NC School District/400 Greene County/Elementary School

Snow Hill Primary

Final

Campus Assessment Report

March 13, 2017

PARSONS

Table of Contents

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):	90,283
Year Built:	1952
Last Renovation:	
Replacement Value:	$19,757,628
Repair Cost:	$4,205,727.56
Total FCI:	21.29 %
Total RSLI:	30.91 %
FCA Score:	78.71

Description:

GENERAL:

Snow Hill Primary located at 502 SE 2nd Street in Snow Hill, North Carolina. The 1 story, 73493 square foot building was originally constructed in 1952 There has been 1 addition and 1997 renovations. Added classrooms in 1997. In addition to the Main building there are also Pre-K buildings.

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

A. SUBSTRUCTURE

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

B. SUPERSTRUCTURE

Roof construction is concrete. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope built-up, single ply membrane and metal. Roof openings include gravity vents and a roof hatch with fixed ladder access. Most building entrances appear to comply with ADA requirements.

C. INTERIORS

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

CONVEYING:

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

D. SERVICES

PLUMBING:

Plumbing fixtures are typically on-low-flow water fixtures with manual control valves. Domestic water distribution is copper with gas hot water heating. Sanitary waste system is cast iron. Rain water drainage system is internal with roof drains. Other plumbing systems is supplied by natural gas.

HVAC:

Heating and cooling is provided by rooftop package units. The heating/cooling distribution system is a ductwork system utilizing unit ventilators. Fresh air is supplied by infiltration. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system. This building does not have a remote Building Automation System

FIRE PROTECTION:

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

ELECTRICAL:

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

COMMUNICATIONS AND SECURITY:

The fire alarm system consists of audible/visual strobe annunciators in all common spaces. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building does not include an internal security system that is actuated by the following items: contacts, infrared,

optical or a combination of all devices. The building has controlled entry doors access entry doors are secured with a smart key system. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system separate from the telephone system.

OTHER ELECTRICAL SYSTEMS:

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

E. EQUIPMENT & FURNISHINGS:

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

G. SITE

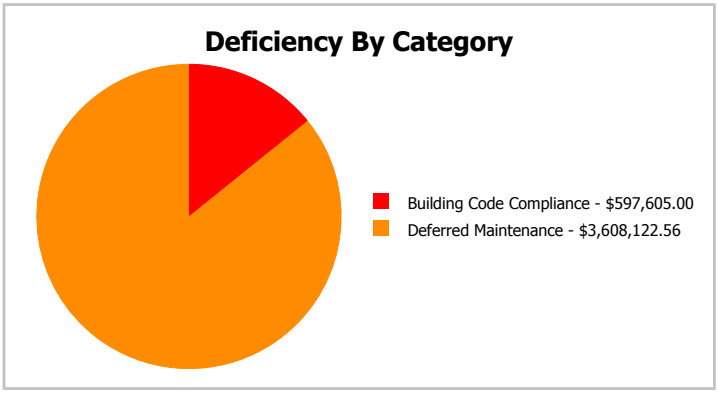
Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, play areas, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting provided by the city.

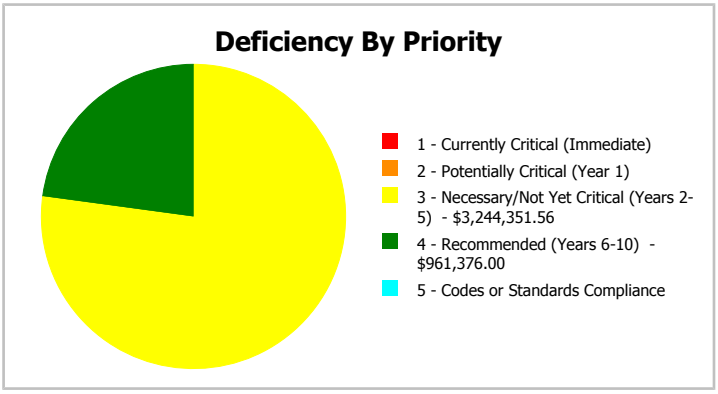
Attributes:

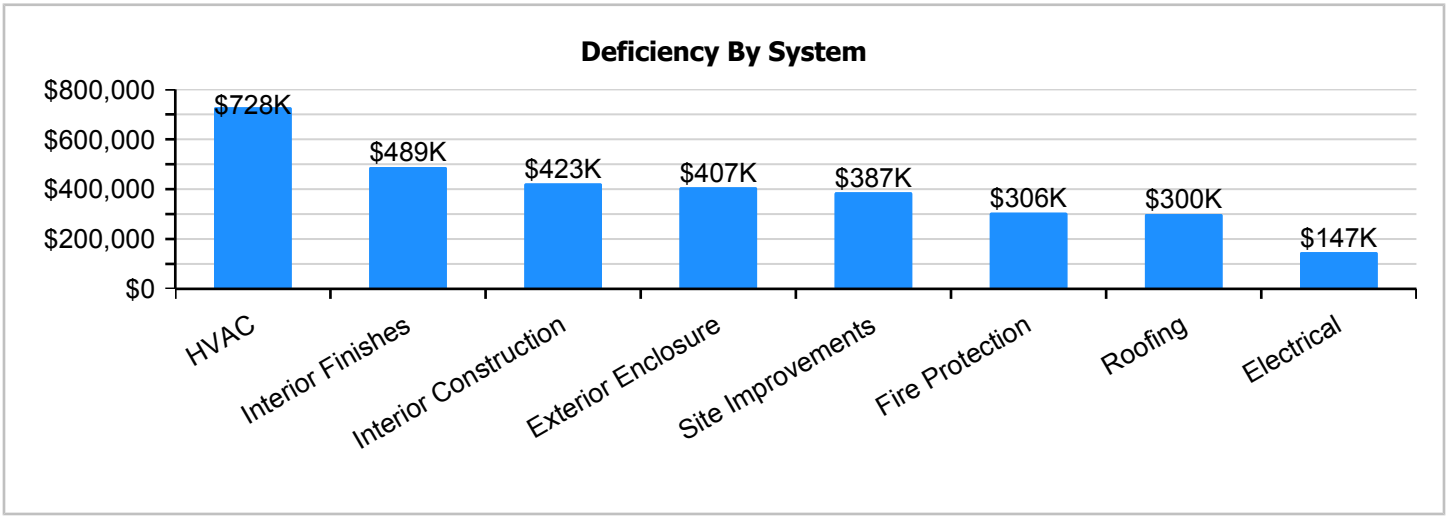
General Attributes:			
Condition Assessor:	Terence Davis	Assessment Date:	2/2/2017
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:	Greene - ES	LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	11.13	Site Acreage:	11.13

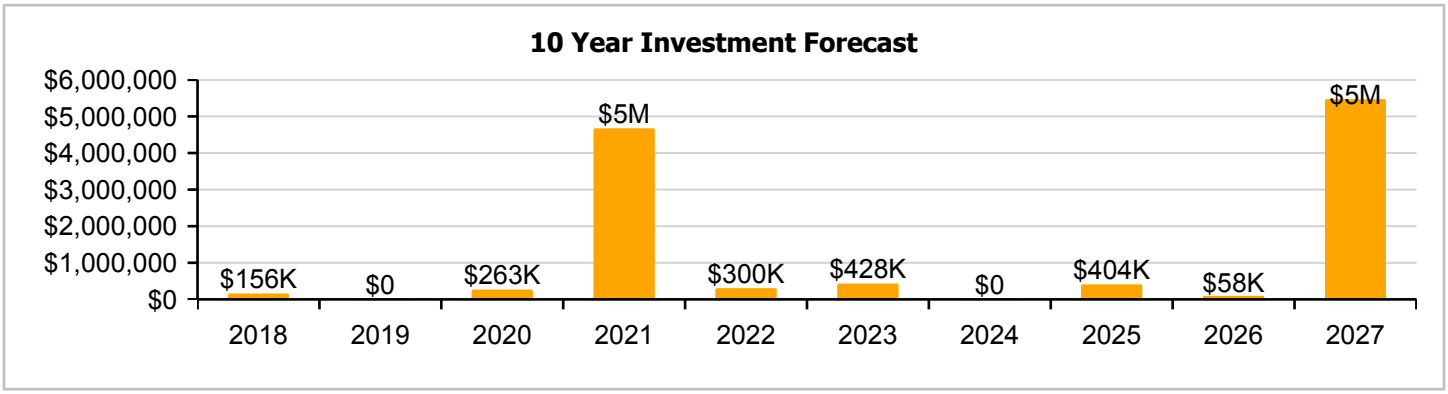
Campus Dashboard Summary

Gross Area:	90,283		
Year Built:	1952	Last Renovation:	
Repair Cost:	$4,205,728	Replacement Value:	$19,757,628
FCI:	21.29 %	RSLI%:	30.91 %









Campus Condition Summary

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

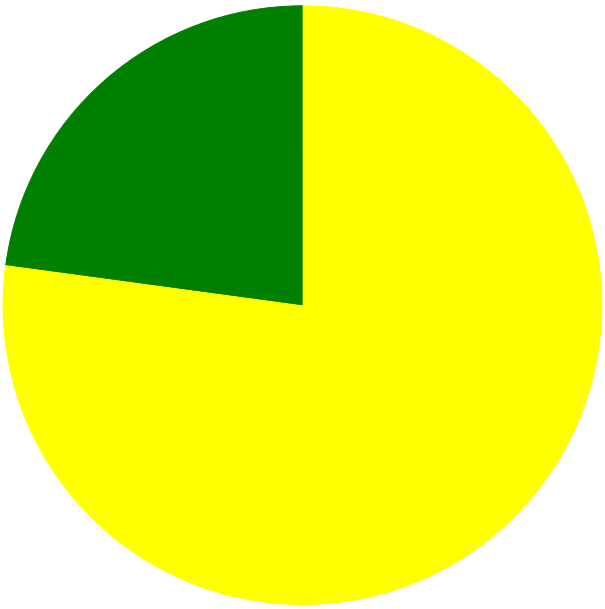
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	49.59 %	0.00 %	$0.00
A20 - Basement Construction	48.11 %	0.00 %	$0.00
B10 - Superstructure	55.88 %	0.00 %	$0.00
B20 - Exterior Enclosure	36.80 %	29.93 %	$537,924.00
B30 - Roofing	21.87 %	54.44 %	$395,661.00
C10 - Interior Construction	27.18 %	27.12 %	$557,974.00
C30 - Interior Finishes	20.20 %	28.48 %	$644,903.56
D20 - Plumbing	37.15 %	0.00 %	$0.00
D30 - HVAC	15.16 %	50.12 %	$961,200.00
D40 - Fire Protection	1.26 %	107.02 %	$403,402.00
D50 - Electrical	41.40 %	7.60 %	$194,203.00
E10 - Equipment	28.81 %	0.00 %	$0.00
E20 - Furnishings	22.31 %	0.00 %	$0.00
G20 - Site Improvements	12.79 %	34.88 %	$510,460.00
G30 - Site Mechanical Utilities	12.68 %	0.00 %	$0.00
G40 - Site Electrical Utilities	62.00 %	0.00 %	$0.00
Totals:	**30.91 %**	**21.29 %**	**$4,205,727.56**

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
1952 Main	52,079	32.56	$0.00	$0.00	$2,515,387.56	$843,835.00	$0.00
1997 Addition	21,414	7.43	$0.00	$0.00	$195,274.00	$117,541.00	$0.00
2001 MOD 1	1,000	8.32	$0.00	$0.00	$10,470.00	$0.00	$0.00
2001 MOD 2	1,000	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2001 MOD 3	1,000	7.55	$0.00	$0.00	$12,760.00	$0.00	$0.00
2001 MOD 4	1,000	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2003 MOD Main	5,000	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2005 Building	7,790	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Site	90,283	20.29	$0.00	$0.00	$510,460.00	$0.00	$0.00
Total:		**21.29**	**$0.00**	**$0.00**	**$3,244,351.56**	**$961,376.00**	**$0.00**

Deficiencies By Priority



1 - Currently Critical (Immediate)
2 - Potentially Critical (Year 1)
3 - Necessary/Not Yet Critical (Years 2-5) - $3,244,351.56
4 - Recommended (Years 6-10) - $961,376.00
5 - Codes or Standards Compliance

Budget Estimate Total: $4,205,727.56

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	52,079
Year Built:	1952
Last Renovation:	
Replacement Value:	$10,317,027
Repair Cost:	$3,359,222.56
Total FCI:	32.56 %
Total RSLI:	23.28 %
FCA Score:	67.44

Description:

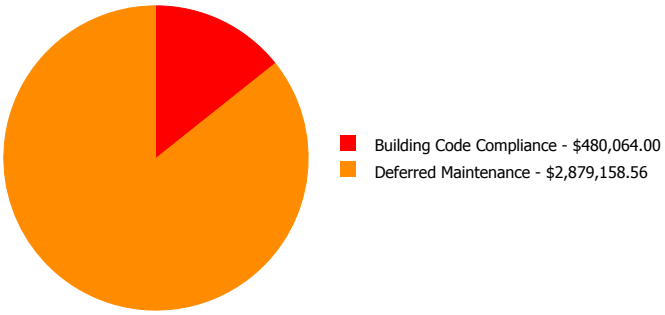
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

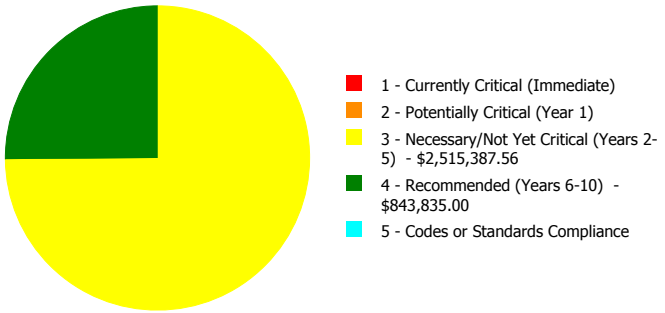
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	52,079
Year Built:	1952	Last Renovation:	
Repair Cost:	$3,359,223	Replacement Value:	$10,317,027
FCI:	32.56 %	RSLI%:	23.28 %

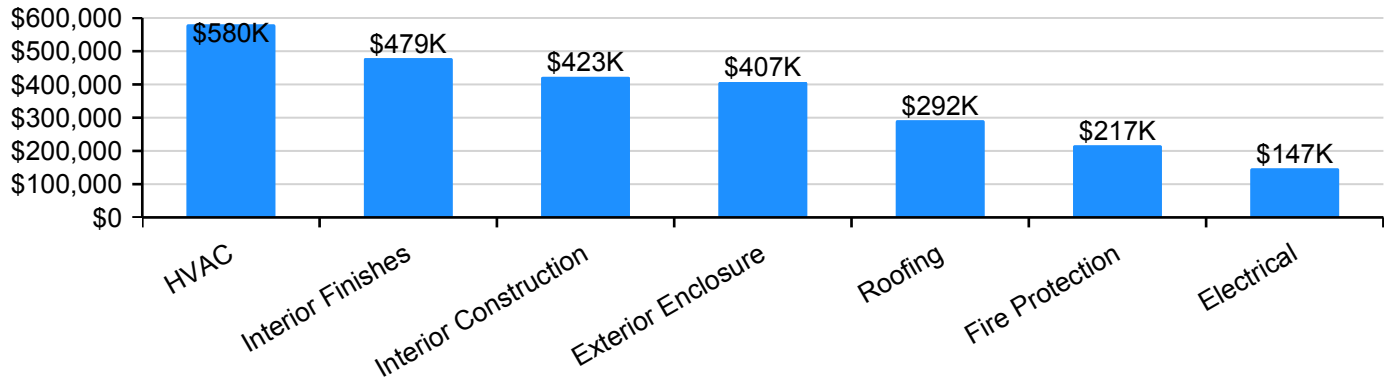
Deficiency By Category



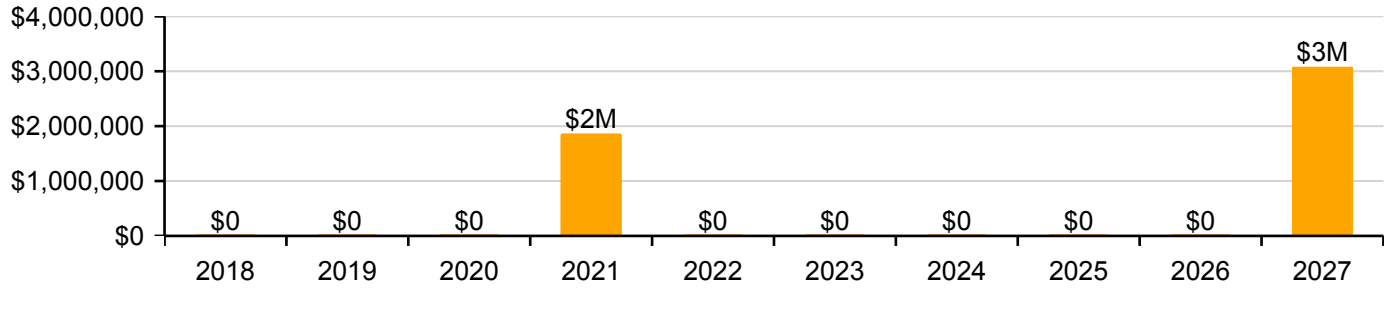
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	35.00 %	0.00 %	$0.00
A20 - Basement Construction	35.00 %	0.00 %	$0.00
B10 - Superstructure	35.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	18.36 %	52.04 %	$537,924.00
B30 - Roofing	13.31 %	95.64 %	$385,191.00
C10 - Interior Construction	9.90 %	46.44 %	$557,974.00
C30 - Interior Finishes	13.49 %	48.28 %	$632,143.56
D20 - Plumbing	33.54 %	0.00 %	$0.00
D30 - HVAC	11.35 %	68.56 %	$765,926.00
D40 - Fire Protection	0.00 %	110.00 %	$285,861.00
D50 - Electrical	38.57 %	13.16 %	$194,203.00
E10 - Equipment	29.55 %	0.00 %	$0.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
Totals:	**23.28 %**	**32.56 %**	**$3,359,222.56**

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

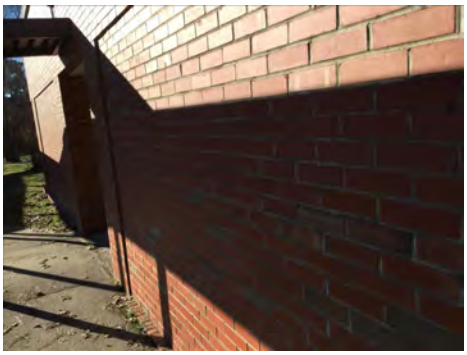
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to 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	$4.79	S.F.	52,079	100	1952	2052		35.00 %	0.00 %	35			$249,458
A1030	Slab on Grade	$8.43	S.F.	52,079	100	1952	2052		35.00 %	0.00 %	35			$439,026
A2010	Basement Excavation	$1.90	S.F.	52,079	100	1952	2052		35.00 %	0.00 %	35			$98,950
A2020	Basement Walls	$13.07	S.F.	52,079	100	1952	2052		35.00 %	0.00 %	35			$680,673
B1020	Roof Construction	$15.76	S.F.	52,079	100	1952	2052		35.00 %	0.00 %	35			$820,765
B2010	Exterior Walls	$9.42	S.F.	52,079	100	1952	2052		35.00 %	0.00 %	35			$490,584
B2020	Exterior Windows	$9.39	S.F.	52,079	30	1952	1982		0.00 %	110.00 %	-35		$537,924.00	$489,022
B2030	Exterior Doors	$1.04	S.F.	52,079	30	1997	2027		33.33 %	0.00 %	10			$54,162
B3010105	Built-Up	$8.95	S.F.	2,450	25	2006	2031		56.00 %	0.00 %	14			$21,928
B3010120	Single Ply Membrane	$6.98	S.F.	36,790	20	1997	2017		0.00 %	150.00 %	0		$385,191.00	$256,794
B3010130	Preformed Metal Roofing	$9.66	S.F.	12,839	30	1997	2027		33.33 %	0.00 %	10			$124,025
C1010	Partitions	$10.80	S.F.	52,079	75	1952	2027		13.33 %	0.00 %	10			$562,453
C1020	Interior Doors	$2.53	S.F.	52,079	30	1997	2027		33.33 %	0.00 %	10			$131,760
C1030	Fittings	$9.74	S.F.	52,079	20	1997	2017		0.00 %	110.00 %	0		$557,974.00	$507,249
C3010	Wall Finishes	$2.79	S.F.	52,079	10	1997	2007	2021	40.00 %	0.00 %	4			$145,300
C3020	Floor Finishes	$11.38	S.F.	52,079	20	1997	2017	2021	20.00 %	0.63 %	4		$3,706.56	$592,659
C3030	Ceiling Finishes	$10.97	S.F.	52,079	25	1997	2022	2016	0.00 %	110.00 %	-1		$628,437.00	$571,307
D2010	Plumbing Fixtures	$11.48	S.F.	52,079	30	1997	2027		33.33 %	0.00 %	10			$597,867
D2020	Domestic Water Distribution	$0.98	S.F.	52,079	30	1997	2027		33.33 %	0.00 %	10			$51,037
D2030	Sanitary Waste	$1.54	S.F.	52,079	30	1997	2027		33.33 %	0.00 %	10			$80,202
D2040	Rain Water Drainage	$1.39	S.F.	52,079	30	1997	2027		33.33 %	0.00 %	10			$72,390
D2090	Other Plumbing Systems -Nat Gas	$0.17	S.F.	52,079	40	1998	2038		52.50 %	0.00 %	21			$8,853
D3040	Distribution Systems	$6.14	S.F.	52,079	30	1997	2027		33.33 %	0.00 %	10			$319,765
D3050	Terminal & Package Units	$13.37	S.F.	52,079	15	1997	2012		0.00 %	110.00 %	-5		$765,926.00	$696,296
D3060	Controls & Instrumentation	$1.94	S.F.	52,079	20	1997	2017	2021	20.00 %	0.00 %	4			$101,033
D4010	Sprinklers	$4.32	S.F.	52,079	30			2016	0.00 %	110.00 %	-1		$247,479.00	$224,981
D4020	Standpipes	$0.67	S.F.	52,079	30			2016	0.00 %	110.00 %	-1		$38,382.00	$34,893
D5010	Electrical Service/Distribution	$1.69	S.F.	52,079	40	1997	2037		50.00 %	0.00 %	20			$88,014
D5020	Branch Wiring	$5.06	S.F.	52,079	30	1952	1982	2021	13.33 %	0.00 %	4			$263,520
D5020	Lighting	$11.92	S.F.	52,079	30	1997	2027		33.33 %	0.00 %	10			$620,782
D5030810	Security & Detection Systems	$1.87	S.F.	52,079	15	2015	2030		86.67 %	0.00 %	13			$97,388
D5030910	Fire Alarm Systems	$3.39	S.F.	52,079	15	1997	2012		0.00 %	110.00 %	-5		$194,203.00	$176,548
D5030920	Data Communication	$4.40	S.F.	52,079	15	2015	2030		86.67 %	0.00 %	13			$229,148
E1020	Institutional Equipment	$0.30	S.F.	52,079	20	2015	2035		90.00 %	0.00 %	18			$15,624
E1090	Other Equipment	$1.90	S.F.	52,079	20	1997	2017	2021	20.00 %	0.00 %	4			$98,950
E2010	Fixed Furnishings	$5.83	S.F.	52,079	20	1997	2017	2021	20.00 %	0.00 %	4			$303,621
								Total	**23.28 %**	**32.56 %**			**$3,359,222.56**	**$10,317,027**

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows






Note: 20% of the windows need replacing.

System: B2030 - Exterior Doors


Note:

System: B3010105 - Built-Up



Note:

System: B3010120 - Single Ply Membrane



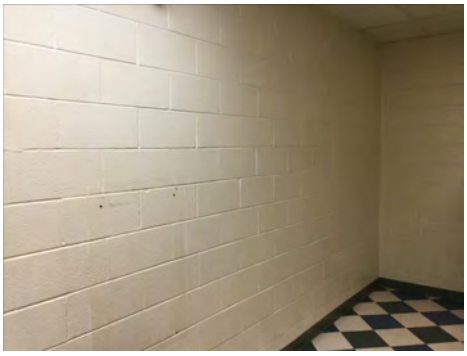
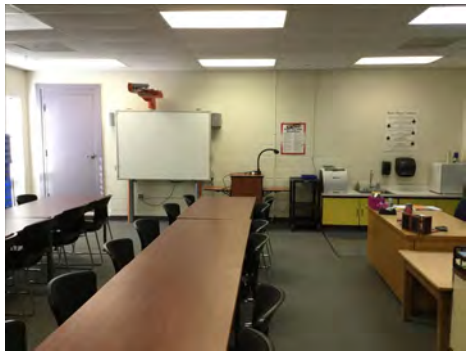
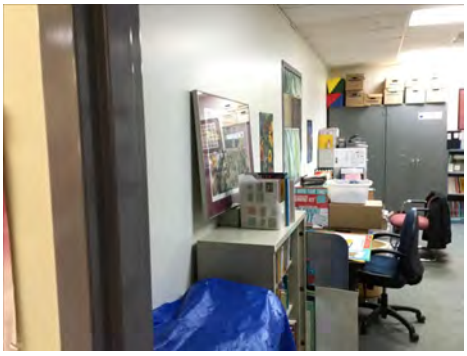
Note:

System: B3010130 - Preformed Metal Roofing



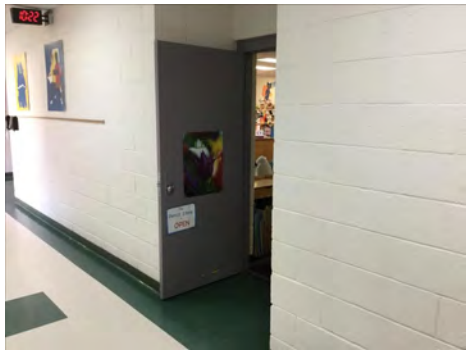
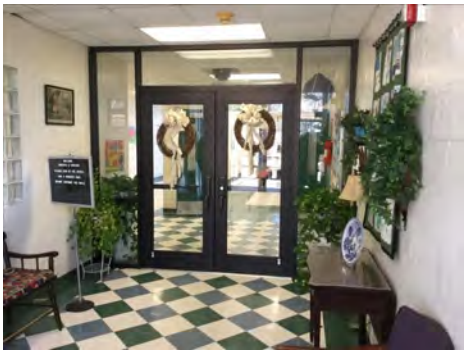
Note:

System: C1010 - Partitions

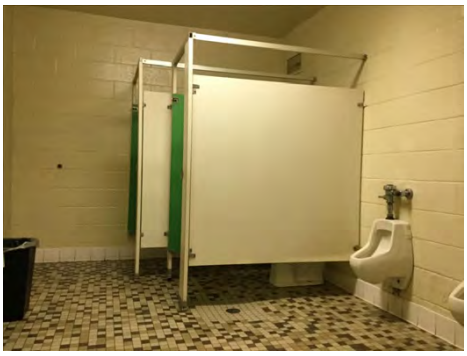
Note:

System: C1020 - Interior Doors

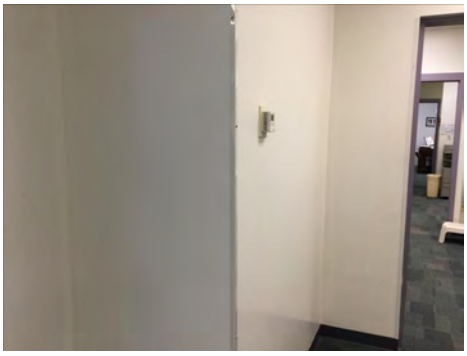
Note:

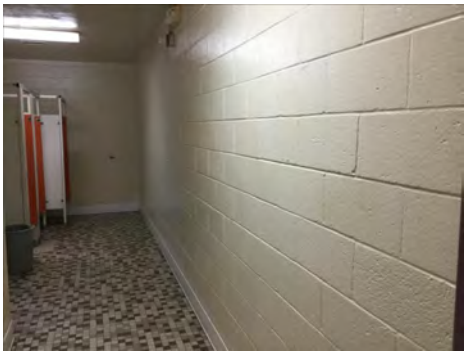
System: C1030 - Fittings

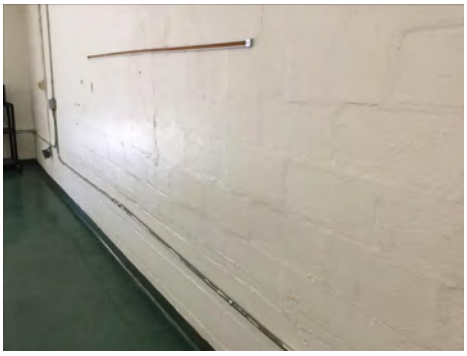


Note:

System: C3010 - Wall Finishes

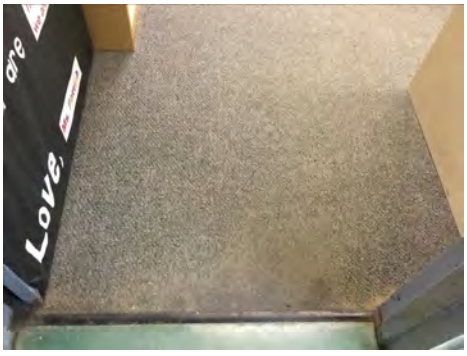


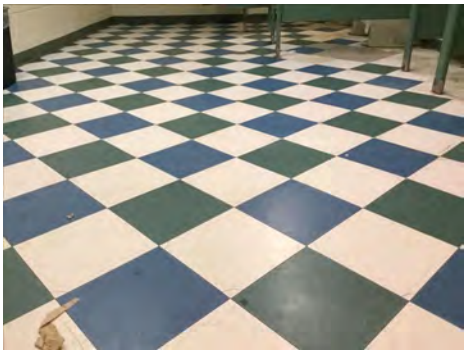




Note:

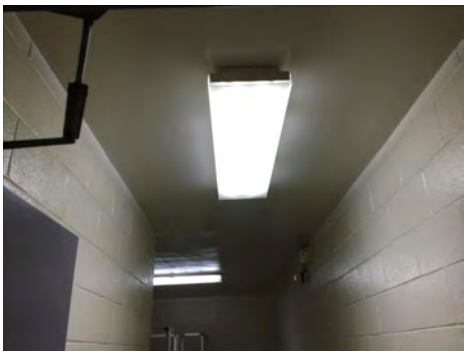
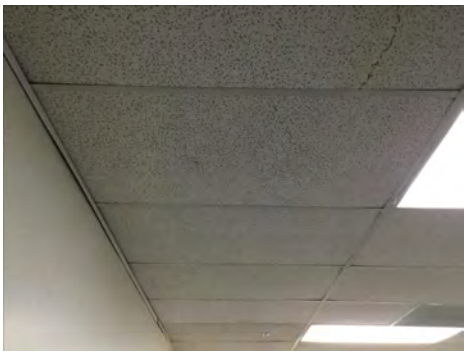
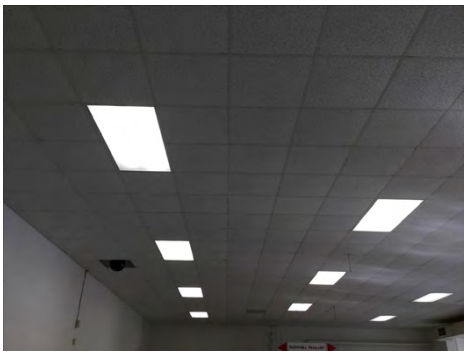
System: C3020 - Floor Finishes





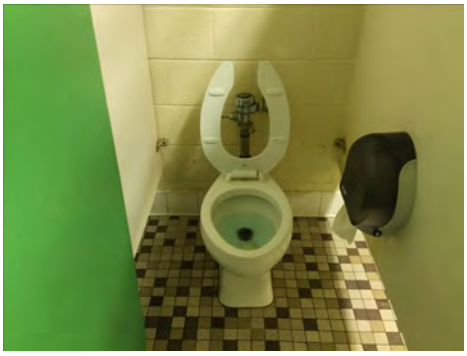
Note:

System: C3030 - Ceiling Finishes

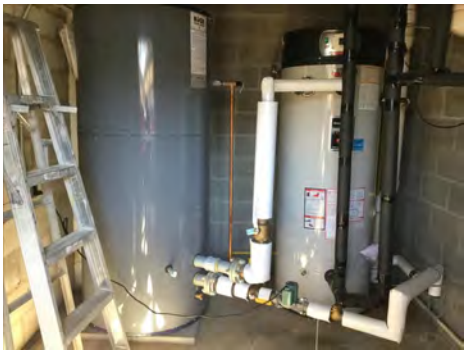
Note:

System: D2010 - Plumbing Fixtures


Note:

System: D2020 - Domestic Water Distribution

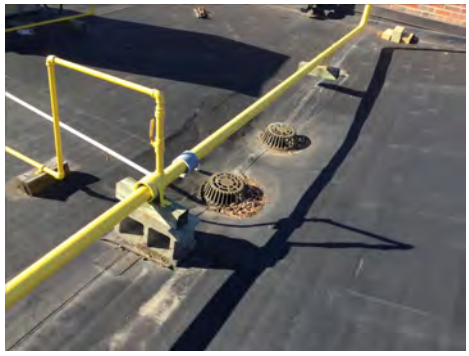
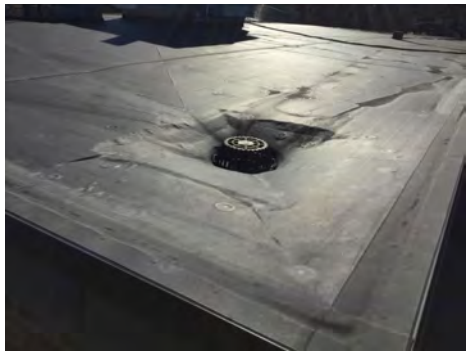

Note:

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage

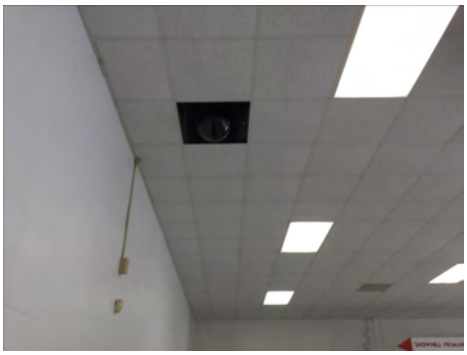
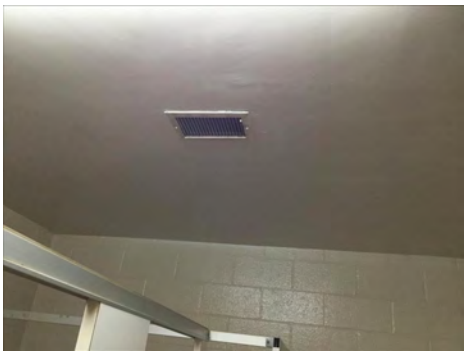
Note:

System: D2090 - Other Plumbing Systems -Nat Gas



Note:

System: D3040 - Distribution Systems


Note:

System: D3050 - Terminal & Package Units

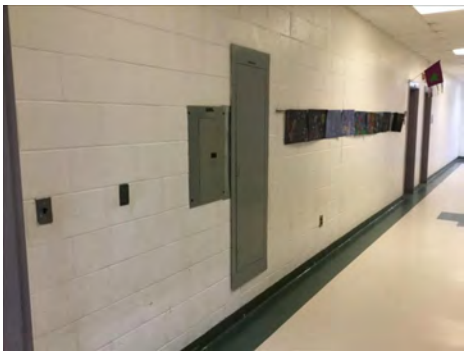


Note:

System: D3060 - Controls & Instrumentation

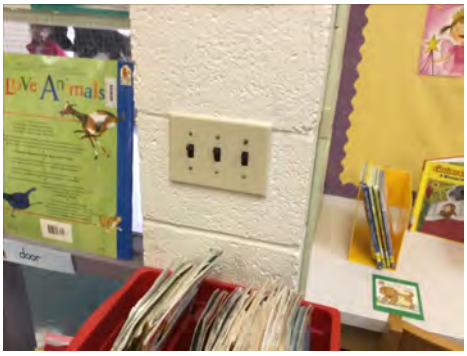
Note:

System: D5010 - Electrical Service/Distribution



Note:

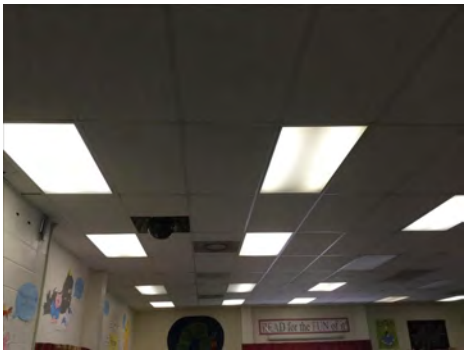
System: D5020 - Branch Wiring




Note:

System: D5020 - Lighting

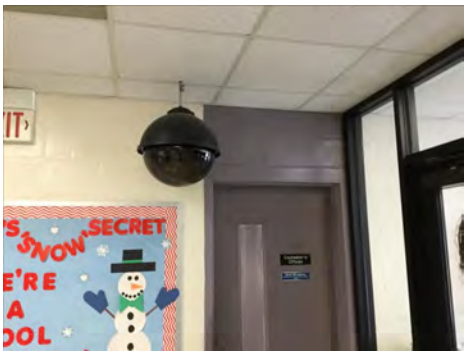




Note:

System: D5030810 - Security & Detection Systems

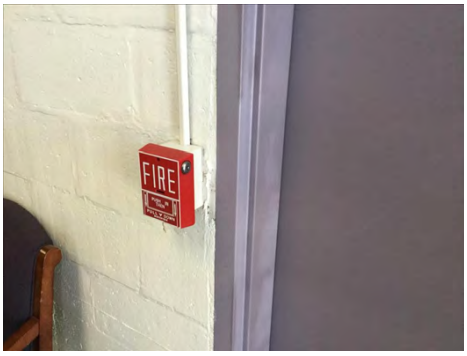




Note:

System: D5030910 - Fire Alarm Systems

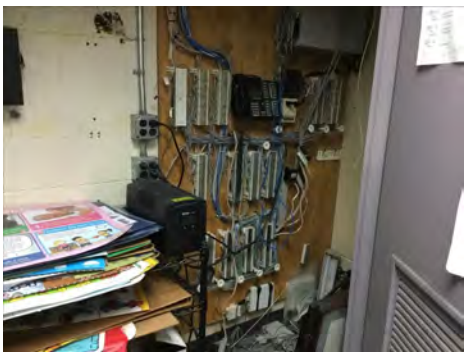




Note:

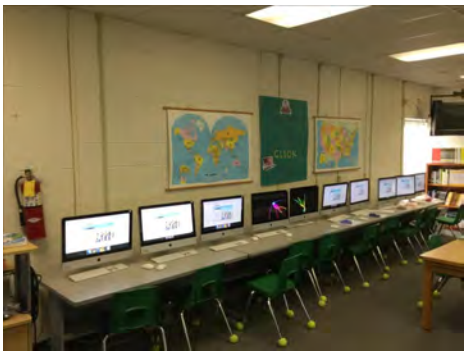
System: D5030920 - Data Communication





Note:

System: E1020 - Institutional Equipment



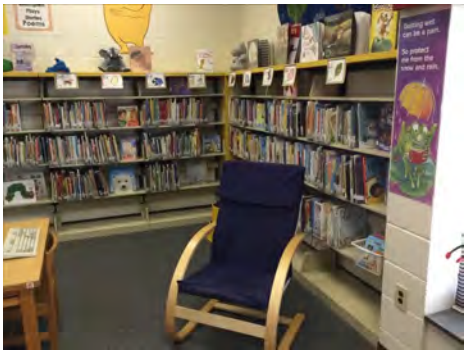
Note:

System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings




Note:

Renewal Schedule

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

Inflation Rate: 3%

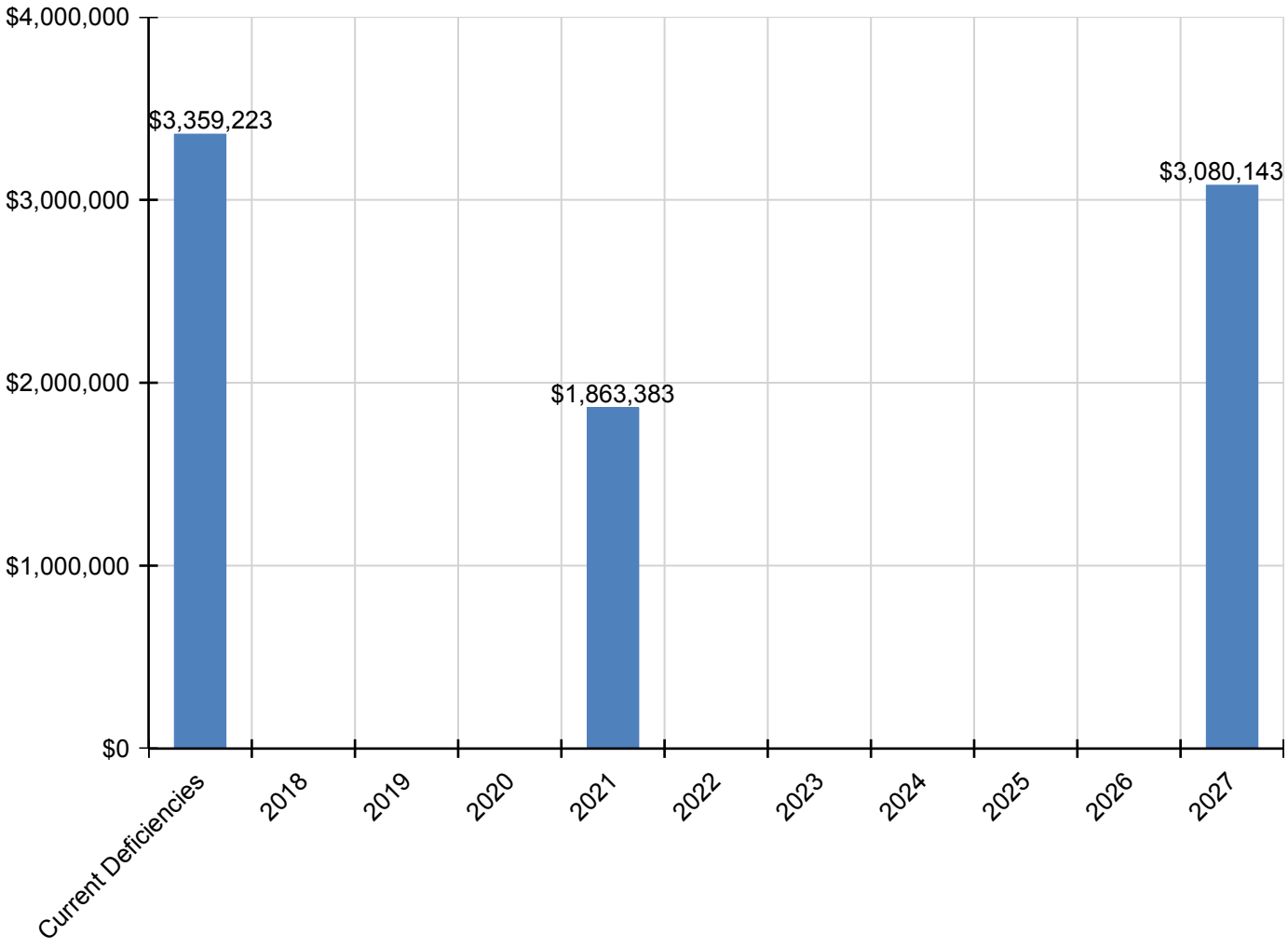
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$3,359,223**	**$0**	**$0**	**$0**	**$1,863,383**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,080,143**	**$8,302,749**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2010 - Exterior Walls	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$537,924	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$537,924**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$80,068	**$80,068**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010105 - Built-Up	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$385,191	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$385,191**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$230,017	**$230,017**
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	$194,782	**$194,782**
C1030 - Fittings	$557,974	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$557,974**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

C3010 - Wall Finishes	$0	$0	$0	$0	$179,890	$0	$0	$0	$0	$0	$0	**$179,890**
C3020 - Floor Finishes	$3,707	$0	$0	$0	$733,747	$0	$0	$0	$0	$0	$0	**$737,454**
C3030 - Ceiling Finishes	$628,437	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$628,437**
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	$883,832	**$883,832**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$75,449	**$75,449**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$118,563	**$118,563**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$107,015	**$107,015**
D2090 - Other Plumbing Systems -Nat Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$472,712	**$472,712**
D3050 - Terminal & Package Units	$765,926	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$765,926**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$125,086	$0	$0	$0	$0	$0	$0	**$125,086**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$247,479	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$247,479**
D4020 - Standpipes	$38,382	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$38,382**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$326,253	$0	$0	$0	$0	$0	$0	**$326,253**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$917,707	**$917,707**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030910 - Fire Alarm Systems	$194,203	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$194,203**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment	$0	$0	$0	$0	$122,506	$0	$0	$0	$0	$0	$0	**$122,506**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$375,901	$0	$0	$0	$0	$0	$0	**$375,901**

** Indicates non-renewable system*

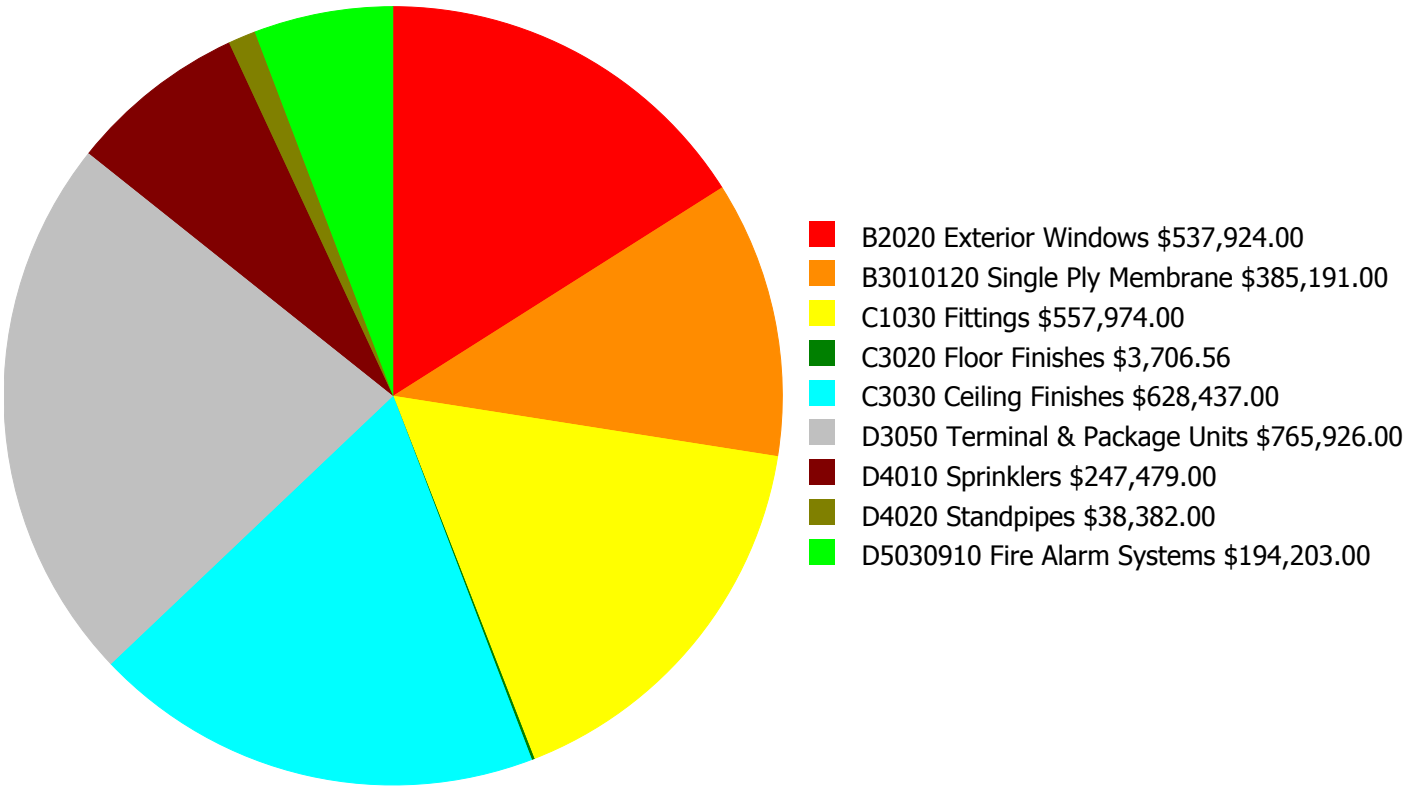
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

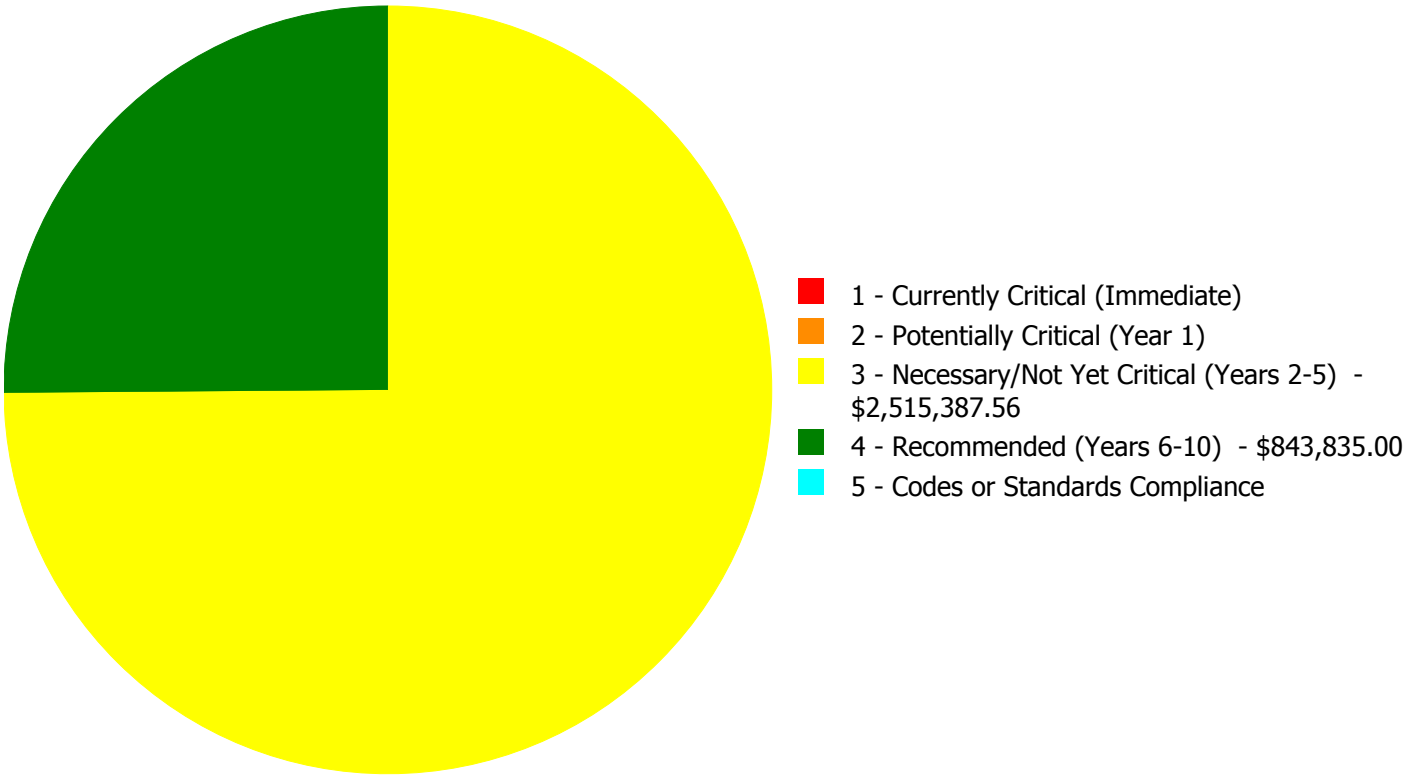
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $3,359,222.56

Deficiency Summary by Priority

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



Budget Estimate Total: $3,359,222.56

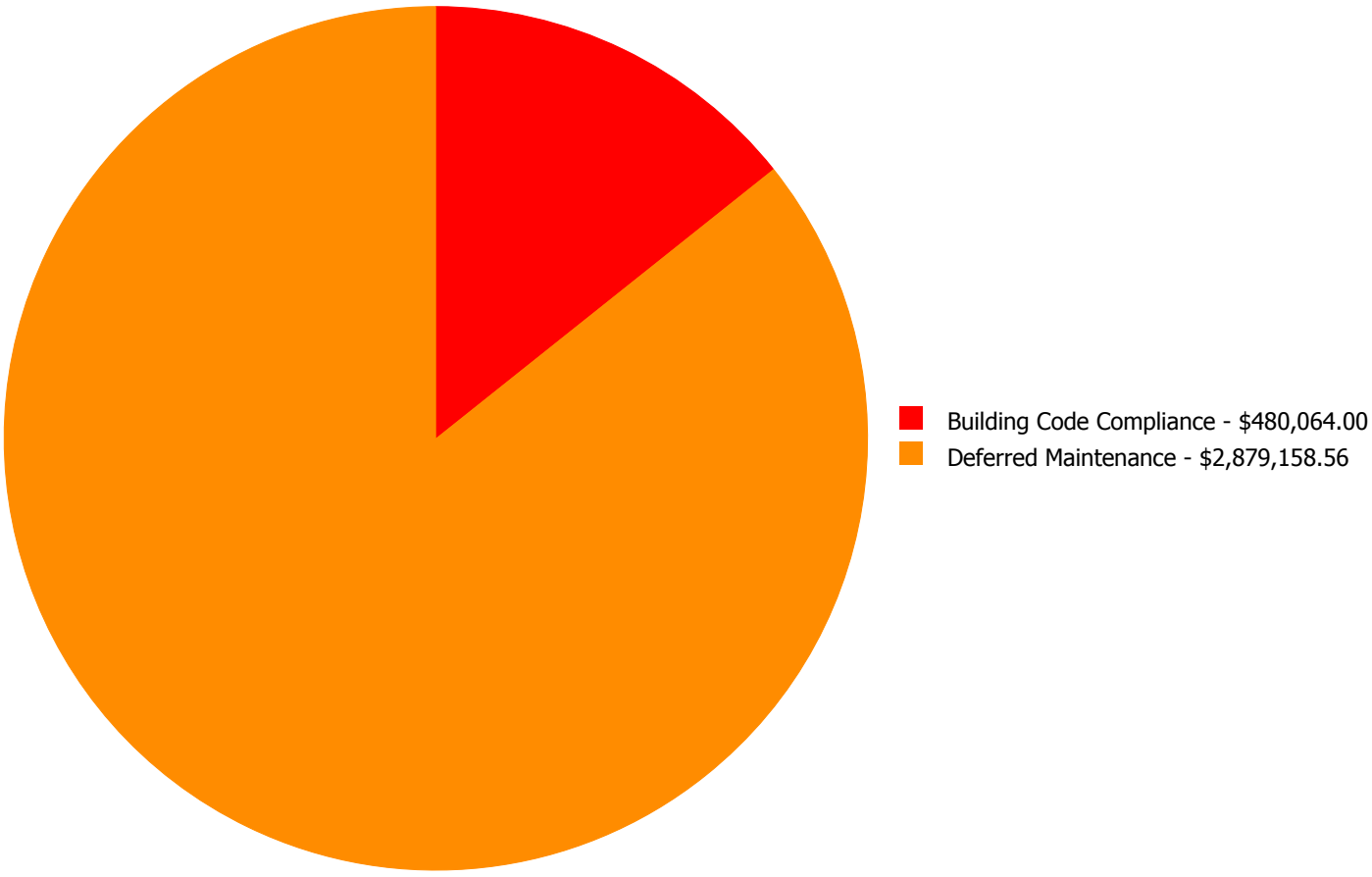
Deficiency By Priority Investment Table

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
B2020	Exterior Windows	$0.00	$0.00	$537,924.00	$0.00	$0.00	$537,924.00
B3010120	Single Ply Membrane	$0.00	$0.00	$385,191.00	$0.00	$0.00	$385,191.00
C1030	Fittings	$0.00	$0.00	$0.00	$557,974.00	$0.00	$557,974.00
C3020	Floor Finishes	$0.00	$0.00	$3,706.56	$0.00	$0.00	$3,706.56
C3030	Ceiling Finishes	$0.00	$0.00	$628,437.00	$0.00	$0.00	$628,437.00
D3050	Terminal & Package Units	$0.00	$0.00	$765,926.00	$0.00	$0.00	$765,926.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$247,479.00	$0.00	$247,479.00
D4020	Standpipes	$0.00	$0.00	$0.00	$38,382.00	$0.00	$38,382.00
D5030910	Fire Alarm Systems	$0.00	$0.00	$194,203.00	$0.00	$0.00	$194,203.00
	Total:	$0.00	$0.00	$2,515,387.56	$843,835.00	$0.00	$3,359,222.56

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:



Budget Estimate Total: $3,359,222.56

Deficiency Details by Priority

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

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

System: B2020 - Exterior Windows

Location: Exterior
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 52,079.00
Unit of Measure: S.F.
Estimate: $537,924.00
Assessor Name: Eduardo Lopez
Date Created: 02/10/2017

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

System: B3010120 - Single Ply Membrane

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 36,790.00
Unit of Measure: S.F.
Estimate: $385,191.00
Assessor Name: Eduardo Lopez
Date Created: 02/22/2017

Notes: There are no reported or observed leaks, but the rate of repairs are increasing. The roof covering should be replaced.

System: C3020 - Floor Finishes

Location: Office
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace carpet with pad
Qty: 130.00
Unit of Measure: S.Y.
Estimate: $3,706.56
Assessor Name: Eduardo Lopez
Date Created: 02/21/2017

Notes: The carpet is old and need to be replaced.

System: C3030 - Ceiling Finishes

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 52,079.00
Unit of Measure: S.F.
Estimate: $628,437.00
Assessor Name: Eduardo Lopez
Date Created: 02/15/2017

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

System: D3050 - Terminal & Package Units

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 52,079.00
Unit of Measure: S.F.
Estimate: $765,926.00
Assessor Name: Eduardo Lopez
Date Created: 02/10/2017

Notes: The roof mounted AC unis are aged and should be scheduled for replacement.

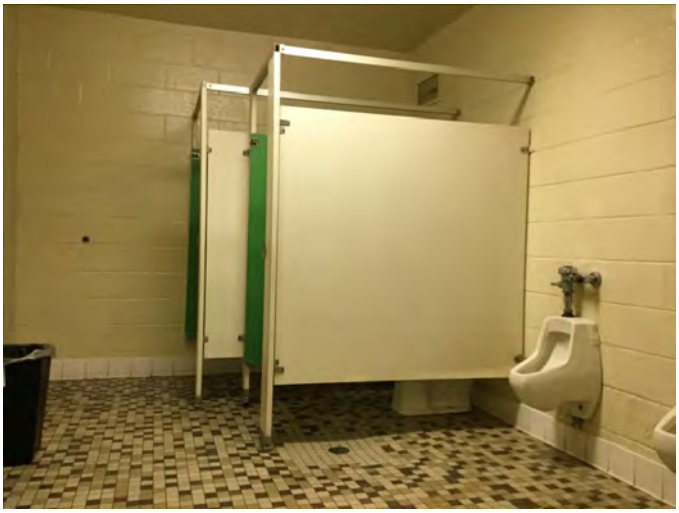
System: D5030910 - Fire Alarm Systems

Location: Throughout the building
Distress: Beyond Service Life
Category: Building Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 52,079.00
Unit of Measure: S.F.
Estimate: $194,203.00
Assessor Name: Eduardo Lopez
Date Created: 02/10/2017

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

Priority 4 - Recommended (Years 6-10):

System: C1030 - Fittings



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 52,079.00
Unit of Measure: S.F.
Estimate: $557,974.00
Assessor Name: Eduardo Lopez
Date Created: 02/22/2017

Notes: The fittings are aged, worn, damaged and should be replaced.

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 52,079.00
Unit of Measure: S.F.
Estimate: $247,479.00
Assessor Name: Eduardo Lopez
Date Created: 02/22/2017

Notes: There are no sprinkler system in the building.

System: D4020 - Standpipes

This deficiency has no image.

Location:	Throughout the building
Distress:	Missing
Category:	Building Code Compliance
Priority:	4 - Recommended (Years 6-10)
Correction:	Renew System
Qty:	52,079.00
Unit of Measure:	S.F.
Estimate:	$38,382.00
Assessor Name:	Eduardo Lopez
Date Created:	02/22/2017

Notes: There are no sprinkler system in the building.

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	21,414
Year Built:	1997
Last Renovation:	
Replacement Value:	$4,212,990
Repair Cost:	$312,815.00
Total FCI:	7.43 %
Total RSLI:	45.05 %
FCA Score:	92.57

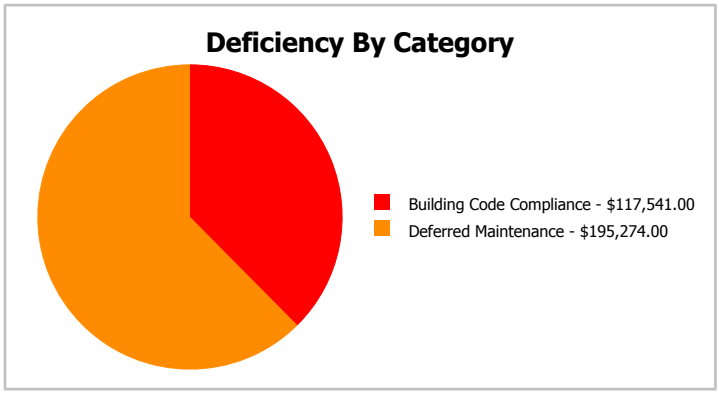
Description:

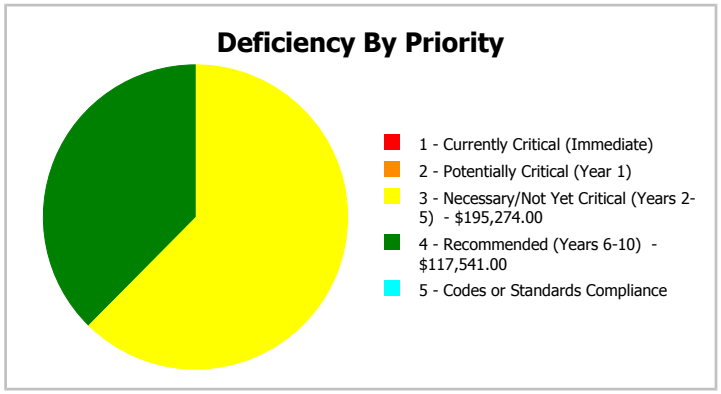
The narrative for this building is included in the Executive Summary Description at the front of this report.

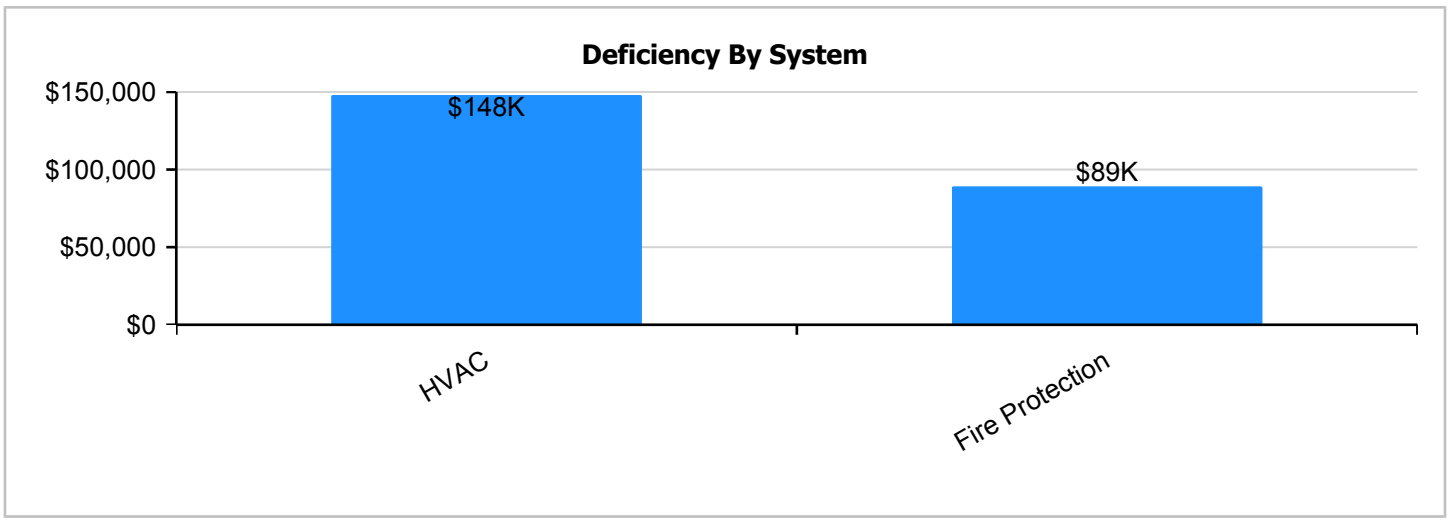
Attributes: This asset has no attributes.

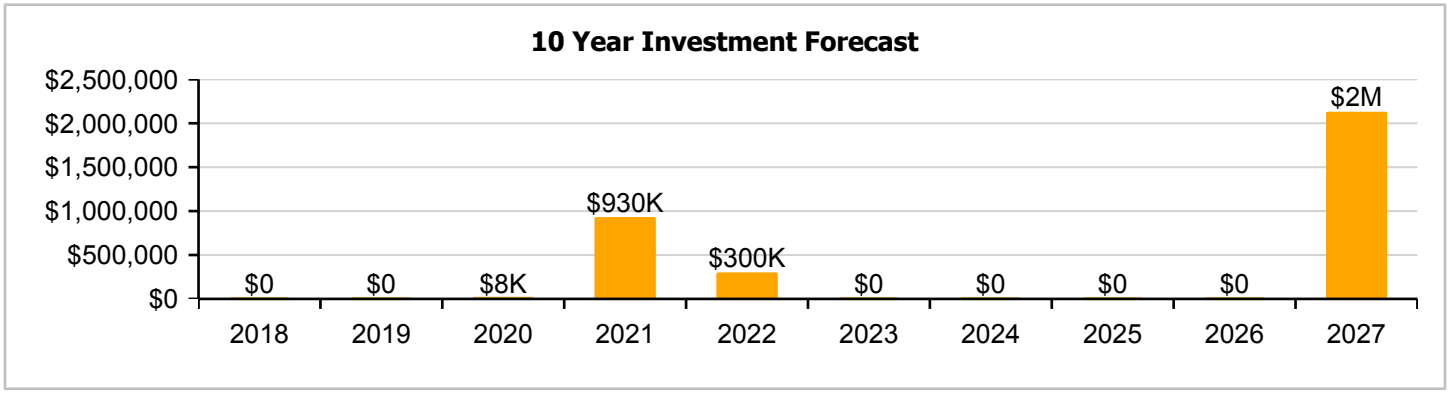
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	21,414
Year Built:	1997	Last Renovation:	
Repair Cost:	$312,815	Replacement Value:	$4,212,990
FCI:	7.43 %	RSLI%:	45.05 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	80.00 %	0.00 %	$0.00
A20 - Basement Construction	80.00 %	0.00 %	$0.00
B10 - Superstructure	80.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	55.48 %	0.00 %	$0.00
B30 - Roofing	33.33 %	0.00 %	$0.00
C10 - Interior Construction	46.43 %	0.00 %	$0.00
C30 - Interior Finishes	22.22 %	0.00 %	$0.00
D20 - Plumbing	33.53 %	0.00 %	$0.00
D30 - HVAC	19.24 %	42.51 %	$195,274.00
D40 - Fire Protection	0.00 %	110.00 %	$117,541.00
D50 - Electrical	45.33 %	0.00 %	$0.00
E10 - Equipment	15.00 %	0.00 %	$0.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
Totals:	**45.05 %**	**7.43 %**	**$312,815.00**

Photo Album

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

1). South Elevation - Feb 22, 2017

2). North Elevation - Feb 22, 2017

3). West Elevation - Feb 22, 2017

4). East 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	$4.79	S.F.	21,414	100	1997	2097		80.00 %	0.00 %	80			$102,573
A1030	Slab on Grade	$8.43	S.F.	21,414	100	1997	2097		80.00 %	0.00 %	80			$180,520
A2010	Basement Excavation	$1.90	S.F.	21,414	100	1997	2097		80.00 %	0.00 %	80			$40,687
A2020	Basement Walls	$13.07	S.F.	21,414	100	1997	2097		80.00 %	0.00 %	80			$279,881
B1020	Roof Construction	$15.76	S.F.	21,414	100	1997	2097		80.00 %	0.00 %	80			$337,485
B2010	Exterior Walls	$9.42	S.F.	21,414	100	1997	2097		80.00 %	0.00 %	80			$201,720
B2020	Exterior Windows	$9.39	S.F.	21,414	30	1997	2027		33.33 %	0.00 %	10			$201,077
B2030	Exterior Doors	$1.04	S.F.	21,414	30	1997	2027		33.33 %	0.00 %	10			$22,271
B3010130	Preformed Metal Roofing	$9.66	S.F.	21,414	30	1997	2027		33.33 %	0.00 %	10			$206,859
C1010	Partitions	$10.80	S.F.	21,414	75	1997	2072		73.33 %	0.00 %	55			$231,271
C1020	Interior Doors	$2.53	S.F.	21,414	30	1997	2027		33.33 %	0.00 %	10			$54,177
C1030	Fittings	$9.74	S.F.	21,414	20	1997	2017	2021	20.00 %	0.00 %	4			$208,572
C3010	Wall Finishes	$2.79	S.F.	21,414	10	2011	2021		40.00 %	0.00 %	4			$59,745
C3020	Floor Finishes	$11.38	S.F.	21,414	20	1997	2017	2021	20.00 %	0.00 %	4			$243,691
C3030	Ceiling Finishes	$10.97	S.F.	21,414	25	1997	2022		20.00 %	0.00 %	5			$234,912
D2010	Plumbing Fixtures	$11.48	S.F.	21,414	30	1997	2027		33.33 %	0.00 %	10			$245,833
D2020	Domestic Water Distribution	$0.98	S.F.	21,414	30	1997	2027		33.33 %	0.00 %	10			$20,986
D2030	Sanitary Waste	$1.54	S.F.	21,414	30	1997	2027		33.33 %	0.00 %	10			$32,978
D2090	Other Plumbing Systems -Nat Gas	$0.17	S.F.	21,414	40	1997	2037		50.00 %	0.00 %	20			$3,640
D3020	Heat Generating Systems	$5.08	S.F.	21,414	30	1997	2027		33.33 %	0.00 %	10			$108,783
D3040	Distribution Systems	$6.14	S.F.	21,414	30	1997	2027		33.33 %	0.00 %	10			$131,482
D3050	Terminal & Package Units	$8.29	S.F.	21,414	15	1997	2012		0.00 %	110.00 %	-5		$195,274.00	$177,522
D3060	Controls & Instrumentation	$1.94	S.F.	21,414	20	1997	2017	2021	20.00 %	0.00 %	4			$41,543
D4010	Sprinklers	$4.32	S.F.	21,414	30			2016	0.00 %	110.00 %	-1		$101,759.00	$92,508
D4020	Standpipes	$0.67	S.F.	21,414	30			2016	0.00 %	110.00 %	-1		$15,782.00	$14,347
D5010	Electrical Service/Distribution	$1.69	S.F.	21,414	40	1997	2037		50.00 %	0.00 %	20			$36,190
D5020	Branch Wiring	$5.06	S.F.	21,414	30	1997	2027		33.33 %	0.00 %	10			$108,355
D5020	Lighting	$11.92	S.F.	21,414	30	1997	2027		33.33 %	0.00 %	10			$255,255
D5030810	Security & Detection Systems	$1.87	S.F.	21,414	15	2015	2030		86.67 %	0.00 %	13			$40,044
D5030910	Fire Alarm Systems	$3.39	S.F.	21,414	15	1997	2012	2021	26.67 %	0.00 %	4			$72,593
D5030920	Data Communication	$4.40	S.F.	21,414	15	2015	2030		86.67 %	0.00 %	13			$94,222
E1020	Institutional Equipment	$0.30	S.F.	21,414	20	2000	2020		15.00 %	0.00 %	3			$6,424
E2010	Fixed Furnishings	$5.83	S.F.	21,414	20	1997	2017	2021	20.00 %	0.00 %	4			$124,844
								Total	**45.05 %**	**7.43 %**			**$312,815.00**	**$4,212,990**

System Notes

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

System: B2010 - Exterior Walls



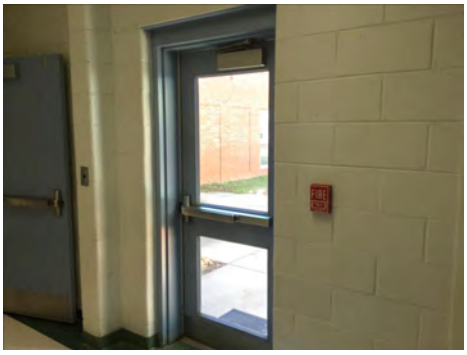
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



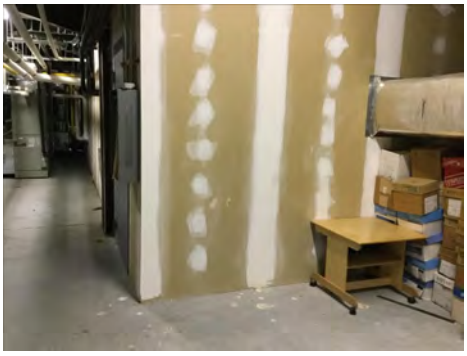
Note:

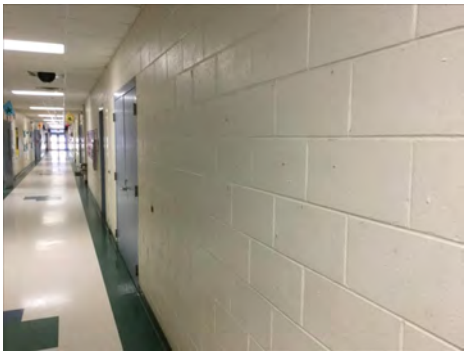
System: B3010130 - Preformed Metal Roofing



Note:

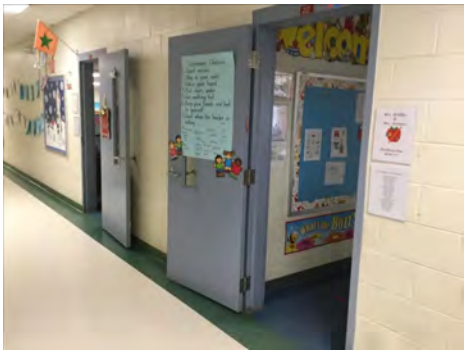
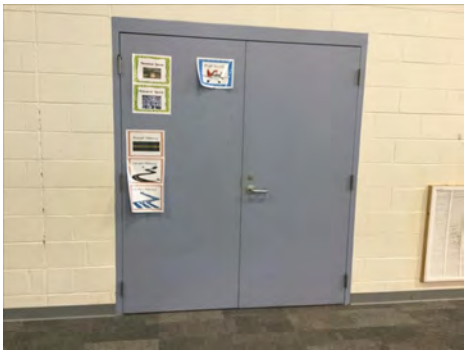
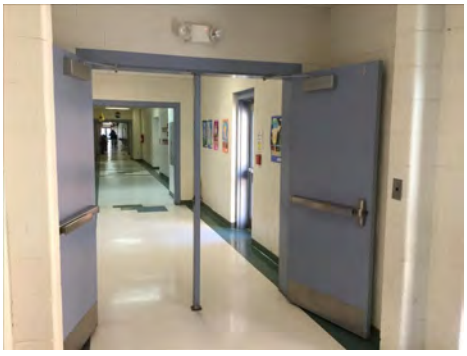
System: C1010 - Partitions





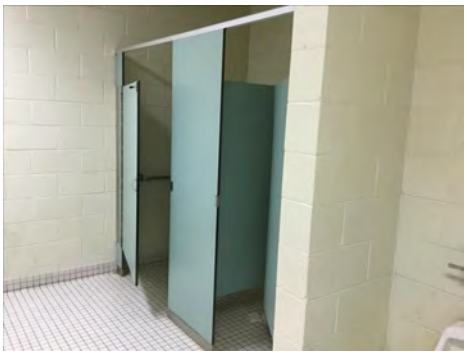
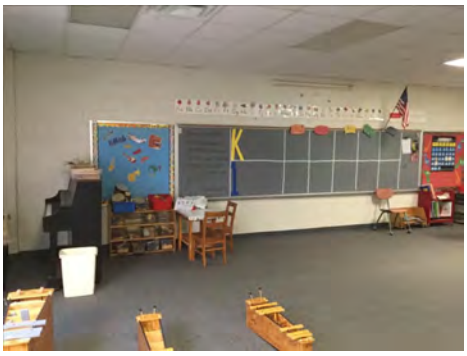
Note:

System: C1020 - Interior Doors

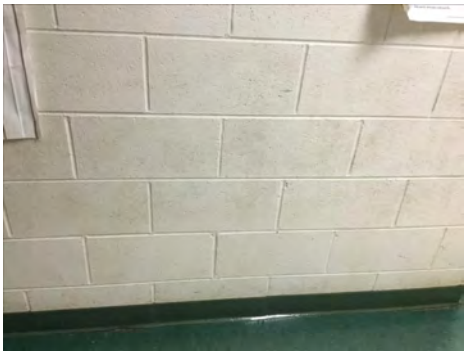
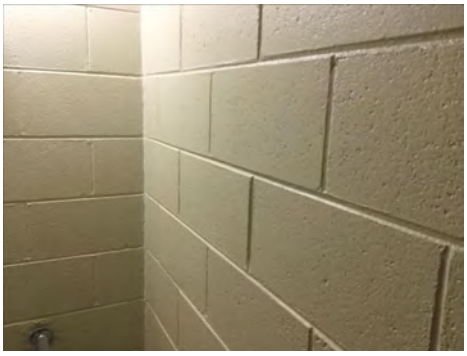
Note:

System: C1030 - Fittings

Note:

System: C3010 - Wall Finishes

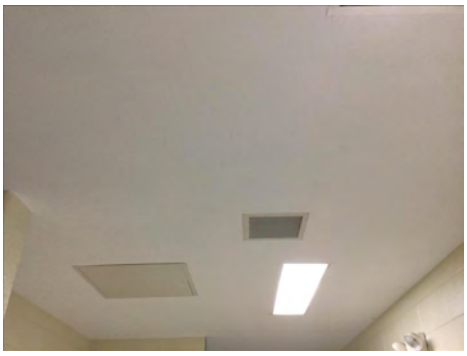
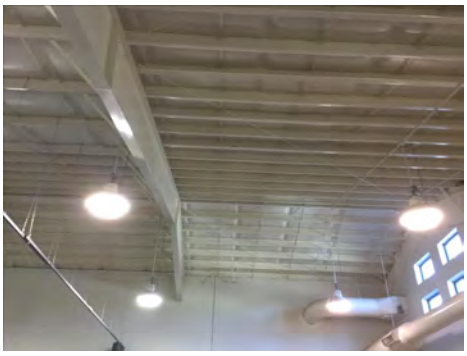

Note:

System: C3020 - Floor Finishes



Note:

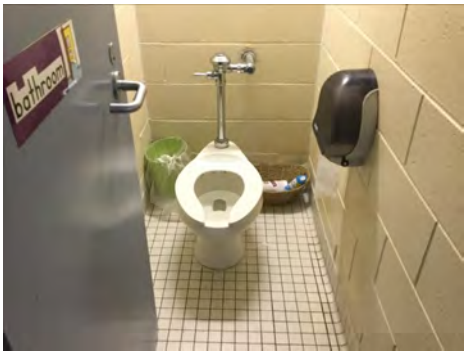
System: C3030 - Ceiling Finishes


Note:

System: D2010 - Plumbing Fixtures





Note:

System: D2020 - Domestic Water Distribution



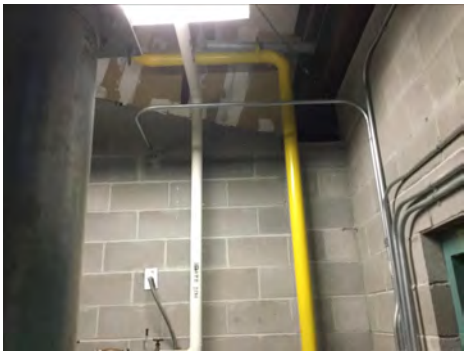
Note:

System: D2030 - Sanitary Waste



Note:

System: D2090 - Other Plumbing Systems -Nat Gas



Note:

System: D3020 - Heat Generating Systems


Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation


Note:

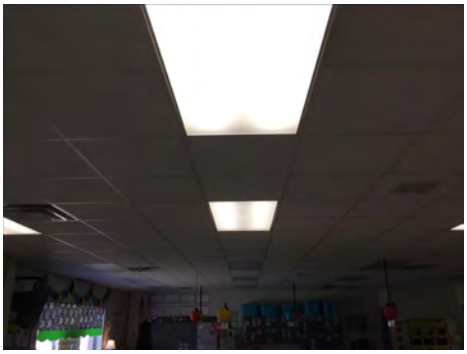
System: D5010 - Electrical Service/Distribution


Note:

System: D5020 - Branch Wiring

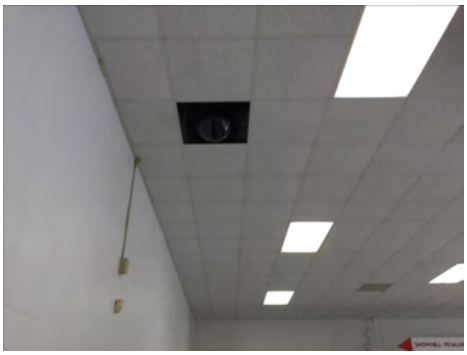

Note:

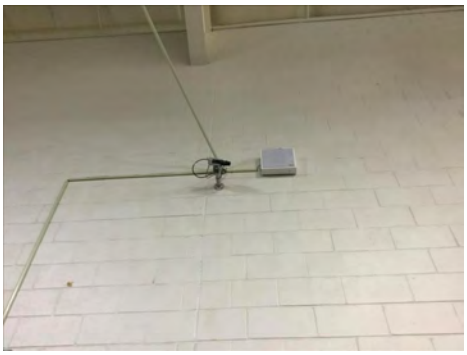
System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



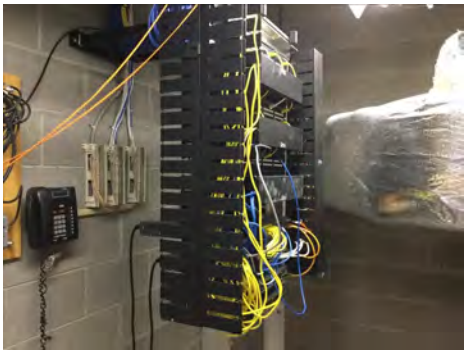


Note:

System: D5030910 - Fire Alarm Systems

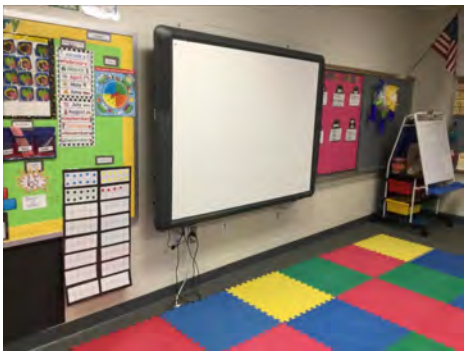
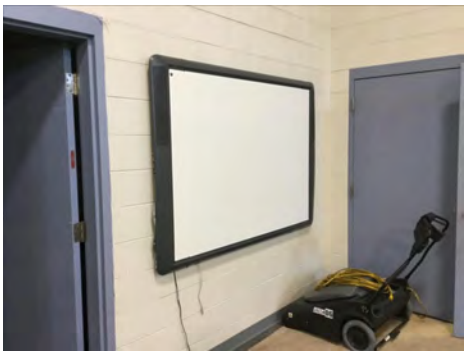

Note: Connected to main panel.

System: D5030920 - Data Communication


Note:

System: E1020 - Institutional Equipment


Note:

System: E2010 - Fixed Furnishings


Note:

Renewal Schedule

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

Inflation Rate: 3%

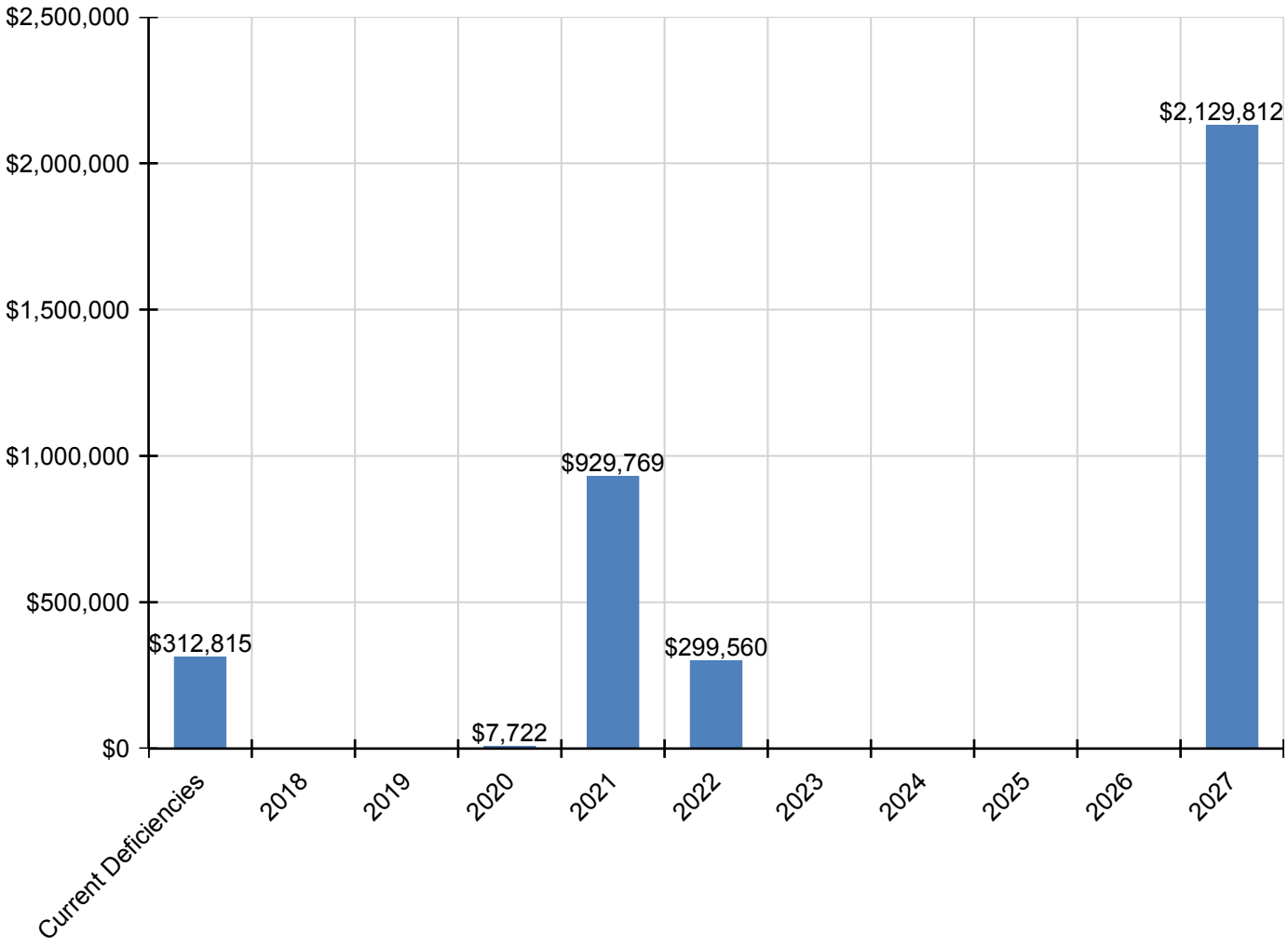
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$312,815**	**$0**	**$0**	**$7,722**	**$929,769**	**$299,560**	**$0**	**$0**	**$0**	**$0**	**$2,129,812**	**$3,679,678**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2010 - Exterior Walls	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$297,254	**$297,254**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$32,923	**$32,923**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$383,642	**$383,642**
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	$80,091	**$80,091**
C1030 - Fittings	$0	$0	$0	$0	$258,225	$0	$0	$0	$0	$0	$0	**$258,225**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$73,968	$0	$0	$0	$0	$0	$0	**$73,968**
C3020 - Floor Finishes	$0	$0	$0	$0	$301,704	$0	$0	$0	$0	$0	$0	**$301,704**

C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$299,560	$0	$0	$0	$0	$0	**$299,560**
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	$363,416	**$363,416**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$31,023	**$31,023**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$48,751	**$48,751**
D2090 - Other Plumbing Systems -Nat Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$160,814	**$160,814**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$194,371	**$194,371**
D3050 - Terminal & Package Units	$195,274	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$195,274**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$51,432	$0	$0	$0	$0	$0	$0	**$51,432**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$101,759	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$101,759**
D4020 - Standpipes	$15,782	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$15,782**
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	$160,181	**$160,181**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$377,345	**$377,345**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$89,875	$0	$0	$0	$0	$0	$0	**$89,875**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$7,722	$0	$0	$0	$0	$0	$0	$0	**$7,722**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$154,564	$0	$0	$0	$0	$0	$0	**$154,564**

** Indicates non-renewable system*

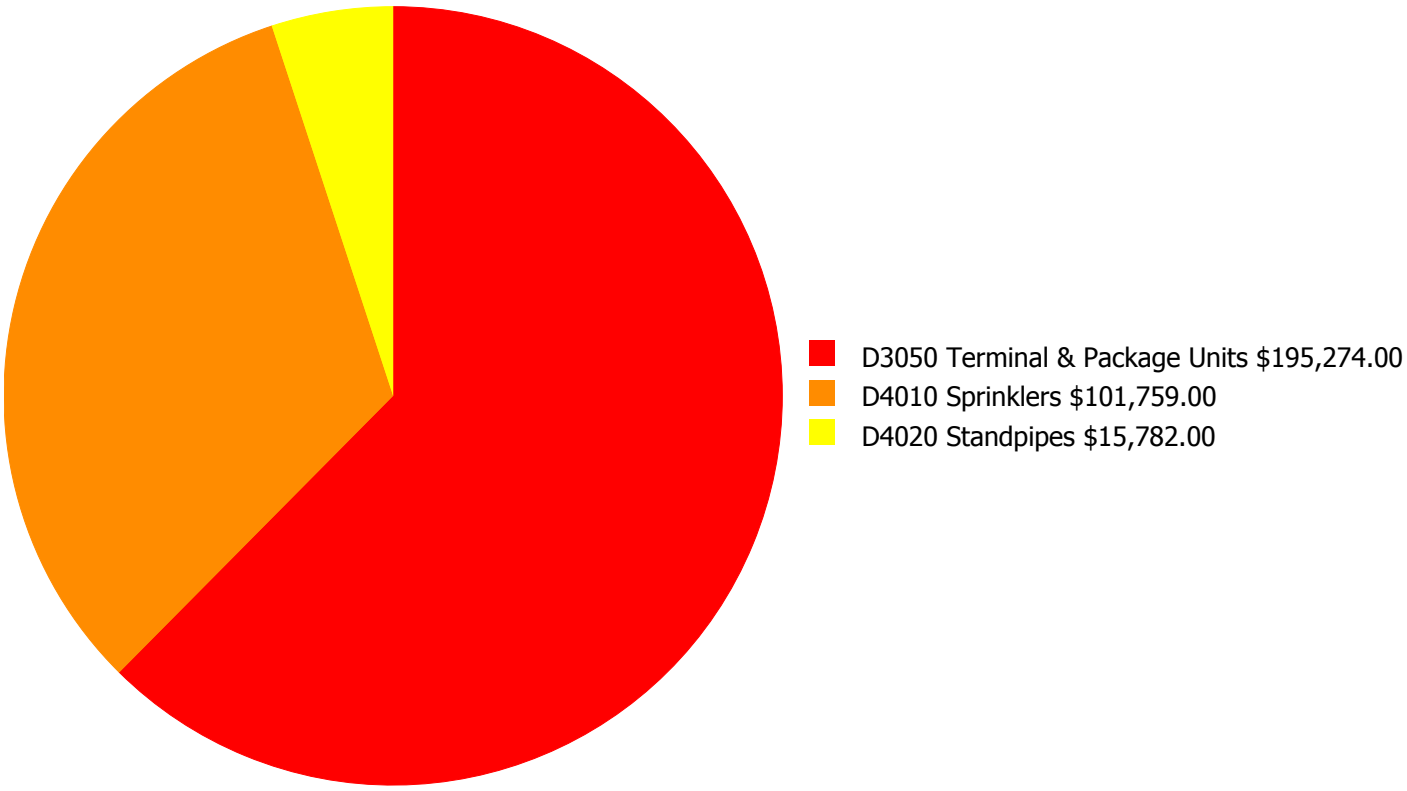
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

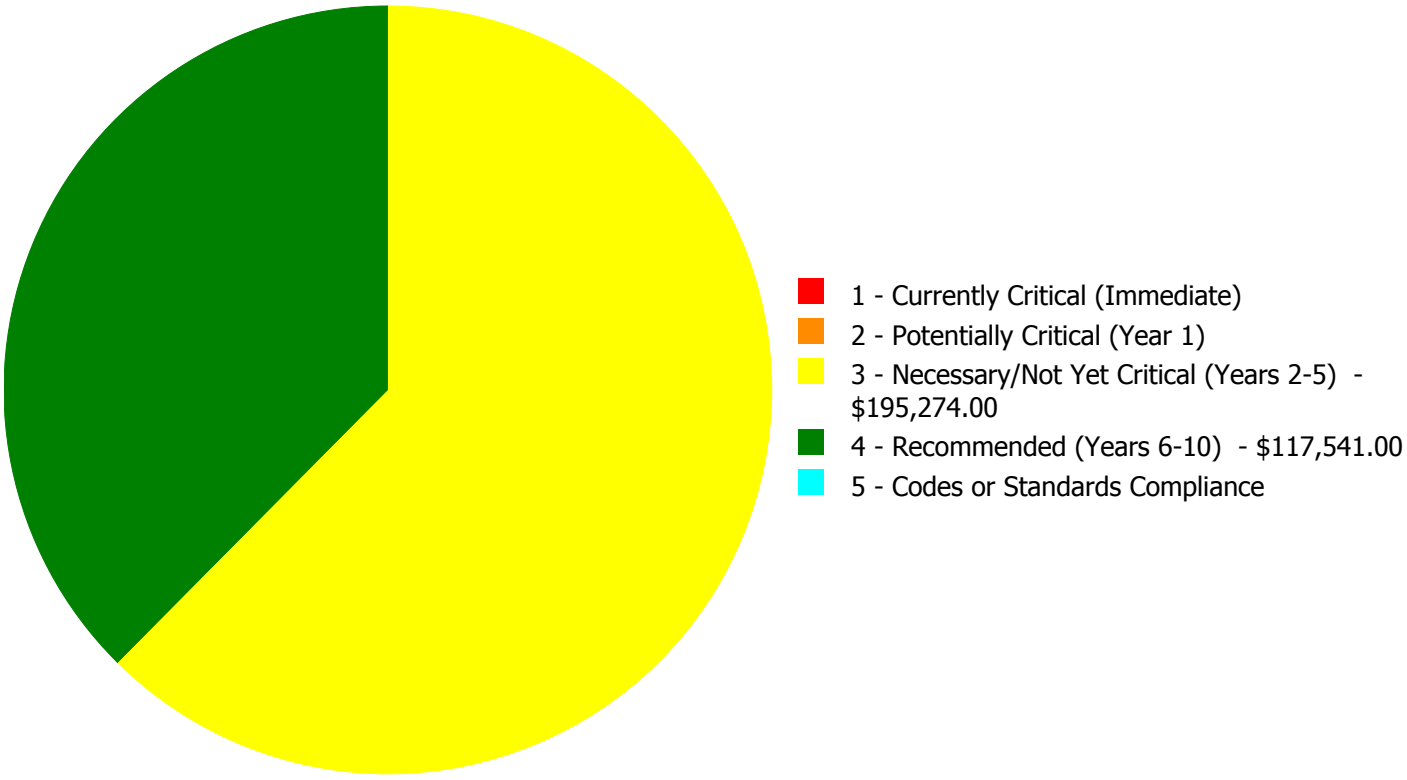
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $312,815.00

Deficiency Summary by Priority

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



Budget Estimate Total: $312,815.00

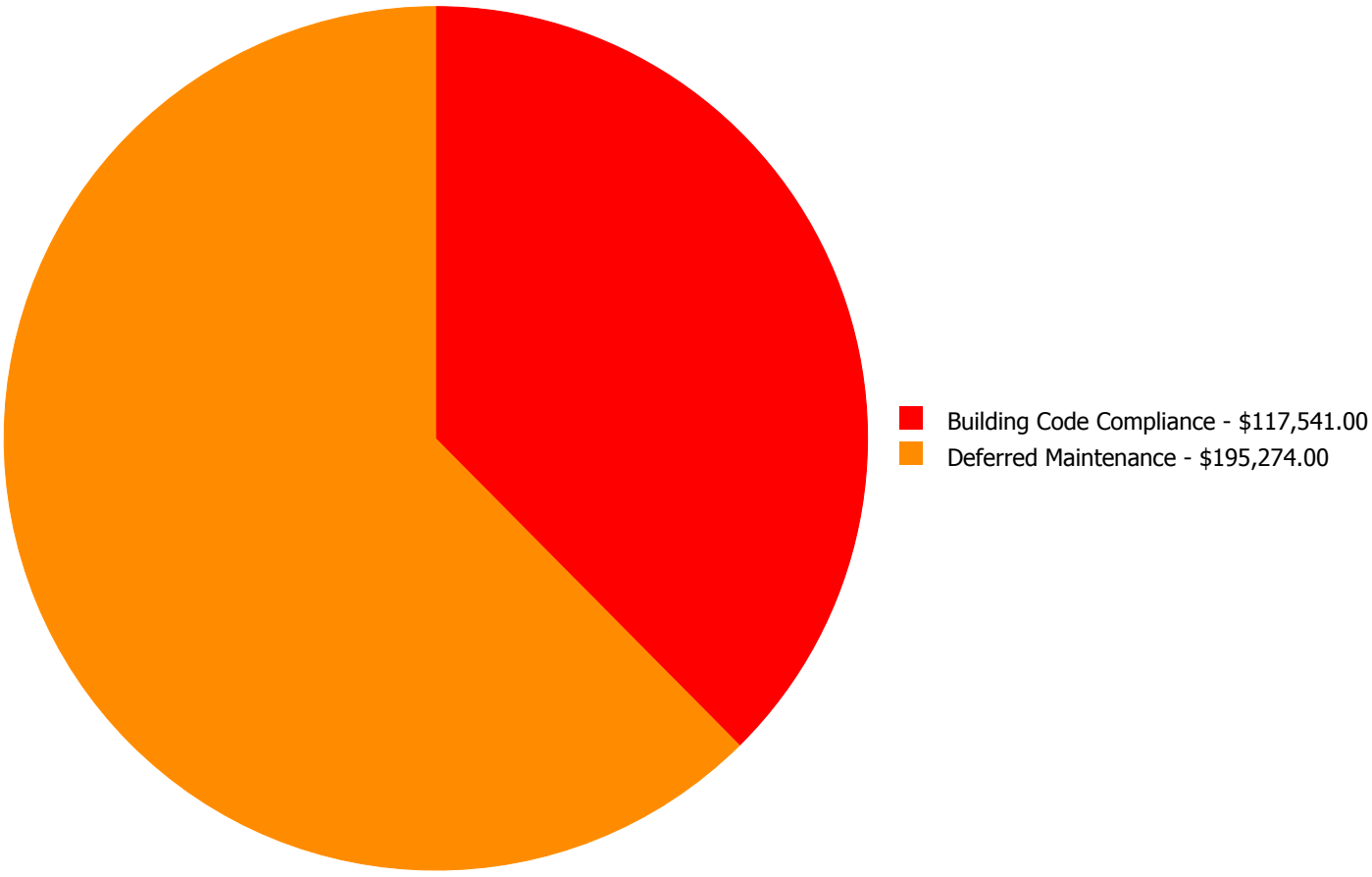
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
D3050	Terminal & Package Units	$0.00	$0.00	$195,274.00	$0.00	$0.00	$195,274.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$101,759.00	$0.00	$101,759.00
D4020	Standpipes	$0.00	$0.00	$0.00	$15,782.00	$0.00	$15,782.00
	Total:	$0.00	$0.00	$195,274.00	$117,541.00	$0.00	$312,815.00

Deficiency Summary by Category

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



Budget Estimate Total: $312,815.00

Deficiency Details by Priority

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

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

System: D3050 - Terminal & Package Units

Location: Exterior
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 21,414.00
Unit of Measure: S.F.
Estimate: $195,274.00
Assessor Name: Eduardo Lopez
Date Created: 02/10/2017

Notes: The pad mounted DX condensers are aged and should be scheduled for replacement.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 21,414.00
Unit of Measure: S.F.
Estimate: $101,759.00
Assessor Name: Eduardo Lopez
Date Created: 02/10/2017

Notes: There is no sprinkler system in the building.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 21,414.00
Unit of Measure: S.F.
Estimate: $15,782.00
Assessor Name: Eduardo Lopez
Date Created: 02/10/2017

Notes: There is no sprinkler system in the building.

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	1,000
Year Built:	2001
Last Renovation:	
Replacement Value:	$125,820
Repair Cost:	$10,470.00
Total FCI:	8.32 %
Total RSLI:	48.49 %
FCA Score:	91.68

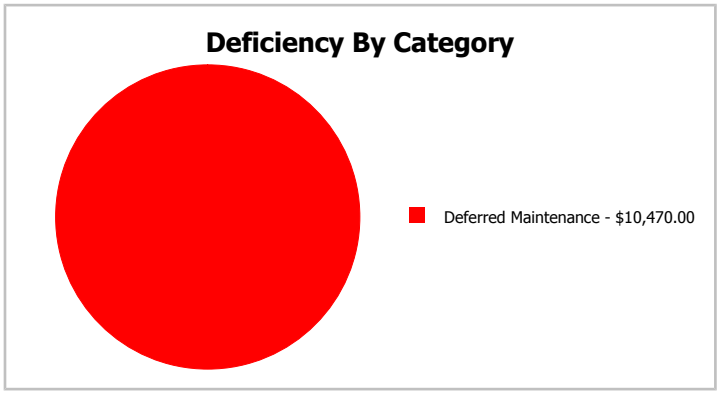
Description:

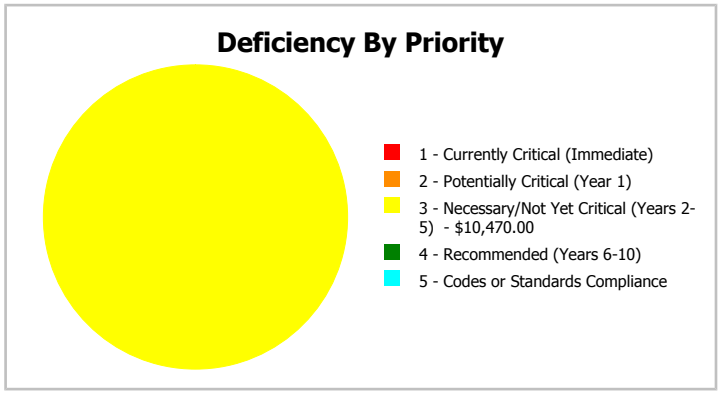
The narrative for this building is included in the Executive Summary Description at the front of this report.

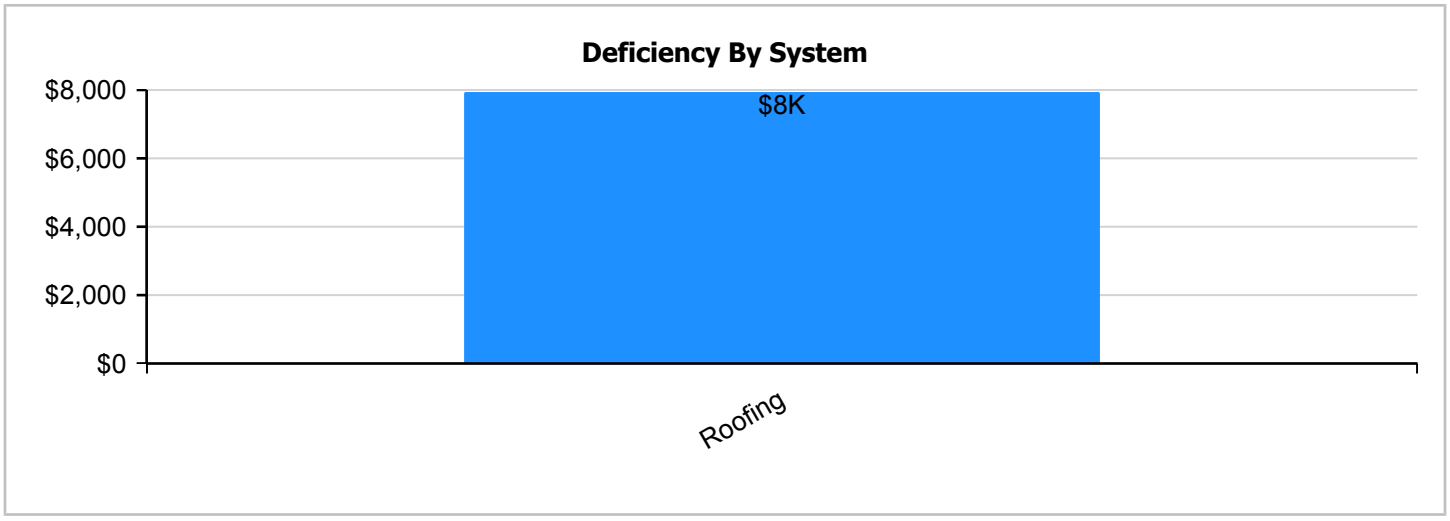
Attributes: This asset has no attributes.

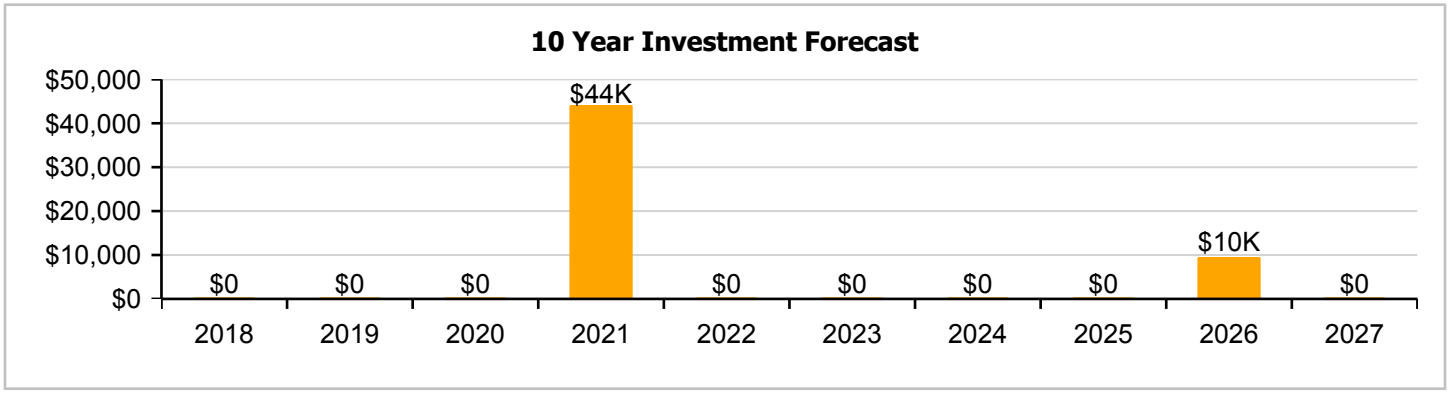
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	1,000
Year Built:	2001	Last Renovation:	
Repair Cost:	$10,470	Replacement Value:	$125,820
FCI:	8.32 %	RSLI%:	48.49 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	84.00 %	0.00 %	$0.00
B10 - Superstructure	84.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	63.45 %	0.00 %	$0.00
B30 - Roofing	0.00 %	150.00 %	$10,470.00
C10 - Interior Construction	45.17 %	0.00 %	$0.00
C30 - Interior Finishes	30.26 %	0.00 %	$0.00
D20 - Plumbing	46.67 %	0.00 %	$0.00
D30 - HVAC	28.79 %	0.00 %	$0.00
D50 - Electrical	51.61 %	0.00 %	$0.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
Totals:	**48.49 %**	**8.32 %**	**$10,470.00**

Photo Album

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

1). North Elevation - Feb 10, 2017

2). West Elevation - Mar 01, 2017

3). East Elevation - Feb 10, 2017

4). Southwest Elevation - Feb 01, 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 $
A1020	Special Foundations	$2.32	S.F.	1,000	100	2001	2101		84.00 %	0.00 %	84			$2,320
B1010	Floor Construction	$1.64	S.F.	1,000	100	2001	2101		84.00 %	0.00 %	84			$1,640
B1020	Roof Construction	$15.76	S.F.	1,000	100	2001	2101		84.00 %	0.00 %	84			$15,760
B2010	Exterior Walls	$9.42	S.F.	1,000	100	2001	2101		84.00 %	0.00 %	84			$9,420
B2020	Exterior Windows	$9.39	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$9,390
B2030	Exterior Doors	$2.14	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$2,140
B3010120	Single Ply Membrane	$6.98	S.F.	1,000	20	2001	2021	2016	0.00 %	150.00 %	-1		$10,470.00	$6,980
C1010	Partitions	$2.93	S.F.	1,000	75	2001	2076		78.67 %	0.00 %	59			$2,930
C1020	Interior Doors	$2.39	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$2,390
C1030	Fittings	$4.04	S.F.	1,000	20	2001	2021		20.00 %	0.00 %	4			$4,040
C3010	Wall Finishes	$2.79	S.F.	1,000	10	2001	2011	2021	40.00 %	0.00 %	4			$2,790
C3020	Floor Finishes	$6.36	S.F.	1,000	20	2001	2021		20.00 %	0.00 %	4			$6,360
C3030	Ceiling Finishes	$6.64	S.F.	1,000	25	2001	2026		36.00 %	0.00 %	9			$6,640
D2010	Plumbing Fixtures	$2.68	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$2,680
D2020	Domestic Water Distribution	$0.98	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$980
D2030	Sanitary Waste	$1.54	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$1,540
D3040	Distribution Systems	$2.30	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$2,300
D3050	Terminal & Package Units	$17.61	S.F.	1,000	15	2001	2016	2021	26.67 %	0.00 %	4			$17,610
D3060	Controls & Instrumentation	$0.42	S.F.	1,000	20	2001	2021		20.00 %	0.00 %	4			$420
D5010	Electrical Service/Distribution	$1.69	S.F.	1,000	40	2001	2041		60.00 %	0.00 %	24			$1,690
D5020	Branch Wiring	$5.06	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$5,060
D5020	Lighting	$11.92	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$11,920
D5030910	Fire Alarm Systems	$3.39	S.F.	1,000	15	2001	2016	2021	26.67 %	0.00 %	4			$3,390
D5030920	Data Communication	$4.40	S.F.	1,000	15	2015	2030		86.67 %	0.00 %	13			$4,400
E2010	Fixed Furnishings	$1.03	S.F.	1,000	20	2001	2021		20.00 %	0.00 %	4			$1,030
								Total	**48.49 %**	**8.32 %**			**$10,470.00**	**$125,820**

System Notes

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

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

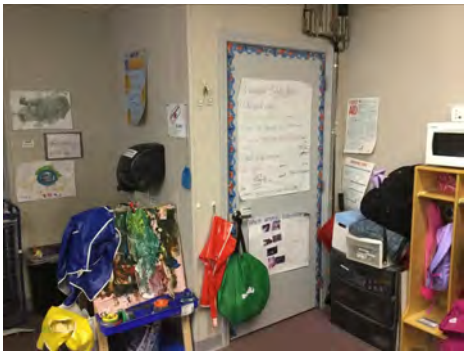
System: B2030 - Exterior Doors

Note:

System: B3010120 - Single Ply Membrane

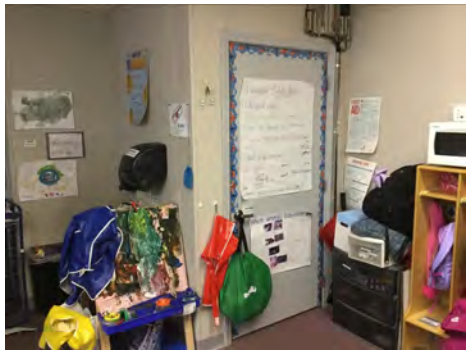
Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors

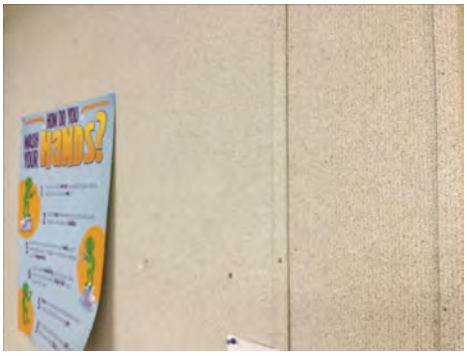


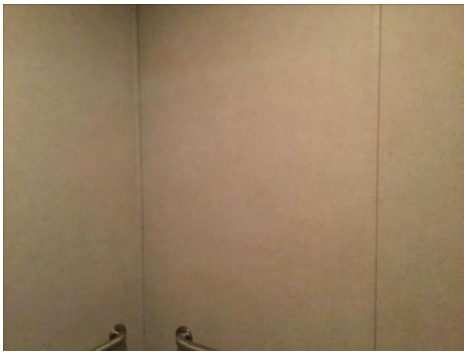
Note:

System: C1030 - Fittings

Note:

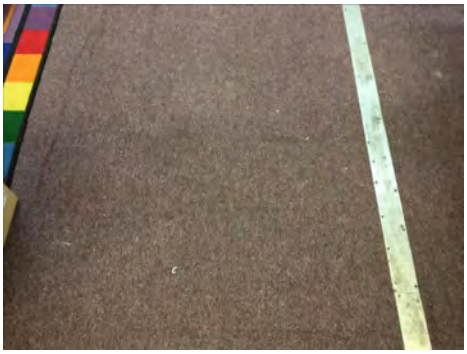
System: C3010 - Wall Finishes





Note:

System: C3020 - Floor Finishes

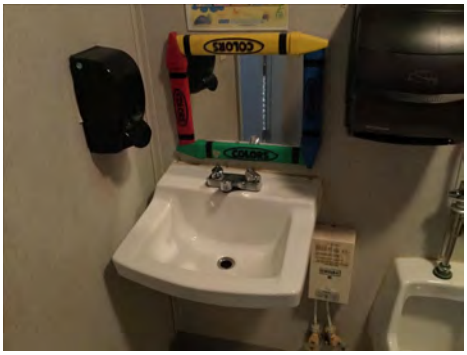


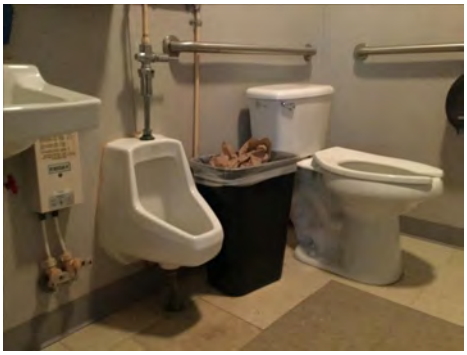
Note:

System: C3030 - Ceiling Finishes


Note:

System: D2010 - Plumbing Fixtures





Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

Note:

System: D3040 - Distribution Systems

Note:

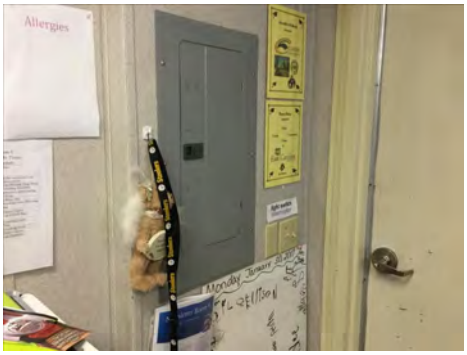
System: D3050 - Terminal & Package Units

Note:

System: D5010 - Electrical Service/Distribution

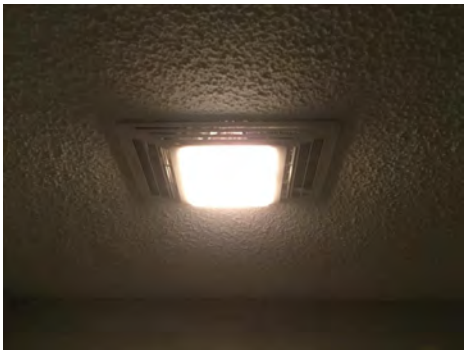
Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

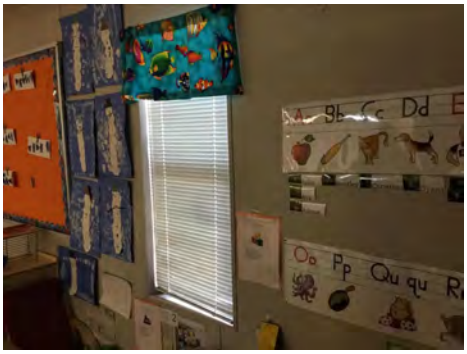
System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication

Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

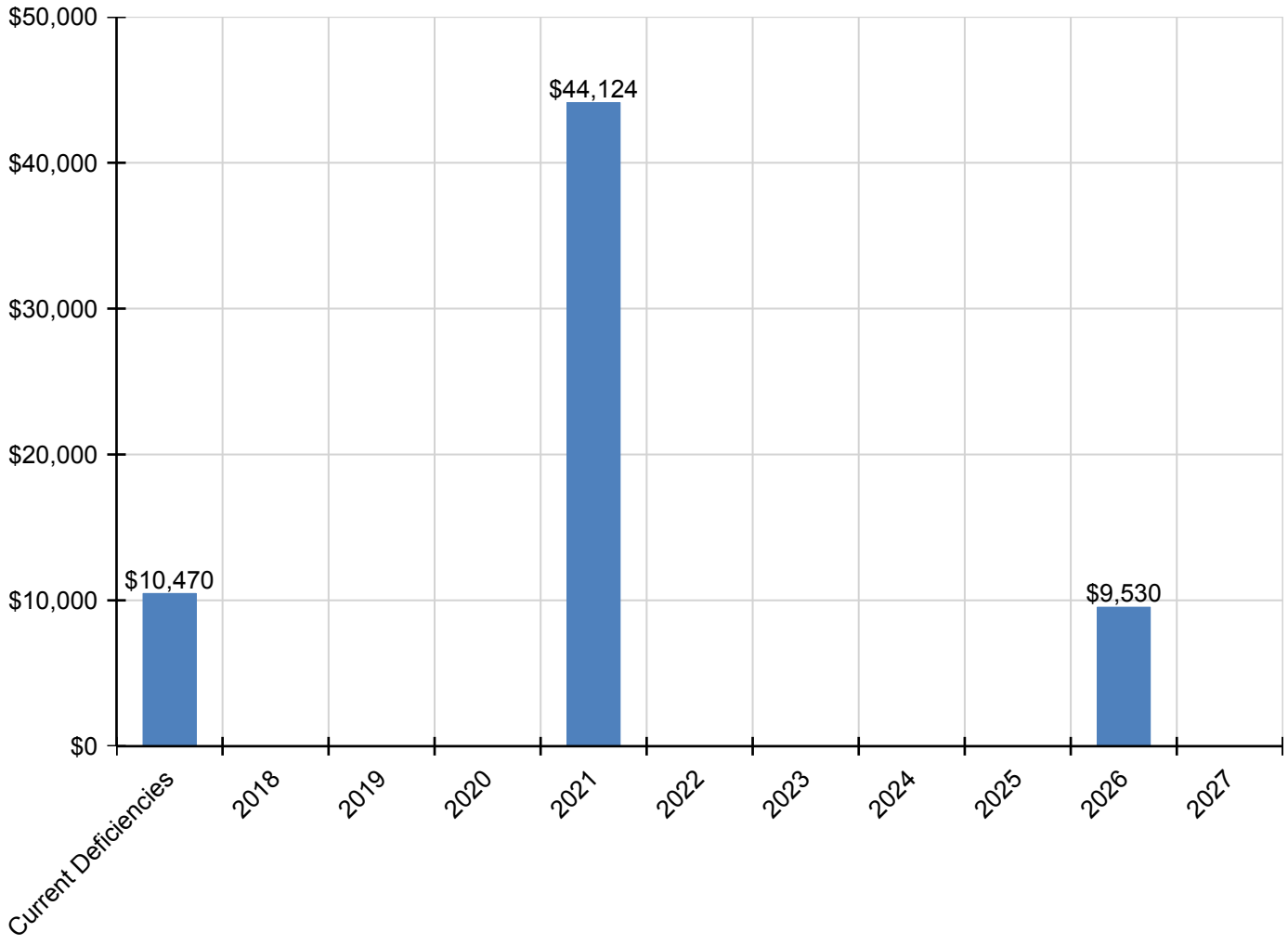
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$10,470**	**$0**	**$0**	**$0**	**$44,124**	**$0**	**$0**	**$0**	**$0**	**$9,530**	**$0**	**$64,125**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1020 - Special Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B1010 - Floor Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2010 - Exterior Walls	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$10,470	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$10,470**
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	$5,002	$0	$0	$0	$0	$0	$0	**$5,002**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$3,454	$0	$0	$0	$0	$0	$0	**$3,454**
C3020 - Floor Finishes	$0	$0	$0	$0	$7,874	$0	$0	$0	$0	$0	$0	**$7,874**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$9,530	$0	**$9,530**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$21,802	$0	$0	$0	$0	$0	$0	**$21,802**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$520	$0	$0	$0	$0	$0	$0	**$520**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$4,197	$0	$0	$0	$0	$0	$0	**$4,197**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$1,275	$0	$0	$0	$0	$0	$0	**$1,275**

** Indicates non-renewable system*

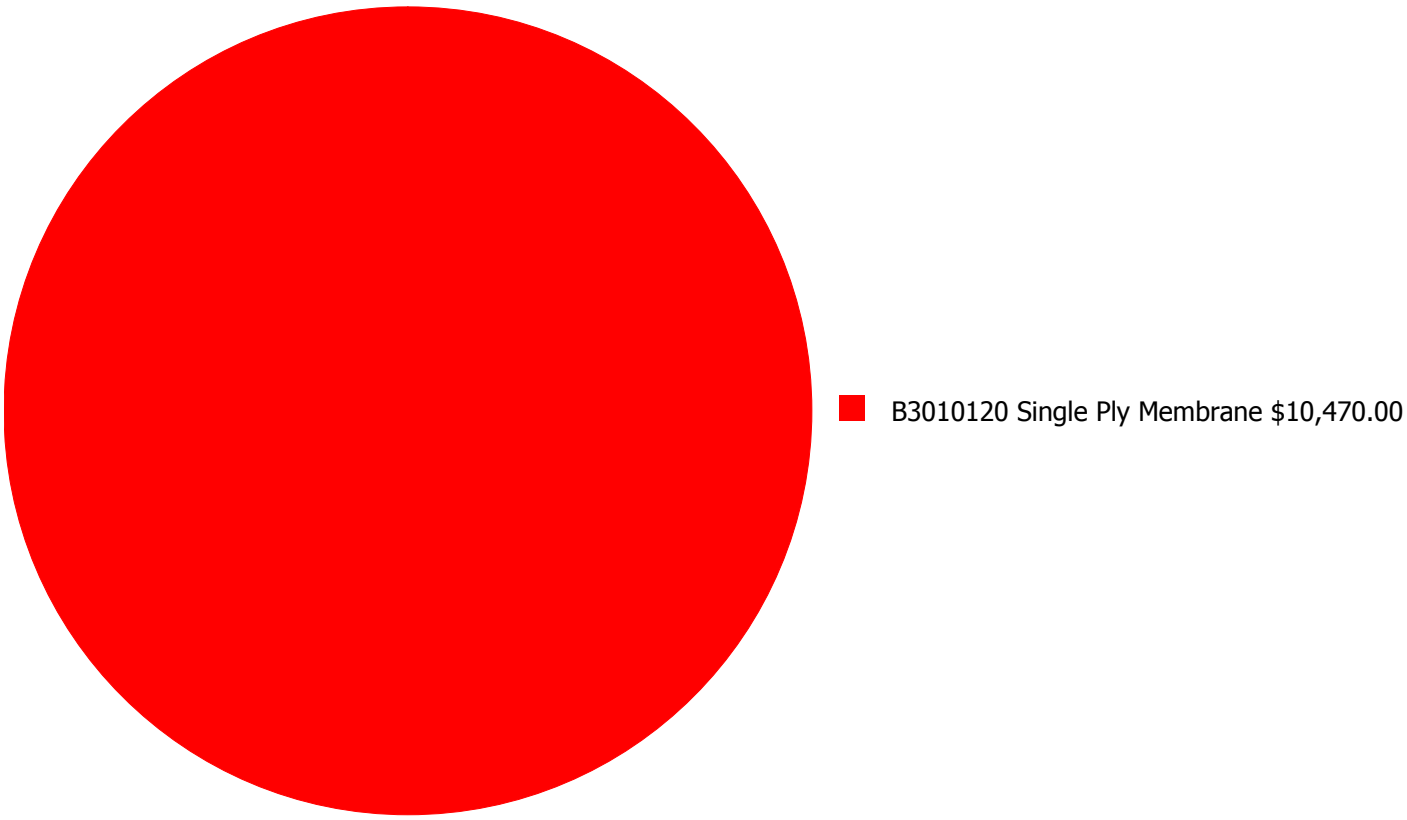
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

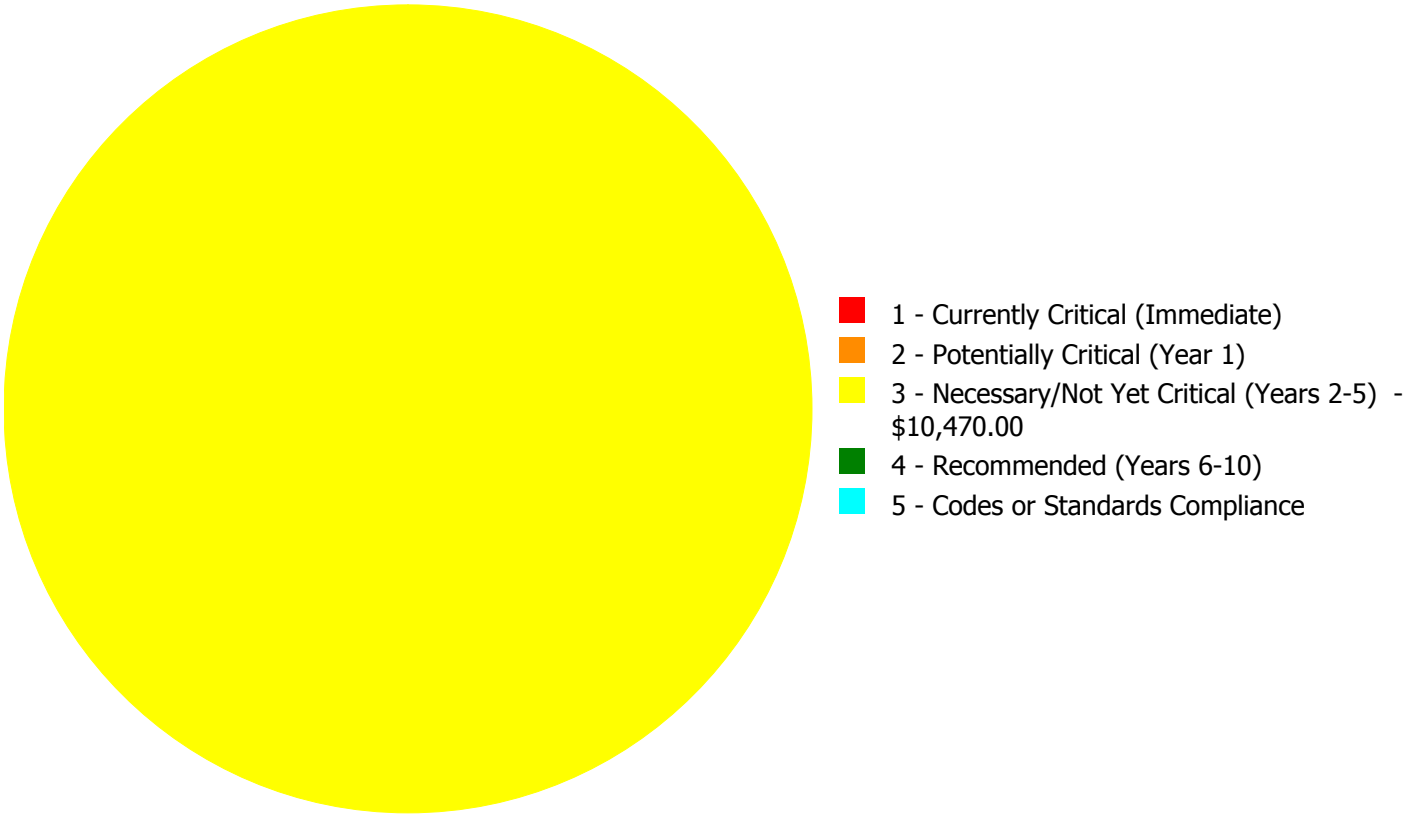
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $10,470.00

Deficiency Summary by Priority

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



Budget Estimate Total: $10,470.00

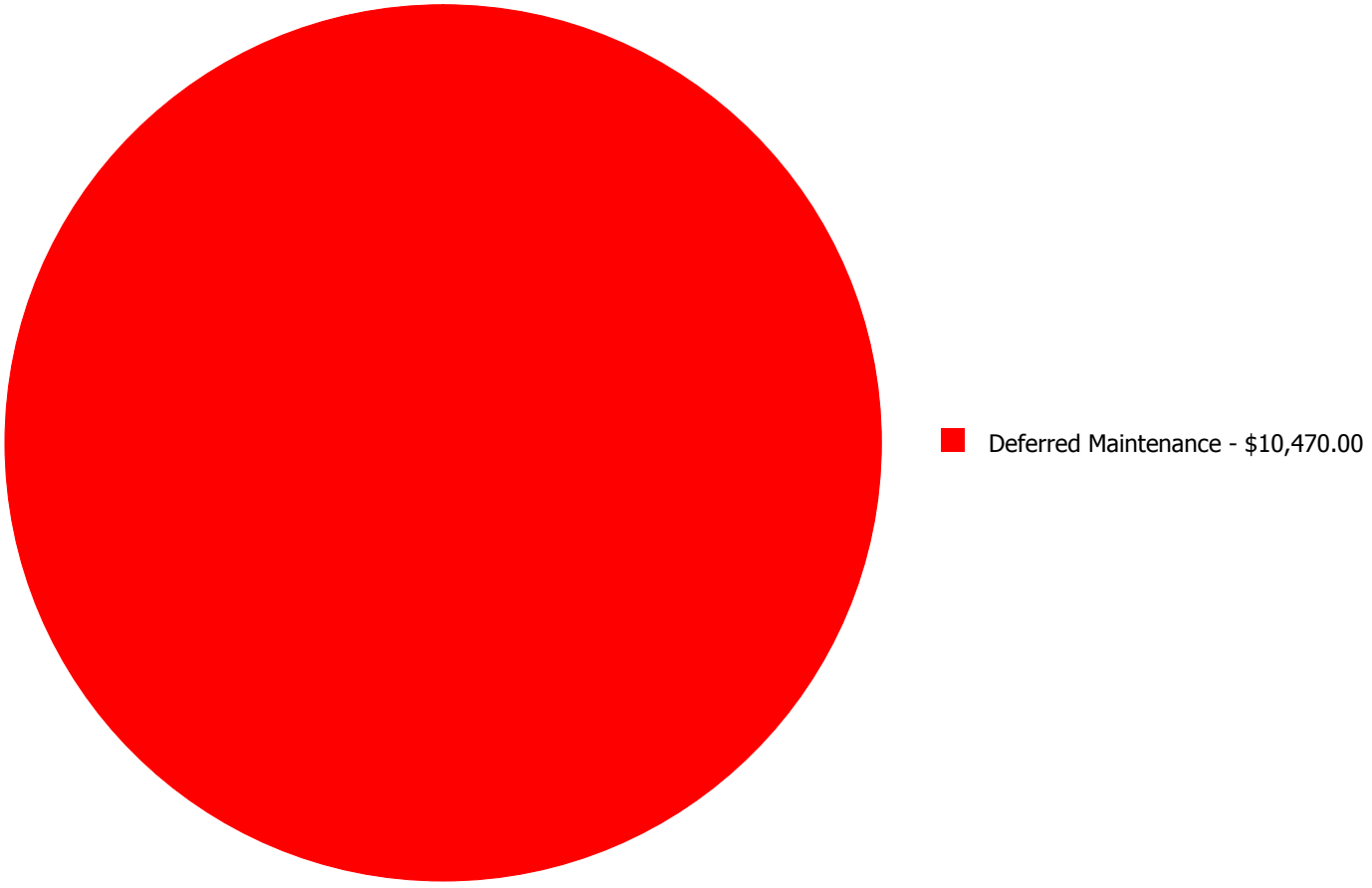
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B3010120	Single Ply Membrane	$0.00	$0.00	$10,470.00	$0.00	$0.00	$10,470.00
	Total:	$0.00	$0.00	$10,470.00	$0.00	$0.00	$10,470.00

Deficiency Summary by Category

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



Budget Estimate Total: $10,470.00

Deficiency Details by Priority

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

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

System: B3010120 - Single Ply Membrane

Location: Roof
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,000.00
Unit of Measure: S.F.
Estimate: $10,470.00
Assessor Name: Eduardo Lopez
Date Created: 02/01/2017

Notes: The single-ply roof covering is aged, worn and should be replaced.

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	1,000
Year Built:	2001
Last Renovation:	
Replacement Value:	$147,470
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	44.71 %
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

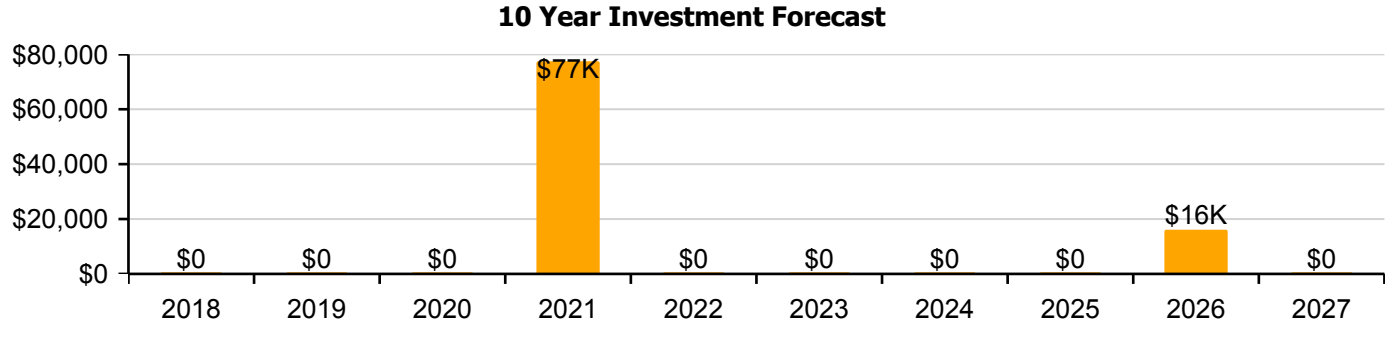
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	1,000
Year Built:	2001	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$147,470
FCI:	0.00 %	RSLI%:	44.71 %

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	84.00 %	0.00 %	$0.00
B10 - Superstructure	84.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	63.28 %	0.00 %	$0.00
B30 - Roofing	20.00 %	0.00 %	$0.00
C10 - Interior Construction	44.93 %	0.00 %	$0.00
C30 - Interior Finishes	29.20 %	0.00 %	$0.00
D20 - Plumbing	46.67 %	0.00 %	$0.00
D30 - HVAC	28.79 %	0.00 %	$0.00
D40 - Fire Protection	46.67 %	0.00 %	$0.00
D50 - Electrical	41.64 %	0.00 %	$0.00
E10 - Equipment	20.00 %	0.00 %	$0.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
Totals:	**44.71 %**	**0.00 %**	**$0.00**

Photo Album

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

1). North Elevation - Feb 01, 2017

2). West Elevation - Feb 01, 2017

3). South Elevation - Feb 01, 2017

4). East Elevation - Feb 01, 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 $
A1020	Special Foundations	$2.32	S.F.	1,000	100	2001	2101		84.00 %	0.00 %	84			$2,320
B1010	Floor Construction	$1.64	S.F.	1,000	100	2001	2101		84.00 %	0.00 %	84			$1,640
B1020	Roof Construction	$15.76	S.F.	1,000	100	2001	2101		84.00 %	0.00 %	84			$15,760
B2010	Exterior Walls	$9.39	S.F.	1,000	100	2001	2101		84.00 %	0.00 %	84			$9,390
B2020	Exterior Windows	$9.57	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$9,570
B2030	Exterior Doors	$2.14	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$2,140
B3010120	Single Ply Membrane	$6.98	S.F.	1,000	20	2001	2021		20.00 %	0.00 %	4			$6,980
C1010	Partitions	$2.93	S.F.	1,000	75	2001	2076		78.67 %	0.00 %	59			$2,930
C1020	Interior Doors	$1.07	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$1,070
C1030	Fittings	$4.04	S.F.	1,000	20	2001	2021		20.00 %	0.00 %	4			$4,040
C3010	Wall Finishes	$2.84	S.F.	1,000	10	2001	2011	2021	40.00 %	0.00 %	4			$2,840
C3020	Floor Finishes	$11.60	S.F.	1,000	20	2001	2021		20.00 %	0.00 %	4			$11,600
C3030	Ceiling Finishes	$11.19	S.F.	1,000	25	2001	2026		36.00 %	0.00 %	9			$11,190
D2010	Plumbing Fixtures	$2.47	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$2,470
D2020	Domestic Water Distribution	$0.99	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$990
D2030	Sanitary Waste	$1.57	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$1,570
D3040	Distribution Systems	$2.30	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$2,300
D3050	Terminal & Package Units	$17.61	S.F.	1,000	15	2001	2016	2021	26.67 %	0.00 %	4			$17,610
D3060	Controls & Instrumentation	$0.42	S.F.	1,000	20	2001	2021		20.00 %	0.00 %	4			$420
D4010	Sprinklers	$4.41	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$4,410
D4020	Standpipes	$0.69	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$690
D5010	Electrical Service/Distribution	$1.73	S.F.	1,000	40	2001	2041		60.00 %	0.00 %	24			$1,730
D5020	Branch Wiring	$5.20	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$5,200
D5020	Lighting	$12.12	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$12,120
D5030910	Fire Alarm Systems	$3.46	S.F.	1,000	15	2001	2016	2021	26.67 %	0.00 %	4			$3,460
D5030920	Data Communication	$4.47	S.F.	1,000	15	2001	2016	2021	26.67 %	0.00 %	4			$4,470
E1020	Institutional Equipment	$2.61	S.F.	1,000	20	2001	2021		20.00 %	0.00 %	4			$2,610
E2010	Fixed Furnishings	$5.95	S.F.	1,000	20	2001	2021		20.00 %	0.00 %	4			$5,950
								Total	**44.71 %**					**$147,470**

System Notes

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

System: B2010 - Exterior Walls


Note:

System: B2020 - Exterior Windows


Note:

System: B2030 - Exterior Doors


Note:

System: B3010120 - Single Ply Membrane

Note:

System: C1010 - Partitions

Note:

System: C1020 - Interior Doors

Note:

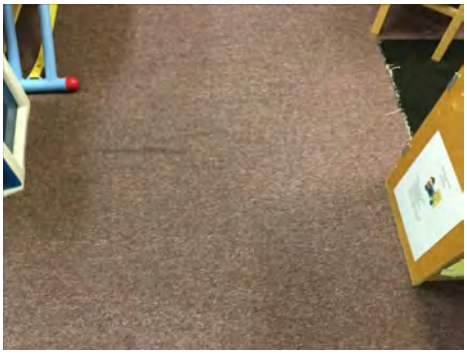
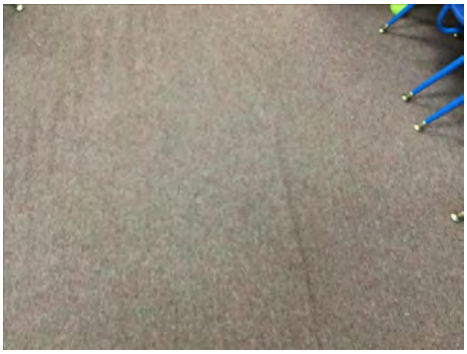
System: C1030 - Fittings


Note:

System: C3010 - Wall Finishes


Note:

System: C3020 - Floor Finishes

Note:

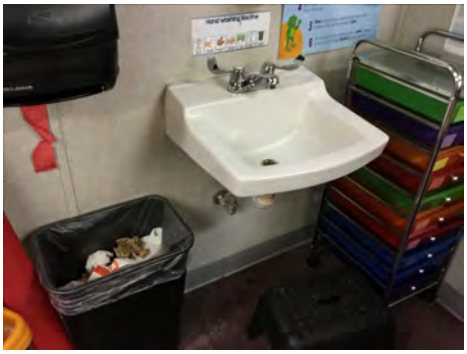
System: C3030 - Ceiling Finishes

Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution



Note:

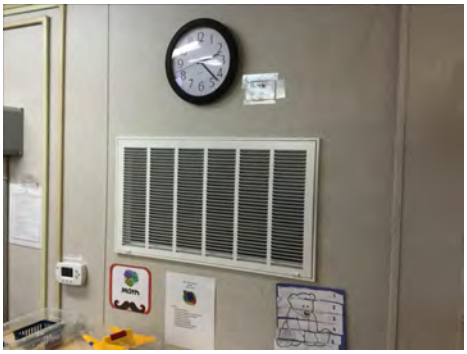
System: D2030 - Sanitary Waste

Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation

Note:

System: D5010 - Electrical Service/Distribution

Note:

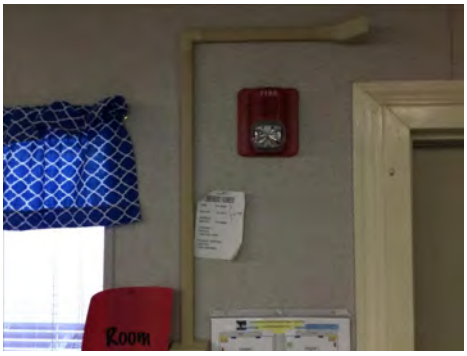
System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

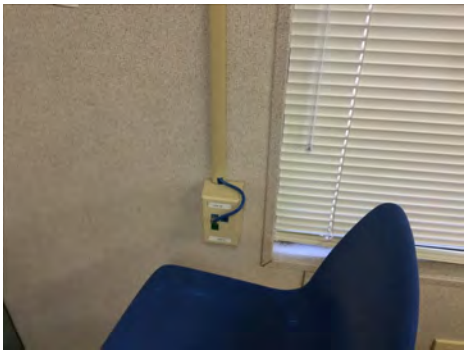
Note:

System: D5030910 - Fire Alarm Systems



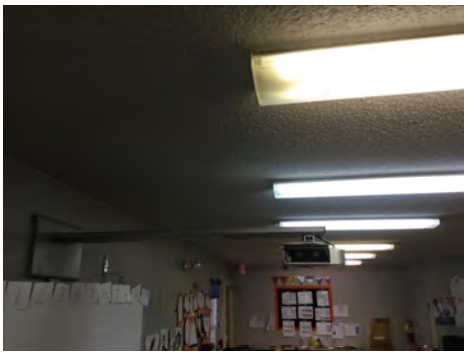
Note:

System: D5030920 - Data Communication



Note:

System: E1020 - Institutional Equipment



Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

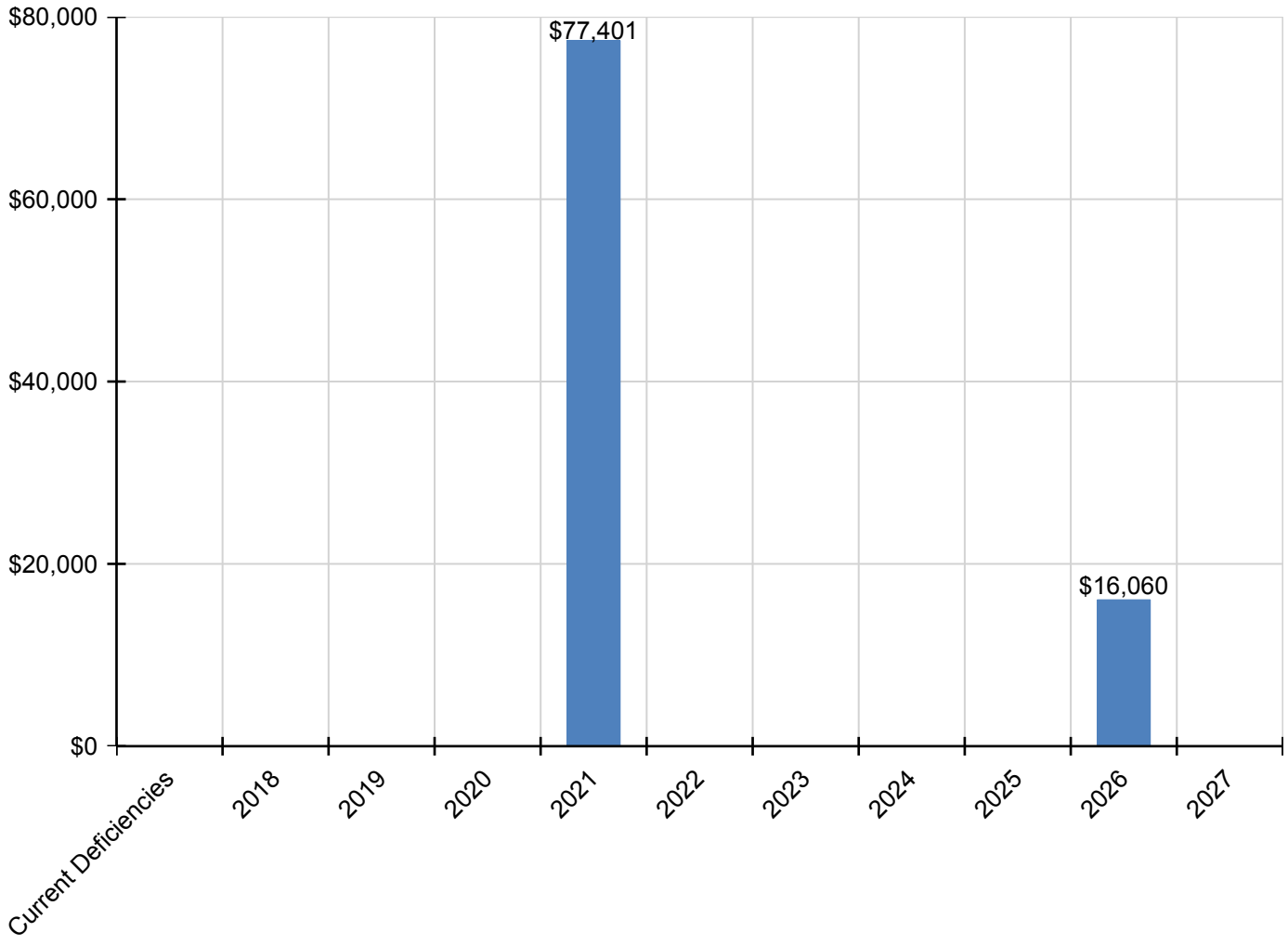
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$77,401**	**$0**	**$0**	**$0**	**$0**	**$16,060**	**$0**	**$93,462**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1020 - Special Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$11,784	$0	$0	$0	$0	$0	$0	**$11,784**
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	$5,002	$0	$0	$0	$0	$0	$0	**$5,002**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$3,516	$0	$0	$0	$0	$0	$0	**$3,516**
C3020 - Floor Finishes	$0	$0	$0	$0	$14,361	$0	$0	$0	$0	$0	$0	**$14,361**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$16,060	$0	**$16,060**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$21,802	$0	$0	$0	$0	$0	$0	**$21,802**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$520	$0	$0	$0	$0	$0	$0	**$520**
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**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$4,284	$0	$0	$0	$0	$0	$0	**$4,284**
D5030920 - Data Communication	$0	$0	$0	$0	$5,534	$0	$0	$0	$0	$0	$0	**$5,534**
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	$3,231	$0	$0	$0	$0	$0	$0	**$3,231**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$7,366	$0	$0	$0	$0	$0	$0	**$7,366**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	1,000
Year Built:	2001
Last Renovation:	
Replacement Value:	$169,090
Repair Cost:	$12,760.00
Total FCI:	7.55 %
Total RSLI:	47.54 %
FCA Score:	92.45

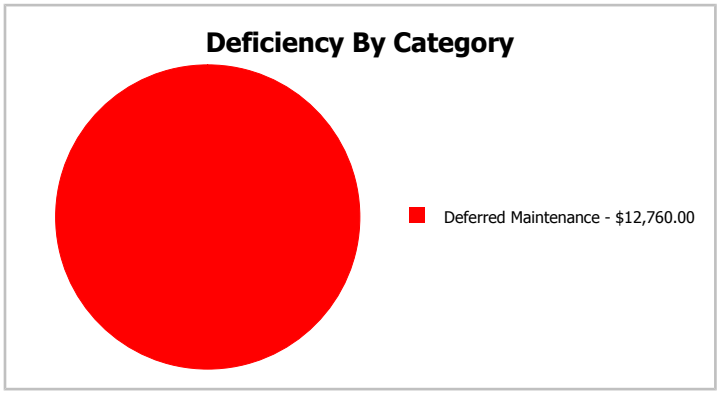
Description:

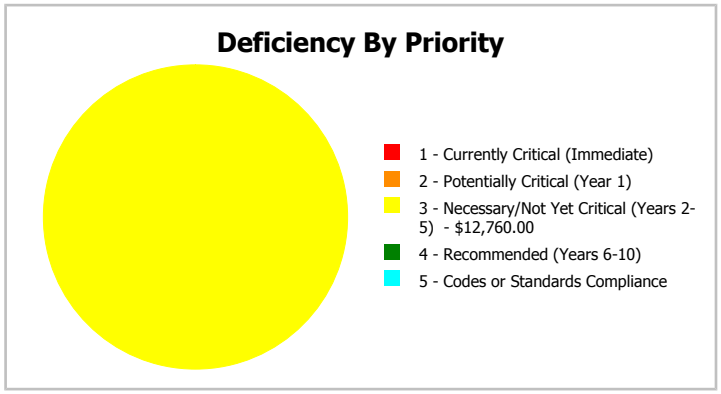
The narrative for this building is included in the Executive Summary Description at the front of this report.

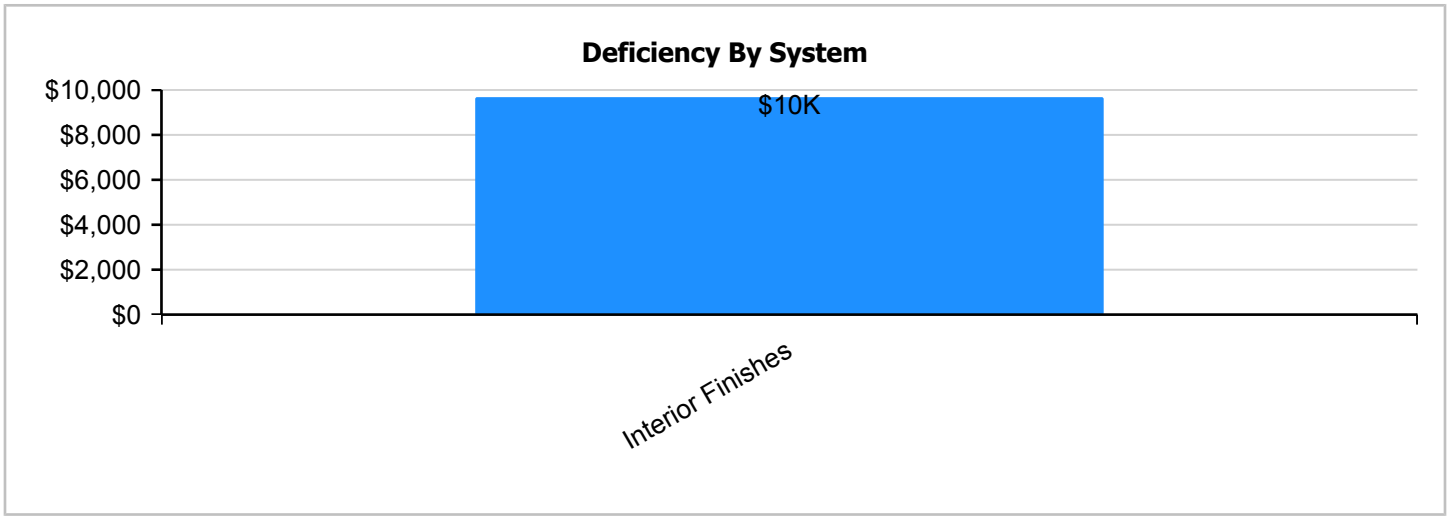
Attributes: This asset has no attributes.

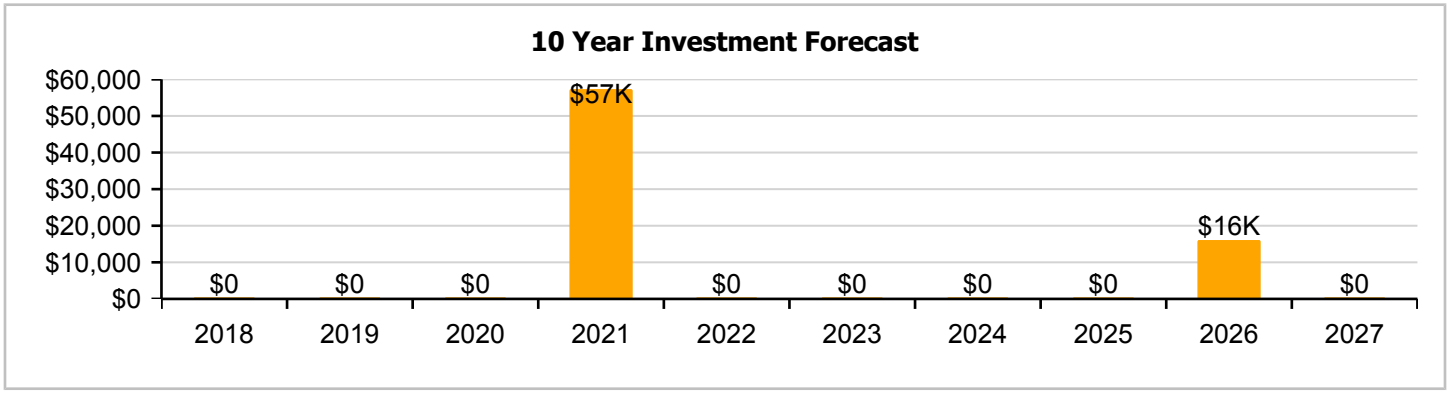
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	1,000
Year Built:	2001	Last Renovation:	
Repair Cost:	$12,760	Replacement Value:	$169,090
FCI:	7.55 %	RSLI%:	47.54 %









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	84.00 %	0.00 %	$0.00
B10 - Superstructure	84.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	64.38 %	0.00 %	$0.00
B30 - Roofing	20.00 %	0.00 %	$0.00
C10 - Interior Construction	50.37 %	0.00 %	$0.00
C30 - Interior Finishes	20.15 %	49.79 %	$12,760.00
D20 - Plumbing	46.67 %	0.00 %	$0.00
D30 - HVAC	28.79 %	0.00 %	$0.00
D40 - Fire Protection	46.67 %	0.00 %	$0.00
D50 - Electrical	59.28 %	0.00 %	$0.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
Totals:	**47.54 %**	**7.55 %**	**$12,760.00**

Photo Album

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

1). North Elevation - Feb 10, 2017

2). South Elevation - Feb 10, 2017

3). West Elevation - Feb 10, 2017

4). East Elevation - Feb 10, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1020	Special Foundations	$2.32	S.F.	1,000	100	2001	2101		84.00 %	0.00 %	84			$2,320
B1010	Floor Construction	$1.66	S.F.	1,000	100	2001	2101		84.00 %	0.00 %	84			$1,660
B1020	Roof Construction	$16.08	S.F.	1,000	100	2001	2101		84.00 %	0.00 %	84			$16,080
B2010	Exterior Walls	$9.61	S.F.	1,000	100	2001	2101		84.00 %	0.00 %	84			$9,610
B2020	Exterior Windows	$9.57	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$9,570
B2030	Exterior Doors	$1.07	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$1,070
B3010120	Single Ply Membrane	$6.98	S.F.	1,000	20	2001	2021		20.00 %	0.00 %	4			$6,980
C1010	Partitions	$11.01	S.F.	1,000	75	2001	2076		78.67 %	0.00 %	59			$11,010
C1020	Interior Doors	$2.59	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$2,590
C1030	Fittings	$9.94	S.F.	1,000	20	2001	2021		20.00 %	0.00 %	4			$9,940
C3010	Wall Finishes	$2.84	S.F.	1,000	10	2001	2011	2021	40.00 %	0.00 %	4			$2,840
C3020	Floor Finishes	$11.60	S.F.	1,000	20	2001	2021	2016	0.00 %	110.00 %	-1		$12,760.00	$11,600
C3030	Ceiling Finishes	$11.19	S.F.	1,000	25	2001	2026		36.00 %	0.00 %	9			$11,190
D2010	Plumbing Fixtures	$11.71	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$11,710
D2020	Domestic Water Distribution	$0.99	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$990
D2030	Sanitary Waste	$1.57	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$1,570
D3040	Distribution Systems	$2.30	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$2,300
D3050	Terminal & Package Units	$17.61	S.F.	1,000	15	2001	2016	2021	26.67 %	0.00 %	4			$17,610
D3060	Controls & Instrumentation	$0.42	S.F.	1,000	20	2001	2021		20.00 %	0.00 %	4			$420
D4010	Sprinklers	$4.41	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$4,410
D4020	Standpipes	$0.69	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$690
D5010	Electrical Service/Distribution	$1.73	S.F.	1,000	40	2001	2041		60.00 %	0.00 %	24			$1,730
D5020	Branch Wiring	$5.20	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$5,200
D5020	Lighting	$12.12	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$12,120
D5030910	Fire Alarm Systems	$3.46	S.F.	1,000	15	2015	2030		86.67 %	0.00 %	13			$3,460
D5030920	Data Communication	$4.47	S.F.	1,000	15	2015	2030		86.67 %	0.00 %	13			$4,470
E2010	Fixed Furnishings	$5.95	S.F.	1,000	20	2001	2021		20.00 %	0.00 %	4			$5,950
								Total	**47.54 %**	**7.55 %**			**$12,760.00**	**$169,090**

System Notes

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

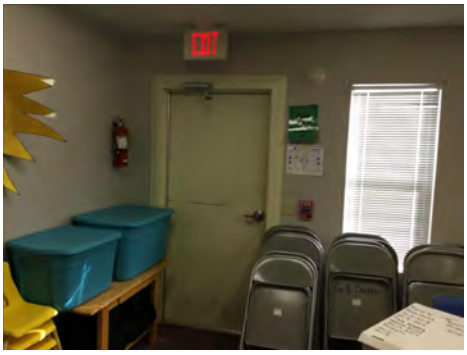
System: B2010 - Exterior Walls


Note:

System: B2020 - Exterior Windows


Note:

System: B2030 - Exterior Doors

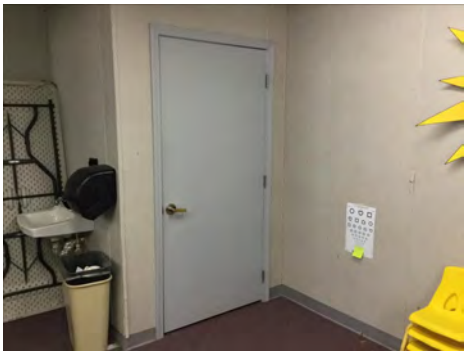


Note:

System: B3010120 - Single Ply Membrane

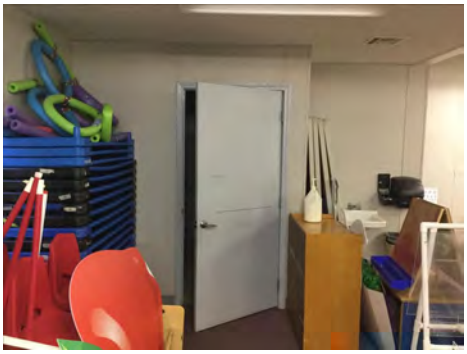
Note:

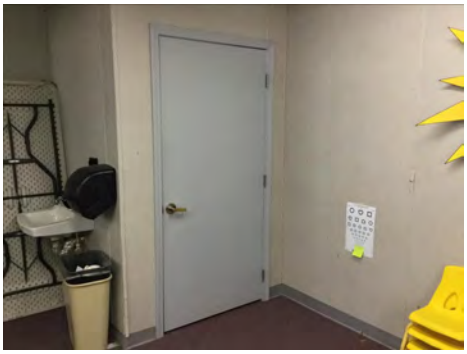
System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



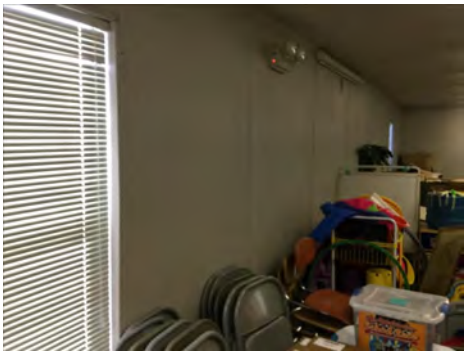


Note:

System: C1030 - Fittings

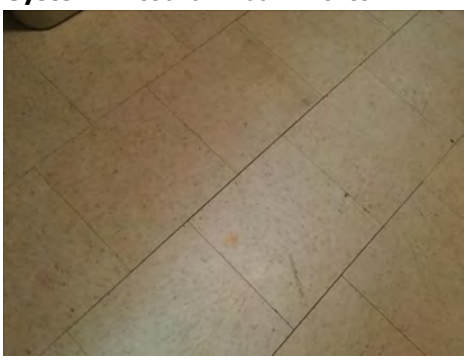
Note:

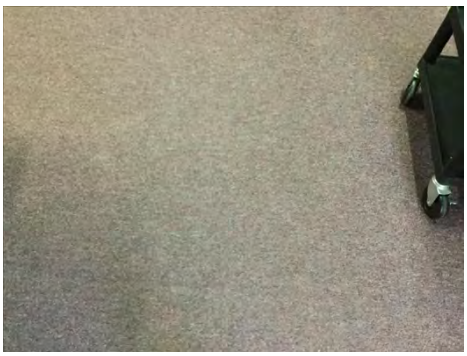
System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



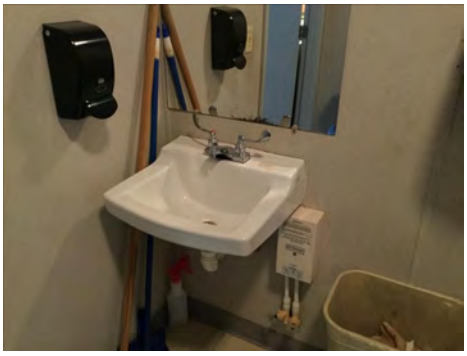


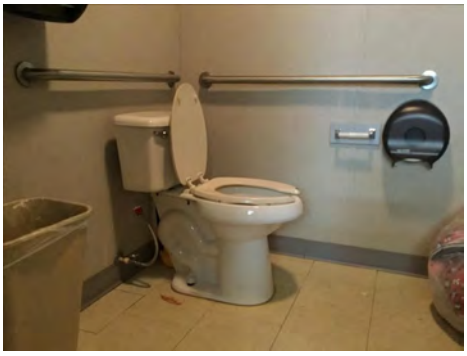
Note:

System: C3030 - Ceiling Finishes

Note:

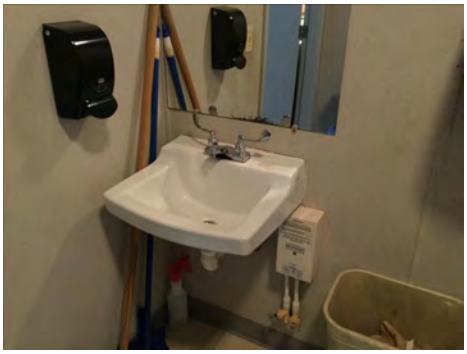
System: D2010 - Plumbing Fixtures





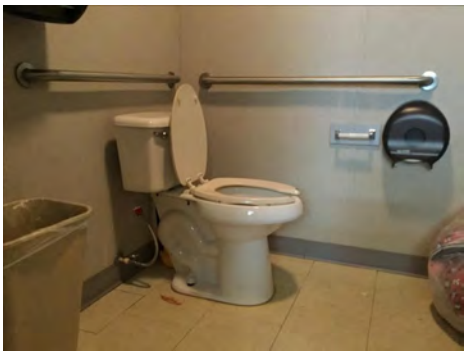
Note:

System: D2020 - Domestic Water Distribution



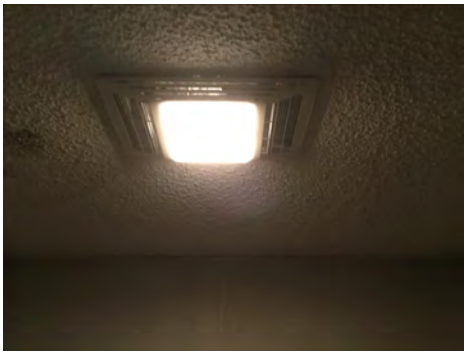
Note:

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

Note:

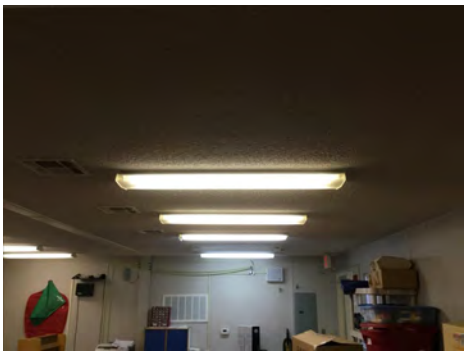
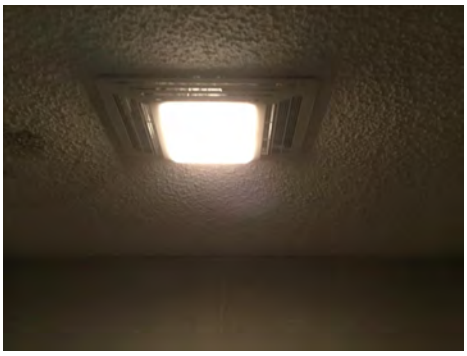
System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting


Note:

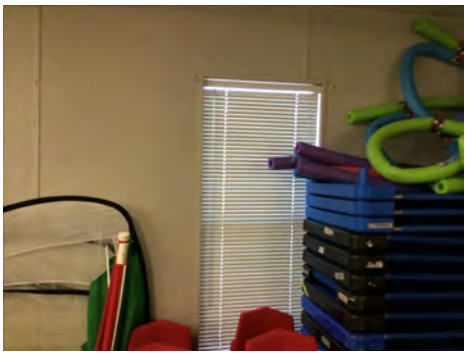
System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication


Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

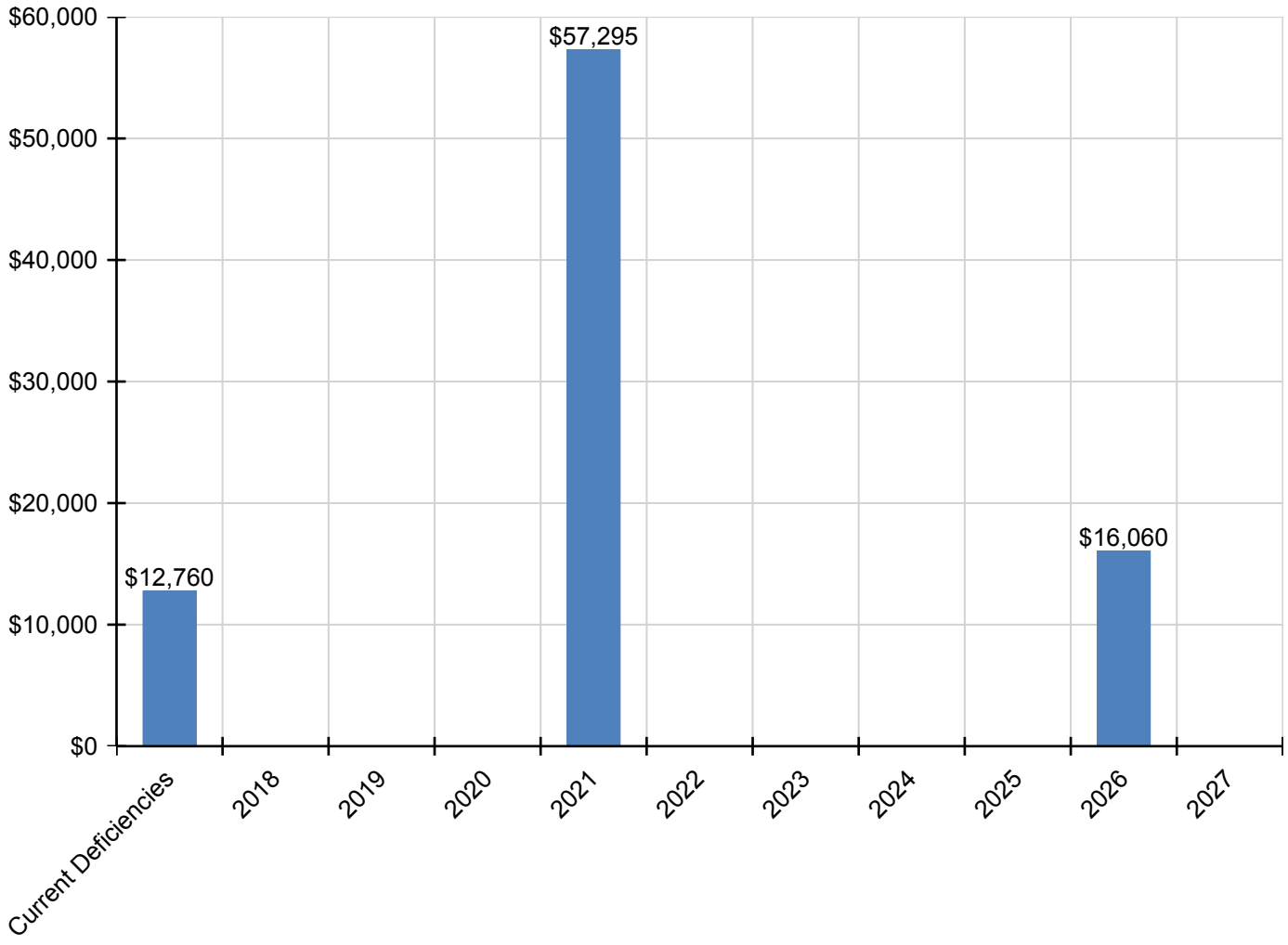
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$12,760**	**$0**	**$0**	**$0**	**$57,295**	**$0**	**$0**	**$0**	**$0**	**$16,060**	**$0**	**$86,116**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1020 - Special Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$11,784	$0	$0	$0	$0	$0	$0	**$11,784**
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	$12,306	$0	$0	$0	$0	$0	$0	**$12,306**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$3,516	$0	$0	$0	$0	$0	$0	**$3,516**
C3020 - Floor Finishes	$12,760	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$12,760**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$16,060	$0	**$16,060**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$21,802	$0	$0	$0	$0	$0	$0	**$21,802**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$520	$0	$0	$0	$0	$0	$0	**$520**
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**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$7,366	$0	$0	$0	$0	$0	$0	**$7,366**

** Indicates non-renewable system*

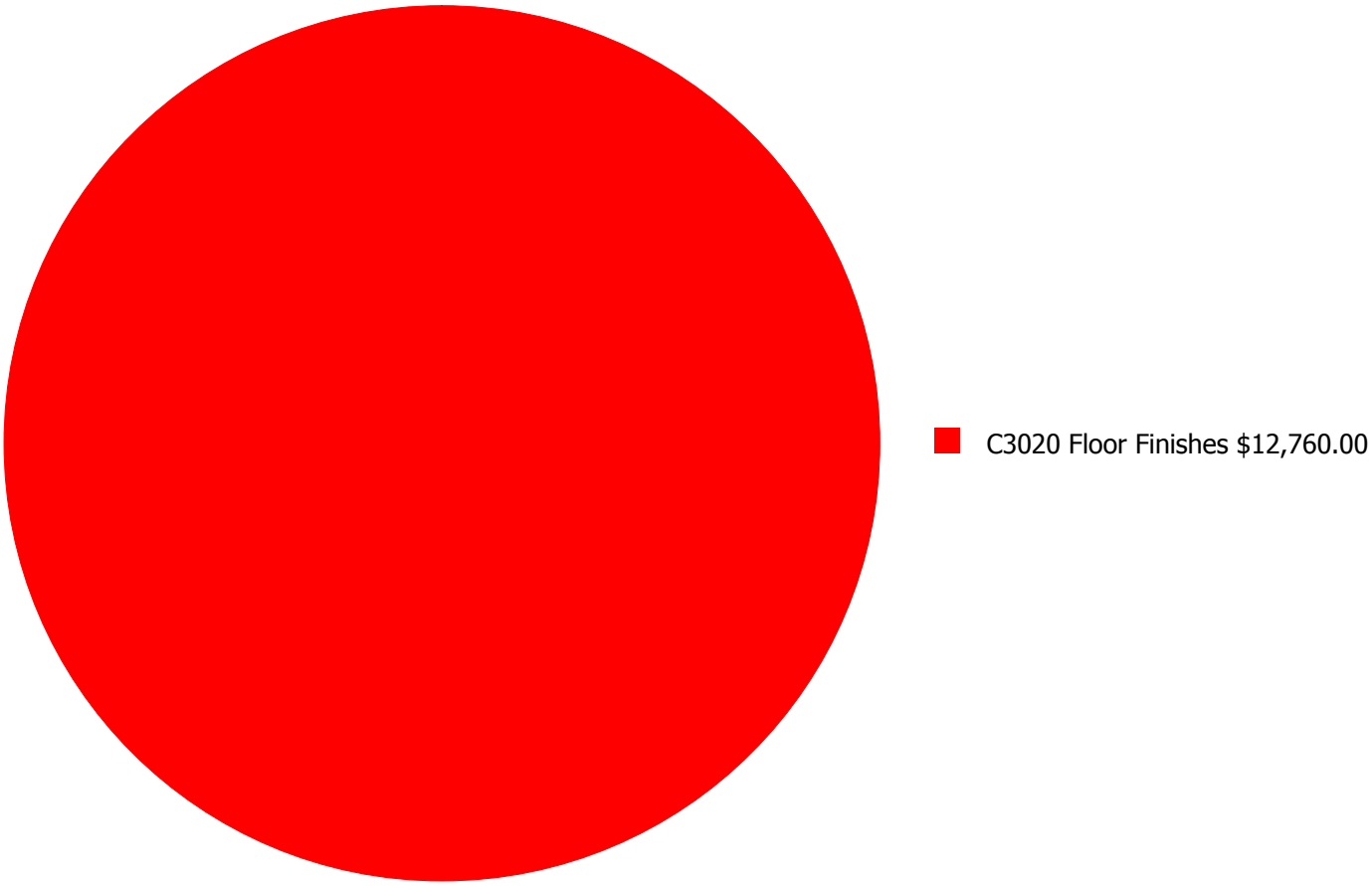
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

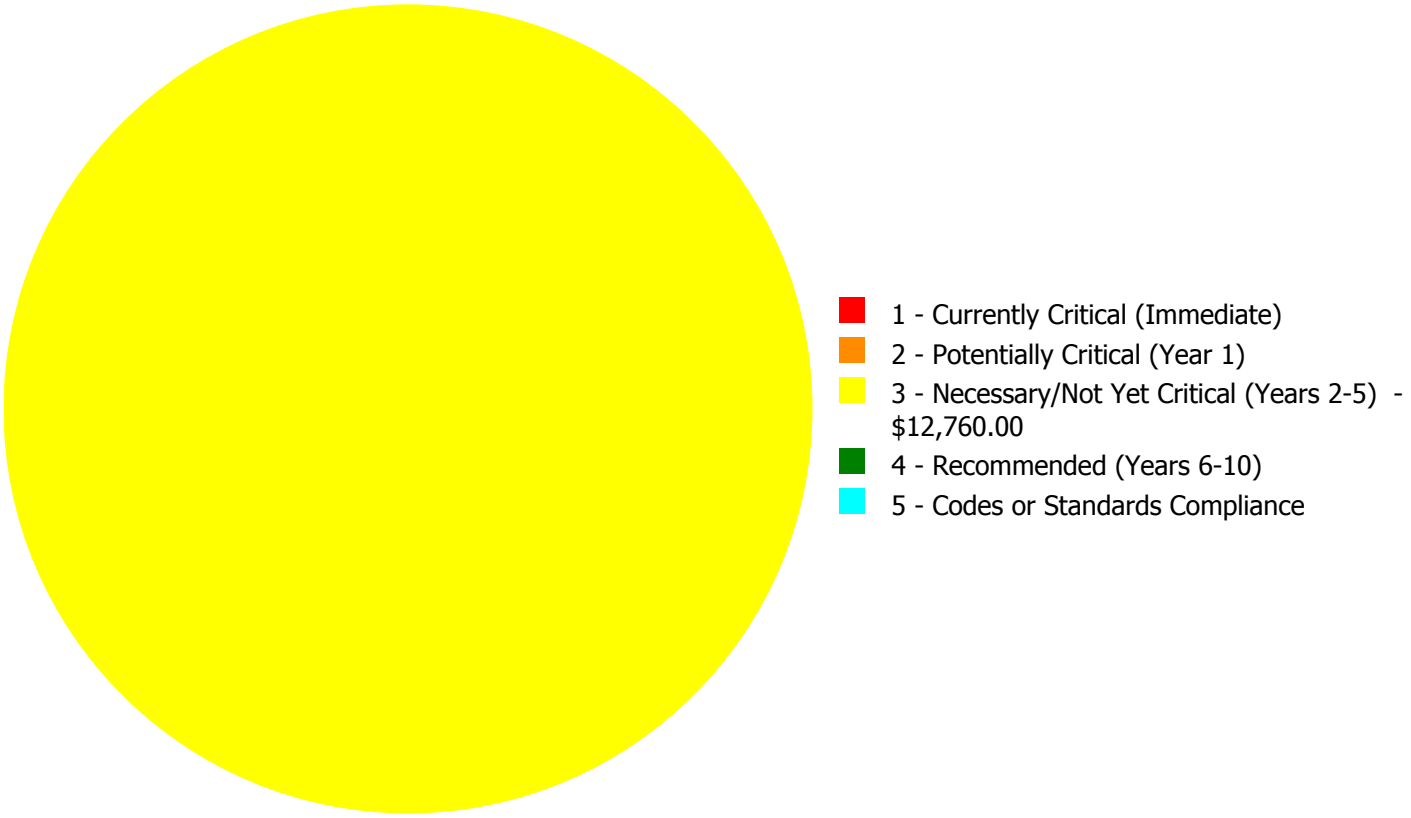
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $12,760.00

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: $12,760.00

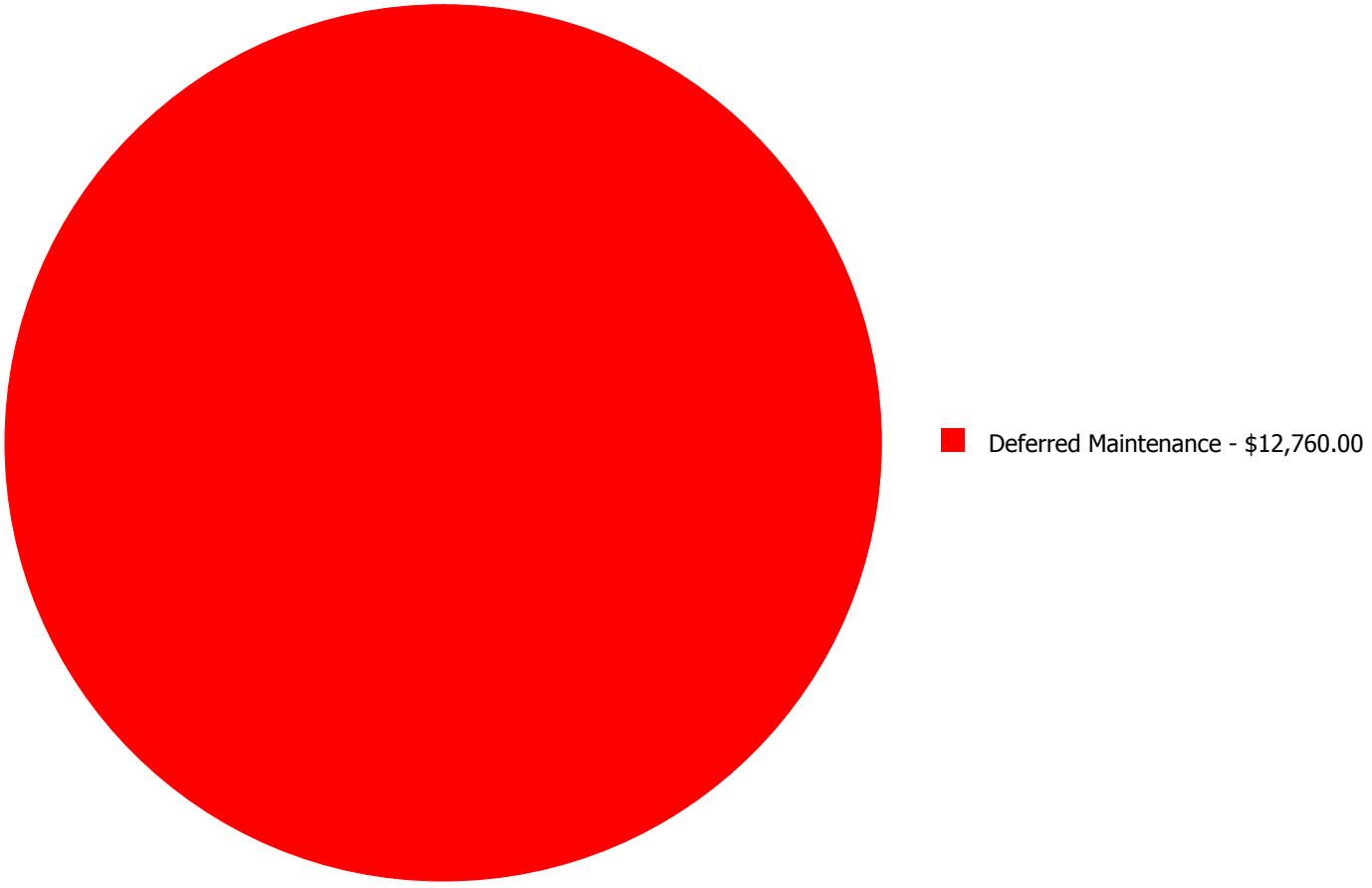
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
C3020	Floor Finishes	$0.00	$0.00	$12,760.00	$0.00	$0.00	$12,760.00
	Total:	$0.00	$0.00	$12,760.00	$0.00	$0.00	$12,760.00

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:



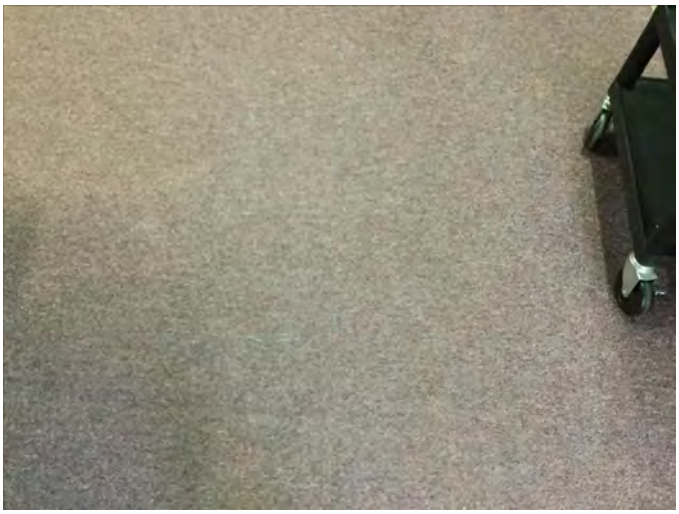
Budget Estimate Total: $12,760.00

Deficiency Details by Priority

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

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

System: C3020 - Floor Finishes



Location: Throughout the building
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,000.00
Unit of Measure: S.F.
Estimate: $12,760.00
Assessor Name: Eduardo Lopez
Date Created: 03/01/2017

Notes: Floor finishes are worn and damaged.

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	1,000
Year Built:	2001
Last Renovation:	
Replacement Value:	$163,990
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	47.71 %
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

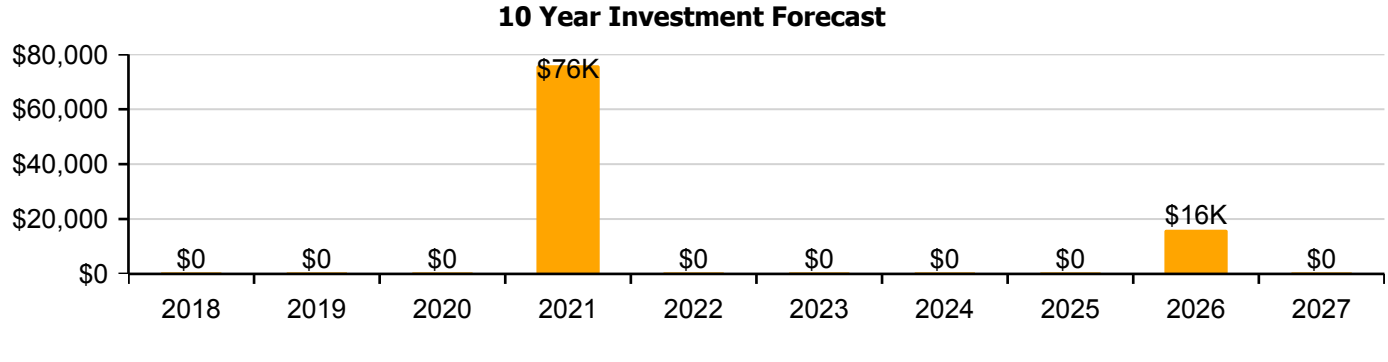
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	1,000
Year Built:	2001	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$163,990
FCI:	0.00 %	RSLI%:	47.71 %

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	84.00 %	0.00 %	$0.00
B10 - Superstructure	84.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	64.38 %	0.00 %	$0.00
B30 - Roofing	20.00 %	0.00 %	$0.00
C10 - Interior Construction	50.37 %	0.00 %	$0.00
C30 - Interior Finishes	29.20 %	0.00 %	$0.00
D20 - Plumbing	46.67 %	0.00 %	$0.00
D30 - HVAC	28.79 %	0.00 %	$0.00
D50 - Electrical	51.58 %	0.00 %	$0.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
Totals:	**47.71 %**	**0.00 %**	**$0.00**

Photo Album

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

1). South Elevation - Feb 10, 2017

2). West Elevation - Feb 10, 2017

3). East Elevation - Feb 10, 2017

4). North Elevation - Feb 10, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1020	Special Foundations	$2.32	S.F.	1,000	100	2001	2101		84.00 %	0.00 %	84			$2,320
B1010	Floor Construction	$1.66	S.F.	1,000	100	2001	2101		84.00 %	0.00 %	84			$1,660
B1020	Roof Construction	$16.08	S.F.	1,000	100	2001	2101		84.00 %	0.00 %	84			$16,080
B2010	Exterior Walls	$9.61	S.F.	1,000	100	2001	2101		84.00 %	0.00 %	84			$9,610
B2020	Exterior Windows	$9.57	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$9,570
B2030	Exterior Doors	$1.07	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$1,070
B3010120	Single Ply Membrane	$6.98	S.F.	1,000	20	2001	2021		20.00 %	0.00 %	4			$6,980
C1010	Partitions	$11.01	S.F.	1,000	75	2001	2076		78.67 %	0.00 %	59			$11,010
C1020	Interior Doors	$2.59	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$2,590
C1030	Fittings	$9.94	S.F.	1,000	20	2001	2021		20.00 %	0.00 %	4			$9,940
C3010	Wall Finishes	$2.84	S.F.	1,000	10	2001	2011	2021	40.00 %	0.00 %	4			$2,840
C3020	Floor Finishes	$11.60	S.F.	1,000	20	2001	2021		20.00 %	0.00 %	4			$11,600
C3030	Ceiling Finishes	$11.19	S.F.	1,000	25	2001	2026		36.00 %	0.00 %	9			$11,190
D2010	Plumbing Fixtures	$11.71	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$11,710
D2020	Domestic Water Distribution	$0.99	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$990
D2030	Sanitary Waste	$1.57	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$1,570
D3040	Distribution Systems	$2.30	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$2,300
D3050	Terminal & Package Units	$17.61	S.F.	1,000	15	2001	2016	2021	26.67 %	0.00 %	4			$17,610
D3060	Controls & Instrumentation	$0.42	S.F.	1,000	20	2001	2021		20.00 %	0.00 %	4			$420
D5010	Electrical Service/Distribution	$1.73	S.F.	1,000	40	2001	2041		60.00 %	0.00 %	24			$1,730
D5020	Branch Wiring	$5.20	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$5,200
D5020	Lighting	$12.12	S.F.	1,000	30	2001	2031		46.67 %	0.00 %	14			$12,120
D5030910	Fire Alarm Systems	$3.46	S.F.	1,000	15	2001	2016	2021	26.67 %	0.00 %	4			$3,460
D5030920	Data Communication	$4.47	S.F.	1,000	15	2015	2030		86.67 %	0.00 %	13			$4,470
E2010	Fixed Furnishings	$5.95	S.F.	1,000	20	2001	2021		20.00 %	0.00 %	4			$5,950
								Total	**47.71 %**					**$163,990**

System Notes

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

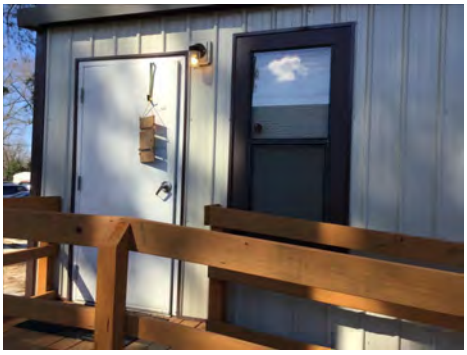
System: B2010 - Exterior Walls


Note:

System: B2020 - Exterior Windows


Note:

System: B2030 - Exterior Doors




Note:

System: B3010120 - Single Ply Membrane

Note:

System: C1010 - Partitions

Note:

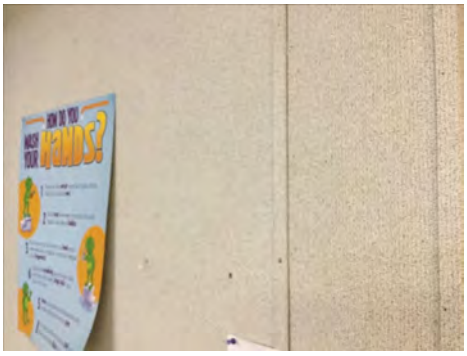
System: C1020 - Interior Doors

Note:

System: C1030 - Fittings

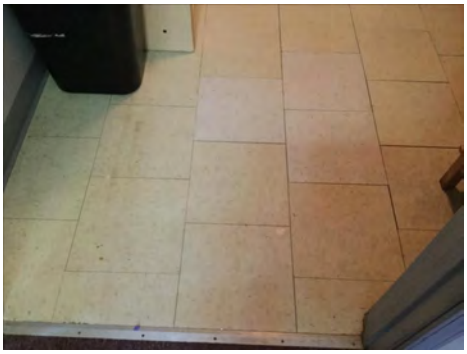
Note:

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes

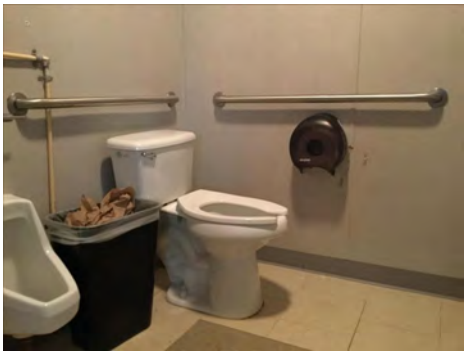


Note:

System: C3030 - Ceiling Finishes

Note:

System: D2010 - Plumbing Fixtures

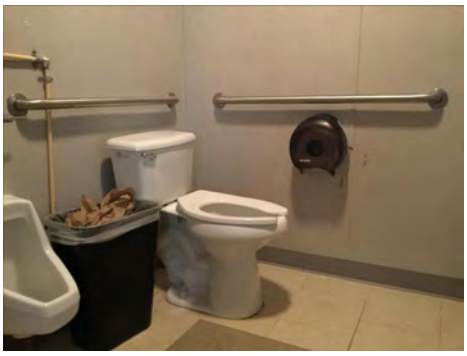


Note:

System: D2020 - Domestic Water Distribution

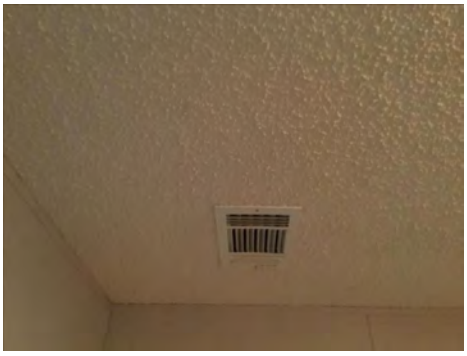
Note:

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

Note:

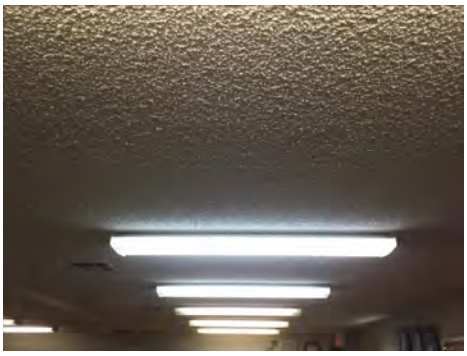
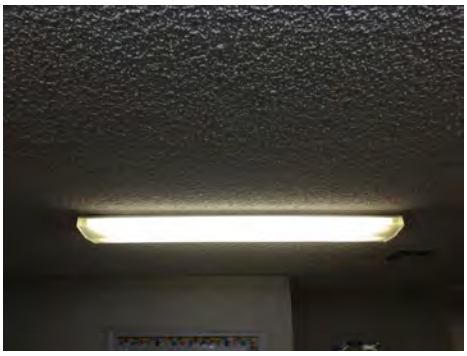
System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

Note:

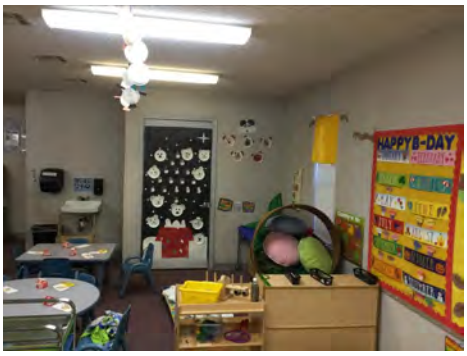
System: D5030910 - Fire Alarm Systems

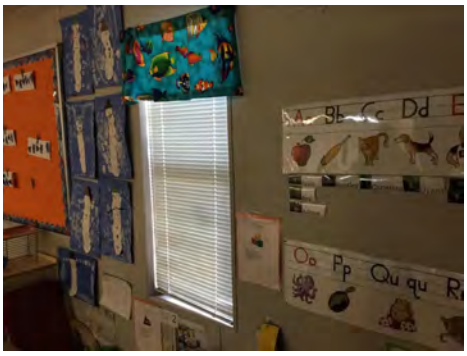

Note:

System: D5030920 - Data Communication


Note:

System: 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%

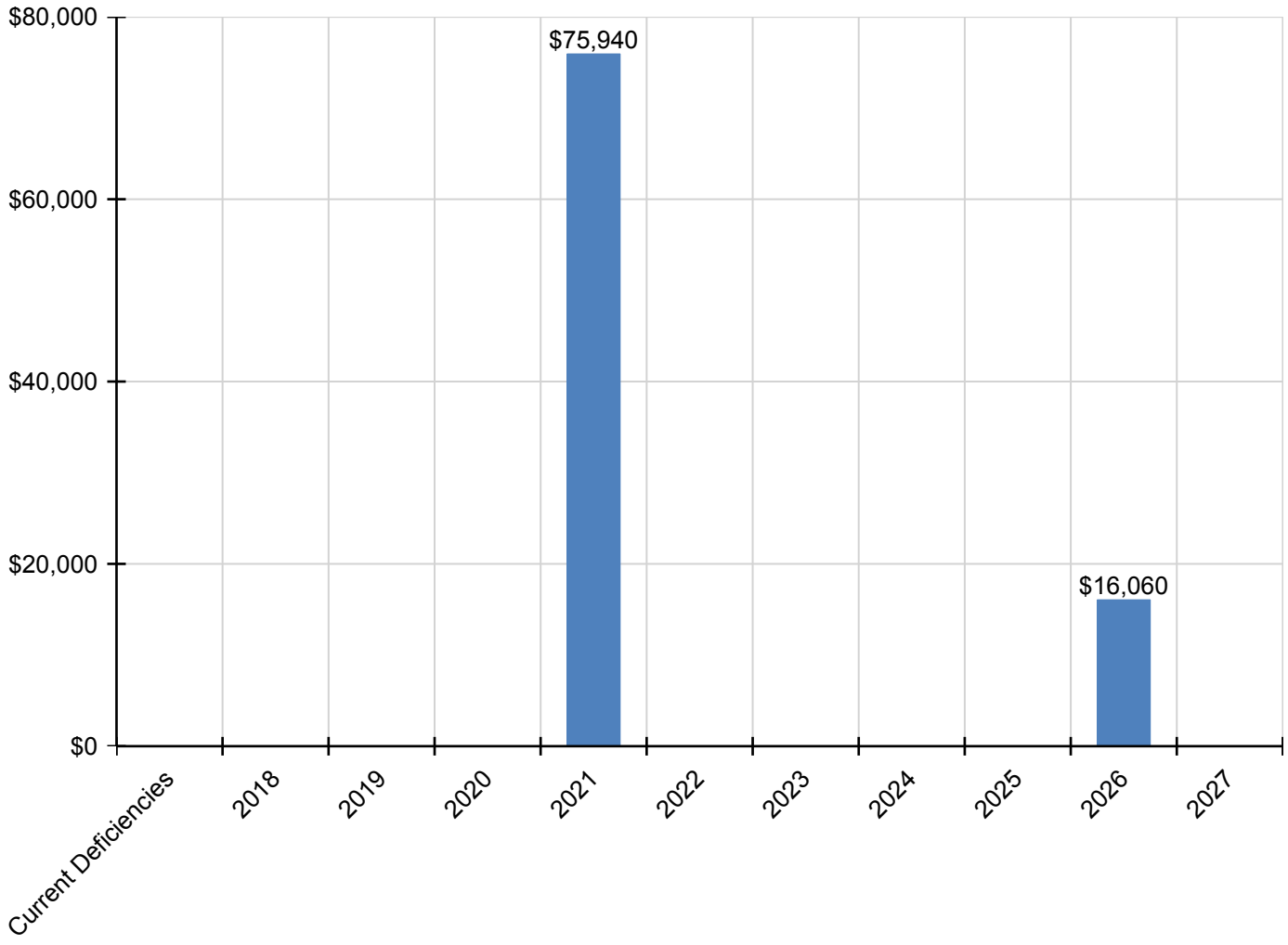
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$75,940**	**$0**	**$0**	**$0**	**$0**	**$16,060**	**$0**	**$92,001**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1020 - Special Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$11,784	$0	$0	$0	$0	$0	$0	**$11,784**
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	$12,306	$0	$0	$0	$0	$0	$0	**$12,306**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$3,516	$0	$0	$0	$0	$0	$0	**$3,516**
C3020 - Floor Finishes	$0	$0	$0	$0	$14,361	$0	$0	$0	$0	$0	$0	**$14,361**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$16,060	$0	**$16,060**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$21,802	$0	$0	$0	$0	$0	$0	**$21,802**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$520	$0	$0	$0	$0	$0	$0	**$520**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$4,284	$0	$0	$0	$0	$0	$0	**$4,284**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$7,366	$0	$0	$0	$0	$0	$0	**$7,366**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	5,000
Year Built:	2003
Last Renovation:	
Replacement Value:	$831,000
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	47.64 %
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

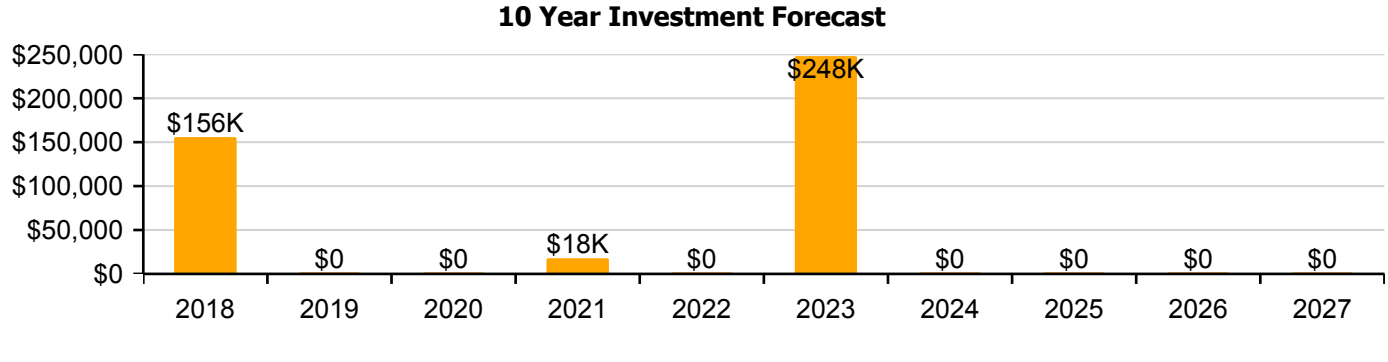
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	5,000
Year Built:	2003	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$831,000
FCI:	0.00 %	RSLI%:	47.64 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	86.00 %	0.00 %	$0.00
B10 - Superstructure	86.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	68.84 %	0.00 %	$0.00
B30 - Roofing	30.00 %	0.00 %	$0.00
C10 - Interior Construction	56.58 %	0.00 %	$0.00
C30 - Interior Finishes	37.22 %	0.00 %	$0.00
D20 - Plumbing	53.33 %	0.00 %	$0.00
D30 - HVAC	12.43 %	0.00 %	$0.00
D50 - Electrical	38.14 %	0.00 %	$0.00
E10 - Equipment	30.00 %	0.00 %	$0.00
E20 - Furnishings	30.00 %	0.00 %	$0.00
Totals:	**47.64 %**	**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

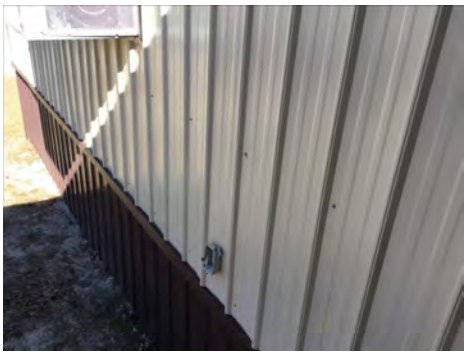
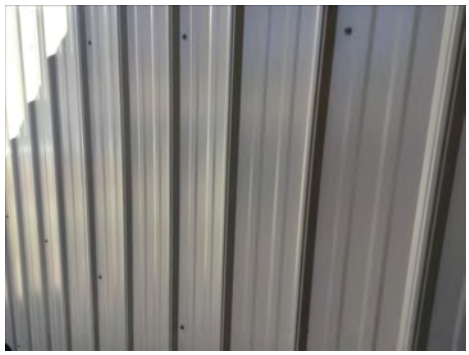
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to 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 $
A1020	Special Foundations	$2.32	S.F.	5,000	100	2003	2103		86.00 %	0.00 %	86			$11,600
B1010	Floor Construction	$1.66	S.F.	5,000	100	2003	2103		86.00 %	0.00 %	86			$8,300
B1020	Roof Construction	$16.08	S.F.	5,000	100	2003	2103		86.00 %	0.00 %	86			$80,400
B2010	Exterior Walls	$9.61	S.F.	5,000	100	2003	2103		86.00 %	0.00 %	86			$48,050
B2020	Exterior Windows	$9.57	S.F.	5,000	30	2003	2033		53.33 %	0.00 %	16			$47,850
B2030	Exterior Doors	$1.07	S.F.	5,000	30	2003	2033		53.33 %	0.00 %	16			$5,350
B3010120	Single Ply Membrane	$6.98	S.F.	5,000	20	2003	2023		30.00 %	0.00 %	6			$34,900
C1010	Partitions	$11.01	S.F.	5,000	75	2003	2078		81.33 %	0.00 %	61			$55,050
C1020	Interior Doors	$2.59	S.F.	5,000	30	2003	2033		53.33 %	0.00 %	16			$12,950
C1030	Fittings	$9.94	S.F.	5,000	20	2003	2023		30.00 %	0.00 %	6			$49,700
C3010	Wall Finishes	$2.84	S.F.	5,000	10	2003	2013	2021	40.00 %	0.00 %	4			$14,200
C3020	Floor Finishes	$11.60	S.F.	5,000	20	2003	2023		30.00 %	0.00 %	6			$58,000
C3030	Ceiling Finishes	$11.19	S.F.	5,000	25	2003	2028		44.00 %	0.00 %	11			$55,950
D2010	Plumbing Fixtures	$11.71	S.F.	5,000	30	2003	2033		53.33 %	0.00 %	16			$58,550
D2020	Domestic Water Distribution	$0.99	S.F.	5,000	30	2003	2033		53.33 %	0.00 %	16			$4,950
D2030	Sanitary Waste	$1.57	S.F.	5,000	30	2003	2033		53.33 %	0.00 %	16			$7,850
D3040	Distribution Systems	$2.30	S.F.	5,000	30	2003	2033		53.33 %	0.00 %	16			$11,500
D3050	Terminal & Package Units	$17.61	S.F.	5,000	15	2003	2018		6.67 %	0.00 %	1			$88,050
D3060	Controls & Instrumentation	$0.42	S.F.	5,000	20	2003	2023		30.00 %	0.00 %	6			$2,100
D5010	Electrical Service/Distribution	$1.73	S.F.	5,000	40	2003	2043		65.00 %	0.00 %	26			$8,650
D5020	Branch Wiring	$5.20	S.F.	5,000	30	2003	2033		53.33 %	0.00 %	16			$26,000
D5020	Lighting	$12.12	S.F.	5,000	30	2003	2033		53.33 %	0.00 %	16			$60,600
D5030810	Security & Detection Systems	$1.91	S.F.	5,000	15	2003	2018		6.67 %	0.00 %	1			$9,550
D5030910	Fire Alarm Systems	$3.46	S.F.	5,000	15	2003	2018		6.67 %	0.00 %	1			$17,300
D5030920	Data Communication	$4.47	S.F.	5,000	15	2003	2018		6.67 %	0.00 %	1			$22,350
E1020	Institutional Equipment	$0.30	S.F.	5,000	20	2003	2023		30.00 %	0.00 %	6			$1,500
E2010	Fixed Furnishings	$5.95	S.F.	5,000	20	2003	2023		30.00 %	0.00 %	6			$29,750
								Total	**47.64 %**					**$831,000**

System Notes

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

System: B2010 - Exterior Walls

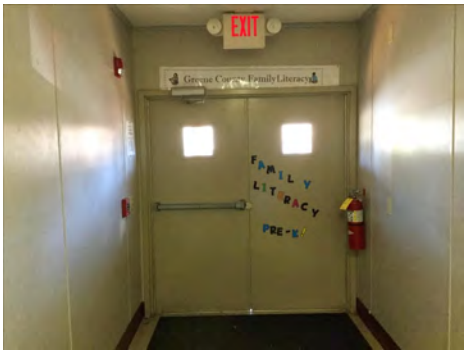

Note:

System: B2020 - Exterior Windows



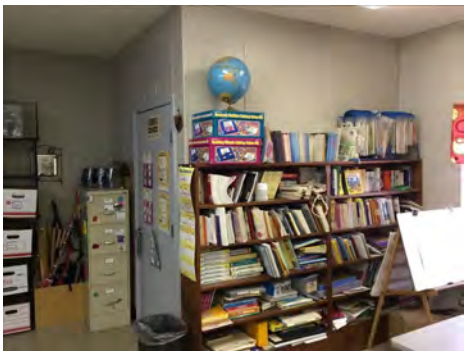
Note:

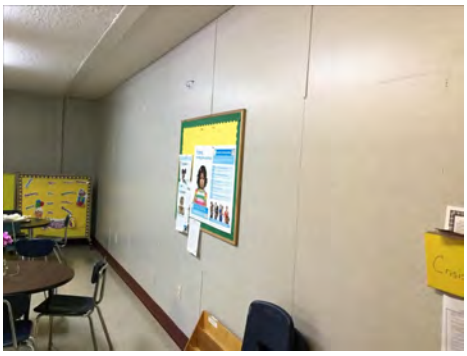
System: B2030 - Exterior Doors




Note:

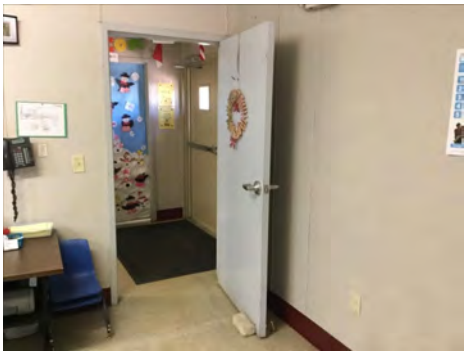
System: C1010 - Partitions





Note:

System: C1020 - Interior Doors

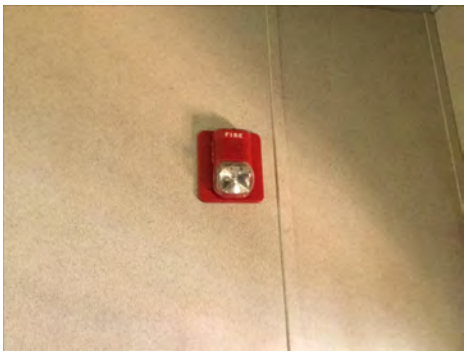


Note:

System: C1030 - Fittings

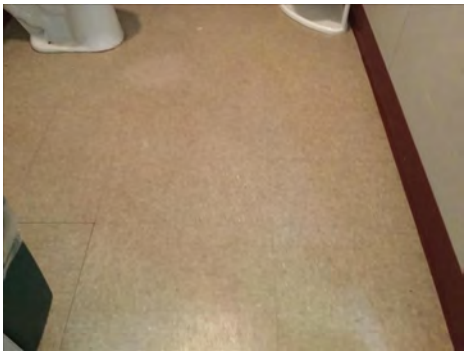
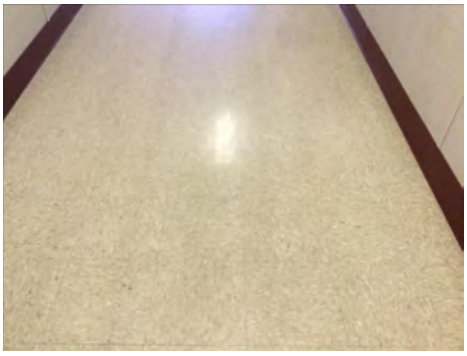
Note:

System: C3010 - Wall Finishes




Note:

System: C3020 - Floor Finishes

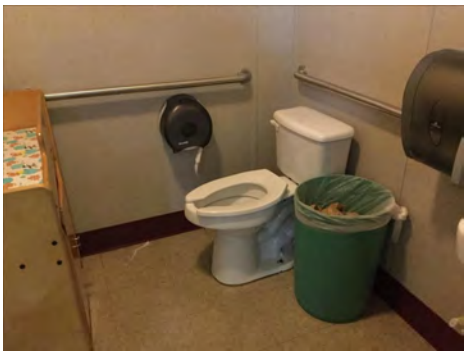



Note:

System: C3030 - Ceiling Finishes

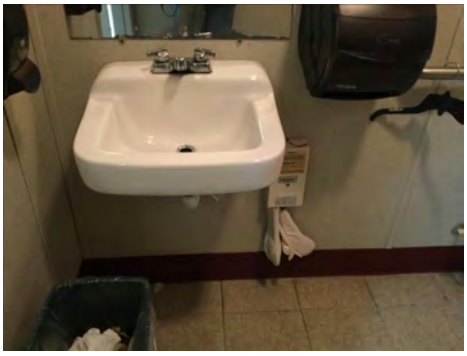

Note:

System: D2010 - Plumbing Fixtures

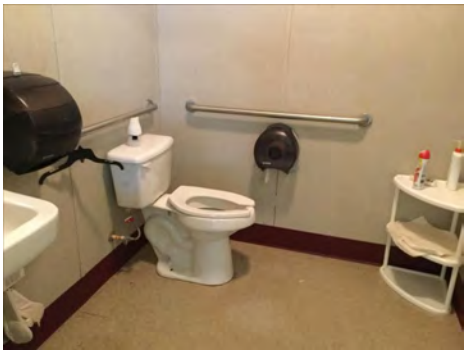
Note:

System: D2020 - Domestic Water Distribution




Note:

System: D2030 - Sanitary Waste

Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

Note:

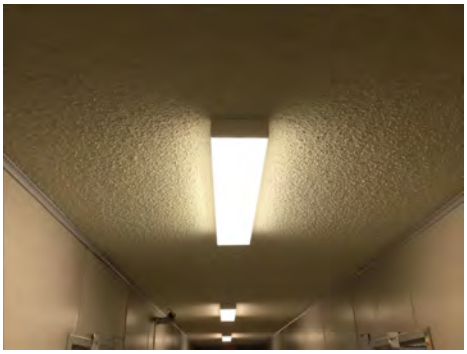
System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems

Note:

System: D5030910 - Fire Alarm Systems

Note:

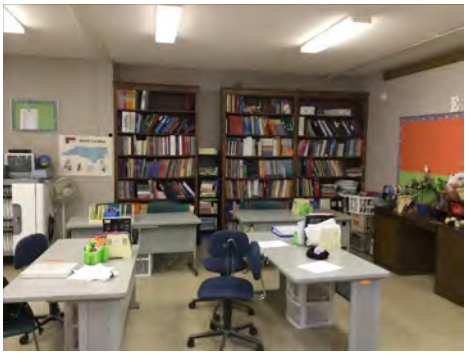
System: D5030920 - Data Communication

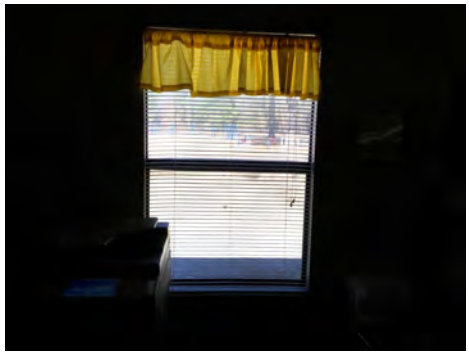
Note:

System: E1020 - Institutional Equipment

Note:

System: E2010 - Fixed Furnishings





Note:

Renewal Schedule

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

Inflation Rate: 3%

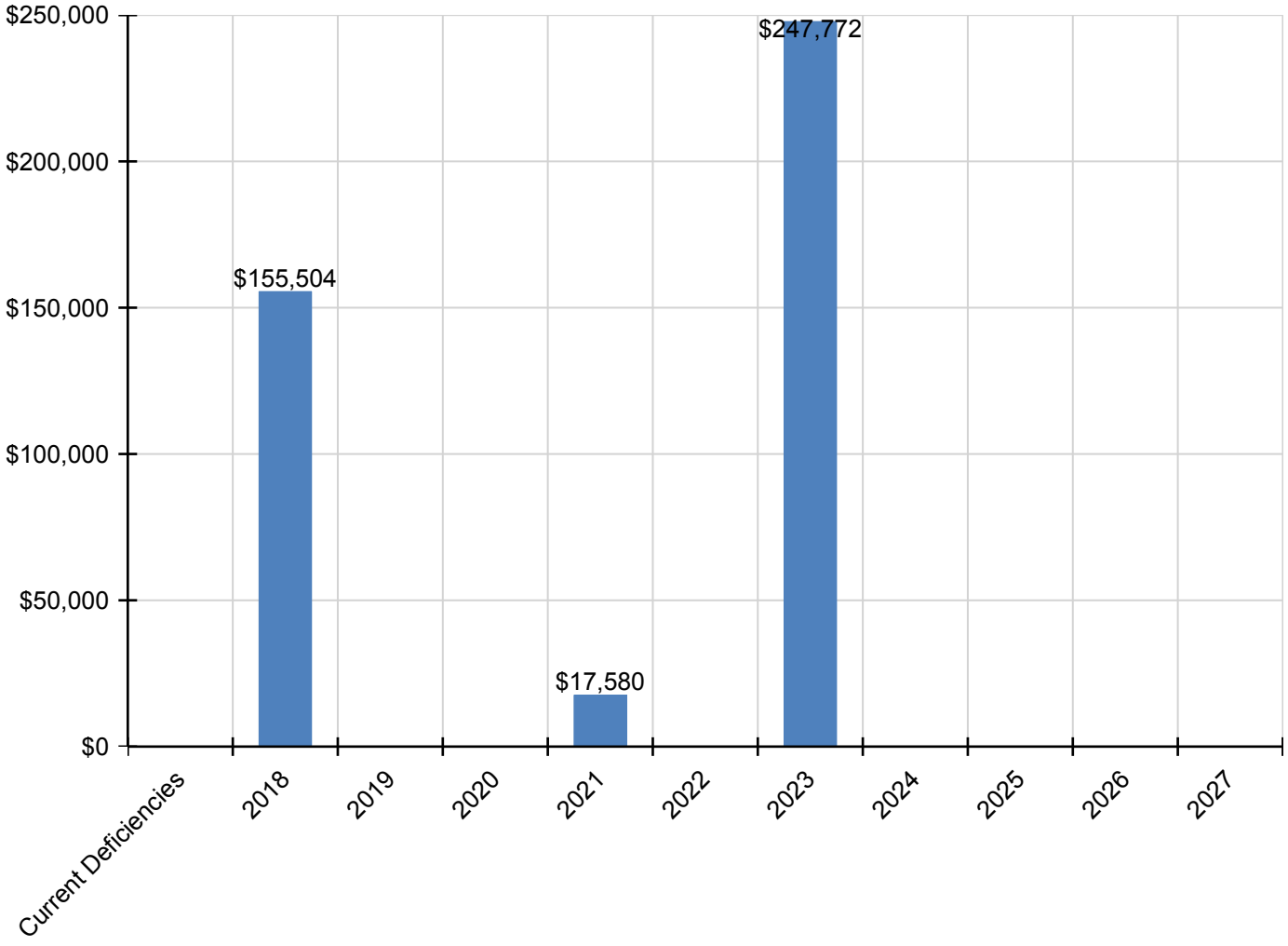
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$155,504**	**$0**	**$0**	**$17,580**	**$0**	**$247,772**	**$0**	**$0**	**$0**	**$0**	**$420,857**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1020 - Special Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$62,509	$0	$0	$0	$0	**$62,509**
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	$65,279	$0	$0	$0	$0	**$65,279**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$17,580	$0	$0	$0	$0	$0	$0	**$17,580**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$76,181	$0	$0	$0	$0	**$76,181**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$99,761	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$99,761**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$2,758	$0	$0	$0	$0	**$2,758**
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	$10,820	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$10,820**
D5030910 - Fire Alarm Systems	$0	$19,601	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$19,601**
D5030920 - Data Communication	$0	$25,323	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$25,323**
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	$1,970	$0	$0	$0	$0	**$1,970**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$39,075	$0	$0	$0	$0	**$39,075**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	7,790
Year Built:	2005
Last Renovation:	
Replacement Value:	$1,274,055
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	54.89 %
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

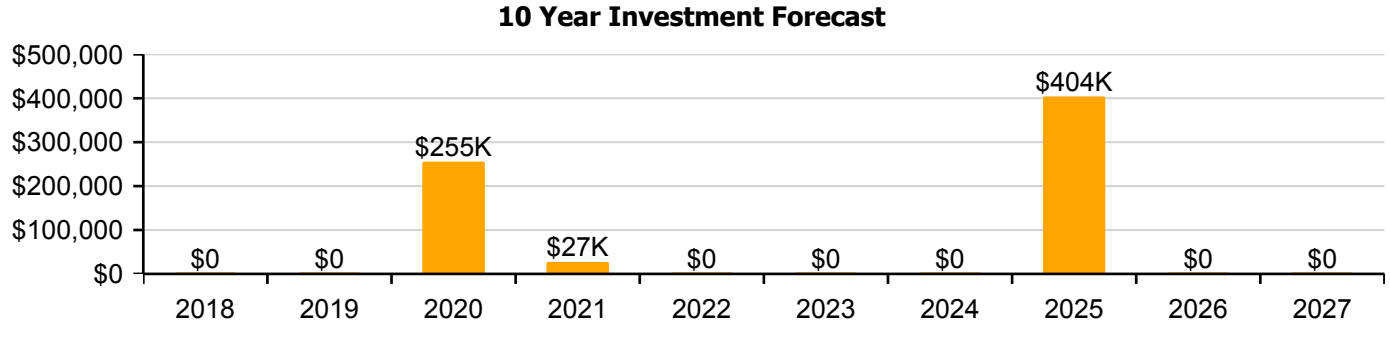
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	7,790
Year Built:	2005	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$1,274,055
FCI:	0.00 %	RSLI%:	54.89 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	88.00 %	0.00 %	$0.00
B10 - Superstructure	88.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	73.29 %	0.00 %	$0.00
B30 - Roofing	40.00 %	0.00 %	$0.00
C10 - Interior Construction	62.79 %	0.00 %	$0.00
C30 - Interior Finishes	45.24 %	0.00 %	$0.00
D20 - Plumbing	60.00 %	0.00 %	$0.00
D30 - HVAC	24.94 %	0.00 %	$0.00
D50 - Electrical	46.96 %	0.00 %	$0.00
E10 - Equipment	40.00 %	0.00 %	$0.00
E20 - Furnishings	40.00 %	0.00 %	$0.00
Totals:	**54.89 %**	**0.00 %**	**$0.00**

Photo Album

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

1). East Elevation - Jan 31, 2017

2). South Elevation - Jan 31, 2017

3). North Elevation - Jan 31, 2017

4). West Elevation - Jan 31, 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

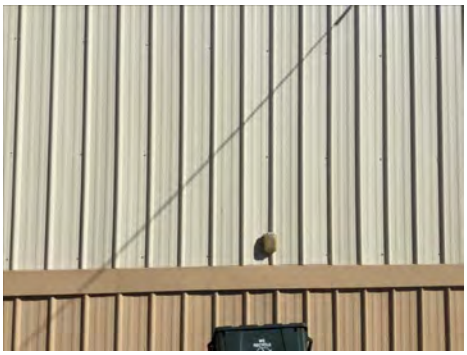
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to 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 $
A1020	Special Foundations	$2.32	S.F.	7,790	100	2005	2105		88.00 %	0.00 %	88			$18,073
B1010	Floor Construction	$1.64	S.F.	7,790	100	2005	2105		88.00 %	0.00 %	88			$12,776
B1020	Roof Construction	$15.76	S.F.	7,790	100	2005	2105		88.00 %	0.00 %	88			$122,770
B2010	Exterior Walls	$9.42	S.F.	7,790	100	2005	2105		88.00 %	0.00 %	88			$73,382
B2020	Exterior Windows	$9.39	S.F.	7,790	30	2005	2035		60.00 %	0.00 %	18			$73,148
B2030	Exterior Doors	$1.04	S.F.	7,790	30	2005	2035		60.00 %	0.00 %	18			$8,102
B3010120	Single Ply Membrane	$6.98	S.F.	7,790	20	2005	2025		40.00 %	0.00 %	8			$54,374
C1010	Partitions	$10.80	S.F.	7,790	75	2005	2080		84.00 %	0.00 %	63			$84,132
C1020	Interior Doors	$2.53	S.F.	7,790	30	2005	2035		60.00 %	0.00 %	18			$19,709
C1030	Fittings	$9.74	S.F.	7,790	20	2005	2025		40.00 %	0.00 %	8			$75,875
C3010	Wall Finishes	$2.79	S.F.	7,790	10	2005	2015	2021	40.00 %	0.00 %	4			$21,734
C3020	Floor Finishes	$11.38	S.F.	7,790	20	2005	2025		40.00 %	0.00 %	8			$88,650
C3030	Ceiling Finishes	$10.97	S.F.	7,790	25	2005	2030		52.00 %	0.00 %	13			$85,456
D2010	Plumbing Fixtures	$11.48	S.F.	7,790	30	2005	2035		60.00 %	0.00 %	18			$89,429
D2020	Domestic Water Distribution	$0.98	S.F.	7,790	30	2005	2035		60.00 %	0.00 %	18			$7,634
D2030	Sanitary Waste	$1.54	S.F.	7,790	30	2005	2035		60.00 %	0.00 %	18			$11,997
D3040	Distribution Systems	$2.30	S.F.	7,790	30	2005	2035		60.00 %	0.00 %	18			$17,917
D3050	Terminal & Package Units	$17.61	S.F.	7,790	15	2005	2020		20.00 %	0.00 %	3			$137,182
D3060	Controls & Instrumentation	$0.42	S.F.	7,790	20	2005	2025		40.00 %	0.00 %	8			$3,272
D5010	Electrical Service/Distribution	$1.69	S.F.	7,790	40	2005	2045		70.00 %	0.00 %	28			$13,165
D5020	Branch Wiring	$5.06	S.F.	7,790	30	2005	2035		60.00 %	0.00 %	18			$39,417
D5020	Lighting	$11.92	S.F.	7,790	30	2005	2035		60.00 %	0.00 %	18			$92,857
D5030810	Security & Detection Systems	$1.87	S.F.	7,790	15	2005	2020		20.00 %	0.00 %	3			$14,567
D5030910	Fire Alarm Systems	$3.39	S.F.	7,790	15	2005	2020		20.00 %	0.00 %	3			$26,408
D5030920	Data Communication	$4.40	S.F.	7,790	15	2005	2020		20.00 %	0.00 %	3			$34,276
E1020	Institutional Equipment	$0.30	S.F.	7,790	20	2005	2025		40.00 %	0.00 %	8			$2,337
E2010	Fixed Furnishings	$5.83	S.F.	7,790	20	2005	2025		40.00 %	0.00 %	8			$45,416
								Total	**54.89 %**					**$1,274,055**

System Notes

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

System: B2010 - Exterior Walls

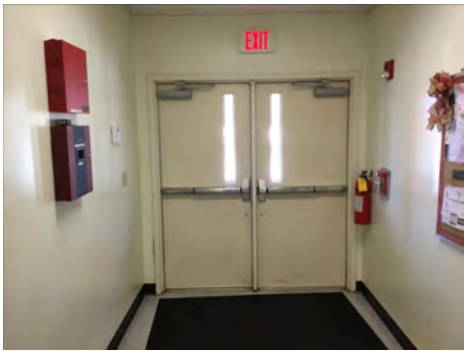
Note:

System: B2020 - Exterior Windows



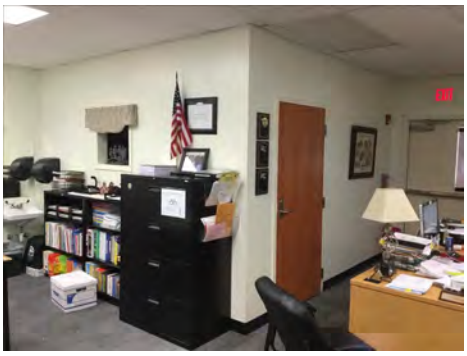
Note:

System: B2030 - Exterior Doors



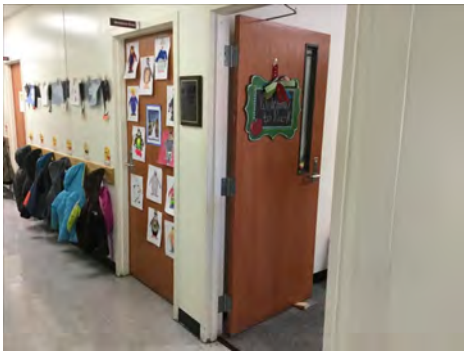
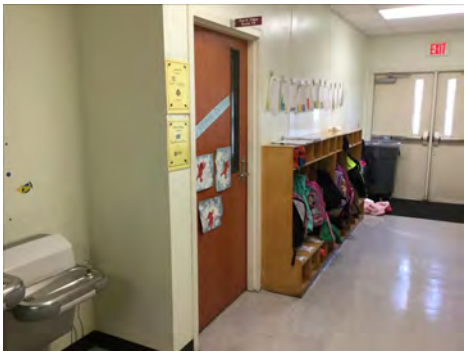

Note:

System: C1010 - Partitions



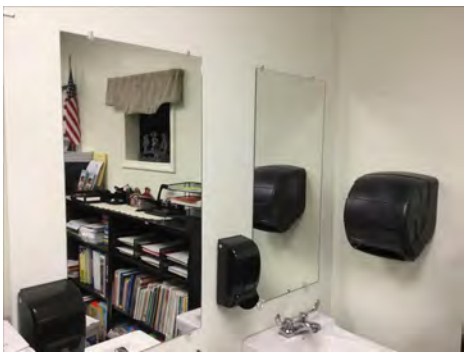
Note:

System: C1020 - Interior Doors

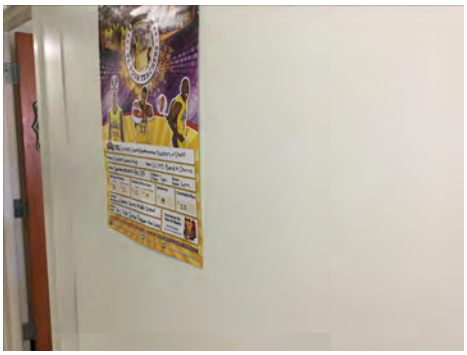

Note:

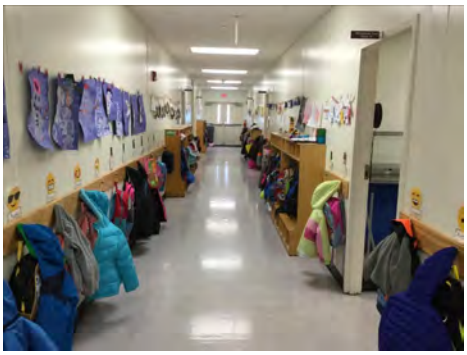
System: C1030 - Fittings


Note:

System: C3010 - Wall Finishes

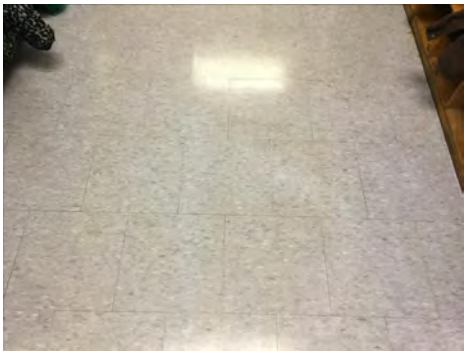




Note:

System: C3020 - Floor Finishes





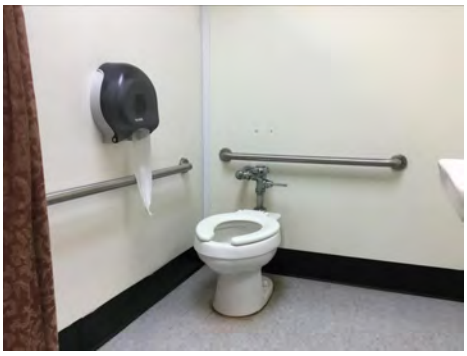
Note:

System: C3030 - Ceiling Finishes



Note:

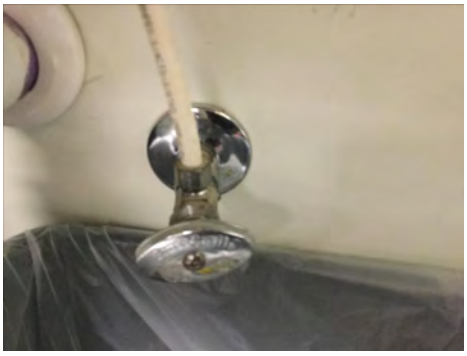
System: D2010 - Plumbing Fixtures



Note:

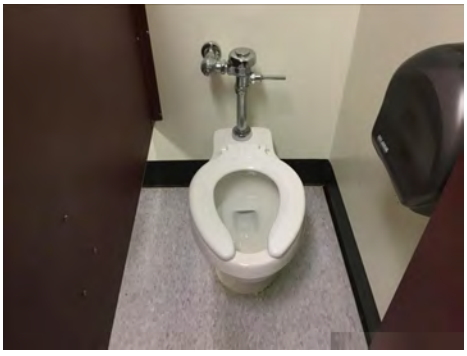
System: D2020 - Domestic Water Distribution





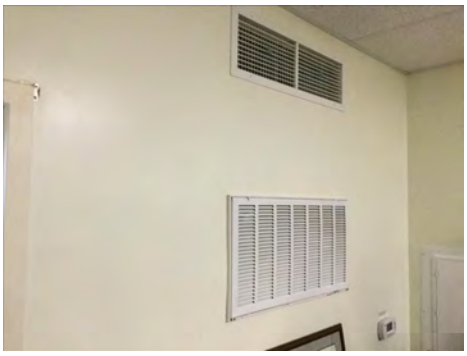
Note:

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems


Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation


Note:

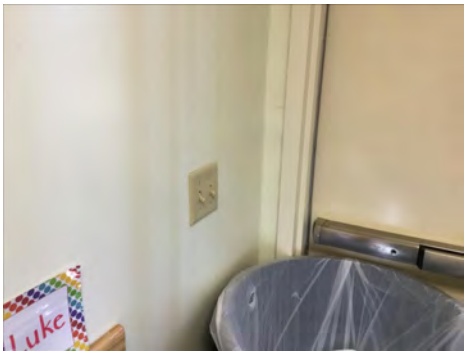
System: D5010 - Electrical Service/Distribution



Note:

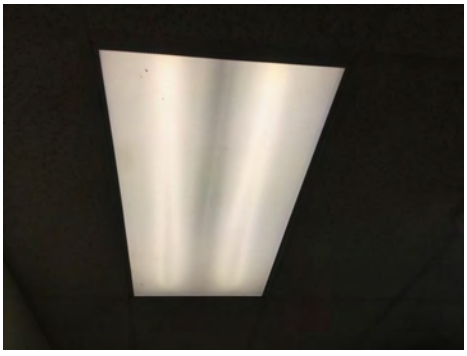
System: D5020 - Branch Wiring

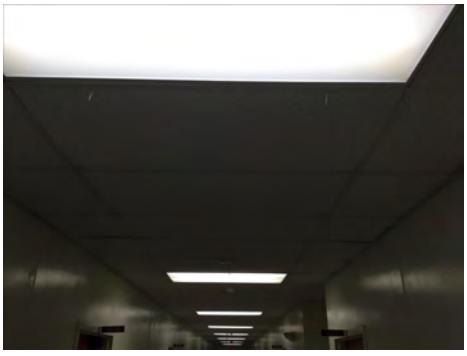




Note:

System: D5020 - Lighting





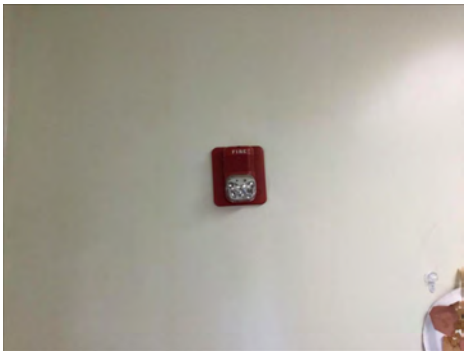
Note:

System: D5030810 - Security & Detection Systems



Note:

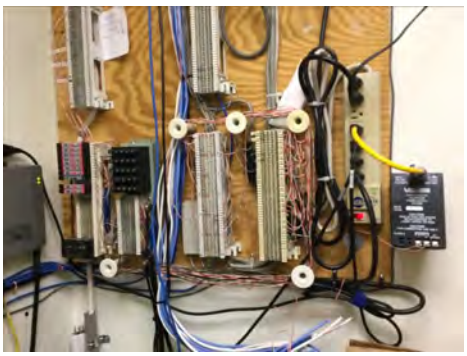
System: D5030910 - Fire Alarm Systems


Note:

System: D5030920 - Data Communication





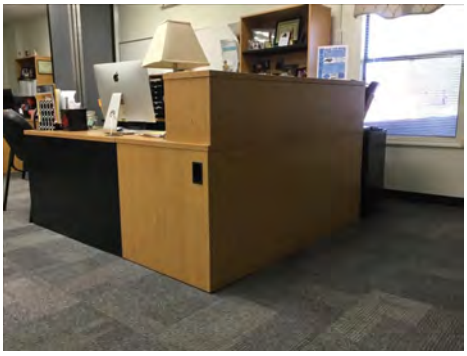
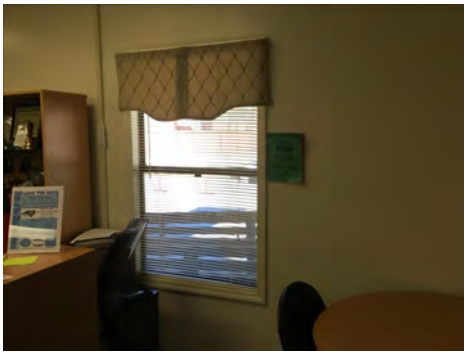
Note:

System: E1020 - Institutional Equipment



Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

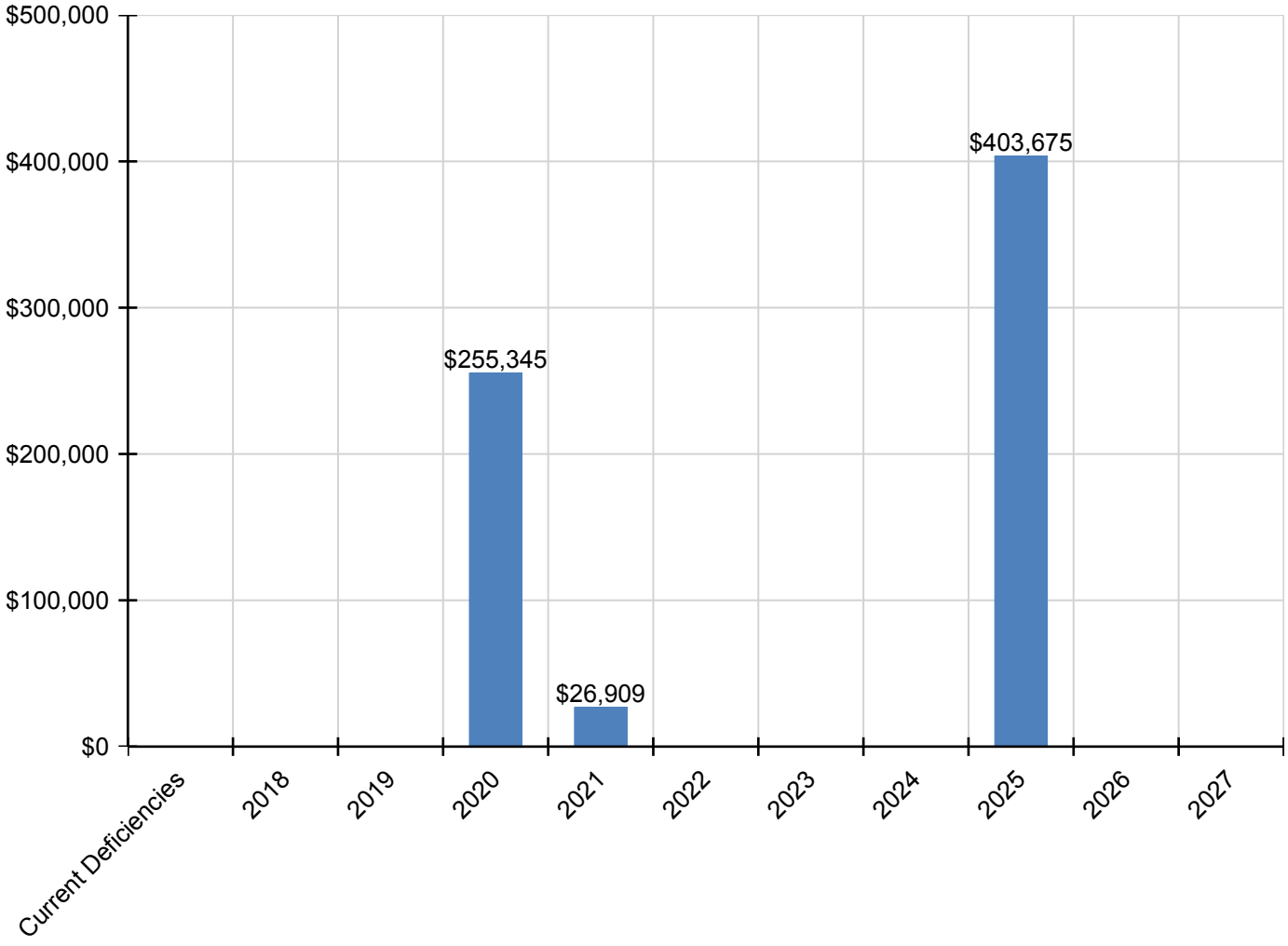
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$255,345**	**$26,909**	**$0**	**$0**	**$0**	**$403,675**	**$0**	**$0**	**$685,929**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1020 - Special Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2010 - Exterior Walls	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$0	$0	$103,319	$0	$0	**$103,319**
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	$105,727	$0	$0	**$105,727**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$26,909	$0	$0	$0	$0	$0	$0	**$26,909**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$123,529	$0	$0	**$123,529**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$164,893	$0	$0	$0	$0	$0	$0	$0	**$164,893**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$4,559	$0	$0	**$4,559**
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	$17,510	$0	$0	$0	$0	$0	$0	$0	**$17,510**
D5030910 - Fire Alarm Systems	$0	$0	$0	$31,743	$0	$0	$0	$0	$0	$0	$0	**$31,743**
D5030920 - Data Communication	$0	$0	$0	$41,200	$0	$0	$0	$0	$0	$0	$0	**$41,200**
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	$3,257	$0	$0	**$3,257**
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	$63,284	$0	$0	**$63,284**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	90,283
Year Built:	1952
Last Renovation:	
Replacement Value:	$2,516,186
Repair Cost:	$510,460.00
Total FCI:	20.29 %
Total RSLI:	16.90 %
FCA Score:	79.71

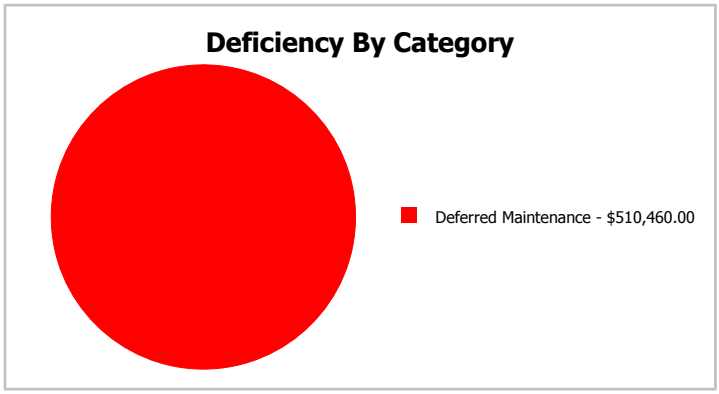
Description:

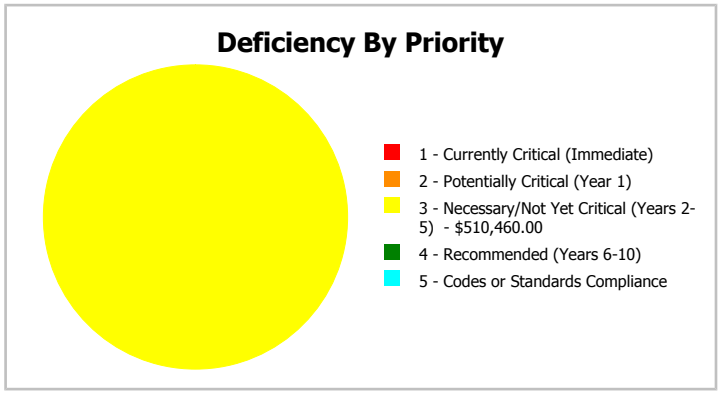
The narrative for this site is included in the Executive Summary Description at the front of this report.

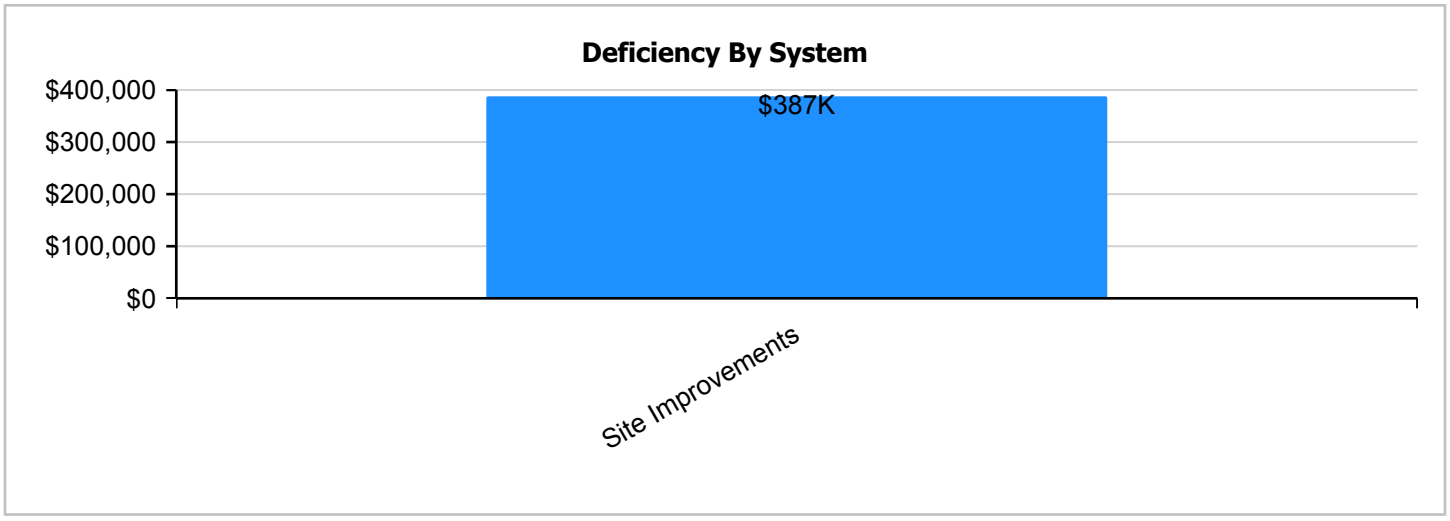
Attributes: This asset has no attributes.

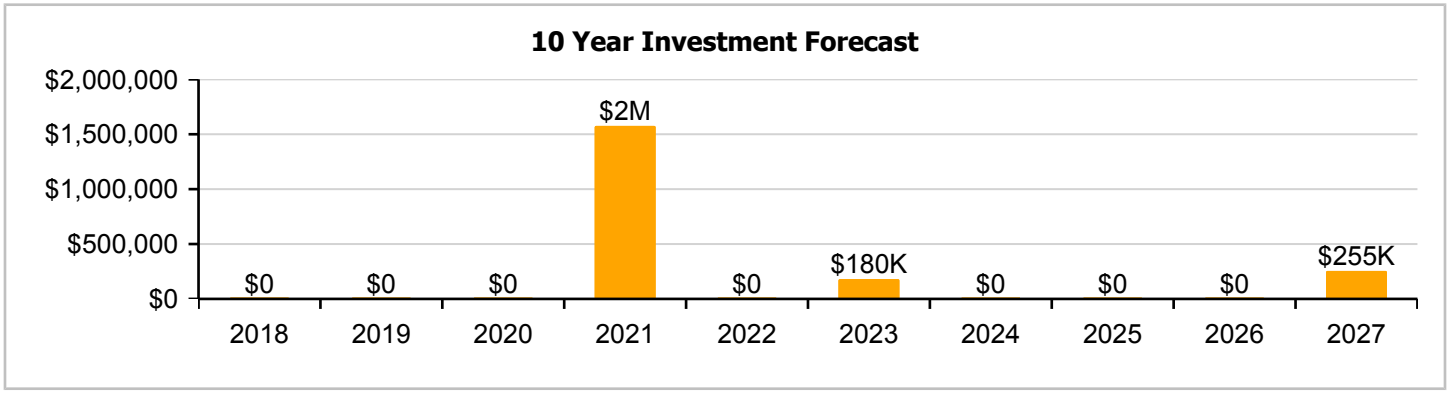
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	90,283
Year Built:	1952	Last Renovation:	
Repair Cost:	$510,460	Replacement Value:	$2,516,186
FCI:	20.29 %	RSLI%:	16.90 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	12.79 %	34.88 %	$510,460.00
G30 - Site Mechanical Utilities	12.68 %	0.00 %	$0.00
G40 - Site Electrical Utilities	62.00 %	0.00 %	$0.00
Totals:	**16.90 %**	**20.29 %**	**$510,460.00**

Photo Album

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

1). Aerial Image of Snow Hill Primary - Feb 23, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$3.81	S.F.	90,283	25	1990	2015		0.00 %	110.00 %	-2		$378,376.00	$343,978
G2020	Parking Lots	$1.33	S.F.	90,283	25	1990	2015		0.00 %	110.00 %	-2		$132,084.00	$120,076
G2030	Pedestrian Paving	$1.91	S.F.	90,283	30	1997	2027		33.33 %	0.00 %	10			$172,441
G2040105	Fence & Guardrails	$1.23	S.F.	90,283	30	1985	2015	2021	13.33 %	0.00 %	4			$111,048
G2040950	Covered Walkways	$1.52	S.F.	90,283	25	1998	2023		24.00 %	0.00 %	6			$137,230
G2040950	Playing Field	$4.54	S.F.	90,283	20	1998	2018	2021	20.00 %	0.00 %	4			$409,885
G2050	Landscaping	$1.87	S.F.	90,283	15	1952	1967		0.00 %	0.00 %	-50			$168,829
G3010	Water Supply	$2.34	S.F.	90,283	50	1952	2002	2021	8.00 %	0.00 %	4			$211,262
G3020	Sanitary Sewer	$1.45	S.F.	90,283	50	1952	2002	2021	8.00 %	0.00 %	4			$130,910
G3030	Storm Sewer	$4.54	S.F.	90,283	50	1952	2002	2021	8.00 %	0.00 %	4			$409,885
G3060	Fuel Distribution	$0.98	S.F.	90,283	40	1998	2038		52.50 %	0.00 %	21			$88,477
G4010	Electrical Distribution	$2.35	S.F.	90,283	50	1998	2048		62.00 %	0.00 %	31			$212,165
								Total	**16.90 %**	**20.29 %**			**$510,460.00**	**$2,516,186**

System Notes

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

System: G2010 - Roadways



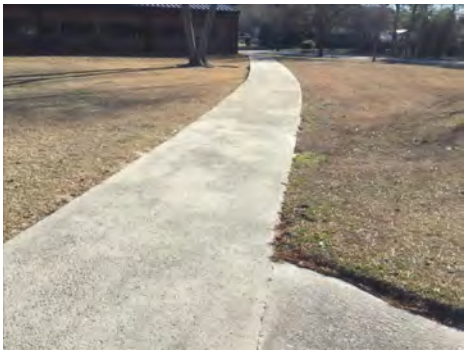
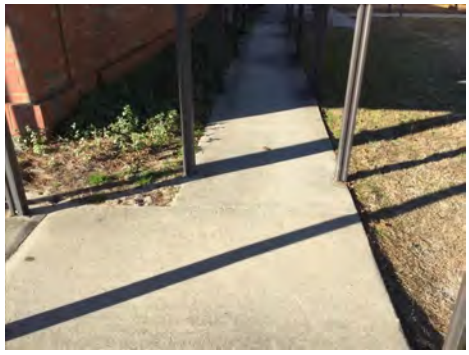
Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving


Note:

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Covered Walkways



Note:

System: G2040950 - Playing Field



Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer

Note:

System: G3030 - Storm Sewer



Note:

System: G3060 - Fuel Distribution

Note:

System: G4010 - Electrical Distribution


Note:

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.

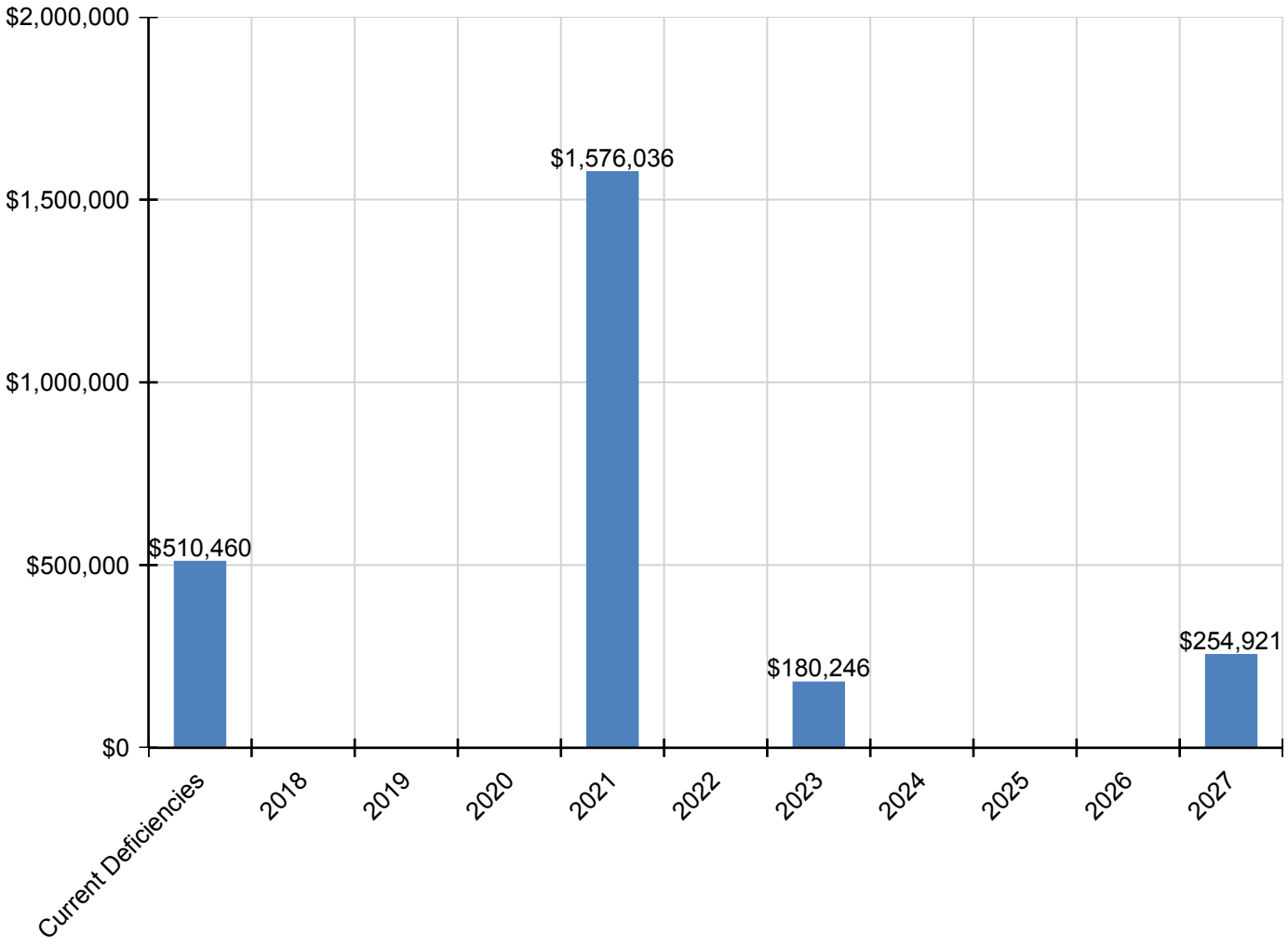
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$510,460**	**$0**	**$0**	**$0**	**$1,576,036**	**$0**	**$180,246**	**$0**	**$0**	**$0**	**$254,921**	**$2,521,663**
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	$378,376	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$378,376**
G2020 - Parking Lots	$132,084	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$132,084**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$254,921	**$254,921**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$137,484	$0	$0	$0	$0	$0	$0	**$137,484**
G2040950 - Covered Walkways	$0	$0	$0	$0	$0	$0	$180,246	$0	$0	$0	$0	**$180,246**
G2040950 - Playing Field	$0	$0	$0	$0	$507,462	$0	$0	$0	$0	$0	$0	**$507,462**
*** 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	$261,555	$0	$0	$0	$0	$0	$0	**$261,555**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$162,074	$0	$0	$0	$0	$0	$0	**$162,074**
G3030 - Storm Sewer	$0	$0	$0	$0	$507,462	$0	$0	$0	$0	$0	$0	**$507,462**
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**

** Indicates non-renewable system*

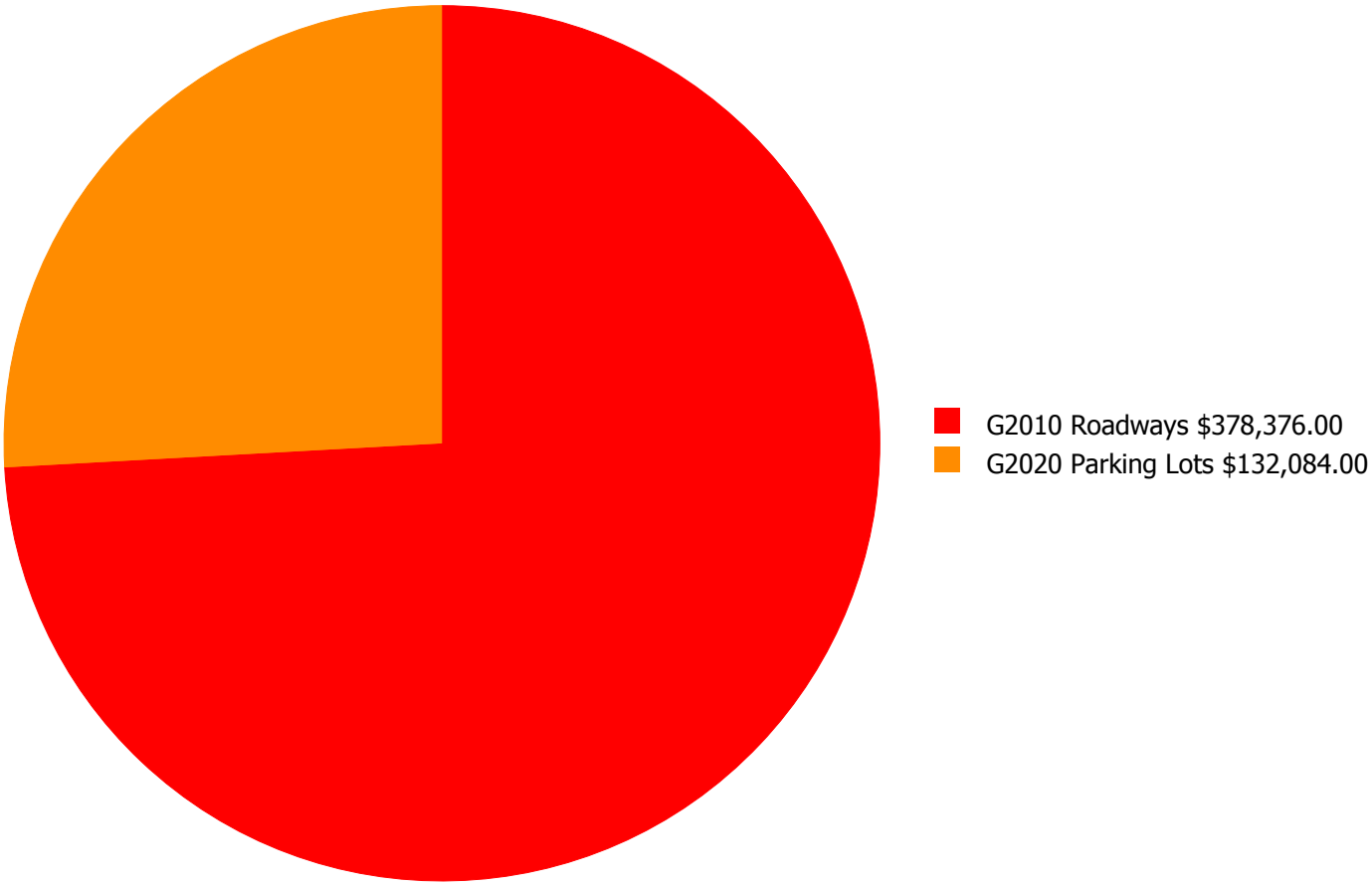
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

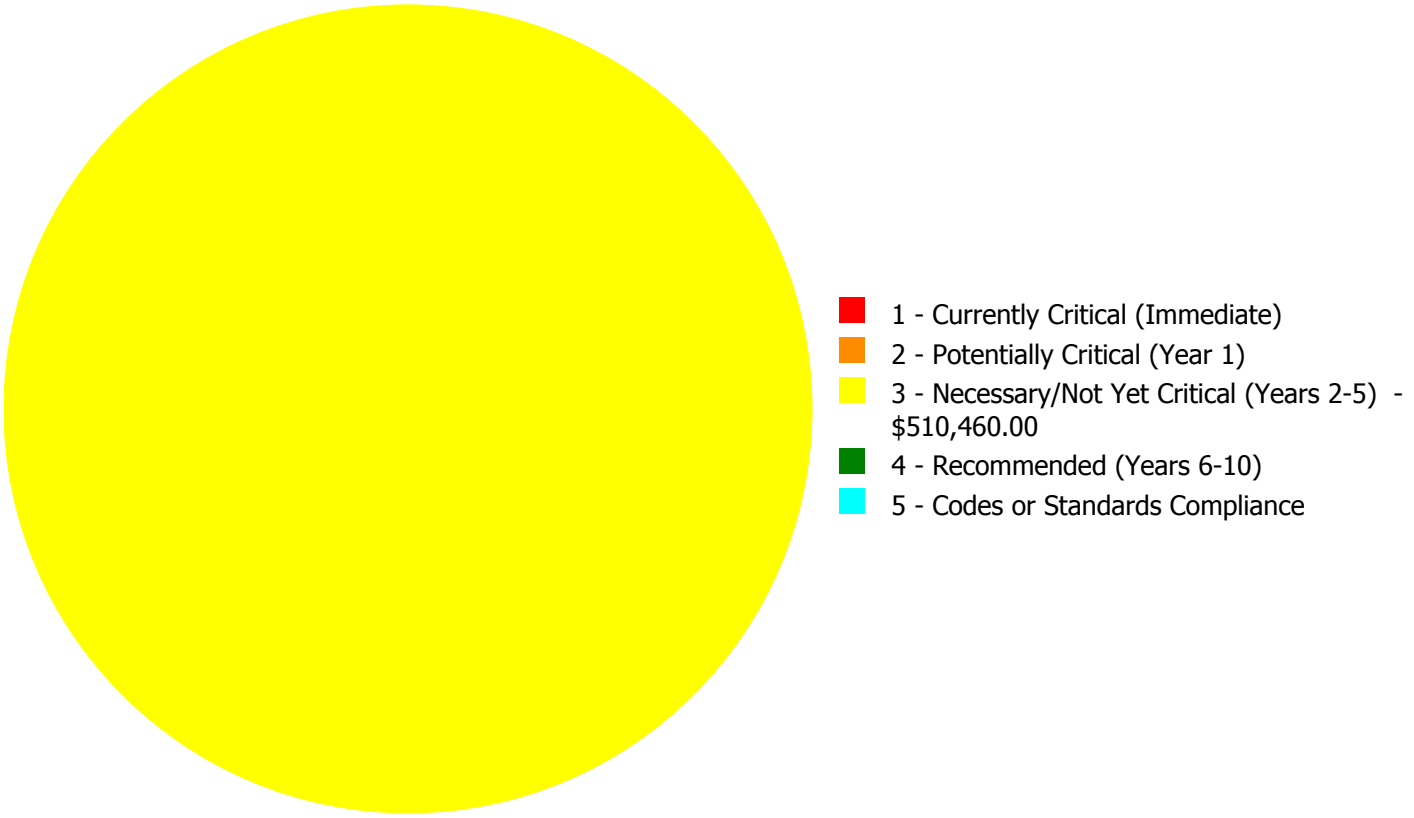
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $510,460.00

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: $510,460.00

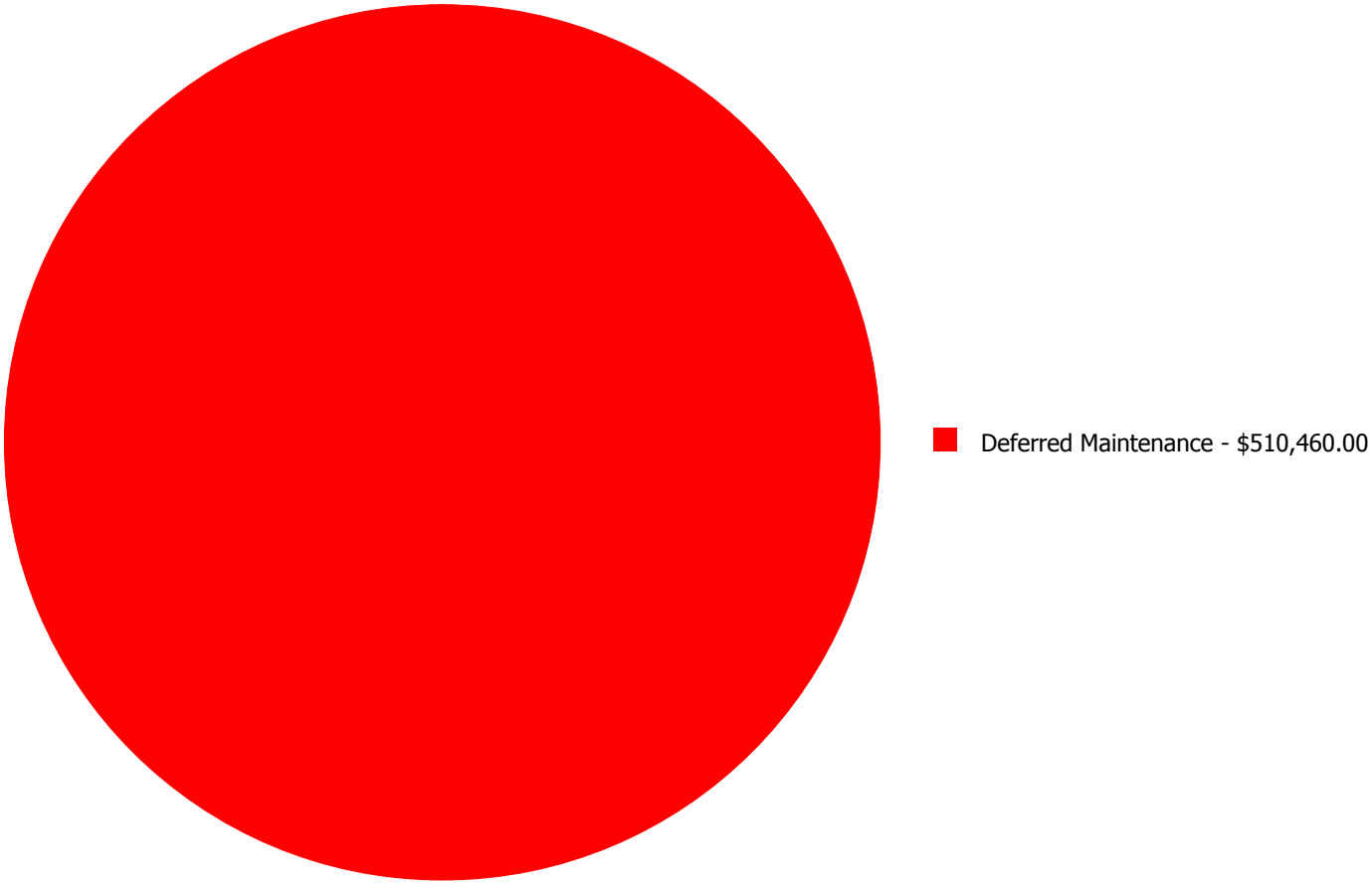
Deficiency By Priority Investment Table

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	$378,376.00	$0.00	$0.00	$378,376.00
G2020	Parking Lots	$0.00	$0.00	$132,084.00	$0.00	$0.00	$132,084.00
	Total:	$0.00	$0.00	$510,460.00	$0.00	$0.00	$510,460.00

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: $510,460.00

Deficiency Details by Priority

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

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

System: G2010 - Roadways

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 90,283.00
Unit of Measure: S.F.
Estimate: $378,376.00
Assessor Name: Terence Davis
Date Created: 03/01/2017

Notes:

System: G2020 - Parking Lots

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 90,283.00
Unit of Measure: S.F.
Estimate: $132,084.00
Assessor Name: Terence Davis
Date Created: 02/22/2017

Notes: