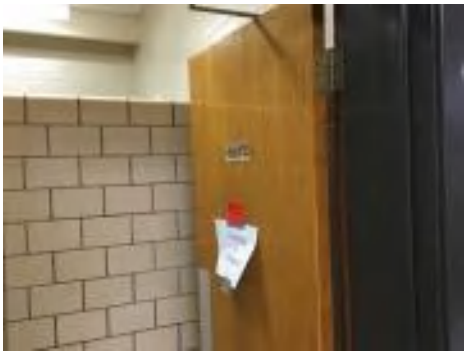
Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors

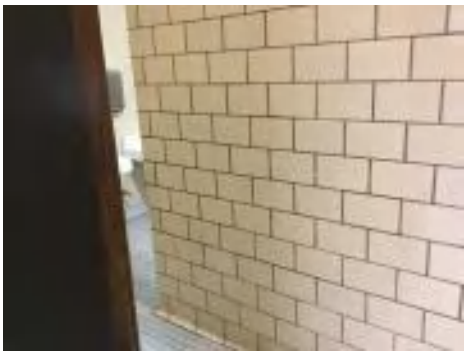
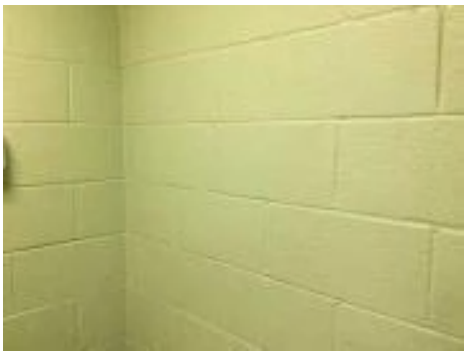


Note:

System: C1030 - Fittings

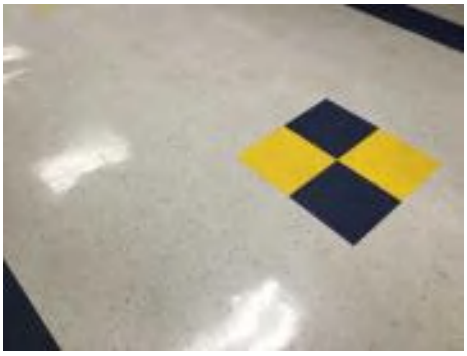
Note:

System: C3010 - Wall Finishes

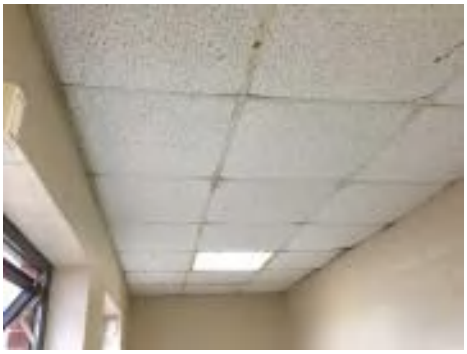
Note:

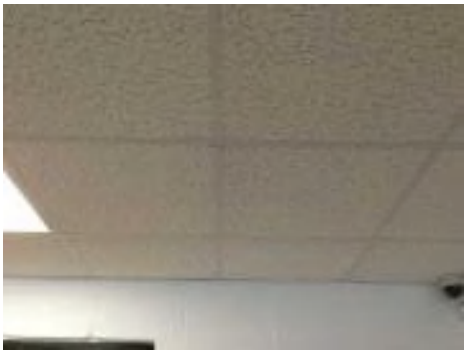
System: C3020 - Floor Finishes



Note:

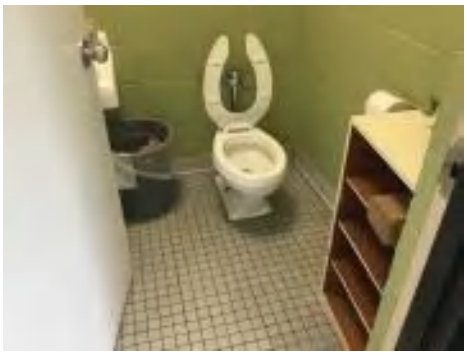
System: C3030 - Ceiling Finishes





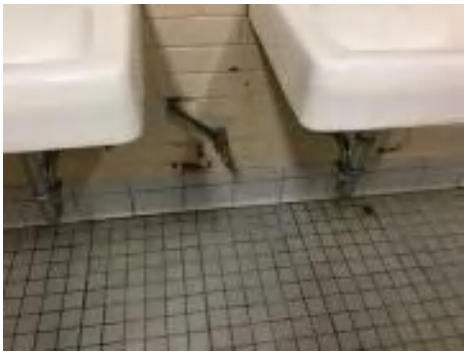
Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste

Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

Note:

System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

Note:

System: D5030810 - Security & Detection Systems

Note:

System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication

Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

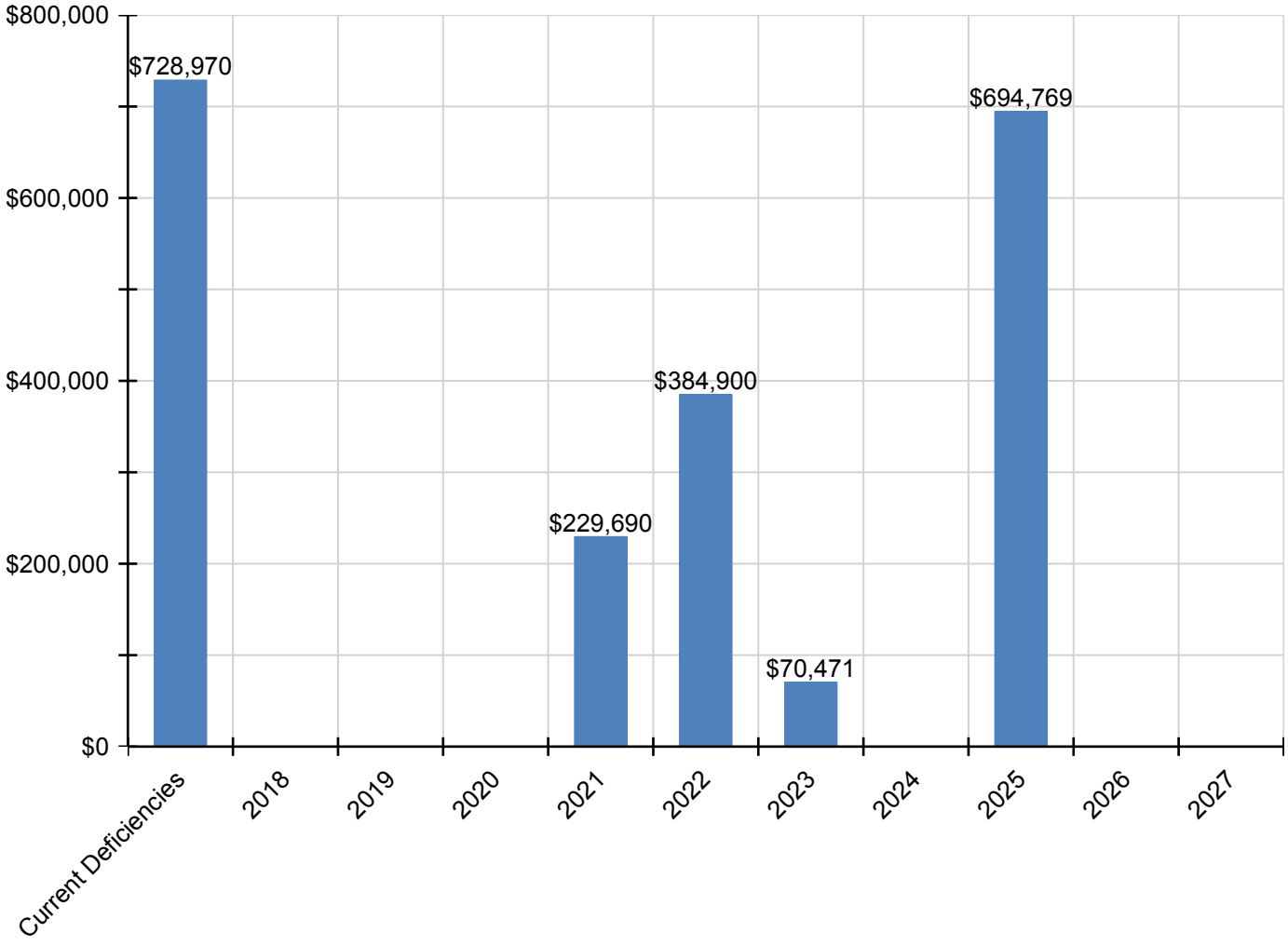
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$728,970**	**$0**	**$0**	**$0**	**$229,690**	**$384,900**	**$70,471**	**$0**	**$694,769**	**$0**	**$0**	**$2,108,800**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$198,888	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$198,888**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$27,934	$0	$0	**$27,934**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$238,540	$0	$0	$0	$0	$0	**$238,540**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$206,239	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$206,239**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$70,471	$0	$0	$0	$0	**$70,471**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$308,360	$0	$0	**$308,360**
D2020 - Domestic Water Distribution	$20,754	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$20,754**
D2030 - Sanitary Waste	$32,860	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$32,860**
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	$0	$0	$0	$0	$0	$0	$0	$0	$358,476	$0	$0	**$358,476**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$89,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$89,500**
D4020 - Standpipes	$72,854	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$72,854**
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	$107,875	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$107,875**
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	$44,526	$0	$0	$0	$0	$0	$0	**$44,526**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$80,538	$0	$0	$0	$0	$0	$0	**$80,538**
D5030920 - Data Communication	$0	$0	$0	$0	$104,626	$0	$0	$0	$0	$0	$0	**$104,626**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$3,007	$0	$0	$0	$0	$0	**$3,007**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$143,352	$0	$0	$0	$0	$0	**$143,352**

** Indicates non-renewable system*

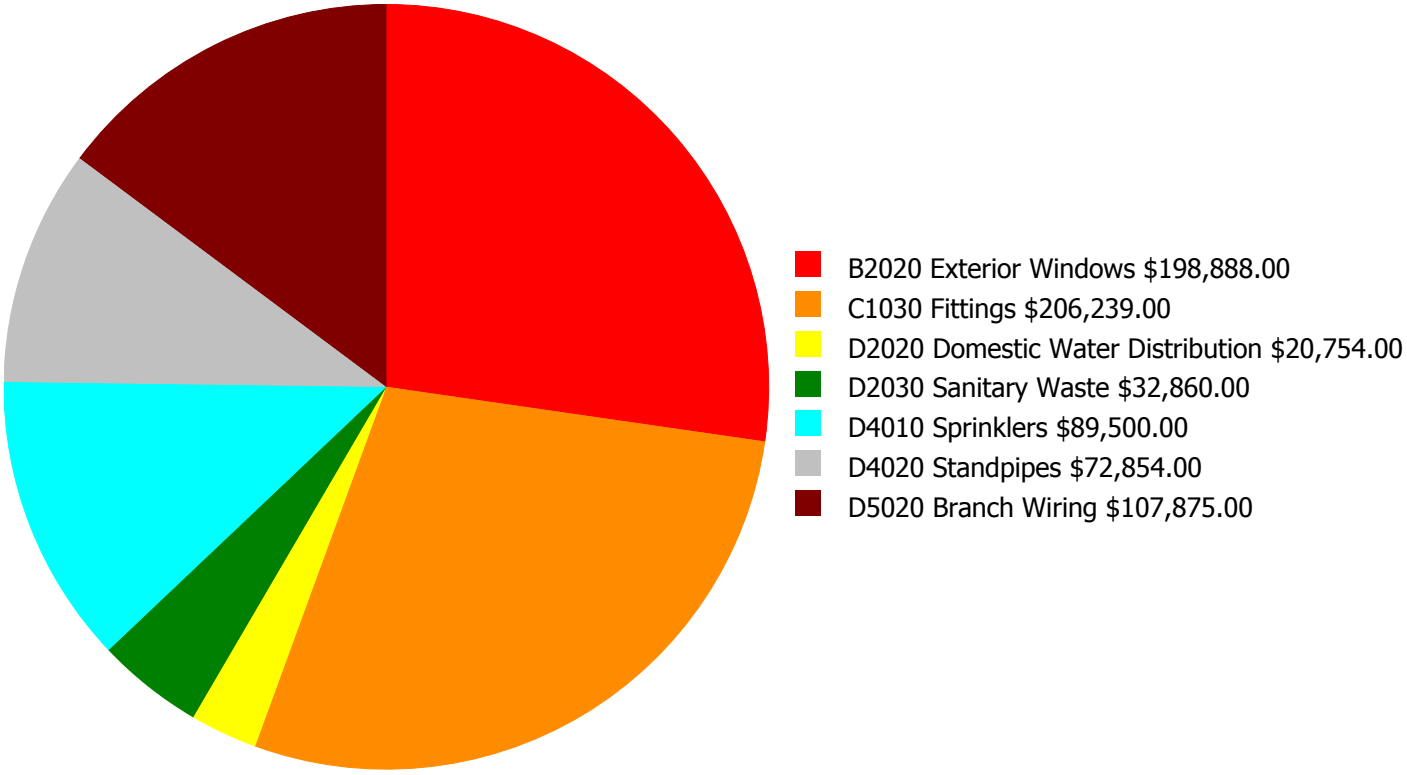
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

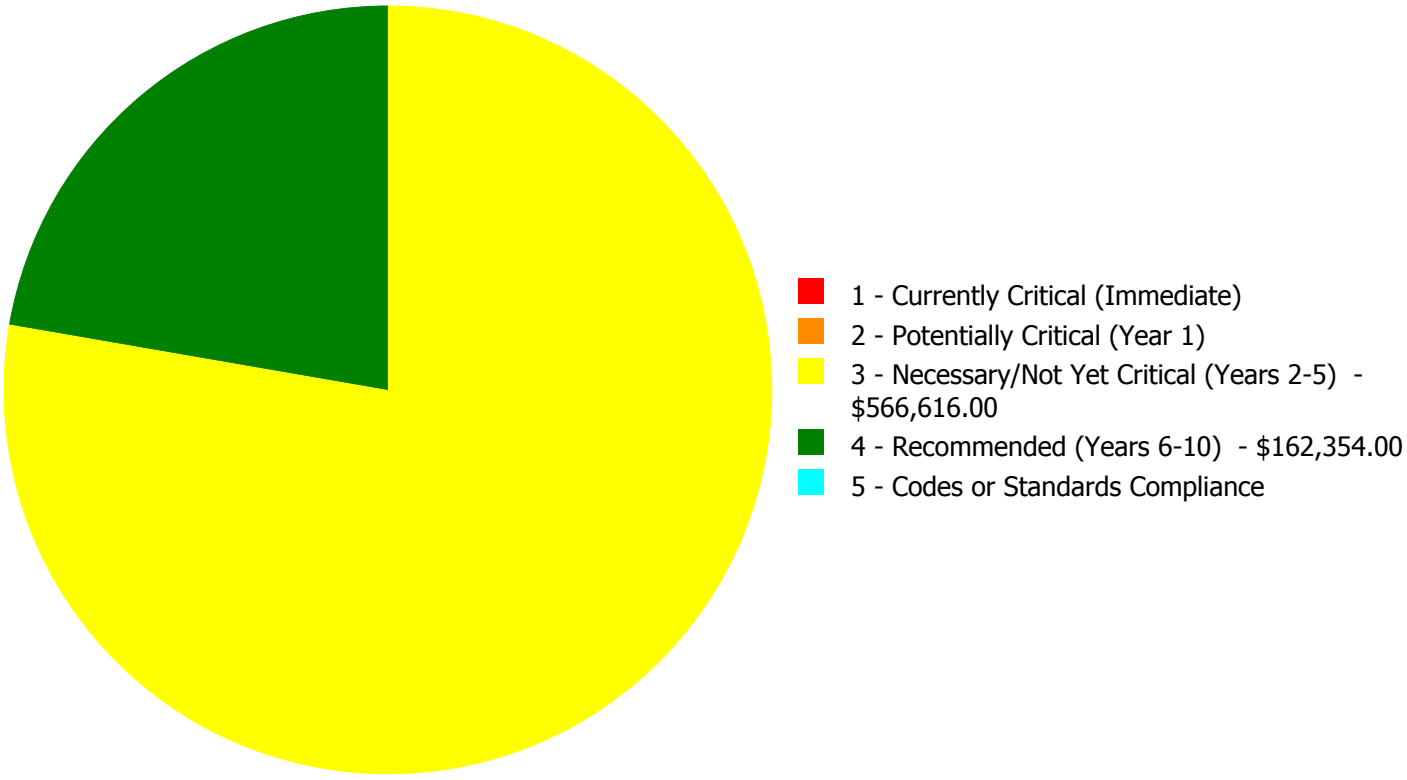
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $728,970.00

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: $728,970.00

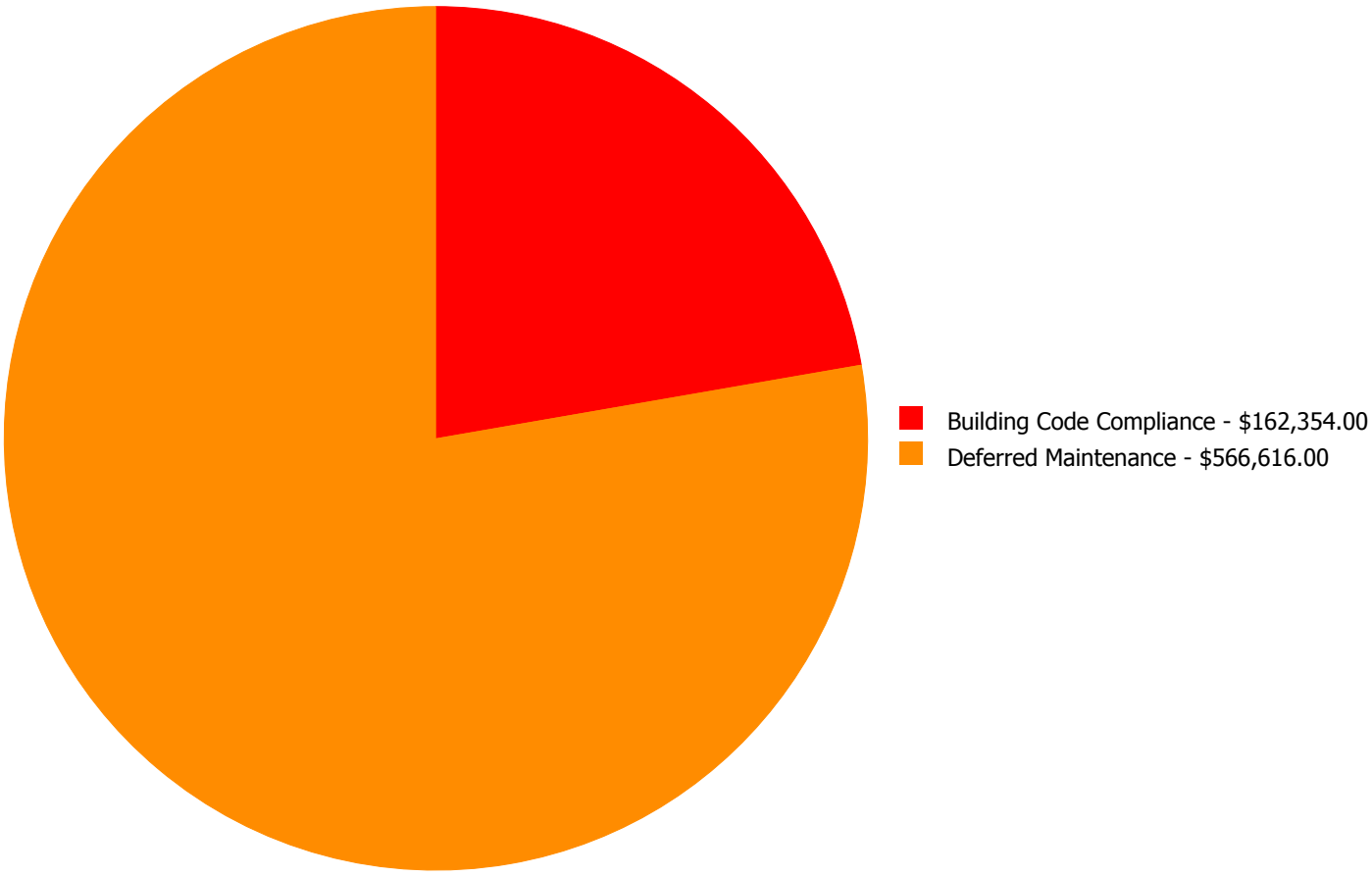
Deficiency By Priority Investment Table

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	$198,888.00	$0.00	$0.00	$198,888.00
C1030	Fittings	$0.00	$0.00	$206,239.00	$0.00	$0.00	$206,239.00
D2020	Domestic Water Distribution	$0.00	$0.00	$20,754.00	$0.00	$0.00	$20,754.00
D2030	Sanitary Waste	$0.00	$0.00	$32,860.00	$0.00	$0.00	$32,860.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$89,500.00	$0.00	$89,500.00
D4020	Standpipes	$0.00	$0.00	$0.00	$72,854.00	$0.00	$72,854.00
D5020	Branch Wiring	$0.00	$0.00	$107,875.00	$0.00	$0.00	$107,875.00
	Total:	$0.00	$0.00	$566,616.00	$162,354.00	$0.00	$728,970.00

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: $728,970.00

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: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 19,653.00
Unit of Measure: S.F.
Estimate: $198,888.00
Assessor Name: Terence Davis
Date Created: 12/08/2016

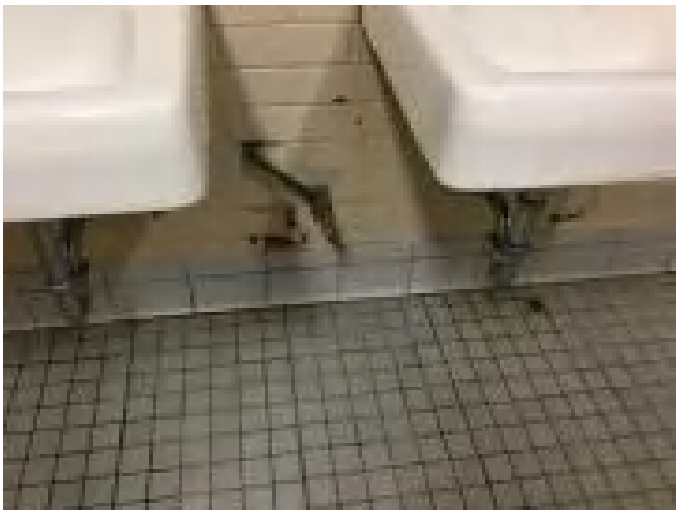
Notes: The aluminum frame, operable, single pane windows are aged, rusted, not energy efficient, and should be replaced.

System: C1030 - Fittings

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 19,653.00
Unit of Measure: S.F.
Estimate: $206,239.00
Assessor Name: Terence Davis
Date Created: 12/08/2016

Notes: The fittings throughout the building are aged, in marginal condition, handrails and room signage are ADA non-compliance and system should be replaced.

System: D2020 - Domestic Water Distribution



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 19,653.00
Unit of Measure: S.F.
Estimate: $20,754.00
Assessor Name: Terence Davis
Date Created: 12/08/2016

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

System: D2030 - Sanitary Waste

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 19,653.00
Unit of Measure: S.F.
Estimate: $32,860.00
Assessor Name: Terence Davis
Date Created: 12/08/2016

Notes: The sanitary waste system is aged, has reported periodic failures, and should be replaced.

System: D5020 - Branch Wiring

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 19,653.00
Unit of Measure: S.F.
Estimate: $107,875.00
Assessor Name: Terence Davis
Date Created: 12/08/2016

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 19,653.00
Unit of Measure: S.F.
Estimate: $89,500.00
Assessor Name: Terence Davis
Date Created: 12/20/2016

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 19,653.00
Unit of Measure: S.F.
Estimate: $72,854.00
Assessor Name: Terence Davis
Date Created: 12/20/2016

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	4,227
Year Built:	2005
Last Renovation:	
Replacement Value:	$771,385
Repair Cost:	$68,161.71
Total FCI:	8.84 %
Total RSLI:	55.46 %
FCA Score:	91.16

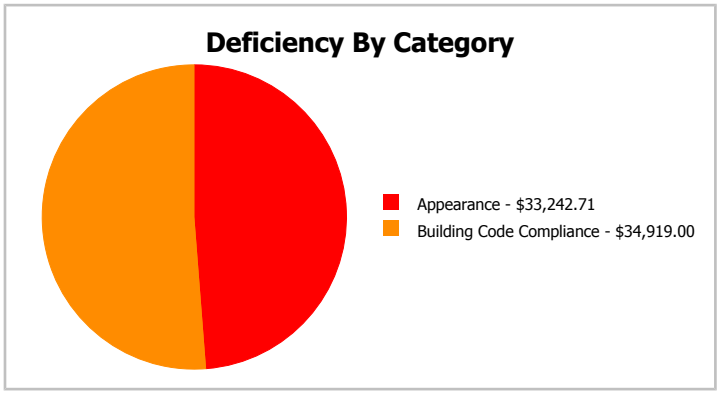
Description:

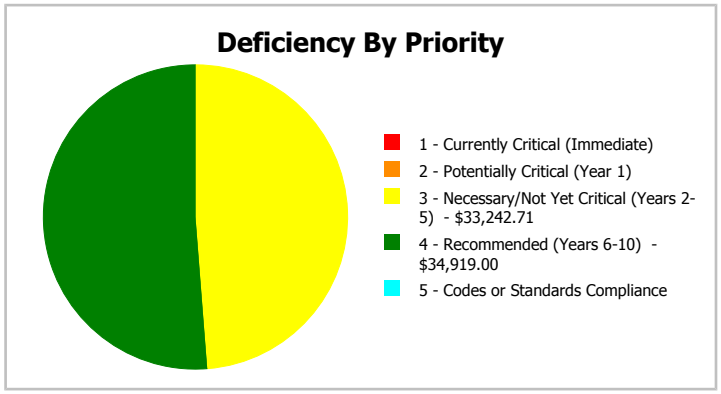
The narrative for this building is included in the Executive Summary Description at the front of this report.

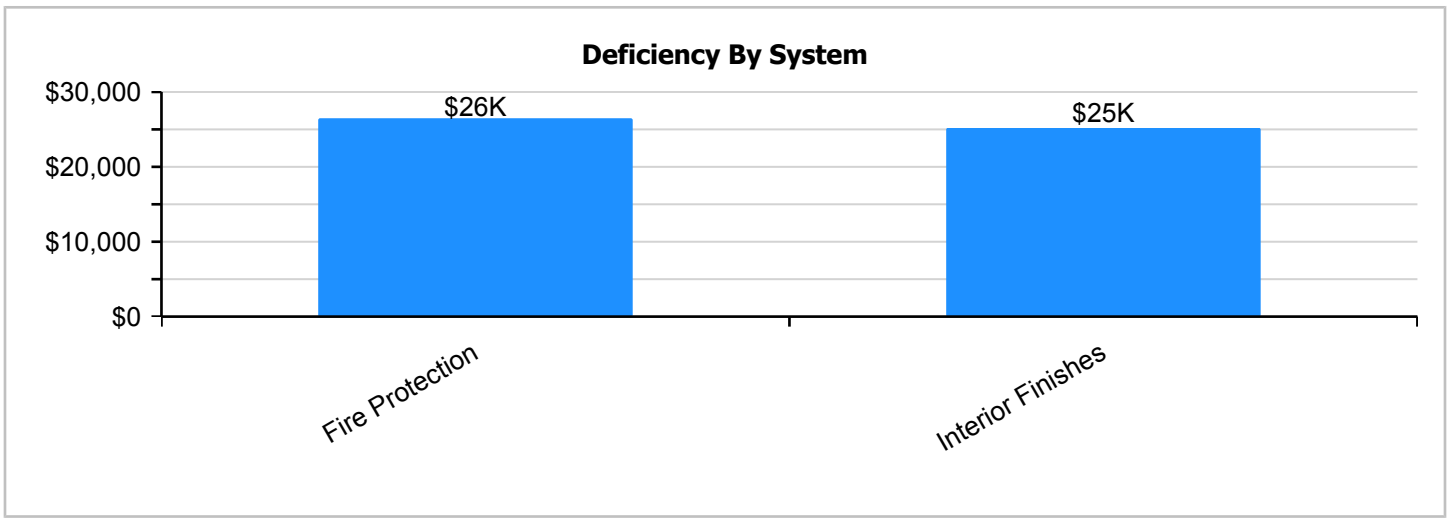
Attributes: This asset has no attributes.

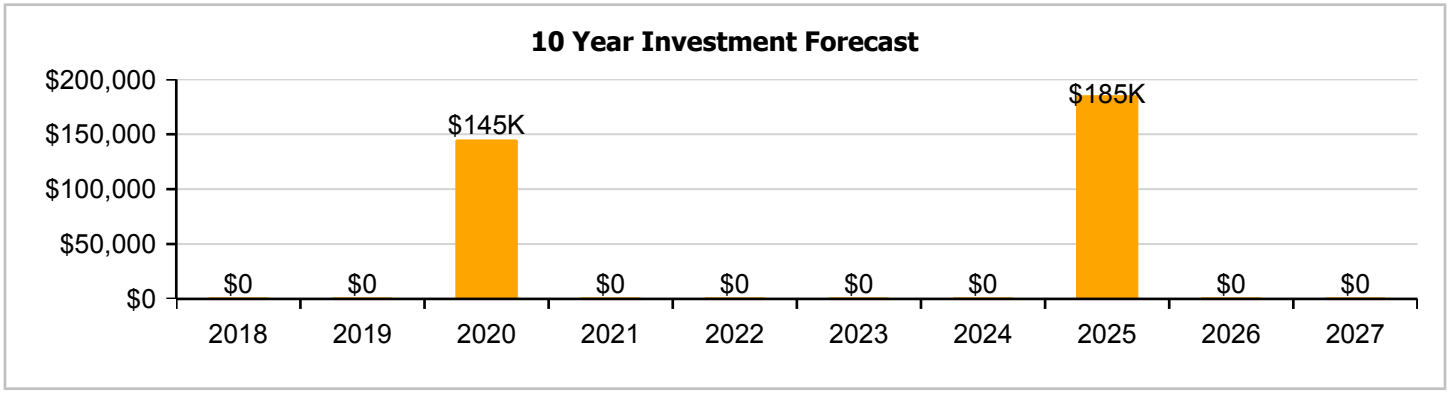
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	4,227
Year Built:	2005	Last Renovation:	
Repair Cost:	$68,162	Replacement Value:	$771,385
FCI:	8.84 %	RSLI%:	55.46 %









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	88.00 %	0.00 %	$0.00
B10 - Superstructure	88.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	73.29 %	0.00 %	$0.00
B30 - Roofing	60.00 %	0.00 %	$0.00
C10 - Interior Construction	62.80 %	0.00 %	$0.00
C30 - Interior Finishes	49.67 %	31.94 %	$33,242.71
D20 - Plumbing	60.00 %	0.00 %	$0.00
D30 - HVAC	21.82 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$34,919.00
D50 - Electrical	46.94 %	0.00 %	$0.00
E10 - Equipment	40.00 %	0.00 %	$0.00
E20 - Furnishings	40.00 %	0.00 %	$0.00
Totals:	**55.46 %**	**8.84 %**	**$68,161.71**

Photo Album

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

1). South Elevation - Dec 08, 2016

2). West Elevation - Dec 08, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.70	S.F.	4,227	100	2005	2105		88.00 %	0.00 %	88			$19,867
A1030	Slab on Grade	$8.26	S.F.	4,227	100	2005	2105		88.00 %	0.00 %	88			$34,915
B1010	Floor Construction	$1.61	S.F.	4,227	100	2005	2105		88.00 %	0.00 %	88			$6,805
B1020	Roof Construction	$15.44	S.F.	4,227	100	2005	2105		88.00 %	0.00 %	88			$65,265
B2010	Exterior Walls	$9.24	S.F.	4,227	100	2005	2105		88.00 %	0.00 %	88			$39,057
B2020	Exterior Windows	$9.20	S.F.	4,227	30	2005	2035		60.00 %	0.00 %	18			$38,888
B2030	Exterior Doors	$1.02	S.F.	4,227	30	2005	2035		60.00 %	0.00 %	18			$4,312
B3010130	Preformed Metal Roofing	$9.66	S.F.	4,227	30	2005	2035		60.00 %	0.00 %	18			$40,833
C1010	Partitions	$10.59	S.F.	4,227	75	2005	2080		84.00 %	0.00 %	63			$44,764
C1020	Interior Doors	$2.48	S.F.	4,227	30	2005	2035		60.00 %	0.00 %	18			$10,483
C1030	Fittings	$9.54	S.F.	4,227	20	2005	2025		40.00 %	0.00 %	8			$40,326
C3010	Wall Finishes	$2.73	S.F.	4,227	10	2015	2025		80.00 %	0.00 %	8			$11,540
C3020	Floor Finishes	$11.15	S.F.	4,227	20	2005	2025		40.00 %	70.53 %	8		$33,242.71	$47,131
C3030	Ceiling Finishes	$10.74	S.F.	4,227	25	2005	2030		52.00 %	0.00 %	13			$45,398
D2010	Plumbing Fixtures	$11.26	S.F.	4,227	30	2005	2035		60.00 %	0.00 %	18			$47,596
D2020	Domestic Water Distribution	$0.96	S.F.	4,227	30	2005	2035		60.00 %	0.00 %	18			$4,058
D2030	Sanitary Waste	$1.52	S.F.	4,227	30	2005	2035		60.00 %	0.00 %	18			$6,425
D3050	Terminal & Package Units	$19.11	S.F.	4,227	15	2005	2020		20.00 %	0.00 %	3			$80,778
D3060	Controls & Instrumentation	$1.91	S.F.	4,227	20	2005	2025		40.00 %	0.00 %	8			$8,074
D4010	Sprinklers	$4.14	S.F.	4,227	20			2016	0.00 %	110.00 %	-1		$19,250.00	$17,500
D4020	Standpipes	$3.37	S.F.	4,227	20			2016	0.00 %	110.00 %	-1		$15,669.00	$14,245
D5010	Electrical Service/Distribution	$1.65	S.F.	4,227	40	2005	2045		70.00 %	0.00 %	28			$6,975
D5020	Branch Wiring	$4.99	S.F.	4,227	30	2005	2035		60.00 %	0.00 %	18			$21,093
D5020	Lighting	$11.64	S.F.	4,227	30	2005	2035		60.00 %	0.00 %	18			$49,202
D5030810	Security & Detection Systems	$1.83	S.F.	4,227	15	2005	2020		20.00 %	0.00 %	3			$7,735
D5030910	Fire Alarm Systems	$3.31	S.F.	4,227	15	2005	2020		20.00 %	0.00 %	3			$13,991
D5030920	Data Communication	$4.30	S.F.	4,227	15	2005	2020		20.00 %	0.00 %	3			$18,176
D5090	Other Electrical Systems	$0.12	S.F.	4,227	20	2005	2025		40.00 %	0.00 %	8			$507
E1020	Institutional Equipment	$0.30	S.F.	4,227	20	2005	2025		40.00 %	0.00 %	8			$1,268
E2010	Fixed Furnishings	$5.72	S.F.	4,227	20	2005	2025		40.00 %	0.00 %	8			$24,178
								Total	**55.46 %**	**8.84 %**			**$68,161.71**	**$771,385**

System Notes

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

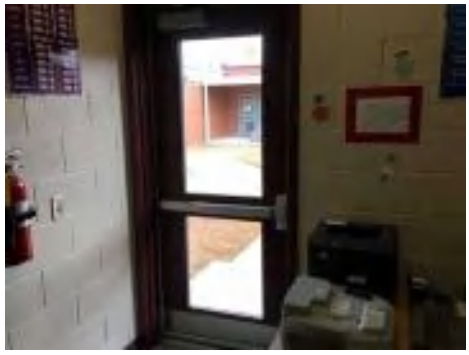
System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors



Note:

System: B3010130 - Preformed Metal Roofing

Note:

System: C1010 - Partitions

Note:

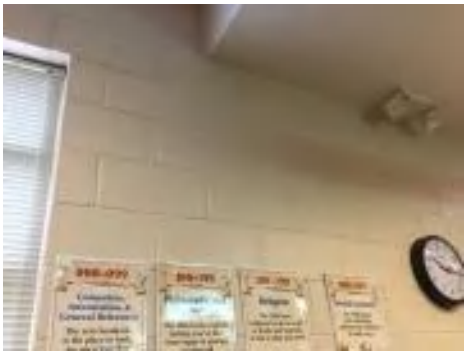
System: C1020 - Interior Doors

Note:

System: C1030 - Fittings

Note:

System: C3010 - Wall Finishes

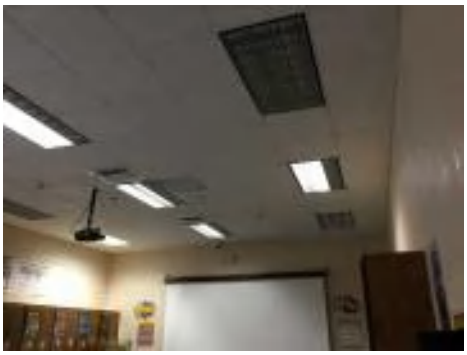


Note:

System: C3020 - Floor Finishes

Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

Note:

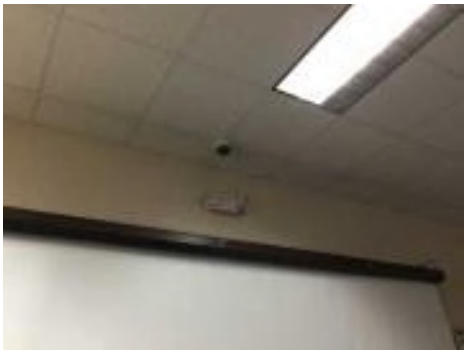
System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

Note:

System: D5030810 - Security & Detection Systems

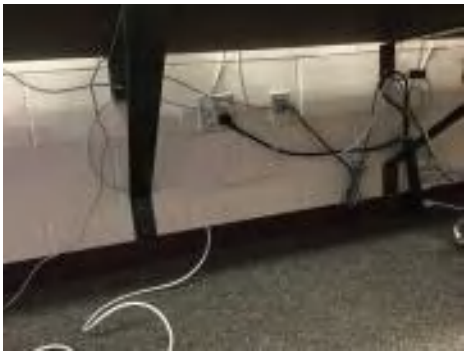


Note:

System: D5030910 - Fire Alarm Systems

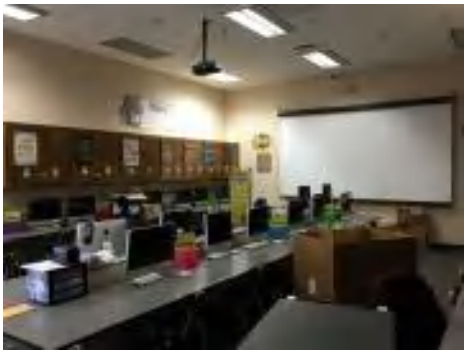
Note:

System: D5030920 - Data Communication



Note:

System: E1020 - Institutional Equipment



Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

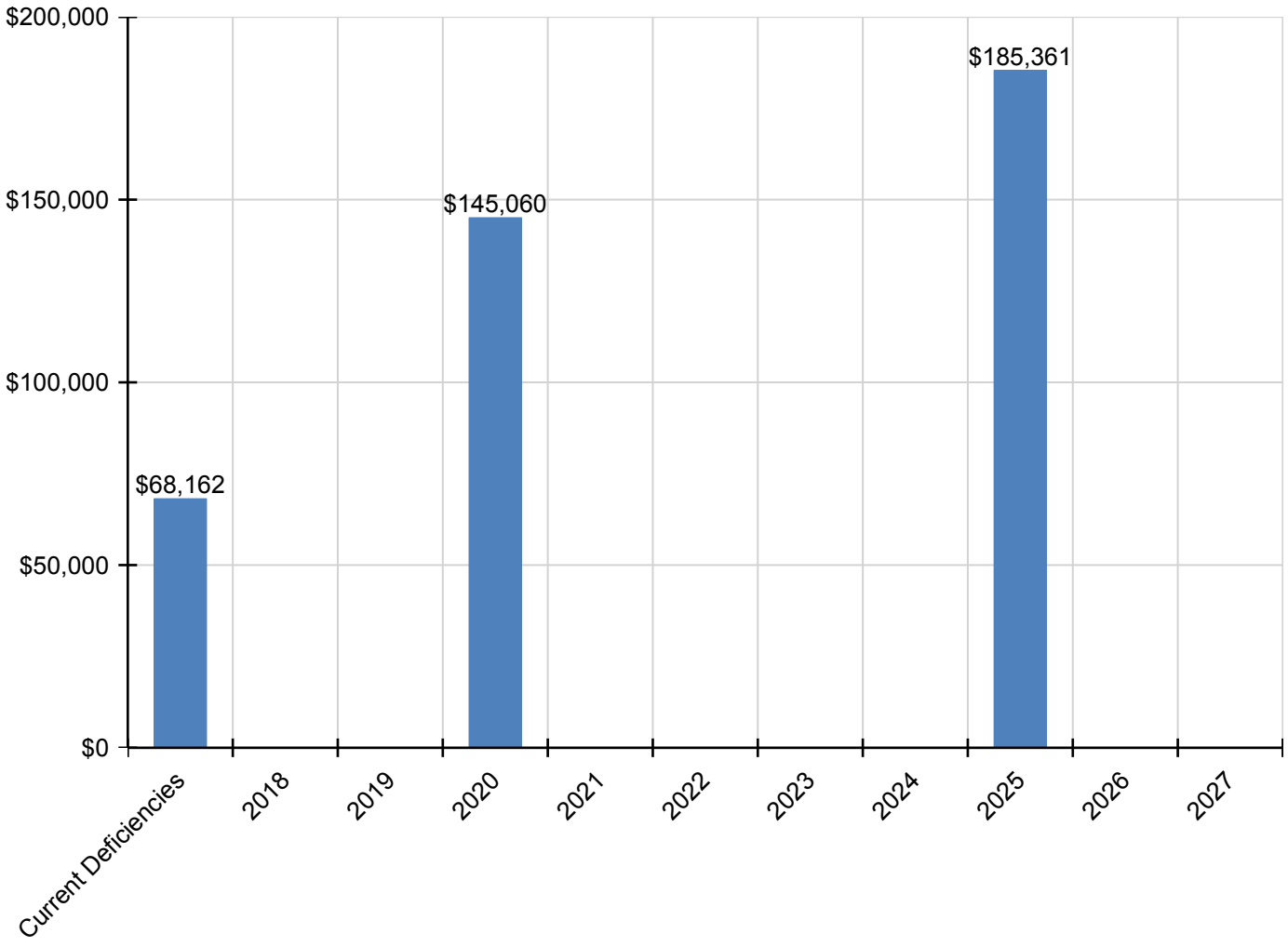
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$68,162**	**$0**	**$0**	**$145,060**	**$0**	**$0**	**$0**	**$0**	**$185,361**	**$0**	**$0**	**$398,583**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$56,191	$0	$0	**$56,191**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$16,080	$0	$0	**$16,080**
C3020 - Floor Finishes	$33,243	$0	$0	$0	$0	$0	$0	$0	$65,674	$0	$0	**$98,917**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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**
D3050 - Terminal & Package Units	$0	$0	$0	$97,095	$0	$0	$0	$0	$0	$0	$0	**$97,095**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$11,250	$0	$0	**$11,250**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$19,250	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$19,250**
D4020 - Standpipes	$15,669	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$15,669**
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	$9,298	$0	$0	$0	$0	$0	$0	$0	**$9,298**
D5030910 - Fire Alarm Systems	$0	$0	$0	$16,818	$0	$0	$0	$0	$0	$0	$0	**$16,818**
D5030920 - Data Communication	$0	$0	$0	$21,848	$0	$0	$0	$0	$0	$0	$0	**$21,848**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$0	$0	$707	$0	$0	**$707**
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	$1,767	$0	$0	**$1,767**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$33,691	$0	$0	**$33,691**

** Indicates non-renewable system*

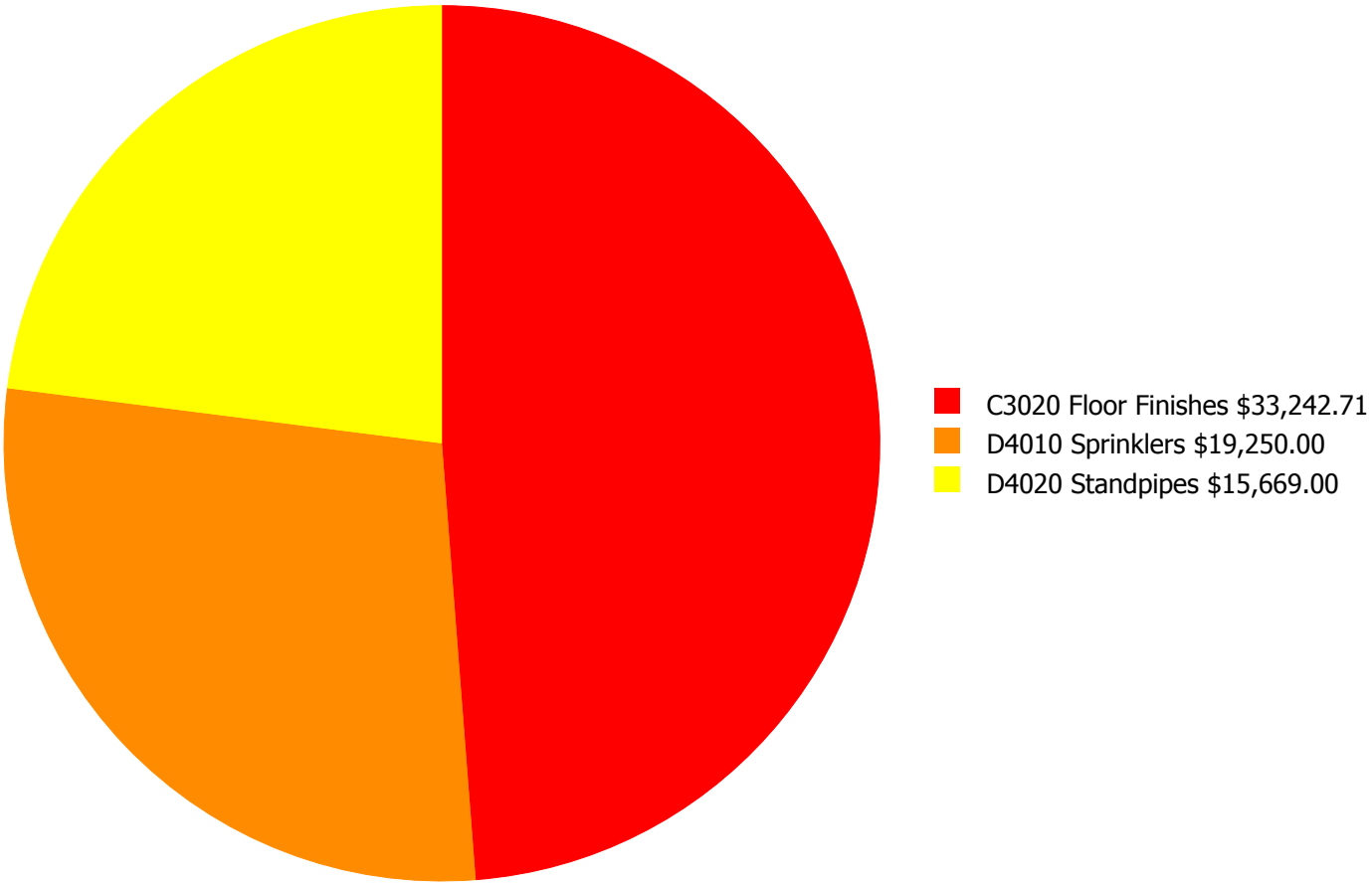
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

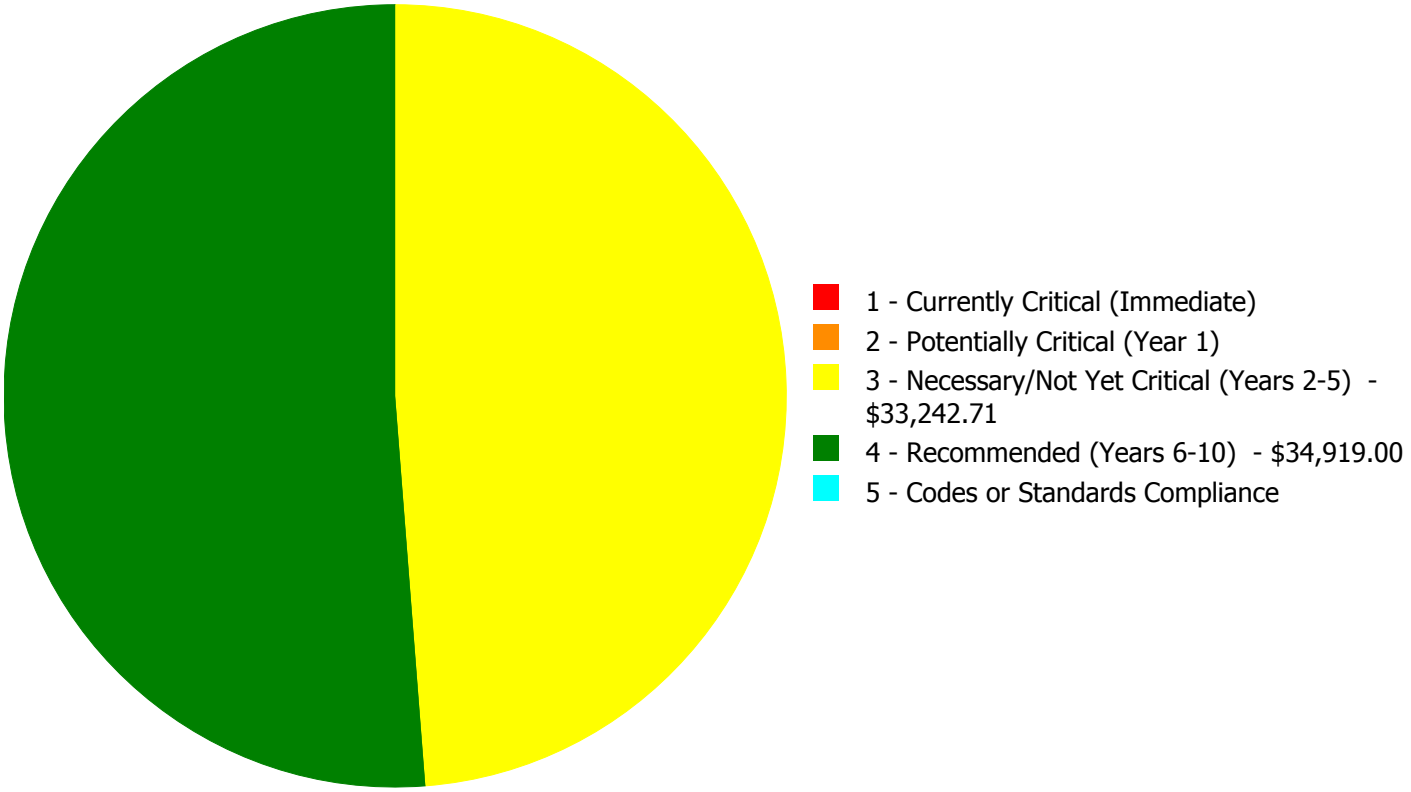
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $68,161.71

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: $68,161.71

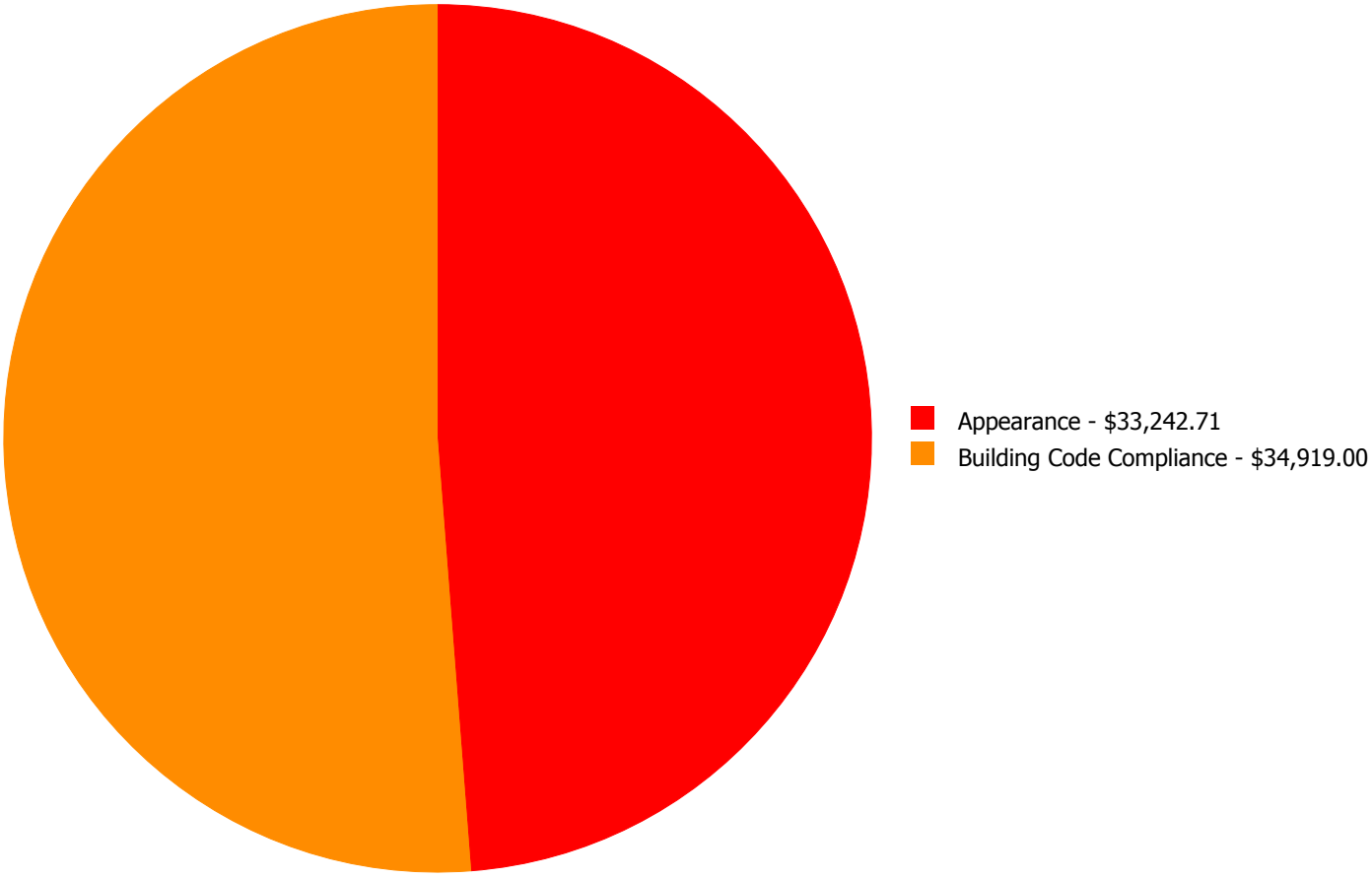
Deficiency By Priority Investment Table

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	$33,242.71	$0.00	$0.00	$33,242.71
D4010	Sprinklers	$0.00	$0.00	$0.00	$19,250.00	$0.00	$19,250.00
D4020	Standpipes	$0.00	$0.00	$0.00	$15,669.00	$0.00	$15,669.00
	Total:	$0.00	$0.00	$33,242.71	$34,919.00	$0.00	$68,161.71

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:



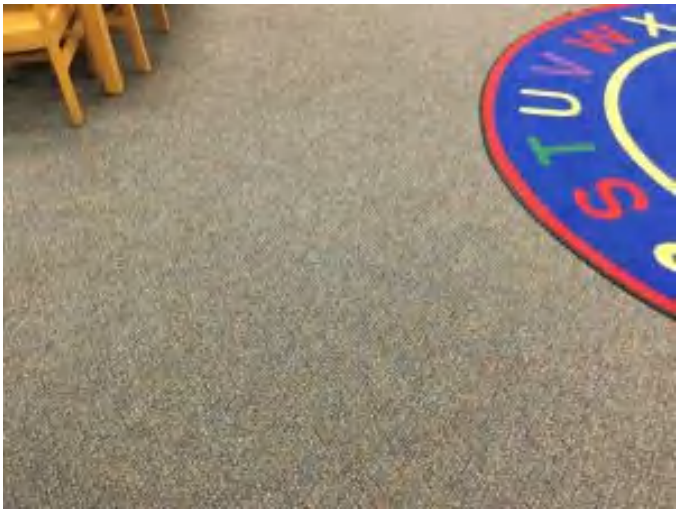
Budget Estimate Total: $68,161.71

Deficiency Details by Priority

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

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

System: C3020 - Floor Finishes



Location: Media
Distress: Beyond Service Life
Category: Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace carpet
Qty: 388.88
Unit of Measure: S.Y.
Estimate: $33,242.71
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

Notes: The carpet is stained, showing signs of failure and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 4,227.00
Unit of Measure: S.F.
Estimate: $19,250.00
Assessor Name: Eduardo Lopez
Date Created: 12/20/2016

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 4,227.00
Unit of Measure: S.F.
Estimate: $15,669.00
Assessor Name: Eduardo Lopez
Date Created: 12/20/2016

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	22,714
Year Built:	2009
Last Renovation:	
Replacement Value:	$4,138,263
Repair Cost:	$187,641.00
Total FCI:	4.53 %
Total RSLI:	68.83 %
FCA Score:	95.47

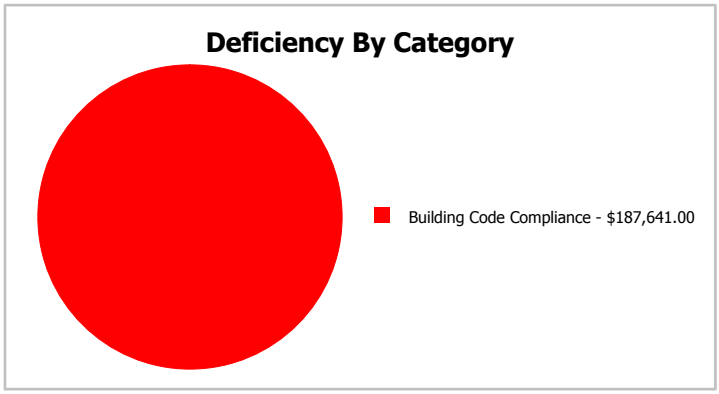
Description:

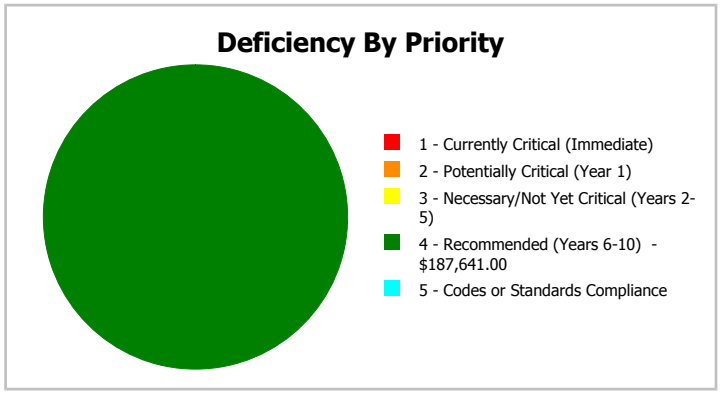
The narrative for this building is included in the Executive Summary Description at the front of this report.

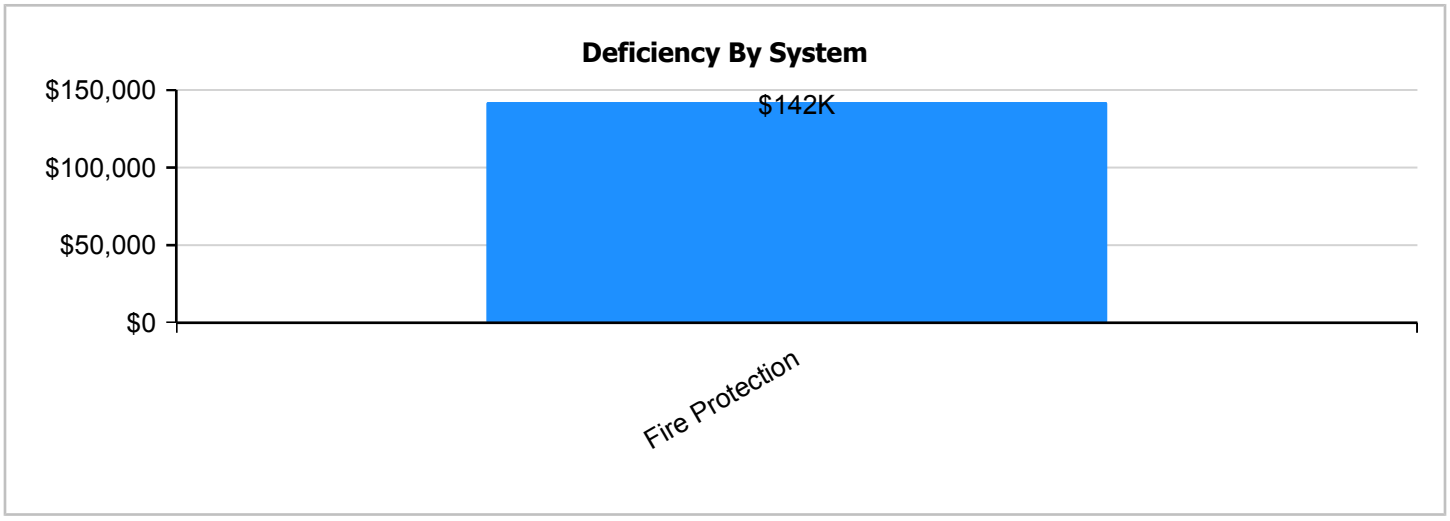
Attributes: This asset has no attributes.

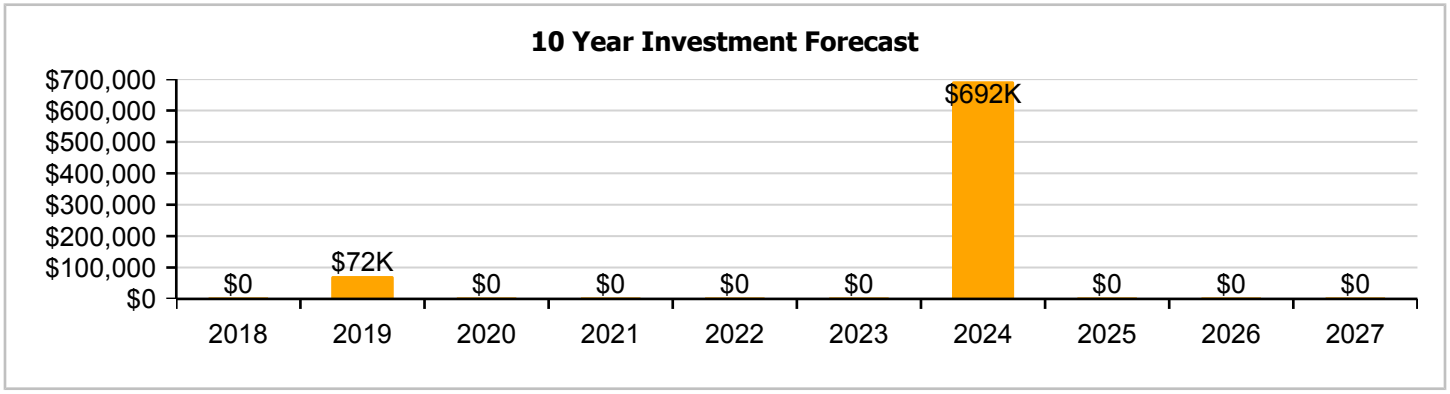
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	22,714
Year Built:	2009	Last Renovation:	
Repair Cost:	$187,641	Replacement Value:	$4,138,263
FCI:	4.53 %	RSLI%:	68.83 %









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	92.00 %	0.00 %	$0.00
B10 - Superstructure	92.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	82.20 %	0.00 %	$0.00
B30 - Roofing	73.33 %	0.00 %	$0.00
C10 - Interior Construction	75.20 %	0.00 %	$0.00
C30 - Interior Finishes	59.05 %	0.00 %	$0.00
D20 - Plumbing	73.33 %	0.00 %	$0.00
D30 - HVAC	55.52 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$187,641.00
D50 - Electrical	64.63 %	0.00 %	$0.00
E20 - Furnishings	60.00 %	0.00 %	$0.00
Totals:	**68.83 %**	**4.53 %**	**$187,641.00**

Photo Album

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

1). East Elevation - Dec 08, 2016

2). South Elevation - Dec 08, 2016

3). North Elevation - Dec 08, 2016

4). West Elevation - Dec 08, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.70	S.F.	22,714	100	2009	2109		92.00 %	0.00 %	92			$106,756
A1030	Slab on Grade	$8.26	S.F.	22,714	100	2009	2109		92.00 %	0.00 %	92			$187,618
B1010	Floor Construction	$1.61	S.F.	22,714	100	2009	2109		92.00 %	0.00 %	92			$36,570
B1020	Roof Construction	$15.44	S.F.	22,714	100	2009	2109		92.00 %	0.00 %	92			$350,704
B2010	Exterior Walls	$9.24	S.F.	22,714	100	2009	2109		92.00 %	0.00 %	92			$209,877
B2020	Exterior Windows	$9.20	S.F.	22,714	30	2009	2039		73.33 %	0.00 %	22			$208,969
B2030	Exterior Doors	$1.02	S.F.	22,714	30	2009	2039		73.33 %	0.00 %	22			$23,168
B3010130	Preformed Metal Roofing	$9.66	S.F.	22,714	30	2009	2039		73.33 %	0.00 %	22			$219,417
C1010	Partitions	$10.59	S.F.	22,714	75	2009	2084		89.33 %	0.00 %	67			$240,541
C1020	Interior Doors	$2.48	S.F.	22,714	30	2009	2039		73.33 %	0.00 %	22			$56,331
C1030	Fittings	$9.54	S.F.	22,714	20	2009	2029		60.00 %	0.00 %	12			$216,692
C3010	Wall Finishes	$2.73	S.F.	22,714	10	2009	2019		20.00 %	0.00 %	2			$62,009
C3020	Floor Finishes	$11.15	S.F.	22,714	20	2009	2029		60.00 %	0.00 %	12			$253,261
C3030	Ceiling Finishes	$10.74	S.F.	22,714	25	2009	2034		68.00 %	0.00 %	17			$243,948
D2010	Plumbing Fixtures	$11.26	S.F.	22,714	30	2009	2039		73.33 %	0.00 %	22			$255,760
D2020	Domestic Water Distribution	$0.96	S.F.	22,714	30	2009	2039		73.33 %	0.00 %	22			$21,805
D2030	Sanitary Waste	$1.52	S.F.	22,714	30	2009	2039		73.33 %	0.00 %	22			$34,525
D3040	Distribution Systems	$6.02	S.F.	22,714	30	2009	2039		73.33 %	0.00 %	22			$136,738
D3050	Terminal & Package Units	$13.09	S.F.	22,714	15	2009	2024		46.67 %	0.00 %	7			$297,326
D3060	Controls & Instrumentation	$1.91	S.F.	22,714	20	2009	2029		60.00 %	0.00 %	12			$43,384
D4010	Sprinklers	$4.14	S.F.	22,714	20			2016	0.00 %	110.00 %	-1		$103,440.00	$94,036
D4020	Standpipes	$3.37	S.F.	22,714	20			2016	0.00 %	110.00 %	-1		$84,201.00	$76,546
D5010	Electrical Service/Distribution	$1.65	S.F.	22,714	40	2009	2049		80.00 %	0.00 %	32			$37,478
D5020	Branch Wiring	$4.99	S.F.	22,714	30	2009	2039		73.33 %	0.00 %	22			$113,343
D5020	Lighting	$11.64	S.F.	22,714	30	2009	2039		73.33 %	0.00 %	22			$264,391
D5030810	Security & Detection Systems	$1.83	S.F.	22,714	15	2009	2024		46.67 %	0.00 %	7			$41,567
D5030910	Fire Alarm Systems	$3.31	S.F.	22,714	15	2009	2024		46.67 %	0.00 %	7			$75,183
D5030920	Data Communication	$4.30	S.F.	22,714	15	2009	2024		46.67 %	0.00 %	7			$97,670
D5090	Other Electrical Systems	$0.12	S.F.	22,714	20	2009	2029		60.00 %	0.00 %	12			$2,726
E2010	Fixed Furnishings	$5.72	S.F.	22,714	20	2009	2029		60.00 %	0.00 %	12			$129,924
								Total	**68.83 %**	**4.53 %**			**$187,641.00**	**$4,138,263**

System Notes

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

System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

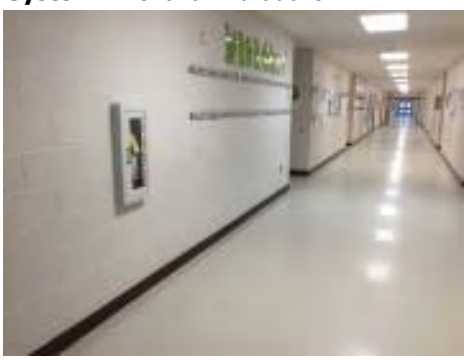
System: B2030 - Exterior Doors

Note:

System: B3010130 - Preformed Metal Roofing

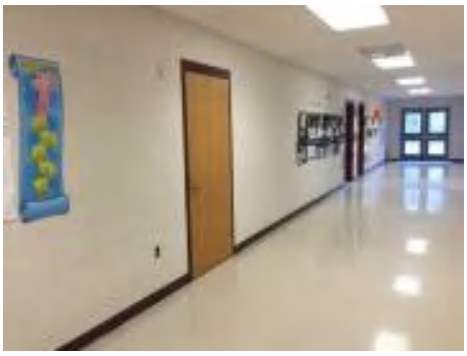
Note:

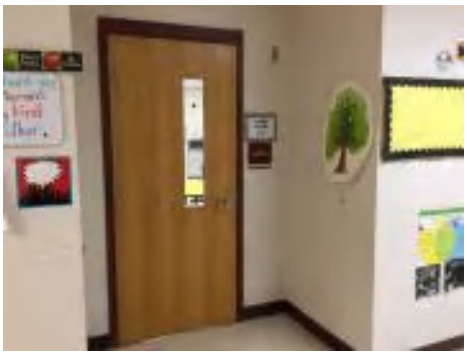
System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



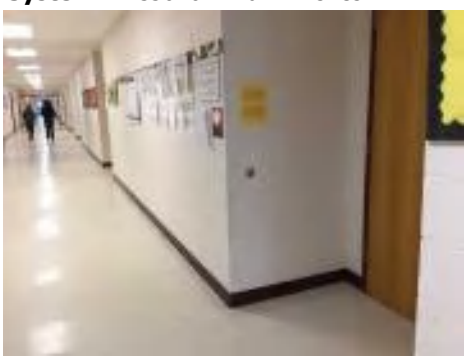


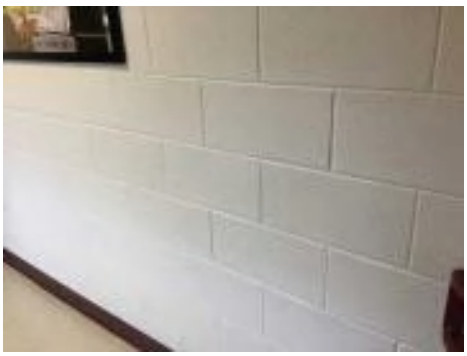
Note:

System: C1030 - Fittings

Note:

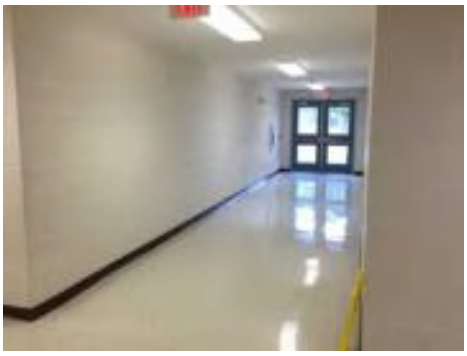
System: C3010 - Wall Finishes





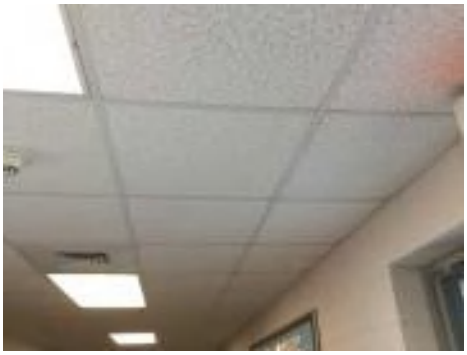
Note:

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

Note:

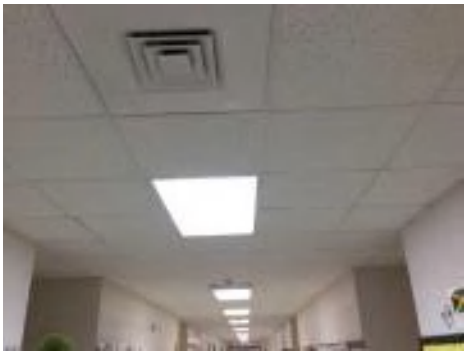
System: D5010 - Electrical Service/Distribution

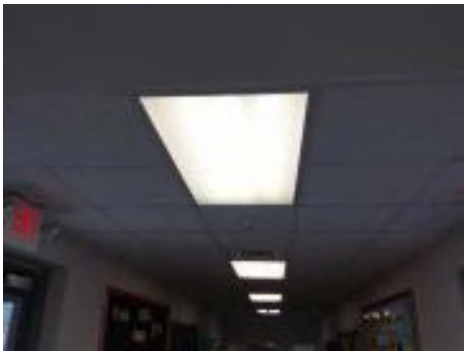
Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting



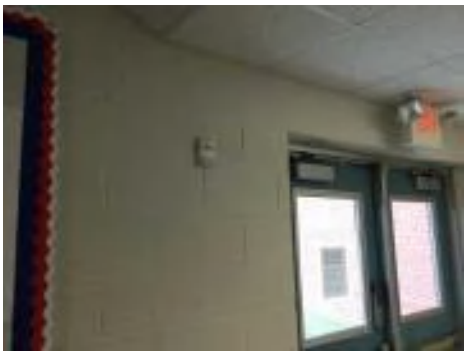


Note:

System: D5030810 - Security & Detection Systems

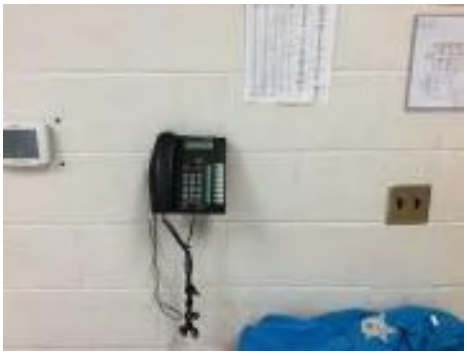
Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems

Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

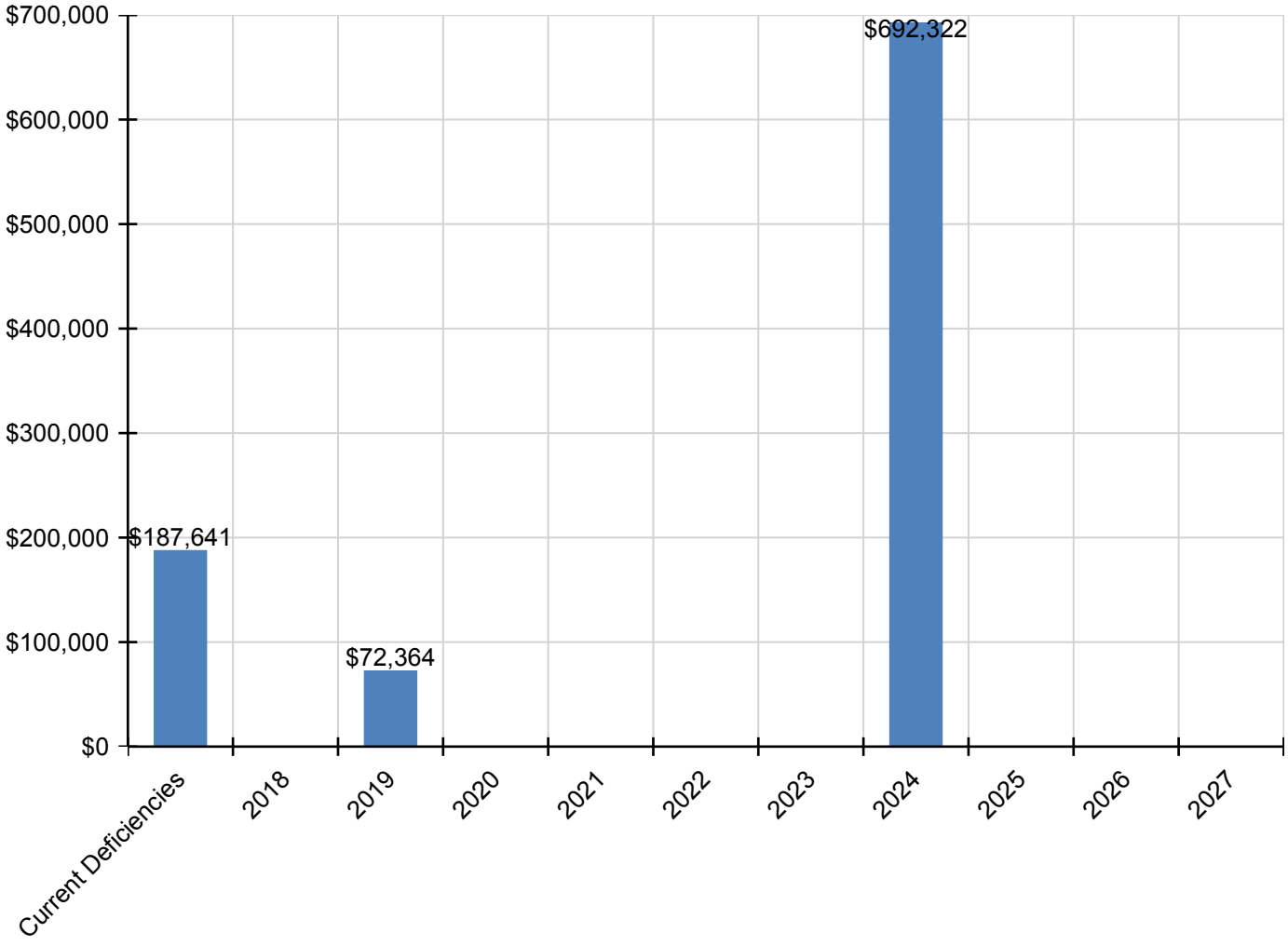
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$187,641**	**$0**	**$72,364**	**$0**	**$0**	**$0**	**$0**	**$692,322**	**$0**	**$0**	**$0**	**$952,327**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$72,364	$0	$0	$0	$0	$0	$0	$0	$0	**$72,364**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$0	$0	$0	$0	$0	$0	$0	$402,241	$0	$0	$0	**$402,241**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$103,440	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$103,440**
D4020 - Standpipes	$84,201	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$84,201**
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	$56,234	$0	$0	$0	**$56,234**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$101,713	$0	$0	$0	**$101,713**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$132,134	$0	$0	$0	**$132,134**
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**
E20 - Furnishings	$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**

** Indicates non-renewable system*

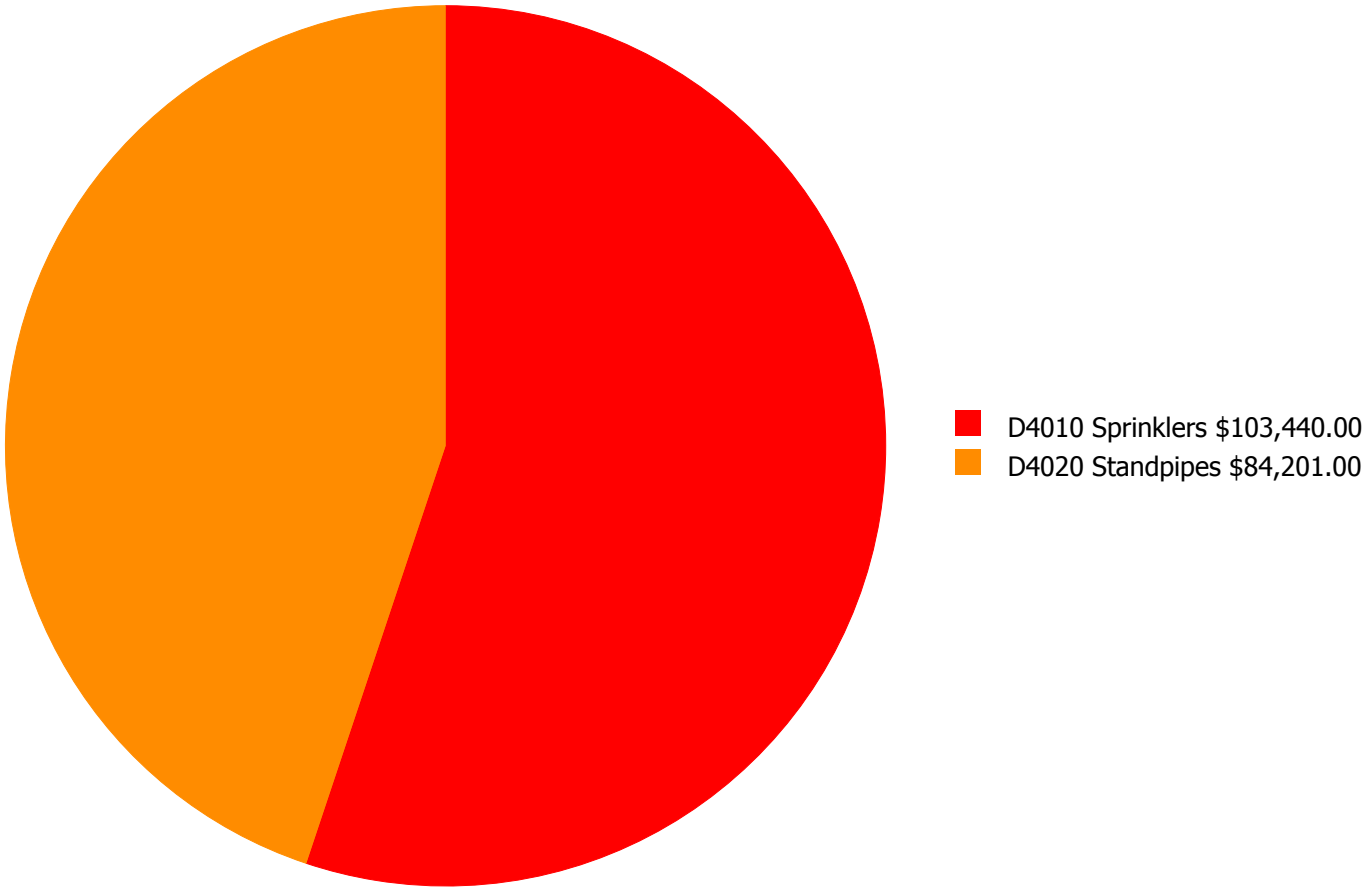
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

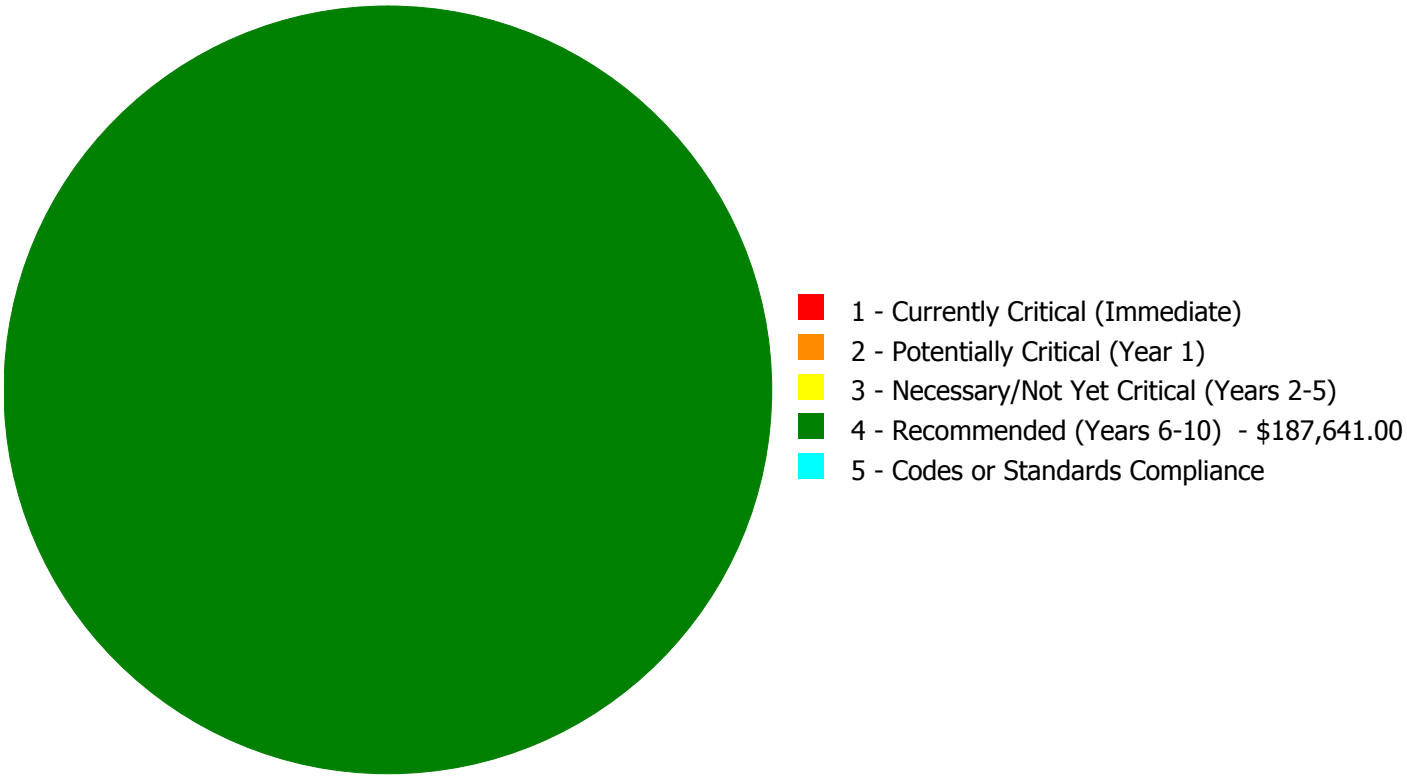
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $187,641.00

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: $187,641.00

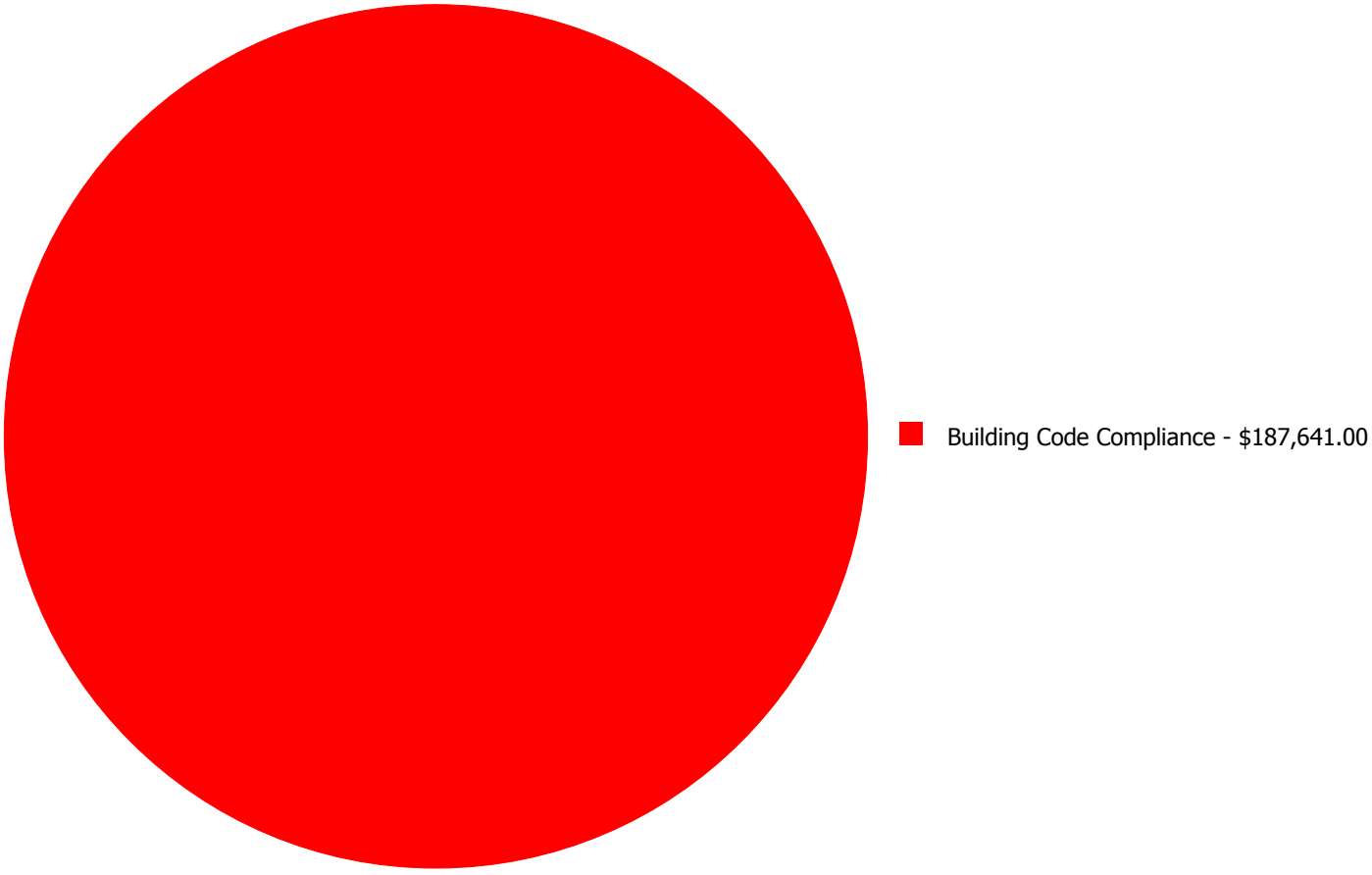
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
D4010	Sprinklers	$0.00	$0.00	$0.00	$103,440.00	$0.00	$103,440.00
D4020	Standpipes	$0.00	$0.00	$0.00	$84,201.00	$0.00	$84,201.00
	Total:	$0.00	$0.00	$0.00	$187,641.00	$0.00	$187,641.00

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: $187,641.00

Deficiency Details by Priority

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location:	Throughout
Distress:	Missing
Category:	Building Code Compliance
Priority:	4 - Recommended (Years 6-10)
Correction:	Renew System
Qty:	22,714.00
Unit of Measure:	S.F.
Estimate:	$103,440.00
Assessor Name:	Eduardo Lopez
Date Created:	12/20/2016

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

System: D4020 - Standpipes

This deficiency has no image.

Location:	Throughout
Distress:	Missing
Category:	Building Code Compliance
Priority:	4 - Recommended (Years 6-10)
Correction:	Renew System
Qty:	22,714.00
Unit of Measure:	S.F.
Estimate:	$84,201.00
Assessor Name:	Eduardo Lopez
Date Created:	12/20/2016

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	74,194
Year Built:	1955
Last Renovation:	
Replacement Value:	$2,166,466
Repair Cost:	$685,971.00
Total FCI:	31.66 %
Total RSLI:	35.73 %
FCA Score:	68.34

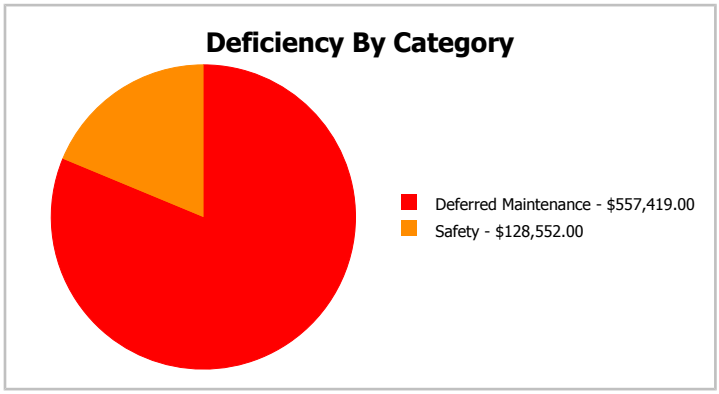
Description:

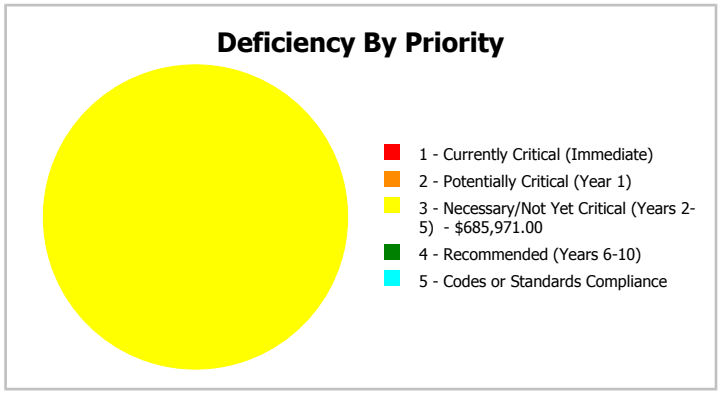
The narrative for this site is included in the Executive Summary Description at the front of this report.

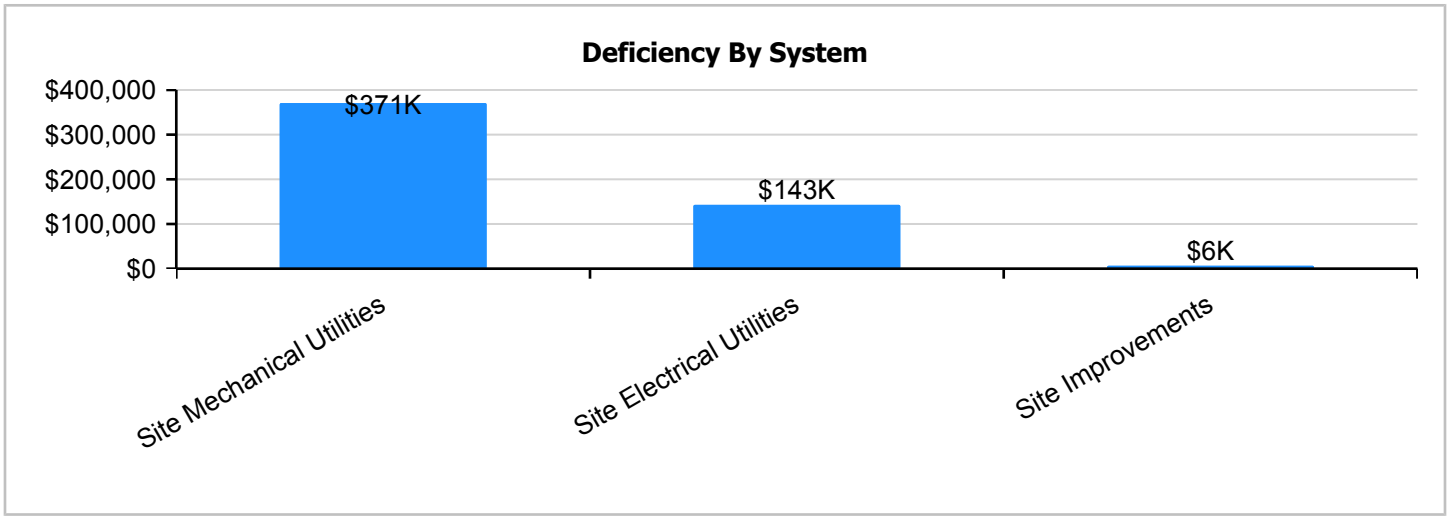
Attributes: This asset has no attributes.

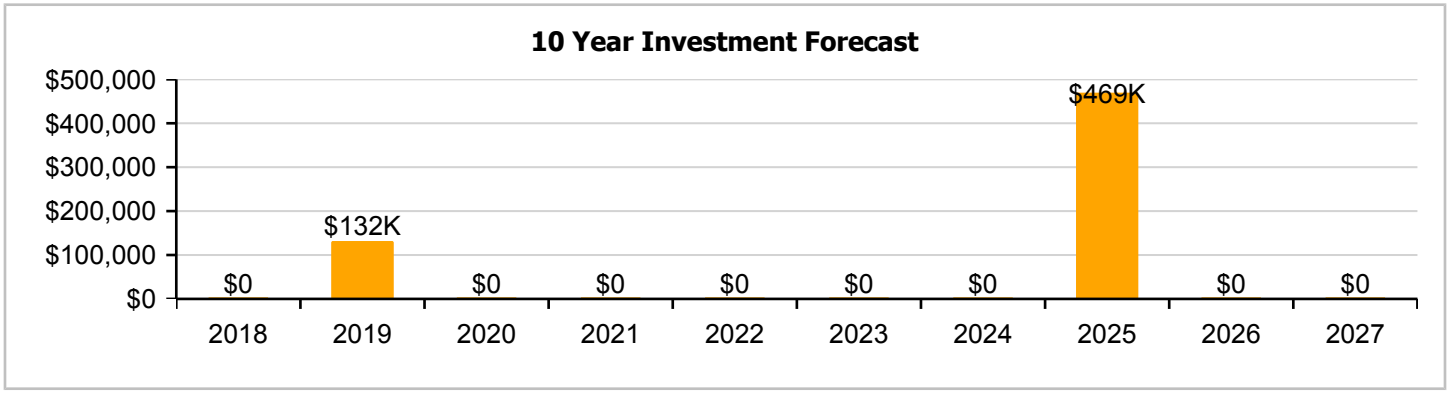
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	74,194
Year Built:	1955	Last Renovation:	
Repair Cost:	$685,971	Replacement Value:	$2,166,466
FCI:	31.66 %	RSLI%:	35.73 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	42.37 %	0.71 %	$8,580.00
G30 - Site Mechanical Utilities	21.35 %	79.10 %	$488,864.00
G40 - Site Electrical Utilities	38.33 %	54.53 %	$188,527.00
Totals:	**35.73 %**	**31.66 %**	**$685,971.00**

Photo Album

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

1). Aerial Image of Johnsonville Elementary School - Mar 03, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$3.81	S.F.	74,194	25	2005	2030		52.00 %	0.00 %	13			$282,679
G2020	Parking Lots	$1.33	S.F.	74,194	25	2005	2030		52.00 %	0.00 %	13			$98,678
G2030	Pedestrian Paving	$1.91	S.F.	74,194	30	2005	2035		60.00 %	0.00 %	18			$141,711
G2040105	Fence & Guardrails	$1.23	S.F.	74,194	30	2005	2035		60.00 %	9.40 %	18		$8,580.00	$91,259
G2040950	Covered Walkways	$1.52	S.F.	74,194	25	1994	2019		8.00 %	0.00 %	2			$112,775
G2040950	Playing Field	$4.54	S.F.	74,194	20	2005	2025		40.00 %	0.00 %	8			$336,841
G2050	Landscaping	$1.87	S.F.	74,194	15	2005	2020		20.00 %	0.00 %	3			$138,743
G3010	Water Supply	$2.34	S.F.	74,194	50	2005	2055		76.00 %	0.00 %	38			$173,614
G3020	Sanitary Sewer	$1.45	S.F.	74,194	50	1955	2005		0.00 %	110.00 %	-12		$118,339.00	$107,581
G3030	Storm Sewer	$4.54	S.F.	74,194	50	1955	2005		0.00 %	110.00 %	-12		$370,525.00	$336,841
G4010	Electrical Distribution	$2.35	S.F.	74,194	50	2005	2055		76.00 %	0.00 %	38			$174,356
G4020	Site Lighting	$1.47	S.F.	74,194	30	1985	2015		0.00 %	110.00 %	-2		$119,972.00	$109,065
G4030	Site Communications & Security	$0.84	S.F.	74,194	15	2001	2016		0.00 %	110.00 %	-1		$68,555.00	$62,323
								Total	**35.73 %**	**31.66 %**			**$685,971.00**	**$2,166,466**

System Notes

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

System: G2010 - Roadways

Note:

System: G2020 - Parking Lots

Note:

System: G2030 - Pedestrian Paving

Note:

System: G2040105 - Fence & Guardrails

Note:

System: G2040950 - Covered Walkways

Note:

System: G2040950 - Playing Field

Note:

System: G2050 - Landscaping

Note:

System: G3010 - Water Supply

Note:

System: G3020 - Sanitary Sewer

Note:

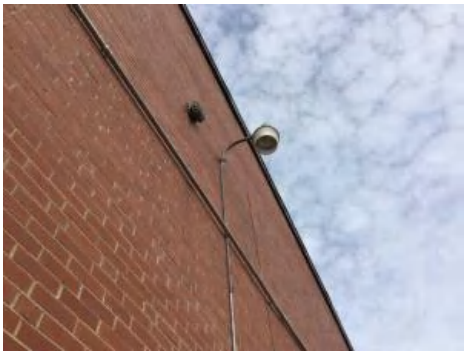
System: G3030 - Storm Sewer

Note:

System: G4010 - Electrical Distribution

Note:

System: G4020 - Site Lighting



Note:

System: G4030 - Site Communications & Security

Note:

Renewal Schedule

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

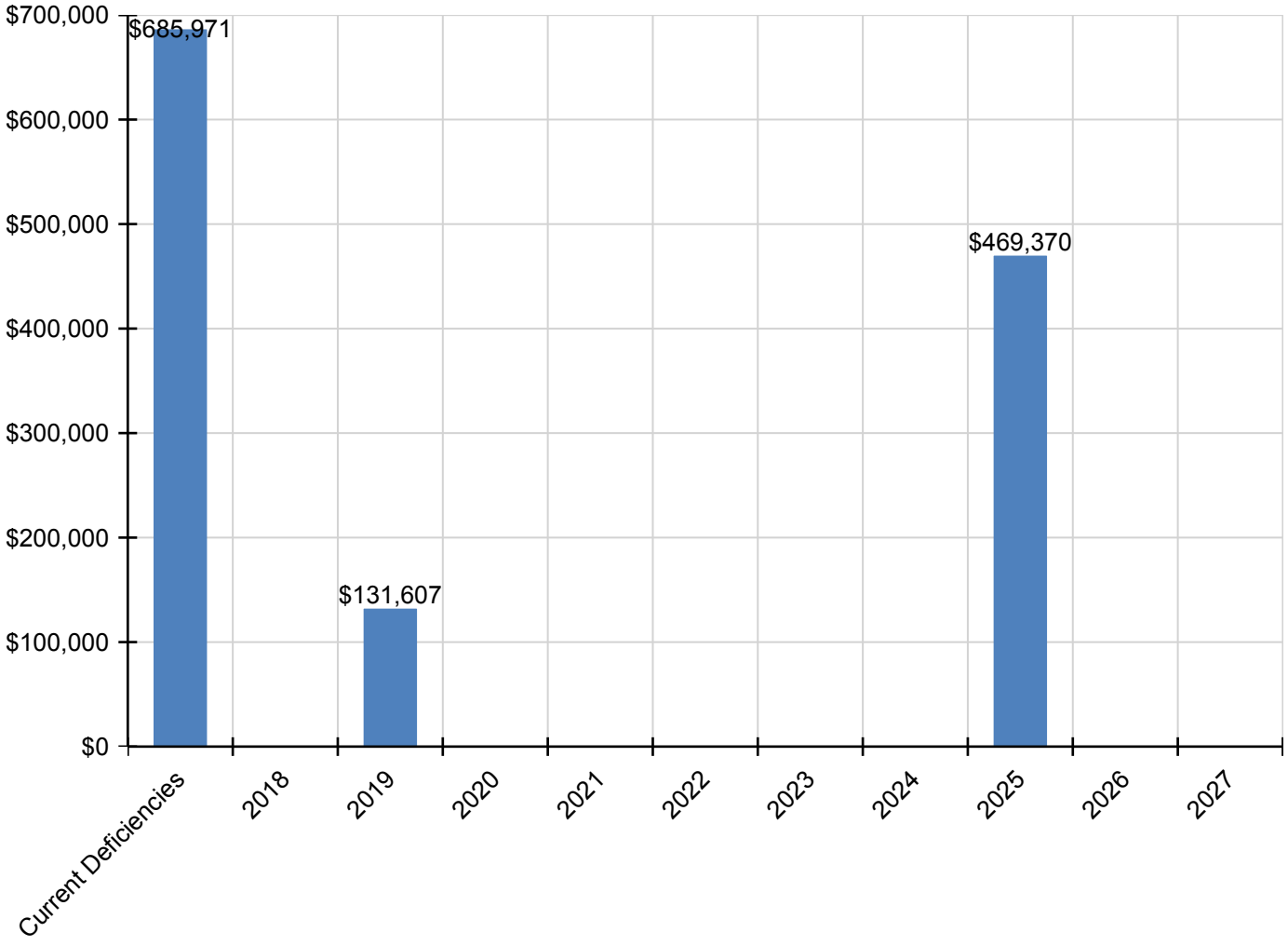
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$685,971**	**$0**	**$131,607**	**$0**	**$0**	**$0**	**$0**	**$0**	**$469,370**	**$0**	**$0**	**$1,286,948**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$8,580	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$8,580**
G2040950 - Covered Walkways	$0	$0	$131,607	$0	$0	$0	$0	$0	$0	$0	$0	**$131,607**
G2040950 - Playing Field	$0	$0	$0	$0	$0	$0	$0	$0	$469,370	$0	$0	**$469,370**
*** G2050 - Landscaping**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$118,339	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$118,339**
G3030 - Storm Sewer	$370,525	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$370,525**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$119,972	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$119,972**
G4030 - Site Communications & Security	$68,555	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$68,555**

** Indicates non-renewable system*

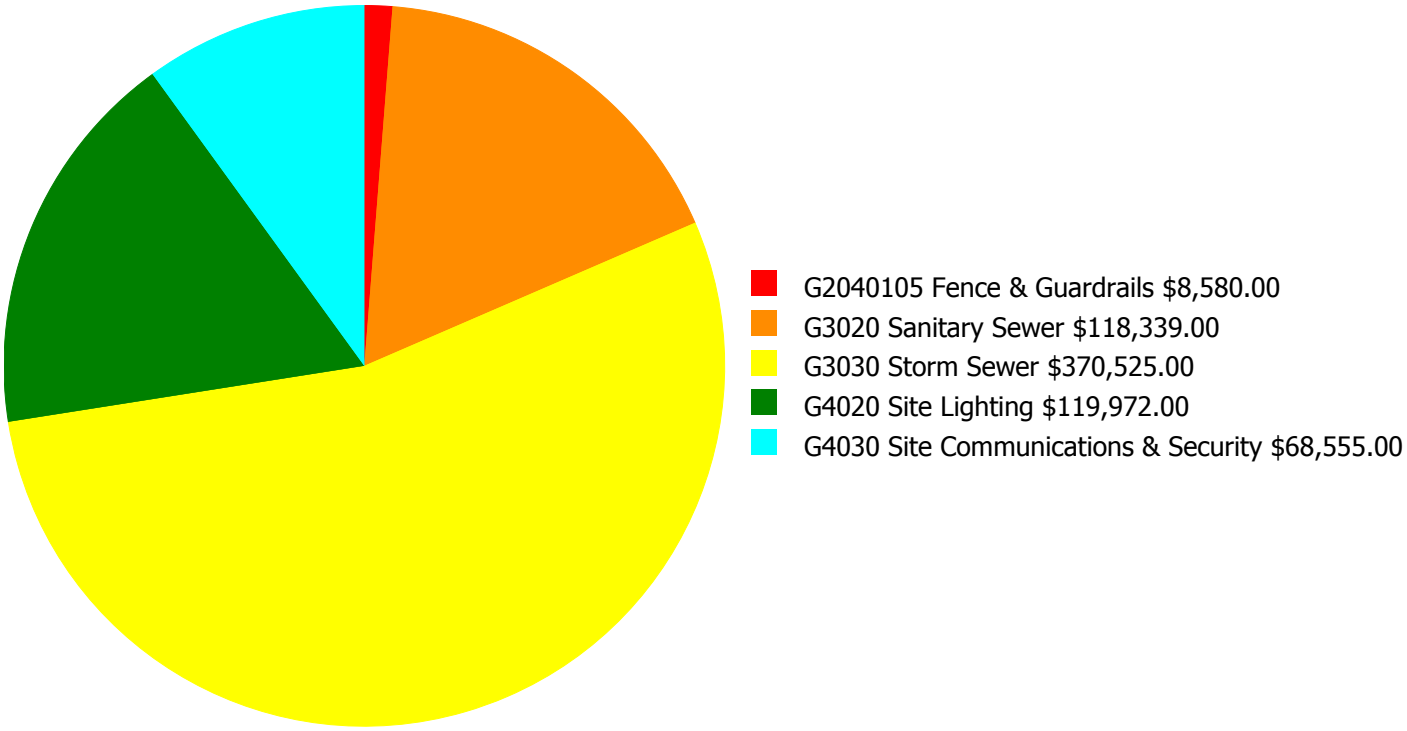
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

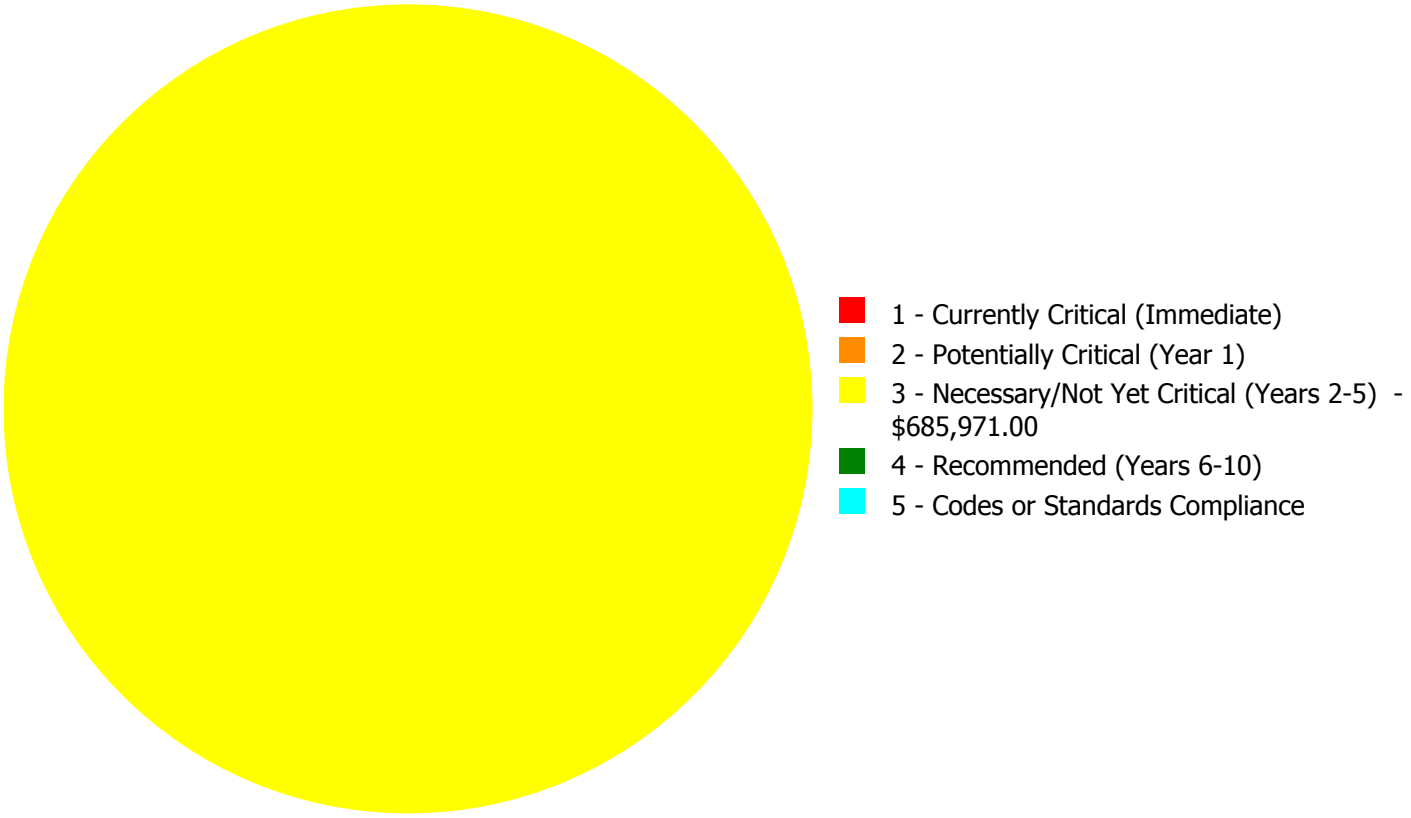
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $685,971.00

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: $685,971.00

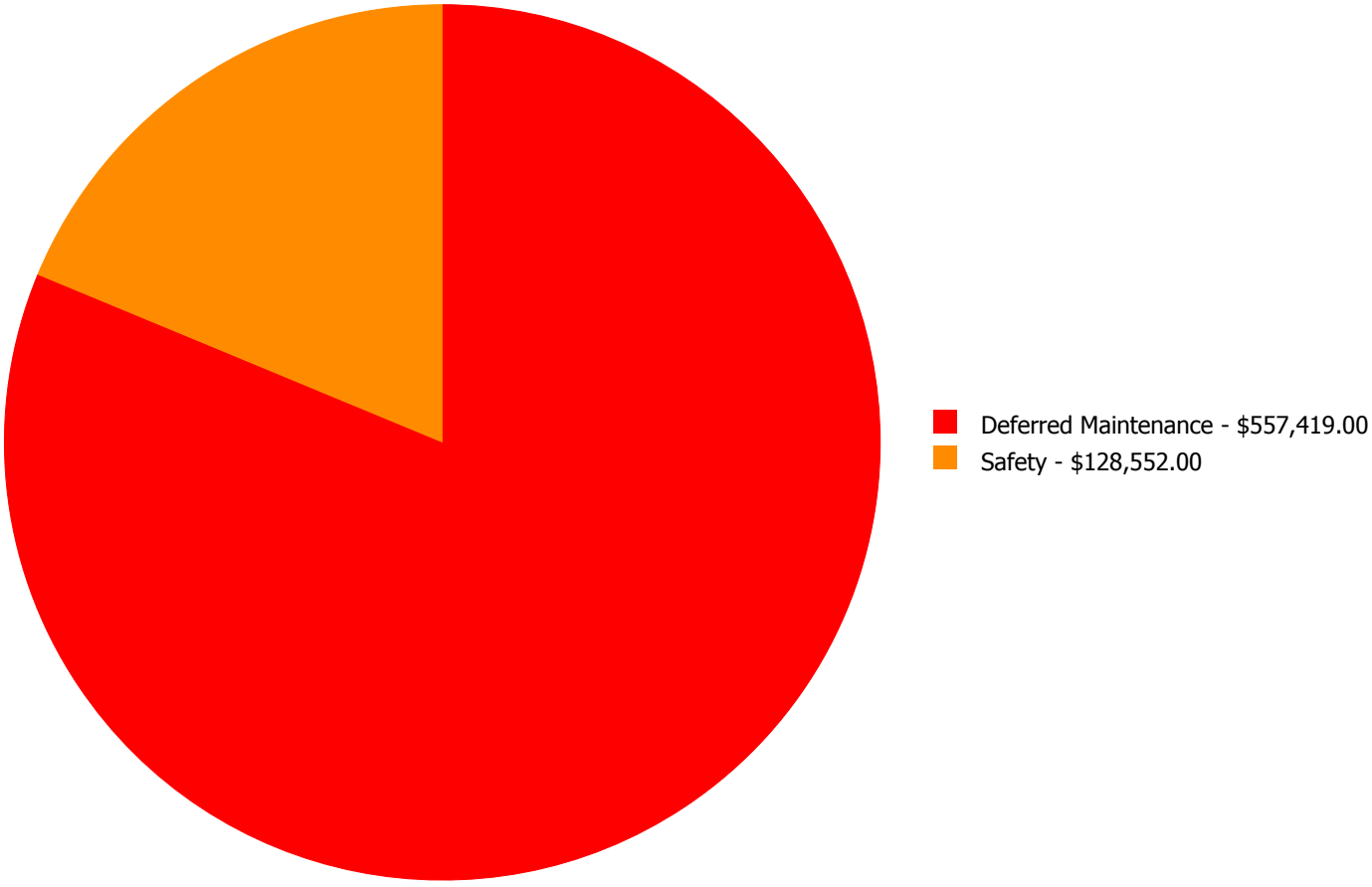
Deficiency By Priority Investment Table

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
G2040105	Fence & Guardrails	$0.00	$0.00	$8,580.00	$0.00	$0.00	$8,580.00
G3020	Sanitary Sewer	$0.00	$0.00	$118,339.00	$0.00	$0.00	$118,339.00
G3030	Storm Sewer	$0.00	$0.00	$370,525.00	$0.00	$0.00	$370,525.00
G4020	Site Lighting	$0.00	$0.00	$119,972.00	$0.00	$0.00	$119,972.00
G4030	Site Communications & Security	$0.00	$0.00	$68,555.00	$0.00	$0.00	$68,555.00
	Total:	$0.00	$0.00	$685,971.00	$0.00	$0.00	$685,971.00

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: $685,971.00

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: G2040105 - Fence & Guardrails

Location: S. parking lot
Distress: Damaged
Category: Safety
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Chain Link Fence Repair
Qty: 250.00
Unit of Measure: L.F.
Estimate: $8,580.00
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

Notes: Fence along student drop-off line has been damaged past the point of repair and should be replaced.

System: G3020 - Sanitary Sewer

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 74,194.00
Unit of Measure: S.F.
Estimate: $118,339.00
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

Notes: The sanitary waste system is aged, has reported periodic failures, and should be replaced.

System: G3030 - Storm Sewer

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 74,194.00
Unit of Measure: S.F.
Estimate: $370,525.00
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

Notes: The storm sewer system is aged, has reported periodic failures, and should be replaced.

System: G4020 - Site Lighting

Location: Throughout
Distress: Inadequate
Category: Safety
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 74,194.00
Unit of Measure: S.F.
Estimate: $119,972.00
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

Notes: Site lighting system is aged does not adequately cover site and should be replaced.

System: G4030 - Site Communications & Security

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 74,194.00
Unit of Measure: S.F.
Estimate: $68,555.00
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

Notes: Site security system is aged and not adequate. System should be replaced with digital system.

NC School District/430 Harnett County/Elementary School

Lafayette Elementary

Draft

Campus Assessment Report

March 8, 2017

PARSONS

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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.

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Gross Area (SF):	74,152
Year Built:	1992
Last Renovation:	
Replacement Value:	$15,430,552
Repair Cost:	$3,089,202.00
Total FCI:	20.02 %
Total RSLI:	36.86 %
FCA Score:	79.98

Description:

GENERAL

Lafayette Elementary School is located at 108 Lafayette School Road in Fuquay Varina, North Carolina. The story, 26,700 square foot Main building was originally constructed in 1992, replacing a building that was destroyed by fire. A 22,928 square foot 1 story classroom addition was constructed in 2005. A 19,764 square foot 1 story Ag building was constructed in 1948 with additions in 1951, 1965, and 1992. The 4,760 square foot 1 story Cafeteria building was constructed in 1957 with a small addition in 2004. There are 6 portables on the campus, five of which are in use.

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

A. SUBSTRUCTURE

The building rests on slab on grade and assumed standard cast-in-place concrete foundations.

B. SUPERSTRUCTURE

The roof construction is typically steel frame, with exposed heavy timber in the high-bay entrance area, and wood framing at a small addition at the cafeteria. Exposed roof decking at the gym is wood. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed and operable dual panes at newer construction, and steel frame with fixed and operable single pane at older sections. Exterior doors are typically hollow metal steel mostly with glazing. Roofing is typically low slope single ply. A pitched section with standing seam metal roofing occurs over the high-bay entrance feature on the main building. Older buildings drain via gutters and downspouts. Most building entrances appear to comply with ADA requirements.

C. INTERIORS

Interior construction partition wall types include CMU and gypboard on metal studs. Interior doors are generally

solid core wood with hollow metal frames and mostly with glazing. Interior fittings include the following items:

chalk and tack boards, graphics and identifying devices, lockers, toilet accessories, storage shelving, handrails, toilet partitions. The interior wall finishes are typically paint and also include vinyl wall covering, ceramic tile, and FRP. Floor finishes in common areas are typically terrazzo and VCT. Floor finishes in assignable and other spaces include VCT, carpet, ceramic and quarry tile, and wood in the gym. Small areas of VAT are present in the Ag building. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically suspended acoustical tile. The gym has exposed structure.

D. SERVICES

CONVEYING: The building does not include conveying equipment.

PLUMBING: Domestic water distribution is copper with electric hot water heating. The sanitary waste system is cast iron. Rain water drainage is internal with roof drains.

HVAC: Heating is typically provided by heat pumps and ground mounted package units. Heating in the 2005 addition is provided by oil fired boilers serving air handling units. Cooling is supplied by heat pumps and ground mounted package units. The heating/cooling distribution system is a ductwork system utilizing air handling units. Fresh air is supplied by air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system. This campus has a remote Building Automation System

FIRE PROTECTION: The building does not have a fire sprinkler system. The building does have additional fire suppression systems, which include dry chemical protection at the kitchen hood. Fire extinguishers and cabinets are distributed near fire exits and in corridors.

ELECTRICAL: The main electrical service is fed from a pad mounted transformer, owned and maintained by the local utility company through a main switchboard/distribution 1200 amp panel located in the building. Separately metered services supply the Ag building and the portable. Lighting is typically 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 are typically illuminated.

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

OTHER ELECTRICAL SYSTEMS: This building does not have a separately derived emergency power system.

E. EQUIPMENT AND FURNISHINGS

This building includes the following items and equipment: fixed food service, library equipment, gym backstops and other gym equipment, audio-visual equipment, Smartboards, fixed plastic laminate casework, window treatment consisting of horizontal mini-blinds, and fixed wooden bleachers in the gym.

G. SITE

Campus site features include asphalt paved driveways and parking lots, concrete pedestrian pavement, a flag pole, playground equipment, covered walkways, landscaping, a monument sign, a commemorative bell, and fencing. Site mechanical and electrical features include water, sewer, oil fuel storage, underground electric supply, data/communications lines and site lighting.

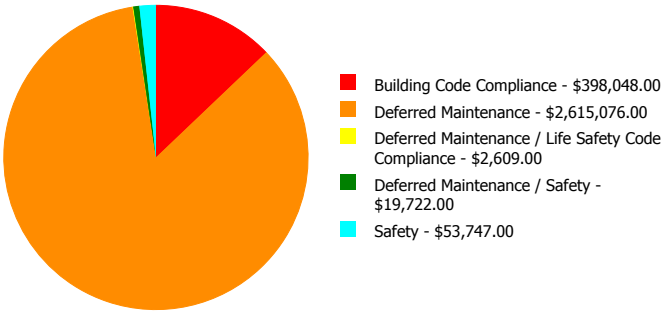
Attributes:

General Attributes:			
Condition Assessor:	Ann Buerger Linden	Assessment Date:	11/16/2016
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:	Harnett - Harnett Central HS	LEA School No.:	430-325
No. of Mobile Units:	8	No. of Bldgs.:	4
SF of Mobile Units:	6536	Status:	Active
School Grades:	K-5	Site Acreage:	14.8

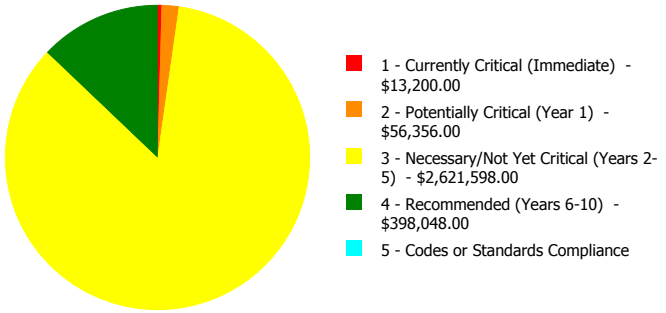
Campus Dashboard Summary

Gross Area:	74,152		
Year Built:	1992	Last Renovation:	
Repair Cost:	$3,089,202	Replacement Value:	$15,430,552
FCI:	20.02 %	RSLI%:	36.86 %

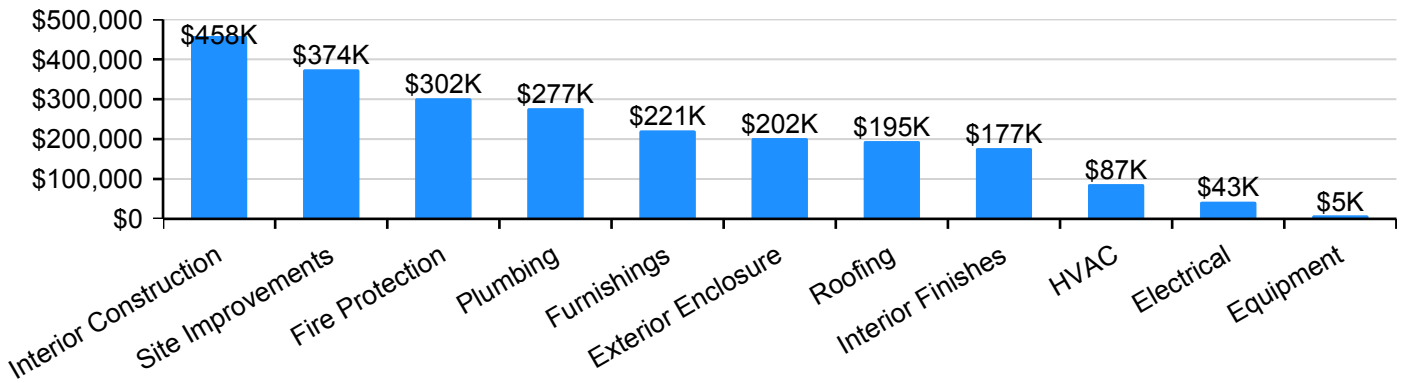
Deficiency By Category



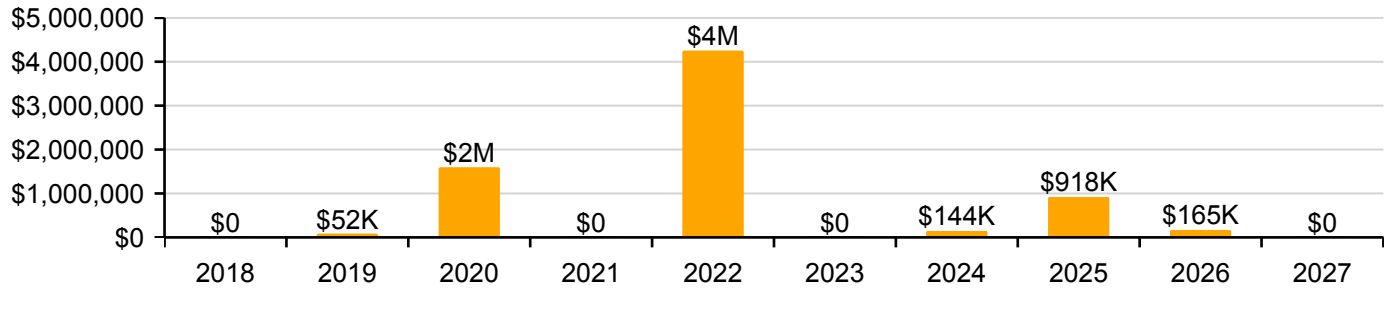
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Campus Condition Summary

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

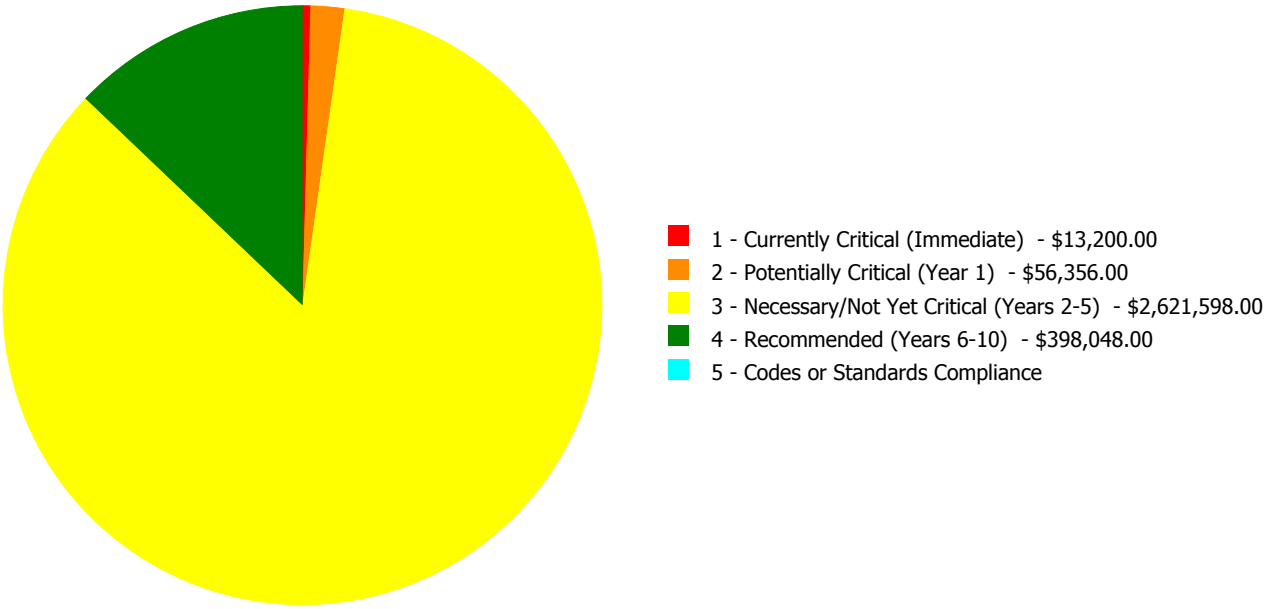
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	65.05 %	0.00 %	$0.00
B10 - Superstructure	65.05 %	0.00 %	$0.00
B20 - Exterior Enclosure	44.01 %	18.48 %	$266,724.00
B30 - Roofing	13.47 %	49.15 %	$256,766.00
C10 - Interior Construction	32.92 %	36.05 %	$604,445.00
C30 - Interior Finishes	34.99 %	12.79 %	$233,492.00
D20 - Plumbing	25.84 %	33.54 %	$365,629.00
D30 - HVAC	48.27 %	6.95 %	$114,572.00
D40 - Fire Protection	0.00 %	110.00 %	$398,048.00
D50 - Electrical	33.77 %	2.73 %	$56,356.00
E10 - Equipment	30.50 %	11.60 %	$6,522.00
E20 - Furnishings	13.33 %	73.27 %	$292,351.00
G20 - Site Improvements	7.03 %	41.12 %	$494,297.00
G30 - Site Mechanical Utilities	54.29 %	0.00 %	$0.00
G40 - Site Electrical Utilities	34.08 %	0.00 %	$0.00
Totals:	**36.86 %**	**20.02 %**	**$3,089,202.00**

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
1948 Ag Building	19,764	45.08	$13,200.00	$2,609.00	$1,445,914.00	$106,093.00	$0.00
1957 Building, Cafeteria	4,760	30.28	$0.00	$0.00	$233,201.00	$25,552.00	$0.00
1992 Main	26,700	13.44	$0.00	$53,747.00	$448,186.00	$143,325.00	$0.00
2005 Addition, Classrooms	22,928	3.03	$0.00	$0.00	$0.00	$123,078.00	$0.00
Site	74,152	22.09	$0.00	$0.00	$494,297.00	$0.00	$0.00
Total:		**20.02**	**$13,200.00**	**$56,356.00**	**$2,621,598.00**	**$398,048.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $3,089,202.00

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):	19,764
Year Built:	1948
Last Renovation:	
Replacement Value:	$3,477,871
Repair Cost:	$1,567,816.00
Total FCI:	45.08 %
Total RSLI:	18.49 %
FCA Score:	54.92

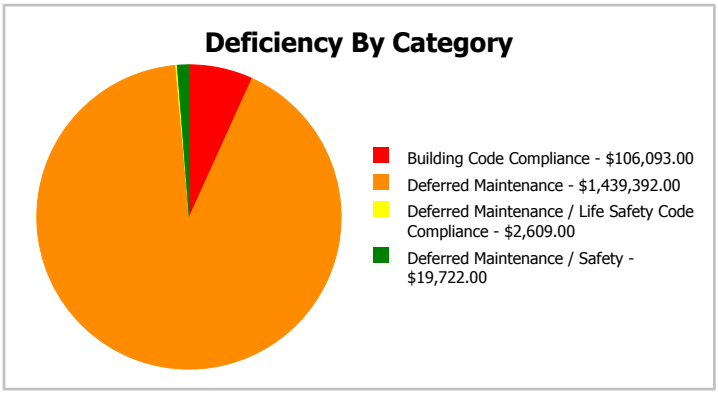
Description:

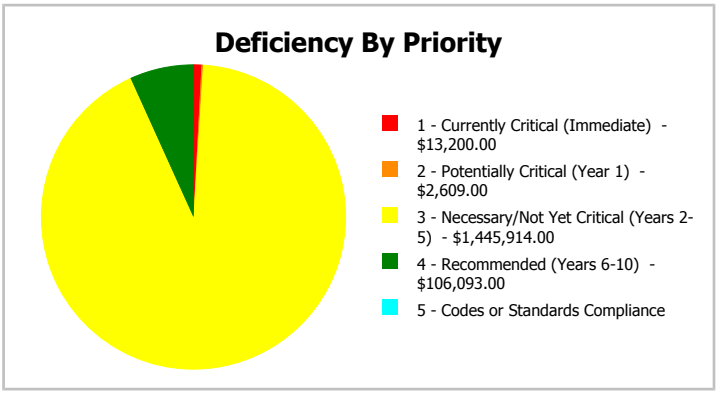
The narrative for this building is included in the Executive Summary Description at the front of this report.

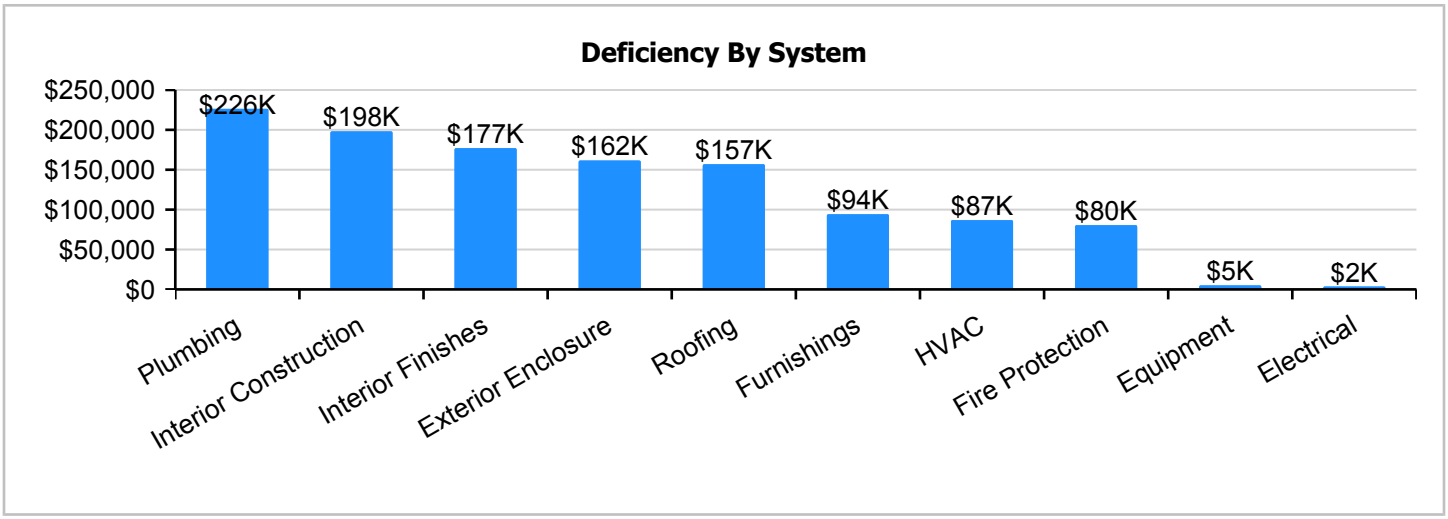
Attributes: This asset has no attributes.

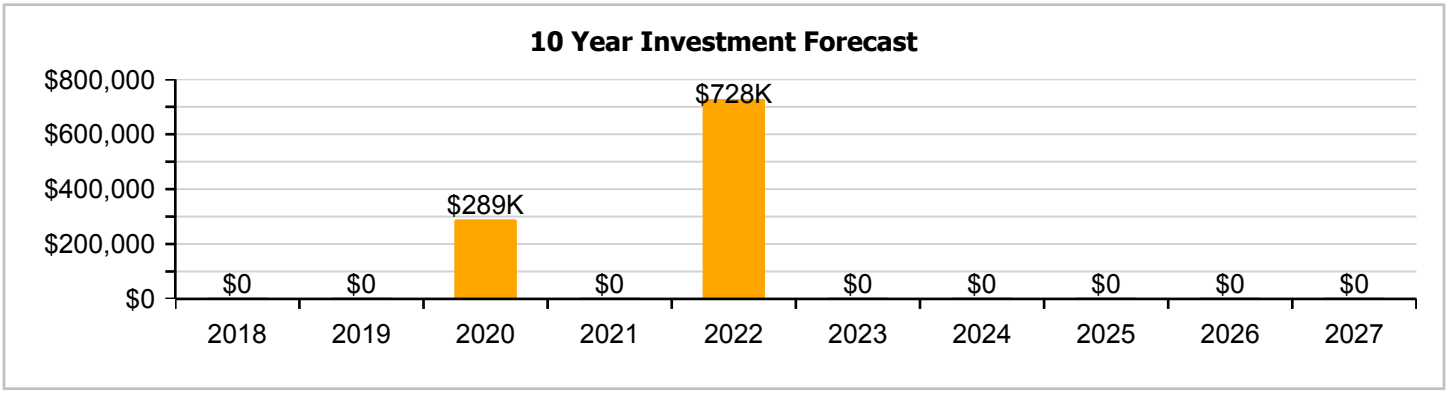
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	19,764
Year Built:	1948	Last Renovation:	
Repair Cost:	$1,567,816	Replacement Value:	$3,477,871
FCI:	45.08 %	RSLI%:	18.49 %









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	31.00 %	0.00 %	$0.00
B10 - Superstructure	31.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	15.59 %	55.44 %	$213,212.00
B30 - Roofing	0.00 %	150.00 %	$206,929.00
C10 - Interior Construction	3.75 %	58.48 %	$261,319.00
C30 - Interior Finishes	32.76 %	47.99 %	$233,492.00
D20 - Plumbing	0.00 %	110.00 %	$298,713.00
D30 - HVAC	30.36 %	27.06 %	$114,572.00
D40 - Fire Protection	0.00 %	110.00 %	$106,093.00
D50 - Electrical	18.96 %	0.47 %	$2,609.00
E10 - Equipment	0.00 %	110.00 %	$6,522.00
E20 - Furnishings	0.00 %	110.00 %	$124,355.00
Totals:	**18.49 %**	**45.08 %**	**$1,567,816.00**

Photo Album

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

1). North Elevation - Dec 07, 2016

2). East Elevation - Dec 07, 2016

3). South Elevation - Dec 07, 2016

4). West Elevation - Dec 07, 2016

Condition Detail

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

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

System Listing

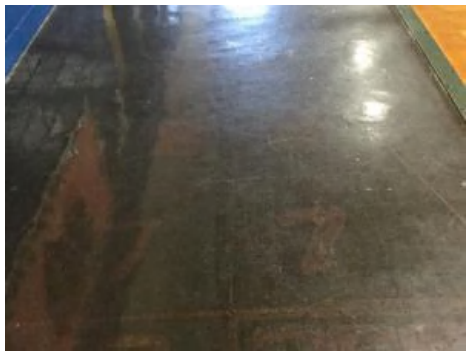
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.70	S.F.	19,764	100	1948	2048		31.00 %	0.00 %	31			$92,891
A1030	Slab on Grade	$8.26	S.F.	19,764	100	1948	2048		31.00 %	0.00 %	31			$163,251
B1020	Roof Construction	$15.44	S.F.	19,764	100	1948	2048		31.00 %	0.00 %	31			$305,156
B2010	Exterior Walls	$9.24	S.F.	19,764	100	1948	2048		31.00 %	7.23 %	31		$13,200.00	$182,619
B2020	Exterior Windows	$9.20	S.F.	19,764	30	1948	1978		0.00 %	110.00 %	-39		$200,012.00	$181,829
B2030	Exterior Doors	$1.02	S.F.	19,764	30	1992	2022		16.67 %	0.00 %	5			$20,159
B3010120	Single Ply Membrane	$6.98	S.F.	19,764	20	2000	2020	2016	0.00 %	150.00 %	-1		$206,929.00	$137,953
C1010	Partitions	$10.59	S.F.	19,764	75	1948	2023		8.00 %	0.00 %	6			$209,301
C1020	Interior Doors	$2.48	S.F.	19,764	30	1965	1995		0.00 %	110.00 %	-22		$53,916.00	$49,015
C1030	Fittings	$9.54	S.F.	19,764	20	1965	1985		0.00 %	110.00 %	-32		$207,403.00	$188,549
C3010	Wall Finishes	$2.73	S.F.	19,764	10	2010	2020		30.00 %	0.00 %	3			$53,956
C3020	Floor Finishes	$11.15	S.F.	19,764	20	2010	2030		65.00 %	0.00 %	13			$220,369
C3030	Ceiling Finishes	$10.74	S.F.	19,764	25	1992	2017		0.00 %	110.00 %	0		$233,492.00	$212,265
D2010	Plumbing Fixtures	$11.26	S.F.	19,764	30	1965	1995		0.00 %	110.00 %	-22		$244,797.00	$222,543
D2020	Domestic Water Distribution	$0.96	S.F.	19,764	30	1965	1995		0.00 %	110.00 %	-22		$20,871.00	$18,973
D2030	Sanitary Waste	$1.52	S.F.	19,764	30	1965	1995		0.00 %	110.00 %	-22		$33,045.00	$30,041
D3020	Heat Generating Systems	$5.08	S.F.	19,764	30	1992	2022		16.67 %	0.00 %	5			$100,401
D3030	Cooling Generating Systems	$5.27	S.F.	19,764	25	1992	2017		0.00 %	110.00 %	0		$114,572.00	$104,156
D3040	Distribution Systems	$6.14	S.F.	19,764	30	1992	2022		16.67 %	0.00 %	5			$121,351
D3050	Terminal & Package Units	$3.02	S.F.	19,764	15	2016	2031		93.33 %	0.00 %	14			$59,687
D3060	Controls & Instrumentation	$1.91	S.F.	19,764	20	2016	2036		95.00 %	0.00 %	19			$37,749
D4010	Sprinklers	$4.22	S.F.	19,764	30			2016	0.00 %	110.00 %	-1		$91,744.00	$83,404
D4020	Standpipes	$0.66	S.F.	19,764	30			2016	0.00 %	110.00 %	-1		$14,349.00	$13,044
D5010	Electrical Service/Distribution	$1.65	S.F.	19,764	40	1992	2032		37.50 %	0.00 %	15			$32,611
D5020	Branch Wiring	$4.99	S.F.	19,764	30	1992	2022		16.67 %	0.00 %	5			$98,622
D5020	Lighting	$11.64	S.F.	19,764	30	1992	2022		16.67 %	0.00 %	5			$230,053
D5030810	Security & Detection Systems	$1.83	S.F.	19,764	15	2005	2020		20.00 %	0.00 %	3			$36,168
D5030910	Fire Alarm Systems	$3.31	S.F.	19,764	15	2005	2020		20.00 %	0.00 %	3			$65,419
D5030920	Data Communication	$4.30	S.F.	19,764	15	2005	2020		20.00 %	0.00 %	3			$84,985
D5090	Other Electrical Systems	$0.12	S.F.	19,764	20	1992	2012		0.00 %	109.99 %	-5		$2,609.00	$2,372
E1020	Institutional Equipment	$0.30	S.F.	19,764	20	1954	1974		0.00 %	110.00 %	-43		$6,522.00	$5,929
E2010	Fixed Furnishings	$5.72	S.F.	19,764	20	1965	1985		0.00 %	110.00 %	-32		$124,355.00	$113,050
								Total	**18.49 %**	**45.08 %**			**$1,567,816.00**	**$3,477,871**

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: A1030 - Slab on Grade

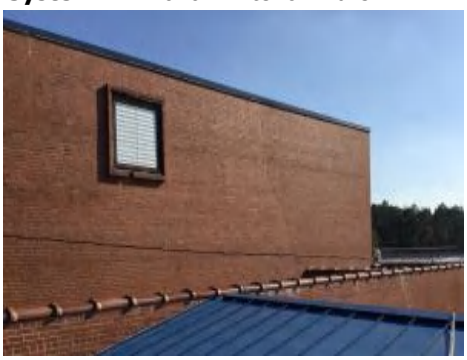


Note:

System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls

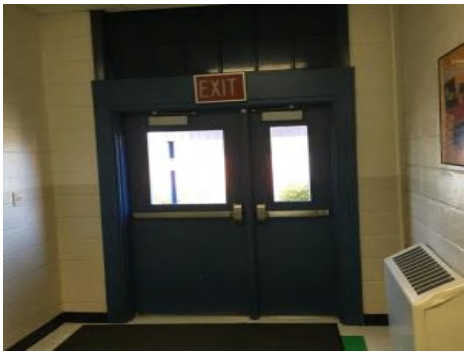


Note:

System: B2020 - Exterior Windows

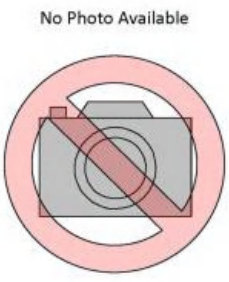
Note:

System: B2030 - Exterior Doors



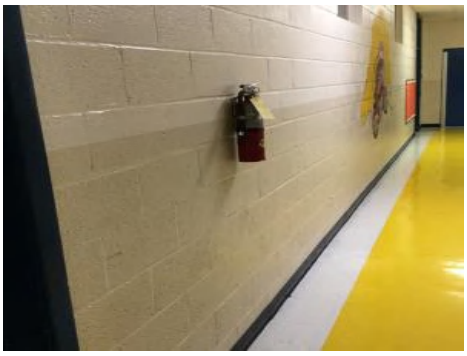
Note:

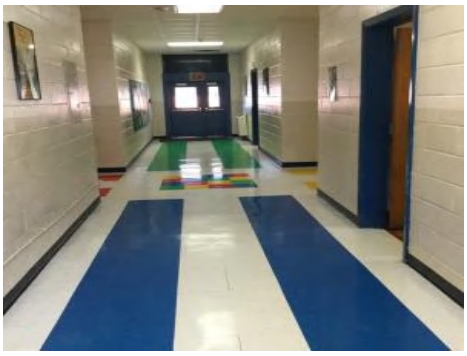
System: B3010120 - Single Ply Membrane



Note: Replacement recommended by Rooftop System Engineers, roof consultant.

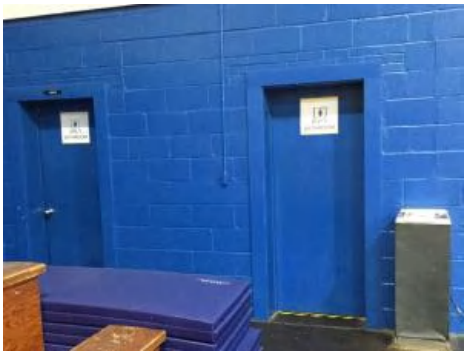
System: C1010 - Partitions

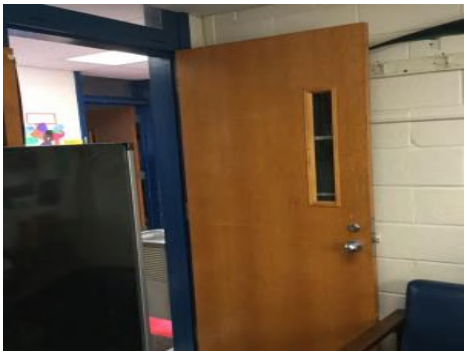
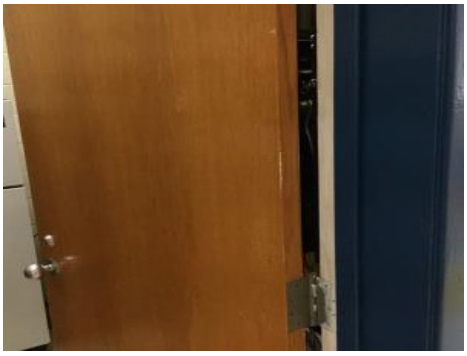




Note:

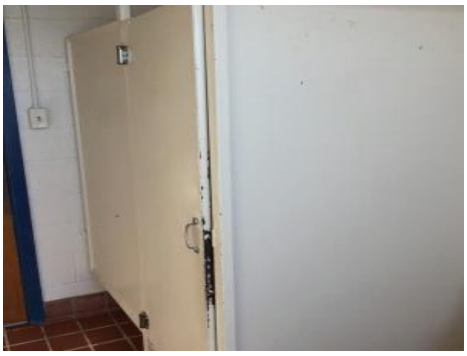
System: C1020 - Interior Doors

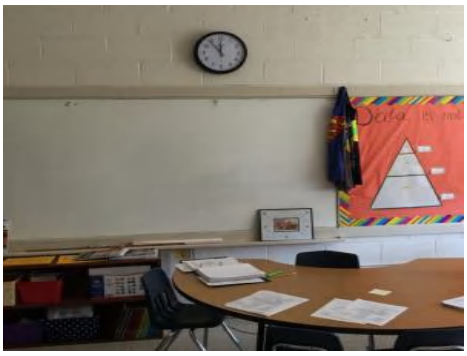


Note:

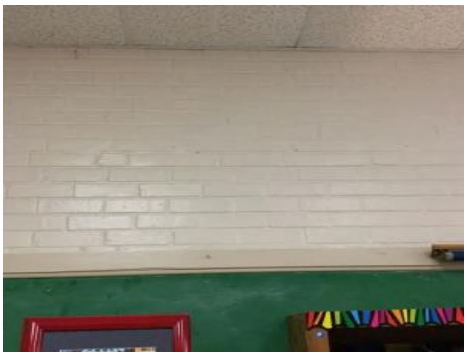
System: C1030 - Fittings

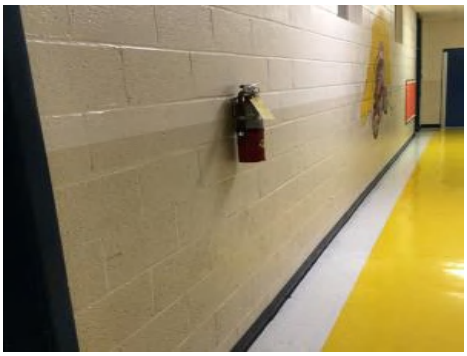




Note:

System: C3010 - Wall Finishes



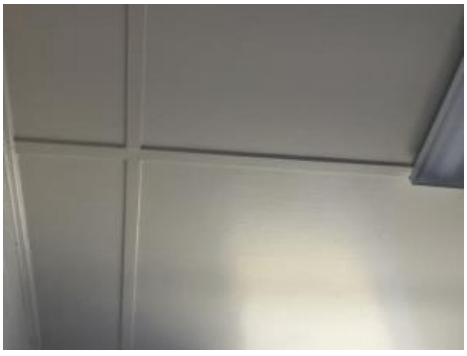


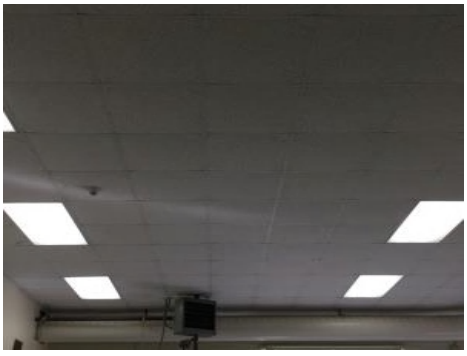
Note:

System: C3020 - Floor Finishes

Note: Corridors replaced approx. 2010. Gym floor being repaired and refinished 2016 during assessment. Quarry tile floors in toilet rooms in poor condition. Some VAT occurs in classrooms and misc. rooms.

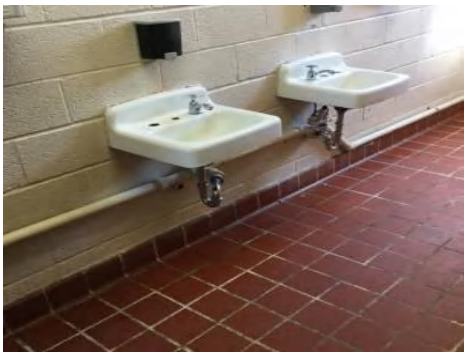
System: C3030 - Ceiling Finishes





Note:

System: D2010 - Plumbing Fixtures

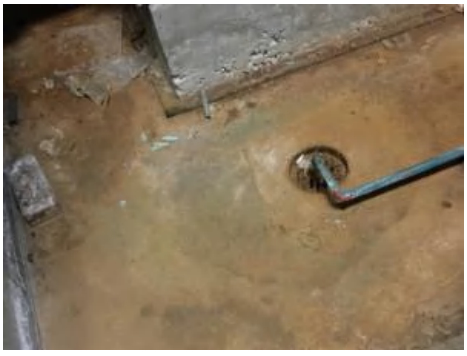


Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste



Note:

System: D3020 - Heat Generating Systems

Note:

System: D3030 - Cooling Generating Systems

Note:

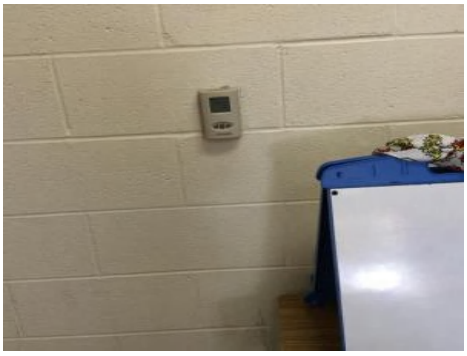
System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation



Note:

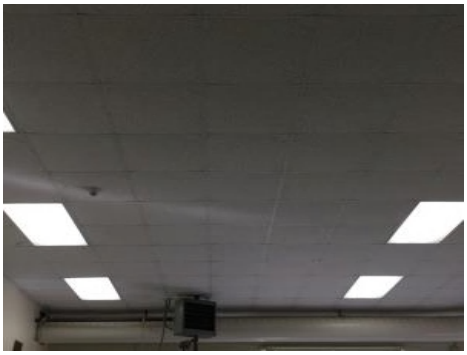
System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

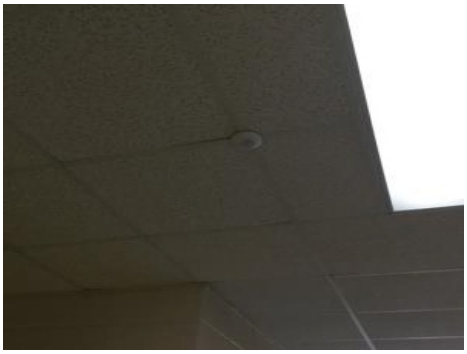
Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems

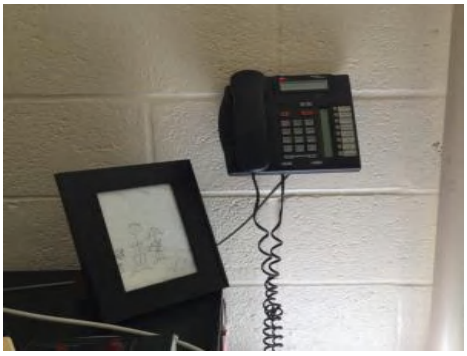
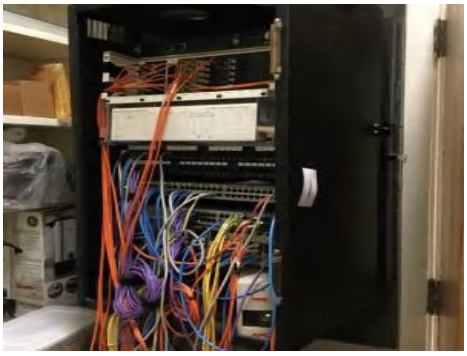


Note:

System: D5030910 - Fire Alarm Systems

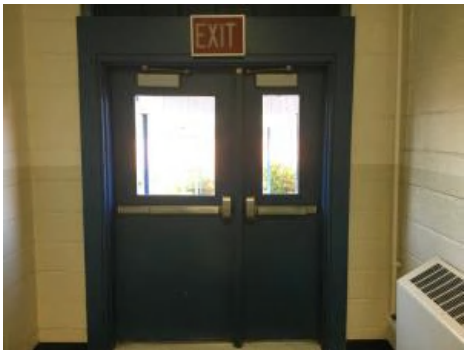
Note:

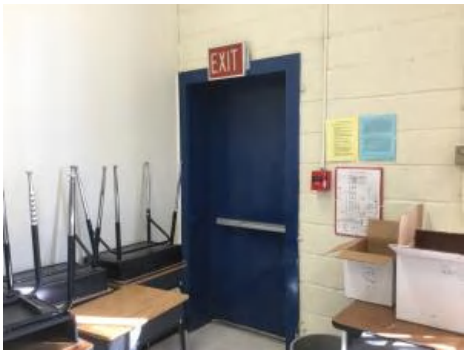
System: D5030920 - Data Communication

Note:

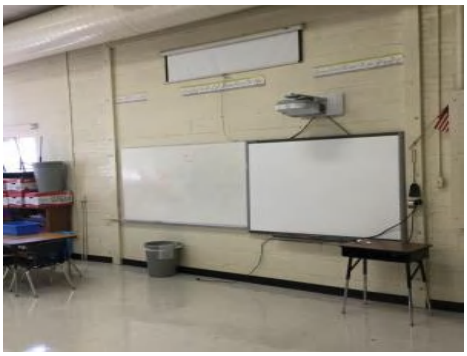
System: D5090 - Other Electrical Systems





Note:

System: E1020 - Institutional Equipment



Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

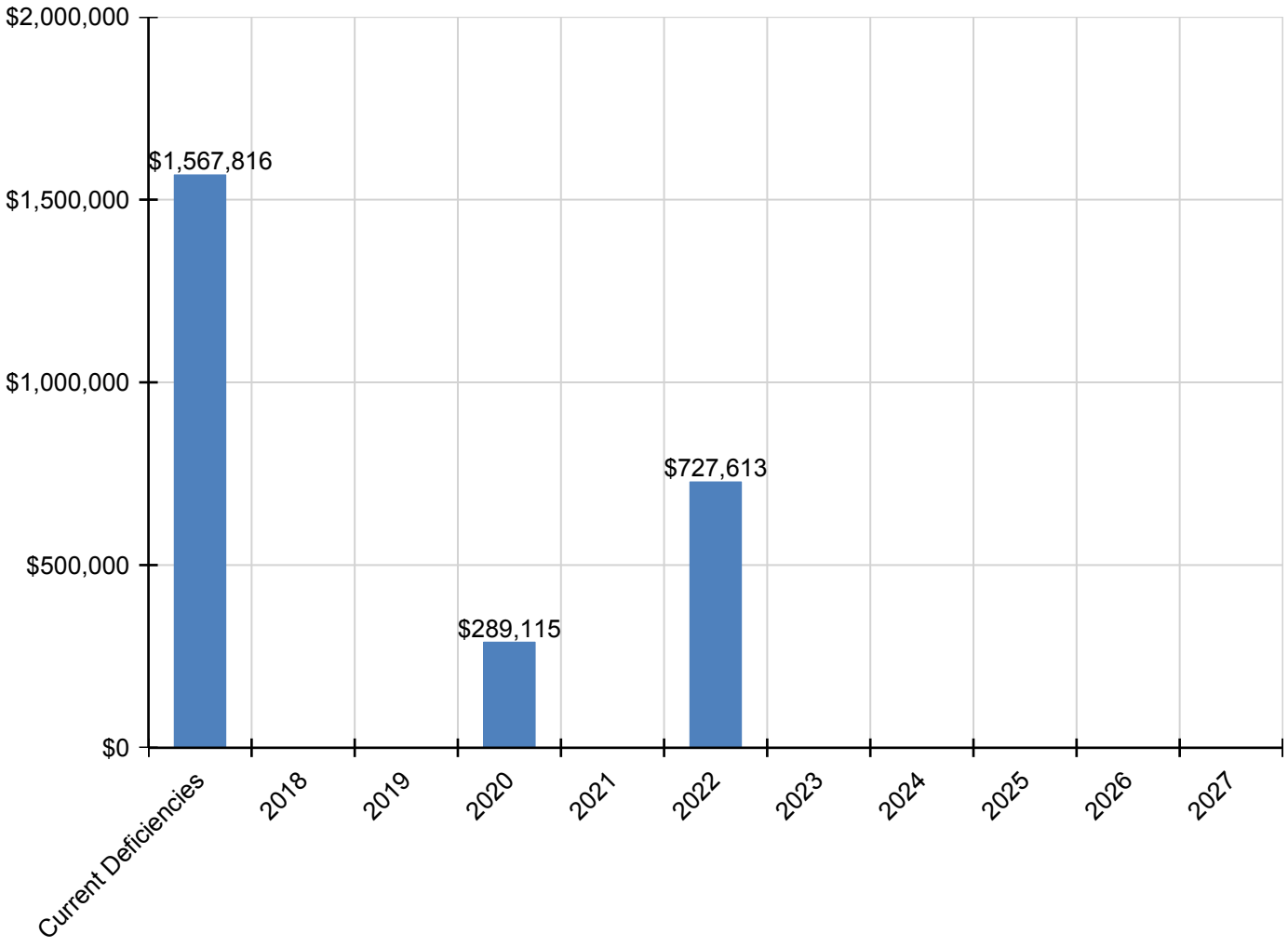
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$1,567,816**	**$0**	**$0**	**$289,115**	**$0**	**$727,613**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,584,543**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$13,200	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$13,200**
B2020 - Exterior Windows	$200,012	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$200,012**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$25,707	$0	$0	$0	$0	$0	**$25,707**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$206,929	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$206,929**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$53,916	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$53,916**
C1030 - Fittings	$207,403	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$207,403**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$64,854	$0	$0	$0	$0	$0	$0	$0	**$64,854**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$233,492	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$233,492**
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	$244,797	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$244,797**
D2020 - Domestic Water Distribution	$20,871	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$20,871**
D2030 - Sanitary Waste	$33,045	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$33,045**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$128,031	$0	$0	$0	$0	$0	**$128,031**
D3030 - Cooling Generating Systems	$114,572	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$114,572**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$154,747	$0	$0	$0	$0	$0	**$154,747**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$91,744	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$91,744**
D4020 - Standpipes	$14,349	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$14,349**
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	$125,764	$0	$0	$0	$0	$0	**$125,764**
D5020 - Lighting	$0	$0	$0	$0	$0	$293,364	$0	$0	$0	$0	$0	**$293,364**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$43,474	$0	$0	$0	$0	$0	$0	$0	**$43,474**
D5030910 - Fire Alarm Systems	$0	$0	$0	$78,634	$0	$0	$0	$0	$0	$0	$0	**$78,634**
D5030920 - Data Communication	$0	$0	$0	$102,152	$0	$0	$0	$0	$0	$0	$0	**$102,152**
D5090 - Other Electrical Systems	$2,609	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,609**
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	$6,522	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,522**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$124,355	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$124,355**

** Indicates non-renewable system*

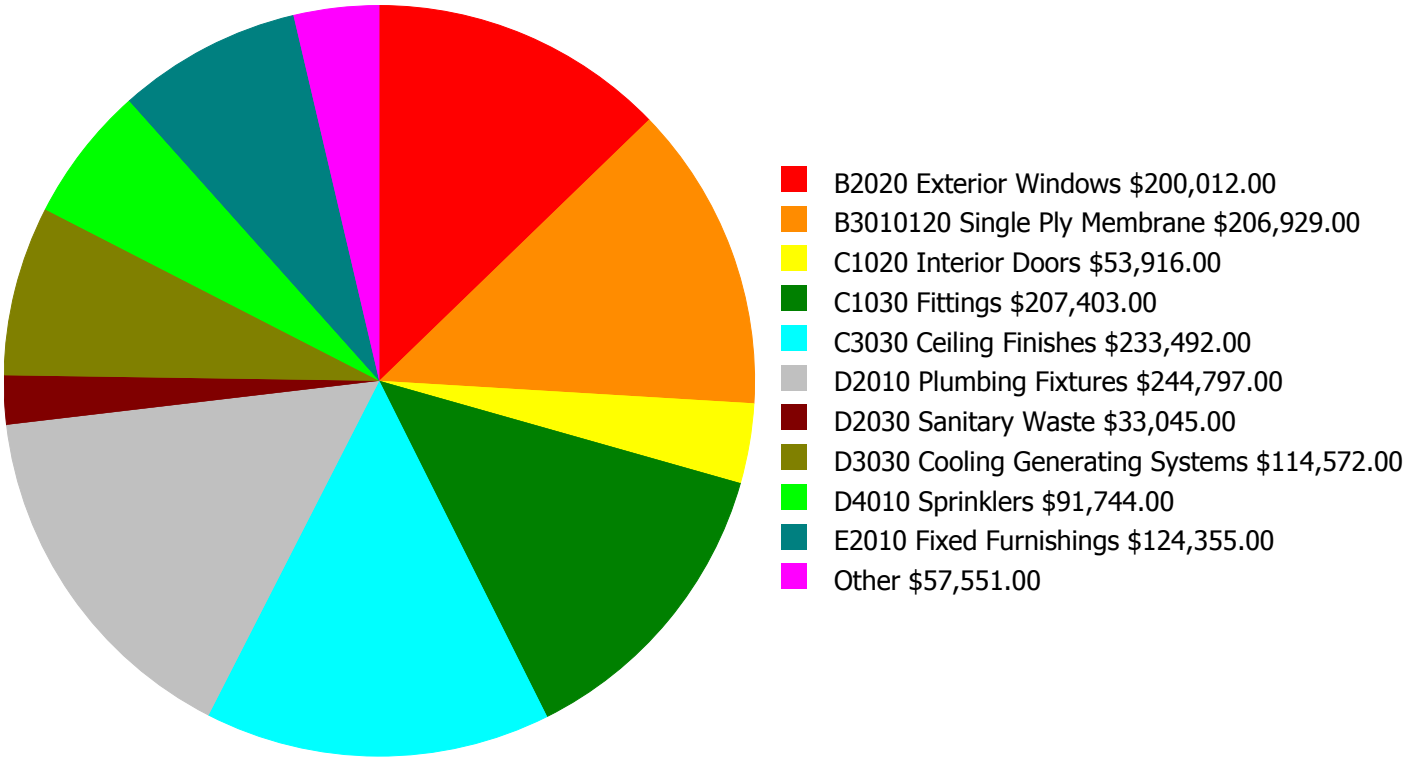
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

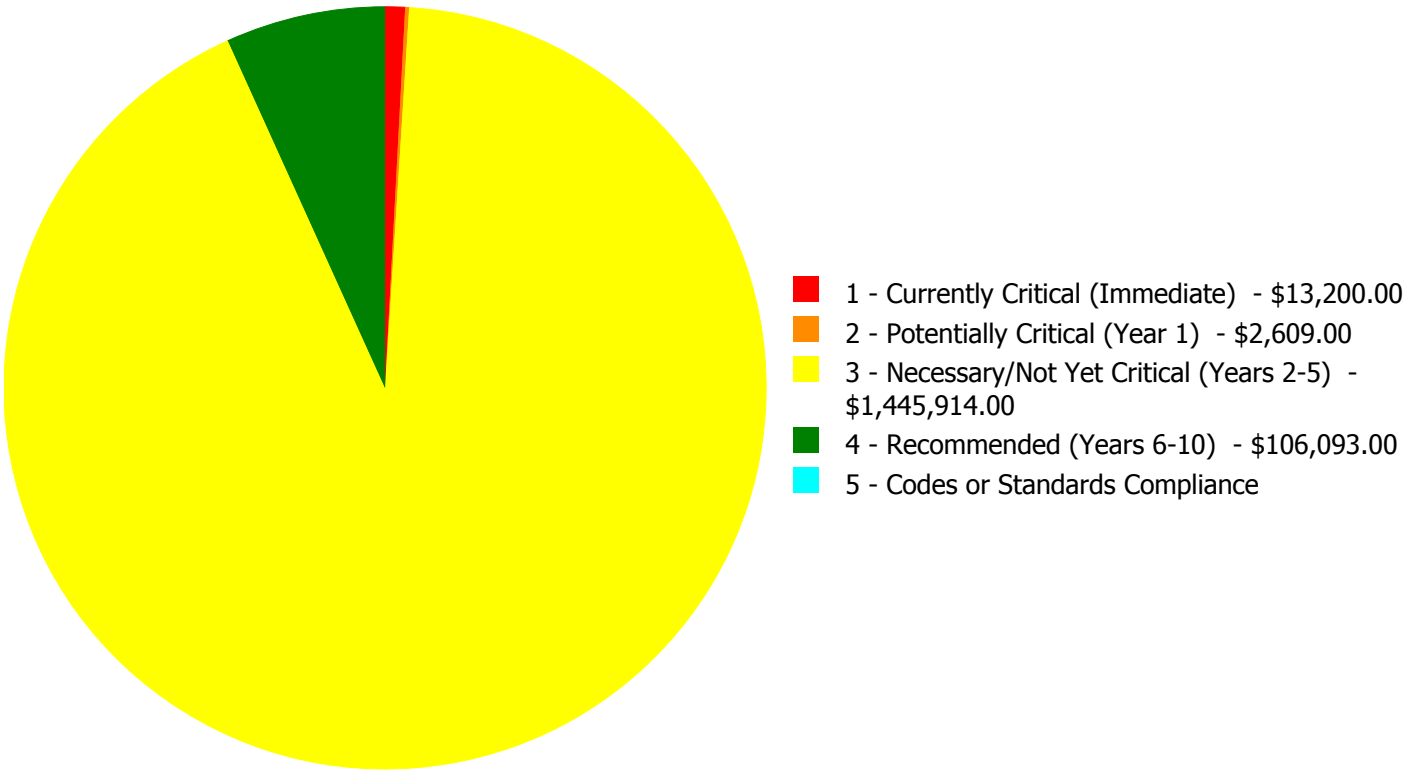
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $1,567,816.00

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: $1,567,816.00

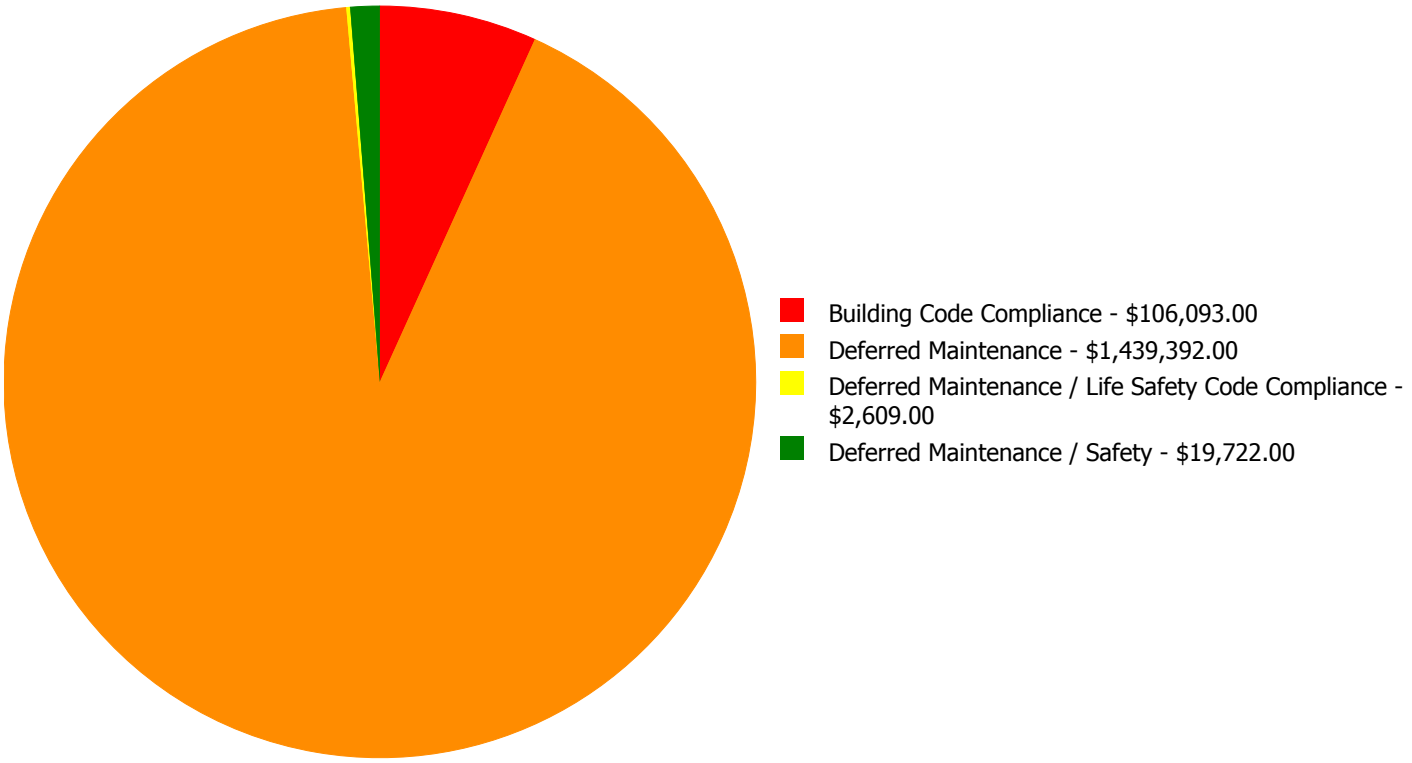
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2010	Exterior Walls	$13,200.00	$0.00	$0.00	$0.00	$0.00	$13,200.00
B2020	Exterior Windows	$0.00	$0.00	$200,012.00	$0.00	$0.00	$200,012.00
B3010120	Single Ply Membrane	$0.00	$0.00	$206,929.00	$0.00	$0.00	$206,929.00
C1020	Interior Doors	$0.00	$0.00	$53,916.00	$0.00	$0.00	$53,916.00
C1030	Fittings	$0.00	$0.00	$207,403.00	$0.00	$0.00	$207,403.00
C3030	Ceiling Finishes	$0.00	$0.00	$233,492.00	$0.00	$0.00	$233,492.00
D2010	Plumbing Fixtures	$0.00	$0.00	$244,797.00	$0.00	$0.00	$244,797.00
D2020	Domestic Water Distribution	$0.00	$0.00	$20,871.00	$0.00	$0.00	$20,871.00
D2030	Sanitary Waste	$0.00	$0.00	$33,045.00	$0.00	$0.00	$33,045.00
D3030	Cooling Generating Systems	$0.00	$0.00	$114,572.00	$0.00	$0.00	$114,572.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$91,744.00	$0.00	$91,744.00
D4020	Standpipes	$0.00	$0.00	$0.00	$14,349.00	$0.00	$14,349.00
D5090	Other Electrical Systems	$0.00	$2,609.00	$0.00	$0.00	$0.00	$2,609.00
E1020	Institutional Equipment	$0.00	$0.00	$6,522.00	$0.00	$0.00	$6,522.00
E2010	Fixed Furnishings	$0.00	$0.00	$124,355.00	$0.00	$0.00	$124,355.00
	Total:	$13,200.00	$2,609.00	$1,445,914.00	$106,093.00	$0.00	$1,567,816.00

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: $1,567,816.00

Deficiency Details by Priority

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

Priority 1 - Currently Critical (Immediate):

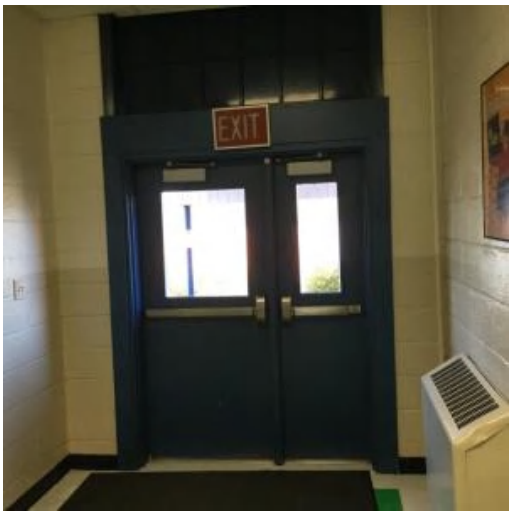
System: B2010 - Exterior Walls

Location: Exterior walls
Distress: Failing
Category: Deferred Maintenance / Safety
Priority: 1 - Currently Critical (Immediate)
Correction: Engineering Study-2016-11-15 17:41:59
Qty: 1.00
Unit of Measure: Ea.
Estimate: $13,200.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

Notes: Exterior walls show signs of failure throughout the building. An engineering study is recommended to determine the cause. Pricing does not include remediation measures.

Priority 2 - Potentially Critical (Year 1):

System: D5090 - Other Electrical Systems



Location:	Throughout the building
Distress:	Beyond Service Life
Category:	Deferred Maintenance / Life Safety Code Compliance
Priority:	2 - Potentially Critical (Year 1)
Correction:	Renew System
Qty:	19,764.00
Unit of Measure:	S.F.
Estimate:	$2,609.00
Assessor Name:	Eduardo Lopez
Date Created:	11/15/2016

Notes: Emergency/egress lighting systems are beyond their expected life. Exit signage and egress lighting are inadequate with some non-illuminated signage and missing egress lighting.

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

System: B2020 - Exterior Windows

Location: Exterior windows
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 19,764.00
Unit of Measure: S.F.
Estimate: $200,012.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

Notes: The steel frame, operable and fixed, single pane windows are aged, rusted, inoperable,not energy efficient, and should be replaced.

System: B3010120 - Single Ply Membrane

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 19,764.00
Unit of Measure: S.F.
Estimate: $206,929.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

Notes: Replacement recommended by Rooftop System Engineers, roof consultant. Roof access not obtained during assessment due to safety concerns.

System: C1020 - Interior Doors

Location: Interior doors
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 19,764.00
Unit of Measure: S.F.
Estimate: $53,916.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

Notes: The interior doors are aged, hardware is not ADA compliant and they should be replaced.

System: C1030 - Fittings

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 19,764.00
Unit of Measure: S.F.
Estimate: $207,403.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

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

System: C3030 - Ceiling Finishes

Location: Interiors
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 19,764.00
Unit of Measure: S.F.
Estimate: $233,492.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

Notes: The ceiling tiles have been replaced as needed. However the system is beyond its expected life and should be replaced. Some ceiling tiles show water damage, likely the result of roof leaks.

System: D2010 - Plumbing Fixtures

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 19,764.00
Unit of Measure: S.F.
Estimate: $244,797.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

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

System: D2020 - Domestic Water Distribution

Location: Throughout the building.
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 19,764.00
Unit of Measure: S.F.
Estimate: $20,871.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

Notes: Galvanized and copper pipe were observed in the building without dielectric connections. The entire plumbing supply system is beyond its expected life and replacement is recommended.

System: D2030 - Sanitary Waste

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 19,764.00
Unit of Measure: S.F.
Estimate: $33,045.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

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

System: D3030 - Cooling Generating Systems

Location: Outside east of building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 19,764.00
Unit of Measure: S.F.
Estimate: $114,572.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

Notes: The chiller is reaching the end of its expected useful life. System renewal is recommended.

System: E1020 - Institutional Equipment

Location: Gym
Distress: Beyond Service Life
Category: Deferred Maintenance / Safety
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 19,764.00
Unit of Measure: S.F.
Estimate: $6,522.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

Notes: Bleachers are well beyond their useful life. They do not have safety railings at aisles or at ends. Bleachers do not collapse, which could provide more useable space for non-event days.

System: E2010 - Fixed Furnishings

Location: Interiors - classrooms
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 19,764.00
Unit of Measure: S.F.
Estimate: $124,355.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

Notes: Fixed furnishings are beyond their expected useful life and are showing some signs of wear and tear. System renewal is recommended.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 19,764.00
Unit of Measure: S.F.
Estimate: $91,744.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 19,764.00
Unit of Measure: S.F.
Estimate: $14,349.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	4,760
Year Built:	1957
Last Renovation:	
Replacement Value:	$854,657
Repair Cost:	$258,753.00
Total FCI:	30.28 %
Total RSLI:	33.17 %
FCA Score:	69.72

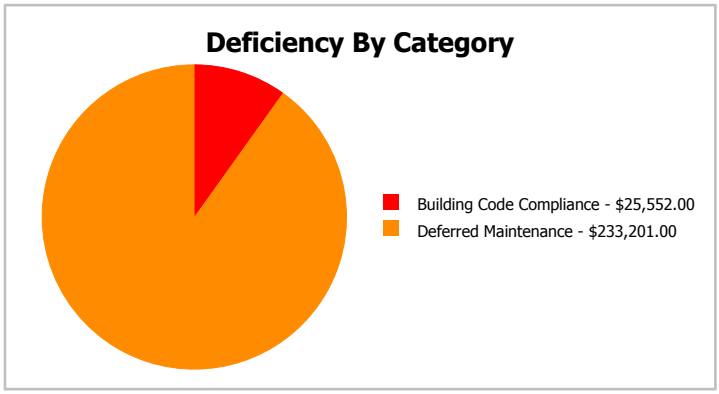
Description:

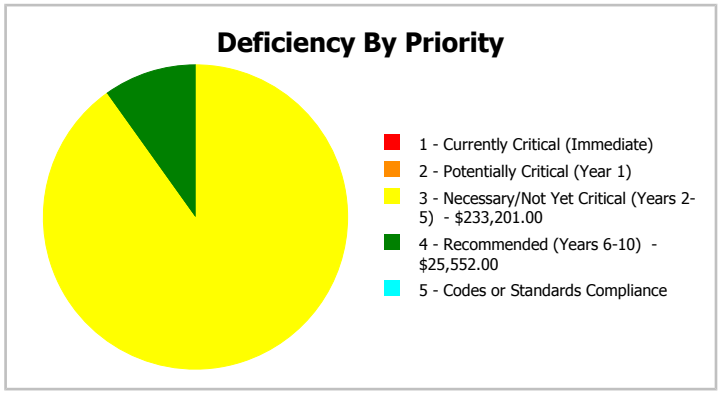
The narrative for this building is included in the Executive Summary Description at the front of this report.

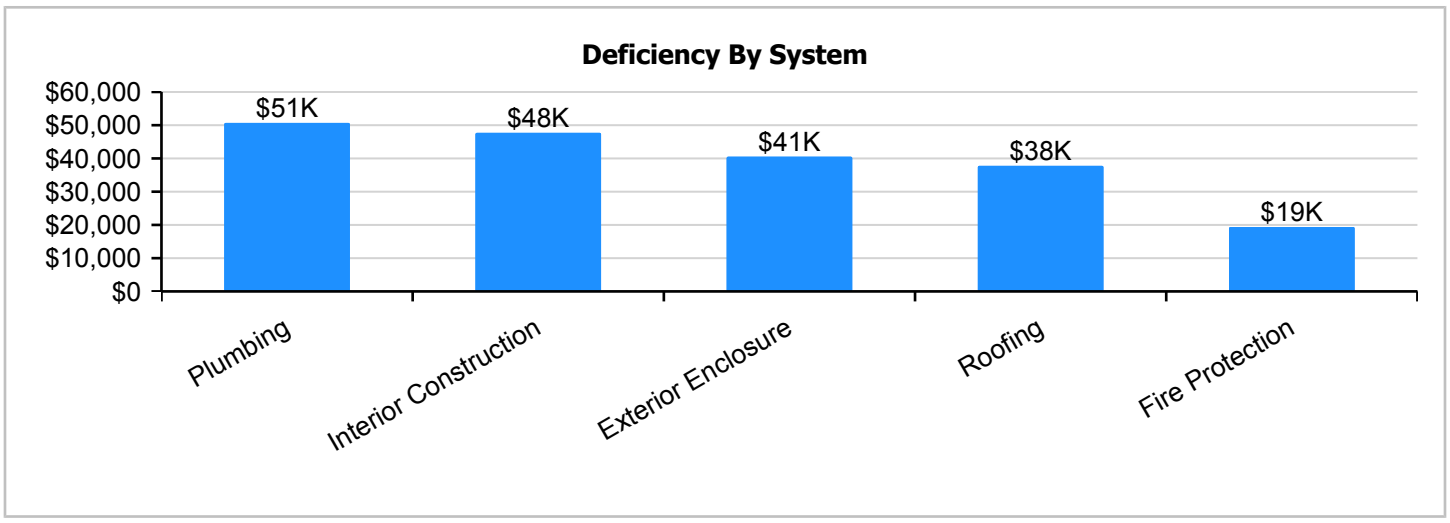
Attributes: This asset has no attributes.

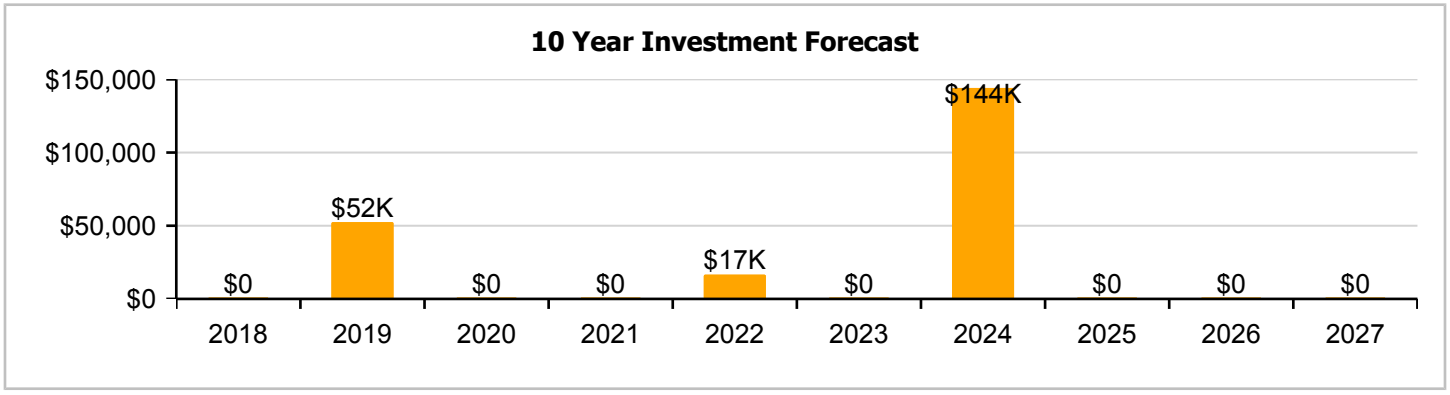
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	4,760
Year Built:	1957	Last Renovation:	
Repair Cost:	$258,753	Replacement Value:	$854,657
FCI:	30.28 %	RSLI%:	33.17 %









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	40.00 %	0.00 %	$0.00
B10 - Superstructure	40.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	18.99 %	57.77 %	$53,512.00
B30 - Roofing	0.00 %	150.00 %	$49,837.00
C10 - Interior Construction	9.37 %	58.48 %	$62,936.00
C30 - Interior Finishes	42.33 %	0.00 %	$0.00
D20 - Plumbing	6.29 %	102.31 %	$66,916.00
D30 - HVAC	71.34 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$25,552.00
D50 - Electrical	42.52 %	0.00 %	$0.00
E10 - Equipment	35.00 %	0.00 %	$0.00
E20 - Furnishings	35.00 %	0.00 %	$0.00
Totals:	**33.17 %**	**30.28 %**	**$258,753.00**

Photo Album

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

1). North Elevation - Dec 06, 2016

2). East Elevation - Dec 06, 2016

3). West Elevation - Dec 06, 2016

4). South Elevation - Dec 06, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.70	S.F.	4,760	100	1957	2057		40.00 %	0.00 %	40			$22,372
A1030	Slab on Grade	$8.26	S.F.	4,760	100	1957	2057		40.00 %	0.00 %	40			$39,318
B1020	Roof Construction	$15.44	S.F.	4,760	100	1957	2057		40.00 %	0.00 %	40			$73,494
B2010	Exterior Walls	$9.24	S.F.	4,760	100	1957	2057		40.00 %	0.00 %	40			$43,982
B2020	Exterior Windows	$9.20	S.F.	4,760	30	1957	1987		0.00 %	110.00 %	-30		$48,171.00	$43,792
B2030	Exterior Doors	$1.02	S.F.	4,760	30	1980	2010		0.00 %	110.01 %	-7		$5,341.00	$4,855
B3010120	Single Ply Membrane	$6.98	S.F.	4,760	20	2000	2020	2016	0.00 %	150.00 %	-1		$49,837.00	$33,225
C1010	Partitions	$10.59	S.F.	4,760	75	1957	2032		20.00 %	0.00 %	15			$50,408
C1020	Interior Doors	$2.48	S.F.	4,760	30	1957	1987		0.00 %	110.00 %	-30		$12,985.00	$11,805
C1030	Fittings	$9.54	S.F.	4,760	20	1957	1977		0.00 %	110.00 %	-40		$49,951.00	$45,410
C3010	Wall Finishes	$2.73	S.F.	4,760	10	2012	2022		50.00 %	0.00 %	5			$12,995
C3020	Floor Finishes	$11.15	S.F.	4,760	20	2004	2024		35.00 %	0.00 %	7			$53,074
C3030	Ceiling Finishes	$10.74	S.F.	4,760	25	2004	2029		48.00 %	0.00 %	12			$51,122
D2010	Plumbing Fixtures	$11.26	S.F.	4,760	30	1957	1987		0.00 %	110.00 %	-30		$58,957.00	$53,598
D2020	Domestic Water Distribution	$0.96	S.F.	4,760	30	2014	2044		90.00 %	0.00 %	27			$4,570
D2030	Sanitary Waste	$1.52	S.F.	4,760	30	1957	1987		0.00 %	110.01 %	-30		$7,959.00	$7,235
D3040	Distribution Systems	$6.26	S.F.	4,760	30	2004	2034		56.67 %	0.00 %	17			$29,798
D3050	Terminal & Package Units	$13.65	S.F.	4,760	15	2015	2030		86.67 %	0.00 %	13			$64,974
D3060	Controls & Instrumentation	$3.23	S.F.	4,760	20	2004	2024		35.00 %	0.00 %	7			$15,375
D4010	Sprinklers	$4.22	S.F.	4,760	30			2016	0.00 %	110.00 %	-1		$22,096.00	$20,087
D4020	Standpipes	$0.66	S.F.	4,760	30			2016	0.00 %	109.99 %	-1		$3,456.00	$3,142
D5010	Electrical Service/Distribution	$1.65	S.F.	4,760	40	2004	2044		67.50 %	0.00 %	27			$7,854
D5020	Branch Wiring	$4.99	S.F.	4,760	30	2004	2034		56.67 %	0.00 %	17			$23,752
D5020	Lighting	$11.64	S.F.	4,760	30	2004	2034		56.67 %	0.00 %	17			$55,406
D5030810	Security & Detection Systems	$1.83	S.F.	4,760	15	2004	2019		13.33 %	0.00 %	2			$8,711
D5030910	Fire Alarm Systems	$3.31	S.F.	4,760	15	2004	2019		13.33 %	0.00 %	2			$15,756
D5030920	Data Communication	$4.30	S.F.	4,760	15	2004	2019		13.33 %	0.00 %	2			$20,468
D5090	Other Electrical Systems	$0.12	S.F.	4,760	20	2004	2024		35.00 %	0.00 %	7			$571
E1090	Other Equipment	$7.44	S.F.	4,760	20	2004	2024		35.00 %	0.00 %	7			$35,414
E2010	Fixed Furnishings	$0.44	S.F.	4,760	20	2004	2024		35.00 %	0.00 %	7			$2,094
								Total	**33.17 %**	**30.28 %**			**$258,753.00**	**$854,657**

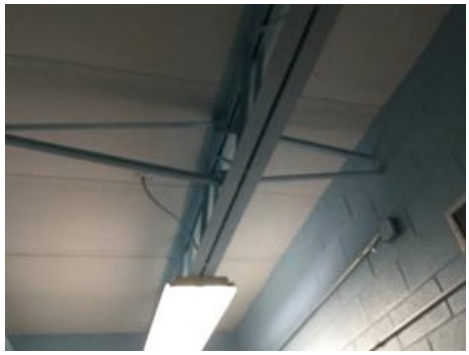
System Notes

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: A1030 - Slab on Grade

Note:

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors

Note:

System: B3010120 - Single Ply Membrane

Note: Areas "D" and "O' in Rooftop Systems Engineers report from 2015. System renewal recommended as area O is in poor condition and comprises the majority of the roof area of this building. Area D is in fair condition and requires ongoing maintenance to remain leak-free.
Roofs observed by Parsons from adjacent "Main" building.

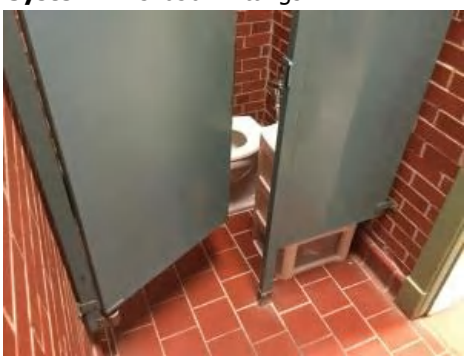
System: C1010 - Partitions

Note:

System: C1020 - Interior Doors

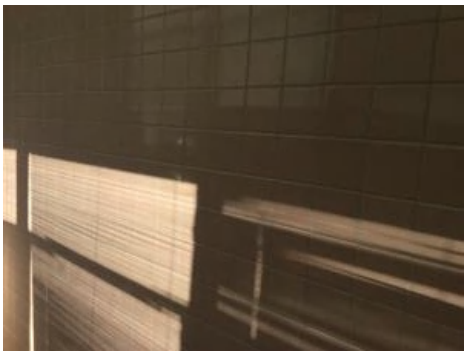
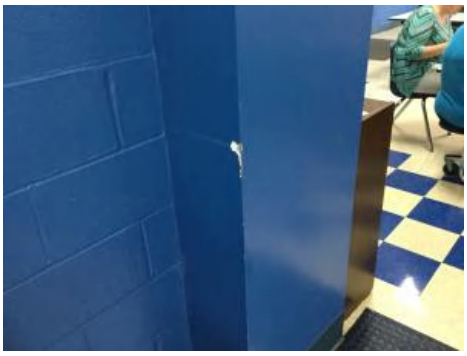
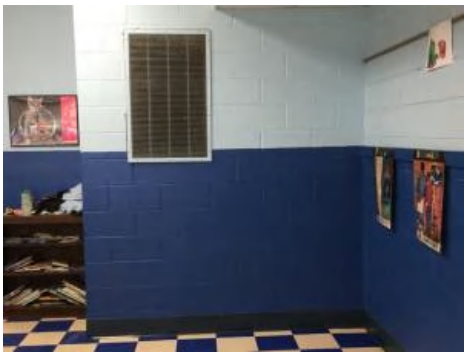
Note:

System: C1030 - Fittings



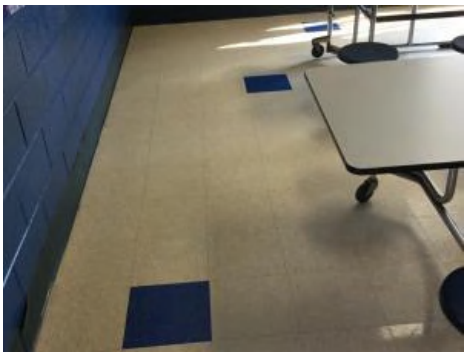
Note:

System: C3010 - Wall Finishes

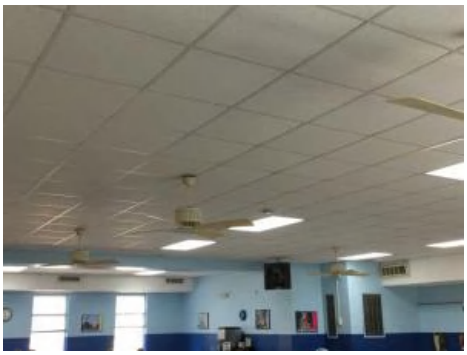
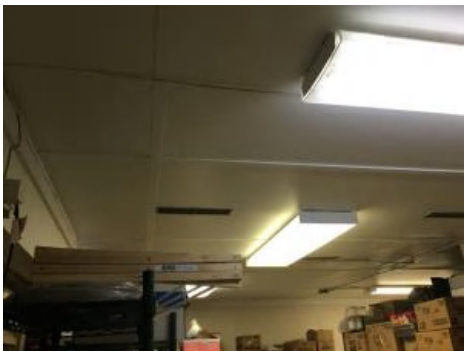
Note:

System: C3020 - Floor Finishes



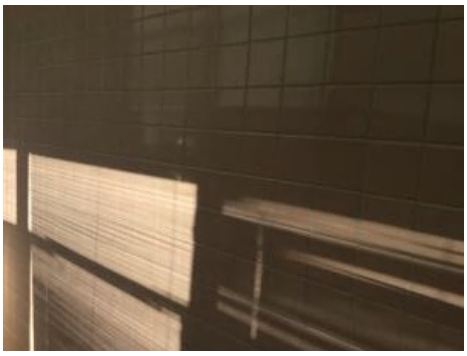
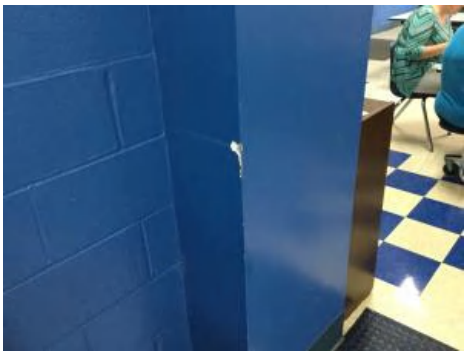
Note:

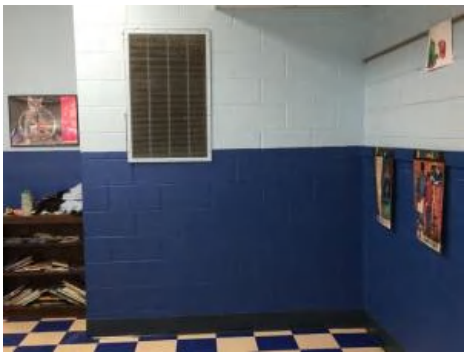
System: C3030 - Ceiling Finishes

Note:

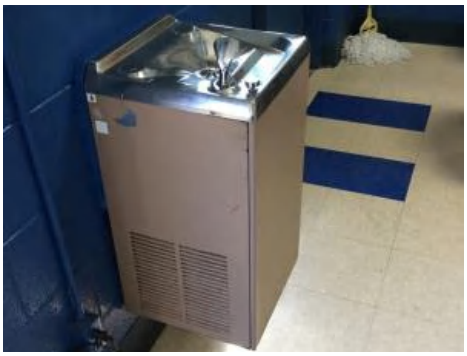
System: D - Services



Note:

System: D2010 - Plumbing Fixtures

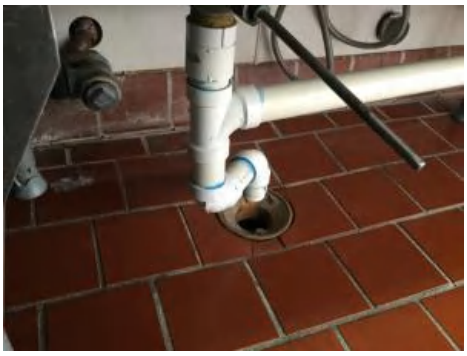


Note:

System: D2020 - Domestic Water Distribution

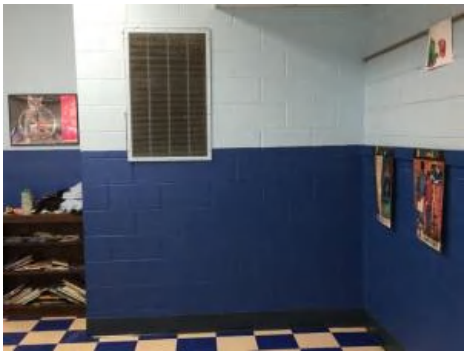
Note:

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units

Note:

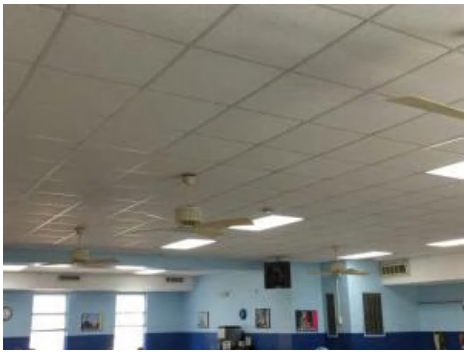
System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems

Note:

System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication

Note:

System: D5090 - Other Electrical Systems

Note:

System: E1090 - Other Equipment

Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

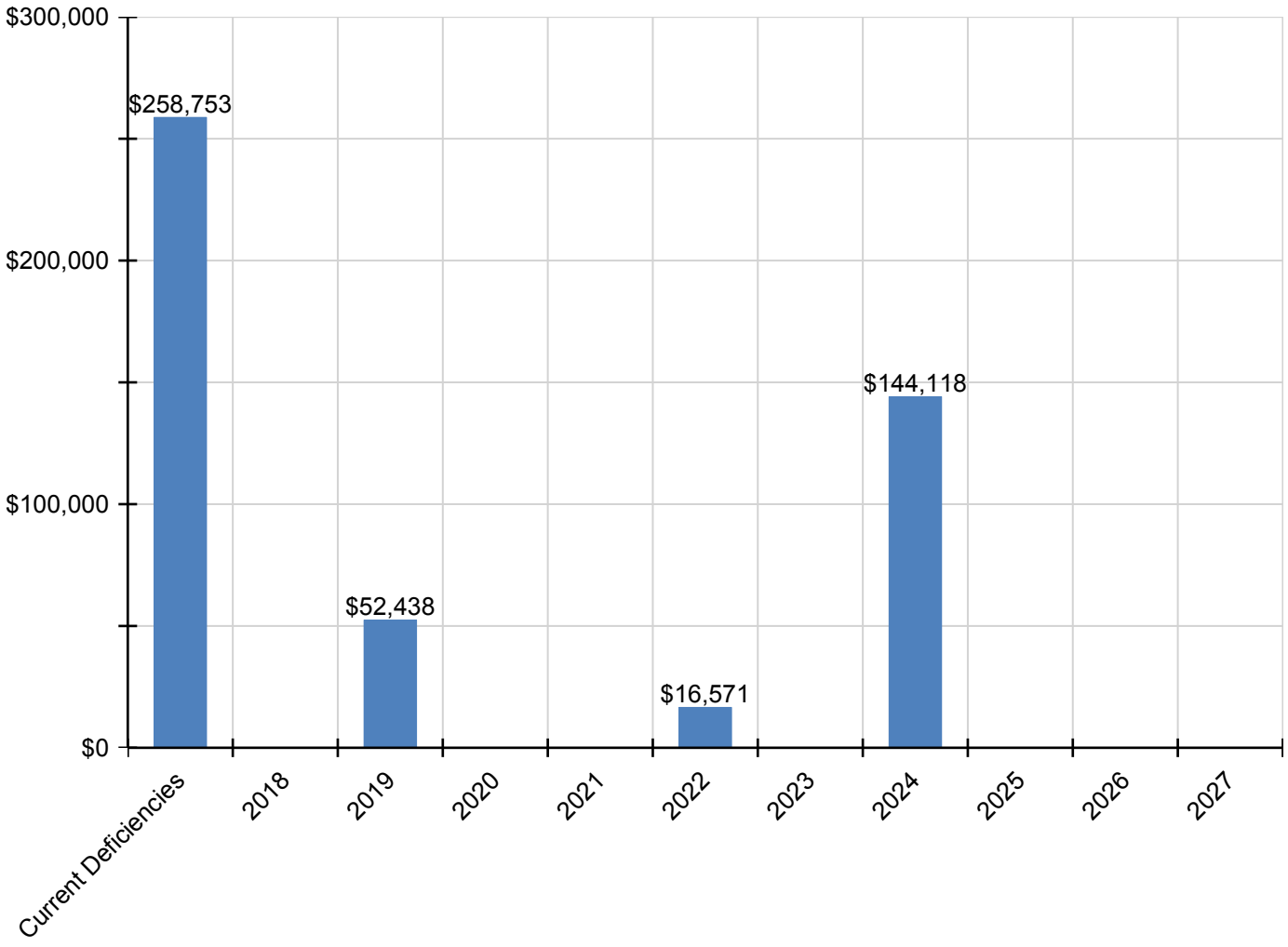
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$258,753**	**$0**	**$52,438**	**$0**	**$0**	**$16,571**	**$0**	**$144,118**	**$0**	**$0**	**$0**	**$471,880**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$48,171	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$48,171**
B2030 - Exterior Doors	$5,341	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,341**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$49,837	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$49,837**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$12,985	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$12,985**
C1030 - Fittings	$49,951	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$49,951**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$16,571	$0	$0	$0	$0	$0	**$16,571**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$71,801	$0	$0	$0	**$71,801**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D2010 - Plumbing Fixtures	$58,957	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$58,957**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$7,959	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$7,959**
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	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$20,800	$0	$0	$0	**$20,800**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$22,096	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$22,096**
D4020 - Standpipes	$3,456	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,456**
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	$10,166	$0	$0	$0	$0	$0	$0	$0	$0	**$10,166**
D5030910 - Fire Alarm Systems	$0	$0	$18,386	$0	$0	$0	$0	$0	$0	$0	$0	**$18,386**
D5030920 - Data Communication	$0	$0	$23,886	$0	$0	$0	$0	$0	$0	$0	$0	**$23,886**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$0	$772	$0	$0	$0	**$772**
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**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$47,911	$0	$0	$0	**$47,911**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$2,834	$0	$0	$0	**$2,834**

** Indicates non-renewable system*

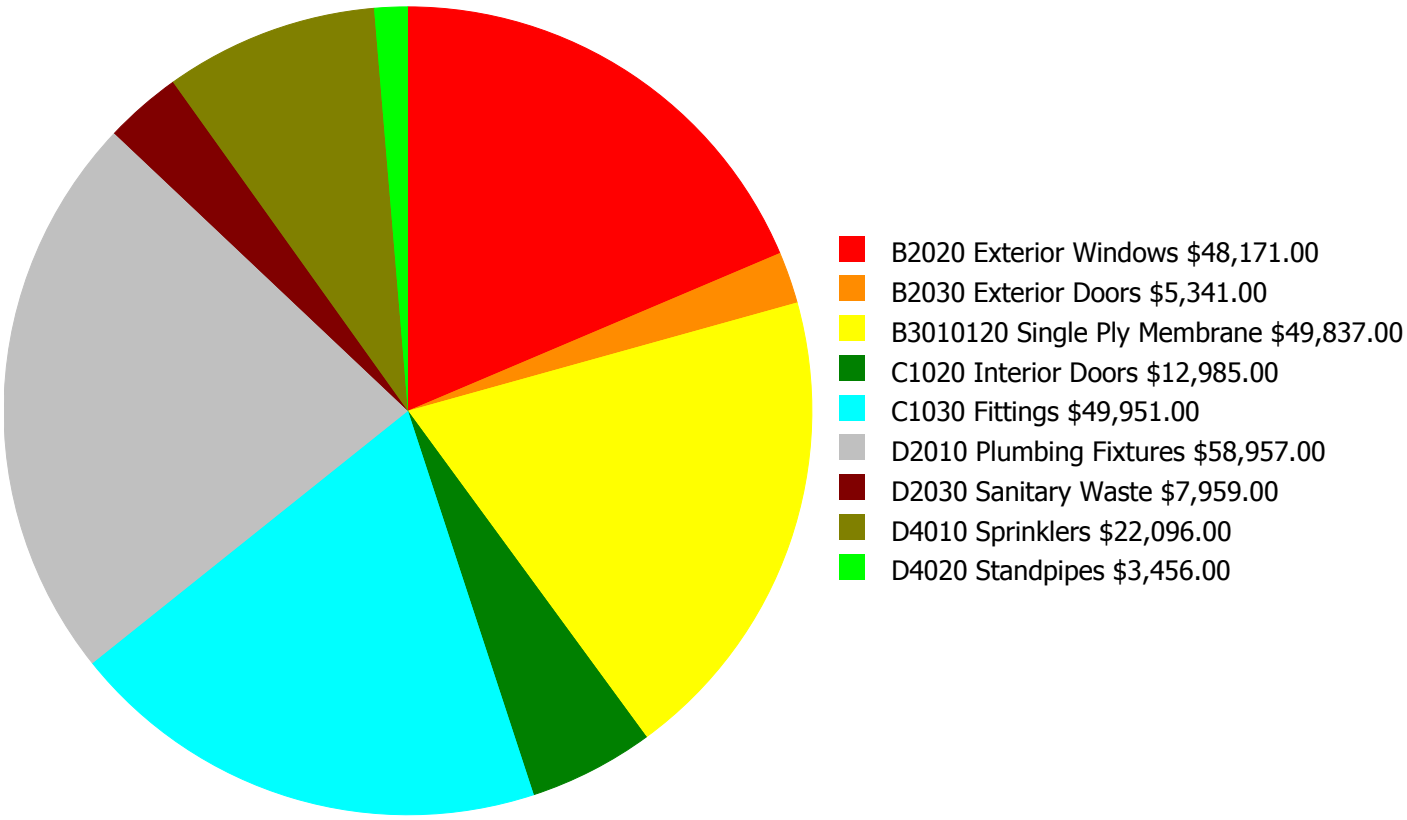
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

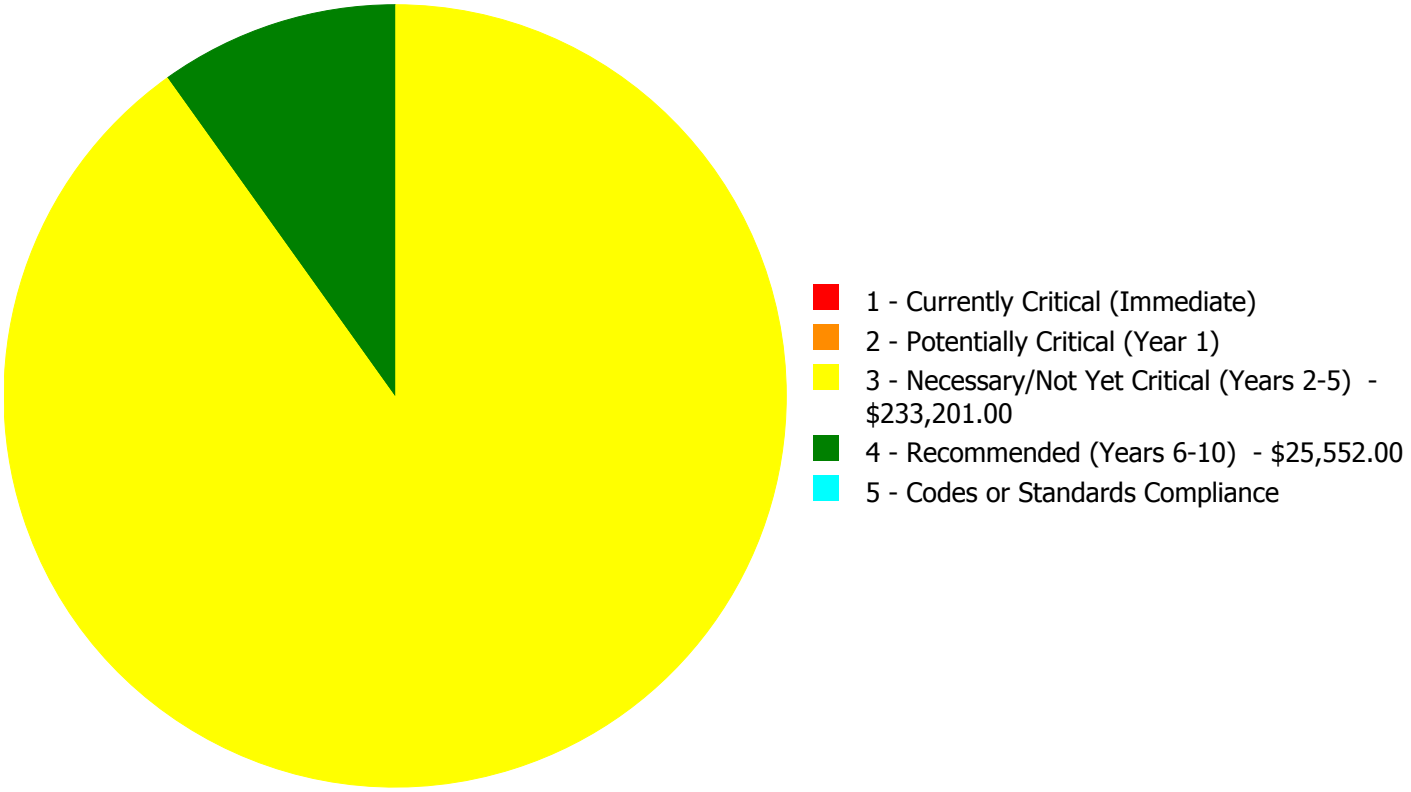
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $258,753.00

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: $258,753.00

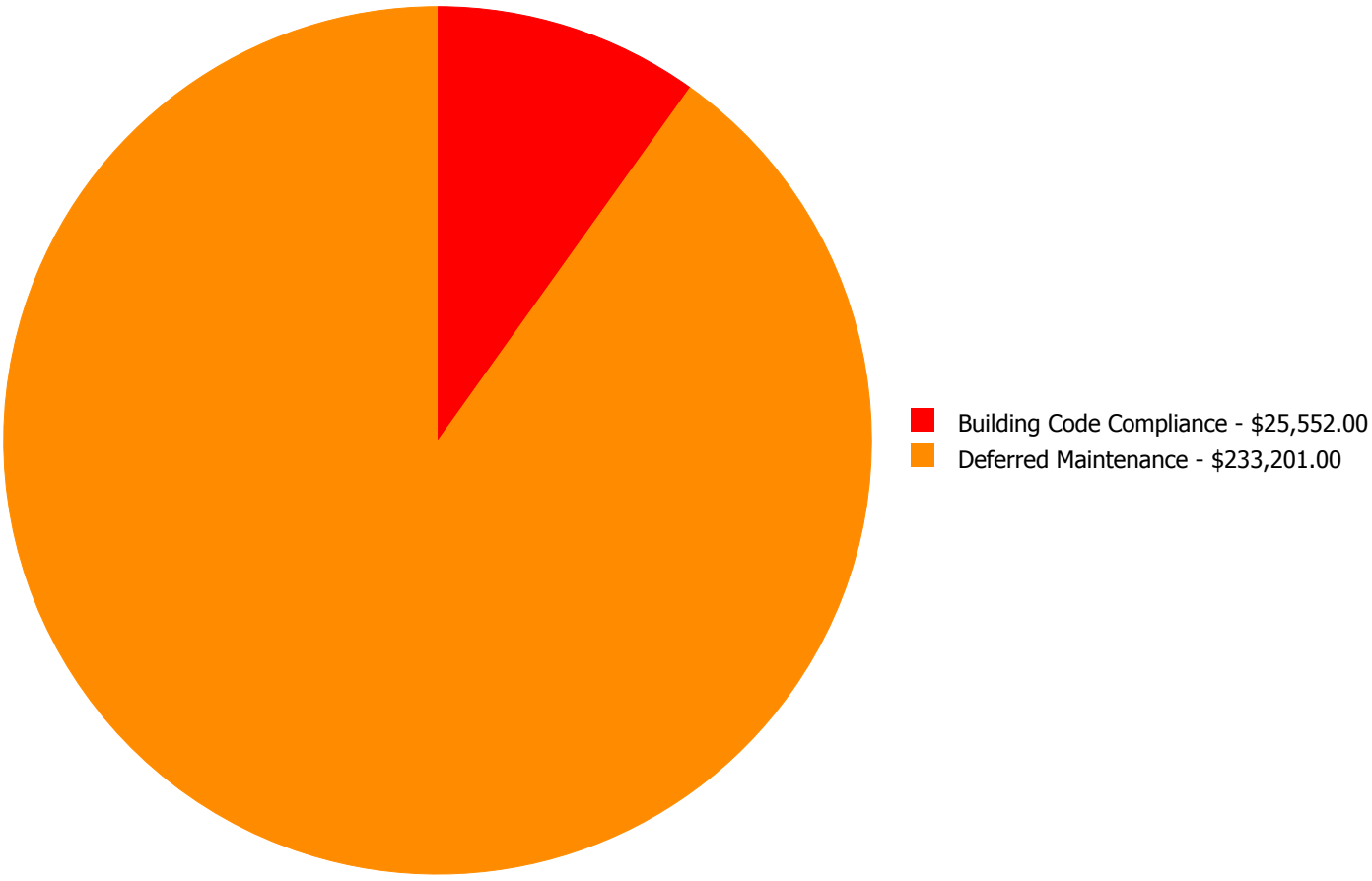
Deficiency By Priority Investment Table

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	$48,171.00	$0.00	$0.00	$48,171.00
B2030	Exterior Doors	$0.00	$0.00	$5,341.00	$0.00	$0.00	$5,341.00
B3010120	Single Ply Membrane	$0.00	$0.00	$49,837.00	$0.00	$0.00	$49,837.00
C1020	Interior Doors	$0.00	$0.00	$12,985.00	$0.00	$0.00	$12,985.00
C1030	Fittings	$0.00	$0.00	$49,951.00	$0.00	$0.00	$49,951.00
D2010	Plumbing Fixtures	$0.00	$0.00	$58,957.00	$0.00	$0.00	$58,957.00
D2030	Sanitary Waste	$0.00	$0.00	$7,959.00	$0.00	$0.00	$7,959.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$22,096.00	$0.00	$22,096.00
D4020	Standpipes	$0.00	$0.00	$0.00	$3,456.00	$0.00	$3,456.00
	Total:	$0.00	$0.00	$233,201.00	$25,552.00	$0.00	$258,753.00

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: $258,753.00

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 windows
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,760.00
Unit of Measure: S.F.
Estimate: $48,171.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

Notes: The steel frame, operable and fixed, single pane windows are aged, rusted, not energy efficient, do not operate smoothly and should be replaced.

System: B2030 - Exterior Doors

Location: Exterior doors
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,760.00
Unit of Measure: S.F.
Estimate: $5,341.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

Notes: Theexterior doors are aged, hardware is rusted or inadequate, and should be replaced.

System: B3010120 - Single Ply Membrane

Location: Roofs
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,760.00
Unit of Measure: S.F.
Estimate: $49,837.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

Notes: Areas "D" and "O' in Rooftop Systems Engineers report from 2015. System renewal recommended as area O is in poor condition and comprises the majority of the roof area of this building. Area D is in fair condition and requires ongoing maintenance to remain leak-free.
Roofs observed by Parsons from adjacent "Main" building.

System: C1020 - Interior Doors

Location: Office and storage rooms
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,760.00
Unit of Measure: S.F.
Estimate: $12,985.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

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

System: C1030 - Fittings

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,760.00
Unit of Measure: S.F.
Estimate: $49,951.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

Notes: The fittings throughout the building are original, beyond their expected service life, and should be replaced.

System: D2010 - Plumbing Fixtures

Location: Staff restroom
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,760.00
Unit of Measure: S.F.
Estimate: $58,957.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

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: D2030 - Sanitary Waste

Location: Kitchen/servery and restroom
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,760.00
Unit of Measure: S.F.
Estimate: $7,959.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 4,760.00
Unit of Measure: S.F.
Estimate: $22,096.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 4,760.00
Unit of Measure: S.F.
Estimate: $3,456.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	26,700
Year Built:	1992
Last Renovation:	
Replacement Value:	$4,799,343
Repair Cost:	$645,258.00
Total FCI:	13.44 %
Total RSLI:	39.78 %
FCA Score:	86.56

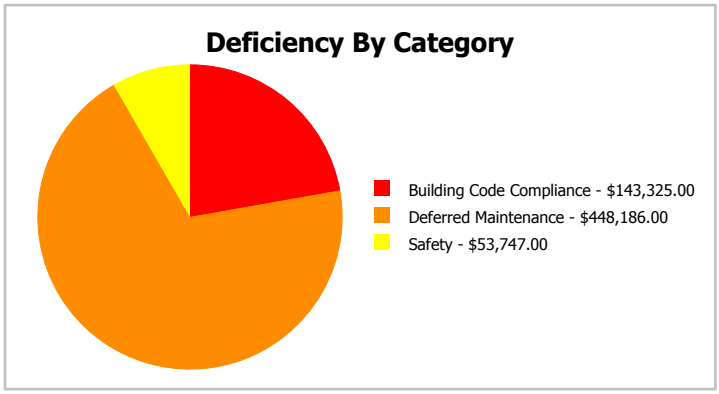
Description:

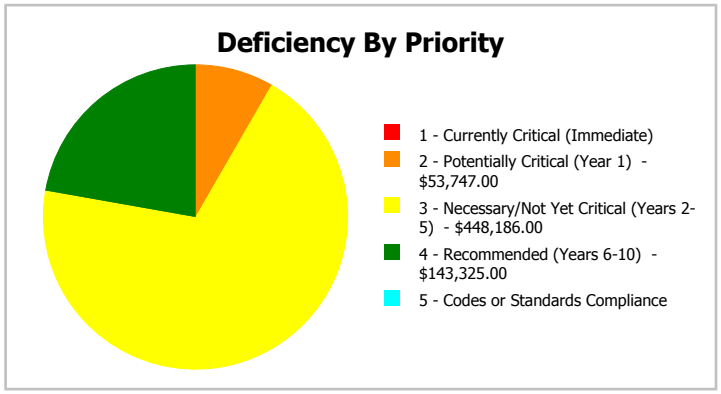
The narrative for this building is included in the Executive Summary Description at the front of this report.

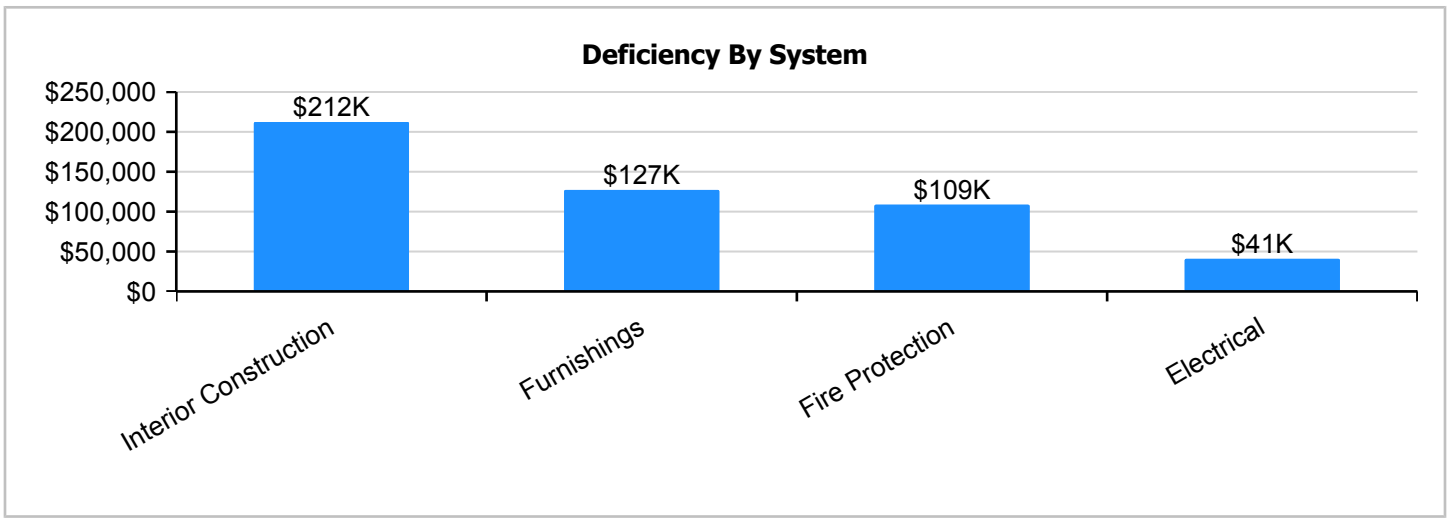
Attributes: This asset has no attributes.

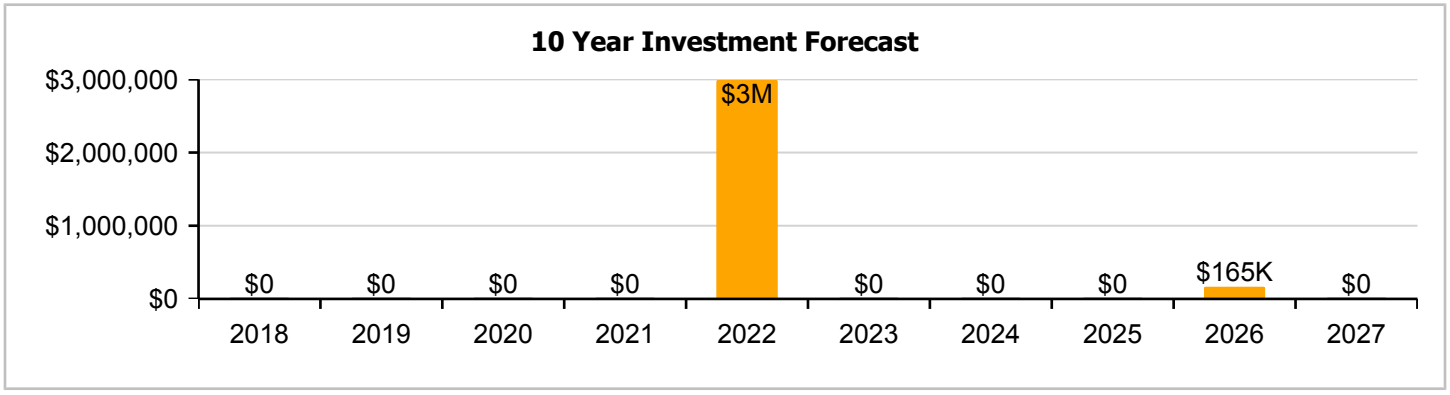
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	26,700
Year Built:	1992	Last Renovation:	
Repair Cost:	$645,258	Replacement Value:	$4,799,343
FCI:	13.44 %	RSLI%:	39.78 %









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	75.00 %	0.00 %	$0.00
B10 - Superstructure	75.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	44.36 %	0.00 %	$0.00
B30 - Roofing	24.24 %	0.00 %	$0.00
C10 - Interior Construction	33.05 %	46.41 %	$280,190.00
C30 - Interior Finishes	25.59 %	0.00 %	$0.00
D20 - Plumbing	16.67 %	0.00 %	$0.00
D30 - HVAC	61.72 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$143,325.00
D50 - Electrical	31.86 %	7.23 %	$53,747.00
E10 - Equipment	25.00 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	110.00 %	$167,996.00
Totals:	**39.78 %**	**13.44 %**	**$645,258.00**

Photo Album

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

1). West Elevation - Dec 07, 2016

2). North Elevation - Dec 07, 2016

3). South Elevation - Dec 07, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.70	S.F.	26,700	100	1992	2092		75.00 %	0.00 %	75			$125,490
A1030	Slab on Grade	$8.26	S.F.	26,700	100	1992	2092		75.00 %	0.00 %	75			$220,542
B1020	Roof Construction	$15.44	S.F.	26,700	100	1992	2092		75.00 %	0.00 %	75			$412,248
B2010	Exterior Walls	$9.24	S.F.	26,700	100	1992	2092		75.00 %	0.00 %	75			$246,708
B2020	Exterior Windows	$9.20	S.F.	26,700	30	1992	2022		16.67 %	0.00 %	5			$245,640
B2030	Exterior Doors	$1.02	S.F.	26,700	30	1992	2022		16.67 %	0.00 %	5			$27,234
B3010120	Single Ply Membrane	$6.98	S.F.	24,900	20	1992	2012	2022	25.00 %	0.00 %	5			$173,802
B3010130	Preformed Metal Roofing	$9.66	S.F.	1,800	30	1992	2022		16.67 %	0.00 %	5			$17,388
C1010	Partitions	$10.59	S.F.	26,700	75	1992	2067		66.67 %	0.00 %	50			$282,753
C1020	Interior Doors	$2.48	S.F.	26,700	30	1992	2022		16.67 %	0.00 %	5			$66,216
C1030	Fittings	$9.54	S.F.	26,700	20	1992	2012		0.00 %	110.00 %	-5		$280,190.00	$254,718
C3010	Wall Finishes	$2.73	S.F.	26,700	10	2012	2022		50.00 %	0.00 %	5			$72,891
C3020	Floor Finishes	$11.15	S.F.	26,700	20	1992	2012	2022	25.00 %	0.00 %	5			$297,705
C3030	Ceiling Finishes	$10.74	S.F.	26,700	25	1992	2017	2022	20.00 %	0.00 %	5			$286,758
D2010	Plumbing Fixtures	$11.26	S.F.	26,700	30	1992	2022		16.67 %	0.00 %	5			$300,642
D2020	Domestic Water Distribution	$0.96	S.F.	26,700	30	1992	2022		16.67 %	0.00 %	5			$25,632
D2030	Sanitary Waste	$1.52	S.F.	26,700	30	1992	2022		16.67 %	0.00 %	5			$40,584
D2040	Rain Water Drainage	$1.36	S.F.	26,700	30	1992	2022		16.67 %	0.00 %	5			$36,312
D3040	Distribution Systems	$8.66	S.F.	26,700	30	1992	2022		16.67 %	0.00 %	5			$231,222
D3050	Terminal & Package Units	$13.09	S.F.	26,700	15	2015	2030		86.67 %	0.00 %	13			$349,503
D3060	Controls & Instrumentation	$1.91	S.F.	26,700	20	2016	2036		95.00 %	0.00 %	19			$50,997
D4010	Sprinklers	$4.22	S.F.	26,700	30			2016	0.00 %	110.00 %	-1		$123,941.00	$112,674
D4020	Standpipes	$0.66	S.F.	26,700	30			2016	0.00 %	110.00 %	-1		$19,384.00	$17,622
D5010	Electrical Service/Distribution	$1.65	S.F.	26,700	40	1992	2032		37.50 %	0.00 %	15			$44,055
D5020	Branch Wiring	$4.99	S.F.	26,700	30	1992	2022		16.67 %	0.00 %	5			$133,233
D5020	Lighting	$11.64	S.F.	26,700	30	1992	2022		16.67 %	0.00 %	5			$310,788
D5030810	Security & Detection Systems	$1.83	S.F.	26,700	15	2008	2023	2016	0.00 %	110.00 %	-1		$53,747.00	$48,861
D5030910	Fire Alarm Systems	$3.31	S.F.	26,700	15	2015	2030		86.67 %	0.00 %	13			$88,377
D5030920	Data Communication	$4.30	S.F.	26,700	15	2011	2026		60.00 %	0.00 %	9			$114,810
D5090	Other Electrical Systems	$0.12	S.F.	26,700	20	2002	2022		25.00 %	0.00 %	5			$3,204
E1020	Institutional Equipment	$0.30	S.F.	26,700	20	1992	2012	2022	25.00 %	0.00 %	5			$8,010
E2010	Fixed Furnishings	$5.72	S.F.	26,700	20	1992	2012		0.00 %	110.00 %	-5		$167,996.00	$152,724
								Total	**39.78 %**	**13.44 %**			**$645,258.00**	**$4,799,343**

System Notes

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

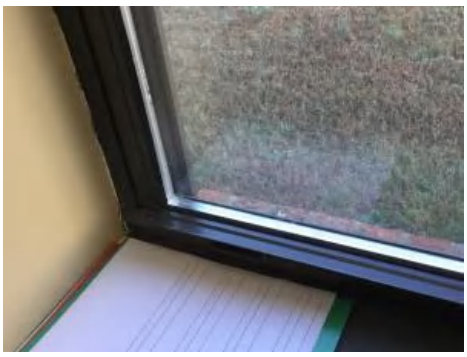
System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors

Note:

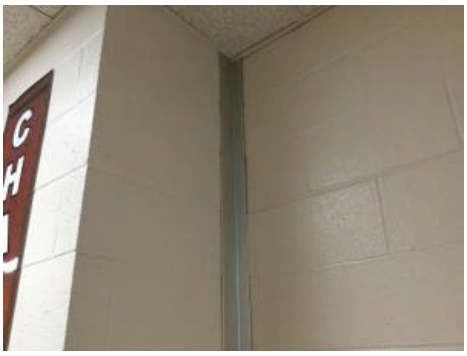
System: B3010120 - Single Ply Membrane

Note: Roof recoated in 2012 with 10 year life extension.

System: B3010130 - Preformed Metal Roofing

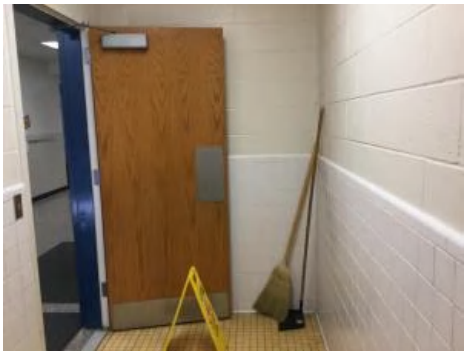
Note:

System: C1010 - Partitions



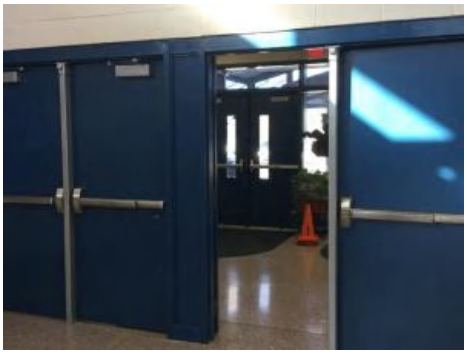
Note:

System: C1020 - Interior Doors



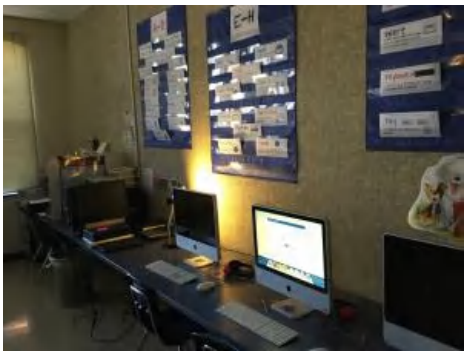
Note:

System: C1030 - Fittings



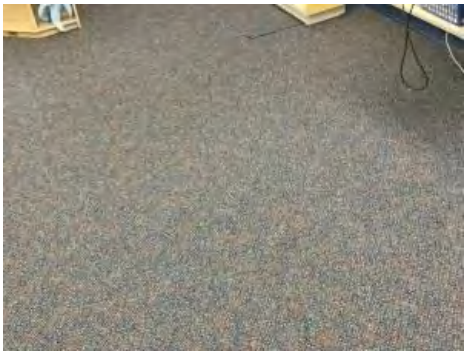
Note:

System: C3010 - Wall Finishes



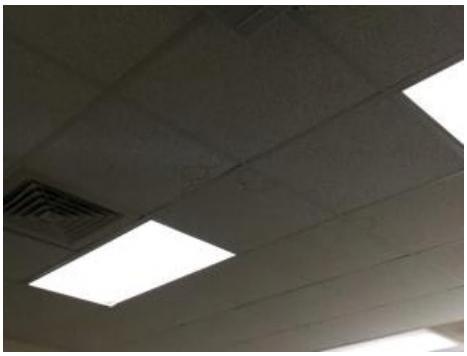
Note:

System: C3020 - Floor Finishes



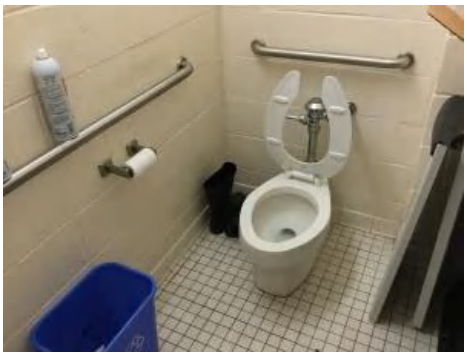
Note: Floor finishes appeared to be in generally well maintained good condition. System renewal not recommended at this time. System life extended to 2022.

System: C3030 - Ceiling Finishes



Note: Ceiling finishes are in generally well maintained good condition. System renewal re-set to add 5 years of expected service life.

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

Note:

System: D2040 - Rain Water Drainage

Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

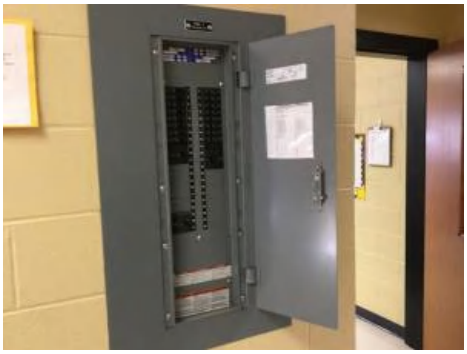
System: D3060 - Controls & Instrumentation

Note:

System: D5010 - Electrical Service/Distribution

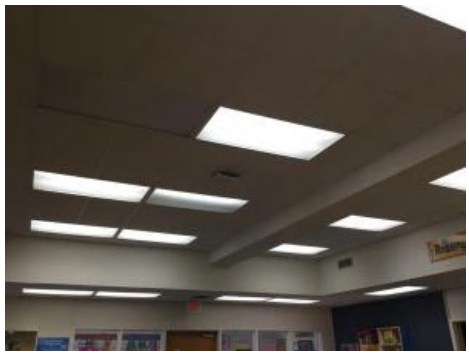
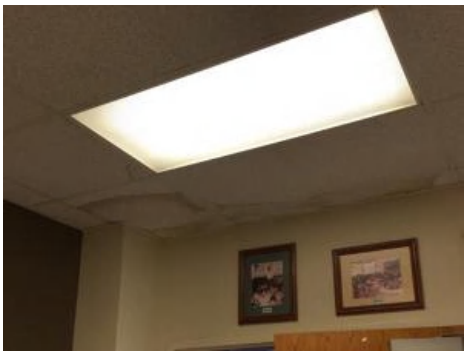
Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting

Note:

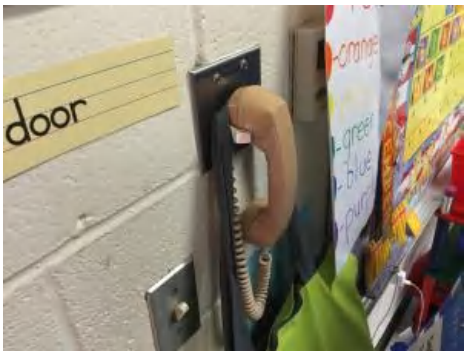
System: D5030810 - Security & Detection Systems

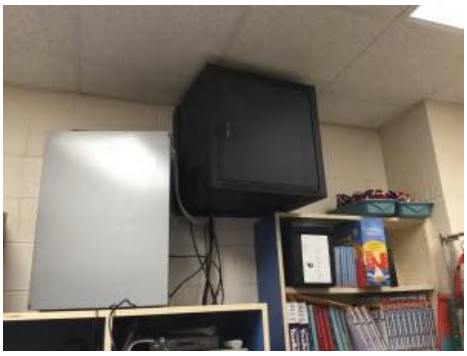
Note:

System: D5030910 - Fire Alarm Systems

Note:

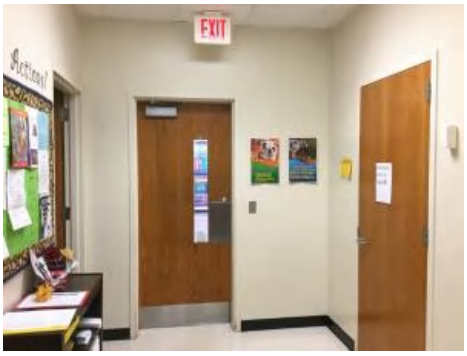
System: D5030920 - Data Communication





Note:

System: D5090 - Other Electrical Systems

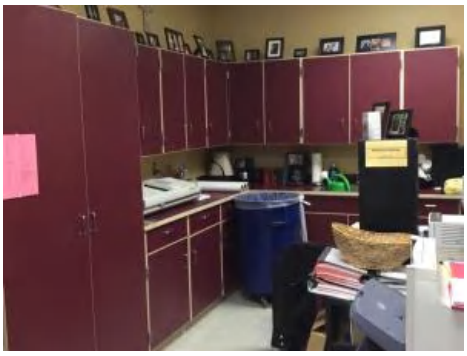


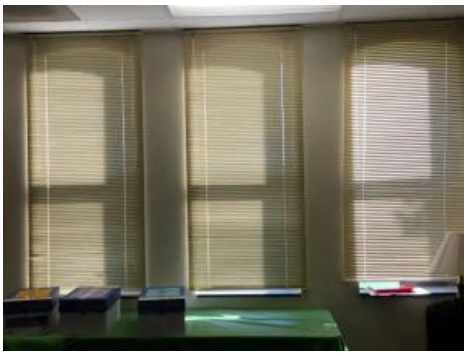
Note:

System: E1020 - Institutional Equipment

Note: Library shelving appears to be in good condition. Smartboards are up to date. System renewal date given 6 more years expected useful life.

System: E2010 - Fixed Furnishings





Note:

Renewal Schedule

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

Inflation Rate: 3%

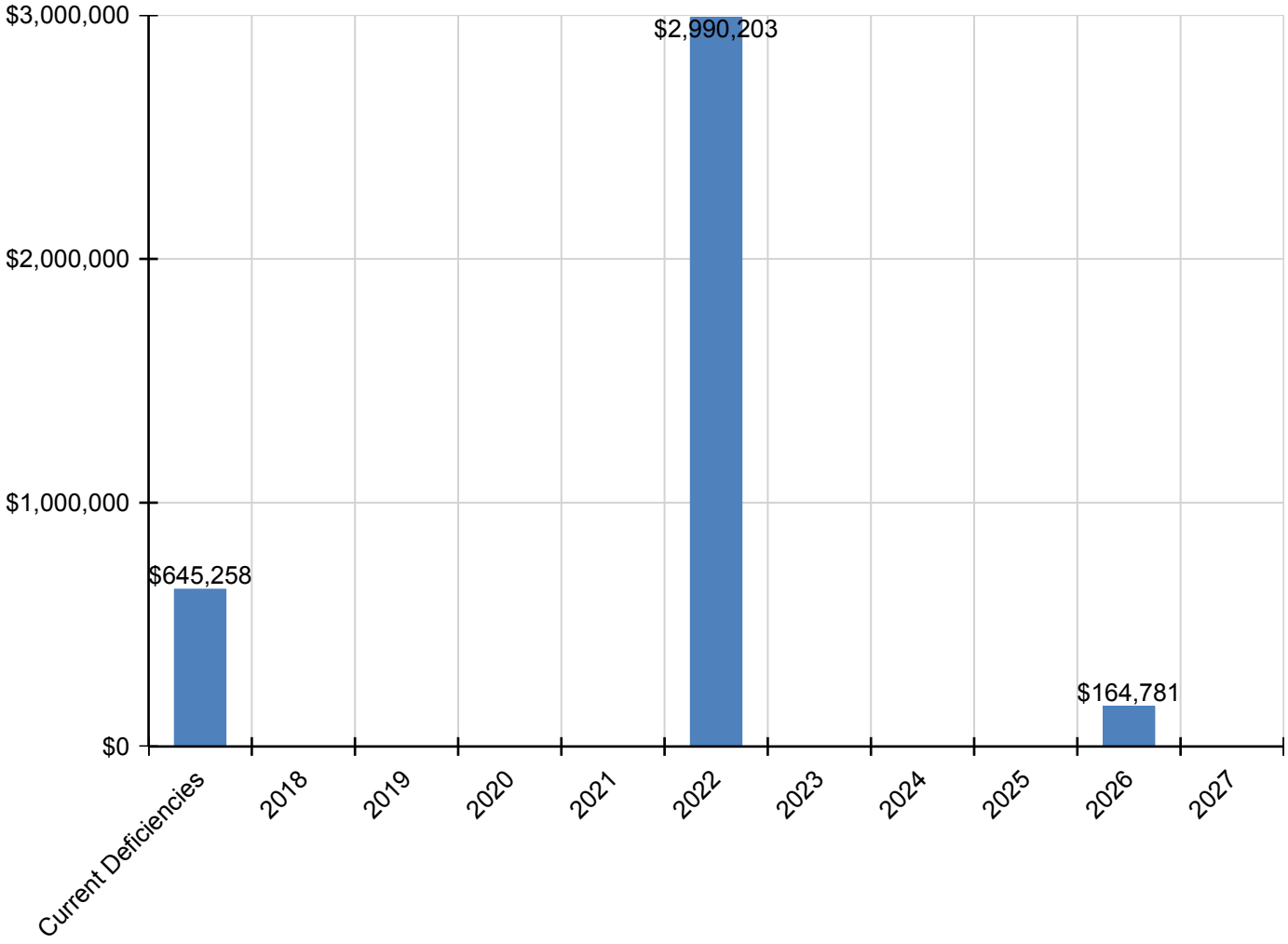
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$645,258**	**$0**	**$0**	**$0**	**$0**	**$2,990,203**	**$0**	**$0**	**$0**	**$164,781**	**$0**	**$3,800,242**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$313,240	$0	$0	$0	$0	$0	**$313,240**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$34,728	$0	$0	$0	$0	$0	**$34,728**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$302,226	$0	$0	$0	$0	$0	**$302,226**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$27,817	$0	$0	$0	$0	$0	**$27,817**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$84,439	$0	$0	$0	$0	$0	**$84,439**
C1030 - Fittings	$280,190	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$280,190**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$92,951	$0	$0	$0	$0	$0	**$92,951**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$379,634	$0	$0	$0	$0	$0	**$379,634**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$365,674	$0	$0	$0	$0	$0	**$365,674**
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	$383,379	$0	$0	$0	$0	$0	**$383,379**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$32,686	$0	$0	$0	$0	$0	**$32,686**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$51,752	$0	$0	$0	$0	$0	**$51,752**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$46,305	$0	$0	$0	$0	$0	**$46,305**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$294,854	$0	$0	$0	$0	$0	**$294,854**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$123,941	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$123,941**
D4020 - Standpipes	$19,384	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$19,384**
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	$169,899	$0	$0	$0	$0	$0	**$169,899**
D5020 - Lighting	$0	$0	$0	$0	$0	$396,318	$0	$0	$0	$0	$0	**$396,318**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$53,747	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$53,747**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$164,781	$0	**$164,781**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$4,085	$0	$0	$0	$0	$0	**$4,085**
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	$10,214	$0	$0	$0	$0	$0	**$10,214**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$167,996	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$167,996**

** Indicates non-renewable system*

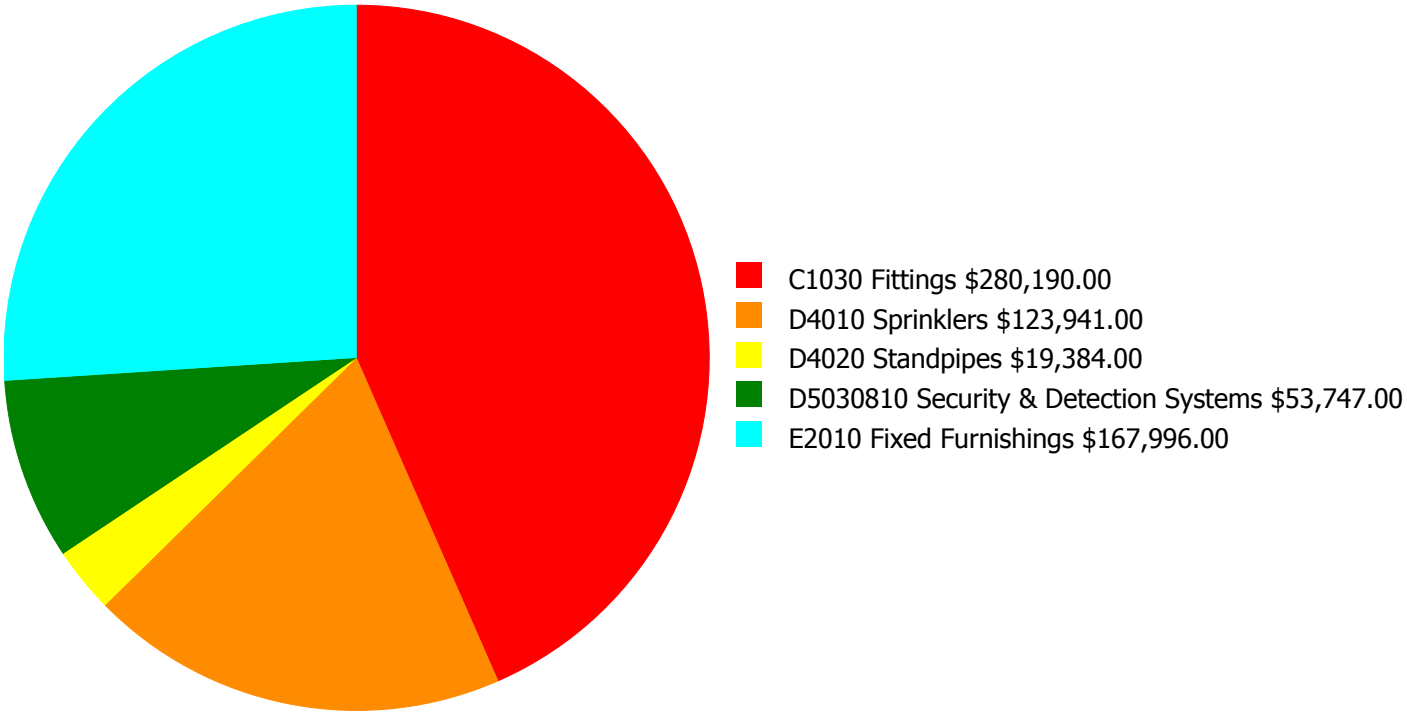
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

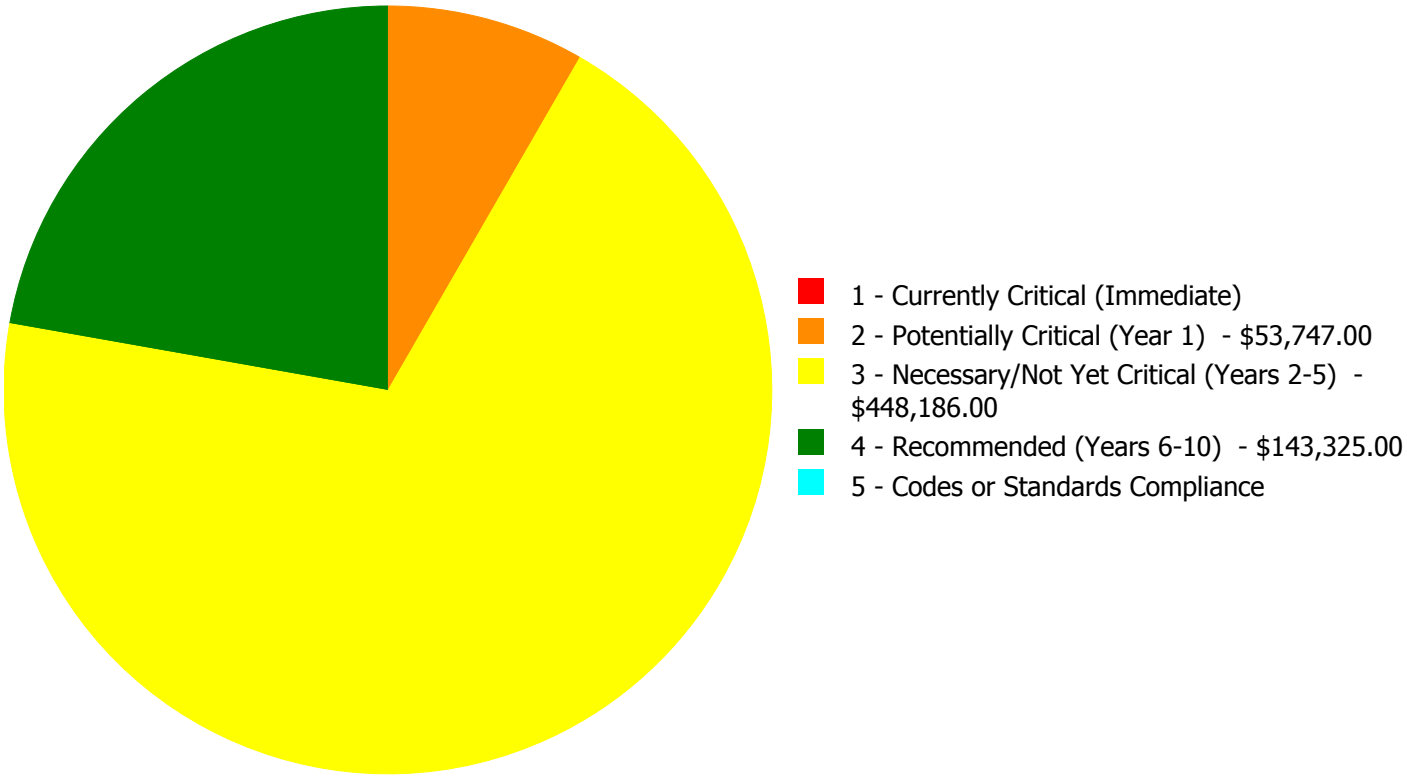
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $645,258.00

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: $645,258.00

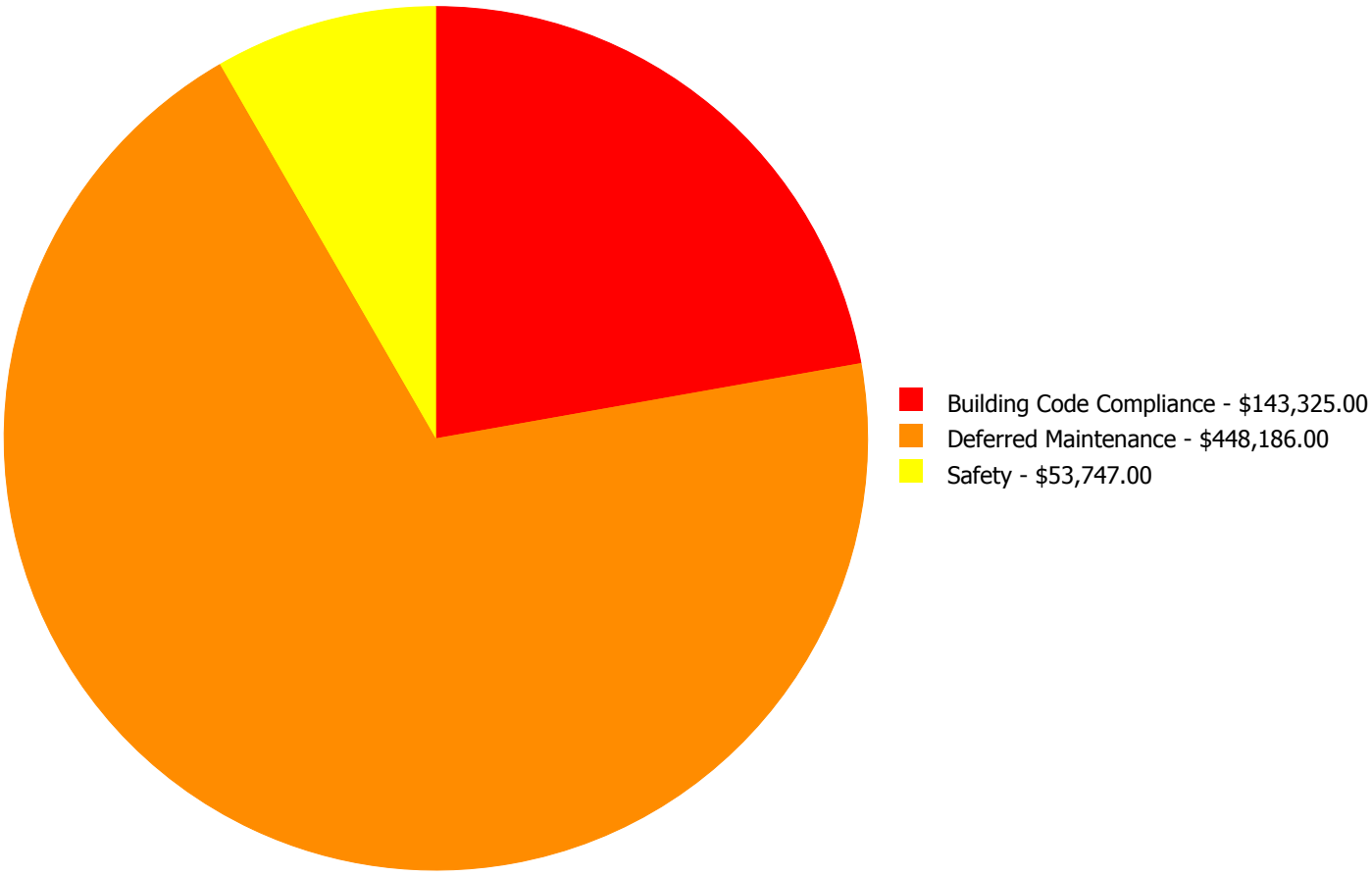
Deficiency By Priority Investment Table

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
C1030	Fittings	$0.00	$0.00	$280,190.00	$0.00	$0.00	$280,190.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$123,941.00	$0.00	$123,941.00
D4020	Standpipes	$0.00	$0.00	$0.00	$19,384.00	$0.00	$19,384.00
D5030810	Security & Detection Systems	$0.00	$53,747.00	$0.00	$0.00	$0.00	$53,747.00
E2010	Fixed Furnishings	$0.00	$0.00	$167,996.00	$0.00	$0.00	$167,996.00
	Total:	$0.00	$53,747.00	$448,186.00	$143,325.00	$0.00	$645,258.00

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: $645,258.00

Deficiency Details by Priority

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

Priority 2 - Potentially Critical (Year 1):

System: D5030810 - Security & Detection Systems

Location: Exterior doors and throughout
Distress: Inadequate
Category: Safety
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 26,700.00
Unit of Measure: S.F.
Estimate: $53,747.00
Assessor Name: Eduardo Lopez
Date Created: 12/12/2016

Notes: Install access control system - Part 2 to ensure that all exterior doors are automatically locked during the school day and permit card entry. Renew other system components as needed.

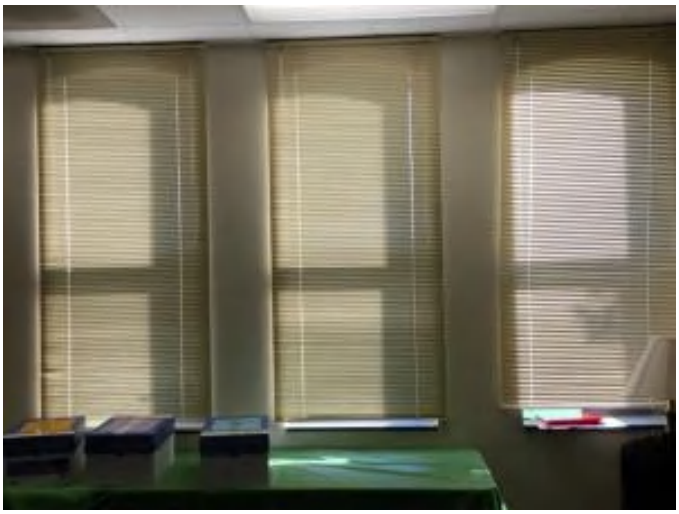
Priority 3 - Necessary/Not Yet Critical (Years 2-5):

System: C1030 - Fittings

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 26,700.00
Unit of Measure: S.F.
Estimate: $280,190.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

Notes: The fittings throughout the building are original, beyond their expected service life, and should be replaced.

System: E2010 - Fixed Furnishings



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 26,700.00
Unit of Measure: S.F.
Estimate: $167,996.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

Notes: Fixed furnishings are beyond their expected useful life and are showing some signs of wear and tear. System renewal is recommended.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 26,700.00
Unit of Measure: S.F.
Estimate: $123,941.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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

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: 26,700.00
Unit of Measure: S.F.
Estimate: $19,384.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	22,928
Year Built:	2005
Last Renovation:	
Replacement Value:	$4,060,775
Repair Cost:	$123,078.00
Total FCI:	3.03 %
Total RSLI:	56.02 %
FCA Score:	96.97

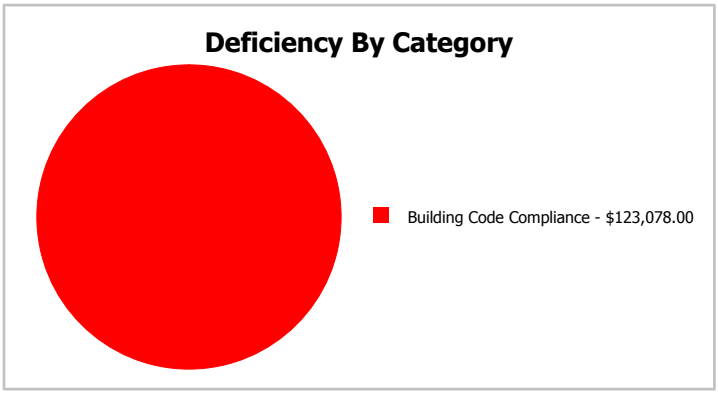
Description:

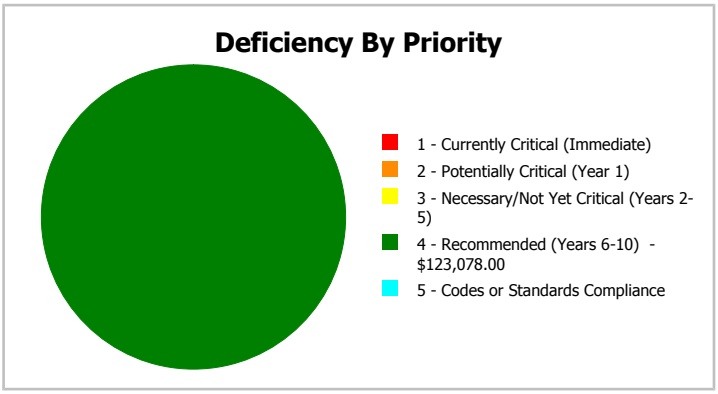
The narrative for this building is included in the Executive Summary Description at the front of this report.

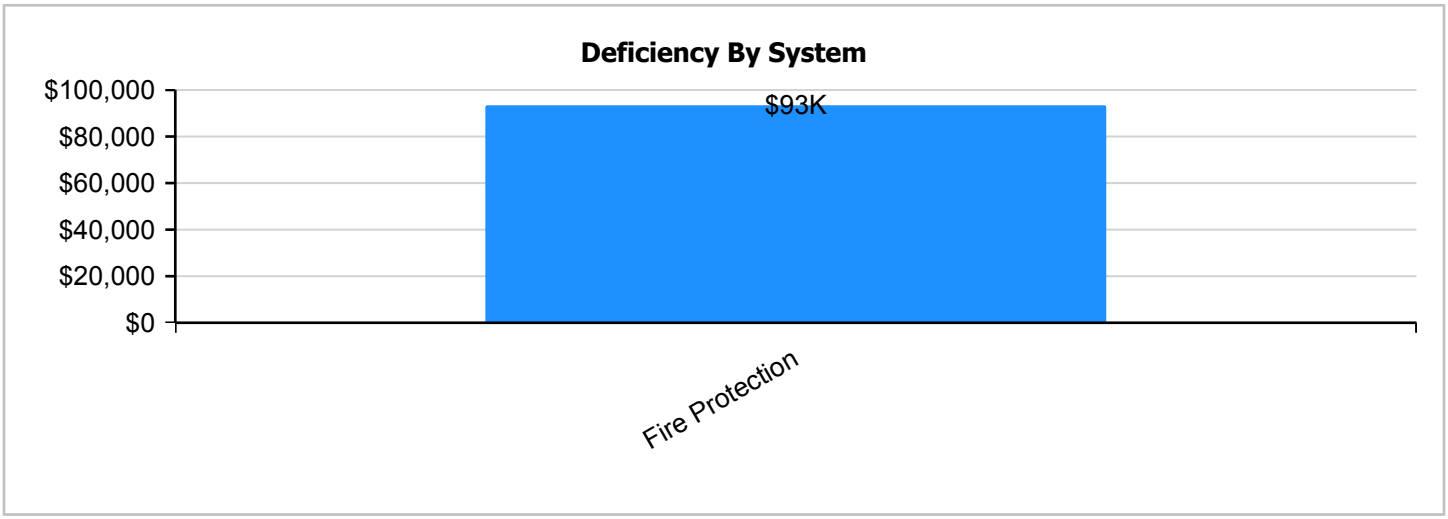
Attributes: This asset has no attributes.

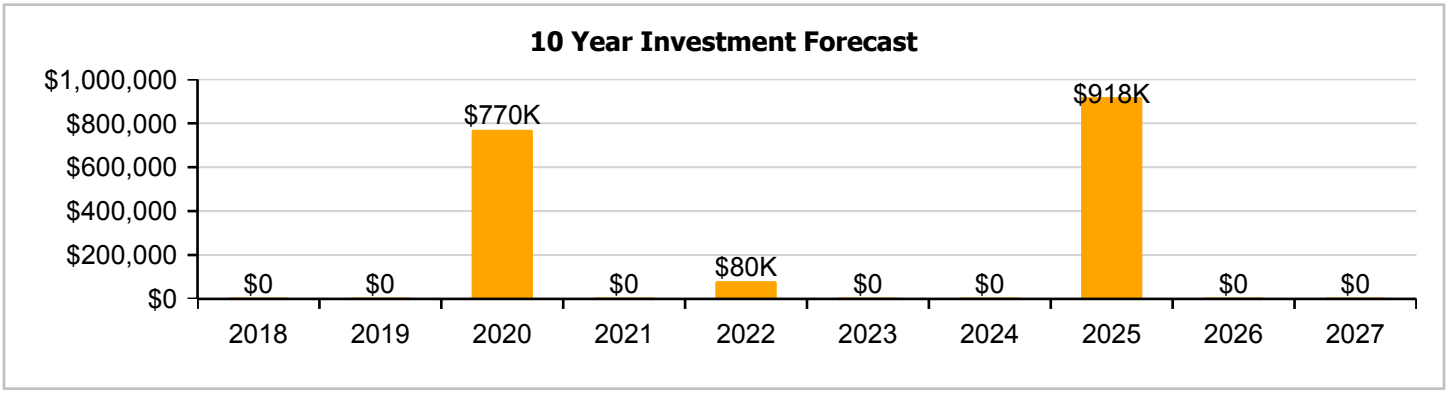
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	22,928
Year Built:	2005	Last Renovation:	
Repair Cost:	$123,078	Replacement Value:	$4,060,775
FCI:	3.03 %	RSLI%:	56.02 %









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	88.00 %	0.00 %	$0.00
B10 - Superstructure	88.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	73.29 %	0.00 %	$0.00
B30 - Roofing	15.00 %	0.00 %	$0.00
C10 - Interior Construction	62.80 %	0.00 %	$0.00
C30 - Interior Finishes	46.34 %	0.00 %	$0.00
D20 - Plumbing	60.11 %	0.00 %	$0.00
D30 - HVAC	41.10 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$123,078.00
D50 - Electrical	46.94 %	0.00 %	$0.00
E10 - Equipment	40.00 %	0.00 %	$0.00
E20 - Furnishings	40.00 %	0.00 %	$0.00
Totals:	**56.02 %**	**3.03 %**	**$123,078.00**

Photo Album

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

1). North Elevation - Dec 07, 2016

2). East Elevation - Dec 07, 2016

3). South Elevation - Dec 07, 2016

4). West Elevation - Dec 07, 2016

5). Addition at SW of Main Elevation - Dec 07, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.70	S.F.	22,928	100	2005	2105		88.00 %	0.00 %	88			$107,762
A1030	Slab on Grade	$8.26	S.F.	22,928	100	2005	2105		88.00 %	0.00 %	88			$189,385
B1020	Roof Construction	$15.44	S.F.	22,928	100	2005	2105		88.00 %	0.00 %	88			$354,008
B2010	Exterior Walls	$9.24	S.F.	22,928	100	2005	2105		88.00 %	0.00 %	88			$211,855
B2020	Exterior Windows	$9.20	S.F.	22,928	30	2005	2035		60.00 %	0.00 %	18			$210,938
B2030	Exterior Doors	$1.02	S.F.	22,928	30	2005	2035		60.00 %	0.00 %	18			$23,387
B3010120	Single Ply Membrane	$6.98	S.F.	22,928	20	2005	2025	2020	15.00 %	0.00 %	3			$160,037
C1010	Partitions	$10.59	S.F.	22,928	75	2005	2080		84.00 %	0.00 %	63			$242,808
C1020	Interior Doors	$2.48	S.F.	22,928	30	2005	2035		60.00 %	0.00 %	18			$56,861
C1030	Fittings	$9.54	S.F.	22,928	20	2005	2025		40.00 %	0.00 %	8			$218,733
C3010	Wall Finishes	$2.73	S.F.	22,928	10	2012	2022		50.00 %	0.00 %	5			$62,593
C3020	Floor Finishes	$11.15	S.F.	22,928	20	2005	2025		40.00 %	0.00 %	8			$255,647
C3030	Ceiling Finishes	$10.74	S.F.	22,928	25	2005	2030		52.00 %	0.00 %	13			$246,247
D2010	Plumbing Fixtures	$11.26	S.F.	22,928	30	2005	2035		60.00 %	0.00 %	18			$258,169
D2020	Domestic Water Distribution	$0.96	S.F.	22,928	30	2005	2035		60.00 %	0.00 %	18			$22,011
D2030	Sanitary Waste	$1.52	S.F.	22,928	30	2005	2035		60.00 %	0.00 %	18			$34,851
D2040	Rain Water Drainage	$1.36	S.F.	22,928	30	2005	2035		60.00 %	0.00 %	18			$31,182
D2090	Other Plumbing Systems -Nat Gas	$0.17	S.F.	22,928	40	2005	2045		70.00 %	0.00 %	28			$3,898
D3020	Heat Generating Systems	$4.98	S.F.	22,928	30	2005	2035		60.00 %	0.00 %	18			$114,181
D3040	Distribution Systems	$5.16	S.F.	22,928	30	2005	2035		60.00 %	0.00 %	18			$118,308
D3050	Terminal & Package Units	$8.98	S.F.	22,928	15	2005	2020		20.00 %	0.00 %	3			$205,893
D3060	Controls & Instrumentation	$1.91	S.F.	22,928	20	2005	2025		40.00 %	0.00 %	8			$43,792
D4010	Sprinklers	$4.22	S.F.	22,928	30			2016	0.00 %	110.00 %	-1		$106,432.00	$96,756
D4020	Standpipes	$0.66	S.F.	22,928	30			2016	0.00 %	110.01 %	-1		$16,646.00	$15,132
D5010	Electrical Service/Distribution	$1.65	S.F.	22,928	40	2005	2045		70.00 %	0.00 %	28			$37,831
D5020	Branch Wiring	$4.99	S.F.	22,928	30	2005	2035		60.00 %	0.00 %	18			$114,411
D5020	Lighting	$11.64	S.F.	22,928	30	2005	2035		60.00 %	0.00 %	18			$266,882
D5030810	Security & Detection Systems	$1.83	S.F.	22,928	15	2005	2020		20.00 %	0.00 %	3			$41,958
D5030910	Fire Alarm Systems	$3.31	S.F.	22,928	15	2005	2020		20.00 %	0.00 %	3			$75,892
D5030920	Data Communication	$4.30	S.F.	22,928	15	2005	2020		20.00 %	0.00 %	3			$98,590
D5090	Other Electrical Systems	$0.12	S.F.	22,928	20	2005	2025		40.00 %	0.00 %	8			$2,751
E1020	Institutional Equipment	$0.30	S.F.	22,928	20	2005	2025		40.00 %	0.00 %	8			$6,878
E2010	Fixed Furnishings	$5.72	S.F.	22,928	20	2005	2025		40.00 %	0.00 %	8			$131,148
								Total	**56.02 %**	**3.03 %**			**$123,078.00**	**$4,060,775**

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: A1030 - Slab on Grade

Note:

System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

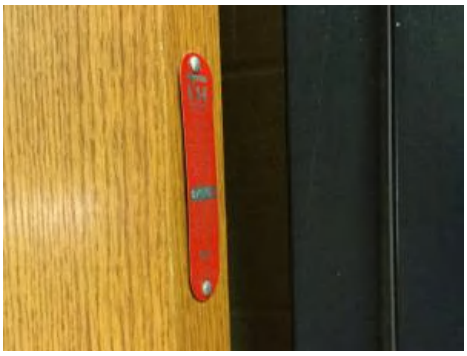
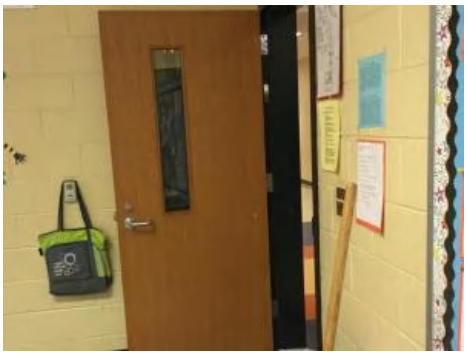
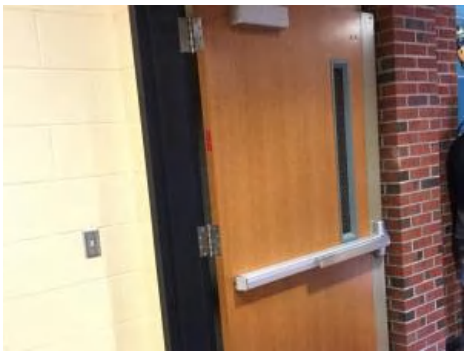
System: B3010120 - Single Ply Membrane

Note: Roof consultant report recommends 15 year life span for this roof.

System: C1010 - Partitions

Note:

System: C1020 - Interior Doors

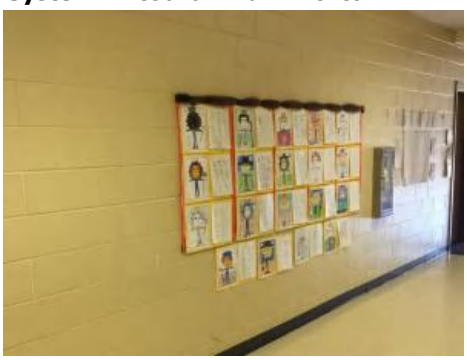
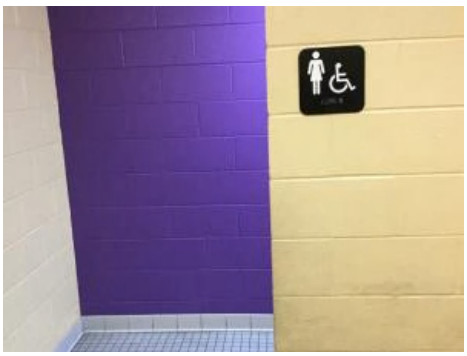
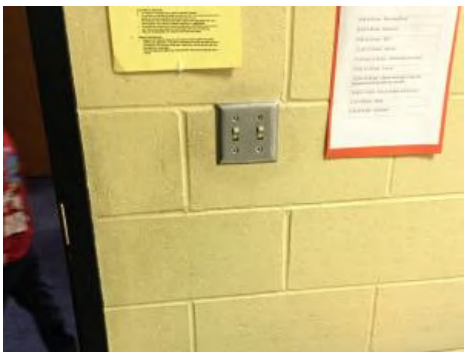




Note:

System: C1030 - Fittings

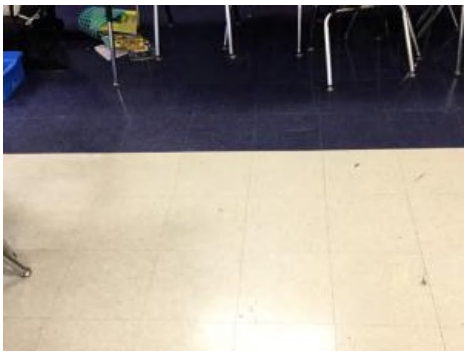
Note:

System: C3010 - Wall Finishes

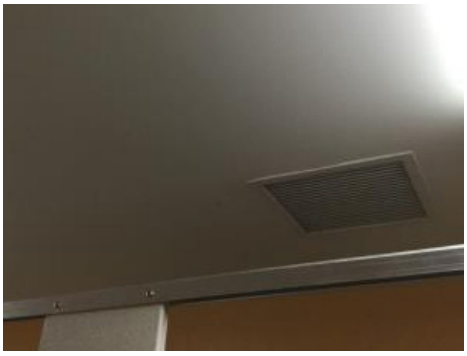
Note: Wall finishes are generally well maintained on an ongoing basis. Some scuffing/dirt noted in high traffic areas.

System: C3020 - Floor Finishes



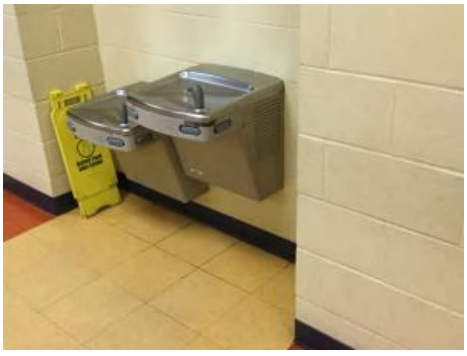
Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

Note:

System: D2040 - Rain Water Drainage

Note:

System: D2090 - Other Plumbing Systems -Nat Gas

Note:

System: D3020 - Heat Generating Systems

Note:

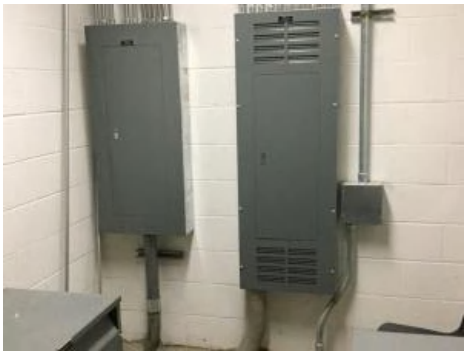
System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

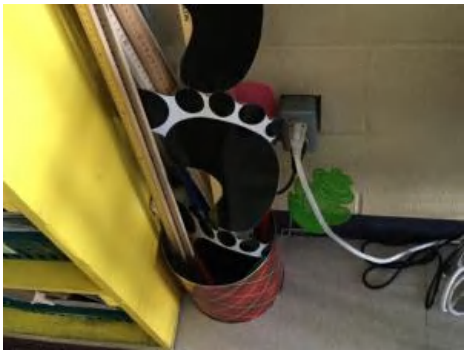
Note:

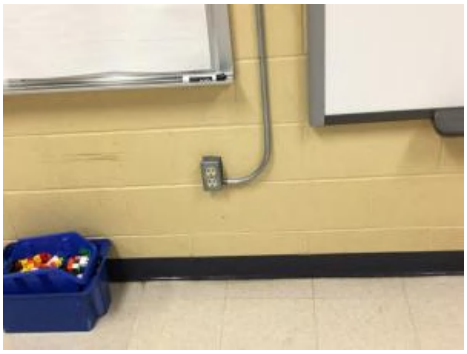
System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring





Note:

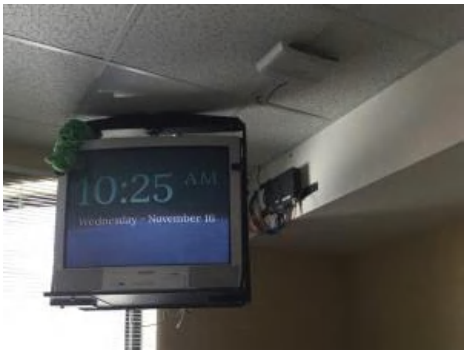
System: D5030810 - Security & Detection Systems

Note:

System: D5030910 - Fire Alarm Systems

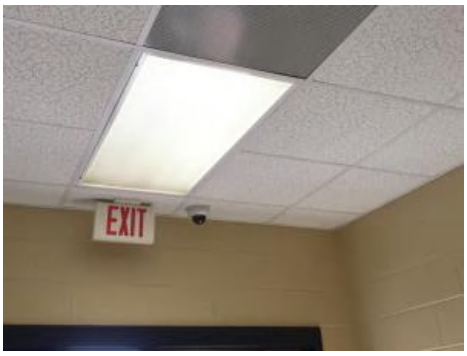
Note:

System: D5030920 - Data Communication



Note:

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%

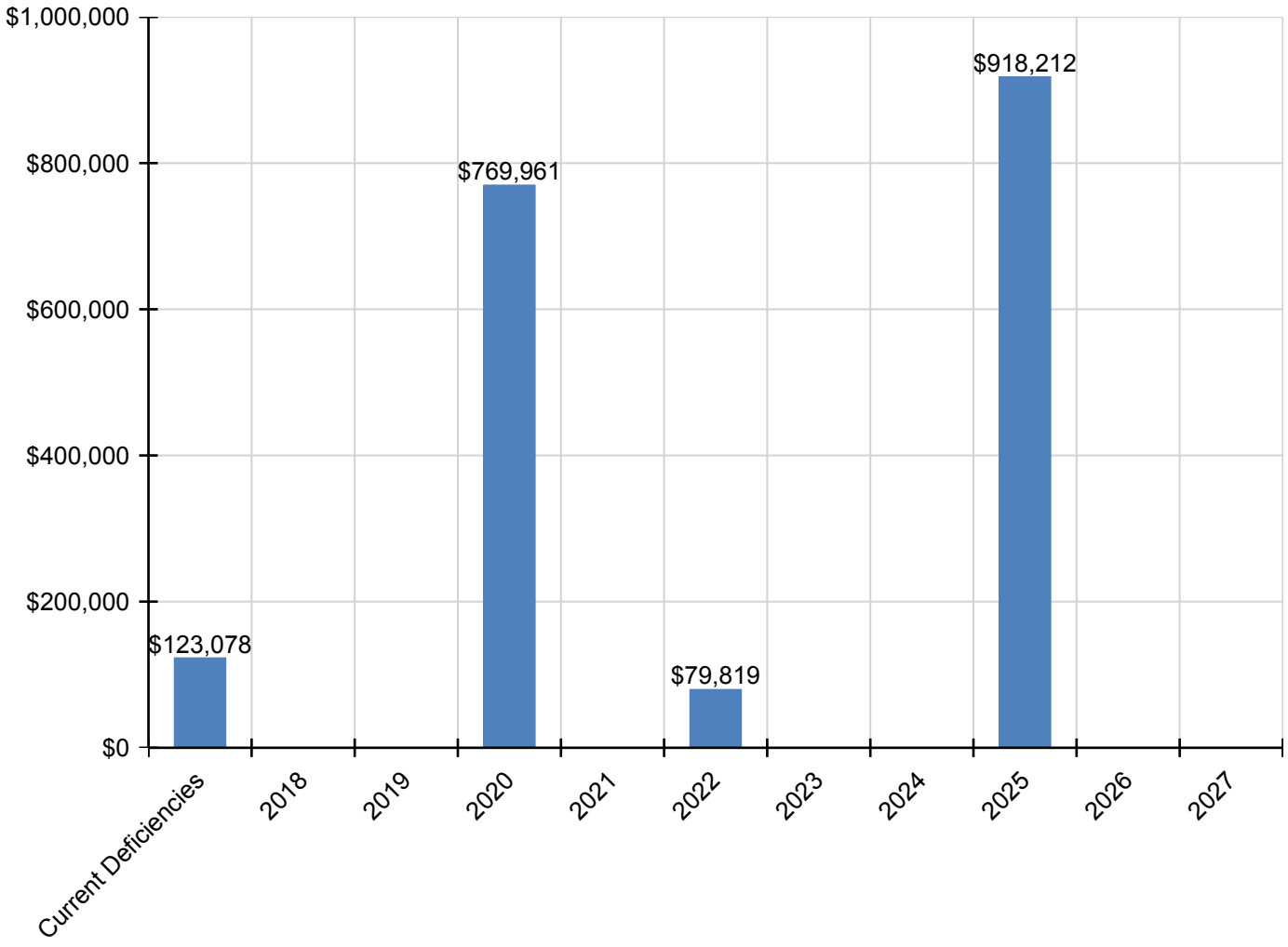
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$123,078**	**$0**	**$0**	**$769,961**	**$0**	**$79,819**	**$0**	**$0**	**$918,212**	**$0**	**$0**	**$1,891,070**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$262,316	$0	$0	$0	$0	$0	$0	$0	**$262,316**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$304,792	$0	$0	**$304,792**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$79,819	$0	$0	$0	$0	$0	**$79,819**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$356,231	$0	$0	**$356,231**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

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**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems -Nat Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$247,484	$0	$0	$0	$0	$0	$0	$0	**$247,484**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$61,023	$0	$0	**$61,023**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$106,432	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$106,432**
D4020 - Standpipes	$16,646	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$16,646**
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	$50,434	$0	$0	$0	$0	$0	$0	$0	**$50,434**
D5030910 - Fire Alarm Systems	$0	$0	$0	$91,222	$0	$0	$0	$0	$0	$0	$0	**$91,222**
D5030920 - Data Communication	$0	$0	$0	$118,505	$0	$0	$0	$0	$0	$0	$0	**$118,505**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$0	$0	$3,833	$0	$0	**$3,833**
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	$9,584	$0	$0	**$9,584**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$182,748	$0	$0	**$182,748**

** Indicates non-renewable system*

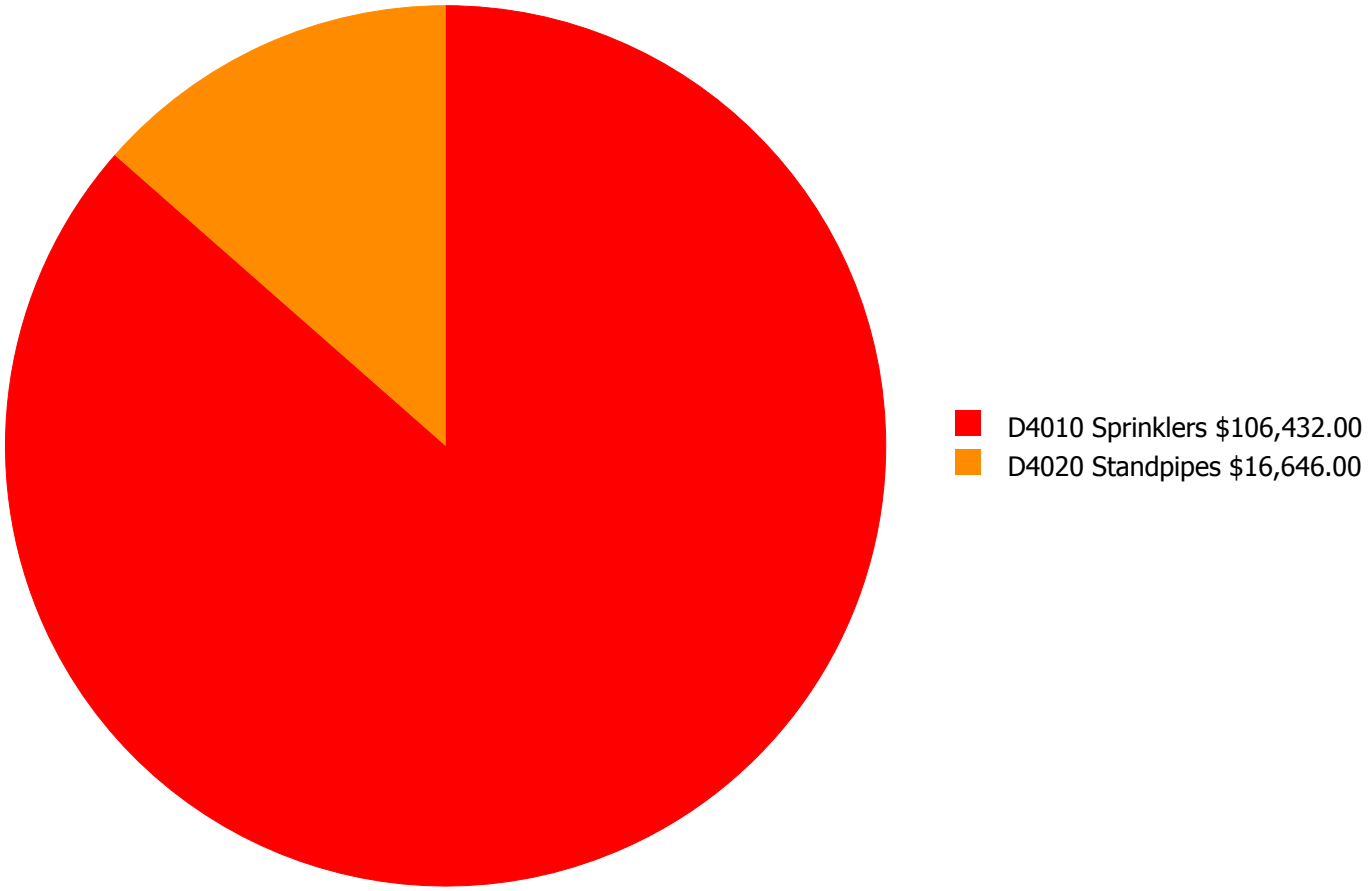
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

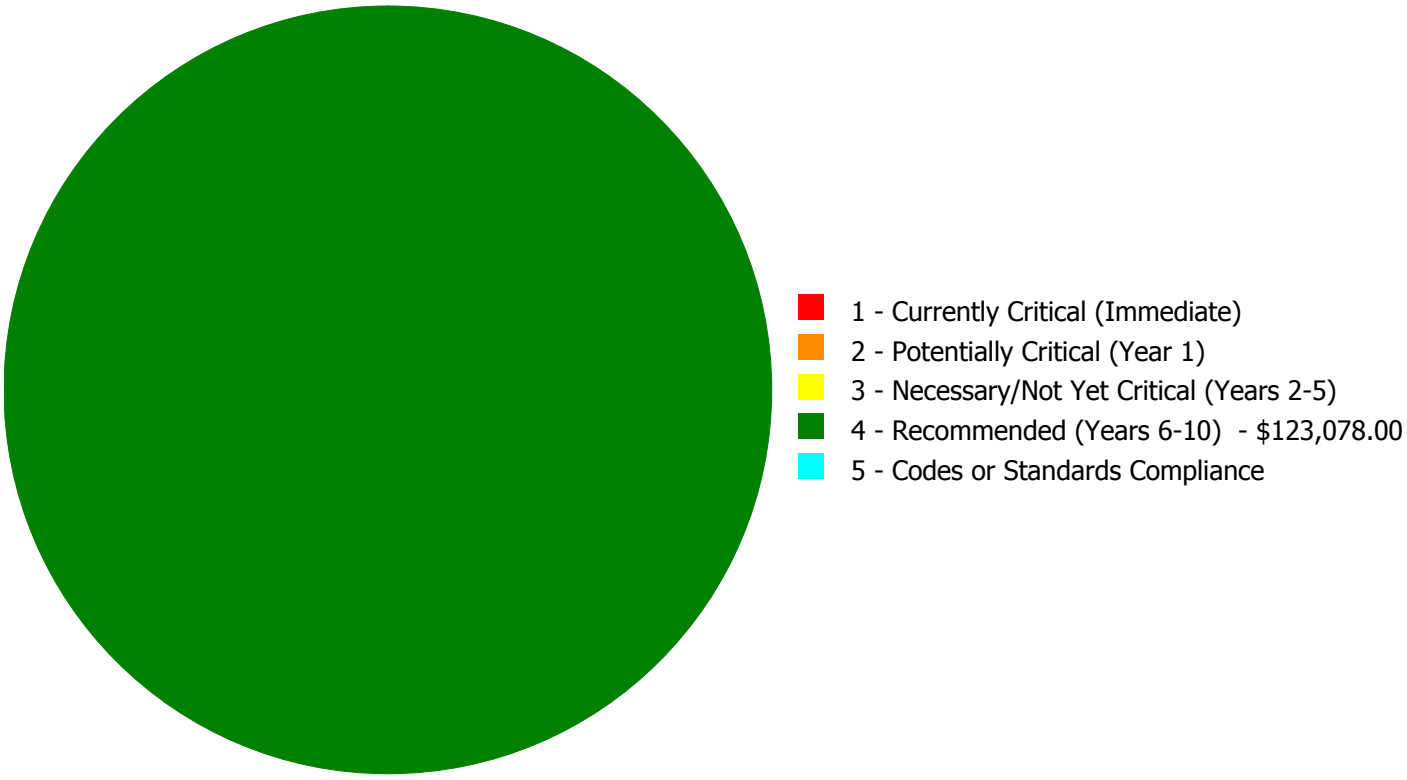
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $123,078.00

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: $123,078.00

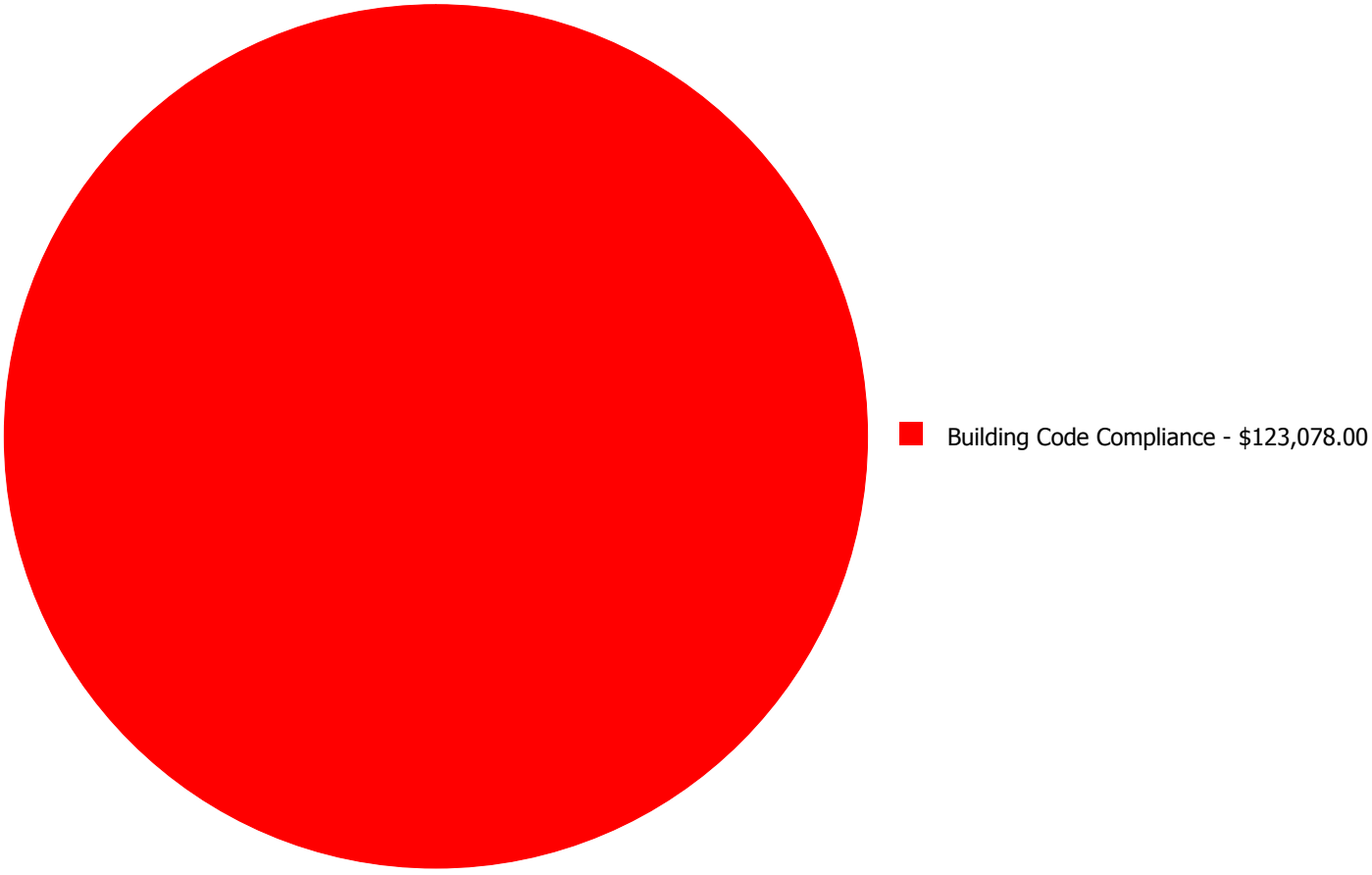
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
D4010	Sprinklers	$0.00	$0.00	$0.00	$106,432.00	$0.00	$106,432.00
D4020	Standpipes	$0.00	$0.00	$0.00	$16,646.00	$0.00	$16,646.00
	Total:	$0.00	$0.00	$0.00	$123,078.00	$0.00	$123,078.00

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: $123,078.00

Deficiency Details by Priority

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 22,928.00
Unit of Measure: S.F.
Estimate: $106,432.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

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

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: 22,928.00
Unit of Measure: S.F.
Estimate: $16,646.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	74,152
Year Built:	1948
Last Renovation:	
Replacement Value:	$2,237,906
Repair Cost:	$494,297.00
Total FCI:	22.09 %
Total RSLI:	25.79 %
FCA Score:	77.91

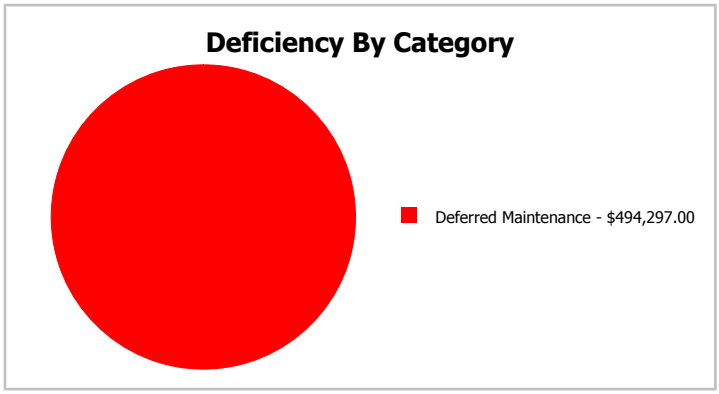
Description:

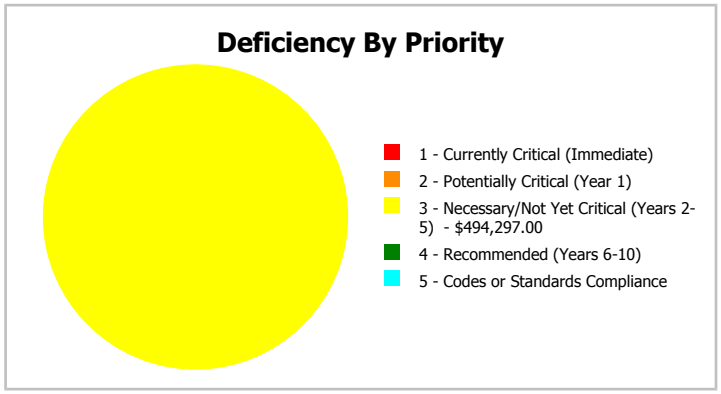
The narrative for this site is included in the Executive Summary Description at the front of this report.

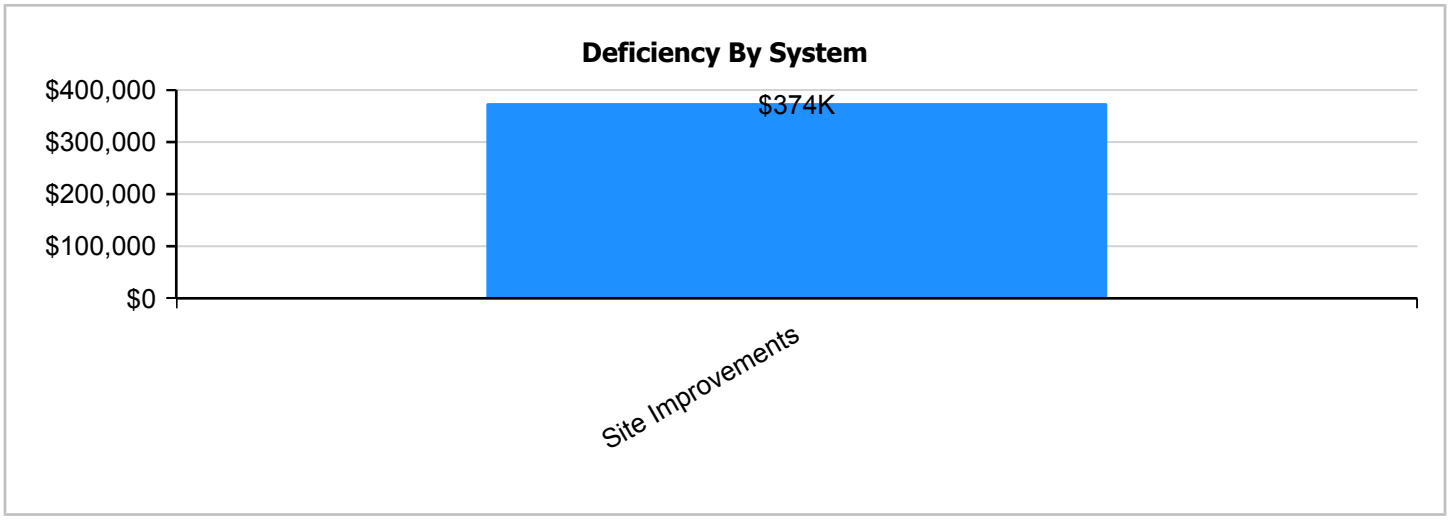
Attributes: This asset has no attributes.

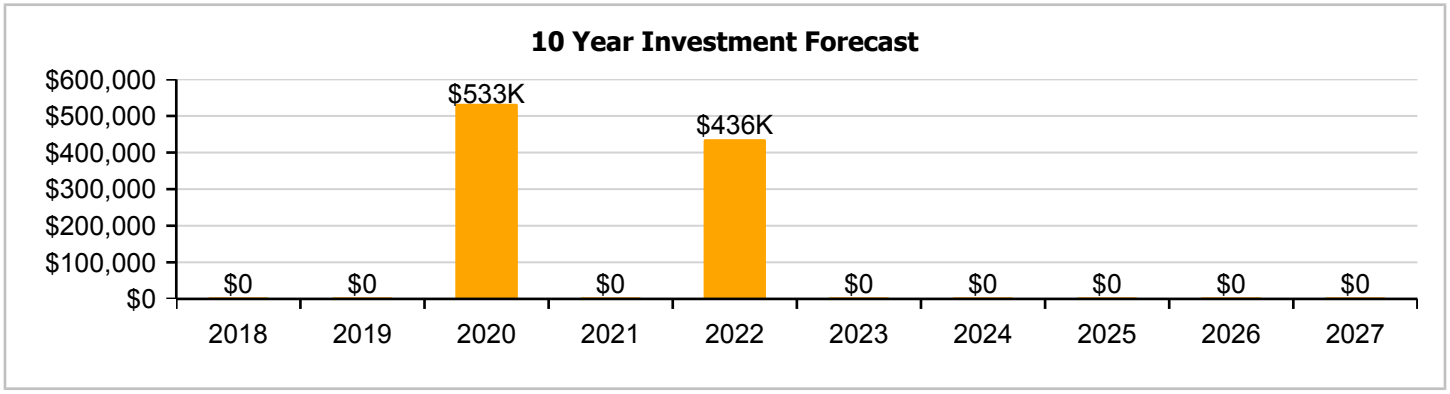
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	74,152
Year Built:	1948	Last Renovation:	
Repair Cost:	$494,297	Replacement Value:	$2,237,906
FCI:	22.09 %	RSLI%:	25.79 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	7.03 %	41.12 %	$494,297.00
G30 - Site Mechanical Utilities	54.29 %	0.00 %	$0.00
G40 - Site Electrical Utilities	34.08 %	0.00 %	$0.00
Totals:	**25.79 %**	**22.09 %**	**$494,297.00**

Photo Album

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

1). Aerial Image of Lafayette Elementary School - Feb 28, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$3.81	S.F.	74,152	25	1992	2017	2020	12.00 %	0.00 %	3			$282,519
G2020	Parking Lots	$1.33	S.F.	74,152	25	1992	2017	2020	12.00 %	0.00 %	3			$98,622
G2030	Pedestrian Paving	$1.91	S.F.	74,152	30	1992	2022		16.67 %	0.00 %	5			$141,630
G2040105	Fence & Guardrails	$1.23	S.F.	74,152	30	1992	2022		16.67 %	0.00 %	5			$91,207
G2040950	Covered Walkways	$1.52	S.F.	74,152	25	1992	2017		0.00 %	110.00 %	0		$123,982.00	$112,711
G2040950	Playing Field	$4.54	S.F.	74,152	20	1992	2012		0.00 %	110.00 %	-5		$370,315.00	$336,650
G2050	Landscaping	$1.87	S.F.	74,152	15	1992	2007		0.00 %	0.00 %	-10			$138,664
G3010	Water Supply	$2.34	S.F.	74,152	50	1992	2042		50.00 %	0.00 %	25			$173,516
G3020	Sanitary Sewer	$1.45	S.F.	74,152	50	2010	2060		86.00 %	0.00 %	43			$107,520
G3030	Storm Sewer	$4.54	S.F.	74,152	50	1992	2042		50.00 %	0.00 %	25			$336,650
G3060	Fuel Distribution	$0.98	S.F.	74,152	40	1992	2032		37.50 %	0.00 %	15			$72,669
G4010	Electrical Distribution	$2.35	S.F.	74,152	50	1992	2042		50.00 %	0.00 %	25			$174,257
G4020	Site Lighting	$1.47	S.F.	74,152	30	1992	2022		16.67 %	0.00 %	5			$109,003
G4030	Site Communications & Security	$0.84	S.F.	74,152	15	2005	2020		20.00 %	0.00 %	3			$62,288
								Total	**25.79 %**	**22.09 %**			**$494,297.00**	**$2,237,906**

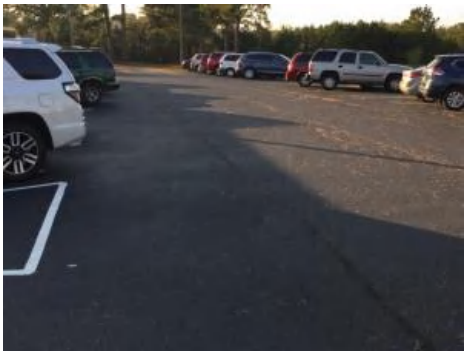
System Notes

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

System: G2010 - Roadways

Note: Renewal date per district schedule for sealing/coating/striping.

System: G2020 - Parking Lots

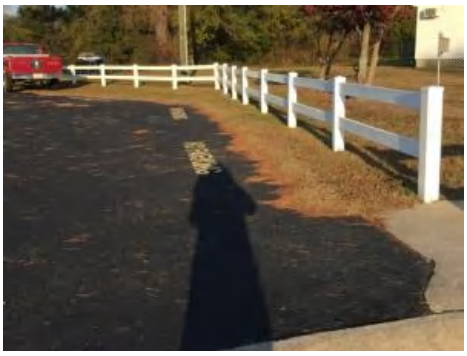


Note: Renewal date per district schedule for sealing/coating/striping.

System: G2030 - Pedestrian Paving

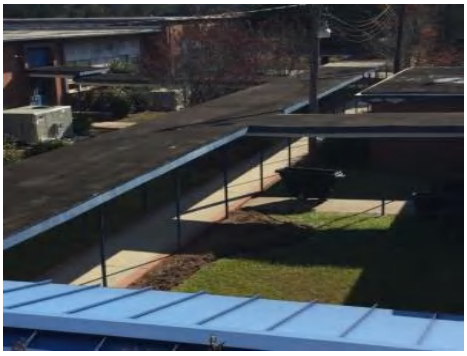
Note:

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Covered Walkways



Note:

System: G2040950 - Playing Field

Note:

System: G2050 - Landscaping

Note:

System: G3010 - Water Supply

Note:

System: G3020 - Sanitary Sewer

Note:

System: G3030 - Storm Sewer

Note: Storm sewer floods gym floor in very heavy rains (3 - 4 incidents over 20 years). A project is pending to lower the sewer line to prevent this flooding and damage to the wood gym floor.

System: G3060 - Fuel Distribution

Note:

System: G4010 - Electrical Distribution

Note:

System: G4020 - Site Lighting

Note:

System: G4030 - Site Communications & Security

Note:

Renewal Schedule

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

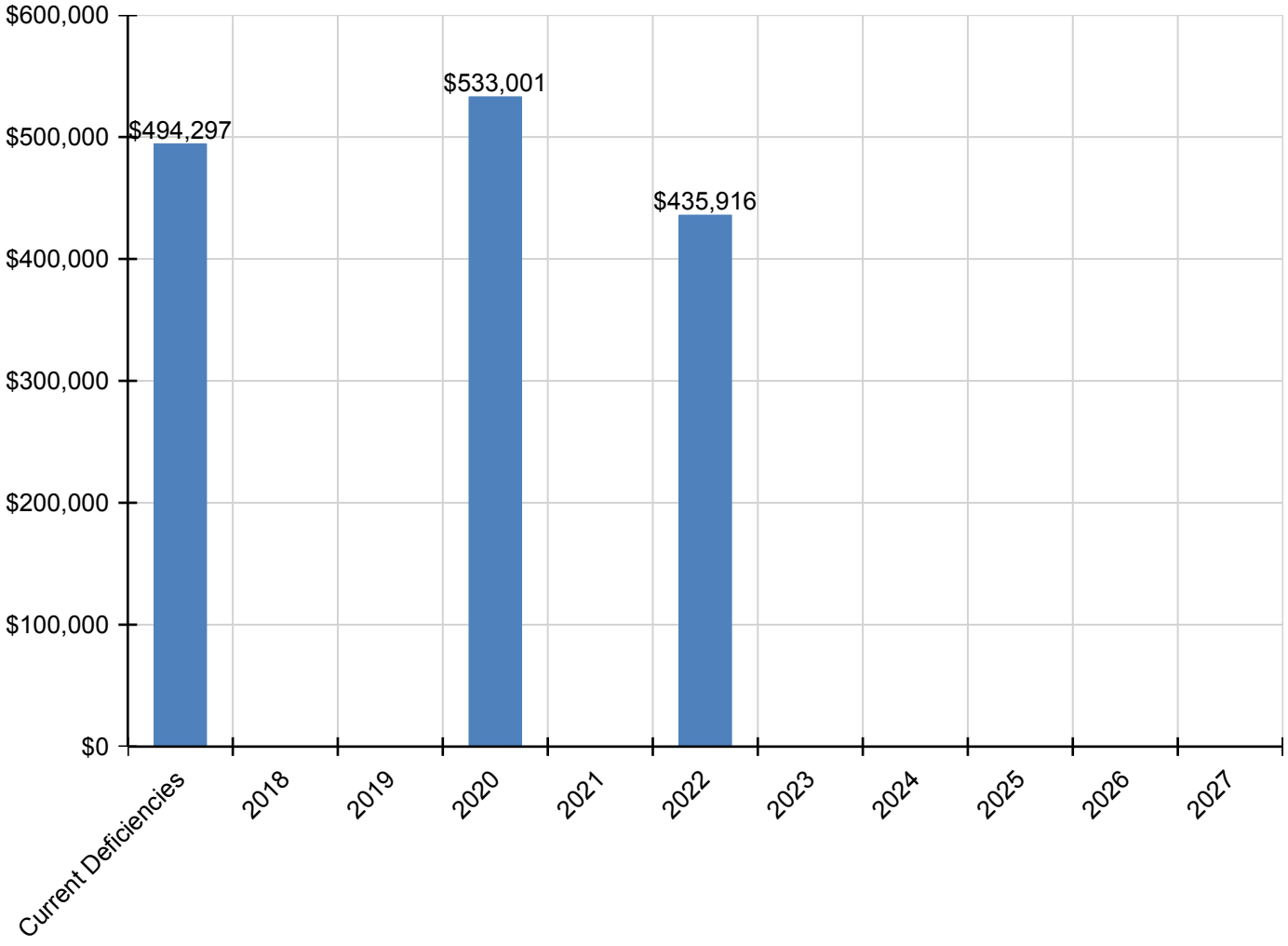
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$494,297**	**$0**	**$0**	**$533,001**	**$0**	**$435,916**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,463,214**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$339,588	$0	$0	$0	$0	$0	$0	$0	**$339,588**
G2020 - Parking Lots	$0	$0	$0	$118,543	$0	$0	$0	$0	$0	$0	$0	**$118,543**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$180,607	$0	$0	$0	$0	$0	**$180,607**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$116,308	$0	$0	$0	$0	$0	**$116,308**
G2040950 - Covered Walkways	$123,982	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$123,982**
G2040950 - Playing Field	$370,315	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$370,315**
G2050 - Landscaping	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$139,002	$0	$0	$0	$0	$0	**$139,002**
G4030 - Site Communications & Security	$0	$0	$0	$74,869	$0	$0	$0	$0	$0	$0	$0	**$74,869**

** Indicates non-renewable system*

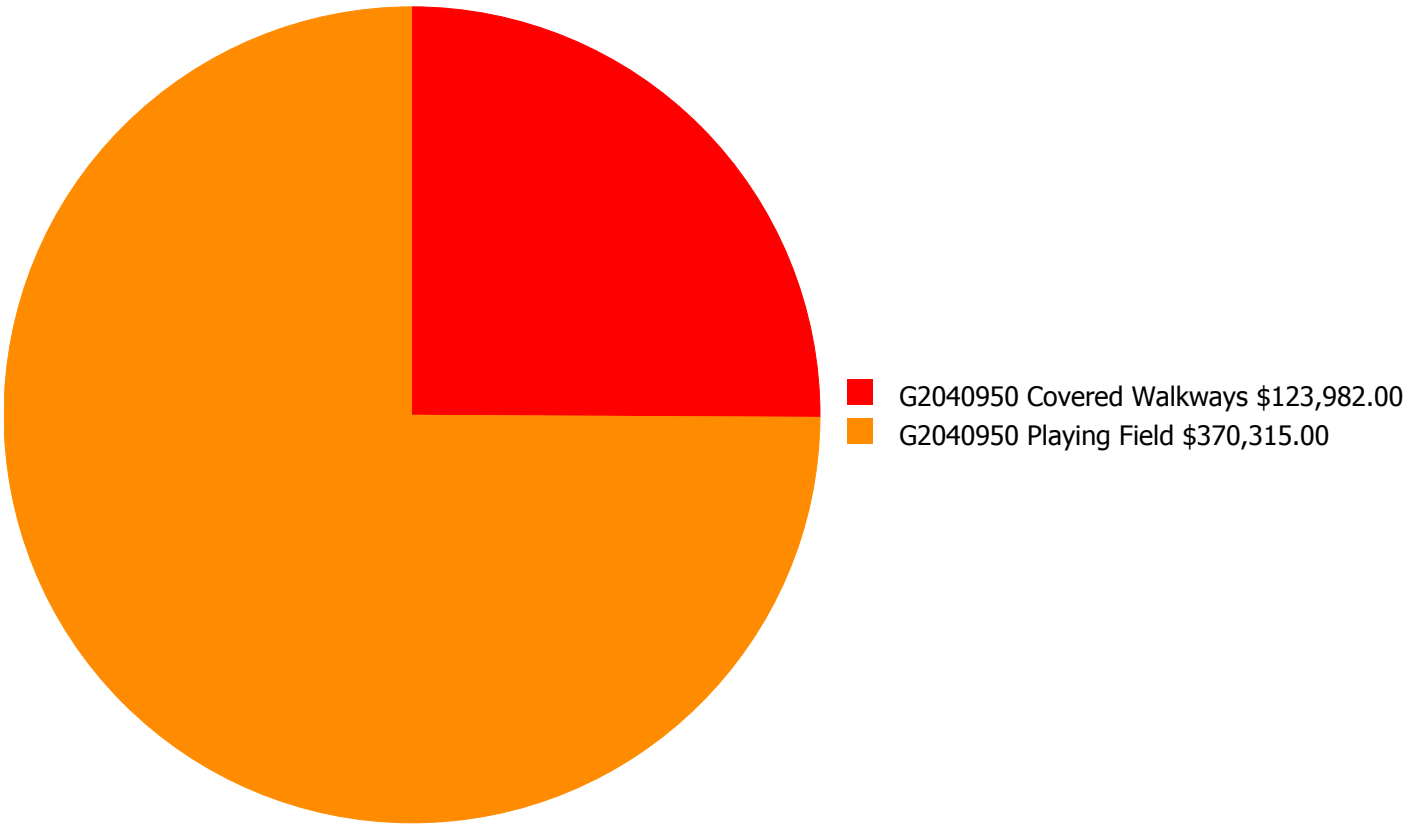
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

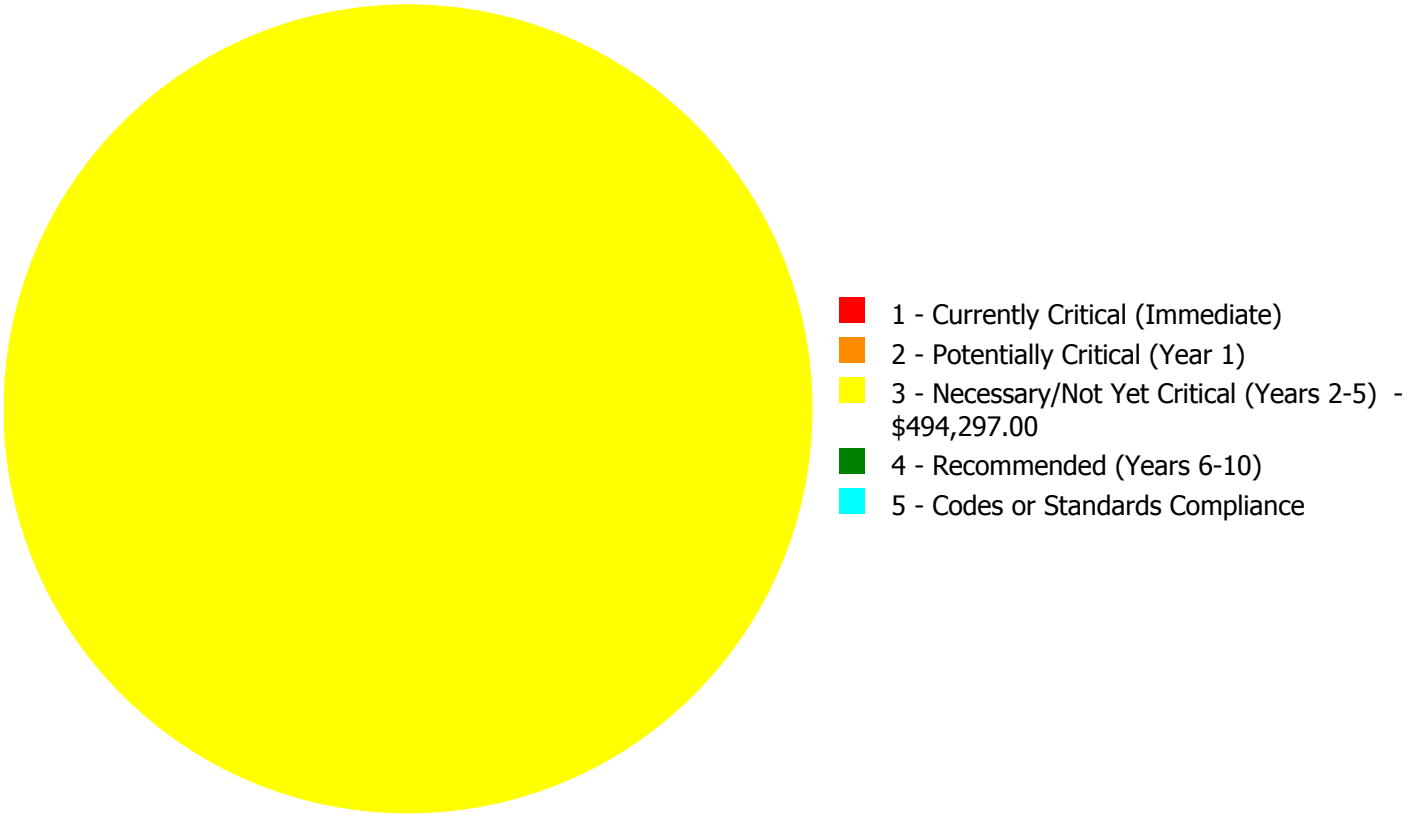
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $494,297.00

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: $494,297.00

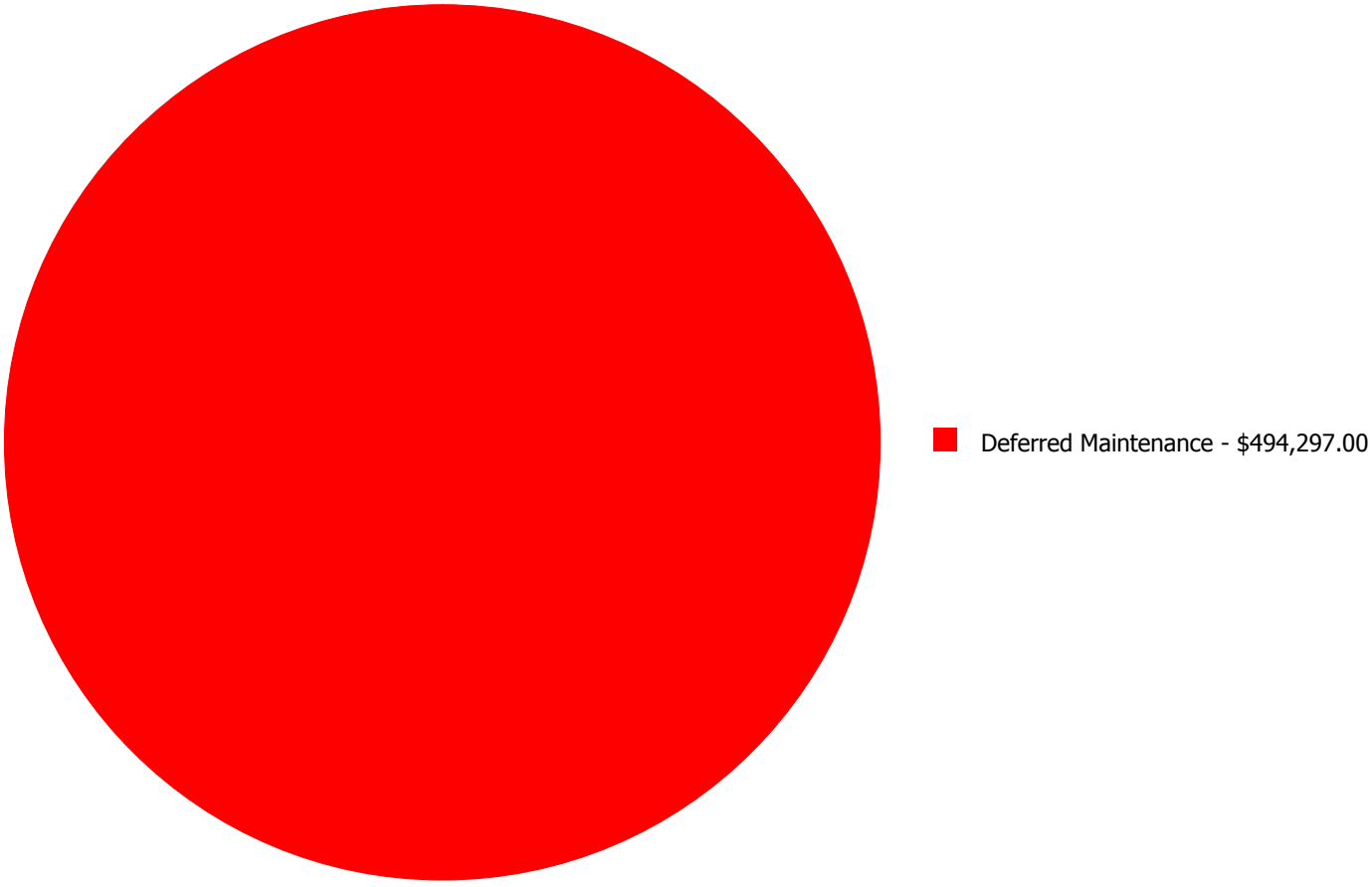
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
G2040950	Covered Walkways	$0.00	$0.00	$123,982.00	$0.00	$0.00	$123,982.00
G2040950	Playing Field	$0.00	$0.00	$370,315.00	$0.00	$0.00	$370,315.00
	Total:	$0.00	$0.00	$494,297.00	$0.00	$0.00	$494,297.00

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:



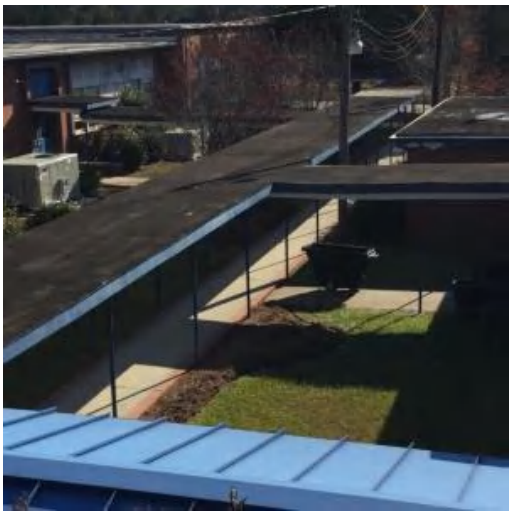
Budget Estimate Total: $494,297.00

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: G2040950 - Covered Walkways



Location: Covered walkways between buildings
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 74,152.00
Unit of Measure: S.F.
Estimate: $123,982.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

Notes: Roofing at covered walkways is expired. System renewal is recommended.

System: G2040950 - Playing Field

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 74,152.00
Unit of Measure: S.F.
Estimate: $370,315.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

Notes: Playground equipment is near the end of its expected life. Small items of broken equipment were observed. System renewal is recommended.

NC School District/430 Harnett County/Elementary School

Lillington-Shawtown Elementary

Draft

Campus Assessment Report

March 8, 2017

PARSONS

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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.

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Gross Area (SF):	94,045
Year Built:	2003
Last Renovation:	
Replacement Value:	$21,343,391
Repair Cost:	$565,194.70
Total FCI:	2.65 %
Total RSLI:	56.05 %
FCA Score:	97.35

Description:

GENERAL:
Lillington-Shawton Elementary School is located at 855 Old US 421 in Lillington, North Carolina. The 1 story, 93,520 square foot building was originally constructed in 2003. There have been no additions or renovations. In addition to the main building, the campus contains ancillary building; tractor building.

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

A. SUBSTRUCTURE
The building rests on footings and foundation walls and is assumed to have standard cast-in-place concrete foundations. The building does not have a basement .

B. SUPERSTRUCTURE
Floor construction isconcrete. Roof construction issteel. The exterior envelope is composed of walls ofbrick veneer over CMU. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typicallypitched standing seam metal.. Most building entrances appear to comply with ADA requirements.

C. INTERIORS
Interior partitions are typicallyCMU. Interior doors are generally hollow core wood with hollow steel frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, toilet accessories, storage shelving, and fabricated toilet partitions. The interior wall finishes are typicallypainted CMU and painted drywalls. Floor finishes in common areas are typically terrazzo and vinyl compostion tile. Floor finishes in assignable spaces is typicallycarpet, ceramic tiles, quarry tiles, and exposed concrete. Ceiling finishes in common areas are typicallysuspended acoustical tile. Ceiling finishes in assignable areas are typicallypainted drywall and exposed metal deck.

CONVEYING:
The building does not include conveying equipment.

D. SERVICES
PLUMBING: Plumbing fixtures are typicallylow-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 iscast iron. Rain water drainage system is external with gutters and downspouts. Other plumbing systems is supplied bynatural gas.

HVAC:
Heating is provided by2 gas fired boilers. Cooling is supplied by2 water cooled chillers. The heating/cooling distribution system is a ductwork system utilizingVAV boxes. Fresh air is supplied byair handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system. This building has a remote Building Automation System.

FIRE PROTECTION:
The building does not have a fire sprinkler system. The building does not have additional fire suppression systems. Standpipes are not included within fire stairs. 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, recessed and surface 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.

COMMUNICATIONS AND SECURITY:
The fire alarm system consists of audible/visual strobe annunciators inall 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 does not include an internal security system devices. The building does not have controlled entry doors. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system combined with the telephone system.

OTHER ELECTRICAL SYSTEMS:
This building does not have a separately derived emergency power system.

E. EQUIPMENT & FURNISHINGS:
This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage, audio-visual, laboratory, fixed casework, window treatment, and multiple seating furnishings.

G. SITE
Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, play areas, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting.

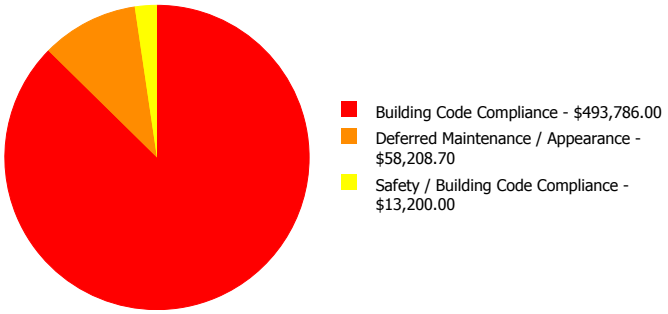
Attributes:

General Attributes:			
Condition Assessor:	Somnath Das	Assessment Date:	
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:	Harnett - Harnett Central HS	LEA School No.:	430-358
No. of Mobile Units:	5	No. of Bldgs.:	2
SF of Mobile Units:	4320	Status:	Active
School Grades:	K-5	Site Acreage:	43.1

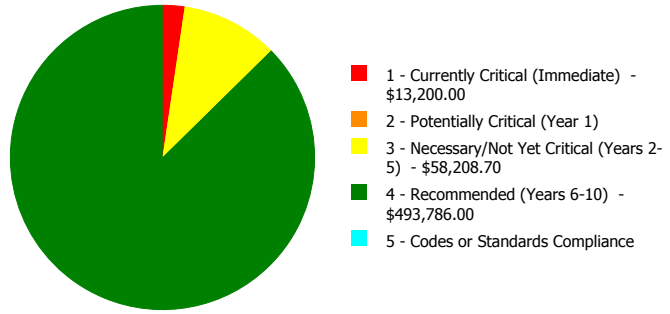
Campus Dashboard Summary

Gross Area:	94,045		
Year Built:	2003	Last Renovation:	
Repair Cost:	$565,195	Replacement Value:	$21,343,391
FCI:	2.65 %	RSLI%:	56.05 %

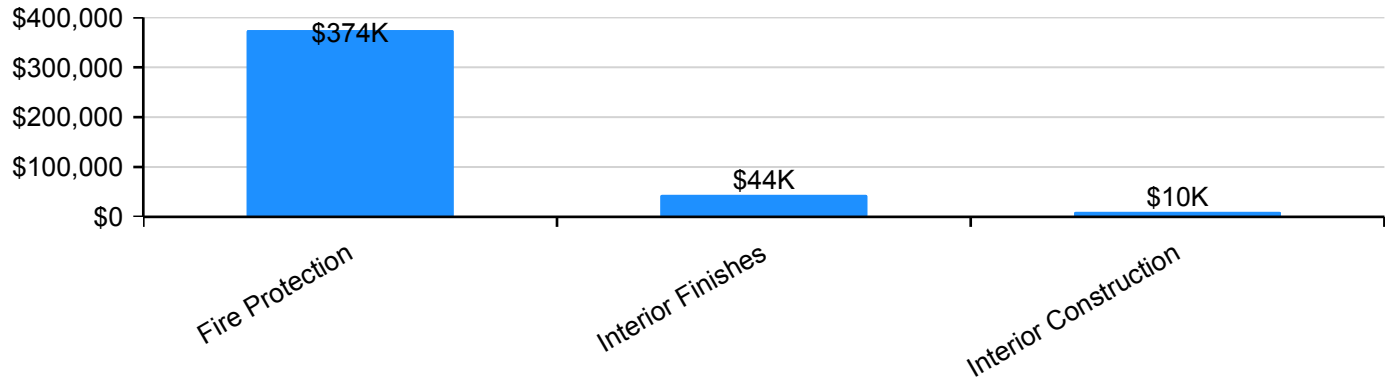
Deficiency By Category



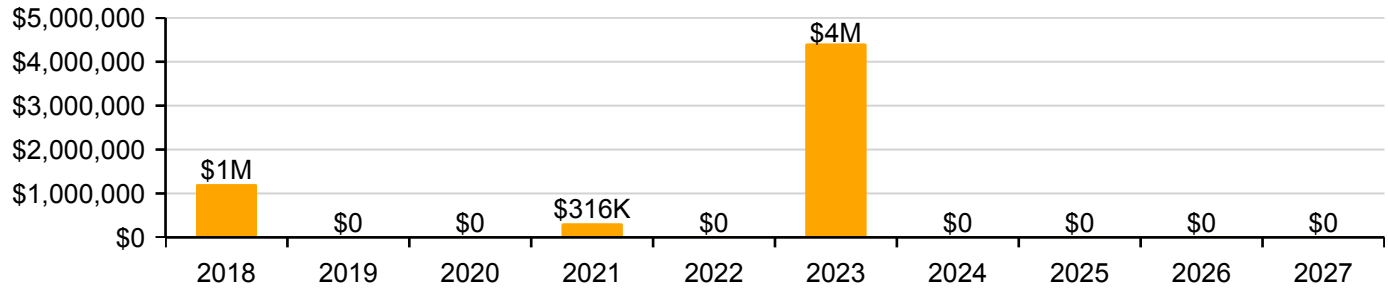
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Campus Condition Summary

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

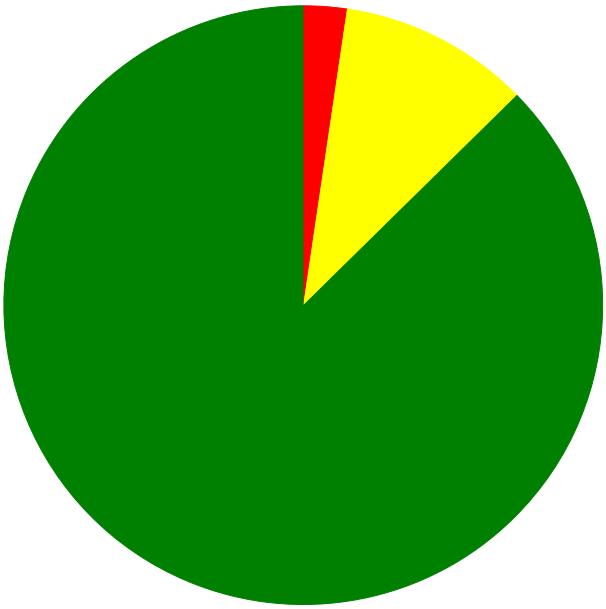
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	86.00 %	0.00 %	$0.00
A20 - Basement Construction	86.00 %	0.00 %	$0.00
B10 - Superstructure	86.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	68.95 %	0.00 %	$0.00
B30 - Roofing	53.33 %	0.00 %	$0.00
C10 - Interior Construction	56.60 %	0.62 %	$13,200.00
C30 - Interior Finishes	37.22 %	2.53 %	$58,208.70
D20 - Plumbing	53.48 %	0.00 %	$0.00
D30 - HVAC	42.36 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$493,786.00
D50 - Electrical	42.95 %	0.00 %	$0.00
E10 - Equipment	30.00 %	0.00 %	$0.00
E20 - Furnishings	30.00 %	0.00 %	$0.00
G20 - Site Improvements	50.58 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	71.26 %	0.00 %	$0.00
G40 - Site Electrical Utilities	54.33 %	0.00 %	$0.00
Totals:	**56.05 %**	**2.65 %**	**$565,194.70**

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
2003 Main Building	93,520	3.08	$13,200.00	$0.00	$58,208.70	$493,786.00	$0.00
2003 Tractor Building	525	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Site	94,045	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total:		**2.65**	**$13,200.00**	**$0.00**	**$58,208.70**	**$493,786.00**	**$0.00**

Deficiencies By Priority



- 1 - Currently Critical (Immediate) - $13,200.00
- 2 - Potentially Critical (Year 1)
- 3 - Necessary/Not Yet Critical (Years 2-5) - $58,208.70
- 4 - Recommended (Years 6-10) - $493,786.00
- 5 - Codes or Standards Compliance

Budget Estimate Total: $565,194.70

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):	93,520
Year Built:	2003
Last Renovation:	
Replacement Value:	$18,372,938
Repair Cost:	$565,194.70
Total FCI:	3.08 %
Total RSLI:	55.77 %
FCA Score:	96.92

Description:

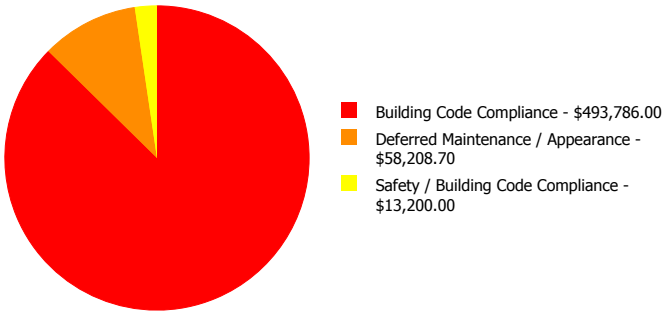
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

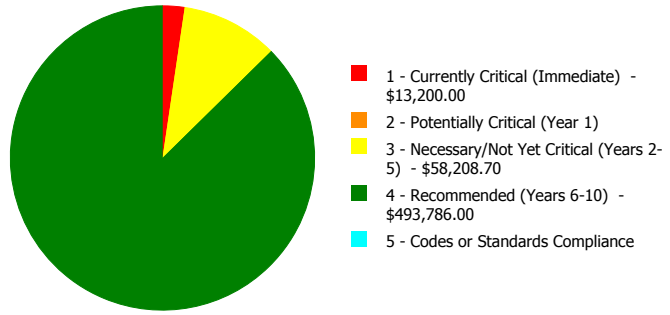
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	93,520
Year Built:	2003	Last Renovation:	
Repair Cost:	$565,195	Replacement Value:	$18,372,938
FCI:	3.08 %	RSLI%:	55.77 %

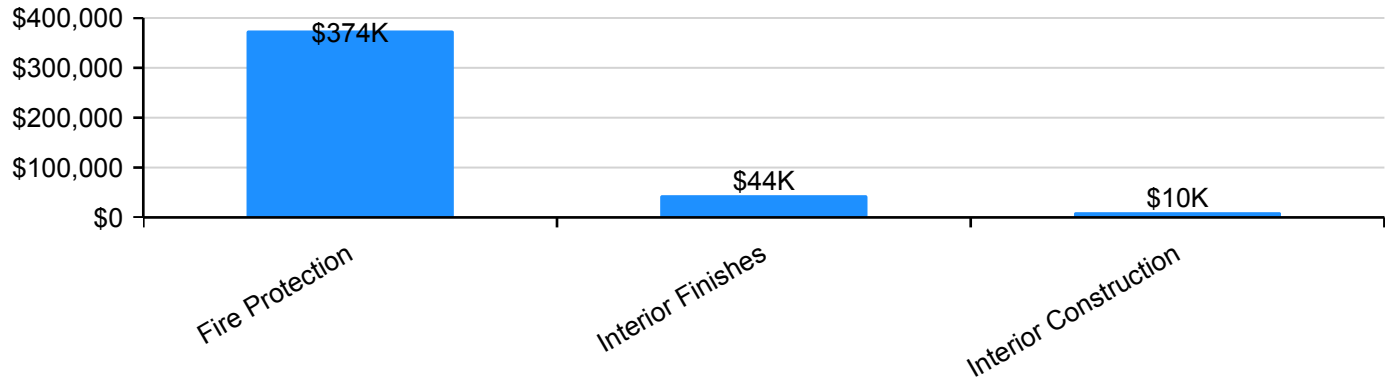
Deficiency By Category



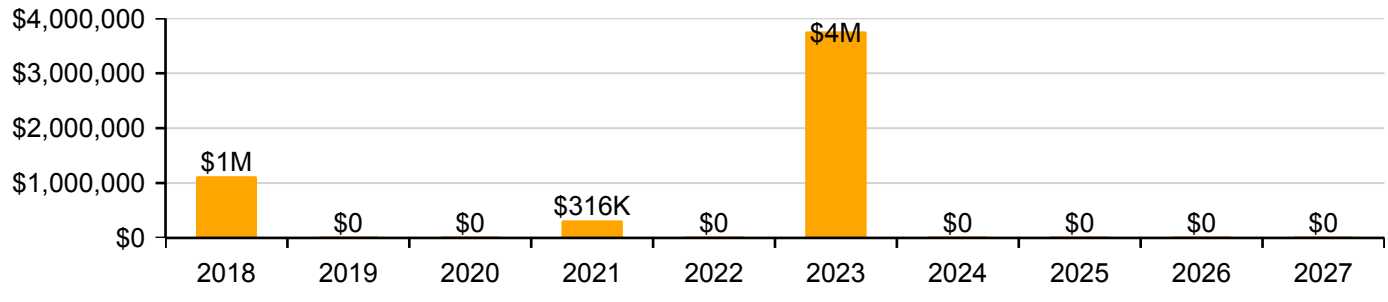
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	86.00 %	0.00 %	$0.00
A20 - Basement Construction	86.00 %	0.00 %	$0.00
B10 - Superstructure	86.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	68.84 %	0.00 %	$0.00
B30 - Roofing	53.33 %	0.00 %	$0.00
C10 - Interior Construction	56.60 %	0.62 %	$13,200.00
C30 - Interior Finishes	37.22 %	2.53 %	$58,208.70
D20 - Plumbing	53.48 %	0.00 %	$0.00
D30 - HVAC	42.36 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$493,786.00
D50 - Electrical	42.92 %	0.00 %	$0.00
E10 - Equipment	30.00 %	0.00 %	$0.00
E20 - Furnishings	30.00 %	0.00 %	$0.00
Totals:	**55.77 %**	**3.08 %**	**$565,194.70**

Photo Album

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

1). Northeast Elevation - Nov 28, 2016

2). West Elevation - Nov 28, 2016

3). West Elevation - Nov 28, 2016

4). North Elevation - Nov 28, 2016

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 - 2003 Main 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	$4.70	S.F.	93,520	100	2003	2103		86.00 %	0.00 %	86			$439,544
A1030	Slab on Grade	$8.26	S.F.	93,520	100	2003	2103		86.00 %	0.00 %	86			$772,475
A2010	Basement Excavation	$1.85	S.F.	93,520	100	2003	2103		86.00 %	0.00 %	86			$173,012
A2020	Basement Walls	$12.79	S.F.	93,520	100	2003	2103		86.00 %	0.00 %	86			$1,196,121
B1010	Floor Construction	$1.61	S.F.	93,520	100	2003	2103		86.00 %	0.00 %	86			$150,567
B1020	Roof Construction	$15.44	S.F.	93,520	100	2003	2103		86.00 %	0.00 %	86			$1,443,949
B2010	Exterior Walls	$9.24	S.F.	93,520	100	2003	2103		86.00 %	0.00 %	86			$864,125
B2020	Exterior Windows	$9.20	S.F.	93,520	30	2003	2033		53.33 %	0.00 %	16			$860,384
B2030	Exterior Doors	$1.02	S.F.	93,520	30	2003	2033		53.33 %	0.00 %	16			$95,390
B3010130	Preformed Metal Roofing	$9.66	S.F.	93,520	30	2003	2033		53.33 %	0.00 %	16			$903,403
C1010	Partitions	$10.59	S.F.	93,520	75	2003	2078		81.33 %	1.33 %	61		$13,200.00	$990,377
C1020	Interior Doors	$2.48	S.F.	93,520	30	2003	2033		53.33 %	0.00 %	16			$231,930
C1030	Fittings	$9.54	S.F.	93,520	20	2003	2023		30.00 %	0.00 %	6			$892,181
C3010	Wall Finishes	$2.73	S.F.	93,520	10	2003	2013	2021	40.00 %	0.00 %	4			$255,310
C3020	Floor Finishes	$11.15	S.F.	93,520	20	2003	2023		30.00 %	4.26 %	6		$44,412.80	$1,042,748
C3030	Ceiling Finishes	$10.74	S.F.	93,520	25	2003	2028		44.00 %	1.37 %	11		$13,795.90	$1,004,405
D2010	Plumbing Fixtures	$11.26	S.F.	93,520	30	2003	2033		53.33 %	0.00 %	16			$1,053,035
D2020	Domestic Water Distribution	$0.96	S.F.	93,520	30	2003	2033		53.33 %	0.00 %	16			$89,779
D2030	Sanitary Waste	$1.52	S.F.	93,520	30	2003	2033		53.33 %	0.00 %	16			$142,150
D2090	Other Plumbing Systems -Nat Gas	$0.17	S.F.	93,520	40	2003	2043		65.00 %	0.00 %	26			$15,898
D3020	Heat Generating Systems	$4.98	S.F.	93,520	30	2003	2033		53.33 %	0.00 %	16			$465,730
D3030	Cooling Generating Systems	$5.16	S.F.	93,520	25	2003	2028		44.00 %	0.00 %	11			$482,563
D3040	Distribution Systems	$6.02	S.F.	93,520	30	2003	2033		53.33 %	0.00 %	16			$562,990
D3050	Terminal & Package Units	$2.96	S.F.	93,520	15	2003	2018		6.67 %	0.00 %	1			$276,819
D3060	Controls & Instrumentation	$1.91	S.F.	93,520	20	2003	2023		30.00 %	0.00 %	6			$178,623
D4010	Sprinklers	$4.22	S.F.	93,520	30			2016	0.00 %	110.00 %	-1		$434,120.00	$394,654
D4020	Standpipes	$0.58	S.F.	93,520	30			2016	0.00 %	110.00 %	-1		$59,666.00	$54,242
D5010	Electrical Service/Distribution	$1.65	S.F.	93,520	40	2003	2043		65.00 %	0.00 %	26			$154,308
D5020	Branch Wiring	$4.99	S.F.	93,520	30	2003	2033		53.33 %	0.00 %	16			$466,665
D5020	Lighting	$11.64	S.F.	93,520	30	2003	2033		53.33 %	0.00 %	16			$1,088,573
D5030810	Security & Detection Systems	$1.83	S.F.	93,520	15	2014	2029		80.00 %	0.00 %	12			$171,142
D5030910	Fire Alarm Systems	$3.31	S.F.	93,520	15	2003	2018		6.67 %	0.00 %	1			$309,551
D5030920	Data Communication	$4.30	S.F.	93,520	15	2003	2018		6.67 %	0.00 %	1			$402,136
D5090	Other Electrical Systems	$0.12	S.F.	93,520	20	2003	2023		30.00 %	0.00 %	6			$11,222
E1020	Institutional Equipment	$0.30	S.F.	93,520	20	2003	2023		30.00 %	0.00 %	6			$28,056
E1090	Other Equipment	$1.86	S.F.	93,520	20	2003	2023		30.00 %	0.00 %	6			$173,947
E2010	Fixed Furnishings	$5.72	S.F.	93,520	20	2003	2023		30.00 %	0.00 %	6			$534,934
								Total	**55.77 %**	**3.08 %**			**$565,194.70**	**$18,372,938**

System Notes

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

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

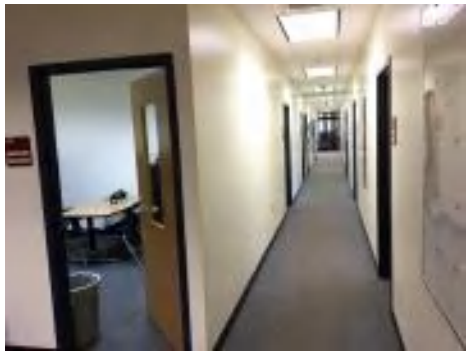
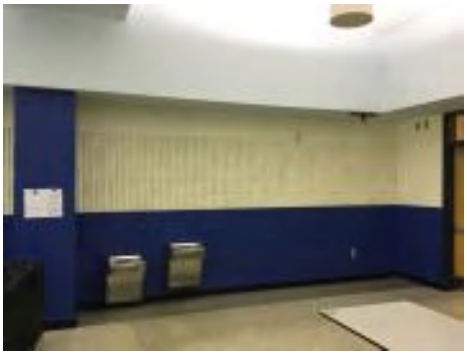
System: B2030 - Exterior Doors

Note:

System: B3010130 - Preformed Metal Roofing

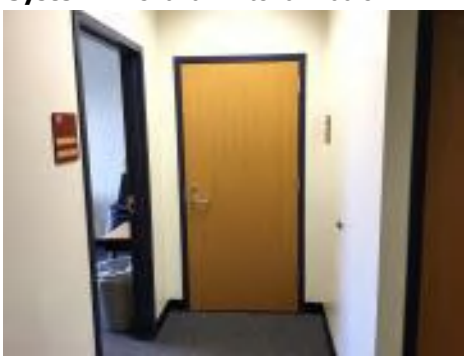
Note:

System: C1010 - Partitions

Note:

System: C1020 - Interior Doors



Note:

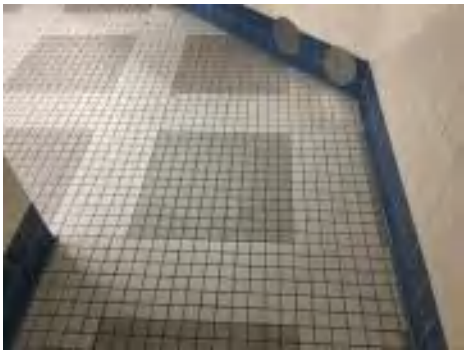
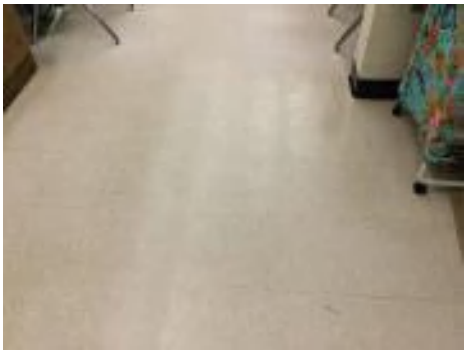
System: C1030 - Fittings

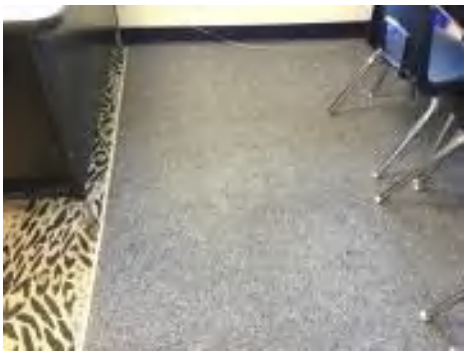
Note:

System: C3010 - Wall Finishes

Note:

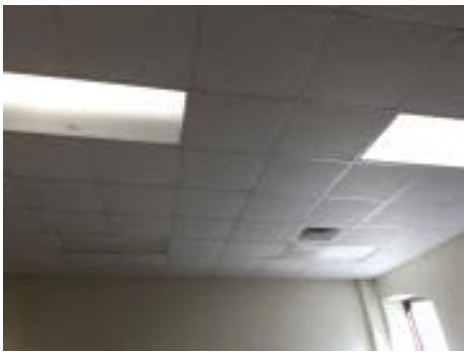
System: C3020 - Floor Finishes



Note: Carpet is beyond its service life and should be replaced.

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

Note:

System: D2090 - Other Plumbing Systems -Nat Gas

Note:

System: D3020 - Heat Generating Systems

Note:

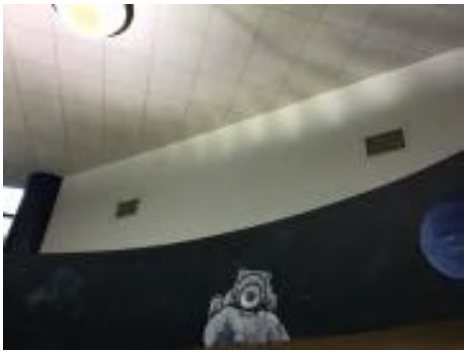
System: D3030 - Cooling Generating Systems

Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units



Note:

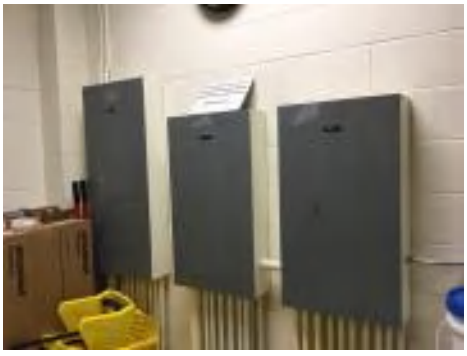
System: D3060 - Controls & Instrumentation

Note:

System: D5010 - Electrical Service/Distribution

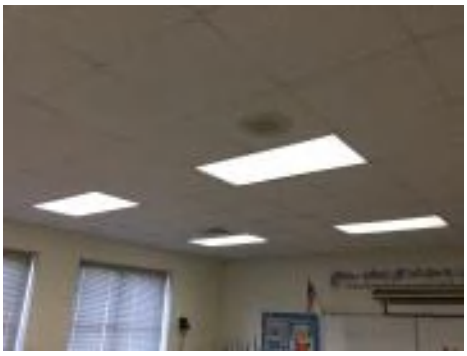
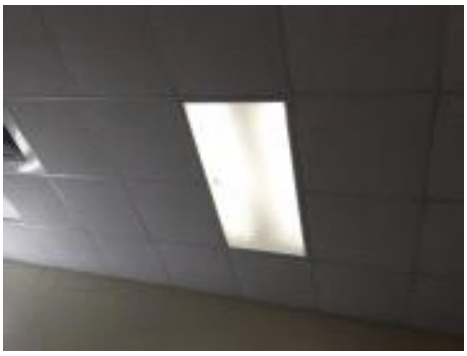
Note:

System: D5020 - Branch Wiring



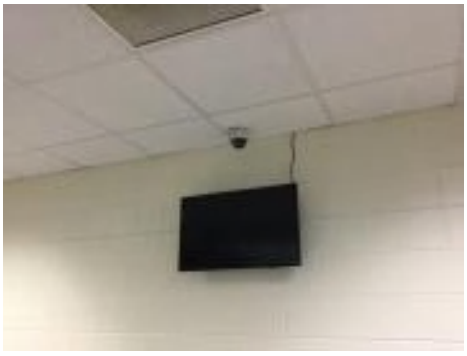
Note:

System: D5020 - Lighting

Note:

System: D5030810 - Security & Detection Systems



Note:

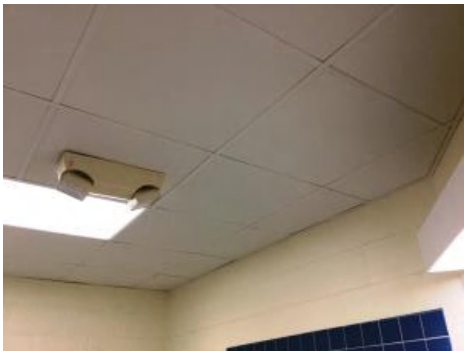
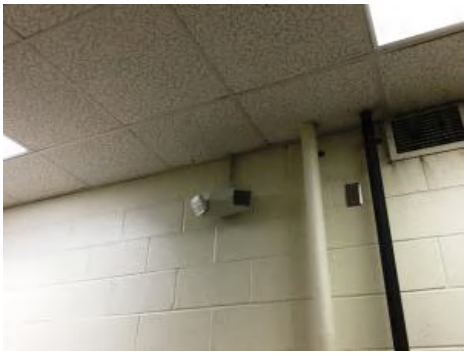
System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication

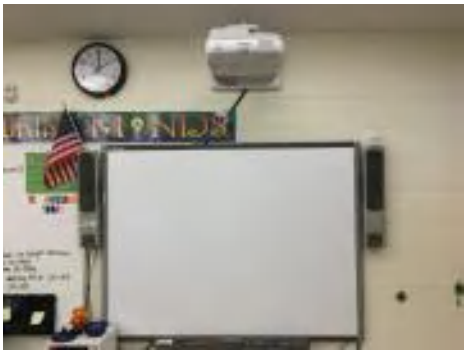
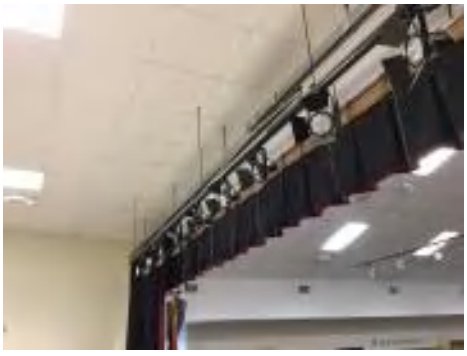
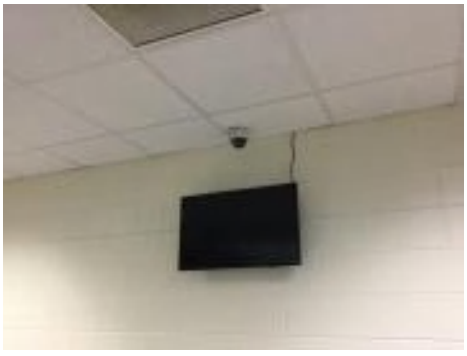
Note:

System: D5090 - Other Electrical Systems

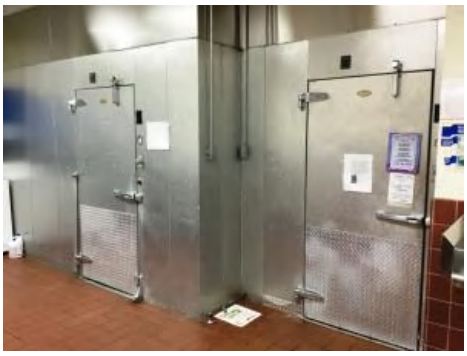
Note:

System: E1020 - Institutional Equipment

Note:

System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

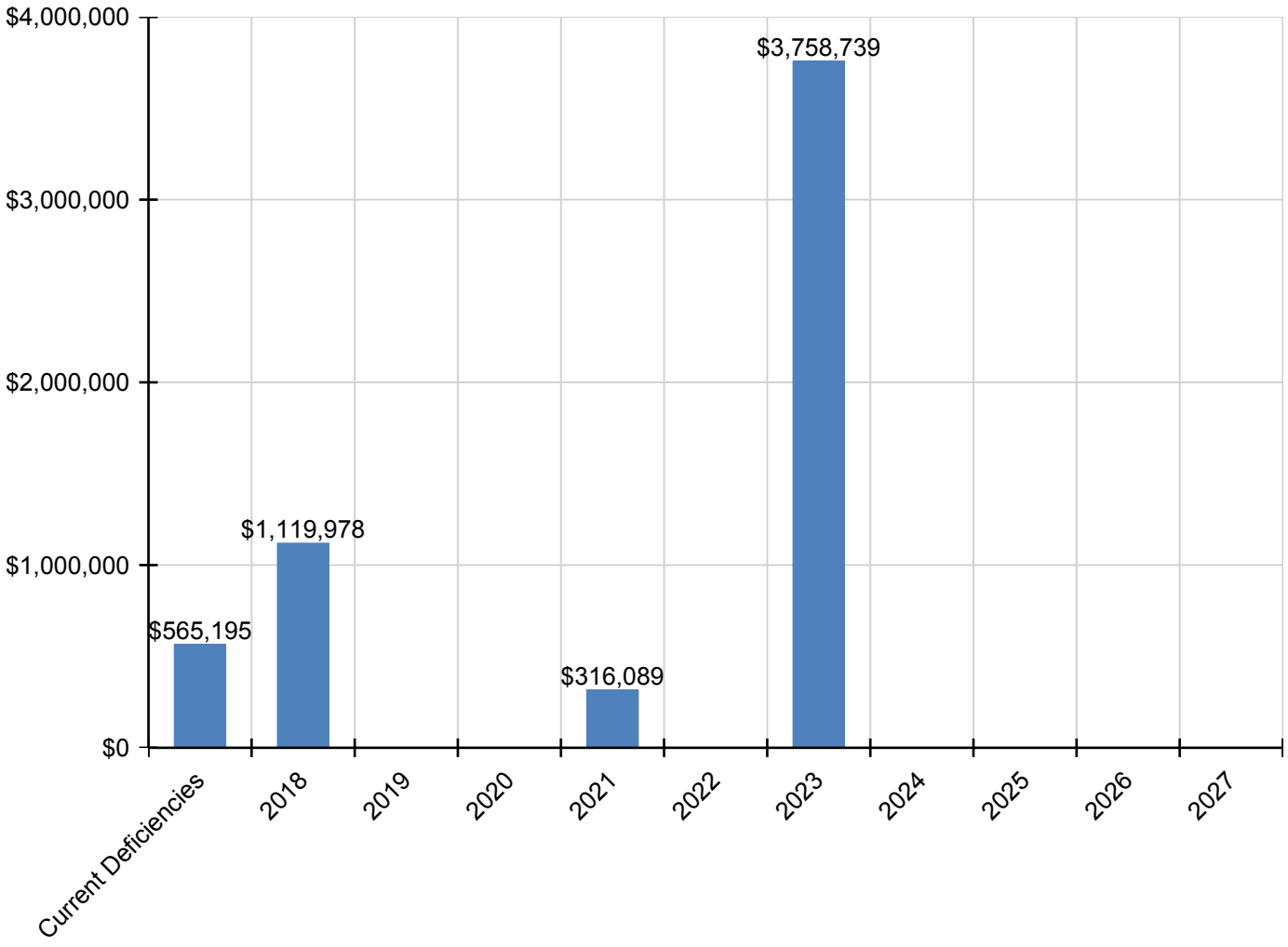
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$565,195**	**$1,119,978**	**$0**	**$0**	**$316,089**	**$0**	**$3,758,739**	**$0**	**$0**	**$0**	**$0**	**$5,760,001**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$13,200	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$13,200**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$1,171,842	$0	$0	$0	$0	**$1,171,842**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$316,089	$0	$0	$0	$0	$0	$0	**$316,089**

C3020 - Floor Finishes	$44,413	$0	$0	$0	$0	$0	$1,369,605	$0	$0	$0	$0	**$1,414,018**
C3030 - Ceiling Finishes	$13,796	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$13,796**
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**
D2090 - Other Plumbing Systems -Nat Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$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	$0	$313,636	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$313,636**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$234,615	$0	$0	$0	$0	**$234,615**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$434,120	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$434,120**
D4020 - Standpipes	$59,666	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$59,666**
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	$0	$0	**$0**
D5030910 - Fire Alarm Systems	$0	$350,721	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$350,721**
D5030920 - Data Communication	$0	$455,621	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$455,621**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$14,741	$0	$0	$0	$0	**$14,741**
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	$36,851	$0	$0	$0	$0	**$36,851**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$228,472	$0	$0	$0	$0	**$228,472**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$702,614	$0	$0	$0	$0	**$702,614**

** Indicates non-renewable system*

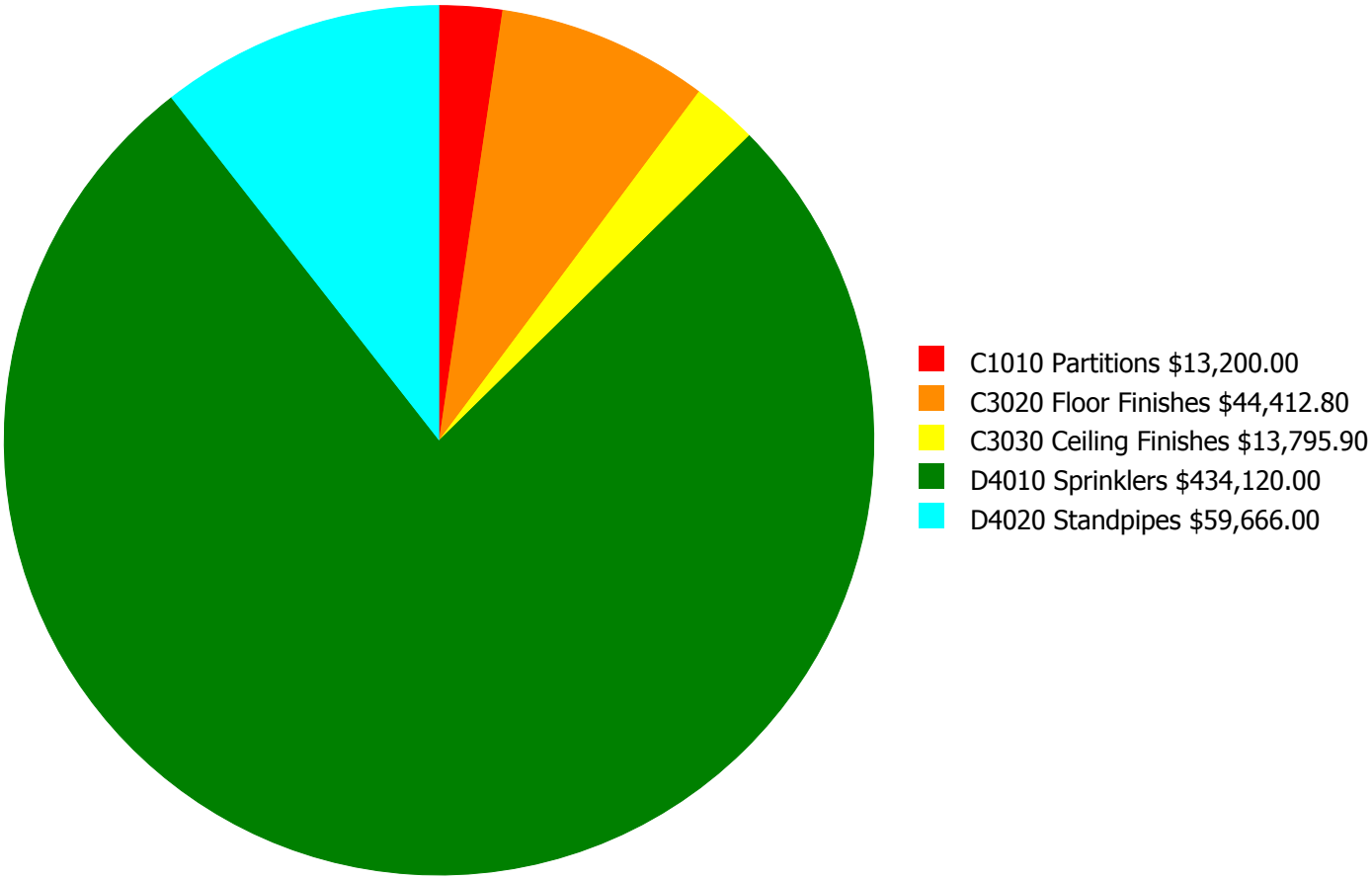
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

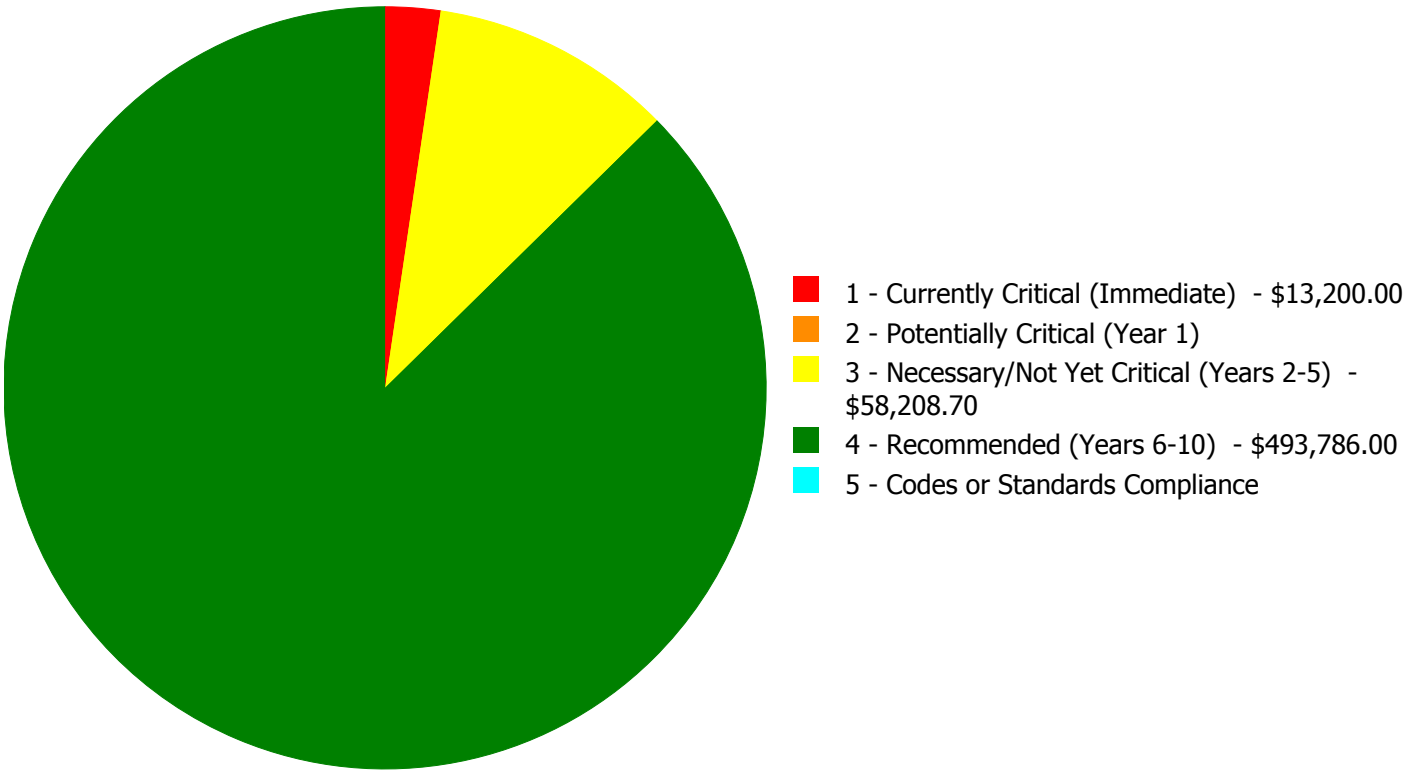
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $565,194.70

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: $565,194.70

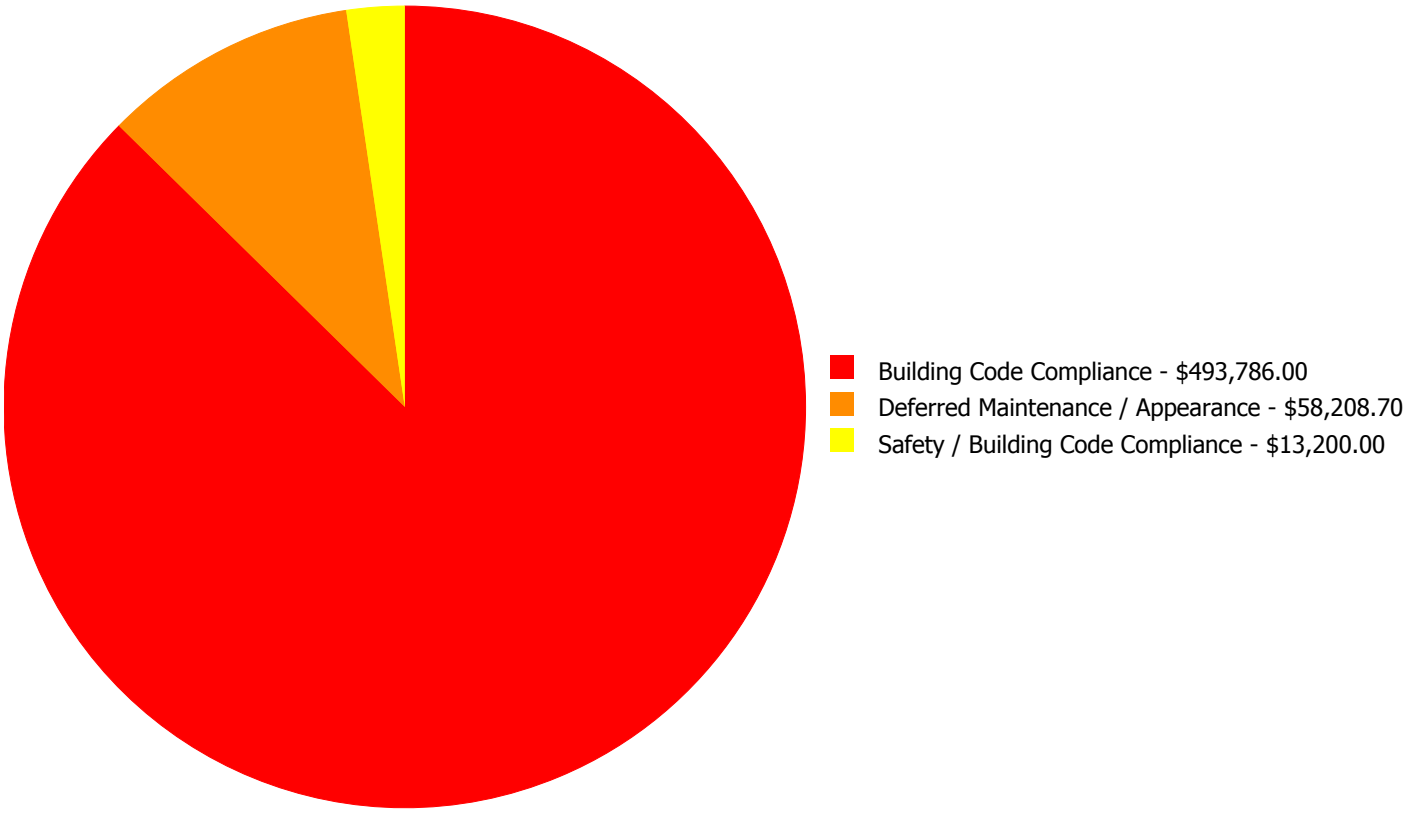
Deficiency By Priority Investment Table

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
C1010	Partitions	$13,200.00	$0.00	$0.00	$0.00	$0.00	$13,200.00
C3020	Floor Finishes	$0.00	$0.00	$44,412.80	$0.00	$0.00	$44,412.80
C3030	Ceiling Finishes	$0.00	$0.00	$13,795.90	$0.00	$0.00	$13,795.90
D4010	Sprinklers	$0.00	$0.00	$0.00	$434,120.00	$0.00	$434,120.00
D4020	Standpipes	$0.00	$0.00	$0.00	$59,666.00	$0.00	$59,666.00
	Total:	$13,200.00	$0.00	$58,208.70	$493,786.00	$0.00	$565,194.70

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: $565,194.70

Deficiency Details by Priority

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

Priority 1 - Currently Critical (Immediate):

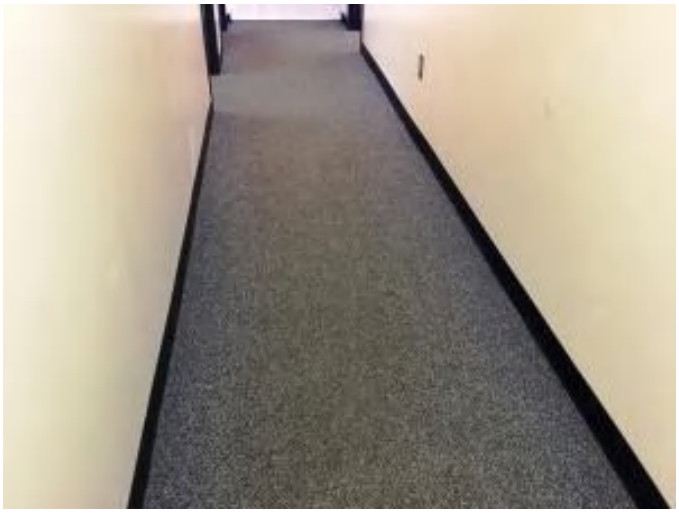
System: C1010 - Partitions

Location: Computer Lab
Distress: Failing
Category: Safety / Building Code Compliance
Priority: 1 - Currently Critical (Immediate)
Correction: Engineering Study
Qty: 1.00
Unit of Measure: Ea.
Estimate: $13,200.00
Assessor Name: Eduardo Lopez
Date Created: 11/28/2016

Notes: There are visible cracks on the partition wall, which should be studied by a professional engineer.

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

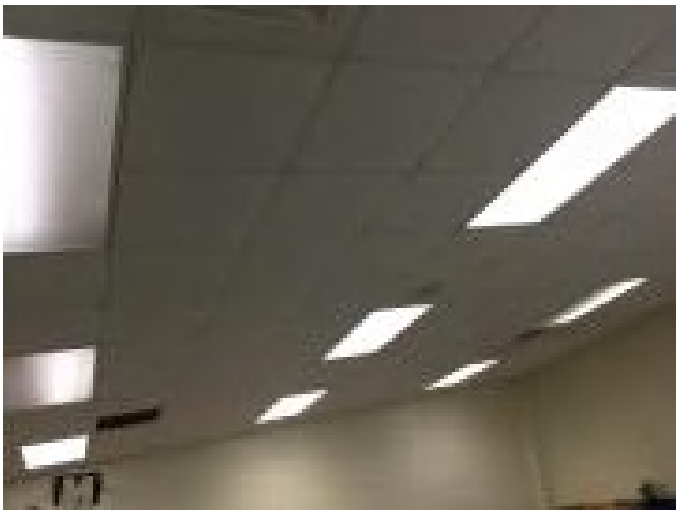
System: C3020 - Floor Finishes



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace carpet
Qty: 519.55
Unit of Measure: S.Y.
Estimate: $44,412.80
Assessor Name: Eduardo Lopez
Date Created: 11/29/2016

Notes: The carpet is beyond its service life and should be replaced.

System: C3030 - Ceiling Finishes



Location: Throughout the building
Distress: Damaged
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace acoustic tile ceiling, fire-rated
Qty: 16.83
Unit of Measure: C.S.F.
Estimate: $13,795.90
Assessor Name: Eduardo Lopez
Date Created: 11/28/2016

Notes: The acoustical ceiling tiles are damaged due to water or humidity and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 93,520.00
Unit of Measure: S.F.
Estimate: $434,120.00
Assessor Name: Eduardo Lopez
Date Created: 11/30/2016

Notes: The school does not have any sprinkler system and should be installed.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 93,520.00
Unit of Measure: S.F.
Estimate: $59,666.00
Assessor Name: Eduardo Lopez
Date Created: 02/27/2017

Notes: The building foes not have afire protection system and it should be installed.

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	525
Year Built:	2003
Last Renovation:	
Replacement Value:	$61,643
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	77.24 %
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

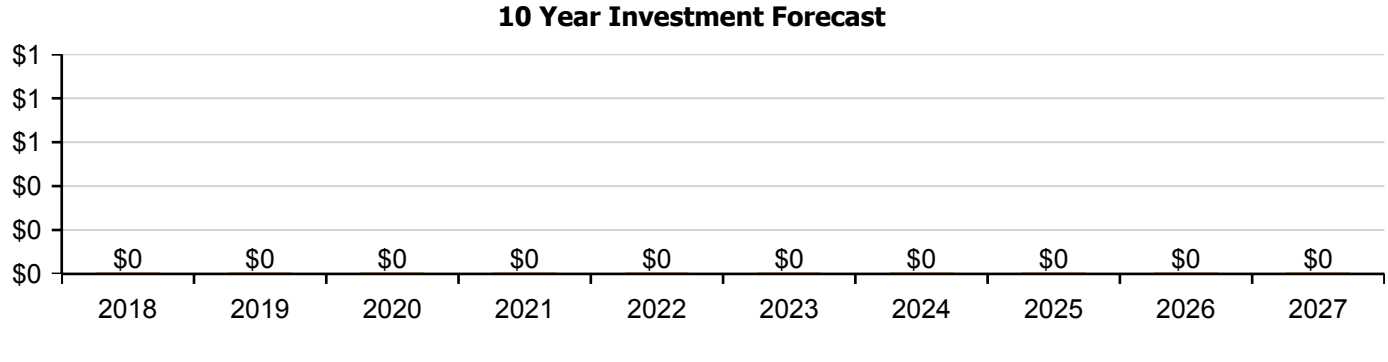
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	525
Year Built:	2003	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$61,643
FCI:	0.00 %	RSLI%:	77.24 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	86.00 %	0.00 %	$0.00
B10 - Superstructure	86.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	78.64 %	0.00 %	$0.00
B30 - Roofing	53.33 %	0.00 %	$0.00
D50 - Electrical	53.33 %	0.00 %	$0.00
Totals:	**77.24 %**	**0.00 %**	**$0.00**

Photo Album

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

1). Northeast Elevation - Nov 28, 2016

2). Northwest Elevation - Nov 28, 2016

3). South Elevation - Nov 28, 2016

4). Southeast Elevation - Nov 28, 2016

Condition Detail

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

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

System Listing

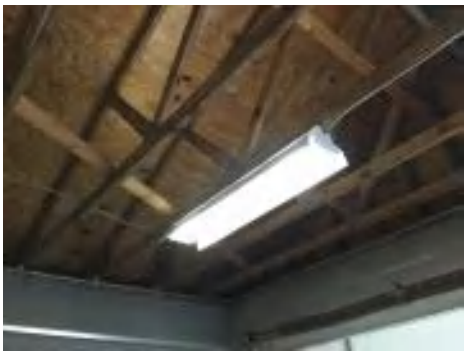
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	525	100	2003	2103		86.00 %	0.00 %	86			$10,568
A1030	Slab on Grade	$19.75	S.F.	525	100	2003	2103		86.00 %	0.00 %	86			$10,369
B1020	Roof Construction	$16.26	S.F.	525	100	2003	2103		86.00 %	0.00 %	86			$8,537
B2010	Exterior Walls	$29.79	S.F.	525	100	2003	2103		86.00 %	0.00 %	86			$15,640
B2030	Exterior Doors	$8.66	S.F.	525	30	2003	2033		53.33 %	0.00 %	16			$4,547
B3010130	Preformed Metal Roofing	$9.66	S.F.	525	30	2003	2033		53.33 %	0.00 %	16			$5,072
D5020	Branch Wiring	$3.58	S.F.	525	30	2003	2033		53.33 %	0.00 %	16			$1,880
D5020	Lighting	$9.58	S.F.	525	30	2003	2033		53.33 %	0.00 %	16			$5,030
								Total	**77.24 %**					**$61,643**

System Notes

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

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls

Note:

System: B2030 - Exterior Doors

Note:

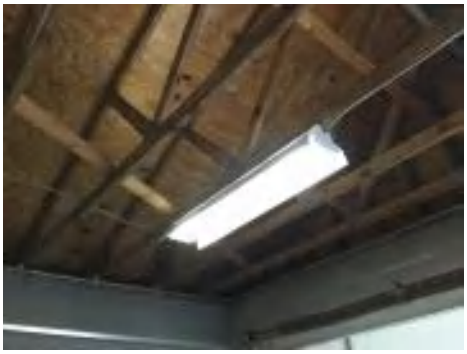
System: B3010130 - Preformed Metal Roofing

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting



Note:

Renewal Schedule

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

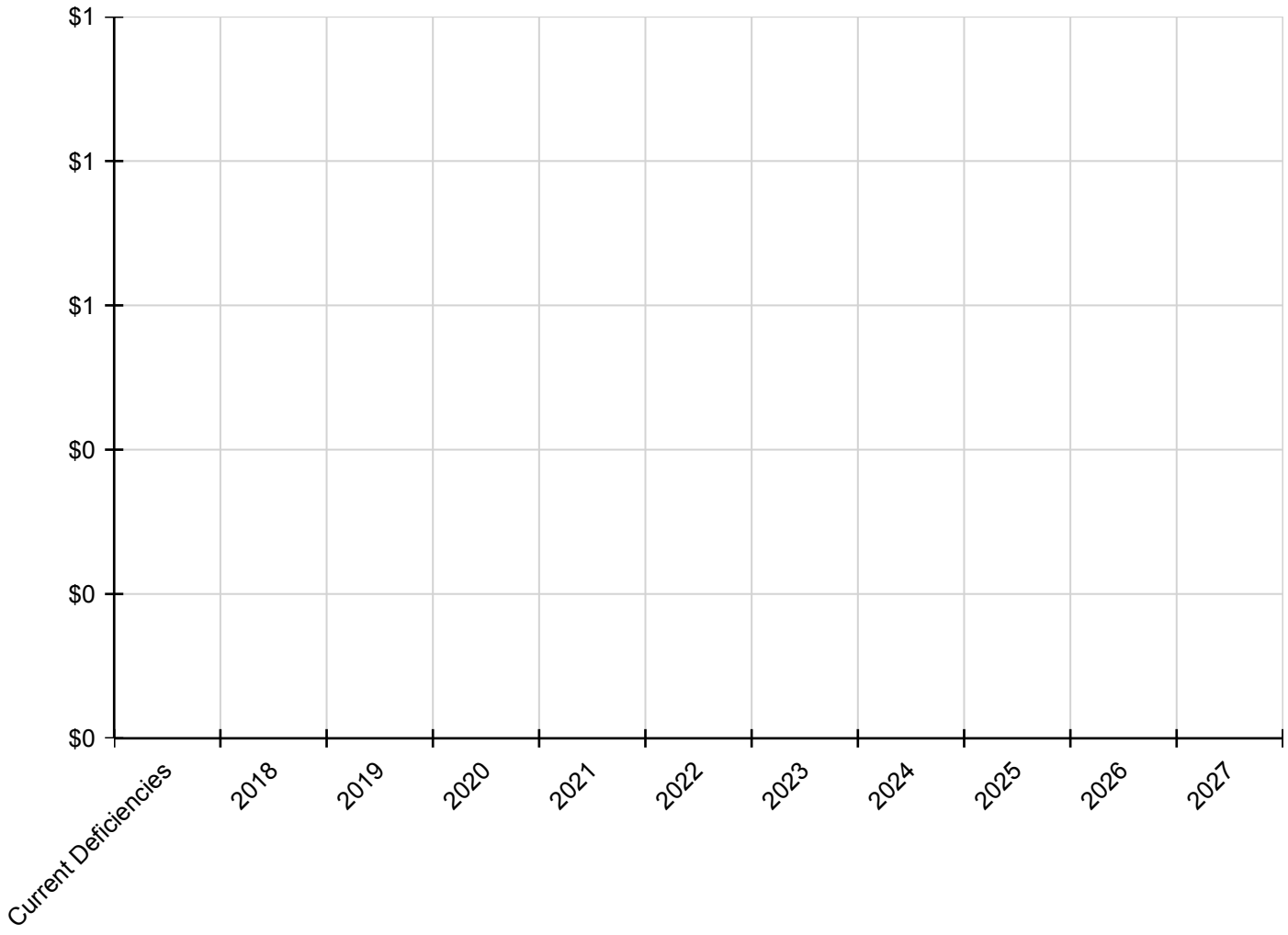
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	94,045
Year Built:	2003
Last Renovation:	
Replacement Value:	$2,908,810
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	57.37 %
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

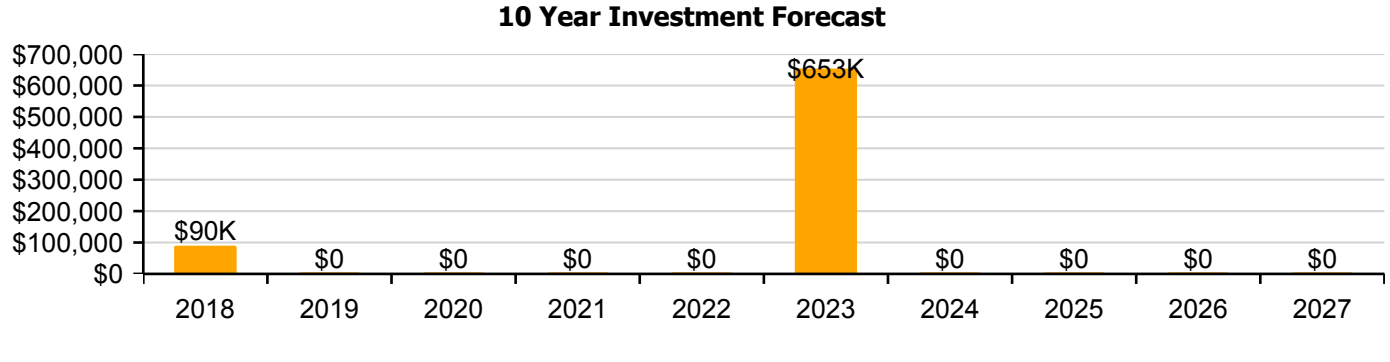
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	94,045
Year Built:	2003	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$2,908,810
FCI:	0.00 %	RSLI%:	57.37 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	50.58 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	71.26 %	0.00 %	$0.00
G40 - Site Electrical Utilities	54.33 %	0.00 %	$0.00
Totals:	**57.37 %**	**0.00 %**	**$0.00**

Photo Album

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

1). Aerial Image of Lillington-Shawton Elementary School - Nov 28, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$3.81	S.F.	94,045	25	2014	2039		88.00 %	0.00 %	22			$358,311
G2020	Parking Lots	$1.33	S.F.	94,045	25	2014	2039		88.00 %	0.00 %	22			$125,080
G2030	Pedestrian Paving	$1.91	S.F.	94,045	30	2003	2033		53.33 %	0.00 %	16			$179,626
G2040105	Fence & Guardrails	$1.23	S.F.	94,045	30	2003	2033		53.33 %	0.00 %	16			$115,675
G2040950	Covered Walkways	$1.52	S.F.	94,045	25	2003	2028		44.00 %	0.00 %	11			$142,948
G2040950	Hard Surface Play Area	$0.75	S.F.	94,045	20	2003	2023		30.00 %	0.00 %	6			$70,534
G2040950	Playing Field	$4.54	S.F.	94,045	20	2003	2023		30.00 %	0.00 %	6			$426,964
G2050	Landscaping	$1.87	S.F.	94,045	15	2003	2018		6.67 %	0.00 %	1			$175,864
G3010	Water Supply	$2.34	S.F.	94,045	50	2003	2053		72.00 %	0.00 %	36			$220,065
G3020	Sanitary Sewer	$1.45	S.F.	94,045	50	2003	2053		72.00 %	0.00 %	36			$136,365
G3030	Storm Sewer	$4.54	S.F.	94,045	50	2003	2053		72.00 %	0.00 %	36			$426,964
G3060	Fuel Distribution	$0.98	S.F.	94,045	40	2003	2043		65.00 %	0.00 %	26			$92,164
G4010	Electrical Distribution	$2.35	S.F.	94,045	50	2003	2053		72.00 %	0.00 %	36			$221,006
G4020	Site Lighting	$1.47	S.F.	94,045	30	2003	2033		53.33 %	0.00 %	16			$138,246
G4030	Site Communications & Security	$0.84	S.F.	94,045	15	2003	2018		6.67 %	0.00 %	1			$78,998
								Total	**57.37 %**					**$2,908,810**

System Notes

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

System: G2010 - Roadways

Note:

System: G2020 - Parking Lots

Note:

System: G2030 - Pedestrian Paving

Note:

System: G2040105 - Fence & Guardrails

Note:

System: G2040950 - Covered Walkways

Note:

System: G2040950 - Hard Surface Play Area

Note:

System: G2040950 - Playing Field

Note:

System: G2050 - Landscaping

Note:

System: G3010 - Water Supply

Note:

System: G3020 - Sanitary Sewer

Note:

System: G3030 - Storm Sewer

Note:

System: G3060 - Fuel Distribution

Note:

System: G4010 - Electrical Distribution

Note:

System: G4020 - Site Lighting

Note:

System: G4030 - Site Communications & Security

Note:

Renewal Schedule

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

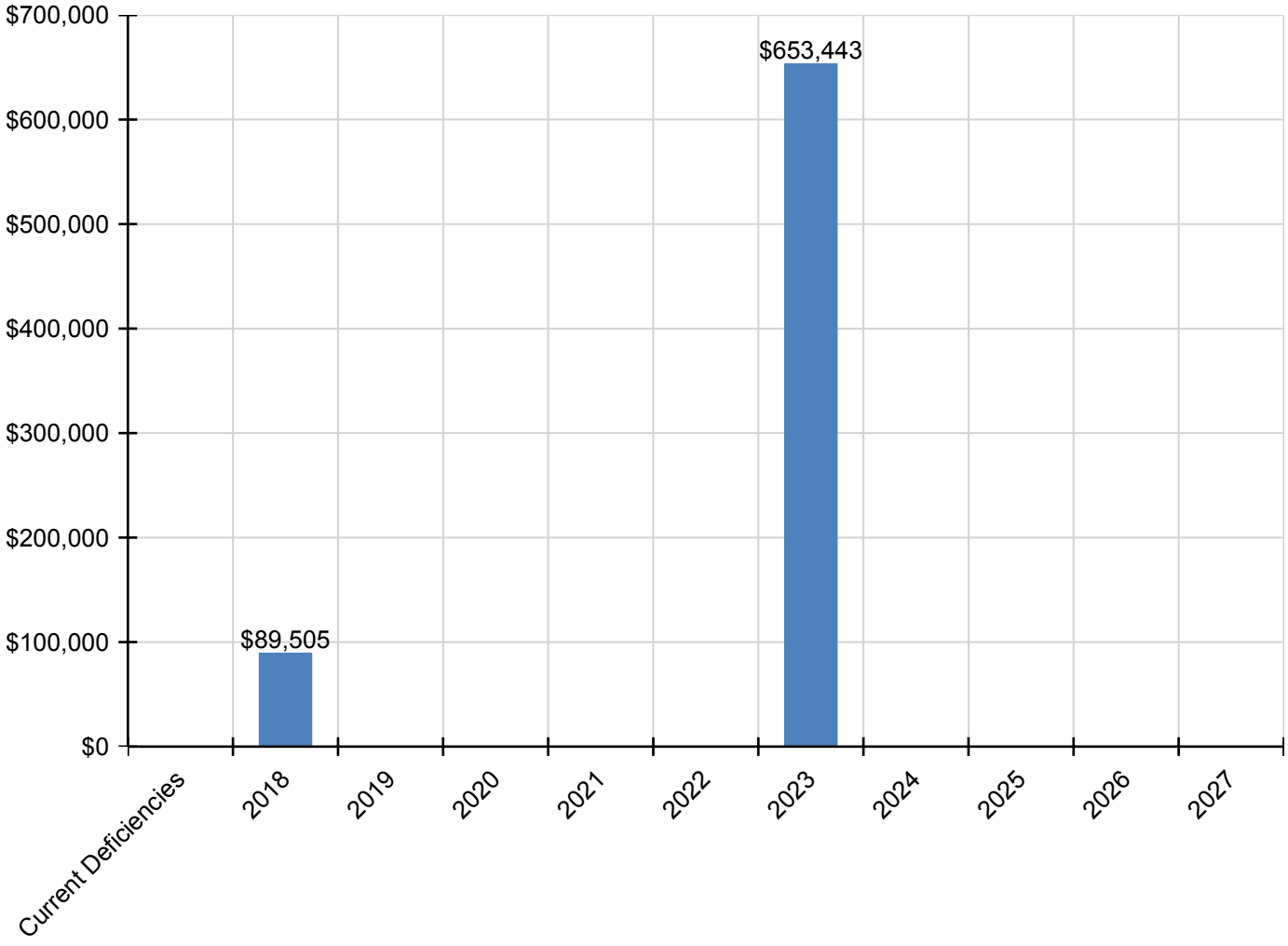
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$89,505**	**$0**	**$0**	**$0**	**$0**	**$653,443**	**$0**	**$0**	**$0**	**$0**	**$742,948**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Covered Walkways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Hard Surface Play Area	$0	$0	$0	$0	$0	$0	$92,643	$0	$0	$0	$0	**$92,643**
G2040950 - Playing Field	$0	$0	$0	$0	$0	$0	$560,800	$0	$0	$0	$0	**$560,800**
*** G2050 - Landscaping**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communications & Security	$0	$89,505	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$89,505**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

NC School District/430 Harnett County/Elementary School

North Harnett Primary

Draft

Campus Assessment Report

March 8, 2017

PARSONS

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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):	66,916
Year Built:	1956
Last Renovation:	
Replacement Value:	$14,153,296
Repair Cost:	$1,590,979.00
Total FCI:	11.24 %
Total RSLI:	37.34 %
FCA Score:	88.76

Description:

GENERAL:
North Harnett Primary is located at 282 N. Harnett School Rd in Angier, North Carolina. The 1 story, 66,916 square foot building was originally constructed in 1956 There have been 2 additions. There was a separate building constructed the same year as the original and a major addition in 1995 to include a gym.

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

A. SUBSTRUCTURE
The building rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations. The building does not have a basement .

B. SUPERSTRUCTURE
Floor construction is concrete. Roof construction is steel. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are steel frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope single ply membrane . Most building entrances appear to comply with ADA requirements.

C. INTERIORS
Interior partitions are typically CMU. Interior doors are generally solid core wood with hollow steel frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, toilet accessories, storage shelving, handrails, fabricated toilet partitions. 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. Conveying equipment includes no hydraulic elevators, and no wheelchair lifts.

D. SERVICES
PLUMBING:
Plumbing fixtures are typically non-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 and plastic. Rain water drainage system is external.

HVAC:
Heating is provided by 2 gas fired boilers. Cooling is supplied by1 air cooled chillers. The heating/cooling distribution system is a duct work system utilizing air handling units. Fresh air is supplied by air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled and monitored by an energy management system. This building does not have a remote Building Automation System.

FIRE PROTECTION:
The building does not have a fire sprinkler system. The building does have additional fire suppression system in the kitchen. Standpipes are not included within fire stairs. 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, recessed and surface type, fluorescent and LED light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and near stairways and are typically illuminated.

COMMUNICATIONS AND SECURITY:
The fire alarm system consists of audible/visual strobe annunciators in common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are 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 building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is not 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.

E. EQUIPMENT & FURNISHINGS:
This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage, audio-visual, vehicle equipment, fixed casework, window treatment, floor grilles and mats, and multiple seating furnishings.

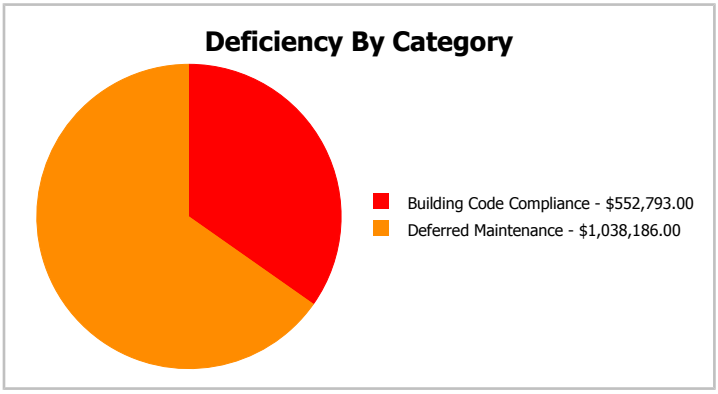
G.
SITE
Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, play areas, and fencing. Site mechanical and electrical features include water, sewer, propane, natural gas, and site lighting.

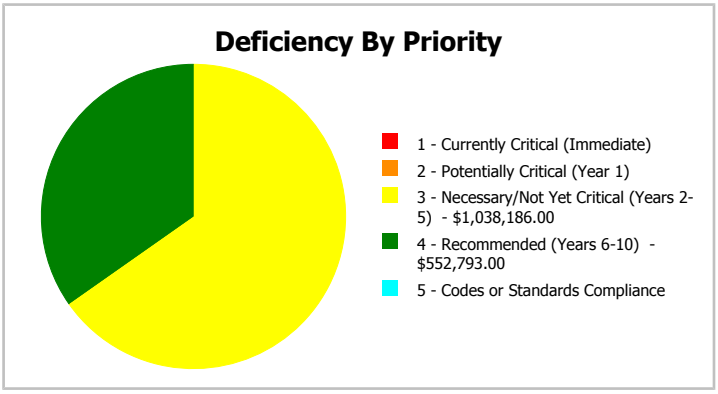
Attributes:

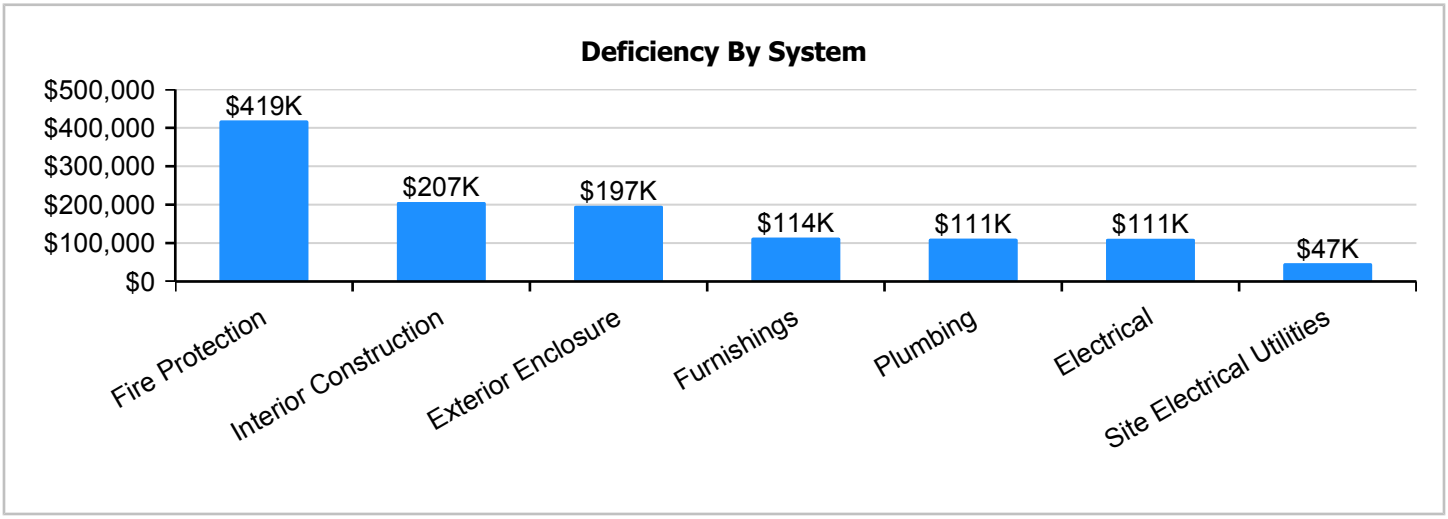
General Attributes:			
Condition Assessor:	Matt Mahaffey	Assessment Date:	
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:	Harnett - Harnett Central HS	LEA School No.:	430-368
No. of Mobile Units:	8	No. of Bldgs.:	2
SF of Mobile Units:	6816	Status:	Active
School Grades:	PK-2	Site Acreage:	35

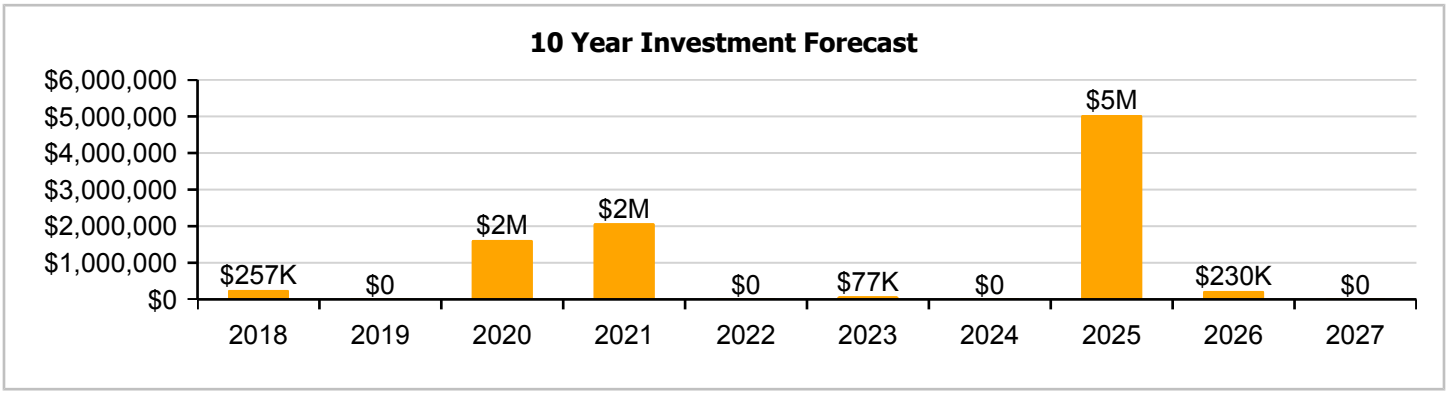
Campus Dashboard Summary

Gross Area:	66,916		
Year Built:	1956	Last Renovation:	
Repair Cost:	$1,590,979	Replacement Value:	$14,153,296
FCI:	11.24 %	RSLI%:	37.34 %









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.

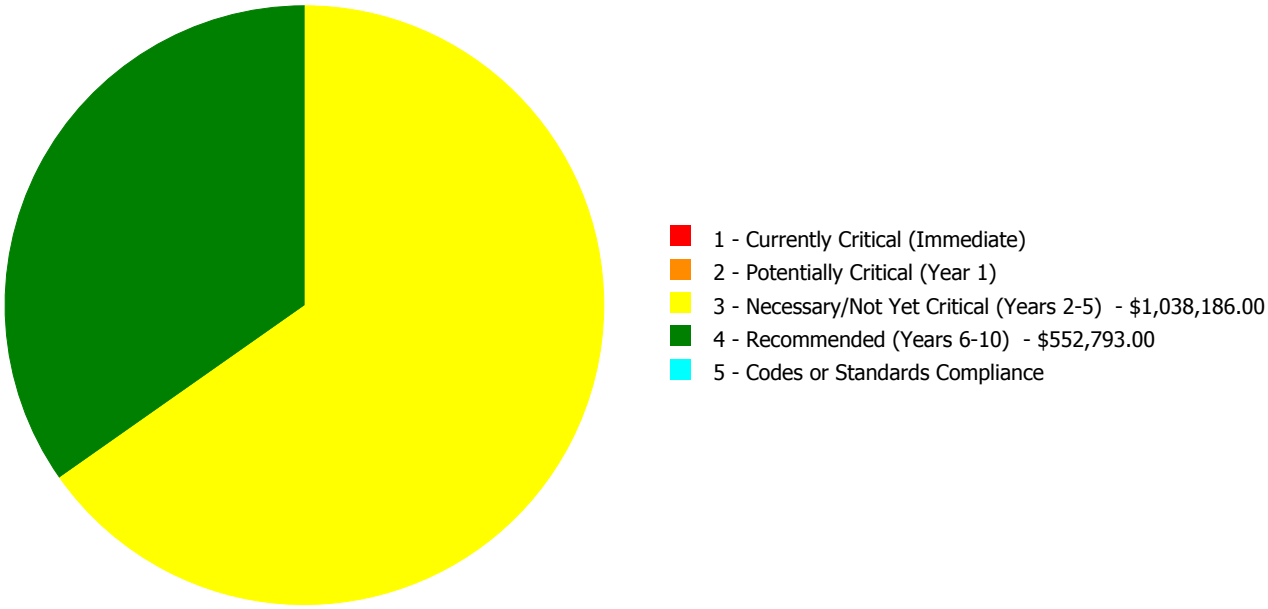
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	64.06 %	0.00 %	$0.00
B10 - Superstructure	64.35 %	0.00 %	$0.00
B20 - Exterior Enclosure	39.75 %	19.96 %	$259,922.00
B30 - Roofing	37.94 %	0.00 %	$0.00
C10 - Interior Construction	31.93 %	18.02 %	$272,641.00
C30 - Interior Finishes	30.48 %	0.00 %	$0.00
D20 - Plumbing	23.03 %	15.02 %	$146,848.00
D30 - HVAC	38.39 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$552,793.00
D50 - Electrical	26.77 %	7.86 %	$146,479.00
E10 - Equipment	20.00 %	0.00 %	$0.00
E20 - Furnishings	12.85 %	39.31 %	$150,466.00
G20 - Site Improvements	49.97 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	54.84 %	0.00 %	$0.00
G40 - Site Electrical Utilities	36.65 %	19.83 %	$61,830.00
Totals:	**37.34 %**	**11.24 %**	**$1,590,979.00**

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
1956 Building	7,950	40.09	$0.00	$0.00	$502,225.00	$65,675.00	$0.00
1956 Main Building	15,964	20.82	$0.00	$0.00	$474,131.00	$131,879.00	$0.00
1995 Addition	43,002	4.58	$0.00	$0.00	$0.00	$355,239.00	$0.00
Site	66,916	2.99	$0.00	$0.00	$61,830.00	$0.00	$0.00
Total:		**11.24**	**$0.00**	**$0.00**	**$1,038,186.00**	**$552,793.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $1,590,979.00

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):	7,950
Year Built:	1956
Last Renovation:	
Replacement Value:	$1,416,616
Repair Cost:	$567,900.00
Total FCI:	40.09 %
Total RSLI:	24.19 %
FCA Score:	59.91

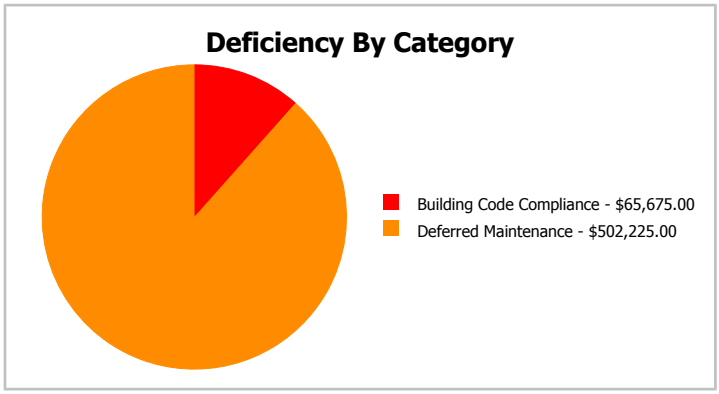
Description:

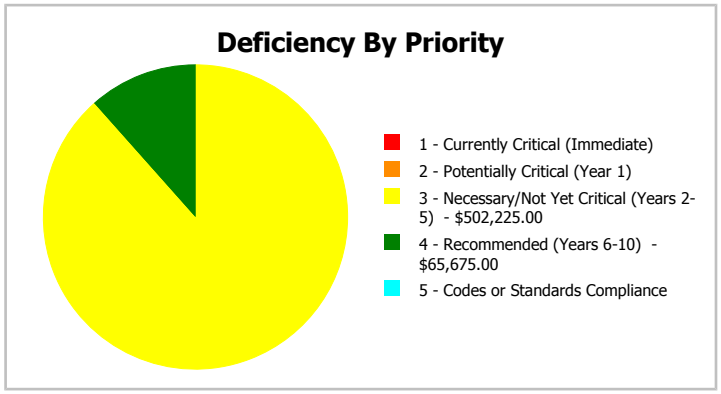
The narrative for this building is included in the Executive Summary Description at the front of this report.

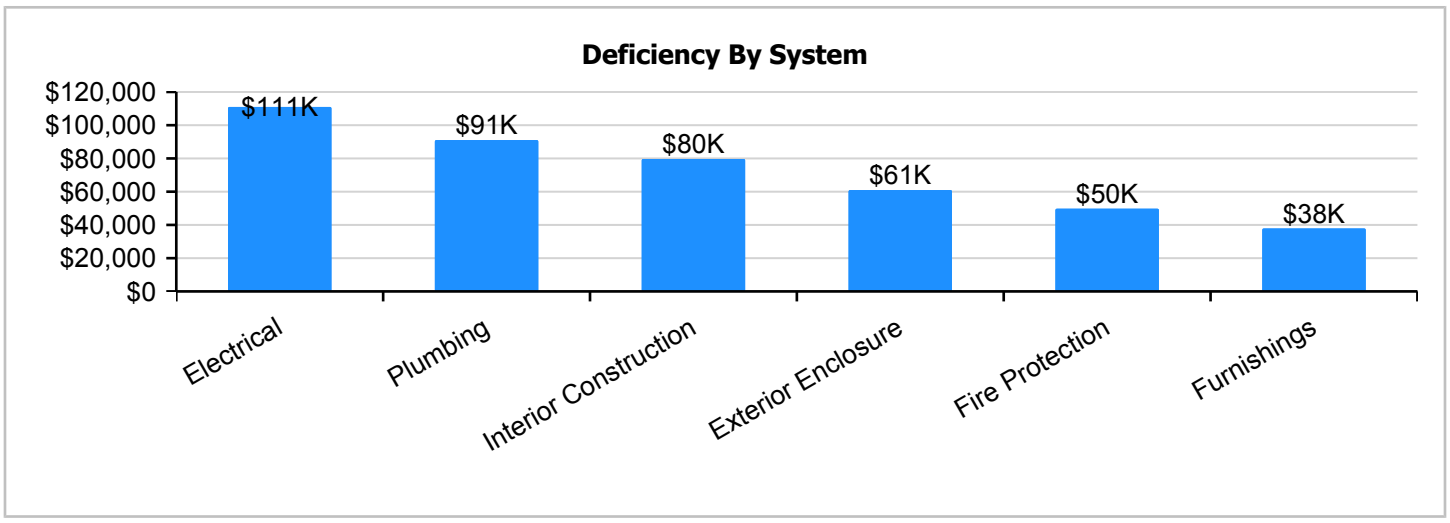
Attributes: This asset has no attributes.

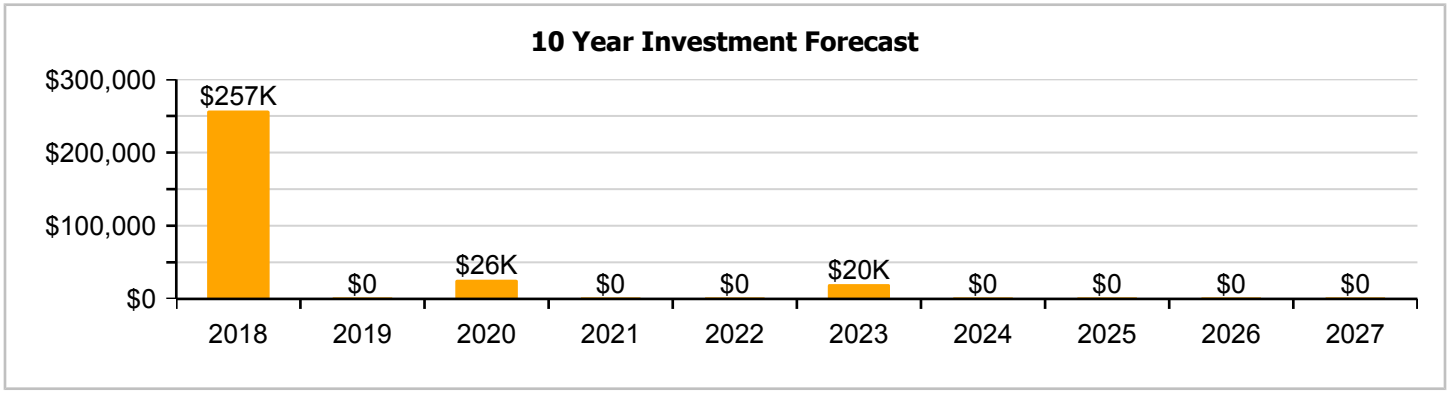
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	7,950
Year Built:	1956	Last Renovation:	
Repair Cost:	$567,900	Replacement Value:	$1,416,616
FCI:	40.09 %	RSLI%:	24.19 %









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	39.00 %	0.00 %	$0.00
B10 - Superstructure	39.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	21.31 %	52.00 %	$80,454.00
B30 - Roofing	90.08 %	0.00 %	$0.00
C10 - Interior Construction	8.74 %	58.48 %	$105,115.00
C30 - Interior Finishes	64.17 %	0.00 %	$0.00
D20 - Plumbing	0.00 %	110.00 %	$120,156.00
D30 - HVAC	8.79 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$65,675.00
D50 - Electrical	6.11 %	66.18 %	$146,479.00
E20 - Furnishings	0.00 %	110.00 %	$50,021.00
Totals:	**24.19 %**	**40.09 %**	**$567,900.00**

Photo Album

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

1). South Elevation - Nov 23, 2016

2). West Elevation - Nov 23, 2016

3). South Elevation - Nov 23, 2016

4). North Elevation - Nov 23, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.70	S.F.	7,950	100	1956	2056		39.00 %	0.00 %	39			$37,365
A1030	Slab on Grade	$8.26	S.F.	7,950	100	1956	2056		39.00 %	0.00 %	39			$65,667
B1020	Roof Construction	$15.44	S.F.	7,950	100	1956	2056		39.00 %	0.00 %	39			$122,748
B2010	Exterior Walls	$9.24	S.F.	7,950	100	1956	2056		39.00 %	0.00 %	39			$73,458
B2020	Exterior Windows	$9.20	S.F.	7,950	30	1956	1986		0.00 %	110.00 %	-31		$80,454.00	$73,140
B2030	Exterior Doors	$1.02	S.F.	7,950	30	2003	2033		53.33 %	0.00 %	16			$8,109
B3010120	Single Ply Membrane	$6.98	S.F.	7,950	20	2015	2035		90.00 %	0.00 %	18			$55,491
B3020	Roof Openings	$0.29	S.F.	7,950	25	2015	2040		92.00 %	0.00 %	23			$2,306
C1010	Partitions	$10.59	S.F.	7,950	75	1956	2031		18.67 %	0.00 %	14			$84,191
C1020	Interior Doors	$2.48	S.F.	7,950	30	1956	1986		0.00 %	110.00 %	-31		$21,688.00	$19,716
C1030	Fittings	$9.54	S.F.	7,950	20	1956	1976		0.00 %	110.00 %	-41		$83,427.00	$75,843
C3010	Wall Finishes	$2.73	S.F.	7,950	10	2010	2020		30.00 %	0.00 %	3			$21,704
C3020	Floor Finishes	$11.15	S.F.	7,950	20	2010	2030		65.00 %	0.00 %	13			$88,643
C3030	Ceiling Finishes	$10.74	S.F.	7,950	25	2010	2035		72.00 %	0.00 %	18			$85,383
D2010	Plumbing Fixtures	$11.26	S.F.	7,950	30	1956	1986		0.00 %	110.00 %	-31		$98,469.00	$89,517
D2020	Domestic Water Distribution	$0.96	S.F.	7,950	30	1956	1986		0.00 %	110.00 %	-31		$8,395.00	$7,632
D2030	Sanitary Waste	$1.52	S.F.	7,950	30	1956	1986		0.00 %	110.00 %	-31		$13,292.00	$12,084
D3050	Terminal & Package Units	$19.11	S.F.	7,950	15	2003	2018		6.67 %	0.00 %	1			$151,925
D3060	Controls & Instrumentation	$1.91	S.F.	7,950	20	2003	2023		30.00 %	0.00 %	6			$15,185
D4010	Sprinklers	$4.14	S.F.	7,950	20			2016	0.00 %	110.00 %	-1		$36,204.00	$32,913
D4020	Standpipes	$3.37	S.F.	7,950	20			2016	0.00 %	110.00 %	-1		$29,471.00	$26,792
D5010	Electrical Service/Distribution	$1.65	S.F.	7,950	40	2003	2043		65.00 %	0.00 %	26			$13,118
D5020	Branch Wiring	$4.99	S.F.	7,950	30	1956	1986		0.00 %	110.00 %	-31		$43,638.00	$39,671
D5020	Lighting	$11.64	S.F.	7,950	30	1956	1986		0.00 %	110.00 %	-31		$101,792.00	$92,538
D5030810	Security & Detection Systems	$1.83	S.F.	7,950	15	2003	2018		6.67 %	0.00 %	1			$14,549
D5030910	Fire Alarm Systems	$3.31	S.F.	7,950	15	2003	2018		6.67 %	0.00 %	1			$26,315
D5030920	Data Communication	$4.30	S.F.	7,950	15	2003	2018		6.67 %	0.00 %	1			$34,185
D5090	Other Electrical Systems	$0.12	S.F.	7,950	20	1997	2017		0.00 %	109.96 %	0		$1,049.00	$954
E2010	Fixed Furnishings	$5.72	S.F.	7,950	20	1997	2017		0.00 %	110.00 %	0		$50,021.00	$45,474
								Total	**24.19 %**	**40.09 %**			**$567,900.00**	**$1,416,616**

System Notes

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

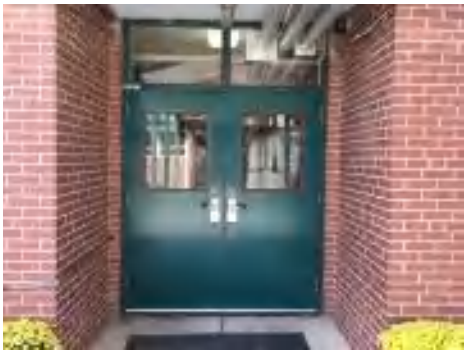
System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors



Note:

System: B3010120 - Single Ply Membrane

Note:

System: B3020 - Roof Openings

Note:

System: C1010 - Partitions

Note:

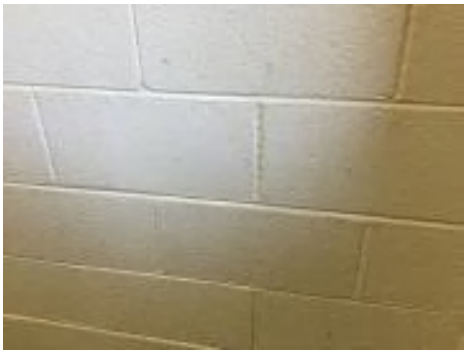
System: C1020 - Interior Doors

Note:

System: C1030 - Fittings

Note:

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes

Note:

System: C3030 - Ceiling Finishes

Note:

System: D2010 - Plumbing Fixtures

Note:

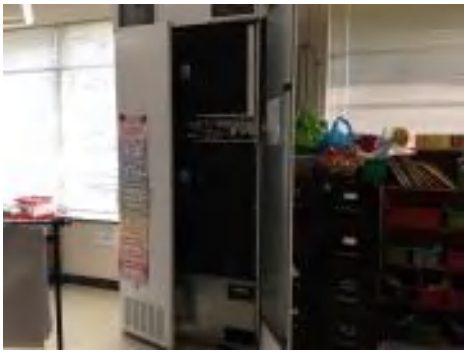
System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation

Note:

System: D5010 - Electrical Service/Distribution

Note:

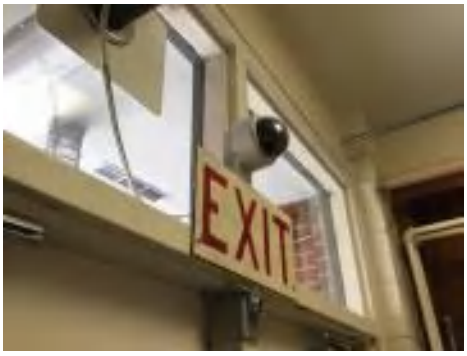
System: D5020 - Branch Wiring

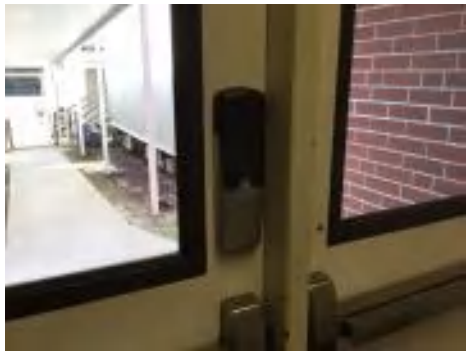
Note:

System: D5020 - Lighting

Note:

System: D5030810 - Security & Detection Systems





Note:

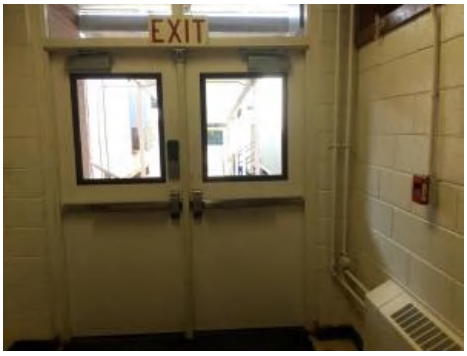
System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication

Note:

System: D5090 - Other Electrical Systems



Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

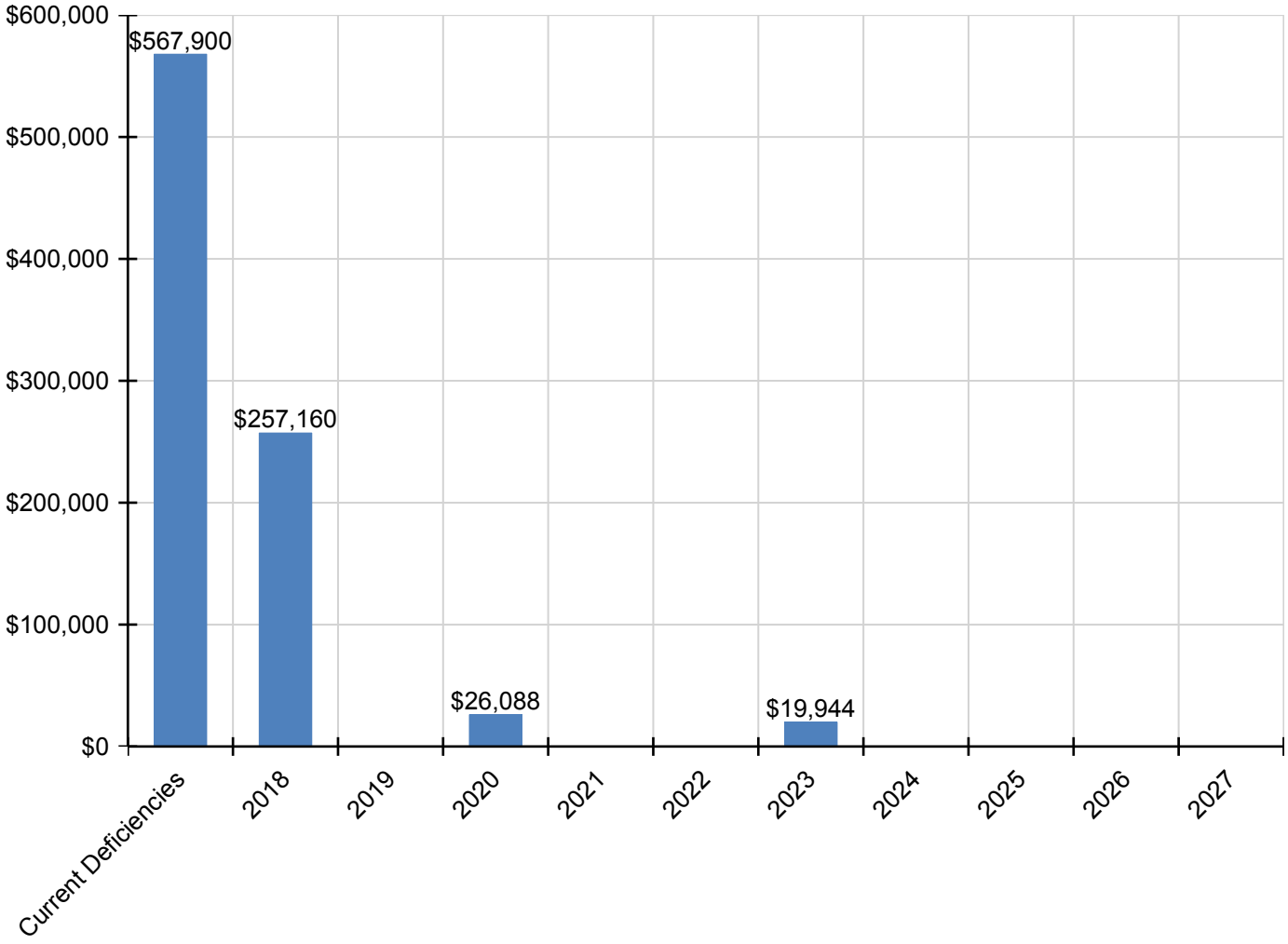
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$567,900**	**$257,160**	**$0**	**$26,088**	**$0**	**$0**	**$19,944**	**$0**	**$0**	**$0**	**$0**	**$871,092**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$80,454	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$80,454**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$21,688	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$21,688**
C1030 - Fittings	$83,427	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$83,427**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$26,088	$0	$0	$0	$0	$0	$0	$0	**$26,088**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$98,469	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$98,469**
D2020 - Domestic Water Distribution	$8,395	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$8,395**
D2030 - Sanitary Waste	$13,292	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$13,292**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$172,131	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$172,131**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$19,944	$0	$0	$0	$0	**$19,944**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$36,204	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$36,204**
D4020 - Standpipes	$29,471	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$29,471**
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	$43,638	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$43,638**
D5020 - Lighting	$101,792	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$101,792**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$16,483	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$16,483**
D5030910 - Fire Alarm Systems	$0	$29,814	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$29,814**
D5030920 - Data Communication	$0	$38,732	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$38,732**
D5090 - Other Electrical Systems	$1,049	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,049**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$50,021	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$50,021**

** Indicates non-renewable system*

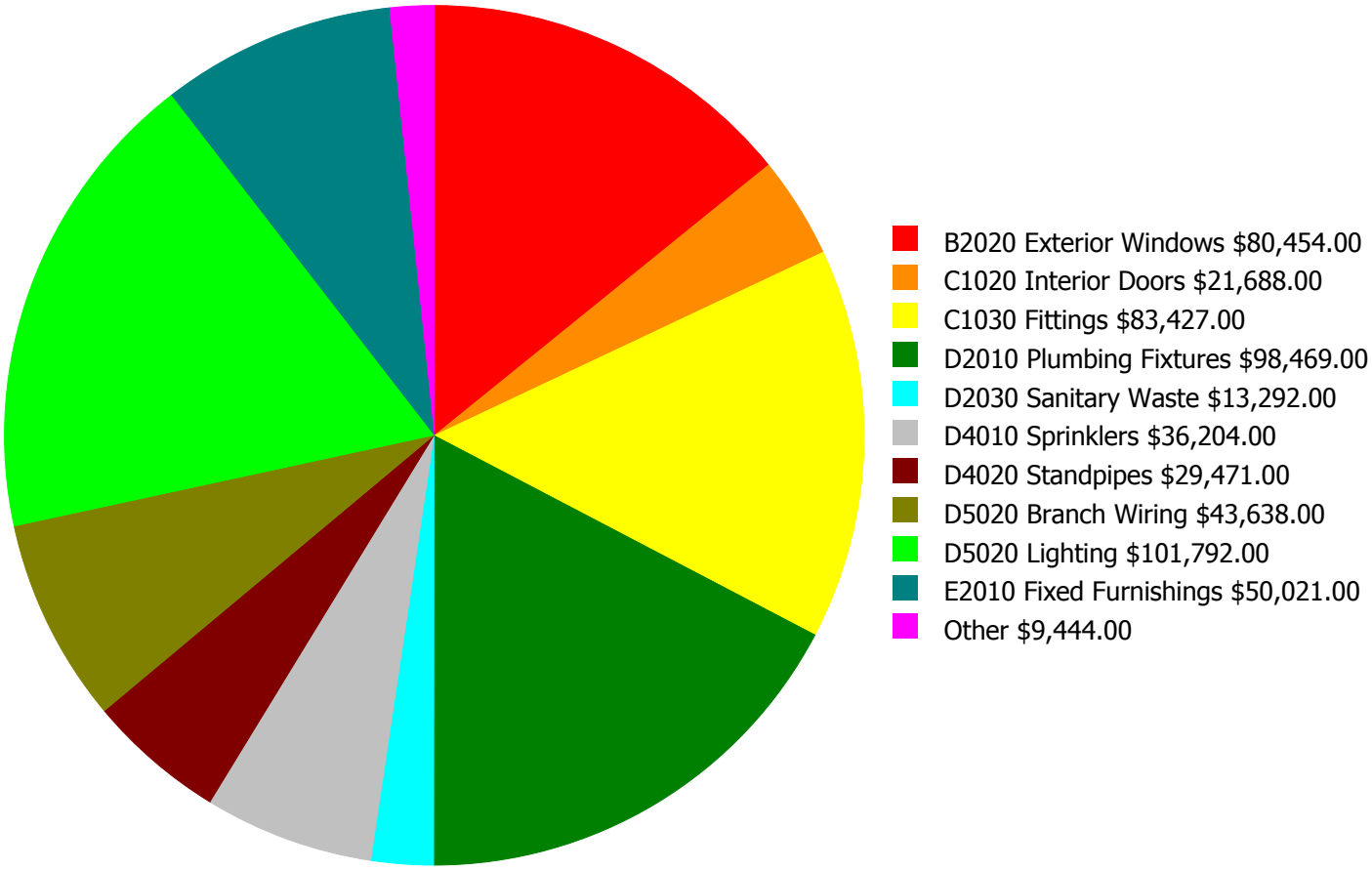
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

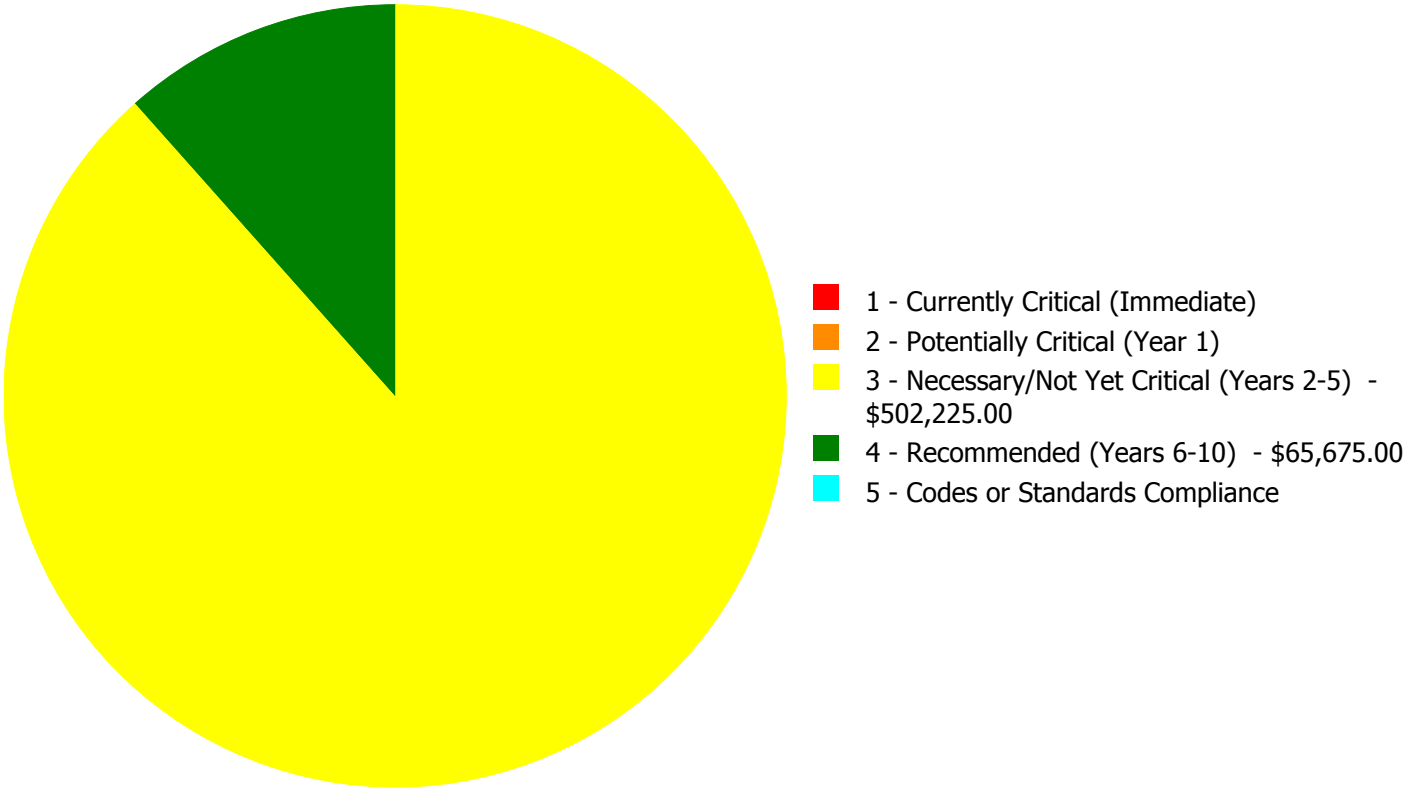
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $567,900.00

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: $567,900.00

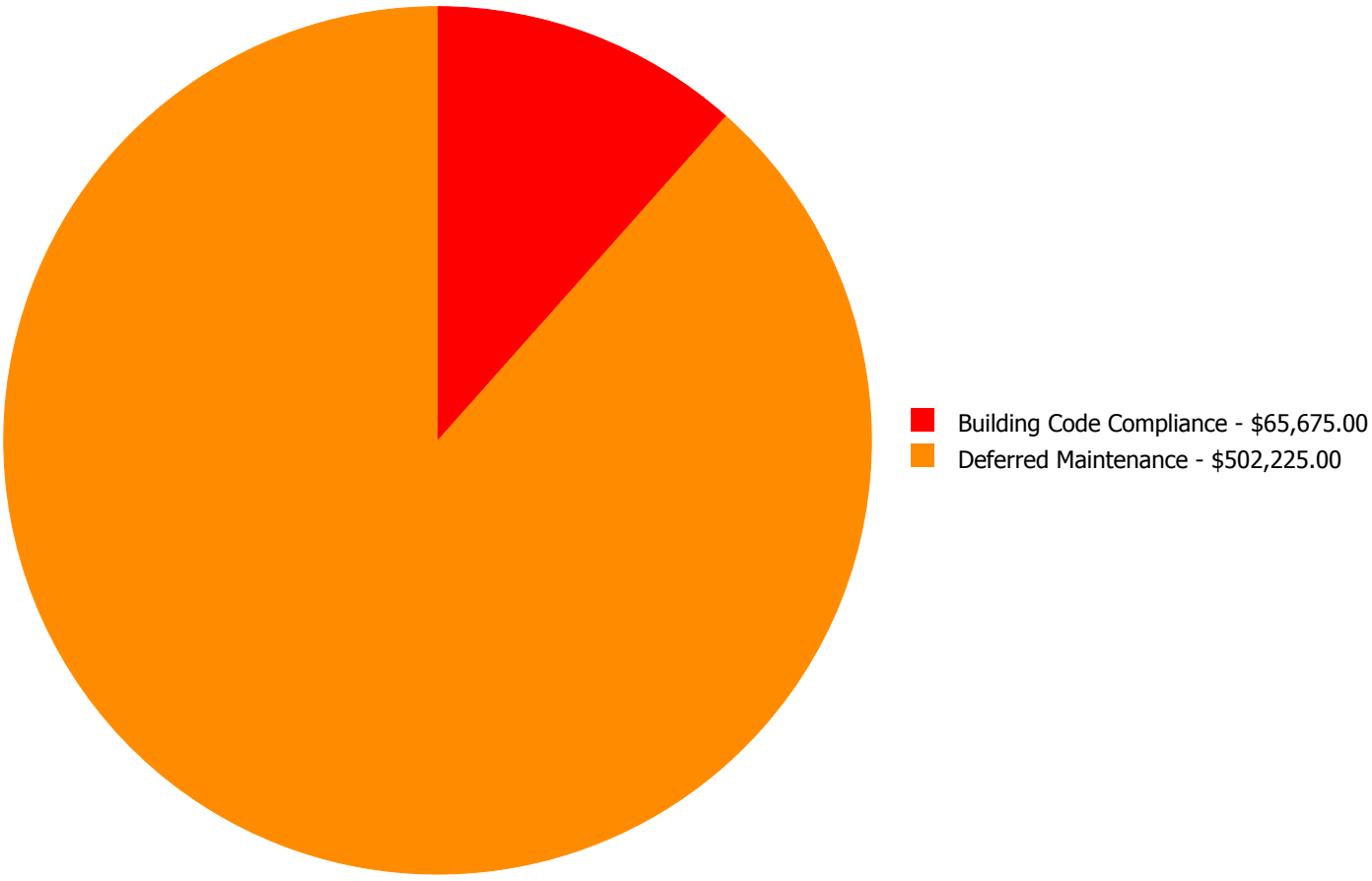
Deficiency By Priority Investment Table

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	$80,454.00	$0.00	$0.00	$80,454.00
C1020	Interior Doors	$0.00	$0.00	$21,688.00	$0.00	$0.00	$21,688.00
C1030	Fittings	$0.00	$0.00	$83,427.00	$0.00	$0.00	$83,427.00
D2010	Plumbing Fixtures	$0.00	$0.00	$98,469.00	$0.00	$0.00	$98,469.00
D2020	Domestic Water Distribution	$0.00	$0.00	$8,395.00	$0.00	$0.00	$8,395.00
D2030	Sanitary Waste	$0.00	$0.00	$13,292.00	$0.00	$0.00	$13,292.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$36,204.00	$0.00	$36,204.00
D4020	Standpipes	$0.00	$0.00	$0.00	$29,471.00	$0.00	$29,471.00
D5020	Branch Wiring	$0.00	$0.00	$43,638.00	$0.00	$0.00	$43,638.00
D5020	Lighting	$0.00	$0.00	$101,792.00	$0.00	$0.00	$101,792.00
D5090	Other Electrical Systems	$0.00	$0.00	$1,049.00	$0.00	$0.00	$1,049.00
E2010	Fixed Furnishings	$0.00	$0.00	$50,021.00	$0.00	$0.00	$50,021.00
	Total:	$0.00	$0.00	$502,225.00	$65,675.00	$0.00	$567,900.00

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: $567,900.00

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: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,950.00
Unit of Measure: S.F.
Estimate: $80,454.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: The aluminum frame, operable, single pane plexi windows are aged, rusted, not energy efficient, and should be replaced.

System: C1020 - Interior Doors

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,950.00
Unit of Measure: S.F.
Estimate: $21,688.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

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

System: C1030 - Fittings

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,950.00
Unit of Measure: S.F.
Estimate: $83,427.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: The fittings throughout the building are aged, in marginal condition, handrails and room signage are ADA non-compliance and system should be replaced.

System: D2010 - Plumbing Fixtures

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,950.00
Unit of Measure: S.F.
Estimate: $98,469.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

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: D2020 - Domestic Water Distribution

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,950.00
Unit of Measure: S.F.
Estimate: $8,395.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

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

System: D2030 - Sanitary Waste

Location: Classrooms
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,950.00
Unit of Measure: S.F.
Estimate: $13,292.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: The sanitary waste system is aged, has reported periodic failures, and should be replaced.

System: D5020 - Branch Wiring

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,950.00
Unit of Measure: S.F.
Estimate: $43,638.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

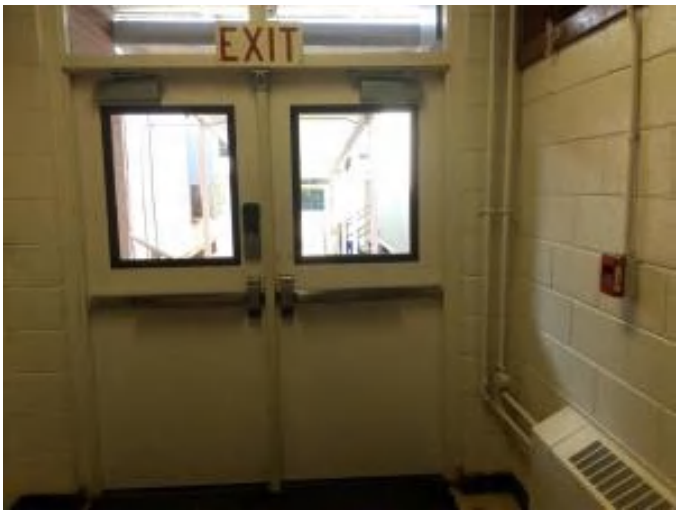
Notes: The original branch wiring system is operating, but is aged, in poor condition, and should be replaced.

System: D5020 - Lighting

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,950.00
Unit of Measure: S.F.
Estimate: $101,792.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

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

System: D5090 - Other Electrical Systems



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,950.00
Unit of Measure: S.F.
Estimate: $1,049.00
Assessor Name: Eduardo Lopez
Date Created: 02/27/2017

Notes: The system is beyond service life and should be replaced.

System: E2010 - Fixed Furnishings

Location: Classrooms
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,950.00
Unit of Measure: S.F.
Estimate: $50,021.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: The fixed furnishings are aged, in marginal condition, and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 7,950.00
Unit of Measure: S.F.
Estimate: $36,204.00
Assessor Name: Eduardo Lopez
Date Created: 12/20/2016

Notes: A Sprinkler system is missing and is recommended to be provided to comply with current codes.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 7,950.00
Unit of Measure: S.F.
Estimate: $29,471.00
Assessor Name: Eduardo Lopez
Date Created: 12/20/2016

Notes: A Sprinkler system is missing and is recommended to be provided to comply with current codes.

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	ES -Elementary School
Gross Area (SF):	15,964
Year Built:	1956
Last Renovation:	
Replacement Value:	$2,910,697
Repair Cost:	$606,010.00
Total FCI:	20.82 %
Total RSLI:	25.87 %
FCA Score:	79.18

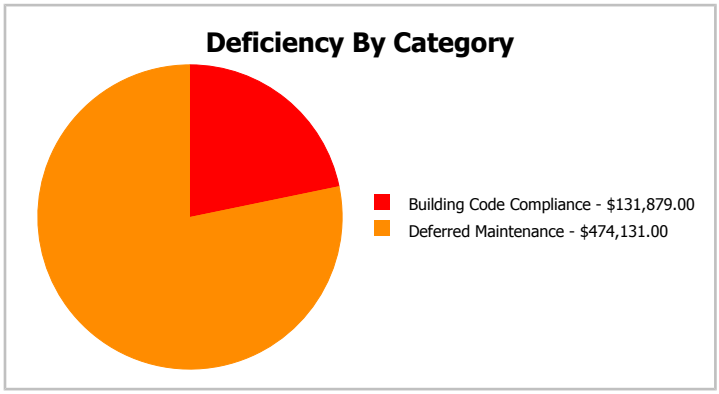
Description:

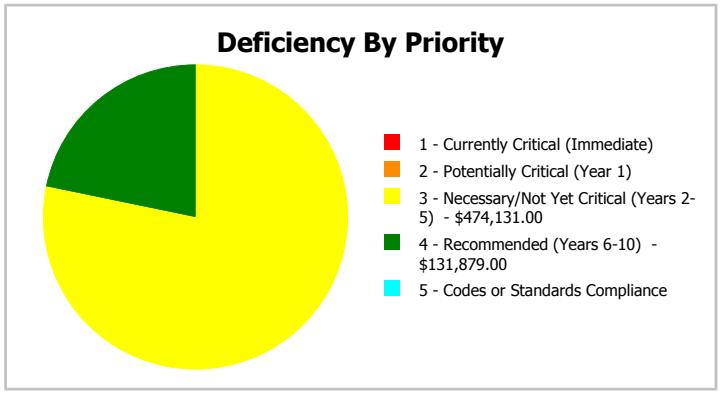
The narrative for this building is included in the Executive Summary Description at the front of this report.

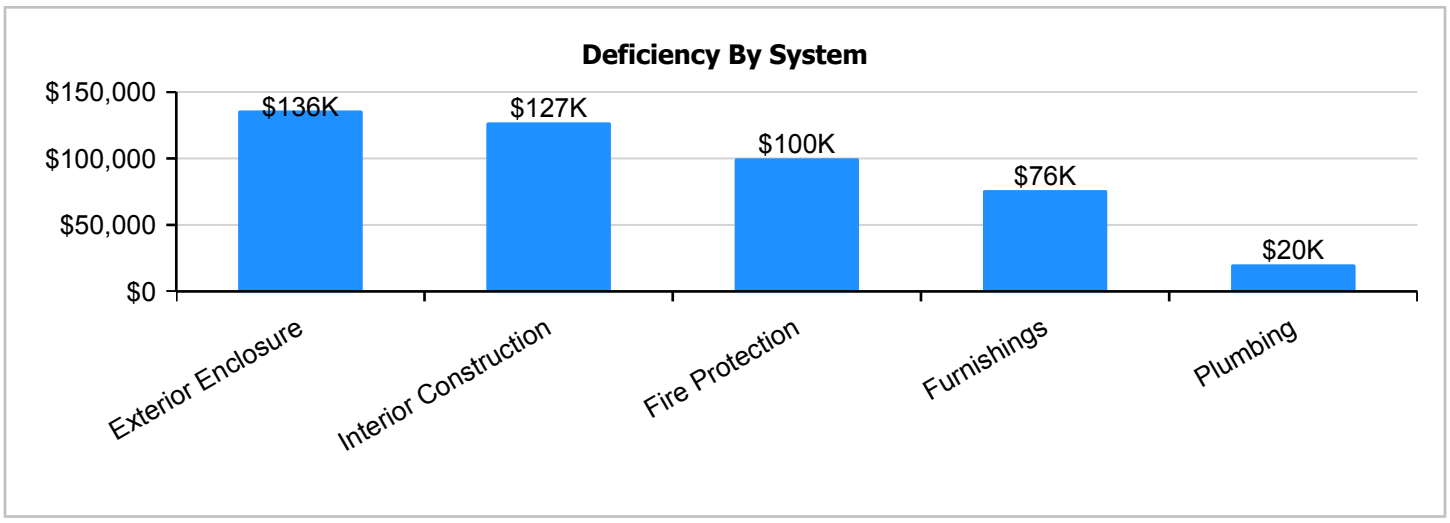
Attributes: This asset has no attributes.

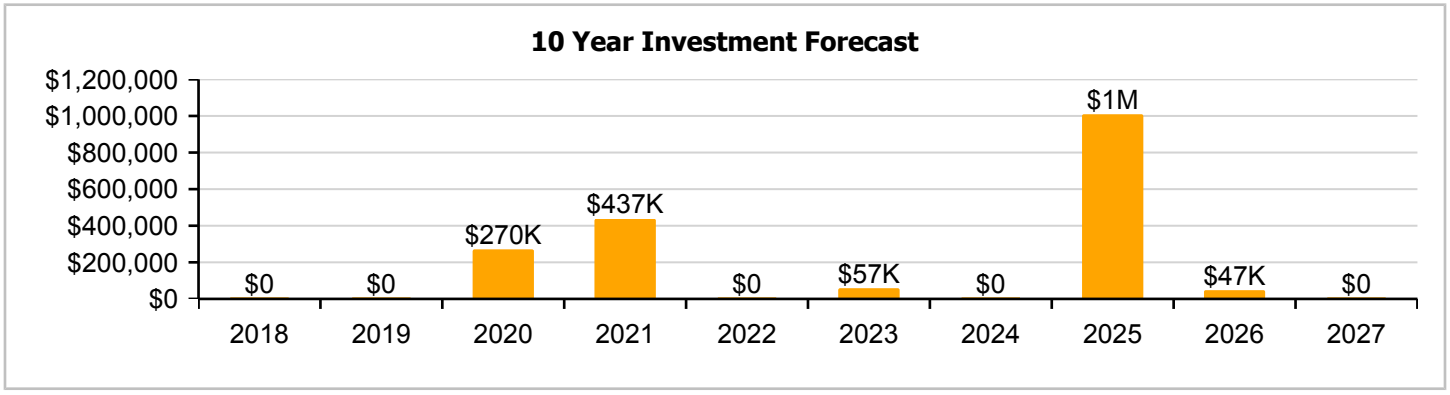
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	15,964
Year Built:	1956	Last Renovation:	
Repair Cost:	$606,010	Replacement Value:	$2,910,697
FCI:	20.82 %	RSLI%:	25.87 %









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	39.00 %	0.00 %	$0.00
B10 - Superstructure	39.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	18.52 %	57.77 %	$179,468.00
B30 - Roofing	71.11 %	0.00 %	$0.00
C10 - Interior Construction	11.67 %	46.41 %	$167,526.00
C30 - Interior Finishes	20.95 %	0.00 %	$0.00
D20 - Plumbing	23.72 %	12.17 %	$26,692.00
D30 - HVAC	34.55 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$131,879.00
D50 - Electrical	27.04 %	0.00 %	$0.00
E10 - Equipment	20.00 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	110.00 %	$100,445.00
Totals:	**25.87 %**	**20.82 %**	**$606,010.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). East Elevation - Nov 23, 2016

2). North Elevation - Nov 23, 2016

3). West Elevation - Nov 23, 2016

4). South Elevation - Nov 23, 2016

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 - 1956 Main 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	$4.70	S.F.	15,964	100	1956	2056		39.00 %	0.00 %	39			$75,031
A1030	Slab on Grade	$8.26	S.F.	15,964	100	1956	2056		39.00 %	0.00 %	39			$131,863
B1010	Floor Construction	$1.61	S.F.	15,964	100	1956	2056		39.00 %	0.00 %	39			$25,702
B1020	Roof Construction	$15.44	S.F.	15,964	100	1956	2056		39.00 %	0.00 %	39			$246,484
B2010	Exterior Walls	$9.24	S.F.	15,964	100	1956	2056		39.00 %	0.00 %	39			$147,507
B2020	Exterior Windows	$9.20	S.F.	15,964	30	1956	1986		0.00 %	110.00 %	-31		$161,556.00	$146,869
B2030	Exterior Doors	$1.02	S.F.	15,964	30	1956	1986		0.00 %	110.00 %	-31		$17,912.00	$16,283
B3010120	Single Ply Membrane	$6.98	S.F.	12,040	20	2015	2035		90.00 %	0.00 %	18			$84,039
B3010130	Preformed Metal Roofing	$9.66	S.F.	3,924	30	1995	2025		26.67 %	0.00 %	8			$37,906
B3020	Roof Openings	$0.29	S.F.	15,964	25	2015	2040		92.00 %	0.00 %	23			$4,630
C1010	Partitions	$10.59	S.F.	15,964	75	1956	2031		18.67 %	0.00 %	14			$169,059
C1020	Interior Doors	$2.48	S.F.	15,964	30	1995	2025		26.67 %	0.00 %	8			$39,591
C1030	Fittings	$9.54	S.F.	15,964	20	1956	1976		0.00 %	110.00 %	-41		$167,526.00	$152,297
C3010	Wall Finishes	$2.73	S.F.	15,964	10	2013	2023		60.00 %	0.00 %	6			$43,582
C3020	Floor Finishes	$11.15	S.F.	15,964	20	1995	2015	2021	20.00 %	0.00 %	4			$177,999
C3030	Ceiling Finishes	$10.74	S.F.	15,964	25	1995	2020		12.00 %	0.00 %	3			$171,453
D2010	Plumbing Fixtures	$11.26	S.F.	15,964	30	1995	2025		26.67 %	0.00 %	8			$179,755
D2020	Domestic Water Distribution	$0.96	S.F.	15,964	30	1995	2025		26.67 %	0.00 %	8			$15,325
D2030	Sanitary Waste	$1.52	S.F.	15,964	30	1956	1986		0.00 %	110.00 %	-31		$26,692.00	$24,265
D3020	Heat Generating Systems	$4.98	S.F.	15,964	30	1995	2025		26.67 %	0.00 %	8			$79,501
D3030	Cooling Generating Systems	$5.16	S.F.	15,964	25	2005	2030		52.00 %	0.00 %	13			$82,374
D3040	Distribution Systems	$6.02	S.F.	15,964	30	1995	2025		26.67 %	0.00 %	8			$96,103
D3050	Terminal & Package Units	$2.96	S.F.	15,964	15	2006	2021		26.67 %	0.00 %	4			$47,253
D3060	Controls & Instrumentation	$1.91	S.F.	15,964	20	2006	2026		45.00 %	0.00 %	9			$30,491
D4010	Sprinklers	$4.14	S.F.	15,964	20			2016	0.00 %	110.00 %	-1		$72,700.00	$66,091
D4020	Standpipes	$3.37	S.F.	15,964	20			2016	0.00 %	110.00 %	-1		$59,179.00	$53,799
D5010	Electrical Service/Distribution	$1.65	S.F.	15,964	40	1995	2035		45.00 %	0.00 %	18			$26,341
D5020	Branch Wiring	$4.99	S.F.	15,964	30	1995	2025		26.67 %	0.00 %	8			$79,660
D5020	Lighting	$11.64	S.F.	15,964	30	1995	2025		26.67 %	0.00 %	8			$185,821
D5030810	Security & Detection Systems	$1.83	S.F.	15,964	15	2006	2021		26.67 %	0.00 %	4			$29,214
D5030910	Fire Alarm Systems	$3.31	S.F.	15,964	15	1995	2010	2020	20.00 %	0.00 %	3			$52,841
D5030920	Data Communication	$4.30	S.F.	15,964	15	2006	2021		26.67 %	0.00 %	4			$68,645
D5090	Other Electrical Systems	$0.12	S.F.	15,964	20	2006	2026		45.00 %	0.00 %	9			$1,916
E1090	Other Equipment	$1.86	S.F.	15,964	20	1995	2015	2021	20.00 %	0.00 %	4			$29,693
E2010	Fixed Furnishings	$5.72	S.F.	15,964	20	1956	1976		0.00 %	110.00 %	-41		$100,445.00	$91,314
								Total	**25.87 %**	**20.82 %**			**$606,010.00**	**$2,910,697**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B1010 - Floor Construction

Note:

System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls

Note:

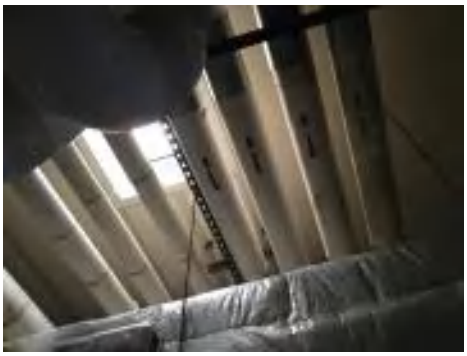
System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors

Note:

System: B3020 - Roof Openings

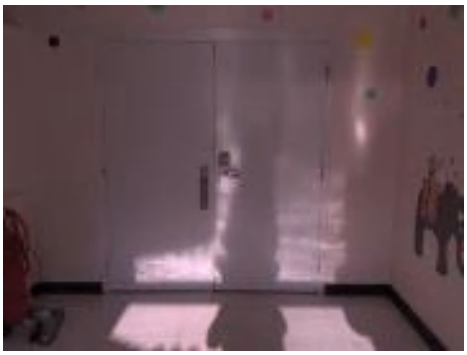


Note:

System: C1010 - Partitions

Note:

System: C1020 - Interior Doors



Note:

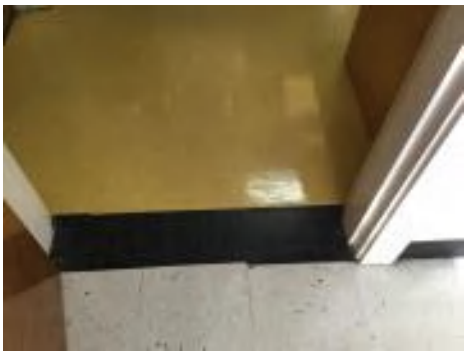
System: C1030 - Fittings

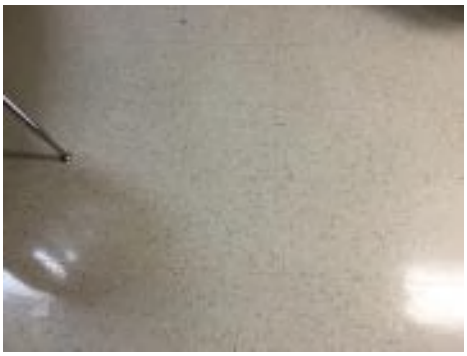
Note:

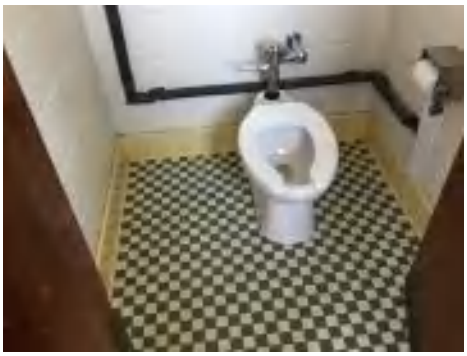
System: C3010 - Wall Finishes

Note:

System: C3020 - Floor Finishes





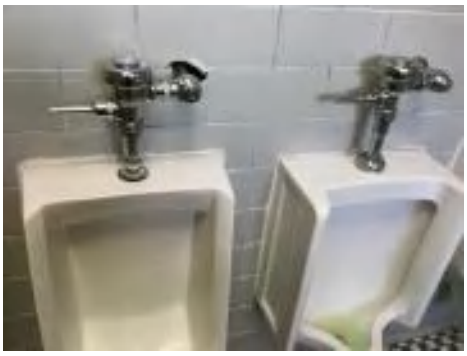


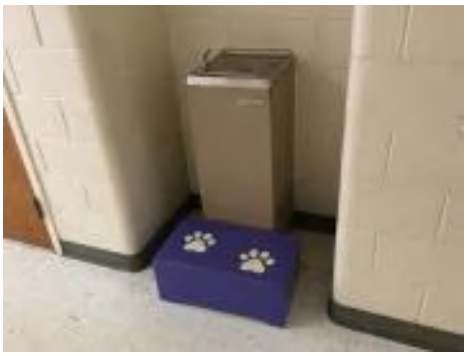
Note:

System: C3030 - Ceiling Finishes

Note:

System: D2010 - Plumbing Fixtures





Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

Note:

System: D3020 - Heat Generating Systems

Note:

System: D3030 - Cooling Generating Systems

Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

Note:

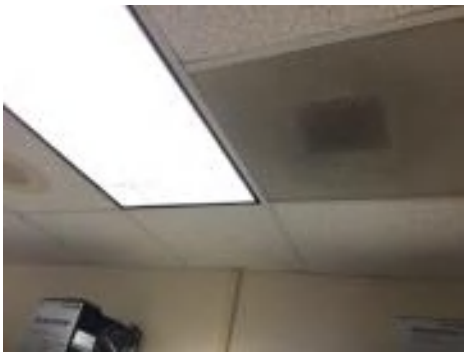
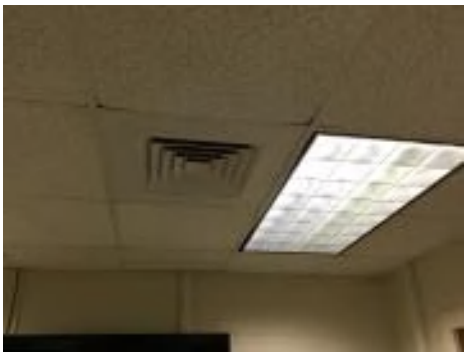
System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

Note:

System: D5030810 - Security & Detection Systems

Note:

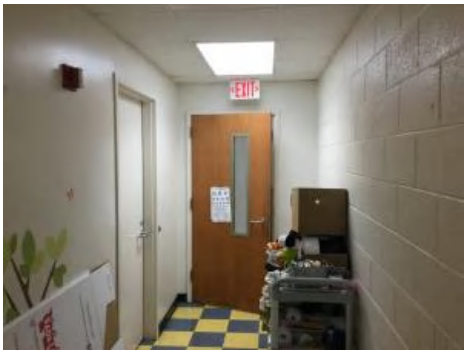
System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication

Note:

System: D5090 - Other Electrical Systems

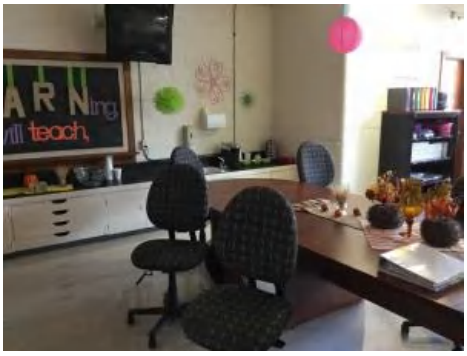


Note:

System: E1090 - Other Equipment

Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

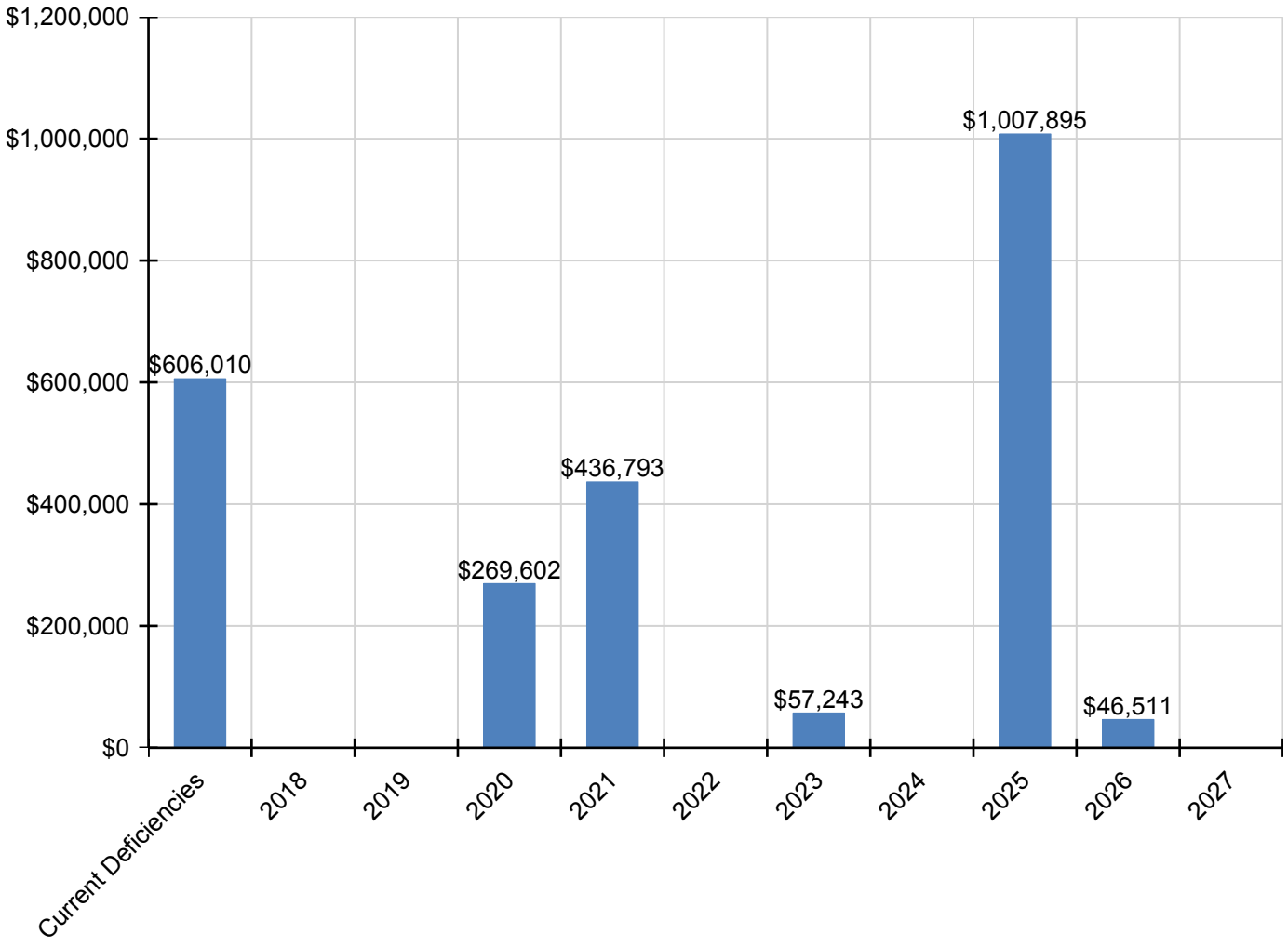
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$606,010**	**$0**	**$0**	**$269,602**	**$436,793**	**$0**	**$57,243**	**$0**	**$1,007,895**	**$46,511**	**$0**	**$2,424,055**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$161,556	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$161,556**
B2030 - Exterior Doors	$17,912	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$17,912**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$66,265	$0	$0	**$66,265**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$55,168	$0	$0	**$55,168**
C1030 - Fittings	$167,526	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$167,526**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$57,243	$0	$0	$0	$0	**$57,243**
C3020 - Floor Finishes	$0	$0	$0	$0	$220,372	$0	$0	$0	$0	$0	$0	**$220,372**

C3030 - Ceiling Finishes	$0	$0	$0	$206,087	$0	$0	$0	$0	$0	$0	$0	**$206,087**
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	$250,478	$0	$0	**$250,478**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$21,355	$0	$0	**$21,355**
D2030 - Sanitary Waste	$26,692	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$26,692**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$110,780	$0	$0	**$110,780**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$133,915	$0	$0	**$133,915**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$58,503	$0	$0	$0	$0	$0	$0	**$58,503**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$43,762	$0	**$43,762**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$72,700	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$72,700**
D4020 - Standpipes	$59,179	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$59,179**
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	$111,002	$0	$0	**$111,002**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$258,932	$0	$0	**$258,932**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$36,169	$0	$0	$0	$0	$0	$0	**$36,169**
D5030910 - Fire Alarm Systems	$0	$0	$0	$63,515	$0	$0	$0	$0	$0	$0	$0	**$63,515**
D5030920 - Data Communication	$0	$0	$0	$0	$84,987	$0	$0	$0	$0	$0	$0	**$84,987**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,749	$0	**$2,749**
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**
E1090 - Other Equipment	$0	$0	$0	$0	$36,761	$0	$0	$0	$0	$0	$0	**$36,761**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$100,445	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$100,445**

** Indicates non-renewable system*

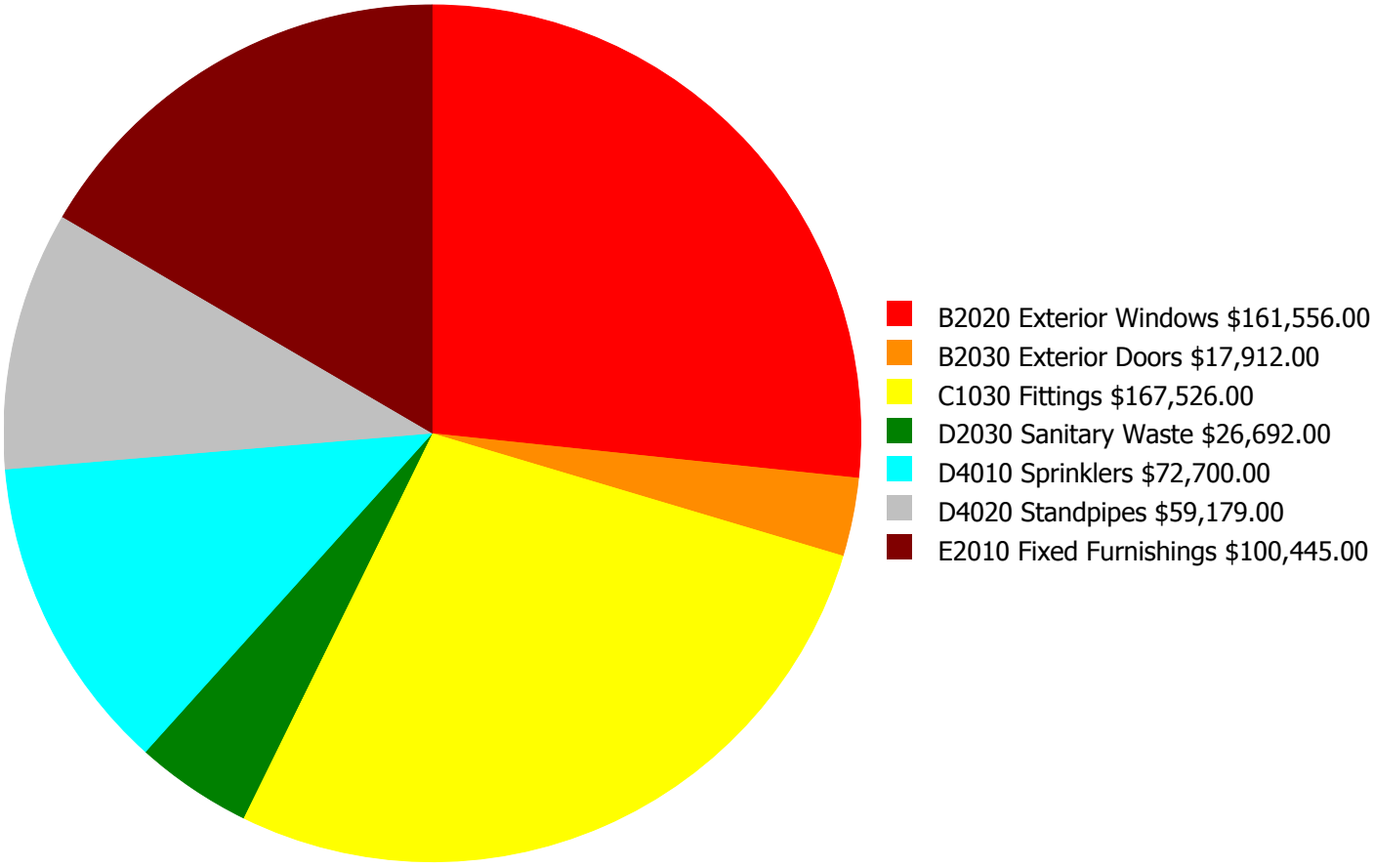
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

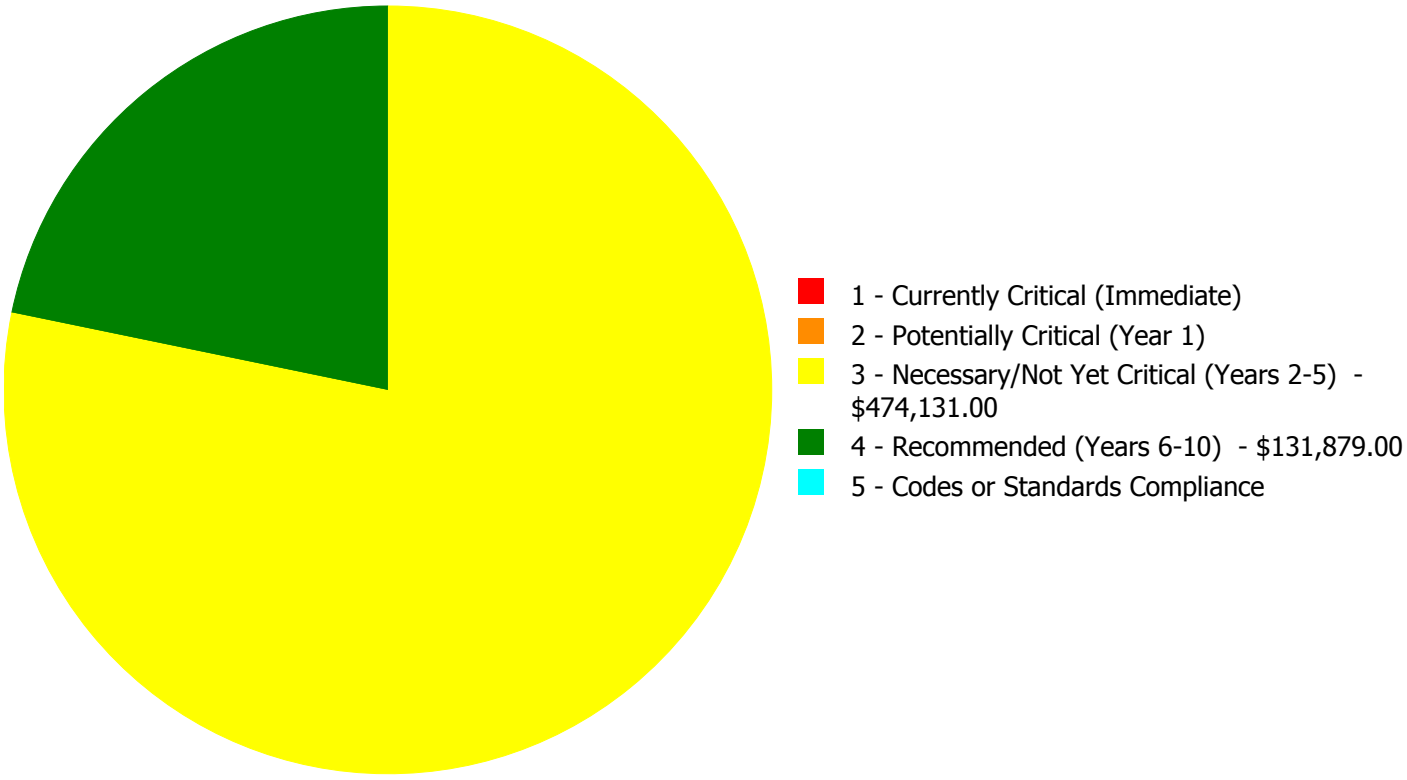
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $606,010.00

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: $606,010.00

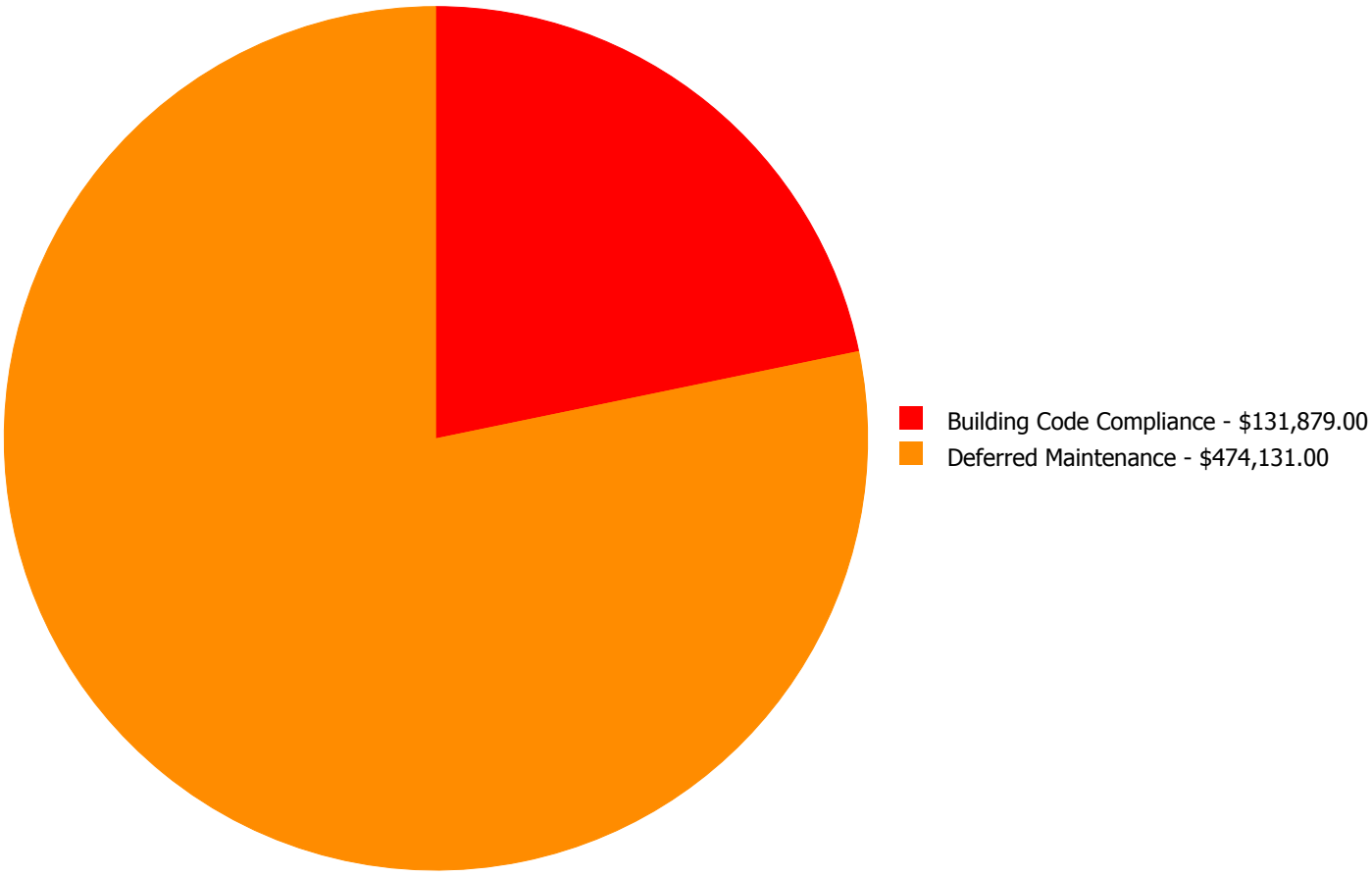
Deficiency By Priority Investment Table

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	$161,556.00	$0.00	$0.00	$161,556.00
B2030	Exterior Doors	$0.00	$0.00	$17,912.00	$0.00	$0.00	$17,912.00
C1030	Fittings	$0.00	$0.00	$167,526.00	$0.00	$0.00	$167,526.00
D2030	Sanitary Waste	$0.00	$0.00	$26,692.00	$0.00	$0.00	$26,692.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$72,700.00	$0.00	$72,700.00
D4020	Standpipes	$0.00	$0.00	$0.00	$59,179.00	$0.00	$59,179.00
E2010	Fixed Furnishings	$0.00	$0.00	$100,445.00	$0.00	$0.00	$100,445.00
	Total:	$0.00	$0.00	$474,131.00	$131,879.00	$0.00	$606,010.00

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: $606,010.00

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: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 15,964.00
Unit of Measure: S.F.
Estimate: $161,556.00
Assessor Name: Matt Mahaffey
Date Created: 12/05/2016

Notes: The aluminum frame, operable, single pane windows are aged, rusted, not energy efficient, and should be replaced.

System: B2030 - Exterior Doors

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 15,964.00
Unit of Measure: S.F.
Estimate: $17,912.00
Assessor Name: Matt Mahaffey
Date Created: 12/05/2016

Notes: The original exterior doors are aged, rusted, and should be replaced.

System: C1030 - Fittings

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 15,964.00
Unit of Measure: S.F.
Estimate: $167,526.00
Assessor Name: Matt Mahaffey
Date Created: 12/05/2016

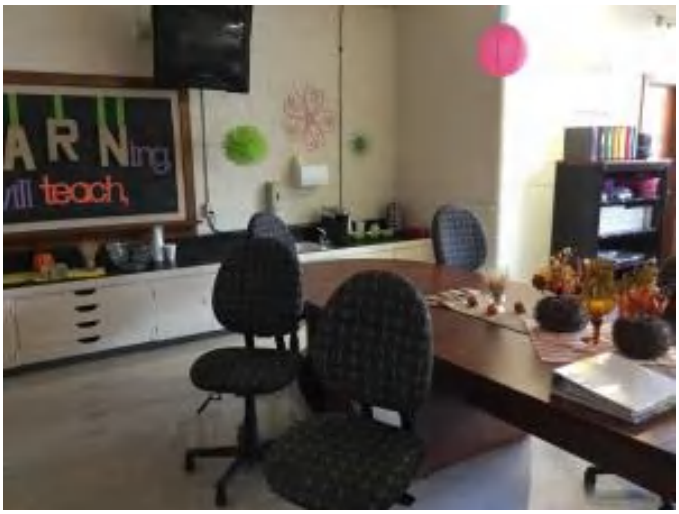
Notes: The fittings throughout the building are aged, in marginal condition, handrails and room signage are ADA non-compliance and system should be replaced.

System: D2030 - Sanitary Waste

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 15,964.00
Unit of Measure: S.F.
Estimate: $26,692.00
Assessor Name: Matt Mahaffey
Date Created: 12/05/2016

Notes: The sanitary waste system is aged, has reported periodic failures, and should be replaced.

System: E2010 - Fixed Furnishings



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 15,964.00
Unit of Measure: S.F.
Estimate: $100,445.00
Assessor Name: Matt Mahaffey
Date Created: 12/05/2016

Notes: The original fixed furnishings are aged and failing and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 15,964.00
Unit of Measure: S.F.
Estimate: $72,700.00
Assessor Name: Matt Mahaffey
Date Created: 12/20/2016

Notes: A Sprinkler system is missing and is recommended to be provided to comply with current codes.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 15,964.00
Unit of Measure: S.F.
Estimate: $59,179.00
Assessor Name: Matt Mahaffey
Date Created: 12/20/2016

Notes: A Sprinkler system is missing and is recommended to be provided to comply with current codes.

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	ES -Elementary School
Gross Area (SF):	43,002
Year Built:	1995
Last Renovation:	
Replacement Value:	$7,756,270
Repair Cost:	$355,239.00
Total FCI:	4.58 %
Total RSLI:	40.82 %
FCA Score:	95.42

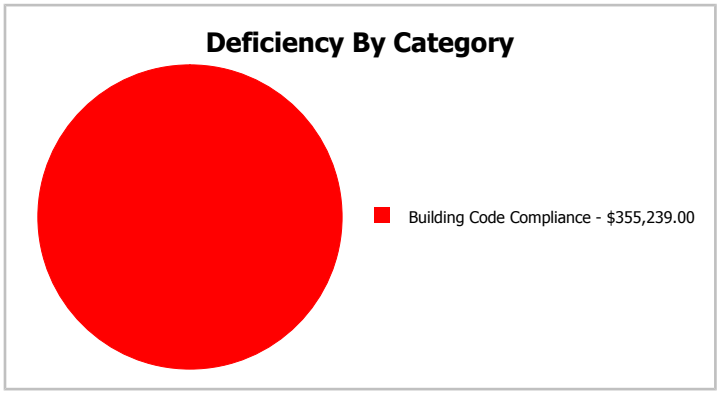
Description:

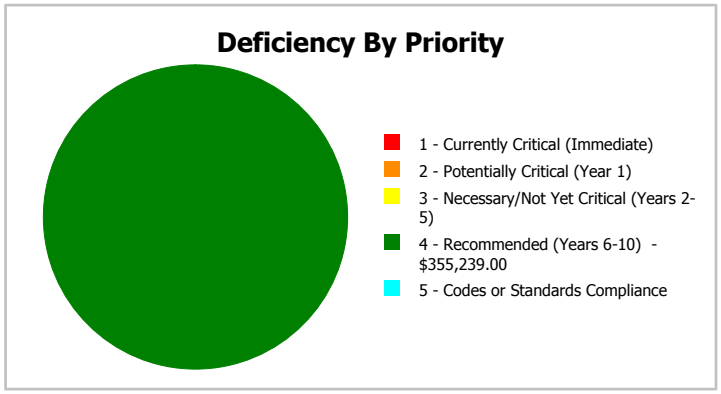
The narrative for this building is included in the Executive Summary Description at the front of this report.

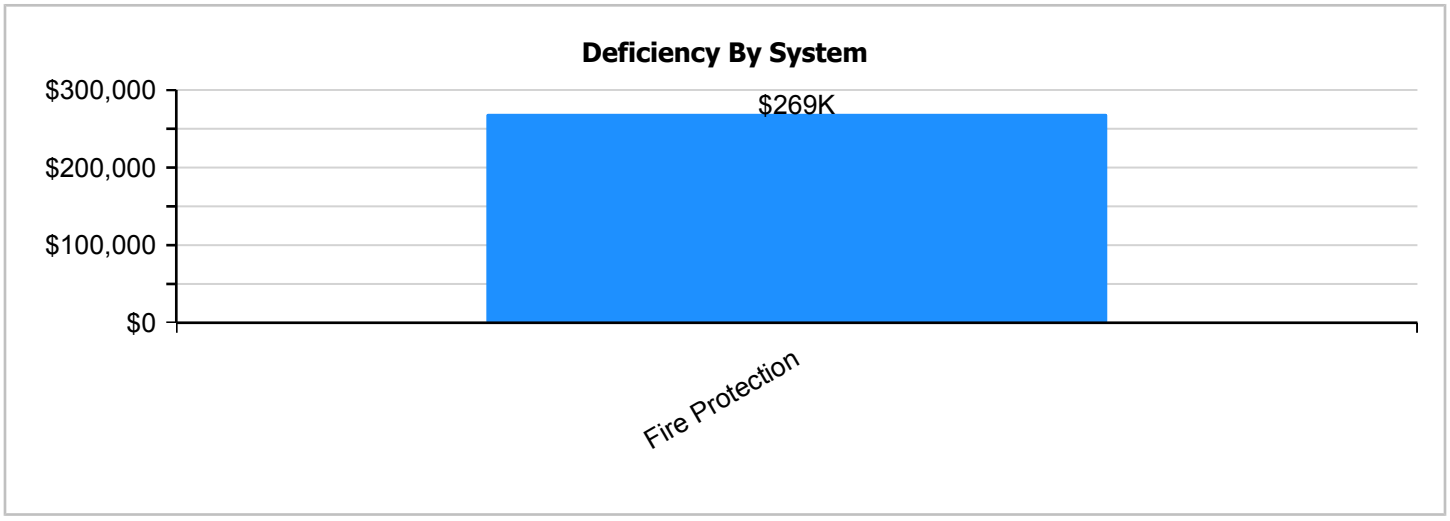
Attributes: This asset has no attributes.

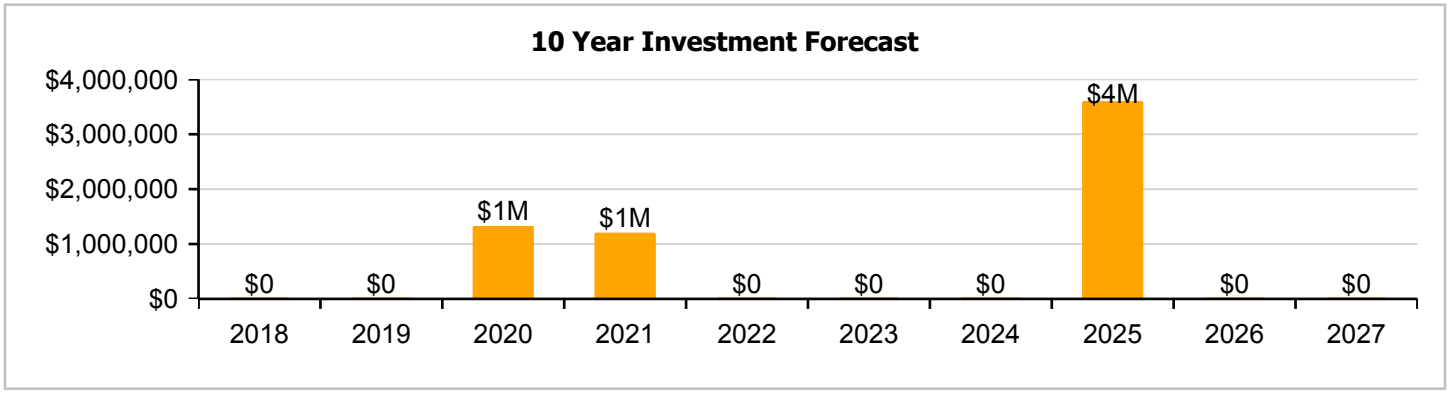
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	43,002
Year Built:	1995	Last Renovation:	
Repair Cost:	$355,239	Replacement Value:	$7,756,270
FCI:	4.58 %	RSLI%:	40.82 %









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	78.00 %	0.00 %	$0.00
B10 - Superstructure	78.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	51.04 %	0.00 %	$0.00
B30 - Roofing	14.88 %	0.00 %	$0.00
C10 - Interior Construction	43.73 %	0.00 %	$0.00
C30 - Interior Finishes	27.79 %	0.00 %	$0.00
D20 - Plumbing	26.67 %	0.00 %	$0.00
D30 - HVAC	46.42 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$355,239.00
D50 - Electrical	30.49 %	0.00 %	$0.00
E10 - Equipment	20.00 %	0.00 %	$0.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
Totals:	**40.82 %**	**4.58 %**	**$355,239.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). North Elevation - Nov 23, 2016

2). West Elevation - Nov 23, 2016

3). South Elevation - Nov 23, 2016

4). East Elevation - Nov 23, 2016

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.

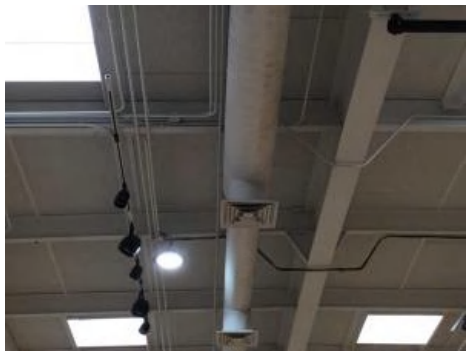
Campus Assessment Report - 1995 Addition

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.70	S.F.	43,002	100	1995	2095		78.00 %	0.00 %	78			$202,109
A1030	Slab on Grade	$8.26	S.F.	43,002	100	1995	2095		78.00 %	0.00 %	78			$355,197
B1010	Floor Construction	$1.61	S.F.	43,002	100	1995	2095		78.00 %	0.00 %	78			$69,233
B1020	Roof Construction	$15.44	S.F.	43,002	100	1995	2095		78.00 %	0.00 %	78			$663,951
B2010	Exterior Walls	$9.24	S.F.	43,002	100	1995	2095		78.00 %	0.00 %	78			$397,338
B2020	Exterior Windows	$9.20	S.F.	43,002	30	1995	2025		26.67 %	0.00 %	8			$395,618
B2030	Exterior Doors	$1.02	S.F.	43,002	30	1995	2025		26.67 %	0.00 %	8			$43,862
B3010120	Single Ply Membrane	$6.98	S.F.	43,002	20	1995	2015	2020	15.00 %	0.00 %	3			$300,154
B3020	Roof Openings	$0.29	S.F.	43,002	25	1995	2020		12.00 %	0.00 %	3			$12,471
C1010	Partitions	$10.59	S.F.	43,002	75	1995	2070		70.67 %	0.00 %	53			$455,391
C1020	Interior Doors	$2.48	S.F.	43,002	20	1995	2015	2021	20.00 %	0.00 %	4			$106,645
C1030	Fittings	$9.54	S.F.	43,002	20	1995	2015	2021	20.00 %	0.00 %	4			$410,239
C3010	Wall Finishes	$2.73	S.F.	43,002	10	2005	2015	2021	40.00 %	0.00 %	4			$117,395
C3020	Floor Finishes	$11.15	S.F.	43,002	20	2005	2025		40.00 %	0.00 %	8			$479,472
C3030	Ceiling Finishes	$10.74	S.F.	43,002	25	1995	2020		12.00 %	0.00 %	3			$461,841
D2010	Plumbing Fixtures	$11.26	S.F.	43,002	30	1995	2025		26.67 %	0.00 %	8			$484,203
D2020	Domestic Water Distribution	$0.96	S.F.	43,002	30	1995	2025		26.67 %	0.00 %	8			$41,282
D2030	Sanitary Waste	$1.52	S.F.	43,002	30	1995	2025		26.67 %	0.00 %	8			$65,363
D2040	Rain Water Drainage	$1.36	S.F.	43,002	30	1995	2025		26.67 %	0.00 %	8			$58,483
D3020	Heat Generating Systems	$4.98	S.F.	43,002	30	1995	2025		26.67 %	0.00 %	8			$214,150
D3030	Cooling Generating Systems	$5.16	S.F.	43,002	25	2005	2030		52.00 %	0.00 %	13			$221,890
D3040	Distribution Systems	$6.02	S.F.	43,002	30	2005	2035		60.00 %	0.00 %	18			$258,872
D3060	Controls & Instrumentation	$1.91	S.F.	43,002	20	2005	2025		40.00 %	0.00 %	8			$82,134
D4010	Sprinklers	$4.14	S.F.	43,002	20			2016	0.00 %	110.00 %	-1		$195,831.00	$178,028
D4020	Standpipes	$3.37	S.F.	43,002	20			2016	0.00 %	110.00 %	-1		$159,408.00	$144,917
D5010	Electrical Service/Distribution	$1.65	S.F.	43,002	40	1995	2035		45.00 %	0.00 %	18			$70,953
D5020	Branch Wiring	$4.99	S.F.	43,002	30	1995	2025		26.67 %	0.00 %	8			$214,580
D5020	Lighting	$11.64	S.F.	43,002	30	1995	2025		26.67 %	0.00 %	8			$500,543
D5030810	Security & Detection Systems	$1.83	S.F.	43,002	15	2005	2020		20.00 %	0.00 %	3			$78,694
D5030910	Fire Alarm Systems	$3.31	S.F.	43,002	15	2005	2020		20.00 %	0.00 %	3			$142,337
D5030920	Data Communication	$4.30	S.F.	43,002	25	2005	2030		52.00 %	0.00 %	13			$184,909
D5090	Other Electrical Systems	$0.12	S.F.	43,002	20	2005	2025		40.00 %	0.00 %	8			$5,160
E1020	Institutional Equipment	$0.30	S.F.	43,002	20	1995	2015	2021	20.00 %	0.00 %	4			$12,901
E1090	Other Equipment	$1.86	S.F.	43,002	20	1995	2015	2021	20.00 %	0.00 %	4			$79,984
E2010	Fixed Furnishings	$5.72	S.F.	43,002	20	1995	2015	2021	20.00 %	0.00 %	4			$245,971
								Total	**40.82 %**	**4.58 %**			**$355,239.00**	**$7,756,270**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

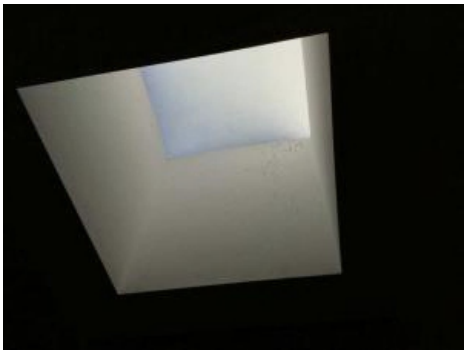
System: B2030 - Exterior Doors

Note:

System: B3010120 - Single Ply Membrane

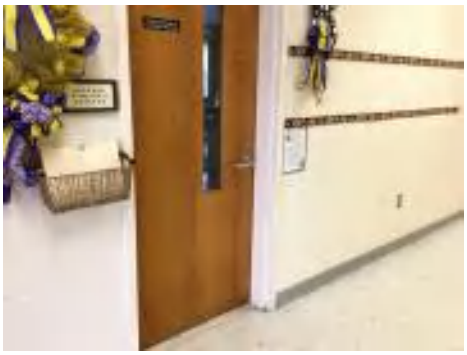
Note:

System: B3020 - Roof Openings



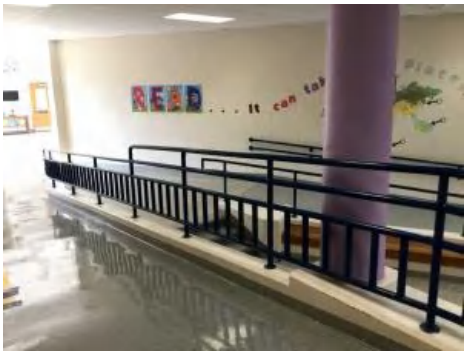
Note:

System: C1020 - Interior Doors



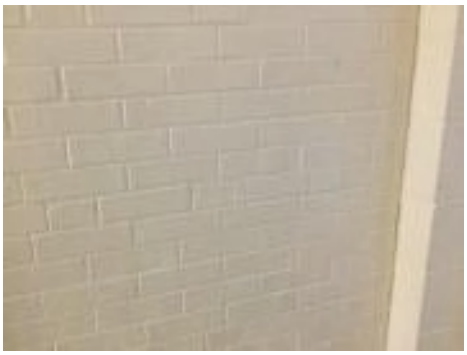
Note:

System: C1030 - Fittings



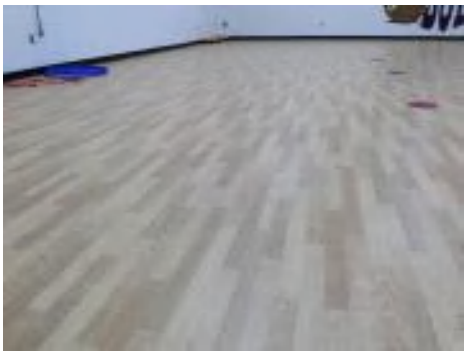
Note:

System: C3010 - Wall Finishes



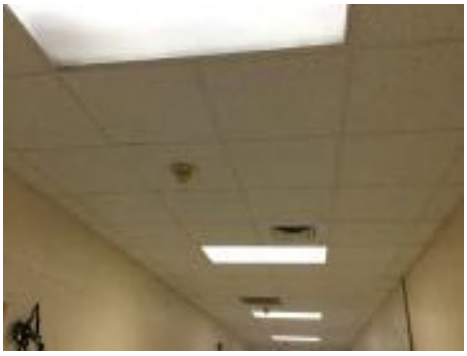
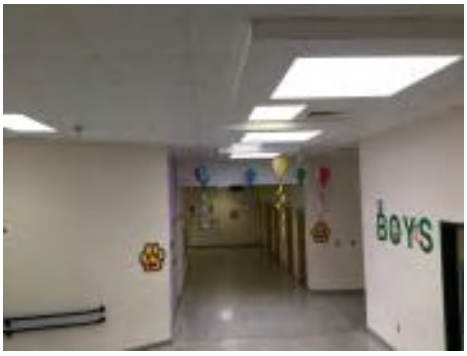
Note:

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes

Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

Note:

System: D2040 - Rain Water Drainage

Note:

System: D3020 - Heat Generating Systems

Note:

System: D3030 - Cooling Generating Systems

Note:

System: D3040 - Distribution Systems

Note:

System: D3060 - Controls & Instrumentation

Note:

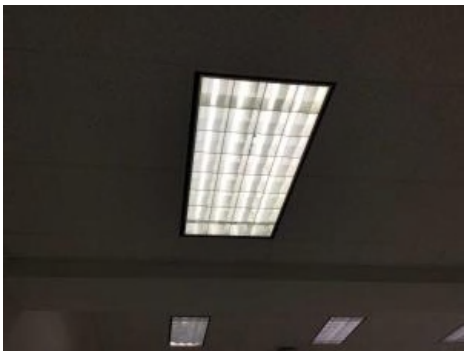
System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

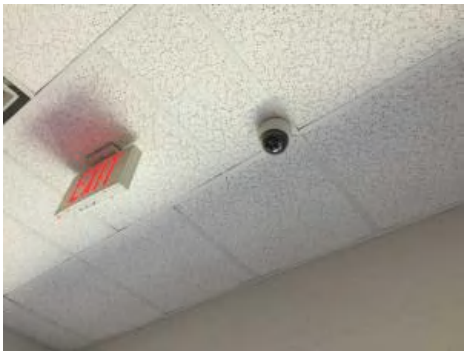
Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

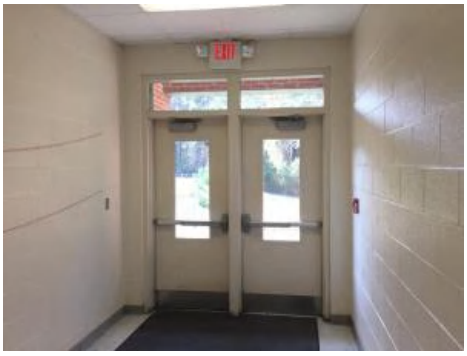
System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication

Note:

System: D5090 - Other Electrical Systems

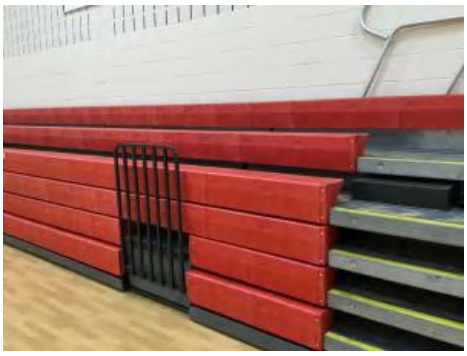


Note:

System: E1020 - Institutional Equipment

Note:

System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

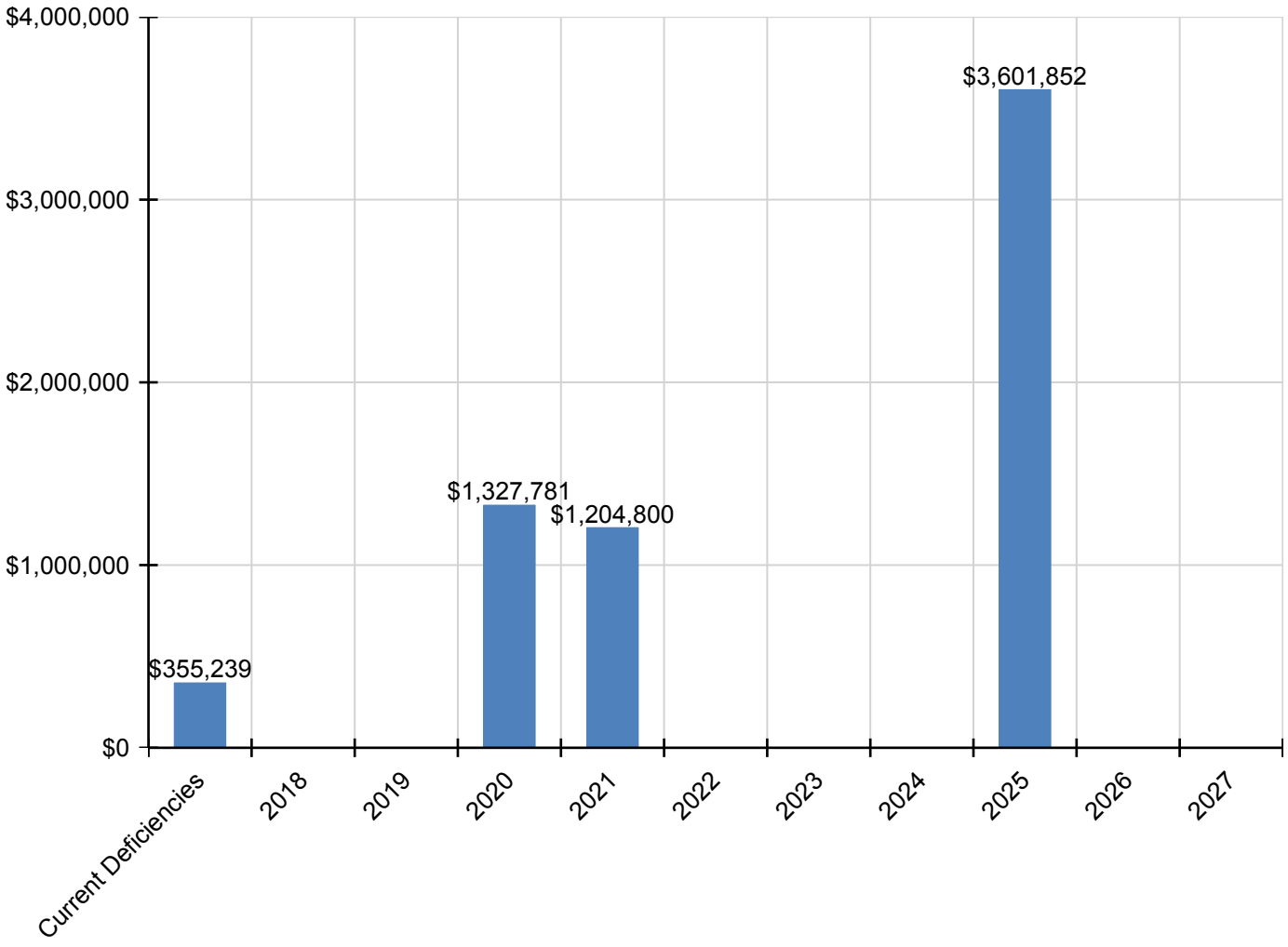
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$355,239**	**$0**	**$0**	**$1,327,781**	**$1,204,800**	**$0**	**$0**	**$0**	**$3,601,852**	**$0**	**$0**	**$6,489,672**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$551,273	$0	$0	**$551,273**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$61,119	$0	$0	**$61,119**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$491,980	$0	$0	$0	$0	$0	$0	$0	**$491,980**
B3020 - Roof Openings	$0	$0	$0	$14,990	$0	$0	$0	$0	$0	$0	$0	**$14,990**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$132,032	$0	$0	$0	$0	$0	$0	**$132,032**
C1030 - Fittings	$0	$0	$0	$0	$507,900	$0	$0	$0	$0	$0	$0	**$507,900**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$145,343	$0	$0	$0	$0	$0	$0	**$145,343**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$668,120	$0	$0	**$668,120**
C3030 - Ceiling Finishes	$0	$0	$0	$555,134	$0	$0	$0	$0	$0	$0	$0	**$555,134**

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	$674,711	$0	$0	**$674,711**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$57,524	$0	$0	**$57,524**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$91,080	$0	$0	**$91,080**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$81,493	$0	$0	**$81,493**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$298,407	$0	$0	**$298,407**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$114,449	$0	$0	**$114,449**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$195,831	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$195,831**
D4020 - Standpipes	$159,408	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$159,408**
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	$299,006	$0	$0	**$299,006**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$697,481	$0	$0	**$697,481**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$94,590	$0	$0	$0	$0	$0	$0	$0	**$94,590**
D5030910 - Fire Alarm Systems	$0	$0	$0	$171,088	$0	$0	$0	$0	$0	$0	$0	**$171,088**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$0	$0	$7,190	$0	$0	**$7,190**
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	$15,972	$0	$0	$0	$0	$0	$0	**$15,972**
E1090 - Other Equipment	$0	$0	$0	$0	$99,025	$0	$0	$0	$0	$0	$0	**$99,025**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$304,528	$0	$0	$0	$0	$0	$0	**$304,528**

** Indicates non-renewable system*

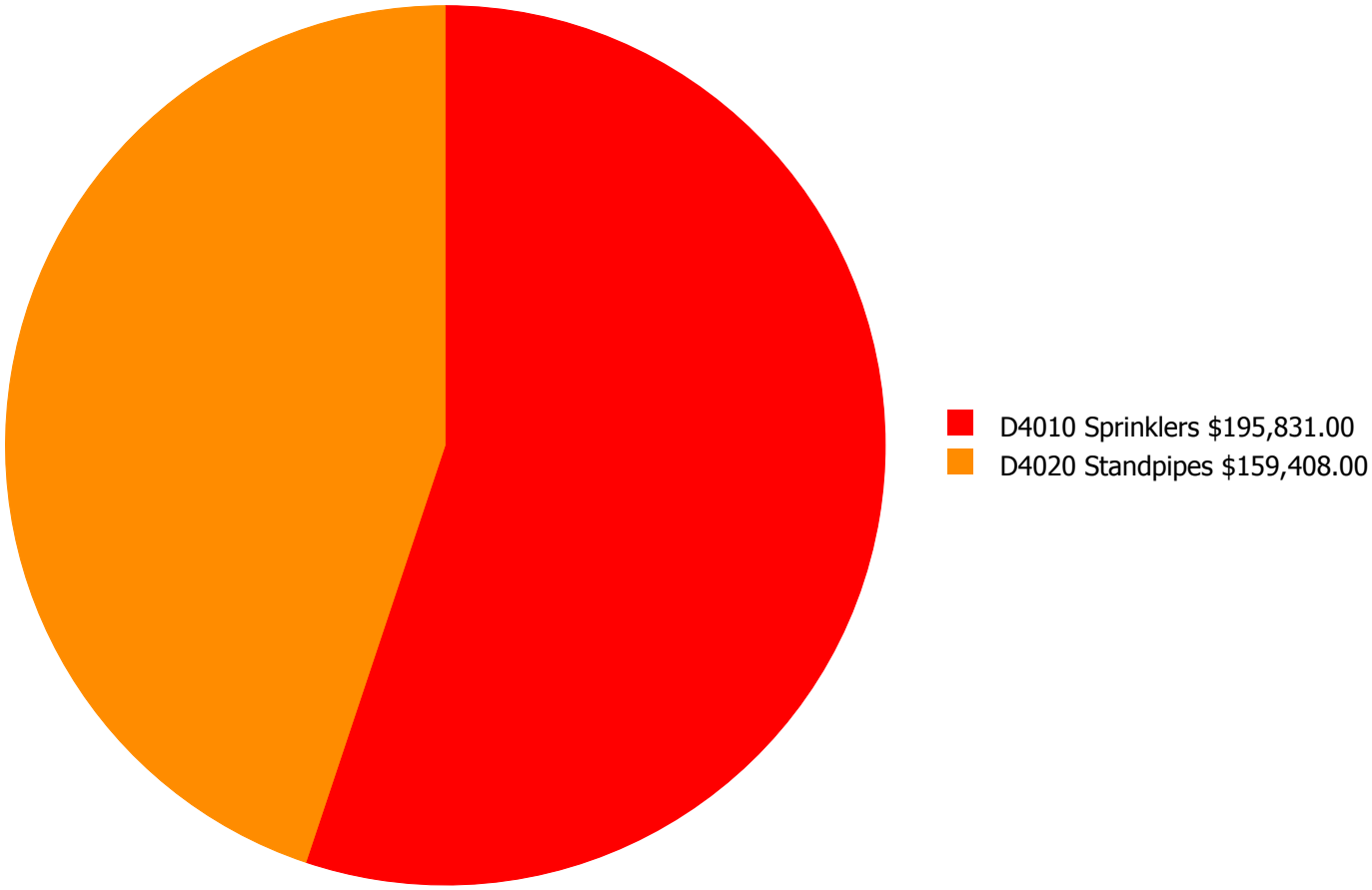
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

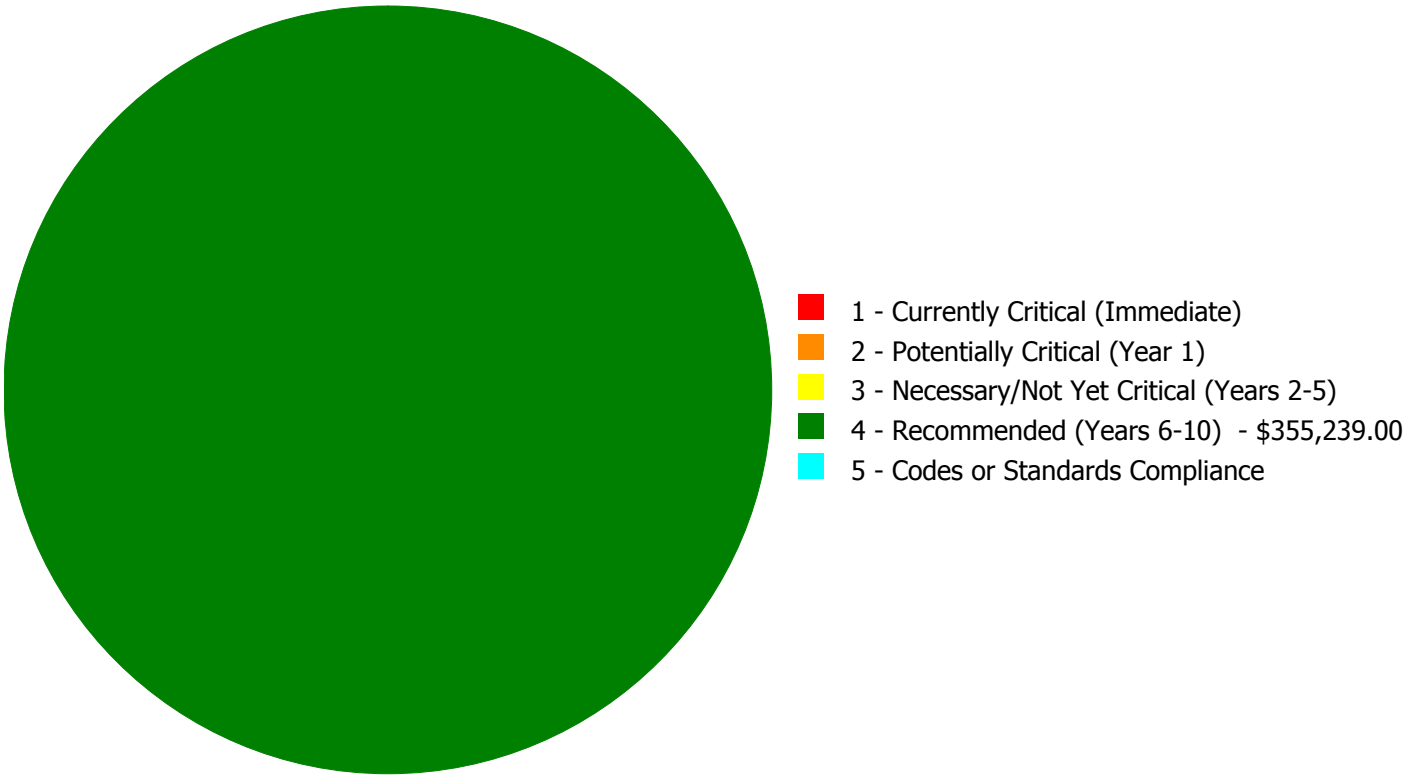
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $355,239.00

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: $355,239.00

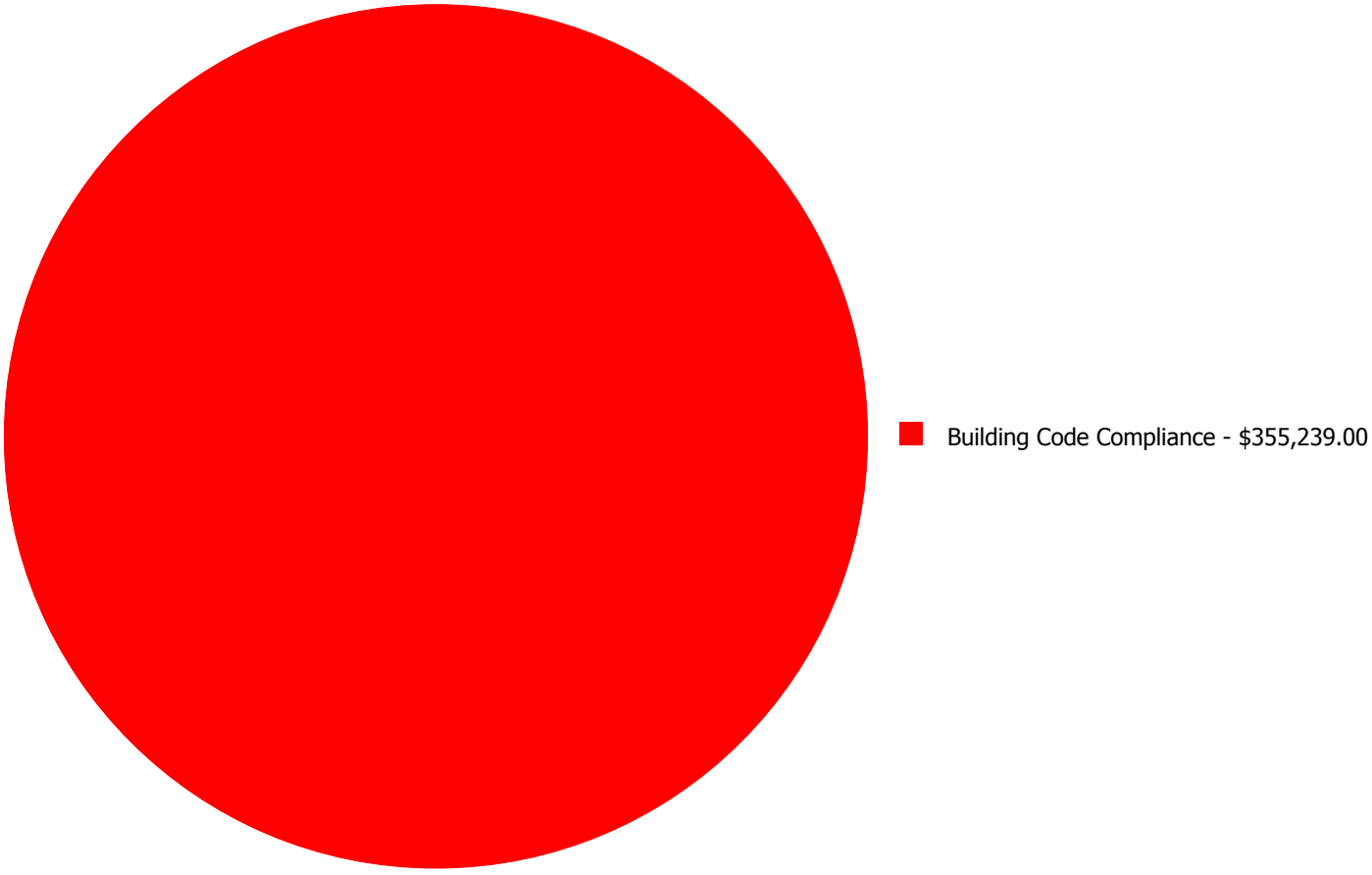
Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
D4010	Sprinklers	$0.00	$0.00	$0.00	$195,831.00	$0.00	$195,831.00
D4020	Standpipes	$0.00	$0.00	$0.00	$159,408.00	$0.00	$159,408.00
	Total:	$0.00	$0.00	$0.00	$355,239.00	$0.00	$355,239.00

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: $355,239.00

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location:	Throughout
Distress:	Missing
Category:	Building Code Compliance
Priority:	4 - Recommended (Years 6-10)
Correction:	Renew System
Qty:	43,002.00
Unit of Measure:	S.F.
Estimate:	$195,831.00
Assessor Name:	Matt Mahaffey
Date Created:	12/20/2016

Notes: A Sprinkler system is missing and is recommended to be provided to comply with current codes.

System: D4020 - Standpipes

This deficiency has no image.

Location:	Throughout
Distress:	Missing
Category:	Building Code Compliance
Priority:	4 - Recommended (Years 6-10)
Correction:	Renew System
Qty:	43,002.00
Unit of Measure:	S.F.
Estimate:	$159,408.00
Assessor Name:	Matt Mahaffey
Date Created:	12/20/2016

Notes: A Sprinkler system is missing and is recommended to be provided to comply with current codes.

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	ES -Elementary School
Gross Area (SF):	66,916
Year Built:	1901
Last Renovation:	
Replacement Value:	$2,069,713
Repair Cost:	$61,830.00
Total FCI:	2.99 %
Total RSLI:	49.43 %
FCA Score:	97.01

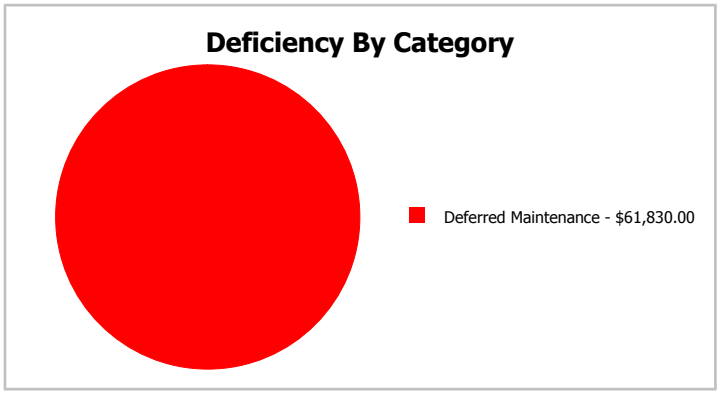
Description:

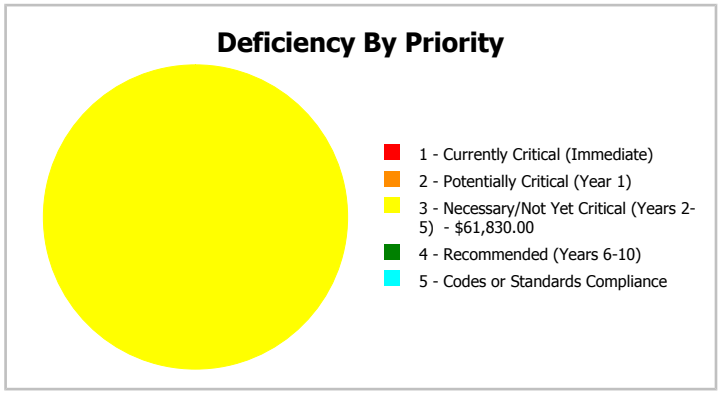
The narrative for this site is included in the Executive Summary Description at the front of this report.

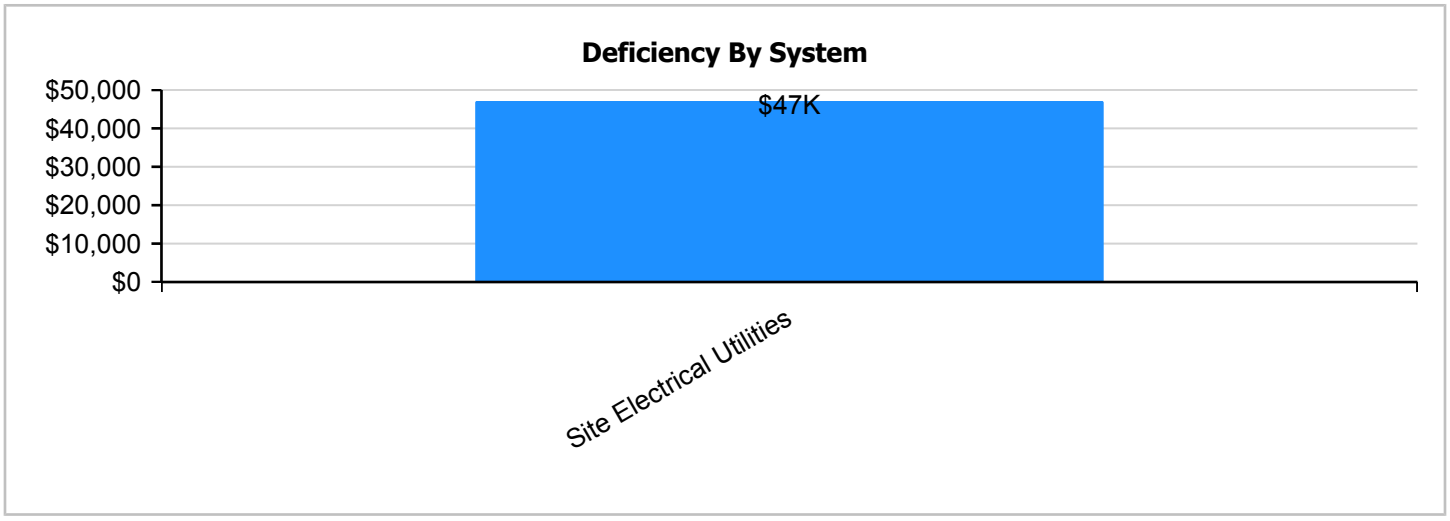
Attributes: This asset has no attributes.

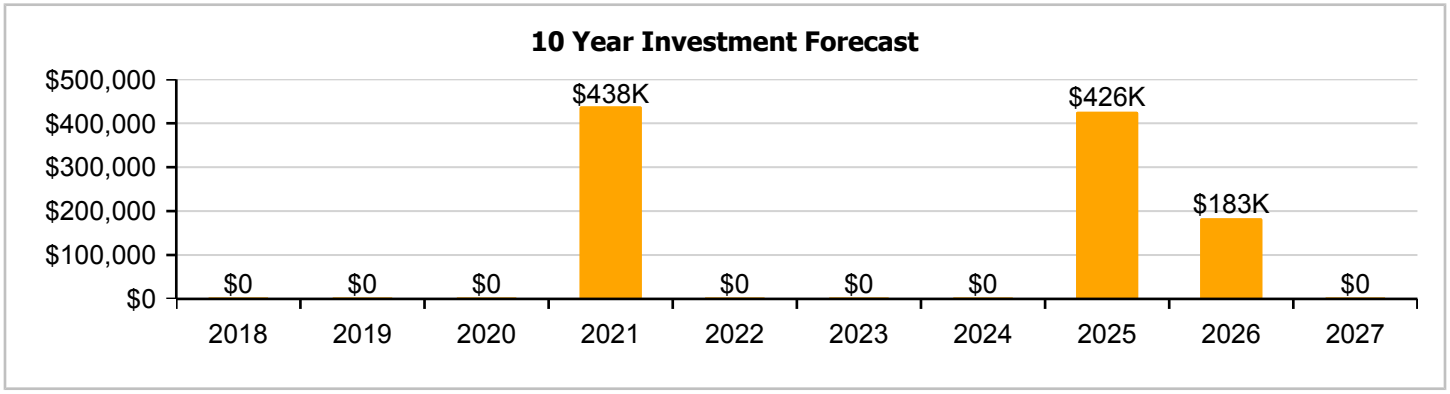
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	66,916
Year Built:	1901	Last Renovation:	
Repair Cost:	$61,830	Replacement Value:	$2,069,713
FCI:	2.99 %	RSLI%:	49.43 %









Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	49.97 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	54.84 %	0.00 %	$0.00
G40 - Site Electrical Utilities	36.65 %	19.83 %	$61,830.00
Totals:	**49.43 %**	**2.99 %**	**$61,830.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). Aerial Image of North Harnett Primary - Nov 17, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$3.81	S.F.	66,916	25	2015	2040		92.00 %	0.00 %	23			$254,950
G2020	Parking Lots	$1.33	S.F.	66,916	25	2015	2040		92.00 %	0.00 %	23			$88,998
G2030	Pedestrian Paving	$1.91	S.F.	66,916	30	1996	2026		30.00 %	0.00 %	9			$127,810
G2040105	Fence & Guardrails	$1.23	S.F.	66,916	30	1995	2025		26.67 %	0.00 %	8			$82,307
G2040950	Covered Walkways	$1.52	S.F.	66,916	25	2005	2030		52.00 %	0.00 %	13			$101,712
G2040950	Hard Surface Play Area	$0.75	S.F.	66,916	20	1995	2015	2021	20.00 %	0.00 %	4			$50,187
G2040950	Playing Field	$4.54	S.F.	66,916	20	1995	2015	2021	20.00 %	0.00 %	4			$303,799
G2050	Landscaping	$1.87	S.F.	66,916	15	2010	2025		53.33 %	0.00 %	8			$125,133
G3010	Water Supply	$2.34	S.F.	66,916	50	1995	2045		56.00 %	0.00 %	28			$156,583
G3020	Sanitary Sewer	$1.45	S.F.	66,916	50	1995	2045		56.00 %	0.00 %	28			$97,028
G3030	Storm Sewer	$4.54	S.F.	66,916	50	1995	2045		56.00 %	0.00 %	28			$303,799
G3060	Fuel Distribution	$0.98	S.F.	66,916	40	1995	2035		45.00 %	0.00 %	18			$65,578
G4010	Electrical Distribution	$2.35	S.F.	66,916	50	1995	2045		56.00 %	0.00 %	28			$157,253
G4020	Site Lighting	$1.47	S.F.	66,916	30	1995	2025		26.67 %	0.00 %	8			$98,367
G4030	Site Communications & Security	$0.84	S.F.	66,916	15	1995	2010		0.00 %	110.00 %	-7		$61,830.00	$56,209
								Total	**49.43 %**	**2.99 %**			**$61,830.00**	**$2,069,713**

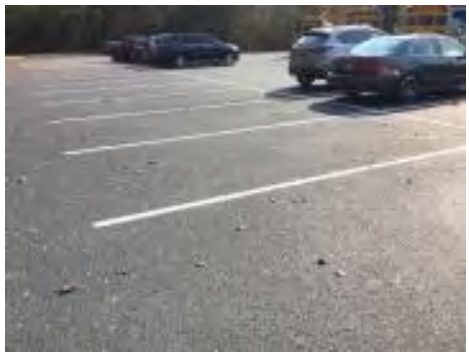
System Notes

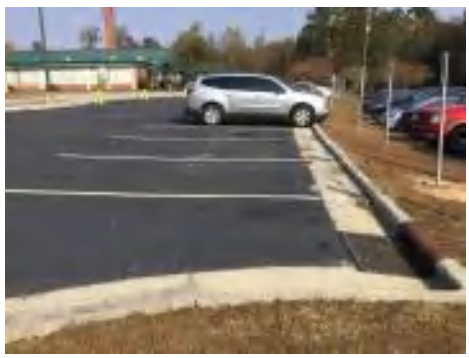
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: G2010 - Roadways

Note:

System: G2020 - Parking Lots





Note:

System: G2030 - Pedestrian Paving

Note:

System: G2040105 - Fence & Guardrails

Note:

System: G2040950 - Covered Walkways

Note:

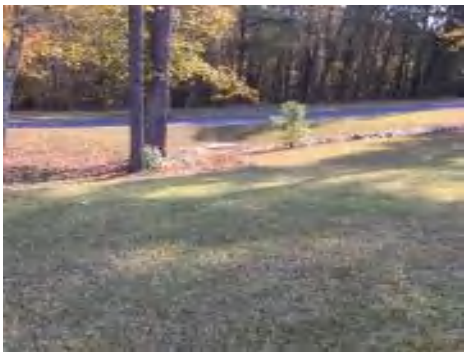
System: G2040950 - Hard Surface Play Area

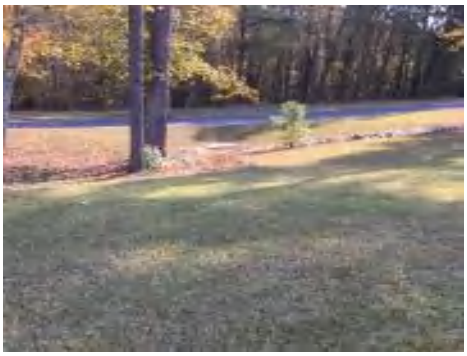
Note:

System: G2040950 - Playing Field

Note:

System: G2050 - Landscaping





Note:

System: G3010 - Water Supply

Note:

System: G3020 - Sanitary Sewer

Note:

System: G3030 - Storm Sewer

Note:

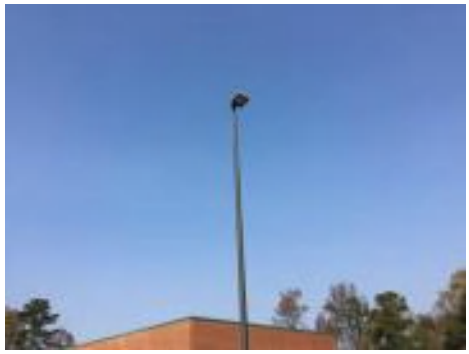
System: G3060 - Fuel Distribution

Note:

System: G4010 - Electrical Distribution

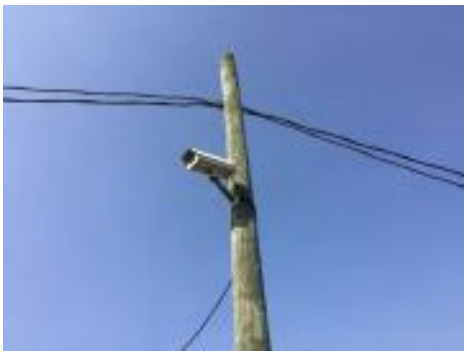
Note:

System: G4020 - Site Lighting



Note:

System: G4030 - Site Communications & Security



Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

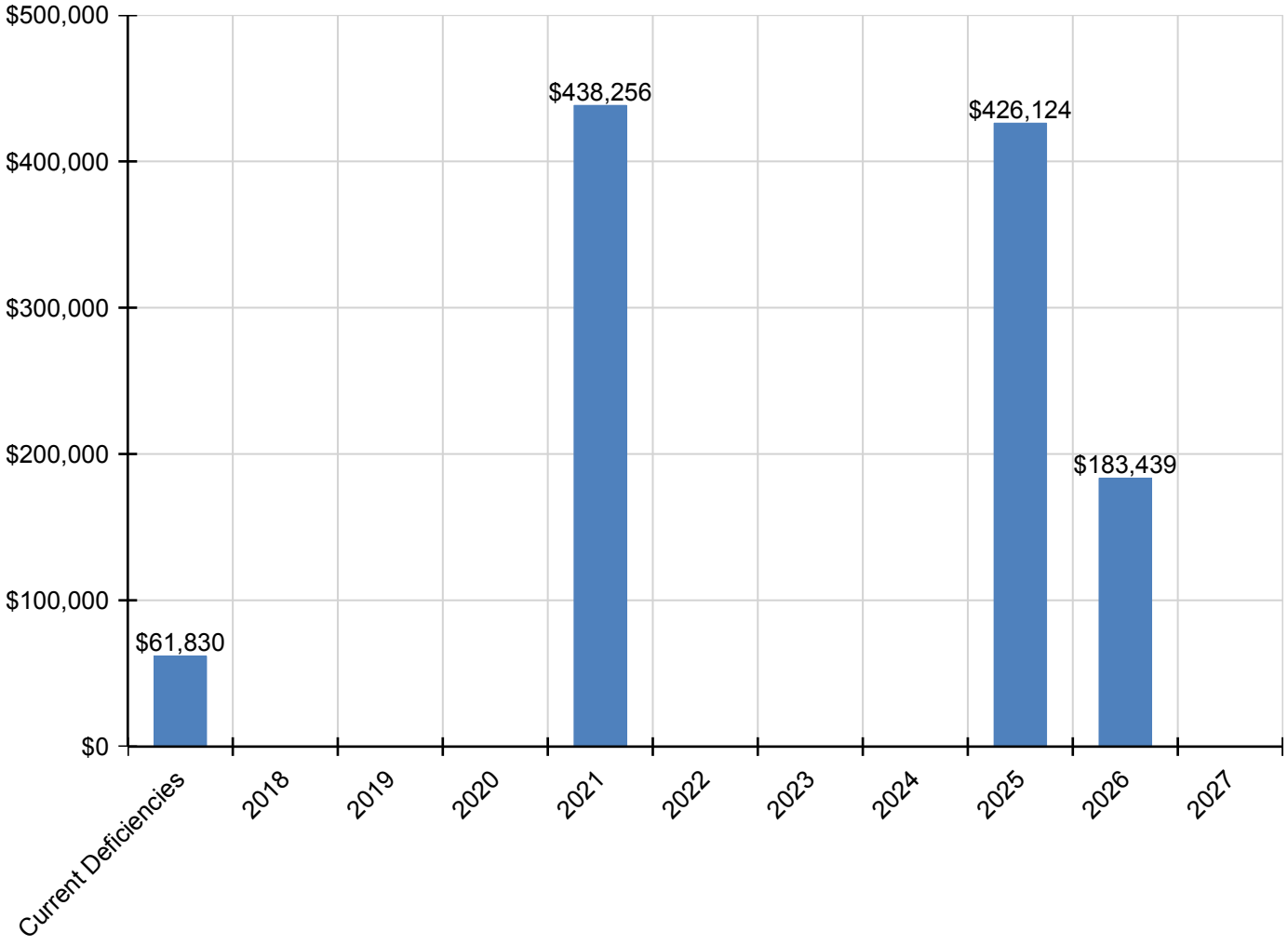
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$61,830**	**$0**	**$0**	**$0**	**$438,256**	**$0**	**$0**	**$0**	**$426,124**	**$183,439**	**$0**	**$1,109,649**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$183,439	$0	**$183,439**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$114,690	$0	$0	**$114,690**
G2040950 - Covered Walkways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Hard Surface Play Area	$0	$0	$0	$0	$62,135	$0	$0	$0	$0	$0	$0	**$62,135**
G2040950 - Playing Field	$0	$0	$0	$0	$376,121	$0	$0	$0	$0	$0	$0	**$376,121**
G2050 - Landscaping	$0	$0	$0	$0	$0	$0	$0	$0	$174,366	$0	$0	**$174,366**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$137,068	$0	$0	**$137,068**
G4030 - Site Communications & Security	$61,830	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$61,830**

** Indicates non-renewable system*

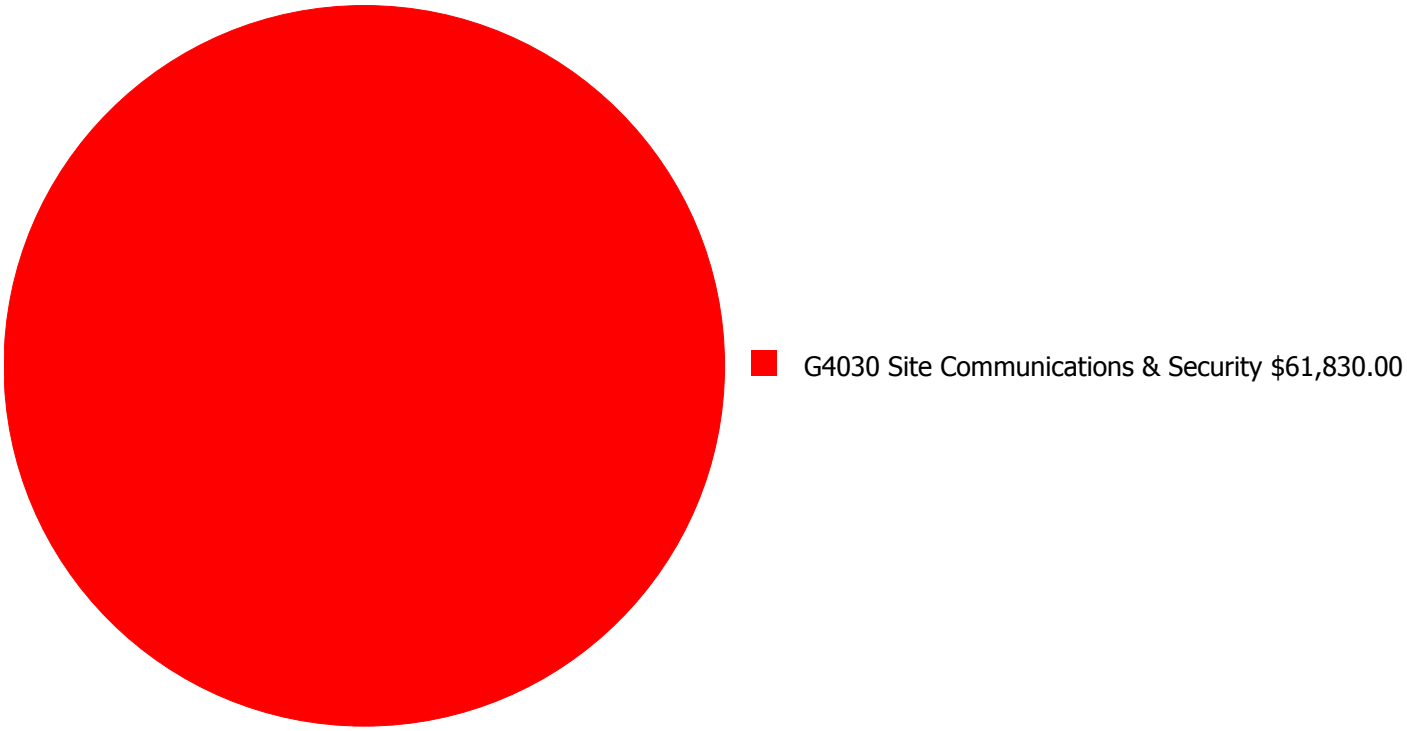
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

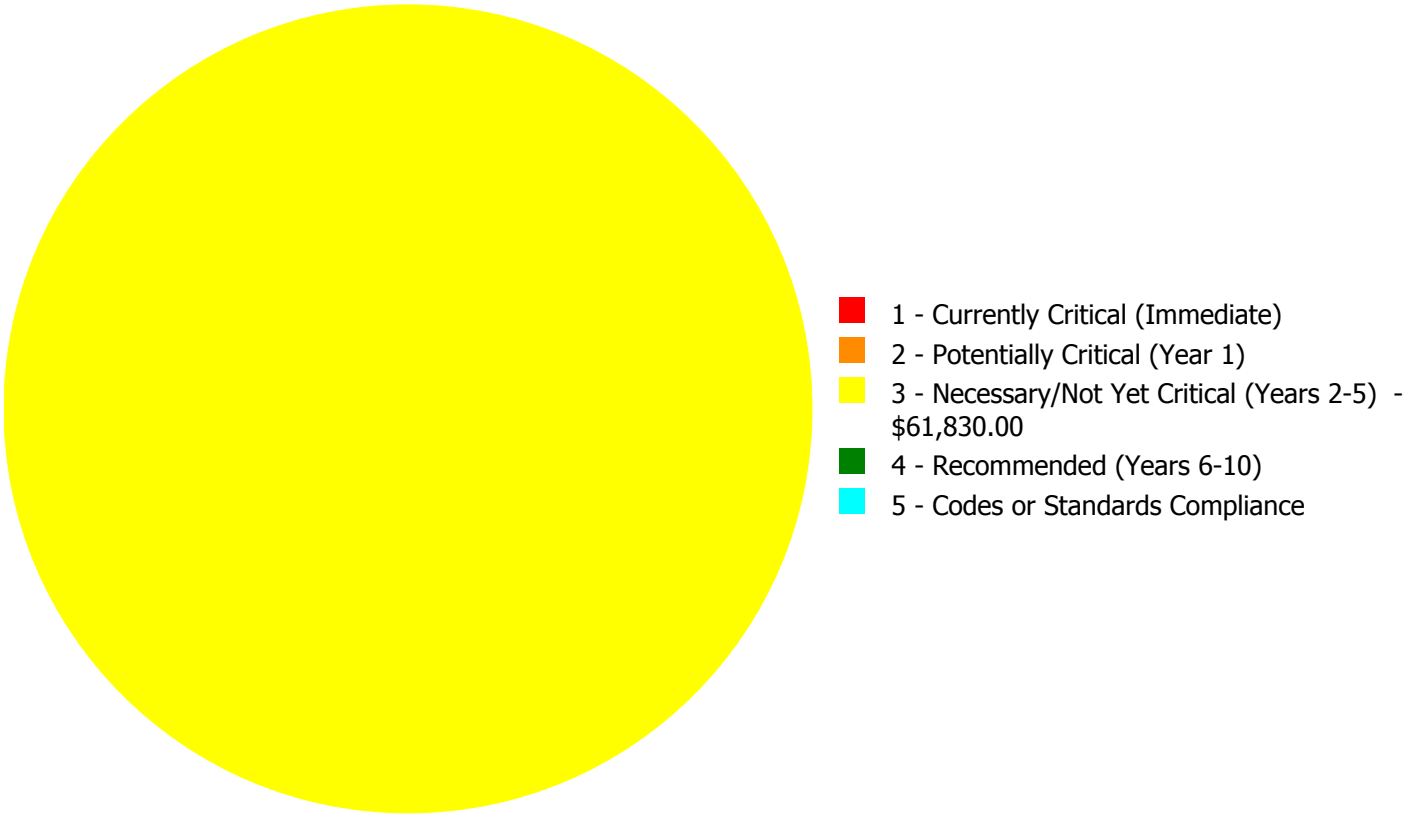
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $61,830.00

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: $61,830.00

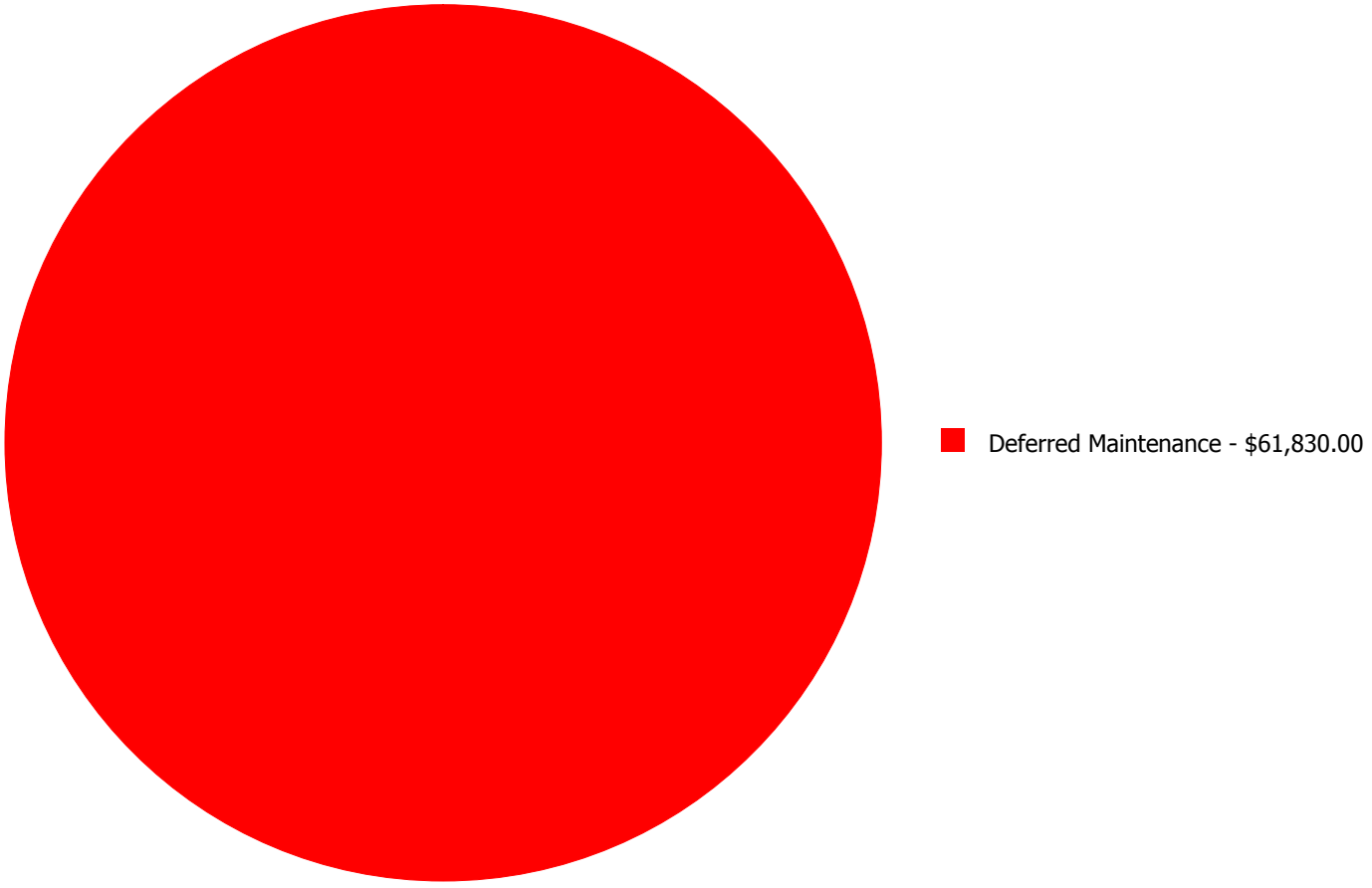
Deficiency By Priority Investment Table

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
G4030	Site Communications & Security	$0.00	$0.00	$61,830.00	$0.00	$0.00	$61,830.00
	Total:	$0.00	$0.00	$61,830.00	$0.00	$0.00	$61,830.00

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: $61,830.00

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: G4030 - Site Communications & Security

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 66,916.00
Unit of Measure: S.F.
Estimate: $61,830.00
Assessor Name: Matt Mahaffey
Date Created: 11/14/2016

Notes: Site security cameras are aged and not adequate and should be replaced.

NC School District/430 Harnett County/Elementary School

Overhills Elementary

Draft

Campus Assessment Report

March 8, 2017

PARSONS

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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.

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Gross Area (SF):	103,553
Year Built:	2008
Last Renovation:	
Replacement Value:	$21,753,400
Repair Cost:	$803,681.91
Total FCI:	3.69 %
Total RSLI:	68.18 %
FCA Score:	96.31

Description:

GENERAL:
Overhills Elementary School is located at 2626 Ray Road, Spring Lake, NC. The 1 story, 103,553 square foot building was originally constructed in 2008. There have been no additions or renovations. In addition to the main building, the campus contains a fire pump building.

This report contains condition and adequacy data collected during the 2016 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site and building elements.

A. SUBSTRUCTURE
The building rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations. The building does not have a basement.

B. SUPERSTRUCTURE
Roof construction is steel. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel and aluminum mostly with glazing. Roofing is typically pitched standing seam metal and low slope single ply membrane over the gymnasium. Roof openings include skylights and no roof hatch.

C. INTERIORS
Interior partitions are typically CMU and glazing. Interior doors are generally solid core wood with hollow steel frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, lockers, toilet accessories, storage shelving, handrails, fabricated toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes in common and assigned areas are typically vinyl composition tile. Ceiling finishes in common and assigned areas are typically suspended acoustical tile.

CONVEYING:
The building does not include conveying equipment.

D. SERVICES
PLUMBING:
Plumbing fixtures are typically low-flow water fixtures with manual control valves. Domestic water distribution is combination of copper and galvanized steel with electric hot water heating. Sanitary waste system is cast iron. Rain water drainage system is external with downspout and scuppers. Other plumbing systems is supplied by above ground fuel tanks.

HVAC:
Heating is provided by 2 fuel fired boilers. Cooling is supplied by 2 air cooled chillers. The heating/cooling distribution system is a ductwork system utilizing air handling units. Fresh air is supplied by air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system. This building has a remote Building Automation System.

FIRE PROTECTION:
The building does have a fire sprinkler system. The building does have additional fire suppression systems, which include dry chemical overhead protection. Standpipes are not present. Fire extinguishers and cabinets are distributed near fire exits and corridors.

ELECTRICAL:
The main electrical service is fed from a pad mounted transformer to the main switchboard/distribution panel located in the building. Lighting is typically recessed type, fluorescent light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and near stairways and are typically illuminated.

COMMUNICATIONS AND SECURITY:
The fire alarm system consists of audible/visual strobe annunciators in common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are integrated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system combined with the telephone system.

OTHER ELECTRICAL SYSTEMS:
This building does not have a separately derived emergency power system.

E. EQUIPMENT & FURNISHINGS
This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage, audio-visual, laboratory, medical, fixed casework, window treatment and floor mats.

G. SITE
Campus site features include paved driveways and parking lots, pedestrian pavement, covered walkways, canopy, flag pole, landscaping, play areas, and fencing. Site mechanical and electrical features include water, sewer, above ground fuel tank and site lighting.

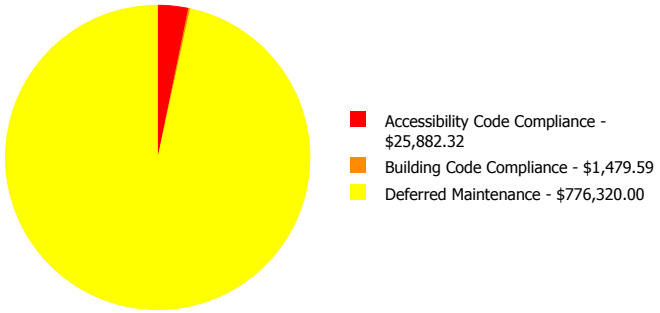
Attributes:

General Attributes:			
Condition Assessor:	Eduardo Lopez	Assessment Date:	
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:	Harnett - Overhills HS	LEA School No.:	430-369
No. of Mobile Units:	13	No. of Bldgs.:	2
SF of Mobile Units:	10368	Status:	Active
School Grades:	K-5	Site Acreage:	30.82

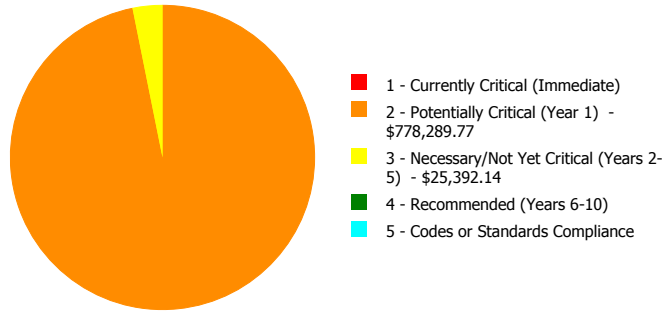
Campus Dashboard Summary

Gross Area:	103,553		
Year Built:	2008	Last Renovation:	
Repair Cost:	$803,682	Replacement Value:	$21,753,400
FCI:	3.69 %	RSLI%:	68.18 %

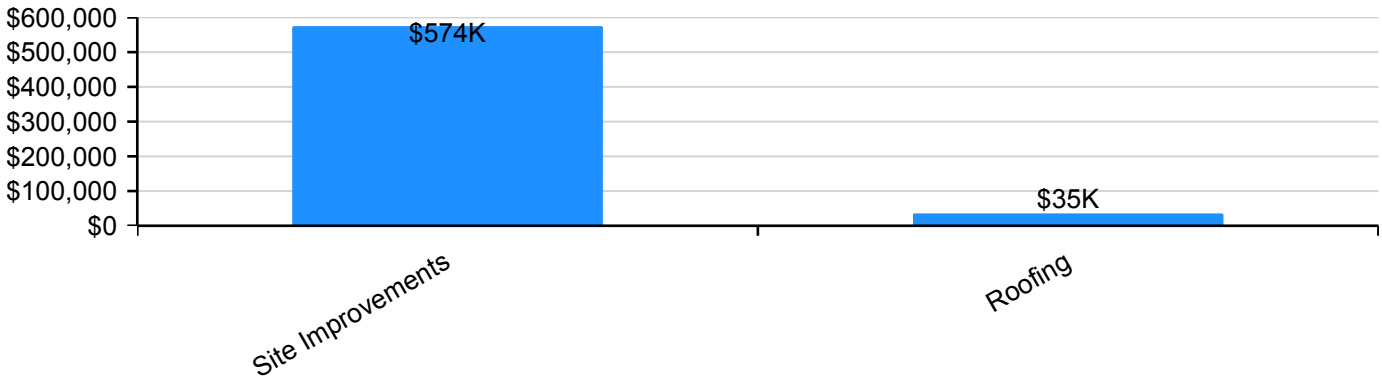
Deficiency By Category



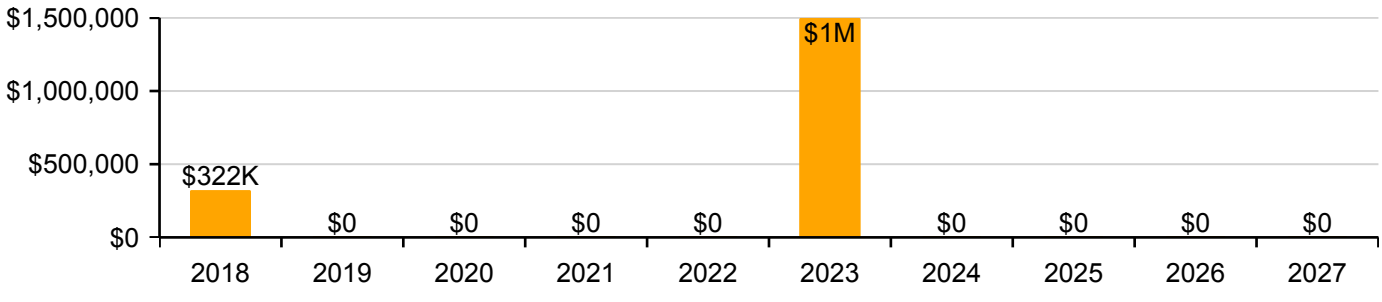
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Campus Condition Summary

The Table below shows the RSLI and FCI for each major system shown at the UNIFORMAT II classification Level 2. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

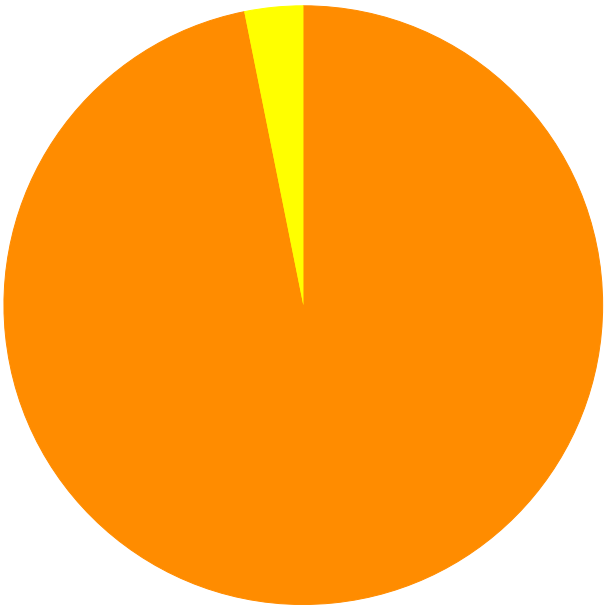
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	91.00 %	0.00 %	$0.00
B10 - Superstructure	91.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	79.98 %	0.00 %	$0.00
B30 - Roofing	69.29 %	4.51 %	$46,167.00
C10 - Interior Construction	72.10 %	0.00 %	$0.00
C30 - Interior Finishes	53.91 %	0.00 %	$0.00
D20 - Plumbing	70.09 %	0.00 %	$0.00
D30 - HVAC	65.68 %	0.00 %	$0.00
D40 - Fire Protection	70.00 %	0.00 %	$0.00
D50 - Electrical	60.20 %	0.00 %	$0.00
E10 - Equipment	55.00 %	0.00 %	$0.00
E20 - Furnishings	55.00 %	0.00 %	$0.00
G20 - Site Improvements	40.49 %	43.94 %	$757,514.91
G30 - Site Mechanical Utilities	81.53 %	0.00 %	$0.00
G40 - Site Electrical Utilities	70.64 %	0.00 %	$0.00
Totals:	**68.18 %**	**3.69 %**	**$803,681.91**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance
2008 Fire Pump Bldg	80	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2008 Main Building	103,473	0.25	$0.00	$46,167.00	$0.00	$0.00	$0.00
Site	103,553	23.89	$0.00	$732,122.77	$25,392.14	$0.00	$0.00
Total:		**3.69**	**$0.00**	**$778,289.77**	**$25,392.14**	**$0.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $803,681.91

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):	80
Year Built:	2008
Last Renovation:	
Replacement Value:	$39,252
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	68.20 %
FCA Score:	100.00

Description:

The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

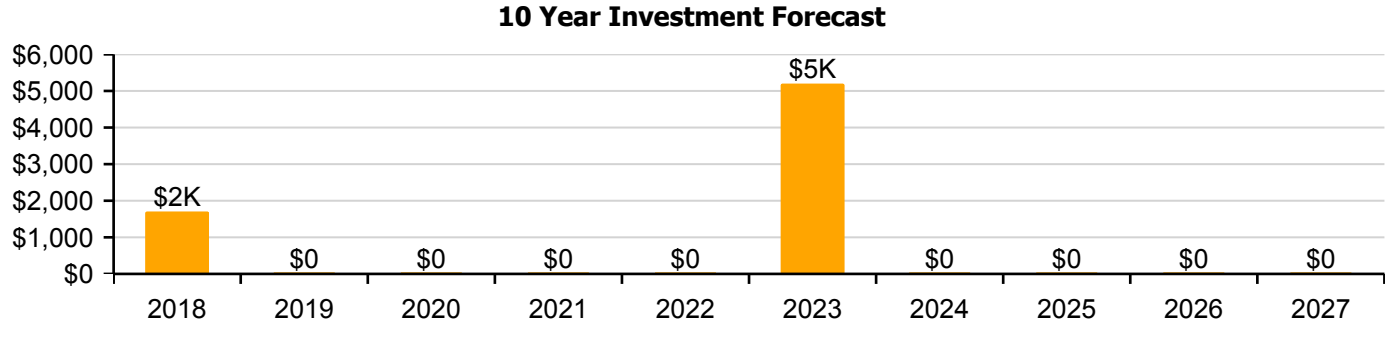
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	80
Year Built:	2008	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$39,252
FCI:	0.00 %	RSLI%:	68.20 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	91.00 %	0.00 %	$0.00
B10 - Superstructure	91.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	84.32 %	0.00 %	$0.00
B30 - Roofing	70.00 %	0.00 %	$0.00
C30 - Interior Finishes	32.06 %	0.00 %	$0.00
D20 - Plumbing	70.00 %	0.00 %	$0.00
D30 - HVAC	48.93 %	0.00 %	$0.00
D40 - Fire Protection	70.00 %	0.00 %	$0.00
D50 - Electrical	55.65 %	0.00 %	$0.00
Totals:	**68.20 %**	**0.00 %**	**$0.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). West Elevation - Nov 28, 2016

2). South Elevation - Nov 28, 2016

3). East Elevation - Nov 28, 2016

4). North Elevation - Nov 28, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	80	100	2008	2108		91.00 %	0.00 %	91			$1,610
A1030	Slab on Grade	$19.75	S.F.	80	100	2008	2108		91.00 %	0.00 %	91			$1,580
B1020	Roof Construction	$16.26	S.F.	80	100	2008	2108		91.00 %	0.00 %	91			$1,301
B2010	Exterior Walls	$29.79	S.F.	80	100	2008	2108		91.00 %	0.00 %	91			$2,383
B2030	Exterior Doors	$13.90	S.F.	80	30	2008	2038		70.00 %	0.00 %	21			$1,112
B3010130	Preformed Metal Roofing	$9.66	S.F.	80	30	2008	2038		70.00 %	0.00 %	21			$773
C3010	Wall Finishes	$18.76	S.F.	80	10	2008	2018		10.00 %	0.00 %	1			$1,501
C3030	Ceiling Finishes	$12.96	S.F.	80	25	2008	2033		64.00 %	0.00 %	16			$1,037
D2020	Domestic Water Distribution	$37.13	S.F.	80	30	2008	2038		70.00 %	0.00 %	21			$2,970
D3040	Distribution Systems	$7.19	S.F.	80	30	2008	2038		70.00 %	0.00 %	21			$575
D3050	Terminal & Package Units	$16.96	S.F.	80	15	2008	2023		40.00 %	0.00 %	6			$1,357
D4010	Sprinklers	$12.12	S.F.	80	30	2008	2038		70.00 %	0.00 %	21			$970
D4020	Standpipes	$208.08	S.F.	80	30	2008	2038		70.00 %	0.00 %	21			$16,646
D5020	Branch Wiring	$19.17	S.F.	80	30	2008	2038		70.00 %	0.00 %	21			$1,534
D5020	Lighting	$16.29	S.F.	80	30	2008	2038		70.00 %	0.00 %	21			$1,303
D5030810	Security & Detection Systems	$14.80	Ea.	80	15	2008	2023		40.00 %	0.00 %	6			$1,184
D5030910	Fire & Alarm Systems	$17.70	S.F.	80	15	2008	2023		40.00 %	0.00 %	6			$1,416
								Total	**68.20 %**					**$39,252**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls

Note:

System: B2030 - Exterior Doors

Note:

System: B3010130 - Preformed Metal Roofing

Note:

System: C3010 - Wall Finishes

Note:

System: C3030 - Ceiling Finishes

Note:

System: D2020 - Domestic Water Distribution

Note:

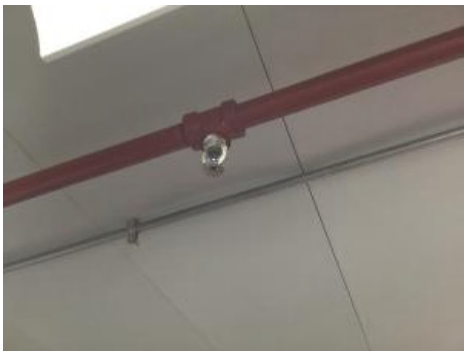
System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

System: D4010 - Sprinklers



Note:

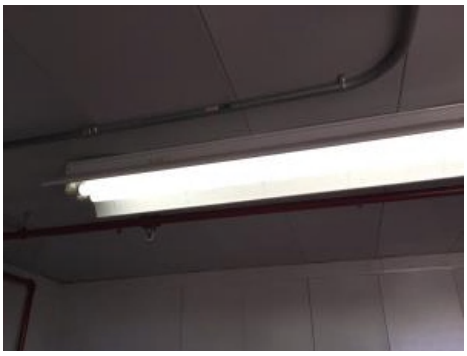
System: D4020 - Standpipes

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems

Note:

System: D5030910 - Fire & Alarm Systems

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

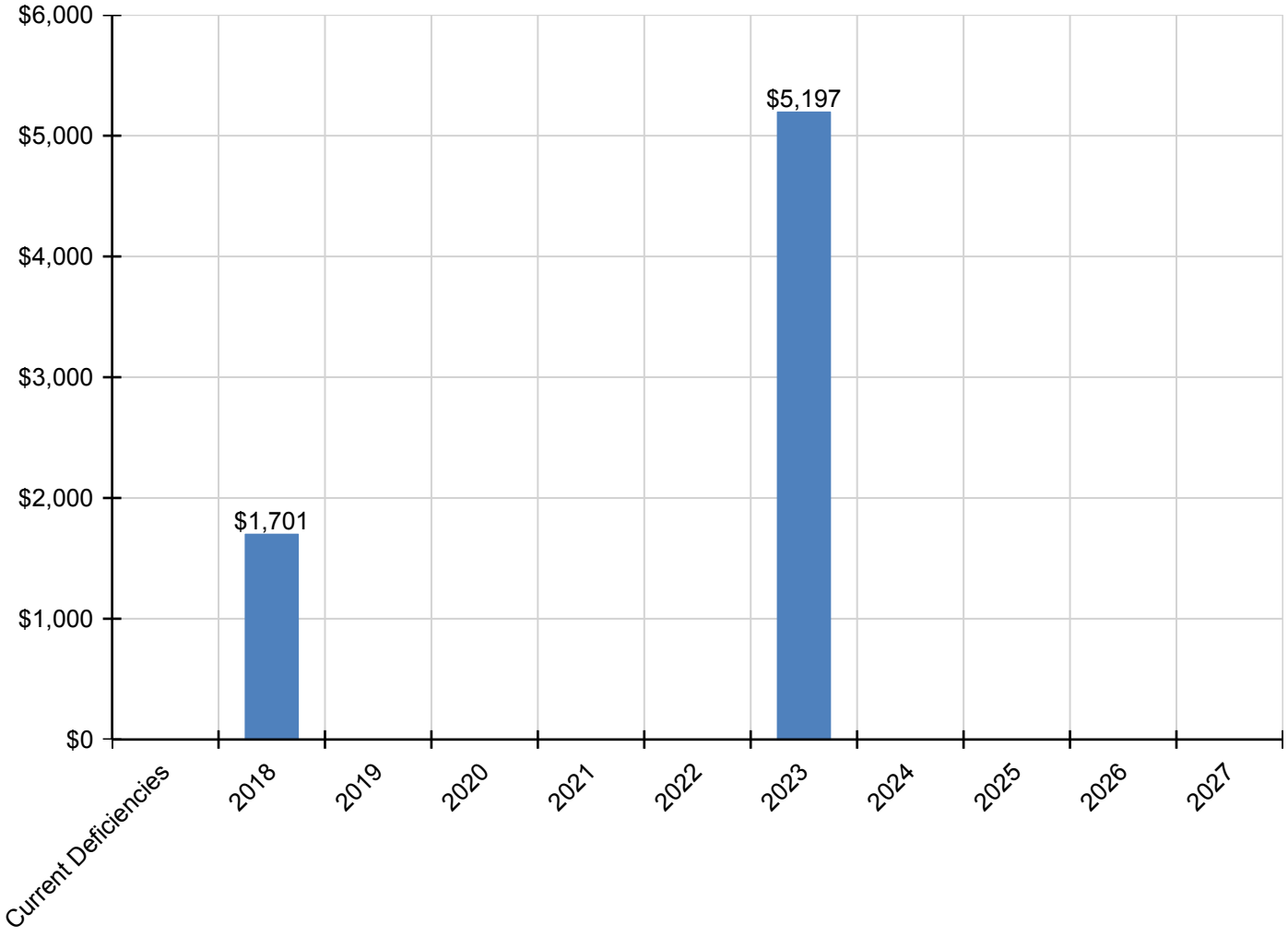
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$1,701**	**$0**	**$0**	**$0**	**$0**	**$5,197**	**$0**	**$0**	**$0**	**$0**	**$6,897**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$1,701	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,701**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$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	$0	$0	$0	$0	$0	$0	$1,782	$0	$0	$0	$0	**$1,782**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$1,555	$0	$0	$0	$0	**$1,555**
D5030910 - Fire & Alarm Systems	$0	$0	$0	$0	$0	$0	$1,860	$0	$0	$0	$0	**$1,860**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.

No data found for this asset

Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

No data found for this asset

Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

No data found for this asset

Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:

No data found for this asset

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

No data found for this asset

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	ES -Elementary School
Gross Area (SF):	103,473
Year Built:	2008
Last Renovation:	
Replacement Value:	$18,543,354
Repair Cost:	$46,167.00
Total FCI:	0.25 %
Total RSLI:	69.99 %
FCA Score:	99.75

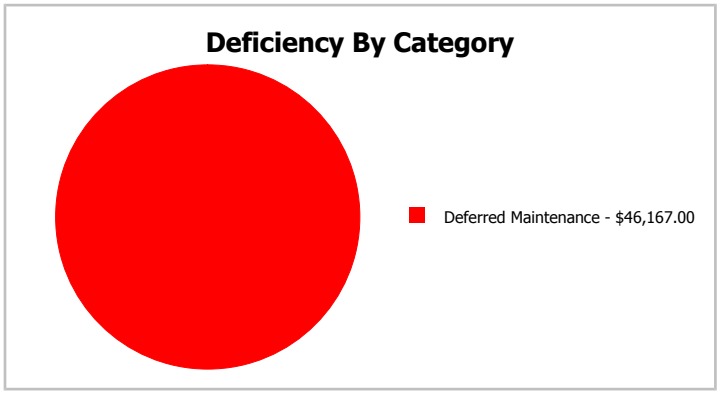
Description:

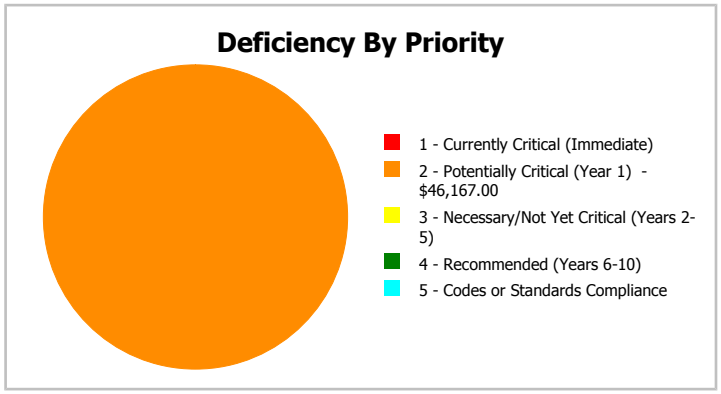
The narrative for this building is included in the Executive Summary Description at the front of this report.

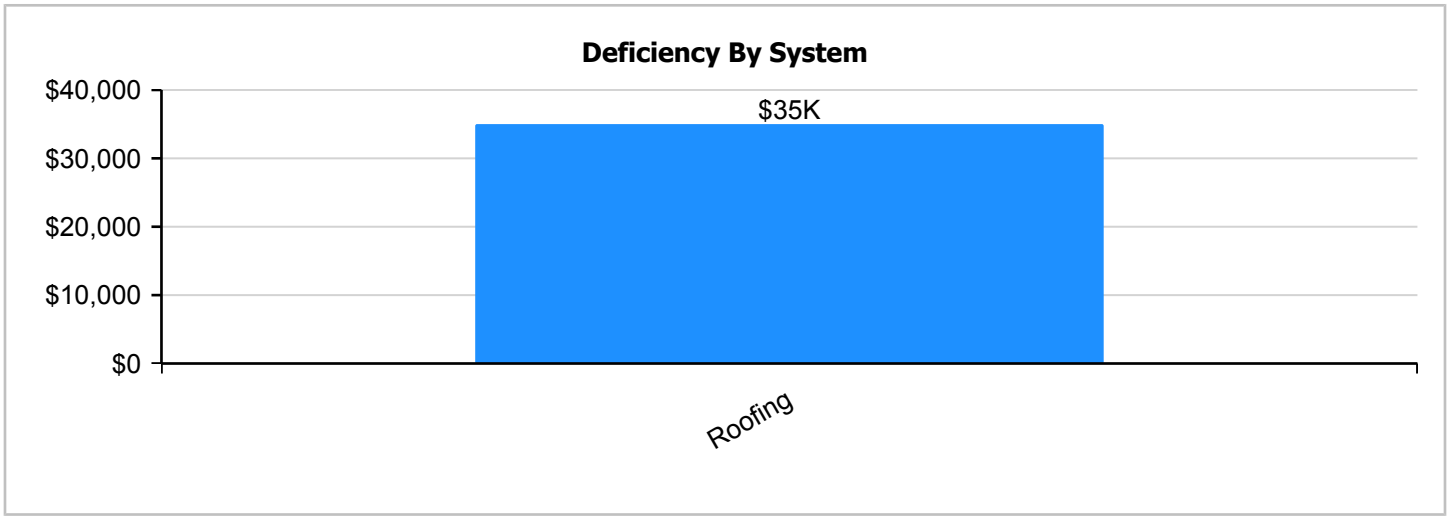
Attributes: This asset has no attributes.

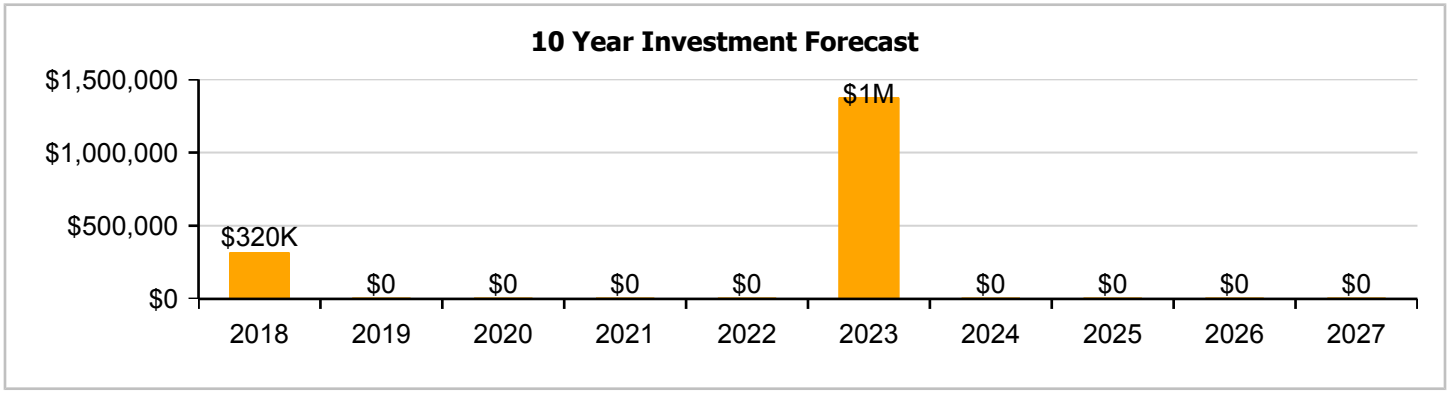
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	103,473
Year Built:	2008	Last Renovation:	
Repair Cost:	$46,167	Replacement Value:	$18,543,354
FCI:	0.25 %	RSLI%:	69.99 %









Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	91.00 %	0.00 %	$0.00
B10 - Superstructure	91.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	79.97 %	0.00 %	$0.00
B30 - Roofing	69.28 %	4.52 %	$46,167.00
C10 - Interior Construction	72.10 %	0.00 %	$0.00
C30 - Interior Finishes	53.94 %	0.00 %	$0.00
D20 - Plumbing	70.09 %	0.00 %	$0.00
D30 - HVAC	65.69 %	0.00 %	$0.00
D40 - Fire Protection	70.00 %	0.00 %	$0.00
D50 - Electrical	60.21 %	0.00 %	$0.00
E10 - Equipment	55.00 %	0.00 %	$0.00
E20 - Furnishings	55.00 %	0.00 %	$0.00
Totals:	**69.99 %**	**0.25 %**	**$46,167.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). Southwest Elevation - Dec 01, 2016

2). Southwest Elevation - Nov 28, 2016

3). Southwest Elevation - Nov 28, 2016

4). Southeast Elevation - Nov 28, 2016

5). Southeast Elevation - Nov 28, 2016

6). Southeast Elevation - Nov 28, 2016

7). Northeast Elevation - Nov 28, 2016

8). Northeast Elevation - Nov 28, 2016

9). Northwest Elevation - Nov 28, 2016

10). Southwest Elevation - Nov 28, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

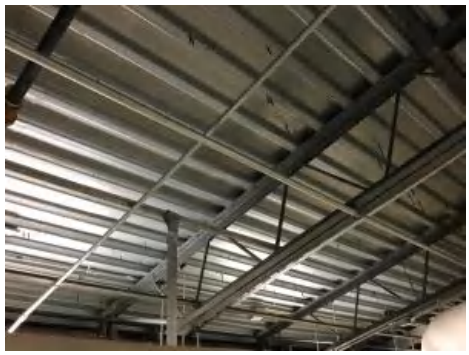
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.70	S.F.	103,473	100	2008	2108		91.00 %	0.00 %	91			$486,323
A1030	Slab on Grade	$8.26	S.F.	103,473	100	2008	2108		91.00 %	0.00 %	91			$854,687
B1010	Floor Construction	$1.61	S.F.	103,473	100	2008	2108		91.00 %	0.00 %	91			$166,592
B1020	Roof Construction	$15.44	S.F.	103,473	100	2008	2108		91.00 %	0.00 %	91			$1,597,623
B2010	Exterior Walls	$9.24	S.F.	103,473	100	2008	2108		91.00 %	0.00 %	91			$956,091
B2020	Exterior Windows	$9.20	S.F.	103,473	30	2008	2038		70.00 %	0.00 %	21			$951,952
B2030	Exterior Doors	$1.02	S.F.	103,473	30	2008	2038		70.00 %	0.00 %	21			$105,542
B3010105	Built-Up	$8.95	S.F.	10,263	25	2008	2033		64.00 %	0.00 %	16			$91,854
B3010130	Preformed Metal Roofing	$9.66	S.F.	93,210	30	2008	2038		70.00 %	5.13 %	21		$46,167.00	$900,409
B3020	Roof Openings	$0.29	S.F.	103,473	25	2008	2033		64.00 %	0.00 %	16			$30,007
C1010	Partitions	$10.59	S.F.	103,473	75	2008	2083		88.00 %	0.00 %	66			$1,095,779
C1020	Interior Doors	$2.48	S.F.	103,473	30	2008	2038		70.00 %	0.00 %	21			$256,613
C1030	Fittings	$9.54	S.F.	103,473	20	2008	2028		55.00 %	0.00 %	11			$987,132
C3010	Wall Finishes	$2.73	S.F.	103,473	10	2008	2018		10.00 %	0.00 %	1			$282,481
C3020	Floor Finishes	$11.15	S.F.	103,473	20	2008	2028		55.00 %	0.00 %	11			$1,153,724
C3030	Ceiling Finishes	$10.74	S.F.	103,473	25	2008	2033		64.00 %	0.00 %	16			$1,111,300
D2010	Plumbing Fixtures	$11.26	S.F.	103,473	30	2008	2038		70.00 %	0.00 %	21			$1,165,106
D2020	Domestic Water Distribution	$0.96	S.F.	103,473	30	2008	2038		70.00 %	0.00 %	21			$99,334
D2030	Sanitary Waste	$1.52	S.F.	103,473	30	2008	2038		70.00 %	0.00 %	21			$157,279
D2090	Other Plumbing Systems - #2 Fuel	$0.17	S.F.	103,473	40	2008	2048		77.50 %	0.00 %	31			$17,590
D3020	Heat Generating Systems	$4.98	S.F.	103,473	30	2008	2038		70.00 %	0.00 %	21			$515,296
D3030	Cooling Generating Systems	$5.16	S.F.	103,473	25	2008	2033		64.00 %	0.00 %	16			$533,921
D3040	Distribution Systems	$6.02	S.F.	103,473	30	2008	2038		70.00 %	0.00 %	21			$622,907
D3050	Terminal & Package Units	$0.71	S.F.	103,473	15	2008	2023		40.00 %	0.00 %	6			$73,466
D3060	Controls & Instrumentation	$1.91	S.F.	103,473	20	2008	2028		55.00 %	0.00 %	11			$197,633
D4010	Sprinklers	$4.22	S.F.	103,473	30	2008	2038		70.00 %	0.00 %	21			$436,656
D5010	Electrical Service/Distribution	$1.65	S.F.	103,473	40	2008	2048		77.50 %	0.00 %	31			$170,730
D5020	Branch Wiring	$4.99	S.F.	103,473	30	2008	2038		70.00 %	0.00 %	21			$516,330
D5020	Lighting	$11.64	S.F.	103,473	30	2008	2038		70.00 %	0.00 %	21			$1,204,426
D5030810	Security & Detection Systems	$1.83	S.F.	103,473	15	2008	2023		40.00 %	0.00 %	6			$189,356
D5030910	Fire Alarm Systems	$3.31	S.F.	103,473	15	2008	2023		40.00 %	0.00 %	6			$342,496
D5030920	Data Communication	$4.30	S.F.	103,473	15	2008	2023		40.00 %	0.00 %	6			$444,934
D5090	Other Electrical Systems	$0.12	S.F.	103,473	20	2008	2028		55.00 %	0.00 %	11			$12,417
E1020	Institutional Equipment	$0.30	S.F.	103,473	20	2008	2028		55.00 %	0.00 %	11			$31,042
E1090	Other Equipment	$1.86	S.F.	103,473	20	2008	2028		55.00 %	0.00 %	11			$192,460
E2010	Fixed Furnishings	$5.72	S.F.	103,473	20	2008	2028		55.00 %	0.00 %	11			$591,866
								Total	**69.99 %**	**0.25 %**			**$46,167.00**	**$18,543,354**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B1020 - Roof Construction



Note:

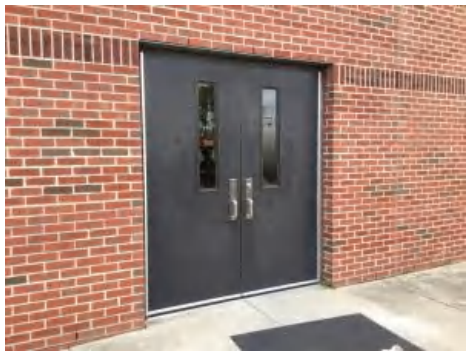
System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors

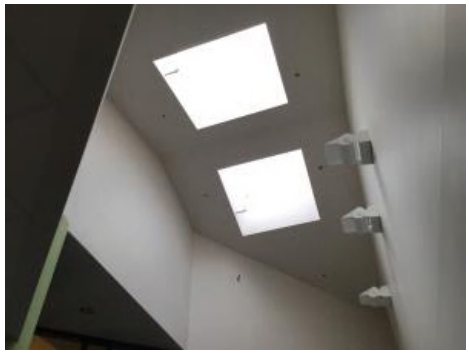


Note:

System: B3010130 - Preformed Metal Roofing

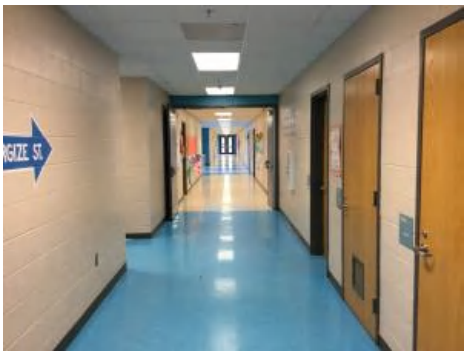
Note:

System: B3020 - Roof Openings



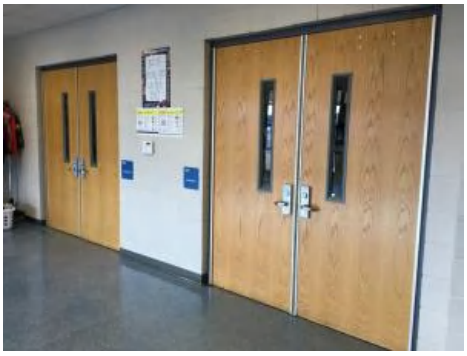
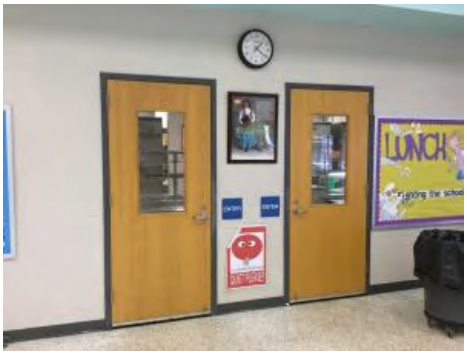
Note:

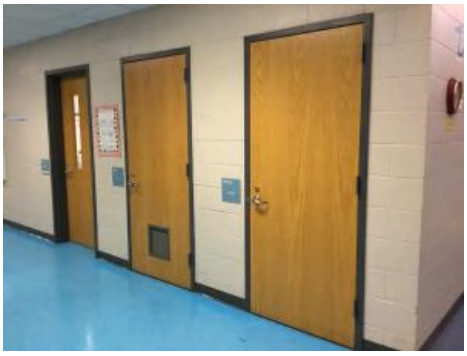
System: C1010 - Partitions



Note:

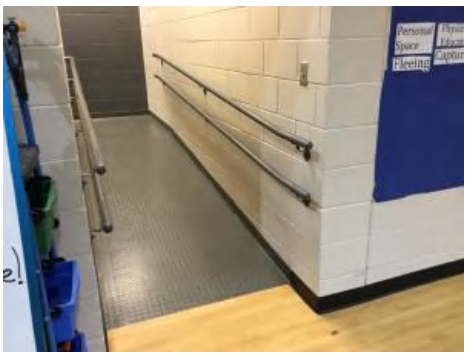
System: C1020 - Interior Doors



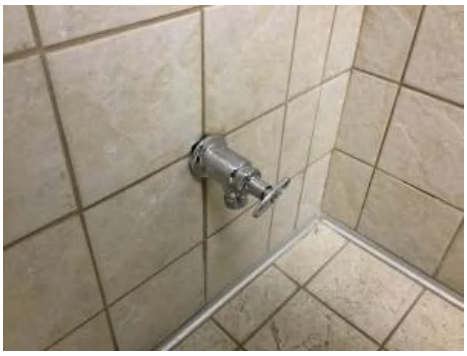
Note:

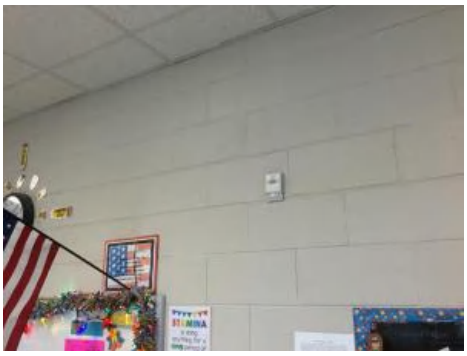
System: C1030 - Fittings



Note:

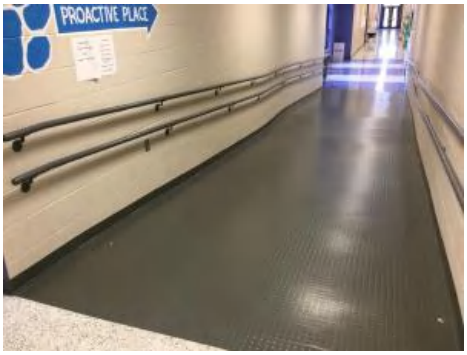
System: C3010 - Wall Finishes

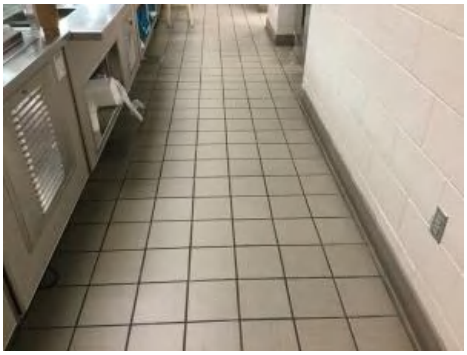


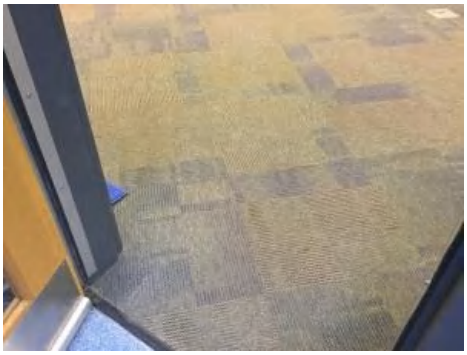


Note:

System: C3020 - Floor Finishes

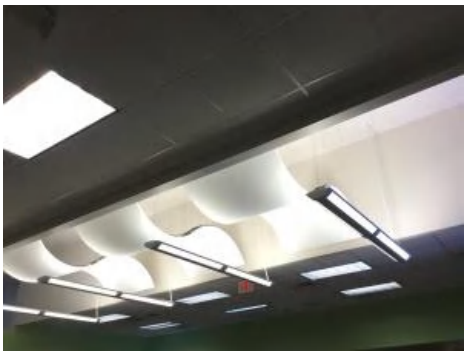






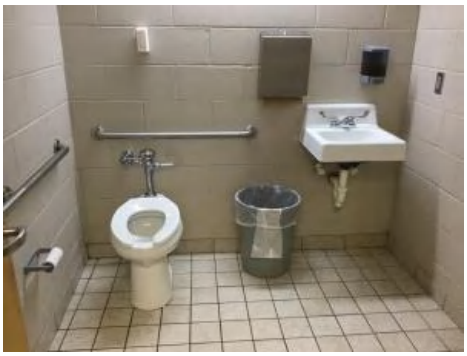
Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

Note:

System: D2090 - Other Plumbing Systems - #2 Fuel

Note:

System: D3020 - Heat Generating Systems

Note:

System: D3030 - Cooling Generating Systems

Note:

System: D3040 - Distribution Systems

Note:

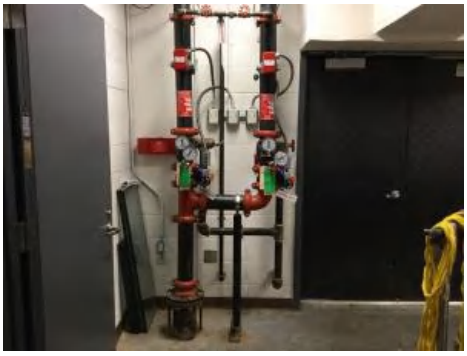
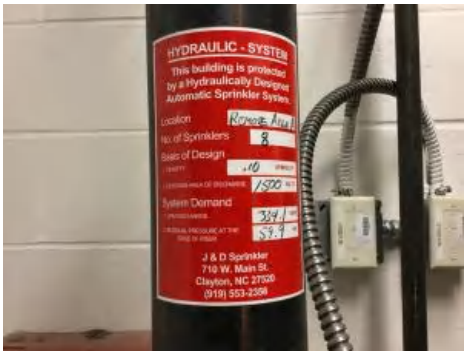
System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

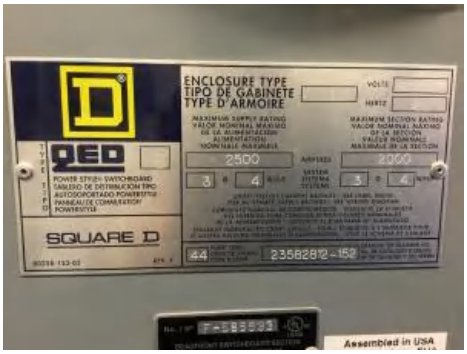
Note:

System: D4010 - Sprinklers

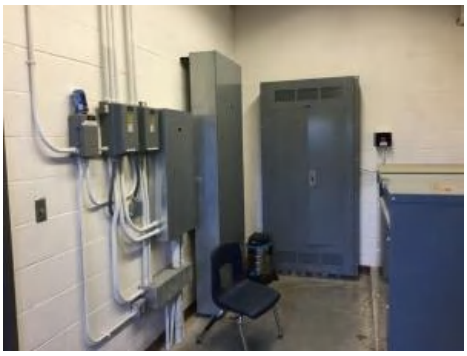
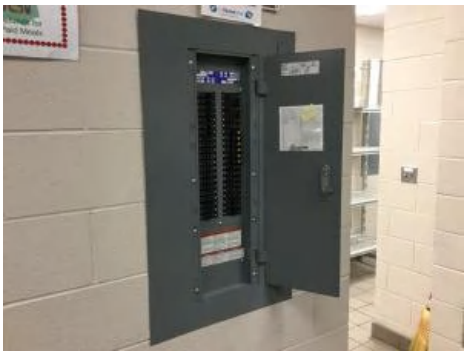
Note:

System: D5010 - Electrical Service/Distribution



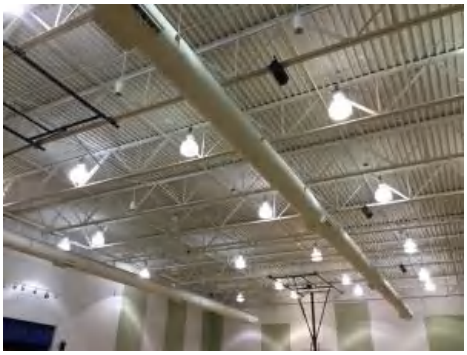
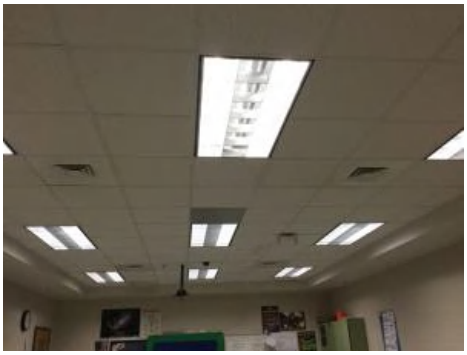
Note:

System: D5020 - Branch Wiring

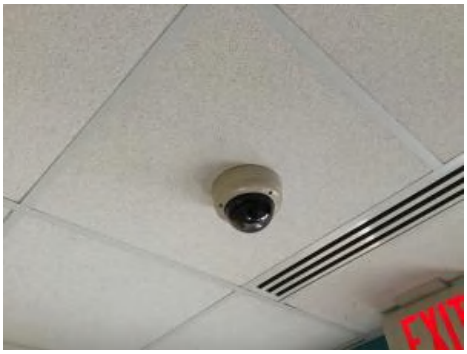
Note:

System: D5020 - Lighting

Note:

System: D5030810 - Security & Detection Systems

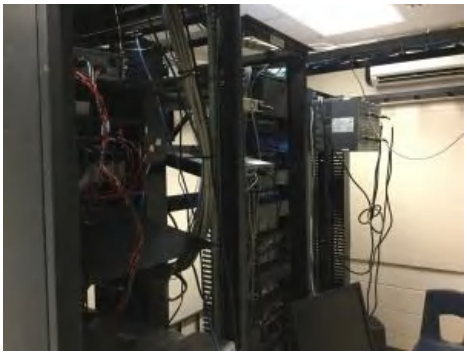


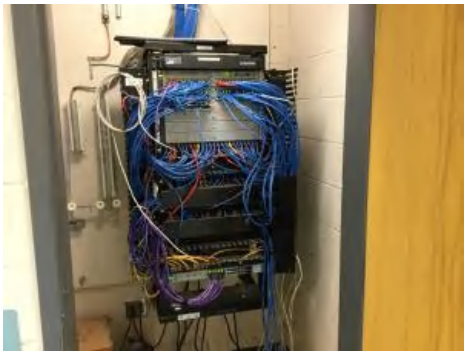
Note:

System: D5030910 - Fire Alarm Systems

Note:

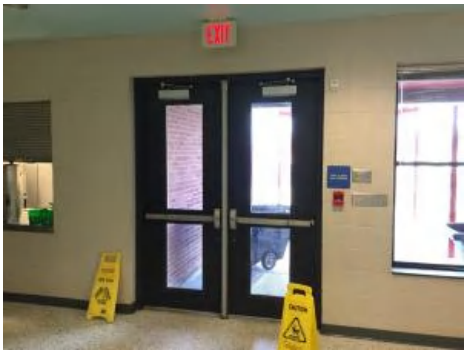
System: D5030920 - Data Communication

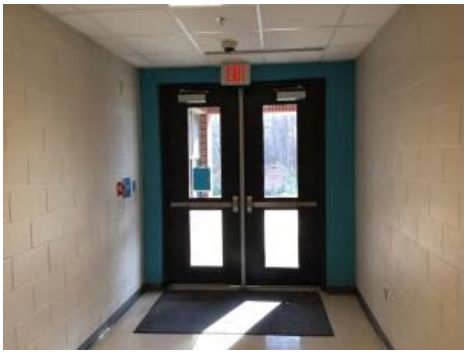




Note:

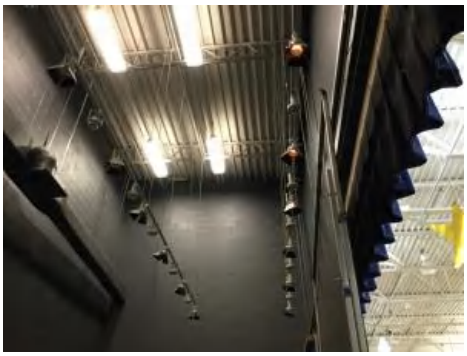
System: D5090 - Other Electrical Systems





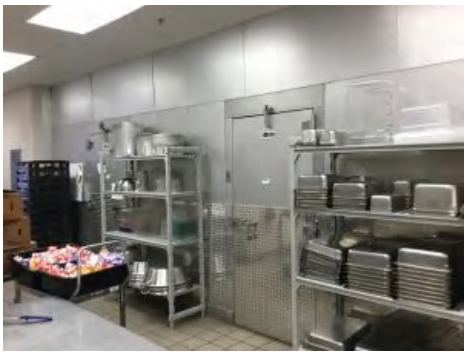
Note:

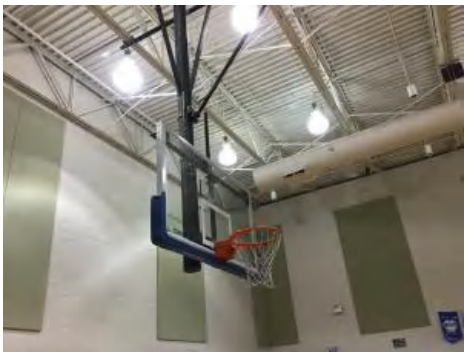
System: E1020 - Institutional Equipment



Note:

System: E1090 - Other Equipment





Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

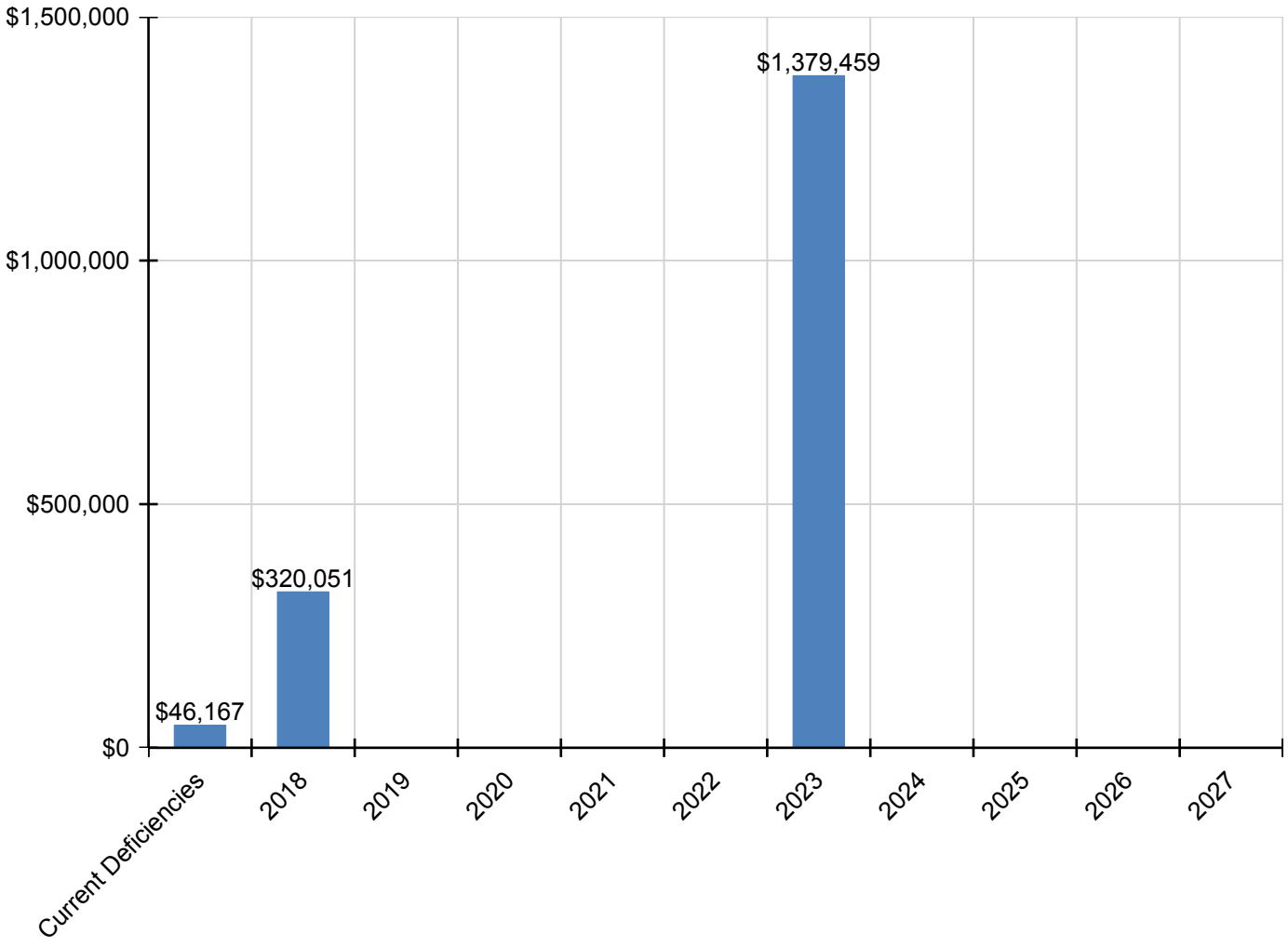
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$46,167**	**$320,051**	**$0**	**$0**	**$0**	**$0**	**$1,379,459**	**$0**	**$0**	**$0**	**$0**	**$1,745,677**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010105 - Built-Up	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$46,167	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$46,167**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$320,051	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$320,051**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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**
D2090 - Other Plumbing Systems - #2 Fuel	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$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	$0	$0	$0	$0	$0	$0	$96,494	$0	$0	$0	$0	**$96,494**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$248,710	$0	$0	$0	$0	**$248,710**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$449,853	$0	$0	$0	$0	**$449,853**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$584,401	$0	$0	$0	$0	**$584,401**
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	$0	$0	**$0**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

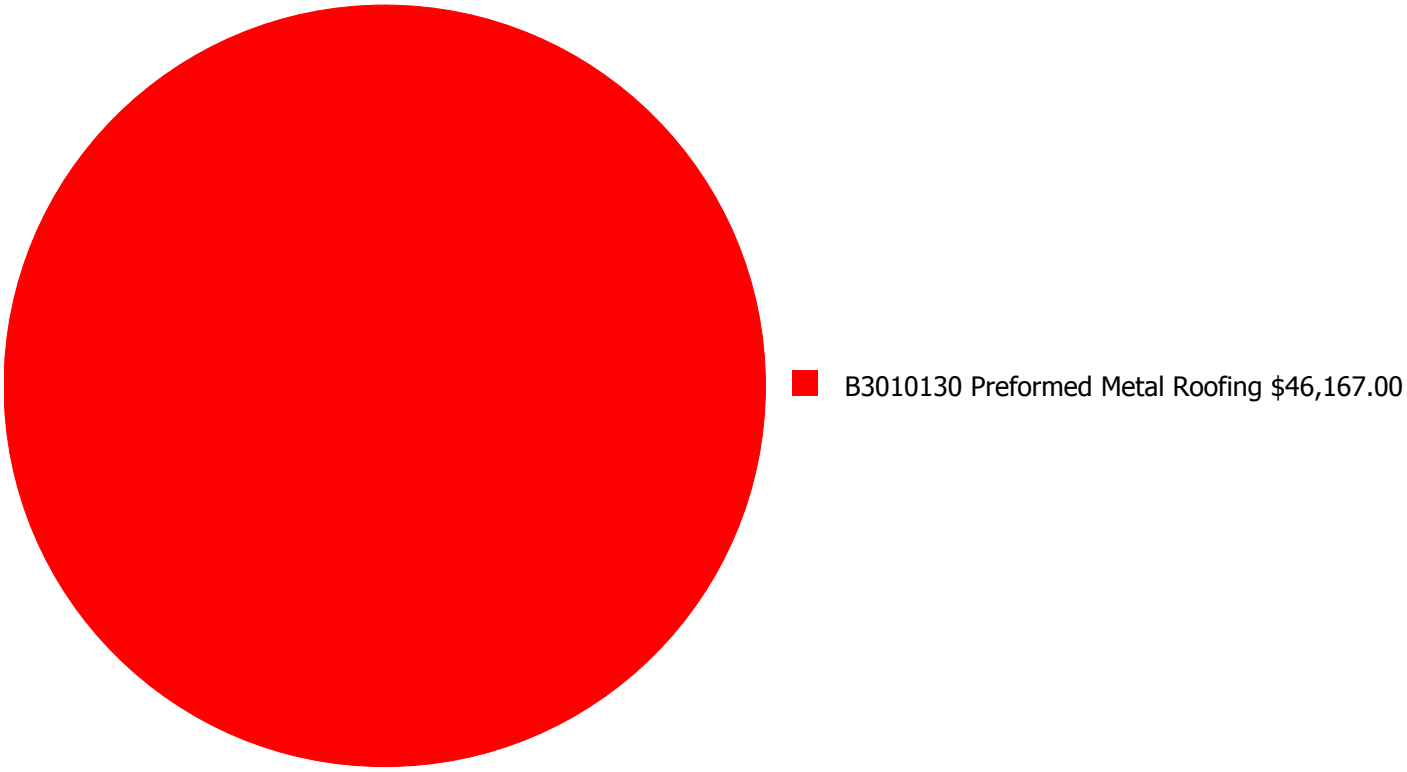
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

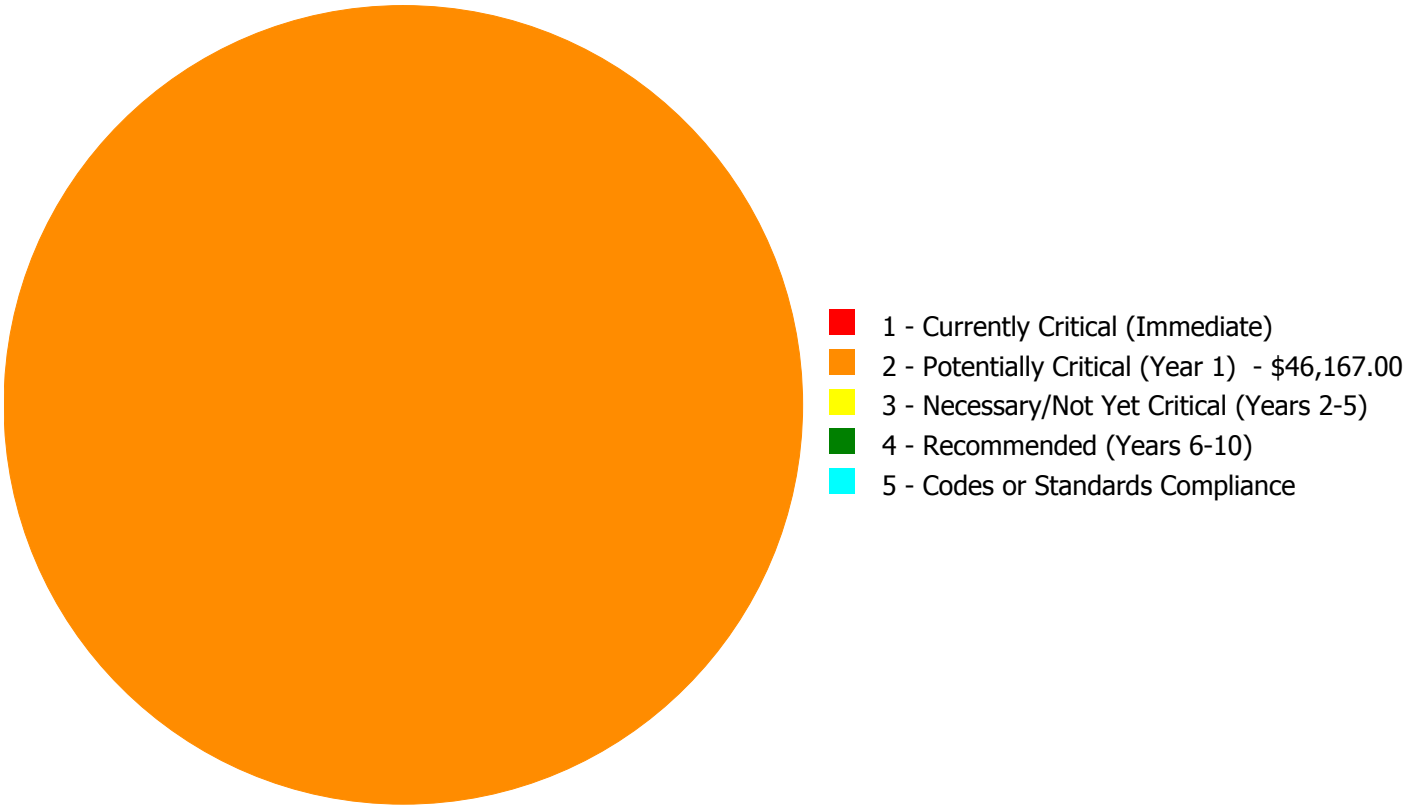
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $46,167.00

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: $46,167.00

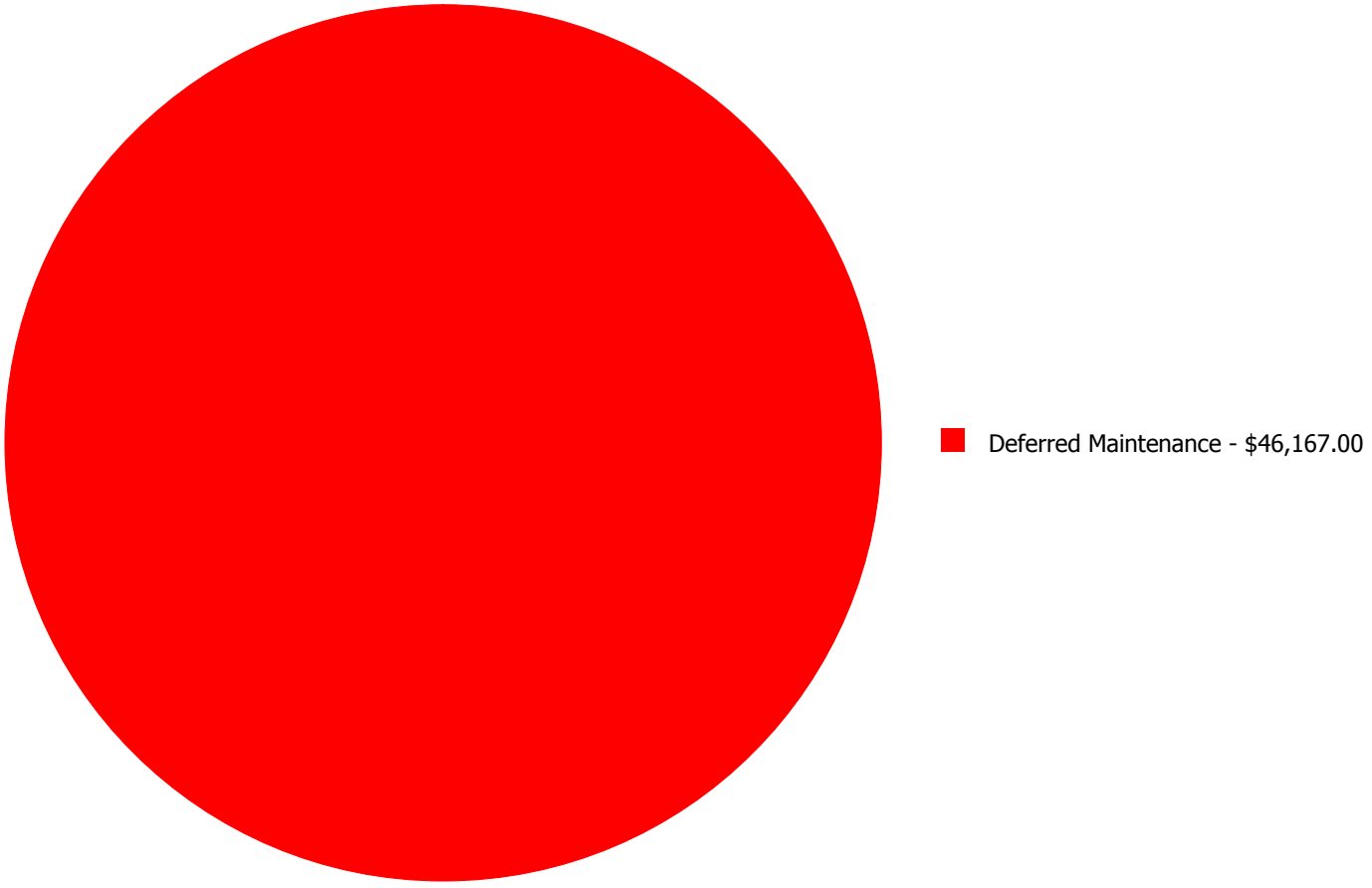
Deficiency By Priority Investment Table

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
B3010130	Preformed Metal Roofing	$0.00	$46,167.00	$0.00	$0.00	$0.00	$46,167.00
	Total:	$0.00	$46,167.00	$0.00	$0.00	$0.00	$46,167.00

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: $46,167.00

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

Priority 2 - Potentially Critical (Year 1):

System: B3010130 - Preformed Metal Roofing

Location:	Roof
Distress:	Failing
Category:	Deferred Maintenance
Priority:	2 - Potentially Critical (Year 1)
Correction:	Minor metal roof panel replacement, 2.5% of roof area
Qty:	2,500.00
Unit of Measure:	S.F.
Estimate:	$46,167.00
Assessor Name:	Eduardo Lopez
Date Created:	12/01/2016

Notes: It has been reported water leaks in different areas with heavy rains and should be repaired.

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):	103,553
Year Built:	2008
Last Renovation:	
Replacement Value:	$3,170,794
Repair Cost:	$757,514.91
Total FCI:	23.89 %
Total RSLI:	57.56 %
FCA Score:	76.11

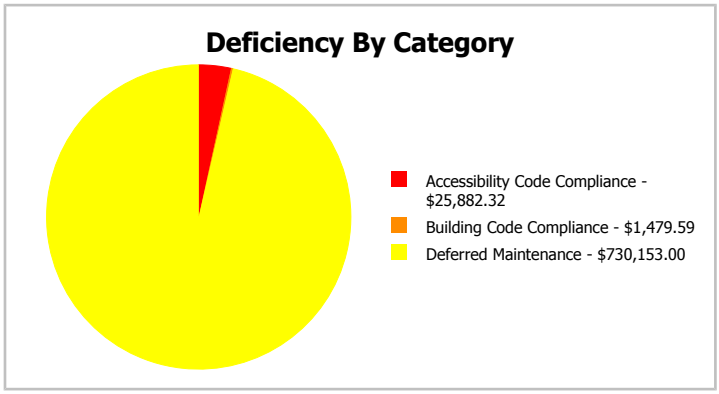
Description:

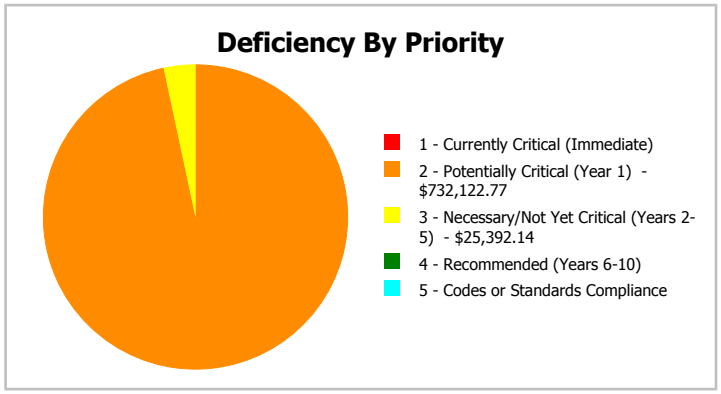
The narrative for this site is included in the Executive Summary Description at the front of this report.

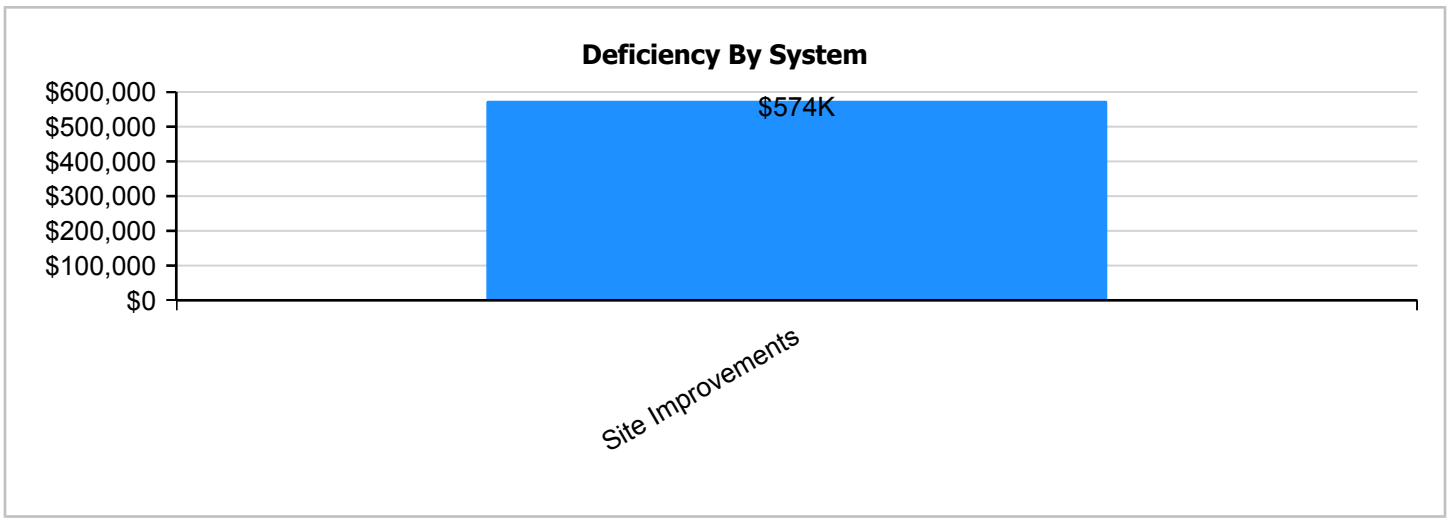
Attributes: This asset has no attributes.

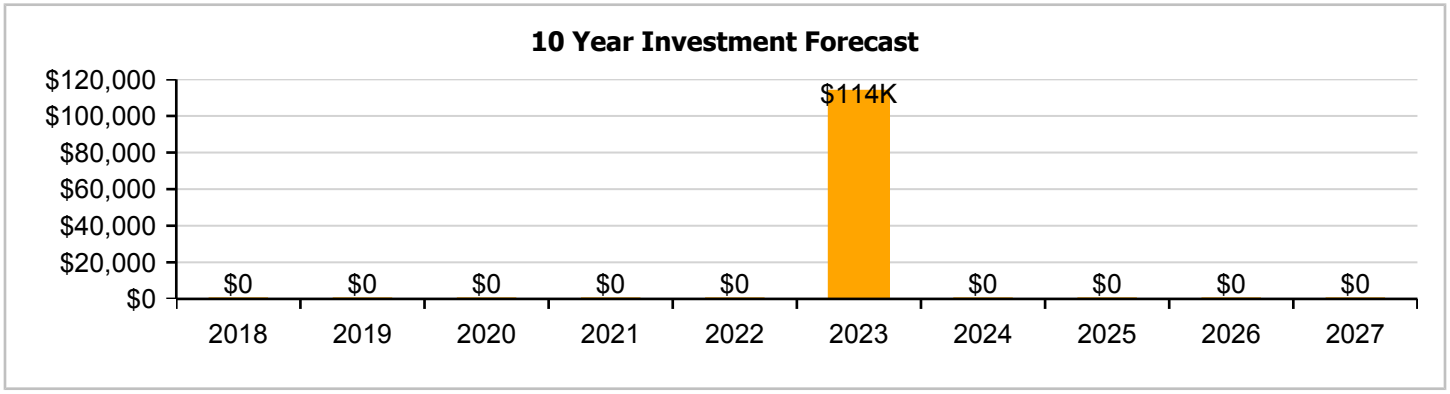
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	103,553
Year Built:	2008	Last Renovation:	
Repair Cost:	$757,515	Replacement Value:	$3,170,794
FCI:	23.89 %	RSLI%:	57.56 %









Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	40.49 %	43.94 %	$757,514.91
G30 - Site Mechanical Utilities	81.53 %	0.00 %	$0.00
G40 - Site Electrical Utilities	70.64 %	0.00 %	$0.00
Totals:	**57.56 %**	**23.89 %**	**$757,514.91**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). Aerial Image of Overhills Elementary School - Mar 03, 2017

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$3.81	S.F.	103,553	25	2008	2033		64.00 %	0.38 %	16		$1,479.59	$394,537
G2020	Parking Lots	$1.33	S.F.	103,553	25	2008	2033		64.00 %	0.36 %	16		$490.18	$137,725
G2030	Pedestrian Paving	$1.91	S.F.	103,553	30	2008	2038		70.00 %	12.84 %	21		$25,392.14	$197,786
G2040105	Fence & Guardrails	$1.23	S.F.	103,553	30	2008	2038		70.00 %	0.00 %	21			$127,370
G2040950	Canopies	$0.44	S.F.	103,553	25	2008	2033		64.00 %	0.00 %	16			$45,563
G2040950	Covered Walkways	$1.52	S.F.	103,553	25	2008	2033		64.00 %	0.00 %	16			$157,401
G2040950	Playing Field	$4.54	S.F.	103,553	20	2008	2028	2016	0.00 %	110.00 %	-1		$517,144.00	$470,131
G2050	Landscaping	$1.87	S.F.	103,553	15	2008	2023	2016	0.00 %	110.00 %	-1		$213,009.00	$193,644
G3010	Water Supply	$2.34	S.F.	103,553	50	2008	2058		82.00 %	0.00 %	41			$242,314
G3020	Sanitary Sewer	$1.45	S.F.	103,553	50	2008	2058		82.00 %	0.00 %	41			$150,152
G3030	Storm Sewer	$4.54	S.F.	103,553	50	2008	2058		82.00 %	0.00 %	41			$470,131
G3060	Fuel Distribution	$0.98	S.F.	103,553	40	2008	2048		77.50 %	0.00 %	31			$101,482
G4010	Electrical Distribution	$2.35	S.F.	103,553	50	2008	2058		82.00 %	0.00 %	41			$243,350
G4020	Site Lighting	$1.47	S.F.	103,553	30	2008	2038		70.00 %	0.00 %	21			$152,223
G4030	Site Communications & Security	$0.84	S.F.	103,553	15	2008	2023		40.00 %	0.00 %	6			$86,985
								Total	**57.56 %**	**23.89 %**			**$757,514.91**	**$3,170,794**

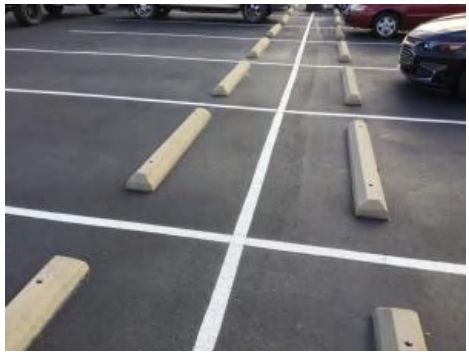
System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: G2010 - Roadways

Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving

Note:

System: G2040105 - Fence & Guardrails

Note:

System: G2040950 - Canopies

Note:

System: G2040950 - Covered Walkways

Note:

System: G2040950 - Playing Field

Note:

System: G2050 - Landscaping

Note:

System: G3010 - Water Supply

Note:

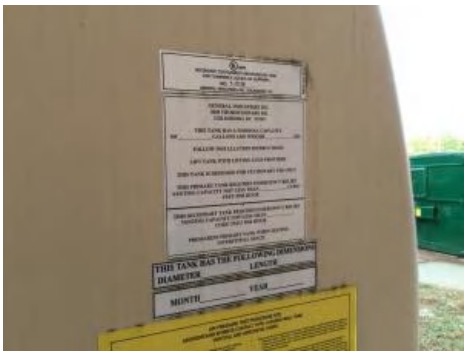
System: G3020 - Sanitary Sewer

Note:

System: G3030 - Storm Sewer

Note:

System: G3060 - Fuel Distribution



Note:

System: G4010 - Electrical Distribution

Note:

System: G4020 - Site Lighting

Note:

System: G4030 - Site Communications & Security

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

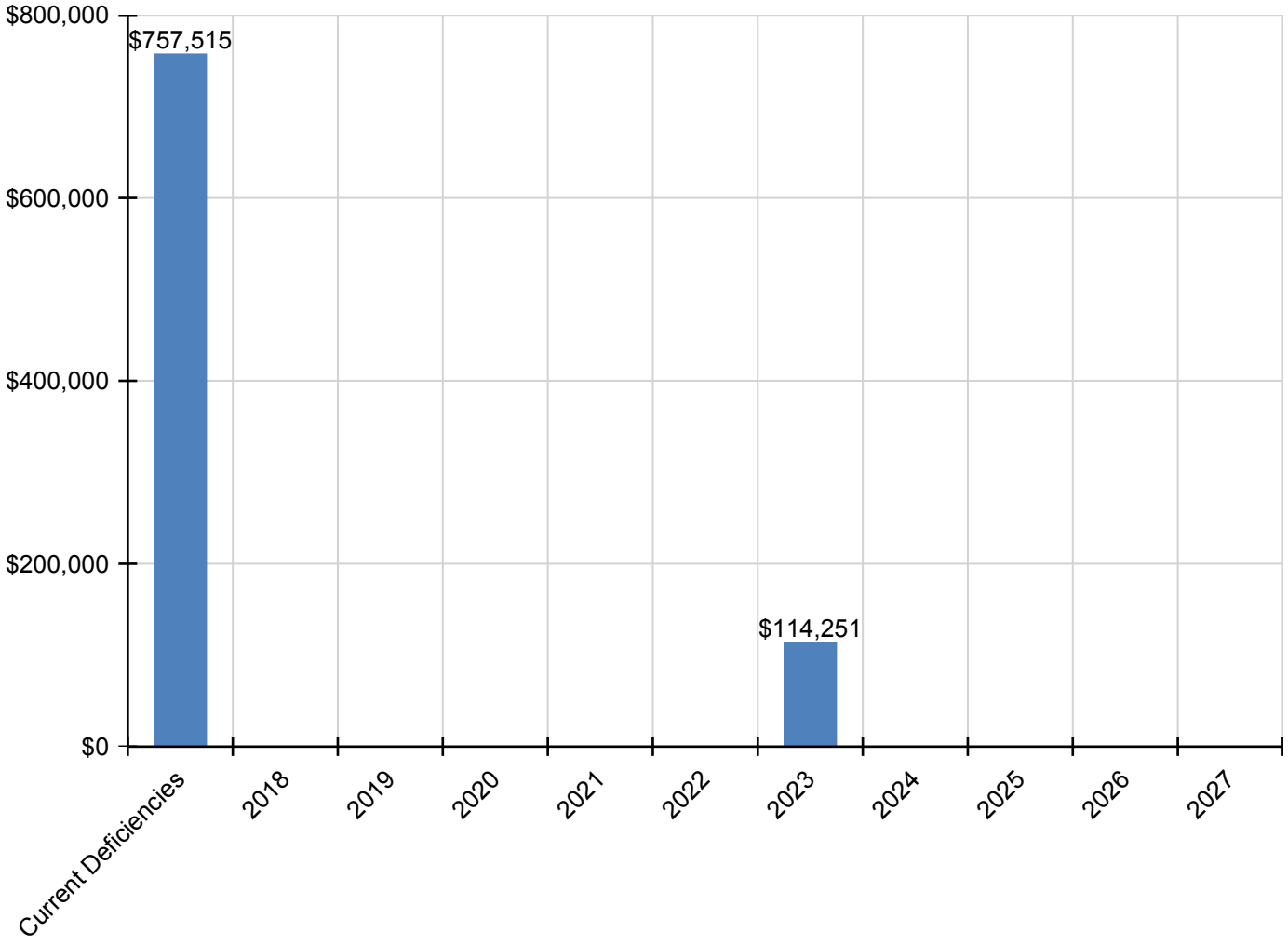
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$757,515**	**$0**	**$0**	**$0**	**$0**	**$0**	**$114,251**	**$0**	**$0**	**$0**	**$0**	**$871,765**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$1,480	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,480**
G2020 - Parking Lots	$490	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$490**
G2030 - Pedestrian Paving	$25,392	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$25,392**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Covered Walkways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Playing Field	$517,144	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$517,144**
G2050 - Landscaping	$213,009	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$213,009**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communications & Security	$0	$0	$0	$0	$0	$0	$114,251	$0	$0	$0	$0	**$114,251**

** Indicates non-renewable system*

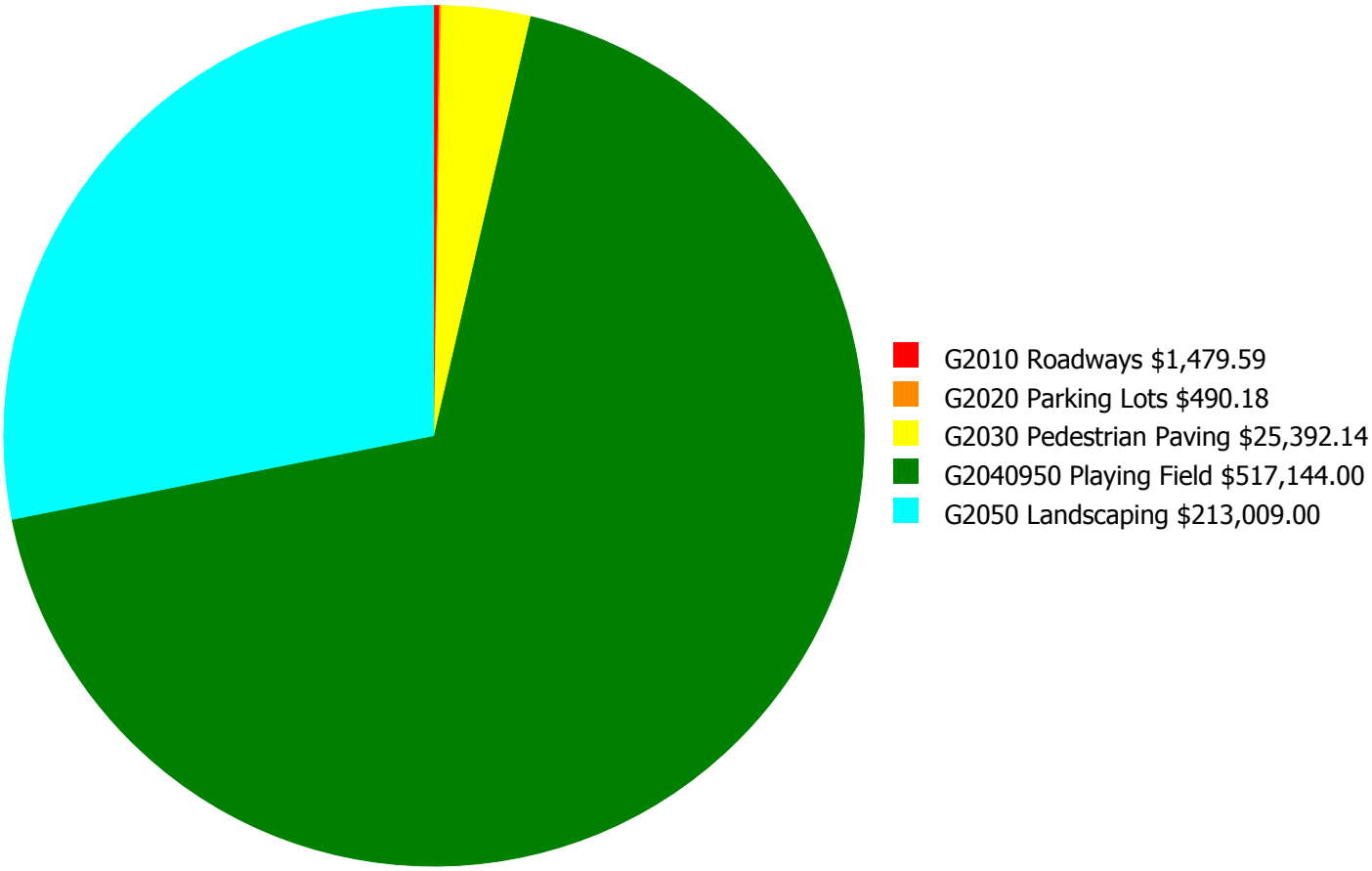
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

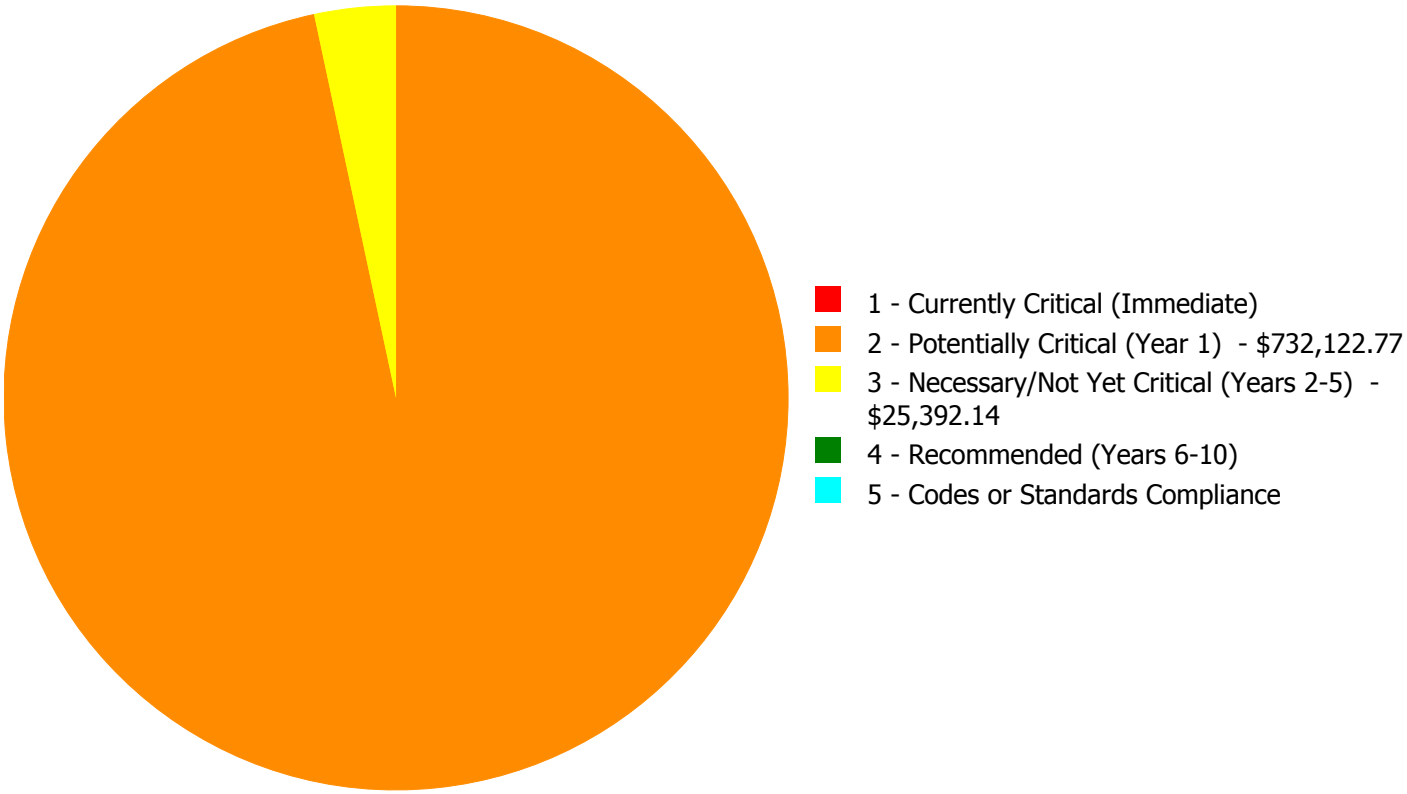
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $757,514.91

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: $757,514.91

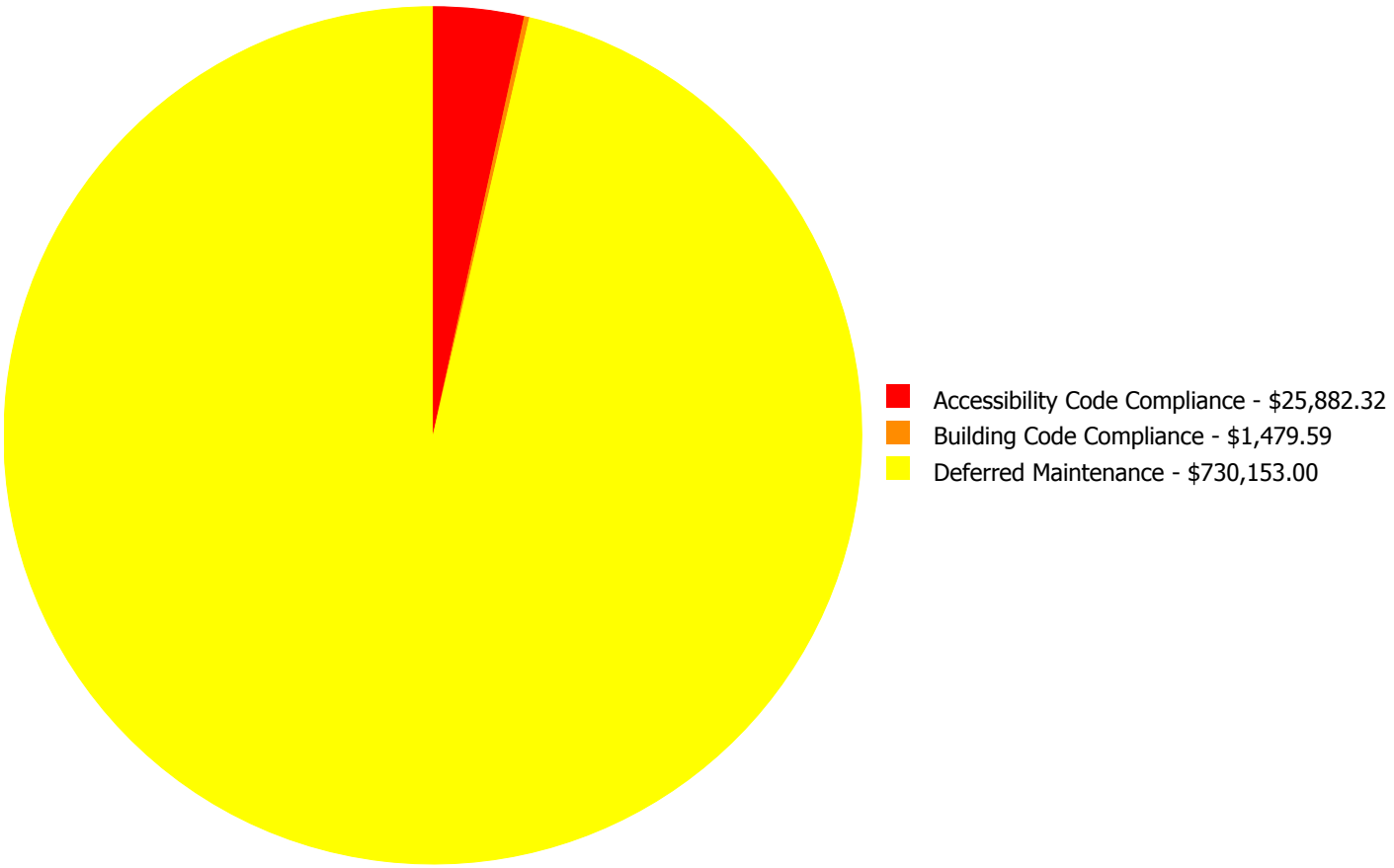
Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
G2010	Roadways	$0.00	$1,479.59	$0.00	$0.00	$0.00	$1,479.59
G2020	Parking Lots	$0.00	$490.18	$0.00	$0.00	$0.00	$490.18
G2030	Pedestrian Paving	$0.00	$0.00	$25,392.14	$0.00	$0.00	$25,392.14
G2040950	Playing Field	$0.00	$517,144.00	$0.00	$0.00	$0.00	$517,144.00
G2050	Landscaping	$0.00	$213,009.00	$0.00	$0.00	$0.00	$213,009.00
	Total:	$0.00	$732,122.77	$25,392.14	$0.00	$0.00	$757,514.91

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: $757,514.91

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

Priority 2 - Potentially Critical (Year 1):

System: G2010 - Roadways

Location: Front of Building
Distress: Missing
Category: Building Code Compliance
Priority: 2 - Potentially Critical (Year 1)
Correction: Fire lane marking; incl. curb painting and with the words "No Parking, Fire Lane" painted in black
Qty: 500.00
Unit of Measure: L.F.
Estimate: $1,479.59
Assessor Name: Terence Davis
Date Created: 12/01/2016

Notes: Fire lane markings are missing and should be provided to maintain it free of obstruction at all times for emergency vehicles. Provide Fire lane markings per Local Code requirements.

System: G2020 - Parking Lots

Location: Rear Parking Lot
Distress: Missing
Category: Accessibility Code Compliance
Priority: 2 - Potentially Critical (Year 1)
Correction: Add handicap parking space, incl. pavement markings, sign and post
Qty: 1.00
Unit of Measure: Ea.
Estimate: $490.18
Assessor Name: Terence Davis
Date Created: 12/07/2016

Notes: The parking area designated for employees is missing a designated handicap parking space and should be provided per ADA standards.

System: G2040950 - Playing Field

Location: Playing Field
Distress: Inadequate
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 103,553.00
Unit of Measure: S.F.
Estimate: $517,144.00
Assessor Name: Terence Davis
Date Created: 12/01/2016

Notes: The playing field is in poor conditions, and should be re-sodded to prevent further erosion.

System: G2050 - Landscaping

Location: Site
Distress: Inadequate
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 103,553.00
Unit of Measure: S.F.
Estimate: $213,009.00
Assessor Name: Terence Davis
Date Created: 12/01/2016

Notes: Landscape is minimum with many areas completely eroded away, causing sediments to accumulate at lower levels including; playgrounds, playing field, parking lots and into storm sewer system. Landscape should be provided.

Priority 3 - Necessary/Not Yet Critical (Years 2-5):

System: G2030 - Pedestrian Paving

Location: Playground and Playing Field
Distress: Missing
Category: Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Remove and replace concrete sidewalk, 4' wide
Qty: 500.00
Unit of Measure: L.F.
Estimate: $25,392.14
Assessor Name: Terence Davis
Date Created: 12/01/2016

Notes: An accessible route from the building to the playing area is missing. Provide accessible route to comply with ADA standards.

NC School District/430 Harnett County/Elementary School

South Harnett Elementary

Draft

Campus Assessment Report

March 8, 2017

PARSONS

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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):	75,757
Year Built:	1956
Last Renovation:	
Replacement Value:	$15,920,420
Repair Cost:	$3,199,527.90
Total FCI:	20.10 %
Total RSLI:	36.39 %
FCA Score:	79.90

Description:

GENERAL:
South Harnett Elementary is located at 8335 NC 210 South in Bunnlevel, North Carolina. The 1 story, 75,757 square foot building was originally constructed in 1956 There have been 2 additions. In addition to the main building, the campus contains a 1974 classroom addition and a 1996 multi-purpose addition.

This report contains condition and adequacy data collected during the 2016 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site and building elements.

A. SUBSTRUCTURE
The building rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations. The building does not have a basement .

B. SUPERSTRUCTURE
Floor construction is concrete. Roof construction is steel. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are steel frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope single ply membrane . Roof opening include skylights and roof hatch doors. Most building entrances appear to comply with ADA requirements.

C. INTERIORS
Interior partitions are typically CMU. Interior doors are generally solid core wood with hollow steel frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, toilet accessories, storage shelving, handrails, fabricated toilet partitions. 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 plaster. Ceiling finishes in assignable areas are typically suspended acoustical tile.

CONVEYING:
The building does not include conveying equipment. Conveying equipment includes no hydraulic elevators, and no wheelchair lifts.

D. SERVICES
PLUMBING:
Plumbing fixtures are typically non-low-flow water fixtures with manual control valves. Domestic water distribution is combination of copper and galvanized steel with gas hot water heating. Sanitary waste system is cast iron and plastic. Rain water drainage system is external with roof drains.

HVAC:
Heating is provided by 2 gas fired boilers. Cooling is supplied by 1 air cooled chillers. The heating/cooling distribution system is a ductwork system utilizing air handling units. Fresh air is supplied by air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system. This building does not have a locally controlled Building Automation System.

FIRE PROTECTION:
The building does not have a fire sprinkler system. The building does have additional fire suppression system in the kitchen. Standpipes are not included within fire stairs. 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, recessed and surface type, fluorescent and LED light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and near stairways and are typically illuminated.

COMMUNICATIONS AND SECURITY:
The fire alarm system consists of audible/visual strobe annunciators in common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are 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 building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is not 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.

E. EQUIPMENT & FURNISHINGS:
This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage, audio-visual, vehicle equipment, fixed casework, window treatment, floor grilles and mats, and multiple seating furnishings.

G.
SITE
Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, play areas, and fencing. Site mechanical and electrical features include water, sewer, propane, natural gas, and site lighting.

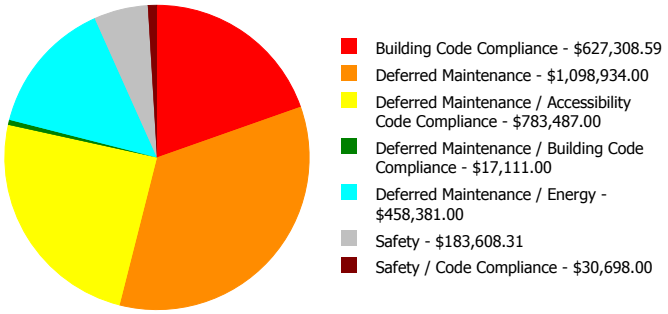
Attributes:

General Attributes:			
Condition Assessor:	Matt Mahaffey	Assessment Date:	
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:	Harnett - Overhills HS	LEA School No.:	430-376
No. of Mobile Units:	0	No. of Bldgs.:	3
SF of Mobile Units:	0	Status:	Active
School Grades:	3-5	Site Acreage:	18.8

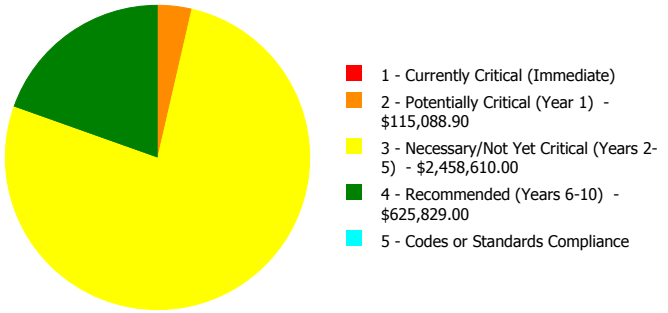
Campus Dashboard Summary

Gross Area:	75,757		
Year Built:	1956	Last Renovation:	
Repair Cost:	$3,199,528	Replacement Value:	$15,920,420
FCI:	20.10 %	RSLI%:	36.39 %

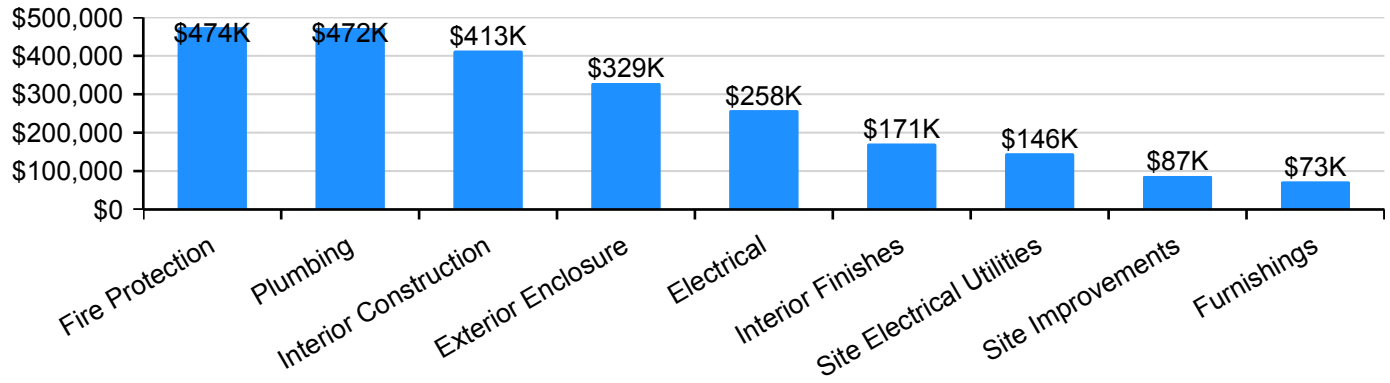
Deficiency By Category



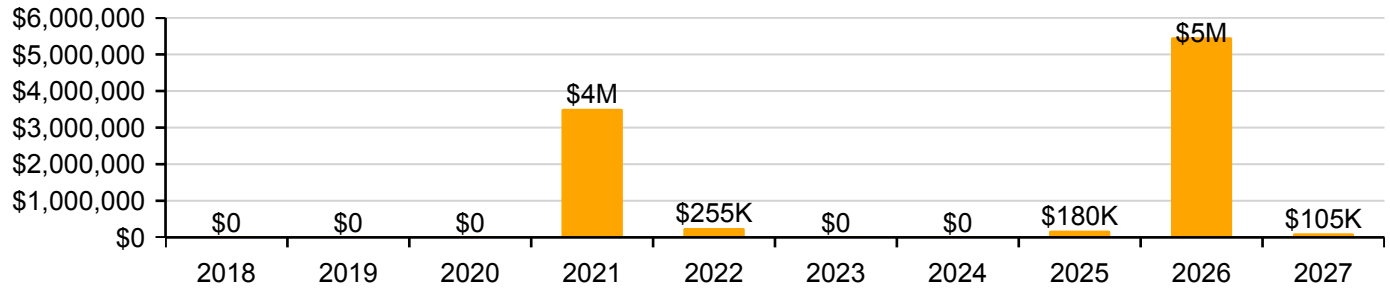
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Campus Condition Summary

The Table below shows the RSLI and FCI for each major system shown at the UNIFORMAT II classification Level 2. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

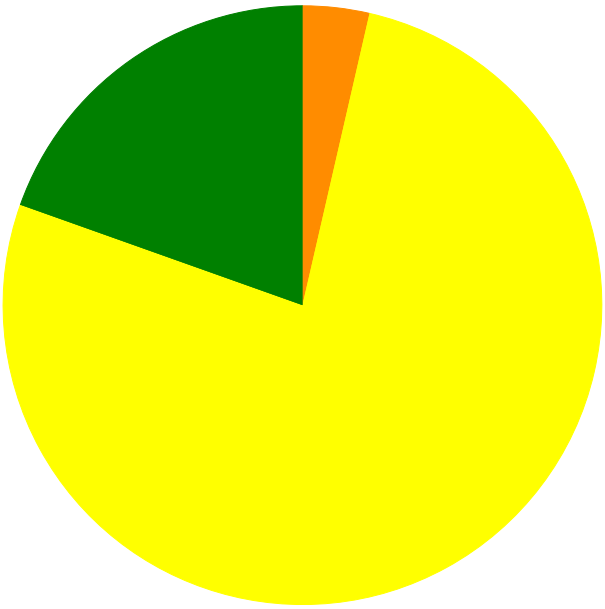
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	60.84 %	0.00 %	$0.00
B10 - Superstructure	60.84 %	0.00 %	$0.00
B20 - Exterior Enclosure	36.61 %	29.48 %	$434,561.00
B30 - Roofing	44.71 %	0.00 %	$0.00
C10 - Interior Construction	27.73 %	31.84 %	$545,408.00
C30 - Interior Finishes	34.20 %	12.11 %	$225,960.00
D20 - Plumbing	15.29 %	56.24 %	$623,453.00
D30 - HVAC	38.83 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$625,829.00
D50 - Electrical	43.17 %	16.17 %	$340,777.00
E10 - Equipment	20.00 %	0.00 %	$0.00
E20 - Furnishings	15.97 %	22.14 %	$95,953.00
G20 - Site Improvements	23.67 %	9.37 %	$115,088.90
G30 - Site Mechanical Utilities	58.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	29.25 %	54.53 %	$192,498.00
Totals:	**36.39 %**	**20.10 %**	**$3,199,527.90**

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
1956 Main	26,000	25.79	$0.00	$0.00	$1,003,288.00	$214,786.00	$0.00
1974 Classrooms	15,250	50.30	$0.00	$0.00	$1,262,824.00	$125,981.00	$0.00
1996 Multi-purpose	34,507	4.58	$0.00	$0.00	$0.00	$285,062.00	$0.00
Site	75,757	13.90	$0.00	$115,088.90	$192,498.00	$0.00	$0.00
Total:		**20.10**	**$0.00**	**$115,088.90**	**$2,458,610.00**	**$625,829.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $3,199,527.90

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):	26,000
Year Built:	1956
Last Renovation:	
Replacement Value:	$4,723,420
Repair Cost:	$1,218,074.00
Total FCI:	25.79 %
Total RSLI:	34.05 %
FCA Score:	74.21

Description:

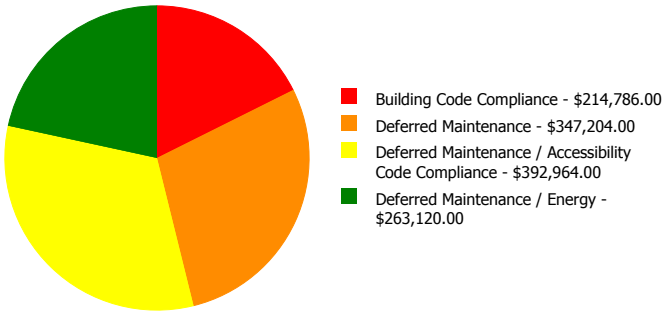
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

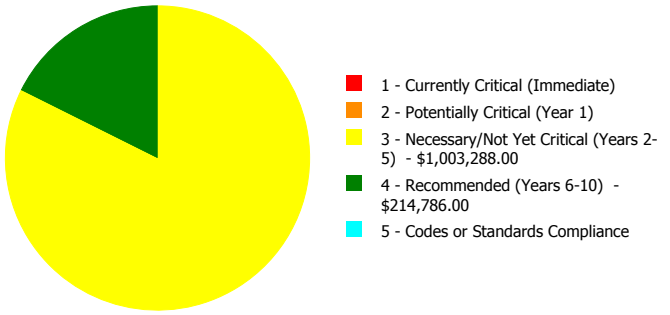
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	26,000
Year Built:	1956	Last Renovation:	
Repair Cost:	$1,218,074	Replacement Value:	$4,723,420
FCI:	25.79 %	RSLI%:	34.05 %

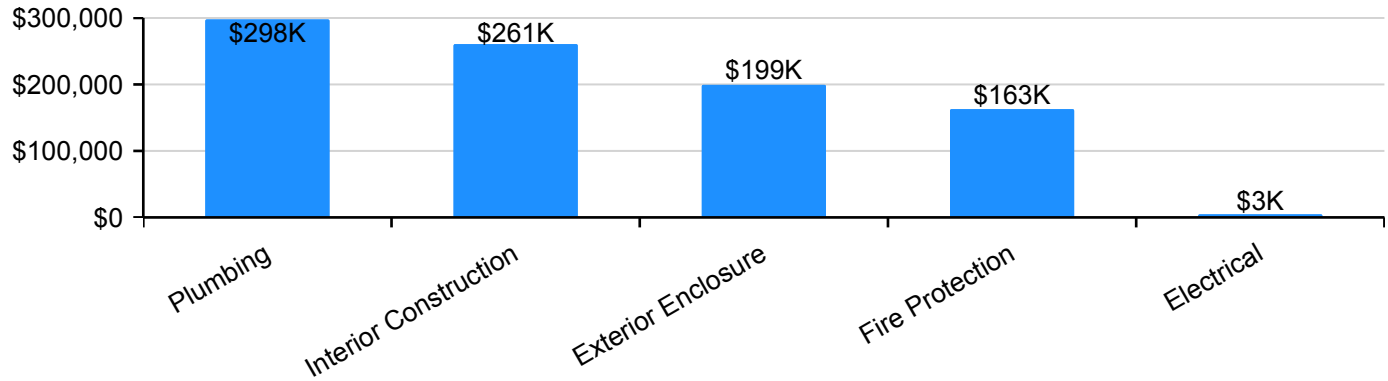
Deficiency By Category



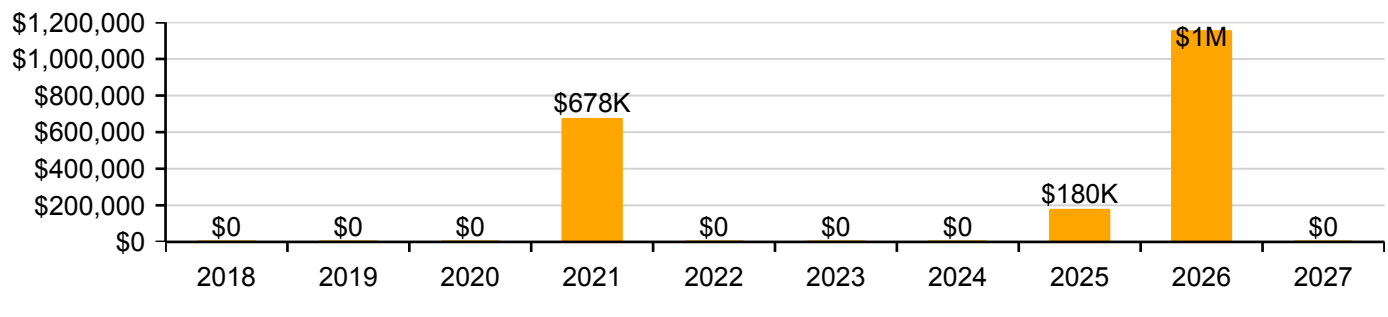
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	39.00 %	0.00 %	$0.00
B10 - Superstructure	39.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	20.09 %	52.00 %	$263,120.00
B30 - Roofing	45.44 %	0.00 %	$0.00
C10 - Interior Construction	8.74 %	58.48 %	$343,772.00
C30 - Interior Finishes	43.12 %	0.00 %	$0.00
D20 - Plumbing	0.00 %	110.00 %	$392,964.00
D30 - HVAC	51.39 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$214,786.00
D50 - Electrical	64.77 %	0.47 %	$3,432.00
E10 - Equipment	20.00 %	0.00 %	$0.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
Totals:	**34.05 %**	**25.79 %**	**$1,218,074.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). North Elevation - Mar 03, 2017

2). East Elevation - Mar 03, 2017

3). South Elevation - Mar 03, 2017

4). West Elevation - Mar 03, 2017

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.70	S.F.	26,000	100	1956	2056		39.00 %	0.00 %	39			$122,200
A1030	Slab on Grade	$8.26	S.F.	26,000	100	1956	2056		39.00 %	0.00 %	39			$214,760
B1010	Floor Construction	$1.61	S.F.	26,000	100	1956	2056		39.00 %	0.00 %	39			$41,860
B1020	Roof Construction	$15.44	S.F.	26,000	100	1956	2056		39.00 %	0.00 %	39			$401,440
B2010	Exterior Walls	$9.24	S.F.	26,000	100	1956	2056		39.00 %	0.00 %	39			$240,240
B2020	Exterior Windows	$9.20	S.F.	26,000	30	1956	1986		0.00 %	110.00 %	-31		$263,120.00	$239,200
B2030	Exterior Doors	$1.02	S.F.	26,000	30	1996	2026		30.00 %	0.00 %	9			$26,520
B3010120	Single Ply Membrane	$6.98	S.F.	26,000	20	2006	2026		45.00 %	0.00 %	9			$181,480
B3020	Roof Openings	$0.29	S.F.	26,000	25	2006	2031		56.00 %	0.00 %	14			$7,540
C1010	Partitions	$10.59	S.F.	26,000	75	1956	2031		18.67 %	0.00 %	14			$275,340
C1020	Interior Doors	$2.48	S.F.	26,000	30	1956	1986		0.00 %	110.00 %	-31		$70,928.00	$64,480
C1030	Fittings	$9.54	S.F.	26,000	20	1996	2016		0.00 %	110.00 %	-1		$272,844.00	$248,040
C3010	Wall Finishes	$2.73	S.F.	26,000	10	2011	2021		40.00 %	0.00 %	4			$70,980
C3020	Floor Finishes	$11.15	S.F.	26,000	20	2011	2031		70.00 %	0.00 %	14			$289,900
C3030	Ceiling Finishes	$10.74	S.F.	26,000	25	1996	2021		16.00 %	0.00 %	4			$279,240
D2010	Plumbing Fixtures	$11.26	S.F.	26,000	30	1956	1986		0.00 %	110.00 %	-31		$322,036.00	$292,760
D2020	Domestic Water Distribution	$0.96	S.F.	26,000	30	1956	1986		0.00 %	110.00 %	-31		$27,456.00	$24,960
D2030	Sanitary Waste	$1.52	S.F.	26,000	30	1956	1986		0.00 %	110.00 %	-31		$43,472.00	$39,520
D3020	Heat Generating Systems	$4.98	S.F.	26,000	30	1995	2025		26.67 %	0.00 %	8			$129,480
D3030	Cooling Generating Systems	$5.16	S.F.	26,000	25	2007	2032		60.00 %	0.00 %	15			$134,160
D3040	Distribution Systems	$6.02	S.F.	26,000	30	1996	2026		30.00 %	0.00 %	9			$156,520
D3050	Terminal & Package Units	$2.96	S.F.	26,000	15	2016	2031		93.33 %	0.00 %	14			$76,960
D3060	Controls & Instrumentation	$1.91	S.F.	26,000	20	2016	2036		95.00 %	0.00 %	19			$49,660
D4010	Sprinklers	$4.14	S.F.	26,000	20			2016	0.00 %	110.00 %	-1		$118,404.00	$107,640
D4020	Standpipes	$3.37	S.F.	26,000	20			2016	0.00 %	110.00 %	-1		$96,382.00	$87,620
D5010	Electrical Service/Distribution	$1.65	S.F.	26,000	40	1996	2036		47.50 %	0.00 %	19			$42,900
D5020	Branch Wiring	$4.99	S.F.	26,000	30	1996	2026		30.00 %	0.00 %	9			$129,740
D5020	Lighting	$11.64	S.F.	26,000	30	2013	2043		86.67 %	0.00 %	26			$302,640
D5030810	Security & Detection Systems	$1.83	S.F.	26,000	15	2011	2026		60.00 %	0.00 %	9			$47,580
D5030910	Fire Alarm Systems	$3.31	S.F.	26,000	15	2011	2026		60.00 %	0.00 %	9			$86,060
D5030920	Data Communication	$4.30	S.F.	26,000	15	2011	2026		60.00 %	0.00 %	9			$111,800
D5090	Other Electrical Systems	$0.12	S.F.	26,000	20	1996	2016		0.00 %	110.00 %	-1		$3,432.00	$3,120
E1090	Other Equipment	$1.86	S.F.	26,000	20	2001	2021		20.00 %	0.00 %	4			$48,360
E2010	Fixed Furnishings	$5.72	S.F.	26,000	20	1996	2016	2021	20.00 %	0.00 %	4			$148,720
								Total	**34.05 %**	**25.79 %**			**$1,218,074.00**	**$4,723,420**

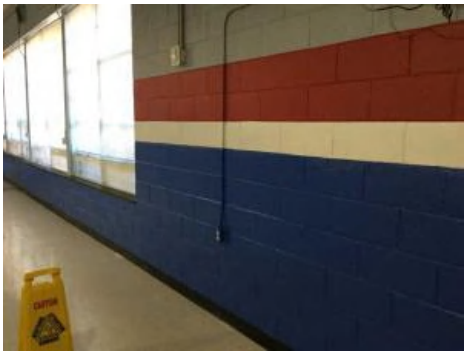
System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls

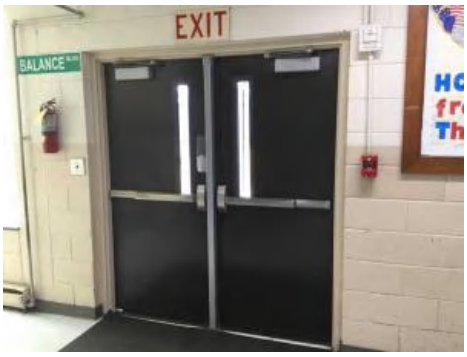


Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors



Note:

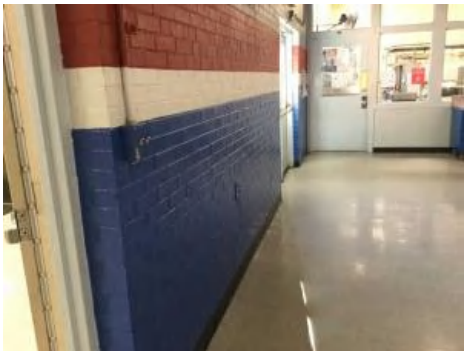
System: B3010120 - Single Ply Membrane

Note:

System: B3020 - Roof Openings

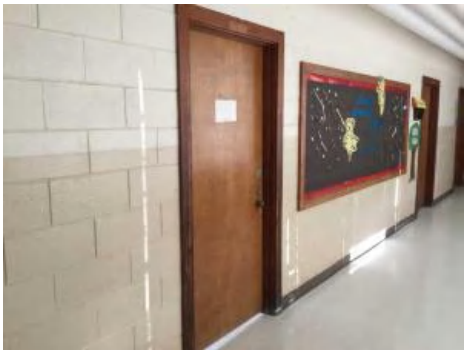
Note:

System: C1010 - Partitions



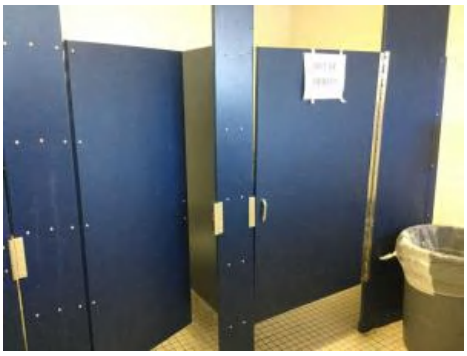
Note:

System: C1020 - Interior Doors



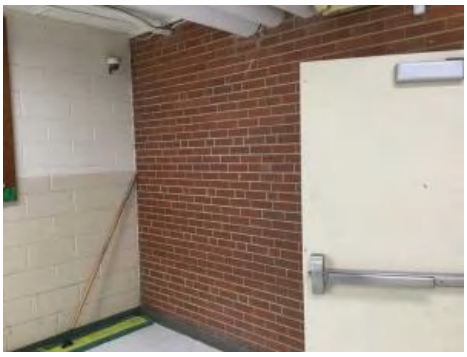
Note:

System: C1030 - Fittings



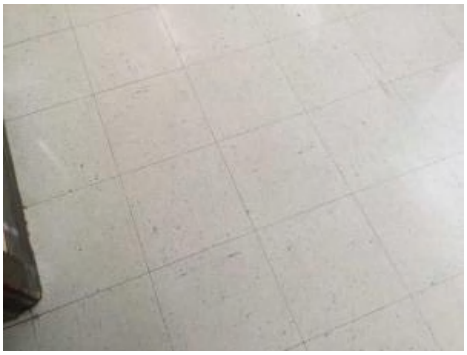
Note:

System: C3010 - Wall Finishes



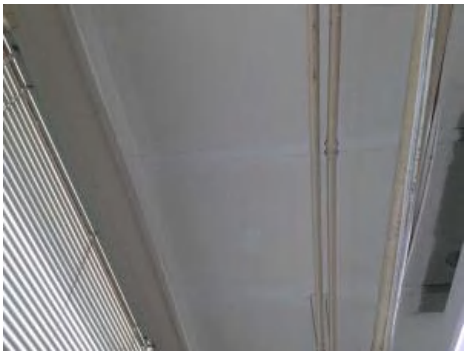
Note:

System: C3020 - Floor Finishes



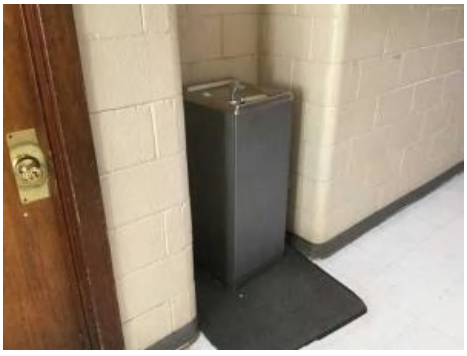
Note:

System: C3030 - Ceiling Finishes



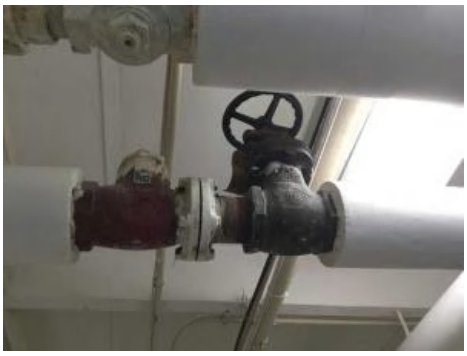
Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste

Note:

System: D3020 - Heat Generating Systems

Note:

System: D3030 - Cooling Generating Systems

Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

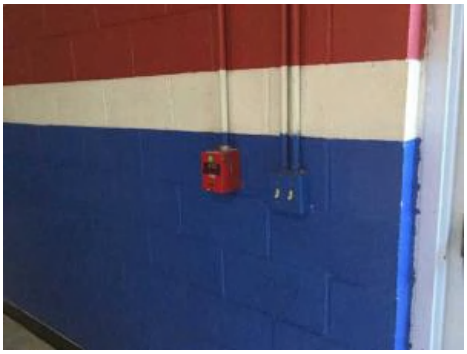
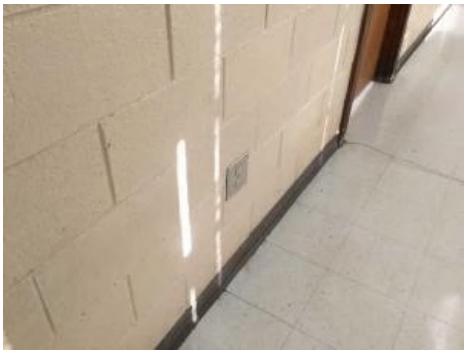
System: D3060 - Controls & Instrumentation

Note:

System: D5010 - Electrical Service/Distribution

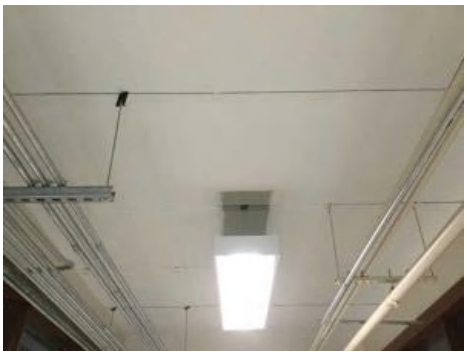
Note:

System: D5020 - Branch Wiring

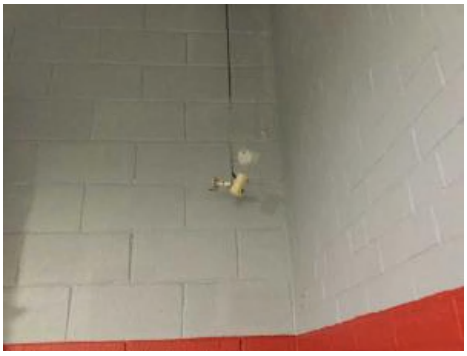
Note:

System: D5020 - Lighting



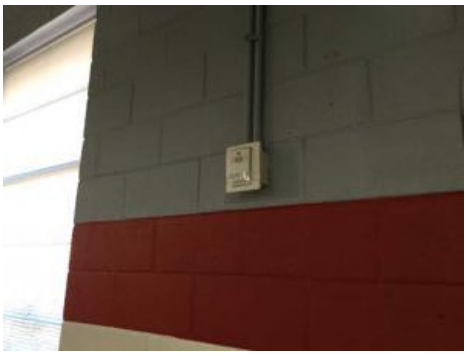
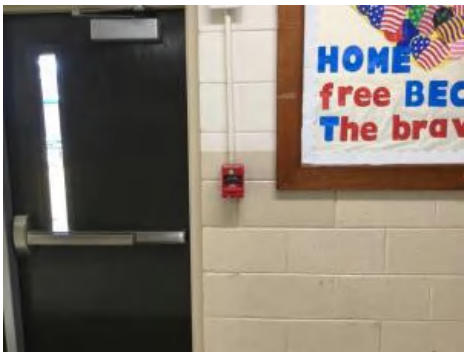
Note:

System: D5030810 - Security & Detection Systems



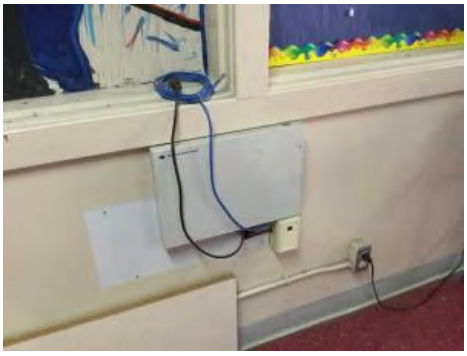
Note:

System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication



Note:

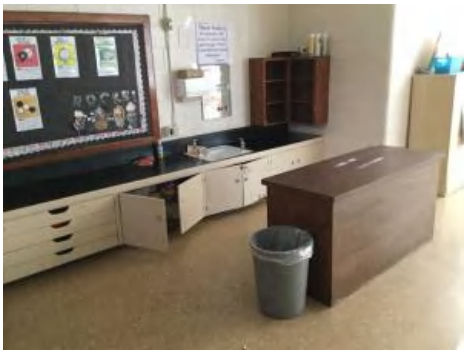
System: D5090 - Other Electrical Systems

Note:

System: E1090 - Other Equipment

Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

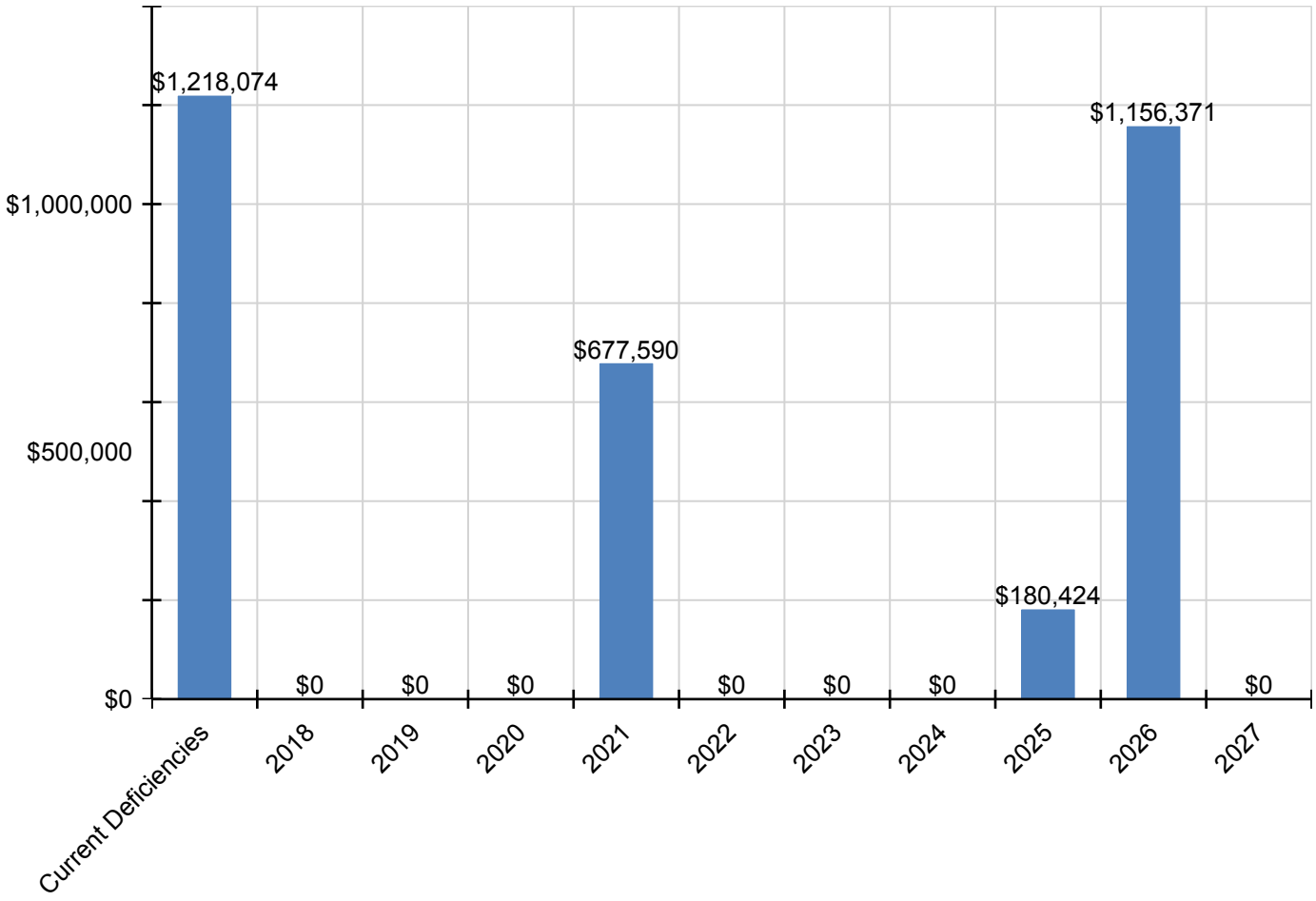
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$1,218,074**	**$0**	**$0**	**$0**	**$677,590**	**$0**	**$0**	**$0**	**$180,424**	**$1,156,371**	**$0**	**$3,232,458**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$263,120	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$263,120**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$38,063	$0	**$38,063**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$0	$0	$0	$355,185	$0	**$355,185**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$70,928	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$70,928**
C1030 - Fittings	$272,844	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$272,844**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$87,877	$0	$0	$0	$0	$0	$0	**$87,877**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$345,716	$0	$0	$0	$0	$0	$0	**$345,716**

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	$322,036	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$322,036**
D2020 - Domestic Water Distribution	$27,456	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$27,456**
D2030 - Sanitary Waste	$43,472	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$43,472**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$180,424	$0	$0	**$180,424**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$224,645	$0	**$224,645**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$118,404	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$118,404**
D4020 - Standpipes	$96,382	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$96,382**
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	$186,209	$0	**$186,209**
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	$68,289	$0	**$68,289**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$123,518	$0	**$123,518**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$160,461	$0	**$160,461**
D5090 - Other Electrical Systems	$3,432	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,432**
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**
E1090 - Other Equipment	$0	$0	$0	$0	$59,873	$0	$0	$0	$0	$0	$0	**$59,873**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$184,124	$0	$0	$0	$0	$0	$0	**$184,124**

** Indicates non-renewable system*

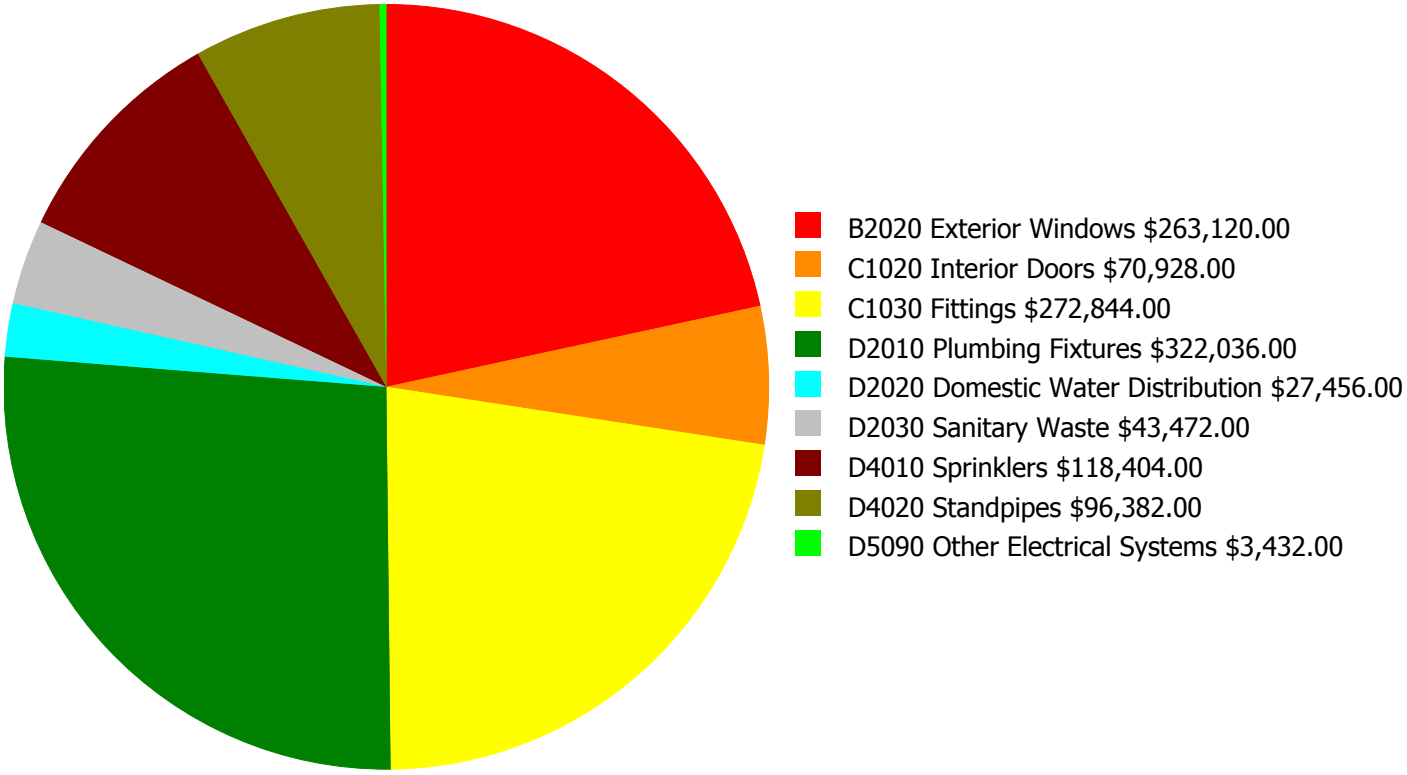
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

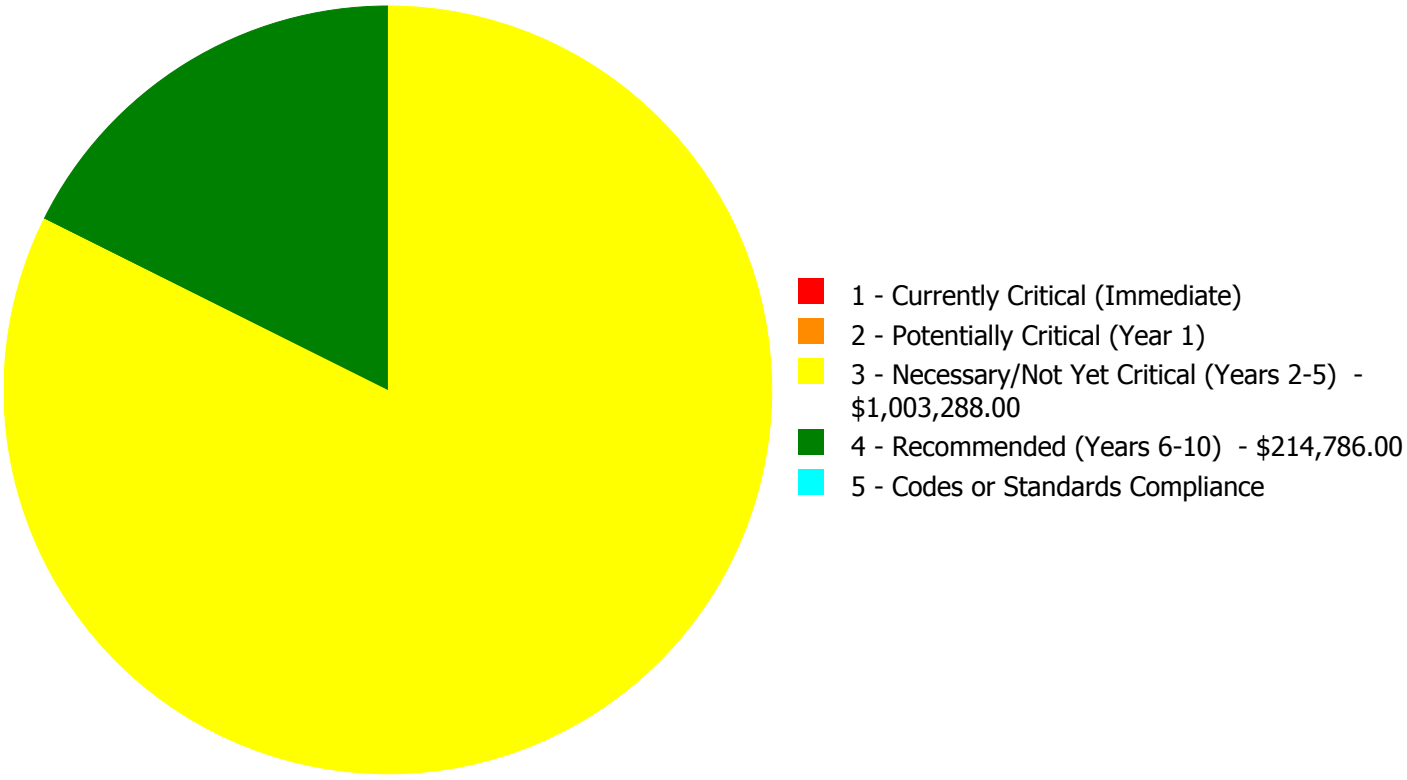
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $1,218,074.00

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: $1,218,074.00

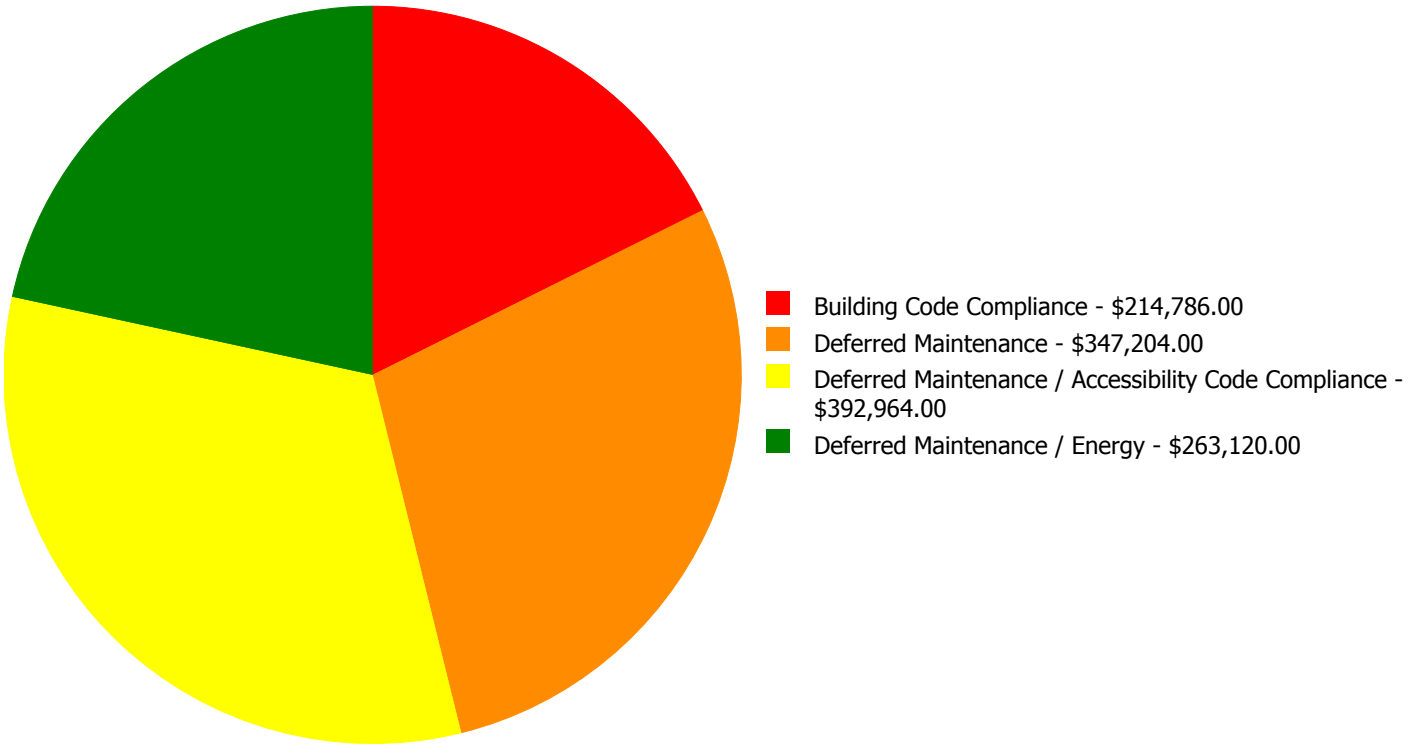
Deficiency By Priority Investment Table

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	$263,120.00	$0.00	$0.00	$263,120.00
C1020	Interior Doors	$0.00	$0.00	$70,928.00	$0.00	$0.00	$70,928.00
C1030	Fittings	$0.00	$0.00	$272,844.00	$0.00	$0.00	$272,844.00
D2010	Plumbing Fixtures	$0.00	$0.00	$322,036.00	$0.00	$0.00	$322,036.00
D2020	Domestic Water Distribution	$0.00	$0.00	$27,456.00	$0.00	$0.00	$27,456.00
D2030	Sanitary Waste	$0.00	$0.00	$43,472.00	$0.00	$0.00	$43,472.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$118,404.00	$0.00	$118,404.00
D4020	Standpipes	$0.00	$0.00	$0.00	$96,382.00	$0.00	$96,382.00
D5090	Other Electrical Systems	$0.00	$0.00	$3,432.00	$0.00	$0.00	$3,432.00
	Total:	$0.00	$0.00	$1,003,288.00	$214,786.00	$0.00	$1,218,074.00

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: $1,218,074.00

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

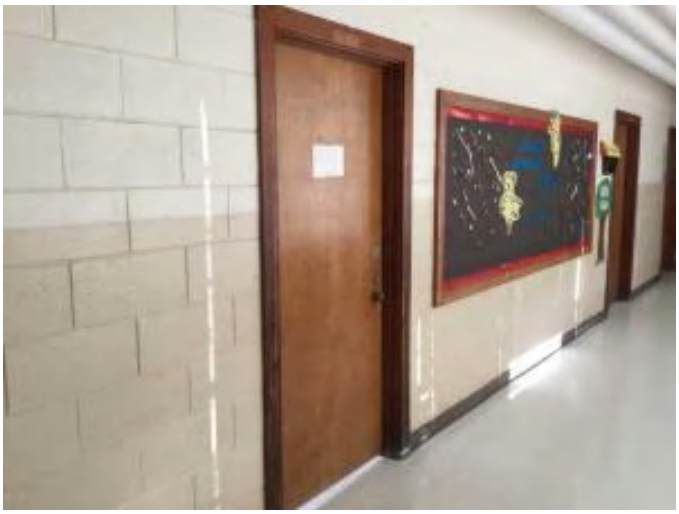
Priority 3 - Necessary/Not Yet Critical (Years 2-5):

System: B2020 - Exterior Windows

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 26,000.00
Unit of Measure: S.F.
Estimate: $263,120.00
Assessor Name: Matt Mahaffey
Date Created: 12/08/2016

Notes: The steel frame, operable, single pane windows are aged, rusted, not energy efficient, and should be replaced.

System: C1020 - Interior Doors



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 26,000.00
Unit of Measure: S.F.
Estimate: $70,928.00
Assessor Name: Matt Mahaffey
Date Created: 12/08/2016

Notes: The interior doors are aged, failing, hardware is not ADA compliant and should be replaced.

System: C1030 - Fittings

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 26,000.00
Unit of Measure: S.F.
Estimate: $272,844.00
Assessor Name: Matt Mahaffey
Date Created: 12/08/2016

Notes: The fittings throughout the building are aged, in marginal condition, handrails and room signage are ADA non-compliance and system should be replaced.

System: D2010 - Plumbing Fixtures

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 26,000.00
Unit of Measure: S.F.
Estimate: $322,036.00
Assessor Name: Matt Mahaffey
Date Created: 12/08/2016

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: D2020 - Domestic Water Distribution

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 26,000.00
Unit of Measure: S.F.
Estimate: $27,456.00
Assessor Name: Matt Mahaffey
Date Created: 12/08/2016

Notes: The domestic water distribution system is aged and should be replaced.

System: D2030 - Sanitary Waste

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 26,000.00
Unit of Measure: S.F.
Estimate: $43,472.00
Assessor Name: Matt Mahaffey
Date Created: 12/08/2016

Notes: The sanitary waste system is aged, has reported periodic failures, and should be replaced.

System: D5090 - Other Electrical Systems

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 26,000.00
Unit of Measure: S.F.
Estimate: $3,432.00
Assessor Name: Matt Mahaffey
Date Created: 12/08/2016

Notes: Emergency lighting system is aged and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 26,000.00
Unit of Measure: S.F.
Estimate: $118,404.00
Assessor Name: Matt Mahaffey
Date Created: 12/20/2016

Notes: A Sprinkler system is missing and is recommended to be provided to comply with current codes.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 26,000.00
Unit of Measure: S.F.
Estimate: $96,382.00
Assessor Name: Matt Mahaffey
Date Created: 12/20/2016

Notes: A Sprinkler system is missing and is recommended to be provided to comply with current codes.

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	ES -Elementary School
Gross Area (SF):	15,250
Year Built:	1974
Last Renovation:	
Replacement Value:	$2,760,866
Repair Cost:	$1,388,805.00
Total FCI:	50.30 %
Total RSLI:	25.11 %
FCA Score:	49.70

Description:

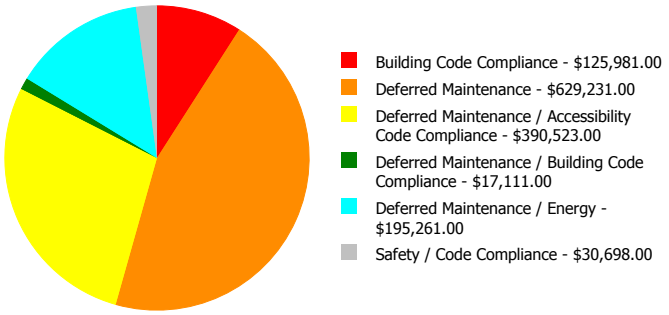
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

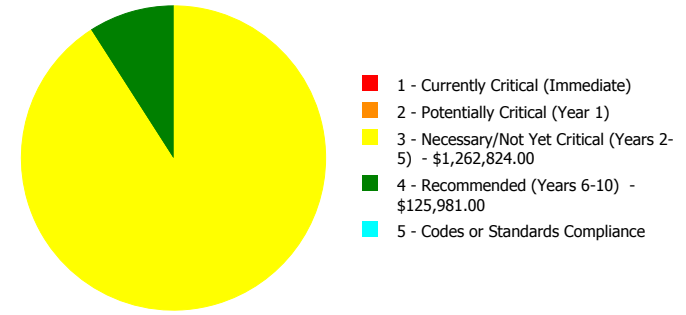
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	15,250
Year Built:	1974	Last Renovation:	
Repair Cost:	$1,388,805	Replacement Value:	$2,760,866
FCI:	50.30 %	RSLI%:	25.11 %

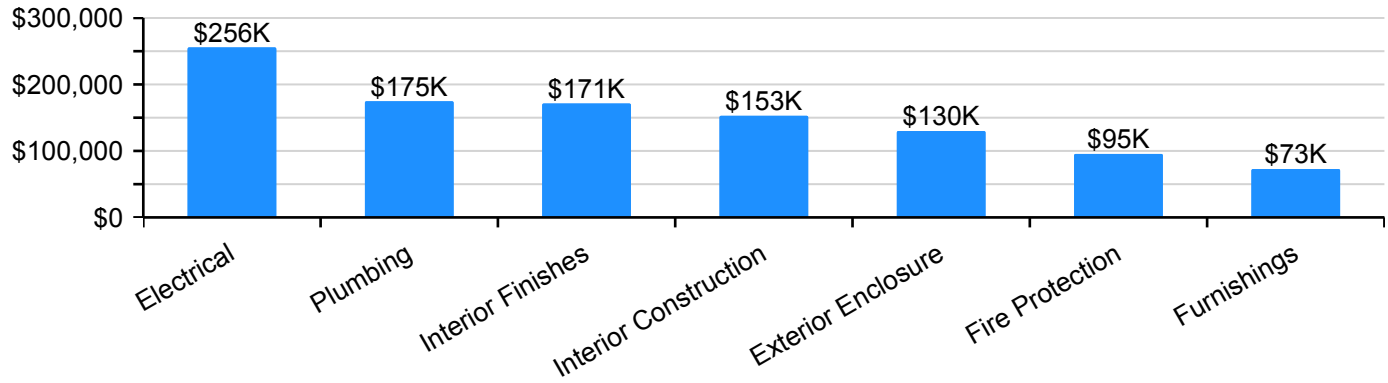
Deficiency By Category



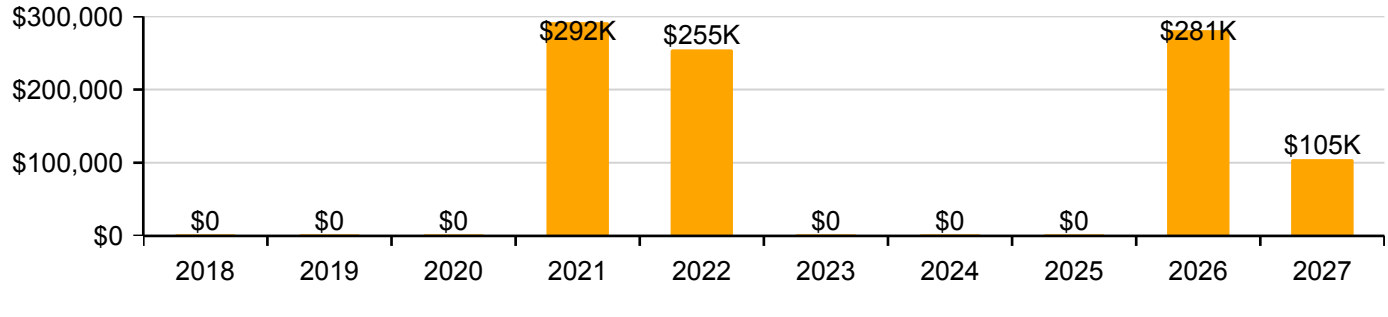
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	57.00 %	0.00 %	$0.00
B10 - Superstructure	57.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	27.06 %	57.77 %	$171,441.00
B30 - Roofing	45.44 %	0.00 %	$0.00
C10 - Interior Construction	19.98 %	58.48 %	$201,636.00
C30 - Interior Finishes	9.06 %	60.18 %	$225,960.00
D20 - Plumbing	5.70 %	100.09 %	$230,489.00
D30 - HVAC	44.39 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$125,981.00
D50 - Electrical	10.27 %	79.80 %	$337,345.00
E20 - Furnishings	0.00 %	110.00 %	$95,953.00
Totals:	**25.11 %**	**50.30 %**	**$1,388,805.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). East Elevation - Mar 03, 2017

2). South Elevation - Mar 03, 2017

3). West Elevation - Mar 03, 2017

4). North Elevation - Mar 03, 2017

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

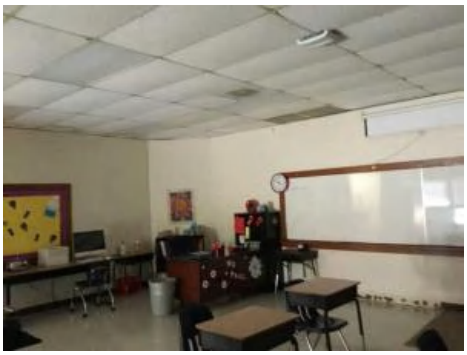
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.70	S.F.	15,250	100	1974	2074		57.00 %	0.00 %	57			$71,675
A1030	Slab on Grade	$8.26	S.F.	15,250	100	1974	2074		57.00 %	0.00 %	57			$125,965
B1010	Floor Construction	$1.61	S.F.	15,250	100	1974	2074		57.00 %	0.00 %	57			$24,553
B1020	Roof Construction	$15.44	S.F.	15,250	100	1974	2074		57.00 %	0.00 %	57			$235,460
B2010	Exterior Walls	$9.24	S.F.	15,250	100	1974	2074		57.00 %	0.00 %	57			$140,910
B2020	Exterior Windows	$9.20	S.F.	15,250	30	1974	2004		0.00 %	110.00 %	-13		$154,330.00	$140,300
B2030	Exterior Doors	$1.02	S.F.	15,250	30	1974	2004		0.00 %	110.00 %	-13		$17,111.00	$15,555
B3010120	Single Ply Membrane	$6.98	S.F.	15,250	20	2006	2026		45.00 %	0.00 %	9			$106,445
B3020	Roof Openings	$0.29	S.F.	15,250	25	2006	2031		56.00 %	0.00 %	14			$4,423
C1010	Partitions	$10.59	S.F.	15,250	75	1974	2049		42.67 %	0.00 %	32			$161,498
C1020	Interior Doors	$2.48	S.F.	15,250	30	1974	2004		0.00 %	110.00 %	-13		$41,602.00	$37,820
C1030	Fittings	$9.54	S.F.	15,250	20	1974	1994		0.00 %	110.00 %	-23		$160,034.00	$145,485
C3010	Wall Finishes	$2.73	S.F.	15,250	10	1996	2006		0.00 %	110.00 %	-11		$45,796.00	$41,633
C3020	Floor Finishes	$11.15	S.F.	15,250	20	2001	2021		20.00 %	0.00 %	4			$170,038
C3030	Ceiling Finishes	$10.74	S.F.	15,250	25	1974	1999		0.00 %	110.00 %	-18		$180,164.00	$163,785
D2010	Plumbing Fixtures	$11.26	S.F.	15,250	30	1974	2004		0.00 %	110.00 %	-13		$188,887.00	$171,715
D2020	Domestic Water Distribution	$0.96	S.F.	15,250	30	1974	2004		0.00 %	110.00 %	-13		$16,104.00	$14,640
D2030	Sanitary Waste	$1.52	S.F.	15,250	30	1974	2004		0.00 %	110.00 %	-13		$25,498.00	$23,180
D2040	Rain Water Drainage	$1.36	S.F.	15,250	30	2006	2036		63.33 %	0.00 %	19			$20,740
D3040	Distribution Systems	$6.02	S.F.	15,250	30	2007	2037		66.67 %	0.00 %	20			$91,805
D3050	Terminal & Package Units	$13.09	S.F.	15,250	15	2007	2022		33.33 %	0.00 %	5			$199,623
D3060	Controls & Instrumentation	$1.91	S.F.	15,250	20	2007	2027		50.00 %	0.00 %	10			$29,128
D4010	Sprinklers	$4.14	S.F.	15,250	20			2016	0.00 %	110.00 %	-1		$69,449.00	$63,135
D4020	Standpipes	$3.37	S.F.	15,250	20			2016	0.00 %	110.00 %	-1		$56,532.00	$51,393
D5010	Electrical Service/Distribution	$1.65	S.F.	15,250	40	1974	2014		0.00 %	110.00 %	-3		$27,679.00	$25,163
D5020	Branch Wiring	$4.99	S.F.	15,250	30	1974	2004		0.00 %	110.00 %	-13		$83,707.00	$76,098
D5020	Lighting	$11.64	S.F.	15,250	30	1974	2004		0.00 %	110.00 %	-13		$195,261.00	$177,510
D5030810	Security & Detection Systems	$1.83	S.F.	15,250	15	1974	1989		0.00 %	110.00 %	-28		$30,698.00	$27,908
D5030910	Fire Alarm Systems	$3.31	S.F.	15,250	15	2011	2026		60.00 %	0.00 %	9			$50,478
D5030920	Data Communication	$4.30	S.F.	15,250	20	2001	2021		20.00 %	0.00 %	4			$65,575
E2010	Fixed Furnishings	$5.72	S.F.	15,250	20	1974	1994		0.00 %	110.00 %	-23		$95,953.00	$87,230
								Total	**25.11 %**	**50.30 %**			**$1,388,805.00**	**$2,760,866**

System Notes

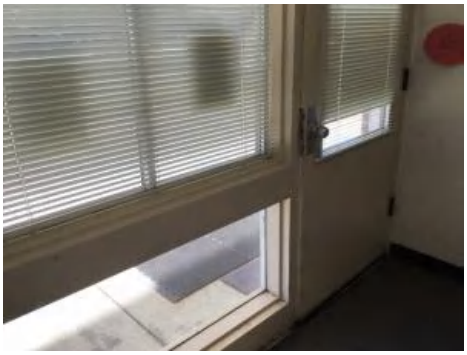
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B2010 - Exterior Walls



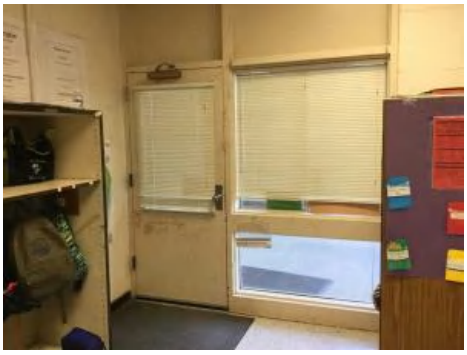
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: B3010120 - Single Ply Membrane

Note:

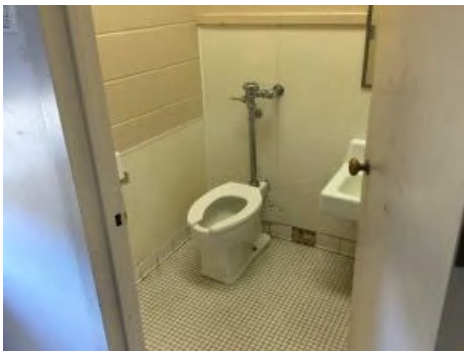
System: B3020 - Roof Openings

Note:

System: C1010 - Partitions

Note:

System: C1020 - Interior Doors



Note:

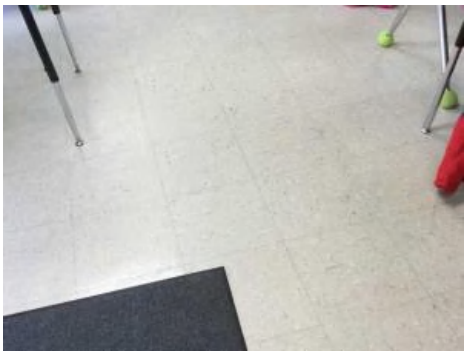
System: C1030 - Fittings

Note:

System: C3010 - Wall Finishes

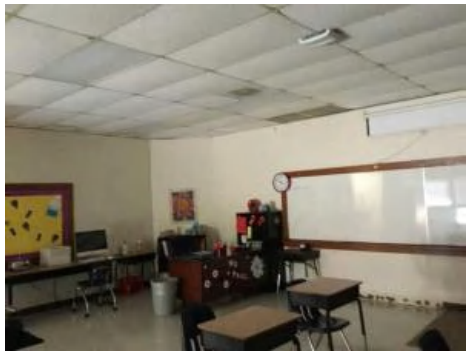
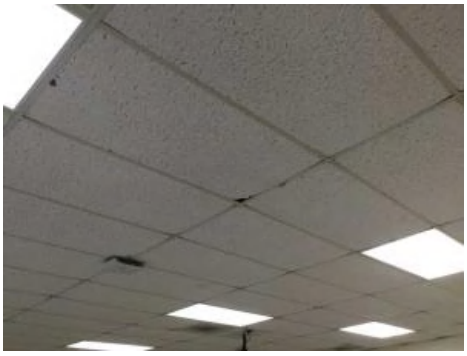
Note:

System: C3020 - Floor Finishes



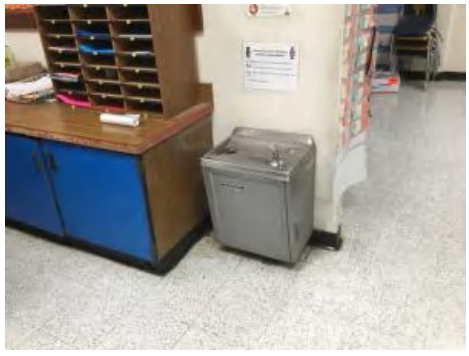
Note:

System: C3030 - Ceiling Finishes

Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

Note:

System: D2040 - Rain Water Drainage

Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

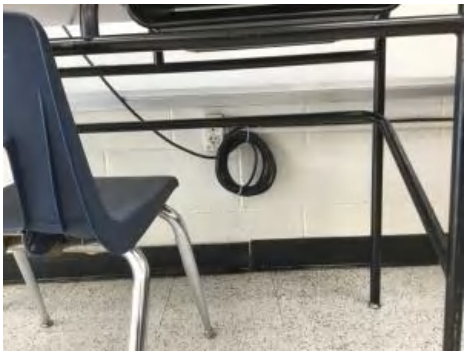
System: D3060 - Controls & Instrumentation

Note:

System: D5010 - Electrical Service/Distribution

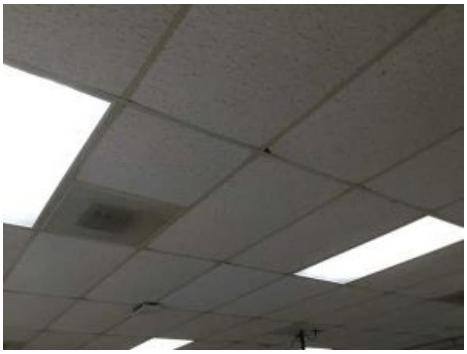
Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems

Note:

System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication

Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

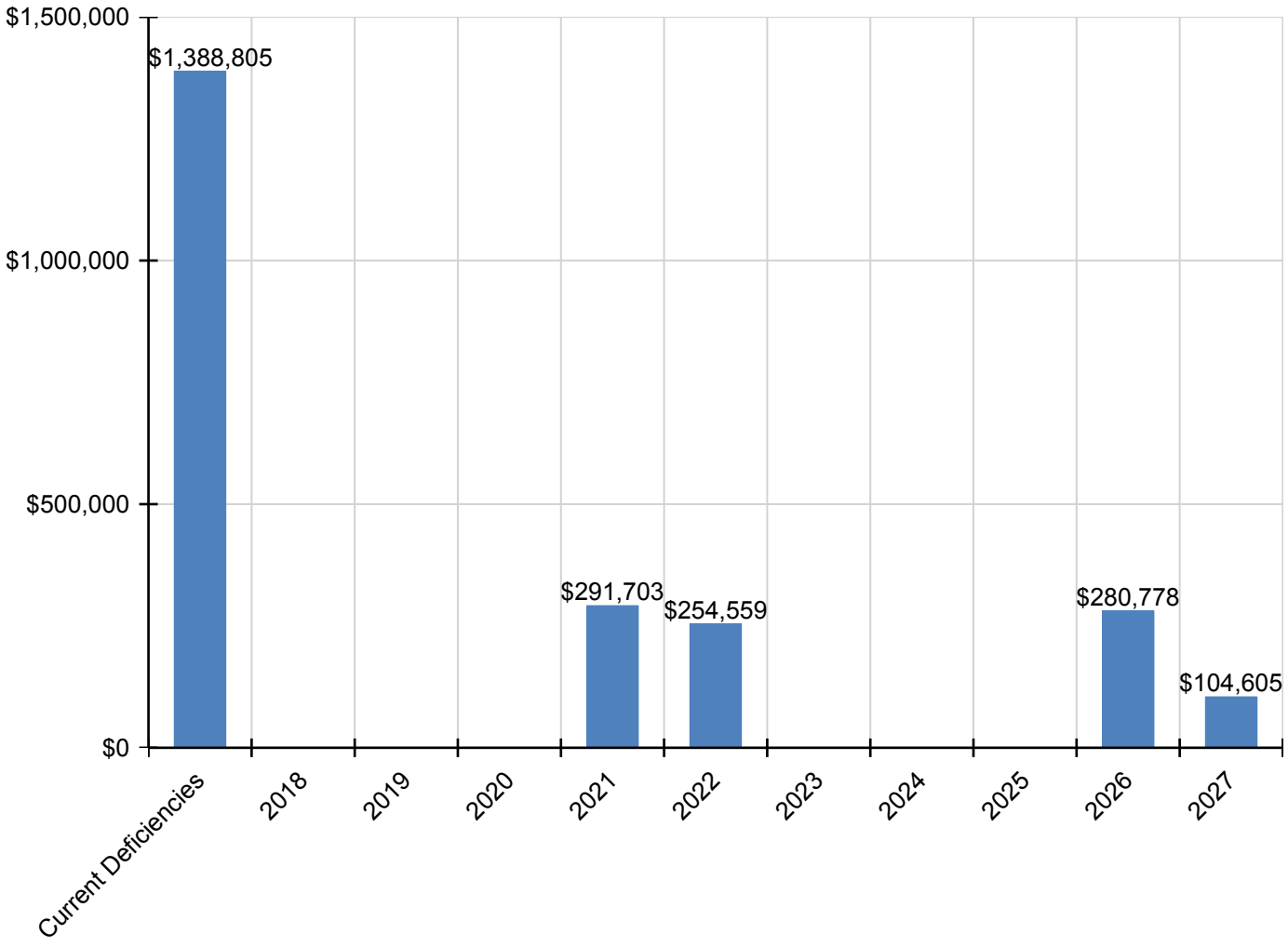
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$1,388,805**	**$0**	**$0**	**$0**	**$291,703**	**$254,559**	**$0**	**$0**	**$0**	**$280,778**	**$104,605**	**$2,320,450**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$154,330	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$154,330**
B2030 - Exterior Doors	$17,111	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$17,111**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$0	$0	$0	$208,331	$0	**$208,331**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$41,602	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$41,602**
C1030 - Fittings	$160,034	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$160,034**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$45,796	$0	$0	$0	$0	$0	$0	$0	$0	$0	$61,546	**$107,342**
C3020 - Floor Finishes	$0	$0	$0	$0	$210,516	$0	$0	$0	$0	$0	$0	**$210,516**
C3030 - Ceiling Finishes	$180,164	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$180,164**

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	$188,887	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$188,887**
D2020 - Domestic Water Distribution	$16,104	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$16,104**
D2030 - Sanitary Waste	$25,498	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$25,498**
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**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$254,559	$0	$0	$0	$0	$0	**$254,559**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$43,059	**$43,059**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$69,449	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$69,449**
D4020 - Standpipes	$56,532	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$56,532**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$27,679	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$27,679**
D5020 - Branch Wiring	$83,707	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$83,707**
D5020 - Lighting	$195,261	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$195,261**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$30,698	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$30,698**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$72,448	$0	**$72,448**
D5030920 - Data Communication	$0	$0	$0	$0	$81,186	$0	$0	$0	$0	$0	$0	**$81,186**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$95,953	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$95,953**

** Indicates non-renewable system*

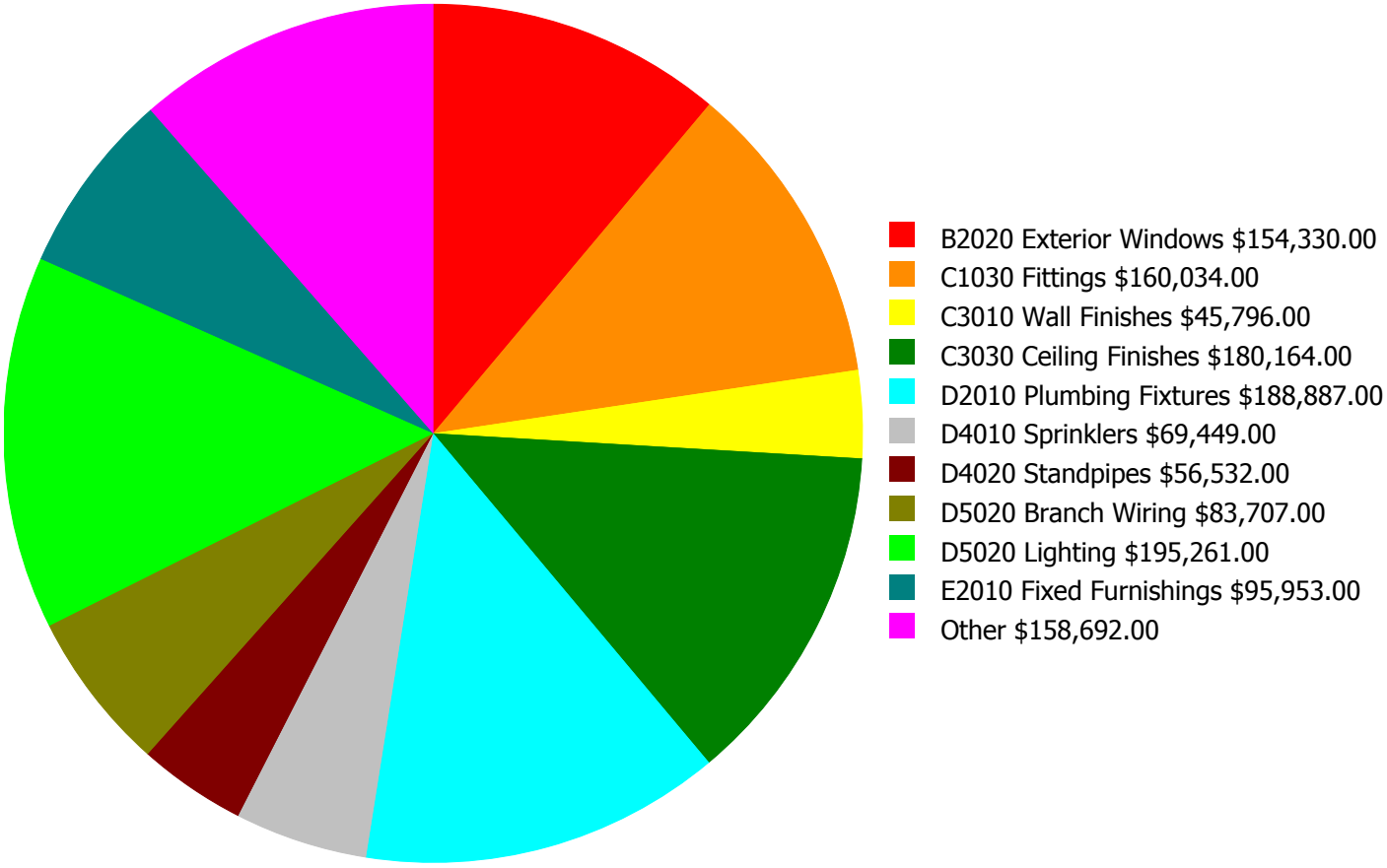
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

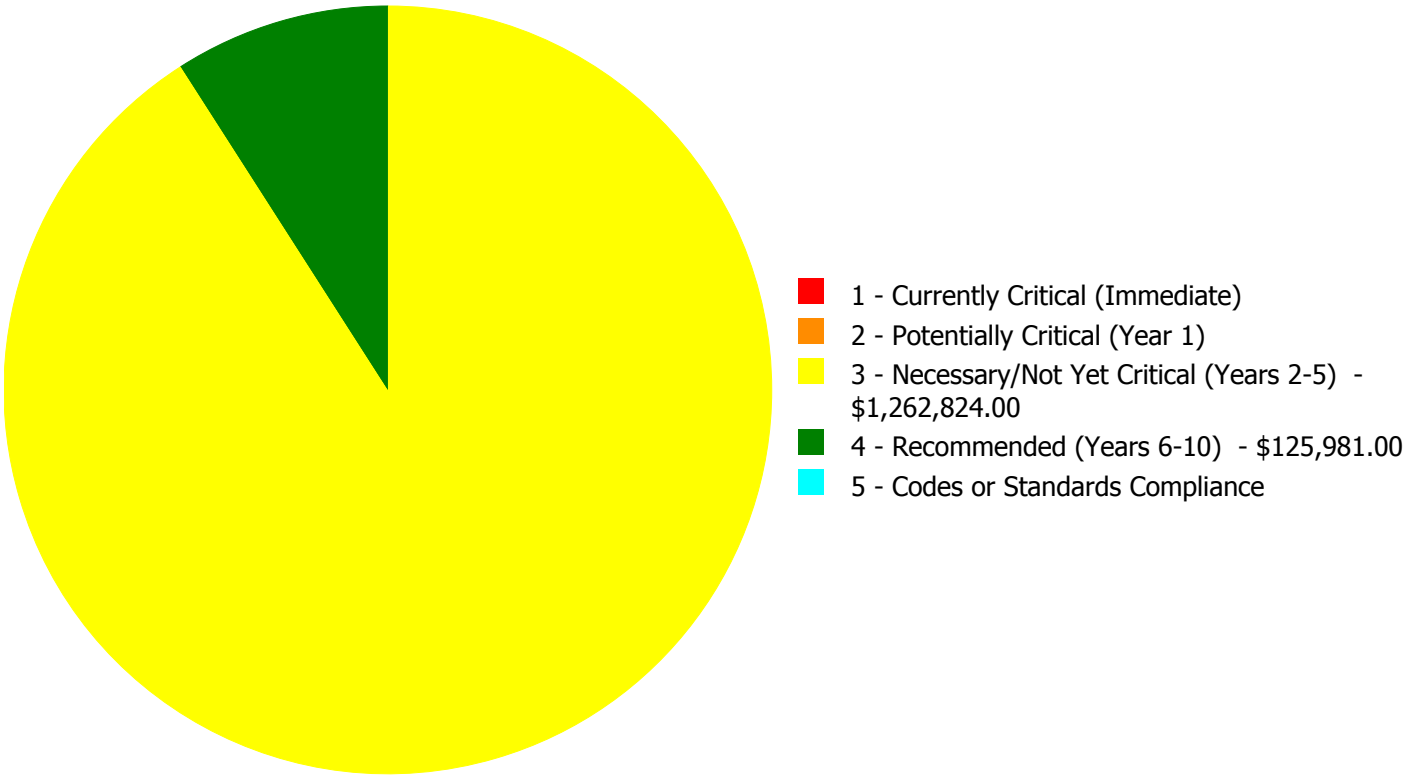
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $1,388,805.00

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: $1,388,805.00

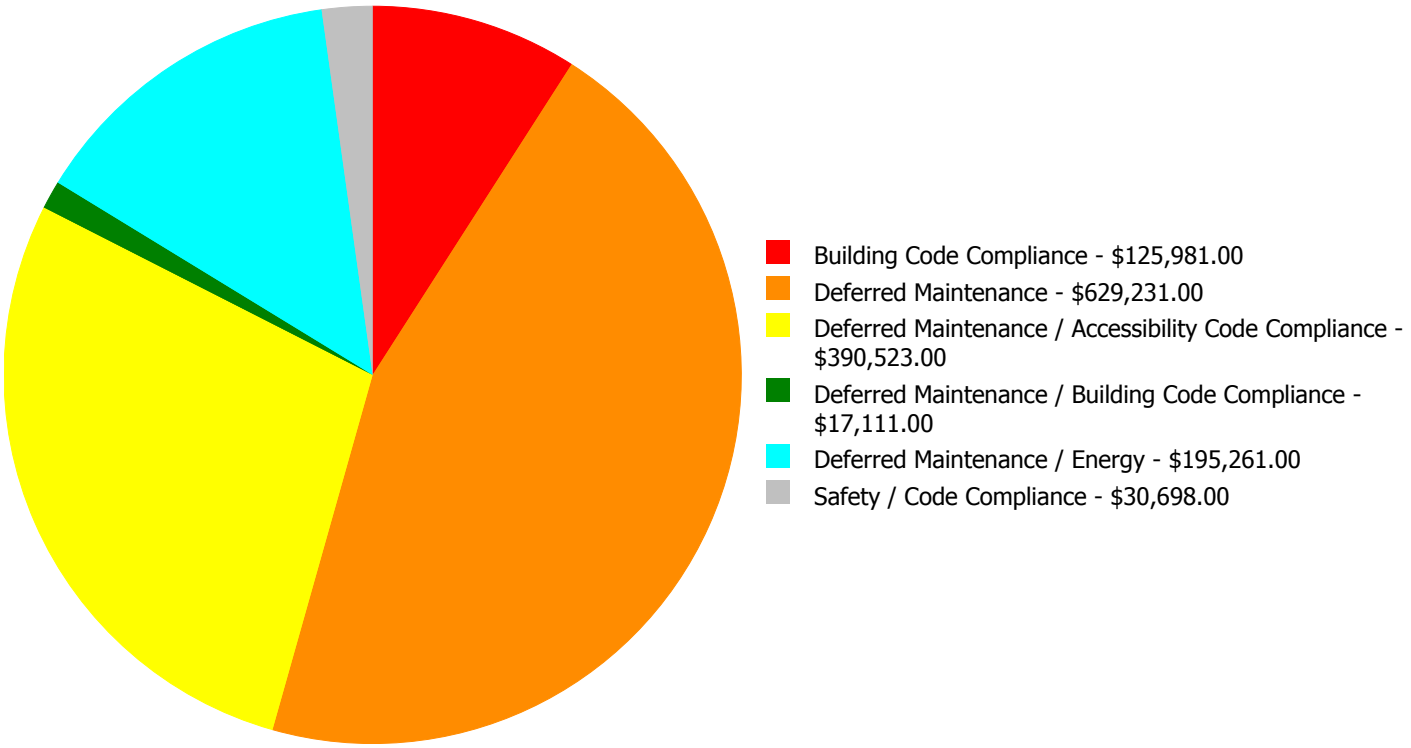
Deficiency By Priority Investment Table

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	$154,330.00	$0.00	$0.00	$154,330.00
B2030	Exterior Doors	$0.00	$0.00	$17,111.00	$0.00	$0.00	$17,111.00
C1020	Interior Doors	$0.00	$0.00	$41,602.00	$0.00	$0.00	$41,602.00
C1030	Fittings	$0.00	$0.00	$160,034.00	$0.00	$0.00	$160,034.00
C3010	Wall Finishes	$0.00	$0.00	$45,796.00	$0.00	$0.00	$45,796.00
C3030	Ceiling Finishes	$0.00	$0.00	$180,164.00	$0.00	$0.00	$180,164.00
D2010	Plumbing Fixtures	$0.00	$0.00	$188,887.00	$0.00	$0.00	$188,887.00
D2020	Domestic Water Distribution	$0.00	$0.00	$16,104.00	$0.00	$0.00	$16,104.00
D2030	Sanitary Waste	$0.00	$0.00	$25,498.00	$0.00	$0.00	$25,498.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$69,449.00	$0.00	$69,449.00
D4020	Standpipes	$0.00	$0.00	$0.00	$56,532.00	$0.00	$56,532.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$27,679.00	$0.00	$0.00	$27,679.00
D5020	Branch Wiring	$0.00	$0.00	$83,707.00	$0.00	$0.00	$83,707.00
D5020	Lighting	$0.00	$0.00	$195,261.00	$0.00	$0.00	$195,261.00
D5030810	Security & Detection Systems	$0.00	$0.00	$30,698.00	$0.00	$0.00	$30,698.00
E2010	Fixed Furnishings	$0.00	$0.00	$95,953.00	$0.00	$0.00	$95,953.00
	Total:	$0.00	$0.00	$1,262,824.00	$125,981.00	$0.00	$1,388,805.00

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: $1,388,805.00

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: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 15,250.00
Unit of Measure: S.F.
Estimate: $154,330.00
Assessor Name: Eduardo Lopez
Date Created: 12/09/2016

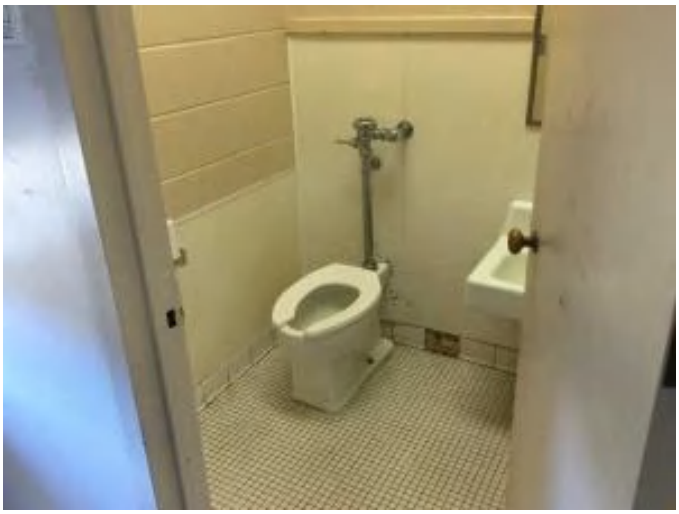
Notes: The steel frame, non-operable, single pane windows are aged, rusted, not energy efficient, and should be replaced.

System: B2030 - Exterior Doors

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Building Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 15,250.00
Unit of Measure: S.F.
Estimate: $17,111.00
Assessor Name: Eduardo Lopez
Date Created: 12/09/2016

Notes: Building emergency exit door doesn't have a panic hardware device installed and should be provided per Building Code compliance.

System: C1020 - Interior Doors



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 15,250.00
Unit of Measure: S.F.
Estimate: $41,602.00
Assessor Name: Eduardo Lopez
Date Created: 12/09/2016

Notes: The interior doors are aged, failing, hardware is not ADA compliant and should be replaced.

System: C1030 - Fittings

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 15,250.00
Unit of Measure: S.F.
Estimate: $160,034.00
Assessor Name: Eduardo Lopez
Date Created: 12/09/2016

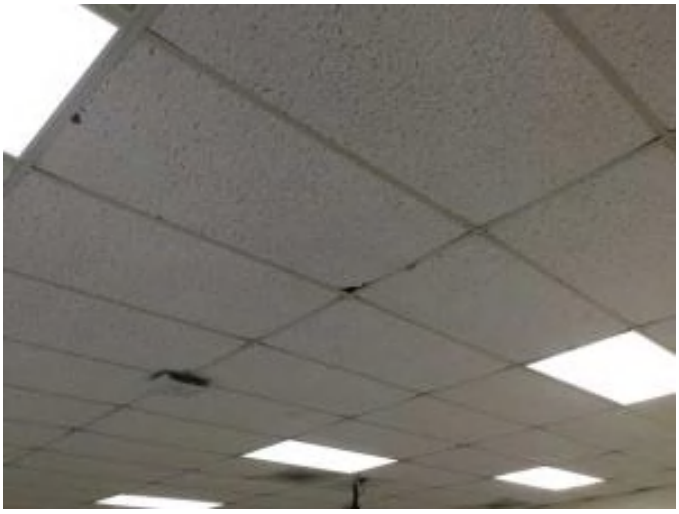
Notes: The fittings throughout the building are missing, handrails and room signage are ADA non-compliance and system should be replaced.

System: C3010 - Wall Finishes

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 15,250.00
Unit of Measure: S.F.
Estimate: $45,796.00
Assessor Name: Eduardo Lopez
Date Created: 12/09/2016

Notes: The wall finishes are aged, scuffed, fading, stained, and should be replaced.

System: C3030 - Ceiling Finishes



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 15,250.00
Unit of Measure: S.F.
Estimate: $180,164.00
Assessor Name: Eduardo Lopez
Date Created: 12/09/2016

Notes: The ceiling tiles have been replaced as needed. However the grid shows signs of aging and most tiles are sagging or damaged and should be replaced.

System: D2010 - Plumbing Fixtures

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 15,250.00
Unit of Measure: S.F.
Estimate: $188,887.00
Assessor Name: Eduardo Lopez
Date Created: 12/09/2016

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: D2020 - Domestic Water Distribution

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 15,250.00
Unit of Measure: S.F.
Estimate: $16,104.00
Assessor Name: Eduardo Lopez
Date Created: 12/09/2016

Notes: The domestic water distribution system is aged and should be replaced.

System: D2030 - Sanitary Waste

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 15,250.00
Unit of Measure: S.F.
Estimate: $25,498.00
Assessor Name: Eduardo Lopez
Date Created: 12/09/2016

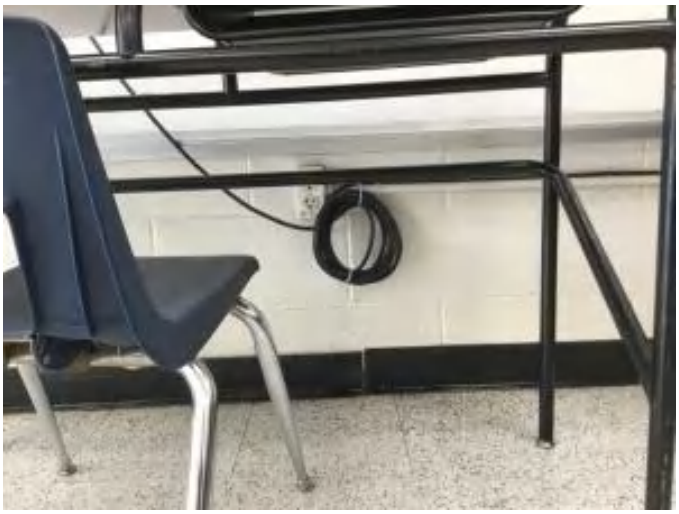
Notes: The sanitary waste system is aged, has reported periodic failures, and should be replaced.

System: D5010 - Electrical Service/Distribution

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 15,250.00
Unit of Measure: S.F.
Estimate: $27,679.00
Assessor Name: Eduardo Lopez
Date Created: 12/09/2016

Notes: The original electrical distribution system is operating properly due to an aggressive maintenance program but is aged, in marginal condition, and should be replaced.

System: D5020 - Branch Wiring



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 15,250.00
Unit of Measure: S.F.
Estimate: $83,707.00
Assessor Name: Eduardo Lopez
Date Created: 12/09/2016

Notes: The original branch wiring system is operating, but is aged, in poor condition, and should be replaced.

System: D5020 - Lighting

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 15,250.00
Unit of Measure: S.F.
Estimate: $195,261.00
Assessor Name: Eduardo Lopez
Date Created: 12/09/2016

Notes: The original lighting system is operating, but is aged, in poor condition, and should be replaced with energy saving fixtures.

System: D5030810 - Security & Detection Systems

Location: Throughout
Distress: Inadequate
Category: Safety / Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 15,250.00
Unit of Measure: S.F.
Estimate: $30,698.00
Assessor Name: Eduardo Lopez
Date Created: 12/09/2016

Notes: Security system in this building is not up to standard of other buildings on campus. Cameras, motion detection and door access should be added and tied into main building system.

System: E2010 - Fixed Furnishings

Location: Classroms
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 15,250.00
Unit of Measure: S.F.
Estimate: $95,953.00
Assessor Name: Eduardo Lopez
Date Created: 12/09/2016

Notes: The fixed furnishings are aged, in marginal condition, and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 15,250.00
Unit of Measure: S.F.
Estimate: $69,449.00
Assessor Name: Eduardo Lopez
Date Created: 12/20/2016

Notes: A Sprinkler system is missing and is recommended to be provided to comply with current codes.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 15,250.00
Unit of Measure: S.F.
Estimate: $56,532.00
Assessor Name: Eduardo Lopez
Date Created: 12/20/2016

Notes: A Sprinkler system is missing and is recommended to be provided to comply with current codes.

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	ES -Elementary School
Gross Area (SF):	34,507
Year Built:	1996
Last Renovation:	
Replacement Value:	$6,224,028
Repair Cost:	$285,062.00
Total FCI:	4.58 %
Total RSLI:	43.89 %
FCA Score:	95.42

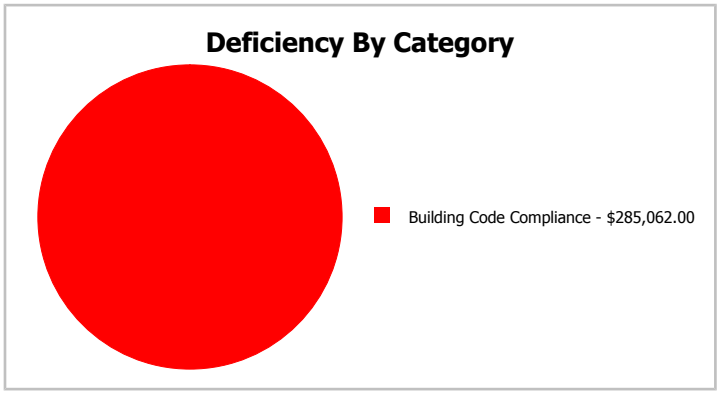
Description:

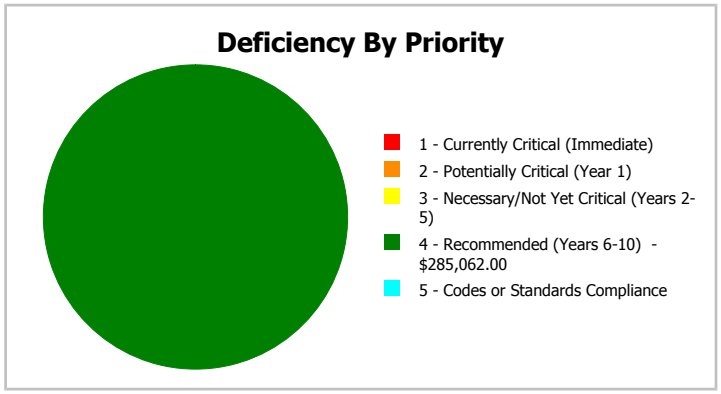
The narrative for this building is included in the Executive Summary Description at the front of this report.

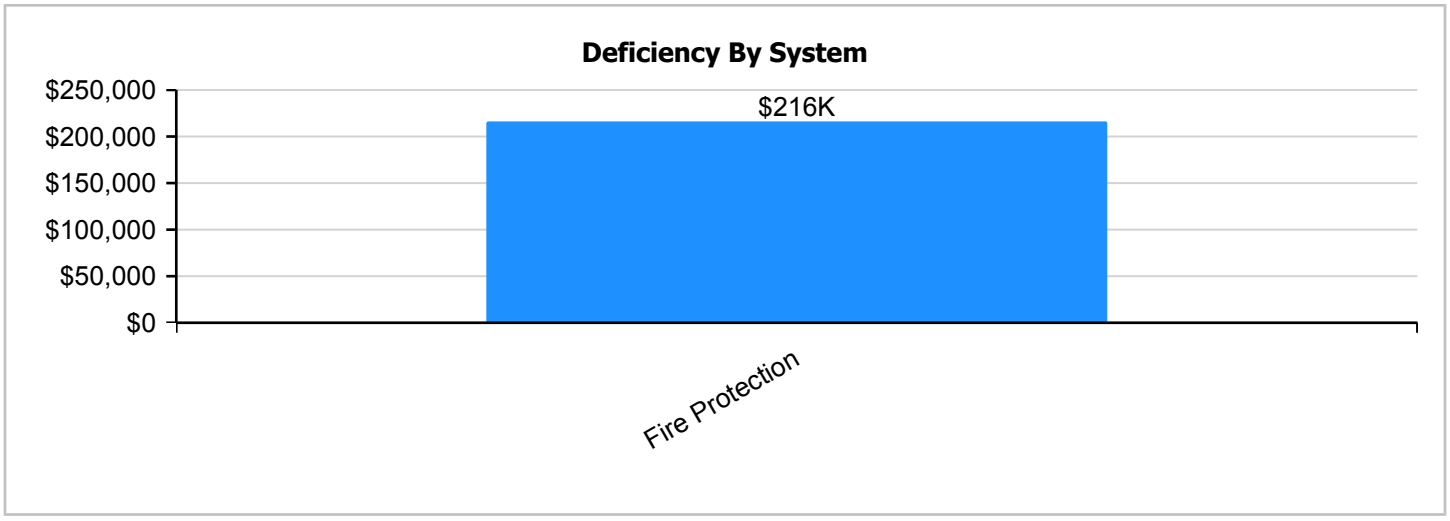
Attributes: This asset has no attributes.

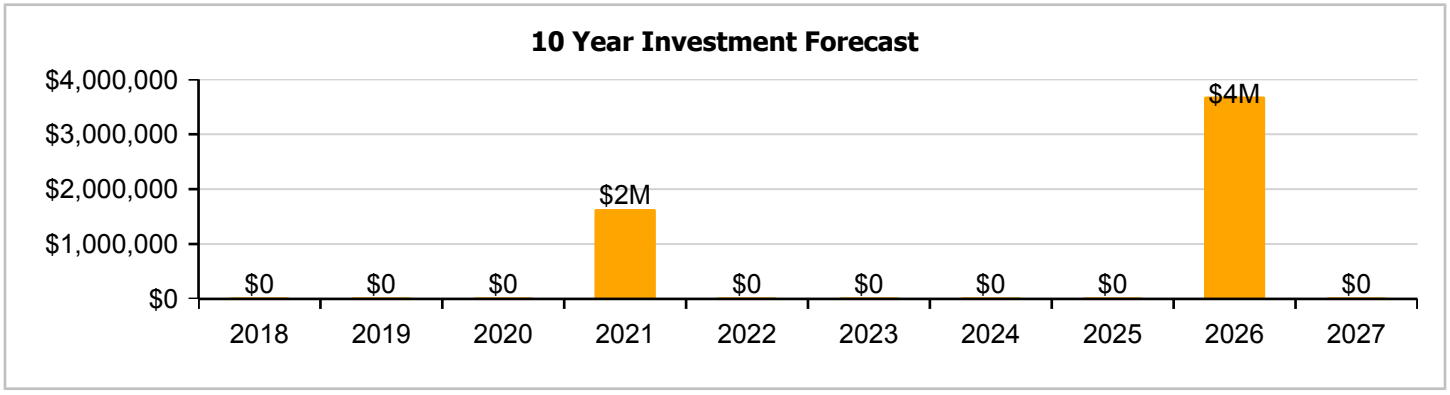
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	34,507
Year Built:	1996	Last Renovation:	
Repair Cost:	$285,062	Replacement Value:	$6,224,028
FCI:	4.58 %	RSLI%:	43.89 %









Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	79.00 %	0.00 %	$0.00
B10 - Superstructure	79.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	53.27 %	0.00 %	$0.00
B30 - Roofing	43.84 %	0.00 %	$0.00
C10 - Interior Construction	45.45 %	0.00 %	$0.00
C30 - Interior Finishes	38.59 %	0.00 %	$0.00
D20 - Plumbing	30.00 %	0.00 %	$0.00
D30 - HVAC	24.95 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$285,062.00
D50 - Electrical	41.38 %	0.00 %	$0.00
E10 - Equipment	20.00 %	0.00 %	$0.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
Totals:	**43.89 %**	**4.58 %**	**$285,062.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). South Elevation - Mar 03, 2017

2). West Elevation - Mar 03, 2017

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

Campus Assessment Report - 1996 Multi-purpose

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.70	S.F.	34,507	100	1996	2096		79.00 %	0.00 %	79			$162,183
A1030	Slab on Grade	$8.26	S.F.	34,507	100	1996	2096		79.00 %	0.00 %	79			$285,028
B1010	Floor Construction	$1.61	S.F.	34,507	100	1996	2096		79.00 %	0.00 %	79			$55,556
B1020	Roof Construction	$15.44	S.F.	34,507	100	1996	2096		79.00 %	0.00 %	79			$532,788
B2010	Exterior Walls	$9.24	S.F.	34,507	100	1996	2096		79.00 %	0.00 %	79			$318,845
B2020	Exterior Windows	$9.20	S.F.	34,507	30	1996	2026		30.00 %	0.00 %	9			$317,464
B2030	Exterior Doors	$1.02	S.F.	34,507	30	1996	2026		30.00 %	0.00 %	9			$35,197
B3010120	Single Ply Membrane	$6.98	S.F.	34,507	20	2006	2026		45.00 %	0.00 %	9			$240,859
B3020	Roof Openings	$0.29	S.F.	34,507	25	1996	2021		16.00 %	0.00 %	4			$10,007
C1010	Partitions	$10.59	S.F.	34,507	75	1996	2071		72.00 %	0.00 %	54			$365,429
C1020	Interior Doors	$2.48	S.F.	34,507	30	1996	2026		30.00 %	0.00 %	9			$85,577
C1030	Fittings	$9.54	S.F.	34,507	20	1996	2016	2021	20.00 %	0.00 %	4			$329,197
C3010	Wall Finishes	$2.73	S.F.	34,507	10	2006	2016	2021	40.00 %	0.00 %	4			$94,204
C3020	Floor Finishes	$11.15	S.F.	34,507	20	2009	2029		60.00 %	0.00 %	12			$384,753
C3030	Ceiling Finishes	$10.74	S.F.	34,507	25	1996	2021		16.00 %	0.00 %	4			$370,605
D2010	Plumbing Fixtures	$11.26	S.F.	34,507	30	1996	2026		30.00 %	0.00 %	9			$388,549
D2020	Domestic Water Distribution	$0.96	S.F.	34,507	30	1996	2026		30.00 %	0.00 %	9			$33,127
D2030	Sanitary Waste	$1.52	S.F.	34,507	30	1996	2026		30.00 %	0.00 %	9			$52,451
D2040	Rain Water Drainage	$1.36	S.F.	34,507	30	1996	2026		30.00 %	0.00 %	9			$46,930
D3020	Heat Generating Systems	$4.98	S.F.	34,507	30	1996	2026		30.00 %	0.00 %	9			$171,845
D3030	Cooling Generating Systems	$5.16	S.F.	34,507	25	1996	2021		16.00 %	0.00 %	4			$178,056
D3040	Distribution Systems	$6.02	S.F.	34,507	30	1996	2026		30.00 %	0.00 %	9			$207,732
D3060	Controls & Instrumentation	$1.91	S.F.	34,507	20	1996	2016	2021	20.00 %	0.00 %	4			$65,908
D4010	Sprinklers	$4.14	S.F.	34,507	20			2016	0.00 %	110.00 %	-1		$157,145.00	$142,859
D4020	Standpipes	$3.37	S.F.	34,507	20			2016	0.00 %	110.00 %	-1		$127,917.00	$116,289
D5010	Electrical Service/Distribution	$1.65	S.F.	34,507	40	1996	2036		47.50 %	0.00 %	19			$56,937
D5020	Branch Wiring	$4.99	S.F.	34,507	30	1996	2026		30.00 %	0.00 %	9			$172,190
D5020	Lighting	$11.64	S.F.	34,507	30	1996	2026		30.00 %	0.00 %	9			$401,661
D5030810	Security & Detection Systems	$1.83	S.F.	34,507	15	2011	2026		60.00 %	0.00 %	9			$63,148
D5030910	Fire Alarm Systems	$3.31	S.F.	34,507	15	2011	2026		60.00 %	0.00 %	9			$114,218
D5030920	Data Communication	$4.30	S.F.	34,507	15	2011	2026		60.00 %	0.00 %	9			$148,380
D5090	Other Electrical Systems	$0.12	S.F.	34,507	20	2011	2031		70.00 %	0.00 %	14			$4,141
E1020	Institutional Equipment	$0.30	S.F.	34,507	20	1996	2016	2021	20.00 %	0.00 %	4			$10,352
E1090	Other Equipment	$1.86	S.F.	34,507	20	1996	2016	2021	20.00 %	0.00 %	4			$64,183
E2010	Fixed Furnishings	$5.72	S.F.	34,507	20	1996	2016	2021	20.00 %	0.00 %	4			$197,380
								Total	**43.89 %**	**4.58 %**			**$285,062.00**	**$6,224,028**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B1020 - Roof Construction

Note:

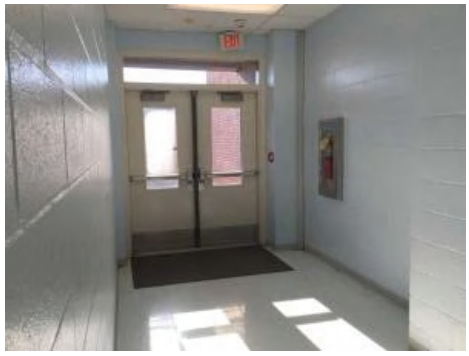
System: B2010 - Exterior Walls

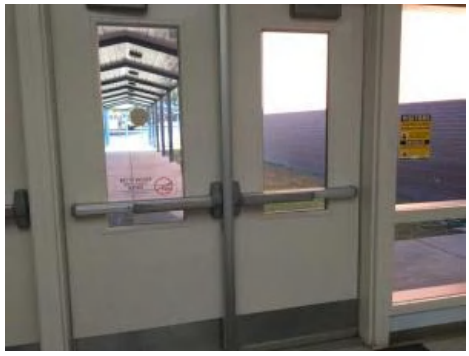
Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors





Note:

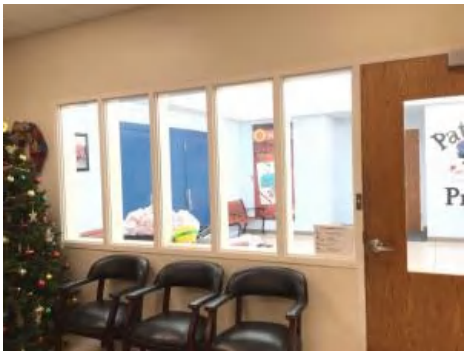
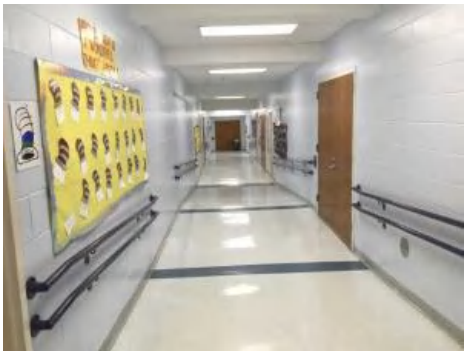
System: B3010120 - Single Ply Membrane

Note:

System: B3020 - Roof Openings

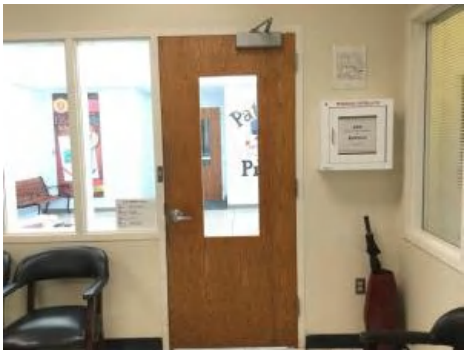
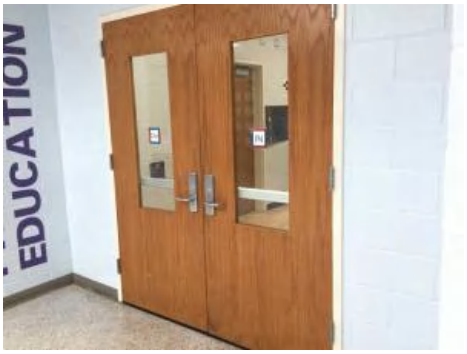
Note:

System: C1010 - Partitions

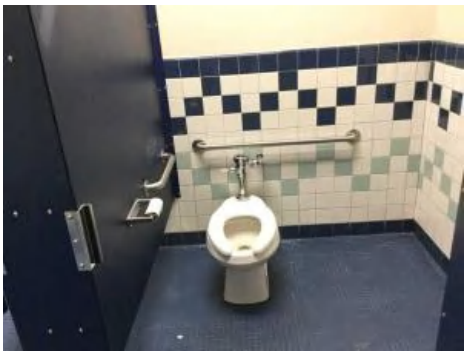
Note:

System: C1020 - Interior Doors

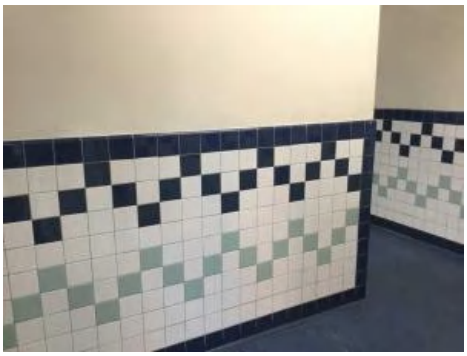
Note:

System: C1030 - Fittings



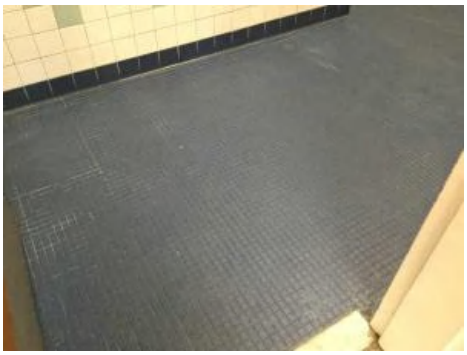
Note:

System: C3010 - Wall Finishes



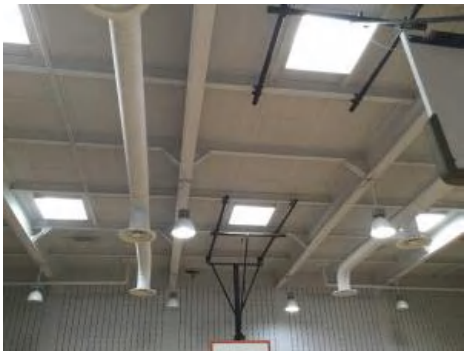
Note:

System: C3020 - Floor Finishes



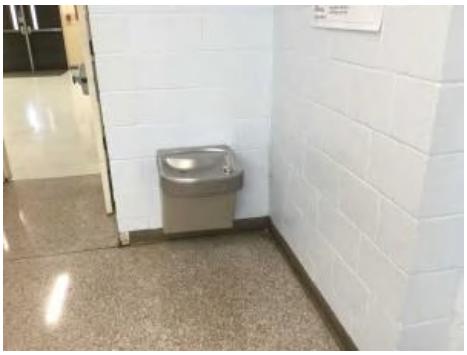
Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures

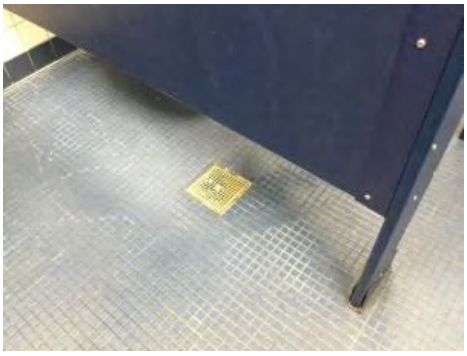


Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage

Note:

System: D3020 - Heat Generating Systems

Note:

System: D3030 - Cooling Generating Systems

Note:

System: D3040 - Distribution Systems

Note:

System: D3060 - Controls & Instrumentation

Note:

System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

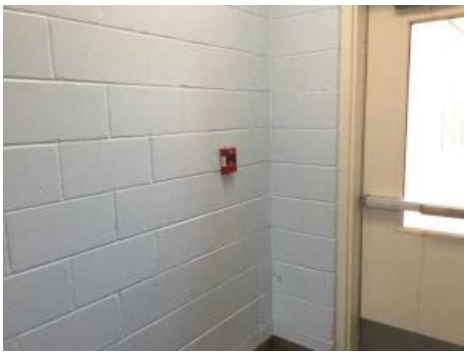
System: D5020 - Lighting

Note:

System: D5030810 - Security & Detection Systems

Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication

Note:

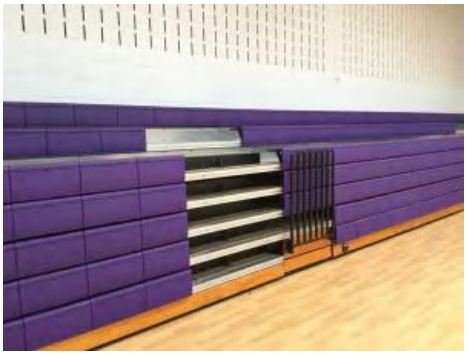
System: D5090 - Other Electrical Systems

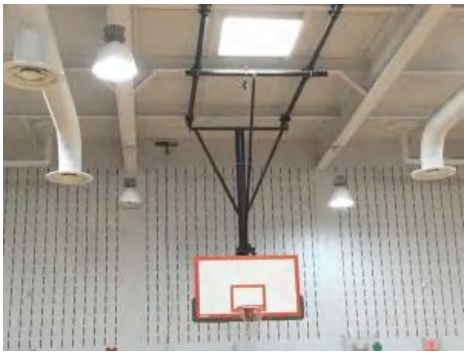
Note:

System: E1020 - Institutional Equipment

Note:

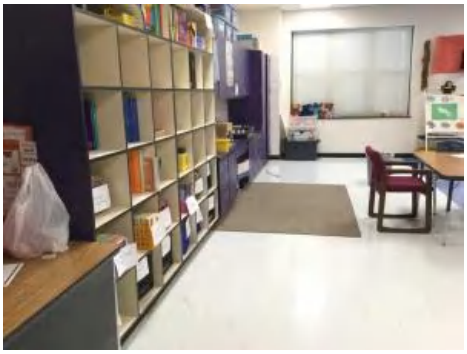
System: E1090 - Other Equipment





Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

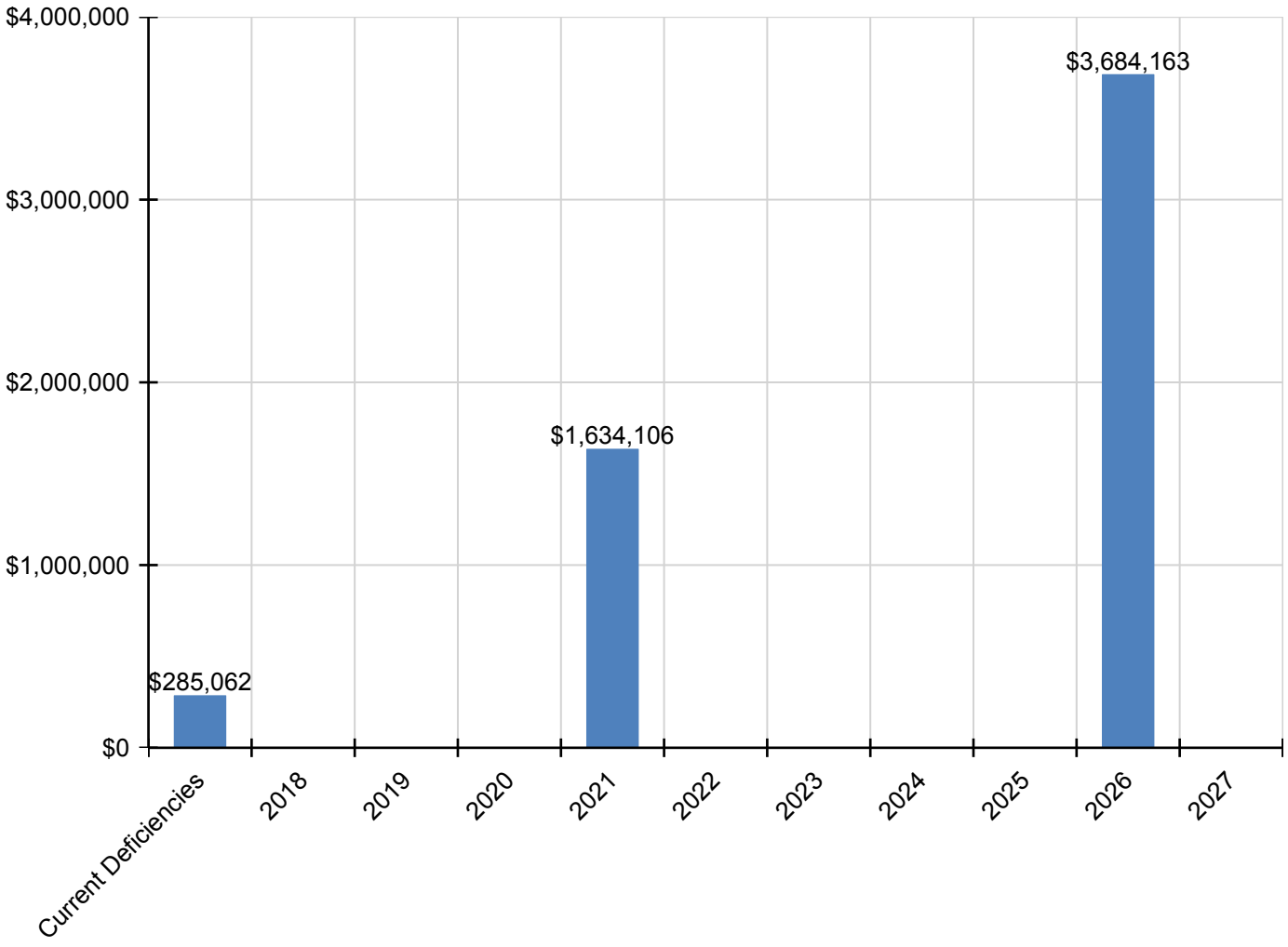
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$285,062**	**$0**	**$0**	**$0**	**$1,634,106**	**$0**	**$0**	**$0**	**$0**	**$3,684,163**	**$0**	**$5,603,331**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$455,641	$0	**$455,641**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$50,517	$0	**$50,517**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$0	$0	$0	$471,399	$0	**$471,399**
B3020 - Roof Openings	$0	$0	$0	$0	$12,390	$0	$0	$0	$0	$0	$0	**$12,390**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$122,825	$0	**$122,825**
C1030 - Fittings	$0	$0	$0	$0	$407,565	$0	$0	$0	$0	$0	$0	**$407,565**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$116,631	$0	$0	$0	$0	$0	$0	**$116,631**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$458,832	$0	$0	$0	$0	$0	$0	**$458,832**

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	$557,665	$0	**$557,665**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$47,545	$0	**$47,545**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$75,280	$0	**$75,280**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$67,355	$0	**$67,355**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$246,640	$0	**$246,640**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$220,444	$0	$0	$0	$0	$0	$0	**$220,444**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$298,147	$0	**$298,147**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$81,598	$0	$0	$0	$0	$0	$0	**$81,598**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$157,145	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$157,145**
D4020 - Standpipes	$127,917	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$127,917**
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	$247,136	$0	**$247,136**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$576,485	$0	**$576,485**
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	$90,633	$0	**$90,633**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$163,932	$0	**$163,932**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$212,962	$0	**$212,962**
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	$12,816	$0	$0	$0	$0	$0	$0	**$12,816**
E1090 - Other Equipment	$0	$0	$0	$0	$79,462	$0	$0	$0	$0	$0	$0	**$79,462**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$244,368	$0	$0	$0	$0	$0	$0	**$244,368**

** Indicates non-renewable system*

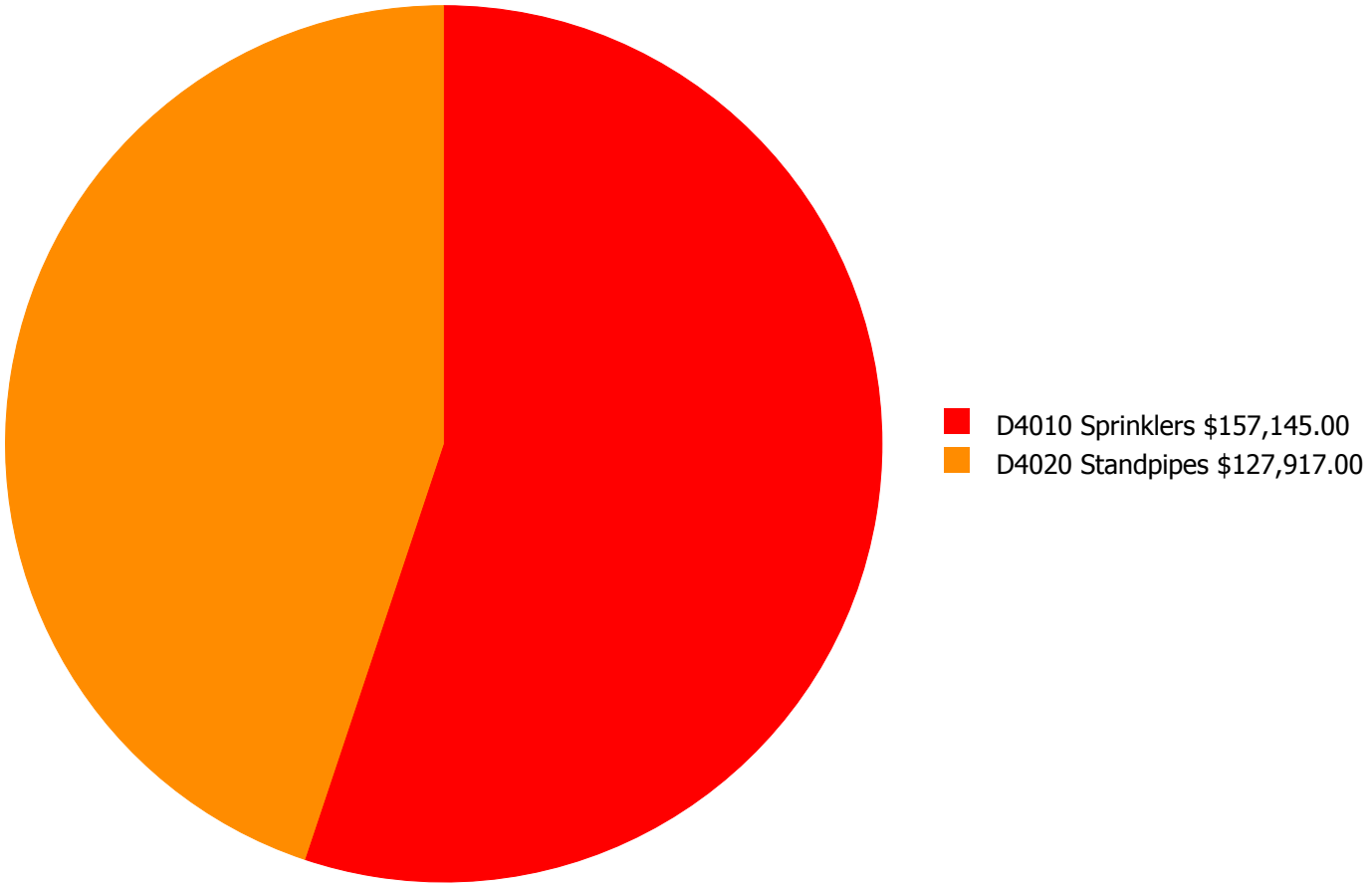
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

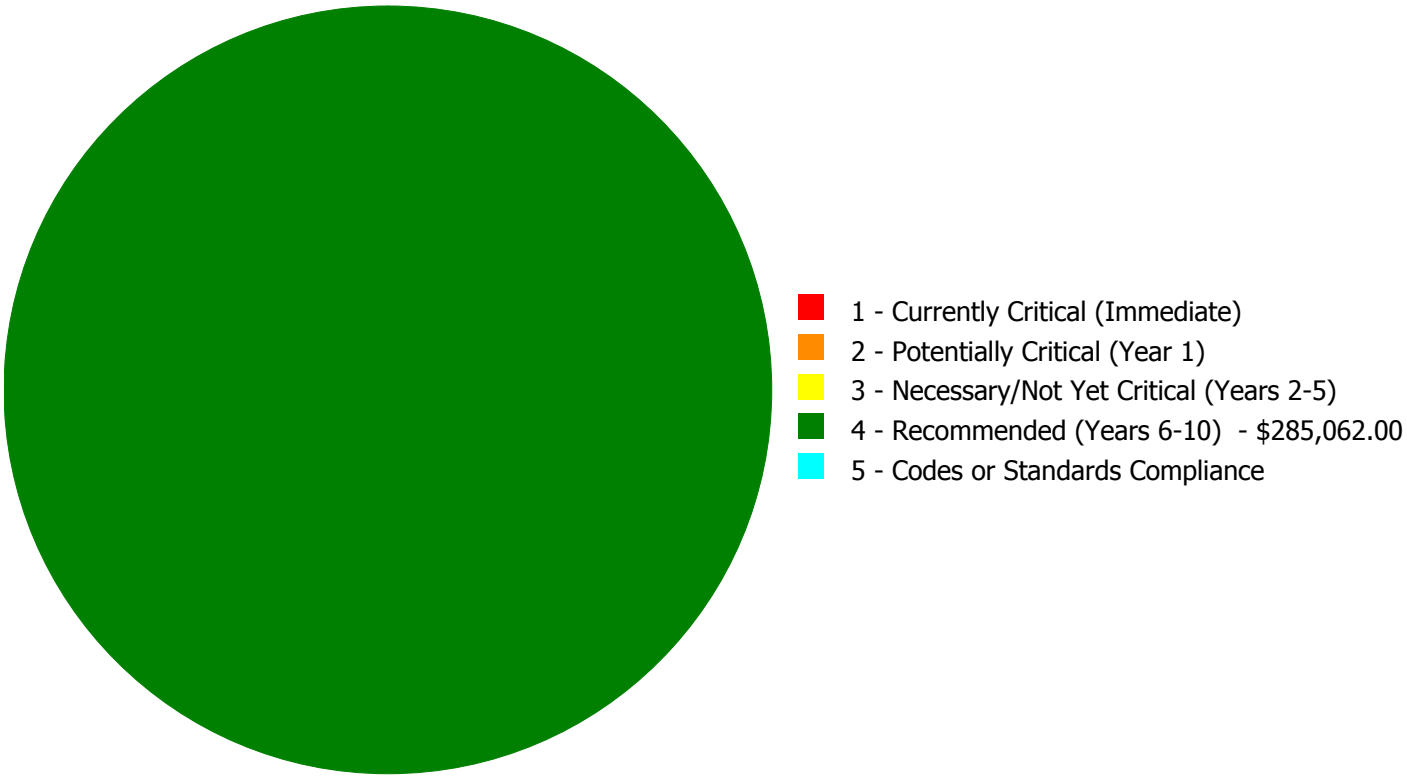
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $285,062.00

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: $285,062.00

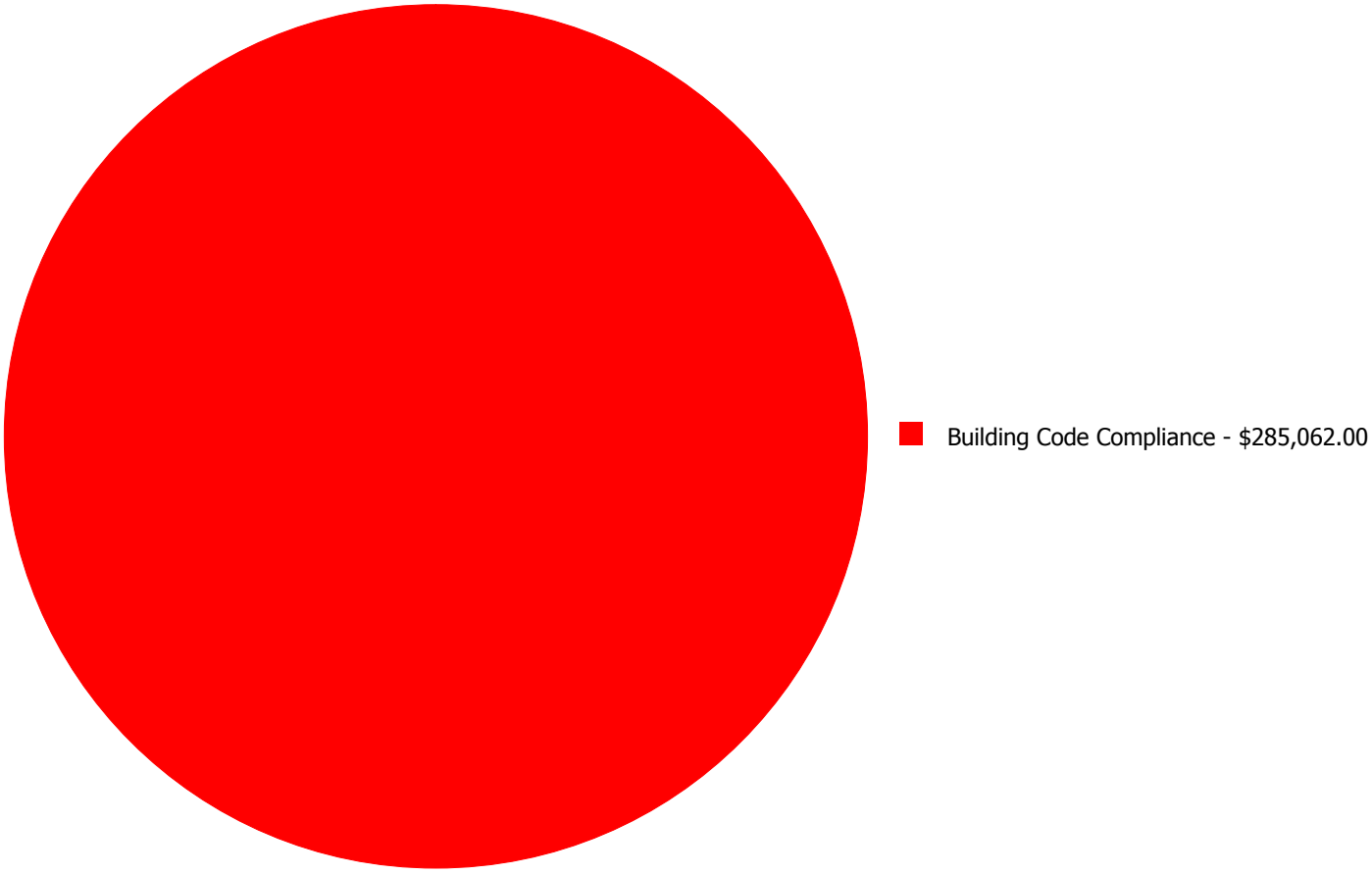
Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
D4010	Sprinklers	$0.00	$0.00	$0.00	$157,145.00	$0.00	$157,145.00
D4020	Standpipes	$0.00	$0.00	$0.00	$127,917.00	$0.00	$127,917.00
	Total:	$0.00	$0.00	$0.00	$285,062.00	$0.00	$285,062.00

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: $285,062.00

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 34,507.00
Unit of Measure: S.F.
Estimate: $157,145.00
Assessor Name: Matt Mahaffey
Date Created: 12/20/2016

Notes: A Sprinkler system is missing and is recommended to be provided to comply with current codes.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 34,507.00
Unit of Measure: S.F.
Estimate: $127,917.00
Assessor Name: Matt Mahaffey
Date Created: 12/20/2016

Notes: A Sprinkler system is missing and is recommended to be provided to comply with current codes.

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	ES -Elementary School
Gross Area (SF):	75,757
Year Built:	1956
Last Renovation:	
Replacement Value:	$2,212,106
Repair Cost:	$307,586.90
Total FCI:	13.90 %
Total RSLI:	34.35 %
FCA Score:	86.10

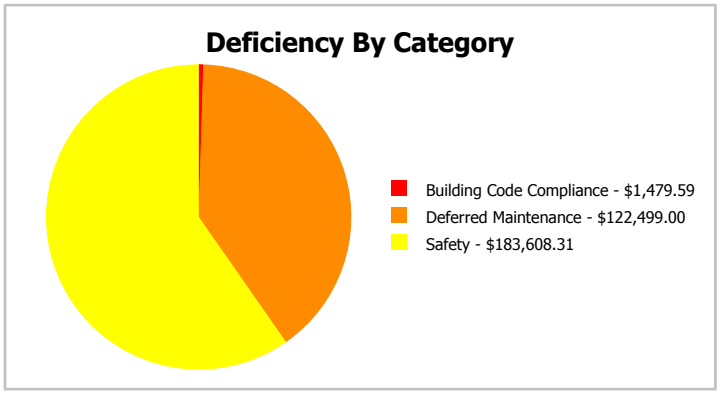
Description:

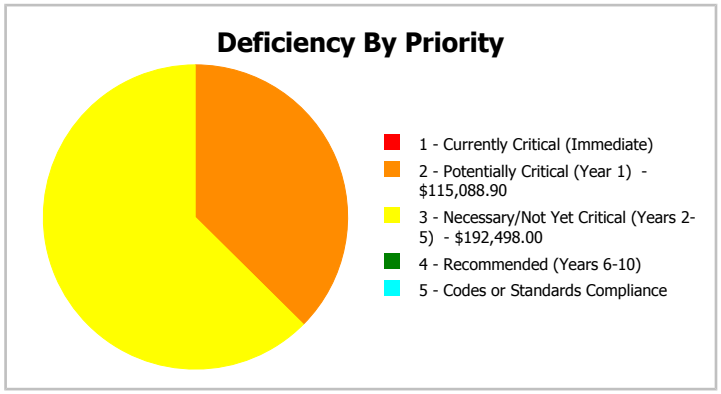
The narrative for this site included in the Executive Summary Description at the front of this report.

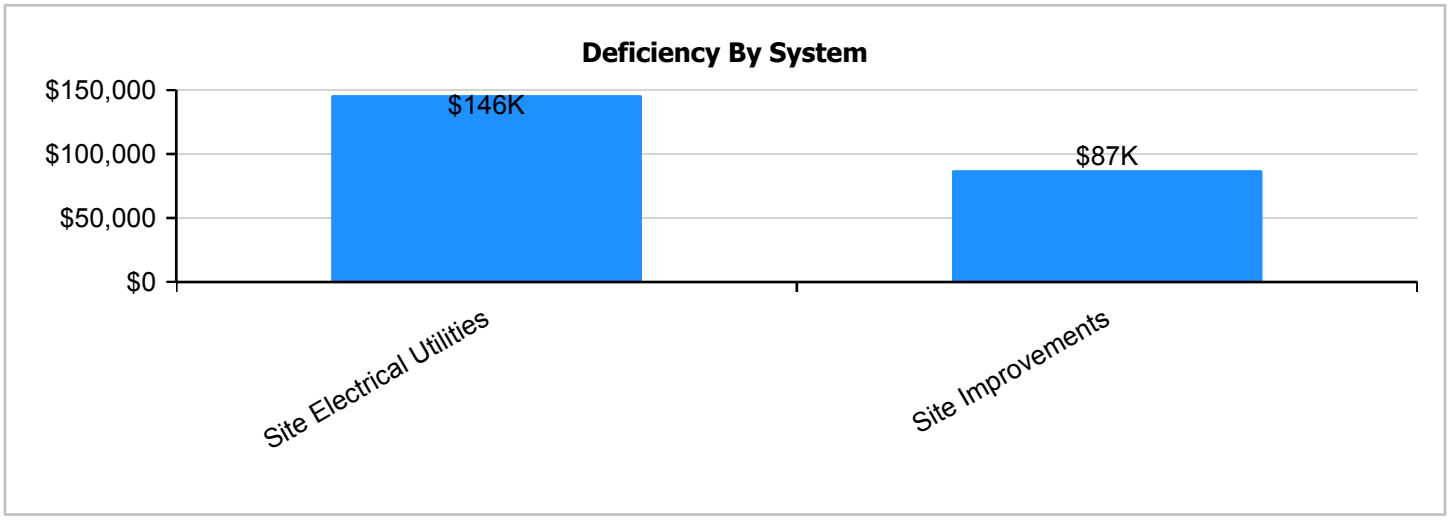
Attributes: This asset has no attributes.

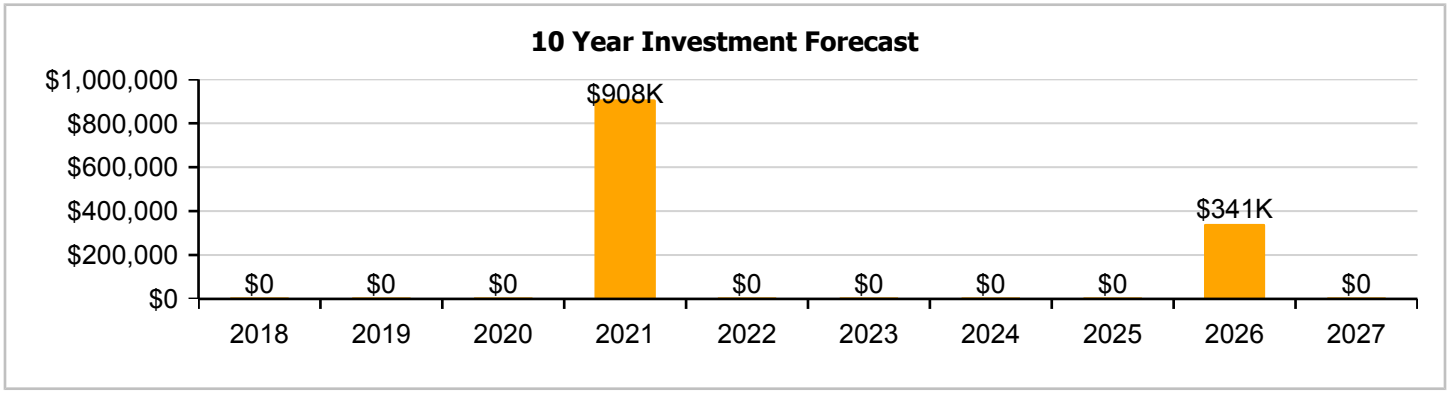
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	75,757
Year Built:	1956	Last Renovation:	
Repair Cost:	$307,587	Replacement Value:	$2,212,106
FCI:	13.90 %	RSLI%:	34.35 %









Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	23.67 %	9.37 %	$115,088.90
G30 - Site Mechanical Utilities	58.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	29.25 %	54.53 %	$192,498.00
Totals:	**34.35 %**	**13.90 %**	**$307,586.90**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). Aerial Image of South Harnett Elementary School - Mar 03, 2017

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$3.81	S.F.	75,757	25	1996	2021		16.00 %	0.51 %	4		$1,479.59	$288,634
G2020	Parking Lots	$1.33	S.F.	75,757	25	1996	2021		16.00 %	0.00 %	4			$100,757
G2030	Pedestrian Paving	$1.91	S.F.	75,757	30	1996	2026		30.00 %	0.00 %	9			$144,696
G2040105	Fence & Guardrails	$1.23	S.F.	75,757	30	1996	2026		30.00 %	0.00 %	9			$93,181
G2040950	Covered Walkways	$1.52	S.F.	75,757	25	2005	2030		52.00 %	0.00 %	13			$115,151
G2040950	Playing Field	$4.54	S.F.	75,757	20	1996	2016	2021	20.00 %	0.00 %	4			$343,937
G2050	Landscaping	$1.87	S.F.	75,757	15	2005	2020		20.00 %	80.20 %	3		$113,609.31	$141,666
G3010	Water Supply	$2.34	S.F.	75,757	50	1996	2046		58.00 %	0.00 %	29			$177,271
G3020	Sanitary Sewer	$1.45	S.F.	75,757	50	1996	2046		58.00 %	0.00 %	29			$109,848
G3030	Storm Sewer	$4.54	S.F.	75,757	50	1996	2046		58.00 %	0.00 %	29			$343,937
G4010	Electrical Distribution	$2.35	S.F.	75,757	50	1996	2046		58.00 %	0.00 %	29			$178,029
G4020	Site Lighting	$1.47	S.F.	75,757	30	1974	2004		0.00 %	110.00 %	-13		$122,499.00	$111,363
G4030	Site Communications & Security	$0.84	S.F.	75,757	15	1996	2011		0.00 %	110.00 %	-6		$69,999.00	$63,636
								Total	**34.35 %**	**13.90 %**			**$307,586.90**	**$2,212,106**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

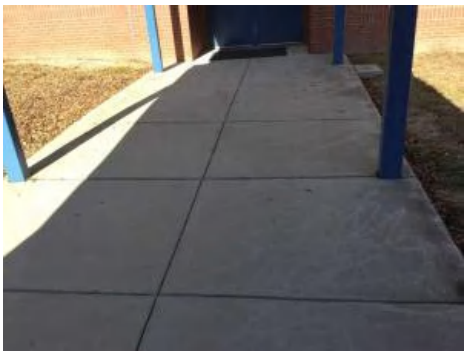
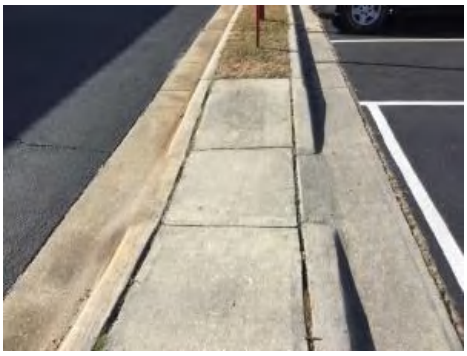
System: G2010 - Roadways

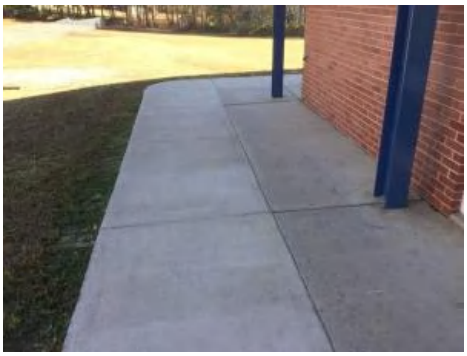
Note:

System: G2020 - Parking Lots

Note:

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails

Note:

System: G2040950 - Covered Walkways

Note:

System: G2040950 - Playing Field

Note:

System: G2050 - Landscaping

Note:

System: G3010 - Water Supply

Note:

System: G3020 - Sanitary Sewer

Note:

System: G3030 - Storm Sewer

Note:

System: G4010 - Electrical Distribution

Note:

System: G4020 - Site Lighting

Note:

System: G4030 - Site Communications & Security

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

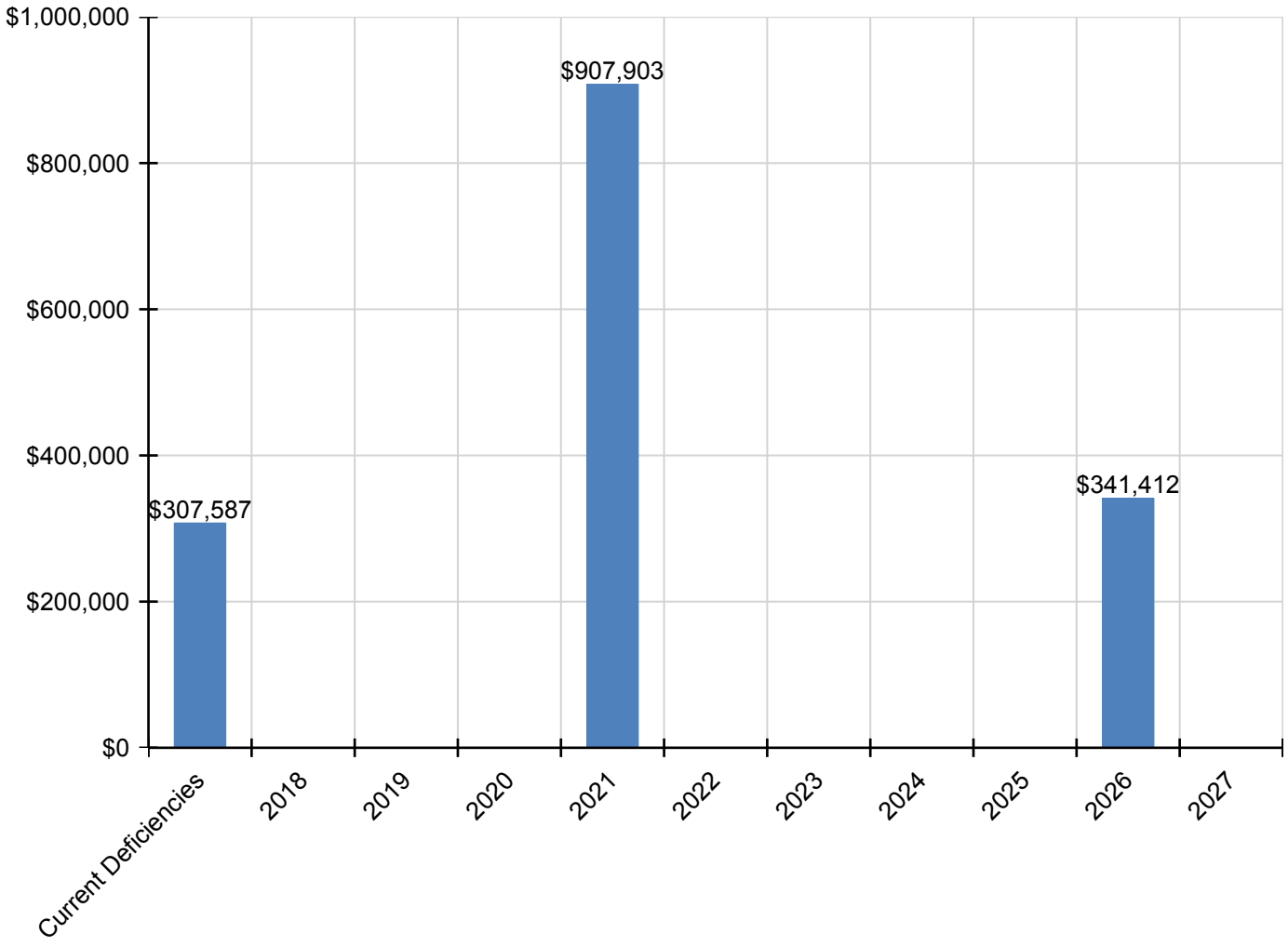
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$307,587**	**$0**	**$0**	**$0**	**$907,903**	**$0**	**$0**	**$0**	**$0**	**$341,412**	**$0**	**$1,556,902**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$1,480	$0	$0	$0	$357,347	$0	$0	$0	$0	$0	$0	**$358,826**
G2020 - Parking Lots	$0	$0	$0	$0	$124,742	$0	$0	$0	$0	$0	$0	**$124,742**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$207,674	$0	**$207,674**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$133,738	$0	**$133,738**
G2040950 - Covered Walkways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Playing Field	$0	$0	$0	$0	$425,814	$0	$0	$0	$0	$0	$0	**$425,814**
*** G2050 - Landscaping**	$113,609	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$113,609**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$122,499	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$122,499**
G4030 - Site Communications & Security	$69,999	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$69,999**

** Indicates non-renewable system*

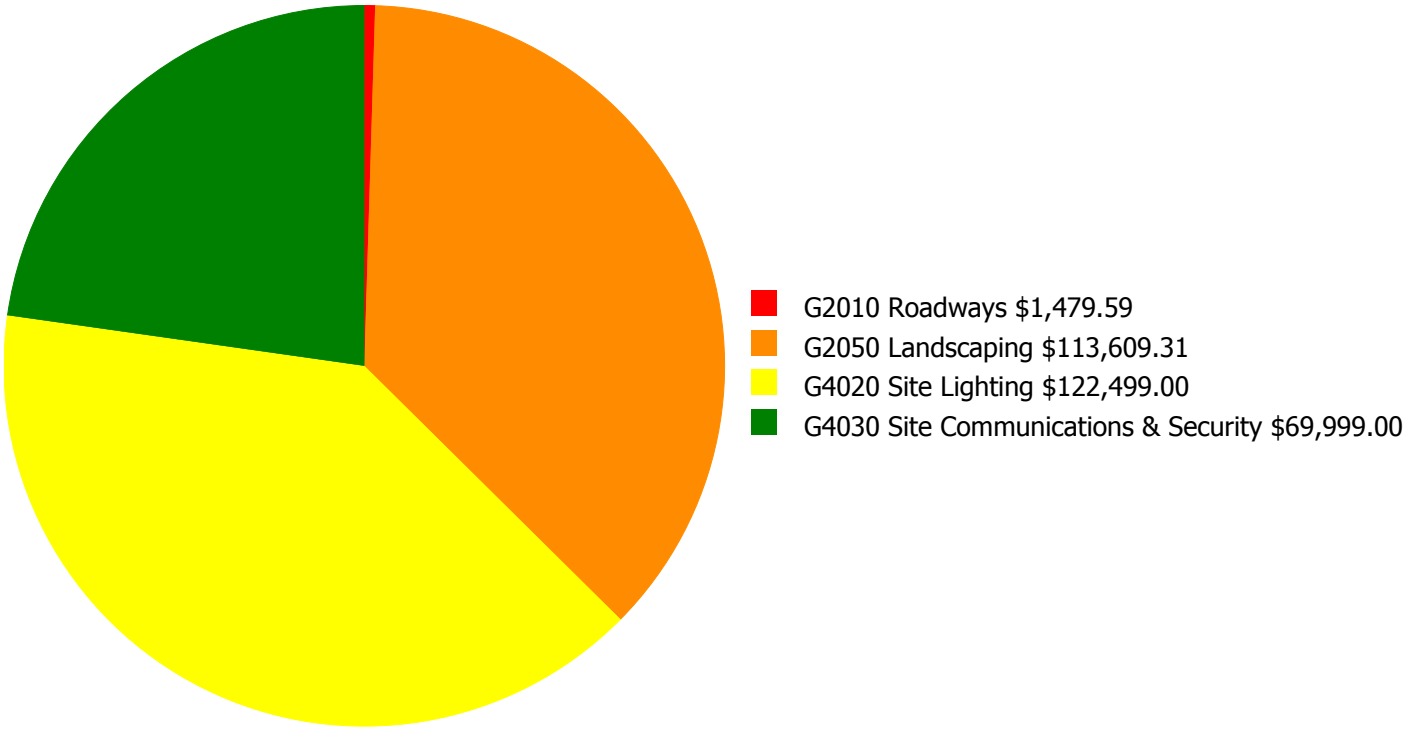
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

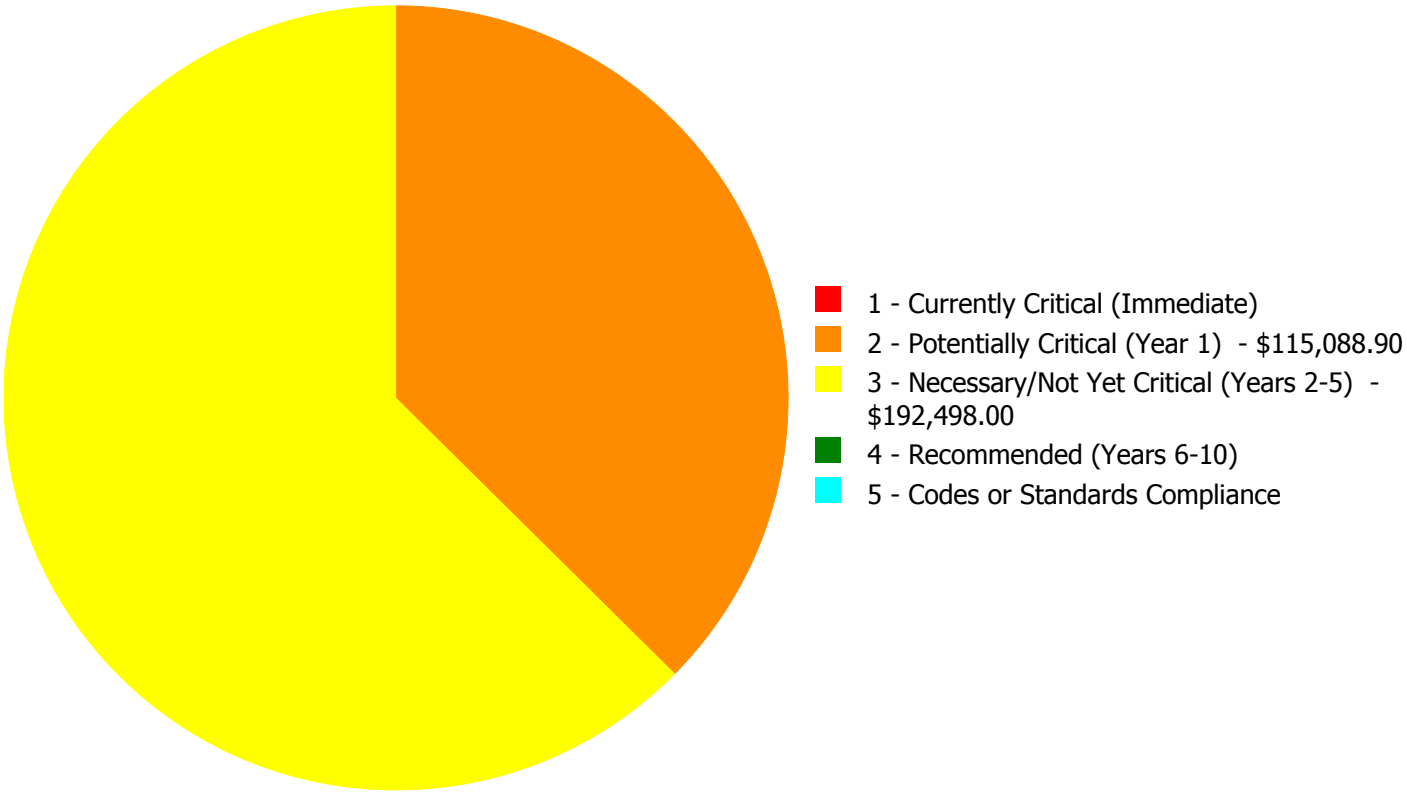
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $307,586.90

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: $307,586.90

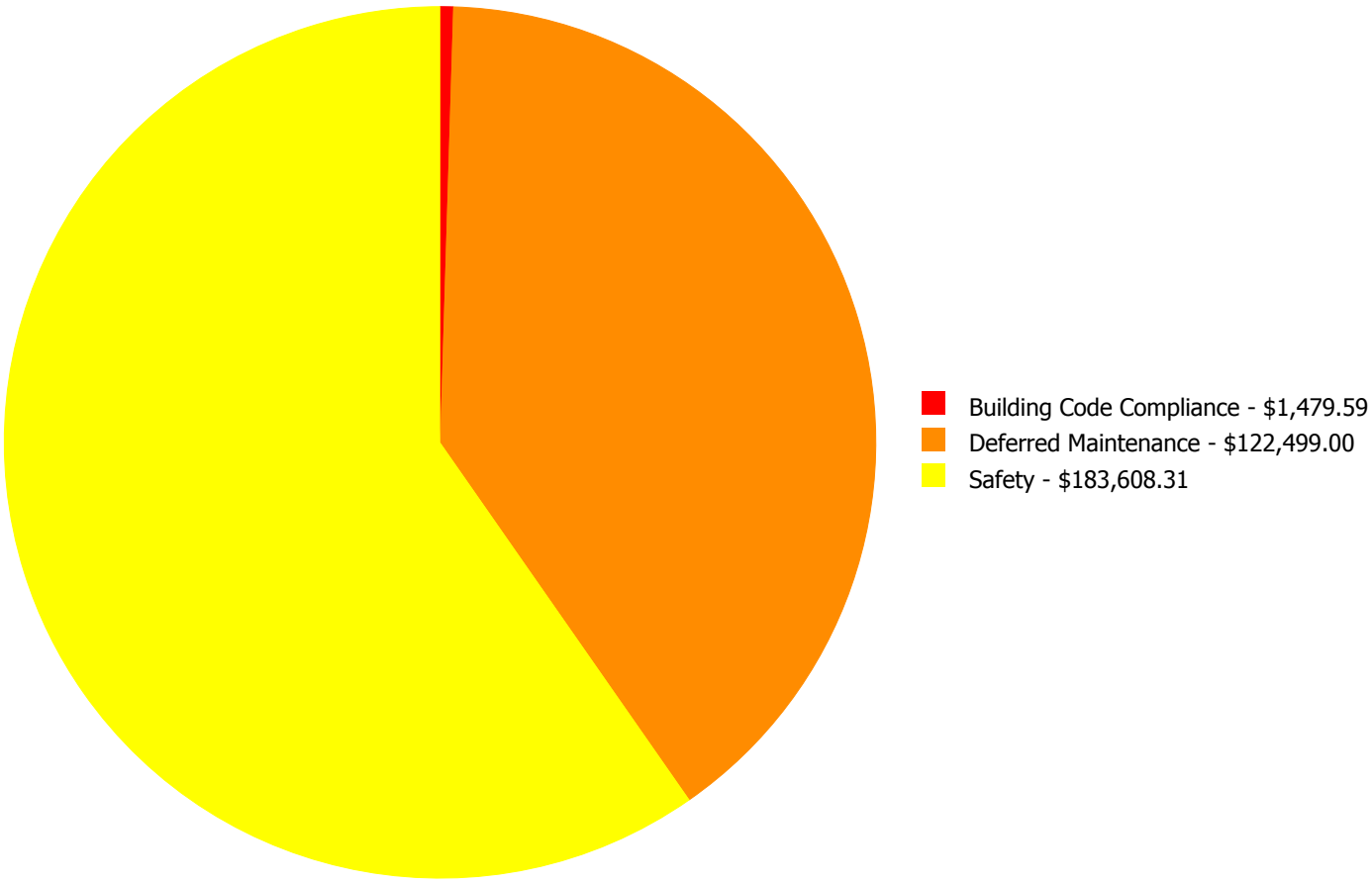
Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
G2010	Roadways	$0.00	$1,479.59	$0.00	$0.00	$0.00	$1,479.59
G2050	Landscaping	$0.00	$113,609.31	$0.00	$0.00	$0.00	$113,609.31
G4020	Site Lighting	$0.00	$0.00	$122,499.00	$0.00	$0.00	$122,499.00
G4030	Site Communications & Security	$0.00	$0.00	$69,999.00	$0.00	$0.00	$69,999.00
	Total:	$0.00	$115,088.90	$192,498.00	$0.00	$0.00	$307,586.90

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:



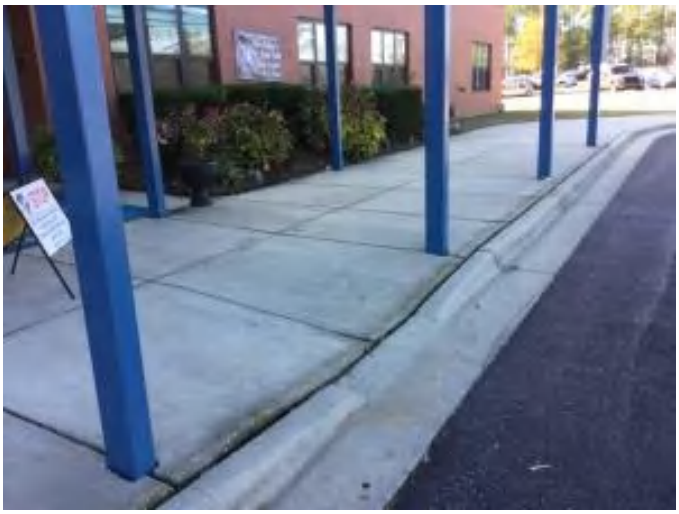
Budget Estimate Total: $307,586.90

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

Priority 2 - Potentially Critical (Year 1):

System: G2010 - Roadways



Location: Front dirve
Distress: Missing
Category: Building Code Compliance
Priority: 2 - Potentially Critical (Year 1)
Correction: Fire lane marking; incl. curb painting and with the words "No Parking, Fire Lane" painted in black
Qty: 500.00
Unit of Measure: L.F.
Estimate: $1,479.59
Assessor Name: Matt Mahaffey
Date Created: 12/09/2016

Notes: There is no indication it's a Fire Lane. Fire lane markings must include curb painting and with the words "No Parking, Fire Lane" to maintain it free of obstruction at all times. Provide Fire lane markings per Local Code requirements.

System: G2050 - Landscaping

Location: Front entry drive
Distress: Damaged
Category: Safety
Priority: 2 - Potentially Critical (Year 1)
Correction: Erosion control; incl. soil preparation, topsoil and sodding
Qty: 4,200.00
Unit of Measure: S.F.
Estimate: $113,609.31
Assessor Name: Matt Mahaffey
Date Created: 12/09/2016

Notes: Groundwater is causing erosion into entry roadway and roadway damage. During winter months, driveway is not usable due to ice build-up causing hazard to drivers.

Priority 3 - Necessary/Not Yet Critical (Years 2-5):

System: G4020 - Site Lighting

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 75,757.00
Unit of Measure: S.F.
Estimate: $122,499.00
Assessor Name: Matt Mahaffey
Date Created: 12/09/2016

Notes: Site lighting is not adequate for the site and parking areas and should be upgraded.

System: G4030 - Site Communications & Security

Location: Site
Distress: Inadequate
Category: Safety
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 75,757.00
Unit of Measure: S.F.
Estimate: $69,999.00
Assessor Name: Matt Mahaffey
Date Created: 12/09/2016

Notes: Site security system is aged and not adequate for the site and should be replaced.

NC School District/430 Harnett County/Elementary School

Wayne Avenue Elementary

Draft

Campus Assessment Report

March 8, 2017

PARSONS

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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.

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Gross Area (SF):	37,897
Year Built:	1957
Last Renovation:	
Replacement Value:	$8,448,918
Repair Cost:	$2,264,040.00
Total FCI:	26.80 %
Total RSLI:	28.82 %
FCA Score:	73.20

Description:

GENERAL:
Wayne Avenue Elementary is located at 910 W Harnett Street in Dunn, North Carolina. The 1 story, 27,822 square foot building was originally constructed in 1957 There have been 2 additions. A Media Center and Multi-Purpose room was added between 1998 and2005. In addition to the main building, the campus contains 10 mobile classes.

This report contains condition and adequacy data collected during the 2016 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site and building elements.

A. SUBSTRUCTURE
The building rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations. The building does not have a basement.

B. SUPERSTRUCTURE
Roof construction is steel. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope single ply membrane. 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, toilet accessories, storage shelving, handrails, and fabricated toilet partitions. 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 carpet. Ceiling finishes in common areas are typically1X1 glue on acoustical tile, painted hard lid and 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 natural gas.

HVAC:
Heating and Cooling is supplied by AC/Heat combo units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas.

FIRE PROTECTION:
The building does not have a fire sprinkler system. The building does have additional fire suppression systems, which include dry chemical system for the kitchen exhaust hood. 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, recessed and surface type, fluorescent light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and near stairways and are typically illuminated.

COMMUNICATIONS AND SECURITY:
The fire alarm system consists of audible/visual strobe annunciators in common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are 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.

E. EQUIPMENT & FURNISHINGS:
This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage, audio-visual, laboratory, casework, window treatment, floor grilles and mats, and multiple seating furnishings.

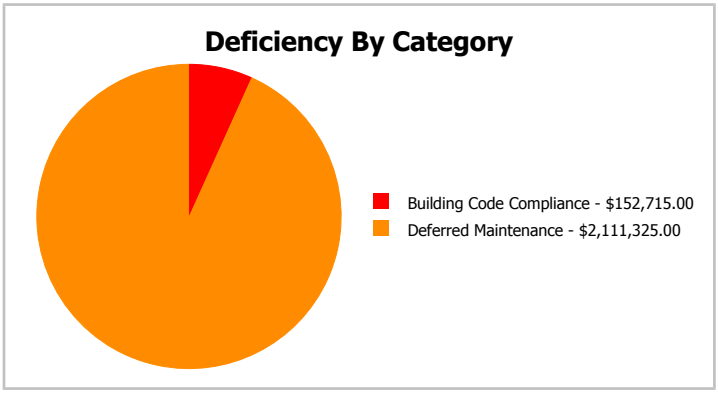
G. SITE:
Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, play areas, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting.

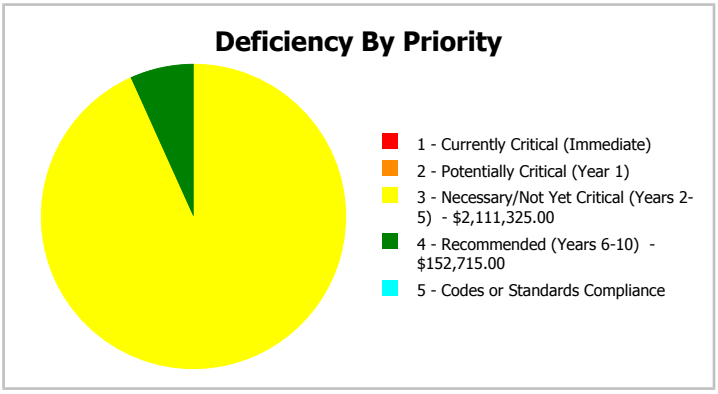
Attributes:

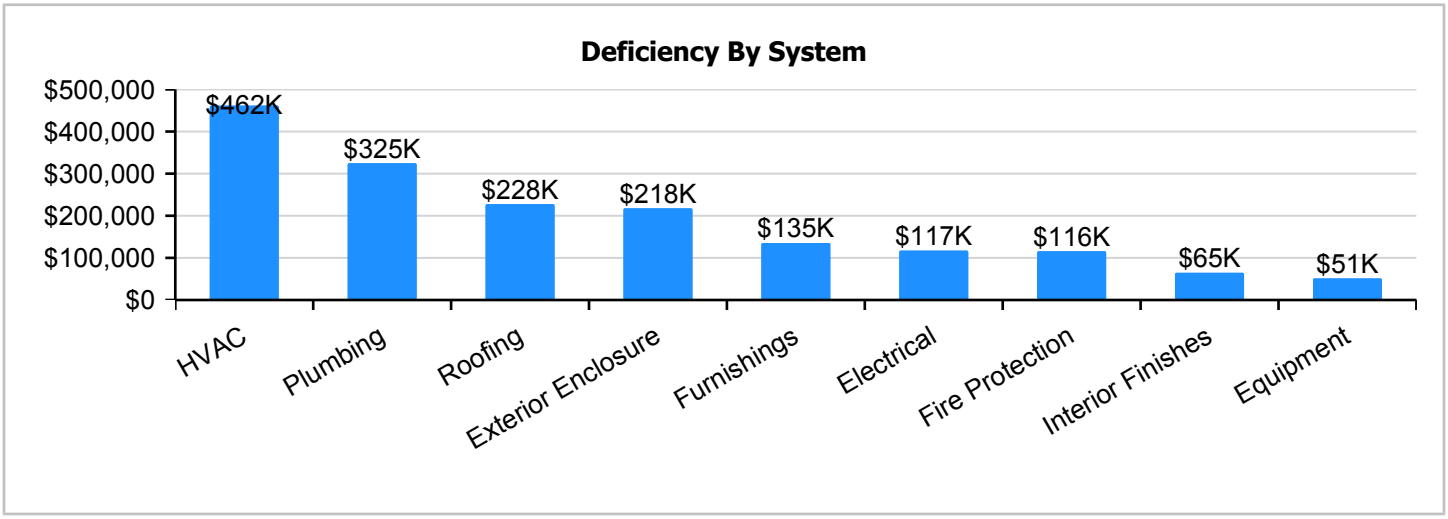
General Attributes:			
Condition Assessor:	Terence Davis	Assessment Date:	11/15/2016
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:	Harnett - Triton HS	LEA School No.:	430-380
No. of Mobile Units:	10	No. of Bldgs.:	3
SF of Mobile Units:	8448	Status:	Active
School Grades:	4-5	Site Acreage:	7.6

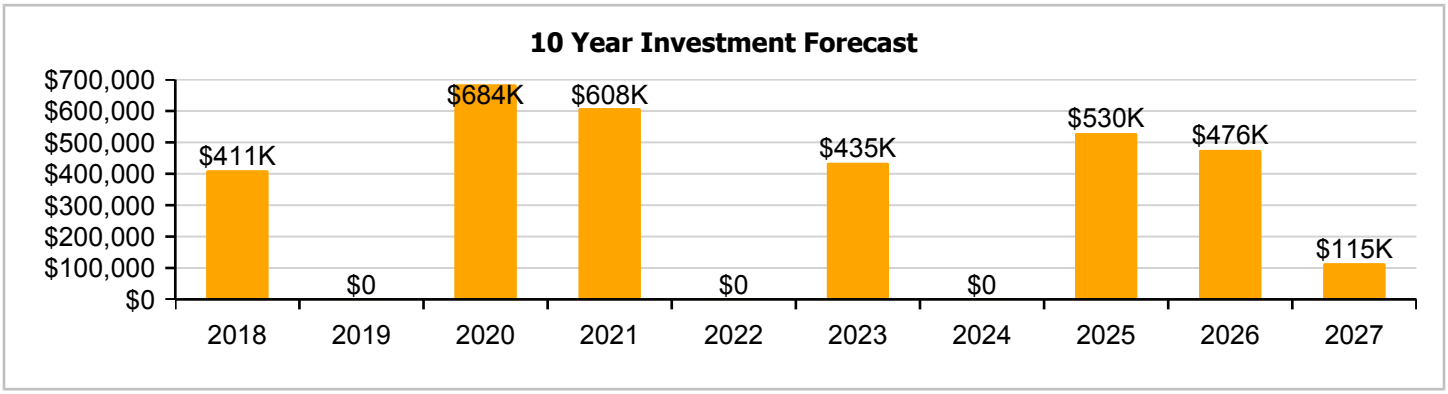
Campus Dashboard Summary

Gross Area:	37,897		
Year Built:	1957	Last Renovation:	
Repair Cost:	$2,264,040	Replacement Value:	$8,448,918
FCI:	26.80 %	RSLI%:	28.82 %









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.

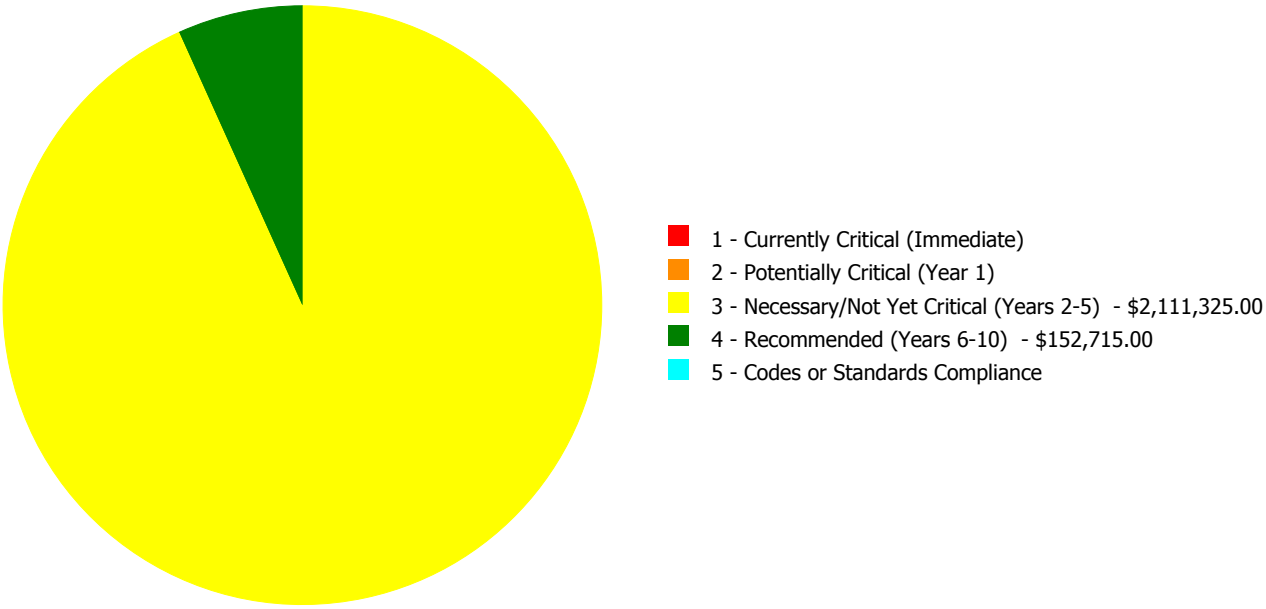
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	51.38 %	0.00 %	$0.00
A20 - Basement Construction	51.38 %	0.00 %	$0.00
B10 - Superstructure	51.38 %	0.00 %	$0.00
B20 - Exterior Enclosure	30.27 %	41.96 %	$287,373.00
B30 - Roofing	14.17 %	99.82 %	$300,171.00
C10 - Interior Construction	26.48 %	0.00 %	$0.00
C30 - Interior Finishes	22.04 %	8.98 %	$85,386.00
D20 - Plumbing	11.72 %	80.24 %	$428,458.00
D30 - HVAC	8.22 %	80.76 %	$609,329.00
D40 - Fire Protection	11.53 %	80.95 %	$152,715.00
D50 - Electrical	41.41 %	14.46 %	$154,857.00
E10 - Equipment	3.46 %	97.57 %	$67,329.00
E20 - Furnishings	1.00 %	87.93 %	$178,422.00
G20 - Site Improvements	16.86 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	24.05 %	0.00 %	$0.00
G40 - Site Electrical Utilities	47.64 %	0.00 %	$0.00
Totals:	**28.82 %**	**26.80 %**	**$2,264,040.00**

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
1957 Main	27,822	41.44	$0.00	$0.00	$2,111,325.00	$152,715.00	$0.00
1998 Media Center	6,983	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2005 Multi Purpose Room	3,092	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Site	37,897	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total:		**26.80**	**$0.00**	**$0.00**	**$2,111,325.00**	**$152,715.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $2,264,040.00

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):	27,822
Year Built:	1957
Last Renovation:	
Replacement Value:	$5,462,851
Repair Cost:	$2,264,040.00
Total FCI:	41.44 %
Total RSLI:	22.32 %
FCA Score:	58.56

Description:

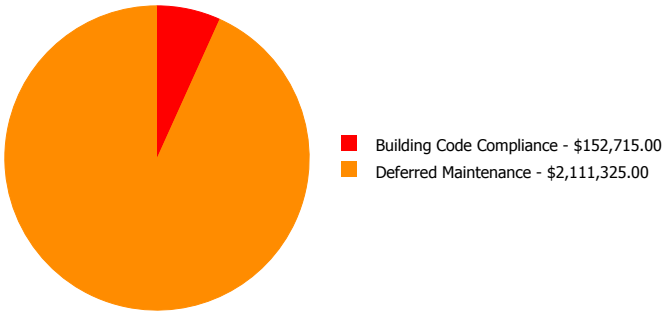
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

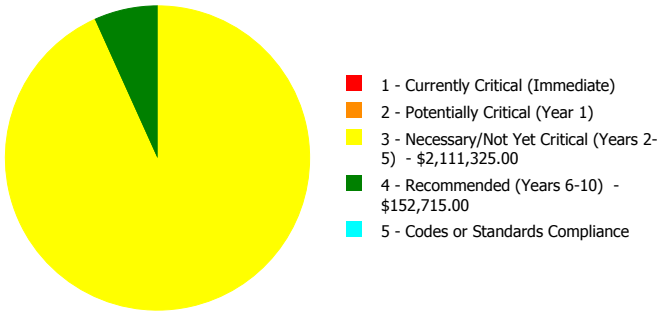
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	27,822
Year Built:	1957	Last Renovation:	
Repair Cost:	$2,264,040	Replacement Value:	$5,462,851
FCI:	41.44 %	RSLI%:	22.32 %

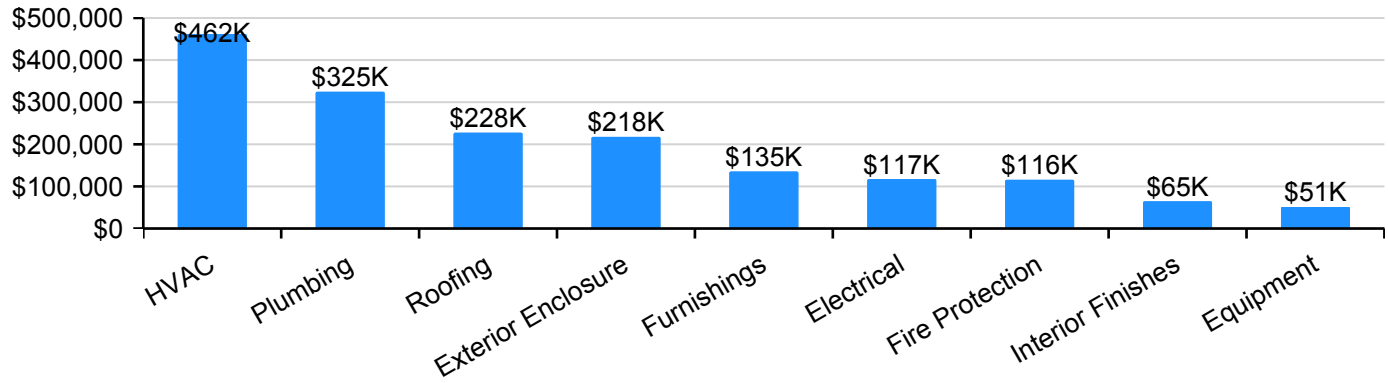
Deficiency By Category



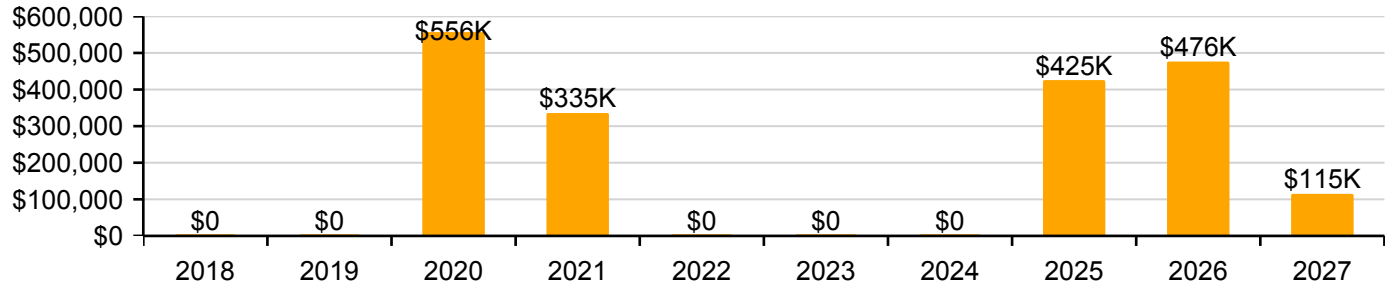
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	40.00 %	0.00 %	$0.00
A20 - Basement Construction	40.00 %	0.00 %	$0.00
B10 - Superstructure	40.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	19.51 %	52.04 %	$287,373.00
B30 - Roofing	0.00 %	148.40 %	$300,171.00
C10 - Interior Construction	18.90 %	0.00 %	$0.00
C30 - Interior Finishes	20.75 %	12.21 %	$85,386.00
D20 - Plumbing	0.39 %	108.68 %	$428,458.00
D30 - HVAC	0.00 %	110.00 %	$609,329.00
D40 - Fire Protection	0.00 %	110.00 %	$152,715.00
D50 - Electrical	42.62 %	19.65 %	$154,857.00
E10 - Equipment	0.00 %	110.00 %	$67,329.00
E20 - Furnishings	0.00 %	110.00 %	$178,422.00
Totals:	**22.32 %**	**41.44 %**	**$2,264,040.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). South Elevation - Dec 08, 2016

2). East Elevation - Dec 08, 2016

3). North Elevation - Dec 08, 2016

4). West Elevation - Dec 08, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

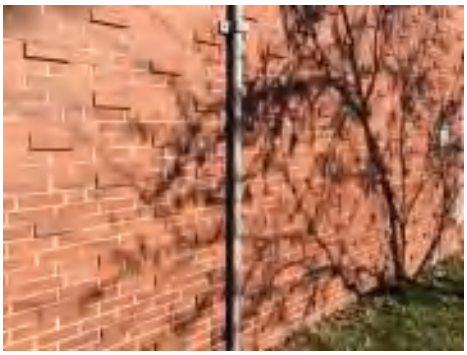
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.79	S.F.	27,822	100	1957	2057		40.00 %	0.00 %	40			$133,267
A1030	Slab on Grade	$8.43	S.F.	27,822	100	1957	2057		40.00 %	0.00 %	40			$234,539
A2010	Basement Excavation	$1.90	S.F.	27,822	100	1957	2057		40.00 %	0.00 %	40			$52,862
A2020	Basement Walls	$13.07	S.F.	27,822	100	1957	2057		40.00 %	0.00 %	40			$363,634
B1010	Floor Construction	$1.64	S.F.	27,822	100	1957	2057		40.00 %	0.00 %	40			$45,628
B1020	Roof Construction	$15.76	S.F.	27,822	100	1957	2057		40.00 %	0.00 %	40			$438,475
B2010	Exterior Walls	$9.42	S.F.	27,822	100	1957	2057		40.00 %	0.00 %	40			$262,083
B2020	Exterior Windows	$9.39	S.F.	27,822	30	1957	1987		0.00 %	110.00 %	-30		$287,373.00	$261,249
B2030	Exterior Doors	$1.04	S.F.	27,822	30	1990	2020		10.00 %	0.00 %	3			$28,935
B3010120	Single Ply Membrane	$6.98	S.F.	27,822	20	1957	1977		0.00 %	150.00 %	-40		$291,296.00	$194,198
B3020	Roof Openings	$0.29	S.F.	27,822	25	1957	1982		0.00 %	110.00 %	-35		$8,875.00	$8,068
C1010	Partitions	$10.80	S.F.	27,822	75	1957	2032		20.00 %	0.00 %	15			$300,478
C1020	Interior Doors	$2.53	S.F.	27,822	30	1990	2020		10.00 %	0.00 %	3			$70,390
C1030	Fittings	$9.74	S.F.	27,822	20	1957	1977	2021	20.00 %	0.00 %	4			$270,986
C3010	Wall Finishes	$2.79	S.F.	27,822	10	2000	2010		0.00 %	110.00 %	-7		$85,386.00	$77,623
C3020	Floor Finishes	$11.38	S.F.	27,822	20	2000	2020		15.00 %	0.00 %	3			$316,614
C3030	Ceiling Finishes	$10.97	S.F.	27,822	25	2000	2025		32.00 %	0.00 %	8			$305,207
D2010	Plumbing Fixtures	$11.48	S.F.	27,822	30	1980	2010		0.00 %	110.00 %	-7		$351,336.00	$319,397
D2020	Domestic Water Distribution	$0.98	S.F.	27,822	30	1957	1987		0.00 %	110.00 %	-30		$29,992.00	$27,266
D2030	Sanitary Waste	$1.54	S.F.	27,822	30	1957	1987		0.00 %	110.00 %	-30		$47,130.00	$42,846
D2090	Other Plumbing Systems -Nat Gas	$0.17	S.F.	27,822	40	1990	2030		32.50 %	0.00 %	13			$4,730
D3040	Distribution Systems	$6.26	S.F.	27,822	30	1957	1987		0.00 %	110.00 %	-30		$191,582.00	$174,166
D3050	Terminal & Package Units	$13.65	S.F.	27,822	15	2000	2015		0.00 %	110.00 %	-2		$417,747.00	$379,770
D4010	Sprinklers	$4.32	S.F.	27,822	30			2016	0.00 %	110.00 %	-1		$132,210.00	$120,191
D4020	Standpipes	$0.67	S.F.	27,822	30			2016	0.00 %	110.00 %	-1		$20,505.00	$18,641
D5010	Electrical Service/Distribution	$1.69	S.F.	27,822	40	1980	2020		7.50 %	0.00 %	3			$47,019
D5020	Branch Wiring	$5.06	S.F.	27,822	30	1980	2010		0.00 %	110.00 %	-7		$154,857.00	$140,779
D5020	Lighting	$11.92	S.F.	27,822	30	1996	2026		30.00 %	0.00 %	9			$331,638
D5030810	Security & Detection Systems	$1.87	S.F.	27,822	15	2015	2030		86.67 %	0.00 %	13			$52,027
D5030910	Fire Alarm Systems	$3.39	S.F.	27,822	15	2015	2030		86.67 %	0.00 %	13			$94,317
D5030920	Data Communication	$4.40	S.F.	27,822	15	2015	2030		86.67 %	0.00 %	13			$122,417
E1020	Institutional Equipment	$0.30	S.F.	27,822	20	1990	2010		0.00 %	109.99 %	-7		$9,181.00	$8,347
E1090	Other Equipment	$1.90	S.F.	27,822	20	1990	2010		0.00 %	110.00 %	-7		$58,148.00	$52,862
E2010	Fixed Furnishings	$5.83	S.F.	27,822	20	1990	2010		0.00 %	110.00 %	-7		$178,422.00	$162,202
								Total	**22.32 %**	**41.44 %**			**$2,264,040.00**	**$5,462,851**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors

Note:

System: B3010120 - Single Ply Membrane

Note:

System: B3020 - Roof Openings

Note:

System: C1010 - Partitions

Note:

System: C1020 - Interior Doors

Note:

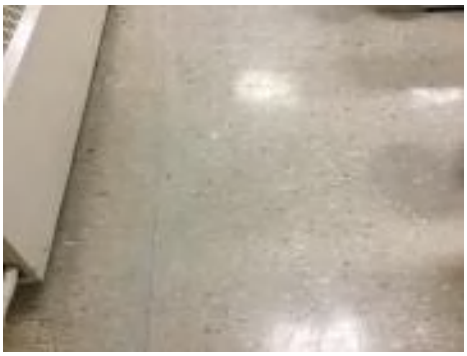
System: C1030 - Fittings

Note:

System: C3010 - Wall Finishes

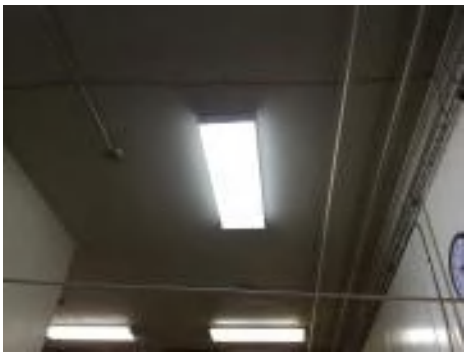
Note:

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

Note:

System: D2090 - Other Plumbing Systems -Nat Gas

Note:

System: D3040 - Distribution Systems

Note:

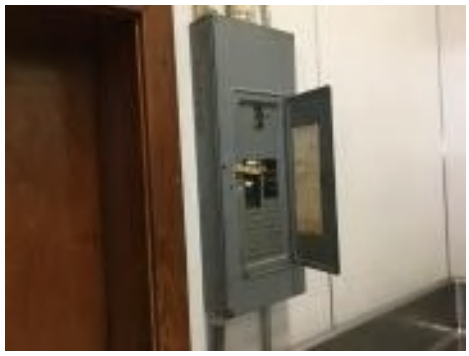
System: D3050 - Terminal & Package Units

Note:

System: D5010 - Electrical Service/Distribution

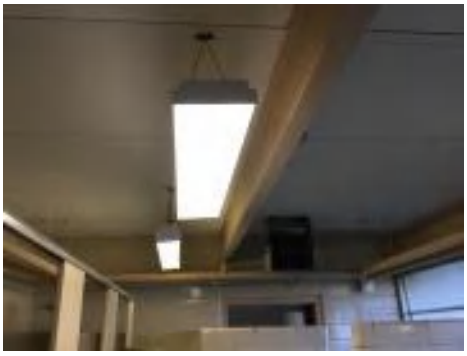
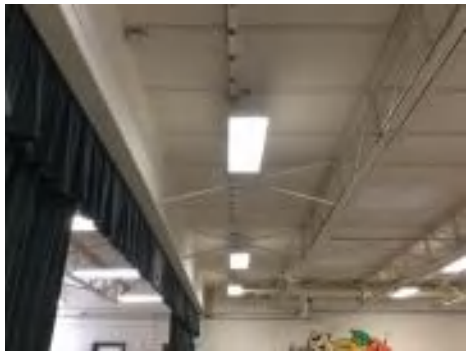
Note:

System: D5020 - Branch Wiring



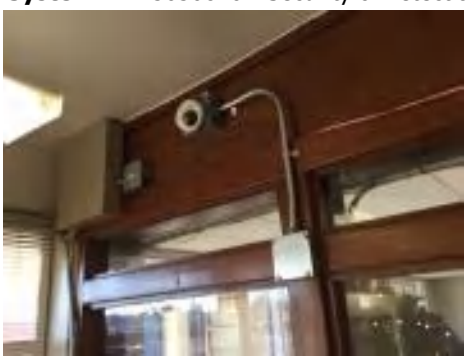
Note:

System: D5020 - Lighting

Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication

Note:

System: E1020 - Institutional Equipment

Note:

System: E1090 - Other Equipment

Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

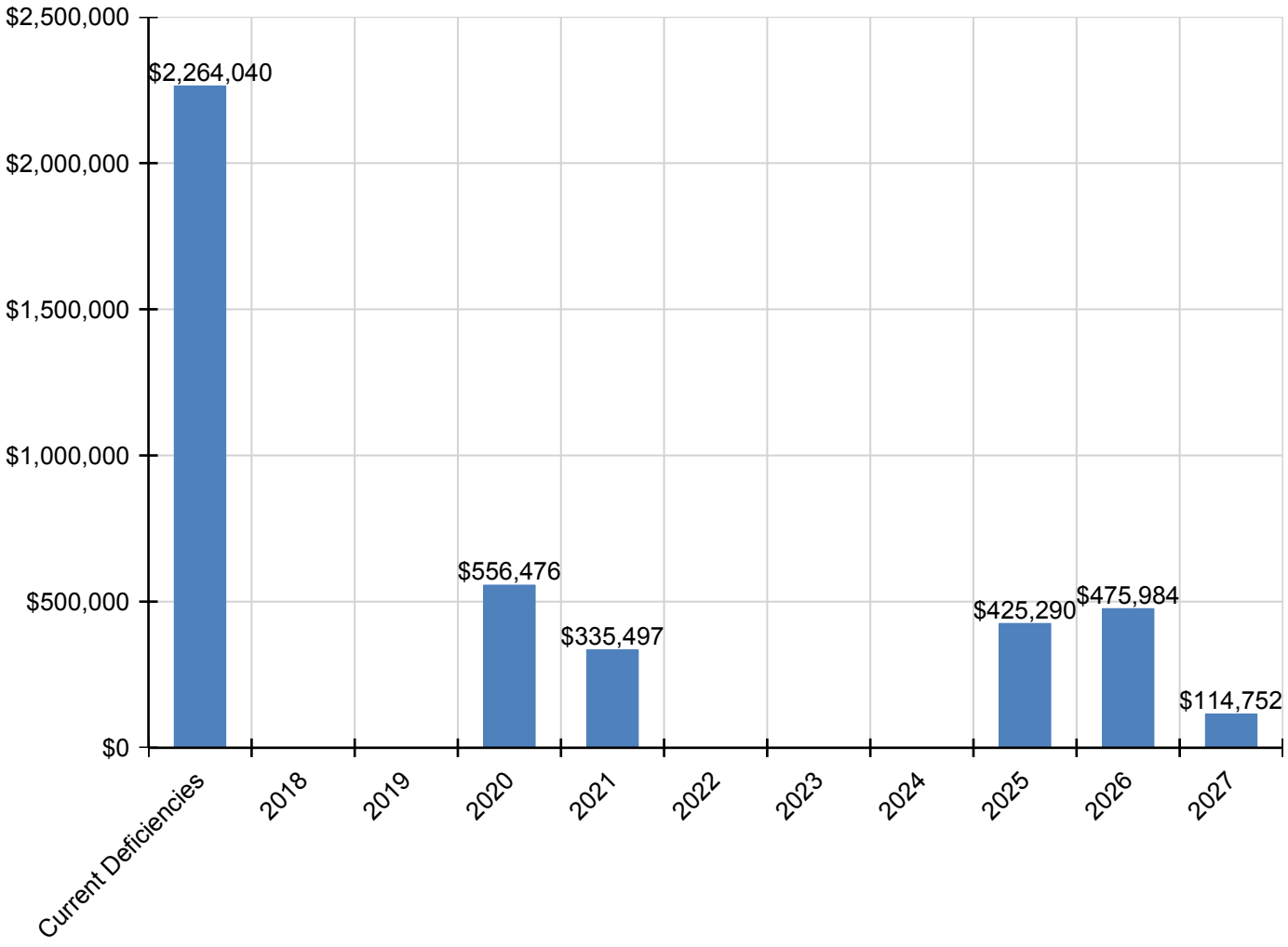
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$2,264,040**	**$0**	**$0**	**$556,476**	**$335,497**	**$0**	**$0**	**$0**	**$425,290**	**$475,984**	**$114,752**	**$4,172,039**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2010 - Exterior Walls	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$287,373	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$287,373**
B2030 - Exterior Doors	$0	$0	$0	$34,779	$0	$0	$0	$0	$0	$0	$0	**$34,779**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$291,296	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$291,296**
B3020 - Roof Openings	$8,875	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$8,875**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$84,609	$0	$0	$0	$0	$0	$0	$0	**$84,609**
C1030 - Fittings	$0	$0	$0	$0	$335,497	$0	$0	$0	$0	$0	$0	**$335,497**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

C3010 - Wall Finishes	$85,386	$0	$0	$0	$0	$0	$0	$0	$0	$0	$114,752	**$200,138**
C3020 - Floor Finishes	$0	$0	$0	$380,571	$0	$0	$0	$0	$0	$0	$0	**$380,571**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$425,290	$0	$0	**$425,290**
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	$351,336	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$351,336**
D2020 - Domestic Water Distribution	$29,992	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$29,992**
D2030 - Sanitary Waste	$47,130	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$47,130**
D2090 - Other Plumbing Systems -Nat Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$191,582	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$191,582**
D3050 - Terminal & Package Units	$417,747	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$417,747**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$132,210	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$132,210**
D4020 - Standpipes	$20,505	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$20,505**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$56,517	$0	$0	$0	$0	$0	$0	$0	**$56,517**
D5020 - Branch Wiring	$154,857	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$154,857**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$475,984	$0	**$475,984**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030920 - Data Communication	$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	$9,181	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$9,181**
E1090 - Other Equipment	$58,148	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$58,148**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$178,422	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$178,422**

** Indicates non-renewable system*

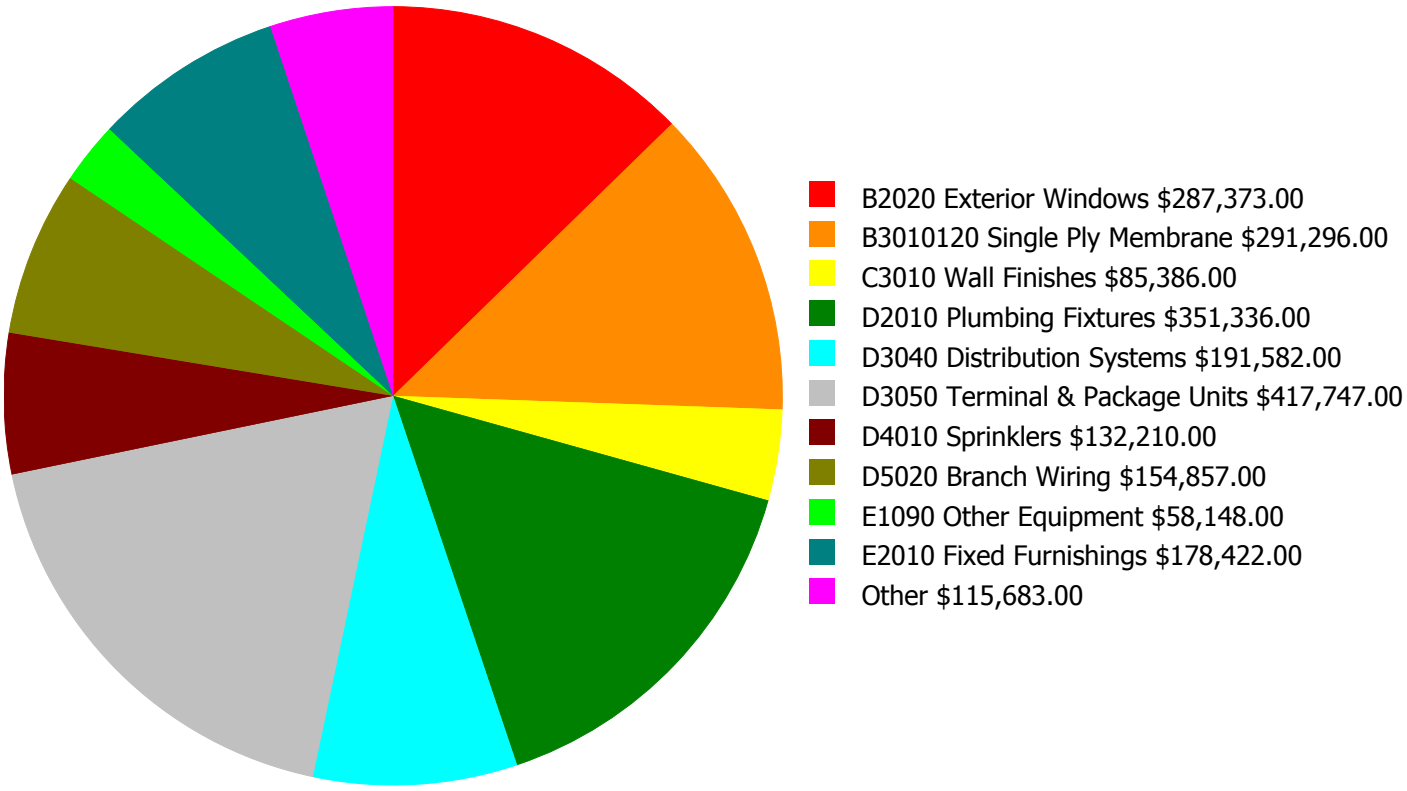
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

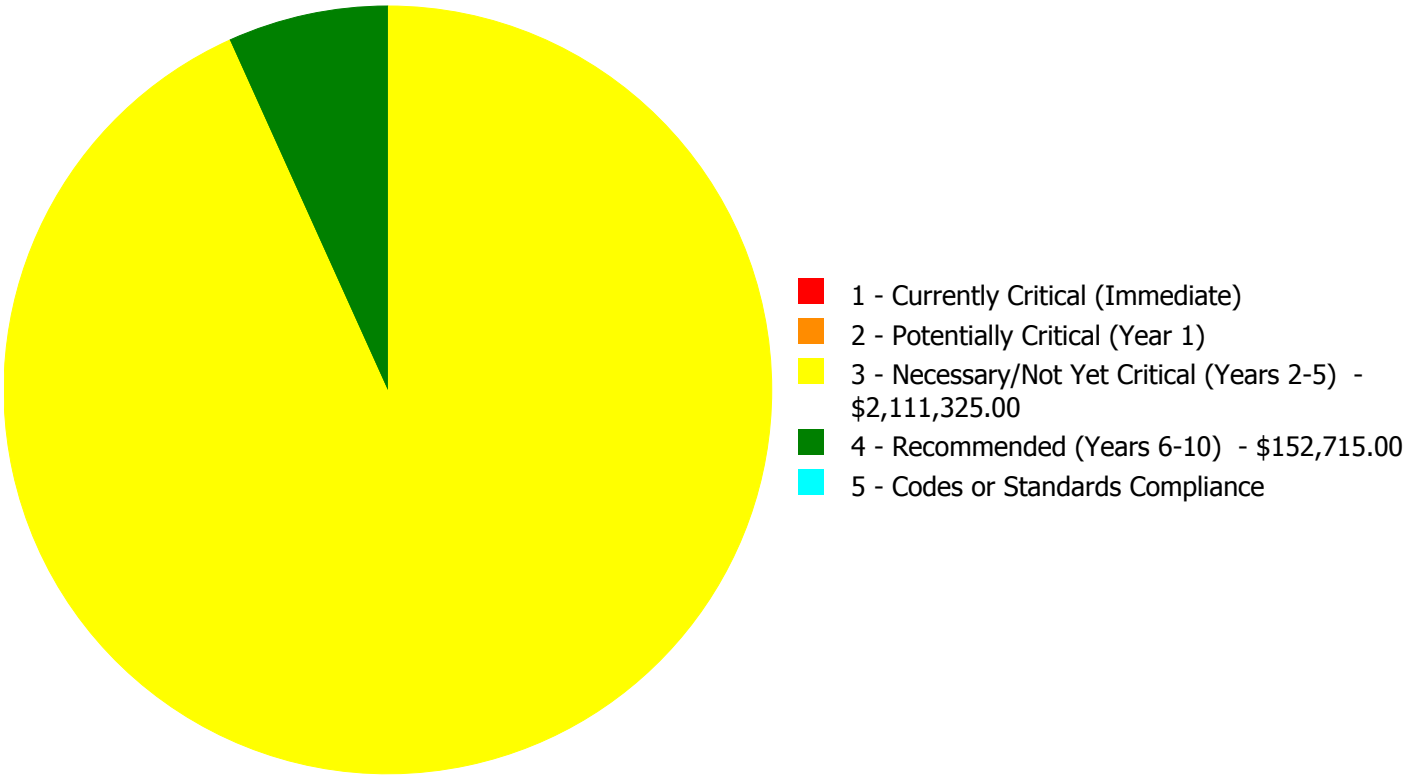
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $2,264,040.00

Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:



Budget Estimate Total: $2,264,040.00

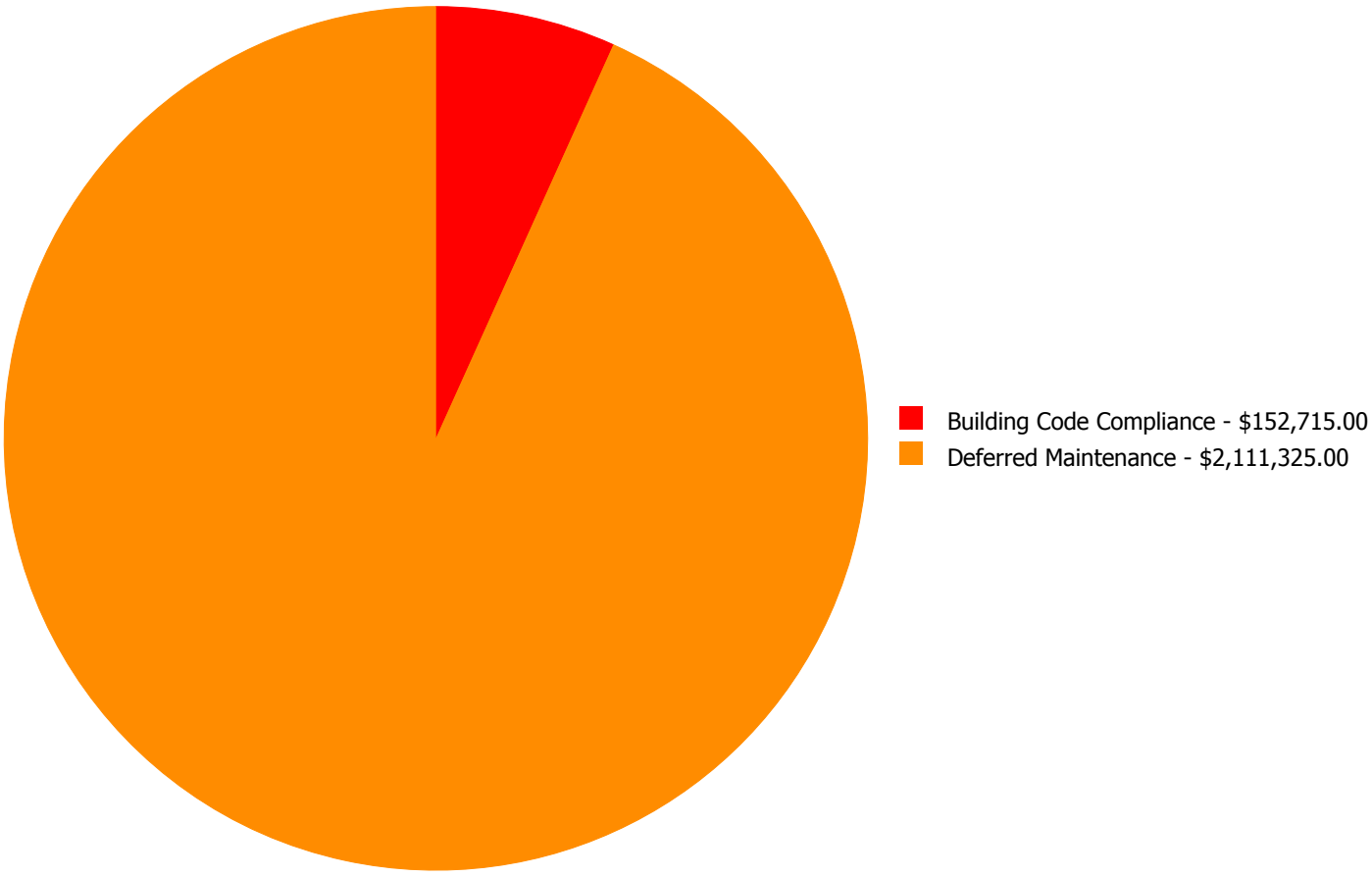
Deficiency By Priority Investment Table

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	$287,373.00	$0.00	$0.00	$287,373.00
B3010120	Single Ply Membrane	$0.00	$0.00	$291,296.00	$0.00	$0.00	$291,296.00
B3020	Roof Openings	$0.00	$0.00	$8,875.00	$0.00	$0.00	$8,875.00
C3010	Wall Finishes	$0.00	$0.00	$85,386.00	$0.00	$0.00	$85,386.00
D2010	Plumbing Fixtures	$0.00	$0.00	$351,336.00	$0.00	$0.00	$351,336.00
D2020	Domestic Water Distribution	$0.00	$0.00	$29,992.00	$0.00	$0.00	$29,992.00
D2030	Sanitary Waste	$0.00	$0.00	$47,130.00	$0.00	$0.00	$47,130.00
D3040	Distribution Systems	$0.00	$0.00	$191,582.00	$0.00	$0.00	$191,582.00
D3050	Terminal & Package Units	$0.00	$0.00	$417,747.00	$0.00	$0.00	$417,747.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$132,210.00	$0.00	$132,210.00
D4020	Standpipes	$0.00	$0.00	$0.00	$20,505.00	$0.00	$20,505.00
D5020	Branch Wiring	$0.00	$0.00	$154,857.00	$0.00	$0.00	$154,857.00
E1020	Institutional Equipment	$0.00	$0.00	$9,181.00	$0.00	$0.00	$9,181.00
E1090	Other Equipment	$0.00	$0.00	$58,148.00	$0.00	$0.00	$58,148.00
E2010	Fixed Furnishings	$0.00	$0.00	$178,422.00	$0.00	$0.00	$178,422.00
	Total:	$0.00	$0.00	$2,111,325.00	$152,715.00	$0.00	$2,264,040.00

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: $2,264,040.00

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: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,822.00
Unit of Measure: S.F.
Estimate: $287,373.00
Assessor Name: Terence Davis
Date Created: 12/08/2016

Notes: The aluminum frame single pane windows are aged, rusted, not energy efficient, and should be replaced.

System: B3010120 - Single Ply Membrane

Location: Roof
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,822.00
Unit of Measure: S.F.
Estimate: $291,296.00
Assessor Name: Terence Davis
Date Created: 12/08/2016

Notes: The single ply adhered roof coverings are aging, showing signs of failure and should be replaced.

System: B3020 - Roof Openings

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,822.00
Unit of Measure: S.F.
Estimate: $8,875.00
Assessor Name: Terence Davis
Date Created: 12/08/2016

Notes: The roof openings should be inspected and repaired when the roof is replaced.

System: C3010 - Wall Finishes

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,822.00
Unit of Measure: S.F.
Estimate: $85,386.00
Assessor Name: Terence Davis
Date Created: 12/08/2016

Notes: The wall finishes are aged, scuffed, fading, stained, and should be re-painted.

System: D2010 - Plumbing Fixtures

Location: Restroom
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,822.00
Unit of Measure: S.F.
Estimate: $351,336.00
Assessor Name: Terence Davis
Date Created: 12/08/2016

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: D2020 - Domestic Water Distribution

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,822.00
Unit of Measure: S.F.
Estimate: $29,992.00
Assessor Name: Terence Davis
Date Created: 12/08/2016

Notes: There are no reported issues or observed deficiencies with the domestic water piping. Due to the age of the 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.

System: D2030 - Sanitary Waste

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,822.00
Unit of Measure: S.F.
Estimate: $47,130.00
Assessor Name: Terence Davis
Date Created: 12/08/2016

Notes: The sanitary waste system is aged and should be replaced.

System: D3040 - Distribution Systems

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,822.00
Unit of Measure: S.F.
Estimate: $191,582.00
Assessor Name: Terence Davis
Date Created: 12/08/2016

Notes: The distribution system is aged, in marginal condition, and should be replaced.

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: 27,822.00
Unit of Measure: S.F.
Estimate: $417,747.00
Assessor Name: Terence Davis
Date Created: 12/08/2016

Notes: The wall mounted Carrier DX condensing units are aged and should be scheduled for replacement.

System: D5020 - Branch Wiring

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,822.00
Unit of Measure: S.F.
Estimate: $154,857.00
Assessor Name: Terence Davis
Date Created: 12/08/2016

Notes: The original electrical service is operating, maxed to capacity and should be replaced.

System: E1020 - Institutional Equipment

Location: kitchen
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,822.00
Unit of Measure: S.F.
Estimate: $9,181.00
Assessor Name: Terence Davis
Date Created: 12/08/2016

Notes: The Library Equipment, Theater Stage Equipment, Audio-visual Equipment, Other Institutional Equipment is operating but is aged, becoming logistically un-supportable, and should be replaced.

System: E1090 - Other Equipment

Location: Kitchen
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,822.00
Unit of Measure: S.F.
Estimate: $58,148.00
Assessor Name: Terence Davis
Date Created: 12/08/2016

Notes: The Food Service Equipment is operating but is aged should be inspected and replaced or repaired as needed.

System: E2010 - Fixed Furnishings

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,822.00
Unit of Measure: S.F.
Estimate: $178,422.00
Assessor Name: Terence Davis
Date Created: 12/08/2016

Notes: The fixed furnishings are aged, in marginal condition, and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 27,822.00
Unit of Measure: S.F.
Estimate: $132,210.00
Assessor Name: Terence Davis
Date Created: 12/08/2016

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: 27,822.00
Unit of Measure: S.F.
Estimate: $20,505.00
Assessor Name: Terence Davis
Date Created: 12/08/2016

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):	6,983
Year Built:	1998
Last Renovation:	
Replacement Value:	$1,307,010
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	45.48 %
FCA Score:	100.00

Description:

The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

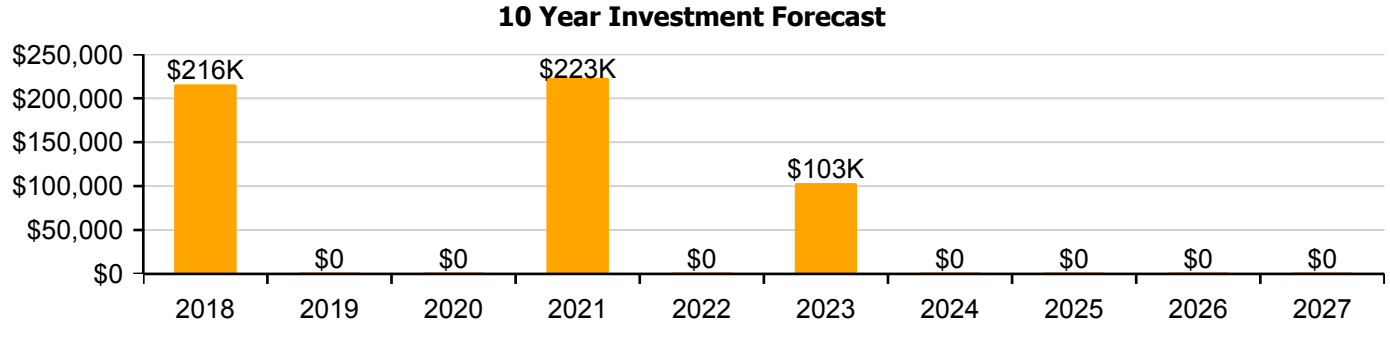
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	6,983
Year Built:	1998	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$1,307,010
FCI:	0.00 %	RSLI%:	45.48 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	81.00 %	0.00 %	$0.00
A20 - Basement Construction	81.00 %	0.00 %	$0.00
B10 - Superstructure	81.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	76.59 %	0.00 %	$0.00
B30 - Roofing	36.30 %	0.00 %	$0.00
C10 - Interior Construction	41.09 %	0.00 %	$0.00
C30 - Interior Finishes	17.18 %	0.00 %	$0.00
D20 - Plumbing	36.67 %	0.00 %	$0.00
D30 - HVAC	29.81 %	0.00 %	$0.00
D40 - Fire Protection	36.67 %	0.00 %	$0.00
D50 - Electrical	34.20 %	0.00 %	$0.00
E10 - Equipment	5.00 %	0.00 %	$0.00
E20 - Furnishings	5.00 %	0.00 %	$0.00
Totals:	**45.48 %**	**0.00 %**	**$0.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). West Elevation - Dec 08, 2016

2). West Elevation - Dec 08, 2016

3). South Elevation - Dec 08, 2016

4). East Elevation - Dec 08, 2016

5). North Elevation - Dec 08, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.79	S.F.	6,983	100	1998	2098		81.00 %	0.00 %	81			$33,449
A1030	Slab on Grade	$8.43	S.F.	6,983	100	1998	2098		81.00 %	0.00 %	81			$58,867
A2010	Basement Excavation	$1.90	S.F.	6,983	100	1998	2098		81.00 %	0.00 %	81			$13,268
A2020	Basement Walls	$13.07	S.F.	6,983	100	1998	2098		81.00 %	0.00 %	81			$91,268
B1010	Floor Construction	$1.64	S.F.	6,983	100	1998	2098		81.00 %	0.00 %	81			$11,452
B1020	Roof Construction	$15.76	S.F.	6,983	100	1998	2098		81.00 %	0.00 %	81			$110,052
B2010	Exterior Walls	$9.42	S.F.	6,983	100	1998	2098		81.00 %	0.00 %	81			$65,780
B2030	Exterior Doors	$1.04	S.F.	6,983	30	1998	2028		36.67 %	0.00 %	11			$7,262
B3010130	Preformed Metal Roofing	$9.66	S.F.	6,983	30	1998	2028		36.67 %	0.00 %	11			$67,456
B3020	Roof Openings	$0.29	S.F.	6,983	25	1998	2023		24.00 %	0.00 %	6			$2,025
C1010	Partitions	$10.80	S.F.	6,983	75	1998	2073		74.67 %	0.00 %	56			$75,416
C1020	Interior Doors	$2.53	S.F.	6,983	30	1998	2028		36.67 %	0.00 %	11			$17,667
C1030	Fittings	$9.74	S.F.	6,983	20	1998	2018		5.00 %	0.00 %	1			$68,014
C3010	Wall Finishes	$2.79	S.F.	6,983	10	1998	2008	2021	40.00 %	0.00 %	4			$19,483
C3020	Floor Finishes	$11.38	S.F.	6,983	20	1998	2018		5.00 %	0.00 %	1			$79,467
C3030	Ceiling Finishes	$10.97	S.F.	6,983	25	1998	2023		24.00 %	0.00 %	6			$76,604
D2010	Plumbing Fixtures	$11.48	S.F.	6,983	30	1998	2028		36.67 %	0.00 %	11			$80,165
D2020	Domestic Water Distribution	$0.98	S.F.	6,983	30	1998	2028		36.67 %	0.00 %	11			$6,843
D2030	Sanitary Waste	$1.54	S.F.	6,983	30	1998	2028		36.67 %	0.00 %	11			$10,754
D3040	Distribution Systems	$6.14	S.F.	6,983	30	1998	2028		36.67 %	0.00 %	11			$42,876
D3050	Terminal & Package Units	$13.37	S.F.	6,983	15	1998	2013	2021	26.67 %	0.00 %	4			$93,363
D4010	Sprinklers	$4.32	S.F.	6,983	30	1998	2028		36.67 %	0.00 %	11			$30,167
D4020	Standpipes	$0.67	S.F.	6,983	30	1998	2028		36.67 %	0.00 %	11			$4,679
D5010	Electrical Service/Distribution	$1.69	S.F.	6,983	40	1998	2038		52.50 %	0.00 %	21			$11,801
D5020	Branch Wiring	$5.06	S.F.	6,983	30	1998	2028		36.67 %	0.00 %	11			$35,334
D5020	Lighting	$11.92	S.F.	6,983	30	1998	2028		36.67 %	0.00 %	11			$83,237
D5030810	Security & Detection Systems	$1.87	S.F.	6,983	15	1998	2013	2021	26.67 %	0.00 %	4			$13,058
D5030910	Fire Alarm Systems	$3.39	S.F.	6,983	15	1998	2013	2021	26.67 %	0.00 %	4			$23,672
D5030920	Data Communication	$4.40	S.F.	6,983	15	1998	2013	2021	26.67 %	0.00 %	4			$30,725
E1020	Institutional Equipment	$0.30	S.F.	6,983	20	1998	2018		5.00 %	0.00 %	1			$2,095
E2010	Fixed Furnishings	$5.83	S.F.	6,983	20	1998	2018		5.00 %	0.00 %	1			$40,711
								Total	**45.48 %**					**$1,307,010**

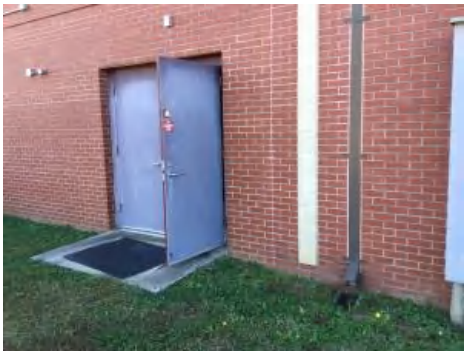
System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B2010 - Exterior Walls

Note:

System: B2030 - Exterior Doors



Note:

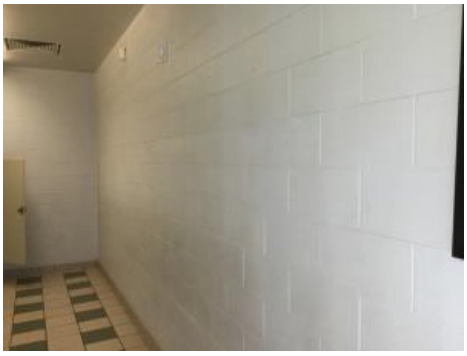
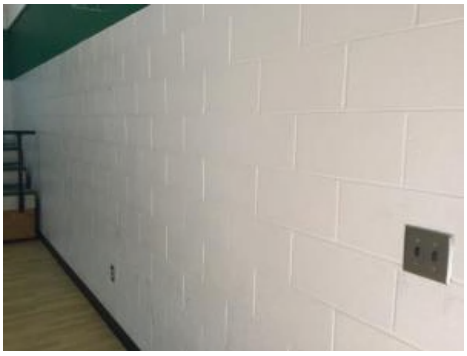
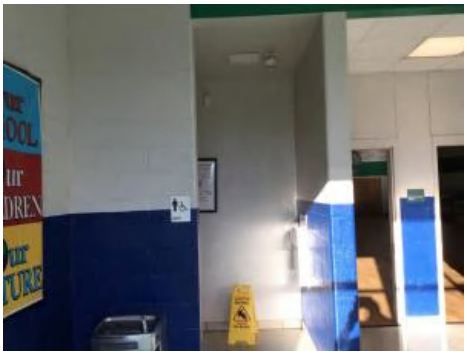
System: B3010130 - Preformed Metal Roofing

Note:

System: B3020 - Roof Openings

Note:

System: C1010 - Partitions

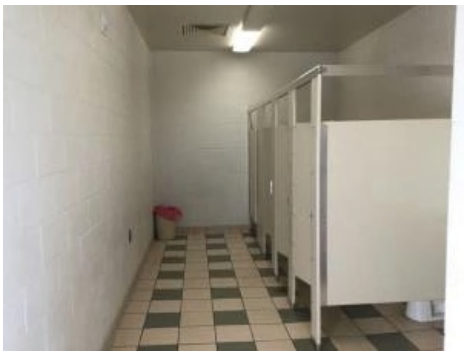




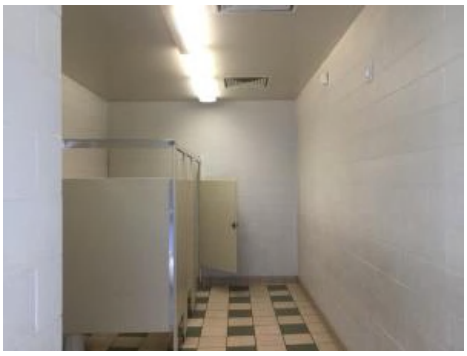
Note:

System: C1020 - Interior Doors

Note:

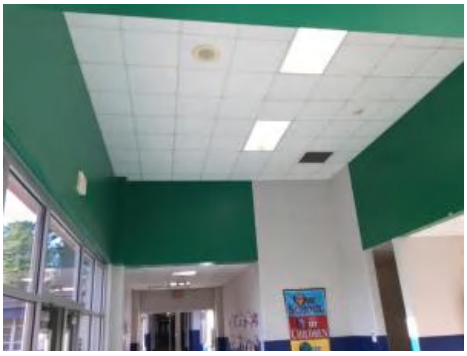
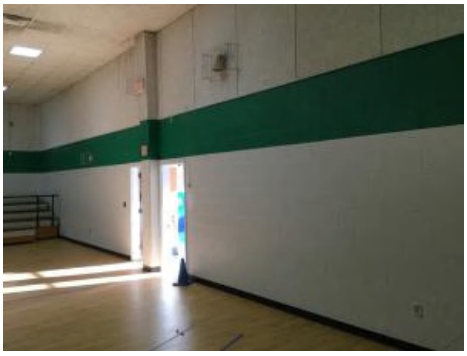
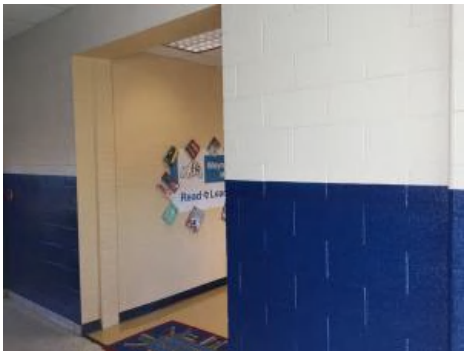
System: C1030 - Fittings





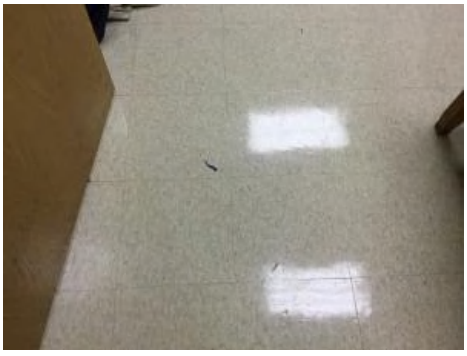
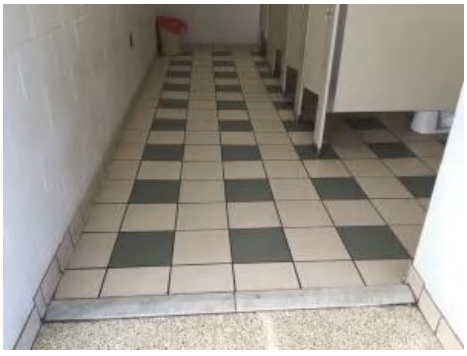
Note:

System: C3010 - Wall Finishes

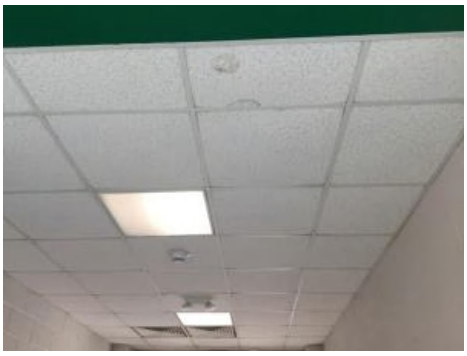
Note:

System: C3020 - Floor Finishes

Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures

Note:

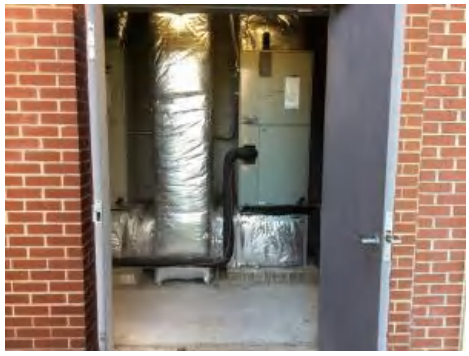
System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

Note:

System: D3040 - Distribution Systems



Note:

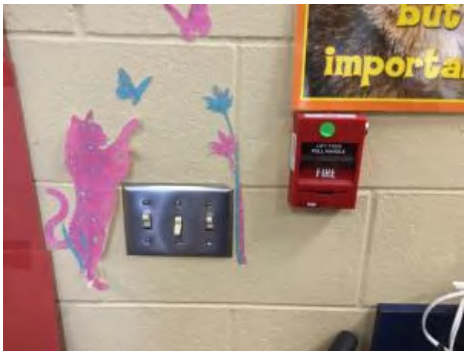
System: D3050 - Terminal & Package Units

Note:

System: D5010 - Electrical Service/Distribution

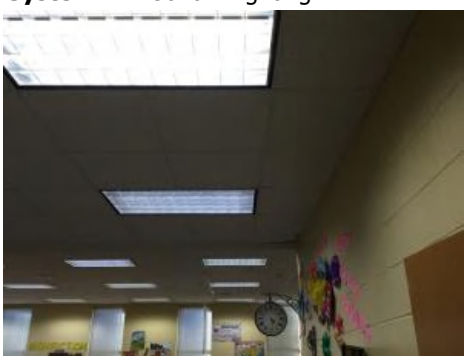
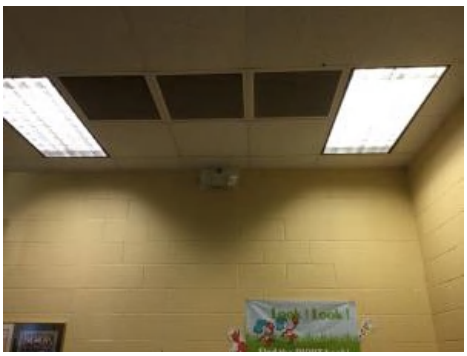
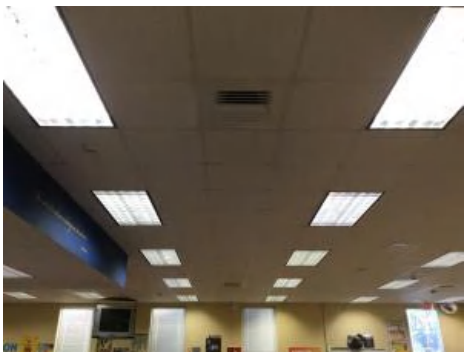
Note:

System: D5020 - Branch Wiring



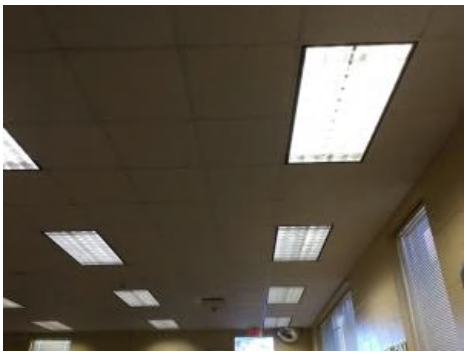
Note:

System: D5020 - Lighting

Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication

Note:

System: E1020 - Institutional Equipment

Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

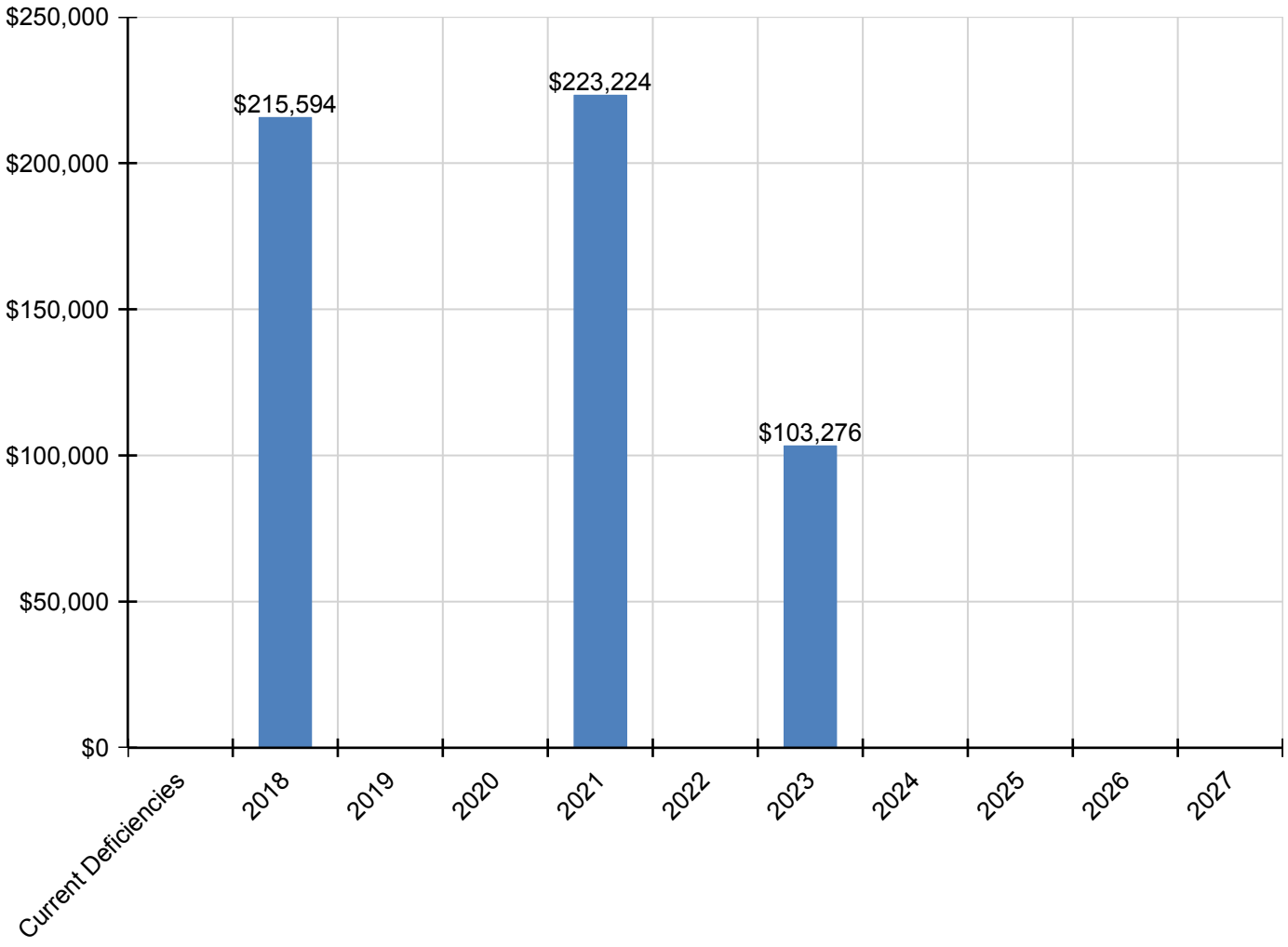
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$215,594**	**$0**	**$0**	**$223,224**	**$0**	**$103,276**	**$0**	**$0**	**$0**	**$0**	**$542,095**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2010 - Exterior Walls	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$2,660	$0	$0	$0	$0	**$2,660**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$77,060	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$77,060**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$24,121	$0	$0	$0	$0	$0	$0	**$24,121**

C3020 - Floor Finishes	$0	$90,035	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$90,035**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$100,616	$0	$0	$0	$0	**$100,616**
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	$0	$0	$0	$0	$115,589	$0	$0	$0	$0	$0	$0	**$115,589**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$16,167	$0	$0	$0	$0	$0	$0	**$16,167**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$29,308	$0	$0	$0	$0	$0	$0	**$29,308**
D5030920 - Data Communication	$0	$0	$0	$0	$38,040	$0	$0	$0	$0	$0	$0	**$38,040**
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	$2,373	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,373**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$46,125	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$46,125**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.

No data found for this asset

Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

No data found for this asset

Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

No data found for this asset

Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:

No data found for this asset

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

No data found for this asset

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	ES -Elementary School
Gross Area (SF):	3,092
Year Built:	2005
Last Renovation:	
Replacement Value:	$581,940
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	61.30 %
FCA Score:	100.00

Description:

The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

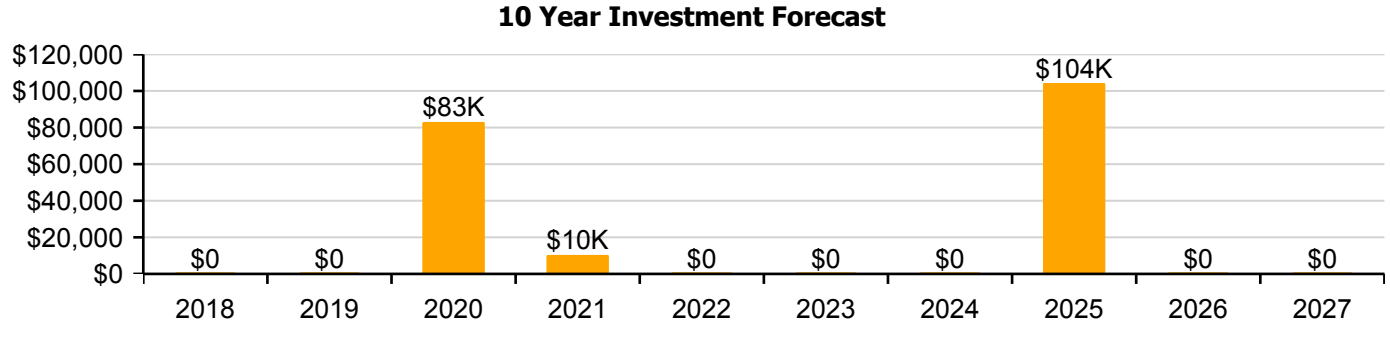
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	3,092
Year Built:	2005	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$581,940
FCI:	0.00 %	RSLI%:	61.30 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	88.00 %	0.00 %	$0.00
A20 - Basement Construction	88.00 %	0.00 %	$0.00
B10 - Superstructure	88.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	73.29 %	0.00 %	$0.00
B30 - Roofing	60.00 %	0.00 %	$0.00
C10 - Interior Construction	62.79 %	0.00 %	$0.00
C30 - Interior Finishes	45.24 %	0.00 %	$0.00
D20 - Plumbing	60.00 %	0.00 %	$0.00
D30 - HVAC	33.26 %	0.00 %	$0.00
D40 - Fire Protection	60.00 %	0.00 %	$0.00
D50 - Electrical	46.96 %	0.00 %	$0.00
E10 - Equipment	40.00 %	0.00 %	$0.00
Totals:	**61.30 %**	**0.00 %**	**$0.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). South Elevation - Dec 08, 2016

2). West Elevation - Dec 08, 2016

3). Nort Elevation - Dec 08, 2016

4). East Elevation - Dec 08, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

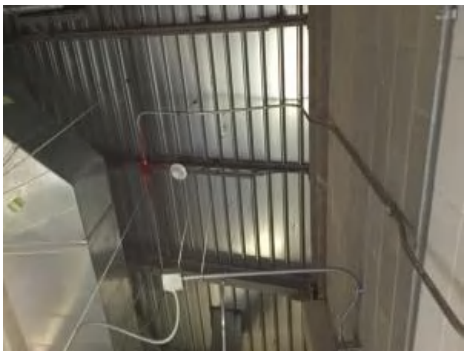
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.79	S.F.	3,000	100	2005	2105		88.00 %	0.00 %	88			$14,370
A1030	Slab on Grade	$8.43	S.F.	3,000	100	2005	2105		88.00 %	0.00 %	88			$25,290
A2010	Basement Excavation	$1.90	S.F.	3,000	100	2005	2105		88.00 %	0.00 %	88			$5,700
A2020	Basement Walls	$13.07	S.F.	3,000	100	2005	2105		88.00 %	0.00 %	88			$39,210
B1010	Floor Construction	$1.64	S.F.	3,000	100	2005	2105		88.00 %	0.00 %	88			$4,920
B1020	Roof Construction	$15.76	S.F.	3,000	100	2005	2105		88.00 %	0.00 %	88			$47,280
B2010	Exterior Walls	$9.42	S.F.	3,000	100	2005	2105		88.00 %	0.00 %	88			$28,260
B2020	Exterior Windows	$9.39	S.F.	3,000	30	2005	2035		60.00 %	0.00 %	18			$28,170
B2030	Exterior Doors	$1.04	S.F.	3,000	30	2005	2035		60.00 %	0.00 %	18			$3,120
B3010130	Preformed Metal Roofing	$9.66	S.F.	3,000	30	2005	2035		60.00 %	0.00 %	18			$28,980
C1010	Partitions	$10.80	S.F.	3,000	75	2005	2080		84.00 %	0.00 %	63			$32,400
C1020	Interior Doors	$2.53	S.F.	3,000	30	2005	2035		60.00 %	0.00 %	18			$7,590
C1030	Fittings	$9.74	S.F.	3,000	20	2005	2025		40.00 %	0.00 %	8			$29,220
C3010	Wall Finishes	$2.79	S.F.	3,000	10	2005	2015	2021	40.00 %	0.00 %	4			$8,370
C3020	Floor Finishes	$11.38	S.F.	3,000	20	2005	2025		40.00 %	0.00 %	8			$34,140
C3030	Ceiling Finishes	$10.97	S.F.	3,000	25	2005	2030		52.00 %	0.00 %	13			$32,910
D2010	Plumbing Fixtures	$11.48	S.F.	3,000	30	2005	2035		60.00 %	0.00 %	18			$34,440
D2020	Domestic Water Distribution	$0.98	S.F.	3,000	30	2005	2035		60.00 %	0.00 %	18			$2,940
D2030	Sanitary Waste	$1.54	S.F.	3,000	30	2005	2035		60.00 %	0.00 %	18			$4,620
D3040	Distribution Systems	$6.14	S.F.	3,000	30	2005	2035		60.00 %	0.00 %	18			$18,420
D3050	Terminal & Package Units	$13.37	S.F.	3,000	15	2005	2020		20.00 %	0.00 %	3			$40,110
D3060	Controls & Instrumentation	$1.94	S.F.	3,000	20	2005	2025		40.00 %	0.00 %	8			$5,820
D4010	Sprinklers	$4.32	S.F.	3,000	30	2005	2035		60.00 %	0.00 %	18			$12,960
D4020	Standpipes	$0.67	S.F.	3,000	30	2005	2035		60.00 %	0.00 %	18			$2,010
D5010	Electrical Service/Distribution	$1.69	S.F.	3,000	40	2005	2045		70.00 %	0.00 %	28			$5,070
D5020	Branch Wiring	$5.06	S.F.	3,000	30	2005	2035		60.00 %	0.00 %	18			$15,180
D5020	Lighting	$11.92	S.F.	3,000	30	2005	2035		60.00 %	0.00 %	18			$35,760
D5030810	Security & Detection Systems	$1.87	S.F.	3,000	15	2005	2020		20.00 %	0.00 %	3			$5,610
D5030910	Fire Alarm Systems	$3.39	S.F.	3,000	15	2005	2020		20.00 %	0.00 %	3			$10,170
D5030920	Data Communication	$4.40	S.F.	3,000	15	2005	2020		20.00 %	0.00 %	3			$13,200
E1090	Other Equipment	$1.90	S.F.	3,000	20	2005	2025		40.00 %	0.00 %	8			$5,700
								Total	**61.30 %**					**$581,940**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B1020 - Roof Construction



Note:

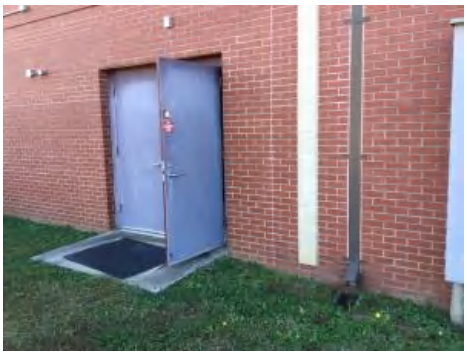
System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors

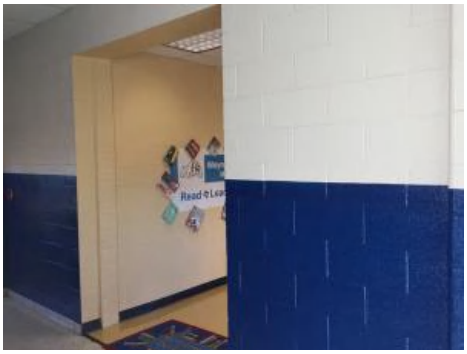
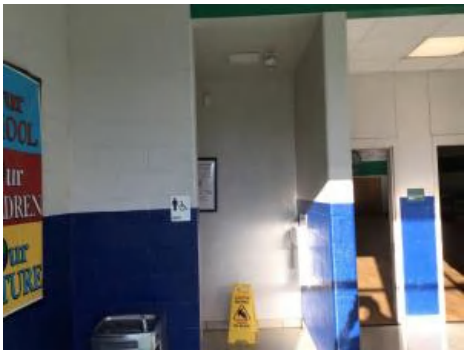
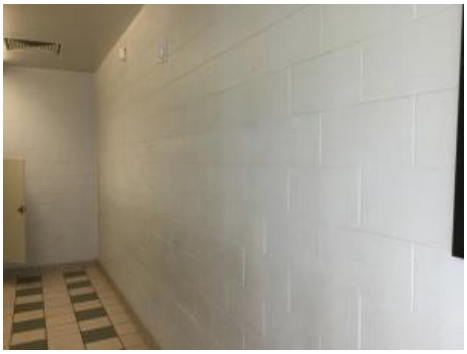


Note:

System: B3010130 - Preformed Metal Roofing

Note:

System: C1010 - Partitions

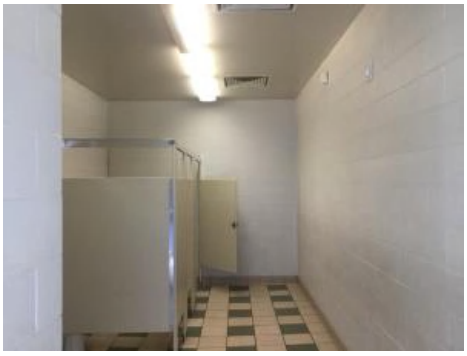




Note:

System: C1020 - Interior Doors

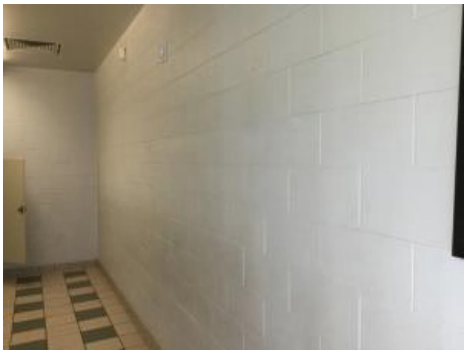
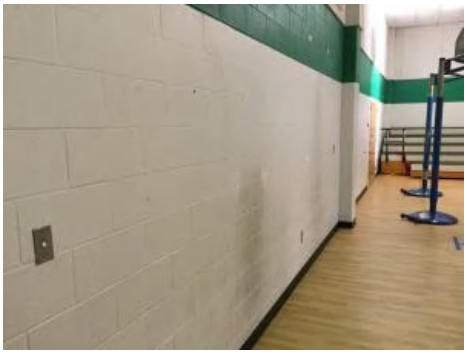
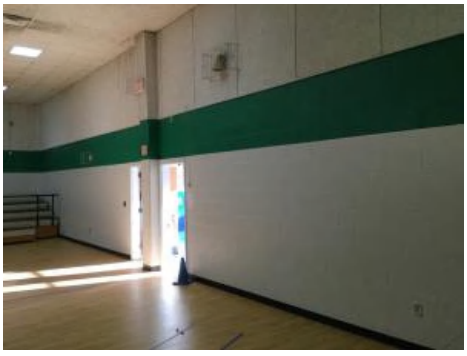
Note:

System: C1030 - Fittings



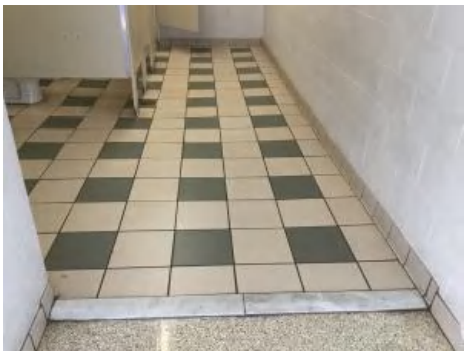
Note:

System: C3010 - Wall Finishes

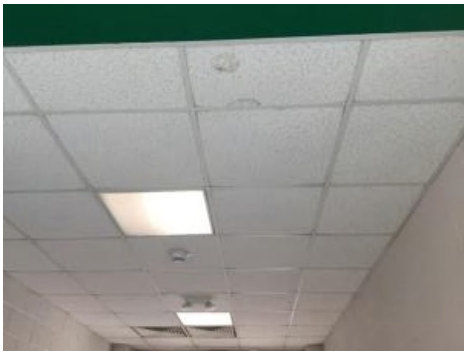
Note:

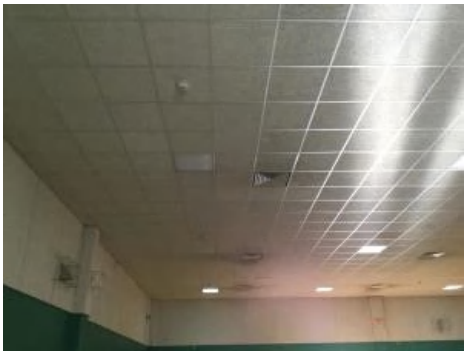
System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



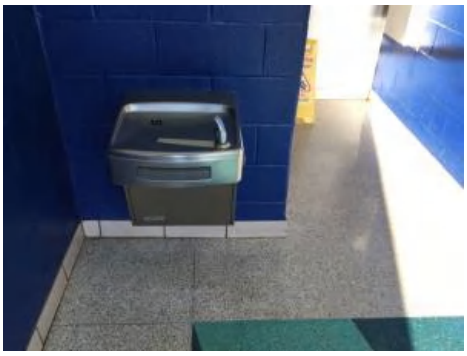


Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste

Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

Note:

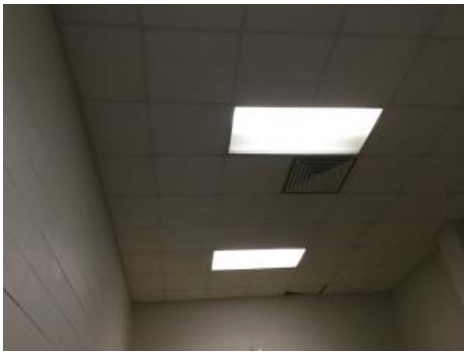
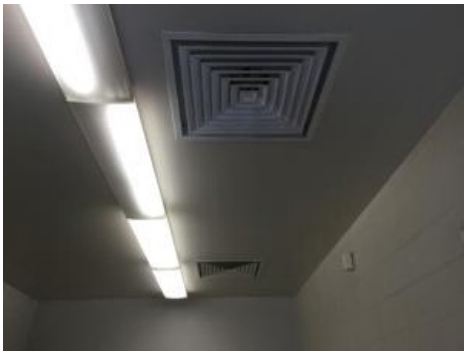
System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

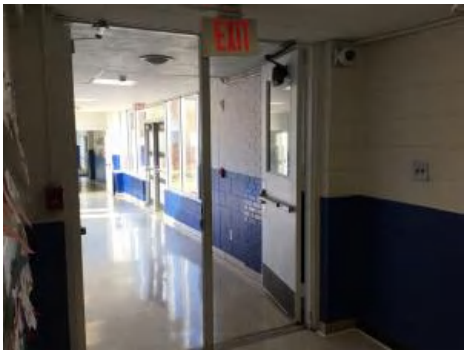
Note:

System: D5020 - Lighting

Note:

System: D5030810 - Security & Detection Systems



Note:

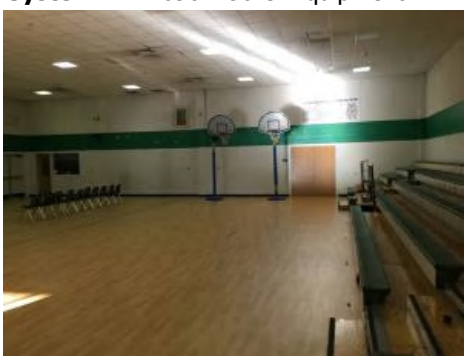
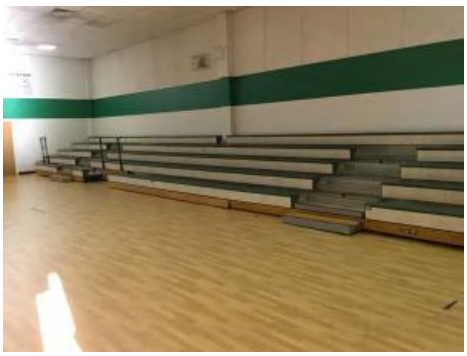
System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication

Note:

System: E1090 - Other Equipment

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

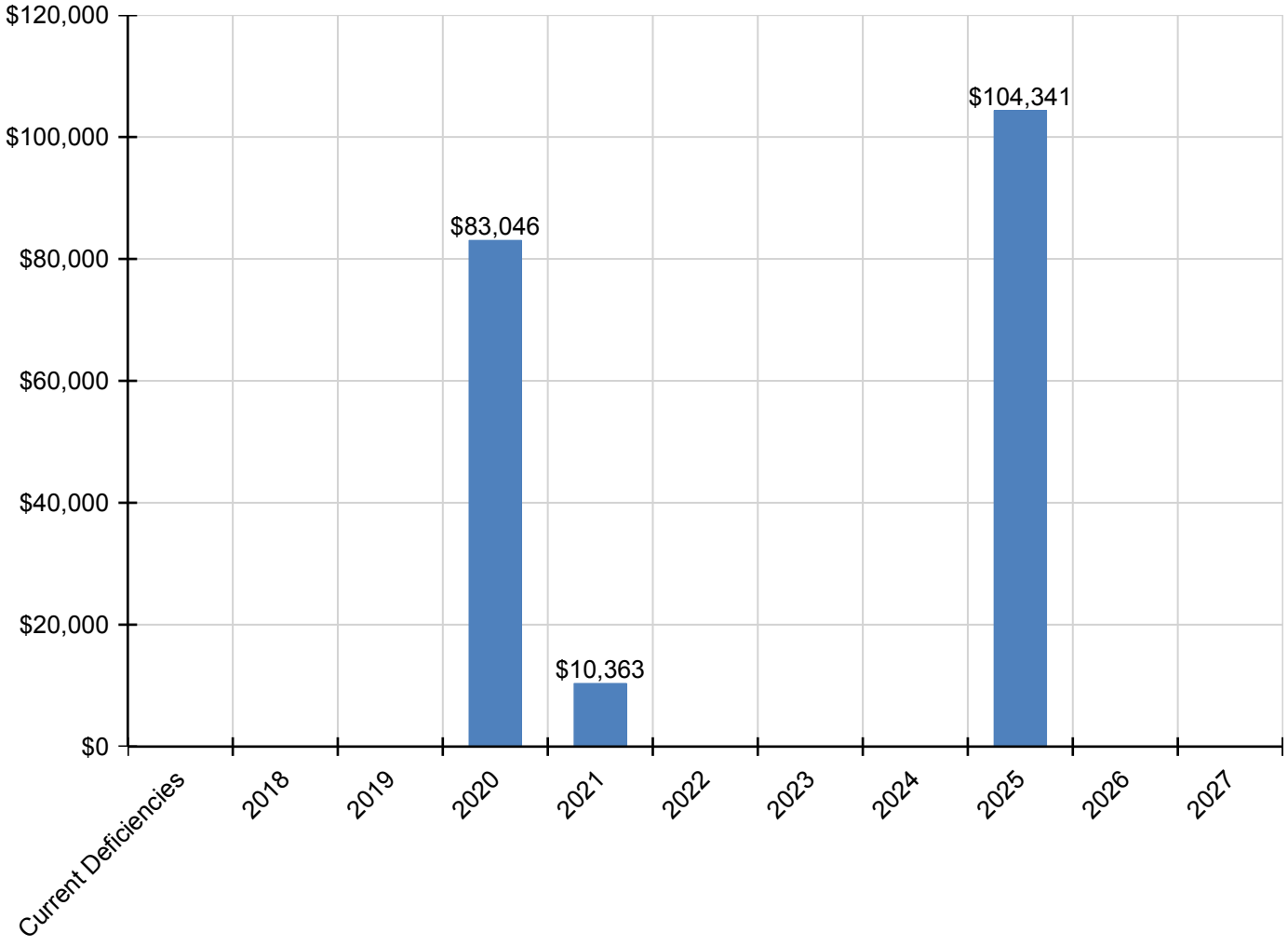
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$83,046**	**$10,363**	**$0**	**$0**	**$0**	**$104,341**	**$0**	**$0**	**$197,750**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2010 - Exterior Walls	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$40,717	$0	$0	**$40,717**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$10,363	$0	$0	$0	$0	$0	$0	**$10,363**

C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$47,572	$0	$0	**$47,572**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$0	$0	$0	$48,212	$0	$0	$0	$0	$0	$0	$0	**$48,212**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$8,110	$0	$0	**$8,110**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$6,743	$0	$0	$0	$0	$0	$0	$0	**$6,743**
D5030910 - Fire Alarm Systems	$0	$0	$0	$12,224	$0	$0	$0	$0	$0	$0	$0	**$12,224**
D5030920 - Data Communication	$0	$0	$0	$15,866	$0	$0	$0	$0	$0	$0	$0	**$15,866**
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**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$7,943	$0	$0	**$7,943**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.

No data found for this asset

Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

No data found for this asset

Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

No data found for this asset

Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:

No data found for this asset

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

No data found for this asset

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	ES -Elementary School
Gross Area (SF):	37,897
Year Built:	1957
Last Renovation:	
Replacement Value:	$1,097,117
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	24.13 %
FCA Score:	100.00

Description:

The narrative for this site is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

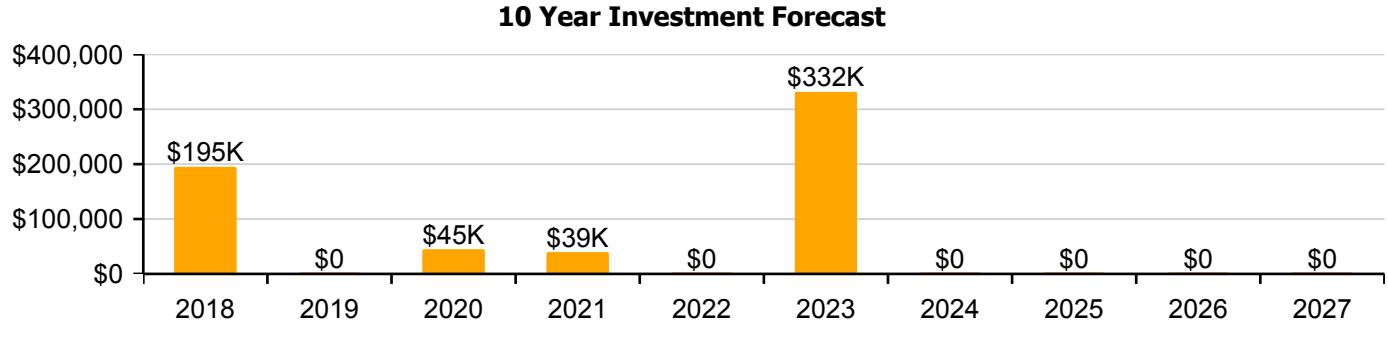
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	37,897
Year Built:	1957	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$1,097,117
FCI:	0.00 %	RSLI%:	24.13 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	16.86 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	24.05 %	0.00 %	$0.00
G40 - Site Electrical Utilities	47.64 %	0.00 %	$0.00
Totals:	**24.13 %**	**0.00 %**	**$0.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). Aerial Image of Wayne Avenue Elementary School - Mar 03, 2017

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$3.81	S.F.	37,897	25	1998	2023		24.00 %	0.00 %	6			$144,388
G2020	Parking Lots	$1.33	S.F.	37,897	25	1998	2023		24.00 %	0.00 %	6			$50,403
G2030	Pedestrian Paving	$1.91	S.F.	37,897	30	1998	2028		36.67 %	0.00 %	11			$72,383
G2040950	Covered Walkways	$1.52	S.F.	37,897	25	1998	2023		24.00 %	0.00 %	6			$57,603
G2040950	Playing Field	$4.54	S.F.	37,897	20	1998	2018		5.00 %	0.00 %	1			$172,052
G2050	Landscaping	$1.87	S.F.	37,897	15	1998	2013		0.00 %	0.00 %	-4			$70,867
G3010	Water Supply	$2.34	S.F.	37,897	50	1980	2030		26.00 %	0.00 %	13			$88,679
G3020	Sanitary Sewer	$1.45	S.F.	37,897	50	1980	2030		26.00 %	0.00 %	13			$54,951
G3030	Storm Sewer	$4.54	S.F.	37,897	50	1980	2030		26.00 %	0.00 %	13			$172,052
G3060	Fuel Distribution	$0.98	S.F.	37,897	40	1980	2020		7.50 %	0.00 %	3			$37,139
G4010	Electrical Distribution	$2.35	S.F.	37,897	50	1998	2048		62.00 %	0.00 %	31			$89,058
G4020	Site Lighting	$1.47	S.F.	37,897	30	1998	2028		36.67 %	0.00 %	11			$55,709
G4030	Site Communications & Security	$0.84	S.F.	37,897	15	1998	2013	2021	26.67 %	0.00 %	4			$31,833
								Total	**24.13 %**					**$1,097,117**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: G2010 - Roadways

Note:

System: G2020 - Parking Lots

Note:

System: G2030 - Pedestrian Paving

Note:

System: G2040950 - Covered Walkways

Note:

System: G2040950 - Playing Field

Note:

System: G2050 - Landscaping

Note:

System: G3010 - Water Supply

Note:

System: G3020 - Sanitary Sewer

Note:

System: G3030 - Storm Sewer

Note:

System: G3060 - Fuel Distribution

Note:

System: G4010 - Electrical Distribution

Note:

System: G4020 - Site Lighting

Note:

System: G4030 - Site Communications & Security

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

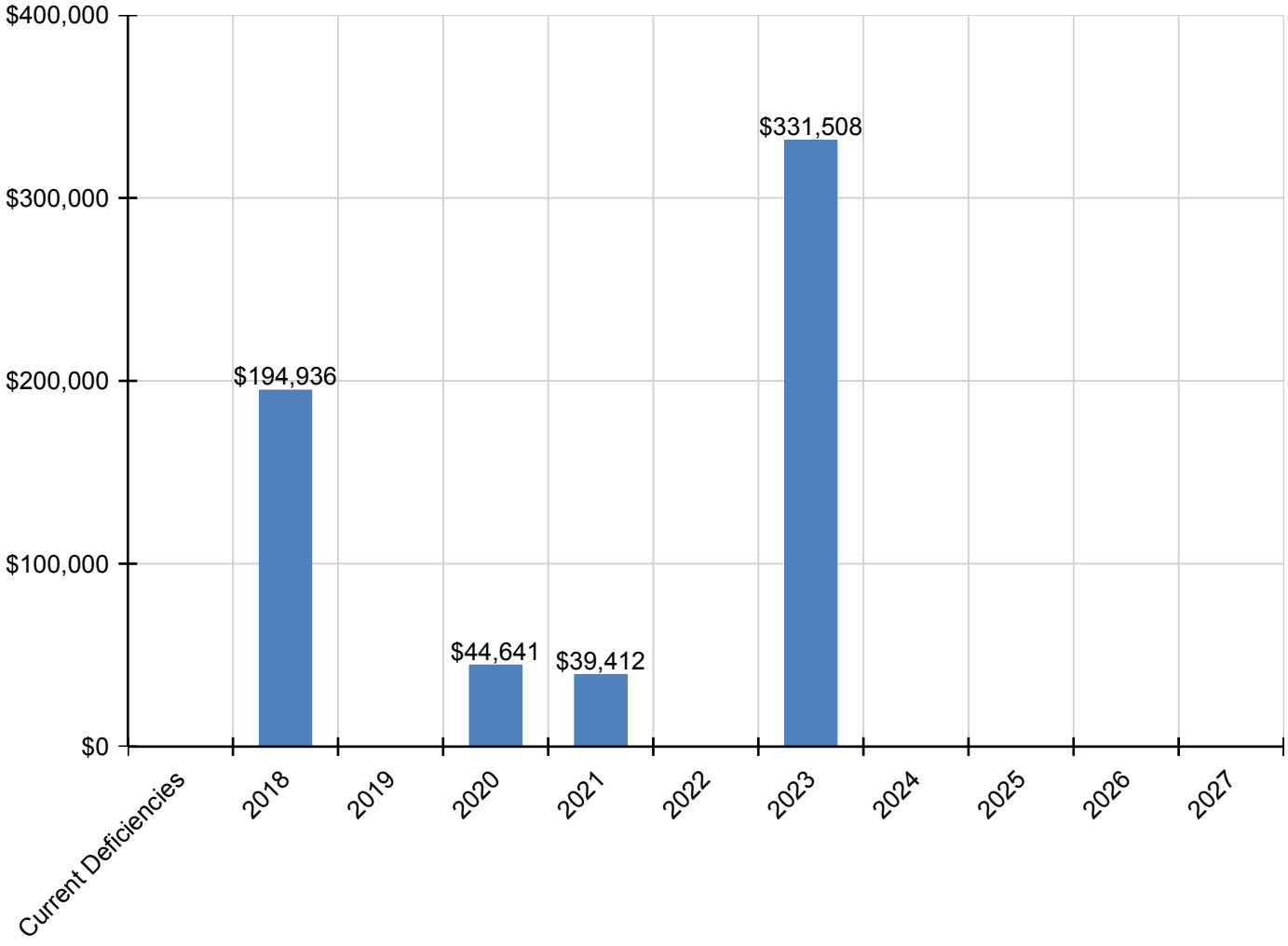
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$194,936**	**$0**	**$44,641**	**$39,412**	**$0**	**$331,508**	**$0**	**$0**	**$0**	**$0**	**$610,497**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$0	$0	$189,647	$0	$0	$0	$0	**$189,647**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$66,202	$0	$0	$0	$0	**$66,202**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Covered Walkways	$0	$0	$0	$0	$0	$0	$75,660	$0	$0	$0	$0	**$75,660**
G2040950 - Playing Field	$0	$194,936	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$194,936**
*** G2050 - Landscaping**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3060 - Fuel Distribution	$0	$0	$0	$44,641	$0	$0	$0	$0	$0	$0	$0	**$44,641**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communications & Security	$0	$0	$0	$0	$39,412	$0	$0	$0	$0	$0	$0	**$39,412**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.

No data found for this asset

Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

No data found for this asset

Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

No data found for this asset

Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:

No data found for this asset

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

No data found for this asset

NC School District/430 Harnett County/High School

Harnett Central High

Draft

Campus Assessment Report

March 8, 2017

PARSONS

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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.

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Gross Area (SF):	208,181
Year Built:	1977
Last Renovation:	
Replacement Value:	$47,055,750
Repair Cost:	$13,726,182.00
Total FCI:	29.17 %
Total RSLI:	35.34 %
FCA Score:	70.83

Description:

General:

The Harnett Central High School is located on 2911 Harnett Central Road, in Angier, North Carolina. The 152,718-square foot building contains a school with an addition of a classroom and gym at 49,063, two field houses, baseball concession stand, greenhouse, storage building and 6 portable buildings.

This report contains condition and adequacy data collected during the 2016 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site features.

A. SUBSTRUCTURE:

The building rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations. The building does not have a basement.

B. SUPERSTRUCTURE

The buildings typically rest on footings and foundation walls. The main structure is metal frame with brick façade. The roof is performed metal roof for the main building and storage and EPDM for the gym. Exterior doors are typically hollow metal glazed doors and the windows are typically metal double pane windows.

C. INTERIORS
Partition wall types include painted CMU blocks, ceramic tile and drywalls. Most ceiling finishes are typically acoustical ceiling tiles. Floor finishes in high use areas are typically vinyl tiles and terrazzo. Most other flooring finishes are ceramic tiles, carpet, and exposed concrete. Interior doors are generally wooden doors.

CONVEYING:
This main building has no elevators.

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 natural gas.

HVAC:
Cooling for this building is provided by two air cooled chillers. Heating is provided by two boilers. Supplemental cooling is provided by terminal and package units. Conditioned air is distributed through ducts. The restrooms have roof exhausts.

FIRE PROTECTION:
The building does not have a fire sprinkler system. The building does have additional fire suppression systems, which include dry chemical system for the kitchen exhaust hood. Fire extinguishers and cabinets are distributed near fire exits and corridors.

ELECTRICAL:
The electrical system is fed from a pad mounted transformer. Lighting are a combination of T8 fluorescent, LED's. The building has emergency lighting and illuminated exit signs. This building has a propane powered emergency generator.
COMMUNICATIONS AND SECURITY:
The fire alarm system consists of audible/visual strobe annunciators in common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are 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.

E. EQUIPMENT & FURNISHINGS:
This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage, audio-visual, laboratory, casework, window treatment, floor grilles and mats, and multiple seating furnishings.

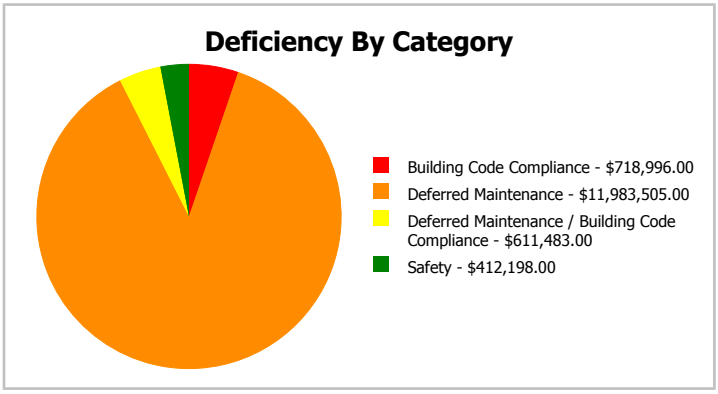
G. SITE:
Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, softball field, baseball field, football/track stadium, and fencing. Site mechanical and electrical features include water, sewer, propane gas, and site lighting.

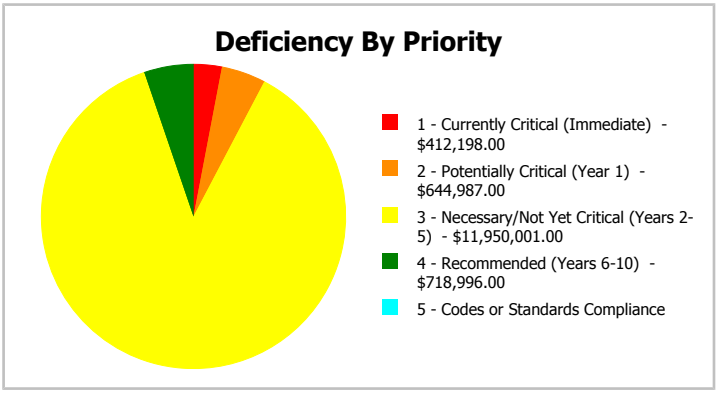
Attributes:

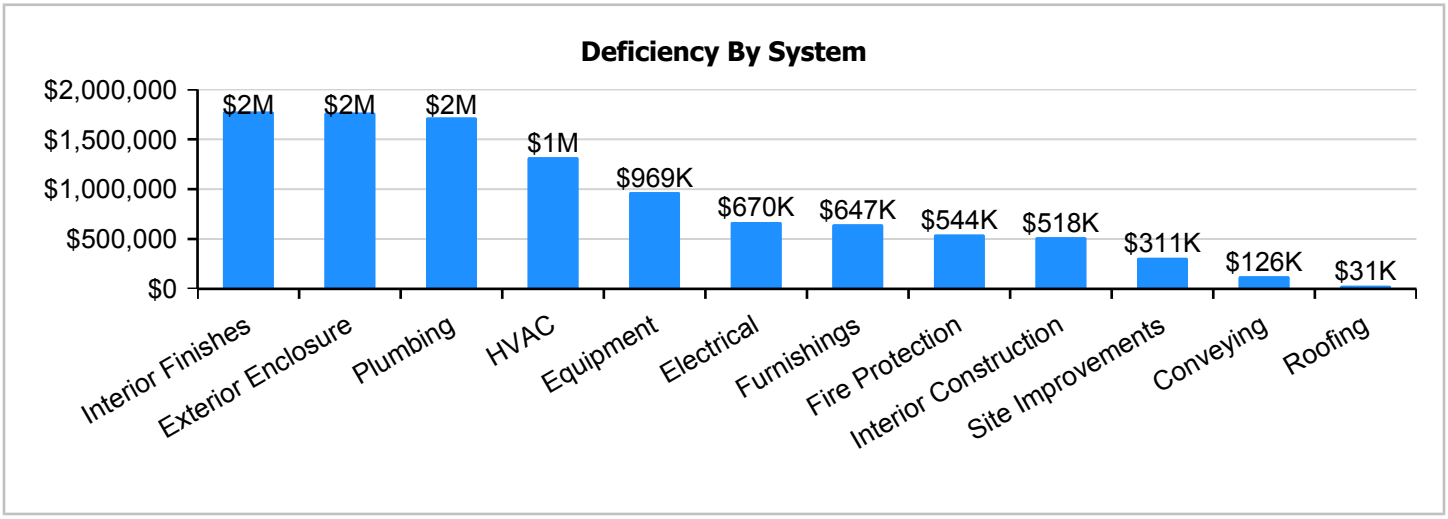
General Attributes:			
Condition Assessor:	Terence Davis	Assessment Date:	
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:	Harnett - Harnett Central HS	LEA School No.:	430-316
No. of Mobile Units:	7	No. of Bldgs.:	5
SF of Mobile Units:	5856	Status:	Active
School Grades:	9-12	Site Acreage:	57.7

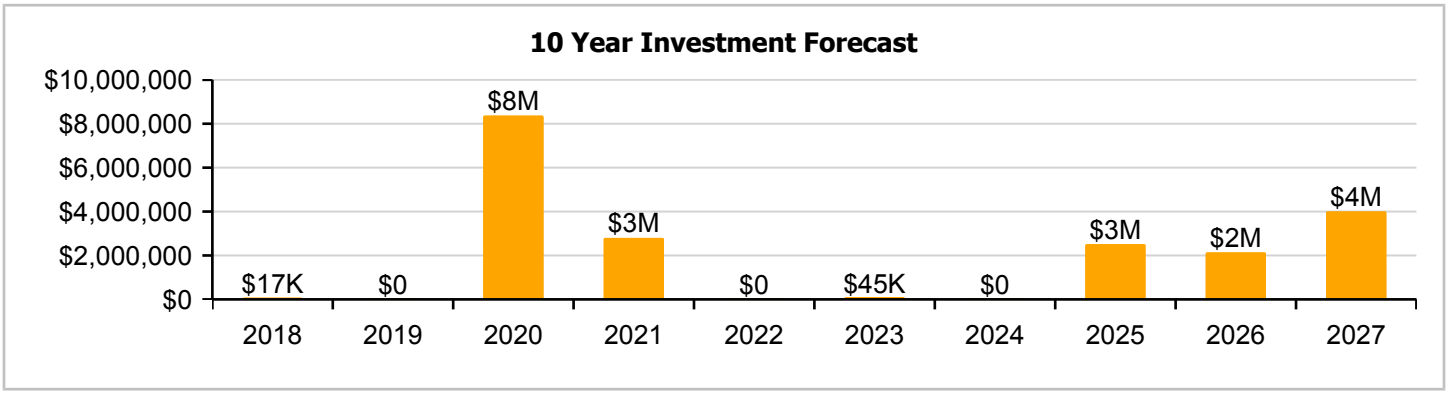
Campus Dashboard Summary

Gross Area:	208,181		
Year Built:	1977	Last Renovation:	
Repair Cost:	$13,726,182	Replacement Value:	$47,055,750
FCI:	29.17 %	RSLI%:	35.34 %









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.

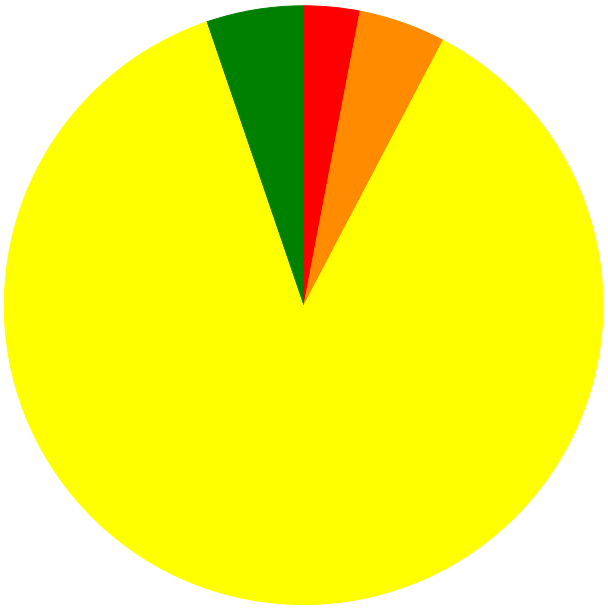
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	68.35 %	0.00 %	$0.00
A20 - Basement Construction	68.02 %	0.00 %	$0.00
B10 - Superstructure	68.06 %	0.00 %	$0.00
B20 - Exterior Enclosure	38.93 %	48.91 %	$2,332,528.00
B30 - Roofing	49.41 %	2.69 %	$41,073.00
C10 - Interior Construction	39.87 %	36.07 %	$681,509.00
C20 - Stairs	68.02 %	0.00 %	$0.00
C30 - Interior Finishes	39.38 %	46.27 %	$2,345,594.00
D10 - Conveying	0.00 %	110.00 %	$166,310.00
D20 - Plumbing	21.17 %	78.10 %	$2,269,425.00
D30 - HVAC	21.76 %	33.52 %	$1,741,406.00
D40 - Fire Protection	18.64 %	83.25 %	$718,996.00
D50 - Electrical	26.50 %	15.72 %	$883,626.00
E10 - Equipment	24.58 %	42.31 %	$1,280,129.00
E20 - Furnishings	16.21 %	81.89 %	$853,388.00
G20 - Site Improvements	29.11 %	8.20 %	$412,198.00
G30 - Site Mechanical Utilities	18.93 %	0.00 %	$0.00
G40 - Site Electrical Utilities	38.29 %	0.00 %	$0.00
Totals:	**35.34 %**	**29.17 %**	**$13,726,182.00**

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
1977 Field House	3,200	44.65	$0.00	$33,504.00	$115,949.00	$0.00	$0.00
1977 Main Building	152,718	44.73	$0.00	$611,483.00	$11,826,483.00	$718,996.00	$0.00
1990 Baseball Concession/Restroom	1,200	4.96	$0.00	$0.00	$7,569.00	$0.00	$0.00
2008 Field House	2,000	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2010 Gym/9th Grade Wing	49,063	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Site	208,181	5.12	$412,198.00	$0.00	$0.00	$0.00	$0.00
Total:		**29.17**	**$412,198.00**	**$644,987.00**	**$11,950,001.00**	**$718,996.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $13,726,182.00

Executive Summary

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Function:	HS -High School
Gross Area (SF):	3,200
Year Built:	1977
Last Renovation:	
Replacement Value:	$334,752
Repair Cost:	$149,453.00
Total FCI:	44.65 %
Total RSLI:	27.57 %
FCA Score:	55.35

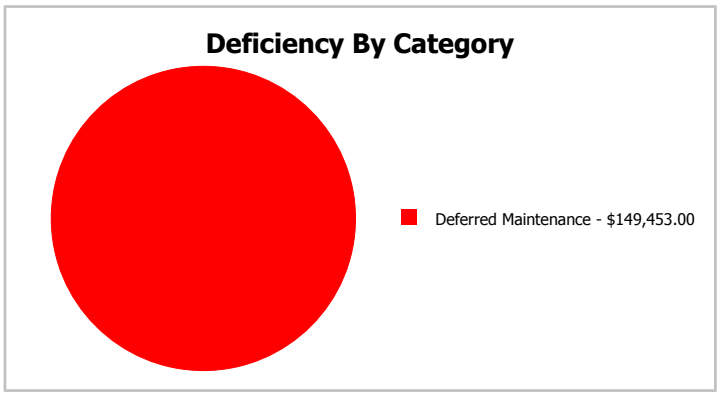
Description:

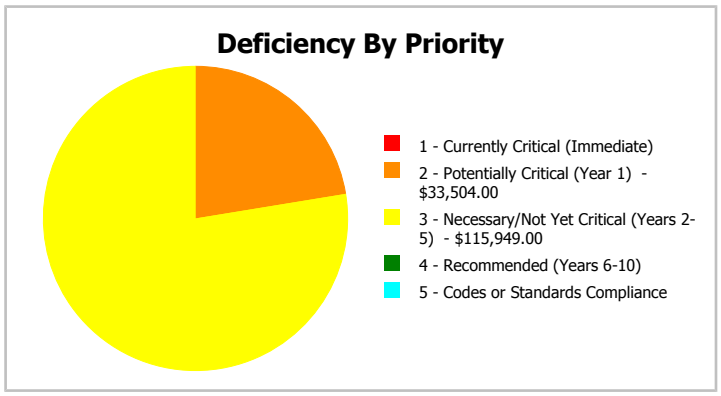
The narrative for this building is included in the Executive Summary Description at the front of this report.

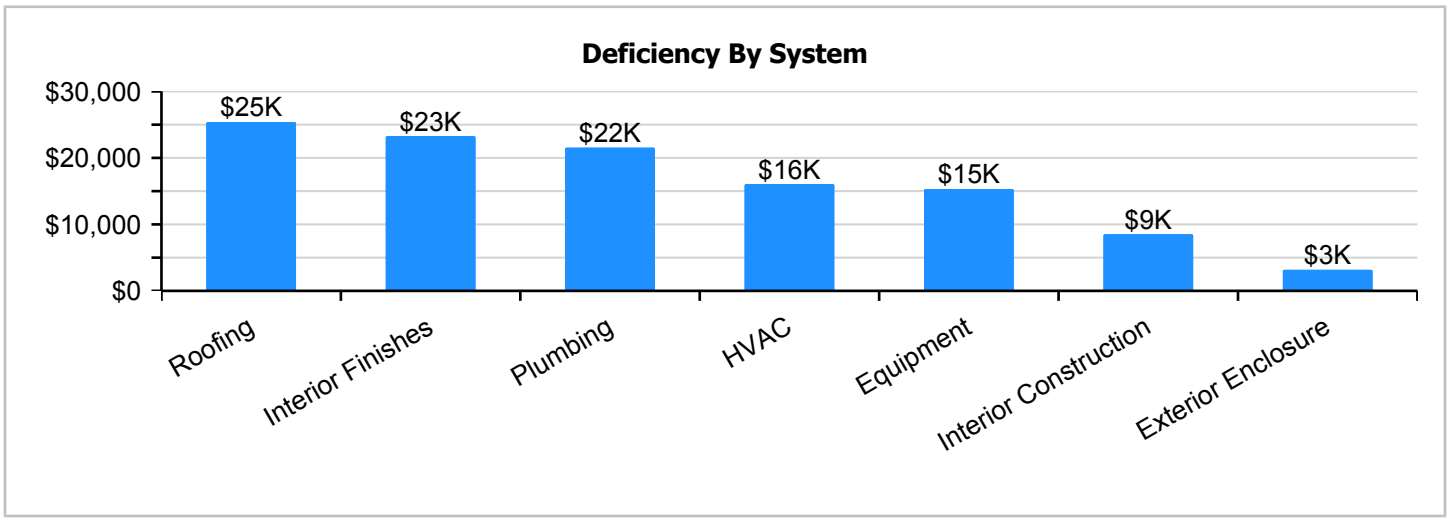
Attributes: This asset has no attributes.

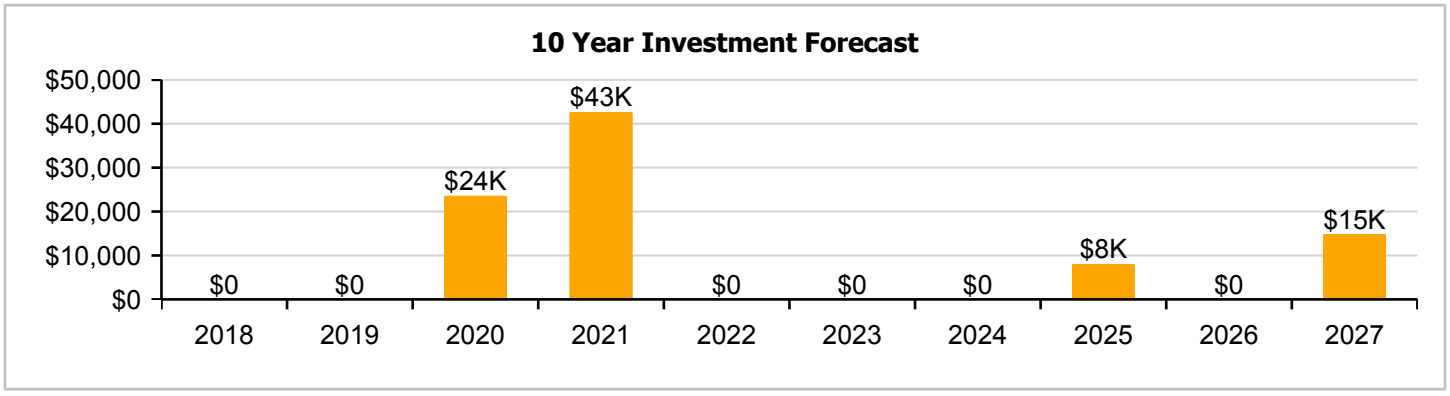
Dashboard Summary

Function:	HS -High School	Gross Area:	3,200
Year Built:	1977	Last Renovation:	
Repair Cost:	$149,453	Replacement Value:	$334,752
FCI:	44.65 %	RSLI%:	27.57 %









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	60.00 %	0.00 %	$0.00
B10 - Superstructure	60.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	51.91 %	6.11 %	$4,189.00
B30 - Roofing	0.00 %	150.00 %	$33,504.00
C10 - Interior Construction	32.54 %	22.31 %	$11,229.00
C30 - Interior Finishes	5.48 %	91.18 %	$30,695.00
D20 - Plumbing	1.52 %	97.45 %	$28,441.00
D30 - HVAC	6.27 %	58.24 %	$21,190.00
D50 - Electrical	10.00 %	0.00 %	$0.00
E10 - Equipment	0.00 %	110.00 %	$20,205.00
Totals:	**27.57 %**	**44.65 %**	**$149,453.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). South Elevation - Nov 18, 2016

2). West Elevation - Nov 18, 2016

3). North Elevation - Nov 18, 2016

4). East Elevation - Nov 18, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.26	S.F.	3,200	100	1977	2077		60.00 %	0.00 %	60			$13,632
A1030	Slab on Grade	$7.37	S.F.	3,200	100	1977	2077		60.00 %	0.00 %	60			$23,584
B1020	Roof Construction	$5.98	S.F.	3,200	100	1977	2077		60.00 %	0.00 %	60			$19,136
B2010	Exterior Walls	$18.04	S.F.	3,200	100	1977	2077		60.00 %	0.00 %	60			$57,728
B2020	Exterior Windows	$1.19	S.F.	3,200	30	1977	2007		0.00 %	110.01 %	-10		$4,189.00	$3,808
B2030	Exterior Doors	$2.18	S.F.	3,200	30	1977	2007	2021	13.33 %	0.00 %	4			$6,976
B3010120	Single Ply Membrane	$6.98	S.F.	3,200	20	1977	1997		0.00 %	150.00 %	-20		$33,504.00	$22,336
C1010	Partitions	$10.34	S.F.	3,200	75	1977	2052		46.67 %	0.00 %	35			$33,088
C1020	Interior Doors	$2.20	S.F.	3,200	30	1977	2007	2021	13.33 %	0.00 %	4			$7,040
C1030	Fittings	$3.19	S.F.	3,200	20	1977	1997		0.00 %	110.00 %	-20		$11,229.00	$10,208
C3010	Wall Finishes	$3.14	S.F.	3,200	10	2000	2010		0.00 %	110.00 %	-7		$11,053.00	$10,048
C3020	Floor Finishes	$5.58	S.F.	3,200	20	1977	1997		0.00 %	110.00 %	-20		$19,642.00	$17,856
C3030	Ceiling Finishes	$1.80	S.F.	3,200	25	2000	2025		32.00 %	0.00 %	8			$5,760
D2010	Plumbing Fixtures	$6.02	S.F.	3,200	30	1977	2007		0.00 %	110.00 %	-10		$21,190.00	$19,264
D2020	Domestic Water Distribution	$2.06	S.F.	3,200	30	1977	2007		0.00 %	110.00 %	-10		$7,251.00	$6,592
D2030	Sanitary Waste	$1.04	S.F.	3,200	30	1977	2007	2021	13.33 %	0.00 %	4			$3,328
D3020	Heat Generating Systems	$6.02	S.F.	3,200	30	1977	2007		0.00 %	110.00 %	-10		$21,190.00	$19,264
D3040	Distribution Systems	$5.35	S.F.	3,200	30	1977	2007	2021	13.33 %	0.00 %	4			$17,120
D5020	Branch Wiring	$2.55	S.F.	3,200	30	1990	2020		10.00 %	0.00 %	3			$8,160
D5020	Lighting	$3.58	S.F.	3,200	30	1990	2020		10.00 %	0.00 %	3			$11,456
E1020	Institutional Equipment	$5.74	S.F.	3,200	20	1990	2010		0.00 %	110.00 %	-7		$20,205.00	$18,368
								Total	**27.57 %**	**44.65 %**			**$149,453.00**	**$334,752**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

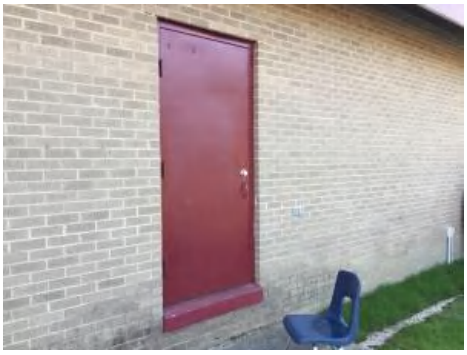
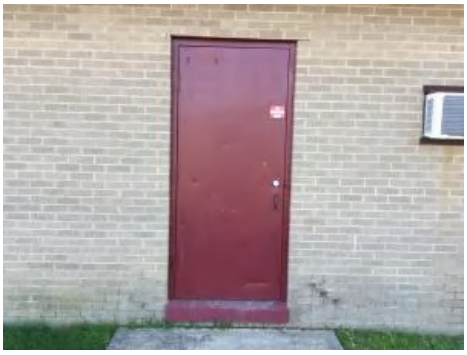
System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors

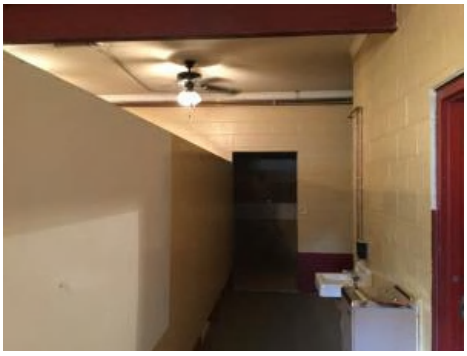
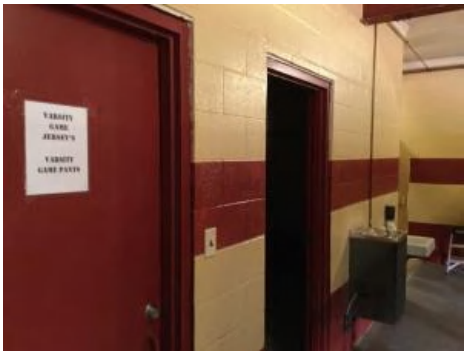



Note:

System: B3010120 - Single Ply Membrane

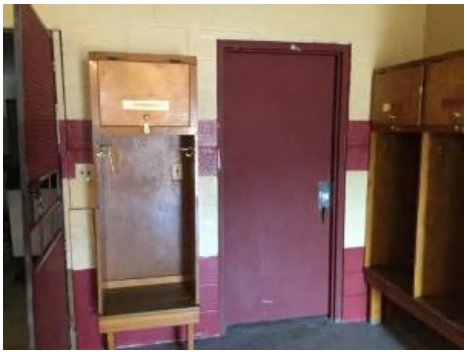
Note:

System: C1010 - Partitions

Note:

System: C1020 - Interior Doors

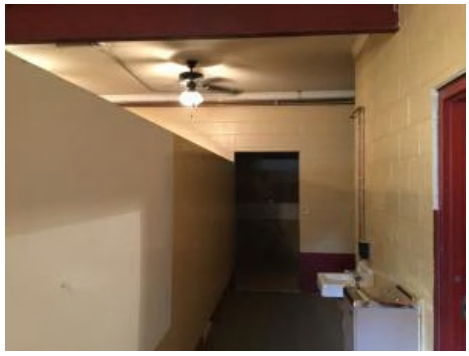
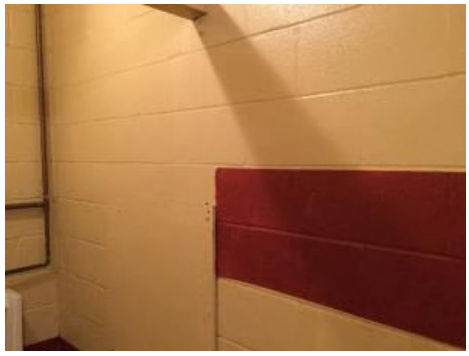


Note:

System: C1030 - Fittings

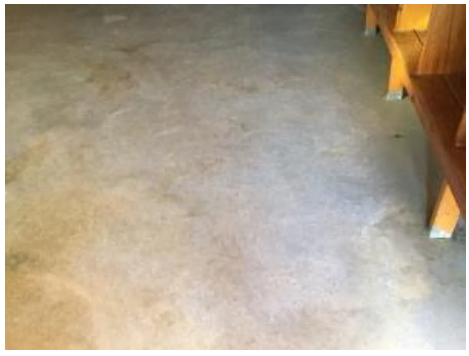
Note:

System: C3010 - Wall Finishes

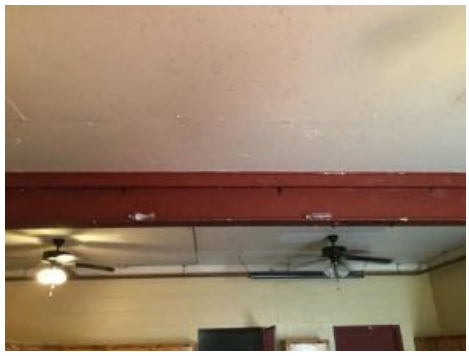
Note:

System: C3020 - Floor Finishes



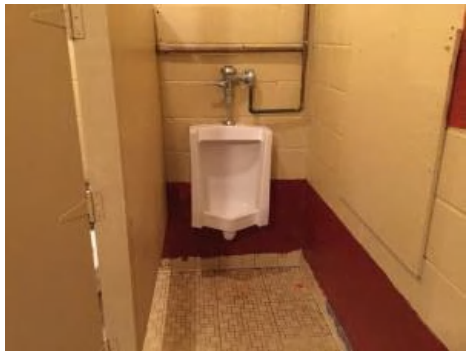
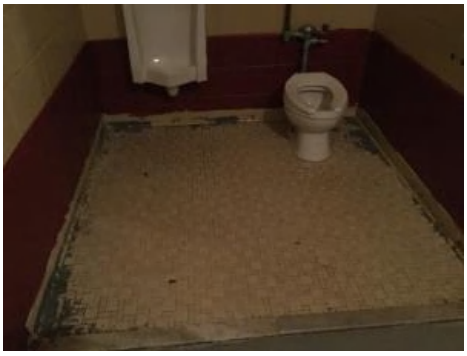
Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures

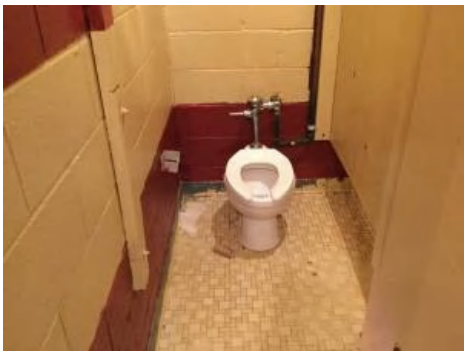



Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste



Note:

System: D3020 - Heat Generating Systems

Note:

System: D3040 - Distribution Systems

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

Note:

System: E1020 - Institutional Equipment

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

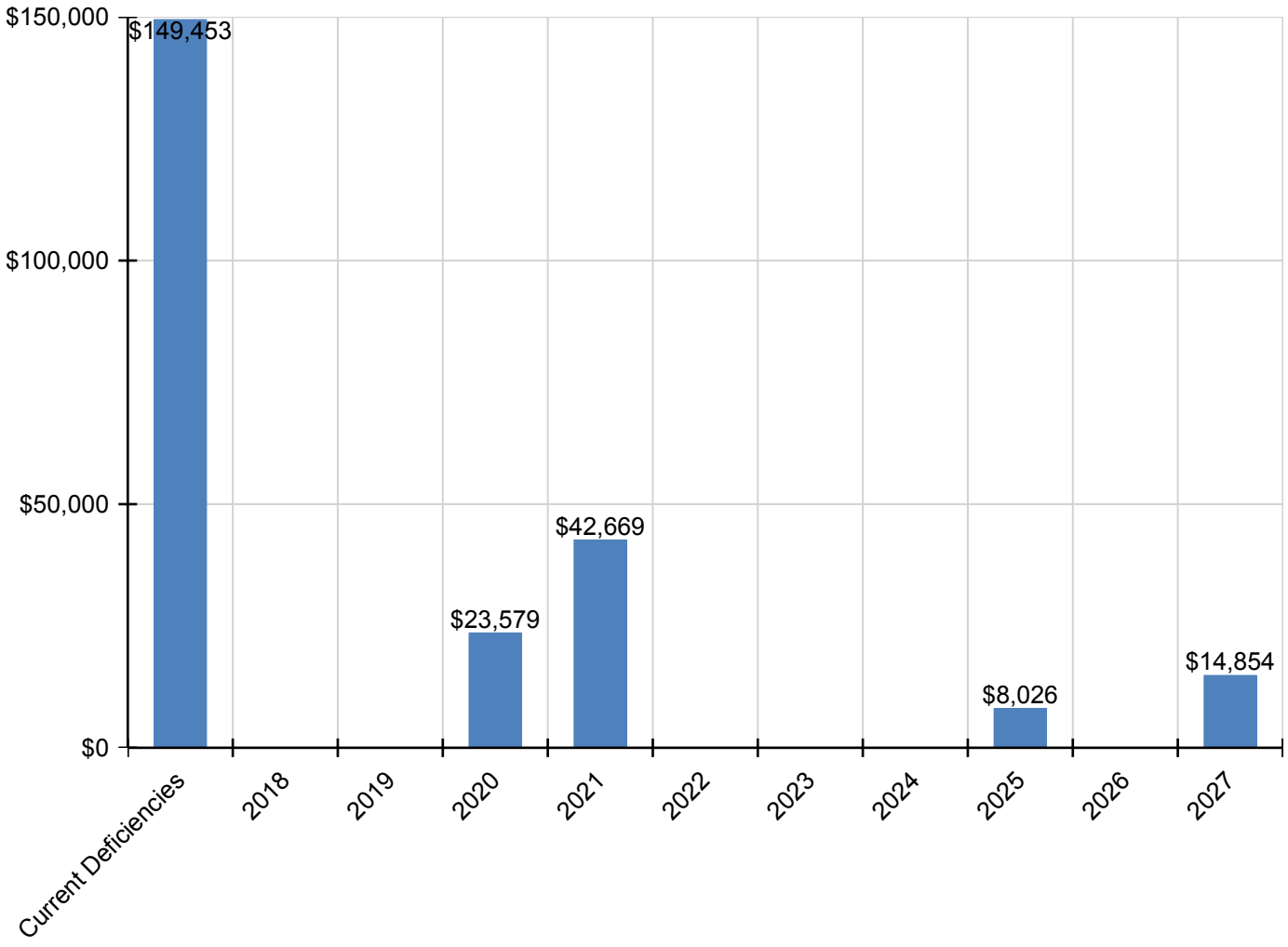
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$149,453**	**$0**	**$0**	**$23,579**	**$42,669**	**$0**	**$0**	**$0**	**$8,026**	**$0**	**$14,854**	**$238,582**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$4,189	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,189**
B2030 - Exterior Doors	$0	$0	$0	$0	$8,637	$0	$0	$0	$0	$0	$0	**$8,637**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$33,504	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$33,504**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$8,716	$0	$0	$0	$0	$0	$0	**$8,716**
C1030 - Fittings	$11,229	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$11,229**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$11,053	$0	$0	$0	$0	$0	$0	$0	$0	$0	$14,854	**$25,907**
C3020 - Floor Finishes	$19,642	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$19,642**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$8,026	$0	$0	**$8,026**
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	$21,190	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$21,190**
D2020 - Domestic Water Distribution	$7,251	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$7,251**
D2030 - Sanitary Waste	$0	$0	$0	$0	$4,120	$0	$0	$0	$0	$0	$0	**$4,120**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$21,190	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$21,190**
D3040 - Distribution Systems	$0	$0	$0	$0	$21,196	$0	$0	$0	$0	$0	$0	**$21,196**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$9,808	$0	$0	$0	$0	$0	$0	$0	**$9,808**
D5020 - Lighting	$0	$0	$0	$13,771	$0	$0	$0	$0	$0	$0	$0	**$13,771**
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	$20,205	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$20,205**

** Indicates non-renewable system*

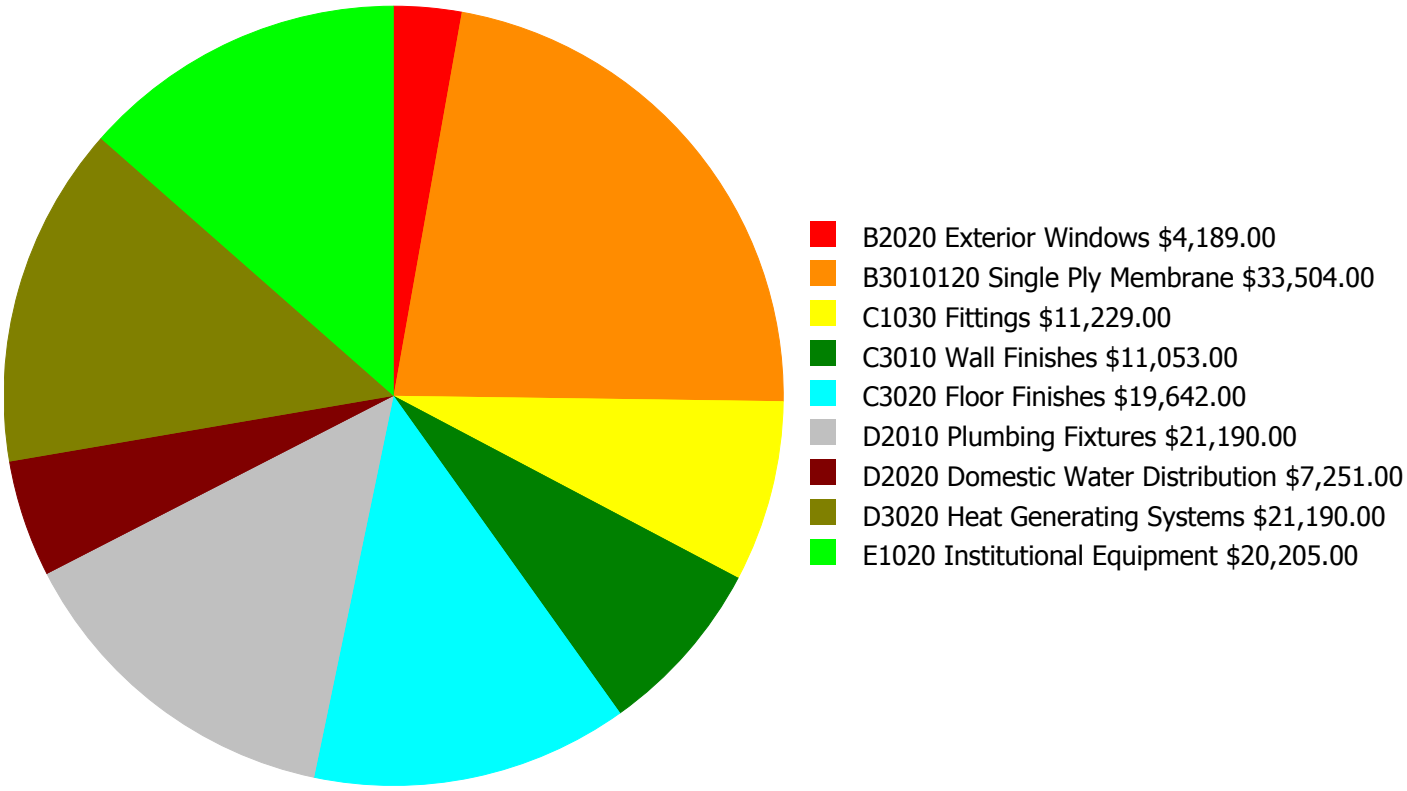
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

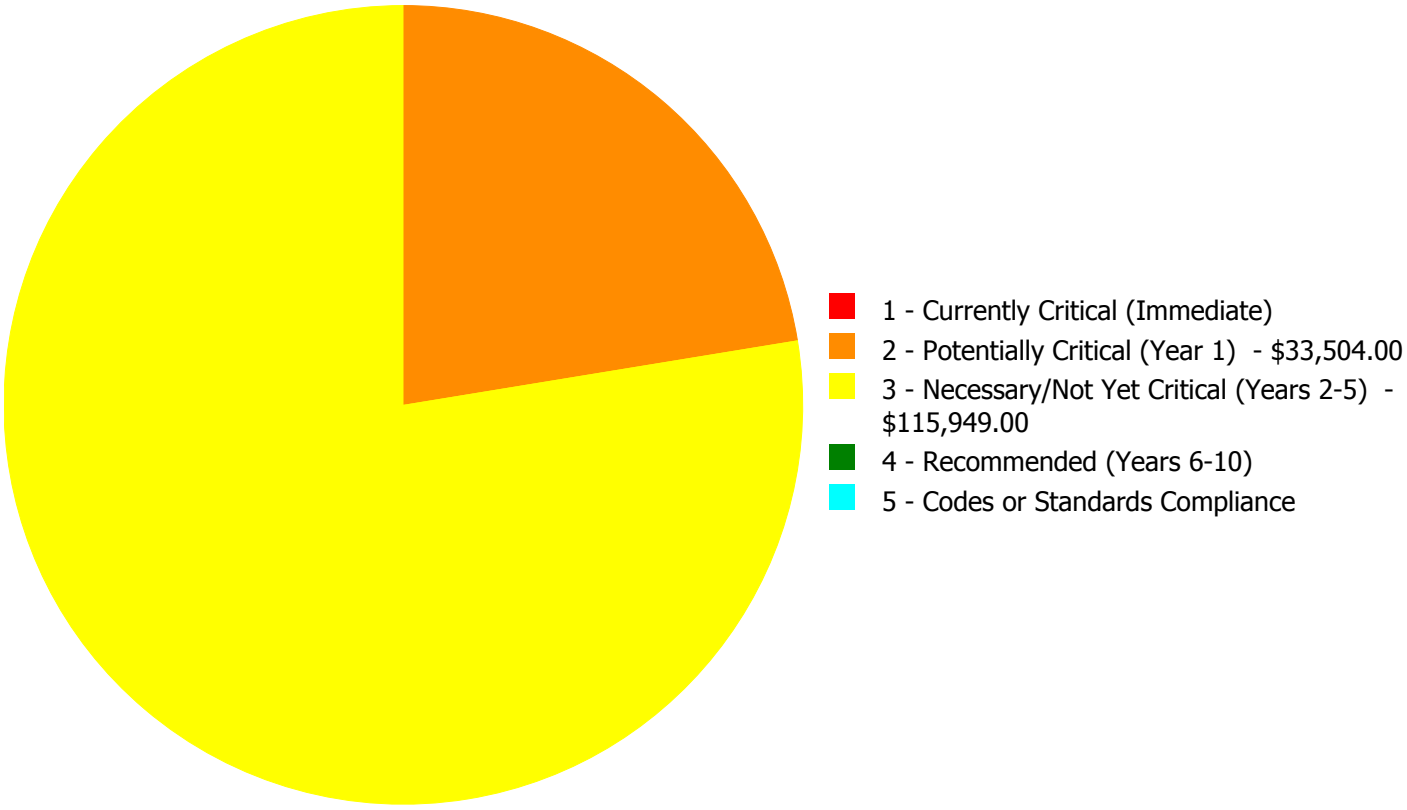
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $149,453.00

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: $149,453.00

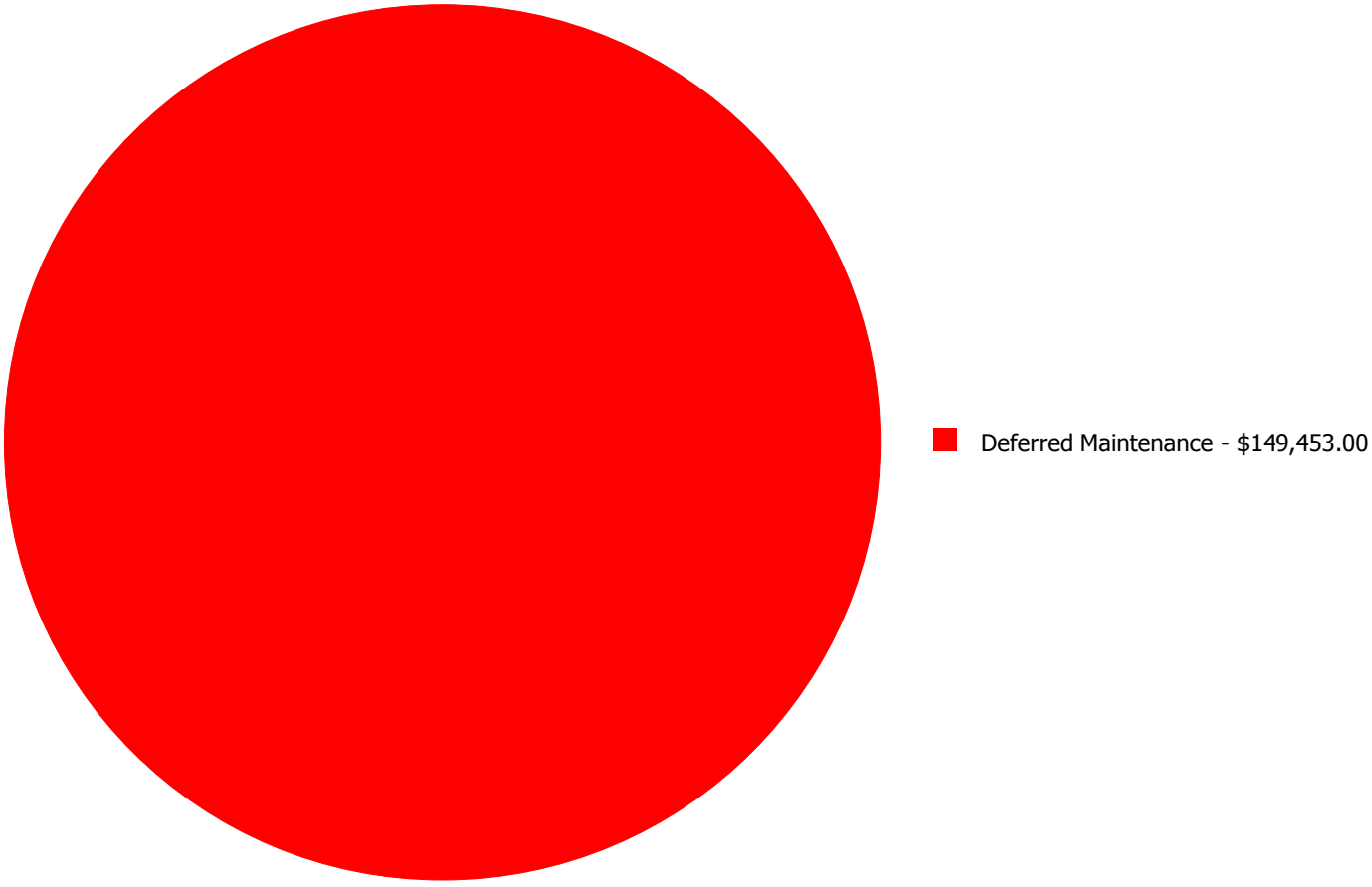
Deficiency By Priority Investment Table

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	$4,189.00	$0.00	$0.00	$4,189.00
B3010120	Single Ply Membrane	$0.00	$33,504.00	$0.00	$0.00	$0.00	$33,504.00
C1030	Fittings	$0.00	$0.00	$11,229.00	$0.00	$0.00	$11,229.00
C3010	Wall Finishes	$0.00	$0.00	$11,053.00	$0.00	$0.00	$11,053.00
C3020	Floor Finishes	$0.00	$0.00	$19,642.00	$0.00	$0.00	$19,642.00
D2010	Plumbing Fixtures	$0.00	$0.00	$21,190.00	$0.00	$0.00	$21,190.00
D2020	Domestic Water Distribution	$0.00	$0.00	$7,251.00	$0.00	$0.00	$7,251.00
D3020	Heat Generating Systems	$0.00	$0.00	$21,190.00	$0.00	$0.00	$21,190.00
E1020	Institutional Equipment	$0.00	$0.00	$20,205.00	$0.00	$0.00	$20,205.00
	Total:	$0.00	$33,504.00	$115,949.00	$0.00	$0.00	$149,453.00

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: $149,453.00

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

Priority 2 - Potentially Critical (Year 1):

System: B3010120 - Single Ply Membrane

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 3,200.00
Unit of Measure: S.F.
Estimate: $33,504.00
Assessor Name: Terence Davis
Date Created: 11/22/2016

Notes: The roof coverings are aging, showing signs of failure and should be replaced.

Priority 3 - Necessary/Not Yet Critical (Years 2-5):

System: B2020 - Exterior Windows

Location: Exterior
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,200.00
Unit of Measure: S.F.
Estimate: $4,189.00
Assessor Name: Terence Davis
Date Created: 11/22/2016

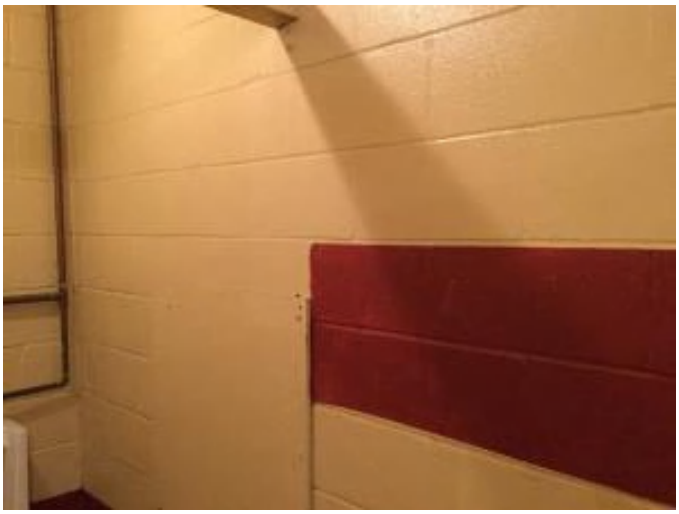
Notes: The single pane windows are aged, not energy efficient, and should be replaced.

System: C1030 - Fittings

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,200.00
Unit of Measure: S.F.
Estimate: $11,229.00
Assessor Name: Terence Davis
Date Created: 11/22/2016

Notes: The fittings throughout the building are aged, in marginal condition, and should be replaced.

System: C3010 - Wall Finishes



Location: Throughout the building
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,200.00
Unit of Measure: S.F.
Estimate: $11,053.00
Assessor Name: Terence Davis
Date Created: 11/22/2016

Notes: The wall finishes are aged, scuffed, fading, stained, and should be repainted.

System: C3020 - Floor Finishes

Location: Restroom
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,200.00
Unit of Measure: S.F.
Estimate: $19,642.00
Assessor Name: Terence Davis
Date Created: 11/22/2016

Notes: The ceramic tile in the is aged, chipped, cracked, patched, worn and should be replaced.

System: D2010 - Plumbing Fixtures

Location: Restroom
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,200.00
Unit of Measure: S.F.
Estimate: $21,190.00
Assessor Name: Terence Davis
Date Created: 11/22/2016

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: D2020 - Domestic Water Distribution

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,200.00
Unit of Measure: S.F.
Estimate: $7,251.00
Assessor Name: Terence Davis
Date Created: 11/22/2016

Notes: There are no reported issues or observed deficiencies with the domestic water piping. Due to the age of the 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.

System: D3020 - Heat Generating Systems

Location: Mechanical Room
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,200.00
Unit of Measure: S.F.
Estimate: $21,190.00
Assessor Name: Terence Davis
Date Created: 11/22/2016

Notes: The gas-fired boilers are operating properly and are in fair condition but; are aging, inefficient, becoming logistically unsupportable, and should be replaced with energy efficient models.

System: E1020 - Institutional Equipment

Location: 1977 Field House
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,200.00
Unit of Measure: S.F.
Estimate: $20,205.00
Assessor Name: Terence Davis
Date Created: 03/01/2017

Notes:

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	152,718
Year Built:	1977
Last Renovation:	
Replacement Value:	$29,411,199
Repair Cost:	$13,156,962.00
Total FCI:	44.73 %
Total RSLI:	25.13 %
FCA Score:	55.27

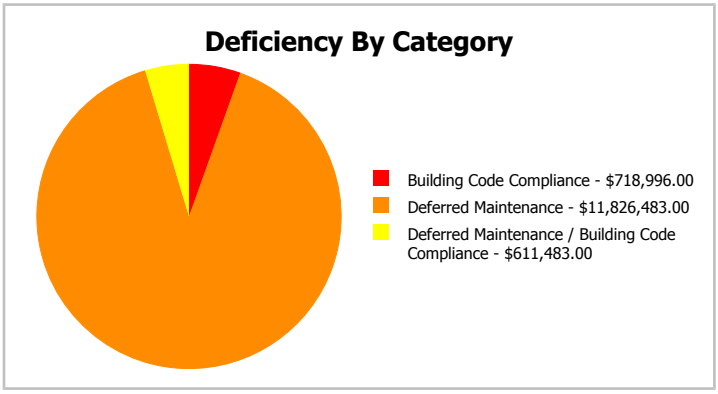
Description:

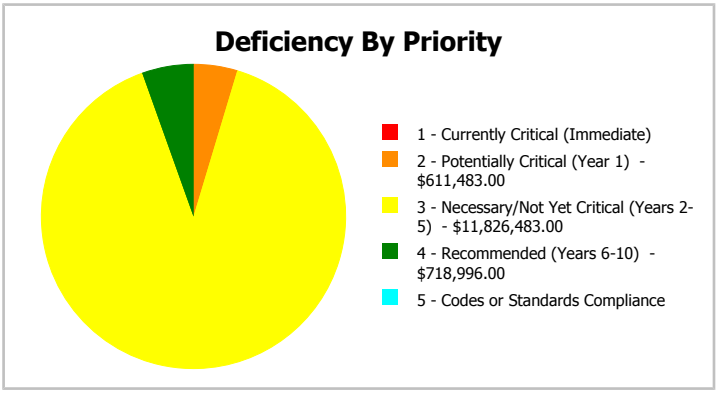
The narrative for this building is included in the Executive Summary Description at the front of this report.

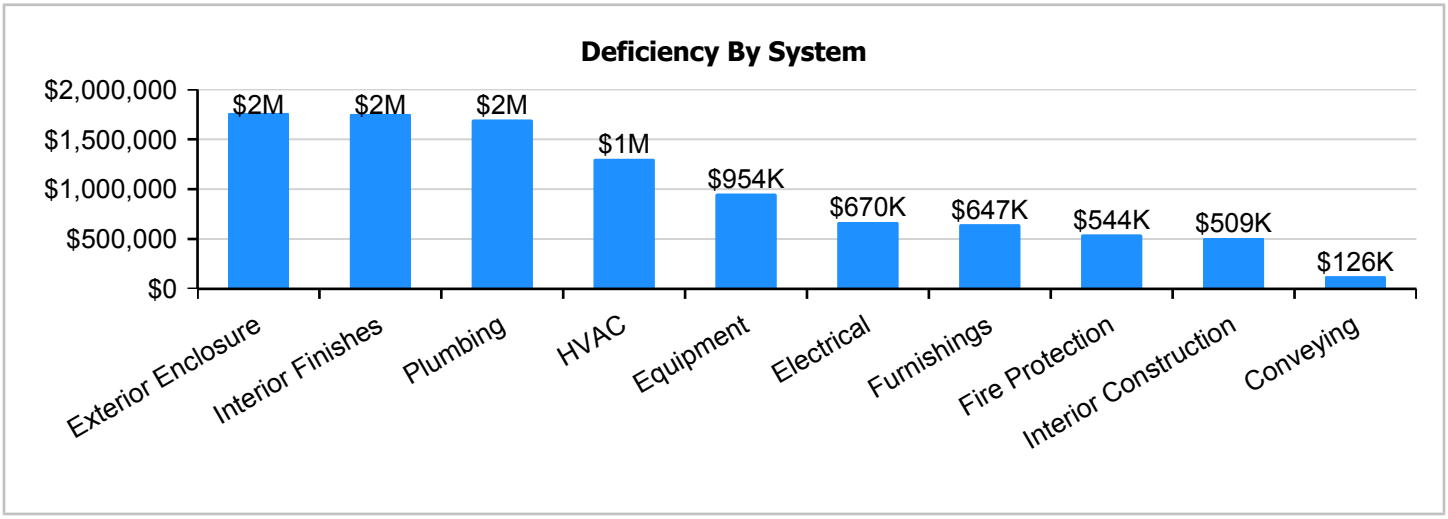
Attributes: This asset has no attributes.

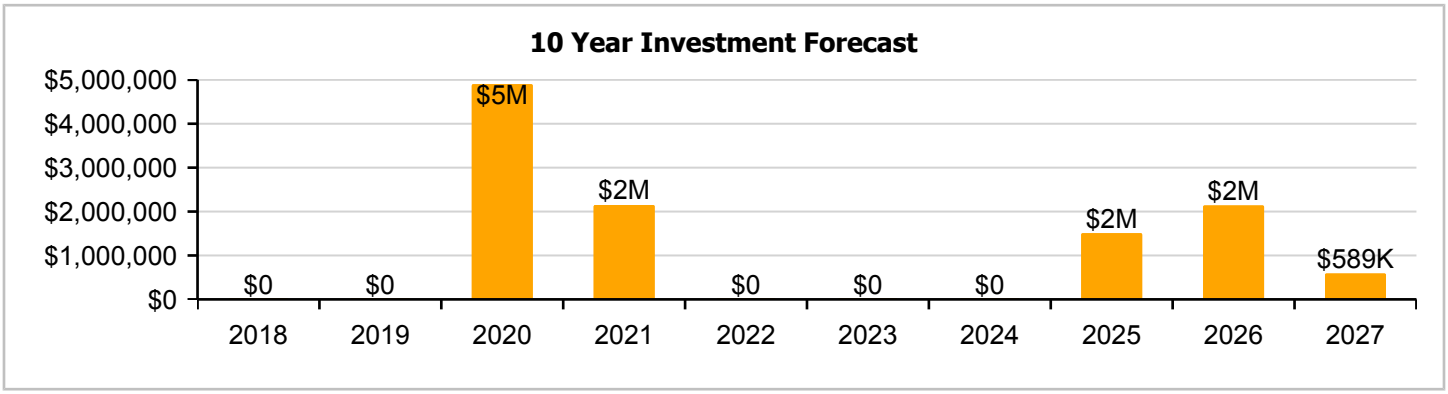
Dashboard Summary

Function:	HS -High School	Gross Area:	152,718
Year Built:	1977	Last Renovation:	
Repair Cost:	$13,156,962	Replacement Value:	$29,411,199
FCI:	44.73 %	RSLI%:	25.13 %









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	60.00 %	0.00 %	$0.00
A20 - Basement Construction	60.00 %	0.00 %	$0.00
B10 - Superstructure	60.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	23.67 %	66.61 %	$2,328,339.00
B30 - Roofing	45.31 %	0.00 %	$0.00
C10 - Interior Construction	25.46 %	49.99 %	$670,280.00
C20 - Stairs	60.00 %	0.00 %	$0.00
C30 - Interior Finishes	31.59 %	61.74 %	$2,314,899.00
D10 - Conveying	0.00 %	110.00 %	$166,310.00
D20 - Plumbing	2.94 %	104.89 %	$2,240,984.00
D30 - HVAC	15.27 %	37.84 %	$1,720,216.00
D40 - Fire Protection	0.00 %	110.00 %	$718,996.00
D50 - Electrical	12.72 %	21.06 %	$883,626.00
E10 - Equipment	6.73 %	60.66 %	$1,259,924.00
E20 - Furnishings	0.00 %	110.00 %	$853,388.00
Totals:	**25.13 %**	**44.73 %**	**$13,156,962.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). East Elevation - Nov 17, 2016

2). East Elevation - Nov 17, 2016

3). North Elevation - Nov 17, 2016

4). West Elevation - Nov 17, 2016

5). South Elevation - Nov 17, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$2.22	S.F.	152,718	100	1977	2077		60.00 %	0.00 %	60			$339,034
A1030	Slab on Grade	$4.16	S.F.	152,718	100	1977	2077		60.00 %	0.00 %	60			$635,307
A2010	Basement Excavation	$0.84	S.F.	152,718	100	1977	2077		60.00 %	0.00 %	60			$128,283
A2020	Basement Walls	$5.86	S.F.	152,718	100	1977	2077		60.00 %	0.00 %	60			$894,927
B1010	Floor Construction	$11.66	S.F.	152,718	100	1977	2077		60.00 %	0.00 %	60			$1,780,692
B1020	Roof Construction	$7.76	S.F.	152,718	100	1977	2077		60.00 %	0.00 %	60			$1,185,092
B2010	Exterior Walls	$9.03	S.F.	152,718	100	1977	2077		60.00 %	0.00 %	60			$1,379,044
B2020	Exterior Windows	$13.04	S.F.	152,718	30	1977	2007		0.00 %	110.00 %	-10		$2,190,587.00	$1,991,443
B2030	Exterior Doors	$0.82	S.F.	152,718	30	1977	2007		0.00 %	110.00 %	-10		$137,752.00	$125,229
B3010120	Single Ply Membrane	$6.98	S.F.	156,547	20	2006	2026		45.00 %	0.00 %	9			$1,092,698
B3020	Roof Openings	$0.21	S.F.	152,718	25	2006	2031		56.00 %	0.00 %	14			$32,071
C1010	Partitions	$4.79	S.F.	152,718	75	1977	2052		46.67 %	0.00 %	35			$731,519
C1020	Interior Doors	$2.49	S.F.	152,718	30	1977	2007		0.00 %	110.00 %	-10		$418,295.00	$380,268
C1030	Fittings	$1.50	S.F.	152,718	20	1977	1997		0.00 %	110.00 %	-20		$251,985.00	$229,077
C2010	Stair Construction	$1.32	S.F.	152,718	100	1977	2077		60.00 %	0.00 %	60			$201,588
C3010	Wall Finishes	$2.61	S.F.	152,718	10	2000	2010		0.00 %	110.00 %	-7		$438,453.00	$398,594
C3020	Floor Finishes	$11.17	S.F.	152,718	20	1977	1997		0.00 %	110.00 %	-20		$1,876,446.00	$1,705,860
C3030	Ceiling Finishes	$10.77	S.F.	152,718	25	2010	2035		72.00 %	0.00 %	18			$1,644,773
D1010	Elevators and Lifts	$0.99	S.F.	152,718	30	1977	2007		0.00 %	110.00 %	-10		$166,310.00	$151,191
D2010	Plumbing Fixtures	$9.02	S.F.	152,718	30	1977	2007		0.00 %	110.00 %	-10		$1,515,268.00	$1,377,516
D2020	Domestic Water Distribution	$1.68	S.F.	152,718	30	1977	2007		0.00 %	110.00 %	-10		$282,223.00	$256,566
D2030	Sanitary Waste	$2.64	S.F.	152,718	30	1977	2007		0.00 %	110.00 %	-10		$443,493.00	$403,176
D2040	Rain Water Drainage	$0.65	S.F.	152,718	30	2006	2036		63.33 %	0.00 %	19			$99,267
D3020	Heat Generating Systems	$7.08	S.F.	152,718	30	1995	2025		26.67 %	0.00 %	8			$1,081,243
D3030	Cooling Generating Systems	$9.74	S.F.	152,718	25	1995	2020		12.00 %	0.00 %	3			$1,487,473
D3040	Distribution Systems	$8.54	S.F.	152,718	30	1977	2007		0.00 %	110.00 %	-10		$1,434,633.00	$1,304,212
D3050	Terminal & Package Units	$1.70	S.F.	152,718	15	1977	1992		0.00 %	110.00 %	-25		$285,583.00	$259,621
D3060	Controls & Instrumentation	$2.71	S.F.	152,718	20	2008	2028		55.00 %	0.00 %	11			$413,866
D4010	Sprinklers	$3.71	S.F.	152,718	30			2016	0.00 %	110.00 %	-1		$623,242.00	$566,584
D4020	Standpipes	$0.57	S.F.	152,718	30			2016	0.00 %	110.00 %	-1		$95,754.00	$87,049
D5010	Electrical Service/Distribution	$1.62	S.F.	152,718	40	1977	2017		0.00 %	110.00 %	0		$272,143.00	$247,403
D5020	Branch Wiring	$4.65	S.F.	152,718	30	1977	2007	2021	13.33 %	0.00 %	4			$710,139
D5020	Lighting	$10.85	S.F.	152,718	30	1990	2020		10.00 %	0.00 %	3			$1,656,990
D5030810	Security & Detection Systems	$2.01	S.F.	152,718	15	2006	2021		26.67 %	0.00 %	4			$306,963
D5030910	Fire & Alarm Systems	$3.64	S.F.	152,718	15	2000	2015		0.00 %	110.00 %	-2		$611,483.00	$555,894
D5030920	Data Communication	$4.70	S.F.	152,718	15	2006	2021		26.67 %	0.00 %	4			$717,775
E1020	Institutional Equipment	$6.10	S.F.	152,718	20	2000	2020		15.00 %	0.00 %	3			$931,580
E1090	Other Equipment	$7.50	S.F.	152,718	20	1977	1997		0.00 %	110.00 %	-20		$1,259,924.00	$1,145,385
E2010	Fixed Furnishings	$5.08	S.F.	152,718	20	1977	1997		0.00 %	110.00 %	-20		$853,388.00	$775,807
								Total	**25.13 %**	**44.73 %**			**$13,156,962.00**	**$29,411,199**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B1010 - Floor Construction

Note:

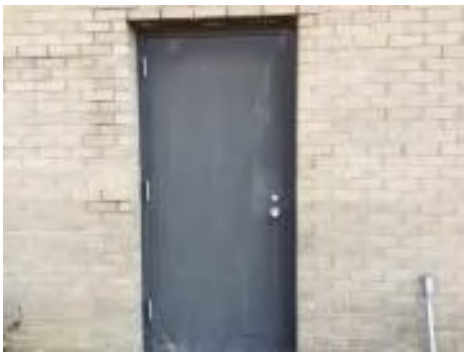
System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors



Note:

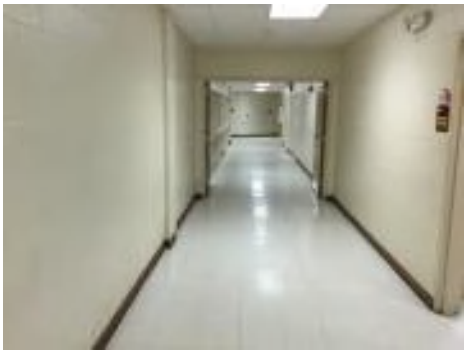
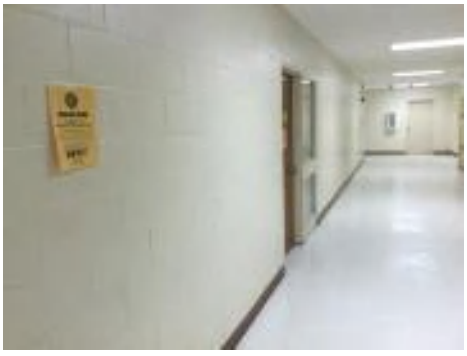
System: B3010120 - Single Ply Membrane

Note:

System: B3020 - Roof Openings

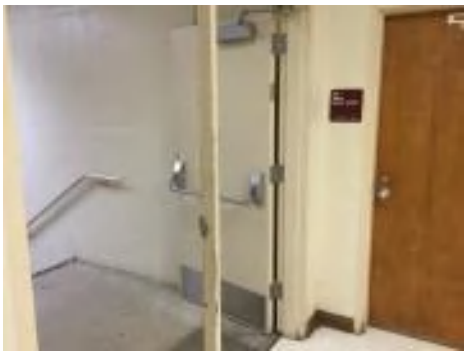
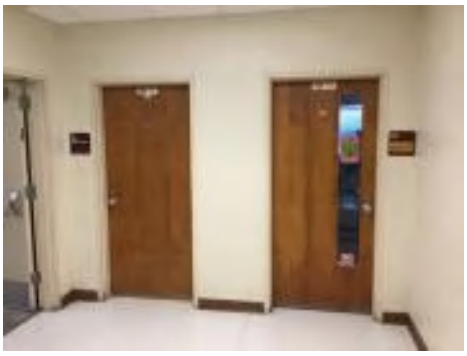
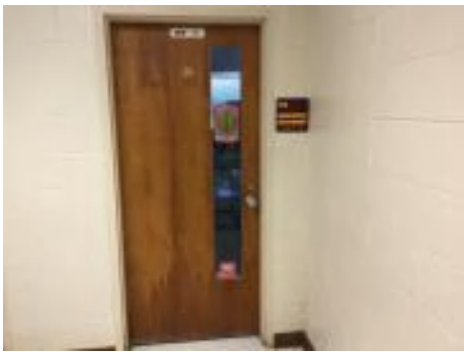
Note:

System: C1010 - Partitions

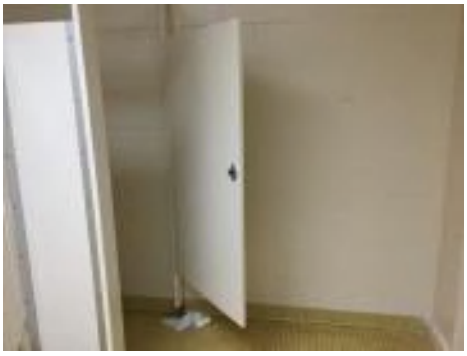
Note:

System: C1020 - Interior Doors

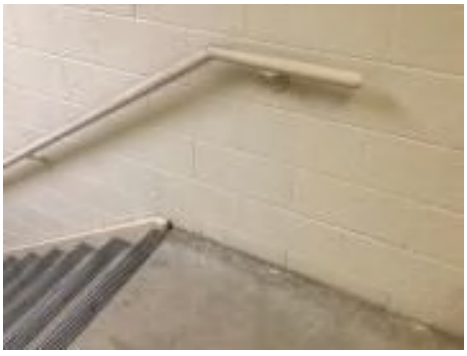
Note:

System: C1030 - Fittings



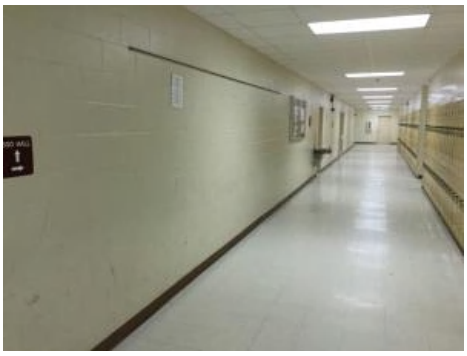
Note:

System: C2010 - Stair Construction



Note:

System: C3010 - Wall Finishes

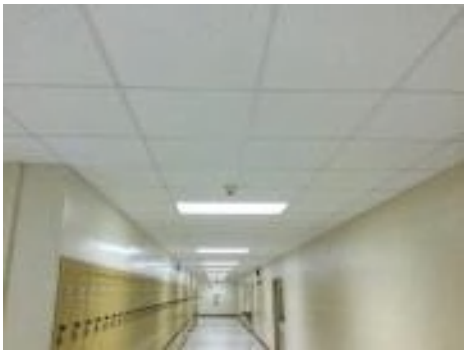
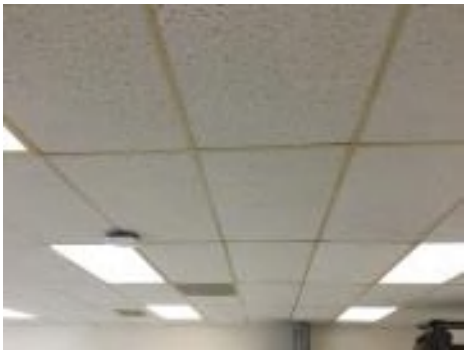
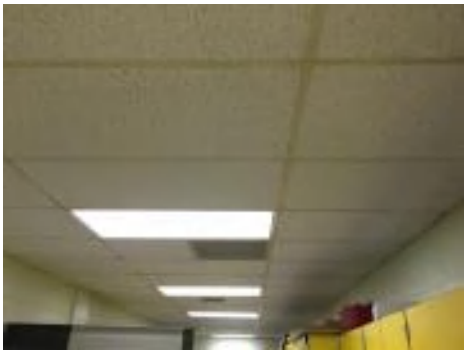


Note:

System: C3020 - Floor Finishes

Note:

System: C3030 - Ceiling Finishes

Note:

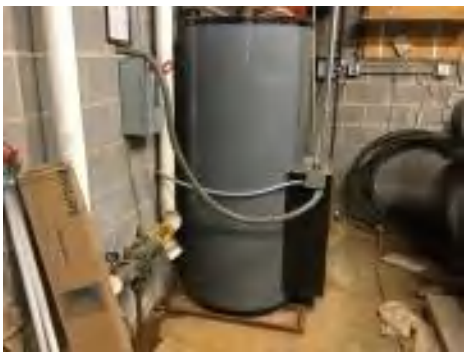
System: D1010 - Elevators and Lifts

Note:

System: D2010 - Plumbing Fixtures

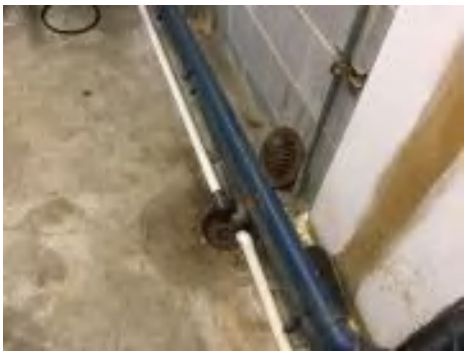
Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage

Note:

System: D3020 - Heat Generating Systems

Note:

System: D3030 - Cooling Generating Systems

Note:

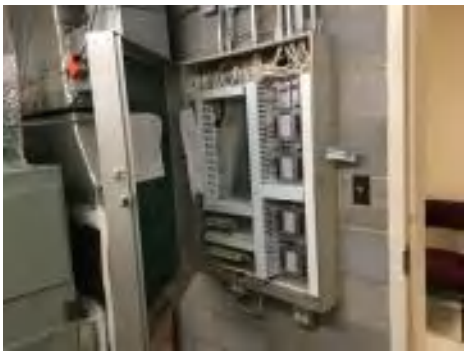
System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation



Note:

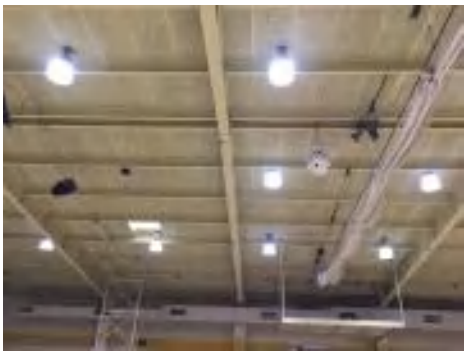
System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

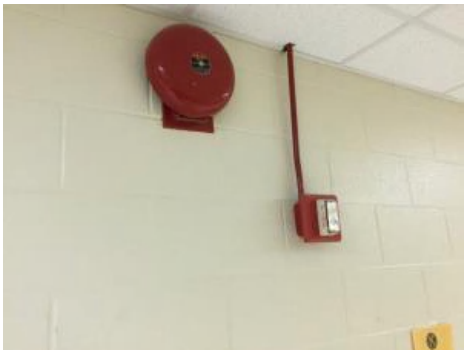


Note:

System: D5030810 - Security & Detection Systems

Note:

System: D5030910 - Fire & Alarm Systems

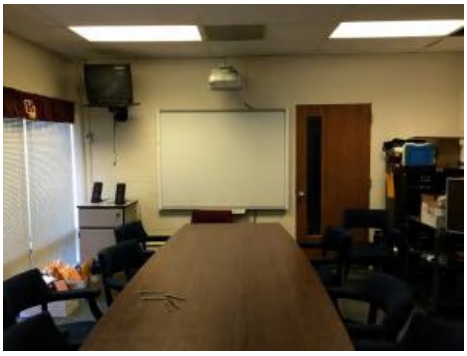


Note:

System: D5030920 - Data Communication

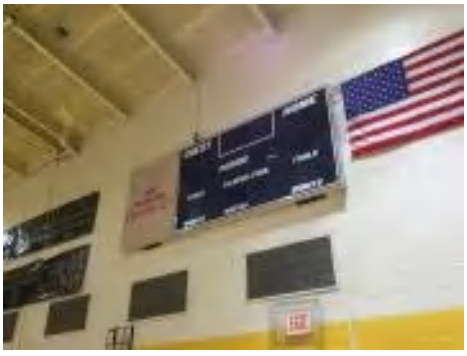
Note:

System: E1020 - Institutional Equipment



Note:

System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$13,156,962**	**$0**	**$0**	**$4,899,403**	**$2,147,880**	**$0**	**$0**	**$0**	**$1,506,656**	**$2,138,585**	**$589,244**	**$24,438,730**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$2,190,587	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,190,587**
B2030 - Exterior Doors	$137,752	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$137,752**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,138,585	$0	**$2,138,585**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$418,295	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$418,295**
C1030 - Fittings	$251,985	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$251,985**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

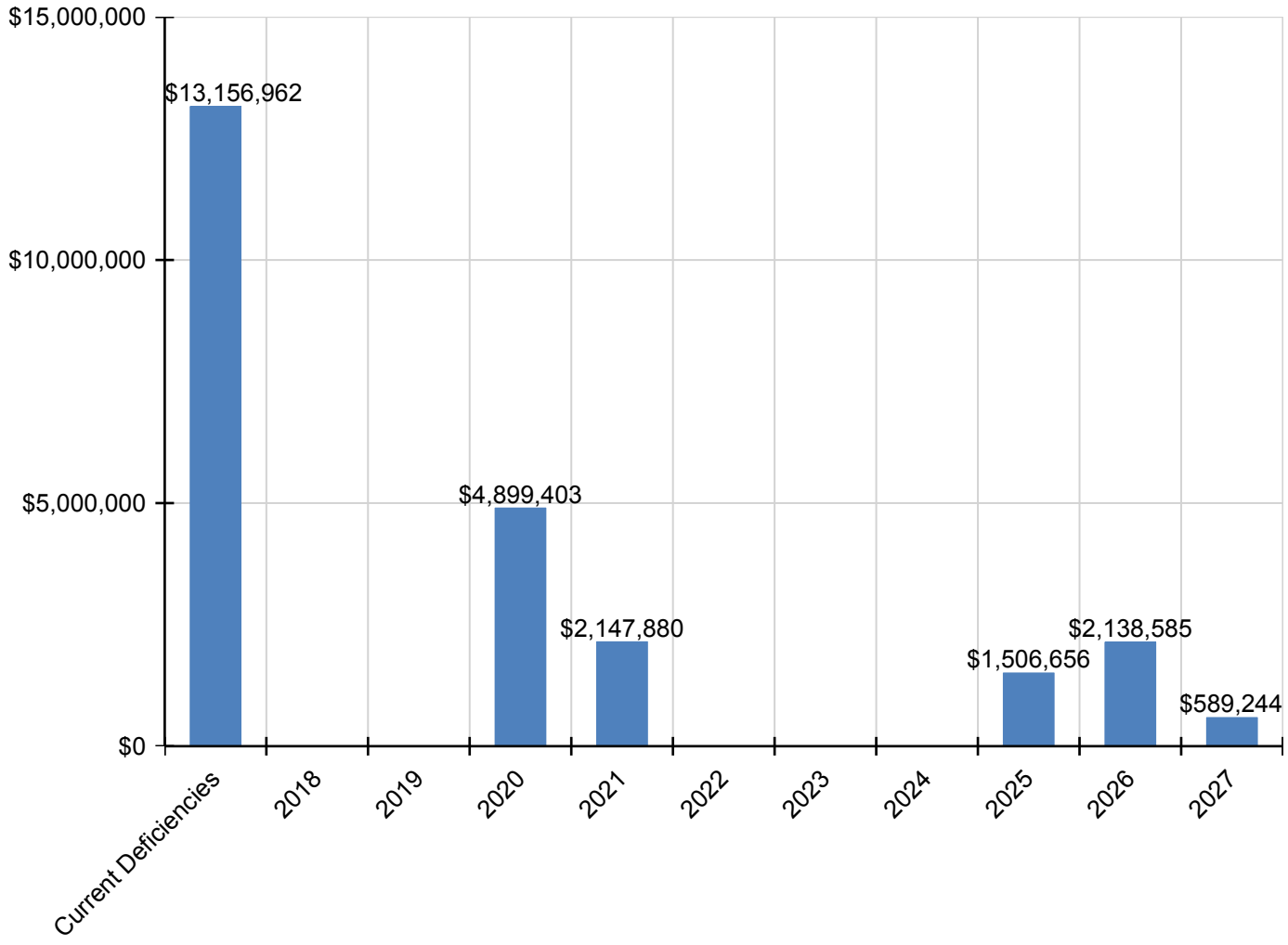
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$438,453	$0	$0	$0	$0	$0	$0	$0	$0	$0	$589,244	**$1,027,697**
C3020 - Floor Finishes	$1,876,446	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,876,446**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$166,310	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$166,310**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$1,515,268	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,515,268**
D2020 - Domestic Water Distribution	$282,223	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$282,223**
D2030 - Sanitary Waste	$443,493	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$443,493**
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	$0	$0	$0	$0	$1,506,656	$0	$0	**$1,506,656**
D3030 - Cooling Generating Systems	$0	$0	$0	$1,787,943	$0	$0	$0	$0	$0	$0	$0	**$1,787,943**
D3040 - Distribution Systems	$1,434,633	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,434,633**
D3050 - Terminal & Package Units	$285,583	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$285,583**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$623,242	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$623,242**
D4020 - Standpipes	$95,754	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$95,754**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$272,143	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$272,143**
D5020 - Branch Wiring	$0	$0	$0	$0	$879,195	$0	$0	$0	$0	$0	$0	**$879,195**
D5020 - Lighting	$0	$0	$0	$1,991,701	$0	$0	$0	$0	$0	$0	$0	**$1,991,701**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$380,038	$0	$0	$0	$0	$0	$0	**$380,038**
D5030910 - Fire & Alarm Systems	$611,483	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$611,483**
D5030920 - Data Communication	$0	$0	$0	$0	$888,648	$0	$0	$0	$0	$0	$0	**$888,648**
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	$1,119,759	$0	$0	$0	$0	$0	$0	$0	**$1,119,759**

E1090 - Other Equipment	$1,259,924	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,259,924**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$853,388	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$853,388**

** Indicates non-renewable system*

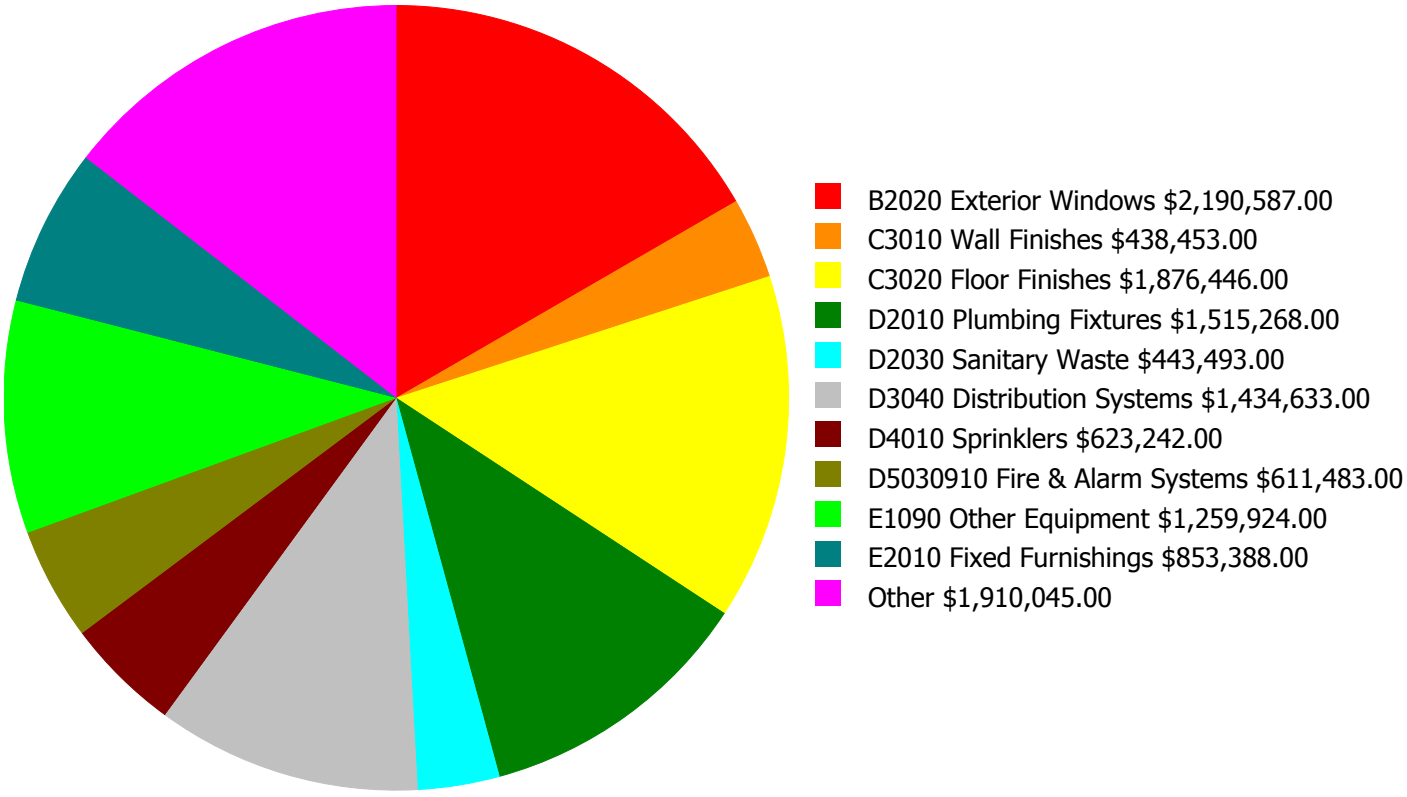
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

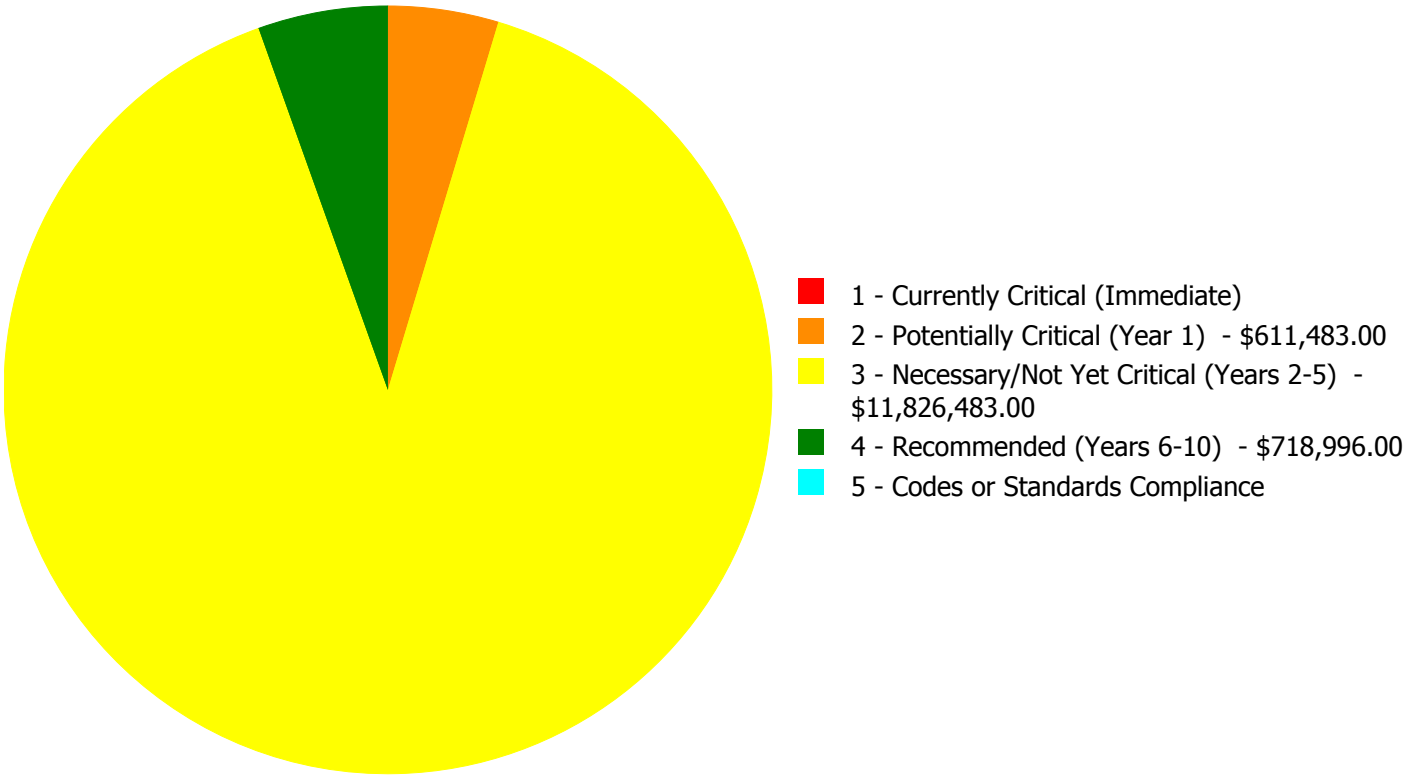
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $13,156,962.00

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: $13,156,962.00

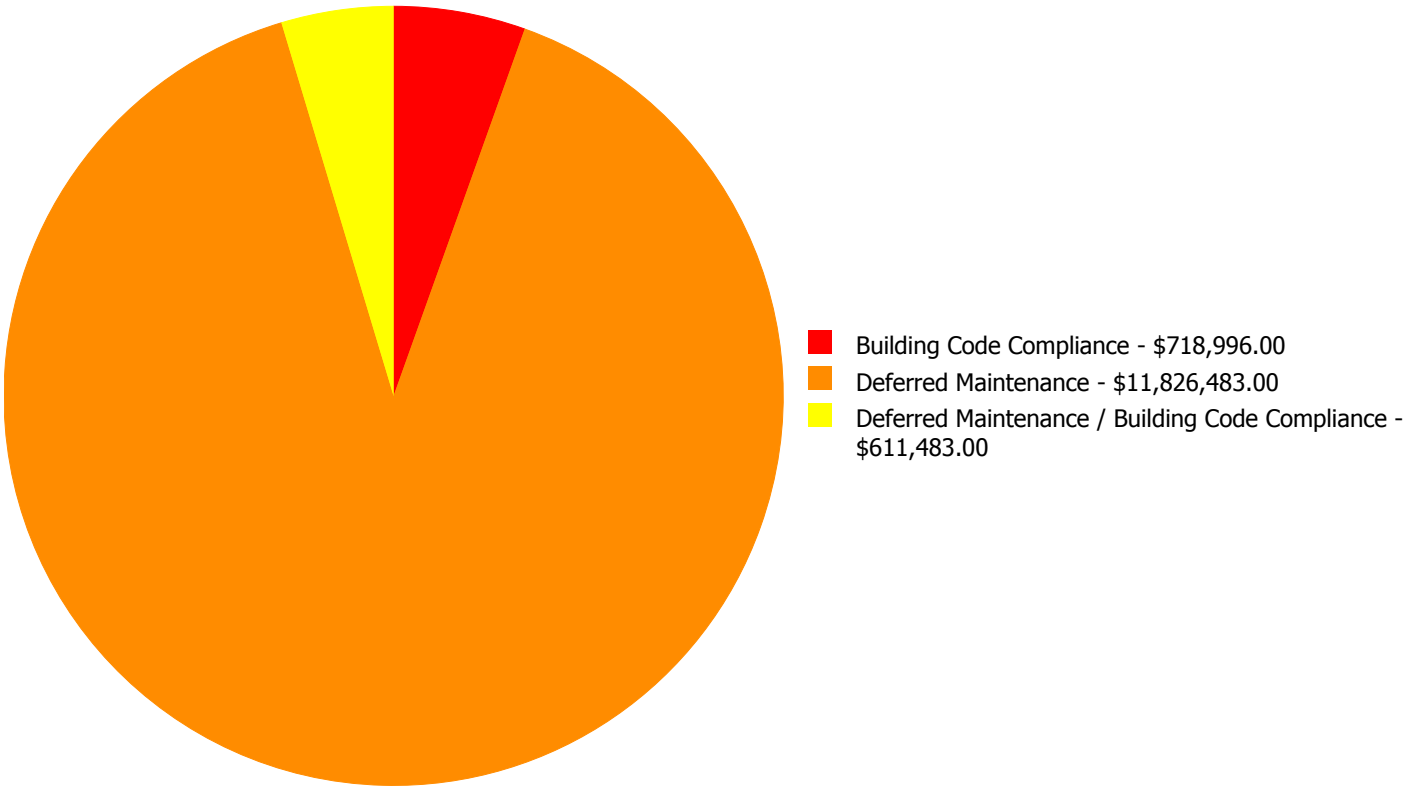
Deficiency By Priority Investment Table

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	$2,190,587.00	$0.00	$0.00	$2,190,587.00
B2030	Exterior Doors	$0.00	$0.00	$137,752.00	$0.00	$0.00	$137,752.00
C1020	Interior Doors	$0.00	$0.00	$418,295.00	$0.00	$0.00	$418,295.00
C1030	Fittings	$0.00	$0.00	$251,985.00	$0.00	$0.00	$251,985.00
C3010	Wall Finishes	$0.00	$0.00	$438,453.00	$0.00	$0.00	$438,453.00
C3020	Floor Finishes	$0.00	$0.00	$1,876,446.00	$0.00	$0.00	$1,876,446.00
D1010	Elevators and Lifts	$0.00	$0.00	$166,310.00	$0.00	$0.00	$166,310.00
D2010	Plumbing Fixtures	$0.00	$0.00	$1,515,268.00	$0.00	$0.00	$1,515,268.00
D2020	Domestic Water Distribution	$0.00	$0.00	$282,223.00	$0.00	$0.00	$282,223.00
D2030	Sanitary Waste	$0.00	$0.00	$443,493.00	$0.00	$0.00	$443,493.00
D3040	Distribution Systems	$0.00	$0.00	$1,434,633.00	$0.00	$0.00	$1,434,633.00
D3050	Terminal & Package Units	$0.00	$0.00	$285,583.00	$0.00	$0.00	$285,583.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$623,242.00	$0.00	$623,242.00
D4020	Standpipes	$0.00	$0.00	$0.00	$95,754.00	$0.00	$95,754.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$272,143.00	$0.00	$0.00	$272,143.00
D5030910	Fire & Alarm Systems	$0.00	$611,483.00	$0.00	$0.00	$0.00	$611,483.00
E1090	Other Equipment	$0.00	$0.00	$1,259,924.00	$0.00	$0.00	$1,259,924.00
E2010	Fixed Furnishings	$0.00	$0.00	$853,388.00	$0.00	$0.00	$853,388.00
	Total:	$0.00	$611,483.00	$11,826,483.00	$718,996.00	$0.00	$13,156,962.00

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: $13,156,962.00

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

Priority 2 - Potentially Critical (Year 1):

System: D5030910 - Fire & Alarm Systems

Location:	Throughout the building
Distress:	Beyond Service Life
Category:	Deferred Maintenance / Building Code Compliance
Priority:	2 - Potentially Critical (Year 1)
Correction:	Renew System
Qty:	152,718.00
Unit of Measure:	S.F.
Estimate:	$611,483.00
Assessor Name:	Eduardo Lopez
Date Created:	12/05/2016

Notes: The original fire alarm system is aged, and should be replaced.

Priority 3 - Necessary/Not Yet Critical (Years 2-5):

System: B2020 - Exterior Windows

Location: Exterior
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 152,718.00
Unit of Measure: S.F.
Estimate: $2,190,587.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

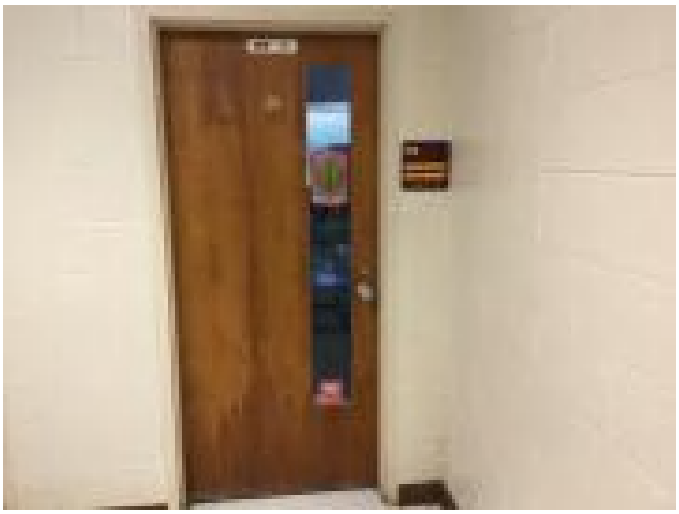
Notes: The original windows are aged, seals damaged, and should be replaced.

System: B2030 - Exterior Doors

Location: Exterior Exits
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 152,718.00
Unit of Measure: S.F.
Estimate: $137,752.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: The original exterior doors are aged, and should be replaced.

System: C1020 - Interior Doors



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 152,718.00
Unit of Measure: S.F.
Estimate: $418,295.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: The interior doors are aged, failing, most hardware is not ADA or code compliant and should be replaced.

System: C1030 - Fittings

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 152,718.00
Unit of Measure: S.F.
Estimate: $251,985.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: The fittings throughout the building are aged, in marginal condition, and should be replaced.

System: C3010 - Wall Finishes

Location: Throughout the building
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 152,718.00
Unit of Measure: S.F.
Estimate: $438,453.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: The wall finishes are aged, scuffed, fading, stained, and should be re-painted.

System: C3020 - Floor Finishes

Location: Throughout the building
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 152,718.00
Unit of Measure: S.F.
Estimate: $1,876,446.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: The original flooring is in poor conditions, with different areas bubbling or separating from the substrate, and should be replaced.

System: D1010 - Elevators and Lifts

Location: Corridor
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 152,718.00
Unit of Measure: S.F.
Estimate: $166,310.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: The elevator is aged, and will becoming logistically unsupportable. The elevator should be upgraded to meet all applicable codes.

System: D2010 - Plumbing Fixtures

Location: Restroom
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 152,718.00
Unit of Measure: S.F.
Estimate: $1,515,268.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

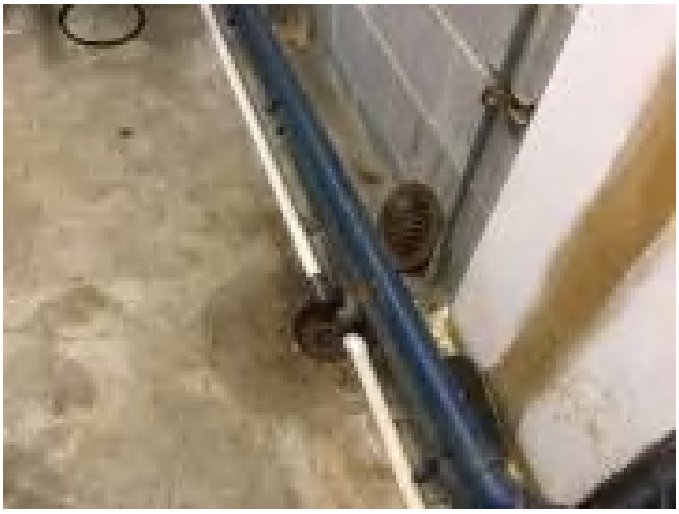
Notes: Some of the plumbling has been replaced. As a system they are in operational conditions. However, they are aged, not ADA compliant and should be replaced with a low-flow water fixtures.

System: D2020 - Domestic Water Distribution

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 152,718.00
Unit of Measure: S.F.
Estimate: $282,223.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: There are no reported issues or observed deficiencies with the domestic water piping. Due to the age of the 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. The water heaters and piping should be replaced.

System: D2030 - Sanitary Waste



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 152,718.00
Unit of Measure: S.F.
Estimate: $443,493.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: The sanitary waste system is aged, has reported periodic failures, and should be replaced.

System: D3040 - Distribution Systems

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 152,718.00
Unit of Measure: S.F.
Estimate: $1,434,633.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: The HVAC distribution piping and air handlers are aged, worn, becoming logistically unsupportable and should be replaced with an energy efficient model.

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: 152,718.00
Unit of Measure: S.F.
Estimate: $285,583.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

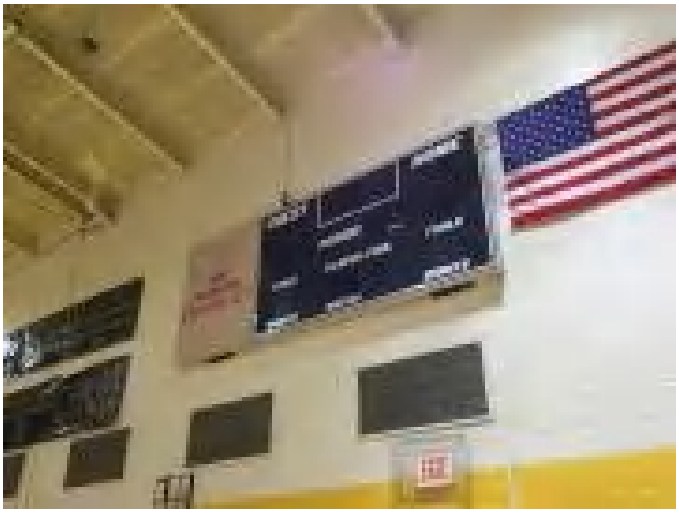
Notes: The coolant and refrigerant condensing unit are aged and should be scheduled for replacement.

System: D5010 - Electrical Service/Distribution

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 152,718.00
Unit of Measure: S.F.
Estimate: $272,143.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: The electrical distribution system is aged, becoming logistically unsupportable, and should be replaced.

System: E1090 - Other Equipment



Location: Gym-Kitchen
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 152,718.00
Unit of Measure: S.F.
Estimate: $1,259,924.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: The original kitchen equipment, gym equipment is operating but is aged, becoming logistically un-supportable, and should be replaced.

System: E2010 - Fixed Furnishings

Location: Throughout the building
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 152,718.00
Unit of Measure: S.F.
Estimate: $853,388.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: The fixed furnishings are aged, in marginal condition, and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 152,718.00
Unit of Measure: S.F.
Estimate: $623,242.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: There is no fire sprinkler system.

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: 152,718.00
Unit of Measure: S.F.
Estimate: $95,754.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: There is no fire sprinkler system.

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	1,200
Year Built:	1990
Last Renovation:	
Replacement Value:	$152,472
Repair Cost:	$7,569.00
Total FCI:	4.96 %
Total RSLI:	37.93 %
FCA Score:	95.04

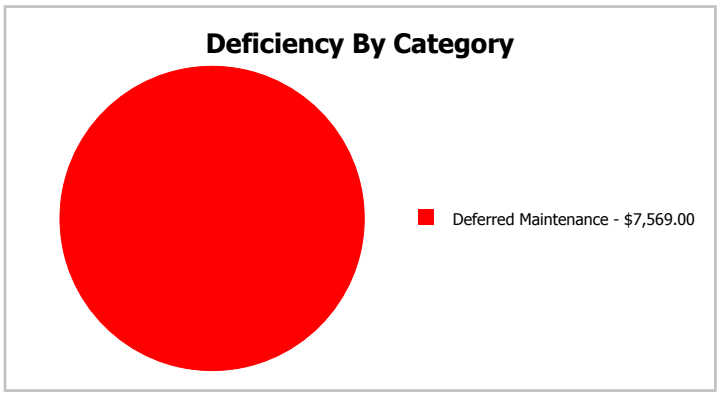
Description:

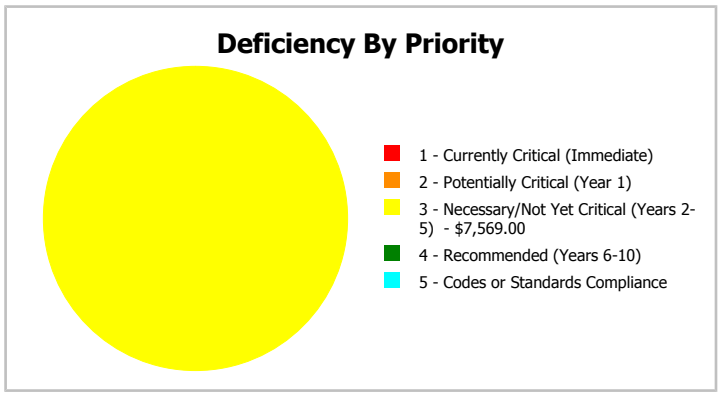
The narrative for this building is included in the Executive Summary Description at the front of this report.

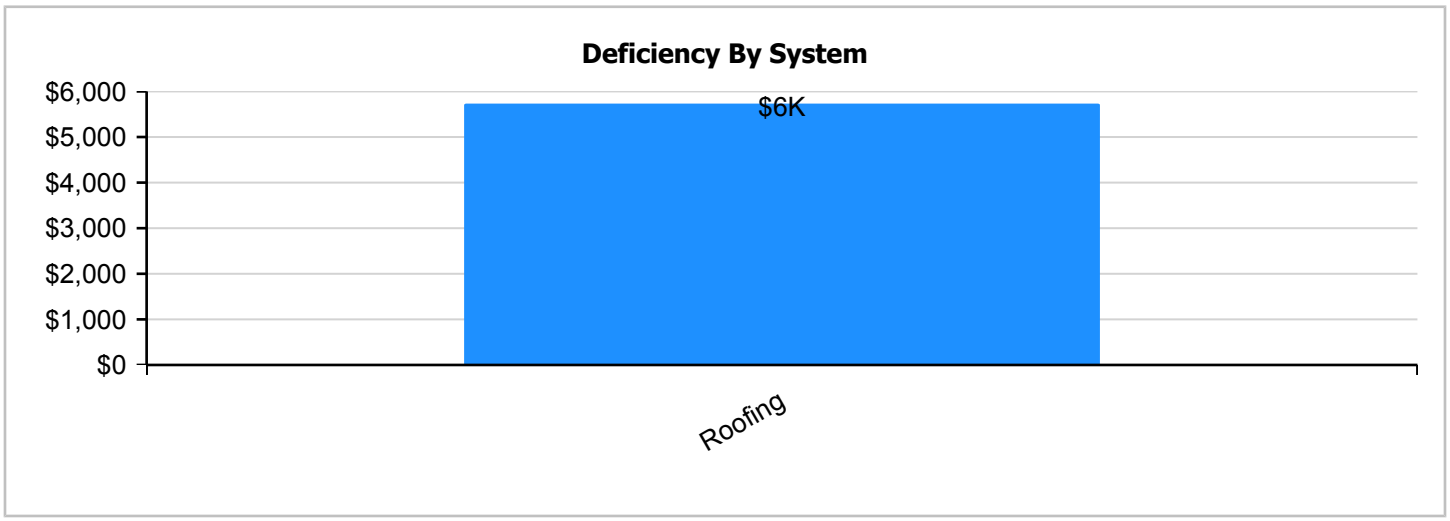
Attributes: This asset has no attributes.

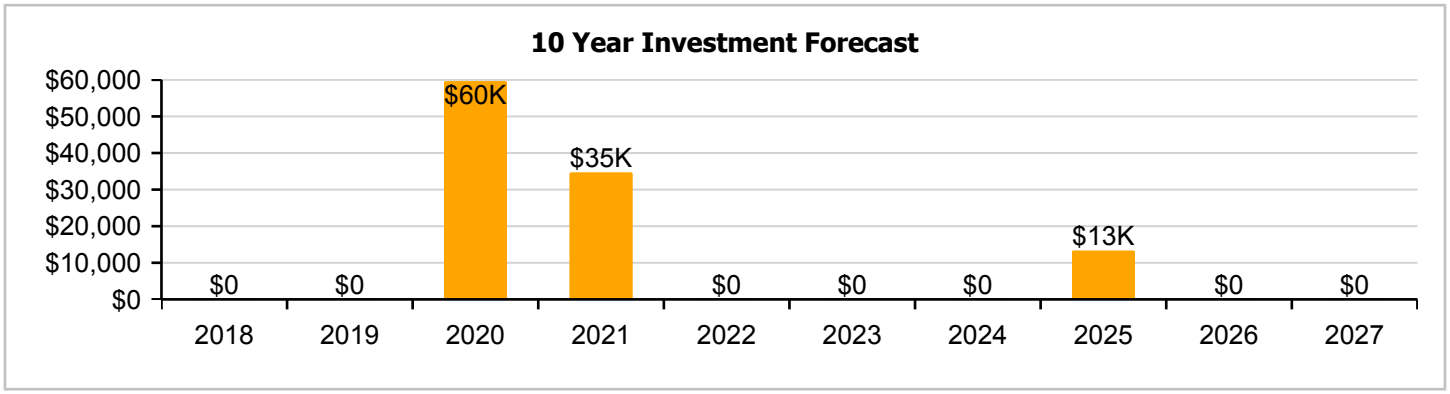
Dashboard Summary

Function:	HS -High School	Gross Area:	1,200
Year Built:	1990	Last Renovation:	
Repair Cost:	$7,569	Replacement Value:	$152,472
FCI:	4.96 %	RSLI%:	37.93 %









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	73.00 %	0.00 %	$0.00
B10 - Superstructure	73.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	54.71 %	0.00 %	$0.00
B30 - Roofing	0.00 %	146.01 %	$7,569.00
C10 - Interior Construction	40.61 %	0.00 %	$0.00
C30 - Interior Finishes	32.01 %	0.00 %	$0.00
D20 - Plumbing	10.00 %	0.00 %	$0.00
D30 - HVAC	13.87 %	0.00 %	$0.00
D50 - Electrical	14.35 %	0.00 %	$0.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
Totals:	**37.93 %**	**4.96 %**	**$7,569.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). South Elevation - Nov 21, 2016

2). East Elevation - Nov 21, 2016

3). West Elevation - Nov 21, 2016

4). North Elevation - Nov 21, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.93	S.F.	1,200	100	1990	2090		73.00 %	0.00 %	73			$8,316
A1030	Slab on Grade	$7.37	S.F.	1,200	100	1990	2090		73.00 %	0.00 %	73			$8,844
B1020	Roof Construction	$5.98	S.F.	1,200	100	1990	2090		73.00 %	0.00 %	73			$7,176
B2010	Exterior Walls	$18.04	S.F.	1,200	100	1990	2090		73.00 %	0.00 %	73			$21,648
B2020	Exterior Windows	$6.47	S.F.	1,200	30	1990	2020		10.00 %	0.00 %	3			$7,764
B2030	Exterior Doors	$0.91	S.F.	1,200	30	1990	2020		10.00 %	0.00 %	3			$1,092
B3010140	Asphalt Shingles	$4.32	S.F.	1,200	20	1990	2010		0.00 %	146.01 %	-7		$7,569.00	$5,184
C1010	Partitions	$10.34	S.F.	1,200	75	1990	2065		64.00 %	0.00 %	48			$12,408
C1020	Interior Doors	$2.20	S.F.	1,200	30	1990	2020		10.00 %	0.00 %	3			$2,640
C1030	Fittings	$8.47	S.F.	1,200	20	1990	2010	2021	20.00 %	0.00 %	4			$10,164
C3010	Wall Finishes	$7.46	S.F.	1,200	10	2000	2010	2021	40.00 %	0.00 %	4			$8,952
C3020	Floor Finishes	$3.50	S.F.	1,200	20	2000	2020		15.00 %	0.00 %	3			$4,200
C3030	Ceiling Finishes	$7.96	S.F.	1,200	25	2000	2025		32.00 %	0.00 %	8			$9,552
D2010	Plumbing Fixtures	$9.98	S.F.	1,200	30	1990	2020		10.00 %	0.00 %	3			$11,976
D2020	Domestic Water Distribution	$0.84	S.F.	1,200	30	1990	2020		10.00 %	0.00 %	3			$1,008
D2030	Sanitary Waste	$5.94	S.F.	1,200	30	1990	2020		10.00 %	0.00 %	3			$7,128
D3040	Distribution Systems	$5.35	S.F.	1,200	30	1990	2020		10.00 %	0.00 %	3			$6,420
D3050	Terminal & Package Units	$1.62	S.F.	1,200	15	2000	2015	2021	26.67 %	0.00 %	4			$1,944
D5010	Electrical Service/Distribution	$1.47	S.F.	1,200	40	1990	2030		32.50 %	0.00 %	13			$1,764
D5020	Branch Wiring	$2.55	S.F.	1,200	30	1990	2020		10.00 %	0.00 %	3			$3,060
D5020	Lighting	$3.58	S.F.	1,200	30	1990	2020		10.00 %	0.00 %	3			$4,296
E2010	Fixed Furnishings	$5.78	S.F.	1,200	20	1990	2010	2021	20.00 %	0.00 %	4			$6,936
								Total	**37.93 %**	**4.96 %**			**$7,569.00**	**$152,472**

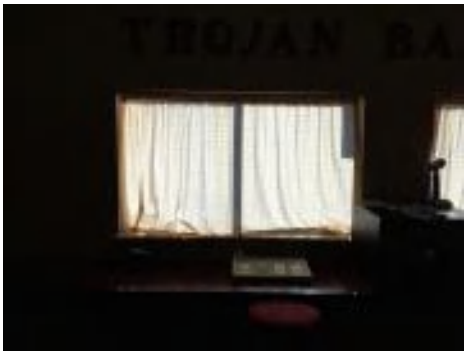
System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows



Note:

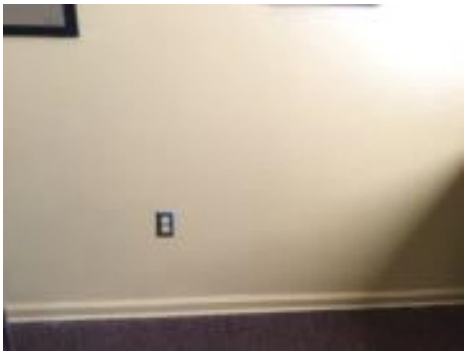
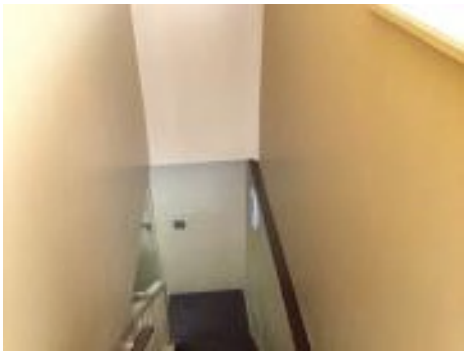
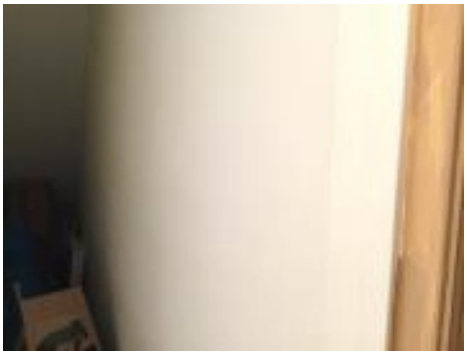
System: B2030 - Exterior Doors

Note:

System: B3010140 - Asphalt Shingles

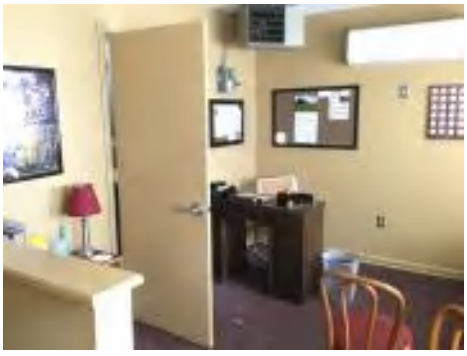
Note:

System: C1010 - Partitions

Note:

System: C1020 - Interior Doors

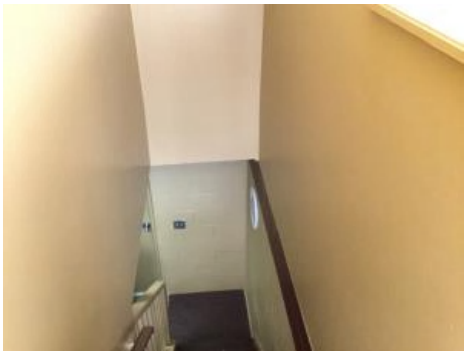
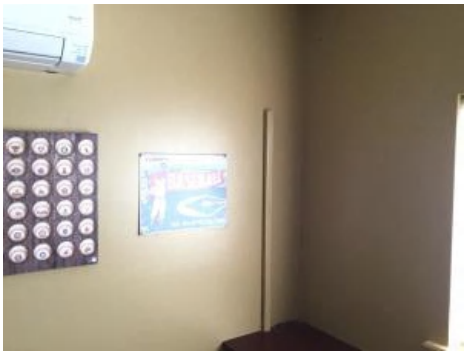
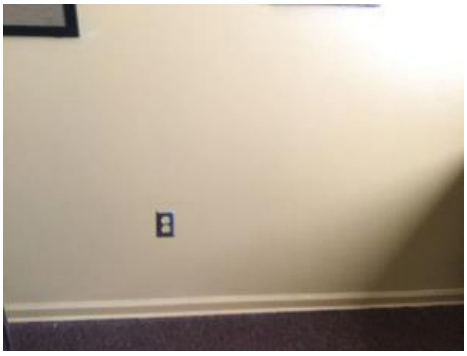


Note:

System: C1030 - Fittings

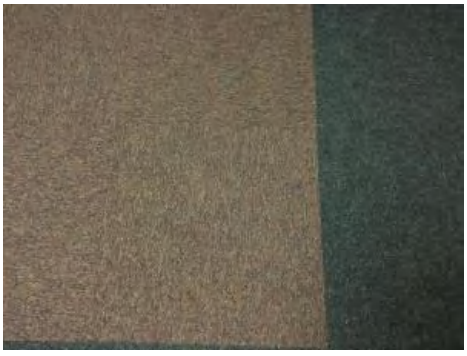
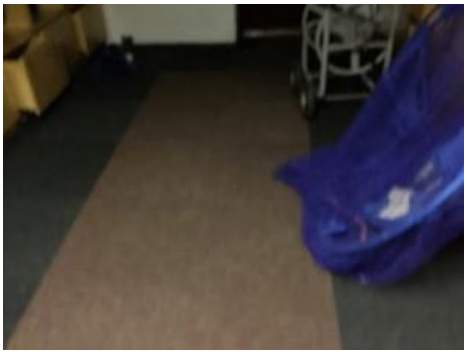
Note:

System: C3010 - Wall Finishes

Note:

System: C3020 - Floor Finishes

Note:

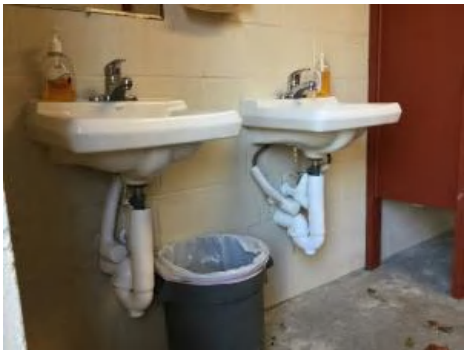
System: C3030 - Ceiling Finishes

Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution



Note:

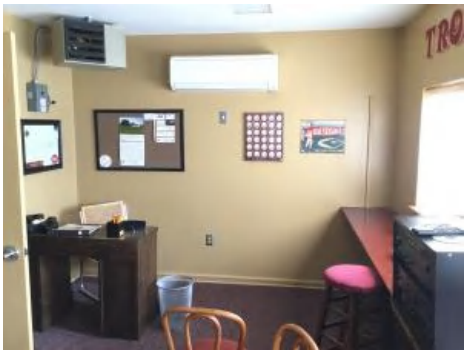
System: D2030 - Sanitary Waste

Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units



Note:

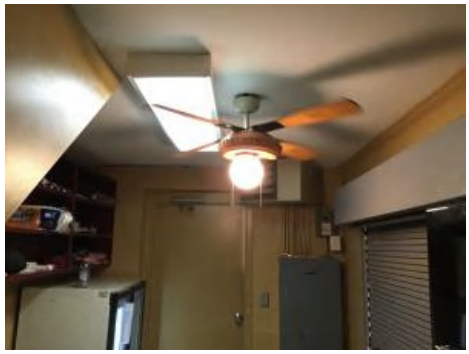
System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting



Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

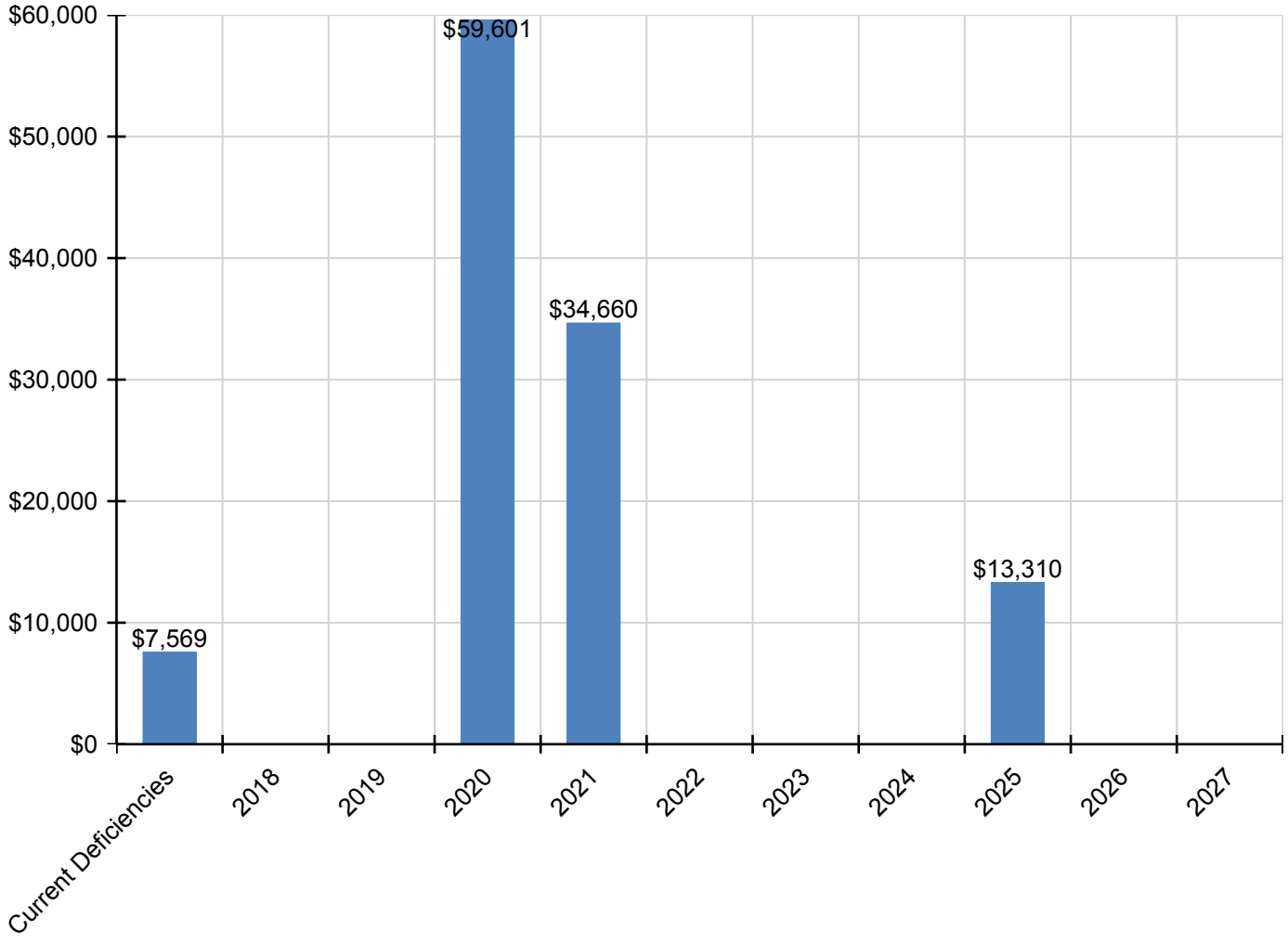
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$7,569**	**$0**	**$0**	**$59,601**	**$34,660**	**$0**	**$0**	**$0**	**$13,310**	**$0**	**$0**	**$115,140**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$9,332	$0	$0	$0	$0	$0	$0	$0	**$9,332**
B2030 - Exterior Doors	$0	$0	$0	$1,312	$0	$0	$0	$0	$0	$0	$0	**$1,312**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$7,569	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$7,569**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$3,173	$0	$0	$0	$0	$0	$0	$0	**$3,173**
C1030 - Fittings	$0	$0	$0	$0	$12,583	$0	$0	$0	$0	$0	$0	**$12,583**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$11,083	$0	$0	$0	$0	$0	$0	**$11,083**
C3020 - Floor Finishes	$0	$0	$0	$5,048	$0	$0	$0	$0	$0	$0	$0	**$5,048**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$13,310	$0	$0	**$13,310**
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	$14,396	$0	$0	$0	$0	$0	$0	$0	**$14,396**
D2020 - Domestic Water Distribution	$0	$0	$0	$1,212	$0	$0	$0	$0	$0	$0	$0	**$1,212**
D2030 - Sanitary Waste	$0	$0	$0	$8,568	$0	$0	$0	$0	$0	$0	$0	**$8,568**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$7,717	$0	$0	$0	$0	$0	$0	$0	**$7,717**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$2,406	$0	$0	$0	$0	$0	$0	**$2,406**
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	$3,678	$0	$0	$0	$0	$0	$0	$0	**$3,678**
D5020 - Lighting	$0	$0	$0	$5,164	$0	$0	$0	$0	$0	$0	$0	**$5,164**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$8,588	$0	$0	$0	$0	$0	$0	**$8,588**

** Indicates non-renewable system*

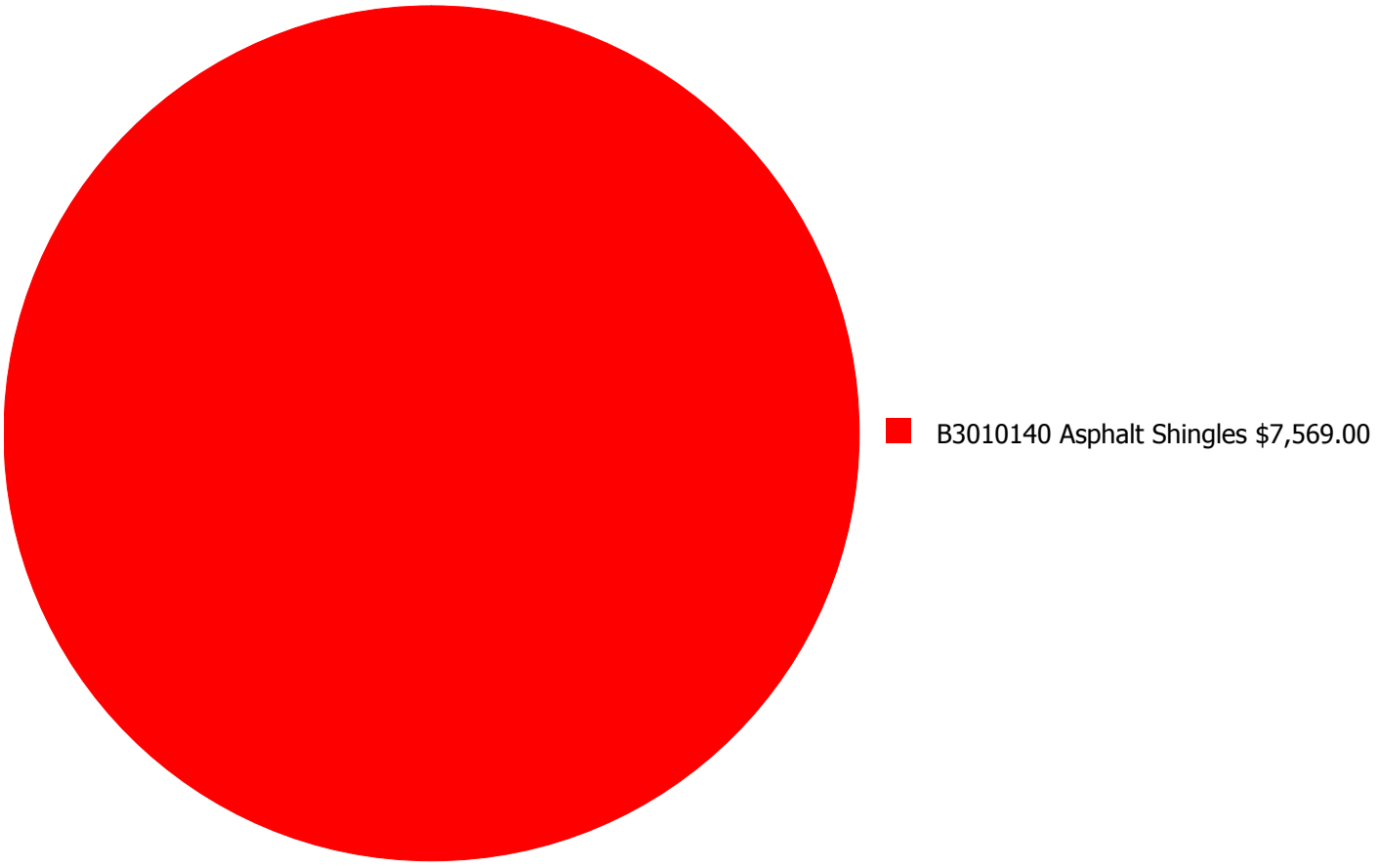
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

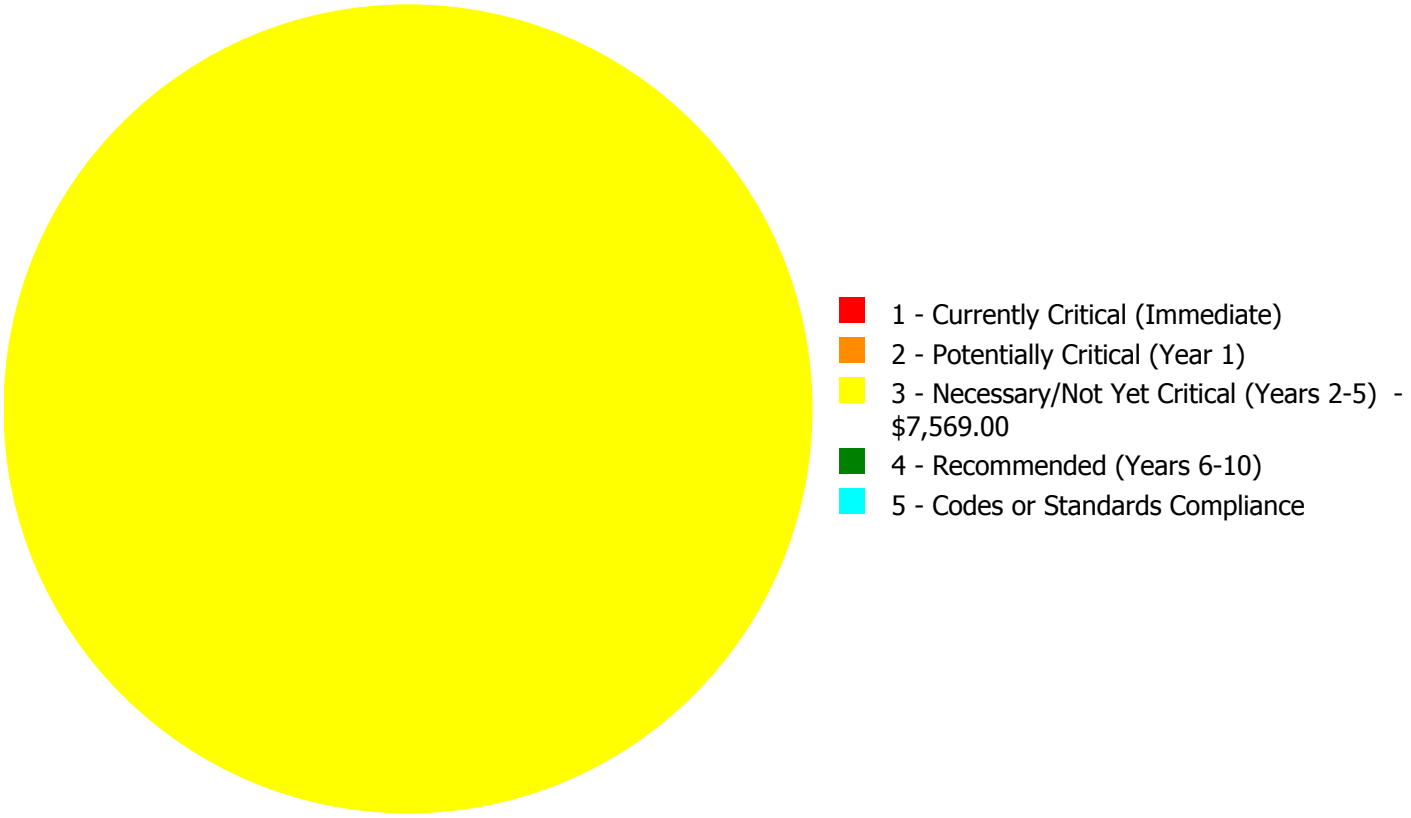
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $7,569.00

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: $7,569.00

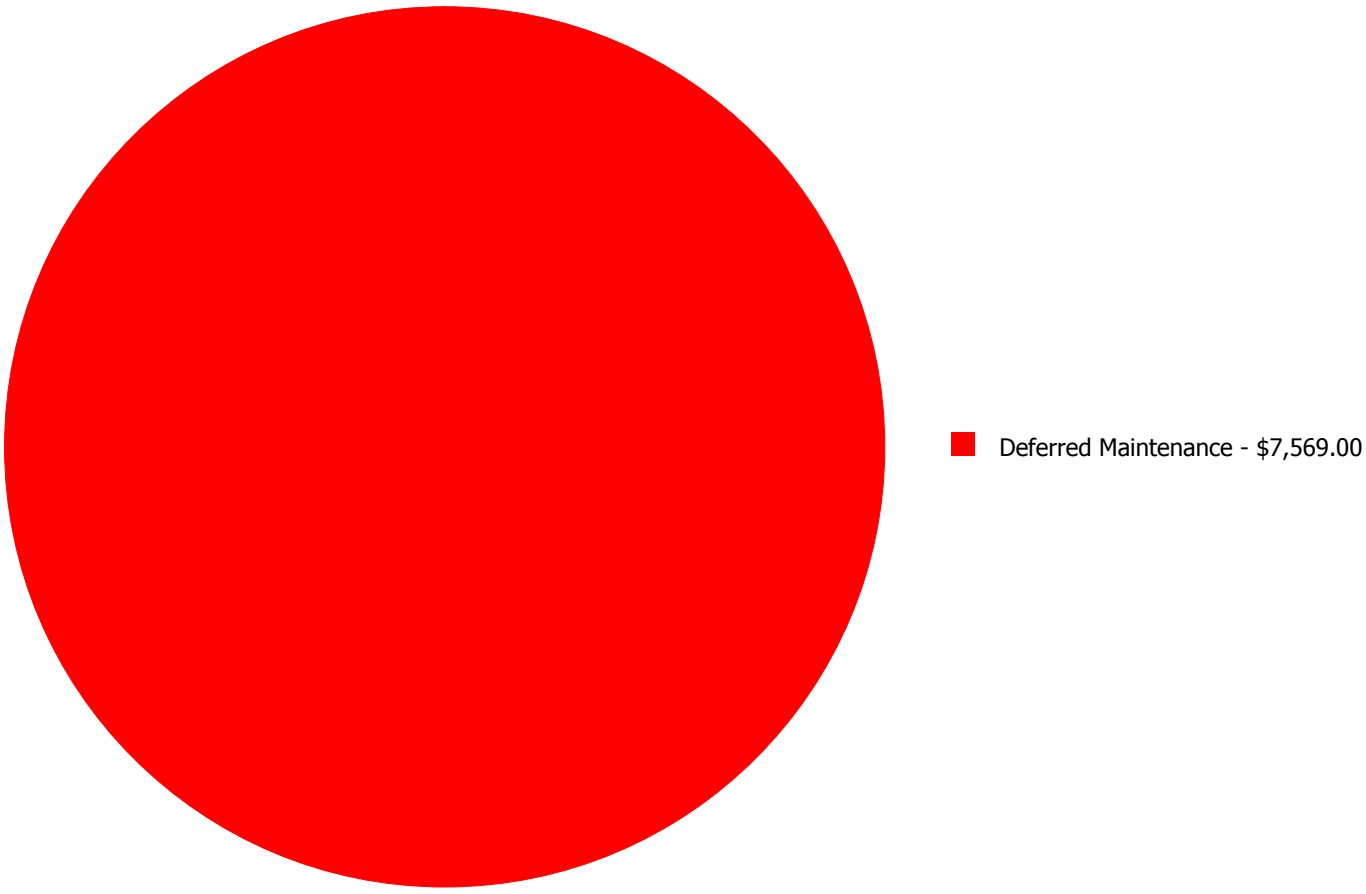
Deficiency By Priority Investment Table

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	$7,569.00	$0.00	$0.00	$7,569.00
	Total:	$0.00	$0.00	$7,569.00	$0.00	$0.00	$7,569.00

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: $7,569.00

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: 1,200.00
Unit of Measure: S.F.
Estimate: $7,569.00
Assessor Name: Terence Davis
Date Created: 11/18/2016

Notes: The asphalt shingle roofing is aged, damaged and should be replaced.

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	2,000
Year Built:	2008
Last Renovation:	
Replacement Value:	$332,300
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	66.81 %
FCA Score:	100.00

Description:

The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

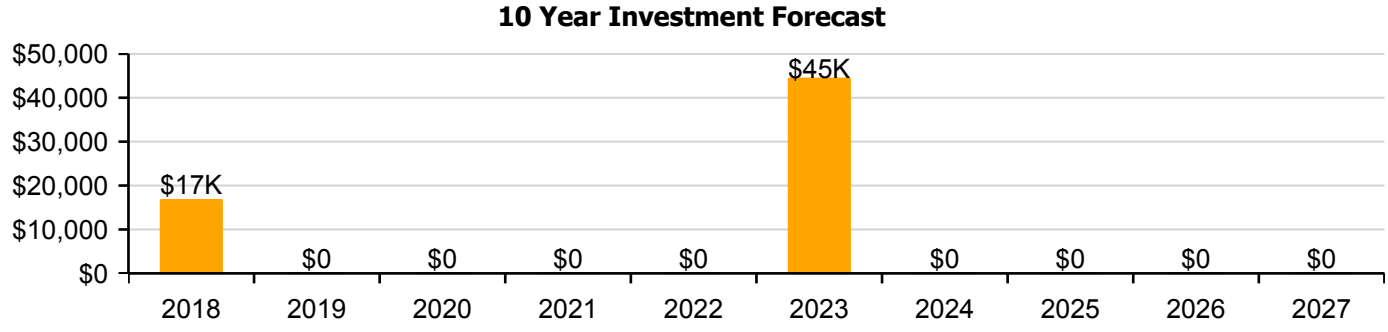
Dashboard Summary

Function:	HS -High School	Gross Area:	2,000
Year Built:	2008	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$332,300
FCI:	0.00 %	RSLI%:	66.81 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	91.00 %	0.00 %	$0.00
B10 - Superstructure	91.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	84.90 %	0.00 %	$0.00
B30 - Roofing	70.00 %	0.00 %	$0.00
C10 - Interior Construction	72.81 %	0.00 %	$0.00
C30 - Interior Finishes	46.59 %	0.00 %	$0.00
D20 - Plumbing	70.00 %	0.00 %	$0.00
D30 - HVAC	48.25 %	0.00 %	$0.00
D50 - Electrical	71.45 %	0.00 %	$0.00
E10 - Equipment	55.00 %	0.00 %	$0.00
E20 - Furnishings	55.00 %	0.00 %	$0.00
Totals:	**66.81 %**	**0.00 %**	**$0.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). West Elevation - Nov 21, 2016

2). North Elevation - Nov 21, 2016

3). East Elevation - Nov 21, 2016

4). South Elevation - Nov 21, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.93	S.F.	2,000	100	2008	2108		91.00 %	0.00 %	91			$13,860
A1030	Slab on Grade	$7.37	S.F.	2,000	100	2008	2108		91.00 %	0.00 %	91			$14,740
B1020	Roof Construction	$5.98	S.F.	2,000	100	2008	2108		91.00 %	0.00 %	91			$11,960
B2010	Exterior Walls	$18.04	S.F.	2,000	100	2008	2108		91.00 %	0.00 %	91			$36,080
B2020	Exterior Windows	$6.47	S.F.	2,000	30	2008	2038		70.00 %	0.00 %	21			$12,940
B2030	Exterior Doors	$0.91	S.F.	2,000	30	2008	2038		70.00 %	0.00 %	21			$1,820
B3010130	Preformed Metal Roofing	$9.66	S.F.	2,000	30	2008	2038		70.00 %	0.00 %	21			$19,320
C1010	Partitions	$10.34	S.F.	2,000	75	2008	2083		88.00 %	0.00 %	66			$20,680
C1020	Interior Doors	$2.20	S.F.	2,000	30	2008	2038		70.00 %	0.00 %	21			$4,400
C1030	Fittings	$8.47	S.F.	2,000	20	2008	2028		55.00 %	0.00 %	11			$16,940
C3010	Wall Finishes	$7.46	S.F.	2,000	10	2008	2018		10.00 %	0.00 %	1			$14,920
C3020	Floor Finishes	$12.74	S.F.	2,000	20	2008	2028		55.00 %	0.00 %	11			$25,480
C3030	Ceiling Finishes	$9.53	S.F.	2,000	25	2008	2033		64.00 %	0.00 %	16			$19,060
D2010	Plumbing Fixtures	$9.98	S.F.	2,000	30	2008	2038		70.00 %	0.00 %	21			$19,960
D2020	Domestic Water Distribution	$0.84	S.F.	2,000	30	2008	2038		70.00 %	0.00 %	21			$1,680
D2030	Sanitary Waste	$5.94	S.F.	2,000	30	2008	2038		70.00 %	0.00 %	21			$11,880
D3040	Distribution Systems	$5.35	S.F.	2,000	30	2008	2038		70.00 %	0.00 %	21			$10,700
D3050	Terminal & Package Units	$16.96	S.F.	2,000	15	2008	2023		40.00 %	0.00 %	6			$33,920
D3060	Controls & Instrumentation	$3.48	S.F.	2,000	20	2008	2028		55.00 %	0.00 %	11			$6,960
D5010	Electrical Service/Distribution	$1.47	S.F.	2,000	40	2008	2048		77.50 %	0.00 %	31			$2,940
D5020	Branch Wiring	$2.55	S.F.	2,000	30	2008	2038		70.00 %	0.00 %	21			$5,100
D5020	Lighting	$3.58	S.F.	2,000	30	2008	2038		70.00 %	0.00 %	21			$7,160
E1020	Institutional Equipment	$4.82	S.F.	2,000	20	2008	2028		55.00 %	0.00 %	11			$9,640
E2010	Fixed Furnishings	$5.08	S.F.	2,000	20	2008	2028		55.00 %	0.00 %	11			$10,160
								Total	**66.81 %**					**$332,300**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

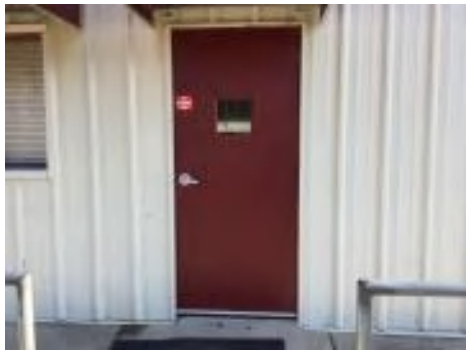
System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors

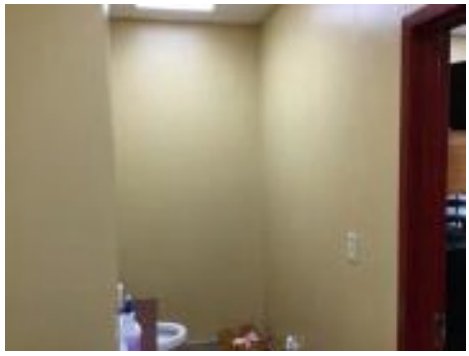


Note:

System: B3010130 - Preformed Metal Roofing

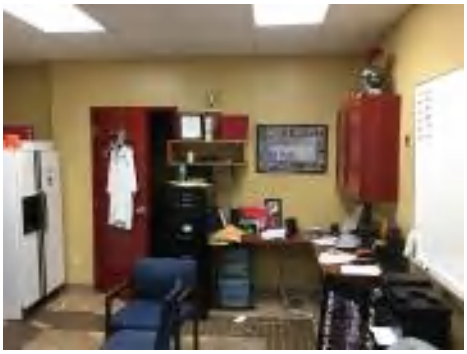
Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors

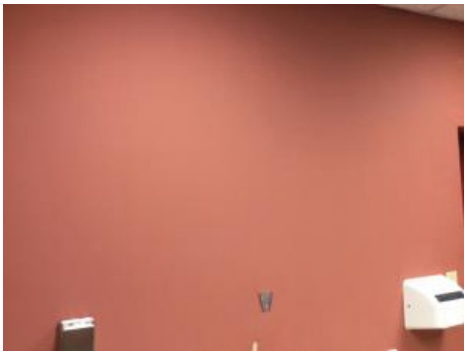


Note:

System: C1030 - Fittings

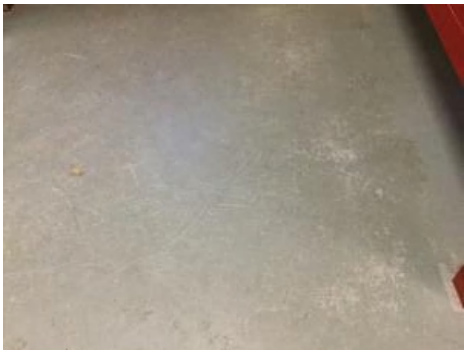
Note:

System: C3010 - Wall Finishes



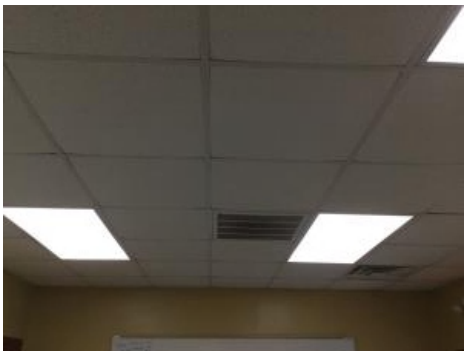
Note:

System: C3020 - Floor Finishes



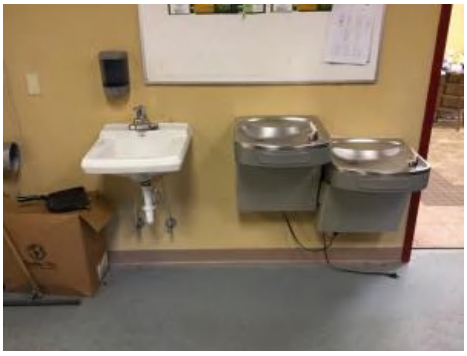
Note:

System: C3030 - Ceiling Finishes



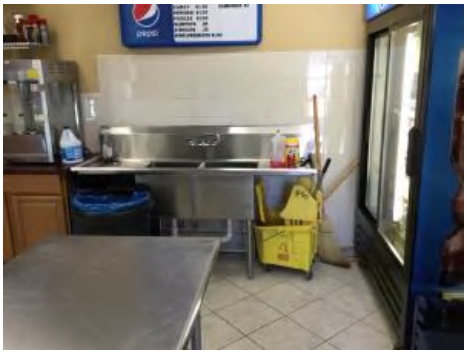
Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution

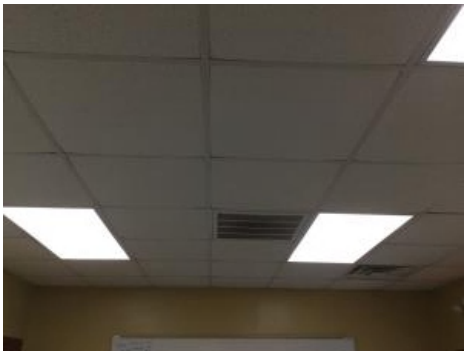
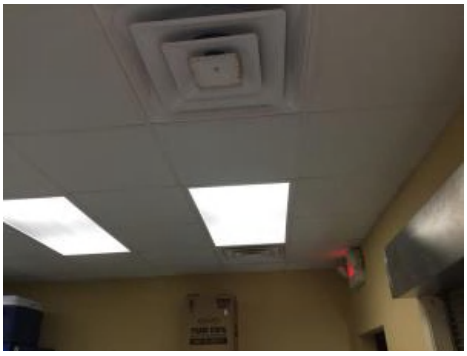


Note:

System: D2030 - Sanitary Waste

Note:

System: D3040 - Distribution Systems

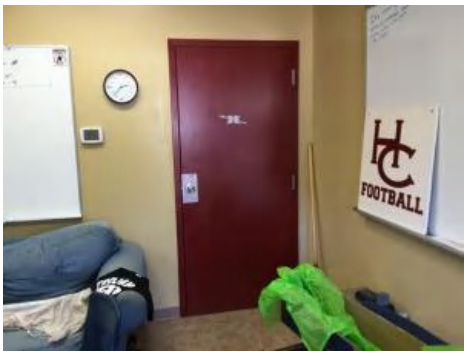



Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation



Note:

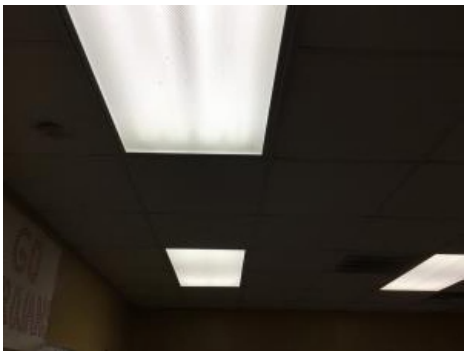
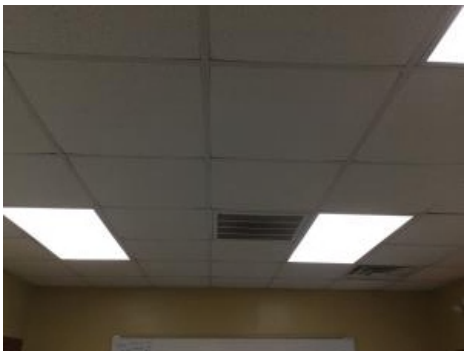
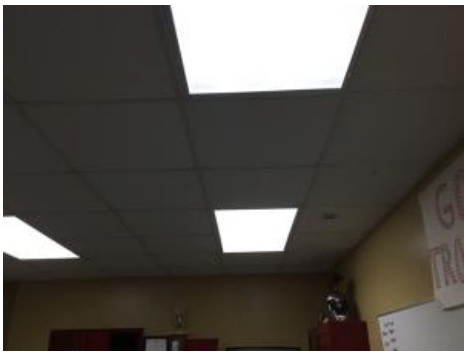
System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

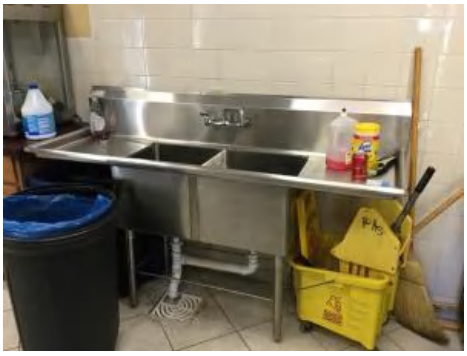
Note:

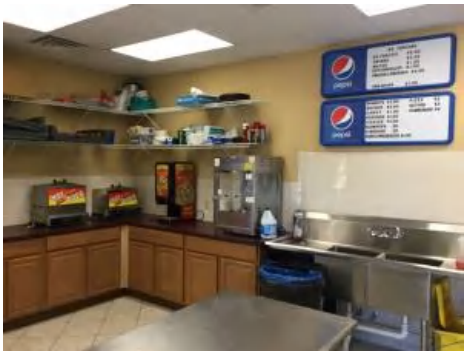
System: D5020 - Lighting

Note:

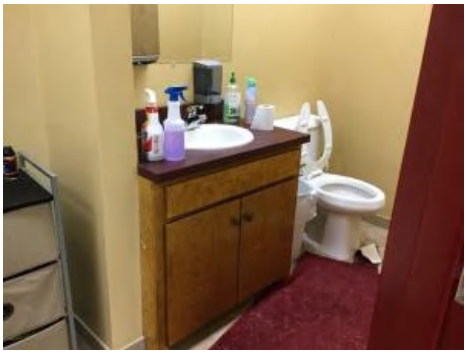
System: E1020 - Institutional Equipment





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%

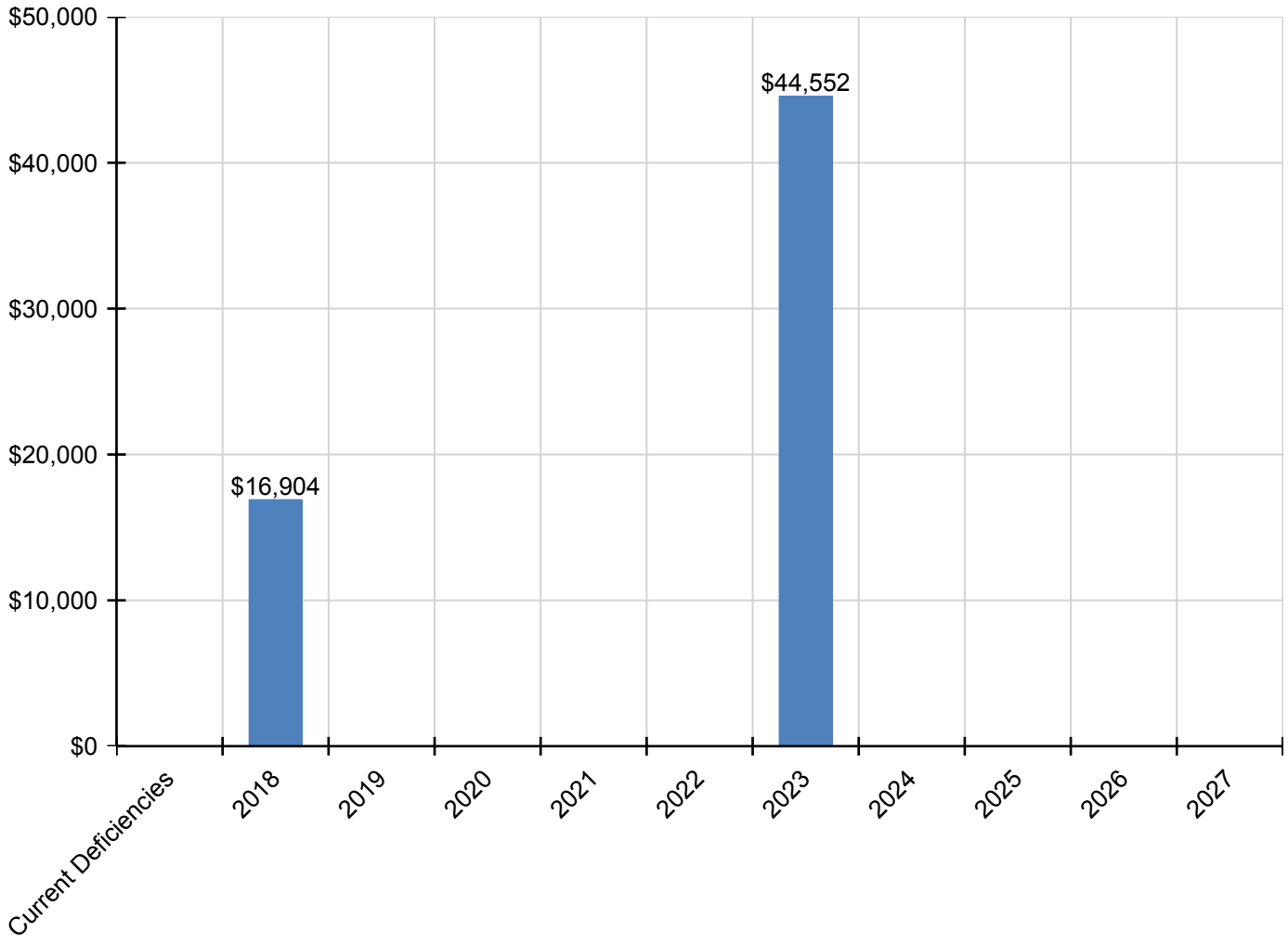
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$16,904**	**$0**	**$0**	**$0**	**$0**	**$44,552**	**$0**	**$0**	**$0**	**$0**	**$61,457**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$16,904	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$16,904**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

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	$0	$0	$0	$0	$0	$0	$44,552	$0	$0	$0	$0	**$44,552**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.

No data found for this asset

Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

No data found for this asset

Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

No data found for this asset

Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:

No data found for this asset

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

No data found for this asset

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	49,063
Year Built:	2010
Last Renovation:	
Replacement Value:	$8,770,505
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	75.63 %
FCA Score:	100.00

Description:

The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

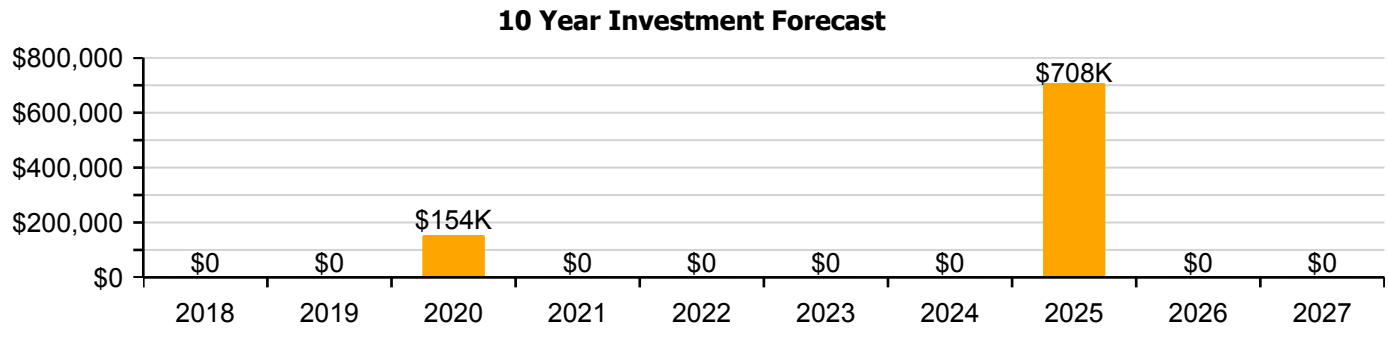
Dashboard Summary

Function:	HS -High School	Gross Area:	49,063
Year Built:	2010	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$8,770,505
FCI:	0.00 %	RSLI%:	75.63 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	93.00 %	0.00 %	$0.00
A20 - Basement Construction	93.00 %	0.00 %	$0.00
B10 - Superstructure	93.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	83.11 %	0.00 %	$0.00
B30 - Roofing	65.20 %	0.00 %	$0.00
C10 - Interior Construction	82.31 %	0.00 %	$0.00
C20 - Stairs	93.00 %	0.00 %	$0.00
C30 - Interior Finishes	64.35 %	0.00 %	$0.00
D20 - Plumbing	76.67 %	0.00 %	$0.00
D30 - HVAC	73.86 %	0.00 %	$0.00
D40 - Fire Protection	76.67 %	0.00 %	$0.00
D50 - Electrical	68.14 %	0.00 %	$0.00
E10 - Equipment	65.00 %	0.00 %	$0.00
E20 - Furnishings	65.00 %	0.00 %	$0.00
Totals:	**75.63 %**	**0.00 %**	**$0.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). North Elevation - Nov 21, 2016

2). South Elevation - Nov 16, 2016

3). East Elevation - Nov 16, 2016

4). East Elevation - Nov 16, 2016

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.

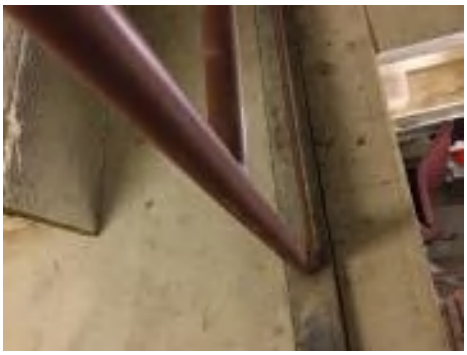
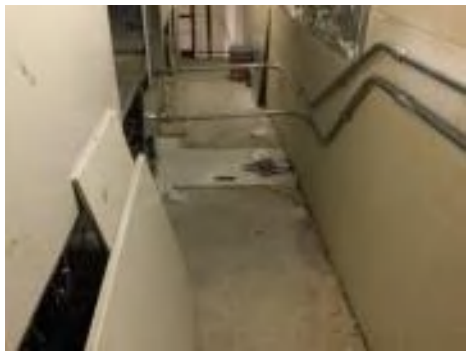
Campus Assessment Report - 2010 Gym/9th Grade Wing

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$2.22	S.F.	49,063	100	2010	2110		93.00 %	0.00 %	93			$108,920
A1030	Slab on Grade	$4.16	S.F.	49,063	100	2010	2110		93.00 %	0.00 %	93			$204,102
A2010	Basement Excavation	$0.84	S.F.	49,063	100	2010	2110		93.00 %	0.00 %	93			$41,213
A2020	Basement Walls	$5.86	S.F.	49,063	100	2010	2110		93.00 %	0.00 %	93			$287,509
B1010	Floor Construction	$11.66	S.F.	49,063	100	2010	2110		93.00 %	0.00 %	93			$572,075
B1020	Roof Construction	$7.76	S.F.	49,063	100	2010	2110		93.00 %	0.00 %	93			$380,729
B2010	Exterior Walls	$9.03	S.F.	49,063	100	2010	2110		93.00 %	0.00 %	93			$443,039
B2020	Exterior Windows	$13.04	S.F.	49,063	30	2010	2040		76.67 %	0.00 %	23			$639,782
B2030	Exterior Doors	$0.82	S.F.	49,063	30	2010	2040		76.67 %	0.00 %	23			$40,232
B3010120	Single Ply Membrane	$6.98	S.F.	49,063	20	2010	2030		65.00 %	0.00 %	13			$342,460
B3020	Roof Openings	$0.21	S.F.	49,063	25	2010	2035		72.00 %	0.00 %	18			$10,303
C1010	Partitions	$4.79	S.F.	49,063	75	2010	2085		90.67 %	0.00 %	68			$235,012
C1020	Interior Doors	$2.49	S.F.	49,063	30	2010	2040		76.67 %	0.00 %	23			$122,167
C1030	Fittings	$1.50	S.F.	49,063	20	2010	2030		65.00 %	0.00 %	13			$73,595
C2010	Stair Construction	$1.32	S.F.	49,063	100	2010	2110		93.00 %	0.00 %	93			$64,763
C3010	Wall Finishes	$2.61	S.F.	49,063	10	2010	2020		30.00 %	0.00 %	3			$128,054
C3020	Floor Finishes	$11.17	S.F.	49,063	20	2010	2030		65.00 %	0.00 %	13			$548,034
C3030	Ceiling Finishes	$10.77	S.F.	49,063	25	2010	2035		72.00 %	0.00 %	18			$528,409
D2010	Plumbing Fixtures	$9.02	S.F.	49,063	30	2010	2040		76.67 %	0.00 %	23			$442,548
D2020	Domestic Water Distribution	$1.68	S.F.	49,063	30	2010	2040		76.67 %	0.00 %	23			$82,426
D2030	Sanitary Waste	$2.64	S.F.	49,063	30	2010	2040		76.67 %	0.00 %	23			$129,526
D2040	Rain Water Drainage	$0.65	S.F.	49,063	30	2010	2040		76.67 %	0.00 %	23			$31,891
D3040	Distribution Systems	$8.54	S.F.	49,063	30	2010	2040		76.67 %	0.00 %	23			$418,998
D3060	Controls & Instrumentation	$2.71	S.F.	49,063	20	2010	2030		65.00 %	0.00 %	13			$132,961
D4010	Sprinklers	$3.71	S.F.	49,063	30	2010	2040		76.67 %	0.00 %	23			$182,024
D4020	Standpipes	$0.57	S.F.	49,063	30	2010	2040		76.67 %	0.00 %	23			$27,966
D5010	Electrical Service/Distribution	$1.62	S.F.	49,063	40	2010	2050		82.50 %	0.00 %	33			$79,482
D5020	Branch Wiring	$4.65	S.F.	49,063	30	2010	2040		76.67 %	0.00 %	23			$228,143
D5020	Lighting	$10.85	S.F.	49,063	30	2010	2040		76.67 %	0.00 %	23			$532,334
D5030810	Security & Detection Systems	$2.01	S.F.	49,063	15	2010	2025		53.33 %	0.00 %	8			$98,617
D5030910	Fire & Alarm Systems	$3.64	S.F.	49,063	15	2010	2025		53.33 %	0.00 %	8			$178,589
D5030920	Data Communication	$4.70	S.F.	49,063	15	2010	2025		53.33 %	0.00 %	8			$230,596
D5090	Other Electrical Systems	$0.69	S.F.	49,063	20	2010	2030		65.00 %	0.00 %	13			$33,853
E1020	Institutional Equipment	$13.31	S.F.	49,063	20	2010	2030		65.00 %	0.00 %	13			$653,029
E1090	Other Equipment	$5.46	S.F.	49,063	20	2010	2030		65.00 %	0.00 %	13			$267,884
E2010	Fixed Furnishings	$5.08	S.F.	49,063	20	2010	2030		65.00 %	0.00 %	13			$249,240
								Total	**75.63 %**					**$8,770,505**

System Notes

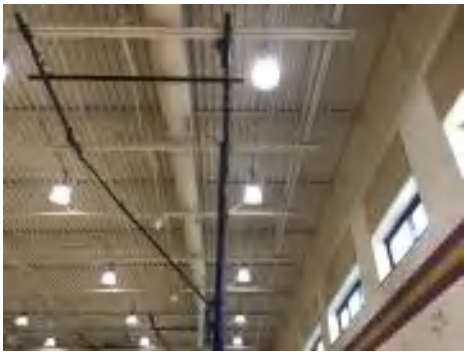
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B1010 - Floor Construction

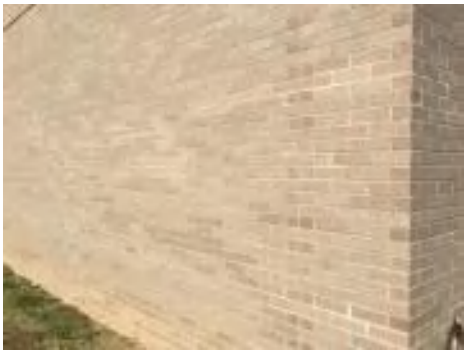
Note:

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows

Note:

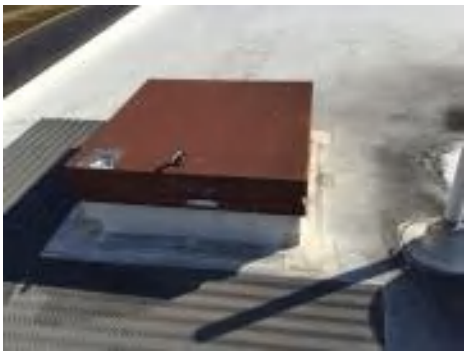
System: B2030 - Exterior Doors

Note:

System: B3010120 - Single Ply Membrane

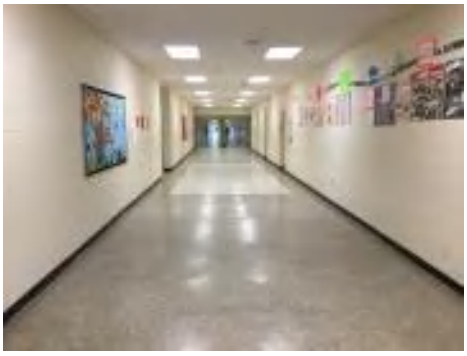
Note:

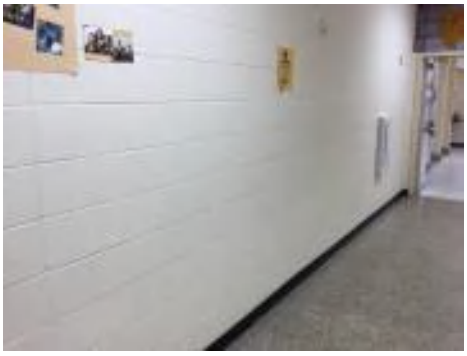
System: B3020 - Roof Openings



Note:

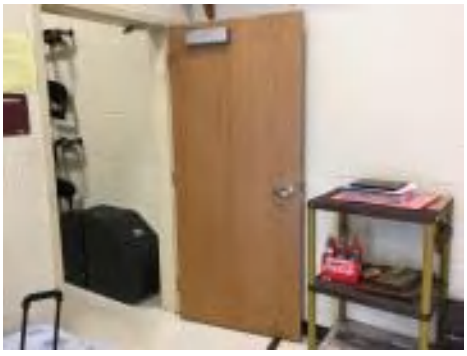
System: C1010 - Partitions





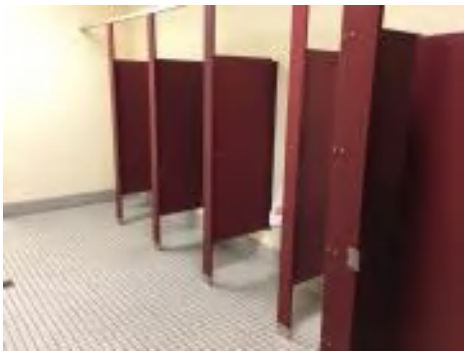
Note:

System: C1020 - Interior Doors



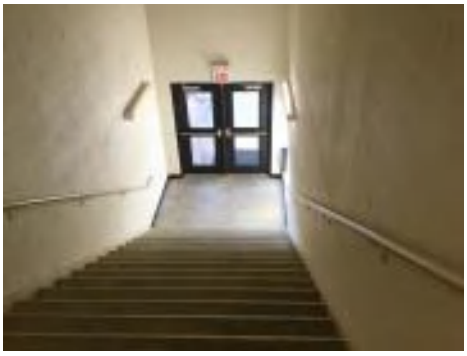
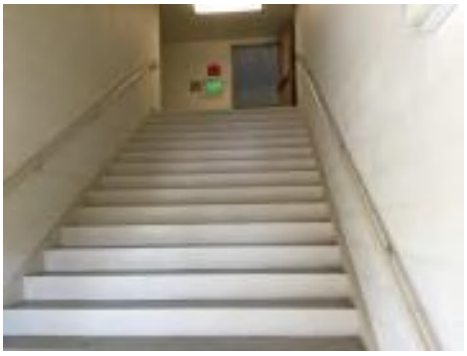
Note:

System: C1030 - Fittings



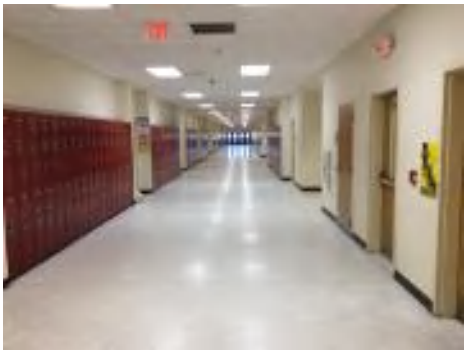
Note:

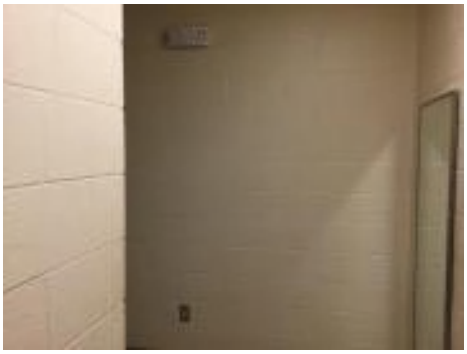
System: C2010 - Stair Construction

Note:

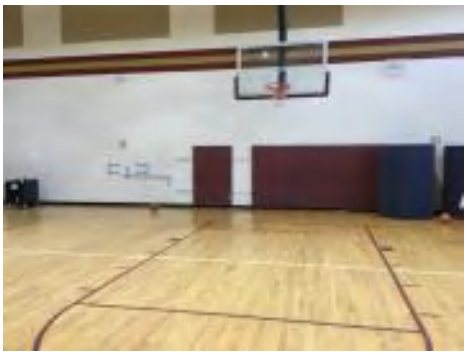
System: C3010 - Wall Finishes

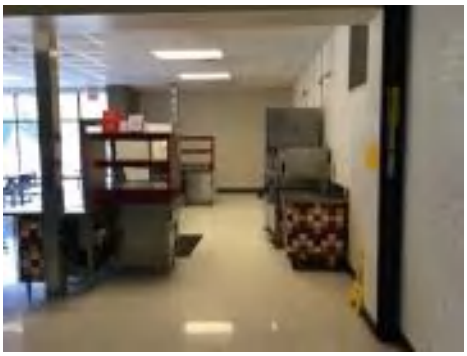




Note:

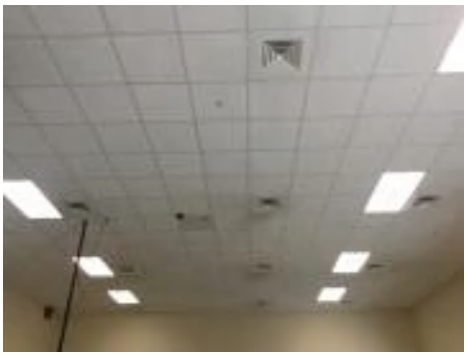
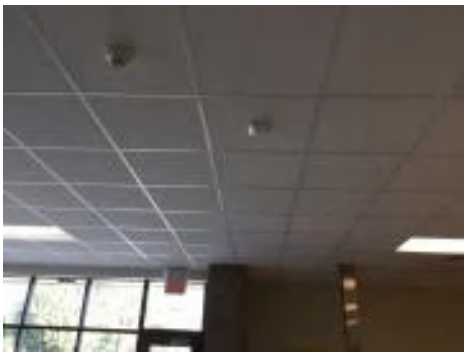
System: C3020 - Floor Finishes





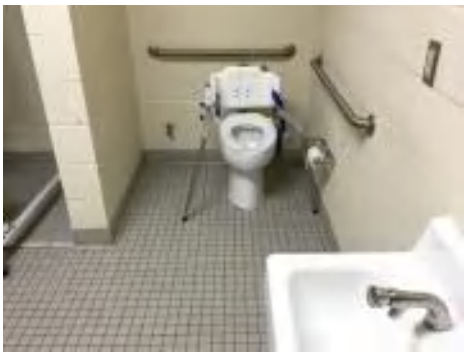
Note:

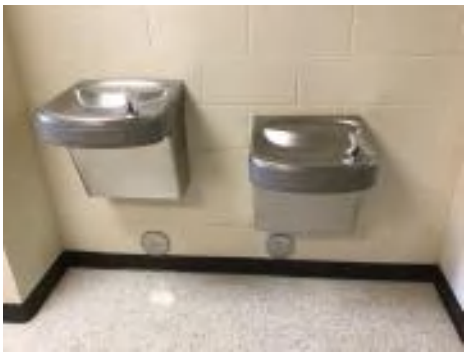
System: C3030 - Ceiling Finishes

Note:

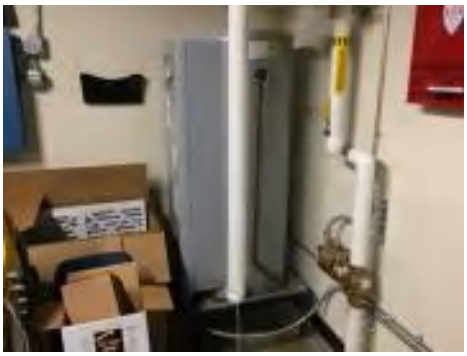
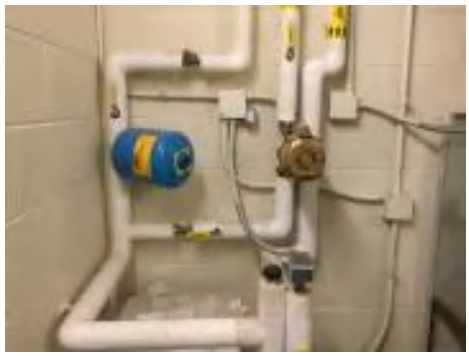
System: D2010 - Plumbing Fixtures





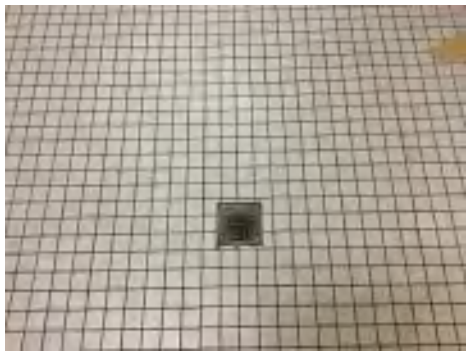
Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste



Note:

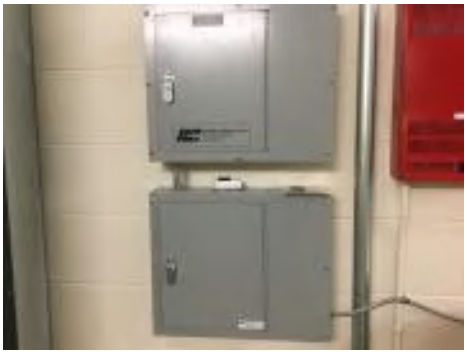
System: D2040 - Rain Water Drainage

Note:

System: D3040 - Distribution Systems

Note:

System: D3060 - Controls & Instrumentation

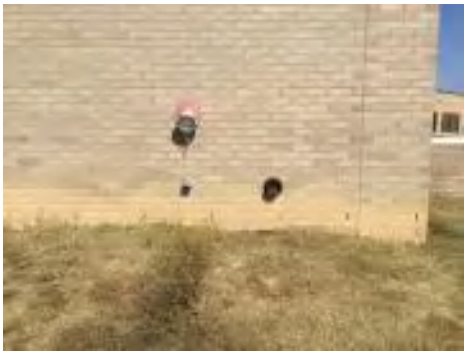


Note:

System: D4010 - Sprinklers

Note:

System: D4020 - Standpipes



Note:

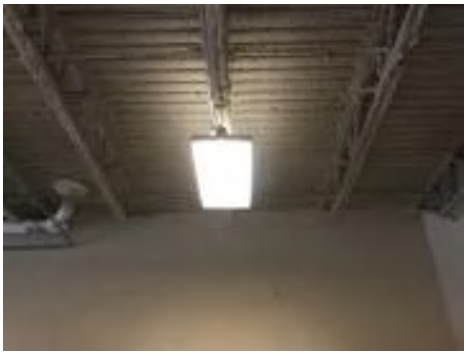
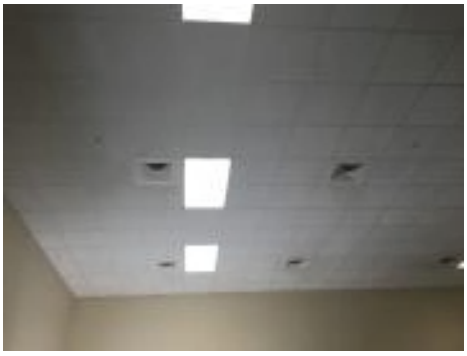
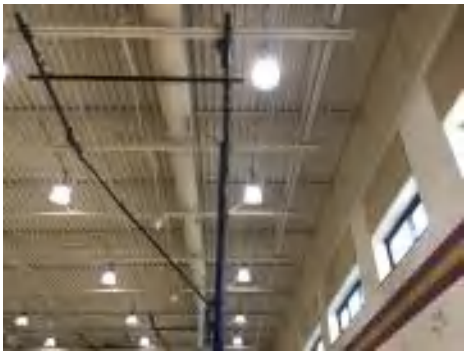
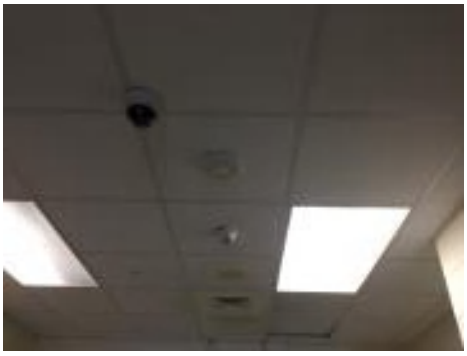
System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

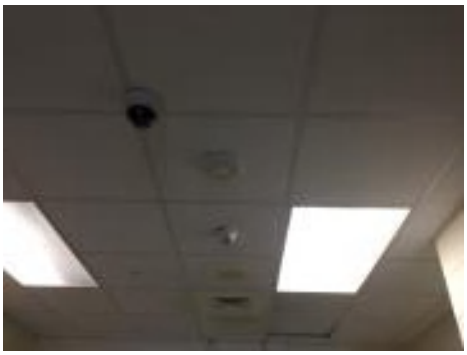
Note:

System: D5020 - Lighting

Note:

System: D5030810 - Security & Detection Systems

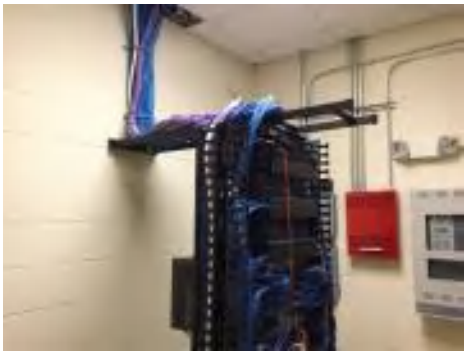


Note:

System: D5030910 - Fire & Alarm Systems

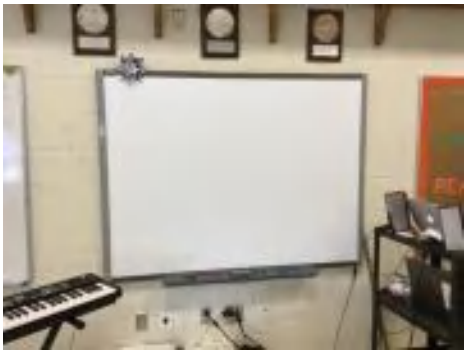
Note:

System: D5030920 - Data Communication



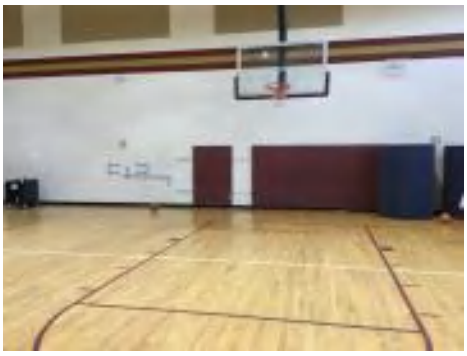
Note:

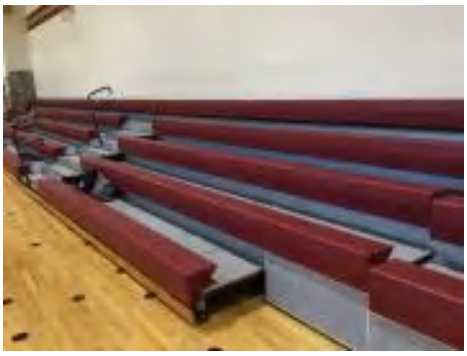
System: E1020 - Institutional Equipment



Note:

System: E1090 - Other Equipment





Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

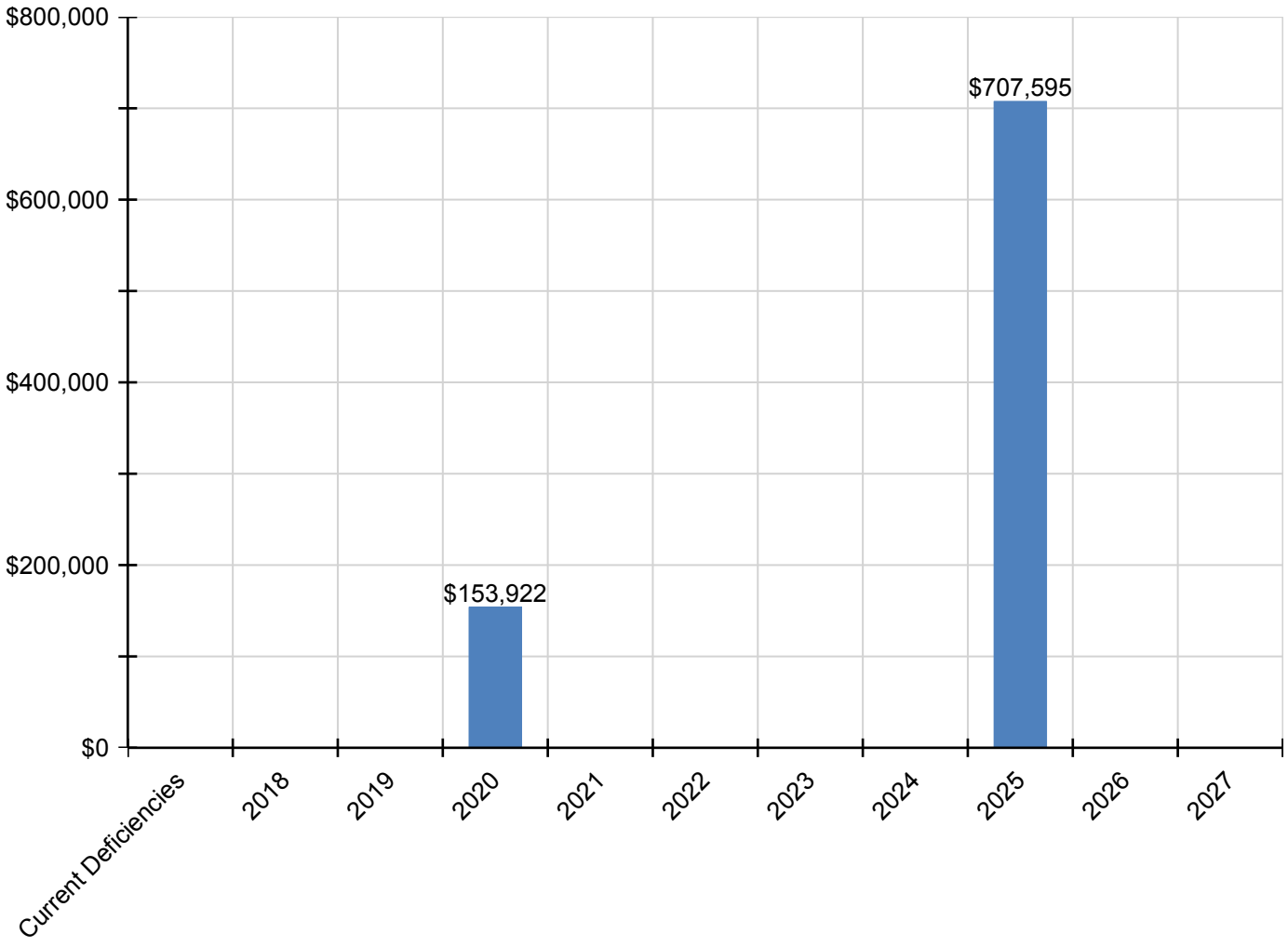
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$153,922**	**$0**	**$0**	**$0**	**$0**	**$707,595**	**$0**	**$0**	**$861,516**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$153,922	$0	$0	$0	$0	$0	$0	$0	**$153,922**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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**
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**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$0	$0	$137,417	$0	$0	**$137,417**
D5030910 - Fire & Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$248,854	$0	$0	**$248,854**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$321,324	$0	$0	**$321,324**
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	$0	$0	**$0**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.

No data found for this asset

Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

No data found for this asset

Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

No data found for this asset

Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:

No data found for this asset

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

No data found for this asset

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	208,181
Year Built:	1977
Last Renovation:	
Replacement Value:	$8,054,522
Repair Cost:	$412,198.00
Total FCI:	5.12 %
Total RSLI:	27.73 %
FCA Score:	94.88

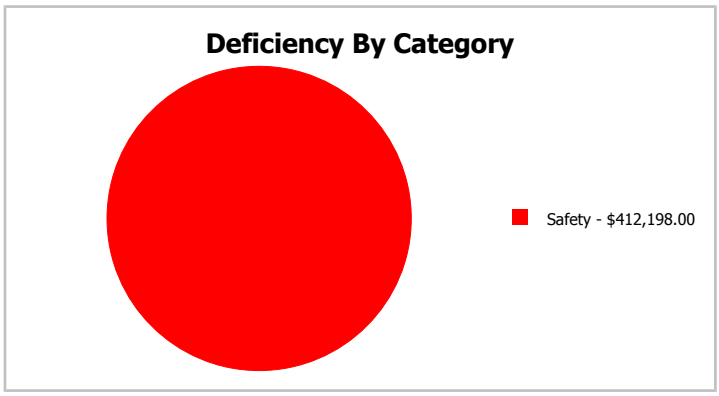
Description:

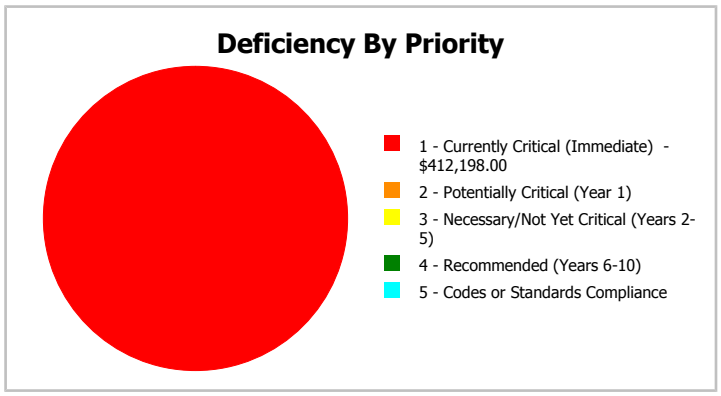
The narrative for this site is included in the Executive Summary Description at the front of this report.

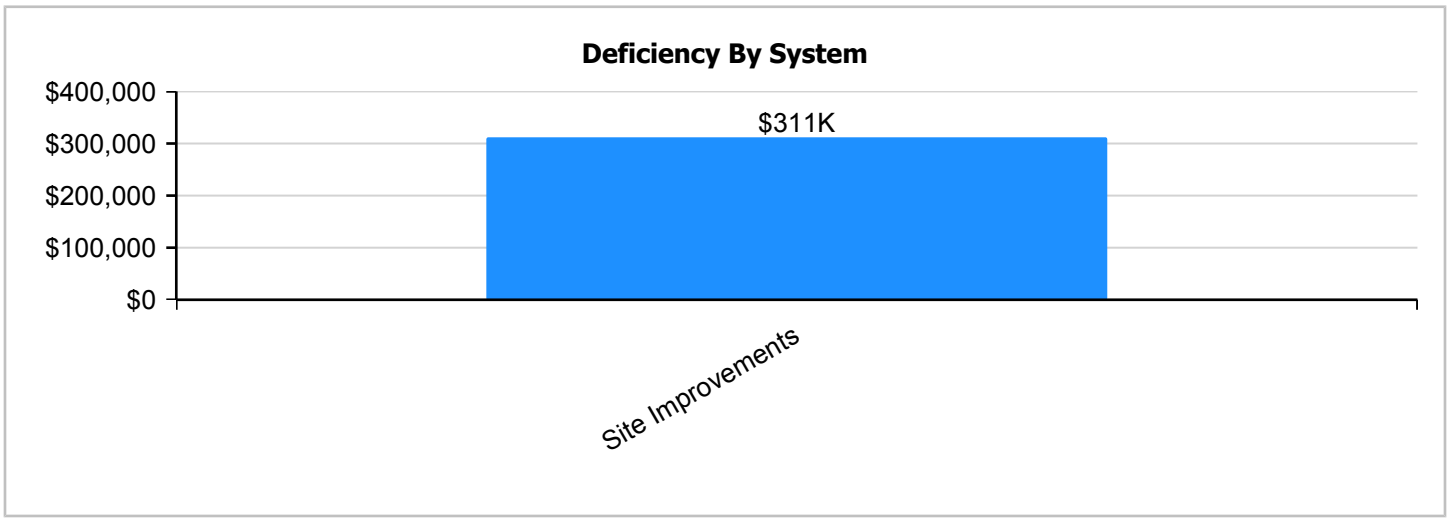
Attributes: This asset has no attributes.

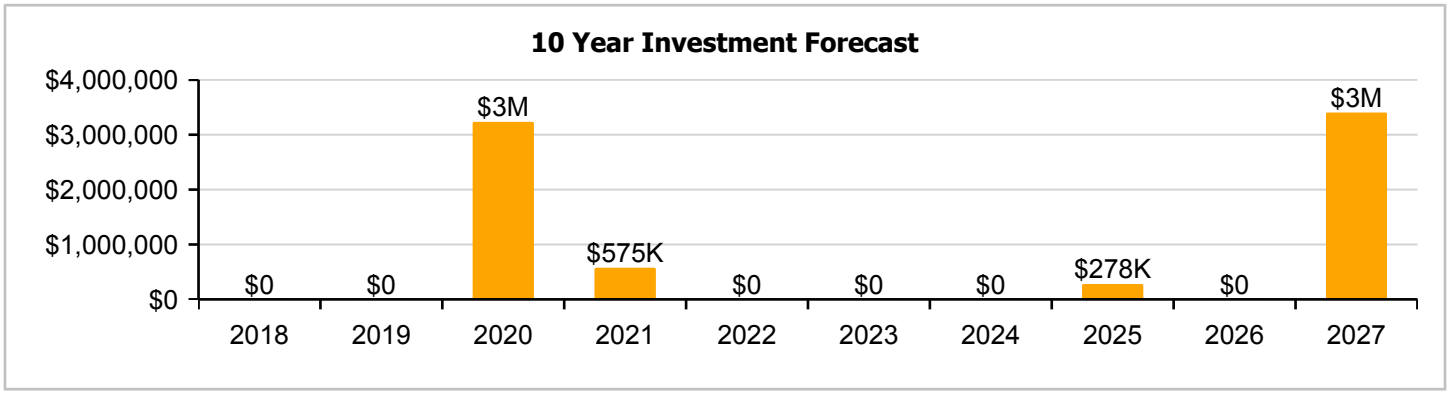
Dashboard Summary

Function:	HS -High School	Gross Area:	208,181
Year Built:	1977	Last Renovation:	
Repair Cost:	$412,198	Replacement Value:	$8,054,522
FCI:	5.12 %	RSLI%:	27.73 %









Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	29.11 %	8.20 %	$412,198.00
G30 - Site Mechanical Utilities	18.93 %	0.00 %	$0.00
G40 - Site Electrical Utilities	38.29 %	0.00 %	$0.00
Totals:	**27.73 %**	**5.12 %**	**$412,198.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). Aerial Image of Harnett Central High School - Nov 17, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$3.76	S.F.	208,181	25	2014	2039		88.00 %	0.00 %	22			$782,761
G2020	Parking Lots	$1.61	S.F.	208,181	25	2014	2039		88.00 %	0.00 %	22			$335,171
G2030	Pedestrian Paving	$1.98	S.F.	208,181	30	1990	2020		10.00 %	0.00 %	3			$412,198
G2040105	Fence & Guardrails	$1.20	S.F.	208,181	30	1977	2007	2021	13.33 %	0.00 %	4			$249,817
G2040950	Baseball Field	$5.78	S.F.	208,181	20	2000	2020		15.00 %	0.00 %	3			$1,203,286
G2040950	Canopies	$0.15	S.F.	208,181	25	2000	2025		32.00 %	0.00 %	8			$31,227
G2040950	Covered Walkways	$0.81	S.F.	208,181	25	2000	2025		32.00 %	0.00 %	8			$168,627
G2040950	Football Field	$3.38	S.F.	208,181	20	2000	2020		15.00 %	0.00 %	3			$703,652
G2040950	Tennis Courts	$1.80	S.F.	208,181	20	1997	2017		0.00 %	110.00 %	0		$412,198.00	$374,726
G2040950	Track	$1.78	S.F.	208,181	20	2000	2020		15.00 %	0.00 %	3			$370,562
G2050	Landscaping	$1.91	S.F.	208,181	15	1997	2012		0.00 %	0.00 %	-5			$397,626
G3010	Water Supply	$2.42	S.F.	208,181	50	1977	2027		20.00 %	0.00 %	10			$503,798
G3020	Sanitary Sewer	$1.52	S.F.	208,181	50	1977	2027		20.00 %	0.00 %	10			$316,435
G3030	Storm Sewer	$4.67	S.F.	208,181	50	1977	2027		20.00 %	0.00 %	10			$972,205
G3060	Fuel Distribution	$1.03	S.F.	208,181	40	1977	2017	2021	10.00 %	0.00 %	4			$214,426
G4010	Electrical Distribution	$2.44	S.F.	208,181	50	1977	2027		20.00 %	0.00 %	10			$507,962
G4020	Site Lighting	$1.57	S.F.	208,181	30	2000	2030		43.33 %	0.00 %	13			$326,844
G4030	Site Communications & Security	$0.88	S.F.	208,181	15	2014	2029		80.00 %	0.00 %	12			$183,199
								Total	**27.73 %**	**5.12 %**			**$412,198.00**	**$8,054,522**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: G2010 - Roadways

Note:

System: G2020 - Parking Lots

Note:

System: G2030 - Pedestrian Paving

Note:

System: G2040105 - Fence & Guardrails

Note:

System: G2040950 - Baseball Field

Note:

System: G2040950 - Canopies

Note:

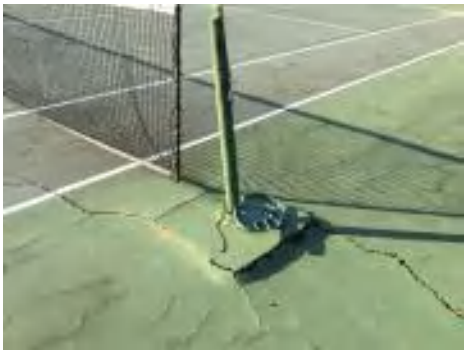
System: G2040950 - Covered Walkways

Note:

System: G2040950 - Football Field

Note:

System: G2040950 - Tennis Courts



Note:

System: G2040950 - Track

Note:

System: G2050 - Landscaping

Note:

System: G3010 - Water Supply

Note:

System: G3020 - Sanitary Sewer

Note:

System: G3030 - Storm Sewer

Note:

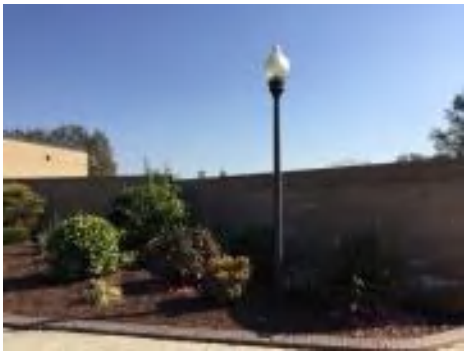
System: G3060 - Fuel Distribution

Note:

System: G4010 - Electrical Distribution

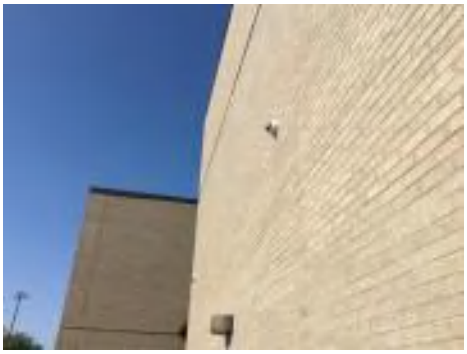
Note:

System: G4020 - Site Lighting



Note:

System: G4030 - Site Communications & Security



Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

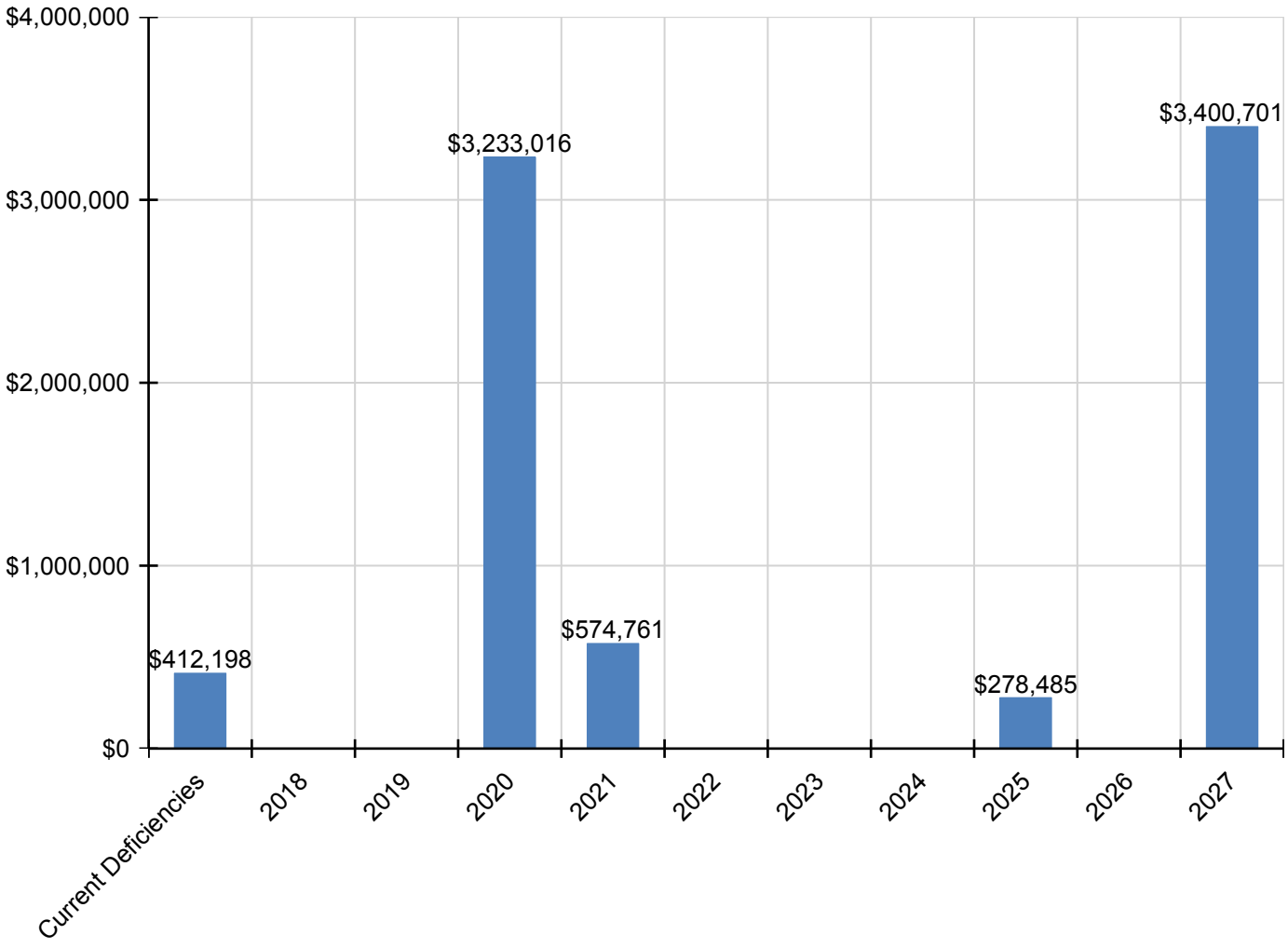
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$412,198**	**$0**	**$0**	**$3,233,016**	**$574,761**	**$0**	**$0**	**$0**	**$278,485**	**$0**	**$3,400,701**	**$7,899,162**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2030 - Pedestrian Paving	$0	$0	$0	$495,462	$0	$0	$0	$0	$0	$0	$0	**$495,462**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$309,289	$0	$0	$0	$0	$0	$0	**$309,289**
G2040950 - Baseball Field	$0	$0	$0	$1,446,350	$0	$0	$0	$0	$0	$0	$0	**$1,446,350**
G2040950 - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$43,514	$0	$0	**$43,514**
G2040950 - Covered Walkways	$0	$0	$0	$0	$0	$0	$0	$0	$234,972	$0	$0	**$234,972**
G2040950 - Football Field	$0	$0	$0	$845,789	$0	$0	$0	$0	$0	$0	$0	**$845,789**
G2040950 - Tennis Courts	$412,198	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$412,198**
G2040950 - Track	$0	$0	$0	$445,415	$0	$0	$0	$0	$0	$0	$0	**$445,415**
*** G2050 - Landscaping**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$744,769	**$744,769**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$467,789	**$467,789**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,437,219	**$1,437,219**
G3060 - Fuel Distribution	$0	$0	$0	$0	$265,473	$0	$0	$0	$0	$0	$0	**$265,473**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$750,924	**$750,924**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communications & Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

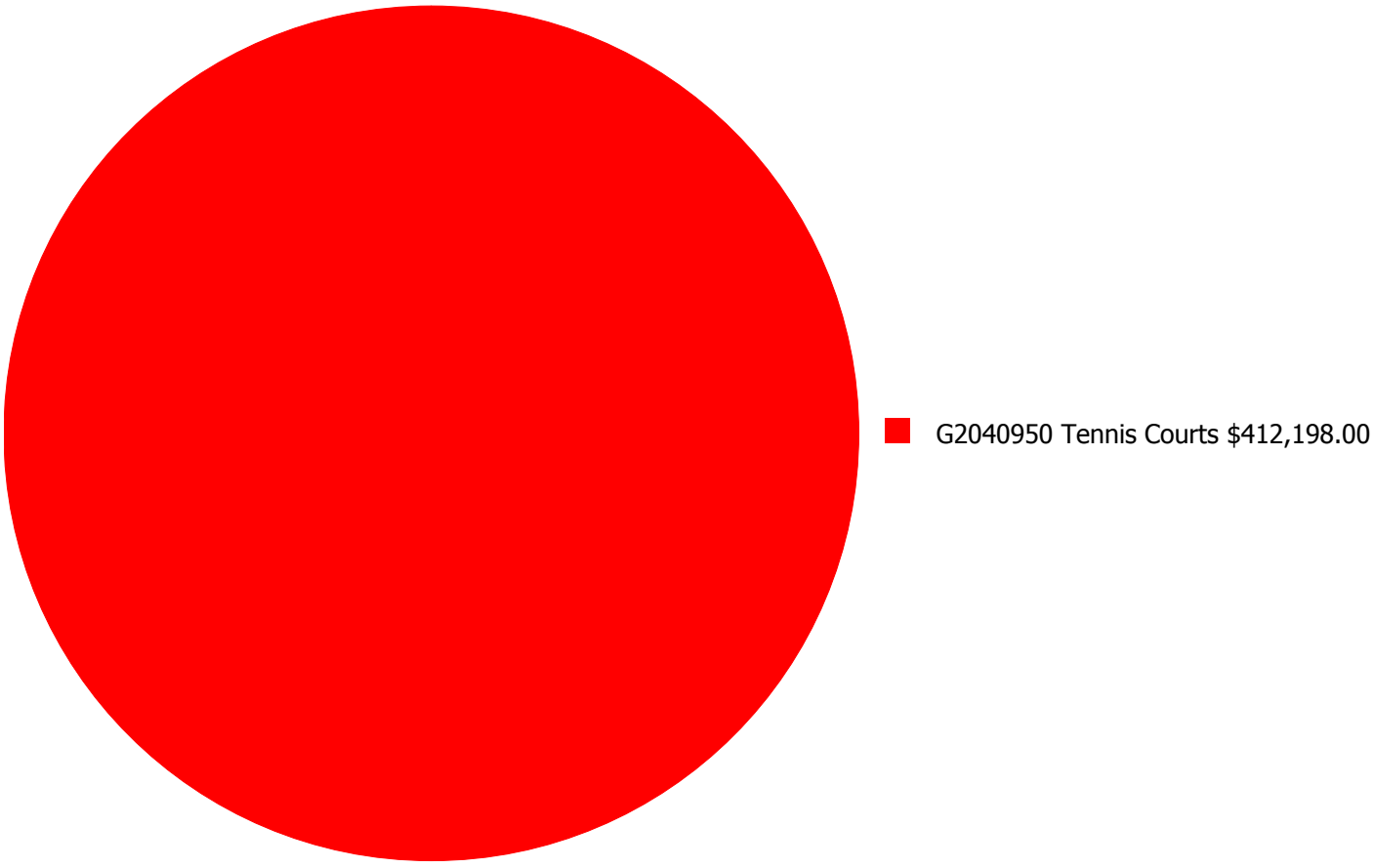
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

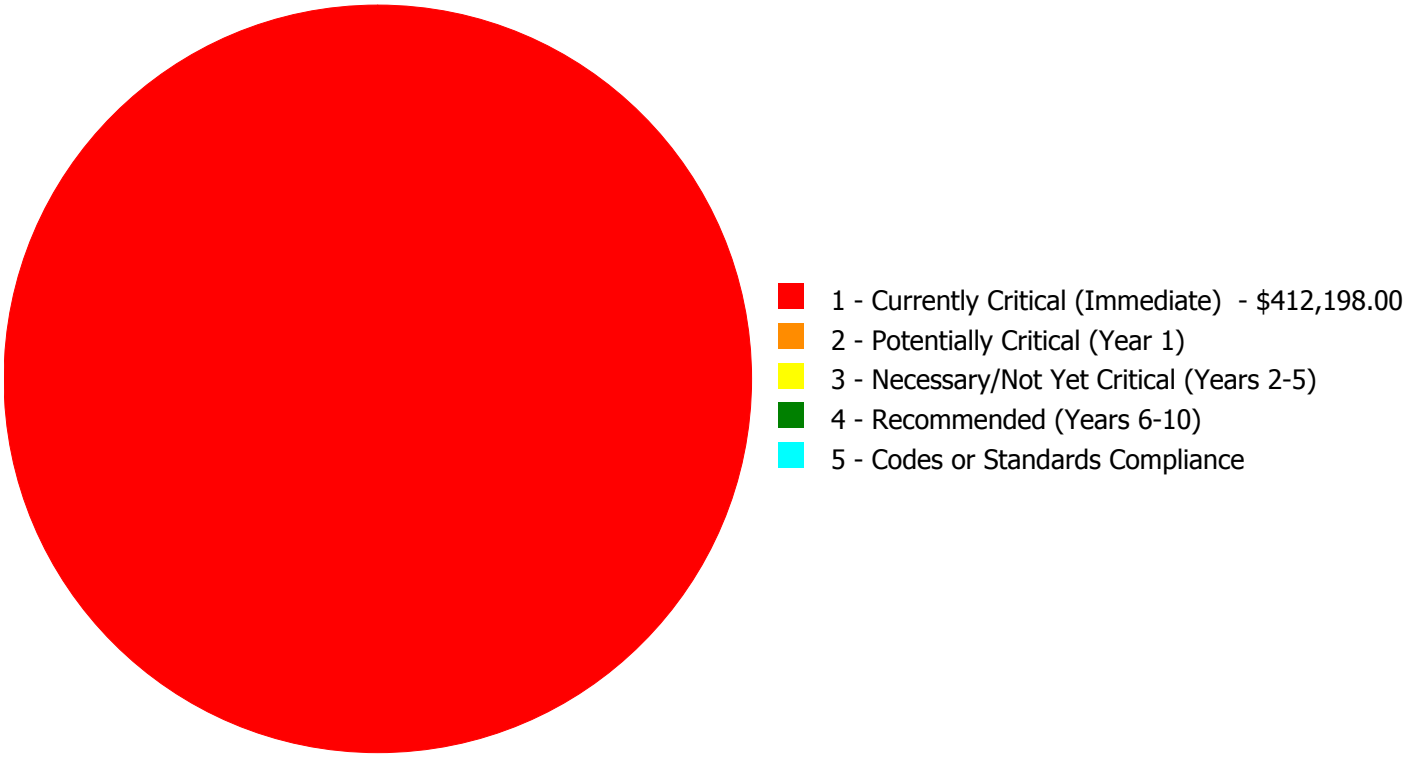
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $412,198.00

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: $412,198.00

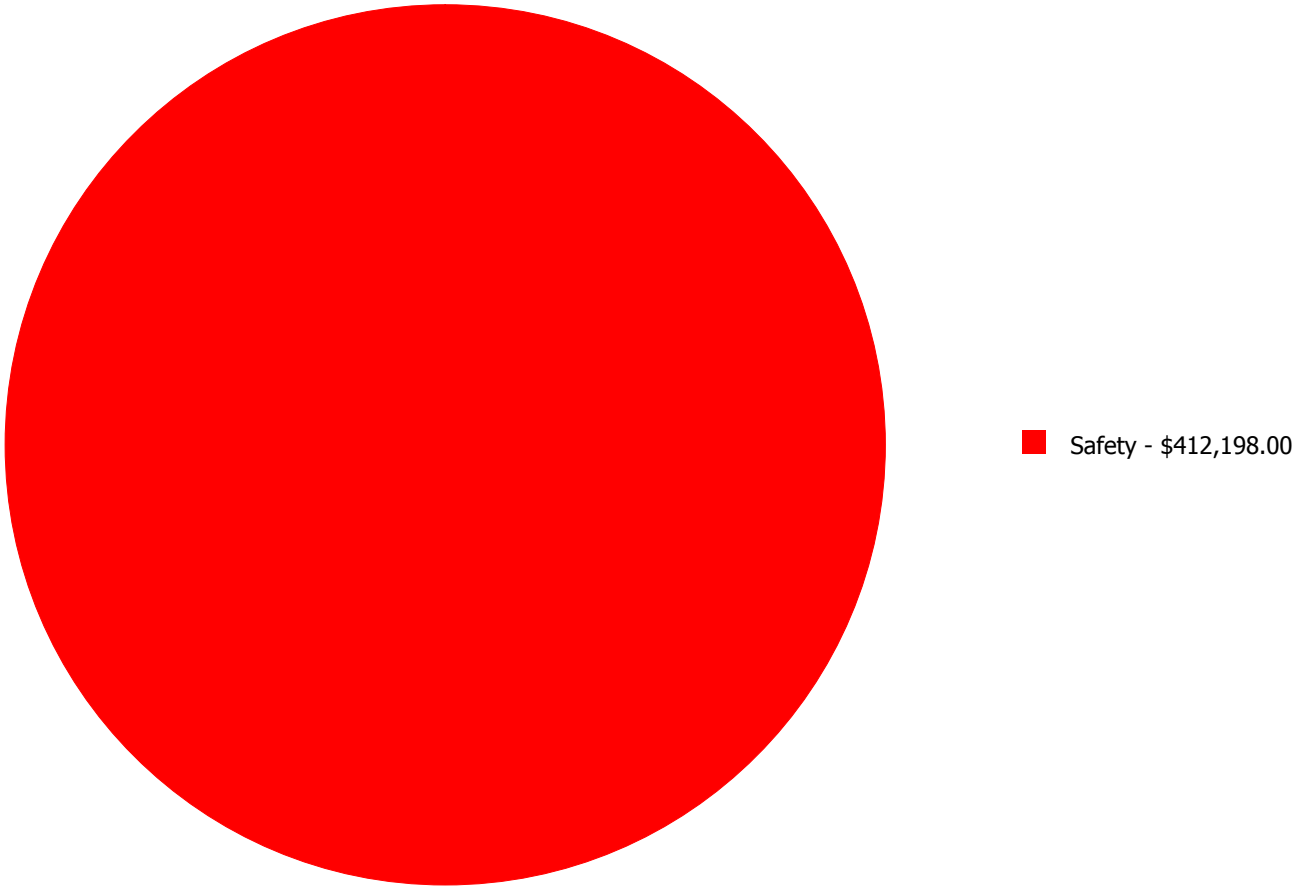
Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
G2040950	Tennis Courts	$412,198.00	$0.00	$0.00	$0.00	$0.00	$412,198.00
	Total:	$412,198.00	$0.00	$0.00	$0.00	$0.00	$412,198.00

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: $412,198.00

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

Priority 1 - Currently Critical (Immediate):

System: G2040950 - Tennis Courts

Location:	East of the school
Distress:	Damaged
Category:	Safety
Priority:	1 - Currently Critical (Immediate)
Correction:	Renew System
Qty:	208,181.00
Unit of Measure:	S.F.
Estimate:	$412,198.00
Assessor Name:	Eduardo Lopez
Date Created:	11/22/2016

Notes: The tennis courts are cracking and unsafe.

NC School District/430 Harnett County/High School

Overhills High

Draft

Campus Assessment Report

March 8, 2017

PARSONS

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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):	244,862
Year Built:	2003
Last Renovation:	
Replacement Value:	$55,110,977
Repair Cost:	$137,812.36
Total FCI:	0.25 %
Total RSLI:	49.98 %
FCA Score:	99.75

Description:

GENERAL:
Overhills High School is located at 2495 Ray Road, Spring Lake, NC. The 2 story, 228,511 square foot building was originally constructed in 2003. There have been no additions or renovations. In addition to the main building, the campus contains ancillary buildings; pressbox, concession/restrooms, fieldhouse, brickmason building, storage and boiler room building.

This report contains condition and adequacy data collected during the 2016 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site and building elements.

A. SUBSTRUCTURE
The building rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations. The building does not have a basement.

B. SUPERSTRUCTURE
Floor construction is metal pan deck with lightweight fill. Roof construction is steel. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel and aluminum mostly with glazing. Roofing is typically pitched standing seam metal and low slope single ply membrane at designated areas.

C. INTERIORS
Interior partitions are typically CMU and glazing. Interior doors are generally solid core wood with hollow steel frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, lockers, toilet accessories, storage shelving, handrails, fabricated toilet partitions. Stair construction includes steel risers and steel treads and main entrance stairs are finished with terrazzo. The interior wall finishes are typically painted CMU. Floor finishes in common and assigned areas are typically vinyl composition tile. Ceiling finishes in common and assigned areas are typically suspended acoustical tile.

CONVEYING:
The building does include conveying equipment. Conveying equipment includes 1 hydraulic elevators, and no wheelchair lifts.

D. SERVICES
PLUMBING:
Plumbing fixtures are typically low-flow water fixtures with manual control valves. Domestic water distribution is combination of copper and galvanized steel with electric hot water heating. Sanitary waste system is cast iron. Rain water drainage system is typically external with downspout and/or scuppers, some areas have internal roof drains. Other plumbing systems is supplied by above ground fuel tanks.

HVAC:
Heating is provided by 2 fuel fired boilers. Cooling is supplied by 2 air cooled chillers. The heating/cooling distribution system is a ductwork system utilizing air handling units. Fresh air is supplied by air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system. This building has a remote Building Automation System.

FIRE PROTECTION:
The building does have a fire sprinkler system. The building does have additional fire suppression systems, which include dry chemical overhead protection. Standpipes are provided in auditorium stage. Fire extinguishers and cabinets are distributed near fire exits and corridors.

ELECTRICAL:
The main electrical service is fed from a pad mounted transformer to the main switchboard/distribution panel located in the building. Lighting is typically recessed type, fluorescent light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and near stairways and are typically illuminated.

COMMUNICATIONS AND SECURITY:
The fire alarm system consists of audible/visual strobe annunciators in common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are integrated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system combined with the telephone system.

OTHER ELECTRICAL SYSTEMS:
This building does have a separately derived emergency power system. There is 1 diesel emergency generator.

E. EQUIPMENT & FURNISHINGS
This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage, audio-visual, laboratory, medical, vehicle equipment, commercial laundry equipment, fixed casework, window treatment, floor mats, and multiple seating furnishings.

G. SITE
Campus site features include paved driveways and parking lots, pedestrian pavement, covered walkways, flag pole, landscaping, play areas, baseball and softball fields, and fencing. Site mechanical and electrical features include water, sewer, above ground fuel tanks,

and site lighting.

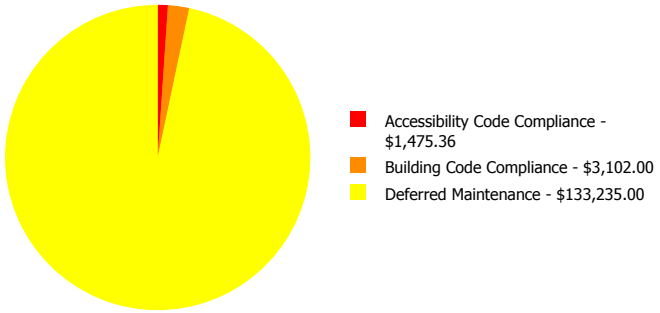
Attributes:

General Attributes:			
Condition Assessor:	Eduardo Lopez	Assessment Date:	
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:	Harnett - Overhills HS	LEA School No.:	430-.371
No. of Mobile Units:	11	No. of Bldgs.:	10
SF of Mobile Units:	9504	Status:	Active
School Grades:	9-12	Site Acreage:	54.9

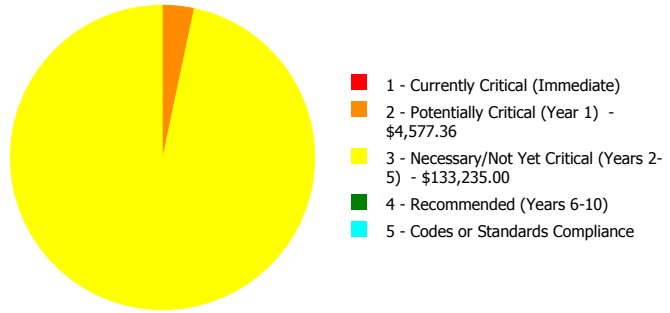
Campus Dashboard Summary

Gross Area:	244,862		
Year Built:	2003	Last Renovation:	
Repair Cost:	$137,812	Replacement Value:	$55,110,977
FCI:	0.25 %	RSLI%:	49.98 %

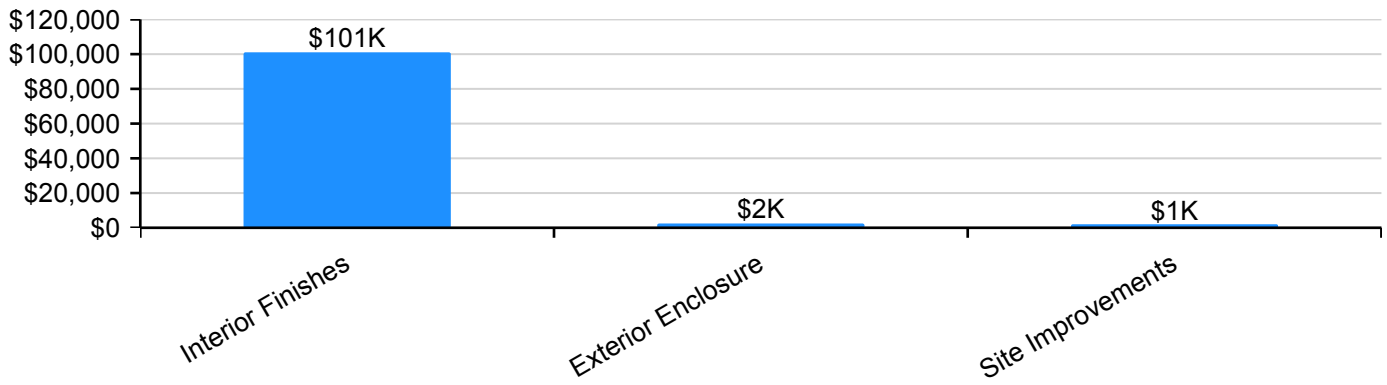
Deficiency By Category



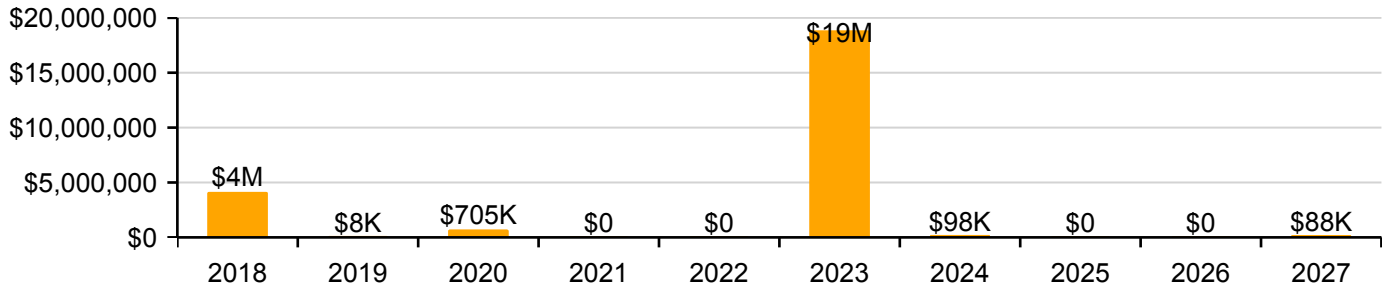
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Campus Condition Summary

The Table below shows the RSLI and FCI for each major system shown at the UNIFORMAT II classification Level 2. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

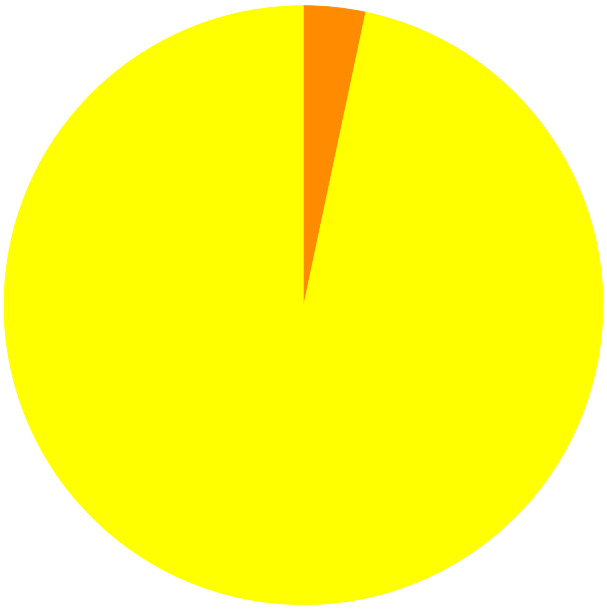
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	86.22 %	0.00 %	$0.00
B10 - Superstructure	86.05 %	0.00 %	$0.00
B20 - Exterior Enclosure	67.28 %	0.06 %	$3,102.00
B30 - Roofing	51.08 %	0.00 %	$0.00
C10 - Interior Construction	64.21 %	0.00 %	$0.00
C20 - Stairs	86.00 %	0.00 %	$0.00
C30 - Interior Finishes	35.75 %	2.31 %	$133,235.00
D10 - Conveying	53.33 %	0.00 %	$0.00
D20 - Plumbing	53.55 %	0.00 %	$0.00
D30 - HVAC	37.41 %	0.00 %	$0.00
D40 - Fire Protection	53.33 %	0.00 %	$0.00
D50 - Electrical	36.85 %	0.00 %	$0.00
E10 - Equipment	30.00 %	0.00 %	$0.00
E20 - Furnishings	30.00 %	0.00 %	$0.00
G20 - Site Improvements	34.22 %	0.02 %	$1,475.36
G30 - Site Mechanical Utilities	71.25 %	0.00 %	$0.00
G40 - Site Electrical Utilities	68.16 %	0.00 %	$0.00
Totals:	**49.98 %**	**0.25 %**	**$137,812.36**

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
2003 Boiler Building	2,595	0.69	$0.00	$3,102.00	$0.00	$0.00	$0.00
2003 Concession/RR Football	2,172	5.51	$0.00	$0.00	$17,823.00	$0.00	$0.00
2003 Concession/RR Softball	1,248	5.72	$0.00	$0.00	$10,241.00	$0.00	$0.00
2003 Fieldhouse	4,558	13.33	$0.00	$0.00	$101,279.00	$0.00	$0.00
2003 Main Building	228,511	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2003 Pressbox	286	6.65	$0.00	$0.00	$3,892.00	$0.00	$0.00
2003 Storage	928	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2003 Tractor Storage Bldg.	928	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2009 Brickmason Bldg	2,736	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2011 Storage	900	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Site	244,862	0.01	$0.00	$1,475.36	$0.00	$0.00	$0.00
Total:		**0.25**	**$0.00**	**$4,577.36**	**$133,235.00**	**$0.00**	**$0.00**

Deficiencies By Priority



1 - Currently Critical (Immediate)
2 - Potentially Critical (Year 1) - $4,577.36
3 - Necessary/Not Yet Critical (Years 2-5) - $133,235.00
4 - Recommended (Years 6-10)
5 - Codes or Standards Compliance

Budget Estimate Total: $137,812.36

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	2,595
Year Built:	2003
Last Renovation:	
Replacement Value:	$447,118
Repair Cost:	$3,102.00
Total FCI:	0.69 %
Total RSLI:	67.92 %
FCA Score:	99.31

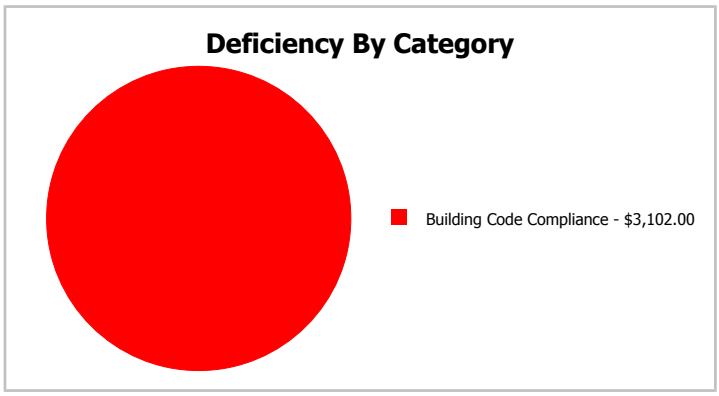
Description:

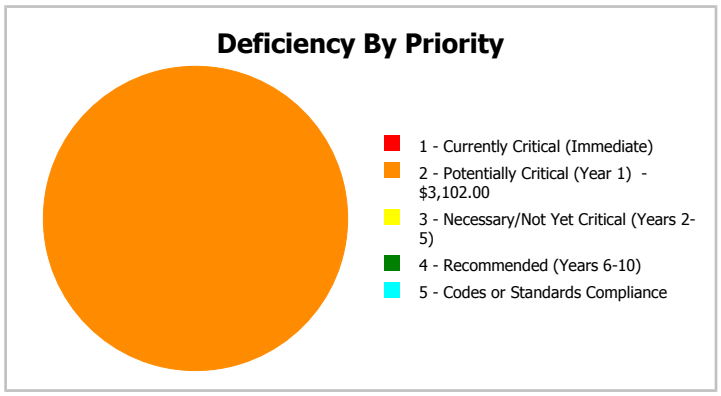
The narrative for this building is included in the Executive Summary Description at the front of this report.

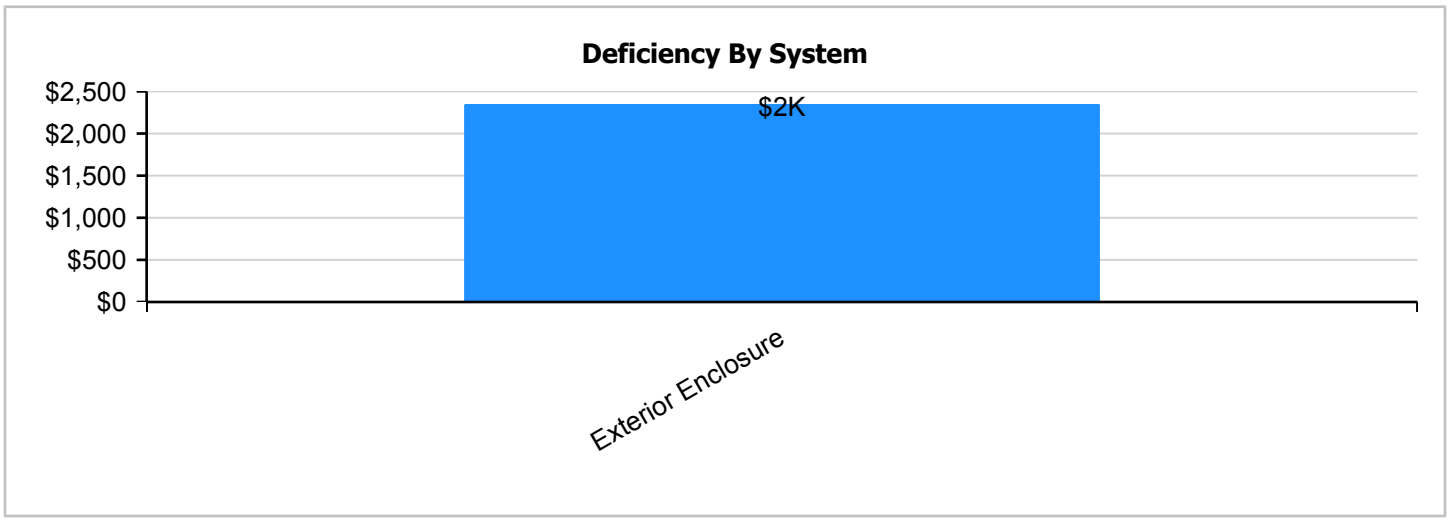
Attributes: This asset has no attributes.

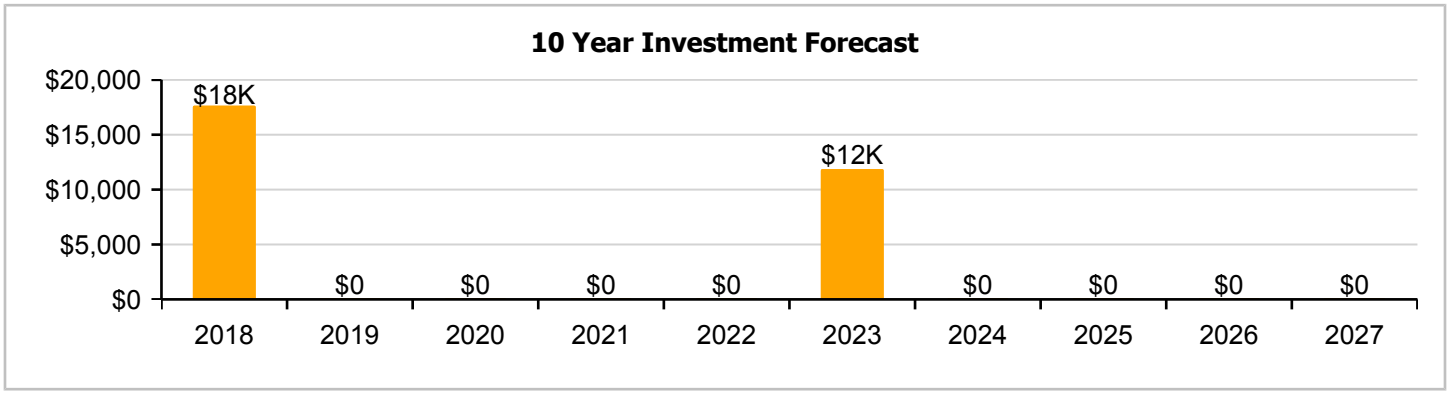
Dashboard Summary

Function:	HS -High School	Gross Area:	2,595
Year Built:	2003	Last Renovation:	
Repair Cost:	$3,102	Replacement Value:	$447,118
FCI:	0.69 %	RSLI%:	67.92 %









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	86.00 %	0.00 %	$0.00
B10 - Superstructure	86.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	78.64 %	3.11 %	$3,102.00
B30 - Roofing	53.33 %	0.00 %	$0.00
D20 - Plumbing	53.33 %	0.00 %	$0.00
D30 - HVAC	48.41 %	0.00 %	$0.00
D50 - Electrical	48.91 %	0.00 %	$0.00
Totals:	**67.92 %**	**0.69 %**	**$3,102.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). West Elevation - Dec 09, 2016

2). South Elevation - Dec 08, 2016

3). East Elevation - Dec 08, 2016

4). North Elevation - Dec 08, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	2,595	100	2003	2103		86.00 %	0.00 %	86			$52,237
A1030	Slab on Grade	$19.75	S.F.	2,595	100	2003	2103		86.00 %	0.00 %	86			$51,251
B1020	Roof Construction	$16.26	S.F.	2,595	100	2003	2103		86.00 %	0.00 %	86			$42,195
B2010	Exterior Walls	$29.79	S.F.	2,595	100	2003	2103		86.00 %	0.00 %	86			$77,305
B2030	Exterior Doors	$8.66	S.F.	2,595	30	2003	2033		53.33 %	13.80 %	16		$3,102.00	$22,473
B3010130	Preformed Metal Roofing	$9.66	S.F.	2,595	30	2003	2033		53.33 %	0.00 %	16			$25,068
D2030	Sanitary Waste	$5.94	S.F.	2,595	30	2003	2033		53.33 %	0.00 %	16			$15,414
D3020	Heat Generating Systems	$14.59	S.F.	2,595	30	2003	2033		53.33 %	0.00 %	16			$37,861
D3040	Distribution Systems	$19.15	S.F.	2,595	30	2003	2033		53.33 %	0.00 %	16			$49,694
D3050	Terminal & Package Units	$2.44	S.F.	2,595	15	2003	2018		6.67 %	0.00 %	1			$6,332
D3060	Controls & Instrumentation	$3.48	S.F.	2,595	20	2003	2023		30.00 %	0.00 %	6			$9,031
D5010	Electrical Service/Distribution	$5.73	S.F.	2,595	40	2003	2043		65.00 %	0.00 %	26			$14,869
D5020	Branch Wiring	$3.58	S.F.	2,595	30	2003	2033		53.33 %	0.00 %	16			$9,290
D5020	Lighting	$9.58	S.F.	2,595	30	2003	2033		53.33 %	0.00 %	16			$24,860
D5030910	Fire Alarm Systems	$3.56	S.F.	2,595	15	2003	2018		6.67 %	0.00 %	1			$9,238
								Total	**67.92 %**	**0.69 %**			**$3,102.00**	**$447,118**

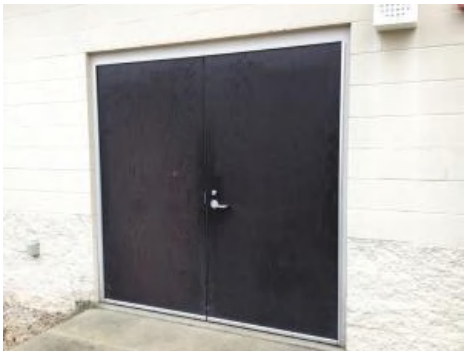
System Notes

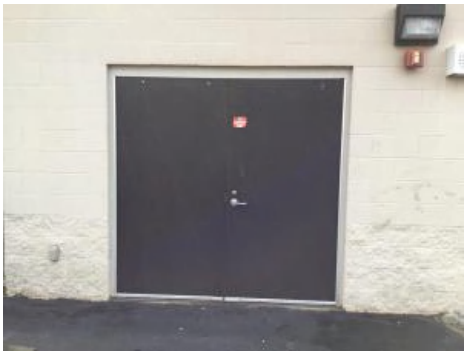
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B2010 - Exterior Walls

Note:

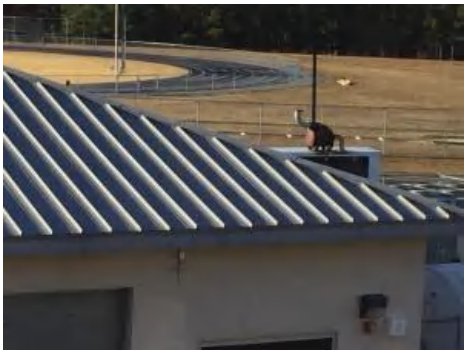
System: B2030 - Exterior Doors





Note:

System: B3010130 - Preformed Metal Roofing



Note:

System: D2030 - Sanitary Waste

Note:

System: D3020 - Heat Generating Systems

Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

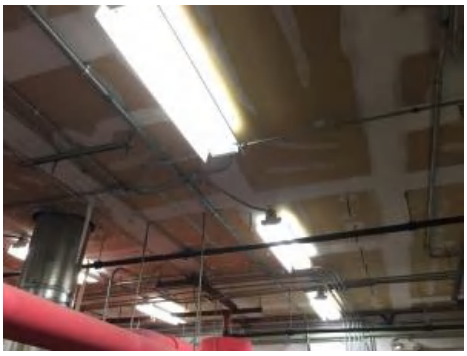
System: D3060 - Controls & Instrumentation

Note:

System: D5010 - Electrical Service/Distribution

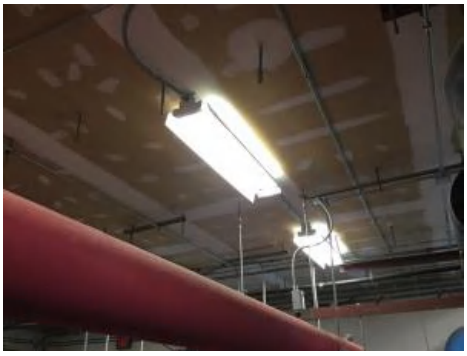
Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

System: D5030910 - Fire Alarm Systems

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

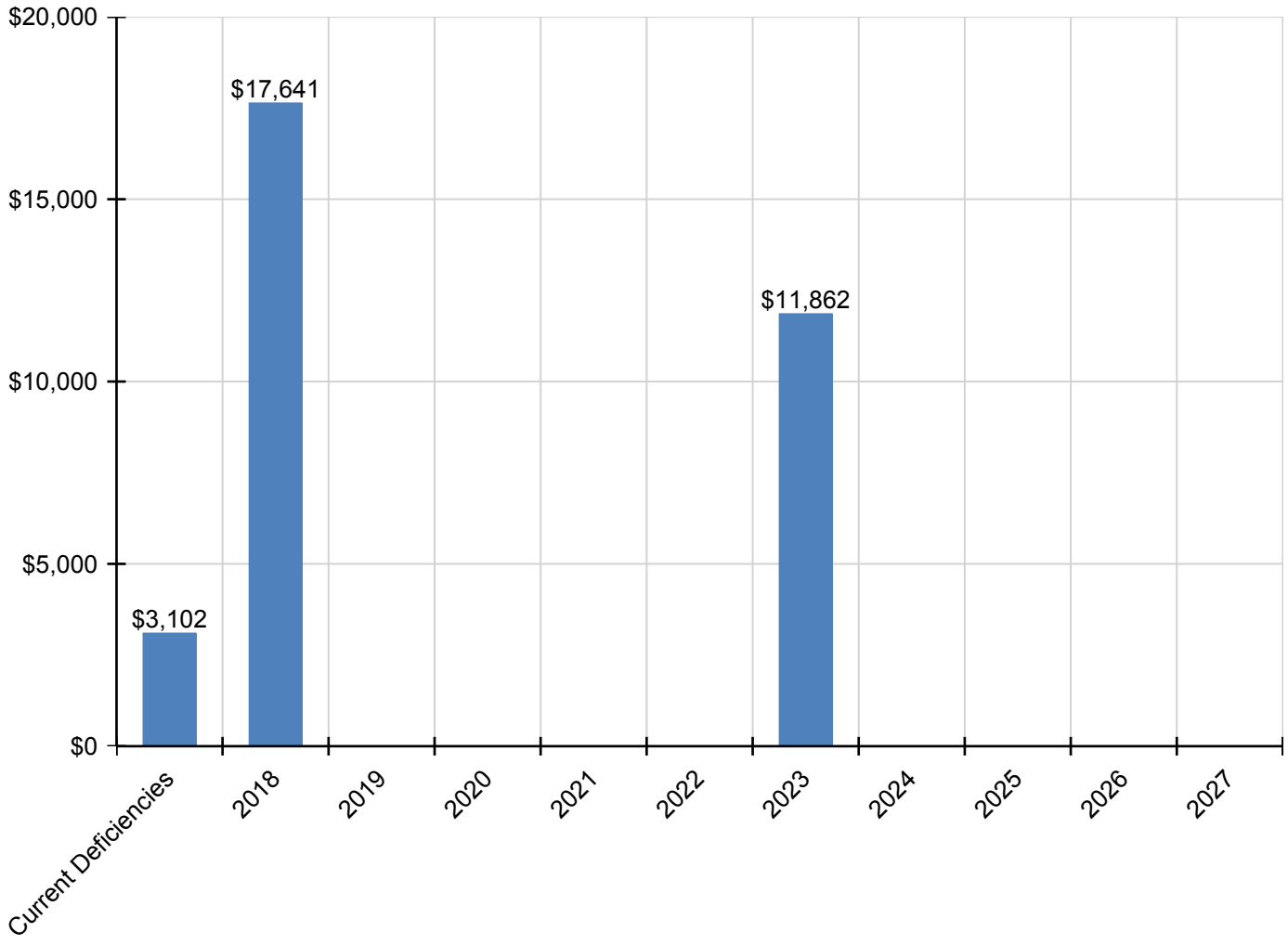
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$3,102**	**$17,641**	**$0**	**$0**	**$0**	**$0**	**$11,862**	**$0**	**$0**	**$0**	**$0**	**$32,605**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$3,102	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,102**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$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**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$7,174	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$7,174**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$11,862	$0	$0	$0	$0	**$11,862**
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**
D5030910 - Fire Alarm Systems	$0	$10,467	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$10,467**

** Indicates non-renewable system*

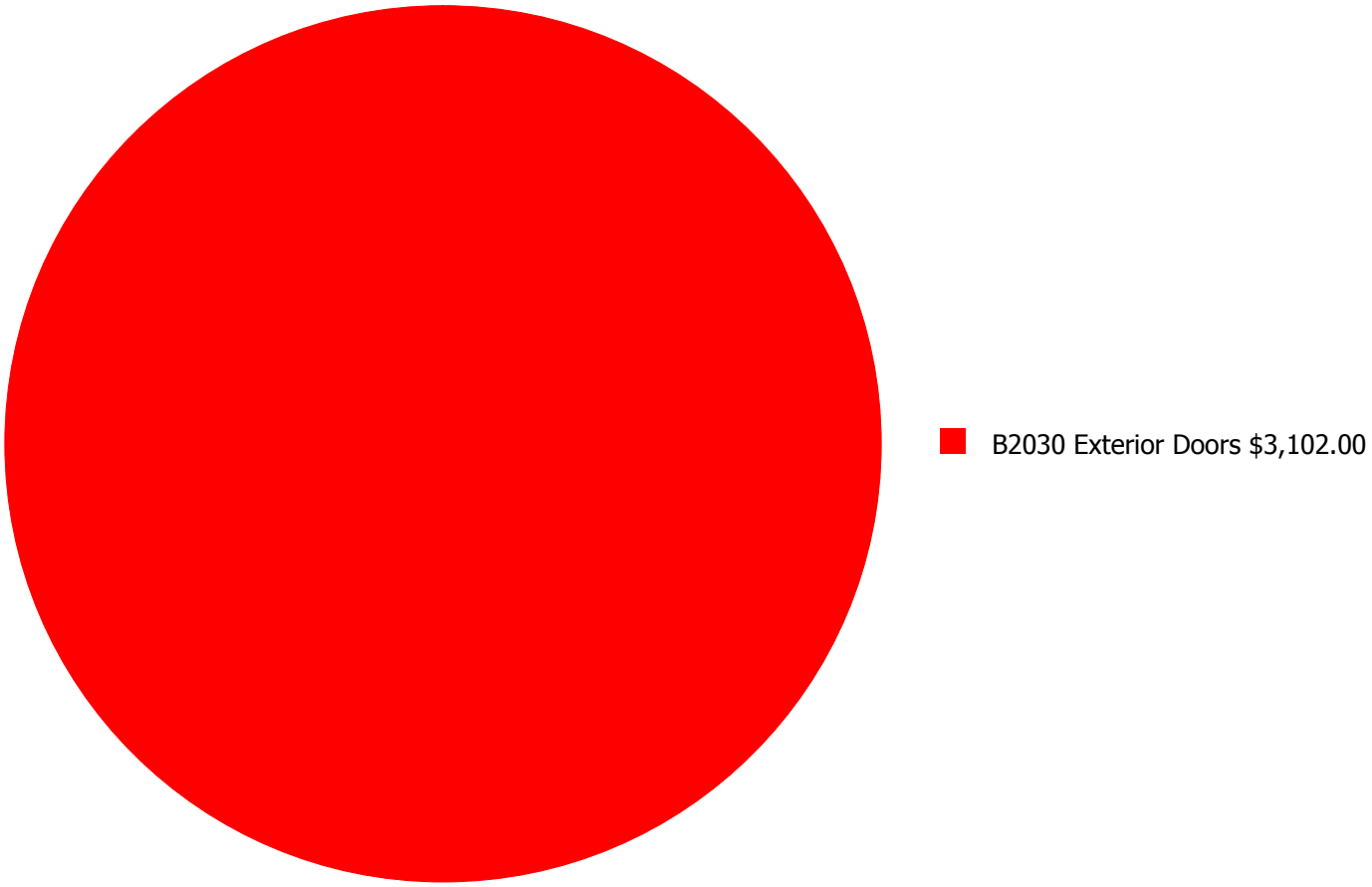
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

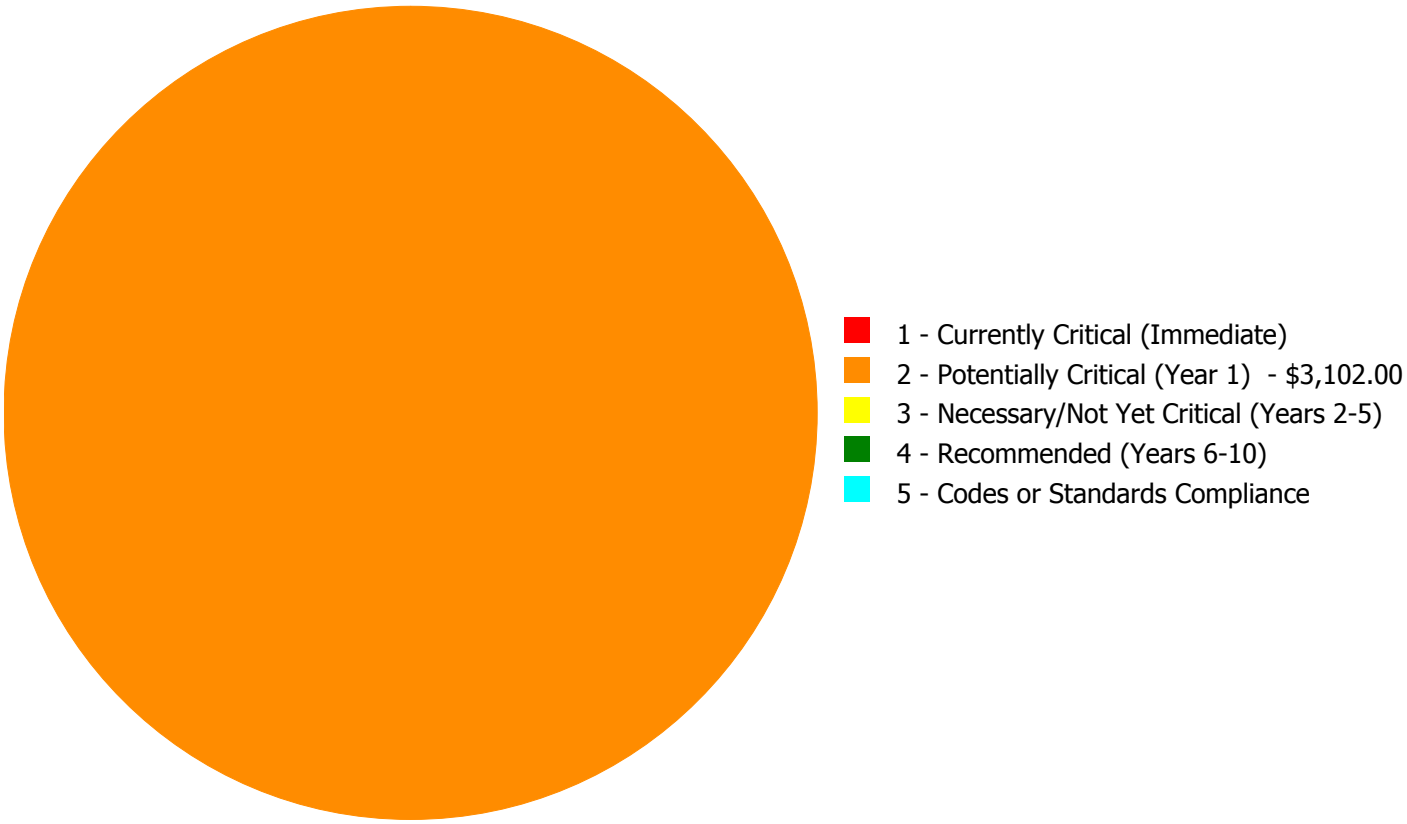
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $3,102.00

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: $3,102.00

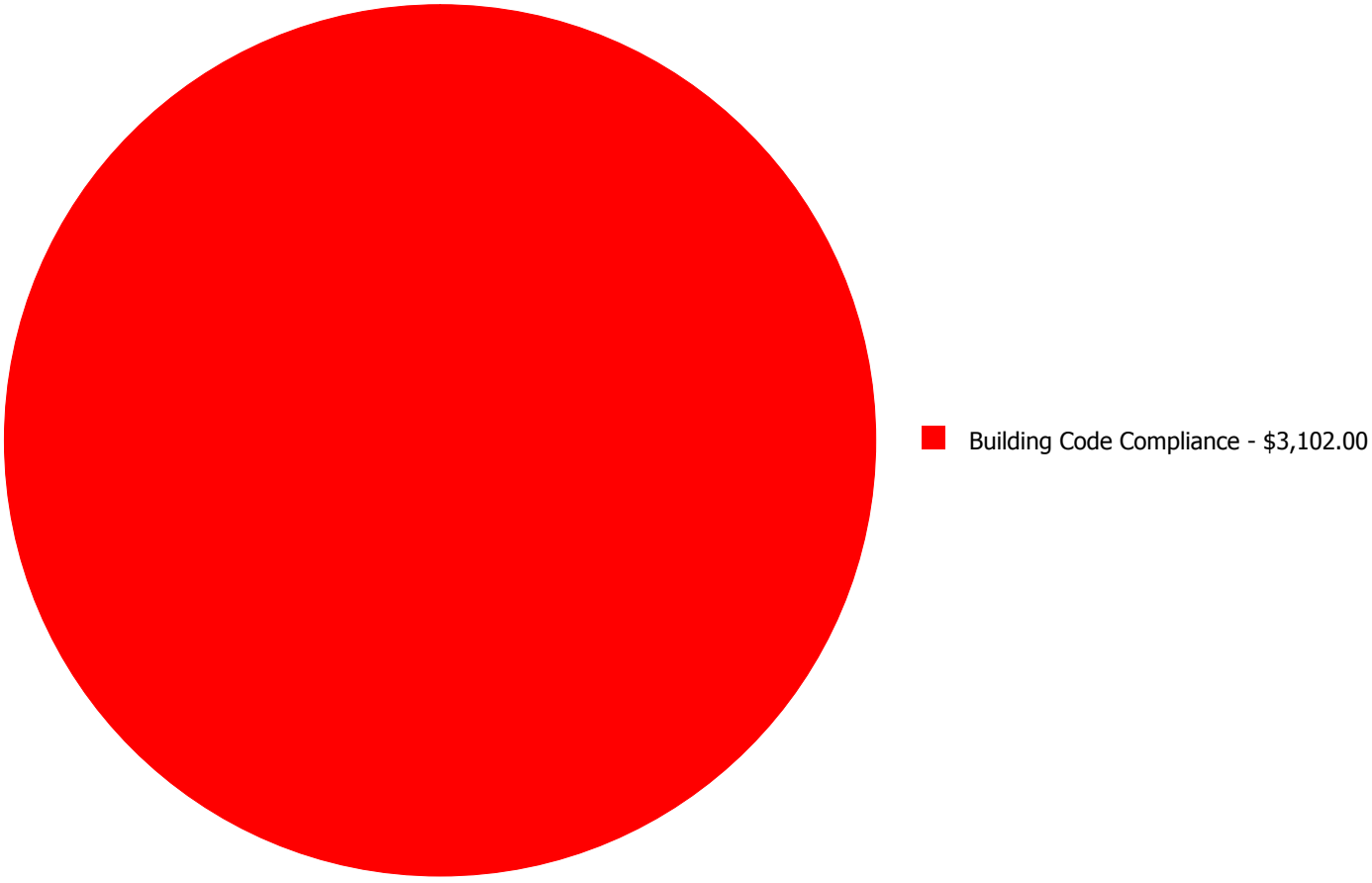
Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2030	Exterior Doors	$0.00	$3,102.00	$0.00	$0.00	$0.00	$3,102.00
	Total:	$0.00	$3,102.00	$0.00	$0.00	$0.00	$3,102.00

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: $3,102.00

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

Priority 2 - Potentially Critical (Year 1):

System: B2030 - Exterior Doors

Location: Exterior Door
Distress: Missing
Category: Building Code Compliance
Priority: 2 - Potentially Critical (Year 1)
Correction: Add panic hardware to exit door
Qty: 2.00
Unit of Measure: Ea.
Estimate: $3,102.00
Assessor Name: Eduardo Lopez
Date Created: 12/09/2016

Notes: The electrical room exit access door doesn't have a panic hardware device installed and should be provided per Building Code compliance.

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	2,172
Year Built:	2003
Last Renovation:	
Replacement Value:	$323,370
Repair Cost:	$17,823.00
Total FCI:	5.51 %
Total RSLI:	51.77 %
FCA Score:	94.49

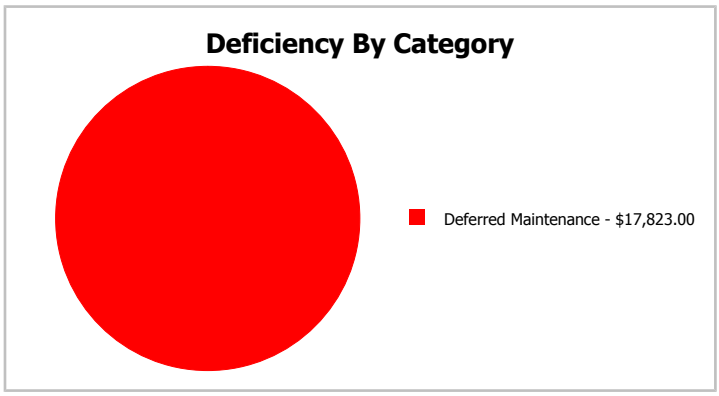
Description:

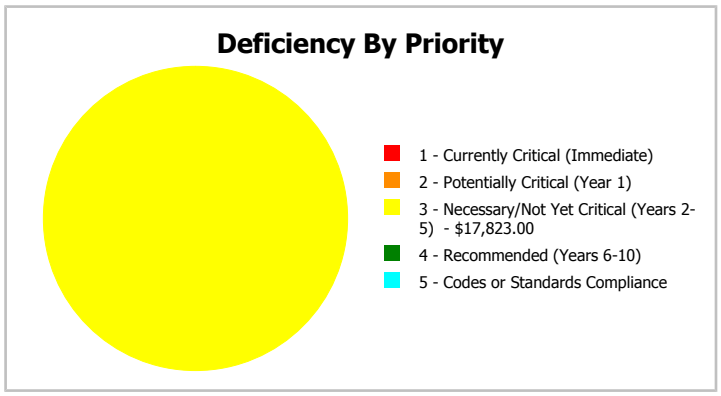
The narrative for this building is included in the Executive Summary Description at the front of this report.

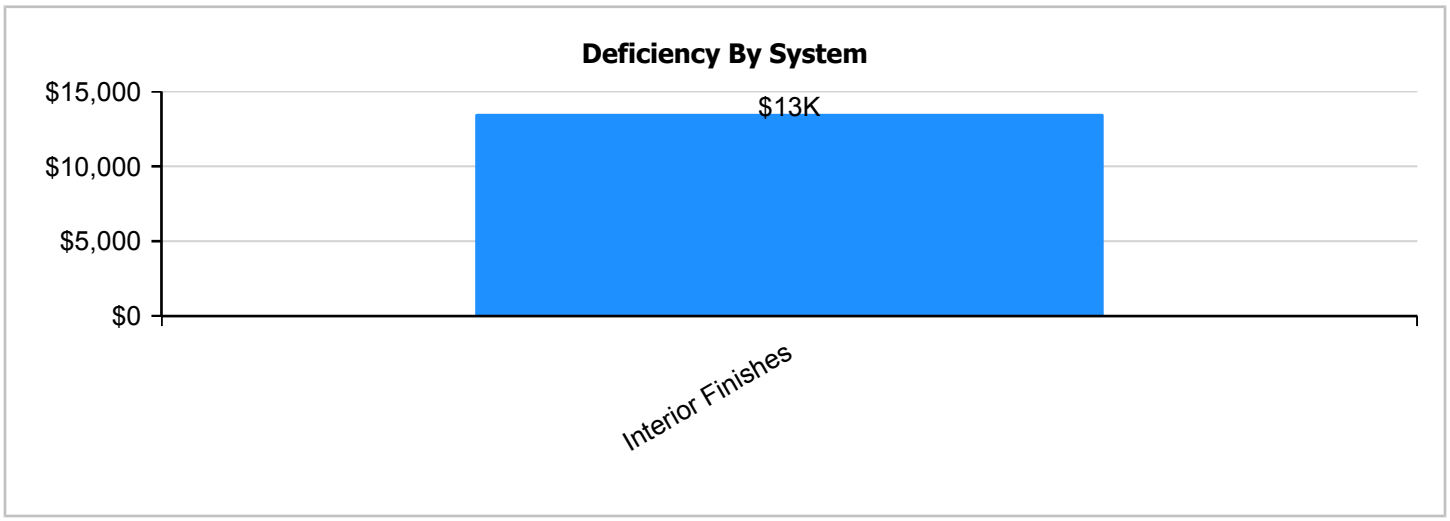
Attributes: This asset has no attributes.

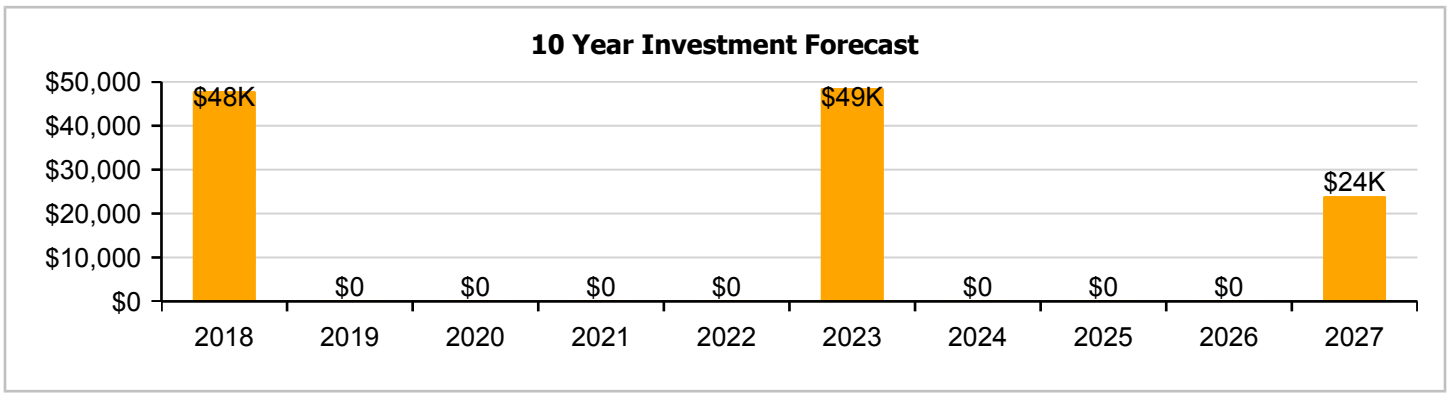
Dashboard Summary

Function:	HS -High School	Gross Area:	2,172
Year Built:	2003	Last Renovation:	
Repair Cost:	$17,823	Replacement Value:	$323,370
FCI:	5.51 %	RSLI%:	51.77 %









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	86.00 %	0.00 %	$0.00
B10 - Superstructure	86.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	76.52 %	0.00 %	$0.00
B30 - Roofing	53.33 %	0.00 %	$0.00
C10 - Interior Construction	58.22 %	0.00 %	$0.00
C30 - Interior Finishes	24.68 %	48.30 %	$17,823.00
D20 - Plumbing	53.33 %	0.00 %	$0.00
D30 - HVAC	19.50 %	0.00 %	$0.00
D50 - Electrical	43.52 %	0.00 %	$0.00
E20 - Furnishings	30.00 %	0.00 %	$0.00
Totals:	**51.77 %**	**5.51 %**	**$17,823.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). Northwest Elevation - Dec 08, 2016

2). Southwest Elevation - Dec 08, 2016

3). Southeast Elevation - Dec 08, 2016

4). Northeast Elevation - Dec 08, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.93	S.F.	2,172	100	2003	2103		86.00 %	0.00 %	86			$15,052
A1030	Slab on Grade	$7.37	S.F.	2,172	100	2003	2103		86.00 %	0.00 %	86			$16,008
B1020	Roof Construction	$5.98	S.F.	2,172	100	2003	2103		86.00 %	0.00 %	86			$12,989
B2010	Exterior Walls	$18.04	S.F.	2,172	100	2003	2103		86.00 %	0.00 %	86			$39,183
B2020	Exterior Windows	$6.47	S.F.	2,172	30	2003	2033		53.33 %	0.00 %	16			$14,053
B2030	Exterior Doors	$0.91	S.F.	2,172	30	2003	2033		53.33 %	0.00 %	16			$1,977
B3010130	Preformed Metal Roofing	$9.66	S.F.	2,172	30	2003	2033		53.33 %	0.00 %	16			$20,982
C1010	Partitions	$10.34	S.F.	2,172	75	2003	2078		81.33 %	0.00 %	61			$22,458
C1030	Fittings	$8.47	S.F.	2,172	20	2003	2023		30.00 %	0.00 %	6			$18,397
C3010	Wall Finishes	$7.46	S.F.	2,172	10	2003	2013		0.00 %	110.00 %	-4		$17,823.00	$16,203
C3030	Ceiling Finishes	$9.53	S.F.	2,172	25	2003	2028		44.00 %	0.00 %	11			$20,699
D2010	Plumbing Fixtures	$9.98	S.F.	2,172	30	2003	2033		53.33 %	0.00 %	16			$21,677
D2020	Domestic Water Distribution	$0.84	S.F.	2,172	30	2003	2033		53.33 %	0.00 %	16			$1,824
D2030	Sanitary Waste	$5.94	S.F.	2,172	30	2003	2033		53.33 %	0.00 %	16			$12,902
D3040	Distribution Systems	$5.35	S.F.	2,172	30	2003	2033		53.33 %	0.00 %	16			$11,620
D3050	Terminal & Package Units	$16.96	S.F.	2,172	15	2003	2018		6.67 %	0.00 %	1			$36,837
D3060	Controls & Instrumentation	$3.48	S.F.	2,172	20	2003	2023		30.00 %	0.00 %	6			$7,559
D5010	Electrical Service/Distribution	$1.47	S.F.	2,172	40	2003	2043		65.00 %	0.00 %	26			$3,193
D5020	Branch Wiring	$2.55	S.F.	2,172	30	2003	2033		53.33 %	0.00 %	16			$5,539
D5020	Lighting	$3.58	S.F.	2,172	30	2003	2033		53.33 %	0.00 %	16			$7,776
D5030920	Data Communication	$2.49	S.F.	2,172	15	2003	2018		6.67 %	0.00 %	1			$5,408
E2010	Fixed Furnishings	$5.08	S.F.	2,172	20	2003	2023		30.00 %	0.00 %	6			$11,034
								Total	**51.77 %**	**5.51 %**			**$17,823.00**	**$323,370**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

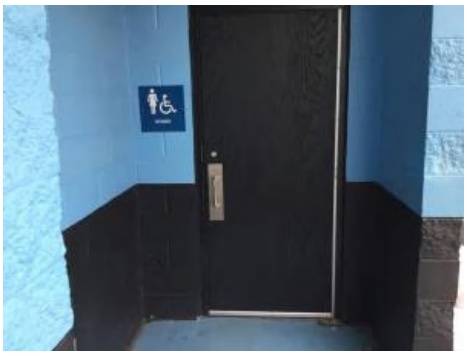
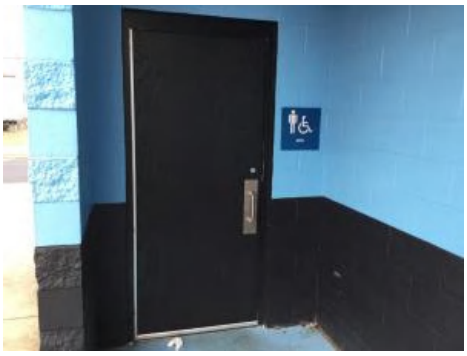
System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors

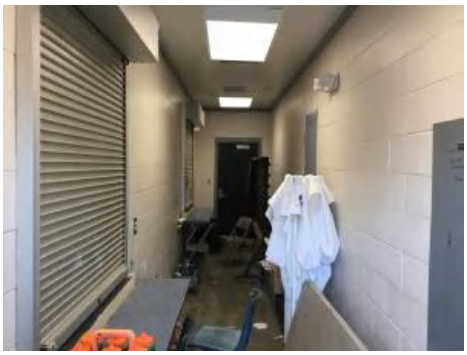
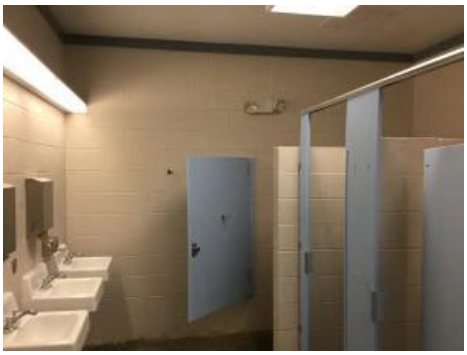
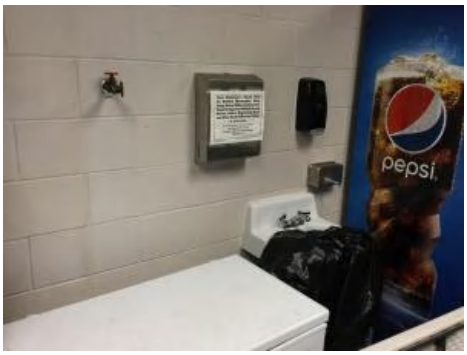



Note:

System: B3010130 - Preformed Metal Roofing

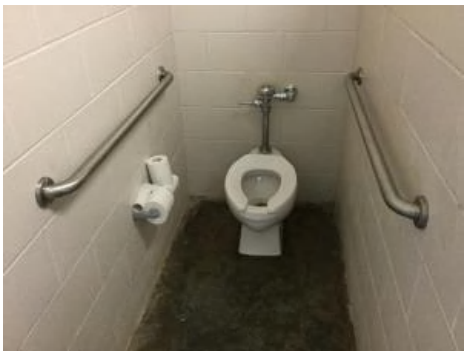
Note:

System: C1010 - Partitions

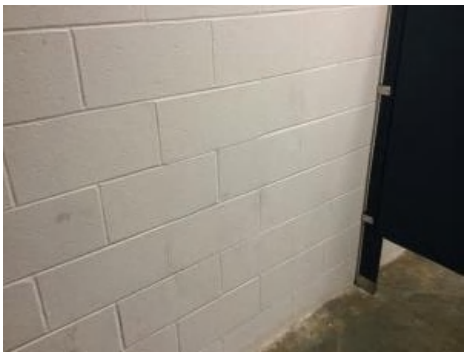
Note:

System: C1030 - Fittings



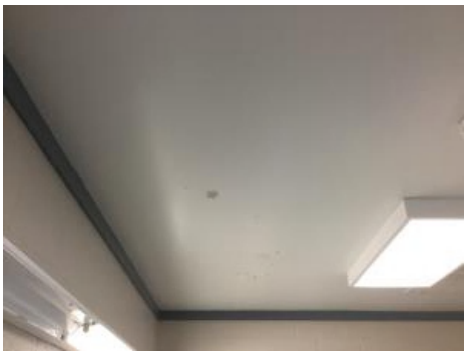
Note:

System: C3010 - Wall Finishes



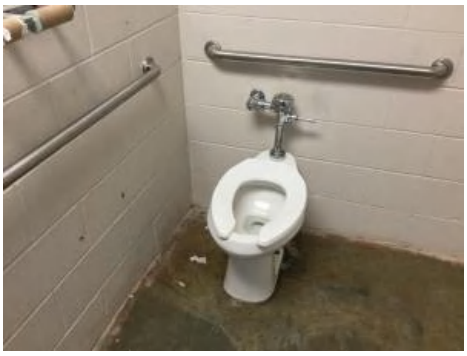
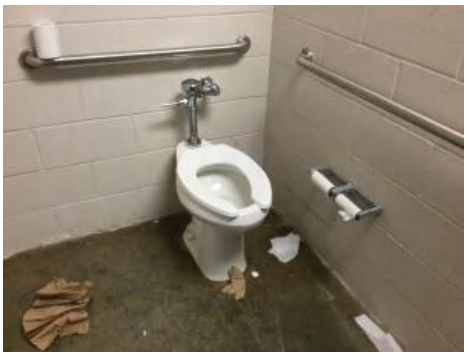
Note:

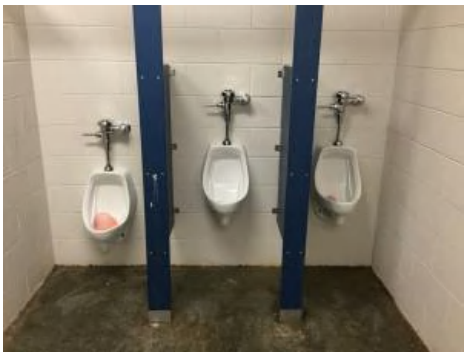
System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution

Note:

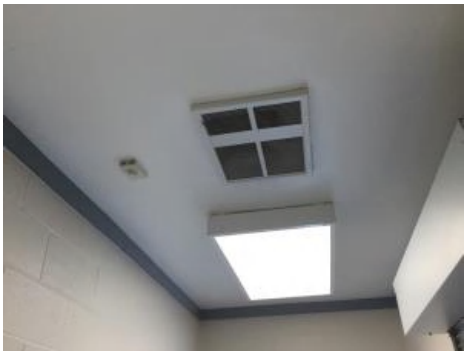
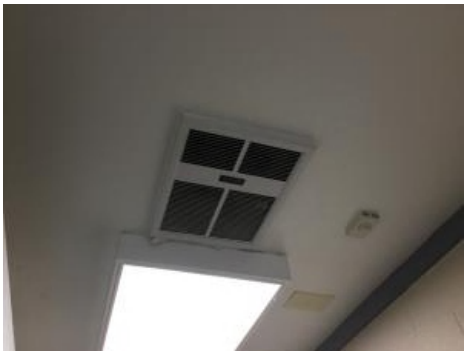
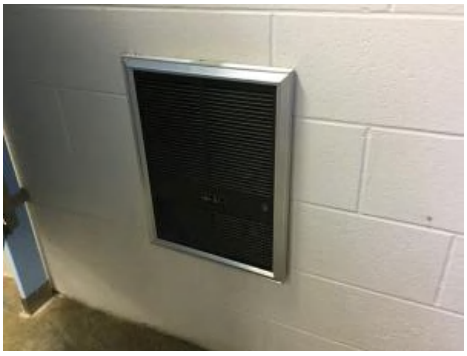
System: D2030 - Sanitary Waste

Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

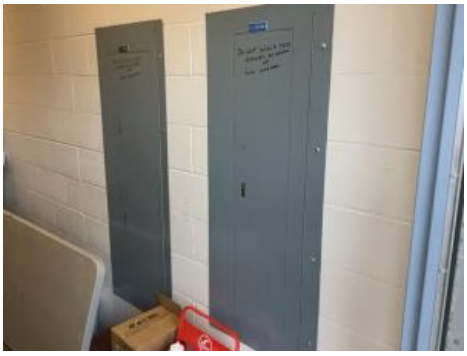
System: D3060 - Controls & Instrumentation

Note:

System: D5010 - Electrical Service/Distribution

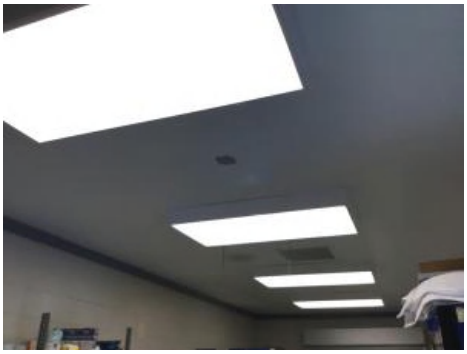
Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

System: D5030920 - Data Communication

Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

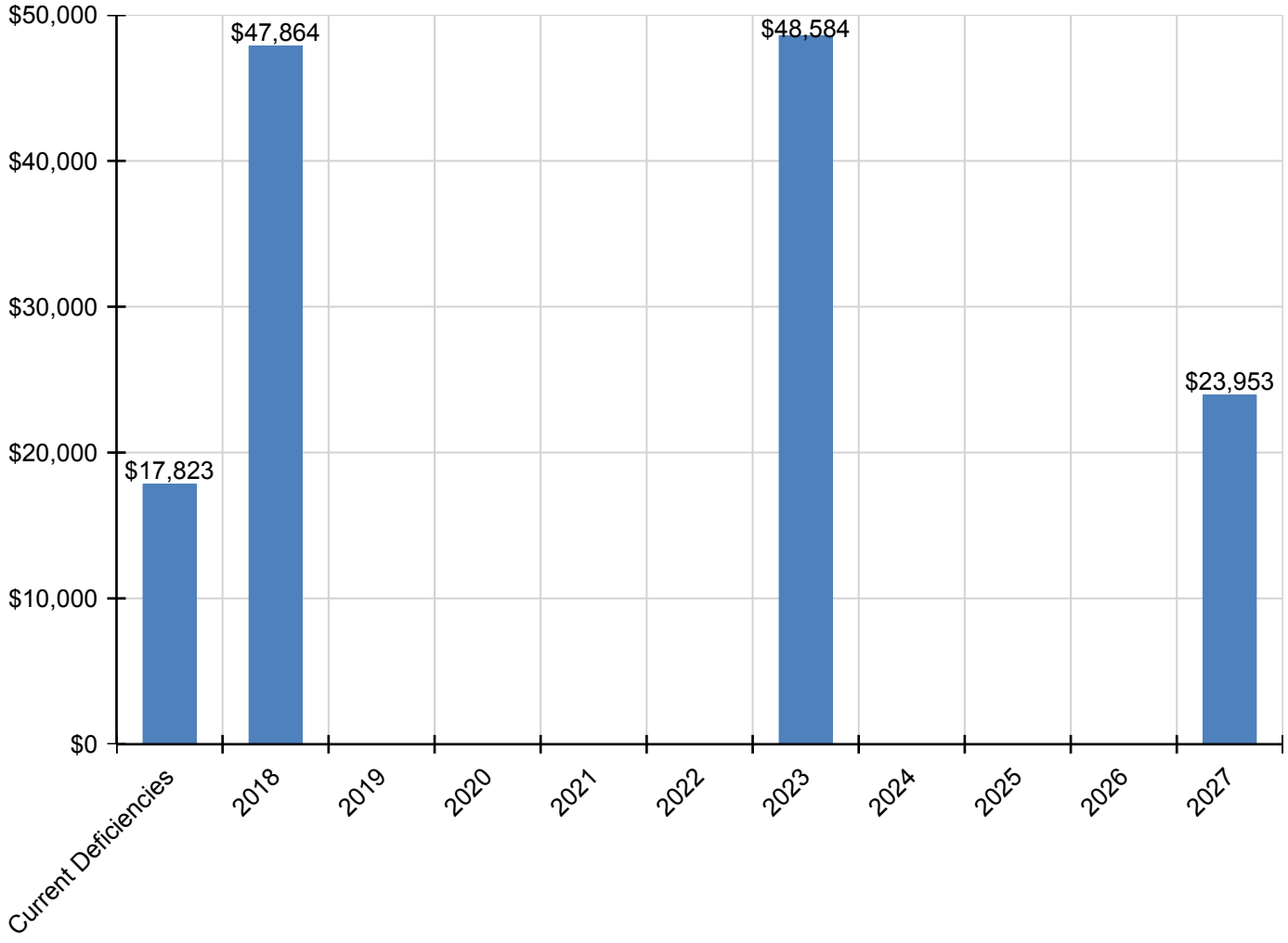
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$17,823**	**$47,864**	**$0**	**$0**	**$0**	**$0**	**$48,584**	**$0**	**$0**	**$0**	**$23,953**	**$138,223**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$24,164	$0	$0	$0	$0	**$24,164**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$17,823	$0	$0	$0	$0	$0	$0	$0	$0	$0	$23,953	**$41,776**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$0	$41,737	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$41,737**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$9,927	$0	$0	$0	$0	**$9,927**
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**
D5030920 - Data Communication	$0	$6,127	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,127**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$14,492	$0	$0	$0	$0	**$14,492**

** Indicates non-renewable system*

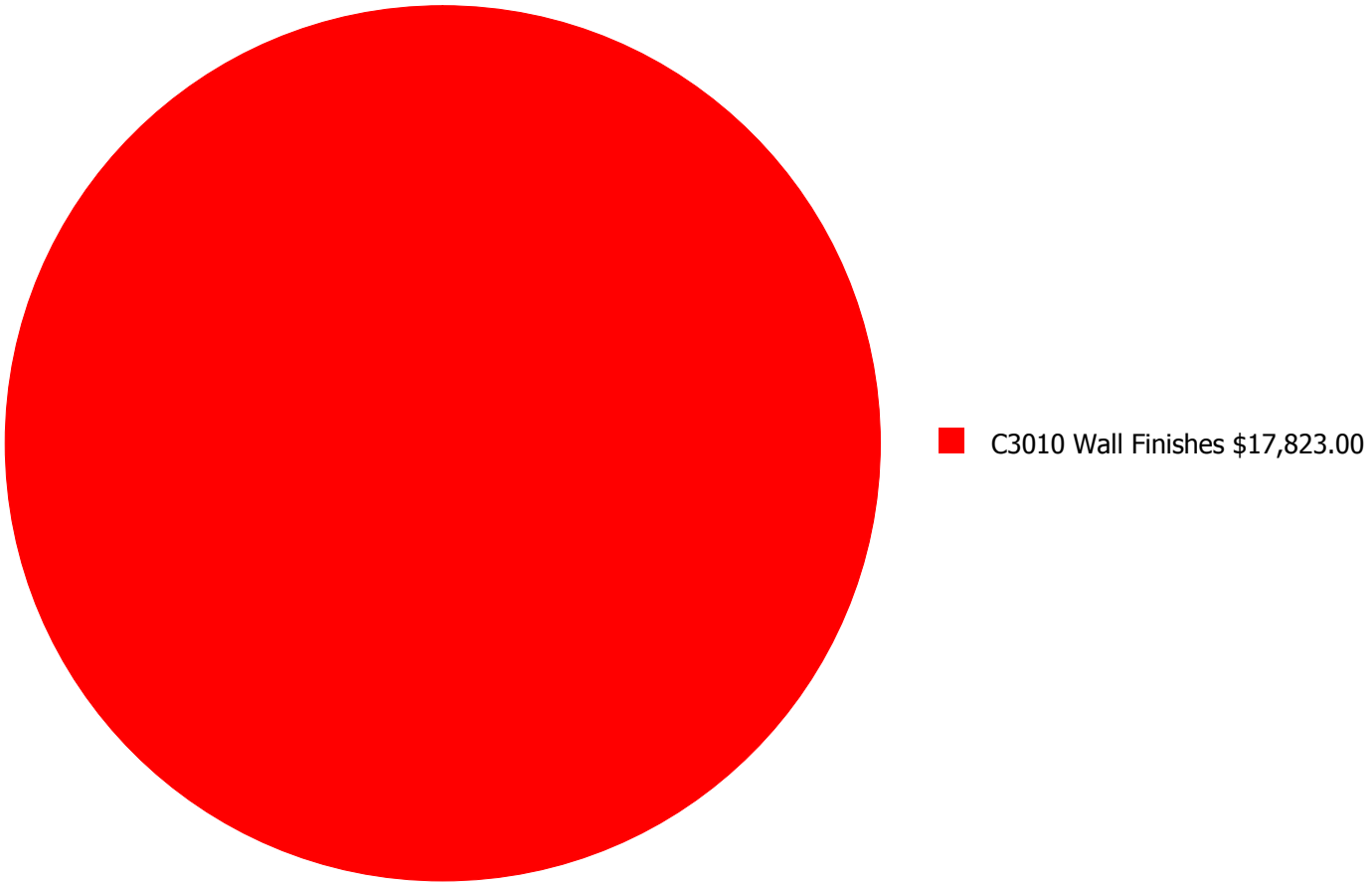
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

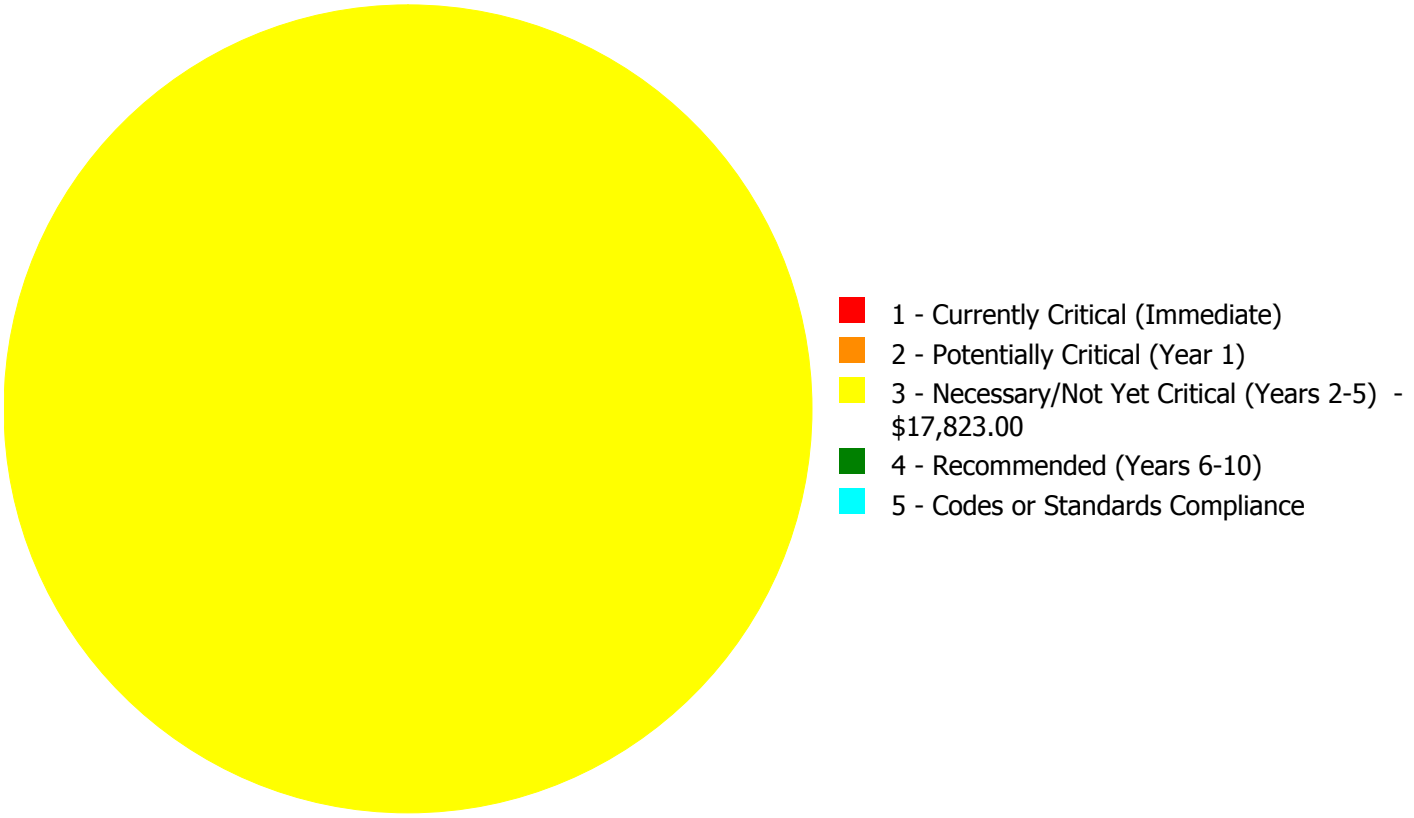
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $17,823.00

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: $17,823.00

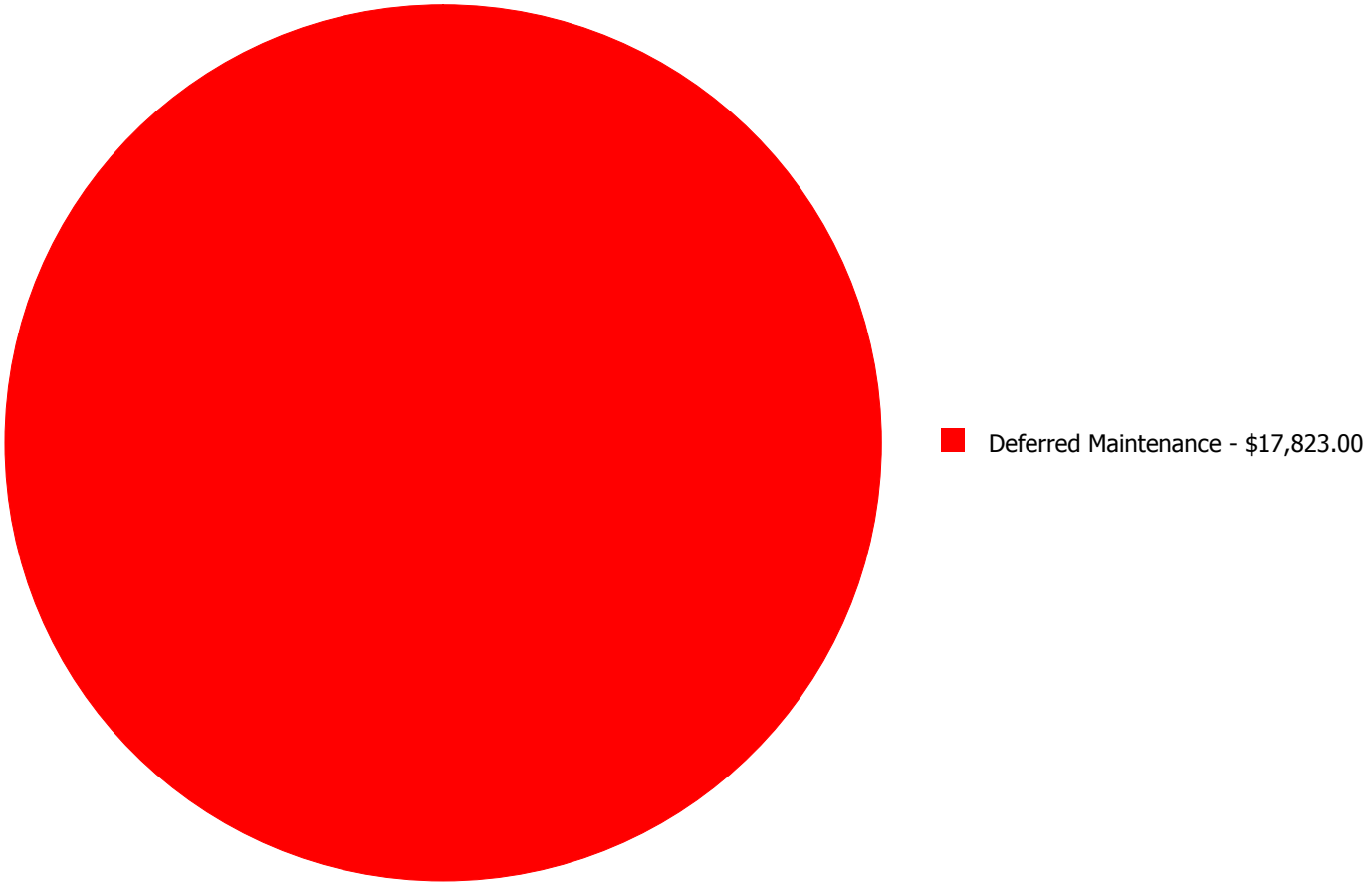
Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
C3010	Wall Finishes	$0.00	$0.00	$17,823.00	$0.00	$0.00	$17,823.00
	Total:	$0.00	$0.00	$17,823.00	$0.00	$0.00	$17,823.00

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:



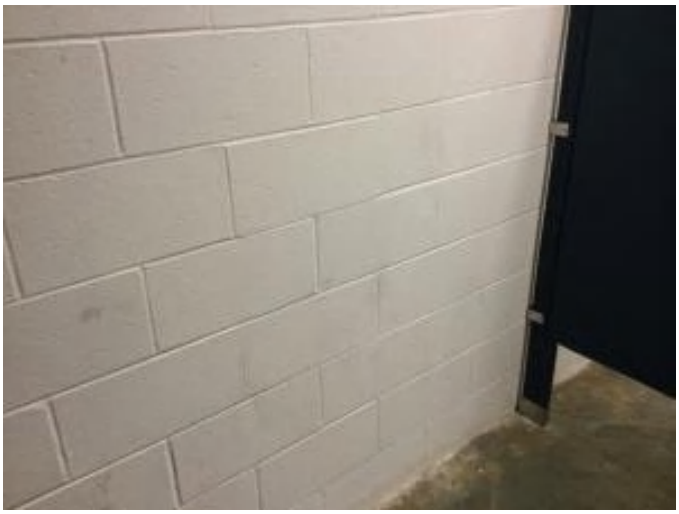
Budget Estimate Total: $17,823.00

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: C3010 - Wall Finishes



Location:	Throughout the building
Distress:	Beyond Service Life
Category:	Deferred Maintenance
Priority:	3 - Necessary/Not Yet Critical (Years 2-5)
Correction:	Renew System
Qty:	2,172.00
Unit of Measure:	S.F.
Estimate:	$17,823.00
Assessor Name:	Eduardo Lopez
Date Created:	12/09/2016

Notes: The wall finishes are aged, scuffed, fading, stained, and should be replaced.

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	1,248
Year Built:	2003
Last Renovation:	
Replacement Value:	$179,139
Repair Cost:	$10,241.00
Total FCI:	5.72 %
Total RSLI:	51.00 %
FCA Score:	94.28

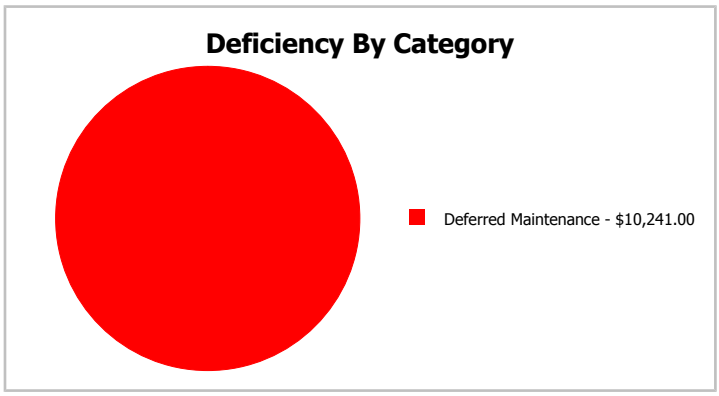
Description:

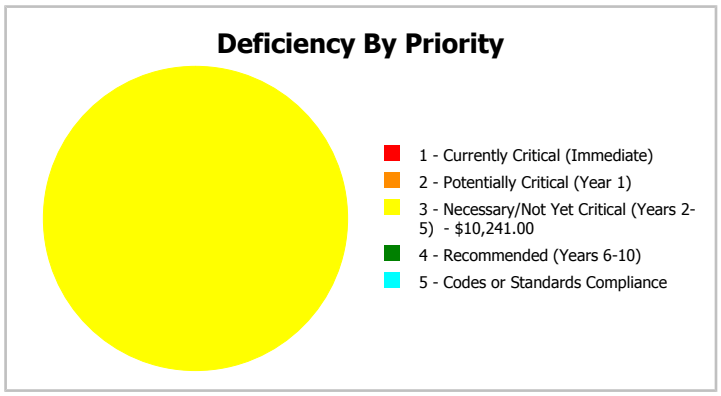
The narrative for this building is included in the Executive Summary Description at the front of this report.

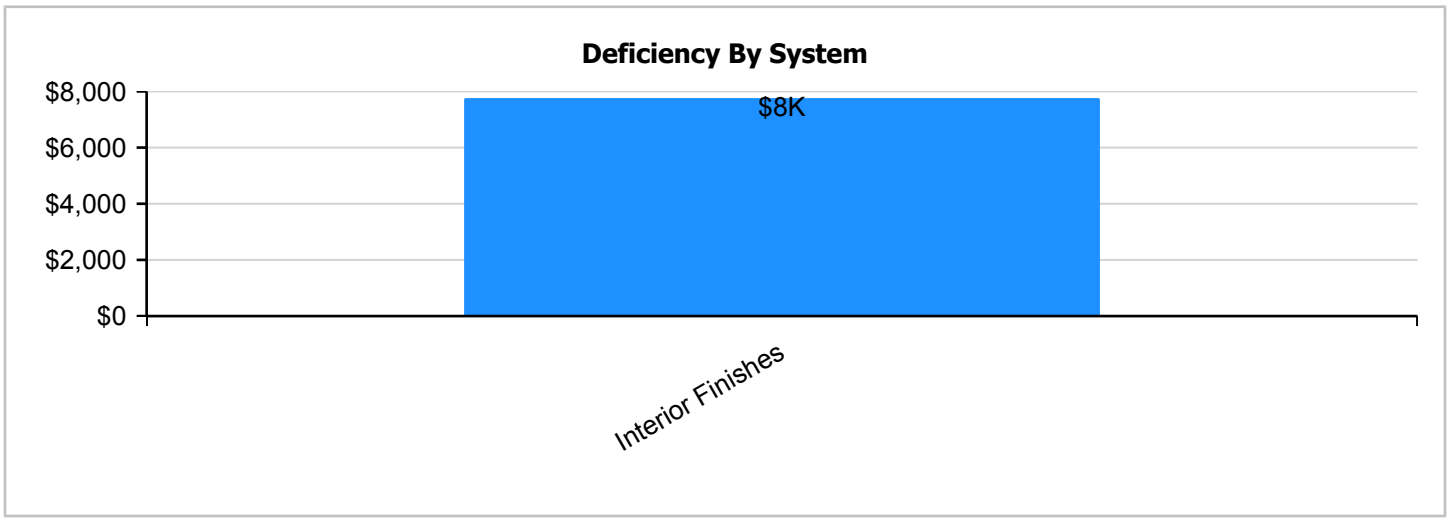
Attributes: This asset has no attributes.

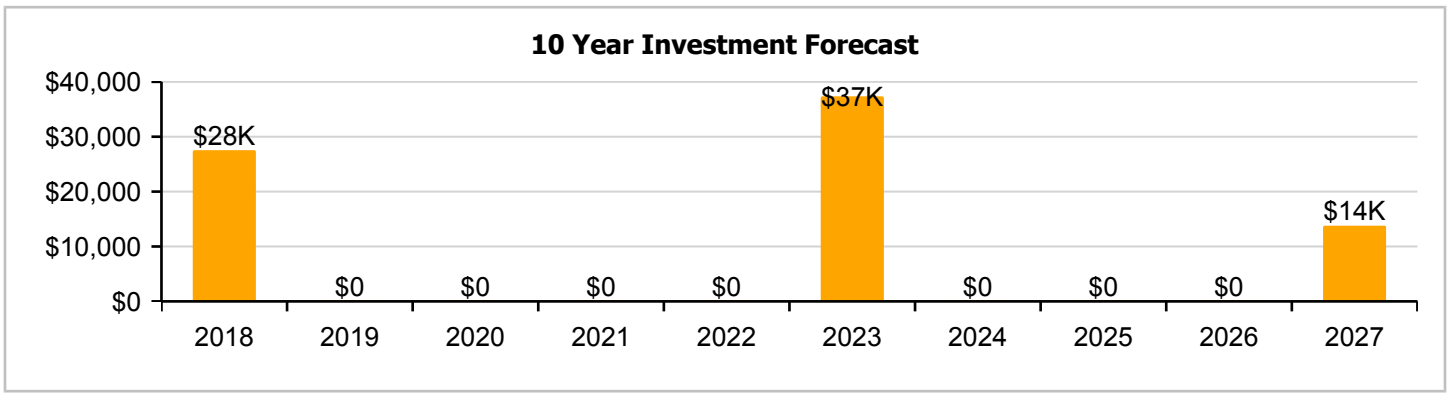
Dashboard Summary

Function:	HS -High School	Gross Area:	1,248
Year Built:	2003	Last Renovation:	
Repair Cost:	$10,241	Replacement Value:	$179,139
FCI:	5.72 %	RSLI%:	51.00 %









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	86.00 %	0.00 %	$0.00
B10 - Superstructure	86.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	76.52 %	0.00 %	$0.00
B30 - Roofing	30.00 %	0.00 %	$0.00
C10 - Interior Construction	58.22 %	0.00 %	$0.00
C30 - Interior Finishes	24.68 %	48.30 %	$10,241.00
D20 - Plumbing	53.33 %	0.00 %	$0.00
D30 - HVAC	19.50 %	0.00 %	$0.00
D50 - Electrical	43.52 %	0.00 %	$0.00
E20 - Furnishings	30.00 %	0.00 %	$0.00
Totals:	**51.01 %**	**5.72 %**	**$10,241.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). South Elevation - Dec 08, 2016

2). West Elevation - Dec 08, 2016

3). North Elevation - Dec 08, 2016

4). East Elevation - Dec 08, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.93	S.F.	1,248	100	2003	2103		86.00 %	0.00 %	86			$8,649
A1030	Slab on Grade	$7.37	S.F.	1,248	100	2003	2103		86.00 %	0.00 %	86			$9,198
B1020	Roof Construction	$5.98	S.F.	1,248	100	2003	2103		86.00 %	0.00 %	86			$7,463
B2010	Exterior Walls	$18.04	S.F.	1,248	100	2003	2103		86.00 %	0.00 %	86			$22,514
B2020	Exterior Windows	$6.47	S.F.	1,248	30	2003	2033		53.33 %	0.00 %	16			$8,075
B2030	Exterior Doors	$0.91	S.F.	1,248	30	2003	2033		53.33 %	0.00 %	16			$1,136
B3010140	Asphalt Shingles	$4.32	S.F.	1,248	20	2003	2023		30.00 %	0.00 %	6			$5,391
C1010	Partitions	$10.34	S.F.	1,248	75	2003	2078		81.33 %	0.00 %	61			$12,904
C1030	Fittings	$8.47	S.F.	1,248	20	2003	2023		30.00 %	0.00 %	6			$10,571
C3010	Wall Finishes	$7.46	S.F.	1,248	10	2003	2013		0.00 %	110.00 %	-4		$10,241.00	$9,310
C3030	Ceiling Finishes	$9.53	S.F.	1,248	25	2003	2028		44.00 %	0.00 %	11			$11,893
D2010	Plumbing Fixtures	$9.98	S.F.	1,248	30	2003	2033		53.33 %	0.00 %	16			$12,455
D2020	Domestic Water Distribution	$0.84	S.F.	1,248	30	2003	2033		53.33 %	0.00 %	16			$1,048
D2030	Sanitary Waste	$5.94	S.F.	1,248	30	2003	2033		53.33 %	0.00 %	16			$7,413
D3040	Distribution Systems	$5.35	S.F.	1,248	30	2003	2033		53.33 %	0.00 %	16			$6,677
D3050	Terminal & Package Units	$16.96	S.F.	1,248	15	2003	2018		6.67 %	0.00 %	1			$21,166
D3060	Controls & Instrumentation	$3.48	S.F.	1,248	20	2003	2023		30.00 %	0.00 %	6			$4,343
D5010	Electrical Service/Distribution	$1.47	S.F.	1,248	40	2003	2043		65.00 %	0.00 %	26			$1,835
D5020	Branch Wiring	$2.55	S.F.	1,248	30	2003	2033		53.33 %	0.00 %	16			$3,182
D5020	Lighting	$3.58	S.F.	1,248	30	2003	2033		53.33 %	0.00 %	16			$4,468
D5030920	Data Communication	$2.49	S.F.	1,248	15	2003	2018		6.67 %	0.00 %	1			$3,108
E2010	Fixed Furnishings	$5.08	S.F.	1,248	20	2003	2023		30.00 %	0.00 %	6			$6,340
								Total	**51.01 %**	**5.72 %**			**$10,241.00**	**$179,139**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

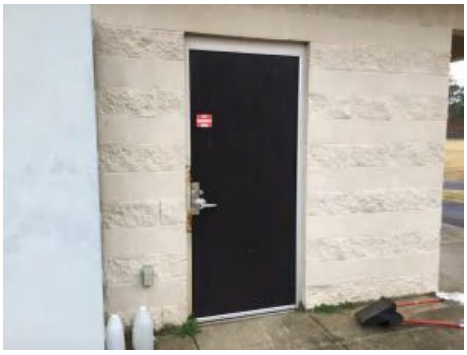
System: B2010 - Exterior Walls

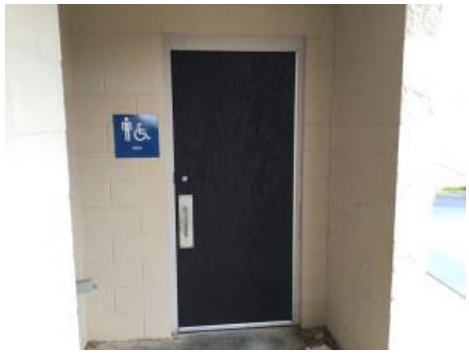
Note:

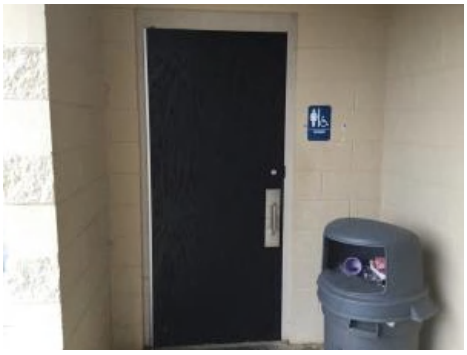
System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors

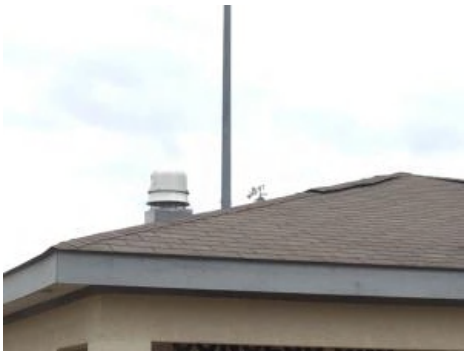






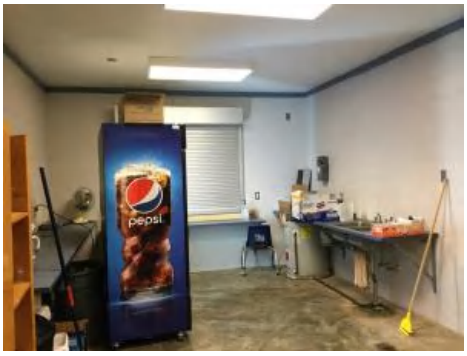
Note:

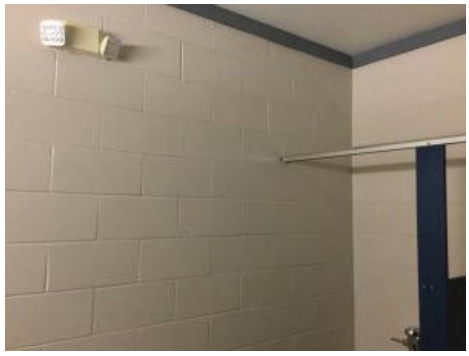
System: B3010140 - Asphalt Shingles



Note:

System: C1010 - Partitions



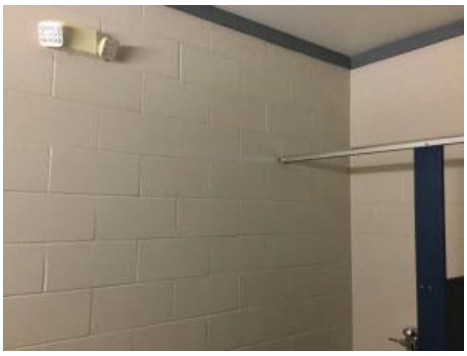


Note:

System: C1030 - Fittings

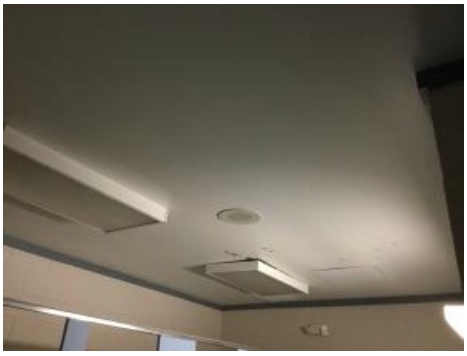
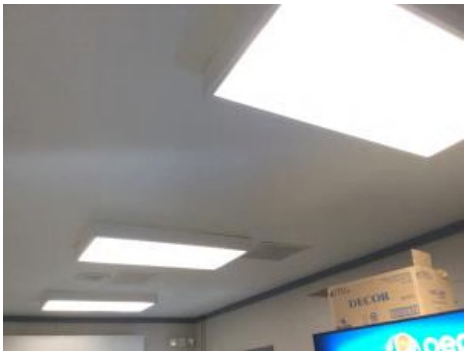
Note:

System: C3010 - Wall Finishes



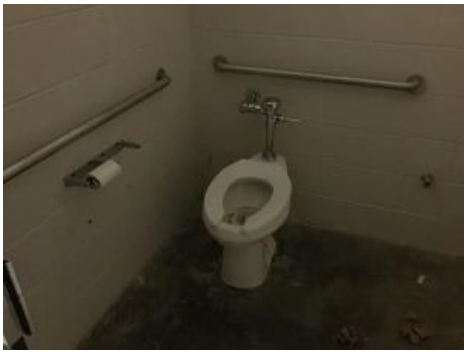
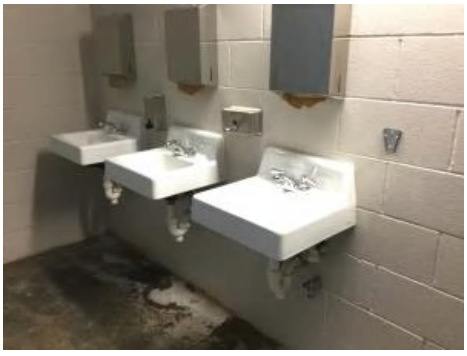
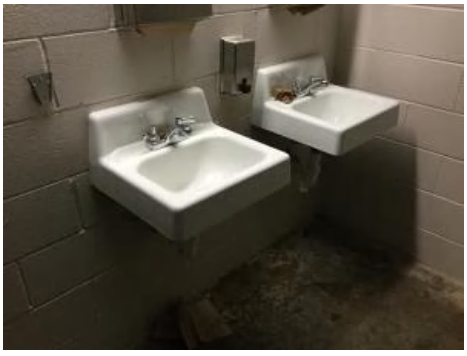
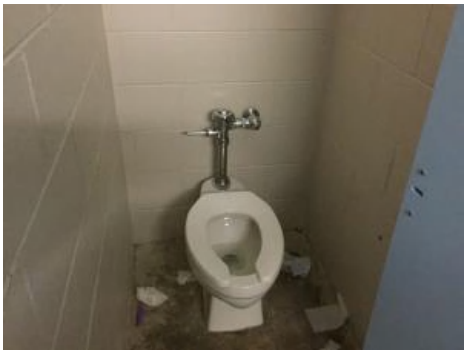
Note:

System: C3030 - Ceiling Finishes

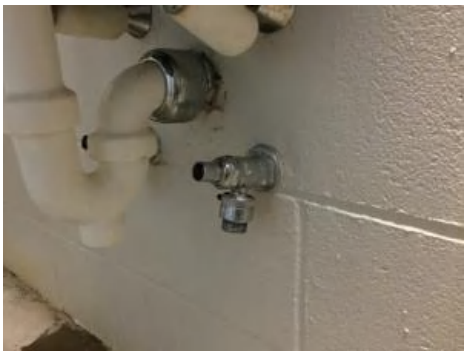
Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution



Note:

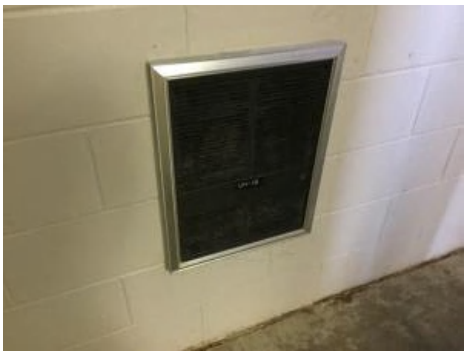
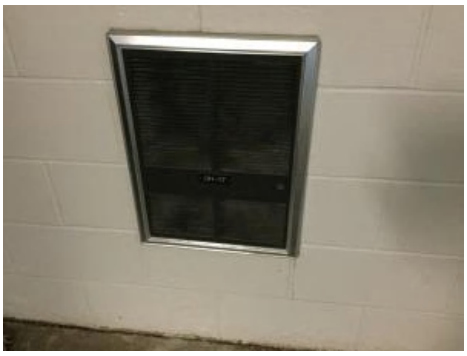
System: D2030 - Sanitary Waste

Note:

System: D3040 - Distribution Systems

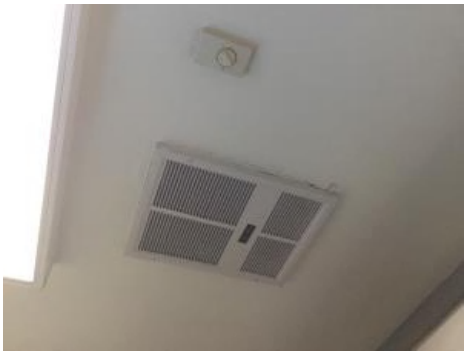
Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation



Note:

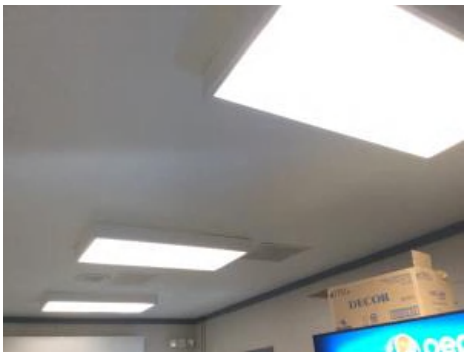
System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

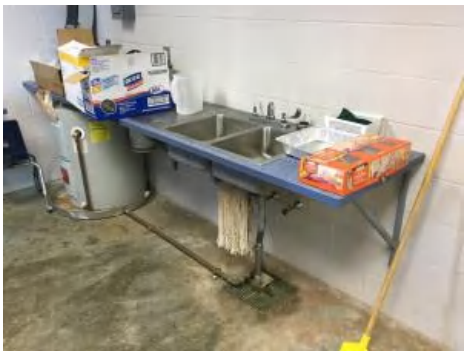


Note:

System: D5030920 - Data Communication

Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

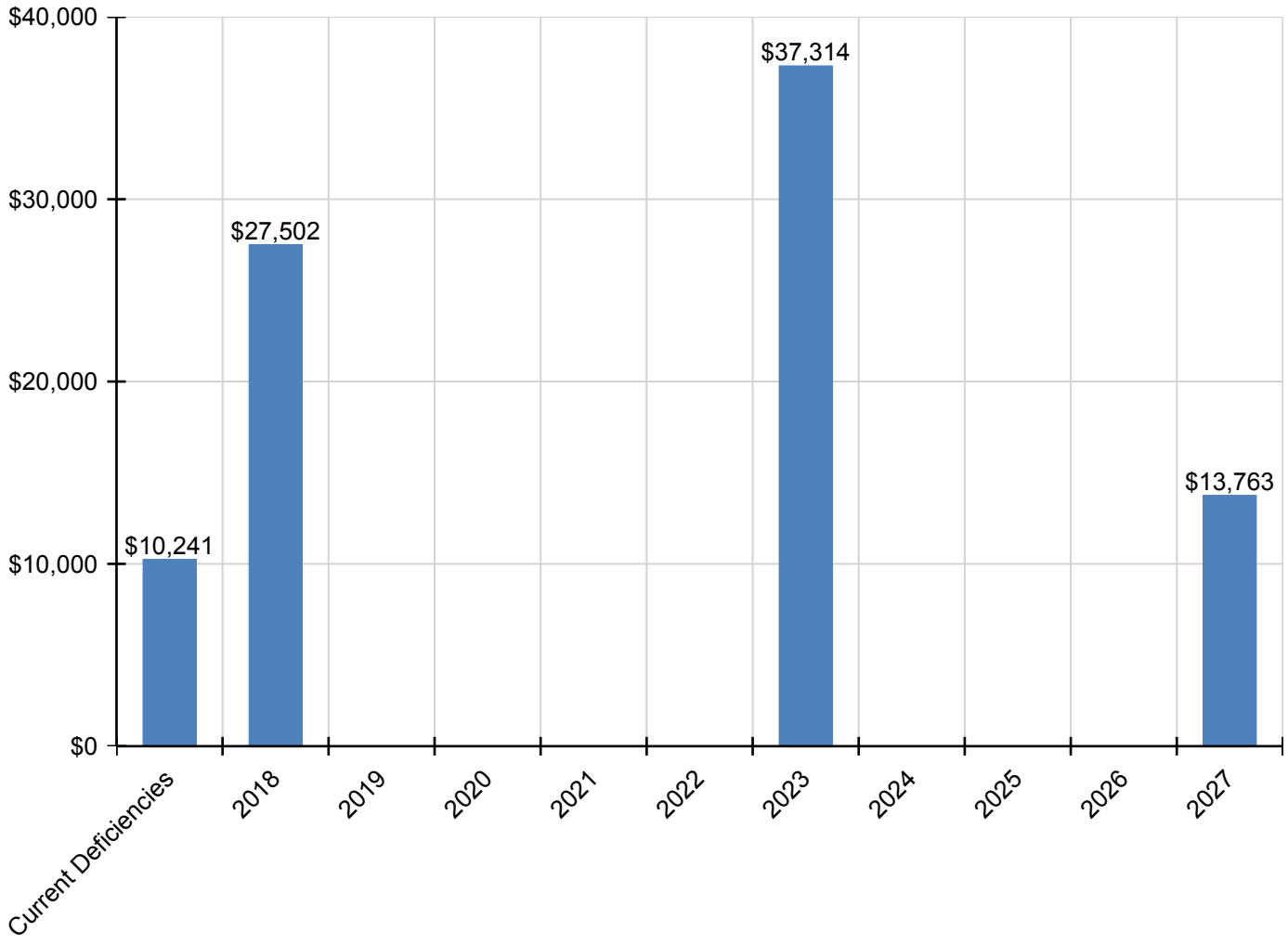
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$10,241**	**$27,502**	**$0**	**$0**	**$0**	**$0**	**$37,314**	**$0**	**$0**	**$0**	**$13,763**	**$88,820**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$0	$0	$0	$0	$9,398	$0	$0	$0	$0	**$9,398**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$13,884	$0	$0	$0	$0	**$13,884**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$10,241	$0	$0	$0	$0	$0	$0	$0	$0	$0	$13,763	**$24,004**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$0	$23,981	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$23,981**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$5,704	$0	$0	$0	$0	**$5,704**
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**
D5030920 - Data Communication	$0	$3,521	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,521**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$8,327	$0	$0	$0	$0	**$8,327**

** Indicates non-renewable system*

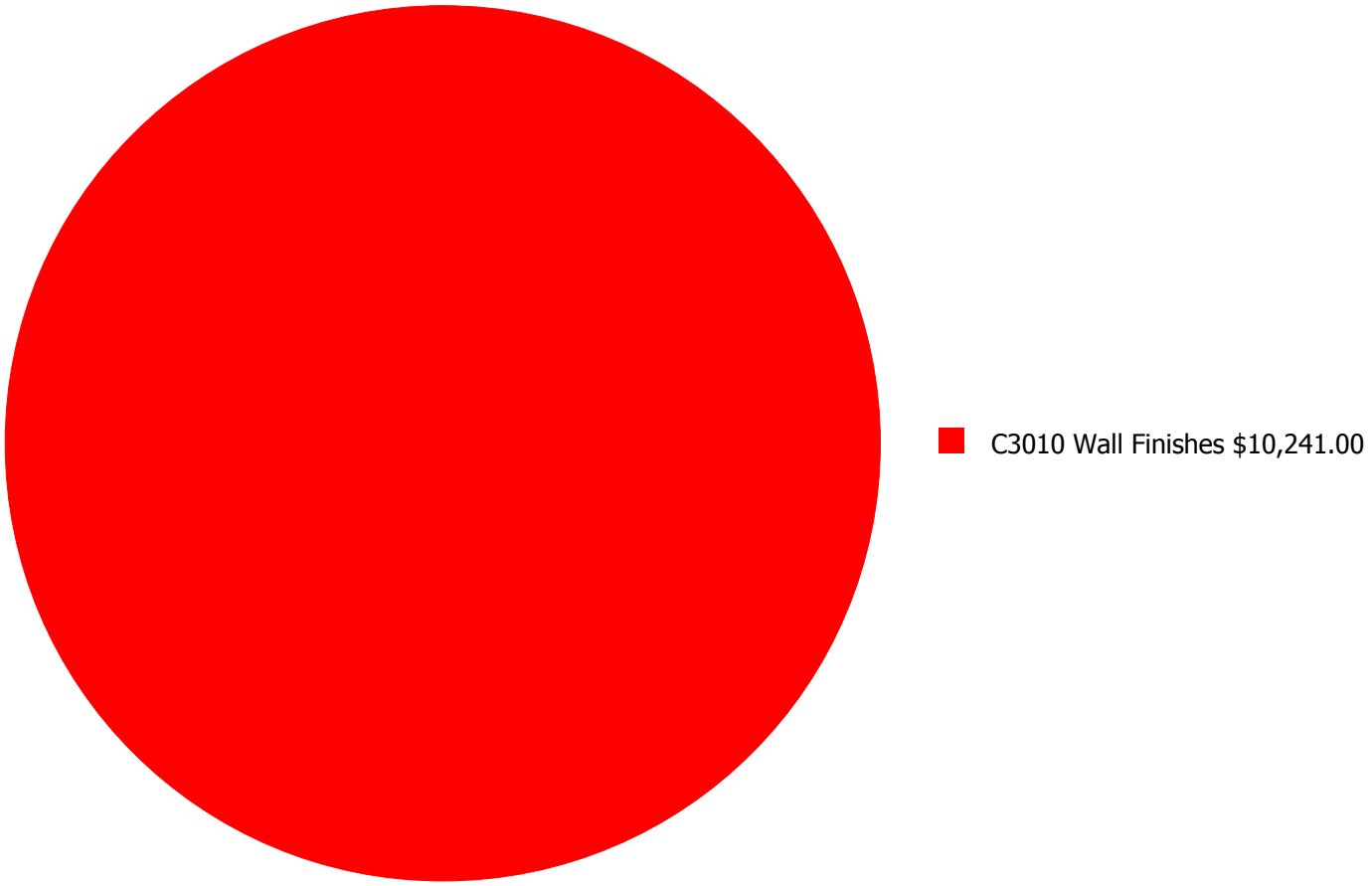
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

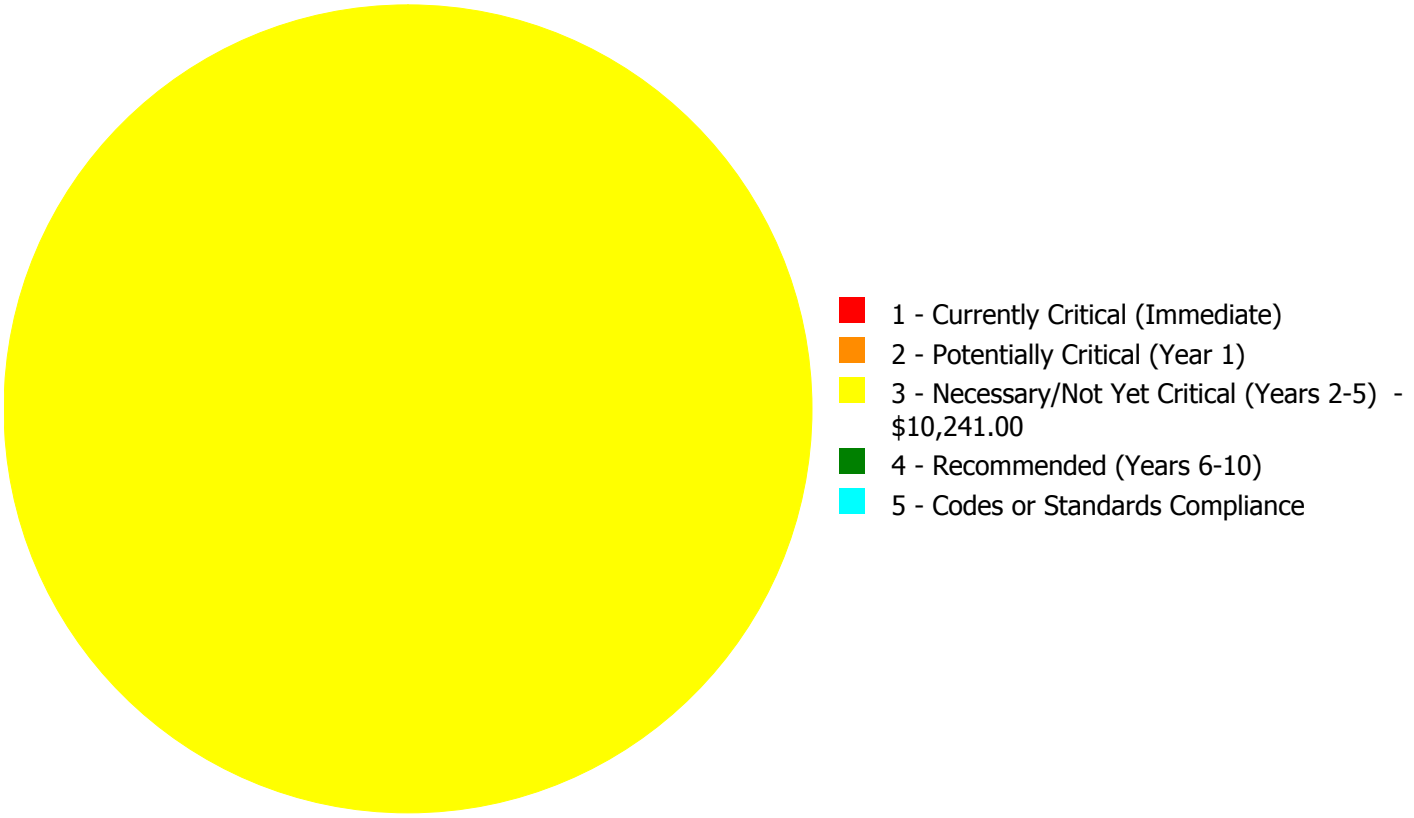
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $10,241.00

Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:



Budget Estimate Total: $10,241.00

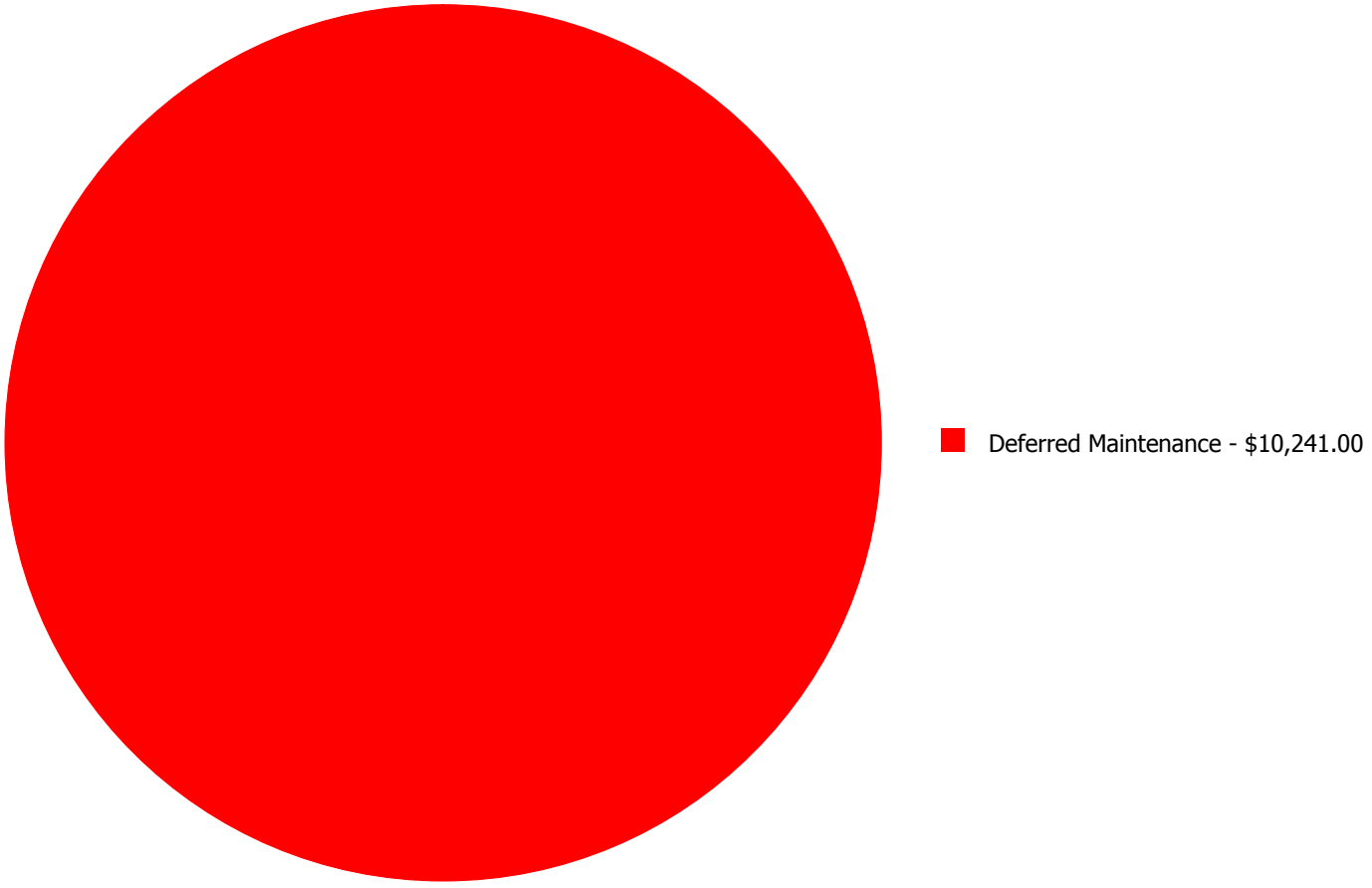
Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
C3010	Wall Finishes	$0.00	$0.00	$10,241.00	$0.00	$0.00	$10,241.00
	Total:	$0.00	$0.00	$10,241.00	$0.00	$0.00	$10,241.00

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:



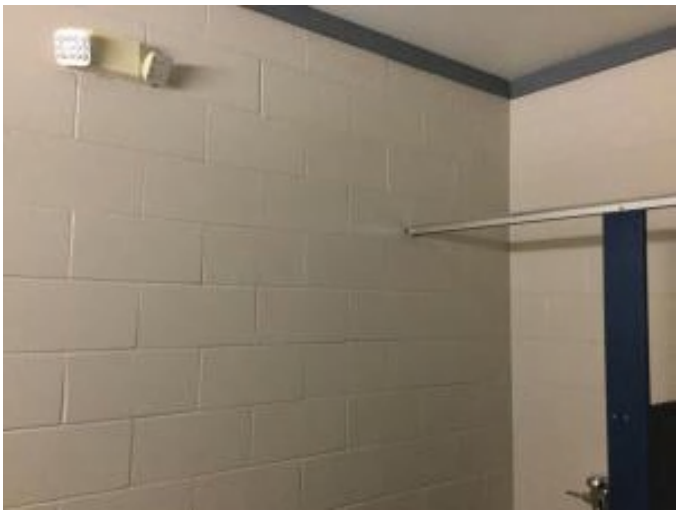
Budget Estimate Total: $10,241.00

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: C3010 - Wall Finishes



Location:	Throughout the building
Distress:	Beyond Service Life
Category:	Deferred Maintenance
Priority:	3 - Necessary/Not Yet Critical (Years 2-5)
Correction:	Renew System
Qty:	1,248.00
Unit of Measure:	S.F.
Estimate:	$10,241.00
Assessor Name:	Eduardo Lopez
Date Created:	12/09/2016

Notes: The wall finishes are aged, scuffed, fading, stained, and should be replaced.

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	4,558
Year Built:	2003
Last Renovation:	
Replacement Value:	$759,638
Repair Cost:	$101,279.00
Total FCI:	13.33 %
Total RSLI:	47.46 %
FCA Score:	86.67

Description:

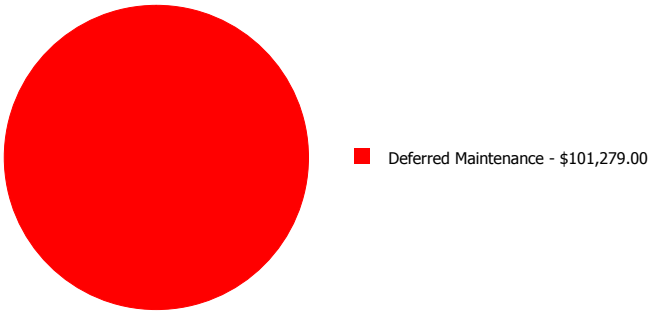
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

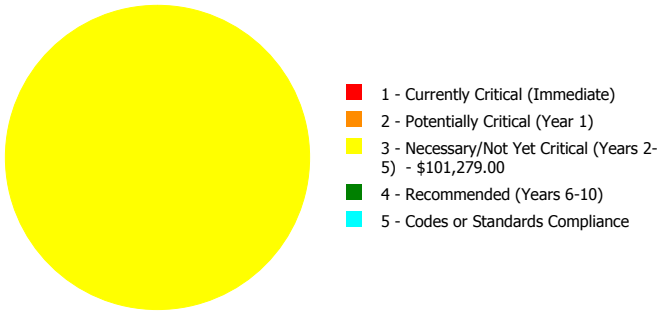
Dashboard Summary

Function:	HS -High School	Gross Area:	4,558
Year Built:	2003	Last Renovation:	
Repair Cost:	$101,279	Replacement Value:	$759,638
FCI:	13.33 %	RSLI%:	47.46 %

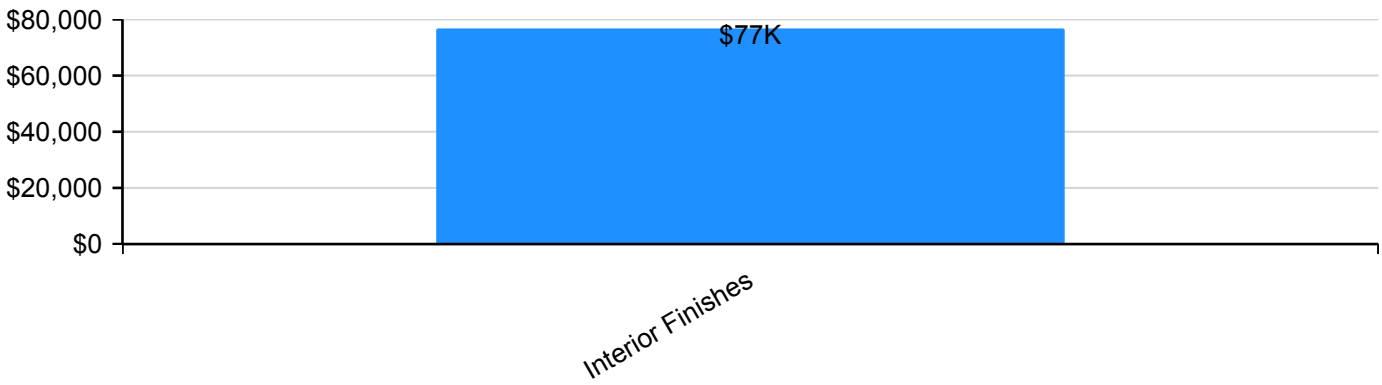
Deficiency By Category



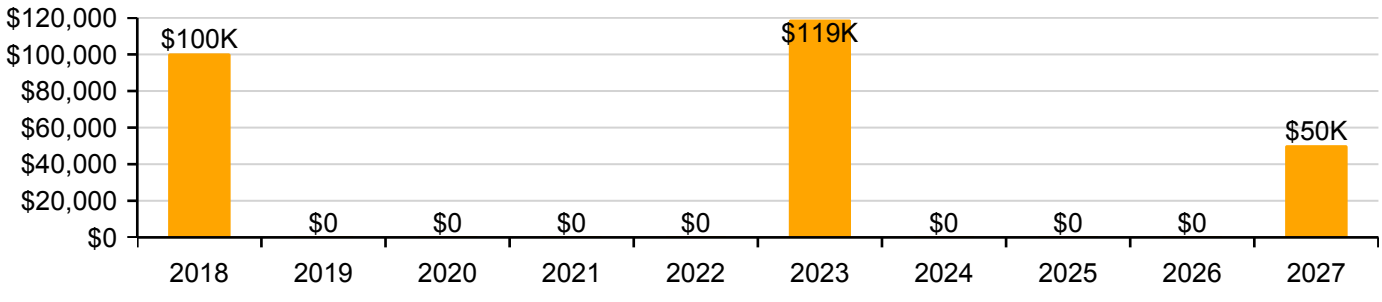
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	86.00 %	0.00 %	$0.00
B10 - Superstructure	86.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	76.52 %	0.00 %	$0.00
B30 - Roofing	53.33 %	0.00 %	$0.00
C10 - Interior Construction	57.71 %	0.00 %	$0.00
C30 - Interior Finishes	14.10 %	74.74 %	$101,279.00
D20 - Plumbing	53.33 %	0.00 %	$0.00
D30 - HVAC	17.86 %	0.00 %	$0.00
D50 - Electrical	42.68 %	0.00 %	$0.00
E10 - Equipment	30.00 %	0.00 %	$0.00
E20 - Furnishings	30.00 %	0.00 %	$0.00
Totals:	**47.46 %**	**13.33 %**	**$101,279.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). Northwest Elevation - Dec 08, 2016

2). Southwest Elevation - Dec 08, 2016

3). Southeast Elevation - Dec 08, 2016

4). Northeast Elevation - Dec 08, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.93	S.F.	4,558	100	2003	2103		86.00 %	0.00 %	86			$31,587
A1030	Slab on Grade	$7.37	S.F.	4,558	100	2003	2103		86.00 %	0.00 %	86			$33,592
B1020	Roof Construction	$5.98	S.F.	4,558	100	2003	2103		86.00 %	0.00 %	86			$27,257
B2010	Exterior Walls	$18.04	S.F.	4,558	100	2003	2103		86.00 %	0.00 %	86			$82,226
B2020	Exterior Windows	$6.47	S.F.	4,558	30	2003	2033		53.33 %	0.00 %	16			$29,490
B2030	Exterior Doors	$0.91	S.F.	4,558	30	2003	2033		53.33 %	0.00 %	16			$4,148
B3010130	Preformed Metal Roofing	$9.66	S.F.	4,558	30	2003	2033		53.33 %	0.00 %	16			$44,030
C1010	Partitions	$10.34	S.F.	4,558	75	2003	2078		81.33 %	0.00 %	61			$47,130
C1020	Interior Doors	$2.20	S.F.	4,558	30	2003	2033		53.33 %	0.00 %	16			$10,028
C1030	Fittings	$8.47	S.F.	4,558	20	2003	2023		30.00 %	0.00 %	6			$38,606
C3010	Wall Finishes	$7.46	S.F.	4,558	10	2003	2013		0.00 %	110.00 %	-4		$37,403.00	$34,003
C3020	Floor Finishes	$12.74	S.F.	4,558	20	2003	2023	2016	0.00 %	110.00 %	-1		$63,876.00	$58,069
C3030	Ceiling Finishes	$9.53	S.F.	4,558	25	2003	2028		44.00 %	0.00 %	11			$43,438
D2010	Plumbing Fixtures	$9.98	S.F.	4,558	30	2003	2033		53.33 %	0.00 %	16			$45,489
D2020	Domestic Water Distribution	$0.84	S.F.	4,558	30	2003	2033		53.33 %	0.00 %	16			$3,829
D2030	Sanitary Waste	$5.94	S.F.	4,558	30	2003	2033		53.33 %	0.00 %	16			$27,075
D3040	Distribution Systems	$5.35	S.F.	4,558	30	2003	2033		53.33 %	0.00 %	16			$24,385
D3050	Terminal & Package Units	$16.96	S.F.	4,558	15	2003	2018		6.67 %	0.00 %	1			$77,304
D5010	Electrical Service/Distribution	$1.47	S.F.	4,558	40	2003	2043		65.00 %	0.00 %	26			$6,700
D5020	Branch Wiring	$2.55	S.F.	4,558	30	2003	2033		53.33 %	0.00 %	16			$11,623
D5020	Lighting	$3.58	S.F.	4,558	30	2003	2033		53.33 %	0.00 %	16			$16,318
D5030920	Data Communication	$2.49	S.F.	4,558	15	2003	2018		6.67 %	0.00 %	1			$11,349
D5090	Other Electrical Systems	$0.67	S.F.	4,558	20	2003	2023		30.00 %	0.00 %	6			$3,054
E1010	Commercial Equipment	$5.65	S.F.	4,558	20	2003	2023		30.00 %	0.00 %	6			$25,753
E2010	Fixed Furnishings	$5.08	S.F.	4,558	20	2003	2023		30.00 %	0.00 %	6			$23,155
								Total	**47.46 %**	**13.33 %**			**$101,279.00**	**$759,638**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

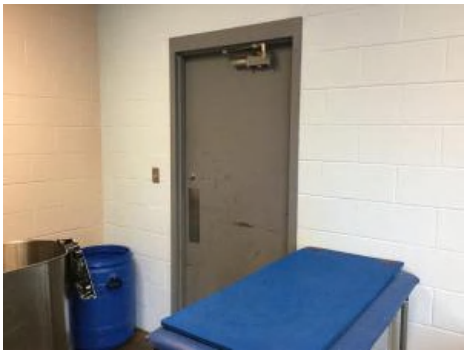
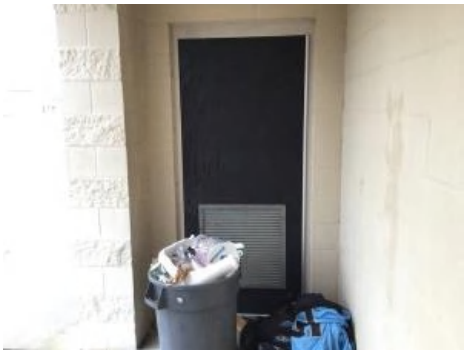
System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors

Note:

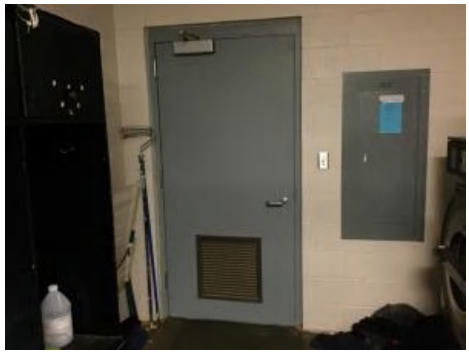
System: B3010130 - Preformed Metal Roofing

Note:

System: C1010 - Partitions

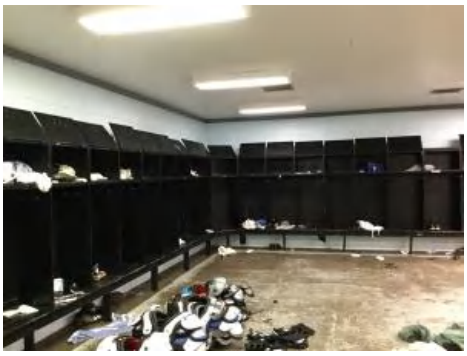
Note:

System: C1020 - Interior Doors



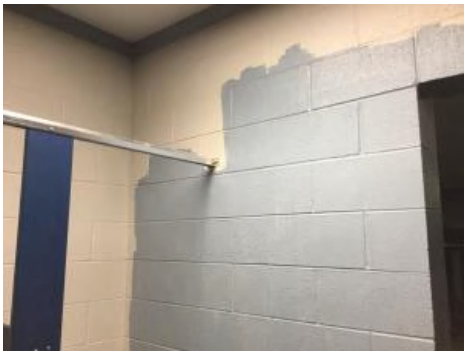
Note:

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes

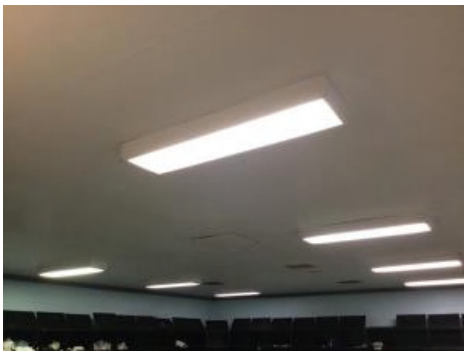


Note:

System: C3020 - Floor Finishes

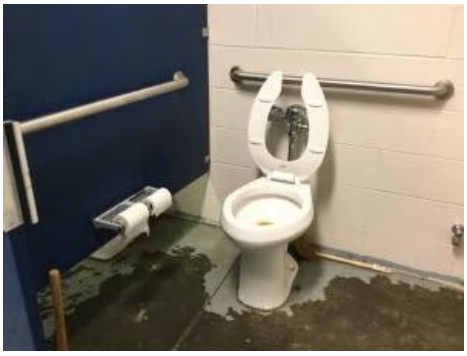
Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

Note:

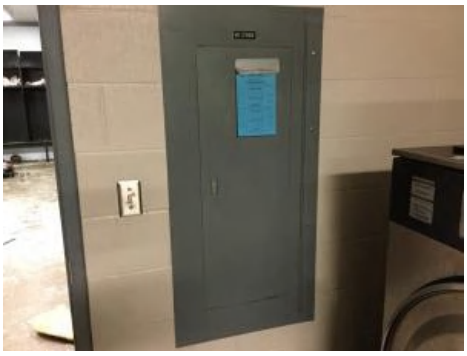
System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

System: D5010 - Electrical Service/Distribution

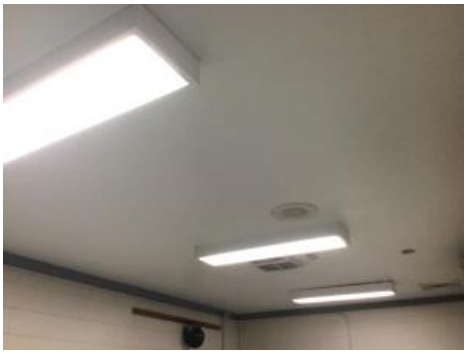


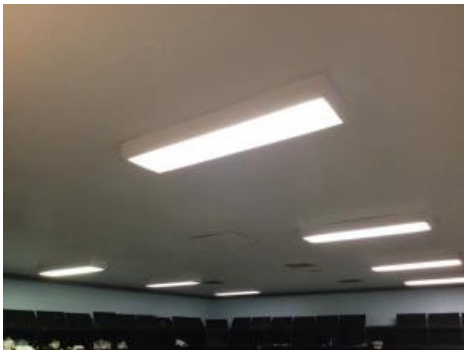
Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting





Note:

System: D5030920 - Data Communication

Note:

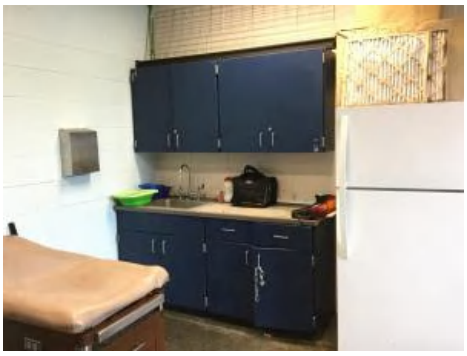
System: D5090 - Other Electrical Systems

Note:

System: E1010 - Commercial Equipment

Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

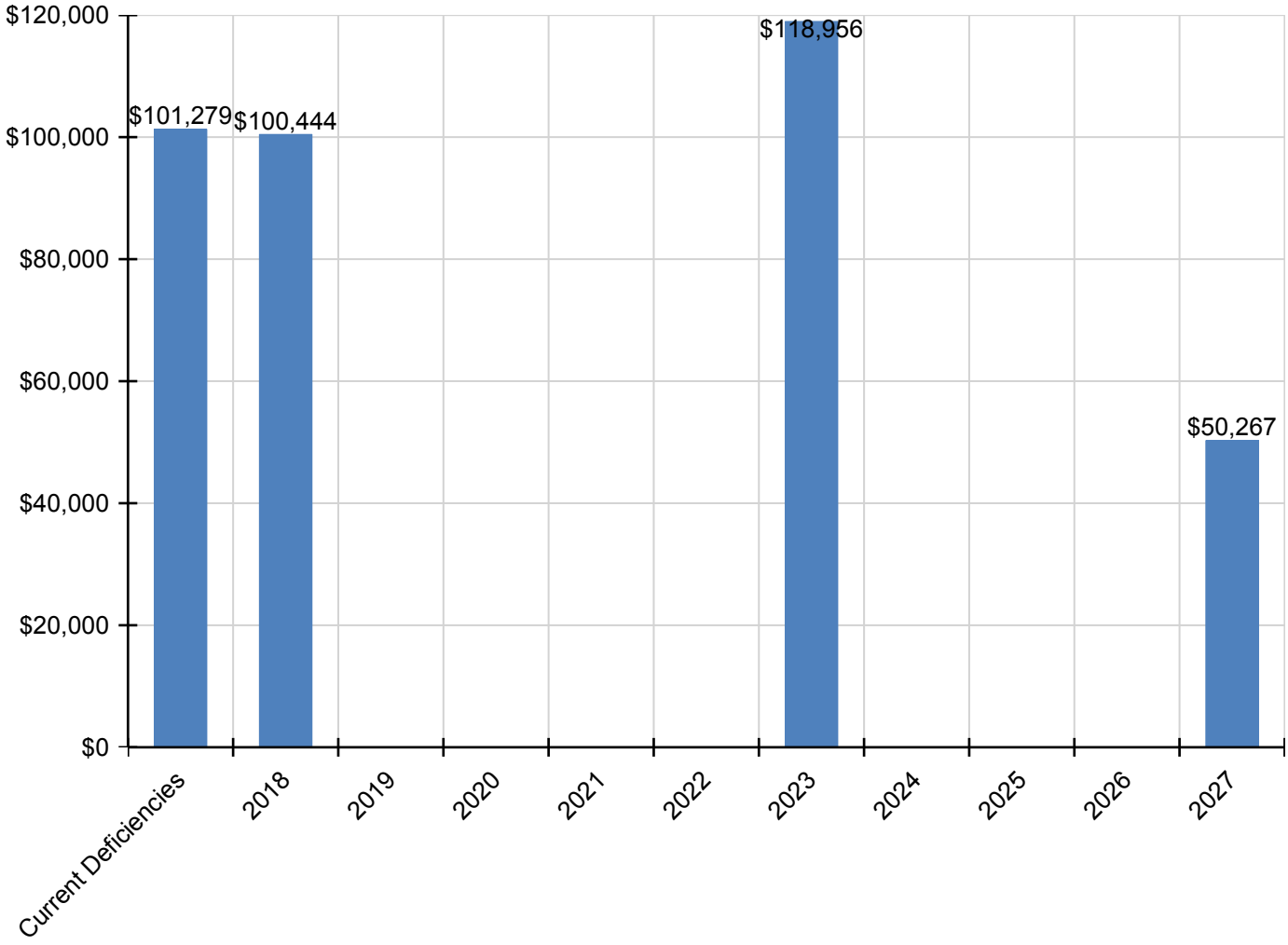
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$101,279**	**$100,444**	**$0**	**$0**	**$0**	**$0**	**$118,956**	**$0**	**$0**	**$0**	**$50,267**	**$370,945**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$50,708	$0	$0	$0	$0	**$50,708**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$37,403	$0	$0	$0	$0	$0	$0	$0	$0	$0	$50,267	**$87,670**
C3020 - Floor Finishes	$63,876	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$63,876**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

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	$0	$87,585	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$87,585**
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**
D5030920 - Data Communication	$0	$12,859	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$12,859**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$4,011	$0	$0	$0	$0	**$4,011**
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**
E1010 - Commercial Equipment	$0	$0	$0	$0	$0	$0	$33,825	$0	$0	$0	$0	**$33,825**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$30,413	$0	$0	$0	$0	**$30,413**

** Indicates non-renewable system*

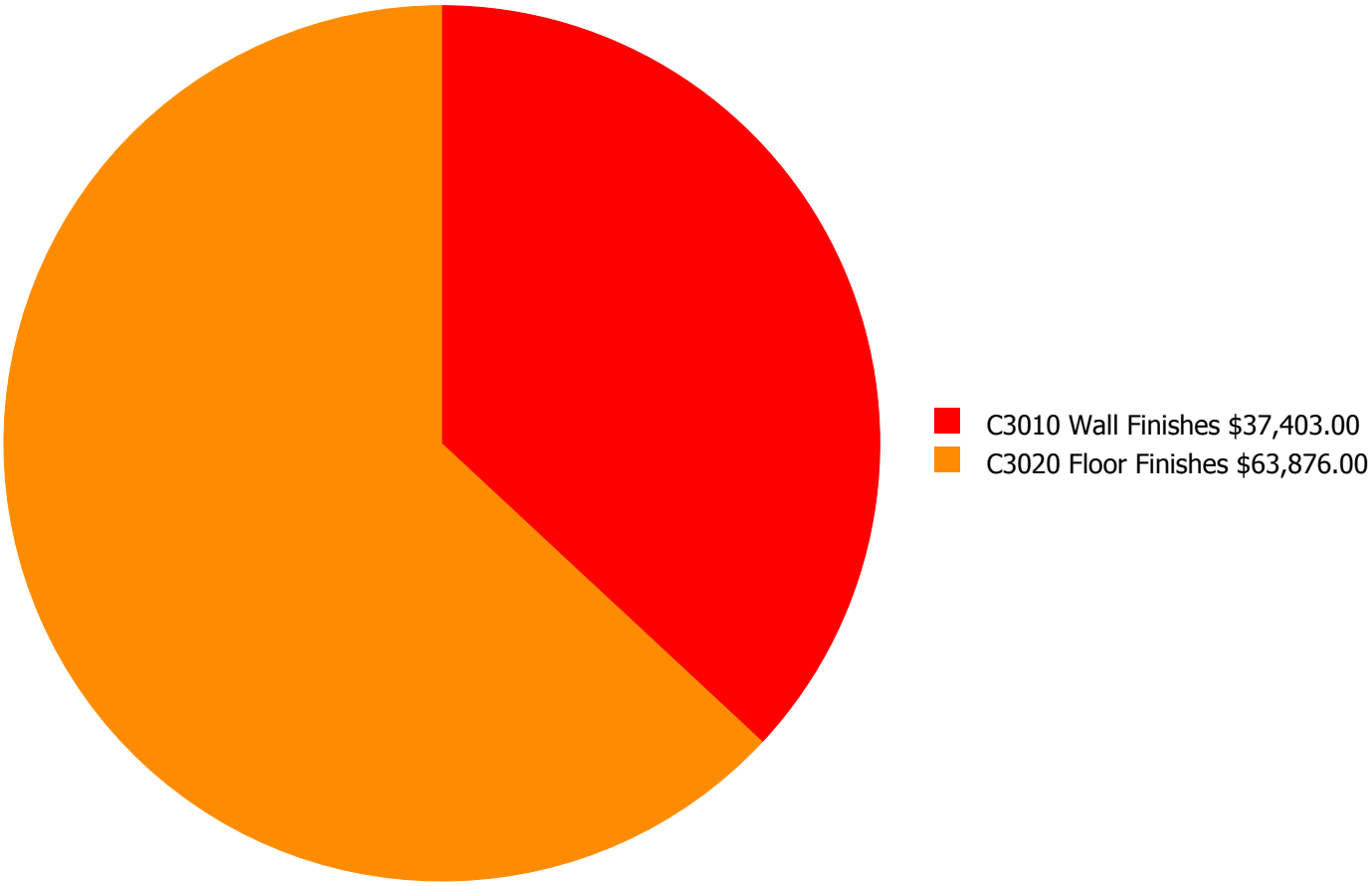
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

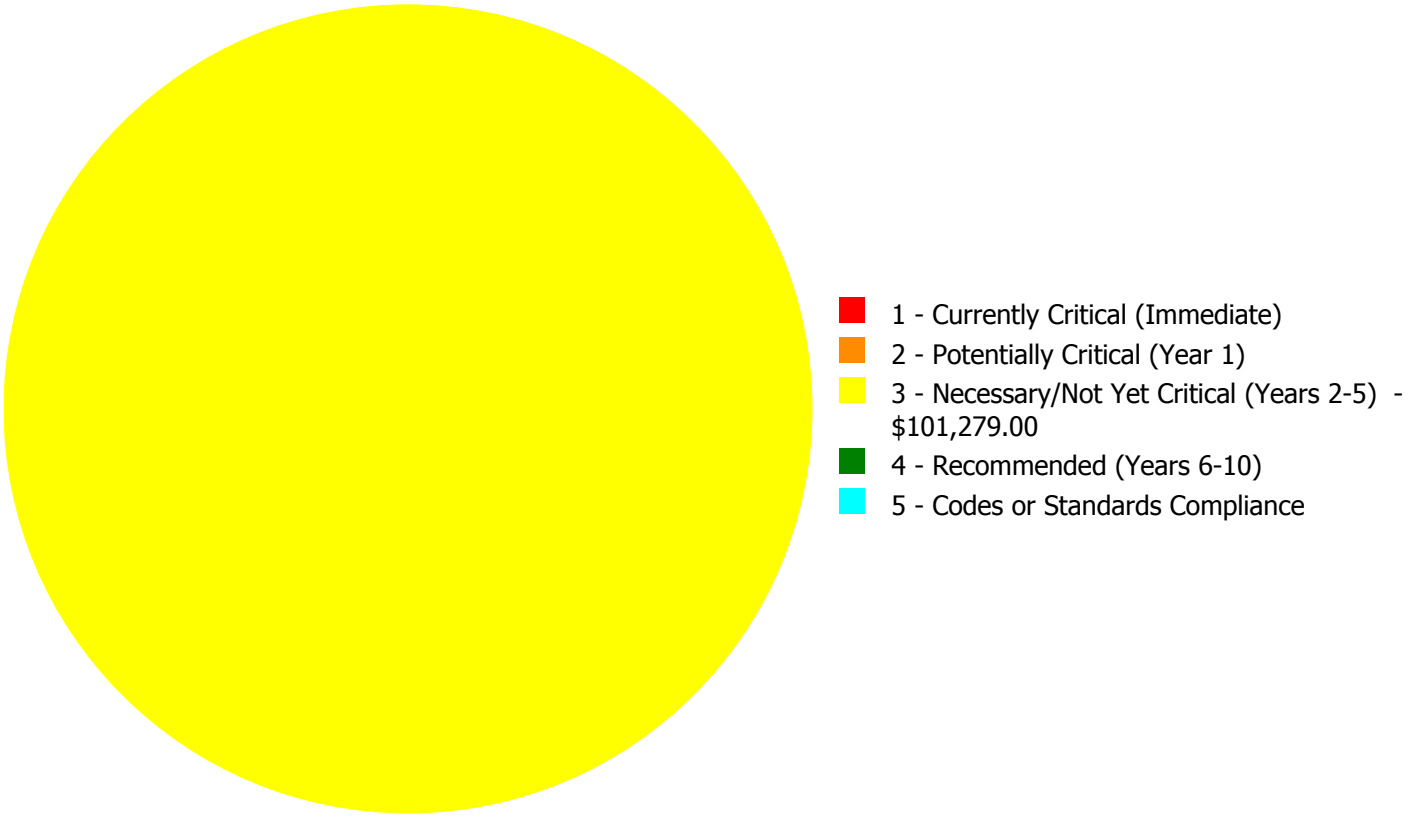
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $101,279.00

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: $101,279.00

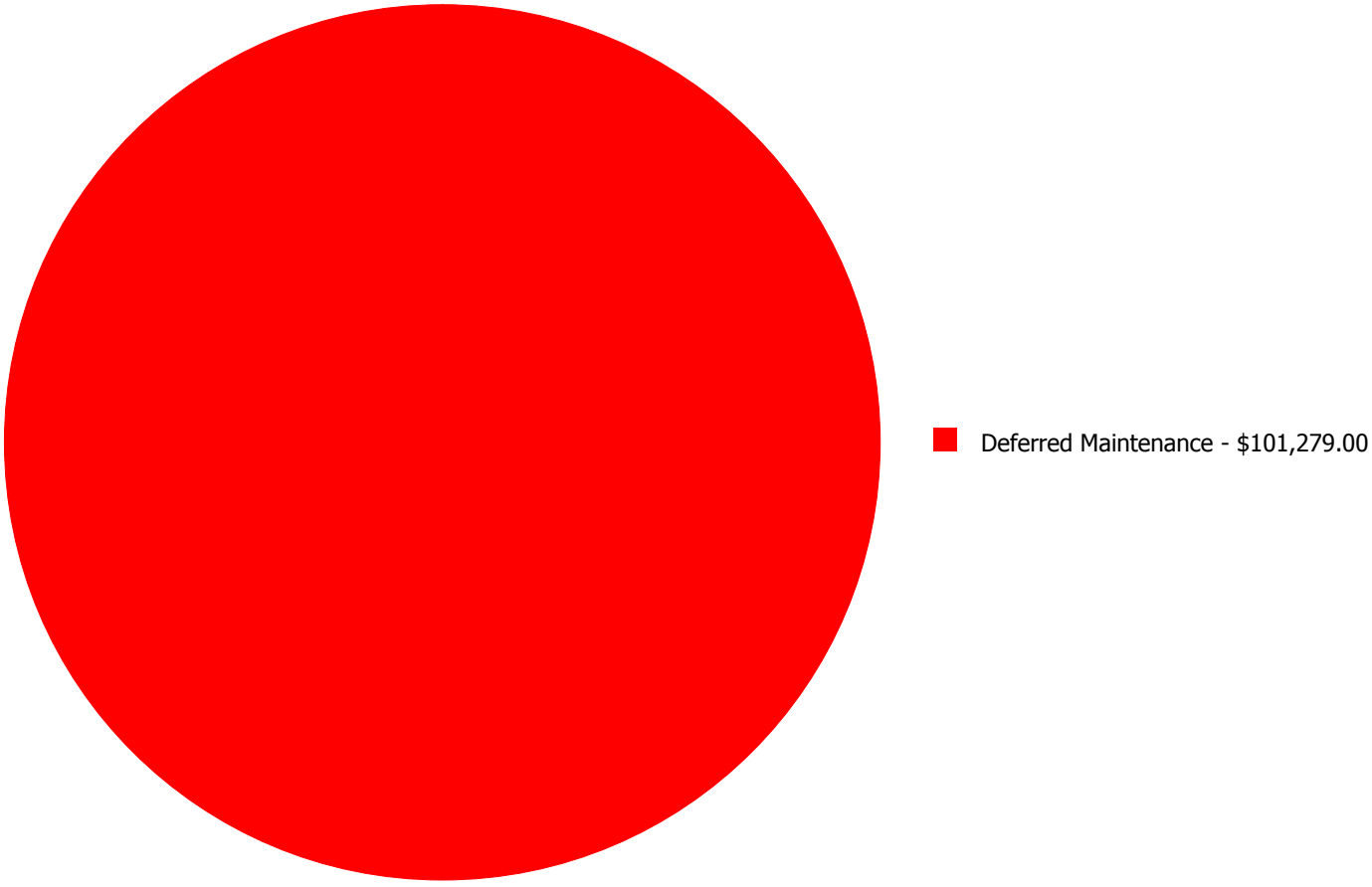
Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
C3010	Wall Finishes	$0.00	$0.00	$37,403.00	$0.00	$0.00	$37,403.00
C3020	Floor Finishes	$0.00	$0.00	$63,876.00	$0.00	$0.00	$63,876.00
	Total:	$0.00	$0.00	$101,279.00	$0.00	$0.00	$101,279.00

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:



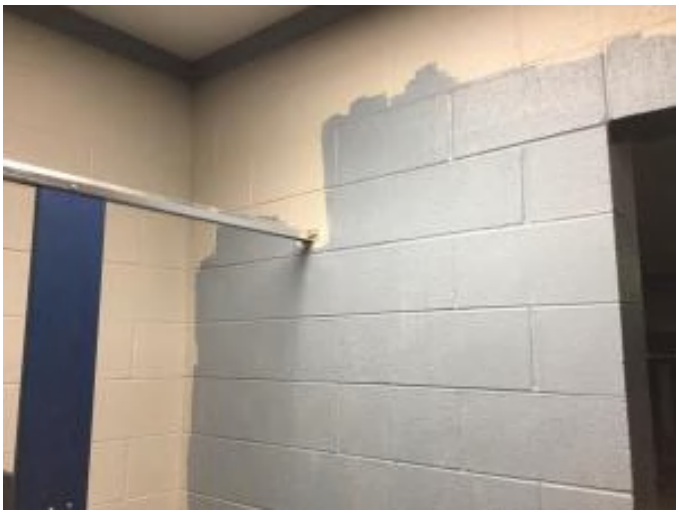
Budget Estimate Total: $101,279.00

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: C3010 - Wall Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,558.00
Unit of Measure: S.F.
Estimate: $37,403.00
Assessor Name: Eduardo Lopez
Date Created: 12/09/2016

Notes: The wall finishes are aged, scuffed, fading, stained, and should be re-painted.

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: 4,558.00
Unit of Measure: S.F.
Estimate: $63,876.00
Assessor Name: Eduardo Lopez
Date Created: 12/09/2016

Notes: The original flooring is in poor conditions, with different areas worn, and should be replaced.

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	228,511
Year Built:	2003
Last Renovation:	
Replacement Value:	$42,345,699
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	50.20 %
FCA Score:	100.00

Description:

The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

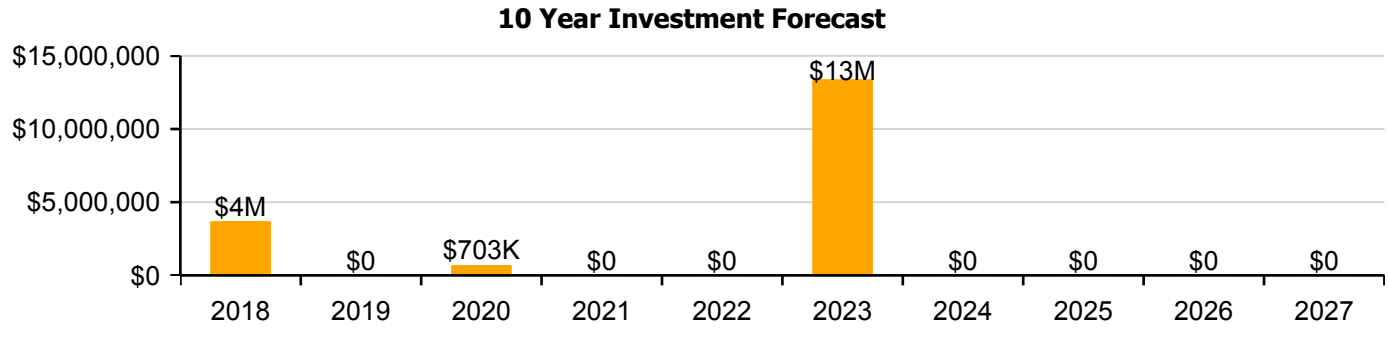
Dashboard Summary

Function:	HS -High School	Gross Area:	228,511
Year Built:	2003	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$42,345,699
FCI:	0.00 %	RSLI%:	50.20 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	86.00 %	0.00 %	$0.00
B10 - Superstructure	86.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	66.21 %	0.00 %	$0.00
B30 - Roofing	50.35 %	0.00 %	$0.00
C10 - Interior Construction	64.59 %	0.00 %	$0.00
C20 - Stairs	86.00 %	0.00 %	$0.00
C30 - Interior Finishes	36.14 %	0.00 %	$0.00
D10 - Conveying	53.33 %	0.00 %	$0.00
D20 - Plumbing	53.33 %	0.00 %	$0.00
D30 - HVAC	37.57 %	0.00 %	$0.00
D40 - Fire Protection	53.33 %	0.00 %	$0.00
D50 - Electrical	36.30 %	0.00 %	$0.00
E10 - Equipment	30.00 %	0.00 %	$0.00
E20 - Furnishings	30.00 %	0.00 %	$0.00
Totals:	**50.20 %**	**0.00 %**	**$0.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). East Elevation, Main Entrance - Dec 08, 2016

2). East Elevation - Dec 08, 2016

3). Northeast Elevation - Dec 08, 2016

4). Northwest Elevation - Dec 08, 2016

5). West Elevation - Dec 08, 2016

6). South Elevation - Dec 08, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$2.18	S.F.	228,511	100	2003	2103		86.00 %	0.00 %	86			$498,154
A1030	Slab on Grade	$4.08	S.F.	228,511	100	2003	2103		86.00 %	0.00 %	86			$932,325
B1010	Floor Construction	$11.42	S.F.	228,511	100	2003	2103		86.00 %	0.00 %	86			$2,609,596
B1020	Roof Construction	$7.60	S.F.	228,511	100	2003	2103		86.00 %	0.00 %	86			$1,736,684
B2010	Exterior Walls	$8.84	S.F.	228,511	100	2003	2103		86.00 %	0.00 %	86			$2,020,037
B2020	Exterior Windows	$12.78	S.F.	228,511	30	2003	2033		53.33 %	0.00 %	16			$2,920,371
B2030	Exterior Doors	$0.81	S.F.	228,511	30	2003	2033		53.33 %	0.00 %	16			$185,094
B3010120	Single Ply Membrane	$6.98	S.F.	20,285	20	2003	2023		30.00 %	0.00 %	6			$141,589
B3010130	Preformed Metal Roofing	$9.66	S.F.	110,750	30	2003	2033		53.33 %	0.00 %	16			$1,069,845
B3020	Roof Openings	$0.21	S.F.	228,511	25	2003	2028		44.00 %	0.00 %	11			$47,987
C1010	Partitions	$4.70	S.F.	228,511	75	2003	2078		81.33 %	0.00 %	61			$1,074,002
C1020	Interior Doors	$2.44	S.F.	228,511	30	2003	2033		53.33 %	0.00 %	16			$557,567
C1030	Fittings	$1.48	S.F.	228,511	20	2003	2023		30.00 %	0.00 %	6			$338,196
C2010	Stair Construction	$2.59	S.F.	228,511	100	2003	2103		86.00 %	0.00 %	86			$591,843
C3010	Wall Finishes	$2.56	S.F.	228,511	10	2003	2013	2020	30.00 %	0.00 %	3			$584,988
C3020	Floor Finishes	$10.94	S.F.	228,511	20	2003	2023		30.00 %	0.00 %	6			$2,499,910
C3030	Ceiling Finishes	$10.56	S.F.	228,511	25	2003	2028		44.00 %	0.00 %	11			$2,413,076
D1010	Elevators and Lifts	$0.98	S.F.	228,511	30	2003	2033		53.33 %	0.00 %	16			$223,941
D2010	Plumbing Fixtures	$8.83	S.F.	228,511	30	2003	2033		53.33 %	0.00 %	16			$2,017,752
D2020	Domestic Water Distribution	$1.64	S.F.	228,511	30	2003	2033		53.33 %	0.00 %	16			$374,758
D2030	Sanitary Waste	$2.59	S.F.	228,511	30	2003	2033		53.33 %	0.00 %	16			$591,843
D2040	Rain Water Drainage	$0.63	S.F.	228,511	30	2003	2033		53.33 %	0.00 %	16			$143,962
D2090	Other Plumbing Systems -Nat Gas	$0.15	S.F.		40	2003	2043		65.00 %	0.00 %	26			$0
D3030	Cooling Generating Systems	$7.18	S.F.	228,511	25	2003	2028		44.00 %	0.00 %	11			$1,640,709
D3040	Distribution Systems	$8.37	S.F.	228,511	30	2003	2033		53.33 %	0.00 %	16			$1,912,637
D3050	Terminal & Package Units	$4.16	S.F.	228,511	15	2003	2018		6.67 %	0.00 %	1			$950,606
D3060	Controls & Instrumentation	$5.29	S.F.	228,511	20	2003	2023		30.00 %	0.00 %	6			$1,208,823
D3090	Other HVAC Systems/Equip	$1.25	S.F.	228,511	20	2003	2023		30.00 %	0.00 %	6			$285,639
D4010	Sprinklers	$3.63	S.F.	228,511	30	2003	2033		53.33 %	0.00 %	16			$829,495
D4020	Standpipes	$0.55	S.F.	228,511	30	2003	2033		53.33 %	0.00 %	16			$125,681
D5010	Electrical Service/Distribution	$1.60	S.F.	228,511	40	2003	2043		65.00 %	0.00 %	26			$365,618
D5020	Branch Wiring	$4.55	S.F.	228,511	30	2003	2033		53.33 %	0.00 %	16			$1,039,725
D5020	Lighting	$10.64	S.F.	228,511	30	2003	2033		53.33 %	0.00 %	16			$2,431,357
D5030810	Security & Detection Systems	$1.97	S.F.	228,511	15	2003	2018		6.67 %	0.00 %	1			$450,167

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 $
D5030910	Fire Alarm Systems	$3.56	S.F.	228,511	15	2003	2018		6.67 %	0.00 %	1			$813,499
D5030920	Data Communication	$4.61	S.F.	228,511	15	2003	2018		6.67 %	0.00 %	1			$1,053,436
D5090	Other Electrical Systems	$0.67	S.F.	228,511	20	2003	2023		30.00 %	0.00 %	6			$153,102
E1010	Commercial Equipment	$0.29	S.F.	228,511	20	2003	2023		30.00 %	0.00 %	6			$66,268
E1020	Institutional Equipment	$13.04	S.F.	228,511	20	2003	2023		30.00 %	0.00 %	6			$2,979,783
E1030	Vehicular Equipment	$0.45	S.F.	228,511	20	2003	2023		30.00 %	0.00 %	6			$102,830
E1090	Other Equipment	$5.36	S.F.	228,511	20	2003	2023		30.00 %	0.00 %	6			$1,224,819
E2010	Fixed Furnishings	$4.98	S.F.	228,511	20	2003	2023		30.00 %	0.00 %	6			$1,137,985
								Total	**50.20 %**					**$42,345,699**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

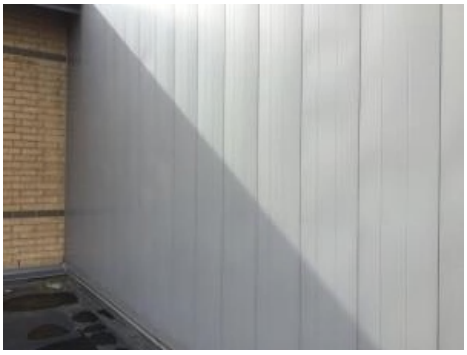
System: B1010 - Floor Construction

Note:

System: B1020 - Roof Construction

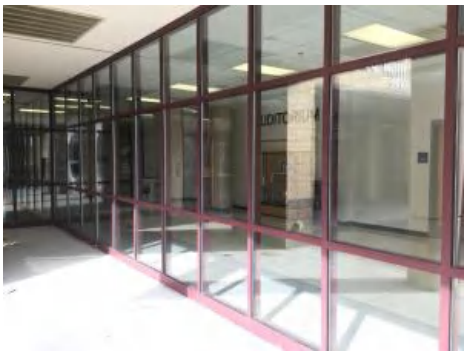
Note:

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows

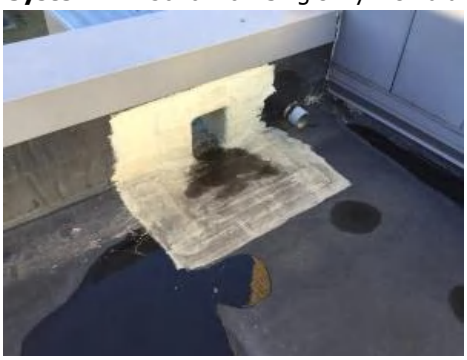


Note:

System: B2030 - Exterior Doors

Note:

System: B3010120 - Single Ply Membrane



Note:

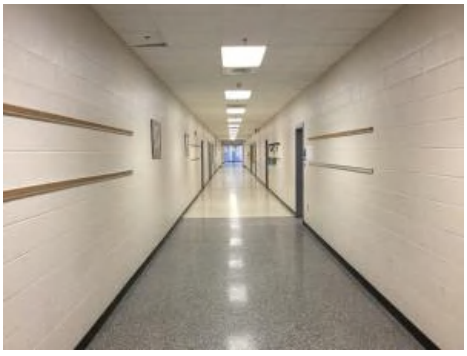
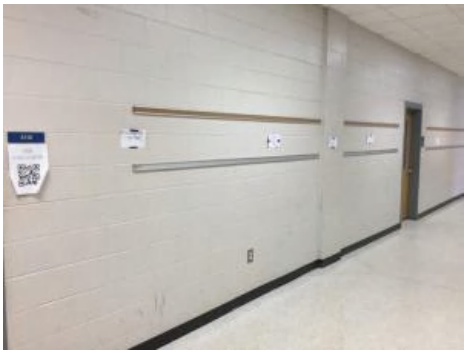
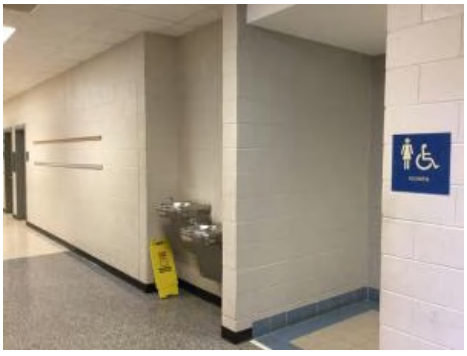
System: B3010130 - Preformed Metal Roofing

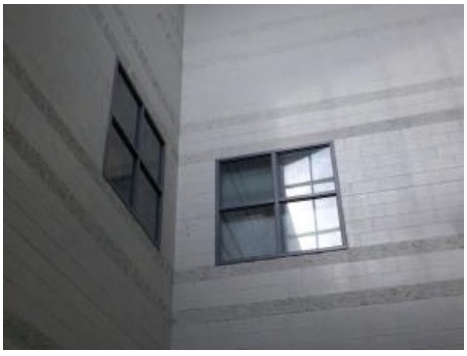
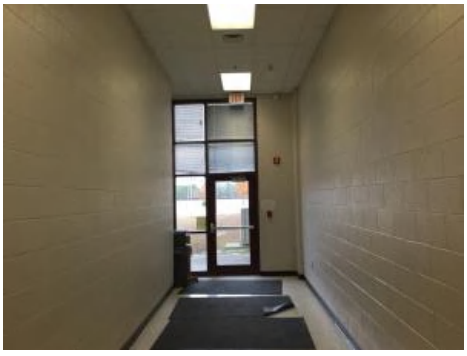
Note:

System: B3020 - Roof Openings

Note:

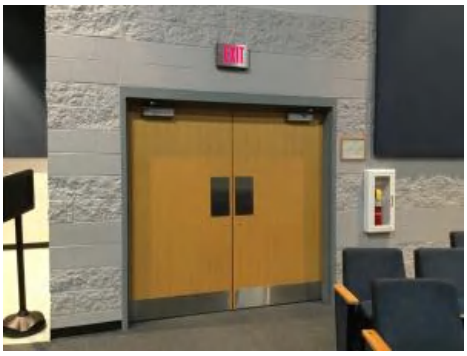
System: C1010 - Partitions

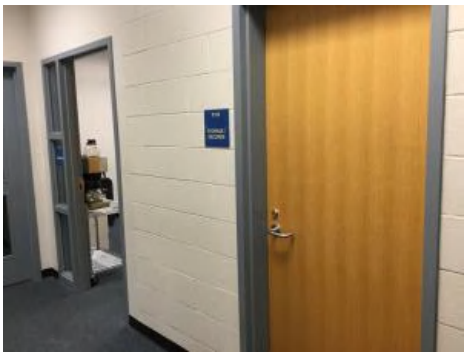




Note:

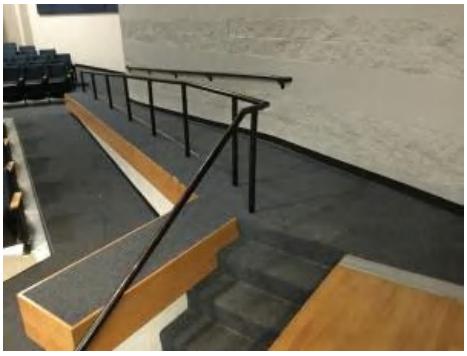
System: C1020 - Interior Doors

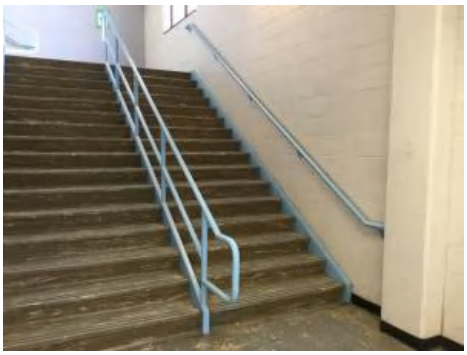




Note:

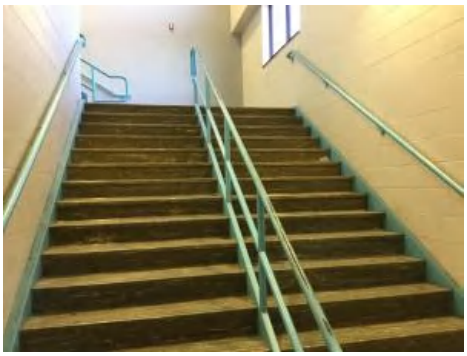
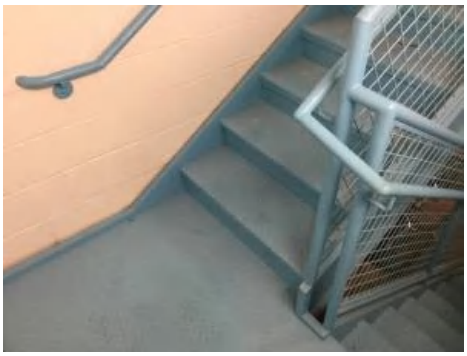
System: C1030 - Fittings





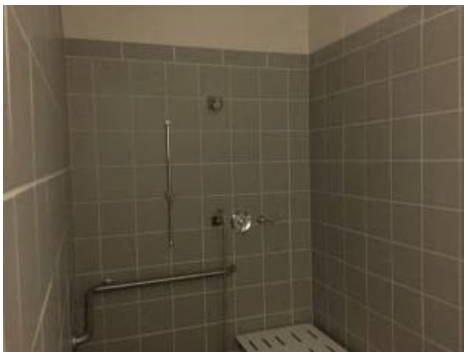
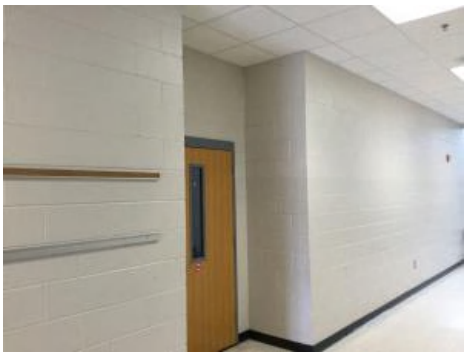
Note:

System: C2010 - Stair Construction

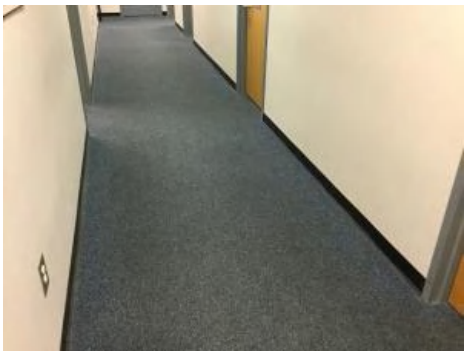
Note:

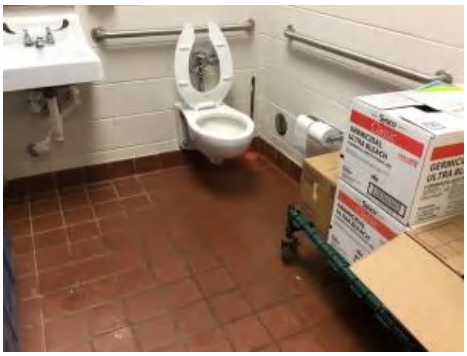
System: C3010 - Wall Finishes

Note:

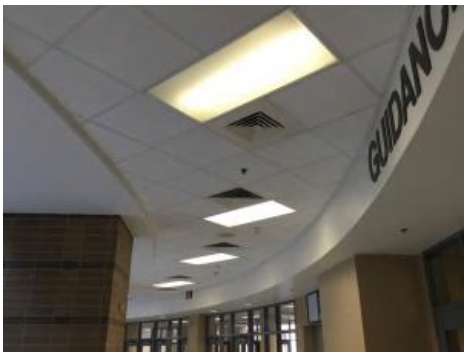
System: C3020 - Floor Finishes

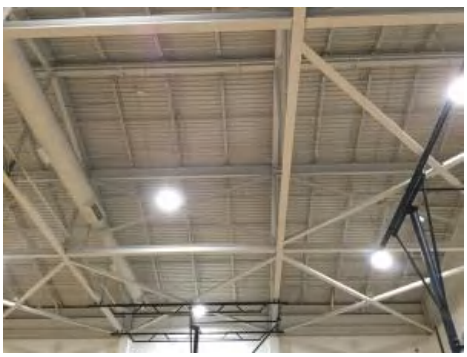
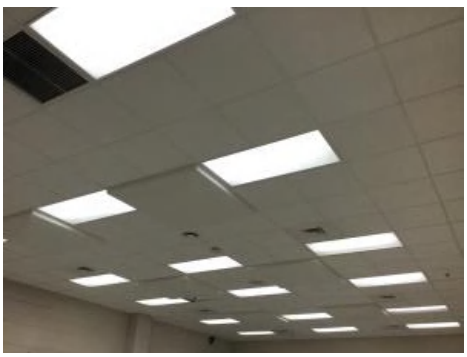




Note:

System: C3030 - Ceiling Finishes



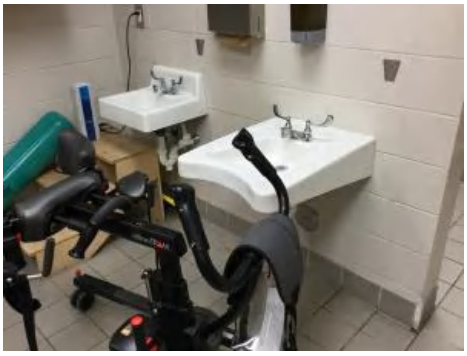



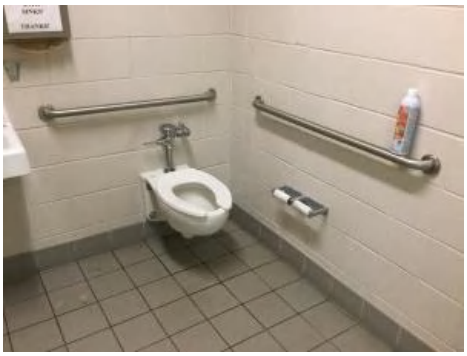
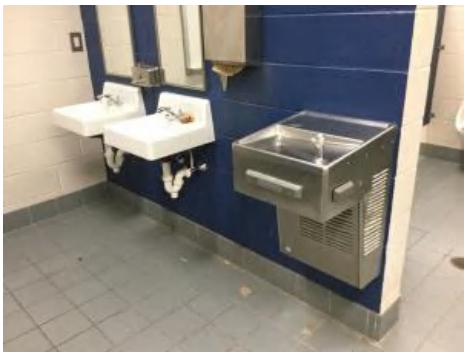
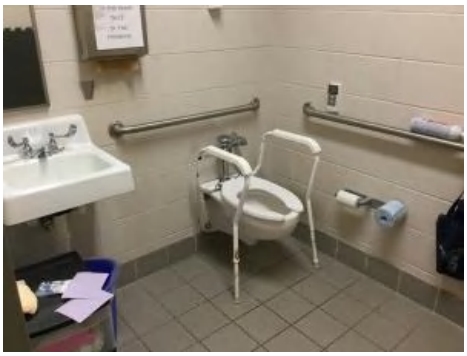
Note:

System: D1010 - Elevators and Lifts

Note:

System: D2010 - Plumbing Fixtures



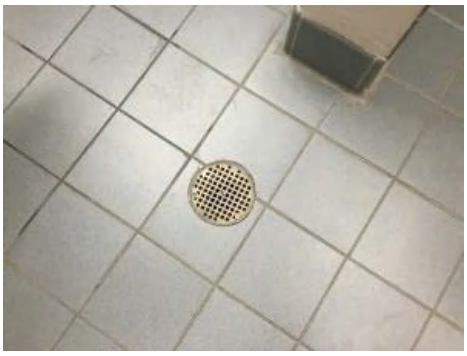




Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste



Note:

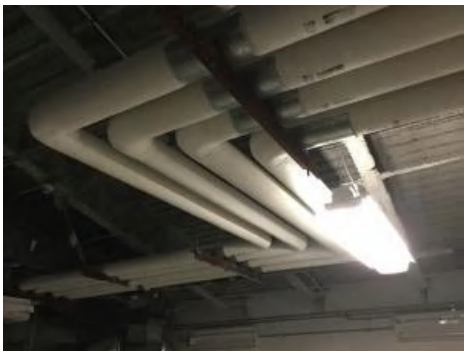
System: D2040 - Rain Water Drainage

Note:

System: D3030 - Cooling Generating Systems

Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units

Note:

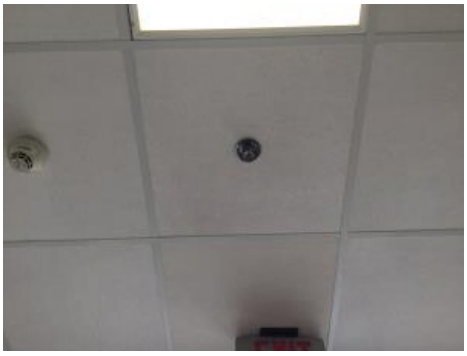
System: D3060 - Controls & Instrumentation

Note:

System: D3090 - Other HVAC Systems/Equip

Note:

System: D4010 - Sprinklers



Note:

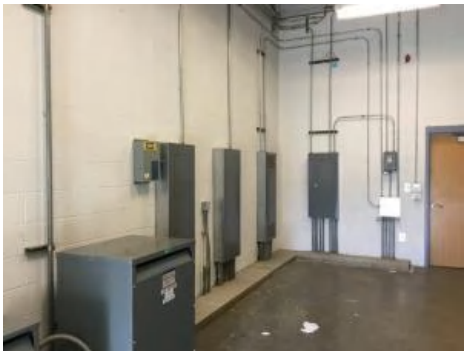
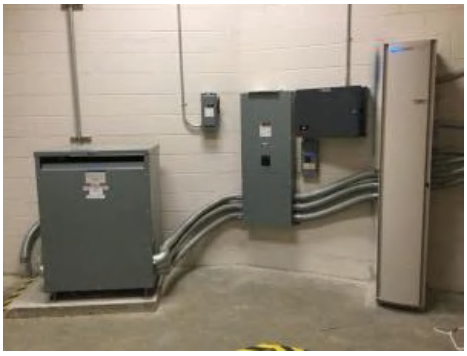
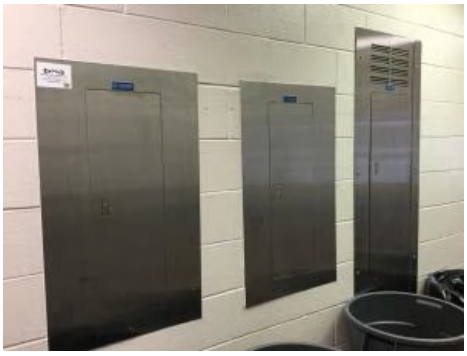
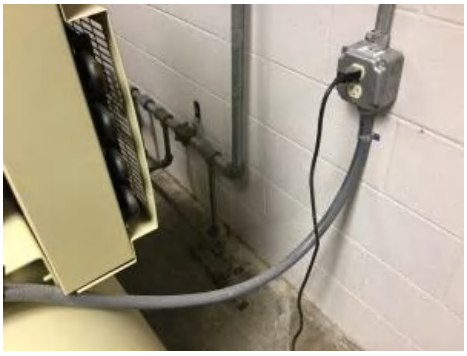
System: D4020 - Standpipes

Note:

System: D5010 - Electrical Service/Distribution

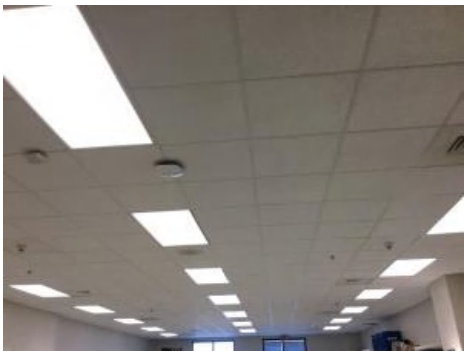
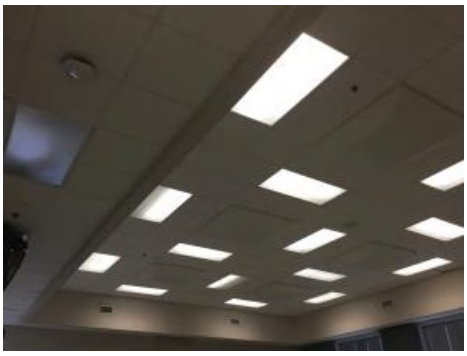
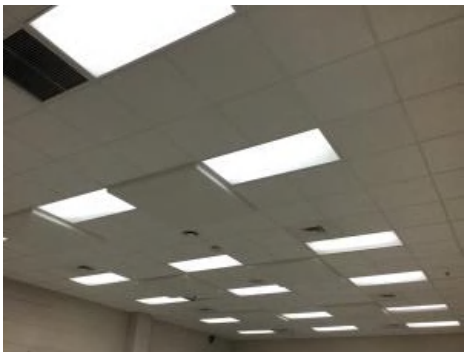
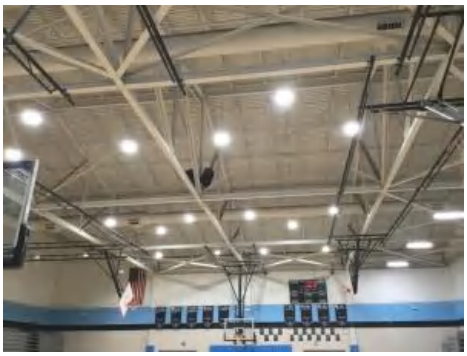
Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

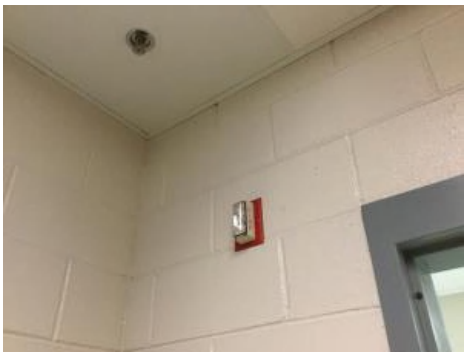





Note:

System: D5030810 - Security & Detection Systems

Note:

System: D5030910 - Fire Alarm Systems

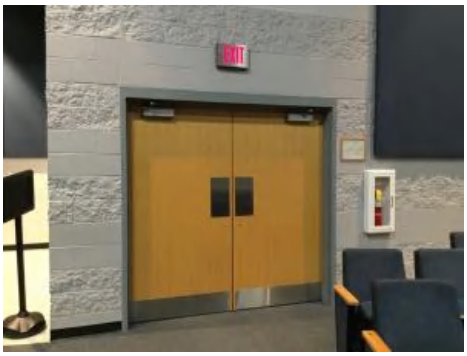


Note:

System: D5030920 - Data Communication

Note:

System: D5090 - Other Electrical Systems

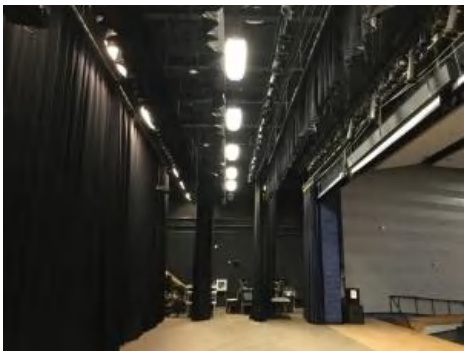


Note:

System: E1010 - Commercial Equipment

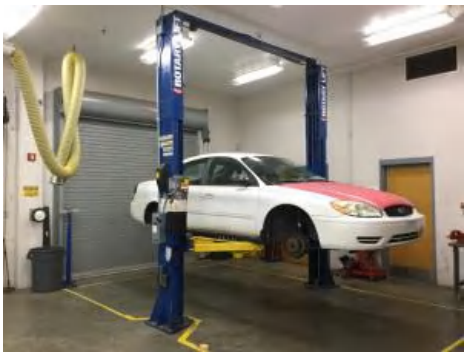
Note:

System: E1020 - Institutional Equipment



Note:

System: E1030 - Vehicular Equipment

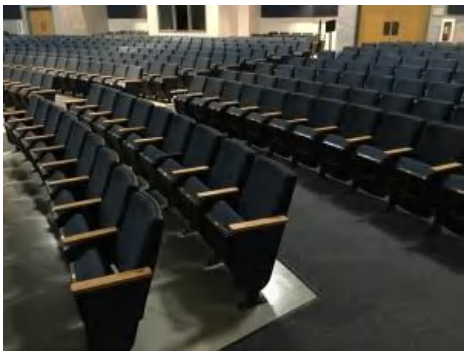


Note:

System: E1090 - Other Equipment

Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$3,702,311**	**$0**	**$703,156**	**$0**	**$0**	**$13,384,702**	**$0**	**$0**	**$0**	**$0**	**$17,790,169**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$253,598	$0	$0	$0	$0	**$253,598**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$444,207	$0	$0	$0	$0	**$444,207**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

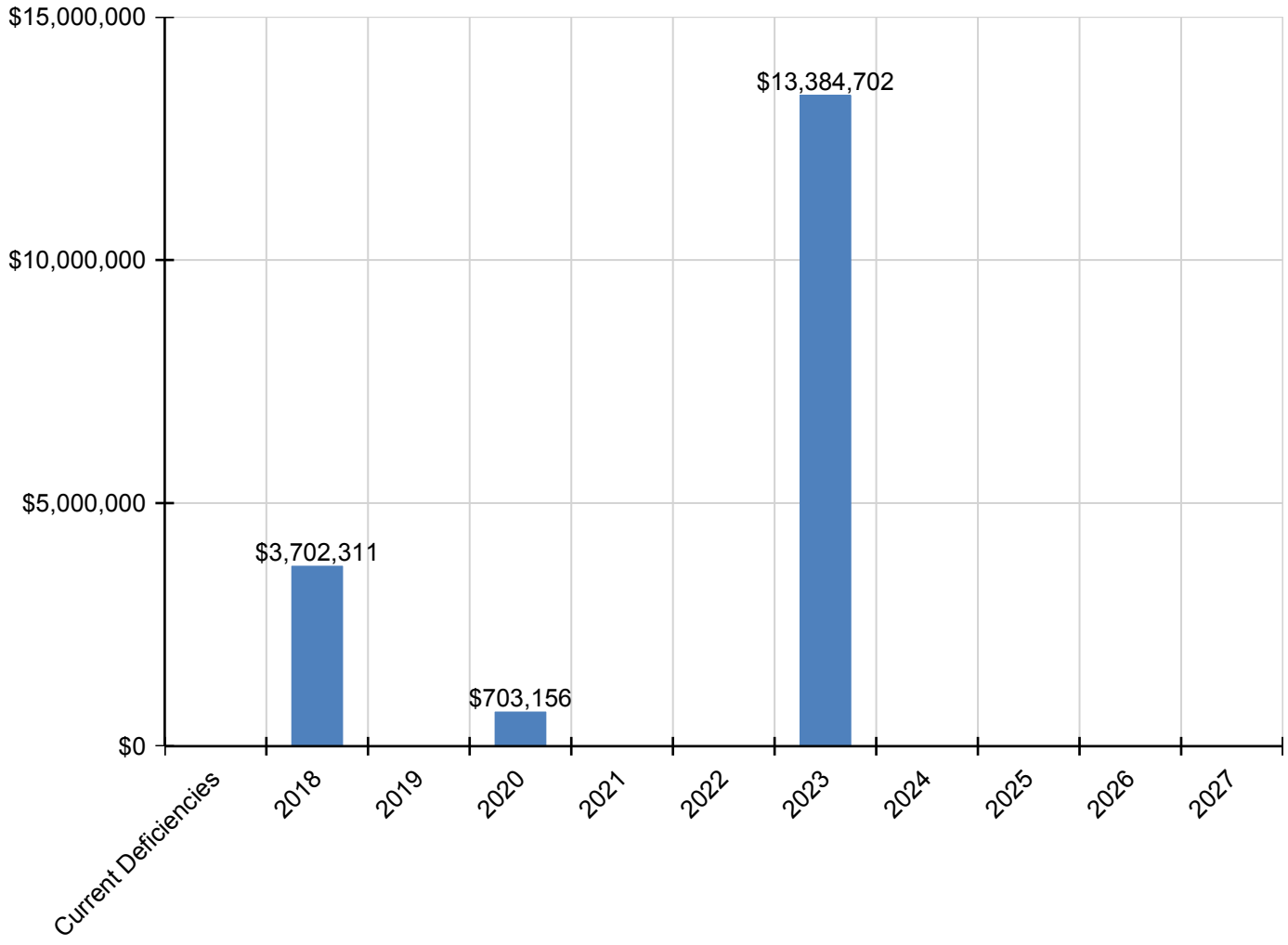
C3010 - Wall Finishes	$0	$0	$0	$703,156	$0	$0	$0	$0	$0	$0	$0	**$703,156**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$3,283,526	$0	$0	$0	$0	**$3,283,526**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$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**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems -Nat Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$1,077,036	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,077,036**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$1,587,739	$0	$0	$0	$0	**$1,587,739**
D3090 - Other HVAC Systems/Equip	$0	$0	$0	$0	$0	$0	$375,175	$0	$0	$0	$0	**$375,175**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$510,038	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$510,038**
D5030910 - Fire Alarm Systems	$0	$921,694	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$921,694**
D5030920 - Data Communication	$0	$1,193,542	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,193,542**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$201,094	$0	$0	$0	$0	**$201,094**
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**
E1010 - Commercial Equipment	$0	$0	$0	$0	$0	$0	$87,040	$0	$0	$0	$0	**$87,040**

E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$3,913,819	$0	$0	$0	$0	**$3,913,819**
E1030 - Vehicular Equipment	$0	$0	$0	$0	$0	$0	$135,063	$0	$0	$0	$0	**$135,063**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$1,608,748	$0	$0	$0	$0	**$1,608,748**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$1,494,694	$0	$0	$0	$0	**$1,494,694**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.

No data found for this asset

Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

No data found for this asset

Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

No data found for this asset

Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:

No data found for this asset

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

No data found for this asset

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	286
Year Built:	2003
Last Renovation:	
Replacement Value:	$58,509
Repair Cost:	$3,892.00
Total FCI:	6.65 %
Total RSLI:	61.31 %
FCA Score:	93.35

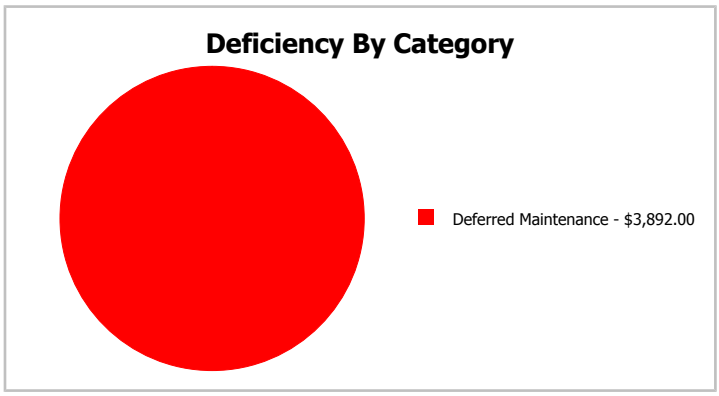
Description:

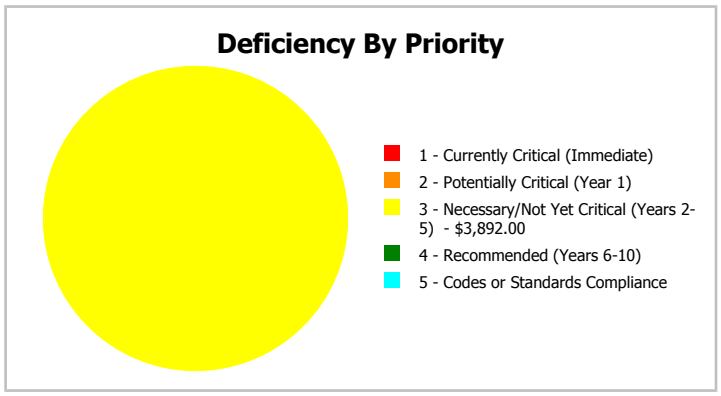
The narrative for this building is included in the Executive Summary Description at the front of this report.

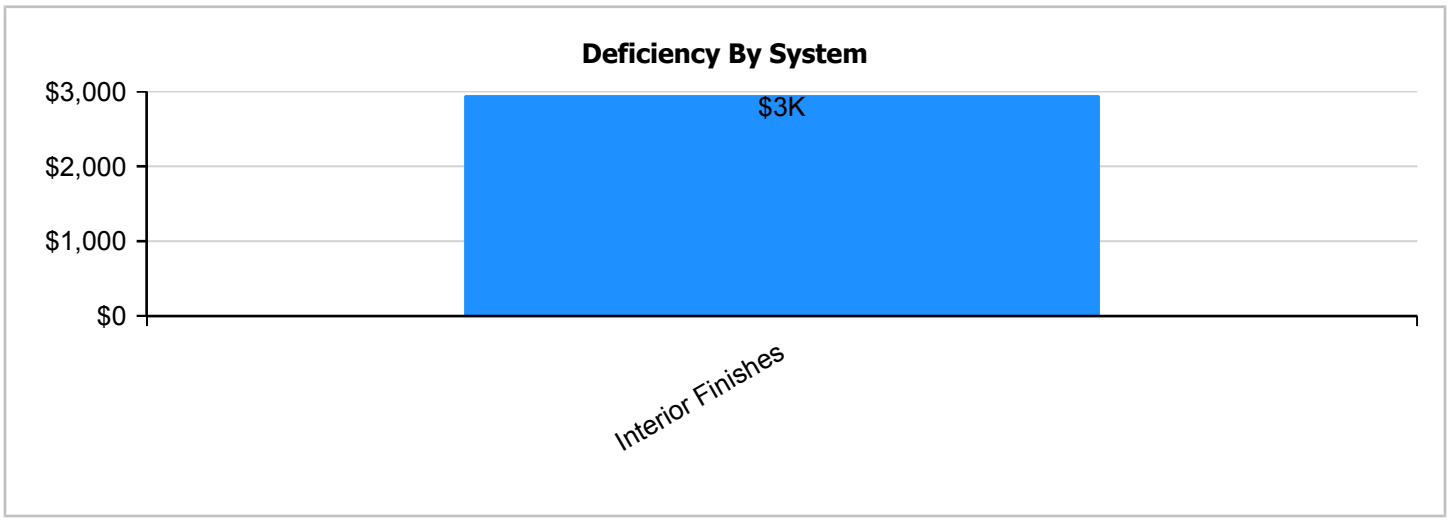
Attributes: This asset has no attributes.

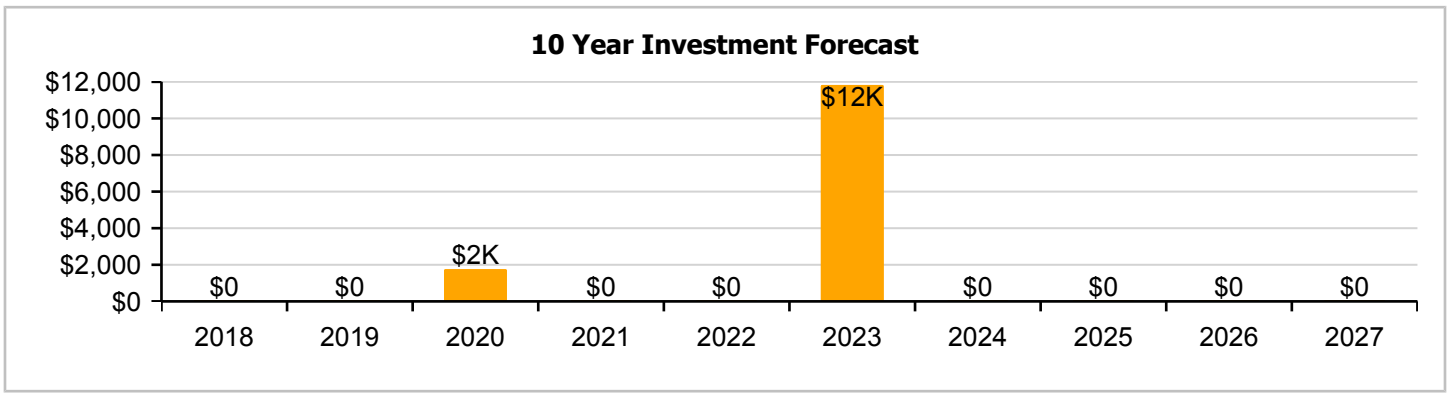
Dashboard Summary

Function:	HS -High School	Gross Area:	286
Year Built:	2003	Last Renovation:	
Repair Cost:	$3,892	Replacement Value:	$58,509
FCI:	6.65 %	RSLI%:	61.31 %









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	86.00 %	0.00 %	$0.00
B10 - Superstructure	86.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	70.83 %	0.00 %	$0.00
B30 - Roofing	35.50 %	0.00 %	$0.00
C10 - Interior Construction	30.00 %	0.00 %	$0.00
C30 - Interior Finishes	21.19 %	50.40 %	$3,892.00
D50 - Electrical	55.06 %	0.00 %	$0.00
E20 - Furnishings	30.00 %	0.00 %	$0.00
Totals:	**61.31 %**	**6.65 %**	**$3,892.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). Southwest Elevation - Dec 08, 2016

2). Southeast Elevation - Dec 08, 2016

3). Northeast Elevation - Dec 08, 2016

4). Northwest Elevation - Dec 08, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	286	100	2003	2103		86.00 %	0.00 %	86			$5,757
A1030	Slab on Grade	$19.75	S.F.	286	100	2003	2103		86.00 %	0.00 %	86			$5,649
B1010	Floor Construction	$11.44	S.F.	286	100	2003	2103		86.00 %	0.00 %	86			$3,272
B1020	Roof Construction	$16.26	S.F.	286	100	2003	2103		86.00 %	0.00 %	86			$4,650
B2010	Exterior Walls	$29.79	S.F.	286	100	2003	2103		86.00 %	0.00 %	86			$8,520
B2020	Exterior Windows	$17.17	S.F.	286	30	2003	2033		53.33 %	0.00 %	16			$4,911
B2030	Exterior Doors	$8.66	S.F.	286	30	2003	2033		53.33 %	0.00 %	16			$2,477
B3010120	Single Ply Membrane	$6.98	S.F.	286	20	2003	2023		30.00 %	0.00 %	6			$1,996
B3020	Roof Openings	$4.51	S.F.	286	25	2003	2028		44.00 %	0.00 %	11			$1,290
C1030	Fittings	$11.30	S.F.	286	20	2003	2023		30.00 %	0.00 %	6			$3,232
C3010	Wall Finishes	$5.11	S.F.	286	10	2003	2013	2020	30.00 %	0.00 %	3			$1,461
C3020	Floor Finishes	$12.37	S.F.	286	20	2003	2023	2016	0.00 %	110.01 %	-1		$3,892.00	$3,538
C3030	Ceiling Finishes	$9.52	S.F.	286	25	2003	2028		44.00 %	0.00 %	11			$2,723
D5010	Electrical Service/Distribution	$3.09	S.F.	286	40	2003	2043		65.00 %	0.00 %	26			$884
D5020	Branch Wiring	$9.24	S.F.	286	30	2003	2033		53.33 %	0.00 %	16			$2,643
D5020	Lighting	$8.58	S.F.	286	30	2003	2033		53.33 %	0.00 %	16			$2,454
E2010	Fixed Furnishings	$10.67	S.F.	286	20	2003	2023		30.00 %	0.00 %	6			$3,052
								Total	**61.31 %**	**6.65 %**			**$3,892.00**	**$58,509**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B2010 - Exterior Walls

Note:

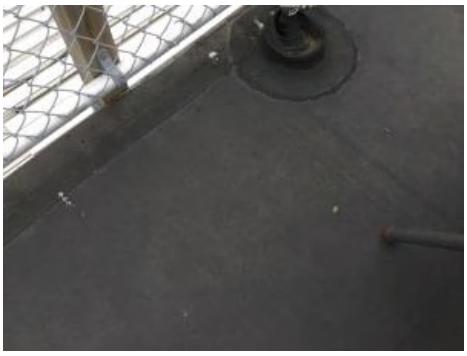
System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors

Note:

System: B3010120 - Single Ply Membrane



Note:

System: B3020 - Roof Openings

Note:

System: C1030 - Fittings

Note:

System: C3010 - Wall Finishes

Note:

System: C3020 - Floor Finishes

Note:

System: C3030 - Ceiling Finishes

Note:

System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

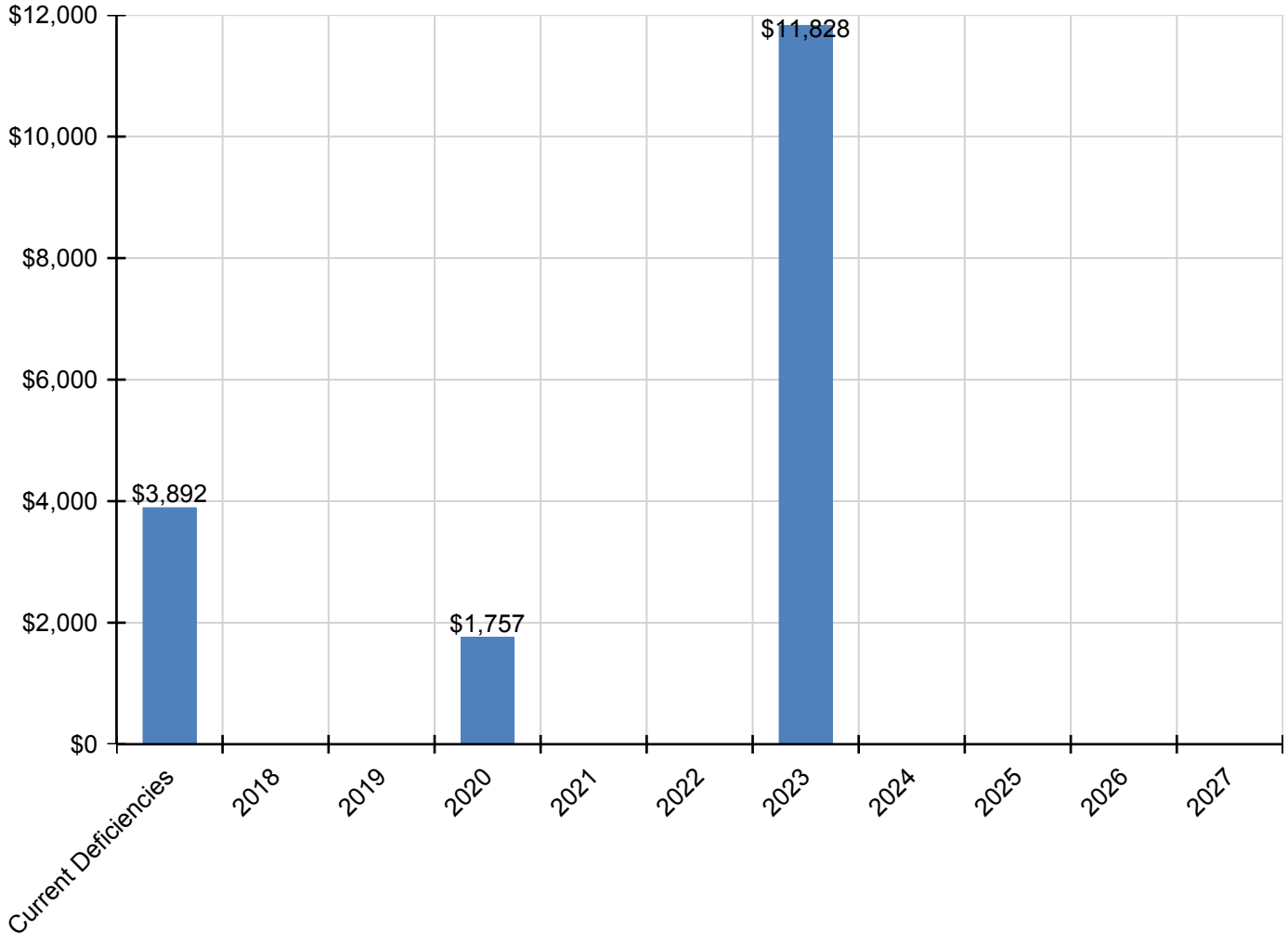
Campus Assessment Report - 2003 Pressbox

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$3,892**	**$0**	**$0**	**$1,757**	**$0**	**$0**	**$11,828**	**$0**	**$0**	**$0**	**$0**	**$17,477**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$3,575	$0	$0	$0	$0	**$3,575**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$4,245	$0	$0	$0	$0	**$4,245**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$1,757	$0	$0	$0	$0	$0	$0	$0	**$1,757**
C3020 - Floor Finishes	$3,892	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,892**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$4,008	$0	$0	$0	$0	**$4,008**

** Indicates non-renewable system*

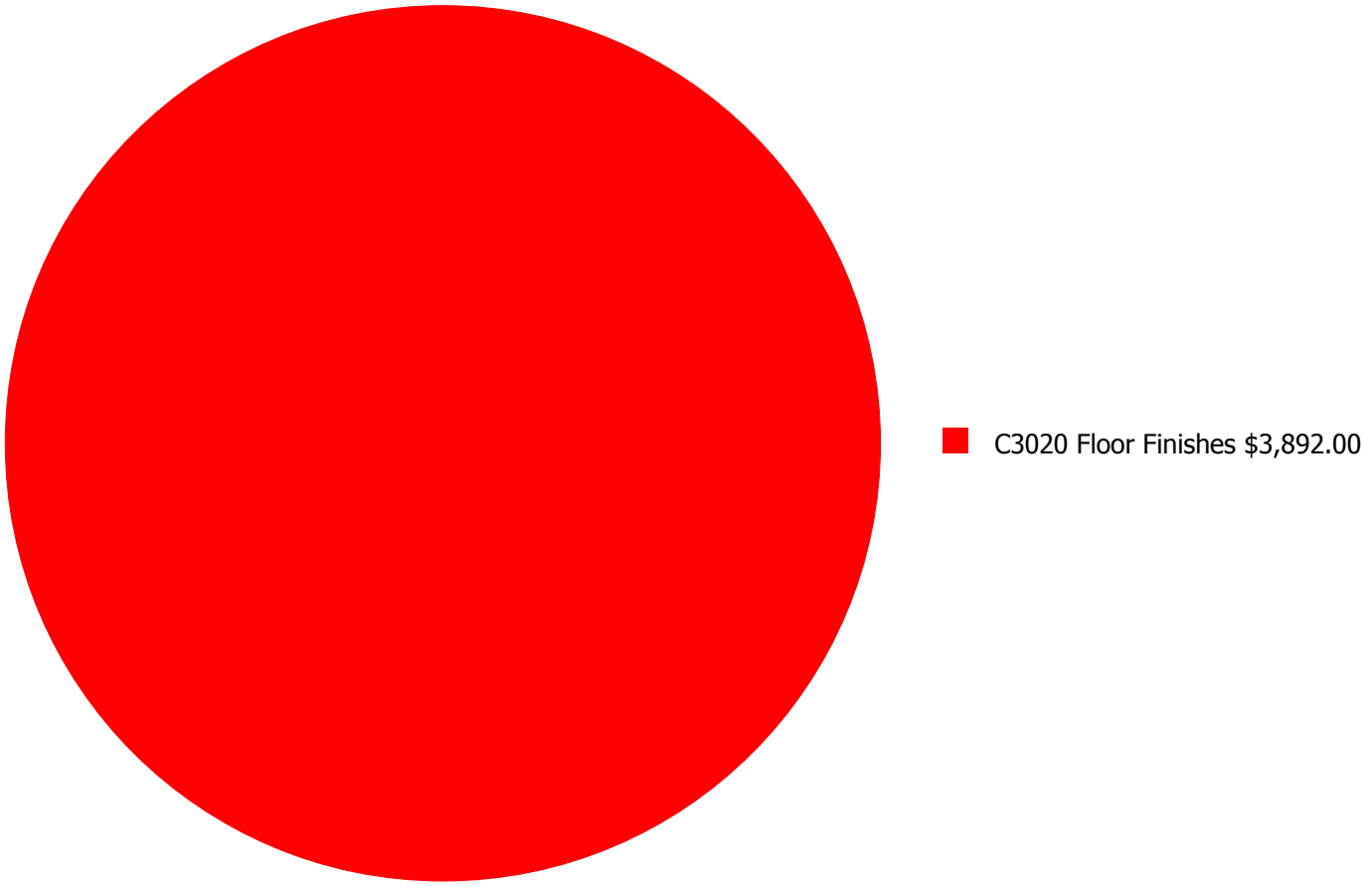
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

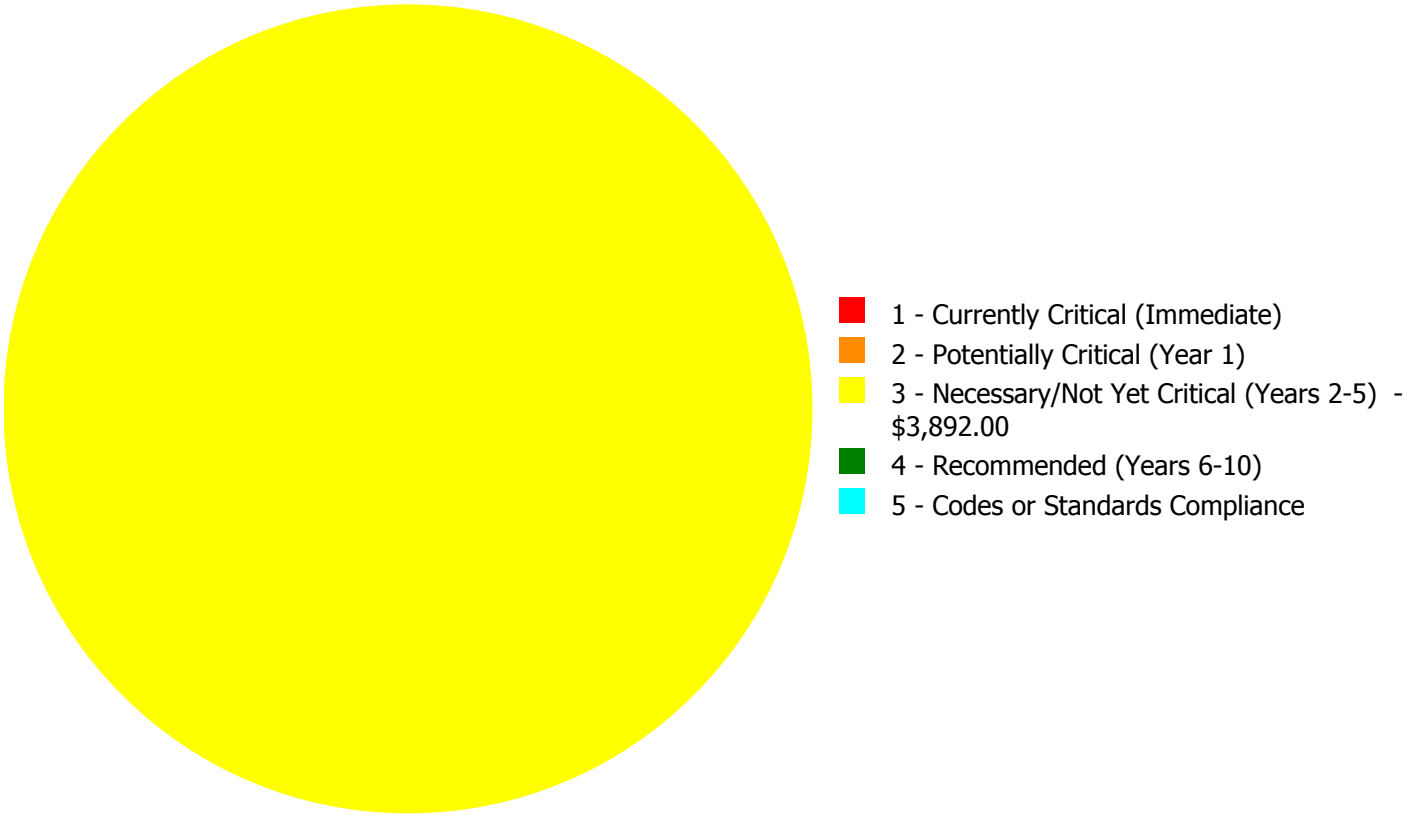
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $3,892.00

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: $3,892.00

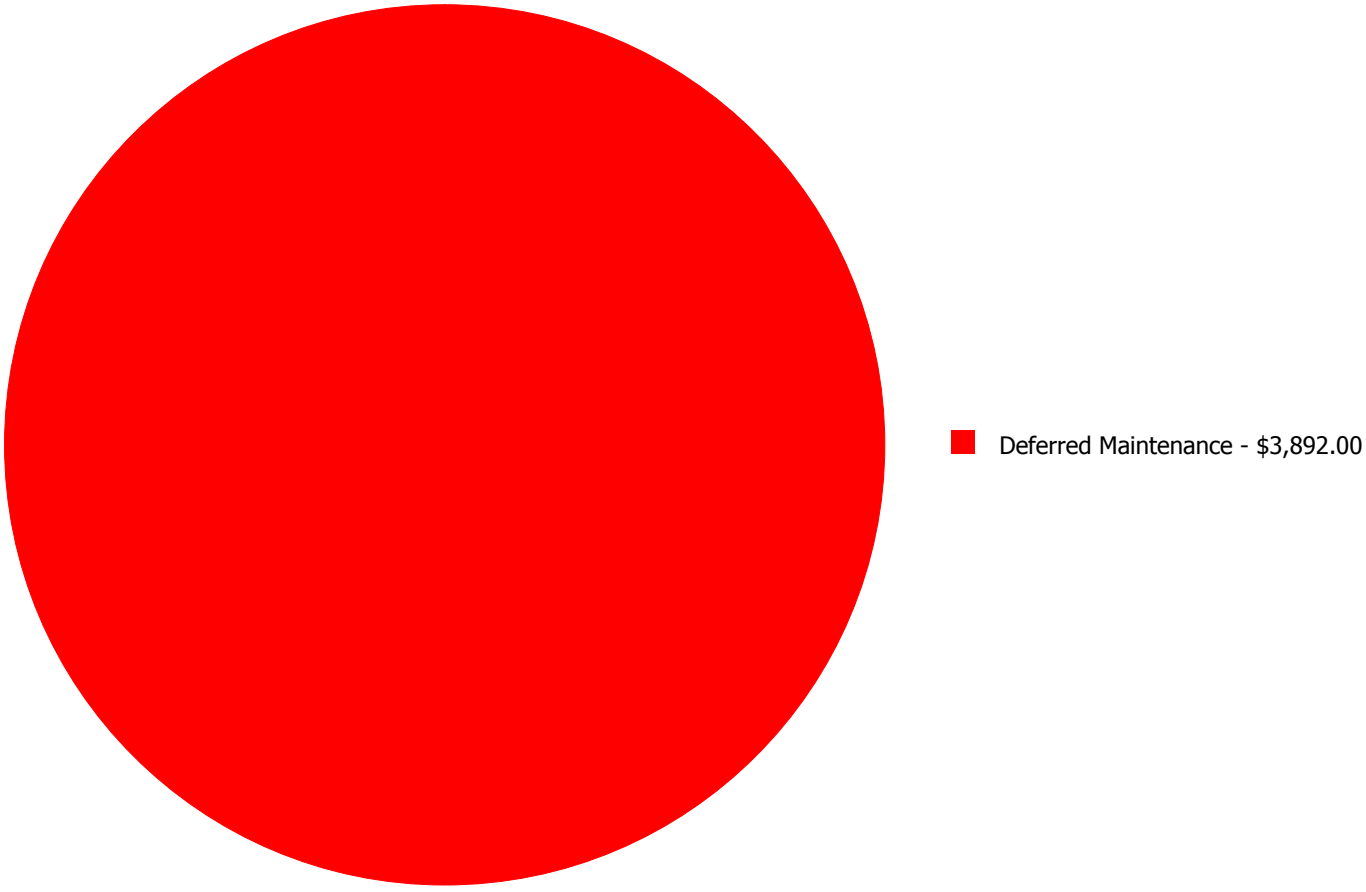
Deficiency By Priority Investment Table

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	$3,892.00	$0.00	$0.00	$3,892.00
	Total:	$0.00	$0.00	$3,892.00	$0.00	$0.00	$3,892.00

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: $3,892.00

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: 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:	286.00
Unit of Measure:	S.F.
Estimate:	$3,892.00
Assessor Name:	Eduardo Lopez
Date Created:	12/09/2016

Notes: The original flooring is in poor conditions, worn, and should be replaced.

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	928
Year Built:	2003
Last Renovation:	
Replacement Value:	$96,743
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	80.26 %
FCA Score:	100.00

Description:

The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

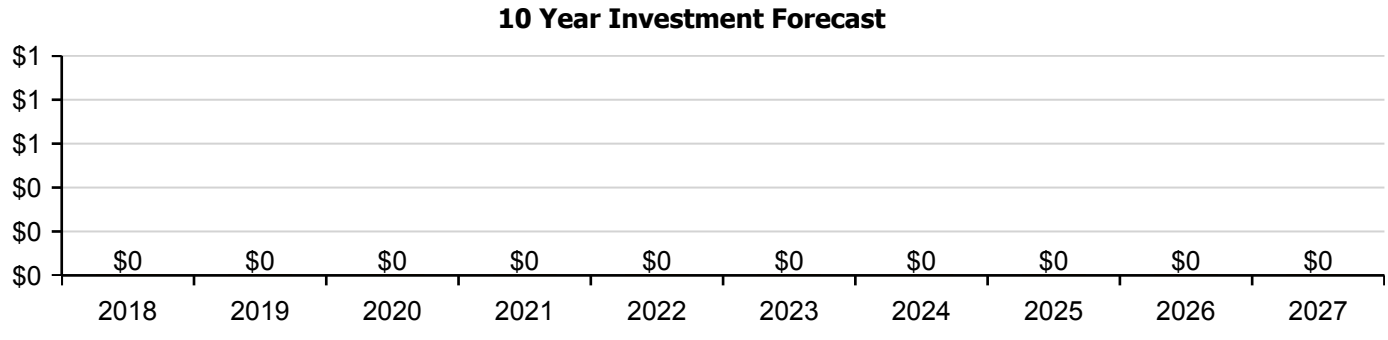
Dashboard Summary

Function:	HS -High School	Gross Area:	928
Year Built:	2003	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$96,743
FCI:	0.00 %	RSLI%:	80.26 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	86.00 %	0.00 %	$0.00
B10 - Superstructure	86.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	78.64 %	0.00 %	$0.00
B30 - Roofing	53.33 %	0.00 %	$0.00
Totals:	**80.26 %**	**0.00 %**	**$0.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). Southeast Elevation - Dec 08, 2016

2). Northeast Elevation - Dec 08, 2016

3). Northwest Elevation - Dec 08, 2016

4). Southwest Elevation - Dec 08, 2016

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:

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3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	928	100	2003	2103		86.00 %	0.00 %	86			$18,681
A1030	Slab on Grade	$19.75	S.F.	928	100	2003	2103		86.00 %	0.00 %	86			$18,328
B1020	Roof Construction	$16.26	S.F.	928	100	2003	2103		86.00 %	0.00 %	86			$15,089
B2010	Exterior Walls	$29.79	S.F.	928	100	2003	2103		86.00 %	0.00 %	86			$27,645
B2030	Exterior Doors	$8.66	S.F.	928	30	2003	2033		53.33 %	0.00 %	16			$8,036
B3010130	Preformed Metal Roofing	$9.66	S.F.	928	30	2003	2033		53.33 %	0.00 %	16			$8,964
								Total	**80.26 %**					**$96,743**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls

Note:

System: B2030 - Exterior Doors

Note:

System: B3010130 - Preformed Metal Roofing

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

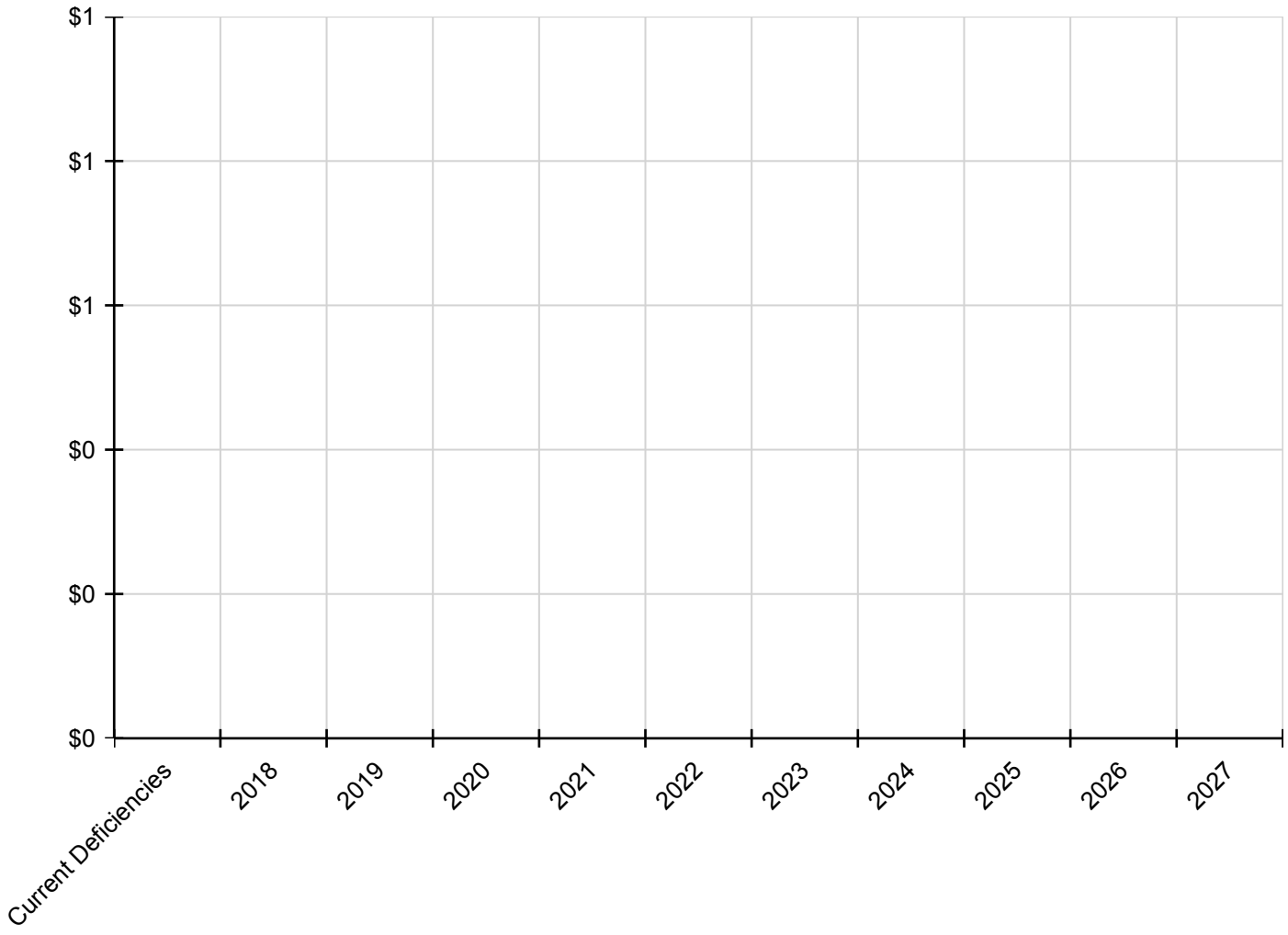
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.

No data found for this asset

Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

No data found for this asset

Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

No data found for this asset

Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:

No data found for this asset

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

No data found for this asset

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	928
Year Built:	2003
Last Renovation:	
Replacement Value:	$108,955
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	77.24 %
FCA Score:	100.00

Description:

The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

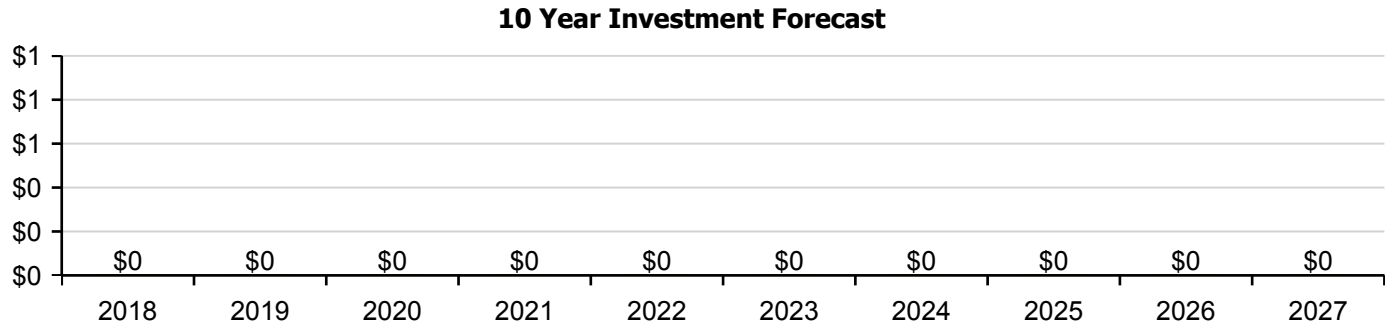
Dashboard Summary

Function:	HS -High School	Gross Area:	928
Year Built:	2003	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$108,955
FCI:	0.00 %	RSLI%:	77.24 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	86.00 %	0.00 %	$0.00
B10 - Superstructure	86.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	78.64 %	0.00 %	$0.00
B30 - Roofing	53.33 %	0.00 %	$0.00
D50 - Electrical	53.33 %	0.00 %	$0.00
Totals:	**77.24 %**	**0.00 %**	**$0.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). East Elevation - Dec 08, 2016

2). North Elevation - Dec 08, 2016

3). West Elevation - Dec 08, 2016

4). South Elevation - Dec 08, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

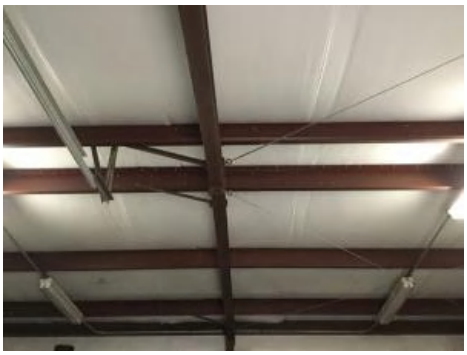
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	928	100	2003	2103		86.00 %	0.00 %	86			$18,681
A1030	Slab on Grade	$19.75	S.F.	928	100	2003	2103		86.00 %	0.00 %	86			$18,328
B1020	Roof Construction	$16.26	S.F.	928	100	2003	2103		86.00 %	0.00 %	86			$15,089
B2010	Exterior Walls	$29.79	S.F.	928	100	2003	2103		86.00 %	0.00 %	86			$27,645
B2030	Exterior Doors	$8.66	S.F.	928	30	2003	2033		53.33 %	0.00 %	16			$8,036
B3010130	Preformed Metal Roofing	$9.66	S.F.	928	30	2003	2033		53.33 %	0.00 %	16			$8,964
D5020	Branch Wiring	$3.58	S.F.	928	30	2003	2033		53.33 %	0.00 %	16			$3,322
D5020	Lighting	$9.58	S.F.	928	30	2003	2033		53.33 %	0.00 %	16			$8,890
								Total	**77.24 %**					**$108,955**

System Notes

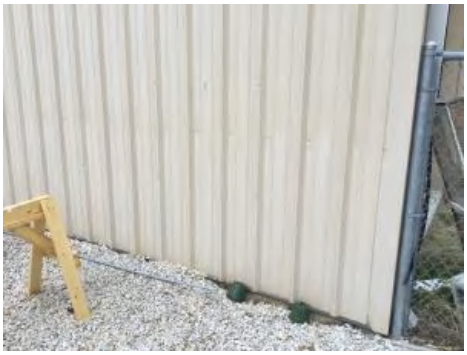
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

System: B2030 - Exterior Doors

Note:

System: B3010130 - Preformed Metal Roofing

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

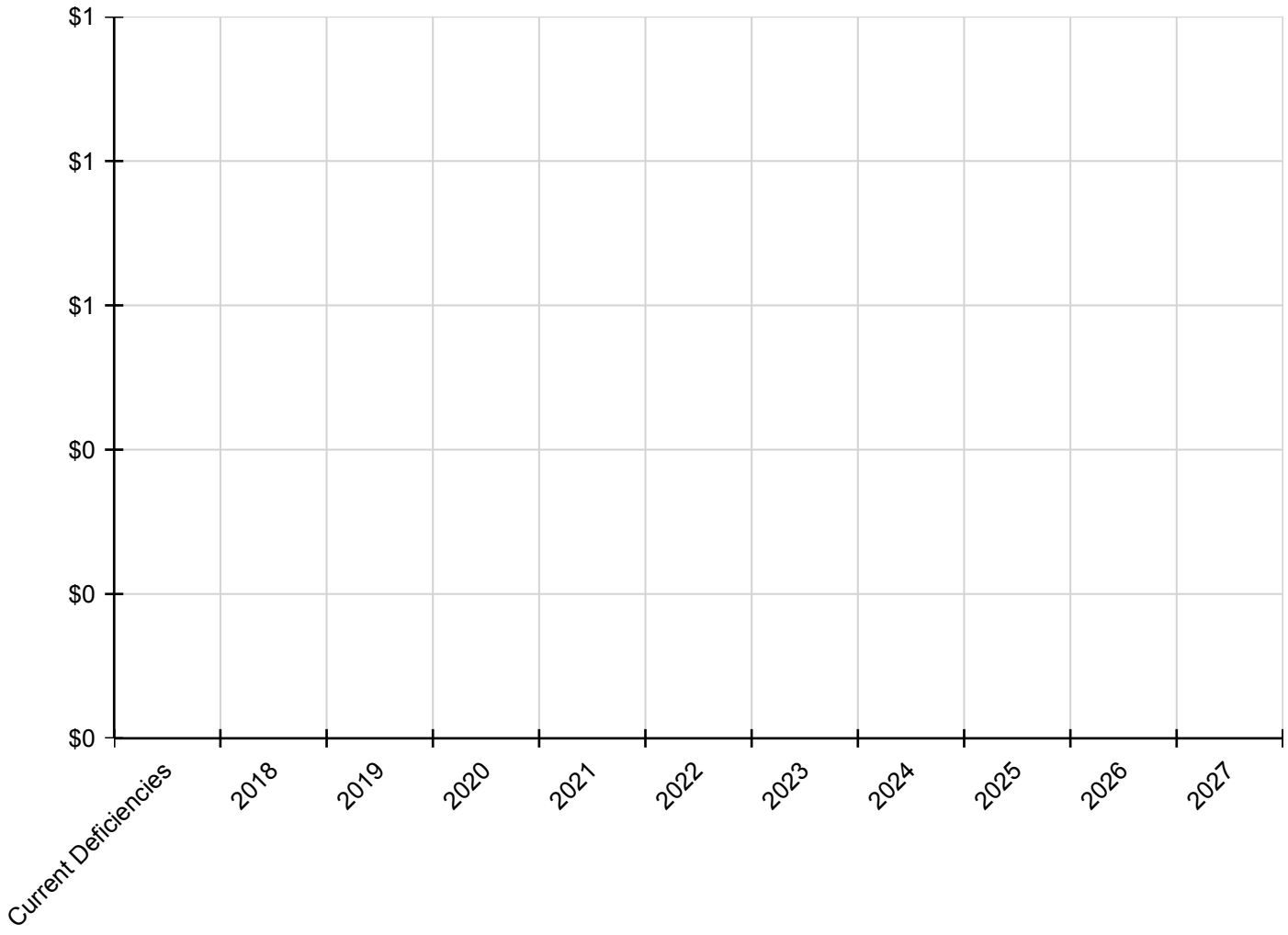
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.

No data found for this asset

Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

No data found for this asset

Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

No data found for this asset

Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:

No data found for this asset

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

No data found for this asset

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	2,736
Year Built:	2009
Last Renovation:	
Replacement Value:	$401,534
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	69.26 %
FCA Score:	100.00

Description:

The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

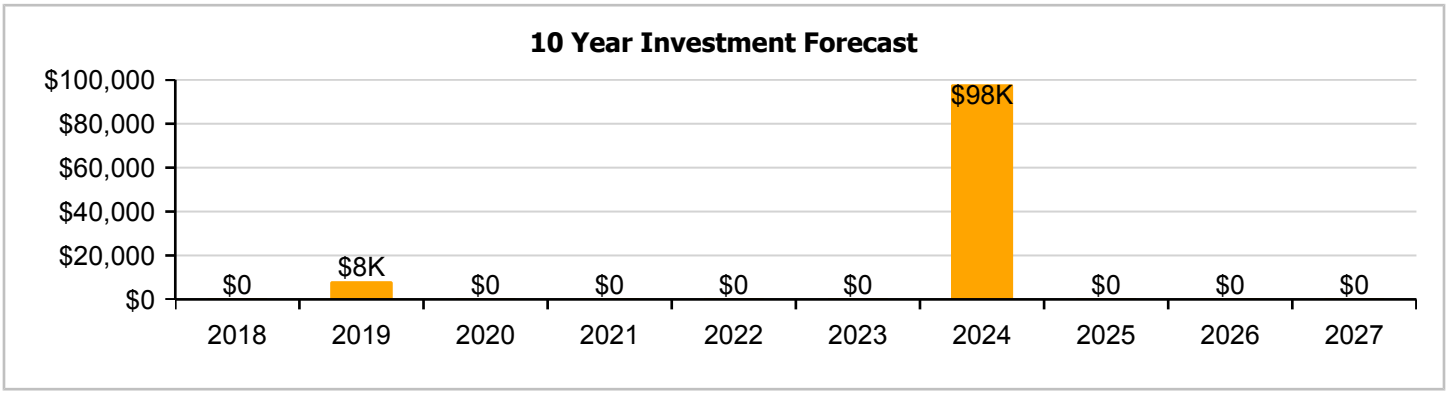
Dashboard Summary

Function:	HS -High School	Gross Area:	2,736
Year Built:	2009	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$401,534
FCI:	0.00 %	RSLI%:	69.26 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	92.00 %	0.00 %	$0.00
B10 - Superstructure	92.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	80.69 %	0.00 %	$0.00
B30 - Roofing	73.33 %	0.00 %	$0.00
C10 - Interior Construction	79.77 %	0.00 %	$0.00
C30 - Interior Finishes	59.26 %	0.00 %	$0.00
D20 - Plumbing	73.41 %	0.00 %	$0.00
D30 - HVAC	55.49 %	0.00 %	$0.00
D50 - Electrical	64.90 %	0.00 %	$0.00
Totals:	**69.26 %**	**0.00 %**	**$0.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). South Elevation - Dec 08, 2016

2). East Elevation - Dec 08, 2016

3). North Elevation - Dec 08, 2016

4). West Elevation - Dec 08, 2016

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:

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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.
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10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$2.18	S.F.	2,736	100	2009	2109		92.00 %	0.00 %	92			$5,964
A1030	Slab on Grade	$4.08	S.F.	2,736	100	2009	2109		92.00 %	0.00 %	92			$11,163
B1020	Roof Construction	$7.60	S.F.	2,736	100	2009	2109		92.00 %	0.00 %	92			$20,794
B2010	Exterior Walls	$8.84	S.F.	2,736	100	2009	2109		92.00 %	0.00 %	92			$24,186
B2020	Exterior Windows	$12.78	S.F.	2,736	30	2009	2039		73.33 %	0.00 %	22			$34,966
B2030	Exterior Doors	$0.81	S.F.	2,736	30	2009	2039		73.33 %	0.00 %	22			$2,216
B3010130	Preformed Metal Roofing	$9.66	S.F.	2,736	30	2009	2039		73.33 %	0.00 %	22			$26,430
C1010	Partitions	$4.70	S.F.	2,736	75	2009	2084		89.33 %	0.00 %	67			$12,859
C1020	Interior Doors	$2.44	S.F.	2,736	30	2009	2039		73.33 %	0.00 %	22			$6,676
C1030	Fittings	$1.48	S.F.	2,736	20	2009	2029		60.00 %	0.00 %	12			$4,049
C3010	Wall Finishes	$2.56	S.F.	2,736	10	2009	2019		20.00 %	0.00 %	2			$7,004
C3020	Floor Finishes	$10.94	S.F.	2,736	20	2009	2029		60.00 %	0.00 %	12			$29,932
C3030	Ceiling Finishes	$10.56	S.F.	2,736	25	2009	2034		68.00 %	0.00 %	17			$28,892
D2010	Plumbing Fixtures	$8.83	S.F.	2,736	30	2009	2039		73.33 %	0.00 %	22			$24,159
D2020	Domestic Water Distribution	$1.64	S.F.	2,736	30	2009	2039		73.33 %	0.00 %	22			$4,487
D2030	Sanitary Waste	$2.59	S.F.	2,736	30	2009	2039		73.33 %	0.00 %	22			$7,086
D2090	Other Plumbing Systems -Nat Gas	$0.15	S.F.	2,736	40	2009	2049		80.00 %	0.00 %	32			$410
D3040	Distribution Systems	$8.37	S.F.	2,736	30	2009	2039		73.33 %	0.00 %	22			$22,900
D3050	Terminal & Package Units	$18.27	S.F.	2,736	15	2009	2024		46.67 %	0.00 %	7			$49,987
D3060	Controls & Instrumentation	$2.65	S.F.	2,736	20	2009	2029		60.00 %	0.00 %	12			$7,250
D5010	Electrical Service/Distribution	$1.60	S.F.	2,736	40	2009	2049		80.00 %	0.00 %	32			$4,378
D5020	Branch Wiring	$4.55	S.F.	2,736	30	2009	2039		73.33 %	0.00 %	22			$12,449
D5020	Lighting	$10.64	S.F.	2,736	30	2009	2039		73.33 %	0.00 %	22			$29,111
D5030910	Fire Alarm Systems	$3.56	S.F.	2,736	15	2009	2024		46.67 %	0.00 %	7			$9,740
D5030920	Data Communication	$4.61	S.F.	2,736	15	2009	2024		46.67 %	0.00 %	7			$12,613
D5090	Other Electrical Systems	$0.67	S.F.	2,736	20	2009	2029		60.00 %	0.00 %	12			$1,833
								Total	**69.26 %**					**$401,534**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B1020 - Roof Construction

Note:

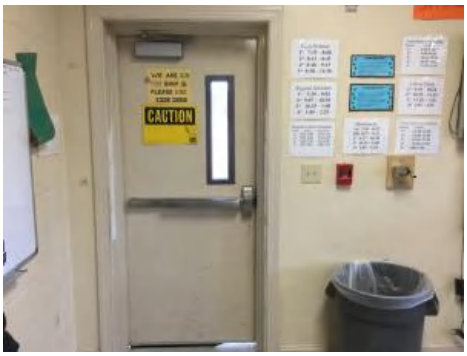
System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors



Note:

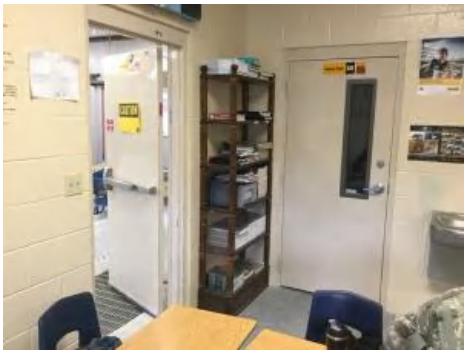
System: B3010130 - Preformed Metal Roofing

Note:

System: C1010 - Partitions

Note:

System: C1020 - Interior Doors

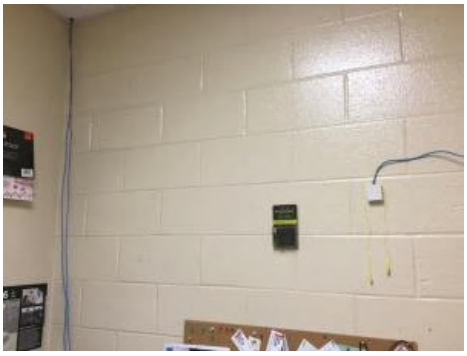


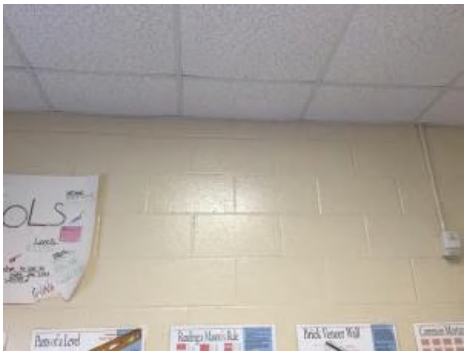
Note:

System: C1030 - Fittings

Note:

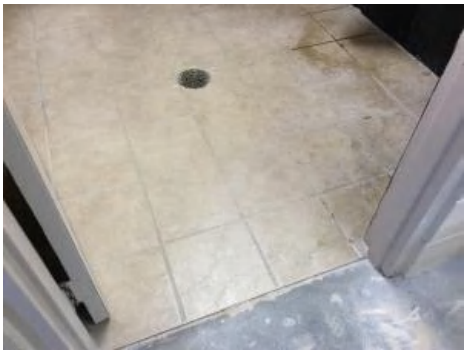
System: C3010 - Wall Finishes

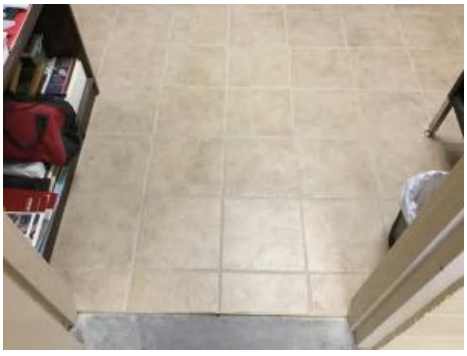




Note:

System: C3020 - Floor Finishes





Note:

System: C3030 - Ceiling Finishes

Note:

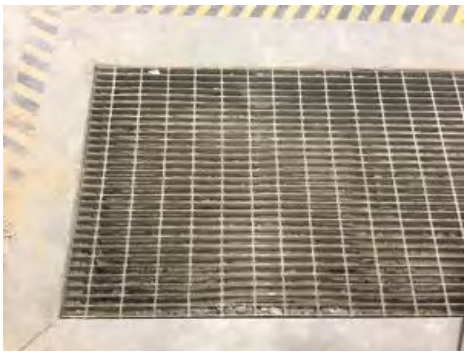
System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution

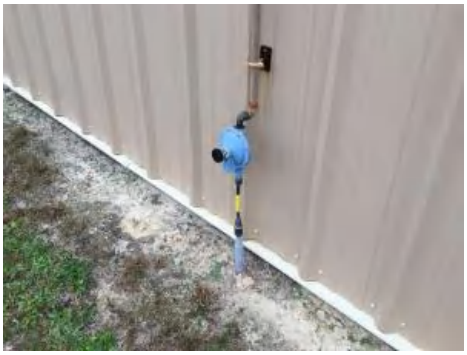
Note:

System: D2030 - Sanitary Waste



Note:

System: D2090 - Other Plumbing Systems -Nat Gas



Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

Note:

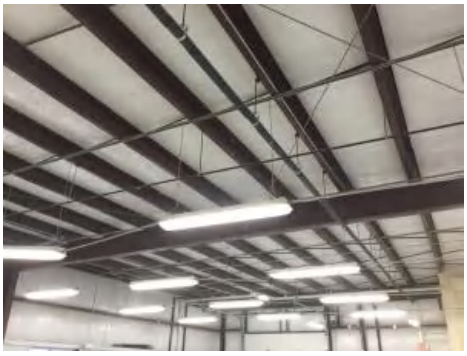
System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting



Note:

System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication

Note:

System: D5090 - Other Electrical Systems

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

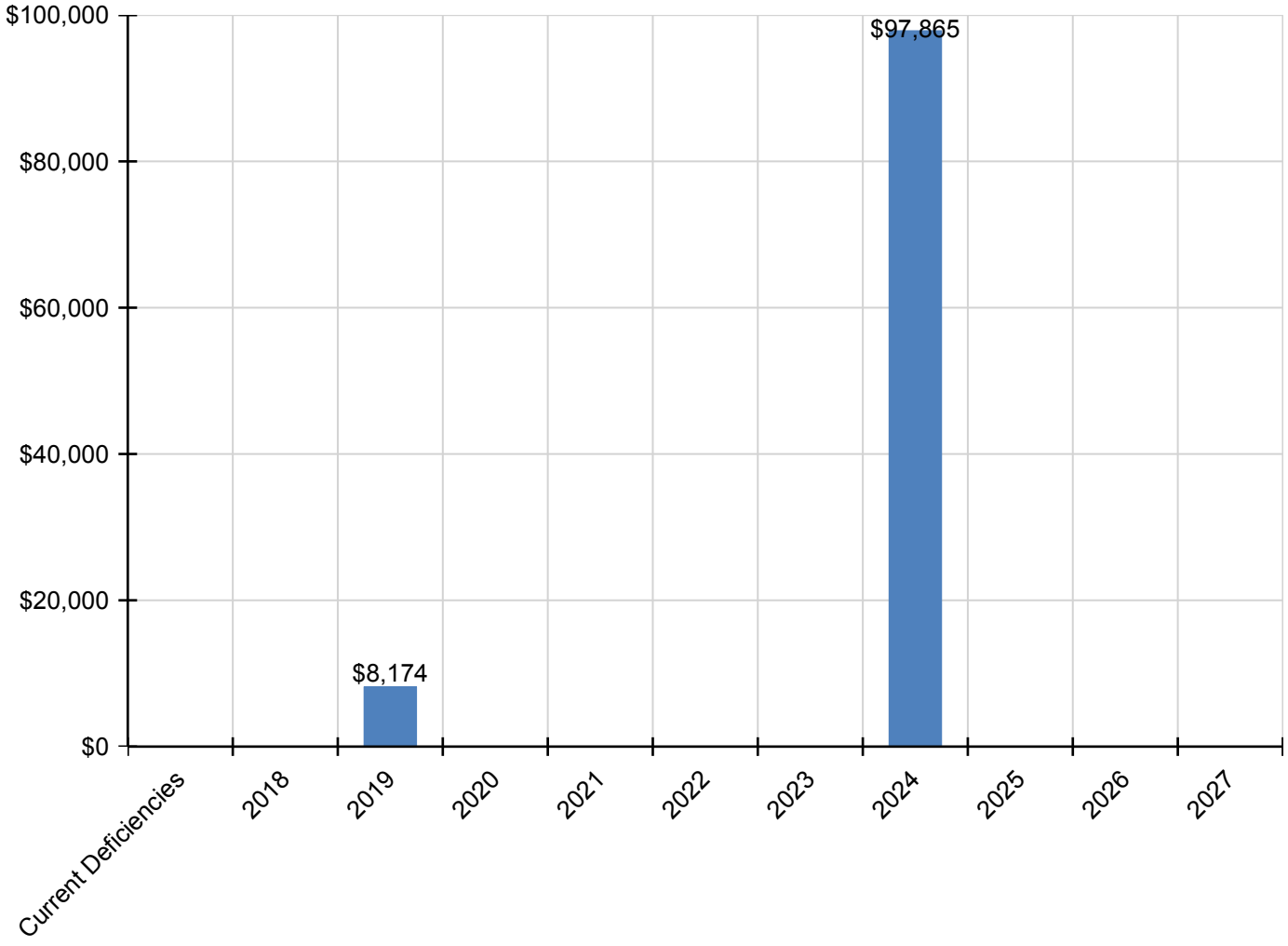
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$8,174**	**$0**	**$0**	**$0**	**$0**	**$97,865**	**$0**	**$0**	**$0**	**$106,039**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$8,174	$0	$0	$0	$0	$0	$0	$0	$0	**$8,174**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

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**
D2090 - Other Plumbing Systems -Nat Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$67,625	$0	$0	$0	**$67,625**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$13,177	$0	$0	$0	**$13,177**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$17,063	$0	$0	$0	**$17,063**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.

No data found for this asset

Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

No data found for this asset

Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

No data found for this asset

Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:

No data found for this asset

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

No data found for this asset

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	900
Year Built:	2011
Last Renovation:	
Replacement Value:	$93,825
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	91.54 %
FCA Score:	100.00

Description:

The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

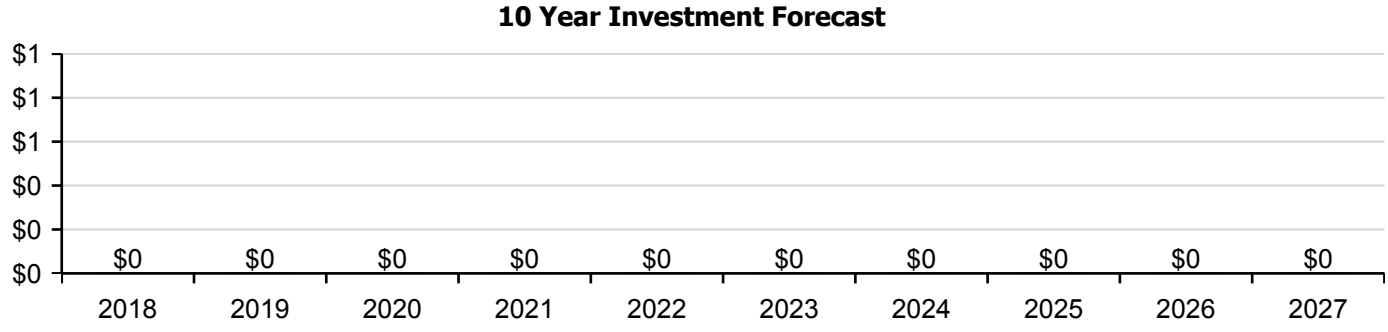
Dashboard Summary

Function:	HS -High School	Gross Area:	900
Year Built:	2011	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$93,825
FCI:	0.00 %	RSLI%:	91.54 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	94.00 %	0.00 %	$0.00
B10 - Superstructure	94.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	90.85 %	0.00 %	$0.00
B30 - Roofing	80.00 %	0.00 %	$0.00
Totals:	**91.54 %**	**0.00 %**	**$0.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). East Elevation - Dec 08, 2016

2). North Elevation - Dec 08, 2016

3). West Elevation - Dec 08, 2016

4). South Elevation - Dec 08, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	900	100	2011	2111		94.00 %	0.00 %	94			$18,117
A1030	Slab on Grade	$19.75	S.F.	900	100	2011	2111		94.00 %	0.00 %	94			$17,775
B1020	Roof Construction	$16.26	S.F.	900	100	2011	2111		94.00 %	0.00 %	94			$14,634
B2010	Exterior Walls	$29.79	S.F.	900	100	2011	2111		94.00 %	0.00 %	94			$26,811
B2030	Exterior Doors	$8.66	S.F.	900	30	2011	2041		80.00 %	0.00 %	24			$7,794
B3010130	Preformed Metal Roofing	$9.66	S.F.	900	30	2011	2041		80.00 %	0.00 %	24			$8,694
								Total	**91.54 %**					**$93,825**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls

Note:

System: B2030 - Exterior Doors

Note:

System: B3010130 - Preformed Metal Roofing

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

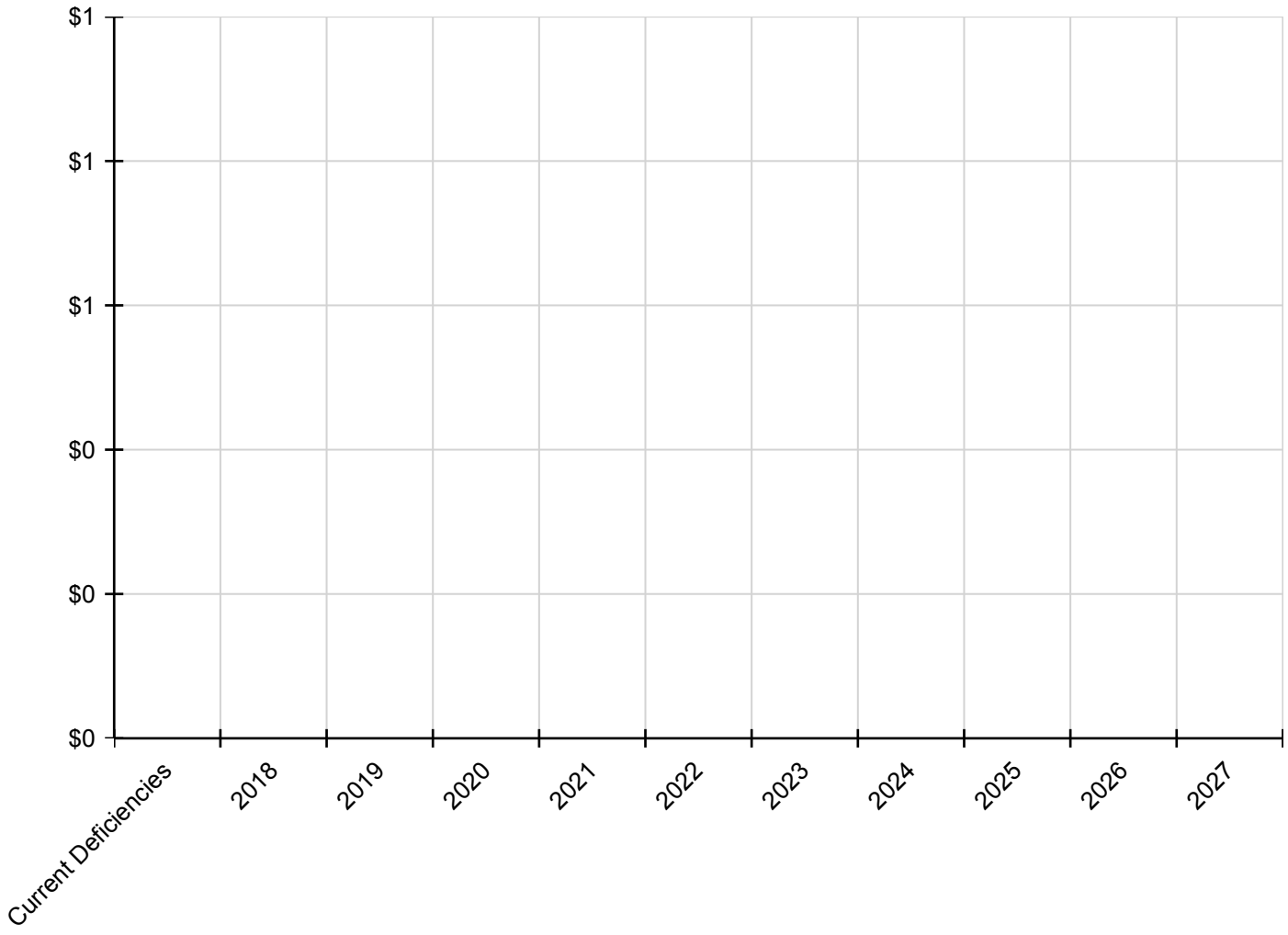
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.

No data found for this asset

Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

No data found for this asset

Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

No data found for this asset

Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:

No data found for this asset

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

No data found for this asset

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	244,862
Year Built:	2003
Last Renovation:	
Replacement Value:	$10,296,447
Repair Cost:	$1,475.36
Total FCI:	0.01 %
Total RSLI:	46.66 %
FCA Score:	99.99

Description:

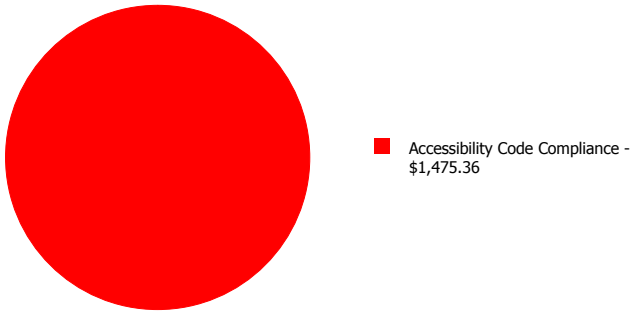
The narrative for this site is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

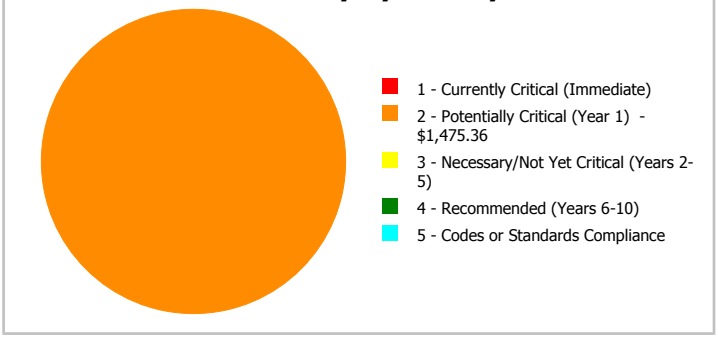
Dashboard Summary

Function:	HS -High School	Gross Area:	244,862
Year Built:	2003	Last Renovation:	
Repair Cost:	$1,475	Replacement Value:	$10,296,447
FCI:	0.01 %	RSLI%:	46.66 %

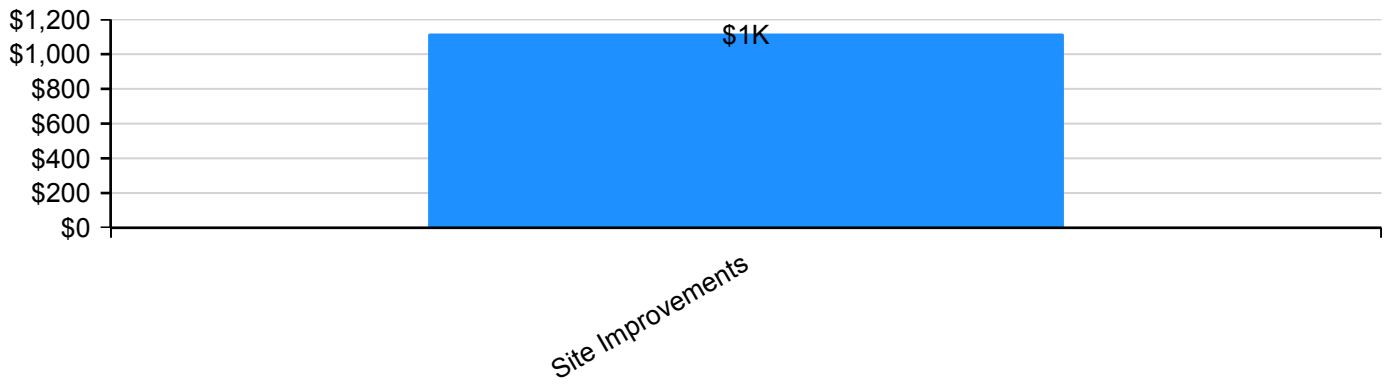
Deficiency By Category



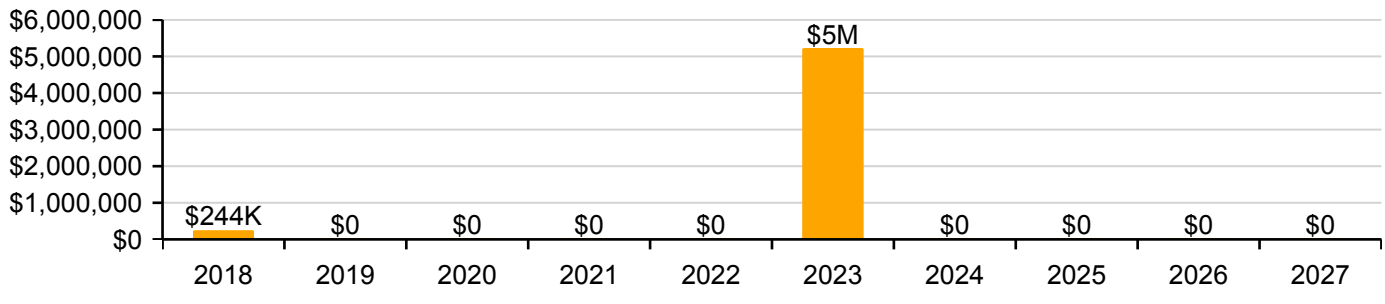
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	34.22 %	0.02 %	$1,475.36
G30 - Site Mechanical Utilities	71.25 %	0.00 %	$0.00
G40 - Site Electrical Utilities	68.16 %	0.00 %	$0.00
Totals:	**46.66 %**	**0.01 %**	**$1,475.36**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). Aerial Image of Overhills High School - Mar 03, 2017

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$3.76	S.F.	244,862	25	2003	2028		44.00 %	0.00 %	11			$920,681
G2020	Parking Lots	$1.61	S.F.	244,862	25	2003	2028		44.00 %	0.37 %	11		$1,475.36	$394,228
G2030	Pedestrian Paving	$1.98	S.F.	244,862	30	2003	2033		53.33 %	0.00 %	16			$484,827
G2040105	Fence & Guardrails	$1.20	S.F.	244,862	30	2003	2033		53.33 %	0.00 %	16			$293,834
G2040950	Baseball Field	$5.78	S.F.	244,862	20	2003	2023		30.00 %	0.00 %	6			$1,415,302
G2040950	Covered Walkways	$0.81	S.F.	244,862	25	2003	2028		44.00 %	0.00 %	11			$198,338
G2040950	Football Field	$3.38	S.F.	244,862	20	2003	2023		30.00 %	0.00 %	6			$827,634
G2040950	Playing Field	$1.50	S.F.	244,862	20	2003	2023		30.00 %	0.00 %	6			$367,293
G2040950	Softball Field	$2.01	S.F.	244,862	20	2003	2023		30.00 %	0.00 %	6			$492,173
G2040950	Tennis Courts	$1.80	S.F.	244,862	20	2003	2023		30.00 %	0.00 %	6			$440,752
G2040950	Track	$1.78	S.F.	244,862	20	2003	2023		30.00 %	0.00 %	6			$435,854
G2050	Landscaping	$1.91	S.F.	244,862	15	2003	2018		6.67 %	0.00 %	1			$467,686
G3010	Water Supply	$2.42	S.F.	244,862	50	2003	2053		72.00 %	0.00 %	36			$592,566
G3020	Sanitary Sewer	$1.52	S.F.	244,862	50	2003	2053		72.00 %	0.00 %	36			$372,190
G3030	Storm Sewer	$4.67	S.F.	244,862	50	2003	2053		72.00 %	0.00 %	36			$1,143,506
G3060	Fuel Distribution	$1.03	S.F.	244,862	40	2003	2043		65.00 %	0.00 %	26			$252,208
G4010	Electrical Distribution	$2.44	S.F.	244,862	50	2003	2053		72.00 %	0.00 %	36			$597,463
G4020	Site Lighting	$1.57	S.F.	244,862	30	2016	2046		96.67 %	0.00 %	29			$384,433
G4030	Site Communications & Security	$0.88	S.F.	244,862	15	2003	2018		6.67 %	0.00 %	1			$215,479
								Total	**46.66 %**	**0.01 %**			**$1,475.36**	**$10,296,447**

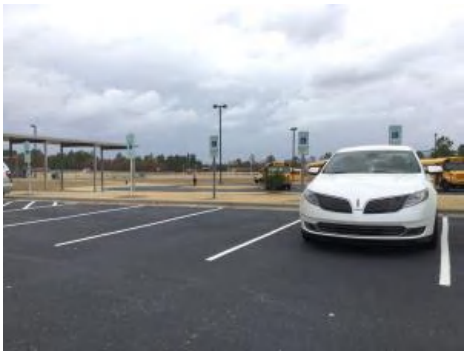
System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: G2010 - Roadways

Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving

Note:

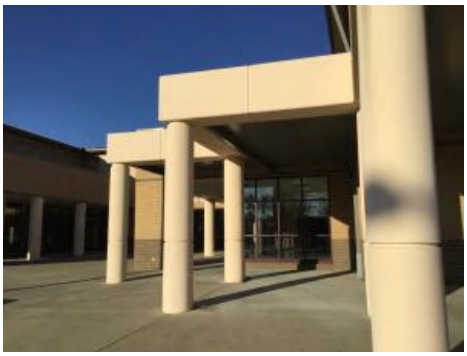
System: G2040105 - Fence & Guardrails

Note:

System: G2040950 - Baseball Field

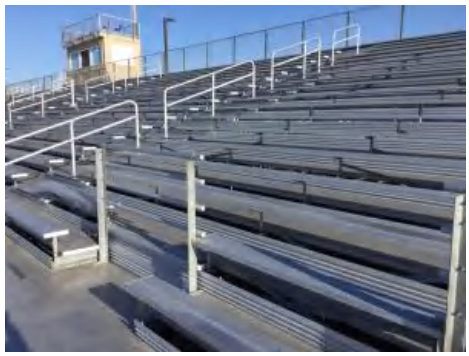
Note:

System: G2040950 - Covered Walkways



Note:

System: G2040950 - Football Field



Note:

System: G2040950 - Playing Field

Note:

System: G2040950 - Softball Field

Note:

System: G2040950 - Tennis Courts

Note:

System: G2040950 - Track

Note:

System: G2050 - Landscaping

Note:

System: G3010 - Water Supply

Note:

System: G3020 - Sanitary Sewer

Note:

System: G3030 - Storm Sewer

Note:

System: G3060 - Fuel Distribution

Note:

System: G4010 - Electrical Distribution

Note:

System: G4020 - Site Lighting

Note:

System: G4030 - Site Communications & Security

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

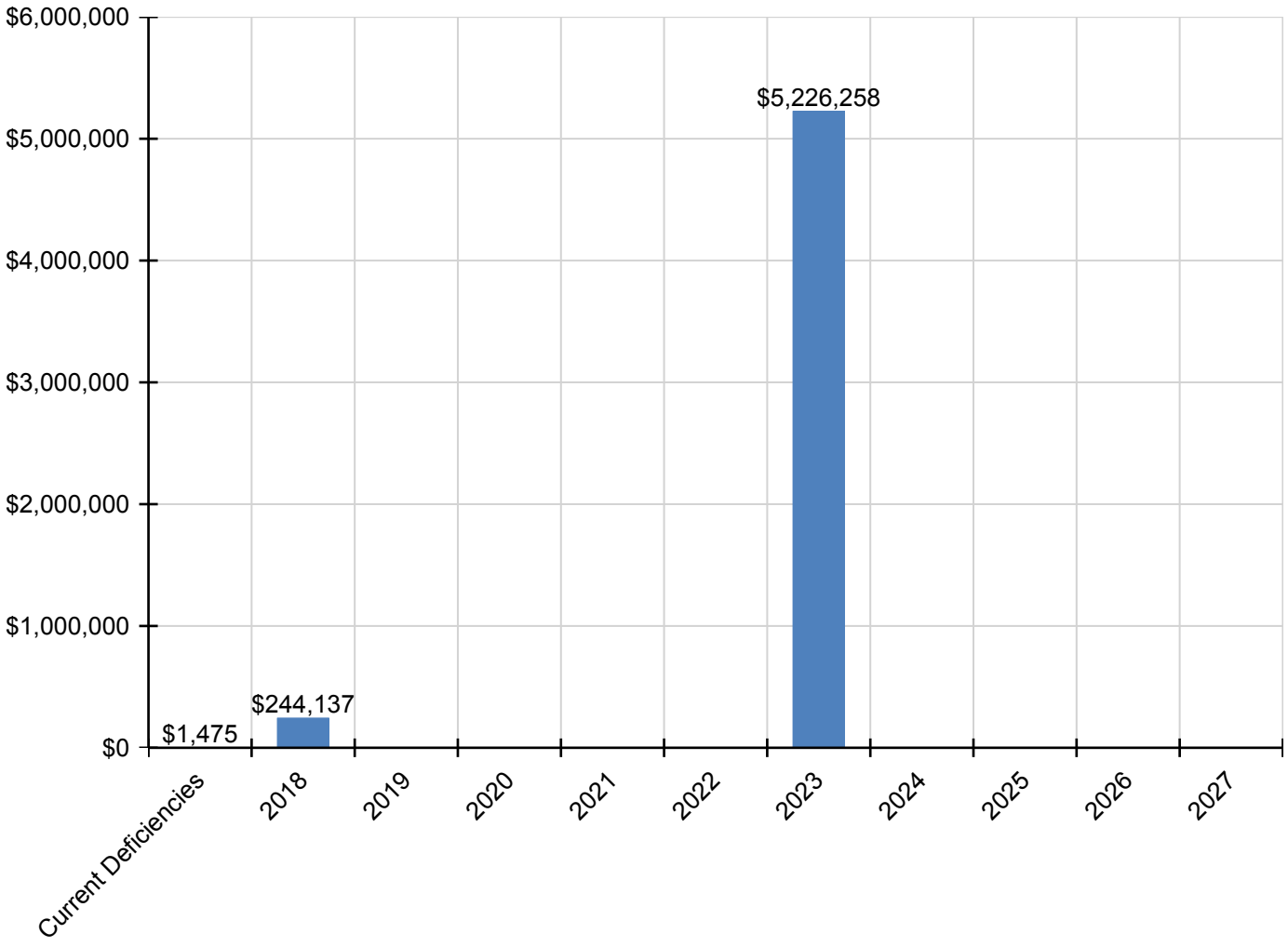
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$1,475**	**$244,137**	**$0**	**$0**	**$0**	**$0**	**$5,226,258**	**$0**	**$0**	**$0**	**$0**	**$5,471,870**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2020 - Parking Lots	$1,475	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,475**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Baseball Field	$0	$0	$0	$0	$0	$0	$1,858,940	$0	$0	$0	$0	**$1,858,940**
G2040950 - Covered Walkways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Football Field	$0	$0	$0	$0	$0	$0	$1,087,062	$0	$0	$0	$0	**$1,087,062**
G2040950 - Playing Field	$0	$0	$0	$0	$0	$0	$482,423	$0	$0	$0	$0	**$482,423**
G2040950 - Softball Field	$0	$0	$0	$0	$0	$0	$646,448	$0	$0	$0	$0	**$646,448**
G2040950 - Tennis Courts	$0	$0	$0	$0	$0	$0	$578,909	$0	$0	$0	$0	**$578,909**
G2040950 - Track	$0	$0	$0	$0	$0	$0	$572,476	$0	$0	$0	$0	**$572,476**
*** G2050 - Landscaping**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communications & Security	$0	$244,137	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$244,137**

** Indicates non-renewable system*

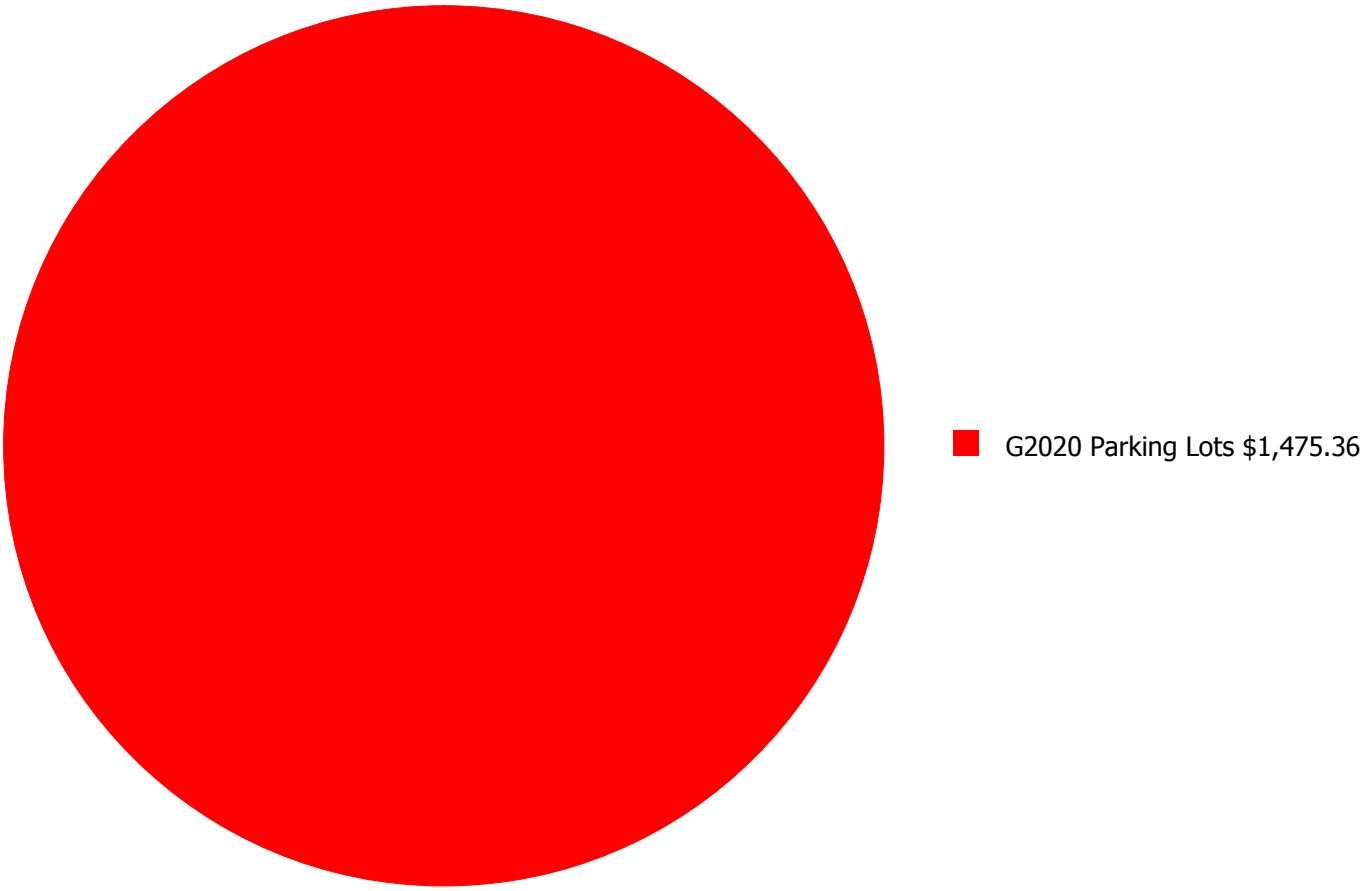
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

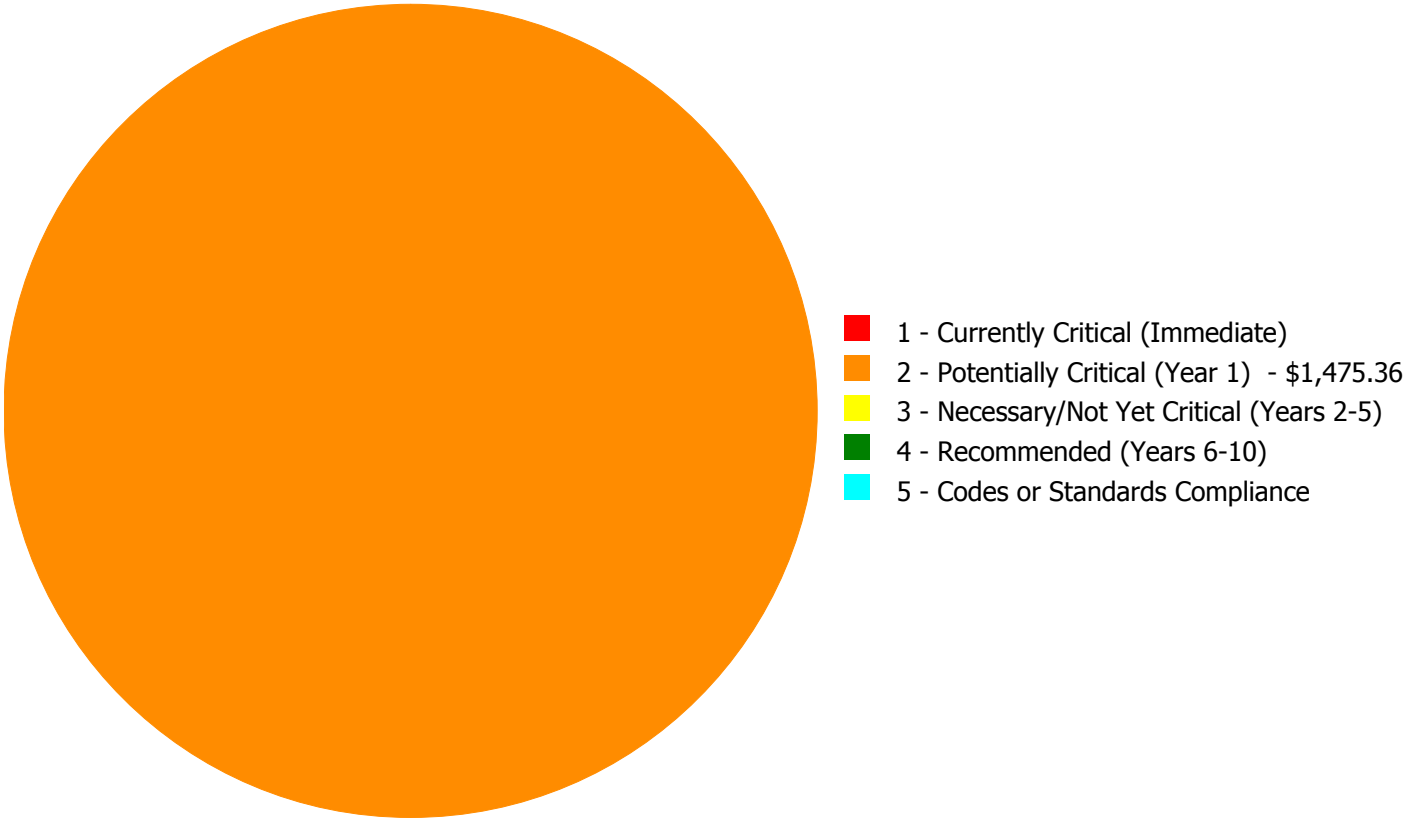
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $1,475.36

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: $1,475.36

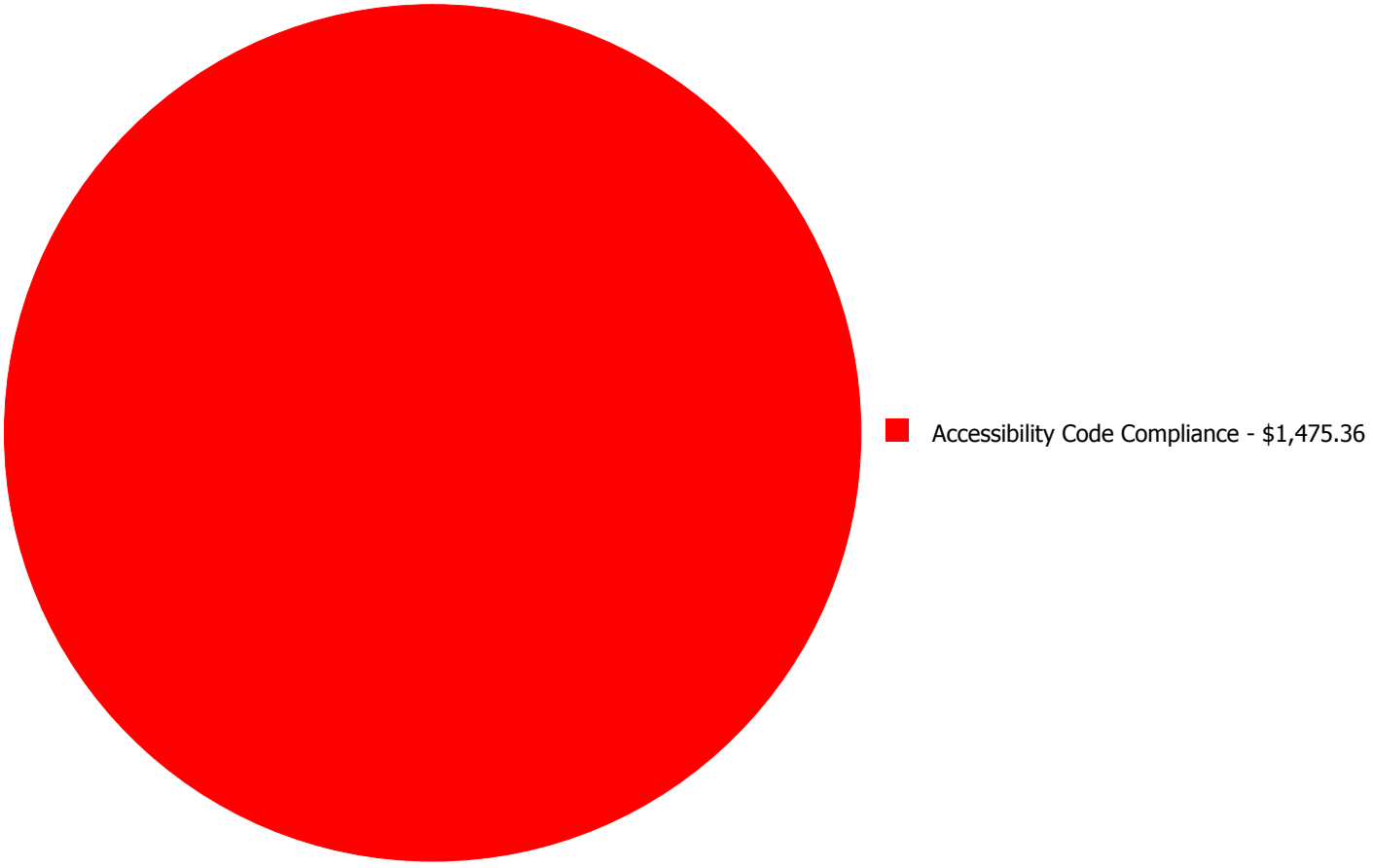
Deficiency By Priority Investment Table

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
G2020	Parking Lots	$0.00	$1,475.36	$0.00	$0.00	$0.00	$1,475.36
	Total:	$0.00	$1,475.36	$0.00	$0.00	$0.00	$1,475.36

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: $1,475.36

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

Priority 2 - Potentially Critical (Year 1):

System: G2020 - Parking Lots

Location: Parking Lots
Distress: Missing
Category: Accessibility Code Compliance
Priority: 2 - Potentially Critical (Year 1)
Correction: Add handicap parking symbol
Qty: 16.00
Unit of Measure: Ea.
Estimate: $1,475.36
Assessor Name: Somnath Das
Date Created: 12/10/2016

Notes: The parking lot is missing handicap symbol on paving and one access aisle, and should be provided per ADA standards.

NC School District/430 Harnett County/High School

Star Academy

Draft

Campus Assessment Report

March 8, 2017

PARSONS

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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.

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Gross Area (SF):	37,309
Year Built:	1915
Last Renovation:	
Replacement Value:	$8,093,869
Repair Cost:	$2,447,498.12
Total FCI:	30.24 %
Total RSLI:	26.14 %
FCA Score:	69.76

Description:

GENERAL:
Star Academy is located at 900 11th St. in Lillington, North Carolina. The 2 story, 37,309 square foot building was originally constructed in 1915 and is utilized as the county alternative high school. There have been 2 additions. A gym constructed in 1948 and a cafeteria constructed in 1957.

This report contains condition and adequacy data collected during the 2016 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site and building elements.

A. SUBSTRUCTURE
The building rests on wall and column foundations and is assumed to have standard cast-in-place concrete foundations. The building has a basement .

B. SUPERSTRUCTURE
Floor construction is metal pan deck with lightweight fill. Roof construction is wood. The exterior envelope is composed of walls of brick veneer over hollow ceramic brick. Exterior windows are wood frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically pitched asphalt composition shingles . Most building entrances appear not to comply with ADA requirements.

C. INTERIORS
Interior partitions are typically hollow ceramic brick. 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. The interior wall finishes are typically plaster. Floor finishes in common areas are typically hardwood. Floor finishes in assignable spaces is typically hardwood. Ceiling finishes in common areas are typically attached acoustical tile. Ceiling finishes in assignable areas are typically attached acoustical tile.

CONVEYING:
The building does not include conveying equipment. Conveying equipment includes no hydraulic elevators, and no wheelchair lifts.

D. SERVICES
PLUMBING:
Plumbing fixtures are typically non-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 and plastic. Rain water drainage system is external.

HVAC:
Heating and cooling is provided by 10 pad mounted package units. The heating/cooling distribution system is a duct work system utilizing air handling units. Fresh air is supplied by air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system. This building does not have a remote Building Automation System.

FIRE PROTECTION:
The building does not have a fire sprinkler system. The building does have additional fire suppression system in the kitchen. Standpipes are not included within fire stairs. 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 surface mounted type, fluorescent and LED light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and near stairways and are typically illuminated.

COMMUNICATIONS AND SECURITY:
The fire alarm system consists of audible/visual strobe annunciators in common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and do not include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by key and locks; entry doors are secured with lock sets. The security system has CCTV cameras and is not 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.

E. EQUIPMENT & FURNISHINGS:
This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage, audio-visual, vehicle equipment, fixed casework, window treatment, floor grilles and mats, and multiple seating furnishings.

G.
SITE
Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, play areas, and fencing. Site mechanical and electrical features include water, sewer, propane, natural gas, and site lighting.

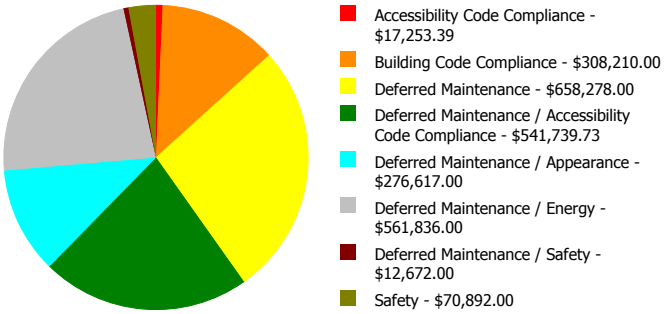
Attributes:

General Attributes:			
Condition Assessor:	Matt Mahaffey	Assessment Date:	
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:	Harnett - Star Academy	LEA School No.:	430-345
No. of Mobile Units:	0	No. of Bldgs.:	3
SF of Mobile Units:	0	Status:	Active
School Grades:	6-12	Site Acreage:	3.6

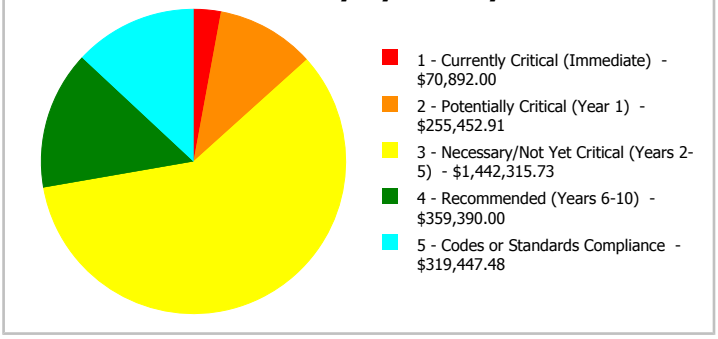
Campus Dashboard Summary

Gross Area:	37,309		
Year Built:	1915	Last Renovation:	
Repair Cost:	$2,447,498	Replacement Value:	$8,093,869
FCI:	30.24 %	RSLI%:	26.14 %

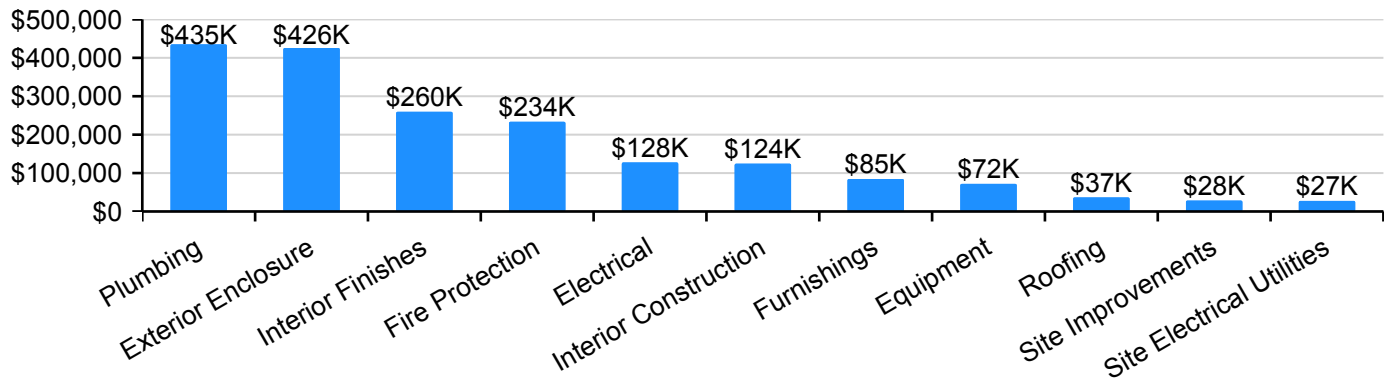
Deficiency By Category



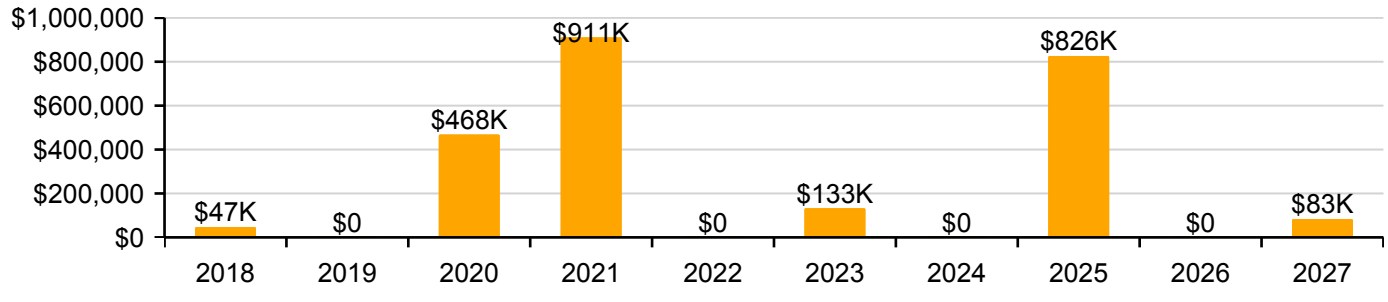
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Campus Condition Summary

The Table below shows the RSLI and FCI for each major system shown at the UNIFORMAT II classification Level 2. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

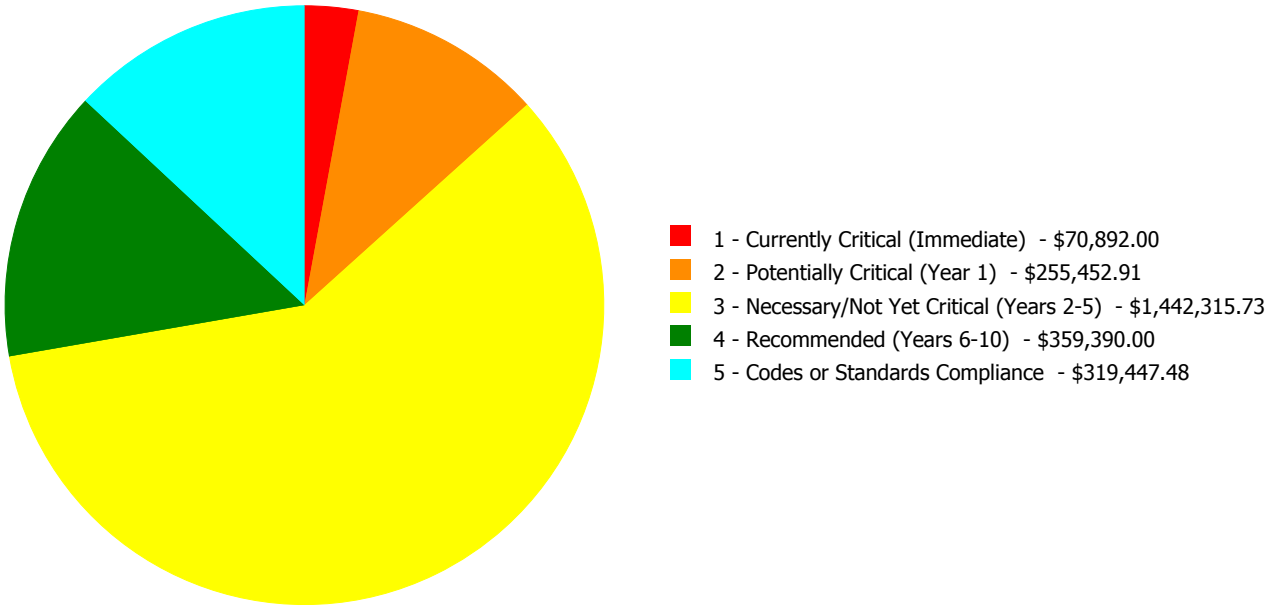
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	18.87 %	0.00 %	$0.00
A20 - Basement Construction	15.89 %	0.00 %	$0.00
B10 - Superstructure	18.87 %	0.00 %	$0.00
B20 - Exterior Enclosure	8.40 %	62.67 %	$561,836.00
B30 - Roofing	50.51 %	17.25 %	$48,214.00
C10 - Interior Construction	3.18 %	48.69 %	$163,954.00
C20 - Stairs	21.92 %	0.00 %	$0.00
C30 - Interior Finishes	20.43 %	35.64 %	$342,677.00
D20 - Plumbing	0.16 %	109.35 %	$574,147.00
D30 - HVAC	71.71 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$308,210.00
D50 - Electrical	37.04 %	15.29 %	$168,498.00
E10 - Equipment	16.66 %	44.39 %	$94,892.00
E20 - Furnishings	0.00 %	110.00 %	$111,479.00
G20 - Site Improvements	25.37 %	6.52 %	$37,476.12
G30 - Site Mechanical Utilities	26.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	21.54 %	19.80 %	$36,115.00
Totals:	**26.14 %**	**30.24 %**	**$2,447,498.12**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance
1914 Main	17,649	35.20	$0.00	$183,655.00	$834,073.00	$145,799.00	$30,674.00
1948 Gym	15,055	28.08	$34,777.00	$0.00	$367,478.00	$153,515.00	$226,051.00
1957 Cafeteria	4,605	47.46	$0.00	$69,347.00	$220,542.00	$60,076.00	$47,920.00
Site	37,309	6.82	$36,115.00	$2,450.91	$20,222.73	$0.00	$14,802.48
Total:		**30.24**	**$70,892.00**	**$255,452.91**	**$1,442,315.73**	**$359,390.00**	**$319,447.48**

Deficiencies By Priority



Budget Estimate Total: $2,447,498.12

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	17,649
Year Built:	1914
Last Renovation:	
Replacement Value:	$3,392,846
Repair Cost:	$1,194,201.00
Total FCI:	35.20 %
Total RSLI:	20.72 %
FCA Score:	64.80

Description:

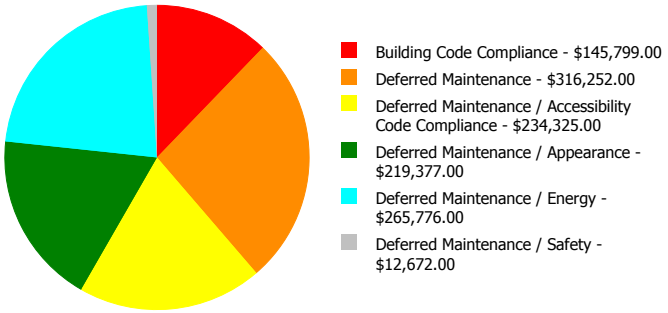
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

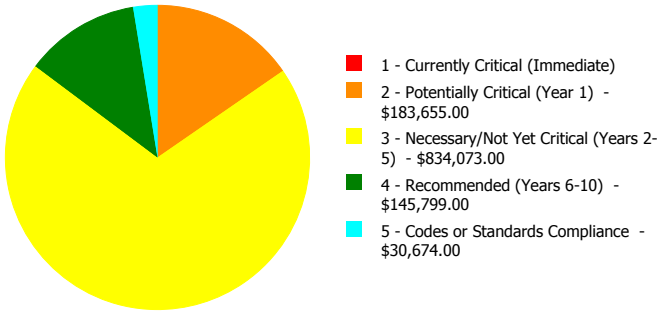
Dashboard Summary

Function:	HS -High School	Gross Area:	17,649
Year Built:	1914	Last Renovation:	
Repair Cost:	$1,194,201	Replacement Value:	$3,392,846
FCI:	35.20 %	RSLI%:	20.72 %

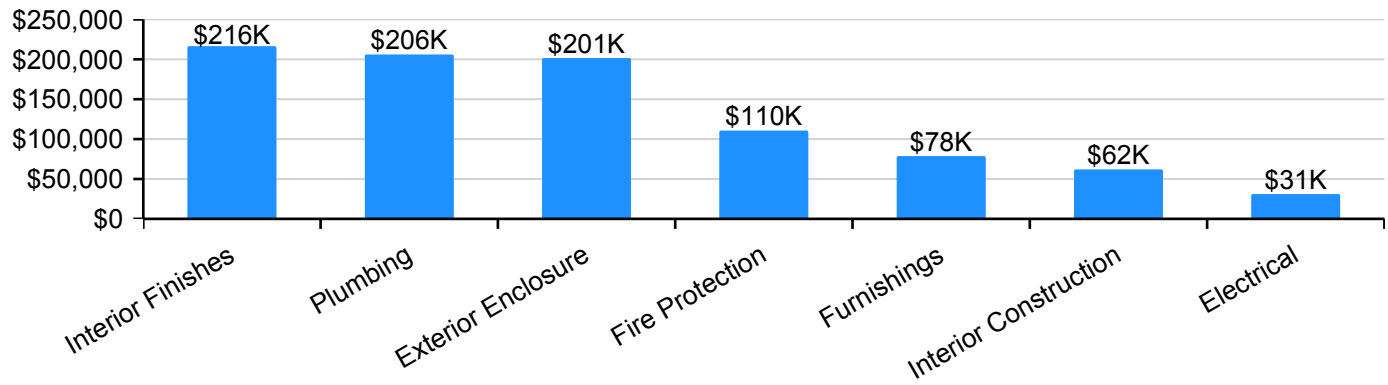
Deficiency By Category



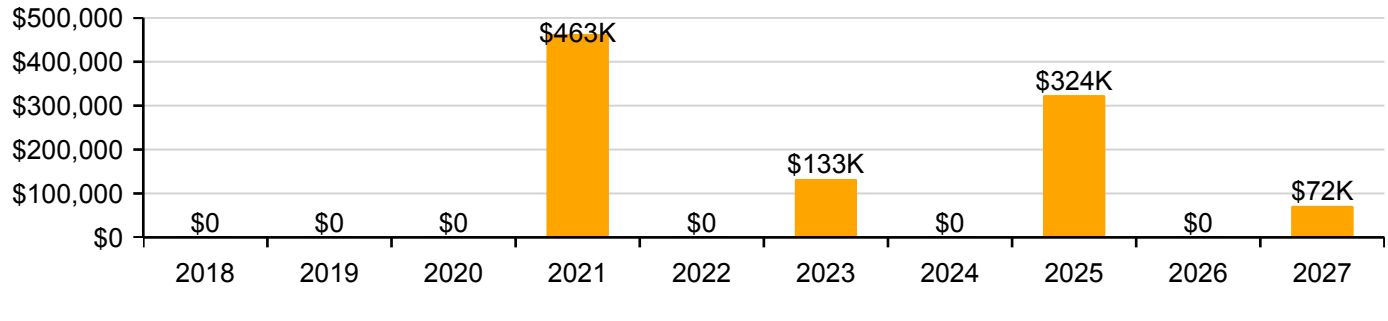
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	3.00 %	0.00 %	$0.00
A20 - Basement Construction	3.00 %	0.00 %	$0.00
B10 - Superstructure	3.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	2.14 %	62.67 %	$265,776.00
B30 - Roofing	40.00 %	0.00 %	$0.00
C10 - Interior Construction	0.00 %	49.99 %	$81,344.00
C20 - Stairs	14.17 %	0.00 %	$0.00
C30 - Interior Finishes	9.10 %	62.76 %	$285,437.00
D20 - Plumbing	0.00 %	110.00 %	$271,600.00
D30 - HVAC	72.98 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$145,799.00
D50 - Electrical	31.93 %	7.82 %	$40,769.00
E10 - Equipment	30.00 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	110.00 %	$103,476.00
Totals:	**20.72 %**	**35.20 %**	**$1,194,201.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). East Elevation - Nov 23, 2016

2). South Elevation - Nov 23, 2016

3). North Elevation - Nov 23, 2016

4). West Elevation - Nov 23, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$2.32	S.F.	17,649	100	1914	2014	2020	3.00 %	0.00 %	3			$40,946
A1030	Slab on Grade	$4.36	S.F.	17,649	100	1914	2014	2020	3.00 %	0.00 %	3			$76,950
A2010	Basement Excavation	$0.88	S.F.	17,649	100	1914	2014	2020	3.00 %	0.00 %	3			$15,531
A2020	Basement Walls	$6.15	S.F.	17,649	100	1914	2014	2020	3.00 %	0.00 %	3			$108,541
B1010	Floor Construction	$12.22	S.F.	17,649	100	1914	2014	2020	3.00 %	0.00 %	3			$215,671
B1020	Roof Construction	$8.14	S.F.	17,649	100	1914	2014	2020	3.00 %	0.00 %	3			$143,663
B2010	Exterior Walls	$9.48	S.F.	17,649	100	1914	2014	2020	3.00 %	0.00 %	3			$167,313
B2020	Exterior Windows	$13.69	S.F.	17,649	30	1914	1944		0.00 %	110.00 %	-73		$265,776.00	$241,615
B2030	Exterior Doors	$0.86	S.F.	17,649	30	1995	2025		26.67 %	0.00 %	8			$15,178
B3010140	Asphalt Shingles	$4.32	S.F.	17,649	20	2005	2025		40.00 %	0.00 %	8			$76,244
C1010	Partitions	$5.03	S.F.	17,649	75	1914	1989		0.00 %	0.00 %	-28			$88,774
C1020	Interior Doors	$2.61	S.F.	17,649	30	1914	1944		0.00 %	110.00 %	-73		$50,670.00	$46,064
C1030	Fittings	$1.58	S.F.	17,649	20	1914	1934		0.00 %	110.00 %	-83		$30,674.00	$27,885
C2010	Stair Construction	$1.39	S.F.	17,649	120	1914	2034		14.17 %	0.00 %	17			$24,532
C3010	Wall Finishes	$2.75	S.F.	17,649	10	1995	2005		0.00 %	110.00 %	-12		$53,388.00	$48,535
C3020	Floor Finishes	$11.72	S.F.	17,649	20	1995	2015	2021	20.00 %	6.13 %	4		$12,672.00	$206,846
C3030	Ceiling Finishes	$11.30	S.F.	17,649	25	1980	2005		0.00 %	110.00 %	-12		$219,377.00	$199,434
D2010	Plumbing Fixtures	$9.46	S.F.	17,649	30	1985	2015		0.00 %	110.00 %	-2		$183,655.00	$166,960
D2020	Domestic Water Distribution	$1.76	S.F.	17,649	30	1985	2015		0.00 %	110.00 %	-2		$34,168.00	$31,062
D2030	Sanitary Waste	$2.77	S.F.	17,649	30	1985	2015		0.00 %	110.00 %	-2		$53,777.00	$48,888
D3040	Distribution Systems	$8.96	S.F.	17,649	30	2008	2038		70.00 %	0.00 %	21			$158,135
D3050	Terminal & Package Units	$19.55	S.F.	17,649	15	2013	2028		73.33 %	0.00 %	11			$345,038
D3060	Controls & Instrumentation	$2.84	S.F.	17,649	20	2013	2033		80.00 %	0.00 %	16			$50,123
D4010	Sprinklers	$4.14	S.F.	17,649	20			2016	0.00 %	110.00 %	-1		$80,374.00	$73,067
D4020	Standpipes	$3.37	S.F.	17,649	20			2016	0.00 %	110.00 %	-1		$65,425.00	$59,477
D5010	Electrical Service/Distribution	$1.70	S.F.	17,649	40	1985	2025		20.00 %	0.00 %	8			$30,003
D5020	Branch Wiring	$4.87	S.F.	17,649	30	1995	2025		26.67 %	0.00 %	8			$85,951
D5020	Lighting	$11.38	S.F.	17,649	30	2001	2031		46.67 %	0.00 %	14			$200,846
D5030810	Security & Detection Systems	$2.10	S.F.	17,649	15	2001	2016		0.00 %	110.00 %	-1		$40,769.00	$37,063
D5030910	Fire Alarm Systems	$3.83	S.F.	17,649	15	2001	2016	2021	26.67 %	0.00 %	4			$67,596
D5030920	Data Communication	$4.92	S.F.	17,649	15	2001	2016	2021	26.67 %	0.00 %	4			$86,833
D5090	Other Electrical Systems	$0.73	S.F.	17,649	20	2001	2021		20.00 %	0.00 %	4			$12,884
E1090	Other Equipment	$5.73	S.F.	17,649	20	2003	2023		30.00 %	0.00 %	6			$101,129
E2010	Fixed Furnishings	$5.33	S.F.	17,649	20	1914	1934		0.00 %	110.00 %	-83		$103,476.00	$94,069
								Total	**20.72 %**	**35.20 %**			**$1,194,201.00**	**$3,392,846**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: A2020 - Basement Walls

Note:

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

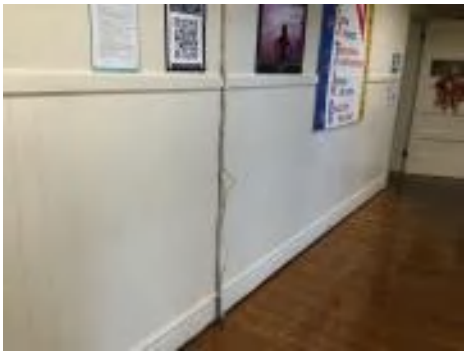
System: B2030 - Exterior Doors

Note:

System: B3010140 - Asphalt Shingles

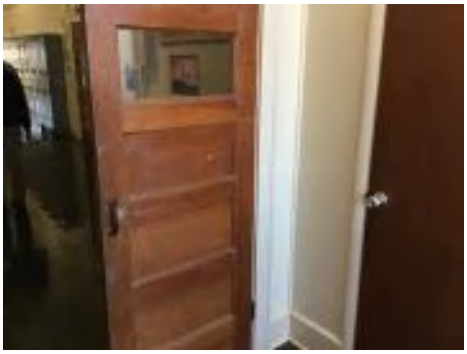
Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors

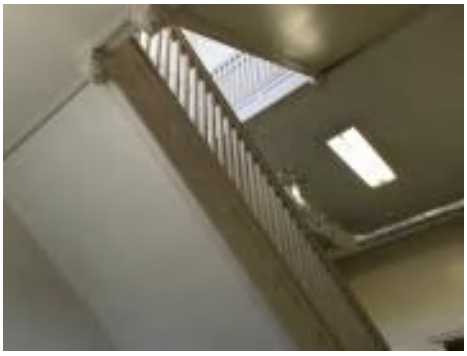


Note:

System: C1030 - Fittings

Note:

System: C2010 - Stair Construction

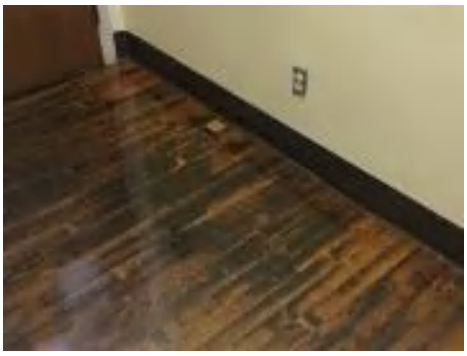


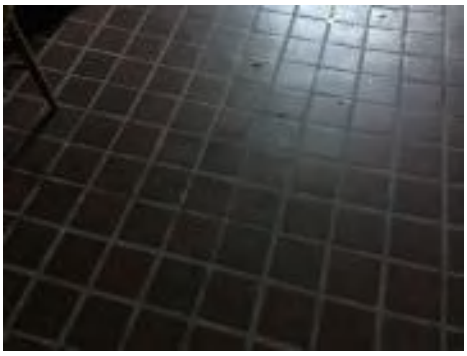
Note:

System: C3010 - Wall Finishes

Note:

System: C3020 - Floor Finishes





Note:

System: C3030 - Ceiling Finishes

Note:

System: D2010 - Plumbing Fixtures

Note:

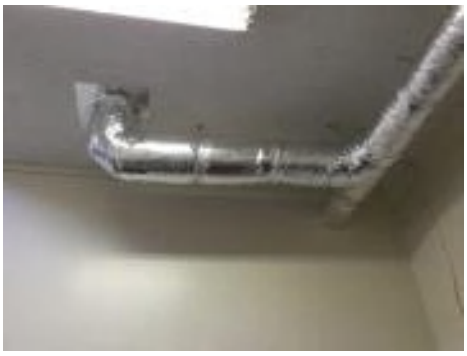
System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

Note:

System: D5010 - Electrical Service/Distribution

Note:

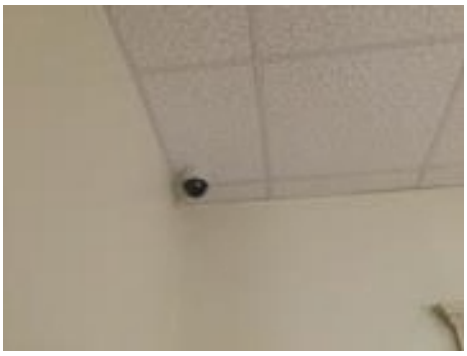
System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

Note:

System: D5030810 - Security & Detection Systems

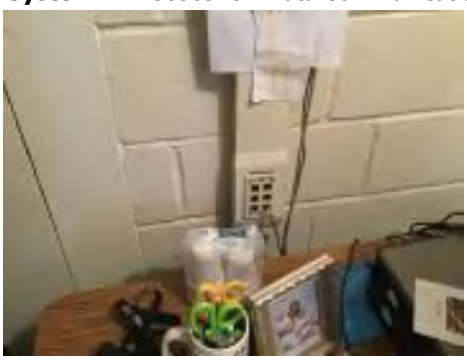


Note:

System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems

Note:

System: E1090 - Other Equipment

Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

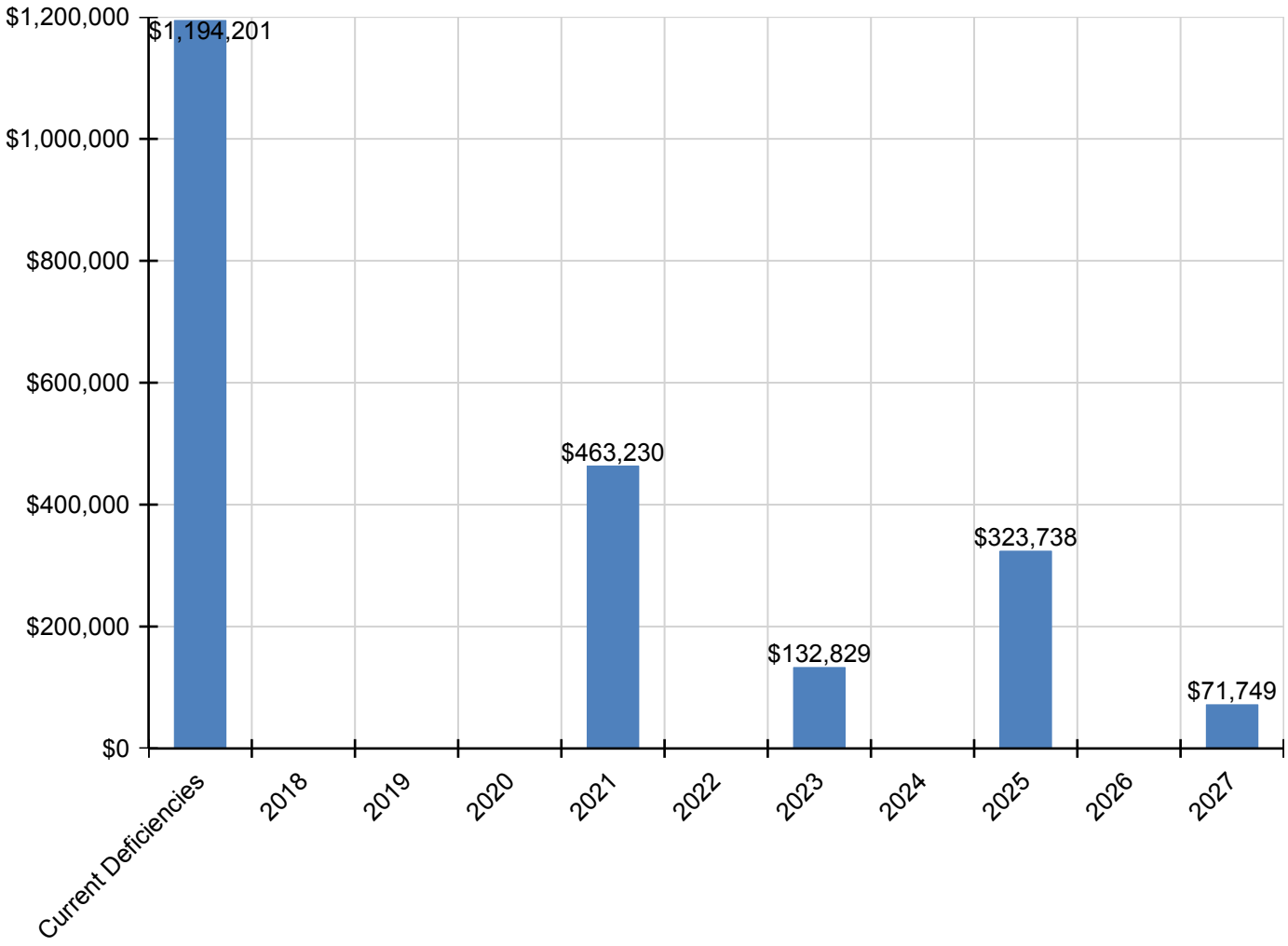
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$1,194,201**	**$0**	**$0**	**$0**	**$463,230**	**$0**	**$132,829**	**$0**	**$323,738**	**$0**	**$71,749**	**$2,185,747**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$265,776	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$265,776**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$21,150	$0	$0	**$21,150**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$141,012	$0	$0	**$141,012**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$50,670	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$50,670**
C1030 - Fittings	$30,674	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$30,674**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$53,388	$0	$0	$0	$0	$0	$0	$0	$0	$0	$71,749	**$125,137**
C3020 - Floor Finishes	$12,672	$0	$0	$0	$256,088	$0	$0	$0	$0	$0	$0	**$268,760**
C3030 - Ceiling Finishes	$219,377	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$219,377**
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	$183,655	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$183,655**
D2020 - Domestic Water Distribution	$34,168	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$34,168**
D2030 - Sanitary Waste	$53,777	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$53,777**
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	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$80,374	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$80,374**
D4020 - Standpipes	$65,425	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$65,425**
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	$41,808	$0	$0	**$41,808**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$119,768	$0	$0	**$119,768**
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	$40,769	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$40,769**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$83,687	$0	$0	$0	$0	$0	$0	**$83,687**
D5030920 - Data Communication	$0	$0	$0	$0	$107,504	$0	$0	$0	$0	$0	$0	**$107,504**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$15,951	$0	$0	$0	$0	$0	$0	**$15,951**
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**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$132,829	$0	$0	$0	$0	**$132,829**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$103,476	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$103,476**

** Indicates non-renewable system*

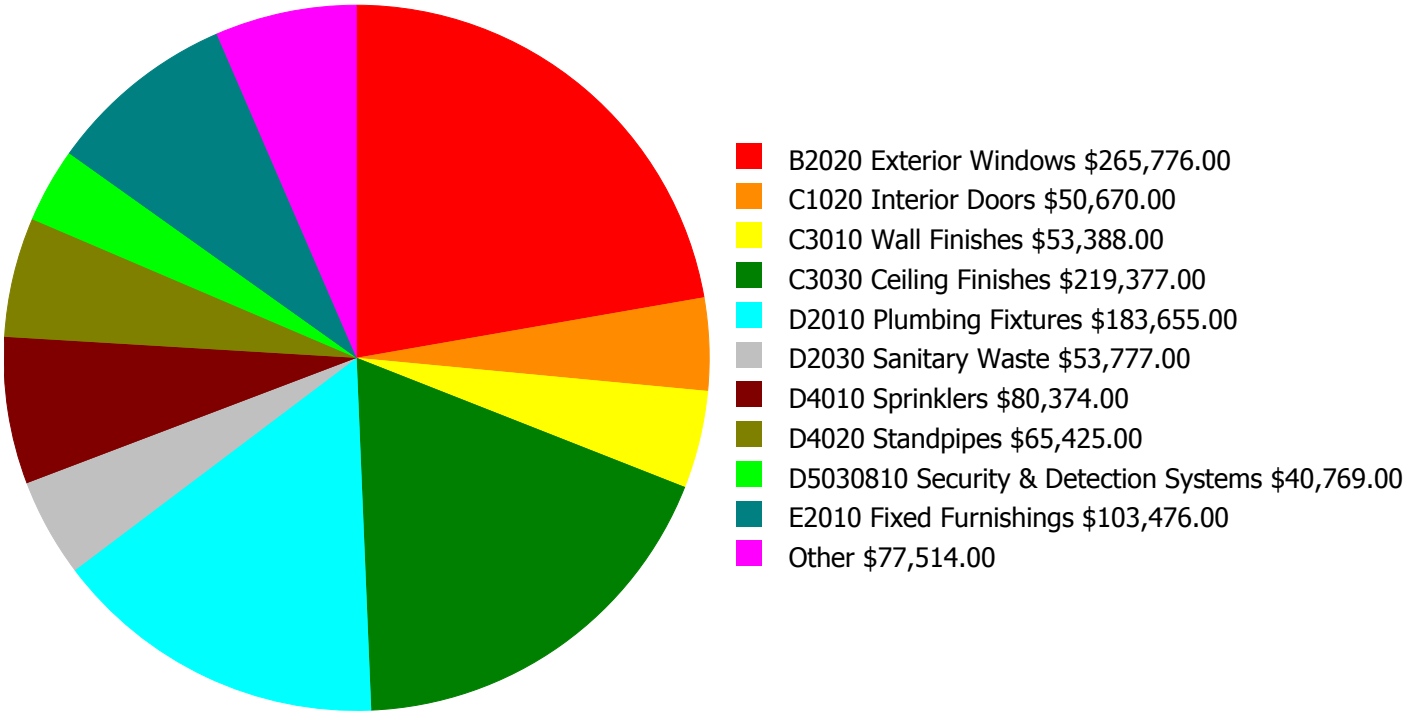
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

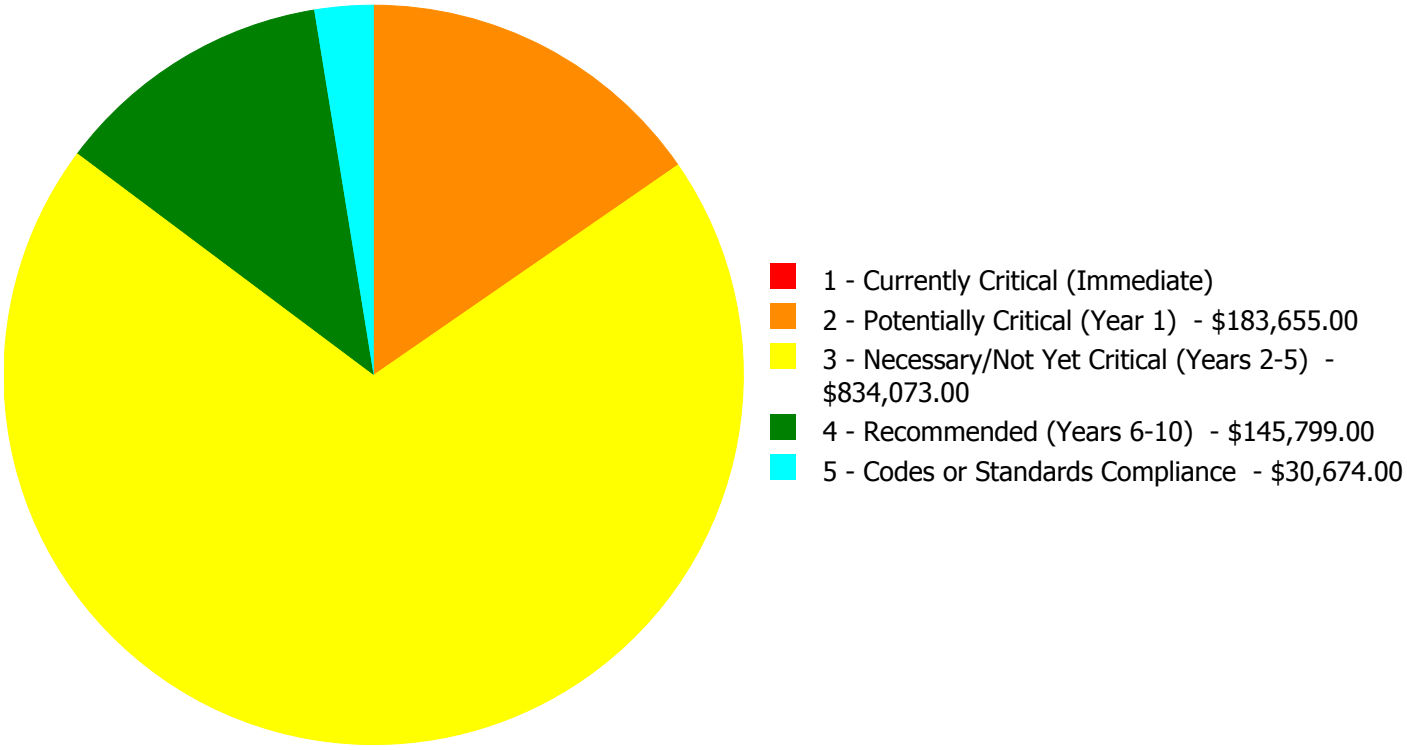
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $1,194,201.00

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: $1,194,201.00

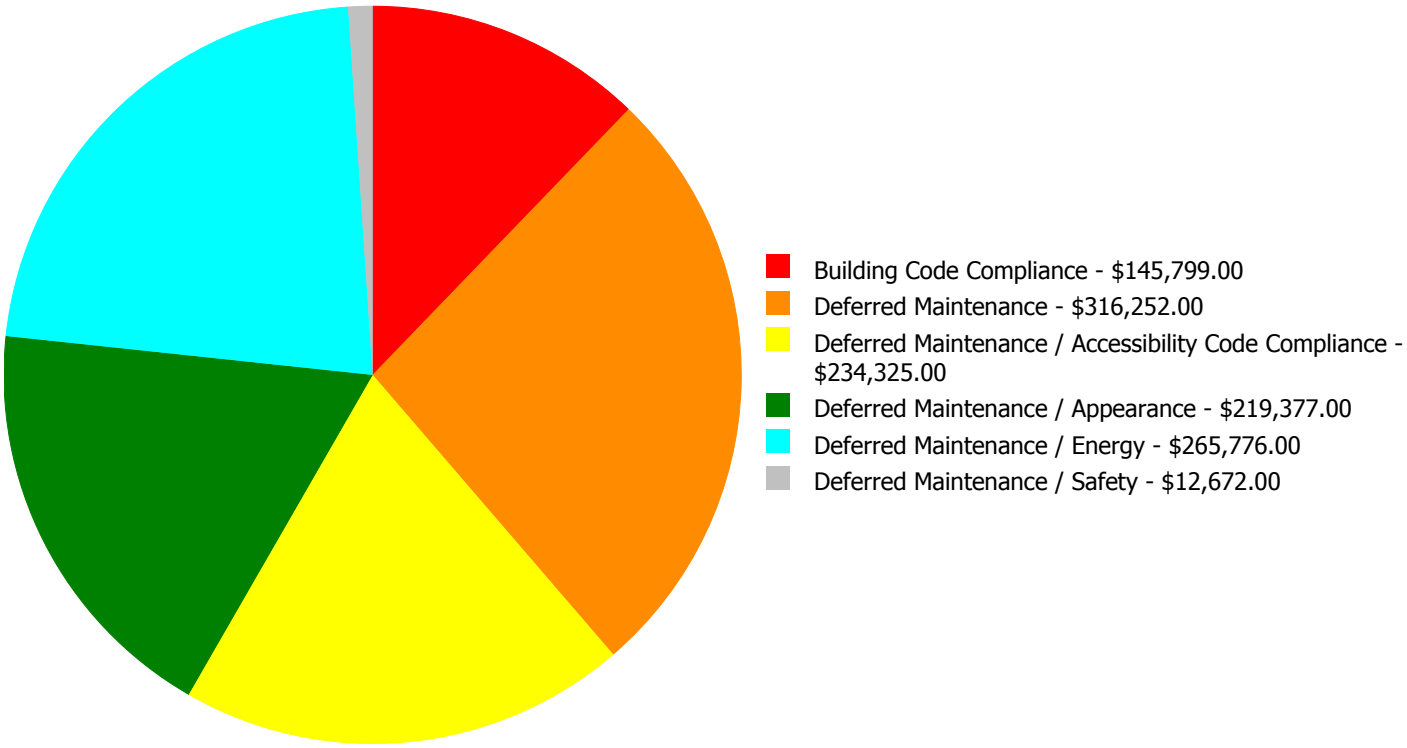
Deficiency By Priority Investment Table

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	$265,776.00	$0.00	$0.00	$265,776.00
C1020	Interior Doors	$0.00	$0.00	$50,670.00	$0.00	$0.00	$50,670.00
C1030	Fittings	$0.00	$0.00	$0.00	$0.00	$30,674.00	$30,674.00
C3010	Wall Finishes	$0.00	$0.00	$53,388.00	$0.00	$0.00	$53,388.00
C3020	Floor Finishes	$0.00	$0.00	$12,672.00	$0.00	$0.00	$12,672.00
C3030	Ceiling Finishes	$0.00	$0.00	$219,377.00	$0.00	$0.00	$219,377.00
D2010	Plumbing Fixtures	$0.00	$183,655.00	$0.00	$0.00	$0.00	$183,655.00
D2020	Domestic Water Distribution	$0.00	$0.00	$34,168.00	$0.00	$0.00	$34,168.00
D2030	Sanitary Waste	$0.00	$0.00	$53,777.00	$0.00	$0.00	$53,777.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$80,374.00	$0.00	$80,374.00
D4020	Standpipes	$0.00	$0.00	$0.00	$65,425.00	$0.00	$65,425.00
D5030810	Security & Detection Systems	$0.00	$0.00	$40,769.00	$0.00	$0.00	$40,769.00
E2010	Fixed Furnishings	$0.00	$0.00	$103,476.00	$0.00	$0.00	$103,476.00
	Total:	$0.00	$183,655.00	$834,073.00	$145,799.00	$30,674.00	$1,194,201.00

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: $1,194,201.00

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

Priority 2 - Potentially Critical (Year 1):

System: D2010 - Plumbing Fixtures

Location:	Throughout
Distress:	Beyond Service Life
Category:	Deferred Maintenance / Accessibility Code Compliance
Priority:	2 - Potentially Critical (Year 1)
Correction:	Renew System
Qty:	17,649.00
Unit of Measure:	S.F.
Estimate:	$183,655.00
Assessor Name:	Terence Davis
Date Created:	11/22/2016

Notes: Plumbing fixtures are in operational conditions. However, they are aged, not ADA compliant and should be replaced with a low-flow water fixtures.

Priority 3 - Necessary/Not Yet Critical (Years 2-5):

System: B2020 - Exterior Windows

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 17,649.00
Unit of Measure: S.F.
Estimate: $265,776.00
Assessor Name: Terence Davis
Date Created: 11/22/2016

Notes: The wood frame, operable, single pane windows are aged, damaged, not energy efficient, and should be replaced.

System: C1020 - Interior Doors

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 17,649.00
Unit of Measure: S.F.
Estimate: $50,670.00
Assessor Name: Terence Davis
Date Created: 11/22/2016

Notes: The interior doors are aged, failing, hardware is not ADA compliant and should be replaced.

System: C3010 - Wall Finishes

Location: Basement, restrooms
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 17,649.00
Unit of Measure: S.F.
Estimate: $53,388.00
Assessor Name: Terence Davis
Date Created: 11/22/2016

Notes: The wall finishes are aged, scuffed, fading, stained, and should be replaced.

System: C3020 - Floor Finishes

Location: Toilets
Distress: Failing
Category: Deferred Maintenance / Safety
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace ceramic tiles
Qty: 800.00
Unit of Measure: S.F.
Estimate: $12,672.00
Assessor Name: Terence Davis
Date Created: 11/22/2016

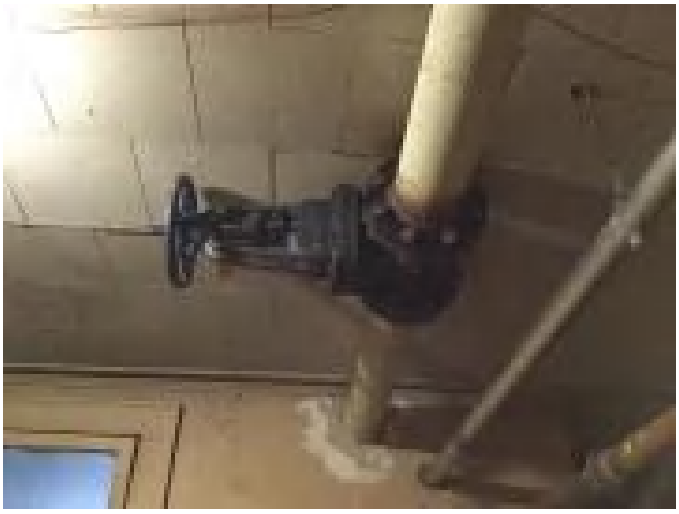
Notes: Ceramic tile in toilets are failing and should be replaced.

System: C3030 - Ceiling Finishes

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 17,649.00
Unit of Measure: S.F.
Estimate: $219,377.00
Assessor Name: Terence Davis
Date Created: 11/22/2016

Notes: The acoustic ceiling tiles are aged, failing and should be replaced.

System: D2020 - Domestic Water Distribution



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 17,649.00
Unit of Measure: S.F.
Estimate: $34,168.00
Assessor Name: Terence Davis
Date Created: 11/22/2016

Notes: The domestic water distribution system is aged, does not include back flow preventer and should be replaced.
Hot water heaters are aged and failing.

System: D2030 - Sanitary Waste

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 17,649.00
Unit of Measure: S.F.
Estimate: $53,777.00
Assessor Name: Terence Davis
Date Created: 11/22/2016

Notes: The sanitary waste system is aged, has reported periodic failures, and should be replaced.

System: D5030810 - Security & Detection Systems

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 17,649.00
Unit of Measure: S.F.
Estimate: $40,769.00
Assessor Name: Terence Davis
Date Created: 11/22/2016

Notes: Security system is analog and aging and should be replaced. Security cameras are beginning to fail.

System: E2010 - Fixed Furnishings

Location: Classrooms
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 17,649.00
Unit of Measure: S.F.
Estimate: $103,476.00
Assessor Name: Terence Davis
Date Created: 11/22/2016

Notes: Fixed casework is aged and beginning to fail and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 17,649.00
Unit of Measure: S.F.
Estimate: $80,374.00
Assessor Name: Terence Davis
Date Created: 12/20/2016

Notes: A Sprinkler system is missing and is recommended to be provided to comply with current codes.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 17,649.00
Unit of Measure: S.F.
Estimate: $65,425.00
Assessor Name: Terence Davis
Date Created: 12/20/2016

Notes: A Sprinkler system is missing and is recommended to be provided to comply with current codes.

Priority 5 - Codes or Standards Compliance:

System: C1030 - Fittings

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 5 - Codes or Standards Compliance
Correction: Renew System
Qty: 17,649.00
Unit of Measure: S.F.
Estimate: $30,674.00
Assessor Name: Terence Davis
Date Created: 11/22/2016

Notes: The fittings throughout the building are aged, in marginal condition, not ADA compliant and should be replaced.

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	15,055
Year Built:	1948
Last Renovation:	
Replacement Value:	$2,784,123
Repair Cost:	$781,821.00
Total FCI:	28.08 %
Total RSLI:	33.40 %
FCA Score:	71.92

Description:

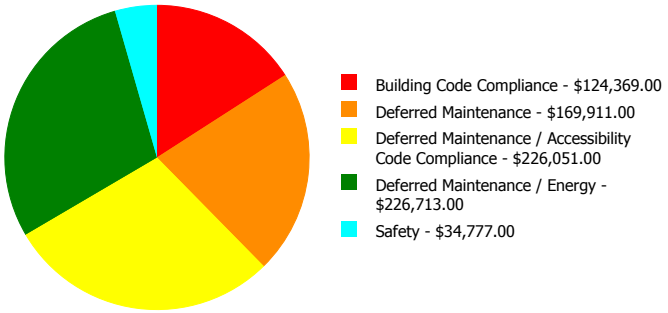
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

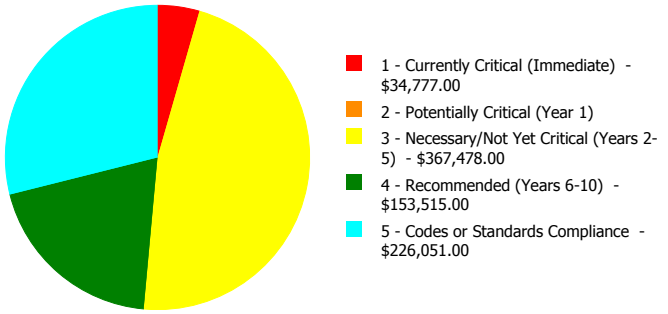
Dashboard Summary

Function:	HS -High School	Gross Area:	15,055
Year Built:	1948	Last Renovation:	
Repair Cost:	$781,821	Replacement Value:	$2,784,123
FCI:	28.08 %	RSLI%:	33.40 %

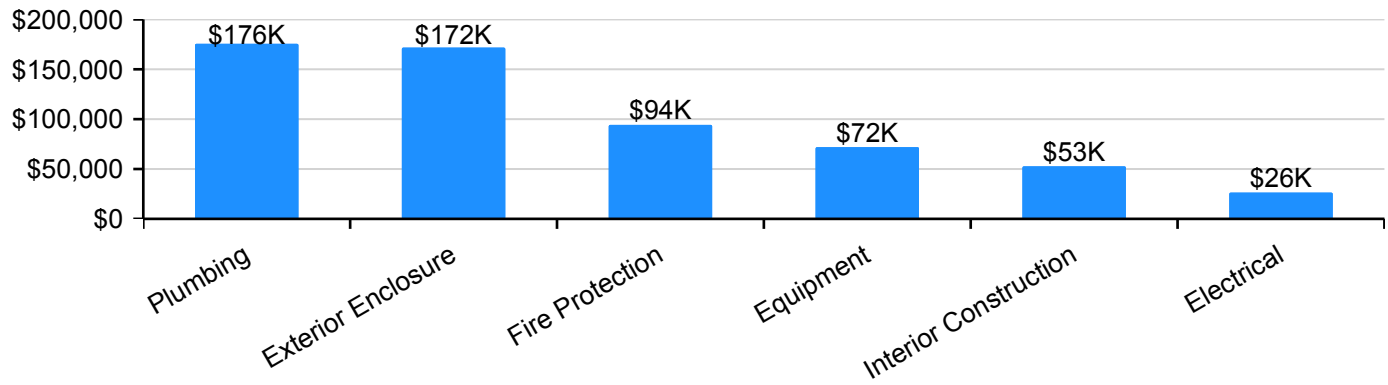
Deficiency By Category



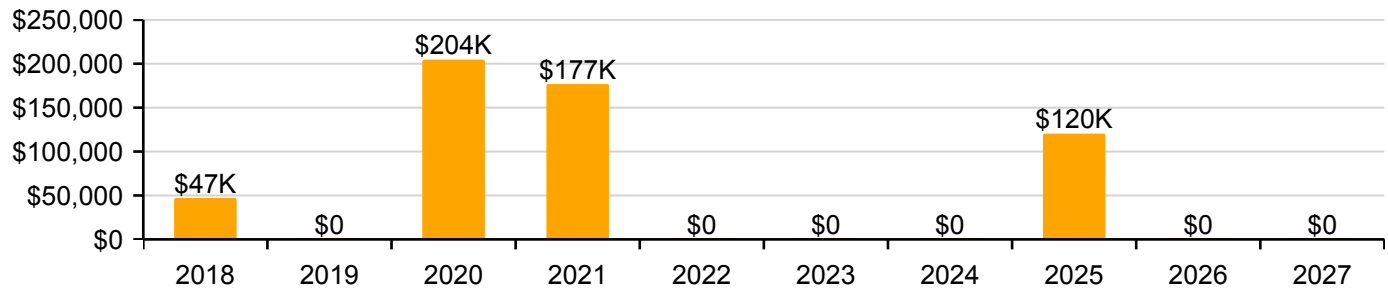
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	31.00 %	0.00 %	$0.00
A20 - Basement Construction	31.00 %	0.00 %	$0.00
B10 - Superstructure	31.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	13.18 %	62.67 %	$226,713.00
B30 - Roofing	65.00 %	0.00 %	$0.00
C10 - Interior Construction	4.36 %	49.99 %	$69,389.00
C20 - Stairs	31.00 %	0.00 %	$0.00
C30 - Interior Finishes	31.34 %	0.00 %	$0.00
D20 - Plumbing	0.00 %	110.00 %	$231,681.00
D30 - HVAC	74.18 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$124,369.00
D50 - Electrical	51.35 %	7.82 %	$34,777.00
E10 - Equipment	0.00 %	110.00 %	$94,892.00
Totals:	**33.40 %**	**28.08 %**	**$781,821.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). West Elevation - Nov 23, 2016

2). East Elevation - Nov 23, 2016

3). North Elevation - Nov 23, 2016

4). South Elevation - Nov 23, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$2.32	S.F.	15,055	100	1948	2048		31.00 %	0.00 %	31			$34,928
A1030	Slab on Grade	$4.36	S.F.	15,055	100	1948	2048		31.00 %	0.00 %	31			$65,640
A2010	Basement Excavation	$0.88	S.F.	15,055	100	1948	2048		31.00 %	0.00 %	31			$13,248
A2020	Basement Walls	$6.15	S.F.	15,055	100	1948	2048		31.00 %	0.00 %	31			$92,588
B1010	Floor Construction	$12.22	S.F.	15,055	100	1948	2048		31.00 %	0.00 %	31			$183,972
B1020	Roof Construction	$8.14	S.F.	15,055	100	1948	2048		31.00 %	0.00 %	31			$122,548
B2010	Exterior Walls	$9.48	S.F.	15,055	100	1948	2048		31.00 %	0.00 %	31			$142,721
B2020	Exterior Windows	$13.69	S.F.	15,055	30	1948	1978		0.00 %	110.00 %	-39		$226,713.00	$206,103
B2030	Exterior Doors	$0.86	S.F.	15,055	30	1995	2025		26.67 %	0.00 %	8			$12,947
B3010120	Single Ply Membrane	$6.98	S.F.	15,055	20	2010	2030		65.00 %	0.00 %	13			$105,084
B3010140	Asphalt Shingles	$4.32	S.F.	15,055	20	2010	2030		65.00 %	0.00 %	13			$65,038
C1010	Partitions	$5.03	S.F.	15,055	75	1948	2023		8.00 %	0.00 %	6			$75,727
C1020	Interior Doors	$2.61	S.F.	15,055	30	1948	1978		0.00 %	110.00 %	-39		$43,223.00	$39,294
C1030	Fittings	$1.58	S.F.	15,055	20	1948	1968		0.00 %	110.00 %	-49		$26,166.00	$23,787
C2010	Stair Construction	$1.39	S.F.	15,055	100	1948	2048		31.00 %	0.00 %	31			$20,926
C3010	Wall Finishes	$2.75	S.F.	15,055	10	2008	2018		10.00 %	0.00 %	1			$41,401
C3020	Floor Finishes	$11.72	S.F.	15,055	20	2008	2028		55.00 %	0.00 %	11			$176,445
C3030	Ceiling Finishes	$11.30	S.F.	15,055	25	1995	2020		12.00 %	0.00 %	3			$170,122
D2010	Plumbing Fixtures	$9.46	S.F.	15,055	30	1980	2010		0.00 %	110.00 %	-7		$156,662.00	$142,420
D2020	Domestic Water Distribution	$1.76	S.F.	15,055	30	1980	2010		0.00 %	110.00 %	-7		$29,146.00	$26,497
D2030	Sanitary Waste	$2.77	S.F.	15,055	30	1980	2010		0.00 %	110.00 %	-7		$45,873.00	$41,702
D3050	Terminal & Package Units	$19.55	S.F.	15,055	15	2013	2028		73.33 %	0.00 %	11			$294,325
D3060	Controls & Instrumentation	$2.84	S.F.	15,055	20	2013	2033		80.00 %	0.00 %	16			$42,756
D4010	Sprinklers	$4.14	S.F.	15,055	20			2016	0.00 %	110.00 %	-1		$68,560.00	$62,328
D4020	Standpipes	$3.37	S.F.	15,055	20			2016	0.00 %	110.00 %	-1		$55,809.00	$50,735
D5010	Electrical Service/Distribution	$1.70	S.F.	15,055	40	1995	2035		45.00 %	0.00 %	18			$25,594
D5020	Branch Wiring	$4.87	S.F.	15,055	30	1995	2025		26.67 %	0.00 %	8			$73,318
D5020	Lighting	$11.38	S.F.	15,055	30	2015	2045		93.33 %	0.00 %	28			$171,326
D5030810	Security & Detection Systems	$2.10	S.F.	15,055	15	2001	2016		0.00 %	110.00 %	-1		$34,777.00	$31,616
D5030910	Fire Alarm Systems	$3.83	S.F.	15,055	15	2001	2016	2021	26.67 %	0.00 %	4			$57,661
D5030920	Data Communication	$4.92	S.F.	15,055	15	2001	2016	2021	26.67 %	0.00 %	4			$74,071
D5090	Other Electrical Systems	$0.73	S.F.	15,055	20	2001	2021		20.00 %	0.00 %	4			$10,990
E1090	Other Equipment	$5.73	S.F.	15,055	20	1995	2015		0.00 %	110.00 %	-2		$94,892.00	$86,265
								Total	**33.40 %**	**28.08 %**			**$781,821.00**	**$2,784,123**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B1010 - Floor Construction

Note:

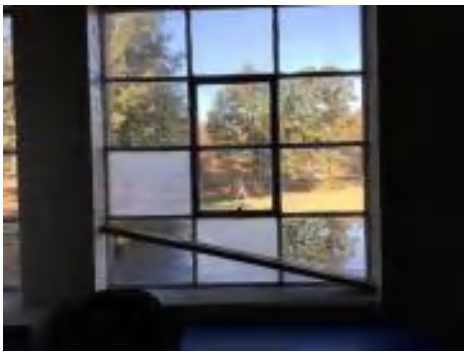
System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors

Note:

System: B3010120 - Single Ply Membrane

Note:

System: B3010140 - Asphalt Shingles

Note:

System: C1010 - Partitions

Note:

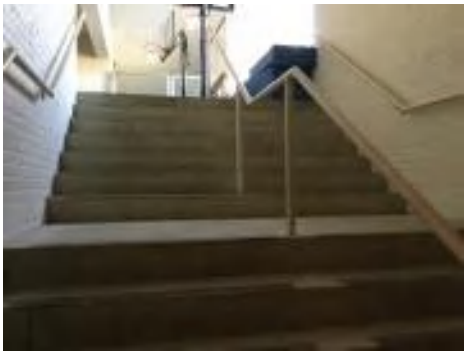
System: C1020 - Interior Doors

Note:

System: C1030 - Fittings

Note:

System: C2010 - Stair Construction

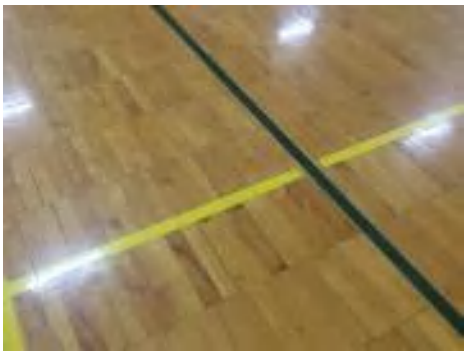


Note:

System: C3010 - Wall Finishes

Note:

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes

Note:

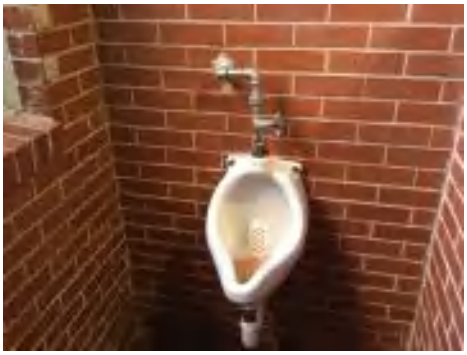
System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

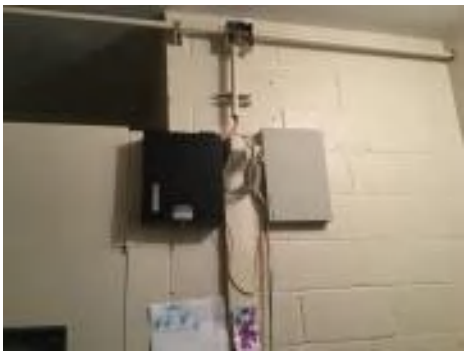


Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

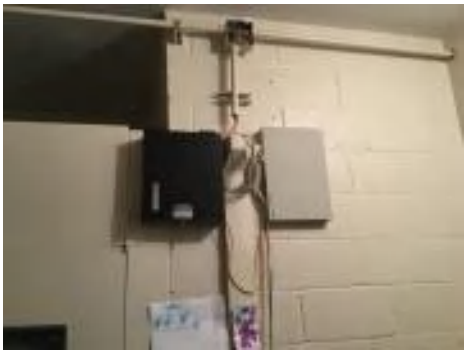
System: D5020 - Lighting

Note:

System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems

Note:

System: E1090 - Other Equipment

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

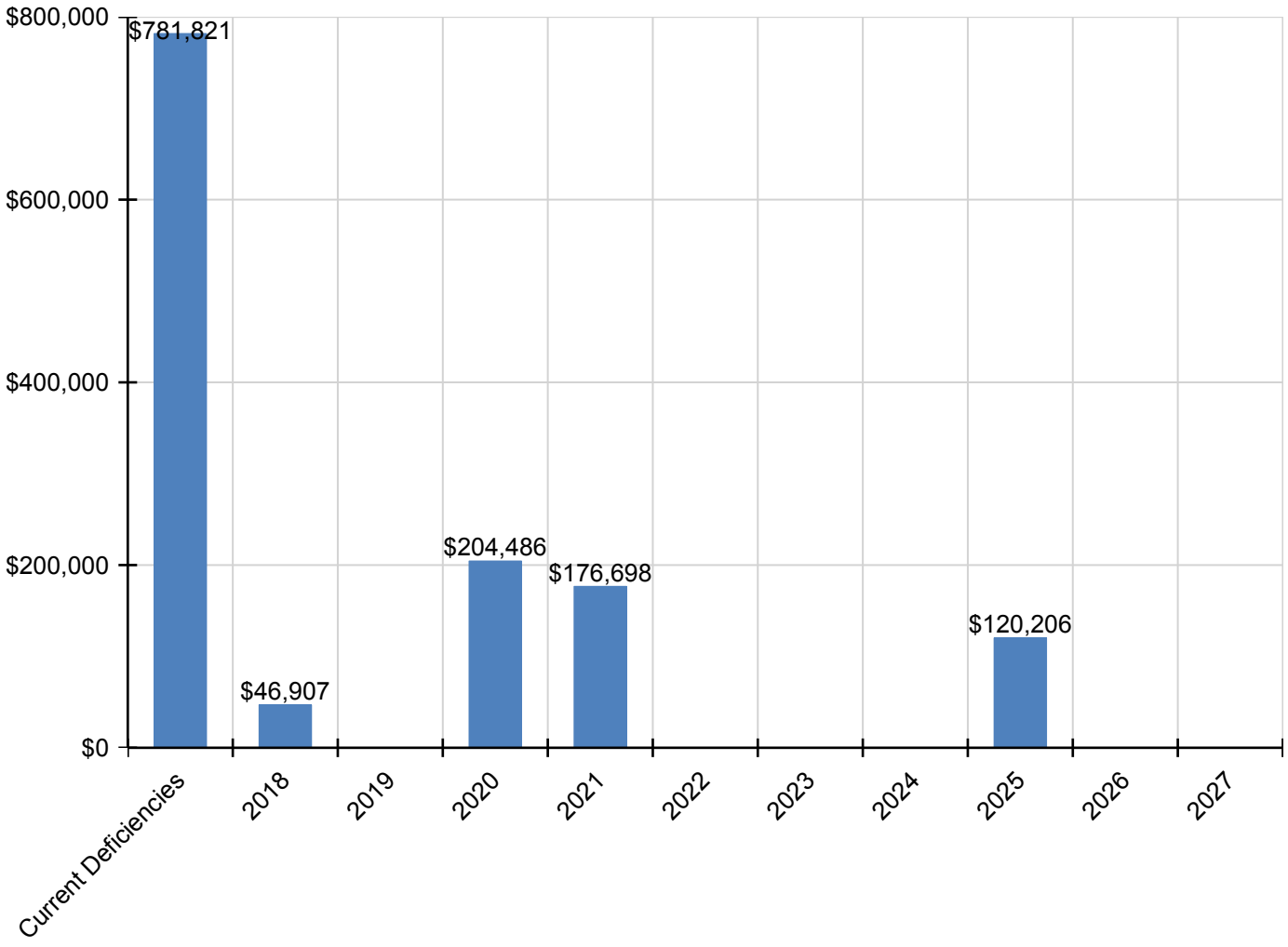
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$781,821**	**$46,907**	**$0**	**$204,486**	**$176,698**	**$0**	**$0**	**$0**	**$120,206**	**$0**	**$0**	**$1,330,119**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$226,713	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$226,713**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$18,041	$0	$0	**$18,041**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$43,223	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$43,223**
C1030 - Fittings	$26,166	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$26,166**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$46,907	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$46,907**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$204,486	$0	$0	$0	$0	$0	$0	$0	**$204,486**
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	$156,662	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$156,662**
D2020 - Domestic Water Distribution	$29,146	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$29,146**
D2030 - Sanitary Waste	$45,873	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$45,873**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$68,560	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$68,560**
D4020 - Standpipes	$55,809	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$55,809**
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	$102,165	$0	$0	**$102,165**
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	$34,777	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$34,777**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$71,388	$0	$0	$0	$0	$0	$0	**$71,388**
D5030920 - Data Communication	$0	$0	$0	$0	$91,704	$0	$0	$0	$0	$0	$0	**$91,704**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$13,606	$0	$0	$0	$0	$0	$0	**$13,606**
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**
E1090 - Other Equipment	$94,892	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$94,892**

** Indicates non-renewable system*

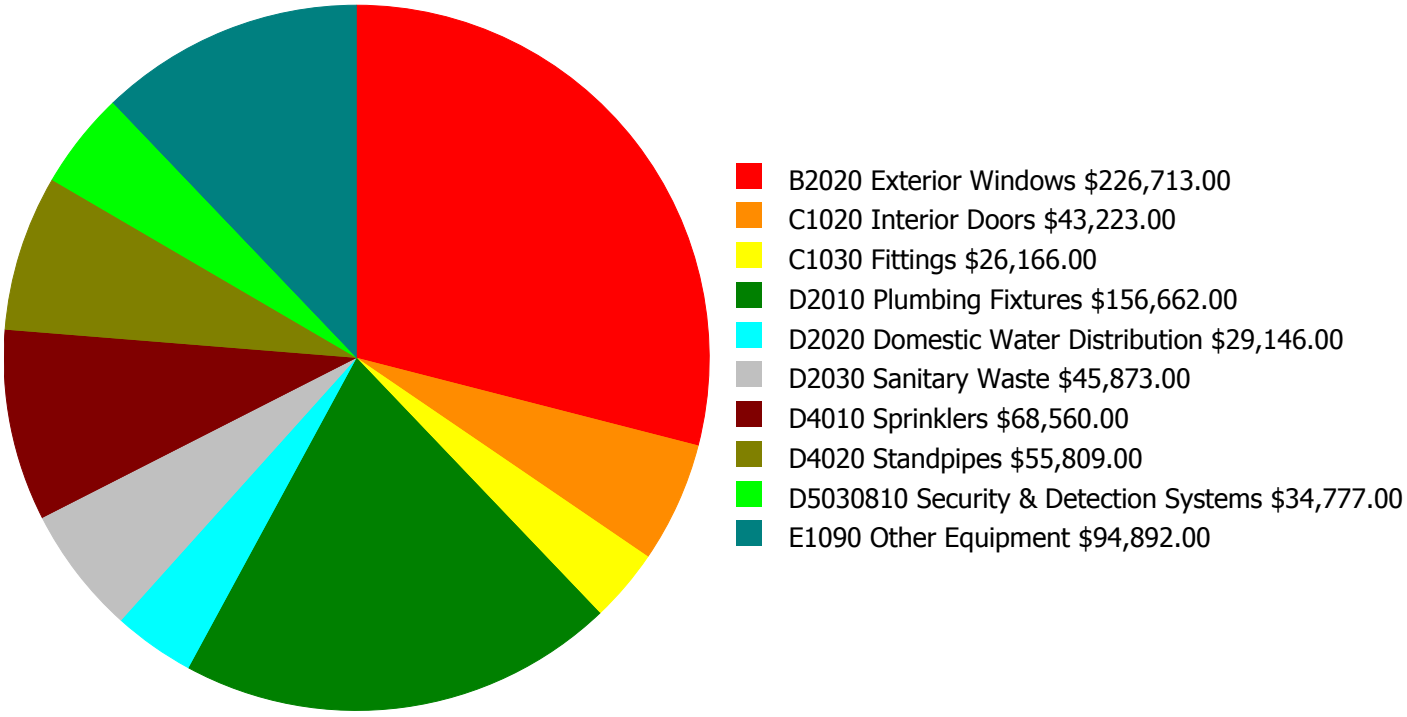
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

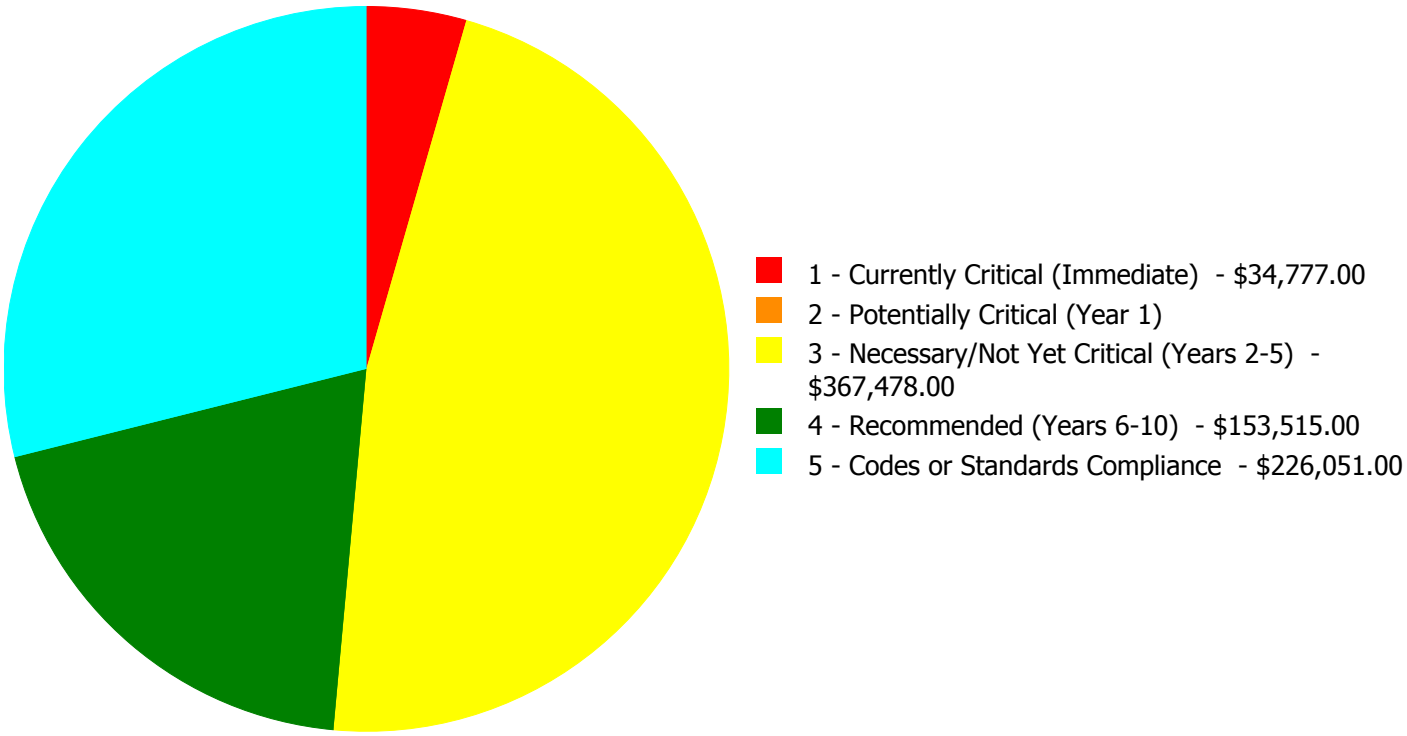
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $781,821.00

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: $781,821.00

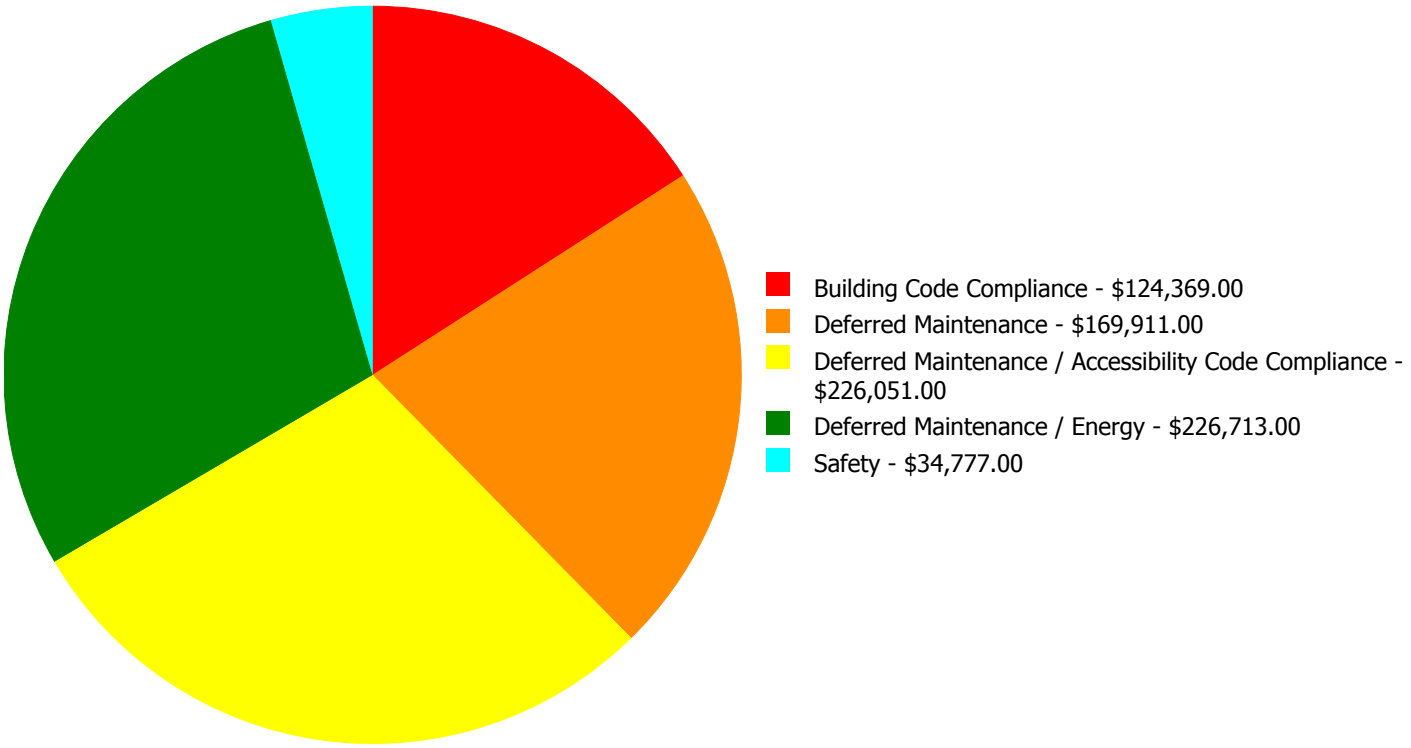
Deficiency By Priority Investment Table

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	$226,713.00	$0.00	$0.00	$226,713.00
C1020	Interior Doors	$0.00	$0.00	$0.00	$0.00	$43,223.00	$43,223.00
C1030	Fittings	$0.00	$0.00	$0.00	$0.00	$26,166.00	$26,166.00
D2010	Plumbing Fixtures	$0.00	$0.00	$0.00	$0.00	$156,662.00	$156,662.00
D2020	Domestic Water Distribution	$0.00	$0.00	$0.00	$29,146.00	$0.00	$29,146.00
D2030	Sanitary Waste	$0.00	$0.00	$45,873.00	$0.00	$0.00	$45,873.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$68,560.00	$0.00	$68,560.00
D4020	Standpipes	$0.00	$0.00	$0.00	$55,809.00	$0.00	$55,809.00
D5030810	Security & Detection Systems	$34,777.00	$0.00	$0.00	$0.00	$0.00	$34,777.00
E1090	Other Equipment	$0.00	$0.00	$94,892.00	$0.00	$0.00	$94,892.00
	Total:	$34,777.00	$0.00	$367,478.00	$153,515.00	$226,051.00	$781,821.00

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: $781,821.00

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

Priority 1 - Currently Critical (Immediate):

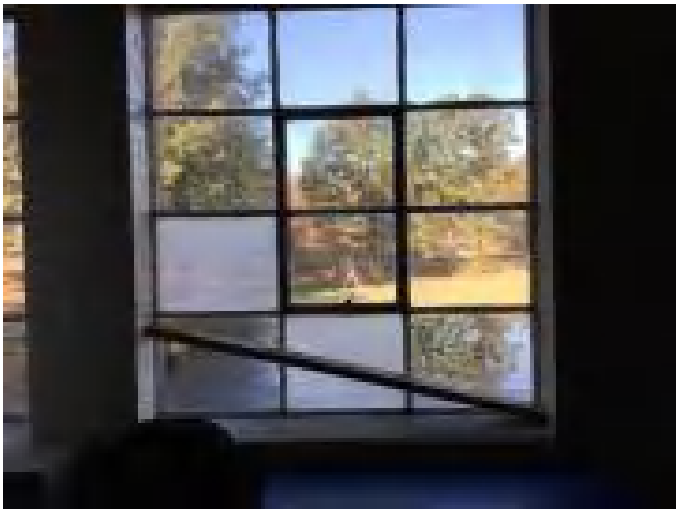
System: D5030810 - Security & Detection Systems

Location: Gym
Distress: Missing
Category: Safety
Priority: 1 - Currently Critical (Immediate)
Correction: Renew System
Qty: 15,055.00
Unit of Measure: S.F.
Estimate: $34,777.00
Assessor Name: Matt Mahaffey
Date Created: 11/22/2016

Notes: Security system is missing cameras and door sensors and should be integrated into the main building system.

Priority 3 - Necessary/Not Yet Critical (Years 2-5):

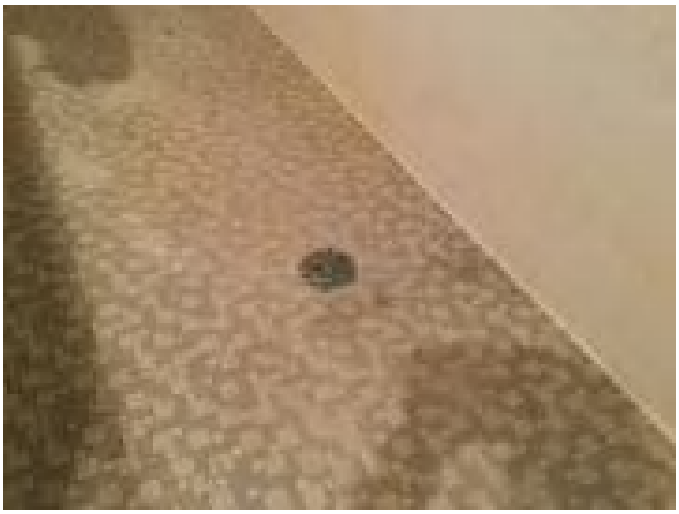
System: B2020 - Exterior Windows



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 15,055.00
Unit of Measure: S.F.
Estimate: $226,713.00
Assessor Name: Matt Mahaffey
Date Created: 11/22/2016

Notes: The metal frame, operable, single pane windows are aged, rusted, not energy efficient, and should be replaced.

System: D2030 - Sanitary Waste



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 15,055.00
Unit of Measure: S.F.
Estimate: $45,873.00
Assessor Name: Matt Mahaffey
Date Created: 11/22/2016

Notes: The sanitary waste system is aged, has reported periodic failures, and should be replaced.

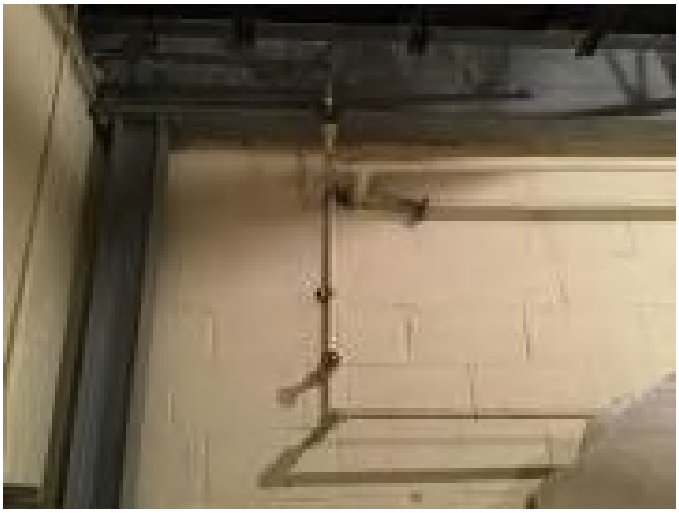
System: E1090 - Other Equipment

Location: Gym
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 15,055.00
Unit of Measure: S.F.
Estimate: $94,892.00
Assessor Name: Matt Mahaffey
Date Created: 11/22/2016

Notes: Gym athletic equipment is aged and partially failing and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D2020 - Domestic Water Distribution



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 15,055.00
Unit of Measure: S.F.
Estimate: $29,146.00
Assessor Name: Matt Mahaffey
Date Created: 11/22/2016

Notes: The domestic water distribution system is aged and should be replaced.

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 15,055.00
Unit of Measure: S.F.
Estimate: $68,560.00
Assessor Name: Matt Mahaffey
Date Created: 12/20/2016

Notes: A Sprinkler system is missing and is recommended to be provided to comply with current codes.

System: D4020 - Standpipes

This deficiency has no image.

Location:	Throughout
Distress:	Missing
Category:	Building Code Compliance
Priority:	4 - Recommended (Years 6-10)
Correction:	Renew System
Qty:	15,055.00
Unit of Measure:	S.F.
Estimate:	$55,809.00
Assessor Name:	Matt Mahaffey
Date Created:	12/20/2016

Notes: A Sprinkler system is missing and is recommended to be provided to comply with current codes.

Priority 5 - Codes or Standards Compliance:

System: C1020 - Interior Doors

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 5 - Codes or Standards Compliance
Correction: Renew System
Qty: 15,055.00
Unit of Measure: S.F.
Estimate: $43,223.00
Assessor Name: Matt Mahaffey
Date Created: 11/22/2016

Notes: The interior doors are aged, failing, most hardware is not ADA or code compliant and should be replaced.

System: C1030 - Fittings

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 5 - Codes or Standards Compliance
Correction: Renew System
Qty: 15,055.00
Unit of Measure: S.F.
Estimate: $26,166.00
Assessor Name: Matt Mahaffey
Date Created: 11/22/2016

Notes: The fittings throughout the building are aged, in marginal condition, not ADA compliant and should be replaced.

System: D2010 - Plumbing Fixtures

Location:	Throughout
Distress:	Beyond Service Life
Category:	Deferred Maintenance / Accessibility Code Compliance
Priority:	5 - Codes or Standards Compliance
Correction:	Renew System
Qty:	15,055.00
Unit of Measure:	S.F.
Estimate:	$156,662.00
Assessor Name:	Matt Mahaffey
Date Created:	11/22/2016

Notes: Plumbing fixtures are in varied operational conditions, aged, not ADA compliant and should be replaced with a low-flow water fixtures.

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	4,605
Year Built:	1957
Last Renovation:	
Replacement Value:	$838,297
Repair Cost:	$397,885.00
Total FCI:	47.46 %
Total RSLI:	25.55 %
FCA Score:	52.54

Description:

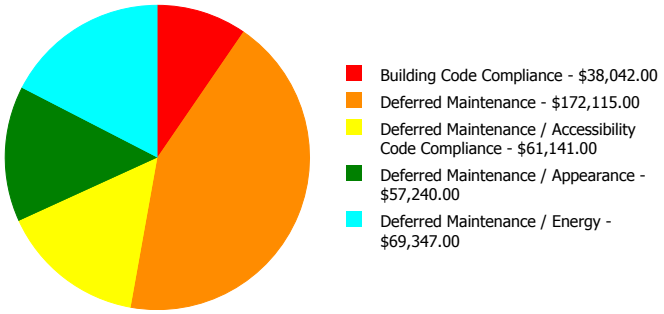
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

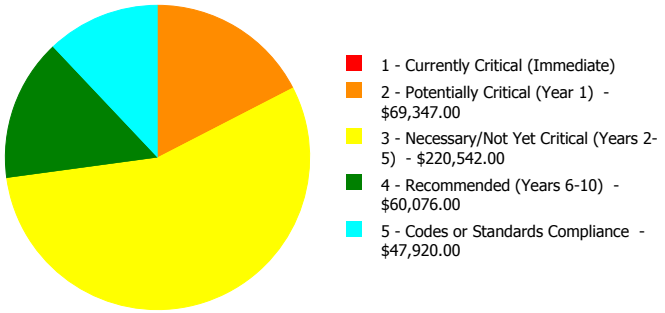
Dashboard Summary

Function:	HS -High School	Gross Area:	4,605
Year Built:	1957	Last Renovation:	
Repair Cost:	$397,885	Replacement Value:	$838,297
FCI:	47.46 %	RSLI%:	25.55 %

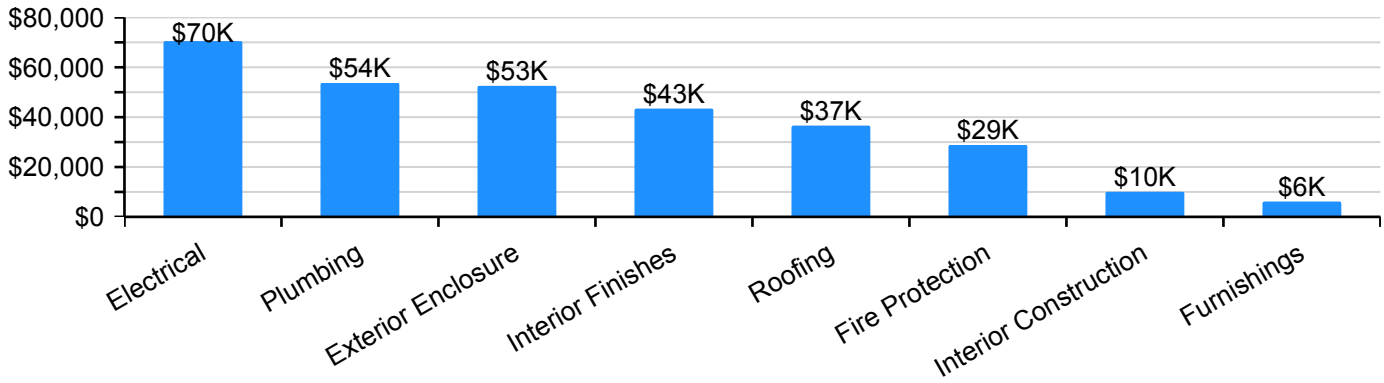
Deficiency By Category



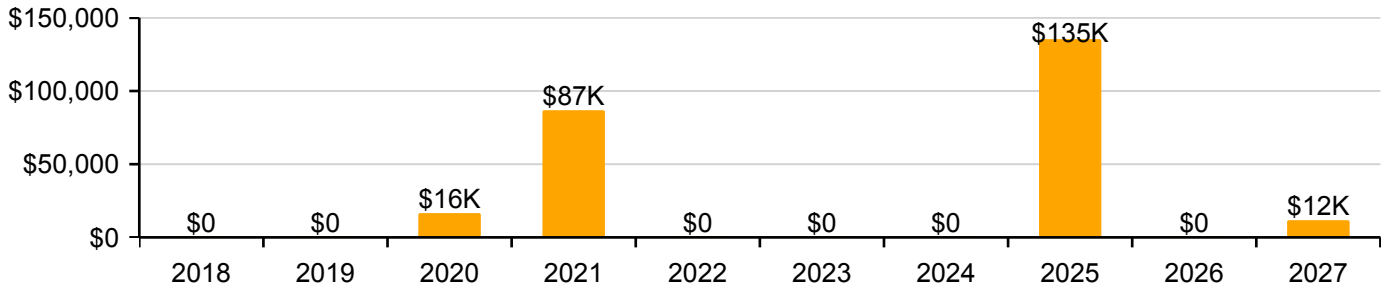
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	40.00 %	0.00 %	$0.00
B10 - Superstructure	40.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	16.73 %	62.67 %	$69,347.00
B30 - Roofing	0.37 %	145.42 %	$48,214.00
C10 - Interior Construction	13.17 %	37.58 %	$13,221.00
C30 - Interior Finishes	28.21 %	48.23 %	$57,240.00
D20 - Plumbing	1.22 %	104.97 %	$70,866.00
D30 - HVAC	61.06 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$38,042.00
D50 - Electrical	9.84 %	68.35 %	$92,952.00
E10 - Equipment	20.00 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	109.99 %	$8,003.00
Totals:	**25.55 %**	**47.46 %**	**$397,885.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). East Elevation - Nov 23, 2016

2). West Elevation - Nov 23, 2016

3). North Elevation - Nov 23, 2016

4). South Elevation - Nov 23, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$2.32	S.F.	4,605	100	1957	2057		40.00 %	0.00 %	40			$10,684
A1030	Slab on Grade	$4.36	S.F.	4,605	100	1957	2057		40.00 %	0.00 %	40			$20,078
B1010	Floor Construction	$12.22	S.F.	4,605	100	1957	2057		40.00 %	0.00 %	40			$56,273
B1020	Roof Construction	$8.14	S.F.	4,605	100	1957	2057		40.00 %	0.00 %	40			$37,485
B2010	Exterior Walls	$9.48	S.F.	4,605	100	1957	2057		40.00 %	0.00 %	40			$43,655
B2020	Exterior Windows	$13.69	S.F.	4,605	30	1991	2021	2016	0.00 %	110.00 %	-1		$69,347.00	$63,042
B2030	Exterior Doors	$0.86	S.F.	4,605	30	1995	2025		26.67 %	0.00 %	8			$3,960
B3010120	Single Ply Membrane	$6.98	S.F.	4,605	20	1995	2015		0.00 %	150.00 %	-2		$48,214.00	$32,143
B3020	Roof Openings	$0.22	S.F.	4,605	25	1995	2020		12.00 %	0.00 %	3			$1,013
C1010	Partitions	$5.03	S.F.	4,605	75	1957	2032		20.00 %	0.00 %	15			$23,163
C1020	Interior Doors	$2.61	S.F.	4,605	30	1957	1987		0.00 %	110.00 %	-30		$13,221.00	$12,019
C3010	Wall Finishes	$2.75	S.F.	4,605	10	2010	2020		30.00 %	0.00 %	3			$12,664
C3020	Floor Finishes	$11.72	S.F.	4,605	20	2008	2028		55.00 %	0.00 %	11			$53,971
C3030	Ceiling Finishes	$11.30	S.F.	4,605	25	1980	2005		0.00 %	110.00 %	-12		$57,240.00	$52,037
D2010	Plumbing Fixtures	$9.46	S.F.	4,605	30	1957	1987		0.00 %	110.00 %	-30		$47,920.00	$43,563
D2020	Domestic Water Distribution	$1.76	S.F.	4,605	30	1957	1987		0.00 %	109.99 %	-30		$8,915.00	$8,105
D2030	Sanitary Waste	$2.77	S.F.	4,605	30	1957	1987		0.00 %	110.00 %	-30		$14,031.00	$12,756
D2040	Rain Water Drainage	$0.67	S.F.	4,605	30	1995	2025		26.67 %	0.00 %	8			$3,085
D3040	Distribution Systems	$8.96	S.F.	4,605	30	2010	2040		76.67 %	0.00 %	23			$41,261
D3050	Terminal & Package Units	$19.55	S.F.	4,605	15	2010	2025		53.33 %	0.00 %	8			$90,028
D3060	Controls & Instrumentation	$2.84	S.F.	4,605	20	2010	2030		65.00 %	0.00 %	13			$13,078
D4010	Sprinklers	$4.14	S.F.	4,605	20			2016	0.00 %	110.00 %	-1		$20,971.00	$19,065
D4020	Standpipes	$3.37	S.F.	4,605	20			2016	0.00 %	110.00 %	-1		$17,071.00	$15,519
D5010	Electrical Service/Distribution	$1.70	S.F.	4,605	40	1987	2027		25.00 %	0.00 %	10			$7,829
D5020	Branch Wiring	$4.87	S.F.	4,605	30	1987	2017		0.00 %	110.00 %	0		$24,669.00	$22,426
D5020	Lighting	$11.38	S.F.	4,605	30	1987	2017		0.00 %	110.00 %	0		$57,645.00	$52,405
D5030810	Security & Detection Systems	$2.10	S.F.	4,605	15	2001	2016		0.00 %	110.00 %	-1		$10,638.00	$9,671
D5030910	Fire Alarm Systems	$3.83	S.F.	4,605	15	2001	2016	2021	26.67 %	0.00 %	4			$17,637
D5030920	Data Communication	$4.92	S.F.	4,605	15	2001	2016	2021	26.67 %	0.00 %	4			$22,657
D5090	Other Electrical Systems	$0.73	S.F.	4,605	20	2001	2021		20.00 %	0.00 %	4			$3,362
E1090	Other Equipment	$5.73	S.F.	4,605	20	2001	2021		20.00 %	0.00 %	4			$26,387
E2010	Fixed Furnishings	$1.58	S.F.	4,605	20	1957	1977		0.00 %	109.99 %	-40		$8,003.00	$7,276
								Total	**25.55 %**	**47.46 %**			**$397,885.00**	**$838,297**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

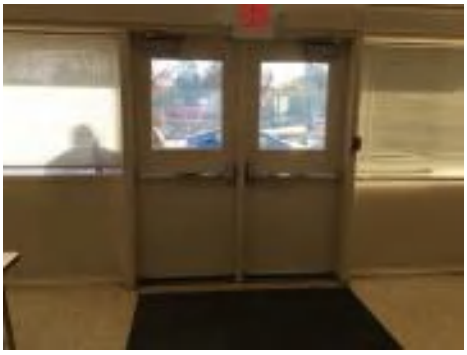
System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors

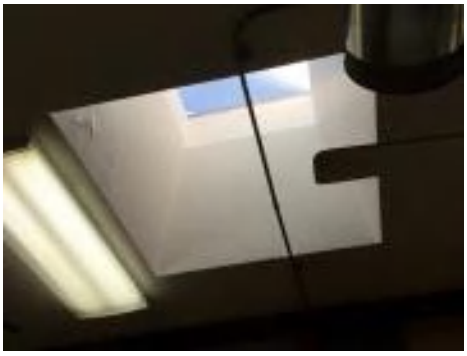


Note:

System: B3010120 - Single Ply Membrane

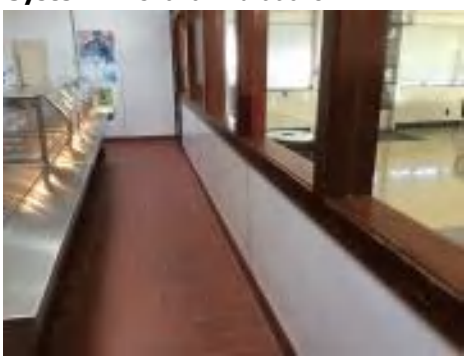
Note:

System: B3020 - Roof Openings



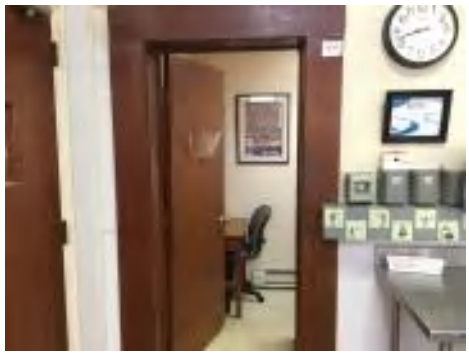
Note:

System: C1010 - Partitions



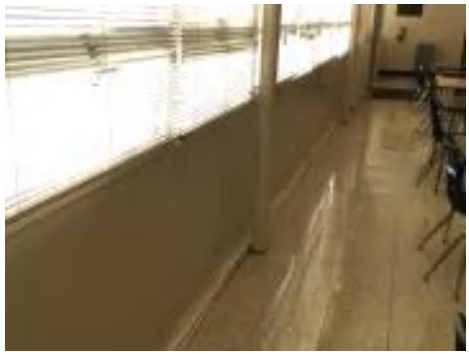
Note:

System: C1020 - Interior Doors



Note:

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes

Note:

System: C3030 - Ceiling Finishes

Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution

Note:

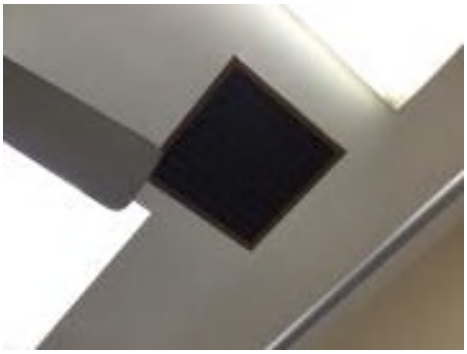
System: D2030 - Sanitary Waste

Note:

System: D2040 - Rain Water Drainage

Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units

Note:

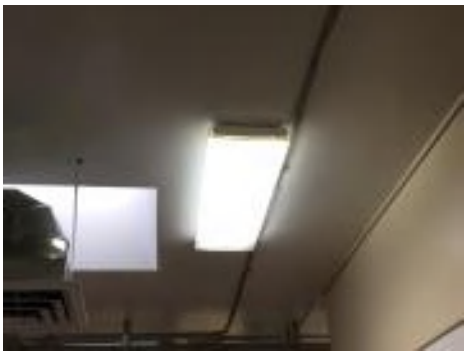
System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

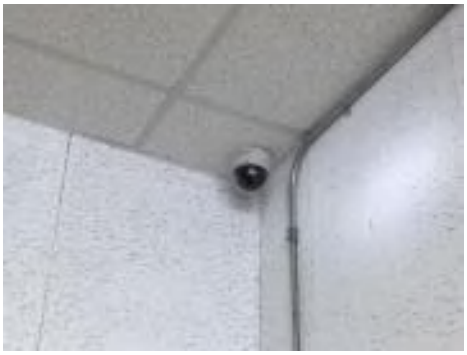
Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication

Note:

System: D5090 - Other Electrical Systems

Note:

System: E1090 - Other Equipment

Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

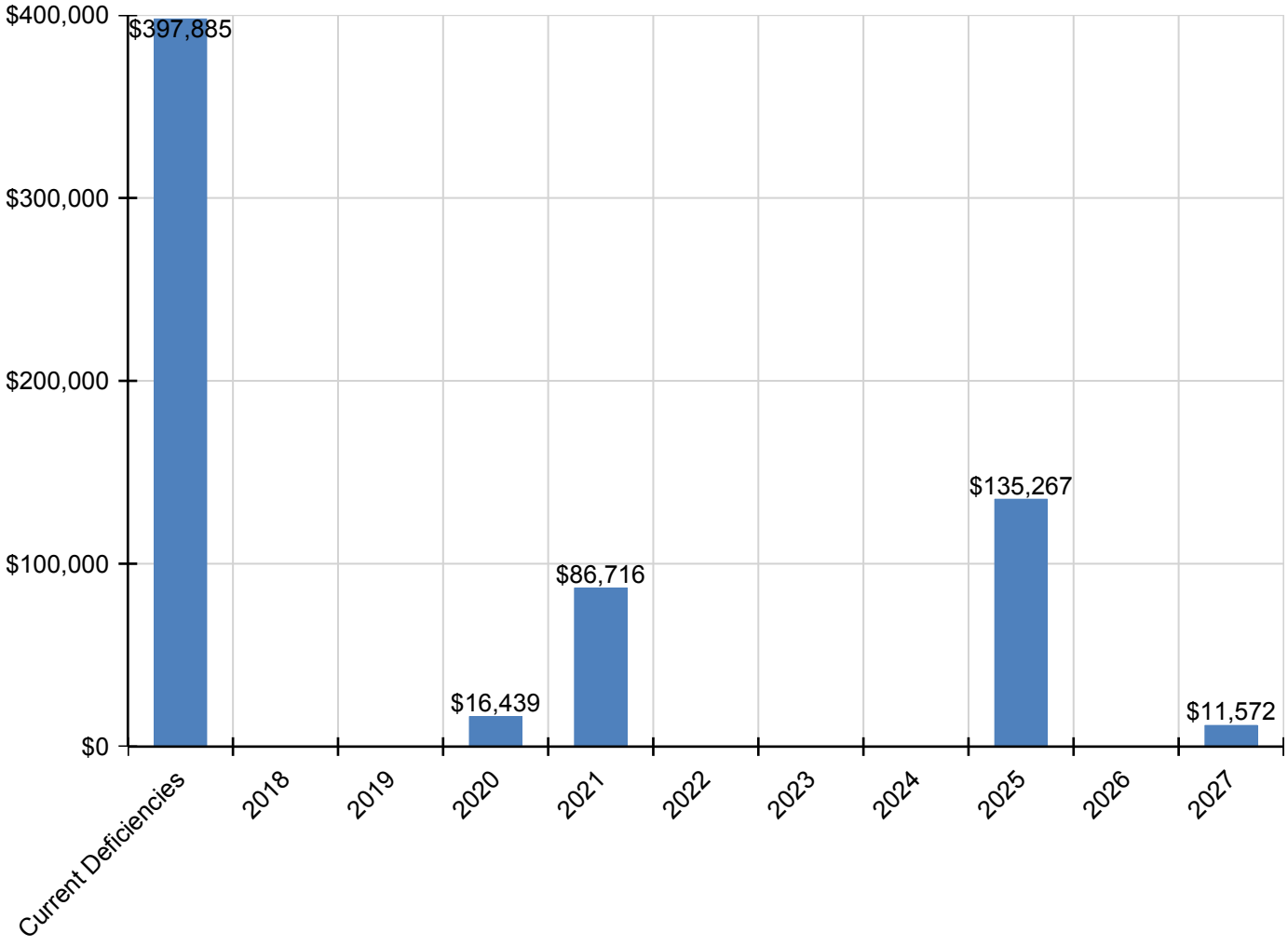
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$397,885**	**$0**	**$0**	**$16,439**	**$86,716**	**$0**	**$0**	**$0**	**$135,267**	**$0**	**$11,572**	**$647,879**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$69,347	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$69,347**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$5,518	$0	$0	**$5,518**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$48,214	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$48,214**
B3020 - Roof Openings	$0	$0	$0	$1,217	$0	$0	$0	$0	$0	$0	$0	**$1,217**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$13,221	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$13,221**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$15,222	$0	$0	$0	$0	$0	$0	$0	**$15,222**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$57,240	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$57,240**
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	$47,920	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$47,920**
D2020 - Domestic Water Distribution	$8,915	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$8,915**
D2030 - Sanitary Waste	$14,031	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$14,031**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$4,299	$0	$0	**$4,299**
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	$0	$0	$0	$0	$0	$0	$0	$0	$125,450	$0	$0	**$125,450**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$20,971	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$20,971**
D4020 - Standpipes	$17,071	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$17,071**
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	$11,572	**$11,572**
D5020 - Branch Wiring	$24,669	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$24,669**
D5020 - Lighting	$57,645	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$57,645**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$10,638	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$10,638**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$21,836	$0	$0	$0	$0	$0	$0	**$21,836**
D5030920 - Data Communication	$0	$0	$0	$0	$28,050	$0	$0	$0	$0	$0	$0	**$28,050**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$4,162	$0	$0	$0	$0	$0	$0	**$4,162**
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**
E1090 - Other Equipment	$0	$0	$0	$0	$32,668	$0	$0	$0	$0	$0	$0	**$32,668**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$8,003	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$8,003**

** Indicates non-renewable system*

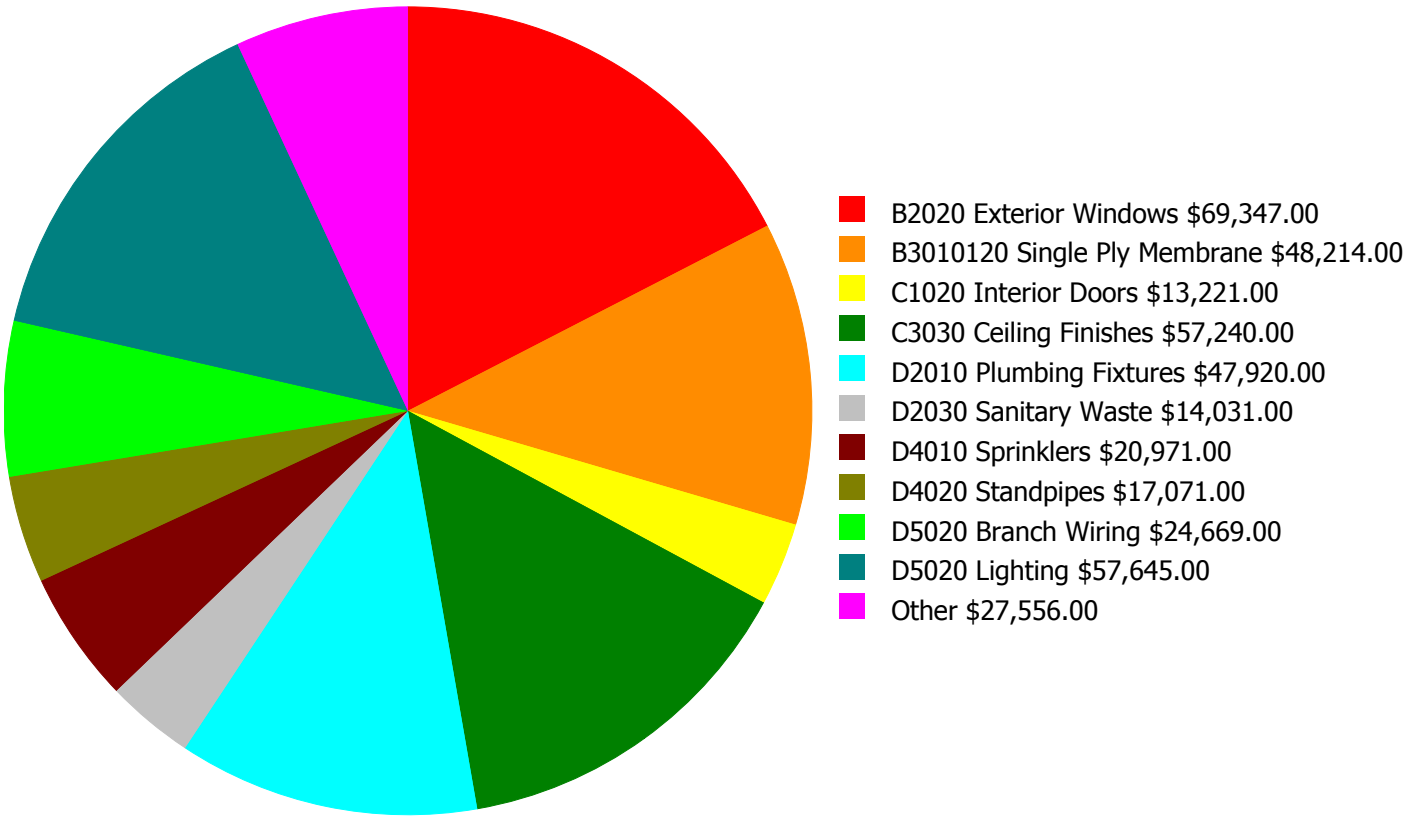
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

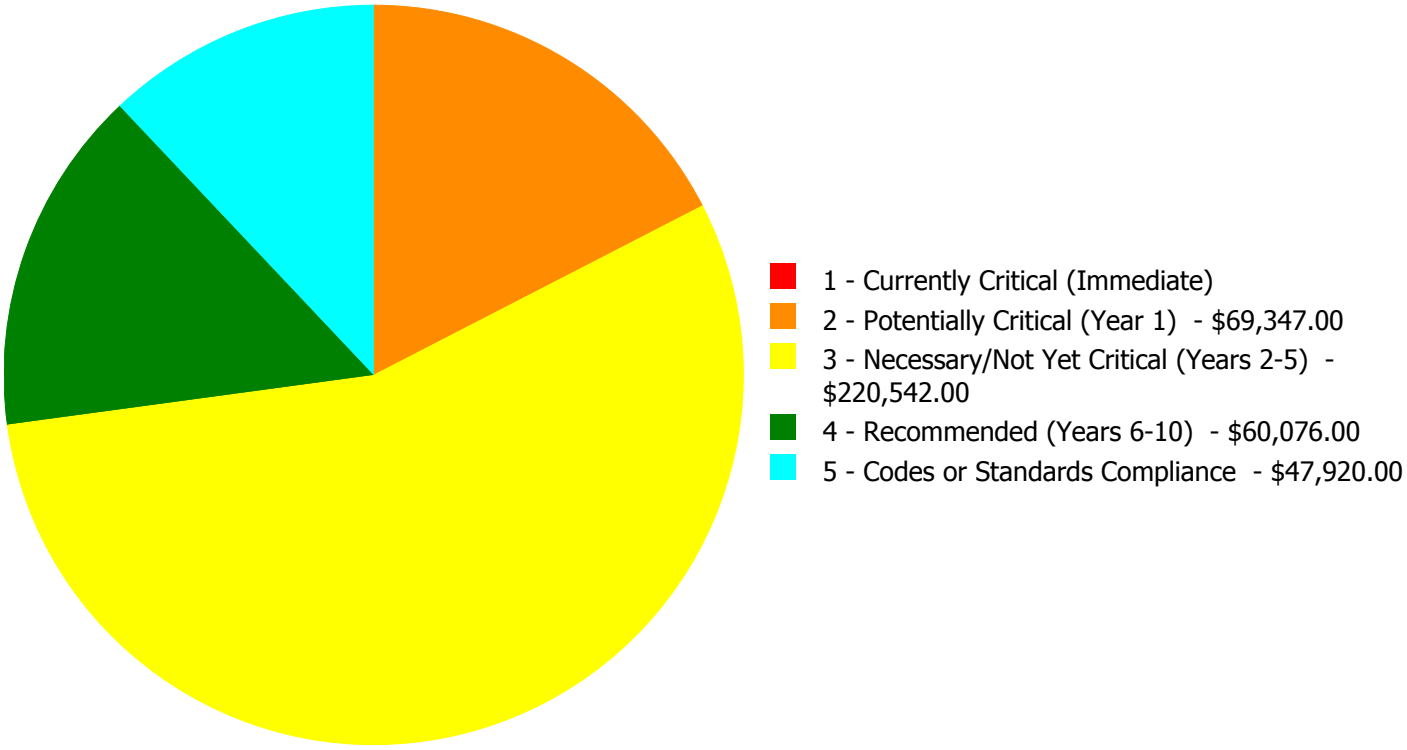
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $397,885.00

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: $397,885.00

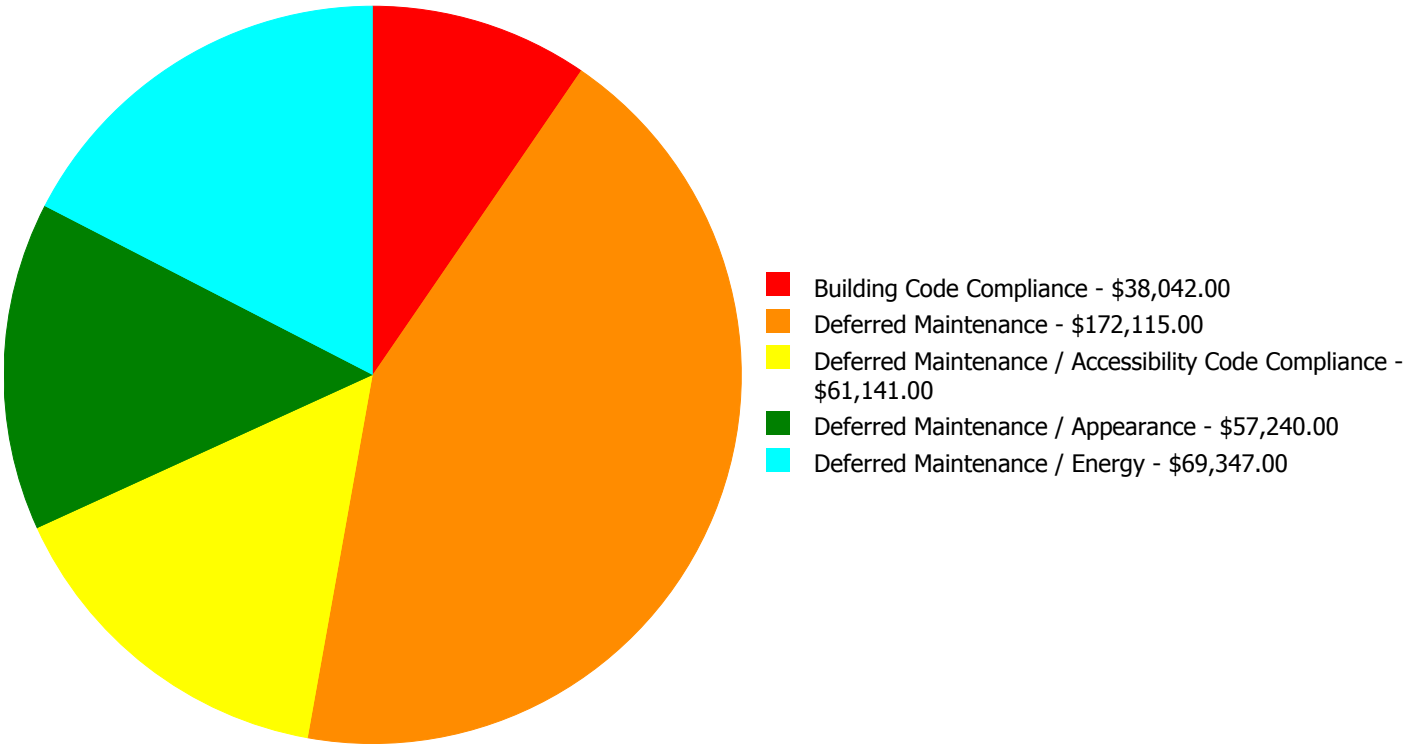
Deficiency By Priority Investment Table

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	$69,347.00	$0.00	$0.00	$0.00	$69,347.00
B3010120	Single Ply Membrane	$0.00	$0.00	$48,214.00	$0.00	$0.00	$48,214.00
C1020	Interior Doors	$0.00	$0.00	$13,221.00	$0.00	$0.00	$13,221.00
C3030	Ceiling Finishes	$0.00	$0.00	$57,240.00	$0.00	$0.00	$57,240.00
D2010	Plumbing Fixtures	$0.00	$0.00	$0.00	$0.00	$47,920.00	$47,920.00
D2020	Domestic Water Distribution	$0.00	$0.00	$8,915.00	$0.00	$0.00	$8,915.00
D2030	Sanitary Waste	$0.00	$0.00	$0.00	$14,031.00	$0.00	$14,031.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$20,971.00	$0.00	$20,971.00
D4020	Standpipes	$0.00	$0.00	$0.00	$17,071.00	$0.00	$17,071.00
D5020	Branch Wiring	$0.00	$0.00	$24,669.00	$0.00	$0.00	$24,669.00
D5020	Lighting	$0.00	$0.00	$57,645.00	$0.00	$0.00	$57,645.00
D5030810	Security & Detection Systems	$0.00	$0.00	$10,638.00	$0.00	$0.00	$10,638.00
E2010	Fixed Furnishings	$0.00	$0.00	$0.00	$8,003.00	$0.00	$8,003.00
	Total:	$0.00	$69,347.00	$220,542.00	$60,076.00	$47,920.00	$397,885.00

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: $397,885.00

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

Priority 2 - Potentially Critical (Year 1):

System: B2020 - Exterior Windows

Location:	Throughout
Distress:	Beyond Service Life
Category:	Deferred Maintenance / Energy
Priority:	2 - Potentially Critical (Year 1)
Correction:	Renew System
Qty:	4,605.00
Unit of Measure:	S.F.
Estimate:	$69,347.00
Assessor Name:	Matt Mahaffey
Date Created:	11/22/2016

Notes: The metal frame, operable, single pane plexi windows are aged, rusted, hazed, not energy efficient, and should be replaced.

Priority 3 - Necessary/Not Yet Critical (Years 2-5):

System: B3010120 - Single Ply Membrane

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,605.00
Unit of Measure: S.F.
Estimate: $48,214.00
Assessor Name: Matt Mahaffey
Date Created: 11/22/2016

Notes: The EPDM adhered and ballasted roof coverings are aging, showing signs of failure and should be replaced.

System: C1020 - Interior Doors

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,605.00
Unit of Measure: S.F.
Estimate: $13,221.00
Assessor Name: Matt Mahaffey
Date Created: 11/22/2016

Notes: The interior doors are aged, failing, most hardware is not ADA or code compliant and should be replaced.

System: C3030 - Ceiling Finishes

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,605.00
Unit of Measure: S.F.
Estimate: $57,240.00
Assessor Name: Matt Mahaffey
Date Created: 11/22/2016

Notes: The acoustical ceiling tiles and grid system is aged and damaged due to the kitchen environment and should be replaced.

System: D2020 - Domestic Water Distribution

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,605.00
Unit of Measure: S.F.
Estimate: $8,915.00
Assessor Name: Matt Mahaffey
Date Created: 11/22/2016

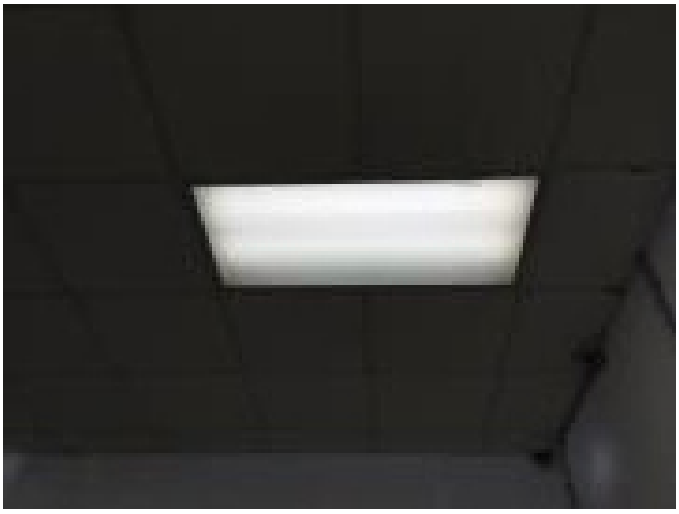
Notes: The domestic water distribution system is aged and should be replaced.

System: D5020 - Branch Wiring

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,605.00
Unit of Measure: S.F.
Estimate: $24,669.00
Assessor Name: Matt Mahaffey
Date Created: 11/22/2016

Notes: The original branch wiring system is operating, but is aged, in poor condition, and should be replaced.

System: D5020 - Lighting



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,605.00
Unit of Measure: S.F.
Estimate: $57,645.00
Assessor Name: Matt Mahaffey
Date Created: 11/22/2016

Notes: The original lighting is operating, but is aged, in poor condition, and should be replaced.

System: D5030810 - Security & Detection Systems

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,605.00
Unit of Measure: S.F.
Estimate: $10,638.00
Assessor Name: Matt Mahaffey
Date Created: 11/22/2016

Notes: Security cameras are analog and beginning to fail and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D2030 - Sanitary Waste

Location: Kitchen
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 4,605.00
Unit of Measure: S.F.
Estimate: $14,031.00
Assessor Name: Matt Mahaffey
Date Created: 11/22/2016

Notes: The sanitary waste system is aged, has reported periodic failures, and should be replaced.

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 4,605.00
Unit of Measure: S.F.
Estimate: $20,971.00
Assessor Name: Matt Mahaffey
Date Created: 12/20/2016

Notes: A Sprinkler system is missing and is recommended to be provided to comply with current codes.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 4,605.00
Unit of Measure: S.F.
Estimate: $17,071.00
Assessor Name: Matt Mahaffey
Date Created: 12/20/2016

Notes: A Sprinkler system is missing and is recommended to be provided to comply with current codes.

System: E2010 - Fixed Furnishings

Location: Kitchen
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 4,605.00
Unit of Measure: S.F.
Estimate: $8,003.00
Assessor Name: Matt Mahaffey
Date Created: 11/22/2016

Notes: Original fixed cabinetry is aged and failing and should be replaced.

Priority 5 - Codes or Standards Compliance:

System: D2010 - Plumbing Fixtures

Location:	Throughout
Distress:	Beyond Service Life
Category:	Deferred Maintenance / Accessibility Code Compliance
Priority:	5 - Codes or Standards Compliance
Correction:	Renew System
Qty:	4,605.00
Unit of Measure:	S.F.
Estimate:	$47,920.00
Assessor Name:	Matt Mahaffey
Date Created:	11/22/2016

Notes: Plumbing fixtures are in operational conditions. However, they are aged, not ADA compliant and should be replaced with a low-flow water fixtures.

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	37,309
Year Built:	1914
Last Renovation:	
Replacement Value:	$1,078,603
Repair Cost:	$73,591.12
Total FCI:	6.82 %
Total RSLI:	24.91 %
FCA Score:	93.18

Description:

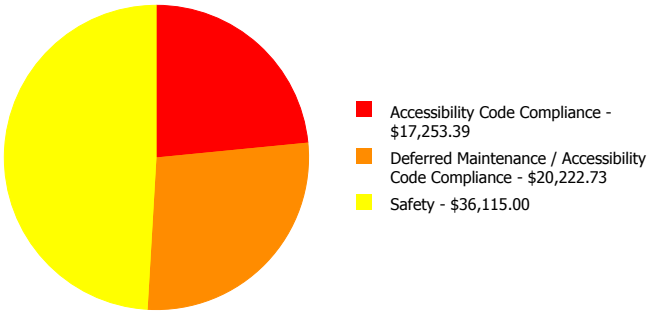
The narrative for this site is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

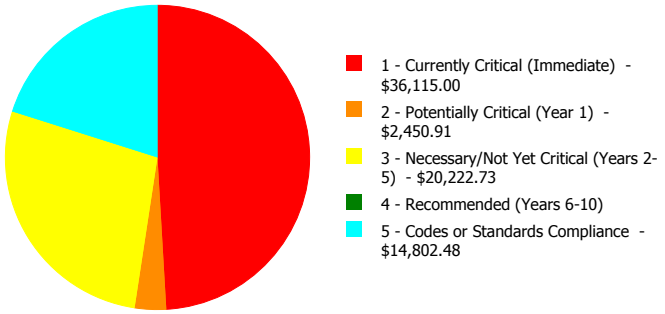
Dashboard Summary

Function:	HS -High School	Gross Area:	37,309
Year Built:	1914	Last Renovation:	
Repair Cost:	$73,591	Replacement Value:	$1,078,603
FCI:	6.82 %	RSLI%:	24.91 %

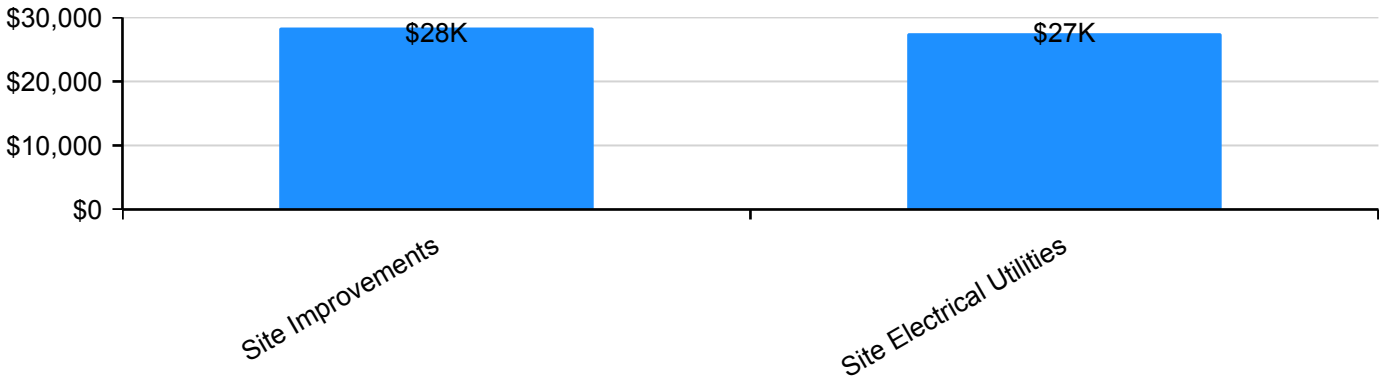
Deficiency By Category



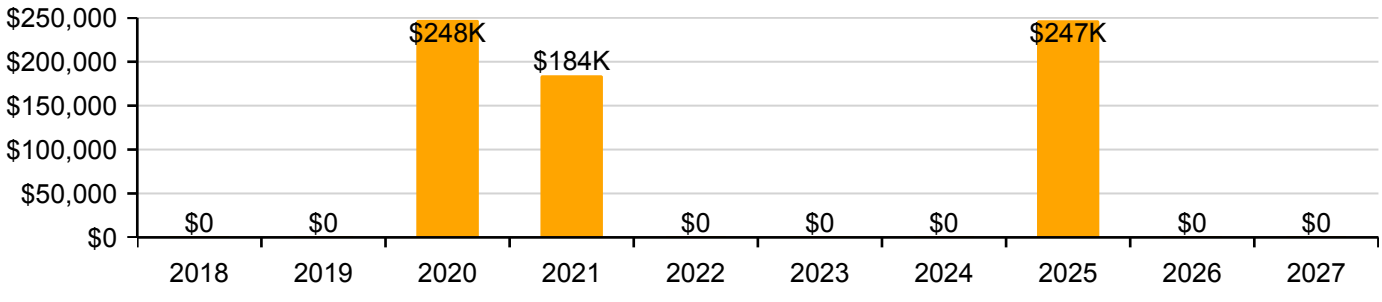
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	25.37 %	6.52 %	$37,476.12
G30 - Site Mechanical Utilities	26.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	21.54 %	19.80 %	$36,115.00
Totals:	**24.91 %**	**6.82 %**	**$73,591.12**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). Aerial Image of STAR Academy - Mar 03, 2017

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$3.76	S.F.	37,309	25	1995	2020		12.00 %	0.00 %	3			$140,282
G2020	Parking Lots	$1.61	S.F.	37,309	25	1995	2020		12.00 %	4.08 %	3		$2,450.91	$60,067
G2030	Pedestrian Paving	$1.98	S.F.	37,309	30	1995	2025		26.67 %	47.41 %	8		$35,025.21	$73,872
G2040105	Fence & Guardrails	$1.20	S.F.	37,309	30	1995	2025		26.67 %	0.00 %	8			$44,771
G2040950	Canopies	$0.15	S.F.	37,309	25	1995	2020		12.00 %	0.00 %	3			$5,596
G2040950	Covered Walkways	$0.81	S.F.	37,309	25	2010	2035		72.00 %	0.00 %	18			$30,220
G2040950	Hard Surface Play Area	$0.48	S.F.	37,309	20	1980	2000	2021	20.00 %	0.00 %	4			$17,908
G2040950	Playing Field	$1.50	S.F.	37,309	20	1980	2000	2021	20.00 %	0.00 %	4			$55,964
G2040950	Softball Field	$2.01	S.F.	37,309	20	1980	2000	2021	20.00 %	0.00 %	4			$74,991
G2050	Landscaping	$1.91	S.F.	37,309	15	2010	2025		53.33 %	0.00 %	8			$71,260
G3010	Water Supply	$2.42	S.F.	37,309	50	1980	2030		26.00 %	0.00 %	13			$90,288
G3020	Sanitary Sewer	$1.52	S.F.	37,309	50	1980	2030		26.00 %	0.00 %	13			$56,710
G3030	Storm Sewer	$4.67	S.F.	37,309	50	1980	2030		26.00 %	0.00 %	13			$174,233
G4010	Electrical Distribution	$2.44	S.F.	37,309	50	1980	2030		26.00 %	0.00 %	13			$91,034
G4020	Site Lighting	$1.57	S.F.	37,309	30	1995	2025		26.67 %	0.00 %	8			$58,575
G4030	Site Communications & Security	$0.88	S.F.	37,309	15	2001	2016		0.00 %	110.00 %	-1		$36,115.00	$32,832
								Total	**24.91 %**	**6.82 %**			**$73,591.12**	**$1,078,603**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: G2010 - Roadways

Note:

System: G2020 - Parking Lots

Note:

System: G2030 - Pedestrian Paving

Note:

System: G2040105 - Fence & Guardrails

Note:

System: G2040950 - Canopies

Note:

System: G2040950 - Covered Walkways

Note:

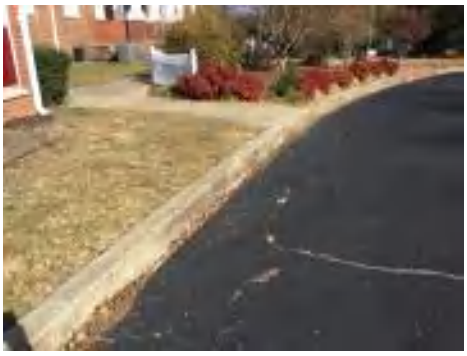
System: G2040950 - Hard Surface Play Area

Note:

System: G2040950 - Playing Field

Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply

Note:

System: G3020 - Sanitary Sewer

Note:

System: G3030 - Storm Sewer

Note:

System: G4010 - Electrical Distribution

Note:

System: G4020 - Site Lighting

Note:

System: G4030 - Site Communications & Security

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

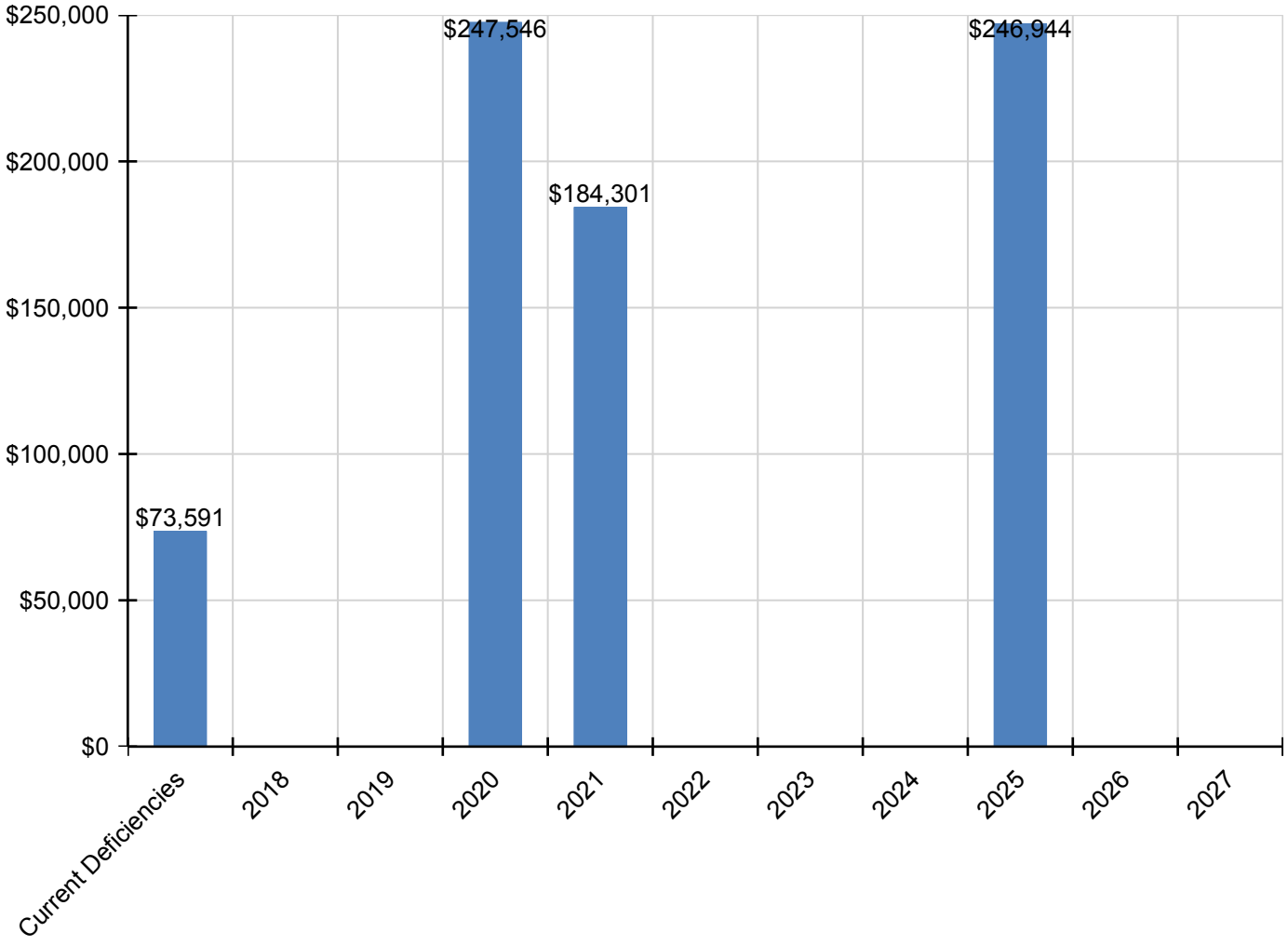
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$73,591**	**$0**	**$0**	**$247,546**	**$184,301**	**$0**	**$0**	**$0**	**$246,944**	**$0**	**$0**	**$752,383**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$168,619	$0	$0	$0	$0	$0	$0	$0	**$168,619**
G2020 - Parking Lots	$2,451	$0	$0	$72,201	$0	$0	$0	$0	$0	$0	$0	**$74,652**
G2030 - Pedestrian Paving	$35,025	$0	$0	$0	$0	$0	$0	$0	$102,936	$0	$0	**$137,962**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$62,386	$0	$0	**$62,386**
G2040950 - Canopies	$0	$0	$0	$6,727	$0	$0	$0	$0	$0	$0	$0	**$6,727**
G2040950 - Covered Walkways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Hard Surface Play Area	$0	$0	$0	$0	$22,171	$0	$0	$0	$0	$0	$0	**$22,171**
G2040950 - Playing Field	$0	$0	$0	$0	$69,286	$0	$0	$0	$0	$0	$0	**$69,286**
G2040950 - Softball Field	$0	$0	$0	$0	$92,843	$0	$0	$0	$0	$0	$0	**$92,843**
*** G2050 - Landscaping**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$81,622	$0	$0	**$81,622**
G4030 - Site Communications & Security	$36,115	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$36,115**

** Indicates non-renewable system*

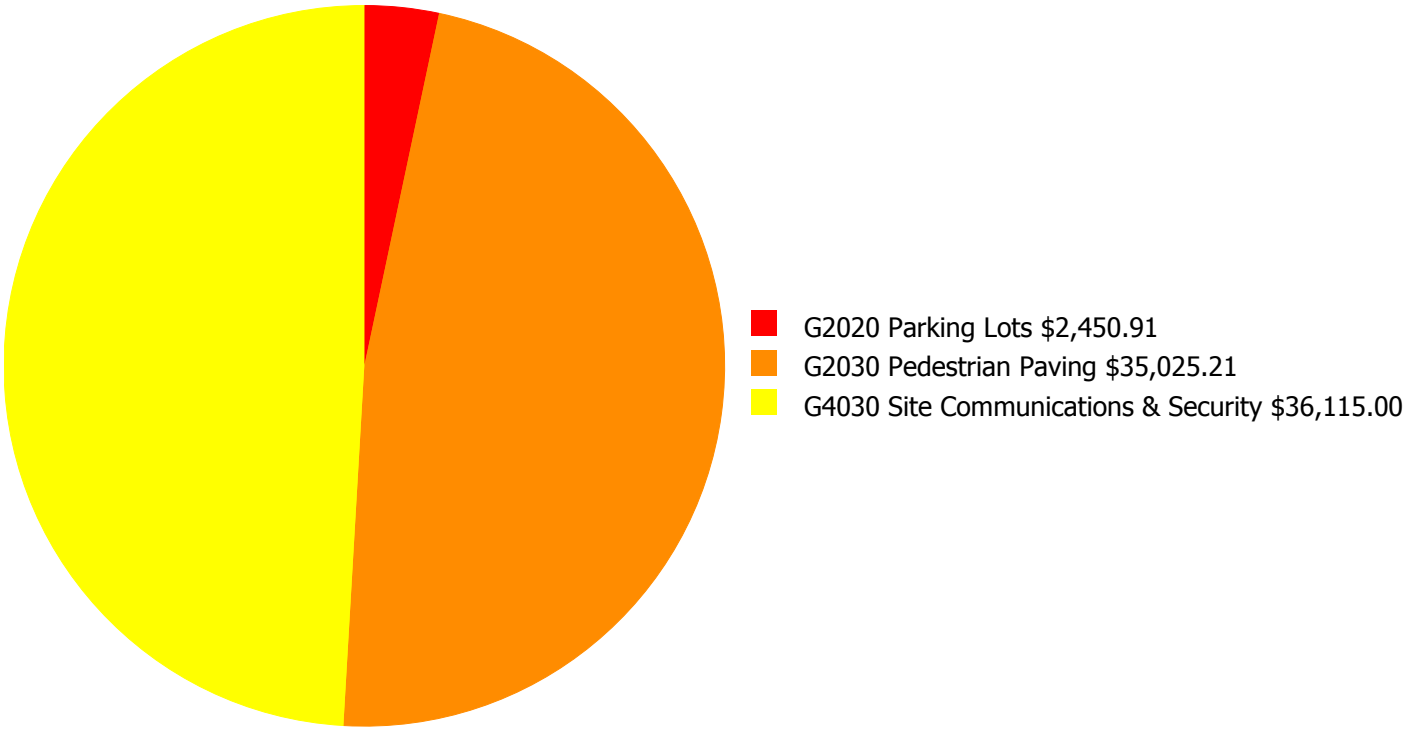
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

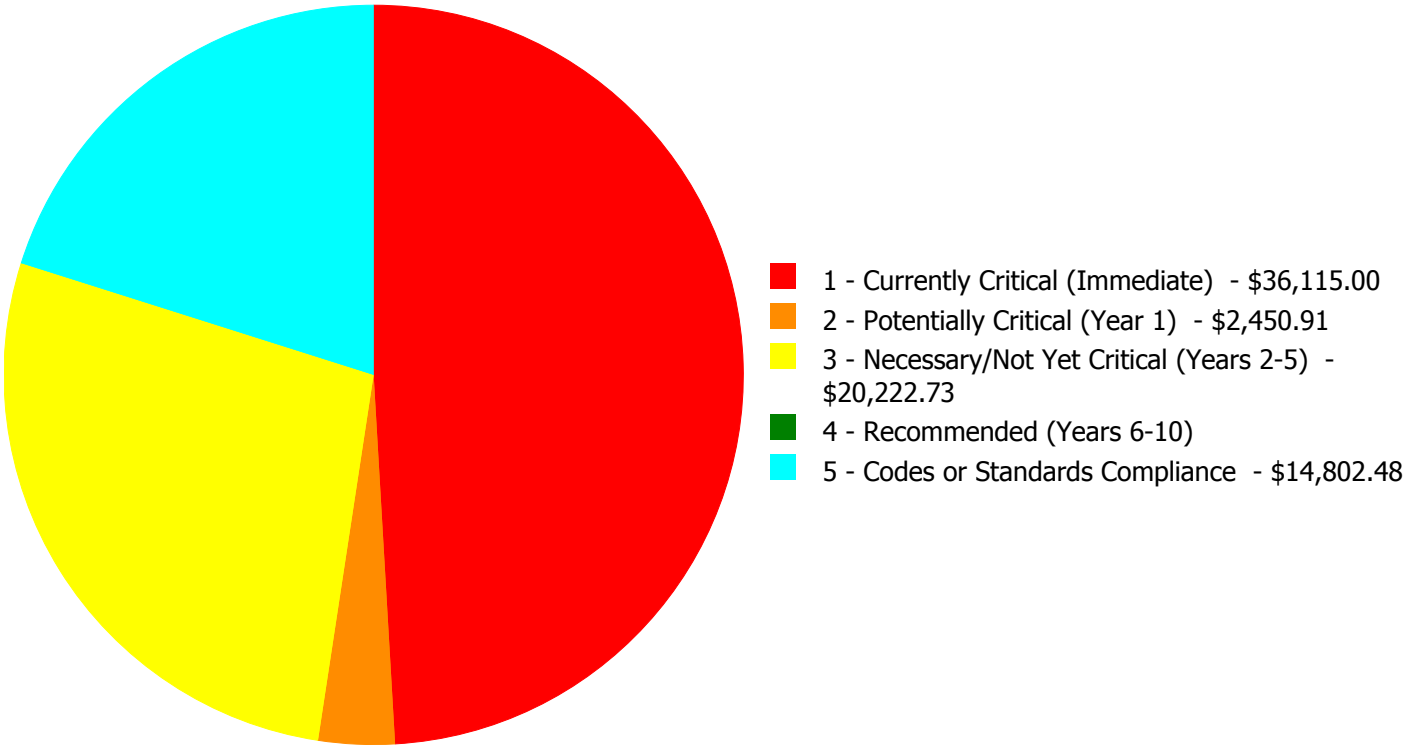
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $73,591.12

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: $73,591.12

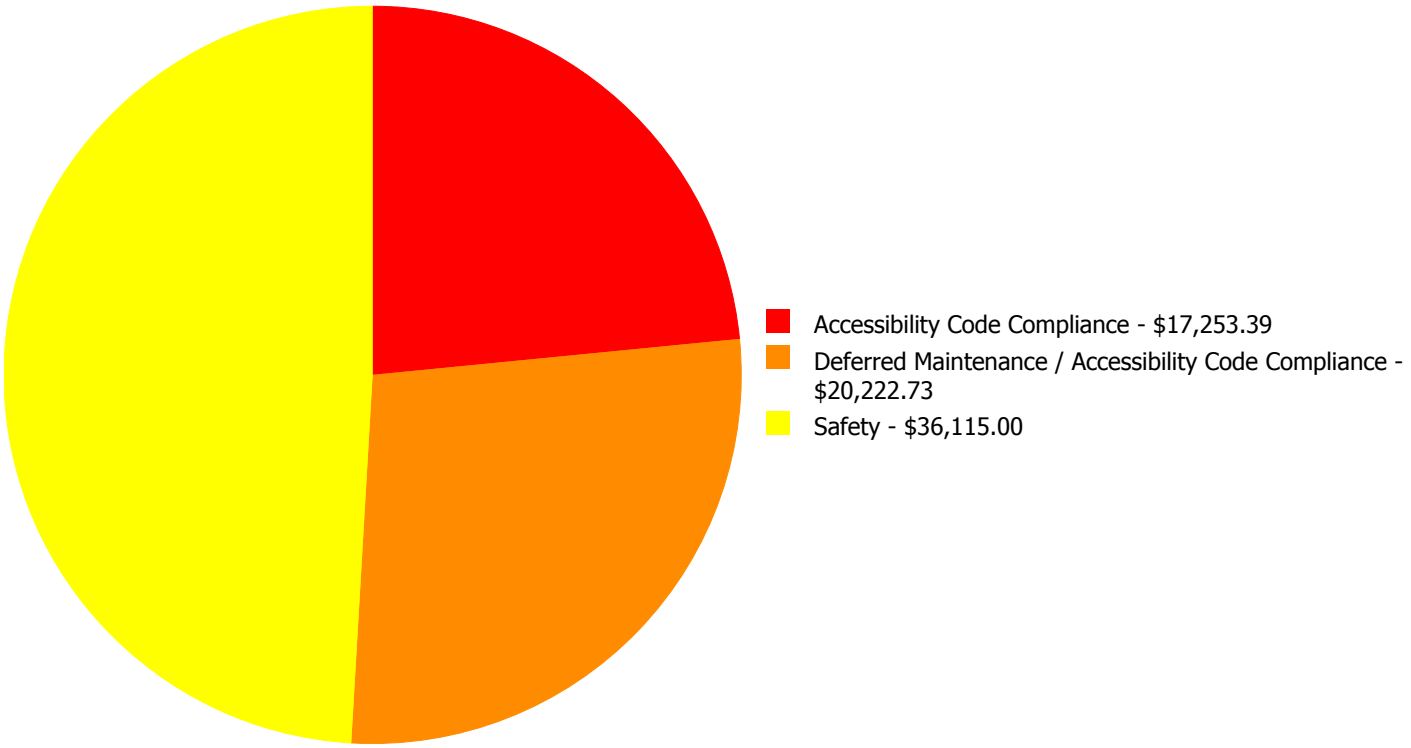
Deficiency By Priority Investment Table

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
G2020	Parking Lots	$0.00	$2,450.91	$0.00	$0.00	$0.00	$2,450.91
G2030	Pedestrian Paving	$0.00	$0.00	$20,222.73	$0.00	$14,802.48	$35,025.21
G4030	Site Communications & Security	$36,115.00	$0.00	$0.00	$0.00	$0.00	$36,115.00
	Total:	$36,115.00	$2,450.91	$20,222.73	$0.00	$14,802.48	$73,591.12

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: $73,591.12

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

Priority 1 - Currently Critical (Immediate):

System: G4030 - Site Communications & Security

Location: Site
Distress: Inadequate
Category: Safety
Priority: 1 - Currently Critical (Immediate)
Correction: Renew System
Qty: 37,309.00
Unit of Measure: S.F.
Estimate: $36,115.00
Assessor Name: Matt Mahaffey
Date Created: 11/22/2016

Notes: Site security system is missing and should be integrated into main building system.

Priority 2 - Potentially Critical (Year 1):

System: G2020 - Parking Lots

Location: Parking
Distress: Inadequate
Category: Accessibility Code Compliance
Priority: 2 - Potentially Critical (Year 1)
Correction: Add handicap parking space, incl. pavement markings, sign and post
Qty: 5.00
Unit of Measure: Ea.
Estimate: $2,450.91
Assessor Name: Matt Mahaffey
Date Created: 11/23/2016

Notes: Additional ADA parking spaces needed.

Priority 3 - Necessary/Not Yet Critical (Years 2-5):

System: G2030 - Pedestrian Paving

Location:	Site
Distress:	Beyond Service Life
Category:	Deferred Maintenance / Accessibility Code Compliance
Priority:	3 - Necessary/Not Yet Critical (Years 2-5)
Correction:	Remove and replace sidewalk and ramp railing.
Qty:	110.00
Unit of Measure:	L.F.
Estimate:	$20,222.73
Assessor Name:	Matt Mahaffey
Date Created:	11/23/2016

Notes: Site and ramp railing is rusted and failing at attachment points and should be replaced.

Priority 5 - Codes or Standards Compliance:

System: G2030 - Pedestrian Paving

Location: Entrance
Distress: Missing
Category: Accessibility Code Compliance
Priority: 5 - Codes or Standards Compliance
Correction: Add handicap ramp with railings
Qty: 30.00
Unit of Measure: L.F.
Estimate: $14,802.48
Assessor Name: Matt Mahaffey
Date Created: 11/23/2016

Notes: No ADA access to main building.

NC School District/430 Harnett County/High School

Triton High

Draft

Campus Assessment Report

March 8, 2017

PARSONS

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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):	254,932
Year Built:	1985
Last Renovation:	
Replacement Value:	$59,874,250
Repair Cost:	$14,541,595.27
Total FCI:	24.29 %
Total RSLI:	31.87 %
FCA Score:	75.71

Description:

GENERAL:
Triton High School is located at 215 Maynard Lake Road in Erwin, North Carolina. The 2 story, 246,550 square foot building was originally constructed in 1985. There have been no additions or renovations to the building.

SITE:
Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, football field, baseball field, softball field, and fencing. Site mechanical and electrical features include water, sewer, propane and natural gas, and site lighting. This report contains condition and adequacy data collected during the 2016 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site features.

STRUCTURAL/EXTERIOR CLOSURE:

The building rests on footings and foundation walls. The building does not have a basement. The superstructure is steel frame. Floor construction is slab on-grade. Roof construction is steel. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope thermos plastic roof. Most building entrances appear to comply with ADA requirements.

INTERIORS:
Interior construction partition wall types include painted CMU and painted drywalls. Interior doors are generally solid core wood with hollow steel frames and mostly without glazing. Interior fittings include the following items: chalk and tack boards, graphics and identifying devices, lockers, toilet accessories, storage shelving, handrails, fabricated toilet partitions. Stair construction includes steel risers and concrete treads with concrete finishes and a wooden staircase. The interior wall finishes are typically paint. Floor finishes in common areas are typically terrazzo. Floor finishes in assignable spaces is typically vinyl composition tile, carpet, wood, and tiles. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically painted drywall.

CONVEYING:
The building does include conveying equipment. Conveying equipment includes 1 hydraulic elevators.

PLUMBING:
Domestic water distribution is galvanized steel with gas hot water heating. Sanitary waste system is cast iron. Rain water drainage system is internal with roof drains.

HVAC:
Heating is provided by 2, gas fired boilers . Cooling is supplied by 2, water cooled chillers. The heating/cooling distribution system is a ductwork system utilizing air handling units. Fresh air is supplied by air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system. This building does not have a remote Building Automation System.

FIRE PROTECTION:
The building does not have a fire sprinkler system for the majority of the building, only the Automotive Classroom in the vocational building has a sprinkler system. The building does not have additional fire suppression systems. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

ELECTRICAL:
The main electrical service is fed from a pad mounted transformer, owned and maintained by the local utility company through a main switchboard/distribution panel located in the building. Lighting is lay-in, recessed and surface type, fluorescent light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and near stairways and are typically illuminated.

COMMUNICATIONS AND SECURITY:
The fire alarm system consists of audible/visual strobe annunciators in common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building does not include an internal security system. The building does not have controlled entry doors access. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system combined with the telephone system.

OTHER ELECTRICAL SYSTEMS:
This building does have a separately derived emergency power system. It is provided by 1, emergency generator.

E. EQUIPMENT & FURNISHINGS:
This building does include the following items and equipment: fixed food service, library equipment, theater and stage, audio-visual, detention, laboratory, fixed casework, window treatment, and multiple seating furnishings.

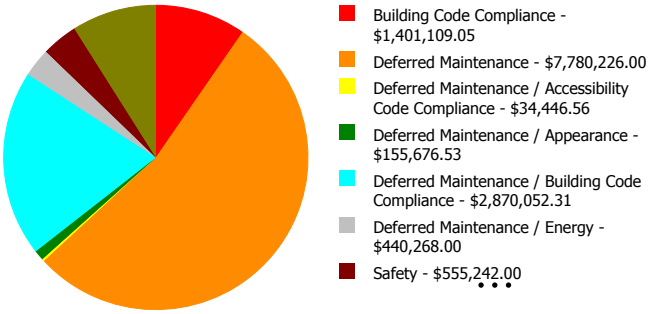
Attributes:

General Attributes:			
Condition Assessor:	Somnath Das	Assessment Date:	
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:	Harnett - Triton HS	LEA School No.:	430-378
No. of Mobile Units:	7	No. of Bldgs.:	8
SF of Mobile Units:	6048	Status:	Active
School Grades:	9-12	Site Acreage:	77.9

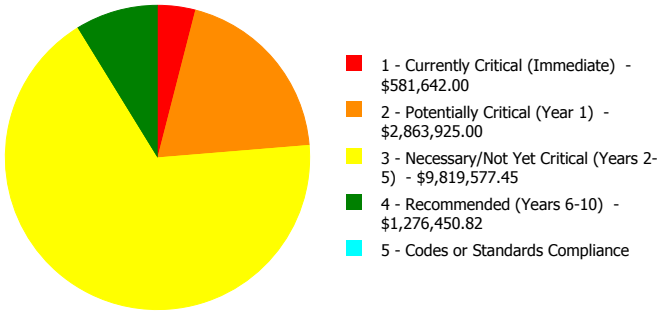
Campus Dashboard Summary

Gross Area:	254,932		
Year Built:	1985	Last Renovation:	
Repair Cost:	$14,541,595	Replacement Value:	$59,874,250
FCI:	24.29 %	RSLI%:	31.87 %

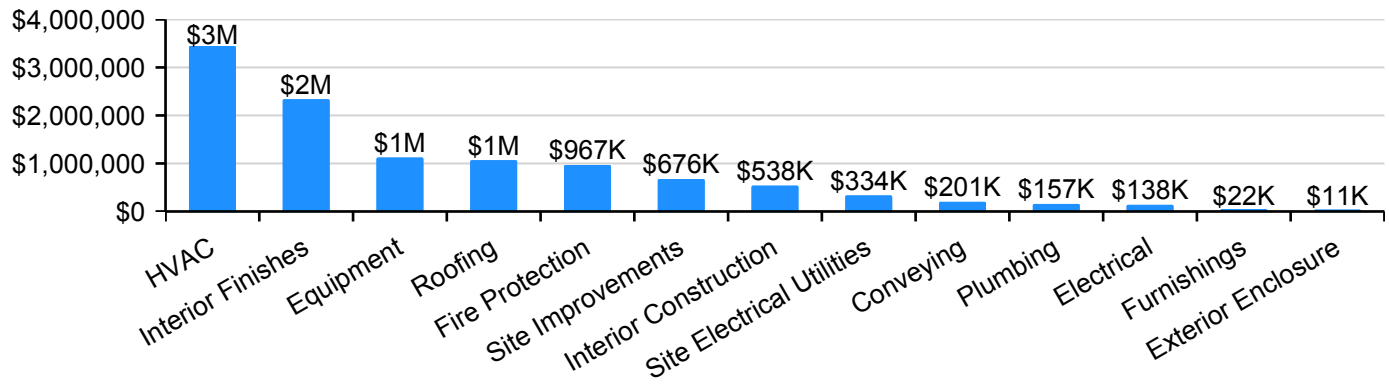
Deficiency By Category



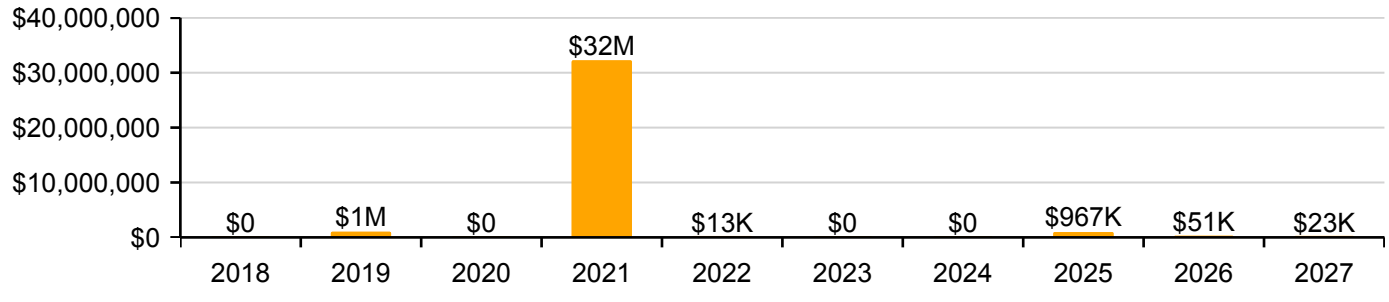
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Campus Condition Summary

The Table below shows the RSLI and FCI for each major system shown at the UNIFORMAT II classification Level 2. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

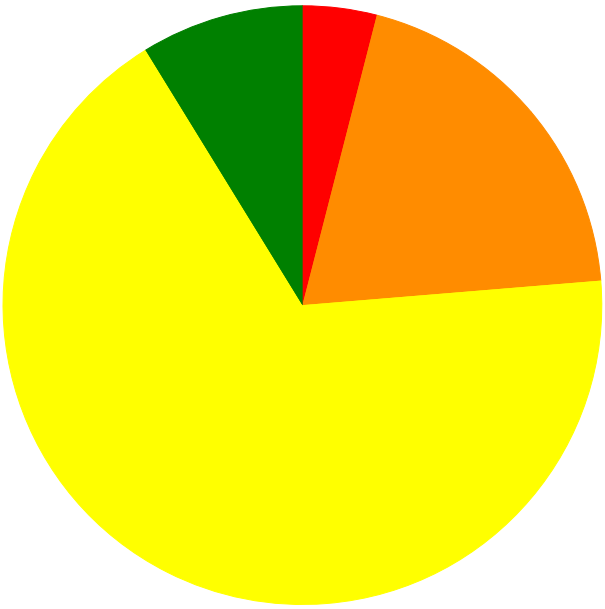
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	68.73 %	0.00 %	$0.00
A20 - Basement Construction	68.00 %	0.00 %	$0.00
B10 - Superstructure	68.12 %	0.00 %	$0.00
B20 - Exterior Enclosure	36.06 %	0.25 %	$14,834.00
B30 - Roofing	57.08 %	110.66 %	$1,408,960.36
C10 - Interior Construction	34.31 %	31.84 %	$709,386.56
C20 - Stairs	68.01 %	0.00 %	$0.00
C30 - Interior Finishes	13.51 %	50.02 %	$3,084,169.53
D10 - Conveying	0.00 %	110.00 %	$265,781.00
D20 - Plumbing	12.74 %	5.87 %	$205,989.00
D30 - HVAC	27.30 %	59.19 %	$4,550,171.00
D40 - Fire Protection	13.33 %	2,353.25 %	$1,276,450.82
D50 - Electrical	20.41 %	2.63 %	$181,707.00
E10 - Equipment	22.76 %	24.95 %	$1,482,453.00
E20 - Furnishings	19.59 %	2.34 %	$29,673.00
G20 - Site Improvements	32.47 %	13.88 %	$891,752.00
G30 - Site Mechanical Utilities	34.29 %	0.00 %	$0.00
G40 - Site Electrical Utilities	22.76 %	35.32 %	$440,268.00
Totals:	**31.87 %**	**24.29 %**	**$14,541,595.27**

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
1985 Main Building	246,550	26.97	$26,400.00	$2,863,925.00	$8,831,629.26	$1,276,450.82	$0.00
1986 Baseball Pressbox	750	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1986 Concession	1,100	27.03	$0.00	$0.00	$45,473.19	$0.00	$0.00
1986 Football Fieldhouse	3,200	20.42	$0.00	$0.00	$155,092.00	$0.00	$0.00
1986 Pressbox	250	8.36	$0.00	$0.00	$4,295.00	$0.00	$0.00
1986 Softball Concession	550	8.21	$0.00	$0.00	$6,310.00	$0.00	$0.00
1986 Tractor Building	900	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2002 Metal Building	1,632	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Site	254,932	13.15	$555,242.00	$0.00	$776,778.00	$0.00	$0.00
Total:		**24.29**	**$581,642.00**	**$2,863,925.00**	**$9,819,577.45**	**$1,276,450.82**	**$0.00**

Deficiencies By Priority



1 - Currently Critical (Immediate) - $581,642.00
2 - Potentially Critical (Year 1) - $2,863,925.00
3 - Necessary/Not Yet Critical (Years 2-5) - $9,819,577.45
4 - Recommended (Years 6-10) - $1,276,450.82
5 - Codes or Standards Compliance

Budget Estimate Total: $14,541,595.27

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	246,550
Year Built:	1985
Last Renovation:	
Replacement Value:	$48,201,216
Repair Cost:	$12,998,405.08
Total FCI:	26.97 %
Total RSLI:	31.60 %
FCA Score:	73.03

Description:

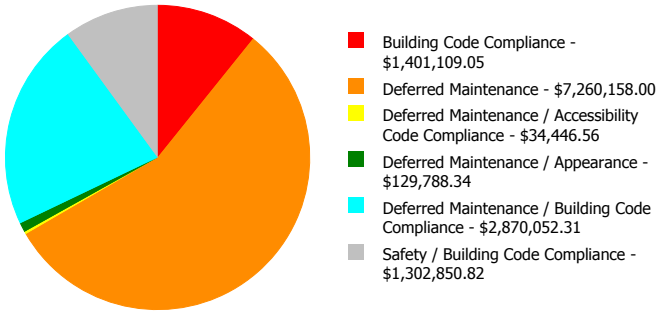
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

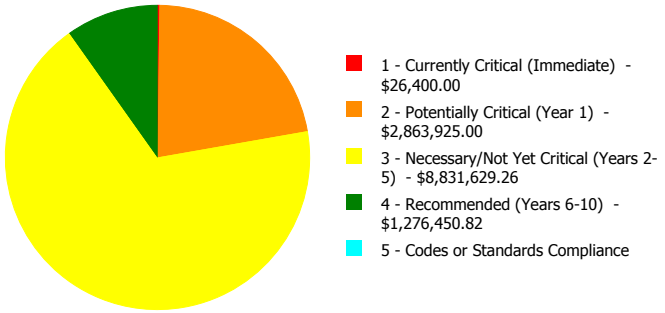
Dashboard Summary

Function:	HS -High School	Gross Area:	246,550
Year Built:	1985	Last Renovation:	
Repair Cost:	$12,998,405	Replacement Value:	$48,201,216
FCI:	26.97 %	RSLI%:	31.60 %

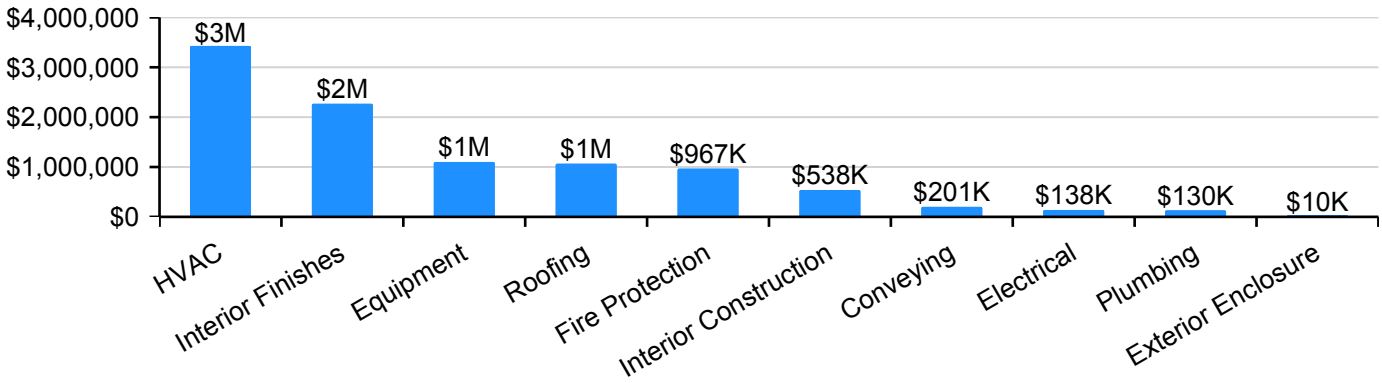
Deficiency By Category



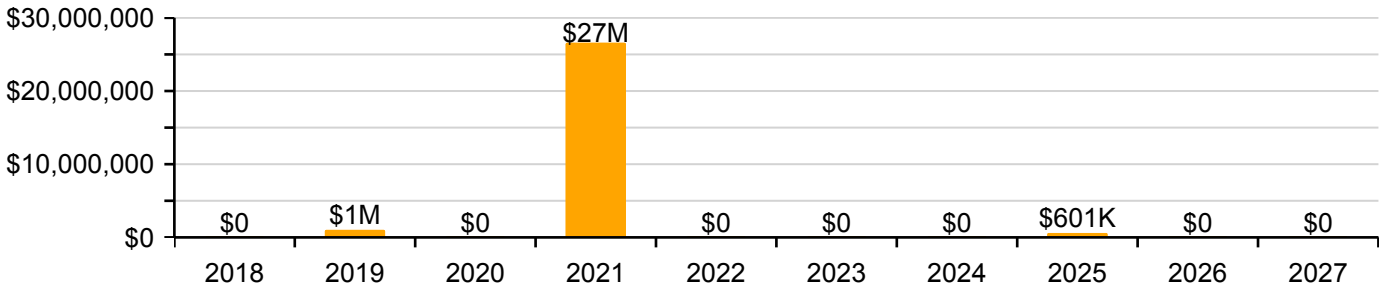
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	68.00 %	0.00 %	$0.00
A20 - Basement Construction	68.00 %	0.00 %	$0.00
B10 - Superstructure	68.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	34.88 %	0.24 %	$13,200.00
B30 - Roofing	58.14 %	114.78 %	$1,407,236.36
C10 - Interior Construction	34.69 %	33.38 %	$709,386.56
C20 - Stairs	68.00 %	0.00 %	$0.00
C30 - Interior Finishes	13.35 %	50.47 %	$2,993,713.34
D10 - Conveying	0.00 %	110.00 %	$265,781.00
D20 - Plumbing	12.80 %	5.01 %	$170,859.00
D30 - HVAC	27.45 %	59.84 %	$4,526,412.00
D40 - Fire Protection	13.33 %	2,353.25 %	$1,276,450.82
D50 - Electrical	20.38 %	2.67 %	$181,707.00
E10 - Equipment	22.86 %	24.59 %	$1,453,659.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
Totals:	**31.60 %**	**26.97 %**	**$12,998,405.08**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). Southwest Elevation - Dec 05, 2016

2). West Elevation - Dec 05, 2016

3). East Elevation - Dec 05, 2016

4). South Elevation - Dec 05, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$2.18	S.F.	246,550	100	1985	2085		68.00 %	0.00 %	68			$537,479
A1030	Slab on Grade	$4.08	S.F.	246,550	100	1985	2085		68.00 %	0.00 %	68			$1,005,924
A2010	Basement Excavation	$0.83	S.F.	246,550	100	1985	2085		68.00 %	0.00 %	68			$204,637
A2020	Basement Walls	$5.74	S.F.	246,550	100	1985	2085		68.00 %	0.00 %	68			$1,415,197
B1010	Floor Construction	$11.42	S.F.	246,550	100	1985	2085		68.00 %	0.00 %	68			$2,815,601
B1020	Roof Construction	$7.60	S.F.	246,550	100	1985	2085		68.00 %	0.00 %	68			$1,873,780
B2010	Exterior Walls	$8.84	S.F.	246,550	100	1985	2085		68.00 %	0.61 %	68		$13,200.00	$2,179,502
B2020	Exterior Windows	$12.78	S.F.	246,550	30	1985	2015	2021	13.33 %	0.00 %	4			$3,150,909
B2030	Exterior Doors	$0.81	S.F.	246,550	30	1985	2015	2021	13.33 %	0.00 %	4			$199,706
B3010120	Single Ply Membrane	$6.98	S.F.	168,232	20	2009	2029		60.00 %	119.32 %	12		$1,401,109.05	$1,174,259
B3020	Roof Openings	$0.21	S.F.	246,550	25	1985	2010	2021	16.00 %	11.83 %	4		$6,127.31	$51,776
C1010	Partitions	$4.70	S.F.	246,550	75	1985	2060		57.33 %	1.14 %	43		$13,200.00	$1,158,785
C1020	Interior Doors	$2.44	S.F.	246,550	30	1985	2015		0.00 %	110.00 %	-2		$661,740.00	$601,582
C1030	Fittings	$1.48	S.F.	246,550	20	1985	2005	2021	20.00 %	9.44 %	4		$34,446.56	$364,894
C2010	Stair Construction	$1.29	S.F.	246,550	100	1985	2085		68.00 %	0.00 %	68			$318,050
C3010	Wall Finishes	$2.56	S.F.	246,550	10	1985	1995	2021	40.00 %	0.00 %	4			$631,168
C3020	Floor Finishes	$10.94	S.F.	246,550	20	1985	2005	2021	20.00 %	4.81 %	4		$129,788.34	$2,697,257
C3030	Ceiling Finishes	$10.56	S.F.	246,550	25	1985	2010		0.00 %	110.00 %	-7		$2,863,925.00	$2,603,568
D1010	Elevators and Lifts	$0.98	S.F.	246,550	30	1985	2015		0.00 %	110.00 %	-2		$265,781.00	$241,619
D2010	Plumbing Fixtures	$8.83	S.F.	246,550	30	1985	2015	2021	13.33 %	0.00 %	4			$2,177,037
D2020	Domestic Water Distribution	$1.64	S.F.	246,550	30	1985	2015	2021	13.33 %	0.00 %	4			$404,342
D2030	Sanitary Waste	$2.59	S.F.	246,550	30	1985	2015	2021	13.33 %	0.00 %	4			$638,565
D2040	Rain Water Drainage	$0.63	S.F.	246,550	30	1985	2015		0.00 %	110.00 %	-2		$170,859.00	$155,327
D2090	Other Plumbing Systems -Nat Gas	$0.15	S.F.	246,550	40	1985	2025		20.00 %	0.00 %	8			$36,983
D3020	Heat Generating Systems	$6.93	S.F.	246,550	30	1985	2015		0.00 %	110.00 %	-2		$1,879,451.00	$1,708,592
D3030	Cooling Generating Systems	$7.18	S.F.	246,550	25	2011	2036		76.00 %	0.00 %	19			$1,770,229
D3040	Distribution Systems	$8.37	S.F.	246,550	30	1985	2015		0.00 %	110.00 %	-2		$2,269,986.00	$2,063,624
D3050	Terminal & Package Units	$4.16	S.F.	246,550	15	1985	2000	2021	26.67 %	0.00 %	4			$1,025,648
D3060	Controls & Instrumentation	$2.65	S.F.	246,550	20	2011	2031		70.00 %	0.00 %	14			$653,358
D3090	Other HVAC Systems/Equip	$1.39	S.F.	246,550	20	1985	2005		0.00 %	110.00 %	-12		$376,975.00	$342,705
D4010	Sprinklers	$0.13	S.F.	246,550	30	1985	2015	2021	13.33 %	3,982.44 %	4		$1,276,450.82	$32,052
D4020	Standpipes	$0.09	S.F.	246,550	30	1985	2015	2021	13.33 %	0.00 %	4			$22,190
D5010	Electrical Service/Distribution	$1.60	S.F.	246,550	40	1985	2025		20.00 %	0.00 %	8			$394,480

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 $
D5020	Branch Wiring	$4.55	S.F.	246,550	30	1985	2015	2021	13.33 %	0.00 %	4			$1,121,803
D5020	Lighting	$10.64	S.F.	246,550	30	1985	2015	2021	13.33 %	0.00 %	4			$2,623,292
D5030810	Security & Detection Systems	$1.97	S.F.	246,550	15	2014	2029		80.00 %	0.00 %	12			$485,704
D5030910	Fire Alarm Systems	$3.56	S.F.	246,550	15	2004	2019		13.33 %	0.00 %	2			$877,718
D5030920	Data Communication	$4.61	S.F.	246,550	15	1985	2000	2021	26.67 %	0.00 %	4			$1,136,596
D5090	Other Electrical Systems	$0.67	S.F.	246,550	20	1985	2005		0.00 %	110.00 %	-12		$181,707.00	$165,189
E1010	Commercial Equipment	$4.34	S.F.	246,550	20	1985	2005	2021	20.00 %	0.00 %	4			$1,070,027
E1020	Institutional Equipment	$11.77	S.F.	246,550	20	1985	2005	2021	20.00 %	0.00 %	4			$2,901,894
E1030	Vehicular Equipment	$2.51	S.F.	246,550	20	2015	2035		90.00 %	0.00 %	18			$618,841
E1090	Other Equipment	$5.36	S.F.	246,550	20	1985	2005		0.00 %	110.00 %	-12		$1,453,659.00	$1,321,508
E2010	Fixed Furnishings	$4.98	S.F.	246,550	20	1985	2005	2021	20.00 %	0.00 %	4			$1,227,819
								Total	**31.60 %**	**26.97 %**			**$12,998,405.08**	**$48,201,216**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B1020 - Roof Construction

Note:

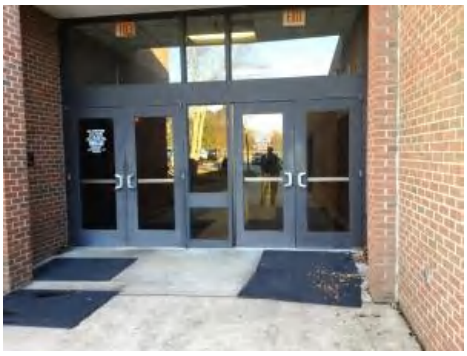
System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors



Note:

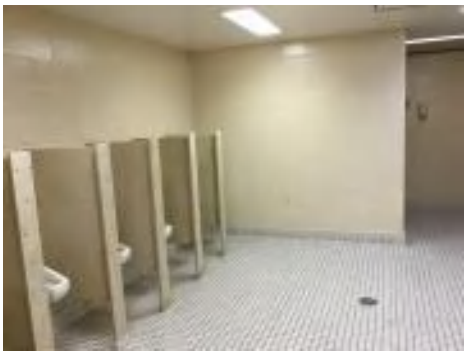
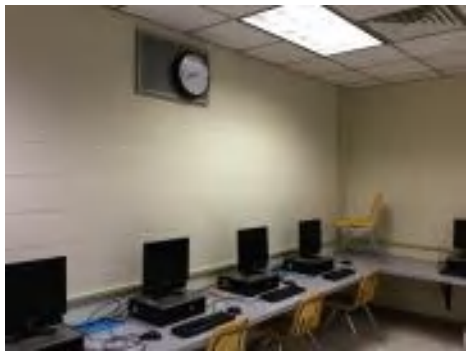
System: B3010120 - Single Ply Membrane

Note: Standing water issues, roof is not properly graded.

System: B3020 - Roof Openings

Note: The roof hatches are beyond their service life and need to be replaced. 3

System: C1010 - Partitions

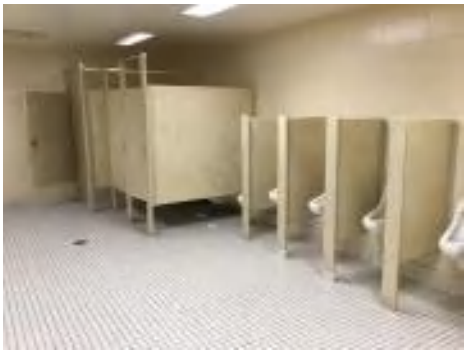



Note:

System: C1020 - Interior Doors

Note: The interior doors are beyond their service life and should be replaced.

System: C1030 - Fittings

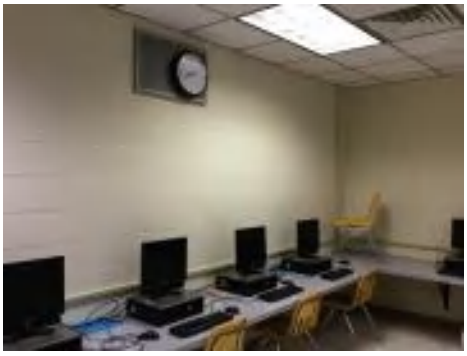


Note:

System: C2010 - Stair Construction

Note:

System: C3010 - Wall Finishes

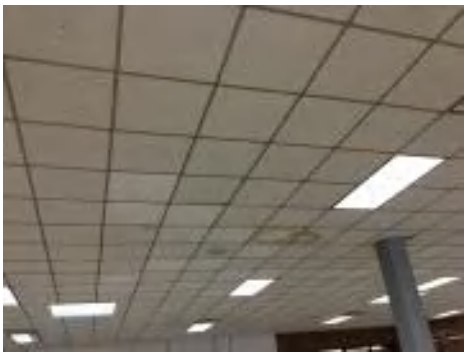


Note:

System: C3020 - Floor Finishes

Note: The carpet is beyond its service life and should be replaced.

System: C3030 - Ceiling Finishes



Note:

System: D1010 - Elevators and Lifts

Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

Note:

System: D2040 - Rain Water Drainage

Note: The rain water drainage system is beyond its service life and should be replaced.

System: D2090 - Other Plumbing Systems -Nat Gas

Note:

System: D3020 - Heat Generating Systems

Note: The natural gas boilers are beyond their service life and should be replaced.

System: D3030 - Cooling Generating Systems

Note: 2 chillers 2012

System: D3040 - Distribution Systems

Note: The rooftop units are beyond their service life and should be replaced.

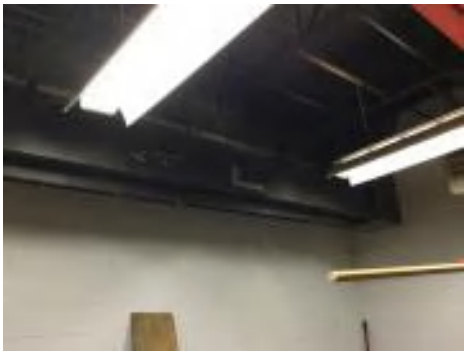
System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

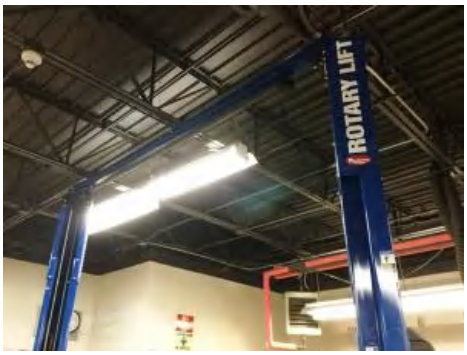
Note:

System: D3090 - Other HVAC Systems/Equip



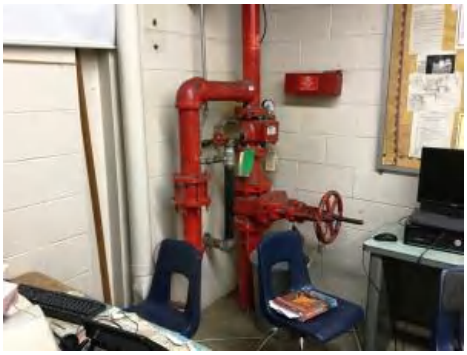
Note:

System: D4010 - Sprinklers



Note:

System: D4020 - Standpipes

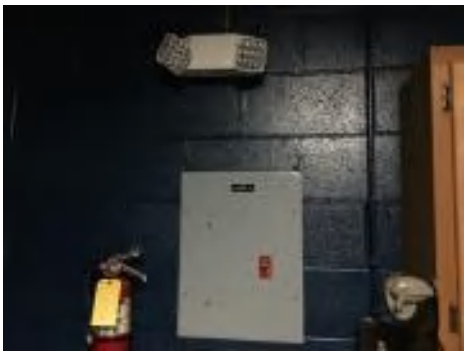


Note:

System: D5010 - Electrical Service/Distribution

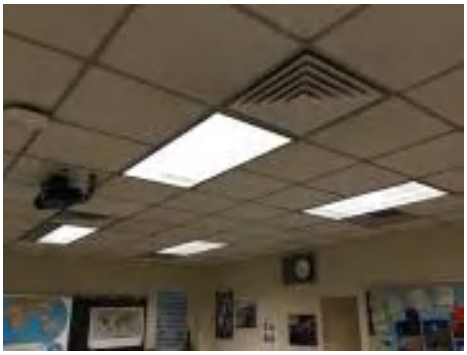
Note: 3000 amps

System: D5020 - Branch Wiring



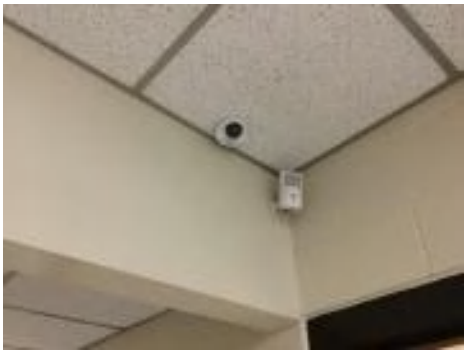
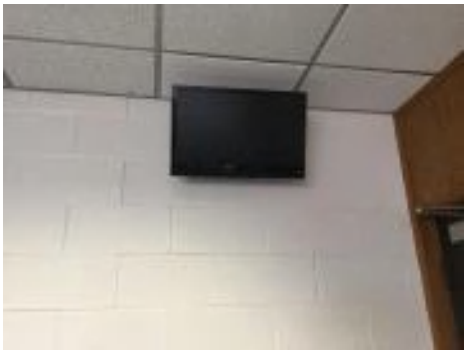
Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems

Note:

System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication

Note:

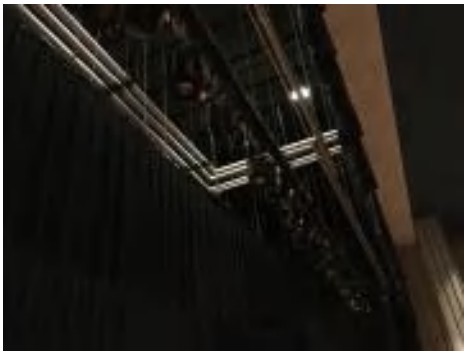
System: D5090 - Other Electrical Systems

Note: The generator system is beyond its service life and should be replaced.

System: E1010 - Commercial Equipment

Note:

System: E1020 - Institutional Equipment



Note:

System: E1030 - Vehicular Equipment

Note:

System: E1090 - Other Equipment

Note: The kitchen equipment is beyond its service life and should be replaced.

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$12,998,405**	**$0**	**$1,024,288**	**$0**	**$26,589,772**	**$0**	**$0**	**$0**	**$601,220**	**$0**	**$0**	**$41,213,686**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$13,200	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$13,200**
B2020 - Exterior Windows	$0	$0	$0	$0	$3,901,014	$0	$0	$0	$0	$0	$0	**$3,901,014**
B2030 - Exterior Doors	$0	$0	$0	$0	$247,247	$0	$0	$0	$0	$0	$0	**$247,247**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$1,401,109	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,401,109**
B3020 - Roof Openings	$6,127	$0	$0	$0	$64,101	$0	$0	$0	$0	$0	$0	**$70,228**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$13,200	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$13,200**
C1020 - Interior Doors	$661,740	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$661,740**
C1030 - Fittings	$34,447	$0	$0	$0	$451,760	$0	$0	$0	$0	$0	$0	**$486,207**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

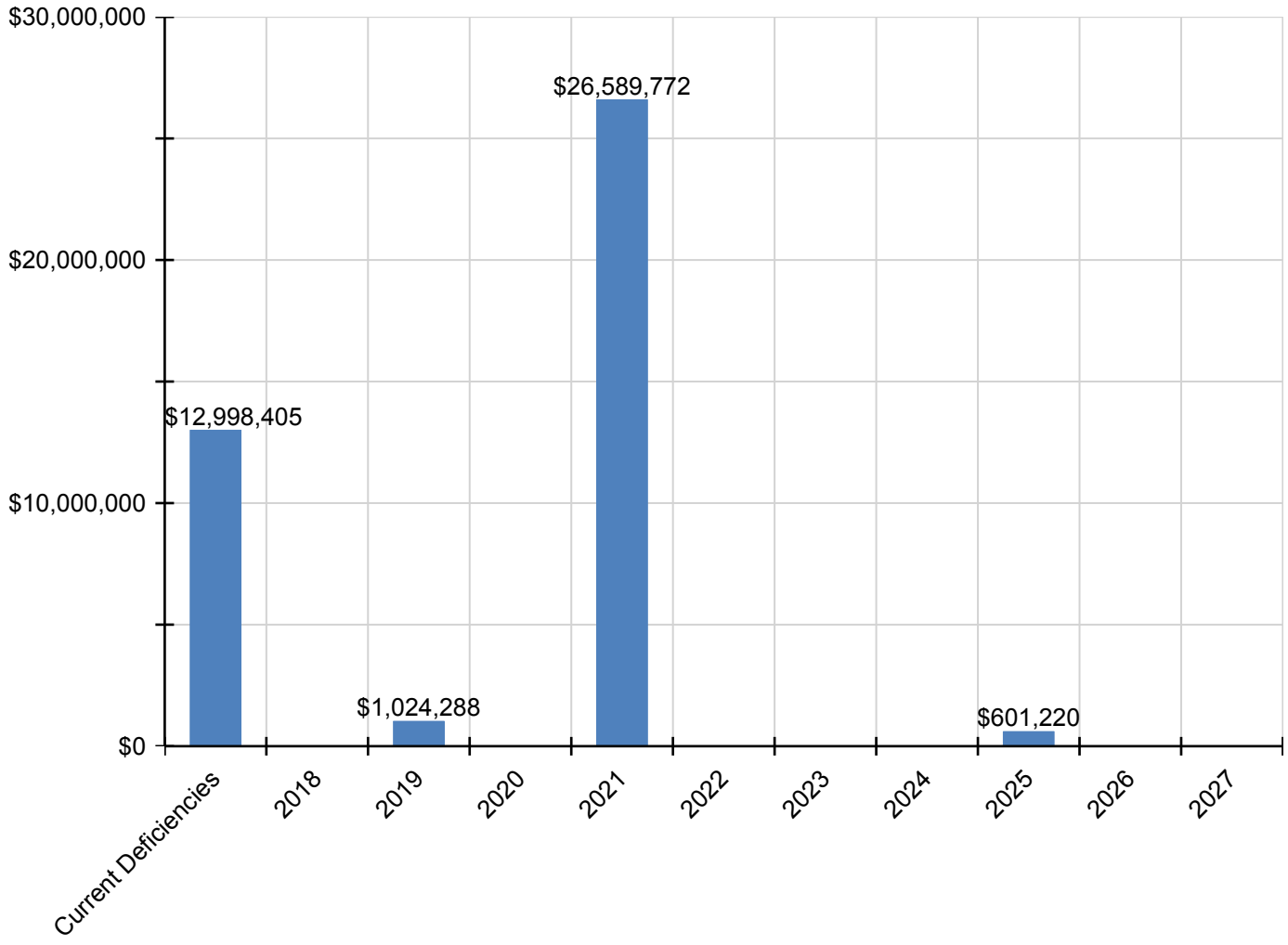
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$781,424	$0	$0	$0	$0	$0	$0	**$781,424**
C3020 - Floor Finishes	$129,788	$0	$0	$0	$3,339,366	$0	$0	$0	$0	$0	$0	**$3,469,154**
C3030 - Ceiling Finishes	$2,863,925	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,863,925**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$265,781	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$265,781**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$2,695,301	$0	$0	$0	$0	$0	$0	**$2,695,301**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$500,599	$0	$0	$0	$0	$0	$0	**$500,599**
D2030 - Sanitary Waste	$0	$0	$0	$0	$790,581	$0	$0	$0	$0	$0	$0	**$790,581**
D2040 - Rain Water Drainage	$170,859	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$170,859**
D2090 - Other Plumbing Systems -Nat Gas	$0	$0	$0	$0	$0	$0	$0	$0	$51,533	$0	$0	**$51,533**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$1,879,451	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,879,451**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$2,269,986	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,269,986**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$1,269,814	$0	$0	$0	$0	$0	$0	**$1,269,814**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3090 - Other HVAC Systems/Equip	$376,975	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$376,975**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$1,276,451	$0	$0	$0	$39,682	$0	$0	$0	$0	$0	$0	**$1,316,133**
D4020 - Standpipes	$0	$0	$0	$0	$27,471	$0	$0	$0	$0	$0	$0	**$27,471**
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	$549,687	$0	$0	**$549,687**
D5020 - Branch Wiring	$0	$0	$0	$0	$1,388,859	$0	$0	$0	$0	$0	$0	**$1,388,859**
D5020 - Lighting	$0	$0	$0	$0	$3,247,792	$0	$0	$0	$0	$0	$0	**$3,247,792**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030910 - Fire Alarm Systems	$0	$0	$1,024,288	$0	$0	$0	$0	$0	$0	$0	$0	**$1,024,288**
D5030920 - Data Communication	$0	$0	$0	$0	$1,407,173	$0	$0	$0	$0	$0	$0	**$1,407,173**
D5090 - Other Electrical Systems	$181,707	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$181,707**

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**
E1010 - Commercial Equipment	$0	$0	$0	$0	$1,324,758	$0	$0	$0	$0	$0	$0	**$1,324,758**
E1020 - Institutional Equipment	$0	$0	$0	$0	$3,592,718	$0	$0	$0	$0	$0	$0	**$3,592,718**
E1030 - Vehicular Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment	$1,453,659	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,453,659**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$1,520,113	$0	$0	$0	$0	$0	$0	**$1,520,113**

** Indicates non-renewable system*

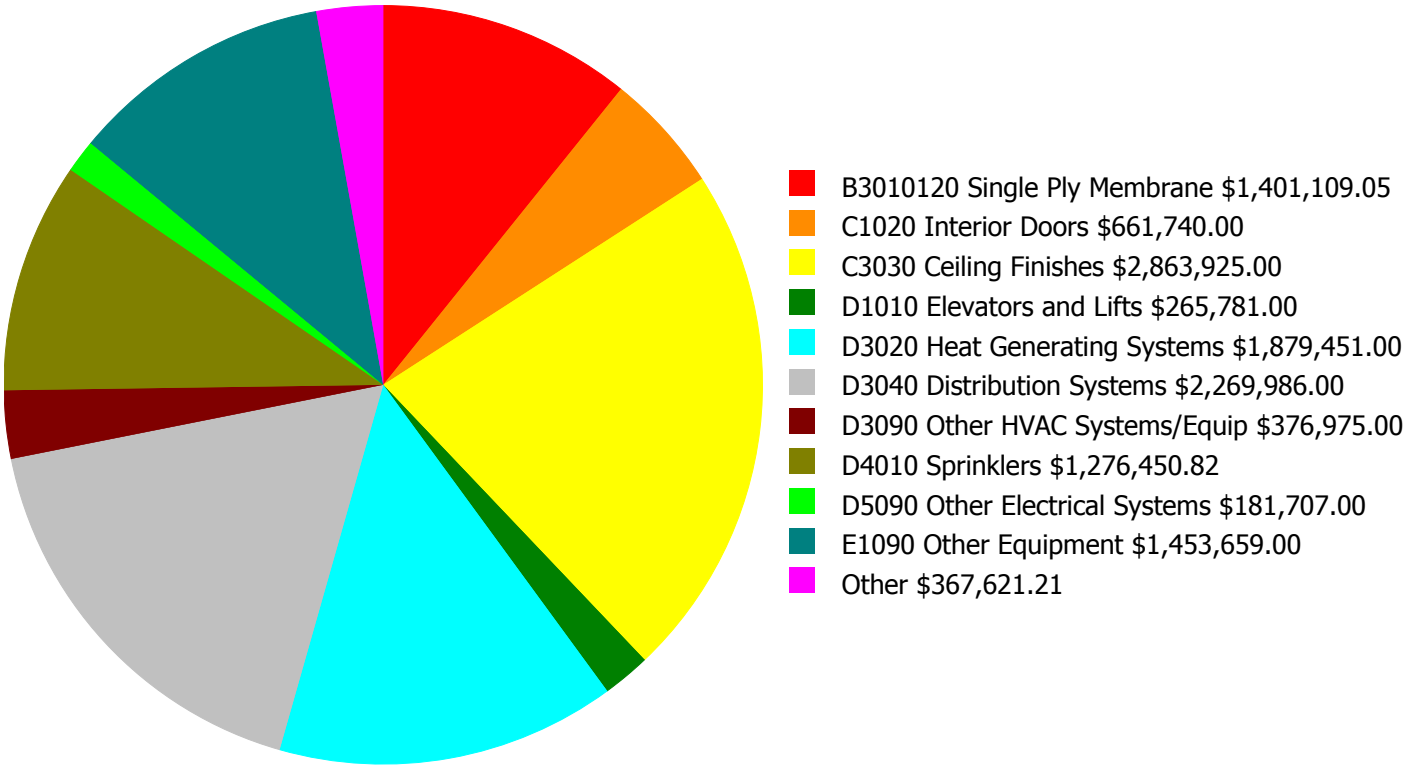
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

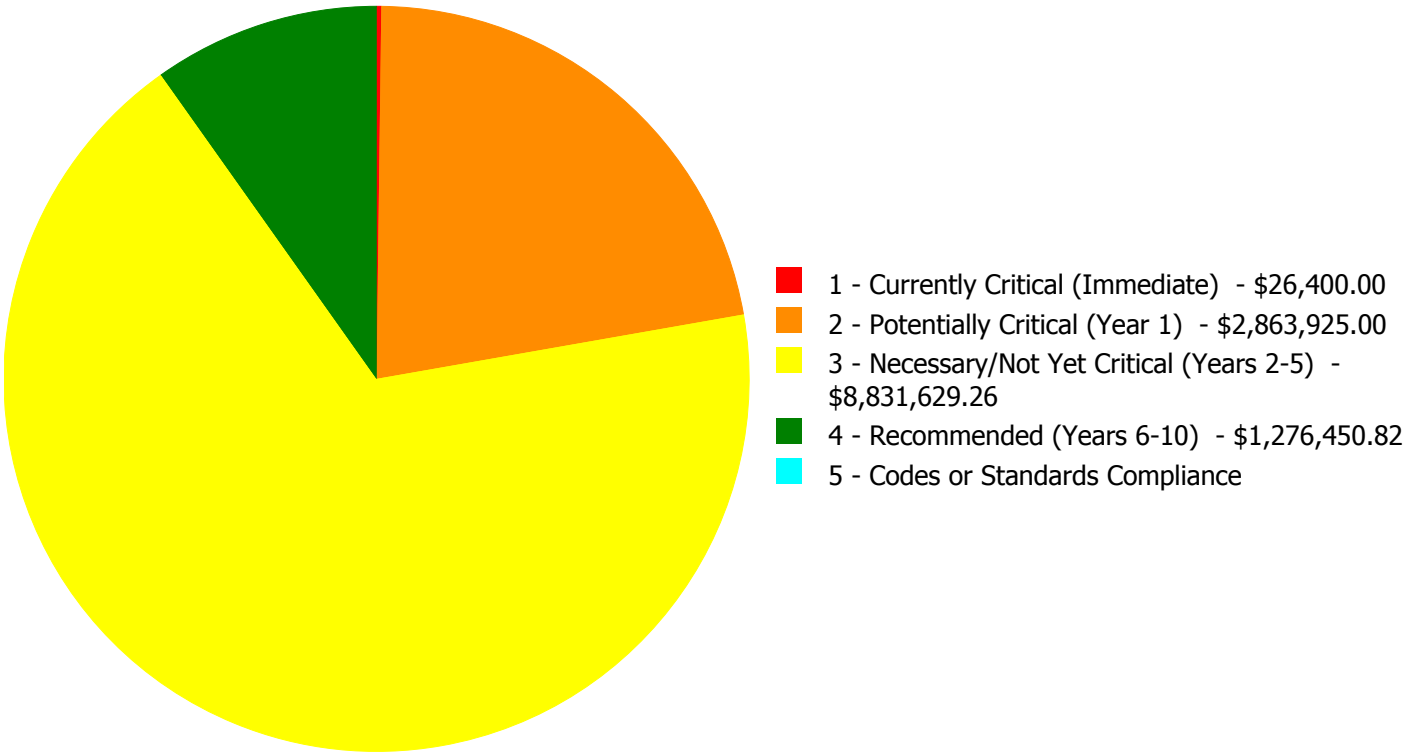
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $12,998,405.08

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: $12,998,405.08

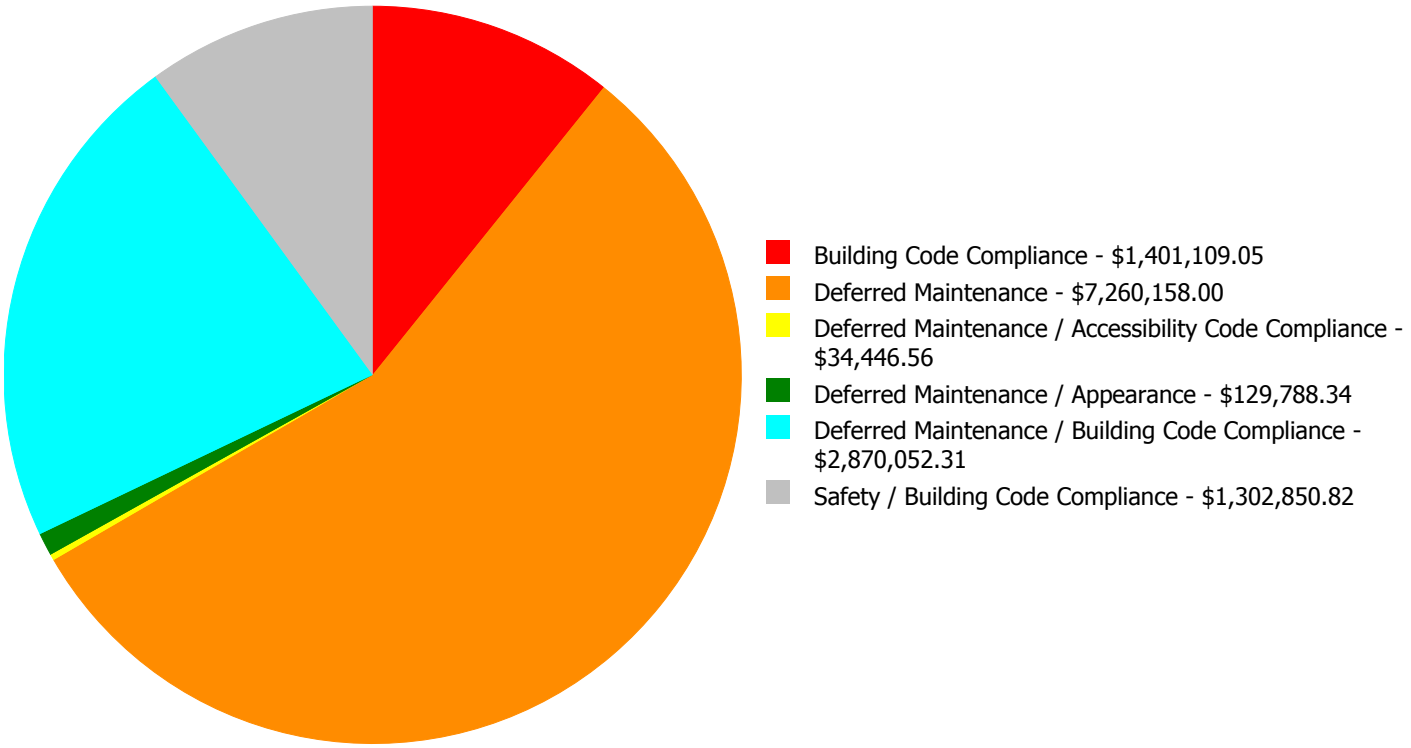
Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2010	Exterior Walls	$13,200.00	$0.00	$0.00	$0.00	$0.00	$13,200.00
B3010120	Single Ply Membrane	$0.00	$0.00	$1,401,109.05	$0.00	$0.00	$1,401,109.05
B3020	Roof Openings	$0.00	$0.00	$6,127.31	$0.00	$0.00	$6,127.31
C1010	Partitions	$13,200.00	$0.00	$0.00	$0.00	$0.00	$13,200.00
C1020	Interior Doors	$0.00	$0.00	$661,740.00	$0.00	$0.00	$661,740.00
C1030	Fittings	$0.00	$0.00	$34,446.56	$0.00	$0.00	$34,446.56
C3020	Floor Finishes	$0.00	$0.00	$129,788.34	$0.00	$0.00	$129,788.34
C3030	Ceiling Finishes	$0.00	$2,863,925.00	$0.00	$0.00	$0.00	$2,863,925.00
D1010	Elevators and Lifts	$0.00	$0.00	$265,781.00	$0.00	$0.00	$265,781.00
D2040	Rain Water Drainage	$0.00	$0.00	$170,859.00	$0.00	$0.00	$170,859.00
D3020	Heat Generating Systems	$0.00	$0.00	$1,879,451.00	$0.00	$0.00	$1,879,451.00
D3040	Distribution Systems	$0.00	$0.00	$2,269,986.00	$0.00	$0.00	$2,269,986.00
D3090	Other HVAC Systems/Equip	$0.00	$0.00	$376,975.00	$0.00	$0.00	$376,975.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$1,276,450.82	$0.00	$1,276,450.82
D5090	Other Electrical Systems	$0.00	$0.00	$181,707.00	$0.00	$0.00	$181,707.00
E1090	Other Equipment	$0.00	$0.00	$1,453,659.00	$0.00	$0.00	$1,453,659.00
	Total:	$26,400.00	$2,863,925.00	$8,831,629.26	$1,276,450.82	$0.00	$12,998,405.08

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: $12,998,405.08

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

Priority 1 - Currently Critical (Immediate):

System: B2010 - Exterior Walls

Location: Exterior of the building
Distress: Failing
Category: Safety / Building Code Compliance
Priority: 1 - Currently Critical (Immediate)
Correction: Engineering Study-2016-11-15 17:41:59
Qty: 1.00
Unit of Measure: Ea.
Estimate: $13,200.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: There are various places where visible cracks are showing, and then there are other areas where the bricks and mortar are missing.

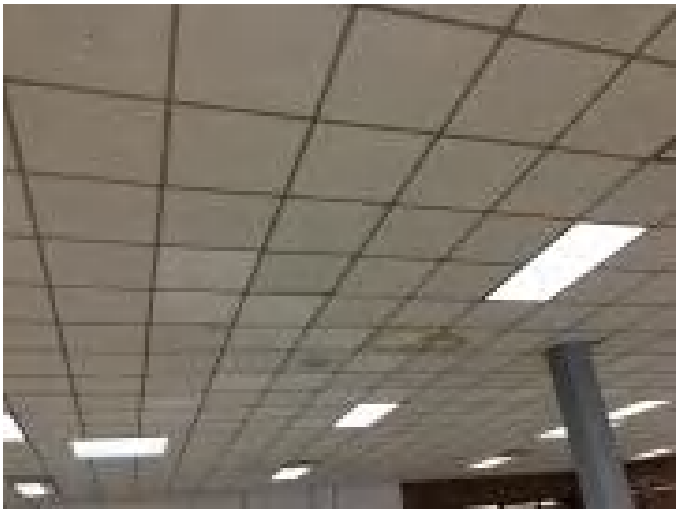
System: C1010 - Partitions

Location: Library 2nd Floor and 1st floor classroom 318
Distress: Failing
Category: Safety / Building Code Compliance
Priority: 1 - Currently Critical (Immediate)
Correction: Engineering Study
Qty: 1.00
Unit of Measure: Ea.
Estimate: $13,200.00
Assessor Name: Eduardo Lopez
Date Created: 11/30/2016

Notes: There are visible cracks on the partition wall which should be studied by a professional engineer.

Priority 2 - Potentially Critical (Year 1):

System: C3030 - Ceiling Finishes



Location: Throughout Building
Distress: Failing
Category: Deferred Maintenance / Building Code Compliance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 246,550.00
Unit of Measure: S.F.
Estimate: $2,863,925.00
Assessor Name: Eduardo Lopez
Date Created: 11/30/2016

Notes: The ceiling finishes are in poor condition, most of the areas near the gymnasium, auditorium, and cafeteria are showing signs of high humidity. Some of the ceiling tiles has mold, some of them are broken and the rest of them are sagging. The ceiling tiles need to be replaced.

Priority 3 - Necessary/Not Yet Critical (Years 2-5):

System: B3010120 - Single Ply Membrane

Location: Roof
Distress: Failing
Category: Building Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Minor replacement, 25% of roof area, thermoset
Qty: 2,105.00
Unit of Measure: Sq.
Estimate: $1,401,109.05
Assessor Name: Eduardo Lopez
Date Created: 11/30/2016

Notes: The roof is not graded properly and thus creating issues for water drainage.

System: B3020 - Roof Openings

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance / Building Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace roof hatch and structure single unit
Qty: 3.00
Unit of Measure: Ea.
Estimate: $6,127.31
Assessor Name: Eduardo Lopez
Date Created: 11/30/2016

Notes: The roof hatches are rusted and beyond their service life and need to be replaced with OSHA complaint access hatches.

System: C1020 - Interior Doors

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 246,550.00
Unit of Measure: S.F.
Estimate: $661,740.00
Assessor Name: Eduardo Lopez
Date Created: 11/30/2016

Notes: The interior doors are beyond their service life and should be replaced.

System: C1030 - Fittings

Location: Throughout the building
Distress: Inadequate
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace signage and toilet partitions
Qty: 325.00
Unit of Measure: Ea.
Estimate: $34,446.56
Assessor Name: Eduardo Lopez
Date Created: 11/30/2016

Notes: The signages are not ADA code compliant and they should be replaced.

System: C3020 - Floor Finishes

Location: Second floor
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace vinyl tile flooring
Qty: 750.00
Unit of Measure: S.Y.
Estimate: $80,635.50
Assessor Name: Eduardo Lopez
Date Created: 11/30/2016

Notes: The vinyl tiles are in poor condition and beyond their service life and should be replaced.

System: C3020 - Floor Finishes

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace carpet
Qty: 575.00
Unit of Measure: S.Y.
Estimate: $49,152.84
Assessor Name: Eduardo Lopez
Date Created: 11/30/2016

Notes: The carpet is beyond its service life and should be replaced.

System: D1010 - Elevators and Lifts

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 246,550.00
Unit of Measure: S.F.
Estimate: $265,781.00
Assessor Name: Eduardo Lopez
Date Created: 11/30/2016

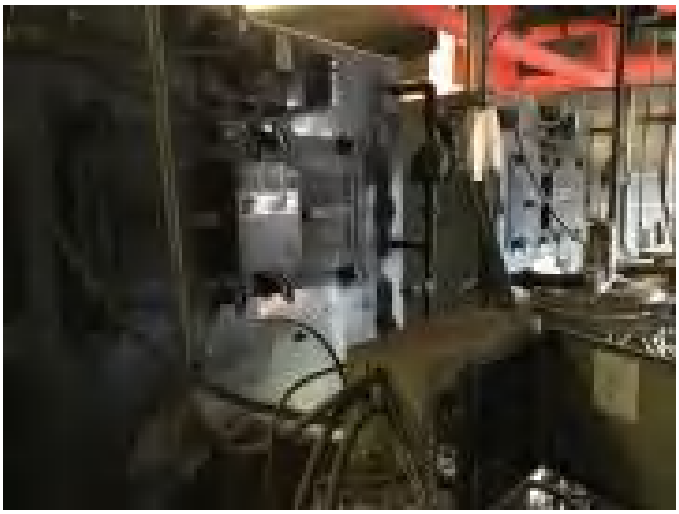
Notes: The elevator system is beyond its service life and should be replaced.

System: D2040 - Rain Water Drainage

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 246,550.00
Unit of Measure: S.F.
Estimate: $170,859.00
Assessor Name: Eduardo Lopez
Date Created: 11/30/2016

Notes: The rain water drainage system is beyond its service life and should be replaced.

System: D3020 - Heat Generating Systems



Location: Mechanical Room
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 246,550.00
Unit of Measure: S.F.
Estimate: $1,879,451.00
Assessor Name: Eduardo Lopez
Date Created: 11/30/2016

Notes: The natural gas boilers are beyond their service life and should be replaced.

System: D3040 - Distribution Systems

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 246,550.00
Unit of Measure: S.F.
Estimate: $2,269,986.00
Assessor Name: Eduardo Lopez
Date Created: 11/30/2016

Notes: The rooftop units and the older air handling units are beyond their service life and should be replaced.

System: D3090 - Other HVAC Systems/Equip

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 246,550.00
Unit of Measure: S.F.
Estimate: $376,975.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: The fumehoods, dust collectors, and welding exhaust are beyond their service life and should be replaced.

System: D5090 - Other Electrical Systems

Location: Mechanical Room
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 246,550.00
Unit of Measure: S.F.
Estimate: $181,707.00
Assessor Name: Eduardo Lopez
Date Created: 11/30/2016

Notes: The generator system is beyond its service life and should be replaced.

System: E1090 - Other Equipment

Location: Cafeteria
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 246,550.00
Unit of Measure: S.F.
Estimate: $1,453,659.00
Assessor Name: Eduardo Lopez
Date Created: 11/30/2016

Notes: The kitchen equipment is beyond its service life and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location:	Throughout the building
Distress:	Missing
Category:	Safety / Building Code Compliance
Priority:	4 - Recommended (Years 6-10)
Correction:	Install Sprinkler System
Qty:	185,765.00
Unit of Measure:	S.F.
Estimate:	$1,276,450.82
Assessor Name:	Eduardo Lopez
Date Created:	12/07/2016

Notes: The building is missing a sprinkler system and it should be added to 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:	HS -High School
Gross Area (SF):	750
Year Built:	1986
Last Renovation:	
Replacement Value:	$171,719
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	40.06 %
FCA Score:	100.00

Description:

The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

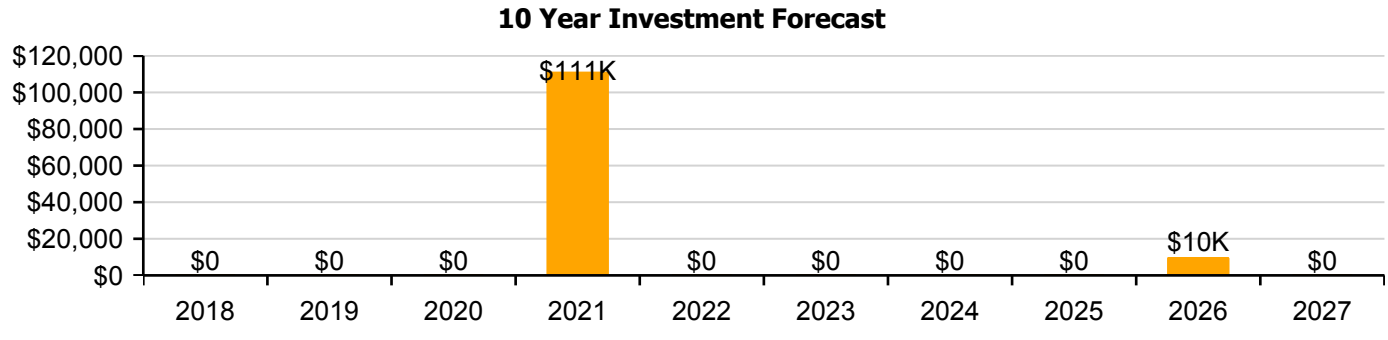
Dashboard Summary

Function:	HS -High School	Gross Area:	750
Year Built:	1986	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$171,719
FCI:	0.00 %	RSLI%:	40.06 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	69.00 %	0.00 %	$0.00
B10 - Superstructure	69.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	43.15 %	0.00 %	$0.00
B30 - Roofing	20.00 %	0.00 %	$0.00
C10 - Interior Construction	20.05 %	0.00 %	$0.00
C20 - Stairs	69.00 %	0.00 %	$0.00
C30 - Interior Finishes	22.38 %	0.00 %	$0.00
D20 - Plumbing	13.33 %	0.00 %	$0.00
D30 - HVAC	13.33 %	0.00 %	$0.00
D50 - Electrical	14.69 %	0.00 %	$0.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
Totals:	**40.07 %**	**0.00 %**	**$0.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). East Elevation - Dec 06, 2016

2). Northeast Elevation - Dec 06, 2016

3). North Elevation - Dec 06, 2016

4). West Elevation - Dec 06, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	750	100	1986	2086		69.00 %	0.00 %	69			$15,098
A1030	Slab on Grade	$19.75	S.F.	750	100	1986	2086		69.00 %	0.00 %	69			$14,813
B1010	Floor Construction	$11.44	S.F.	750	100	1986	2086		69.00 %	0.00 %	69			$8,580
B1020	Roof Construction	$16.26	S.F.	750	100	1986	2086		69.00 %	0.00 %	69			$12,195
B2010	Exterior Walls	$29.79	S.F.	750	100	1986	2086		69.00 %	0.00 %	69			$22,343
B2020	Exterior Windows	$17.17	S.F.	750	30	1986	2016	2021	13.33 %	0.00 %	4			$12,878
B2030	Exterior Doors	$8.66	S.F.	750	30	1986	2016	2021	13.33 %	0.00 %	4			$6,495
B3010140	Asphalt Shingles	$4.32	S.F.	750	20	1986	2006	2021	20.00 %	0.00 %	4			$3,240
C1010	Partitions	$6.22	S.F.	750	40	1986	2026		22.50 %	0.00 %	9			$4,665
C1020	Interior Doors	$2.20	S.F.	750	30	1986	2016	2021	13.33 %	0.00 %	4			$1,650
C1030	Fittings	$8.47	S.F.	750	20	1986	2006	2021	20.00 %	0.00 %	4			$6,353
C2010	Stair Construction	$1.77	S.F.	1,632	100	1986	2086		69.00 %	0.00 %	69			$2,889
C3010	Wall Finishes	$5.11	S.F.	750	10	1986	1996	2021	40.00 %	0.00 %	4			$3,833
C3020	Floor Finishes	$12.37	S.F.	750	20	1986	2006	2021	20.00 %	0.00 %	4			$9,278
C3030	Ceiling Finishes	$9.52	S.F.	750	25	1986	2011	2021	16.00 %	0.00 %	4			$7,140
D2010	Plumbing Fixtures	$9.98	S.F.	750	30	1986	2016	2021	13.33 %	0.00 %	4			$7,485
D2020	Domestic Water Distribution	$0.84	S.F.	750	30	1986	2016	2021	13.33 %	0.00 %	4			$630
D2030	Sanitary Waste	$5.94	S.F.	750	30	1986	2016	2021	13.33 %	0.00 %	4			$4,455
D3040	Distribution Systems	$5.35	S.F.	750	30	1986	2016	2021	13.33 %	0.00 %	4			$4,013
D5010	Electrical Service/Distribution	$3.09	S.F.	750	40	1986	2026		22.50 %	0.00 %	9			$2,318
D5020	Branch Wiring	$9.24	S.F.	750	30	1986	2016	2021	13.33 %	0.00 %	4			$6,930
D5020	Lighting	$8.58	S.F.	750	30	1986	2016	2021	13.33 %	0.00 %	4			$6,435
E2010	Fixed Furnishings	$10.67	S.F.	750	20	1986	2006	2021	20.00 %	0.00 %	4			$8,003
								Total	**40.07 %**					**$171,719**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

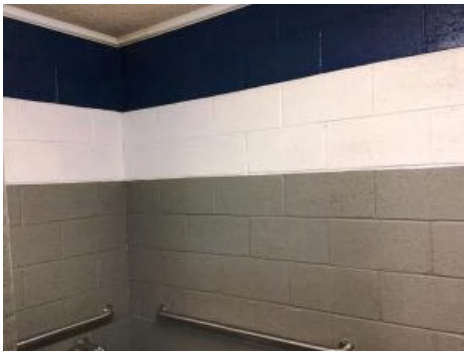
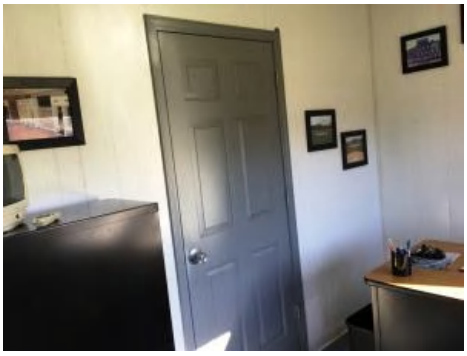
System: B2030 - Exterior Doors

Note:

System: B3010140 - Asphalt Shingles

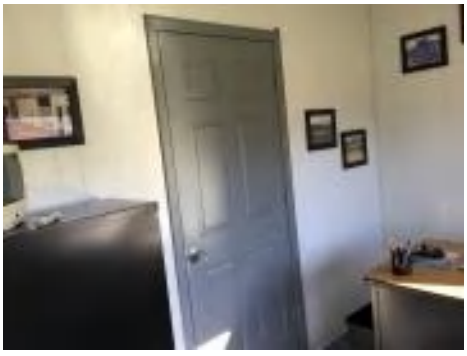
Note:

System: C1010 - Partitions

Note:

System: C1020 - Interior Doors

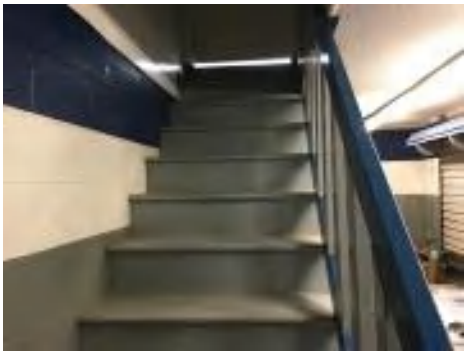
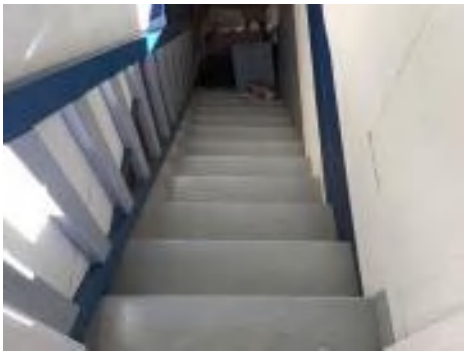


Note:

System: C1030 - Fittings

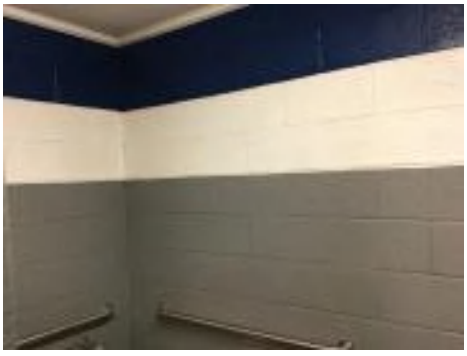
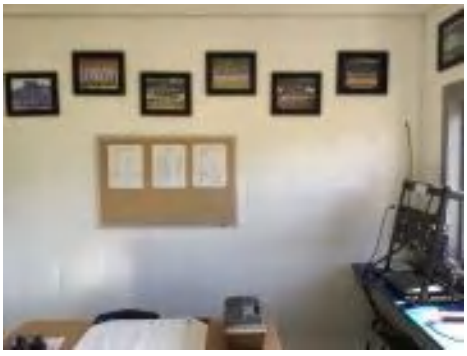
Note:

System: C2010 - Stair Construction

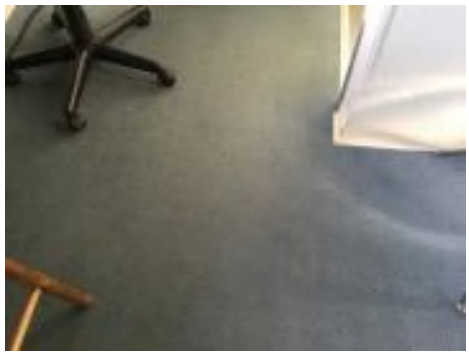
Note:

System: C3010 - Wall Finishes

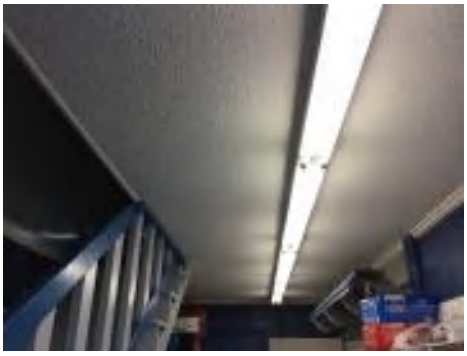
Note:

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes

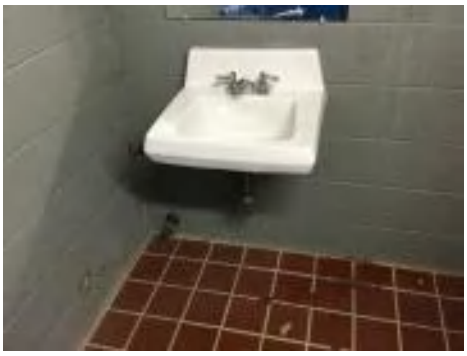


Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste

Note:

System: D3040 - Distribution Systems

Note:

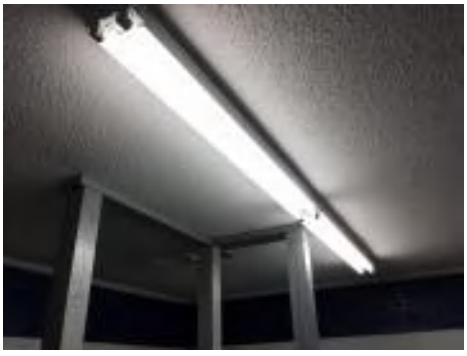
System: D5010 - Electrical Service/Distribution

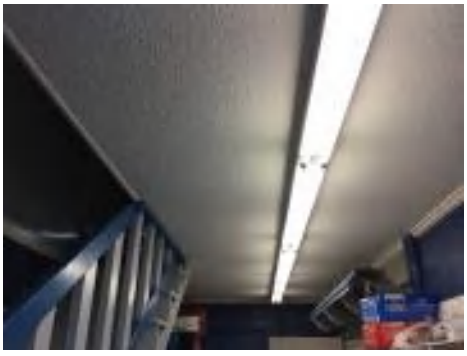
Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting





Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

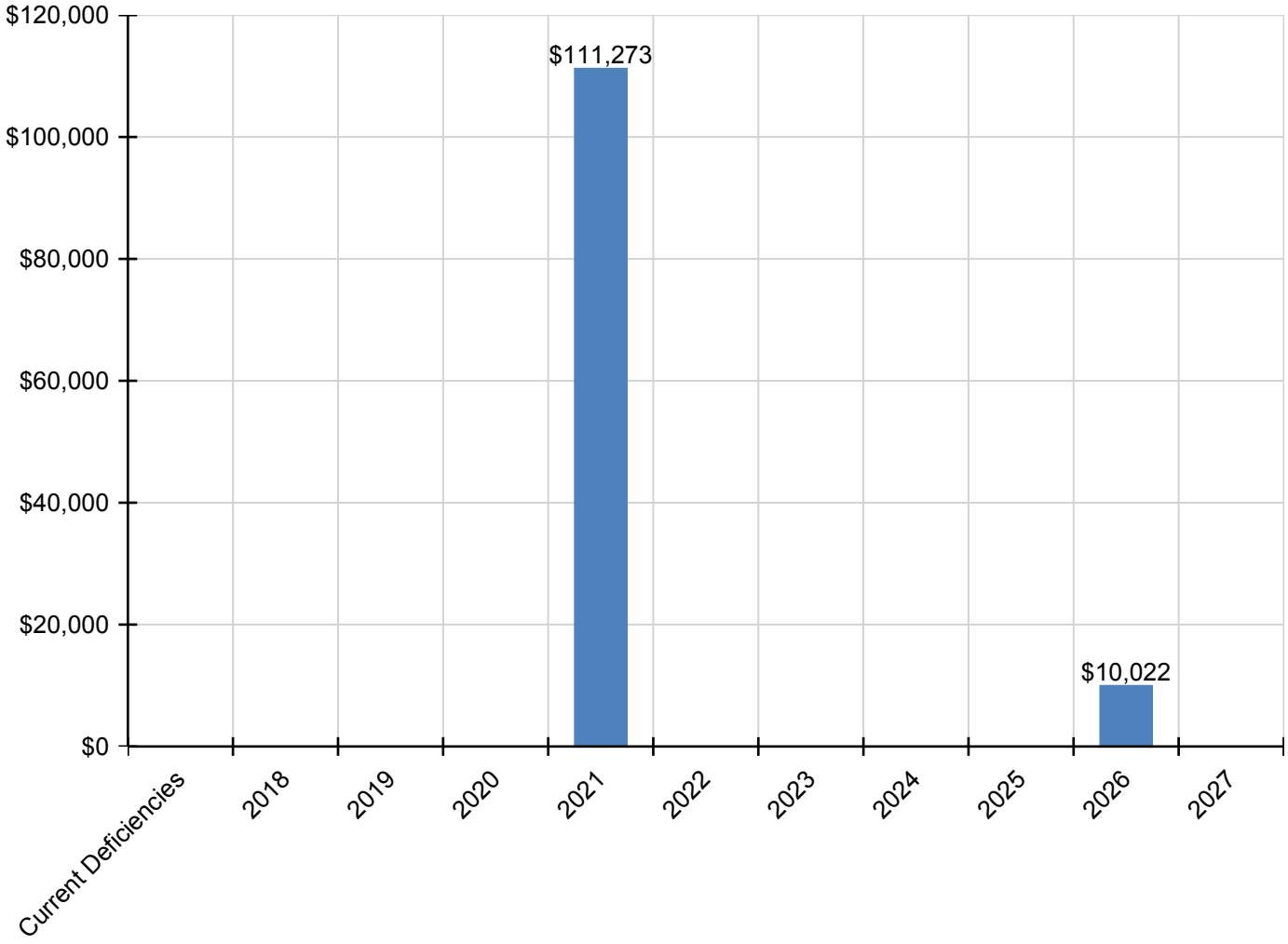
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$111,273**	**$0**	**$0**	**$0**	**$0**	**$10,022**	**$0**	**$121,295**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$15,943	$0	$0	$0	$0	$0	$0	**$15,943**
B2030 - Exterior Doors	$0	$0	$0	$0	$8,042	$0	$0	$0	$0	$0	$0	**$8,042**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$0	$0	$5,324	$0	$0	$0	$0	$0	$0	**$5,324**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,696	$0	**$6,696**
C1020 - Interior Doors	$0	$0	$0	$0	$2,043	$0	$0	$0	$0	$0	$0	**$2,043**
C1030 - Fittings	$0	$0	$0	$0	$7,865	$0	$0	$0	$0	$0	$0	**$7,865**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C2010 - Stair Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$4,745	$0	$0	$0	$0	$0	$0	**$4,745**
C3020 - Floor Finishes	$0	$0	$0	$0	$11,486	$0	$0	$0	$0	$0	$0	**$11,486**

C3030 - Ceiling Finishes	$0	$0	$0	$0	$8,840	$0	$0	$0	$0	$0	$0	**$8,840**
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	$9,267	$0	$0	$0	$0	$0	$0	**$9,267**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$780	$0	$0	$0	$0	$0	$0	**$780**
D2030 - Sanitary Waste	$0	$0	$0	$0	$5,516	$0	$0	$0	$0	$0	$0	**$5,516**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$4,968	$0	$0	$0	$0	$0	$0	**$4,968**
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	$3,326	$0	**$3,326**
D5020 - Branch Wiring	$0	$0	$0	$0	$8,580	$0	$0	$0	$0	$0	$0	**$8,580**
D5020 - Lighting	$0	$0	$0	$0	$7,967	$0	$0	$0	$0	$0	$0	**$7,967**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$9,908	$0	$0	$0	$0	$0	$0	**$9,908**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.

No data found for this asset

Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

No data found for this asset

Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

No data found for this asset

Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:

No data found for this asset

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

No data found for this asset

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	1,100
Year Built:	1986
Last Renovation:	
Replacement Value:	$168,245
Repair Cost:	$45,473.19
Total FCI:	27.03 %
Total RSLI:	30.97 %
FCA Score:	72.97

Description:

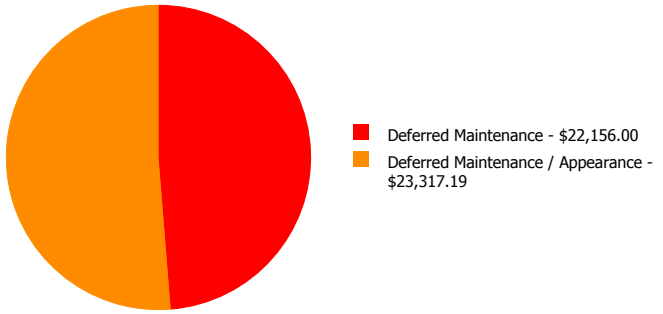
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

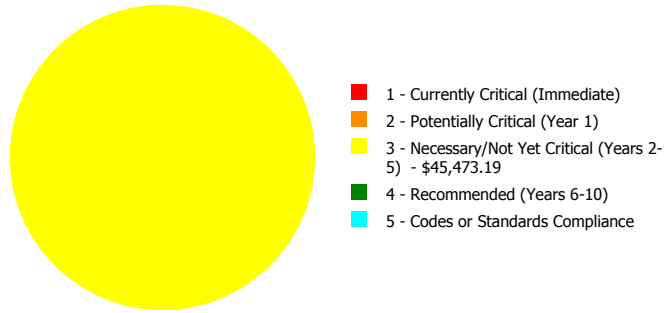
Dashboard Summary

Function:	HS -High School	Gross Area:	1,100
Year Built:	1986	Last Renovation:	
Repair Cost:	$45,473	Replacement Value:	$168,245
FCI:	27.03 %	RSLI%:	30.97 %

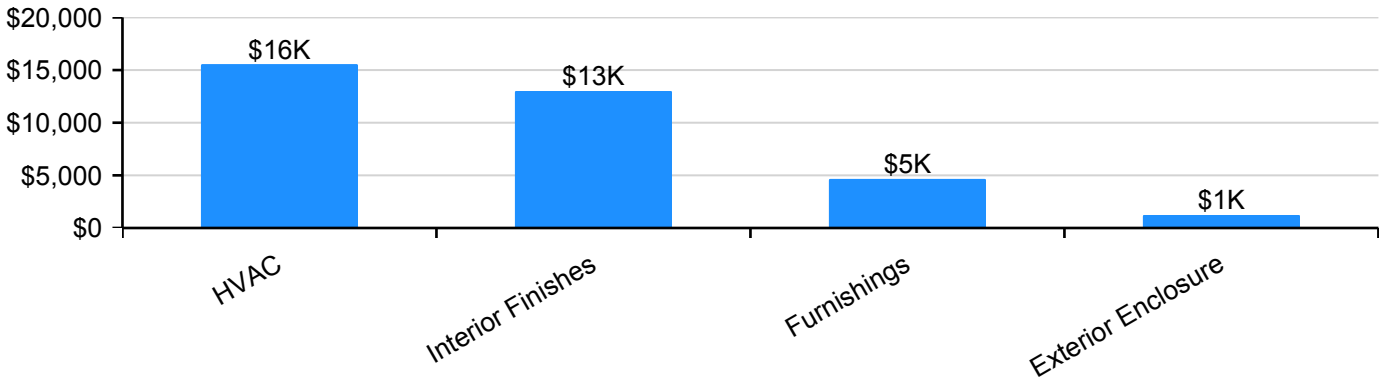
Deficiency By Category



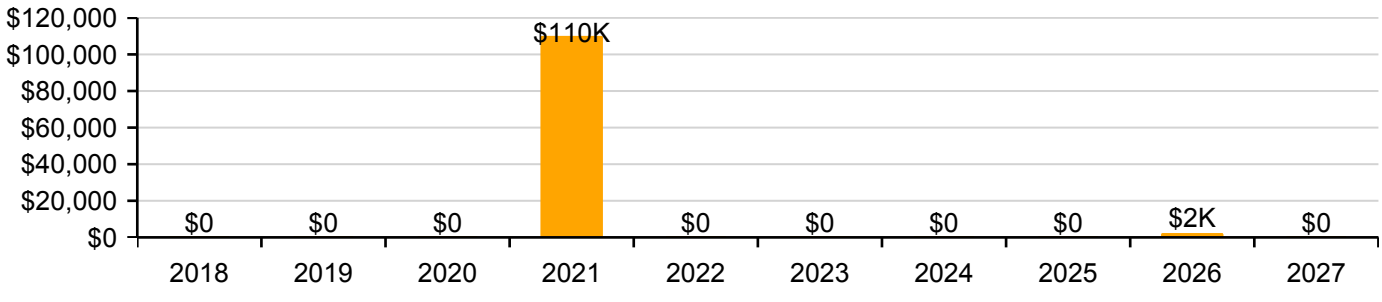
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	69.00 %	0.00 %	$0.00
B10 - Superstructure	69.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	51.47 %	5.74 %	$1,634.00
B30 - Roofing	20.00 %	0.00 %	$0.00
C10 - Interior Construction	38.33 %	0.00 %	$0.00
C30 - Interior Finishes	23.74 %	52.50 %	$17,170.19
D20 - Plumbing	13.33 %	0.00 %	$0.00
D30 - HVAC	3.20 %	83.62 %	$20,522.00
D50 - Electrical	15.11 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	110.00 %	$6,147.00
Totals:	**30.97 %**	**27.03 %**	**$45,473.19**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). East Elevation - Dec 06, 2016

2). South Elevation - Dec 06, 2016

3). West Elevation - Dec 06, 2016

4). North Elevation - Dec 06, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.93	S.F.	1,100	100	1986	2086		69.00 %	0.00 %	69			$7,623
A1030	Slab on Grade	$7.37	S.F.	1,100	100	1986	2086		69.00 %	0.00 %	69			$8,107
B1020	Roof Construction	$5.98	S.F.	1,100	100	1986	2086		69.00 %	0.00 %	69			$6,578
B2010	Exterior Walls	$18.04	S.F.	1,100	100	1986	2086		69.00 %	0.00 %	69			$19,844
B2020	Exterior Windows	$6.47	S.F.	1,100	30	1986	2016	2021	13.33 %	0.00 %	4			$7,117
B2030	Exterior Doors	$1.35	S.F.	1,100	30	1986	2016		0.00 %	110.03 %	-1		$1,634.00	$1,485
B3010140	Asphalt Shingles	$4.32	S.F.	1,100	20	1986	2006	2021	20.00 %	0.00 %	4			$4,752
C1010	Partitions	$10.34	S.F.	1,100	75	1986	2061		58.67 %	0.00 %	44			$11,374
C1020	Interior Doors	$2.20	S.F.	1,100	30	1986	2016	2021	13.33 %	0.00 %	4			$2,420
C1030	Fittings	$8.47	S.F.	1,100	20	1986	2006	2021	20.00 %	0.00 %	4			$9,317
C3010	Wall Finishes	$7.46	S.F.	1,100	10	1986	1996	2021	40.00 %	0.00 %	4			$8,206
C3020	Floor Finishes	$12.74	S.F.	1,100	20	1986	2006	2021	20.00 %	122.52 %	4		$17,170.19	$14,014
C3030	Ceiling Finishes	$9.53	S.F.	1,100	25	1986	2011	2021	16.00 %	0.00 %	4			$10,483
D2010	Plumbing Fixtures	$9.98	S.F.	1,100	30	1986	2016	2021	13.33 %	0.00 %	4			$10,978
D2020	Domestic Water Distribution	$0.84	S.F.	1,100	30	1986	2016	2021	13.33 %	0.00 %	4			$924
D2030	Sanitary Waste	$5.94	S.F.	1,100	30	1986	2016	2021	13.33 %	0.00 %	4			$6,534
D3040	Distribution Systems	$5.35	S.F.	1,100	30	1986	2016	2021	13.33 %	0.00 %	4			$5,885
D3050	Terminal & Package Units	$16.96	S.F.	1,100	15	1986	2001		0.00 %	110.00 %	-16		$20,522.00	$18,656
D5010	Electrical Service/Distribution	$1.47	S.F.	1,100	40	1986	2026		22.50 %	0.00 %	9			$1,617
D5020	Branch Wiring	$2.55	S.F.	1,100	30	1986	2016	2021	13.33 %	0.00 %	4			$2,805
D5020	Lighting	$3.58	S.F.	1,100	30	1986	2016	2021	13.33 %	0.00 %	4			$3,938
E2010	Fixed Furnishings	$5.08	S.F.	1,100	20	1986	2006		0.00 %	110.00 %	-11		$6,147.00	$5,588
								Total	**30.97 %**	**27.03 %**			**$45,473.19**	**$168,245**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors

Note:

System: B3010140 - Asphalt Shingles

Note:

System: C1010 - Partitions

Note:

System: C1020 - Interior Doors

Note:

System: C1030 - Fittings

Note:

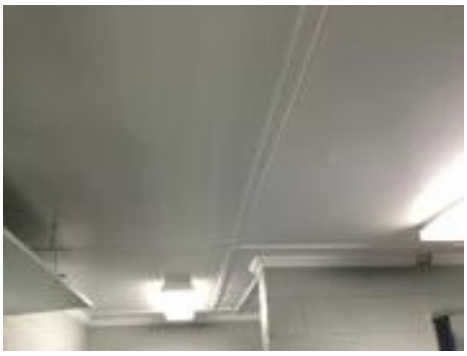
System: C3010 - Wall Finishes

Note:

System: C3020 - Floor Finishes

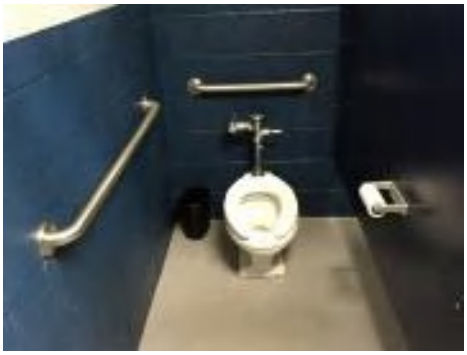
Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

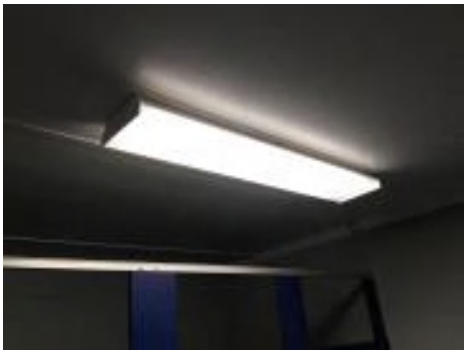
System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting



Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

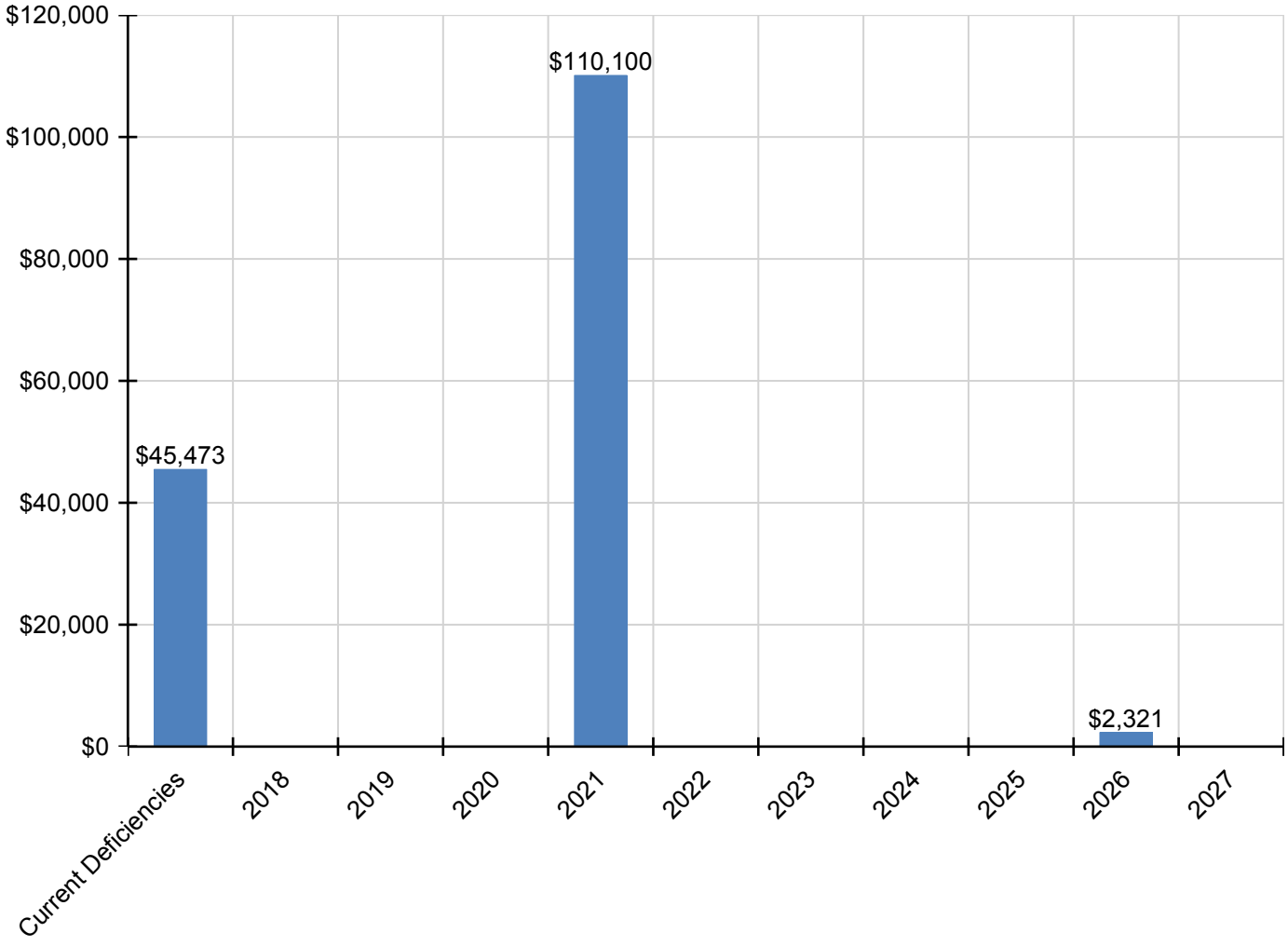
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$45,473**	**$0**	**$0**	**$0**	**$110,100**	**$0**	**$0**	**$0**	**$0**	**$2,321**	**$0**	**$157,894**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$8,812	$0	$0	$0	$0	$0	$0	**$8,812**
B2030 - Exterior Doors	$1,634	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,634**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$0	$0	$7,809	$0	$0	$0	$0	$0	$0	**$7,809**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$2,996	$0	$0	$0	$0	$0	$0	**$2,996**
C1030 - Fittings	$0	$0	$0	$0	$11,535	$0	$0	$0	$0	$0	$0	**$11,535**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$10,160	$0	$0	$0	$0	$0	$0	**$10,160**
C3020 - Floor Finishes	$17,170	$0	$0	$0	$17,350	$0	$0	$0	$0	$0	$0	**$34,520**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$12,978	$0	$0	$0	$0	$0	$0	**$12,978**
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	$13,592	$0	$0	$0	$0	$0	$0	**$13,592**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$1,144	$0	$0	$0	$0	$0	$0	**$1,144**
D2030 - Sanitary Waste	$0	$0	$0	$0	$8,089	$0	$0	$0	$0	$0	$0	**$8,089**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$7,287	$0	$0	$0	$0	$0	$0	**$7,287**
D3050 - Terminal & Package Units	$20,522	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$20,522**
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	$2,321	$0	**$2,321**
D5020 - Branch Wiring	$0	$0	$0	$0	$3,473	$0	$0	$0	$0	$0	$0	**$3,473**
D5020 - Lighting	$0	$0	$0	$0	$4,876	$0	$0	$0	$0	$0	$0	**$4,876**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$6,147	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,147**

** Indicates non-renewable system*

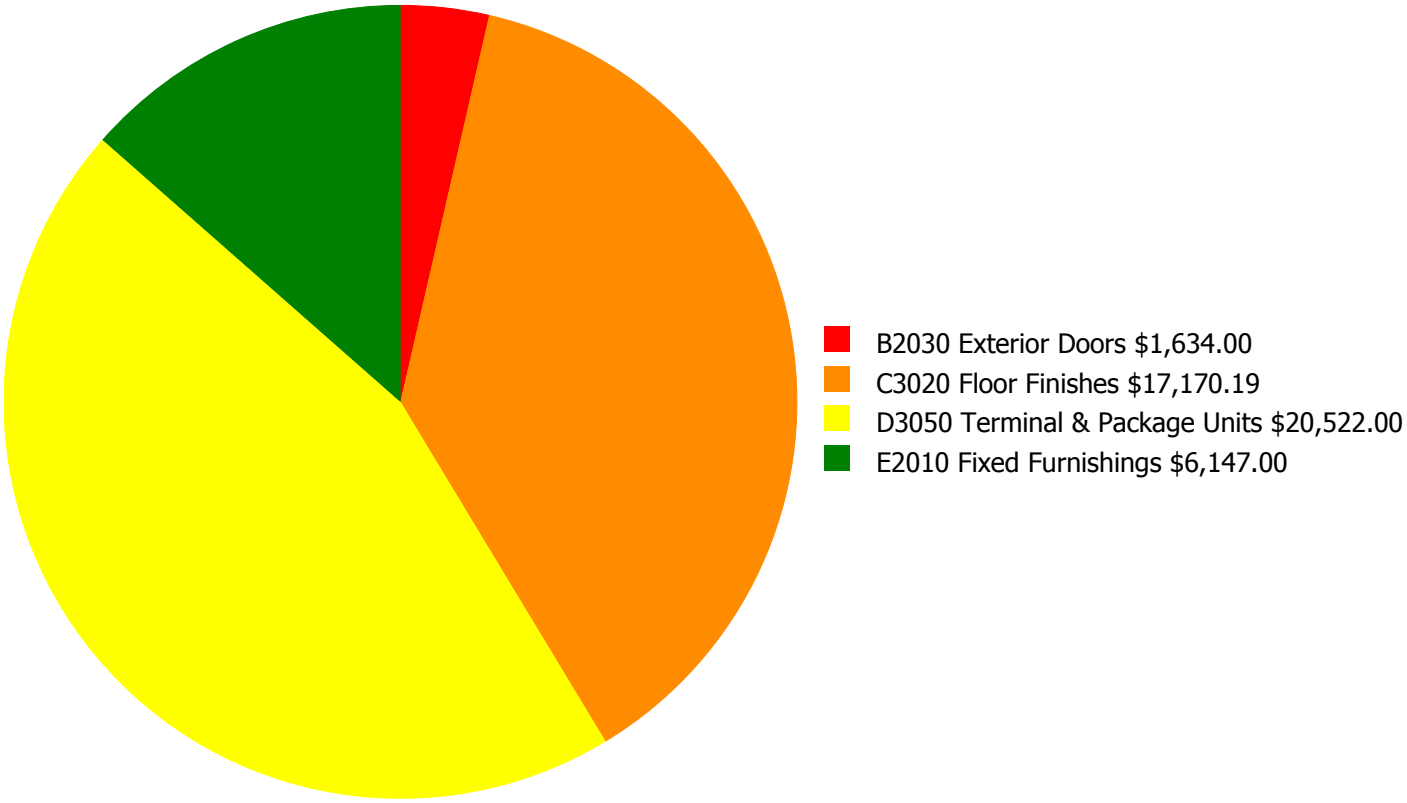
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

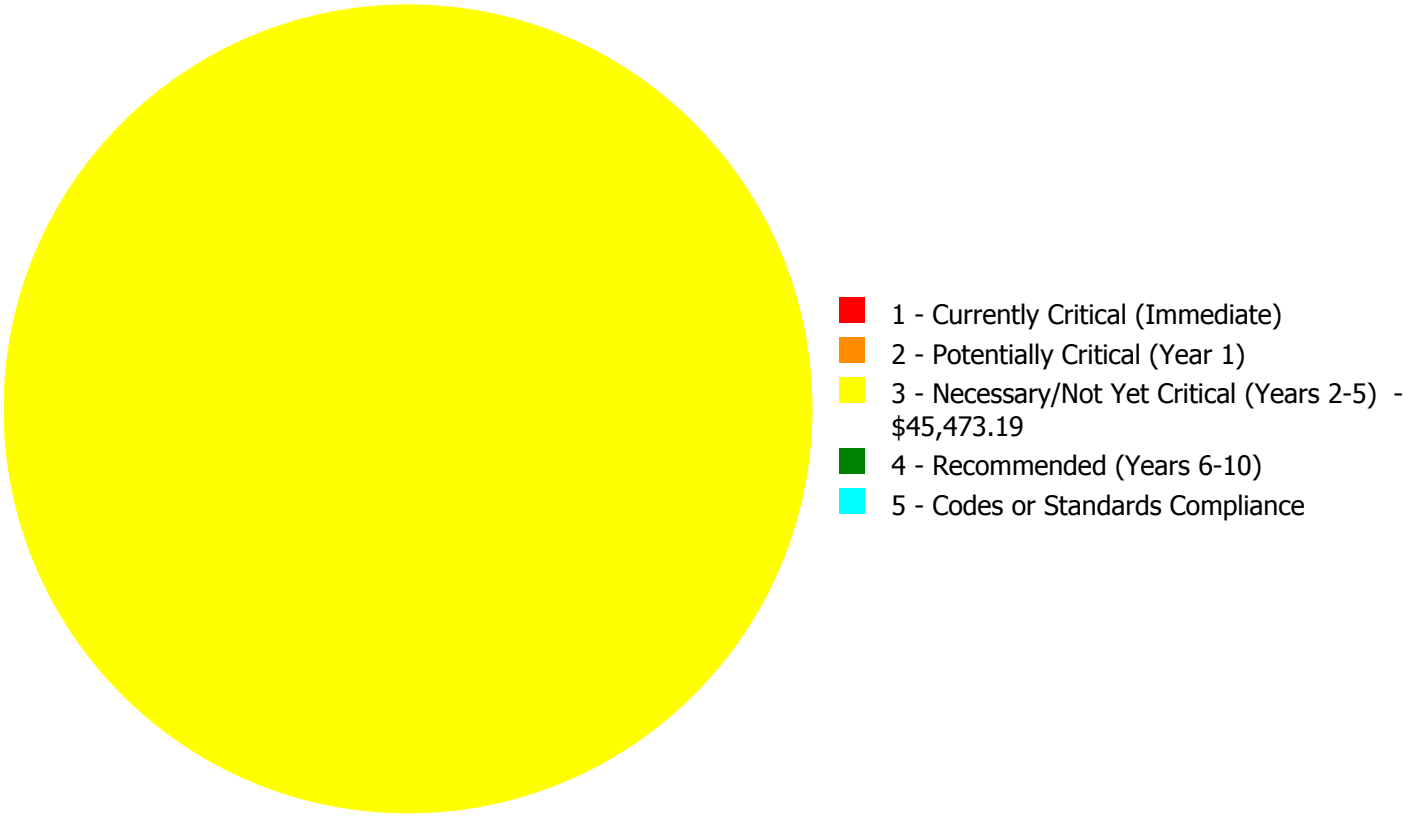
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $45,473.19

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: $45,473.19

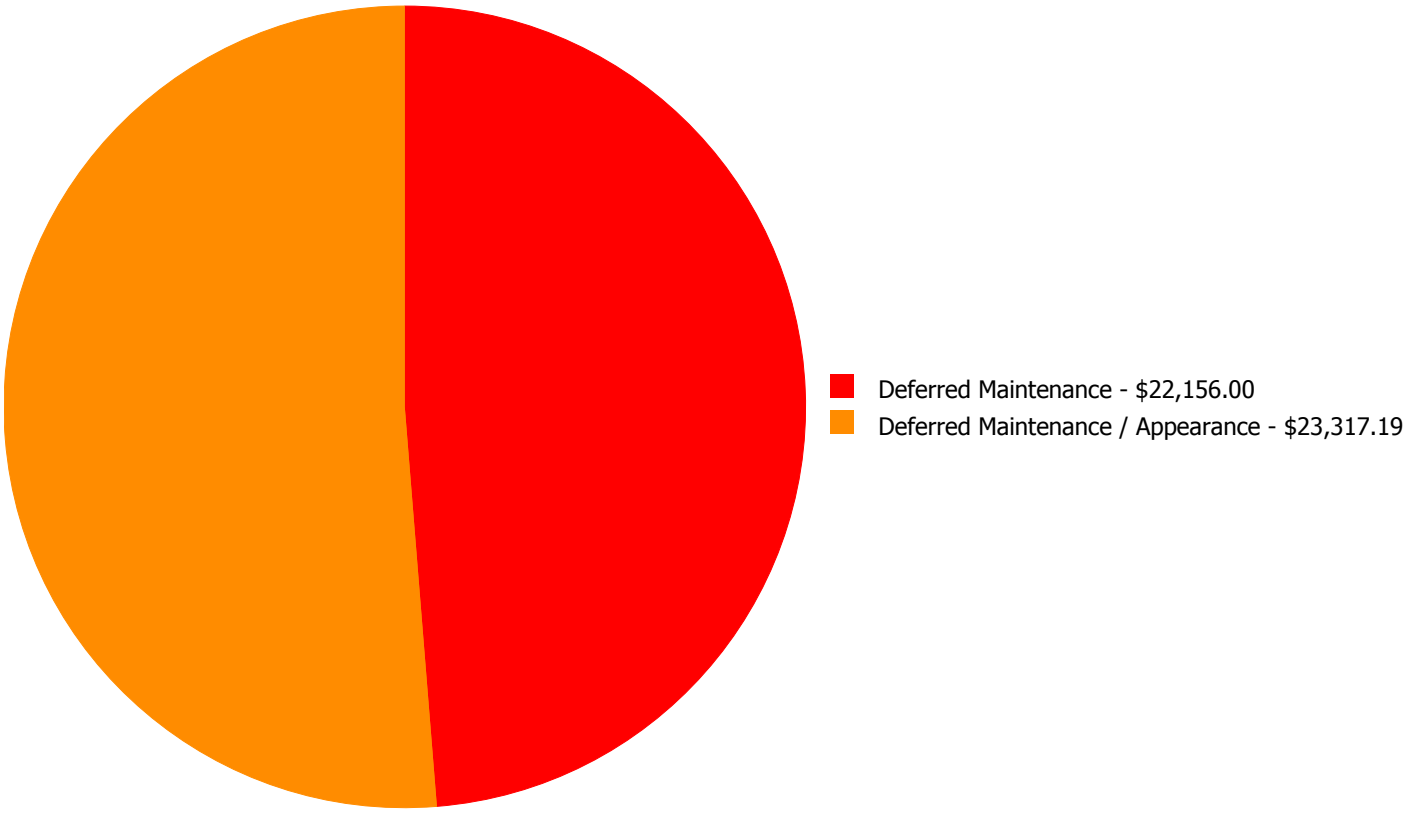
Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2030	Exterior Doors	$0.00	$0.00	$1,634.00	$0.00	$0.00	$1,634.00
C3020	Floor Finishes	$0.00	$0.00	$17,170.19	$0.00	$0.00	$17,170.19
D3050	Terminal & Package Units	$0.00	$0.00	$20,522.00	$0.00	$0.00	$20,522.00
E2010	Fixed Furnishings	$0.00	$0.00	$6,147.00	$0.00	$0.00	$6,147.00
	Total:	$0.00	$0.00	$45,473.19	$0.00	$0.00	$45,473.19

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: $45,473.19

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

Priority 3 - Necessary/Not Yet Critical (Years 2-5):

System: B2030 - Exterior Doors

Location: Exterior of the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,100.00
Unit of Measure: S.F.
Estimate: $1,634.00
Assessor Name: Eduardo Lopez
Date Created: 11/30/2016

Notes: The exterior doors are beyond their service life and should be replaced.

System: C3020 - Floor Finishes

Location: Concession Room
Distress: Failing
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace epoxy flooring
Qty: 8.14
Unit of Measure: C.S.F.
Estimate: $17,170.19
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The epoxy flooring is in poor condition and should be replaced.

System: D3050 - Terminal & Package Units

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,100.00
Unit of Measure: S.F.
Estimate: $20,522.00
Assessor Name: Eduardo Lopez
Date Created: 11/30/2016

Notes: The unit heaters are beyond their service life and should be replaced.

System: E2010 - Fixed Furnishings

Location: Concession Room
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,100.00
Unit of Measure: S.F.
Estimate: $6,147.00
Assessor Name: Eduardo Lopez
Date Created: 11/30/2016

Notes: The fixed furnishings are beyond their service life and should be replaced.

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	3,200
Year Built:	1986
Last Renovation:	
Replacement Value:	$759,680
Repair Cost:	$155,092.00
Total FCI:	20.42 %
Total RSLI:	33.69 %
FCA Score:	79.58

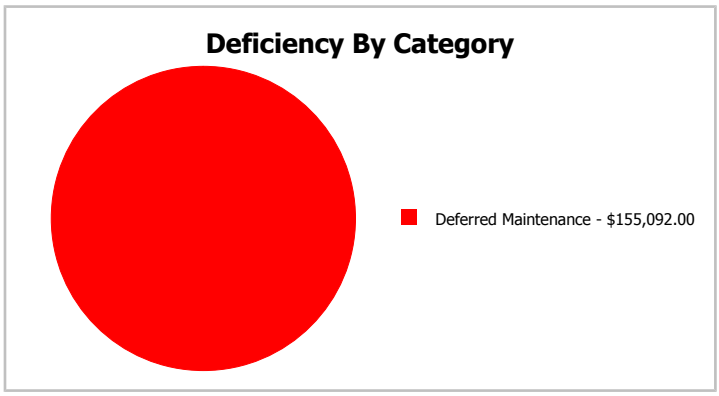
Description:

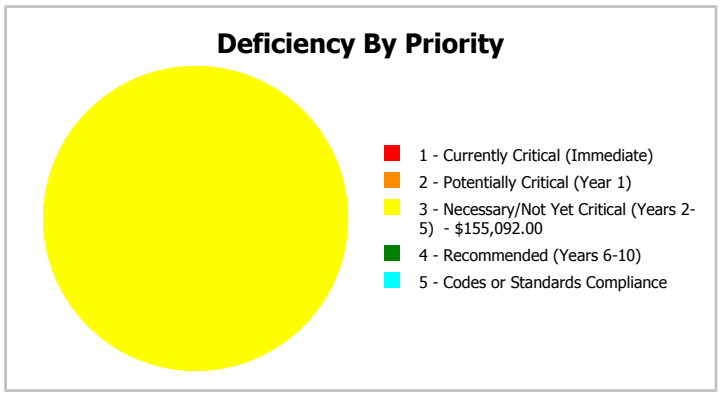
The narrative for this building is included in the Executive Summary Description at the front of this report.

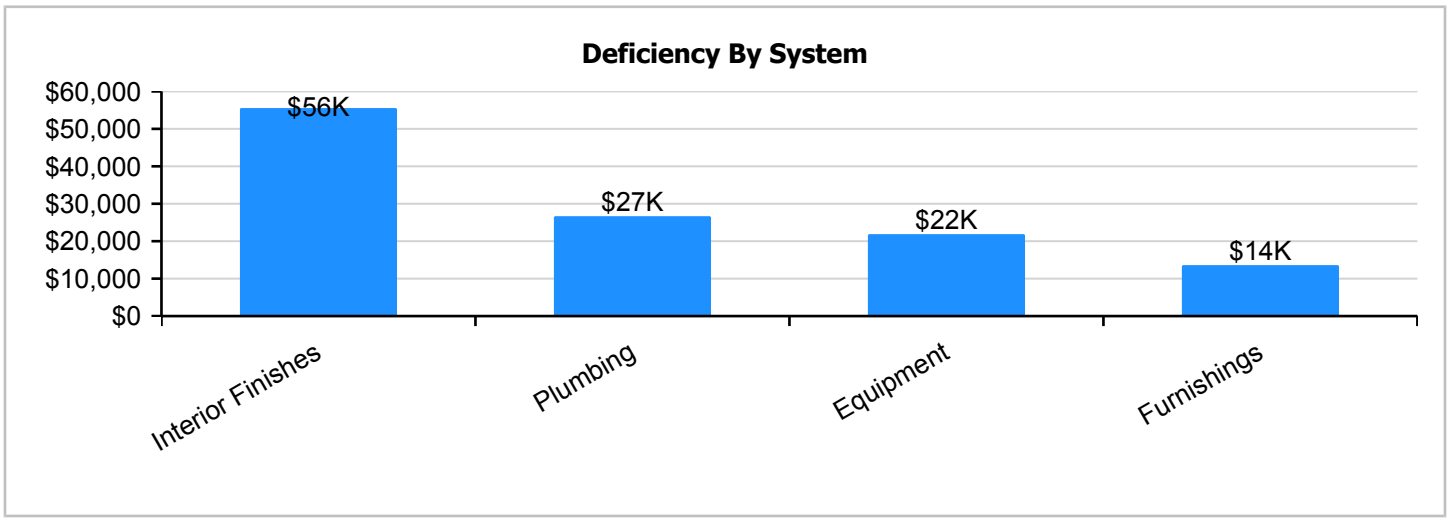
Attributes: This asset has no attributes.

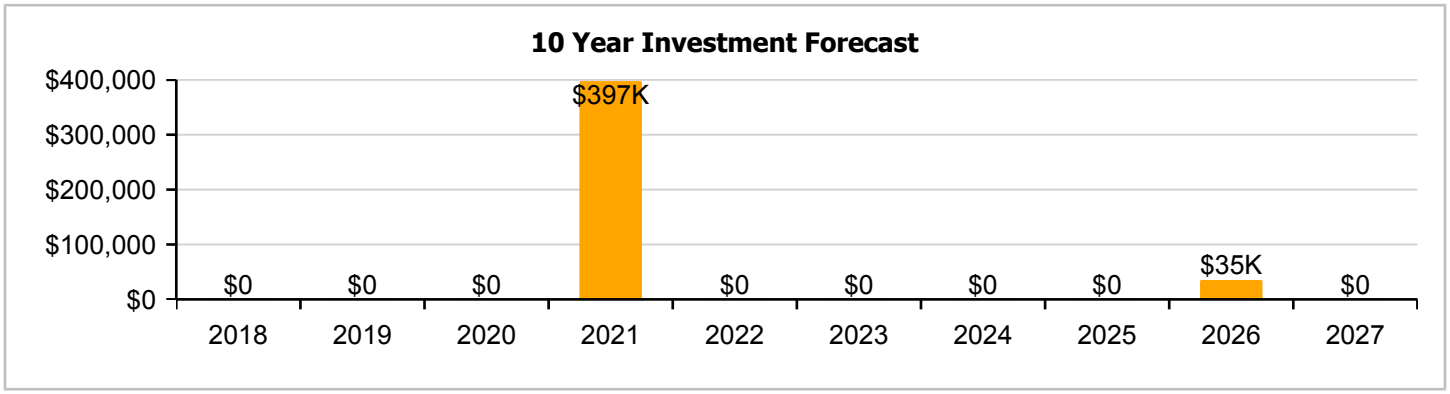
Dashboard Summary

Function:	HS -High School	Gross Area:	3,200
Year Built:	1986	Last Renovation:	
Repair Cost:	$155,092	Replacement Value:	$759,680
FCI:	20.42 %	RSLI%:	33.69 %









Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	69.00 %	0.00 %	$0.00
B10 - Superstructure	69.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	50.25 %	0.00 %	$0.00
B30 - Roofing	20.00 %	0.00 %	$0.00
C10 - Interior Construction	20.05 %	0.00 %	$0.00
C30 - Interior Finishes	11.29 %	51.25 %	$73,286.00
D20 - Plumbing	8.07 %	65.50 %	$35,130.00
D30 - HVAC	23.00 %	0.00 %	$0.00
D50 - Electrical	14.25 %	0.00 %	$0.00
E10 - Equipment	0.00 %	110.00 %	$28,794.00
E20 - Furnishings	0.00 %	110.00 %	$17,882.00
Totals:	**33.69 %**	**20.42 %**	**$155,092.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). West Elevation - Dec 06, 2016

2). South Elevation - Dec 06, 2016

3). East Elevation - Dec 06, 2016

4). North Elevation - Dec 06, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	3,200	100	1986	2086		69.00 %	0.00 %	69			$64,416
A1030	Slab on Grade	$19.75	S.F.	3,200	100	1986	2086		69.00 %	0.00 %	69			$63,200
B1020	Roof Construction	$16.26	S.F.	3,200	100	1986	2086		69.00 %	0.00 %	69			$52,032
B2010	Exterior Walls	$29.79	S.F.	3,200	100	1986	2086		69.00 %	0.00 %	69			$95,328
B2020	Exterior Windows	$6.47	S.F.	3,200	30	1986	2016	2021	13.33 %	0.00 %	4			$20,704
B2030	Exterior Doors	$8.66	S.F.	3,200	30	1986	2016	2021	13.33 %	0.00 %	4			$27,712
B3010140	Asphalt Shingles	$4.32	S.F.	3,200	20	1986	2006	2021	20.00 %	0.00 %	4			$13,824
C1010	Partitions	$6.22	S.F.	3,200	40	1986	2026		22.50 %	0.00 %	9			$19,904
C1020	Interior Doors	$2.20	S.F.	3,200	30	1986	2016	2021	13.33 %	0.00 %	4			$7,040
C1030	Fittings	$8.47	S.F.	3,200	20	1986	2006	2021	20.00 %	0.00 %	4			$27,104
C3010	Wall Finishes	$5.11	S.F.	3,200	10	1986	1996	2021	40.00 %	0.00 %	4			$16,352
C3020	Floor Finishes	$20.82	S.F.	3,200	20	1986	2006		0.00 %	110.00 %	-11		$73,286.00	$66,624
C3030	Ceiling Finishes	$18.76	S.F.	3,200	25	1986	2011	2021	16.00 %	0.00 %	4			$60,032
D2010	Plumbing Fixtures	$9.98	S.F.	3,200	30	1986	2016		0.00 %	110.00 %	-1		$35,130.00	$31,936
D2020	Domestic Water Distribution	$0.84	S.F.	3,200	30	2007	2037		66.67 %	0.00 %	20			$2,688
D2030	Sanitary Waste	$5.94	S.F.	3,200	30	1986	2016	2021	13.33 %	0.00 %	4			$19,008
D3040	Distribution Systems	$5.35	S.F.	3,200	30	1986	2016	2021	13.33 %	0.00 %	4			$17,120
D3050	Terminal & Package Units	$16.96	S.F.	3,200	15	1986	2001	2021	26.67 %	0.00 %	4			$54,272
D3060	Controls & Instrumentation	$3.48	S.F.	3,200	20	1986	2006	2021	20.00 %	0.00 %	4			$11,136
D5010	Electrical Service/Distribution	$1.47	S.F.	3,200	40	1986	2026		22.50 %	0.00 %	9			$4,704
D5020	Branch Wiring	$3.58	S.F.	3,200	30	1986	2016	2021	13.33 %	0.00 %	4			$11,456
D5020	Lighting	$9.58	S.F.	3,200	30	1986	2016	2021	13.33 %	0.00 %	4			$30,656
E1010	Commercial Equipment	$8.18	S.F.	3,200	20	1986	2006		0.00 %	110.00 %	-11		$28,794.00	$26,176
E2010	Fixed Furnishings	$5.08	S.F.	3,200	20	1986	2006		0.00 %	110.00 %	-11		$17,882.00	$16,256
								Total	**33.69 %**	**20.42 %**			**$155,092.00**	**$759,680**

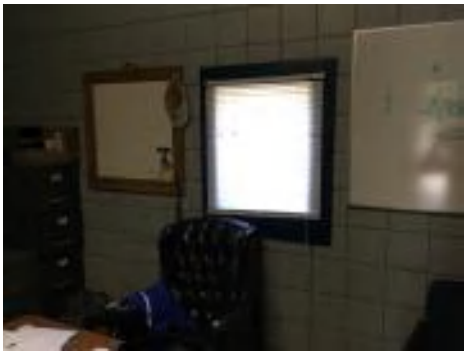
System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B2010 - Exterior Walls

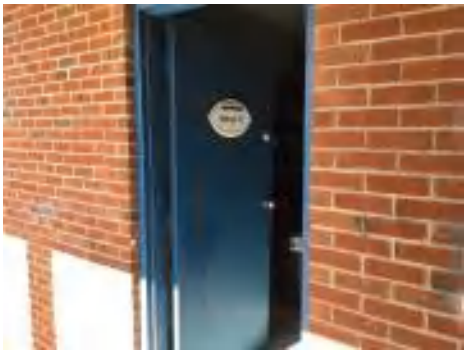
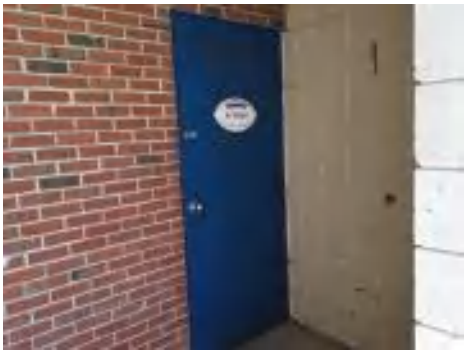
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors

Note:

System: B3010140 - Asphalt Shingles

Note:

System: C1010 - Partitions

Note:

System: C1020 - Interior Doors

Note:

System: C1030 - Fittings

Note:

System: C3010 - Wall Finishes

Note:

System: C3020 - Floor Finishes

Note: The epoxy and carpet are in poor condition and should be replaced.

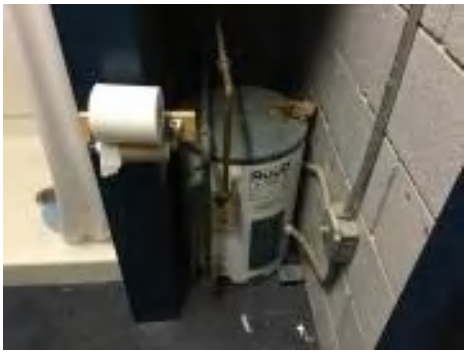
System: C3030 - Ceiling Finishes

Note:

System: D2010 - Plumbing Fixtures

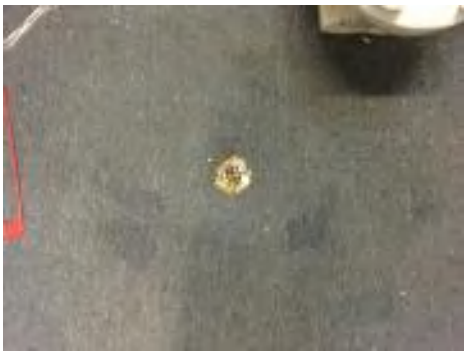
Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

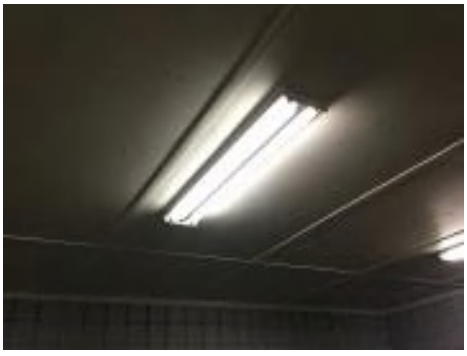
System: D3060 - Controls & Instrumentation

Note:

System: D5010 - Electrical Service/Distribution

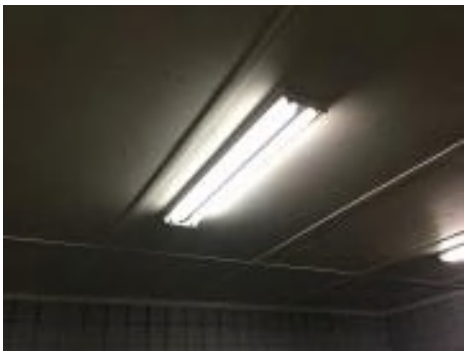
Note:

System: D5020 - Branch Wiring



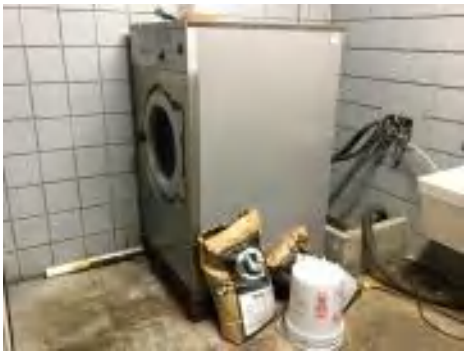
Note:

System: D5020 - Lighting



Note:

System: E1010 - Commercial Equipment



Note: The commercial equipment is beyond its service life and should be replaced.

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

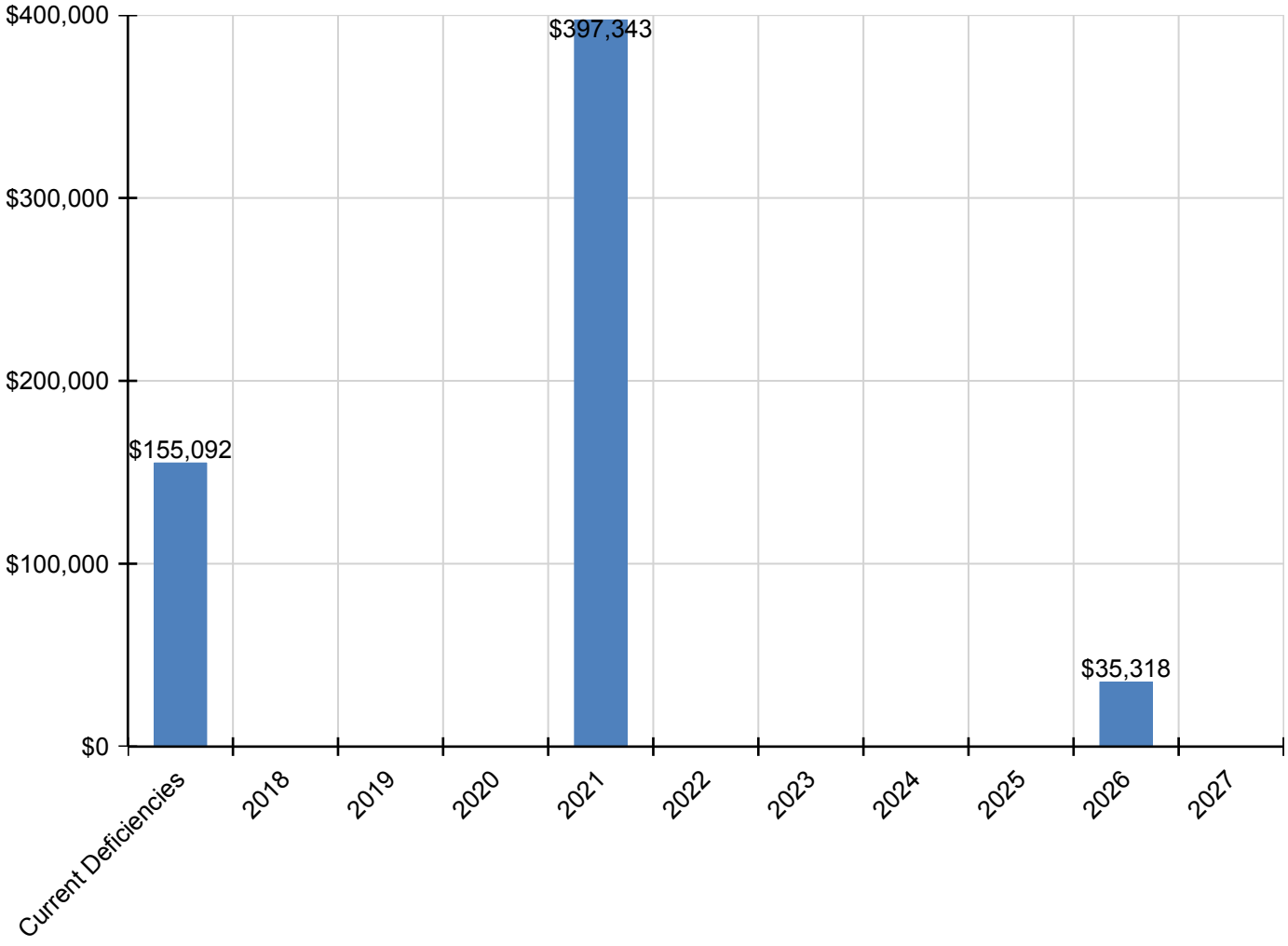
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$155,092**	**$0**	**$0**	**$0**	**$397,343**	**$0**	**$0**	**$0**	**$0**	**$35,318**	**$0**	**$587,752**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$25,632	$0	$0	$0	$0	$0	$0	**$25,632**
B2030 - Exterior Doors	$0	$0	$0	$0	$34,309	$0	$0	$0	$0	$0	$0	**$34,309**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$0	$0	$22,716	$0	$0	$0	$0	$0	$0	**$22,716**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$28,567	$0	**$28,567**
C1020 - Interior Doors	$0	$0	$0	$0	$8,716	$0	$0	$0	$0	$0	$0	**$8,716**
C1030 - Fittings	$0	$0	$0	$0	$33,556	$0	$0	$0	$0	$0	$0	**$33,556**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$20,245	$0	$0	$0	$0	$0	$0	**$20,245**
C3020 - Floor Finishes	$73,286	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$73,286**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$74,323	$0	$0	$0	$0	$0	$0	**$74,323**
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	$35,130	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$35,130**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$23,533	$0	$0	$0	$0	$0	$0	**$23,533**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$21,196	$0	$0	$0	$0	$0	$0	**$21,196**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$67,192	$0	$0	$0	$0	$0	$0	**$67,192**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$13,787	$0	$0	$0	$0	$0	$0	**$13,787**
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	$6,751	$0	**$6,751**
D5020 - Branch Wiring	$0	$0	$0	$0	$14,184	$0	$0	$0	$0	$0	$0	**$14,184**
D5020 - Lighting	$0	$0	$0	$0	$37,954	$0	$0	$0	$0	$0	$0	**$37,954**
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**
E1010 - Commercial Equipment	$28,794	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$28,794**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$17,882	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$17,882**

** Indicates non-renewable system*

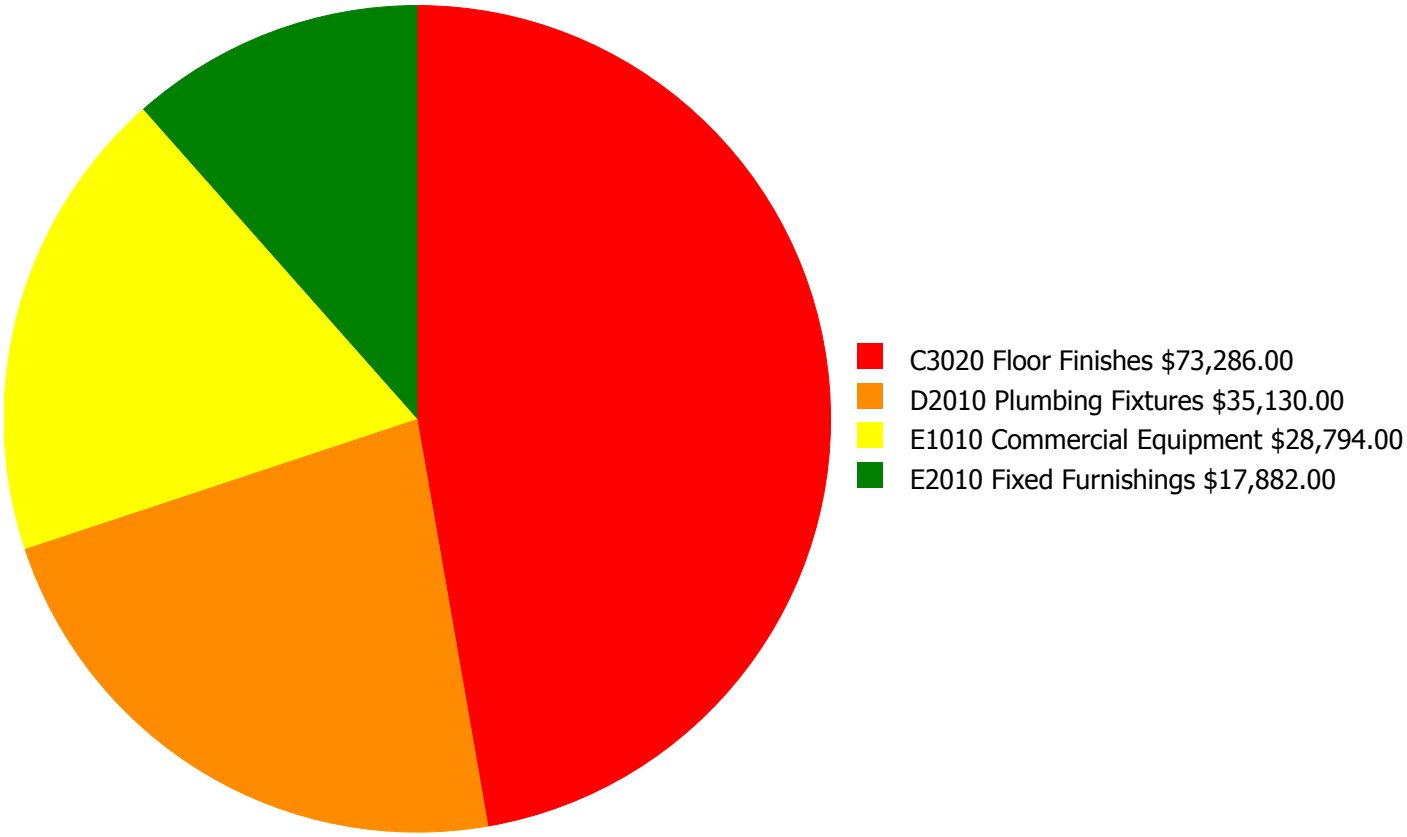
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

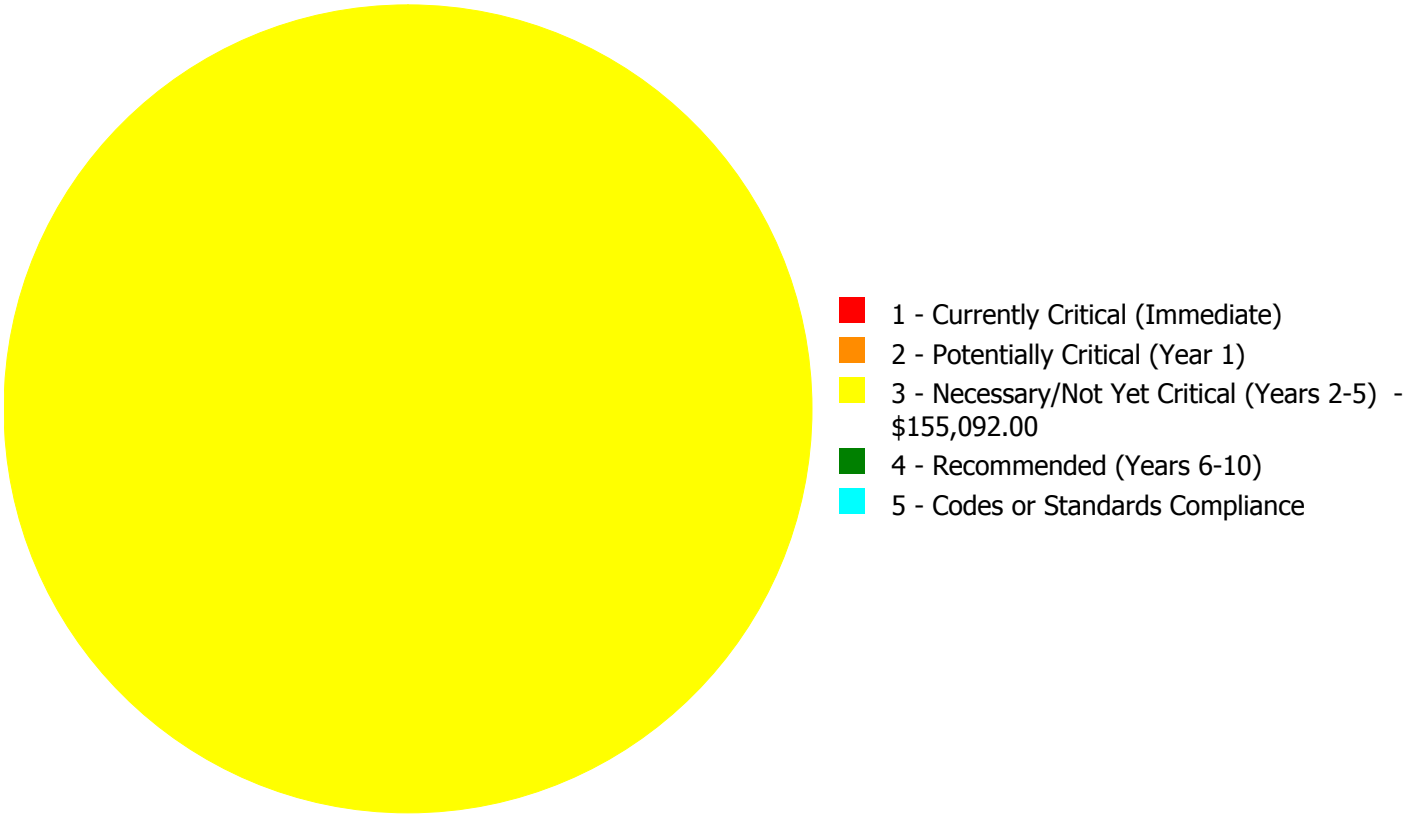
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $155,092.00

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: $155,092.00

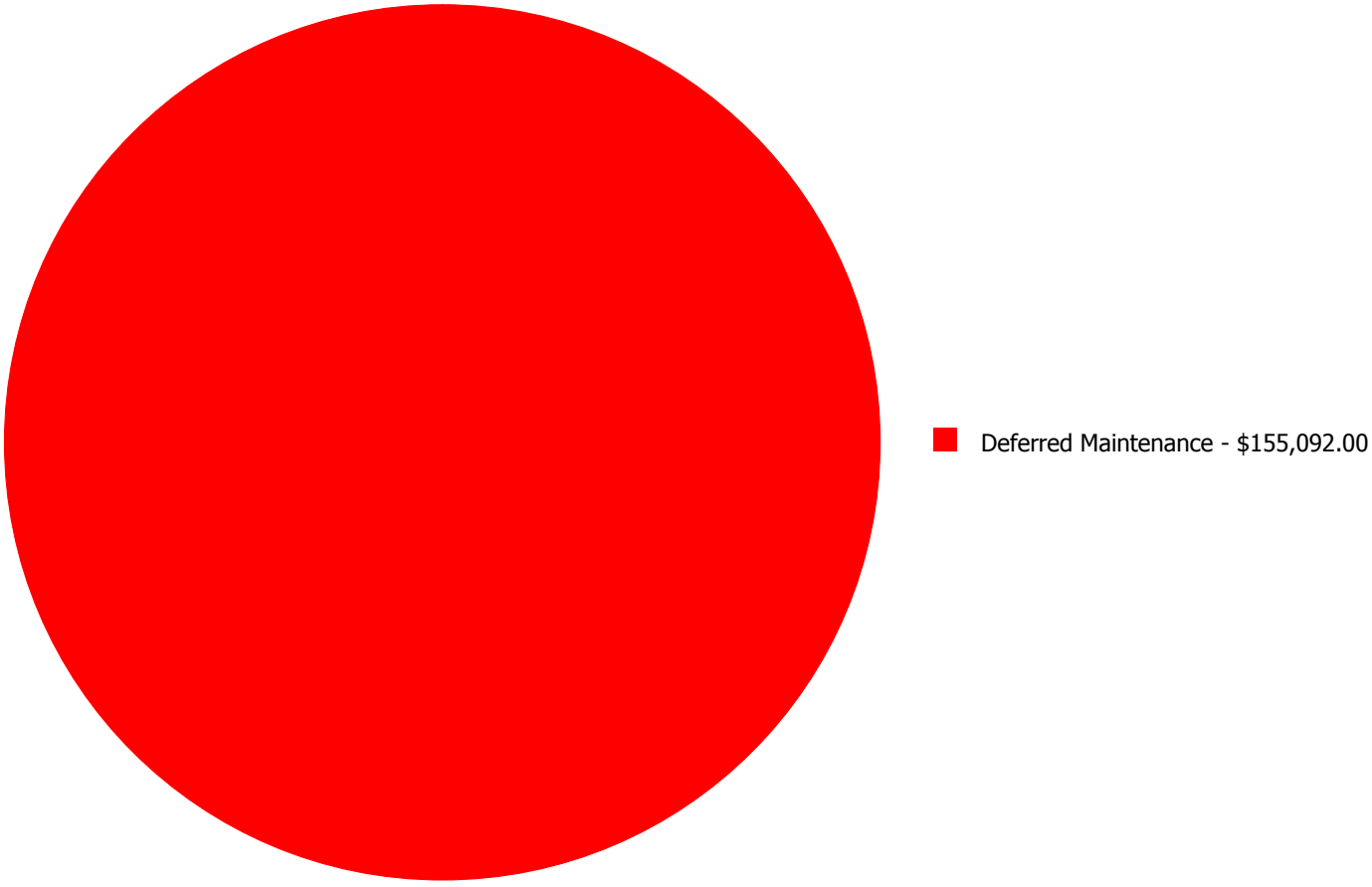
Deficiency By Priority Investment Table

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	$73,286.00	$0.00	$0.00	$73,286.00
D2010	Plumbing Fixtures	$0.00	$0.00	$35,130.00	$0.00	$0.00	$35,130.00
E1010	Commercial Equipment	$0.00	$0.00	$28,794.00	$0.00	$0.00	$28,794.00
E2010	Fixed Furnishings	$0.00	$0.00	$17,882.00	$0.00	$0.00	$17,882.00
	Total:	$0.00	$0.00	$155,092.00	$0.00	$0.00	$155,092.00

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:



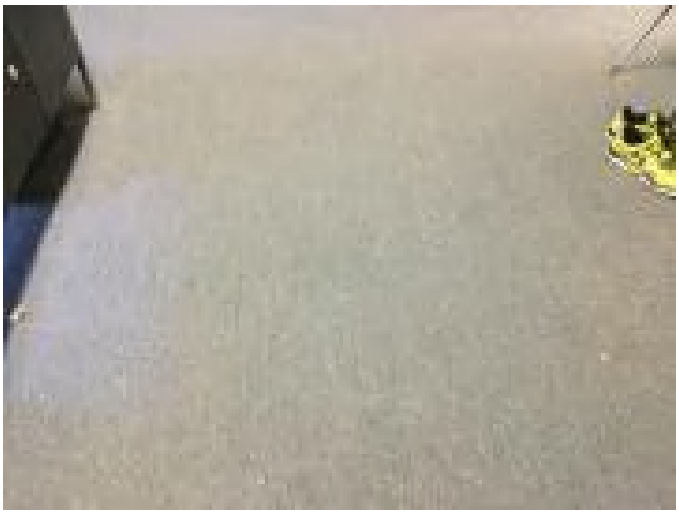
Budget Estimate Total: $155,092.00

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: C3020 - Floor Finishes



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,200.00
Unit of Measure: S.F.
Estimate: $73,286.00
Assessor Name: Somnath Das
Date Created: 11/30/2016

Notes: The epoxy and carpet are in poor condition and should be replaced.

System: D2010 - Plumbing Fixtures

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,200.00
Unit of Measure: S.F.
Estimate: $35,130.00
Assessor Name: Somnath Das
Date Created: 12/06/2016

Notes: The plumbing fixtures are beyond their service life and should be replaced.

System: E1010 - Commercial Equipment

Location: Laundry Room
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,200.00
Unit of Measure: S.F.
Estimate: $28,794.00
Assessor Name: Somnath Das
Date Created: 12/06/2016

Notes: The commercial equipment is beyond its service life and should be replaced.

System: E2010 - Fixed Furnishings

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,200.00
Unit of Measure: S.F.
Estimate: $17,882.00
Assessor Name: Somnath Das
Date Created: 12/06/2016

Notes: The fixed furnishings are beyond their service life and should be replaced.

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	250
Year Built:	1986
Last Renovation:	
Replacement Value:	$51,404
Repair Cost:	$4,295.00
Total FCI:	8.36 %
Total RSLI:	40.50 %
FCA Score:	91.64

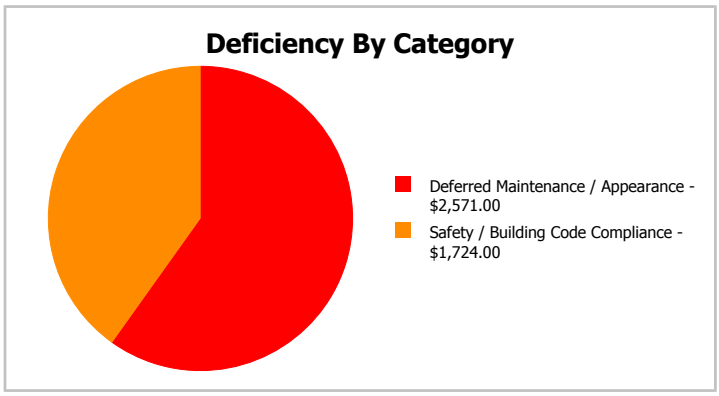
Description:

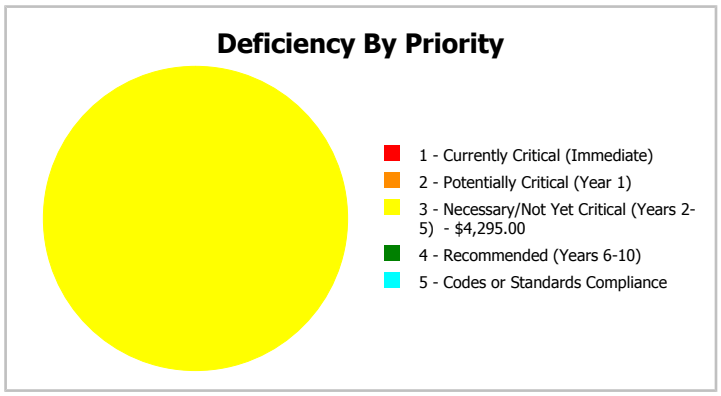
The narrative for this building is included in the Executive Summary Description at the front of this report.

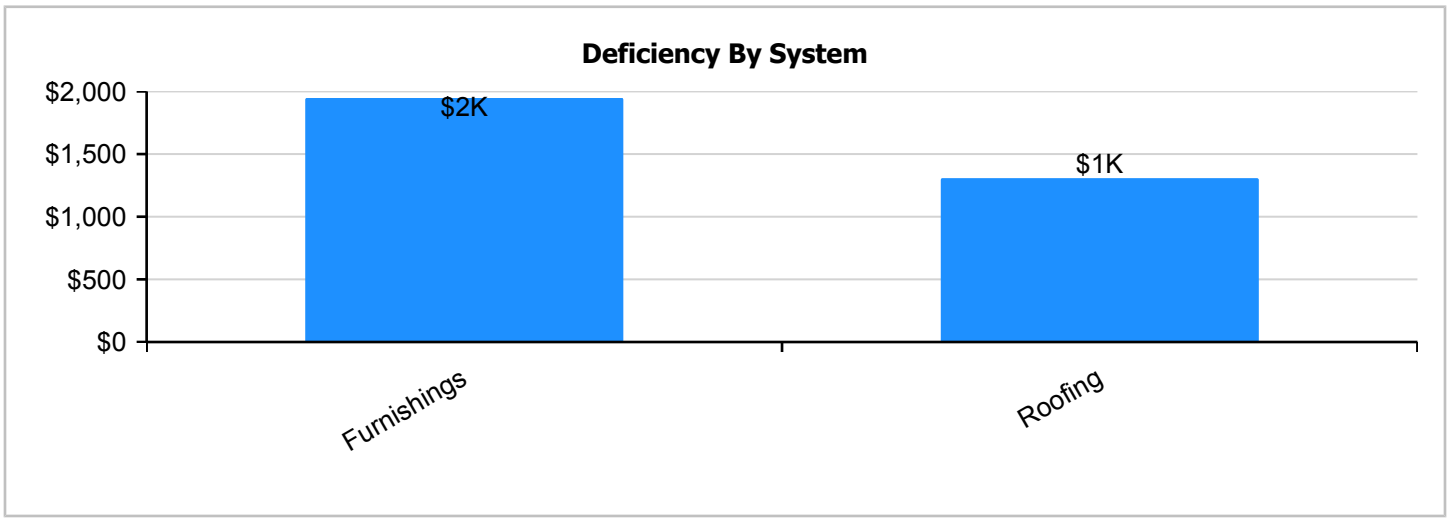
Attributes: This asset has no attributes.

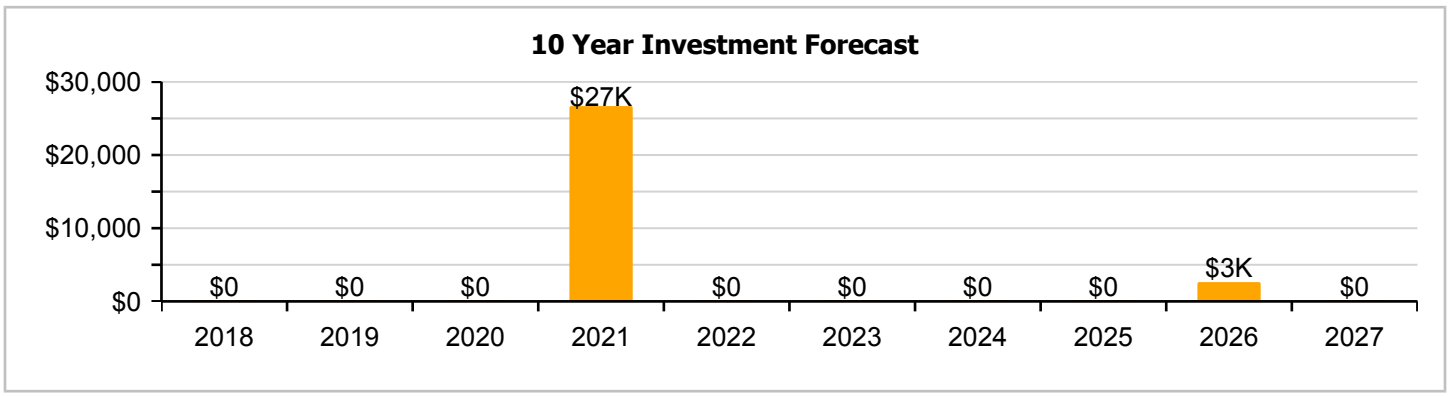
Dashboard Summary

Function:	HS -High School	Gross Area:	250
Year Built:	1986	Last Renovation:	
Repair Cost:	$4,295	Replacement Value:	$51,404
FCI:	8.36 %	RSLI%:	40.50 %









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
B10 - Superstructure	69.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	43.15 %	0.00 %	$0.00
B30 - Roofing	10.53 %	52.04 %	$1,724.00
C10 - Interior Construction	13.33 %	0.00 %	$0.00
C20 - Stairs	69.00 %	0.00 %	$0.00
C30 - Interior Finishes	24.38 %	0.00 %	$0.00
D20 - Plumbing	13.33 %	0.00 %	$0.00
D50 - Electrical	15.99 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	109.97 %	$2,571.00
Totals:	**40.50 %**	**8.36 %**	**$4,295.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). South Elevation - Dec 06, 2016

2). East Elevation - Dec 06, 2016

3). North Elevation - Dec 06, 2016

4). West Elevation - Dec 06, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	250	100	1986	2086		69.00 %	0.00 %	69			$5,033
A1030	Slab on Grade	$19.75	S.F.	250	100	1986	2086		69.00 %	0.00 %	69			$4,938
B1010	Floor Construction	$11.44	S.F.	250	100	1986	2086		69.00 %	0.00 %	69			$2,860
B1020	Roof Construction	$16.26	S.F.	250	100	1986	2086		69.00 %	0.00 %	69			$4,065
B2010	Exterior Walls	$29.79	S.F.	250	100	1986	2086		69.00 %	0.00 %	69			$7,448
B2020	Exterior Windows	$17.17	S.F.	250	30	1986	2016	2021	13.33 %	0.00 %	4			$4,293
B2030	Exterior Doors	$8.66	S.F.	250	30	1986	2016	2021	13.33 %	0.00 %	4			$2,165
B3010120	Single Ply Membrane	$6.98	S.F.	250	20	1986	2006	2021	20.00 %	0.00 %	4			$1,745
B3020	Roof Openings	$6.27	S.F.	250	25	1986	2011		0.00 %	109.95 %	-6		$1,724.00	$1,568
C1020	Interior Doors	$2.20	S.F.	250	30	1986	2016	2021	13.33 %	0.00 %	4			$550
C2010	Stair Construction	$1.77	S.F.	250	100	1986	2086		69.00 %	0.00 %	69			$443
C3010	Wall Finishes	$5.11	S.F.	250	10	1986	1996	2021	40.00 %	0.00 %	4			$1,278
C3030	Ceiling Finishes	$9.52	S.F.	250	25	1986	2011	2021	16.00 %	0.00 %	4			$2,380
D2010	Plumbing Fixtures	$9.98	S.F.	250	30	1986	2016	2021	13.33 %	0.00 %	4			$2,495
D2020	Domestic Water Distribution	$6.14	S.F.	250	30	1986	2016	2021	13.33 %	0.00 %	4			$1,535
D5010	Electrical Service/Distribution	$7.26	S.F.	250	40	1986	2026		22.50 %	0.00 %	9			$1,815
D5020	Branch Wiring	$9.24	S.F.	250	30	1986	2016	2021	13.33 %	0.00 %	4			$2,310
D5020	Lighting	$8.58	S.F.	250	30	1986	2016	2021	13.33 %	0.00 %	4			$2,145
E2010	Fixed Furnishings	$9.35	S.F.	250	20	1986	2006		0.00 %	109.97 %	-11		$2,571.00	$2,338
								Total	**40.50 %**	**8.36 %**			**$4,295.00**	**$51,404**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

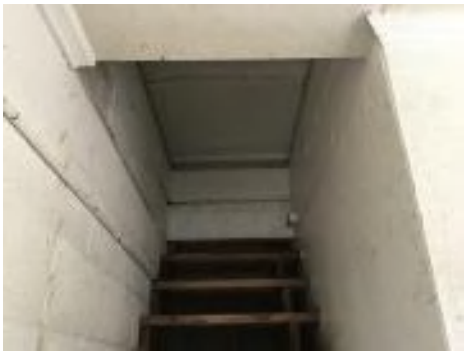
System: B2030 - Exterior Doors

Note:

System: B3010120 - Single Ply Membrane

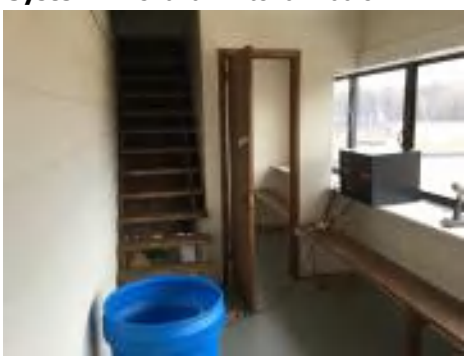
Note:

System: B3020 - Roof Openings



Note:

System: C1020 - Interior Doors



Note:

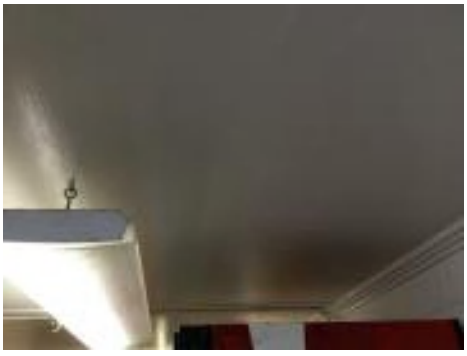
System: C2010 - Stair Construction

Note:

System: C3010 - Wall Finishes

Note:

System: C3030 - Ceiling Finishes

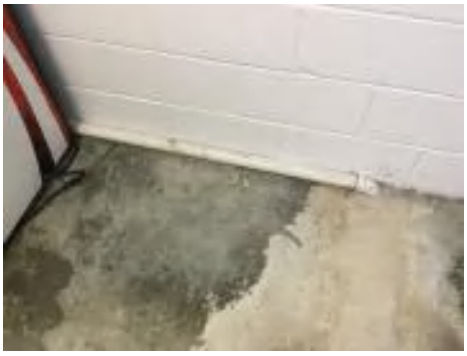


Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution



Note:

System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

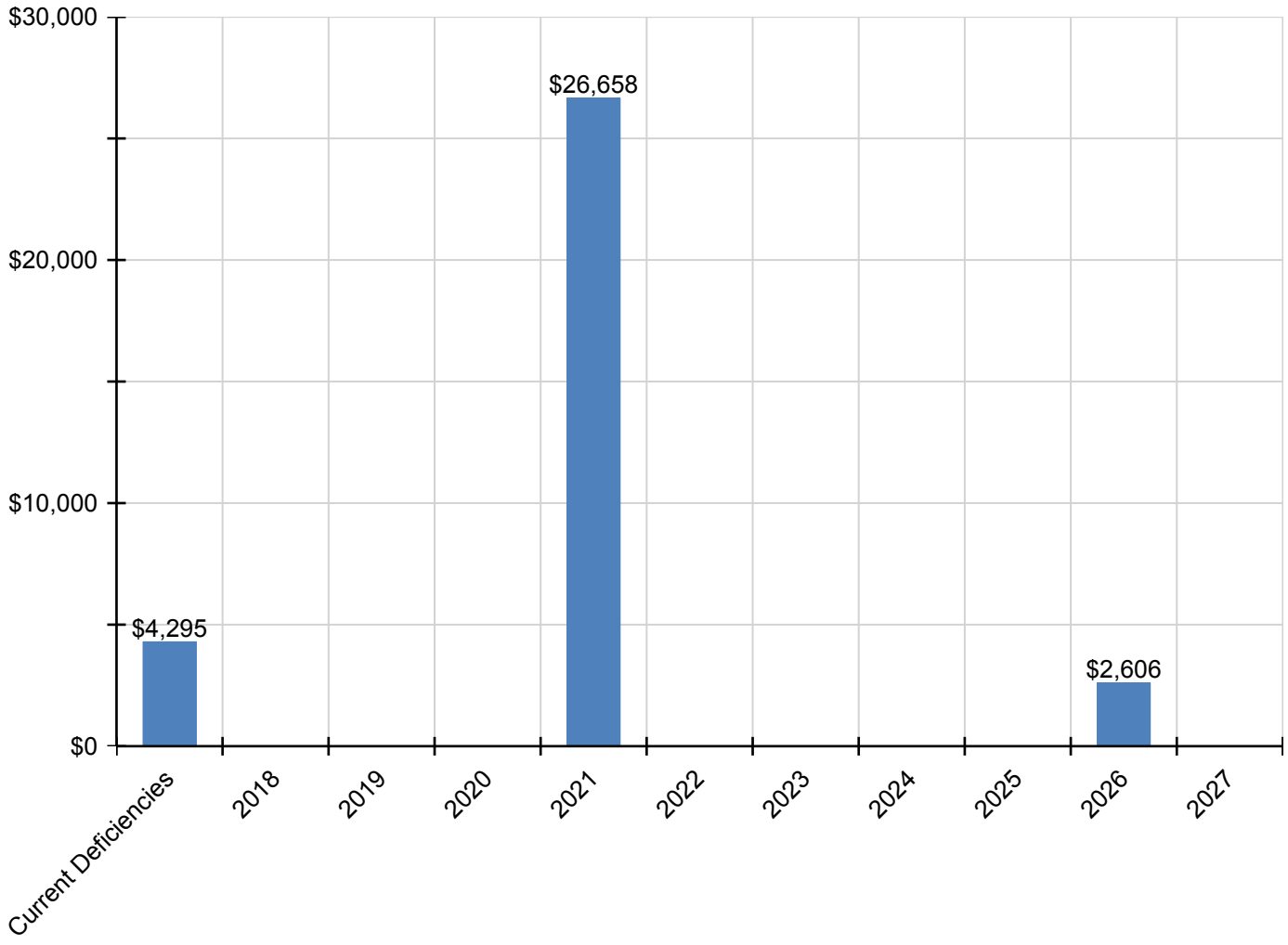
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$4,295**	**$0**	**$0**	**$0**	**$26,658**	**$0**	**$0**	**$0**	**$0**	**$2,606**	**$0**	**$33,558**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$5,315	$0	$0	$0	$0	$0	$0	**$5,315**
B2030 - Exterior Doors	$0	$0	$0	$0	$2,681	$0	$0	$0	$0	$0	$0	**$2,681**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$2,947	$0	$0	$0	$0	$0	$0	**$2,947**
B3020 - Roof Openings	$1,724	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,724**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$681	$0	$0	$0	$0	$0	$0	**$681**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C2010 - Stair Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$1,581	$0	$0	$0	$0	$0	$0	**$1,581**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$2,947	$0	$0	$0	$0	$0	$0	**$2,947**
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	$3,090	$0	$0	$0	$0	$0	$0	**$3,090**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$1,901	$0	$0	$0	$0	$0	$0	**$1,901**
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	$2,606	$0	**$2,606**
D5020 - Branch Wiring	$0	$0	$0	$0	$2,860	$0	$0	$0	$0	$0	$0	**$2,860**
D5020 - Lighting	$0	$0	$0	$0	$2,656	$0	$0	$0	$0	$0	$0	**$2,656**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$2,571	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,571**

** Indicates non-renewable system*

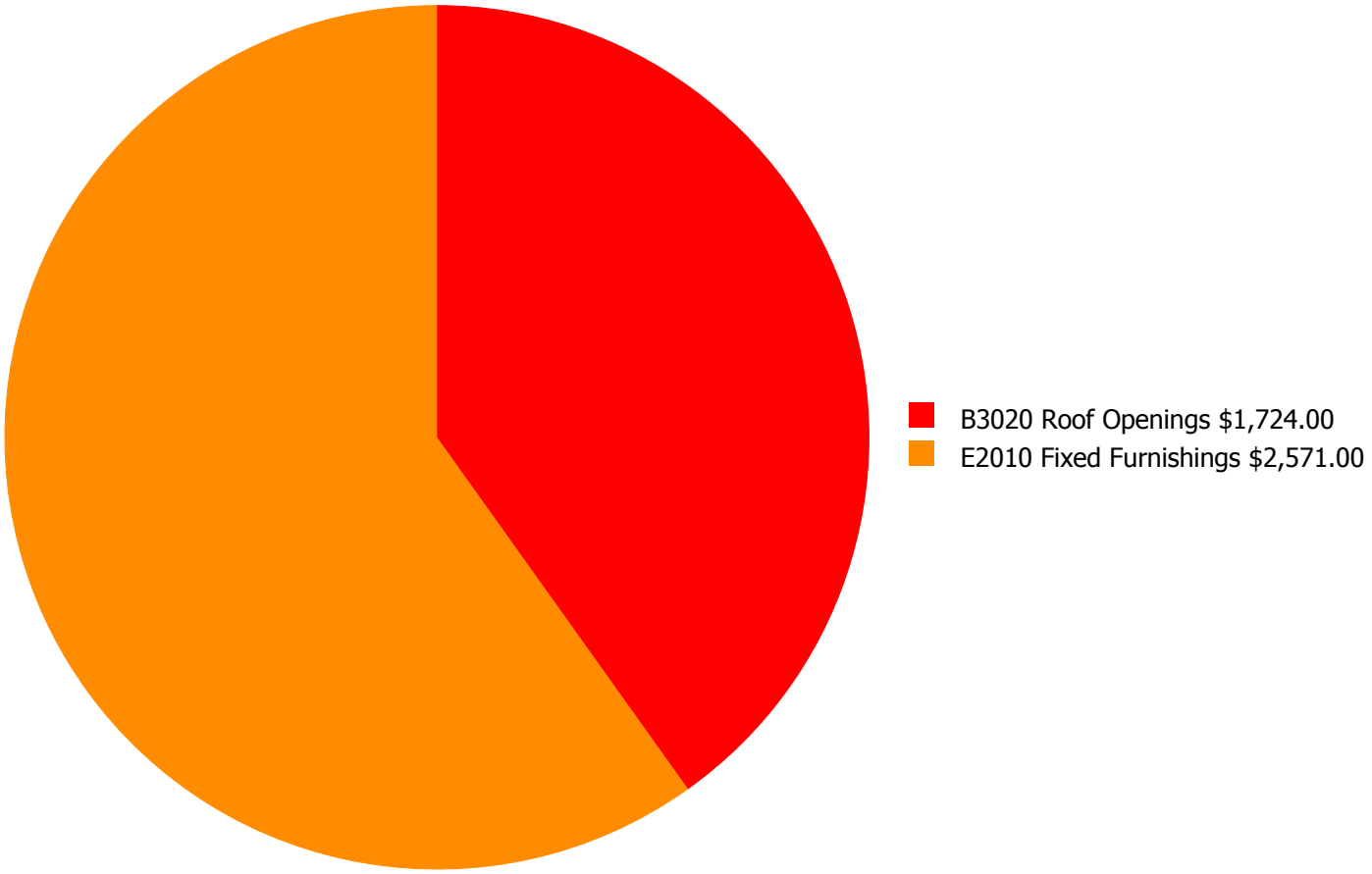
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

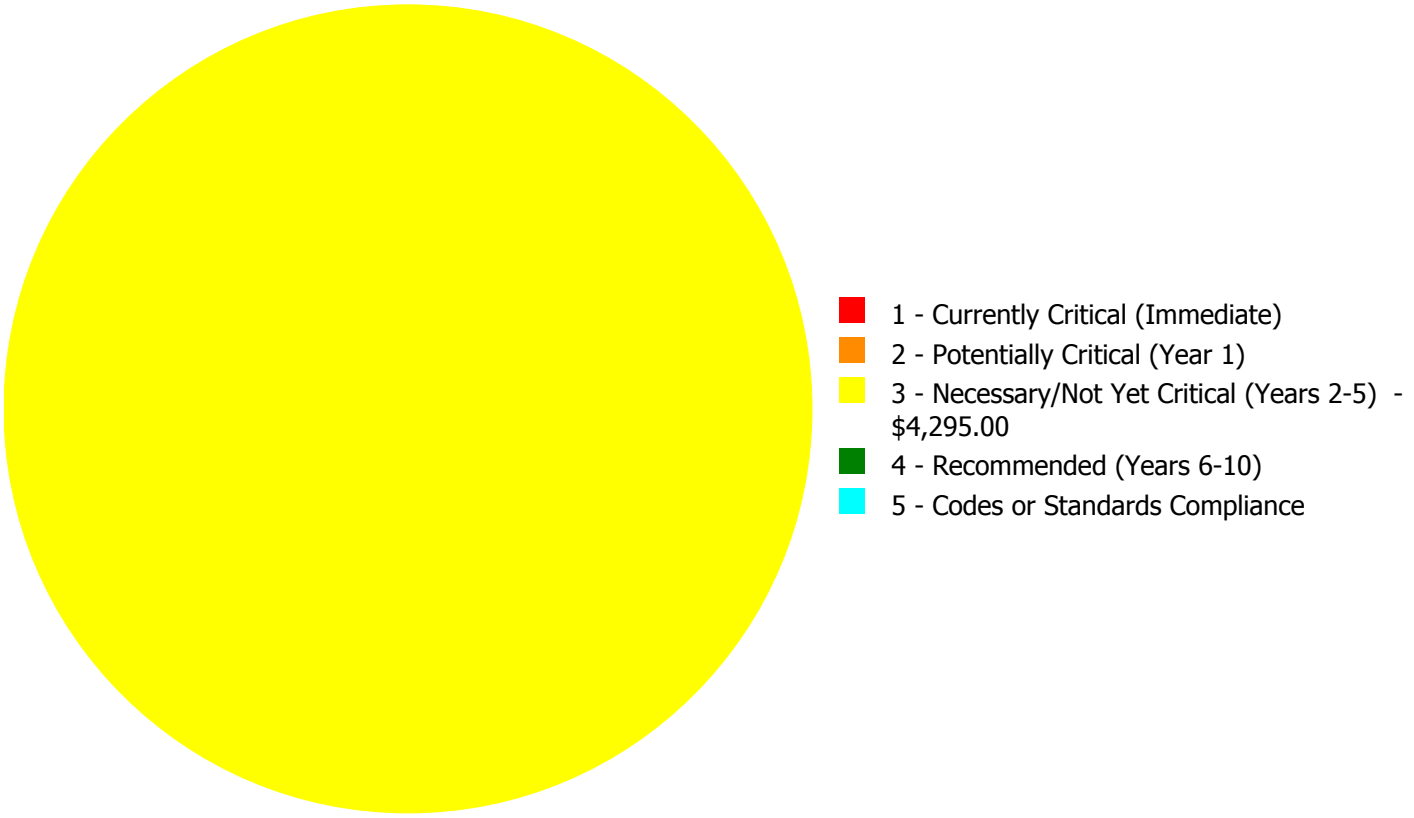
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $4,295.00

Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:



Budget Estimate Total: $4,295.00

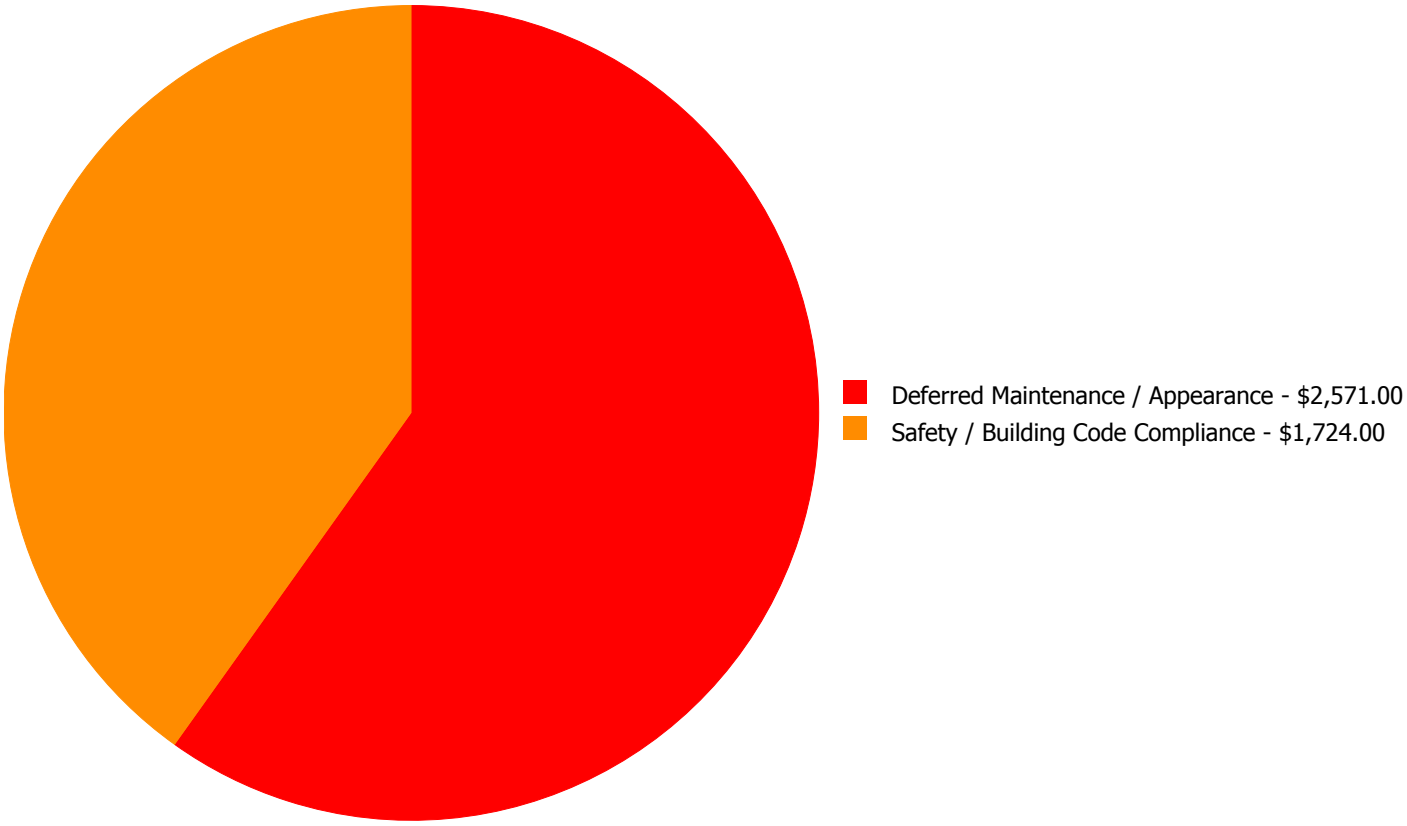
Deficiency By Priority Investment Table

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
B3020	Roof Openings	$0.00	$0.00	$1,724.00	$0.00	$0.00	$1,724.00
E2010	Fixed Furnishings	$0.00	$0.00	$2,571.00	$0.00	$0.00	$2,571.00
	Total:	$0.00	$0.00	$4,295.00	$0.00	$0.00	$4,295.00

Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:



Budget Estimate Total: $4,295.00

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: B3020 - Roof Openings

Location: Roof
Distress: Beyond Service Life
Category: Safety / Building Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 250.00
Unit of Measure: S.F.
Estimate: $1,724.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The roof hatch is beyond its service life and should be replaced with a OSHA complaint roof hatch.

System: E2010 - Fixed Furnishings

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 250.00
Unit of Measure: S.F.
Estimate: $2,571.00
Assessor Name: Eduardo Lopez
Date Created: 11/30/2016

Notes: The fixed furnishing is beyond its service life and should be replaced.

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	550
Year Built:	1986
Last Renovation:	
Replacement Value:	$76,878
Repair Cost:	$6,310.00
Total FCI:	8.21 %
Total RSLI:	35.34 %
FCA Score:	91.79

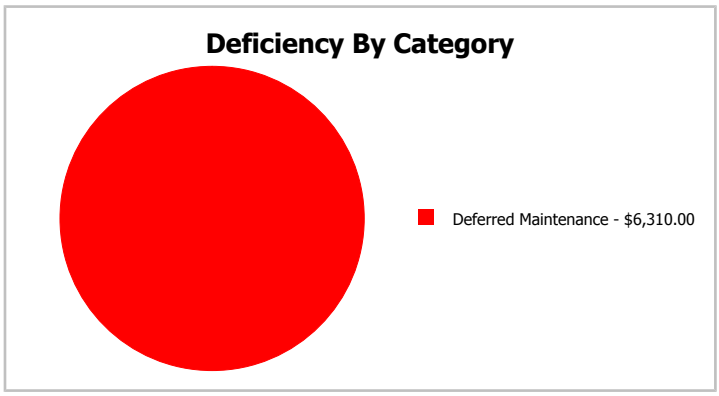
Description:

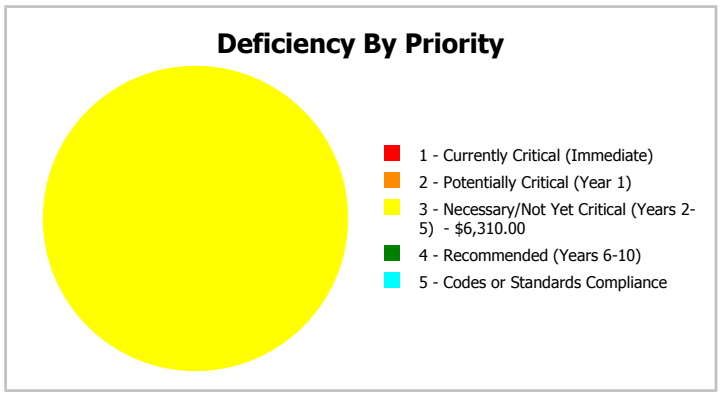
The narrative for this building is included in the Executive Summary Description at the front of this report.

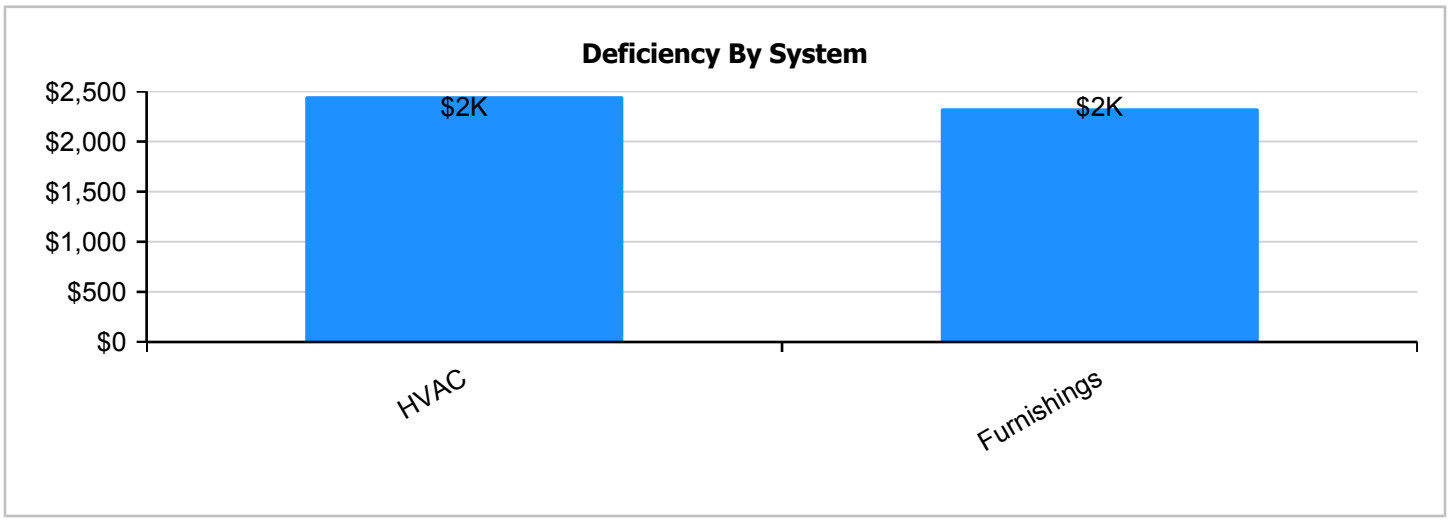
Attributes: This asset has no attributes.

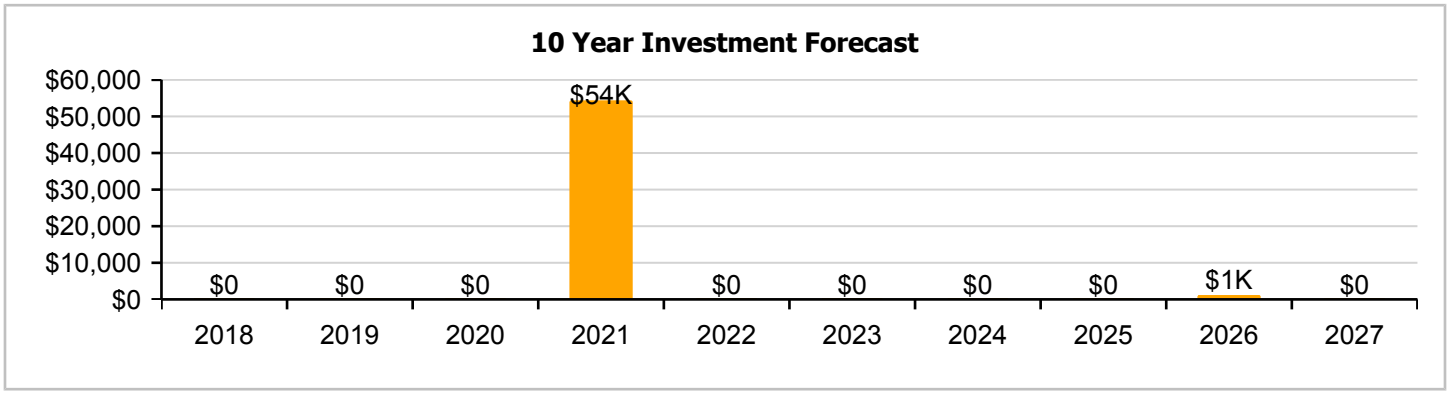
Dashboard Summary

Function:	HS -High School	Gross Area:	550
Year Built:	1986	Last Renovation:	
Repair Cost:	$6,310	Replacement Value:	$76,878
FCI:	8.21 %	RSLI%:	35.34 %









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
B10 - Superstructure	69.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	52.84 %	0.00 %	$0.00
B30 - Roofing	20.00 %	0.00 %	$0.00
C10 - Interior Construction	38.33 %	0.00 %	$0.00
C30 - Interior Finishes	26.54 %	0.00 %	$0.00
D20 - Plumbing	17.18 %	0.00 %	$0.00
D30 - HVAC	20.27 %	26.38 %	$3,237.00
D50 - Electrical	15.11 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	109.99 %	$3,073.00
Totals:	**35.34 %**	**8.21 %**	**$6,310.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). North Elevation - Dec 06, 2016

2). East Elevation - Dec 06, 2016

3). South Elevation - Dec 06, 2016

4). West Elevation - Dec 06, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.93	S.F.	550	100	1986	2086		69.00 %	0.00 %	69			$3,812
A1030	Slab on Grade	$7.37	S.F.	550	100	1986	2086		69.00 %	0.00 %	69			$4,054
B1020	Roof Construction	$5.98	S.F.	550	100	1986	2086		69.00 %	0.00 %	69			$3,289
B2010	Exterior Walls	$18.04	S.F.	550	100	1986	2086		69.00 %	0.00 %	69			$9,922
B2020	Exterior Windows	$6.47	S.F.	550	30	1986	2016	2021	13.33 %	0.00 %	4			$3,559
B2030	Exterior Doors	$0.91	S.F.	550	30	1986	2016	2021	13.33 %	0.00 %	4			$501
B3010140	Asphalt Shingles	$4.32	S.F.	550	20	1986	2006	2021	20.00 %	0.00 %	4			$2,376
C1010	Partitions	$10.34	S.F.	550	75	1986	2061		58.67 %	0.00 %	44			$5,687
C1020	Interior Doors	$2.20	S.F.	550	30	1986	2016	2021	13.33 %	0.00 %	4			$1,210
C1030	Fittings	$8.47	S.F.	550	20	1986	2006	2021	20.00 %	0.00 %	4			$4,659
C3010	Wall Finishes	$7.46	S.F.	550	10	1986	1996	2021	40.00 %	0.00 %	4			$4,103
C3030	Ceiling Finishes	$9.53	S.F.	550	25	1986	2011	2021	16.00 %	0.00 %	4			$5,242
D2010	Plumbing Fixtures	$9.98	S.F.	550	30	1986	2016	2021	13.33 %	0.00 %	4			$5,489
D2020	Domestic Water Distribution	$0.84	S.F.	550	30	2014	2044		90.00 %	0.00 %	27			$462
D2030	Sanitary Waste	$5.94	S.F.	550	30	1986	2016	2021	13.33 %	0.00 %	4			$3,267
D3040	Distribution Systems	$5.35	S.F.	550	30	1986	2016		0.00 %	109.99 %	-1		$3,237.00	$2,943
D3050	Terminal & Package Units	$16.96	S.F.	550	15	1986	2001	2021	26.67 %	0.00 %	4			$9,328
D5010	Electrical Service/Distribution	$1.47	S.F.	550	40	1986	2026		22.50 %	0.00 %	9			$809
D5020	Branch Wiring	$2.55	S.F.	550	30	1986	2016	2021	13.33 %	0.00 %	4			$1,403
D5020	Lighting	$3.58	S.F.	550	30	1986	2016	2021	13.33 %	0.00 %	4			$1,969
E2010	Fixed Furnishings	$5.08	S.F.	550	20	1986	2006		0.00 %	109.99 %	-11		$3,073.00	$2,794
								Total	**35.34 %**	**8.21 %**			**$6,310.00**	**$76,878**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

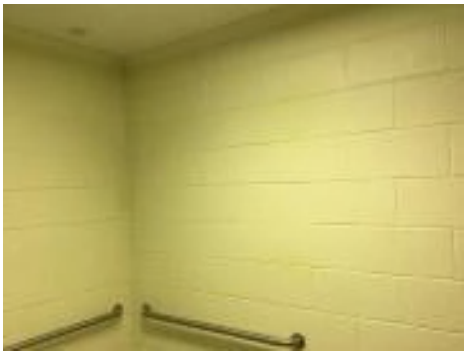
System: B2030 - Exterior Doors

Note:

System: B3010140 - Asphalt Shingles

Note:

System: C1010 - Partitions



Note:

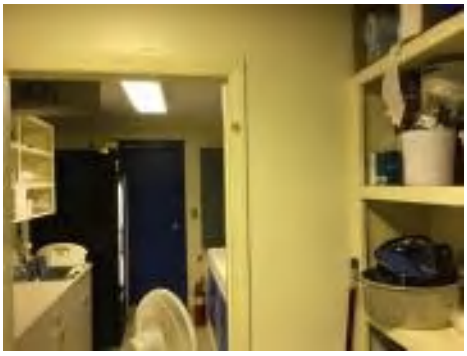
System: C1020 - Interior Doors

Note:

System: C1030 - Fittings

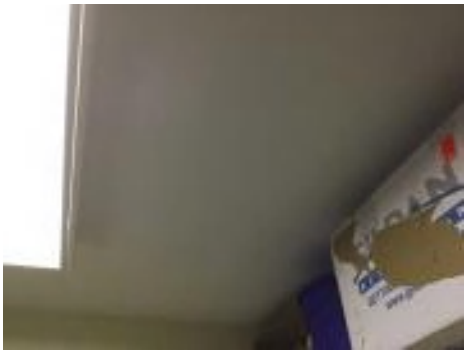
Note:

System: C3010 - Wall Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

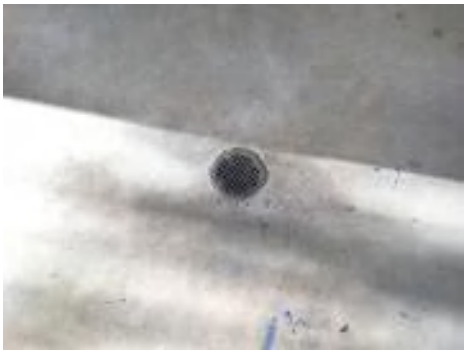
System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems

Note:

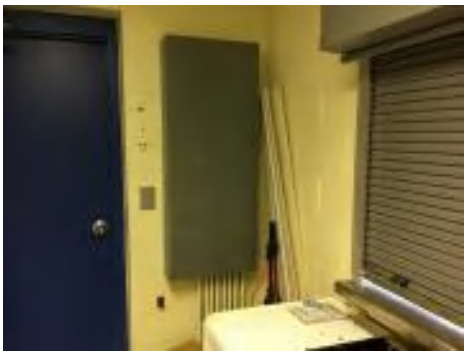
System: D3050 - Terminal & Package Units

Note:

System: D5010 - Electrical Service/Distribution

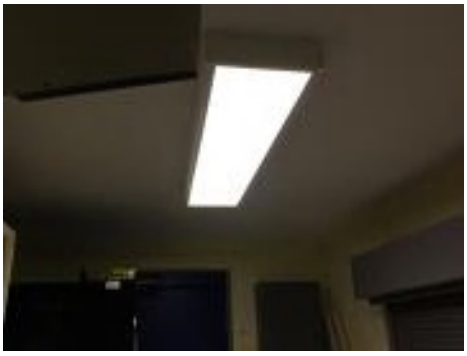
Note:

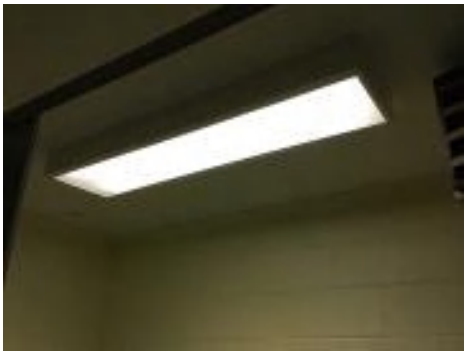
System: D5020 - Branch Wiring



Note:

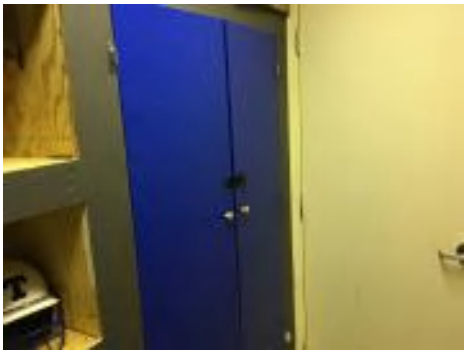
System: D5020 - Lighting





Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

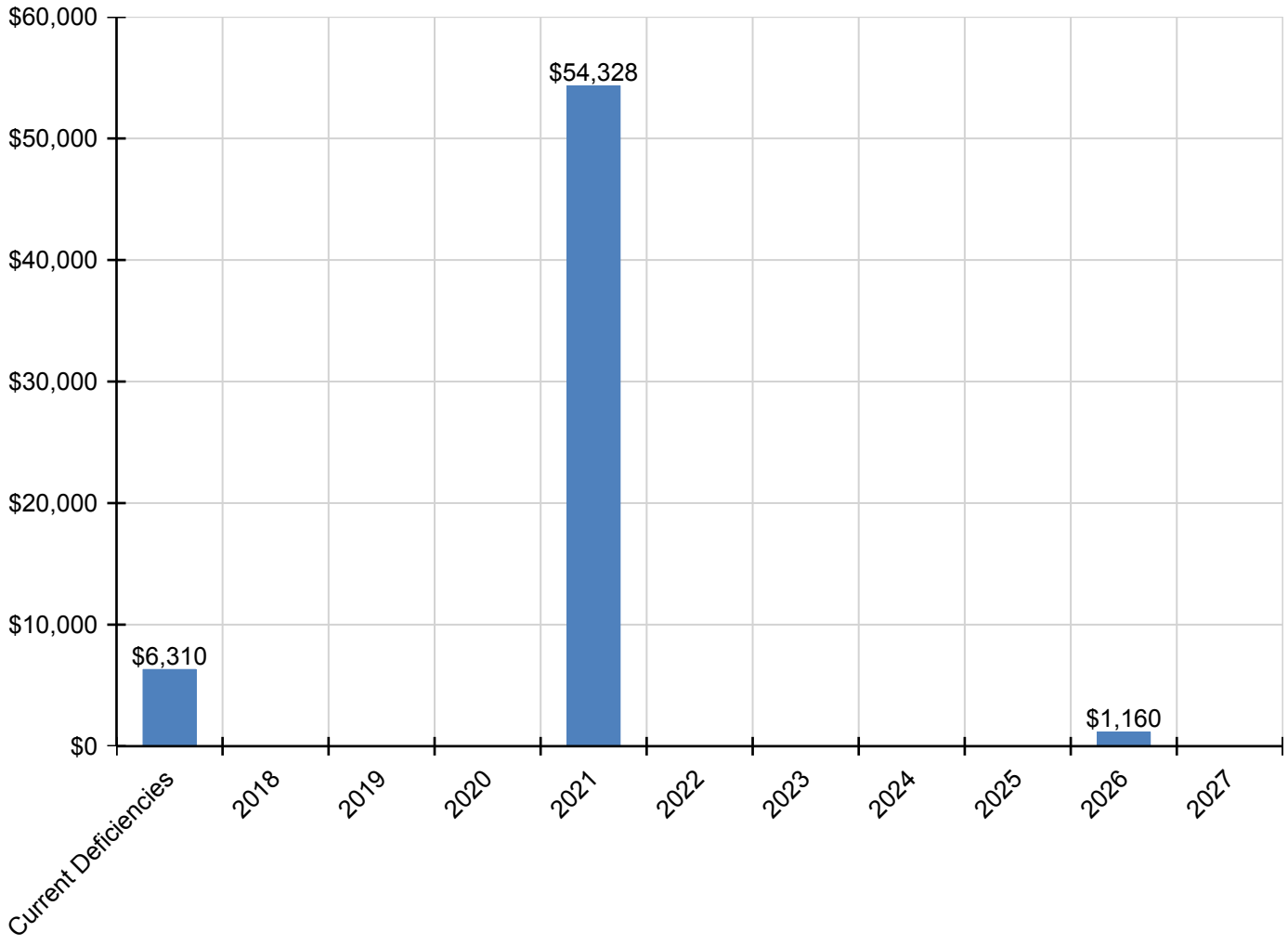
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$6,310**	**$0**	**$0**	**$0**	**$54,328**	**$0**	**$0**	**$0**	**$0**	**$1,160**	**$0**	**$61,798**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$4,405	$0	$0	$0	$0	$0	$0	**$4,405**
B2030 - Exterior Doors	$0	$0	$0	$0	$620	$0	$0	$0	$0	$0	$0	**$620**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$0	$0	$3,904	$0	$0	$0	$0	$0	$0	**$3,904**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$1,498	$0	$0	$0	$0	$0	$0	**$1,498**
C1030 - Fittings	$0	$0	$0	$0	$5,767	$0	$0	$0	$0	$0	$0	**$5,767**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$5,079	$0	$0	$0	$0	$0	$0	**$5,079**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$6,490	$0	$0	$0	$0	$0	$0	**$6,490**
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	$6,796	$0	$0	$0	$0	$0	$0	**$6,796**

D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$4,045	$0	$0	$0	$0	$0	$0	**$4,045**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$3,237	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,237**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$11,549	$0	$0	$0	$0	$0	$0	**$11,549**
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	$1,160	$0	**$1,160**
D5020 - Branch Wiring	$0	$0	$0	$0	$1,737	$0	$0	$0	$0	$0	$0	**$1,737**
D5020 - Lighting	$0	$0	$0	$0	$2,438	$0	$0	$0	$0	$0	$0	**$2,438**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$3,073	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,073**

** Indicates non-renewable system*

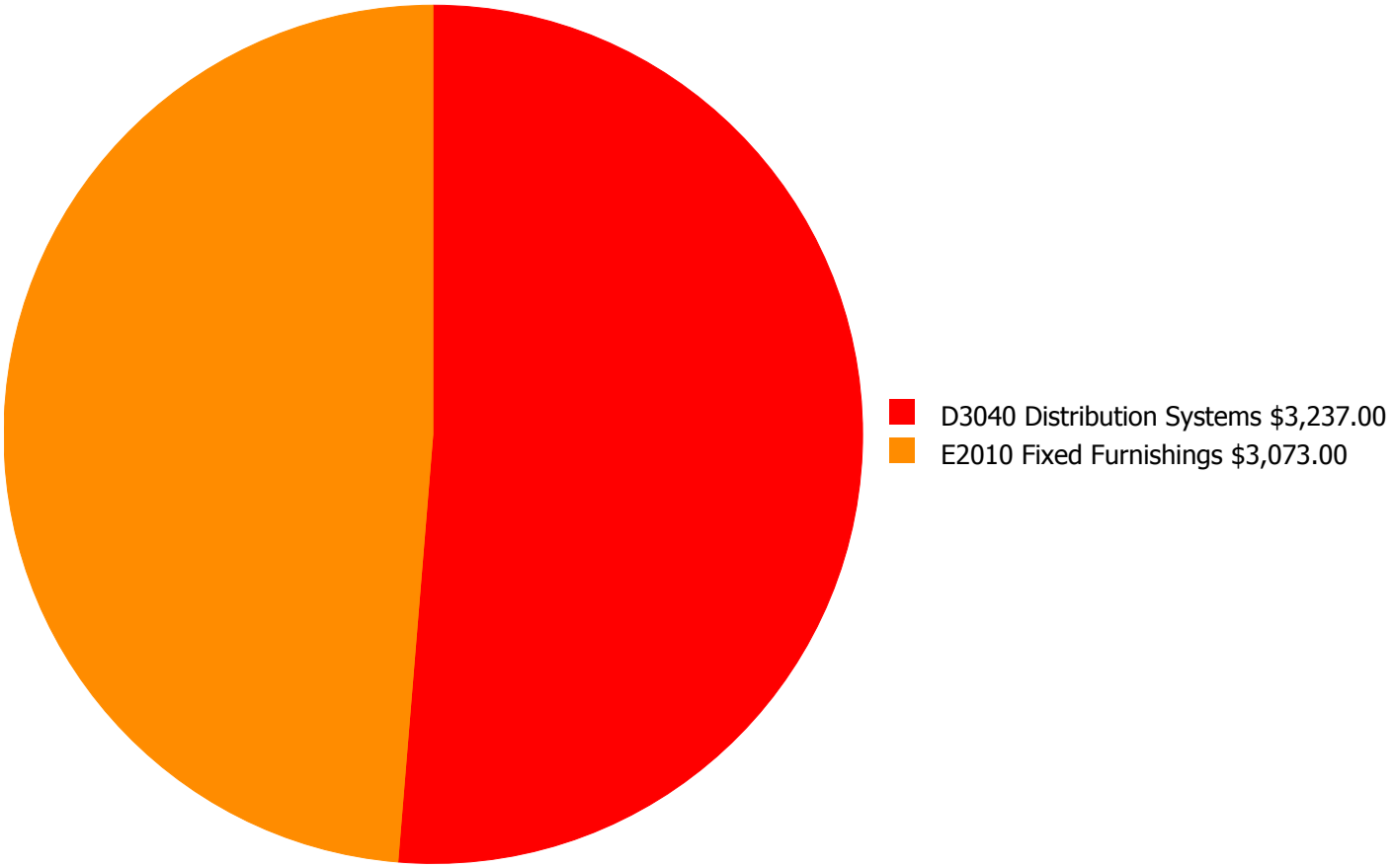
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

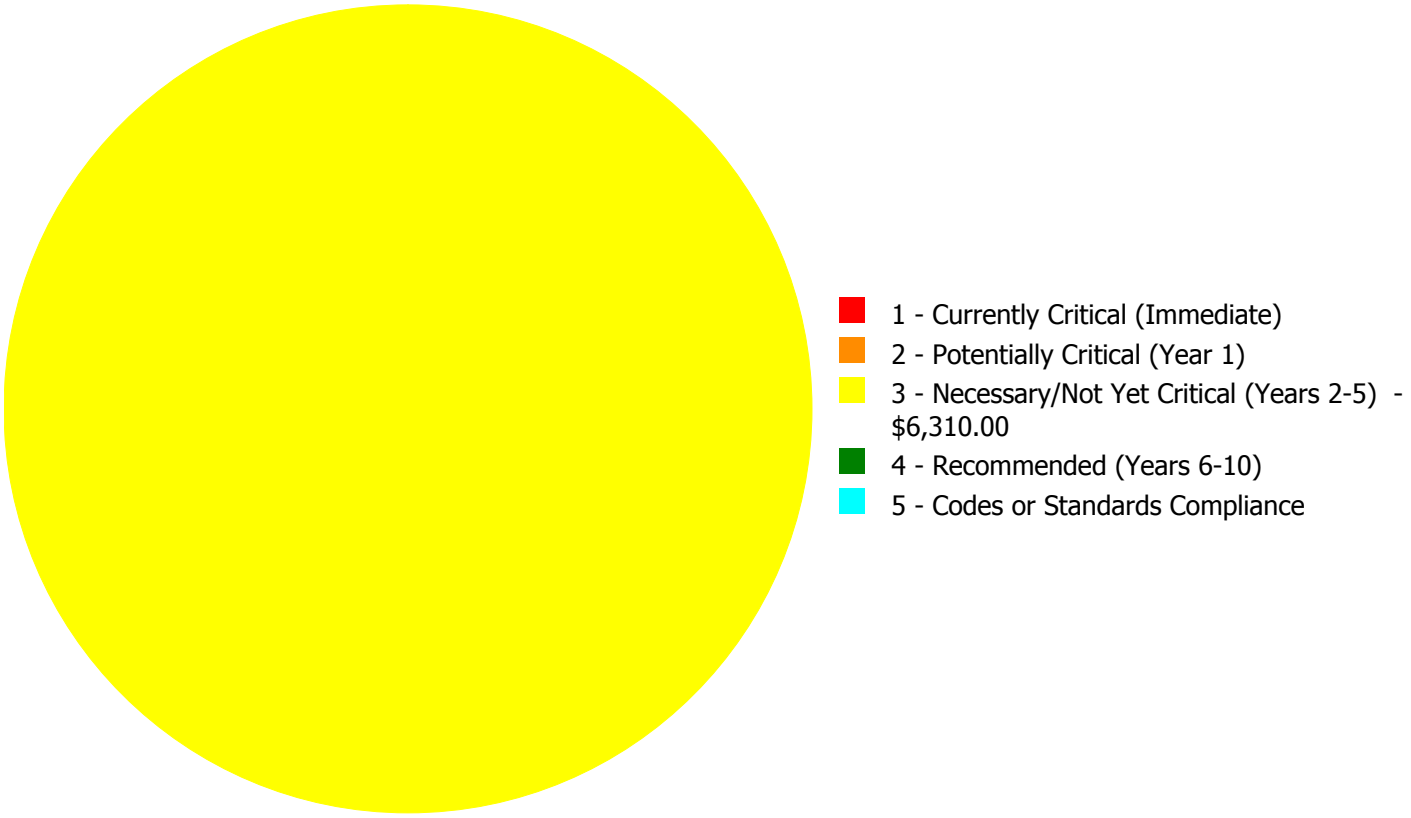
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $6,310.00

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: $6,310.00

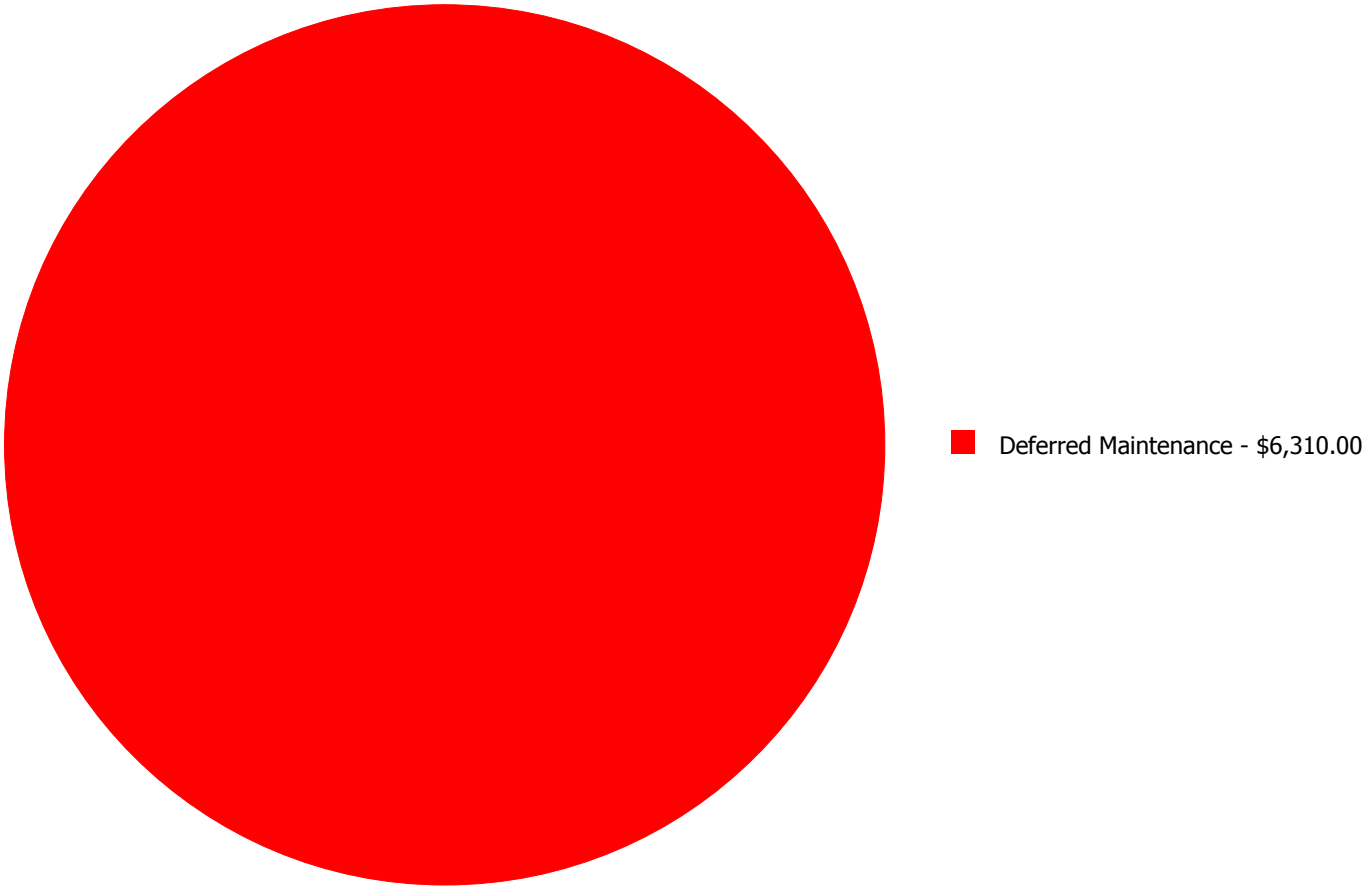
Deficiency By Priority Investment Table

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
D3040	Distribution Systems	$0.00	$0.00	$3,237.00	$0.00	$0.00	$3,237.00
E2010	Fixed Furnishings	$0.00	$0.00	$3,073.00	$0.00	$0.00	$3,073.00
	Total:	$0.00	$0.00	$6,310.00	$0.00	$0.00	$6,310.00

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: $6,310.00

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: D3040 - Distribution Systems

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 550.00
Unit of Measure: S.F.
Estimate: $3,237.00
Assessor Name: Eduardo Lopez
Date Created: 11/30/2016

Notes: The distribution systems are beyond their service life and should be replaced.

System: E2010 - Fixed Furnishings

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 550.00
Unit of Measure: S.F.
Estimate: $3,073.00
Assessor Name: Eduardo Lopez
Date Created: 11/30/2016

Notes: The fixed furnishing is beyond its service life and should be replaced.

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	900
Year Built:	1986
Last Renovation:	
Replacement Value:	$88,749
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	62.13 %
FCA Score:	100.00

Description:

The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

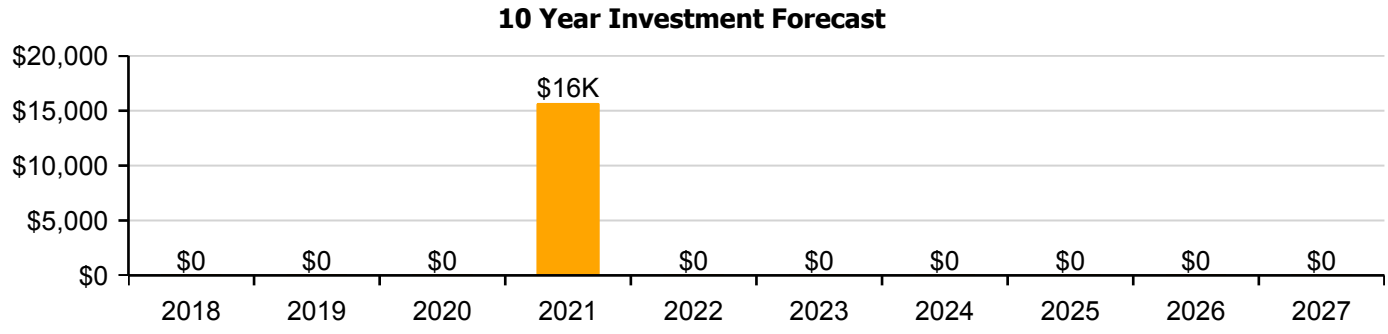
Dashboard Summary

Function:	HS -High School	Gross Area:	900
Year Built:	1986	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$88,749
FCI:	0.00 %	RSLI%:	62.13 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	69.00 %	0.00 %	$0.00
B10 - Superstructure	69.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	65.12 %	0.00 %	$0.00
B30 - Roofing	20.00 %	0.00 %	$0.00
D50 - Electrical	13.33 %	0.00 %	$0.00
Totals:	**62.13 %**	**0.00 %**	**$0.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). South Elevation - Dec 07, 2016

2). West Elevation - Dec 07, 2016

3). Northwest Elevation - Dec 07, 2016

4). East Elevation - Dec 07, 2016

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:

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System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	900	100	1986	2086		69.00 %	0.00 %	69			$18,117
A1030	Slab on Grade	$19.75	S.F.	900	100	1986	2086		69.00 %	0.00 %	69			$17,775
B1020	Roof Construction	$16.26	S.F.	900	100	1986	2086		69.00 %	0.00 %	69			$14,634
B2010	Exterior Walls	$29.79	S.F.	900	100	1986	2086		69.00 %	0.00 %	69			$26,811
B2030	Exterior Doors	$2.23	S.F.	900	30	1986	2016	2021	13.33 %	0.00 %	4			$2,007
B3010140	Asphalt Shingles	$4.32	S.F.	900	20	1986	2006	2021	20.00 %	0.00 %	4			$3,888
D5020	Branch Wiring	$2.55	S.F.	900	30	1986	2016	2021	13.33 %	0.00 %	4			$2,295
D5020	Lighting	$3.58	S.F.	900	30	1986	2016	2021	13.33 %	0.00 %	4			$3,222
								Total	**62.13 %**					**$88,749**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls

Note:

System: B2030 - Exterior Doors

Note:

System: B3010140 - Asphalt Shingles

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

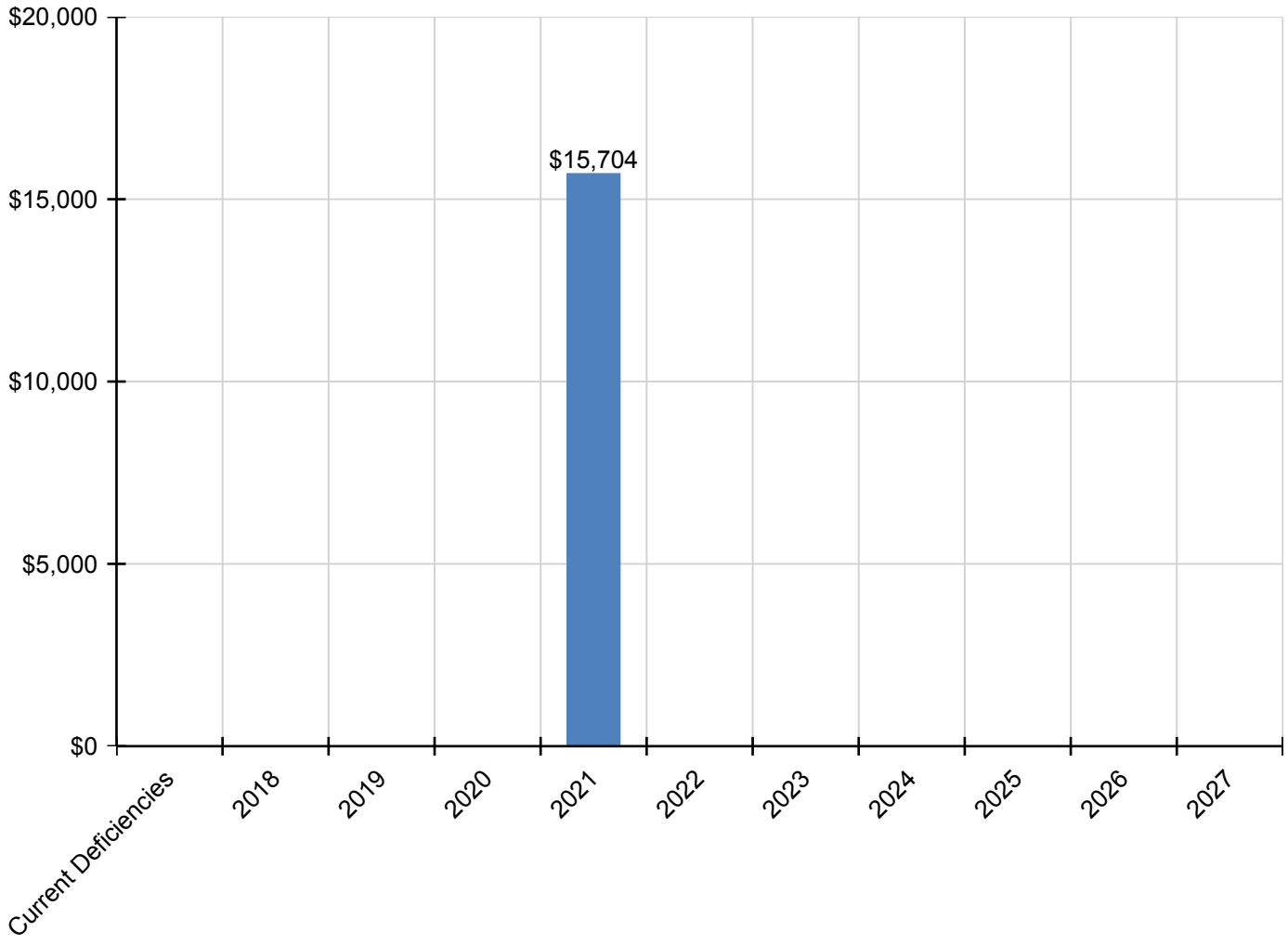
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$15,704**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$15,704**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$2,485	$0	$0	$0	$0	$0	$0	**$2,485**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$0	$0	$6,388	$0	$0	$0	$0	$0	$0	**$6,388**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$2,842	$0	$0	$0	$0	$0	$0	**$2,842**
D5020 - Lighting	$0	$0	$0	$0	$3,989	$0	$0	$0	$0	$0	$0	**$3,989**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.

No data found for this asset

Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

No data found for this asset

Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

No data found for this asset

Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:

No data found for this asset

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

No data found for this asset

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	1,632
Year Built:	2002
Last Renovation:	
Replacement Value:	$225,363
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	69.76 %
FCA Score:	100.00

Description:

The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

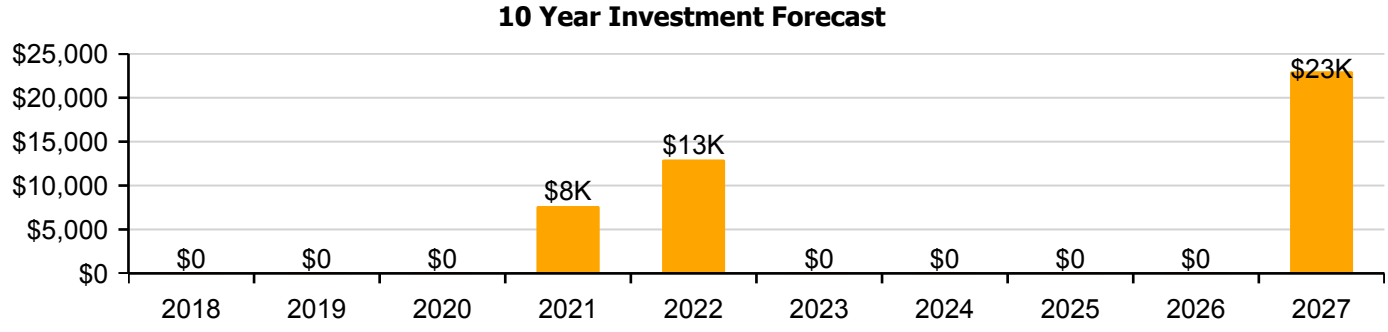
Dashboard Summary

Function:	HS -High School	Gross Area:	1,632
Year Built:	2002	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$225,363
FCI:	0.00 %	RSLI%:	69.76 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	85.00 %	0.00 %	$0.00
B10 - Superstructure	85.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	77.12 %	0.00 %	$0.00
B30 - Roofing	50.00 %	0.00 %	$0.00
C10 - Interior Construction	50.00 %	0.00 %	$0.00
C30 - Interior Finishes	38.10 %	0.00 %	$0.00
D50 - Electrical	50.70 %	0.00 %	$0.00
E10 - Equipment	25.00 %	0.00 %	$0.00
E20 - Furnishings	25.00 %	0.00 %	$0.00
Totals:	**69.76 %**	**0.00 %**	**$0.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). Southwest Elevation - Dec 07, 2016

2). Southeast Elevation - Dec 07, 2016

3). Northeast Elevation - Dec 07, 2016

4). Northwest Elevation - Dec 07, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	1,632	100	2002	2102		85.00 %	0.00 %	85			$32,852
A1030	Slab on Grade	$19.75	S.F.	1,632	100	2002	2102		85.00 %	0.00 %	85			$32,232
B1020	Roof Construction	$16.26	S.F.	1,632	100	2002	2102		85.00 %	0.00 %	85			$26,536
B2010	Exterior Walls	$29.79	S.F.	1,632	100	2002	2102		85.00 %	0.00 %	85			$48,617
B2030	Exterior Doors	$8.66	S.F.	1,632	30	2002	2032		50.00 %	0.00 %	15			$14,133
B3010130	Preformed Metal Roofing	$9.66	S.F.	1,632	30	2002	2032		50.00 %	0.00 %	15			$15,765
C1020	Interior Doors	$0.36	S.F.	1,632	30	2002	2032		50.00 %	0.00 %	15			$588
C3010	Wall Finishes	$3.79	S.F.	1,632	10	2002	2012	2021	40.00 %	0.00 %	4			$6,185
C3020	Floor Finishes	$1.93	S.F.	1,632	20	2002	2022		25.00 %	0.00 %	5			$3,150
C3030	Ceiling Finishes	$9.53	S.F.	1,632	25	2002	2027		40.00 %	0.00 %	10			$15,553
D5010	Electrical Service/Distribution	$0.78	S.F.	1,632	40	2002	2042		62.50 %	0.00 %	25			$1,273
D5020	Branch Wiring	$3.58	S.F.	1,632	30	2002	2032		50.00 %	0.00 %	15			$5,843
D5020	Lighting	$9.58	S.F.	1,632	30	2002	2032		50.00 %	0.00 %	15			$15,635
E1020	Institutional Equipment	$1.98	S.F.	1,632	20	2002	2022		25.00 %	0.00 %	5			$3,231
E2010	Fixed Furnishings	$2.31	S.F.	1,632	20	2002	2022		25.00 %	0.00 %	5			$3,770
								Total	**69.76 %**					**$225,363**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B2010 - Exterior Walls

Note:

System: B2030 - Exterior Doors

Note:

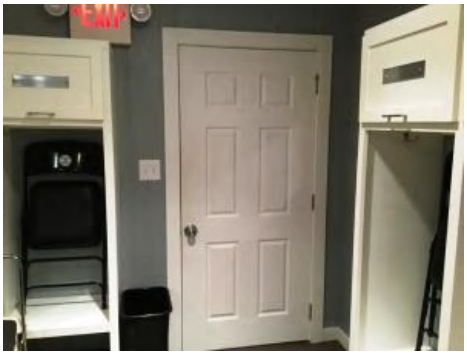
System: B3010130 - Preformed Metal Roofing

Note:

System: C1020 - Interior Doors

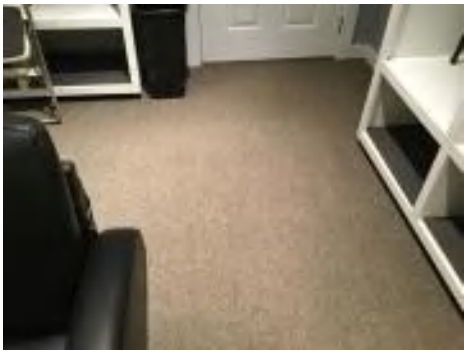
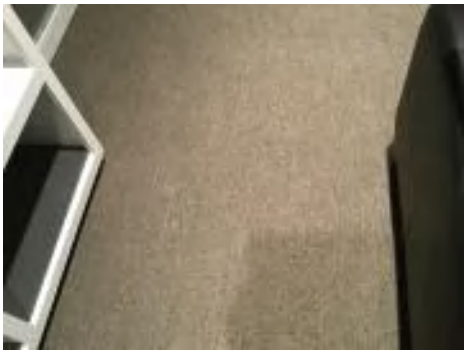
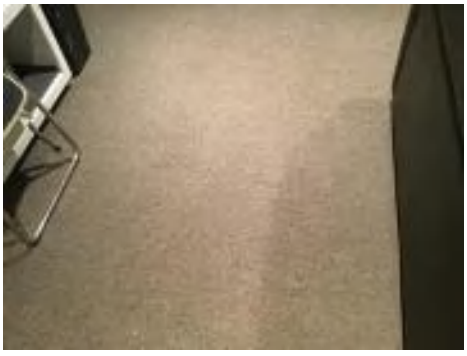
Note:

System: C3010 - Wall Finishes



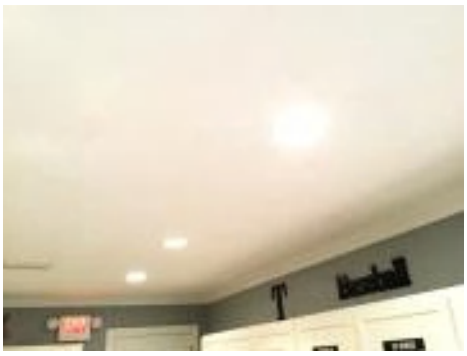
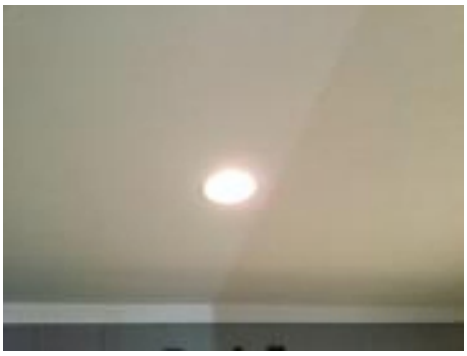
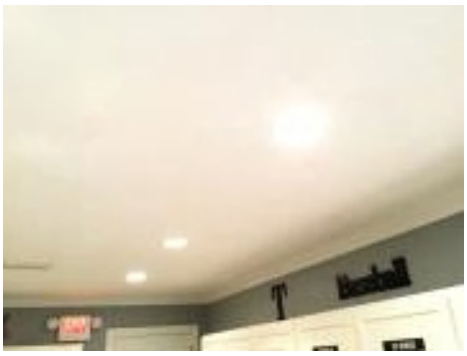
Note:

System: C3020 - Floor Finishes

Note:

System: C3030 - Ceiling Finishes

Note:

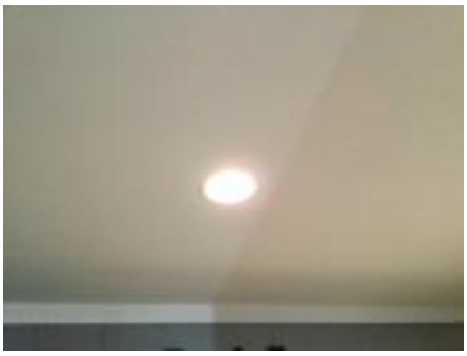
System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

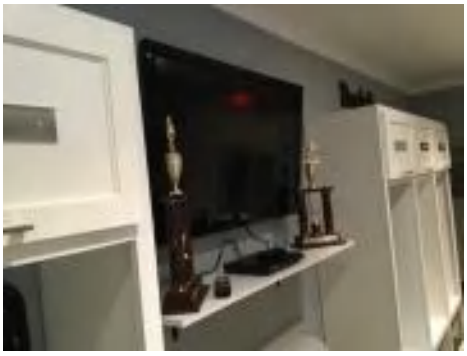
Note:

System: D5020 - Lighting



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%

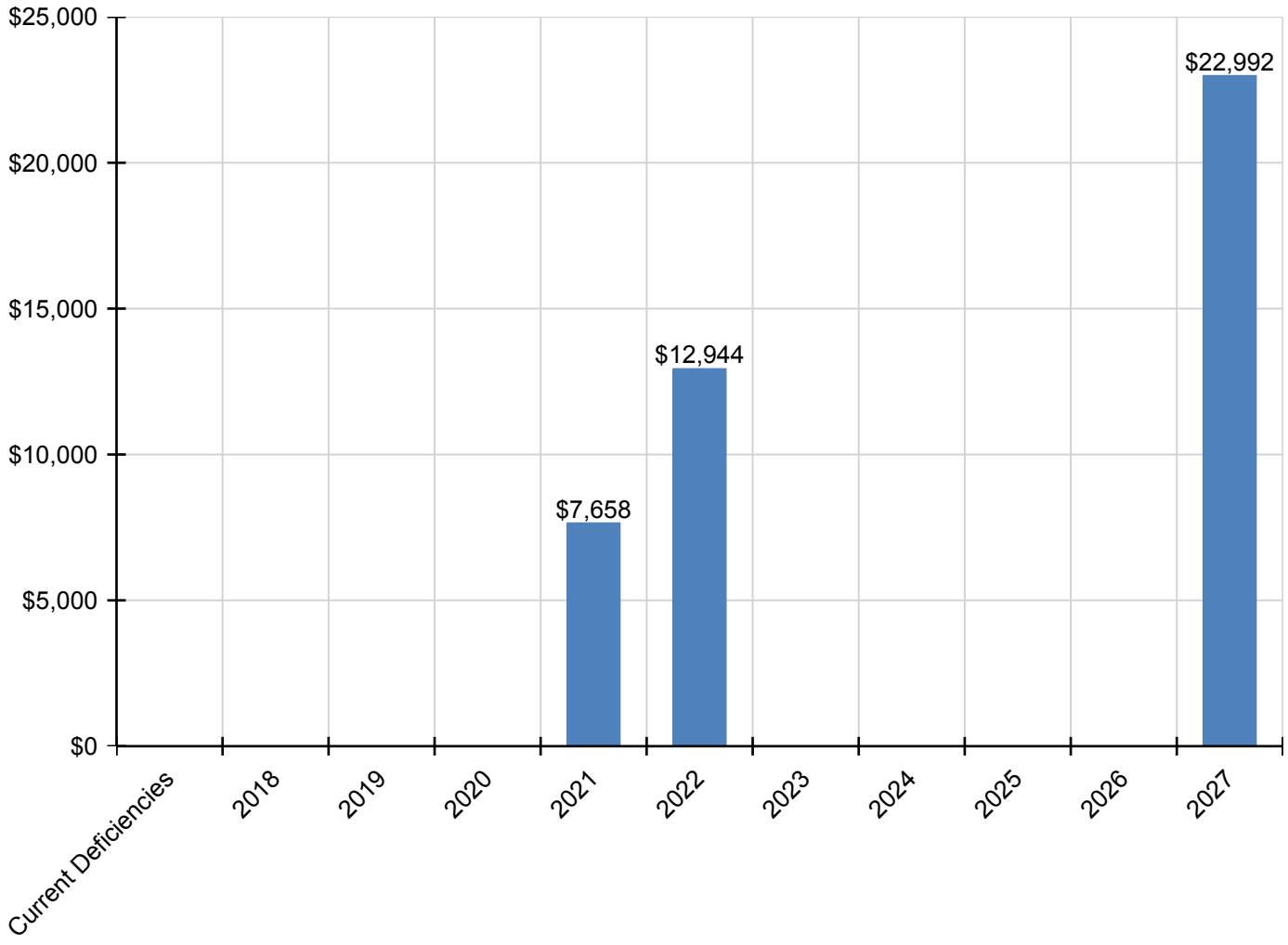
Campus Assessment Report - 2002 Metal Building

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$7,658**	**$12,944**	**$0**	**$0**	**$0**	**$0**	**$22,992**	**$43,594**
* A - Substructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
* A10 - Foundations	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
* A1010 - Standard Foundations	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
* A1030 - Slab on Grade	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
* B1020 - Roof Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
* B2010 - Exterior Walls	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$7,658	$0	$0	$0	$0	$0	$0	**$7,658**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$4,017	$0	$0	$0	$0	$0	**$4,017**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$22,992	**$22,992**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$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	$4,120	$0	$0	$0	$0	$0	**$4,120**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$4,808	$0	$0	$0	$0	$0	**$4,808**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.

No data found for this asset

Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

No data found for this asset

Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

No data found for this asset

Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:

No data found for this asset

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

No data found for this asset

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	254,932
Year Built:	1985
Last Renovation:	
Replacement Value:	$10,130,996
Repair Cost:	$1,332,020.00
Total FCI:	13.15 %
Total RSLI:	31.72 %
FCA Score:	86.85

Description:

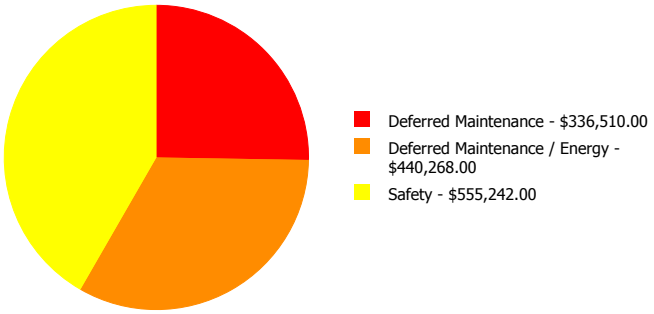
The narrative for this site is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

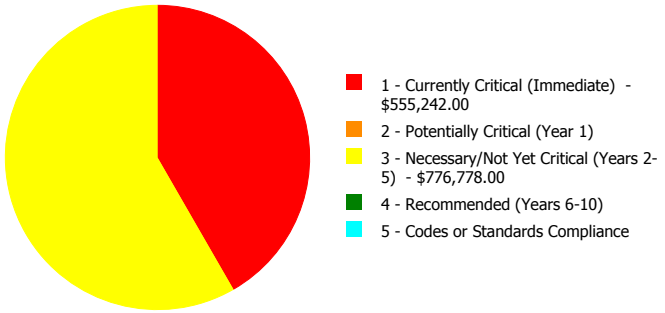
Dashboard Summary

Function:	HS -High School	Gross Area:	254,932
Year Built:	1985	Last Renovation:	
Repair Cost:	$1,332,020	Replacement Value:	$10,130,996
FCI:	13.15 %	RSLI%:	31.72 %

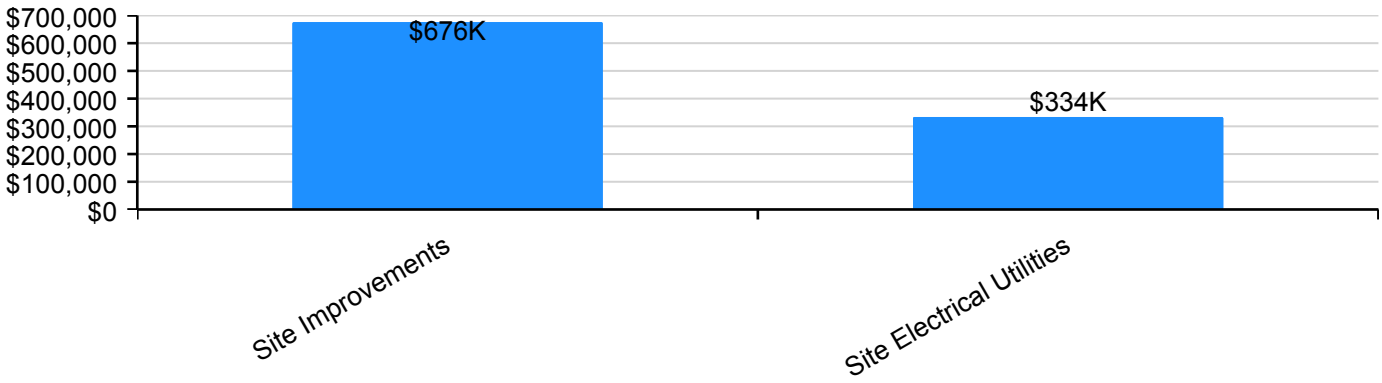
Deficiency By Category



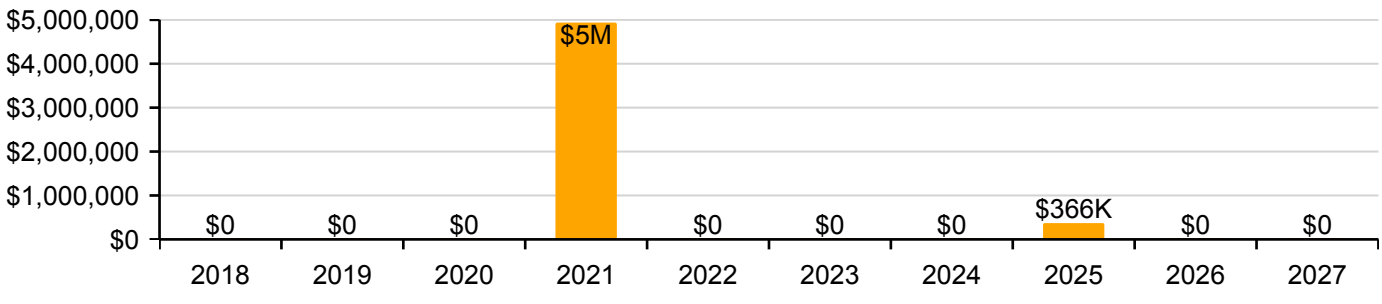
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	32.47 %	13.88 %	$891,752.00
G30 - Site Mechanical Utilities	34.29 %	0.00 %	$0.00
G40 - Site Electrical Utilities	22.76 %	35.32 %	$440,268.00
Totals:	**31.72 %**	**13.15 %**	**$1,332,020.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). Aerial Image of Triton High Sschool - Dec 07, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$3.76	S.F.	254,932	25	2014	2039		88.00 %	0.00 %	22			$958,544
G2020	Parking Lots	$1.61	S.F.	254,932	25	2014	2039		88.00 %	0.00 %	22			$410,441
G2030	Pedestrian Paving	$1.98	S.F.	254,932	30	1985	2015		0.00 %	110.00 %	-2		$555,242.00	$504,765
G2040105	Fence & Guardrails	$1.20	S.F.	254,932	30	1985	2015		0.00 %	110.00 %	-2		$336,510.00	$305,918
G2040950	Baseball Field	$5.78	S.F.	254,932	20	1985	2005	2021	20.00 %	0.00 %	4			$1,473,507
G2040950	Football Field	$3.38	S.F.	254,932	20	1985	2005	2021	20.00 %	0.00 %	4			$861,670
G2040950	Softball Field	$2.01	S.F.	254,932	20	1985	2005	2021	20.00 %	0.00 %	4			$512,413
G2040950	Tennis Courts	$1.80	S.F.	254,932	20	1985	2005	2021	20.00 %	0.00 %	4			$458,878
G2040950	Track	$1.78	S.F.	254,932	20	1985	2005	2021	20.00 %	0.00 %	4			$453,779
G2050	Landscaping	$1.91	S.F.	254,932	15	1985	2000	2021	26.67 %	0.00 %	4			$486,920
G3010	Water Supply	$2.42	S.F.	254,932	50	1985	2035		36.00 %	0.00 %	18			$616,935
G3020	Sanitary Sewer	$1.52	S.F.	254,932	50	1985	2035		36.00 %	0.00 %	18			$387,497
G3030	Storm Sewer	$4.67	S.F.	254,932	50	1985	2035		36.00 %	0.00 %	18			$1,190,532
G3060	Fuel Distribution	$1.03	S.F.	254,932	40	1985	2025		20.00 %	0.00 %	8			$262,580
G4010	Electrical Distribution	$2.44	S.F.	254,932	50	1985	2035		36.00 %	0.00 %	18			$622,034
G4020	Site Lighting	$1.57	S.F.	254,932	30	1985	2015		0.00 %	110.00 %	-2		$440,268.00	$400,243
G4030	Site Communications & Security	$0.88	S.F.	254,932	15	1985	2000	2021	26.67 %	0.00 %	4			$224,340
								Total	**31.72 %**	**13.15 %**			**$1,332,020.00**	**$10,130,996**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: G2010 - Roadways

Note:

System: G2020 - Parking Lots

Note:

System: G2030 - Pedestrian Paving

Note:

System: G2040105 - Fence & Guardrails

Note:

System: G2040950 - Baseball Field

Note:

System: G2040950 - Football Field

Note:

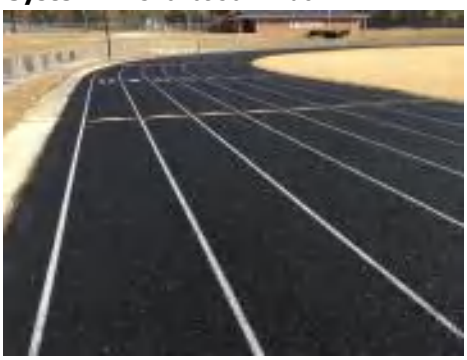
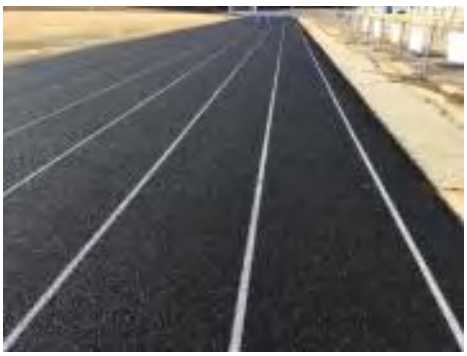
System: G2040950 - Softball Field

Note:

System: G2040950 - Tennis Courts

Note:

System: G2040950 - Track

Note:

System: G2050 - Landscaping

Note:

System: G3010 - Water Supply

Note:

System: G3020 - Sanitary Sewer

Note:

System: G3030 - Storm Sewer

Note:

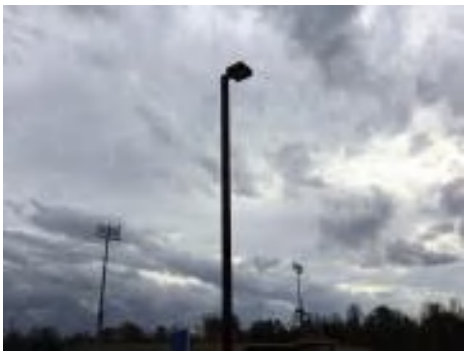
System: G3060 - Fuel Distribution

Note:

System: G4010 - Electrical Distribution

Note:

System: G4020 - Site Lighting



Note:

System: G4030 - Site Communications & Security

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

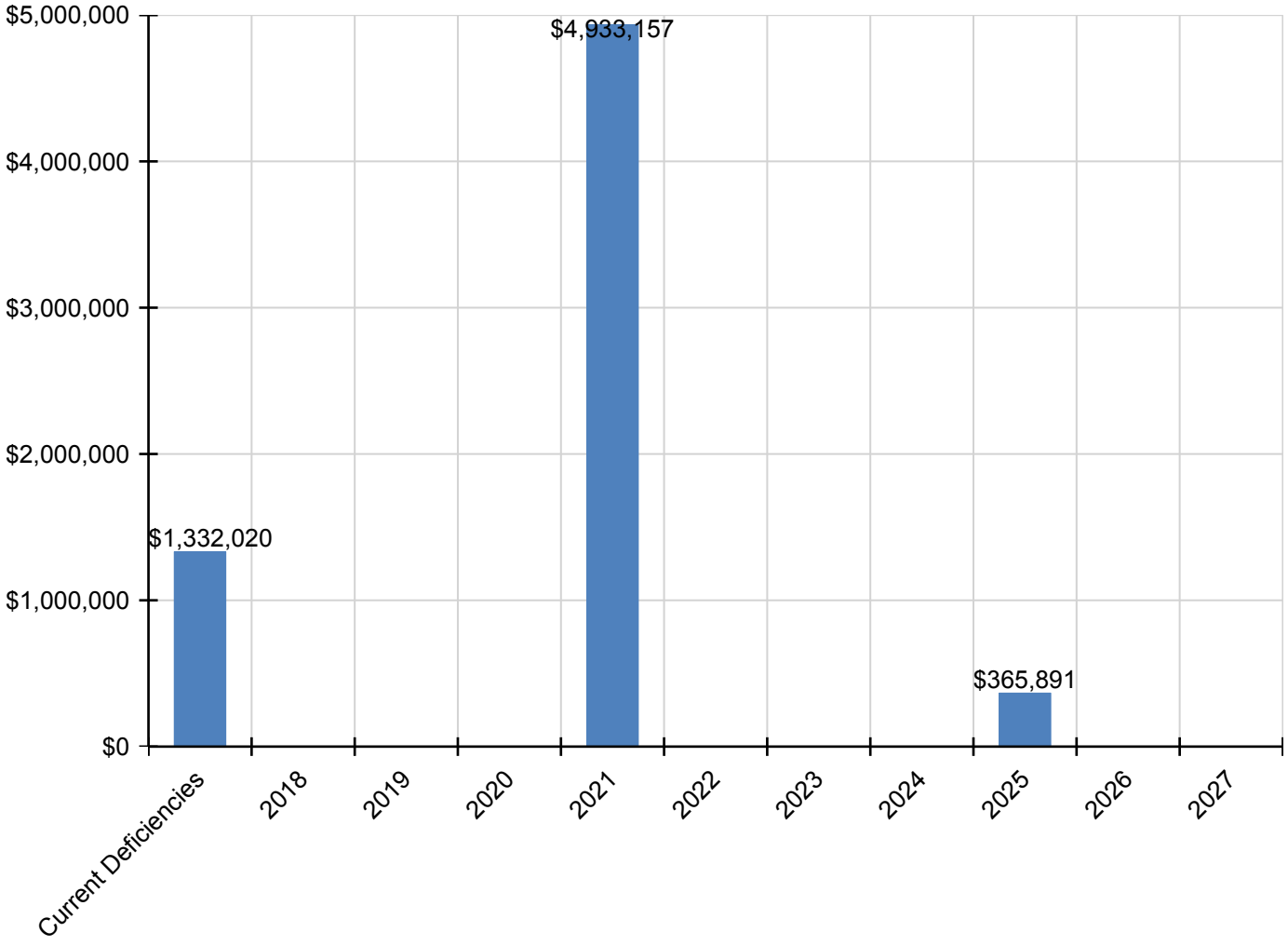
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$1,332,020**	**$0**	**$0**	**$0**	**$4,933,157**	**$0**	**$0**	**$0**	**$365,891**	**$0**	**$0**	**$6,631,068**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2030 - Pedestrian Paving	$555,242	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$555,242**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$336,510	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$336,510**
G2040950 - Baseball Field	$0	$0	$0	$0	$1,824,290	$0	$0	$0	$0	$0	$0	**$1,824,290**
G2040950 - Football Field	$0	$0	$0	$0	$1,066,799	$0	$0	$0	$0	$0	$0	**$1,066,799**
G2040950 - Softball Field	$0	$0	$0	$0	$634,399	$0	$0	$0	$0	$0	$0	**$634,399**
G2040950 - Tennis Courts	$0	$0	$0	$0	$568,117	$0	$0	$0	$0	$0	$0	**$568,117**
G2040950 - Track	$0	$0	$0	$0	$561,806	$0	$0	$0	$0	$0	$0	**$561,806**
*** G2050 - Landscaping**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$365,891	$0	$0	**$365,891**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$440,268	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$440,268**
G4030 - Site Communications & Security	$0	$0	$0	$0	$277,746	$0	$0	$0	$0	$0	$0	**$277,746**

** Indicates non-renewable system*

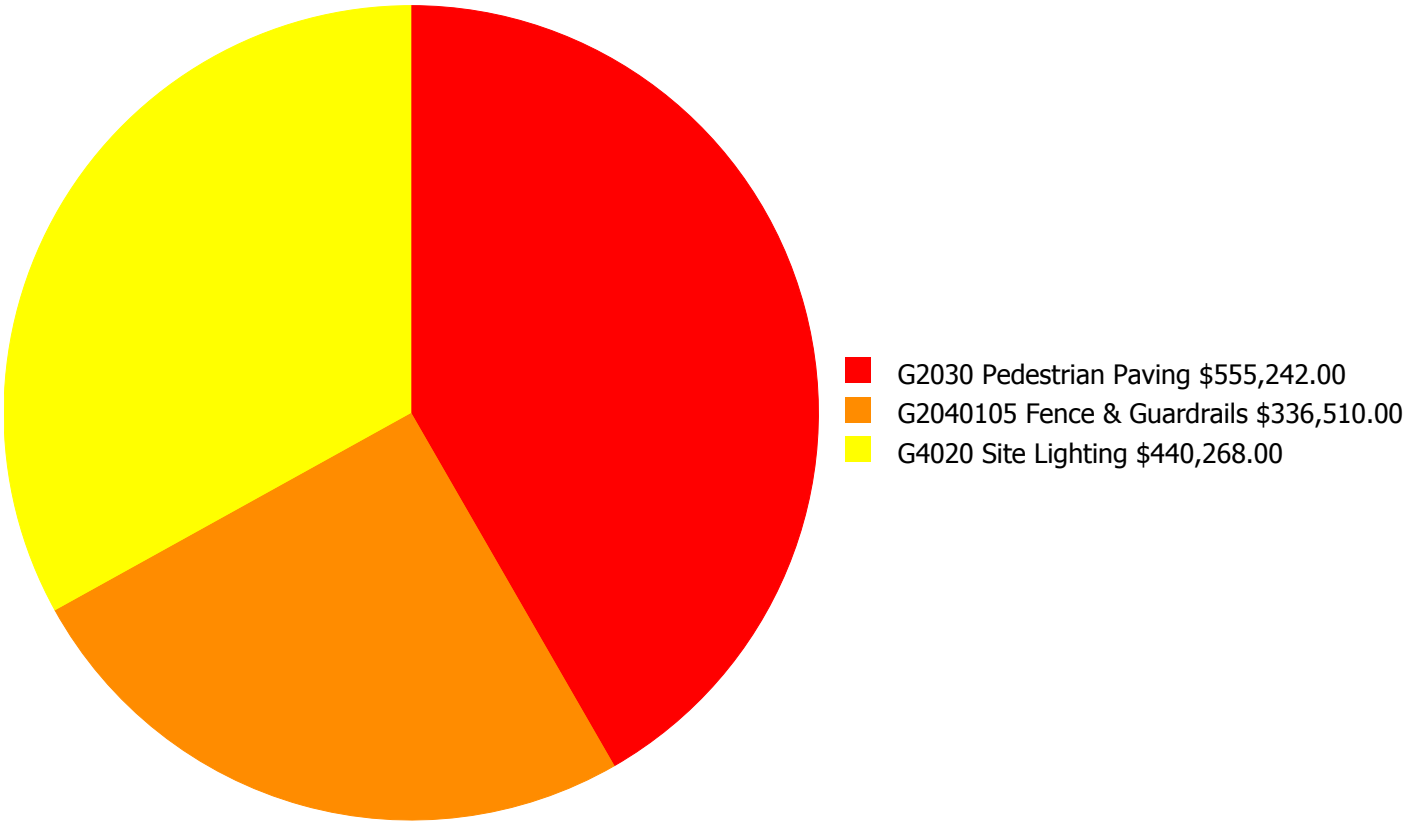
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

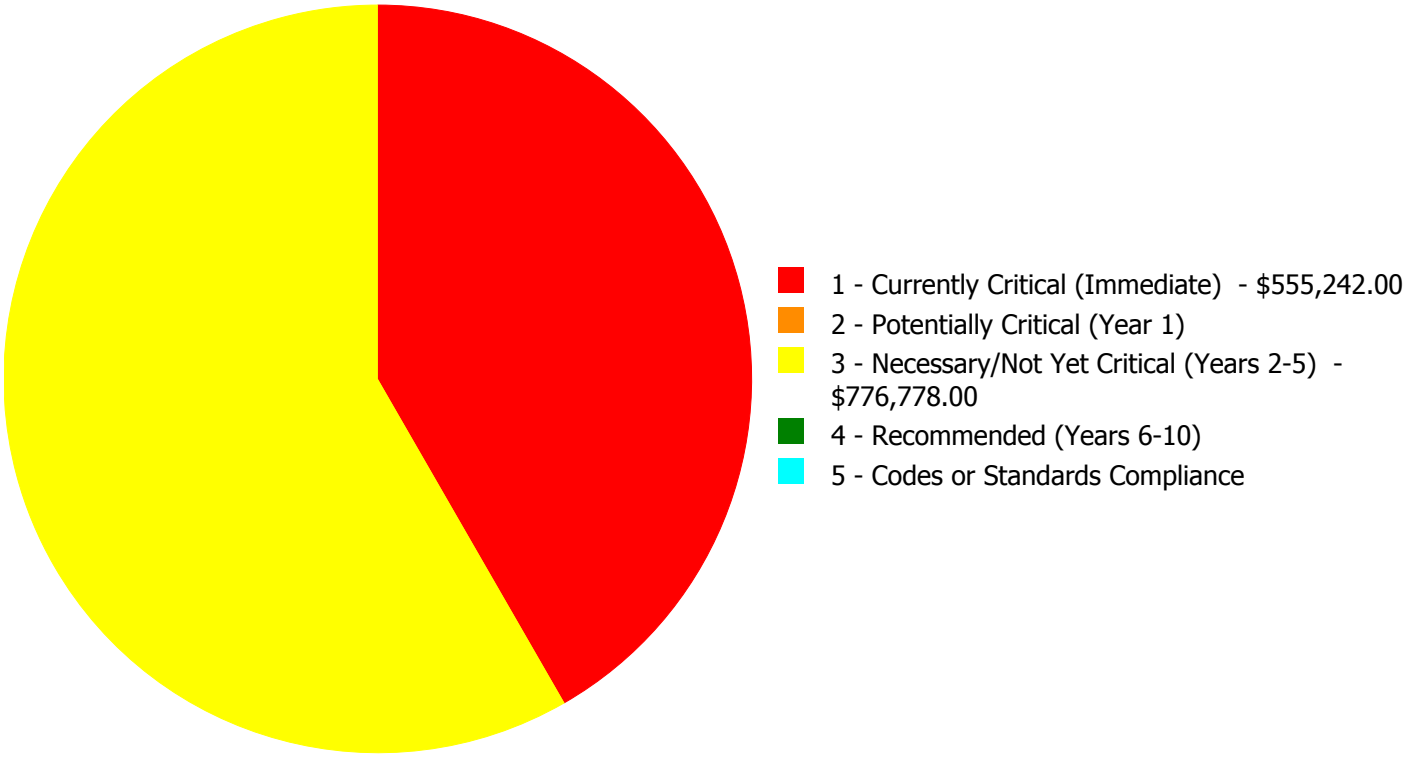
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $1,332,020.00

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: $1,332,020.00

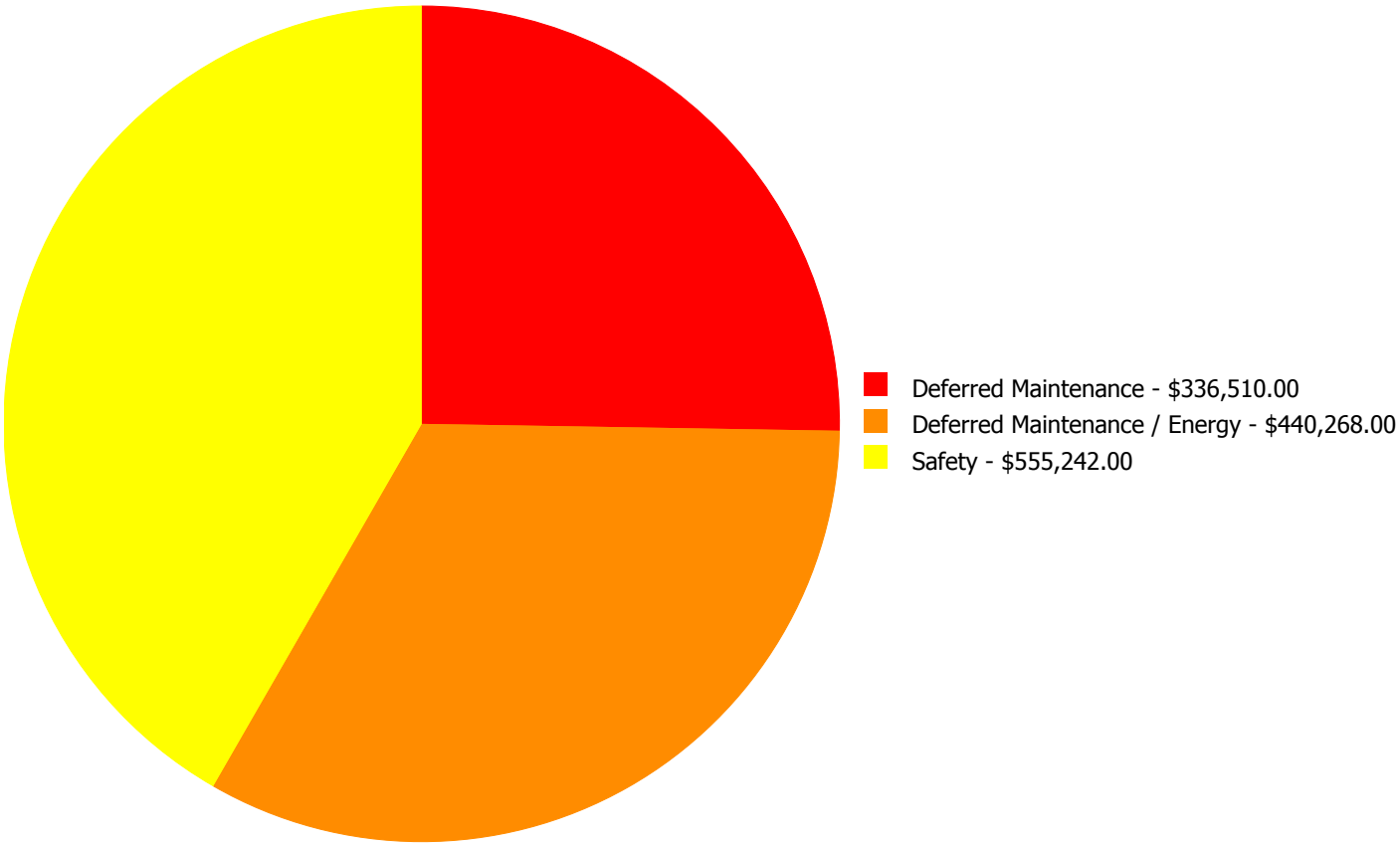
Deficiency By Priority Investment Table

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
G2030	Pedestrian Paving	$555,242.00	$0.00	$0.00	$0.00	$0.00	$555,242.00
G2040105	Fence & Guardrails	$0.00	$0.00	$336,510.00	$0.00	$0.00	$336,510.00
G4020	Site Lighting	$0.00	$0.00	$440,268.00	$0.00	$0.00	$440,268.00
	Total:	$555,242.00	$0.00	$776,778.00	$0.00	$0.00	$1,332,020.00

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: $1,332,020.00

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

Priority 1 - Currently Critical (Immediate):

System: G2030 - Pedestrian Paving

Location: Site
Distress: Beyond Service Life
Category: Safety
Priority: 1 - Currently Critical (Immediate)
Correction: Renew System
Qty: 254,932.00
Unit of Measure: S.F.
Estimate: $555,242.00
Assessor Name: Eduardo Lopez
Date Created: 11/30/2016

Notes: The pedestrian paving is beyond its service life and in some places they have become tripping hazards, the pedestrian paving needs to be repaved.

Priority 3 - Necessary/Not Yet Critical (Years 2-5):

System: G2040105 - Fence & Guardrails

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 254,932.00
Unit of Measure: S.F.
Estimate: $336,510.00
Assessor Name: Eduardo Lopez
Date Created: 11/30/2016

Notes: The fences and guardrails are either rusted or damaged and should be replaced.

System: G4020 - Site Lighting

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 254,932.00
Unit of Measure: S.F.
Estimate: $440,268.00
Assessor Name: Eduardo Lopez
Date Created: 11/30/2016

Notes: The site lighting is beyond its service life and should be replaced with energy efficient LED lighting.

NC School District/430 Harnett County/High School

Western Harnett High

Draft

Campus Assessment Report

March 8, 2017

PARSONS

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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.

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Gross Area (SF):	204,686
Year Built:	1977
Last Renovation:	
Replacement Value:	$45,920,667
Repair Cost:	$16,792,615.78
Total FCI:	36.57 %
Total RSLI:	28.75 %
FCA Score:	63.43

Description:

GENERAL:
Western Harnett High School is located at 10637 NC Hwy 27 West in Lillington, NC. The 1 story, 130,900 square foot building was originally constructed in 1977. An addition to the main building was constructed in 1999 with 63,917 square foot of classrooms and a gymnasium. In addition to the main building, the campus contains ancillary buildings; storage, pressbox, concession/restrooms, fieldhouse, agriculture and tractor storage.

This report contains condition and adequacy data collected during the 2016 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site and building elements.

A. SUBSTRUCTURE
The building rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations. The building does not have a

basement.

B. SUPERSTRUCTURE
Roof construction is metal pan deck with lightweight fill. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel and aluminum mostly with glazing. Roofing is typically low slope single ply membrane. Roof openings include skylights and a roof hatch with fixed ladder access.

C. INTERIORS
Interior partitions are typically CMU and glazing. Interior doors are generally solid core wood with hollow steel frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, lockers, toilet accessories, storage shelving, handrails, fabricated toilet partitions. Stair construction includes steel risers and concrete treads with concrete and steel finishes. The interior wall finishes are typically painted CMU. Floor finishes in common areas are typically terrazzo and 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 include conveying equipment. Conveying equipment includes 1 hydraulic elevators, and no wheelchair lifts.

D. SERVICES
PLUMBING:
Plumbing fixtures are typically low-flow water fixtures with manual control valves. Domestic water distribution is combination of copper and galvanized steel with electric hot water heating. Sanitary waste system is cast iron. Rain water drainage system is internal with roof drains. Other plumbing systems is supplied by above ground propane tanks.

HVAC:
Heating is provided by 4 gas fired boilers. Cooling is supplied by 1 air cooled chiller and 1 cooling tower. The heating/cooling distribution system is a ductwork system utilizing air handling units. Fresh air is supplied by air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system. This building has a remote Building Automation System.

FIRE PROTECTION:
The building does not have a fire sprinkler system. The building does have additional fire suppression systems, which include dry chemical overhead protection. Standpipes are not included within staircase. Fire extinguishers and cabinets are distributed near fire exits and corridors.

ELECTRICAL:
The main electrical service is fed from a pad mounted transformer to the main switchboard/distribution panel located in the building. Lighting is typically recessed type, fluorescent light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and near stairways and are typically illuminated.

COMMUNICATIONS AND SECURITY:
The fire alarm system consists of audible/visual strobe annunciators in common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are integrated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system combined with the telephone system.

OTHER ELECTRICAL SYSTEMS:
This building does not have a separately derived emergency power system.

E. EQUIPMENT & FURNISHINGS
This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage, audio-visual, laboratory, medical, vehicle equipment, commercial laundry equipment, fixed casework, window treatment, floor mats, and multiple seating furnishings.

G. SITE
Campus site features include paved driveways and parking lots, pedestrian pavement, covered walkways, flag pole, landscaping, play

areas, baseball and football fields, and fencing. Site mechanical and electrical features include water, sewer, above ground propane tanks and site lighting.

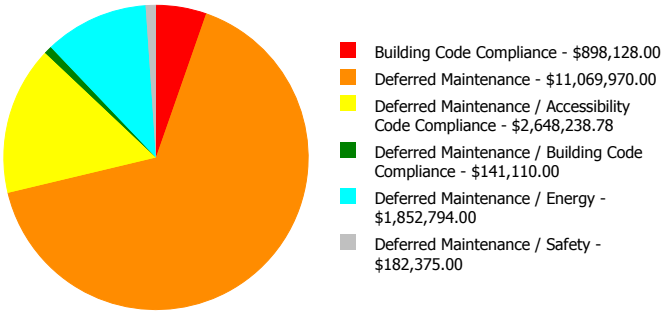
Attributes:

General Attributes:			
Condition Assessor:	Eduardo Lopez	Assessment Date:	
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:	Harnett - Western Harnett HS	LEA School No.:	430-384
No. of Mobile Units:	8	No. of Bldgs.:	10
SF of Mobile Units:	6640	Status:	Active
School Grades:	9-12	Site Acreage:	73.4

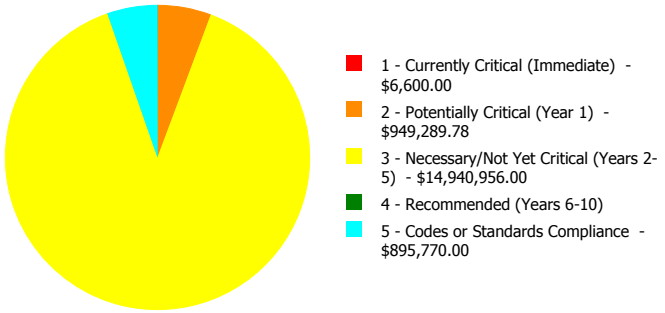
Campus Dashboard Summary

Gross Area:	204,686		
Year Built:	1977	Last Renovation:	
Repair Cost:	$16,792,616	Replacement Value:	$45,920,667
FCI:	36.57 %	RSLI%:	28.75 %

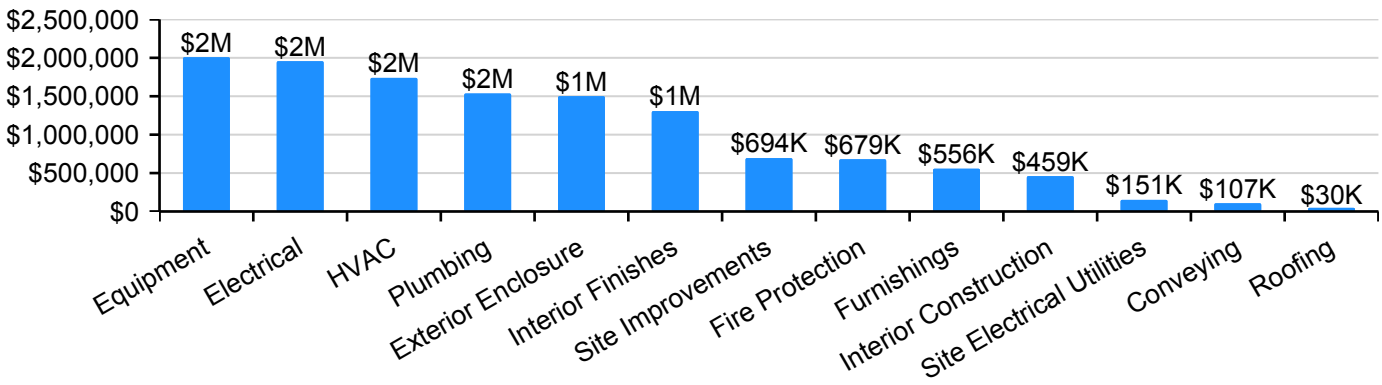
Deficiency By Category



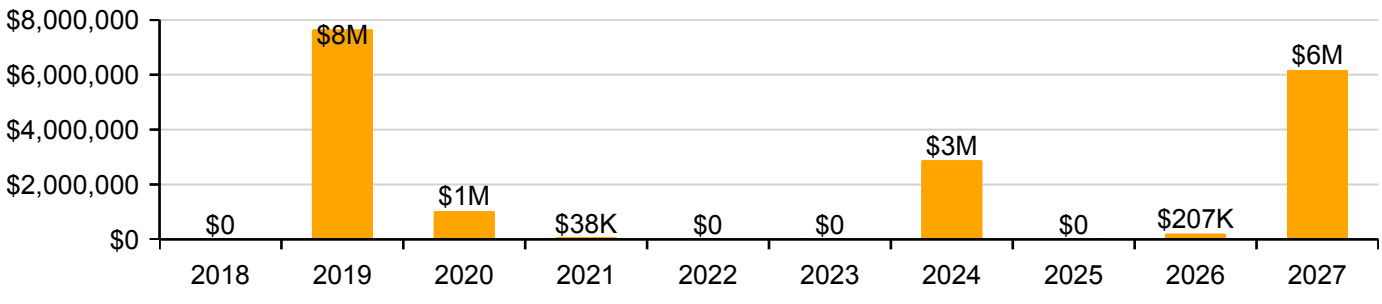
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Campus Condition Summary

The Table below shows the RSLI and FCI for each major system shown at the UNIFORMAT II classification Level 2. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

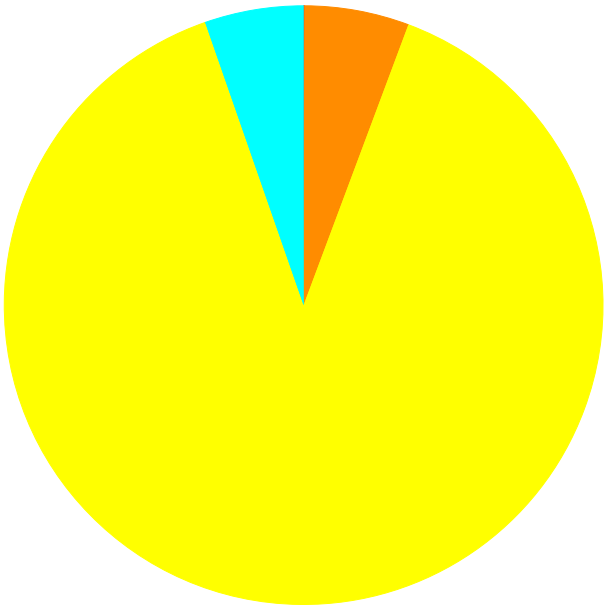
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	67.94 %	0.00 %	$0.00
B10 - Superstructure	67.40 %	0.00 %	$0.00
B20 - Exterior Enclosure	36.17 %	42.45 %	$1,981,030.00
B30 - Roofing	10.83 %	2.70 %	$39,523.00
C10 - Interior Construction	35.63 %	32.99 %	$606,406.00
C20 - Stairs	67.37 %	0.00 %	$0.00
C30 - Interior Finishes	16.91 %	35.02 %	$1,723,784.00
D10 - Conveying	0.00 %	110.00 %	$141,110.00
D20 - Plumbing	13.62 %	72.76 %	$2,027,263.00
D30 - HVAC	27.60 %	39.84 %	$2,295,376.00
D40 - Fire Protection	0.00 %	110.00 %	$895,770.00
D50 - Electrical	25.36 %	47.06 %	$2,582,204.00
E10 - Equipment	3.49 %	71.91 %	$2,649,416.00
E20 - Furnishings	3.71 %	72.62 %	$734,952.00
G20 - Site Improvements	35.67 %	18.91 %	$917,645.78
G30 - Site Mechanical Utilities	23.74 %	0.00 %	$0.00
G40 - Site Electrical Utilities	41.02 %	19.80 %	$198,136.00
Totals:	**28.75 %**	**36.57 %**	**$16,792,615.78**

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
1977 Fieldhouse	3,200	73.33	$0.00	$2,358.00	$360,935.00	$0.00	$0.00
1977 Main Building	130,900	55.07	$6,600.00	$0.00	$13,594,097.00	$0.00	$601,879.00
1977 Tractor_Storage Building	1,821	14.48	$0.00	$0.00	$39,161.00	$0.00	$0.00
1999 Addition	63,917	9.34	$0.00	$0.00	$712,930.00	$0.00	$293,891.00
1999 Agr. Building	1,200	21.73	$0.00	$22,427.00	$0.00	$0.00	$0.00
1999 Concession_Pressbox Baseball	822	17.51	$0.00	$0.00	$35,697.00	$0.00	$0.00
1999 Pressbox Football	720	5.73	$0.00	$6,859.00	$0.00	$0.00	$0.00
1999 Storage 1	216	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1999 Storage 2	90	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2006 Concession/RR	1,800	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Site	204,686	14.26	$0.00	$917,645.78	$198,136.00	$0.00	$0.00
Total:		**36.57**	**$6,600.00**	**$949,289.78**	**$14,940,956.00**	**$0.00**	**$895,770.00**

Deficiencies By Priority



1 - Currently Critical (Immediate) - $6,600.00
2 - Potentially Critical (Year 1) - $949,289.78
3 - Necessary/Not Yet Critical (Years 2-5) - $14,940,956.00
4 - Recommended (Years 6-10)
5 - Codes or Standards Compliance - $895,770.00

Budget Estimate Total: $16,792,615.78

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	3,200
Year Built:	1977
Last Renovation:	
Replacement Value:	$495,424
Repair Cost:	$363,293.00
Total FCI:	73.33 %
Total RSLI:	18.47 %
FCA Score:	26.67

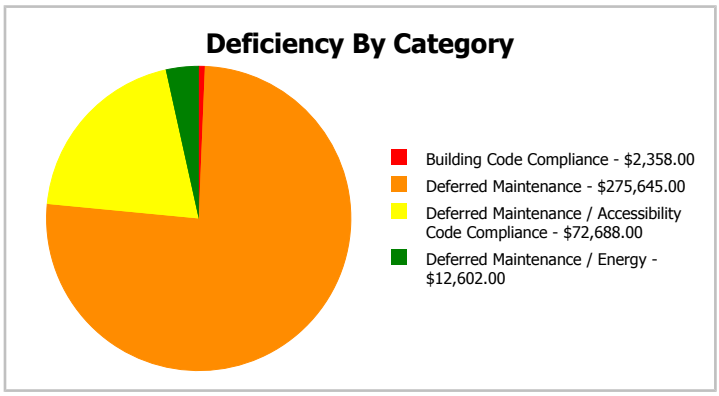
Description:

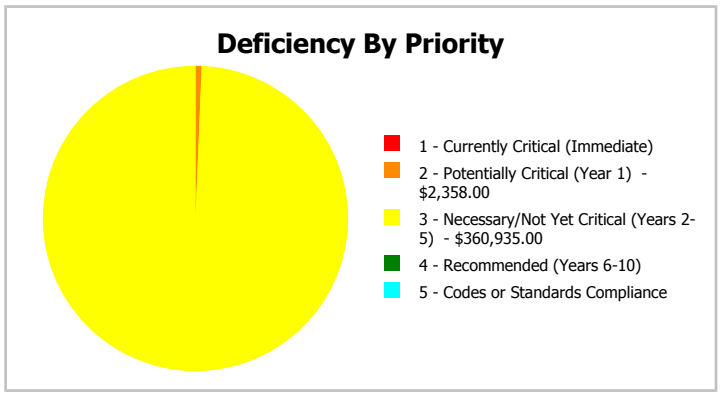
The narrative for this building is included in the Executive Summary Description at the front of this report.

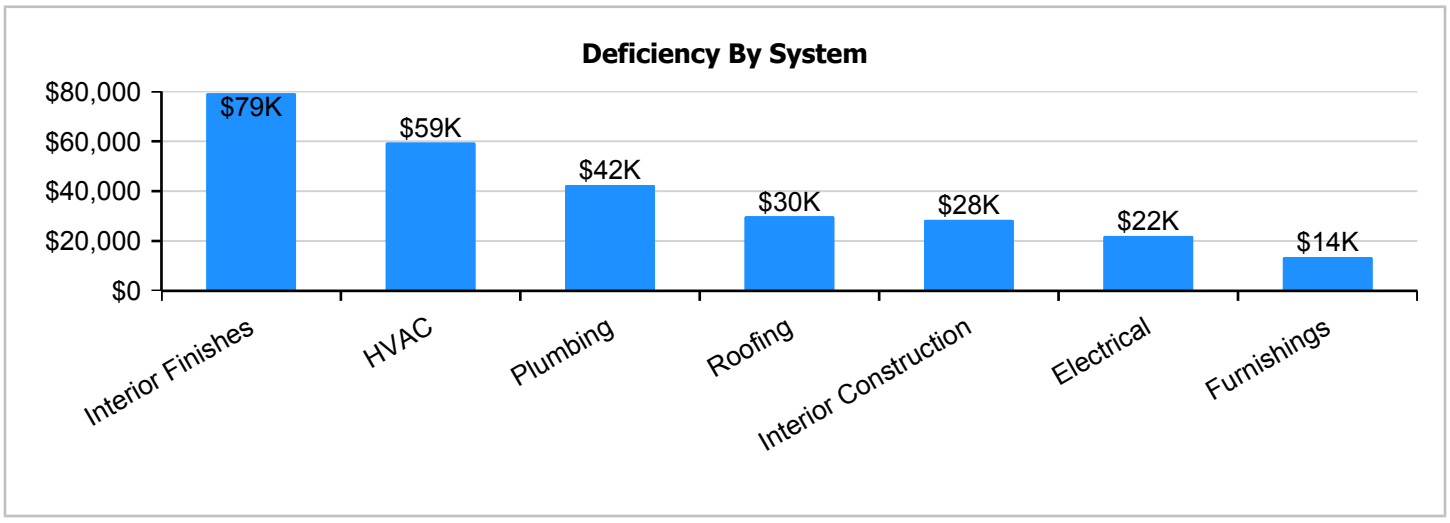
Attributes: This asset has no attributes.

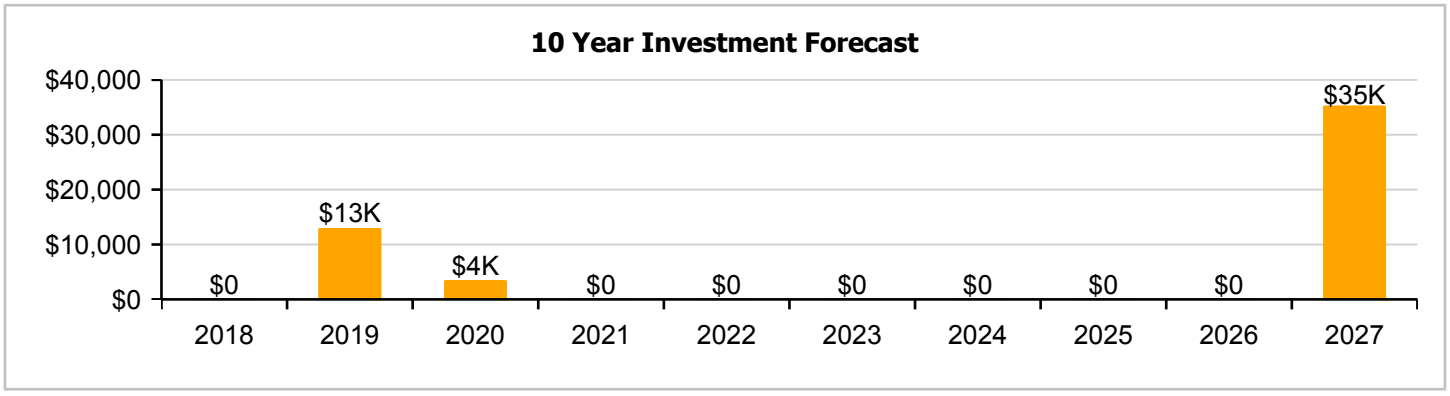
Dashboard Summary

Function:	HS -High School	Gross Area:	3,200
Year Built:	1977	Last Renovation:	
Repair Cost:	$363,293	Replacement Value:	$495,424
FCI:	73.33 %	RSLI%:	18.47 %









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	60.00 %	0.00 %	$0.00
B10 - Superstructure	60.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	57.60 %	0.00 %	$0.00
B30 - Roofing	0.00 %	138.00 %	$39,523.00
C10 - Interior Construction	22.97 %	55.86 %	$37,558.00
C30 - Interior Finishes	0.00 %	110.00 %	$104,650.00
D20 - Plumbing	2.00 %	104.49 %	$56,039.00
D30 - HVAC	1.35 %	95.16 %	$78,531.00
D50 - Electrical	0.00 %	110.00 %	$29,110.00
E20 - Furnishings	0.00 %	110.00 %	$17,882.00
Totals:	**18.47 %**	**73.33 %**	**$363,293.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). North Elevation - Nov 22, 2016

2). West Elevation - Nov 22, 2016

3). South Elevation - Nov 22, 2016

4). East Elevation - Nov 22, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

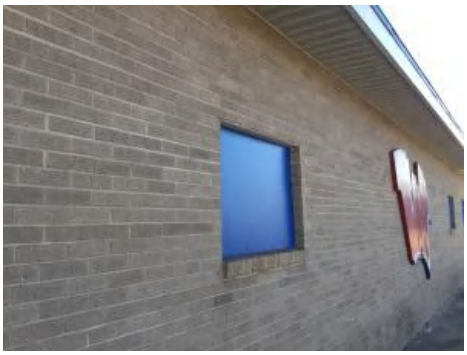
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.93	S.F.	3,200	100	1977	2077		60.00 %	0.00 %	60			$22,176
A1030	Slab on Grade	$7.37	S.F.	3,200	100	1977	2077		60.00 %	0.00 %	60			$23,584
B1020	Roof Construction	$5.98	S.F.	3,200	100	1977	2077		60.00 %	0.00 %	60			$19,136
B2010	Exterior Walls	$18.04	S.F.	3,200	100	1977	2077		60.00 %	0.00 %	60			$57,728
B2030	Exterior Doors	$0.91	S.F.	3,200	30	1977	2007	2020	10.00 %	0.00 %	3			$2,912
B3010105	Built-Up	$8.95	S.F.	3,200	25	1977	2002		0.00 %	138.00 %	-15		$39,523.00	$28,640
C1010	Partitions	$10.34	S.F.	3,200	75	1977	2052		46.67 %	0.00 %	35			$33,088
C1020	Interior Doors	$2.20	S.F.	3,200	30	1977	2007		0.00 %	110.00 %	-10		$7,744.00	$7,040
C1030	Fittings	$8.47	S.F.	3,200	20	1977	1997		0.00 %	110.00 %	-20		$29,814.00	$27,104
C3010	Wall Finishes	$7.46	S.F.	3,200	10	1999	2009		0.00 %	110.00 %	-8		$26,259.00	$23,872
C3020	Floor Finishes	$12.74	S.F.	3,200	20	1999	2019	2016	0.00 %	110.00 %	-1		$44,845.00	$40,768
C3030	Ceiling Finishes	$9.53	S.F.	3,200	25	1999	2024	2016	0.00 %	110.00 %	-1		$33,546.00	$30,496
D2010	Plumbing Fixtures	$9.98	S.F.	3,200	30	1977	2007		0.00 %	110.00 %	-10		$35,130.00	$31,936
D2020	Domestic Water Distribution	$0.84	S.F.	3,200	30	1999	2029		40.00 %	0.00 %	12			$2,688
D2030	Sanitary Waste	$5.94	S.F.	3,200	30	1977	2007		0.00 %	110.00 %	-10		$20,909.00	$19,008
D3040	Distribution Systems	$5.35	S.F.	3,200	30	1977	2007		0.00 %	110.00 %	-10		$18,832.00	$17,120
D3050	Terminal & Package Units	$16.96	S.F.	3,200	15	1977	1992		0.00 %	110.00 %	-25		$59,699.00	$54,272
D3060	Controls & Instrumentation	$3.48	S.F.	3,200	20	1999	2019		10.00 %	0.00 %	2			$11,136
D5010	Electrical Service/Distribution	$1.47	S.F.	3,200	40	1977	2017		0.00 %	109.99 %	0		$5,174.00	$4,704
D5020	Branch Wiring	$2.55	S.F.	3,200	30	1977	2007		0.00 %	110.00 %	-10		$8,976.00	$8,160
D5020	Lighting	$3.58	S.F.	3,200	30	1977	2007		0.00 %	110.00 %	-10		$12,602.00	$11,456
D5090	Other Electrical Systems	$0.67	S.F.	3,200	20			2016	0.00 %	109.98 %	-1		$2,358.00	$2,144
E2010	Fixed Furnishings	$5.08	S.F.	3,200	20	1977	1997		0.00 %	110.00 %	-20		$17,882.00	$16,256
								Total	**18.47 %**	**73.33 %**			**$363,293.00**	**$495,424**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B2010 - Exterior Walls



Note:

System: B2030 - Exterior Doors

Note:

System: B3010105 - Built-Up

Note:

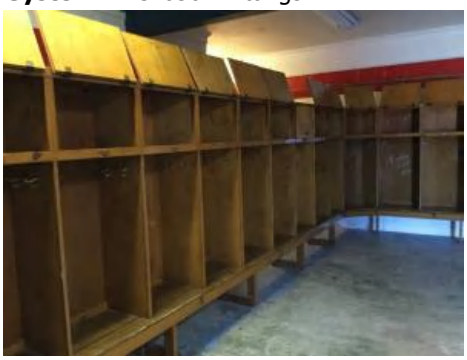
System: C1010 - Partitions

Note:

System: C1020 - Interior Doors

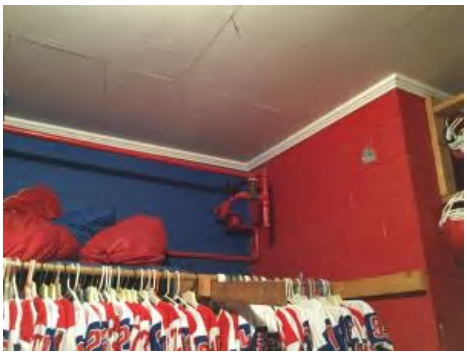
Note:

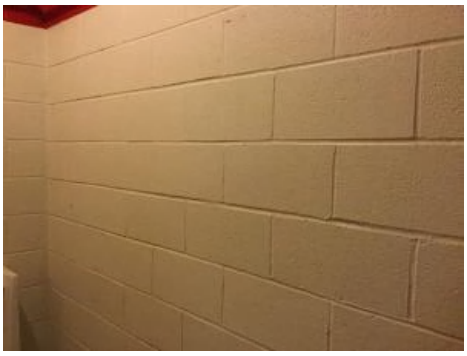
System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes



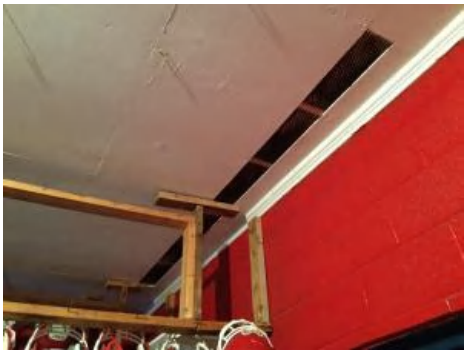
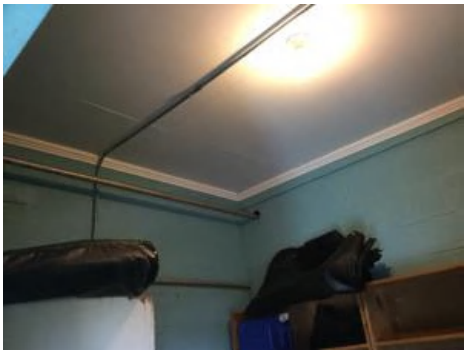


Note:

System: C3020 - Floor Finishes

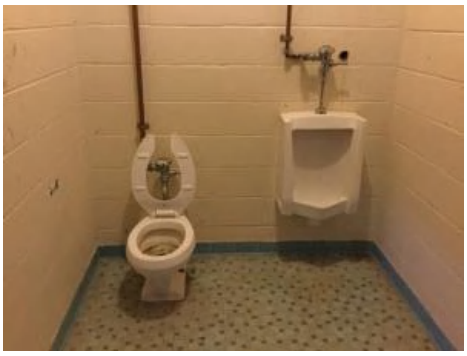
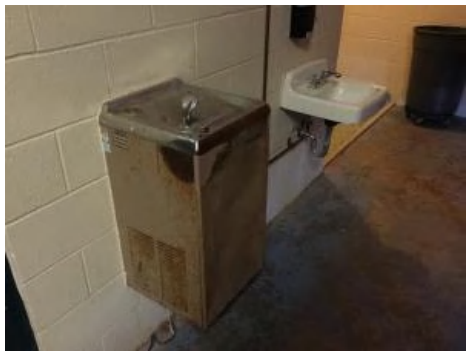
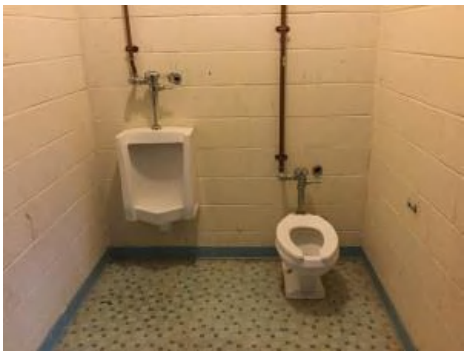
Note:

System: C3030 - Ceiling Finishes

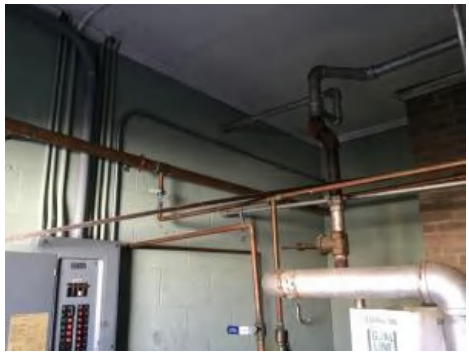
Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution

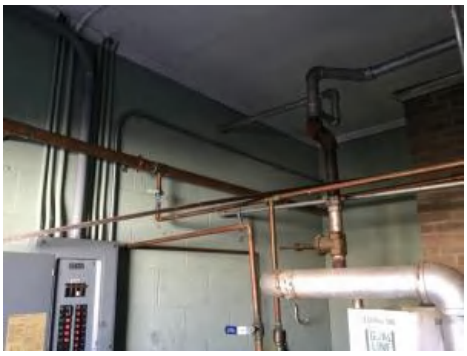


Note:

System: D2030 - Sanitary Waste

Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units

Note:

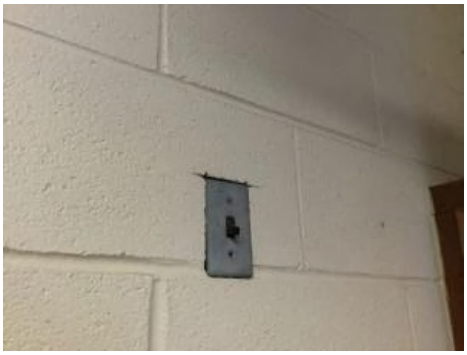
System: D3060 - Controls & Instrumentation

Note:

System: D5010 - Electrical Service/Distribution

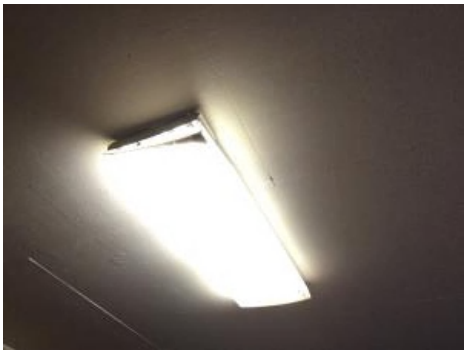
Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

System: D5090 - Other Electrical Systems

Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

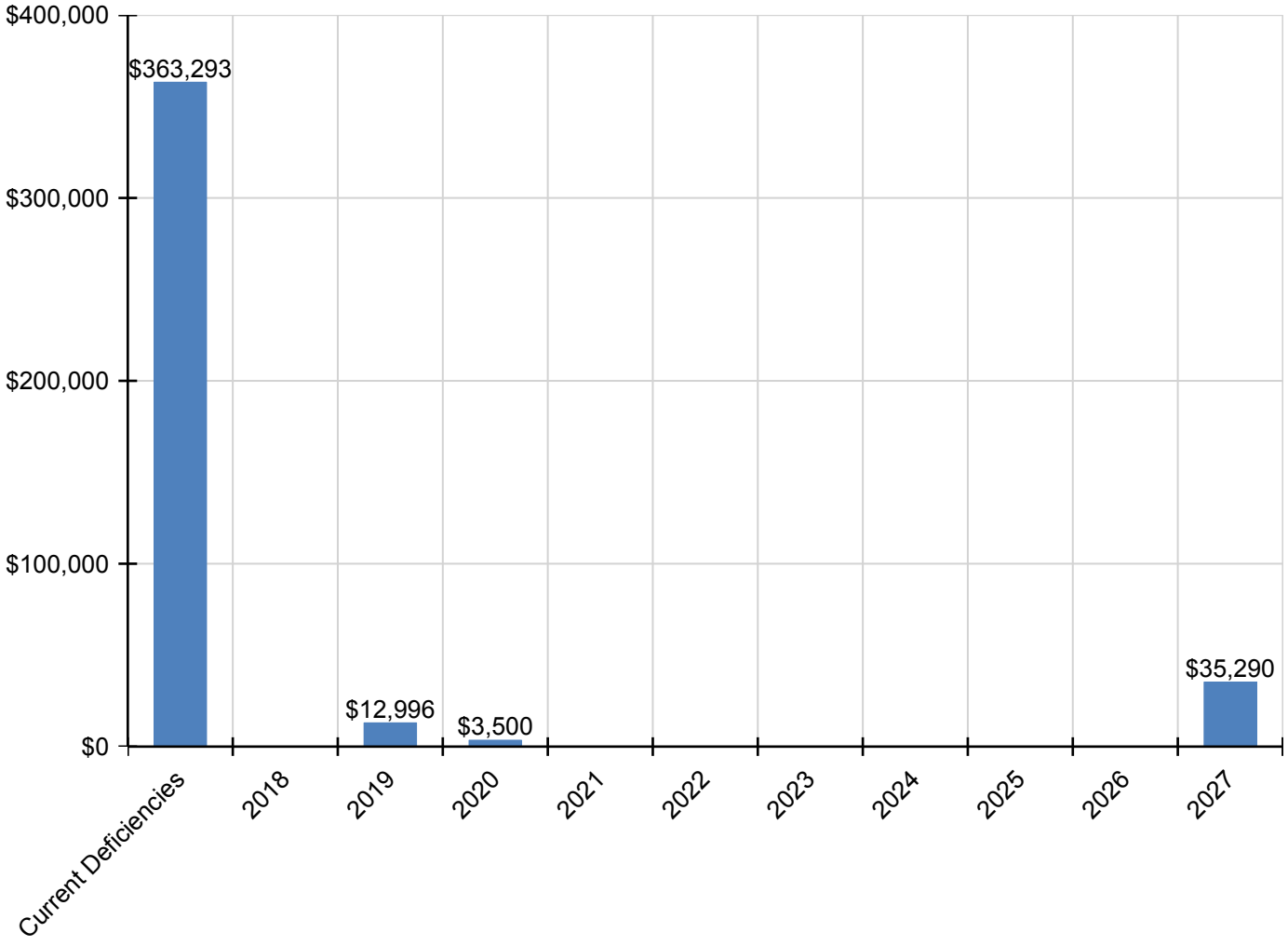
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$363,293**	**$0**	**$12,996**	**$3,500**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$35,290**	**$415,079**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$3,500	$0	$0	$0	$0	$0	$0	$0	**$3,500**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010105 - Built-Up	$39,523	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$39,523**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$7,744	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$7,744**
C1030 - Fittings	$29,814	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$29,814**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$26,259	$0	$0	$0	$0	$0	$0	$0	$0	$0	$35,290	**$61,549**
C3020 - Floor Finishes	$44,845	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$44,845**
C3030 - Ceiling Finishes	$33,546	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$33,546**
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	$35,130	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$35,130**

D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$20,909	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$20,909**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$18,832	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$18,832**
D3050 - Terminal & Package Units	$59,699	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$59,699**
D3060 - Controls & Instrumentation	$0	$0	$12,996	$0	$0	$0	$0	$0	$0	$0	$0	**$12,996**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$5,174	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,174**
D5020 - Branch Wiring	$8,976	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$8,976**
D5020 - Lighting	$12,602	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$12,602**
D5090 - Other Electrical Systems	$2,358	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,358**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$17,882	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$17,882**

** Indicates non-renewable system*

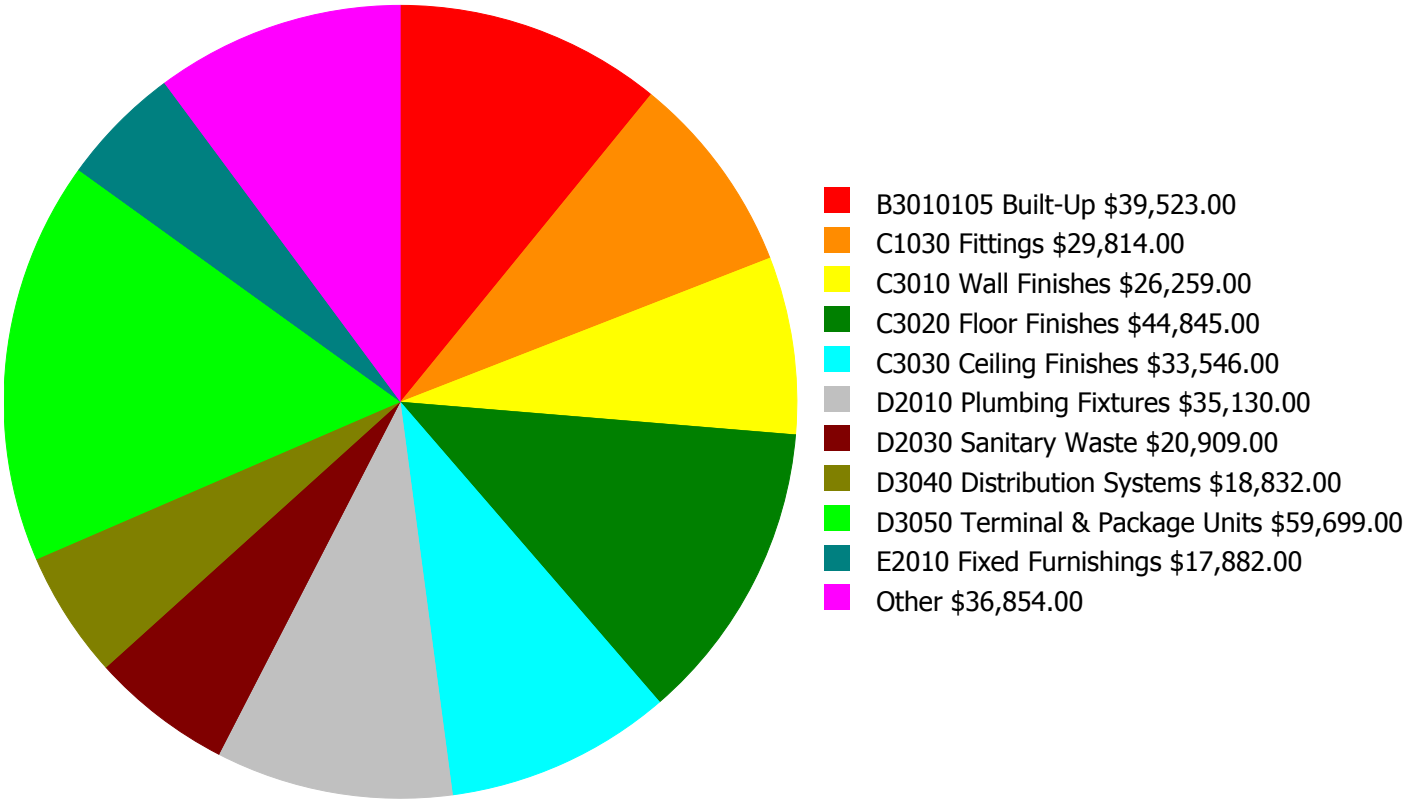
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

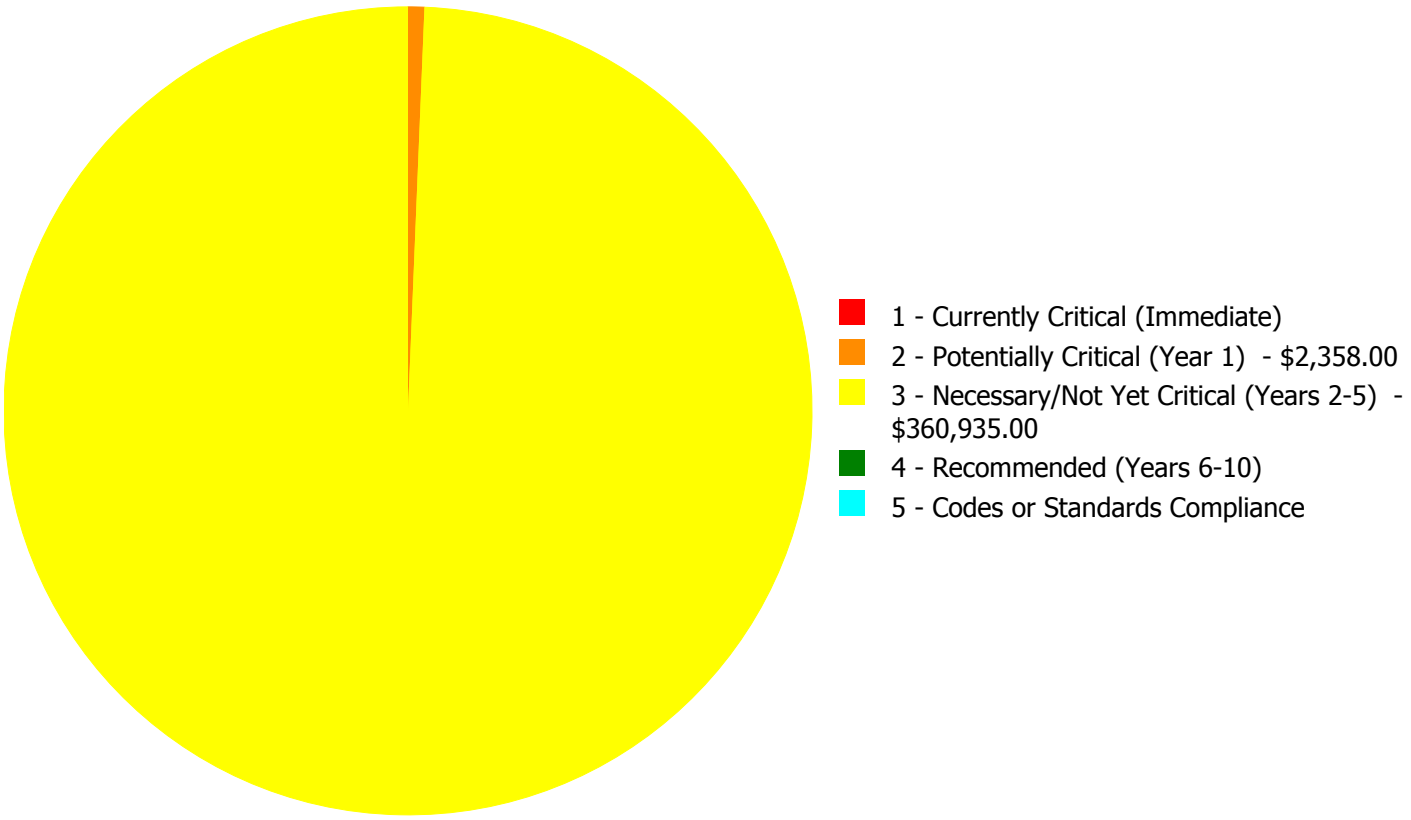
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $363,293.00

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: $363,293.00

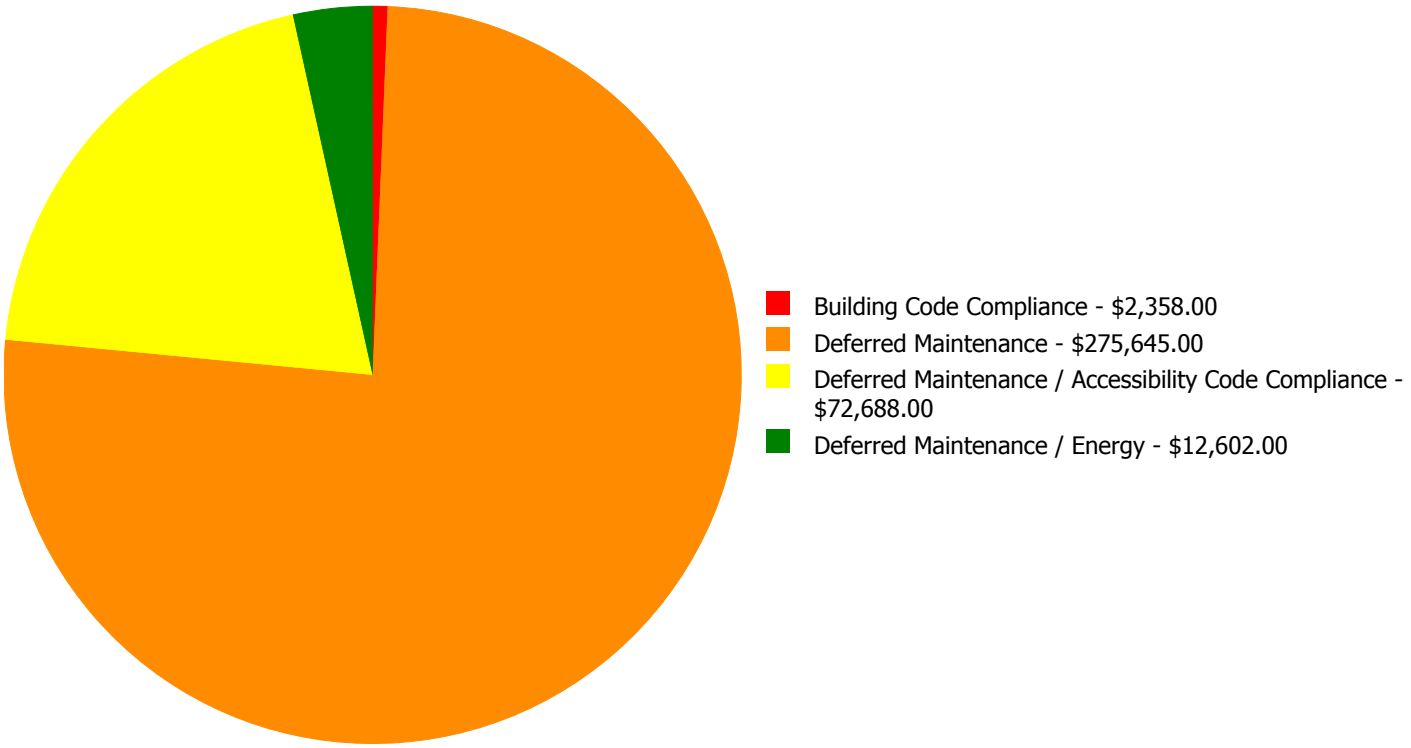
Deficiency By Priority Investment Table

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
B3010105	Built-Up	$0.00	$0.00	$39,523.00	$0.00	$0.00	$39,523.00
C1020	Interior Doors	$0.00	$0.00	$7,744.00	$0.00	$0.00	$7,744.00
C1030	Fittings	$0.00	$0.00	$29,814.00	$0.00	$0.00	$29,814.00
C3010	Wall Finishes	$0.00	$0.00	$26,259.00	$0.00	$0.00	$26,259.00
C3020	Floor Finishes	$0.00	$0.00	$44,845.00	$0.00	$0.00	$44,845.00
C3030	Ceiling Finishes	$0.00	$0.00	$33,546.00	$0.00	$0.00	$33,546.00
D2010	Plumbing Fixtures	$0.00	$0.00	$35,130.00	$0.00	$0.00	$35,130.00
D2030	Sanitary Waste	$0.00	$0.00	$20,909.00	$0.00	$0.00	$20,909.00
D3040	Distribution Systems	$0.00	$0.00	$18,832.00	$0.00	$0.00	$18,832.00
D3050	Terminal & Package Units	$0.00	$0.00	$59,699.00	$0.00	$0.00	$59,699.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$5,174.00	$0.00	$0.00	$5,174.00
D5020	Branch Wiring	$0.00	$0.00	$8,976.00	$0.00	$0.00	$8,976.00
D5020	Lighting	$0.00	$0.00	$12,602.00	$0.00	$0.00	$12,602.00
D5090	Other Electrical Systems	$0.00	$2,358.00	$0.00	$0.00	$0.00	$2,358.00
E2010	Fixed Furnishings	$0.00	$0.00	$17,882.00	$0.00	$0.00	$17,882.00
	Total:	$0.00	$2,358.00	$360,935.00	$0.00	$0.00	$363,293.00

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: $363,293.00

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

Priority 2 - Potentially Critical (Year 1):

System: D5090 - Other Electrical Systems

Location:	Throughout the building
Distress:	Missing
Category:	Building Code Compliance
Priority:	2 - Potentially Critical (Year 1)
Correction:	Renew System
Qty:	3,200.00
Unit of Measure:	S.F.
Estimate:	$2,358.00
Assessor Name:	Eduardo Lopez
Date Created:	02/27/2017

Notes: Other electric systems is missing and should be provided to include; emergency lighting and illuminated exit signs.

Priority 3 - Necessary/Not Yet Critical (Years 2-5):

System: B3010105 - Built-Up

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,200.00
Unit of Measure: S.F.
Estimate: $39,523.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The Built-up roof covering is in deteriorating conditions and should be scheduled for replacement.

System: C1020 - Interior Doors

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,200.00
Unit of Measure: S.F.
Estimate: $7,744.00
Assessor Name: Eduardo Lopez
Date Created: 11/23/2016

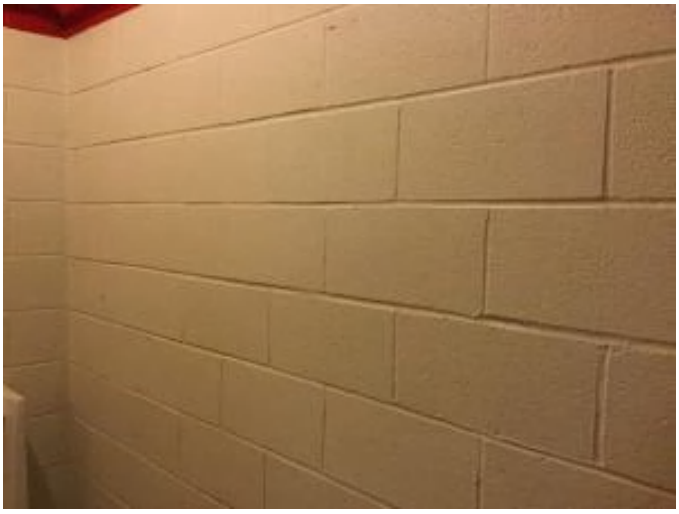
Notes: The interior doors are aged, failing, hardware is not ADA or code compliant and should be replaced.

System: C1030 - Fittings

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,200.00
Unit of Measure: S.F.
Estimate: $29,814.00
Assessor Name: Eduardo Lopez
Date Created: 11/23/2016

Notes: The fittings throughout the building are aged, in marginal condition, and are not ADA compliant and should be replaced.

System: C3010 - Wall Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,200.00
Unit of Measure: S.F.
Estimate: $26,259.00
Assessor Name: Eduardo Lopez
Date Created: 11/17/2016

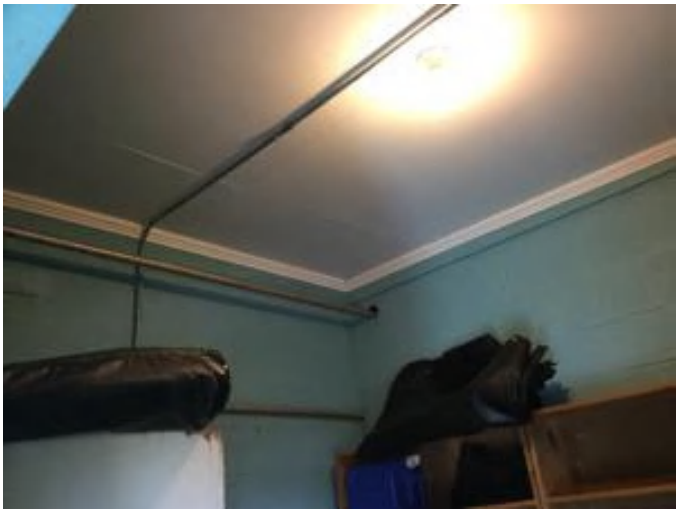
Notes: The wall finishes are aged, scuffed, fading, stained and should be repainted.

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: 3,200.00
Unit of Measure: S.F.
Estimate: $44,845.00
Assessor Name: Eduardo Lopez
Date Created: 11/23/2016

Notes: The original flooring is in poor conditions and should be replaced.

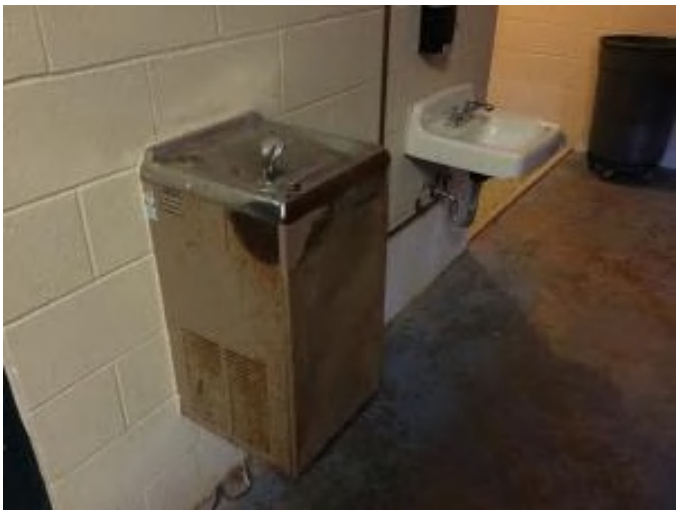
System: C3030 - Ceiling Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,200.00
Unit of Measure: S.F.
Estimate: $33,546.00
Assessor Name: Eduardo Lopez
Date Created: 11/23/2016

Notes: The original ceiling finishes are aged, failing and should be replaced.

System: D2010 - Plumbing Fixtures



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,200.00
Unit of Measure: S.F.
Estimate: $35,130.00
Assessor Name: Eduardo Lopez
Date Created: 11/23/2016

Notes: Plumbing fixtures are in operational conditions. However, they are aged, not ADA compliant, and should be scheduled for replacement.

System: D2030 - Sanitary Waste

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,200.00
Unit of Measure: S.F.
Estimate: $20,909.00
Assessor Name: Eduardo Lopez
Date Created: 11/23/2016

Notes: The sanitary waste system is beyond its expected service life and should be replaced.

System: D3040 - Distribution Systems

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,200.00
Unit of Measure: S.F.
Estimate: $18,832.00
Assessor Name: Eduardo Lopez
Date Created: 11/23/2016

Notes: Distribution systems are aged, becoming logistically unsupportable, and should be replaced.

System: D3050 - Terminal & Package Units

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,200.00
Unit of Measure: S.F.
Estimate: $59,699.00
Assessor Name: Eduardo Lopez
Date Created: 11/17/2016

Notes: Terminal and package units are beyond their expected service life and should be scheduled for replacement.

System: D5010 - Electrical Service/Distribution

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,200.00
Unit of Measure: S.F.
Estimate: $5,174.00
Assessor Name: Eduardo Lopez
Date Created: 11/23/2016

Notes: The original electrical service is operating but is in poor condition and should be replaced.

System: D5020 - Branch Wiring

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,200.00
Unit of Measure: S.F.
Estimate: $8,976.00
Assessor Name: Eduardo Lopez
Date Created: 11/23/2016

Notes: The original branch wiring system is operating but is aged, in marginal condition, and should be replaced.

System: D5020 - Lighting

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,200.00
Unit of Measure: S.F.
Estimate: $12,602.00
Assessor Name: Eduardo Lopez
Date Created: 11/23/2016

Notes: The original lighting system is operating, but is aged, in poor condition, and should be replaced.

System: E2010 - Fixed Furnishings

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,200.00
Unit of Measure: S.F.
Estimate: $17,882.00
Assessor Name: Eduardo Lopez
Date Created: 11/23/2016

Notes: The fixed furnishings are aged, in marginal condition, damaged, and should be replaced.

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	130,900
Year Built:	1977
Last Renovation:	
Replacement Value:	$25,789,886
Repair Cost:	$14,202,576.00
Total FCI:	55.07 %
Total RSLI:	22.93 %
FCA Score:	44.93

Description:

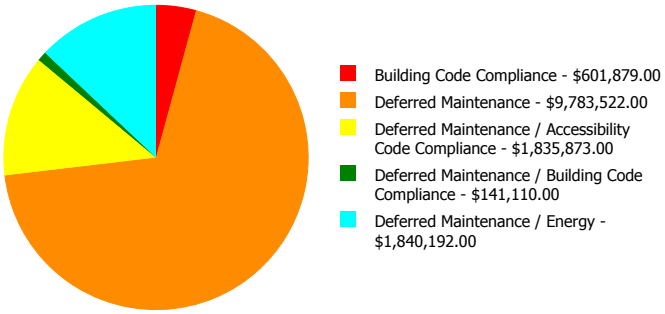
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

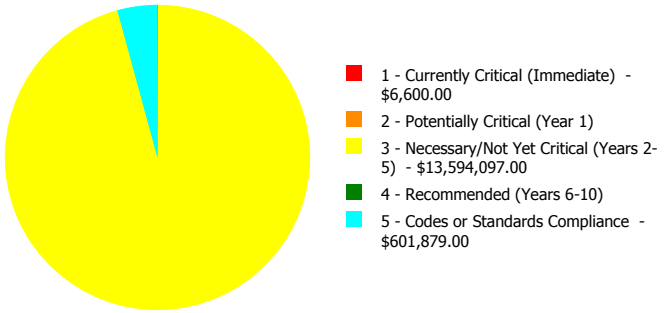
Dashboard Summary

Function:	HS -High School	Gross Area:	130,900
Year Built:	1977	Last Renovation:	
Repair Cost:	$14,202,576	Replacement Value:	$25,789,886
FCI:	55.07 %	RSLI%:	22.93 %

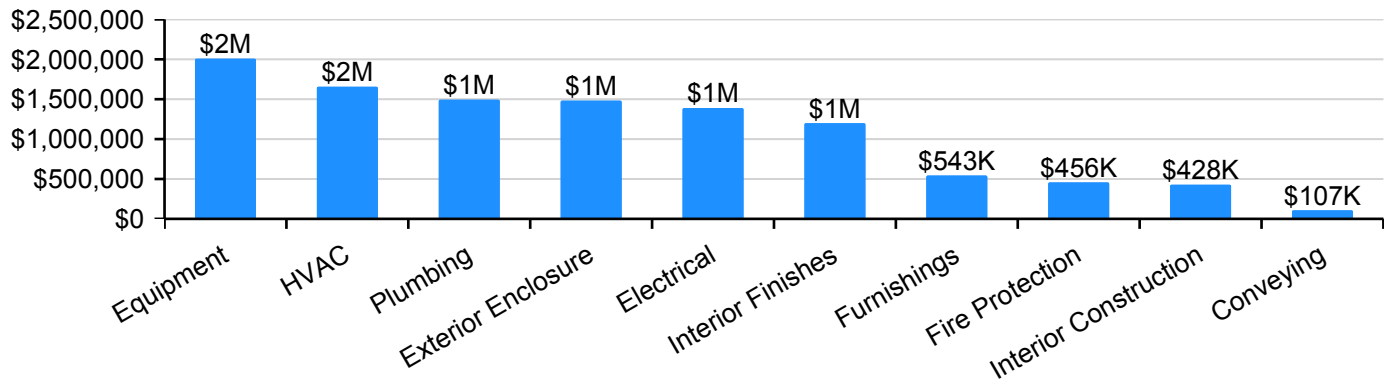
Deficiency By Category



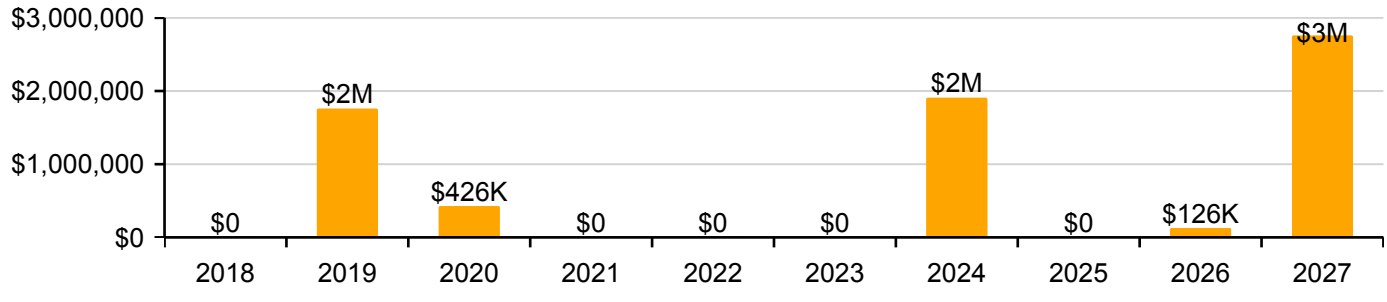
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	60.00 %	0.00 %	$0.00
B10 - Superstructure	60.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	23.65 %	66.65 %	$1,956,824.00
B30 - Roofing	10.53 %	0.00 %	$0.00
C10 - Interior Construction	25.44 %	50.02 %	$564,441.00
C20 - Stairs	60.00 %	0.00 %	$0.00
C30 - Interior Finishes	15.48 %	50.23 %	$1,581,851.00
D10 - Conveying	0.00 %	110.00 %	$141,110.00
D20 - Plumbing	0.08 %	108.81 %	$1,971,224.00
D30 - HVAC	27.37 %	44.61 %	$2,185,768.00
D40 - Fire Protection	0.00 %	110.00 %	$601,879.00
D50 - Electrical	25.11 %	50.74 %	$1,832,993.00
E10 - Equipment	0.39 %	105.75 %	$2,649,416.00
E20 - Furnishings	0.00 %	110.00 %	$717,070.00
Totals:	**22.93 %**	**55.07 %**	**$14,202,576.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). Northwest Elevation - Dec 06, 2016

2). West Elevation - Dec 06, 2016

3). South Elevation - Dec 06, 2016

4). East Elevation - Dec 06, 2016

5). North Elevation - Dec 06, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

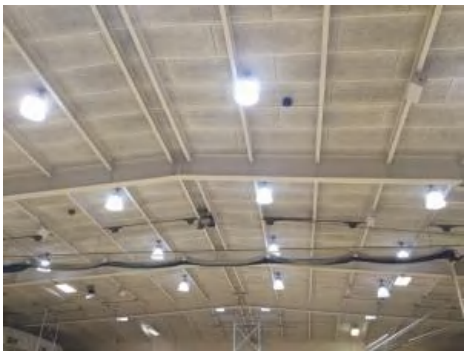
System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$2.18	S.F.	130,900	100	1977	2077		60.00 %	0.00 %	60			$285,362
A1030	Slab on Grade	$4.08	S.F.	130,900	100	1977	2077		60.00 %	0.00 %	60			$534,072
B1010	Floor Construction	$11.42	S.F.	130,900	100	1977	2077		60.00 %	0.00 %	60			$1,494,878
B1020	Roof Construction	$7.60	S.F.	130,900	100	1977	2077		60.00 %	0.00 %	60			$994,840
B2010	Exterior Walls	$8.84	S.F.	130,900	100	1977	2077		60.00 %	0.00 %	60			$1,157,156
B2020	Exterior Windows	$12.78	S.F.	130,900	30	1977	2007		0.00 %	110.00 %	-10		$1,840,192.00	$1,672,902
B2030	Exterior Doors	$0.81	S.F.	130,900	30	1977	2007		0.00 %	110.00 %	-10		$116,632.00	$106,029
B3010120	Single Ply Membrane	$6.98	S.F.	130,900	20	1999	2019		10.00 %	0.00 %	2			$913,682
B3020	Roof Openings	$0.21	S.F.	130,900	25	1999	2024		28.00 %	0.00 %	7			$27,489
C1010	Partitions	$4.70	S.F.	130,900	75	1977	2052		46.67 %	0.00 %	35			$615,230
C1020	Interior Doors	$2.44	S.F.	130,900	30	1977	2007		0.00 %	110.00 %	-10		$351,336.00	$319,396
C1030	Fittings	$1.48	S.F.	130,900	20	1977	1997		0.00 %	110.00 %	-20		$213,105.00	$193,732
C2010	Stair Construction	$1.29	S.F.	130,900	100	1977	2077		60.00 %	0.00 %	60			$168,861
C3010	Wall Finishes	$2.56	S.F.	130,900	10	2010	2020		30.00 %	1.97 %	3		$6,600.00	$335,104
C3020	Floor Finishes	$10.94	S.F.	130,900	20	1977	1997		0.00 %	110.00 %	-20		$1,575,251.00	$1,432,046
C3030	Ceiling Finishes	$10.56	S.F.	130,900	25	1999	2024		28.00 %	0.00 %	7			$1,382,304
D1010	Elevators and Lifts	$0.98	S.F.	130,900	30	1977	2007		0.00 %	110.00 %	-10		$141,110.00	$128,282
D2010	Plumbing Fixtures	$8.83	S.F.	130,900	30	1977	2007		0.00 %	110.00 %	-10		$1,271,432.00	$1,155,847
D2020	Domestic Water Distribution	$1.64	S.F.	130,900	30	1977	2007		0.00 %	110.00 %	-10		$236,144.00	$214,676
D2030	Sanitary Waste	$2.59	S.F.	130,900	30	1977	2007		0.00 %	110.00 %	-10		$372,934.00	$339,031
D2040	Rain Water Drainage	$0.63	S.F.	130,900	30	1977	2007		0.00 %	110.00 %	-10		$90,714.00	$82,467
D2090	Other Plumbing Systems -Nat Gas	$0.15	S.F.	130,900	40	1977	2017	2020	7.50 %	0.00 %	3			$19,635
D3020	Heat Generating Systems	$6.93	S.F.	194,817	30	2004	2034		56.67 %	0.00 %	17			$1,350,082
D3030	Cooling Generating Systems	$7.18	S.F.	194,817	25	2002	2027		40.00 %	0.00 %	10			$1,398,786
D3040	Distribution Systems	$8.37	S.F.	130,900	30	1977	2007		0.00 %	110.00 %	-10		$1,205,196.00	$1,095,633
D3050	Terminal & Package Units	$4.16	S.F.	130,900	15	1977	1992		0.00 %	110.00 %	-25		$598,998.00	$544,544
D3060	Controls & Instrumentation	$2.65	S.F.	130,900	20	1977	1997		0.00 %	110.00 %	-20		$381,574.00	$346,885
D3090	Other HVAC Systems/Equip	$1.25	S.F.	130,900	20	1999	2019		10.00 %	0.00 %	2			$163,625
D4010	Sprinklers	$3.63	S.F.	130,900	30			2016	0.00 %	110.00 %	-1		$522,684.00	$475,167
D4020	Standpipes	$0.55	S.F.	130,900	30			2016	0.00 %	110.00 %	-1		$79,195.00	$71,995
D5010	Electrical Service/Distribution	$1.60	S.F.	130,900	40	1977	2017		0.00 %	110.00 %	0		$230,384.00	$209,440
D5020	Branch Wiring	$4.55	S.F.	130,900	30	1977	2007		0.00 %	110.00 %	-10		$655,155.00	$595,595
D5020	Lighting	$10.64	S.F.	130,900	30	1999	2029		40.00 %	0.00 %	12			$1,392,776
D5030810	Security & Detection Systems	$1.97	S.F.	130,900	15	2000	2015		0.00 %	110.00 %	-2		$283,660.00	$257,873

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 $
D5030910	Fire Alarm Systems	$3.56	S.F.	130,900	15	2012	2027		66.67 %	0.00 %	10			$466,004
D5030920	Data Communication	$4.61	S.F.	130,900	15	1999	2014		0.00 %	110.00 %	-3		$663,794.00	$603,449
D5090	Other Electrical Systems	$0.67	S.F.	130,900	20	2006	2026		45.00 %	0.00 %	9			$87,703
E1010	Commercial Equipment	$0.29	S.F.	130,900	20	1999	2019		10.00 %	0.00 %	2			$37,961
E1020	Institutional Equipment	$13.04	S.F.	130,900	20	1977	1997		0.00 %	110.00 %	-20		$1,877,630.00	$1,706,936
E1030	Vehicular Equipment	$0.45	S.F.	130,900	20	1999	2019		10.00 %	0.00 %	2			$58,905
E1090	Other Equipment	$5.36	S.F.	130,900	20	1977	1997		0.00 %	110.00 %	-20		$771,786.00	$701,624
E2010	Fixed Furnishings	$4.98	S.F.	130,900	20	1977	1997		0.00 %	110.00 %	-20		$717,070.00	$651,882
								Total	**22.93 %**	**55.07 %**			**$14,202,576.00**	**$25,789,886**

System Notes

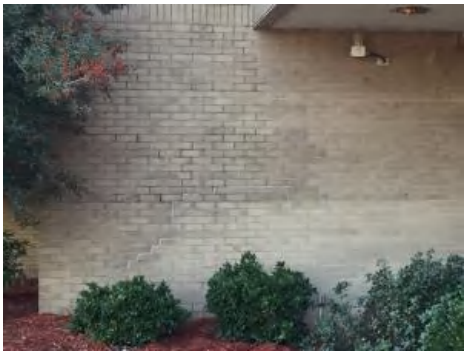
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls

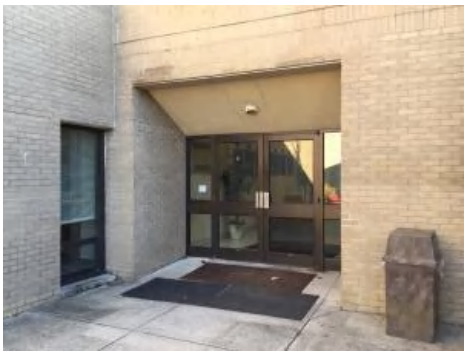


Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors

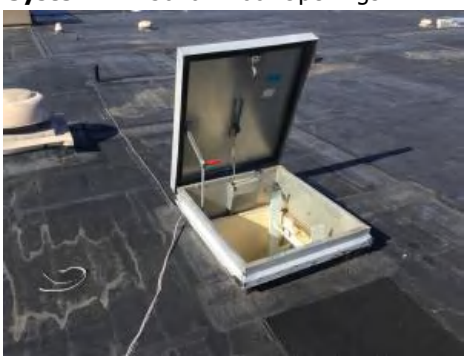


Note:

System: B3010120 - Single Ply Membrane

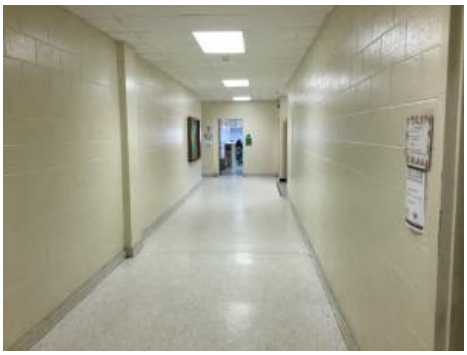
Note:

System: B3020 - Roof Openings



Note:

System: C1010 - Partitions

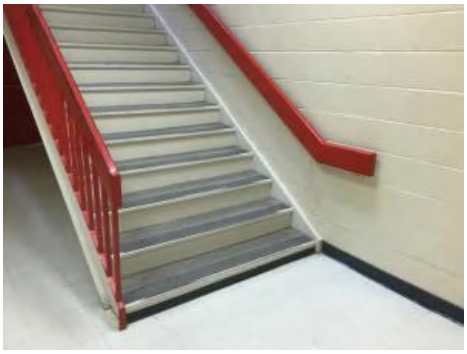
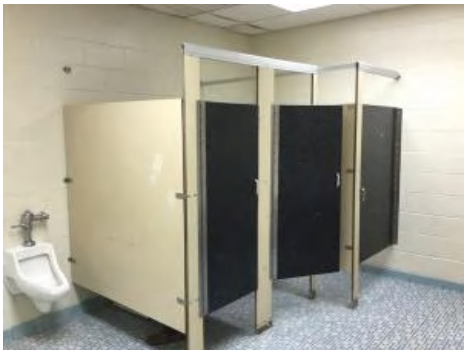


Note:

System: C1020 - Interior Doors

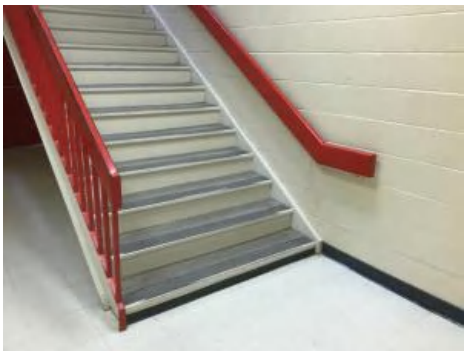
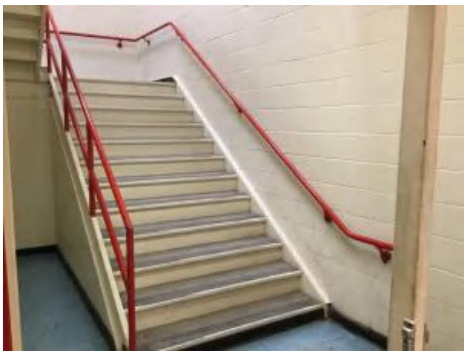
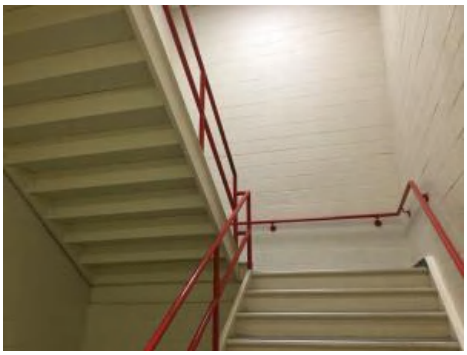
Note:

System: C1030 - Fittings

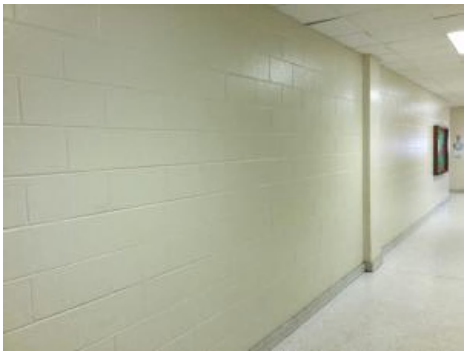
Note:

System: C2010 - Stair Construction

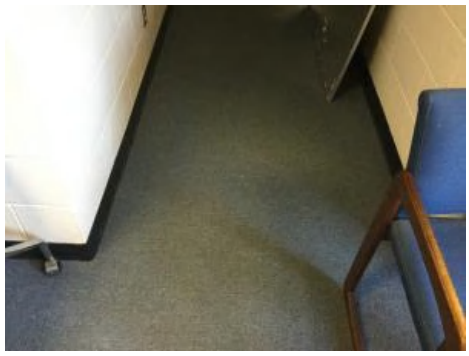
Note:

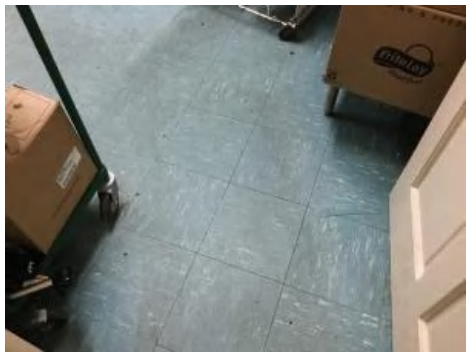
System: C3010 - Wall Finishes



Note:

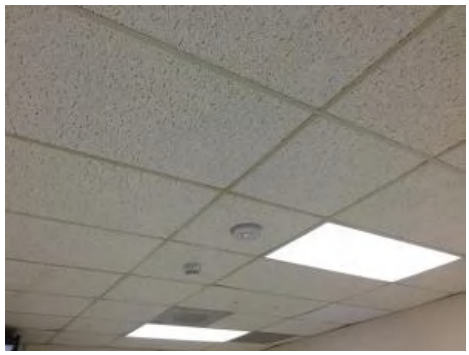
System: C3020 - Floor Finishes





Note:

System: C3030 - Ceiling Finishes

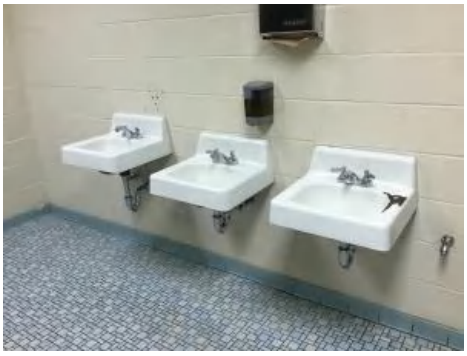


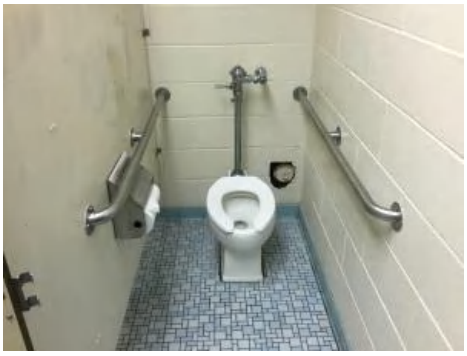
Note:

System: D1010 - Elevators and Lifts

Note:

System: D2010 - Plumbing Fixtures





Note:

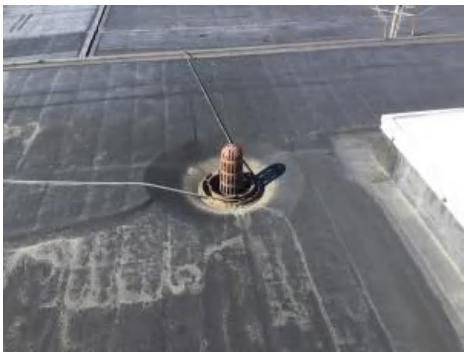
System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

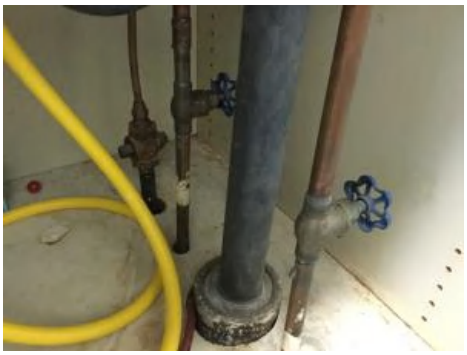
Note:

System: D2040 - Rain Water Drainage



Note:

System: D2090 - Other Plumbing Systems -Nat Gas



Note:

System: D3020 - Heat Generating Systems

Note: (2) Boilers dated 1999 are scheduled for replacement, (2) more boilers dated 2004 and 2009

System: D3030 - Cooling Generating Systems

Note: Air cooled chiller was installed around 2009 and Cooling Tower around 2002

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

Note:

System: D3090 - Other HVAC Systems/Equip

Note:

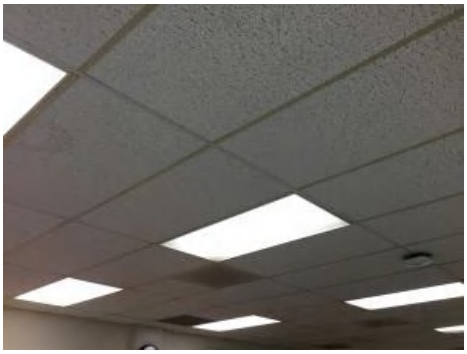
System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting



Note:

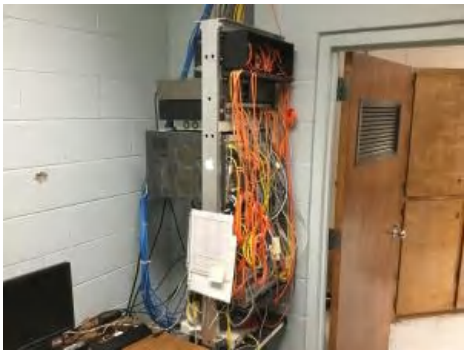
System: D5030810 - Security & Detection Systems

Note:

System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems

Note:

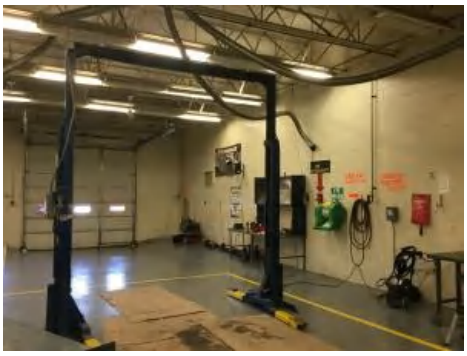
System: E1010 - Commercial Equipment

Note:

System: E1020 - Institutional Equipment

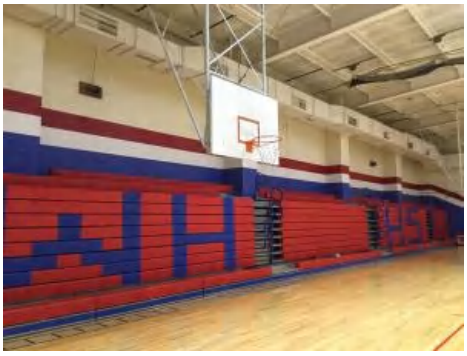
Note:

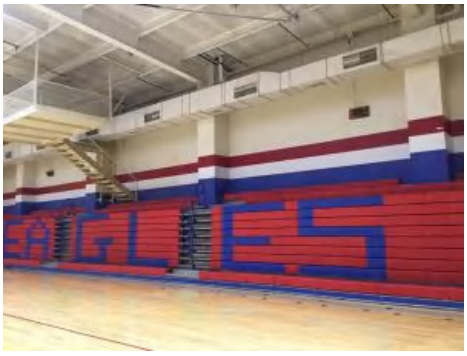
System: E1030 - Vehicular Equipment



Note:

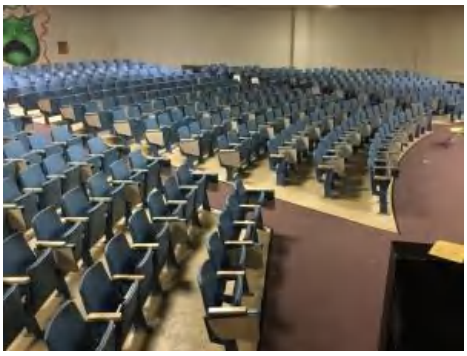
System: E1090 - Other Equipment

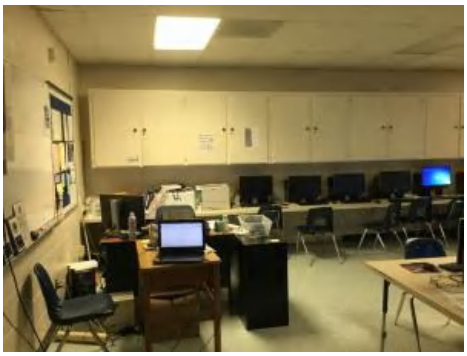




Note:

System: E2010 - Fixed Furnishings





Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$14,202,576**	**$0**	**$1,757,979**	**$426,396**	**$0**	**$0**	**$0**	**$1,907,254**	**$0**	**$125,875**	**$2,756,734**	**$21,176,815**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$1,840,192	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,840,192**
B2030 - Exterior Doors	$116,632	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$116,632**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$1,453,988	$0	$0	$0	$0	$0	$0	$0	$0	**$1,453,988**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$37,189	$0	$0	$0	**$37,189**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$351,336	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$351,336**
C1030 - Fittings	$213,105	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$213,105**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$6,600	$0	$0	$402,794	$0	$0	$0	$0	$0	$0	$0	**$409,394**

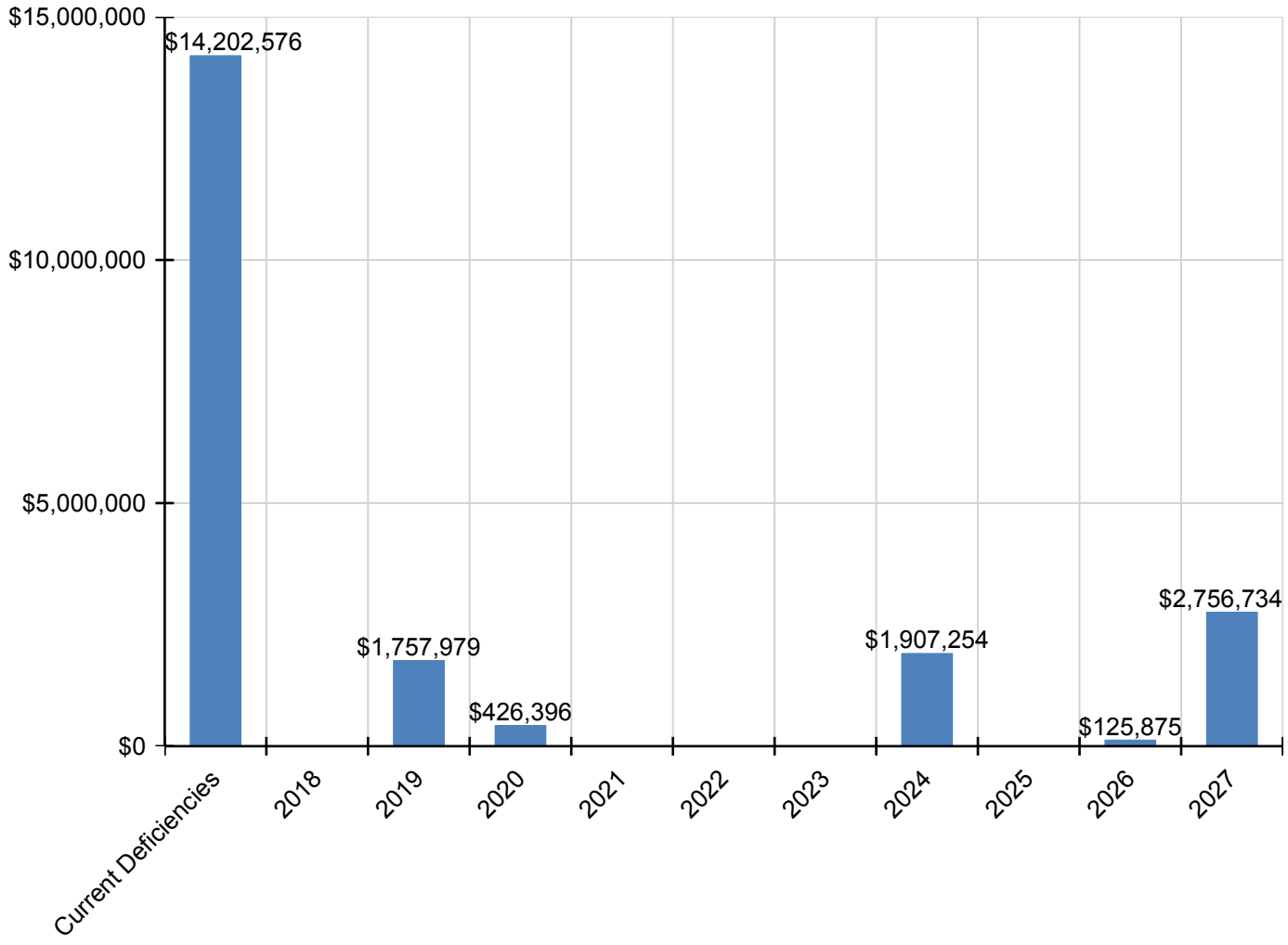
C3020 - Floor Finishes	$1,575,251	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,575,251**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$1,870,065	$0	$0	$0	**$1,870,065**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$141,110	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$141,110**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$1,271,432	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,271,432**
D2020 - Domestic Water Distribution	$236,144	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$236,144**
D2030 - Sanitary Waste	$372,934	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$372,934**
D2040 - Rain Water Drainage	$90,714	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$90,714**
D2090 - Other Plumbing Systems -Nat Gas	$0	$0	$0	$23,602	$0	$0	$0	$0	$0	$0	$0	**$23,602**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,067,837	**$2,067,837**
D3040 - Distribution Systems	$1,205,196	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,205,196**
D3050 - Terminal & Package Units	$598,998	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$598,998**
D3060 - Controls & Instrumentation	$381,574	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$381,574**
D3090 - Other HVAC Systems/Equip	$0	$0	$190,949	$0	$0	$0	$0	$0	$0	$0	$0	**$190,949**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$522,684	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$522,684**
D4020 - Standpipes	$79,195	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$79,195**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$230,384	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$230,384**
D5020 - Branch Wiring	$655,155	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$655,155**
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	$283,660	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$283,660**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$688,897	**$688,897**
D5030920 - Data Communication	$663,794	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$663,794**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$125,875	$0	**$125,875**
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**
E1010 - Commercial Equipment	$0	$0	$44,300	$0	$0	$0	$0	$0	$0	$0	$0	**$44,300**

E1020 - Institutional Equipment	$1,877,630	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,877,630**
E1030 - Vehicular Equipment	$0	$0	$68,742	$0	$0	$0	$0	$0	$0	$0	$0	**$68,742**
E1090 - Other Equipment	$771,786	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$771,786**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$717,070	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$717,070**

** Indicates non-renewable system*

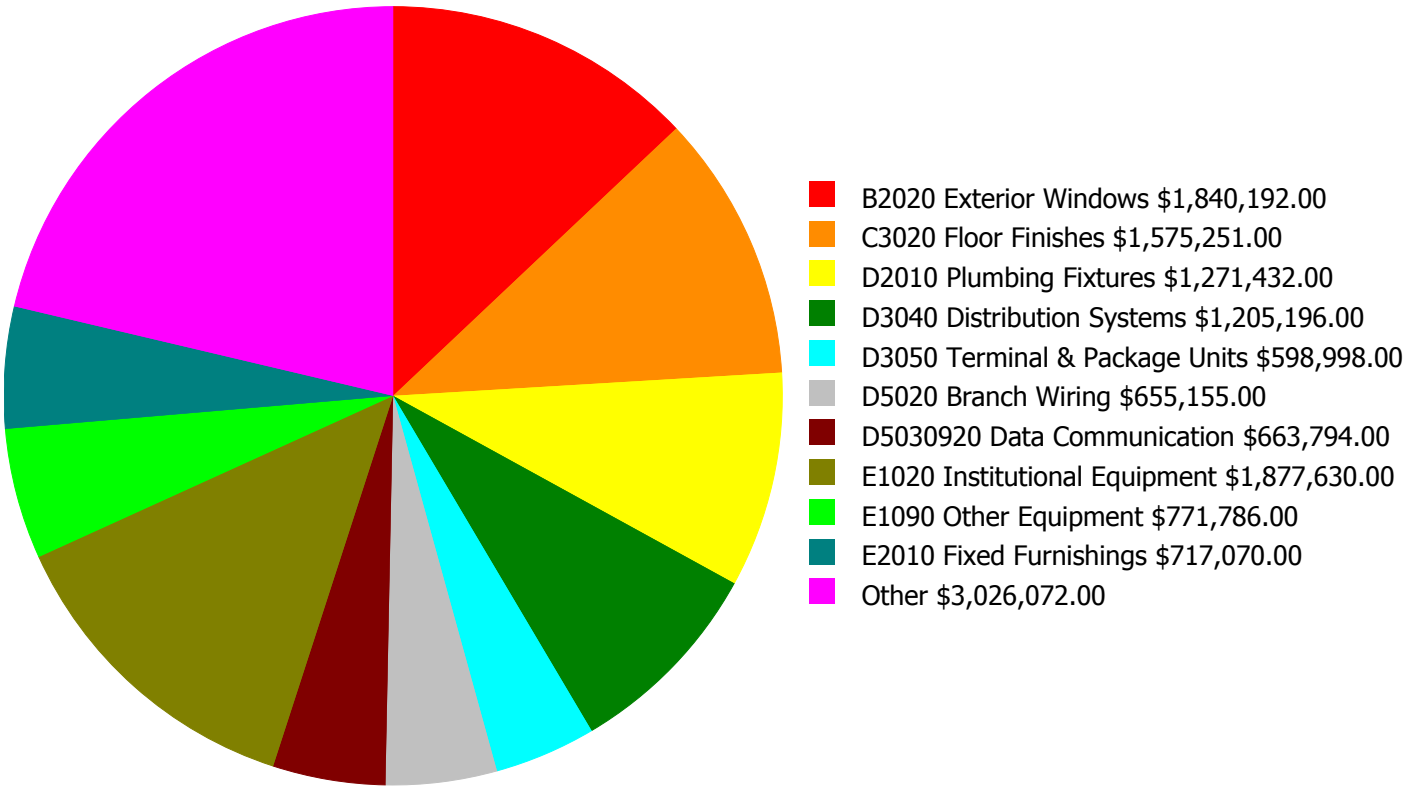
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

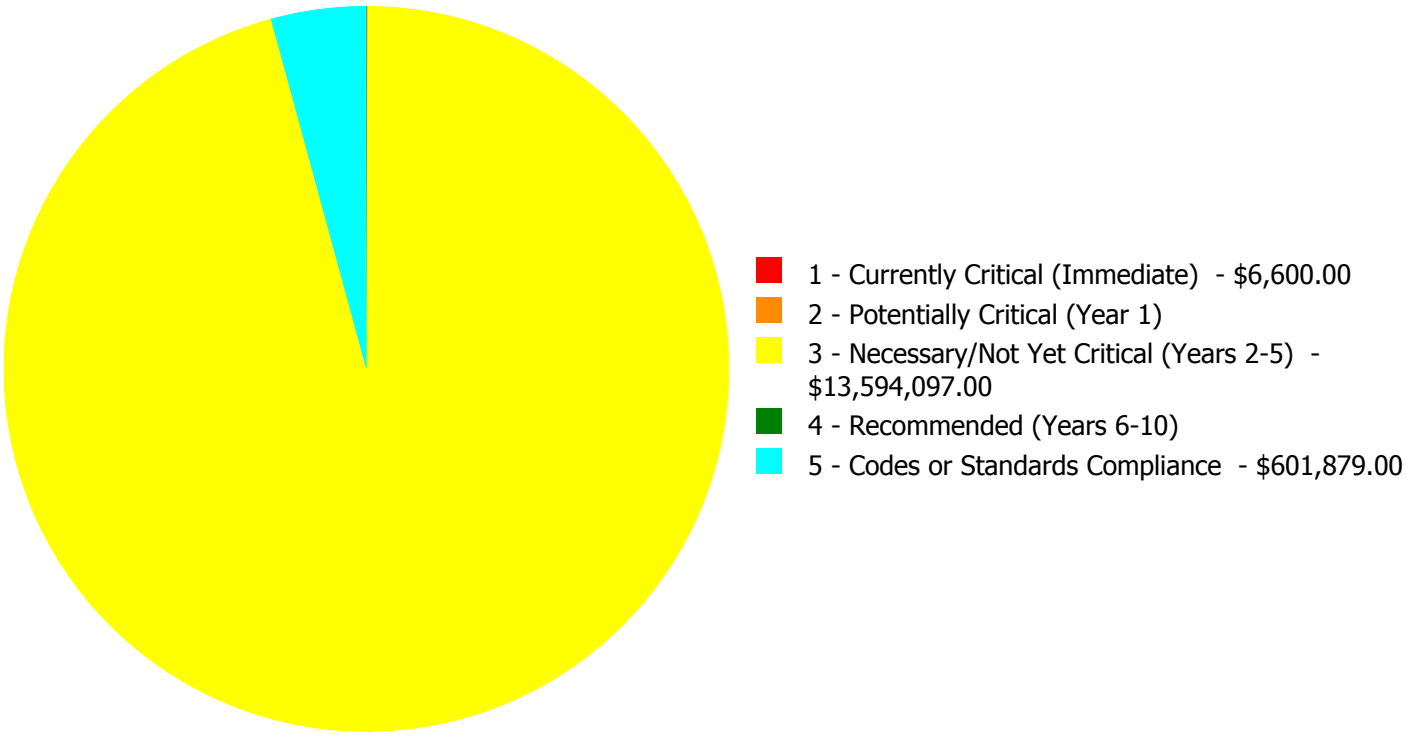
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $14,202,576.00

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: $14,202,576.00

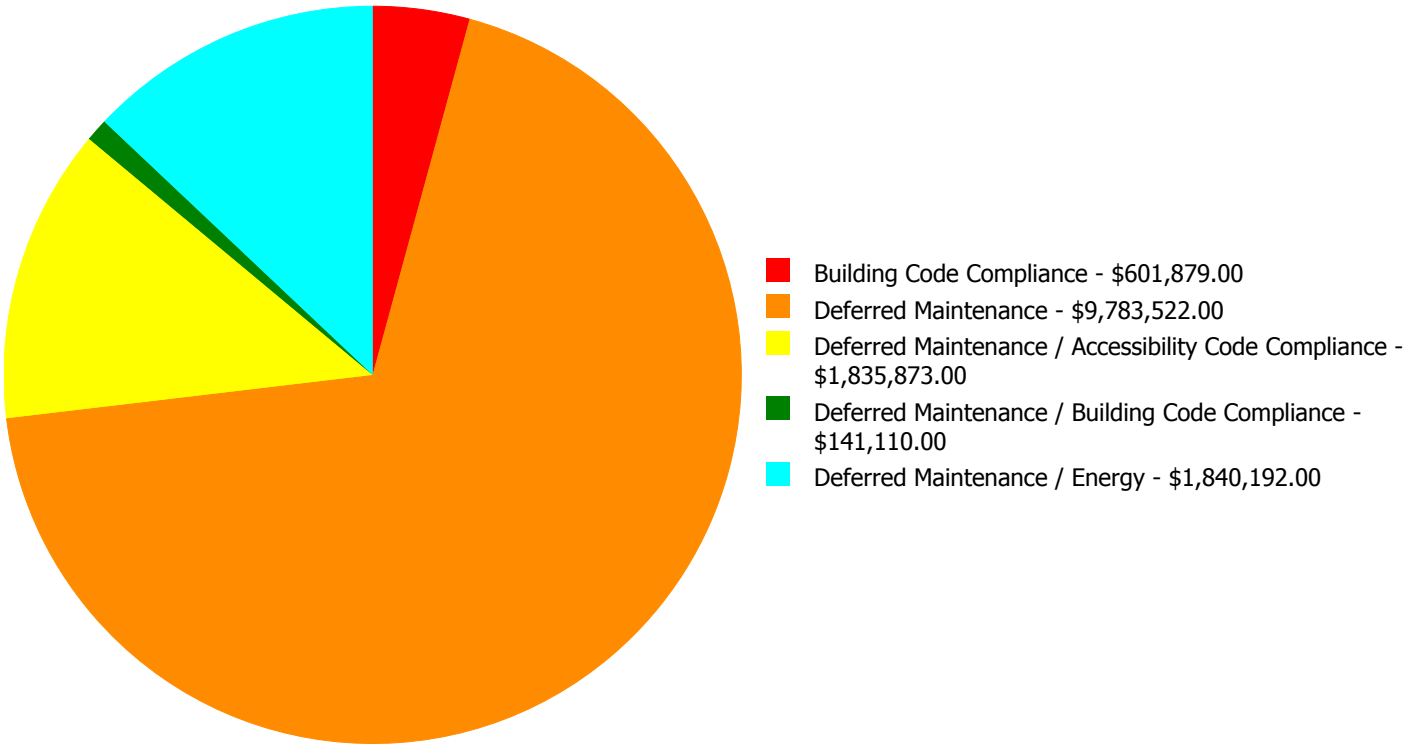
Deficiency By Priority Investment Table

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	$1,840,192.00	$0.00	$0.00	$1,840,192.00
B2030	Exterior Doors	$0.00	$0.00	$116,632.00	$0.00	$0.00	$116,632.00
C1020	Interior Doors	$0.00	$0.00	$351,336.00	$0.00	$0.00	$351,336.00
C1030	Fittings	$0.00	$0.00	$213,105.00	$0.00	$0.00	$213,105.00
C3010	Wall Finishes	$6,600.00	$0.00	$0.00	$0.00	$0.00	$6,600.00
C3020	Floor Finishes	$0.00	$0.00	$1,575,251.00	$0.00	$0.00	$1,575,251.00
D1010	Elevators and Lifts	$0.00	$0.00	$141,110.00	$0.00	$0.00	$141,110.00
D2010	Plumbing Fixtures	$0.00	$0.00	$1,271,432.00	$0.00	$0.00	$1,271,432.00
D2020	Domestic Water Distribution	$0.00	$0.00	$236,144.00	$0.00	$0.00	$236,144.00
D2030	Sanitary Waste	$0.00	$0.00	$372,934.00	$0.00	$0.00	$372,934.00
D2040	Rain Water Drainage	$0.00	$0.00	$90,714.00	$0.00	$0.00	$90,714.00
D3040	Distribution Systems	$0.00	$0.00	$1,205,196.00	$0.00	$0.00	$1,205,196.00
D3050	Terminal & Package Units	$0.00	$0.00	$598,998.00	$0.00	$0.00	$598,998.00
D3060	Controls & Instrumentation	$0.00	$0.00	$381,574.00	$0.00	$0.00	$381,574.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$0.00	$522,684.00	$522,684.00
D4020	Standpipes	$0.00	$0.00	$0.00	$0.00	$79,195.00	$79,195.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$230,384.00	$0.00	$0.00	$230,384.00
D5020	Branch Wiring	$0.00	$0.00	$655,155.00	$0.00	$0.00	$655,155.00
D5030810	Security & Detection Systems	$0.00	$0.00	$283,660.00	$0.00	$0.00	$283,660.00
D5030920	Data Communication	$0.00	$0.00	$663,794.00	$0.00	$0.00	$663,794.00
E1020	Institutional Equipment	$0.00	$0.00	$1,877,630.00	$0.00	$0.00	$1,877,630.00
E1090	Other Equipment	$0.00	$0.00	$771,786.00	$0.00	$0.00	$771,786.00
E2010	Fixed Furnishings	$0.00	$0.00	$717,070.00	$0.00	$0.00	$717,070.00
	Total:	$6,600.00	$0.00	$13,594,097.00	$0.00	$601,879.00	$14,202,576.00

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:



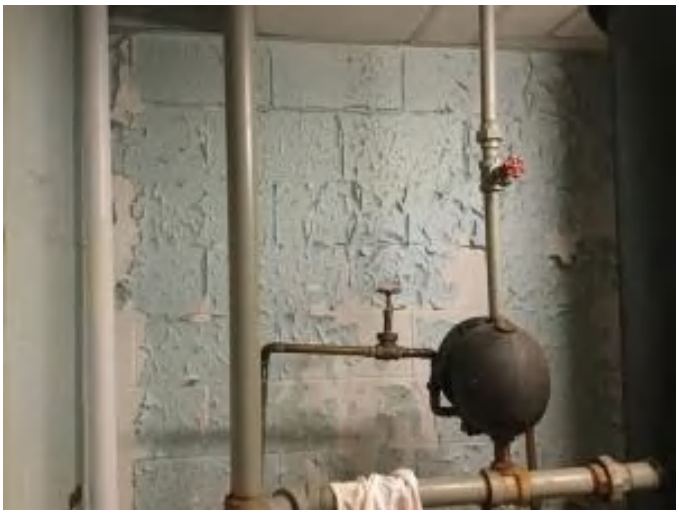
Budget Estimate Total: $14,202,576.00

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

Priority 1 - Currently Critical (Immediate):

System: C3010 - Wall Finishes



Location: Mech Rm 713 and Storage Rm 711
Distress: Failing
Category: Deferred Maintenance
Priority: 1 - Currently Critical (Immediate)
Correction: Repaint the walls
Qty: 5,000.00
Unit of Measure: S.F.
Estimate: $6,600.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

Notes: The wall finishes are aged, peeling and cracking, and should be replaced.

Priority 3 - Necessary/Not Yet Critical (Years 2-5):

System: B2020 - Exterior Windows

Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 130,900.00
Unit of Measure: S.F.
Estimate: $1,840,192.00
Assessor Name: Eduardo Lopez
Date Created: 11/16/2016

Notes: The exterior windows are aged, not energy eficient and should be replaced.

System: B2030 - Exterior Doors

Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 130,900.00
Unit of Measure: S.F.
Estimate: $116,632.00
Assessor Name: Eduardo Lopez
Date Created: 11/16/2016

Notes: The exterior doors are aged, beyond service life and should be replaced.

System: C1020 - Interior Doors

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 130,900.00
Unit of Measure: S.F.
Estimate: $351,336.00
Assessor Name: Eduardo Lopez
Date Created: 11/16/2016

Notes: The interior doors are aged, failing, hardware is not ADA or code compliant and should be replaced.

System: C1030 - Fittings

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 130,900.00
Unit of Measure: S.F.
Estimate: $213,105.00
Assessor Name: Eduardo Lopez
Date Created: 11/16/2016

Notes: The fittings throughout the building are aged, in marginal condition, handrails are not ADA compliant and many room signage are 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: 130,900.00
Unit of Measure: S.F.
Estimate: $1,575,251.00
Assessor Name: Eduardo Lopez
Date Created: 11/16/2016

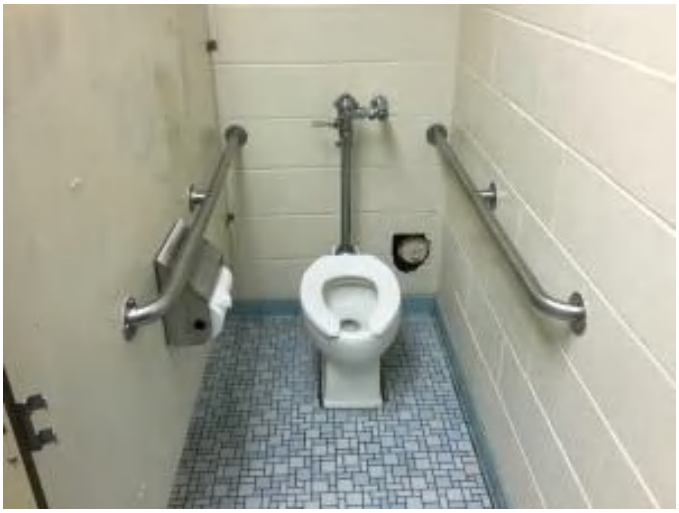
Notes: The flooring is in poor conditions and should be replaced.

System: D1010 - Elevators and Lifts

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Building Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 130,900.00
Unit of Measure: S.F.
Estimate: $141,110.00
Assessor Name: Eduardo Lopez
Date Created: 11/16/2016

Notes: The original elevator is operational, but is in poor condition, not ADA and code compliant and should be replaced.

System: D2010 - Plumbing Fixtures



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 130,900.00
Unit of Measure: S.F.
Estimate: $1,271,432.00
Assessor Name: Eduardo Lopez
Date Created: 11/16/2016

Notes: Plumbing fixtures are in operational conditions. However, they are aged, not ADA compliant, and should be scheduled for replacement.

System: D2020 - Domestic Water Distribution

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 130,900.00
Unit of Measure: S.F.
Estimate: $236,144.00
Assessor Name: Eduardo Lopez
Date Created: 11/16/2016

Notes: The domestic water distribution system is aged and should be replaced.

System: D2030 - Sanitary Waste

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 130,900.00
Unit of Measure: S.F.
Estimate: $372,934.00
Assessor Name: Eduardo Lopez
Date Created: 11/16/2016

Notes: The sanitary waste system is beyond its expected service life and should be replaced.

System: D2040 - Rain Water Drainage

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 130,900.00
Unit of Measure: S.F.
Estimate: $90,714.00
Assessor Name: Eduardo Lopez
Date Created: 11/16/2016

Notes: The rain water drainage system is aged and should be replaced.

System: D3040 - Distribution Systems

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 130,900.00
Unit of Measure: S.F.
Estimate: $1,205,196.00
Assessor Name: Eduardo Lopez
Date Created: 11/16/2016

Notes: Distribution systems are aged, becoming logistically unsupportable, and should be replaced.

System: D3050 - Terminal & Package Units

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 130,900.00
Unit of Measure: S.F.
Estimate: $598,998.00
Assessor Name: Eduardo Lopez
Date Created: 11/16/2016

Notes: Terminal and package units are beyond their expected service life and should be scheduled for replacement.

System: D3060 - Controls & Instrumentation

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 130,900.00
Unit of Measure: S.F.
Estimate: $381,574.00
Assessor Name: Eduardo Lopez
Date Created: 11/16/2016

Notes: The controls and instrumentation system is in marginal condition and should be schedule for replacement.

System: D5010 - Electrical Service/Distribution

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 130,900.00
Unit of Measure: S.F.
Estimate: $230,384.00
Assessor Name: Eduardo Lopez
Date Created: 11/16/2016

Notes: The original electrical service is operating but is in poor condition and should be replaced.

System: D5020 - Branch Wiring

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 130,900.00
Unit of Measure: S.F.
Estimate: $655,155.00
Assessor Name: Eduardo Lopez
Date Created: 11/16/2016

Notes: The original branch wiring system is operating but is aged, in marginal condition, and should be replaced.

System: D5030810 - Security & Detection Systems

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 130,900.00
Unit of Measure: S.F.
Estimate: $283,660.00
Assessor Name: Eduardo Lopez
Date Created: 11/16/2016

Notes: The security & detection system is beyond its expected service life and should be scheduled for replacement.

System: D5030920 - Data Communication

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 130,900.00
Unit of Measure: S.F.
Estimate: $663,794.00
Assessor Name: Eduardo Lopez
Date Created: 11/16/2016

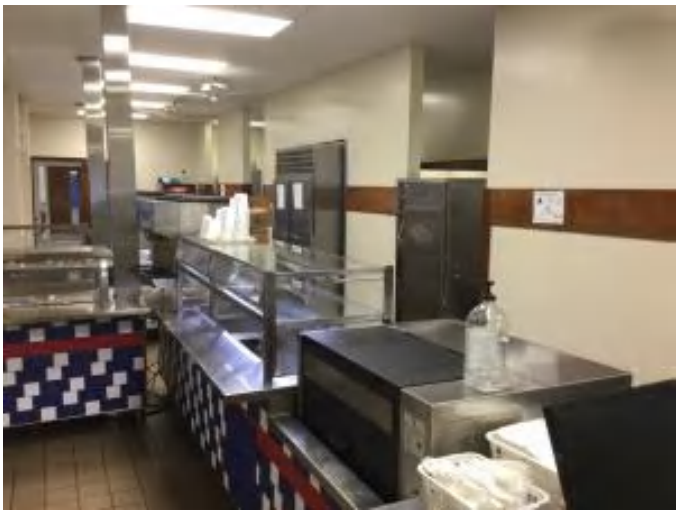
Notes: The data communication system is beyond its expected service life and should be scheduled for replacement.

System: E1020 - Institutional Equipment

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 130,900.00
Unit of Measure: S.F.
Estimate: $1,877,630.00
Assessor Name: Eduardo Lopez
Date Created: 11/16/2016

Notes: The institutional equipment system is beyond its expected service life and should be scheduled for replacement.

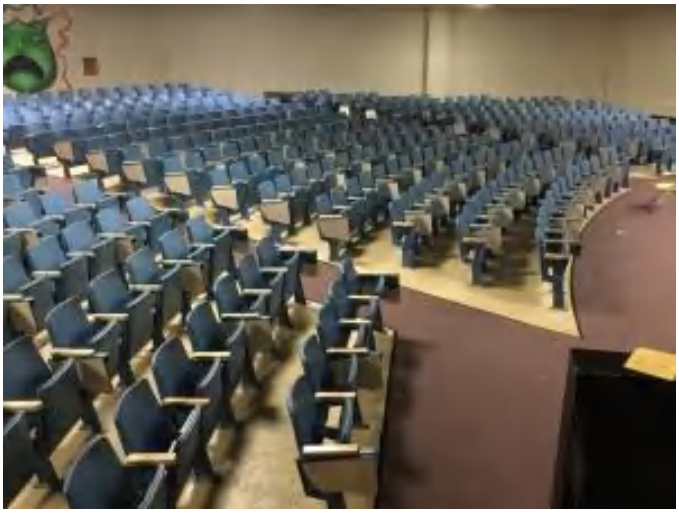
System: E1090 - Other Equipment



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 130,900.00
Unit of Measure: S.F.
Estimate: $771,786.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

Notes: The other equipment system is beyond its expected service life and should be scheduled for replacement.

System: E2010 - Fixed Furnishings



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 130,900.00
Unit of Measure: S.F.
Estimate: $717,070.00
Assessor Name: Eduardo Lopez
Date Created: 11/16/2016

Notes: The fixed furnishings are aged, in marginal condition, and should be replaced.

Priority 5 - Codes or Standards Compliance:

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the Building
Distress: Missing
Category: Building Code Compliance
Priority: 5 - Codes or Standards Compliance
Correction: Renew System
Qty: 130,900.00
Unit of Measure: S.F.
Estimate: $522,684.00
Assessor Name: Eduardo Lopez
Date Created: 11/16/2016

Notes: A Sprinkler system is missing and is recommended to be provided to comply with current codes.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the Building
Distress: Missing
Category: Building Code Compliance
Priority: 5 - Codes or Standards Compliance
Correction: Renew System
Qty: 130,900.00
Unit of Measure: S.F.
Estimate: $79,195.00
Assessor Name: Eduardo Lopez
Date Created: 11/16/2016

Notes: A Standpipe system is missing and is recommended to be provided to comply with current codes.

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	1,821
Year Built:	1977
Last Renovation:	
Replacement Value:	$270,382
Repair Cost:	$39,161.00
Total FCI:	14.48 %
Total RSLI:	44.38 %
FCA Score:	85.52

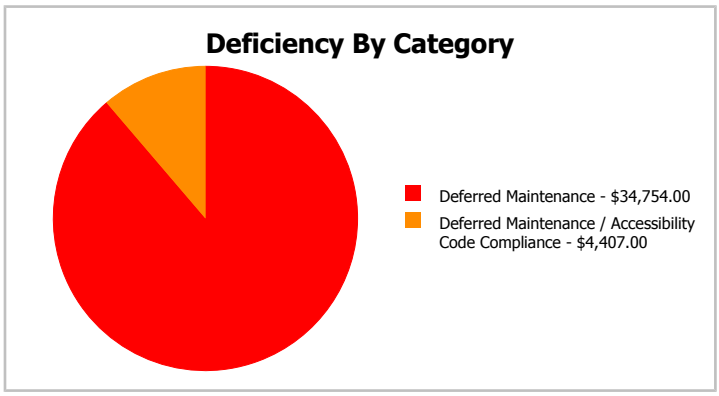
Description:

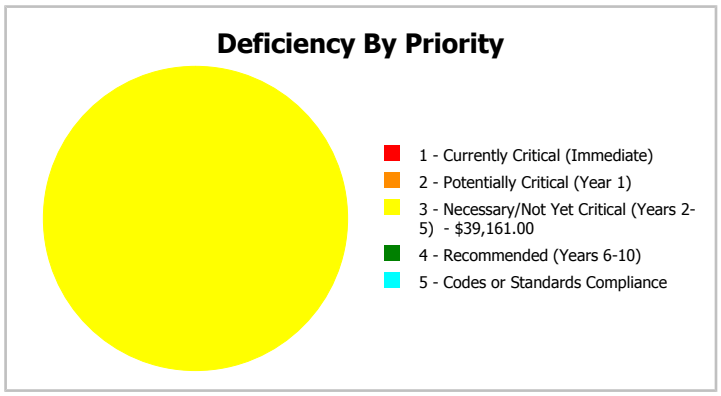
The narrative for this building is included in the Executive Summary Description at the front of this report.

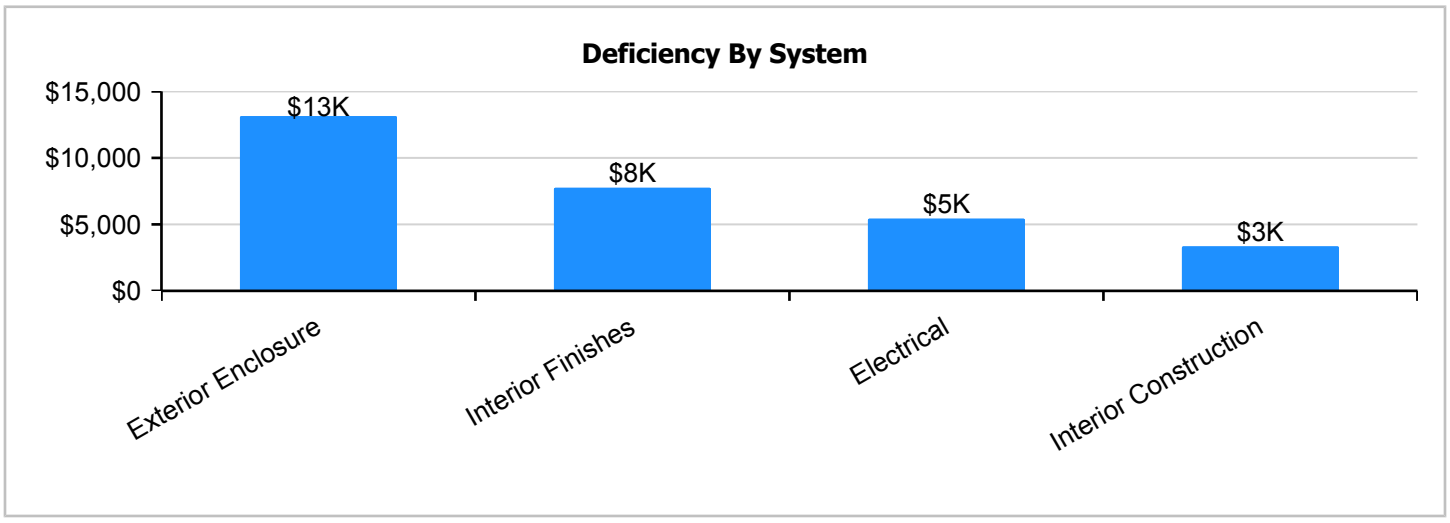
Attributes: This asset has no attributes.

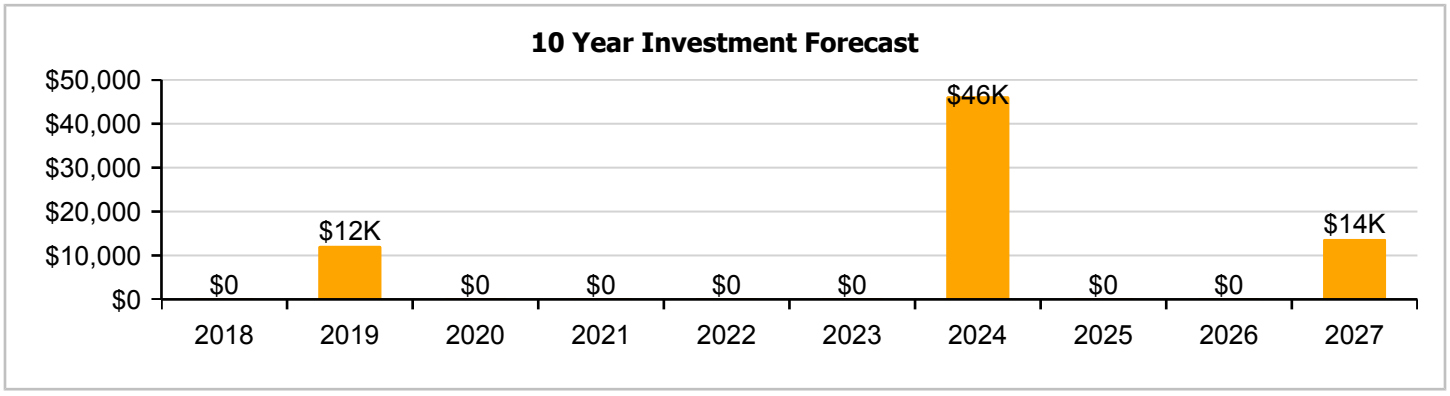
Dashboard Summary

Function:	HS -High School	Gross Area:	1,821
Year Built:	1977	Last Renovation:	
Repair Cost:	$39,161	Replacement Value:	$270,382
FCI:	14.48 %	RSLI%:	44.38 %









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	60.00 %	0.00 %	$0.00
B10 - Superstructure	60.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	46.49 %	24.78 %	$17,347.00
B30 - Roofing	10.00 %	0.00 %	$0.00
C10 - Interior Construction	38.48 %	19.30 %	$4,407.00
C30 - Interior Finishes	22.01 %	23.55 %	$10,236.00
D50 - Electrical	29.12 %	29.92 %	$7,171.00
Totals:	**44.38 %**	**14.48 %**	**$39,161.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). North Elevation - Nov 22, 2016

2). West Elevation - Nov 22, 2016

3). South Elevation - Nov 22, 2016

4). East Elevation - Nov 22, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	1,821	100	1977	2077		60.00 %	0.00 %	60			$36,657
A1030	Slab on Grade	$19.75	S.F.	1,821	100	1977	2077		60.00 %	0.00 %	60			$35,965
B1020	Roof Construction	$16.26	S.F.	1,821	100	1977	2077		60.00 %	0.00 %	60			$29,609
B2010	Exterior Walls	$29.79	S.F.	1,821	100	1977	2077		60.00 %	0.00 %	60			$54,248
B2030	Exterior Doors	$8.66	S.F.	1,821	30	1977	2007		0.00 %	110.00 %	-10		$17,347.00	$15,770
B3010140	Asphalt Shingles	$4.32	S.F.	1,821	20	1999	2019		10.00 %	0.00 %	2			$7,867
C1010	Partitions	$10.34	S.F.	1,821	75	1977	2052		46.67 %	0.00 %	35			$18,829
C1020	Interior Doors	$2.20	S.F.	1,821	30	1977	2007		0.00 %	110.01 %	-10		$4,407.00	$4,006
C3010	Wall Finishes	$5.11	S.F.	1,821	10	1999	2009		0.00 %	110.01 %	-8		$10,236.00	$9,305
C3030	Ceiling Finishes	$18.76	S.F.	1,821	25	1999	2024		28.00 %	0.00 %	7			$34,162
D5020	Branch Wiring	$3.58	S.F.	1,821	30	1977	2007		0.00 %	110.00 %	-10		$7,171.00	$6,519
D5020	Lighting	$9.58	S.F.	1,821	30	1999	2029		40.00 %	0.00 %	12			$17,445
								Total	**44.38 %**	**14.48 %**			**$39,161.00**	**$270,382**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls

Note:

System: B2030 - Exterior Doors

Note:

System: B3010140 - Asphalt Shingles

Note:

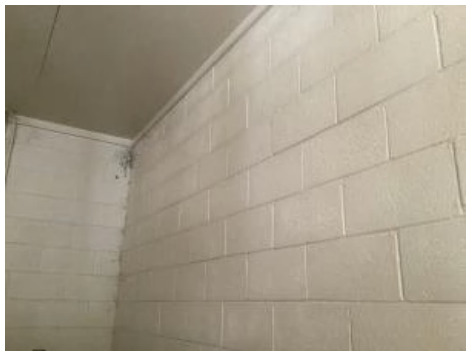
System: C1010 - Partitions

Note:

System: C1020 - Interior Doors

Note:

System: C3010 - Wall Finishes



Note:

System: C3030 - Ceiling Finishes

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

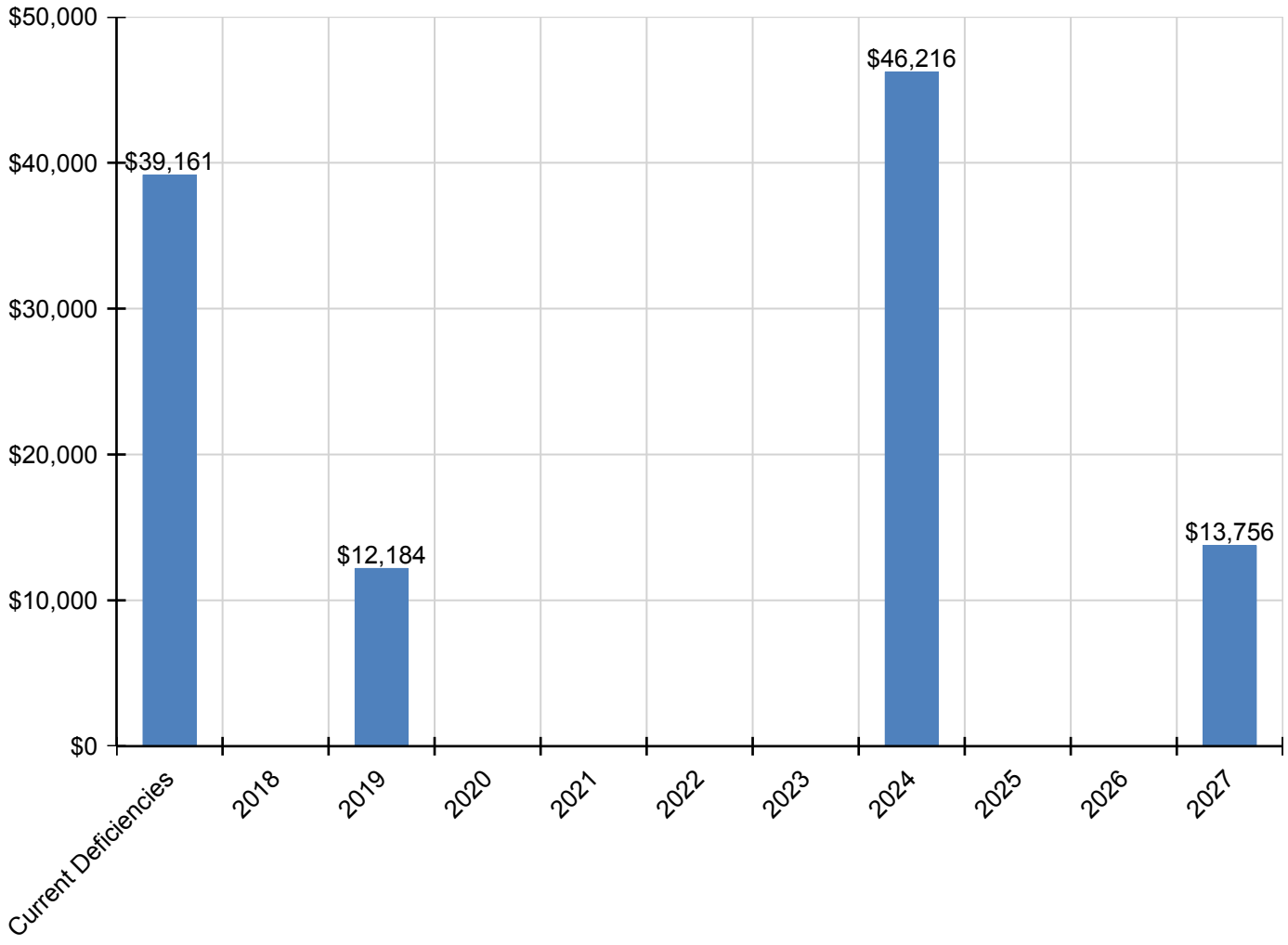
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$39,161**	**$0**	**$12,184**	**$0**	**$0**	**$0**	**$0**	**$46,216**	**$0**	**$0**	**$13,756**	**$111,318**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$17,347	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$17,347**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$12,184	$0	$0	$0	$0	$0	$0	$0	$0	**$12,184**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$4,407	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,407**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$10,236	$0	$0	$0	$0	$0	$0	$0	$0	$0	$13,756	**$23,992**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$46,216	$0	$0	$0	**$46,216**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$7,171	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$7,171**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

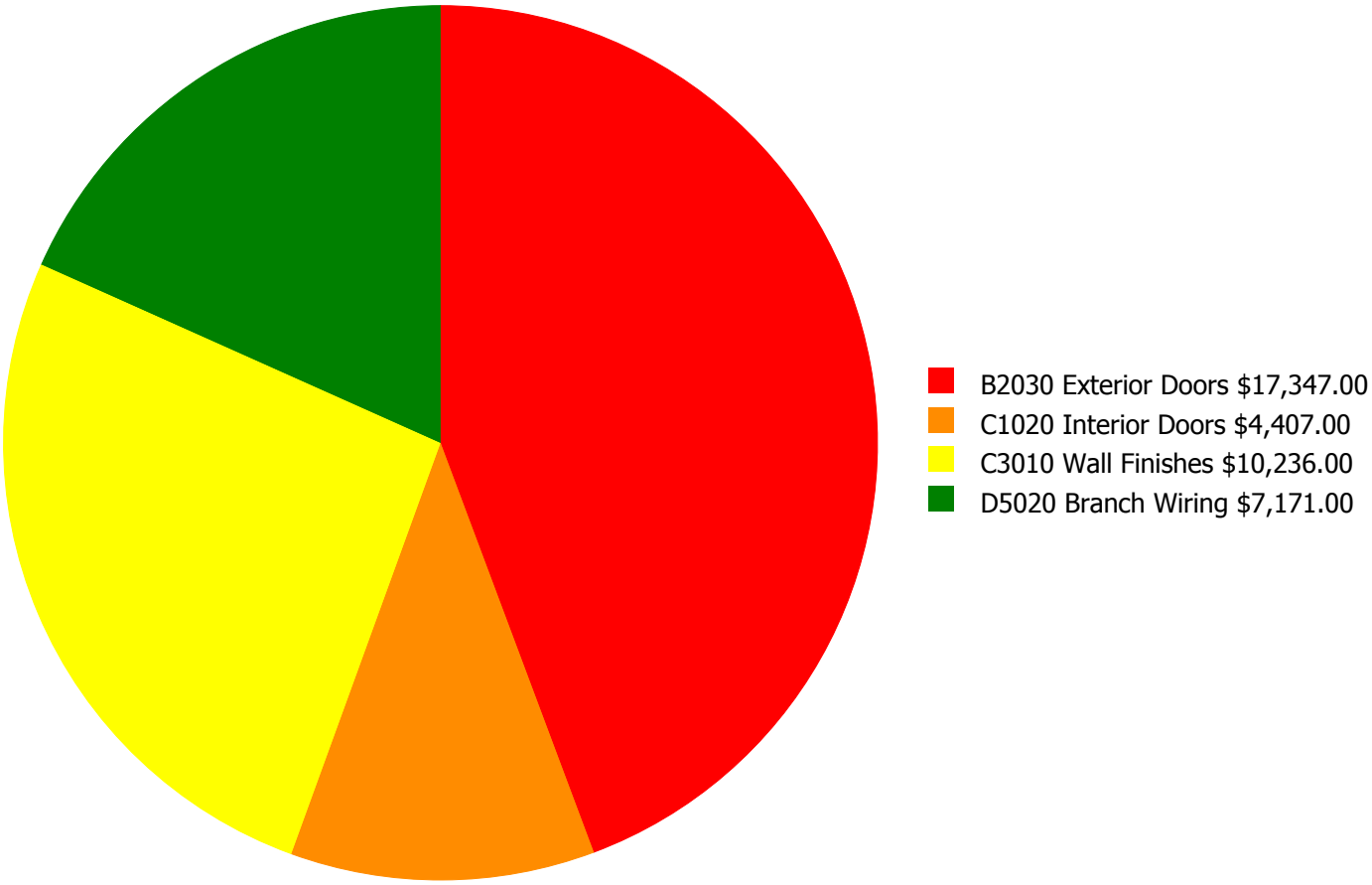
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

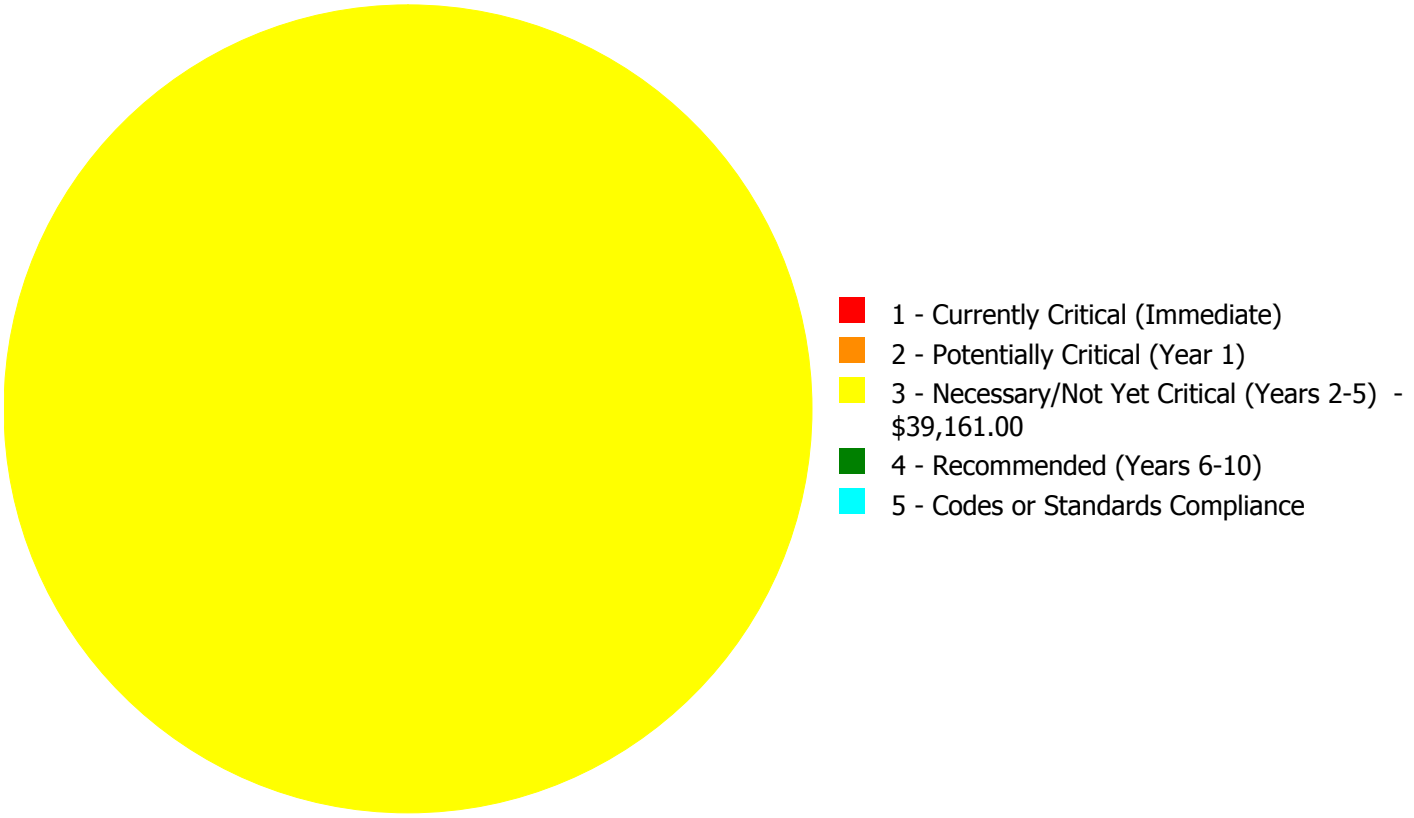
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $39,161.00

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: $39,161.00

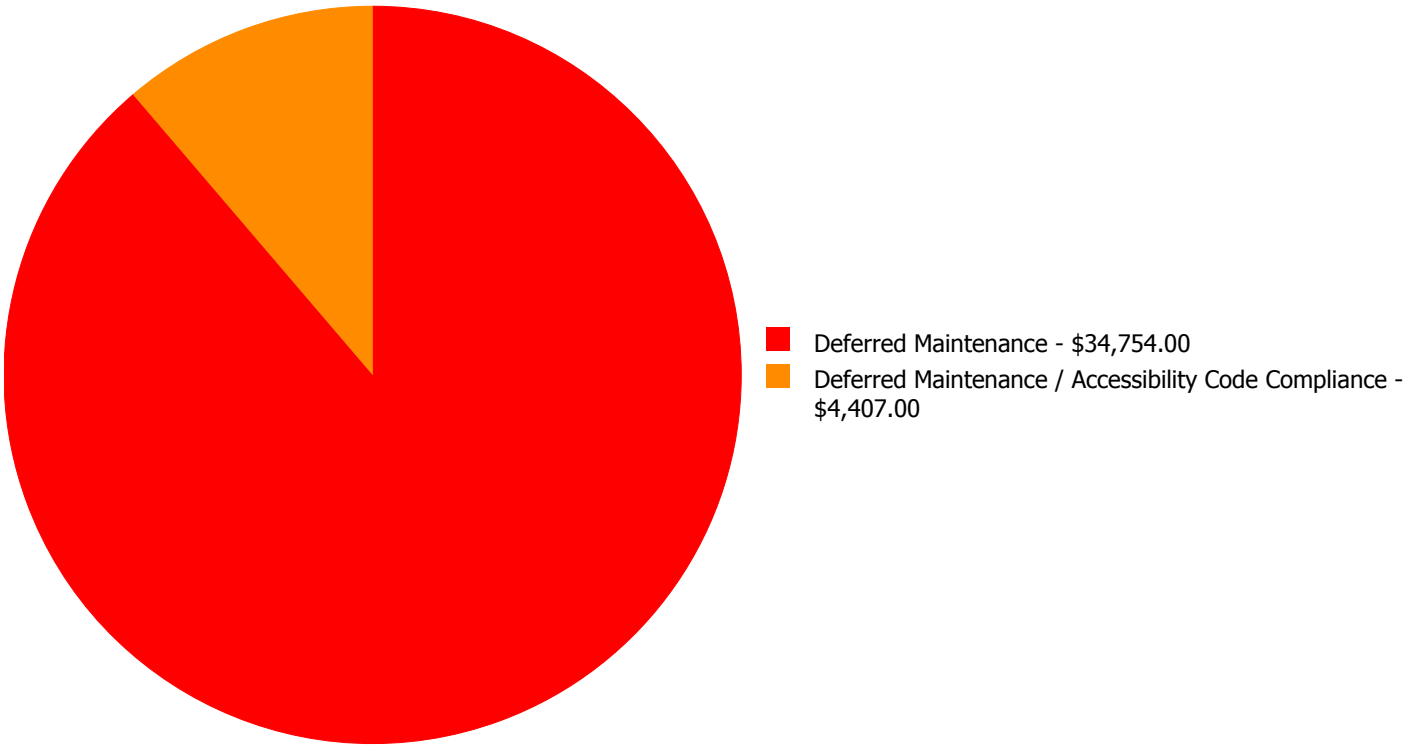
Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2030	Exterior Doors	$0.00	$0.00	$17,347.00	$0.00	$0.00	$17,347.00
C1020	Interior Doors	$0.00	$0.00	$4,407.00	$0.00	$0.00	$4,407.00
C3010	Wall Finishes	$0.00	$0.00	$10,236.00	$0.00	$0.00	$10,236.00
D5020	Branch Wiring	$0.00	$0.00	$7,171.00	$0.00	$0.00	$7,171.00
	Total:	$0.00	$0.00	$39,161.00	$0.00	$0.00	$39,161.00

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: $39,161.00

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

Priority 3 - Necessary/Not Yet Critical (Years 2-5):

System: B2030 - Exterior Doors

Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,821.00
Unit of Measure: S.F.
Estimate: $17,347.00
Assessor Name: Eduardo Lopez
Date Created: 11/23/2016

Notes: The exterior doors are in poor conditions, aged, and should be replaced.

System: C1020 - Interior Doors

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,821.00
Unit of Measure: S.F.
Estimate: $4,407.00
Assessor Name: Eduardo Lopez
Date Created: 11/23/2016

Notes: The interior doors are aged, failing, hardware is not ADA or code compliant and should be replaced.

System: C3010 - Wall Finishes

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,821.00
Unit of Measure: S.F.
Estimate: $10,236.00
Assessor Name: Eduardo Lopez
Date Created: 11/23/2016

Notes: The wall finishes are aged, scuffed, fading, stained and should be replaced.

System: D5020 - Branch Wiring

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,821.00
Unit of Measure: S.F.
Estimate: $7,171.00
Assessor Name: Eduardo Lopez
Date Created: 11/23/2016

Notes: The original branch wiring system is operating but is aged, in marginal condition, and should be replaced.

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	63,917
Year Built:	1999
Last Renovation:	
Replacement Value:	$10,781,519
Repair Cost:	$1,006,821.00
Total FCI:	9.34 %
Total RSLI:	37.48 %
FCA Score:	90.66

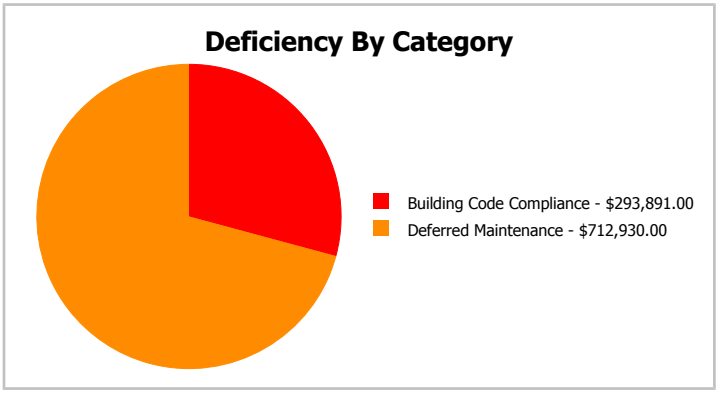
Description:

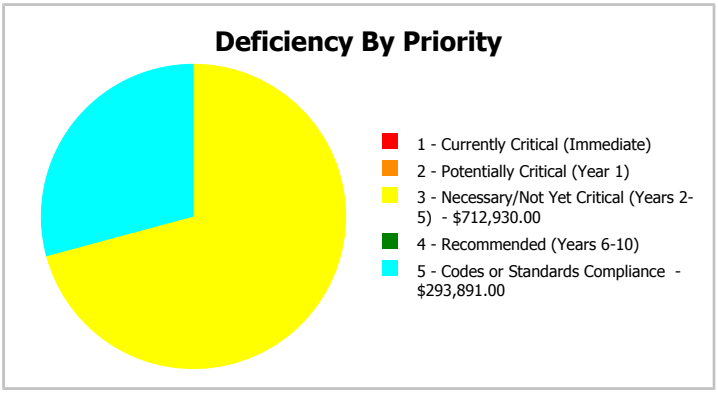
The narrative for this building is included in the Executive Summary Description at the front of this report.

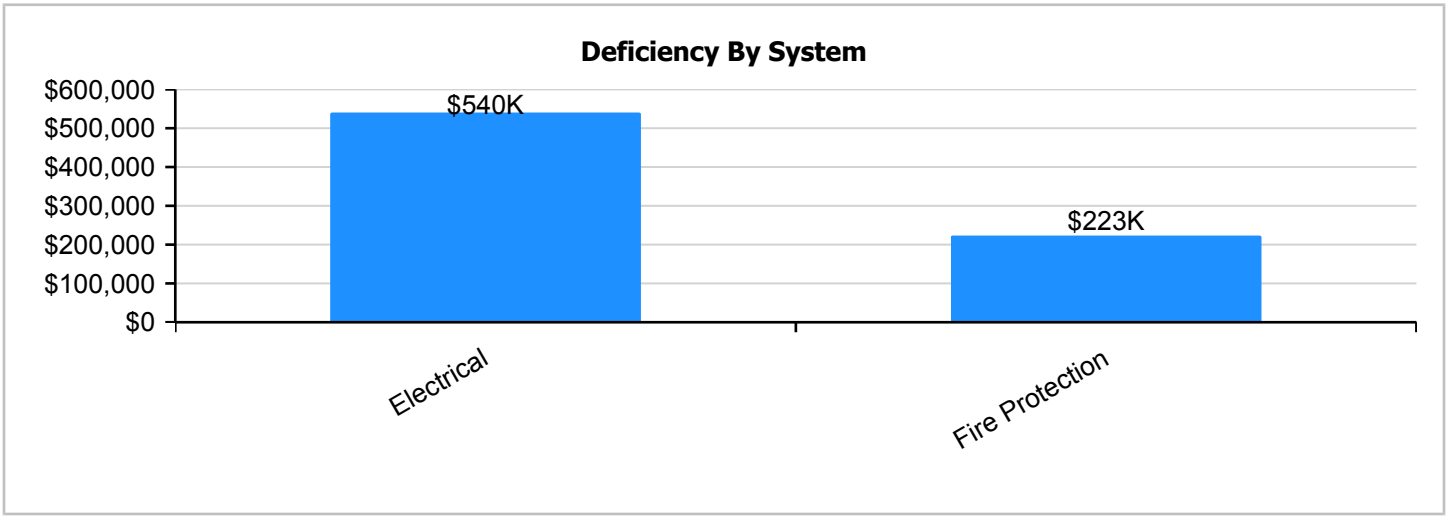
Attributes: This asset has no attributes.

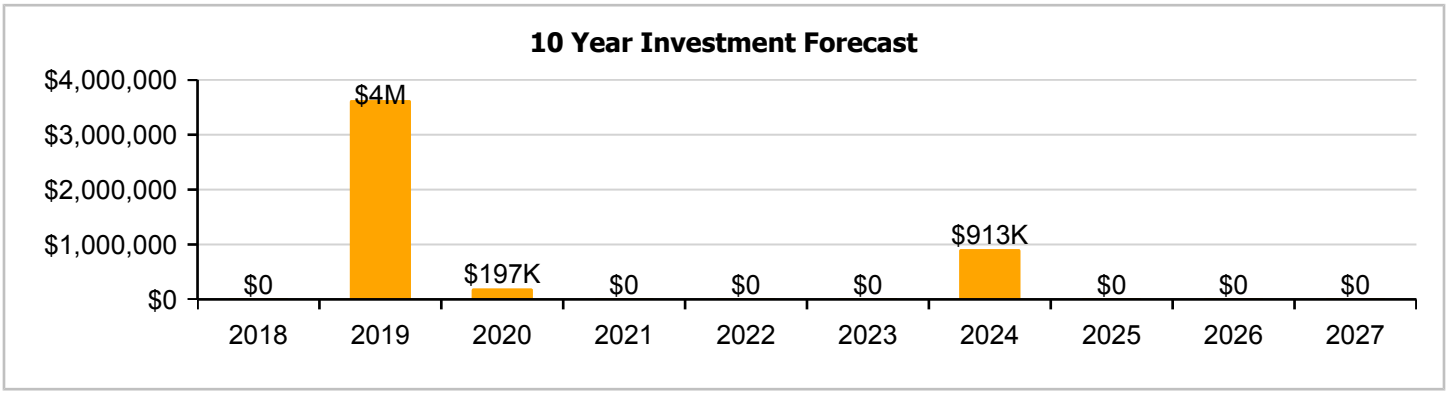
Dashboard Summary

Function:	HS -High School	Gross Area:	63,917
Year Built:	1999	Last Renovation:	
Repair Cost:	$1,006,821	Replacement Value:	$10,781,519
FCI:	9.34 %	RSLI%:	37.48 %









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	82.00 %	0.00 %	$0.00
B10 - Superstructure	82.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	56.55 %	0.00 %	$0.00
B30 - Roofing	10.00 %	0.00 %	$0.00
C10 - Interior Construction	54.48 %	0.00 %	$0.00
C20 - Stairs	82.00 %	0.00 %	$0.00
C30 - Interior Finishes	20.03 %	0.00 %	$0.00
D20 - Plumbing	40.16 %	0.00 %	$0.00
D30 - HVAC	32.79 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$293,891.00
D50 - Electrical	25.45 %	40.41 %	$712,930.00
E10 - Equipment	10.00 %	0.00 %	$0.00
E20 - Furnishings	10.00 %	0.00 %	$0.00
Totals:	**37.48 %**	**9.34 %**	**$1,006,821.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). Northeast Elevation - Dec 06, 2016

2). West Elevation - Dec 06, 2016

3). South Elevation - Dec 06, 2016

4). Southeast Elevation - Nov 23, 2016

5). East Elevation - Nov 23, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

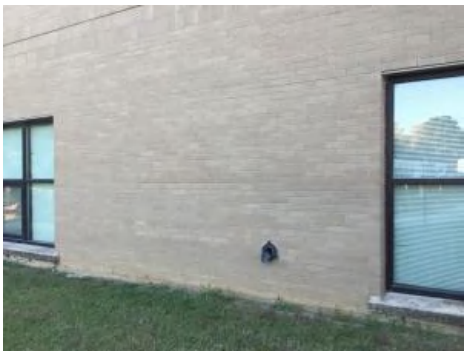
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$2.18	S.F.	63,917	100	1999	2099		82.00 %	0.00 %	82			$139,339
A1030	Slab on Grade	$4.08	S.F.	63,917	100	1999	2099		82.00 %	0.00 %	82			$260,781
B1010	Floor Construction	$11.42	S.F.	63,917	100	1999	2099		82.00 %	0.00 %	82			$729,932
B1020	Roof Construction	$7.60	S.F.	63,917	100	1999	2099		82.00 %	0.00 %	82			$485,769
B2010	Exterior Walls	$8.84	S.F.	63,917	100	1999	2099		82.00 %	0.00 %	82			$565,026
B2020	Exterior Windows	$12.78	S.F.	63,917	30	1999	2029		40.00 %	0.00 %	12			$816,859
B2030	Exterior Doors	$0.81	S.F.	63,917	30	1999	2029		40.00 %	0.00 %	12			$51,773
B3010120	Single Ply Membrane	$6.98	S.F.	63,917	20	1999	2019		10.00 %	0.00 %	2			$446,141
C1010	Partitions	$4.70	S.F.	63,917	75	1999	2074		76.00 %	0.00 %	57			$300,410
C1020	Interior Doors	$2.44	S.F.	63,917	30	1999	2029		40.00 %	0.00 %	12			$155,957
C1030	Fittings	$1.48	S.F.	63,917	20	1999	2019		10.00 %	0.00 %	2			$94,597
C2010	Stair Construction	$1.29	S.F.	63,917	100	1999	2099		82.00 %	0.00 %	82			$82,453
C3010	Wall Finishes	$2.56	S.F.	63,917	10	1999	2009	2020	30.00 %	0.00 %	3			$163,628
C3020	Floor Finishes	$10.94	S.F.	63,917	20	1999	2019		10.00 %	0.00 %	2			$699,252
C3030	Ceiling Finishes	$10.56	S.F.	63,917	25	1999	2024		28.00 %	0.00 %	7			$674,964
D2010	Plumbing Fixtures	$8.83	S.F.	63,917	30	1999	2029		40.00 %	0.00 %	12			$564,387
D2020	Domestic Water Distribution	$1.64	S.F.	63,917	30	1999	2029		40.00 %	0.00 %	12			$104,824
D2030	Sanitary Waste	$2.59	S.F.	63,917	30	1999	2029		40.00 %	0.00 %	12			$165,545
D2040	Rain Water Drainage	$0.63	S.F.	63,917	30	1999	2029		40.00 %	0.00 %	12			$40,268
D2090	Other Plumbing Systems -Nat Gas	$0.15	S.F.	63,917	40	1999	2039		55.00 %	0.00 %	22			$9,588
D3040	Distribution Systems	$8.37	S.F.	63,917	30	1999	2029		40.00 %	0.00 %	12			$534,985
D3060	Controls & Instrumentation	$2.65	S.F.	63,917	20	1999	2019		10.00 %	0.00 %	2			$169,380
D4010	Sprinklers	$3.63	S.F.	63,917	30			2016	0.00 %	110.00 %	-1		$255,221.00	$232,019
D4020	Standpipes	$0.55	S.F.	63,917	30			2016	0.00 %	110.00 %	-1		$38,670.00	$35,154
D5010	Electrical Service/Distribution	$1.60	S.F.	63,917	40	1999	2039		55.00 %	0.00 %	22			$102,267
D5020	Branch Wiring	$4.55	S.F.	63,917	30	1999	2029		40.00 %	0.00 %	12			$290,822
D5020	Lighting	$10.64	S.F.	63,917	30	1999	2029		40.00 %	0.00 %	12			$680,077
D5030810	Security & Detection Systems	$1.97	S.F.	63,917	15	1999	2014		0.00 %	110.00 %	-3		$138,508.00	$125,916
D5030910	Fire Alarm Systems	$3.56	S.F.	63,917	15	1999	2014		0.00 %	110.00 %	-3		$250,299.00	$227,545
D5030920	Data Communication	$4.61	S.F.	63,917	15	1999	2014		0.00 %	110.00 %	-3		$324,123.00	$294,657
D5090	Other Electrical Systems	$0.67	S.F.	63,917	20	1999	2019		10.00 %	0.00 %	2			$42,824
E1020	Institutional Equipment	$13.04	S.F.	63,917	20	1999	2019		10.00 %	0.00 %	2			$833,478
E1090	Other Equipment	$5.36	S.F.	63,917	20	1999	2019		10.00 %	0.00 %	2			$342,595
E2010	Fixed Furnishings	$4.98	S.F.	63,917	20	1999	2019		10.00 %	0.00 %	2			$318,307
								Total	**37.48 %**	**9.34 %**			**$1,006,821.00**	**$10,781,519**

System Notes

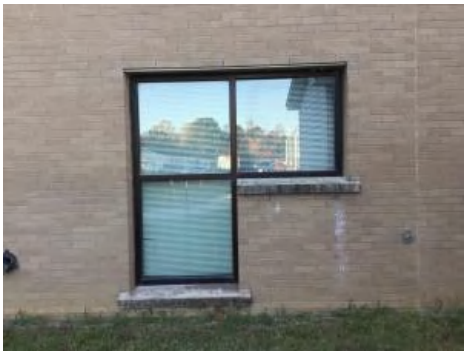
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B2010 - Exterior Walls



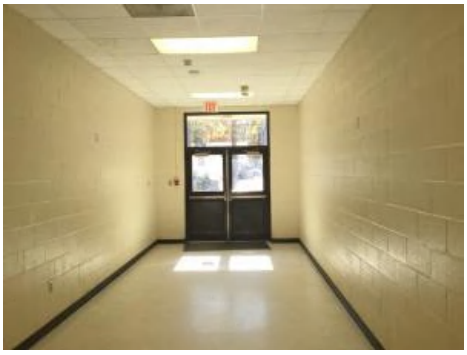
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors

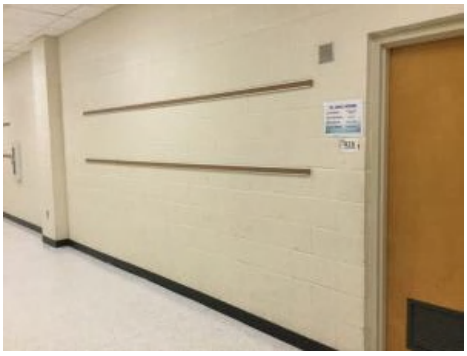


Note:

System: B3010120 - Single Ply Membrane

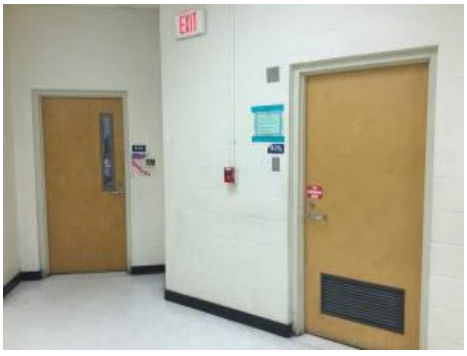
Note:

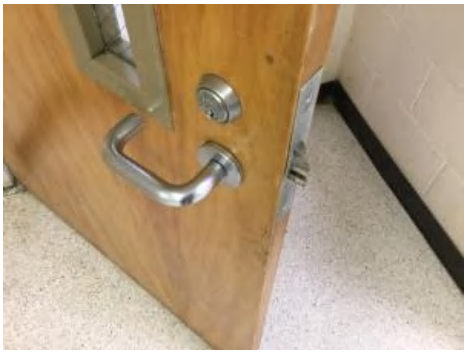
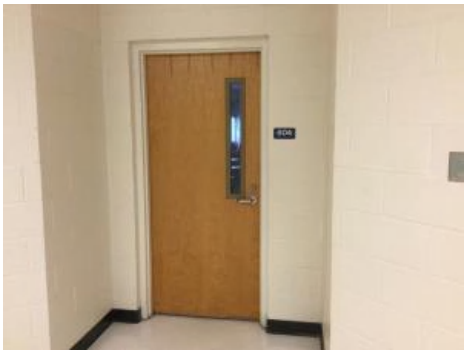
System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



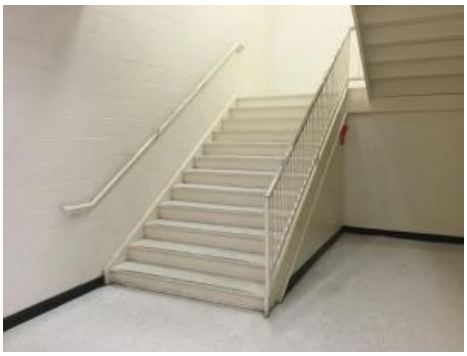



Note:

System: C1030 - Fittings

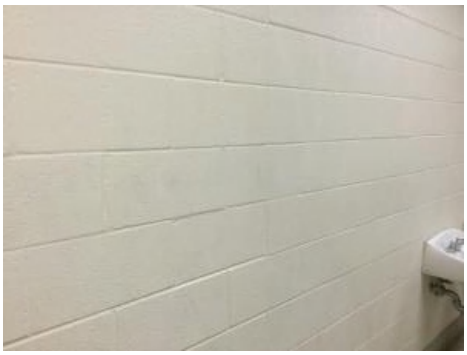
Note:

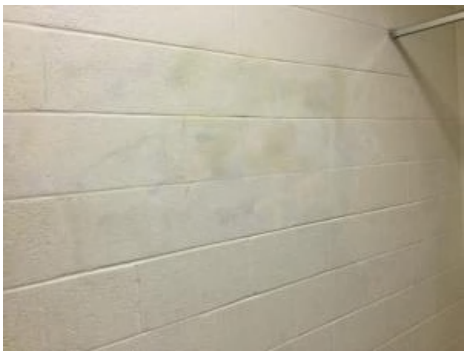
System: C2010 - Stair Construction



Note:

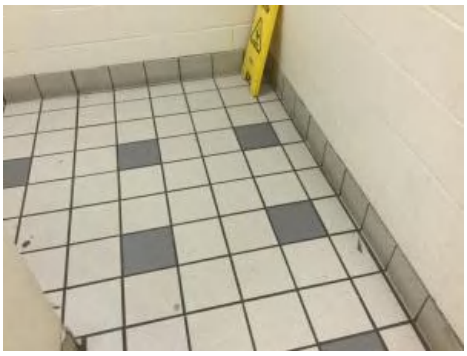
System: C3010 - Wall Finishes





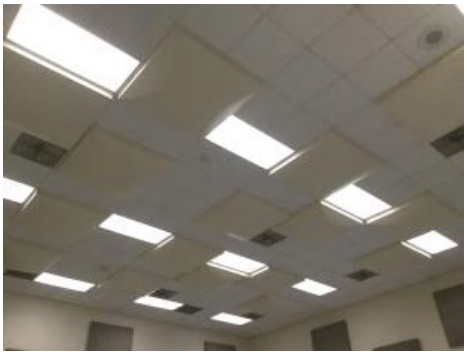
Note:

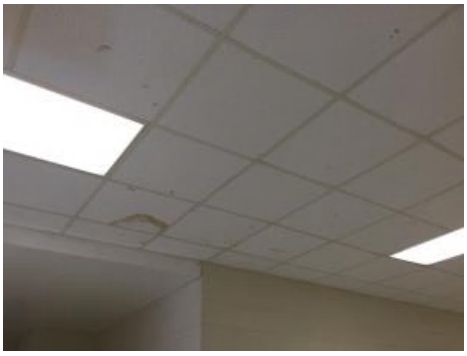
System: C3020 - Floor Finishes



Note:

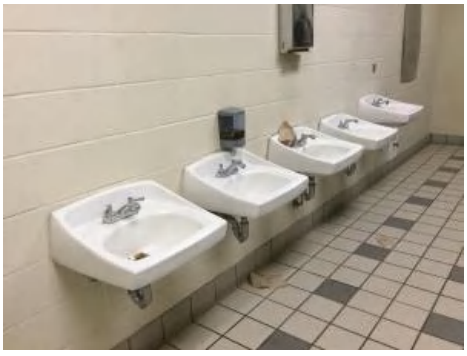
System: C3030 - Ceiling Finishes





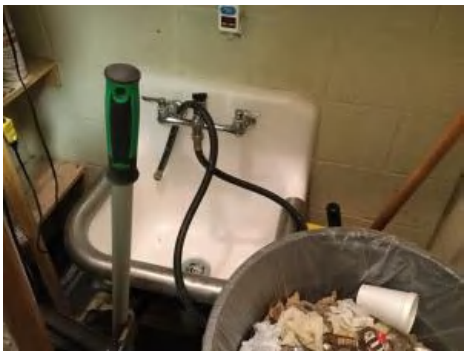
Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

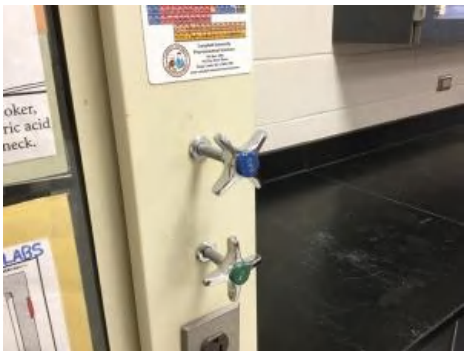
System: D2030 - Sanitary Waste

Note:

System: D2040 - Rain Water Drainage

Note:

System: D2090 - Other Plumbing Systems -Nat Gas



Note:

System: D3040 - Distribution Systems

Note:

System: D3060 - Controls & Instrumentation

Note:

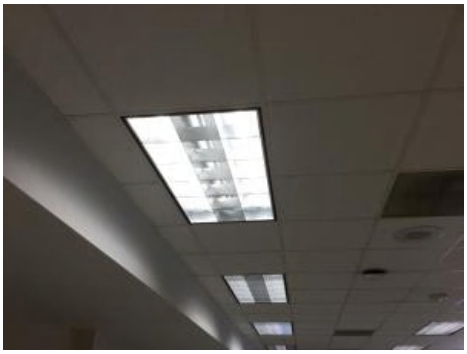
System: D5010 - Electrical Service/Distribution

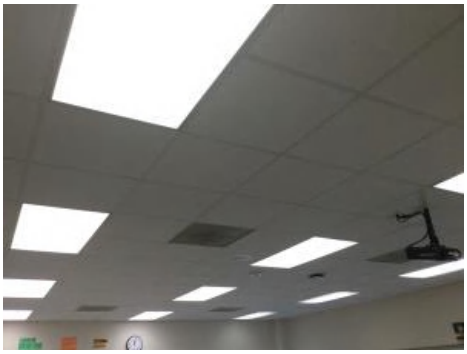
Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting





Note:

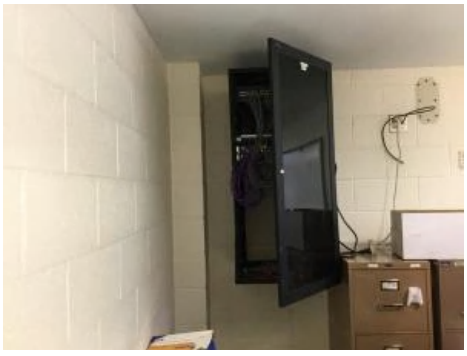
System: D5030810 - Security & Detection Systems

Note:

System: D5030910 - Fire Alarm Systems

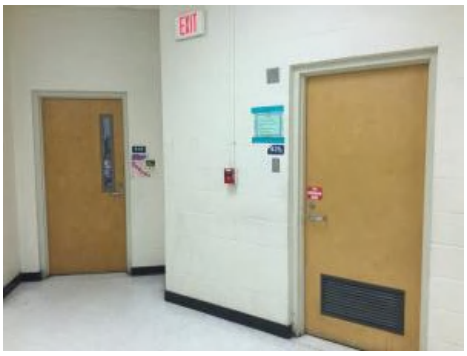
Note:

System: D5030920 - Data Communication



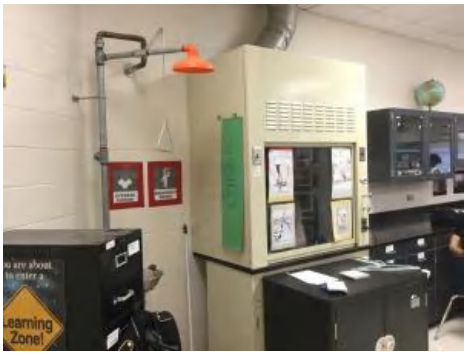
Note:

System: D5090 - Other Electrical Systems



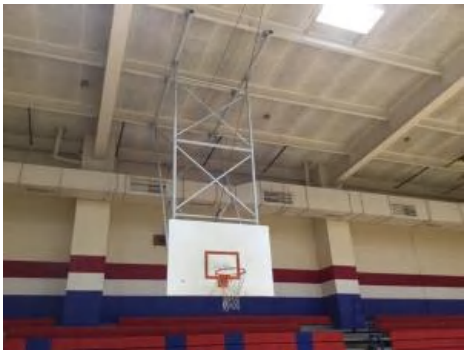
Note:

System: E1020 - Institutional Equipment



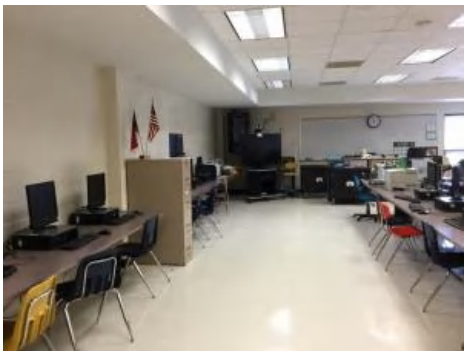
Note:

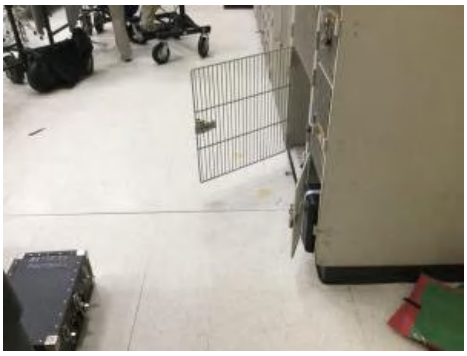
System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings





Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

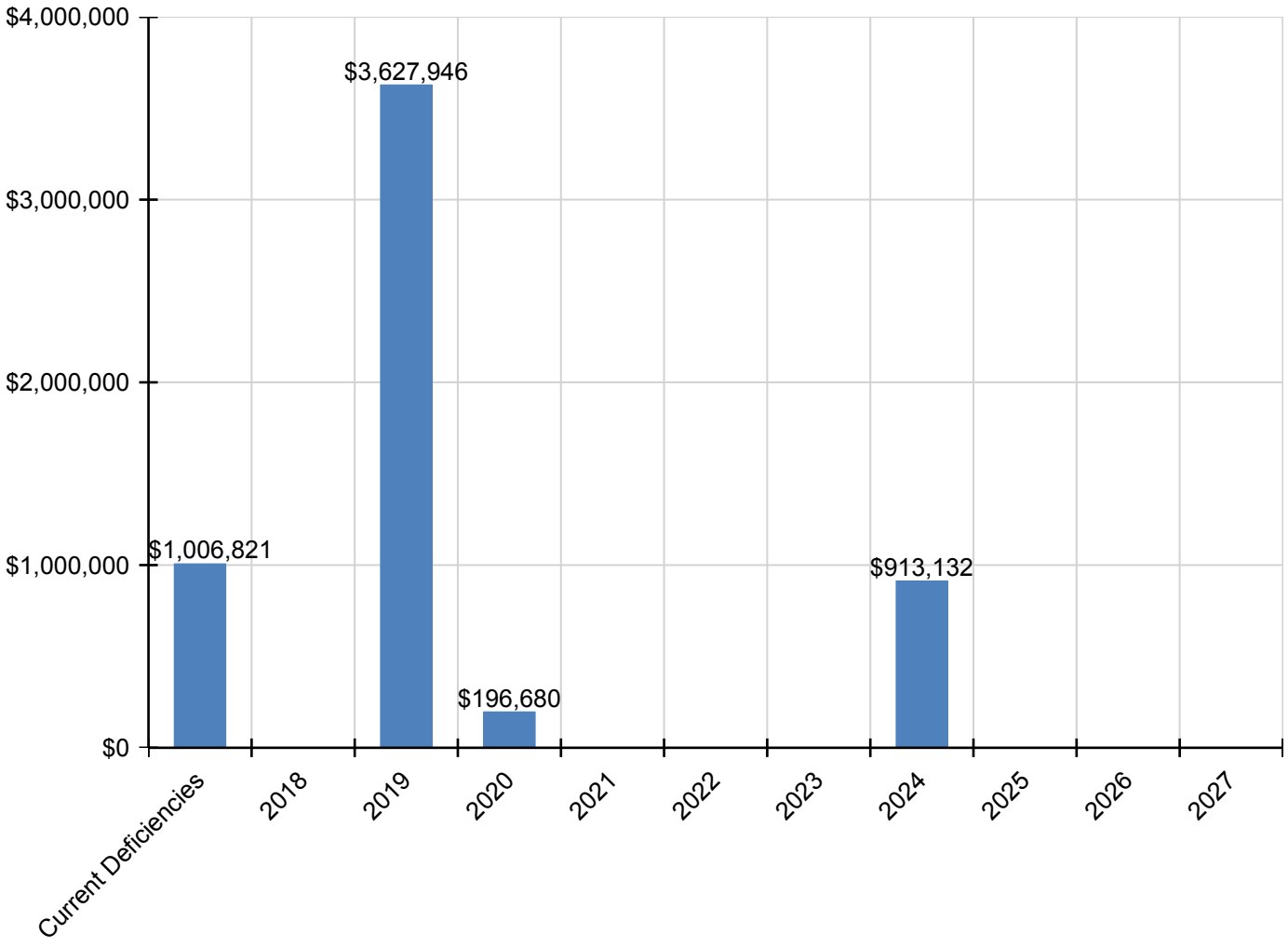
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$1,006,821**	**$0**	**$3,627,946**	**$196,680**	**$0**	**$0**	**$0**	**$913,132**	**$0**	**$0**	**$0**	**$5,744,579**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$709,966	$0	$0	$0	$0	$0	$0	$0	$0	**$709,966**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$110,394	$0	$0	$0	$0	$0	$0	$0	$0	**$110,394**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$196,680	$0	$0	$0	$0	$0	$0	$0	**$196,680**
C3020 - Floor Finishes	$0	$0	$816,020	$0	$0	$0	$0	$0	$0	$0	$0	**$816,020**

C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$913,132	$0	$0	$0	**$913,132**
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**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems -Nat Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$197,665	$0	$0	$0	$0	$0	$0	$0	$0	**$197,665**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$255,221	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$255,221**
D4020 - Standpipes	$38,670	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$38,670**
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	$138,508	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$138,508**
D5030910 - Fire Alarm Systems	$250,299	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$250,299**
D5030920 - Data Communication	$324,123	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$324,123**
D5090 - Other Electrical Systems	$0	$0	$49,976	$0	$0	$0	$0	$0	$0	$0	$0	**$49,976**
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	$972,660	$0	$0	$0	$0	$0	$0	$0	$0	**$972,660**
E1090 - Other Equipment	$0	$0	$399,805	$0	$0	$0	$0	$0	$0	$0	$0	**$399,805**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$371,460	$0	$0	$0	$0	$0	$0	$0	$0	**$371,460**

** Indicates non-renewable system*

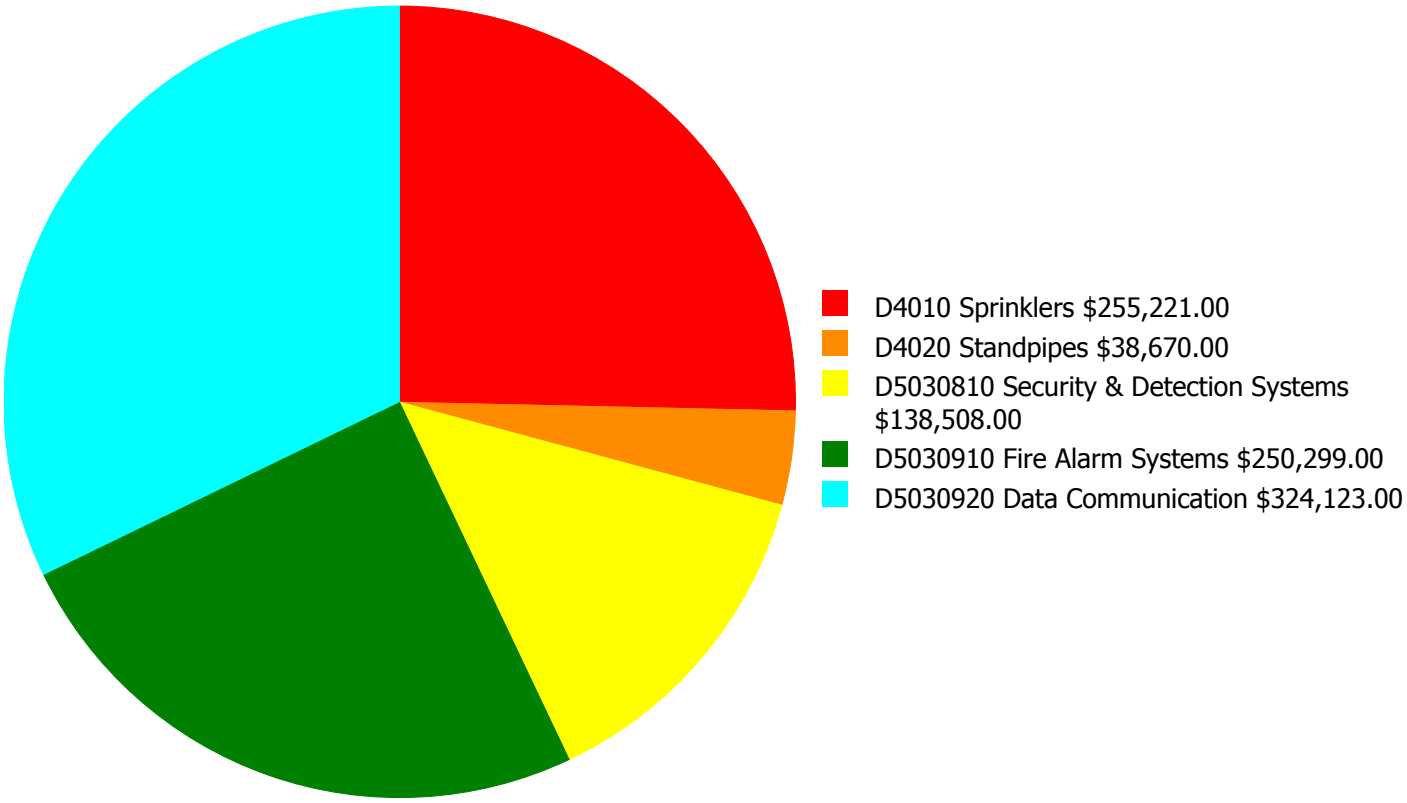
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

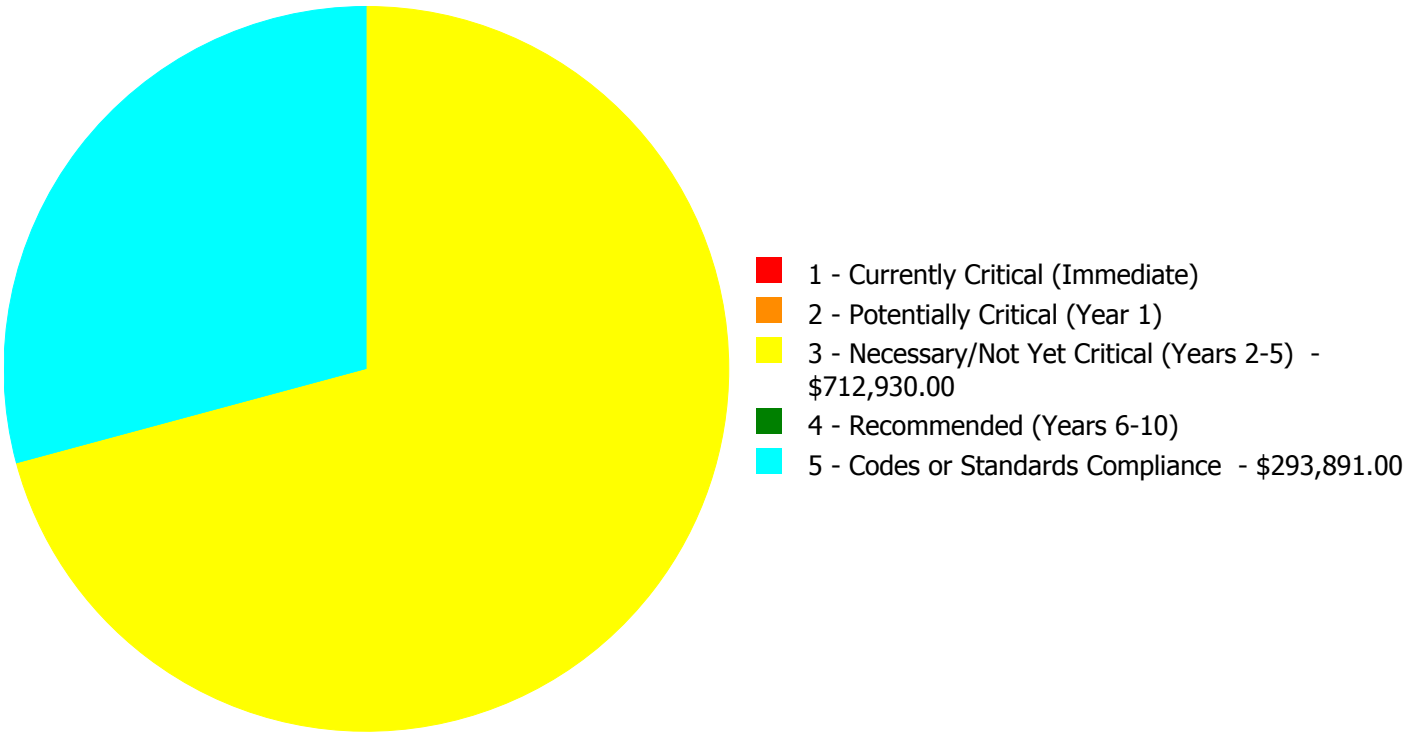
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $1,006,821.00

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: $1,006,821.00

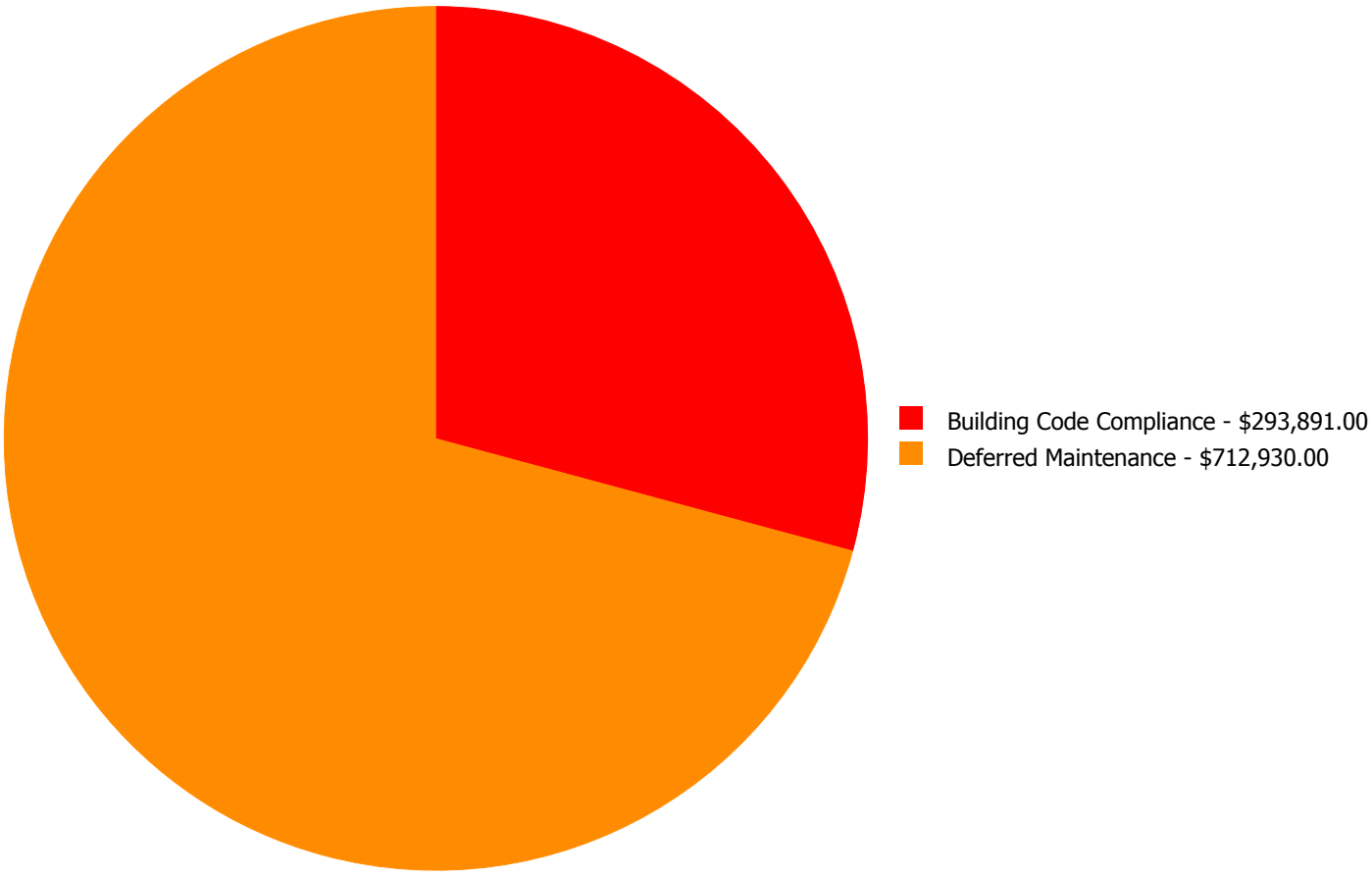
Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
D4010	Sprinklers	$0.00	$0.00	$0.00	$0.00	$255,221.00	$255,221.00
D4020	Standpipes	$0.00	$0.00	$0.00	$0.00	$38,670.00	$38,670.00
D5030810	Security & Detection Systems	$0.00	$0.00	$138,508.00	$0.00	$0.00	$138,508.00
D5030910	Fire Alarm Systems	$0.00	$0.00	$250,299.00	$0.00	$0.00	$250,299.00
D5030920	Data Communication	$0.00	$0.00	$324,123.00	$0.00	$0.00	$324,123.00
	Total:	$0.00	$0.00	$712,930.00	$0.00	$293,891.00	$1,006,821.00

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: $1,006,821.00

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: D5030810 - Security & Detection Systems

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 63,917.00
Unit of Measure: S.F.
Estimate: $138,508.00
Assessor Name: Eduardo Lopez
Date Created: 11/17/2016

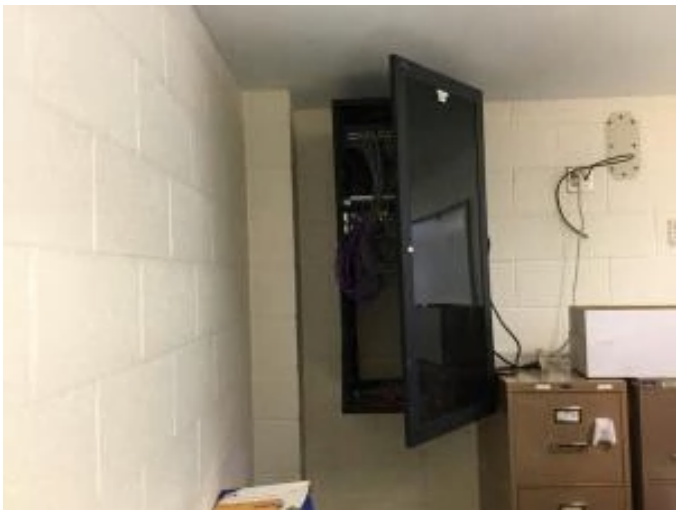
Notes: The security & detection system is beyond its expected service life and should be scheduled for replacement.

System: D5030910 - Fire Alarm Systems

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 63,917.00
Unit of Measure: S.F.
Estimate: $250,299.00
Assessor Name: Eduardo Lopez
Date Created: 11/17/2016

Notes: The fire alarm system is beyond its expected service life and should be scheduled for replacement.

System: D5030920 - Data Communication



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 63,917.00
Unit of Measure: S.F.
Estimate: $324,123.00
Assessor Name: Eduardo Lopez
Date Created: 11/17/2016

Notes: The data communication system is beyond its expected service life and should be scheduled for replacement.

Priority 5 - Codes or Standards Compliance:

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the Building
Distress: Missing
Category: Building Code Compliance
Priority: 5 - Codes or Standards Compliance
Correction: Renew System
Qty: 63,917.00
Unit of Measure: S.F.
Estimate: $255,221.00
Assessor Name: Eduardo Lopez
Date Created: 11/23/2016

Notes: A Sprinkler system is missing and is recommended to be provided to comply with current codes.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the Building
Distress: Missing
Category: Building Code Compliance
Priority: 5 - Codes or Standards Compliance
Correction: Renew System
Qty: 63,917.00
Unit of Measure: S.F.
Estimate: $38,670.00
Assessor Name: Eduardo Lopez
Date Created: 11/23/2016

Notes: A Standpipe system is missing and is recommended to be provided to comply with current codes.

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	1,200
Year Built:	1999
Last Renovation:	
Replacement Value:	$103,224
Repair Cost:	$22,427.00
Total FCI:	21.73 %
Total RSLI:	52.02 %
FCA Score:	78.27

Description:

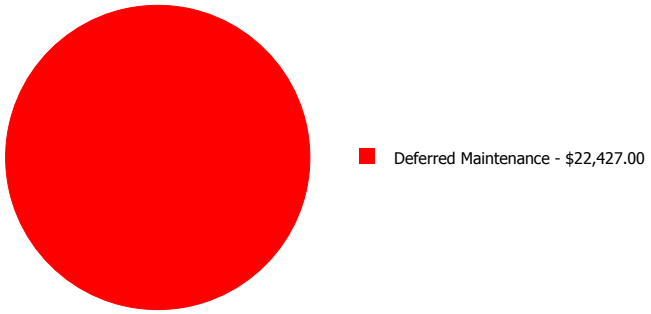
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

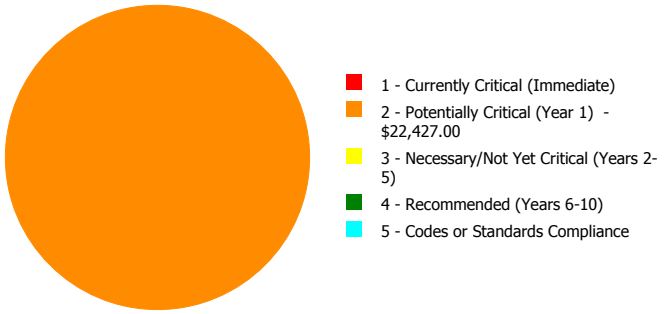
Dashboard Summary

Function:	HS -High School	Gross Area:	1,200
Year Built:	1999	Last Renovation:	
Repair Cost:	$22,427	Replacement Value:	$103,224
FCI:	21.73 %	RSLI%:	52.02 %

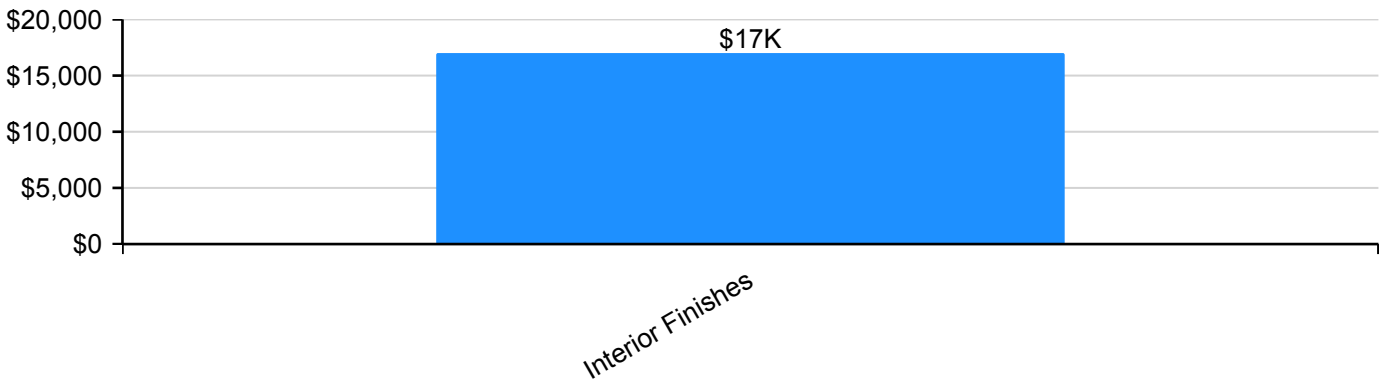
Deficiency By Category



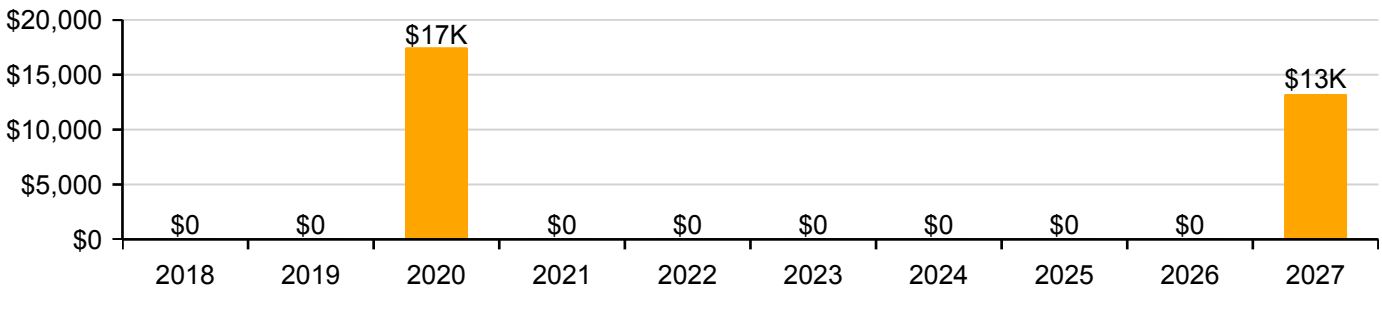
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	82.00 %	0.00 %	$0.00
B10 - Superstructure	82.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	79.98 %	0.00 %	$0.00
B30 - Roofing	10.00 %	0.00 %	$0.00
C10 - Interior Construction	69.68 %	0.00 %	$0.00
C30 - Interior Finishes	0.00 %	110.00 %	$22,427.00
D50 - Electrical	42.90 %	0.00 %	$0.00
Totals:	**52.02 %**	**21.73 %**	**$22,427.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). NorthElevation - Dec 06, 2016

2). West Elevation - Nov 22, 2016

3). South Elevation - Nov 22, 2016

4). East Elevation - Dec 06, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.93	S.F.	1,200	100	1999	2099		82.00 %	0.00 %	82			$8,316
A1030	Slab on Grade	$7.37	S.F.	1,200	100	1999	2099		82.00 %	0.00 %	82			$8,844
B1020	Roof Construction	$5.98	S.F.	1,200	100	1999	2099		82.00 %	0.00 %	82			$7,176
B2010	Exterior Walls	$18.04	S.F.	1,200	100	1999	2099		82.00 %	0.00 %	82			$21,648
B2030	Exterior Doors	$0.91	S.F.	1,200	30	1999	2029		40.00 %	0.00 %	12			$1,092
B3010130	Preformed Metal Roofing	$9.66	S.F.	1,200	30	1999	2029	2020	10.00 %	0.00 %	3			$11,592
C1010	Partitions	$10.34	S.F.	1,200	75	1999	2074		76.00 %	0.00 %	57			$12,408
C1020	Interior Doors	$2.20	S.F.	1,200	30	1999	2029		40.00 %	0.00 %	12			$2,640
C3010	Wall Finishes	$7.46	S.F.	1,200	10	1999	2009		0.00 %	110.00 %	-8		$9,847.00	$8,952
C3030	Ceiling Finishes	$9.53	S.F.	1,200	25	1999	2024	2016	0.00 %	110.00 %	-1		$12,580.00	$11,436
D5010	Electrical Service/Distribution	$1.47	S.F.	1,200	40	1999	2039		55.00 %	0.00 %	22			$1,764
D5020	Branch Wiring	$2.55	S.F.	1,200	30	1999	2029		40.00 %	0.00 %	12			$3,060
D5020	Lighting	$3.58	S.F.	1,200	30	1999	2029		40.00 %	0.00 %	12			$4,296
								Total	**52.02 %**	**21.73 %**			**$22,427.00**	**$103,224**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B1020 - Roof Construction

Note:

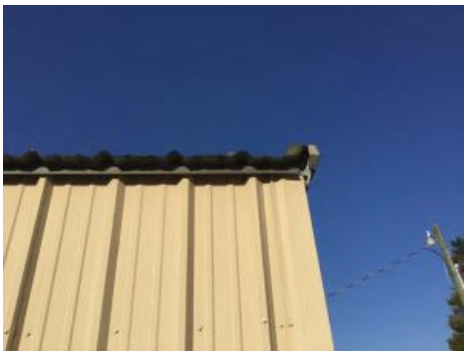
System: B2010 - Exterior Walls

Note:

System: B2030 - Exterior Doors

Note:

System: B3010130 - Preformed Metal Roofing



Note:

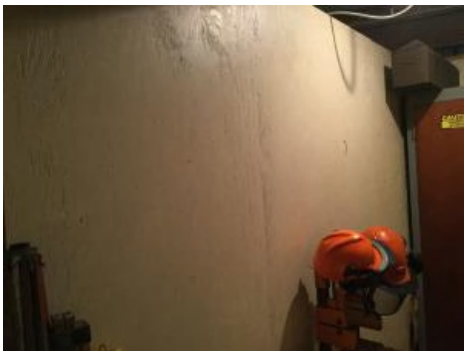
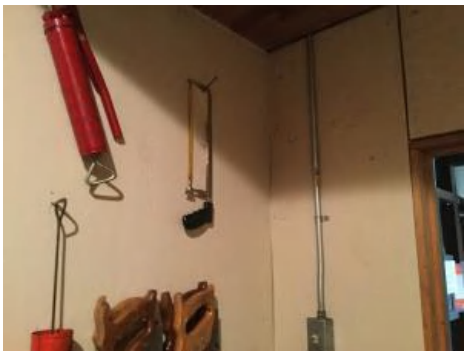
System: C1010 - Partitions

Note:

System: C1020 - Interior Doors

Note:

System: C3010 - Wall Finishes

Note:

System: C3030 - Ceiling Finishes

Note:

System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Campus Assessment Report - 1999 Agr. Building

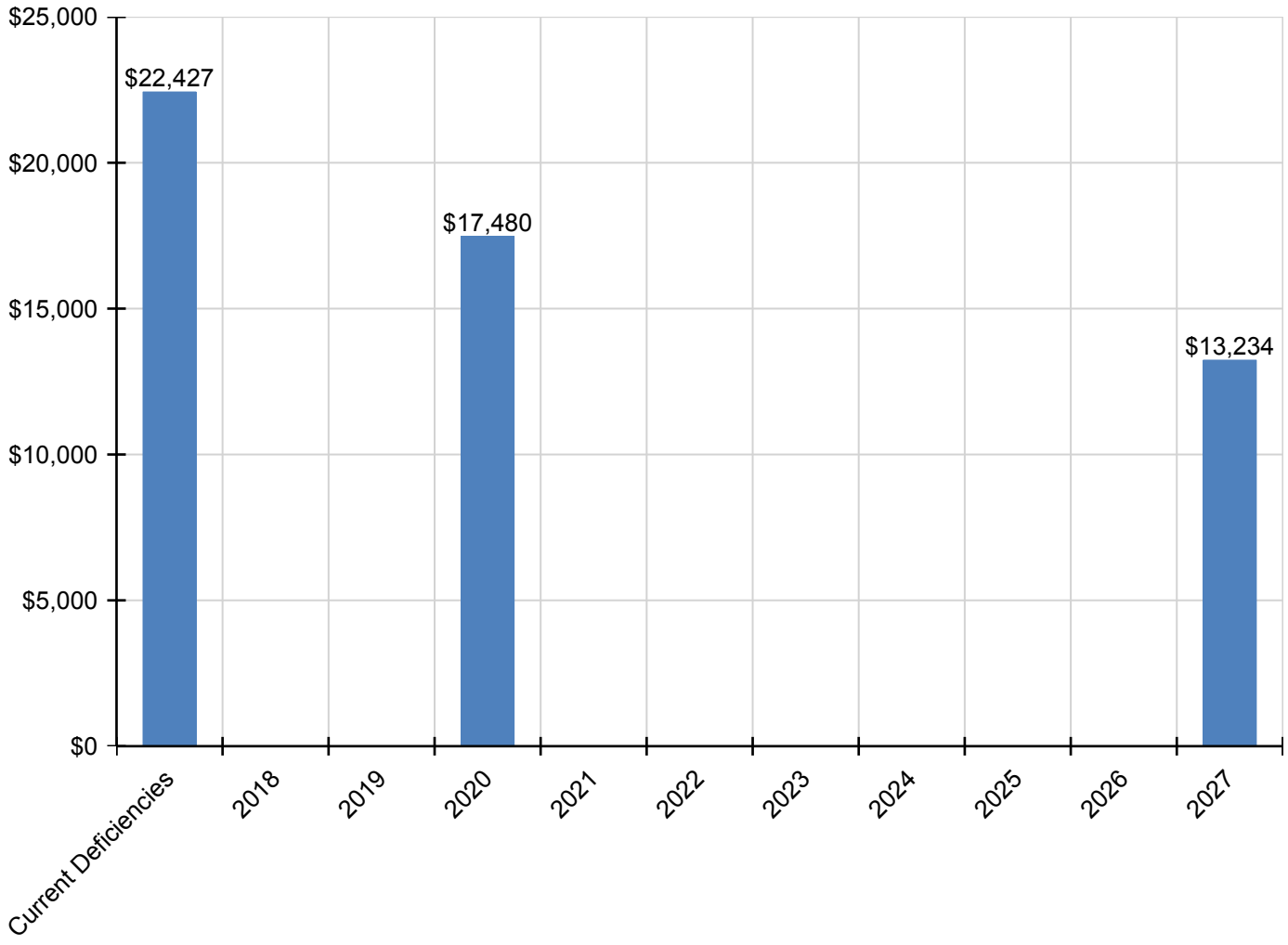
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$22,427**	**$0**	**$0**	**$17,480**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$13,234**	**$53,141**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$17,480	$0	$0	$0	$0	$0	$0	$0	**$17,480**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$9,847	$0	$0	$0	$0	$0	$0	$0	$0	$0	$13,234	**$23,081**
C3030 - Ceiling Finishes	$12,580	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$12,580**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

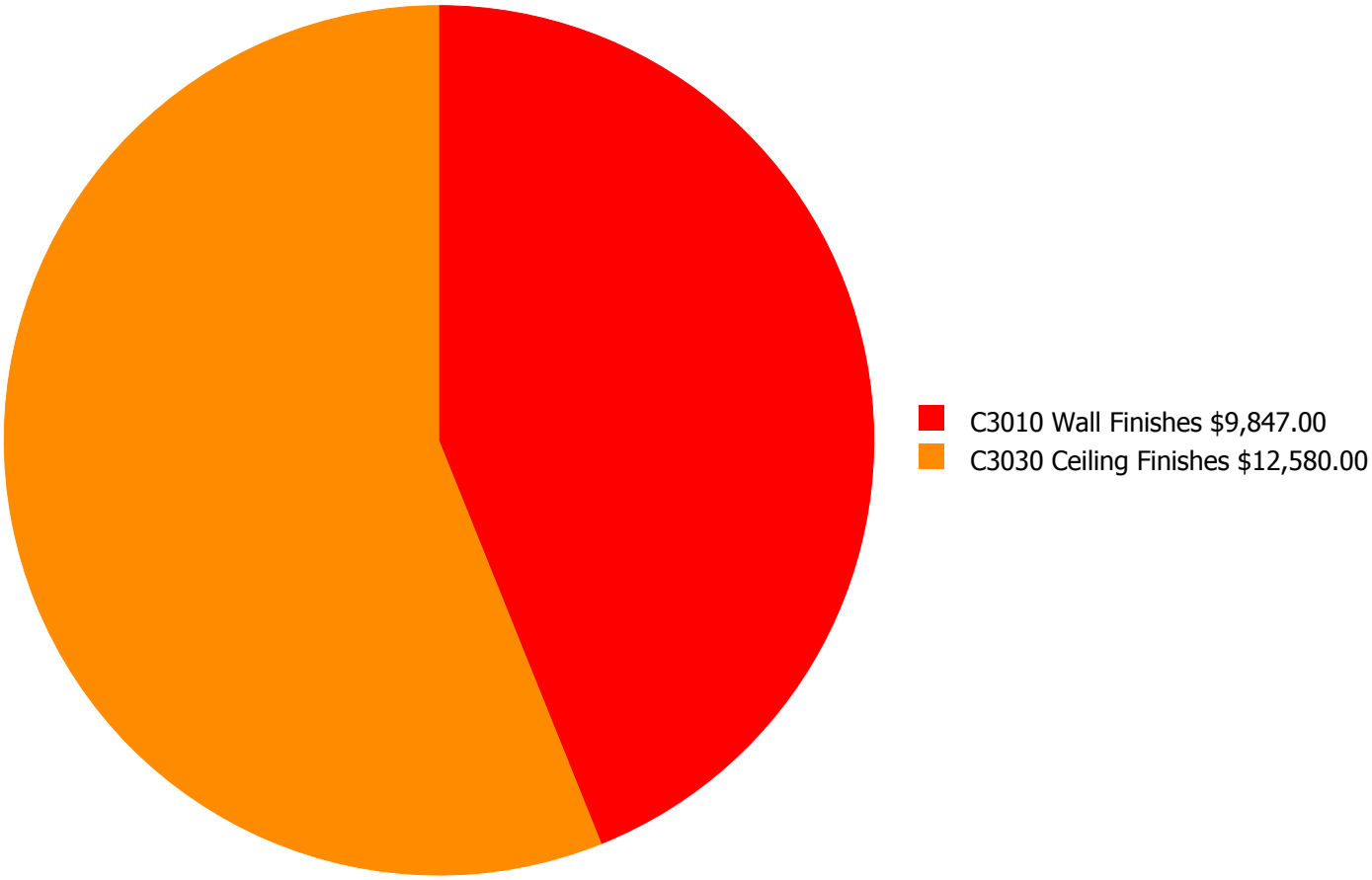
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

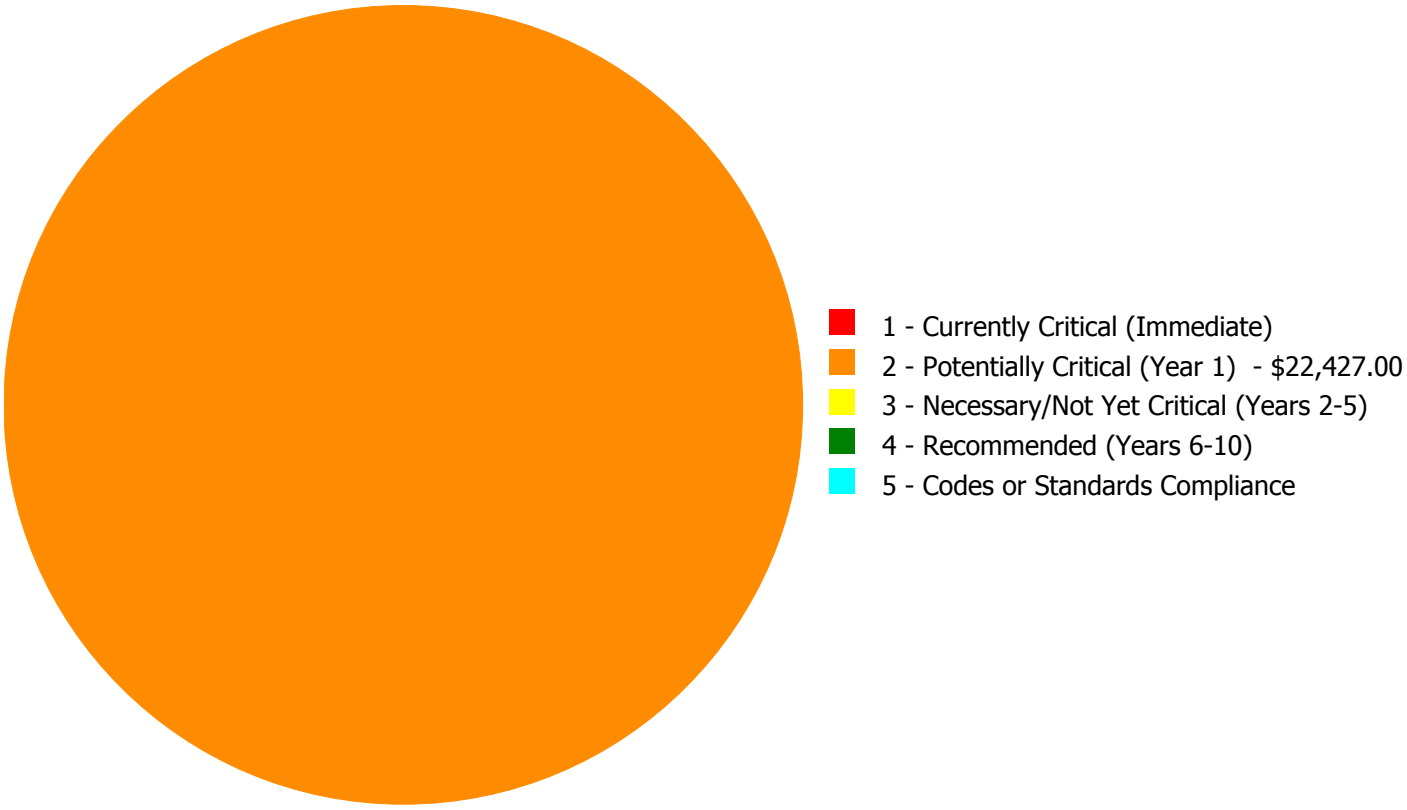
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $22,427.00

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: $22,427.00

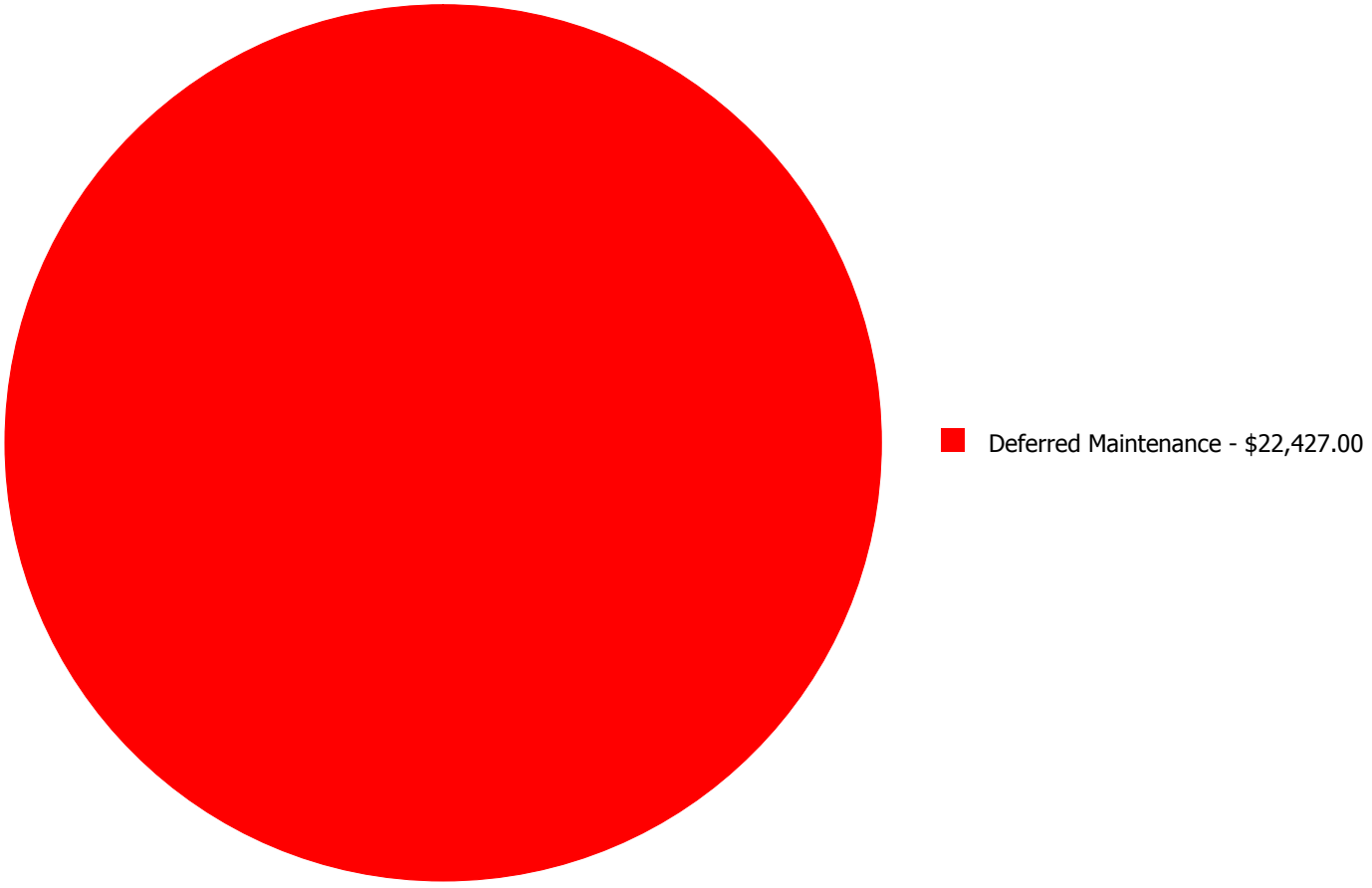
Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
C3010	Wall Finishes	$0.00	$9,847.00	$0.00	$0.00	$0.00	$9,847.00
C3030	Ceiling Finishes	$0.00	$12,580.00	$0.00	$0.00	$0.00	$12,580.00
	Total:	$0.00	$22,427.00	$0.00	$0.00	$0.00	$22,427.00

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: $22,427.00

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

Priority 2 - Potentially Critical (Year 1):

System: C3010 - Wall Finishes

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 1,200.00
Unit of Measure: S.F.
Estimate: $9,847.00
Assessor Name: Eduardo Lopez
Date Created: 11/17/2016

Notes: The wall finishes are aged, scuffed, fading, stained and should be replaced.

System: C3030 - Ceiling Finishes

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 1,200.00
Unit of Measure: S.F.
Estimate: $12,580.00
Assessor Name: Eduardo Lopez
Date Created: 11/23/2016

Notes: The original ceiling finishes are damaged, failing and should be replaced.

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	822
Year Built:	1999
Last Renovation:	
Replacement Value:	$203,872
Repair Cost:	$35,697.00
Total FCI:	17.51 %
Total RSLI:	48.02 %
FCA Score:	82.49

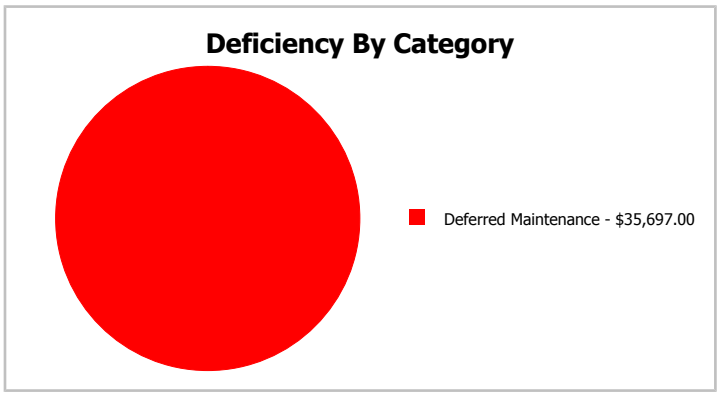
Description:

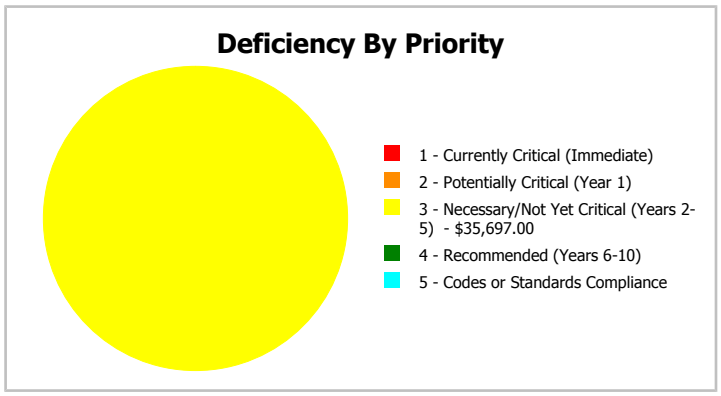
The narrative for this building is included in the Executive Summary Description at the front of this report.

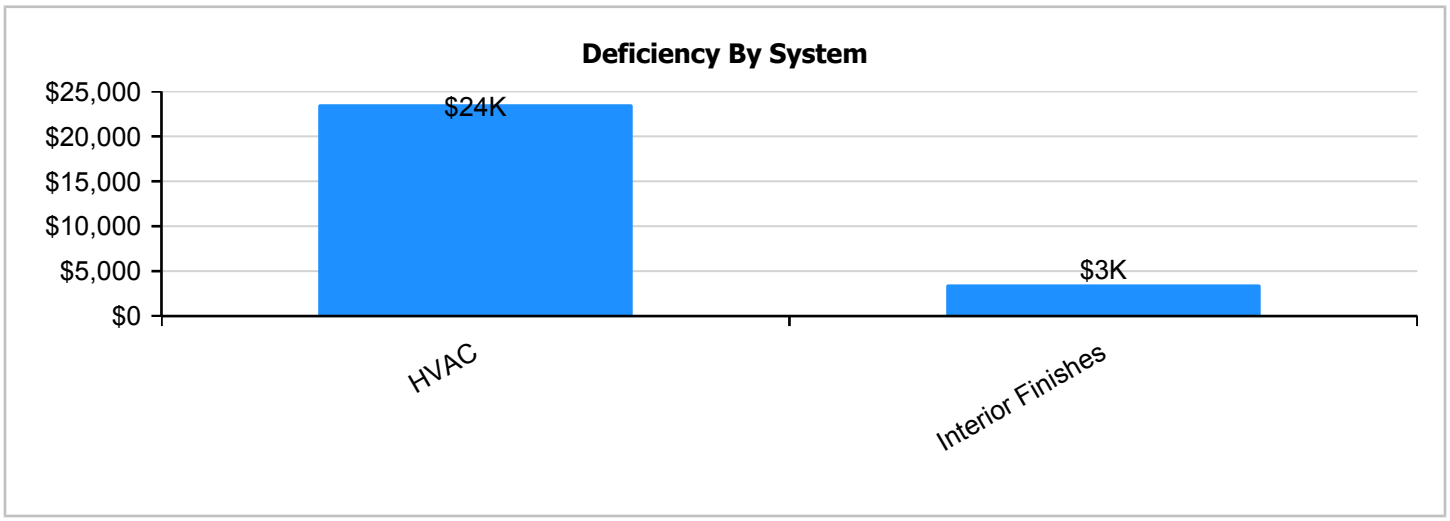
Attributes: This asset has no attributes.

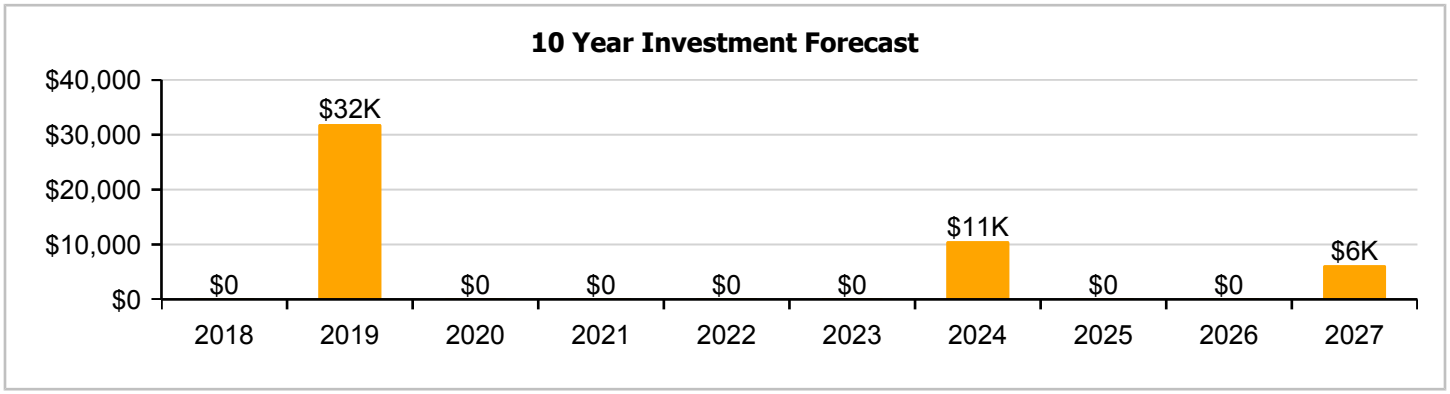
Dashboard Summary

Function:	HS -High School	Gross Area:	822
Year Built:	1999	Last Renovation:	
Repair Cost:	$35,697	Replacement Value:	$203,872
FCI:	17.51 %	RSLI%:	48.02 %









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	82.00 %	0.00 %	$0.00
B10 - Superstructure	82.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	62.49 %	0.00 %	$0.00
B30 - Roofing	10.00 %	0.00 %	$0.00
C10 - Interior Construction	53.90 %	0.00 %	$0.00
C20 - Stairs	82.00 %	0.00 %	$0.00
C30 - Interior Finishes	14.45 %	20.82 %	$4,620.00
D20 - Plumbing	40.00 %	0.00 %	$0.00
D30 - HVAC	0.00 %	110.00 %	$31,077.00
D50 - Electrical	42.22 %	0.00 %	$0.00
E20 - Furnishings	10.00 %	0.00 %	$0.00
Totals:	**48.02 %**	**17.51 %**	**$35,697.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). Southwest Elevation - Nov 22, 2016

2). Southeast Elevation - Nov 22, 2016

3). Northeast Elevation - Nov 22, 2016

4). Northwest Elevation - Nov 22, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	822	100	1999	2099		82.00 %	0.00 %	82			$16,547
A1030	Slab on Grade	$19.75	S.F.	822	100	1999	2099		82.00 %	0.00 %	82			$16,235
B1010	Floor Construction	$11.44	S.F.	822	100	1999	2099		82.00 %	0.00 %	82			$9,404
B1020	Roof Construction	$16.26	S.F.	822	100	1999	2099		82.00 %	0.00 %	82			$13,366
B2010	Exterior Walls	$29.79	S.F.	822	100	1999	2099		82.00 %	0.00 %	82			$24,487
B2020	Exterior Windows	$17.17	S.F.	822	30	1999	2029		40.00 %	0.00 %	12			$14,114
B2030	Exterior Doors	$8.66	S.F.	822	30	1999	2029		40.00 %	0.00 %	12			$7,119
B3010140	Asphalt Shingles	$4.32	S.F.	822	20	1999	2019		10.00 %	0.00 %	2			$3,551
C1010	Partitions	$10.34	S.F.	822	75	1999	2074		76.00 %	0.00 %	57			$8,499
C1020	Interior Doors	$2.20	S.F.	822	30	1999	2029		40.00 %	0.00 %	12			$1,808
C1030	Fittings	$4.51	S.F.	822	20	1999	2019		10.00 %	0.00 %	2			$3,707
C2010	Stair Construction	$3.13	S.F.	822	100	1999	2099		82.00 %	0.00 %	82			$2,573
C3010	Wall Finishes	$5.11	S.F.	822	10	1999	2009		0.00 %	110.00 %	-8		$4,620.00	$4,200
C3020	Floor Finishes	$12.37	S.F.	822	20	1999	2019		10.00 %	0.00 %	2			$10,168
C3030	Ceiling Finishes	$9.52	S.F.	822	25	1999	2024		28.00 %	0.00 %	7			$7,825
D2010	Plumbing Fixtures	$4.55	S.F.	822	30	1999	2029		40.00 %	0.00 %	12			$3,740
D2020	Domestic Water Distribution	$0.84	S.F.	822	30	1999	2029		40.00 %	0.00 %	12			$690
D2030	Sanitary Waste	$1.98	S.F.	822	30	1999	2029		40.00 %	0.00 %	12			$1,628
D3050	Terminal & Package Units	$34.37	S.F.	822	15	1999	2014		0.00 %	110.00 %	-3		$31,077.00	$28,252
D5010	Electrical Service/Distribution	$3.09	S.F.	822	40	1999	2039		55.00 %	0.00 %	22			$2,540
D5020	Branch Wiring	$9.24	S.F.	822	30	1999	2029		40.00 %	0.00 %	12			$7,595
D5020	Lighting	$8.58	S.F.	822	30	1999	2029		40.00 %	0.00 %	12			$7,053
E2010	Fixed Furnishings	$10.67	S.F.	822	20	1999	2019		10.00 %	0.00 %	2			$8,771
								Total	**48.02 %**	**17.51 %**			**$35,697.00**	**$203,872**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

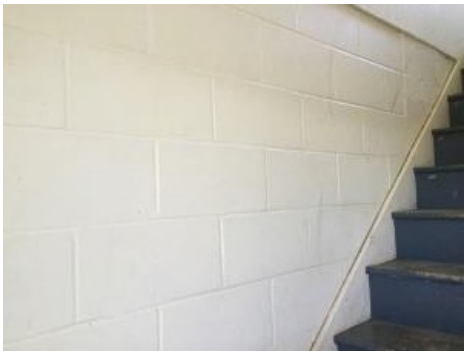
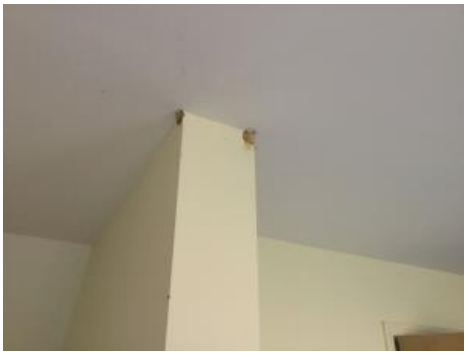
System: B2030 - Exterior Doors

Note:

System: B3010140 - Asphalt Shingles

Note:

System: C1010 - Partitions

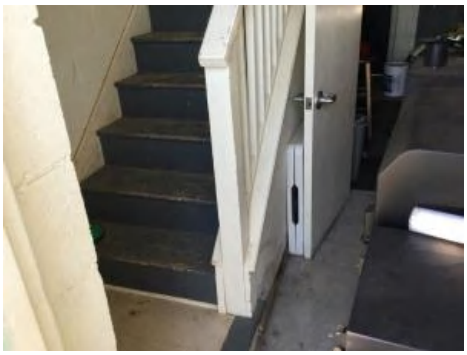
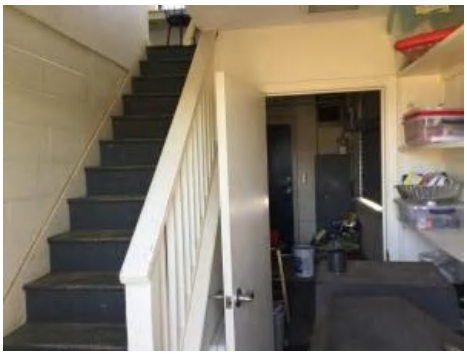



Note:

System: C1020 - Interior Doors

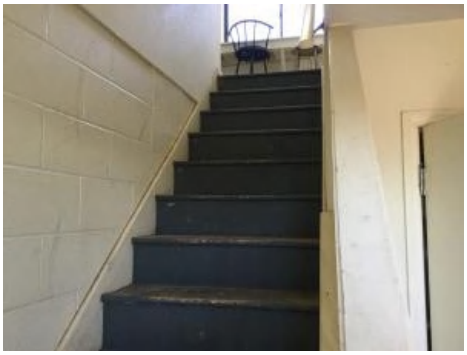
Note:

System: C1030 - Fittings

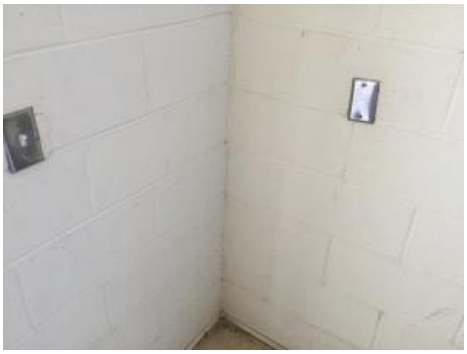
Note:

System: C2010 - Stair Construction



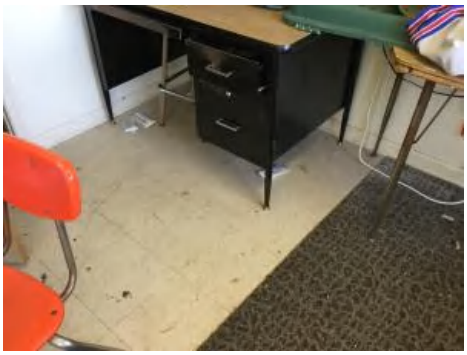
Note:

System: C3010 - Wall Finishes



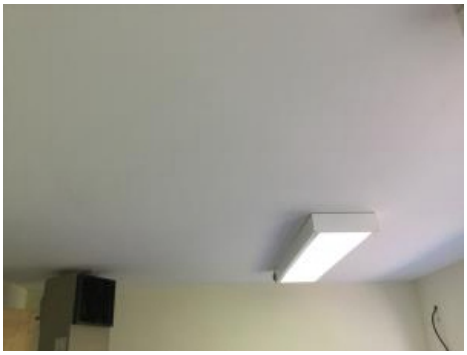
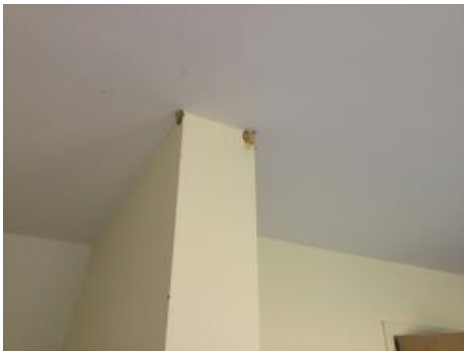
Note:

System: C3020 - Floor Finishes



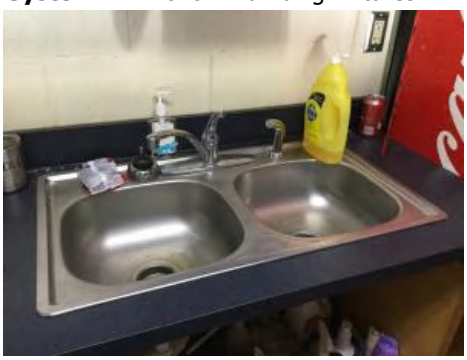
Note:

System: C3030 - Ceiling Finishes

Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution

Note:

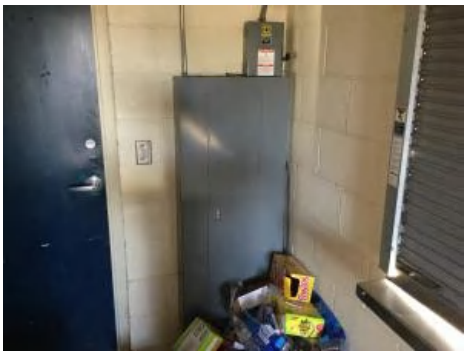
System: D2030 - Sanitary Waste

Note:

System: D3050 - Terminal & Package Units

Note:

System: D5010 - Electrical Service/Distribution

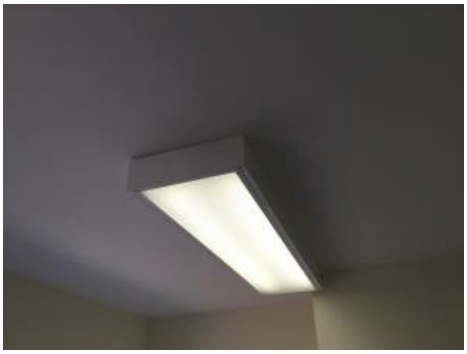


Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting



Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

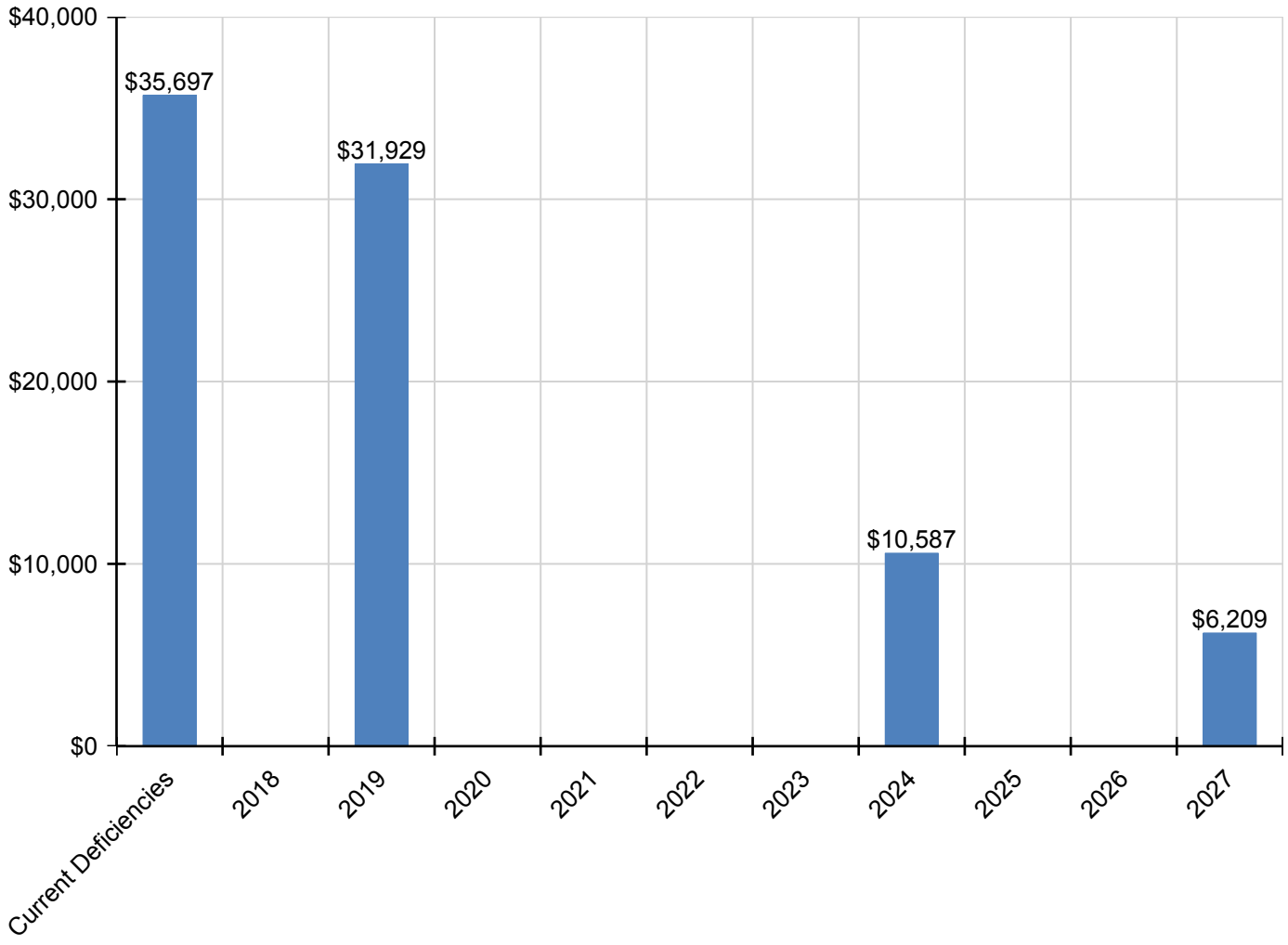
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$35,697**	**$0**	**$31,929**	**$0**	**$0**	**$0**	**$0**	**$10,587**	**$0**	**$0**	**$6,209**	**$84,421**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$5,501	$0	$0	$0	$0	$0	$0	$0	$0	**$5,501**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$4,326	$0	$0	$0	$0	$0	$0	$0	$0	**$4,326**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C2010 - Stair Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$4,620	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,209	**$10,829**
C3020 - Floor Finishes	$0	$0	$11,866	$0	$0	$0	$0	$0	$0	$0	$0	**$11,866**

C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$10,587	$0	$0	$0	**$10,587**
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**
D3050 - Terminal & Package Units	$31,077	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$31,077**
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**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$10,236	$0	$0	$0	$0	$0	$0	$0	$0	**$10,236**

** Indicates non-renewable system*

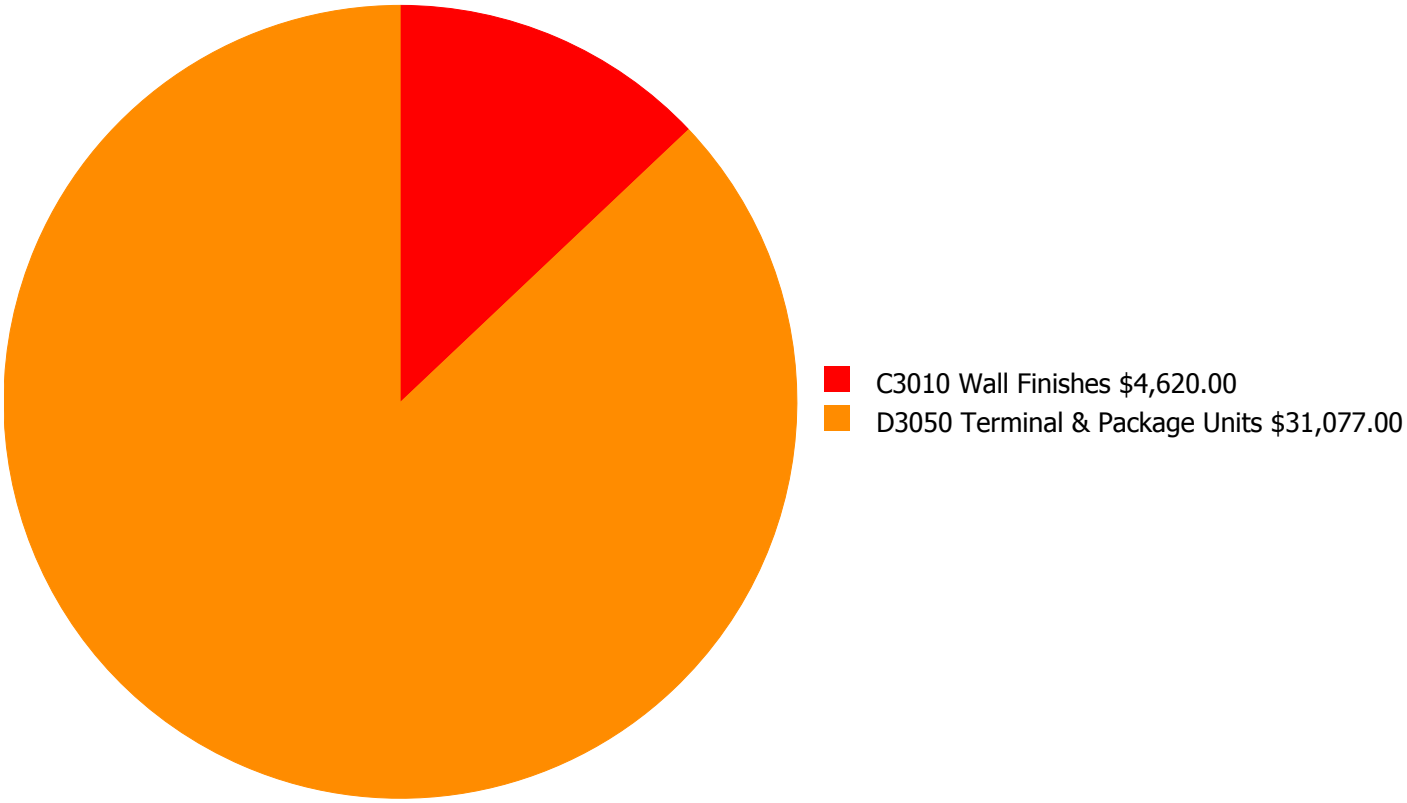
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

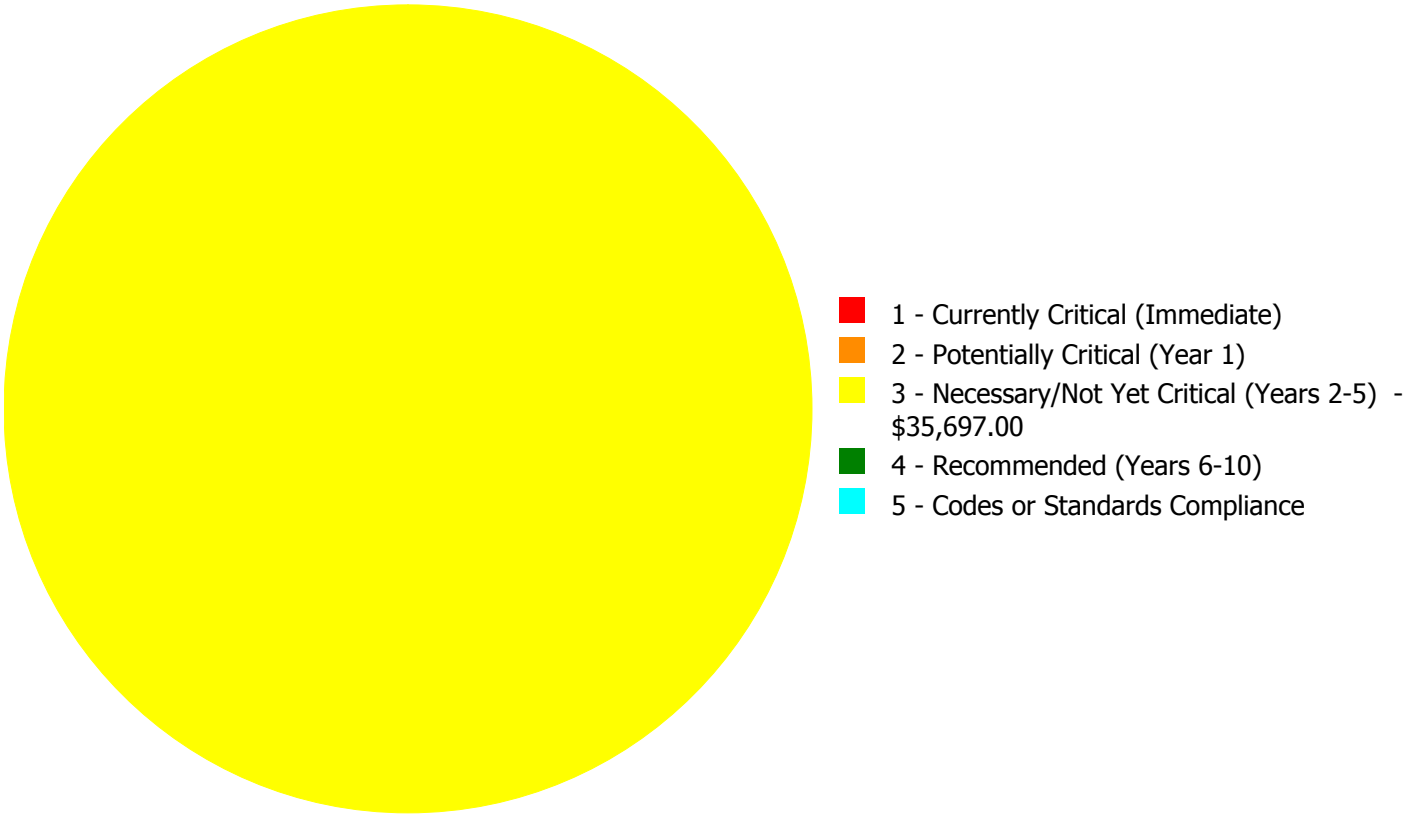
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $35,697.00

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: $35,697.00

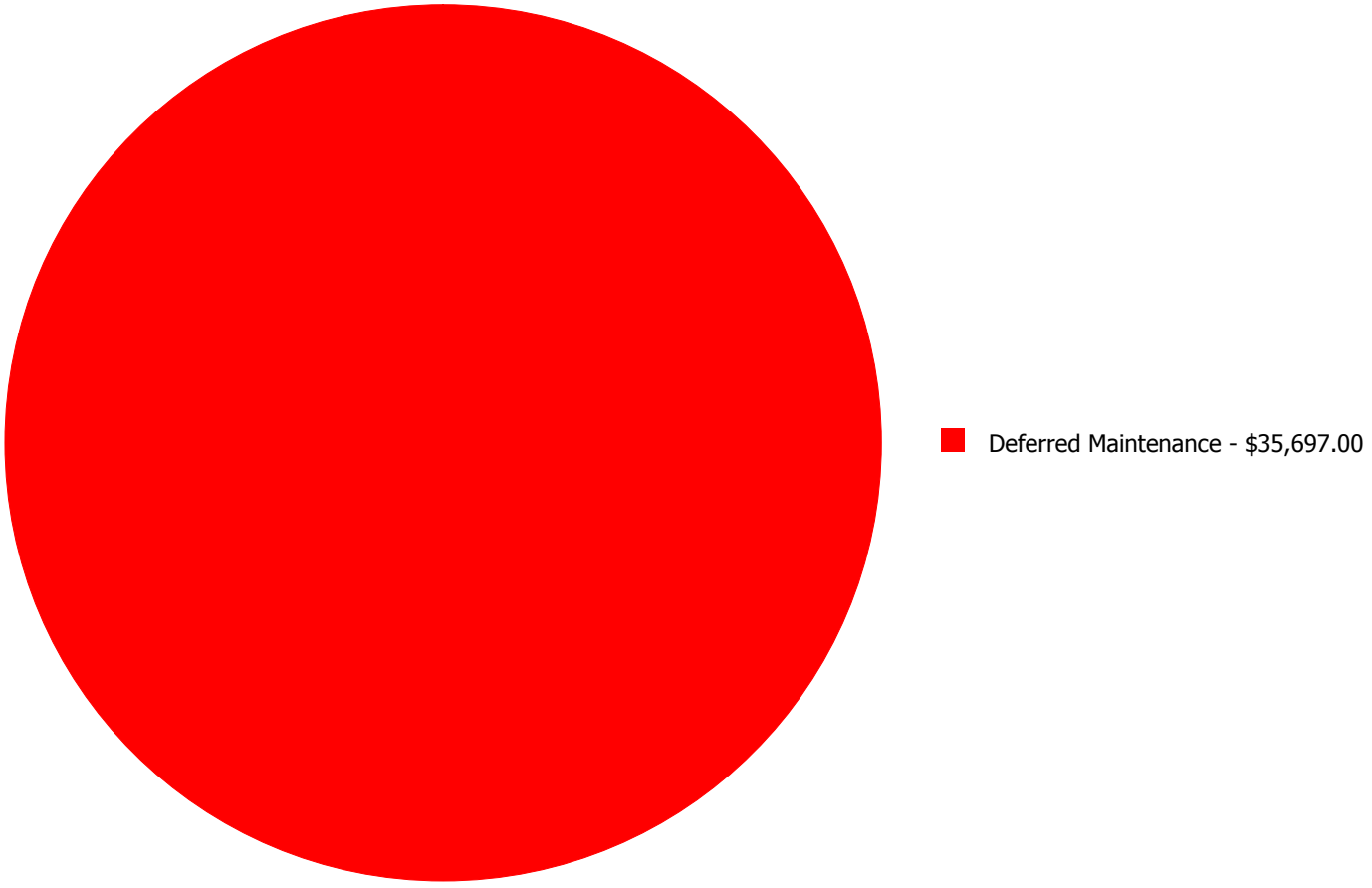
Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
C3010	Wall Finishes	$0.00	$0.00	$4,620.00	$0.00	$0.00	$4,620.00
D3050	Terminal & Package Units	$0.00	$0.00	$31,077.00	$0.00	$0.00	$31,077.00
	Total:	$0.00	$0.00	$35,697.00	$0.00	$0.00	$35,697.00

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:



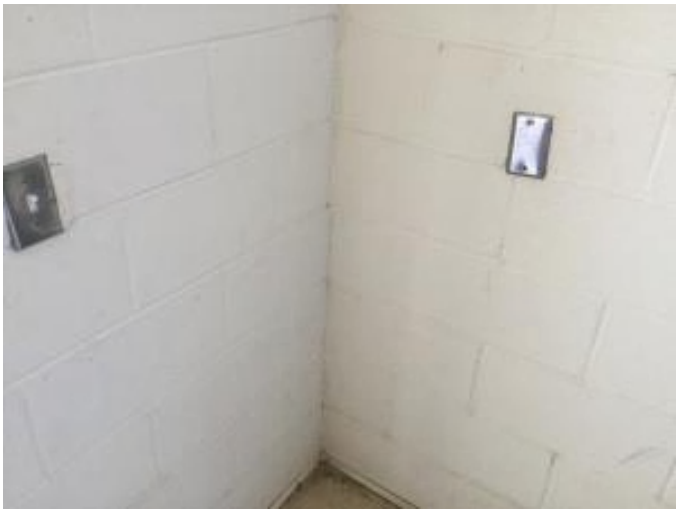
Budget Estimate Total: $35,697.00

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: C3010 - Wall Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 822.00
Unit of Measure: S.F.
Estimate: $4,620.00
Assessor Name: Eduardo Lopez
Date Created: 11/23/2016

Notes: The wall finishes are aged, scuffed, fading, stained and should be replaced.

System: D3050 - Terminal & Package Units

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 822.00
Unit of Measure: S.F.
Estimate: $31,077.00
Assessor Name: Eduardo Lopez
Date Created: 11/23/2016

Notes: The terminal and package units are beyond their expected service life and should be scheduled for replacement.

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	720
Year Built:	1999
Last Renovation:	
Replacement Value:	$119,650
Repair Cost:	$6,859.00
Total FCI:	5.73 %
Total RSLI:	59.03 %
FCA Score:	94.27

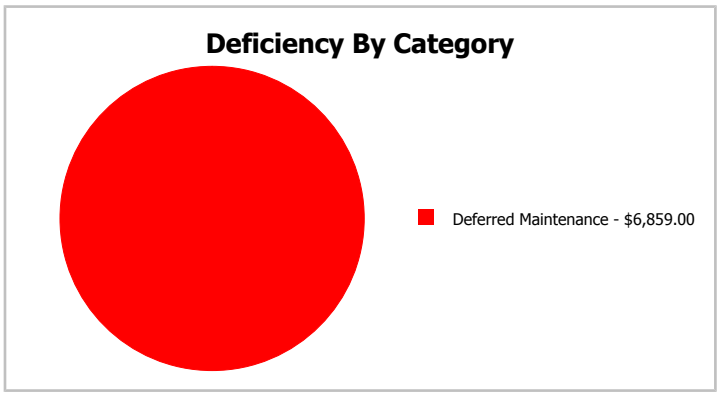
Description:

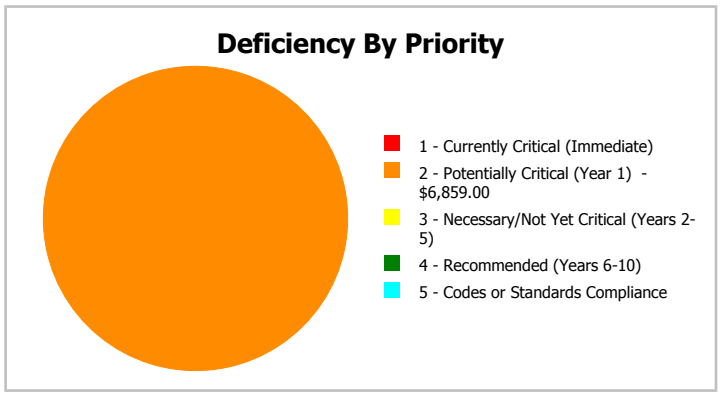
The narrative for this building is included in the Executive Summary Description at the front of this report.

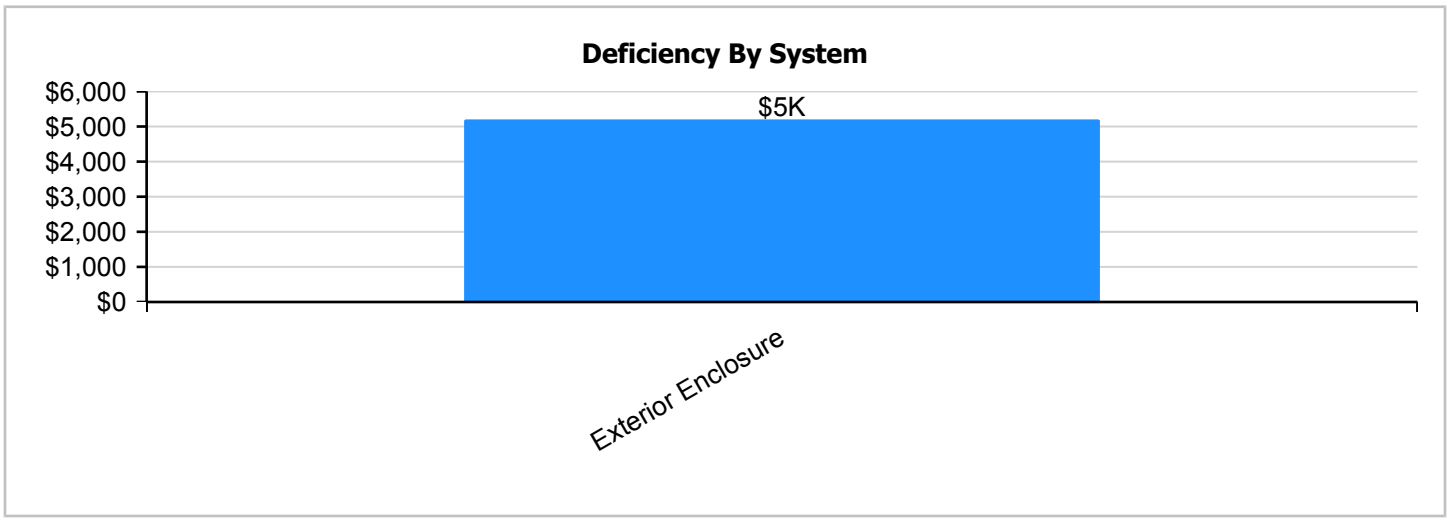
Attributes: This asset has no attributes.

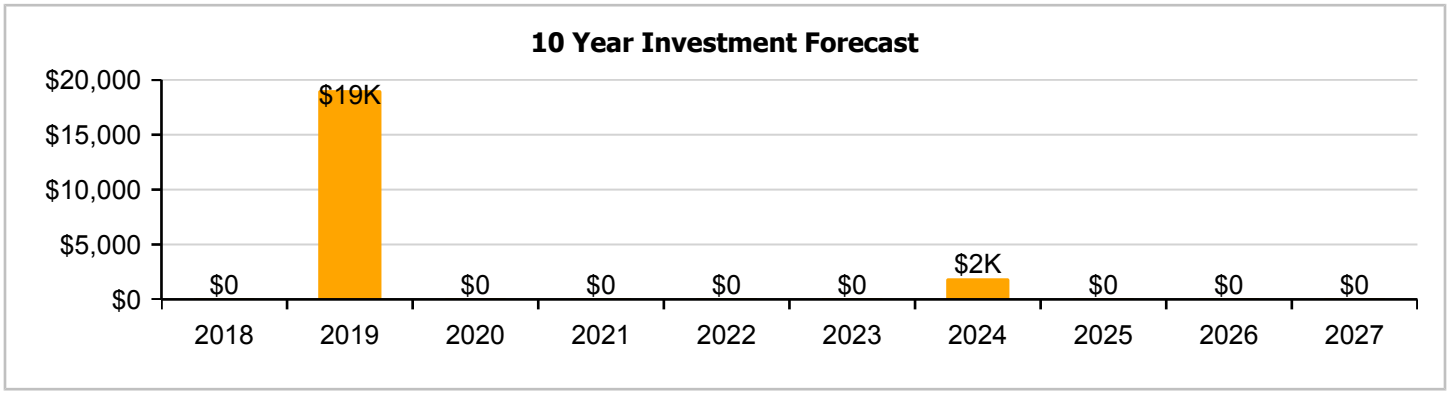
Dashboard Summary

Function:	HS -High School	Gross Area:	720
Year Built:	1999	Last Renovation:	
Repair Cost:	$6,859	Replacement Value:	$119,650
FCI:	5.73 %	RSLI%:	59.03 %









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	82.00 %	0.00 %	$0.00
B10 - Superstructure	82.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	56.27 %	17.13 %	$6,859.00
B30 - Roofing	13.93 %	0.00 %	$0.00
C10 - Interior Construction	10.00 %	0.00 %	$0.00
D50 - Electrical	42.22 %	0.00 %	$0.00
E20 - Furnishings	10.00 %	0.00 %	$0.00
Totals:	**59.03 %**	**5.73 %**	**$6,859.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). East Elevation - Nov 22, 2016

2). North Elevation - Nov 22, 2016

3). South Elevation - Nov 22, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

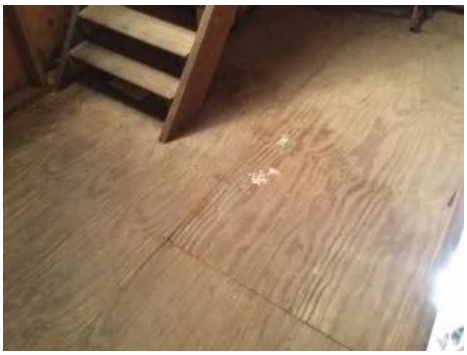
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	720	100	1999	2099		82.00 %	0.00 %	82			$14,494
A1030	Slab on Grade	$19.75	S.F.	720	100	1999	2099		82.00 %	0.00 %	82			$14,220
B1010	Floor Construction	$11.44	S.F.	720	100	1999	2099		82.00 %	0.00 %	82			$8,237
B1020	Roof Construction	$16.26	S.F.	720	100	1999	2099		82.00 %	0.00 %	82			$11,707
B2010	Exterior Walls	$29.79	S.F.	720	100	1999	2099		82.00 %	0.00 %	82			$21,449
B2020	Exterior Windows	$17.17	S.F.	720	30	1999	2029		40.00 %	0.00 %	12			$12,362
B2030	Exterior Doors	$8.66	S.F.	720	30	1999	2029	2016	0.00 %	110.01 %	-1		$6,859.00	$6,235
B3010120	Single Ply Membrane	$6.98	S.F.	720	20	1999	2019		10.00 %	0.00 %	2			$5,026
B3020	Roof Openings	$1.95	S.F.	720	25	1999	2024		28.00 %	0.00 %	7			$1,404
C1030	Fittings	$2.47	S.F.	720	20	1999	2019		10.00 %	0.00 %	2			$1,778
D5010	Electrical Service/Distribution	$3.09	S.F.	720	40	1999	2039		55.00 %	0.00 %	22			$2,225
D5020	Branch Wiring	$9.24	S.F.	720	30	1999	2029		40.00 %	0.00 %	12			$6,653
D5020	Lighting	$8.58	S.F.	720	30	1999	2029		40.00 %	0.00 %	12			$6,178
E2010	Fixed Furnishings	$10.67	S.F.	720	20	1999	2019		10.00 %	0.00 %	2			$7,682
								Total	**59.03 %**	**5.73 %**			**$6,859.00**	**$119,650**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B1010 - Floor Construction

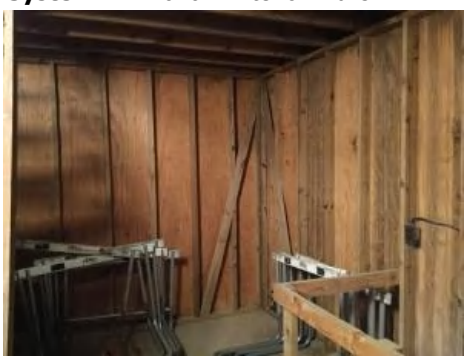


Note:

System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors

Note:

System: B3010120 - Single Ply Membrane

Note:

System: B3020 - Roof Openings

Note:

System: C1030 - Fittings

Note:

System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

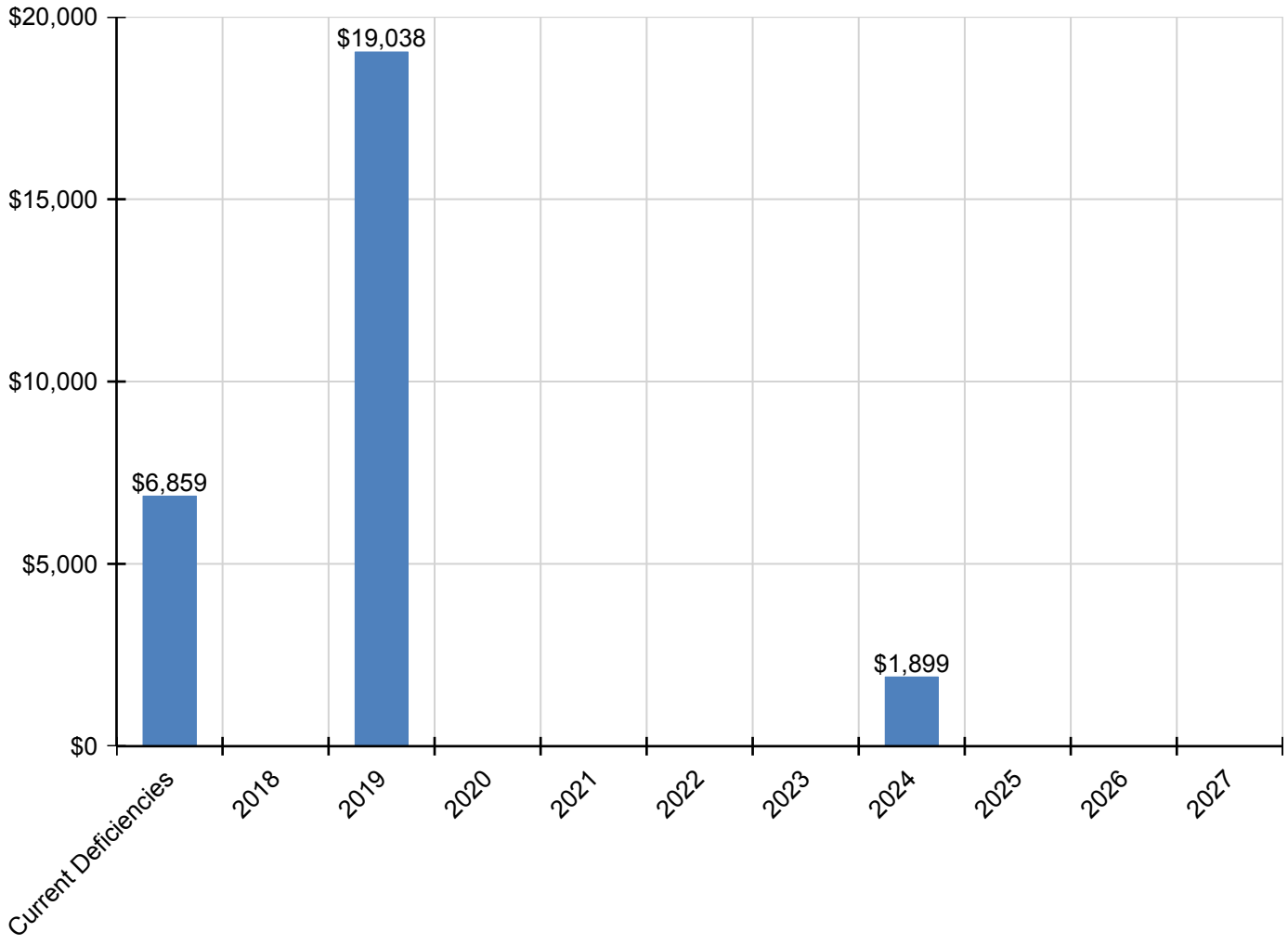
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$6,859**	**$0**	**$19,038**	**$0**	**$0**	**$0**	**$0**	**$1,899**	**$0**	**$0**	**$0**	**$27,796**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$6,859	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,859**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$7,997	$0	$0	$0	$0	$0	$0	$0	$0	**$7,997**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$1,899	$0	$0	$0	**$1,899**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$2,075	$0	$0	$0	$0	$0	$0	$0	$0	**$2,075**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$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**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$8,966	$0	$0	$0	$0	$0	$0	$0	$0	**$8,966**

** Indicates non-renewable system*

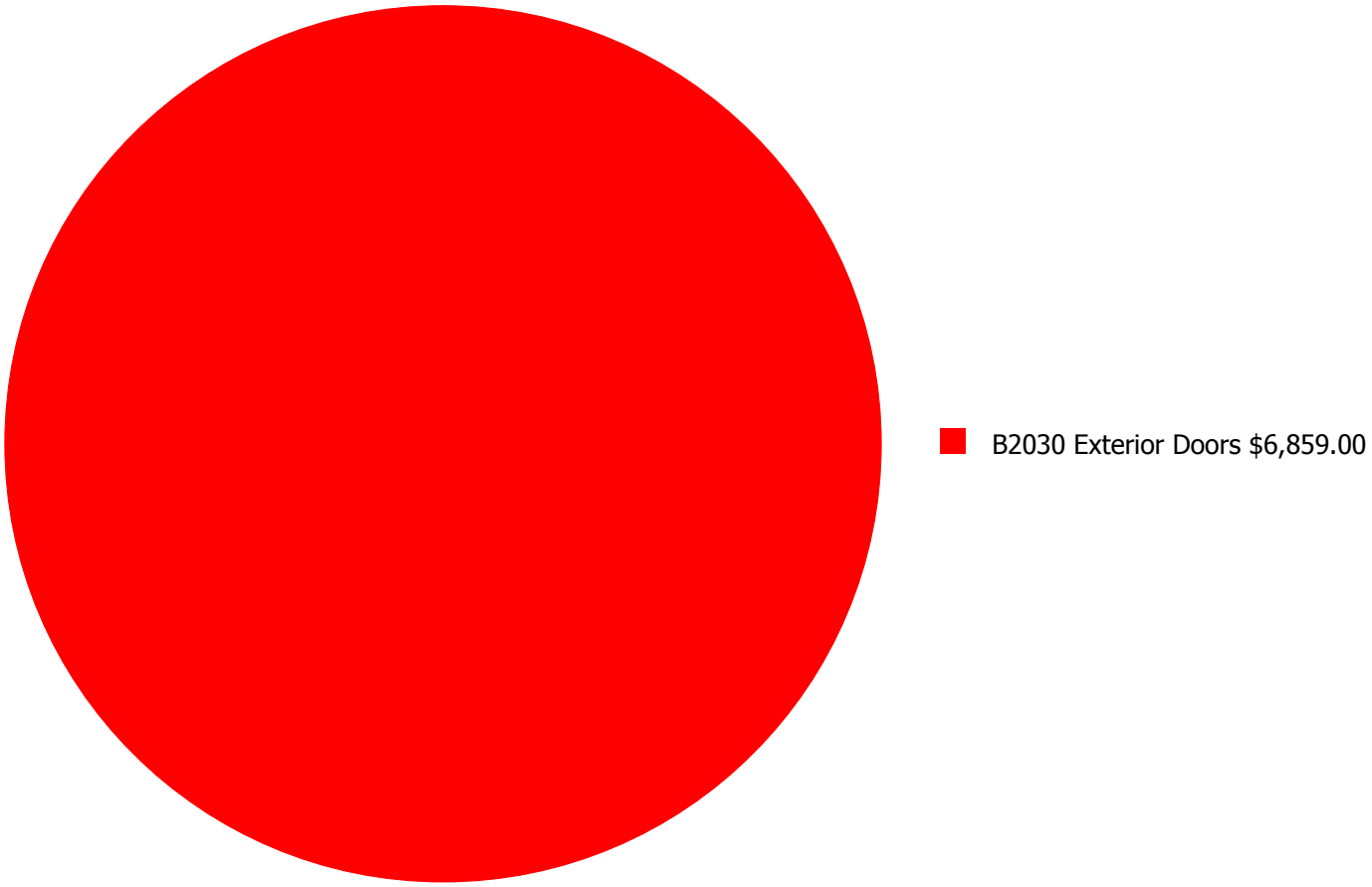
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

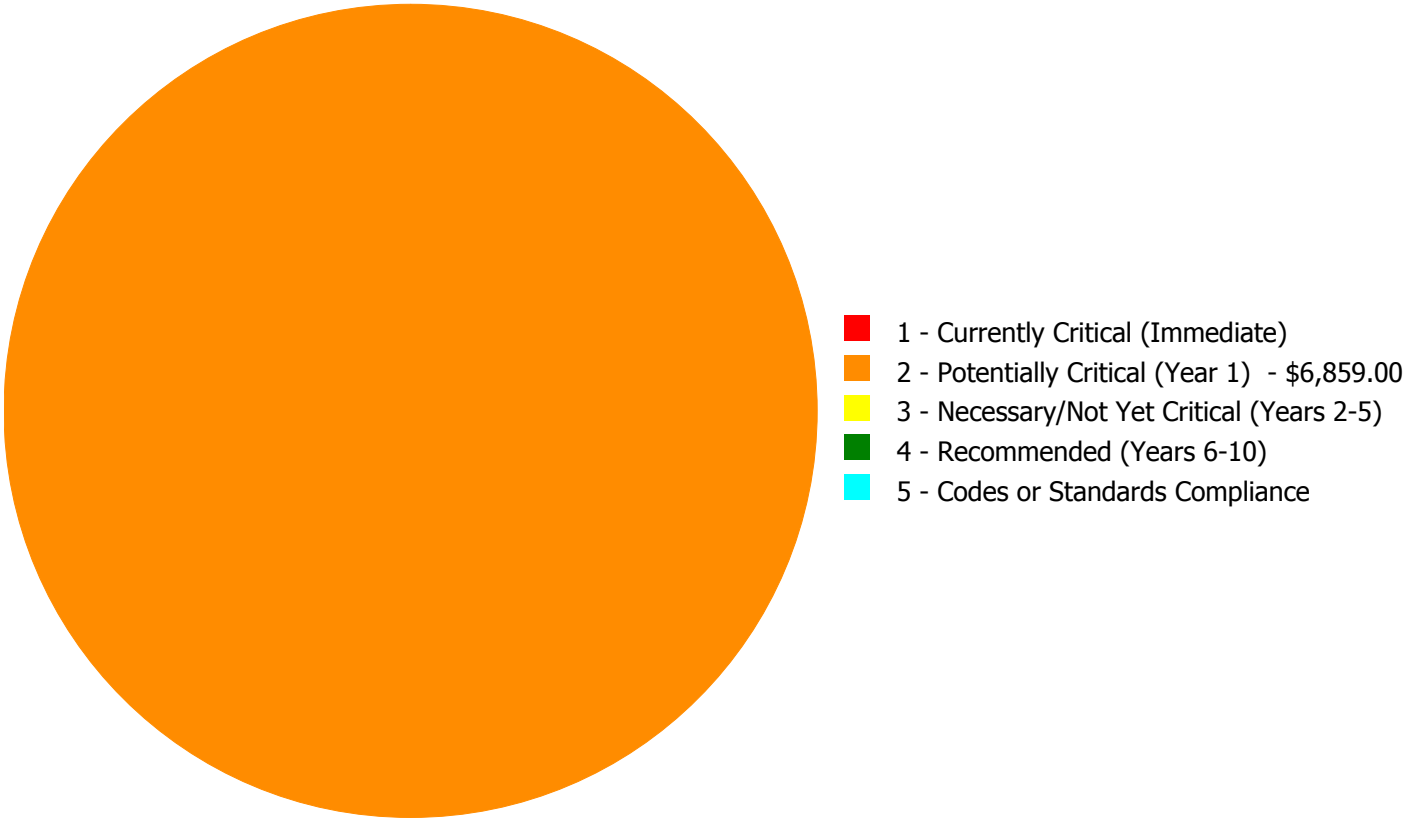
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $6,859.00

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: $6,859.00

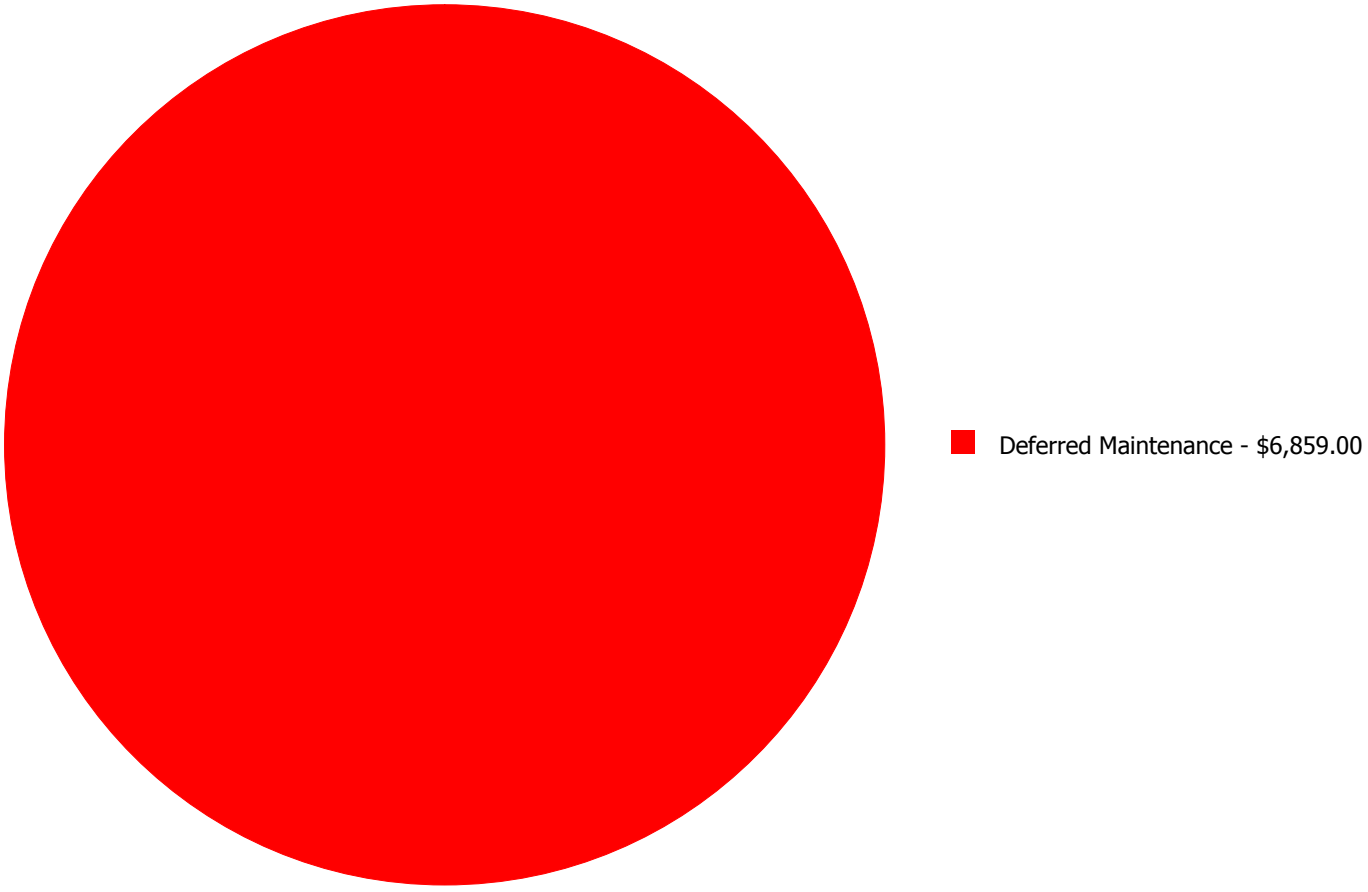
Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2030	Exterior Doors	$0.00	$6,859.00	$0.00	$0.00	$0.00	$6,859.00
	Total:	$0.00	$6,859.00	$0.00	$0.00	$0.00	$6,859.00

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: $6,859.00

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

Priority 2 - Potentially Critical (Year 1):

System: B2030 - Exterior Doors

Location:	Exterior Walls
Distress:	Beyond Service Life
Category:	Deferred Maintenance
Priority:	2 - Potentially Critical (Year 1)
Correction:	Renew System
Qty:	720.00
Unit of Measure:	S.F.
Estimate:	$6,859.00
Assessor Name:	Eduardo Lopez
Date Created:	11/23/2016

Notes: The exterior doors are aged, in deteriorating conditions, and should be replaced.

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	216
Year Built:	1999
Last Renovation:	
Replacement Value:	$25,650
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	69.75 %
FCA Score:	100.00

Description:

The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

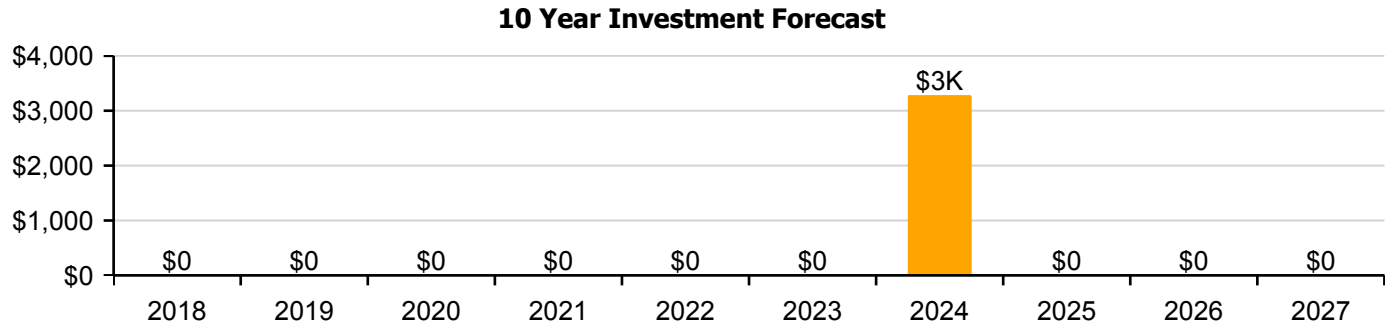
Dashboard Summary

Function:	HS -High School	Gross Area:	216
Year Built:	1999	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$25,650
FCI:	0.00 %	RSLI%:	69.75 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	82.00 %	0.00 %	$0.00
B10 - Superstructure	82.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	72.54 %	0.00 %	$0.00
B30 - Roofing	28.00 %	0.00 %	$0.00
D50 - Electrical	42.02 %	0.00 %	$0.00
Totals:	**69.75 %**	**0.00 %**	**$0.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). East Elevation - Nov 22, 2016

2). South Elevation - Nov 22, 2016

3). North Elevation - Dec 06, 2016

4). West Elevation - Dec 06, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	216	100	1999	2099		82.00 %	0.00 %	82			$4,348
A1030	Slab on Grade	$19.75	S.F.	216	100	1999	2099		82.00 %	0.00 %	82			$4,266
B1020	Roof Construction	$16.26	S.F.	216	100	1999	2099		82.00 %	0.00 %	82			$3,512
B2010	Exterior Walls	$29.79	S.F.	216	100	1999	2099		82.00 %	0.00 %	82			$6,435
B2030	Exterior Doors	$8.66	S.F.	216	30	1999	2029		40.00 %	0.00 %	12			$1,871
B3010105	Built-Up	$8.95	S.F.	216	25	1999	2024		28.00 %	0.00 %	7			$1,933
D5010	Electrical Service/Distribution	$2.05	S.F.	216	40	1999	2039		55.00 %	0.00 %	22			$443
D5020	Branch Wiring	$3.58	S.F.	216	30	1999	2029		40.00 %	0.00 %	12			$773
D5020	Lighting	$9.58	S.F.	216	30	1999	2029		40.00 %	0.00 %	12			$2,069
								Total	**69.75 %**					**$25,650**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

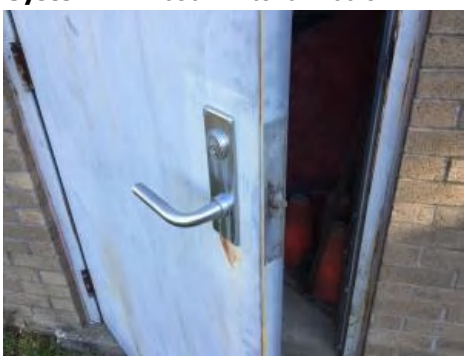
System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls

Note:

System: B2030 - Exterior Doors



Note:

System: B3010105 - Built-Up

Note:

System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

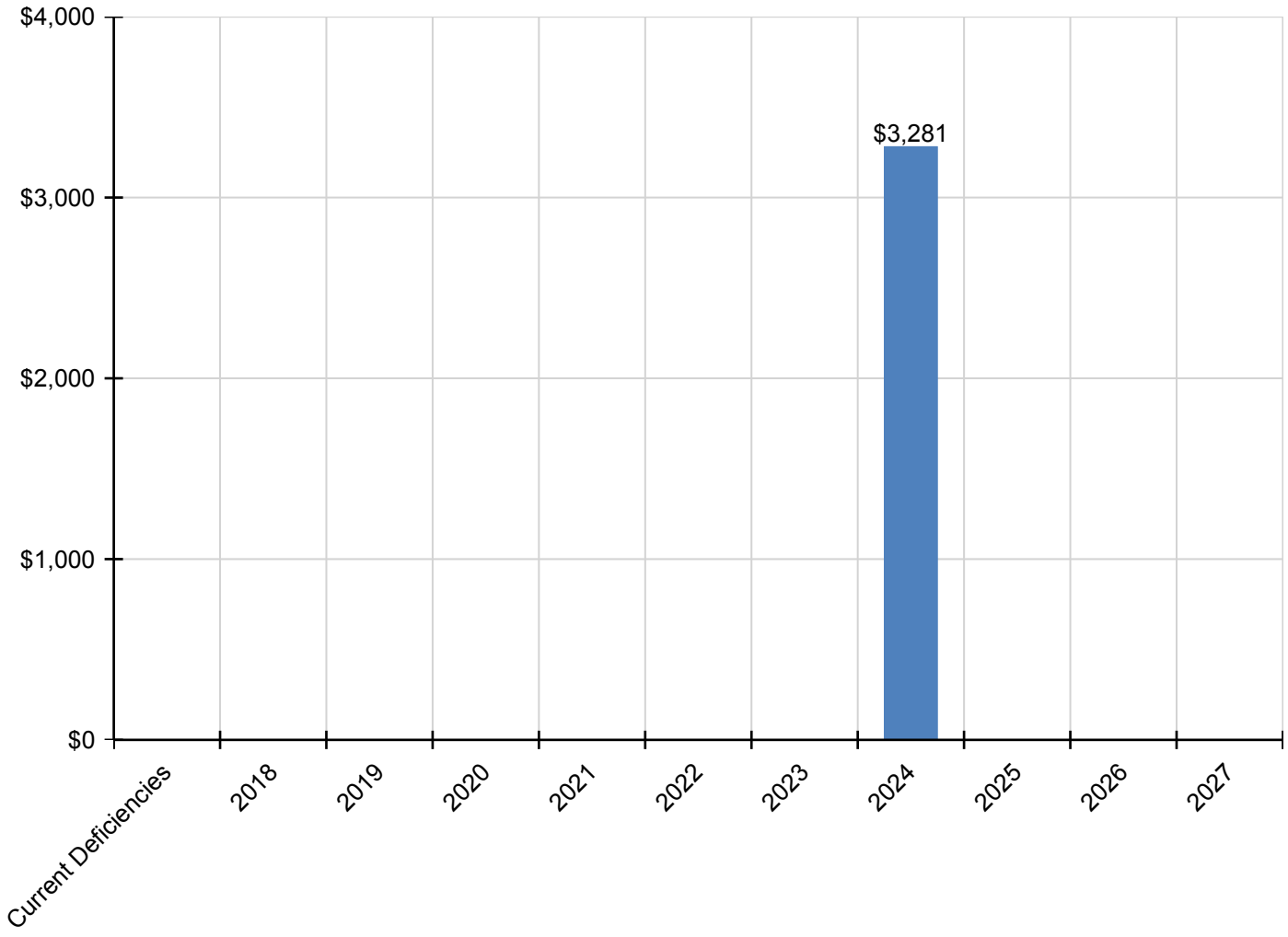
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,281**	**$0**	**$0**	**$0**	**$3,281**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010105 - Built-Up	$0	$0	$0	$0	$0	$0	$0	$3,281	$0	$0	$0	**$3,281**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.

No data found for this asset

Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

No data found for this asset

Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

No data found for this asset

Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:

No data found for this asset

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

No data found for this asset

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	90
Year Built:	1999
Last Renovation:	
Replacement Value:	$10,503
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	70.01 %
FCA Score:	100.00

Description:

The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

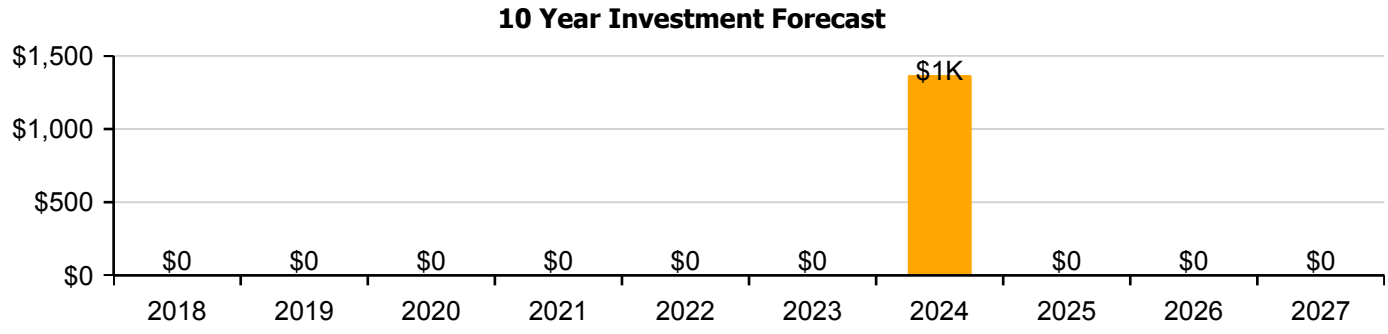
Dashboard Summary

Function:	HS -High School	Gross Area:	90
Year Built:	1999	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$10,503
FCI:	0.00 %	RSLI%:	70.01 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	82.00 %	0.00 %	$0.00
B10 - Superstructure	82.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	72.54 %	0.00 %	$0.00
B30 - Roofing	28.00 %	0.00 %	$0.00
D50 - Electrical	40.00 %	0.00 %	$0.00
Totals:	**70.01 %**	**0.00 %**	**$0.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). West Elevation - Nov 22, 2016

2). South Elevation - Nov 22, 2016

3). East Elevation - Nov 22, 2016

4). North Elevation - Nov 22, 2016

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:

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4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	90	100	1999	2099		82.00 %	0.00 %	82			$1,812
A1030	Slab on Grade	$19.75	S.F.	90	100	1999	2099		82.00 %	0.00 %	82			$1,778
B1020	Roof Construction	$16.26	S.F.	90	100	1999	2099		82.00 %	0.00 %	82			$1,463
B2010	Exterior Walls	$29.79	S.F.	90	100	1999	2099		82.00 %	0.00 %	82			$2,681
B2030	Exterior Doors	$8.66	S.F.	90	30	1999	2029		40.00 %	0.00 %	12			$779
B3010105	Built-Up	$8.95	S.F.	90	25	1999	2024		28.00 %	0.00 %	7			$806
D5020	Branch Wiring	$3.58	S.F.	90	30	1999	2029		40.00 %	0.00 %	12			$322
D5020	Lighting	$9.58	S.F.	90	30	1999	2029		40.00 %	0.00 %	12			$862
								Total	**70.01 %**					**$10,503**

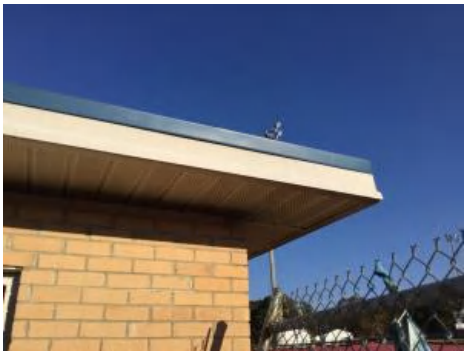
System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B1020 - Roof Construction

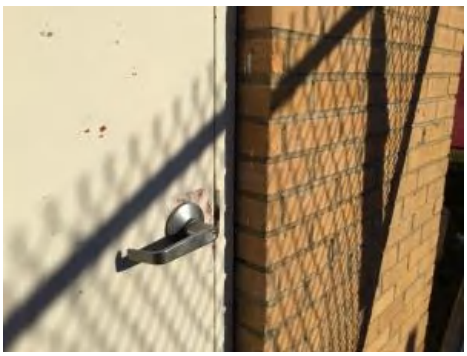
Note:

System: B2010 - Exterior Walls



Note:

System: B2030 - Exterior Doors



Note:

System: B3010105 - Built-Up

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

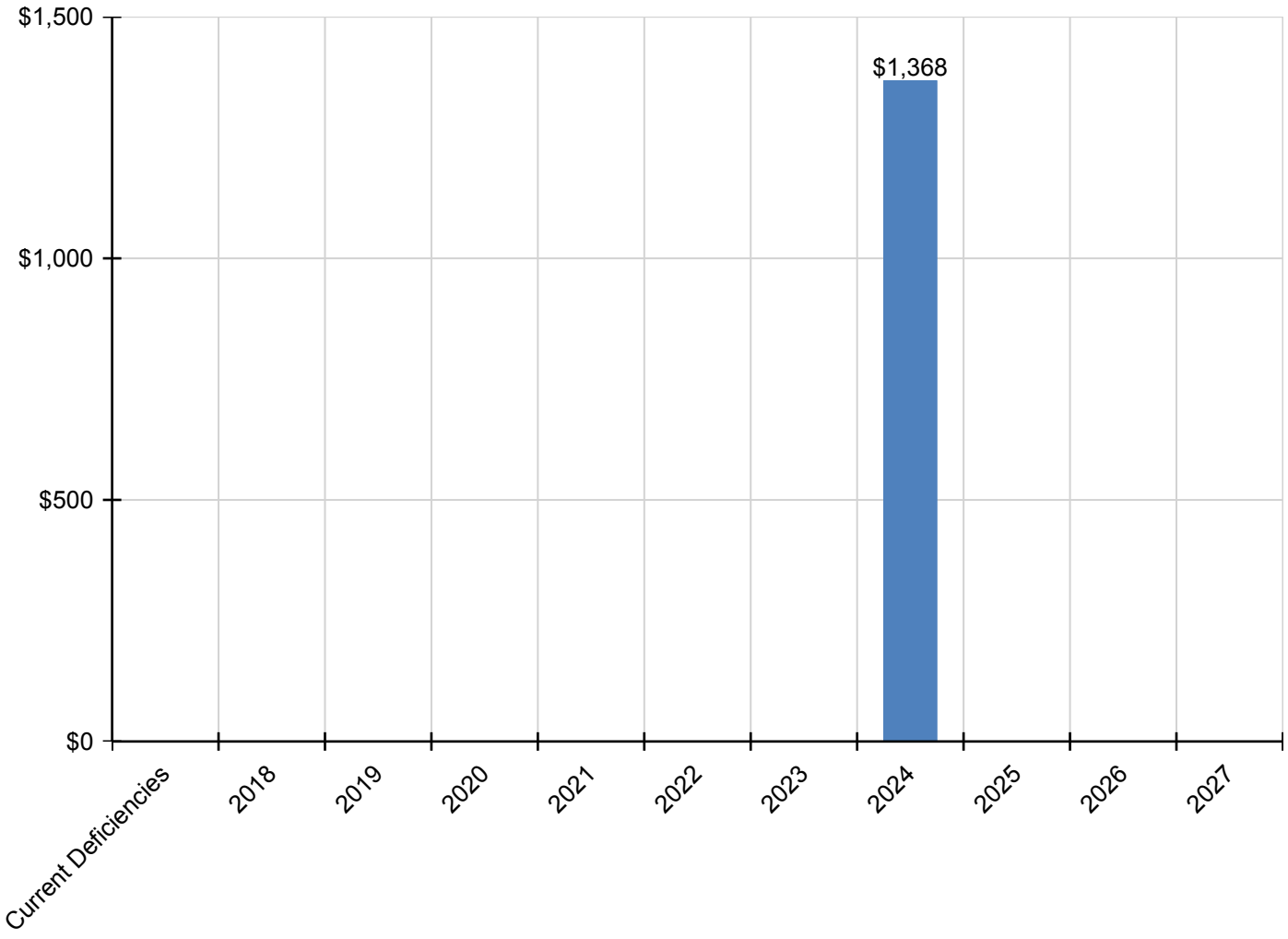
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,368**	**$0**	**$0**	**$0**	**$1,368**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010105 - Built-Up	$0	$0	$0	$0	$0	$0	$0	$1,368	$0	$0	$0	**$1,368**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.

No data found for this asset

Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

No data found for this asset

Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

No data found for this asset

Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:

No data found for this asset

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

No data found for this asset

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	1,800
Year Built:	2006
Last Renovation:	
Replacement Value:	$293,364
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	61.54 %
FCA Score:	100.00

Description:

The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

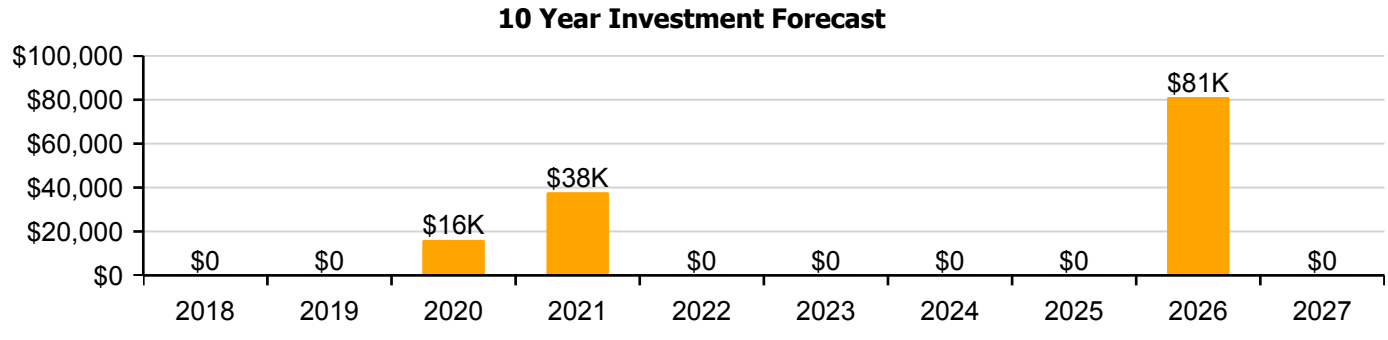
Dashboard Summary

Function:	HS -High School	Gross Area:	1,800
Year Built:	2006	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$293,364
FCI:	0.00 %	RSLI%:	61.54 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	89.00 %	0.00 %	$0.00
B10 - Superstructure	89.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	81.55 %	0.00 %	$0.00
B30 - Roofing	63.33 %	0.00 %	$0.00
C10 - Interior Construction	66.77 %	0.00 %	$0.00
C30 - Interior Finishes	44.76 %	0.00 %	$0.00
D20 - Plumbing	63.33 %	0.00 %	$0.00
D30 - HVAC	36.75 %	0.00 %	$0.00
D50 - Electrical	65.11 %	0.00 %	$0.00
E10 - Equipment	45.00 %	0.00 %	$0.00
E20 - Furnishings	45.00 %	0.00 %	$0.00
Totals:	**61.54 %**	**0.00 %**	**$0.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). Northwest Elevation - Nov 21, 2016

2). Southwest Elevation - Nov 21, 2016

3). Southeast Elevation - Nov 21, 2016

4). Northeast Elevation - Nov 21, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.93	S.F.	1,800	100	2006	2106		89.00 %	0.00 %	89			$12,474
A1030	Slab on Grade	$7.37	S.F.	1,800	100	2006	2106		89.00 %	0.00 %	89			$13,266
B1020	Roof Construction	$5.98	S.F.	1,800	100	2006	2106		89.00 %	0.00 %	89			$10,764
B2010	Exterior Walls	$18.04	S.F.	1,800	100	2006	2106		89.00 %	0.00 %	89			$32,472
B2020	Exterior Windows	$6.47	S.F.	1,800	30	2006	2036		63.33 %	0.00 %	19			$11,646
B2030	Exterior Doors	$0.91	S.F.	1,800	30	2006	2036		63.33 %	0.00 %	19			$1,638
B3010130	Preformed Metal Roofing	$9.66	S.F.	1,800	30	2006	2036		63.33 %	0.00 %	19			$17,388
C1010	Partitions	$10.34	S.F.	1,800	75	2006	2081		85.33 %	0.00 %	64			$18,612
C1020	Interior Doors	$2.20	S.F.	1,800	30	2006	2036		63.33 %	0.00 %	19			$3,960
C1030	Fittings	$8.47	S.F.	1,800	20	2006	2026		45.00 %	0.00 %	9			$15,246
C3010	Wall Finishes	$7.46	S.F.	1,800	10	2006	2016	2020	30.00 %	0.00 %	3			$13,428
C3020	Floor Finishes	$12.74	S.F.	1,800	20	2006	2026		45.00 %	0.00 %	9			$22,932
C3030	Ceiling Finishes	$9.53	S.F.	1,800	25	2006	2031		56.00 %	0.00 %	14			$17,154
D2010	Plumbing Fixtures	$9.98	S.F.	1,800	30	2006	2036		63.33 %	0.00 %	19			$17,964
D2020	Domestic Water Distribution	$0.84	S.F.	1,800	30	2006	2036		63.33 %	0.00 %	19			$1,512
D2030	Sanitary Waste	$5.94	S.F.	1,800	30	2006	2036		63.33 %	0.00 %	19			$10,692
D3040	Distribution Systems	$5.35	S.F.	1,800	30	2006	2036		63.33 %	0.00 %	19			$9,630
D3050	Terminal & Package Units	$16.96	S.F.	1,800	15	2006	2021		26.67 %	0.00 %	4			$30,528
D3060	Controls & Instrumentation	$3.48	S.F.	1,800	20	2006	2026		45.00 %	0.00 %	9			$6,264
D5010	Electrical Service/Distribution	$1.47	S.F.	1,800	40	2006	2046		72.50 %	0.00 %	29			$2,646
D5020	Branch Wiring	$2.55	S.F.	1,800	30	2006	2036		63.33 %	0.00 %	19			$4,590
D5020	Lighting	$3.58	S.F.	1,800	30	2006	2036		63.33 %	0.00 %	19			$6,444
E1090	Other Equipment	$1.65	S.F.	1,800	20	2006	2026		45.00 %	0.00 %	9			$2,970
E2010	Fixed Furnishings	$5.08	S.F.	1,800	20	2006	2026		45.00 %	0.00 %	9			$9,144
								Total	**61.54 %**					**$293,364**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B1020 - Roof Construction

Note:

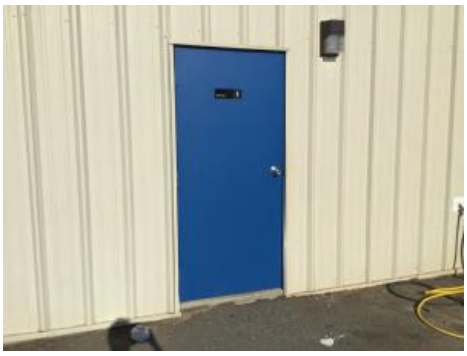
System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors

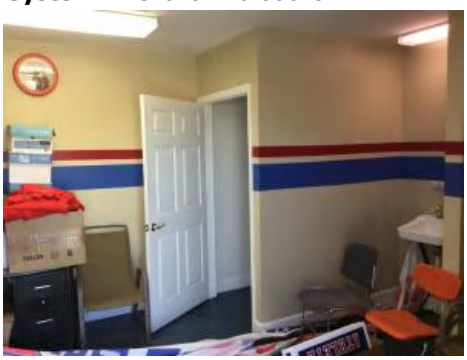


Note:

System: B3010130 - Preformed Metal Roofing

Note:

System: C1010 - Partitions



Note:

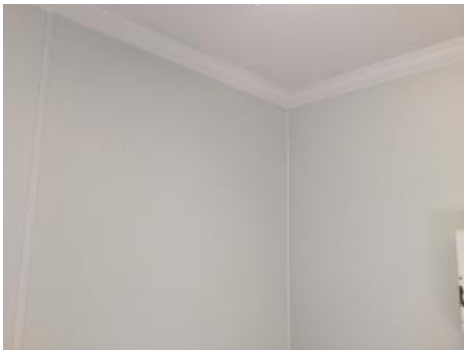
System: C1020 - Interior Doors

Note:

System: C1030 - Fittings

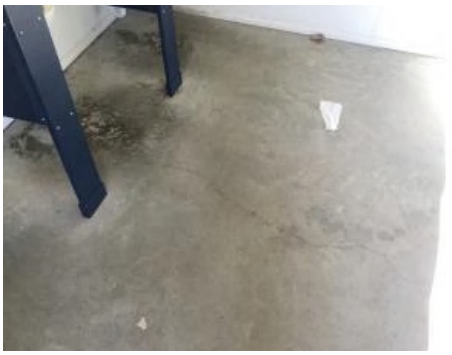
Note:

System: C3010 - Wall Finishes



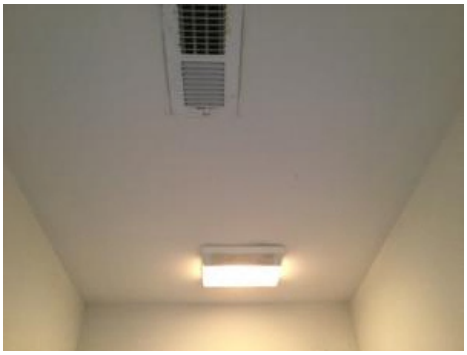
Note:

System: C3020 - Floor Finishes



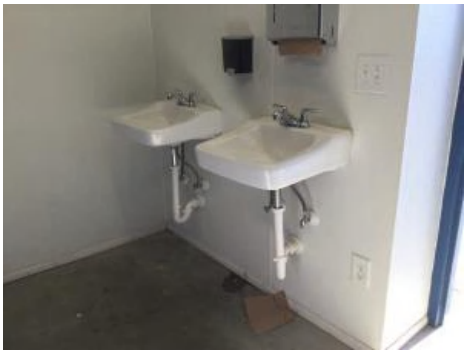
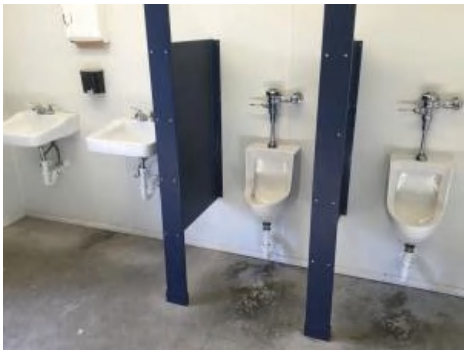
Note:

System: C3030 - Ceiling Finishes



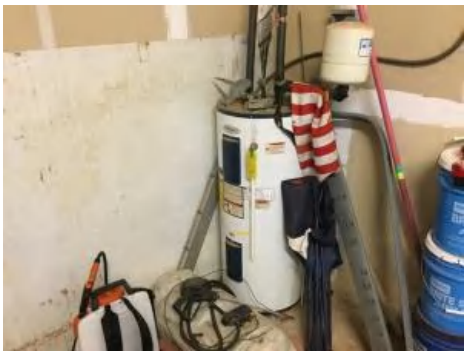
Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste

Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

Note:

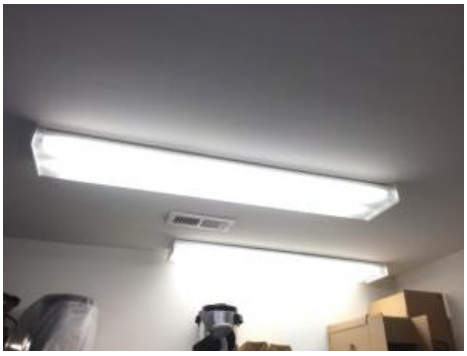
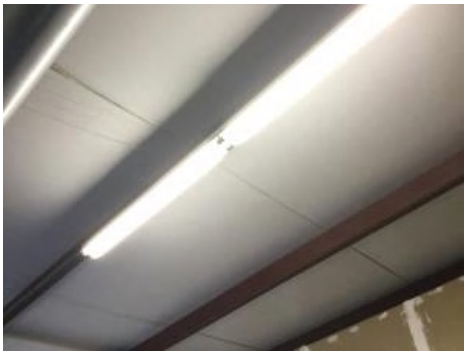
System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

Note:

System: E1090 - Other Equipment

Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

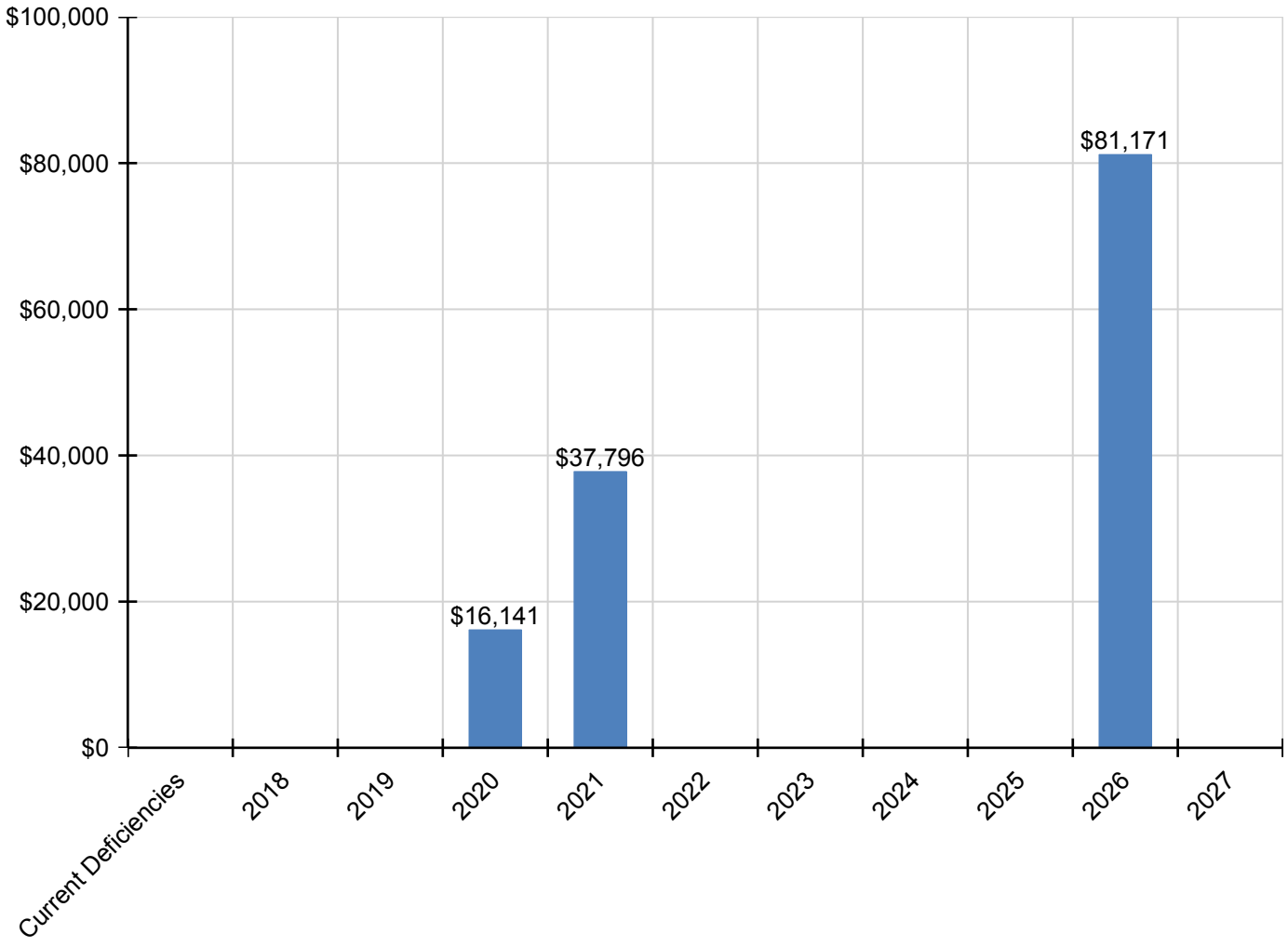
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$16,141**	**$37,796**	**$0**	**$0**	**$0**	**$0**	**$81,171**	**$0**	**$135,108**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$21,882	$0	**$21,882**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$16,141	$0	$0	$0	$0	$0	$0	$0	**$16,141**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$32,913	$0	**$32,913**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

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	$0	$0	$0	$0	$37,796	$0	$0	$0	$0	$0	$0	**$37,796**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$8,990	$0	**$8,990**
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**
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**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,263	$0	**$4,263**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$13,123	$0	**$13,123**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.

No data found for this asset

Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

No data found for this asset

Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

No data found for this asset

Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:

No data found for this asset

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

No data found for this asset

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	204,686
Year Built:	1977
Last Renovation:	
Replacement Value:	$7,827,193
Repair Cost:	$1,115,781.78
Total FCI:	14.26 %
Total RSLI:	33.34 %
FCA Score:	85.74

Description:

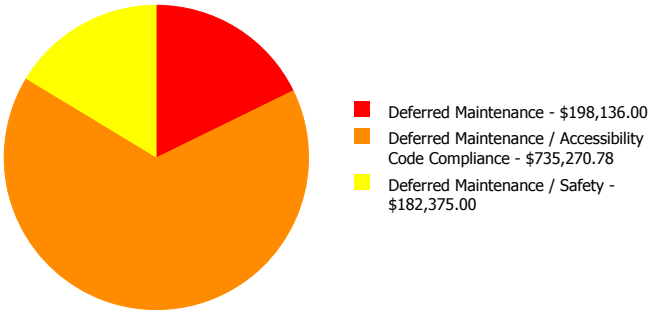
The narrative for this site is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

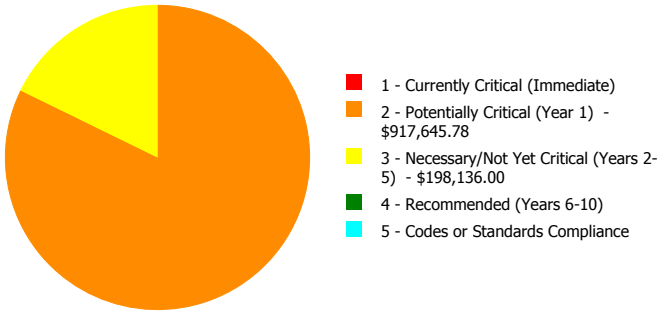
Dashboard Summary

Function:	HS -High School	Gross Area:	204,686
Year Built:	1977	Last Renovation:	
Repair Cost:	$1,115,782	Replacement Value:	$7,827,193
FCI:	14.26 %	RSLI%:	33.34 %

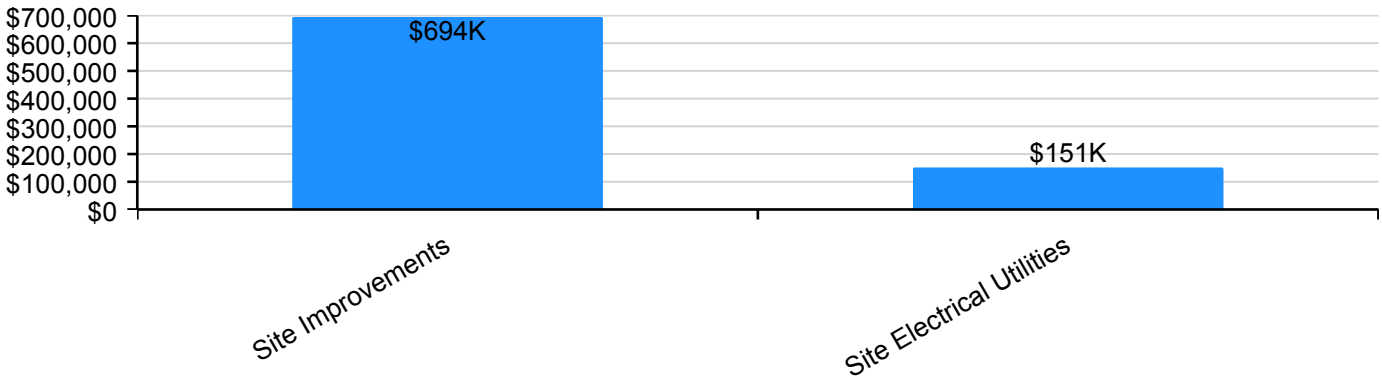
Deficiency By Category



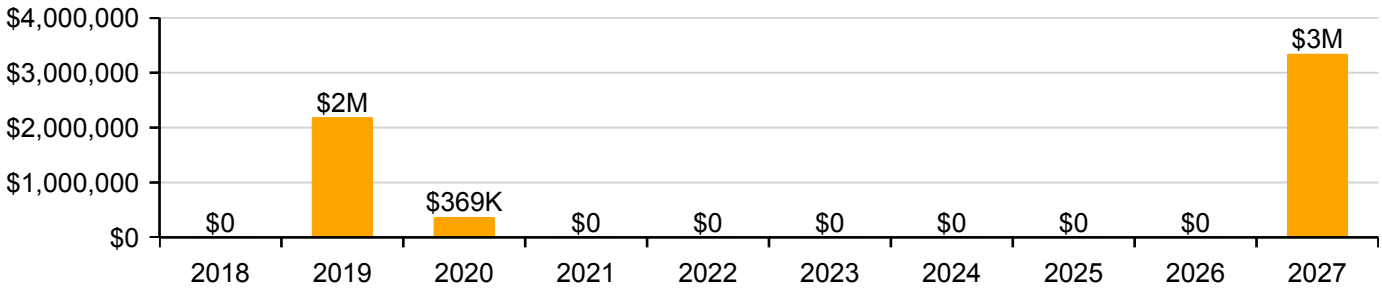
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	35.67 %	18.91 %	$917,645.78
G30 - Site Mechanical Utilities	23.74 %	0.00 %	$0.00
G40 - Site Electrical Utilities	41.02 %	19.80 %	$198,136.00
Totals:	**33.34 %**	**14.26 %**	**$1,115,781.78**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). Aerial Image of Western Harnett High School - Mar 03, 2017

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$3.76	S.F.	204,686	25	2015	2040		92.00 %	11.15 %	23		$85,800.00	$769,619
G2020	Parking Lots	$1.61	S.F.	204,686	25	2015	2040		92.00 %	61.80 %	23		$203,664.78	$329,544
G2030	Pedestrian Paving	$1.98	S.F.	204,686	30	1977	2007		0.00 %	110.00 %	-10		$445,806.00	$405,278
G2040105	Fence & Guardrails	$1.20	S.F.	204,686	30	1999	2029		40.00 %	0.00 %	12			$245,623
G2040950	Baseball Field	$5.78	S.F.	204,686	20	1999	2019		10.00 %	0.00 %	2			$1,183,085
G2040950	Covered Walkways	$0.81	S.F.	204,686	25	1977	2002		0.00 %	110.00 %	-15		$182,375.00	$165,796
G2040950	Football Field	$3.38	S.F.	204,686	20	1999	2019		10.00 %	0.00 %	2			$691,839
G2040950	Playing Field	$1.50	S.F.	204,686	20	1977	1997	2020	15.00 %	0.00 %	3			$307,029
G2040950	Track	$1.78	S.F.	204,686	20	2014	2034		85.00 %	0.00 %	17			$364,341
G2050	Landscaping	$1.91	S.F.	204,686	15	1999	2014	2020	20.00 %	0.00 %	3			$390,950
G3010	Water Supply	$2.42	S.F.	204,686	50	1977	2027		20.00 %	0.00 %	10			$495,340
G3020	Sanitary Sewer	$1.52	S.F.	204,686	50	1977	2027		20.00 %	0.00 %	10			$311,123
G3030	Storm Sewer	$4.67	S.F.	204,686	50	1977	2027		20.00 %	0.00 %	10			$955,884
G3060	Fuel Distribution	$1.03	S.F.	204,686	40	1999	2039		55.00 %	0.00 %	22			$210,827
G4010	Electrical Distribution	$2.44	S.F.	204,686	50	1977	2027		20.00 %	0.00 %	10			$499,434
G4020	Site Lighting	$1.57	S.F.	204,686	30	2016	2046		96.67 %	0.00 %	29			$321,357
G4030	Site Communications & Security	$0.88	S.F.	204,686	15	1999	2014		0.00 %	110.00 %	-3		$198,136.00	$180,124
								Total	**33.34 %**	**14.26 %**			**$1,115,781.78**	**$7,827,193**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

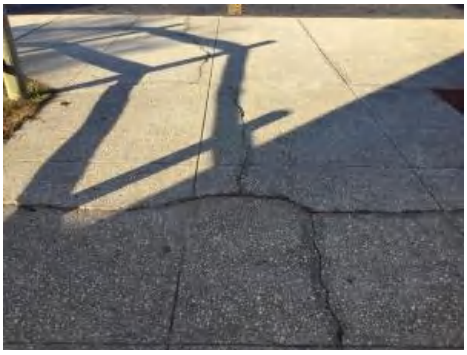
System: G2010 - Roadways

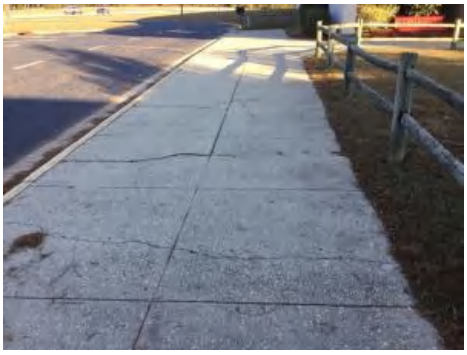
Note:

System: G2020 - Parking Lots

Note:

System: G2030 - Pedestrian Paving





Note:

System: G2040105 - Fence & Guardrails

Note:

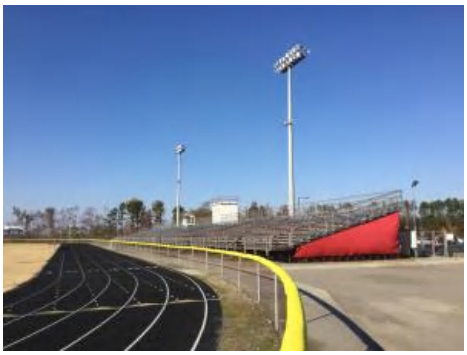
System: G2040950 - Baseball Field

Note:

System: G2040950 - Covered Walkways

Note:

System: G2040950 - Football Field



Note:

System: G2040950 - Playing Field

Note:

System: G2040950 - Track

Note:

System: G2050 - Landscaping

Note:

System: G3010 - Water Supply

Note:

System: G3020 - Sanitary Sewer

Note:

System: G3030 - Storm Sewer

Note:

System: G3060 - Fuel Distribution

Note:

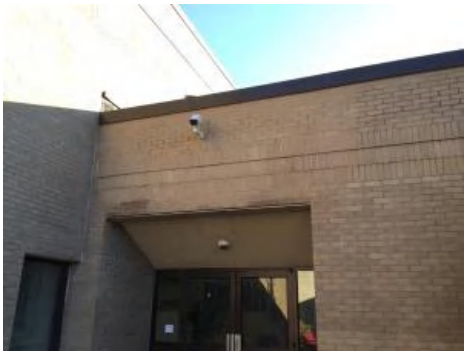
System: G4010 - Electrical Distribution

Note:

System: G4020 - Site Lighting

Note:

System: G4030 - Site Communications & Security



Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

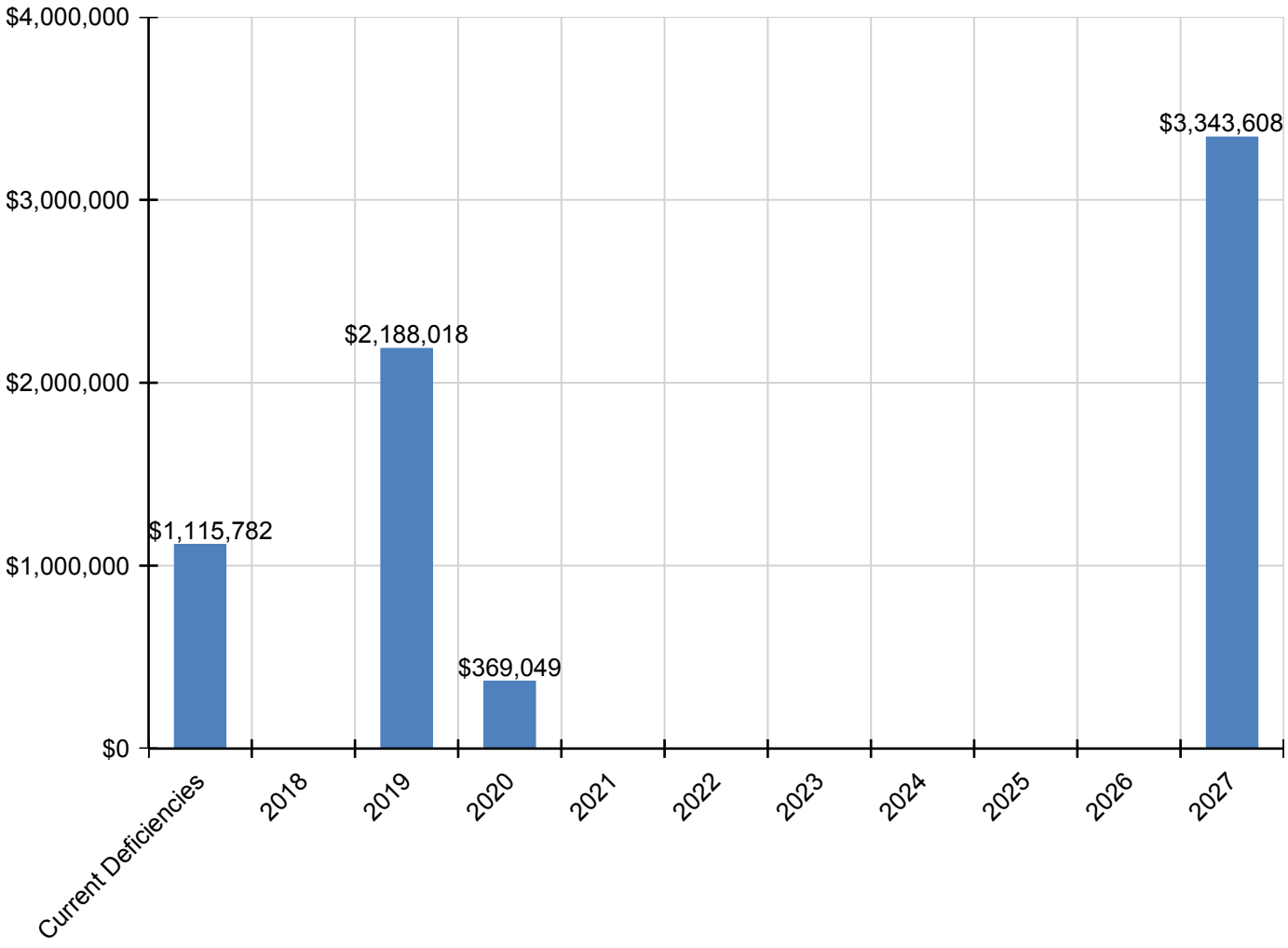
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$1,115,782**	**$0**	**$2,188,018**	**$369,049**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,343,608**	**$7,016,456**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$85,800	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$85,800**
G2020 - Parking Lots	$203,665	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$203,665**
G2030 - Pedestrian Paving	$445,806	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$445,806**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Baseball Field	$0	$0	$1,380,649	$0	$0	$0	$0	$0	$0	$0	$0	**$1,380,649**
G2040950 - Covered Walkways	$182,375	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$182,375**
G2040950 - Football Field	$0	$0	$807,369	$0	$0	$0	$0	$0	$0	$0	$0	**$807,369**
G2040950 - Playing Field	$0	$0	$0	$369,049	$0	$0	$0	$0	$0	$0	$0	**$369,049**
G2040950 - Track	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** G2050 - Landscaping**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$732,265	**$732,265**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$459,935	**$459,935**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,413,090	**$1,413,090**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$738,317	**$738,317**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communications & Security	$198,136	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$198,136**

** Indicates non-renewable system*

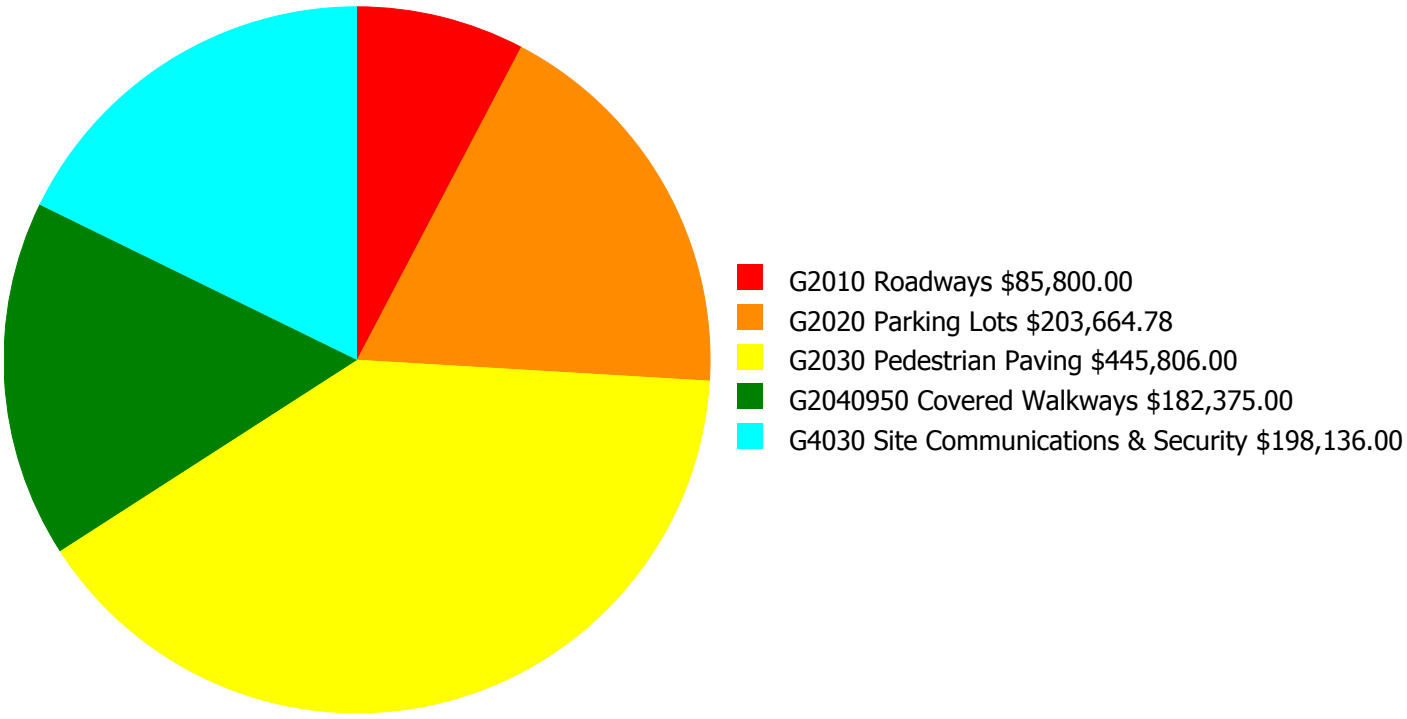
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

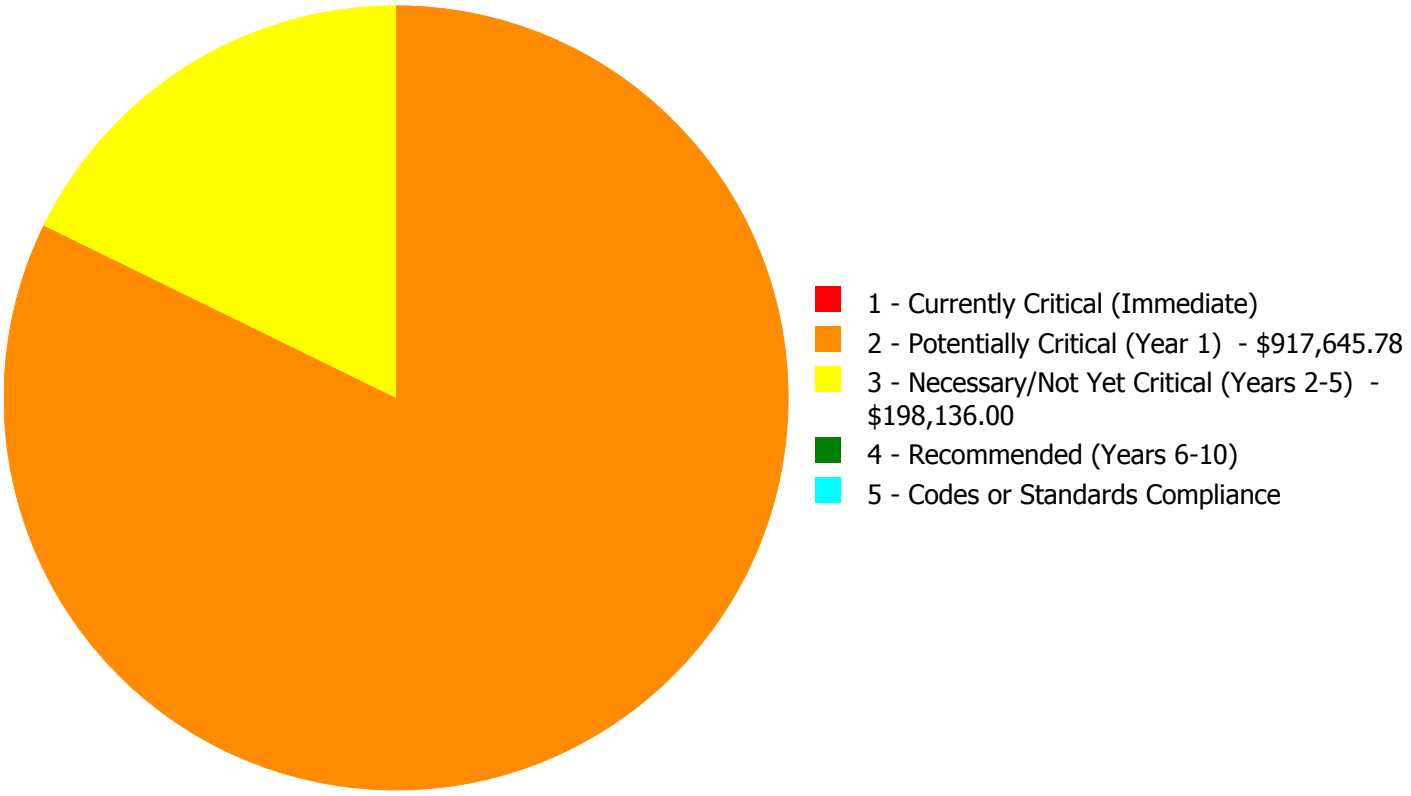
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $1,115,781.78

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: $1,115,781.78

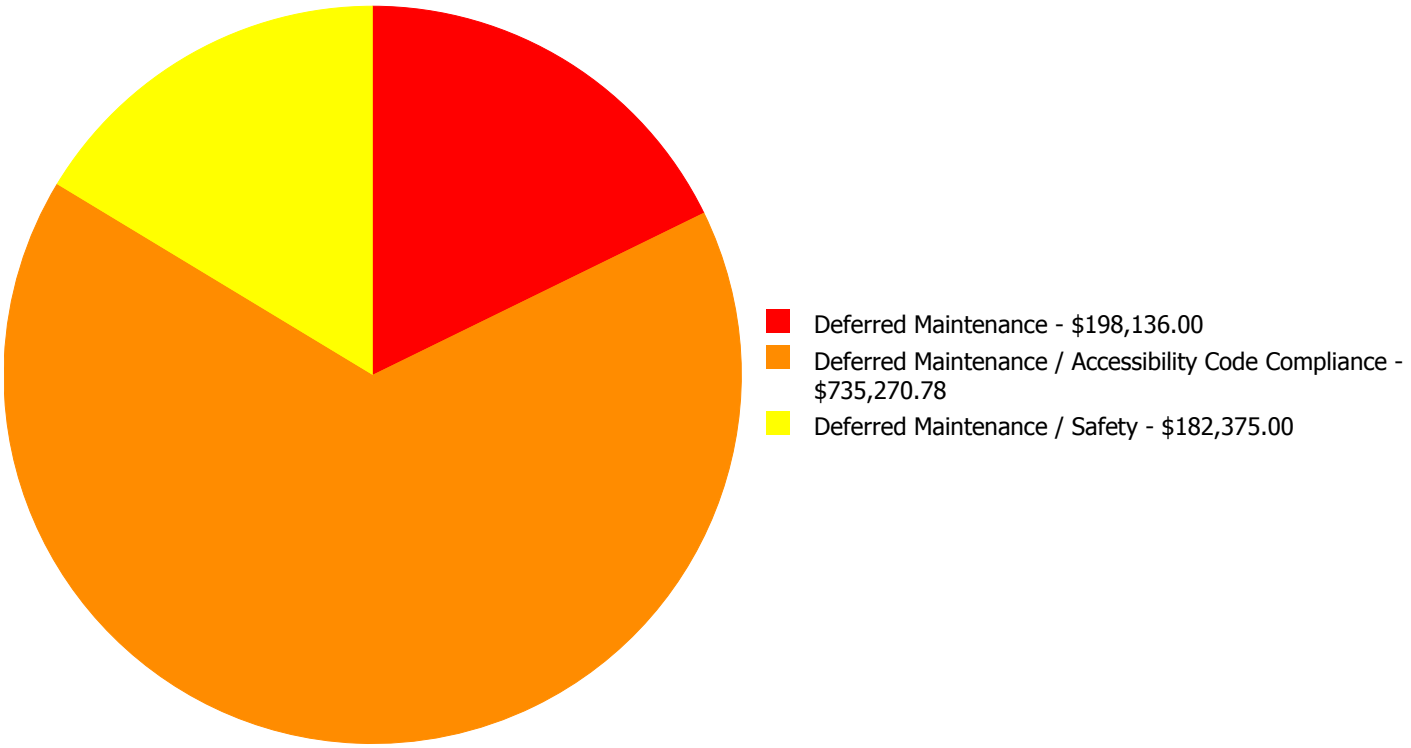
Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
G2010	Roadways	$0.00	$85,800.00	$0.00	$0.00	$0.00	$85,800.00
G2020	Parking Lots	$0.00	$203,664.78	$0.00	$0.00	$0.00	$203,664.78
G2030	Pedestrian Paving	$0.00	$445,806.00	$0.00	$0.00	$0.00	$445,806.00
G2040950	Covered Walkways	$0.00	$182,375.00	$0.00	$0.00	$0.00	$182,375.00
G4030	Site Communications & Security	$0.00	$0.00	$198,136.00	$0.00	$0.00	$198,136.00
	Total:	$0.00	$917,645.78	$198,136.00	$0.00	$0.00	$1,115,781.78

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: $1,115,781.78

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

Priority 2 - Potentially Critical (Year 1):

System: G2010 - Roadways

Location: Roadways
Distress: Damaged
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 2 - Potentially Critical (Year 1)
Correction: Resurface the roadway
Qty: 5.00
Unit of Measure: L.F.
Estimate: $85,800.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

Notes: The asphalt roadway was re-surfaced last year. However, many locations has potholes and cracks, and should be properly repaired, re-surfaced, and should include a marked path between accessible parking and the sidewalk leading to the main entrance per ADA standards.

System: G2020 - Parking Lots

Location: Parking Lots
Distress: Failing
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 2 - Potentially Critical (Year 1)
Correction: Parking lot repair and resurface
Qty: 150.00
Unit of Measure: M.S.F.
Estimate: $203,664.78
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

Notes: The parking lot was re-surfaced last year. However, many locations has cracks, more ADA parking spaces are required with access aisle that is currently missing, and should include a van accessible parking space to comply with ADA standards, Re-surface and re-stripe parking spaces were needed.

System: G2030 - Pedestrian Paving

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 204,686.00
Unit of Measure: S.F.
Estimate: $445,806.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The pedestrian paving and walkways are aged, showing inclement weather damage and should be replaced to include missing ramps at accessible routes per ADA standards.

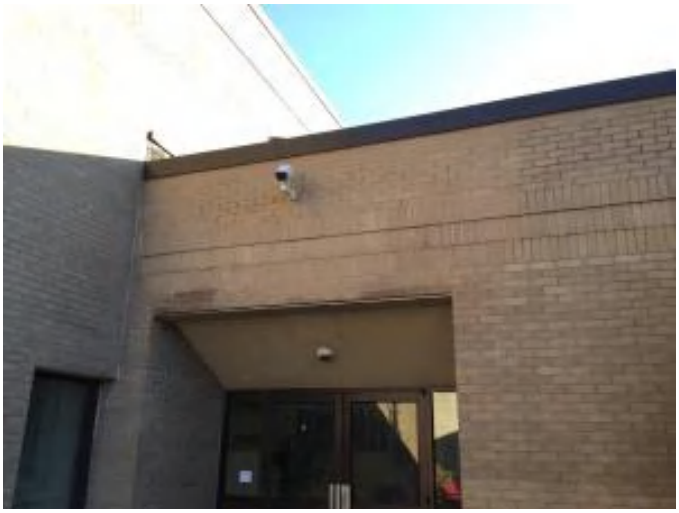
System: G2040950 - Covered Walkways

Location: Northwest Entrance
Distress: Beyond Service Life
Category: Deferred Maintenance / Safety
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 204,686.00
Unit of Measure: S.F.
Estimate: $182,375.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The covered walkways in in deteriorating conditions, rusted, damaged and with missing acrylic skylights that has been reported to fly away with strong winds. The system is beyond service life and should be replaced.

Priority 3 - Necessary/Not Yet Critical (Years 2-5):

System: G4030 - Site Communications & Security



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 204,686.00
Unit of Measure: S.F.
Estimate: $198,136.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The site communication and security systems are beyond its service life and should be replaced.

NC School District/430 Harnett County/Middle School

Coats-Erwin Middle

Draft

Campus Assessment Report

March 8, 2017

PARSONS

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Deficiency Details By Priority 93

Campus Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

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Gross Area (SF):	138,691
Year Built:	1999
Last Renovation:	
Replacement Value:	$32,114,458
Repair Cost:	$2,634,272.85
Total FCI:	8.20 %
Total RSLI:	42.85 %
FCA Score:	91.80

Description:

GENERAL:
Coats-Erwin Middle School is located at 2833 NC Highway 55 East in Dunn, North Carolina. The 1 story, 137,779 square foot building was originally constructed in 1999. There have been no additions or renovations. In addition to the main building, the campus contains ancillary buildings; pump house, and a football pressbox.

This report contains condition and adequacy data collected during the 2016 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site and building elements.

A. SUBSTRUCTURE
The building rests on footings and foundation walls and is assumed to have standard cast-in-place concrete foundations. The building does not have a basement.

B. SUPERSTRUCTURE
Floor construction is concrete. Roof construction is steel. The exterior envelope is composed of walls of brick veneer on metal frame. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically pitched standing seam metal.. Most building entrances appear to comply with ADA requirements.

C. INTERIORS
Interior partitions are typically CMU. Interior doors are generally hollow core wood with hollow steel frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, lockers, toilet accessories, storage shelving, and fabricated toilet partitions. The interior wall finishes are typically painted CMU and drywalls. Floor finishes in common areas are typically terrazzo and vinyl tiles. Floor finishes in assignable spaces is typically carpet, quarry tiles, and exposed concrete. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically painted drywall and exposed metal roof deck.

CONVEYING:
The building does not include conveying equipment.

D. SERVICES
PLUMBING: Plumbing fixtures are typically low-flow water fixtures with manual control valves. Domestic water distribution is galvanized steel with gas hot water heating. Sanitary waste system iscast iron. Rain water drainage system is external with scuppers. Other plumbing systems is supplied by natural gas.

HVAC:
Heating is provided by2 gas fired boilers. Cooling is supplied by 2 air cooled chillers. The heating/cooling distribution system is a ductwork system utilizing air handling units. Fresh air is supplied by air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system. This building has a remote Building Automation System.

FIRE PROTECTION:
The building does not have a fire sprinkler system. The building does not have additional fire suppression systems. Standpipes are not included within fire stairs. 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.

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 integrated and include dedicated equipment closets. This building does have a local area network (LAN). The building does not include an internal security system devices. The building has no controlled entry doors access. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system combined with the telephone system.

OTHER ELECTRICAL SYSTEMS:
This building does have a separately derived emergency power system. There is 1 natural gas emergency generator.

E. EQUIPMENT & FURNISHINGS:
This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage, audio-visual, laboratory, fixed casework, window treatment, and multiple seating furnishings.

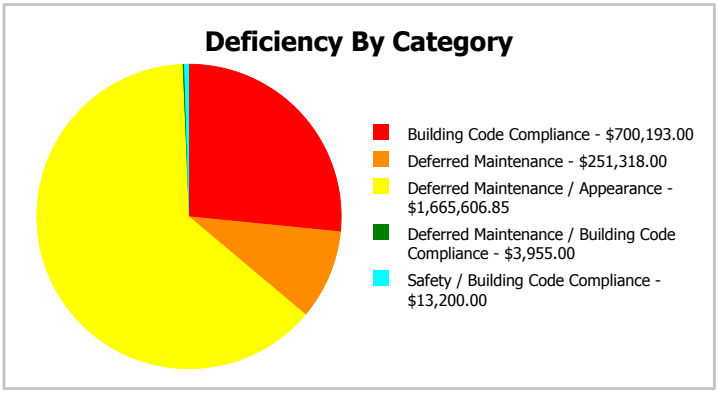
G.SITE
Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, play areas, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting.

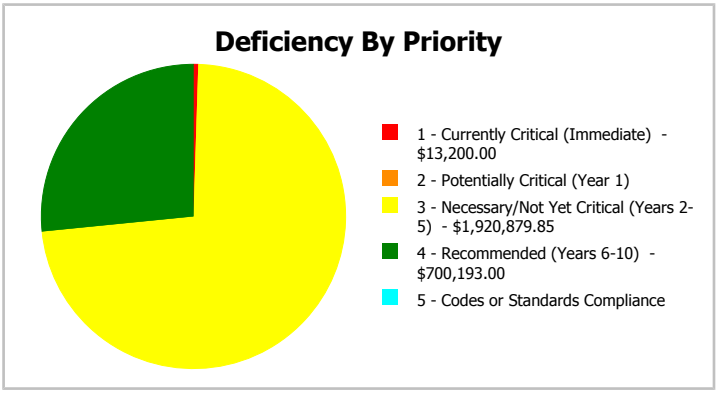
Attributes:

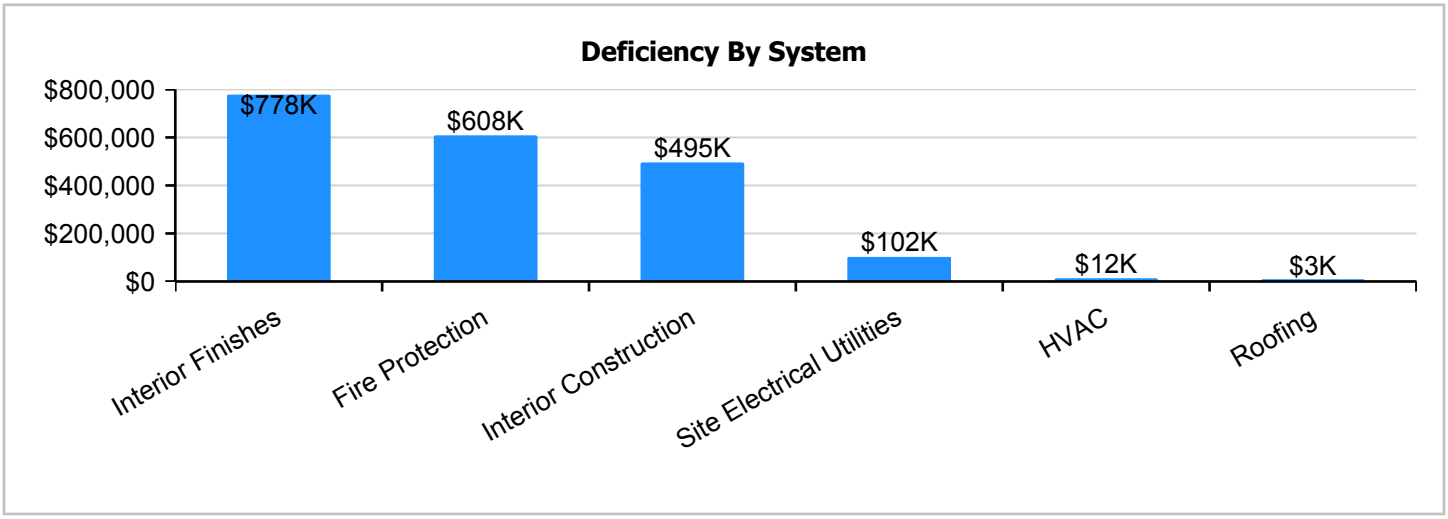
General Attributes:			
Condition Assessor:	Somnath Das	Assessment Date:	
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:	Harnett - Triton HS	LEA School No.:	430-330
No. of Mobile Units:	0	No. of Bldgs.:	3
SF of Mobile Units:	0	Status:	Active
School Grades:	6-8	Site Acreage:	41.6

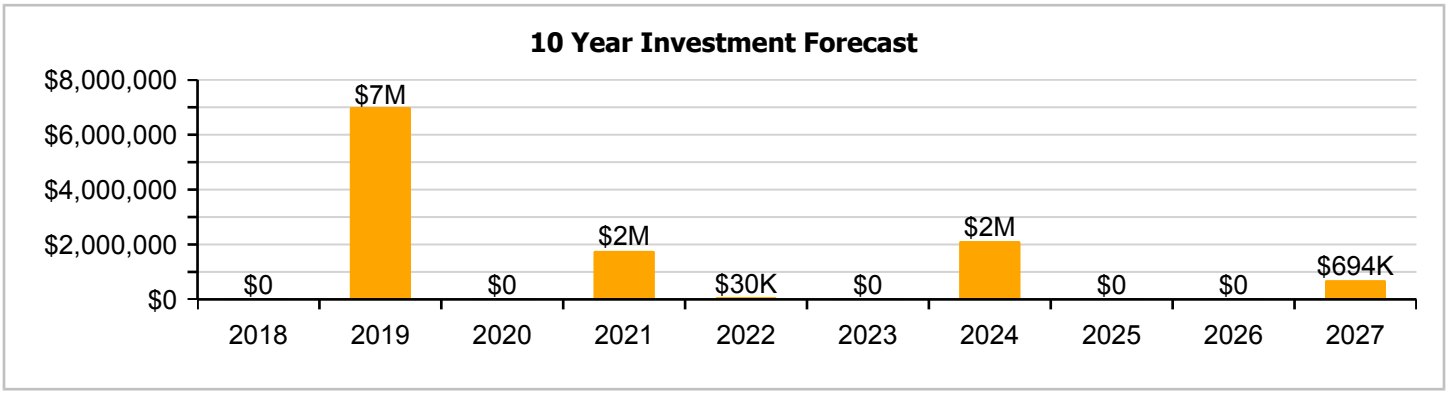
Campus Dashboard Summary

Gross Area:	138,691		
Year Built:	1999	Last Renovation:	
Repair Cost:	$2,634,273	Replacement Value:	$32,114,458
FCI:	8.20 %	RSLI%:	42.85 %









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.

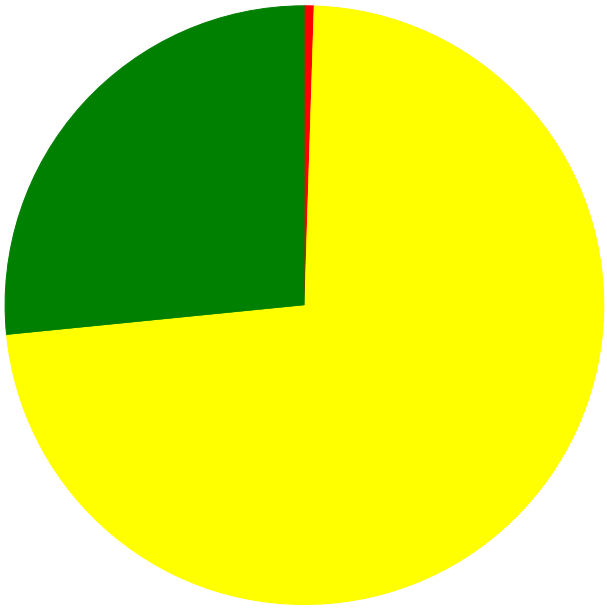
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	82.12 %	0.00 %	$0.00
A20 - Basement Construction	82.00 %	0.00 %	$0.00
B10 - Superstructure	82.06 %	0.00 %	$0.00
B20 - Exterior Enclosure	58.61 %	0.00 %	$0.00
B30 - Roofing	39.91 %	0.30 %	$3,955.00
C10 - Interior Construction	43.97 %	36.75 %	$652,770.00
C20 - Stairs	84.98 %	0.00 %	$0.00
C30 - Interior Finishes	16.92 %	29.45 %	$1,026,036.85
D20 - Plumbing	40.27 %	0.00 %	$0.00
D30 - HVAC	46.13 %	0.31 %	$15,522.00
D40 - Fire Protection	0.00 %	110.00 %	$801,736.00
D50 - Electrical	45.93 %	0.00 %	$0.00
E10 - Equipment	30.01 %	0.00 %	$0.00
E20 - Furnishings	10.18 %	0.00 %	$0.00
G20 - Site Improvements	29.42 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	63.04 %	0.00 %	$0.00
G40 - Site Electrical Utilities	45.40 %	19.40 %	$134,253.00
Totals:	**42.85 %**	**8.20 %**	**$2,634,272.85**

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
1999 Main Building	137,779	9.53	$13,200.00	$0.00	$1,767,149.85	$700,193.00	$0.00
1999 Pump House	80	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2002 Football Pressbox	832	9.50	$0.00	$0.00	$19,477.00	$0.00	$0.00
Site	138,691	2.29	$0.00	$0.00	$134,253.00	$0.00	$0.00
Total:		**8.20**	**$13,200.00**	**$0.00**	**$1,920,879.85**	**$700,193.00**	**$0.00**

Deficiencies By Priority



1 - Currently Critical (Immediate) - $13,200.00
2 - Potentially Critical (Year 1)
3 - Necessary/Not Yet Critical (Years 2-5) - $1,920,879.85
4 - Recommended (Years 6-10) - $700,193.00
5 - Codes or Standards Compliance

Budget Estimate Total: $2,634,272.85

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

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Function:	MS -Middle School
Gross Area (SF):	137,779
Year Built:	1999
Last Renovation:	
Replacement Value:	$26,038,854
Repair Cost:	$2,480,542.85
Total FCI:	9.53 %
Total RSLI:	43.60 %
FCA Score:	90.47

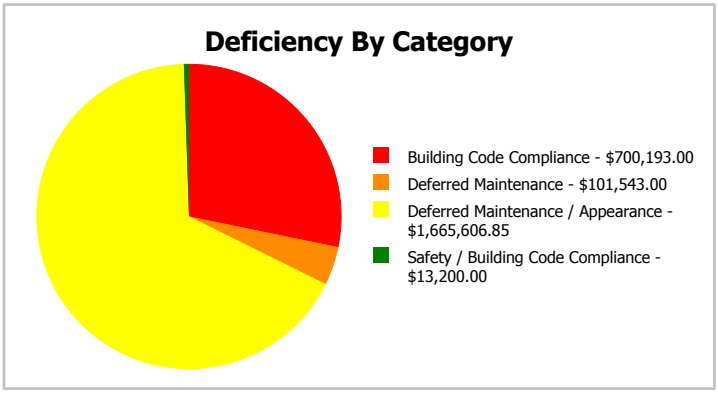
Description:

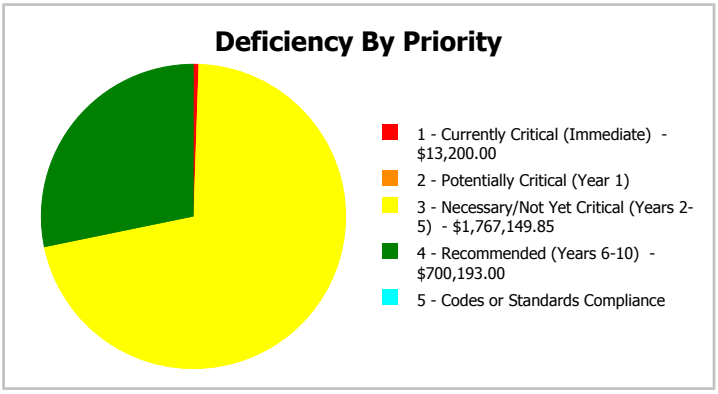
The narrative for this building is included in the Executive Summary Description at the front of this report.

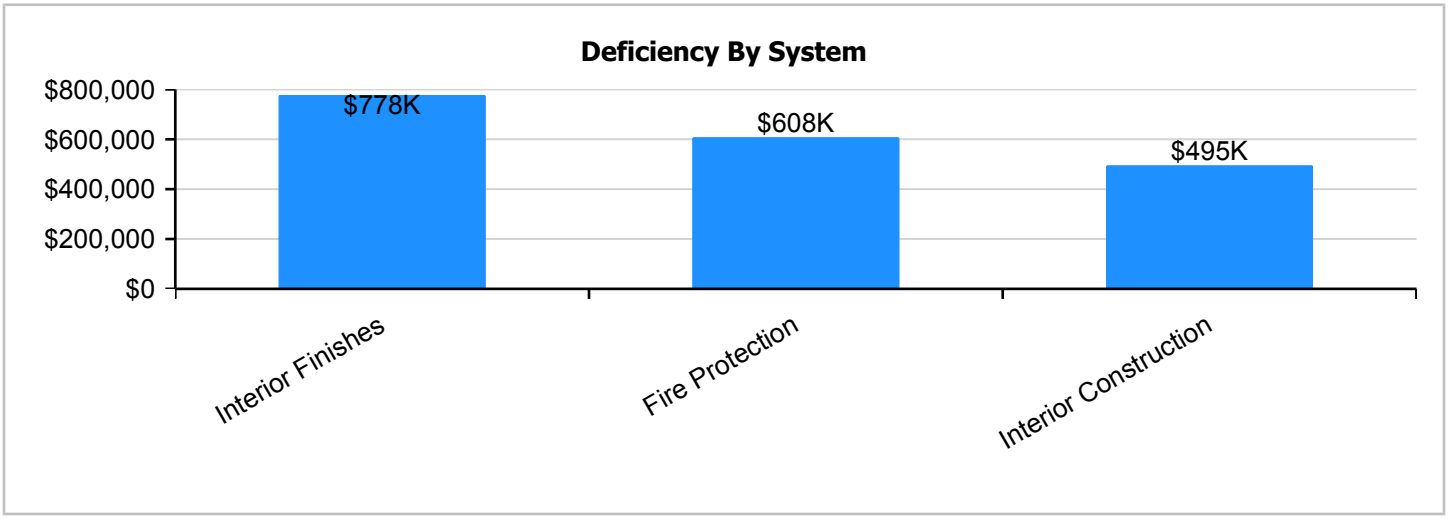
Attributes: This asset has no attributes.

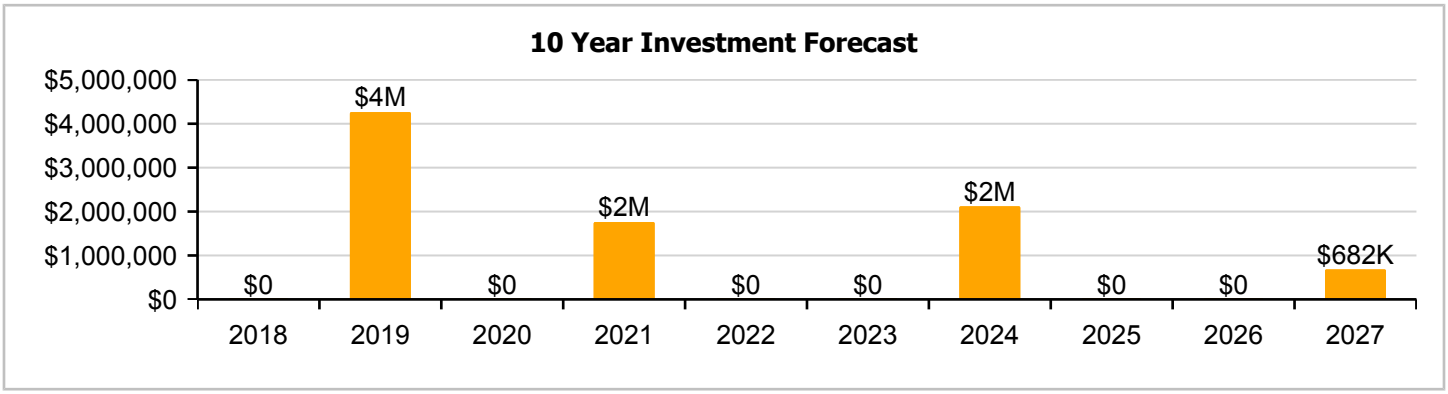
Dashboard Summary

Function:	MS -Middle School	Gross Area:	137,779
Year Built:	1999	Last Renovation:	
Repair Cost:	$2,480,543	Replacement Value:	$26,038,854
FCI:	9.53 %	RSLI%:	43.60 %









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	82.00 %	0.00 %	$0.00
A20 - Basement Construction	82.00 %	0.00 %	$0.00
B10 - Superstructure	82.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	58.43 %	0.00 %	$0.00
B30 - Roofing	40.00 %	0.00 %	$0.00
C10 - Interior Construction	43.90 %	37.16 %	$652,770.00
C30 - Interior Finishes	16.81 %	29.63 %	$1,026,036.85
D20 - Plumbing	40.19 %	0.00 %	$0.00
D30 - HVAC	46.25 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$801,736.00
D50 - Electrical	45.91 %	0.00 %	$0.00
E10 - Equipment	30.01 %	0.00 %	$0.00
E20 - Furnishings	10.00 %	0.00 %	$0.00
Totals:	**43.60 %**	**9.53 %**	**$2,480,542.85**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). West Elevation - Nov 29, 2016

2). Southwest Elevation - Nov 29, 2016

3). South Elevation - Nov 29, 2016

4). East Elevation - Nov 29, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

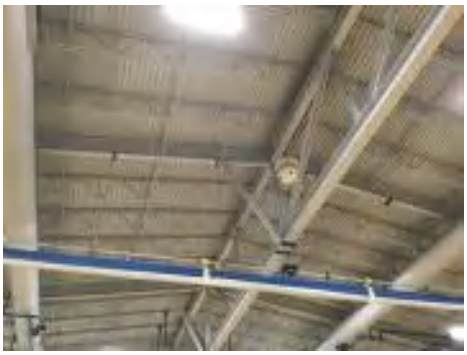
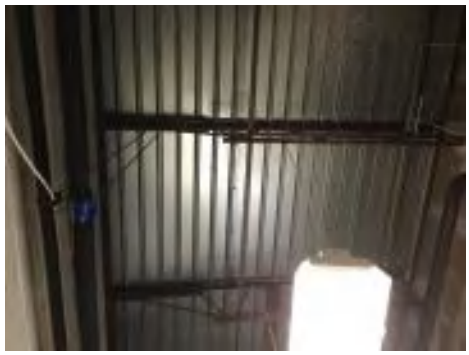
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$1.52	S.F.	137,779	100	1999	2099		82.00 %	0.00 %	82			$209,424
A1030	Slab on Grade	$4.40	S.F.	137,779	100	1999	2099		82.00 %	0.00 %	82			$606,228
A2010	Basement Excavation	$1.00	S.F.	137,779	100	1999	2099		82.00 %	0.00 %	82			$137,779
A2020	Basement Walls	$6.22	S.F.	137,779	100	1999	2099		82.00 %	0.00 %	82			$856,985
B1020	Roof Construction	$8.18	S.F.	137,779	100	1999	2099		82.00 %	0.00 %	82			$1,127,032
B2010	Exterior Walls	$9.02	S.F.	137,779	100	1999	2099		82.00 %	0.00 %	82			$1,242,767
B2020	Exterior Windows	$10.52	S.F.	137,779	30	1999	2029		40.00 %	0.00 %	12			$1,449,435
B2030	Exterior Doors	$1.02	S.F.	137,779	30	1999	2029		40.00 %	0.00 %	12			$140,535
B3010130	Preformed Metal Roofing	$9.66	S.F.	137,779	30	1999	2029		40.00 %	0.00 %	12			$1,330,945
C1010	Partitions	$6.07	S.F.	137,779	75	1999	2074		76.00 %	1.58 %	57		$13,200.00	$836,319
C1020	Interior Doors	$2.46	S.F.	137,779	30	1999	2029		40.00 %	0.00 %	12			$338,936
C1030	Fittings	$4.22	S.F.	137,779	20	1999	2019	2016	0.00 %	110.00 %	-1		$639,570.00	$581,427
C3010	Wall Finishes	$3.35	S.F.	137,779	10	1999	2009		0.00 %	110.00 %	-8		$507,716.00	$461,560
C3020	Floor Finishes	$10.41	S.F.	137,779	20	1999	2019		10.00 %	0.00 %	2			$1,434,279
C3030	Ceiling Finishes	$11.37	S.F.	137,779	25	1999	2024		28.00 %	33.09 %	7		$518,320.85	$1,566,547
D2010	Plumbing Fixtures	$9.64	S.F.	137,779	30	1999	2029		40.00 %	0.00 %	12			$1,328,190
D2020	Domestic Water Distribution	$1.03	S.F.	137,779	30	1999	2029		40.00 %	0.00 %	12			$141,912
D2030	Sanitary Waste	$1.62	S.F.	137,779	30	1999	2029		40.00 %	0.00 %	12			$223,202
D2090	Other Plumbing Systems -Nat Gas	$0.16	S.F.	137,779	40	1999	2039		55.00 %	0.00 %	22			$22,045
D3020	Heat Generating Systems	$8.66	S.F.	137,779	30	1999	2029		40.00 %	0.00 %	12			$1,193,166
D3030	Cooling Generating Systems	$8.99	S.F.	137,779	25	2013	2038		84.00 %	0.00 %	21			$1,238,633
D3040	Distribution Systems	$10.65	S.F.	137,779	30	1999	2029		40.00 %	0.00 %	12			$1,467,346
D3050	Terminal & Package Units	$5.00	S.F.	137,779	15	1999	2014	2021	26.67 %	0.00 %	4			$688,895
D3060	Controls & Instrumentation	$3.33	S.F.	137,779	20	1999	2019		10.00 %	0.00 %	2			$458,804
D4010	Sprinklers	$4.62	S.F.	137,779	30			2016	0.00 %	110.00 %	-1		$700,193.00	$636,539
D4020	Standpipes	$0.67	S.F.	137,779	30			2016	0.00 %	110.00 %	-1		$101,543.00	$92,312
D5010	Electrical Service/Distribution	$1.64	S.F.	137,779	40	1999	2039		55.00 %	0.00 %	22			$225,958
D5020	Branch Wiring	$4.91	S.F.	137,779	30	1999	2029		40.00 %	0.00 %	12			$676,495
D5020	Lighting	$11.44	S.F.	137,779	30	1999	2029		40.00 %	0.00 %	12			$1,576,192
D5030810	Security & Detection Systems	$2.27	S.F.	137,779	15	2013	2028		73.33 %	0.00 %	11			$312,758
D5030910	Fire Alarm Systems	$4.11	S.F.	137,779	15	2014	2029		80.00 %	0.00 %	12			$566,272
D5030920	Data Communication	$5.32	S.F.	137,779	15	1999	2014	2021	26.67 %	0.00 %	4			$732,984
D5090	Other Electrical Systems	$0.51	S.F.	137,779	20	1999	2019		10.00 %	0.00 %	2			$70,267
E1020	Institutional Equipment	$2.73	S.F.	137,779	20	2013	2033		80.00 %	0.00 %	16			$376,137
E1090	Other Equipment	$6.82	S.F.	137,779	20	1999	2019		10.00 %	0.00 %	2			$939,653
E2010	Fixed Furnishings	$5.45	S.F.	137,779	20	1999	2019		10.00 %	0.00 %	2			$750,896
								Total	**43.60 %**	**9.53 %**			**$2,480,542.85**	**$26,038,854**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

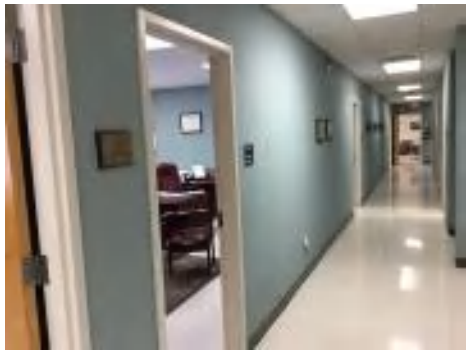
System: B2030 - Exterior Doors

Note:

System: B3010130 - Preformed Metal Roofing

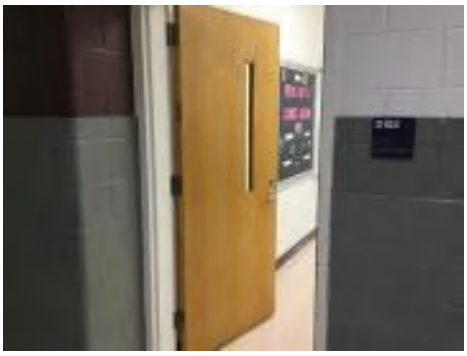
Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors

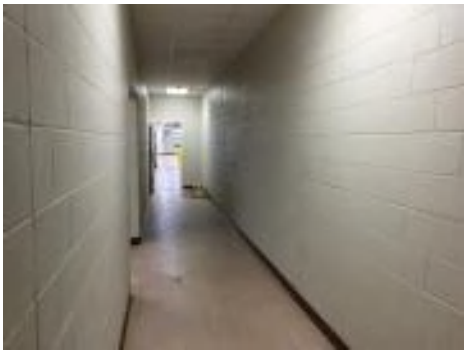
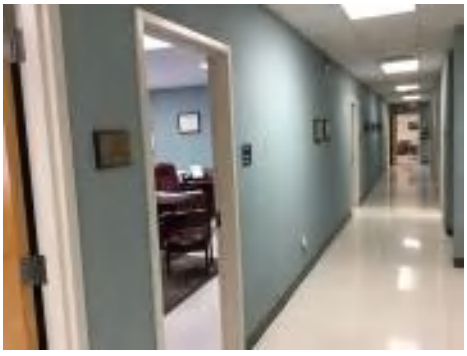


Note:

System: C1030 - Fittings

Note:

System: C3010 - Wall Finishes

Note:

System: C3020 - Floor Finishes

Note:

System: C3030 - Ceiling Finishes

Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution

Note: 2 water heaters 300 gal each in boiler room - Original
1 water heater 150 gal in gym - 2015
2 water heater 86 gal in mech room 6 grade - original

System: D2030 - Sanitary Waste

Note:

System: D2090 - Other Plumbing Systems -Nat Gas

Note:

System: D3020 - Heat Generating Systems

Note: Natural gas boilers

System: D3030 - Cooling Generating Systems

Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

Note:

System: D5010 - Electrical Service/Distribution

Note:

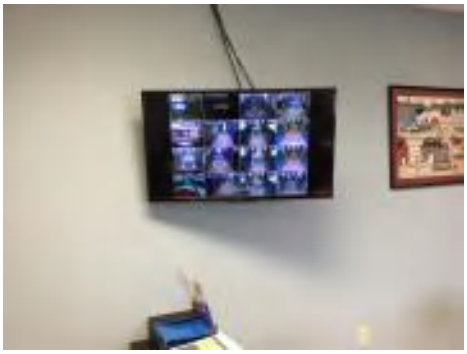
System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

Note:

System: D5030810 - Security & Detection Systems



Note:

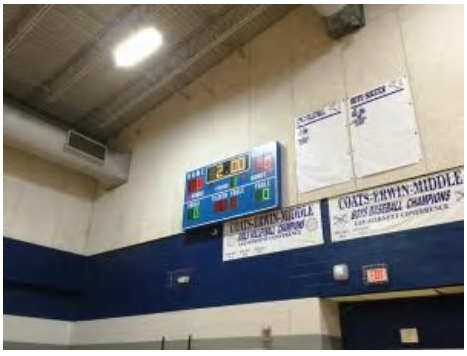
System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication

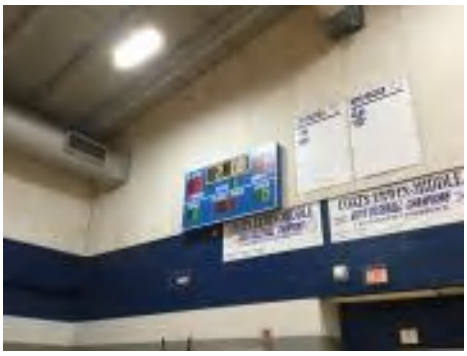
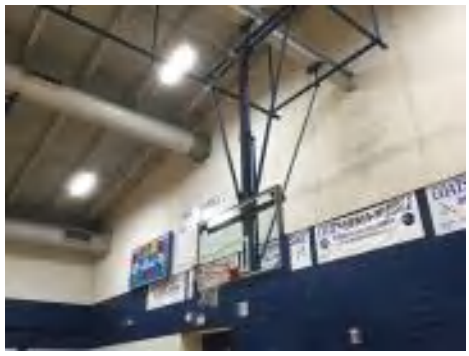
Note:

System: D5090 - Other Electrical Systems



Note:

System: E1020 - Institutional Equipment

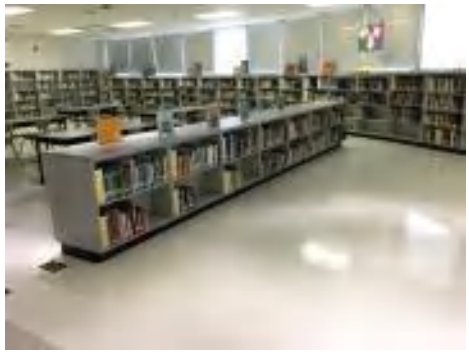



Note:

System: E1090 - Other Equipment

Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

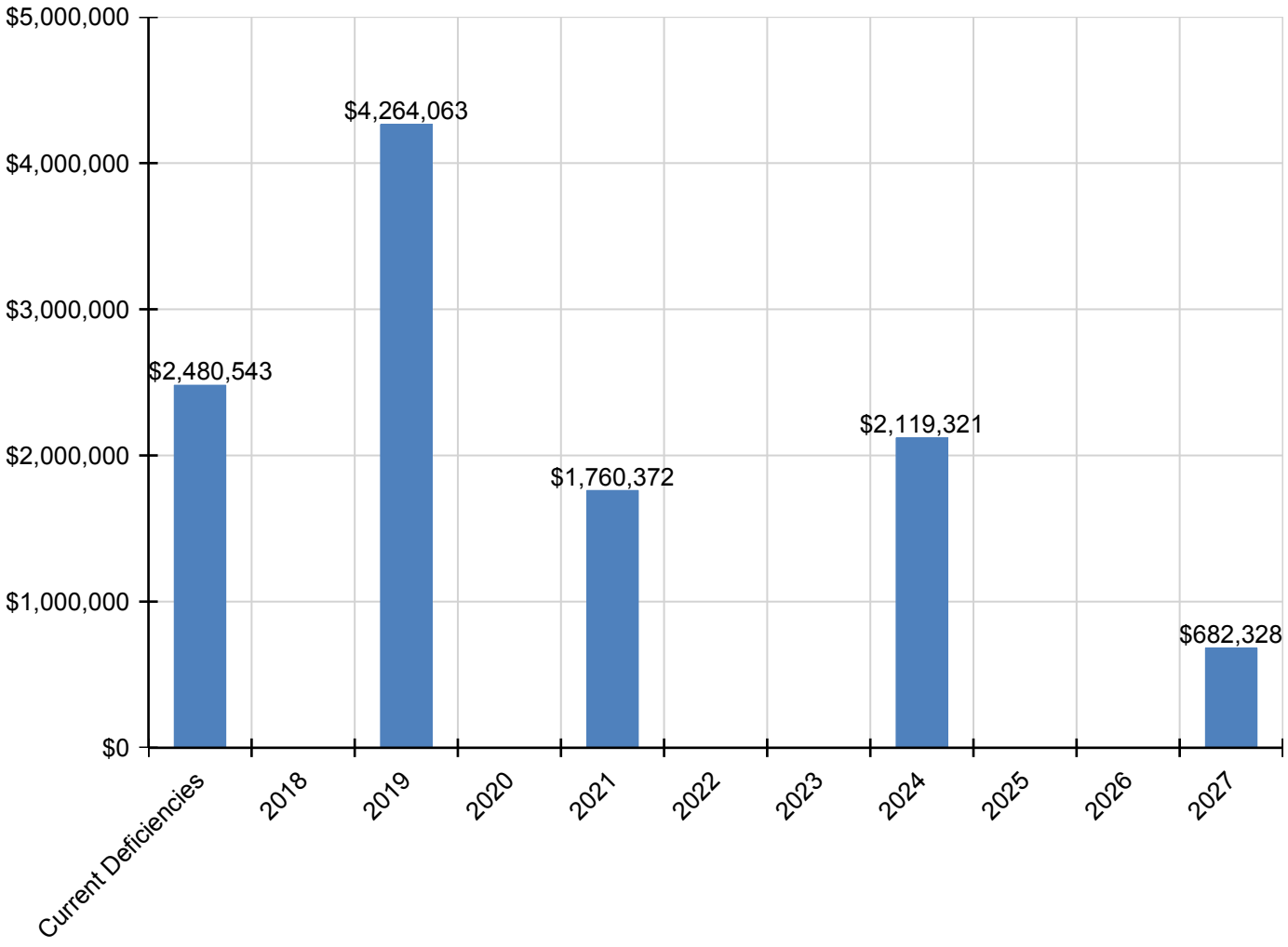
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$2,480,543**	**$0**	**$4,264,063**	**$0**	**$1,760,372**	**$0**	**$0**	**$2,119,321**	**$0**	**$0**	**$682,328**	**$11,306,627**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$13,200	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$13,200**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$639,570	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$639,570**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$507,716	$0	$0	$0	$0	$0	$0	$0	$0	$0	$682,328	**$1,190,044**
C3020 - Floor Finishes	$0	$0	$1,673,789	$0	$0	$0	$0	$0	$0	$0	$0	**$1,673,789**

C3030 - Ceiling Finishes	$518,321	$0	$0	$0	$0	$0	$0	$2,119,321	$0	$0	$0	**$2,637,642**
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**
D2090 - Other Plumbing Systems -Nat Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$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	$0	$0	$0	$0	$852,894	$0	$0	$0	$0	$0	$0	**$852,894**
D3060 - Controls & Instrumentation	$0	$0	$535,419	$0	$0	$0	$0	$0	$0	$0	$0	**$535,419**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$700,193	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$700,193**
D4020 - Standpipes	$101,543	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$101,543**
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	$0	$0	**$0**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030920 - Data Communication	$0	$0	$0	$0	$907,479	$0	$0	$0	$0	$0	$0	**$907,479**
D5090 - Other Electrical Systems	$0	$0	$82,001	$0	$0	$0	$0	$0	$0	$0	$0	**$82,001**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment	$0	$0	$1,096,565	$0	$0	$0	$0	$0	$0	$0	$0	**$1,096,565**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$876,287	$0	$0	$0	$0	$0	$0	$0	$0	**$876,287**

** Indicates non-renewable system*

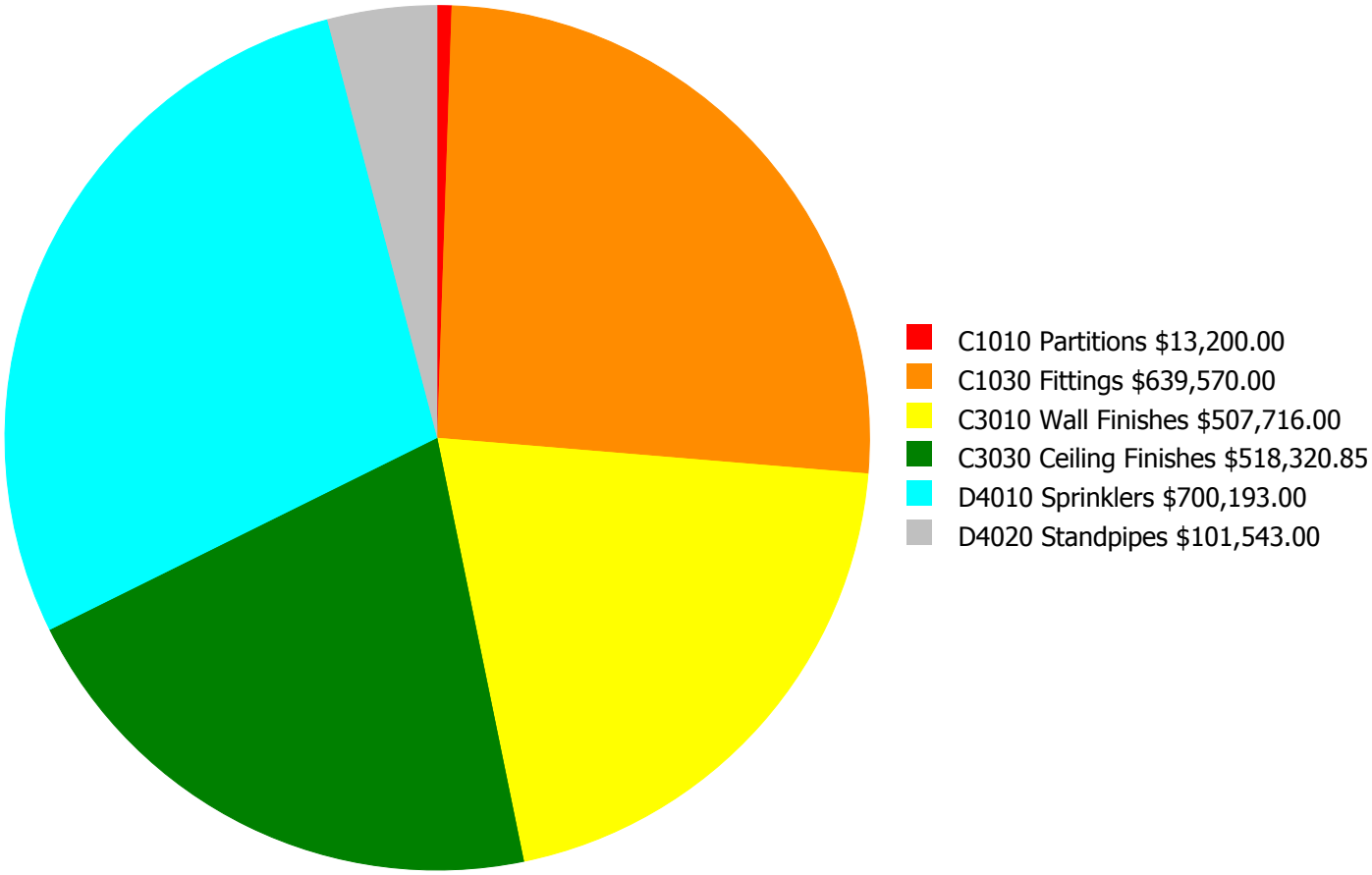
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

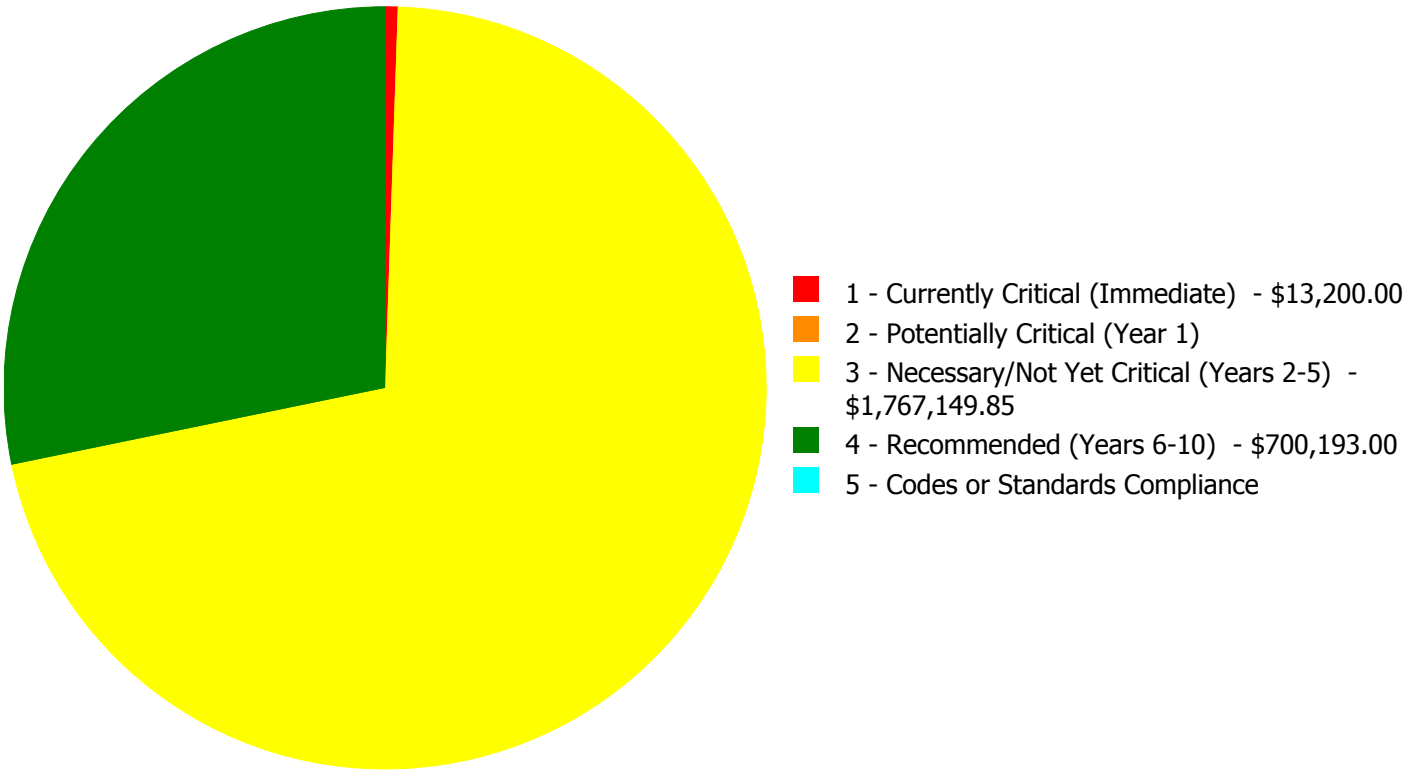
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $2,480,542.85

Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:



Budget Estimate Total: $2,480,542.85

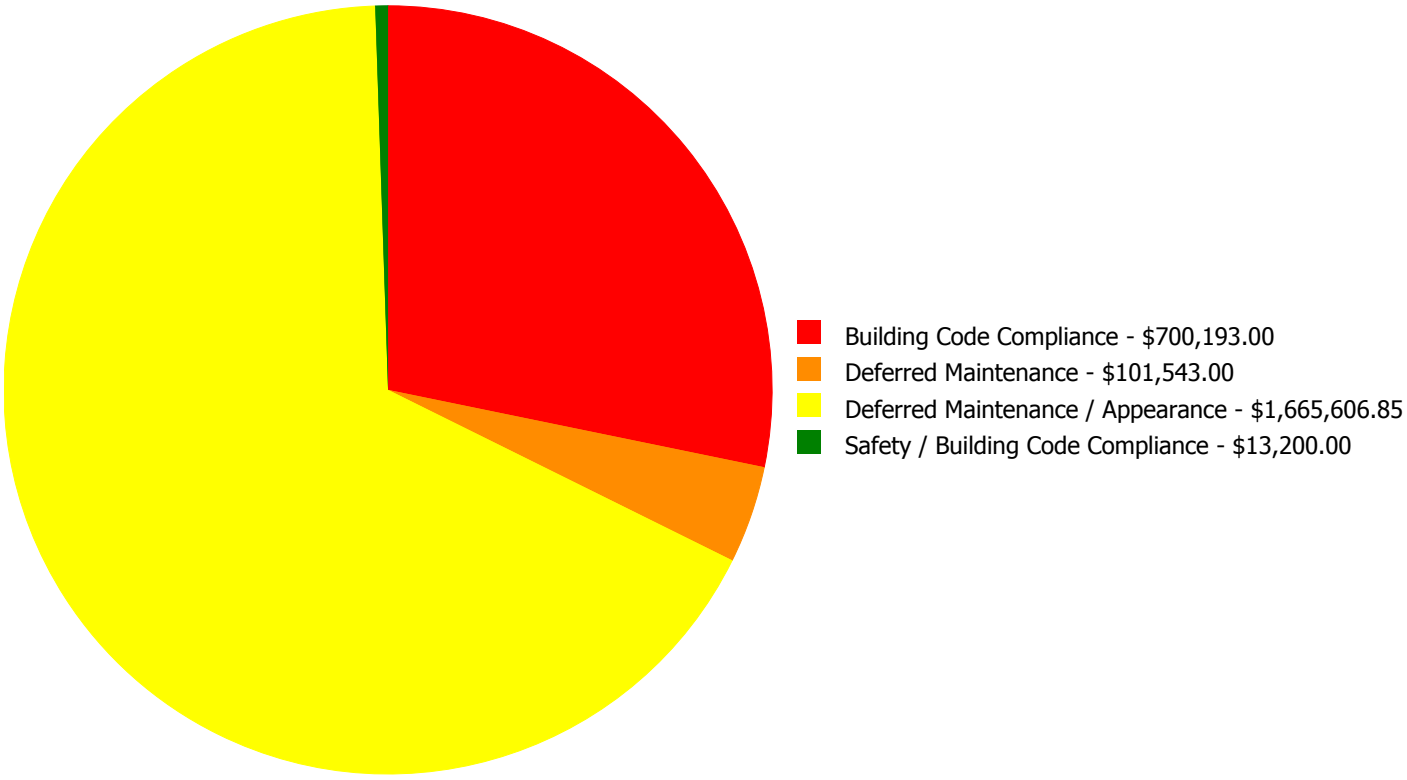
Deficiency By Priority Investment Table

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
C1010	Partitions	$13,200.00	$0.00	$0.00	$0.00	$0.00	$13,200.00
C1030	Fittings	$0.00	$0.00	$639,570.00	$0.00	$0.00	$639,570.00
C3010	Wall Finishes	$0.00	$0.00	$507,716.00	$0.00	$0.00	$507,716.00
C3030	Ceiling Finishes	$0.00	$0.00	$518,320.85	$0.00	$0.00	$518,320.85
D4010	Sprinklers	$0.00	$0.00	$0.00	$700,193.00	$0.00	$700,193.00
D4020	Standpipes	$0.00	$0.00	$101,543.00	$0.00	$0.00	$101,543.00
	Total:	$13,200.00	$0.00	$1,767,149.85	$700,193.00	$0.00	$2,480,542.85

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: $2,480,542.85

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

Priority 1 - Currently Critical (Immediate):

System: C1010 - Partitions

Location: Classroom F111
Distress: Failing
Category: Safety / Building Code Compliance
Priority: 1 - Currently Critical (Immediate)
Correction: Engineering Study
Qty: 1.00
Unit of Measure: Ea.
Estimate: $13,200.00
Assessor Name: Eduardo Lopez
Date Created: 11/29/2016

Notes: There are visible cracks on the partition wall which should be studied by a professional engineer.

Priority 3 - Necessary/Not Yet Critical (Years 2-5):

System: C1030 - Fittings

Location: Throughout Building
Distress: Damaged
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 137,779.00
Unit of Measure: S.F.
Estimate: $639,570.00
Assessor Name: Eduardo Lopez
Date Created: 11/29/2016

Notes: The toilet partitions are damaged and should be replaced.

System: C3010 - Wall Finishes

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 137,779.00
Unit of Measure: S.F.
Estimate: $507,716.00
Assessor Name: Eduardo Lopez
Date Created: 11/29/2016

Notes: The wall finish is beyond its service life and should be replaced.

System: C3030 - Ceiling Finishes

Location: Throughout the building
Distress: Failing
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace acoustic tile ceiling, non fire-rated
Qty: 688.89
Unit of Measure: C.S.F.
Estimate: $518,320.85
Assessor Name: Eduardo Lopez
Date Created: 11/29/2016

Notes: The acoustical ceiling tiles are failing due to humidity and should be replaced. (50%)

System: D4020 - Standpipes

This deficiency has no image.

Location: 1999 Main Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 137,779.00
Unit of Measure: S.F.
Estimate: $101,543.00
Assessor Name: Eduardo Lopez
Date Created: 02/27/2017

Notes:

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:	137,779.00
Unit of Measure:	S.F.
Estimate:	$700,193.00
Assessor Name:	Eduardo Lopez
Date Created:	11/30/2016

Notes: The school does not have a sprinkler system and it should be installed.

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	MS -Middle School
Gross Area (SF):	80
Year Built:	1999
Last Renovation:	
Replacement Value:	$10,842
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	64.01 %
FCA Score:	100.00

Description:

The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

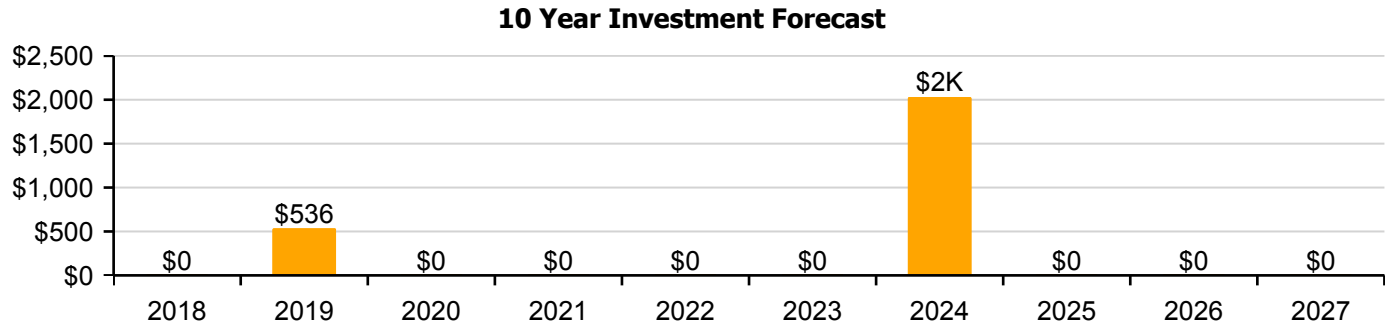
Dashboard Summary

Function:	MS -Middle School	Gross Area:	80
Year Built:	1999	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$10,842
FCI:	0.00 %	RSLI%:	64.01 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	82.00 %	0.00 %	$0.00
B10 - Superstructure	82.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	72.54 %	0.00 %	$0.00
B30 - Roofing	10.00 %	0.00 %	$0.00
C30 - Interior Finishes	28.00 %	0.00 %	$0.00
D20 - Plumbing	40.00 %	0.00 %	$0.00
D50 - Electrical	40.00 %	0.00 %	$0.00
Totals:	**64.01 %**	**0.00 %**	**$0.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). Southeast Elevation - Nov 29, 2016

2). Northeast Elevation - Nov 29, 2016

3). Northwest Elevation - Nov 29, 2016

4). Southwest Elevation - Nov 29, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	80	100	1999	2099		82.00 %	0.00 %	82			$1,610
A1030	Slab on Grade	$19.75	S.F.	80	100	1999	2099		82.00 %	0.00 %	82			$1,580
B1020	Roof Construction	$16.26	S.F.	80	100	1999	2099		82.00 %	0.00 %	82			$1,301
B2010	Exterior Walls	$29.79	S.F.	80	100	1999	2099		82.00 %	0.00 %	82			$2,383
B2030	Exterior Doors	$8.66	S.F.	80	30	1999	2029		40.00 %	0.00 %	12			$693
B3010140	Asphalt Shingles	$4.32	S.F.	80	20	1999	2019		10.00 %	0.00 %	2			$346
C3030	Ceiling Finishes	$18.76	S.F.	80	25	1999	2024		28.00 %	0.00 %	7			$1,501
D2020	Domestic Water Distribution	$4.70	S.F.	80	30	1999	2029		40.00 %	0.00 %	12			$376
D5020	Branch Wiring	$3.58	S.F.	80	30	1999	2029		40.00 %	0.00 %	12			$286
D5020	Lighting	$9.58	S.F.	80	30	1999	2029		40.00 %	0.00 %	12			$766
								Total	**64.01 %**					**$10,842**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B2010 - Exterior Walls

Note:

System: B2030 - Exterior Doors

Note:

System: B3010140 - Asphalt Shingles

Note:

System: C3030 - Ceiling Finishes

Note:

System: D2020 - Domestic Water Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

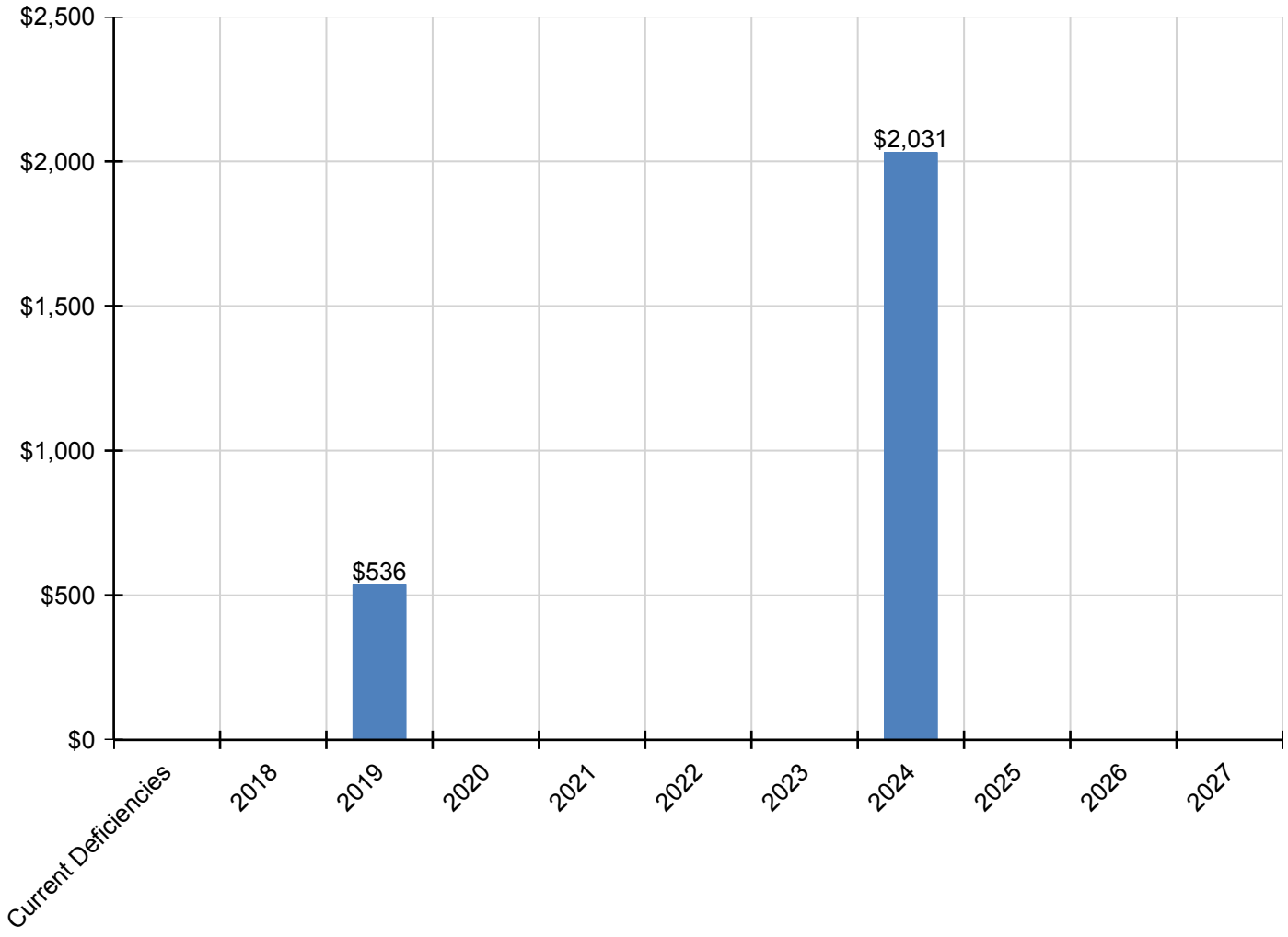
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$536**	**$0**	**$0**	**$0**	**$0**	**$2,031**	**$0**	**$0**	**$0**	**$2,566**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$536	$0	$0	$0	$0	$0	$0	$0	$0	**$536**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$2,031	$0	$0	$0	**$2,031**
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**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.

No data found for this asset

Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

No data found for this asset

Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

No data found for this asset

Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:

No data found for this asset

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

No data found for this asset

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	MS -Middle School
Gross Area (SF):	832
Year Built:	2002
Last Renovation:	
Replacement Value:	$205,069
Repair Cost:	$19,477.00
Total FCI:	9.50 %
Total RSLI:	57.53 %
FCA Score:	90.50

Description:

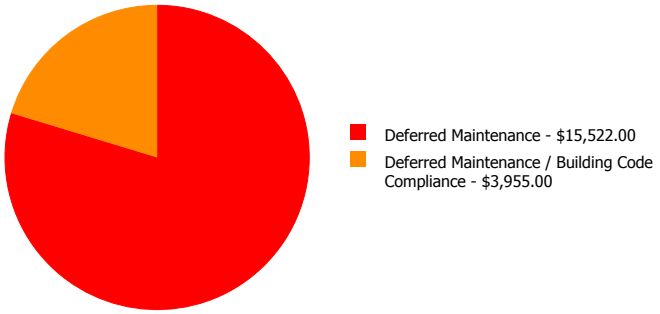
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

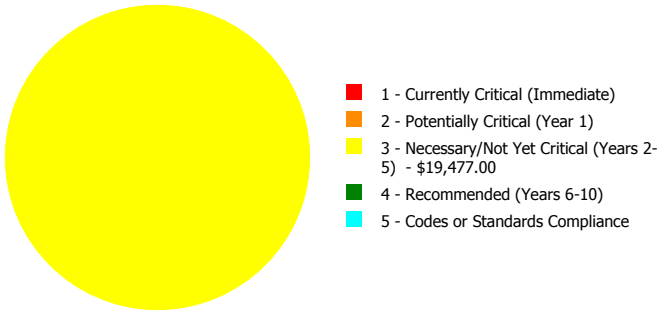
Dashboard Summary

Function:	MS -Middle School	Gross Area:	832
Year Built:	2002	Last Renovation:	
Repair Cost:	$19,477	Replacement Value:	$205,069
FCI:	9.50 %	RSLI%:	57.53 %

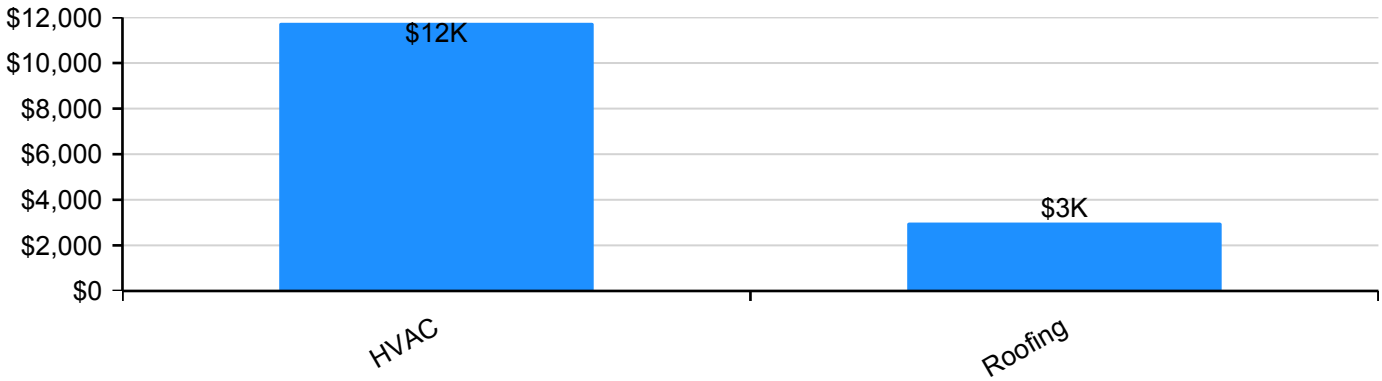
Deficiency By Category



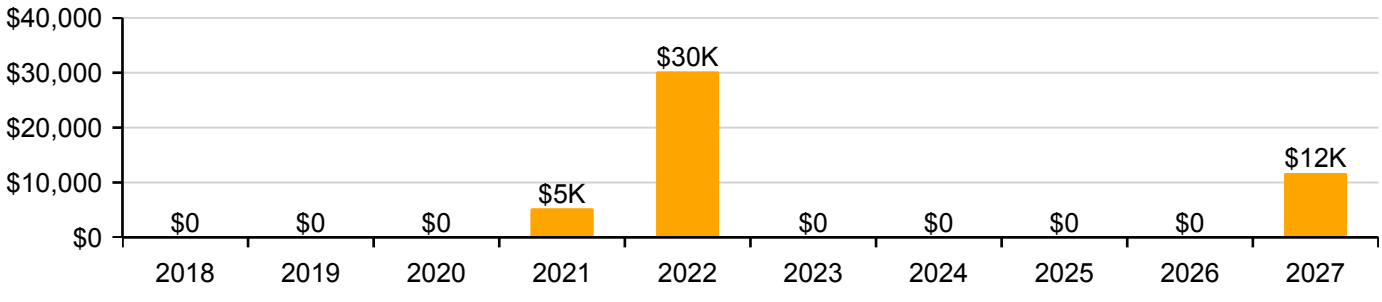
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	85.00 %	0.00 %	$0.00
B10 - Superstructure	85.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	68.75 %	0.00 %	$0.00
B30 - Roofing	0.00 %	145.99 %	$3,955.00
C10 - Interior Construction	50.19 %	0.00 %	$0.00
C20 - Stairs	85.00 %	0.00 %	$0.00
C30 - Interior Finishes	34.16 %	0.00 %	$0.00
D20 - Plumbing	50.00 %	0.00 %	$0.00
D30 - HVAC	11.99 %	83.62 %	$15,522.00
D50 - Electrical	51.85 %	0.00 %	$0.00
E20 - Furnishings	25.00 %	0.00 %	$0.00
Totals:	**57.53 %**	**9.50 %**	**$19,477.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). Southeast Elevation - Nov 29, 2016

2). Northwest Elevation - Nov 29, 2016

3). Northeast Elevation - Nov 29, 2016

4). Southwest Elevation - Nov 29, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	832	100	2002	2102		85.00 %	0.00 %	85			$16,748
A1030	Slab on Grade	$19.75	S.F.	832	100	2002	2102		85.00 %	0.00 %	85			$16,432
B1010	Floor Construction	$11.44	S.F.	832	100	2002	2102		85.00 %	0.00 %	85			$9,518
B1020	Roof Construction	$16.26	S.F.	832	100	2002	2102		85.00 %	0.00 %	85			$13,528
B2010	Exterior Walls	$29.79	S.F.	832	100	2002	2102		85.00 %	0.00 %	85			$24,785
B2020	Exterior Windows	$17.17	S.F.	832	30	2002	2032		50.00 %	0.00 %	15			$14,285
B2030	Exterior Doors	$8.66	S.F.	832	30	2002	2032		50.00 %	0.00 %	15			$7,205
B3010140	Asphalt Shingles	$4.32	S.F.	627	20	2002	2022	2016	0.00 %	145.99 %	-1		$3,955.00	$2,709
C1010	Partitions	$12.98	S.F.	832	45	2002	2047		66.67 %	0.00 %	30			$10,799
C1020	Interior Doors	$2.20	S.F.	832	30	2002	2032		50.00 %	0.00 %	15			$1,830
C1030	Fittings	$8.47	S.F.	832	20	2002	2022		25.00 %	0.00 %	5			$7,047
C2010	Stair Construction	$1.77	S.F.	832	100	2002	2102		85.00 %	0.00 %	85			$1,473
C3010	Wall Finishes	$5.11	S.F.	832	10	2002	2012	2021	40.00 %	0.00 %	4			$4,252
C3020	Floor Finishes	$12.37	S.F.	627	20	2002	2022		25.00 %	0.00 %	5			$7,756
C3030	Ceiling Finishes	$9.52	S.F.	832	25	2002	2027		40.00 %	0.00 %	10			$7,921
D2010	Plumbing Fixtures	$9.98	S.F.	832	30	2002	2032		50.00 %	0.00 %	15			$8,303
D2020	Domestic Water Distribution	$0.84	S.F.	832	30	2002	2032		50.00 %	0.00 %	15			$699
D2030	Sanitary Waste	$5.94	S.F.	832	30	2002	2032		50.00 %	0.00 %	15			$4,942
D3040	Distribution Systems	$5.35	S.F.	832	30	2002	2032		50.00 %	0.00 %	15			$4,451
D3050	Terminal & Package Units	$16.96	S.F.	832	15	2002	2017		0.00 %	110.00 %	0		$15,522.00	$14,111
D5010	Electrical Service/Distribution	$3.09	S.F.	832	40	2002	2042		62.50 %	0.00 %	25			$2,571
D5020	Branch Wiring	$9.24	S.F.	832	30	2002	2032		50.00 %	0.00 %	15			$7,688
D5020	Lighting	$8.58	S.F.	832	30	2002	2032		50.00 %	0.00 %	15			$7,139
E2010	Fixed Furnishings	$10.67	S.F.	832	20	2002	2022		25.00 %	0.00 %	5			$8,877
								Total	**57.53 %**	**9.50 %**			**$19,477.00**	**$205,069**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

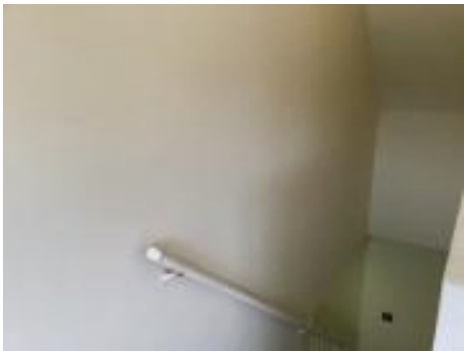
System: B2030 - Exterior Doors

Note:

System: B3010140 - Asphalt Shingles

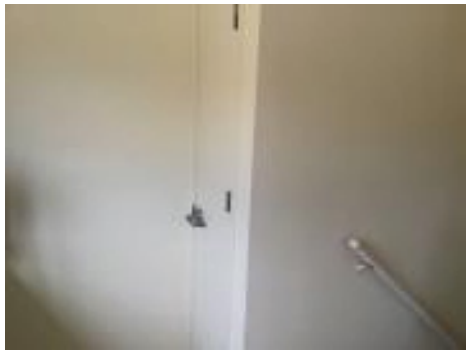
Note:

System: C1010 - Partitions



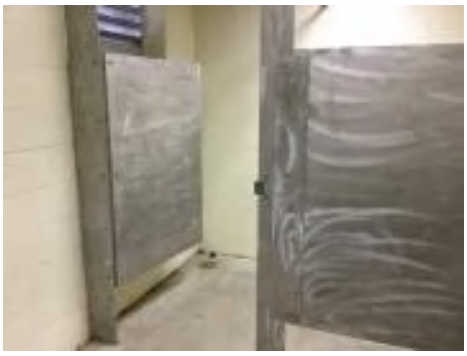
Note:

System: C1020 - Interior Doors



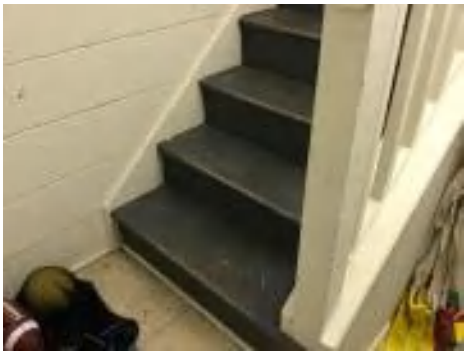
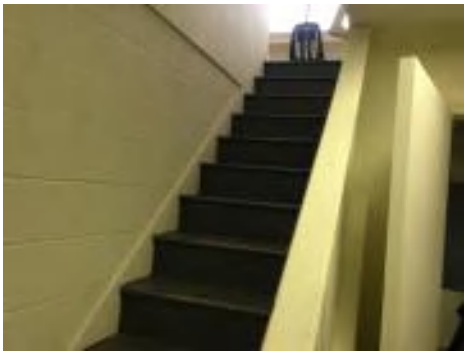
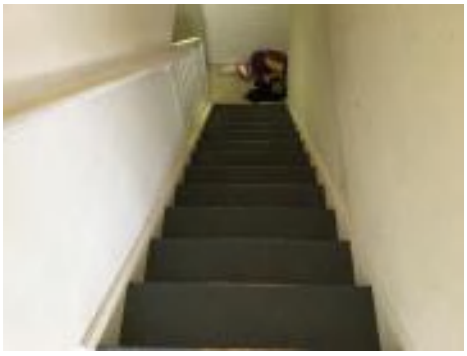
Note:

System: C1030 - Fittings



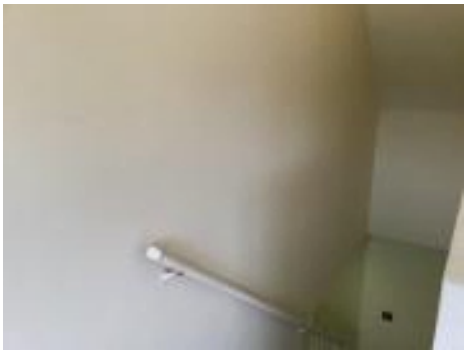
Note:

System: C2010 - Stair Construction

Note:

System: C3010 - Wall Finishes

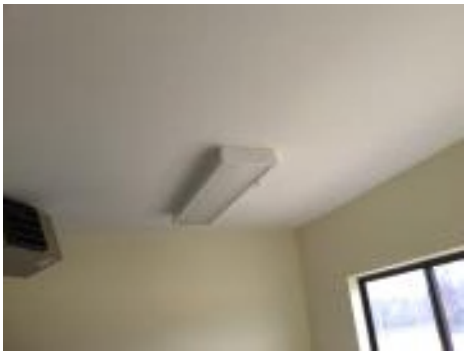
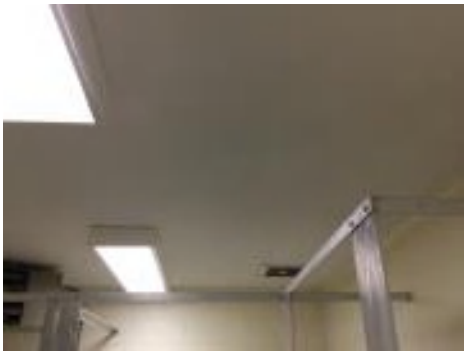


Note:

System: C3020 - Floor Finishes

Note:

System: C3030 - Ceiling Finishes

Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

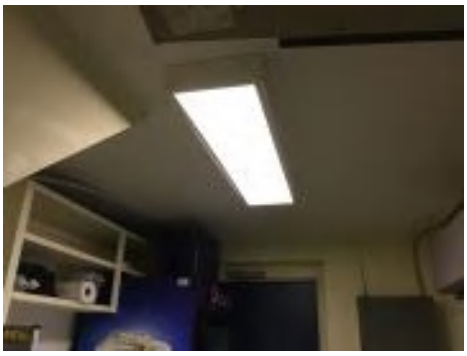
System: D5010 - Electrical Service/Distribution

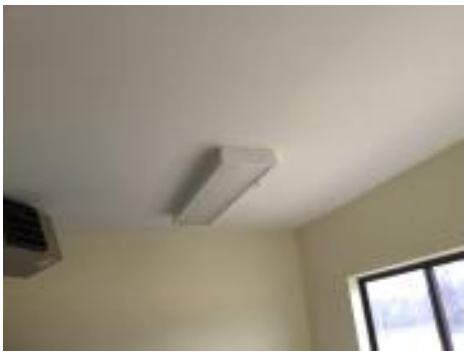
Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting





Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

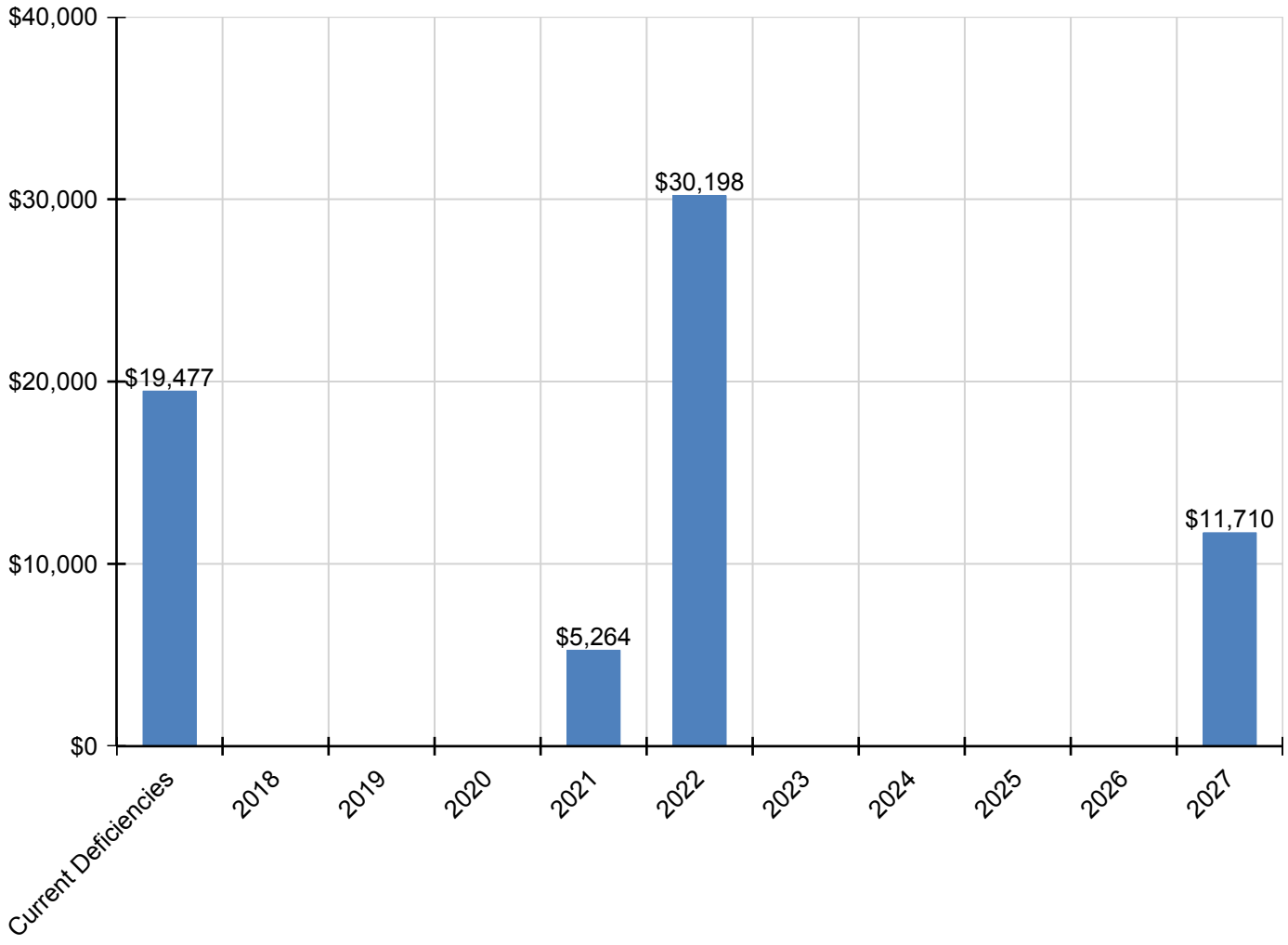
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$19,477**	**$0**	**$0**	**$0**	**$5,264**	**$30,198**	**$0**	**$0**	**$0**	**$0**	**$11,710**	**$66,648**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$3,955	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,955**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$8,987	$0	$0	$0	$0	$0	**$8,987**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C2010 - Stair Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$5,264	$0	$0	$0	$0	$0	$0	**$5,264**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$9,891	$0	$0	$0	$0	$0	**$9,891**

C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$11,710	**$11,710**
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	$15,522	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$15,522**
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**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$11,320	$0	$0	$0	$0	$0	**$11,320**

** Indicates non-renewable system*

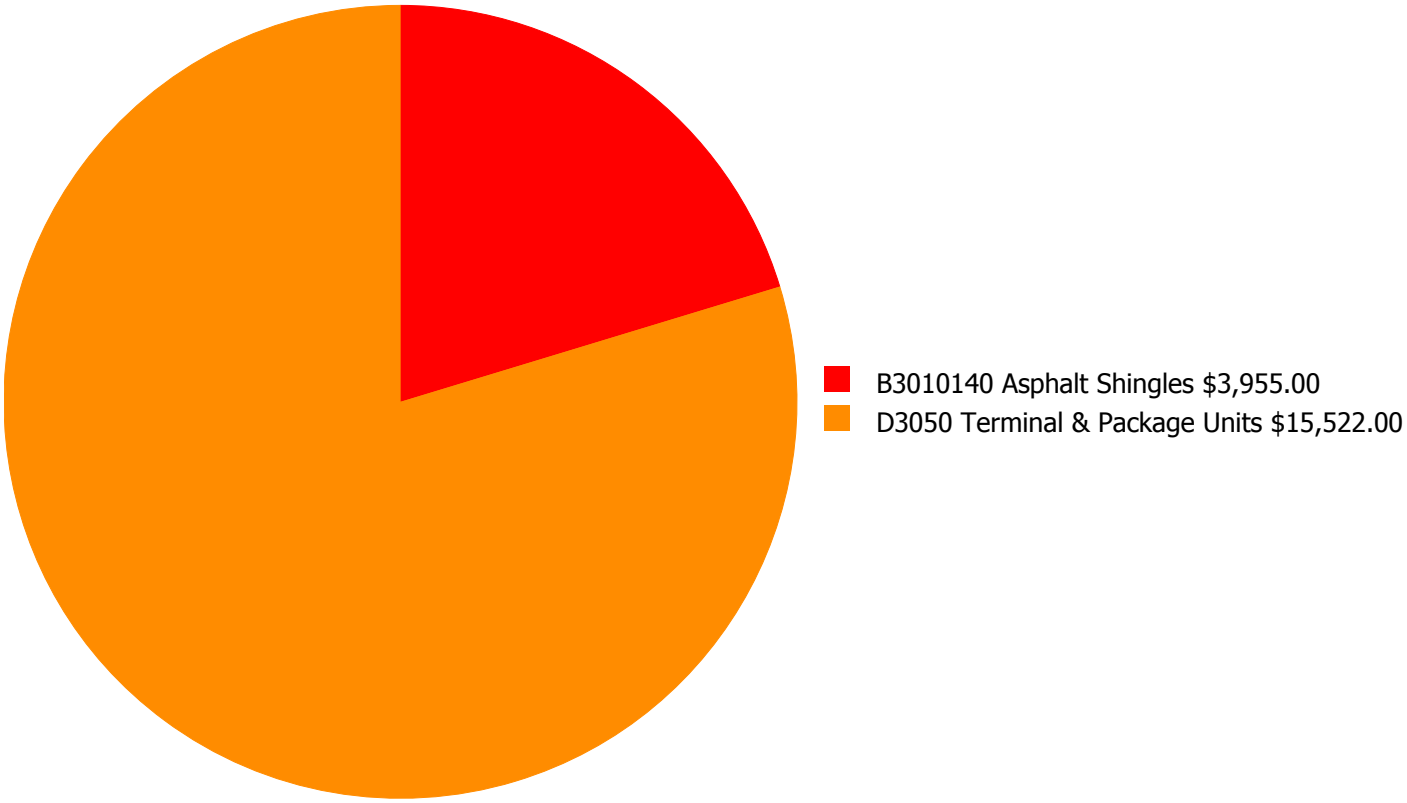
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

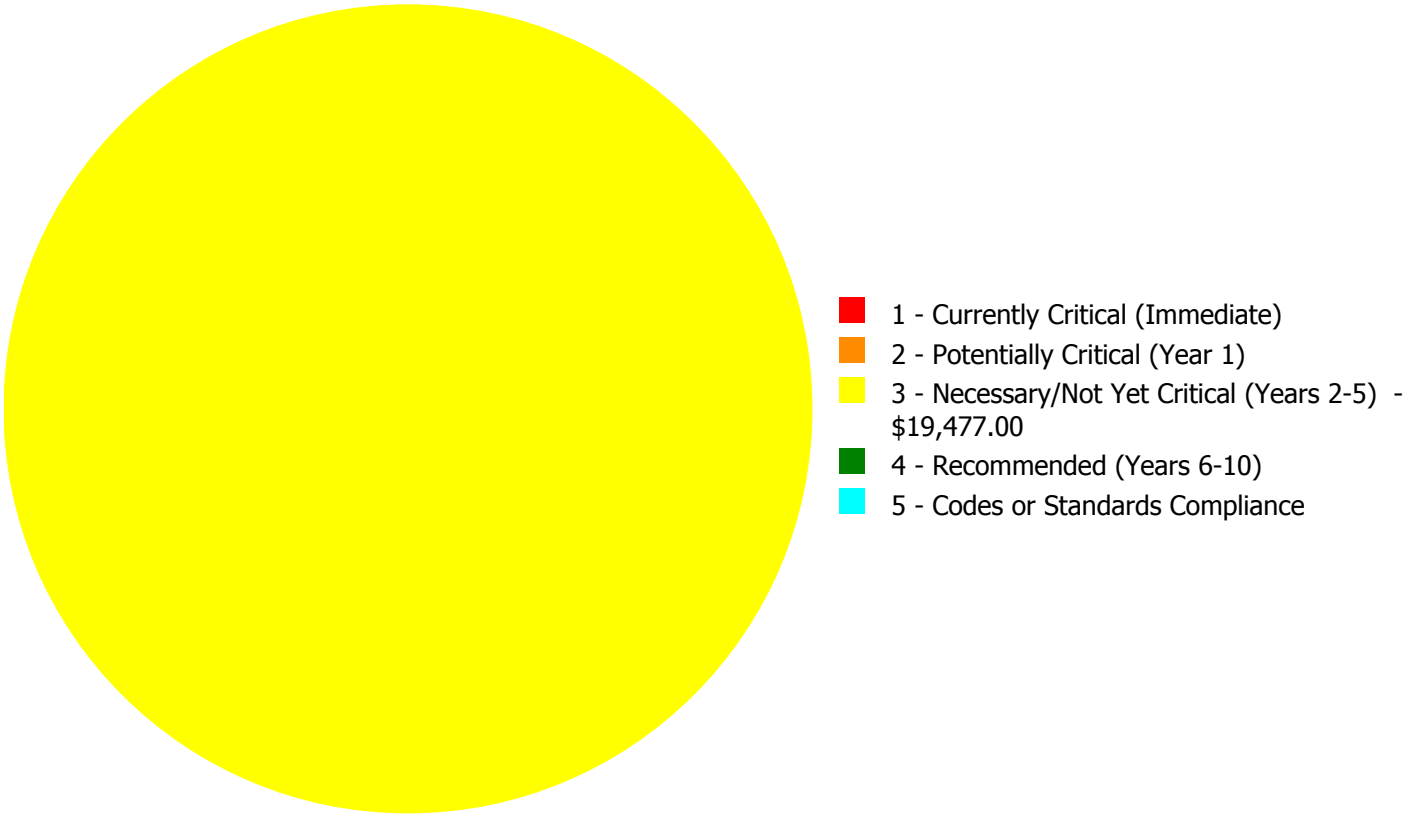
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $19,477.00

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: $19,477.00

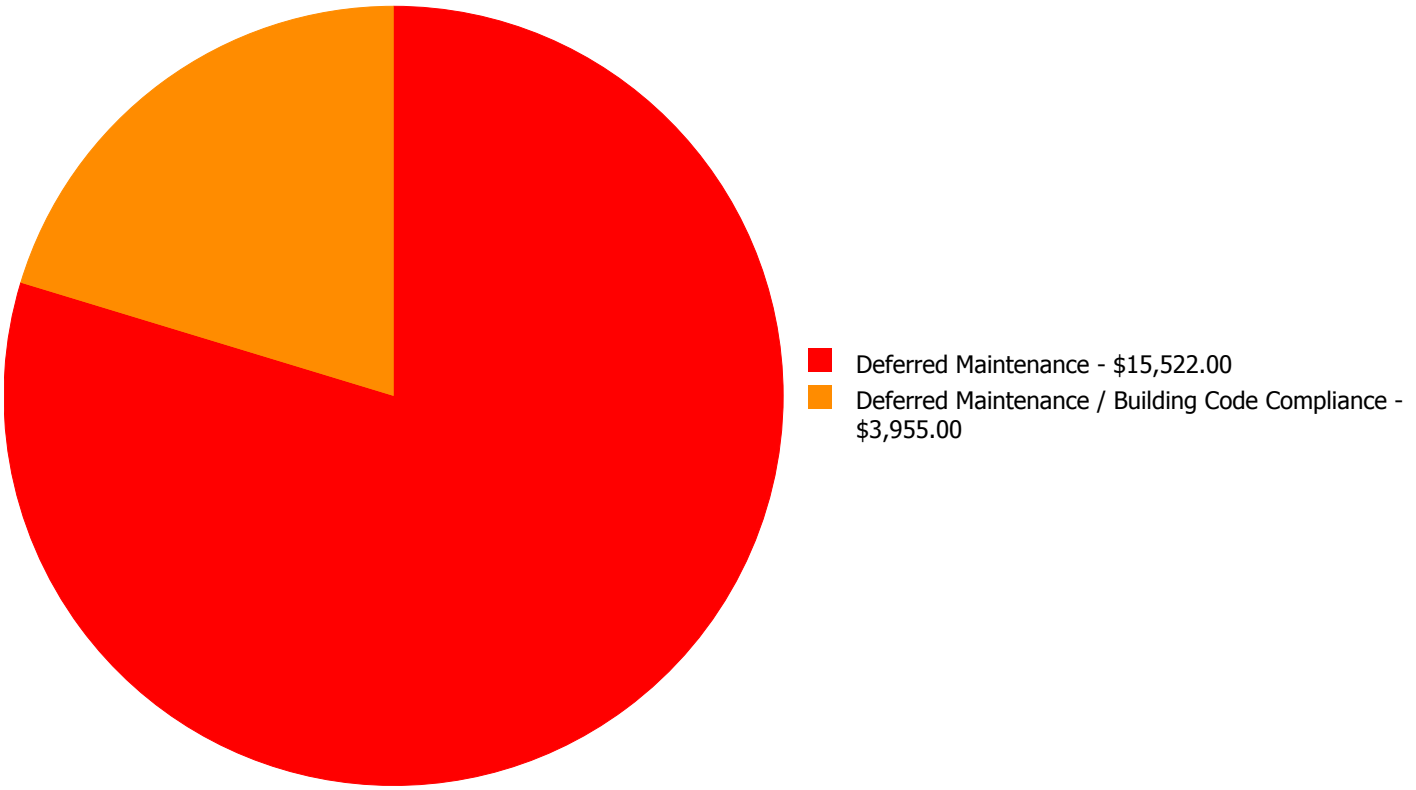
Deficiency By Priority Investment Table

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	$3,955.00	$0.00	$0.00	$3,955.00
D3050	Terminal & Package Units	$0.00	$0.00	$15,522.00	$0.00	$0.00	$15,522.00
	Total:	$0.00	$0.00	$19,477.00	$0.00	$0.00	$19,477.00

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: $19,477.00

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: Failing
Category: Deferred Maintenance / Building Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 627.00
Unit of Measure: S.F.
Estimate: $3,955.00
Assessor Name: Eduardo Lopez
Date Created: 11/29/2016

Notes: The asphalt shingles are failing and should be replaced.

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: 832.00
Unit of Measure: S.F.
Estimate: $15,522.00
Assessor Name: Eduardo Lopez
Date Created: 11/30/2016

Notes: The condensing unit is aged and should be scheduled for replacement.

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	MS -Middle School
Gross Area (SF):	138,691
Year Built:	1999
Last Renovation:	
Replacement Value:	$5,859,693
Repair Cost:	$134,253.00
Total FCI:	2.29 %
Total RSLI:	38.98 %
FCA Score:	97.71

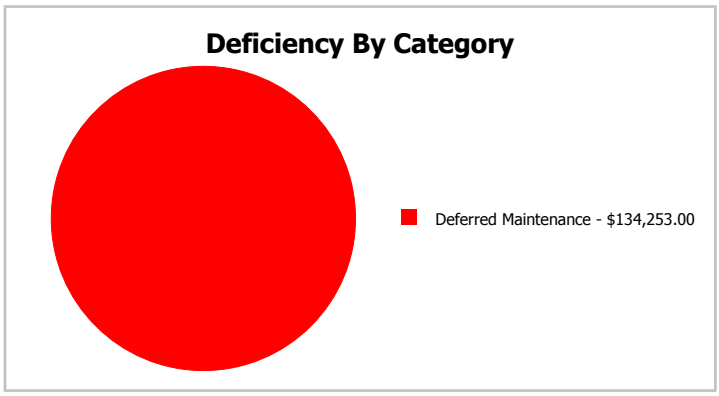
Description:

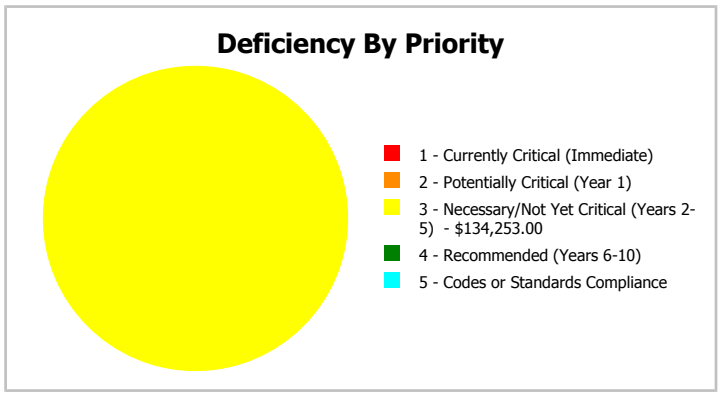
The narrative for this site is included in the Executive Summary Description at the front of this report.

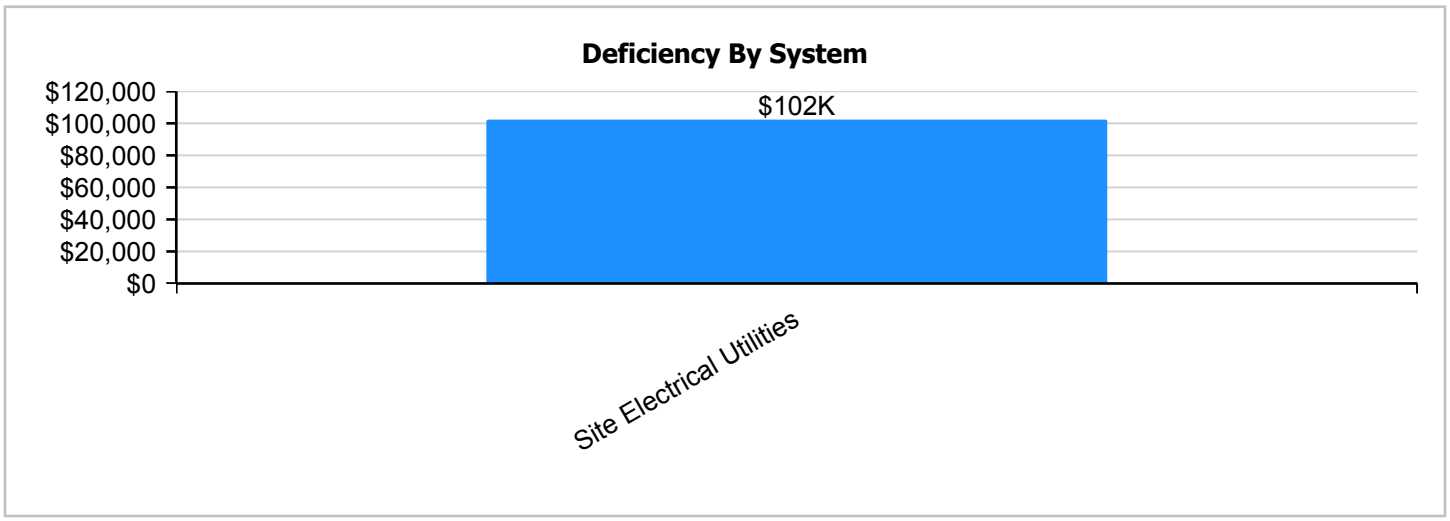
Attributes: This asset has no attributes.

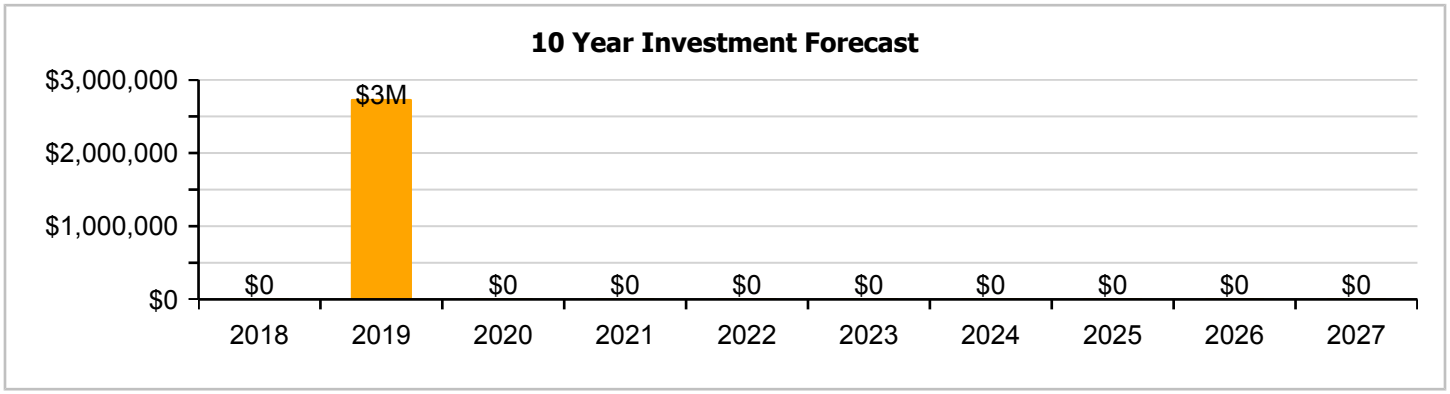
Dashboard Summary

Function:	MS -Middle School	Gross Area:	138,691
Year Built:	1999	Last Renovation:	
Repair Cost:	$134,253	Replacement Value:	$5,859,693
FCI:	2.29 %	RSLI%:	38.98 %









Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	29.42 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	63.04 %	0.00 %	$0.00
G40 - Site Electrical Utilities	45.40 %	19.40 %	$134,253.00
Totals:	**38.98 %**	**2.29 %**	**$134,253.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). Aerial Image of Coats-Erwin Middle School - Nov 29, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$4.22	S.F.	138,691	25	2015	2040		92.00 %	0.00 %	23			$585,276
G2020	Parking Lots	$1.39	S.F.	138,691	25	2015	2040		92.00 %	0.00 %	23			$192,780
G2030	Pedestrian Paving	$1.98	S.F.	138,691	30	1999	2029		40.00 %	0.00 %	12			$274,608
G2040105	Fence & Guardrails	$1.20	S.F.	138,691	30	1999	2029		40.00 %	0.00 %	12			$166,429
G2040950	Baseball Field	$7.08	S.F.	138,691	20	1999	2019		10.00 %	0.00 %	2			$981,932
G2040950	Football Field	$4.73	S.F.	138,691	20	1999	2019		10.00 %	0.00 %	2			$656,008
G2040950	Softball Field	$5.11	S.F.	138,691	20	1999	2019		10.00 %	0.00 %	2			$708,711
G2050	Landscaping	$1.91	S.F.	138,691	15	1999	2014		0.00 %	0.00 %	-3			$264,900
G3010	Water Supply	$2.42	S.F.	138,691	50	1999	2049		64.00 %	0.00 %	32			$335,632
G3020	Sanitary Sewer	$1.52	S.F.	138,691	50	1999	2049		64.00 %	0.00 %	32			$210,810
G3030	Storm Sewer	$4.67	S.F.	138,691	50	1999	2049		64.00 %	0.00 %	32			$647,687
G3060	Fuel Distribution	$1.03	S.F.	138,691	40	1999	2039		55.00 %	0.00 %	22			$142,852
G4010	Electrical Distribution	$2.59	S.F.	138,691	50	1999	2049		64.00 %	0.00 %	32			$359,210
G4020	Site Lighting	$1.52	S.F.	138,691	30	1999	2029		40.00 %	0.00 %	12			$210,810
G4030	Site Communications & Security	$0.88	S.F.	138,691	15	1999	2014		0.00 %	110.00 %	-3		$134,253.00	$122,048
								Total	**38.98 %**	**2.29 %**			**$134,253.00**	**$5,859,693**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: G2010 - Roadways

Note:

System: G2020 - Parking Lots

Note:

System: G2030 - Pedestrian Paving

Note:

System: G2040105 - Fence & Guardrails

Note:

System: G2040950 - Baseball Field

Note:

System: G2040950 - Football Field

Note:

System: G2040950 - Softball Field

Note:

System: G2050 - Landscaping

Note:

System: G3010 - Water Supply

Note:

System: G3020 - Sanitary Sewer

Note:

System: G3030 - Storm Sewer

Note:

System: G3060 - Fuel Distribution

Note:

System: G4010 - Electrical Distribution

Note:

System: G4020 - Site Lighting

Note:

System: G4030 - Site Communications & Security

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

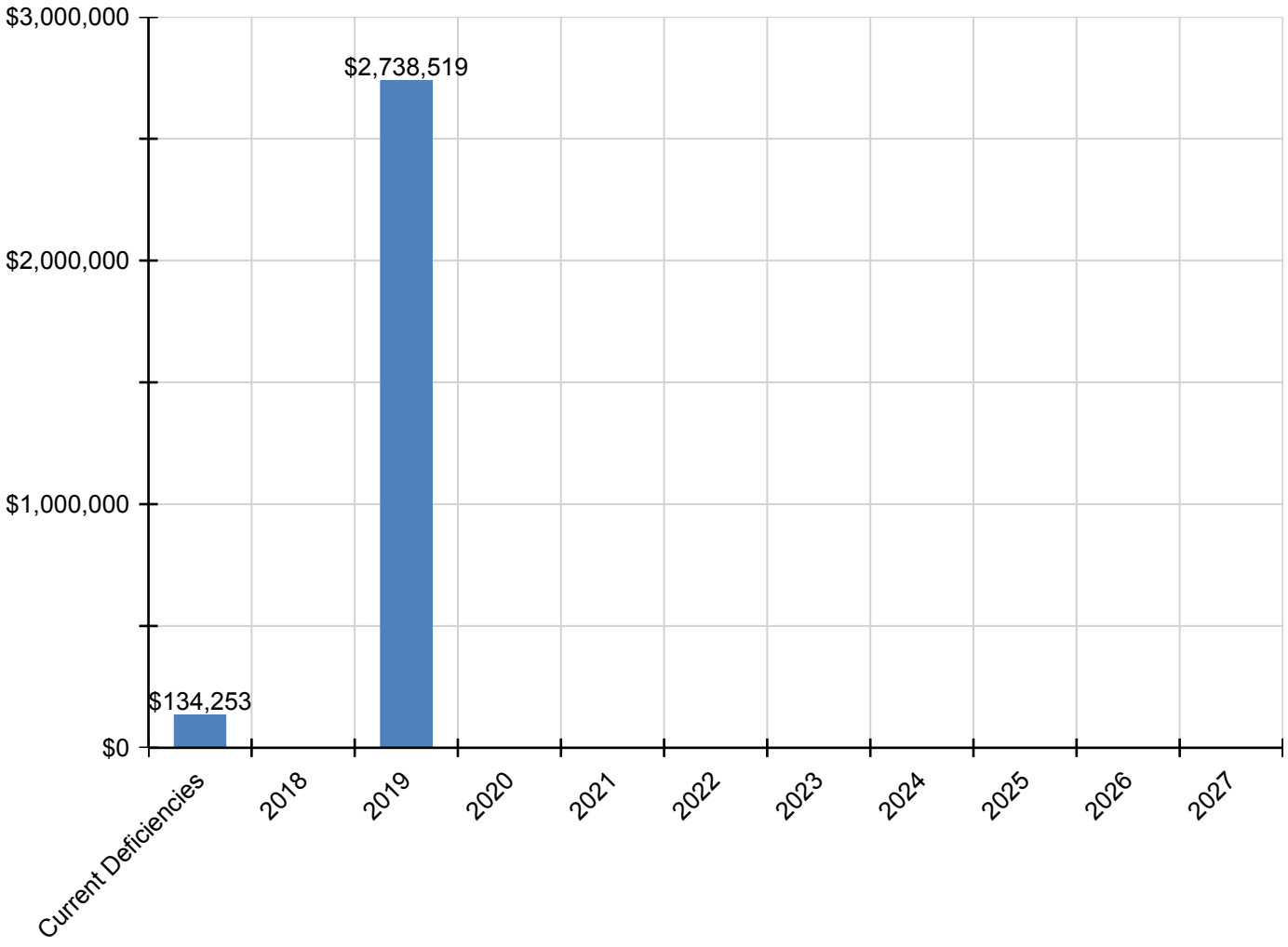
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$134,253**	**$0**	**$2,738,519**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,872,772**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Baseball Field	$0	$0	$1,145,906	$0	$0	$0	$0	$0	$0	$0	$0	**$1,145,906**
G2040950 - Football Field	$0	$0	$765,555	$0	$0	$0	$0	$0	$0	$0	$0	**$765,555**
G2040950 - Softball Field	$0	$0	$827,059	$0	$0	$0	$0	$0	$0	$0	$0	**$827,059**
*** G2050 - Landscaping**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communications & Security	$134,253	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$134,253**

** Indicates non-renewable system*

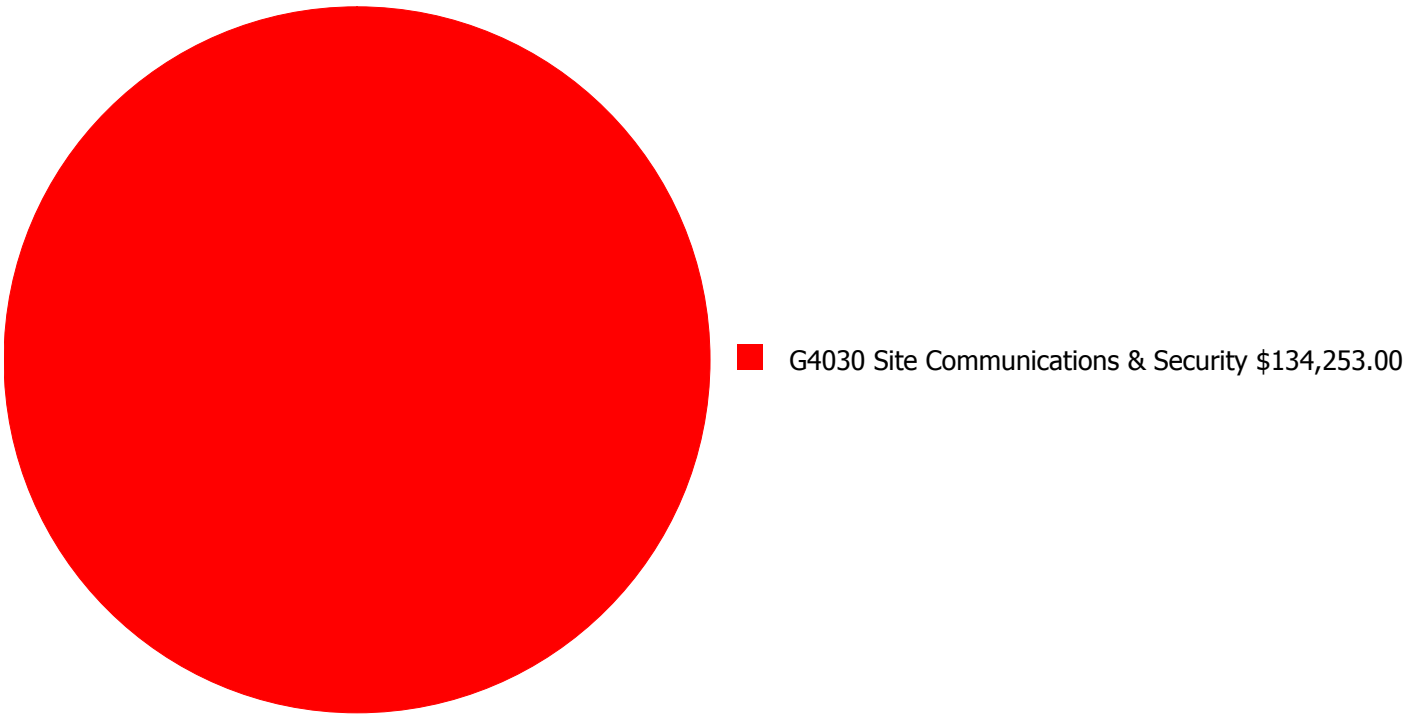
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

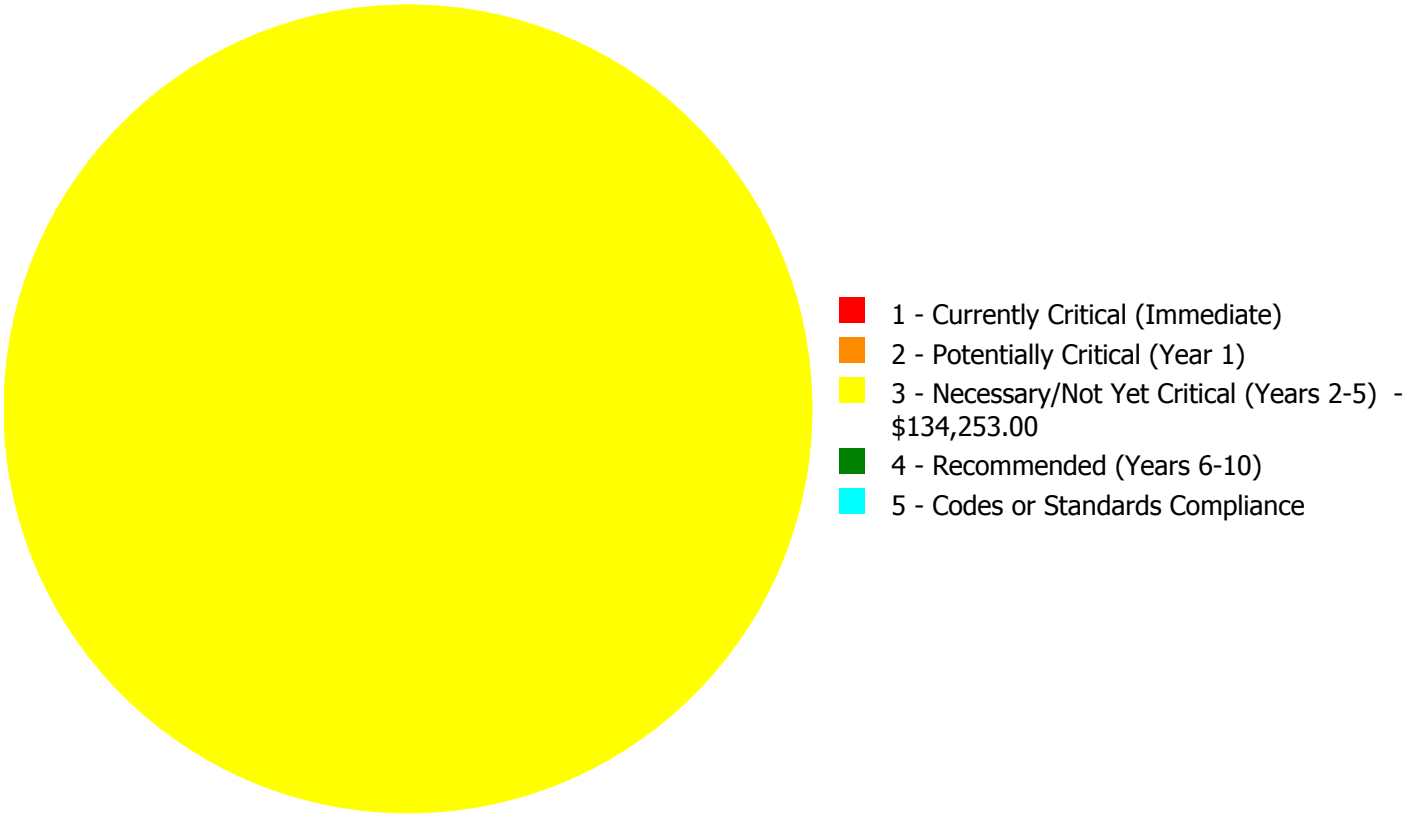
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $134,253.00

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: $134,253.00

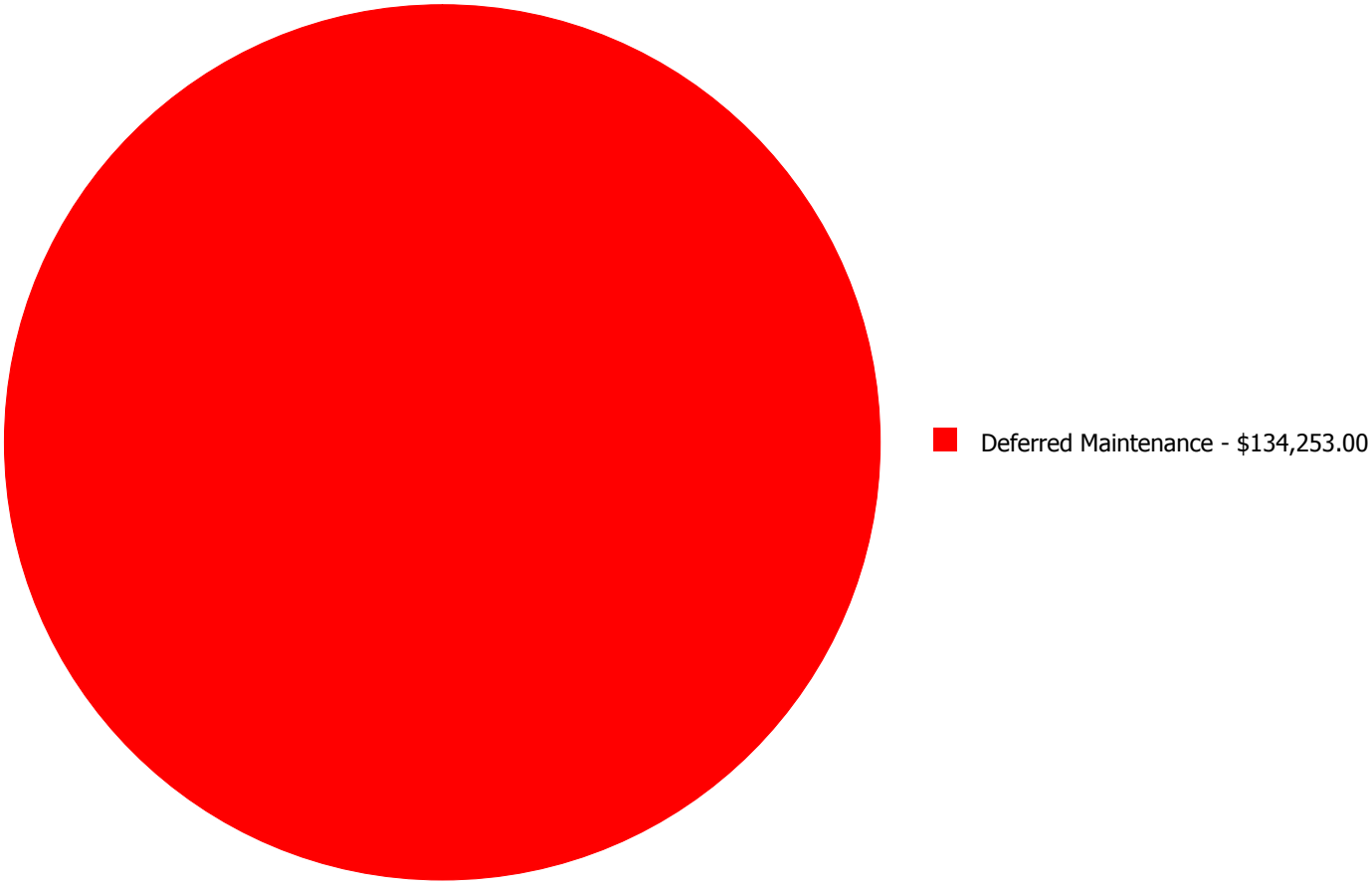
Deficiency By Priority Investment Table

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
G4030	Site Communications & Security	$0.00	$0.00	$134,253.00	$0.00	$0.00	$134,253.00
	Total:	$0.00	$0.00	$134,253.00	$0.00	$0.00	$134,253.00

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: $134,253.00

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: G4030 - Site Communications & Security

Location: Exterior Wall
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 138,691.00
Unit of Measure: S.F.
Estimate: $134,253.00
Assessor Name: Eduardo Lopez
Date Created: 11/30/2016

Notes: The camera are aged, in marginal condition, and should be replaced.

NC School District/430 Harnett County/Middle School

Dunn Middle

Draft

Campus Assessment Report

March 8, 2017

PARSONS

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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.

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Gross Area (SF):	120,851
Year Built:	1996
Last Renovation:	
Replacement Value:	$29,637,877
Repair Cost:	$1,535,113.35
Total FCI:	5.18 %
Total RSLI:	40.56 %
FCA Score:	94.82

Description:

GENERAL:
Dunn Middle School is located at 1301 Meadowlark Rd in Dunn, North Carolina. The 1 story, 118,861 square foot building was originally constructed in 1996 There have been 3 additions. A concession building, a press box and a tractor building were all constructed along with the main building.

This report contains condition and adequacy data collected during the 2016 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site and building elements.

A. SUBSTRUCTURE
The building rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations. The building does not

have a basement .

B. SUPERSTRUCTURE
Floor construction is concrete. Roof construction is steel. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically pitched standing seam metal . Most building entrances appear to comply with ADA requirements.

C. INTERIORS
Interior partitions are typically CMU. Interior doors are generally solid core wood with hollow steel frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, toilet accessories, storage shelving, handrails, fabricated toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes in common areas are typically terrazzo. 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. Conveying equipment includes no hydraulic elevators, and no wheelchair lifts.

D. SERVICES
PLUMBING:
Plumbing fixtures are typically non-low-flow water fixtures with manual control valves. Domestic water distribution is combination of copper and galvanized steel with gas hot water heating. Sanitary waste system is cast iron and plastic. Rain water drainage system is external.

HVAC:
Heating is provided by 2 gas fired boilers. Cooling is supplied by 2 water cooled chillers. The heating/cooling distribution system is a duct work system utilizing air handling units. Fresh air is supplied by air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled and monitored by an energy management system. This building has a remote Building Automation System.

FIRE PROTECTION:
The building does not have a fire sprinkler system. The building does have additional fire suppression system in the kitchen. Standpipes are not included within fire stairs. 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, recessed and surface type, fluorescent and LED light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and near stairways and are typically illuminated.

COMMUNICATIONS AND SECURITY:
The fire alarm system consists of audible/visual strobe annunciators in common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are 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 building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is not centrally monitored; this building has a public address and paging system separate from the telephone system.

OTHER ELECTRICAL SYSTEMS:
This building does have a separately derived emergency power system.

E. EQUIPMENT & FURNISHINGS:
This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage, audio-visual, vehicle equipment, fixed casework, window treatment, floor grilles and mats, and multiple seating furnishings.

G.
SITE
Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, play areas, and fencing. Site mechanical and electrical features include water, sewer, propane, natural gas, and site lighting.

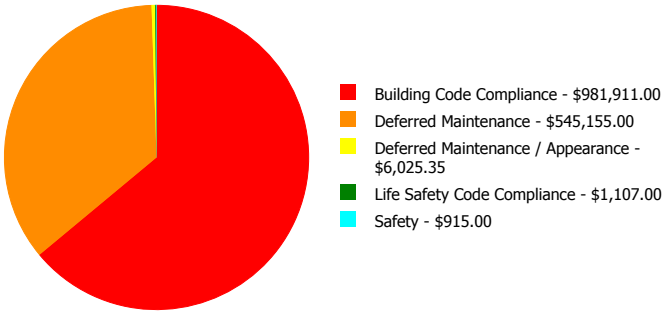
Attributes:

General Attributes:			
Condition Assessor:	Matt Mahaffey	Assessment Date:	
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:	Harnett - Triton HS	LEA School No.:	430-332
No. of Mobile Units:	0	No. of Bldgs.:	4
SF of Mobile Units:	0	Status:	Active
School Grades:	6-8	Site Acreage:	40

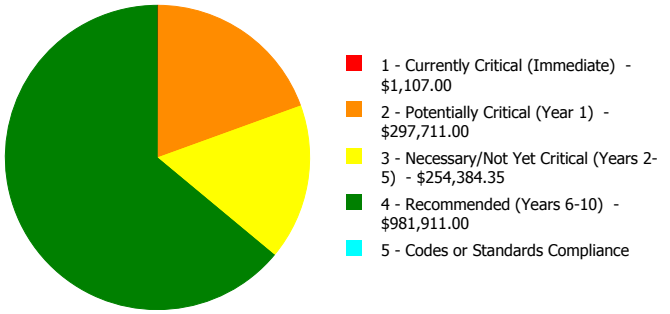
Campus Dashboard Summary

Gross Area:	120,851		
Year Built:	1996	Last Renovation:	
Repair Cost:	$1,535,113	Replacement Value:	$29,637,877
FCI:	5.18 %	RSLI%:	40.56 %

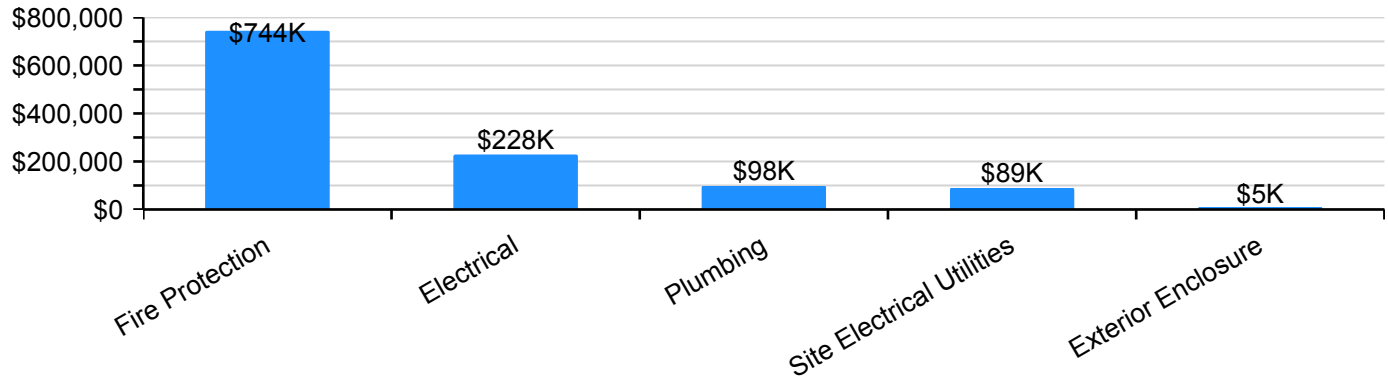
Deficiency By Category



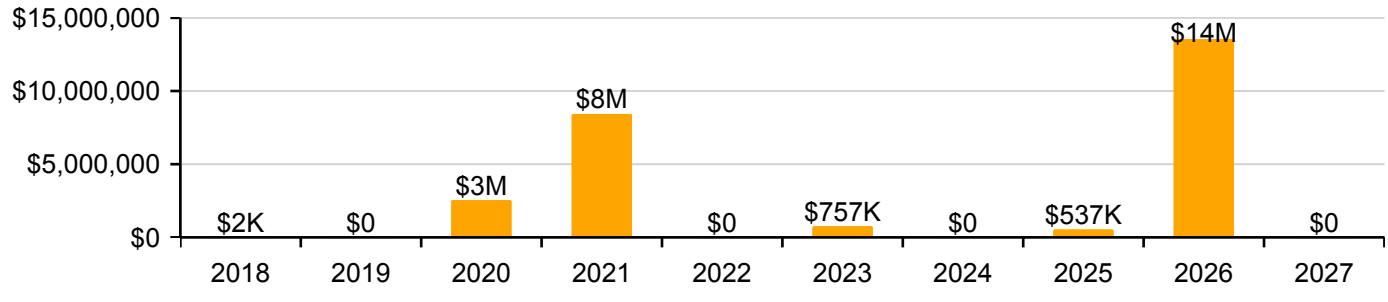
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Campus Condition Summary

The Table below shows the RSLI and FCI for each major system shown at the UNIFORMAT II classification Level 2. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

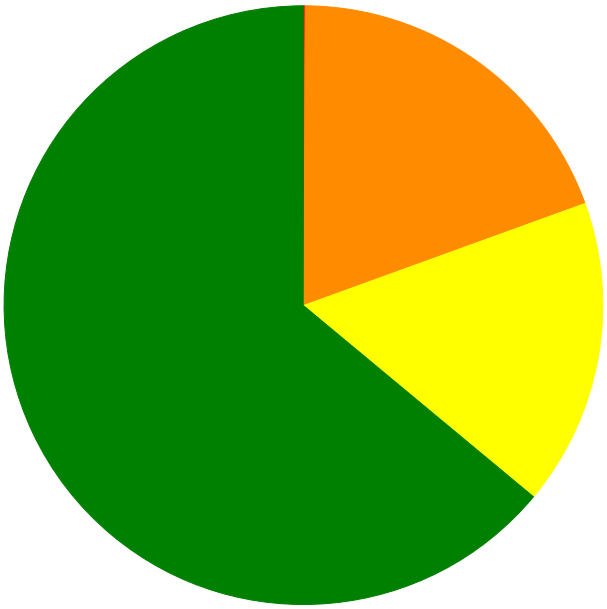
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	79.00 %	0.00 %	$0.00
B10 - Superstructure	79.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	51.84 %	0.24 %	$6,025.35
B30 - Roofing	30.00 %	0.00 %	$0.00
C10 - Interior Construction	35.79 %	0.00 %	$0.00
C30 - Interior Finishes	19.58 %	0.00 %	$0.00
D20 - Plumbing	30.22 %	8.64 %	$129,096.00
D30 - HVAC	49.31 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$981,911.00
D50 - Electrical	25.75 %	8.32 %	$301,097.00
E10 - Equipment	25.72 %	0.00 %	$0.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
G20 - Site Improvements	45.28 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	56.88 %	0.00 %	$0.00
G40 - Site Electrical Utilities	39.24 %	19.40 %	$116,984.00
Totals:	**40.56 %**	**5.18 %**	**$1,535,113.35**

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
1996 Consession	832	3.83	$1,107.00	$915.00	$2,279.00	$0.00	$0.00
1996 Main	118,861	5.77	$0.00	$296,796.00	$129,096.00	$981,911.00	$0.00
1996 Press box	408	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1996 Tractor	750	5.12	$0.00	$0.00	$6,025.35	$0.00	$0.00
Site	120,851	2.37	$0.00	$0.00	$116,984.00	$0.00	$0.00
Total:		**5.18**	**$1,107.00**	**$297,711.00**	**$254,384.35**	**$981,911.00**	**$0.00**

Deficiencies By Priority



- 1 - Currently Critical (Immediate) - $1,107.00
- 2 - Potentially Critical (Year 1) - $297,711.00
- 3 - Necessary/Not Yet Critical (Years 2-5) - $254,384.35
- 4 - Recommended (Years 6-10) - $981,911.00
- 5 - Codes or Standards Compliance

Budget Estimate Total: $1,535,113.35

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:	MS -Middle School
Gross Area (SF):	832
Year Built:	1996
Last Renovation:	
Replacement Value:	$112,238
Repair Cost:	$4,301.00
Total FCI:	3.83 %
Total RSLI:	44.22 %
FCA Score:	96.17

Description:

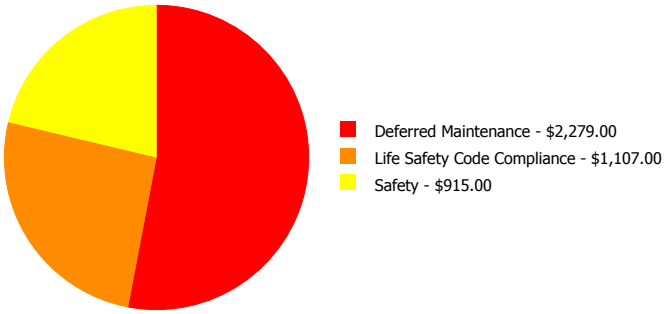
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

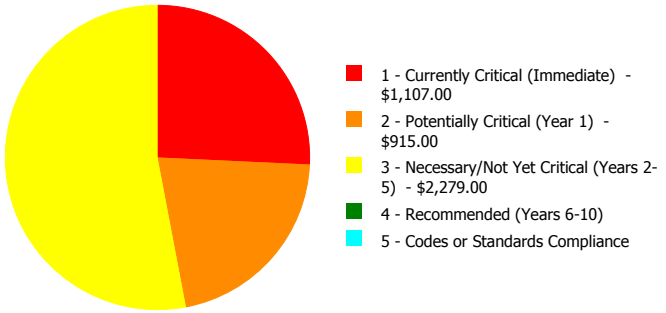
Dashboard Summary

Function:	MS -Middle School	Gross Area:	832
Year Built:	1996	Last Renovation:	
Repair Cost:	$4,301	Replacement Value:	$112,238
FCI:	3.83 %	RSLI%:	44.22 %

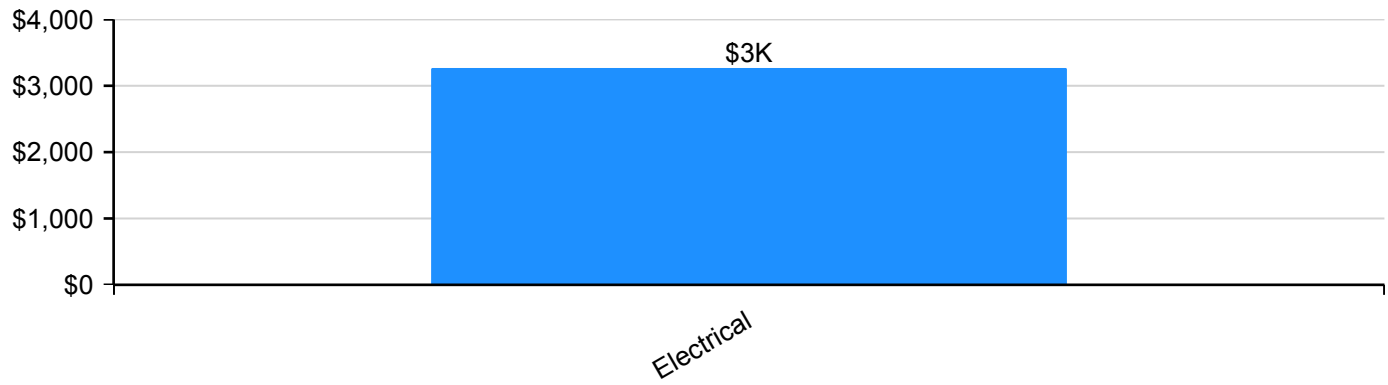
Deficiency By Category



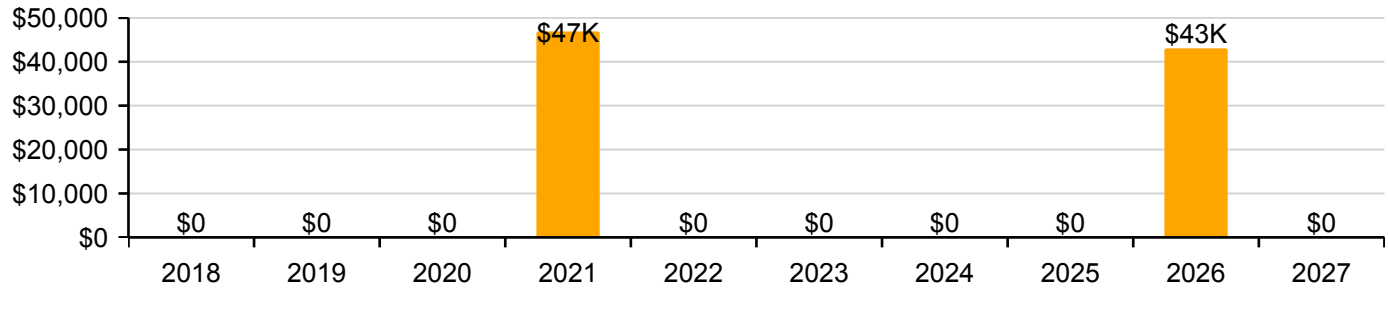
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	79.00 %	0.00 %	$0.00
B10 - Superstructure	79.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	64.77 %	0.00 %	$0.00
B30 - Roofing	45.00 %	0.00 %	$0.00
C10 - Interior Construction	45.59 %	0.00 %	$0.00
C30 - Interior Finishes	23.74 %	0.00 %	$0.00
D20 - Plumbing	30.00 %	0.00 %	$0.00
D50 - Electrical	20.63 %	42.02 %	$4,301.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
Totals:	**44.22 %**	**3.83 %**	**$4,301.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). East Elevation - Nov 23, 2016

2). West Elevation - Nov 23, 2016

3). South Elevation - Nov 23, 2016

4). North Elevation - Nov 23, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.93	S.F.	832	100	1996	2096		79.00 %	0.00 %	79			$5,766
A1030	Slab on Grade	$7.37	S.F.	832	100	1996	2096		79.00 %	0.00 %	79			$6,132
B1020	Roof Construction	$5.98	S.F.	832	100	1996	2096		79.00 %	0.00 %	79			$4,975
B2010	Exterior Walls	$18.04	S.F.	832	100	1996	2096		79.00 %	0.00 %	79			$15,009
B2020	Exterior Windows	$6.47	S.F.	832	30	1996	2026		30.00 %	0.00 %	9			$5,383
B2030	Exterior Doors	$0.91	S.F.	832	30	1996	2026		30.00 %	0.00 %	9			$757
B3010140	Asphalt Shingles	$4.32	S.F.	832	20	2006	2026		45.00 %	0.00 %	9			$3,594
C1010	Partitions	$10.34	S.F.	832	75	1996	2071		72.00 %	0.00 %	54			$8,603
C1020	Interior Doors	$2.20	S.F.	832	20	1996	2016	2021	20.00 %	0.00 %	4			$1,830
C1030	Fittings	$8.47	S.F.	832	20	1996	2016	2021	20.00 %	0.00 %	4			$7,047
C3010	Wall Finishes	$7.46	S.F.	832	10	2006	2016	2021	40.00 %	0.00 %	4			$6,207
C3020	Floor Finishes	$12.74	S.F.	832	20	1996	2016	2021	20.00 %	0.00 %	4			$10,600
C3030	Ceiling Finishes	$9.53	S.F.	832	25	1996	2021		16.00 %	0.00 %	4			$7,929
D2010	Plumbing Fixtures	$9.98	S.F.	832	30	1996	2026		30.00 %	0.00 %	9			$8,303
D2020	Domestic Water Distribution	$0.84	S.F.	832	30	1996	2026		30.00 %	0.00 %	9			$699
D2030	Sanitary Waste	$5.94	S.F.	832	30	1996	2026		30.00 %	0.00 %	9			$4,942
D5010	Electrical Service/Distribution	$1.47	S.F.	832	40	1996	2036		47.50 %	0.00 %	19			$1,223
D5020	Branch Wiring	$2.55	S.F.	832	30	1996	2026		30.00 %	0.00 %	9			$2,122
D5020	Lighting	$3.58	S.F.	832	30	1996	2026		30.00 %	0.00 %	9			$2,979
D5030810	Security & Detection Systems	$1.00	Ea.	832	15	1996	2011		0.00 %	109.98 %	-6		$915.00	$832
D5030910	Fire Alarm Systems	$1.21	S.F.	832	15	1996	2011		0.00 %	109.93 %	-6		$1,107.00	$1,007
D5030920	Data Communication	$2.49	S.F.	832	15	1996	2011		0.00 %	109.99 %	-6		$2,279.00	$2,072
E2010	Fixed Furnishings	$5.08	S.F.	832	20	1996	2016	2021	20.00 %	0.00 %	4			$4,227
								Total	**44.22 %**	**3.83 %**			**$4,301.00**	**$112,238**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

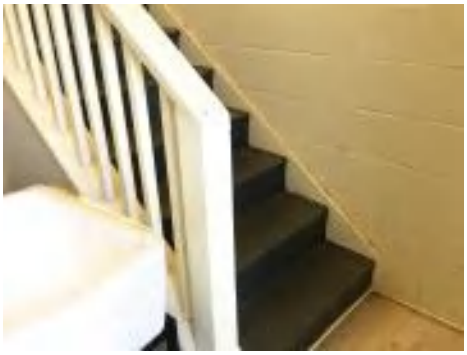
System: B2030 - Exterior Doors

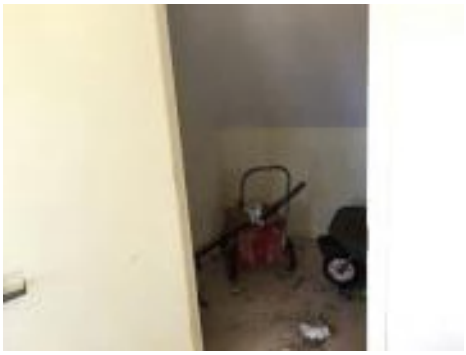
Note:

System: B3010140 - Asphalt Shingles

Note:

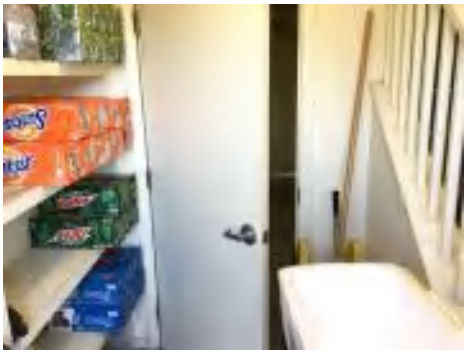
System: C1010 - Partitions





Note:

System: C1020 - Interior Doors



Note:

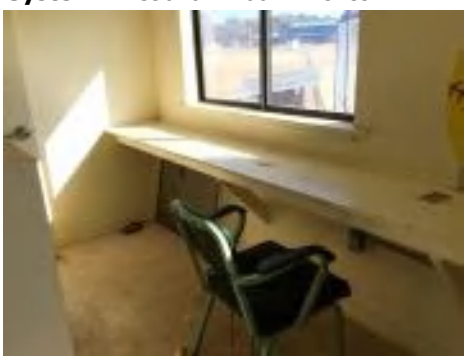
System: C1030 - Fittings

Note:

System: C3010 - Wall Finishes

Note:

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes

Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

Note:

System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

Note:

System: D5030920 - Data Communication

Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

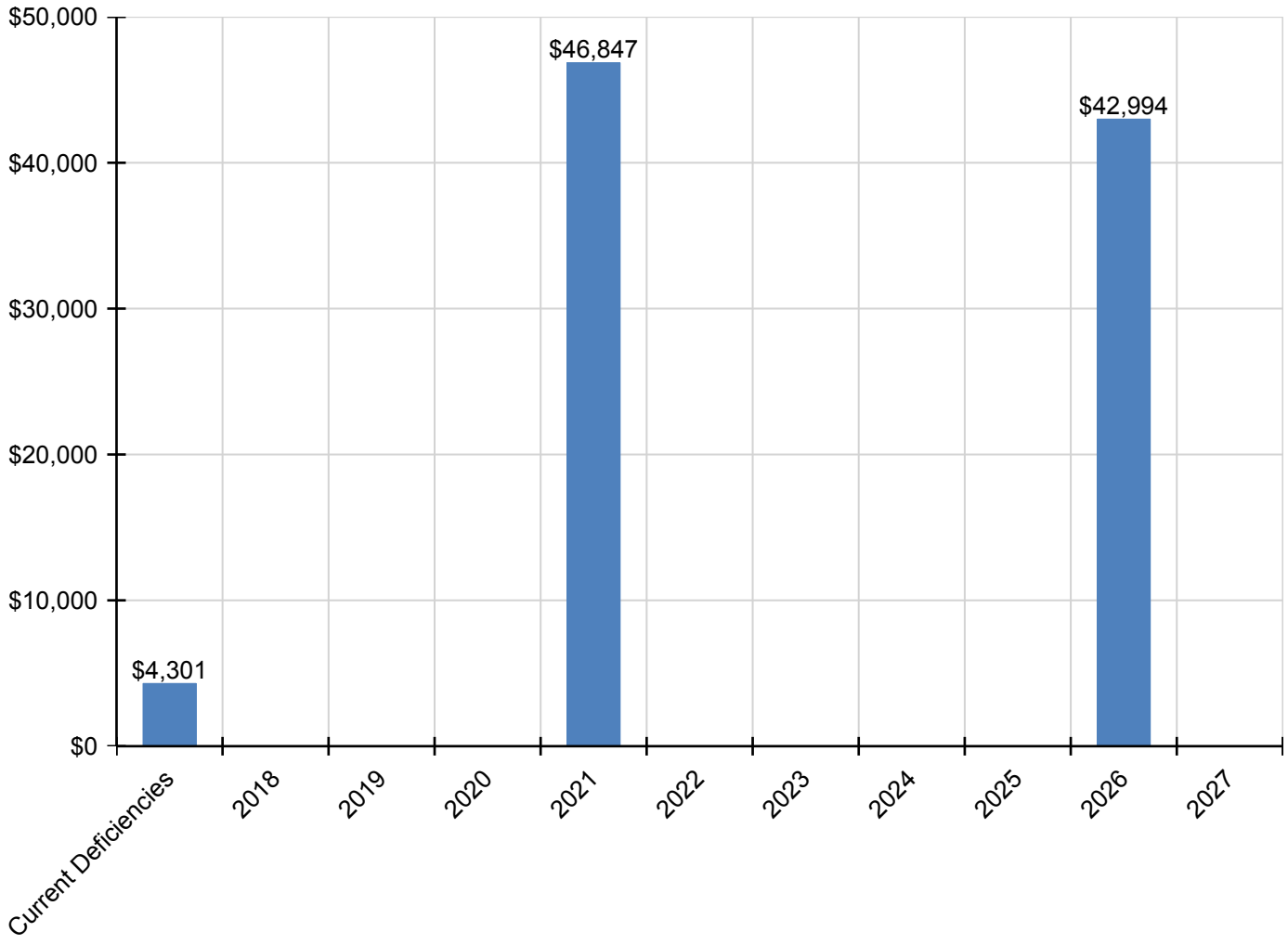
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$4,301**	**$0**	**$0**	**$0**	**$46,847**	**$0**	**$0**	**$0**	**$0**	**$42,994**	**$0**	**$94,142**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,726	$0	**$7,726**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,087	$0	**$1,087**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,847	$0	**$6,847**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$2,266	$0	$0	$0	$0	$0	$0	**$2,266**
C1030 - Fittings	$0	$0	$0	$0	$8,725	$0	$0	$0	$0	$0	$0	**$8,725**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$7,684	$0	$0	$0	$0	$0	$0	**$7,684**
C3020 - Floor Finishes	$0	$0	$0	$0	$13,123	$0	$0	$0	$0	$0	$0	**$13,123**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$9,817	$0	$0	$0	$0	$0	$0	**$9,817**
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	$11,918	$0	**$11,918**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,003	$0	**$1,003**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,093	$0	**$7,093**
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	$3,045	$0	**$3,045**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,274	$0	**$4,274**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$915	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$915**
D5030910 - Fire Alarm Systems	$1,107	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,107**
D5030920 - Data Communication	$2,279	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,279**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$5,232	$0	$0	$0	$0	$0	$0	**$5,232**

** Indicates non-renewable system*

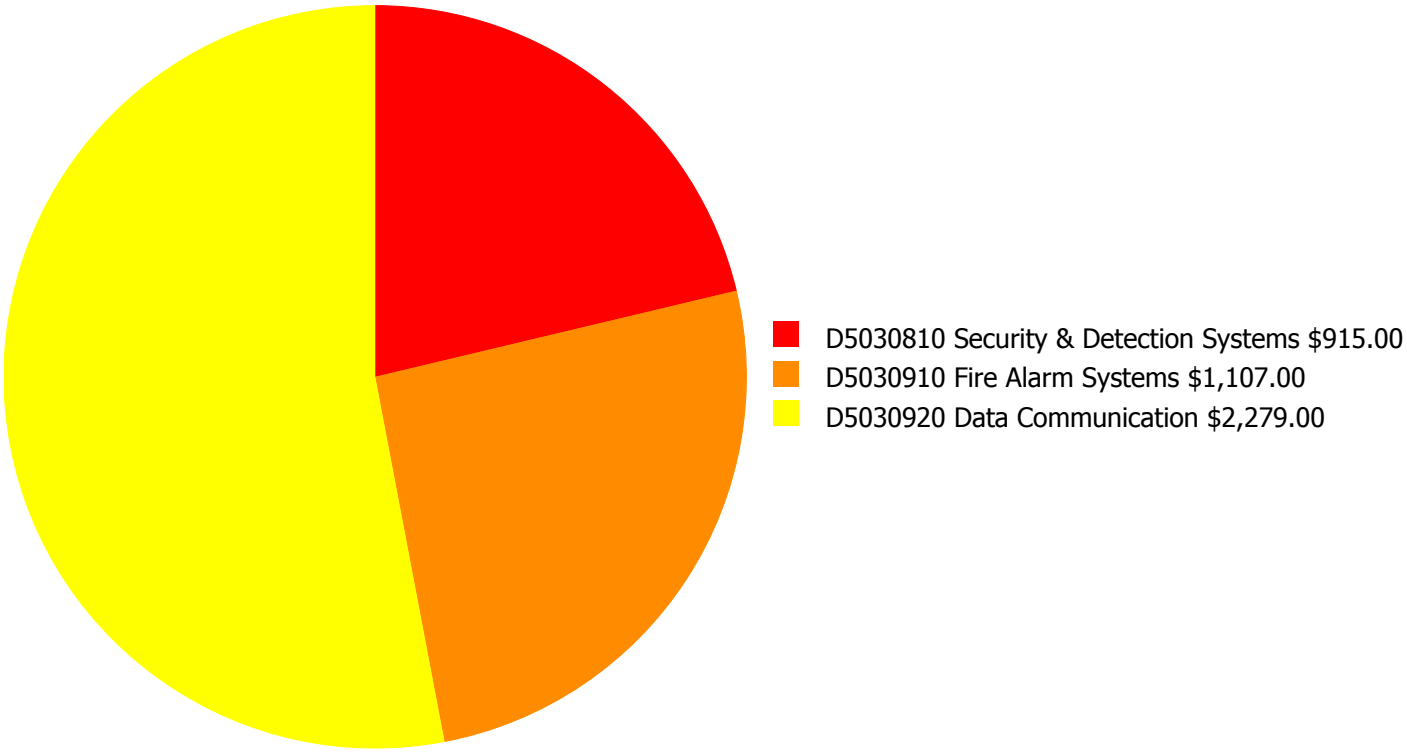
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

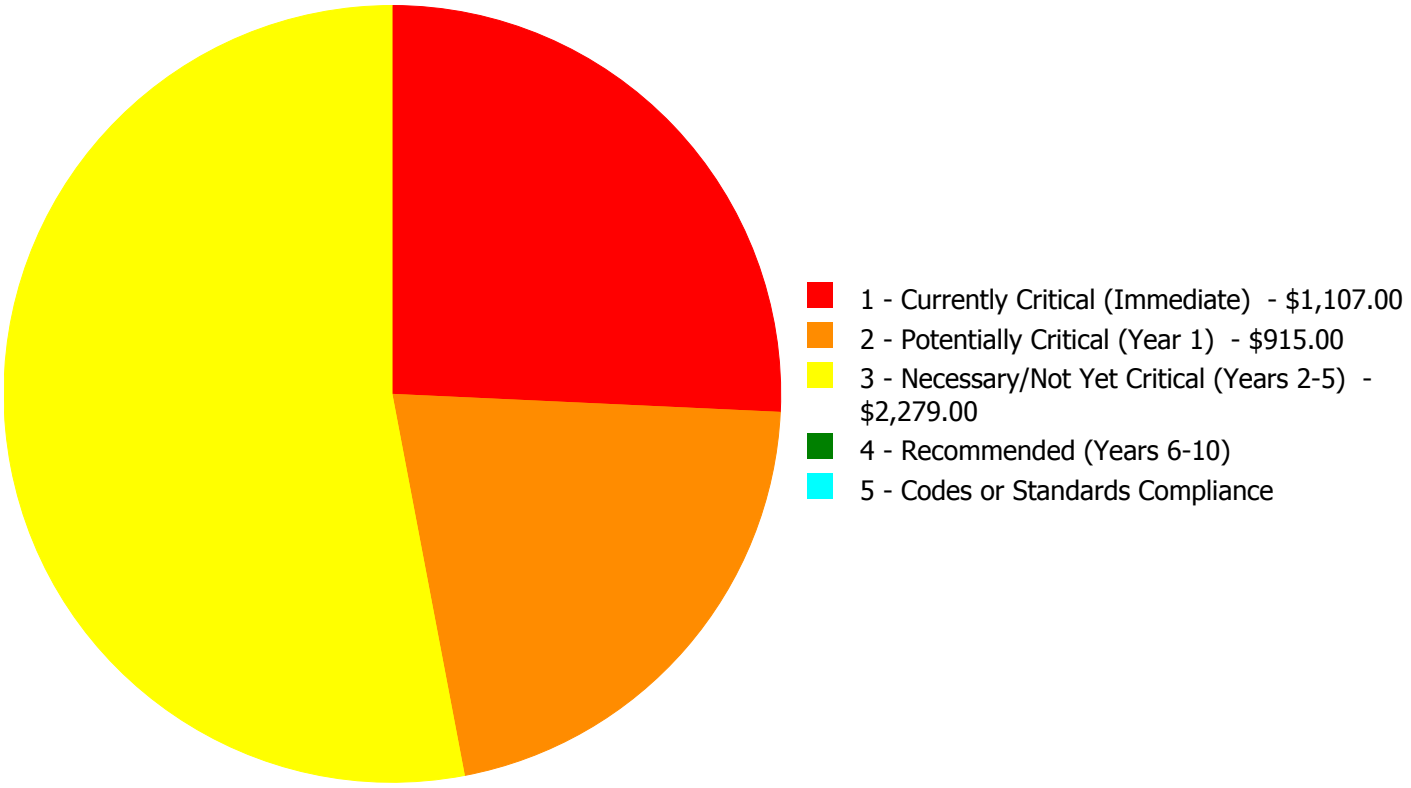
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $4,301.00

Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:



Budget Estimate Total: $4,301.00

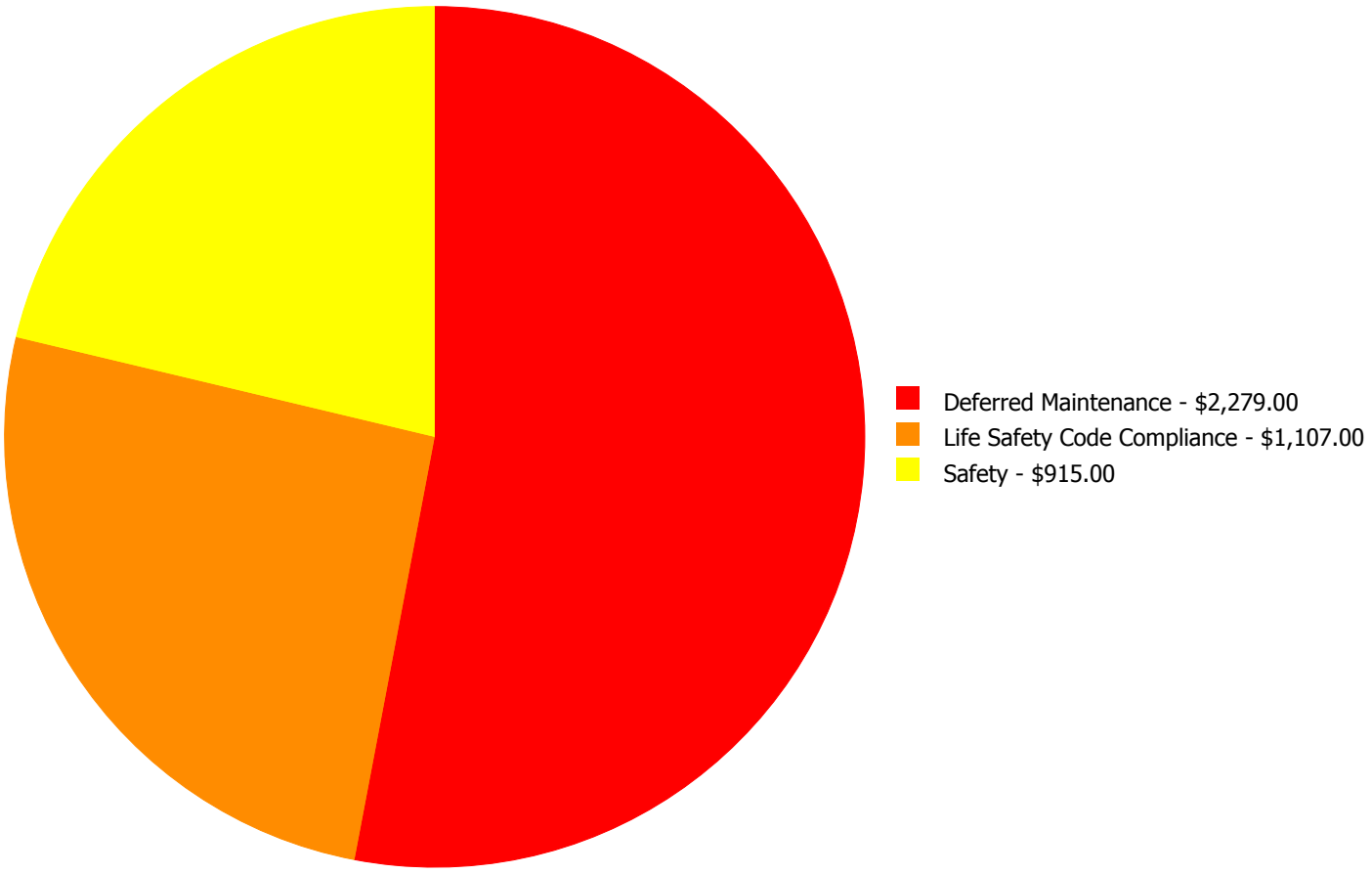
Deficiency By Priority Investment Table

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
D5030810	Security & Detection Systems	$0.00	$915.00	$0.00	$0.00	$0.00	$915.00
D5030910	Fire Alarm Systems	$1,107.00	$0.00	$0.00	$0.00	$0.00	$1,107.00
D5030920	Data Communication	$0.00	$0.00	$2,279.00	$0.00	$0.00	$2,279.00
	Total:	$1,107.00	$915.00	$2,279.00	$0.00	$0.00	$4,301.00

Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:



Budget Estimate Total: $4,301.00

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

Priority 1 - Currently Critical (Immediate):

System: D5030910 - Fire Alarm Systems

Location:	Throughout
Distress:	Missing
Category:	Life Safety Code Compliance
Priority:	1 - Currently Critical (Immediate)
Correction:	Renew System
Qty:	832.00
Unit of Measure:	S.F.
Estimate:	$1,107.00
Assessor Name:	Matt Mahaffey
Date Created:	11/17/2016

Notes: Add fire alarm system.

Priority 2 - Potentially Critical (Year 1):

System: D5030810 - Security & Detection Systems

Location: Throughout
Distress: Missing
Category: Safety
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 832.00
Unit of Measure: Ea.
Estimate: $915.00
Assessor Name: Matt Mahaffey
Date Created: 11/17/2016

Notes: Add security system and integrate into main system.

Priority 3 - Necessary/Not Yet Critical (Years 2-5):

System: D5030920 - Data Communication

Location: Consession
Distress: Inadequate
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 832.00
Unit of Measure: S.F.
Estimate: $2,279.00
Assessor Name: Matt Mahaffey
Date Created: 11/17/2016

Notes: Communication to building is limited, replace system.

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:	MS -Middle School
Gross Area (SF):	118,861
Year Built:	1996
Last Renovation:	
Replacement Value:	$24,403,353
Repair Cost:	$1,407,803.00
Total FCI:	5.77 %
Total RSLI:	39.08 %
FCA Score:	94.23

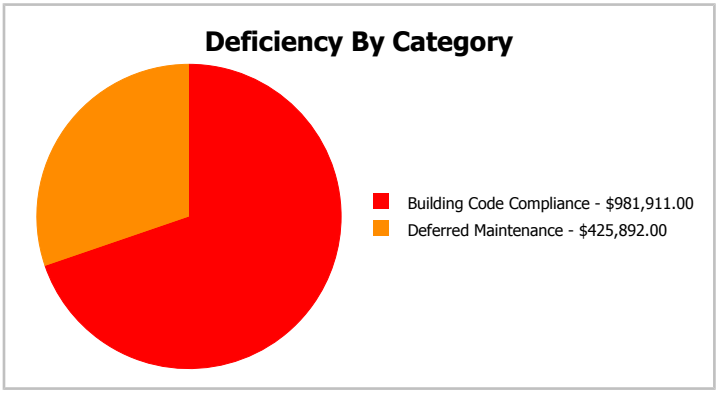
Description:

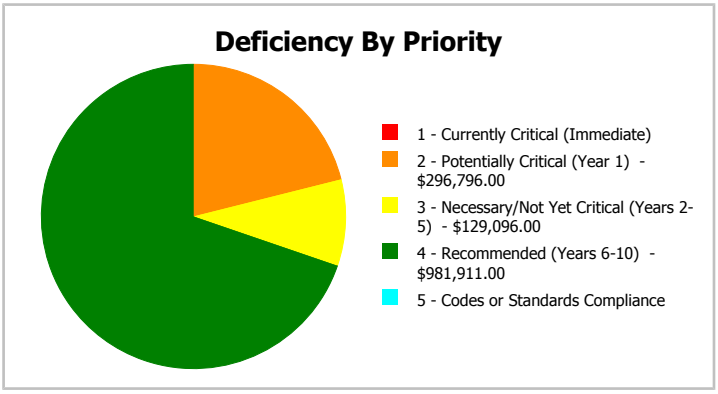
The narrative for this building is included in the Executive Summary Description at the front of this report.

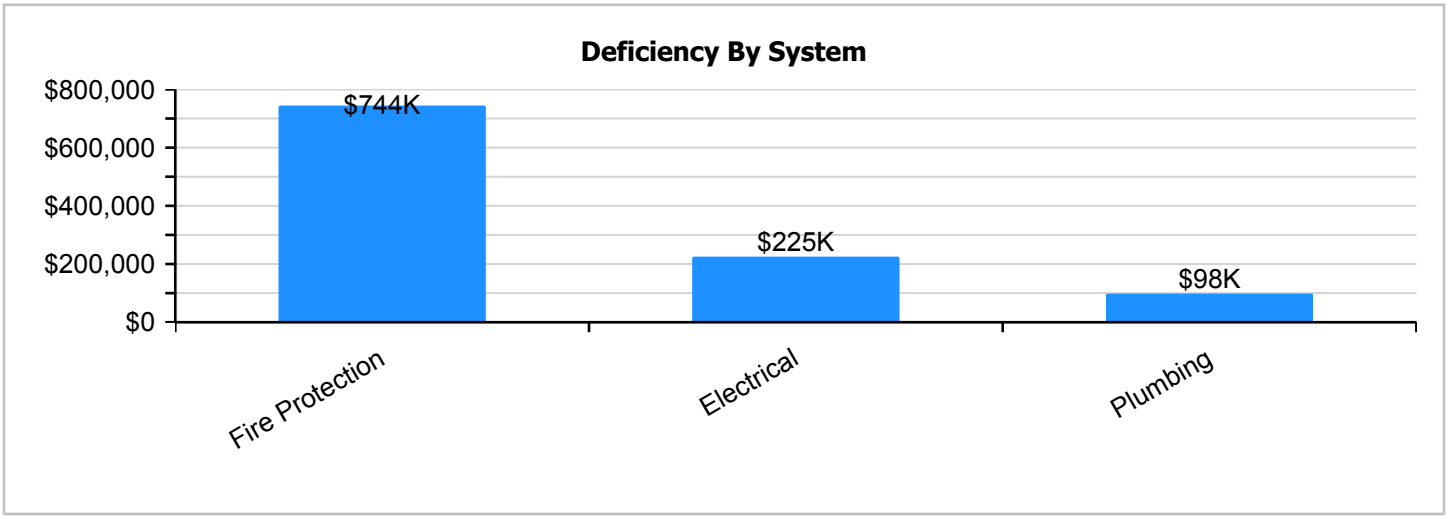
Attributes: This asset has no attributes.

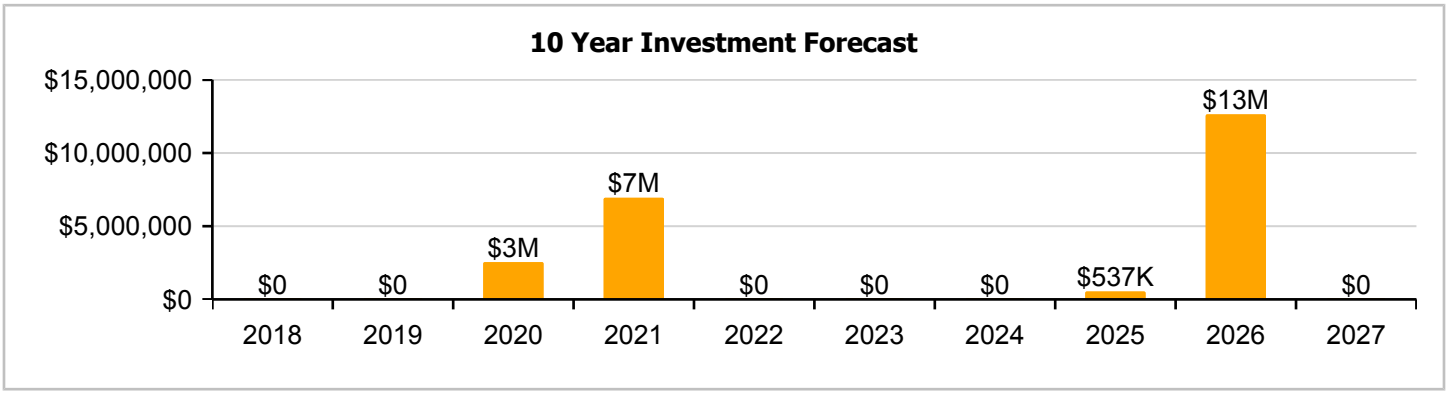
Dashboard Summary

Function:	MS -Middle School	Gross Area:	118,861
Year Built:	1996	Last Renovation:	
Repair Cost:	$1,407,803	Replacement Value:	$24,403,353
FCI:	5.77 %	RSLI%:	39.08 %









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	79.00 %	0.00 %	$0.00
B10 - Superstructure	79.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	51.50 %	0.00 %	$0.00
B30 - Roofing	30.00 %	0.00 %	$0.00
C10 - Interior Construction	35.72 %	0.00 %	$0.00
C30 - Interior Finishes	19.52 %	0.00 %	$0.00
D20 - Plumbing	30.22 %	8.72 %	$129,096.00
D30 - HVAC	49.31 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$981,911.00
D50 - Electrical	25.74 %	8.27 %	$296,796.00
E10 - Equipment	25.72 %	0.00 %	$0.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
Totals:	**39.08 %**	**5.77 %**	**$1,407,803.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). East Elevation - Nov 23, 2016

2). South Elevation - Nov 23, 2016

3). West Elevation - Nov 23, 2016

4). North Elevation - Nov 23, 2016

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 - 1996 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	$1.52	S.F.	118,861	100	1996	2096		79.00 %	0.00 %	79			$180,669
A1030	Slab on Grade	$4.40	S.F.	118,861	100	1996	2096		79.00 %	0.00 %	79			$522,988
B1010	Floor Construction	$12.43	S.F.	118,861	100	1996	2096		79.00 %	0.00 %	79			$1,477,442
B1020	Roof Construction	$8.18	S.F.	118,861	100	1996	2096		79.00 %	0.00 %	79			$972,283
B2010	Exterior Walls	$9.02	S.F.	118,861	100	1996	2096		79.00 %	0.00 %	79			$1,072,126
B2020	Exterior Windows	$10.52	S.F.	118,861	30	1996	2026		30.00 %	0.00 %	9			$1,250,418
B2030	Exterior Doors	$1.02	S.F.	118,861	30	1996	2026		30.00 %	0.00 %	9			$121,238
B3010130	Preformed Metal Roofing	$9.66	S.F.	118,861	30	1996	2026		30.00 %	0.00 %	9			$1,148,197
C1010	Partitions	$6.07	S.F.	118,861	75	1996	2071		72.00 %	0.00 %	54			$721,486
C1020	Interior Doors	$2.46	S.F.	118,861	30	1996	2026		30.00 %	0.00 %	9			$292,398
C1030	Fittings	$13.11	S.F.	118,861	20	1996	2016	2021	20.00 %	0.00 %	4			$1,558,268
C3010	Wall Finishes	$3.35	S.F.	118,861	10	2010	2020		30.00 %	0.00 %	3			$398,184
C3020	Floor Finishes	$10.41	S.F.	118,861	20	1996	2016	2021	20.00 %	0.00 %	4			$1,237,343
C3030	Ceiling Finishes	$11.37	S.F.	118,861	25	1996	2021		16.00 %	0.00 %	4			$1,351,450
D2010	Plumbing Fixtures	$9.64	S.F.	118,861	30	1996	2026		30.00 %	0.00 %	9			$1,145,820
D2020	Domestic Water Distribution	$1.03	S.F.	118,861	30	1996	2026		30.00 %	105.45 %	9		$129,096.00	$122,427
D2030	Sanitary Waste	$1.62	S.F.	118,861	30	1996	2026		30.00 %	0.00 %	9			$192,555
D2090	Other Plumbing Systems -Nat Gas	$0.16	S.F.	118,861	40	1996	2036		47.50 %	0.00 %	19			$19,018
D3020	Heat Generating Systems	$8.66	S.F.	118,861	30	1996	2026		30.00 %	0.00 %	9			$1,029,336
D3030	Cooling Generating Systems	$8.99	S.F.	118,861	25	2015	2040		92.00 %	0.00 %	23			$1,068,560
D3040	Distribution Systems	$10.65	S.F.	118,861	30	1996	2026		30.00 %	0.00 %	9			$1,265,870
D3050	Terminal & Package Units	$5.00	S.F.	118,861	15	2005	2020		20.00 %	0.00 %	3			$594,305
D3060	Controls & Instrumentation	$3.33	S.F.	118,861	20	2015	2035		90.00 %	0.00 %	18			$395,807
D4010	Sprinklers	$4.14	S.F.	118,861	20			2016	0.00 %	110.00 %	-1		$541,293.00	$492,085
D4020	Standpipes	$3.37	S.F.	118,861	20			2016	0.00 %	110.00 %	-1		$440,618.00	$400,562
D5010	Electrical Service/Distribution	$1.64	S.F.	118,861	40	1996	2036		47.50 %	0.00 %	19			$194,932
D5020	Branch Wiring	$4.91	S.F.	118,861	30	1996	2026		30.00 %	0.00 %	9			$583,608
D5020	Lighting	$11.44	S.F.	118,861	30	1996	2026		30.00 %	0.00 %	9			$1,359,770
D5030810	Security & Detection Systems	$2.27	S.F.	118,861	15	1996	2011		0.00 %	110.00 %	-6		$296,796.00	$269,814
D5030910	Fire Alarm Systems	$4.11	S.F.	118,861	15	2005	2020		20.00 %	0.00 %	3			$488,519
D5030920	Data Communication	$5.32	S.F.	118,861	15	2005	2020		20.00 %	0.00 %	3			$632,341
D5090	Other Electrical Systems	$0.51	S.F.	118,861	20	2005	2025		40.00 %	0.00 %	8			$60,619
E1020	Institutional Equipment	$2.73	S.F.	118,861	20	2005	2025		40.00 %	0.00 %	8			$324,491
E1090	Other Equipment	$6.82	S.F.	118,861	20	1996	2016	2021	20.00 %	0.00 %	4			$810,632
E2010	Fixed Furnishings	$5.45	S.F.	118,861	20	1996	2016	2021	20.00 %	0.00 %	4			$647,792
								Total	**39.08 %**	**5.77 %**			**$1,407,803.00**	**$24,403,353**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

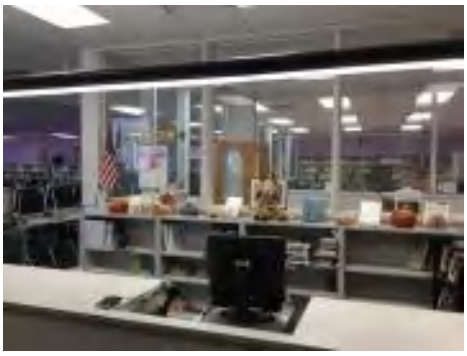
System: B2030 - Exterior Doors

Note:

System: B3010130 - Preformed Metal Roofing

Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors

Note:

System: C1030 - Fittings

Note:

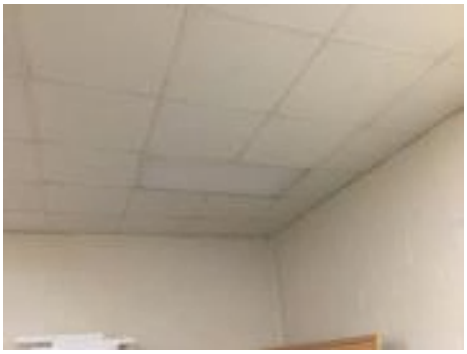
System: C3010 - Wall Finishes

Note:

System: C3020 - Floor Finishes

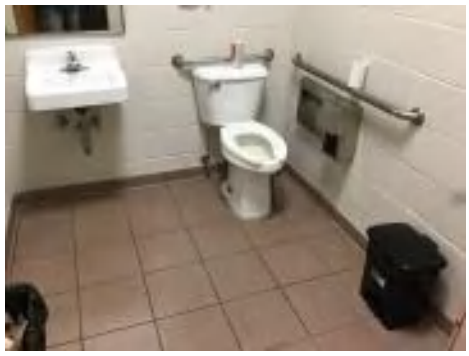
Note:

System: C3030 - Ceiling Finishes



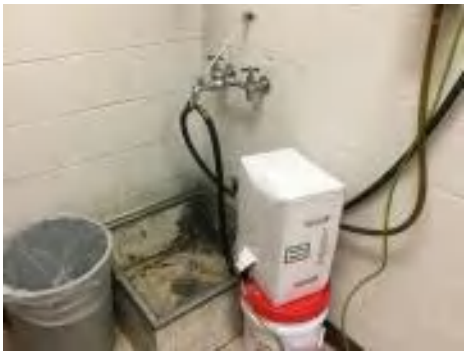
Note:

System: D2010 - Plumbing Fixtures



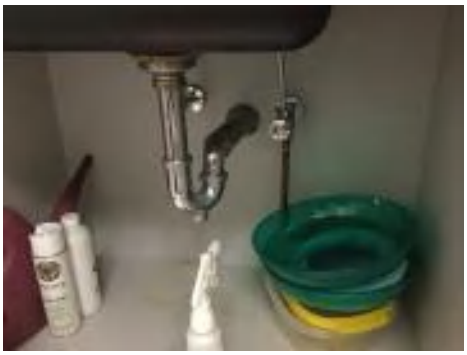
Note:

System: D2020 - Domestic Water Distribution



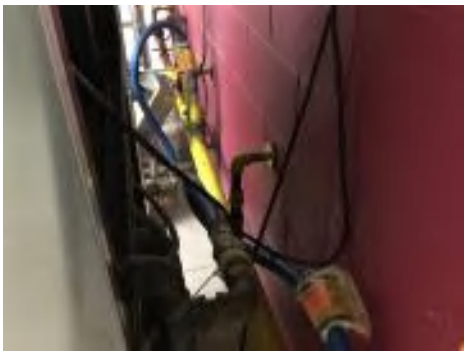
Note:

System: D2030 - Sanitary Waste



Note:

System: D2090 - Other Plumbing Systems -Nat Gas



Note:

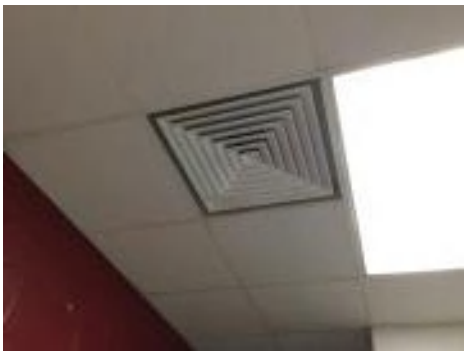
System: D3020 - Heat Generating Systems

Note:

System: D3030 - Cooling Generating Systems

Note:

System: D3040 - Distribution Systems



Note:

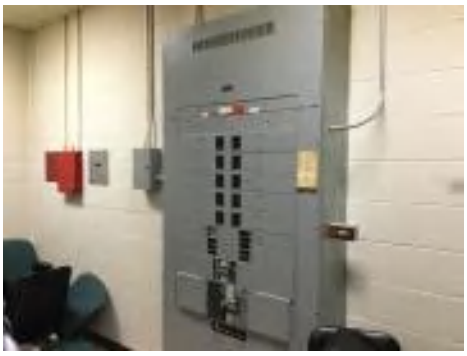
System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

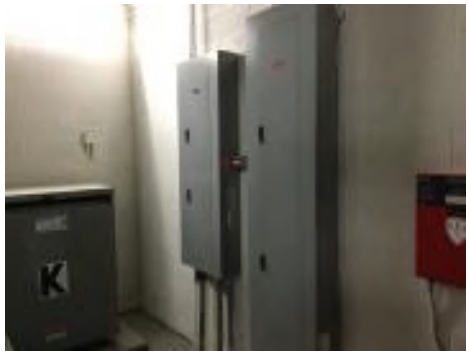
Note:

System: D5010 - Electrical Service/Distribution



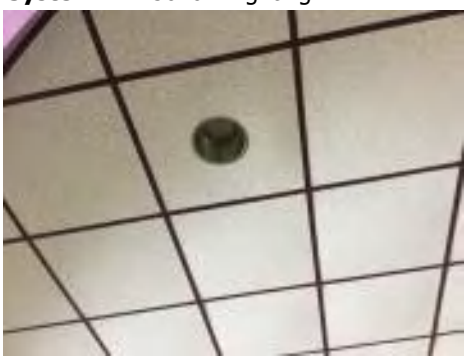
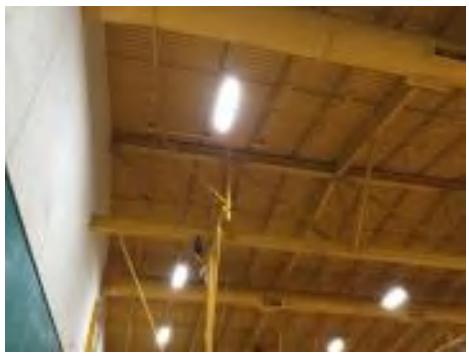
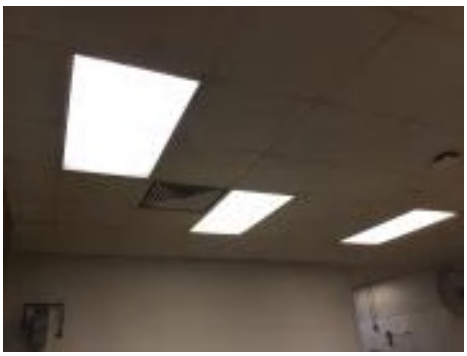
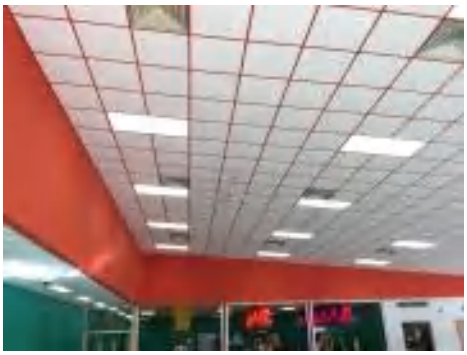
Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting

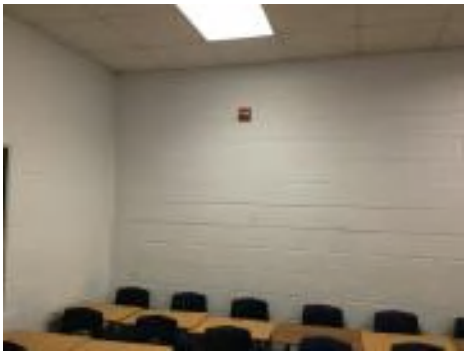





Note:

System: D5030810 - Security & Detection Systems

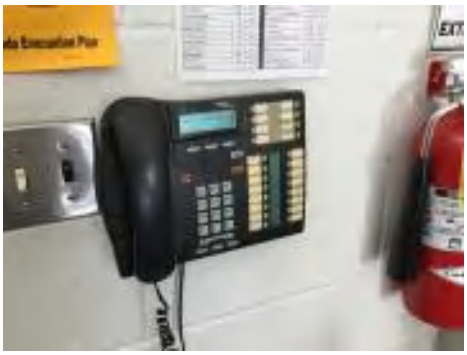
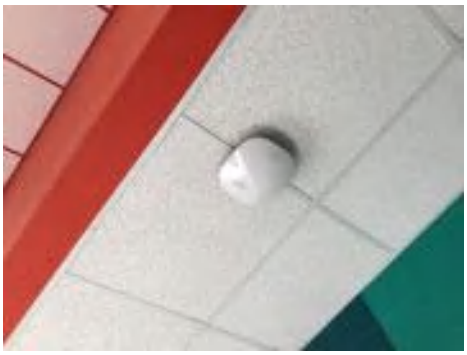
Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication

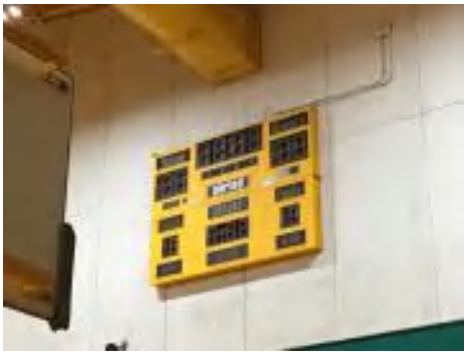



Note:

System: E1020 - Institutional Equipment

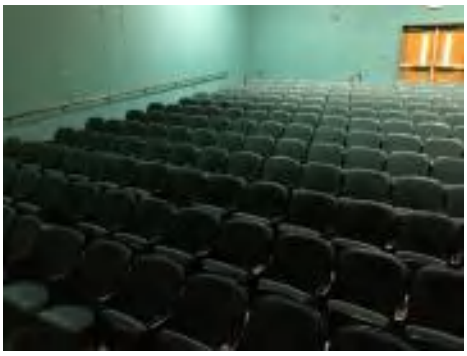
Note:

System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

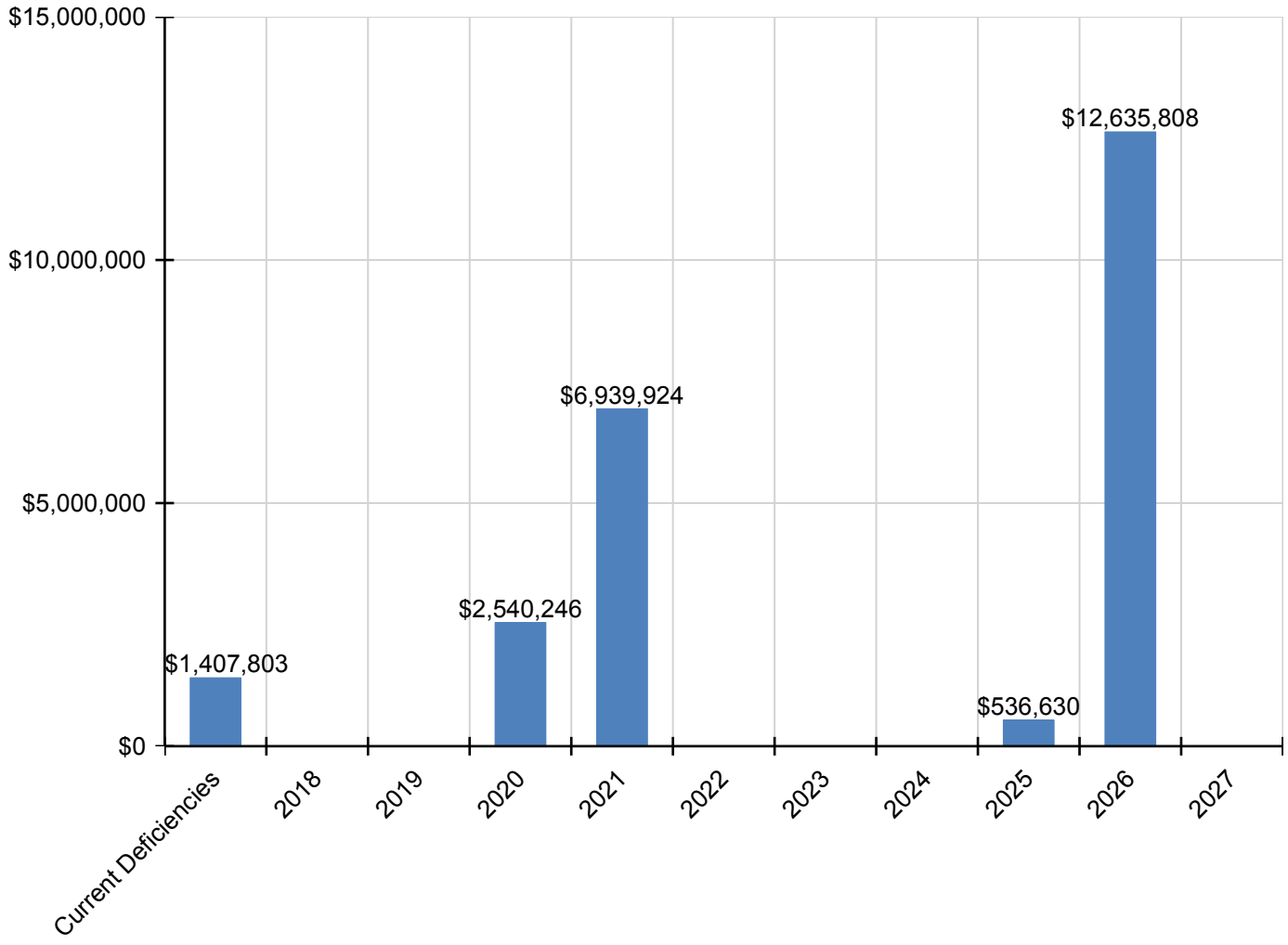
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$1,407,803**	**$0**	**$0**	**$2,540,246**	**$6,939,924**	**$0**	**$0**	**$0**	**$536,630**	**$12,635,808**	**$0**	**$24,060,412**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,794,662	$0	**$1,794,662**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$174,007	$0	**$174,007**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,067,429	$0	**$2,067,429**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$419,665	$0	**$419,665**
C1030 - Fittings	$0	$0	$0	$0	$1,929,228	$0	$0	$0	$0	$0	$0	**$1,929,228**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$478,618	$0	$0	$0	$0	$0	$0	$0	**$478,618**
C3020 - Floor Finishes	$0	$0	$0	$0	$1,531,904	$0	$0	$0	$0	$0	$0	**$1,531,904**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$1,673,176	$0	$0	$0	$0	$0	$0	**$1,673,176**
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	$1,644,539	$0	**$1,644,539**
D2020 - Domestic Water Distribution	$129,096	$0	$0	$0	$0	$0	$0	$0	$0	$175,714	$0	**$304,810**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$276,364	$0	**$276,364**
D2090 - Other Plumbing Systems -Nat Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,477,356	$0	**$1,477,356**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,816,841	$0	**$1,816,841**
D3050 - Terminal & Package Units	$0	$0	$0	$714,355	$0	$0	$0	$0	$0	$0	$0	**$714,355**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$541,293	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$541,293**
D4020 - Standpipes	$440,618	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$440,618**
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	$837,623	$0	**$837,623**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,951,611	$0	**$1,951,611**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$296,796	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$296,796**
D5030910 - Fire Alarm Systems	$0	$0	$0	$587,200	$0	$0	$0	$0	$0	$0	$0	**$587,200**
D5030920 - Data Communication	$0	$0	$0	$760,074	$0	$0	$0	$0	$0	$0	$0	**$760,074**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$0	$0	$84,469	$0	$0	**$84,469**
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	$452,161	$0	$0	**$452,161**
E1090 - Other Equipment	$0	$0	$0	$0	$1,003,611	$0	$0	$0	$0	$0	$0	**$1,003,611**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$802,006	$0	$0	$0	$0	$0	$0	**$802,006**

** Indicates non-renewable system*

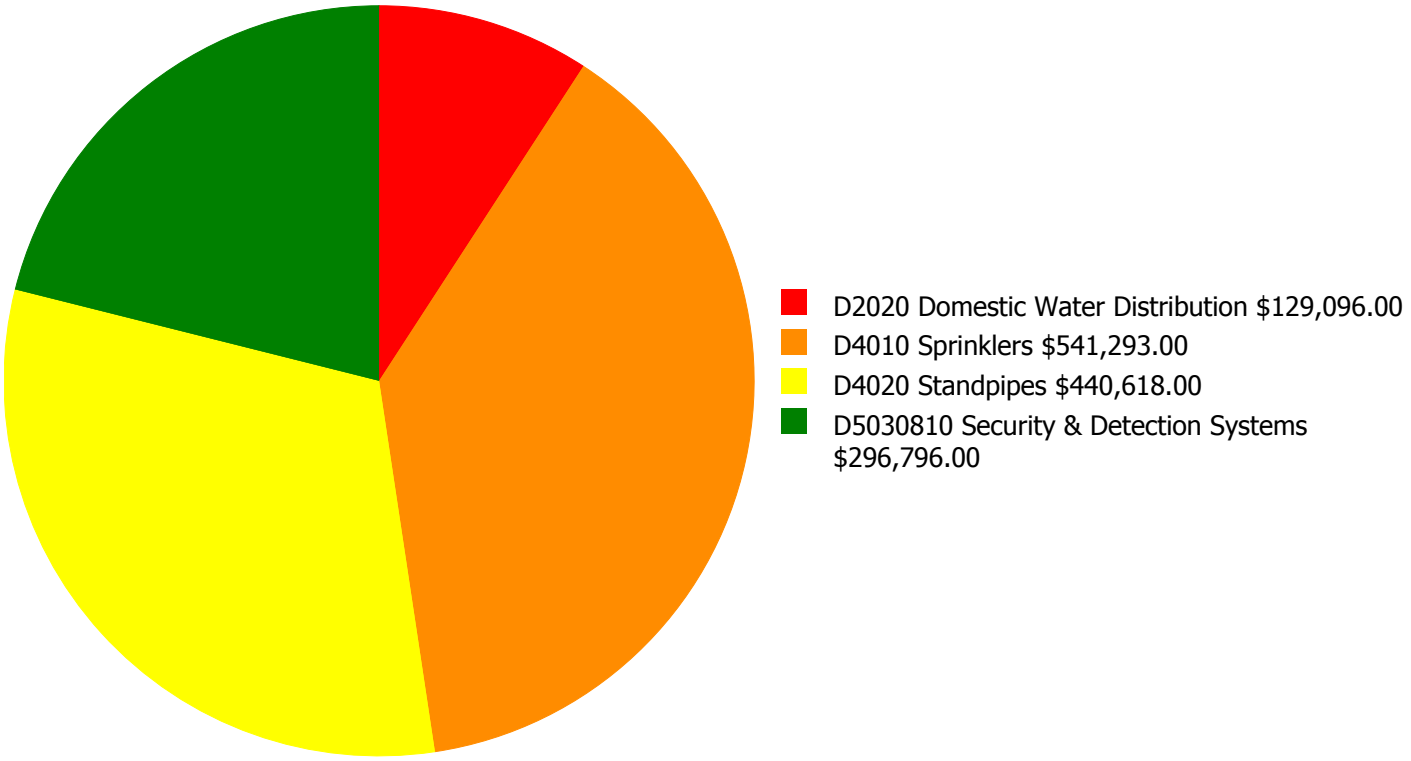
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

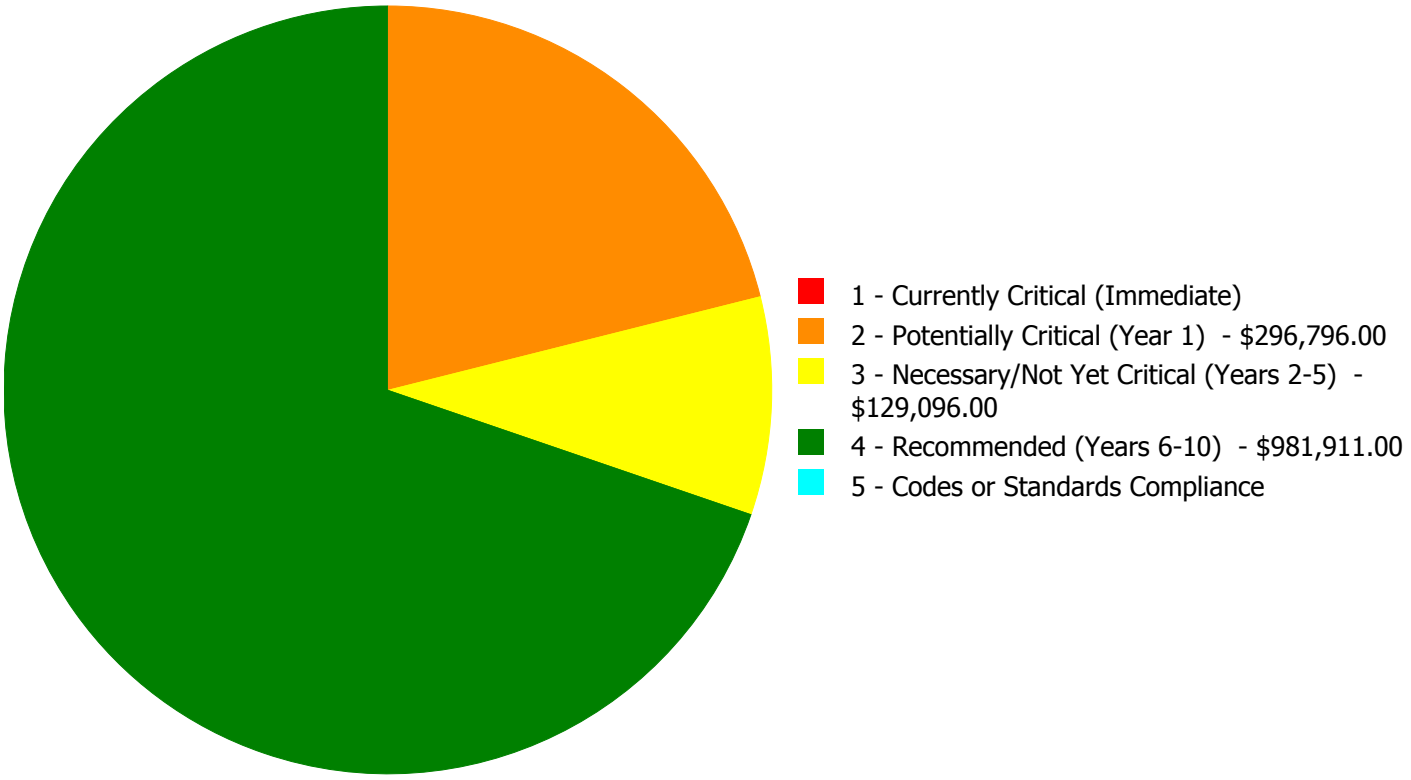
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $1,407,803.00

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: $1,407,803.00

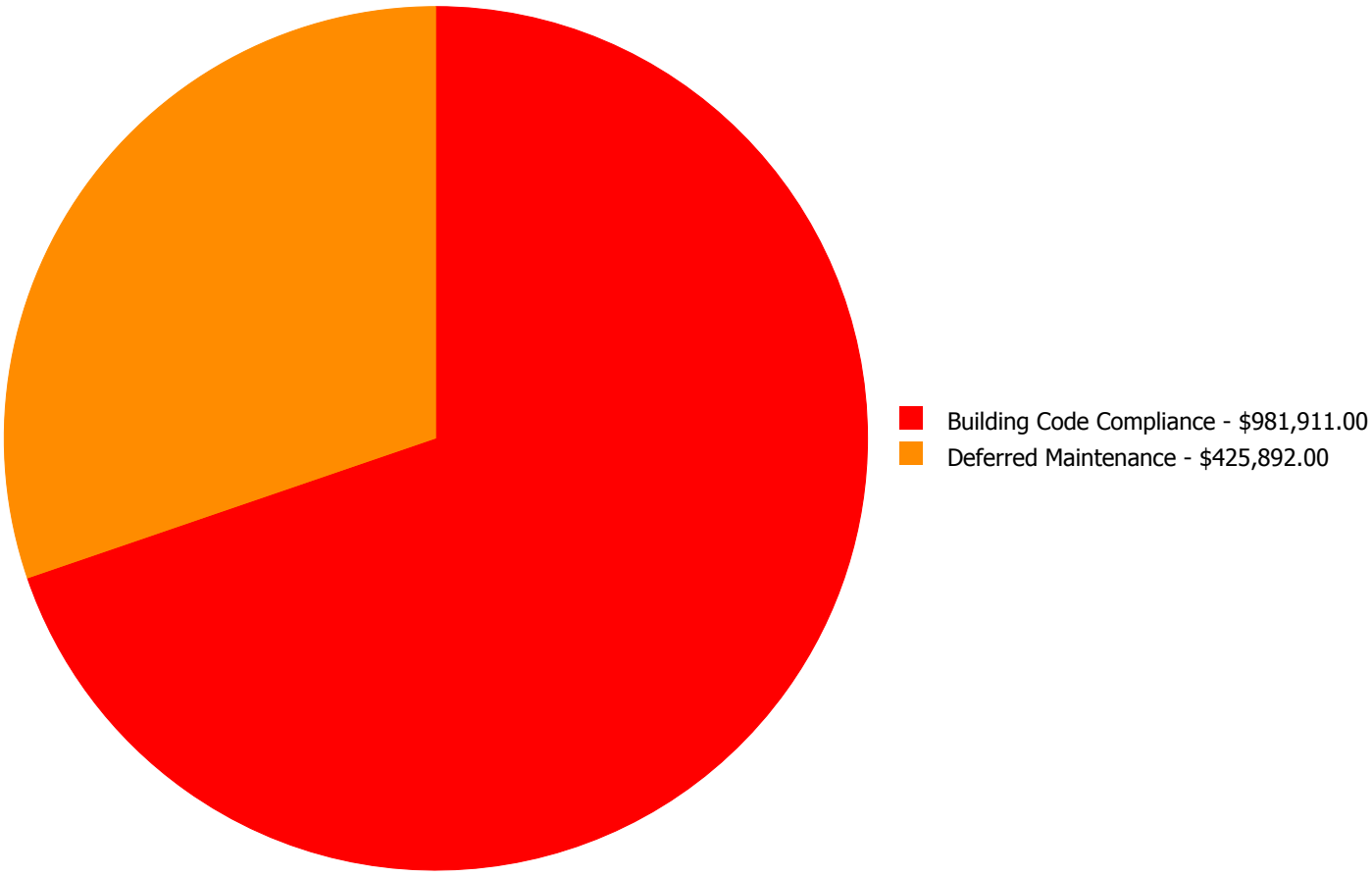
Deficiency By Priority Investment Table

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
D2020	Domestic Water Distribution	$0.00	$0.00	$129,096.00	$0.00	$0.00	$129,096.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$541,293.00	$0.00	$541,293.00
D4020	Standpipes	$0.00	$0.00	$0.00	$440,618.00	$0.00	$440,618.00
D5030810	Security & Detection Systems	$0.00	$296,796.00	$0.00	$0.00	$0.00	$296,796.00
	Total:	$0.00	$296,796.00	$129,096.00	$981,911.00	$0.00	$1,407,803.00

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: $1,407,803.00

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

Priority 2 - Potentially Critical (Year 1):

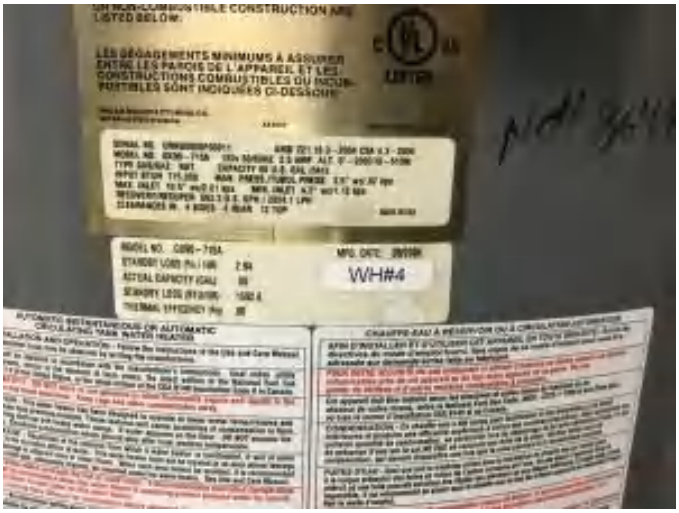
System: D5030810 - Security & Detection Systems

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 118,861.00
Unit of Measure: S.F.
Estimate: $296,796.00
Assessor Name: Matt Mahaffey
Date Created: 11/17/2016

Notes: Security cameras are analog and beginning to fail.
No door alarms or card access for exterior doors. Upgrade system.

Priority 3 - Necessary/Not Yet Critical (Years 2-5):

System: D2020 - Domestic Water Distribution



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace water heater, electric, 120 gallon
Qty: 6.00
Unit of Measure: Ea.
Estimate: $129,096.00
Assessor Name: Matt Mahaffey
Date Created: 11/23/2016

Notes: Water heaters are beyond service life and beginning to fail. Replace.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 118,861.00
Unit of Measure: S.F.
Estimate: $541,293.00
Assessor Name: Matt Mahaffey
Date Created: 12/20/2016

Notes: A Sprinkler system is missing and is recommended to be provided to comply with current codes.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 118,861.00
Unit of Measure: S.F.
Estimate: $440,618.00
Assessor Name: Matt Mahaffey
Date Created: 12/20/2016

Notes: A Sprinkler system is missing and is recommended to be provided to comply with current codes.

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	MS -Middle School
Gross Area (SF):	408
Year Built:	1996
Last Renovation:	
Replacement Value:	$71,576
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	55.92 %
FCA Score:	100.00

Description:

The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

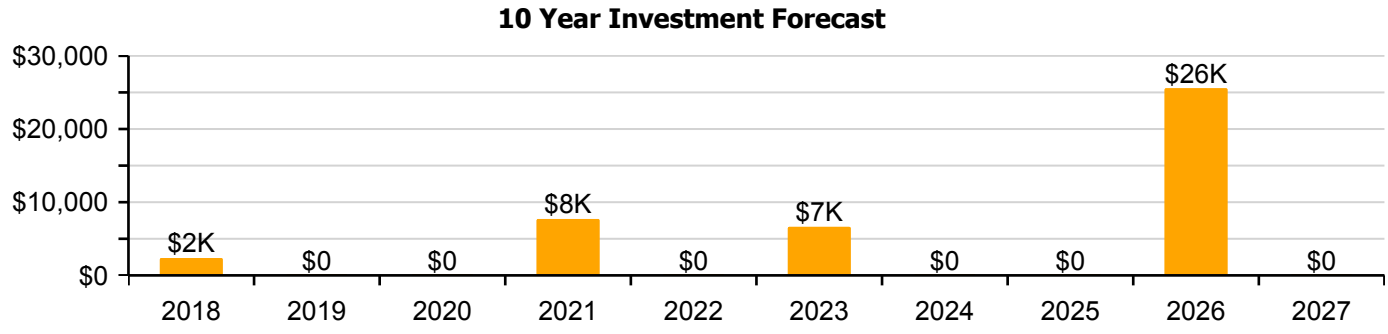
Dashboard Summary

Function:	MS -Middle School	Gross Area:	408
Year Built:	1996	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$71,576
FCI:	0.00 %	RSLI%:	55.92 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	79.00 %	0.00 %	$0.00
B10 - Superstructure	79.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	56.24 %	0.00 %	$0.00
B30 - Roofing	20.00 %	0.00 %	$0.00
C30 - Interior Finishes	21.28 %	0.00 %	$0.00
D50 - Electrical	32.59 %	0.00 %	$0.00
Totals:	**55.92 %**	**0.00 %**	**$0.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). South Elevation - Nov 23, 2016

2). East Elevation - Nov 23, 2016

3). North Elevation - Nov 23, 2016

4). Southwest Elevation - Nov 23, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	408	100	1996	2096		79.00 %	0.00 %	79			$8,213
A1030	Slab on Grade	$19.75	S.F.	408	100	1996	2096		79.00 %	0.00 %	79			$8,058
B1010	Floor Construction	$11.44	S.F.	408	100	1996	2096		79.00 %	0.00 %	79			$4,668
B1020	Roof Construction	$16.26	S.F.	408	100	1996	2096		79.00 %	0.00 %	79			$6,634
B2010	Exterior Walls	$29.79	S.F.	408	100	1996	2096		79.00 %	0.00 %	79			$12,154
B2020	Exterior Windows	$17.17	S.F.	408	30	1996	2026		30.00 %	0.00 %	9			$7,005
B2030	Exterior Doors	$8.66	S.F.	408	30	1996	2026		30.00 %	0.00 %	9			$3,533
B3010140	Asphalt Shingles	$4.32	S.F.	408	20	1996	2016	2021	20.00 %	0.00 %	4			$1,763
C3010	Wall Finishes	$5.11	S.F.	408	10	2008	2018		10.00 %	0.00 %	1			$2,085
C3020	Floor Finishes	$12.37	S.F.	408	20	2003	2023		30.00 %	0.00 %	6			$5,047
C3030	Ceiling Finishes	$9.52	S.F.	408	25	1996	2021		16.00 %	0.00 %	4			$3,884
D5010	Electrical Service/Distribution	$3.09	S.F.	408	40	1996	2036		47.50 %	0.00 %	19			$1,261
D5020	Branch Wiring	$9.24	S.F.	408	30	1996	2026		30.00 %	0.00 %	9			$3,770
D5020	Lighting	$8.58	S.F.	408	30	1996	2026		30.00 %	0.00 %	9			$3,501
								Total	**55.92 %**					**$71,576**

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: A1030 - Slab on Grade

Note:

System: B1010 - Floor Construction

Note:

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

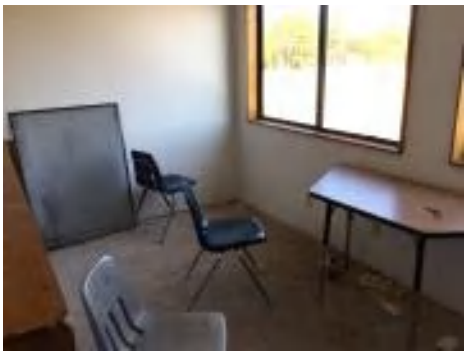
System: B2030 - Exterior Doors

Note:

System: C3010 - Wall Finishes

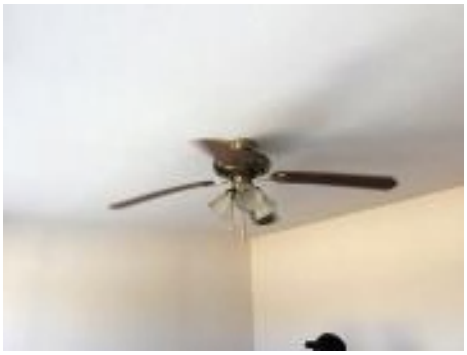
Note:

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes

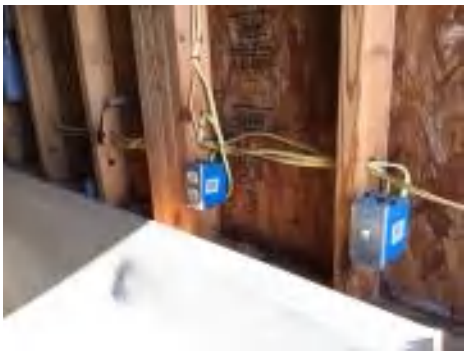


Note:

System: D5010 - Electrical Service/Distribution

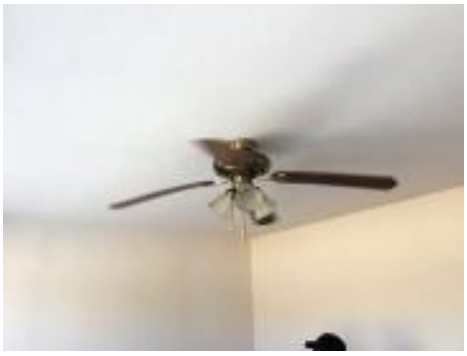
Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

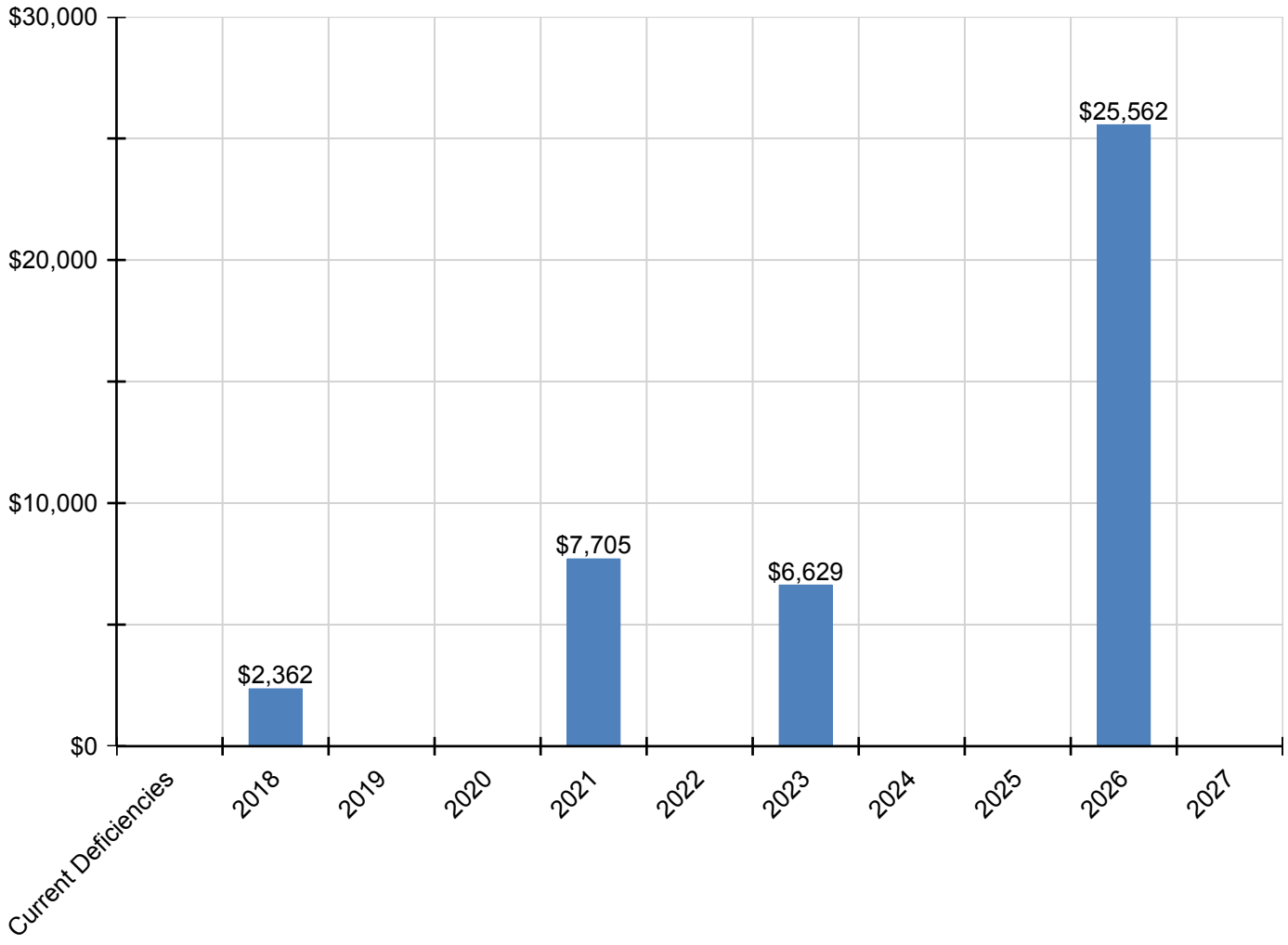
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$2,362**	**$0**	**$0**	**$7,705**	**$0**	**$6,629**	**$0**	**$0**	**$25,562**	**$0**	**$42,258**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,055	$0	**$10,055**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,072	$0	**$5,072**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$0	$0	$2,896	$0	$0	$0	$0	$0	$0	**$2,896**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$2,362	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,362**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$6,629	$0	$0	$0	$0	**$6,629**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$4,809	$0	$0	$0	$0	$0	$0	**$4,809**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,411	$0	**$5,411**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,025	$0	**$5,025**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.

No data found for this asset

Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

No data found for this asset

Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

No data found for this asset

Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:

No data found for this asset

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

No data found for this asset

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	MS -Middle School
Gross Area (SF):	750
Year Built:	1996
Last Renovation:	
Replacement Value:	$117,572
Repair Cost:	$6,025.35
Total FCI:	5.12 %
Total RSLI:	53.91 %
FCA Score:	94.88

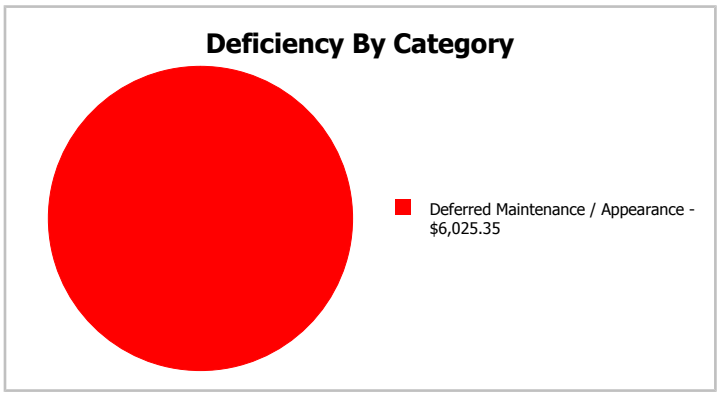
Description:

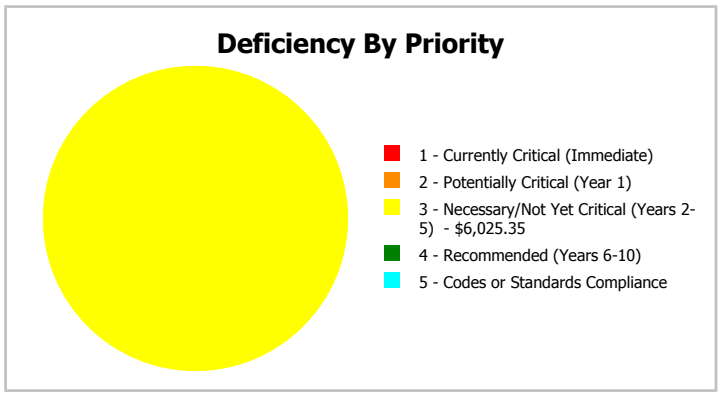
The narrative for this building is included in the Executive Summary Description at the front of this report.

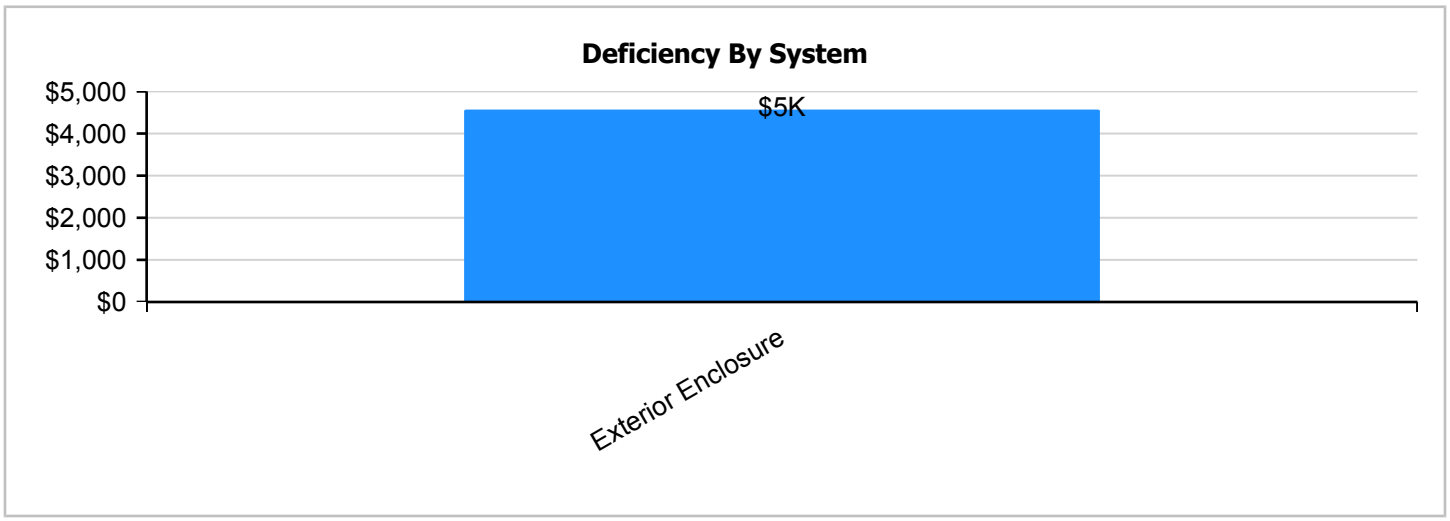
Attributes: This asset has no attributes.

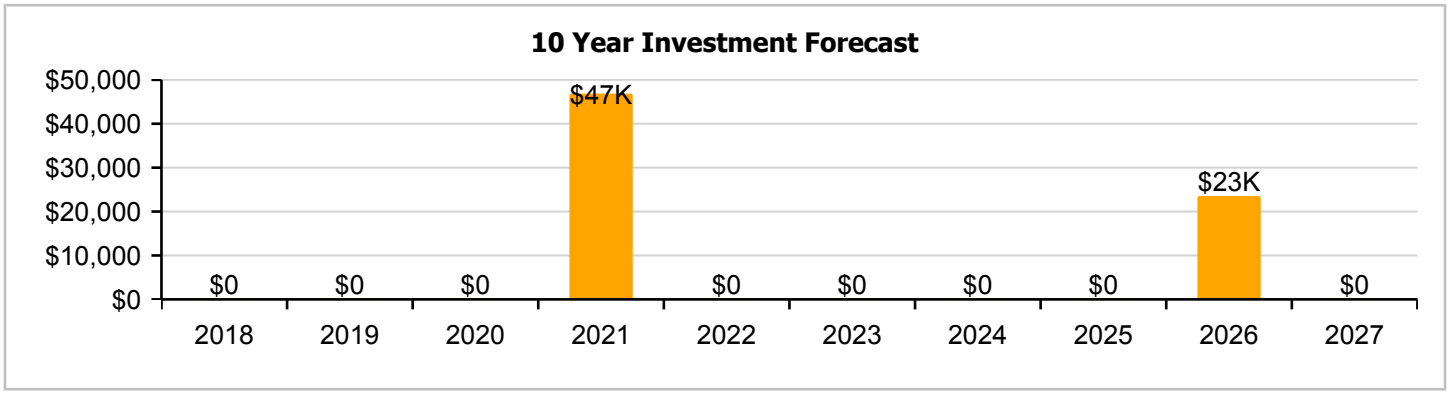
Dashboard Summary

Function:	MS -Middle School	Gross Area:	750
Year Built:	1996	Last Renovation:	
Repair Cost:	$6,025	Replacement Value:	$117,572
FCI:	5.12 %	RSLI%:	53.91 %









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	79.00 %	0.00 %	$0.00
B10 - Superstructure	79.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	67.96 %	20.89 %	$6,025.35
B30 - Roofing	20.00 %	0.00 %	$0.00
C30 - Interior Finishes	20.61 %	0.00 %	$0.00
D50 - Electrical	30.00 %	0.00 %	$0.00
Totals:	**53.91 %**	**5.12 %**	**$6,025.35**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). South Elevation - Nov 23, 2016

2). West Elevation - Nov 23, 2016

3). North Elevation - Nov 23, 2016

4). East Elevation - Nov 23, 2016

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.
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7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	750	100	1996	2096		79.00 %	0.00 %	79			$15,098
A1030	Slab on Grade	$19.75	S.F.	750	100	1996	2096		79.00 %	0.00 %	79			$14,813
B1020	Roof Construction	$16.26	S.F.	750	100	1996	2096		79.00 %	0.00 %	79			$12,195
B2010	Exterior Walls	$29.79	S.F.	750	100	1996	2096		79.00 %	0.00 %	79			$22,343
B2030	Exterior Doors	$8.66	S.F.	750	30	1996	2026		30.00 %	92.77 %	9		$6,025.35	$6,495
B3010140	Asphalt Shingles	$4.32	S.F.	750	20	1996	2016	2021	20.00 %	0.00 %	4			$3,240
C3010	Wall Finishes	$5.11	S.F.	750	10	1996	2006	2021	40.00 %	0.00 %	4			$3,833
C3020	Floor Finishes	$20.82	S.F.	750	20	1996	2016	2021	20.00 %	0.00 %	4			$15,615
C3030	Ceiling Finishes	$18.76	S.F.	750	25	1996	2021		16.00 %	0.00 %	4			$14,070
D5020	Branch Wiring	$3.58	S.F.	750	30	1996	2026		30.00 %	0.00 %	9			$2,685
D5020	Lighting	$9.58	S.F.	750	30	1996	2026		30.00 %	0.00 %	9			$7,185
								Total	**53.91 %**	**5.12 %**			**$6,025.35**	**$117,572**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls

Note:

System: B2030 - Exterior Doors

Note:

System: B3010140 - Asphalt Shingles

Note:

System: C3010 - Wall Finishes

Note:

System: C3020 - Floor Finishes

Note:

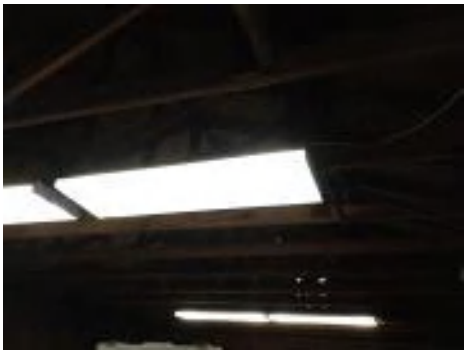
System: C3030 - Ceiling Finishes

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting



Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

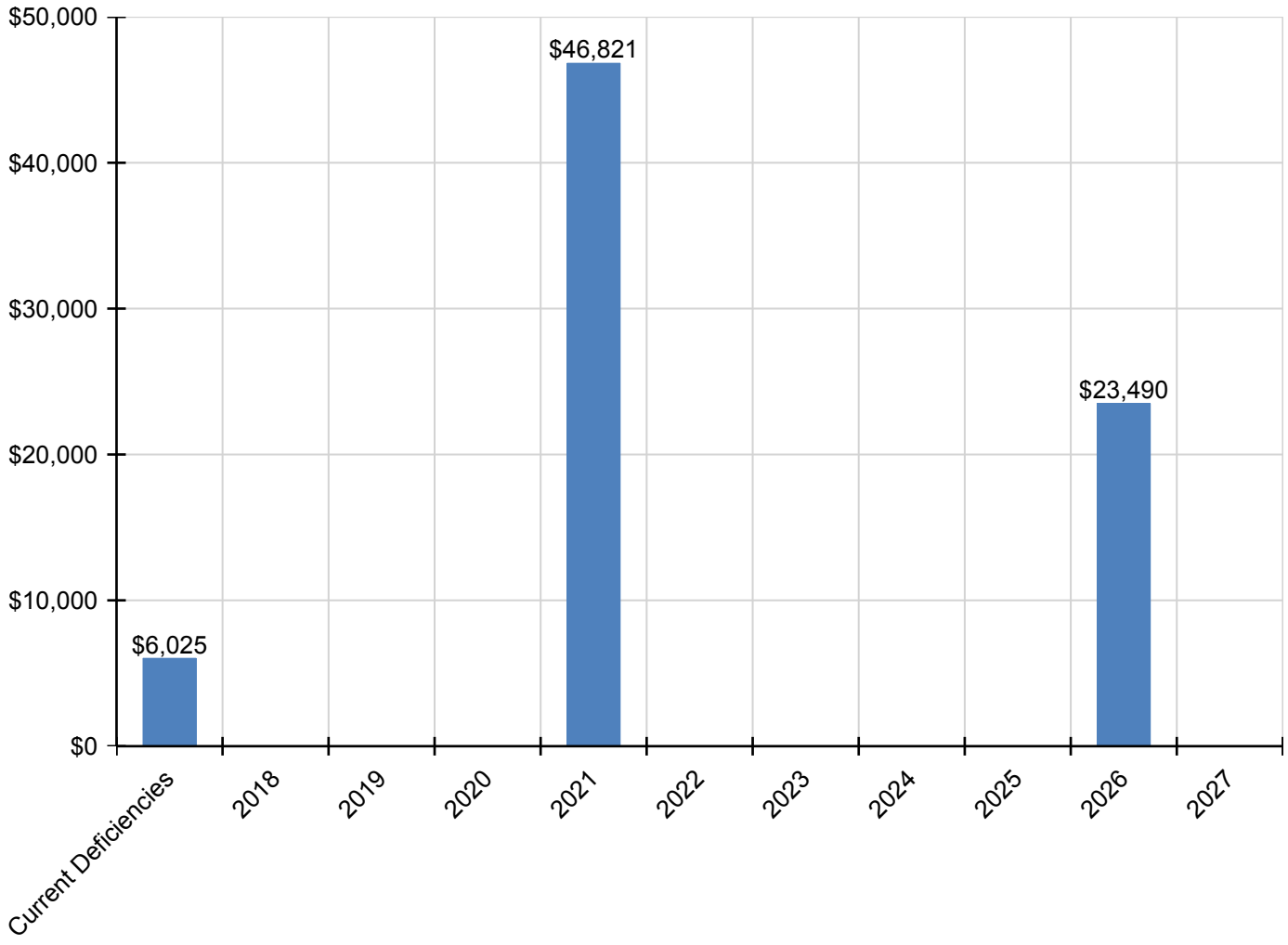
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$6,025**	**$0**	**$0**	**$0**	**$46,821**	**$0**	**$0**	**$0**	**$0**	**$23,490**	**$0**	**$76,336**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$6,025	$0	$0	$0	$0	$0	$0	$0	$0	$9,323	$0	**$15,348**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$0	$0	$5,324	$0	$0	$0	$0	$0	$0	**$5,324**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$4,745	$0	$0	$0	$0	$0	$0	**$4,745**
C3020 - Floor Finishes	$0	$0	$0	$0	$19,333	$0	$0	$0	$0	$0	$0	**$19,333**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$17,419	$0	$0	$0	$0	$0	$0	**$17,419**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,854	$0	**$3,854**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,313	$0	**$10,313**

** Indicates non-renewable system*

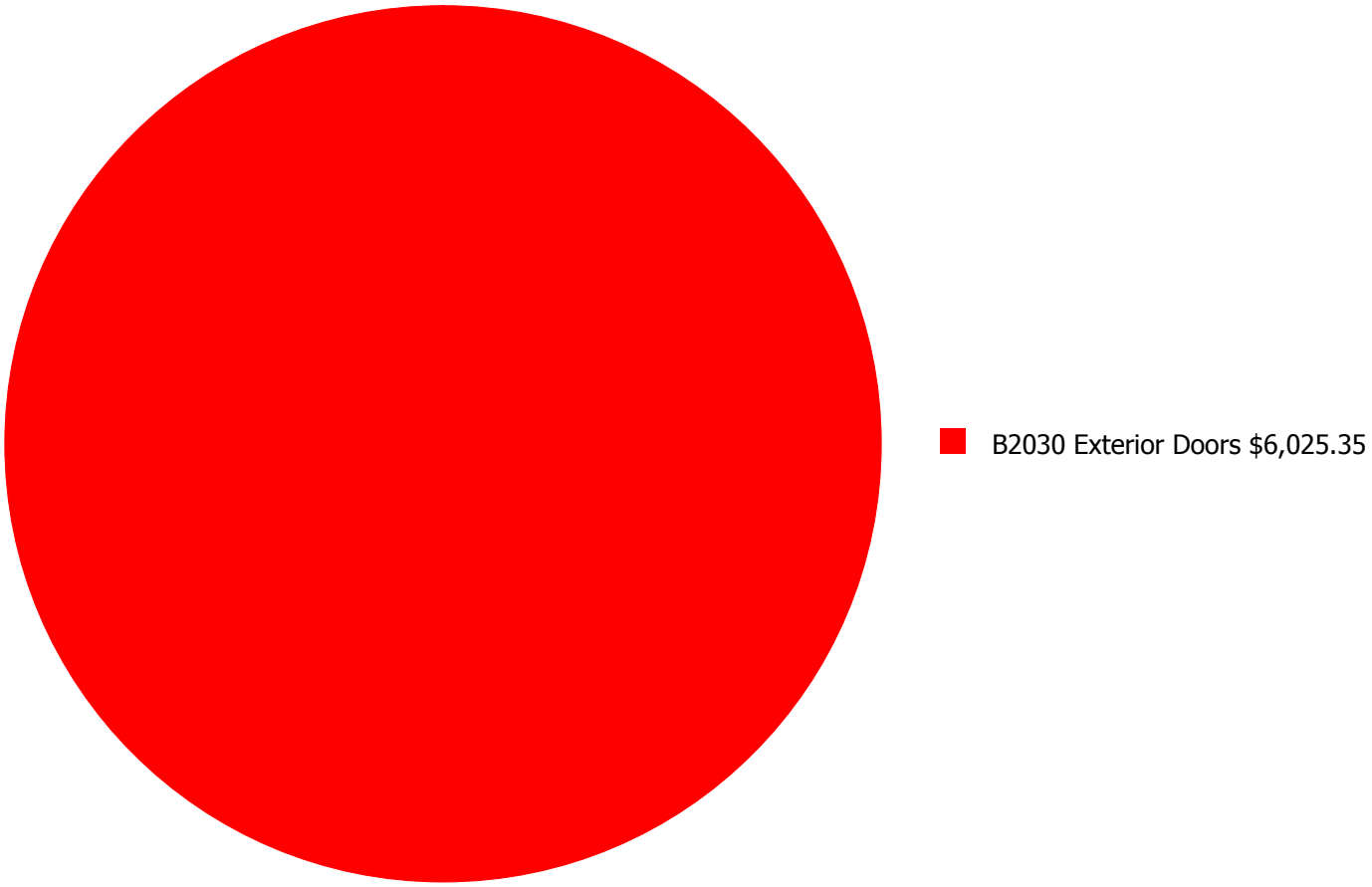
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

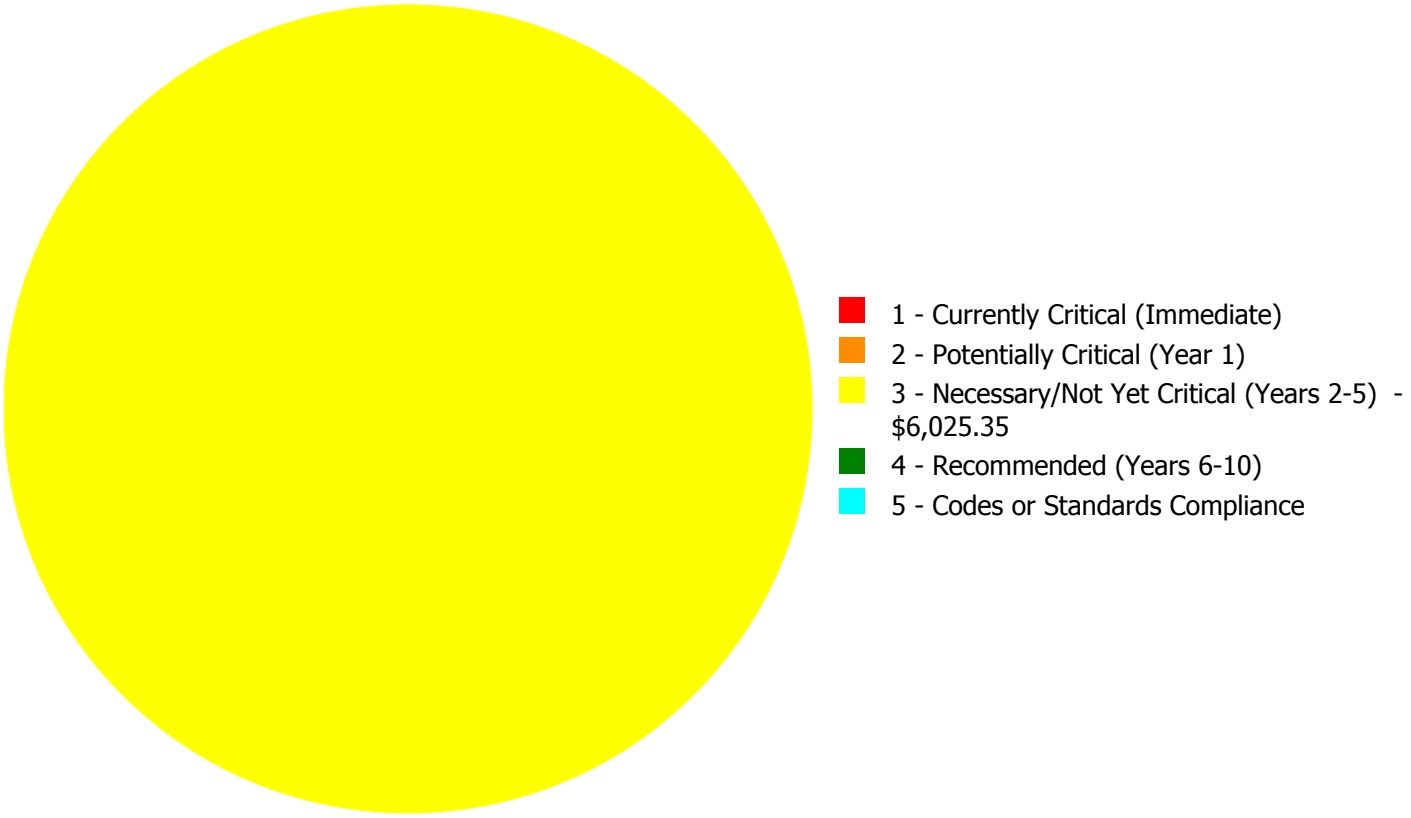
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $6,025.35

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: $6,025.35

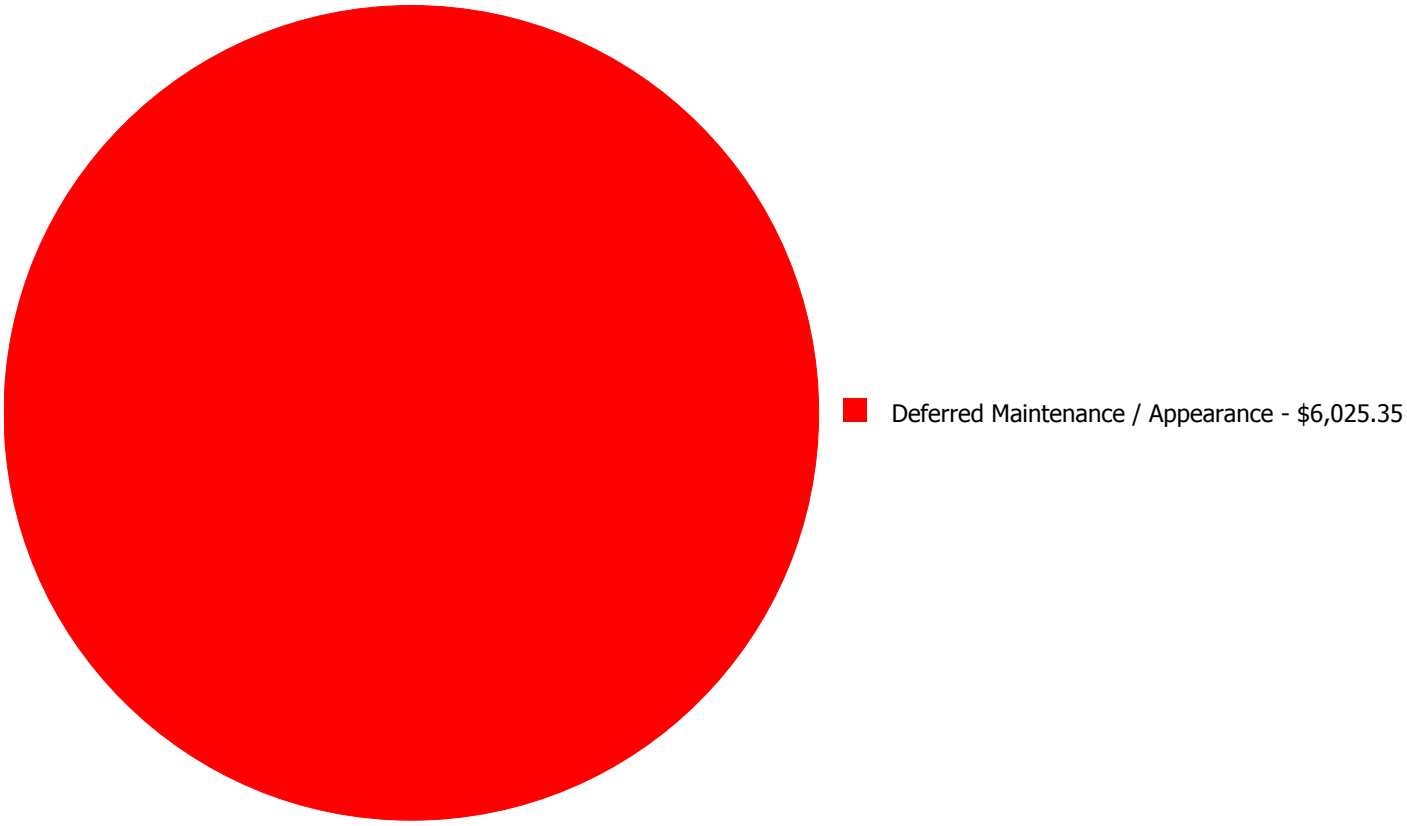
Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2030	Exterior Doors	$0.00	$0.00	$6,025.35	$0.00	$0.00	$6,025.35
	Total:	$0.00	$0.00	$6,025.35	$0.00	$0.00	$6,025.35

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: $6,025.35

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

Priority 3 - Necessary/Not Yet Critical (Years 2-5):

System: B2030 - Exterior Doors

Location: Ext. doors
Distress: Damaged
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Repair aluminum frame and door
Qty: 1.00
Unit of Measure: Ea.
Estimate: $6,025.35
Assessor Name: Terence Davis
Date Created: 11/23/2016

Notes: Exterior door and roll up door have been damaged by vandalism. Replace

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:	MS -Middle School
Gross Area (SF):	120,851
Year Built:	1996
Last Renovation:	
Replacement Value:	$4,933,138
Repair Cost:	$116,984.00
Total FCI:	2.37 %
Total RSLI:	47.28 %
FCA Score:	97.63

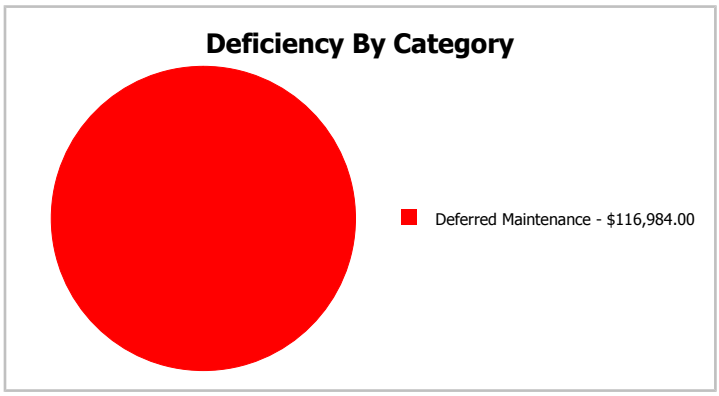
Description:

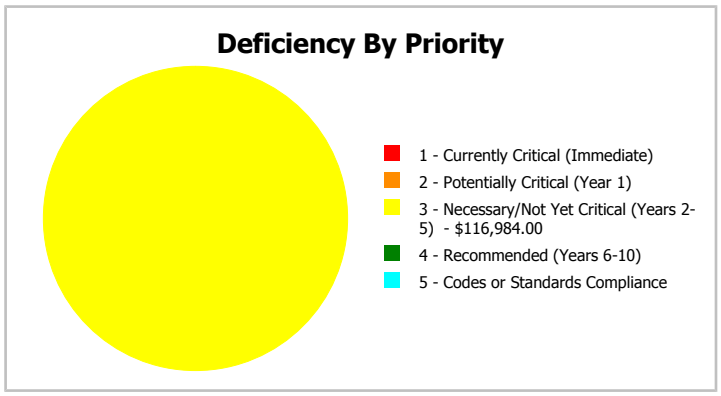
The narrative for this site is included in the Executive Summary Description at the front of this report.

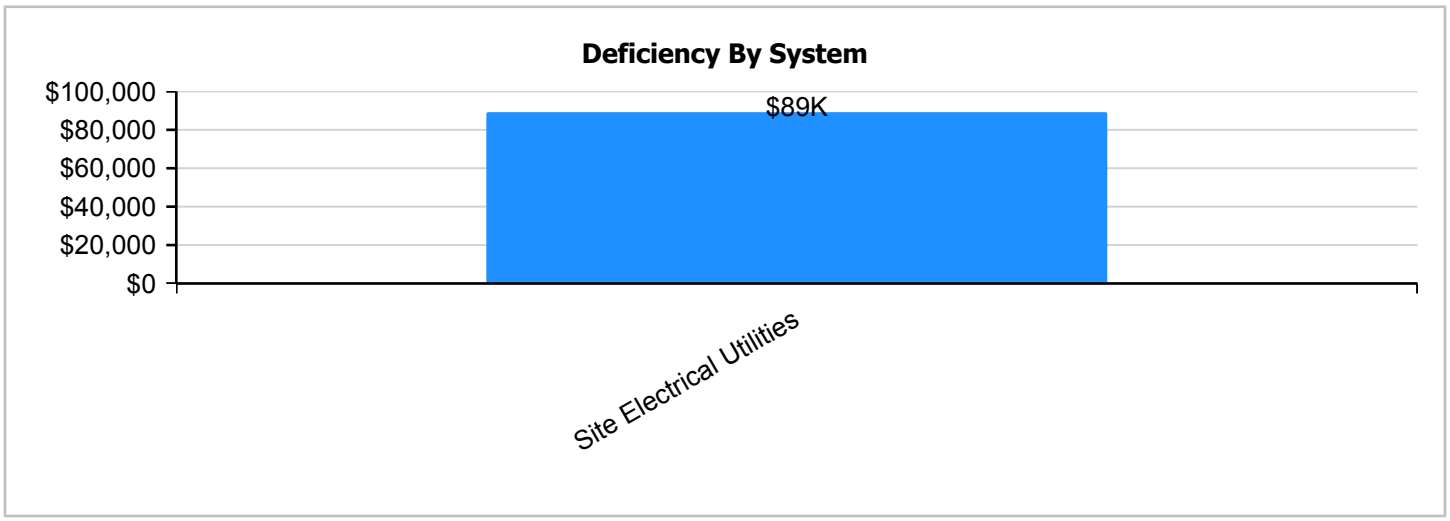
Attributes: This asset has no attributes.

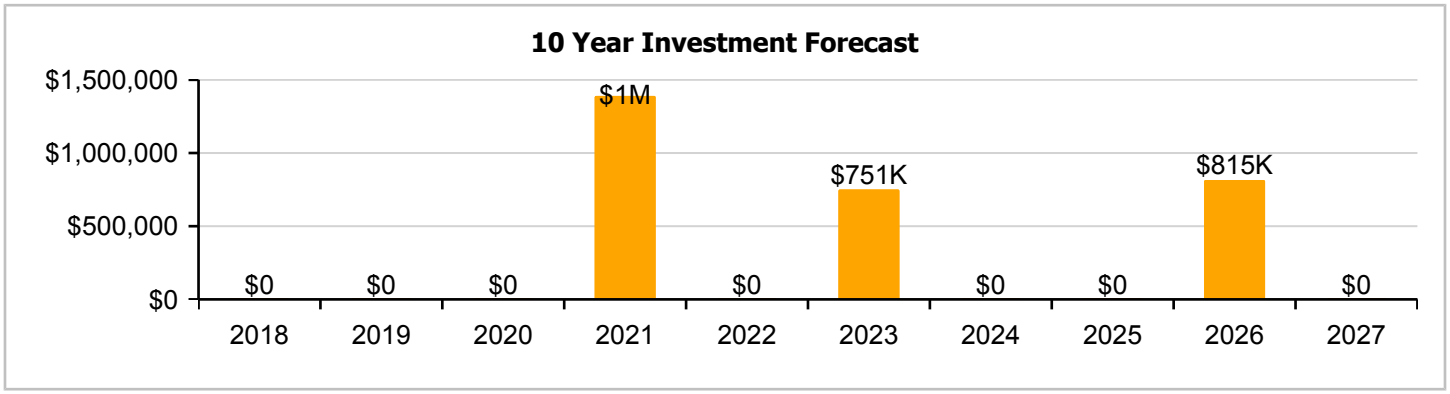
Dashboard Summary

Function:	MS -Middle School	Gross Area:	120,851
Year Built:	1996	Last Renovation:	
Repair Cost:	$116,984	Replacement Value:	$4,933,138
FCI:	2.37 %	RSLI%:	47.28 %









Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	45.28 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	56.88 %	0.00 %	$0.00
G40 - Site Electrical Utilities	39.24 %	19.40 %	$116,984.00
Totals:	**47.28 %**	**2.37 %**	**$116,984.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). Aerial Image of Dunn Middle School - Nov 17, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$4.22	S.F.	120,851	25	1996	2021		16.00 %	0.00 %	4			$509,991
G2020	Parking Lots	$1.39	S.F.	120,851	25	1996	2021		16.00 %	0.00 %	4			$167,983
G2030	Pedestrian Paving	$1.98	S.F.	120,851	30	1996	2026		30.00 %	0.00 %	9			$239,285
G2040105	Fence & Guardrails	$1.20	S.F.	120,851	30	1996	2026		30.00 %	0.00 %	9			$145,021
G2040950	Baseball Field	$7.08	S.F.	120,851	20	2015	2035		90.00 %	0.00 %	18			$855,625
G2040950	Covered Walkways	$1.21	S.F.	120,851	25	1996	2021		16.00 %	0.00 %	4			$146,230
G2040950	Football Field	$4.73	S.F.	120,851	20	2003	2023		30.00 %	0.00 %	6			$571,625
G2040950	Playing Field	$2.47	S.F.	120,851	20	1996	2016	2021	20.00 %	0.00 %	4			$298,502
G2050	Landscaping	$1.91	S.F.	120,851	15	2014	2029		80.00 %	0.00 %	12			$230,825
G3010	Water Supply	$2.42	S.F.	120,851	50	1996	2046		58.00 %	0.00 %	29			$292,459
G3020	Sanitary Sewer	$1.52	S.F.	120,851	50	1996	2046		58.00 %	0.00 %	29			$183,694
G3030	Storm Sewer	$4.67	S.F.	120,851	50	1996	2046		58.00 %	0.00 %	29			$564,374
G3060	Fuel Distribution	$1.03	S.F.	120,851	40	1996	2036		47.50 %	0.00 %	19			$124,477
G4010	Electrical Distribution	$2.59	S.F.	120,851	50	1996	2046		58.00 %	0.00 %	29			$313,004
G4020	Site Lighting	$1.52	S.F.	120,851	30	1996	2026		30.00 %	0.00 %	9			$183,694
G4030	Site Communications & Security	$0.88	S.F.	120,851	15	1996	2011		0.00 %	110.00 %	-6		$116,984.00	$106,349
								Total	**47.28 %**	**2.37 %**			**$116,984.00**	**$4,933,138**

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:

No data found for this asset

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

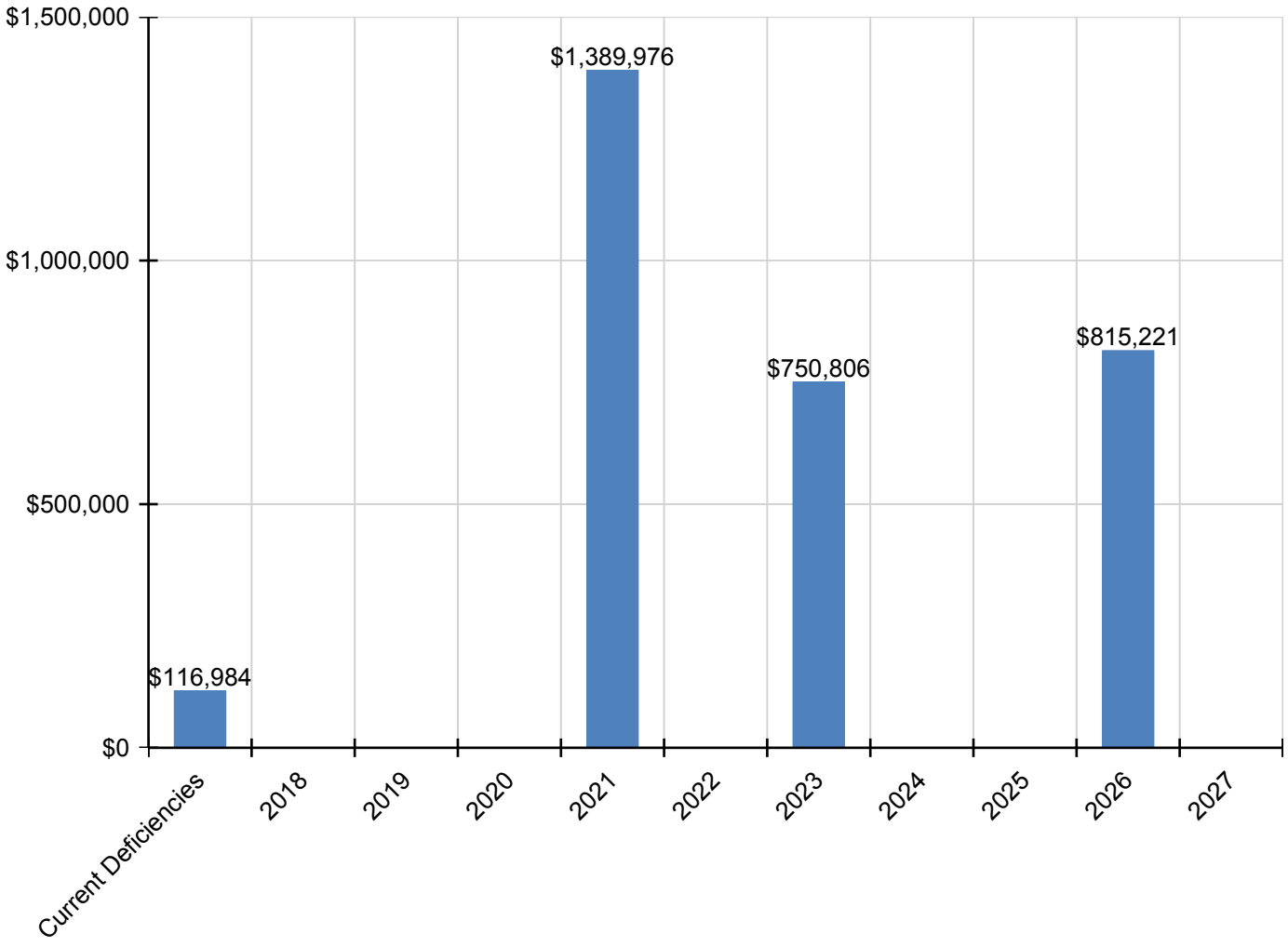
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$116,984**	**$0**	**$0**	**$0**	**$1,389,976**	**$0**	**$750,806**	**$0**	**$0**	**$815,221**	**$0**	**$3,072,987**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$631,399	$0	$0	$0	$0	$0	$0	**$631,399**
G2020 - Parking Lots	$0	$0	$0	$0	$207,973	$0	$0	$0	$0	$0	$0	**$207,973**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$343,433	$0	**$343,433**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$208,141	$0	**$208,141**
G2040950 - Baseball Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Covered Walkways	$0	$0	$0	$0	$181,041	$0	$0	$0	$0	$0	$0	**$181,041**
G2040950 - Football Field	$0	$0	$0	$0	$0	$0	$750,806	$0	$0	$0	$0	**$750,806**
G2040950 - Playing Field	$0	$0	$0	$0	$369,563	$0	$0	$0	$0	$0	$0	**$369,563**
*** G2050 - Landscaping**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$263,646	$0	**$263,646**
G4030 - Site Communications & Security	$116,984	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$116,984**

** Indicates non-renewable system*

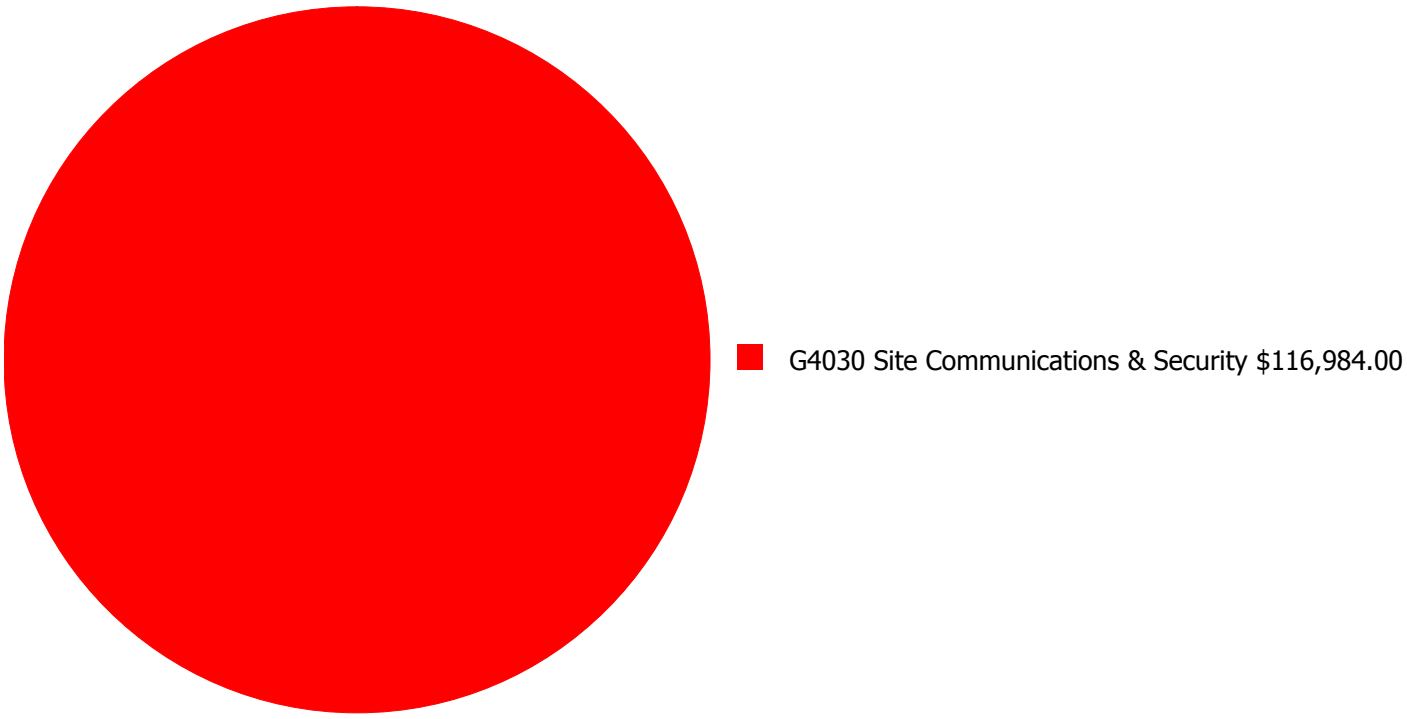
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

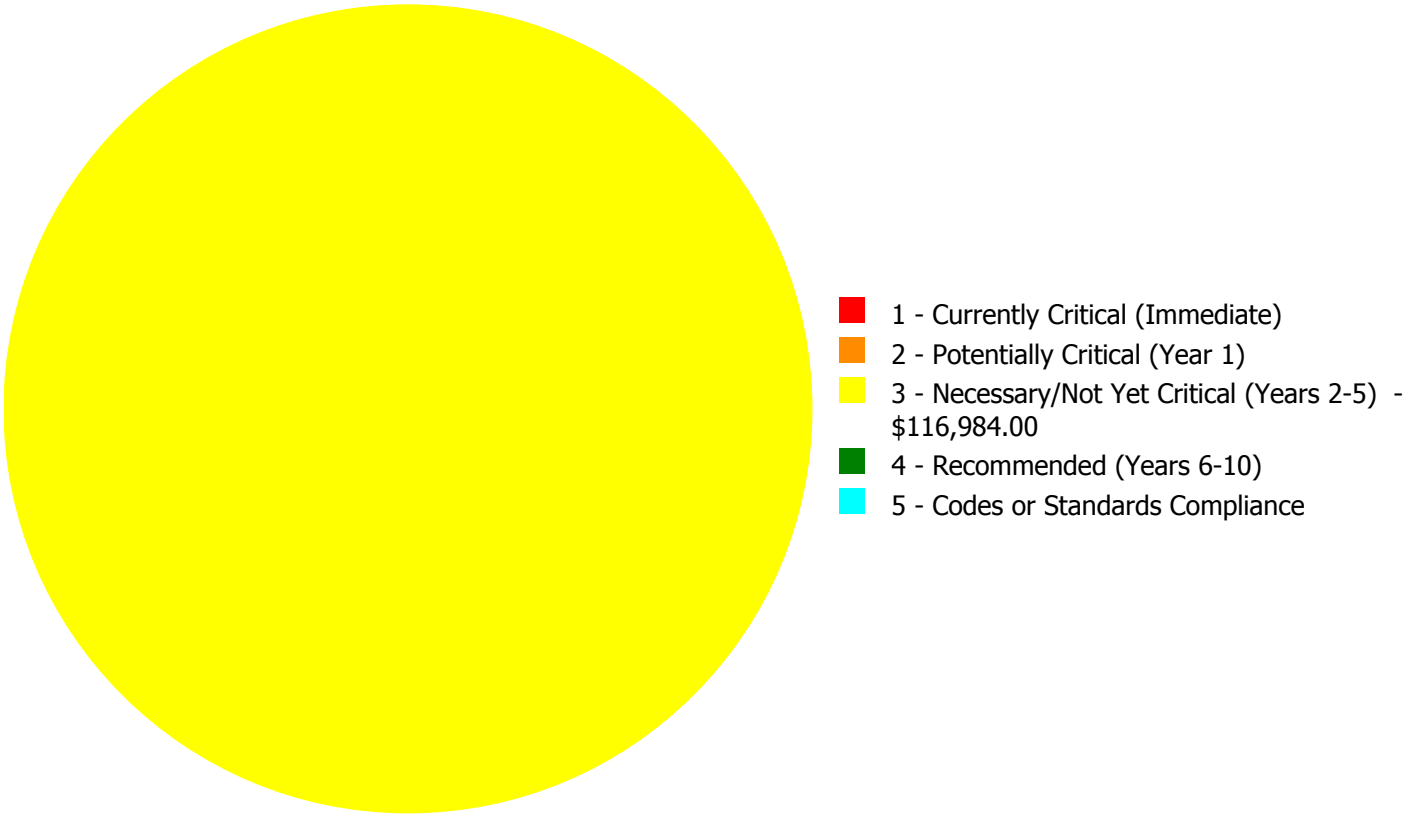
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $116,984.00

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: $116,984.00

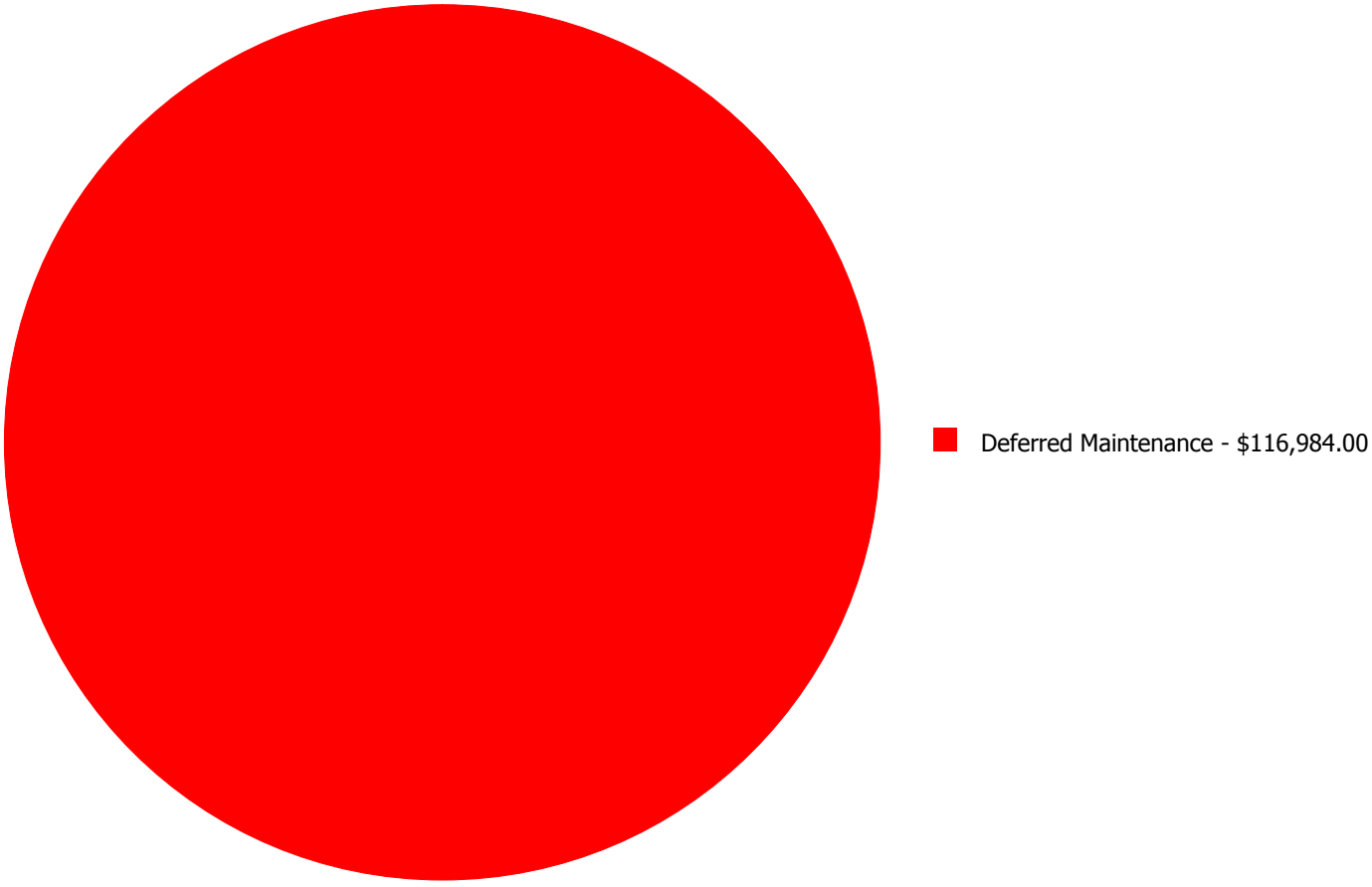
Deficiency By Priority Investment Table

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
G4030	Site Communications & Security	$0.00	$0.00	$116,984.00	$0.00	$0.00	$116,984.00
	Total:	$0.00	$0.00	$116,984.00	$0.00	$0.00	$116,984.00

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: $116,984.00

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: G4030 - Site Communications & Security

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 120,851.00
Unit of Measure: S.F.
Estimate: $116,984.00
Assessor Name: Matt Mahaffey
Date Created: 11/17/2016

Notes: Security system cameras are analog and beginning to fail. Replace

NC School District/430 Harnett County/Middle School

Harnett Central Middle

Draft

Campus Assessment Report

March 8, 2017

PARSONS

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Deficiency Details By Priority 104

Campus Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

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Gross Area (SF):	143,390
Year Built:	1992
Last Renovation:	
Replacement Value:	$36,318,385
Repair Cost:	$6,858,578.43
Total FCI:	18.88 %
Total RSLI:	37.63 %
FCA Score:	81.12

Description:

GENERAL:
Harnett Central Middle School is located at 2529 Harnett Central Road in Angier, North Carolina. The 2 story, 142,358 square foot building was originally constructed in 1992 There have been no additions or no renovations. In addition to the main building, the campus contains ancillary buildings; football pressbox, and baseball pressbox.

This report contains condition and adequacy data collected during the 2016 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site and building elements.

A. SUBSTRUCTURE
The building rests on footings and foundation walls and is assumed to have standard cast-in-place concrete foundations. The building does not have a basement.

B. SUPERSTRUCTURE
Floor construction is concrete. Roof construction is metal pan deck with lightweight fill. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing on the main building is typically low slope thermoplastic polyolefin , the pressboxes have high pitched asphalt shingles roofing. Roof openings include skylights and a roof hatch with fixed ladder access. Most building entrances appear to comply with ADA requirements.

C. INTERIORS
Interior partitions are typically CMU. Interior doors are generally hollow core wood with hollow steel frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, lockers, toilet accessories, storage shelving, handrails, fabricated toilet partitions. Stair construction includes steel risers and steel treads with rubber finishes. The interior wall finishes are typically painted CMU. Floor finishes in common areas are typically vinyl composition tile and terrazzo. Floor finishes in assignable spaces is typically ceramic tiles, carpet, and exposed concrete. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically painted drywall.

CONVEYING:
The building does include conveying equipment. Conveying equipment includes 1 hydraulic elevators, and no wheelchair lifts.

D. SERVICES
PLUMBING: Plumbing fixtures are typically non-low-flow water fixtures with manual control valves. Domestic water distribution is 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 natural gas and above ground propane tanks.

HVAC:
Heating is provided by 2 gas fired boilers. Cooling is supplied by2 water cooled chillers. The heating/cooling distribution system is a ductwork system utilizing air handling units. Fresh air is supplied by air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system. This building has a remote Building Automation System.

FIRE PROTECTION:
The building does not have a fire sprinkler system. The building does not have additional fire suppression systems. Standpipes are not included within fire stairs. 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 integrated and include dedicated equipment closets. This building does have a local area network (LAN). The building does not include an internal security system devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system combined with the telephone system.

OTHER ELECTRICAL SYSTEMS:
This building does have a separately derived emergency power system. There are propane powered generator.

E. EQUIPMENT & FURNISHINGS:
This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage, audio-visual, laboratory, fixed casework, window treatment, and multiple seating furnishings.

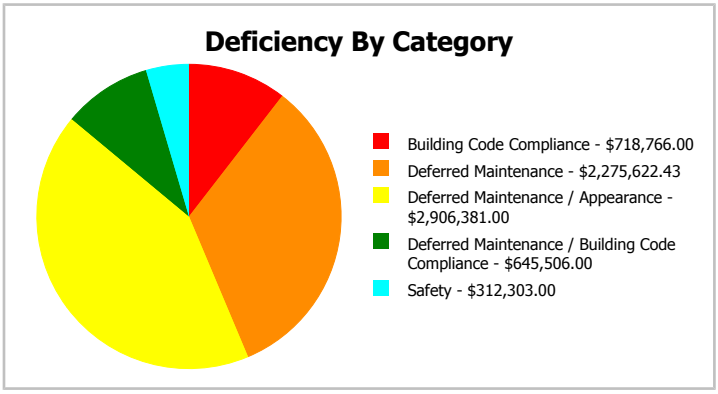
G.SITE
Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, play areas, and fencing. Site mechanical and electrical features include water, sewer, propane, natural gas, above ground fuel tanks and site lighting.

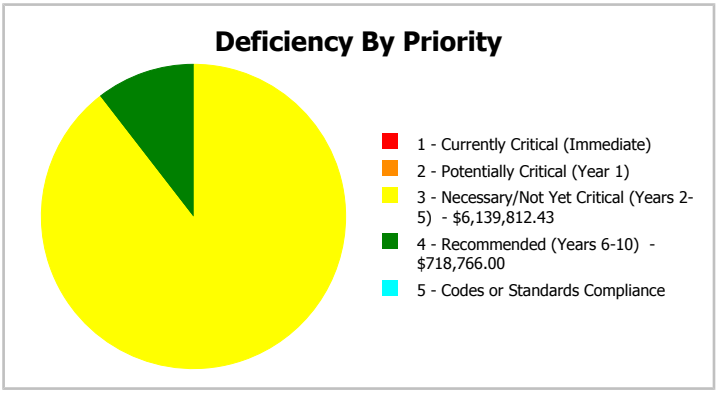
Attributes:

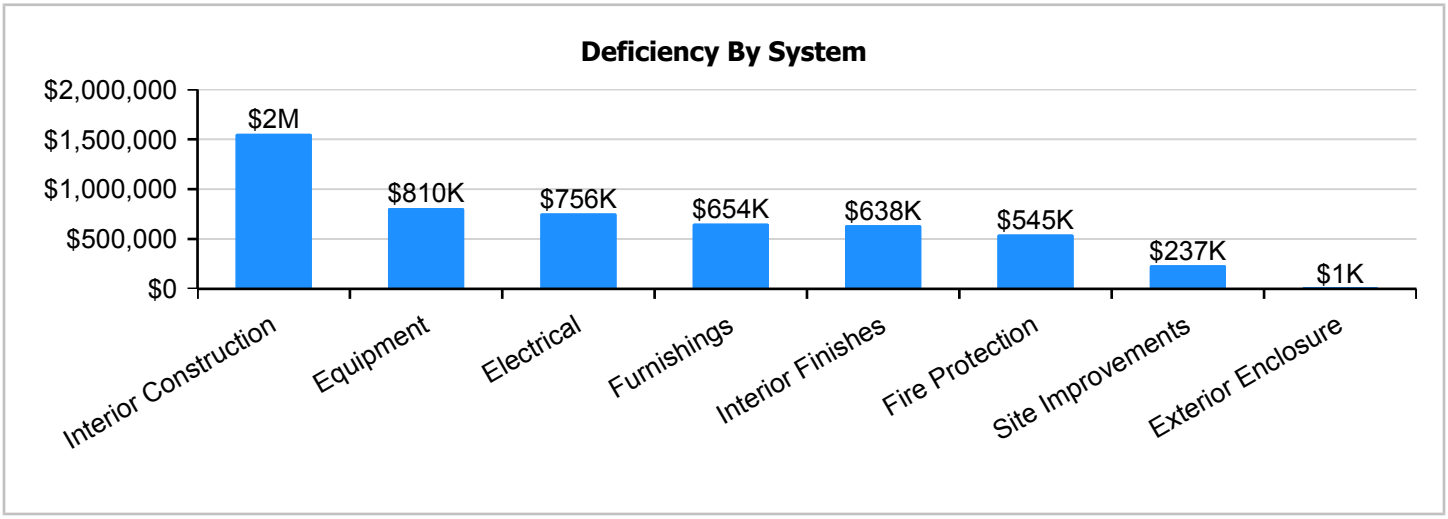
General Attributes:			
Condition Assessor:	Somnath Das	Assessment Date:	
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:	Harnett - Harnett Central HS	LEA School No.:	430-347
No. of Mobile Units:	24	No. of Bldgs.:	3
SF of Mobile Units:	20304	Status:	Active
School Grades:	6-8	Site Acreage:	72.3

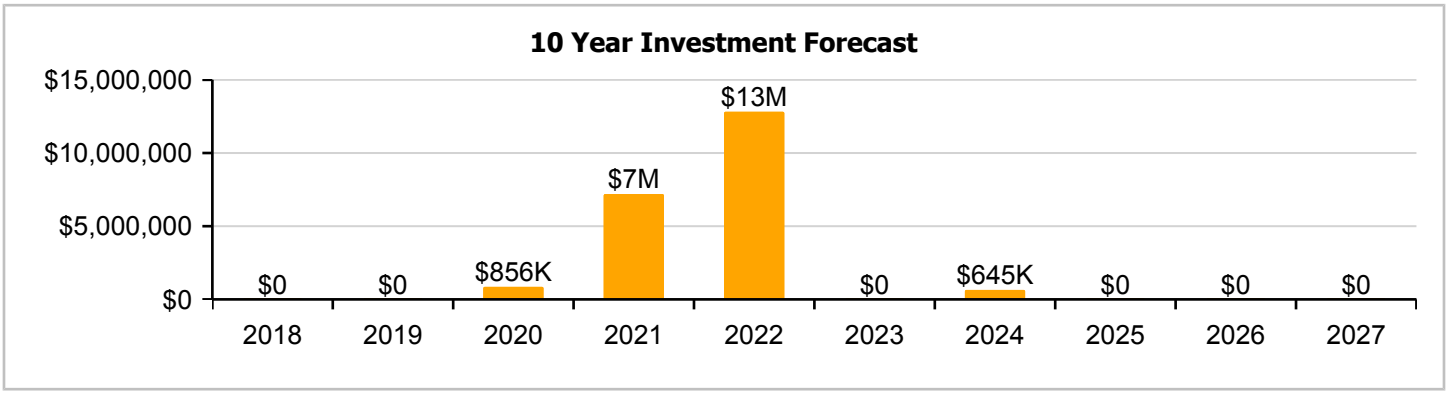
Campus Dashboard Summary

Gross Area:	143,390		
Year Built:	1992	Last Renovation:	
Repair Cost:	$6,858,578	Replacement Value:	$36,318,385
FCI:	18.88 %	RSLI%:	37.63 %









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.

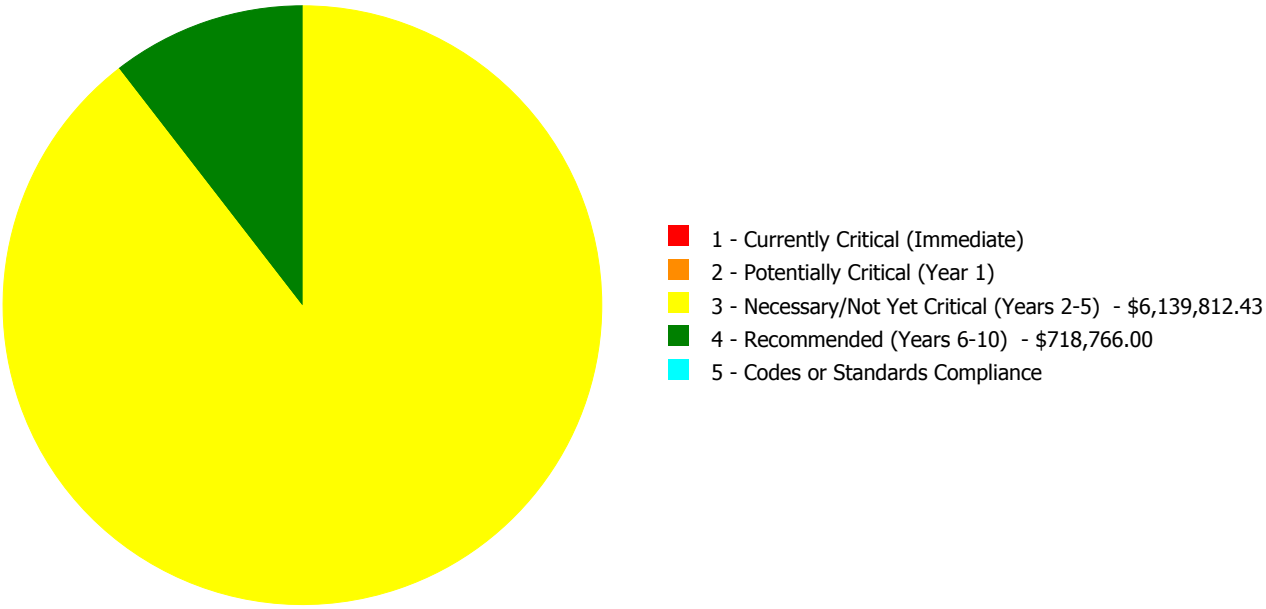
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	75.00 %	0.00 %	$0.00
A20 - Basement Construction	75.00 %	0.00 %	$0.00
B10 - Superstructure	75.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	42.36 %	0.06 %	$1,905.00
B30 - Roofing	84.65 %	0.00 %	$0.00
C10 - Interior Construction	20.59 %	66.45 %	$2,052,945.00
C20 - Stairs	75.00 %	0.00 %	$0.00
C30 - Interior Finishes	24.85 %	23.47 %	$842,419.43
D10 - Conveying	16.67 %	0.00 %	$0.00
D20 - Plumbing	16.92 %	0.00 %	$0.00
D30 - HVAC	43.71 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$718,766.00
D50 - Electrical	16.11 %	23.12 %	$999,069.00
E10 - Equipment	27.16 %	78.55 %	$1,067,970.00
E20 - Furnishings	0.00 %	110.00 %	$863,201.00
G20 - Site Improvements	38.13 %	7.09 %	$312,303.00
G30 - Site Mechanical Utilities	48.66 %	0.00 %	$0.00
G40 - Site Electrical Utilities	60.10 %	0.00 %	$0.00
Totals:	**37.63 %**	**18.88 %**	**$6,858,578.43**

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
1992 Main Building	142,358	22.06	$0.00	$0.00	$5,815,839.43	$718,766.00	$0.00
1992 Pressbox Baseball	200	6.42	$0.00	$0.00	$1,905.00	$0.00	$0.00
1992 Pressbox Football	832	5.97	$0.00	$0.00	$9,765.00	$0.00	$0.00
Site	143,390	4.80	$0.00	$0.00	$312,303.00	$0.00	$0.00
Total:		**18.88**	**$0.00**	**$0.00**	**$6,139,812.43**	**$718,766.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $6,858,578.43

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:	MS -Middle School
Gross Area (SF):	142,358
Year Built:	1992
Last Renovation:	
Replacement Value:	$29,619,540
Repair Cost:	$6,534,605.43
Total FCI:	22.06 %
Total RSLI:	36.44 %
FCA Score:	77.94

Description:

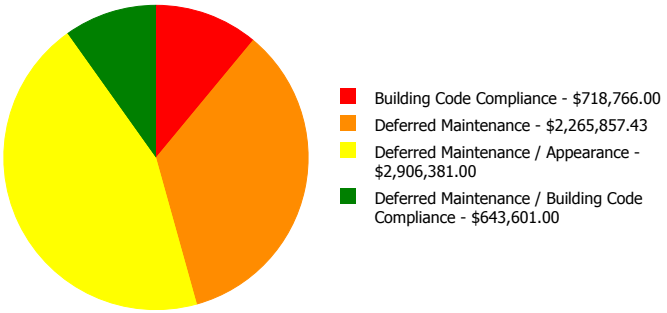
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

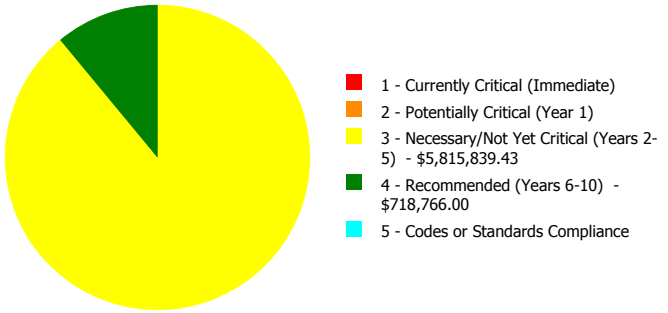
Dashboard Summary

Function:	MS -Middle School	Gross Area:	142,358
Year Built:	1992	Last Renovation:	
Repair Cost:	$6,534,605	Replacement Value:	$29,619,540
FCI:	22.06 %	RSLI%:	36.44 %

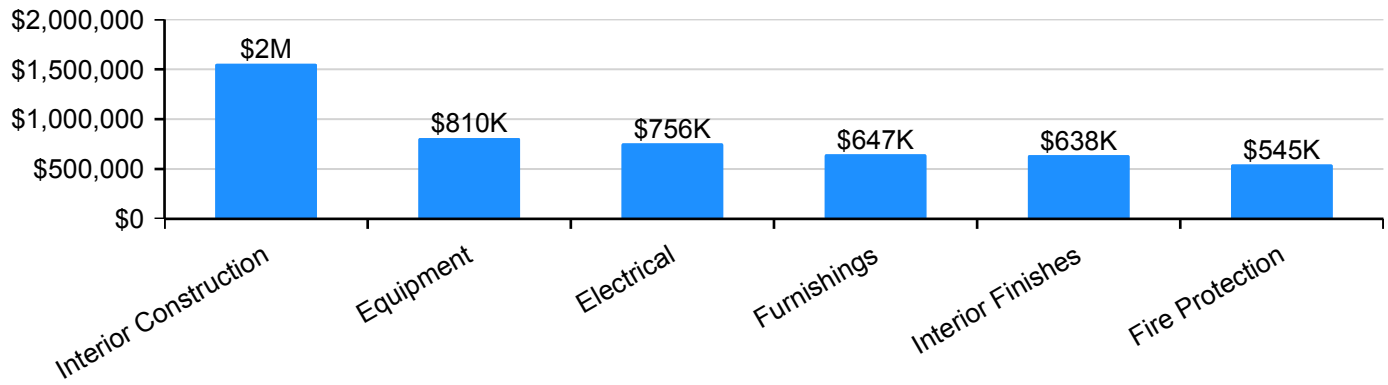
Deficiency By Category



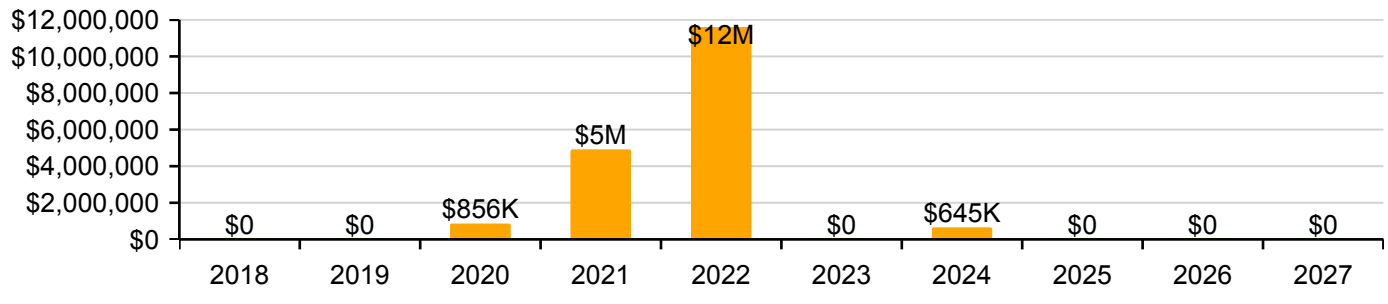
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	75.00 %	0.00 %	$0.00
A20 - Basement Construction	75.00 %	0.00 %	$0.00
B10 - Superstructure	75.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	42.26 %	0.00 %	$0.00
B30 - Roofing	85.06 %	0.00 %	$0.00
C10 - Interior Construction	20.59 %	66.64 %	$2,052,945.00
C20 - Stairs	75.00 %	0.00 %	$0.00
C30 - Interior Finishes	24.86 %	23.55 %	$842,419.43
D10 - Conveying	16.67 %	0.00 %	$0.00
D20 - Plumbing	16.92 %	0.00 %	$0.00
D30 - HVAC	43.71 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$718,766.00
D50 - Electrical	16.09 %	23.24 %	$999,069.00
E10 - Equipment	27.16 %	78.55 %	$1,067,970.00
E20 - Furnishings	0.00 %	110.00 %	$853,436.00
Totals:	**36.44 %**	**22.06 %**	**$6,534,605.43**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). South Elevation - Nov 16, 2016

2). Northeast Elevation - Nov 15, 2016

3). East Elevation - Nov 15, 2016

4). North Elevation - Nov 15, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$1.52	S.F.	142,358	100	1992	2092		75.00 %	0.00 %	75			$216,384
A1030	Slab on Grade	$4.40	S.F.	142,358	100	1992	2092		75.00 %	0.00 %	75			$626,375
A2010	Basement Excavation	$1.00	S.F.	142,358	100	1992	2092		75.00 %	0.00 %	75			$142,358
A2020	Basement Walls	$6.22	S.F.	142,358	100	1992	2092		75.00 %	0.00 %	75			$885,467
B1010	Floor Construction	$12.43	S.F.	142,358	100	1992	2092		75.00 %	0.00 %	75			$1,769,510
B1020	Roof Construction	$8.18	S.F.	142,358	100	1992	2092		75.00 %	0.00 %	75			$1,164,488
B2010	Exterior Walls	$9.02	S.F.	142,358	100	1992	2092		75.00 %	0.00 %	75			$1,284,069
B2020	Exterior Windows	$10.52	S.F.	142,358	30	1992	2022		16.67 %	0.00 %	5			$1,497,606
B2030	Exterior Doors	$1.02	S.F.	142,358	30	1992	2022		16.67 %	0.00 %	5			$145,205
B3010120	Single Ply Membrane	$6.98	S.F.	95,030	20	2015	2035		90.00 %	0.00 %	18			$663,309
B3010130	Preformed Metal Roofing	$9.66	S.F.	1,390	30	1992	2022		16.67 %	0.00 %	5			$13,427
B3020	Roof Openings	$0.24	S.F.	142,358	25	1992	2017	2021	16.00 %	0.00 %	4			$34,166
C1010	Partitions	$6.07	S.F.	142,358	75	1992	2067		66.67 %	0.00 %	50			$864,113
C1020	Interior Doors	$2.46	S.F.	142,358	30	1992	2022		16.67 %	0.00 %	5			$350,201
C1030	Fittings	$13.11	S.F.	142,358	20	1992	2012		0.00 %	110.00 %	-5		$2,052,945.00	$1,866,313
C2010	Stair Construction	$1.32	S.F.	142,358	100	1992	2092		75.00 %	0.00 %	75			$187,913
C3010	Wall Finishes	$3.35	S.F.	142,358	10	2014	2024		70.00 %	0.00 %	7			$476,899
C3020	Floor Finishes	$10.41	S.F.	142,358	20	1992	2012	2021	20.00 %	35.02 %	4		$518,910.31	$1,481,947
C3030	Ceiling Finishes	$11.37	S.F.	142,358	25	1992	2017	2021	16.00 %	19.99 %	4		$323,509.12	$1,618,610
D1010	Elevators and Lifts	$1.21	S.F.	142,358	30	1992	2022		16.67 %	0.00 %	5			$172,253
D2010	Plumbing Fixtures	$9.64	S.F.	142,358	30	1992	2022		16.67 %	0.00 %	5			$1,372,331
D2020	Domestic Water Distribution	$1.03	S.F.	142,358	30	1992	2022		16.67 %	0.00 %	5			$146,629
D2030	Sanitary Waste	$1.62	S.F.	142,358	30	1992	2022		16.67 %	0.00 %	5			$230,620
D2040	Rain Water Drainage	$0.59	S.F.	142,358	30	1992	2022		16.67 %	0.00 %	5			$83,991
D2090	Other Plumbing Systems -Nat Gas	$0.16	S.F.	142,358	40	1992	2032		37.50 %	0.00 %	15			$22,777
D3020	Heat Generating Systems	$8.66	S.F.	142,358	30	1992	2022		16.67 %	0.00 %	5			$1,232,820
D3030	Cooling Generating Systems	$8.99	S.F.	142,358	25	2016	2041		96.00 %	0.00 %	24			$1,279,798
D3040	Distribution Systems	$10.65	S.F.	142,358	30	1992	2022		16.67 %	0.00 %	5			$1,516,113
D3050	Terminal & Package Units	$5.00	S.F.	142,358	15	2005	2020		20.00 %	0.00 %	3			$711,790
D3060	Controls & Instrumentation	$3.33	S.F.	142,358	20	2016	2036		95.00 %	0.00 %	19			$474,052
D4010	Sprinklers	$3.92	S.F.	142,358	30			2016	0.00 %	110.00 %	-1		$613,848.00	$558,043
D4020	Standpipes	$0.67	S.F.	142,358	30			2016	0.00 %	110.00 %	-1		$104,918.00	$95,380
D5010	Electrical Service/Distribution	$1.64	S.F.	142,358	40	1992	2032		37.50 %	0.00 %	15			$233,467
D5020	Branch Wiring	$4.91	S.F.	142,358	30	1992	2022		16.67 %	0.00 %	5			$698,978

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 $
D5020	Lighting	$11.44	S.F.	142,358	30	1992	2022		16.67 %	0.00 %	5			$1,628,576
D5030810	Security & Detection Systems	$2.27	S.F.	142,358	15	1992	2007		0.00 %	110.00 %	-10		$355,468.00	$323,153
D5030910	Fire Alarm Systems	$4.11	S.F.	142,358	15	1992	2007		0.00 %	110.00 %	-10		$643,601.00	$585,091
D5030920	Data Communication	$5.32	S.F.	142,358	15	1992	2007	2021	26.67 %	0.00 %	4			$757,345
D5090	Other Electrical Systems	$0.51	S.F.	142,358	20	1992	2012	2021	20.00 %	0.00 %	4			$72,603
E1020	Institutional Equipment	$2.73	S.F.	142,358	20	2016	2036		95.00 %	0.00 %	19			$388,637
E1090	Other Equipment	$6.82	S.F.	142,358	20	1992	2012		0.00 %	110.00 %	-5		$1,067,970.00	$970,882
E2010	Fixed Furnishings	$5.45	S.F.	142,358	20	1992	2012		0.00 %	110.00 %	-5		$853,436.00	$775,851
								Total	**36.44 %**	**22.06 %**			**$6,534,605.43**	**$29,619,540**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B1020 - Roof Construction

Note:

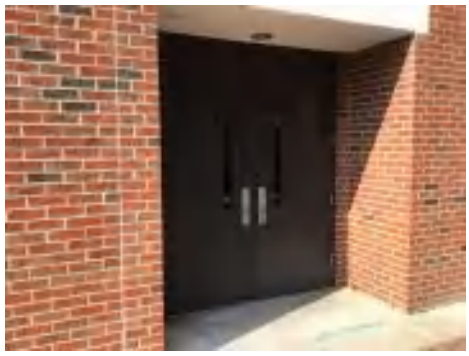
System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors



Note:

System: B3010120 - Single Ply Membrane

Note:

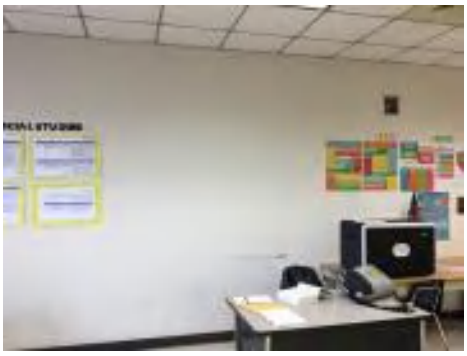
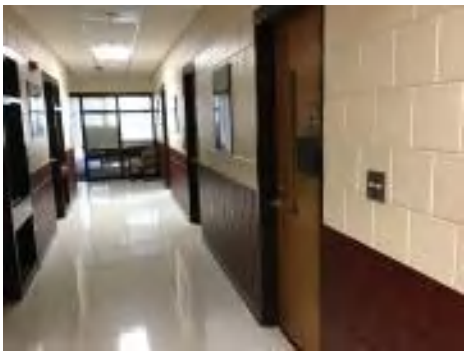
System: B3010130 - Preformed Metal Roofing

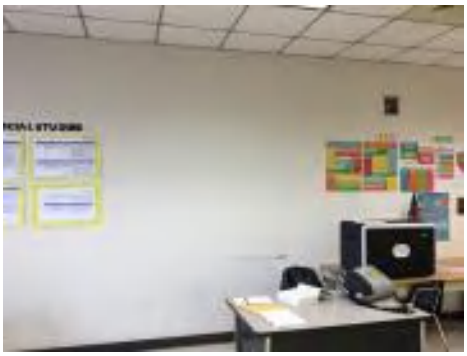
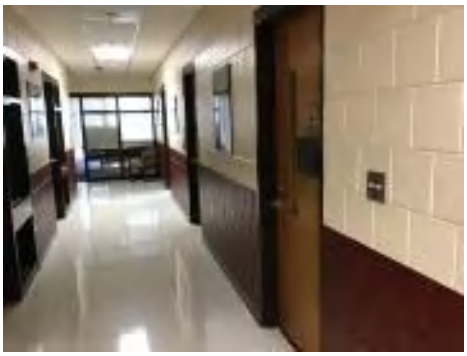
Note:

System: B3020 - Roof Openings

Note:

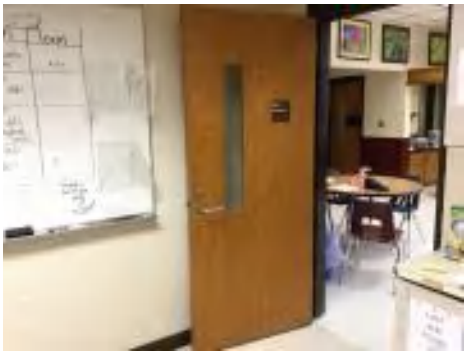
System: C1010 - Partitions

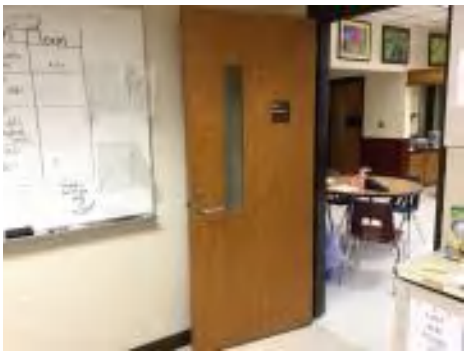



Note:

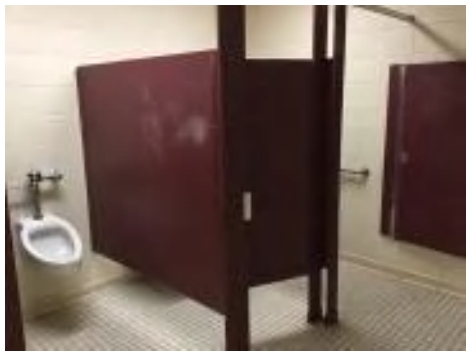
System: C1020 - Interior Doors

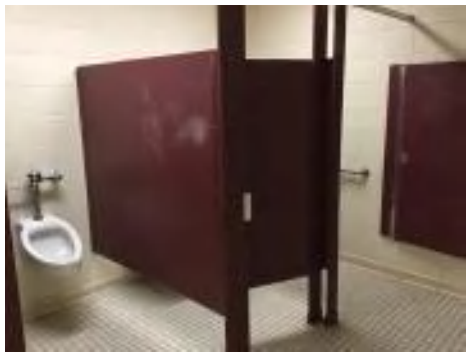




Note:

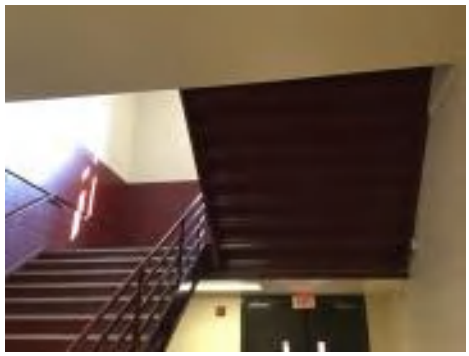
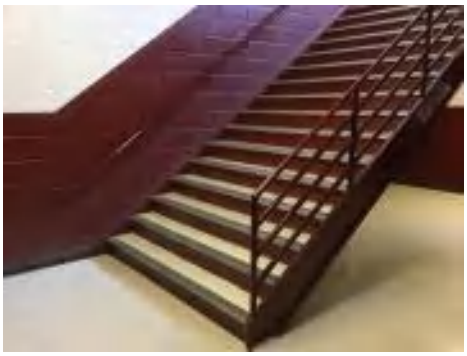
System: C1030 - Fittings

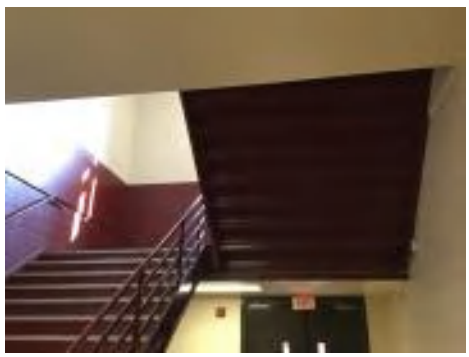




Note:

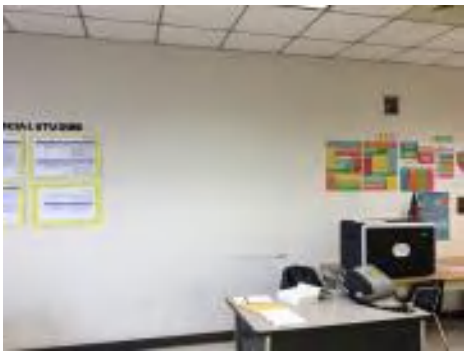
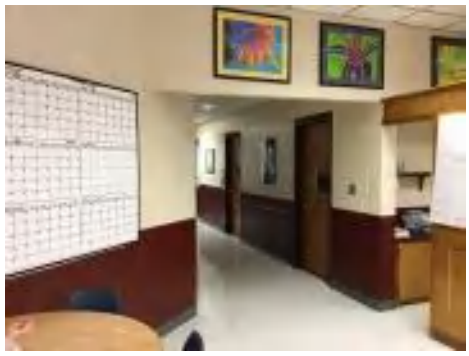
System: C2010 - Stair Construction

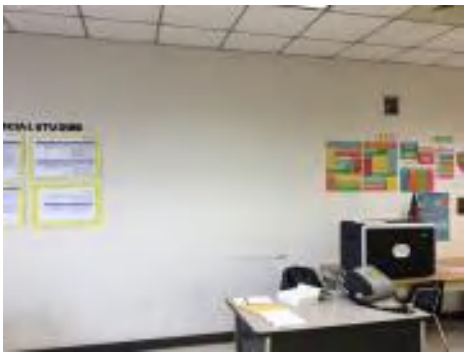
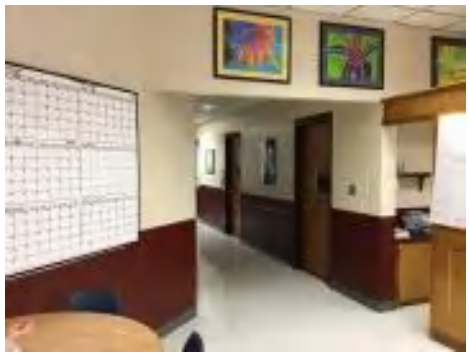





Note:

System: C3010 - Wall Finishes

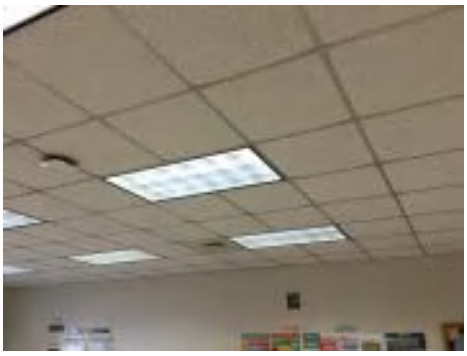
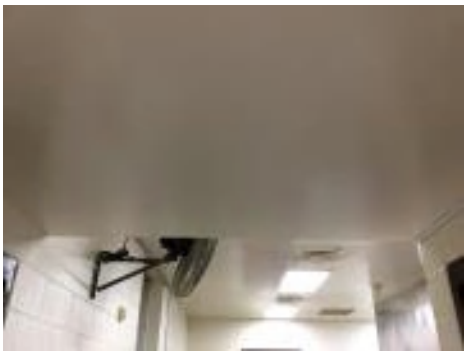



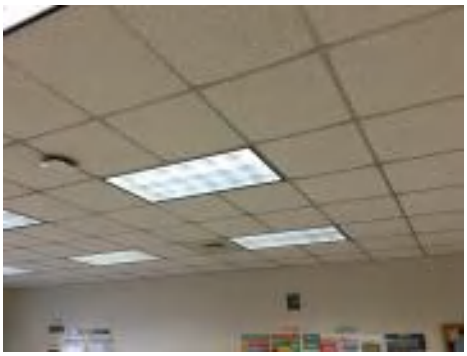
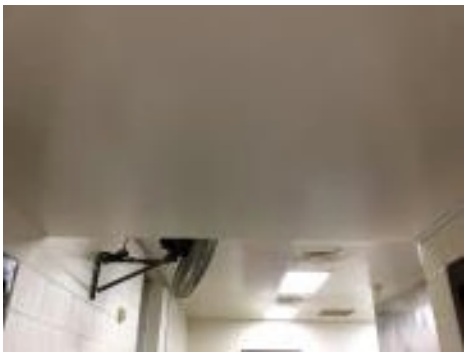
Note:

System: C3020 - Floor Finishes

Note: VCT and carpet is original and needs to be replaced.

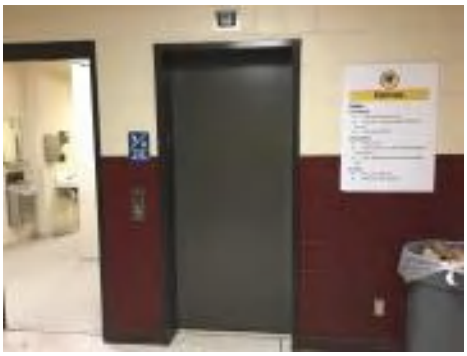
System: C3030 - Ceiling Finishes

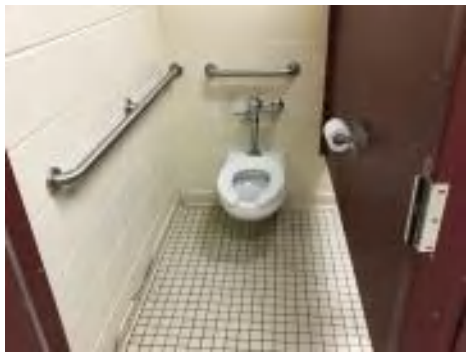
Note: ACT Tiles needs to be replaced

System: D1010 - Elevators and Lifts



Note:

System: D2010 - Plumbing Fixtures

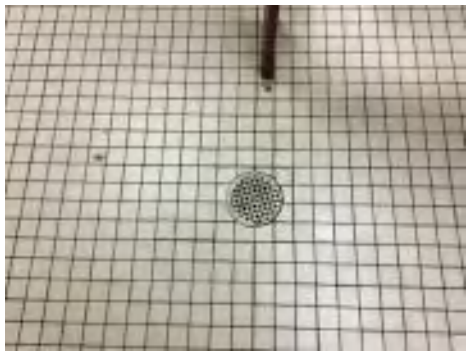
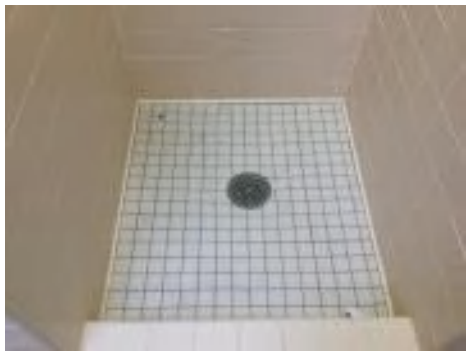


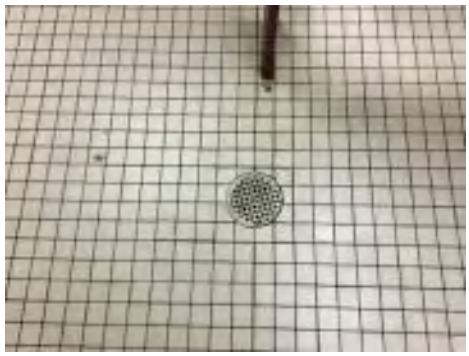
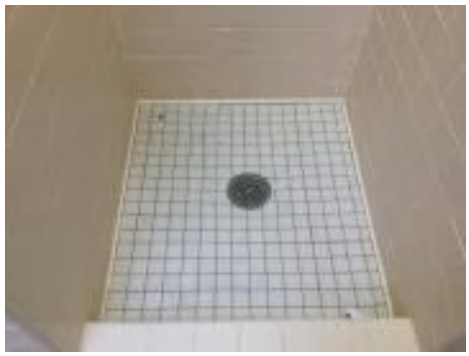
Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

Note:

System: D2040 - Rain Water Drainage

Note:

System: D2090 - Other Plumbing Systems -Nat Gas

Note:

System: D3020 - Heat Generating Systems

Note:

System: D3030 - Cooling Generating Systems

Note: Chillers in 2016 and cooling towers were installed in 2002

System: D3040 - Distribution Systems

Note:

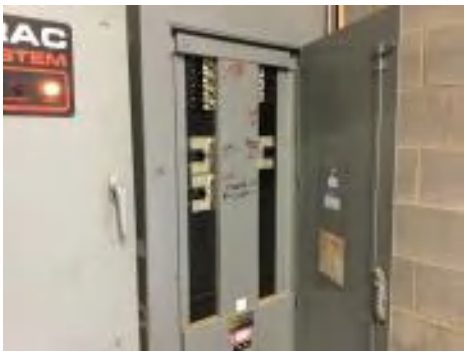
System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

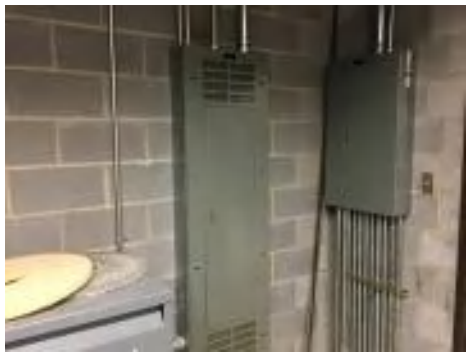
Note:

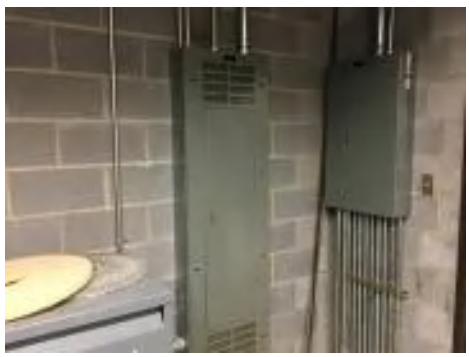
System: D5010 - Electrical Service/Distribution



Note:

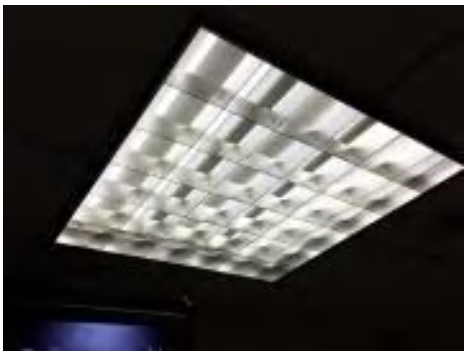
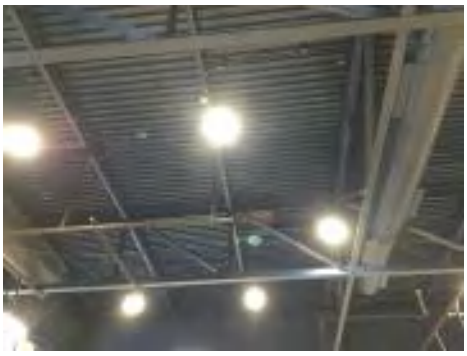
System: D5020 - Branch Wiring

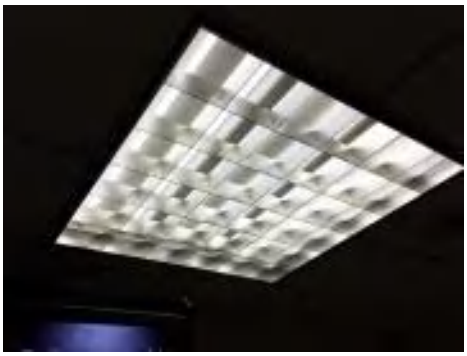




Note:

System: D5020 - Lighting



Note: Lights are changed to T8's and now they are being upgraded to LED's.

System: D5030810 - Security & Detection Systems

Note:

System: D5030910 - Fire Alarm Systems

Note:

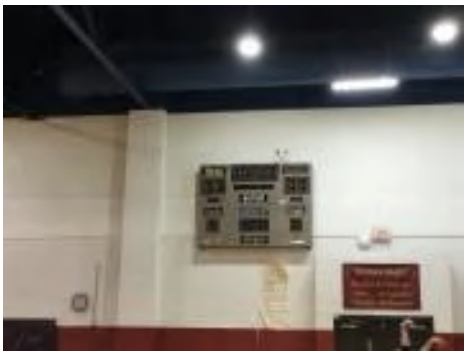
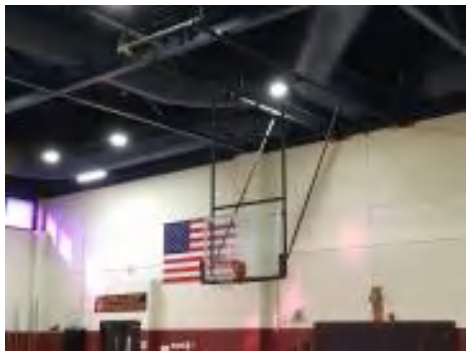
System: D5030920 - Data Communication

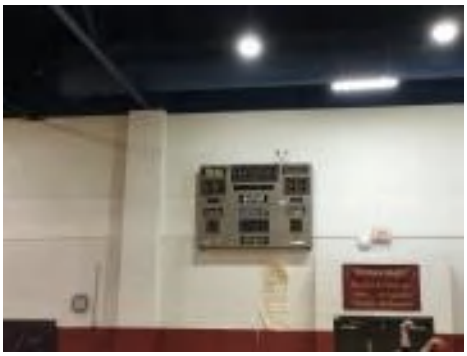
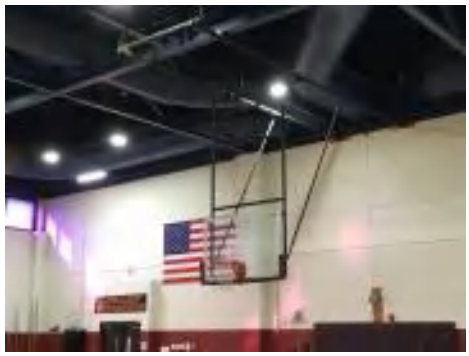
Note:

System: D5090 - Other Electrical Systems

Note: Propane powered

System: E1020 - Institutional Equipment

Note: New projectors, but the sports equipment is original.

System: E1090 - Other Equipment

Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$6,534,605**	**$0**	**$0**	**$855,571**	**$4,908,499**	**$11,594,346**	**$0**	**$645,178**	**$0**	**$0**	**$0**	**$24,538,201**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$1,909,750	$0	$0	$0	$0	$0	**$1,909,750**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$185,166	$0	$0	$0	$0	$0	**$185,166**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$21,481	$0	$0	$0	$0	$0	**$21,481**
B3020 - Roof Openings	$0	$0	$0	$0	$42,300	$0	$0	$0	$0	$0	$0	**$42,300**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$446,577	$0	$0	$0	$0	$0	**$446,577**
C1030 - Fittings	$2,052,945	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,052,945**

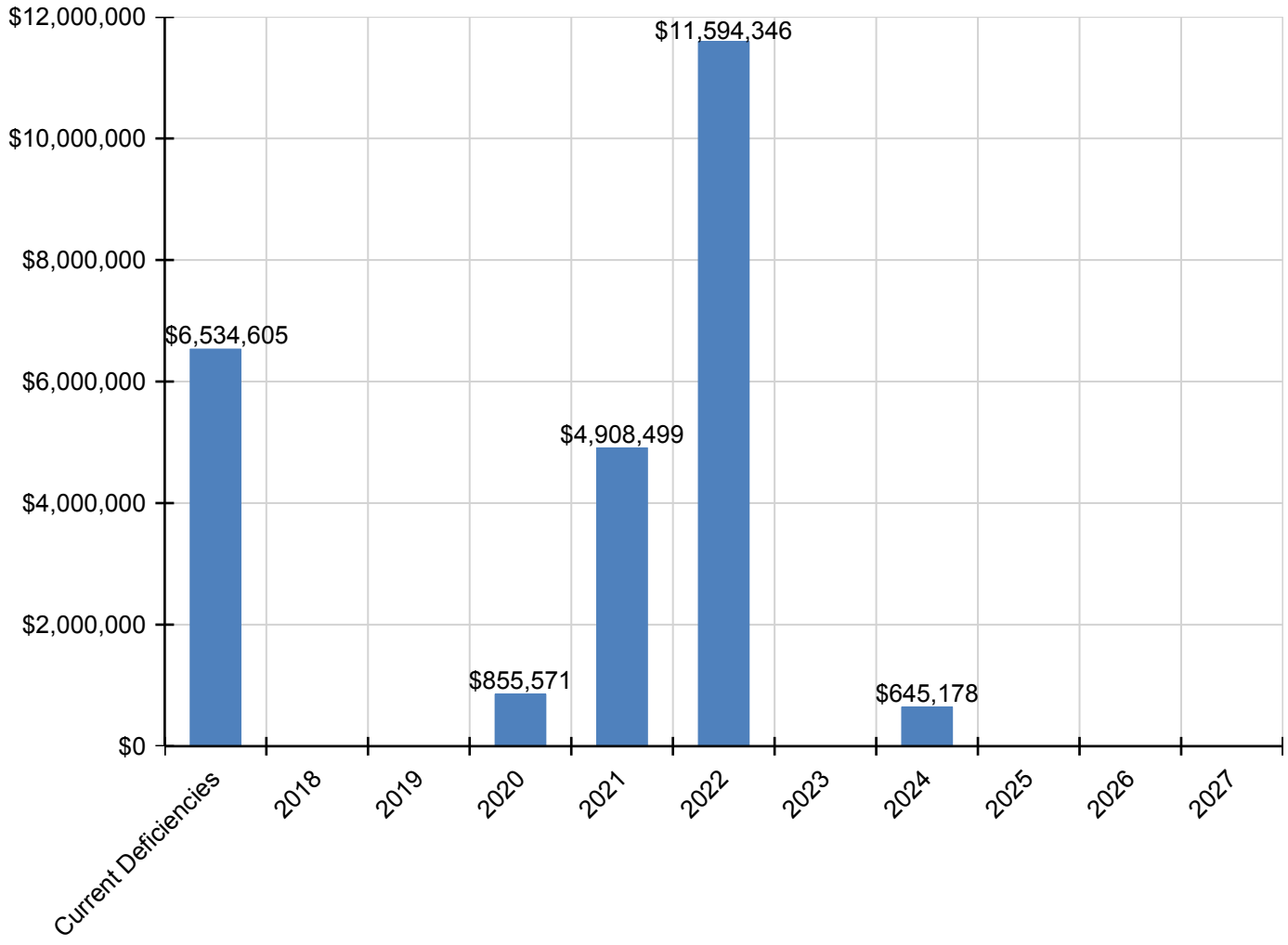
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$645,178	$0	$0	$0	**$645,178**
C3020 - Floor Finishes	$518,910	$0	$0	$0	$1,834,738	$0	$0	$0	$0	$0	$0	**$2,353,648**
C3030 - Ceiling Finishes	$323,509	$0	$0	$0	$2,003,937	$0	$0	$0	$0	$0	$0	**$2,327,446**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$219,657	$0	$0	$0	$0	$0	**$219,657**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$1,749,998	$0	$0	$0	$0	$0	**$1,749,998**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$186,982	$0	$0	$0	$0	$0	**$186,982**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$294,087	$0	$0	$0	$0	$0	**$294,087**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$107,105	$0	$0	$0	$0	$0	**$107,105**
D2090 - Other Plumbing Systems -Nat Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$1,572,094	$0	$0	$0	$0	$0	**$1,572,094**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$1,933,349	$0	$0	$0	$0	$0	**$1,933,349**
D3050 - Terminal & Package Units	$0	$0	$0	$855,571	$0	$0	$0	$0	$0	$0	$0	**$855,571**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$613,848	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$613,848**
D4020 - Standpipes	$104,918	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$104,918**
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	$891,338	$0	$0	$0	$0	$0	**$891,338**
D5020 - Lighting	$0	$0	$0	$0	$0	$2,076,762	$0	$0	$0	$0	$0	**$2,076,762**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$355,468	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$355,468**
D5030910 - Fire Alarm Systems	$643,601	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$643,601**
D5030920 - Data Communication	$0	$0	$0	$0	$937,638	$0	$0	$0	$0	$0	$0	**$937,638**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$89,887	$0	$0	$0	$0	$0	$0	**$89,887**

E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment	$1,067,970	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,067,970**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$853,436	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$853,436**

** Indicates non-renewable system*

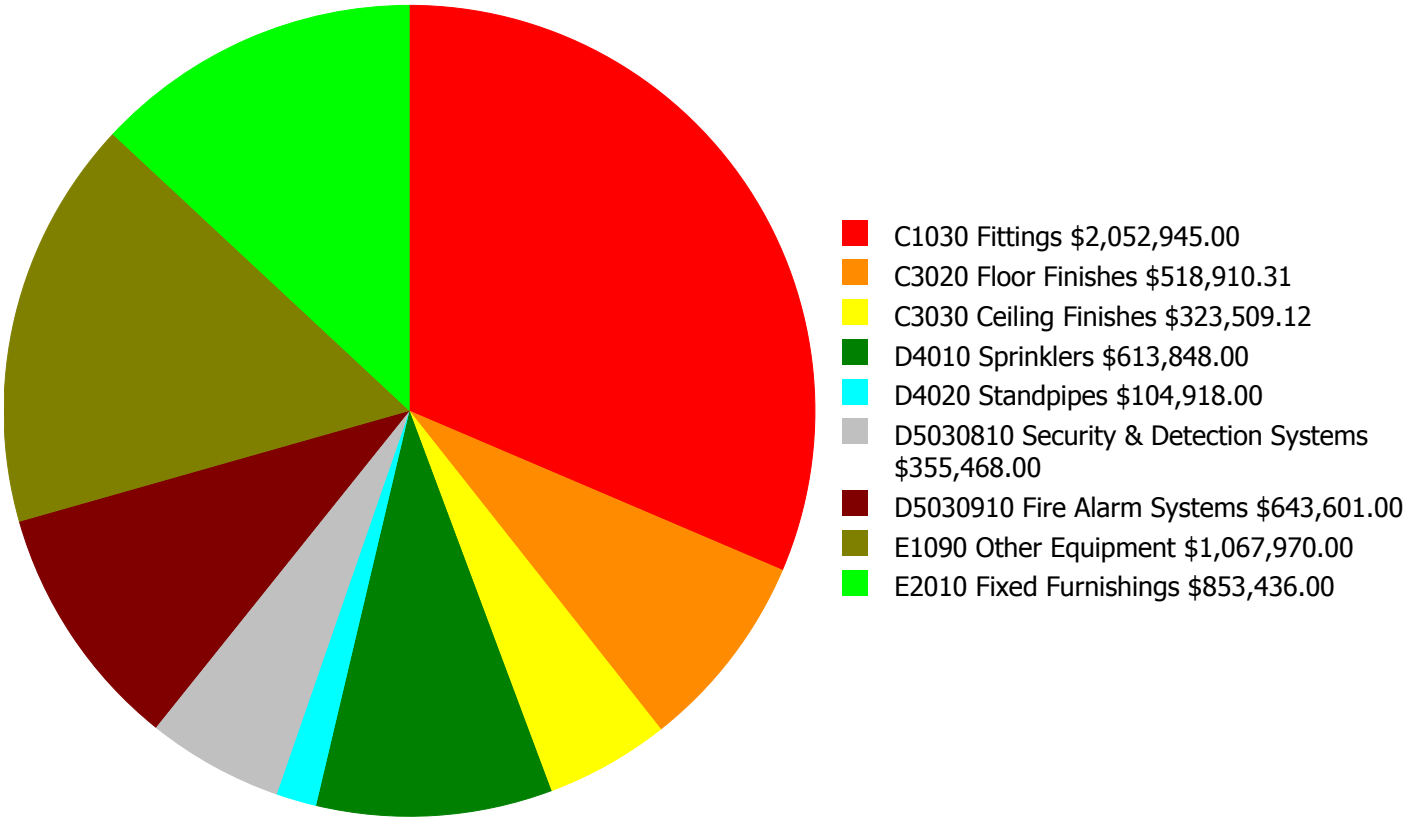
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

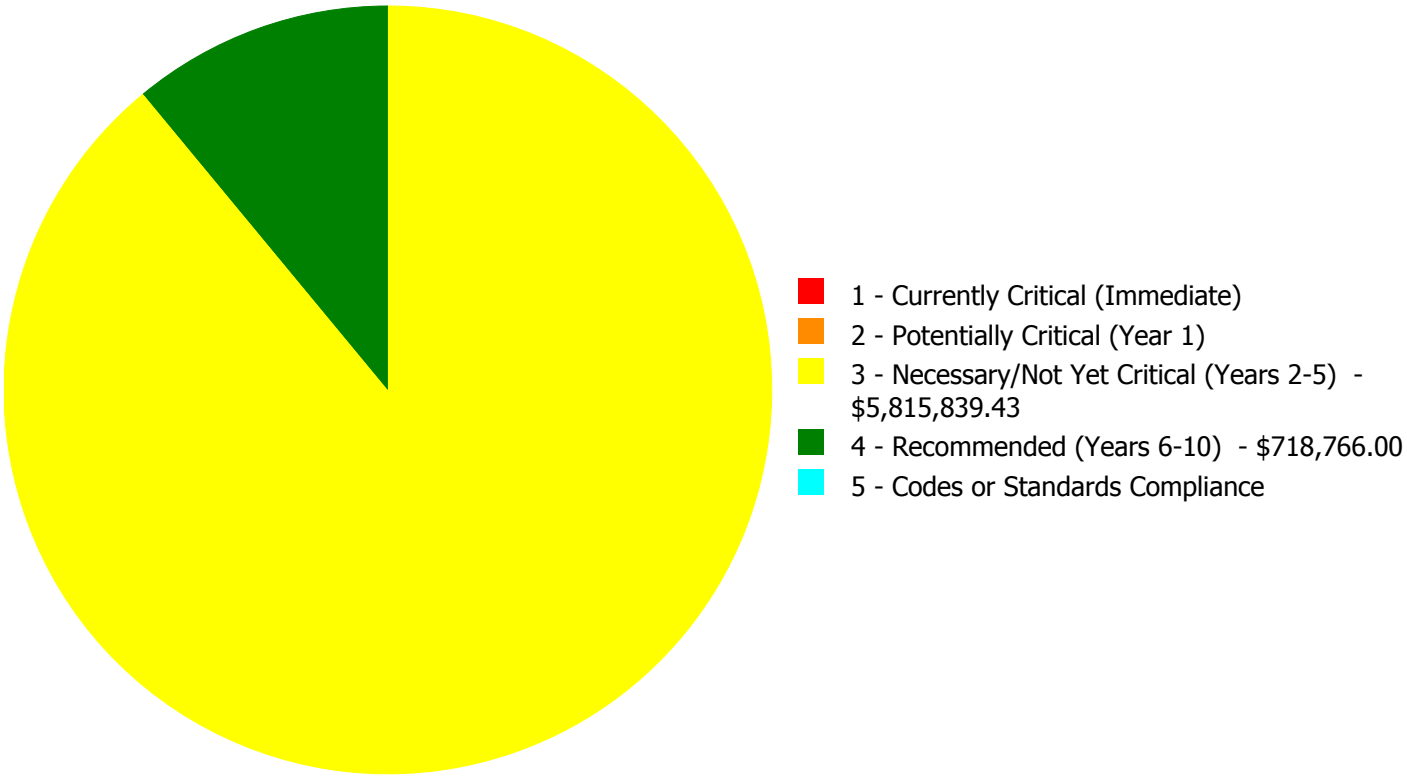
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $6,534,605.43

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: $6,534,605.43

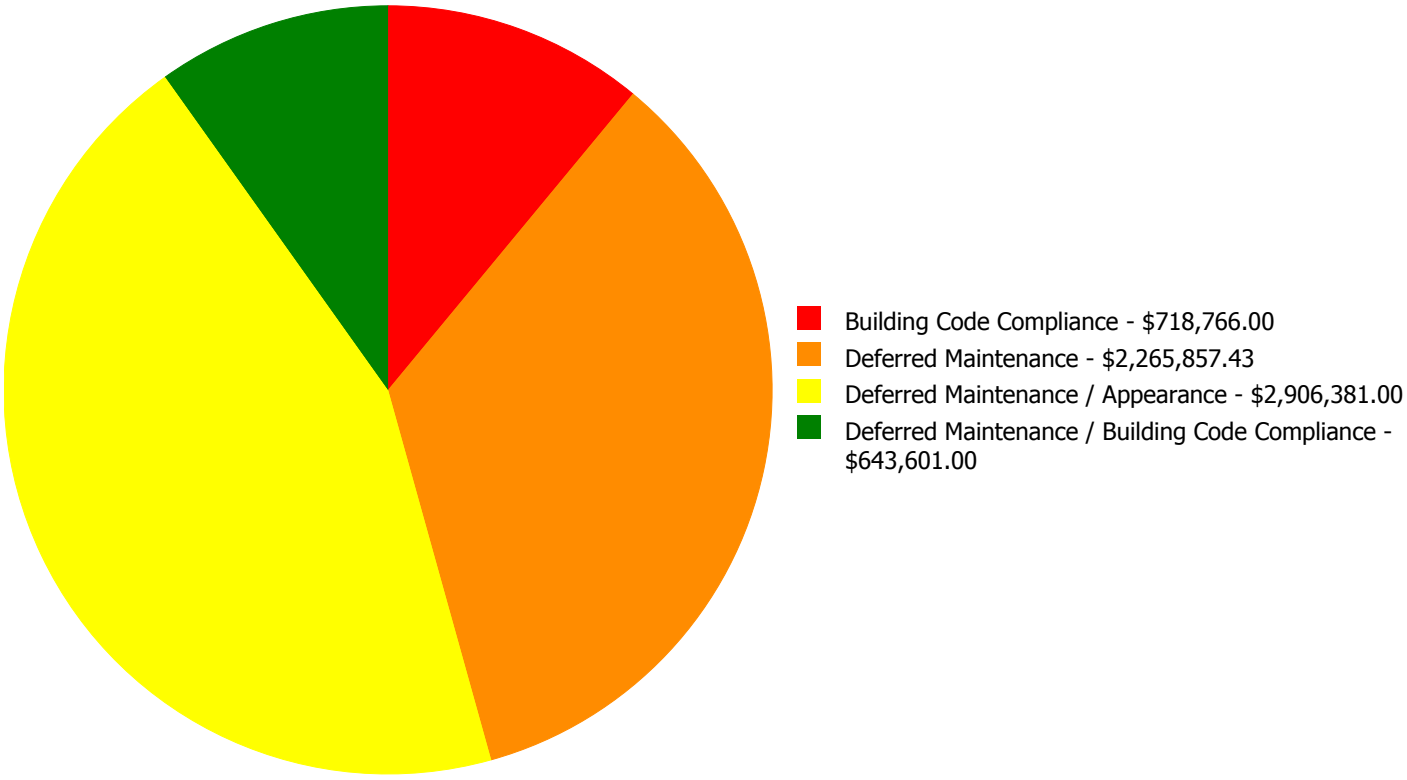
Deficiency By Priority Investment Table

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
C1030	Fittings	$0.00	$0.00	$2,052,945.00	$0.00	$0.00	$2,052,945.00
C3020	Floor Finishes	$0.00	$0.00	$518,910.31	$0.00	$0.00	$518,910.31
C3030	Ceiling Finishes	$0.00	$0.00	$323,509.12	$0.00	$0.00	$323,509.12
D4010	Sprinklers	$0.00	$0.00	$0.00	$613,848.00	$0.00	$613,848.00
D4020	Standpipes	$0.00	$0.00	$0.00	$104,918.00	$0.00	$104,918.00
D5030810	Security & Detection Systems	$0.00	$0.00	$355,468.00	$0.00	$0.00	$355,468.00
D5030910	Fire Alarm Systems	$0.00	$0.00	$643,601.00	$0.00	$0.00	$643,601.00
E1090	Other Equipment	$0.00	$0.00	$1,067,970.00	$0.00	$0.00	$1,067,970.00
E2010	Fixed Furnishings	$0.00	$0.00	$853,436.00	$0.00	$0.00	$853,436.00
	Total:	$0.00	$0.00	$5,815,839.43	$718,766.00	$0.00	$6,534,605.43

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: $6,534,605.43

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: C1030 - Fittings

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 142,358.00
Unit of Measure: S.F.
Estimate: $2,052,945.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

Notes: The fittings are beyond its service life and should be replaced.

System: C3020 - Floor Finishes

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace vinyl tile flooring
Qty: 4,072.00
Unit of Measure: S.Y.
Estimate: $437,797.01
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

Notes: The vinyl flooring is beyond its service life and should be replaced.

System: C3020 - Floor Finishes

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace carpet
Qty: 948.88
Unit of Measure: S.Y.
Estimate: $81,113.30
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

Notes: The carpet is beyond its service life and should be replaced.

System: C3030 - Ceiling Finishes

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace acoustic tile ceiling, fire-rated
Qty: 1,138.86
Unit of Measure: C.S.F.
Estimate: $323,509.12
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

Notes: The acoustical ceiling tiles are beyond service life due to moisture and age, and the tiles should be replaced.

System: D5030810 - Security & Detection Systems

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 142,358.00
Unit of Measure: S.F.
Estimate: $355,468.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

Notes: The security system is beyond its service life and inadequate and should be replaced.

System: D5030910 - Fire Alarm Systems

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Building Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 142,358.00
Unit of Measure: S.F.
Estimate: $643,601.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

Notes: The fire alarm system is beyond its service life and should be replaced.

System: E1090 - Other Equipment

Location: Cafeteria
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 142,358.00
Unit of Measure: S.F.
Estimate: $1,067,970.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

Notes: The kitchen equipment is beyond its service life and should be replaced.

System: E2010 - Fixed Furnishings

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 142,358.00
Unit of Measure: S.F.
Estimate: $853,436.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

Notes: The fixed furnishing is beyond service life and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 142,358.00
Unit of Measure: S.F.
Estimate: $613,848.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

Notes: The school does not have any sprinkler system and should be installed.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 142,358.00
Unit of Measure: S.F.
Estimate: $104,918.00
Assessor Name: Eduardo Lopez
Date Created: 02/27/2017

Notes: The fire sprinkler system is missing and it should be installed.

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	MS -Middle School
Gross Area (SF):	200
Year Built:	1992
Last Renovation:	
Replacement Value:	$29,686
Repair Cost:	$1,905.00
Total FCI:	6.42 %
Total RSLI:	54.49 %
FCA Score:	93.58

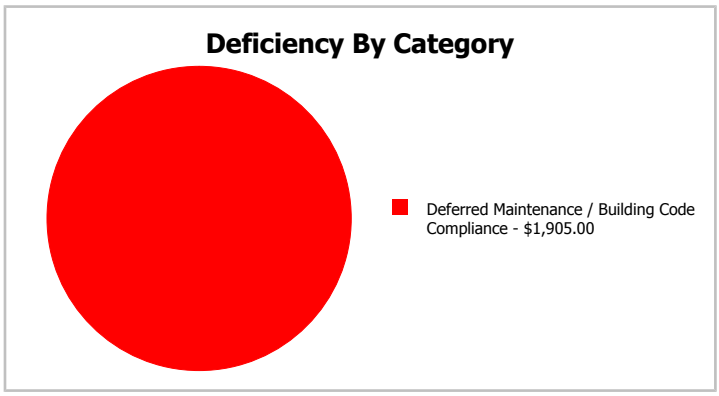
Description:

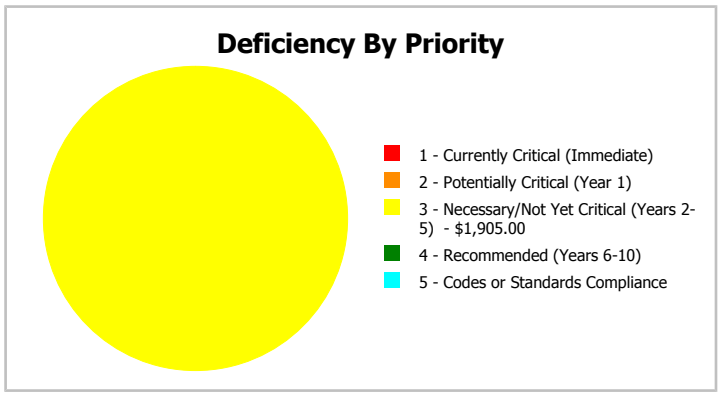
The narrative for this building is included in the Executive Summary Description at the front of this report.

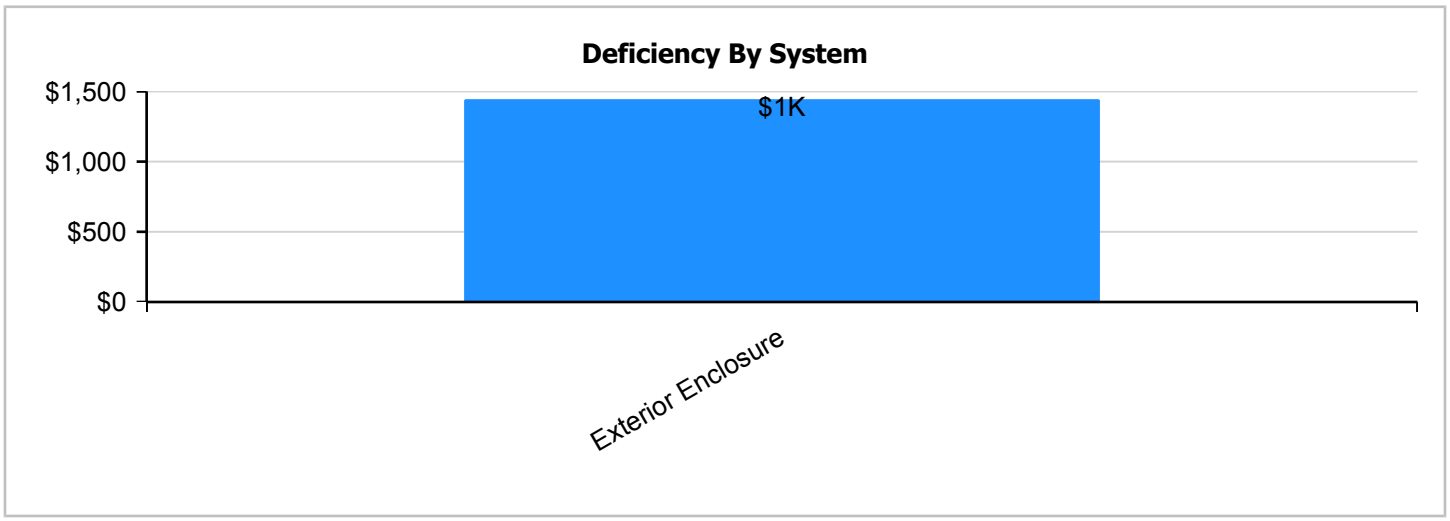
Attributes: This asset has no attributes.

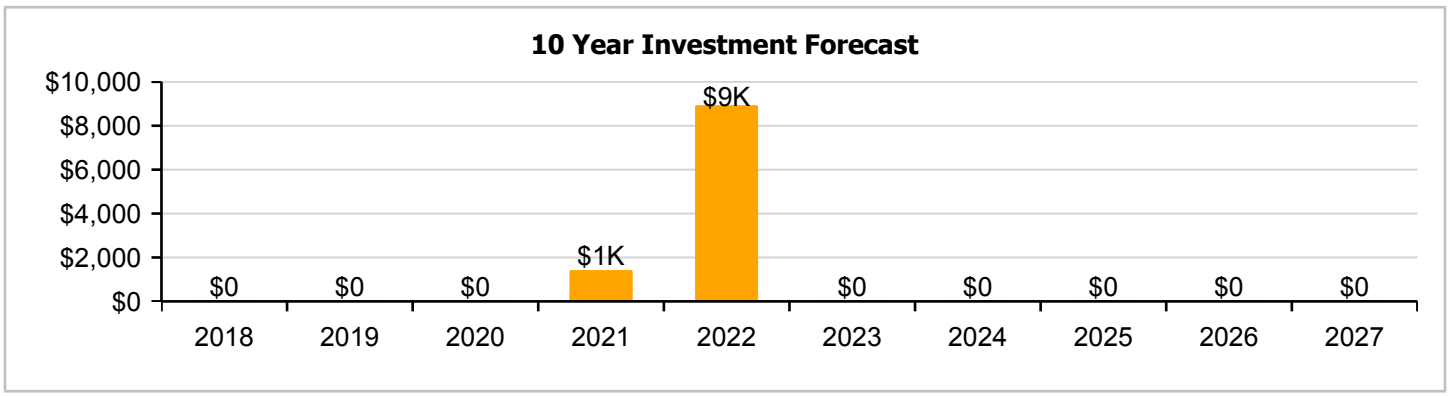
Dashboard Summary

Function:	MS -Middle School	Gross Area:	200
Year Built:	1992	Last Renovation:	
Repair Cost:	$1,905	Replacement Value:	$29,686
FCI:	6.42 %	RSLI%:	54.49 %









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	75.00 %	0.00 %	$0.00
B10 - Superstructure	75.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	45.31 %	17.13 %	$1,905.00
B30 - Roofing	20.00 %	0.00 %	$0.00
C20 - Stairs	0.00 %	0.00 %	$0.00
D50 - Electrical	19.75 %	0.00 %	$0.00
Totals:	**54.49 %**	**6.42 %**	**$1,905.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). Southeast Elevation - Nov 15, 2016

2). West Elevation - Nov 15, 2016

3). Northwest Elevation - Nov 15, 2016

4). Southwest Elevation - Nov 15, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	200	100	1992	2092		75.00 %	0.00 %	75			$4,026
A1030	Slab on Grade	$19.75	S.F.	200	100	1992	2092		75.00 %	0.00 %	75			$3,950
B1010	Floor Construction	$11.44	S.F.	200	100	1992	2092		75.00 %	0.00 %	75			$2,288
B1020	Roof Construction	$16.26	S.F.	200	100	1992	2092		75.00 %	0.00 %	75			$3,252
B2010	Exterior Walls	$29.79	S.F.	200	100	1992	2092		75.00 %	0.00 %	75			$5,958
B2020	Exterior Windows	$17.17	S.F.	200	30	1992	2022		16.67 %	0.00 %	5			$3,434
B2030	Exterior Doors	$8.66	S.F.	200	30	1992	2022	2016	0.00 %	109.99 %	-1		$1,905.00	$1,732
B3010140	Asphalt Shingles	$4.32	S.F.	200	20	1992	2012	2021	20.00 %	0.00 %	4			$864
C2010	Stair Construction	$0.00	S.F.	200	100	1992	2092		75.00 %	0.00 %	75			$0
D5010	Electrical Service/Distribution	$3.09	S.F.	200	40	1992	2032		37.50 %	0.00 %	15			$618
D5020	Branch Wiring	$9.24	S.F.	200	30	1992	2022		16.67 %	0.00 %	5			$1,848
D5020	Lighting	$8.58	S.F.	200	30	1992	2022		16.67 %	0.00 %	5			$1,716
								Total	**54.49 %**	**6.42 %**			**$1,905.00**	**$29,686**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B1010 - Floor Construction

Note:

System: B1020 - Roof Construction

Note:

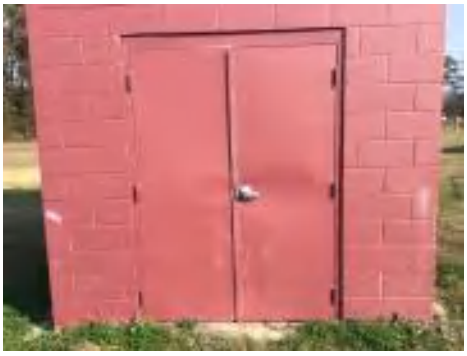
System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors



Note:

System: B3010140 - Asphalt Shingles

Note:

System: C2010 - Stair Construction

Note:

System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

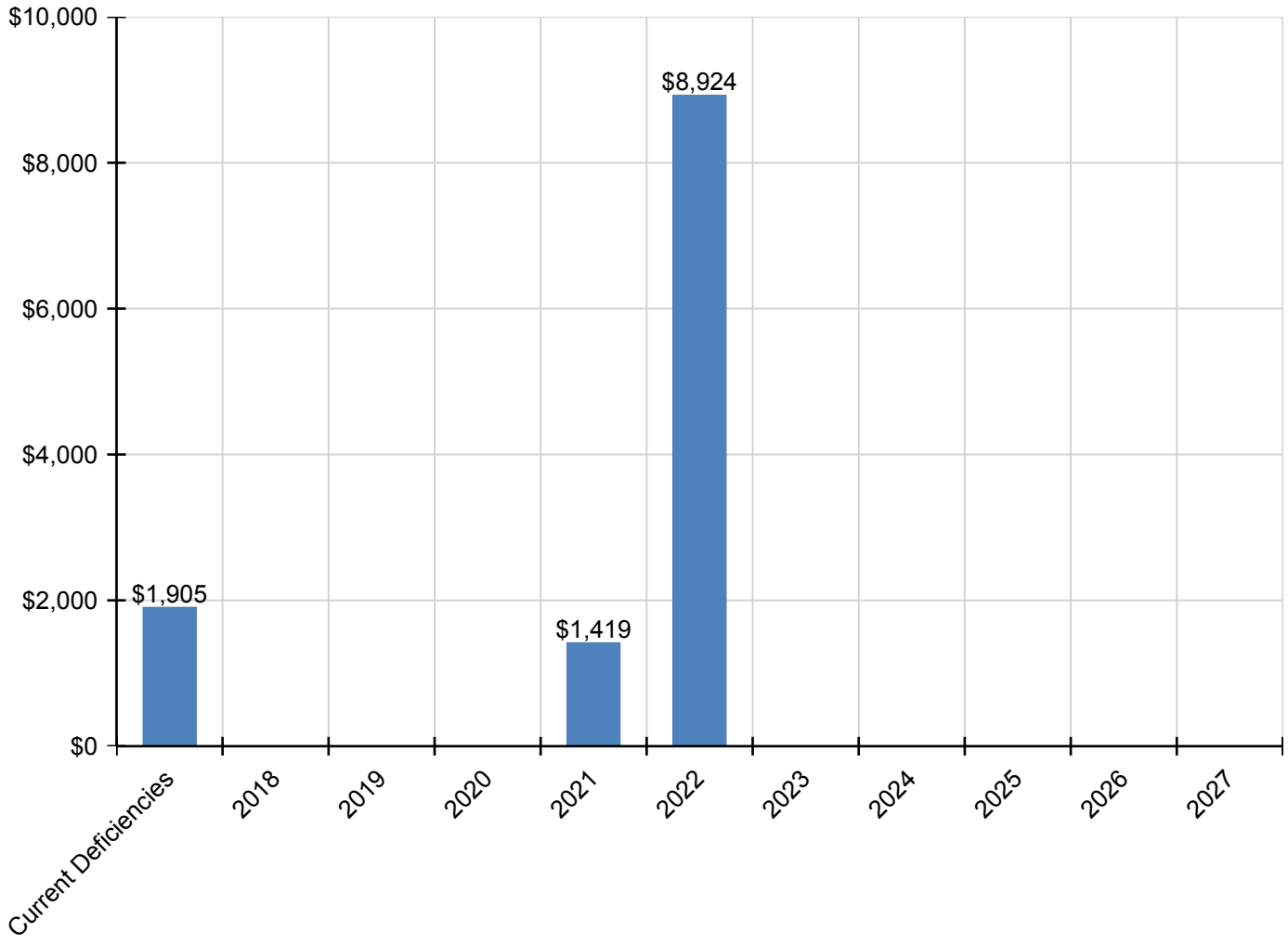
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$1,905**	**$0**	**$0**	**$0**	**$1,419**	**$8,924**	**$0**	**$0**	**$0**	**$0**	**$0**	**$12,248**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$4,379	$0	$0	$0	$0	$0	**$4,379**
B2030 - Exterior Doors	$1,905	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,905**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$0	$0	$1,419	$0	$0	$0	$0	$0	$0	**$1,419**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C2010 - Stair Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$2,357	$0	$0	$0	$0	$0	**$2,357**
D5020 - Lighting	$0	$0	$0	$0	$0	$2,189	$0	$0	$0	$0	$0	**$2,189**

** Indicates non-renewable system*

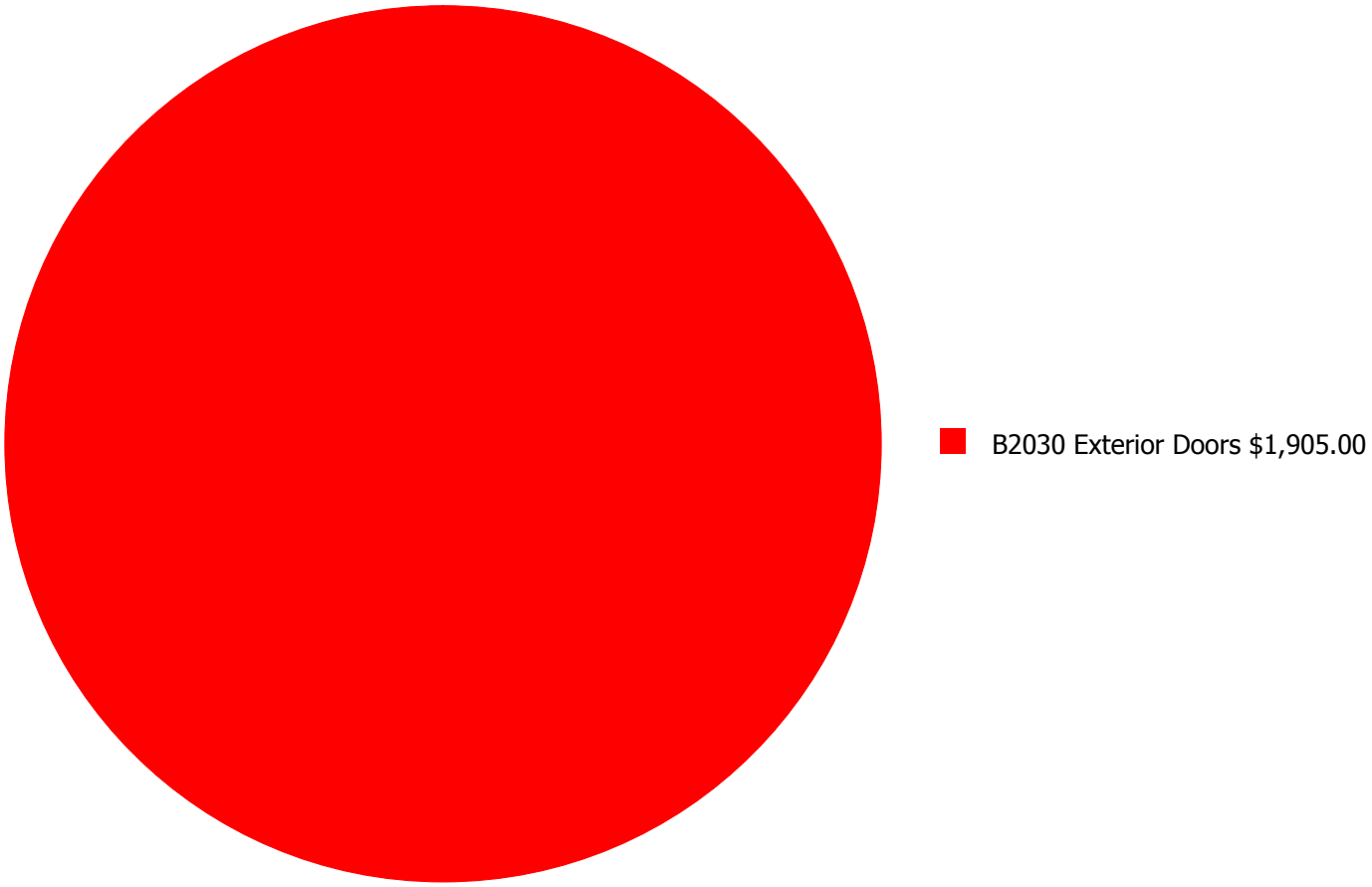
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

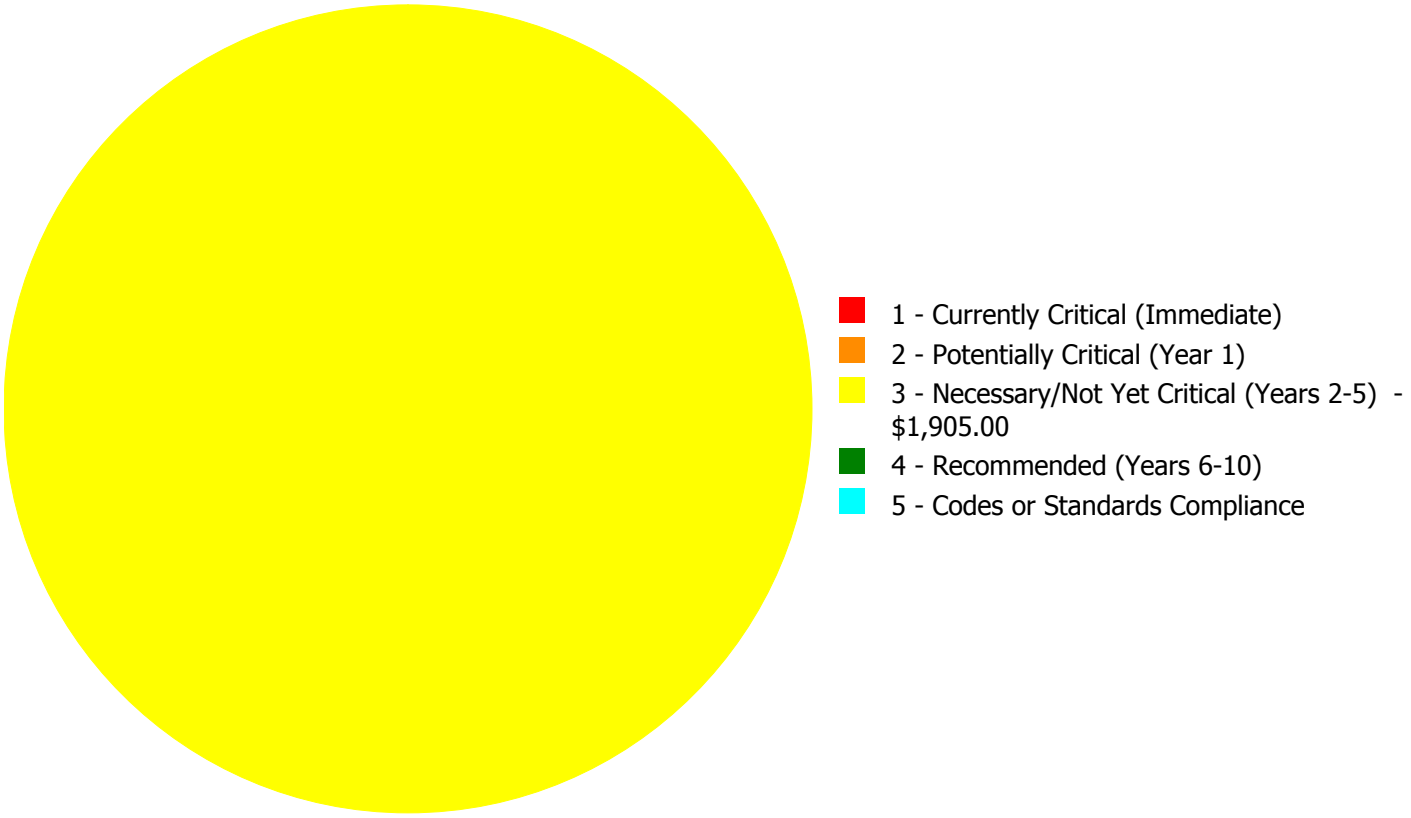
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $1,905.00

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: $1,905.00

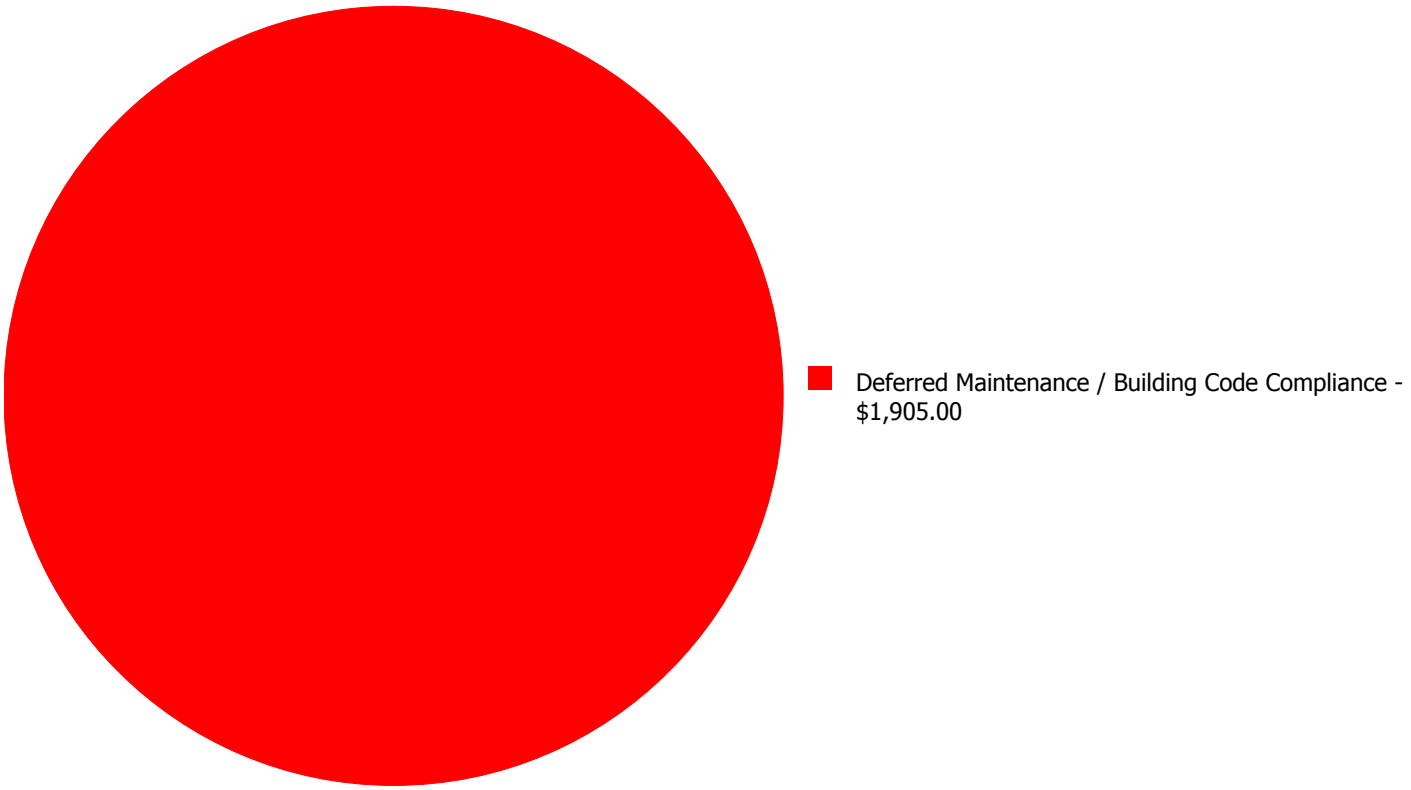
Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2030	Exterior Doors	$0.00	$0.00	$1,905.00	$0.00	$0.00	$1,905.00
	Total:	$0.00	$0.00	$1,905.00	$0.00	$0.00	$1,905.00

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:



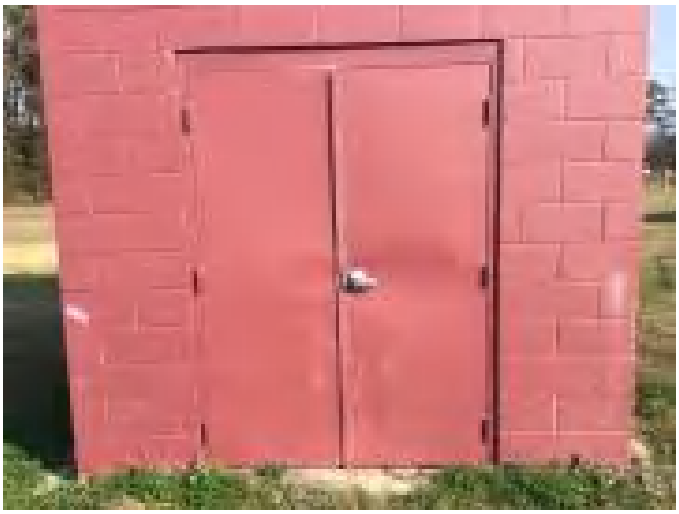
Budget Estimate Total: $1,905.00

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

Priority 3 - Necessary/Not Yet Critical (Years 2-5):

System: B2030 - Exterior Doors



Location:	Exterior of the building
Distress:	Damaged
Category:	Deferred Maintenance / Building Code Compliance
Priority:	3 - Necessary/Not Yet Critical (Years 2-5)
Correction:	Renew System
Qty:	200.00
Unit of Measure:	S.F.
Estimate:	$1,905.00
Assessor Name:	Eduardo Lopez
Date Created:	11/16/2016

Notes: The exterior door is rusted and damaged and should be replaced.

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	MS -Middle School
Gross Area (SF):	832
Year Built:	1992
Last Renovation:	
Replacement Value:	$163,554
Repair Cost:	$9,765.00
Total FCI:	5.97 %
Total RSLI:	46.18 %
FCA Score:	94.03

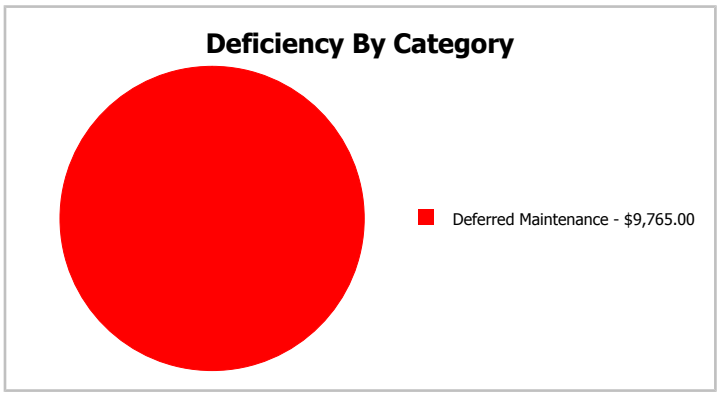
Description:

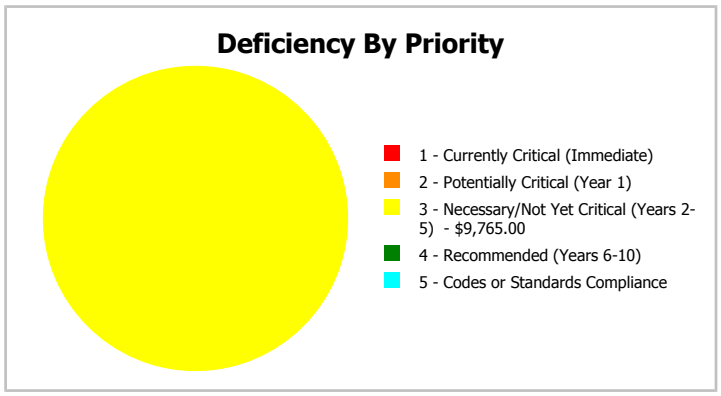
The narrative for this building is included in the Executive Summary Description at the front of this report.

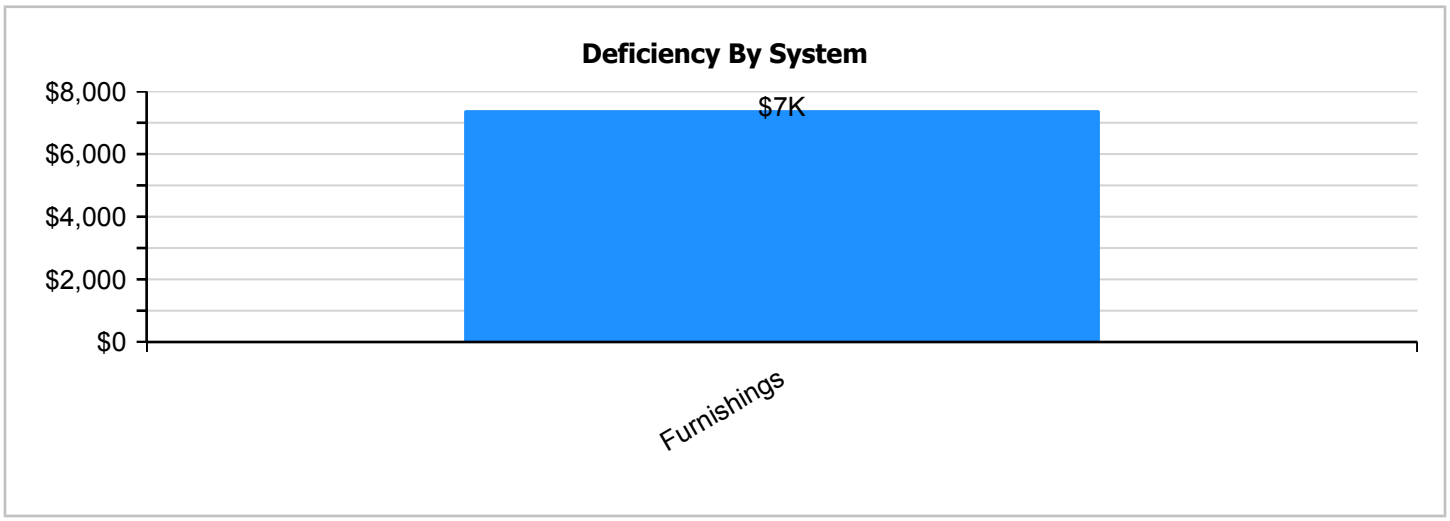
Attributes: This asset has no attributes.

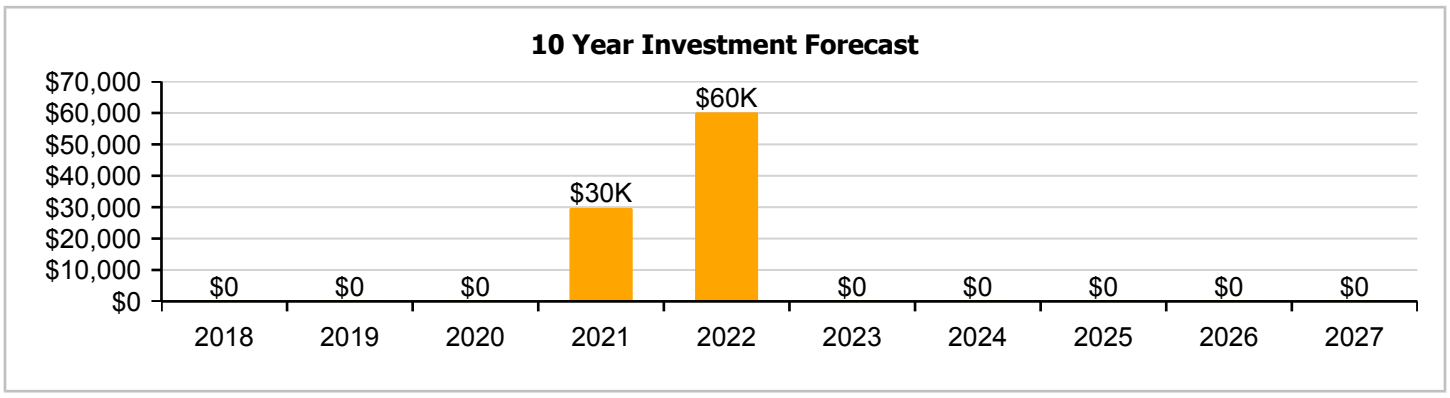
Dashboard Summary

Function:	MS -Middle School	Gross Area:	832
Year Built:	1992	Last Renovation:	
Repair Cost:	$9,765	Replacement Value:	$163,554
FCI:	5.97 %	RSLI%:	46.18 %









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	75.00 %	0.00 %	$0.00
B10 - Superstructure	75.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	47.91 %	0.00 %	$0.00
B30 - Roofing	20.00 %	0.00 %	$0.00
C10 - Interior Construction	19.31 %	0.00 %	$0.00
C20 - Stairs	75.00 %	0.00 %	$0.00
C30 - Interior Finishes	24.38 %	0.00 %	$0.00
D20 - Plumbing	16.67 %	0.00 %	$0.00
D50 - Electrical	19.75 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	110.00 %	$9,765.00
Totals:	**46.18 %**	**5.97 %**	**$9,765.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). East Elevation - Nov 15, 2016

2). South Elevation - Nov 15, 2016

3). West Elevation - Nov 15, 2016

4). North Elevation - Nov 15, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	832	100	1992	2092		75.00 %	0.00 %	75			$16,748
A1030	Slab on Grade	$19.75	S.F.	832	100	1992	2092		75.00 %	0.00 %	75			$16,432
B1010	Floor Construction	$11.44	S.F.	832	100	1992	2092		75.00 %	0.00 %	75			$9,518
B1020	Roof Construction	$16.26	S.F.	832	100	1992	2092		75.00 %	0.00 %	75			$13,528
B2010	Exterior Walls	$29.79	S.F.	832	100	1992	2092		75.00 %	0.00 %	75			$24,785
B2020	Exterior Windows	$17.17	S.F.	832	30	1992	2022		16.67 %	0.00 %	5			$14,285
B2030	Exterior Doors	$8.66	S.F.	832	30	1992	2022		16.67 %	0.00 %	5			$7,205
B3010140	Asphalt Shingles	$4.32	S.F.	832	20	1992	2012	2021	20.00 %	0.00 %	4			$3,594
C1020	Interior Doors	$2.20	S.F.	832	30	1992	2022		16.67 %	0.00 %	5			$1,830
C1030	Fittings	$8.47	S.F.	832	20	1992	2012	2021	20.00 %	0.00 %	4			$7,047
C2010	Stair Construction	$1.36	S.F.	832	100	1992	2092		75.00 %	0.00 %	75			$1,132
C3010	Wall Finishes	$5.11	S.F.	832	10	1992	2002	2021	40.00 %	0.00 %	4			$4,252
C3030	Ceiling Finishes	$9.52	S.F.	832	25	1992	2017	2021	16.00 %	0.00 %	4			$7,921
D2010	Plumbing Fixtures	$9.98	S.F.	832	30	1992	2022		16.67 %	0.00 %	5			$8,303
D2020	Domestic Water Distribution	$0.84	S.F.	832	30	1992	2022		16.67 %	0.00 %	5			$699
D5010	Electrical Service/Distribution	$3.09	S.F.	832	40	1992	2032		37.50 %	0.00 %	15			$2,571
D5020	Branch Wiring	$9.24	S.F.	832	30	1992	2022		16.67 %	0.00 %	5			$7,688
D5020	Lighting	$8.58	S.F.	832	30	1992	2022		16.67 %	0.00 %	5			$7,139
E2010	Fixed Furnishings	$10.67	S.F.	832	20	1992	2012		0.00 %	110.00 %	-5		$9,765.00	$8,877
								Total	**46.18 %**	**5.97 %**			**$9,765.00**	**$163,554**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

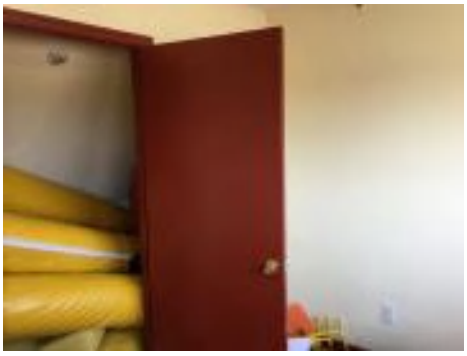
System: B2030 - Exterior Doors

Note:

System: B3010140 - Asphalt Shingles

Note:

System: C1020 - Interior Doors

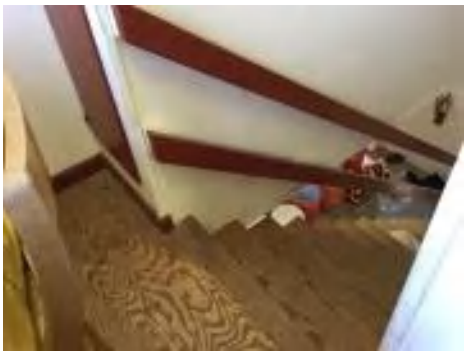


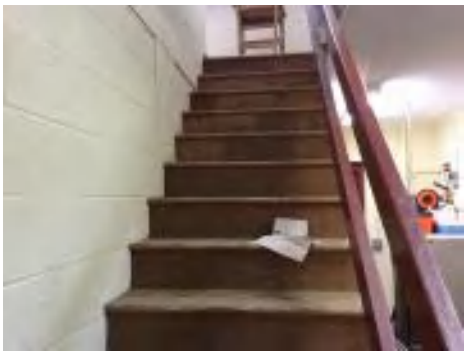
Note:

System: C1030 - Fittings

Note:

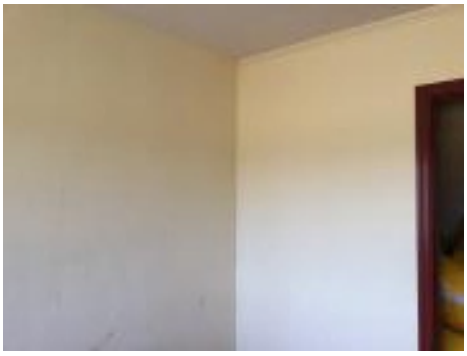
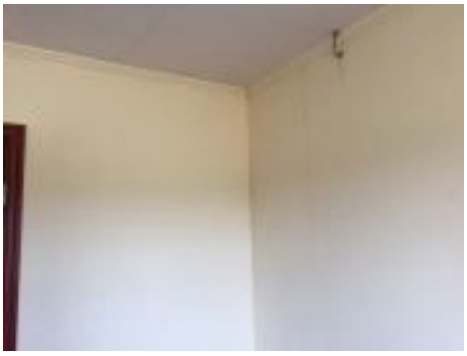
System: C2010 - Stair Construction





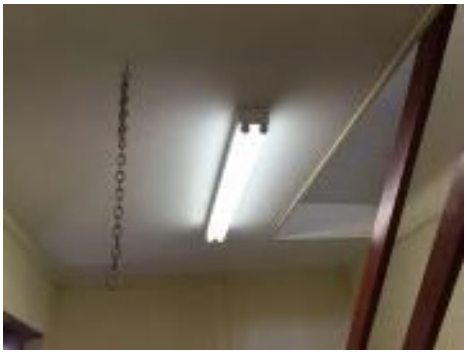
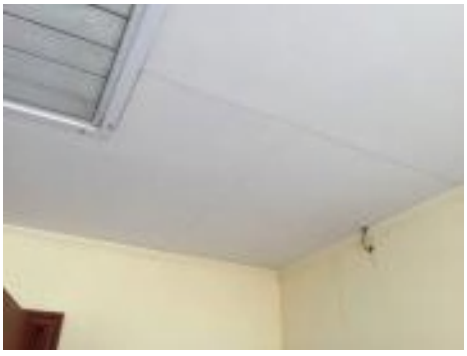
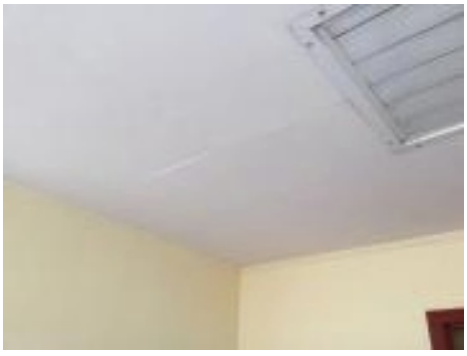
Note:

System: C3010 - Wall Finishes

Note:

System: C3030 - Ceiling Finishes

Note:

System: D2010 - Plumbing Fixtures

Note:

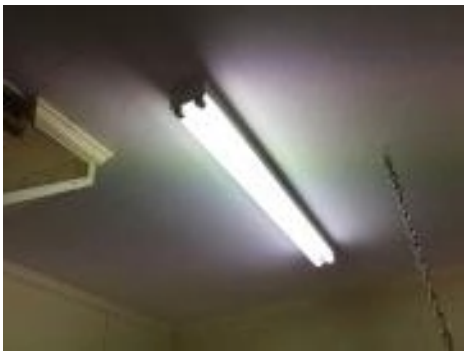
System: D2020 - Domestic Water Distribution

Note:

System: D5010 - Electrical Service/Distribution

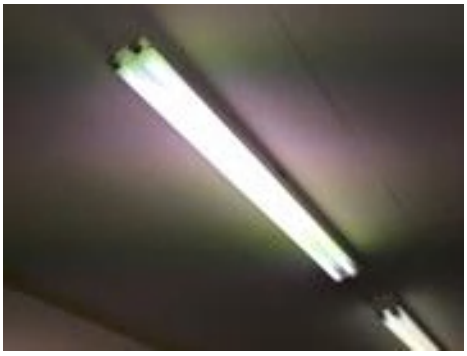
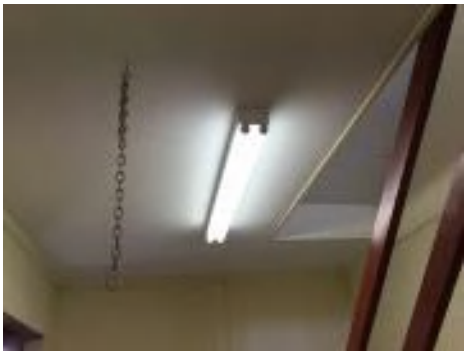
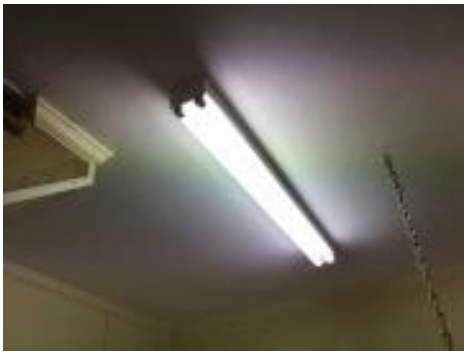
Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting

Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

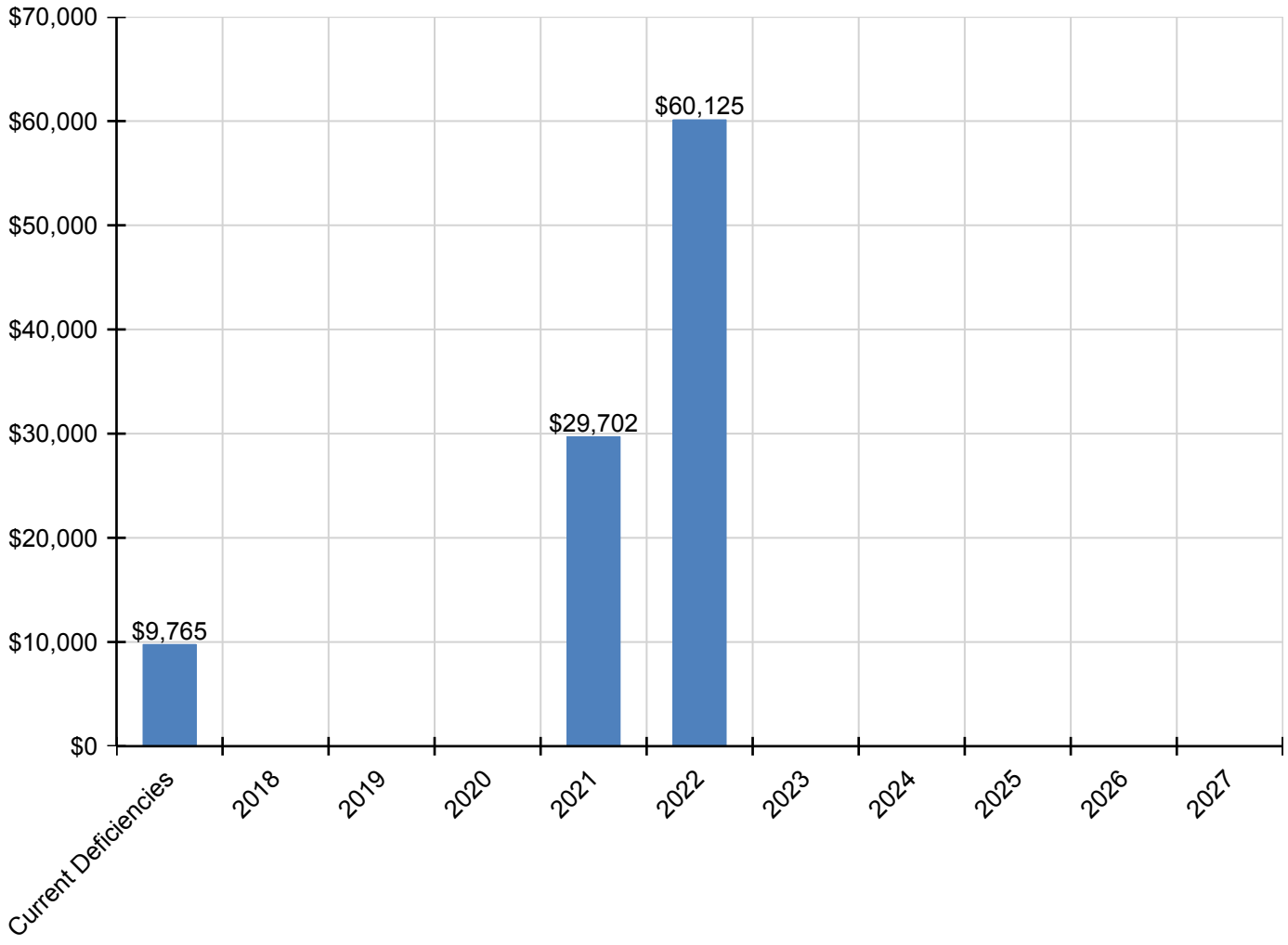
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$9,765**	**$0**	**$0**	**$0**	**$29,702**	**$60,125**	**$0**	**$0**	**$0**	**$0**	**$0**	**$99,592**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$18,217	$0	$0	$0	$0	$0	**$18,217**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$9,188	$0	$0	$0	$0	$0	**$9,188**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$0	$0	$5,907	$0	$0	$0	$0	$0	$0	**$5,907**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$2,334	$0	$0	$0	$0	$0	**$2,334**
C1030 - Fittings	$0	$0	$0	$0	$8,725	$0	$0	$0	$0	$0	$0	**$8,725**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C2010 - Stair Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$5,264	$0	$0	$0	$0	$0	$0	**$5,264**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$9,807	$0	$0	$0	$0	$0	$0	**$9,807**
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	$10,589	$0	$0	$0	$0	$0	**$10,589**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$891	$0	$0	$0	$0	$0	**$891**
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	$9,803	$0	$0	$0	$0	$0	**$9,803**
D5020 - Lighting	$0	$0	$0	$0	$0	$9,103	$0	$0	$0	$0	$0	**$9,103**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$9,765	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$9,765**

** Indicates non-renewable system*

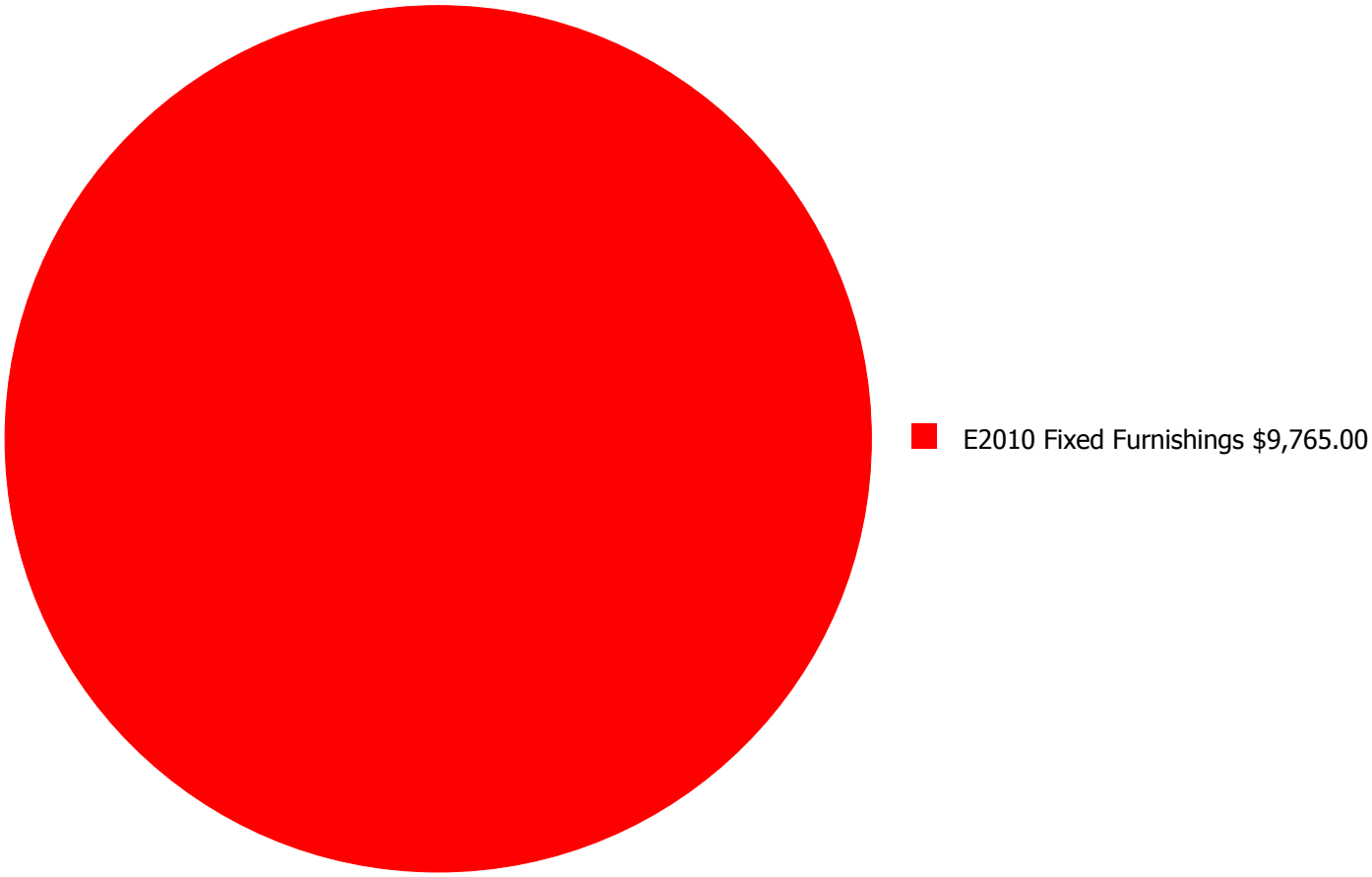
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

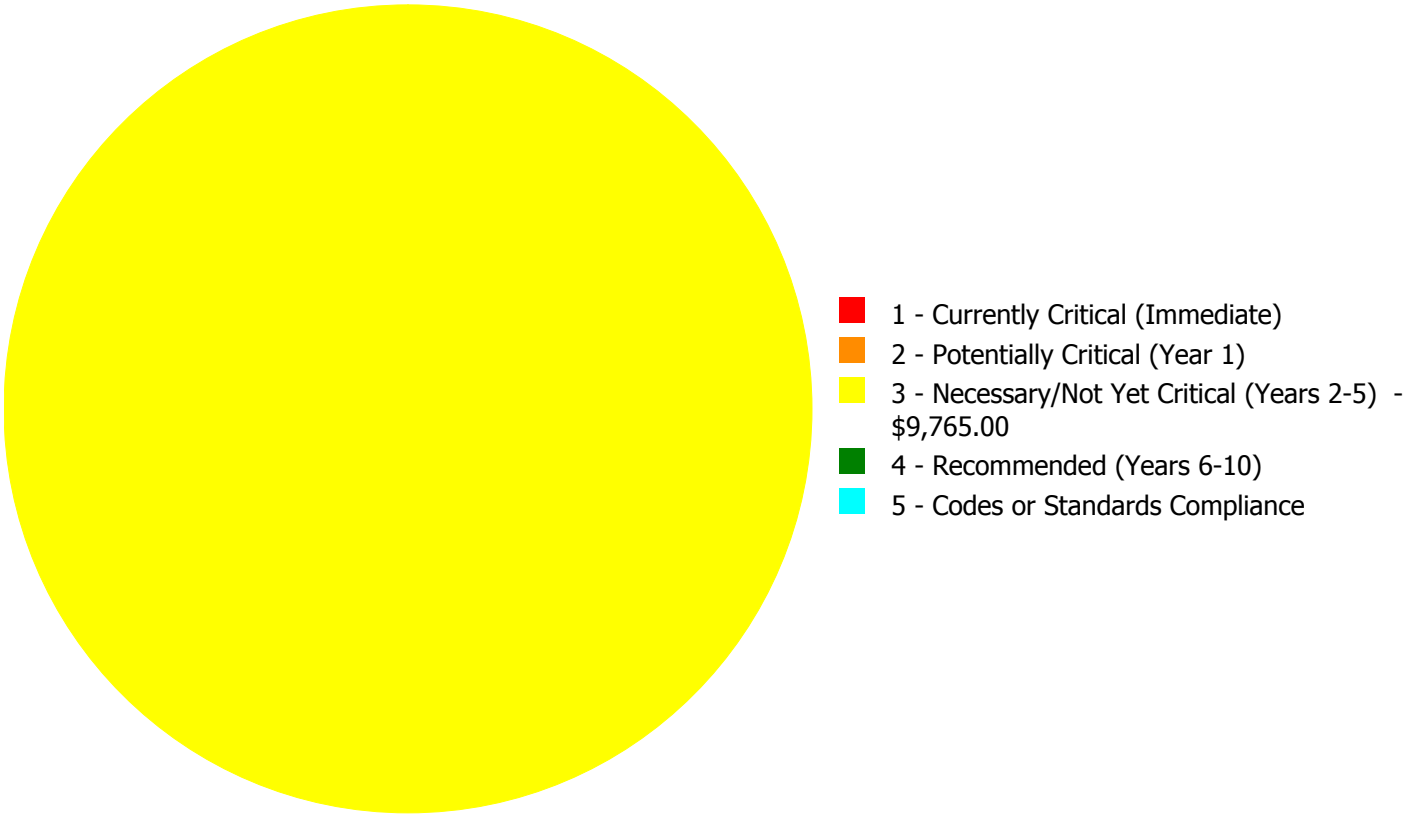
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $9,765.00

Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:



Budget Estimate Total: $9,765.00

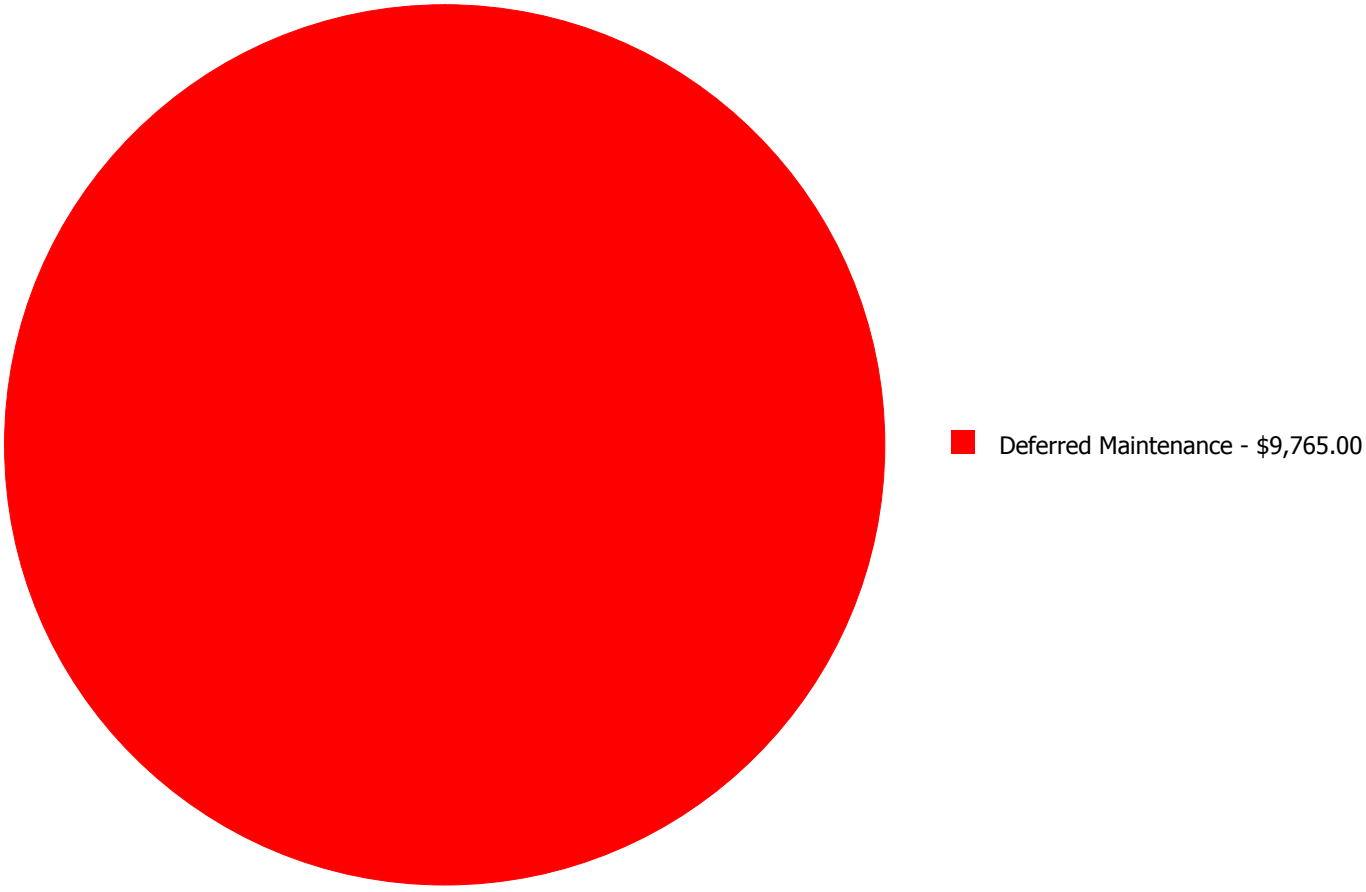
Deficiency By Priority Investment Table

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
E2010	Fixed Furnishings	$0.00	$0.00	$9,765.00	$0.00	$0.00	$9,765.00
	Total:	$0.00	$0.00	$9,765.00	$0.00	$0.00	$9,765.00

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:



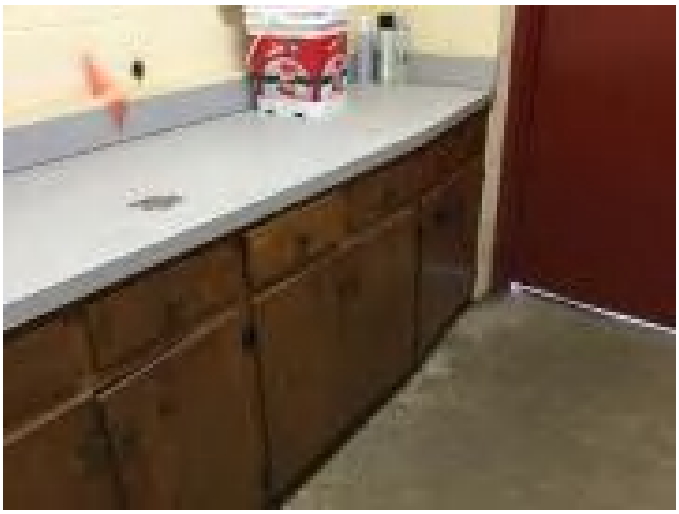
Budget Estimate Total: $9,765.00

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: E2010 - Fixed Furnishings



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 832.00
Unit of Measure: S.F.
Estimate: $9,765.00
Assessor Name: Somnath Das
Date Created: 11/16/2016

Notes: The fixed furnishing is beyond its service life and should be replaced.

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	MS -Middle School
Gross Area (SF):	143,390
Year Built:	1992
Last Renovation:	
Replacement Value:	$6,505,605
Repair Cost:	$312,303.00
Total FCI:	4.80 %
Total RSLI:	42.78 %
FCA Score:	95.20

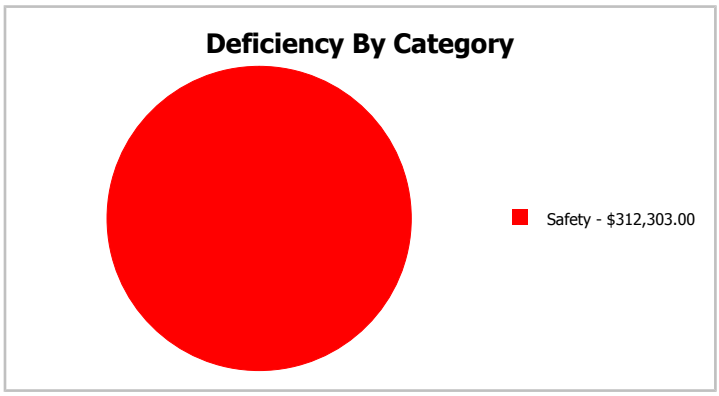
Description:

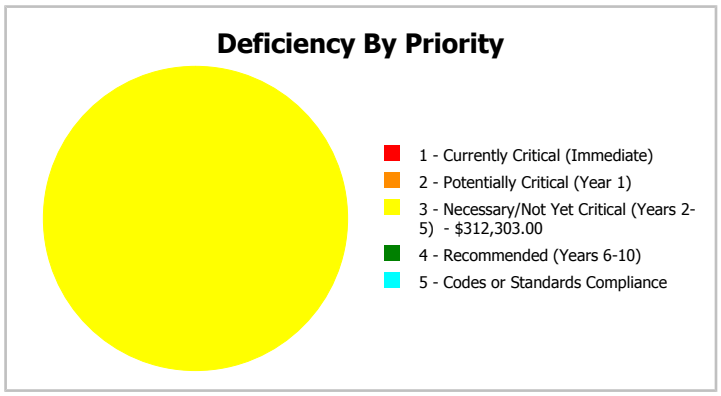
The narrative for this site is included in the Executive Summary Description at the front of this report.

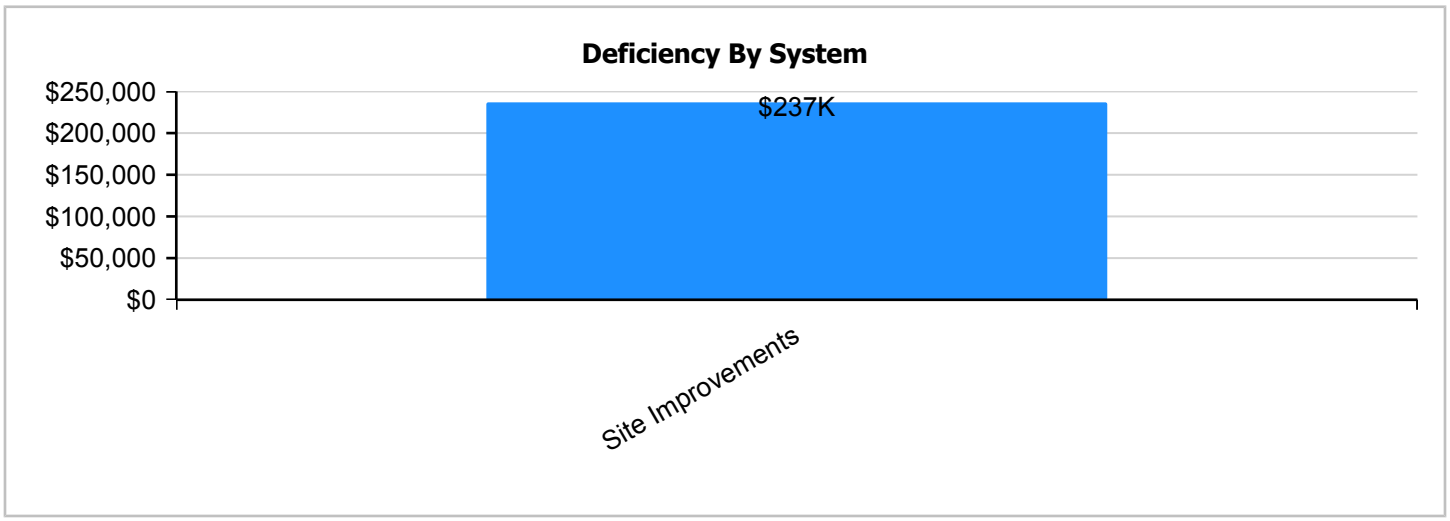
Attributes: This asset has no attributes.

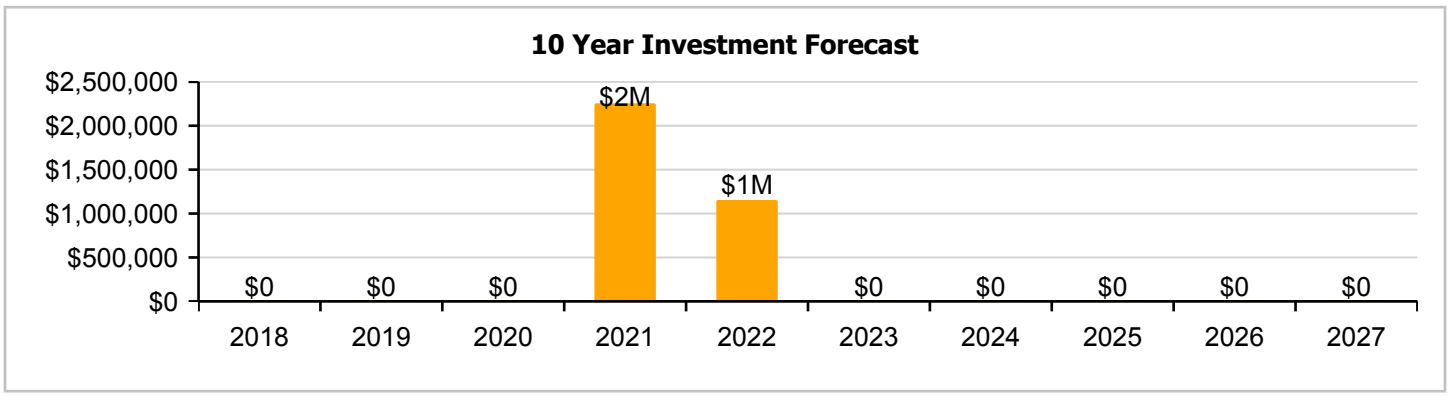
Dashboard Summary

Function:	MS -Middle School	Gross Area:	143,390
Year Built:	1992	Last Renovation:	
Repair Cost:	$312,303	Replacement Value:	$6,505,605
FCI:	4.80 %	RSLI%:	42.78 %









Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	38.13 %	7.09 %	$312,303.00
G30 - Site Mechanical Utilities	48.66 %	0.00 %	$0.00
G40 - Site Electrical Utilities	60.10 %	0.00 %	$0.00
Totals:	**42.78 %**	**4.80 %**	**$312,303.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). Aerial Image of Harnett Central Middle School - Nov 17, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$4.22	S.F.	143,390	25	2016	2041		96.00 %	0.00 %	24			$605,106
G2020	Parking Lots	$1.39	S.F.	143,390	25	2016	2041		96.00 %	0.00 %	24			$199,312
G2030	Pedestrian Paving	$1.98	S.F.	143,390	30	1992	2022	2016	0.00 %	110.00 %	-1		$312,303.00	$283,912
G2040105	Fence & Guardrails	$1.20	S.F.	143,390	30	1992	2022		16.67 %	0.00 %	5			$172,068
G2040950	Baseball Field	$7.08	S.F.	143,390	20	1992	2012	2021	20.00 %	0.00 %	4			$1,015,201
G2040950	Football Field	$4.73	S.F.	143,390	20	1992	2012	2021	20.00 %	0.00 %	4			$678,235
G2040950	Hard Surface Play Area	$0.65	S.F.	143,390	20	2013	2033		80.00 %	0.00 %	16			$93,204
G2040950	Playing Field	$2.47	S.F.	143,390	20	2013	2033		80.00 %	0.00 %	16			$354,173
G2040950	Softball Field	$5.11	S.F.	143,390	20	2002	2022		25.00 %	0.00 %	5			$732,723
G2050	Landscaping	$1.91	S.F.	143,390	15	1992	2007		0.00 %	0.00 %	-10			$273,875
G3010	Water Supply	$2.42	S.F.	143,390	50	1992	2042		50.00 %	0.00 %	25			$347,004
G3020	Sanitary Sewer	$1.52	S.F.	143,390	50	1992	2042		50.00 %	0.00 %	25			$217,953
G3030	Storm Sewer	$4.67	S.F.	143,390	50	1992	2042		50.00 %	0.00 %	25			$669,631
G3060	Fuel Distribution	$1.03	S.F.	143,390	40	1992	2032		37.50 %	0.00 %	15			$147,692
G4010	Electrical Distribution	$2.59	S.F.	143,390	50	1992	2042		50.00 %	0.00 %	25			$371,380
G4020	Site Lighting	$1.52	S.F.	143,390	30	2016	2046		96.67 %	0.00 %	29			$217,953
G4030	Site Communications & Security	$0.88	S.F.	143,390	15	1992	2007	2021	26.67 %	0.00 %	4			$126,183
								Total	**42.78 %**	**4.80 %**			**$312,303.00**	**$6,505,605**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: G2010 - Roadways

Note:

System: G2020 - Parking Lots

Note:

System: G2030 - Pedestrian Paving

Note:

System: G2040105 - Fence & Guardrails

Note:

System: G2040950 - Baseball Field

Note:

System: G2040950 - Football Field

Note:

System: G2040950 - Hard Surface Play Area

Note:

System: G2040950 - Playing Field

Note:

System: G2040950 - Softball Field

Note:

System: G2050 - Landscaping

Note:

System: G3010 - Water Supply

Note:

System: G3020 - Sanitary Sewer

Note:

System: G3030 - Storm Sewer

Note:

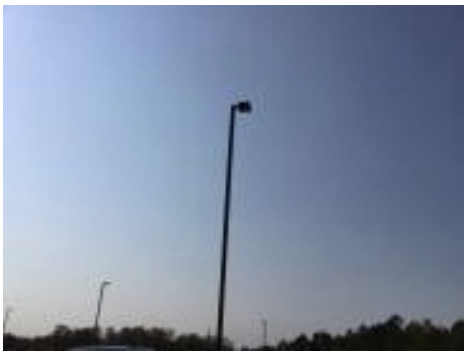
System: G3060 - Fuel Distribution

Note:

System: G4010 - Electrical Distribution

Note:

System: G4020 - Site Lighting



Note:

System: G4030 - Site Communications & Security

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

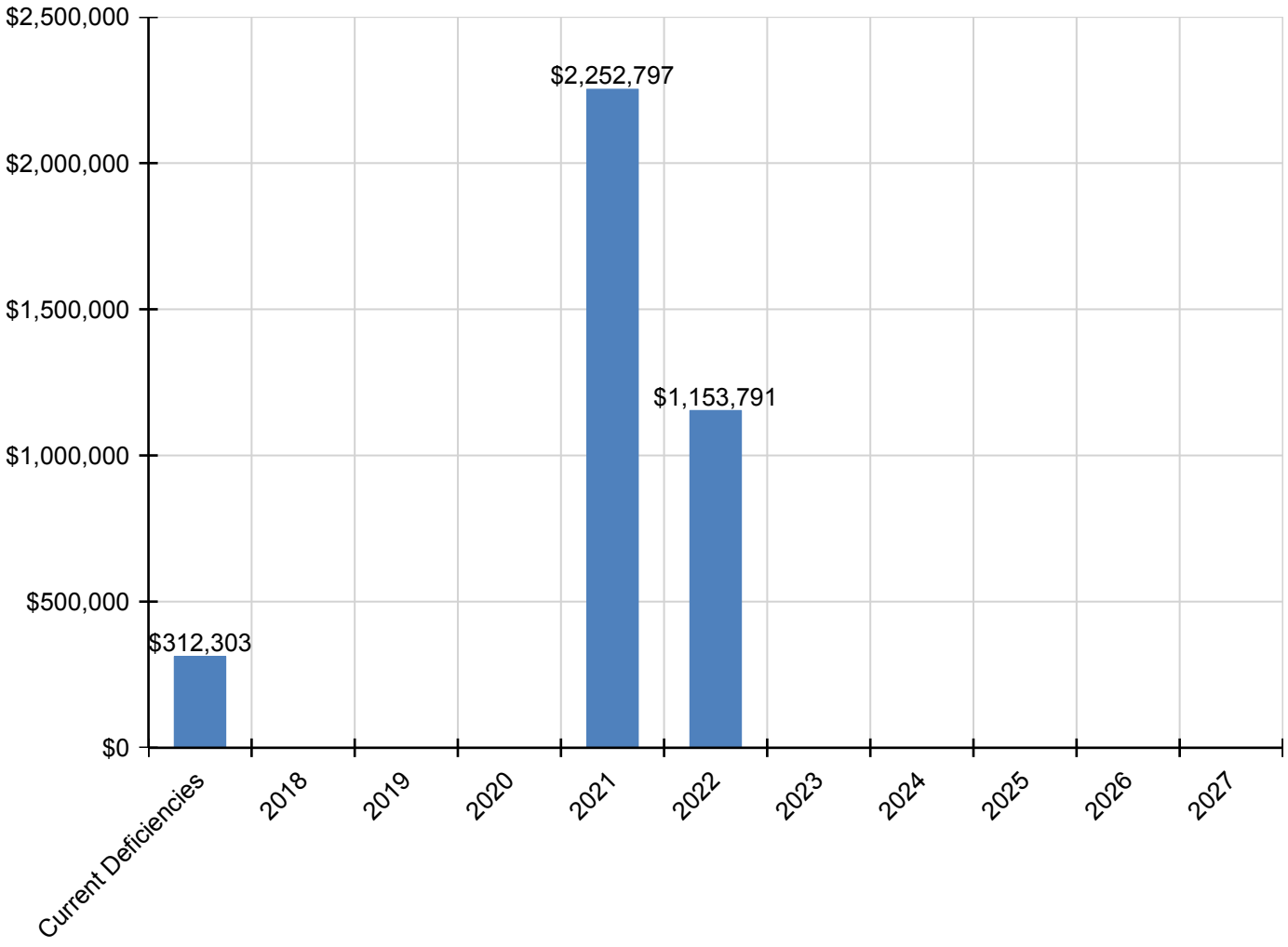
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$312,303**	**$0**	**$0**	**$0**	**$2,252,797**	**$1,153,791**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,718,891**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2030 - Pedestrian Paving	$312,303	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$312,303**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$219,422	$0	$0	$0	$0	$0	**$219,422**
G2040950 - Baseball Field	$0	$0	$0	$0	$1,256,879	$0	$0	$0	$0	$0	$0	**$1,256,879**
G2040950 - Football Field	$0	$0	$0	$0	$839,695	$0	$0	$0	$0	$0	$0	**$839,695**
G2040950 - Hard Surface Play Area	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Playing Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Softball Field	$0	$0	$0	$0	$0	$934,369	$0	$0	$0	$0	$0	**$934,369**
*** G2050 - Landscaping**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communications & Security	$0	$0	$0	$0	$156,223	$0	$0	$0	$0	$0	$0	**$156,223**

** Indicates non-renewable system*

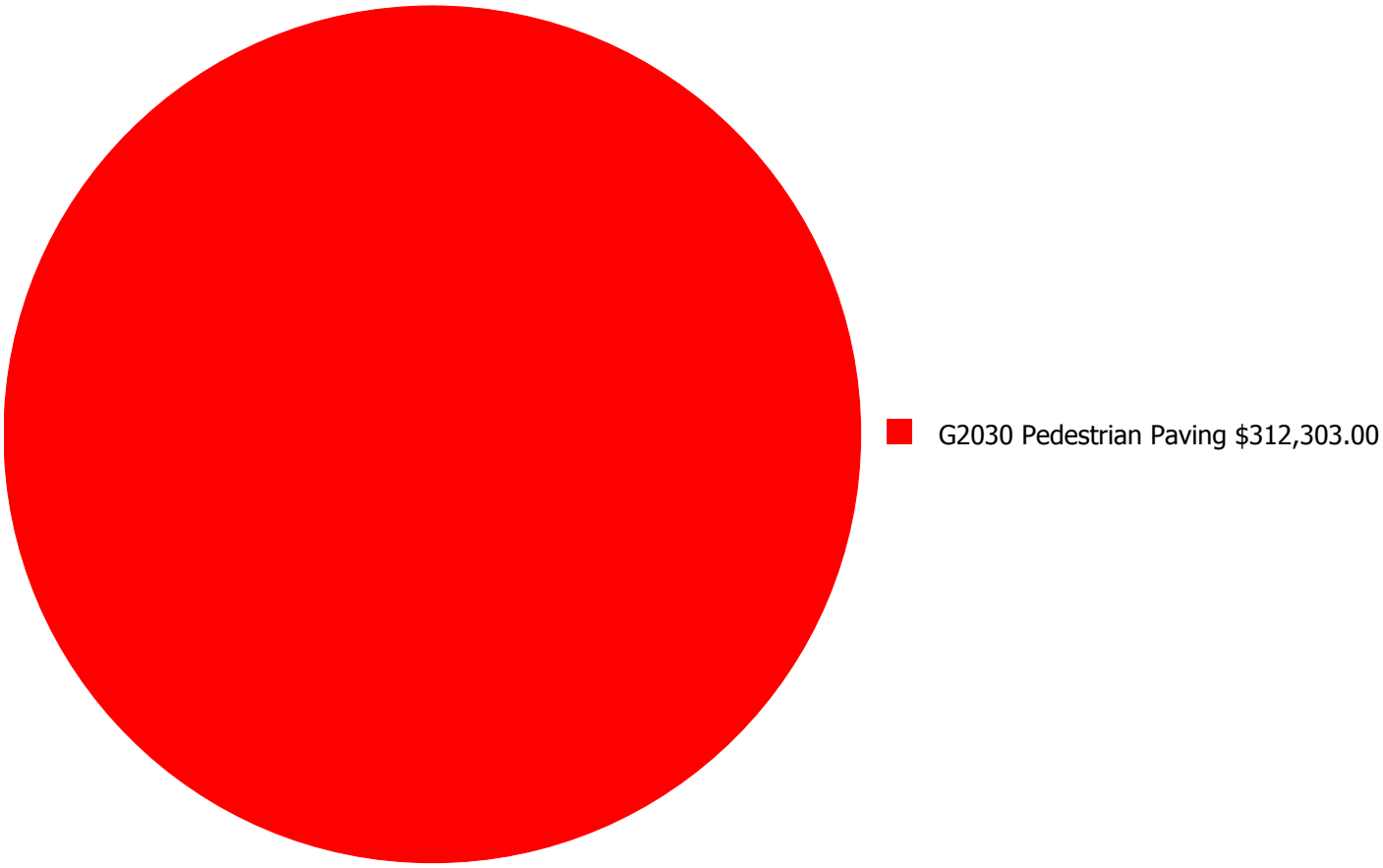
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

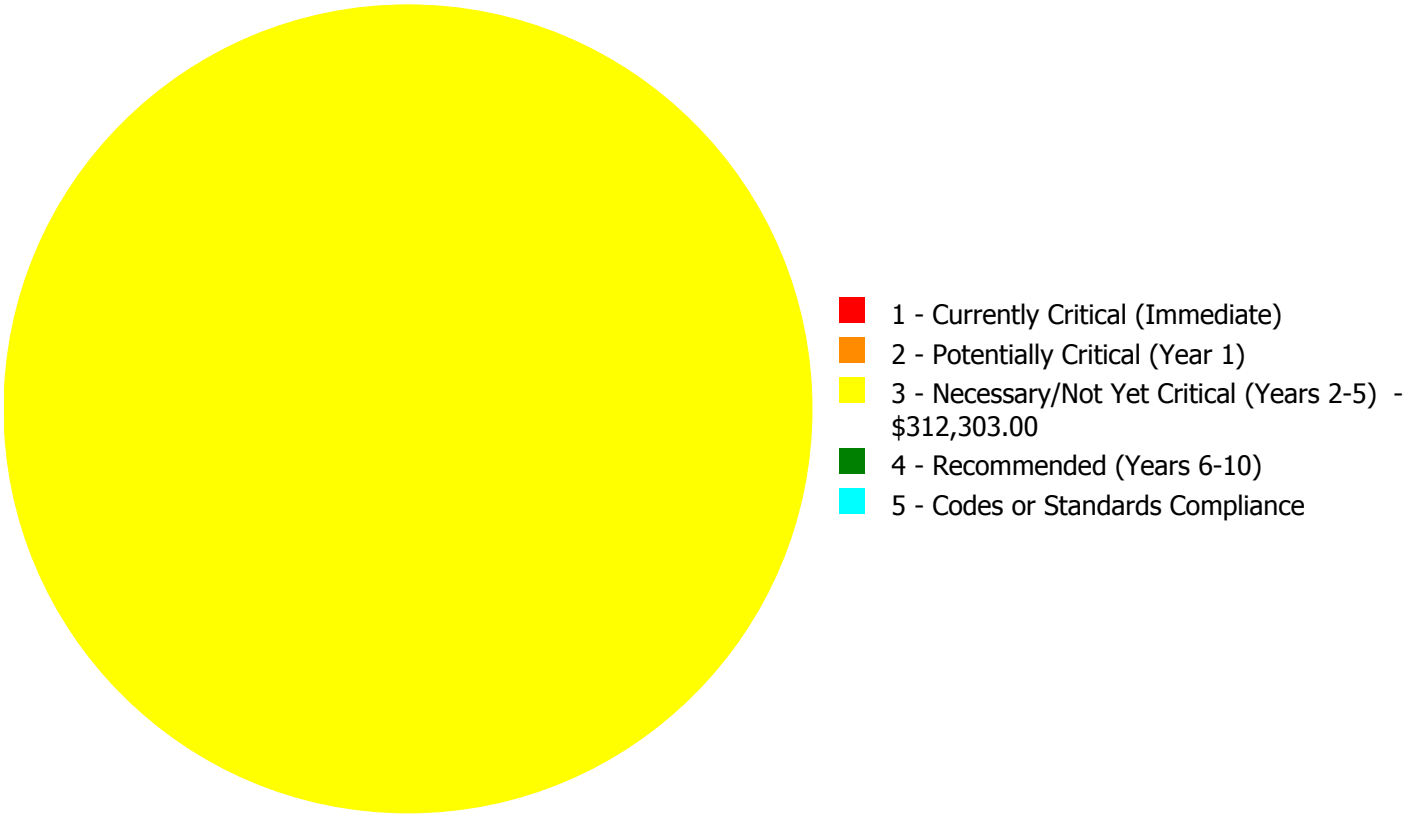
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $312,303.00

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: $312,303.00

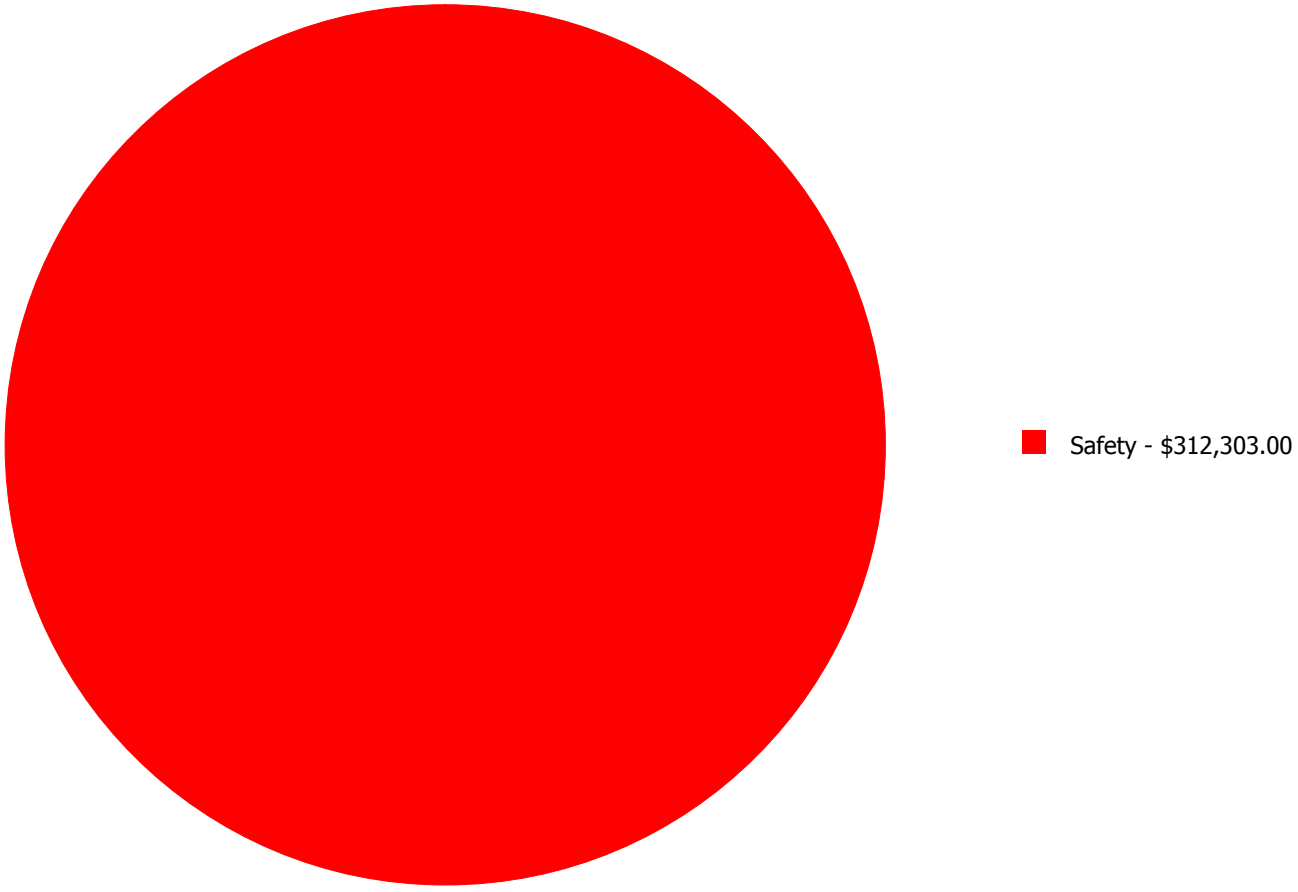
Deficiency By Priority Investment Table

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
G2030	Pedestrian Paving	$0.00	$0.00	$312,303.00	$0.00	$0.00	$312,303.00
	Total:	$0.00	$0.00	$312,303.00	$0.00	$0.00	$312,303.00

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: $312,303.00

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: G2030 - Pedestrian Paving

Location: Site
Distress: Failing
Category: Safety
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 143,390.00
Unit of Measure: S.F.
Estimate: $312,303.00
Assessor Name: Eduardo Lopez
Date Created: 11/16/2016

Notes: The pedestrian paving is in poor condition and it has become a tripping hazard and should be replaced.

NC School District/430 Harnett County/Middle School

Highland Middle

Draft

Campus Assessment Report

March 8, 2017

PARSONS

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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.

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Gross Area (SF):	149,462
Year Built:	2014
Last Renovation:	
Replacement Value:	$35,501,104
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	89.11 %
FCA Score:	100.00

Description:

GENERAL:
Highland Middle School is located at 345 Highland School Rd in Sanford, North Carolina. The 1 story, 147,046 square foot building was originally constructed in 2014 There have been 2 additions. A tractor building and press box constructed along with the main building.

This report contains condition and adequacy data collected during the 2016 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site and building elements.

A. SUBSTRUCTURE
The building rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations. The building does not have a basement .

B. SUPERSTRUCTURE
Floor construction is concrete. Roof construction is steel. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically pitched standing seam metal . Most building entrances appear to comply with ADA requirements. Roof openings include skylights and roof hatch doors.

C. INTERIORS
Interior partitions are typically CMU. Interior doors are generally solid core wood with hollow steel frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, toilet accessories, storage shelving, handrails, fabricated toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes in common areas are typically terrazzo. 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. Conveying equipment includes no hydraulic elevators, and no wheelchair lifts.

D. SERVICES
PLUMBING:
Plumbing fixtures are typically low-flow water fixtures with manual control valves. Domestic water distribution is combination of copper and galvanized steel with geo-thermal hot water heating. Sanitary waste system is plastic. Rain water drainage system is external.

HVAC:
Heating is provided by 2 geo-thermal units. Cooling is supplied by 2 water cooled chillers. The heating/cooling distribution system is a duct work system utilizing air handling units. Fresh air is supplied by air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled and monitored by an energy management system. This building has a remote Building Automation System.

FIRE PROTECTION:
The building does have a fire sprinkler system. The building does have additional fire suppression system in the kitchen. Standpipes are not included within fire stairs. 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, recessed and surface type, fluorescent and LED light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and near stairways and are typically illuminated.

COMMUNICATIONS AND SECURITY:
The fire alarm system consists of audible/visual strobe annunciators in common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are 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 building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system separate from the telephone system.

OTHER ELECTRICAL SYSTEMS:
This building does have a separately derived emergency power system.

E. EQUIPMENT & FURNISHINGS:
This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage, audio-visual, vehicle equipment, fixed casework, window treatment, floor grilles and mats, and multiple seating furnishings.

G.
SITE
Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, play areas, and fencing. Site mechanical and electrical features include water, sewer, propane, natural gas, and site lighting.

Attributes:

General Attributes:			
Condition Assessor:	Matt Mahaffey	Assessment Date:	
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:	Harnett - Western Harnett HS	LEA School No.:	430-351
No. of Mobile Units:	0	No. of Bldgs.:	3
SF of Mobile Units:	0	Status:	Active
School Grades:	6-8	Site Acreage:	62

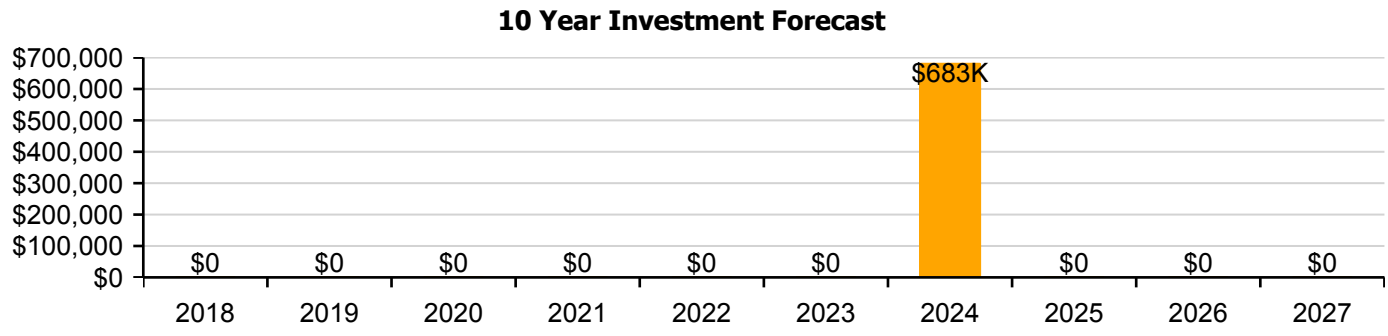
Campus Dashboard Summary

Gross Area:	149,462		
Year Built:	2014	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$35,501,104
FCI:	0.00 %	RSLI%:	89.11 %

No data found for this asset

No data found for this asset

No data found for this asset



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	97.00 %	0.00 %	$0.00
B10 - Superstructure	97.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	93.12 %	0.00 %	$0.00
B30 - Roofing	89.95 %	0.00 %	$0.00
C10 - Interior Construction	88.65 %	0.00 %	$0.00
C30 - Interior Finishes	84.35 %	0.00 %	$0.00
D20 - Plumbing	90.00 %	0.00 %	$0.00
D30 - HVAC	88.81 %	0.00 %	$0.00
D40 - Fire Protection	90.00 %	0.00 %	$0.00
D50 - Electrical	86.22 %	0.00 %	$0.00
E10 - Equipment	85.00 %	0.00 %	$0.00
E20 - Furnishings	85.00 %	0.00 %	$0.00
G20 - Site Improvements	86.04 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	94.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	90.31 %	0.00 %	$0.00
Totals:	**89.11 %**	**0.00 %**	**$0.00**

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
2014 Main	147,046	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2014 Press Box	1,328	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2014 Tractor Bldg	1,088	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Site	149,462	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total:		**0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**

Deficiencies By Priority

Budget Estimate Total:

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:	MS -Middle School
Gross Area (SF):	147,046
Year Built:	2014
Last Renovation:	
Replacement Value:	$29,037,172
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	89.25 %
FCA Score:	100.00

Description:

The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

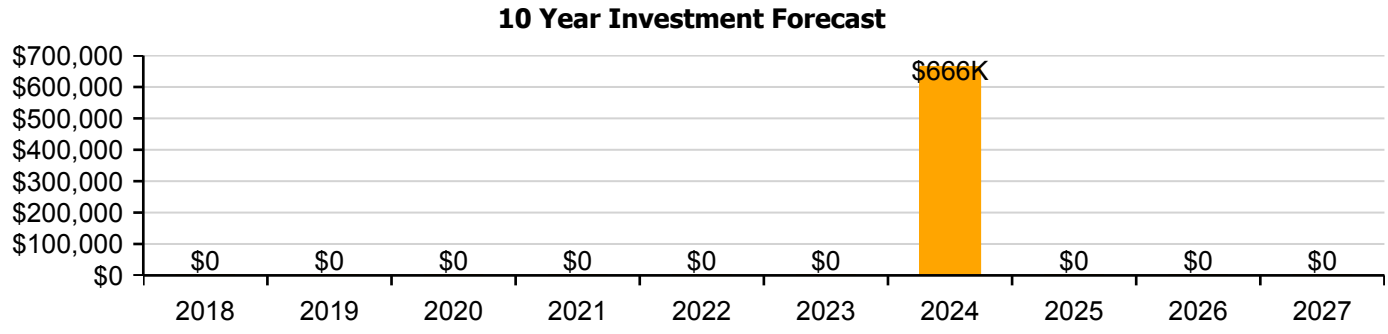
Dashboard Summary

Function:	MS -Middle School	Gross Area:	147,046
Year Built:	2014	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$29,037,172
FCI:	0.00 %	RSLI%:	89.25 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	97.00 %	0.00 %	$0.00
B10 - Superstructure	97.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	93.07 %	0.00 %	$0.00
B30 - Roofing	89.95 %	0.00 %	$0.00
C10 - Interior Construction	88.65 %	0.00 %	$0.00
C30 - Interior Finishes	84.36 %	0.00 %	$0.00
D20 - Plumbing	90.00 %	0.00 %	$0.00
D30 - HVAC	88.91 %	0.00 %	$0.00
D40 - Fire Protection	90.00 %	0.00 %	$0.00
D50 - Electrical	86.18 %	0.00 %	$0.00
E10 - Equipment	85.00 %	0.00 %	$0.00
E20 - Furnishings	85.00 %	0.00 %	$0.00
Totals:	**89.25 %**	**0.00 %**	**$0.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). East Elevation - Mar 03, 2017

2). North Elevation - Mar 03, 2017

3). West Elevation - Mar 03, 2017

4). South Elevation - Mar 03, 2017

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$1.52	S.F.	147,046	100	2014	2114		97.00 %	0.00 %	97			$223,510
A1030	Slab on Grade	$4.40	S.F.	147,046	100	2014	2114		97.00 %	0.00 %	97			$647,002
B1010	Floor Construction	$12.43	S.F.	147,046	100	2014	2114		97.00 %	0.00 %	97			$1,827,782
B1020	Roof Construction	$8.18	S.F.	147,046	100	2014	2114		97.00 %	0.00 %	97			$1,202,836
B2010	Exterior Walls	$9.02	S.F.	147,046	100	2014	2114		97.00 %	0.00 %	97			$1,326,355
B2020	Exterior Windows	$10.52	S.F.	147,046	30	2014	2044		90.00 %	0.00 %	27			$1,546,924
B2030	Exterior Doors	$1.02	S.F.	147,046	30	2014	2044		90.00 %	0.00 %	27			$149,987
B3010130	Preformed Metal Roofing	$9.66	S.F.	147,046	30	2014	2044		90.00 %	0.00 %	27			$1,420,464
B3020	Roof Openings	$0.24	S.F.	147,046	25	2014	2039		88.00 %	0.00 %	22			$35,291
C1010	Partitions	$6.07	S.F.	147,046	75	2014	2089		96.00 %	0.00 %	72			$892,569
C1020	Interior Doors	$2.46	S.F.	147,046	30	2014	2044		90.00 %	0.00 %	27			$361,733
C1030	Fittings	$13.11	S.F.	147,046	20	2014	2034		85.00 %	0.00 %	17			$1,927,773
C3010	Wall Finishes	$3.35	S.F.	147,046	10	2014	2024		70.00 %	0.00 %	7			$492,604
C3020	Floor Finishes	$10.41	S.F.	147,046	20	2014	2034		85.00 %	0.00 %	17			$1,530,749
C3030	Ceiling Finishes	$11.37	S.F.	147,046	25	2014	2039		88.00 %	0.00 %	22			$1,671,913
D2010	Plumbing Fixtures	$9.64	S.F.	147,046	30	2014	2044		90.00 %	0.00 %	27			$1,417,523
D2020	Domestic Water Distribution	$1.03	S.F.	147,046	30	2014	2044		90.00 %	0.00 %	27			$151,457
D2030	Sanitary Waste	$1.62	S.F.	147,046	30	2014	2044		90.00 %	0.00 %	27			$238,215
D3020	Heat Generating Systems	$8.66	S.F.	147,046	30	2014	2044		90.00 %	0.00 %	27			$1,273,418
D3030	Cooling Generating Systems	$8.99	S.F.	147,046	25	2014	2039		88.00 %	0.00 %	22			$1,321,944
D3040	Distribution Systems	$10.65	S.F.	147,046	30	2014	2044		90.00 %	0.00 %	27			$1,566,040
D3060	Controls & Instrumentation	$3.33	S.F.	147,046	20	2014	2034		85.00 %	0.00 %	17			$489,663
D4010	Sprinklers	$3.92	S.F.	147,046	30	2014	2044		90.00 %	0.00 %	27			$576,420
D4020	Standpipes	$0.67	S.F.	147,046	30	2014	2044		90.00 %	0.00 %	27			$98,521
D5010	Electrical Service/Distribution	$1.64	S.F.	147,046	40	2014	2054		92.50 %	0.00 %	37			$241,155
D5020	Branch Wiring	$4.91	S.F.	147,046	30	2014	2044		90.00 %	0.00 %	27			$721,996
D5020	Lighting	$11.44	S.F.	147,046	30	2014	2044		90.00 %	0.00 %	27			$1,682,206
D5030810	Security & Detection Systems	$2.27	S.F.	147,046	15	2014	2029		80.00 %	0.00 %	12			$333,794
D5030910	Fire Alarm Systems	$4.11	S.F.	147,046	15	2014	2029		80.00 %	0.00 %	12			$604,359
D5030920	Data Communication	$5.32	S.F.	147,046	15	2014	2029		80.00 %	0.00 %	12			$782,285
D5090	Other Electrical Systems	$0.51	S.F.	147,046	20	2014	2034		85.00 %	0.00 %	17			$74,993
E1020	Institutional Equipment	$2.73	S.F.	147,046	20	2014	2034		85.00 %	0.00 %	17			$401,436
E1090	Other Equipment	$6.82	S.F.	147,046	20	2014	2034		85.00 %	0.00 %	17			$1,002,854
E2010	Fixed Furnishings	$5.45	S.F.	147,046	20	2014	2034		85.00 %	0.00 %	17			$801,401
								Total	**89.25 %**					**$29,037,172**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

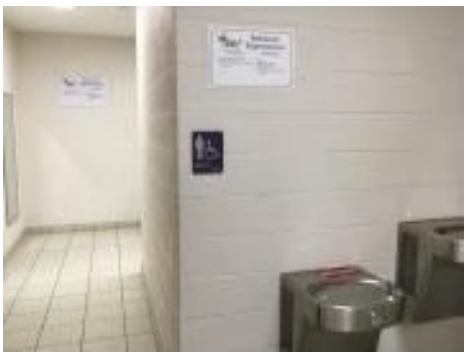
System: B2030 - Exterior Doors

Note:

System: B3010130 - Preformed Metal Roofing

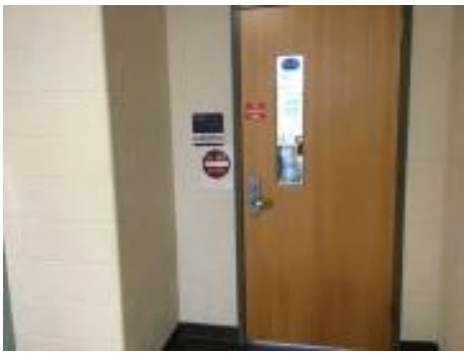
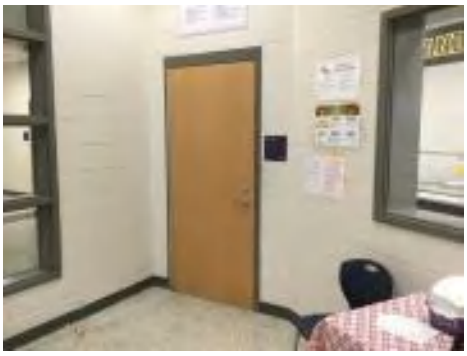
Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors

Note:

System: C1030 - Fittings

Note:

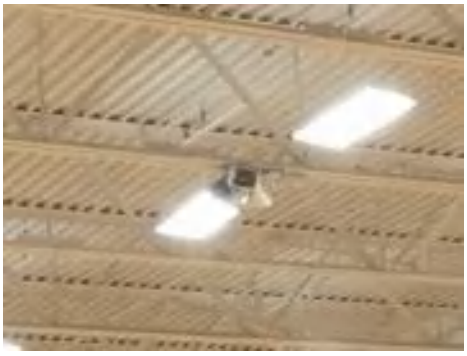
System: C3010 - Wall Finishes

Note:

System: C3020 - Floor Finishes

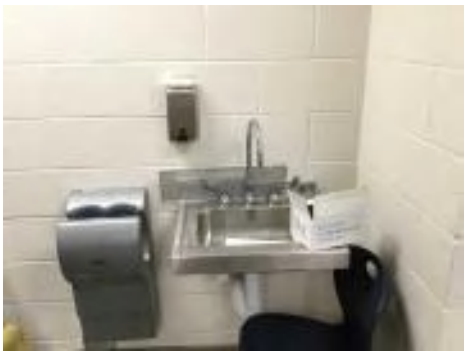
Note:

System: C3030 - Ceiling Finishes



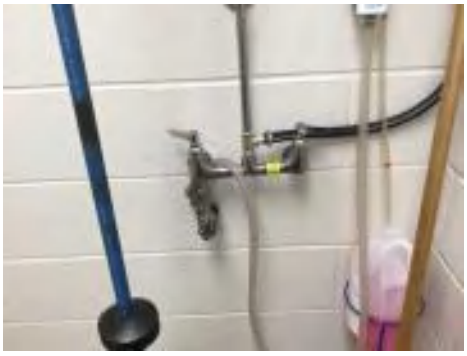
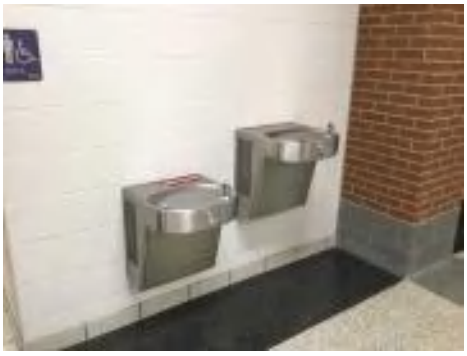
Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution

Note:

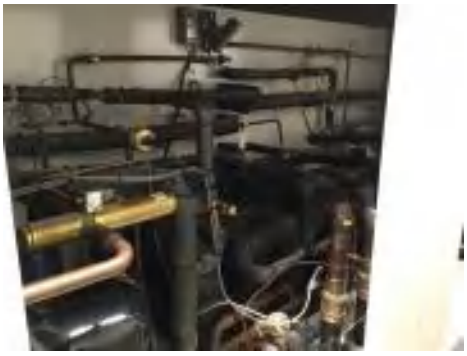
System: D2030 - Sanitary Waste

Note:

System: D3020 - Heat Generating Systems

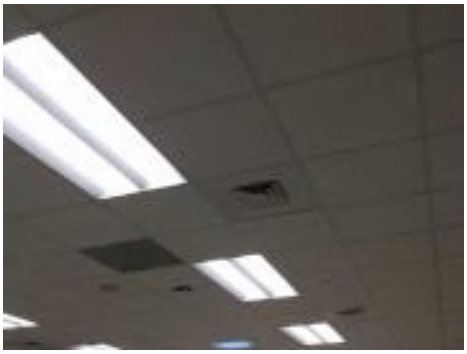
Note:

System: D3030 - Cooling Generating Systems



Note:

System: D3040 - Distribution Systems



Note:

System: D3060 - Controls & Instrumentation

Note:

System: D4010 - Sprinklers

Note:

System: D4020 - Standpipes

Note:

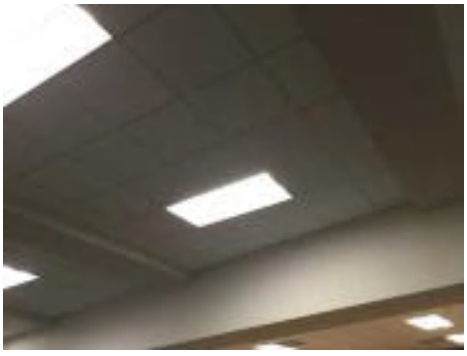
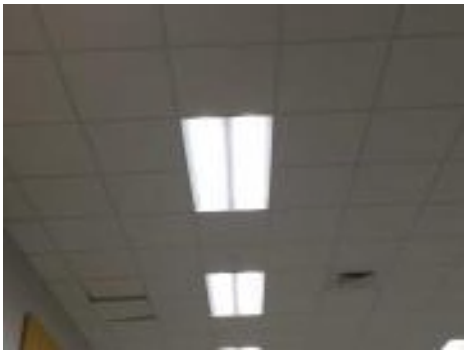
System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

Note:

System: D5030810 - Security & Detection Systems

Note:

System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication

Note:

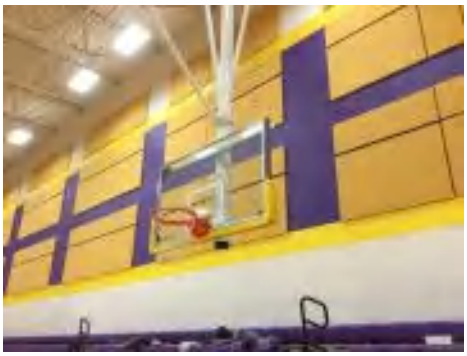
System: D5090 - Other Electrical Systems

Note:

System: E1020 - Institutional Equipment

Note:

System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

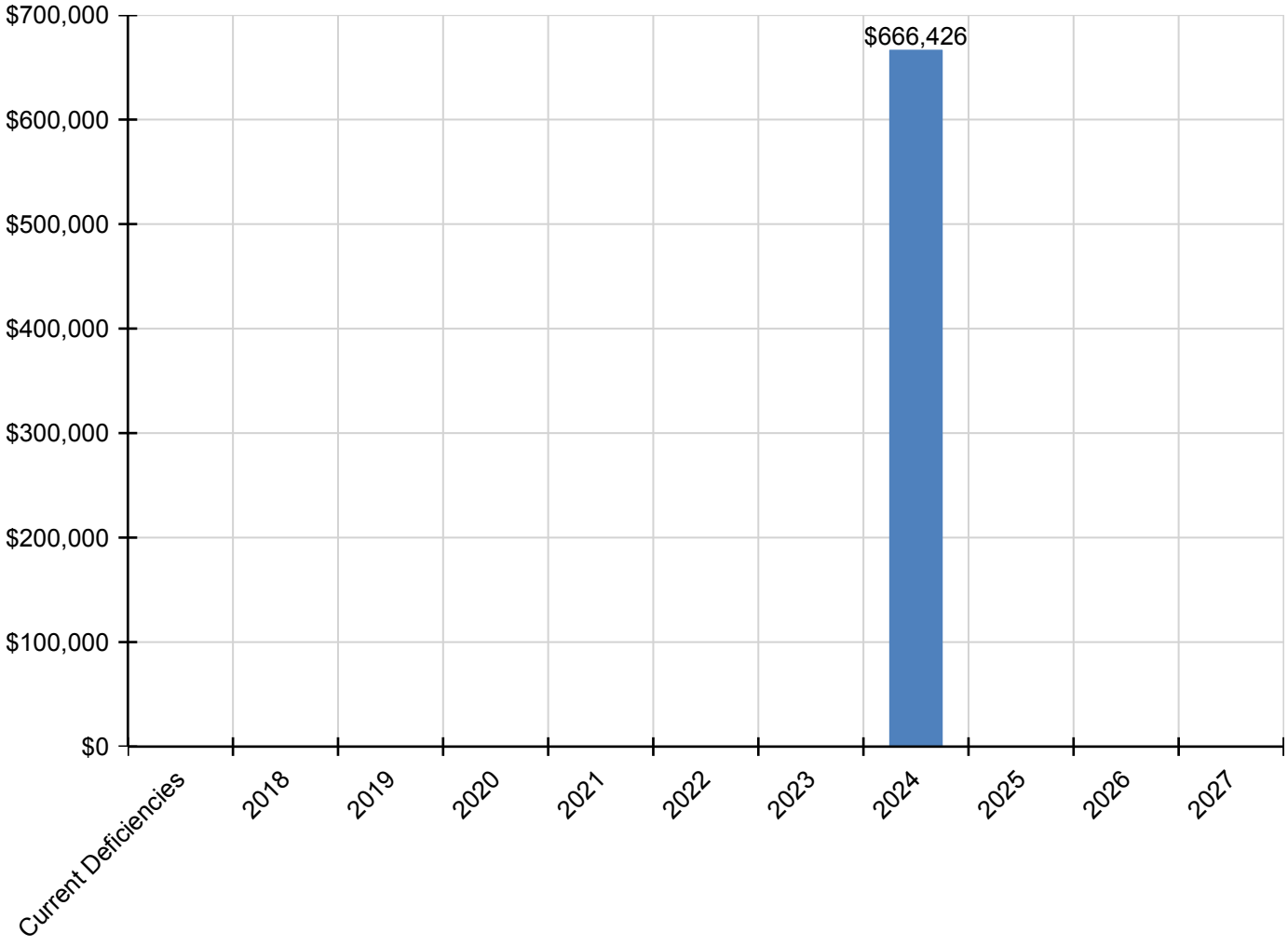
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$666,426**	**$0**	**$0**	**$0**	**$666,426**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$666,426	$0	$0	$0	**$666,426**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$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	$0	**$0**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$0	$0	**$0**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.

No data found for this asset

Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

No data found for this asset

Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

No data found for this asset

Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:

No data found for this asset

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

No data found for this asset

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	MS -Middle School
Gross Area (SF):	1,328
Year Built:	2014
Last Renovation:	
Replacement Value:	$304,603
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	90.40 %
FCA Score:	100.00

Description:

The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

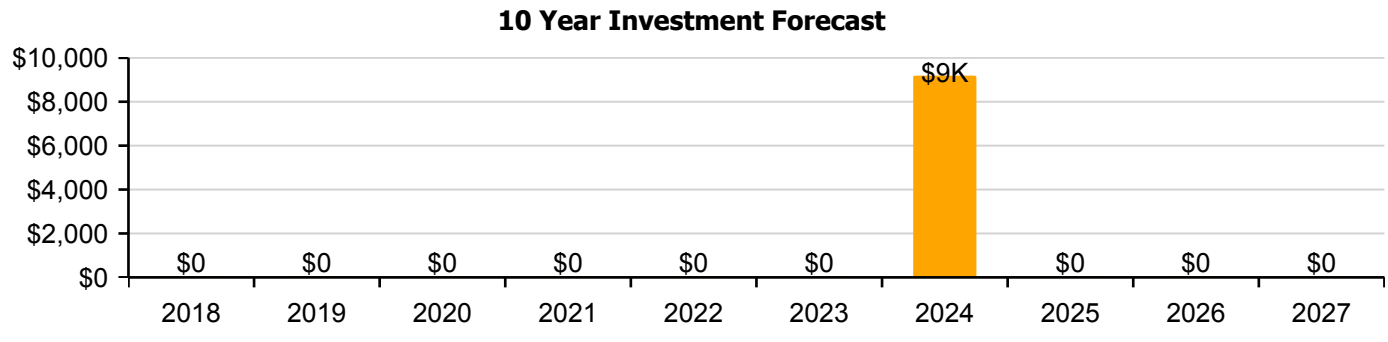
Dashboard Summary

Function:	MS -Middle School	Gross Area:	1,328
Year Built:	2014	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$304,603
FCI:	0.00 %	RSLI%:	90.40 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	97.00 %	0.00 %	$0.00
B10 - Superstructure	97.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	93.75 %	0.00 %	$0.00
B30 - Roofing	90.00 %	0.00 %	$0.00
C30 - Interior Finishes	83.22 %	0.00 %	$0.00
D30 - HVAC	80.47 %	0.00 %	$0.00
D50 - Electrical	90.37 %	0.00 %	$0.00
E20 - Furnishings	85.00 %	0.00 %	$0.00
Totals:	**90.40 %**	**0.00 %**	**$0.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). East Elevation - Mar 03, 2017

2). North Elevation - Mar 03, 2017

3). West Elevation - Mar 03, 2017

4). South Elevation - Mar 03, 2017

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	1,328	100	2014	2114		97.00 %	0.00 %	97			$26,733
A1030	Slab on Grade	$19.75	S.F.	1,328	100	2014	2114		97.00 %	0.00 %	97			$26,228
B1010	Floor Construction	$11.44	S.F.	1,328	100	2014	2114		97.00 %	0.00 %	97			$15,192
B1020	Roof Construction	$16.26	S.F.	1,328	100	2014	2114		97.00 %	0.00 %	97			$21,593
B2010	Exterior Walls	$29.79	S.F.	1,328	100	2014	2114		97.00 %	0.00 %	97			$39,561
B2020	Exterior Windows	$17.17	S.F.	1,328	30	2014	2044		90.00 %	0.00 %	27			$22,802
B2030	Exterior Doors	$8.66	S.F.	1,328	30	2014	2044		90.00 %	0.00 %	27			$11,500
B3010130	Preformed Metal Roofing	$9.66	S.F.	1,328	30	2014	2044		90.00 %	0.00 %	27			$12,828
C3010	Wall Finishes	$5.11	S.F.	1,328	10	2014	2024		70.00 %	0.00 %	7			$6,786
C3020	Floor Finishes	$12.37	S.F.	1,328	20	2014	2034		85.00 %	0.00 %	17			$16,427
C3030	Ceiling Finishes	$9.52	S.F.	1,328	25	2014	2039		88.00 %	0.00 %	22			$12,643
D3050	Terminal & Package Units	$34.37	S.F.	1,328	15	2014	2029		80.00 %	0.00 %	12			$45,643
D3060	Controls & Instrumentation	$3.56	S.F.	1,328	20	2014	2034		85.00 %	0.00 %	17			$4,728
D5010	Electrical Service/Distribution	$3.09	S.F.	1,328	40	2014	2054		92.50 %	0.00 %	37			$4,104
D5020	Branch Wiring	$9.24	S.F.	1,328	30	2014	2044		90.00 %	0.00 %	27			$12,271
D5020	Lighting	$8.58	S.F.	1,328	30	2014	2044		90.00 %	0.00 %	27			$11,394
E2010	Fixed Furnishings	$10.67	S.F.	1,328	20	2014	2034		85.00 %	0.00 %	17			$14,170
								Total	**90.40 %**					**$304,603**

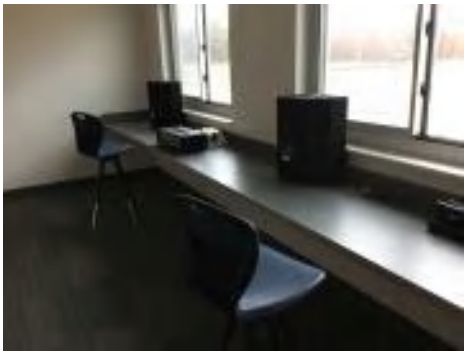
System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows



Note:

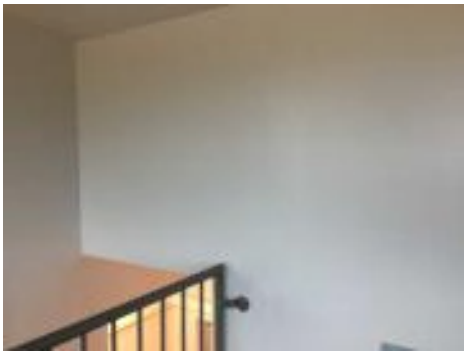
System: B2030 - Exterior Doors

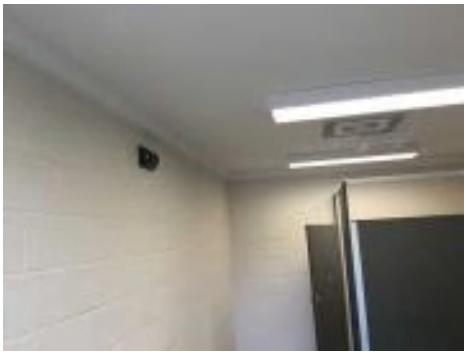
Note:

System: B3010130 - Preformed Metal Roofing

Note:

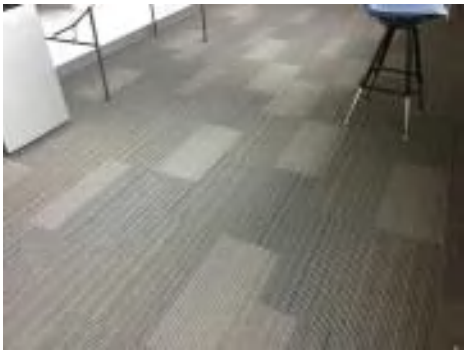
System: C3010 - Wall Finishes





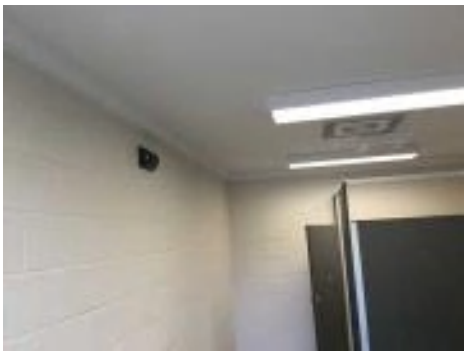
Note:

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

Note:

System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

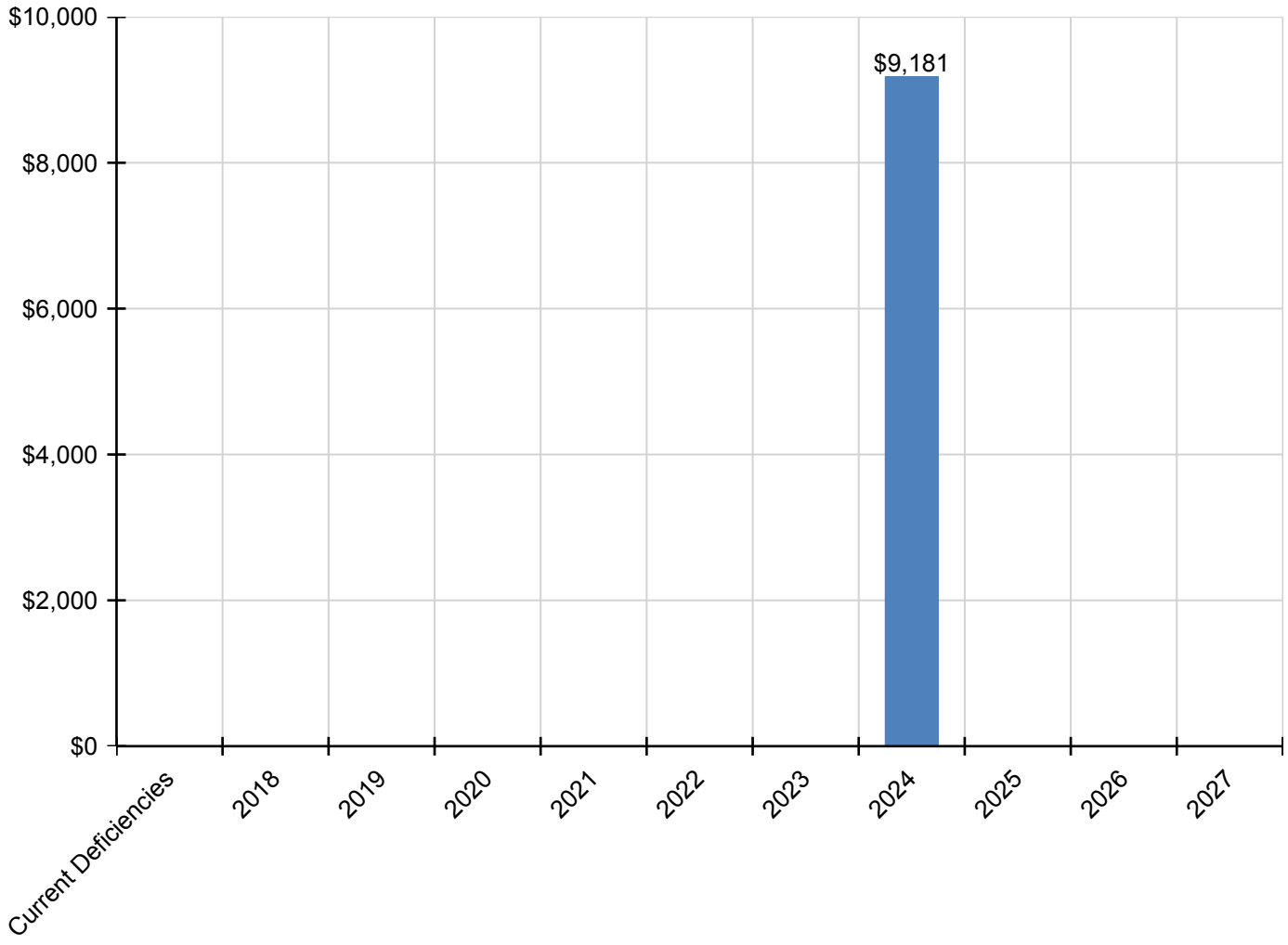
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$9,181**	**$0**	**$0**	**$0**	**$9,181**
* A - Substructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
* A10 - Foundations	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
* A1010 - Standard Foundations	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
* A1030 - Slab on Grade	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
* B1010 - Floor Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
* B1020 - Roof Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
* B2010 - Exterior Walls	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$9,181	$0	$0	$0	**$9,181**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.

No data found for this asset

Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

No data found for this asset

Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

No data found for this asset

Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:

No data found for this asset

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

No data found for this asset

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	MS -Middle School
Gross Area (SF):	1,088
Year Built:	2014
Last Renovation:	
Replacement Value:	$176,365
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	92.21 %
FCA Score:	100.00

Description:

The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

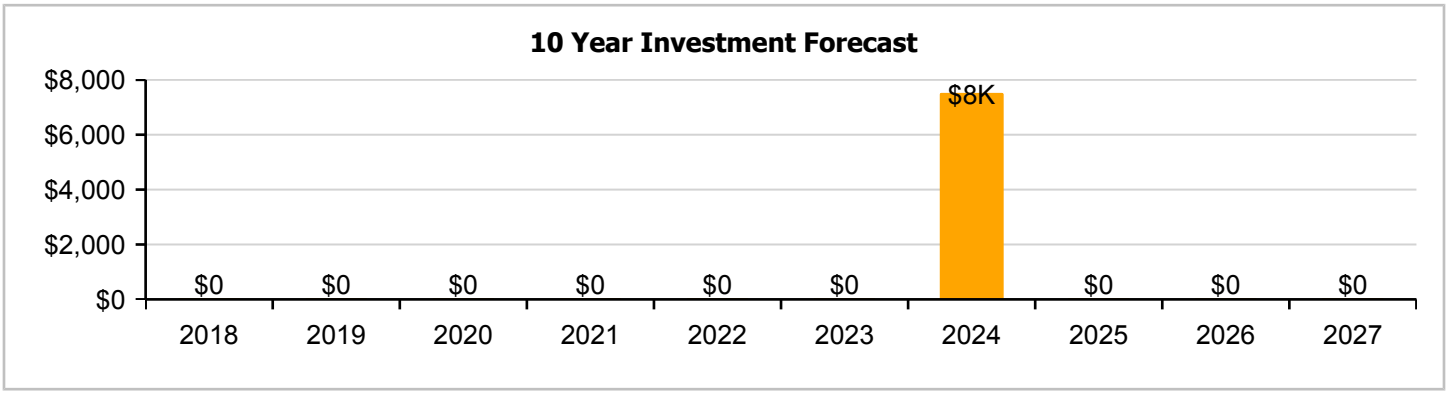
Dashboard Summary

Function:	MS -Middle School	Gross Area:	1,088
Year Built:	2014	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$176,365
FCI:	0.00 %	RSLI%:	92.21 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	97.00 %	0.00 %	$0.00
B10 - Superstructure	97.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	95.42 %	0.00 %	$0.00
B30 - Roofing	90.00 %	0.00 %	$0.00
C30 - Interior Finishes	84.54 %	0.00 %	$0.00
D50 - Electrical	90.00 %	0.00 %	$0.00
Totals:	**92.21 %**	**0.00 %**	**$0.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). East Elevation - Mar 03, 2017

2). North Elevation - Mar 03, 2017

3). West Elevation - Mar 03, 2017

4). South Elevation - Mar 03, 2017

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	1,088	100	2014	2114		97.00 %	0.00 %	97			$21,901
A1030	Slab on Grade	$19.75	S.F.	1,088	100	2014	2114		97.00 %	0.00 %	97			$21,488
B1020	Roof Construction	$16.26	S.F.	1,088	100	2014	2114		97.00 %	0.00 %	97			$17,691
B2010	Exterior Walls	$29.79	S.F.	1,088	100	2014	2114		97.00 %	0.00 %	97			$32,412
B2030	Exterior Doors	$8.66	S.F.	1,088	30	2014	2044		90.00 %	0.00 %	27			$9,422
B3010130	Preformed Metal Roofing	$9.66	S.F.	1,088	30	2014	2044		90.00 %	0.00 %	27			$10,510
C3010	Wall Finishes	$5.11	S.F.	1,088	10	2014	2024		70.00 %	0.00 %	7			$5,560
C3020	Floor Finishes	$20.82	S.F.	1,088	20	2014	2034		85.00 %	0.00 %	17			$22,652
C3030	Ceiling Finishes	$18.76	S.F.	1,088	25	2014	2039		88.00 %	0.00 %	22			$20,411
D5020	Branch Wiring	$3.58	S.F.	1,088	30	2014	2044		90.00 %	0.00 %	27			$3,895
D5020	Lighting	$9.58	S.F.	1,088	30	2014	2044		90.00 %	0.00 %	27			$10,423
								Total	**92.21 %**					**$176,365**

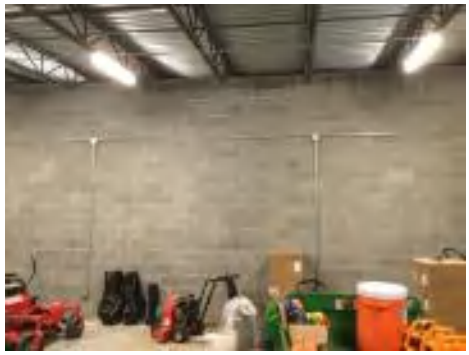
System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls



Note:

System: B2030 - Exterior Doors

Note:

System: B3010130 - Preformed Metal Roofing

Note:

System: C3010 - Wall Finishes

Note:

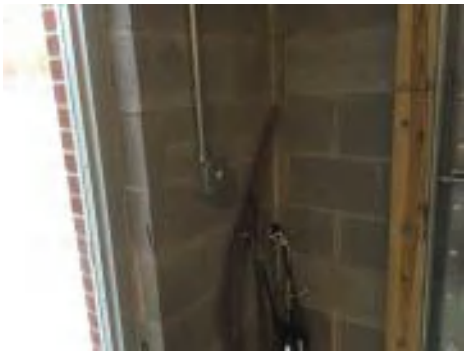
System: C3020 - Floor Finishes

Note:

System: C3030 - Ceiling Finishes

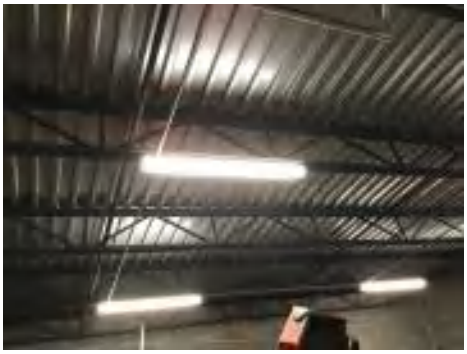
Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

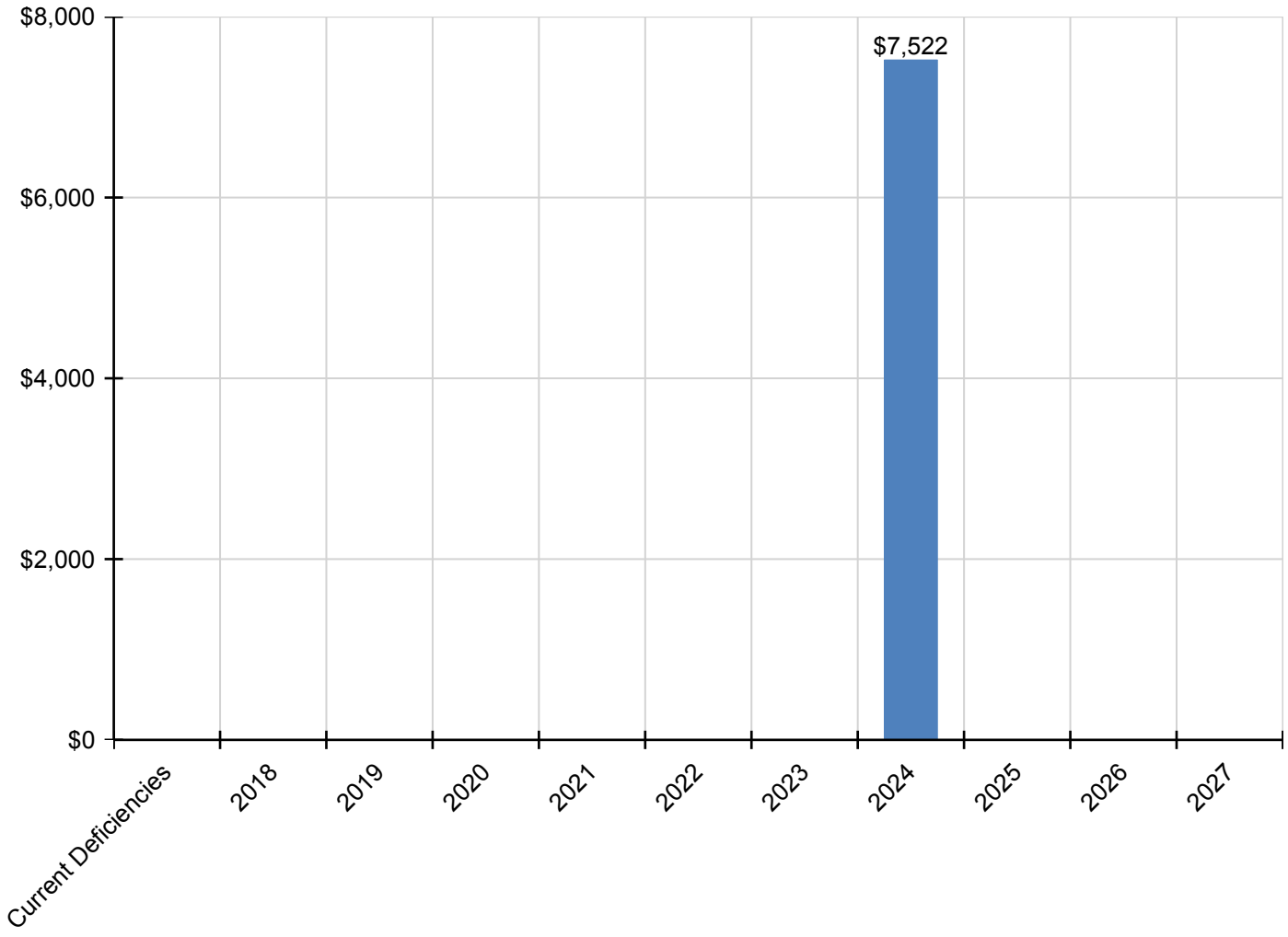
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$7,522**	**$0**	**$0**	**$0**	**$7,522**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$7,522	$0	$0	$0	**$7,522**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.

No data found for this asset

Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

No data found for this asset

Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

No data found for this asset

Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:

No data found for this asset

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

No data found for this asset

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	MS -Middle School
Gross Area (SF):	149,462
Year Built:	2014
Last Renovation:	
Replacement Value:	$5,982,964
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	88.29 %
FCA Score:	100.00

Description:

The narrative for this site is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

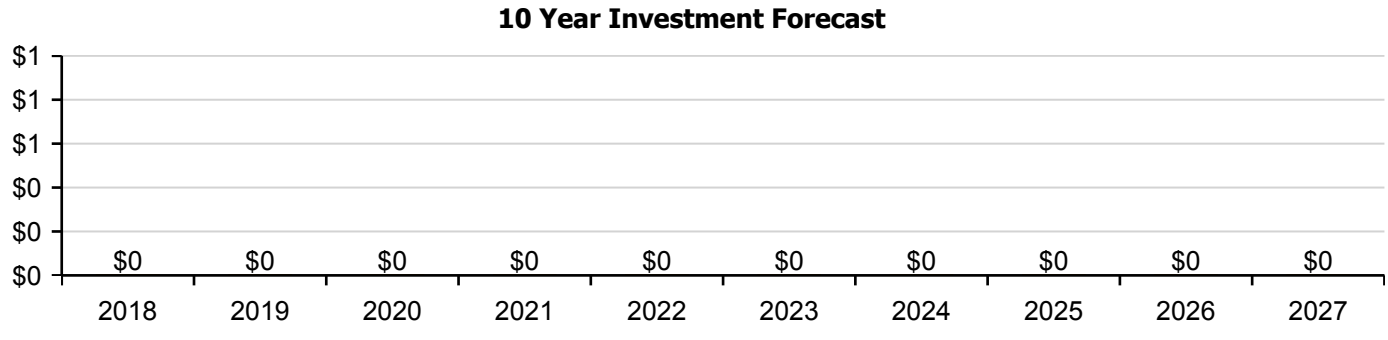
Dashboard Summary

Function:	MS -Middle School	Gross Area:	149,462
Year Built:	2014	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$5,982,964
FCI:	0.00 %	RSLI%:	88.29 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	86.04 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	94.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	90.31 %	0.00 %	$0.00
Totals:	**88.29 %**	**0.00 %**	**$0.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). Aerial Image of Highland Middle School - Mar 03, 2017

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$4.22	S.F.	149,462	25	2014	2039		88.00 %	0.00 %	22			$630,730
G2020	Parking Lots	$1.39	S.F.	149,462	25	2014	2039		88.00 %	0.00 %	22			$207,752
G2030	Pedestrian Paving	$1.98	S.F.	149,462	30	2014	2044		90.00 %	0.00 %	27			$295,935
G2040105	Fence & Guardrails	$1.20	S.F.	149,462	30	2014	2044		90.00 %	0.00 %	27			$179,354
G2040950	Baseball Field	$7.08	S.F.	149,462	20	2014	2034		85.00 %	0.00 %	17			$1,058,191
G2040950	Canopies	$0.24	S.F.	149,462	25	2014	2039		88.00 %	0.00 %	22			$35,871
G2040950	Covered Walkways	$1.21	S.F.	149,462	25	2014	2039		88.00 %	0.00 %	22			$180,849
G2040950	Football Field	$4.73	S.F.	149,462	20	2014	2034		85.00 %	0.00 %	17			$706,955
G2040950	Playing Field	$2.47	S.F.	149,462	20	2014	2034		85.00 %	0.00 %	17			$369,171
G2050	Landscaping	$1.91	S.F.	149,462	15	2014	2029		80.00 %	0.00 %	12			$285,472
G3010	Water Supply	$2.42	S.F.	149,462	50	2014	2064		94.00 %	0.00 %	47			$361,698
G3020	Sanitary Sewer	$1.52	S.F.	149,462	50	2014	2064		94.00 %	0.00 %	47			$227,182
G3030	Storm Sewer	$4.67	S.F.	149,462	50	2014	2064		94.00 %	0.00 %	47			$697,988
G4010	Electrical Distribution	$2.59	S.F.	149,462	50	2014	2064		94.00 %	0.00 %	47			$387,107
G4020	Site Lighting	$1.52	S.F.	149,462	30	2014	2044		90.00 %	0.00 %	27			$227,182
G4030	Site Communications & Security	$0.88	S.F.	149,462	15	2014	2029		80.00 %	0.00 %	12			$131,527
								Total	**88.29 %**					**$5,982,964**

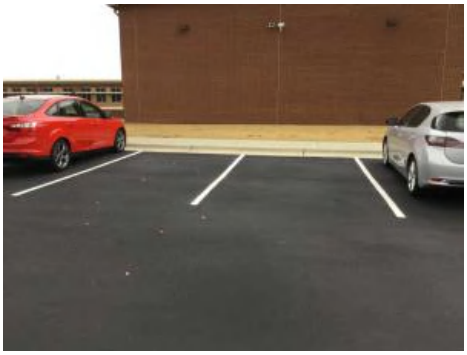
System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: G2010 - Roadways

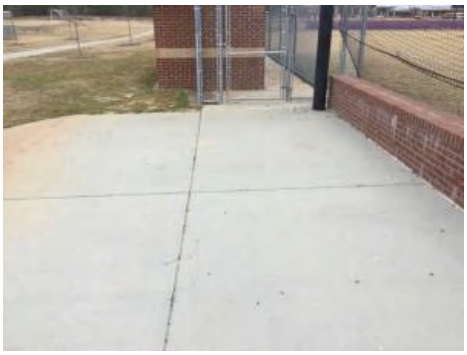
Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails

Note:

System: G2040950 - Baseball Field

Note:

System: G2040950 - Canopies

Note:

System: G2040950 - Covered Walkways

Note:

System: G2040950 - Football Field

Note:

System: G2040950 - Playing Field

Note:

System: G2050 - Landscaping

Note:

System: G3010 - Water Supply

Note:

System: G3030 - Storm Sewer

Note:

System: G4010 - Electrical Distribution

Note:

System: G4020 - Site Lighting

Note:

System: G4030 - Site Communications & Security

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

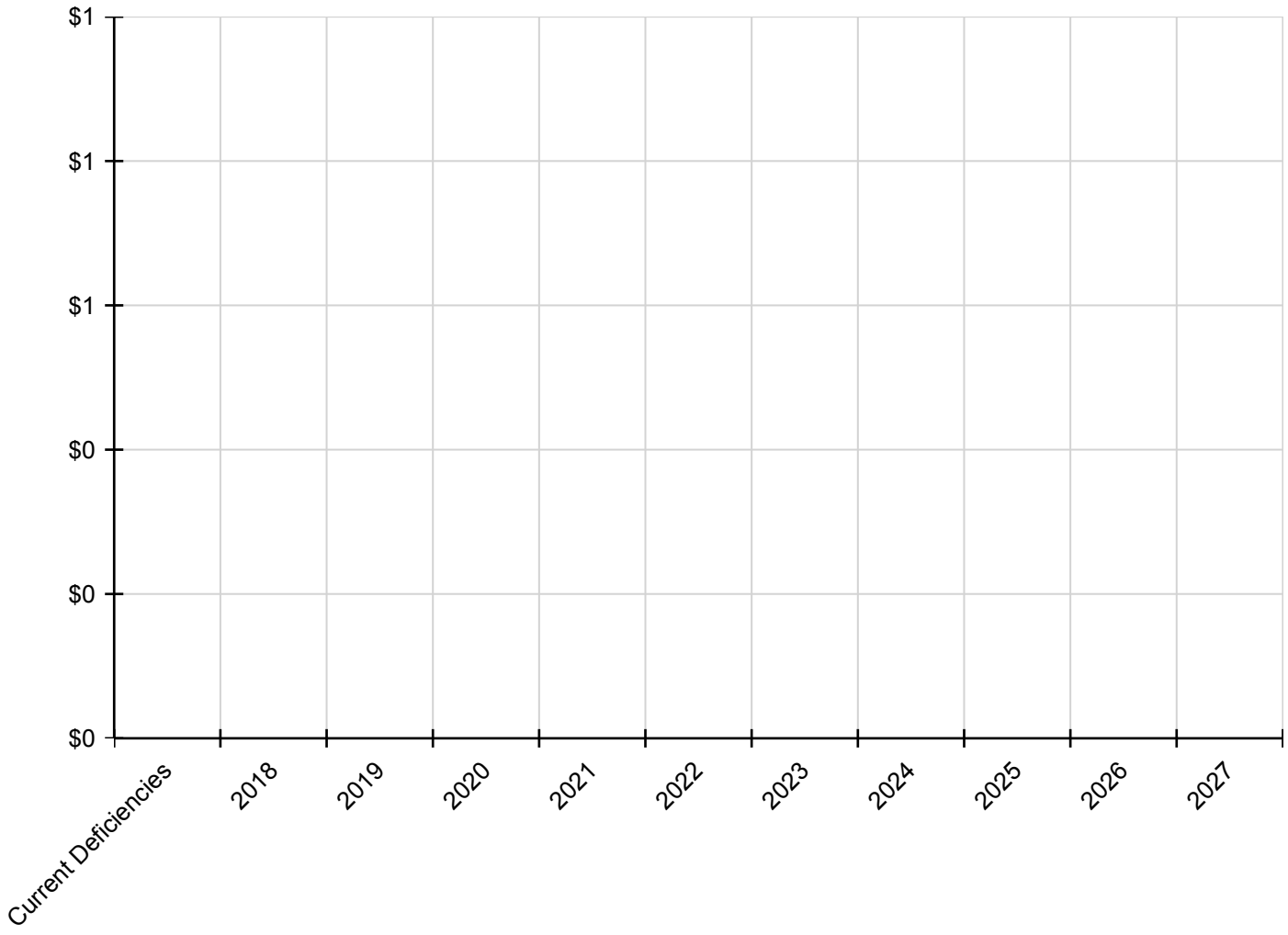
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Baseball Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Covered Walkways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Football Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Playing Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** G2050 - Landscaping**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communications & Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.

No data found for this asset

Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

No data found for this asset

Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

No data found for this asset

Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:

No data found for this asset

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

No data found for this asset

NC School District/430 Harnett County/Middle School

Overhills Middle

Draft

Campus Assessment Report

March 8, 2017

PARSONS

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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):	138,217
Year Built:	2000
Last Renovation:	
Replacement Value:	$30,602,314
Repair Cost:	$1,899,011.00
Total FCI:	6.21 %
Total RSLI:	40.06 %
FCA Score:	93.79

Description:

GENERAL:
Overhills Middle School is located at 2711 Ray Road, Spring Lake, NC. The 1 story, 138,217 square foot building was originally constructed in 2000. There have been no additions or renovations. In addition to the main building, the campus contains ancillary buildings; pressbox, tractor storage and irrigation pump building.

This report contains condition and adequacy data collected during the 2016 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site and building elements.

A. SUBSTRUCTURE
The building rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations. The building does not have a basement.

B. SUPERSTRUCTURE
Roof construction is steel. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel and aluminum mostly with glazing. Roofing is typically pitched standing seam metal.

C. INTERIORS
Interior partitions are typically CMU and glazing. Interior doors are generally solid core wood with hollow steel frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, lockers, toilet accessories, storage shelving, handrails, fabricated toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes in common and assigned areas are typically vinyl composition tile. Ceiling finishes in common and assigned areas are typically suspended acoustical tile.

CONVEYING:
The building does not include conveying equipment.

D. SERVICES
PLUMBING:
Plumbing fixtures are typically low-flow water fixtures with manual control valves. Domestic water distribution is combination of copper and galvanized steel with electric hot water heating. Sanitary waste system is cast iron. Rain water drainage system is external with downspout and scuppers. Other plumbing systems is supplied by propane and #2 fuel oil.

HVAC:
Heating is provided by 2 fuel fired boilers. Cooling is supplied by 2 air cooled chillers. The heating/cooling distribution system is a ductwork system utilizing air handling units. Fresh air is supplied by air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system. This building has a remote Building Automation System.

FIRE PROTECTION:
The building does not have a fire sprinkler system. The building does have additional fire suppression systems, which include dry chemical overhead protection. Standpipes are provided in auditorium stage. Fire extinguishers and cabinets are distributed near fire exits and corridors.

ELECTRICAL:
The main electrical service is fed from a pad mounted transformer to the main switchboard/distribution panel located in the building. Lighting is typically recessed type, fluorescent light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and near stairways and are typically illuminated.

COMMUNICATIONS AND SECURITY:
The fire alarm system consists of audible/visual strobe annunciators in common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are integrated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system combined with the telephone system.

OTHER ELECTRICAL SYSTEMS:
This building does have a separately derived emergency power system. There is 1 natural gas emergency generator.

E. EQUIPMENT & FURNISHINGS
This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage, audio-visual, laboratory, medical, fixed casework, window treatment, floor mats and multiple seating furnishings.

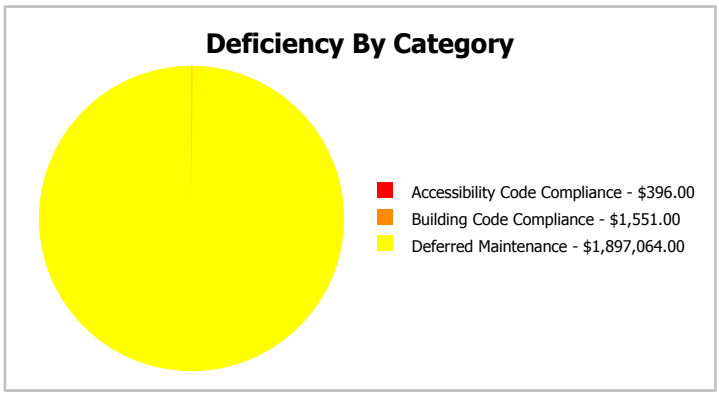
G. SITE
Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, play areas, baseball and softball fields, and fencing. Site mechanical and electrical features include water, sewer, above ground propane and fuel tanks, and site lighting.

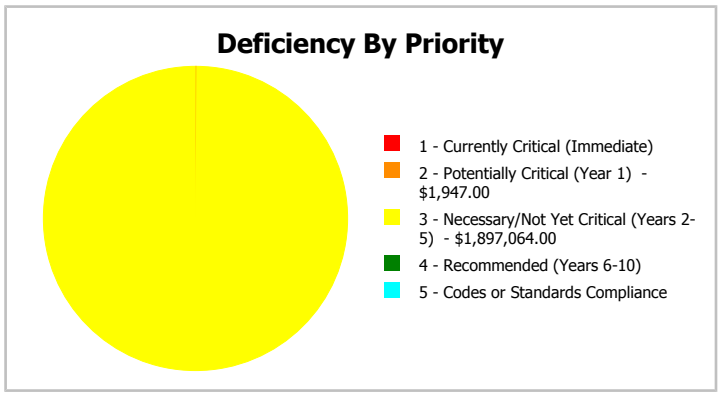
Attributes:

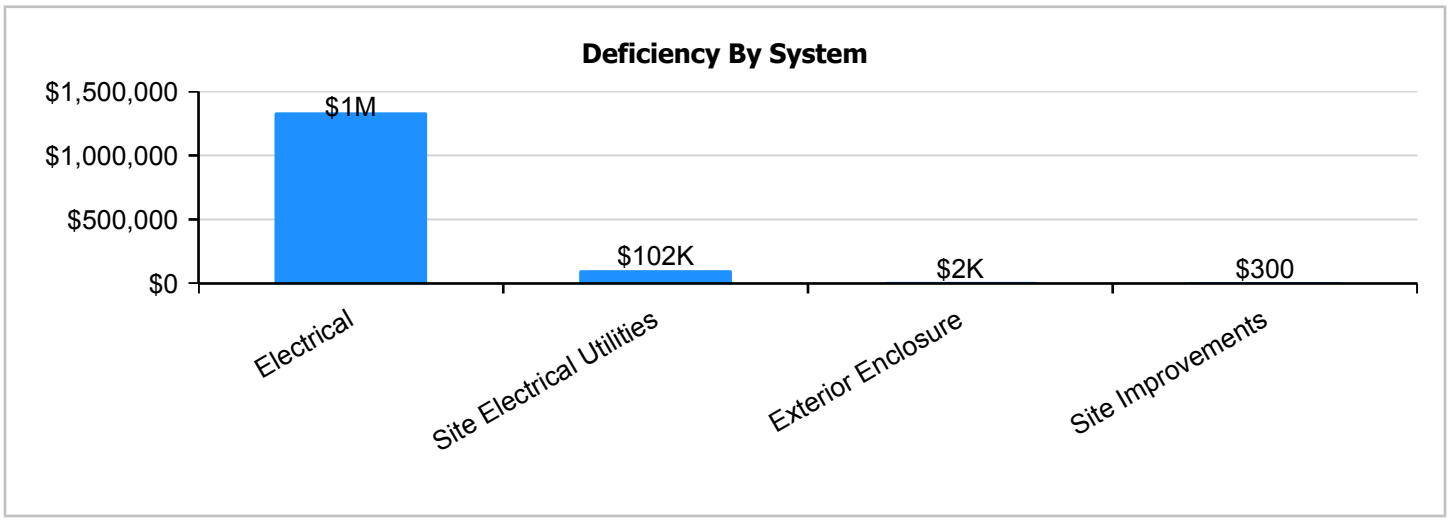
General Attributes:			
Condition Assessor:	Eduardo Lopez	Assessment Date:	
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:	Harnett - Overhills HS	LEA School No.:	430-370
No. of Mobile Units:	3	No. of Bldgs.:	4
SF of Mobile Units:	2592	Status:	Active
School Grades:	6-8	Site Acreage:	41.3

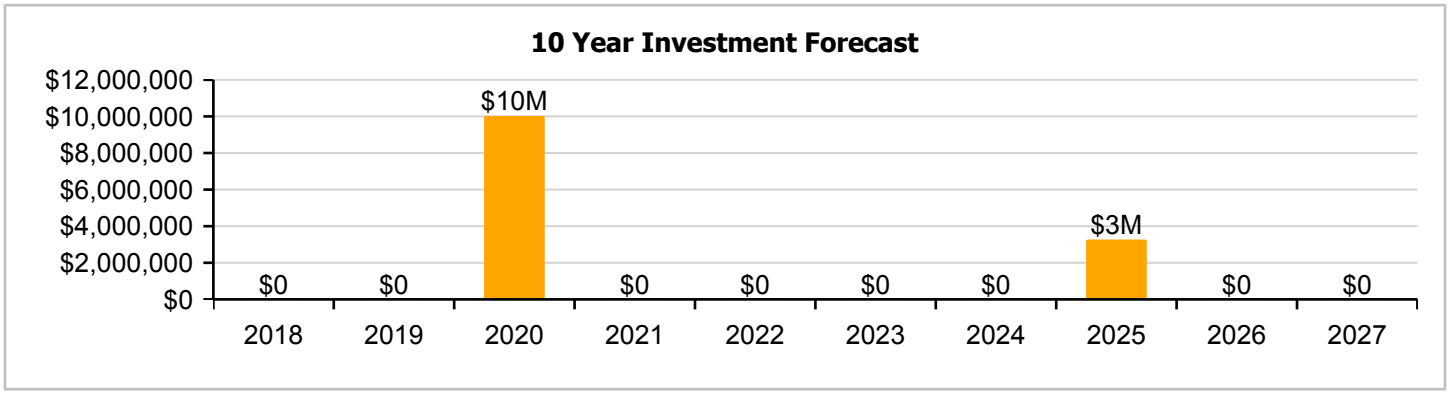
Campus Dashboard Summary

Gross Area:	138,217		
Year Built:	2000	Last Renovation:	
Repair Cost:	$1,899,011	Replacement Value:	$30,602,314
FCI:	6.21 %	RSLI%:	40.06 %









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.

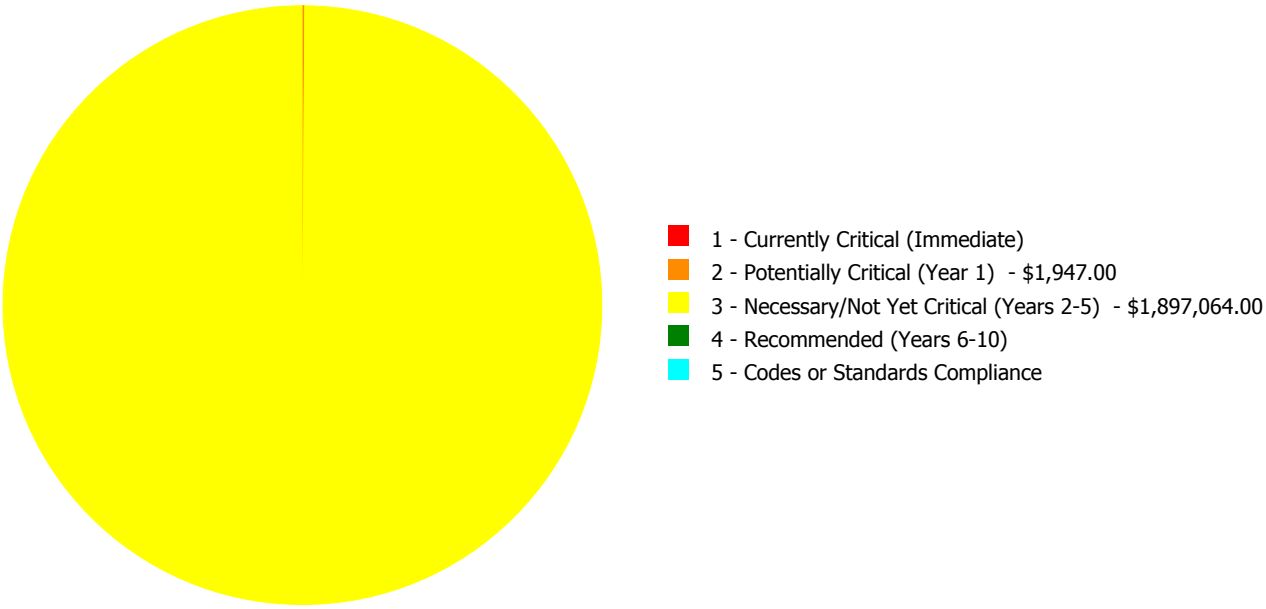
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	83.03 %	0.00 %	$0.00
B10 - Superstructure	83.01 %	0.00 %	$0.00
B20 - Exterior Enclosure	60.86 %	0.08 %	$2,313.00
B30 - Roofing	43.26 %	0.00 %	$0.00
C10 - Interior Construction	35.71 %	0.00 %	$0.00
C20 - Stairs	83.00 %	0.00 %	$0.00
C30 - Interior Finishes	24.70 %	0.00 %	$0.00
D20 - Plumbing	43.52 %	0.00 %	$0.00
D30 - HVAC	49.45 %	0.00 %	$0.00
D40 - Fire Protection	43.33 %	0.00 %	$0.00
D50 - Electrical	26.92 %	42.44 %	$1,762,508.00
E10 - Equipment	15.00 %	0.00 %	$0.00
E20 - Furnishings	15.00 %	0.00 %	$0.00
G20 - Site Improvements	21.18 %	0.01 %	$396.00
G30 - Site Mechanical Utilities	65.09 %	0.00 %	$0.00
G40 - Site Electrical Utilities	47.46 %	19.40 %	$133,794.00
Totals:	**40.06 %**	**6.21 %**	**$1,899,011.00**

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
2000 Concession/RR/Pressbox Football	790	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2000 Irrigation Pump Bldg.	80	7.28	$0.00	$0.00	$762.00	$0.00	$0.00
2000 Main Building	136,947	7.09	$0.00	$1,551.00	$1,762,508.00	$0.00	$0.00
2000 Tractor Storage Building	400	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Site	138,217	2.43	$0.00	$396.00	$133,794.00	$0.00	$0.00
Total:		**6.21**	**$0.00**	**$1,947.00**	**$1,897,064.00**	**$0.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $1,899,011.00

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:	MS -Middle School
Gross Area (SF):	790
Year Built:	2000
Last Renovation:	
Replacement Value:	$175,419
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	53.03 %
FCA Score:	100.00

Description:

The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

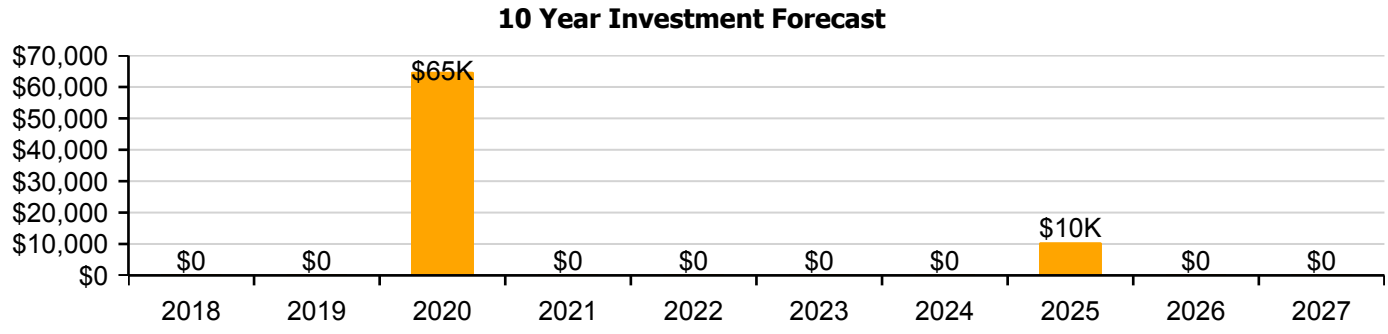
Dashboard Summary

Function:	MS -Middle School	Gross Area:	790
Year Built:	2000	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$175,419
FCI:	0.00 %	RSLI%:	53.03 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	83.00 %	0.00 %	$0.00
B10 - Superstructure	83.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	64.58 %	0.00 %	$0.00
B30 - Roofing	15.00 %	0.00 %	$0.00
C30 - Interior Finishes	23.83 %	0.00 %	$0.00
D30 - HVAC	21.03 %	0.00 %	$0.00
D50 - Electrical	45.43 %	0.00 %	$0.00
E20 - Furnishings	15.00 %	0.00 %	$0.00
Totals:	**53.03 %**	**0.00 %**	**$0.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). Southwest Elevation - Dec 05, 2016

2). Southeast Elevation - Dec 05, 2016

3). Northeast Elevation - Dec 05, 2016

4). Northwest Elevation - Dec 05, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	790	100	2000	2100		83.00 %	0.00 %	83			$15,903
A1030	Slab on Grade	$19.75	S.F.	790	100	2000	2100		83.00 %	0.00 %	83			$15,603
B1010	Floor Construction	$11.44	S.F.	790	100	2000	2100		83.00 %	0.00 %	83			$9,038
B1020	Roof Construction	$16.26	S.F.	790	100	2000	2100		83.00 %	0.00 %	83			$12,845
B2010	Exterior Walls	$29.79	S.F.	790	100	2000	2100		83.00 %	0.00 %	83			$23,534
B2020	Exterior Windows	$17.17	S.F.	790	30	2000	2030		43.33 %	0.00 %	13			$13,564
B2030	Exterior Doors	$8.66	S.F.	790	30	2000	2030		43.33 %	0.00 %	13			$6,841
B3010140	Asphalt Shingles	$4.32	S.F.	790	20	2000	2020		15.00 %	0.00 %	3			$3,413
C3010	Wall Finishes	$5.11	S.F.	790	10	2000	2010	2020	30.00 %	0.00 %	3			$4,037
C3020	Floor Finishes	$12.37	S.F.	790	20	2000	2020		15.00 %	0.00 %	3			$9,772
C3030	Ceiling Finishes	$9.52	S.F.	790	25	2000	2025		32.00 %	0.00 %	8			$7,521
D3040	Distribution Systems	$1.58	S.F.	790	30	2000	2030		43.33 %	0.00 %	13			$1,248
D3050	Terminal & Package Units	$34.37	S.F.	790	15	2000	2015	2020	20.00 %	0.00 %	3			$27,152
D5010	Electrical Service/Distribution	$3.09	S.F.	790	40	2000	2040		57.50 %	0.00 %	23			$2,441
D5020	Branch Wiring	$9.24	S.F.	790	30	2000	2030		43.33 %	0.00 %	13			$7,300
D5020	Lighting	$8.58	S.F.	790	30	2000	2030		43.33 %	0.00 %	13			$6,778
E2010	Fixed Furnishings	$10.67	S.F.	790	20	2000	2020		15.00 %	0.00 %	3			$8,429
								Total	**53.03 %**					**$175,419**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

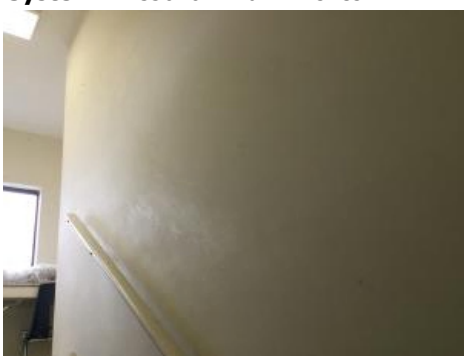
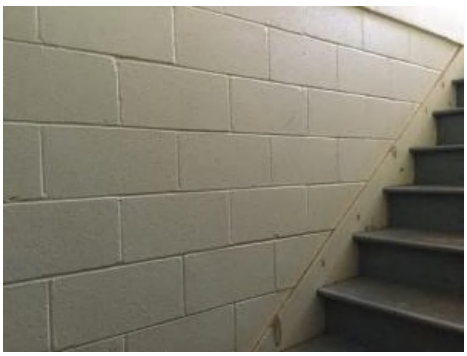
System: B2030 - Exterior Doors

Note:

System: B3010140 - Asphalt Shingles

Note:

System: C3010 - Wall Finishes

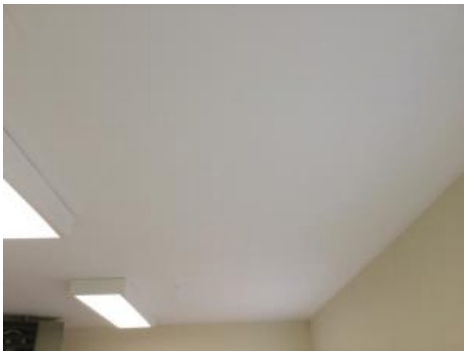
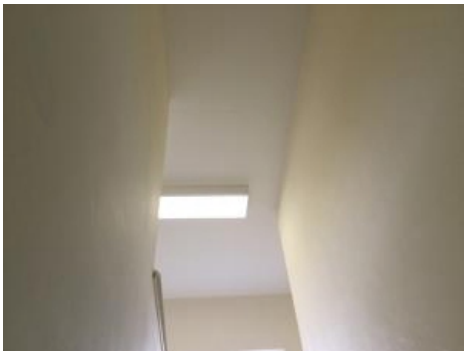



Note:

System: C3020 - Floor Finishes

Note:

System: C3030 - Ceiling Finishes

Note:

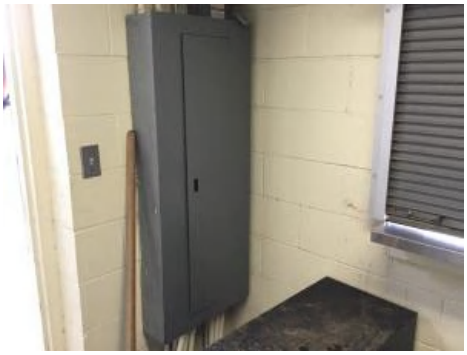
System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

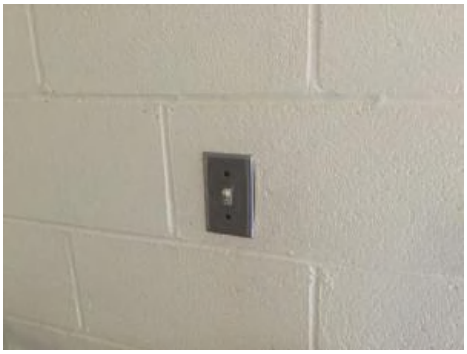
Note:

System: D5010 - Electrical Service/Distribution



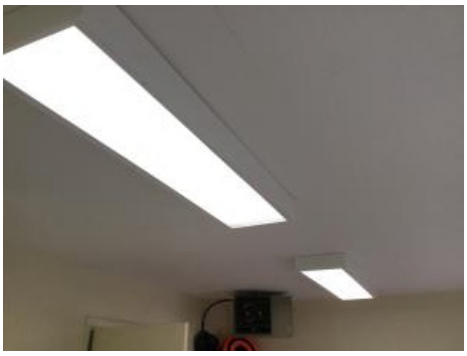
Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

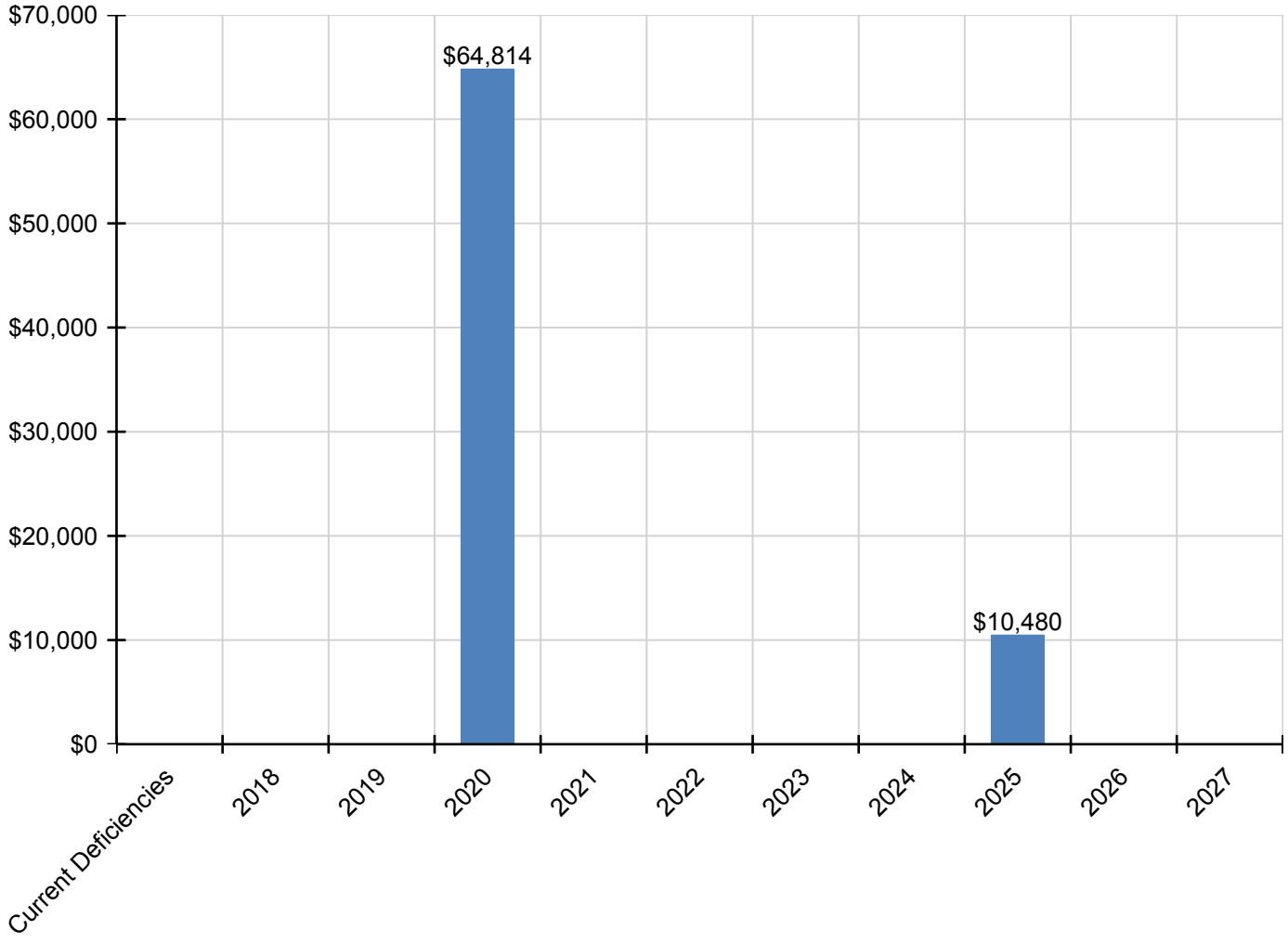
Campus Assessment Report - 2000 Concession/RR/Pressbox Football

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$64,814**	**$0**	**$0**	**$0**	**$0**	**$10,480**	**$0**	**$0**	**$75,294**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$0	$5,445	$0	$0	$0	$0	$0	$0	$0	**$5,445**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$4,853	$0	$0	$0	$0	$0	$0	$0	**$4,853**
C3020 - Floor Finishes	$0	$0	$0	$11,747	$0	$0	$0	$0	$0	$0	$0	**$11,747**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$10,480	$0	$0	**$10,480**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$32,638	$0	$0	$0	$0	$0	$0	$0	**$32,638**
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**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$10,132	$0	$0	$0	$0	$0	$0	$0	**$10,132**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.

No data found for this asset

Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

No data found for this asset

Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

No data found for this asset

Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:

No data found for this asset

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

No data found for this asset

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	MS -Middle School
Gross Area (SF):	80
Year Built:	2000
Last Renovation:	
Replacement Value:	$10,466
Repair Cost:	$762.00
Total FCI:	7.28 %
Total RSLI:	77.81 %
FCA Score:	92.72

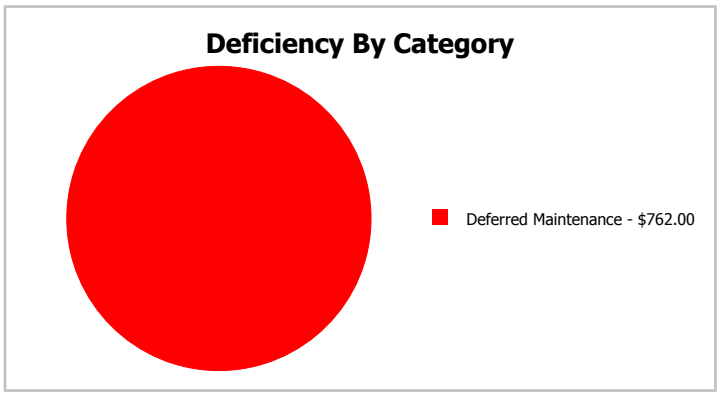
Description:

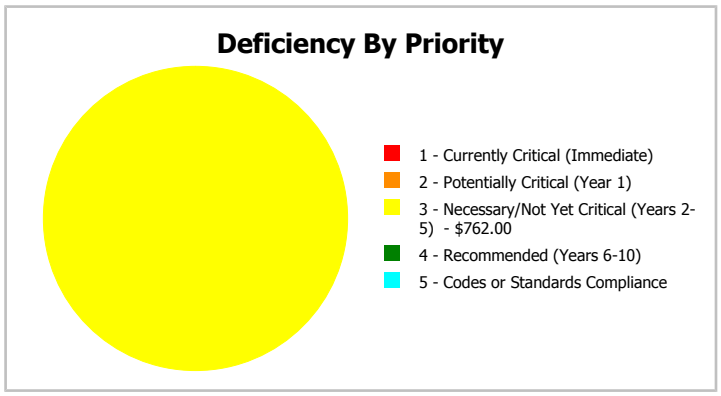
The narrative for this building is included in the Executive Summary Description at the front of this report.

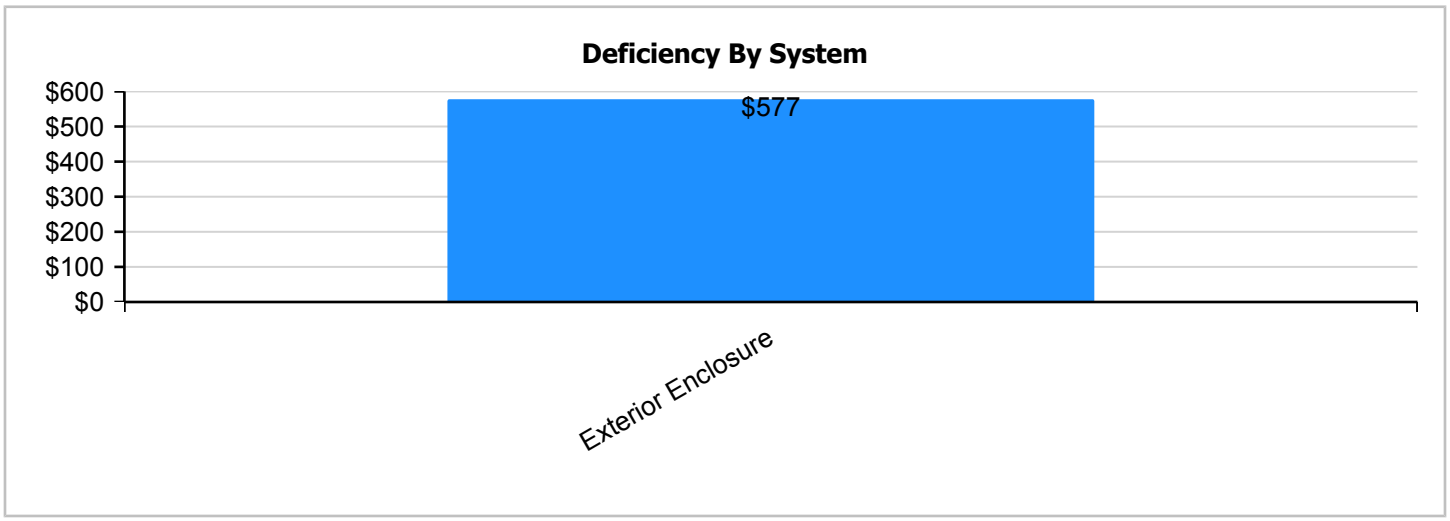
Attributes: This asset has no attributes.

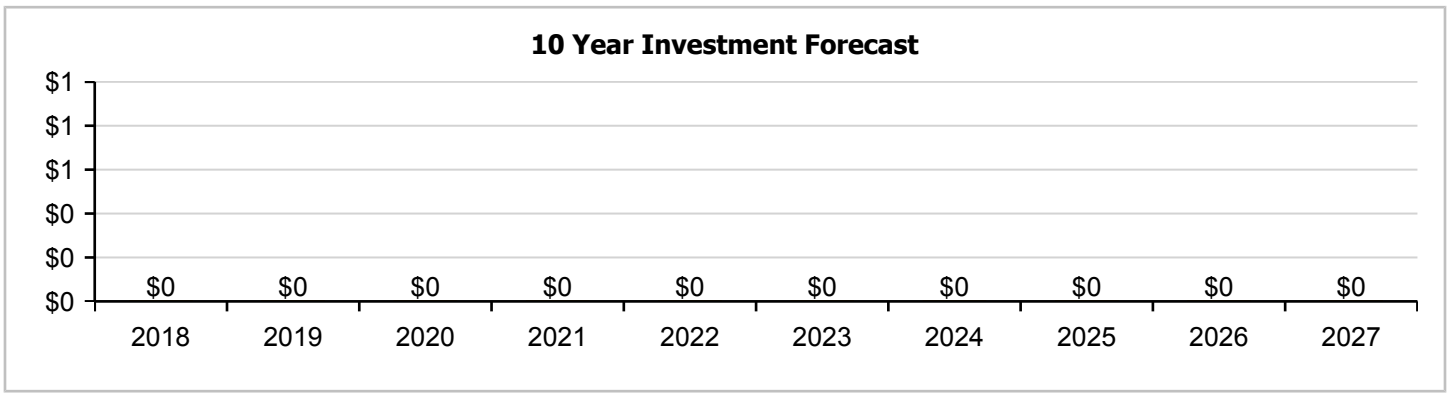
Dashboard Summary

Function:	MS -Middle School	Gross Area:	80
Year Built:	2000	Last Renovation:	
Repair Cost:	$762	Replacement Value:	$10,466
FCI:	7.28 %	RSLI%:	77.81 %









Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	91.00 %	0.00 %	$0.00
B10 - Superstructure	91.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	70.50 %	24.77 %	$762.00
B30 - Roofing	55.00 %	0.00 %	$0.00
C30 - Interior Finishes	64.00 %	0.00 %	$0.00
D50 - Electrical	70.00 %	0.00 %	$0.00
Totals:	**77.80 %**	**7.28 %**	**$762.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). Southwest Elevation - Dec 05, 2016

2). Southeast Elevation - Dec 05, 2016

3). Northeast Elevation - Dec 05, 2016

4). Northwest Elevation - Dec 05, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	80	100	2008	2108		91.00 %	0.00 %	91			$1,610
A1030	Slab on Grade	$19.75	S.F.	80	100	2008	2108		91.00 %	0.00 %	91			$1,580
B1020	Roof Construction	$16.26	S.F.	80	100	2008	2108		91.00 %	0.00 %	91			$1,301
B2010	Exterior Walls	$29.79	S.F.	80	100	2008	2108		91.00 %	0.00 %	91			$2,383
B2030	Exterior Doors	$8.66	S.F.	80	30	1987	2017		0.00 %	109.96 %	0		$762.00	$693
B3010140	Asphalt Shingles	$4.32	S.F.	80	20	2008	2028		55.00 %	0.00 %	11			$346
C3030	Ceiling Finishes	$18.76	S.F.	80	25	2008	2033		64.00 %	0.00 %	16			$1,501
D5020	Branch Wiring	$3.58	S.F.	80	30	2008	2038		70.00 %	0.00 %	21			$286
D5020	Lighting	$9.58	S.F.	80	30	2008	2038		70.00 %	0.00 %	21			$766
								Total	**77.80 %**	**7.28 %**			**$762.00**	**$10,466**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls

Note:

System: B2030 - Exterior Doors

Note:

System: B3010140 - Asphalt Shingles

Note:

System: C3030 - Ceiling Finishes

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

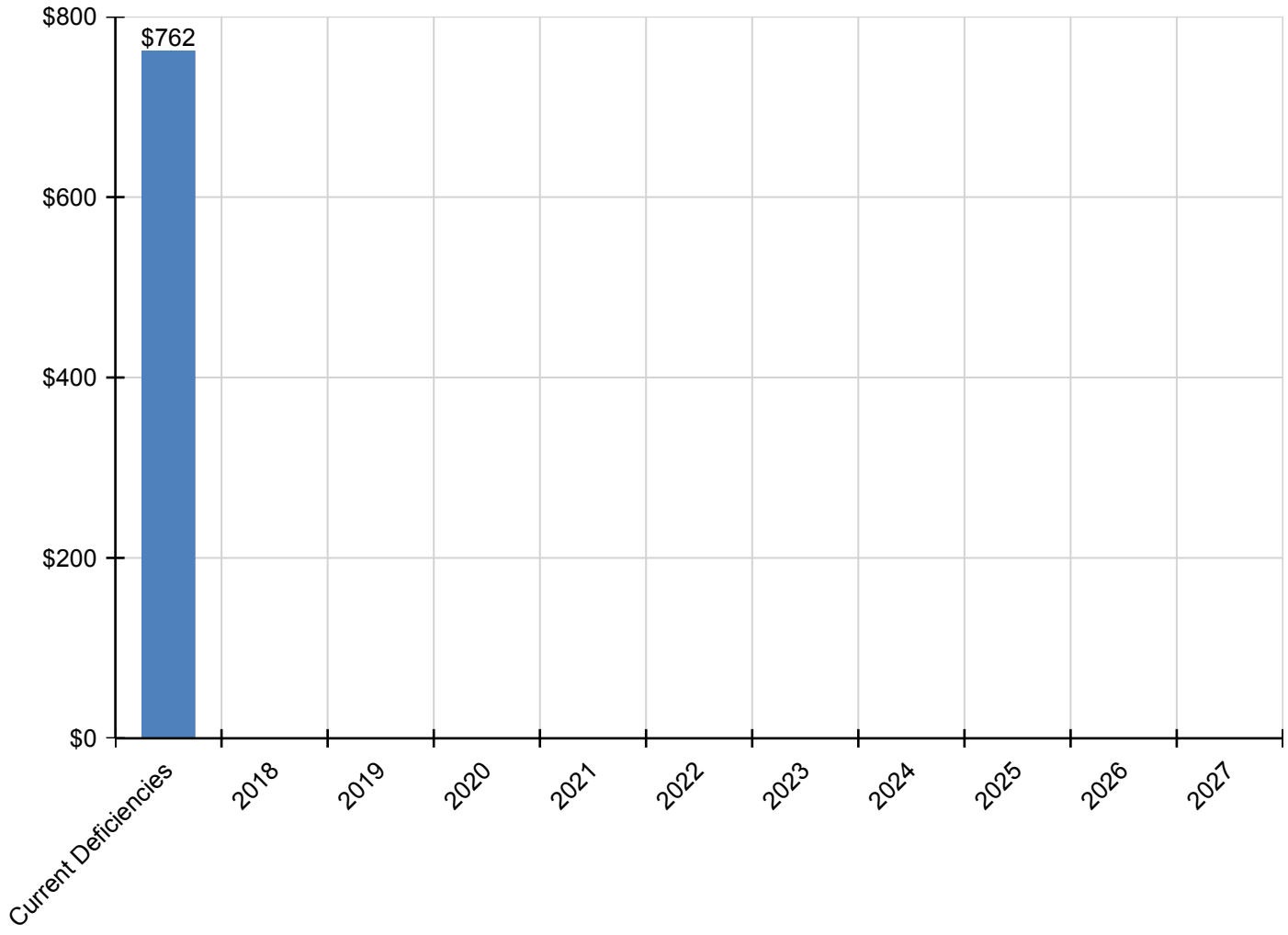
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$762**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$762**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$762	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$762**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

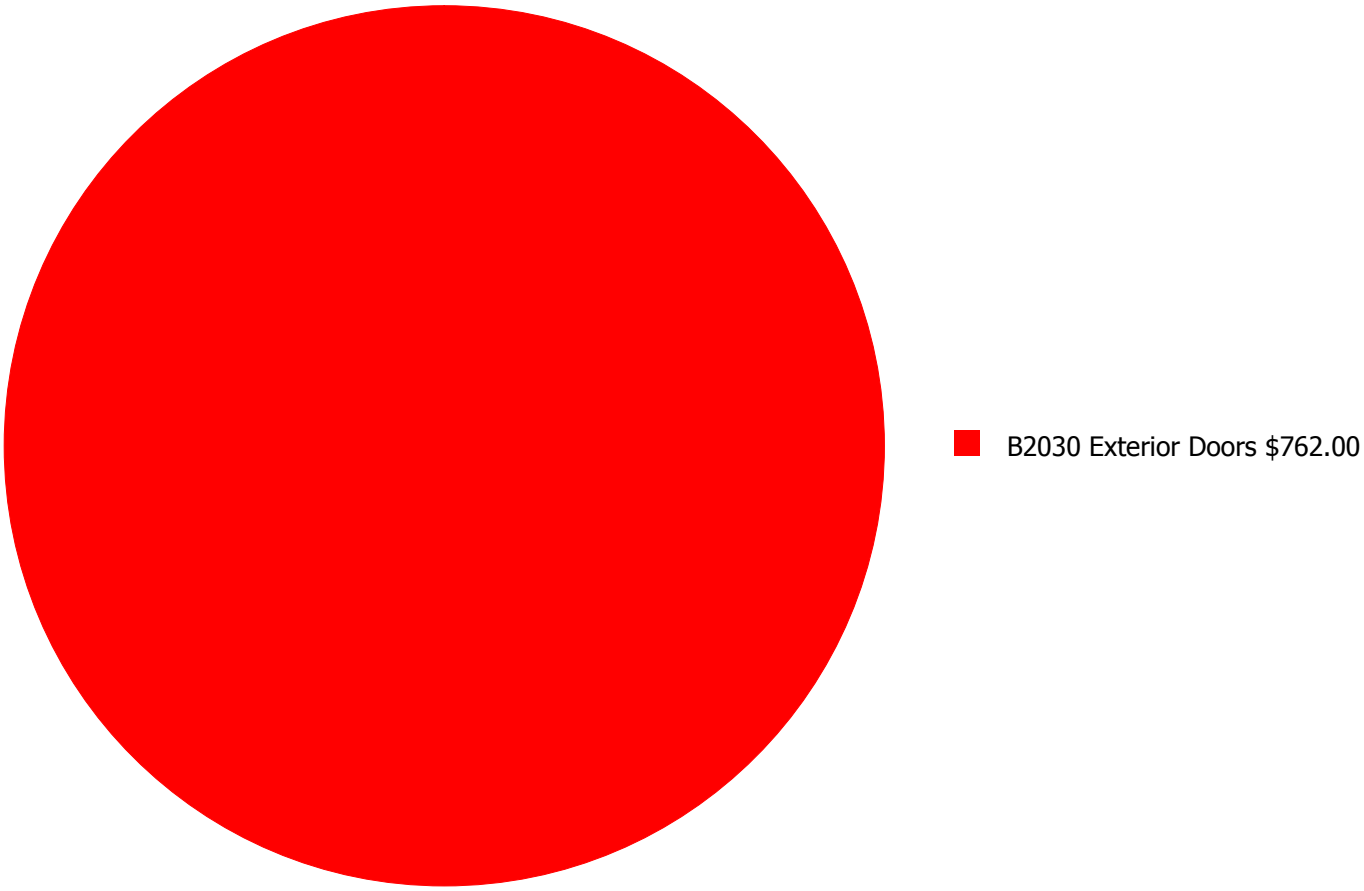
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

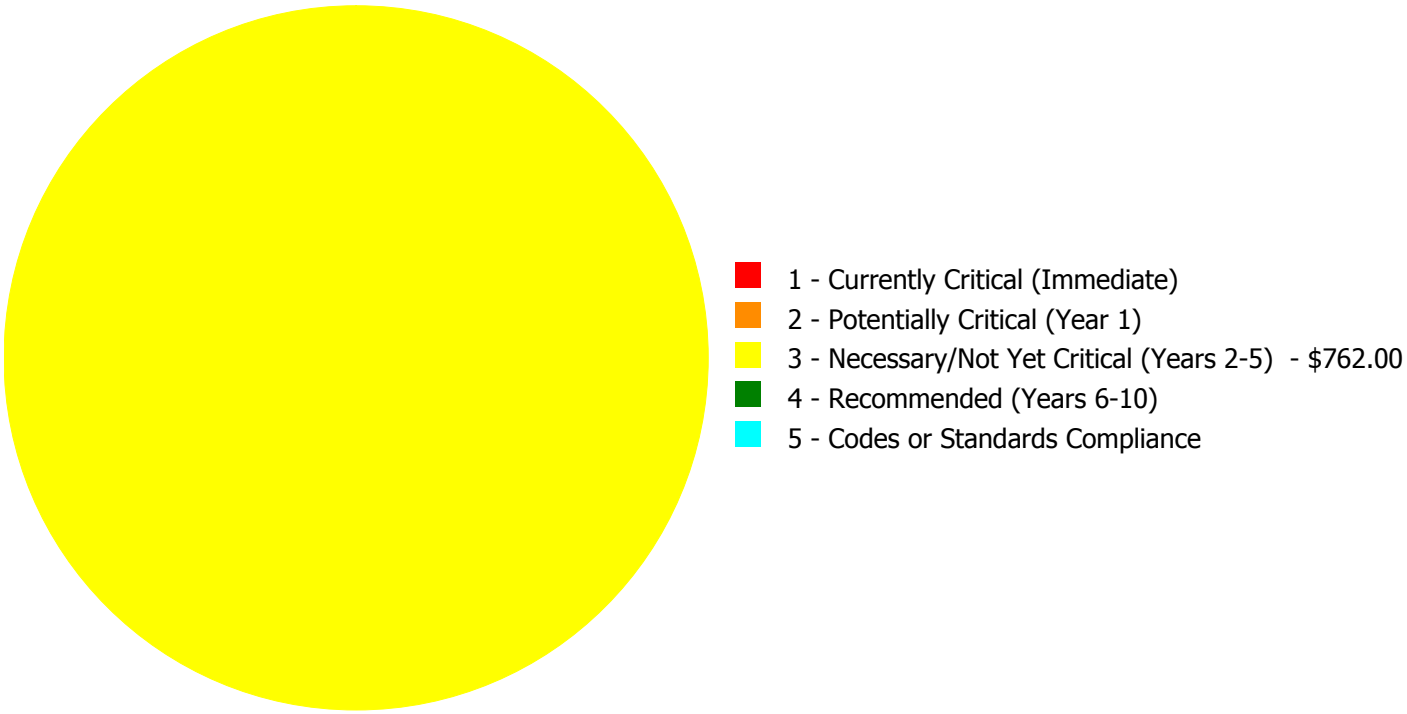
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $762.00

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: $762.00

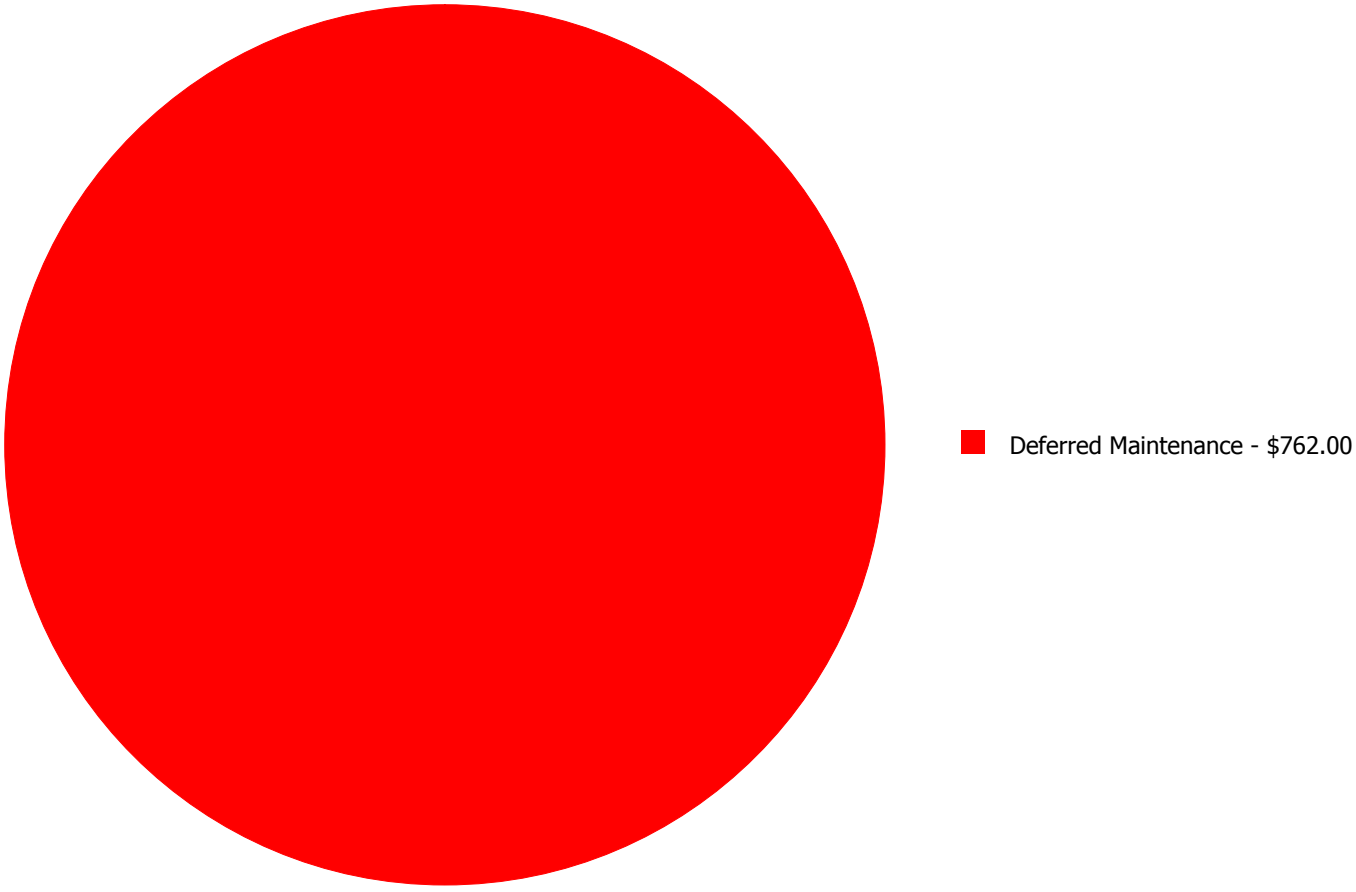
Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2030	Exterior Doors	$0.00	$0.00	$762.00	$0.00	$0.00	$762.00
	Total:	$0.00	$0.00	$762.00	$0.00	$0.00	$762.00

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: $762.00

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

Priority 3 - Necessary/Not Yet Critical (Years 2-5):

System: B2030 - Exterior Doors

Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 80.00
Unit of Measure: S.F.
Estimate: $762.00
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

Notes: The exterior doors are aged, rusted and should be replaced.

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	MS -Middle School
Gross Area (SF):	136,947
Year Built:	2000
Last Renovation:	
Replacement Value:	$24,869,575
Repair Cost:	$1,764,059.00
Total FCI:	7.09 %
Total RSLI:	41.04 %
FCA Score:	92.91

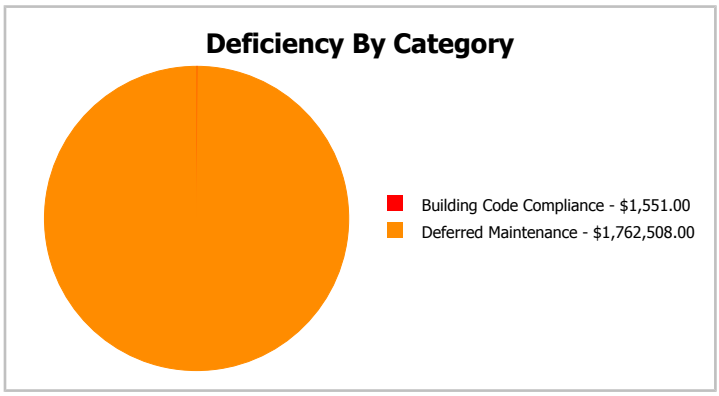
Description:

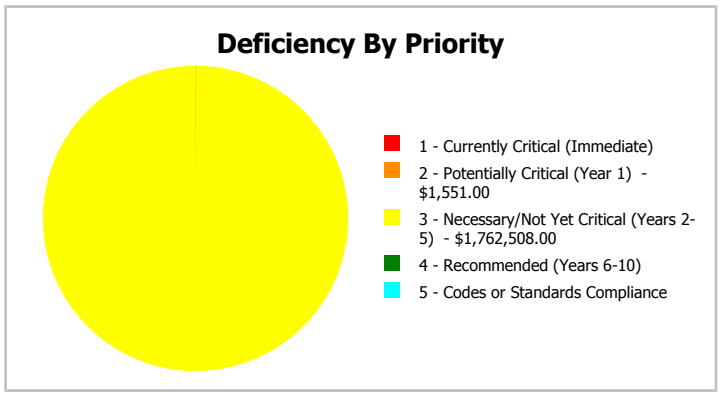
The narrative for this building is included in the Executive Summary Description at the front of this report.

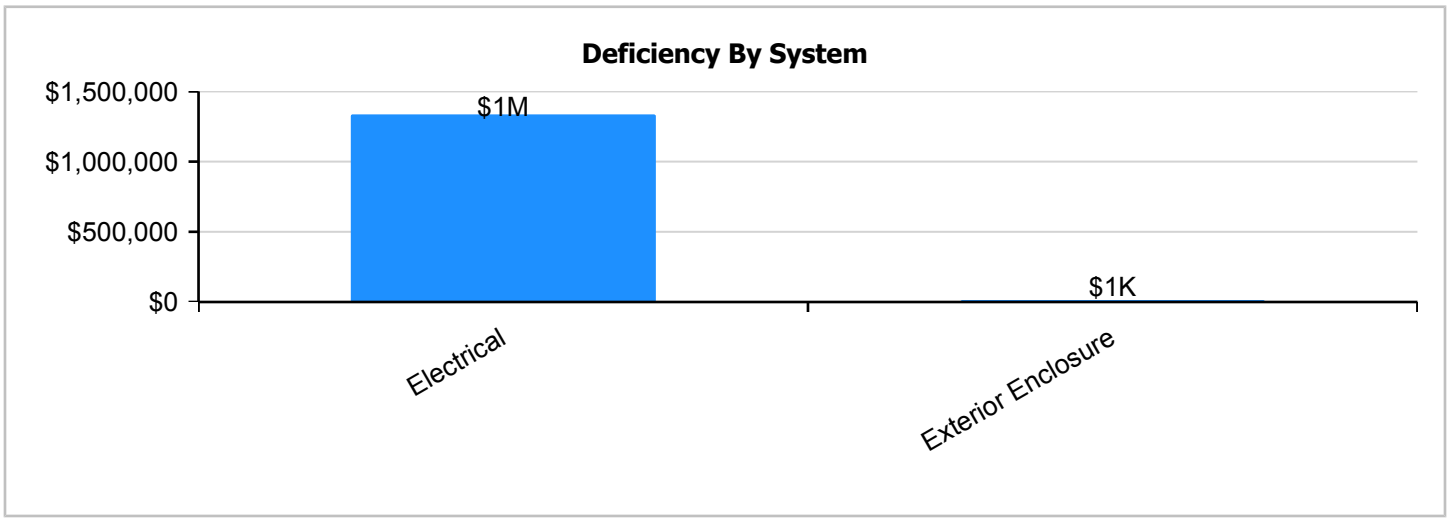
Attributes: This asset has no attributes.

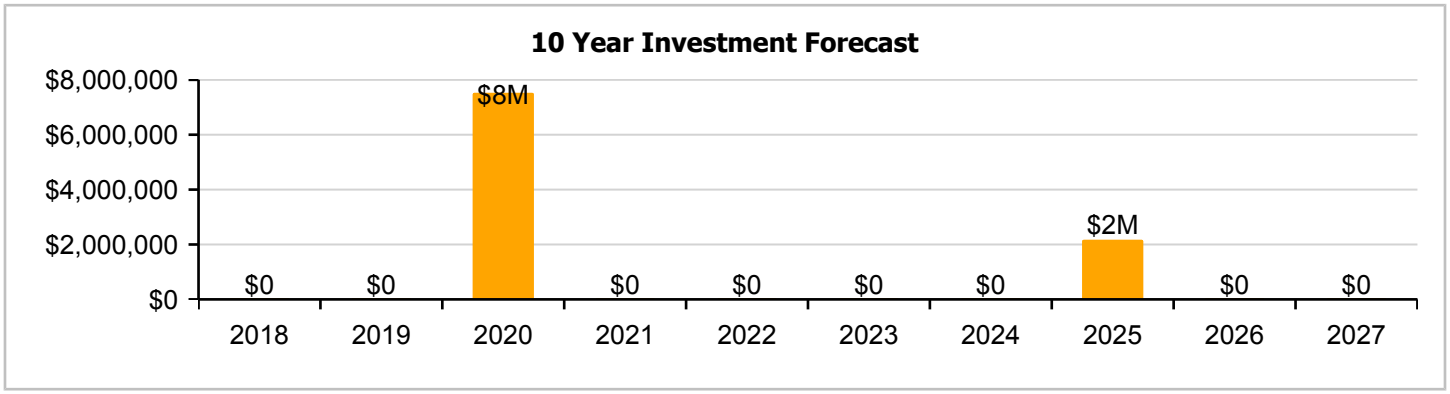
Dashboard Summary

Function:	MS -Middle School	Gross Area:	136,947
Year Built:	2000	Last Renovation:	
Repair Cost:	$1,764,059	Replacement Value:	$24,869,575
FCI:	7.09 %	RSLI%:	41.04 %









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	83.00 %	0.00 %	$0.00
B10 - Superstructure	83.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	60.74 %	0.06 %	$1,551.00
B30 - Roofing	43.33 %	0.00 %	$0.00
C10 - Interior Construction	35.71 %	0.00 %	$0.00
C20 - Stairs	83.00 %	0.00 %	$0.00
C30 - Interior Finishes	24.69 %	0.00 %	$0.00
D20 - Plumbing	43.52 %	0.00 %	$0.00
D30 - HVAC	49.64 %	0.00 %	$0.00
D40 - Fire Protection	43.33 %	0.00 %	$0.00
D50 - Electrical	26.84 %	42.62 %	$1,762,508.00
E10 - Equipment	15.00 %	0.00 %	$0.00
E20 - Furnishings	15.00 %	0.00 %	$0.00
Totals:	**41.04 %**	**7.09 %**	**$1,764,059.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). East Elevation - Dec 05, 2016

2). Southeast Elevation - Dec 05, 2016

3). Northeast Elevation - Dec 05, 2016

4). Southwest Elevation - Dec 05, 2016

5). South Elevation - Dec 05, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$1.52	S.F.	136,947	100	2000	2100		83.00 %	0.00 %	83			$208,159
A1030	Slab on Grade	$4.40	S.F.	136,947	100	2000	2100		83.00 %	0.00 %	83			$602,567
B1010	Floor Construction	$0.12	S.F.	136,947	100	2000	2100		83.00 %	0.00 %	83			$16,434
B1020	Roof Construction	$8.18	S.F.	136,947	100	2000	2100		83.00 %	0.00 %	83			$1,120,226
B2010	Exterior Walls	$9.02	S.F.	136,947	100	2000	2100		83.00 %	0.00 %	83			$1,235,262
B2020	Exterior Windows	$10.52	S.F.	136,947	30	2000	2030		43.33 %	0.00 %	13			$1,440,682
B2030	Exterior Doors	$1.02	S.F.	136,947	30	2000	2030		43.33 %	1.11 %	13		$1,551.00	$139,686
B3010130	Preformed Metal Roofing	$9.66	S.F.	136,947	30	2000	2030		43.33 %	0.00 %	13			$1,322,908
C1010	Partitions	$6.07	S.F.	136,947	75	2000	2075		77.33 %	0.00 %	58			$831,268
C1020	Interior Doors	$2.46	S.F.	136,947	30	2000	2030		43.33 %	0.00 %	13			$336,890
C1030	Fittings	$13.11	S.F.	136,947	20	2000	2020		15.00 %	0.00 %	3			$1,795,375
C2010	Stair Construction	$0.44	S.F.	136,947	100	2000	2100		83.00 %	0.00 %	83			$60,257
C3010	Wall Finishes	$3.35	S.F.	136,947	10	2000	2010	2020	30.00 %	0.00 %	3			$458,772
C3020	Floor Finishes	$10.41	S.F.	136,947	20	2000	2020		15.00 %	0.00 %	3			$1,425,618
C3030	Ceiling Finishes	$11.37	S.F.	136,947	25	2000	2025		32.00 %	0.00 %	8			$1,557,087
D2010	Plumbing Fixtures	$9.64	S.F.	136,947	30	2000	2030		43.33 %	0.00 %	13			$1,320,169
D2020	Domestic Water Distribution	$1.03	S.F.	136,947	30	2000	2030		43.33 %	0.00 %	13			$141,055
D2030	Sanitary Waste	$1.62	S.F.	136,947	30	2000	2030		43.33 %	0.00 %	13			$221,854
D2090	Other Plumbing Systems -Nat Gas	$0.16	S.F.	136,947	40	2000	2040		57.50 %	0.00 %	23			$21,912
D3020	Heat Generating Systems	$8.66	S.F.	136,947	30	2000	2030		43.33 %	0.00 %	13			$1,185,961
D3030	Cooling Generating Systems	$8.99	S.F.	136,947	25	2011	2036		76.00 %	0.00 %	19			$1,231,154
D3040	Distribution Systems	$10.65	S.F.	136,947	30	2000	2030		43.33 %	0.00 %	13			$1,458,486
D3060	Controls & Instrumentation	$3.33	S.F.	136,947	20	2000	2020		15.00 %	0.00 %	3			$456,034
D4020	Standpipes	$0.67	S.F.	136,947	30	2000	2030		43.33 %	0.00 %	13			$91,754
D5010	Electrical Service/Distribution	$1.64	S.F.	136,947	40	2000	2040		57.50 %	0.00 %	23			$224,593
D5020	Branch Wiring	$4.91	S.F.	136,947	30	2000	2030		43.33 %	0.00 %	13			$672,410
D5020	Lighting	$11.44	S.F.	136,947	30	2000	2030		43.33 %	0.00 %	13			$1,566,674
D5030810	Security & Detection Systems	$2.27	S.F.	136,947	15	2000	2015		0.00 %	110.00 %	-2		$341,957.00	$310,870
D5030910	Fire Alarm Systems	$4.11	S.F.	136,947	15	2000	2015		0.00 %	110.00 %	-2		$619,137.00	$562,852
D5030920	Data Communication	$5.32	S.F.	136,947	15	2000	2015		0.00 %	110.00 %	-2		$801,414.00	$728,558
D5090	Other Electrical Systems	$0.51	S.F.	136,947	20	2000	2020		15.00 %	0.00 %	3			$69,843
E1020	Institutional Equipment	$2.73	S.F.	136,947	20	2000	2020		15.00 %	0.00 %	3			$373,865
E1090	Other Equipment	$6.82	S.F.	136,947	20	2000	2020		15.00 %	0.00 %	3			$933,979
E2010	Fixed Furnishings	$5.45	S.F.	136,947	20	2000	2020		15.00 %	0.00 %	3			$746,361
								Total	**41.04 %**	**7.09 %**			**$1,764,059.00**	**$24,869,575**

System Notes

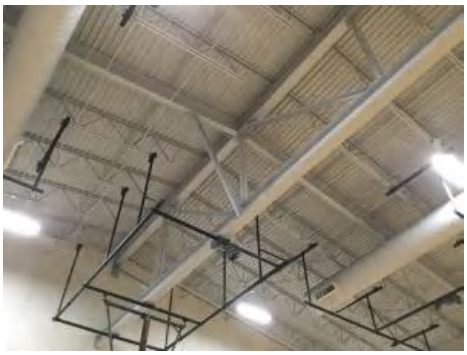
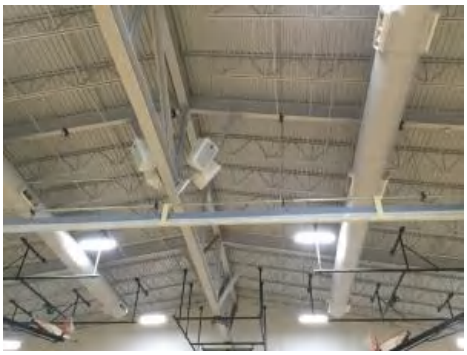
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B1010 - Floor Construction

This system contains no images

Note: Control Room, raised floor.

System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

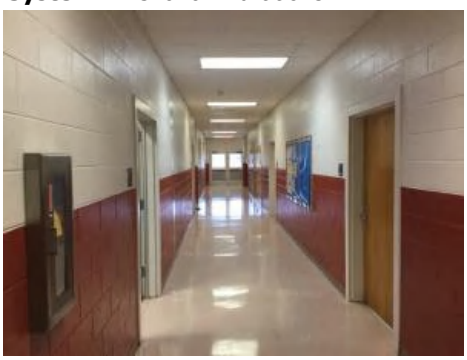
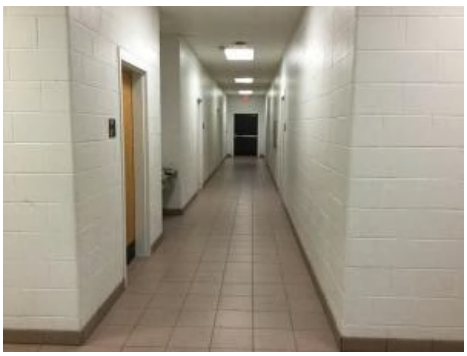
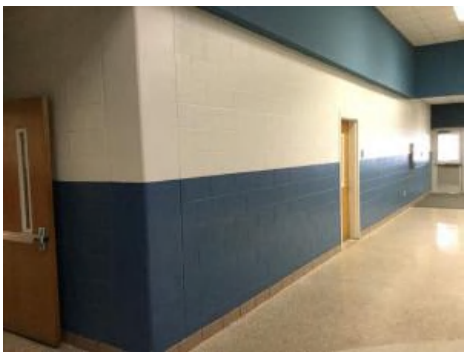
System: B2030 - Exterior Doors

Note:

System: B3010130 - Preformed Metal Roofing

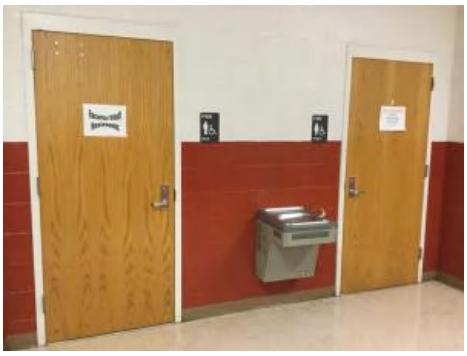
Note:

System: C1010 - Partitions

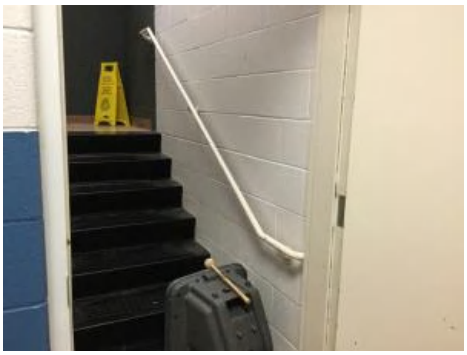
Note:

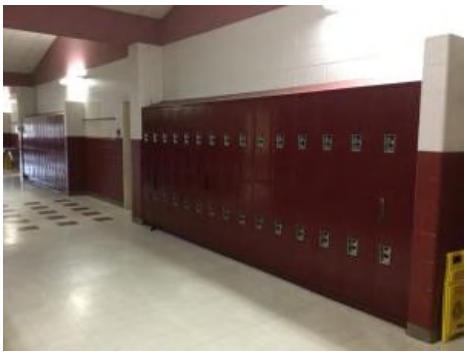
System: C1020 - Interior Doors



Note:

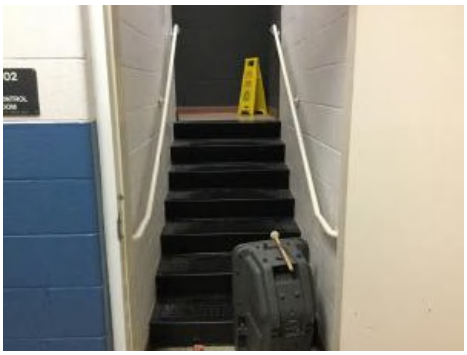
System: C1030 - Fittings





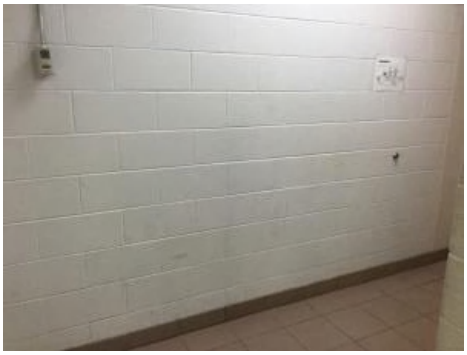
Note:

System: C2010 - Stair Construction



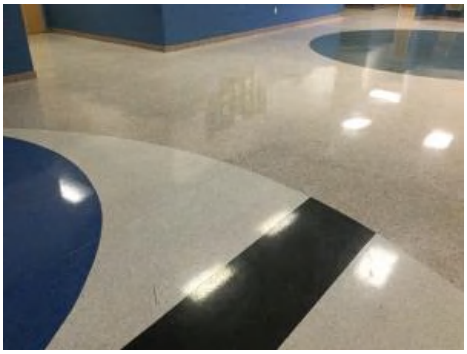
Note:

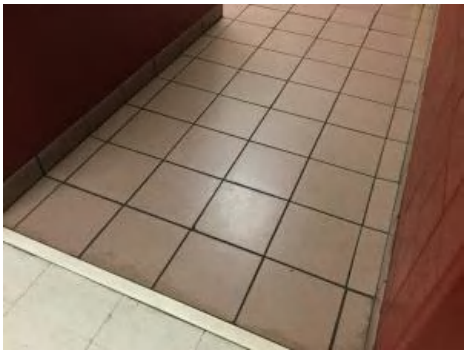
System: C3010 - Wall Finishes



Note:

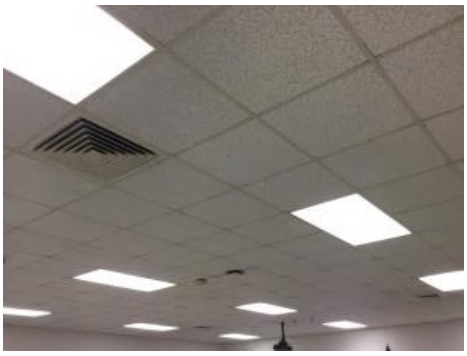
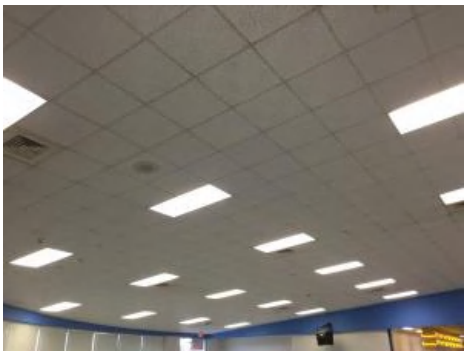
System: C3020 - Floor Finishes

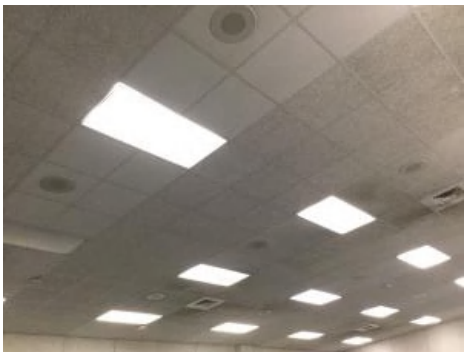




Note:

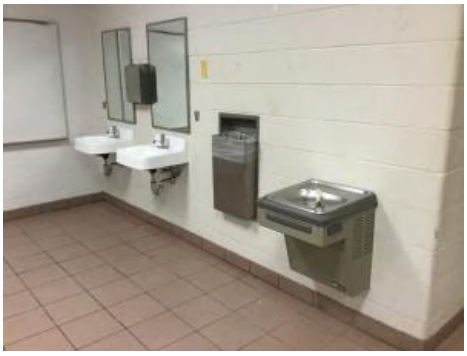
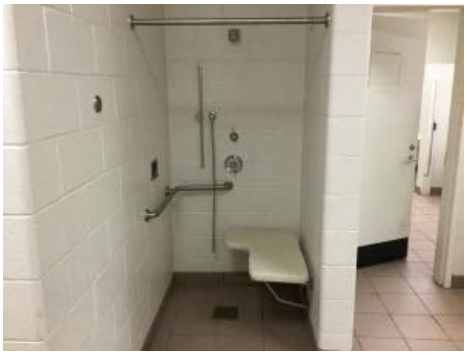
System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

Note:

System: D2090 - Other Plumbing Systems -Nat Gas

Note:

System: D3020 - Heat Generating Systems

Note:

System: D3030 - Cooling Generating Systems

Note:

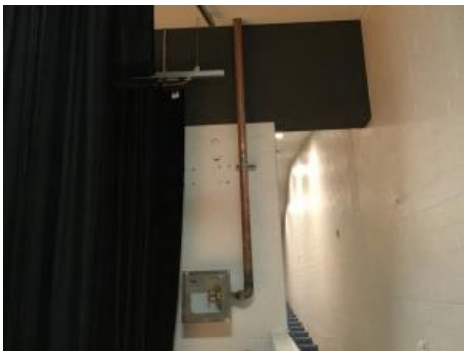
System: D3040 - Distribution Systems

Note:

System: D3060 - Controls & Instrumentation

Note:

System: D4020 - Standpipes

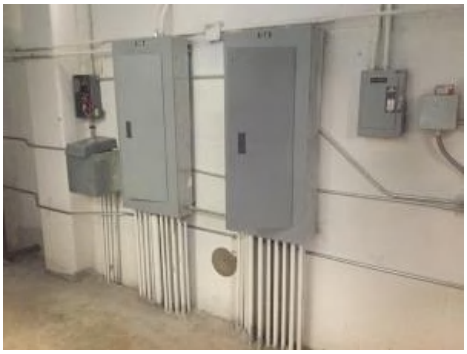


Note:

System: D5010 - Electrical Service/Distribution

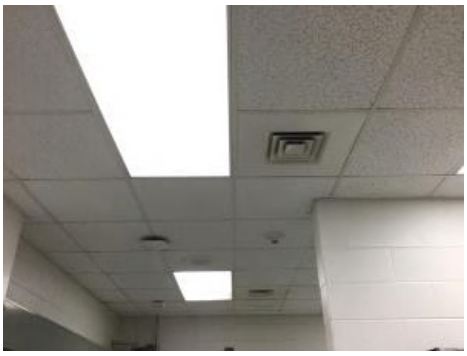
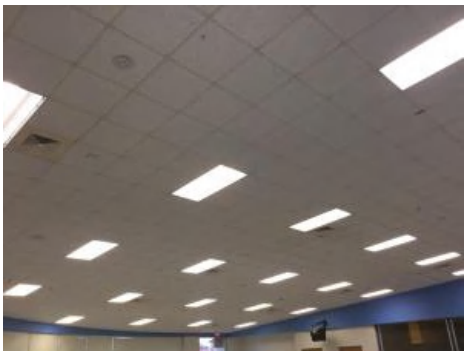
Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting

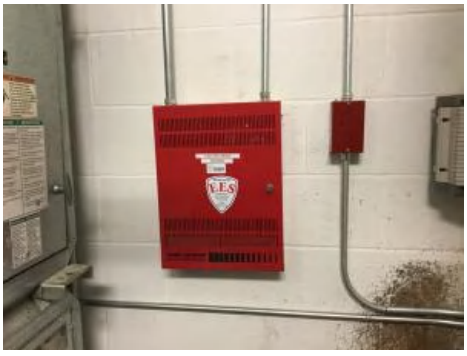



Note:

System: D5030810 - Security & Detection Systems

Note:

System: D5030910 - Fire Alarm Systems

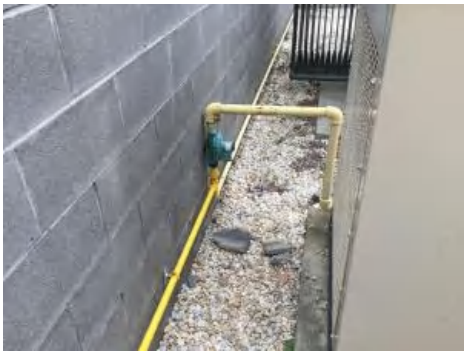


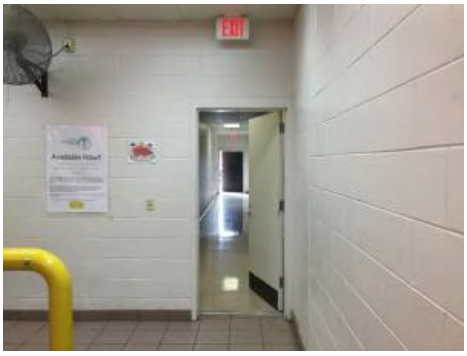
Note:

System: D5030920 - Data Communication

Note:

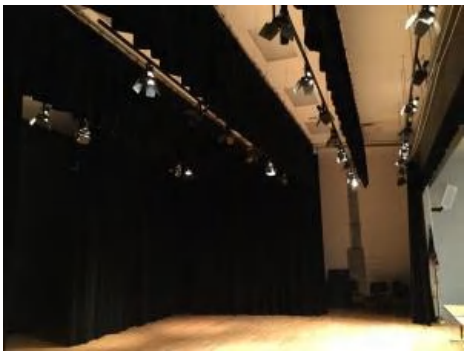
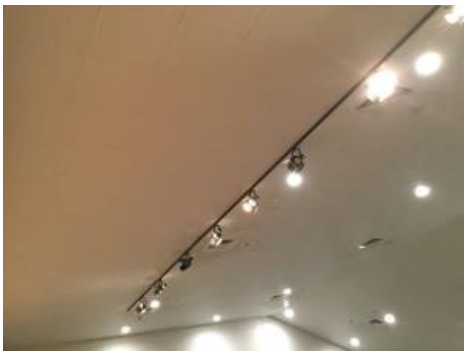
System: D5090 - Other Electrical Systems

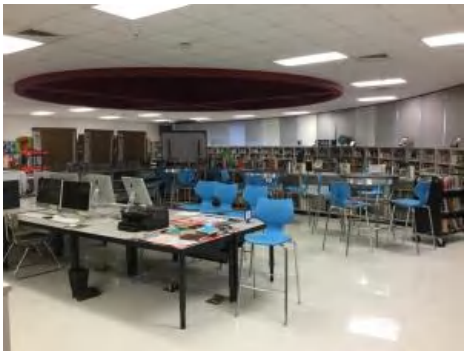




Note:

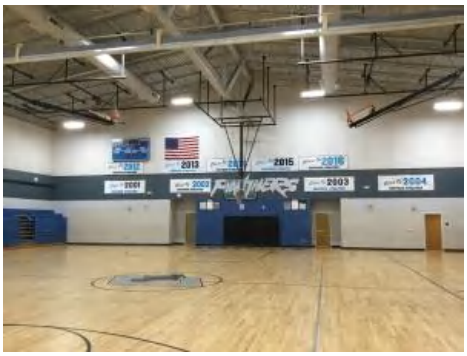
System: E1020 - Institutional Equipment

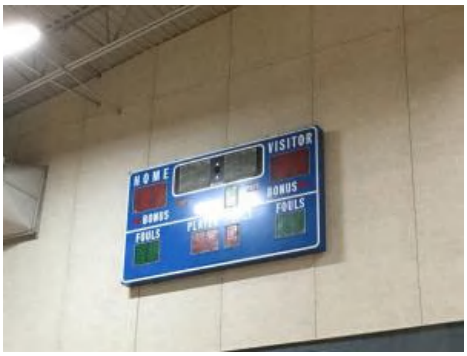



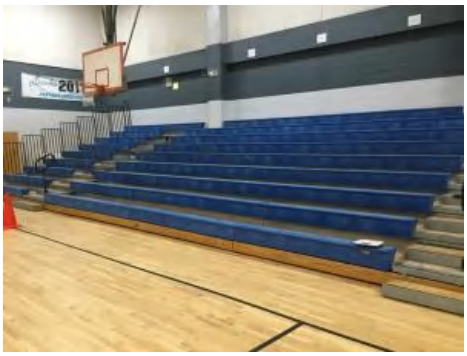
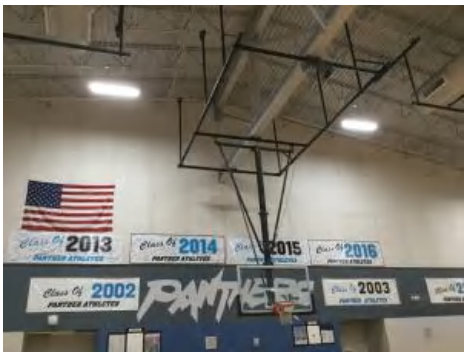


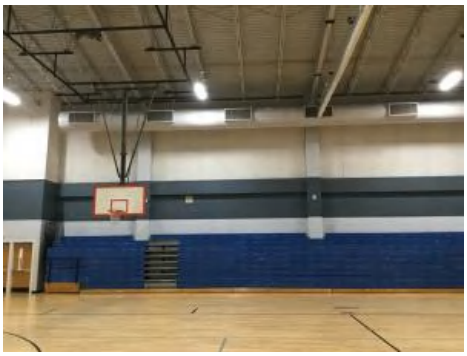
Note:

System: E1090 - Other Equipment



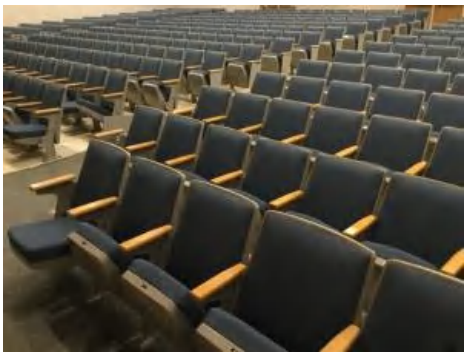




Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

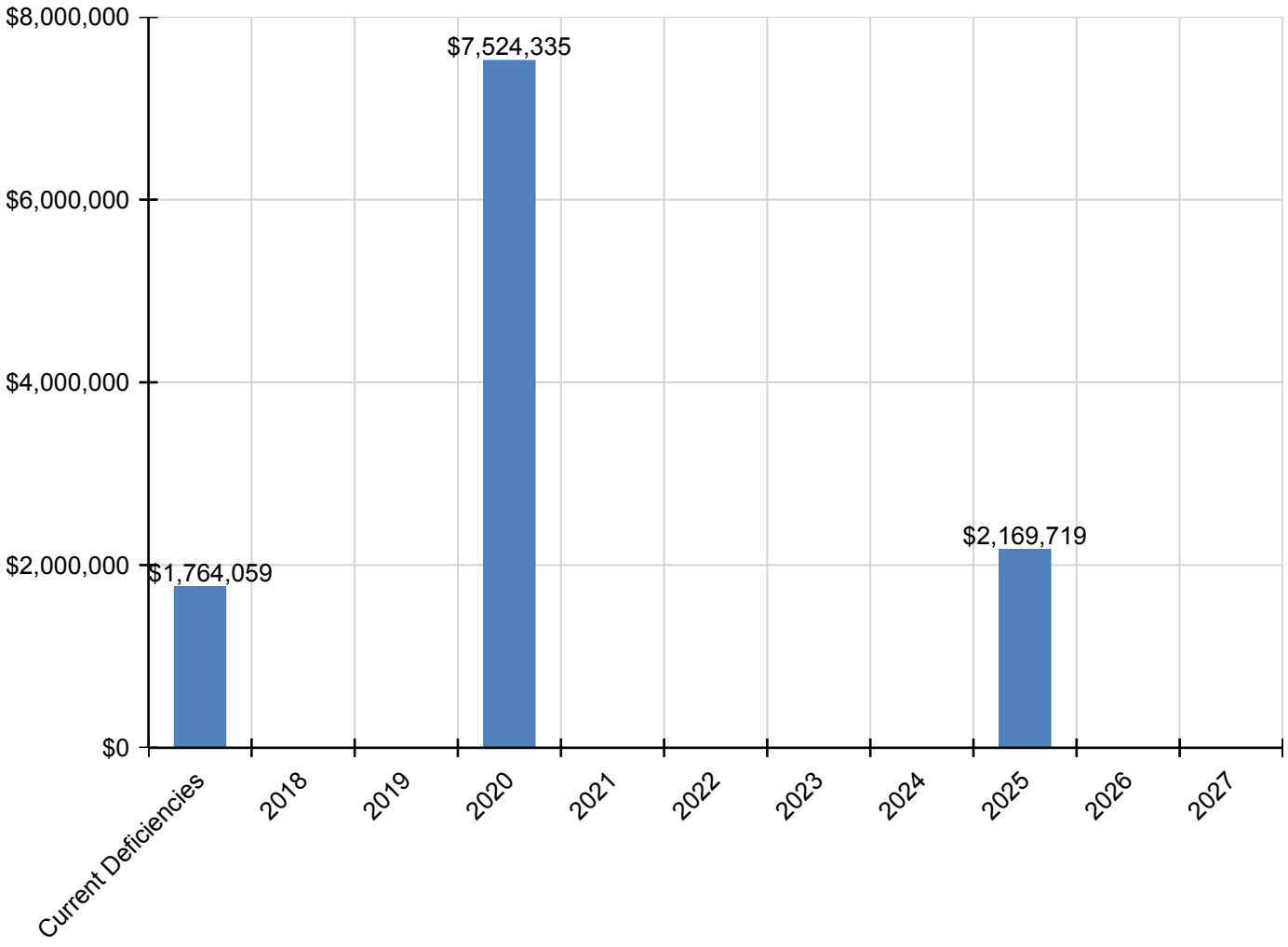
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$1,764,059**	**$0**	**$0**	**$7,524,335**	**$0**	**$0**	**$0**	**$0**	**$2,169,719**	**$0**	**$0**	**$11,458,112**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$1,551	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,551**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$2,158,041	$0	$0	$0	$0	$0	$0	$0	**$2,158,041**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$551,445	$0	$0	$0	$0	$0	$0	$0	**$551,445**
C3020 - Floor Finishes	$0	$0	$0	$1,713,593	$0	$0	$0	$0	$0	$0	$0	**$1,713,593**

C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$2,169,719	$0	$0	**$2,169,719**
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**
D2090 - Other Plumbing Systems -Nat Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$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**
D3060 - Controls & Instrumentation	$0	$0	$0	$548,152	$0	$0	$0	$0	$0	$0	$0	**$548,152**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$341,957	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$341,957**
D5030910 - Fire Alarm Systems	$619,137	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$619,137**
D5030920 - Data Communication	$801,414	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$801,414**
D5090 - Other Electrical Systems	$0	$0	$0	$83,951	$0	$0	$0	$0	$0	$0	$0	**$83,951**
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	$449,386	$0	$0	$0	$0	$0	$0	$0	**$449,386**
E1090 - Other Equipment	$0	$0	$0	$1,122,641	$0	$0	$0	$0	$0	$0	$0	**$1,122,641**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$897,126	$0	$0	$0	$0	$0	$0	$0	**$897,126**

** Indicates non-renewable system*

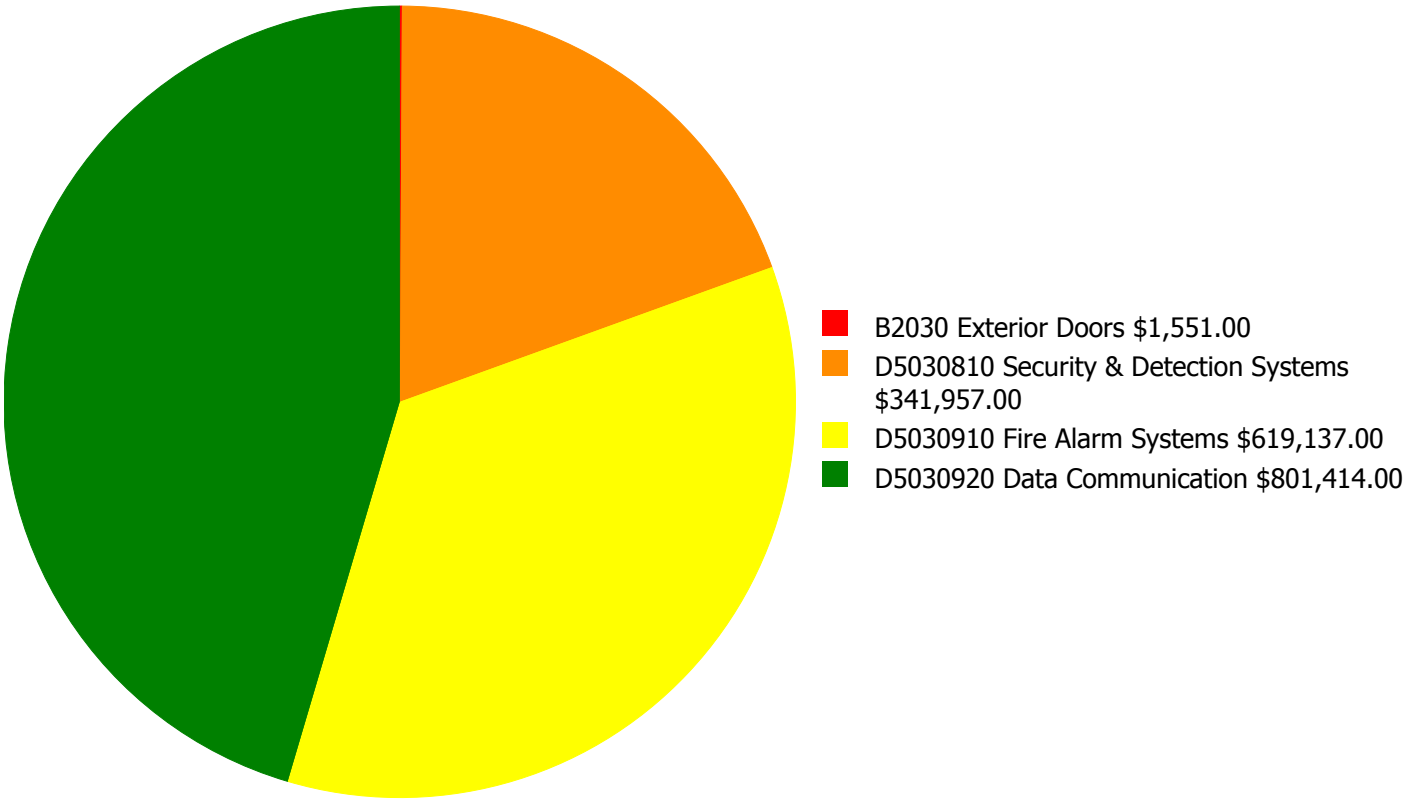
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

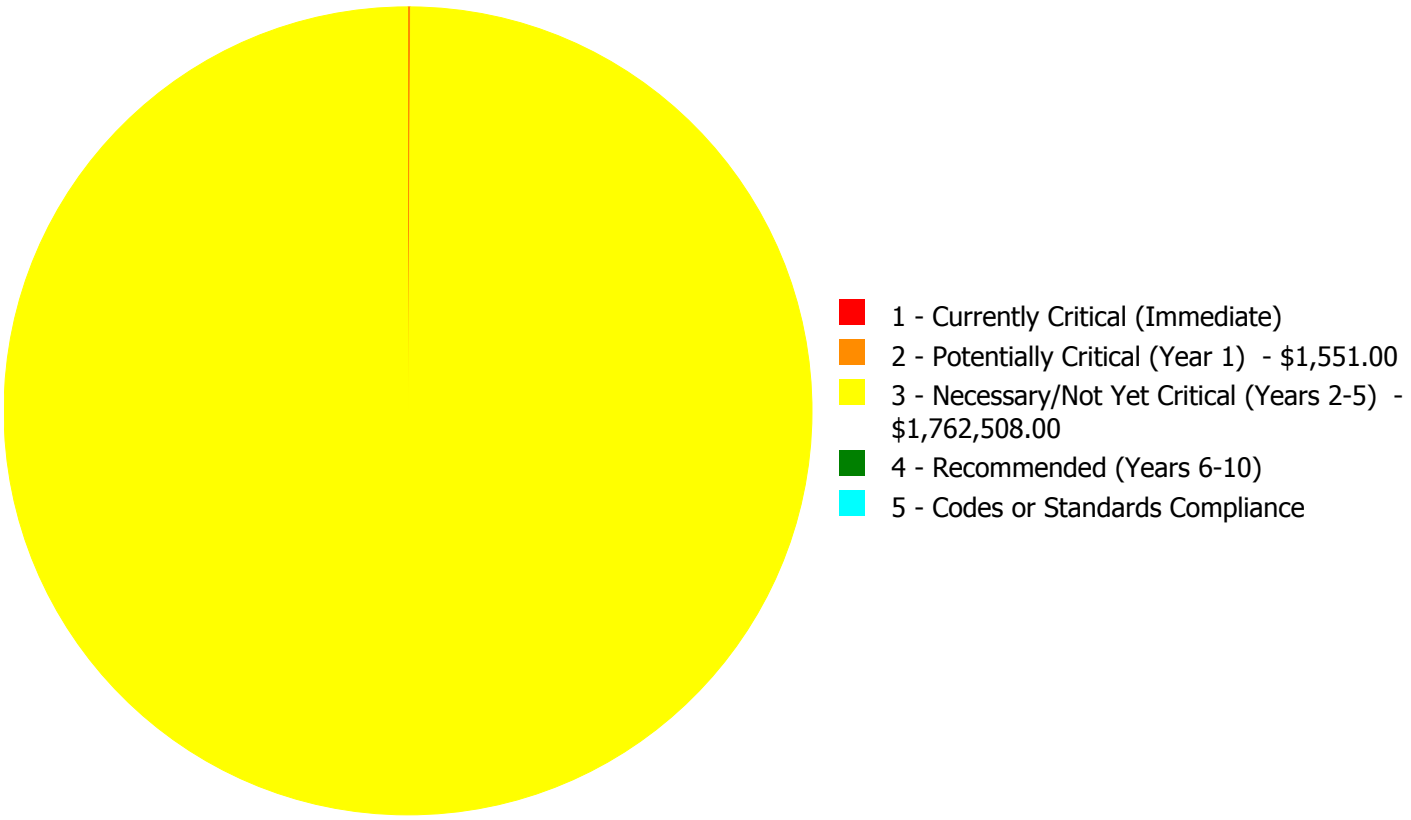
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $1,764,059.00

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: $1,764,059.00

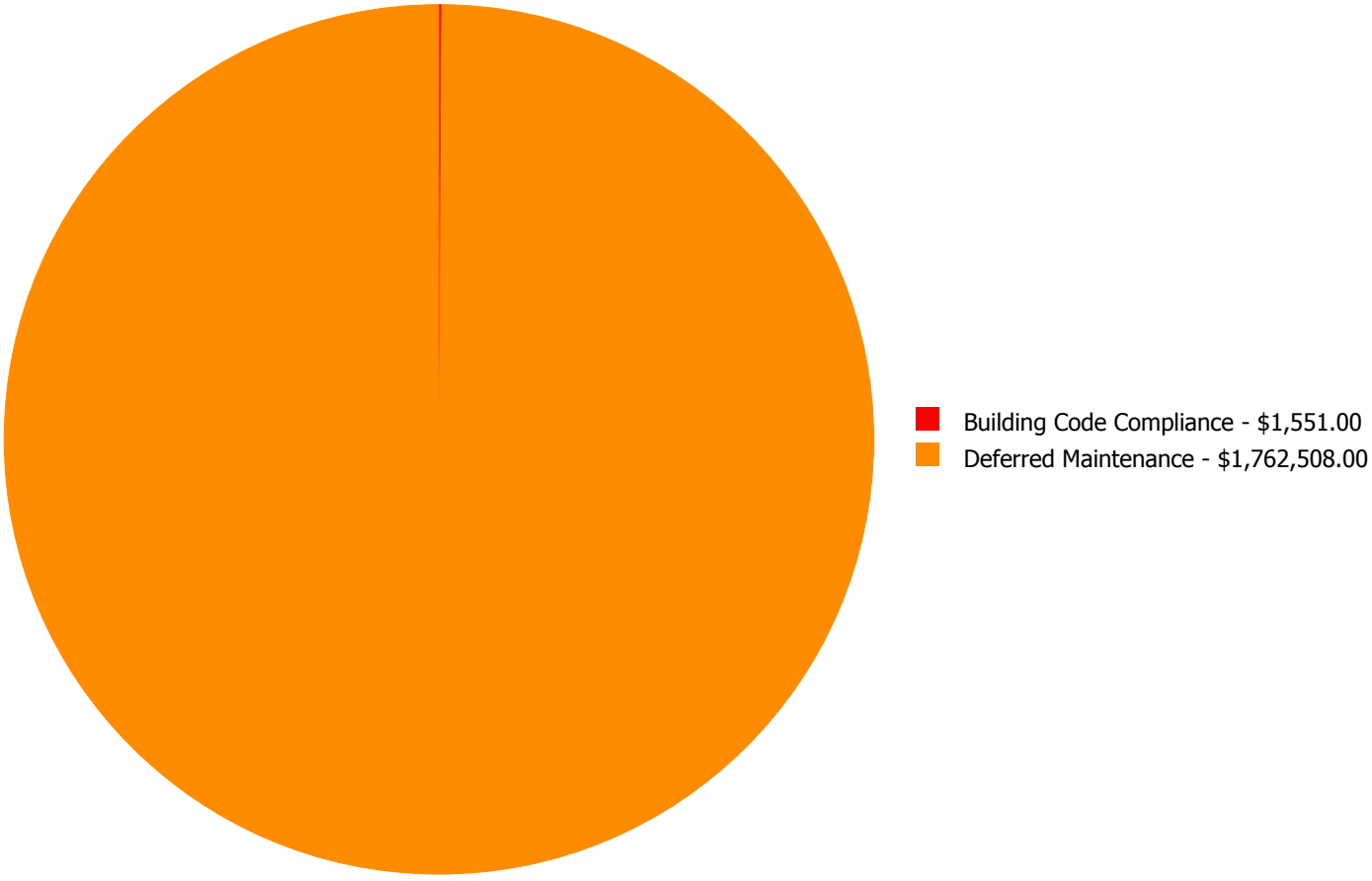
Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2030	Exterior Doors	$0.00	$1,551.00	$0.00	$0.00	$0.00	$1,551.00
D5030810	Security & Detection Systems	$0.00	$0.00	$341,957.00	$0.00	$0.00	$341,957.00
D5030910	Fire Alarm Systems	$0.00	$0.00	$619,137.00	$0.00	$0.00	$619,137.00
D5030920	Data Communication	$0.00	$0.00	$801,414.00	$0.00	$0.00	$801,414.00
	Total:	$0.00	$1,551.00	$1,762,508.00	$0.00	$0.00	$1,764,059.00

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:



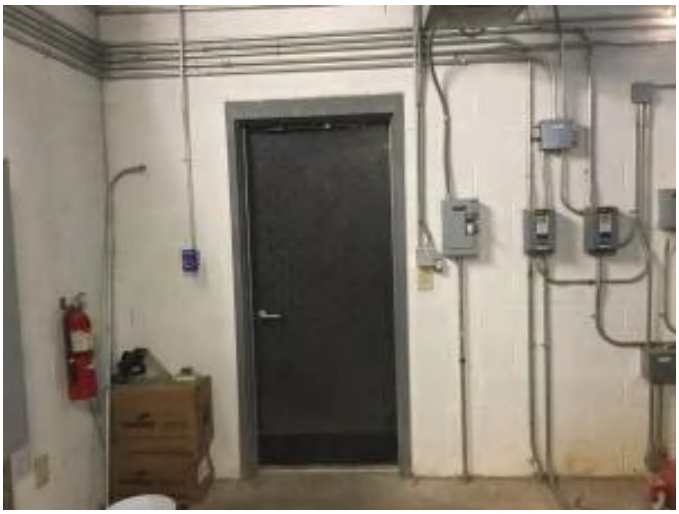
Budget Estimate Total: $1,764,059.00

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

Priority 2 - Potentially Critical (Year 1):

System: B2030 - Exterior Doors



Location: Electrical Room
Distress: Missing
Category: Building Code Compliance
Priority: 2 - Potentially Critical (Year 1)
Correction: Add panic hardware to exit door
Qty: 1.00
Unit of Measure: Ea.
Estimate: $1,551.00
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

Notes: The electrical room exit access door doesn't have a panic hardware device installed and should be provided per Building Code compliance.

Priority 3 - Necessary/Not Yet Critical (Years 2-5):

System: D5030810 - Security & Detection Systems

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 136,947.00
Unit of Measure: S.F.
Estimate: $341,957.00
Assessor Name: Eduardo Lopez
Date Created: 11/29/2016

Notes: The security & detection system is beyond its expected service life and should be scheduled for replacement.

System: D5030910 - Fire Alarm Systems

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 136,947.00
Unit of Measure: S.F.
Estimate: $619,137.00
Assessor Name: Eduardo Lopez
Date Created: 11/29/2016

Notes: The fire alarm system is beyond its expected service life and should be scheduled for replacement.

System: D5030920 - Data Communication

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 136,947.00
Unit of Measure: S.F.
Estimate: $801,414.00
Assessor Name: Eduardo Lopez
Date Created: 11/29/2016

Notes: The data communication system is beyond its expected service life and should be scheduled for replacement.

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	MS -Middle School
Gross Area (SF):	400
Year Built:	2000
Last Renovation:	
Replacement Value:	$19,556
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	74.42 %
FCA Score:	100.00

Description:

The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

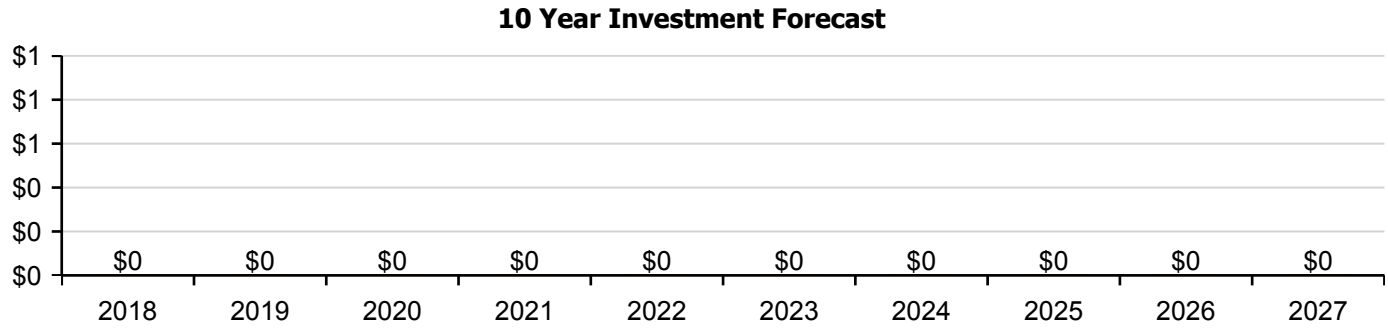
Dashboard Summary

Function:	MS -Middle School	Gross Area:	400
Year Built:	2000	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$19,556
FCI:	0.00 %	RSLI%:	74.42 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	83.00 %	0.00 %	$0.00
B10 - Superstructure	83.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	81.10 %	0.00 %	$0.00
B30 - Roofing	43.33 %	0.00 %	$0.00
Totals:	**74.42 %**	**0.00 %**	**$0.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). Southwest Elevation - Dec 05, 2016

2). Southeast Elevation - Dec 05, 2016

3). Northeast Elevation - Dec 05, 2016

4). Northwest Elevation - Dec 05, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.93	S.F.	400	100	2000	2100		83.00 %	0.00 %	83			$2,772
A1030	Slab on Grade	$7.37	S.F.	400	100	2000	2100		83.00 %	0.00 %	83			$2,948
B1020	Roof Construction	$5.98	S.F.	400	100	2000	2100		83.00 %	0.00 %	83			$2,392
B2010	Exterior Walls	$18.04	S.F.	400	100	2000	2100		83.00 %	0.00 %	83			$7,216
B2030	Exterior Doors	$0.91	S.F.	400	30	2000	2030		43.33 %	0.00 %	13			$364
B3010130	Preformed Metal Roofing	$9.66	S.F.	400	30	2000	2030		43.33 %	0.00 %	13			$3,864
								Total	**74.42 %**					**$19,556**

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: A1030 - Slab on Grade

Note:

System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls

Note:

System: B2030 - Exterior Doors

Note:

System: B3010130 - Preformed Metal Roofing

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

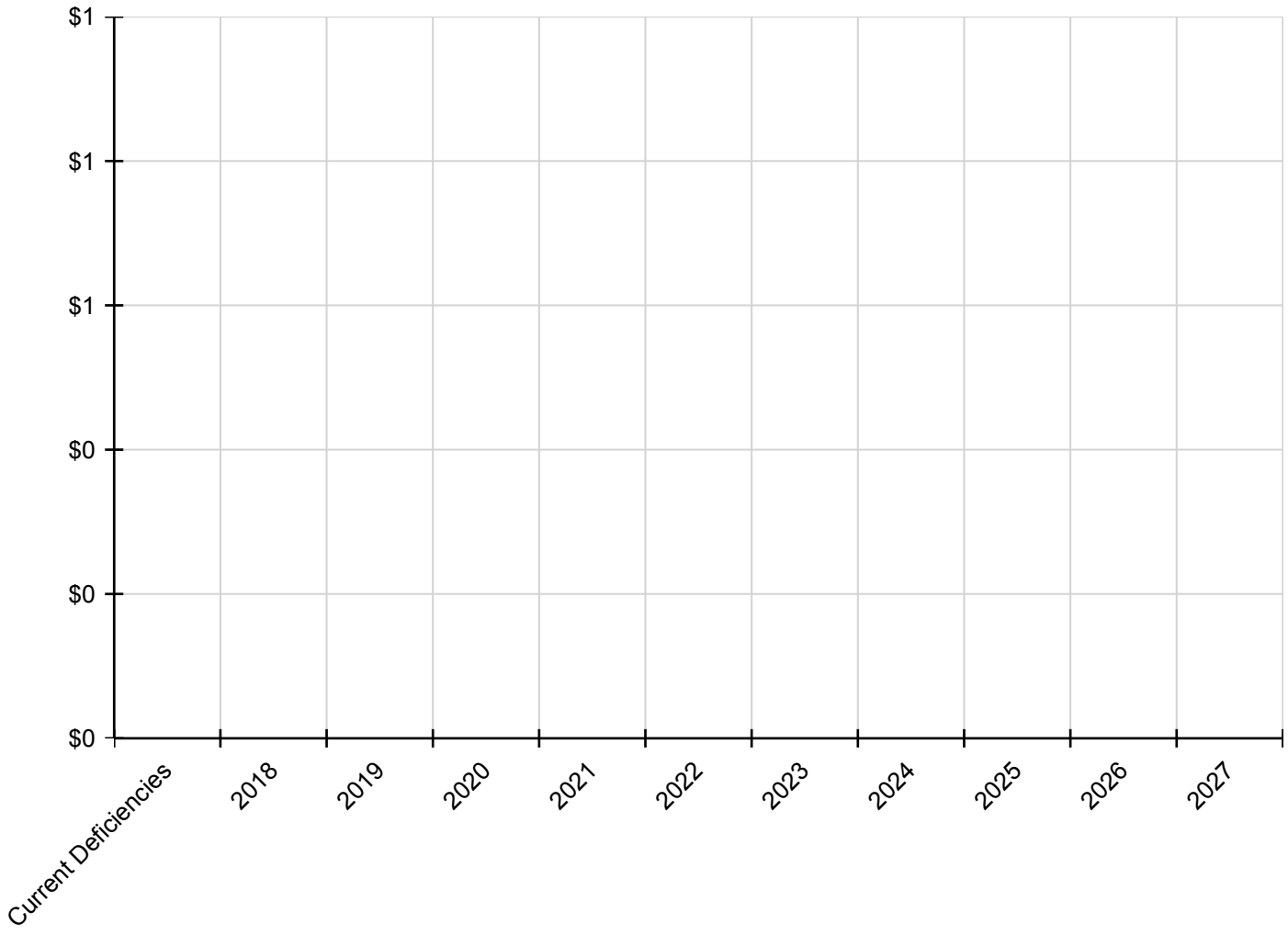
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.

No data found for this asset

Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

No data found for this asset

Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

No data found for this asset

Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:

No data found for this asset

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

No data found for this asset

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	MS -Middle School
Gross Area (SF):	138,217
Year Built:	2000
Last Renovation:	
Replacement Value:	$5,527,298
Repair Cost:	$134,190.00
Total FCI:	2.43 %
Total RSLI:	35.05 %
FCA Score:	97.57

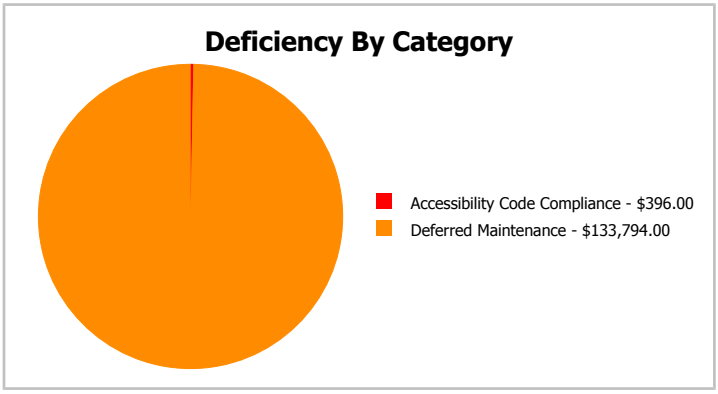
Description:

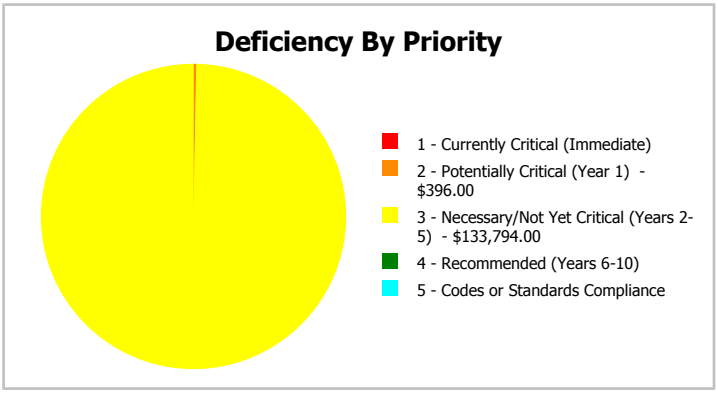
The narrative for this site is included in the Executive Summary Description at the front of this report.

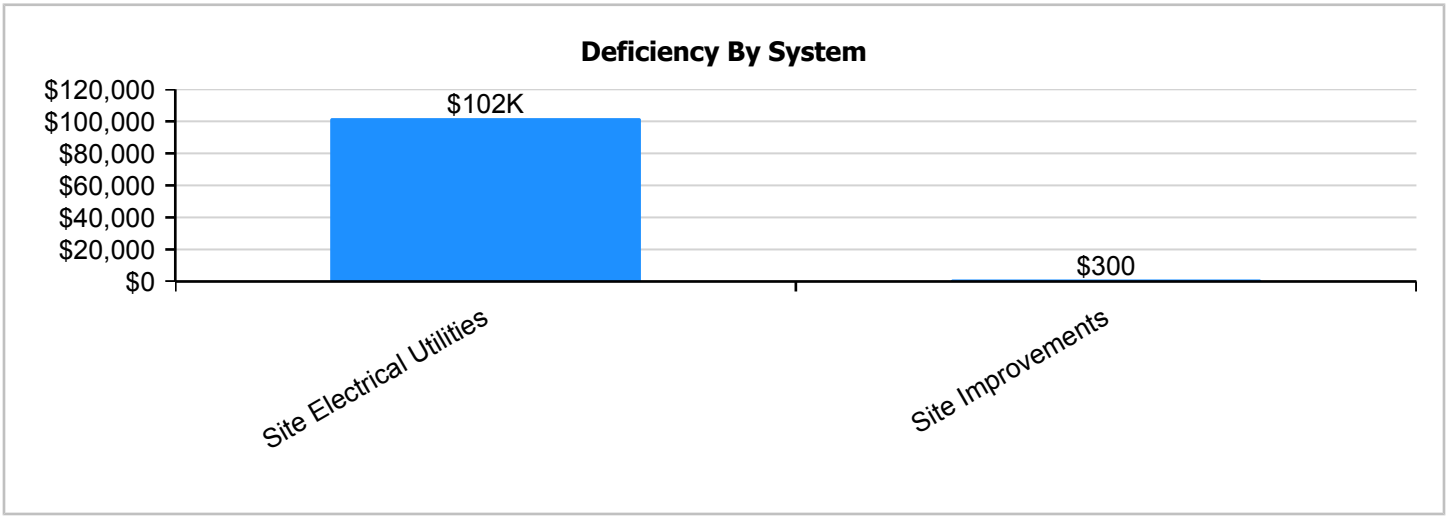
Attributes: This asset has no attributes.

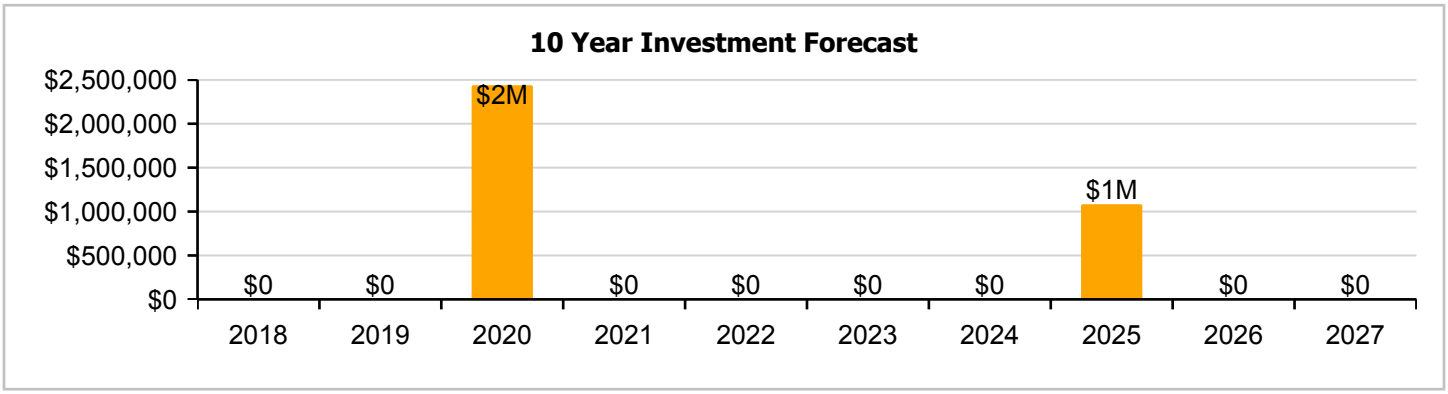
Dashboard Summary

Function:	MS -Middle School	Gross Area:	138,217
Year Built:	2000	Last Renovation:	
Repair Cost:	$134,190	Replacement Value:	$5,527,298
FCI:	2.43 %	RSLI%:	35.05 %









Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	21.18 %	0.01 %	$396.00
G30 - Site Mechanical Utilities	65.09 %	0.00 %	$0.00
G40 - Site Electrical Utilities	47.46 %	19.40 %	$133,794.00
Totals:	**35.05 %**	**2.43 %**	**$134,190.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). Aerial Image of Overhills Middle School - Mar 03, 2017

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

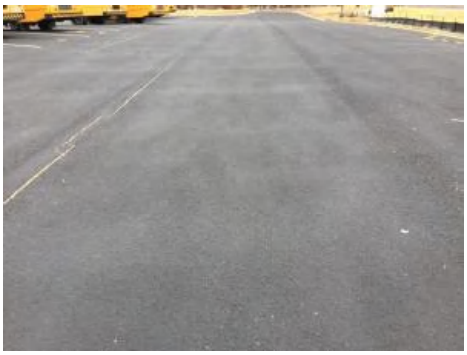
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$4.22	S.F.	138,217	25	2000	2025		32.00 %	0.00 %	8			$583,276
G2020	Parking Lots	$1.39	S.F.	138,217	25	2000	2025		32.00 %	0.21 %	8		$396.00	$192,122
G2030	Pedestrian Paving	$1.98	S.F.	138,217	30	2000	2030		43.33 %	0.00 %	13			$273,670
G2040105	Fence & Guardrails	$1.20	S.F.	138,217	30	2000	2030		43.33 %	0.00 %	13			$165,860
G2040950	Baseball Field	$7.08	S.F.	138,217	20	2000	2020		15.00 %	0.00 %	3			$978,576
G2040950	Playing Field	$2.47	S.F.	138,217	20	2000	2020		15.00 %	0.00 %	3			$341,396
G2040950	Softball Field	$5.11	S.F.	138,217	20	2000	2020		15.00 %	0.00 %	3			$706,289
G2050	Landscaping	$1.91	S.F.	138,217	15	2000	2015		0.00 %	0.00 %	-2			$263,994
G3010	Water Supply	$2.42	S.F.	138,217	50	2000	2050		66.00 %	0.00 %	33			$334,485
G3020	Sanitary Sewer	$1.52	S.F.	138,217	50	2000	2050		66.00 %	0.00 %	33			$210,090
G3030	Storm Sewer	$4.67	S.F.	138,217	50	2000	2050		66.00 %	0.00 %	33			$645,473
G3060	Fuel Distribution	$1.03	S.F.	138,217	40	2000	2040		57.50 %	0.00 %	23			$142,364
G4010	Electrical Distribution	$2.59	S.F.	138,217	50	2000	2050		66.00 %	0.00 %	33			$357,982
G4020	Site Lighting	$1.52	S.F.	138,217	30	2000	2030		43.33 %	0.00 %	13			$210,090
G4030	Site Communications & Security	$0.88	S.F.	138,217	15	2000	2015		0.00 %	110.00 %	-2		$133,794.00	$121,631
								Total	**35.05 %**	**2.43 %**			**$134,190.00**	**$5,527,298**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: G2010 - Roadways

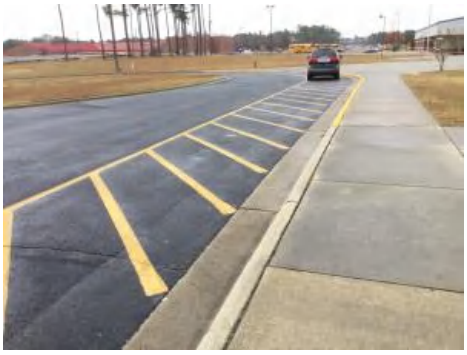


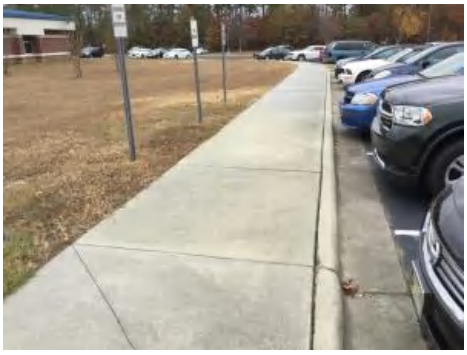
Note:

System: G2020 - Parking Lots

Note:

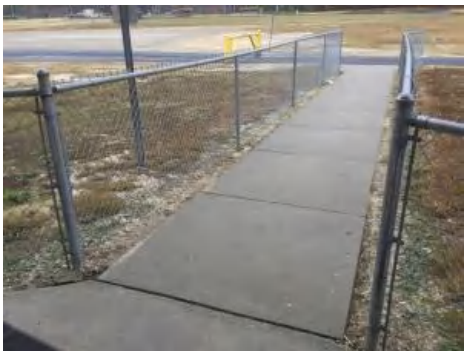
System: G2030 - Pedestrian Paving





Note:

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Playing Field

Note:

System: G2040950 - Softball Field

Note:

System: G2050 - Landscaping

Note:

System: G3010 - Water Supply

Note:

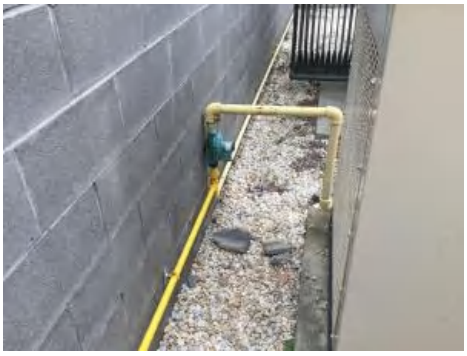
System: G3020 - Sanitary Sewer

Note:

System: G3030 - Storm Sewer

Note:

System: G3060 - Fuel Distribution



Note:

System: G4010 - Electrical Distribution

Note:

System: G4020 - Site Lighting

Note:

System: G4030 - Site Communications & Security

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

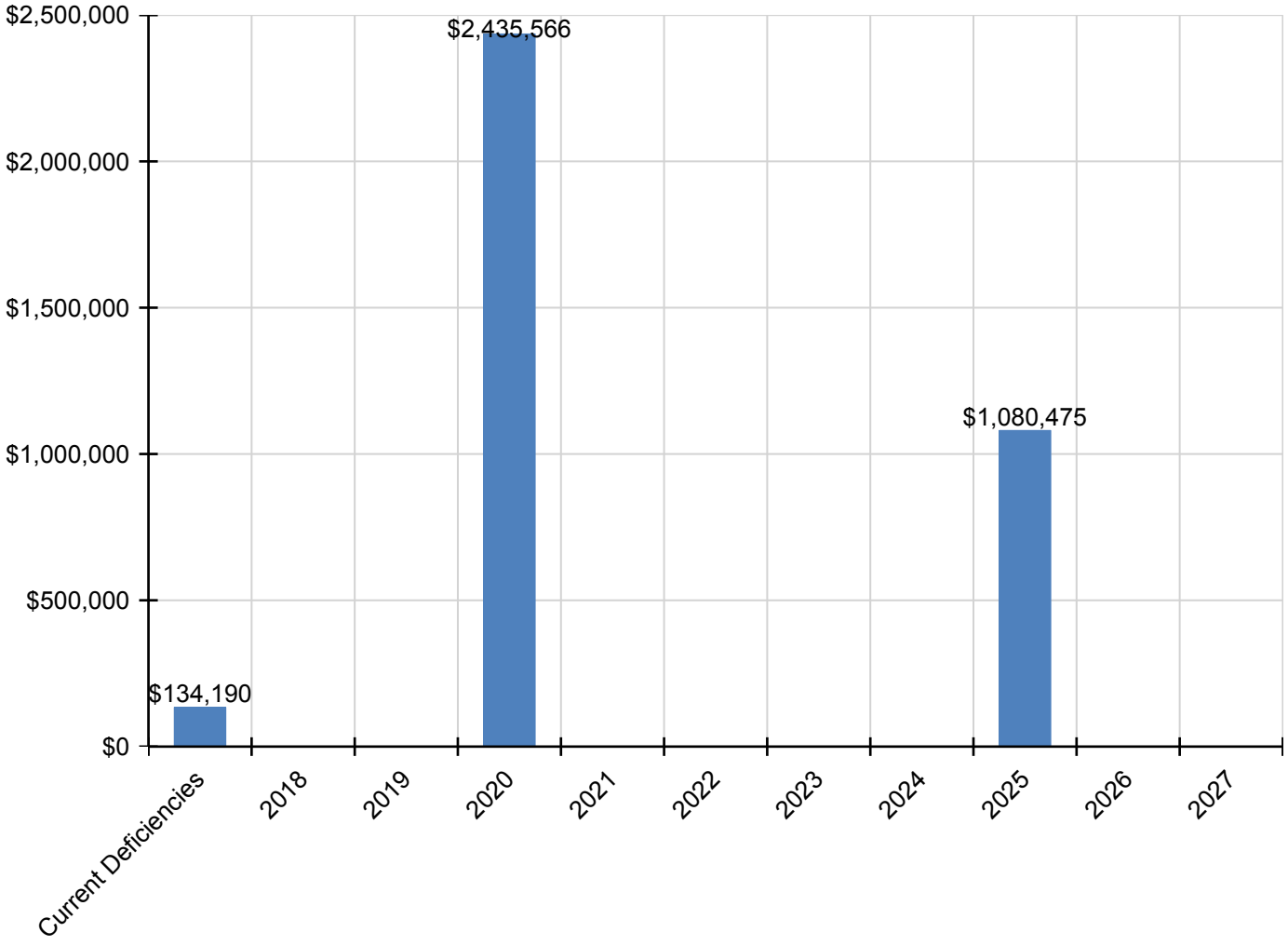
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$134,190**	**$0**	**$0**	**$2,435,566**	**$0**	**$0**	**$0**	**$0**	**$1,080,475**	**$0**	**$0**	**$3,650,231**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$0	$0	$0	$0	$812,763	$0	$0	**$812,763**
G2020 - Parking Lots	$396	$0	$0	$0	$0	$0	$0	$0	$267,712	$0	$0	**$268,108**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Baseball Field	$0	$0	$0	$1,176,248	$0	$0	$0	$0	$0	$0	$0	**$1,176,248**
G2040950 - Playing Field	$0	$0	$0	$410,358	$0	$0	$0	$0	$0	$0	$0	**$410,358**
G2040950 - Softball Field	$0	$0	$0	$848,959	$0	$0	$0	$0	$0	$0	$0	**$848,959**
*** G2050 - Landscaping**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communications & Security	$133,794	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$133,794**

** Indicates non-renewable system*

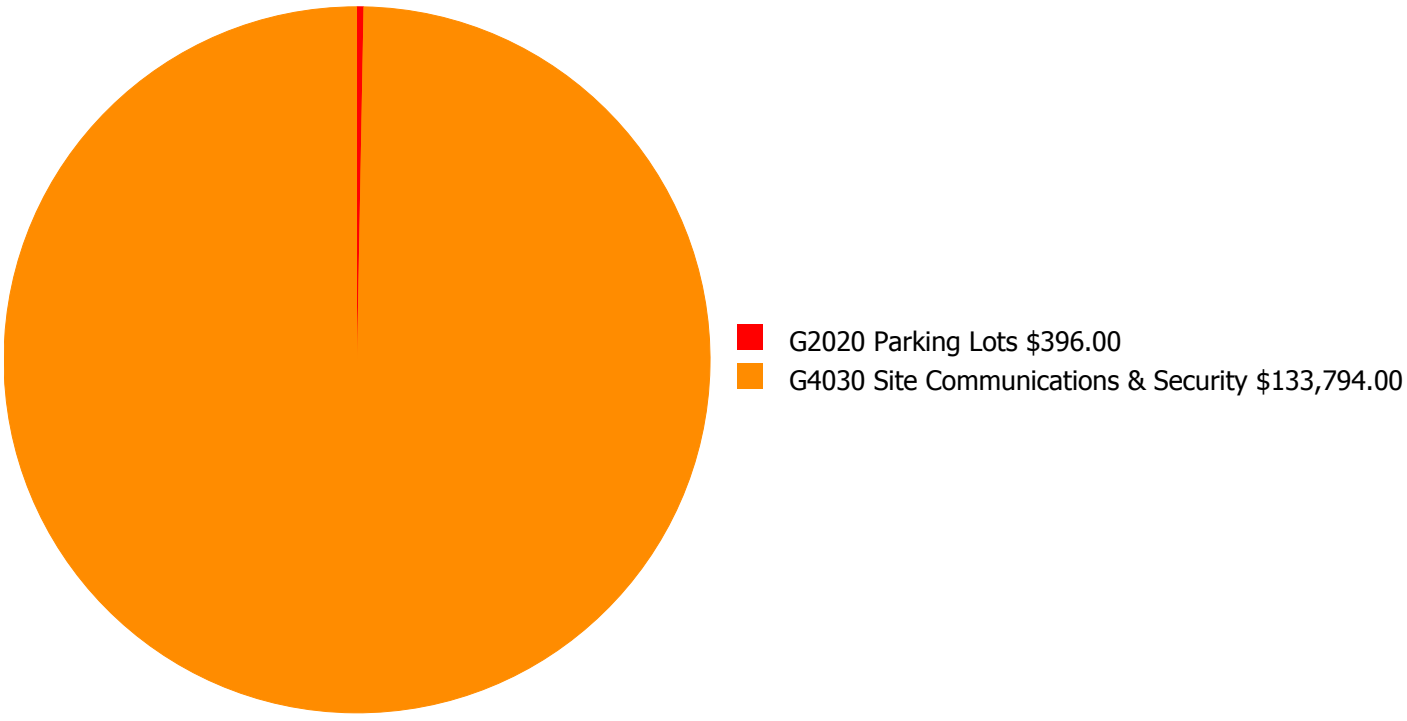
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

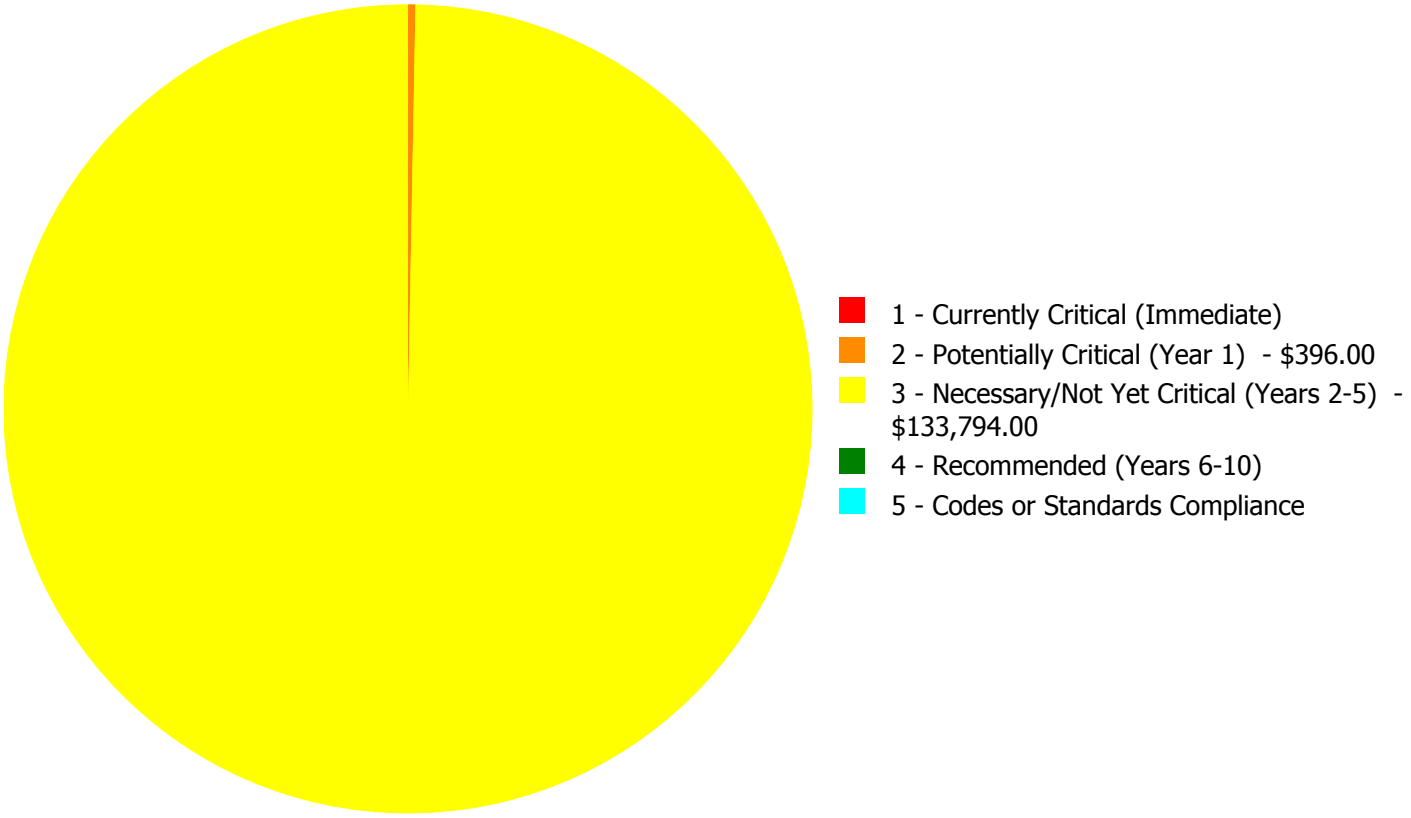
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $134,190.00

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: $134,190.00

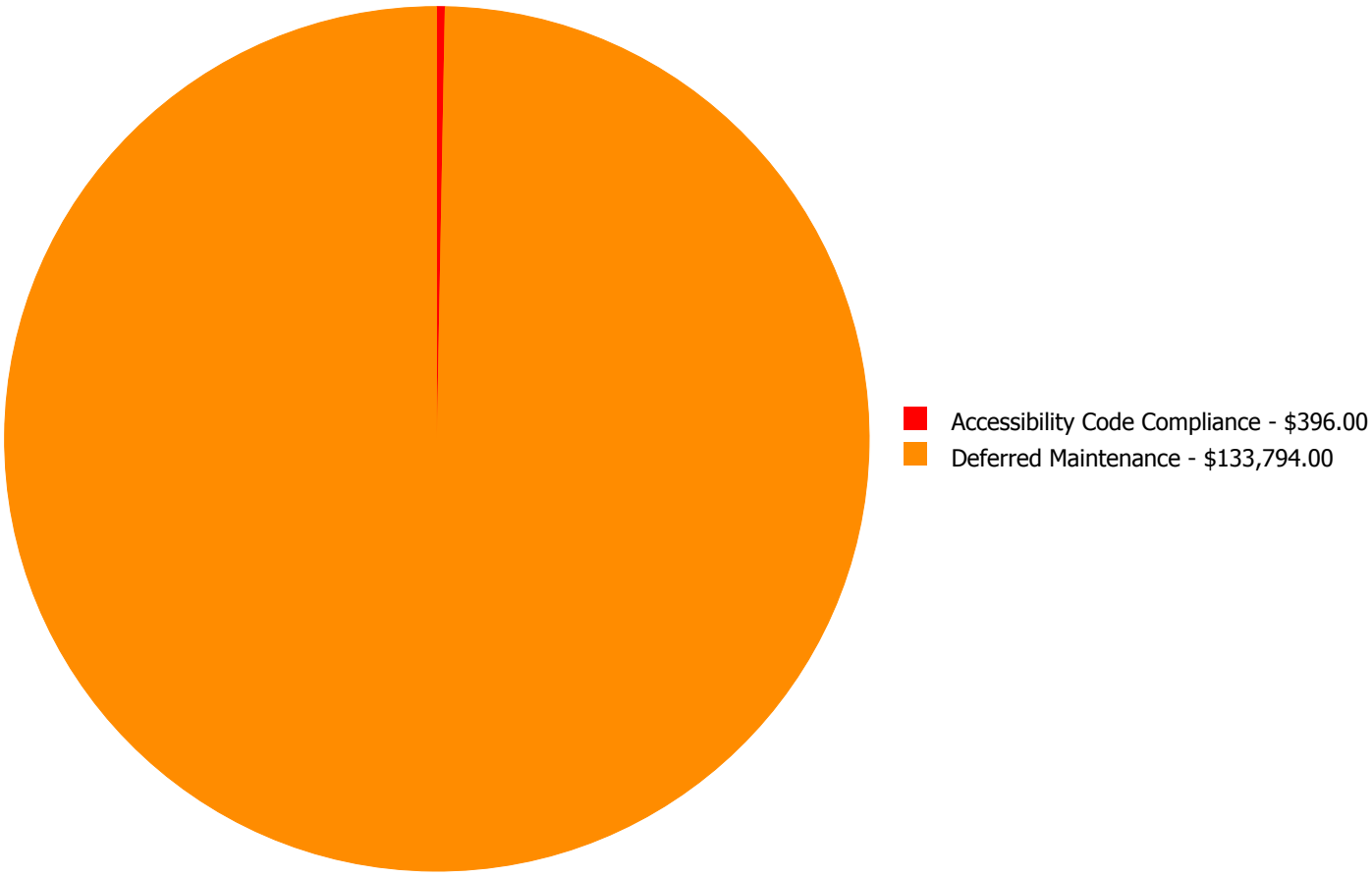
Deficiency By Priority Investment Table

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
G2020	Parking Lots	$0.00	$396.00	$0.00	$0.00	$0.00	$396.00
G4030	Site Communications & Security	$0.00	$0.00	$133,794.00	$0.00	$0.00	$133,794.00
	Total:	$0.00	$396.00	$133,794.00	$0.00	$0.00	$134,190.00

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: $134,190.00

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

Priority 2 - Potentially Critical (Year 1):

System: G2020 - Parking Lots

Location: Parking Lots
Distress: Missing
Category: Accessibility Code Compliance
Priority: 2 - Potentially Critical (Year 1)
Correction: Add handicap parking symbol
Qty: 5.00
Unit of Measure: Ea.
Estimate: $396.00
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

Notes: The parking lot is missing handicap symbol on paving and should be provided per ADA standards.

Priority 3 - Necessary/Not Yet Critical (Years 2-5):

System: G4030 - Site Communications & Security

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 138,217.00
Unit of Measure: S.F.
Estimate: $133,794.00
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

Notes: The site communication & security system is beyond its expected service life and should be scheduled for replacement.

NC School District/430 Harnett County/Middle School

Western Harnett Middle

Draft

Campus Assessment Report

March 8, 2017

PARSONS

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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.

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Gross Area (SF):	143,190
Year Built:	1990
Last Renovation:	
Replacement Value:	$34,865,034
Repair Cost:	$3,940,064.78
Total FCI:	11.30 %
Total RSLI:	38.55 %
FCA Score:	88.70

Description:

GENERAL

Western Harnett Middle is located at 11135 NC Hwy 27 West in Lillington North Carolina. The 1 story, 27,822 square foot building was originally constructed in 1957. There have been 2 additions. There is also a press box that serves the baseball field.

This report contains condition and adequacy data collected during the 2016 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site and building elements.

A. SUBSTRUCTURE

The building rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations. The building has a basement of cast in-place construction.

B. SUPERSTRUCTURE

Floor construction is metal pan deck with lightweight fill. Roof construction is steel. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope built-up. Roof openings include sky lights, a roof hatch with fixed ladder access. 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, lockers, toilet accessories, storage shelving, handrails, fabricated toilet partitions. Stair construction includes steel risers and concrete treads with vinyl composition tile and terrazzo finishes. The interior wall finishes are typically painted CMU. Floor finishes in common areas are typically vinyl composition tile, ceramic tile and terrazzo. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically suspended acoustical tile.

CONVEYING:

Conveying equipment includes 1 hydraulic elevator, and no wheelchair lifts.

D. SERVICES

PLUMBING:

Plumbing fixtures are typically on-low-flow water fixtures with manual control valves. Domestic water distribution is copper 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 above ground fuel tanks and underground fuel tank.

HVAC:

Heating is provided by2 gas fired boilers. Cooling is supplied by2 water cooled chillers. The heating/cooling distribution system is a ductwork system utilizing air handling units. Fresh air is supplied by air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system.

FIRE PROTECTION:

The building does not have a fire sprinkler system. The building does have additional fire suppression systems, which

include dry chemical under floor protection. 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 annunciator's in common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are 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 combined with the telephone system.

OTHER ELECTRICAL SYSTEMS:

This building does not have a separately derived emergency power system.

E. EQUIPMENT & FURNISHINGS:

This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage, audio-visual, laboratory, fixed casework, window treatment, floor grilles and mats, and multiple seating furnishings.

G. SITE

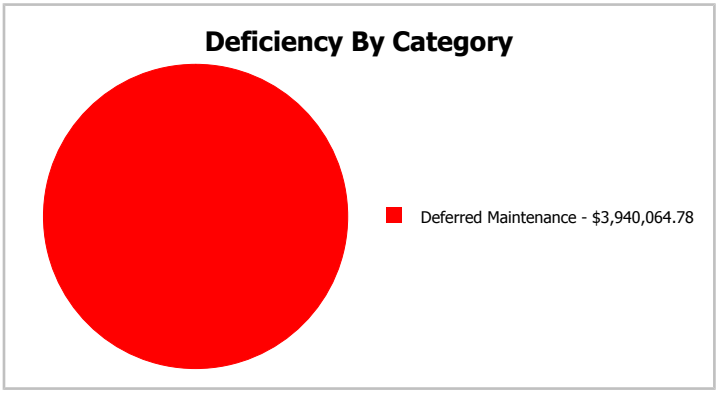
Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, football/soccer field, baseball and softball fields, and fencing. Site mechanical and electrical features include water, sewer, propane, natural gas, above ground fuel tanks and site lighting.

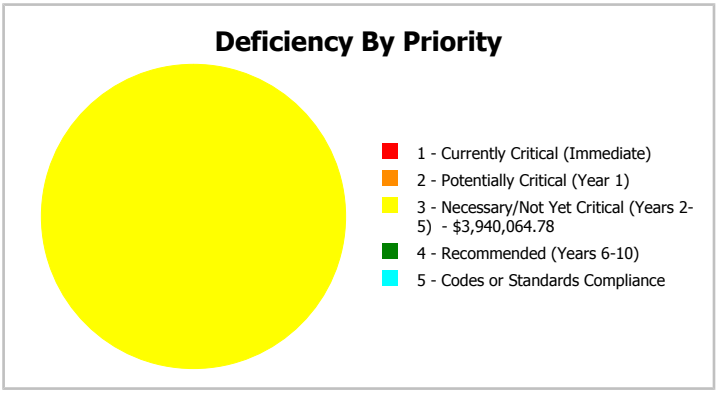
Attributes:

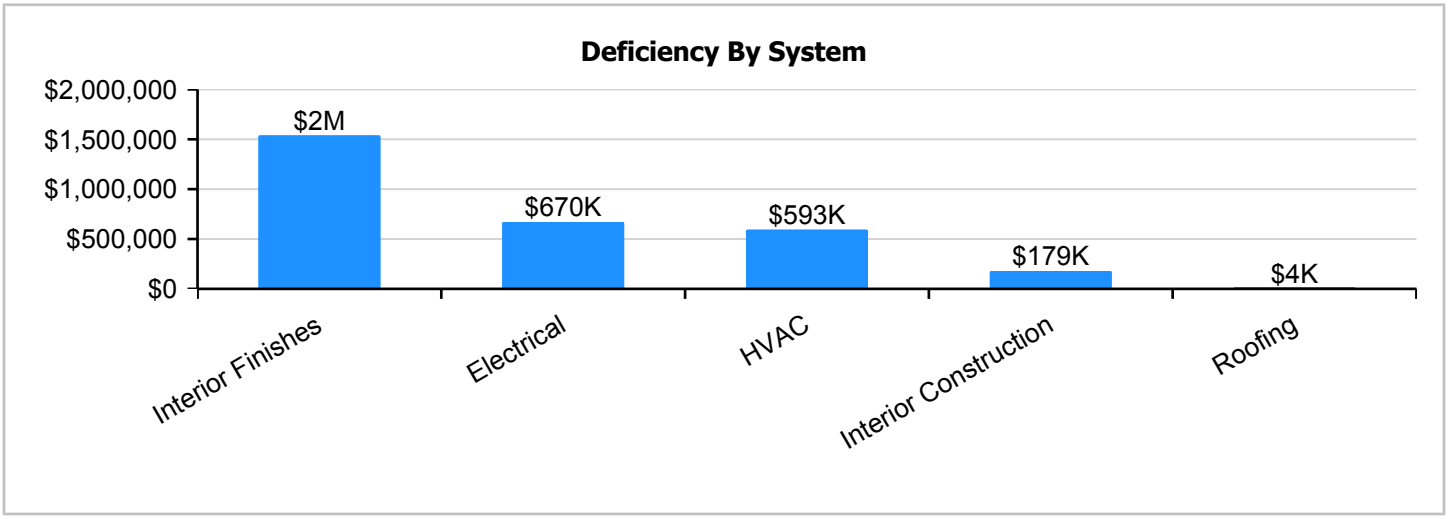
General Attributes:			
Condition Assessor:	Terence Davis	Assessment Date:	
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:	Harnett - Western Harnett HS	LEA School No.:	430-386
No. of Mobile Units:	0	No. of Bldgs.:	2
SF of Mobile Units:	0	Status:	Active
School Grades:	6-8	Site Acreage:	100.4

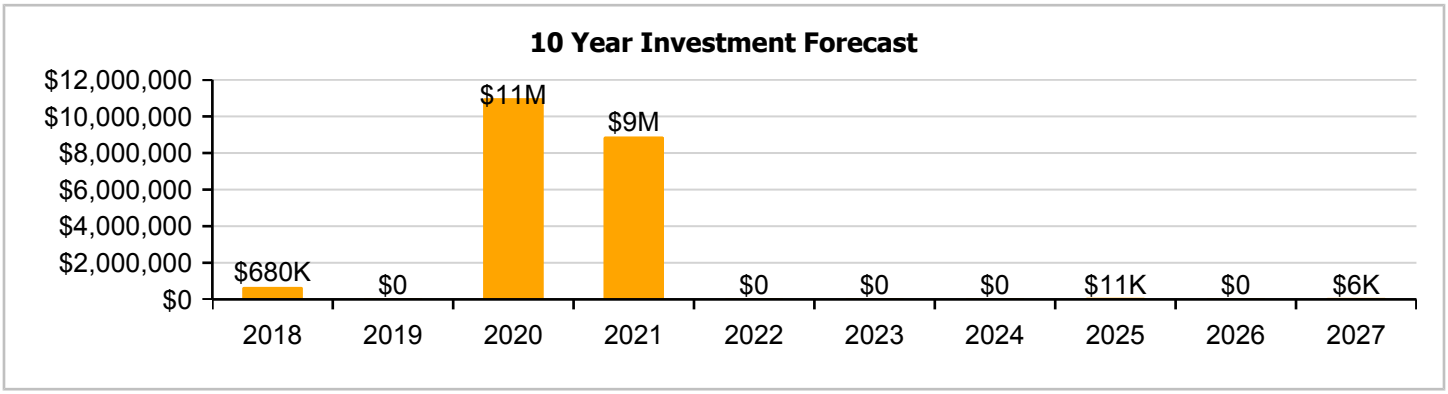
Campus Dashboard Summary

Gross Area:	143,190		
Year Built:	1990	Last Renovation:	
Repair Cost:	$3,940,065	Replacement Value:	$34,865,034
FCI:	11.30 %	RSLI%:	38.55 %









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	73.00 %	0.00 %	$0.00
A20 - Basement Construction	73.00 %	0.00 %	$0.00
B10 - Superstructure	73.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	34.98 %	0.00 %	$0.00
B30 - Roofing	87.18 %	0.51 %	$5,248.00
C10 - Interior Construction	37.73 %	18.86 %	$235,834.00
C20 - Stairs	72.18 %	0.00 %	$0.00
C30 - Interior Finishes	10.20 %	57.92 %	$2,031,258.78
D10 - Conveying	10.00 %	0.00 %	$0.00
D20 - Plumbing	14.00 %	0.00 %	$0.00
D30 - HVAC	62.11 %	15.27 %	$782,969.00
D40 - Fire Protection	10.00 %	0.00 %	$0.00
D50 - Electrical	22.29 %	21.97 %	$884,755.00
E10 - Equipment	20.00 %	0.00 %	$0.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
G20 - Site Improvements	29.69 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	44.56 %	0.00 %	$0.00
G40 - Site Electrical Utilities	32.69 %	0.00 %	$0.00
Totals:	**38.55 %**	**11.30 %**	**$3,940,064.78**

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
1990 Main Building	142,358	13.50	$0.00	$0.00	$3,929,196.78	$0.00	$0.00
1990 Press Box	832	7.19	$0.00	$0.00	$10,868.00	$0.00	$0.00
Site	143,190	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total:		**11.30**	**$0.00**	**$0.00**	**$3,940,064.78**	**$0.00**	**$0.00**

Deficiencies By Priority

1 - Currently Critical (Immediate)
2 - Potentially Critical (Year 1)
3 - Necessary/Not Yet Critical (Years 2-5) - $3,940,064.78
4 - Recommended (Years 6-10)
5 - Codes or Standards Compliance

Budget Estimate Total: $3,940,064.78

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:	MS -Middle School
Gross Area (SF):	142,358
Year Built:	1990
Last Renovation:	
Replacement Value:	$29,113,635
Repair Cost:	$3,929,196.78
Total FCI:	13.50 %
Total RSLI:	39.45 %
FCA Score:	86.50

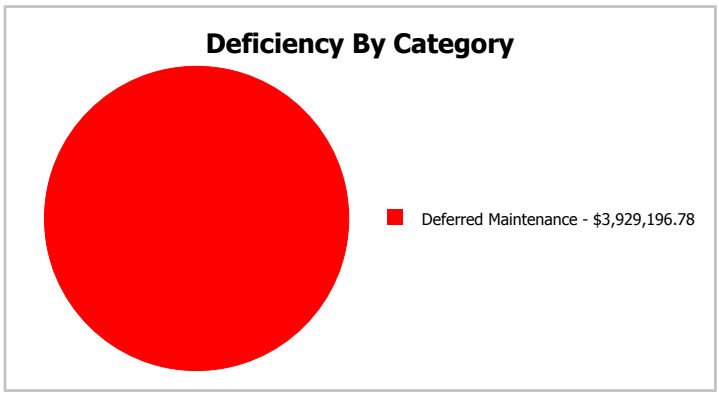
Description:

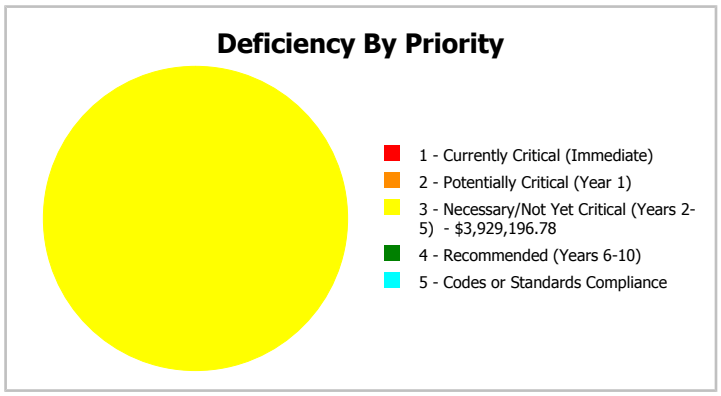
The narrative for this building is included in the Executive Summary Description at the front of this report.

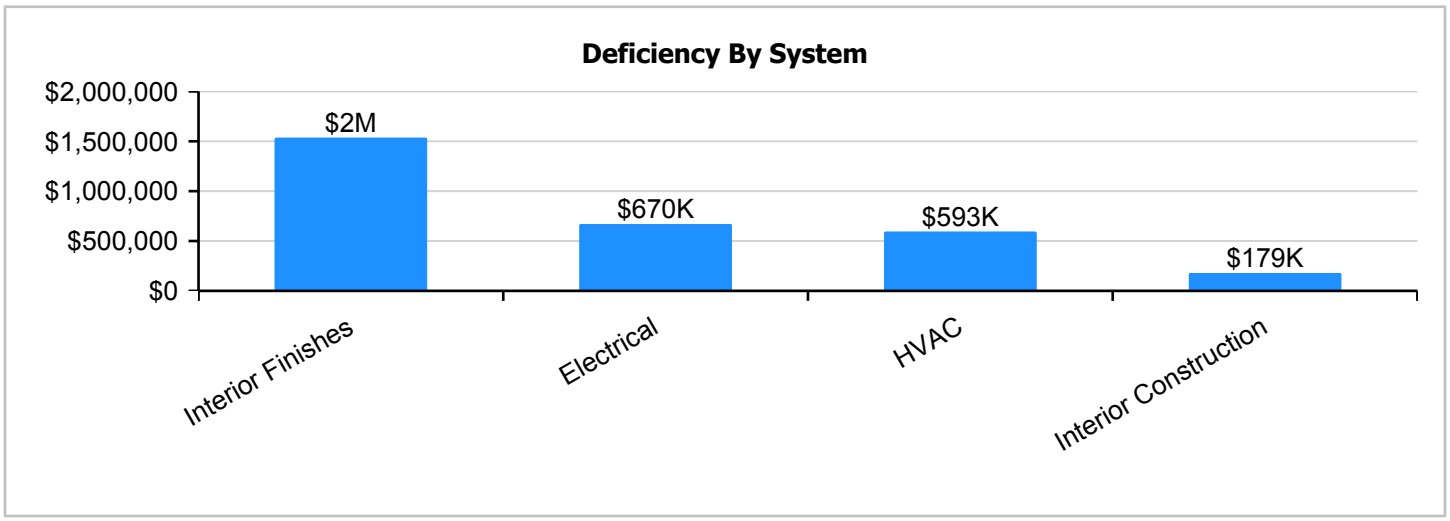
Attributes: This asset has no attributes.

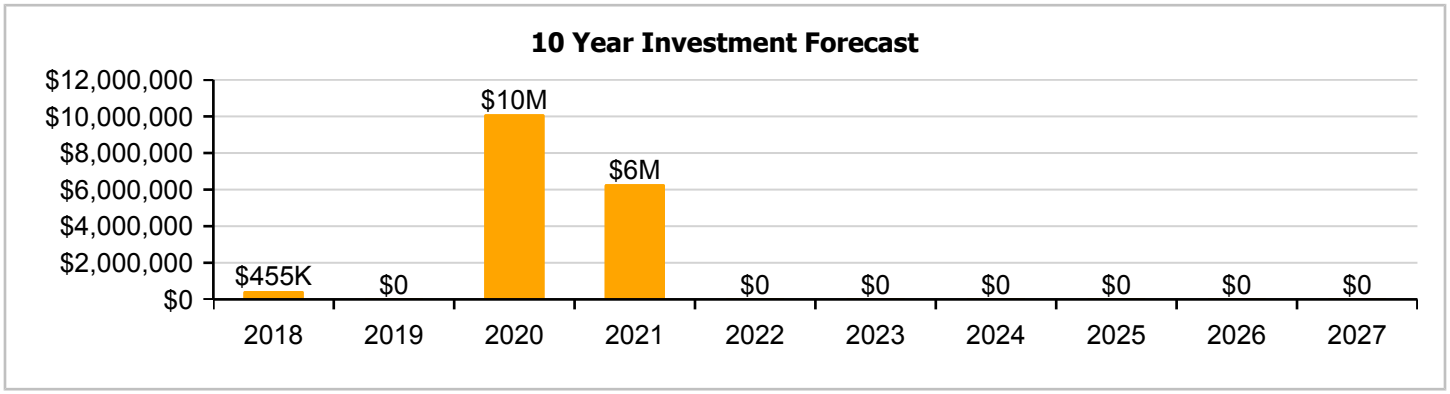
Dashboard Summary

Function:	MS -Middle School	Gross Area:	142,358
Year Built:	1990	Last Renovation:	
Repair Cost:	$3,929,197	Replacement Value:	$29,113,635
FCI:	13.50 %	RSLI%:	39.45 %









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	73.00 %	0.00 %	$0.00
A20 - Basement Construction	73.00 %	0.00 %	$0.00
B10 - Superstructure	73.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	34.85 %	0.00 %	$0.00
B30 - Roofing	87.49 %	0.00 %	$0.00
C10 - Interior Construction	37.75 %	18.79 %	$234,891.00
C20 - Stairs	73.00 %	0.00 %	$0.00
C30 - Interior Finishes	10.16 %	57.99 %	$2,026,581.78
D10 - Conveying	10.00 %	0.00 %	$0.00
D20 - Plumbing	14.03 %	0.00 %	$0.00
D30 - HVAC	62.11 %	15.27 %	$782,969.00
D40 - Fire Protection	10.00 %	0.00 %	$0.00
D50 - Electrical	22.33 %	22.07 %	$884,755.00
E10 - Equipment	20.00 %	0.00 %	$0.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
Totals:	**39.45 %**	**13.50 %**	**$3,929,196.78**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). North Elevation - Dec 07, 2016

2). West Elevation - Dec 07, 2016

3). South Elevation - Dec 07, 2016

4). East Elevation - Dec 07, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$2.22	S.F.	142,358	100	1990	2090		73.00 %	0.00 %	73			$316,035
A1030	Slab on Grade	$4.16	S.F.	142,358	100	1990	2090		73.00 %	0.00 %	73			$592,209
A2010	Basement Excavation	$0.84	S.F.	142,358	100	1990	2090		73.00 %	0.00 %	73			$119,581
A2020	Basement Walls	$5.86	S.F.	142,358	100	1990	2090		73.00 %	0.00 %	73			$834,218
B1010	Floor Construction	$11.66	S.F.	142,358	100	1990	2090		73.00 %	0.00 %	73			$1,659,894
B1020	Roof Construction	$7.76	S.F.	142,358	100	1990	2090		73.00 %	0.00 %	73			$1,104,698
B2010	Exterior Walls	$9.03	S.F.	142,358	100	1990	2090		73.00 %	0.00 %	73			$1,285,493
B2020	Exterior Windows	$13.04	S.F.	142,358	30	1990	2020		10.00 %	0.00 %	3			$1,856,348
B2030	Exterior Doors	$0.82	S.F.	142,358	30	1990	2020		10.00 %	0.00 %	3			$116,734
B3010120	Single Ply Membrane	$6.98	S.F.	142,358	20	2015	2035		90.00 %	0.00 %	18			$993,659
B3020	Roof Openings	$0.21	S.F.	142,358	25	1990	2015	2018	4.00 %	0.00 %	1			$29,895
C1010	Partitions	$4.79	S.F.	142,358	75	1990	2065		64.00 %	0.00 %	48			$681,895
C1020	Interior Doors	$2.49	S.F.	142,358	30	1990	2020		10.00 %	0.00 %	3			$354,471
C1030	Fittings	$1.50	S.F.	142,358	20	1990	2010		0.00 %	110.00 %	-7		$234,891.00	$213,537
C2010	Stair Construction	$1.32	S.F.	142,358	100	1990	2090		73.00 %	0.00 %	73			$187,913
C3010	Wall Finishes	$2.61	S.F.	142,358	10	1990	2000	2018	10.00 %	0.00 %	1			$371,554
C3020	Floor Finishes	$11.17	S.F.	142,358	20	1990	2010	2021	20.00 %	21.39 %	4		$340,066.78	$1,590,139
C3030	Ceiling Finishes	$10.77	S.F.	142,358	25	1990	2015		0.00 %	110.00 %	-2		$1,686,515.00	$1,533,196
D1010	Elevators and Lifts	$0.99	S.F.	142,358	30	1990	2020		10.00 %	0.00 %	3			$140,934
D2010	Plumbing Fixtures	$9.02	S.F.	142,358	30	1990	2020		10.00 %	0.00 %	3			$1,284,069
D2020	Domestic Water Distribution	$1.68	S.F.	142,358	30	1990	2020		10.00 %	0.00 %	3			$239,161
D2030	Sanitary Waste	$2.64	S.F.	142,358	30	1990	2020		10.00 %	0.00 %	3			$375,825
D2040	Rain Water Drainage	$0.65	S.F.	142,358	30	2016	2046		96.67 %	0.00 %	29			$92,533
D3020	Heat Generating Systems	$8.66	S.F.	142,358	30	1990	2020		10.00 %	0.00 %	3			$1,232,820
D3030	Cooling Generating Systems	$8.99	S.F.	142,358	25	2016	2041		96.00 %	0.00 %	24			$1,279,798
D3040	Distribution Systems	$10.65	S.F.	142,358	30	2016	2046		96.67 %	0.00 %	29			$1,516,113
D3050	Terminal & Package Units	$5.00	S.F.	142,358	15	1990	2005		0.00 %	110.00 %	-12		$782,969.00	$711,790
D3060	Controls & Instrumentation	$2.71	S.F.	142,358	20	2016	2036		95.00 %	0.00 %	19			$385,790
D4010	Sprinklers	$3.71	S.F.	142,358	30	1990	2020		10.00 %	0.00 %	3			$528,148
D4020	Standpipes	$0.57	S.F.	142,358	30	1990	2020		10.00 %	0.00 %	3			$81,144
D5010	Electrical Service/Distribution	$1.62	S.F.	142,358	40	1990	2030		32.50 %	0.00 %	13			$230,620
D5020	Branch Wiring	$4.65	S.F.	142,358	30	1990	2020		10.00 %	0.00 %	3			$661,965
D5020	Lighting	$10.85	S.F.	142,358	30	1990	2020		10.00 %	0.00 %	3			$1,544,584
D5030810	Security & Detection Systems	$2.01	S.F.	142,358	15	1990	2005		0.00 %	110.00 %	-12		$314,754.00	$286,140
D5030910	Fire & Alarm Systems	$3.64	S.F.	142,358	15	1990	2005		0.00 %	110.00 %	-12		$570,001.00	$518,183
D5030920	Data Communication	$4.70	S.F.	142,358	15	2015	2030		86.67 %	0.00 %	13			$669,083
D5090	Other Electrical Systems	$0.69	S.F.	142,358	20	1990	2010	2021	20.00 %	0.00 %	4			$98,227
E1020	Institutional Equipment	$13.31	S.F.	142,358	20	1990	2010	2021	20.00 %	0.00 %	4			$1,894,785
E1090	Other Equipment	$5.46	S.F.	142,358	20	1990	2010	2021	20.00 %	0.00 %	4			$777,275
E2010	Fixed Furnishings	$5.08	S.F.	142,358	20	1990	2010	2021	20.00 %	0.00 %	4			$723,179
								Total	**39.45 %**	**13.50 %**			**$3,929,196.78**	**$29,113,635**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors

Note:

System: B3010120 - Single Ply Membrane

Note:

System: B3020 - Roof Openings

Note:

System: C1010 - Partitions

Note:

System: C1020 - Interior Doors

Note:

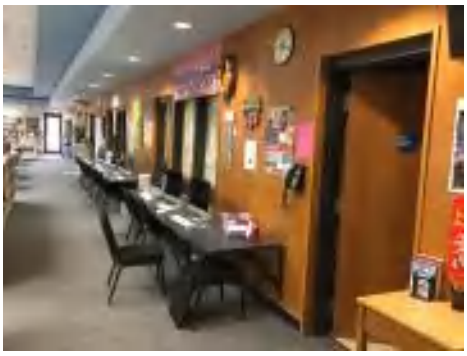
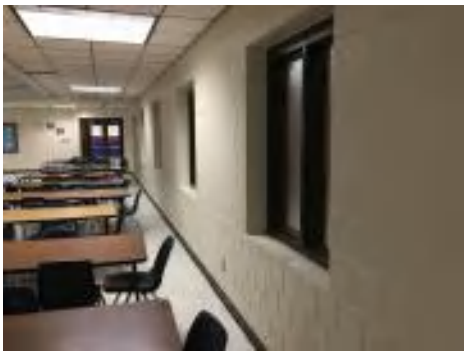
System: C1030 - Fittings

Note:

System: C2010 - Stair Construction

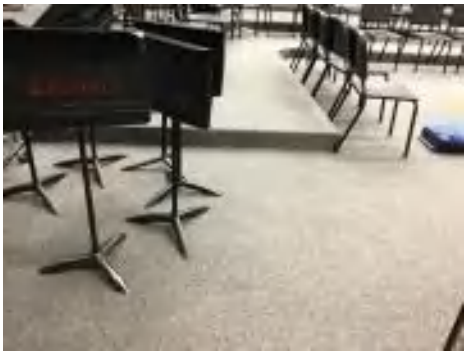
Note:

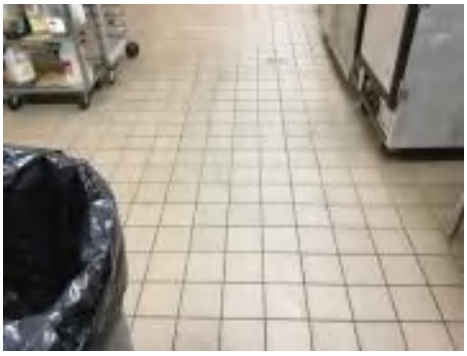
System: C3010 - Wall Finishes

Note:

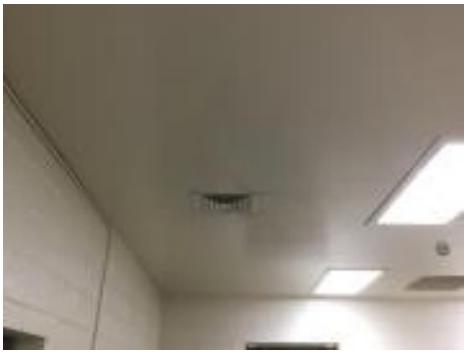
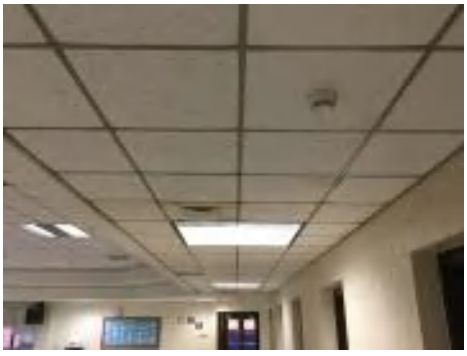
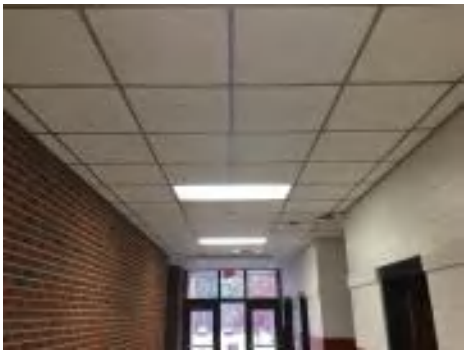
System: C3020 - Floor Finishes





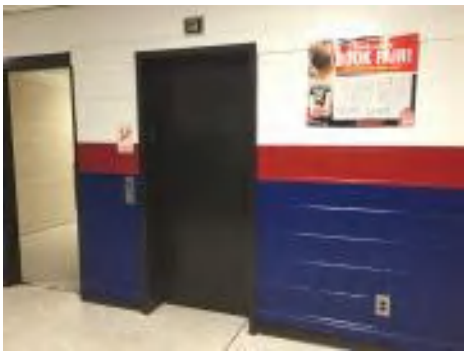
Note:

System: C3030 - Ceiling Finishes

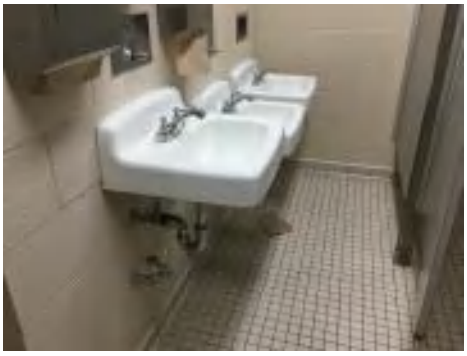
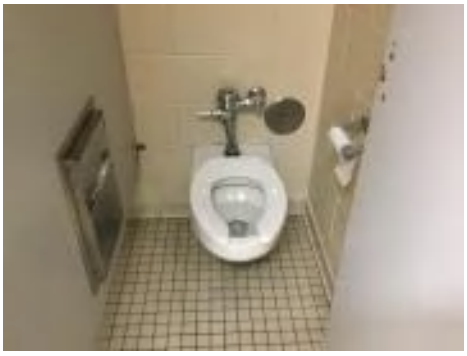
Note:

System: D1010 - Elevators and Lifts



Note:

System: D2010 - Plumbing Fixtures

Note:

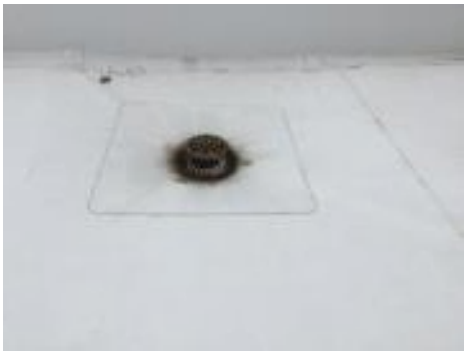
System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

Note:

System: D2040 - Rain Water Drainage



Note:

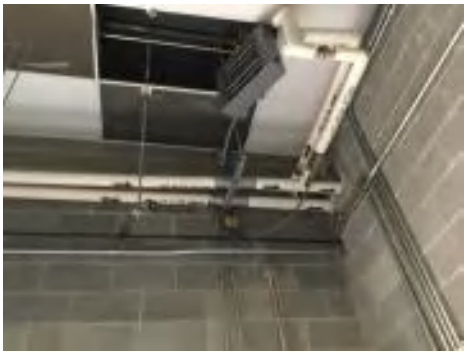
System: D3020 - Heat Generating Systems

Note:

System: D3030 - Cooling Generating Systems

Note: Cooling tower 2007

System: D3040 - Distribution Systems



Note: Air Handlers are 1990

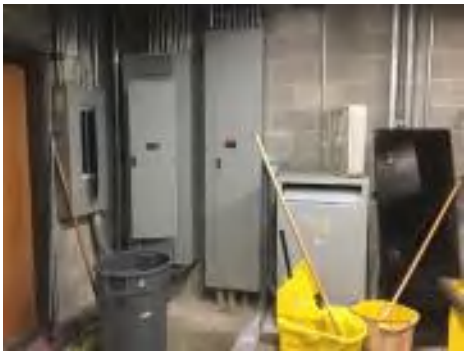
System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

Note:

System: D5010 - Electrical Service/Distribution

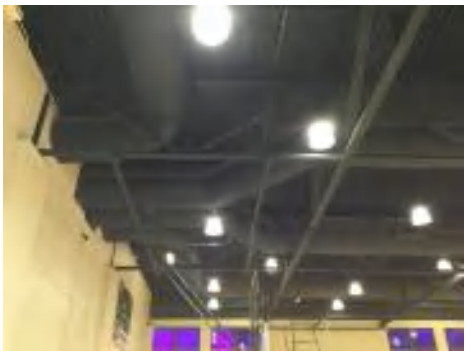


Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting



Note:

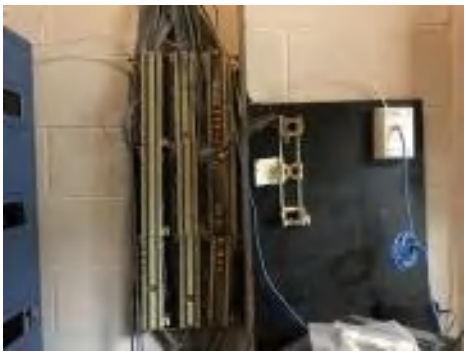
System: D5030810 - Security & Detection Systems

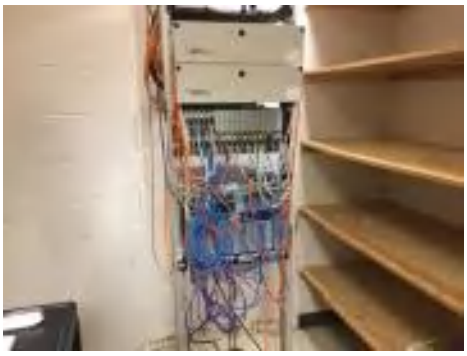
Note:

System: D5030910 - Fire & Alarm Systems

Note:

System: D5030920 - Data Communication



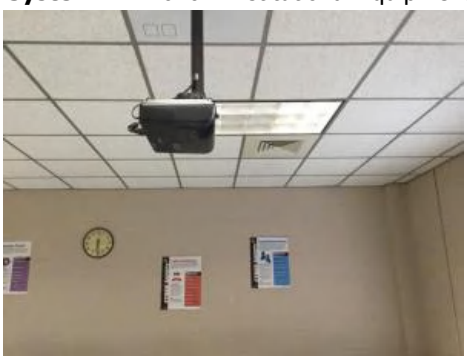


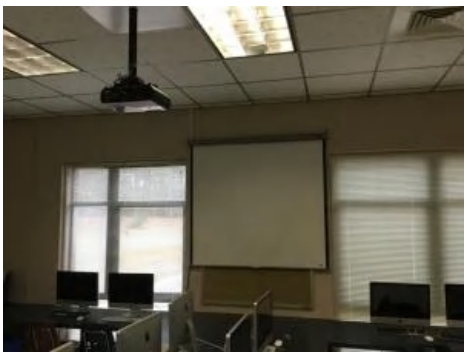
Note: The PA system does not work

System: D5090 - Other Electrical Systems

Note:

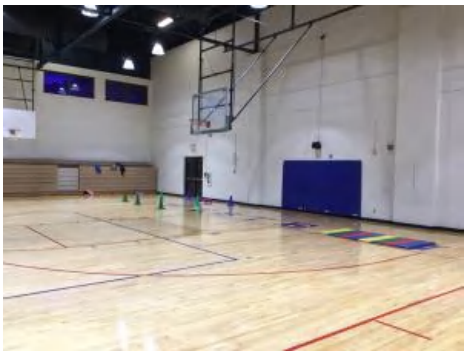
System: E1020 - Institutional Equipment

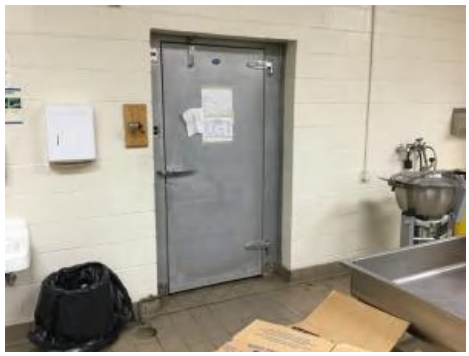




Note:

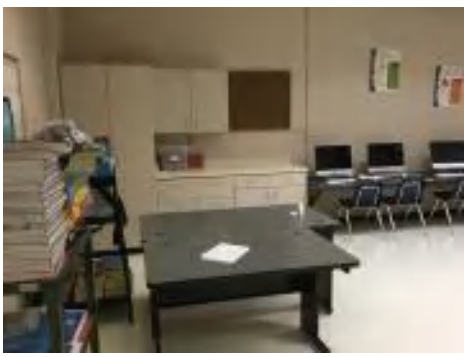
System: E1090 - Other Equipment





Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$3,929,197**	**$454,843**	**$0**	**$10,116,276**	**$6,293,806**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$20,794,122**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$2,231,330	$0	$0	$0	$0	$0	$0	$0	**$2,231,330**
B2030 - Exterior Doors	$0	$0	$0	$140,314	$0	$0	$0	$0	$0	$0	$0	**$140,314**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$33,872	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$33,872**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$426,075	$0	$0	$0	$0	$0	$0	$0	**$426,075**
C1030 - Fittings	$234,891	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$234,891**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

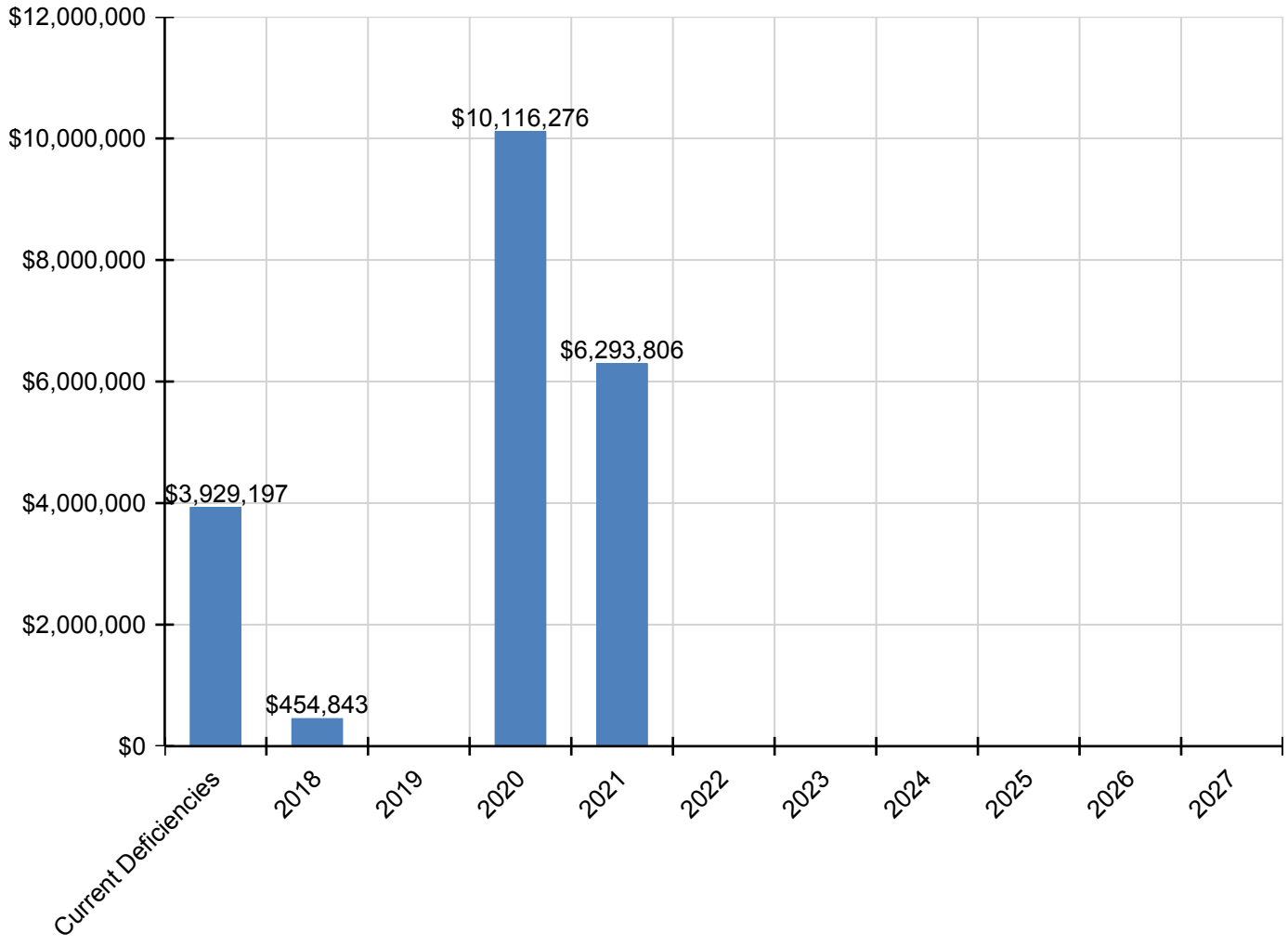
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$420,971	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$420,971**
C3020 - Floor Finishes	$340,067	$0	$0	$0	$1,968,687	$0	$0	$0	$0	$0	$0	**$2,308,754**
C3030 - Ceiling Finishes	$1,686,515	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,686,515**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$169,403	$0	$0	$0	$0	$0	$0	$0	**$169,403**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$1,543,451	$0	$0	$0	$0	$0	$0	$0	**$1,543,451**
D2020 - Domestic Water Distribution	$0	$0	$0	$287,472	$0	$0	$0	$0	$0	$0	$0	**$287,472**
D2030 - Sanitary Waste	$0	$0	$0	$451,742	$0	$0	$0	$0	$0	$0	$0	**$451,742**
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	$1,481,849	$0	$0	$0	$0	$0	$0	$0	**$1,481,849**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$782,969	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$782,969**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$634,834	$0	$0	$0	$0	$0	$0	$0	**$634,834**
D4020 - Standpipes	$0	$0	$0	$97,535	$0	$0	$0	$0	$0	$0	$0	**$97,535**
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	$795,681	$0	$0	$0	$0	$0	$0	$0	**$795,681**
D5020 - Lighting	$0	$0	$0	$1,856,590	$0	$0	$0	$0	$0	$0	$0	**$1,856,590**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$314,754	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$314,754**
D5030910 - Fire & Alarm Systems	$570,001	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$570,001**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$121,611	$0	$0	$0	$0	$0	$0	**$121,611**
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	$2,345,856	$0	$0	$0	$0	$0	$0	**$2,345,856**
E1090 - Other Equipment	$0	$0	$0	$0	$962,312	$0	$0	$0	$0	$0	$0	**$962,312**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$895,339	$0	$0	$0	$0	$0	$0	**$895,339**

** Indicates non-renewable system*

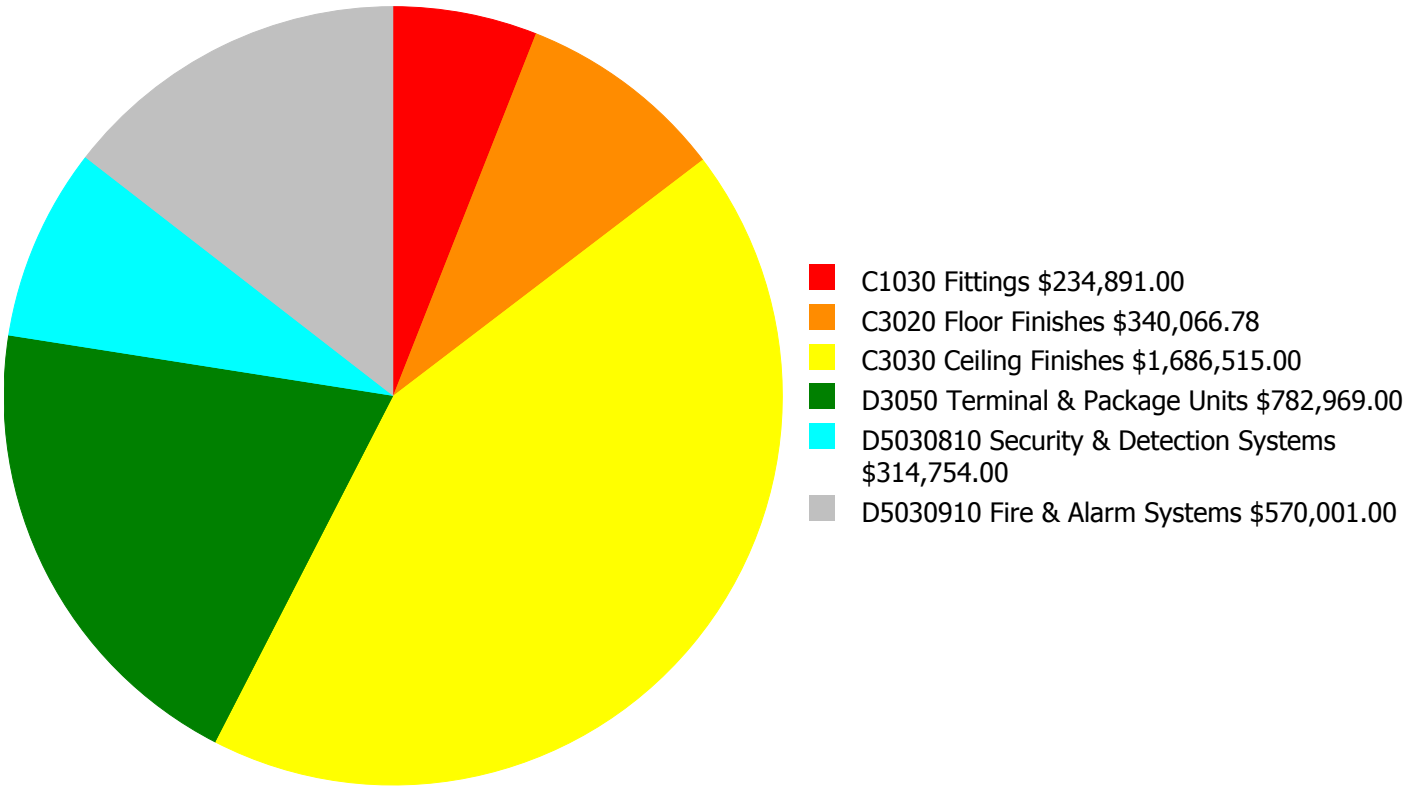
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

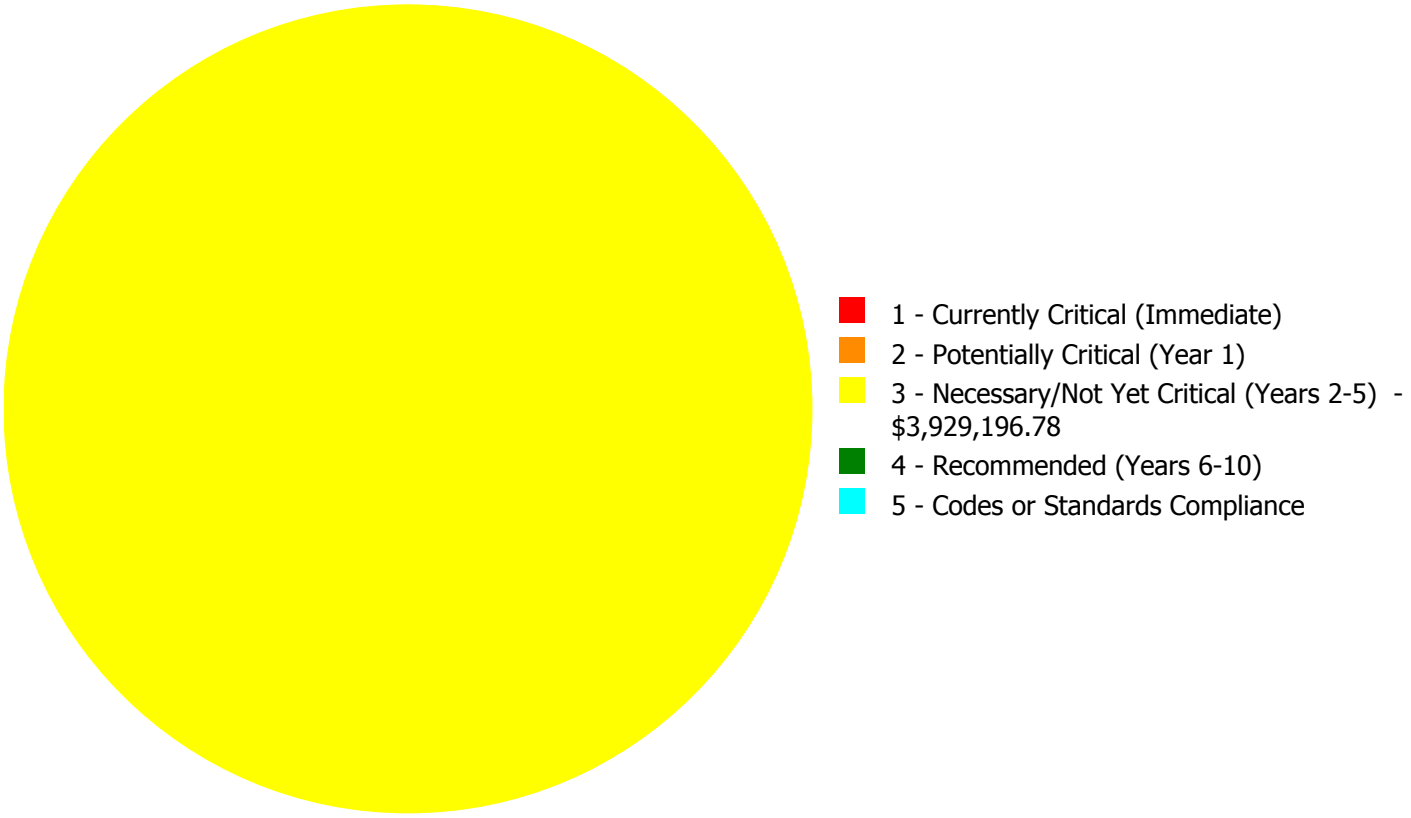
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $3,929,196.78

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: $3,929,196.78

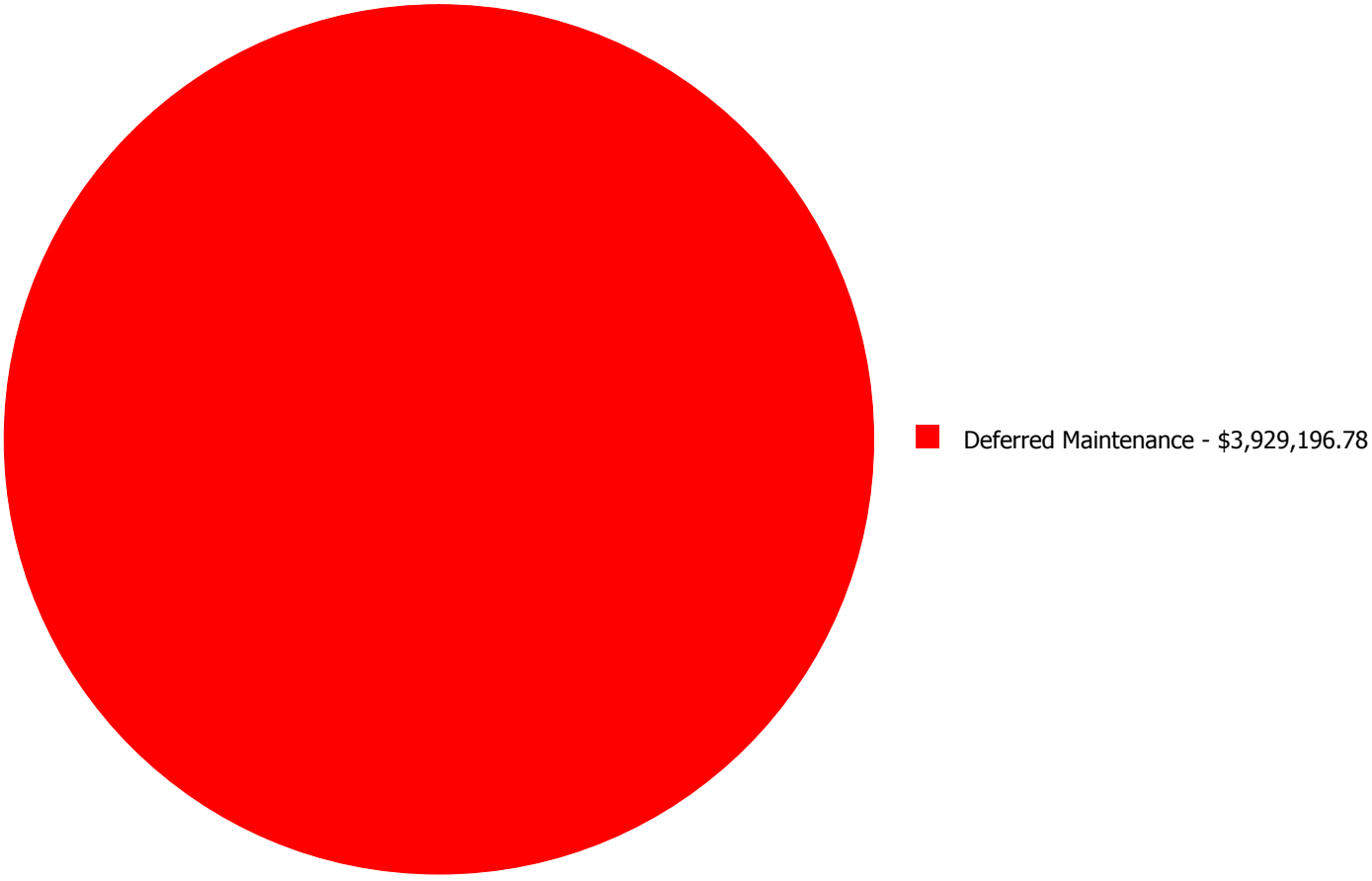
Deficiency By Priority Investment Table

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
C1030	Fittings	$0.00	$0.00	$234,891.00	$0.00	$0.00	$234,891.00
C3020	Floor Finishes	$0.00	$0.00	$340,066.78	$0.00	$0.00	$340,066.78
C3030	Ceiling Finishes	$0.00	$0.00	$1,686,515.00	$0.00	$0.00	$1,686,515.00
D3050	Terminal & Package Units	$0.00	$0.00	$782,969.00	$0.00	$0.00	$782,969.00
D5030810	Security & Detection Systems	$0.00	$0.00	$314,754.00	$0.00	$0.00	$314,754.00
D5030910	Fire & Alarm Systems	$0.00	$0.00	$570,001.00	$0.00	$0.00	$570,001.00
	Total:	$0.00	$0.00	$3,929,196.78	$0.00	$0.00	$3,929,196.78

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: $3,929,196.78

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: C1030 - Fittings

Location: Restroom
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 142,358.00
Unit of Measure: S.F.
Estimate: $234,891.00
Assessor Name: Somnath Das
Date Created: 12/07/2016

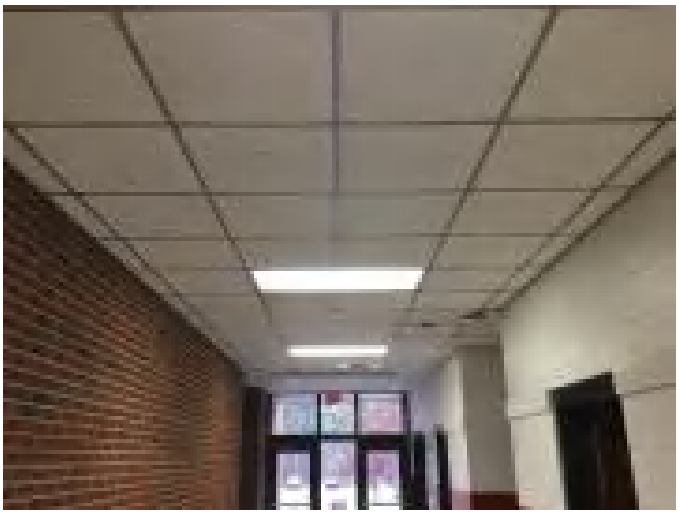
Notes: The fittings throughout the building are aged, in marginal condition, and should be replaced.

System: C3020 - Floor Finishes

Location: Cafeteria-Classrooms
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace vinyl tile flooring
Qty: 3,163.00
Unit of Measure: S.Y.
Estimate: $340,066.78
Assessor Name: Somnath Das
Date Created: 12/07/2016

Notes: The VCT flooring is aged, cracked, worn, and should be replaced.

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: 142,358.00
Unit of Measure: S.F.
Estimate: $1,686,515.00
Assessor Name: Somnath Das
Date Created: 12/07/2016

Notes: The ceiling tiles have been replaced as needed. However the grid shows signs of aging and the tiles are sagging or damaged and should be replaced.

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: 142,358.00
Unit of Measure: S.F.
Estimate: $782,969.00
Assessor Name: Somnath Das
Date Created: 12/07/2016

Notes: The pad mounted DX condensing units are aged and should be scheduled for replacement.

System: D5030810 - Security & Detection Systems

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 142,358.00
Unit of Measure: S.F.
Estimate: $314,754.00
Assessor Name: Somnath Das
Date Created: 12/07/2016

Notes: The security system is aged, has poor coverage and camera resolution, and should be replaced.

System: D5030910 - Fire & Alarm Systems

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 142,358.00
Unit of Measure: S.F.
Estimate: $570,001.00
Assessor Name: Somnath Das
Date Created: 12/07/2016

Notes: The original fire alarm system operating as designed, but is beyond its service life and should be replaced.

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index** (**FCI**) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index** (**RSLI**) is calculated as the sum of a renewable system's **Remaining Service Life** (**RSL**) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	MS -Middle School
Gross Area (SF):	832
Year Built:	1990
Last Renovation:	
Replacement Value:	$151,238
Repair Cost:	$10,868.00
Total FCI:	7.19 %
Total RSLI:	45.04 %
FCA Score:	92.81

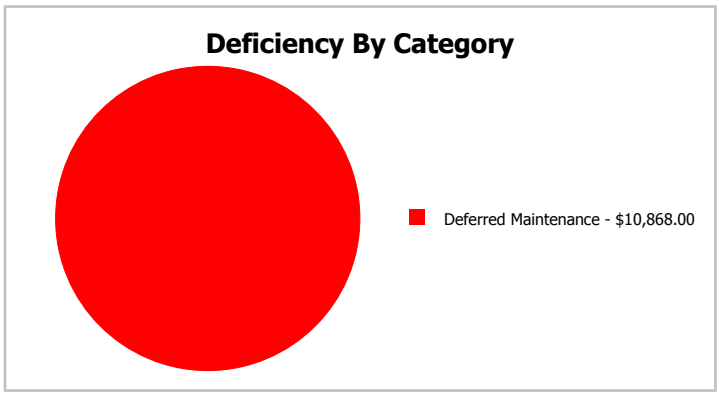
Description:

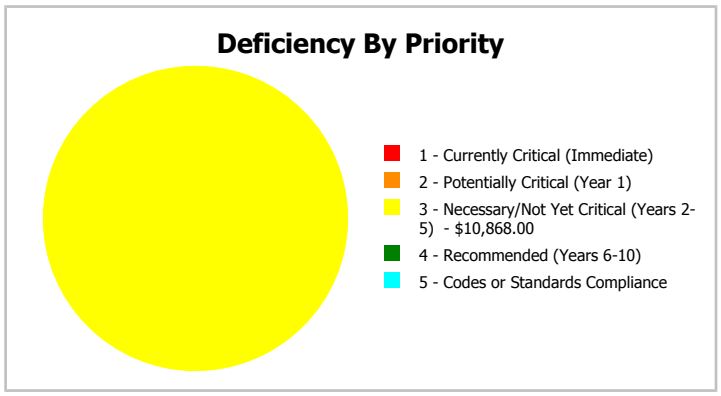
The narrative for this building is included in the Executive Summary Description at the front of this report.

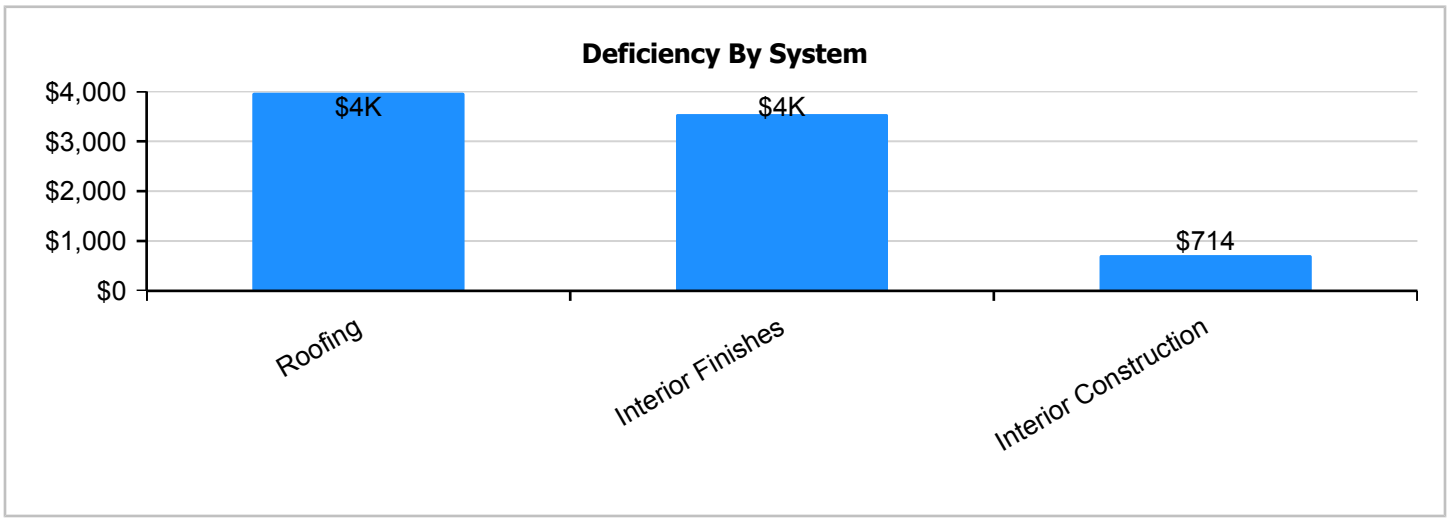
Attributes: This asset has no attributes.

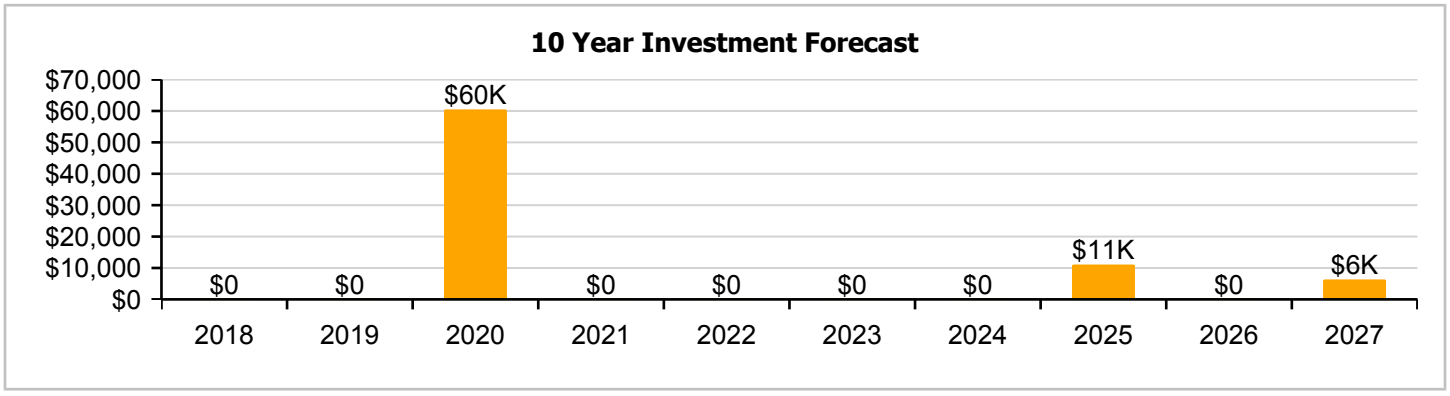
Dashboard Summary

Function:	MS -Middle School	Gross Area:	832
Year Built:	1990	Last Renovation:	
Repair Cost:	$10,868	Replacement Value:	$151,238
FCI:	7.19 %	RSLI%:	45.04 %









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	73.00 %	0.00 %	$0.00
B10 - Superstructure	73.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	43.74 %	0.00 %	$0.00
B30 - Roofing	0.00 %	146.02 %	$5,248.00
C10 - Interior Construction	0.00 %	110.04 %	$943.00
C20 - Stairs	10.00 %	0.00 %	$0.00
C30 - Interior Finishes	20.82 %	38.42 %	$4,677.00
D20 - Plumbing	10.00 %	0.00 %	$0.00
D30 - HVAC	76.67 %	0.00 %	$0.00
D50 - Electrical	13.32 %	0.00 %	$0.00
Totals:	**45.04 %**	**7.19 %**	**$10,868.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). North Elevation - Dec 07, 2016

2). West Elevation - Dec 07, 2016

3). South Elevation - Dec 07, 2016

4). East Elevation - Dec 07, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	832	100	1990	2090		73.00 %	0.00 %	73			$16,748
A1030	Slab on Grade	$19.75	S.F.	832	100	1990	2090		73.00 %	0.00 %	73			$16,432
B1010	Floor Construction	$11.44	S.F.	832	100	1990	2090		73.00 %	0.00 %	73			$9,518
B1020	Roof Construction	$16.26	S.F.	832	100	1990	2090		73.00 %	0.00 %	73			$13,528
B2010	Exterior Walls	$29.79	S.F.	832	100	1990	2090		73.00 %	0.00 %	73			$24,785
B2020	Exterior Windows	$17.17	S.F.	832	30	1990	2020		10.00 %	0.00 %	3			$14,285
B2030	Exterior Doors	$8.66	S.F.	832	30	1990	2020		10.00 %	0.00 %	3			$7,205
B3010140	Asphalt Shingles	$4.32	S.F.	832	20	1990	2010		0.00 %	146.02 %	-7		$5,248.00	$3,594
C1030	Fittings	$1.03	S.F.	832	20	1990	2010		0.00 %	110.04 %	-7		$943.00	$857
C2010	Stair Construction	$2.94	S.F.	842	30	1990	2020		10.00 %	0.00 %	3			$2,475
C3010	Wall Finishes	$5.11	S.F.	832	10	2000	2010		0.00 %	110.00 %	-7		$4,677.00	$4,252
C3030	Ceiling Finishes	$9.52	S.F.	832	25	2000	2025		32.00 %	0.00 %	8			$7,921
D2010	Plumbing Fixtures	$11.47	S.F.	832	30	1990	2020		10.00 %	0.00 %	3			$9,543
D2020	Domestic Water Distribution	$1.68	S.F.	832	30	1990	2020		10.00 %	0.00 %	3			$1,398
D2030	Sanitary Waste	$0.65	S.F.	832	30	1990	2020		10.00 %	0.00 %	3			$541
D3040	Distribution Systems	$0.90	S.F.	842	30	2010	2040		76.67 %	0.00 %	23			$758
D5010	Electrical Service/Distribution	$3.09	S.F.	832	40	1990	2030		32.50 %	0.00 %	13			$2,571
D5020	Branch Wiring	$9.24	S.F.	832	30	1990	2020		10.00 %	0.00 %	3			$7,688
D5020	Lighting	$8.58	S.F.	832	30	1990	2020		10.00 %	0.00 %	3			$7,139
								Total	**45.04 %**	**7.19 %**			**$10,868.00**	**$151,238**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

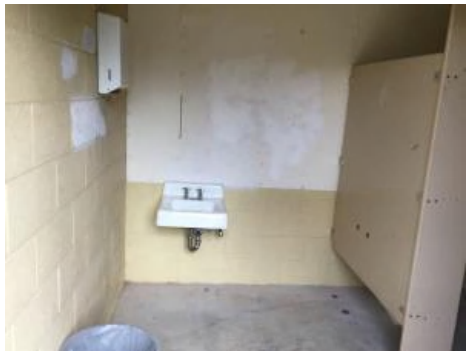
System: B2030 - Exterior Doors

Note:

System: B3010140 - Asphalt Shingles

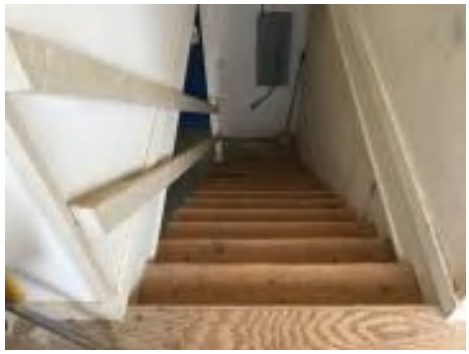
Note:

System: C1030 - Fittings



Note:

System: C2010 - Stair Construction

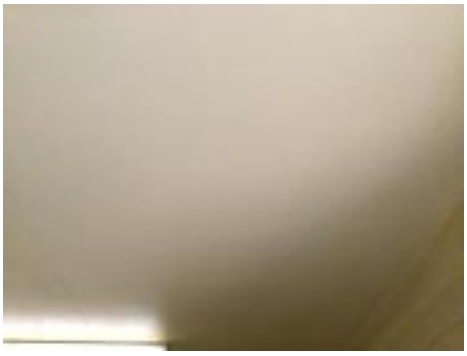
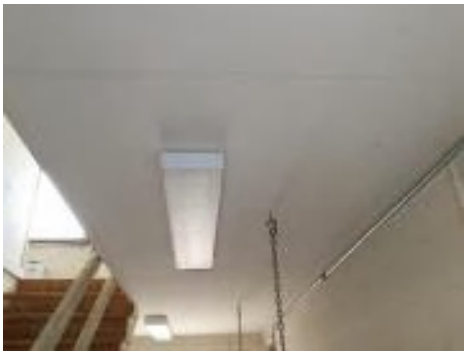


Note:

System: C3010 - Wall Finishes

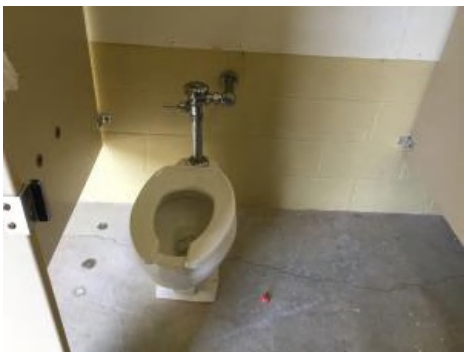
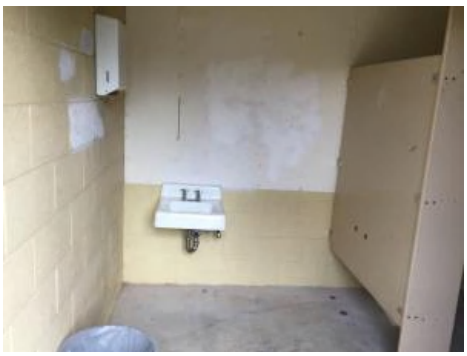
Note:

System: C3030 - Ceiling Finishes

Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

Note:

System: D3040 - Distribution Systems

Note:

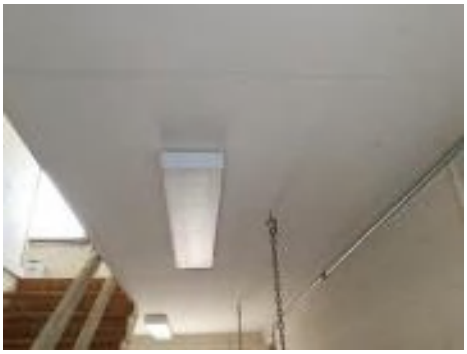
System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting



Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

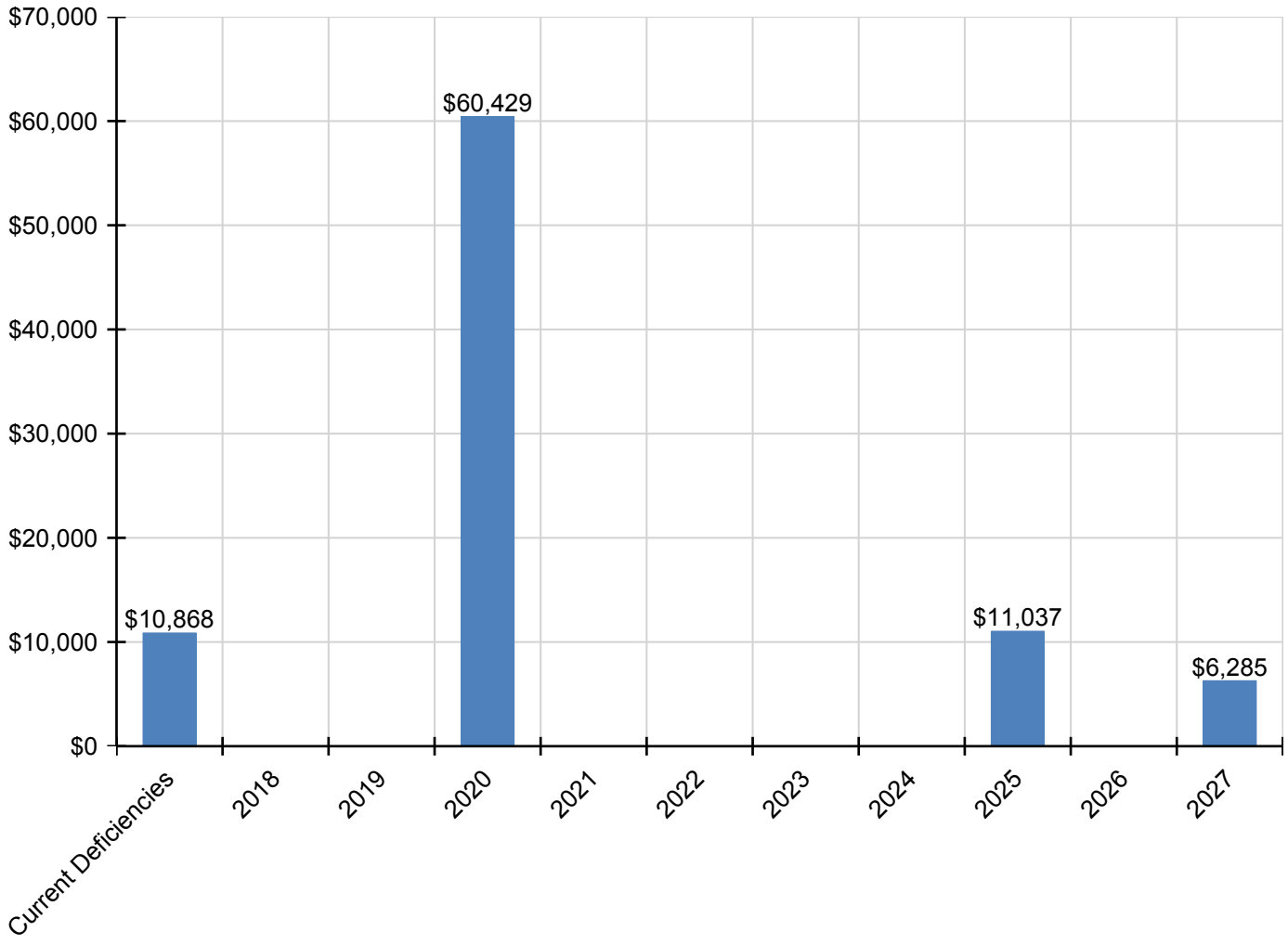
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$10,868**	**$0**	**$0**	**$60,429**	**$0**	**$0**	**$0**	**$0**	**$11,037**	**$0**	**$6,285**	**$88,620**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$17,171	$0	$0	$0	$0	$0	$0	$0	**$17,171**
B2030 - Exterior Doors	$0	$0	$0	$8,661	$0	$0	$0	$0	$0	$0	$0	**$8,661**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$5,248	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,248**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$943	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$943**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C2010 - Stair Construction	$0	$0	$0	$2,975	$0	$0	$0	$0	$0	$0	$0	**$2,975**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$4,677	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,285	**$10,962**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$11,037	$0	$0	**$11,037**
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	$11,470	$0	$0	$0	$0	$0	$0	$0	**$11,470**
D2020 - Domestic Water Distribution	$0	$0	$0	$1,681	$0	$0	$0	$0	$0	$0	$0	**$1,681**
D2030 - Sanitary Waste	$0	$0	$0	$650	$0	$0	$0	$0	$0	$0	$0	**$650**
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**
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	$9,240	$0	$0	$0	$0	$0	$0	$0	**$9,240**
D5020 - Lighting	$0	$0	$0	$8,580	$0	$0	$0	$0	$0	$0	$0	**$8,580**

** Indicates non-renewable system*

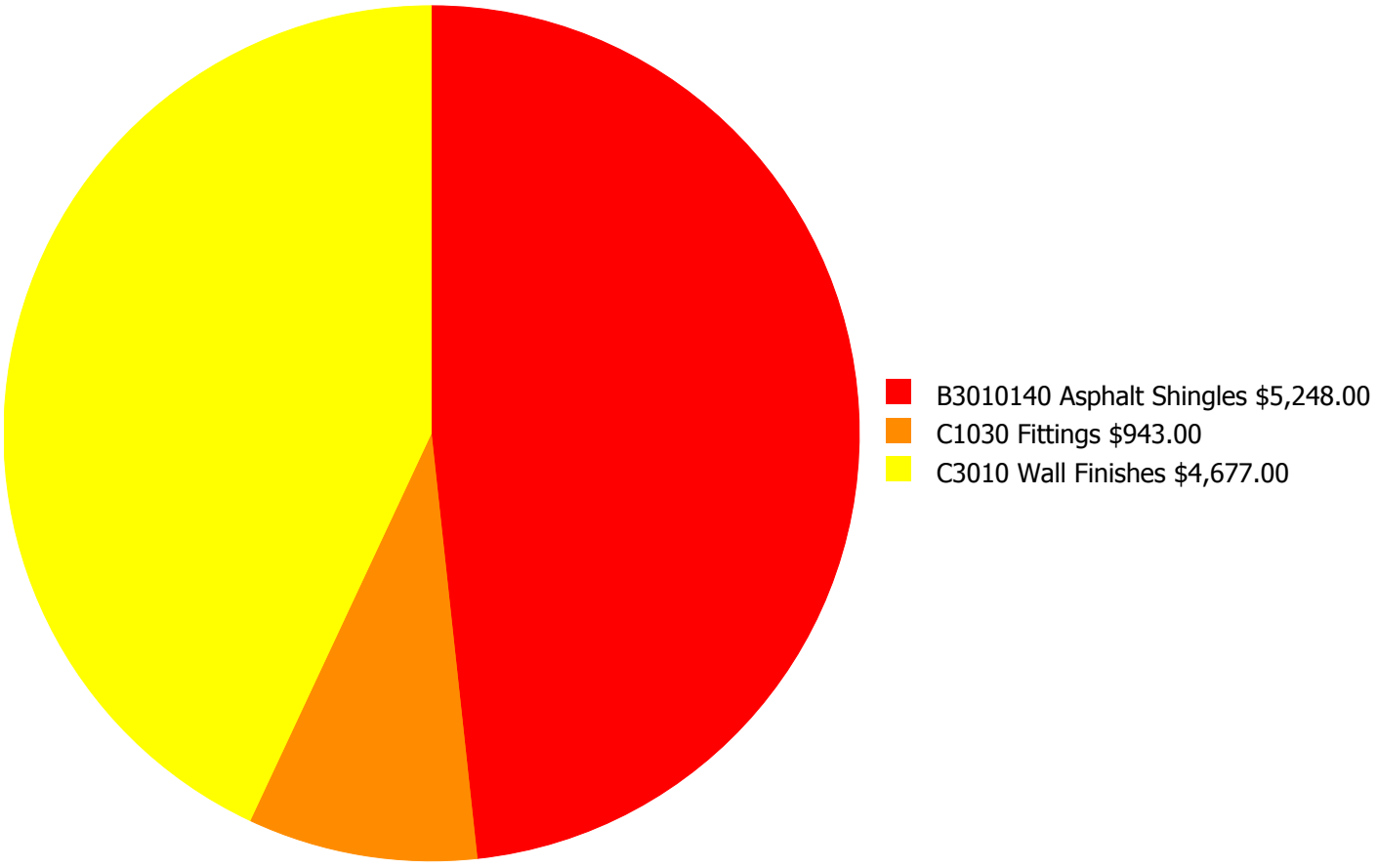
Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

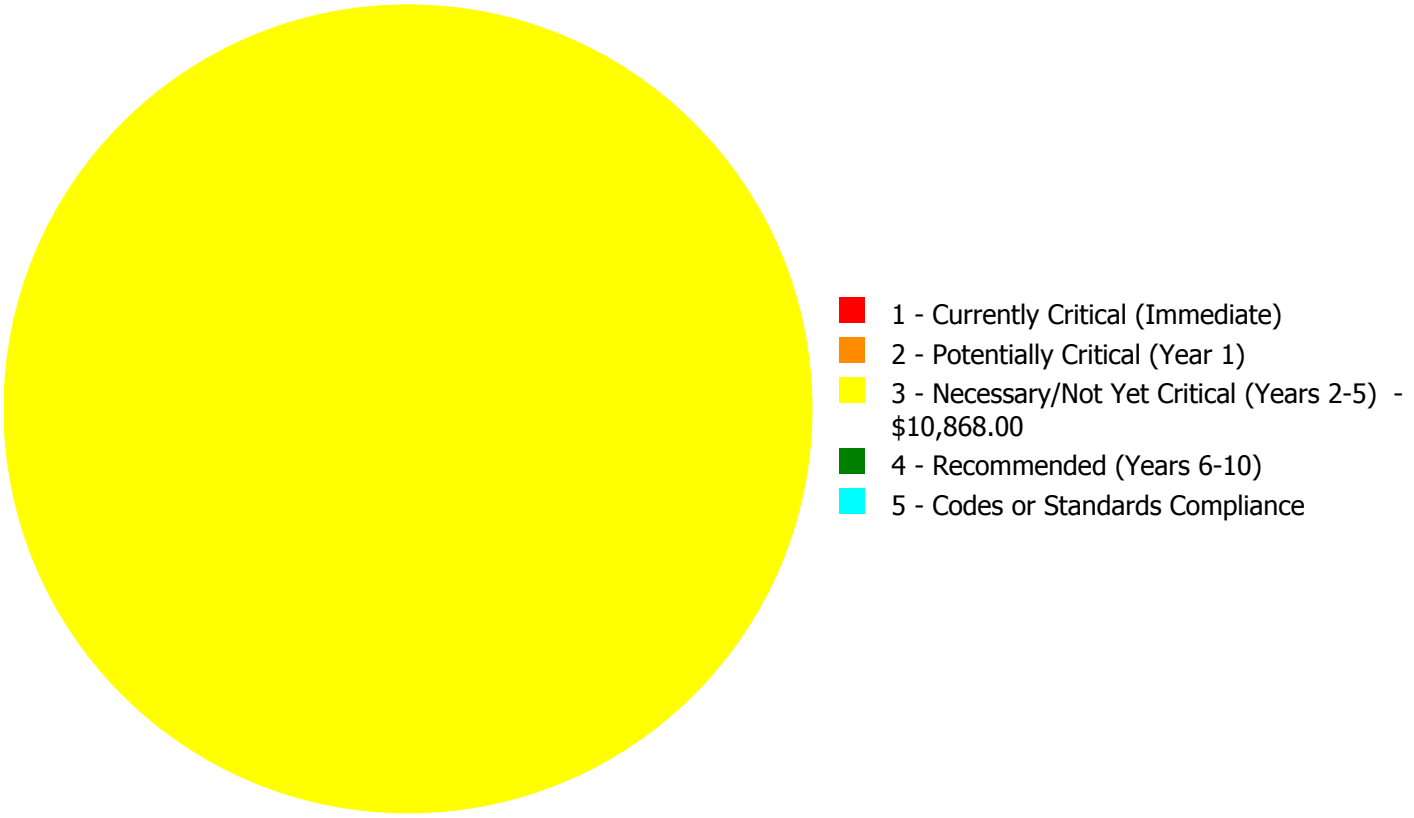
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: $10,868.00

Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:



Budget Estimate Total: $10,868.00

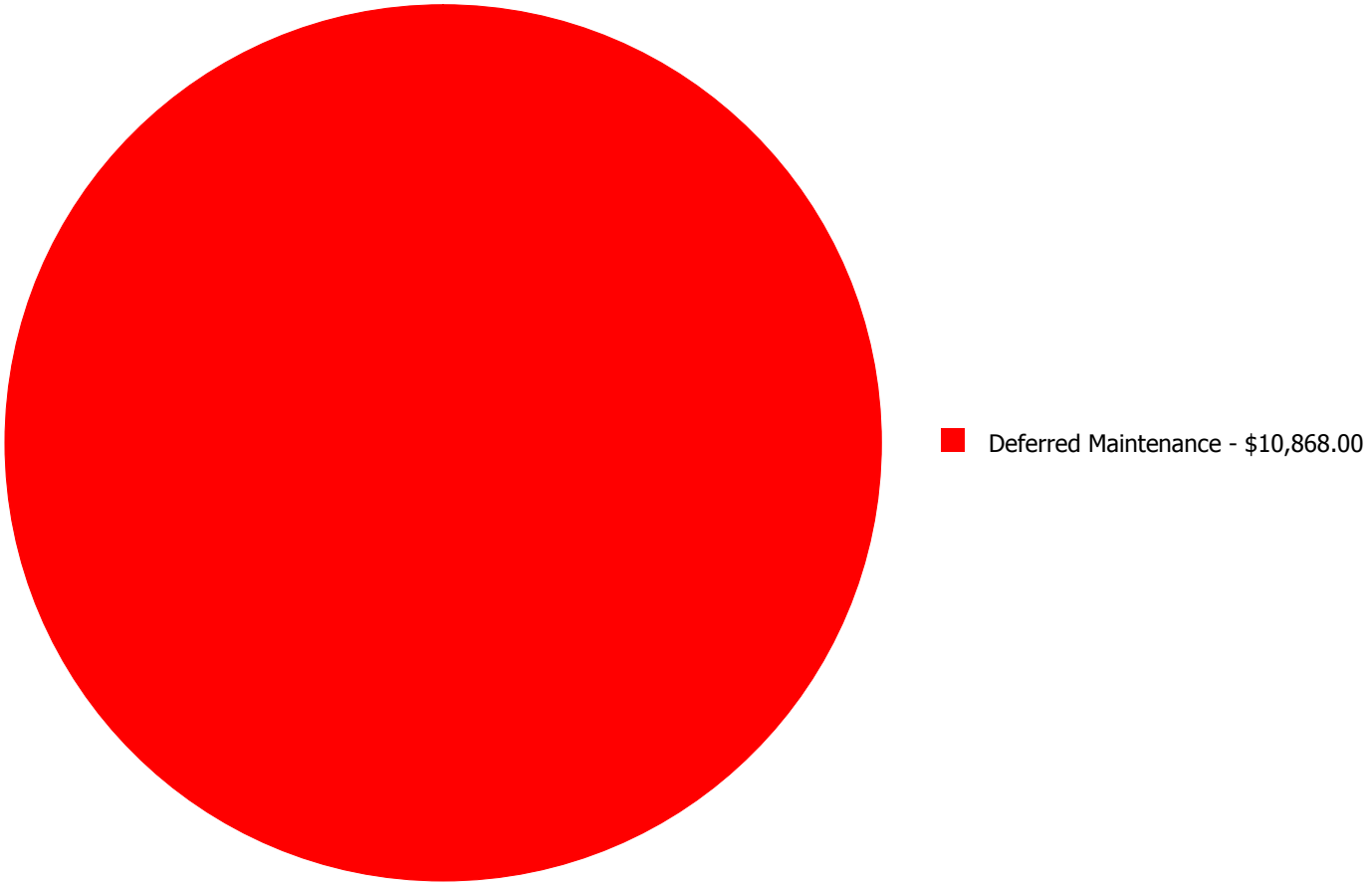
Deficiency By Priority Investment Table

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	$5,248.00	$0.00	$0.00	$5,248.00
C1030	Fittings	$0.00	$0.00	$943.00	$0.00	$0.00	$943.00
C3010	Wall Finishes	$0.00	$0.00	$4,677.00	$0.00	$0.00	$4,677.00
	Total:	$0.00	$0.00	$10,868.00	$0.00	$0.00	$10,868.00

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: $10,868.00

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: 832.00
Unit of Measure: S.F.
Estimate: $5,248.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

Notes: There are shingles missing. The roof should be replaced.

System: C1030 - Fittings

Location: Restroom
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 832.00
Unit of Measure: S.F.
Estimate: $943.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

Notes: The fittings throughout the building are aged, in marginal condition, and should be replaced.

System: C3010 - Wall Finishes

Location: Throughout the building
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 832.00
Unit of Measure: S.F.
Estimate: $4,677.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

Notes: The wall finishes are aged, scuffed, fading, stained, and should be re-painted.

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:	MS -Middle School
Gross Area (SF):	143,190
Year Built:	1990
Last Renovation:	
Replacement Value:	$5,600,161
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	33.67 %
FCA Score:	100.00

Description:

The narrative for this site is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

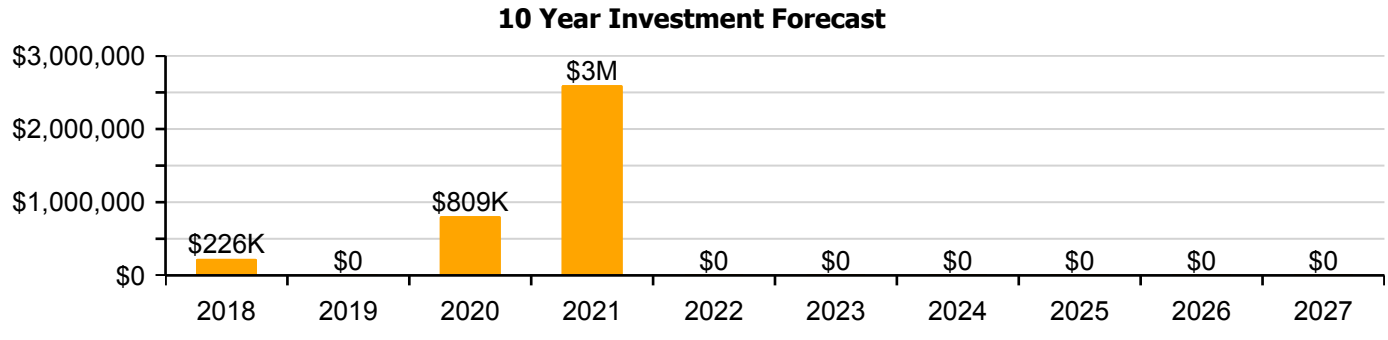
Dashboard Summary

Function:	MS -Middle School	Gross Area:	143,190
Year Built:	1990	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$5,600,161
FCI:	0.00 %	RSLI%:	33.67 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	29.69 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	44.56 %	0.00 %	$0.00
G40 - Site Electrical Utilities	32.69 %	0.00 %	$0.00
Totals:	**33.67 %**	**0.00 %**	**$0.00**

Photo Album

The photo album consists of the various cardinal directions of the building..

1). Aerial Image of Western Harnett Middle School - Dec 12, 2016

Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$4.22	S.F.	143,190	25	2014	2039		88.00 %	0.00 %	22			$604,262
G2020	Parking Lots	$1.39	S.F.	143,190	25	1990	2015	2018	4.00 %	0.00 %	1			$199,034
G2030	Pedestrian Paving	$1.98	S.F.	143,190	30	1990	2020		10.00 %	0.00 %	3			$283,516
G2040105	Fence & Guardrails	$1.20	S.F.	143,190	30	1990	2020		10.00 %	0.00 %	3			$171,828
G2040950	Baseball Field	$7.08	S.F.	143,190	20	1990	2010	2021	20.00 %	0.00 %	4			$1,013,785
G2040950	Playing Field	$2.47	S.F.	143,190	20	1990	2010	2021	20.00 %	0.00 %	4			$353,679
G2040950	Softball Field	$5.11	S.F.	143,190	20	1990	2010	2021	20.00 %	0.00 %	4			$731,701
G2050	Landscaping	$1.91	S.F.	143,190	15	1990	2005	2021	26.67 %	0.00 %	4			$273,493
G3010	Water Supply	$2.42	S.F.	143,190	50	1990	2040		46.00 %	0.00 %	23			$346,520
G3020	Sanitary Sewer	$1.52	S.F.	143,190	50	1990	2040		46.00 %	0.00 %	23			$217,649
G3030	Storm Sewer	$4.67	S.F.	143,190	50	1990	2040		46.00 %	0.00 %	23			$668,697
G3060	Fuel Distribution	$1.03	S.F.	143,190	40	1990	2030		32.50 %	0.00 %	13			$147,486
G4010	Electrical Distribution	$2.59	S.F.	143,190	50	1990	2040		46.00 %	0.00 %	23			$370,862
G4020	Site Lighting	$1.52	S.F.	143,190	30	1990	2020		10.00 %	0.00 %	3			$217,649
								Total	**33.67 %**					**$5,600,161**

System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: G2010 - Roadways

Note: Only part was repaired.

System: G2020 - Parking Lots

Note:

System: G2030 - Pedestrian Paving

Note:

System: G2040105 - Fence & Guardrails

Note:

System: G2040950 - Baseball Field

Note:

System: G2040950 - Playing Field

Note:

System: G2040950 - Softball Field

Note:

System: G2050 - Landscaping

Note:

System: G3020 - Sanitary Sewer

Note:

System: G3030 - Storm Sewer

Note:

System: G3060 - Fuel Distribution

Note:

System: G4010 - Electrical Distribution

Note:

System: G4020 - Site Lighting

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

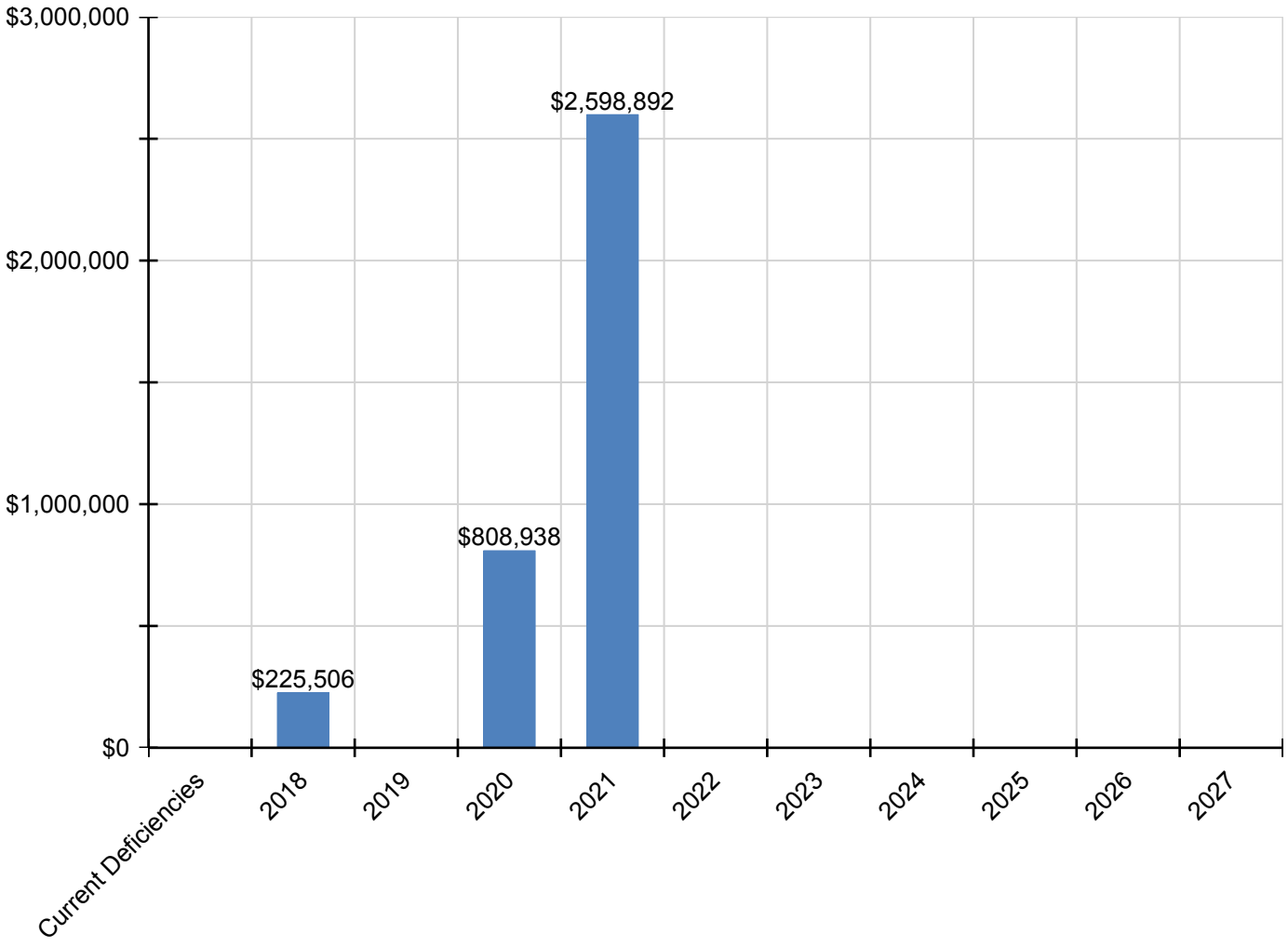
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$225,506**	**$0**	**$808,938**	**$2,598,892**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,633,336**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2020 - Parking Lots	$0	$225,506	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$225,506**
G2030 - Pedestrian Paving	$0	$0	$0	$340,787	$0	$0	$0	$0	$0	$0	$0	**$340,787**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$206,537	$0	$0	$0	$0	$0	$0	$0	**$206,537**
G2040950 - Baseball Field	$0	$0	$0	$0	$1,255,127	$0	$0	$0	$0	$0	$0	**$1,255,127**
G2040950 - Playing Field	$0	$0	$0	$0	$437,876	$0	$0	$0	$0	$0	$0	**$437,876**
G2040950 - Softball Field	$0	$0	$0	$0	$905,889	$0	$0	$0	$0	$0	$0	**$905,889**
*** G2050 - Landscaping**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$261,614	$0	$0	$0	$0	$0	$0	$0	**$261,614**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



Deficiency Summary by System

Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.

No data found for this asset

Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

No data found for this asset

Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

No data found for this asset

Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:

No data found for this asset

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

No data found for this asset