NC School District/300 Davie County/Middle School

William Ellis Middle

Final

Campus Assessment Report

March 10, 2017

PARSONS

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Campus Executive Summary

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

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

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Gross Area (SF):	93,047
Year Built:	2007
Last Renovation:	
Replacement Value:	$23,437,233
Repair Cost:	$171,600.00
Total FCI:	0.73 %
Total RSLI:	64.04 %
FCA Score:	99.27

Description:

GENERAL

William Ellis Middle School campus is located at144 William Ellis Drive, Advance, NC. The campus consists of a 92,255 square foot one-story building constructed in 2007. There have been no additions and no major renovations. There is also a storage garage constructed in 2007 and a concessions/restroom building constructed in 2015.

This report contains condition and adequacy data collected during the 2016-17 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site and building elements.

A. SUBSTRUCTURE

The buildings rest on slab on grade and what is assumed to be standard concrete standard foundations. There is no basement.

B. SUPERSTRUCTURE

Roof construction is steel frame. The exterior enclosure is composed of walls of brick veneer over CMU. Exterior windows are typically painted aluminum frame with fixed and operable panes with insulated, tinted glazing. There are clerestory windows of insulated translucent panels at the main entry hall. Exterior doors are typically aluminum with glazing. Roofing is steep pre-finished preformed metal with gutters and downspouts. There are areas of low-slope roofing of white single ply membrane. Roof openings include a roof hatch and insulated translucent panels skylights over the media center. Building entrances appear to comply with ADA requirements

C. INTERIORS

Partitions are typically CMU. There is a folding partition separating the stage and the cafeteria. Interior doors are typically solid core wood veneer in hollow metal frames with slot lites and lever hardware. Doors at area separations are rated assemblies. Fittings include ADA compliant building signage, whiteboards and tack boards, toilet accessories and toilet partitions, storage shelving, ramp handrails, and lockers.

Wall finishes are typically paint. There is ceramic tile in toilet rooms and showers. Floor finishes include terrazzo in corridors, VCT in typical classrooms, carpet in the media center and select classrooms, wood in the gym and on the stage, ceramic/quarry tile in toilet rooms and the kitchen, and sealed concrete in utility rooms. Ceiling finishes are typically 2 x 2 suspended acoustical tiles with vinyl faced tiles in the kitchen. Other ceiling finishes include painted gypboard in toilet rooms and at decorative soffits, and painted exposed structure in the gym.

D. SERVICES

CONVEYING:
The building has no conveying systems and none are required.

PLUMBING:

Plumbing fixtures are typically white porcelain. Water closets are floor mounted with lever handle flush valves. Urinals are wall-hung with lever handle flush valves. Lavatories are wall hung with two-handle or single faucets. Accessible showers are provided at locker rooms and in the school nurse space. Service sinks are floor mounted precast. Dual height drinking fountains are provided in corridors. Domestic water supply piping is soldered copper. Electric water heaters are distributed throughout the building and oil fired water heaters serve the kitchen. Sanitary drain/vent piping is PVC. Floor drains are provided in toilet rooms. Storm water drainage is PVC. Other plumbing systems are fuel oil piping.

HVAC:

The general HVAC system uses water source heat pumps with a 2-pipe distribution system. Supplemental heat is provided by three Weil-McClain oil-fired boilers. Supplemental cooling is provided by a BAC cooling tower. Heat pumps are located above lay-in ceilings and supply conditioned air through externally insulated sheet metal ductwork. Fresh air is introduced through roof mounted air handling units. Toilet rooms have ceiling mounted exhaust grilles ducted to fans discharging above the roof. Digital controls are centrally monitored and controlled utilizing a web-based system.

FIRE PROTECTION:

The building does have a fire sprinkler system. The building also has dry chemical fire protection at the kitchen hood. Fire extinguishers and cabinets are distributed near fire exits, in corridors and in other rooms where required.

ELECTRICAL:

The electrical system is fed from a pad mounted transformer to a 3000 amp 277/480 volt, 3-phase, 4-wire power panel. Typical lighting is T8 fluorescent lay-in fixtures. The main entrance hall, cafeteria, and media center have

ceiling hung indirect lighting fixtures. GFCI outlets are provided at wet areas. The building has battery back-up emergency lighting and illuminated exit signs. There is no emergency generator.

COMMUNICATIONS AND SECURITY:

The fire alarm system consists of audio and visual annunciators in corridors and common areas. They can also be activated by pull stations and smoke detectors and the system is centrally monitored. This building has a locally monitored security camera system with both interior and exterior cameras, and controlled access doors.

E. EQUIPMENT & FURNISHINGS

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

G. SITE

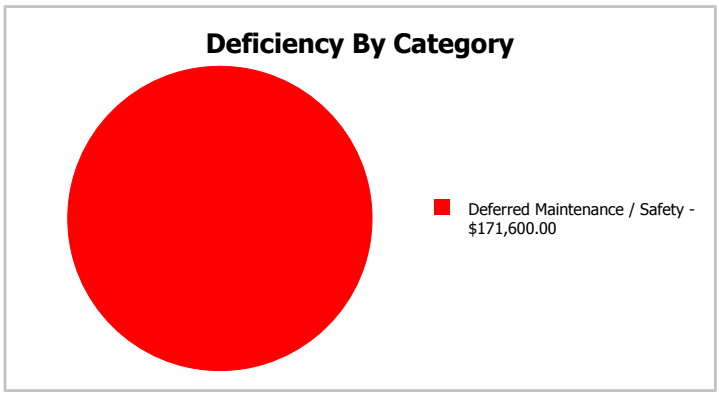
Campus site features include asphalt paved driveways and parking lots, gravel surfaced driveways, concrete pedestrian pavement, covered walkways, fencing, a flag pole, landscaping, a monument sign, softball and baseball fields, a football field with track, and a soccer/practice fields. There is an irrigation system at the sports fields utilizing well water. Site mechanical and electrical features include water, sanitary sewer including a lift station with an emergency generator, storm sewer discharging to surface waters, oil fuel storage, an FDC standpipe, and site lighting.

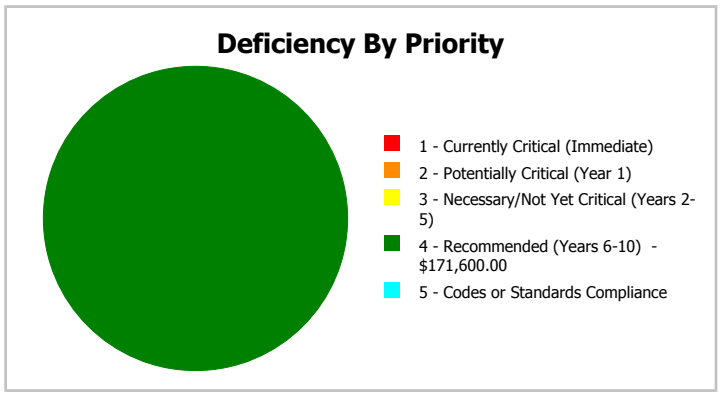
Attributes:

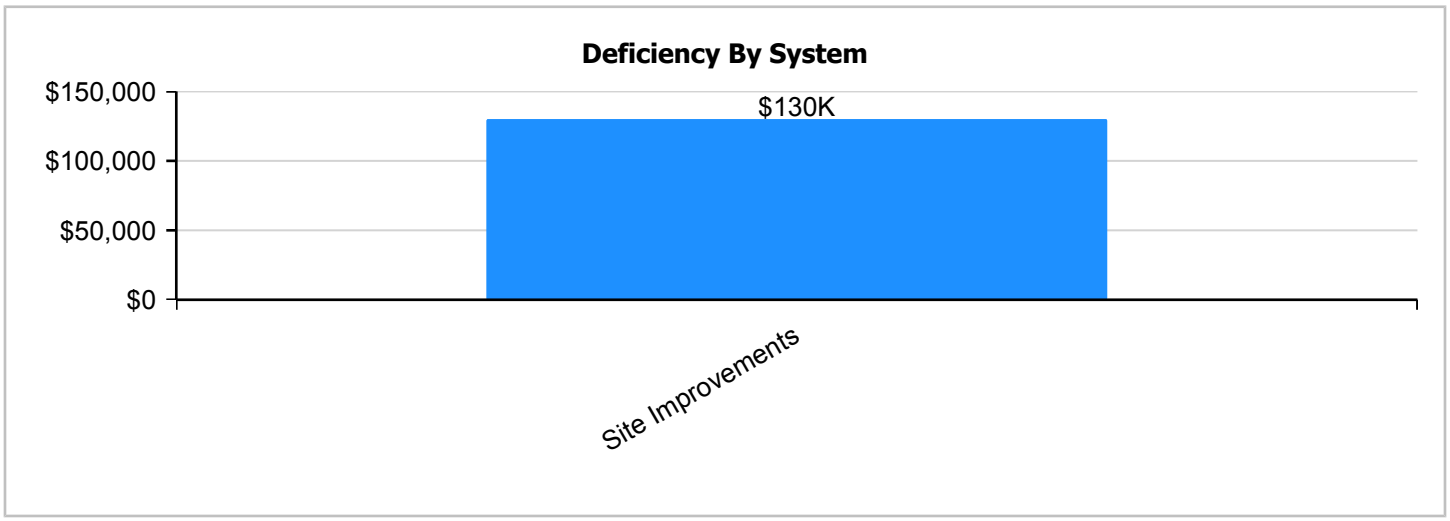
General Attributes:			
Condition Assessor:	Ann Buerger Linden	Assessment Date:	
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:	Davie - Davie County HS	LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	41.42	Site Acreage:	41.42

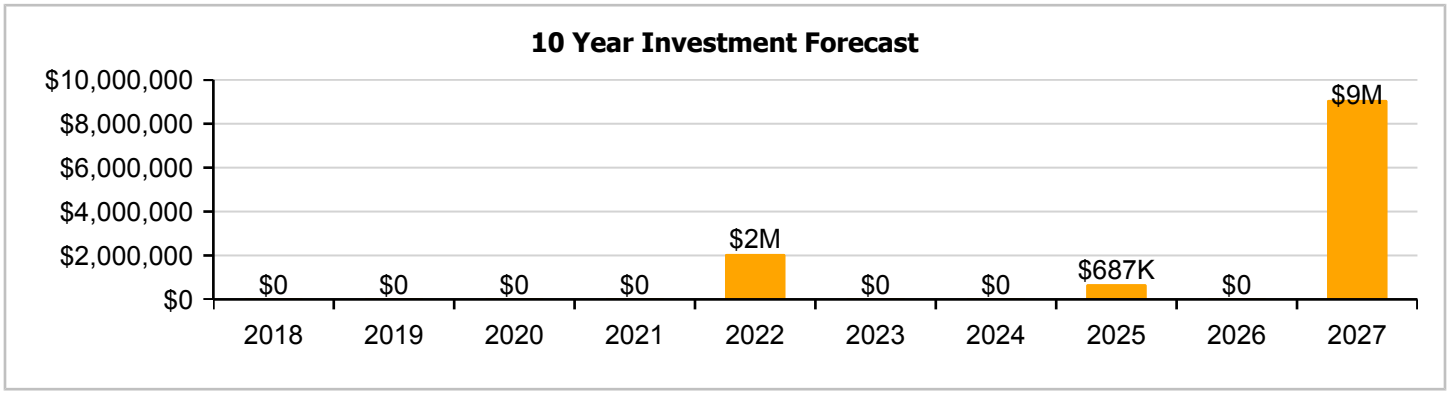
Campus Dashboard Summary

Gross Area:	93,047		
Year Built:	2007	Last Renovation:	
Repair Cost:	$171,600	Replacement Value:	$23,437,233
FCI:	0.73 %	RSLI%:	64.04 %









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.

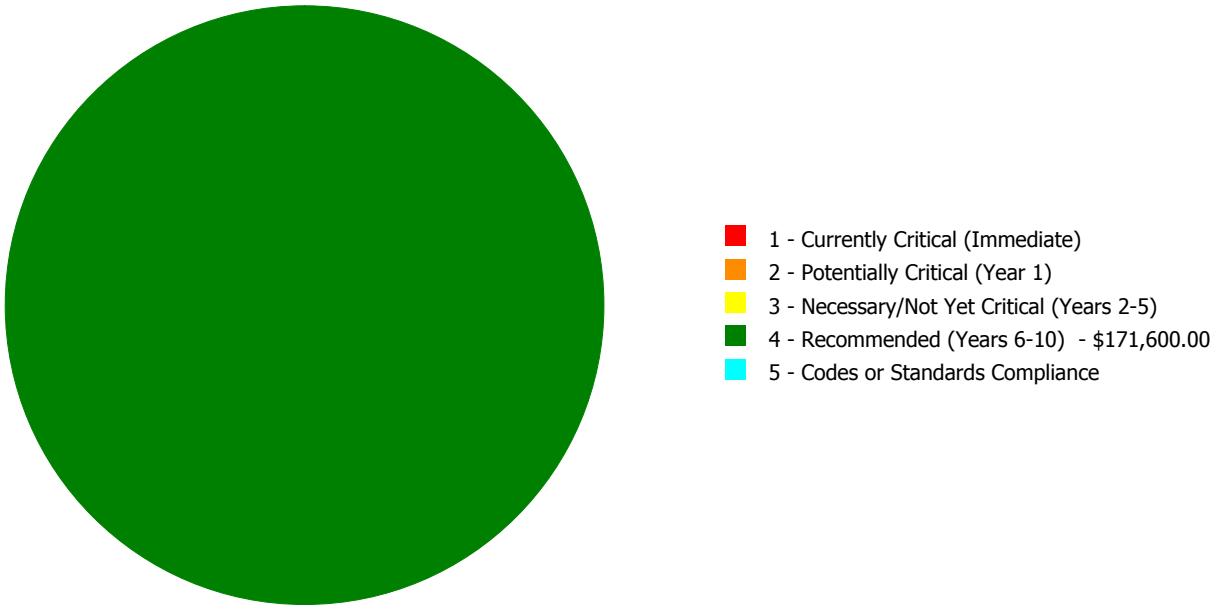
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	90.06 %	0.00 %	$0.00
B10 - Superstructure	90.02 %	0.00 %	$0.00
B20 - Exterior Enclosure	77.11 %	0.00 %	$0.00
B30 - Roofing	59.91 %	0.00 %	$0.00
C10 - Interior Construction	62.34 %	0.00 %	$0.00
C30 - Interior Finishes	58.52 %	0.00 %	$0.00
D20 - Plumbing	66.97 %	0.00 %	$0.00
D30 - HVAC	58.99 %	0.00 %	$0.00
D40 - Fire Protection	66.67 %	0.00 %	$0.00
D50 - Electrical	54.00 %	0.00 %	$0.00
E10 - Equipment	50.00 %	0.00 %	$0.00
E20 - Furnishings	50.00 %	0.00 %	$0.00
G20 - Site Improvements	54.47 %	5.54 %	$171,600.00
G30 - Site Mechanical Utilities	79.47 %	0.00 %	$0.00
G40 - Site Electrical Utilities	67.71 %	0.00 %	$0.00
Totals:	**64.04 %**	**0.73 %**	**$171,600.00**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance
2007 Main	92,255	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2007 Tractor Shed	252	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2015 Concessions/RR	540	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Site	93,047	3.85	$0.00	$0.00	$0.00	$171,600.00	$0.00
Total:		**0.73**	**$0.00**	**$0.00**	**$0.00**	**$171,600.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $171,600.00

Executive Summary

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Function:	MS -Middle School
Gross Area (SF):	92,255
Year Built:	2007
Last Renovation:	
Replacement Value:	$18,895,119
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	64.67 %
FCA Score:	100.00

Description:

Note: School was originally designed with mezzanines for access to HVAC equipment. Mezzanines were value engineered out of the building.

Attributes: This asset has no attributes.

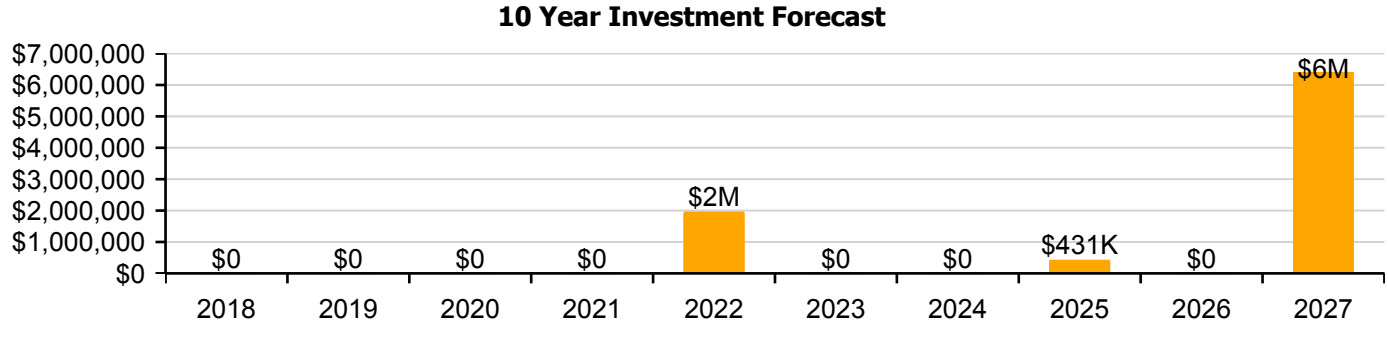
Dashboard Summary

Function:	MS -Middle School	Gross Area:	92,255
Year Built:	2007	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$18,895,119
FCI:	0.00 %	RSLI%:	64.67 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	90.00 %	0.00 %	$0.00
B10 - Superstructure	90.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	76.90 %	0.00 %	$0.00
B30 - Roofing	59.84 %	0.00 %	$0.00
C10 - Interior Construction	62.18 %	0.00 %	$0.00
C30 - Interior Finishes	58.52 %	0.00 %	$0.00
D20 - Plumbing	66.77 %	0.00 %	$0.00
D30 - HVAC	58.97 %	0.00 %	$0.00
D40 - Fire Protection	66.67 %	0.00 %	$0.00
D50 - Electrical	53.92 %	0.00 %	$0.00
E10 - Equipment	50.00 %	0.00 %	$0.00
E20 - Furnishings	50.00 %	0.00 %	$0.00
Totals:	**64.67 %**	**0.00 %**	**$0.00**

Photo Album

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

1). West Elevation - Feb 13, 2017

2). North Elevation - Feb 13, 2017

3). East Elevation - Feb 13, 2017

4). South Elevation - Feb 13, 2017

Condition Detail

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

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

System Listing

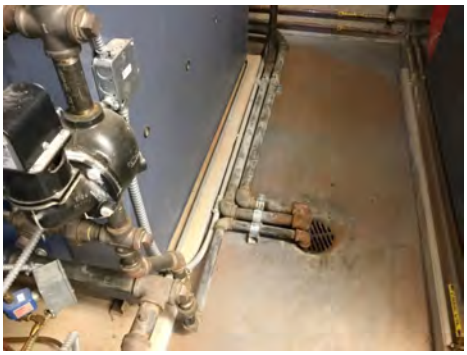
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$1.52	S.F.	92,255	100	2007	2107		90.00 %	0.00 %	90			$140,228
A1030	Slab on Grade	$10.07	S.F.	92,255	100	2007	2107		90.00 %	0.00 %	90			$929,008
B1020	Roof Construction	$16.84	S.F.	92,255	100	2007	2107		90.00 %	0.00 %	90			$1,553,574
B2010	Exterior Walls	$9.02	S.F.	92,255	100	2007	2107		90.00 %	0.00 %	90			$832,140
B2020	Exterior Windows	$10.52	S.F.	92,255	30	2007	2037		66.67 %	0.00 %	20			$970,523
B2030	Exterior Doors	$1.02	S.F.	92,255	30	2007	2037		66.67 %	0.00 %	20			$94,100
B3010120	Single Ply Membrane	$6.98	S.F.	45,300	20	2007	2027		50.00 %	0.00 %	10			$316,194
B3010130	Preformed Metal Roofing	$9.66	S.F.	46,955	30	2007	2037		66.67 %	0.00 %	20			$453,585
B3020	Roof Openings	$1.25	S.F.	92,255	25	2007	2032		60.00 %	0.00 %	15			$115,319
C1010	Partitions	$6.07	S.F.	92,255	75	2007	2082		86.67 %	0.00 %	65			$559,988
C1020	Interior Doors	$2.46	S.F.	92,255	30	2007	2037		66.67 %	0.00 %	20			$226,947
C1030	Fittings	$13.11	S.F.	92,255	20	2007	2027		50.00 %	0.00 %	10			$1,209,463
C3010	Wall Finishes	$3.35	S.F.	92,255	10	2015	2025		80.00 %	0.00 %	8			$309,054
C3020	Floor Finishes	$10.41	S.F.	92,255	20	2007	2027		50.00 %	0.00 %	10			$960,375
C3030	Ceiling Finishes	$11.37	S.F.	92,255	25	2007	2032		60.00 %	0.00 %	15			$1,048,939
D2010	Plumbing Fixtures	$9.64	S.F.	92,255	30	2007	2037		66.67 %	0.00 %	20			$889,338
D2020	Domestic Water Distribution	$1.03	S.F.	92,255	30	2007	2037		66.67 %	0.00 %	20			$95,023
D2030	Sanitary Waste	$1.62	S.F.	92,255	30	2007	2037		66.67 %	0.00 %	20			$149,453
D2040	Rain Water Drainage	$0.59	S.F.	92,255	30	2007	2037		66.67 %	0.00 %	20			$54,430
D2090	Other Plumbing Systems -Fuel Oil	$0.16	S.F.	92,255	40	2007	2047		75.00 %	0.00 %	30			$14,761
D3020	Heat Generating Systems	$8.66	S.F.	92,255	30	2007	2037		66.67 %	0.00 %	20			$798,928
D3030	Cooling Generating Systems	$8.99	S.F.	92,255	25	2007	2032		60.00 %	0.00 %	15			$829,372
D3040	Distribution Systems	$10.65	S.F.	92,255	30	2007	2037		66.67 %	0.00 %	20			$982,516
D3050	Terminal & Package Units	$5.00	S.F.	92,255	15	2007	2022		33.33 %	0.00 %	5			$461,275
D3060	Controls & Instrumentation	$3.33	S.F.	92,255	20	2007	2027		50.00 %	0.00 %	10			$307,209
D4010	Sprinklers	$3.92	S.F.	92,255	30	2007	2037		66.67 %	0.00 %	20			$361,640
D4020	Standpipes	$0.67	S.F.	92,255	30	2007	2037		66.67 %	0.00 %	20			$61,811
D5010	Electrical Service/Distribution	$1.64	S.F.	92,255	40	2007	2047		75.00 %	0.00 %	30			$151,298
D5020	Branch Wiring	$4.91	S.F.	92,255	30	2007	2037		66.67 %	0.00 %	20			$452,972
D5020	Lighting	$11.44	S.F.	92,255	30	2007	2037		66.67 %	0.00 %	20			$1,055,397
D5030810	Security & Detection Systems	$2.27	S.F.	92,255	15	2007	2022		33.33 %	0.00 %	5			$209,419
D5030910	Fire Alarm Systems	$4.11	S.F.	92,255	15	2007	2022		33.33 %	0.00 %	5			$379,168
D5030920	Data Communication	$5.32	S.F.	92,255	15	2007	2022		33.33 %	0.00 %	5			$490,797
D5090	Other Electrical Systems	$0.51	S.F.	92,255	20	2007	2027		50.00 %	0.00 %	10			$47,050
E1020	Institutional Equipment	$2.73	S.F.	92,255	20	2007	2027		50.00 %	0.00 %	10			$251,856
E1090	Other Equipment	$6.82	S.F.	92,255	20	2007	2027		50.00 %	0.00 %	10			$629,179
E2010	Fixed Furnishings	$5.45	S.F.	92,255	20	2007	2027		50.00 %	0.00 %	10			$502,790
								Total	**64.67 %**					**$18,895,119**

System Notes

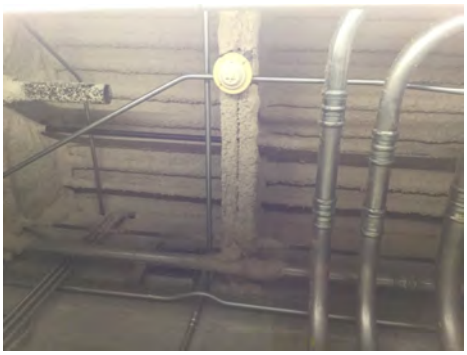
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: A1030 - Slab on Grade

Note:

System: B1020 - Roof Construction


Note:

System: B2010 - Exterior Walls



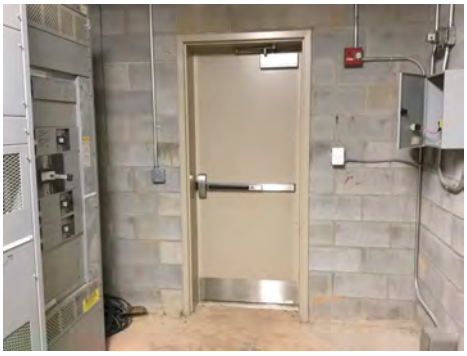
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



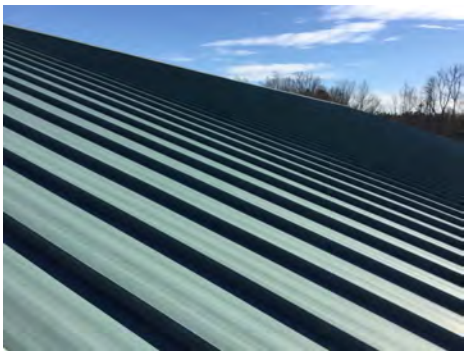
Note:

System: B3010120 - Single Ply Membrane



Note:

System: B3010130 - Preformed Metal Roofing

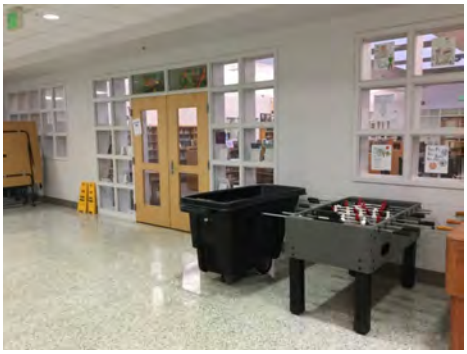
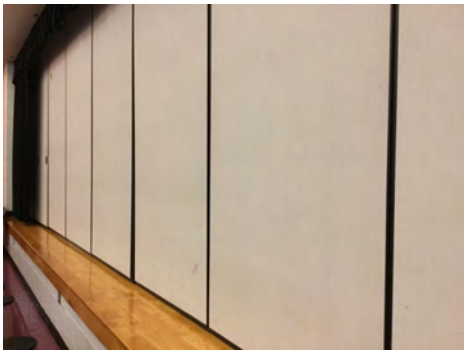
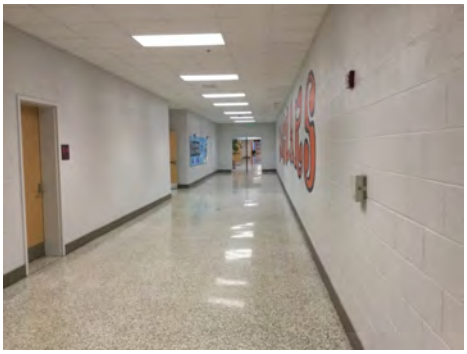

Note:

System: B3020 - Roof Openings



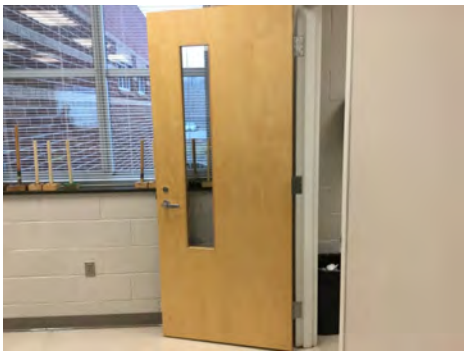
Note:

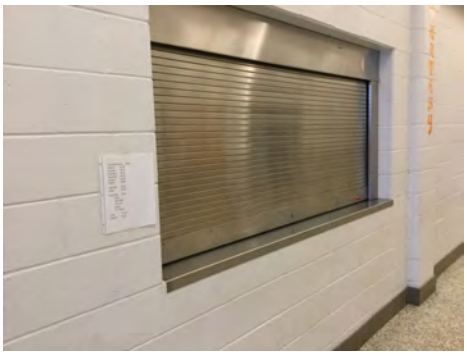
System: C1010 - Partitions

Note:

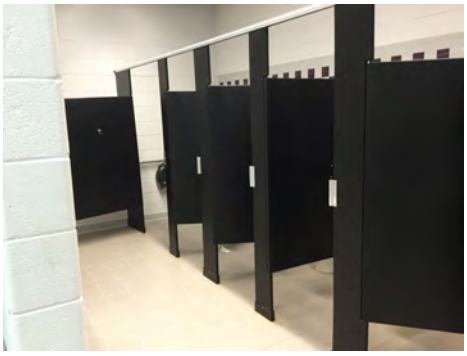
System: C1020 - Interior Doors

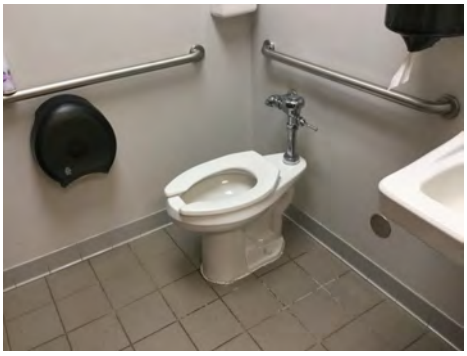




Note:

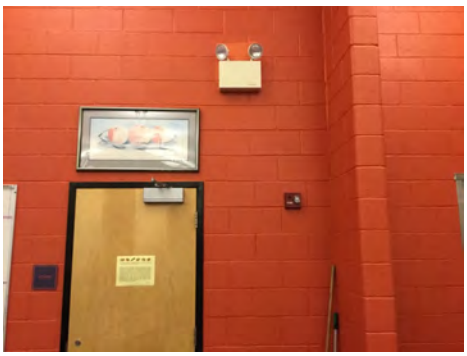
System: C1030 - Fittings





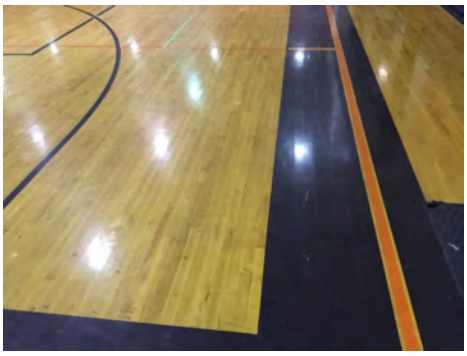
Note:

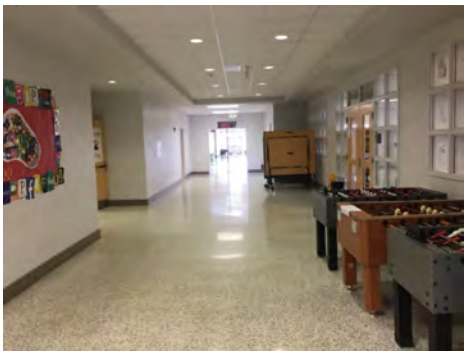
System: C3010 - Wall Finishes



Note:

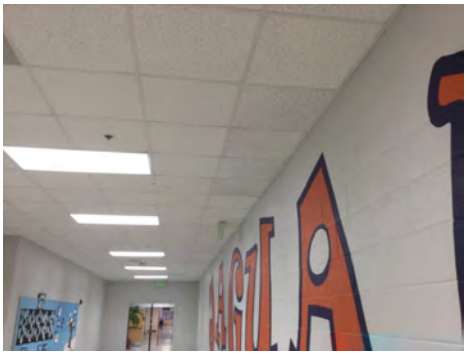
System: C3020 - Floor Finishes

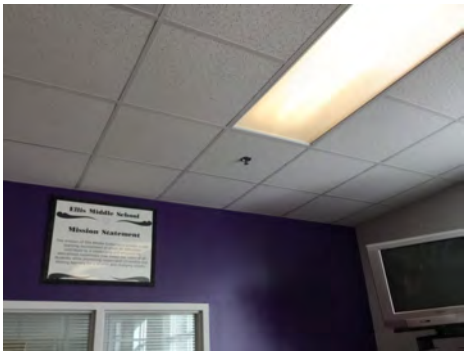




Note:

System: C3030 - Ceiling Finishes





Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note:

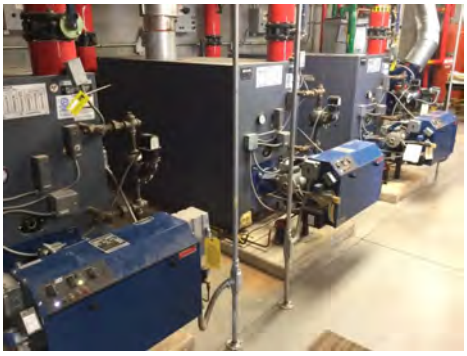
System: D2090 - Other Plumbing Systems -Fuel Oil



Note:

System: D3020 - Heat Generating Systems





Note:

System: D3030 - Cooling Generating Systems



Note:

System: D3040 - Distribution Systems


Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

System: D4010 - Sprinklers



Note:

System: D4020 - Standpipes

Note:

System: D5010 - Electrical Service/Distribution



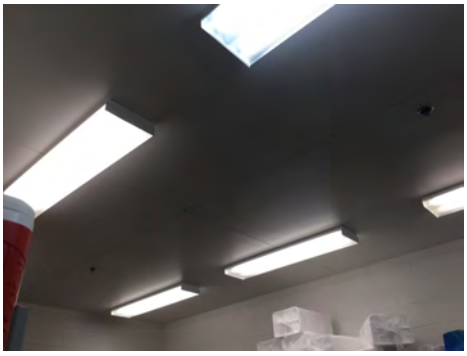
Note:

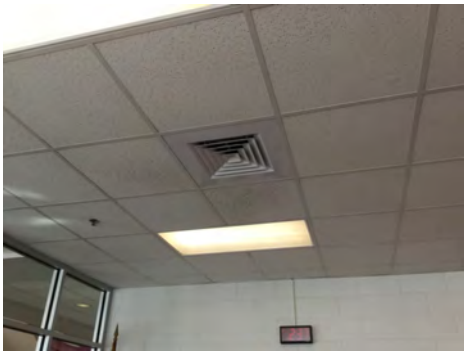
System: D5020 - Branch Wiring



Note:

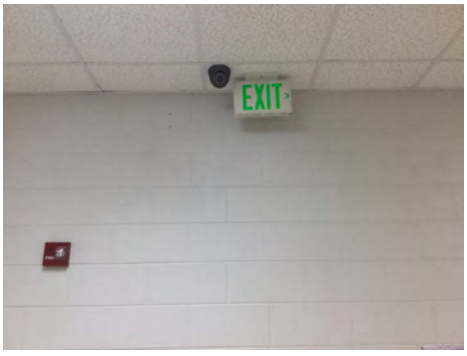
System: D5020 - Lighting

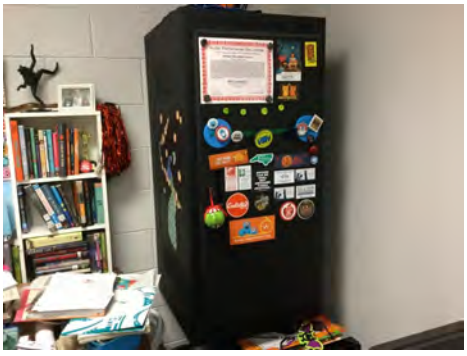
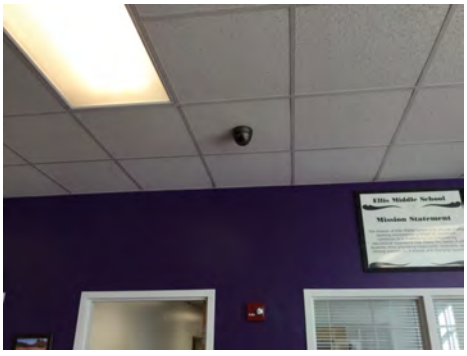




Note:

System: D5030810 - Security & Detection Systems

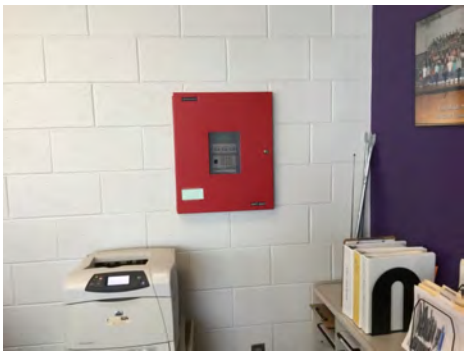


Note:

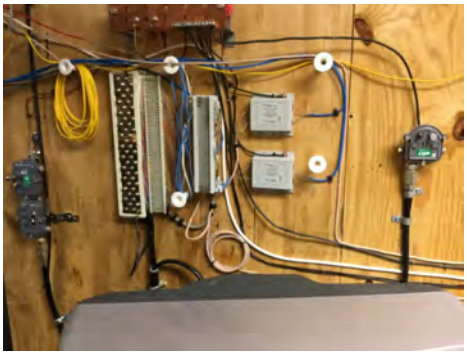
System: D5030910 - Fire Alarm Systems





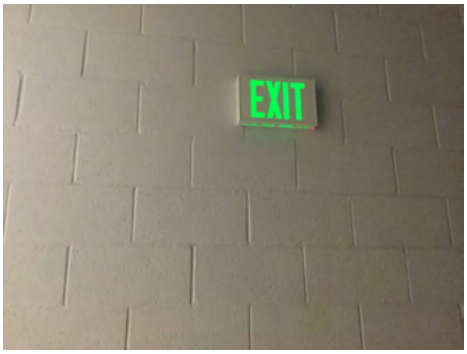
Note:

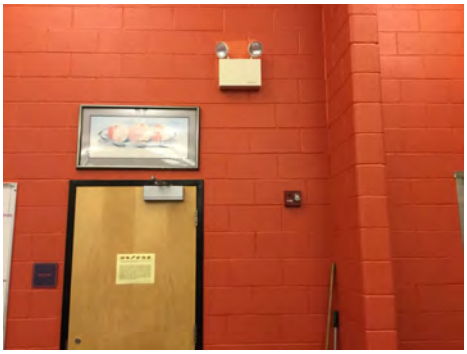
System: D5030920 - Data Communication



Note:

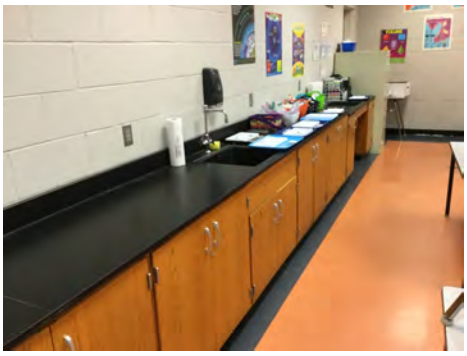
System: D5090 - Other Electrical Systems

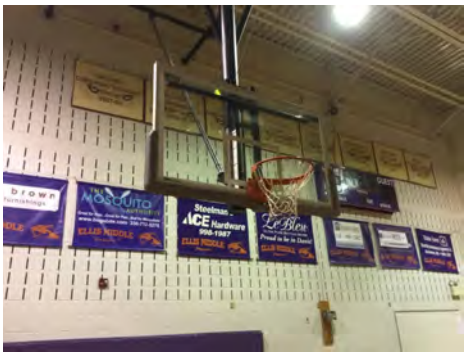


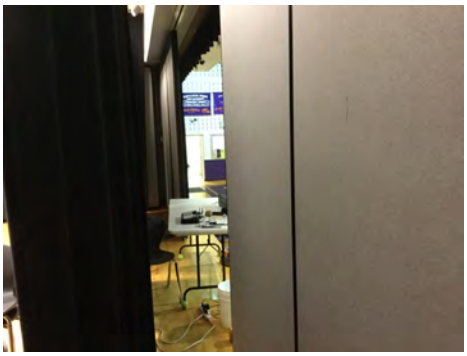



Note:

System: E1020 - Institutional Equipment



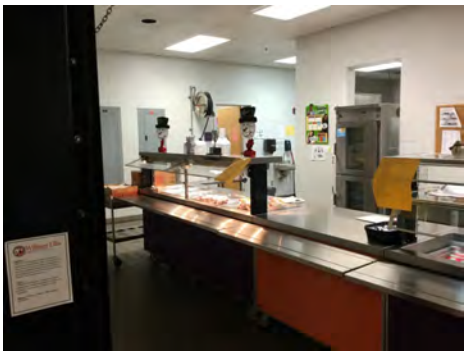


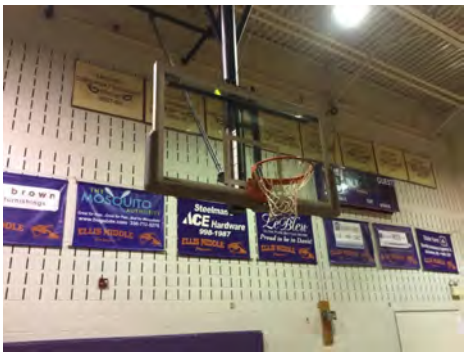


Note:

System: E1090 - Other Equipment

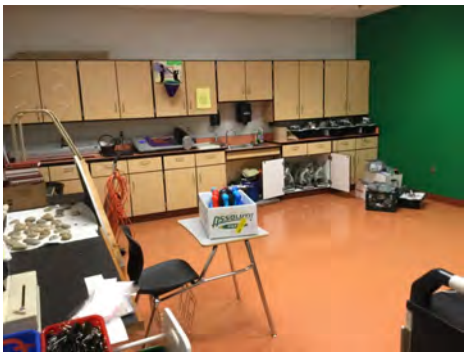




Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

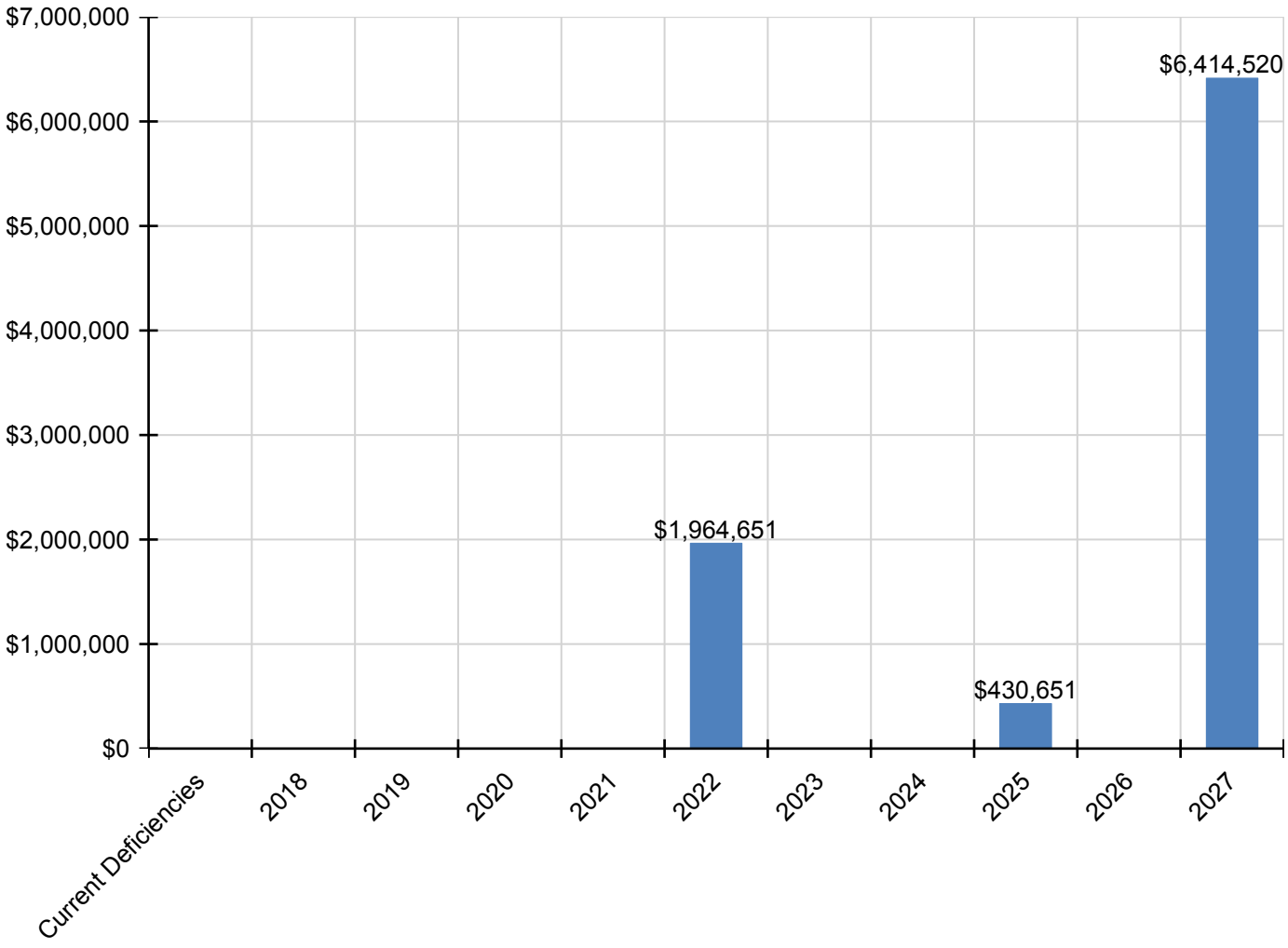
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,964,651**	**$0**	**$0**	**$430,651**	**$0**	**$6,414,520**	**$8,809,822**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$637,407	**$637,407**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,787,958	**$1,787,958**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$430,651	$0	$0	**$430,651**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,419,729	**$1,419,729**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems -Fuel Oil	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$588,219	$0	$0	$0	$0	$0	**$588,219**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$454,150	**$454,150**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$267,052	$0	$0	$0	$0	$0	**$267,052**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$483,516	$0	$0	$0	$0	$0	**$483,516**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$625,864	$0	$0	$0	$0	$0	**$625,864**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$69,554	**$69,554**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$372,321	**$372,321**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$930,120	**$930,120**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$743,278	**$743,278**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	MS -Middle School
Gross Area (SF):	252
Year Built:	2007
Last Renovation:	
Replacement Value:	$28,242
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	83.91 %
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

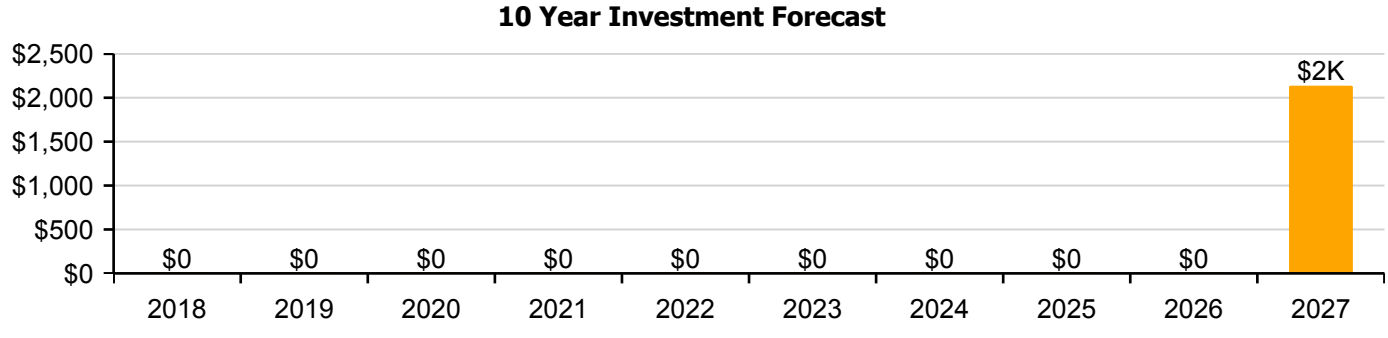
Dashboard Summary

Function:	MS -Middle School	Gross Area:	252
Year Built:	2007	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$28,242
FCI:	0.00 %	RSLI%:	83.91 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	90.00 %	0.00 %	$0.00
B10 - Superstructure	90.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	84.75 %	0.00 %	$0.00
B30 - Roofing	50.00 %	0.00 %	$0.00
D50 - Electrical	66.67 %	0.00 %	$0.00
Totals:	**83.92 %**	**0.00 %**	**$0.00**

Photo Album

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

1). West Elevation - Feb 11, 2017

2). South Elevation - Feb 11, 2017

3). East Elevation - Feb 11, 2017

4). North Elevation - Feb 11, 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.	252	100	2007	2107		90.00 %	0.00 %	90			$5,073
A1030	Slab on Grade	$19.75	S.F.	252	100	2007	2107		90.00 %	0.00 %	90			$4,977
B1020	Roof Construction	$16.26	S.F.	252	100	2007	2107		90.00 %	0.00 %	90			$4,098
B2010	Exterior Walls	$29.79	S.F.	252	100	2007	2107		90.00 %	0.00 %	90			$7,507
B2030	Exterior Doors	$8.66	S.F.	252	30	2007	2037		66.67 %	0.00 %	20			$2,182
B3010140	Asphalt Shingles	$4.32	S.F.	252	20	2007	2027		50.00 %	0.00 %	10			$1,089
D5020	Branch Wiring	$3.58	S.F.	252	30	2007	2037		66.67 %	0.00 %	20			$902
D5020	Lighting	$9.58	S.F.	252	30	2007	2037		66.67 %	0.00 %	20			$2,414
								Total	**83.92 %**					**$28,242**

System Notes

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

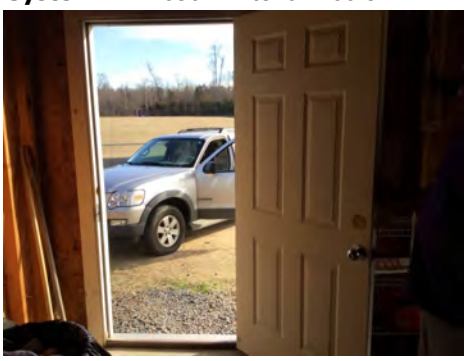
System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls

Note:

System: B2030 - Exterior Doors



Note:

System: B3010140 - Asphalt Shingles

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

Note:

Renewal Schedule

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

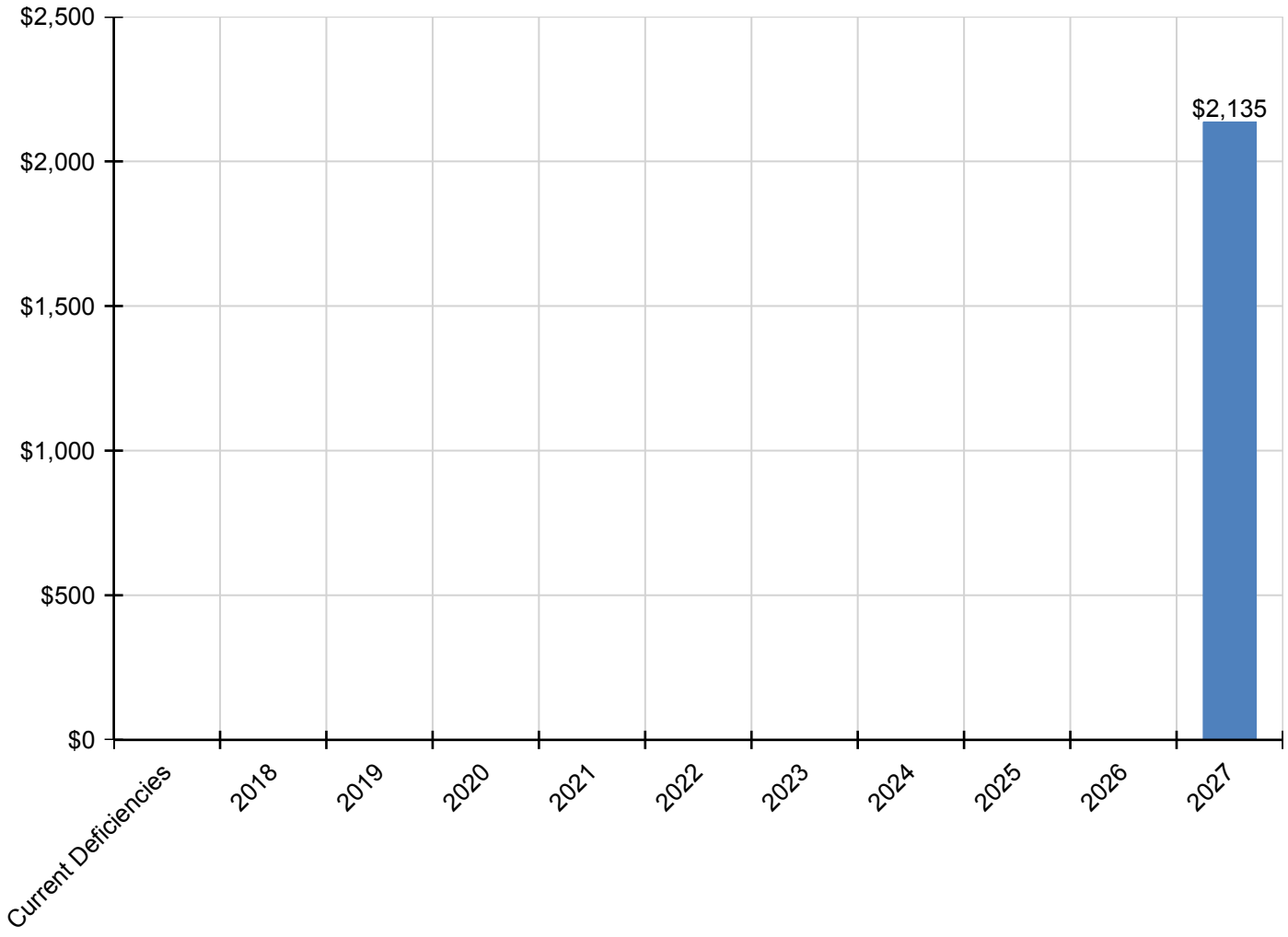
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,135**	**$2,135**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,135	**$2,135**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	MS -Middle School
Gross Area (SF):	540
Year Built:	2015
Last Renovation:	
Replacement Value:	$55,993
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	95.05 %
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

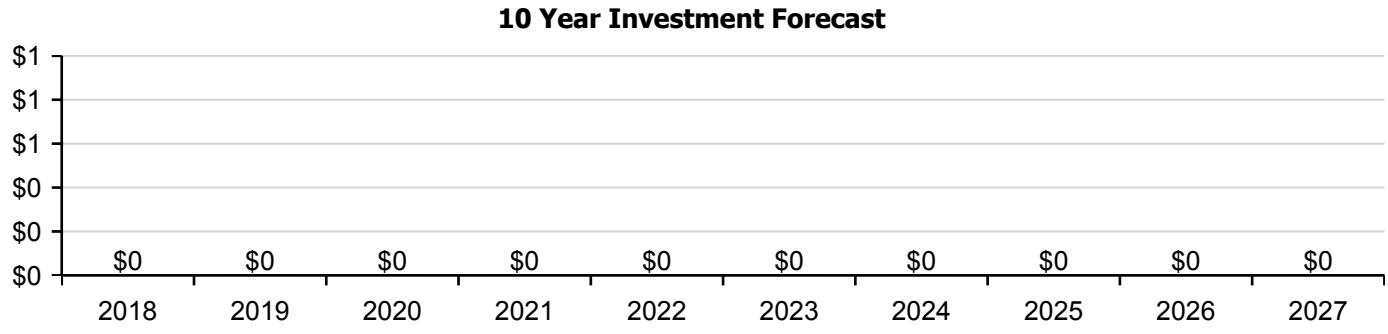
Dashboard Summary

Function:	MS -Middle School	Gross Area:	540
Year Built:	2015	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$55,993
FCI:	0.00 %	RSLI%:	95.05 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	98.00 %	0.00 %	$0.00
B10 - Superstructure	98.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	96.09 %	0.00 %	$0.00
B30 - Roofing	90.00 %	0.00 %	$0.00
C10 - Interior Construction	94.03 %	0.00 %	$0.00
D20 - Plumbing	93.33 %	0.00 %	$0.00
D30 - HVAC	93.33 %	0.00 %	$0.00
D50 - Electrical	93.33 %	0.00 %	$0.00
Totals:	**95.05 %**	**0.00 %**	**$0.00**

Photo Album

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

1). North Elevation - Feb 11, 2017

2). West Elevation - Feb 11, 2017

3). South Elevation - Feb 11, 2017

4). East Elevation - Feb 11, 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:

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.93	S.F.	540	100	2015	2115		98.00 %	0.00 %	98			$3,742
A1030	Slab on Grade	$7.37	S.F.	540	100	2015	2115		98.00 %	0.00 %	98			$3,980
B1020	Roof Construction	$5.98	S.F.	540	100	2015	2115		98.00 %	0.00 %	98			$3,229
B2010	Exterior Walls	$18.04	S.F.	540	100	2015	2115		98.00 %	0.00 %	98			$9,742
B2020	Exterior Windows	$1.98	S.F.	540	30	2015	2045		93.33 %	0.00 %	28			$1,069
B2030	Exterior Doors	$10.56	S.F.	540	30	2015	2045		93.33 %	0.00 %	28			$5,702
B3010140	Asphalt Shingles	$4.32	S.F.	540	20	2015	2035		90.00 %	0.00 %	18			$2,333
C1010	Partitions	$10.34	S.F.	540	75	2015	2090		97.33 %	0.00 %	73			$5,584
C1030	Fittings	$8.47	S.F.	540	20	2015	2035		90.00 %	0.00 %	18			$4,574
D2010	Plumbing Fixtures	$9.98	S.F.	540	30	2015	2045		93.33 %	0.00 %	28			$5,389
D2020	Domestic Water Distribution	$0.84	S.F.	540	30	2015	2045		93.33 %	0.00 %	28			$454
D2030	Sanitary Waste	$5.94	S.F.	540	30	2015	2045		93.33 %	0.00 %	28			$3,208
D3040	Distribution Systems	$5.35	S.F.	540	30	2015	2045		93.33 %	0.00 %	28			$2,889
D5020	Branch Wiring	$4.01	S.F.	540	30	2015	2045		93.33 %	0.00 %	28			$2,165
D5020	Lighting	$3.58	S.F.	540	30	2015	2045		93.33 %	0.00 %	28			$1,933
								Total	**95.05 %**					**$55,993**

System Notes

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

System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls

Note:

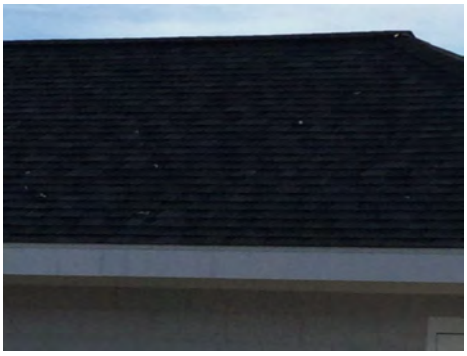
System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors

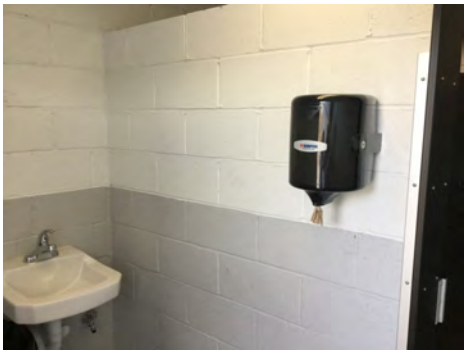
Note:

System: B3010140 - Asphalt Shingles



Note:

System: C1010 - Partitions

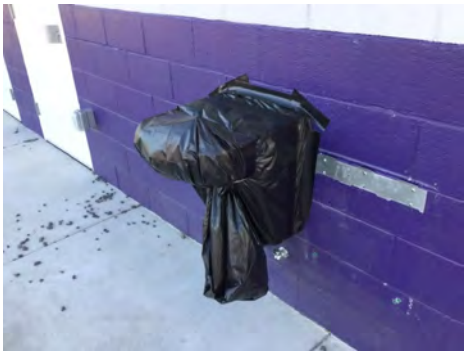


Note:

System: C1030 - Fittings

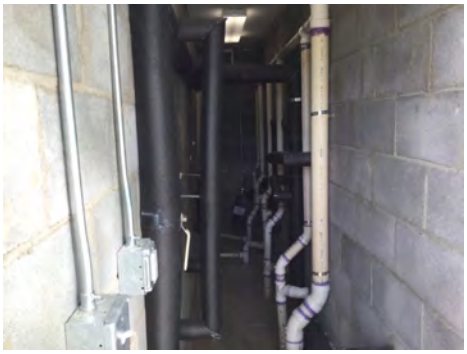
Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

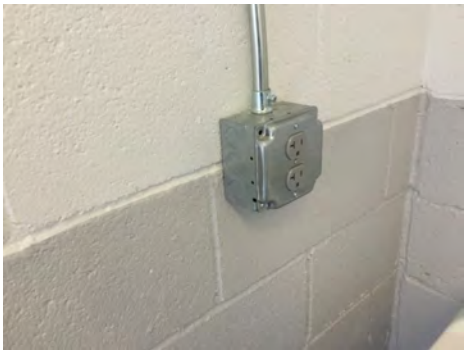
System: D2030 - Sanitary Waste

Note:

System: D3040 - Distribution Systems

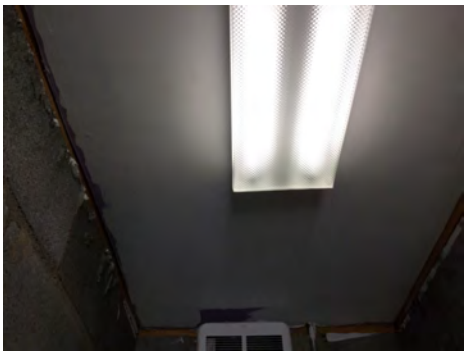
Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

Renewal Schedule

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

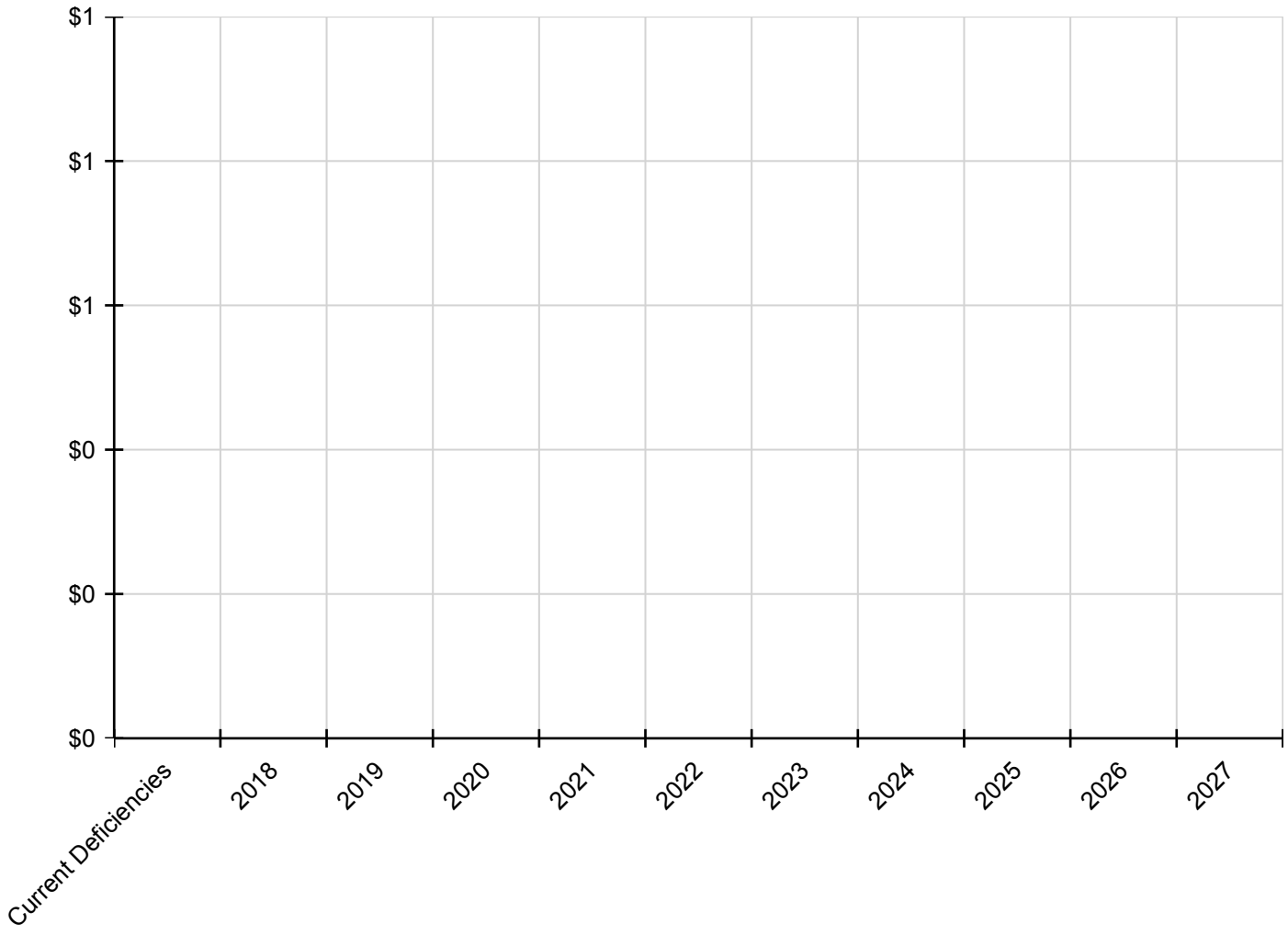
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	MS -Middle School
Gross Area (SF):	93,047
Year Built:	2007
Last Renovation:	
Replacement Value:	$4,457,879
Repair Cost:	$171,600.00
Total FCI:	3.85 %
Total RSLI:	60.88 %
FCA Score:	96.15

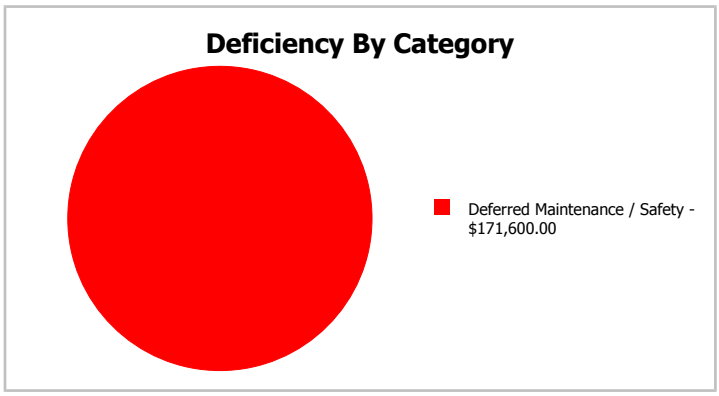
Description:

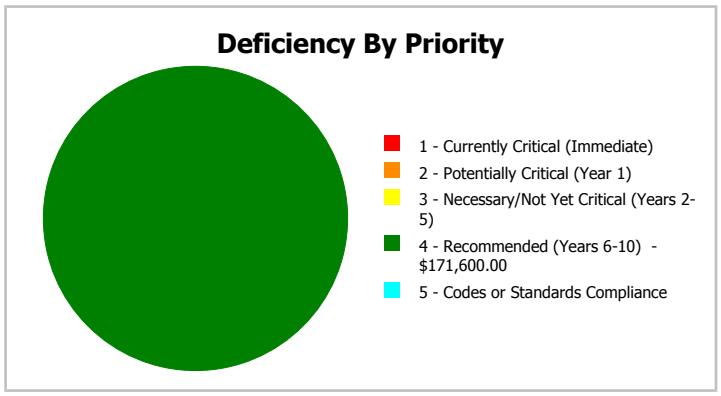
The narrative for this site is included in the Executive Summary Description at the front of this report.

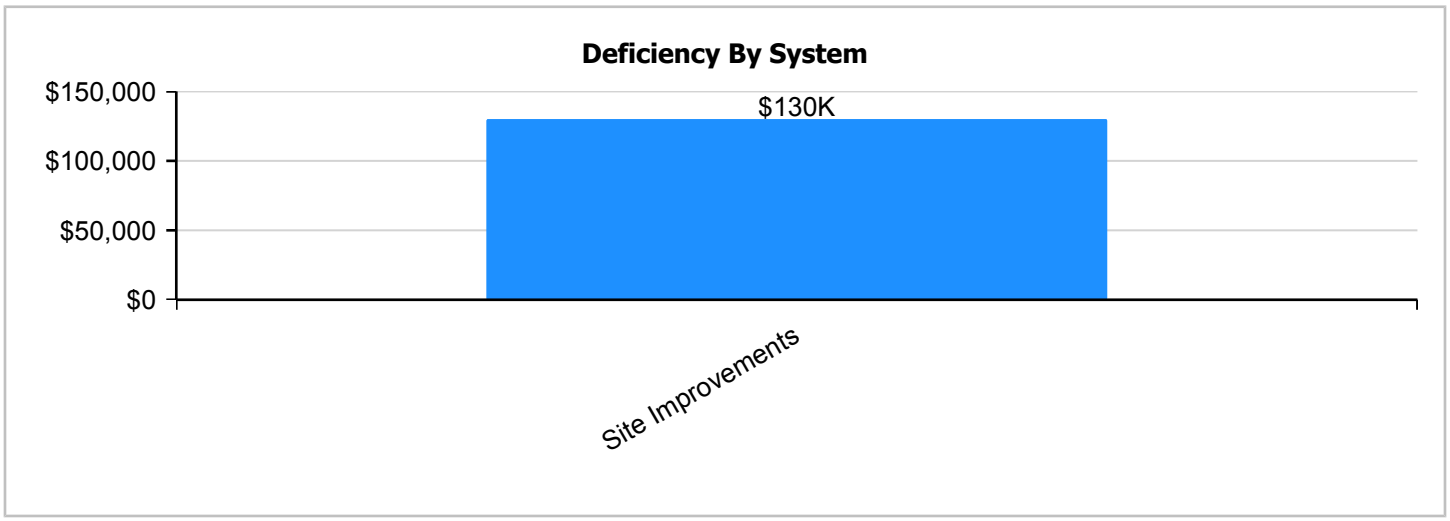
Attributes: This asset has no attributes.

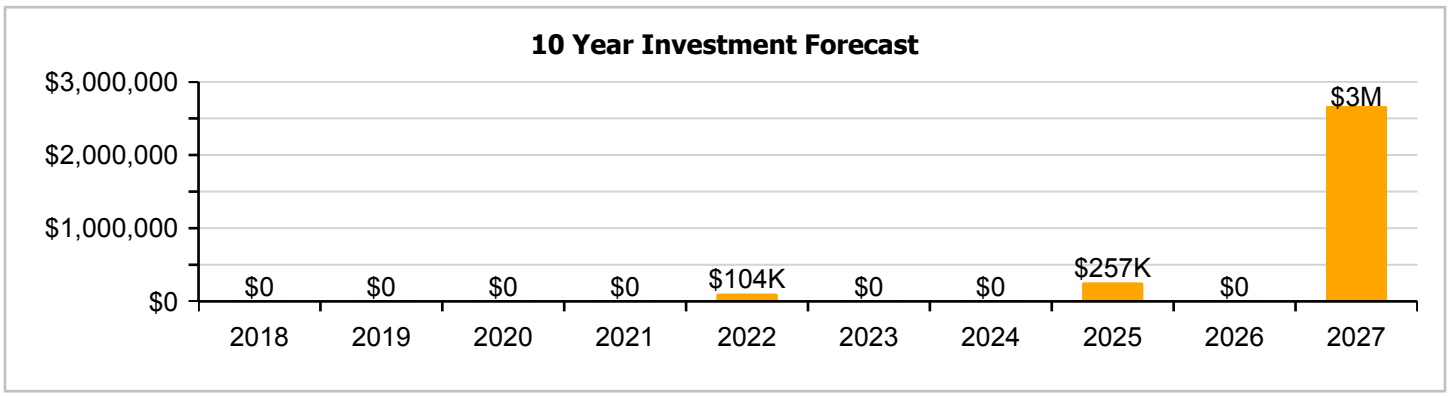
Dashboard Summary

Function:	MS -Middle School	Gross Area:	93,047
Year Built:	2007	Last Renovation:	
Repair Cost:	$171,600	Replacement Value:	$4,457,879
FCI:	3.85 %	RSLI%:	60.88 %









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	54.47 %	5.54 %	$171,600.00
G30 - Site Mechanical Utilities	79.47 %	0.00 %	$0.00
G40 - Site Electrical Utilities	67.71 %	0.00 %	$0.00
Totals:	**60.88 %**	**3.85 %**	**$171,600.00**

Photo Album

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

1). Aerial Image of William Ellis Middle School - Mar 03, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$4.22	S.F.	93,047	25	2007	2032		60.00 %	43.70 %	15		$171,600.00	$392,658
G2020	Parking Lots	$1.39	S.F.	93,047	25	2007	2032		60.00 %	0.00 %	15			$129,335
G2030	Pedestrian Paving	$1.98	S.F.	93,047	30	2007	2037		66.67 %	0.00 %	20			$184,233
G2040105	Fence & Guardrails	$1.20	S.F.	93,047	30	2007	2037		66.67 %	0.00 %	20			$111,656
G2040950	Baseball Field	$7.08	S.F.	93,047	20	2007	2027		50.00 %	0.00 %	10			$658,773
G2040950	Covered Walkways	$1.21	S.F.	93,047	25	2007	2032		60.00 %	0.00 %	15			$112,587
G2040950	Football Field	$4.73	S.F.	93,047	20	2007	2027		50.00 %	0.00 %	10			$440,112
G2040950	Playing Field	$2.47	S.F.	93,047	20	2007	2027		50.00 %	0.00 %	10			$229,826
G2040950	Softball Field	$5.11	S.F.	93,047	20	2007	2027		50.00 %	0.00 %	10			$475,470
G2040950	Track	$1.98	S.F.	93,047	10	2015	2025		80.00 %	0.00 %	8			$184,233
G2050	Landscaping	$1.91	S.F.	93,047	15	2007	2022		33.33 %	0.00 %	5			$177,720
G3010	Water Supply	$2.42	S.F.	93,047	50	2007	2057		80.00 %	0.00 %	40			$225,174
G3020	Sanitary Sewer	$1.52	S.F.	93,047	50	2007	2057		80.00 %	0.00 %	40			$141,431
G3030	Storm Sewer	$4.67	S.F.	93,047	50	2007	2057		80.00 %	0.00 %	40			$434,529
G3060	Fuel Distribution	$1.03	S.F.	93,047	40	2007	2047		75.00 %	0.00 %	30			$95,838
G4010	Electrical Distribution	$2.59	S.F.	93,047	50	2007	2057		80.00 %	0.00 %	40			$240,992
G4020	Site Lighting	$1.52	S.F.	93,047	30	2007	2037		66.67 %	0.00 %	20			$141,431
G4030	Site Communications & Security	$0.88	S.F.	93,047	15	2007	2022		33.33 %	0.00 %	5			$81,881
								Total	**60.88 %**	**3.85 %**			**$171,600.00**	**$4,457,879**

System Notes

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

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Baseball Field


Note:

System: G2040950 - Covered Walkways



Note:

System: G2040950 - Football Field



Note:

System: G2040950 - Playing Field


Note:

System: G2040950 - Softball Field


Note:

System: G2040950 - Track



Note:

System: G2050 - Landscaping


Note:

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer




Note:

System: G3030 - Storm Sewer


Note:

System: G3060 - Fuel Distribution



Note:

System: G4010 - Electrical Distribution



Note:

System: G4020 - Site Lighting



Note:

System: G4030 - Site Communications & Security


Note:

Renewal Schedule

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

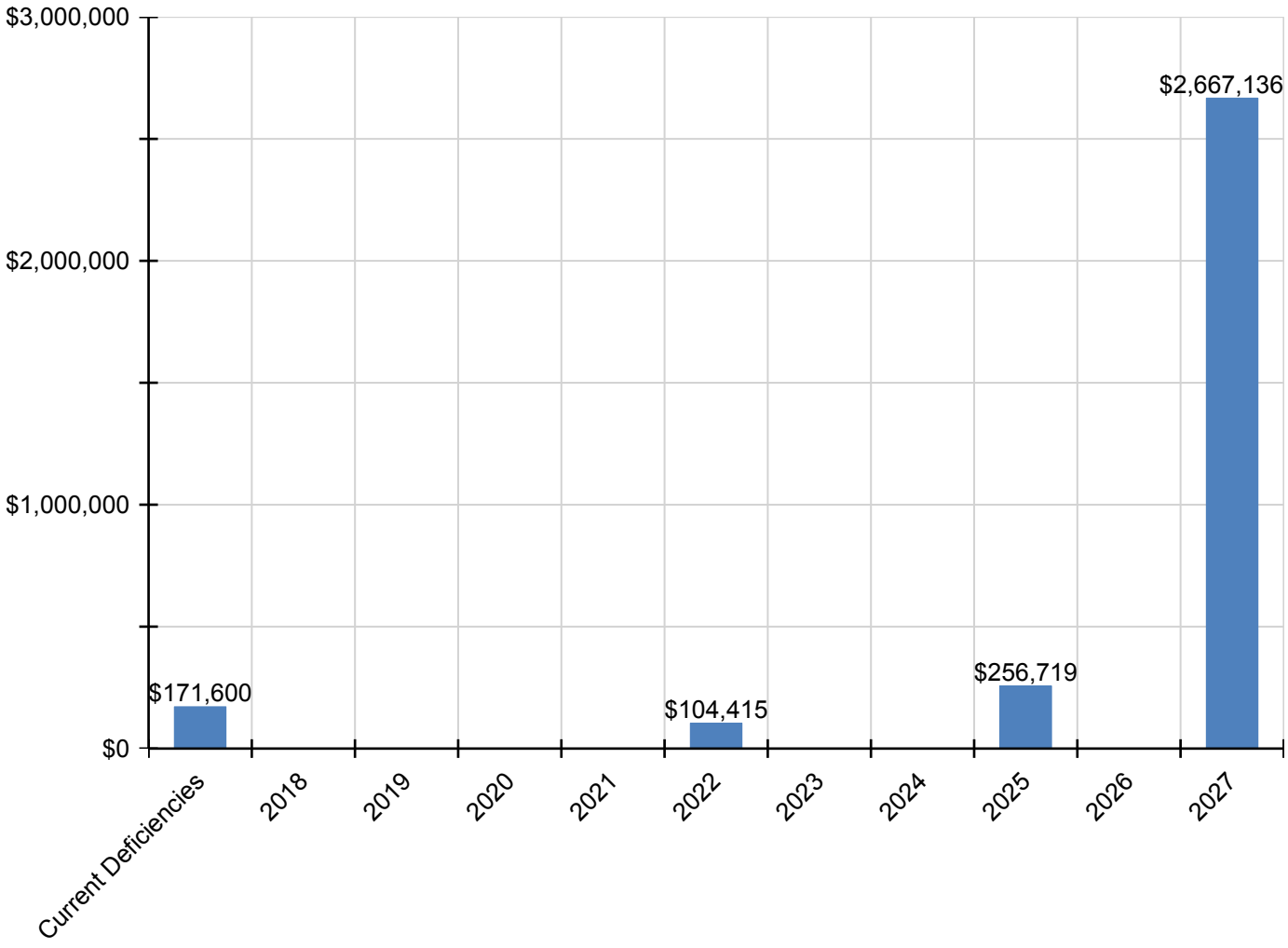
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$171,600**	**$0**	**$0**	**$0**	**$0**	**$104,415**	**$0**	**$0**	**$256,719**	**$0**	**$2,667,136**	**$3,199,870**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$171,600	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$171,600**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Baseball Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$973,869	**$973,869**
G2040950 - Covered Walkways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Football Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$650,622	**$650,622**
G2040950 - Playing Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$339,754	**$339,754**
G2040950 - Softball Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$702,891	**$702,891**
G2040950 - Track	$0	$0	$0	$0	$0	$0	$0	$0	$256,719	$0	$0	**$256,719**
*** G2050 - Landscaping**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communications & Security	$0	$0	$0	$0	$0	$104,415	$0	$0	$0	$0	$0	**$104,415**

** Indicates non-renewable system*

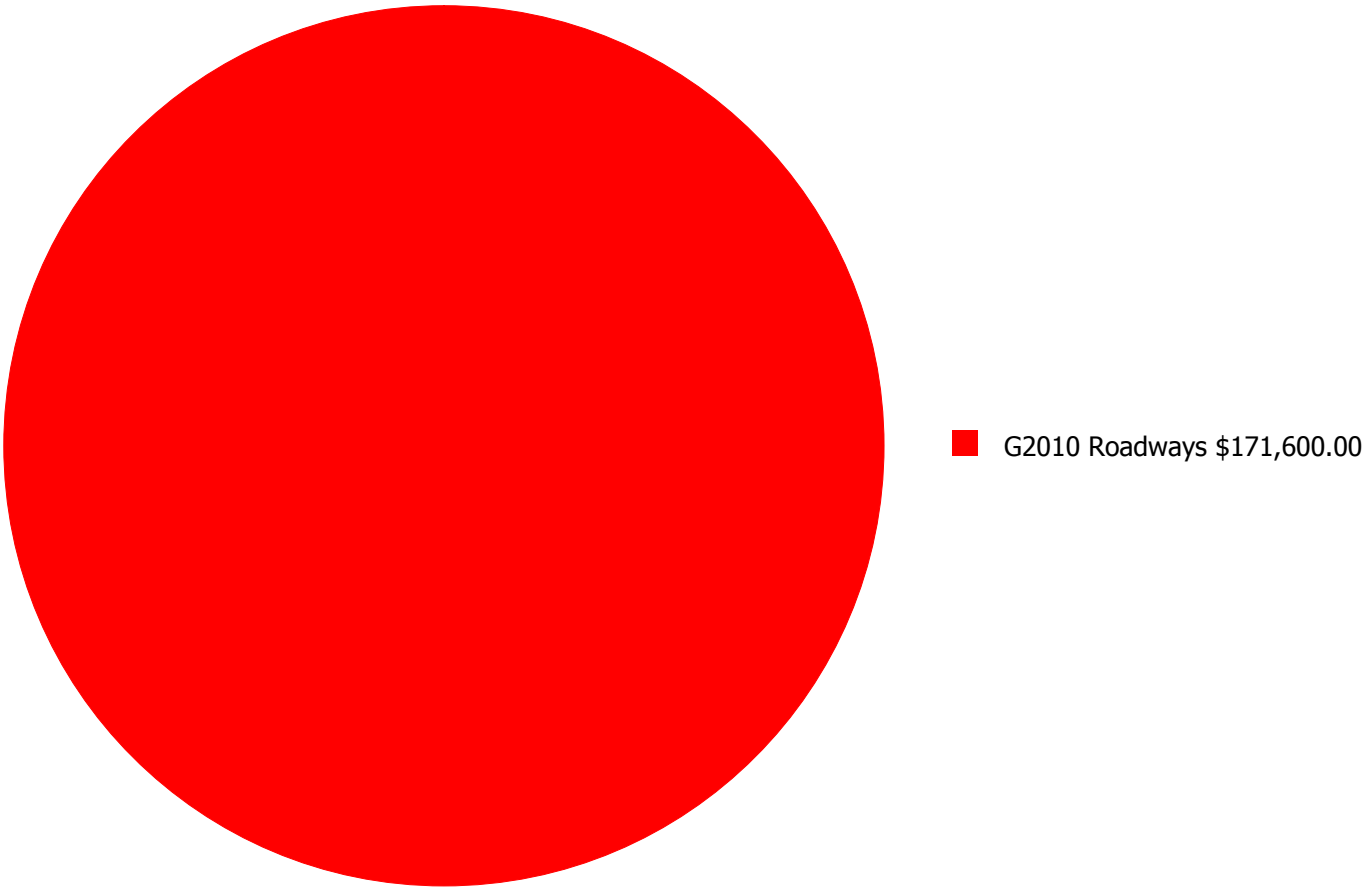
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

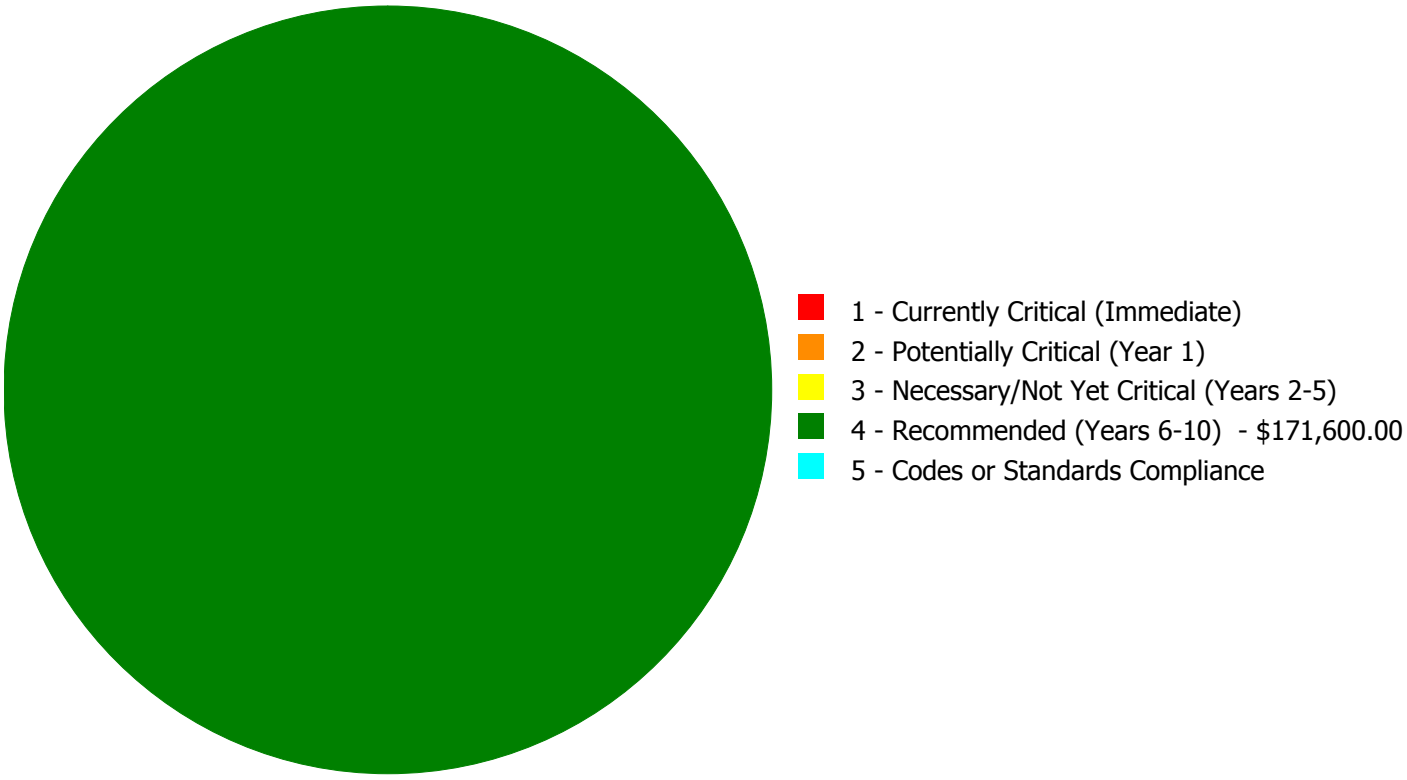
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $171,600.00

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: $171,600.00

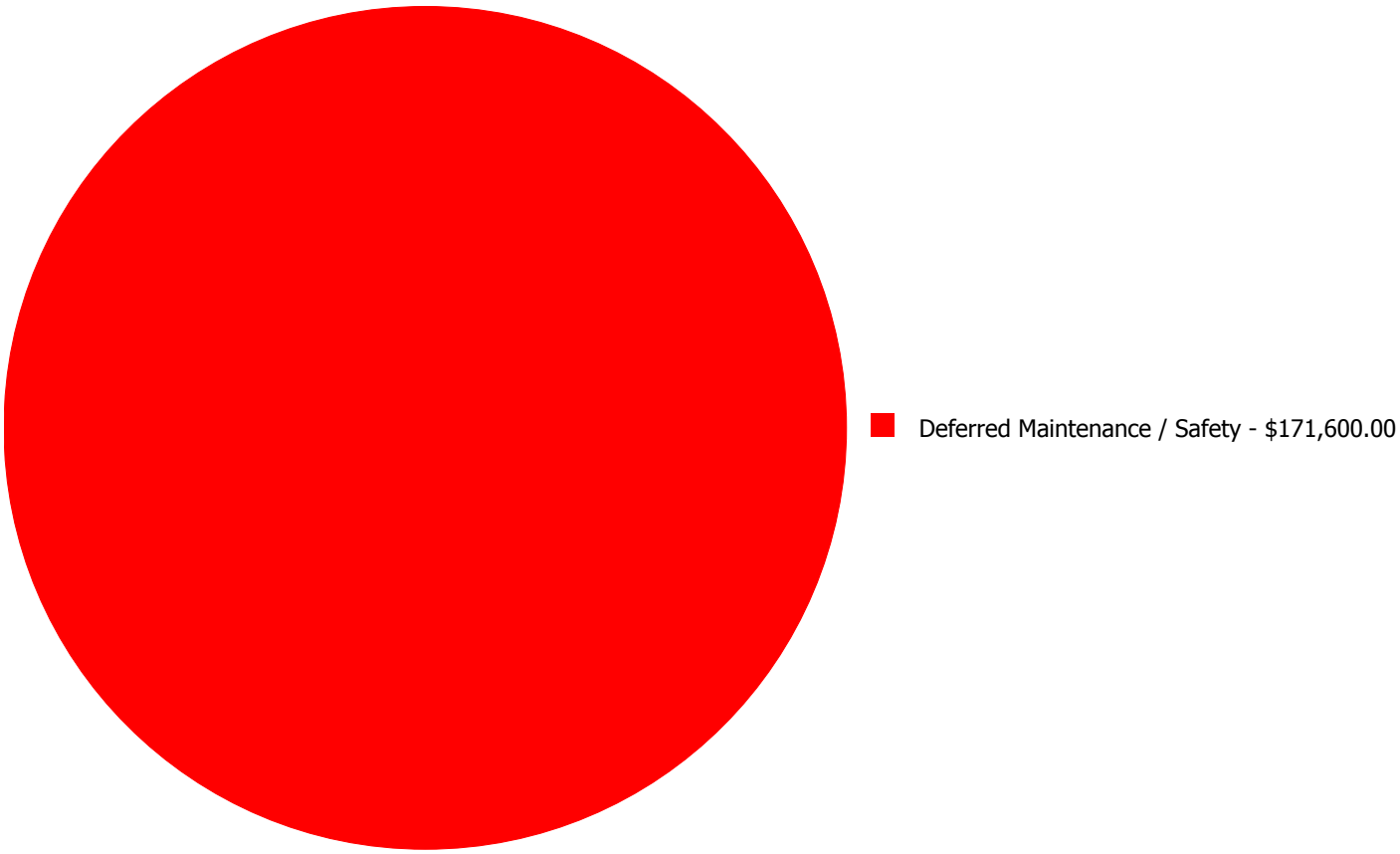
Deficiency By Priority Investment Table

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
G2010	Roadways	$0.00	$0.00	$0.00	$171,600.00	$0.00	$171,600.00
	Total:	$0.00	$0.00	$0.00	$171,600.00	$0.00	$171,600.00

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:



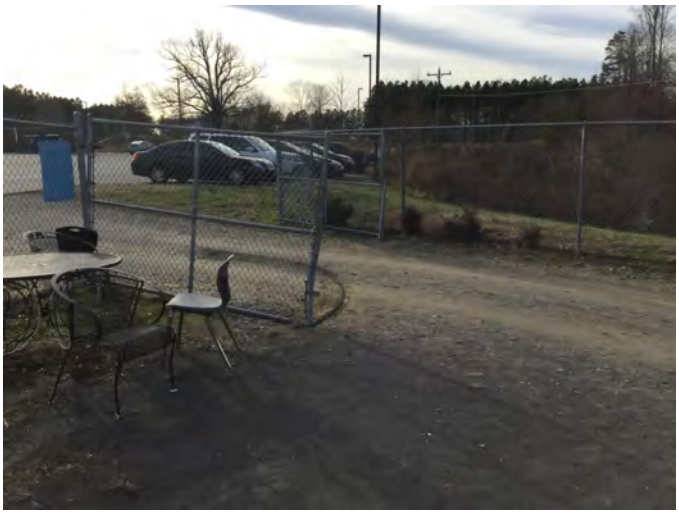
Budget Estimate Total: $171,600.00

Deficiency Details by Priority

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

Priority 4 - Recommended (Years 6-10):

System: G2010 - Roadways



Location: Bus lot to athletic fields
Distress: Missing
Category: Deferred Maintenance / Safety
Priority: 4 - Recommended (Years 6-10)
Correction: Resurface the roadway
Qty: 1,000.00
Unit of Measure: L.F.
Estimate: $171,600.00
Assessor Name: Terence Davis
Date Created: 02/11/2017

Notes: The road to the athletic fields is gravel. The circulation road east of the building is gravel. Paving with asphalt is recommended for safety and appearance..