

NC School District/300 Davie County/High School

Central Davie Academy

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):	44,558
Year Built:	1949
Last Renovation:	
Replacement Value:	\$10,372,576
Repair Cost:	\$1,060,548.56
Total FCI:	10.22 %
Total RSLI:	44.34 %
FCA Score:	89.78



Description:

GENERAL

Central Davie Academy alternative high school is located at 160 Campbell Road in, Mocksville, North Carolina. The 1 story 14,787 square foot building was originally constructed in 1949. A 2,400 square foot kitchen addition was built in 1960. For assessment purposes, the addition and original building are considered a one. Also on the site is a 2 story 27,371 square foot gym building constructed in 1960. An enclosure for a wheelchair lift/elevator was constructed at the northwest end of the main corridor. It appears that the one story pre-school located at the northwest end of the building is an addition; the preschool and the elevator addition will be considered one with the original gym building for assessment purposes. Also on the site is a District administration building that is not included in the scope of this assessment.

This report contains condition and adequacy data collected during the 2016-2017 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site and building elements.

A. SUBSTRUCTURE

The main building rests on standard cast-in-place concrete foundations. The building has a partial basement that was used as a boiler room. The original main building has a crawlspace. The kitchen addition has slab-on-grade construction.

B. SUPERSTRUCTURE

Floor construction at the original building is wood frame. At the gym building floor construction is pre-cast concrete plank with concrete topping. Roof construction is wood at the original building, pre-cast concrete plank in the classroom wing of the gym building, and steel frame with tectum decking at the gym. The exterior envelope is composed of walls of brick at the original building, and brick veneer on CMU backup at the gym. Exterior windows are painted aluminum frame with fixed insulated panes. Exterior doors are aluminum and hollow metal steel mostly with glazing. Roofing is steep asphalt shingle with gutters and downspouts at the original building, and low slope single ply membrane at the addition and gym draining to gutters and downspouts. Roof access is via portable ladder. The gym building has 2 x 2 domed skylights. Most building entrances appear to comply with ADA requirements.

C. INTERIORS

Interior partitions are typically plaster on wood studs at the original building and CMU at the gym building. Interior doors are generally solid core wood with hollow metal frames and mostly with glazing. Interior fittings include: white boards; graphics and identifying devices; and toilet accessories and toilet partitions. Interior wall finishes are typically paint. There is ceramic tile at restrooms. Floor finishes in corridors and classrooms of the original building are carpet. Other floor finishes include wood in the auditorium and stage, ceramic tile in restrooms and the kitchen, and vinyl composition tile in most of the gym building. VAT is also present in the gym building. Ceiling finishes throughout the main building are typically 2 x 4 suspended acoustical tile. The gym building ceilings are typically painted exposed structure.

D. SERVICES

CONVEYING: The gym building has a 2-stop wheelchair lift.

PLUMBING: Plumbing fixtures are typically low-flow fixtures with manual control valves. Domestic water distribution

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is plastic with electric. The sanitary waste system is PVC in renovated areas and is assumed to be cast iron elsewhere.

HVAC: Heating and cooling is provided by wall/window mounted and ground mounted package units and heat pumps. The heating/cooling distribution system is a ductwork system utilizing air handling units and package units. Fresh air is supplied by package units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas of renovated spaces. Controls and instrumentation are digital and are centrally controlled by an energy management system. The communications closet and the kitchen in the main building are served by mini-split cooling systems. Ceiling mounted exhaust fans are installed in renovated bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system.

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

ELECTRICAL: The main electrical service is fed from pole mounted transformers to the main 400 amp switchboard/distribution panel located in the main building and a 1200 amp panel in the gym building. Lighting is typically lay-in type, fluorescent light fixtures in the main building and surface mounted fixtures in the gym building. Branch circuit wiring is typically copper serving electrical switches and receptacles.

COMMUNICATIONS AND SECURITY: The fire alarm system consists of audible/visual annunciators in corridors and restrooms. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are integrated and include dedicated equipment closets. This building has a local area network (LAN). The building includes an internal security system that is actuated by contacts. The building has controlled entry doors access provided by magnetic door locks. The security system has CCTV cameras and is locally monitored; the buildings have a public address and paging system integrated with the telephone system.

OTHER ELECTRICAL SYSTEMS: This building does not have a separately derived emergency power system. Emergency and life safety egress lighting systems on battery back-up are installed and exit signs are present at exit doors and are illuminated in the main building.

E. EQUIPMENT & FURNISHINGS

This building includes the following items and equipment and furnishings: fixed food service; residential appliances; dock bumpers; audio-visual; gym equipment; auditorium style fixed seating; telescoping bleachers; fixed casework; and window treatments.

G. SITE

Campus site features include: asphalt paved driveways and parking lots; concrete pedestrian pavements; fencing; playground equipment; a practice field; monument signage; historic markers; and landscaping. Site mechanical and

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electrical features include: water supply; sanitary and storm sewers; abandoned in-ground fuel tanks; fiber optic cables; and site lighting.

Attributes:

General Attributes:

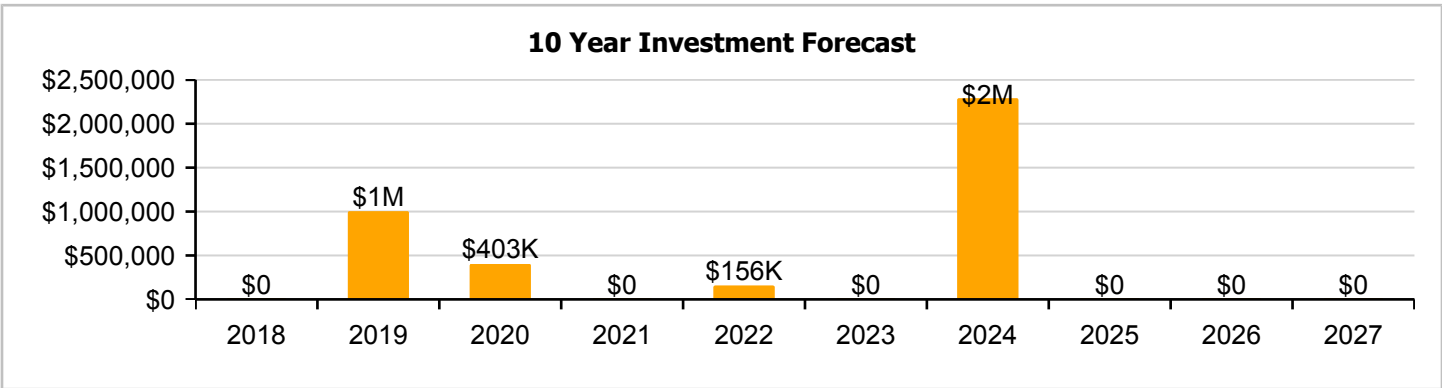
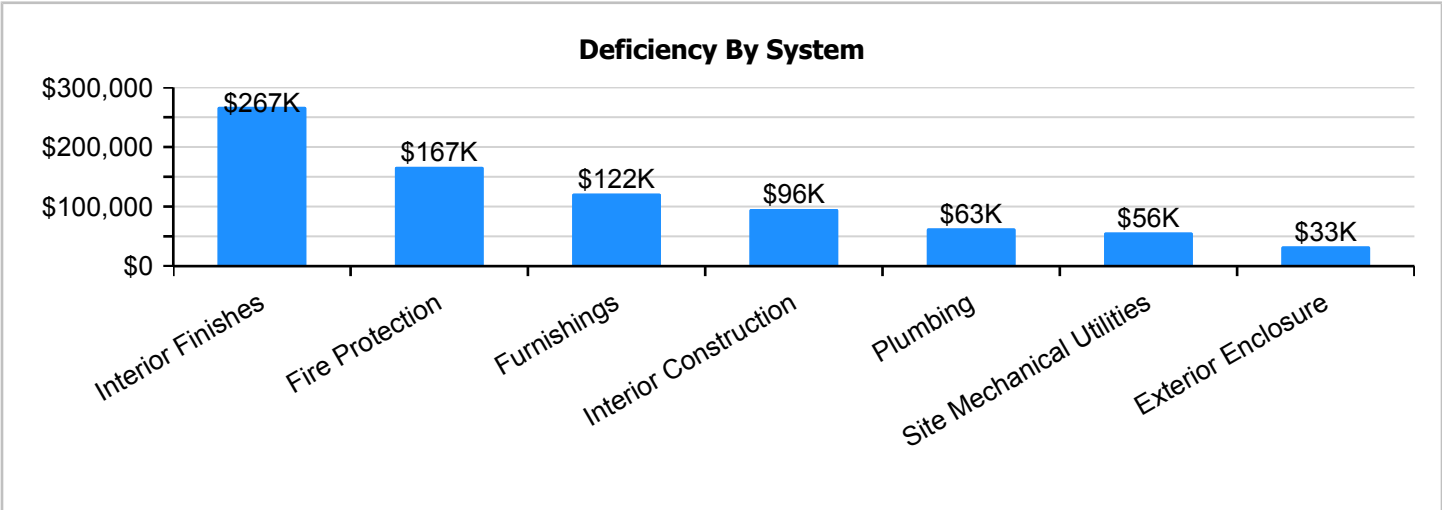
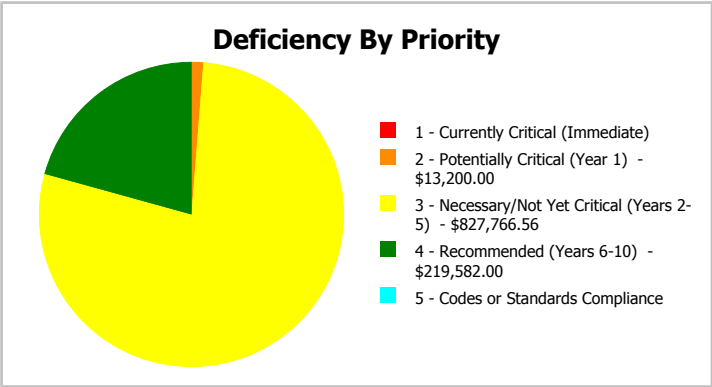
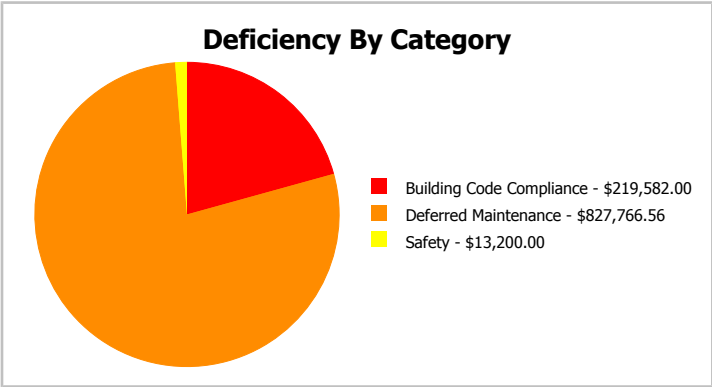
Condition Assessor:	Ann Buerger Linden	Assessment Date:	
Suitability Assessor:			

School Information:

HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	17	Site Acreage:	17

Campus Dashboard Summary

Gross Area:	44,558	Last Renovation:	
Year Built:	1949	Replacement Value:	\$10,372,576
Repair Cost:	\$1,060,549	RSLI%:	44.34 %
FCI:	10.22 %		



Campus Condition Summary

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

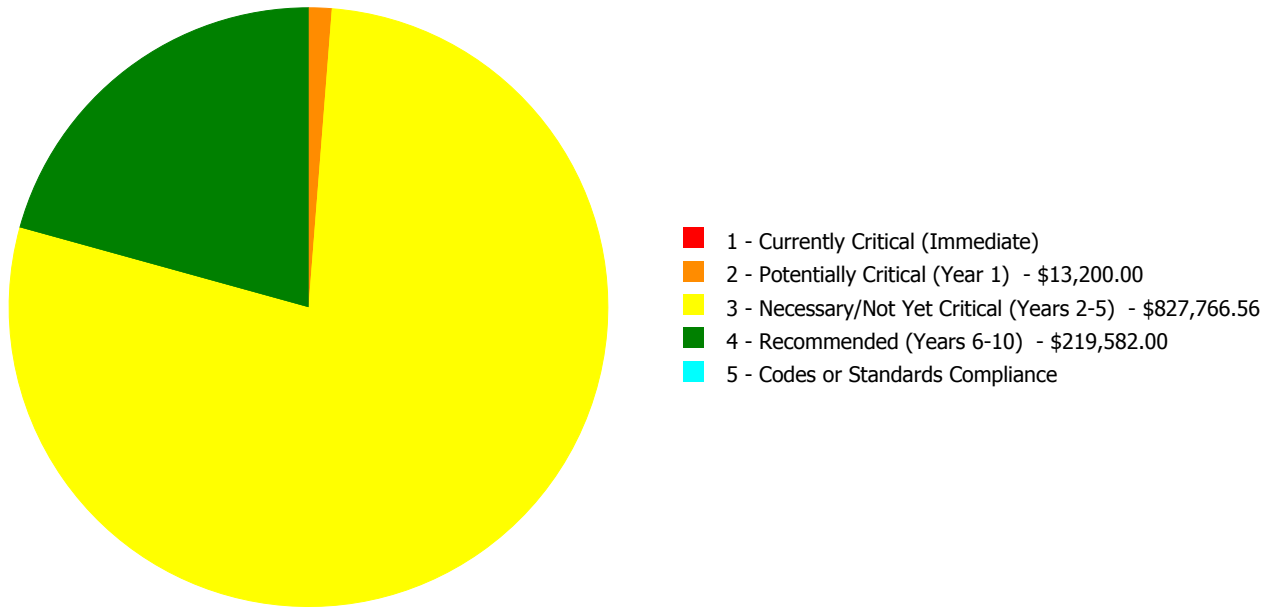
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	38.76 %	0.00 %	\$0.00
A20 - Basement Construction	41.74 %	0.00 %	\$0.00
B10 - Superstructure	37.90 %	0.00 %	\$0.00
B20 - Exterior Enclosure	62.57 %	4.07 %	\$43,570.56
B30 - Roofing	38.30 %	0.00 %	\$0.00
C10 - Interior Construction	18.51 %	30.71 %	\$126,153.00
C20 - Stairs	38.76 %	0.00 %	\$0.00
C30 - Interior Finishes	32.52 %	30.73 %	\$352,867.00
D10 - Conveying	96.67 %	0.00 %	\$0.00
D20 - Plumbing	49.77 %	13.38 %	\$83,399.00
D30 - HVAC	72.10 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$219,582.00
D50 - Electrical	34.90 %	0.00 %	\$0.00
E10 - Equipment	35.00 %	0.00 %	\$0.00
E20 - Furnishings	13.50 %	67.57 %	\$160,476.00
G20 - Site Improvements	43.45 %	0.00 %	\$0.00
G30 - Site Mechanical Utilities	60.94 %	19.42 %	\$74,501.00
G40 - Site Electrical Utilities	57.52 %	0.00 %	\$0.00
Totals:	44.34 %	10.22 %	\$1,060,548.56

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
1949, 1960 Main Building	17,187	3.26	\$0.00	\$0.00	\$30,370.56	\$84,697.00	\$0.00
1960 Gym	27,371	15.37	\$0.00	\$13,200.00	\$722,895.00	\$134,885.00	\$0.00
Site	44,558	6.36	\$0.00	\$0.00	\$74,501.00	\$0.00	\$0.00
Total:		10.22	\$0.00	\$13,200.00	\$827,766.56	\$219,582.00	\$0.00

Deficiencies By Priority



Budget Estimate Total: \$1,060,548.56

Executive Summary

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Function:	HS -High School
Gross Area (SF):	17,187
Year Built:	1949
Last Renovation:	2004
Replacement Value:	\$3,533,501
Repair Cost:	\$115,067.56
Total FCI:	3.26 %
Total RSLI:	37.08 %
FCA Score:	96.74



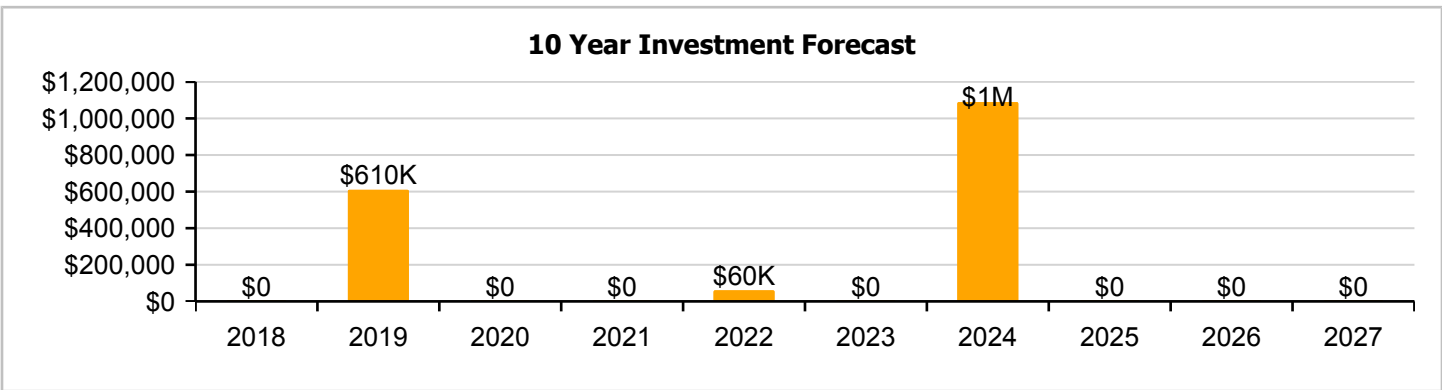
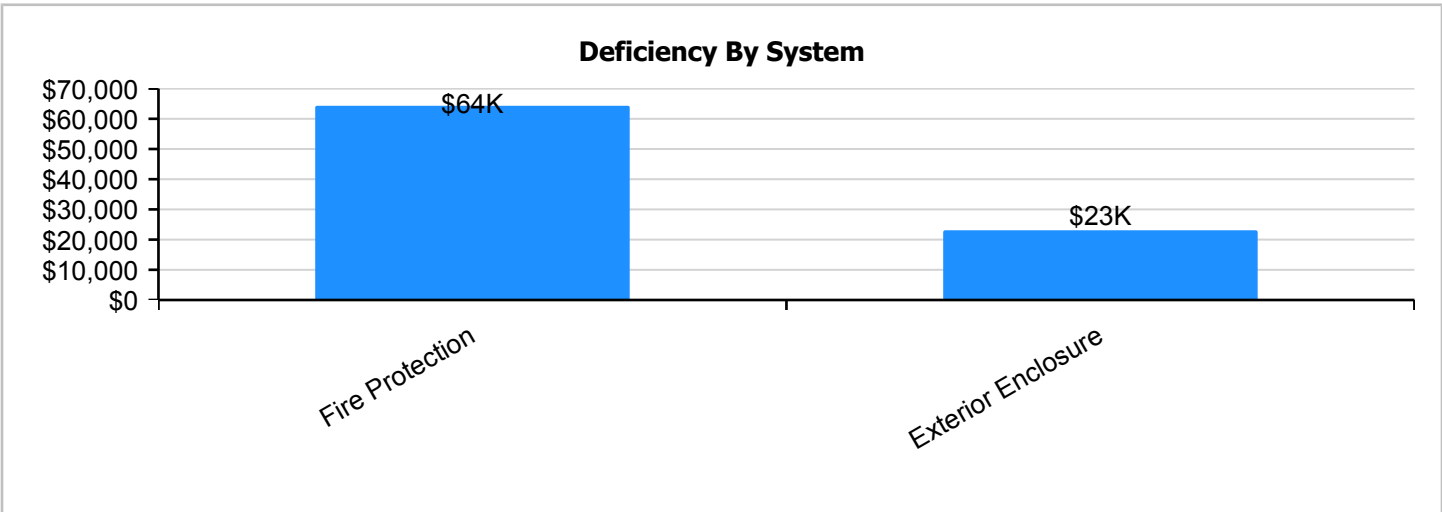
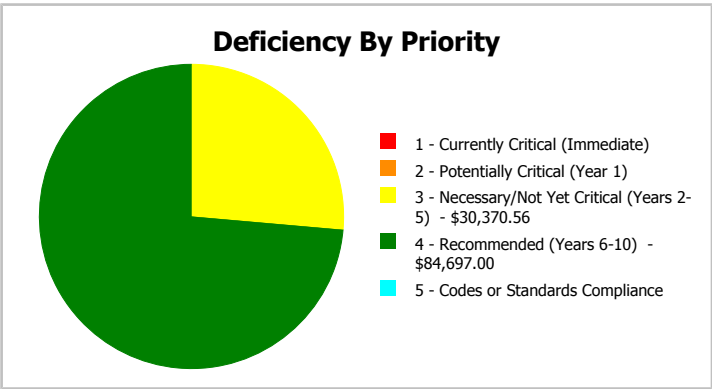
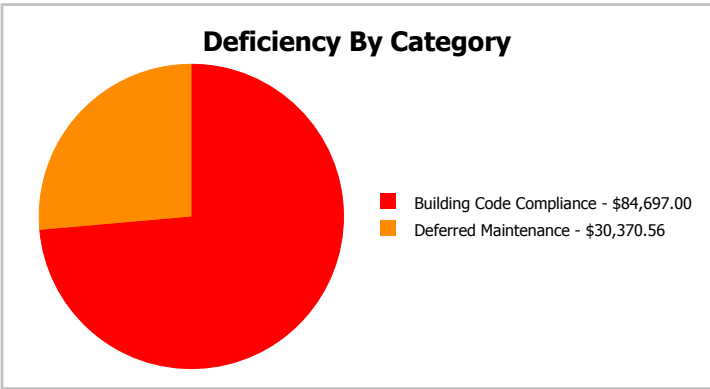
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	HS -High School	Gross Area:	17,187
Year Built:	1949	Last Renovation:	2004
Repair Cost:	\$115,068	Replacement Value:	\$3,533,501
FCI:	3.26 %	RSLI%:	37.08 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	32.00 %	0.00 %	\$0.00
A20 - Basement Construction	32.00 %	0.00 %	\$0.00
B10 - Superstructure	32.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	46.94 %	7.35 %	\$30,370.56
B30 - Roofing	45.39 %	0.00 %	\$0.00
C10 - Interior Construction	27.13 %	0.00 %	\$0.00
C20 - Stairs	32.00 %	0.00 %	\$0.00
C30 - Interior Finishes	42.30 %	0.00 %	\$0.00
D20 - Plumbing	56.67 %	0.00 %	\$0.00
D30 - HVAC	27.68 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$84,697.00
D50 - Electrical	40.83 %	0.00 %	\$0.00
E10 - Equipment	35.00 %	0.00 %	\$0.00
E20 - Furnishings	35.00 %	0.00 %	\$0.00
Totals:	37.08 %	3.26 %	\$115,067.56

Photo Album

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

1). East Elevation - Feb 14, 2017



2). North Elevation - Feb 14, 2017



3). West Elevation - Feb 14, 2017



4). South Elevation - Feb 14, 2017



Condition Detail

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

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

System Listing

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

Campus Assessment Report - 1949, 1960 Main Building

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$2.32	S.F.	17,187	100	1949	2049		32.00 %	0.00 %	32			\$39,874
A1030	Slab on Grade	\$4.36	S.F.	17,187	100	1949	2049		32.00 %	0.00 %	32			\$74,935
A2010	Basement Excavation	\$0.33	S.F.	17,187	100	1949	2049		32.00 %	0.00 %	32			\$5,672
A2020	Basement Walls	\$1.12	S.F.	17,187	100	1949	2049		32.00 %	0.00 %	32			\$19,249
B1010	Floor Construction	\$12.22	S.F.	17,187	100	1949	2049		32.00 %	0.00 %	32			\$210,025
B1020	Roof Construction	\$15.76	S.F.	17,187	100	1949	2049		32.00 %	0.00 %	32			\$270,867
B2010	Exterior Walls	\$9.48	S.F.	17,187	100	1949	2049		32.00 %	18.64 %	32		\$30,370.56	\$162,933
B2020	Exterior Windows	\$13.69	S.F.	17,187	30	2004	2034		56.67 %	0.00 %	17			\$235,290
B2030	Exterior Doors	\$0.86	S.F.	17,187	30	2004	2034		56.67 %	0.00 %	17			\$14,781
B3010120	Single Ply Membrane	\$6.98	S.F.	2,400	20	2014	2034		85.00 %	0.00 %	17			\$16,752
B3010140	Asphalt Shingles	\$4.32	S.F.	14,787	20	2004	2024		35.00 %	0.00 %	7			\$63,880
C1010	Partitions	\$5.03	S.F.	17,187	75	1949	2024		9.33 %	0.00 %	7			\$86,451
C1020	Interior Doors	\$2.61	S.F.	17,187	30	2004	2034		56.67 %	0.00 %	17			\$44,858
C1030	Fittings	\$1.58	S.F.	17,187	20	2004	2024		35.00 %	0.00 %	7			\$27,155
C2010	Stair Construction	\$1.39	S.F.	17,187	100	1949	2049		32.00 %	0.00 %	32			\$23,890
C3010	Wall Finishes	\$2.75	S.F.	17,187	10	2004	2014	2022	50.00 %	0.00 %	5			\$47,264
C3020	Floor Finishes	\$11.72	S.F.	17,187	20	2004	2024		35.00 %	0.00 %	7			\$201,432
C3030	Ceiling Finishes	\$11.30	S.F.	17,187	25	2004	2029		48.00 %	0.00 %	12			\$194,213
D2010	Plumbing Fixtures	\$9.46	S.F.	17,187	30	2004	2034		56.67 %	0.00 %	17			\$162,589
D2020	Domestic Water Distribution	\$1.76	S.F.	17,187	30	2004	2034		56.67 %	0.00 %	17			\$30,249
D2030	Sanitary Waste	\$2.77	S.F.	17,187	30	2004	2034		56.67 %	0.00 %	17			\$47,608
D3040	Distribution Systems	\$8.96	S.F.	17,187	30	2004	2034		56.67 %	0.00 %	17			\$153,996
D3050	Terminal & Package Units	\$19.55	S.F.	17,187	15	2004	2019		13.33 %	0.00 %	2			\$336,006
D3060	Controls & Instrumentation	\$2.84	S.F.	17,187	20	2004	2024		35.00 %	0.00 %	7			\$48,811
D4010	Sprinklers	\$3.89	S.F.	17,187	30			2017	0.00 %	110.00 %	0		\$73,543.00	\$66,857
D4020	Standpipes	\$0.59	S.F.	17,187	30			2017	0.00 %	110.00 %	0		\$11,154.00	\$10,140
D5010	Electrical Service/Distribution	\$1.70	S.F.	17,187	40	2004	2044		67.50 %	0.00 %	27			\$29,218
D5020	Branch Wiring	\$4.87	S.F.	17,187	30	2004	2034		56.67 %	0.00 %	17			\$83,701
D5020	Lighting	\$11.38	S.F.	17,187	30	2004	2034		56.67 %	0.00 %	17			\$195,588
D5030810	Security & Detection Systems	\$2.10	S.F.	17,187	15	2004	2019		13.33 %	0.00 %	2			\$36,093
D5030910	Fire Alarm Systems	\$3.83	S.F.	17,187	15	2004	2019		13.33 %	0.00 %	2			\$65,826
D5030920	Data Communication	\$4.92	S.F.	17,187	15	2004	2019		13.33 %	0.00 %	2			\$84,560
D5090	Other Electrical Systems	\$0.73	S.F.	17,187	20	2004	2024		35.00 %	0.00 %	7			\$12,547
E1020	Institutional Equipment	\$13.97	S.F.	17,187	20	2004	2024		35.00 %	0.00 %	7			\$240,102
E1090	Other Equipment	\$5.73	S.F.	17,187	20	2004	2024		35.00 %	0.00 %	7			\$98,482
E2010	Fixed Furnishings	\$5.33	S.F.	17,187	20	2004	2024		35.00 %	0.00 %	7			\$91,607
Total									37.08 %	3.26 %			\$115,067.56	\$3,533,501

System Notes

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

System: A1030 - Slab on Grade



Note:

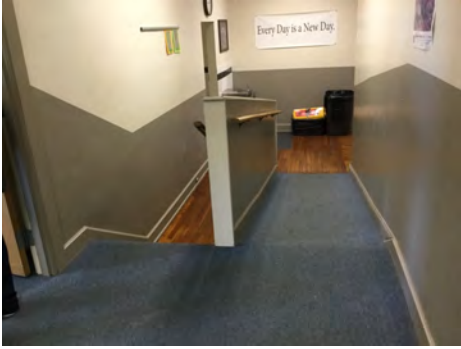
System: A2020 - Basement Walls



Note:

Campus Assessment Report - 1949, 1960 Main Building

System: B1010 - Floor Construction



Note:

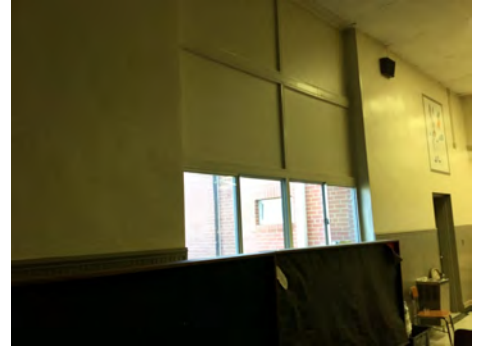
System: B2010 - Exterior Walls



Note:

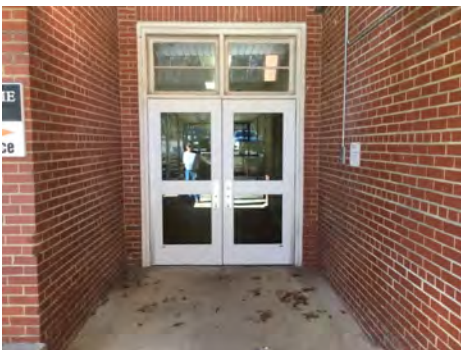
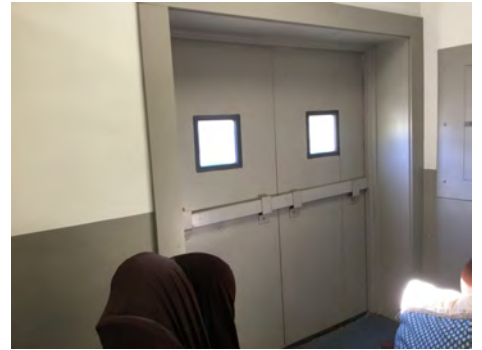
Campus Assessment Report - 1949, 1960 Main Building

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

Campus Assessment Report - 1949, 1960 Main Building

System: B3010120 - Single Ply Membrane



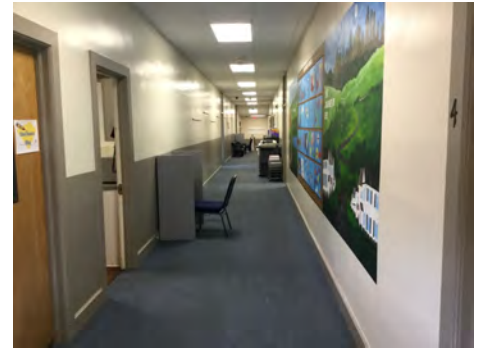
Note:

System: B3010140 - Asphalt Shingles



Note:

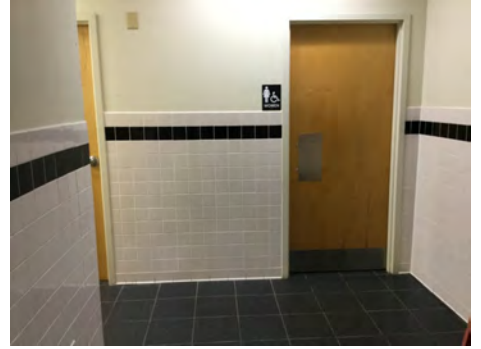
System: C1010 - Partitions



Note:

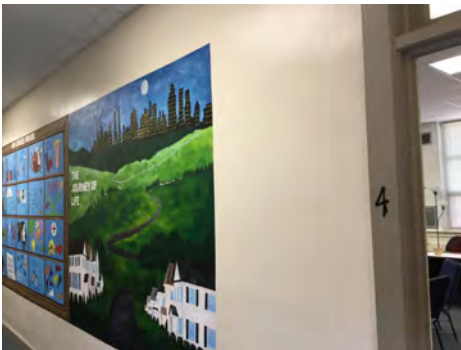
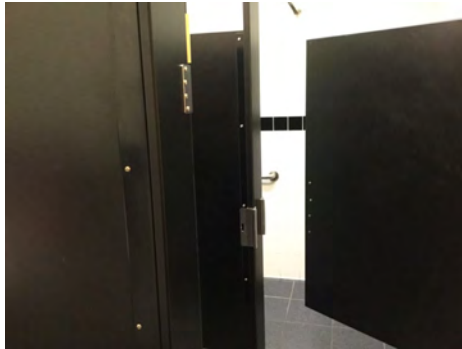
Campus Assessment Report - 1949, 1960 Main Building

System: C1020 - Interior Doors



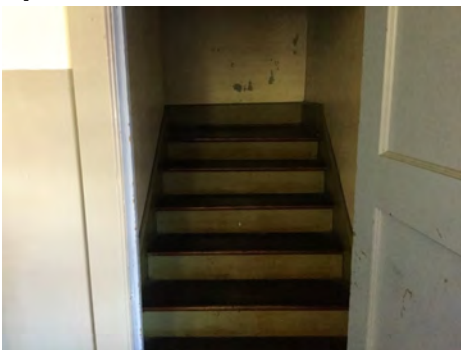
Note:

System: C1030 - Fittings



Note:

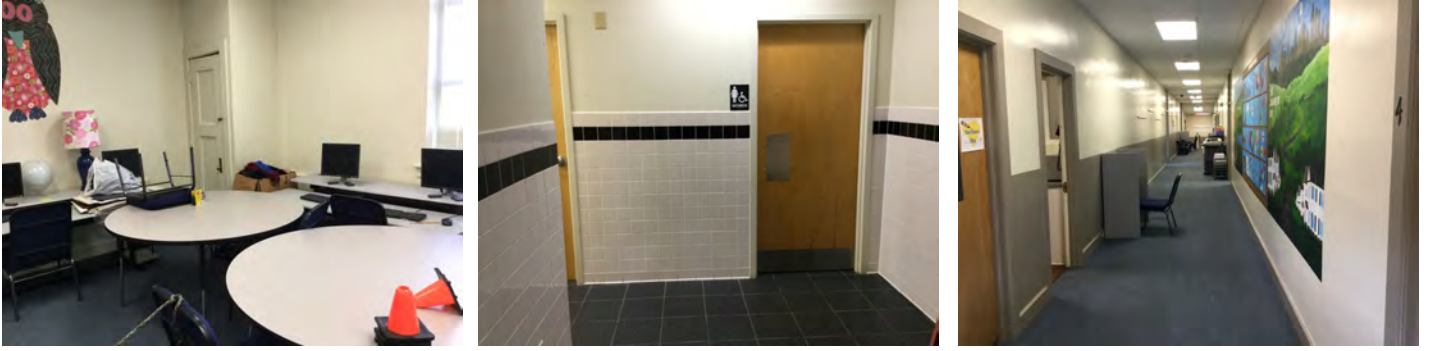
System: C2010 - Stair Construction



Note:

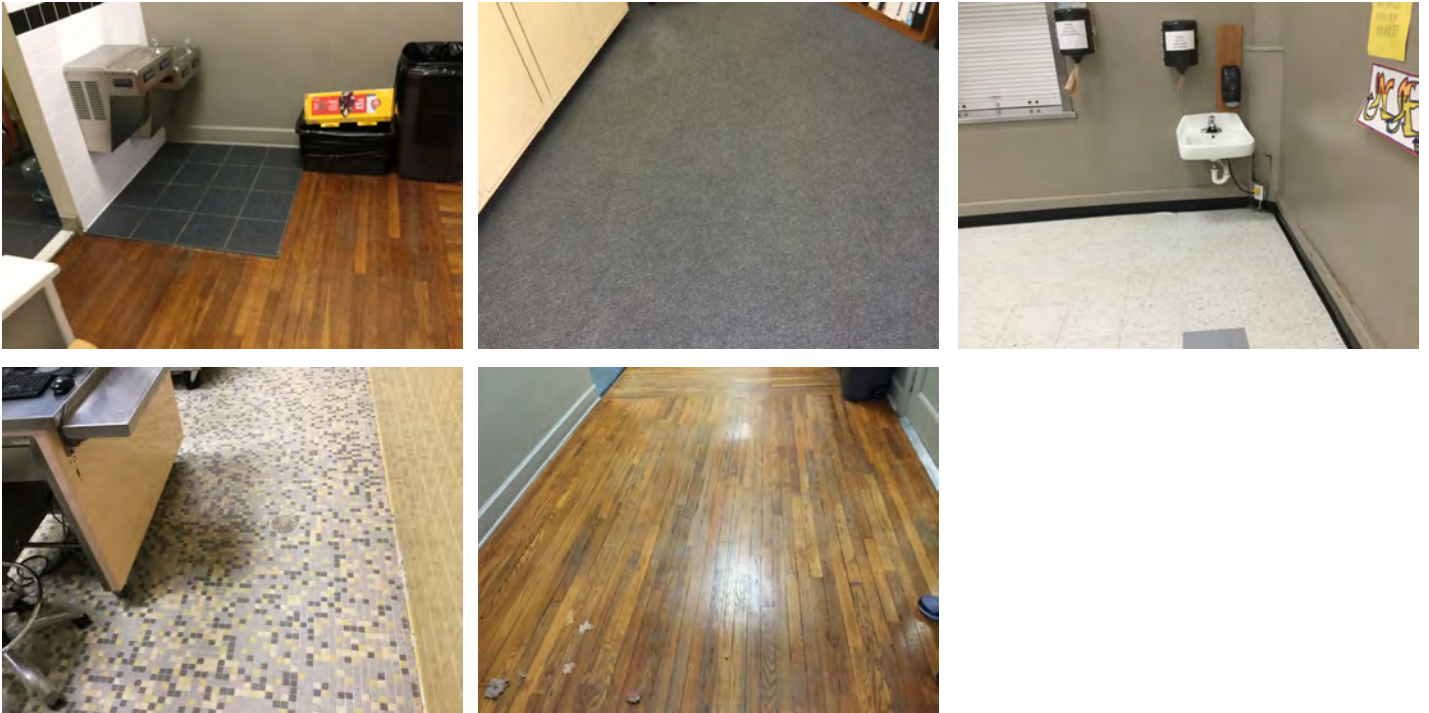
Campus Assessment Report - 1949, 1960 Main Building

System: C3010 - Wall Finishes



Note: Interior wall finishes are well maintained. No deficiencies found. System renewal pushed 5 years.

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

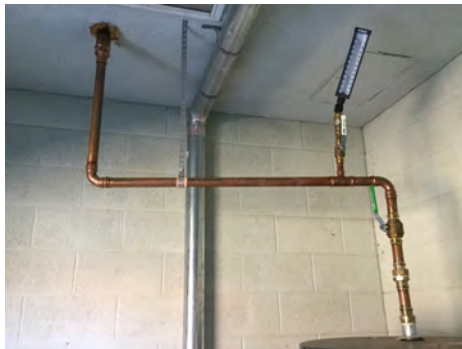
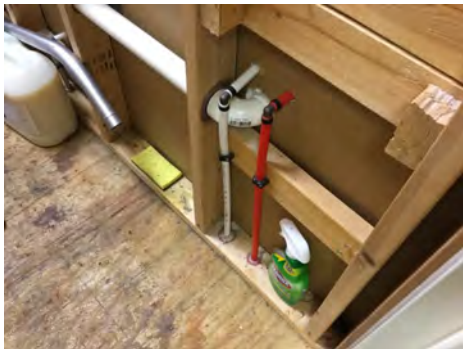
Campus Assessment Report - 1949, 1960 Main Building

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

Campus Assessment Report - 1949, 1960 Main Building

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

Campus Assessment Report - 1949, 1960 Main Building

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

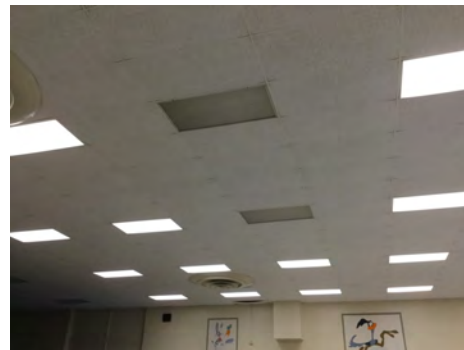
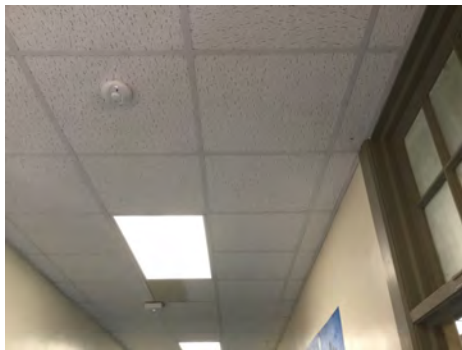
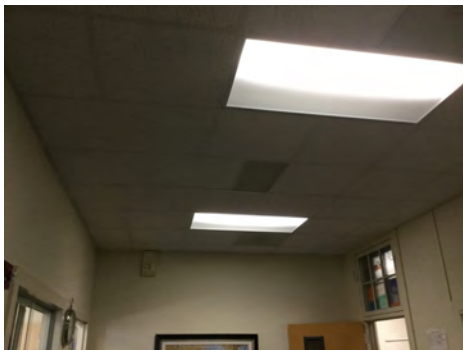
System: D5020 - Branch Wiring



Note:

Campus Assessment Report - 1949, 1960 Main Building

System: D5020 - Lighting



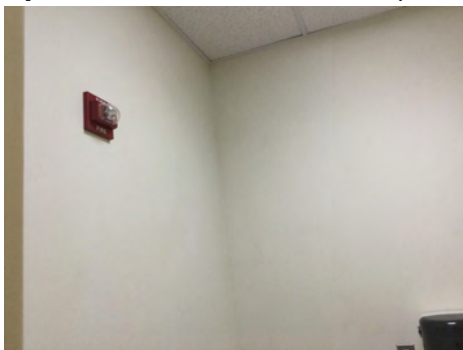
Note:

System: D5030810 - Security & Detection Systems



Note:

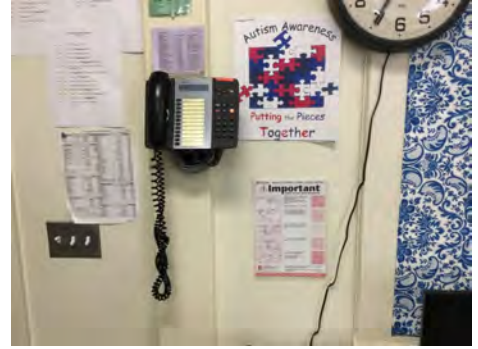
System: D5030910 - Fire Alarm Systems



Note:

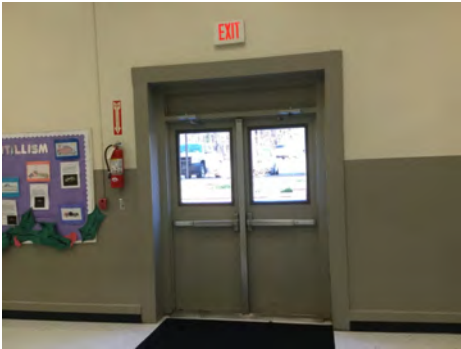
Campus Assessment Report - 1949, 1960 Main Building

System: D5030920 - Data Communication



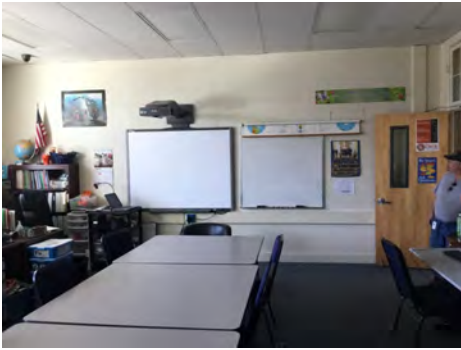
Note:

System: D5090 - Other Electrical Systems



Note:

System: E1020 - Institutional Equipment



Note: Smartboards are up to date. Auditorium seating is old, but in well maintained condition. Year installed date set to 2004.

Campus Assessment Report - 1949, 1960 Main Building

System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings



Note: Auditorium seating is old, but well maintained.

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$115,068	\$0	\$609,734	\$0	\$0	\$60,272	\$0	\$1,088,948	\$0	\$0	\$0	\$1,874,021
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$30,371	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,371
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010120 - Single Ply Membrane	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010140 - Asphalt Shingles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$114,704	\$0	\$0	\$0	\$114,704
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,738	\$0	\$0	\$0	\$36,738
C20 - Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

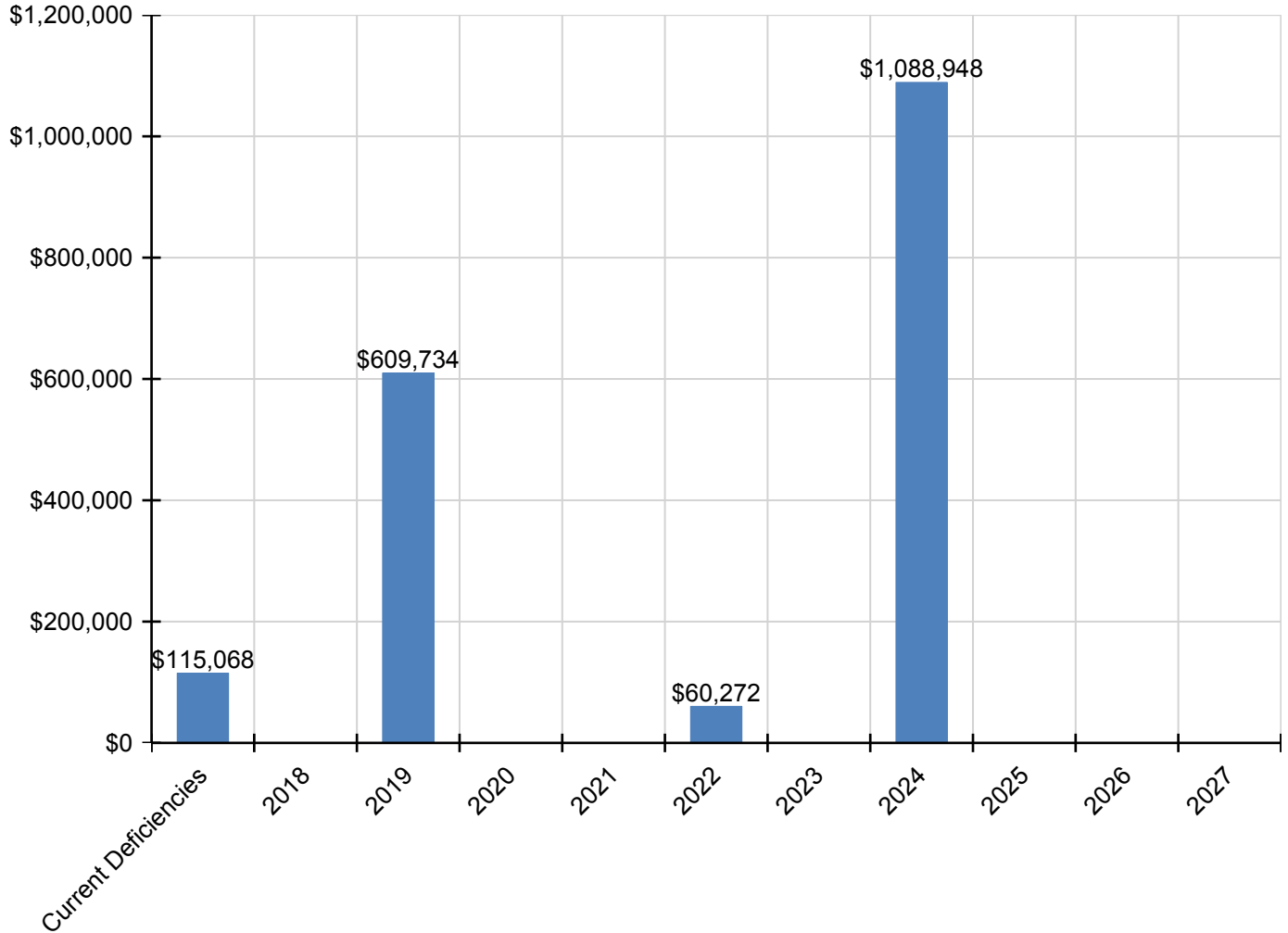
Campus Assessment Report - 1949, 1960 Main Building

* C2010 - Stair Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$60,272	\$0	\$0	\$0	\$0	\$0	\$0	\$60,272
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$272,509	\$0	\$0	\$0	\$0	\$272,509
C3030 - Ceiling Finishes	\$0	\$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	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$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	\$392,115	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$392,115
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$66,034	\$0	\$0	\$0	\$0	\$66,034
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$73,543	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$73,543
D4020 - Standpipes	\$11,154	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,154
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	\$42,120	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42,120
D5030910 - Fire Alarm Systems	\$0	\$0	\$76,819	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$76,819
D5030920 - Data Communication	\$0	\$0	\$98,681	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$98,681
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,973	\$0	\$0	\$0	\$0	\$16,973
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	\$324,826	\$0	\$0	\$0	\$0	\$324,826
E1090 - Other Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$133,232	\$0	\$0	\$0	\$0	\$133,232
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	\$123,931	\$0	\$0	\$0	\$0	\$123,931

** Indicates non-renewable system*

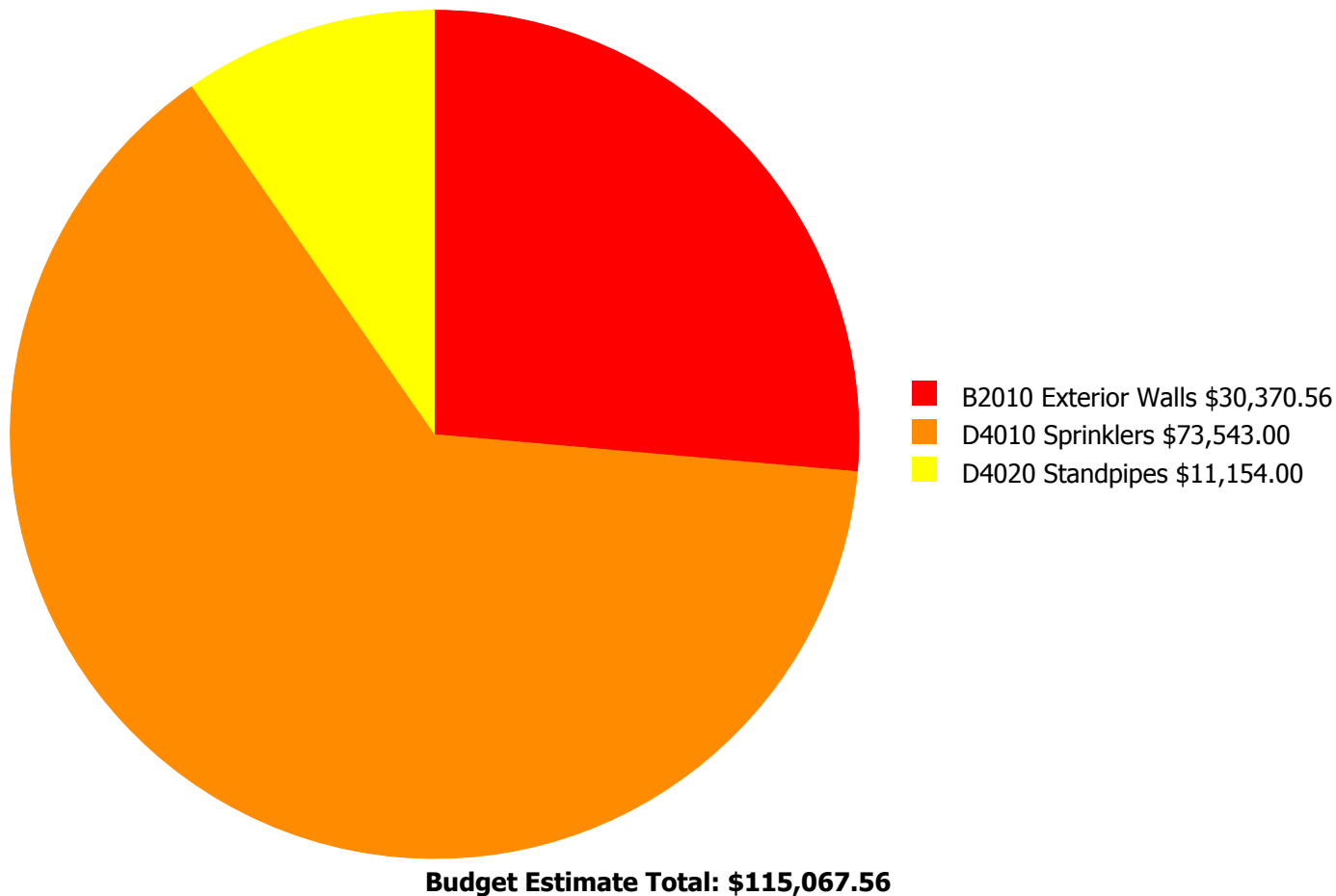
Forecasted Capital Renewal Requirement

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



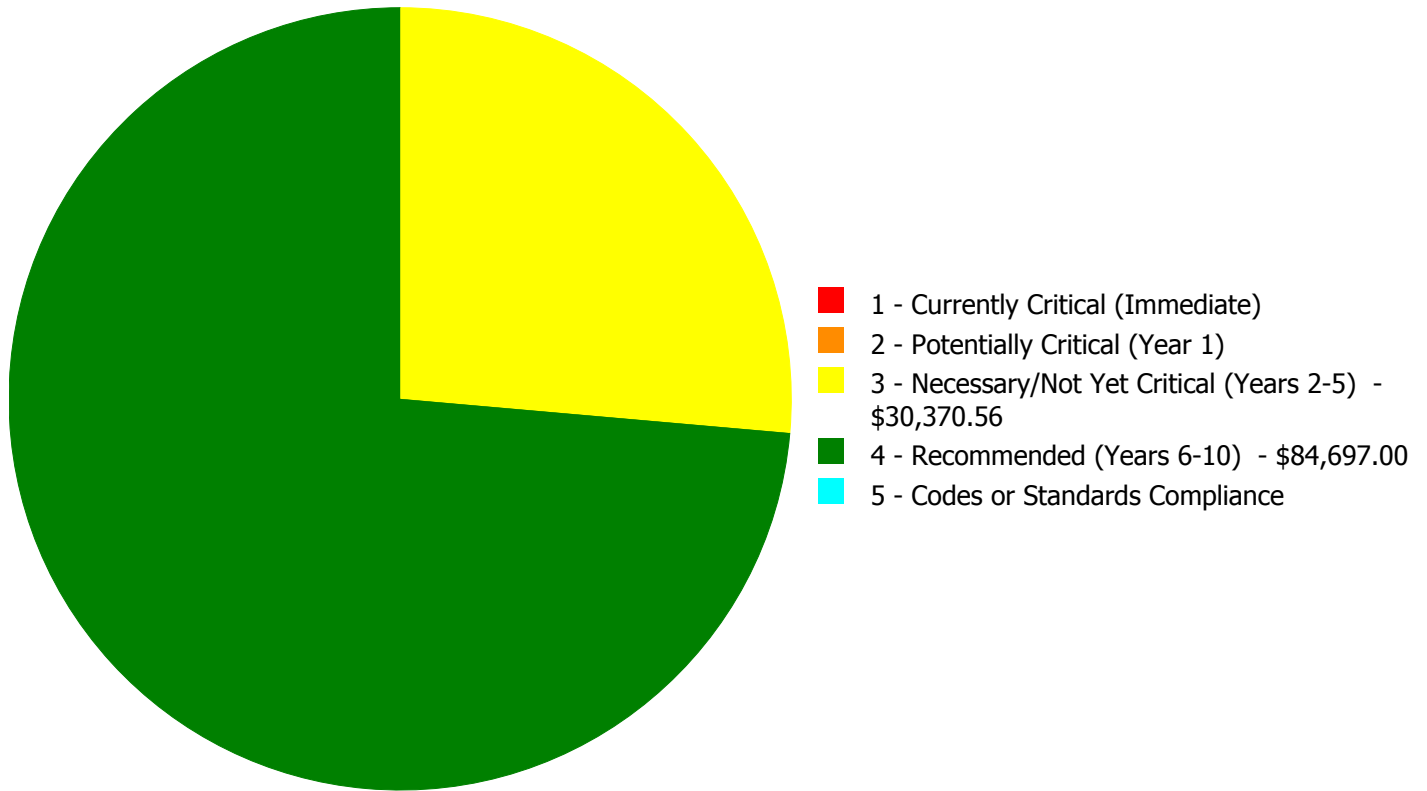
Deficiency Summary by System

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: \$115,067.56

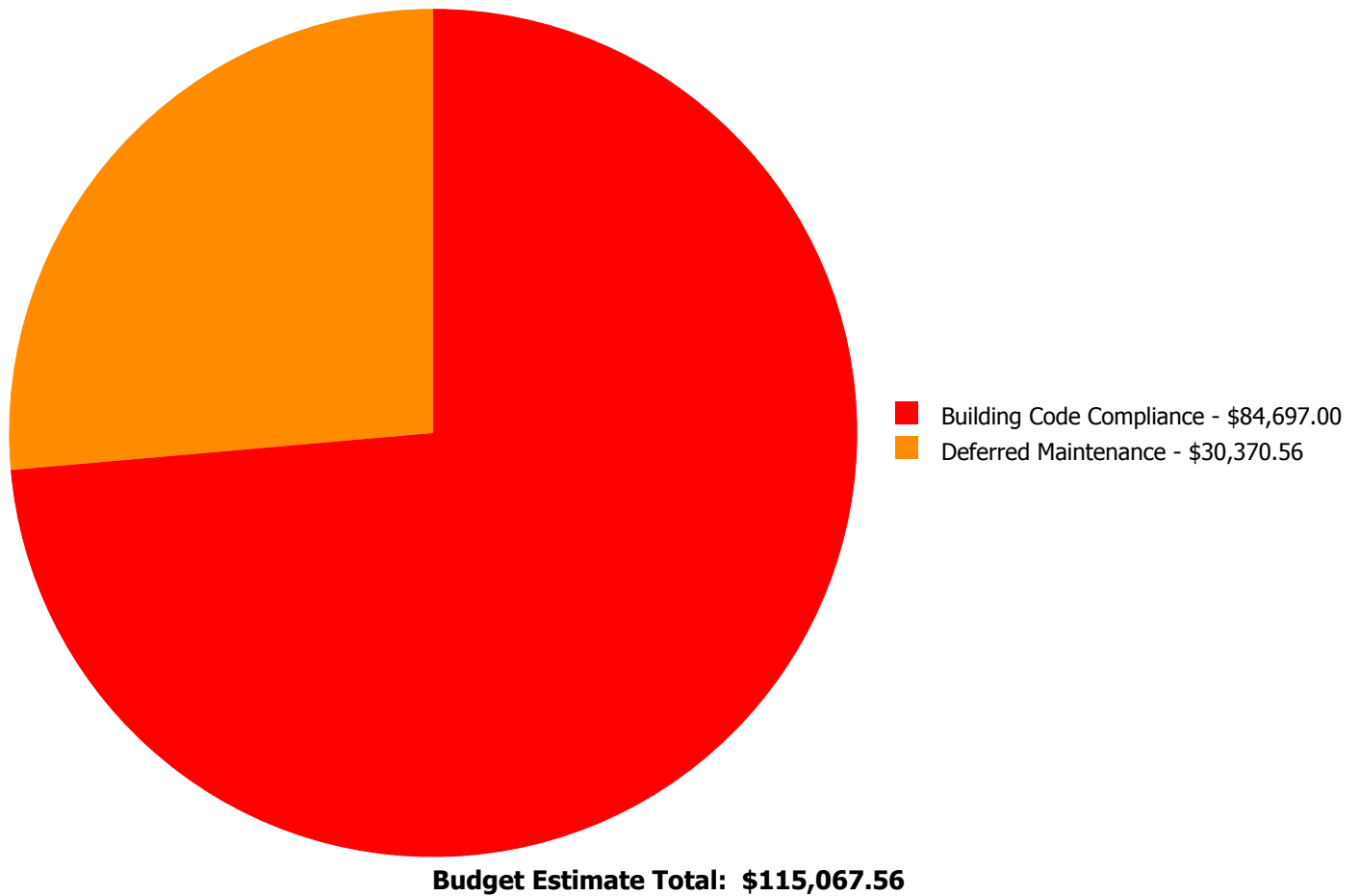
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2010	Exterior Walls	\$0.00	\$0.00	\$30,370.56	\$0.00	\$0.00	\$30,370.56
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$73,543.00	\$0.00	\$73,543.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$11,154.00	\$0.00	\$11,154.00
	Total:	\$0.00	\$0.00	\$30,370.56	\$84,697.00	\$0.00	\$115,067.56

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: B2010 - Exterior Walls



Location: West wall, chimney
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Point clay brick wall, 2nd floor
Qty: 12.00
Unit of Measure: C.S.F.
Estimate: \$17,170.56
Assessor Name: Eduardo Lopez
Date Created: 02/18/2017

Notes: Some pointing/repair of brick is recommended. Chimney top is deteriorating.

System: B2010 - Exterior Walls



Location: South, east end of building
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Engineering Study-2016-11-15 17:41:59
Qty: 1.00
Unit of Measure: Ea.
Estimate: \$13,200.00
Assessor Name: Eduardo Lopez
Date Created: 02/18/2017

Notes: Some settlement cracking is observed. An Engineering study to determine the seriousness of the condition is recommended.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 17,187.00
Unit of Measure: S.F.
Estimate: \$73,543.00
Assessor Name: Eduardo Lopez
Date Created: 02/17/2017

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 17,187.00
Unit of Measure: S.F.
Estimate: \$11,154.00
Assessor Name: Eduardo Lopez
Date Created: 02/17/2017

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

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	27,371
Year Built:	1960
Last Renovation:	
Replacement Value:	\$5,668,536
Repair Cost:	\$870,980.00
Total FCI:	15.37 %
Total RSLI:	47.33 %
FCA Score:	84.63



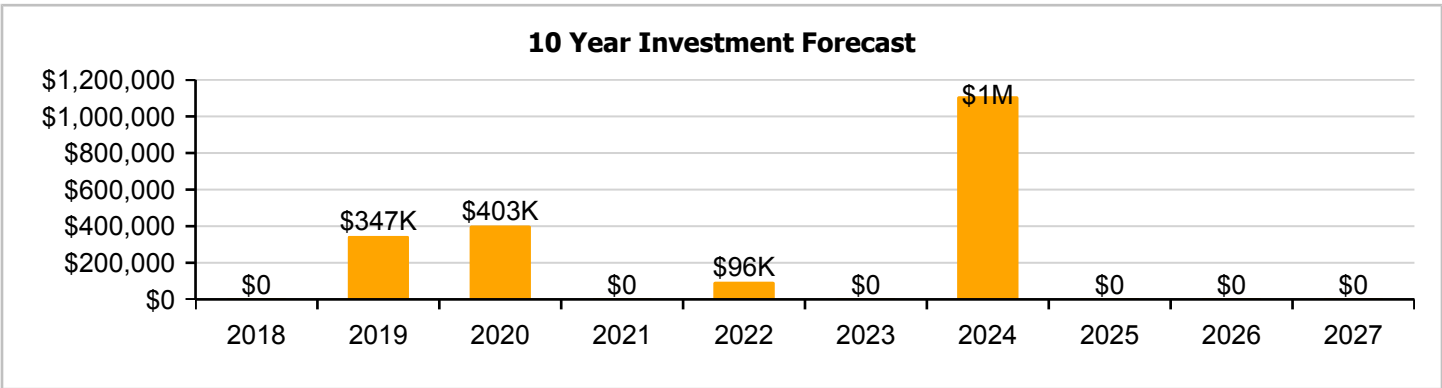
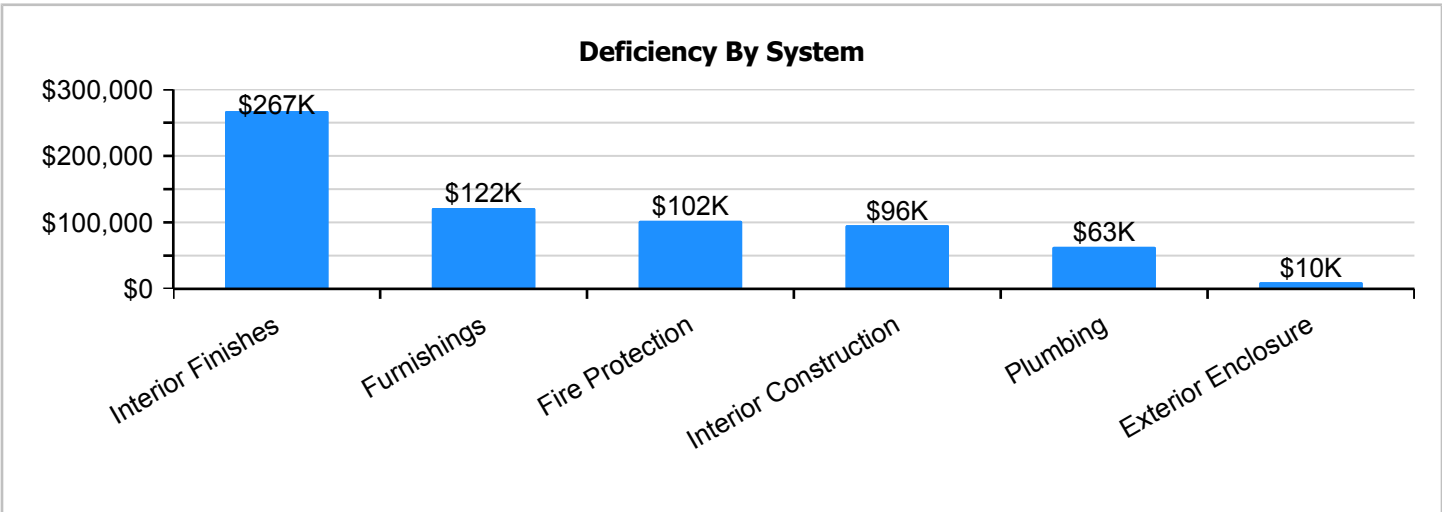
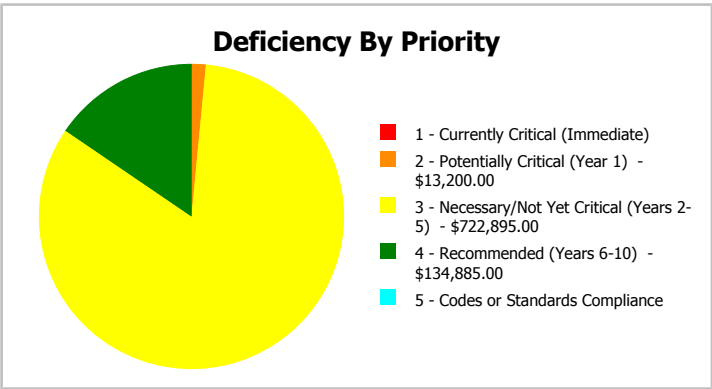
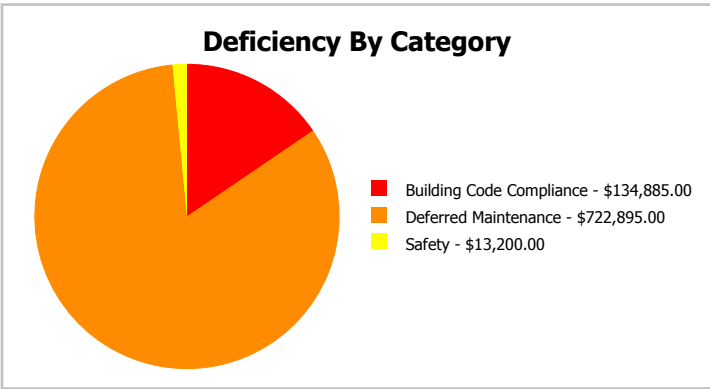
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	HS -High School	Gross Area:	27,371
Year Built:	1960	Last Renovation:	
Repair Cost:	\$870,980	Replacement Value:	\$5,668,536
FCI:	15.37 %	RSLI%:	47.33 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	43.00 %	0.00 %	\$0.00
A20 - Basement Construction	43.00 %	0.00 %	\$0.00
B10 - Superstructure	43.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	72.39 %	2.01 %	\$13,200.00
B30 - Roofing	35.40 %	0.00 %	\$0.00
C10 - Interior Construction	13.09 %	49.99 %	\$126,153.00
C20 - Stairs	43.00 %	0.00 %	\$0.00
C30 - Interior Finishes	26.38 %	50.03 %	\$352,867.00
D10 - Conveying	96.67 %	0.00 %	\$0.00
D20 - Plumbing	45.45 %	21.78 %	\$83,399.00
D30 - HVAC	100.00 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$134,885.00
D50 - Electrical	31.17 %	0.00 %	\$0.00
E10 - Equipment	35.00 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	110.00 %	\$160,476.00
Totals:	47.33 %	15.37 %	\$870,980.00

Photo Album

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

1). Southwest Elevation - Feb 14, 2017



2). Northwest Elevation - Feb 14, 2017



3). Northeast Elevation - Feb 14, 2017



4). Southeast Elevation - Feb 14, 2017



Condition Detail

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

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

System Listing

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

Campus Assessment Report - 1960 Gym

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$2.32	S.F.	27,371	100	1960	2060		43.00 %	0.00 %	43			\$63,501
A1030	Slab on Grade	\$4.36	S.F.	27,371	100	1960	2060		43.00 %	0.00 %	43			\$119,338
A2010	Basement Excavation	\$0.88	S.F.	27,371	100	1960	2060		43.00 %	0.00 %	43			\$24,086
A2020	Basement Walls	\$6.15	S.F.	27,371	100	1960	2060		43.00 %	0.00 %	43			\$168,332
B1010	Floor Construction	\$12.22	S.F.	27,371	100	1960	2060		43.00 %	0.00 %	43			\$334,474
B1020	Roof Construction	\$8.14	S.F.	27,371	100	1960	2060		43.00 %	0.00 %	43			\$222,800
B2010	Exterior Walls	\$9.48	S.F.	27,371	100	1960	2060		43.00 %	5.09 %	43		\$13,200.00	\$259,477
B2020	Exterior Windows	\$13.69	S.F.	27,371	30	2016	2046		96.67 %	0.00 %	29			\$374,709
B2030	Exterior Doors	\$0.86	S.F.	27,371	30	1990	2020		10.00 %	0.00 %	3			\$23,539
B3010120	Single Ply Membrane	\$6.98	S.F.	27,371	20	2004	2024		35.00 %	0.00 %	7			\$191,050
B3020	Roof Openings	\$0.22	S.F.	27,371	25	2004	2029		48.00 %	0.00 %	12			\$6,022
C1010	Partitions	\$5.03	S.F.	27,371	75	1960	2035		24.00 %	0.00 %	18			\$137,676
C1020	Interior Doors	\$2.61	S.F.	27,371	30	1960	1990		0.00 %	110.00 %	-27		\$78,582.00	\$71,438
C1030	Fittings	\$1.58	S.F.	27,371	20	1960	1980		0.00 %	110.00 %	-37		\$47,571.00	\$43,246
C2010	Stair Construction	\$1.39	S.F.	27,371	100	1960	2060		43.00 %	0.00 %	43			\$38,046
C3010	Wall Finishes	\$2.75	S.F.	27,371	10	2012	2022		50.00 %	0.00 %	5			\$75,270
C3020	Floor Finishes	\$11.72	S.F.	27,371	20	1960	1980		0.00 %	110.00 %	-37		\$352,867.00	\$320,788
C3030	Ceiling Finishes	\$11.30	S.F.	27,371	25	2004	2029		48.00 %	0.00 %	12			\$309,292
D1010	Elevators and Lifts	\$1.04	S.F.	27,371	30	2016	2046		96.67 %	0.00 %	29			\$28,466
D2010	Plumbing Fixtures	\$9.46	S.F.	27,371	30	2004	2034		56.67 %	0.00 %	17			\$258,930
D2020	Domestic Water Distribution	\$1.76	S.F.	27,371	30	2004	2034		56.67 %	0.00 %	17			\$48,173
D2030	Sanitary Waste	\$2.77	S.F.	27,371	30	1960	1990		0.00 %	110.00 %	-27		\$83,399.00	\$75,818
D3040	Distribution Systems	\$8.96	S.F.	27,371	30	2017	2047		100.00 %	0.00 %	30			\$245,244
D3050	Terminal & Package Units	\$19.55	S.F.	27,371	15	2017	2032		100.00 %	0.00 %	15			\$535,103
D3060	Controls & Instrumentation	\$2.84	S.F.	27,371	20	2017	2037		100.00 %	0.00 %	20			\$77,734
D4010	Sprinklers	\$3.89	S.F.	27,371	30			2017	0.00 %	110.00 %	0		\$117,121.00	\$106,473
D4020	Standpipes	\$0.59	S.F.	27,371	30			2017	0.00 %	110.00 %	0		\$17,764.00	\$16,149
D5010	Electrical Service/Distribution	\$1.70	S.F.	27,371	40	2016	2056		97.50 %	0.00 %	39			\$46,531
D5020	Branch Wiring	\$4.87	S.F.	27,371	30	2016	2046		96.67 %	0.00 %	29			\$133,297
D5020	Lighting	\$11.38	S.F.	27,371	30	1990	2020		10.00 %	0.00 %	3			\$311,482
D5030810	Security & Detection Systems	\$2.10	S.F.	27,371	15	2004	2019		13.33 %	0.00 %	2			\$57,479
D5030910	Fire Alarm Systems	\$3.83	S.F.	27,371	15	2004	2019		13.33 %	0.00 %	2			\$104,831
D5030920	Data Communication	\$4.92	S.F.	27,371	15	2004	2019		13.33 %	0.00 %	2			\$134,665
D5090	Other Electrical Systems	\$0.73	S.F.	27,371	20	2004	2024		35.00 %	0.00 %	7			\$19,981
E1020	Institutional Equipment	\$13.97	S.F.	27,371	20	2004	2024		35.00 %	0.00 %	7			\$382,373
E1090	Other Equipment	\$5.73	S.F.	27,371	20	2004	2024		35.00 %	0.00 %	7			\$156,836
E2010	Fixed Furnishings	\$5.33	S.F.	27,371	20	1960	1980		0.00 %	110.00 %	-37		\$160,476.00	\$145,887
Total									47.33 %	15.37 %			\$870,980.00	\$5,668,536

System Notes

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

System: A1030 - Slab on Grade



Note:

System: A2020 - Basement Walls



Note:

System: B1010 - Floor Construction



Note:

Campus Assessment Report - 1960 Gym

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note: New windows designed with removable panel to readily accommodate new wall mounted heat pumps to be installed summer 2017.

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System: B2030 - Exterior Doors



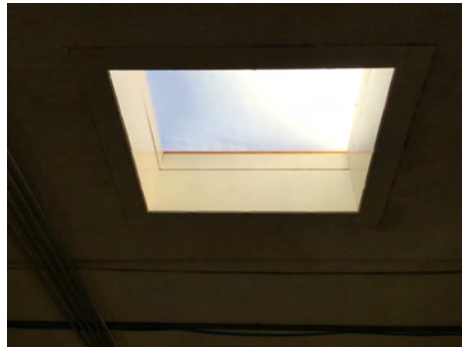
Note:

System: B3010120 - Single Ply Membrane



Note:

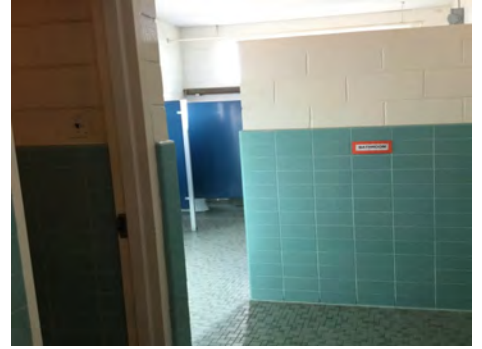
System: B3020 - Roof Openings



Note:

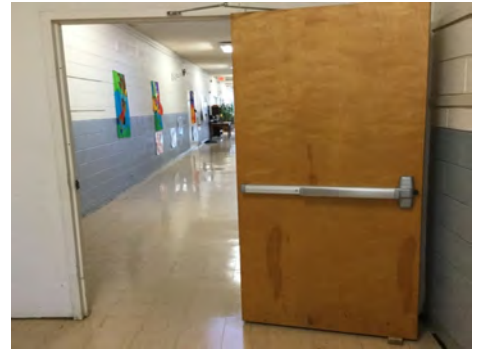
Campus Assessment Report - 1960 Gym

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

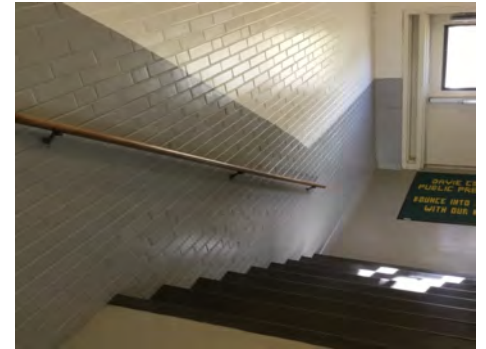
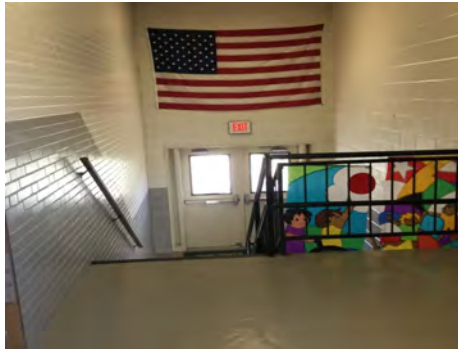
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System: C1030 - Fittings



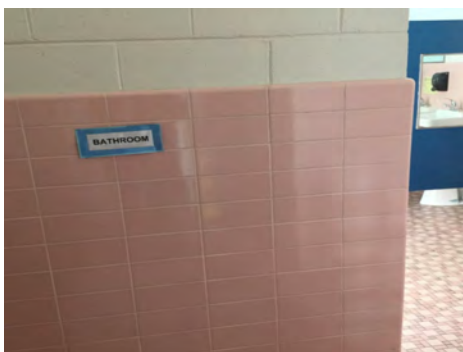
Note:

System: C2010 - Stair Construction



Note:

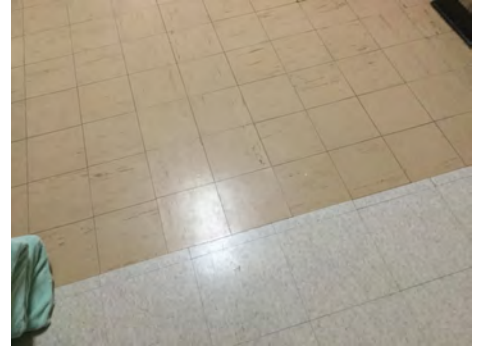
System: C3010 - Wall Finishes



Note:

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System: C3020 - Floor Finishes



Note:

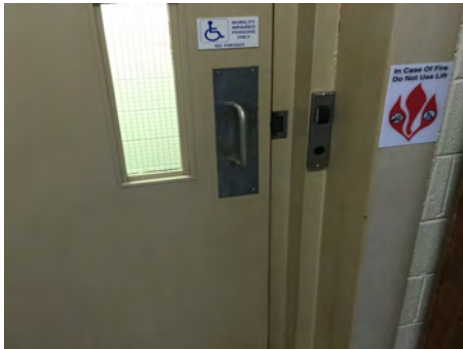
System: C3030 - Ceiling Finishes



Note:

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System: D1010 - Elevators and Lifts



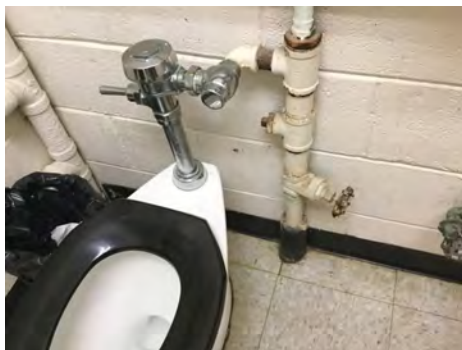
Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

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System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note: Wall mounted heat pumps being installed Summer 2017.

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System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note: Upgrades to electric service made to accommodate HVAC change to window mounted heat pumps.

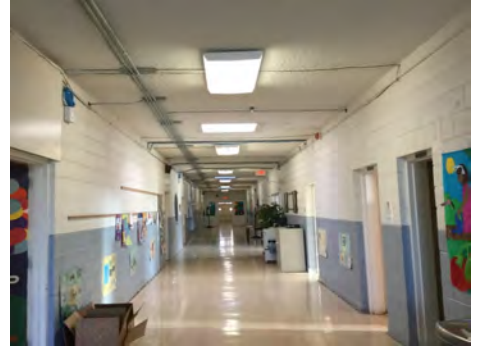
System: D5020 - Branch Wiring



Note:

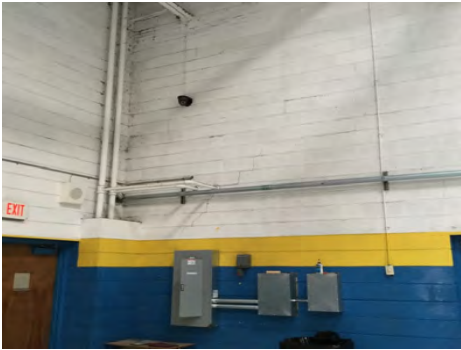
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System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

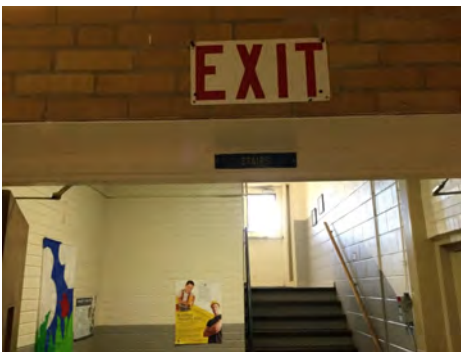
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System: D5030920 - Data Communication



Note:

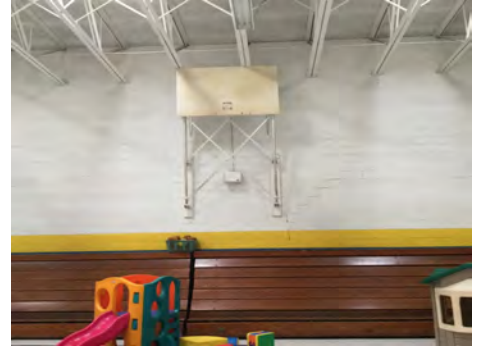
System: D5090 - Other Electrical Systems



Note:

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System: E1020 - Institutional Equipment



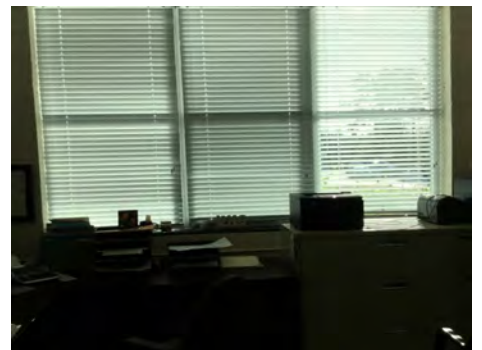
Note:

System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$870,980	\$0	\$346,567	\$402,695	\$0	\$95,984	\$0	\$1,108,955	\$0	\$0	\$0	\$2,825,182
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$13,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,200
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$28,294	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,294
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010120 - Single Ply Membrane	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$352,450	\$0	\$0	\$0	\$352,450
B3020 - Roof Openings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$78,582	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$78,582
C1030 - Fittings	\$47,571	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,571
C20 - Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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* C2010 - Stair Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$95,984	\$0	\$0	\$0	\$0	\$0	\$0	\$95,984
C3020 - Floor Finishes	\$352,867	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$352,867
C3030 - Ceiling Finishes	\$0	\$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	\$0
D10 - Conveying	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D1010 - Elevators and Lifts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$83,399	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83,399
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$117,121	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$117,121
D4020 - Standpipes	\$17,764	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,764
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	\$374,401	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$374,401
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$67,078	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$67,078
D5030910 - Fire Alarm Systems	\$0	\$0	\$122,337	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$122,337
D5030920 - Data Communication	\$0	\$0	\$157,153	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$157,153
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,031	\$0	\$0	\$0	\$0	\$27,031
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	\$517,297	\$0	\$0	\$0	\$0	\$517,297
E1090 - Other Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$212,177	\$0	\$0	\$0	\$0	\$212,177
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

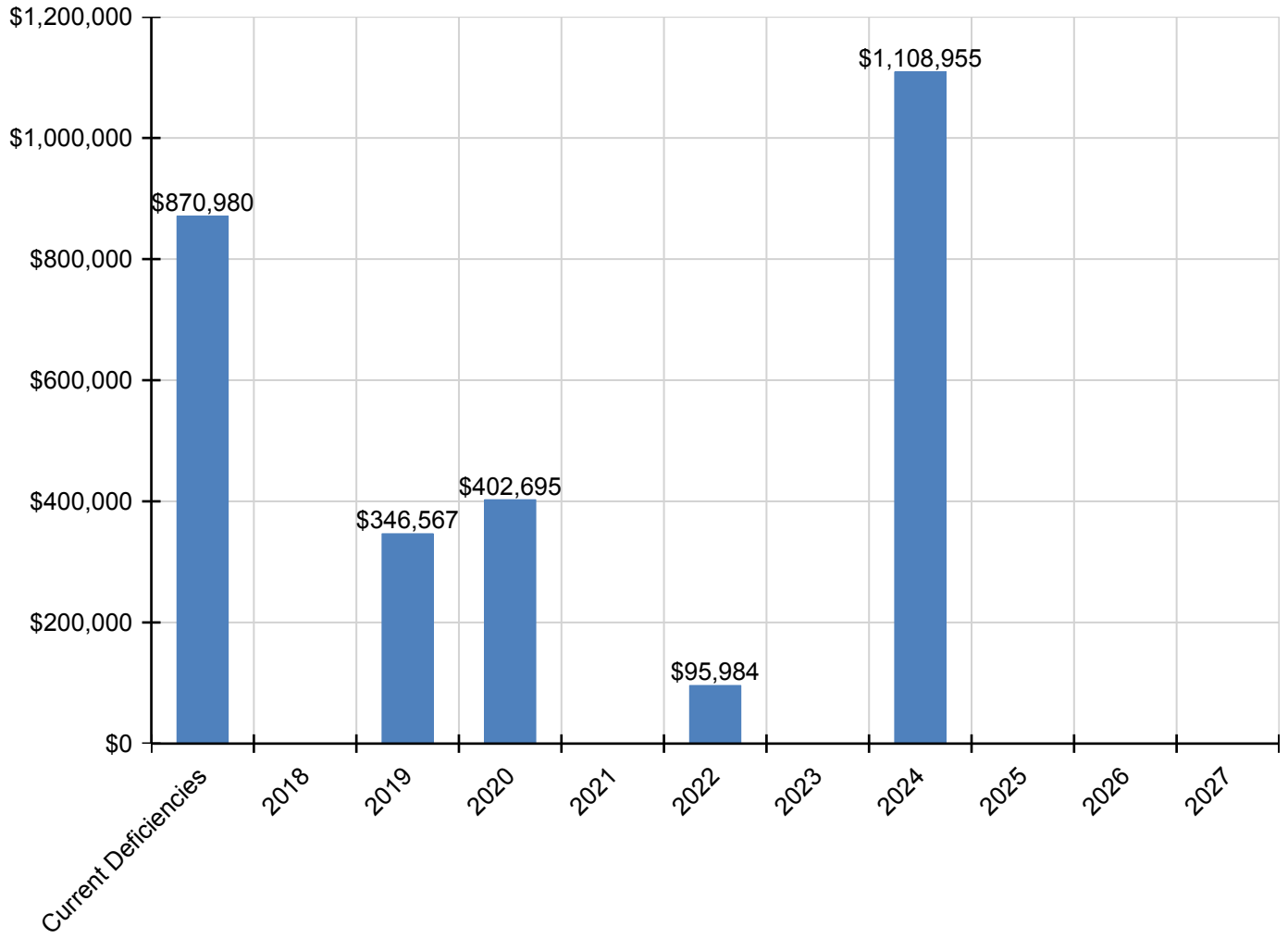
Campus Assessment Report - 1960 Gym

E2010 - Fixed Furnishings	\$160,476	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$160,476
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** Indicates non-renewable system*

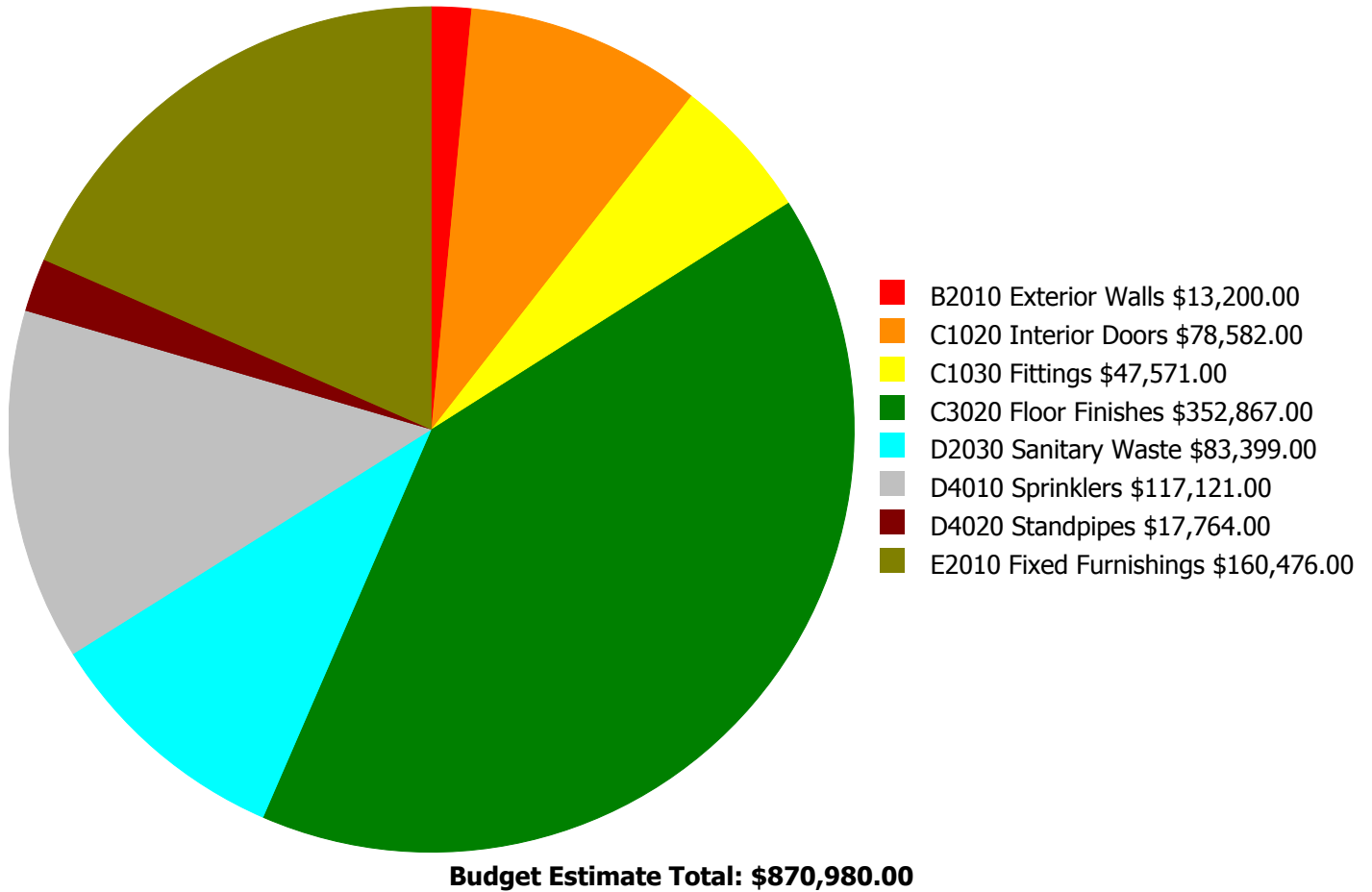
Forecasted Capital Renewal Requirement

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



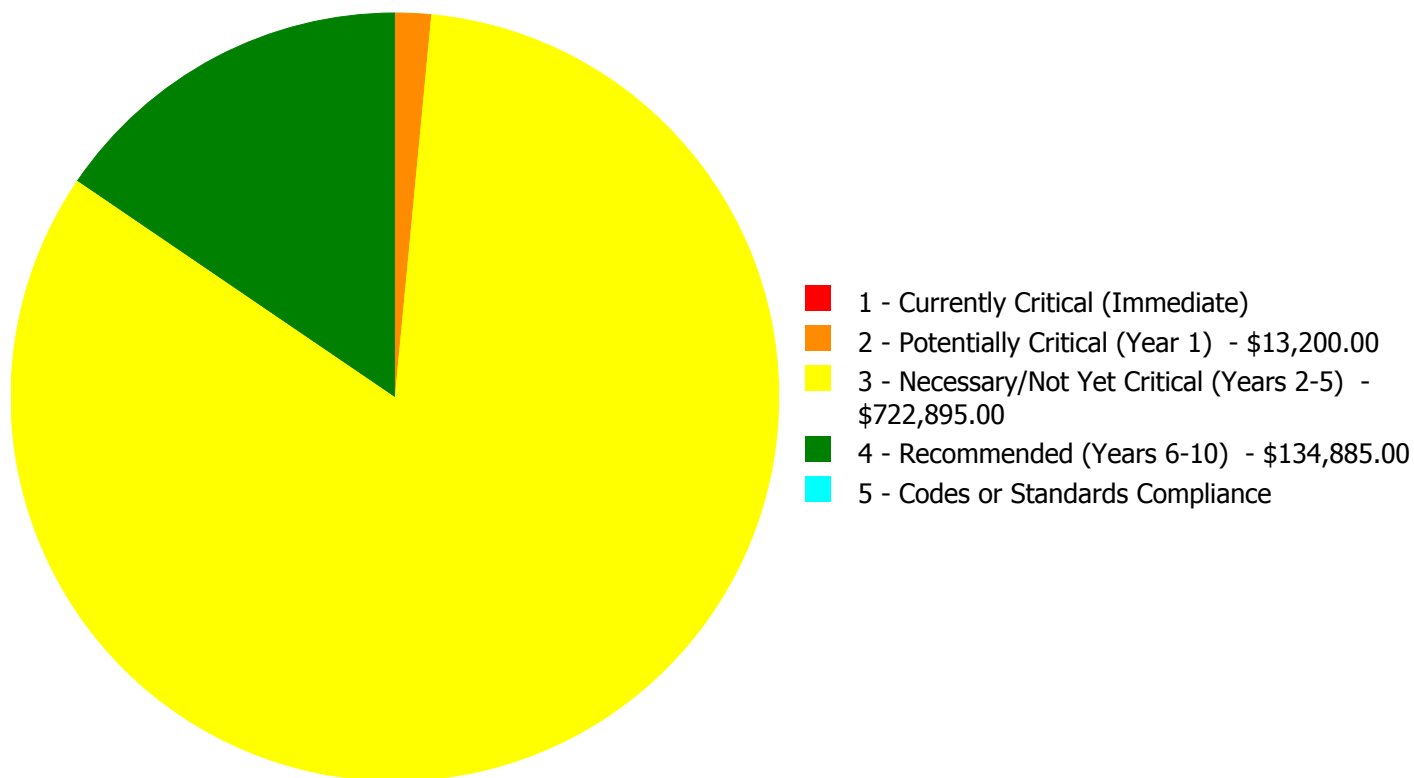
Deficiency Summary by System

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: \$870,980.00

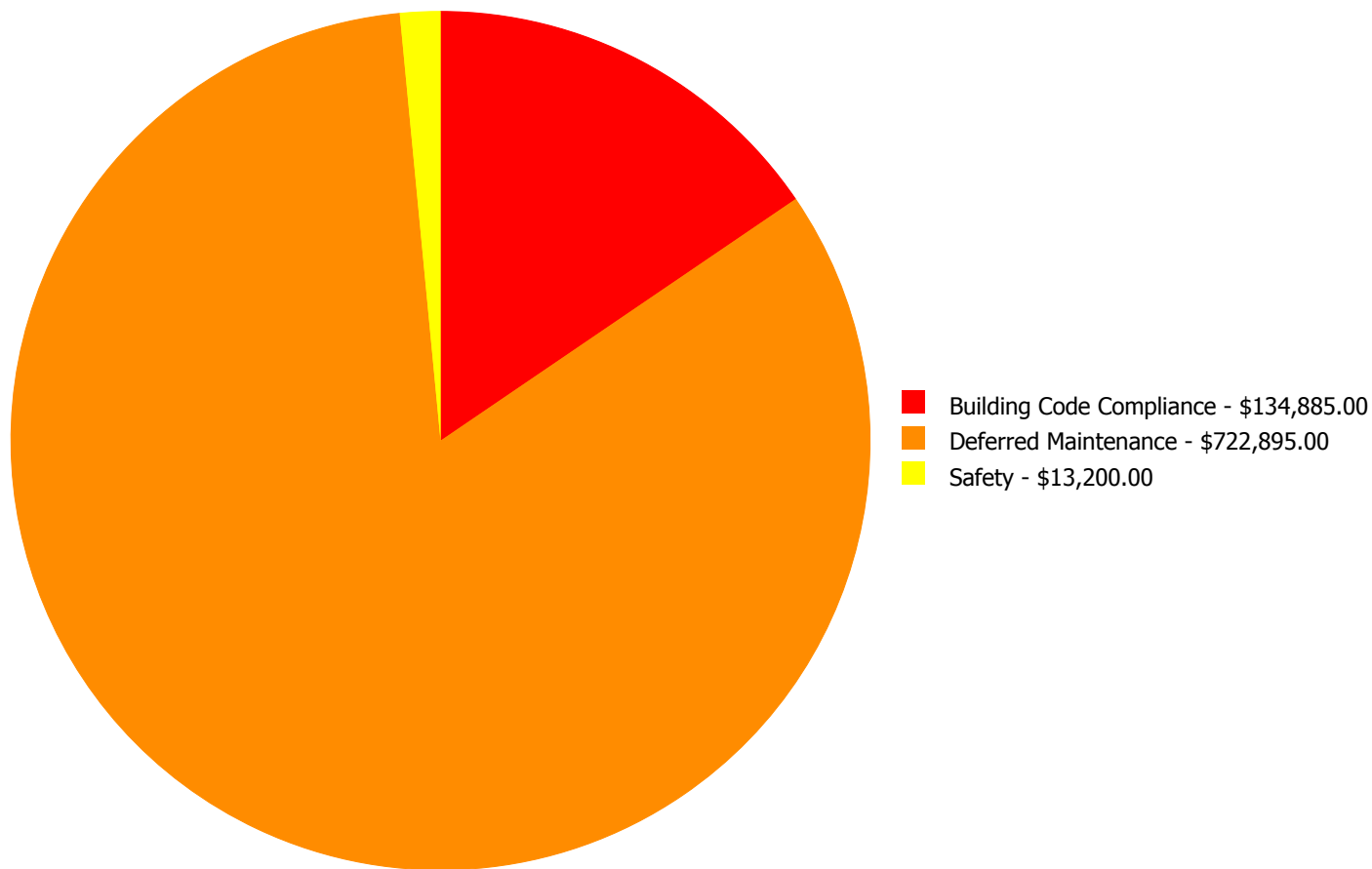
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2010	Exterior Walls	\$0.00	\$13,200.00	\$0.00	\$0.00	\$0.00	\$13,200.00
C1020	Interior Doors	\$0.00	\$0.00	\$78,582.00	\$0.00	\$0.00	\$78,582.00
C1030	Fittings	\$0.00	\$0.00	\$47,571.00	\$0.00	\$0.00	\$47,571.00
C3020	Floor Finishes	\$0.00	\$0.00	\$352,867.00	\$0.00	\$0.00	\$352,867.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$83,399.00	\$0.00	\$0.00	\$83,399.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$117,121.00	\$0.00	\$117,121.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$17,764.00	\$0.00	\$17,764.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$160,476.00	\$0.00	\$0.00	\$160,476.00
	Total:	\$0.00	\$13,200.00	\$722,895.00	\$134,885.00	\$0.00	\$870,980.00

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:



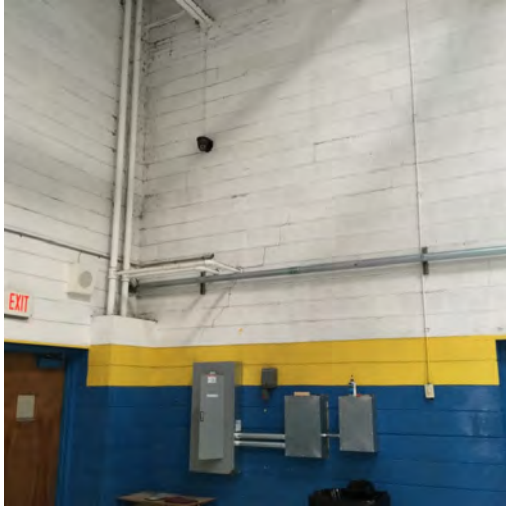
Budget Estimate Total: \$870,980.00

Deficiency Details by Priority

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

Priority 2 - Potentially Critical (Year 1):

System: B2010 - Exterior Walls

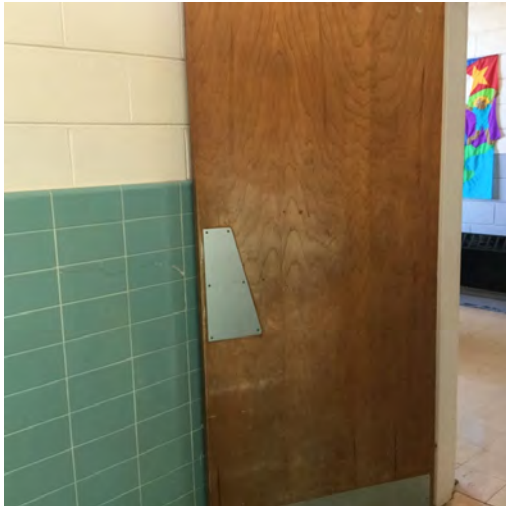


Location: Gym walls
Distress: Failing
Category: Safety
Priority: 2 - Potentially Critical (Year 1)
Correction: Engineering Study-2016-11-15 17:41:59
Qty: 1.00
Unit of Measure: Ea.
Estimate: \$13,200.00
Assessor Name: Ann Buerger Linden
Date Created: 02/14/2017

Notes: Stairstep and vertical cracking was observed at the interior of exterior walls in the gymnasium. An engineering study to determine the cause and to make repair proposals is recommended.

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

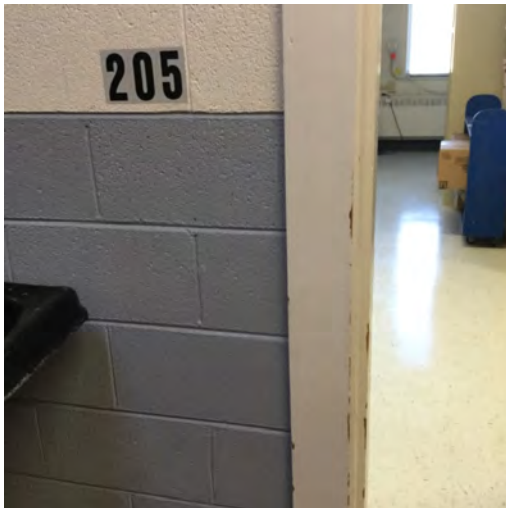
System: C1020 - Interior Doors



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,371.00
Unit of Measure: S.F.
Estimate: \$78,582.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: Interior doors are typically original slab doors and are worn. Hardware is mostly not ADA compliant. System renewal is recommended.

System: C1030 - Fittings



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,371.00
Unit of Measure: S.F.
Estimate: \$47,571.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: The fittings throughout the building are aged and in fair condition. Room signage and toilet room fittings are not ADA compliant. Locker rooms are cannibalized. System renewal is recommended.

System: C3020 - Floor Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,371.00
Unit of Measure: S.F.
Estimate: \$352,867.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: Although some floor finishes have been updated, in general floor finishes are beyond their expected life. VAT was seen in the building and should be fully abated in the system renewal.

System: D2030 - Sanitary Waste



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,371.00
Unit of Measure: S.F.
Estimate: \$83,399.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: The sanitary waste system is beyond its expected life. Though no active problems were observed or reported, renewal to ensure system integrity is recommended.

System: E2010 - Fixed Furnishings



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,371.00
Unit of Measure: S.F.
Estimate: \$160,476.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: Fixed furnishings are old and in fair to poor condition. System renewal is recommended.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 27,371.00
Unit of Measure: S.F.
Estimate: \$117,121.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 27,371.00
Unit of Measure: S.F.
Estimate: \$17,764.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

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

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	44,558
Year Built:	1949
Last Renovation:	2004
Replacement Value:	\$1,170,539
Repair Cost:	\$74,501.00
Total FCI:	6.36 %
Total RSLI:	51.80 %
FCA Score:	93.64



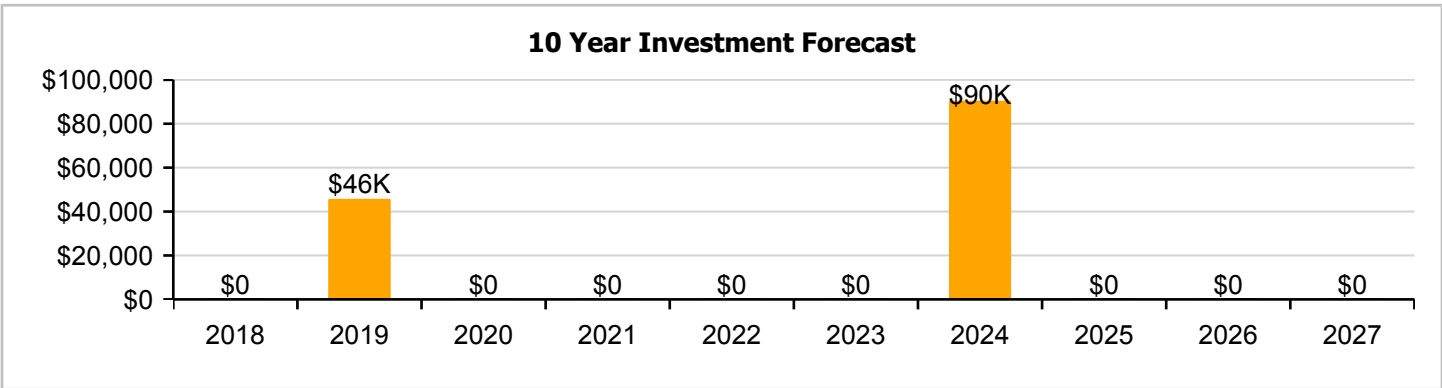
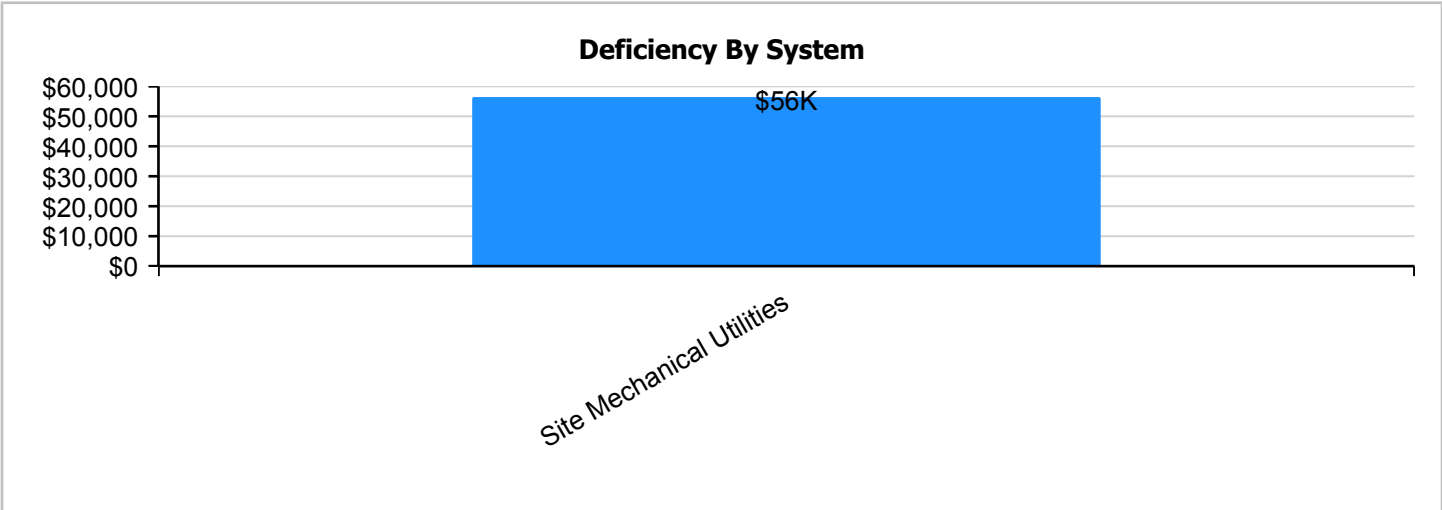
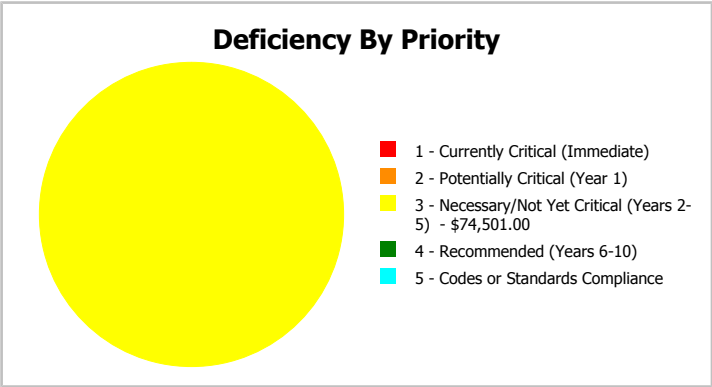
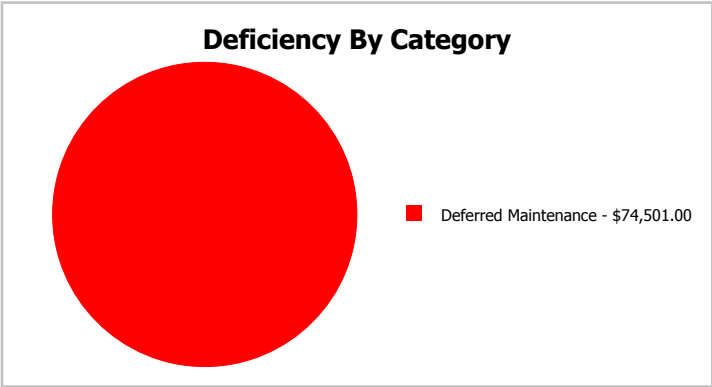
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	HS -High School	Gross Area:	44,558
Year Built:	1949	Last Renovation:	2004
Repair Cost:	\$74,501	Replacement Value:	\$1,170,539
FCI:	6.36 %	RSLI%:	51.80 %



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	43.45 %	0.00 %	\$0.00
G30 - Site Mechanical Utilities	60.94 %	19.42 %	\$74,501.00
G40 - Site Electrical Utilities	57.52 %	0.00 %	\$0.00
Totals:	51.80 %	6.36 %	\$74,501.00

Photo Album

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

- 1). Aerial Image of Central Davie Academy - Feb 25, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$3.76	S.F.	44,558	25	2004	2029		48.00 %	0.00 %	12			\$167,538
G2020	Parking Lots	\$1.61	S.F.	44,558	25	2004	2029		48.00 %	0.00 %	12			\$71,738
G2030	Pedestrian Paving	\$1.98	S.F.	44,558	30	2004	2034		56.67 %	0.00 %	17			\$88,225
G2040105	Fence & Guardrails	\$1.20	S.F.	44,558	30	2004	2034		56.67 %	0.00 %	17			\$53,470
G2040950	Covered Walkways	\$0.81	S.F.	44,558	25	2004	2029		48.00 %	0.00 %	12			\$36,092
G2040950	Playing Field	\$1.50	S.F.	44,558	20	2004	2024		35.00 %	0.00 %	7			\$66,837
G2050	Landscaping	\$1.91	S.F.	44,558	15	2004	2019		13.33 %	0.00 %	2			\$85,106
G3010	Water Supply	\$2.42	S.F.	44,558	50	2004	2054		74.00 %	0.00 %	37			\$107,830
G3020	Sanitary Sewer	\$1.52	S.F.	44,558	50	1949	1999		0.00 %	110.00 %	-18		\$74,501.00	\$67,728
G3030	Storm Sewer	\$4.67	S.F.	44,558	50	2004	2054		74.00 %	0.00 %	37			\$208,086
G4010	Electrical Distribution	\$2.44	S.F.	44,558	50	2004	2054		74.00 %	0.00 %	37			\$108,722
G4020	Site Lighting	\$1.57	S.F.	44,558	30	2004	2034		56.67 %	0.00 %	17			\$69,956
G4030	Site Communications & Security	\$0.88	S.F.	44,558	15	2004	2019		13.33 %	0.00 %	2			\$39,211
Total									51.80 %	6.36 %			\$74,501.00	\$1,170,539

System Notes

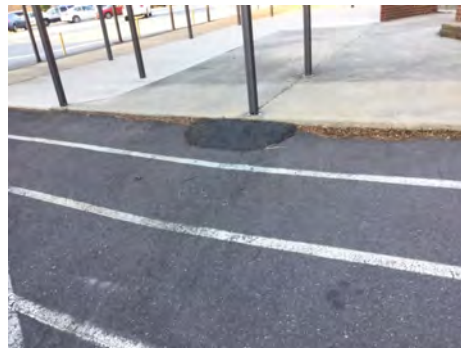
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots



Note:

Campus Assessment Report - Site

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Covered Walkways



Note:

Campus Assessment Report - Site

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: G4020 - Site Lighting



Note:

System: G4030 - Site Communications & Security



Note:

Renewal Schedule

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

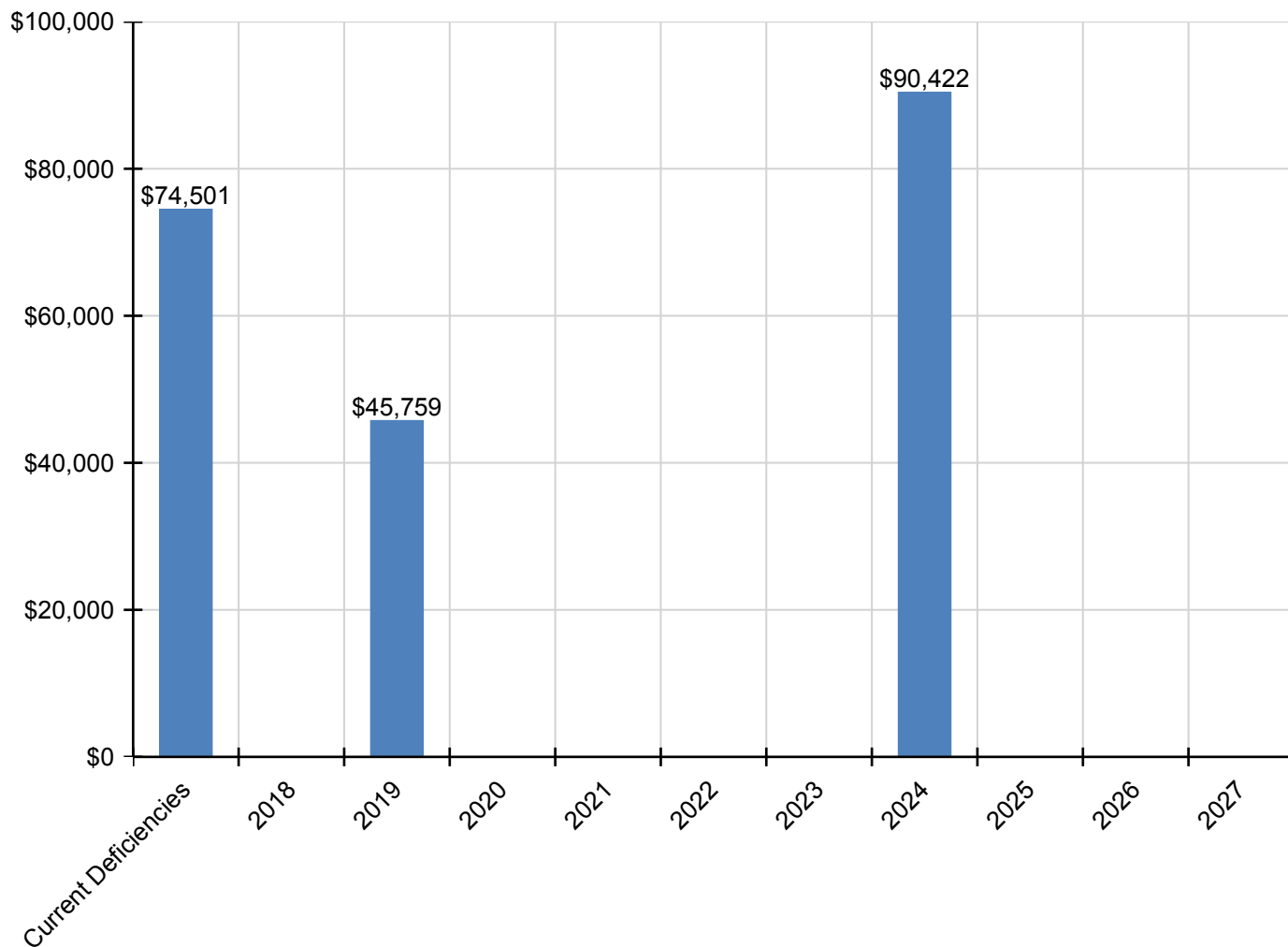
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$74,501	\$0	\$45,759	\$0	\$0	\$0	\$0	\$90,422	\$0	\$0	\$0	\$210,681
G - Building Sitework	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G20 - Site Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2010 - Roadways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2020 - Parking Lots	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2030 - Pedestrian Paving	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040105 - Fence & Guardrails	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Covered Walkways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Playing Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$90,422	\$0	\$0	\$0	\$90,422
* G2050 - Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G30 - Site Mechanical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3010 - Water Supply	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3020 - Sanitary Sewer	\$74,501	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$74,501
G3030 - Storm Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4020 - Site Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4030 - Site Communications & Security	\$0	\$0	\$45,759	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,759

** Indicates non-renewable system*

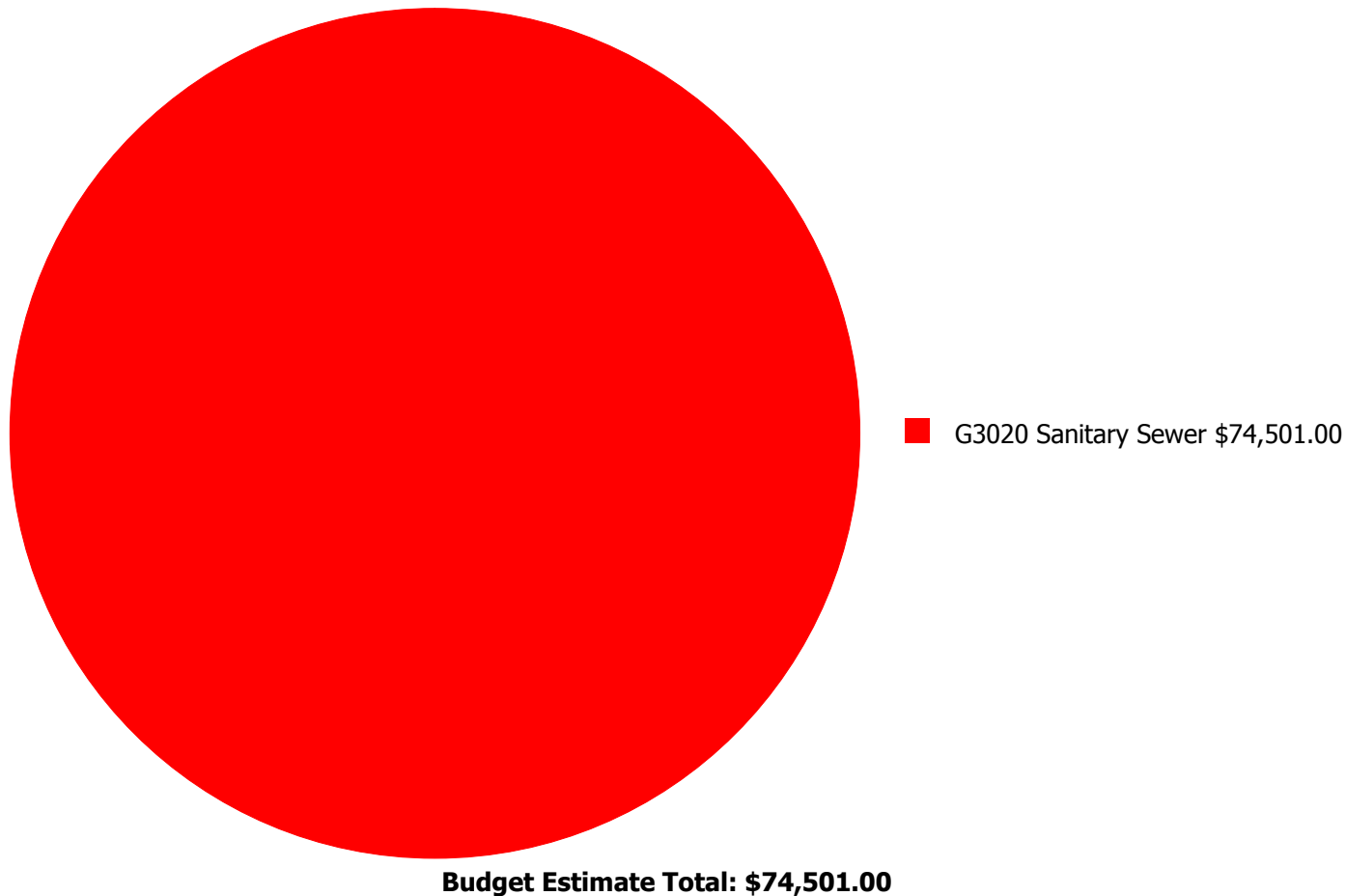
Forecasted Capital Renewal Requirement

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



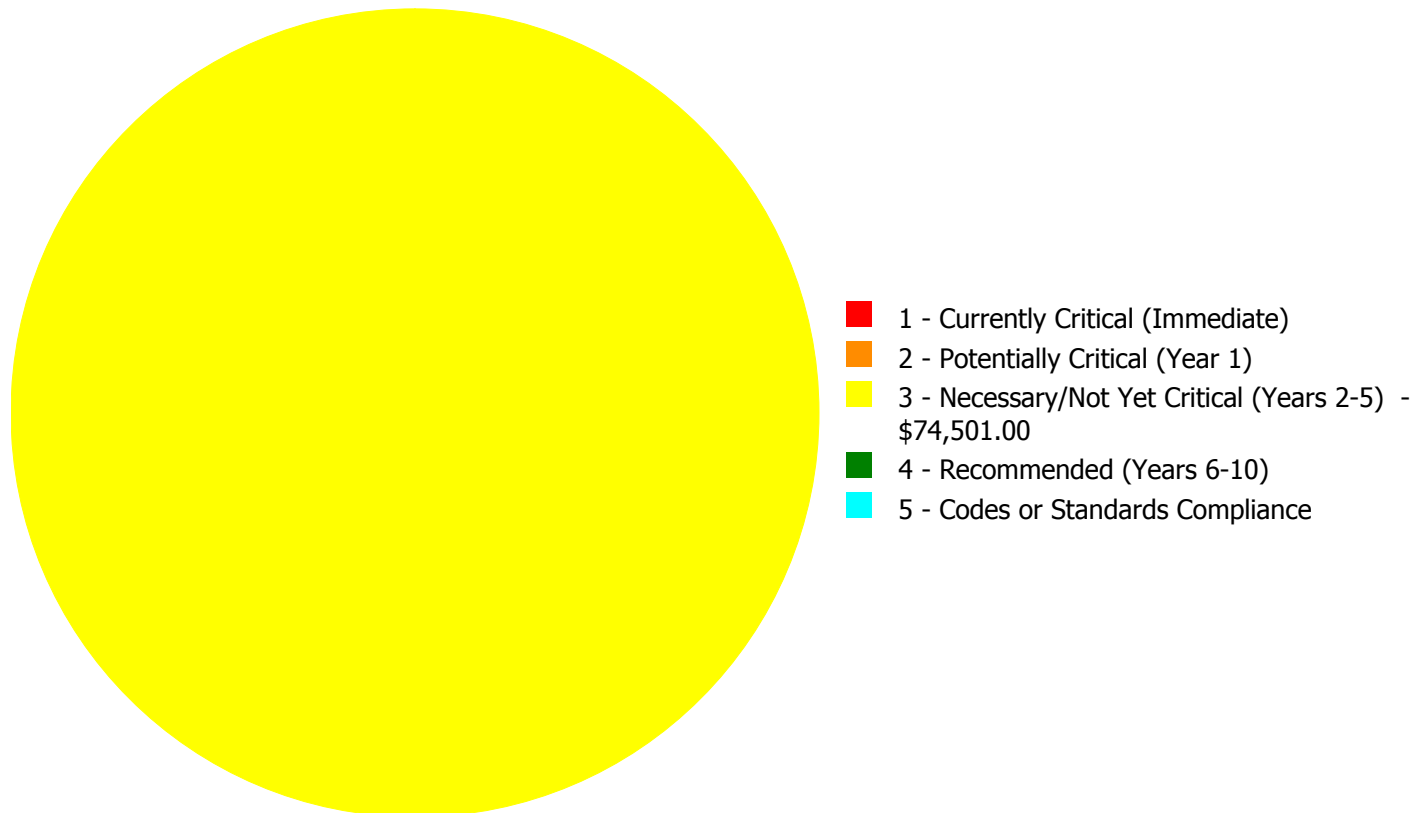
Deficiency Summary by System

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: \$74,501.00

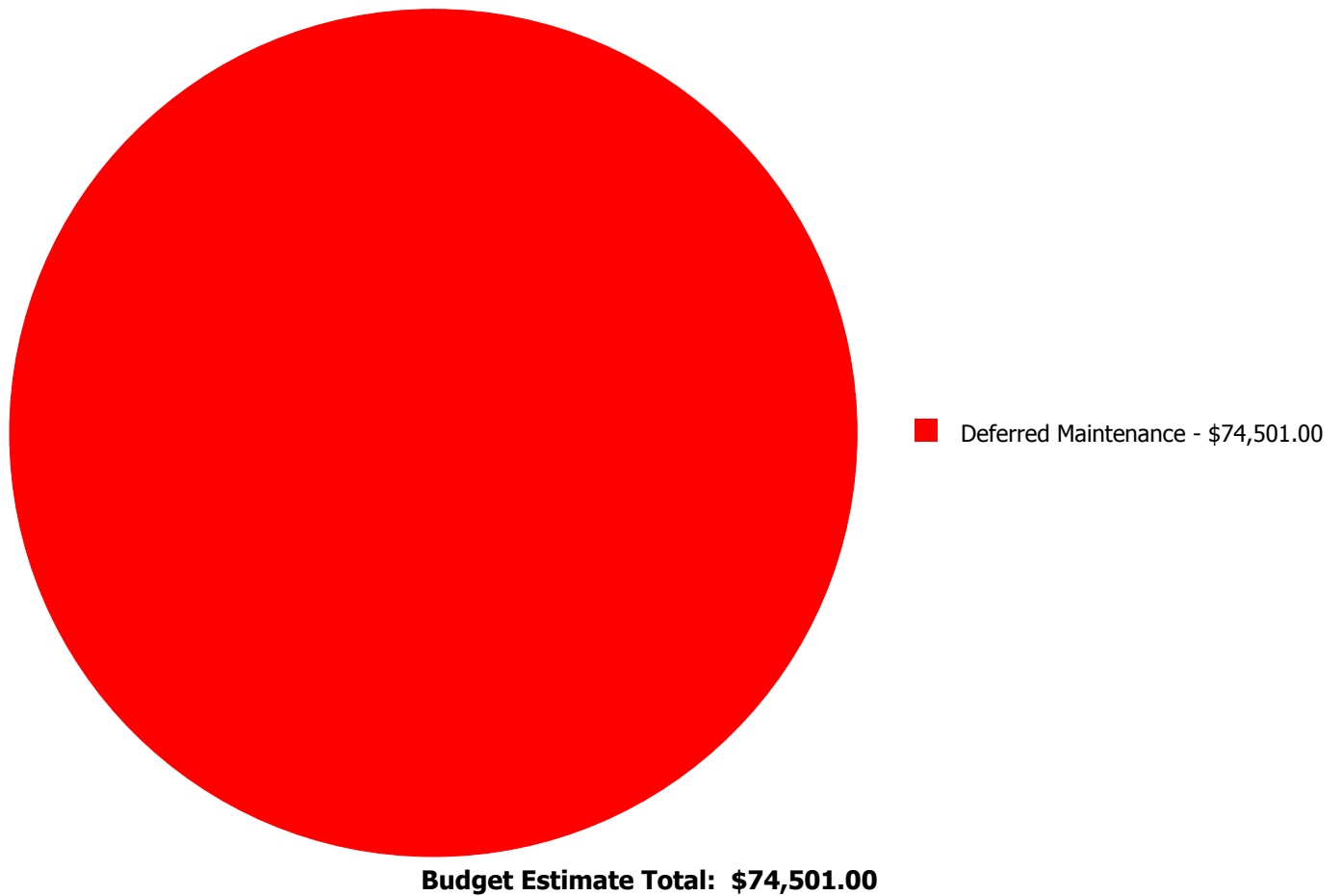
Deficiency By Priority Investment Table

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
G3020	Sanitary Sewer	\$0.00	\$0.00	\$74,501.00	\$0.00	\$0.00	\$74,501.00
	Total:	\$0.00	\$0.00	\$74,501.00	\$0.00	\$0.00	\$74,501.00

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: G3020 - Sanitary Sewer



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 44,558.00
Unit of Measure: S.F.
Estimate: \$74,501.00
Assessor Name: Eduardo Lopez
Date Created: 02/28/2017

Notes:
