

NC School District/300 Davie County/Elementary School

# Pinebrook Elementary

Final

## Campus Assessment Report

March 10, 2017



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**Campus Executive Summary**

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

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

|                    |                |
|--------------------|----------------|
| Gross Area (SF):   | 78,630         |
| Year Built:        | 1970           |
| Last Renovation:   |                |
| Replacement Value: | \$16,337,599   |
| Repair Cost:       | \$8,189,569.00 |
| Total FCI:         | 50.13 %        |
| Total RSLI:        | 26.25 %        |
| FCA Score:         | 49.87          |



**Description:**

GENERAL:

Pinebrook Elementary School is located at 477 Pinebrook School Road, Mocksville, NC. The campus consists of a total of 67,766 square foot of multiple one-story buildings constructed in 1970 and 2007. There have been two additions in 1997 and 2005 with no major renovations. In addition to the main building, the campus contains ancillary storage building. This report contains condition and adequacy data collected during the 2016 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site and building elements.

A. SUBSTRUCTURE

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

## Campus Assessment Report - Pinebrook Elementary

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### 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 and asphalt composition shingles over the Pre-K building. Roof openings include roof ventilators 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, 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 tectum panels.

#### CONVEYING:

Buildings do not include conveying system.

### 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 with internal roof drains.

#### HVAC:

Heating and cooling is provided by roof top units. The heating/cooling distribution system is a ductwork system. Fresh air is supplied by roof top units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital.

#### FIRE PROTECTION:

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

#### ELECTRICAL:

The main electrical service is fed from a pad mounted transformer to the main switchboard/distribution panel located in the building. Lighting is typically surface and recessed 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 are typically illuminated.

#### COMMUNICATIONS AND SECURITY:

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

#### OTHER ELECTRICAL SYSTEMS:

This building does not have a separately derived emergency power system.

### E. EQUIPMENT & FURNISHINGS

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

### G. SITE

Campus site features include paved driveways and parking lots, pedestrian pavement, canopies, covered walkways, flag pole, landscaping, playing field, hard surface play area, and fencing. Site mechanical and electrical features include water, and sewer.

## Campus Assessment Report - Pinebrook Elementary

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### Attributes:

#### General Attributes:

|                       |               |                  |  |
|-----------------------|---------------|------------------|--|
| Condition Assessor:   | Eduardo Lopez | Assessment Date: |  |
| Suitability Assessor: |               |                  |  |

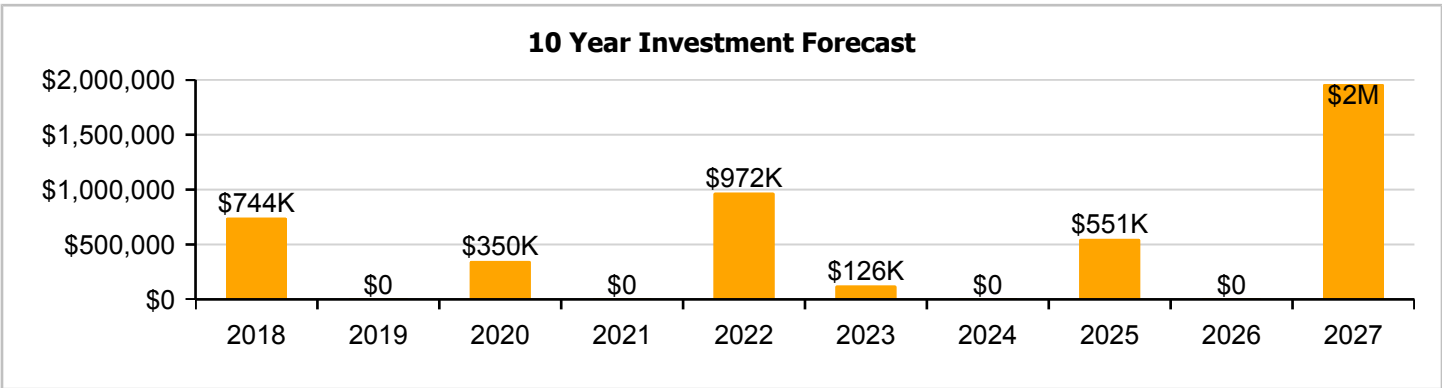
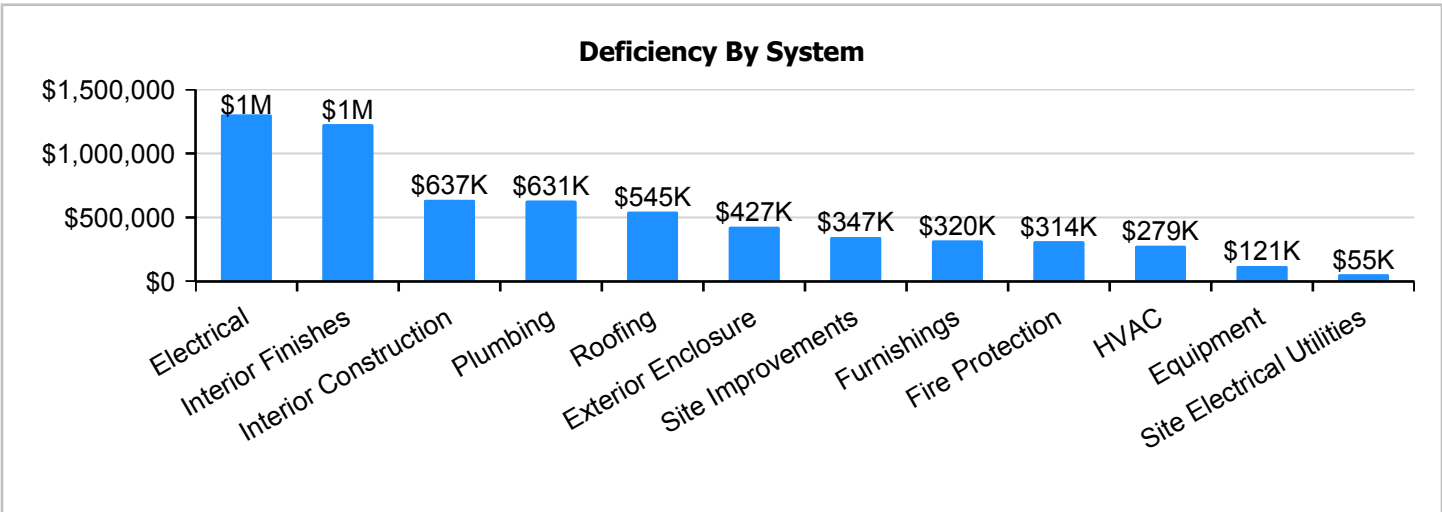
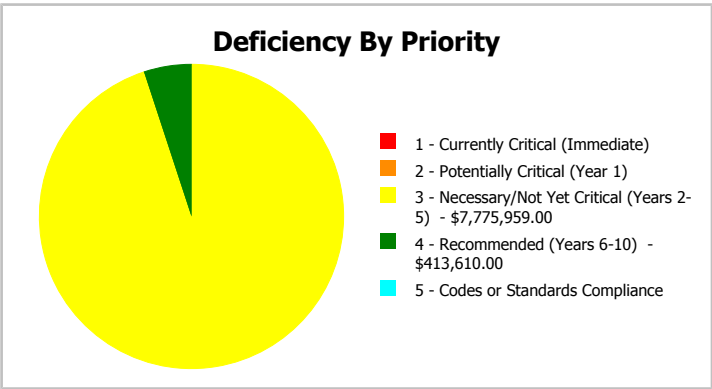
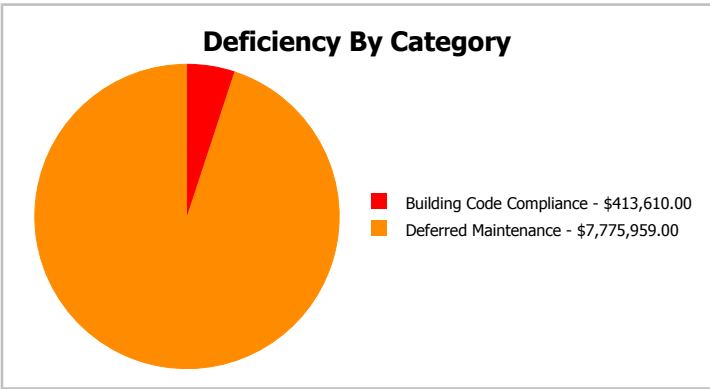
#### School Information:

|                      |                         |                 |      |
|----------------------|-------------------------|-----------------|------|
| HS Attendance Area:  | Davie - Davie County HS | LEA School No.: |      |
| No. of Mobile Units: | 0                       | No. of Bldgs.:  | 1    |
| SF of Mobile Units:  |                         | Status:         |      |
| School Grades:       | 26.5                    | Site Acreage:   | 26.5 |



**Campus Dashboard Summary**

|              |             |                    |              |
|--------------|-------------|--------------------|--------------|
| Gross Area:  | 78,630      | Last Renovation:   |              |
| Year Built:  | 1970        | Replacement Value: | \$16,337,599 |
| Repair Cost: | \$8,189,569 | RSLI%:             | 26.25 %      |
| FCI:         | 50.13 %     |                    |              |



## 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.

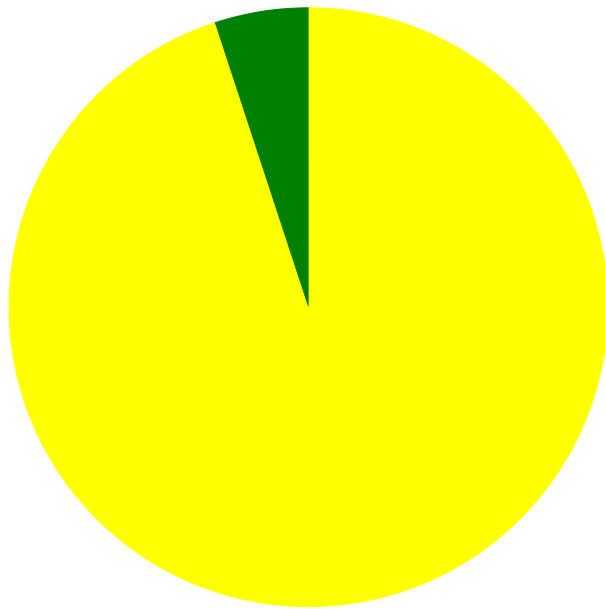
### Current Investment Requirement and Condition by Unifomat Classification

| UNIFORMAT Classification        | RSLI%          | FCI %          | Current Repair        |
|---------------------------------|----------------|----------------|-----------------------|
| A10 - Foundations               | 63.59 %        | 0.00 %         | \$0.00                |
| B10 - Superstructure            | 63.74 %        | 0.00 %         | \$0.00                |
| B20 - Exterior Enclosure        | 38.75 %        | 36.61 %        | \$563,809.00          |
| B30 - Roofing                   | 5.74 %         | 127.87 %       | \$718,618.00          |
| C10 - Interior Construction     | 28.40 %        | 47.63 %        | \$841,046.00          |
| C30 - Interior Finishes         | 8.17 %         | 84.26 %        | \$1,620,253.00        |
| D20 - Plumbing                  | 15.71 %        | 70.72 %        | \$833,025.00          |
| D30 - HVAC                      | 23.94 %        | 22.40 %        | \$367,732.00          |
| D40 - Fire Protection           | 0.00 %         | 110.00 %       | \$413,610.00          |
| D50 - Electrical                | 11.68 %        | 78.89 %        | \$1,719,583.00        |
| E10 - Equipment                 | 4.53 %         | 97.86 %        | \$159,448.00          |
| E20 - Furnishings               | 5.76 %         | 94.52 %        | \$422,243.00          |
| G20 - Site Improvements         | 14.18 %        | 33.44 %        | \$457,548.00          |
| G30 - Site Mechanical Utilities | 60.00 %        | 0.00 %         | \$0.00                |
| G40 - Site Electrical Utilities | 40.18 %        | 24.97 %        | \$72,654.00           |
| <b>Totals:</b>                  | <b>26.25 %</b> | <b>50.13 %</b> | <b>\$8,189,569.00</b> |

### Condition Deficiency Priority

| Facility Name      | Gross Area (S.F.) | FCI %        | 1 - Currently Critical (Immediate) | 2 - Potentially Critical (Year 1) | 3 - Necessary/Not Yet Critical (Years 2-5) | 4 - Recommended (Years 6-10) | 5 - Codes or Standards Compliance |
|--------------------|-------------------|--------------|------------------------------------|-----------------------------------|--|------------------------------|-----------------------------------|
| 1970 Main Building | 50,152            | 72.72        | \$0.00                             | \$0.00                            | \$6,261,927.00                             | \$269,216.00                 | \$0.00                            |
| 1970 Storage       | 529               | 12.33        | \$0.00                             | \$0.00                            | \$7,658.00                                 | \$0.00                       | \$0.00                            |
| 1997 Addition      | 16,956            | 35.10        | \$0.00                             | \$0.00                            | \$973,019.00                               | \$91,020.00                  | \$0.00                            |
| 2005 Addition      | 9,943             | 3.01         | \$0.00                             | \$0.00                            | \$0.00                                     | \$53,374.00                  | \$0.00                            |
| 2007 PreK Building | 1,050             | 1.79         | \$0.00                             | \$0.00                            | \$3,153.00                                 | \$0.00                       | \$0.00                            |
| Site               | 78,630            | 22.91        | \$0.00                             | \$0.00                            | \$530,202.00                               | \$0.00                       | \$0.00                            |
| <b>Total:</b>      |                   | <b>50.13</b> | <b>\$0.00</b>                      | <b>\$0.00</b>                     | <b>\$7,775,959.00</b>                      | <b>\$413,610.00</b>          | <b>\$0.00</b>                     |

### Deficiencies By Priority



- 1 - Currently Critical (Immediate)
- 2 - Potentially Critical (Year 1)
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$7,775,959.00
- 4 - Recommended (Years 6-10) - \$413,610.00
- 5 - Codes or Standards Compliance

**Budget Estimate Total: \$8,189,569.00**

**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):   | 50,152                |
| Year Built:        | 1970                  |
| Last Renovation:   |                       |
| Replacement Value: | \$8,981,219           |
| Repair Cost:       | \$6,531,143.00        |
| Total FCI:         | 72.72 %               |
| Total RSLI:        | 14.15 %               |
| FCA Score:         | 27.28                 |



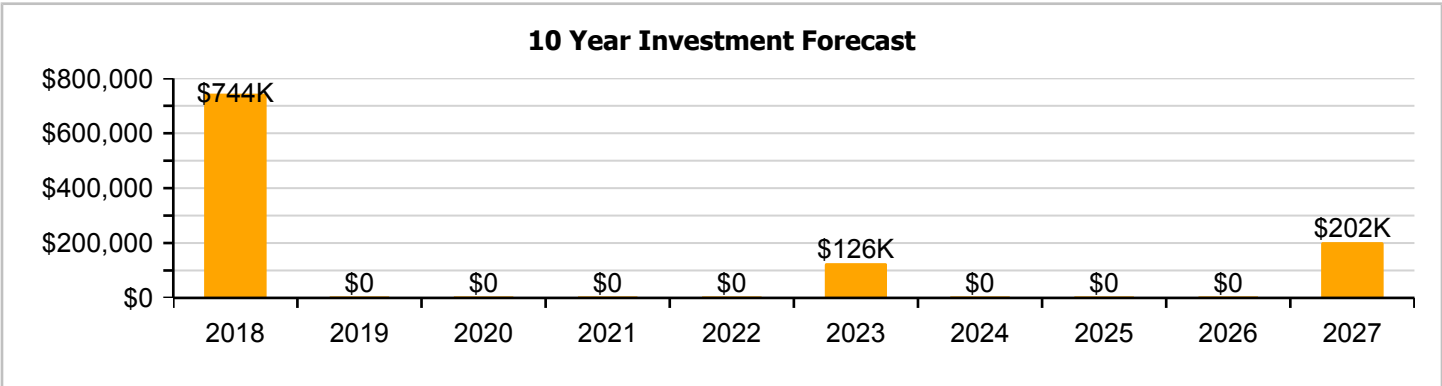
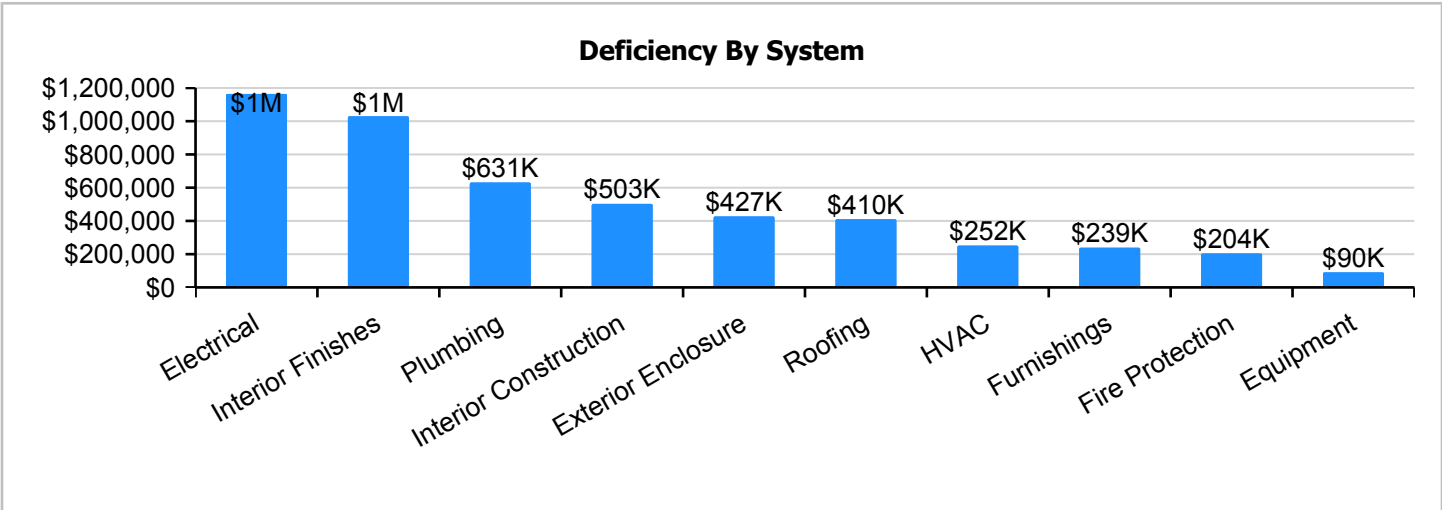
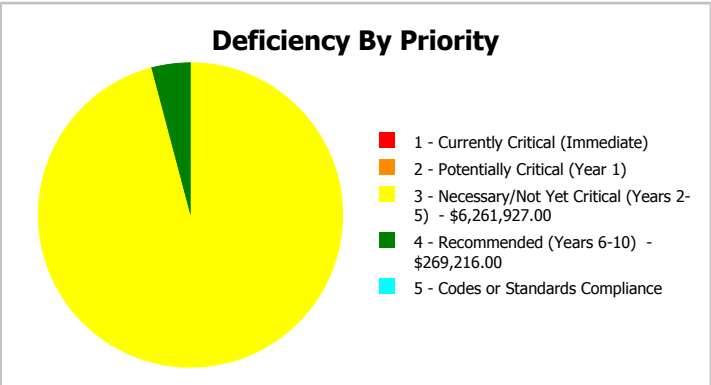
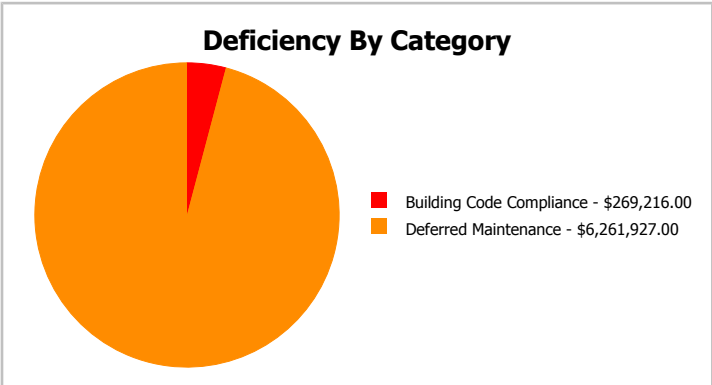
**Description:**

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:        | 50,152      |
| Year Built:  | 1970                  | Last Renovation:   |             |
| Repair Cost: | \$6,531,143           | Replacement Value: | \$8,981,219 |
| FCI:         | 72.72 %               | RSLI%:             | 14.15 %     |



## 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   |
|-----------------------------|----------------|----------------|-----------------------|
| A10 - Foundations           | 53.00 %        | 0.00 %         | \$0.00                |
| B10 - Superstructure        | 53.00 %        | 0.00 %         | \$0.00                |
| B20 - Exterior Enclosure    | 25.17 %        | 57.77 %        | \$563,809.00          |
| B30 - Roofing               | 0.00 %         | 148.40 %       | \$541,089.00          |
| C10 - Interior Construction | 17.49 %        | 58.48 %        | \$663,110.00          |
| C30 - Interior Finishes     | 0.00 %         | 110.00 %       | \$1,358,216.00        |
| D20 - Plumbing              | 0.00 %         | 110.00 %       | \$833,025.00          |
| D30 - HVAC                  | 6.88 %         | 31.50 %        | \$332,107.00          |
| D40 - Fire Protection       | 0.00 %         | 110.00 %       | \$269,216.00          |
| D50 - Electrical            | 0.00 %         | 110.00 %       | \$1,535,854.00        |
| E10 - Equipment             | 0.00 %         | 110.00 %       | \$119,161.00          |
| E20 - Furnishings           | 0.00 %         | 110.00 %       | \$315,556.00          |
| <b>Totals:</b>              | <b>14.15 %</b> | <b>72.72 %</b> | <b>\$6,531,143.00</b> |

## Photo Album

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

1). East Elevation - Feb 10, 2017



2). North Elevation - Feb 10, 2017



3). West Elevation - Feb 10, 2017



4). South Elevation - Feb 10, 2017



### Condition Detail

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

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



**System Listing**

## Campus Assessment Report - 1970 Main Building

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. | 50,152 | 100  | 1970           | 2070                   |                   | 53.00 %        | 0.00 %         | 53  |     |                       | \$235,714            |
| A1030        | Slab on Grade                   | \$8.26        | S.F. | 50,152 | 100  | 1970           | 2070                   |                   | 53.00 %        | 0.00 %         | 53  |     |                       | \$414,256            |
| B1020        | Roof Construction               | \$15.44       | S.F. | 50,152 | 100  | 1970           | 2070                   |                   | 53.00 %        | 0.00 %         | 53  |     |                       | \$774,347            |
| B2010        | Exterior Walls                  | \$9.24        | S.F. | 50,152 | 100  | 1970           | 2070                   |                   | 53.00 %        | 0.00 %         | 53  |     |                       | \$463,404            |
| B2020        | Exterior Windows                | \$9.20        | S.F. | 50,152 | 30   | 1970           | 2000                   |                   | 0.00 %         | 110.00 %       | -17 |     | \$507,538.00          | \$461,398            |
| B2030        | Exterior Doors                  | \$1.02        | S.F. | 50,152 | 30   | 1970           | 2000                   |                   | 0.00 %         | 110.00 %       | -17 |     | \$56,271.00           | \$51,155             |
| B3010120     | Single Ply Membrane             | \$6.98        | S.F. | 50,152 | 20   | 1970           | 1990                   |                   | 0.00 %         | 150.00 %       | -27 |     | \$525,091.00          | \$350,061            |
| B3020        | Roof Openings                   | \$0.29        | S.F. | 50,152 | 25   | 1970           | 1995                   |                   | 0.00 %         | 110.00 %       | -22 |     | \$15,998.00           | \$14,544             |
| C1010        | Partitions                      | \$10.59       | S.F. | 50,152 | 75   | 1970           | 2045                   |                   | 37.33 %        | 0.00 %         | 28  |     |                       | \$531,110            |
| C1020        | Interior Doors                  | \$2.48        | S.F. | 50,152 | 30   | 1970           | 2000                   |                   | 0.00 %         | 110.00 %       | -17 |     | \$136,815.00          | \$124,377            |
| C1030        | Fittings                        | \$9.54        | S.F. | 50,152 | 20   | 1970           | 1990                   |                   | 0.00 %         | 110.00 %       | -27 |     | \$526,295.00          | \$478,450            |
| C3010        | Wall Finishes                   | \$2.73        | S.F. | 50,152 | 10   | 1970           | 1980                   |                   | 0.00 %         | 110.00 %       | -37 |     | \$150,606.00          | \$136,915            |
| C3020        | Floor Finishes                  | \$11.15       | S.F. | 50,152 | 20   | 1970           | 1990                   |                   | 0.00 %         | 110.00 %       | -27 |     | \$615,114.00          | \$559,195            |
| C3030        | Ceiling Finishes                | \$10.74       | S.F. | 50,152 | 25   | 1970           | 1995                   |                   | 0.00 %         | 110.00 %       | -22 |     | \$592,496.00          | \$538,632            |
| D2010        | Plumbing Fixtures               | \$11.26       | S.F. | 50,152 | 30   | 1970           | 2000                   |                   | 0.00 %         | 110.00 %       | -17 |     | \$621,183.00          | \$564,712            |
| D2020        | Domestic Water Distribution     | \$0.96        | S.F. | 50,152 | 30   | 1970           | 2000                   |                   | 0.00 %         | 110.00 %       | -17 |     | \$52,961.00           | \$48,146             |
| D2030        | Sanitary Waste                  | \$1.52        | S.F. | 50,152 | 30   | 1970           | 2000                   |                   | 0.00 %         | 110.00 %       | -17 |     | \$83,854.00           | \$76,231             |
| D2040        | Rain Water Drainage             | \$1.36        | S.F. | 50,152 | 30   | 1970           | 2000                   |                   | 0.00 %         | 110.00 %       | -17 |     | \$75,027.00           | \$68,207             |
| D3040        | Distribution Systems            | \$6.02        | S.F. | 50,152 | 30   | 1970           | 2000                   |                   | 0.00 %         | 110.00 %       | -17 |     | \$332,107.00          | \$301,915            |
| D3050        | Terminal & Package Units        | \$13.09       | S.F. | 50,152 | 15   | 2003           | 2018                   |                   | 6.67 %         | 0.00 %         | 1   |     |                       | \$656,490            |
| D3060        | Controls & Instrumentation      | \$1.91        | S.F. | 50,152 | 20   | 2003           | 2023                   |                   | 30.00 %        | 0.00 %         | 6   |     |                       | \$95,790             |
| D4010        | Sprinklers                      | \$4.22        | S.F. | 50,152 | 30   |                |                        | 2016              | 0.00 %         | 110.00 %       | -1  |     | \$232,806.00          | \$211,641            |
| D4020        | Standpipes                      | \$0.66        | S.F. | 50,152 | 30   |                |                        | 2016              | 0.00 %         | 110.00 %       | -1  |     | \$36,410.00           | \$33,100             |
| D5010        | Electrical Service/Distribution | \$1.65        | S.F. | 50,152 | 40   | 1970           | 2010                   |                   | 0.00 %         | 110.00 %       | -7  |     | \$91,026.00           | \$82,751             |
| D5020        | Branch Wiring                   | \$4.99        | S.F. | 50,152 | 30   | 1970           | 2000                   |                   | 0.00 %         | 110.00 %       | -17 |     | \$275,284.00          | \$250,258            |
| D5020        | Lighting                        | \$11.64       | S.F. | 50,152 | 30   | 1970           | 2000                   |                   | 0.00 %         | 110.00 %       | -17 |     | \$642,146.00          | \$583,769            |
| D5030810     | Security & Detection Systems    | \$1.83        | S.F. | 50,152 | 15   | 1970           | 1985                   |                   | 0.00 %         | 110.00 %       | -32 |     | \$100,956.00          | \$91,778             |
| D5030910     | Fire Alarm Systems              | \$3.31        | S.F. | 50,152 | 15   | 1970           | 1985                   |                   | 0.00 %         | 110.00 %       | -32 |     | \$182,603.00          | \$166,003            |
| D5030920     | Data Communication              | \$4.30        | S.F. | 50,152 | 15   | 1970           | 1985                   |                   | 0.00 %         | 110.00 %       | -32 |     | \$237,219.00          | \$215,654            |
| D5090        | Other Electrical Systems        | \$0.12        | S.F. | 50,152 | 20   | 1970           | 1990                   |                   | 0.00 %         | 110.00 %       | -27 |     | \$6,620.00            | \$6,018              |
| E1020        | Institutional Equipment         | \$0.30        | S.F. | 50,152 | 20   | 1970           | 1990                   |                   | 0.00 %         | 110.00 %       | -27 |     | \$16,550.00           | \$15,046             |
| E1090        | Other Equipment                 | \$1.86        | S.F. | 50,152 | 20   | 1970           | 1990                   |                   | 0.00 %         | 110.00 %       | -27 |     | \$102,611.00          | \$93,283             |
| E2010        | Fixed Furnishings               | \$5.72        | S.F. | 50,152 | 20   | 1970           | 1990                   |                   | 0.00 %         | 110.00 %       | -27 |     | \$315,556.00          | \$286,869            |
| <b>Total</b> |                                 |               |      |        |      |                |                        |                   | <b>14.15 %</b> | <b>72.72 %</b> |     |     | <b>\$6,531,143.00</b> | <b>\$8,981,219</b>   |

## System Notes

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

**System:** B2010 - Exterior Walls



**Note:**

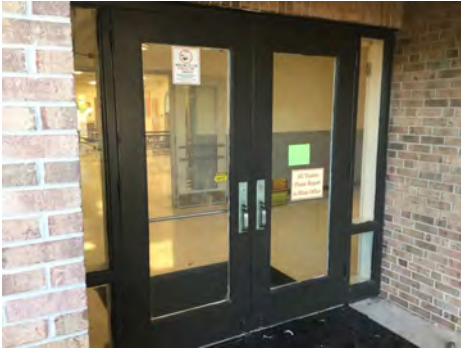
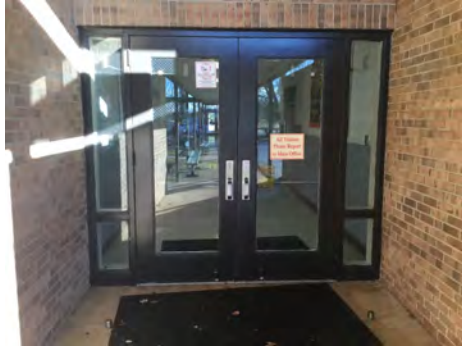
**System:** B2020 - Exterior Windows



**Note:**

## Campus Assessment Report - 1970 Main Building

**System:** B2030 - Exterior Doors



**Note:**

**System:** B3010120 - Single Ply Membrane



**Note:**

**System:** B3020 - Roof Openings



**Note:**

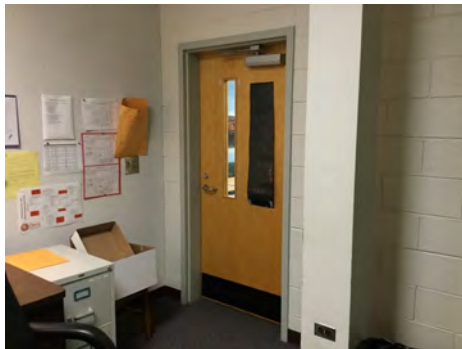
## Campus Assessment Report - 1970 Main Building

**System:** C1010 - Partitions



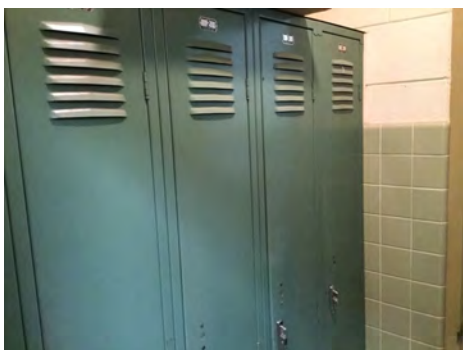
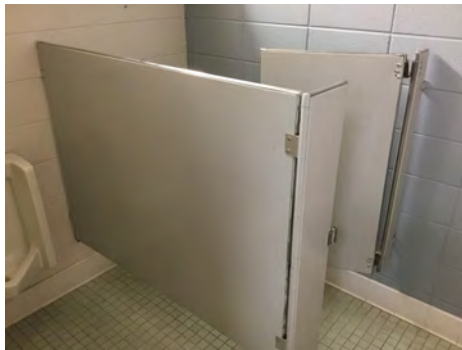
**Note:**

**System:** C1020 - Interior Doors



**Note:**

**System:** C1030 - Fittings



**Note:**

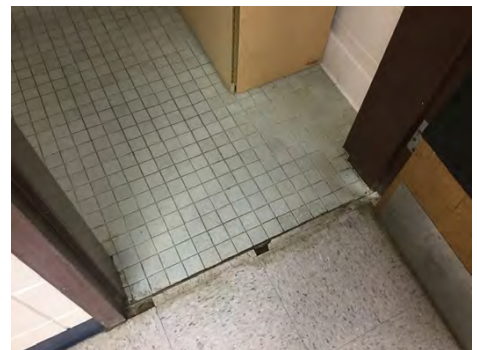
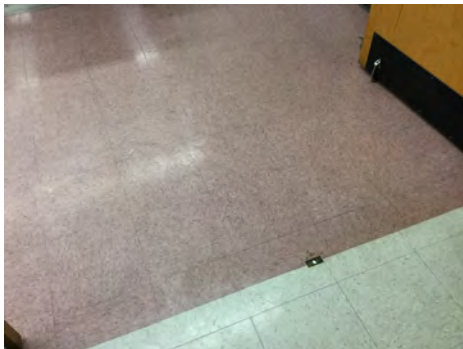
# Campus Assessment Report - 1970 Main Building

**System:** C3010 - Wall Finishes



**Note:**

**System:** C3020 - Floor Finishes



**Note:**

**System:** C3030 - Ceiling Finishes



**Note:**

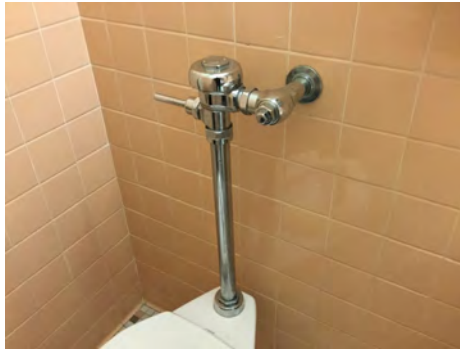
## Campus Assessment Report - 1970 Main Building

### System: D2010 - Plumbing Fixtures



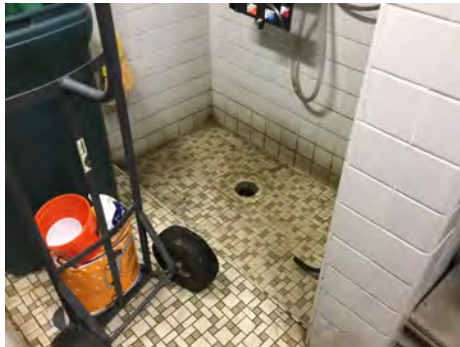
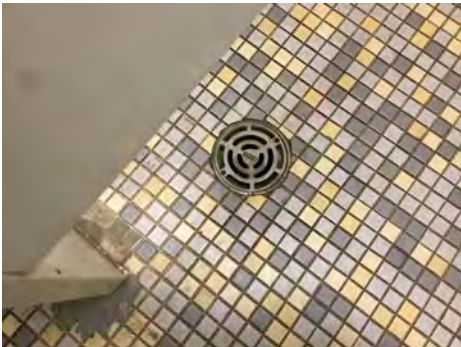
**Note:**

### System: D2020 - Domestic Water Distribution



**Note:**

### System: D2030 - Sanitary Waste



**Note:**

## Campus Assessment Report - 1970 Main Building

**System:** D2040 - Rain Water Drainage



**Note:**

**System:** D3040 - Distribution Systems



**Note:**

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



**Note:**



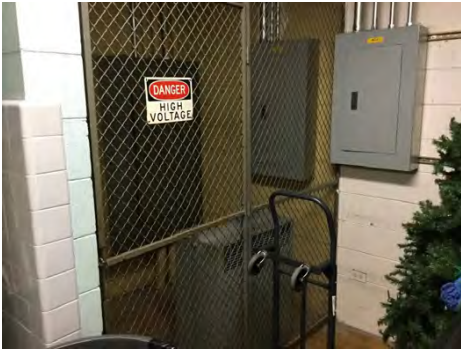
## Campus Assessment Report - 1970 Main Building

**System:** D3060 - Controls & Instrumentation



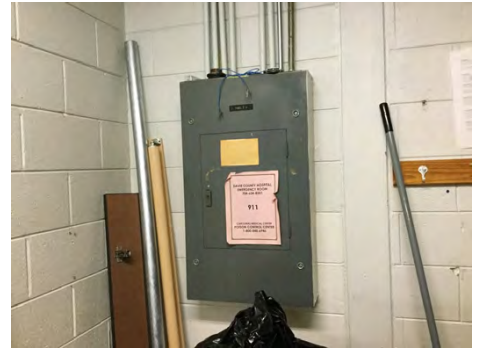
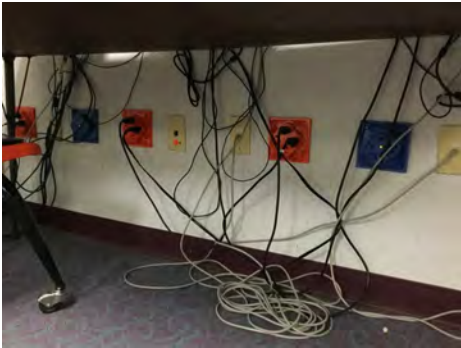
**Note:**

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



**Note:**

**System:** D5020 - Branch Wiring



**Note:**

## Campus Assessment Report - 1970 Main Building

**System:** D5020 - Lighting



**Note:**

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



**Note:**

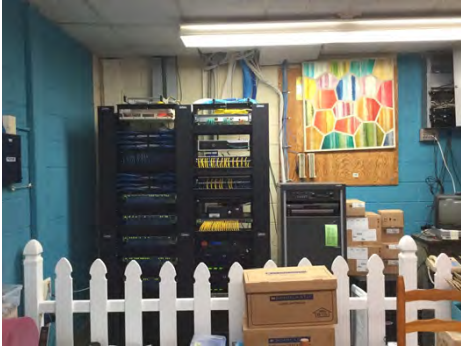
**System:** D5030910 - Fire Alarm Systems



**Note:**

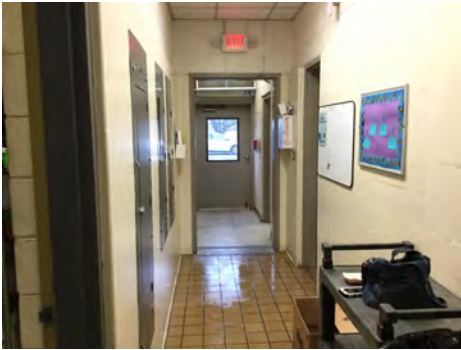
## Campus Assessment Report - 1970 Main Building

**System:** D5030920 - Data Communication



**Note:**

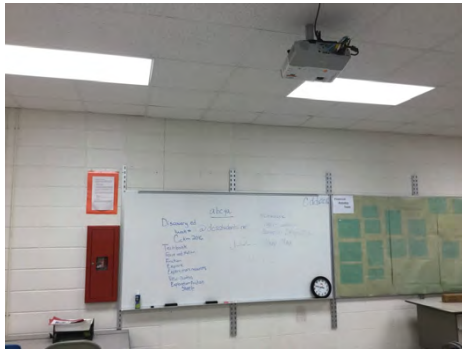
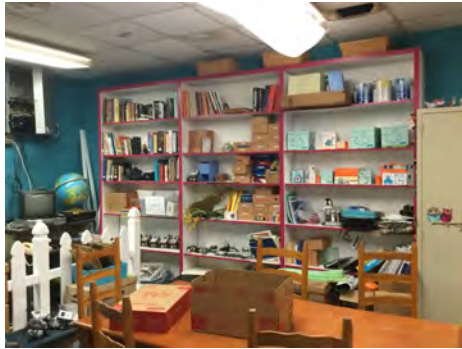
**System:** D5090 - Other Electrical Systems



**Note:**

# Campus Assessment Report - 1970 Main Building

**System:** E1020 - Institutional Equipment



**Note:**

**System:** E1090 - Other Equipment



**Note:**

# Campus Assessment Report - 1970 Main Building

**System:** E2010 - Fixed Furnishings



**Note:**

## Renewal Schedule

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

*Inflation Rate: 3%*

| System                                | Current Deficiencies | 2018             | 2019       | 2020       | 2021       | 2022       | 2023             | 2024       | 2025       | 2026       | 2027             | Total              |
|---------------------------------------|----------------------|------------------|------------|------------|------------|------------|------------------|------------|------------|------------|------------------|--------------------|
| <b>Total:</b>                         | <b>\$6,531,143</b>   | <b>\$743,803</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$125,816</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$202,402</b> | <b>\$7,603,164</b> |
| <b>* A - Substructure</b>             | \$0                  | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0        | \$0              | \$0                |
| <b>* A10 - Foundations</b>            | \$0                  | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0        | \$0              | \$0                |
| <b>* A1010 - Standard Foundations</b> | \$0                  | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0        | \$0              | \$0                |
| <b>* A1030 - Slab on Grade</b>        | \$0                  | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0        | \$0              | \$0                |
| <b>B - Shell</b>                      | \$0                  | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0        | \$0              | \$0                |
| <b>B10 - Superstructure</b>           | \$0                  | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0        | \$0              | \$0                |
| <b>* B1020 - Roof Construction</b>    | \$0                  | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0        | \$0              | \$0                |
| <b>B20 - Exterior Enclosure</b>       | \$0                  | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0        | \$0              | \$0                |
| <b>* B2010 - Exterior Walls</b>       | \$0                  | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0        | \$0              | \$0                |
| <b>B2020 - Exterior Windows</b>       | \$507,538            | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0        | \$0              | \$507,538          |
| <b>B2030 - Exterior Doors</b>         | \$56,271             | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0        | \$0              | \$56,271           |
| <b>B30 - Roofing</b>                  | \$0                  | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0        | \$0              | \$0                |
| <b>B3010 - Roof Coverings</b>         | \$0                  | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0        | \$0              | \$0                |
| <b>B3010120 - Single Ply Membrane</b> | \$525,091            | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0        | \$0              | \$525,091          |
| <b>B3020 - Roof Openings</b>          | \$15,998             | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0        | \$0              | \$15,998           |
| <b>C - Interiors</b>                  | \$0                  | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0        | \$0              | \$0                |
| <b>C10 - Interior Construction</b>    | \$0                  | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0        | \$0              | \$0                |
| <b>* C1010 - Partitions</b>           | \$0                  | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0        | \$0              | \$0                |
| <b>C1020 - Interior Doors</b>         | \$136,815            | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0        | \$0              | \$136,815          |
| <b>C1030 - Fittings</b>               | \$526,295            | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0        | \$0              | \$526,295          |
| <b>C30 - Interior Finishes</b>        | \$0                  | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0        | \$0              | \$0                |
| <b>C3010 - Wall Finishes</b>          | \$150,606            | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0        | \$202,402        | \$353,008          |
| <b>C3020 - Floor Finishes</b>         | \$615,114            | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0        | \$0              | \$615,114          |
| <b>C3030 - Ceiling Finishes</b>       | \$592,496            | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0        | \$0              | \$592,496          |
| <b>D - Services</b>                   | \$0                  | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0        | \$0              | \$0                |

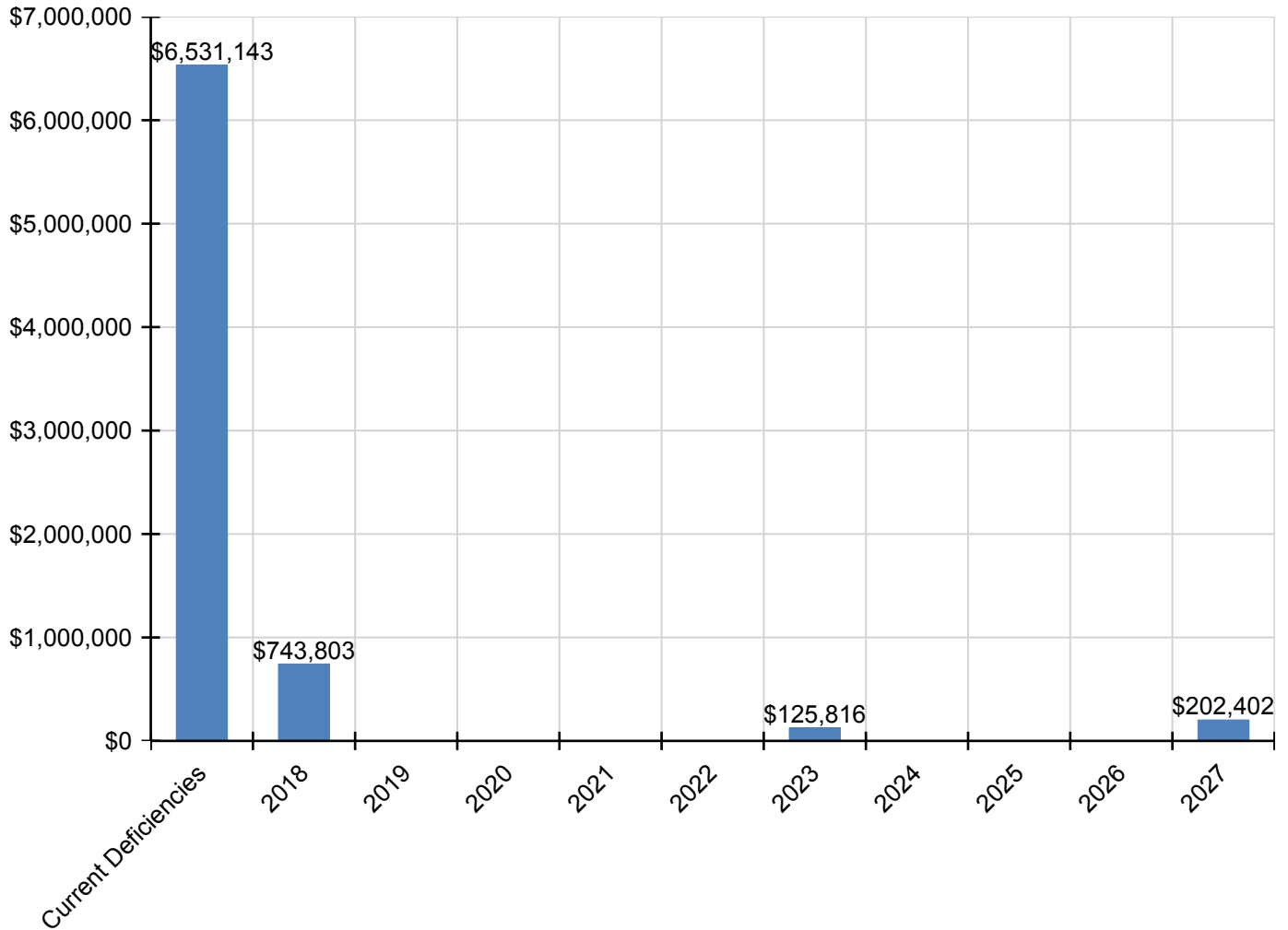
## Campus Assessment Report - 1970 Main Building

|   |           |           |     |     |     |     |           |     |     |     |     |     |           |
|---|-----------|-----------|-----|-----|-----|-----|-----------|-----|-----|-----|-----|-----|-----------|
| D20 - Plumbing                          | \$0       | \$0       | \$0 | \$0 | \$0 | \$0 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$0       |
| D2010 - Plumbing Fixtures               | \$621,183 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$621,183 |
| D2020 - Domestic Water Distribution     | \$52,961  | \$0       | \$0 | \$0 | \$0 | \$0 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$52,961  |
| D2030 - Sanitary Waste                  | \$83,854  | \$0       | \$0 | \$0 | \$0 | \$0 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$83,854  |
| D2040 - Rain Water Drainage             | \$75,027  | \$0       | \$0 | \$0 | \$0 | \$0 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$75,027  |
| D30 - HVAC                              | \$0       | \$0       | \$0 | \$0 | \$0 | \$0 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$0       |
| D3040 - Distribution Systems            | \$332,107 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$332,107 |
| D3050 - Terminal & Package Units        | \$0       | \$743,803 | \$0 | \$0 | \$0 | \$0 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$743,803 |
| D3060 - Controls & Instrumentation      | \$0       | \$0       | \$0 | \$0 | \$0 | \$0 | \$125,816 | \$0 | \$0 | \$0 | \$0 | \$0 | \$125,816 |
| D40 - Fire Protection                   | \$0       | \$0       | \$0 | \$0 | \$0 | \$0 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$0       |
| D4010 - Sprinklers                      | \$232,806 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$232,806 |
| D4020 - Standpipes                      | \$36,410  | \$0       | \$0 | \$0 | \$0 | \$0 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$36,410  |
| D50 - Electrical                        | \$0       | \$0       | \$0 | \$0 | \$0 | \$0 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$0       |
| D5010 - Electrical Service/Distribution | \$91,026  | \$0       | \$0 | \$0 | \$0 | \$0 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$91,026  |
| D5020 - Branch Wiring                   | \$275,284 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$275,284 |
| D5020 - Lighting                        | \$642,146 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$642,146 |
| D5030 - Communications and Security     | \$0       | \$0       | \$0 | \$0 | \$0 | \$0 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$0       |
| D5030810 - Security & Detection Systems | \$100,956 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$100,956 |
| D5030910 - Fire Alarm Systems           | \$182,603 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$182,603 |
| D5030920 - Data Communication           | \$237,219 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$237,219 |
| D5090 - Other Electrical Systems        | \$6,620   | \$0       | \$0 | \$0 | \$0 | \$0 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$6,620   |
| E - Equipment & Furnishings             | \$0       | \$0       | \$0 | \$0 | \$0 | \$0 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$0       |
| E10 - Equipment                         | \$0       | \$0       | \$0 | \$0 | \$0 | \$0 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$0       |
| E1020 - Institutional Equipment         | \$16,550  | \$0       | \$0 | \$0 | \$0 | \$0 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$16,550  |
| E1090 - Other Equipment                 | \$102,611 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$102,611 |
| E20 - Furnishings                       | \$0       | \$0       | \$0 | \$0 | \$0 | \$0 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$0       |
| E2010 - Fixed Furnishings               | \$315,556 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$315,556 |

\* Indicates non-renewable system

## Forecasted Capital Renewal Requirement

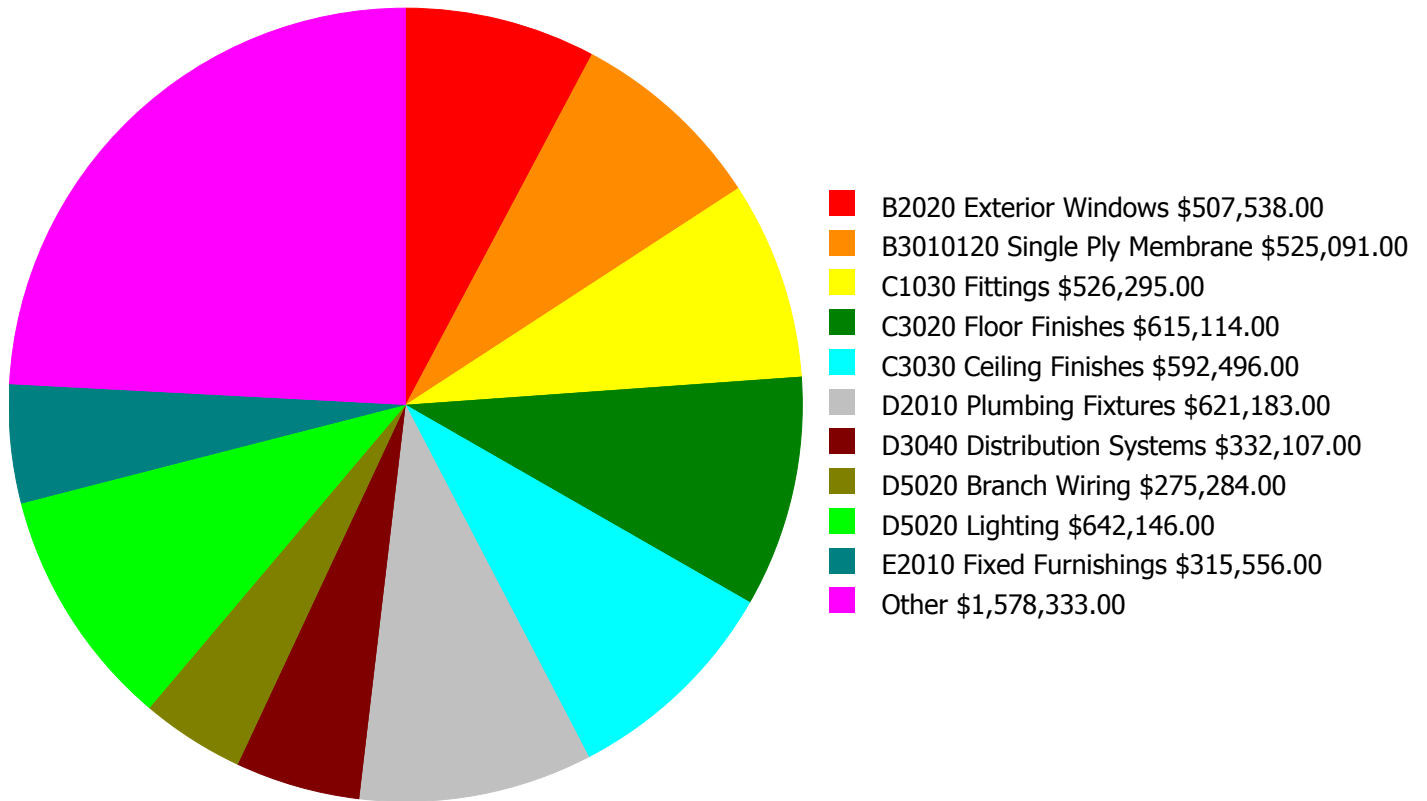
The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.





### Deficiency Summary by System

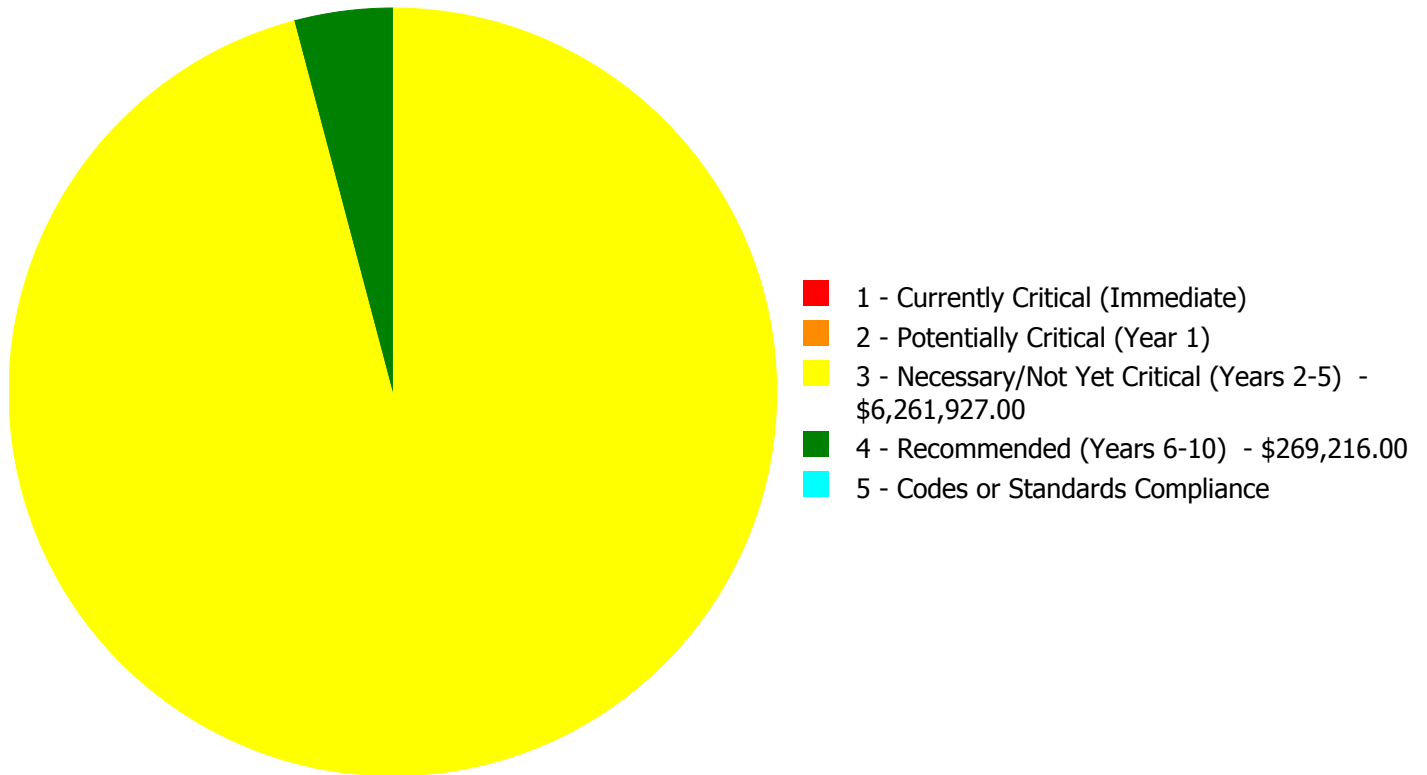
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$6,531,143.00**

## 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: \$6,531,143.00**

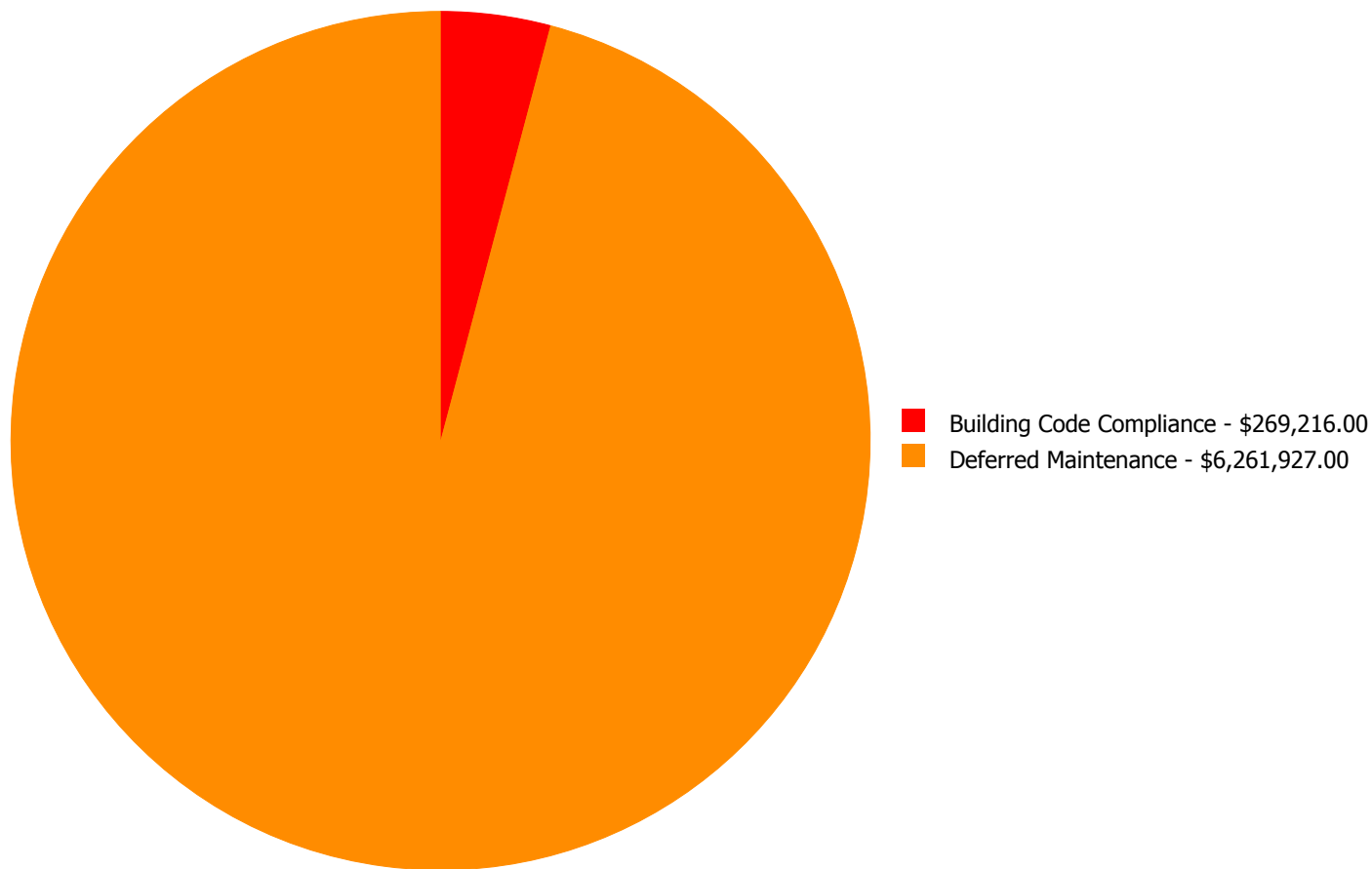
## Deficiency By Priority Investment Table

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                            | \$507,538.00                               | \$0.00                       | \$0.00                            | \$507,538.00   |
| B2030       | Exterior Doors                  | \$0.00                             | \$0.00                            | \$56,271.00                                | \$0.00                       | \$0.00                            | \$56,271.00    |
| B3010120    | Single Ply Membrane             | \$0.00                             | \$0.00                            | \$525,091.00                               | \$0.00                       | \$0.00                            | \$525,091.00   |
| B3020       | Roof Openings                   | \$0.00                             | \$0.00                            | \$15,998.00                                | \$0.00                       | \$0.00                            | \$15,998.00    |
| C1020       | Interior Doors                  | \$0.00                             | \$0.00                            | \$136,815.00                               | \$0.00                       | \$0.00                            | \$136,815.00   |
| C1030       | Fittings                        | \$0.00                             | \$0.00                            | \$526,295.00                               | \$0.00                       | \$0.00                            | \$526,295.00   |
| C3010       | Wall Finishes                   | \$0.00                             | \$0.00                            | \$150,606.00                               | \$0.00                       | \$0.00                            | \$150,606.00   |
| C3020       | Floor Finishes                  | \$0.00                             | \$0.00                            | \$615,114.00                               | \$0.00                       | \$0.00                            | \$615,114.00   |
| C3030       | Ceiling Finishes                | \$0.00                             | \$0.00                            | \$592,496.00                               | \$0.00                       | \$0.00                            | \$592,496.00   |
| D2010       | Plumbing Fixtures               | \$0.00                             | \$0.00                            | \$621,183.00                               | \$0.00                       | \$0.00                            | \$621,183.00   |
| D2020       | Domestic Water Distribution     | \$0.00                             | \$0.00                            | \$52,961.00                                | \$0.00                       | \$0.00                            | \$52,961.00    |
| D2030       | Sanitary Waste                  | \$0.00                             | \$0.00                            | \$83,854.00                                | \$0.00                       | \$0.00                            | \$83,854.00    |
| D2040       | Rain Water Drainage             | \$0.00                             | \$0.00                            | \$75,027.00                                | \$0.00                       | \$0.00                            | \$75,027.00    |
| D3040       | Distribution Systems            | \$0.00                             | \$0.00                            | \$332,107.00                               | \$0.00                       | \$0.00                            | \$332,107.00   |
| D4010       | Sprinklers                      | \$0.00                             | \$0.00                            | \$0.00                                     | \$232,806.00                 | \$0.00                            | \$232,806.00   |
| D4020       | Standpipes                      | \$0.00                             | \$0.00                            | \$0.00                                     | \$36,410.00                  | \$0.00                            | \$36,410.00    |
| D5010       | Electrical Service/Distribution | \$0.00                             | \$0.00                            | \$91,026.00                                | \$0.00                       | \$0.00                            | \$91,026.00    |
| D5020       | Branch Wiring                   | \$0.00                             | \$0.00                            | \$275,284.00                               | \$0.00                       | \$0.00                            | \$275,284.00   |
| D5020       | Lighting                        | \$0.00                             | \$0.00                            | \$642,146.00                               | \$0.00                       | \$0.00                            | \$642,146.00   |
| D5030810    | Security & Detection Systems    | \$0.00                             | \$0.00                            | \$100,956.00                               | \$0.00                       | \$0.00                            | \$100,956.00   |
| D5030910    | Fire Alarm Systems              | \$0.00                             | \$0.00                            | \$182,603.00                               | \$0.00                       | \$0.00                            | \$182,603.00   |
| D5030920    | Data Communication              | \$0.00                             | \$0.00                            | \$237,219.00                               | \$0.00                       | \$0.00                            | \$237,219.00   |
| D5090       | Other Electrical Systems        | \$0.00                             | \$0.00                            | \$6,620.00                                 | \$0.00                       | \$0.00                            | \$6,620.00     |
| E1020       | Institutional Equipment         | \$0.00                             | \$0.00                            | \$16,550.00                                | \$0.00                       | \$0.00                            | \$16,550.00    |
| E1090       | Other Equipment                 | \$0.00                             | \$0.00                            | \$102,611.00                               | \$0.00                       | \$0.00                            | \$102,611.00   |
| E2010       | Fixed Furnishings               | \$0.00                             | \$0.00                            | \$315,556.00                               | \$0.00                       | \$0.00                            | \$315,556.00   |
|             | <b>Total:</b>                   | \$0.00                             | \$0.00                            | \$6,261,927.00                             | \$269,216.00                 | \$0.00                            | \$6,531,143.00 |

### 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: \$6,531,143.00**

## Deficiency Details by Priority

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

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

#### System: B2020 - Exterior Windows



**Location:** Exterior Walls  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 50,152.00  
**Unit of Measure:** S.F.  
**Estimate:** \$507,538.00  
**Assessor Name:** Somnath Das  
**Date Created:** 01/19/2017

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

#### System: B2030 - Exterior Doors



**Location:** Exterior Walls  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 50,152.00  
**Unit of Measure:** S.F.  
**Estimate:** \$56,271.00  
**Assessor Name:** Somnath Das  
**Date Created:** 01/19/2017

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

## Campus Assessment Report - 1970 Main Building

---

### **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:** 50,152.00  
**Unit of Measure:** S.F.  
**Estimate:** \$525,091.00  
**Assessor Name:** Somnath Das  
**Date Created:** 01/19/2017

**Notes:** The membrane roof covering is aged, 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:** 50,152.00  
**Unit of Measure:** S.F.  
**Estimate:** \$15,998.00  
**Assessor Name:** Somnath Das  
**Date Created:** 01/19/2017

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

---

**System: C1020 - Interior Doors**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 50,152.00  
**Unit of Measure:** S.F.  
**Estimate:** \$136,815.00  
**Assessor Name:** Somnath Das  
**Date Created:** 01/19/2017

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

---

**System: C1030 - Fittings**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 50,152.00  
**Unit of Measure:** S.F.  
**Estimate:** \$526,295.00  
**Assessor Name:** Somnath Das  
**Date Created:** 01/19/2017

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

---

**System: C3010 - Wall Finishes**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 50,152.00  
**Unit of Measure:** S.F.  
**Estimate:** \$150,606.00  
**Assessor Name:** Somnath Das  
**Date Created:** 01/19/2017

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

---

**System: C3020 - Floor Finishes**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 50,152.00  
**Unit of Measure:** S.F.  
**Estimate:** \$615,114.00  
**Assessor Name:** Somnath Das  
**Date Created:** 01/19/2017

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

---



**System: C3030 - Ceiling Finishes**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 50,152.00  
**Unit of Measure:** S.F.  
**Estimate:** \$592,496.00  
**Assessor Name:** Somnath Das  
**Date Created:** 01/19/2017

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

---

**System: D2010 - Plumbing Fixtures**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 50,152.00  
**Unit of Measure:** S.F.  
**Estimate:** \$621,183.00  
**Assessor Name:** Somnath Das  
**Date Created:** 01/19/2017

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

---

**System: D2020 - Domestic Water Distribution**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 50,152.00  
**Unit of Measure:** S.F.  
**Estimate:** \$52,961.00  
**Assessor Name:** Somnath Das  
**Date Created:** 01/19/2017

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

---

**System: D2030 - Sanitary Waste**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 50,152.00  
**Unit of Measure:** S.F.  
**Estimate:** \$83,854.00  
**Assessor Name:** Somnath Das  
**Date Created:** 01/19/2017

**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:** 50,152.00  
**Unit of Measure:** S.F.  
**Estimate:** \$75,027.00  
**Assessor Name:** Somnath Das  
**Date Created:** 01/19/2017

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

---

**System: D3040 - Distribution Systems**

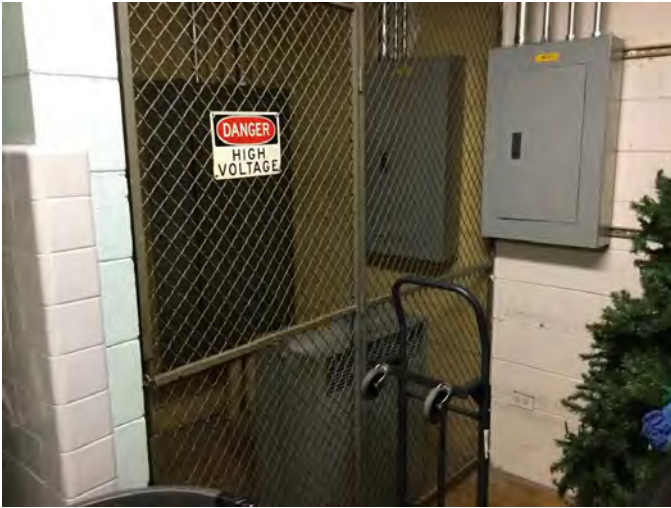


**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 50,152.00  
**Unit of Measure:** S.F.  
**Estimate:** \$332,107.00  
**Assessor Name:** Somnath Das  
**Date Created:** 01/19/2017

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

---

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



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 50,152.00  
**Unit of Measure:** S.F.  
**Estimate:** \$91,026.00  
**Assessor Name:** Somnath Das  
**Date Created:** 01/19/2017

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

---

**System: D5020 - Branch Wiring**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 50,152.00  
**Unit of Measure:** S.F.  
**Estimate:** \$275,284.00  
**Assessor Name:** Somnath Das  
**Date Created:** 01/19/2017

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

---

**System: D5020 - Lighting**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 50,152.00  
**Unit of Measure:** S.F.  
**Estimate:** \$642,146.00  
**Assessor Name:** Somnath Das  
**Date Created:** 01/19/2017

**Notes:** The original lighting 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:** 50,152.00  
**Unit of Measure:** S.F.  
**Estimate:** \$100,956.00  
**Assessor Name:** Somnath Das  
**Date Created:** 01/19/2017

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

---

**System: D5030910 - Fire Alarm Systems**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 50,152.00  
**Unit of Measure:** S.F.  
**Estimate:** \$182,603.00  
**Assessor Name:** Somnath Das  
**Date Created:** 01/19/2017

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

---

**System: D5030920 - Data Communication**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 50,152.00  
**Unit of Measure:** S.F.  
**Estimate:** \$237,219.00  
**Assessor Name:** Somnath Das  
**Date Created:** 01/19/2017

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

---

## Campus Assessment Report - 1970 Main Building

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### **System: D5090 - Other Electrical Systems**

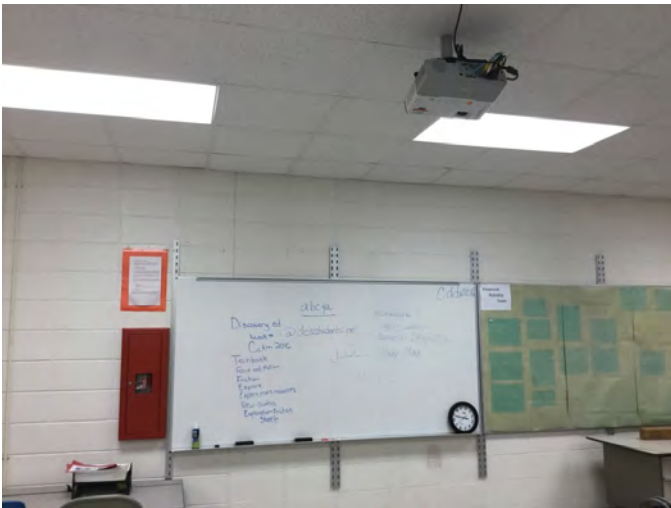


**Location:** 1970 Main Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 50,152.00  
**Unit of Measure:** S.F.  
**Estimate:** \$6,620.00  
**Assessor Name:** Somnath Das  
**Date Created:** 02/27/2017

#### **Notes:**

---

### **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:** 50,152.00  
**Unit of Measure:** S.F.  
**Estimate:** \$16,550.00  
**Assessor Name:** Somnath Das  
**Date Created:** 01/19/2017

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

---

**System: E1090 - Other Equipment**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 50,152.00  
**Unit of Measure:** S.F.  
**Estimate:** \$102,611.00  
**Assessor Name:** Somnath Das  
**Date Created:** 01/19/2017

**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:** 50,152.00  
**Unit of Measure:** S.F.  
**Estimate:** \$315,556.00  
**Assessor Name:** Somnath Das  
**Date Created:** 01/19/2017

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

---



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

**System: D4010 - Sprinklers**

This deficiency has no image.

**Location:** Throughout the building  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 50,152.00  
**Unit of Measure:** S.F.  
**Estimate:** \$232,806.00  
**Assessor Name:** Somnath Das  
**Date Created:** 02/11/2017

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

---

**System: D4020 - Standpipes**

This deficiency has no image.

**Location:** Throughout the building  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 50,152.00  
**Unit of Measure:** S.F.  
**Estimate:** \$36,410.00  
**Assessor Name:** Somnath Das  
**Date Created:** 02/11/2017

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

---

## Executive Summary

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

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

|                    |                       |
|--------------------|-----------------------|
| Function:          | ES -Elementary School |
| Gross Area (SF):   | 529                   |
| Year Built:        | 1970                  |
| Last Renovation:   |                       |
| Replacement Value: | \$62,111              |
| Repair Cost:       | \$7,658.00            |
| Total FCI:         | 12.33 %               |
| Total RSLI:        | 45.55 %               |
| FCA Score:         | 87.67                 |



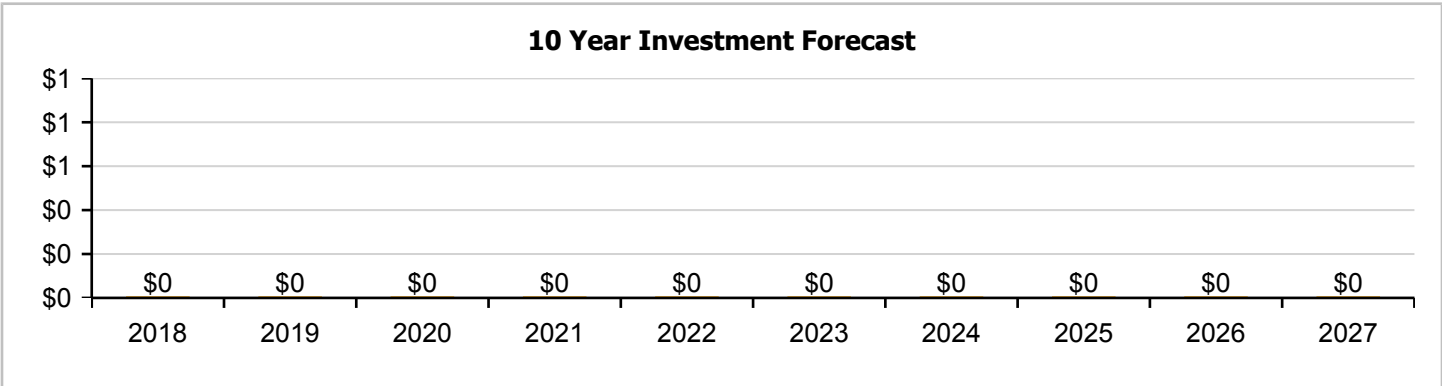
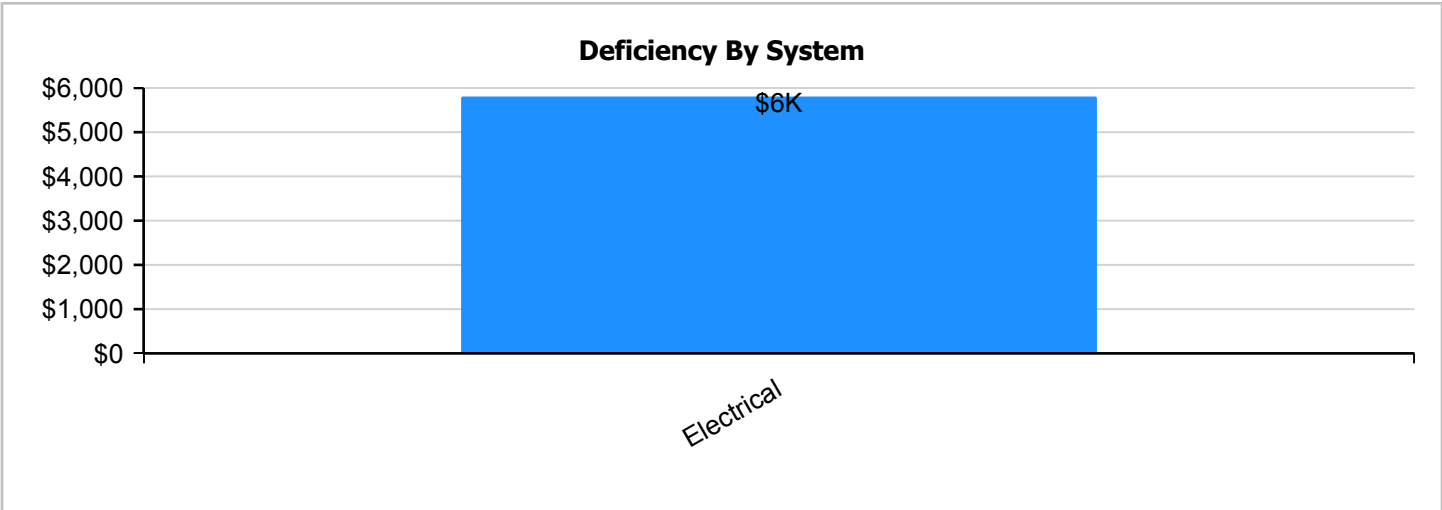
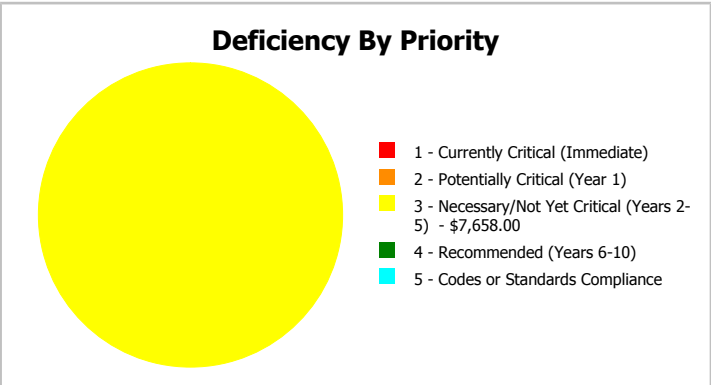
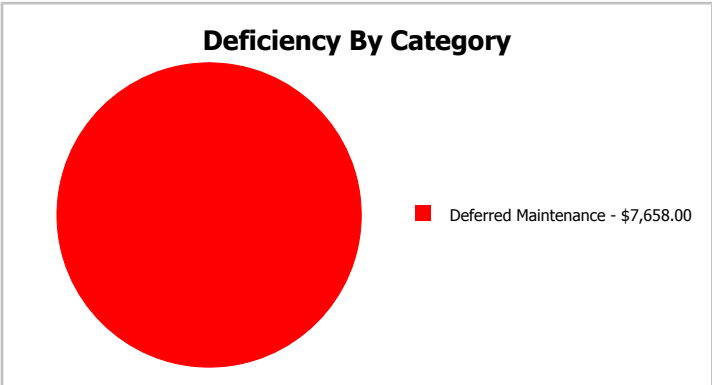
### Description:

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:    | ES -Elementary School | Gross Area:        | 529      |
| Year Built:  | 1970                  | Last Renovation:   |          |
| Repair Cost: | \$7,658               | Replacement Value: | \$62,111 |
| FCI:         | 12.33 %               | RSLI%:             | 45.55 %  |



## 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        | 53.00 %        | 0.00 %         | \$0.00              |
| B10 - Superstructure     | 53.00 %        | 0.00 %         | \$0.00              |
| B20 - Exterior Enclosure | 50.82 %        | 0.00 %         | \$0.00              |
| B30 - Roofing            | 43.33 %        | 0.00 %         | \$0.00              |
| D50 - Electrical         | 0.00 %         | 110.00 %       | \$7,658.00          |
| <b>Totals:</b>           | <b>45.55 %</b> | <b>12.33 %</b> | <b>\$7,658.00</b>   |

**Photo Album**

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

1). Southeast Elevation - Feb 10, 2017



2). East Elevation - Feb 10, 2017



3). North Elevation - Feb 10, 2017



4). West Elevation - Feb 10, 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. | 529 | 100  | 1970           | 2070                   |                   | 53.00 %        | 0.00 %         | 53  |     |                   | \$10,649             |
| A1030        | Slab on Grade           | \$19.75       | S.F. | 529 | 100  | 1970           | 2070                   |                   | 53.00 %        | 0.00 %         | 53  |     |                   | \$10,448             |
| B1020        | Roof Construction       | \$16.26       | S.F. | 529 | 100  | 1970           | 2070                   |                   | 53.00 %        | 0.00 %         | 53  |     |                   | \$8,602              |
| B2010        | Exterior Walls          | \$29.79       | S.F. | 529 | 100  | 1970           | 2070                   |                   | 53.00 %        | 0.00 %         | 53  |     |                   | \$15,759             |
| B2030        | Exterior Doors          | \$8.66        | S.F. | 529 | 30   | 2000           | 2030                   |                   | 43.33 %        | 0.00 %         | 13  |     |                   | \$4,581              |
| B3010130     | Preformed Metal Roofing | \$9.66        | S.F. | 529 | 30   | 2000           | 2030                   |                   | 43.33 %        | 0.00 %         | 13  |     |                   | \$5,110              |
| D5020        | Branch Wiring           | \$3.58        | S.F. | 529 | 30   | 1970           | 2000                   |                   | 0.00 %         | 109.98 %       | -17 |     | \$2,083.00        | \$1,894              |
| D5020        | Lighting                | \$9.58        | S.F. | 529 | 30   | 1970           | 2000                   |                   | 0.00 %         | 110.00 %       | -17 |     | \$5,575.00        | \$5,068              |
| <b>Total</b> |                         |               |      |     |      |                |                        |                   | <b>45.55 %</b> | <b>12.33 %</b> |     |     | <b>\$7,658.00</b> | <b>\$62,111</b>      |

## System Notes

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

**System:** B1020 - Roof Construction



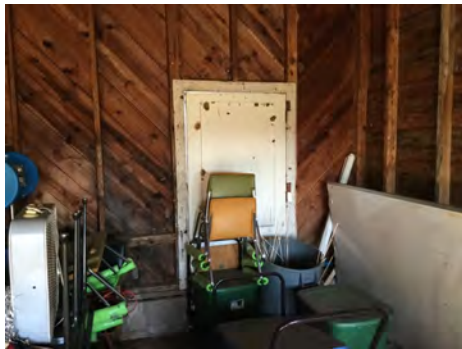
**Note:**

**System:** B2010 - Exterior Walls



**Note:**

**System:** B2030 - Exterior Doors



**Note:**



## Campus Assessment Report - 1970 Storage

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**System:** B3010130 - Preformed Metal Roofing



**Note:**

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**System:** D5020 - Branch Wiring



**Note:**

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**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.

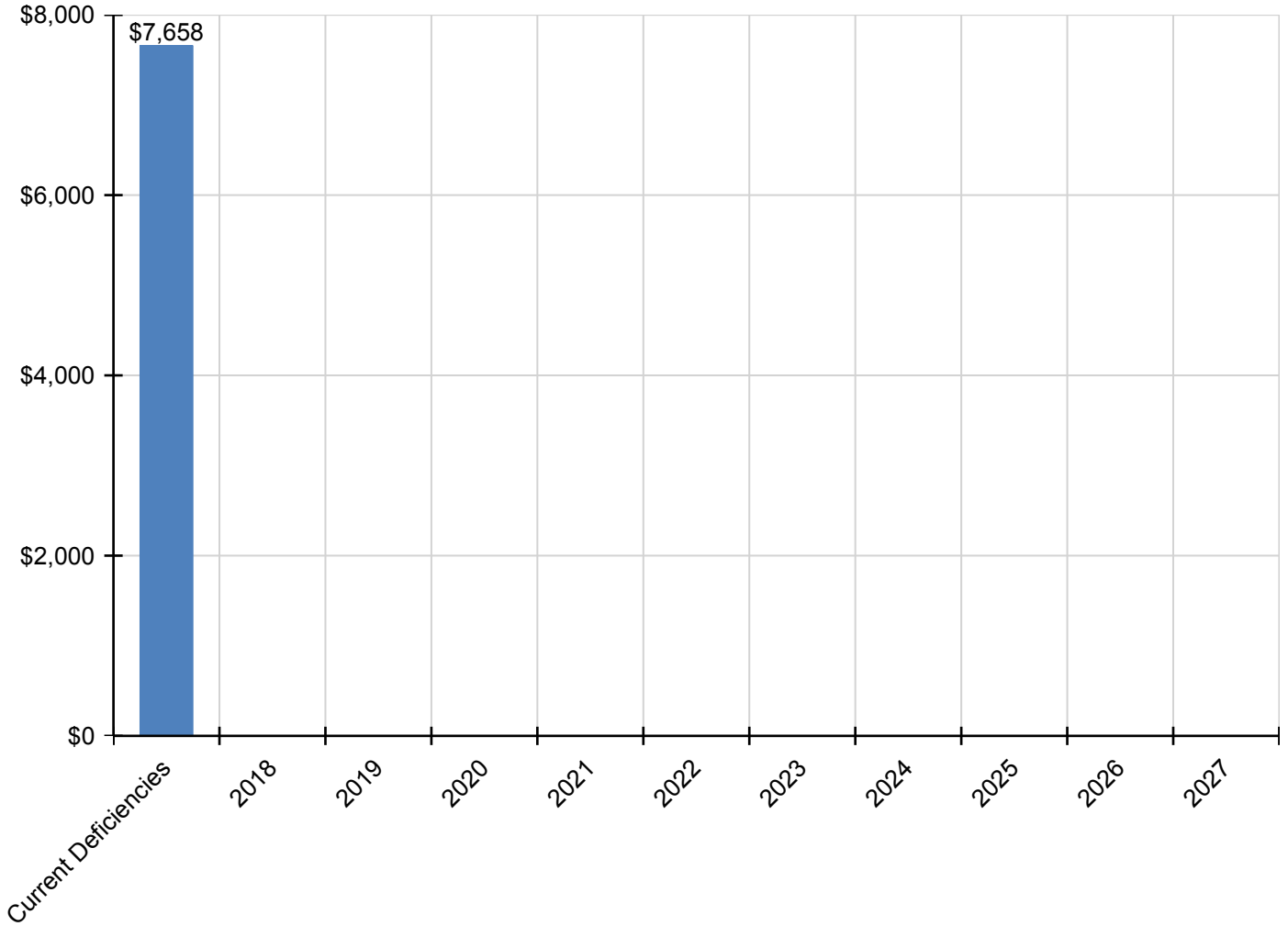
*Inflation Rate: 3%*

| System                             | Current Deficiencies | 2018       | 2019       | 2020       | 2021       | 2022       | 2023       | 2024       | 2025       | 2026       | 2027       | Total          |
|------------------------------------|----------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|----------------|
| <b>Total:</b>                      | <b>\$7,658</b>       | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$7,658</b> |
| * 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              | \$2,083              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$2,083        |
| D5020 - Lighting                   | \$5,575              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$5,575        |

*\* Indicates non-renewable system*

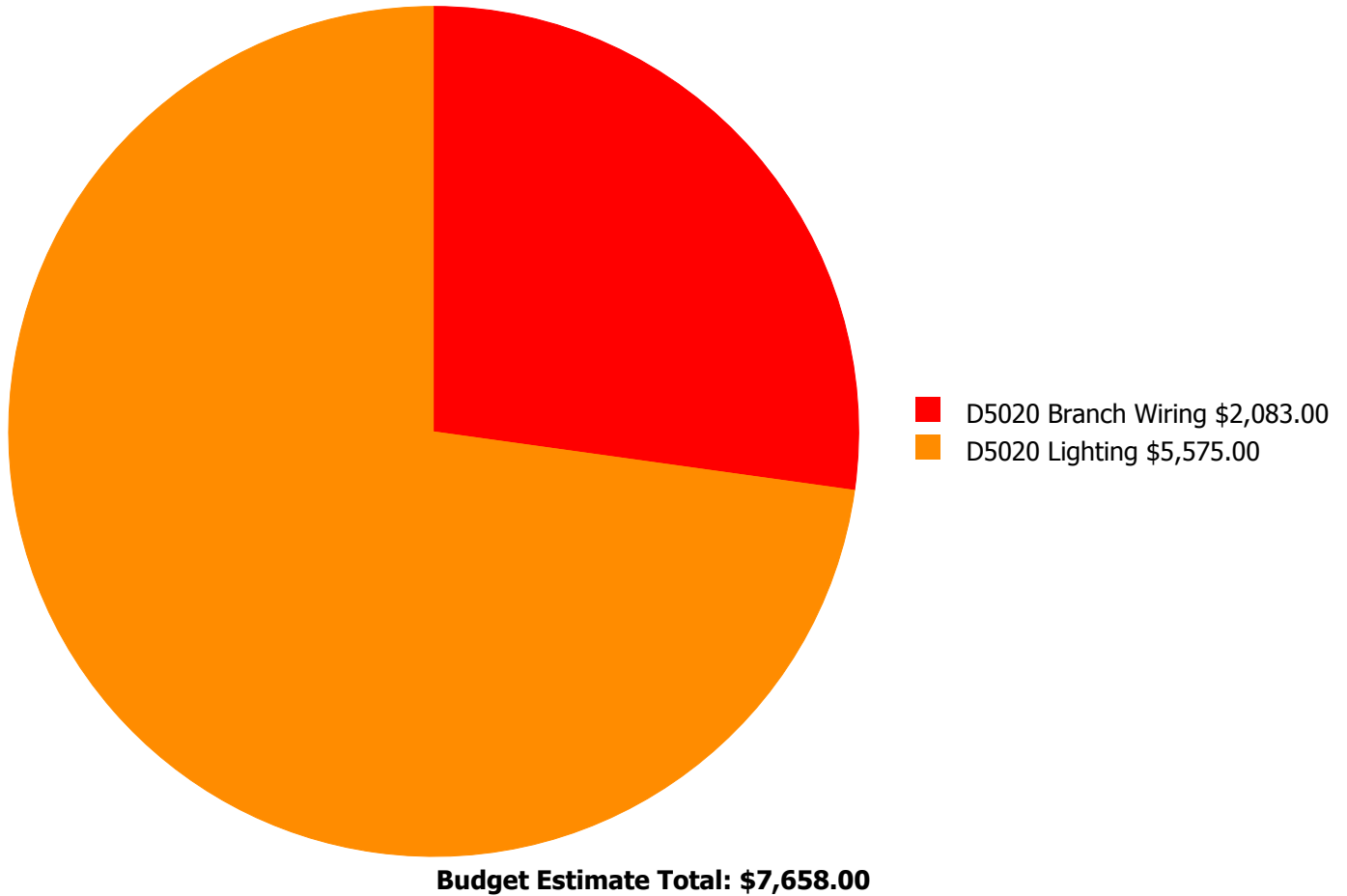
## Forecasted Capital Renewal Requirement

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



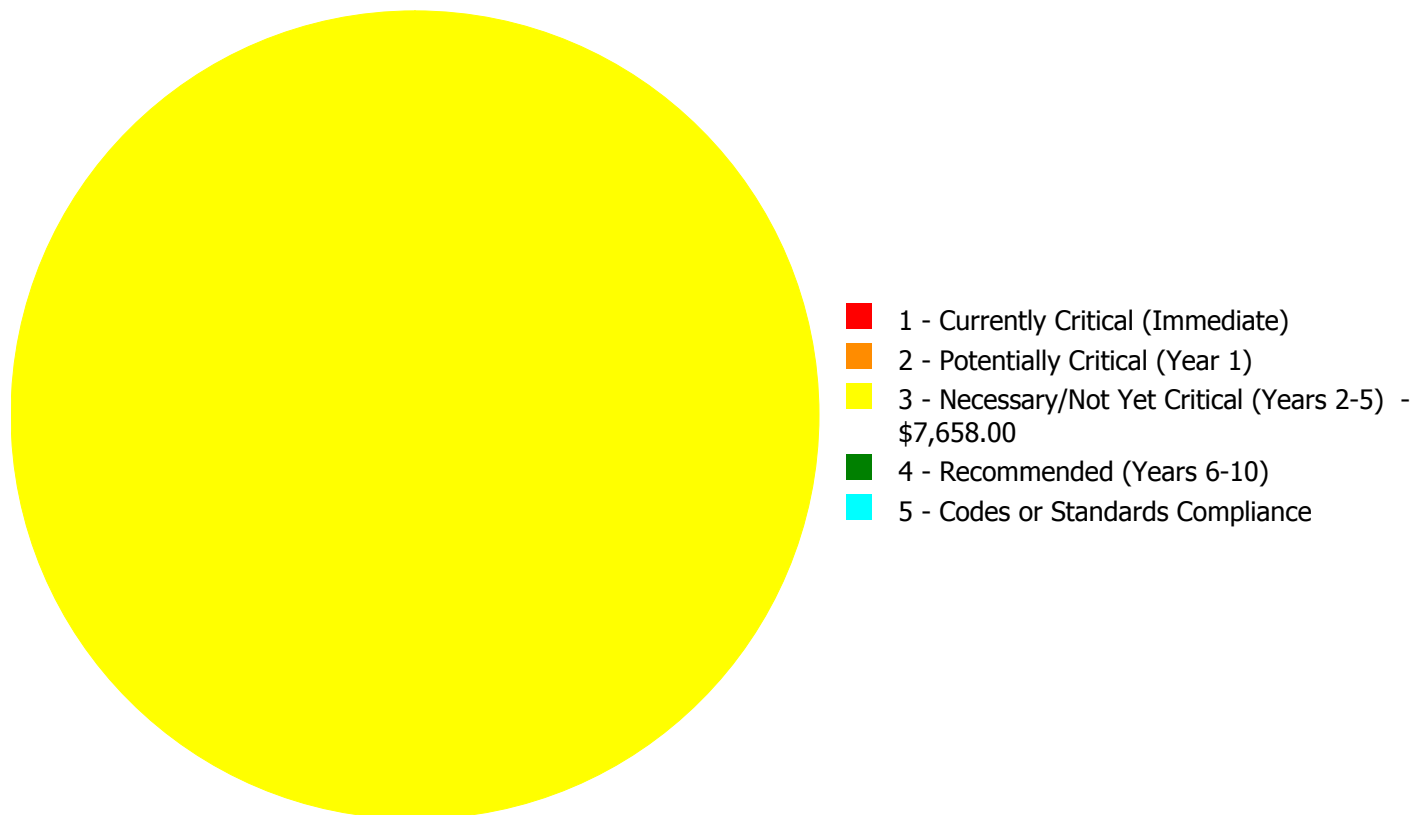
### Deficiency Summary by System

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.



### 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: \$7,658.00**

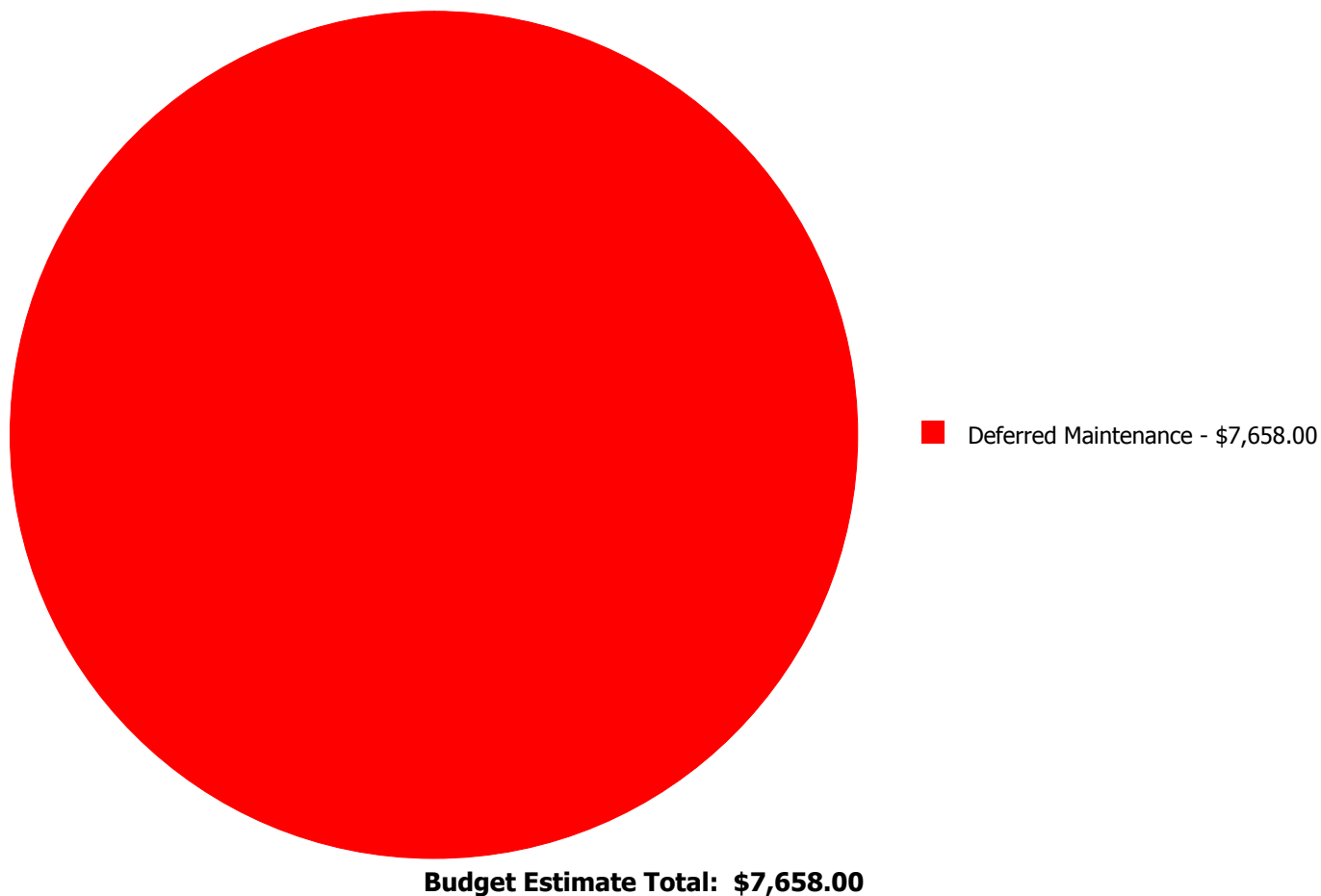
## Deficiency By Priority Investment Table

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      |
|-------------|--------------------|------------------------------------|-----------------------------------|--|------------------------------|-----------------------------------|------------|
| D5020       | Branch Wiring      | \$0.00                             | \$0.00                            | \$2,083.00                                 | \$0.00                       | \$0.00                            | \$2,083.00 |
| D5020       | Lighting           | \$0.00                             | \$0.00                            | \$5,575.00                                 | \$0.00                       | \$0.00                            | \$5,575.00 |
|             | <b>Total:</b>      | \$0.00                             | \$0.00                            | \$7,658.00                                 | \$0.00                       | \$0.00                            | \$7,658.00 |

### Deficiency Summary by Category

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



## Deficiency Details by Priority

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

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

#### System: 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:** 529.00  
**Unit of Measure:** S.F.  
**Estimate:** \$2,083.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/11/2017

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

#### System: D5020 - Lighting



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 529.00  
**Unit of Measure:** S.F.  
**Estimate:** \$5,575.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/11/2017

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



**Executive Summary**

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

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

|                    |                       |
|--------------------|-----------------------|
| Function:          | ES -Elementary School |
| Gross Area (SF):   | 16,956                |
| Year Built:        | 1997                  |
| Last Renovation:   |                       |
| Replacement Value: | \$3,031,561           |
| Repair Cost:       | \$1,064,039.00        |
| Total FCI:         | 35.10 %               |
| Total RSLI:        | 39.11 %               |
| FCA Score:         | 64.90                 |



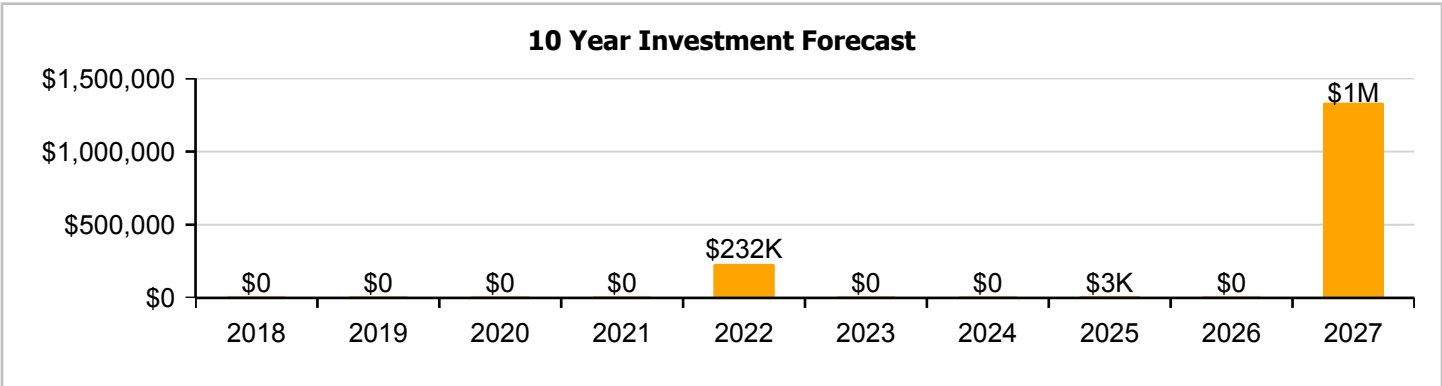
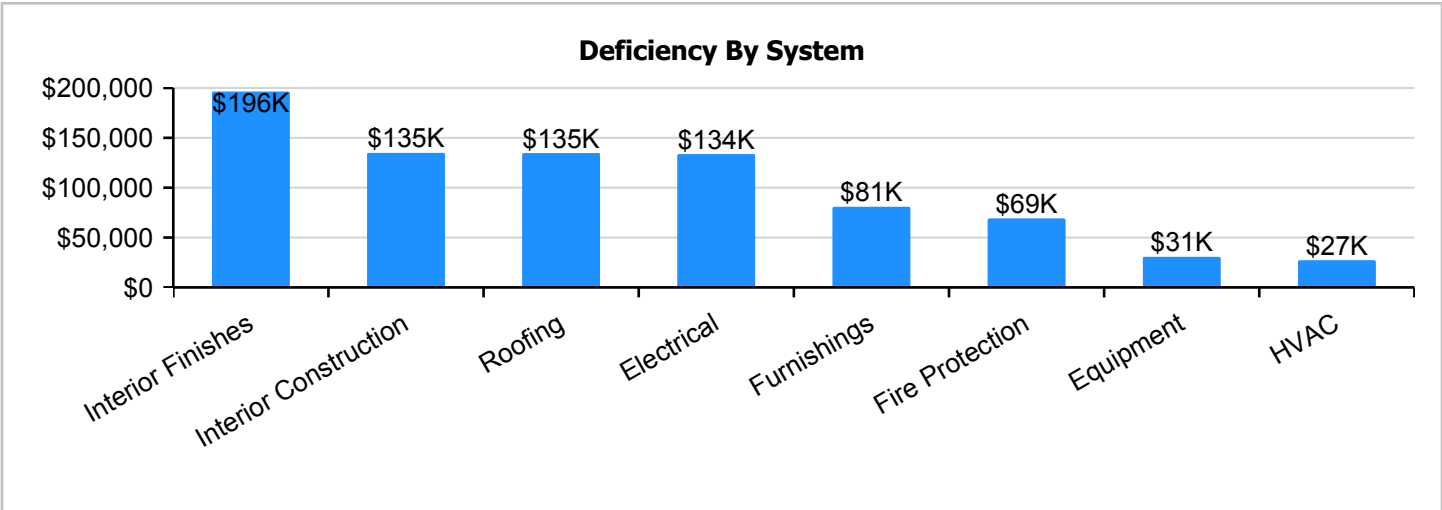
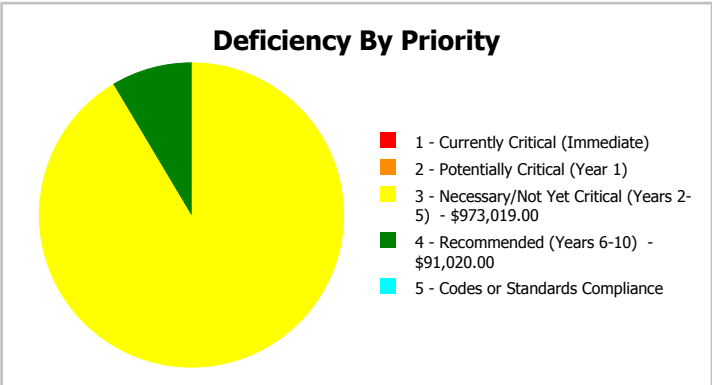
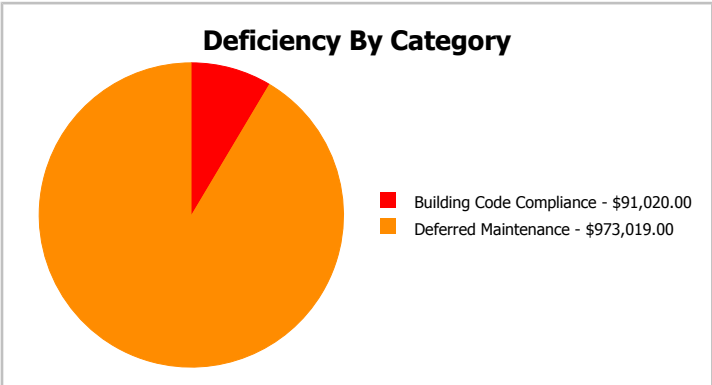
**Description:**

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:        | 16,956      |
| Year Built:  | 1997                  | Last Renovation:   |             |
| Repair Cost: | \$1,064,039           | Replacement Value: | \$3,031,561 |
| FCI:         | 35.10 %               | RSLI%:             | 39.11 %     |



## Condition Summary

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

| UNIFORMAT Classification    | RSLI %         | FCI %          | Current Repair Cost   |
|-----------------------------|----------------|----------------|-----------------------|
| A10 - Foundations           | 80.00 %        | 0.00 %         | \$0.00                |
| B10 - Superstructure        | 80.00 %        | 0.00 %         | \$0.00                |
| B20 - Exterior Enclosure    | 55.49 %        | 0.00 %         | \$0.00                |
| B30 - Roofing               | 0.00 %         | 150.00 %       | \$177,529.00          |
| C10 - Interior Construction | 38.00 %        | 46.41 %        | \$177,936.00          |
| C30 - Interior Finishes     | 8.72 %         | 62.01 %        | \$258,884.00          |
| D20 - Plumbing              | 33.33 %        | 0.00 %         | \$0.00                |
| D30 - HVAC                  | 67.67 %        | 10.00 %        | \$35,625.00           |
| D40 - Fire Protection       | 0.00 %         | 110.00 %       | \$91,020.00           |
| D50 - Electrical            | 23.05 %        | 37.30 %        | \$176,071.00          |
| E10 - Equipment             | 0.00 %         | 110.00 %       | \$40,287.00           |
| E20 - Furnishings           | 0.00 %         | 110.00 %       | \$106,687.00          |
| <b>Totals:</b>              | <b>39.11 %</b> | <b>35.10 %</b> | <b>\$1,064,039.00</b> |

## Photo Album

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

1). Southwest Elevation - Feb 10, 2017



2). South Elevation - Feb 10, 2017



3). East Elevation - Feb 10, 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. | 16,956 | 100  | 1997           | 2097                   |                   | 80.00 %        | 0.00 %         | 80  |     |                       | \$79,693             |
| A1030        | Slab on Grade                   | \$8.26        | S.F. | 16,956 | 100  | 1997           | 2097                   |                   | 80.00 %        | 0.00 %         | 80  |     |                       | \$140,057            |
| B1020        | Roof Construction               | \$15.44       | S.F. | 16,956 | 100  | 1997           | 2097                   |                   | 80.00 %        | 0.00 %         | 80  |     |                       | \$261,801            |
| B2010        | Exterior Walls                  | \$9.24        | S.F. | 16,956 | 100  | 1997           | 2097                   |                   | 80.00 %        | 0.00 %         | 80  |     |                       | \$156,673            |
| B2020        | Exterior Windows                | \$9.20        | S.F. | 16,956 | 30   | 1997           | 2027                   |                   | 33.33 %        | 0.00 %         | 10  |     |                       | \$155,995            |
| B2030        | Exterior Doors                  | \$1.02        | S.F. | 16,956 | 30   | 1997           | 2027                   |                   | 33.33 %        | 0.00 %         | 10  |     |                       | \$17,295             |
| B3010120     | Single Ply Membrane             | \$6.98        | S.F. | 16,956 | 20   | 1997           | 2017                   |                   | 0.00 %         | 150.00 %       | 0   |     | \$177,529.00          | \$118,353            |
| C1010        | Partitions                      | \$10.59       | S.F. | 16,956 | 75   | 1997           | 2072                   |                   | 73.33 %        | 0.00 %         | 55  |     |                       | \$179,564            |
| C1020        | Interior Doors                  | \$2.48        | S.F. | 16,956 | 30   | 1997           | 2027                   |                   | 33.33 %        | 0.00 %         | 10  |     |                       | \$42,051             |
| C1030        | Fittings                        | \$9.54        | S.F. | 16,956 | 20   | 1997           | 2017                   |                   | 0.00 %         | 110.00 %       | 0   |     | \$177,936.00          | \$161,760            |
| C3010        | Wall Finishes                   | \$2.73        | S.F. | 16,956 | 10   | 1997           | 2007                   |                   | 0.00 %         | 110.00 %       | -10 |     | \$50,919.00           | \$46,290             |
| C3020        | Floor Finishes                  | \$11.15       | S.F. | 16,956 | 20   | 1997           | 2017                   |                   | 0.00 %         | 110.00 %       | 0   |     | \$207,965.00          | \$189,059            |
| C3030        | Ceiling Finishes                | \$10.74       | S.F. | 16,956 | 25   | 1997           | 2022                   |                   | 20.00 %        | 0.00 %         | 5   |     |                       | \$182,107            |
| D2010        | Plumbing Fixtures               | \$11.26       | S.F. | 16,956 | 30   | 1997           | 2027                   |                   | 33.33 %        | 0.00 %         | 10  |     |                       | \$190,925            |
| D2020        | Domestic Water Distribution     | \$0.96        | S.F. | 16,956 | 30   | 1997           | 2027                   |                   | 33.33 %        | 0.00 %         | 10  |     |                       | \$16,278             |
| D2030        | Sanitary Waste                  | \$1.52        | S.F. | 16,956 | 30   | 1997           | 2027                   |                   | 33.33 %        | 0.00 %         | 10  |     |                       | \$25,773             |
| D2040        | Rain Water Drainage             | \$1.36        | S.F. | 16,956 | 30   | 1997           | 2027                   |                   | 33.33 %        | 0.00 %         | 10  |     |                       | \$23,060             |
| D3040        | Distribution Systems            | \$6.02        | S.F. | 16,956 | 30   | 1997           | 2027                   |                   | 33.33 %        | 0.00 %         | 10  |     |                       | \$102,075            |
| D3050        | Terminal & Package Units        | \$13.09       | S.F. | 16,956 | 15   | 2016           | 2031                   |                   | 93.33 %        | 0.00 %         | 14  |     |                       | \$221,954            |
| D3060        | Controls & Instrumentation      | \$1.91        | S.F. | 16,956 | 20   | 1997           | 2017                   |                   | 0.00 %         | 110.00 %       | 0   |     | \$35,625.00           | \$32,386             |
| D4010        | Sprinklers                      | \$4.22        | S.F. | 16,956 | 30   |                |                        | 2016              | 0.00 %         | 110.00 %       | -1  |     | \$78,710.00           | \$71,554             |
| D4020        | Standpipes                      | \$0.66        | S.F. | 16,956 | 30   |                |                        | 2016              | 0.00 %         | 110.00 %       | -1  |     | \$12,310.00           | \$11,191             |
| D5010        | Electrical Service/Distribution | \$1.65        | S.F. | 16,956 | 40   | 1997           | 2037                   |                   | 50.00 %        | 0.00 %         | 20  |     |                       | \$27,977             |
| D5020        | Branch Wiring                   | \$4.99        | S.F. | 16,956 | 30   | 1997           | 2027                   |                   | 33.33 %        | 0.00 %         | 10  |     |                       | \$84,610             |
| D5020        | Lighting                        | \$11.64       | S.F. | 16,956 | 30   | 1997           | 2027                   |                   | 33.33 %        | 0.00 %         | 10  |     |                       | \$197,368            |
| D5030810     | Security & Detection Systems    | \$1.83        | S.F. | 16,956 | 15   | 1997           | 2012                   |                   | 0.00 %         | 110.00 %       | -5  |     | \$34,132.00           | \$31,029             |
| D5030910     | Fire Alarm Systems              | \$3.31        | S.F. | 16,956 | 15   | 1997           | 2012                   |                   | 0.00 %         | 110.00 %       | -5  |     | \$61,737.00           | \$56,124             |
| D5030920     | Data Communication              | \$4.30        | S.F. | 16,956 | 15   | 1997           | 2012                   |                   | 0.00 %         | 110.00 %       | -5  |     | \$80,202.00           | \$72,911             |
| D5090        | Other Electrical Systems        | \$0.12        | S.F. | 16,956 | 20   | 2005           | 2025                   |                   | 40.00 %        | 0.00 %         | 8   |     |                       | \$2,035              |
| E1020        | Institutional Equipment         | \$0.30        | S.F. | 16,956 | 20   | 1997           | 2017                   |                   | 0.00 %         | 109.99 %       | 0   |     | \$5,595.00            | \$5,087              |
| E1090        | Other Equipment                 | \$1.86        | S.F. | 16,956 | 20   | 1997           | 2017                   |                   | 0.00 %         | 110.00 %       | 0   |     | \$34,692.00           | \$31,538             |
| E2010        | Fixed Furnishings               | \$5.72        | S.F. | 16,956 | 20   | 1997           | 2017                   |                   | 0.00 %         | 110.00 %       | 0   |     | \$106,687.00          | \$96,988             |
| <b>Total</b> |                                 |               |      |        |      |                |                        |                   | <b>39.11 %</b> | <b>35.10 %</b> |     |     | <b>\$1,064,039.00</b> | <b>\$3,031,561</b>   |

## System Notes

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

**System:** B1020 - Roof Construction



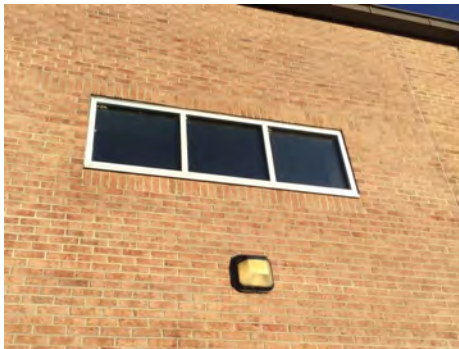
**Note:**

**System:** B2010 - Exterior Walls



**Note:**

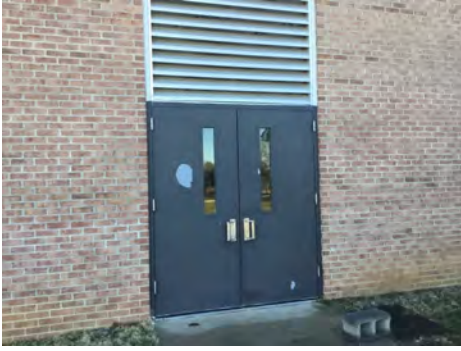
**System:** B2020 - Exterior Windows



**Note:**

## Campus Assessment Report - 1997 Addition

**System:** B2030 - Exterior Doors



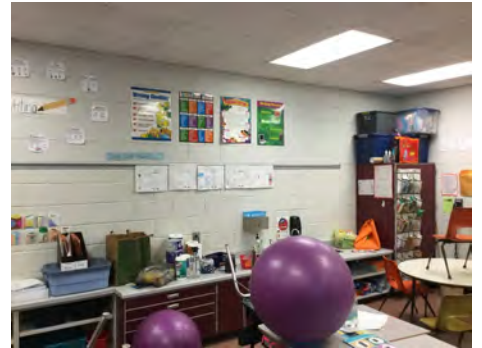
**Note:**

**System:** B3010120 - Single Ply Membrane



**Note:**

**System:** C1010 - Partitions

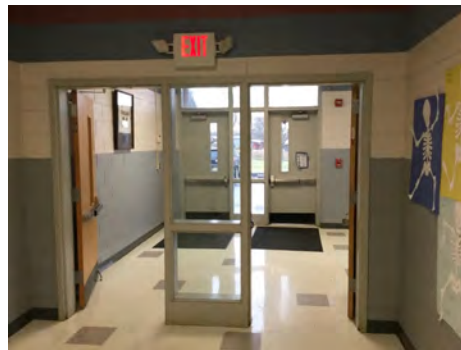


**Note:**



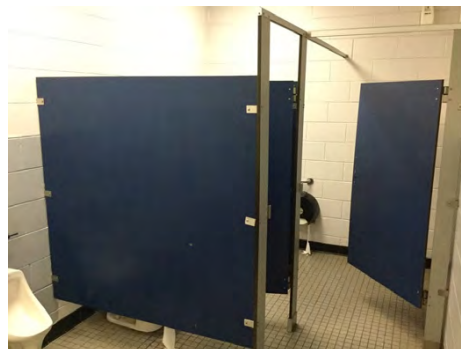
## Campus Assessment Report - 1997 Addition

**System:** C1020 - Interior Doors



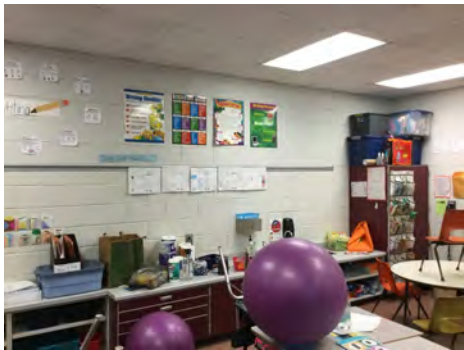
**Note:**

**System:** C1030 - Fittings



**Note:**

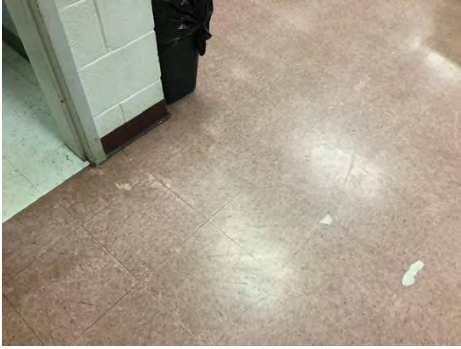
**System:** C3010 - Wall Finishes



**Note:**

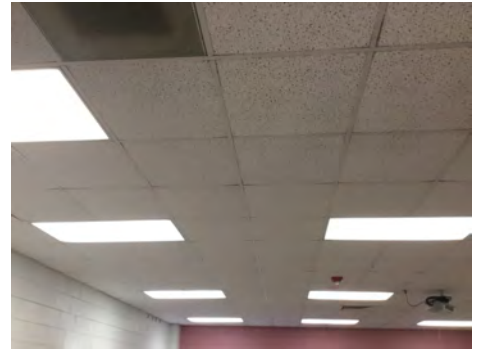
## Campus Assessment Report - 1997 Addition

**System:** C3020 - Floor Finishes



**Note:**

**System:** C3030 - Ceiling Finishes



**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

## Campus Assessment Report - 1997 Addition

**System:** D2020 - Domestic Water Distribution



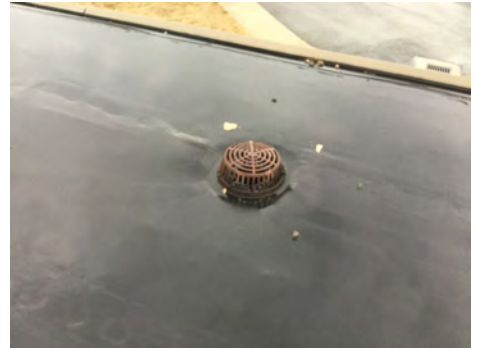
**Note:**

**System:** D2030 - Sanitary Waste



**Note:**

**System:** D2040 - Rain Water Drainage



**Note:**

## Campus Assessment Report - 1997 Addition

**System:** D3040 - Distribution Systems



**Note:**

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



**Note:**

**System:** D3060 - Controls & Instrumentation



**Note:**

## Campus Assessment Report - 1997 Addition

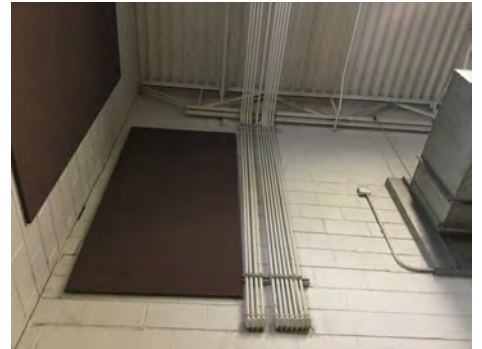
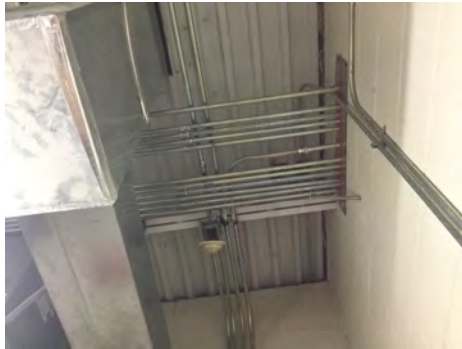
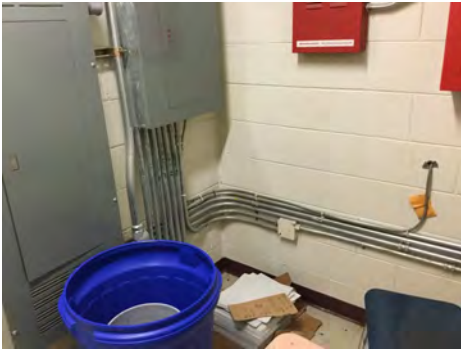
---

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



**Note:**

**System:** D5020 - Branch Wiring



**Note:**

**System:** D5020 - Lighting



**Note:**

## Campus Assessment Report - 1997 Addition

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



**Note:**

**System:** D5030910 - Fire Alarm Systems



**Note:**

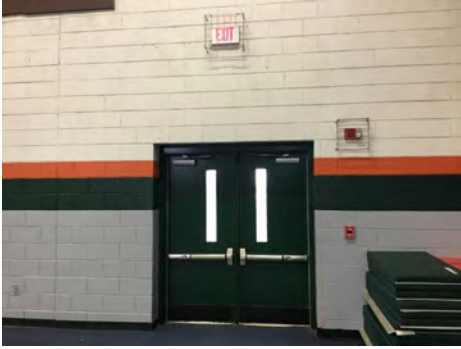
**System:** D5030920 - Data Communication



**Note:**

## Campus Assessment Report - 1997 Addition

**System:** D5090 - Other Electrical Systems



**Note:**

**System:** E1020 - Institutional Equipment



**Note:**

**System:** E1090 - Other Equipment



**Note:**

## Campus Assessment Report - 1997 Addition

**System:** E2010 - Fixed Furnishings



**Note:**



## Renewal Schedule

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

*Inflation Rate: 3%*

| System                                | Current Deficiencies | 2018       | 2019       | 2020       | 2021       | 2022             | 2023       | 2024       | 2025           | 2026       | 2027               | Total              |
|---------------------------------------|----------------------|------------|------------|------------|------------|------------------|------------|------------|----------------|------------|--------------------|--------------------|
| <b>Total:</b>                         | <b>\$1,064,039</b>   | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$232,223</b> | <b>\$0</b> | <b>\$0</b> | <b>\$2,835</b> | <b>\$0</b> | <b>\$1,333,021</b> | <b>\$2,632,119</b> |
| <b>* A - Substructure</b>             | \$0                  | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0            | \$0        | \$0                | \$0                |
| <b>* A10 - Foundations</b>            | \$0                  | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0            | \$0        | \$0                | \$0                |
| <b>* A1010 - Standard Foundations</b> | \$0                  | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0            | \$0        | \$0                | \$0                |
| <b>* A1030 - Slab on Grade</b>        | \$0                  | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0            | \$0        | \$0                | \$0                |
| <b>B - Shell</b>                      | \$0                  | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0            | \$0        | \$0                | \$0                |
| <b>B10 - Superstructure</b>           | \$0                  | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0            | \$0        | \$0                | \$0                |
| <b>B1020 - Roof Construction</b>      | \$0                  | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0            | \$0        | \$0                | \$0                |
| <b>B20 - Exterior Enclosure</b>       | \$0                  | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0            | \$0        | \$0                | \$0                |
| <b>* B2010 - Exterior Walls</b>       | \$0                  | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0            | \$0        | \$0                | \$0                |
| <b>B2020 - Exterior Windows</b>       | \$0                  | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0            | \$0        | \$230,609          | <b>\$230,609</b>   |
| <b>B2030 - Exterior Doors</b>         | \$0                  | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0            | \$0        | \$25,568           | <b>\$25,568</b>    |
| <b>B30 - Roofing</b>                  | \$0                  | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0            | \$0        | \$0                | \$0                |
| <b>B3010 - Roof Coverings</b>         | \$0                  | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0            | \$0        | \$0                | \$0                |
| <b>B3010120 - Single Ply Membrane</b> | \$177,529            | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0            | \$0        | \$0                | <b>\$177,529</b>   |
| <b>C - Interiors</b>                  | \$0                  | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0            | \$0        | \$0                | \$0                |
| <b>C10 - Interior Construction</b>    | \$0                  | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0            | \$0        | \$0                | \$0                |
| <b>* C1010 - Partitions</b>           | \$0                  | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0            | \$0        | \$0                | \$0                |
| <b>C1020 - Interior Doors</b>         | \$0                  | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0            | \$0        | \$62,164           | <b>\$62,164</b>    |
| <b>C1030 - Fittings</b>               | \$177,936            | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0            | \$0        | \$0                | <b>\$177,936</b>   |
| <b>C30 - Interior Finishes</b>        | \$0                  | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0            | \$0        | \$0                | \$0                |
| <b>C3010 - Wall Finishes</b>          | \$50,919             | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0            | \$0        | \$68,431           | <b>\$119,350</b>   |
| <b>C3020 - Floor Finishes</b>         | \$207,965            | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0            | \$0        | \$0                | <b>\$207,965</b>   |
| <b>C3030 - Ceiling Finishes</b>       | \$0                  | \$0        | \$0        | \$0        | \$0        | \$232,223        | \$0        | \$0        | \$0            | \$0        | \$0                | <b>\$232,223</b>   |
| <b>D - Services</b>                   | \$0                  | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0            | \$0        | \$0                | \$0                |
| <b>D20 - Plumbing</b>                 | \$0                  | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0            | \$0        | \$0                | \$0                |

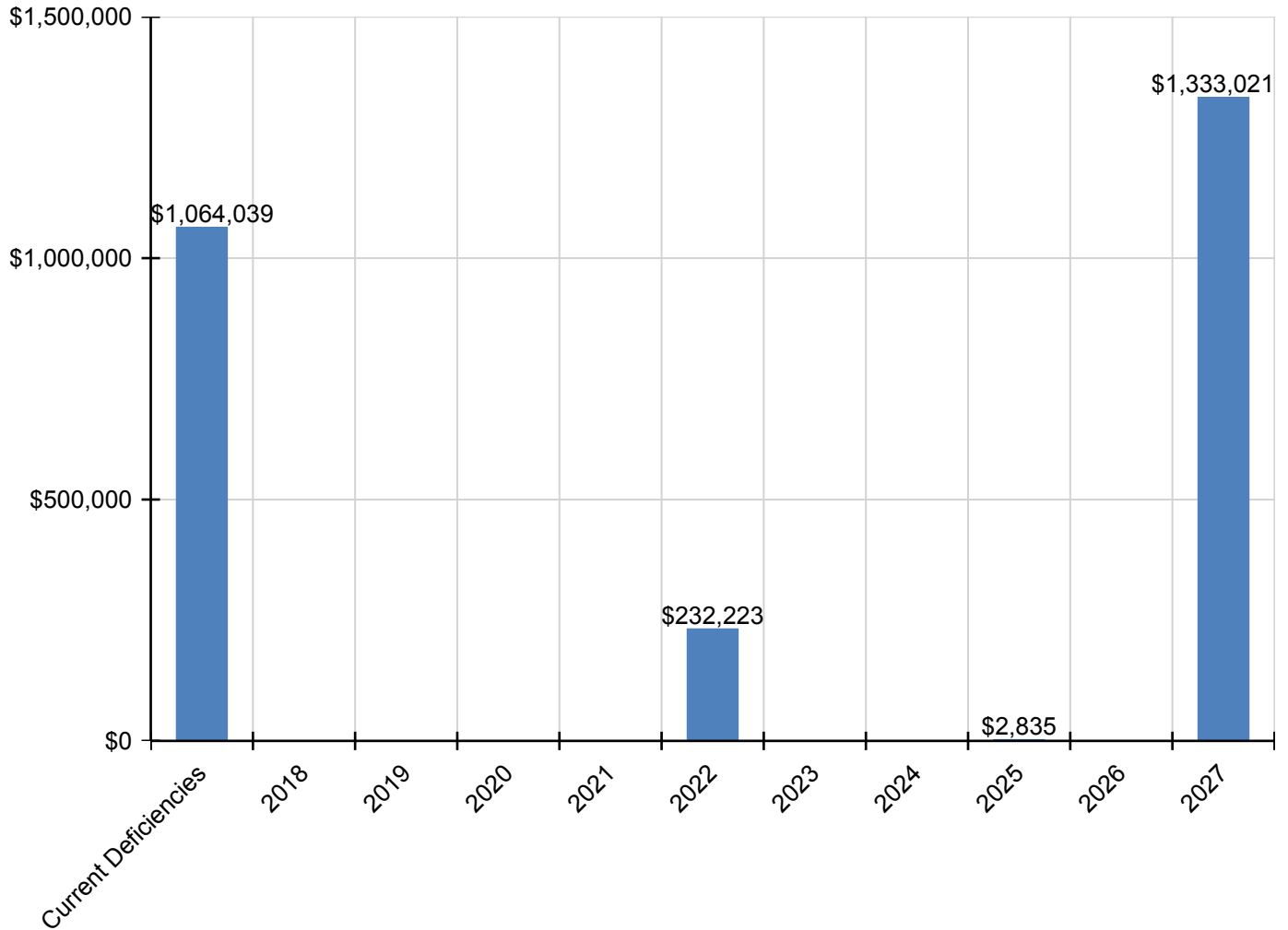
## Campus Assessment Report - 1997 Addition

|   |           |     |     |     |     |     |     |     |     |         |     |           |                  |
|---|-----------|-----|-----|-----|-----|-----|-----|-----|-----|---------|-----|-----------|------------------|
| D2010 - Plumbing Fixtures               | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0     | \$0 | \$282,245 | <b>\$282,245</b> |
| D2020 - Domestic Water Distribution     | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0     | \$0 | \$24,064  | <b>\$24,064</b>  |
| D2030 - Sanitary Waste                  | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0     | \$0 | \$38,100  | <b>\$38,100</b>  |
| D2040 - Rain Water Drainage             | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0     | \$0 | \$34,090  | <b>\$34,090</b>  |
| D30 - HVAC                              | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0     | \$0 | \$0       | <b>\$0</b>       |
| D3040 - Distribution Systems            | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0     | \$0 | \$150,899 | <b>\$150,899</b> |
| D3050 - Terminal & Package Units        | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0     | \$0 | \$0       | <b>\$0</b>       |
| D3060 - Controls & Instrumentation      | \$35,625  | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0     | \$0 | \$0       | <b>\$35,625</b>  |
| D40 - Fire Protection                   | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0     | \$0 | \$0       | <b>\$0</b>       |
| D4010 - Sprinklers                      | \$78,710  | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0     | \$0 | \$0       | <b>\$78,710</b>  |
| D4020 - Standpipes                      | \$12,310  | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0     | \$0 | \$0       | <b>\$12,310</b>  |
| D50 - Electrical                        | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0     | \$0 | \$0       | <b>\$0</b>       |
| D5010 - Electrical Service/Distribution | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0     | \$0 | \$0       | <b>\$0</b>       |
| D5020 - Branch Wiring                   | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0     | \$0 | \$125,080 | <b>\$125,080</b> |
| D5020 - Lighting                        | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0     | \$0 | \$291,771 | <b>\$291,771</b> |
| D5030 - Communications and Security     | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0     | \$0 | \$0       | <b>\$0</b>       |
| D5030810 - Security & Detection Systems | \$34,132  | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0     | \$0 | \$0       | <b>\$34,132</b>  |
| D5030910 - Fire Alarm Systems           | \$61,737  | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0     | \$0 | \$0       | <b>\$61,737</b>  |
| D5030920 - Data Communication           | \$80,202  | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0     | \$0 | \$0       | <b>\$80,202</b>  |
| D5090 - Other Electrical Systems        | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$2,835 | \$0 | \$0       | <b>\$2,835</b>   |
| E - Equipment & Furnishings             | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0     | \$0 | \$0       | <b>\$0</b>       |
| E10 - Equipment                         | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0     | \$0 | \$0       | <b>\$0</b>       |
| E1020 - Institutional Equipment         | \$5,595   | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0     | \$0 | \$0       | <b>\$5,595</b>   |
| E1090 - Other Equipment                 | \$34,692  | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0     | \$0 | \$0       | <b>\$34,692</b>  |
| E20 - Furnishings                       | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0     | \$0 | \$0       | <b>\$0</b>       |
| E2010 - Fixed Furnishings               | \$106,687 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0     | \$0 | \$0       | <b>\$106,687</b> |

\* Indicates non-renewable system

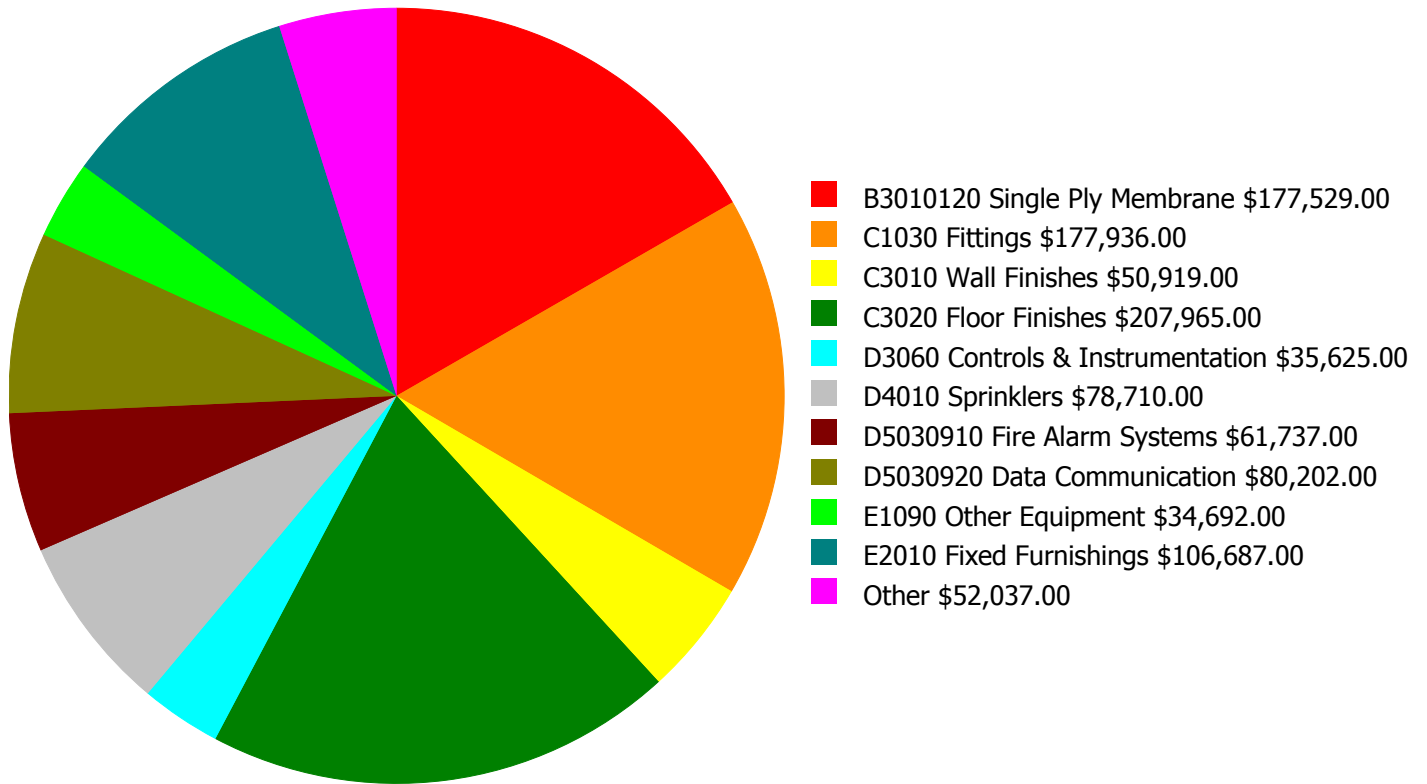
## Forecasted Capital Renewal Requirement

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



### Deficiency Summary by System

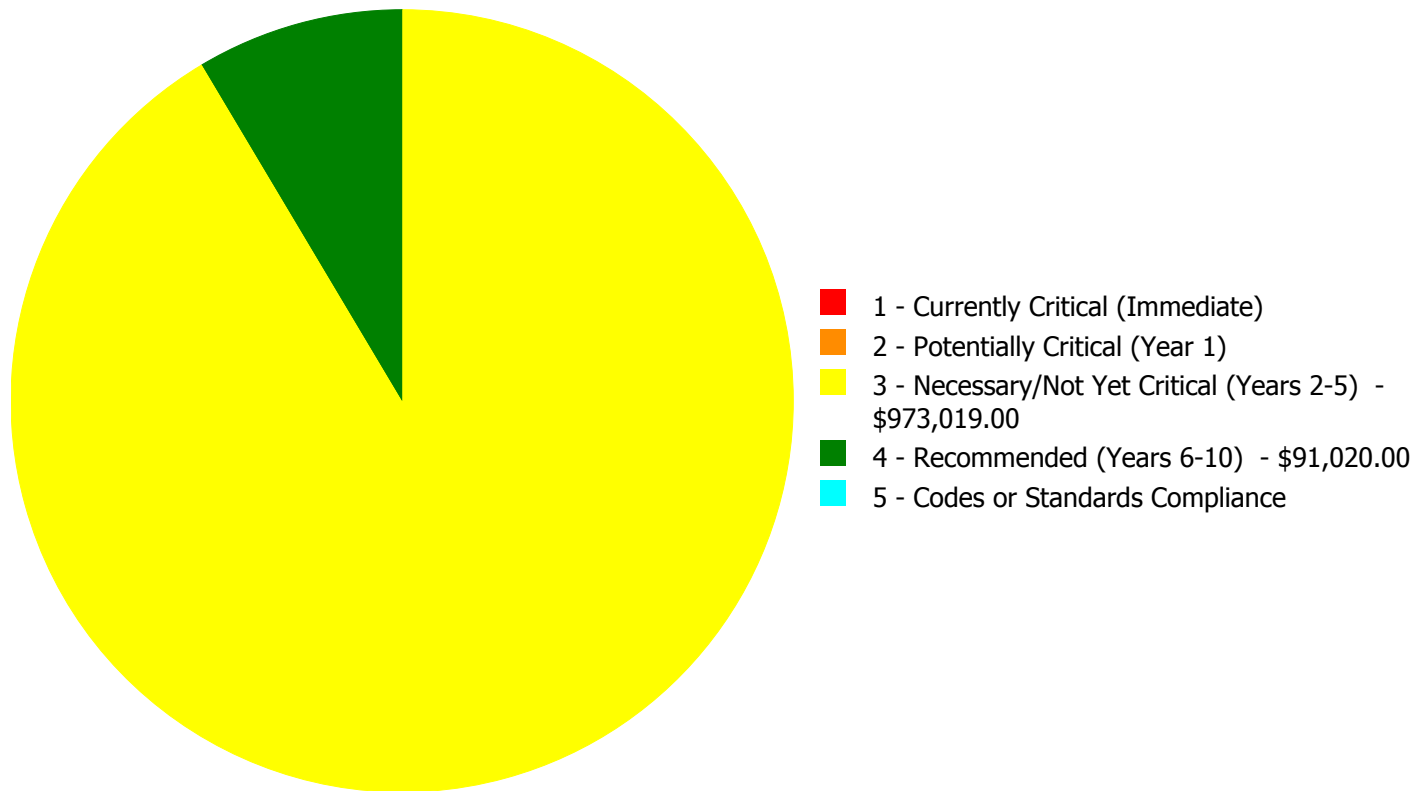
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$1,064,039.00**

### 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: \$1,064,039.00**

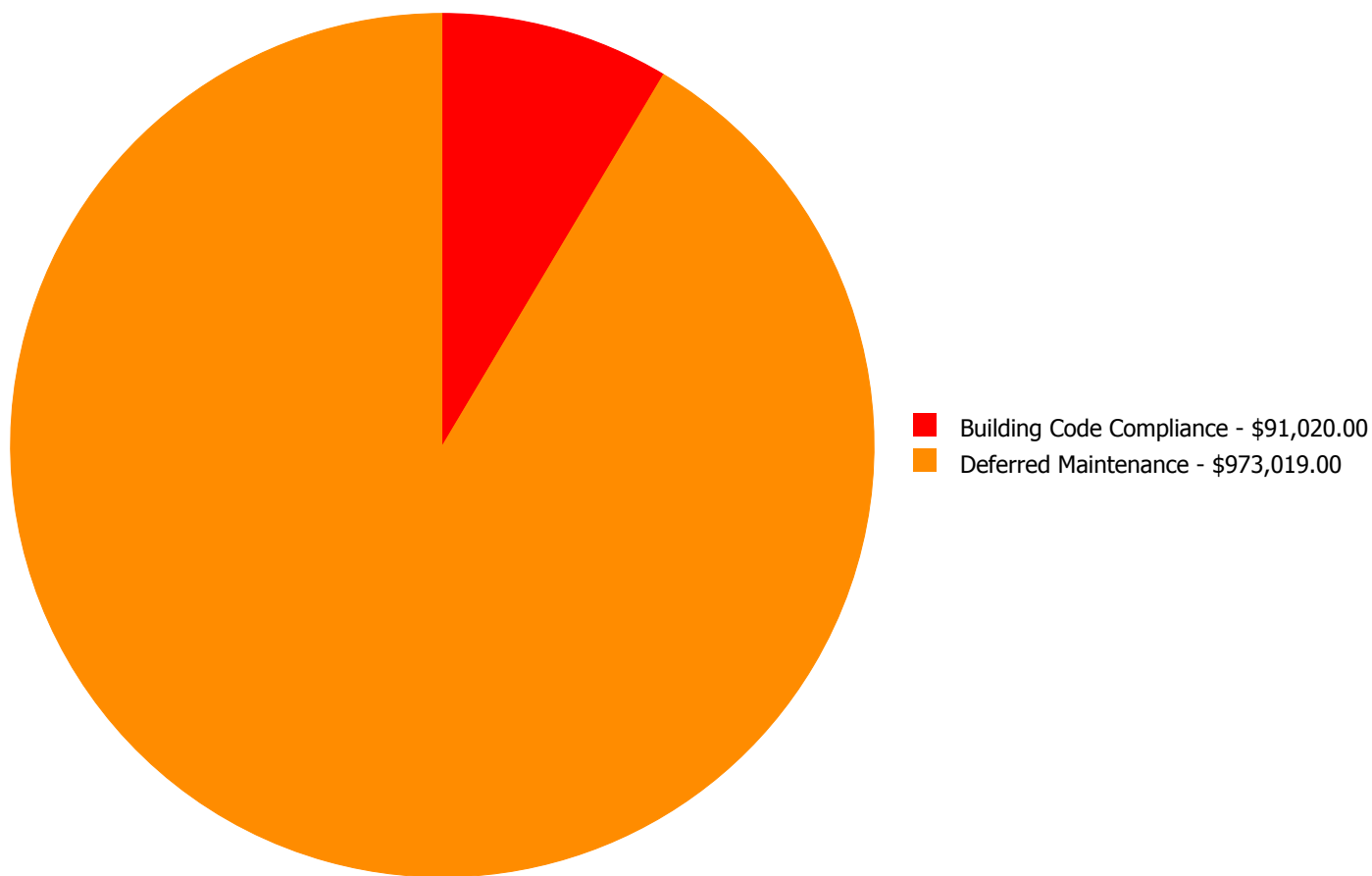
## Deficiency By Priority Investment Table

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          |
|-------------|------------------------------|------------------------------------|-----------------------------------|--|------------------------------|-----------------------------------|----------------|
| B3010120    | Single Ply Membrane          | \$0.00                             | \$0.00                            | \$177,529.00                               | \$0.00                       | \$0.00                            | \$177,529.00   |
| C1030       | Fittings                     | \$0.00                             | \$0.00                            | \$177,936.00                               | \$0.00                       | \$0.00                            | \$177,936.00   |
| C3010       | Wall Finishes                | \$0.00                             | \$0.00                            | \$50,919.00                                | \$0.00                       | \$0.00                            | \$50,919.00    |
| C3020       | Floor Finishes               | \$0.00                             | \$0.00                            | \$207,965.00                               | \$0.00                       | \$0.00                            | \$207,965.00   |
| D3060       | Controls & Instrumentation   | \$0.00                             | \$0.00                            | \$35,625.00                                | \$0.00                       | \$0.00                            | \$35,625.00    |
| D4010       | Sprinklers                   | \$0.00                             | \$0.00                            | \$0.00                                     | \$78,710.00                  | \$0.00                            | \$78,710.00    |
| D4020       | Standpipes                   | \$0.00                             | \$0.00                            | \$0.00                                     | \$12,310.00                  | \$0.00                            | \$12,310.00    |
| D5030810    | Security & Detection Systems | \$0.00                             | \$0.00                            | \$34,132.00                                | \$0.00                       | \$0.00                            | \$34,132.00    |
| D5030910    | Fire Alarm Systems           | \$0.00                             | \$0.00                            | \$61,737.00                                | \$0.00                       | \$0.00                            | \$61,737.00    |
| D5030920    | Data Communication           | \$0.00                             | \$0.00                            | \$80,202.00                                | \$0.00                       | \$0.00                            | \$80,202.00    |
| E1020       | Institutional Equipment      | \$0.00                             | \$0.00                            | \$5,595.00                                 | \$0.00                       | \$0.00                            | \$5,595.00     |
| E1090       | Other Equipment              | \$0.00                             | \$0.00                            | \$34,692.00                                | \$0.00                       | \$0.00                            | \$34,692.00    |
| E2010       | Fixed Furnishings            | \$0.00                             | \$0.00                            | \$106,687.00                               | \$0.00                       | \$0.00                            | \$106,687.00   |
|             | <b>Total:</b>                | \$0.00                             | \$0.00                            | \$973,019.00                               | \$91,020.00                  | \$0.00                            | \$1,064,039.00 |

## 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: \$1,064,039.00**

## 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):

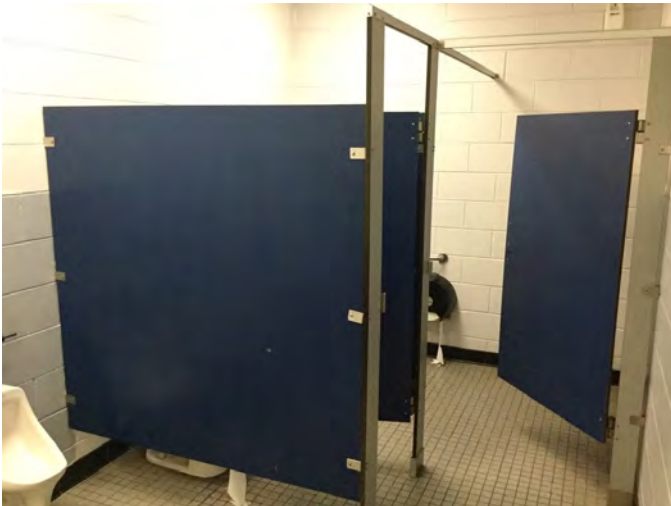
#### **System: B3010120 - Single Ply Membrane**



**Location:** Roof  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 16,956.00  
**Unit of Measure:** S.F.  
**Estimate:** \$177,529.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/19/2017

**Notes:** The membrane roof covering is aged, showing signs of failure and should be replaced.

#### **System: C1030 - Fittings**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 16,956.00  
**Unit of Measure:** S.F.  
**Estimate:** \$177,936.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/19/2017

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



**System: C3010 - Wall Finishes**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 16,956.00  
**Unit of Measure:** S.F.  
**Estimate:** \$50,919.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/19/2017

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

---

**System: C3020 - Floor Finishes**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 16,956.00  
**Unit of Measure:** S.F.  
**Estimate:** \$207,965.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/19/2017

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

---

**System: D3060 - Controls & Instrumentation**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 16,956.00  
**Unit of Measure:** S.F.  
**Estimate:** \$35,625.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/19/2017

**Notes:** The controls and instrumentation system is in marginal condition and should be schedule 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:** 16,956.00  
**Unit of Measure:** S.F.  
**Estimate:** \$34,132.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/19/2017

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

---

**System: D5030910 - Fire Alarm Systems**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 16,956.00  
**Unit of Measure:** S.F.  
**Estimate:** \$61,737.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/19/2017

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

---

**System: D5030920 - Data Communication**

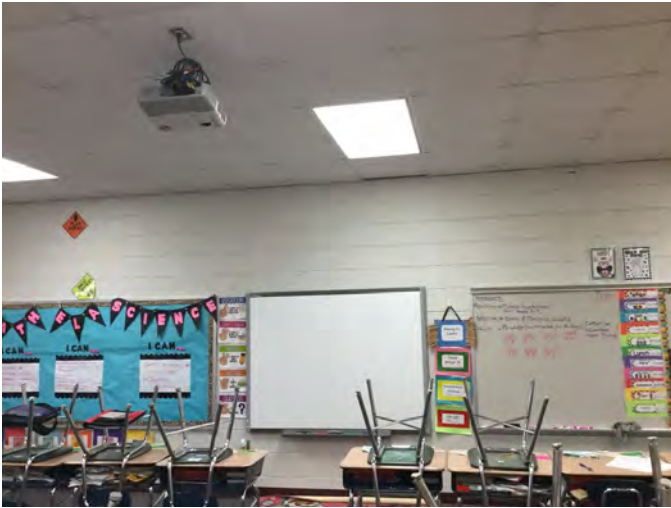


**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 16,956.00  
**Unit of Measure:** S.F.  
**Estimate:** \$80,202.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/19/2017

**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:** 16,956.00  
**Unit of Measure:** S.F.  
**Estimate:** \$5,595.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/19/2017

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

---

**System: E1090 - Other Equipment**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 16,956.00  
**Unit of Measure:** S.F.  
**Estimate:** \$34,692.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/19/2017

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

---

**System: E2010 - Fixed Furnishings**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 16,956.00  
**Unit of Measure:** S.F.  
**Estimate:** \$106,687.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/19/2017

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

---

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

**System: D4010 - Sprinklers**

This deficiency has no image.

**Location:** Throughout the building  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 16,956.00  
**Unit of Measure:** S.F.  
**Estimate:** \$78,710.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/11/2017

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

---

**System: D4020 - Standpipes**

This deficiency has no image.

**Location:** Throughout the building  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 16,956.00  
**Unit of Measure:** S.F.  
**Estimate:** \$12,310.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/11/2017

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

---

**Executive Summary**

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

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

|                    |                       |
|--------------------|-----------------------|
| Function:          | ES -Elementary School |
| Gross Area (SF):   | 9,943                 |
| Year Built:        | 2005                  |
| Last Renovation:   |                       |
| Replacement Value: | \$1,772,338           |
| Repair Cost:       | \$53,374.00           |
| Total FCI:         | 3.01 %                |
| Total RSLI:        | 55.64 %               |
| FCA Score:         | 96.99                 |



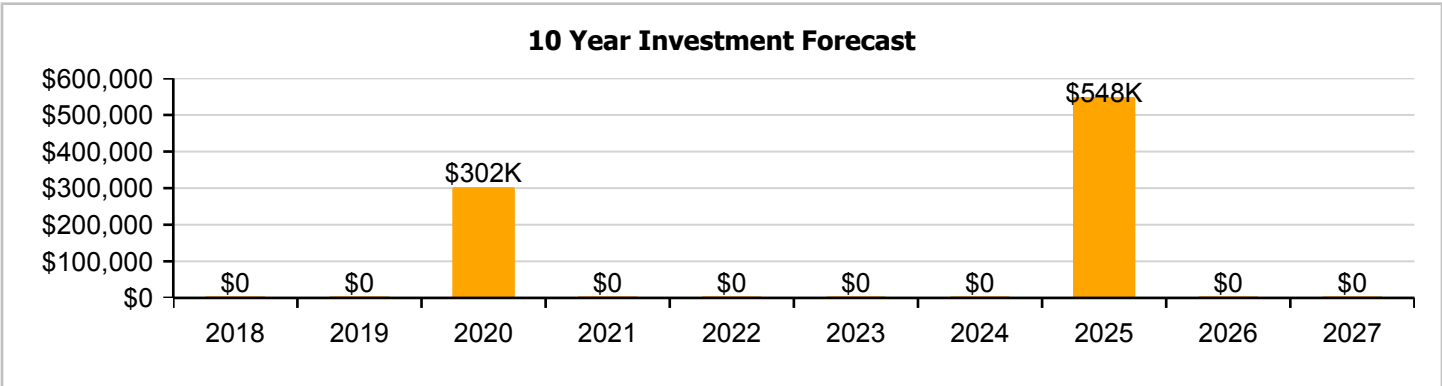
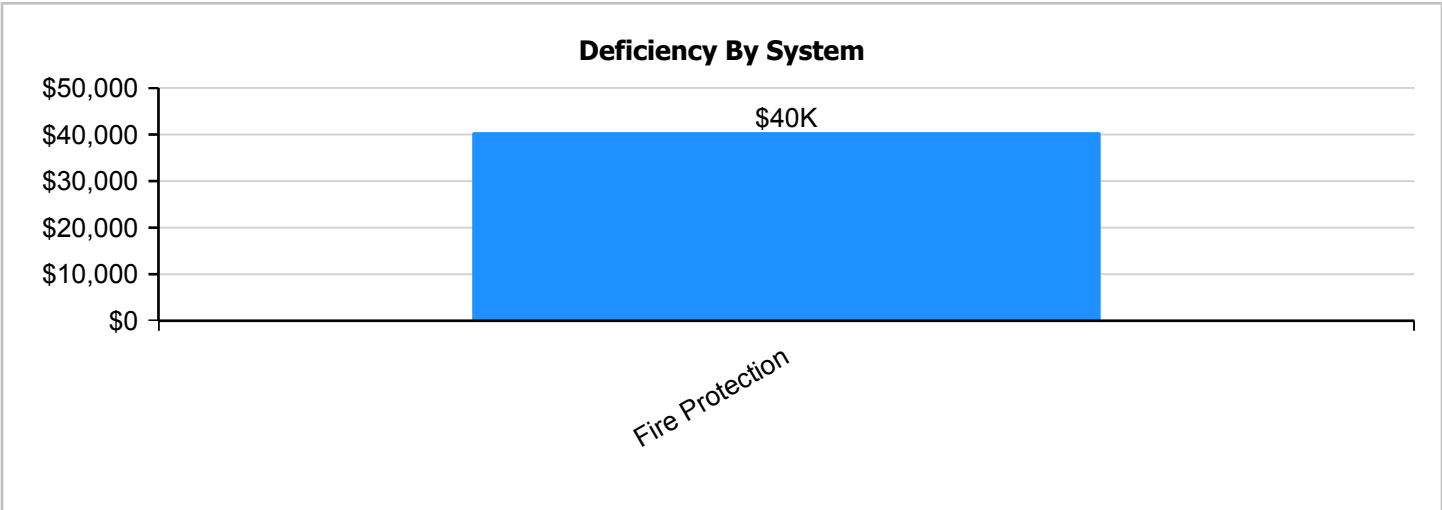
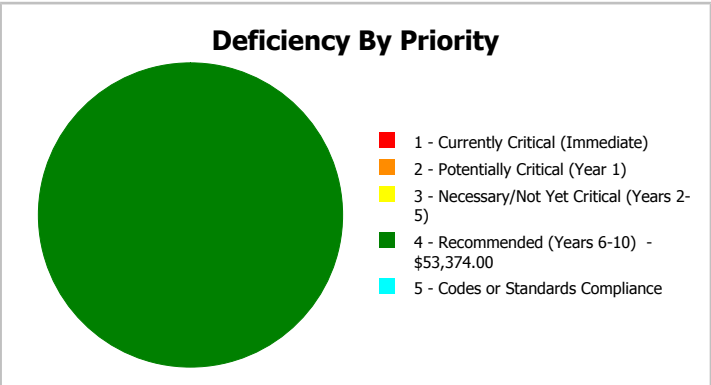
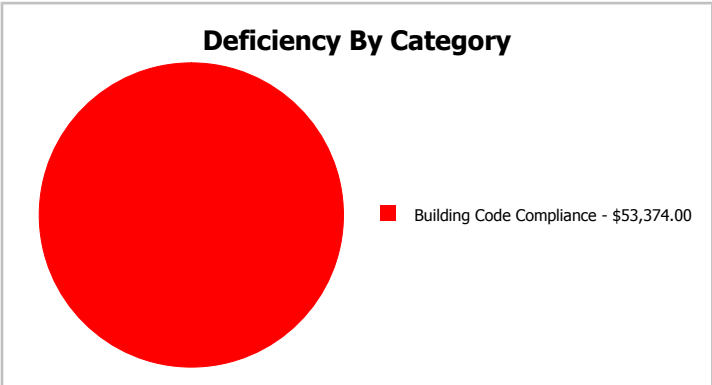
**Description:**

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:        | 9,943       |
| Year Built:  | 2005                  | Last Renovation:   |             |
| Repair Cost: | \$53,374              | Replacement Value: | \$1,772,338 |
| FCI:         | 3.01 %                | RSLI%:             | 55.64 %     |





## 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               | 40.00 %        | 0.00 %        | \$0.00              |
| C10 - Interior Construction | 62.80 %        | 0.00 %        | \$0.00              |
| C30 - Interior Finishes     | 44.13 %        | 0.00 %        | \$0.00              |
| D20 - Plumbing              | 60.00 %        | 0.00 %        | \$0.00              |
| D30 - HVAC                  | 33.27 %        | 0.00 %        | \$0.00              |
| D40 - Fire Protection       | 0.00 %         | 110.00 %      | \$53,374.00         |
| D50 - Electrical            | 46.94 %        | 0.00 %        | \$0.00              |
| E10 - Equipment             | 40.00 %        | 0.00 %        | \$0.00              |
| E20 - Furnishings           | 40.00 %        | 0.00 %        | \$0.00              |
| <b>Totals:</b>              | <b>55.64 %</b> | <b>3.01 %</b> | <b>\$53,374.00</b>  |

## Photo Album

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

1). Northeast Elevation - Feb 10, 2017



2). Northwest Elevation - Feb 10, 2017



3). Southwest Elevation - Feb 10, 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. | 9,943 | 100  | 2005           | 2105                   |                   | 88.00 %        | 0.00 %        | 88  |     |                    | \$46,732             |
| A1030        | Slab on Grade                   | \$8.26        | S.F. | 9,943 | 100  | 2005           | 2105                   |                   | 88.00 %        | 0.00 %        | 88  |     |                    | \$82,129             |
| B1020        | Roof Construction               | \$15.44       | S.F. | 9,943 | 100  | 2005           | 2105                   |                   | 88.00 %        | 0.00 %        | 88  |     |                    | \$153,520            |
| B2010        | Exterior Walls                  | \$9.24        | S.F. | 9,943 | 100  | 2005           | 2105                   |                   | 88.00 %        | 0.00 %        | 88  |     |                    | \$91,873             |
| B2020        | Exterior Windows                | \$9.20        | S.F. | 9,943 | 30   | 2005           | 2035                   |                   | 60.00 %        | 0.00 %        | 18  |     |                    | \$91,476             |
| B2030        | Exterior Doors                  | \$1.02        | S.F. | 9,943 | 30   | 2005           | 2035                   |                   | 60.00 %        | 0.00 %        | 18  |     |                    | \$10,142             |
| B3010120     | Single Ply Membrane             | \$6.98        | S.F. | 9,943 | 20   | 2005           | 2025                   |                   | 40.00 %        | 0.00 %        | 8   |     |                    | \$69,402             |
| C1010        | Partitions                      | \$10.59       | S.F. | 9,943 | 75   | 2005           | 2080                   |                   | 84.00 %        | 0.00 %        | 63  |     |                    | \$105,296            |
| C1020        | Interior Doors                  | \$2.48        | S.F. | 9,943 | 30   | 2005           | 2035                   |                   | 60.00 %        | 0.00 %        | 18  |     |                    | \$24,659             |
| C1030        | Fittings                        | \$9.54        | S.F. | 9,943 | 20   | 2005           | 2025                   |                   | 40.00 %        | 0.00 %        | 8   |     |                    | \$94,856             |
| C3010        | Wall Finishes                   | \$2.73        | S.F. | 9,943 | 10   | 2005           | 2015                   | 2020              | 30.00 %        | 0.00 %        | 3   |     |                    | \$27,144             |
| C3020        | Floor Finishes                  | \$11.15       | S.F. | 9,943 | 20   | 2005           | 2025                   |                   | 40.00 %        | 0.00 %        | 8   |     |                    | \$110,864            |
| C3030        | Ceiling Finishes                | \$10.74       | S.F. | 9,943 | 25   | 2005           | 2030                   |                   | 52.00 %        | 0.00 %        | 13  |     |                    | \$106,788            |
| D2010        | Plumbing Fixtures               | \$11.26       | S.F. | 9,943 | 30   | 2005           | 2035                   |                   | 60.00 %        | 0.00 %        | 18  |     |                    | \$111,958            |
| D2020        | Domestic Water Distribution     | \$0.96        | S.F. | 9,943 | 30   | 2005           | 2035                   |                   | 60.00 %        | 0.00 %        | 18  |     |                    | \$9,545              |
| D2030        | Sanitary Waste                  | \$1.52        | S.F. | 9,943 | 30   | 2005           | 2035                   |                   | 60.00 %        | 0.00 %        | 18  |     |                    | \$15,113             |
| D2040        | Rain Water Drainage             | \$1.36        | S.F. | 9,943 | 30   | 2005           | 2035                   |                   | 60.00 %        | 0.00 %        | 18  |     |                    | \$13,522             |
| D3040        | Distribution Systems            | \$6.02        | S.F. | 9,943 | 30   | 2005           | 2035                   |                   | 60.00 %        | 0.00 %        | 18  |     |                    | \$59,857             |
| D3050        | Terminal & Package Units        | \$13.09       | S.F. | 9,943 | 15   | 2005           | 2020                   |                   | 20.00 %        | 0.00 %        | 3   |     |                    | \$130,154            |
| D3060        | Controls & Instrumentation      | \$1.91        | S.F. | 9,943 | 20   | 2005           | 2025                   |                   | 40.00 %        | 0.00 %        | 8   |     |                    | \$18,991             |
| D4010        | Sprinklers                      | \$4.22        | S.F. | 9,943 | 30   |                |                        | 2016              | 0.00 %         | 110.00 %      | -1  |     | \$46,155.00        | \$41,959             |
| D4020        | Standpipes                      | \$0.66        | S.F. | 9,943 | 30   |                |                        | 2016              | 0.00 %         | 110.01 %      | -1  |     | \$7,219.00         | \$6,562              |
| D5010        | Electrical Service/Distribution | \$1.65        | S.F. | 9,943 | 40   | 2005           | 2045                   |                   | 70.00 %        | 0.00 %        | 28  |     |                    | \$16,406             |
| D5020        | Branch Wiring                   | \$4.99        | S.F. | 9,943 | 30   | 2005           | 2035                   |                   | 60.00 %        | 0.00 %        | 18  |     |                    | \$49,616             |
| D5020        | Lighting                        | \$11.64       | S.F. | 9,943 | 30   | 2005           | 2035                   |                   | 60.00 %        | 0.00 %        | 18  |     |                    | \$115,737            |
| D5030810     | Security & Detection Systems    | \$1.83        | S.F. | 9,943 | 15   | 2005           | 2020                   |                   | 20.00 %        | 0.00 %        | 3   |     |                    | \$18,196             |
| D5030910     | Fire Alarm Systems              | \$3.31        | S.F. | 9,943 | 15   | 2005           | 2020                   |                   | 20.00 %        | 0.00 %        | 3   |     |                    | \$32,911             |
| D5030920     | Data Communication              | \$4.30        | S.F. | 9,943 | 15   | 2005           | 2020                   |                   | 20.00 %        | 0.00 %        | 3   |     |                    | \$42,755             |
| D5090        | Other Electrical Systems        | \$0.12        | S.F. | 9,943 | 20   | 2005           | 2025                   |                   | 40.00 %        | 0.00 %        | 8   |     |                    | \$1,193              |
| E1020        | Institutional Equipment         | \$1.62        | S.F. | 9,943 | 20   | 2005           | 2025                   |                   | 40.00 %        | 0.00 %        | 8   |     |                    | \$16,108             |
| E2010        | Fixed Furnishings               | \$5.72        | S.F. | 9,943 | 20   | 2005           | 2025                   |                   | 40.00 %        | 0.00 %        | 8   |     |                    | \$56,874             |
| <b>Total</b> |                                 |               |      |       |      |                |                        |                   | <b>55.64 %</b> | <b>3.01 %</b> |     |     | <b>\$53,374.00</b> | <b>\$1,772,338</b>   |

## System Notes

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

**System:** B2010 - Exterior Walls



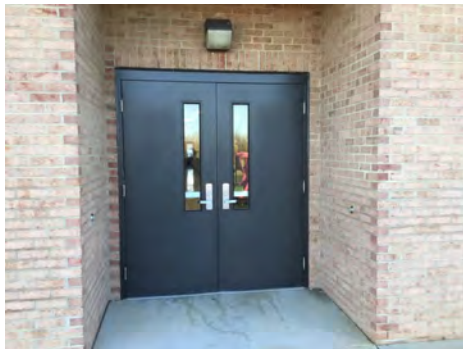
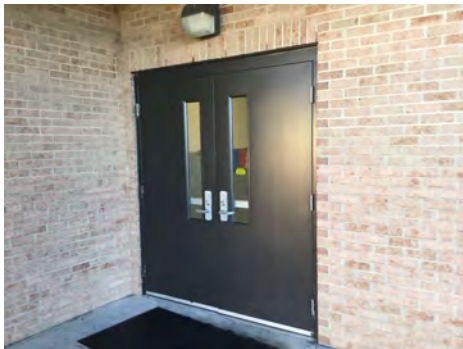
**Note:**

**System:** B2020 - Exterior Windows



**Note:**

**System:** B2030 - Exterior Doors



**Note:**

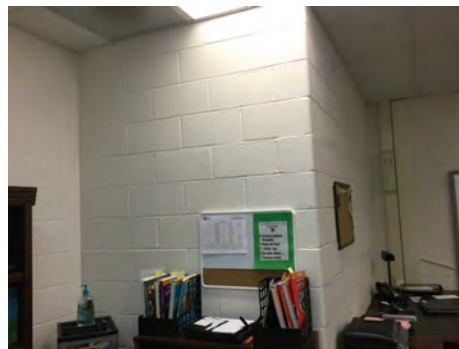
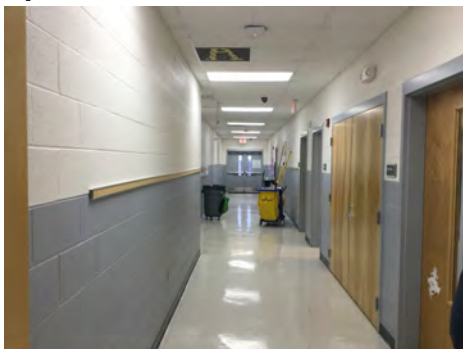
## Campus Assessment Report - 2005 Addition

**System:** B3010120 - Single Ply Membrane



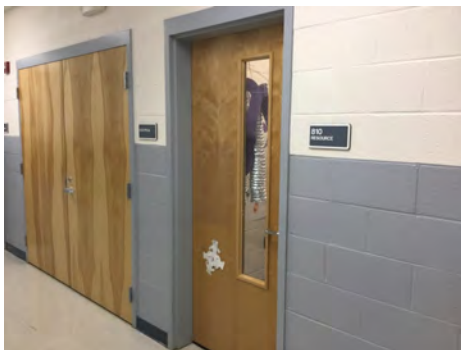
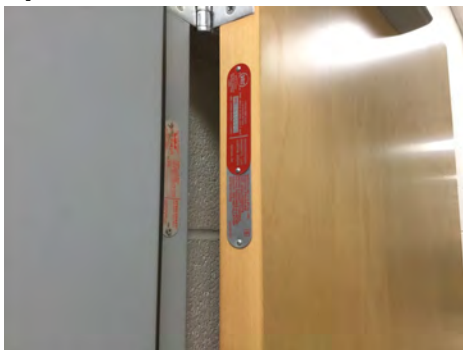
**Note:**

**System:** C1010 - Partitions



**Note:**

**System:** C1020 - Interior Doors



**Note:**

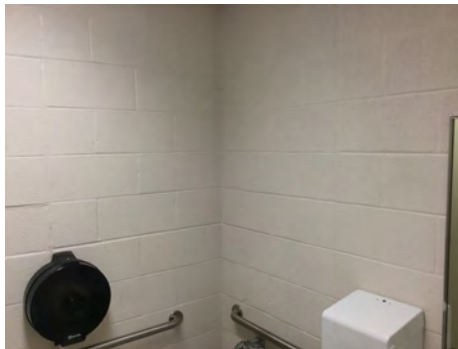
## Campus Assessment Report - 2005 Addition

**System:** C1030 - Fittings



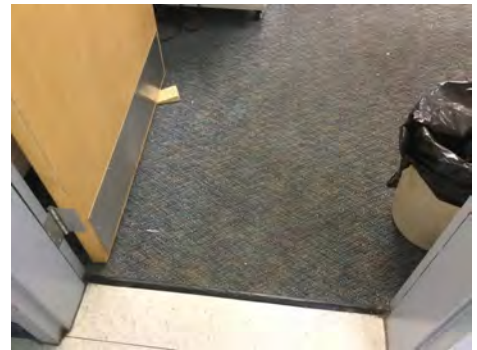
**Note:**

**System:** C3010 - Wall Finishes



**Note:**

**System:** C3020 - Floor Finishes



**Note:**

## Campus Assessment Report - 2005 Addition

**System:** C3030 - Ceiling Finishes



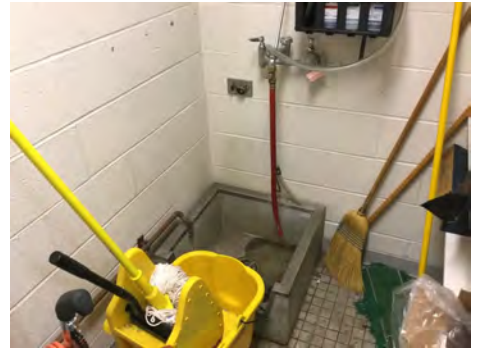
**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

**System:** D2020 - Domestic Water Distribution



**Note:**



## Campus Assessment Report - 2005 Addition

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**System:** D2030 - Sanitary Waste



**Note:**

**System:** D2040 - Rain Water Drainage



**Note:**

**System:** D3040 - Distribution Systems



**Note:**

## Campus Assessment Report - 2005 Addition

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



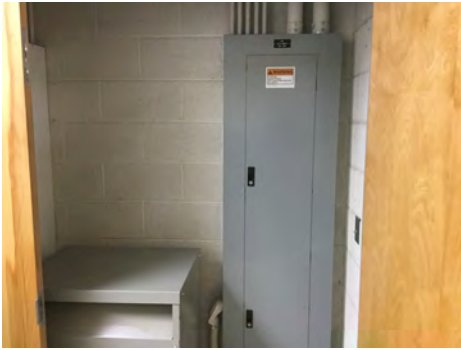
**Note:**

**System:** D3060 - Controls & Instrumentation



**Note:**

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



**Note:**

## Campus Assessment Report - 2005 Addition

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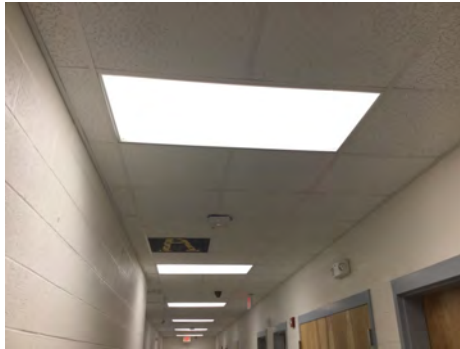
**System:** D5020 - Branch Wiring



**Note:**

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**System:** D5020 - Lighting



**Note:**

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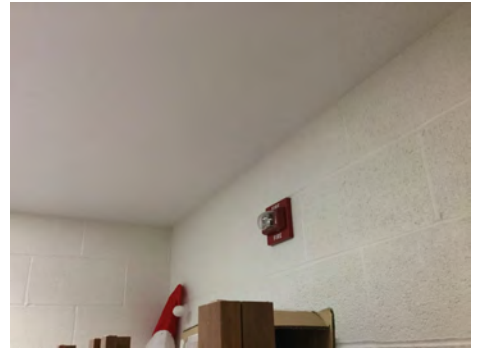
**System:** D5030810 - Security & Detection Systems



**Note:**

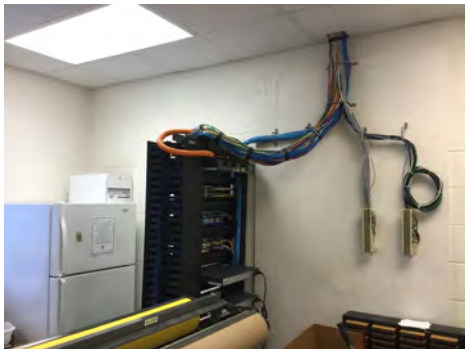
## Campus Assessment Report - 2005 Addition

**System:** D5030910 - Fire Alarm Systems



**Note:**

**System:** D5030920 - Data Communication



**Note:**

**System:** D5090 - Other Electrical Systems



**Note:**

## Campus Assessment Report - 2005 Addition

**System:** E1020 - Institutional Equipment



**Note:**

**System:** E2010 - Fixed Furnishings



**Note:**

## Renewal Schedule

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

*Inflation Rate: 3%*

| System                                | Current Deficiencies | 2018       | 2019       | 2020             | 2021       | 2022       | 2023       | 2024       | 2025             | 2026       | 2027       | Total            |
|---------------------------------------|----------------------|------------|------------|------------------|------------|------------|------------|------------|------------------|------------|------------|------------------|
| <b>Total:</b>                         | <b>\$53,374</b>      | <b>\$0</b> | <b>\$0</b> | <b>\$301,893</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$548,356</b> | <b>\$0</b> | <b>\$0</b> | <b>\$903,623</b> |
| <b>* A - Substructure</b>             | \$0                  | \$0        | \$0        | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0              |
| <b>* A10 - Foundations</b>            | \$0                  | \$0        | \$0        | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0              |
| <b>* A1010 - Standard Foundations</b> | \$0                  | \$0        | \$0        | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0              |
| <b>* A1030 - Slab on Grade</b>        | \$0                  | \$0        | \$0        | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0              |
| <b>B - Shell</b>                      | \$0                  | \$0        | \$0        | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0              |
| <b>B10 - Superstructure</b>           | \$0                  | \$0        | \$0        | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0              |
| <b>* B1020 - Roof Construction</b>    | \$0                  | \$0        | \$0        | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0              |
| <b>B20 - Exterior Enclosure</b>       | \$0                  | \$0        | \$0        | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0              |
| <b>* B2010 - Exterior Walls</b>       | \$0                  | \$0        | \$0        | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0              |
| <b>B2020 - Exterior Windows</b>       | \$0                  | \$0        | \$0        | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0              |
| <b>B2030 - Exterior Doors</b>         | \$0                  | \$0        | \$0        | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0              |
| <b>B30 - Roofing</b>                  | \$0                  | \$0        | \$0        | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0              |
| <b>B3010 - Roof Coverings</b>         | \$0                  | \$0        | \$0        | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0              |
| <b>B3010120 - Single Ply Membrane</b> | \$0                  | \$0        | \$0        | \$0              | \$0        | \$0        | \$0        | \$0        | \$131,875        | \$0        | \$0        | \$131,875        |
| <b>C - Interiors</b>                  | \$0                  | \$0        | \$0        | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0              |
| <b>C10 - Interior Construction</b>    | \$0                  | \$0        | \$0        | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0              |
| <b>* C1010 - Partitions</b>           | \$0                  | \$0        | \$0        | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0              |
| <b>C1020 - Interior Doors</b>         | \$0                  | \$0        | \$0        | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0              |
| <b>C1030 - Fittings</b>               | \$0                  | \$0        | \$0        | \$0              | \$0        | \$0        | \$0        | \$0        | \$132,177        | \$0        | \$0        | \$132,177        |
| <b>C30 - Interior Finishes</b>        | \$0                  | \$0        | \$0        | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0              |
| <b>C3010 - Wall Finishes</b>          | \$0                  | \$0        | \$0        | \$32,628         | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$32,628         |
| <b>C3020 - Floor Finishes</b>         | \$0                  | \$0        | \$0        | \$0              | \$0        | \$0        | \$0        | \$0        | \$154,484        | \$0        | \$0        | \$154,484        |
| <b>C3030 - Ceiling Finishes</b>       | \$0                  | \$0        | \$0        | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0              |
| <b>D - Services</b>                   | \$0                  | \$0        | \$0        | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0              |
| <b>D20 - Plumbing</b>                 | \$0                  | \$0        | \$0        | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | \$0        | \$0        | \$0              |

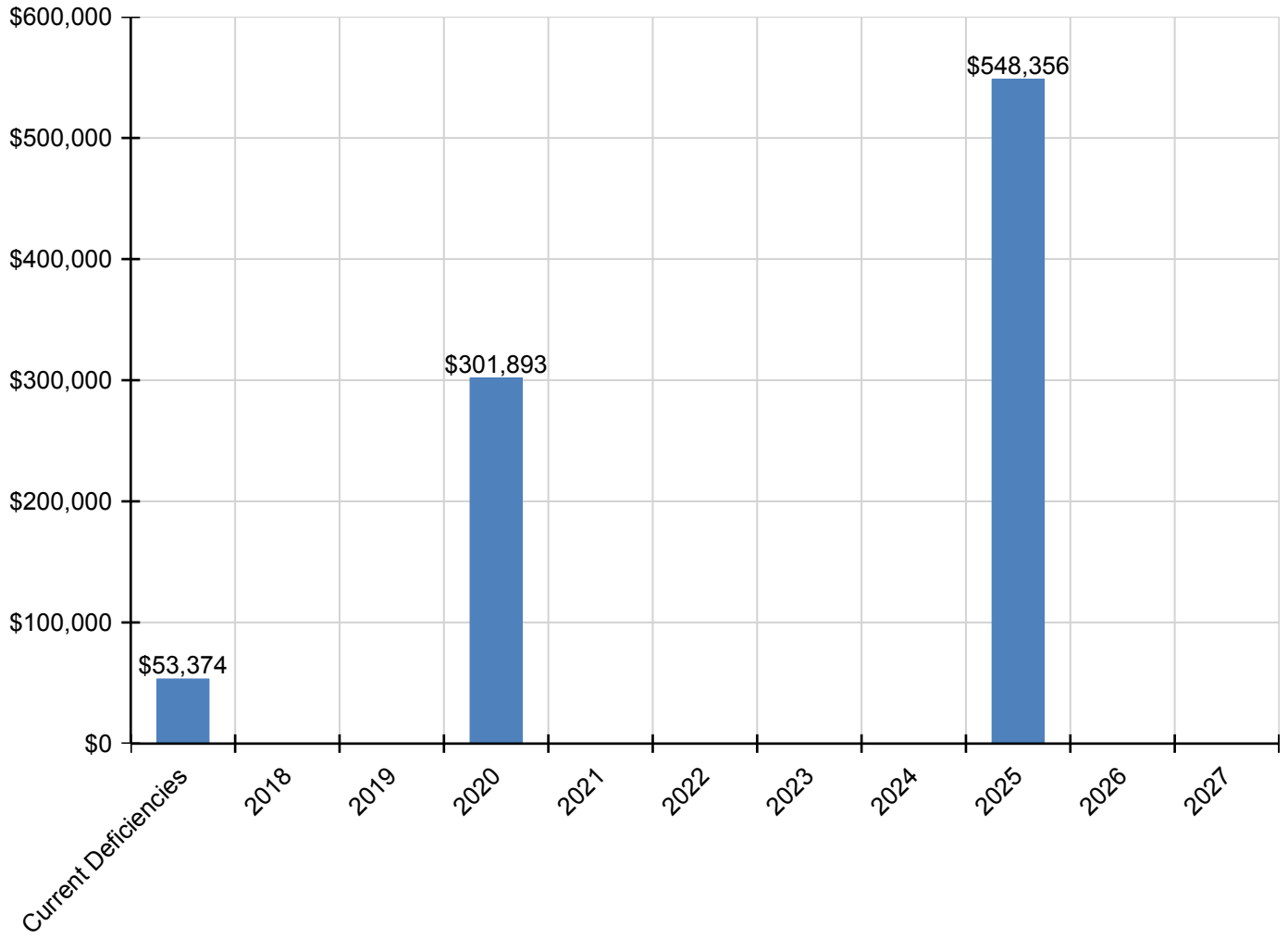
## Campus Assessment Report - 2005 Addition

|   |          |     |     |           |     |     |     |     |     |          |     |     |           |
|---|----------|-----|-----|-----------|-----|-----|-----|-----|-----|----------|-----|-----|-----------|
| D2010 - Plumbing Fixtures               | \$0      | \$0 | \$0 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$0      | \$0 | \$0 | \$0       |
| D2020 - Domestic Water Distribution     | \$0      | \$0 | \$0 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$0      | \$0 | \$0 | \$0       |
| D2030 - Sanitary Waste                  | \$0      | \$0 | \$0 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$0      | \$0 | \$0 | \$0       |
| D2040 - Rain Water Drainage             | \$0      | \$0 | \$0 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$0      | \$0 | \$0 | \$0       |
| D30 - HVAC                              | \$0      | \$0 | \$0 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$0      | \$0 | \$0 | \$0       |
| D3040 - Distribution Systems            | \$0      | \$0 | \$0 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$0      | \$0 | \$0 | \$0       |
| D3050 - Terminal & Package Units        | \$0      | \$0 | \$0 | \$156,445 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0      | \$0 | \$0 | \$156,445 |
| D3060 - Controls & Instrumentation      | \$0      | \$0 | \$0 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$26,463 | \$0 | \$0 | \$26,463  |
| D40 - Fire Protection                   | \$0      | \$0 | \$0 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$0      | \$0 | \$0 | \$0       |
| D4010 - Sprinklers                      | \$46,155 | \$0 | \$0 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$0      | \$0 | \$0 | \$46,155  |
| D4020 - Standpipes                      | \$7,219  | \$0 | \$0 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$0      | \$0 | \$0 | \$7,219   |
| D50 - Electrical                        | \$0      | \$0 | \$0 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$0      | \$0 | \$0 | \$0       |
| D5010 - Electrical Service/Distribution | \$0      | \$0 | \$0 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$0      | \$0 | \$0 | \$0       |
| D5020 - Branch Wiring                   | \$0      | \$0 | \$0 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$0      | \$0 | \$0 | \$0       |
| D5020 - Lighting                        | \$0      | \$0 | \$0 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$0      | \$0 | \$0 | \$0       |
| D5030 - Communications and Security     | \$0      | \$0 | \$0 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$0      | \$0 | \$0 | \$0       |
| D5030810 - Security & Detection Systems | \$0      | \$0 | \$0 | \$21,871  | \$0 | \$0 | \$0 | \$0 | \$0 | \$0      | \$0 | \$0 | \$21,871  |
| D5030910 - Fire Alarm Systems           | \$0      | \$0 | \$0 | \$39,559  | \$0 | \$0 | \$0 | \$0 | \$0 | \$0      | \$0 | \$0 | \$39,559  |
| D5030920 - Data Communication           | \$0      | \$0 | \$0 | \$51,391  | \$0 | \$0 | \$0 | \$0 | \$0 | \$0      | \$0 | \$0 | \$51,391  |
| D5090 - Other Electrical Systems        | \$0      | \$0 | \$0 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,662  | \$0 | \$0 | \$1,662   |
| E - Equipment & Furnishings             | \$0      | \$0 | \$0 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$0      | \$0 | \$0 | \$0       |
| E10 - Equipment                         | \$0      | \$0 | \$0 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$0      | \$0 | \$0 | \$0       |
| E1020 - Institutional Equipment         | \$0      | \$0 | \$0 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$22,445 | \$0 | \$0 | \$22,445  |
| E20 - Furnishings                       | \$0      | \$0 | \$0 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$0      | \$0 | \$0 | \$0       |
| E2010 - Fixed Furnishings               | \$0      | \$0 | \$0 | \$0       | \$0 | \$0 | \$0 | \$0 | \$0 | \$79,250 | \$0 | \$0 | \$79,250  |

\* Indicates non-renewable system

## Forecasted Capital Renewal Requirement

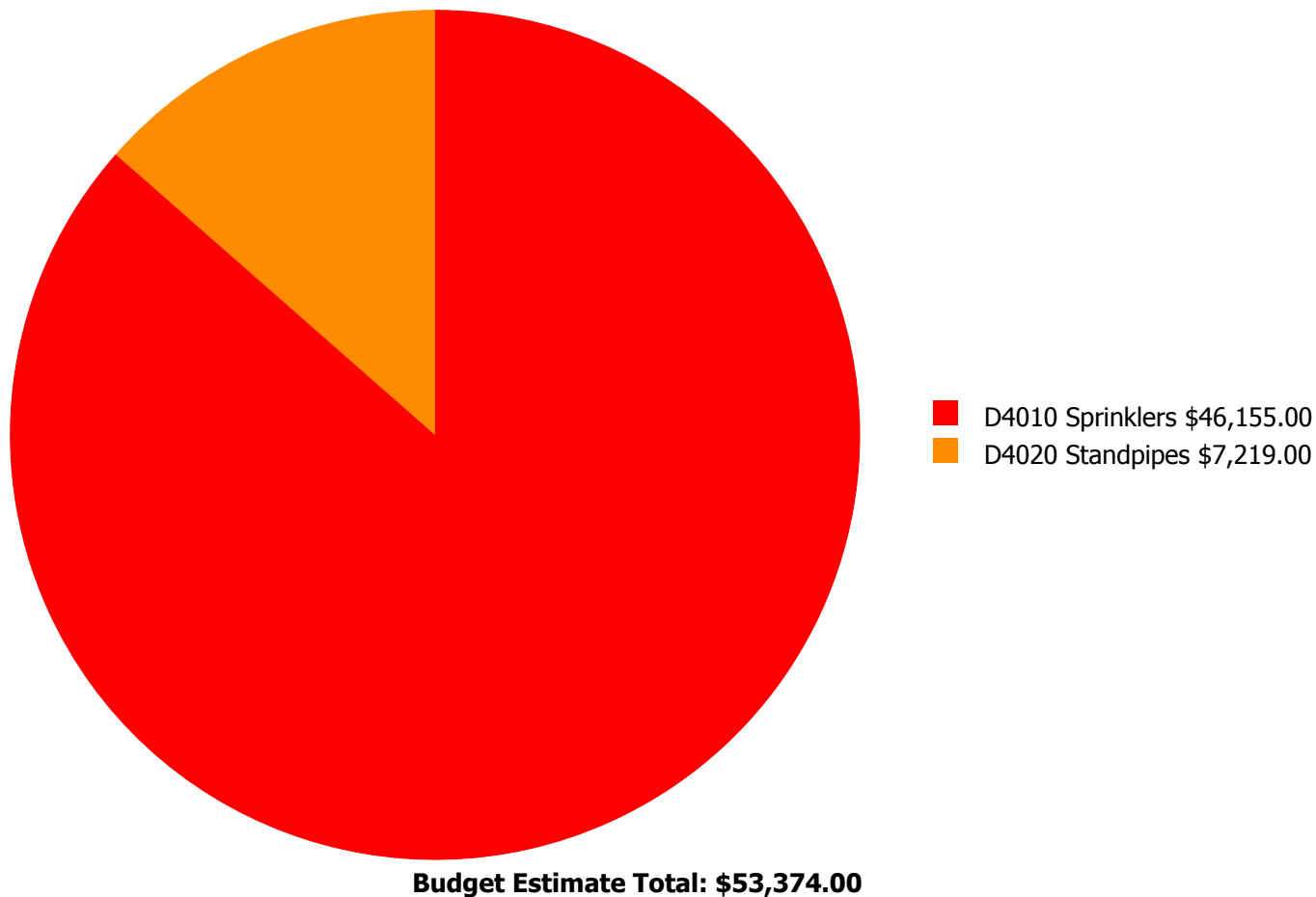
The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.





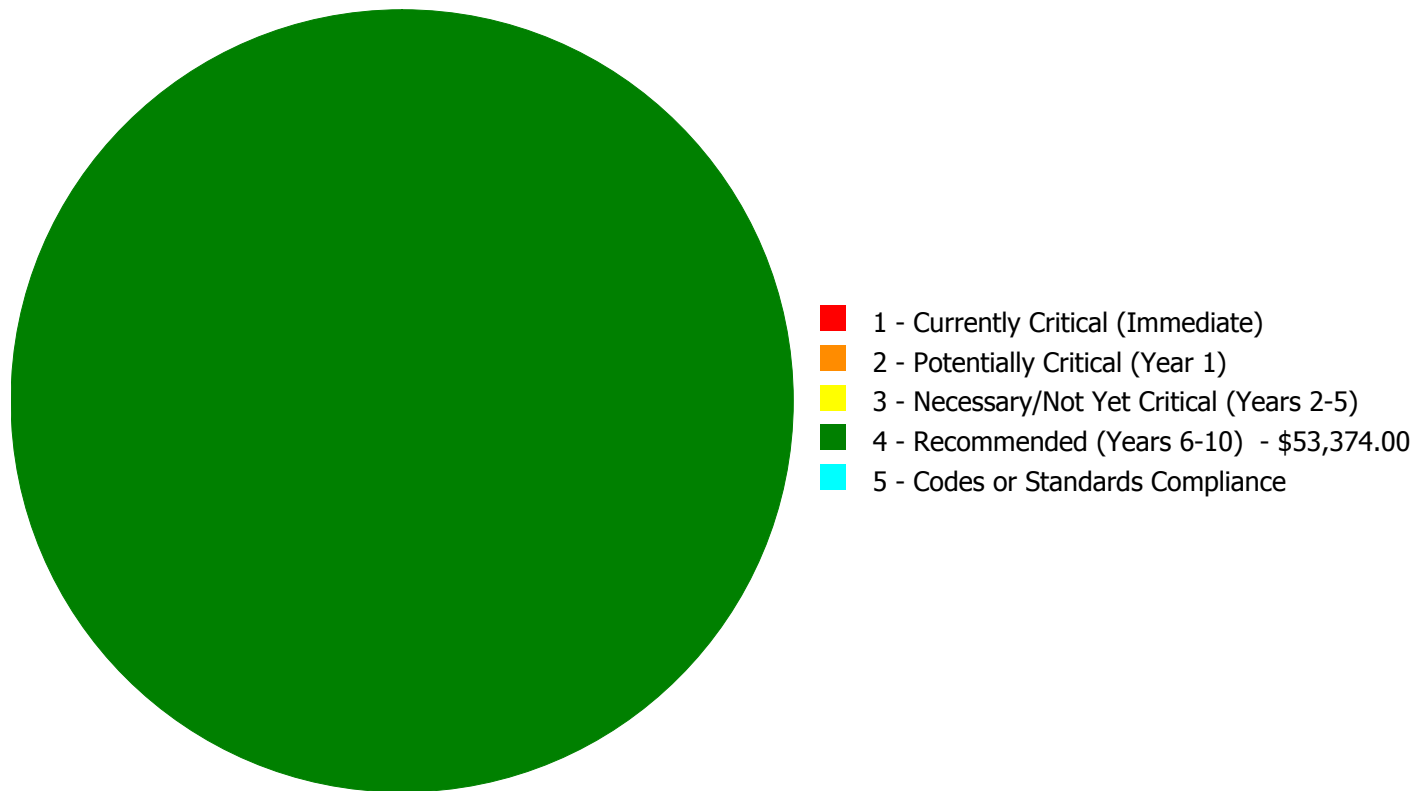
## Deficiency Summary by System

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



## Deficiency Summary by Priority

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



**Budget Estimate Total: \$53,374.00**

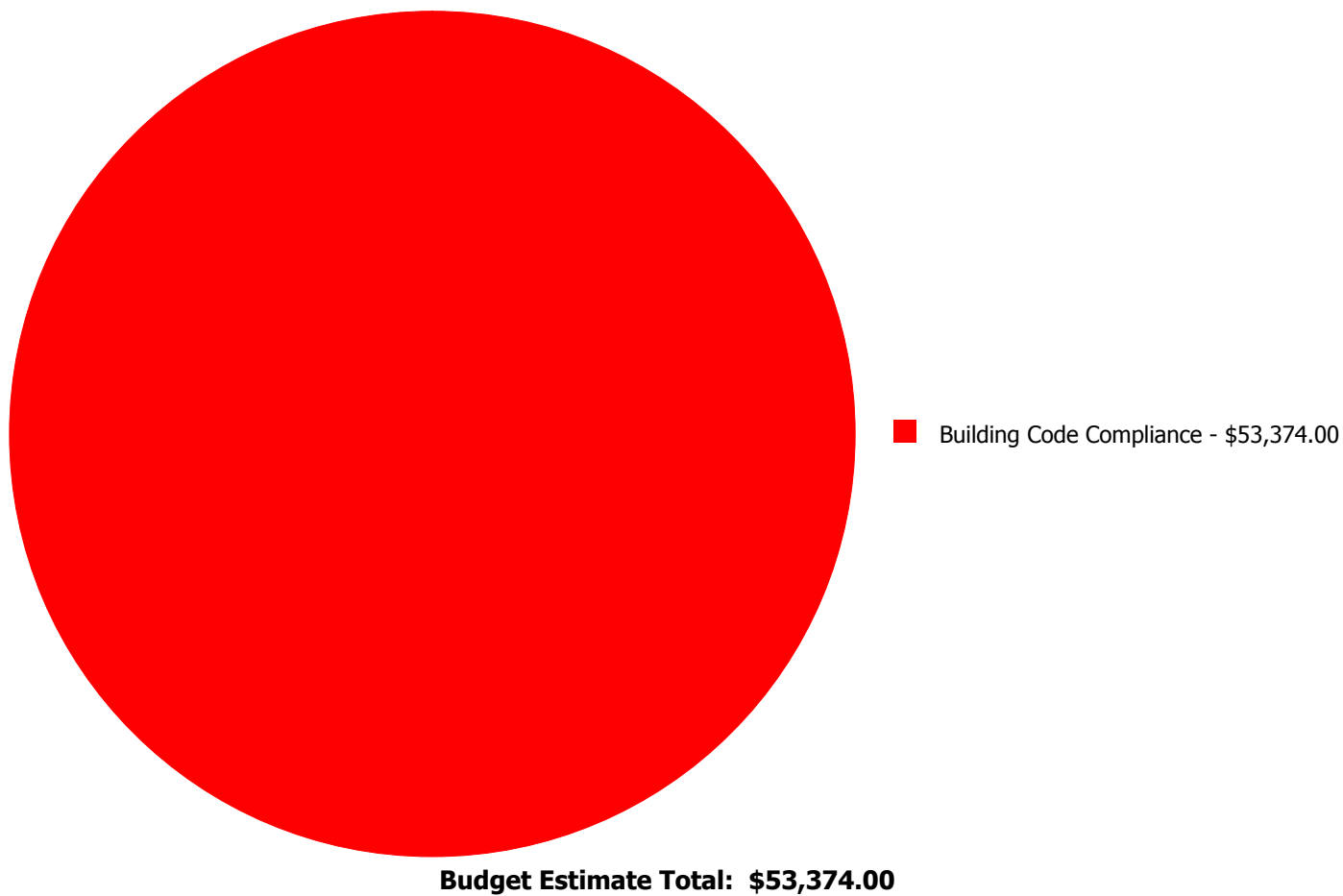
## Deficiency By Priority Investment Table

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                                     | \$46,155.00                  | \$0.00                            | \$46,155.00 |
| D4020       | Standpipes         | \$0.00                             | \$0.00                            | \$0.00                                     | \$7,219.00                   | \$0.00                            | \$7,219.00  |
|             | <b>Total:</b>      | \$0.00                             | \$0.00                            | \$0.00                                     | \$53,374.00                  | \$0.00                            | \$53,374.00 |

## Deficiency Summary by Category

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



## Deficiency Details by Priority

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

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

#### System: D4010 - Sprinklers

This deficiency has no image.

**Location:** Throughout the building  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 9,943.00  
**Unit of Measure:** S.F.  
**Estimate:** \$46,155.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/11/2017

**Notes:** A sprinklers 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:** 9,943.00  
**Unit of Measure:** S.F.  
**Estimate:** \$7,219.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/11/2017

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

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**Executive Summary**

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

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

|                    |                       |
|--------------------|-----------------------|
| Function:          | ES -Elementary School |
| Gross Area (SF):   | 1,050                 |
| Year Built:        | 2007                  |
| Last Renovation:   |                       |
| Replacement Value: | \$176,289             |
| Repair Cost:       | \$3,153.00            |
| Total FCI:         | 1.79 %                |
| Total RSLI:        | 64.17 %               |
| FCA Score:         | 98.21                 |



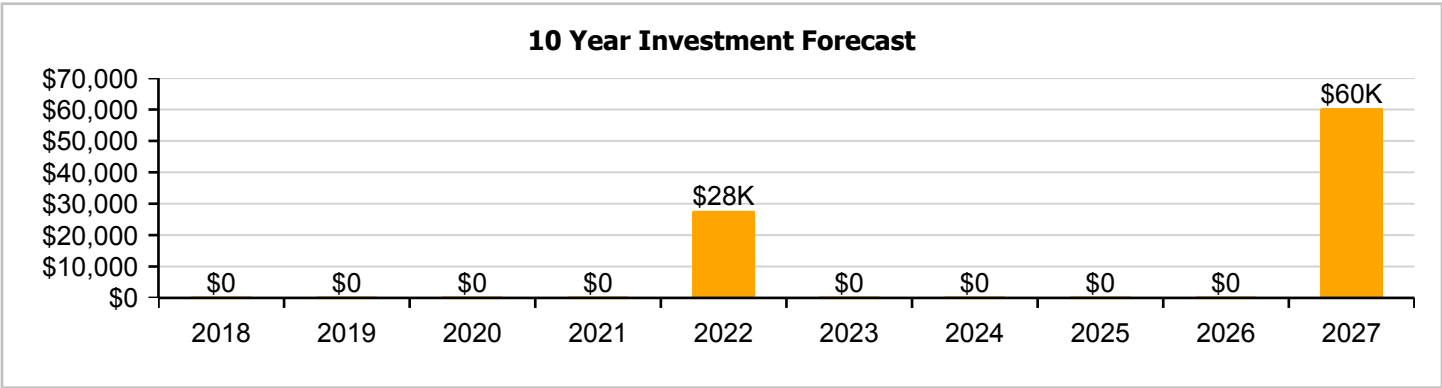
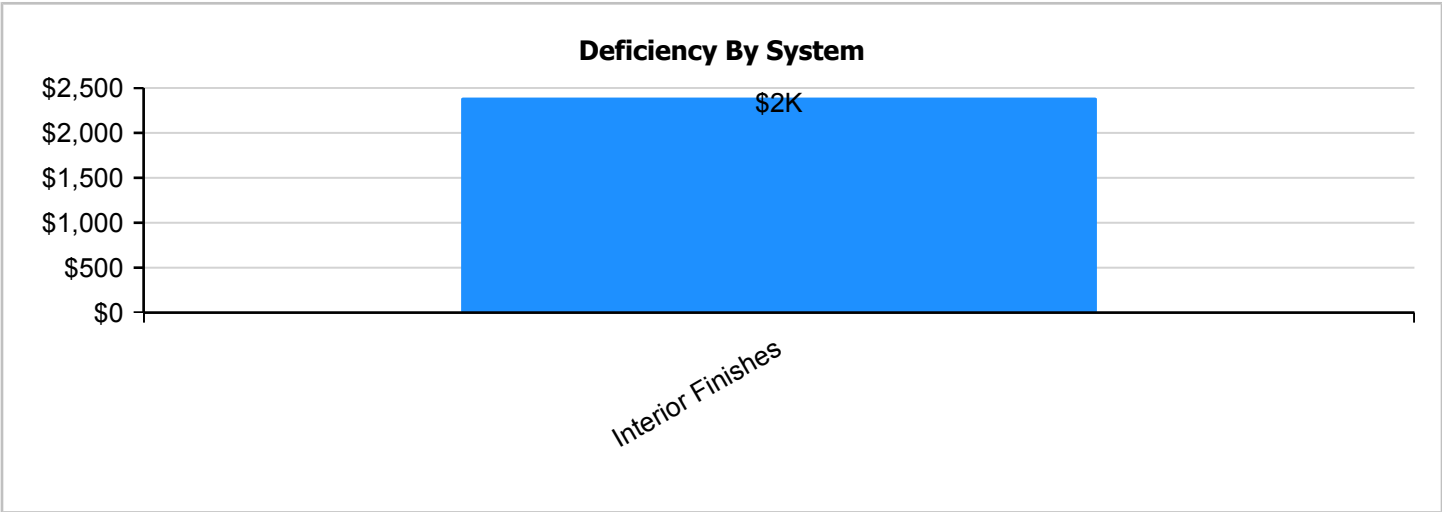
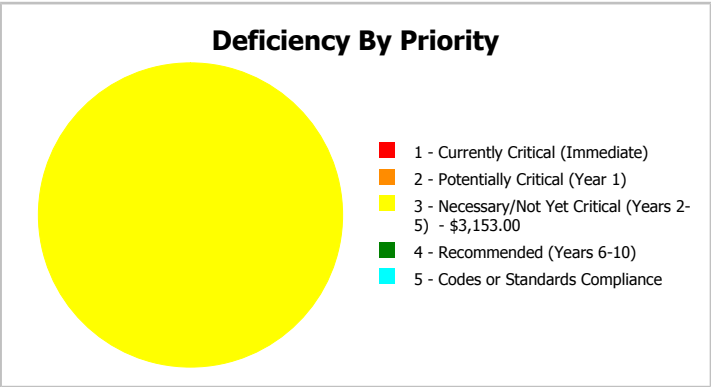
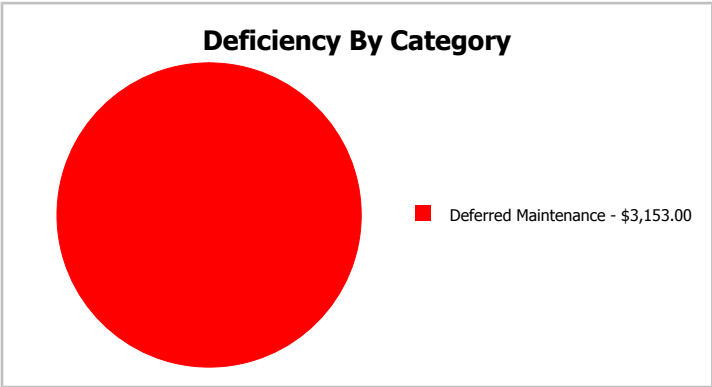
**Description:**

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:        | 1,050     |
| Year Built:  | 2007                  | Last Renovation:   |           |
| Repair Cost: | \$3,153               | Replacement Value: | \$176,289 |
| FCI:         | 1.79 %                | RSLI%:             | 64.17 %   |



## 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           | 90.00 %        | 0.00 %        | \$0.00              |
| B10 - Superstructure        | 90.00 %        | 0.00 %        | \$0.00              |
| B20 - Exterior Enclosure    | 77.75 %        | 0.00 %        | \$0.00              |
| B30 - Roofing               | 50.00 %        | 0.00 %        | \$0.00              |
| C10 - Interior Construction | 69.00 %        | 0.00 %        | \$0.00              |
| C30 - Interior Finishes     | 48.82 %        | 12.20 %       | \$3,153.00          |
| D20 - Plumbing              | 66.67 %        | 0.00 %        | \$0.00              |
| D30 - HVAC                  | 44.39 %        | 0.00 %        | \$0.00              |
| D50 - Electrical            | 57.31 %        | 0.00 %        | \$0.00              |
| E10 - Equipment             | 50.00 %        | 0.00 %        | \$0.00              |
| E20 - Furnishings           | 50.00 %        | 0.00 %        | \$0.00              |
| <b>Totals:</b>              | <b>64.17 %</b> | <b>1.79 %</b> | <b>\$3,153.00</b>   |



## Photo Album

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

1). East Elevation - Feb 10, 2017



2). North Elevation - Feb 10, 2017



3). West Elevation - Feb 10, 2017



4). South Elevation - Feb 10, 2017



### Condition Detail

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

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

# Campus Assessment Report - 2007 PreK Building

## System Listing

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

| System Code  | System Description              | Unit Price \$ | UoM  | Qty   | Life | Year Installed | Calc Next Renewal Year | Next Renewal Year | RSLI%          | FCI%          | RSL | eCR | Deficiency \$     | Replacement Value \$ |
|--------------|---------------------------------|---------------|------|-------|------|----------------|------------------------|-------------------|----------------|---------------|-----|-----|-------------------|----------------------|
| A1010        | Standard Foundations            | \$4.70        | S.F. | 1,050 | 100  | 2007           | 2107                   |                   | 90.00 %        | 0.00 %        | 90  |     |                   | \$4,935              |
| A1030        | Slab on Grade                   | \$8.26        | S.F. | 1,050 | 100  | 2007           | 2107                   |                   | 90.00 %        | 0.00 %        | 90  |     |                   | \$8,673              |
| B1020        | Roof Construction               | \$15.44       | S.F. | 1,050 | 100  | 2007           | 2107                   |                   | 90.00 %        | 0.00 %        | 90  |     |                   | \$16,212             |
| B2010        | Exterior Walls                  | \$9.24        | S.F. | 1,050 | 100  | 2007           | 2107                   |                   | 90.00 %        | 0.00 %        | 90  |     |                   | \$9,702              |
| B2020        | Exterior Windows                | \$9.20        | S.F. | 1,050 | 30   | 2007           | 2037                   |                   | 66.67 %        | 0.00 %        | 20  |     |                   | \$9,660              |
| B2030        | Exterior Doors                  | \$1.02        | S.F. | 1,050 | 30   | 2007           | 2037                   |                   | 66.67 %        | 0.00 %        | 20  |     |                   | \$1,071              |
| B3010140     | Asphalt Shingles                | \$4.32        | S.F. | 1,050 | 20   | 2007           | 2027                   |                   | 50.00 %        | 0.00 %        | 10  |     |                   | \$4,536              |
| C1010        | Partitions                      | \$10.59       | S.F. | 1,050 | 75   | 2007           | 2082                   |                   | 86.67 %        | 0.00 %        | 65  |     |                   | \$11,120             |
| C1020        | Interior Doors                  | \$2.48        | S.F. | 1,050 | 30   | 2007           | 2037                   |                   | 66.67 %        | 0.00 %        | 20  |     |                   | \$2,604              |
| C1030        | Fittings                        | \$9.54        | S.F. | 1,050 | 20   | 2007           | 2027                   |                   | 50.00 %        | 0.00 %        | 10  |     |                   | \$10,017             |
| C3010        | Wall Finishes                   | \$2.73        | S.F. | 1,050 | 10   | 2007           | 2017                   |                   | 0.00 %         | 109.98 %      | 0   |     | \$3,153.00        | \$2,867              |
| C3020        | Floor Finishes                  | \$11.15       | S.F. | 1,050 | 20   | 2007           | 2027                   |                   | 50.00 %        | 0.00 %        | 10  |     |                   | \$11,708             |
| C3030        | Ceiling Finishes                | \$10.74       | S.F. | 1,050 | 25   | 2007           | 2032                   |                   | 60.00 %        | 0.00 %        | 15  |     |                   | \$11,277             |
| D2010        | Plumbing Fixtures               | \$11.26       | S.F. | 1,050 | 30   | 2007           | 2037                   |                   | 66.67 %        | 0.00 %        | 20  |     |                   | \$11,823             |
| D2020        | Domestic Water Distribution     | \$0.96        | S.F. | 1,050 | 30   | 2007           | 2037                   |                   | 66.67 %        | 0.00 %        | 20  |     |                   | \$1,008              |
| D2030        | Sanitary Waste                  | \$1.52        | S.F. | 1,050 | 30   | 2007           | 2037                   |                   | 66.67 %        | 0.00 %        | 20  |     |                   | \$1,596              |
| D3040        | Distribution Systems            | \$6.02        | S.F. | 1,050 | 30   | 2007           | 2037                   |                   | 66.67 %        | 0.00 %        | 20  |     |                   | \$6,321              |
| D3050        | Terminal & Package Units        | \$13.09       | S.F. | 1,050 | 15   | 2007           | 2022                   |                   | 33.33 %        | 0.00 %        | 5   |     |                   | \$13,745             |
| D3060        | Controls & Instrumentation      | \$1.91        | S.F. | 1,050 | 20   | 2007           | 2027                   |                   | 50.00 %        | 0.00 %        | 10  |     |                   | \$2,006              |
| D5010        | Electrical Service/Distribution | \$1.65        | S.F. | 1,050 | 40   | 2007           | 2047                   |                   | 75.00 %        | 0.00 %        | 30  |     |                   | \$1,733              |
| D5020        | Branch Wiring                   | \$4.99        | S.F. | 1,050 | 30   | 2007           | 2037                   |                   | 66.67 %        | 0.00 %        | 20  |     |                   | \$5,240              |
| D5020        | Lighting                        | \$11.64       | S.F. | 1,050 | 30   | 2007           | 2037                   |                   | 66.67 %        | 0.00 %        | 20  |     |                   | \$12,222             |
| D5030910     | Fire Alarm Systems              | \$3.31        | S.F. | 1,050 | 15   | 2007           | 2022                   |                   | 33.33 %        | 0.00 %        | 5   |     |                   | \$3,476              |
| D5030920     | Data Communication              | \$4.30        | S.F. | 1,050 | 15   | 2007           | 2022                   |                   | 33.33 %        | 0.00 %        | 5   |     |                   | \$4,515              |
| D5090        | Other Electrical Systems        | \$0.33        | S.F. | 1,050 | 20   | 2007           | 2027                   |                   | 50.00 %        | 0.00 %        | 10  |     |                   | \$347                |
| E1020        | Institutional Equipment         | \$1.78        | S.F. | 1,050 | 20   | 2007           | 2027                   |                   | 50.00 %        | 0.00 %        | 10  |     |                   | \$1,869              |
| E2010        | Fixed Furnishings               | \$5.72        | S.F. | 1,050 | 20   | 2007           | 2027                   |                   | 50.00 %        | 0.00 %        | 10  |     |                   | \$6,006              |
| <b>Total</b> |                                 |               |      |       |      |                |                        |                   | <b>64.17 %</b> | <b>1.79 %</b> |     |     | <b>\$3,153.00</b> | <b>\$176,289</b>     |

## System Notes

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

**System:** B2010 - Exterior Walls



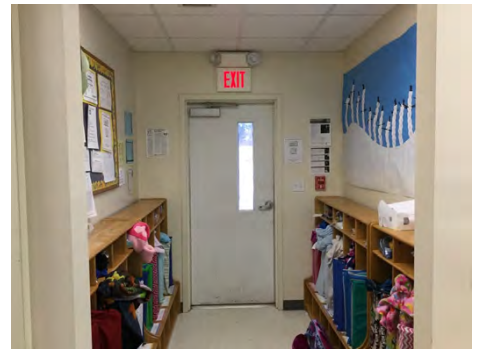
**Note:**

**System:** B2020 - Exterior Windows



**Note:**

**System:** B2030 - Exterior Doors



**Note:**

## Campus Assessment Report - 2007 PreK Building

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**System:** B3010140 - Asphalt Shingles



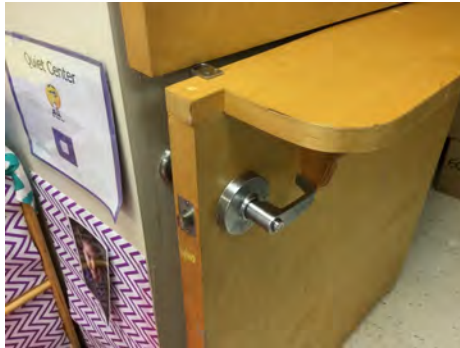
**Note:**

**System:** C1010 - Partitions



**Note:**

**System:** C1020 - Interior Doors



**Note:**

## Campus Assessment Report - 2007 PreK Building

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**System:** C1030 - Fittings



**Note:**

**System:** C3010 - Wall Finishes



**Note:**

**System:** C3020 - Floor Finishes



**Note:**

## Campus Assessment Report - 2007 PreK Building

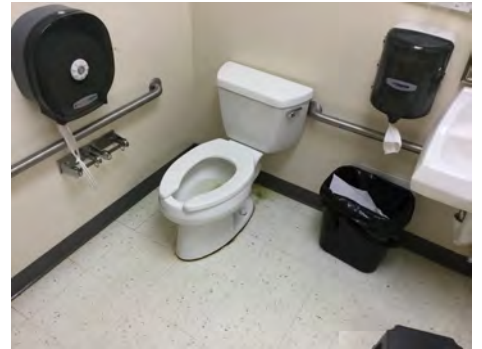
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**System:** C3030 - Ceiling Finishes



**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

**System:** D2020 - Domestic Water Distribution



**Note:**

## Campus Assessment Report - 2007 PreK Building

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**System:** D2030 - Sanitary Waste



**Note:**

**System:** D3040 - Distribution Systems



**Note:**

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



**Note:**



## Campus Assessment Report - 2007 PreK Building

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**System:** D3060 - Controls & Instrumentation



**Note:**

---

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



**Note:**

---

**System:** D5020 - Branch Wiring



**Note:**

## Campus Assessment Report - 2007 PreK Building

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**System:** D5020 - Lighting



**Note:**

**System:** D5030910 - Fire Alarm Systems



**Note:**

**System:** D5030920 - Data Communication



**Note:**

## Campus Assessment Report - 2007 PreK Building

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**System:** D5090 - Other Electrical Systems



**Note:**

**System:** E1020 - Institutional Equipment



**Note:**

**System:** E2010 - Fixed Furnishings



**Note:**

## Renewal Schedule

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

*Inflation Rate: 3%*

| System                                | Current Deficiencies | 2018       | 2019       | 2020       | 2021       | 2022            | 2023       | 2024       | 2025       | 2026       | 2027            | Total           |
|---------------------------------------|----------------------|------------|------------|------------|------------|-----------------|------------|------------|------------|------------|-----------------|-----------------|
| <b>Total:</b>                         | <b>\$3,153</b>       | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$27,717</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$60,373</b> | <b>\$91,243</b> |
| <b>* A - Substructure</b>             | \$0                  | \$0        | \$0        | \$0        | \$0        | \$0             | \$0        | \$0        | \$0        | \$0        | \$0             | \$0             |
| <b>* A10 - Foundations</b>            | \$0                  | \$0        | \$0        | \$0        | \$0        | \$0             | \$0        | \$0        | \$0        | \$0        | \$0             | \$0             |
| <b>* A1010 - Standard Foundations</b> | \$0                  | \$0        | \$0        | \$0        | \$0        | \$0             | \$0        | \$0        | \$0        | \$0        | \$0             | \$0             |
| <b>* A1030 - Slab on Grade</b>        | \$0                  | \$0        | \$0        | \$0        | \$0        | \$0             | \$0        | \$0        | \$0        | \$0        | \$0             | \$0             |
| <b>B - Shell</b>                      | \$0                  | \$0        | \$0        | \$0        | \$0        | \$0             | \$0        | \$0        | \$0        | \$0        | \$0             | \$0             |
| <b>B10 - Superstructure</b>           | \$0                  | \$0        | \$0        | \$0        | \$0        | \$0             | \$0        | \$0        | \$0        | \$0        | \$0             | \$0             |
| <b>* B1020 - Roof Construction</b>    | \$0                  | \$0        | \$0        | \$0        | \$0        | \$0             | \$0        | \$0        | \$0        | \$0        | \$0             | \$0             |
| <b>B20 - Exterior Enclosure</b>       | \$0                  | \$0        | \$0        | \$0        | \$0        | \$0             | \$0        | \$0        | \$0        | \$0        | \$0             | \$0             |
| <b>* B2010 - Exterior Walls</b>       | \$0                  | \$0        | \$0        | \$0        | \$0        | \$0             | \$0        | \$0        | \$0        | \$0        | \$0             | \$0             |
| <b>B2020 - Exterior Windows</b>       | \$0                  | \$0        | \$0        | \$0        | \$0        | \$0             | \$0        | \$0        | \$0        | \$0        | \$0             | \$0             |
| <b>B2030 - Exterior Doors</b>         | \$0                  | \$0        | \$0        | \$0        | \$0        | \$0             | \$0        | \$0        | \$0        | \$0        | \$0             | \$0             |
| <b>B30 - Roofing</b>                  | \$0                  | \$0        | \$0        | \$0        | \$0        | \$0             | \$0        | \$0        | \$0        | \$0        | \$0             | \$0             |
| <b>B3010 - Roof Coverings</b>         | \$0                  | \$0        | \$0        | \$0        | \$0        | \$0             | \$0        | \$0        | \$0        | \$0        | \$0             | \$0             |
| <b>B3010140 - Asphalt Shingles</b>    | \$0                  | \$0        | \$0        | \$0        | \$0        | \$0             | \$0        | \$0        | \$0        | \$0        | \$8,901         | <b>\$8,901</b>  |
| <b>C - Interiors</b>                  | \$0                  | \$0        | \$0        | \$0        | \$0        | \$0             | \$0        | \$0        | \$0        | \$0        | \$0             | \$0             |
| <b>C10 - Interior Construction</b>    | \$0                  | \$0        | \$0        | \$0        | \$0        | \$0             | \$0        | \$0        | \$0        | \$0        | \$0             | \$0             |
| <b>* C1010 - Partitions</b>           | \$0                  | \$0        | \$0        | \$0        | \$0        | \$0             | \$0        | \$0        | \$0        | \$0        | \$0             | \$0             |
| <b>C1020 - Interior Doors</b>         | \$0                  | \$0        | \$0        | \$0        | \$0        | \$0             | \$0        | \$0        | \$0        | \$0        | \$0             | \$0             |
| <b>C1030 - Fittings</b>               | \$0                  | \$0        | \$0        | \$0        | \$0        | \$0             | \$0        | \$0        | \$0        | \$0        | \$14,809        | <b>\$14,809</b> |
| <b>C30 - Interior Finishes</b>        | \$0                  | \$0        | \$0        | \$0        | \$0        | \$0             | \$0        | \$0        | \$0        | \$0        | \$0             | \$0             |
| <b>C3010 - Wall Finishes</b>          | \$3,153              | \$0        | \$0        | \$0        | \$0        | \$0             | \$0        | \$0        | \$0        | \$0        | \$4,237         | <b>\$7,390</b>  |
| <b>C3020 - Floor Finishes</b>         | \$0                  | \$0        | \$0        | \$0        | \$0        | \$0             | \$0        | \$0        | \$0        | \$0        | \$17,307        | <b>\$17,307</b> |
| <b>C3030 - Ceiling Finishes</b>       | \$0                  | \$0        | \$0        | \$0        | \$0        | \$0             | \$0        | \$0        | \$0        | \$0        | \$0             | \$0             |
| <b>D - Services</b>                   | \$0                  | \$0        | \$0        | \$0        | \$0        | \$0             | \$0        | \$0        | \$0        | \$0        | \$0             | \$0             |
| <b>D20 - Plumbing</b>                 | \$0                  | \$0        | \$0        | \$0        | \$0        | \$0             | \$0        | \$0        | \$0        | \$0        | \$0             | \$0             |

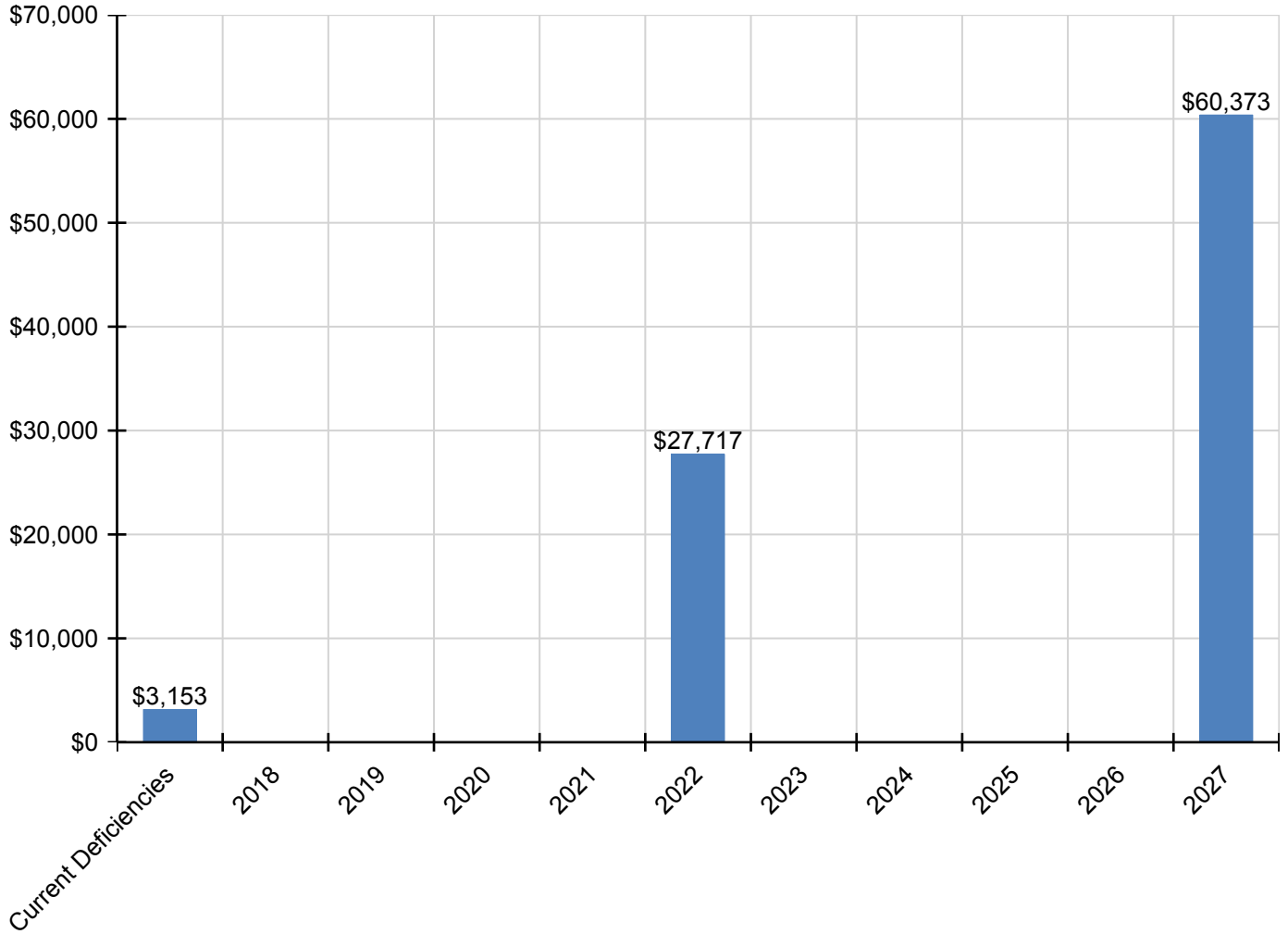
## Campus Assessment Report - 2007 PreK Building

|   |     |     |     |     |     |          |     |     |     |     |     |         |          |
|---|-----|-----|-----|-----|-----|----------|-----|-----|-----|-----|-----|---------|----------|
| D2010 - Plumbing Fixtures               | \$0 | \$0 | \$0 | \$0 | \$0 | \$0      | \$0 | \$0 | \$0 | \$0 | \$0 | \$0     | \$0      |
| D2020 - Domestic Water Distribution     | \$0 | \$0 | \$0 | \$0 | \$0 | \$0      | \$0 | \$0 | \$0 | \$0 | \$0 | \$0     | \$0      |
| D2030 - Sanitary Waste                  | \$0 | \$0 | \$0 | \$0 | \$0 | \$0      | \$0 | \$0 | \$0 | \$0 | \$0 | \$0     | \$0      |
| D30 - HVAC                              | \$0 | \$0 | \$0 | \$0 | \$0 | \$0      | \$0 | \$0 | \$0 | \$0 | \$0 | \$0     | \$0      |
| D3040 - Distribution Systems            | \$0 | \$0 | \$0 | \$0 | \$0 | \$0      | \$0 | \$0 | \$0 | \$0 | \$0 | \$0     | \$0      |
| D3050 - Terminal & Package Units        | \$0 | \$0 | \$0 | \$0 | \$0 | \$17,527 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0     | \$17,527 |
| D3060 - Controls & Instrumentation      | \$0 | \$0 | \$0 | \$0 | \$0 | \$0      | \$0 | \$0 | \$0 | \$0 | \$0 | \$2,965 | \$2,965  |
| D50 - Electrical                        | \$0 | \$0 | \$0 | \$0 | \$0 | \$0      | \$0 | \$0 | \$0 | \$0 | \$0 | \$0     | \$0      |
| D5010 - Electrical Service/Distribution | \$0 | \$0 | \$0 | \$0 | \$0 | \$0      | \$0 | \$0 | \$0 | \$0 | \$0 | \$0     | \$0      |
| D5020 - Branch Wiring                   | \$0 | \$0 | \$0 | \$0 | \$0 | \$0      | \$0 | \$0 | \$0 | \$0 | \$0 | \$0     | \$0      |
| D5020 - Lighting                        | \$0 | \$0 | \$0 | \$0 | \$0 | \$0      | \$0 | \$0 | \$0 | \$0 | \$0 | \$0     | \$0      |
| D5030 - Communications and Security     | \$0 | \$0 | \$0 | \$0 | \$0 | \$0      | \$0 | \$0 | \$0 | \$0 | \$0 | \$0     | \$0      |
| D5030910 - Fire Alarm Systems           | \$0 | \$0 | \$0 | \$0 | \$0 | \$4,432  | \$0 | \$0 | \$0 | \$0 | \$0 | \$0     | \$4,432  |
| D5030920 - Data Communication           | \$0 | \$0 | \$0 | \$0 | \$0 | \$5,758  | \$0 | \$0 | \$0 | \$0 | \$0 | \$0     | \$5,758  |
| D5090 - Other Electrical Systems        | \$0 | \$0 | \$0 | \$0 | \$0 | \$0      | \$0 | \$0 | \$0 | \$0 | \$0 | \$512   | \$512    |
| E - Equipment & Furnishings             | \$0 | \$0 | \$0 | \$0 | \$0 | \$0      | \$0 | \$0 | \$0 | \$0 | \$0 | \$0     | \$0      |
| E10 - Equipment                         | \$0 | \$0 | \$0 | \$0 | \$0 | \$0      | \$0 | \$0 | \$0 | \$0 | \$0 | \$0     | \$0      |
| E1020 - Institutional Equipment         | \$0 | \$0 | \$0 | \$0 | \$0 | \$0      | \$0 | \$0 | \$0 | \$0 | \$0 | \$2,763 | \$2,763  |
| E20 - Furnishings                       | \$0 | \$0 | \$0 | \$0 | \$0 | \$0      | \$0 | \$0 | \$0 | \$0 | \$0 | \$0     | \$0      |
| E2010 - Fixed Furnishings               | \$0 | \$0 | \$0 | \$0 | \$0 | \$0      | \$0 | \$0 | \$0 | \$0 | \$0 | \$8,879 | \$8,879  |

\* Indicates non-renewable system

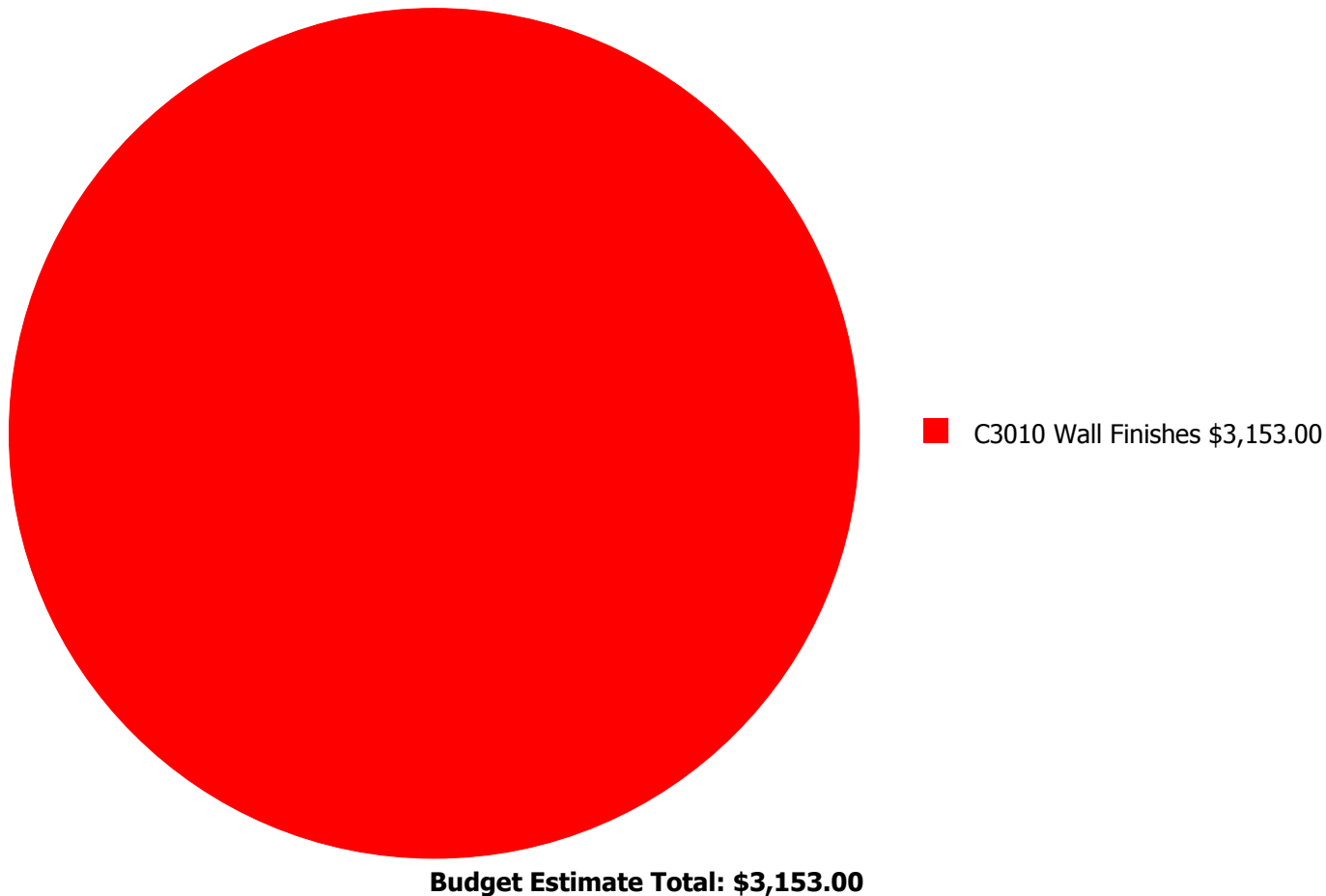
## Forecasted Capital Renewal Requirement

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



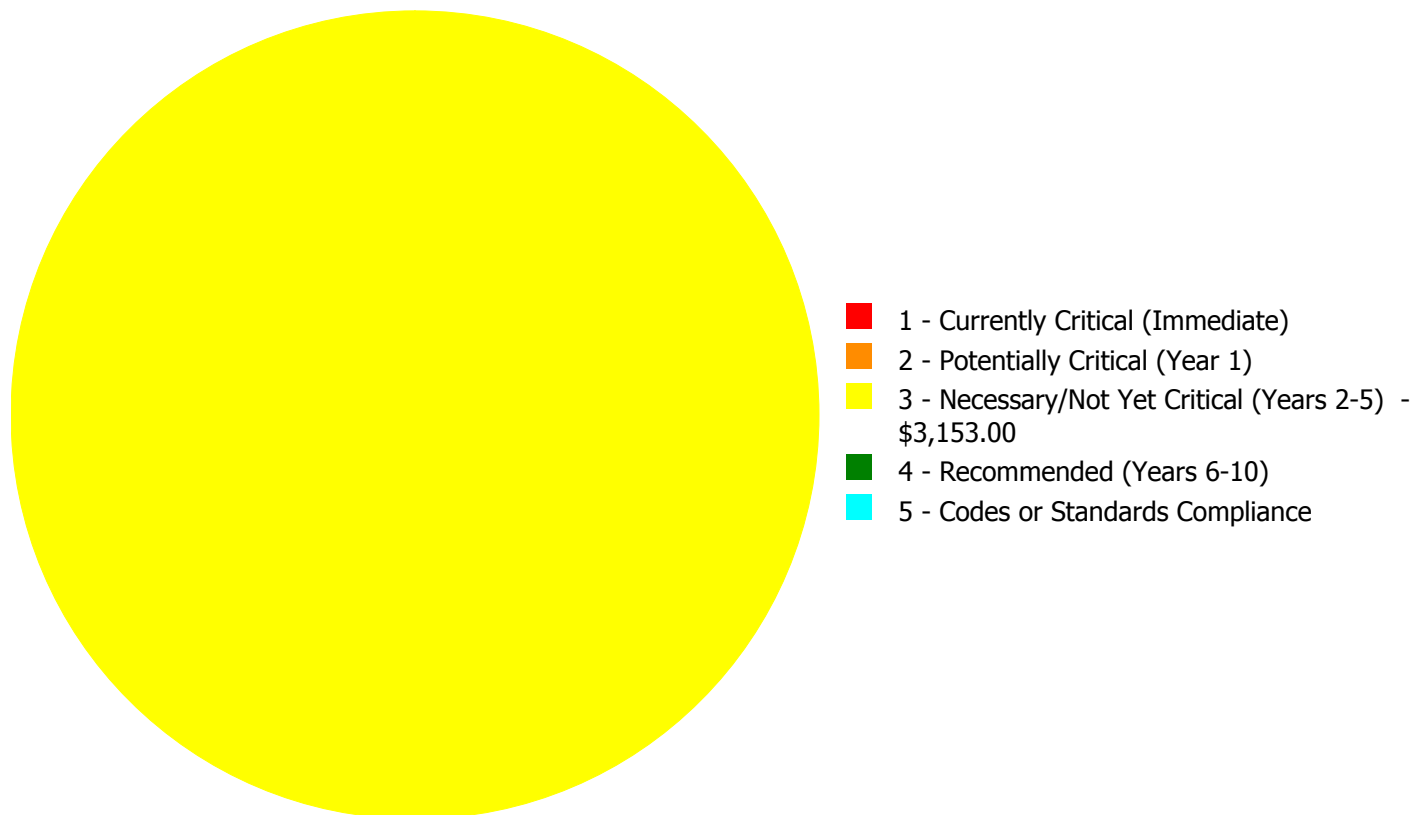
## Deficiency Summary by System

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



## Deficiency Summary by Priority

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



**Budget Estimate Total: \$3,153.00**



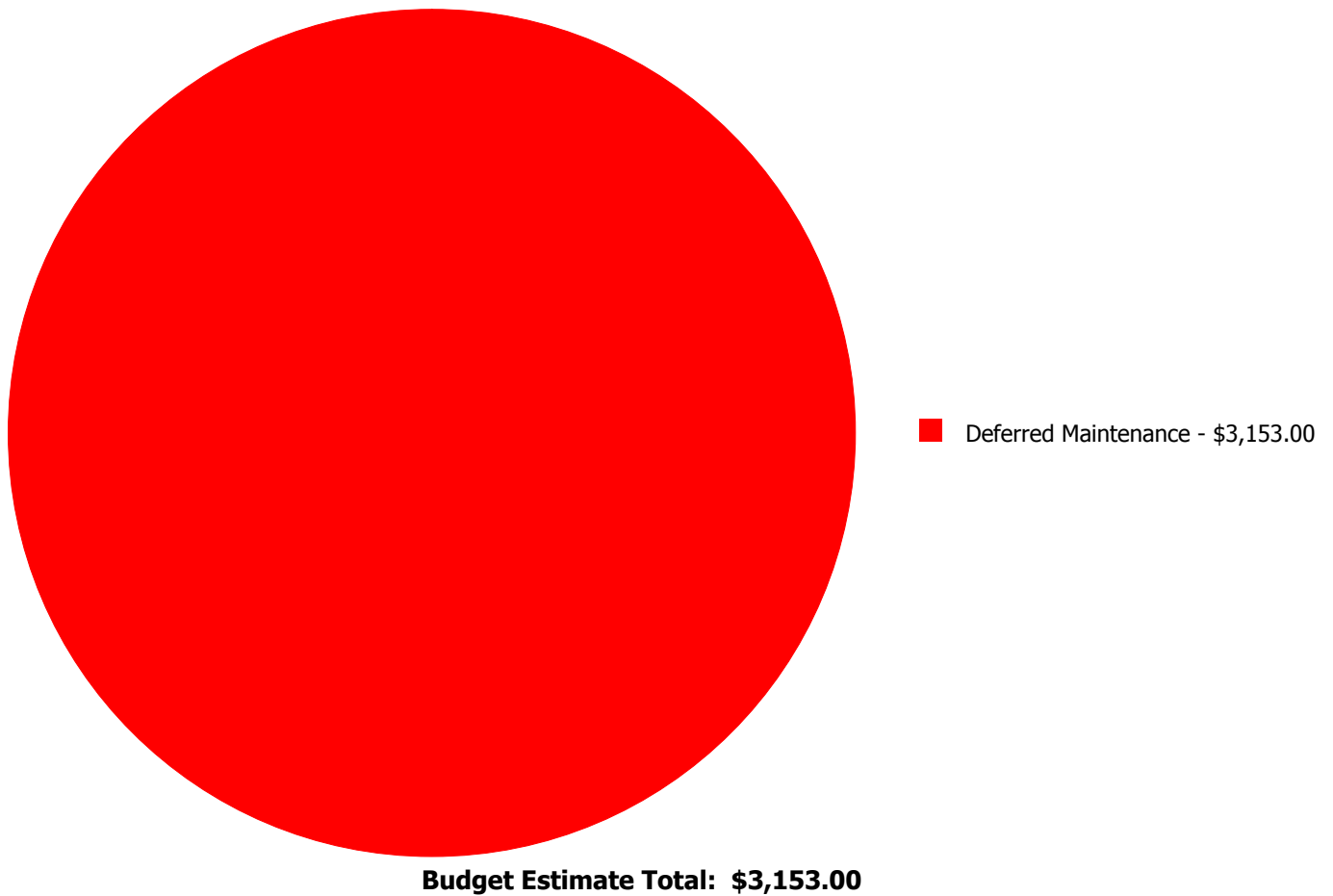
## Deficiency By Priority Investment Table

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                            | \$3,153.00                                 | \$0.00                       | \$0.00                            | \$3,153.00 |
|             | <b>Total:</b>      | \$0.00                             | \$0.00                            | \$3,153.00                                 | \$0.00                       | \$0.00                            | \$3,153.00 |

## Deficiency Summary by Category

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



## Deficiency Details by Priority

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

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

#### System: C3010 - Wall Finishes



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1,050.00  
**Unit of Measure:** S.F.  
**Estimate:** \$3,153.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/19/2017

**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:          | ES -Elementary School |
| Gross Area (SF):   | 78,630                |
| Year Built:        | 1970                  |
| Last Renovation:   | 1997                  |
| Replacement Value: | \$2,314,081           |
| Repair Cost:       | \$530,202.00          |
| Total FCI:         | 22.91 %               |
| Total RSLI:        | 30.42 %               |
| FCA Score:         | 77.09                 |



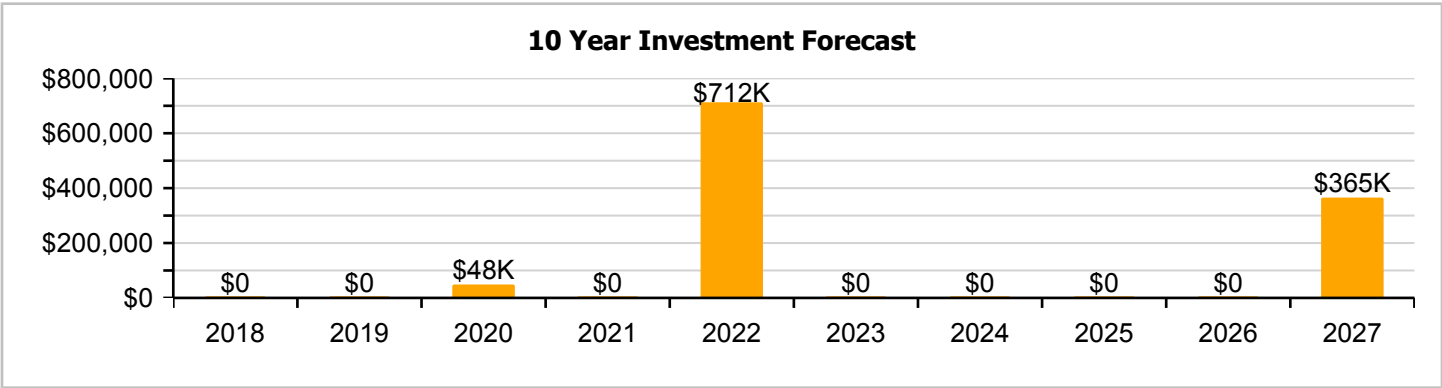
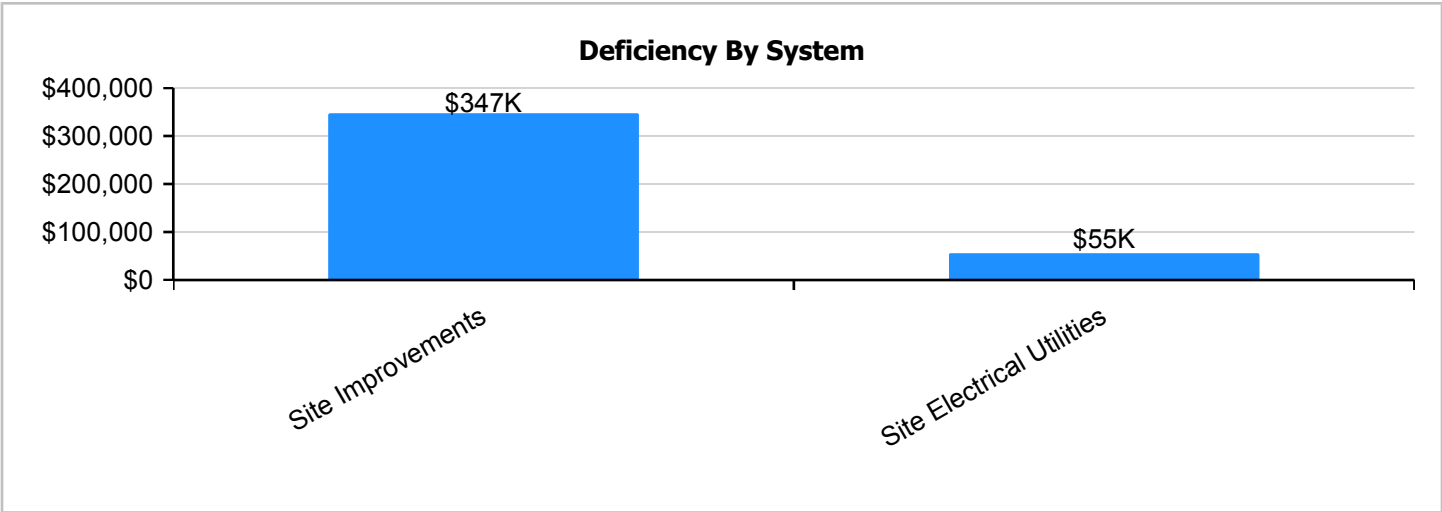
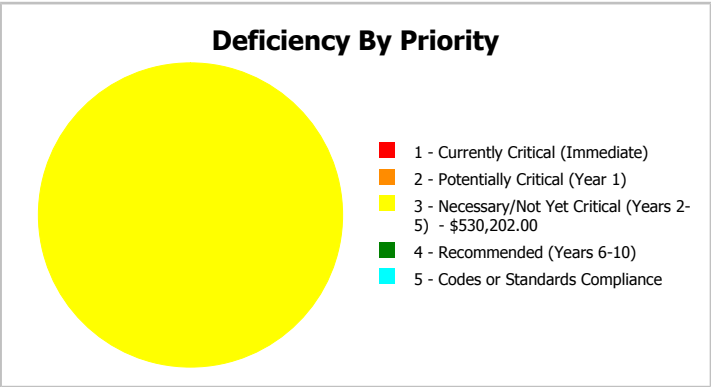
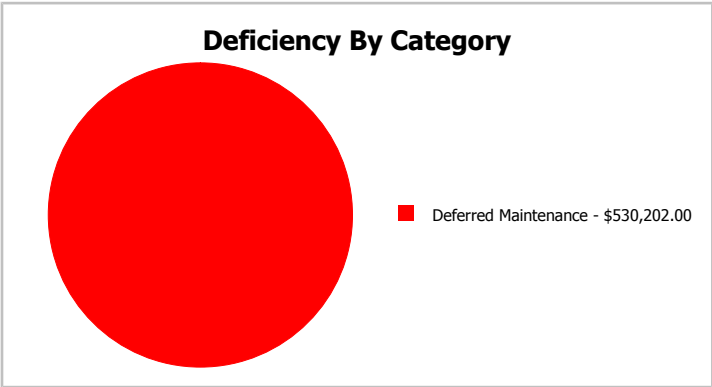
**Description:**

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:        | 78,630      |
| Year Built:  | 1970                  | Last Renovation:   | 1997        |
| Repair Cost: | \$530,202             | Replacement Value: | \$2,314,081 |
| FCI:         | 22.91 %               | RSLI%:             | 30.42 %     |



## 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         | 14.18 %        | 33.44 %        | \$457,548.00        |
| G30 - Site Mechanical Utilities | 60.00 %        | 0.00 %         | \$0.00              |
| G40 - Site Electrical Utilities | 40.18 %        | 24.97 %        | \$72,654.00         |
| <b>Totals:</b>                  | <b>30.42 %</b> | <b>22.91 %</b> | <b>\$530,202.00</b> |

## Photo Album

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

- 1). Aerial Image of Pinebrook Elementary School - Feb 24, 2017



### Condition Detail

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

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



## System Listing

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

| System Code  | System Description              | Unit Price \$ | UoM  | Qty    | Life | Year Installed | Calc Next Renewal Year | Next Renewal Year | RSLI%          | FCI%           | RSL | eCR | Deficiency \$       | Replacement Value \$ |
|--------------|---------------------------------|---------------|------|--------|------|----------------|------------------------|-------------------|----------------|----------------|-----|-----|---------------------|----------------------|
| G2010        | Roadways                        | \$3.81        | S.F. | 78,630 | 25   | 1997           | 2022                   |                   | 20.00 %        | 0.00 %         | 5   |     |                     | \$299,580            |
| G2020        | Parking Lots                    | \$1.33        | S.F. | 78,630 | 25   | 1997           | 2022                   |                   | 20.00 %        | 0.00 %         | 5   |     |                     | \$104,578            |
| G2030        | Pedestrian Paving               | \$1.91        | S.F. | 78,630 | 30   | 1997           | 2027                   |                   | 33.33 %        | 0.00 %         | 10  |     |                     | \$150,183            |
| G2040105     | Fence & Guardrails              | \$1.23        | S.F. | 78,630 | 30   | 1997           | 2027                   |                   | 33.33 %        | 0.00 %         | 10  |     |                     | \$96,715             |
| G2040950     | Canopies                        | \$0.44        | S.F. | 78,630 | 25   | 1997           | 2022                   |                   | 20.00 %        | 0.00 %         | 5   |     |                     | \$34,597             |
| G2040950     | Covered Walkways                | \$1.52        | S.F. | 78,630 | 25   | 1997           | 2022                   |                   | 20.00 %        | 0.00 %         | 5   |     |                     | \$119,518            |
| G2040950     | Hard Surface Play Area          | \$0.75        | S.F. | 78,630 | 20   | 1997           | 2017                   |                   | 0.00 %         | 110.00 %       | 0   |     | \$64,870.00         | \$58,973             |
| G2040950     | Playing Field                   | \$4.54        | S.F. | 78,630 | 20   | 1997           | 2017                   |                   | 0.00 %         | 110.00 %       | 0   |     | \$392,678.00        | \$356,980            |
| G2050        | Landscaping                     | \$1.87        | S.F. | 78,630 | 15   | 1970           | 1985                   |                   | 0.00 %         | 0.00 %         | -32 |     |                     | \$147,038            |
| G3010        | Water Supply                    | \$2.34        | S.F. | 78,630 | 50   | 1997           | 2047                   |                   | 60.00 %        | 0.00 %         | 30  |     |                     | \$183,994            |
| G3020        | Sanitary Sewer                  | \$1.45        | S.F. | 78,630 | 50   | 1997           | 2047                   |                   | 60.00 %        | 0.00 %         | 30  |     |                     | \$114,014            |
| G3030        | Storm Sewer                     | \$4.54        | S.F. | 78,630 | 50   | 1997           | 2047                   |                   | 60.00 %        | 0.00 %         | 30  |     |                     | \$356,980            |
| G4010        | Electrical Distribution         | \$2.35        | S.F. | 78,630 | 50   | 1997           | 2047                   |                   | 60.00 %        | 0.00 %         | 30  |     |                     | \$184,781            |
| G4030        | Site Communications & Security  | \$0.84        | S.F. | 78,630 | 15   | 1997           | 2012                   |                   | 0.00 %         | 110.00 %       | -5  |     | \$72,654.00         | \$66,049             |
| G4090        | Other Site Electrical Utilities | \$0.51        | S.F. | 78,630 | 20   | 1997           | 2017                   | 2020              | 15.00 %        | 0.00 %         | 3   |     |                     | \$40,101             |
| <b>Total</b> |                                 |               |      |        |      |                |                        |                   | <b>30.42 %</b> | <b>22.91 %</b> |     |     | <b>\$530,202.00</b> | <b>\$2,314,081</b>   |

## System Notes

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

**System:** G2010 - Roadways



**Note:**

**System:** G2020 - Parking Lots



**Note:**

**System:** G2030 - Pedestrian Paving



**Note:**

## Campus Assessment Report - Site

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**System:** G2040105 - Fence & Guardrails



**Note:**

**System:** G2040950 - Canopies



**Note:**

**System:** G2040950 - Covered Walkways



**Note:**

## Campus Assessment Report - Site

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**System:** G2040950 - Hard Surface Play Area



**Note:**

**System:** G2040950 - Playing Field



**Note:**

**System:** G2050 - Landscaping



**Note:**

## Campus Assessment Report - Site

**System:** G3010 - Water Supply



**Note:**

**System:** G3020 - Sanitary Sewer



**Note:**

**System:** G3030 - Storm Sewer



**Note:**

## Campus Assessment Report - Site

---

**System:** G4010 - Electrical Distribution



**Note:**

**System:** G4030 - Site Communications & Security



**Note:**

**System:** G4090 - Other Site Electrical Utilities



**Note:**

## Renewal Schedule

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

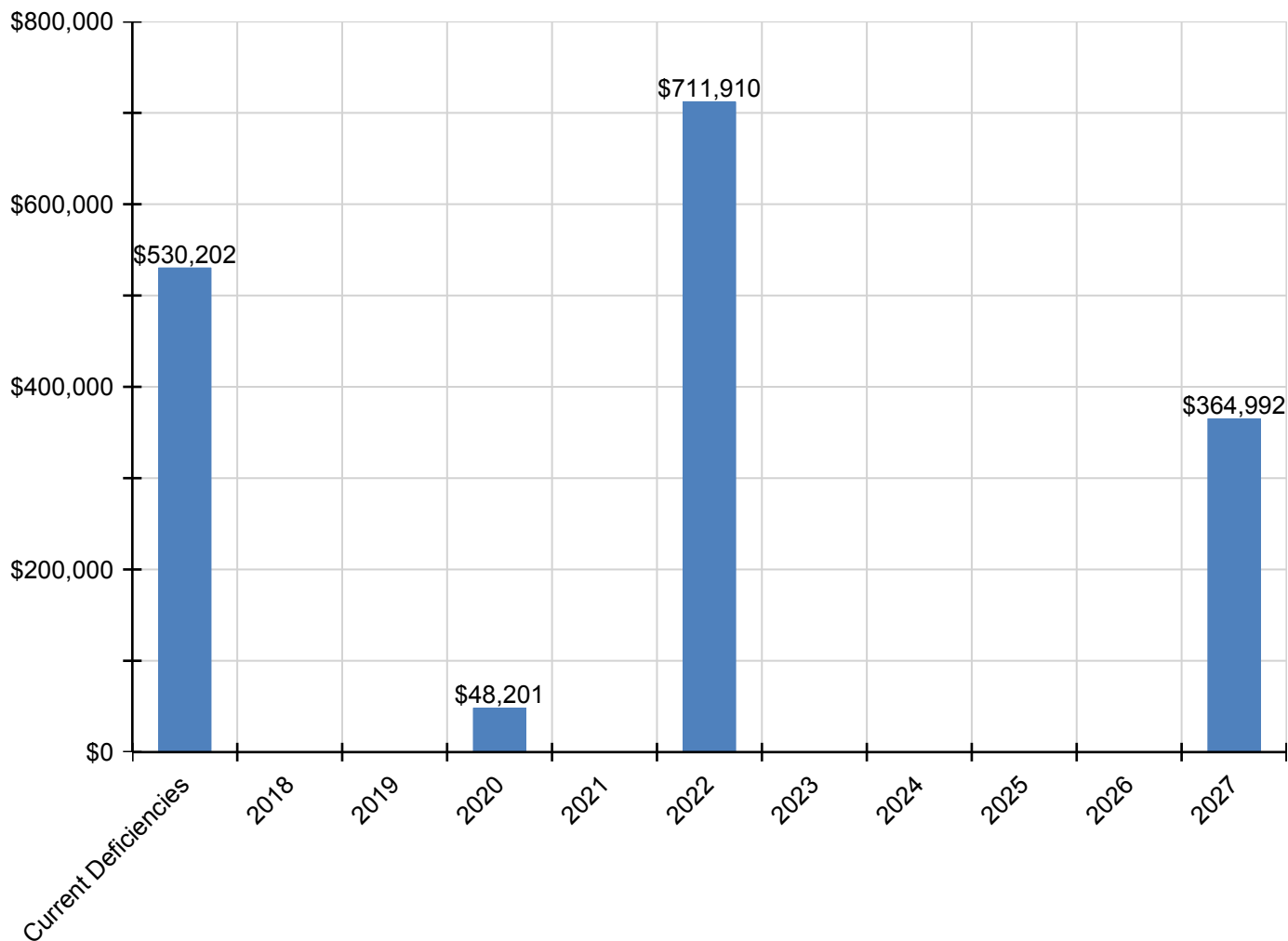
*Inflation Rate: 3%*

| System  | Current Deficiencies | 2018       | 2019       | 2020            | 2021       | 2022             | 2023       | 2024       | 2025       | 2026       | 2027             | Total              |
|---|----------------------|------------|------------|-----------------|------------|------------------|------------|------------|------------|------------|------------------|--------------------|
| <b>Total:</b>                                     | <b>\$530,202</b>     | <b>\$0</b> | <b>\$0</b> | <b>\$48,201</b> | <b>\$0</b> | <b>\$711,910</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$364,992</b> | <b>\$1,655,305</b> |
| <b>G - Building Sitework</b>                      | \$0                  | \$0        | \$0        | \$0             | \$0        | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | <b>\$0</b>         |
| <b>G20 - Site Improvements</b>                    | \$0                  | \$0        | \$0        | \$0             | \$0        | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | <b>\$0</b>         |
| <b>G2010 - Roadways</b>                           | \$0                  | \$0        | \$0        | \$0             | \$0        | \$382,025        | \$0        | \$0        | \$0        | \$0        | \$0              | <b>\$382,025</b>   |
| <b>G2020 - Parking Lots</b>                       | \$0                  | \$0        | \$0        | \$0             | \$0        | \$133,358        | \$0        | \$0        | \$0        | \$0        | \$0              | <b>\$133,358</b>   |
| <b>G2030 - Pedestrian Paving</b>                  | \$0                  | \$0        | \$0        | \$0             | \$0        | \$0              | \$0        | \$0        | \$0        | \$0        | \$222,018        | <b>\$222,018</b>   |
| <b>G2040 - Site Development</b>                   | \$0                  | \$0        | \$0        | \$0             | \$0        | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | <b>\$0</b>         |
| <b>G2040105 - Fence &amp; Guardrails</b>          | \$0                  | \$0        | \$0        | \$0             | \$0        | \$0              | \$0        | \$0        | \$0        | \$0        | \$142,974        | <b>\$142,974</b>   |
| <b>G2040950 - Canopies</b>                        | \$0                  | \$0        | \$0        | \$0             | \$0        | \$44,118         | \$0        | \$0        | \$0        | \$0        | \$0              | <b>\$44,118</b>    |
| <b>G2040950 - Covered Walkways</b>                | \$0                  | \$0        | \$0        | \$0             | \$0        | \$152,409        | \$0        | \$0        | \$0        | \$0        | \$0              | <b>\$152,409</b>   |
| <b>G2040950 - Hard Surface Play Area</b>          | \$64,870             | \$0        | \$0        | \$0             | \$0        | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | <b>\$64,870</b>    |
| <b>G2040950 - Playing Field</b>                   | \$392,678            | \$0        | \$0        | \$0             | \$0        | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | <b>\$392,678</b>   |
| <b>* G2050 - Landscaping</b>                      | \$0                  | \$0        | \$0        | \$0             | \$0        | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | <b>\$0</b>         |
| <b>G30 - Site Mechanical Utilities</b>            | \$0                  | \$0        | \$0        | \$0             | \$0        | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | <b>\$0</b>         |
| <b>G3010 - Water Supply</b>                       | \$0                  | \$0        | \$0        | \$0             | \$0        | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | <b>\$0</b>         |
| <b>G3020 - Sanitary Sewer</b>                     | \$0                  | \$0        | \$0        | \$0             | \$0        | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | <b>\$0</b>         |
| <b>G3030 - Storm Sewer</b>                        | \$0                  | \$0        | \$0        | \$0             | \$0        | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | <b>\$0</b>         |
| <b>G40 - Site Electrical Utilities</b>            | \$0                  | \$0        | \$0        | \$0             | \$0        | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | <b>\$0</b>         |
| <b>G4010 - Electrical Distribution</b>            | \$0                  | \$0        | \$0        | \$0             | \$0        | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | <b>\$0</b>         |
| <b>G4030 - Site Communications &amp; Security</b> | \$72,654             | \$0        | \$0        | \$0             | \$0        | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | <b>\$72,654</b>    |
| <b>G4090 - Other Site Electrical Utilities</b>    | \$0                  | \$0        | \$0        | \$48,201        | \$0        | \$0              | \$0        | \$0        | \$0        | \$0        | \$0              | <b>\$48,201</b>    |

*\* Indicates non-renewable system*

## Forecasted Capital Renewal Requirement

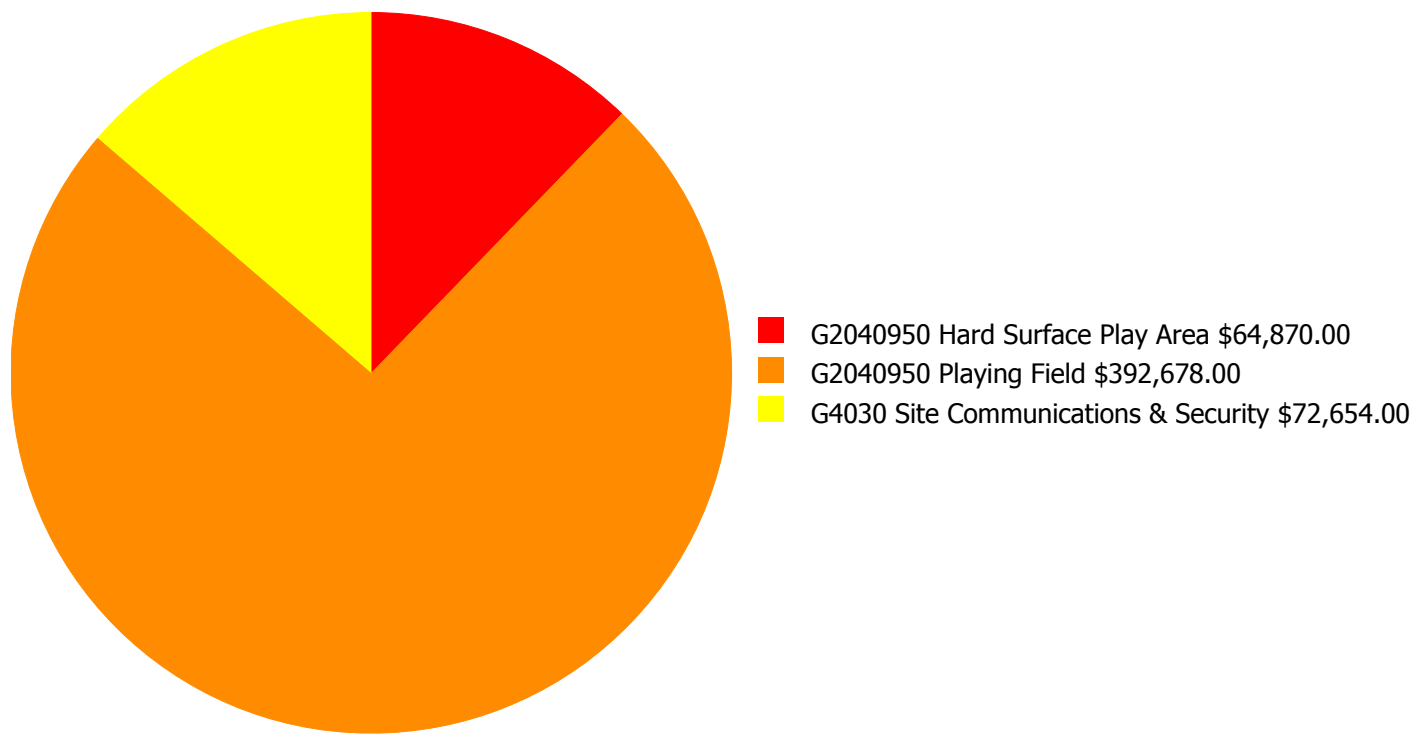
The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.





## Deficiency Summary by System

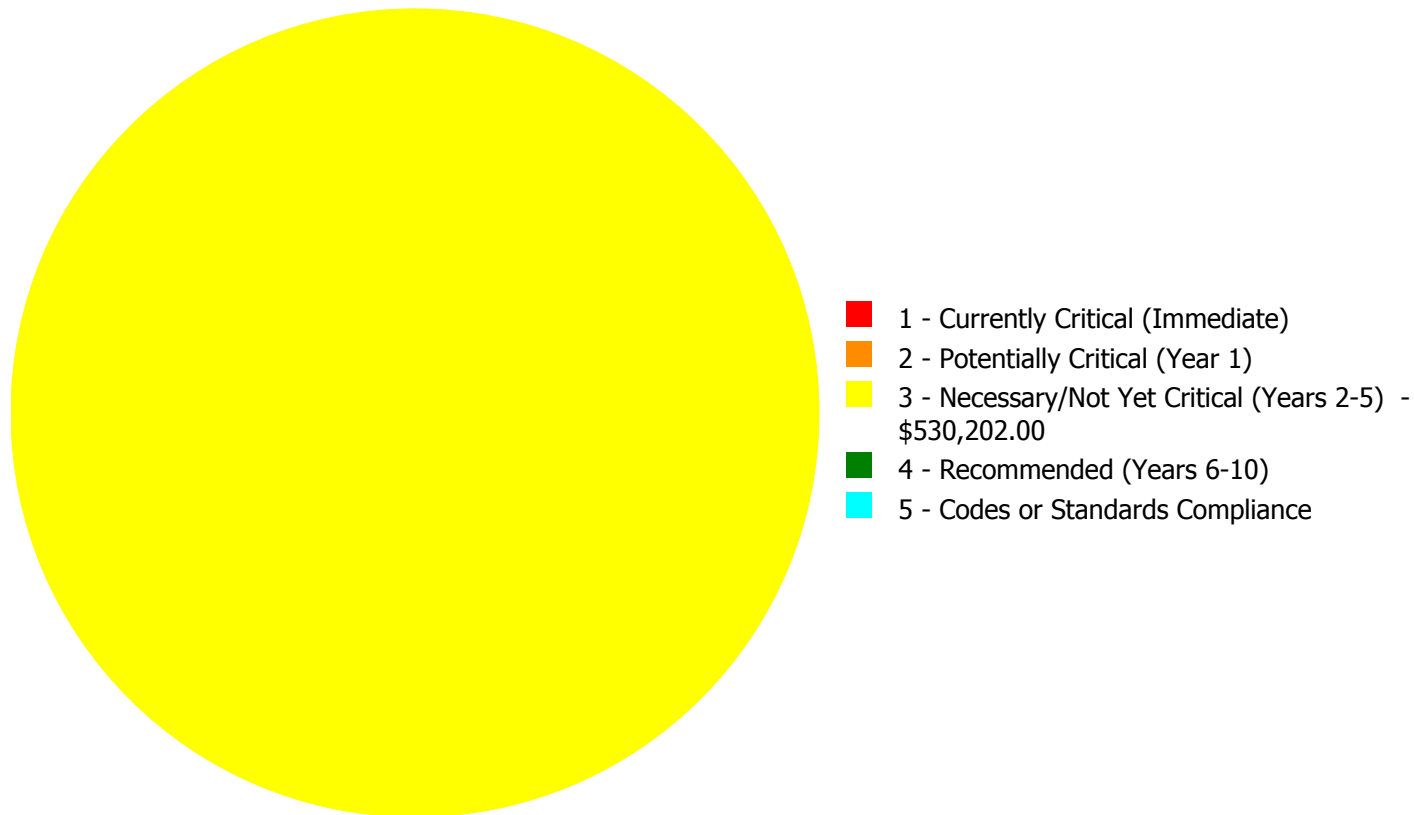
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$530,202.00**

## 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: \$530,202.00**

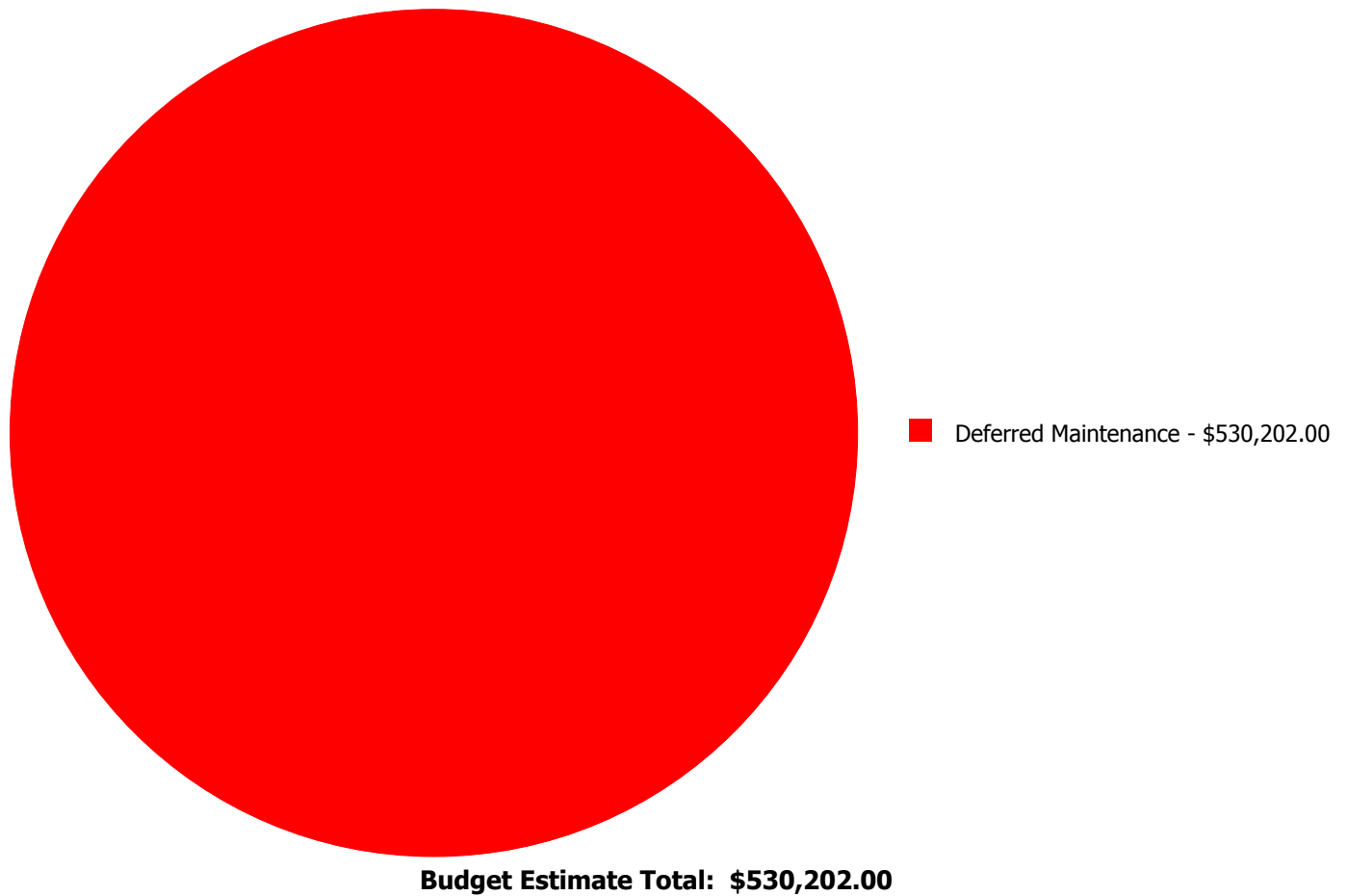
## Deficiency By Priority Investment Table

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    | Hard Surface Play Area         | \$0.00                             | \$0.00                            | \$64,870.00                                | \$0.00                       | \$0.00                            | \$64,870.00  |
| G2040950    | Playing Field                  | \$0.00                             | \$0.00                            | \$392,678.00                               | \$0.00                       | \$0.00                            | \$392,678.00 |
| G4030       | Site Communications & Security | \$0.00                             | \$0.00                            | \$72,654.00                                | \$0.00                       | \$0.00                            | \$72,654.00  |
|             | <b>Total:</b>                  | \$0.00                             | \$0.00                            | \$530,202.00                               | \$0.00                       | \$0.00                            | \$530,202.00 |

## Deficiency Summary by Category

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



## Deficiency Details by Priority

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

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

#### System: G2040950 - Hard Surface Play Area



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 78,630.00  
**Unit of Measure:** S.F.  
**Estimate:** \$64,870.00  
**Assessor Name:** Somnath Das  
**Date Created:** 01/19/2017

**Notes:** System is beyond service life and should be replaced.

#### 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:** 78,630.00  
**Unit of Measure:** S.F.  
**Estimate:** \$392,678.00  
**Assessor Name:** Somnath Das  
**Date Created:** 01/19/2017

**Notes:** System is beyond service life and should be replaced.

**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:** 78,630.00  
**Unit of Measure:** S.F.  
**Estimate:** \$72,654.00  
**Assessor Name:** Somnath Das  
**Date Created:** 01/19/2017

**Notes:** System is beyond service life and should be replaced.

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