NC School District/400 Greene County/Elementary School

West Greene Elementary

Final

Campus Assessment Report

March 13, 2017

PARSONS

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Campus Executive Summary

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

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

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Gross Area (SF):	103,697
Year Built:	1967
Last Renovation:	
Replacement Value:	$22,777,226
Repair Cost:	$7,780,984.00
Total FCI:	34.16 %
Total RSLI:	28.82 %
FCA Score:	65.84

Description:

GENERAL:
West Greene Elementary is located at 303 Kingold Blvd. in Snow Hill, North Carolina. The 1 story, 103,697 square foot building was originally constructed in 1962. There has been 1 addition or 1 renovation. Rooms 23- 42 added in 1996. In addition to the main building, the campus contains 2 modular 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 steel. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope single ply membrane and metal roof covering. 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, 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 electric hot water heating. Sanitary waste system is cast iron. Rain water drainage system is internal with roof drains. Other plumbing systems is supplied by natural gas.

HVAC:
Heating and Cooling is supplied by pad and/or wall mounted package units. The heating/cooling distribution system is a ductwork. 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 common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building does not include an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by a smart key system; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system separate from the telephone system.

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

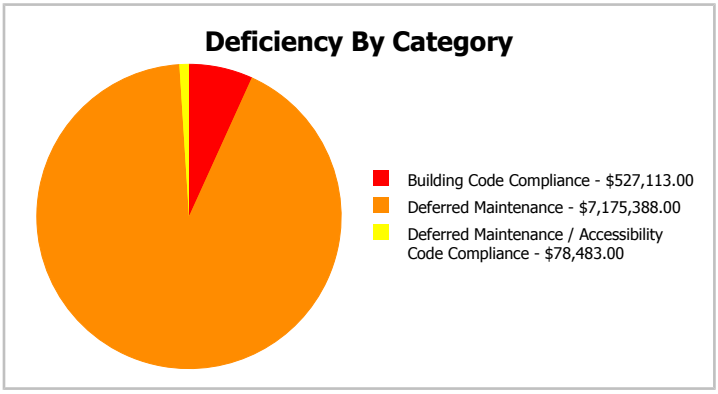
G. SITE
Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, play areas, and fencing. Site mechanical and electrical features include water, sewer, propane, natural gas, above ground fuel tanks and site lighting.

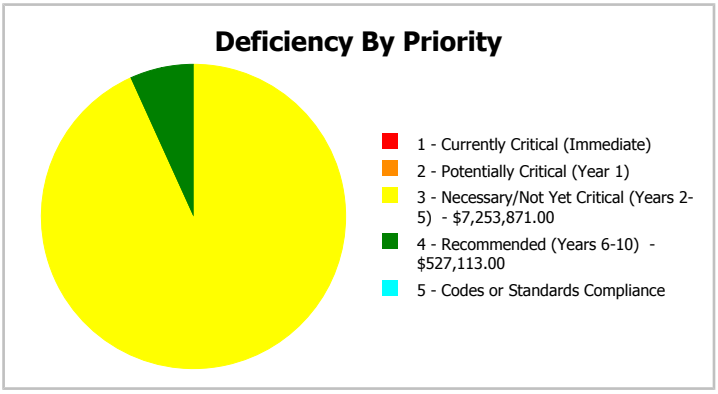
Attributes:

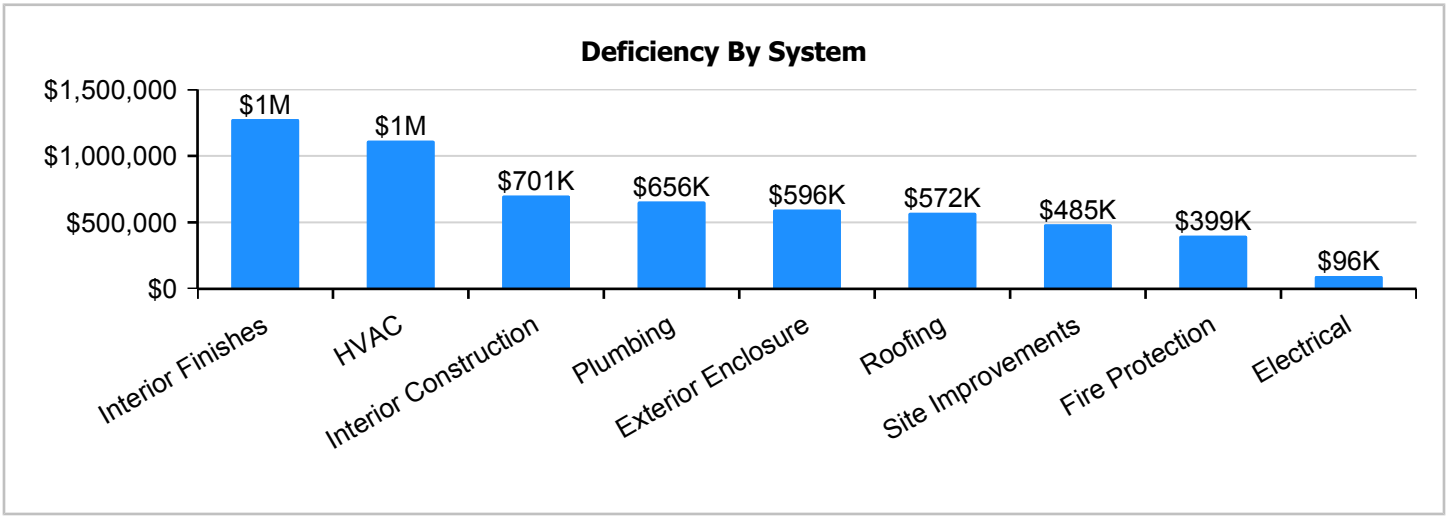
General Attributes:			
Condition Assessor:	Terence Davis	Assessment Date:	2/2/2017
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:	Greene - ES	LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:	Active	Status:	Active
School Grades:	14.21	Site Acreage:	14.21

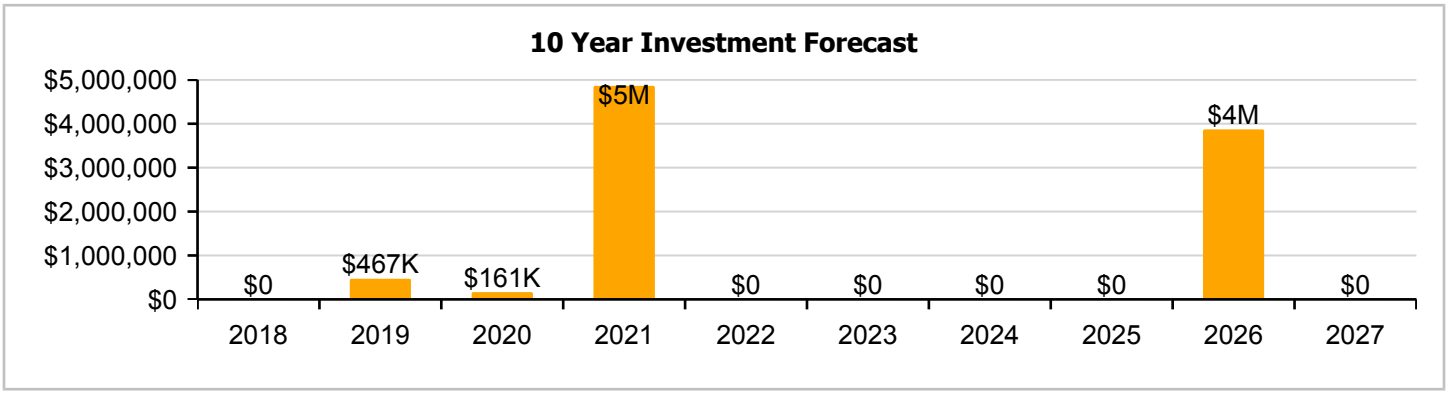
Campus Dashboard Summary

Gross Area:	103,697		
Year Built:	1967	Last Renovation:	
Repair Cost:	$7,780,984	Replacement Value:	$22,777,226
FCI:	34.16 %	RSLI%:	28.82 %









Campus Condition Summary

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

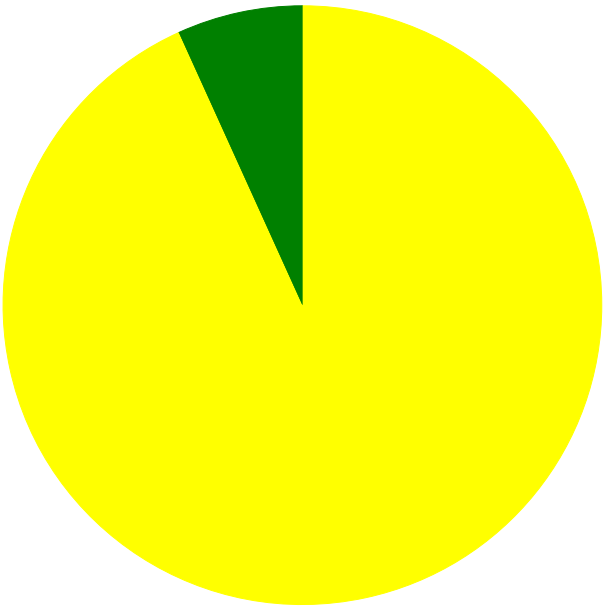
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	58.70 %	0.00 %	$0.00
A20 - Basement Construction	58.34 %	0.00 %	$0.00
B10 - Superstructure	61.17 %	0.00 %	$0.00
B20 - Exterior Enclosure	34.98 %	38.46 %	$786,367.00
B30 - Roofing	11.96 %	92.43 %	$754,680.00
C10 - Interior Construction	26.79 %	38.93 %	$924,866.00
C30 - Interior Finishes	11.51 %	65.10 %	$1,684,301.00
D20 - Plumbing	11.07 %	63.10 %	$866,388.00
D30 - HVAC	10.07 %	67.13 %	$1,470,398.00
D40 - Fire Protection	0.00 %	110.00 %	$527,113.00
D50 - Electrical	41.87 %	4.38 %	$126,957.00
E10 - Equipment	29.29 %	0.00 %	$0.00
E20 - Furnishings	14.76 %	0.00 %	$0.00
G20 - Site Improvements	11.79 %	41.06 %	$639,914.00
G30 - Site Mechanical Utilities	12.22 %	0.00 %	$0.00
G40 - Site Electrical Utilities	58.00 %	0.00 %	$0.00
Totals:	**28.82 %**	**34.16 %**	**$7,780,984.00**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance
1967 Main	69,949	51.93	$0.00	$0.00	$6,613,957.00	$375,486.00	$0.00
1996 Addition	27,028	2.77	$0.00	$0.00	$0.00	$151,627.00	$0.00
2001 MOD	1,000	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2006 MOD	5,720	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Site	103,697	22.64	$0.00	$0.00	$639,914.00	$0.00	$0.00
Total:		**34.16**	**$0.00**	**$0.00**	**$7,253,871.00**	**$527,113.00**	**$0.00**

Deficiencies By Priority



1 - Currently Critical (Immediate)
2 - Potentially Critical (Year 1)
3 - Necessary/Not Yet Critical (Years 2-5) - $7,253,871.00
4 - Recommended (Years 6-10) - $527,113.00
5 - Codes or Standards Compliance

Budget Estimate Total: $7,780,984.00

Executive Summary

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Function:	ES -Elementary School
Gross Area (SF):	69,949
Year Built:	1967
Last Renovation:	
Replacement Value:	$13,458,888
Repair Cost:	$6,989,443.00
Total FCI:	51.93 %
Total RSLI:	22.78 %
FCA Score:	48.07

Description:

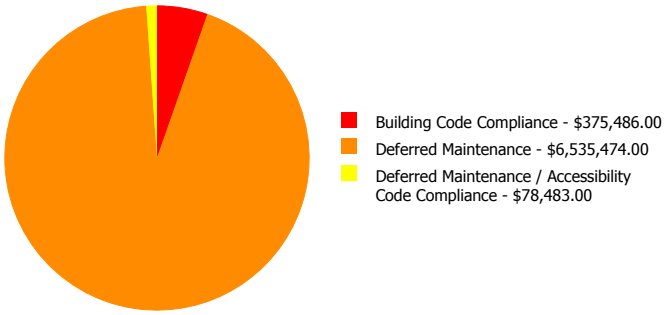
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

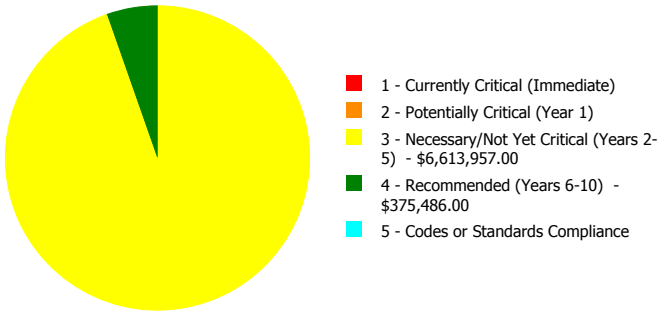
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	69,949
Year Built:	1967	Last Renovation:	
Repair Cost:	$6,989,443	Replacement Value:	$13,458,888
FCI:	51.93 %	RSLI%:	22.78 %

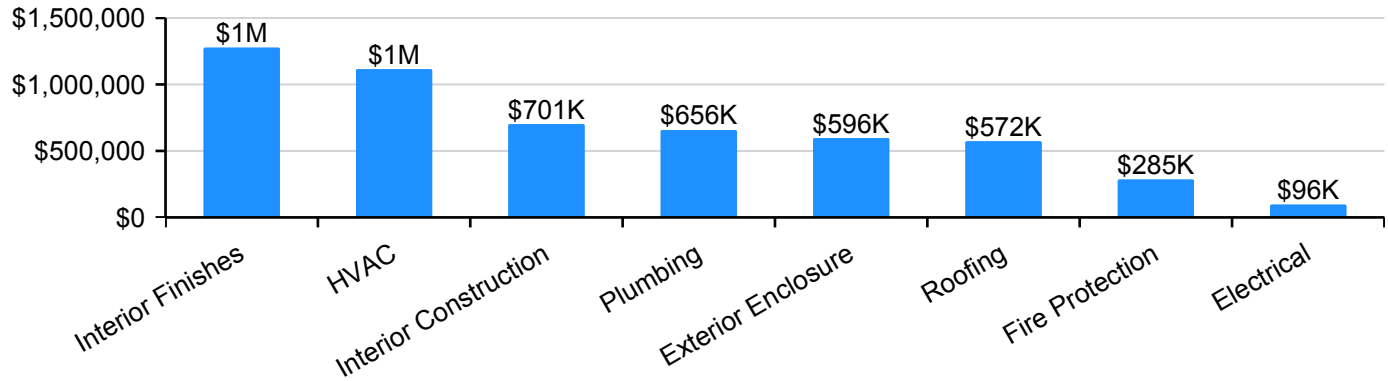
Deficiency By Category



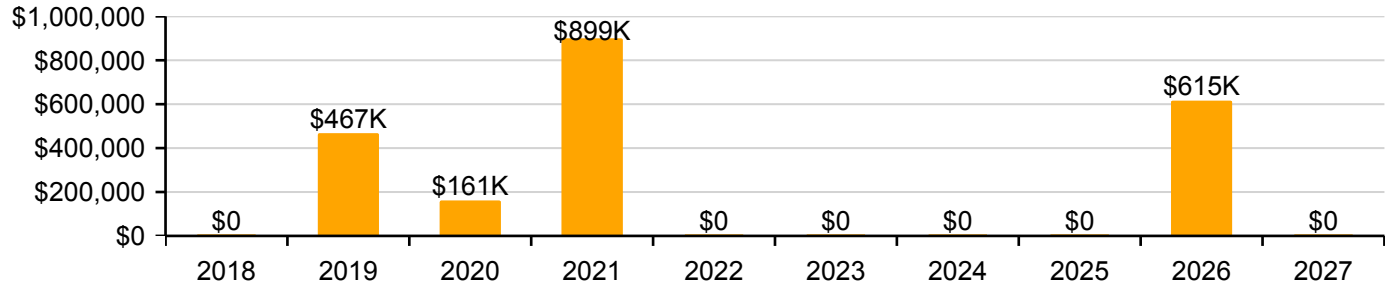
Deficiency By Priority



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	50.00 %	0.00 %	$0.00
A20 - Basement Construction	50.00 %	0.00 %	$0.00
B10 - Superstructure	50.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	23.74 %	57.77 %	$786,367.00
B30 - Roofing	0.00 %	148.40 %	$754,680.00
C10 - Interior Construction	15.61 %	58.48 %	$924,866.00
C30 - Interior Finishes	4.44 %	97.80 %	$1,684,301.00
D20 - Plumbing	3.05 %	89.04 %	$866,388.00
D30 - HVAC	1.36 %	100.00 %	$1,470,398.00
D40 - Fire Protection	0.00 %	110.00 %	$375,486.00
D50 - Electrical	40.45 %	6.55 %	$126,957.00
E10 - Equipment	26.94 %	0.00 %	$0.00
E20 - Furnishings	10.00 %	0.00 %	$0.00
Totals:	**22.78 %**	**51.93 %**	**$6,989,443.00**

Photo Album

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

1). West Elevation - Feb 13, 2017

2). East Elevation - Feb 13, 2017

3). 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	$4.70	S.F.	69,949	100	1967	2067		50.00 %	0.00 %	50			$328,760
A1030	Slab on Grade	$8.26	S.F.	69,949	100	1967	2067		50.00 %	0.00 %	50			$577,779
A2010	Basement Excavation	$1.85	S.F.	69,949	100	1967	2067		50.00 %	0.00 %	50			$129,406
A2020	Basement Walls	$12.79	S.F.	69,949	100	1967	2067		50.00 %	0.00 %	50			$894,648
B1020	Roof Construction	$15.44	S.F.	69,949	100	1967	2067		50.00 %	0.00 %	50			$1,080,013
B2010	Exterior Walls	$9.24	S.F.	69,949	100	1967	2067		50.00 %	0.00 %	50			$646,329
B2020	Exterior Windows	$9.20	S.F.	69,949	30	1967	1997		0.00 %	110.00 %	-20		$707,884.00	$643,531
B2030	Exterior Doors	$1.02	S.F.	69,949	30	1967	1997		0.00 %	110.00 %	-20		$78,483.00	$71,348
B3010120	Single Ply Membrane	$6.98	S.F.	69,949	20	1967	1987		0.00 %	150.00 %	-30		$732,366.00	$488,244
B3020	Roof Openings	$0.29	S.F.	69,949	25	1967	1992		0.00 %	110.00 %	-25		$22,314.00	$20,285
C1010	Partitions	$10.59	S.F.	69,949	75	1967	2042		33.33 %	0.00 %	25			$740,760
C1020	Interior Doors	$2.48	S.F.	69,949	30	1967	1997		0.00 %	110.00 %	-20		$190,821.00	$173,474
C1030	Fittings	$9.54	S.F.	69,949	20	1967	1987		0.00 %	110.00 %	-30		$734,045.00	$667,313
C3010	Wall Finishes	$2.73	S.F.	69,949	10	2011	2021		40.00 %	0.00 %	4			$190,961
C3020	Floor Finishes	$11.15	S.F.	69,949	20	1996	2016		0.00 %	110.00 %	-1		$857,924.00	$779,931
C3030	Ceiling Finishes	$10.74	S.F.	69,949	25	1967	1992		0.00 %	110.00 %	-25		$826,377.00	$751,252
D2010	Plumbing Fixtures	$11.26	S.F.	69,949	30	1967	1997		0.00 %	110.00 %	-20		$866,388.00	$787,626
D2020	Domestic Water Distribution	$0.96	S.F.	69,949	30	1967	1997	2021	13.33 %	0.00 %	4			$67,151
D2030	Sanitary Waste	$1.52	S.F.	69,949	30	1967	1997	2021	13.33 %	0.00 %	4			$106,322
D2090	Other Plumbing Systems -Nat Gas	$0.17	S.F.	69,949	40	1999	2039		55.00 %	0.00 %	22			$11,891
D3040	Distribution Systems	$6.02	S.F.	69,949	30	1967	1997		0.00 %	110.00 %	-20		$463,202.00	$421,093
D3050	Terminal & Package Units	$13.09	S.F.	69,949	15	2000	2015		0.00 %	110.00 %	-2		$1,007,196.00	$915,632
D3060	Controls & Instrumentation	$1.91	S.F.	69,949	20	2000	2020		15.00 %	0.00 %	3			$133,603
D4010	Sprinklers	$4.22	S.F.	69,949	30			2016	0.00 %	110.00 %	-1		$324,703.00	$295,185
D4020	Standpipes	$0.66	S.F.	69,949	30			2016	0.00 %	110.00 %	-1		$50,783.00	$46,166
D5010	Electrical Service/Distribution	$1.65	S.F.	69,949	40	1967	2007		0.00 %	110.00 %	-10		$126,957.00	$115,416
D5020	Branch Wiring	$4.99	S.F.	69,949	30	1999	2029		40.00 %	0.00 %	12			$349,046
D5020	Lighting	$11.64	S.F.	69,949	30	1999	2029		40.00 %	0.00 %	12			$814,206
D5030810	Security & Detection Systems	$1.83	S.F.	69,949	15	2011	2026		60.00 %	0.00 %	9			$128,007
D5030910	Fire Alarm Systems	$3.31	S.F.	69,949	15	1999	2014	2021	26.67 %	0.00 %	4			$231,531
D5030920	Data Communication	$4.30	S.F.	69,949	15	2011	2026		60.00 %	0.00 %	9			$300,781
E1020	Institutional Equipment	$0.30	S.F.	69,949	20	2011	2031		70.00 %	0.00 %	14			$20,985
E1090	Other Equipment	$1.86	S.F.	69,949	20	1967	1987	2021	20.00 %	0.00 %	4			$130,105
E2010	Fixed Furnishings	$5.72	S.F.	69,949	20	1999	2019		10.00 %	0.00 %	2			$400,108
								Total	**22.78 %**	**51.93 %**			**$6,989,443.00**	**$13,458,888**

System Notes

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

System: B2010 - Exterior Walls



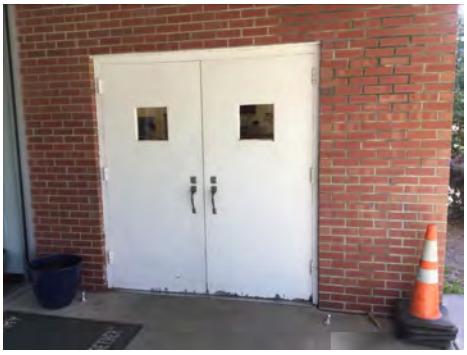
Note:

System: B2020 - Exterior Windows



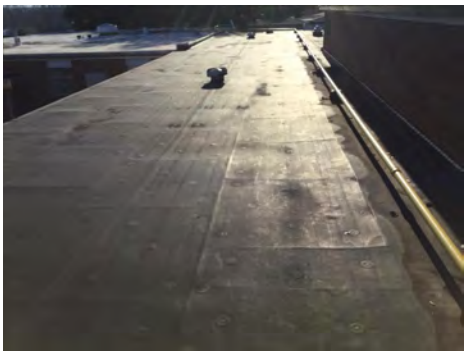
Note:

System: B2030 - Exterior Doors


Note:

System: B3010120 - Single Ply Membrane



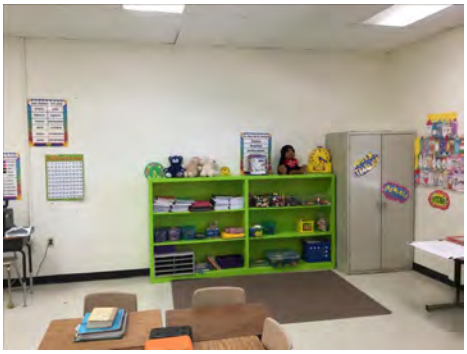
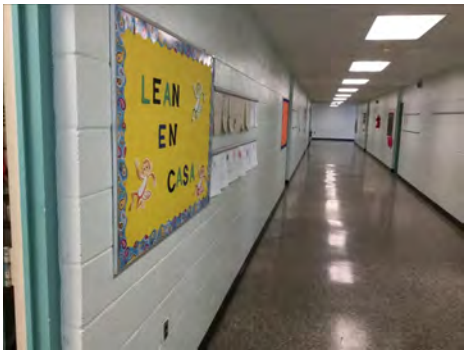
Note:

System: B3020 - Roof Openings



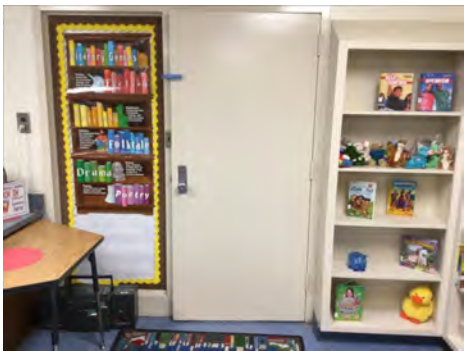
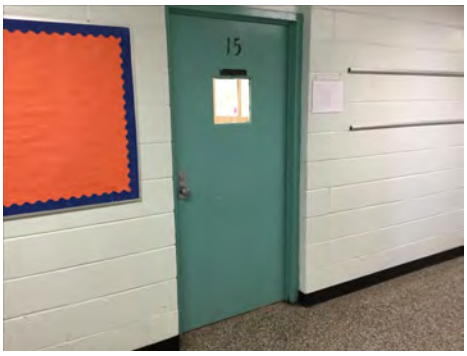
Note:

System: C1010 - Partitions

Note:

System: C1020 - Interior Doors

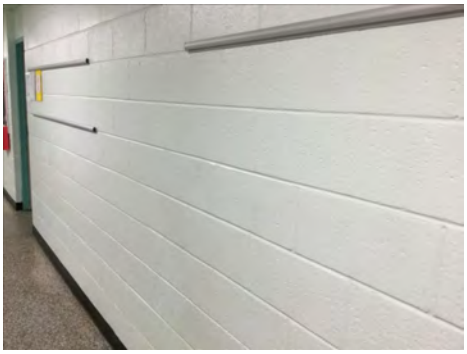
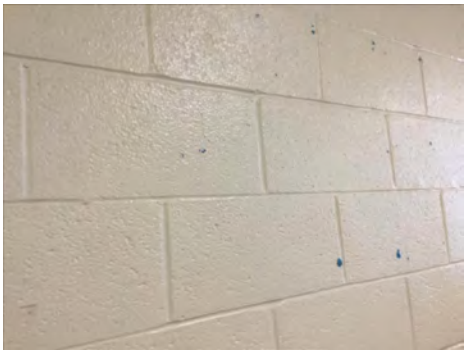
Note:

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes

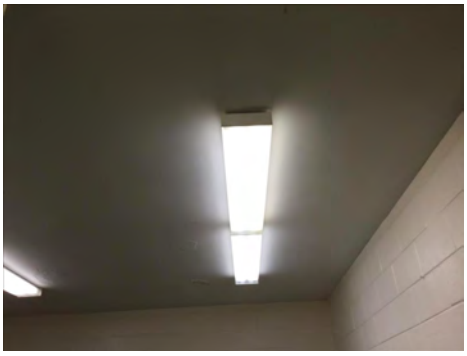
Note:

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes

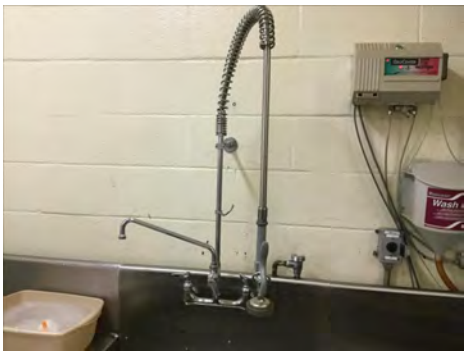

Note:

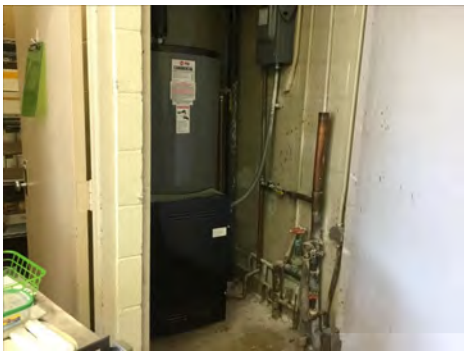
System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution





Note:

System: D2030 - Sanitary Waste


Note:

System: D2090 - Other Plumbing Systems -Nat Gas

Note:

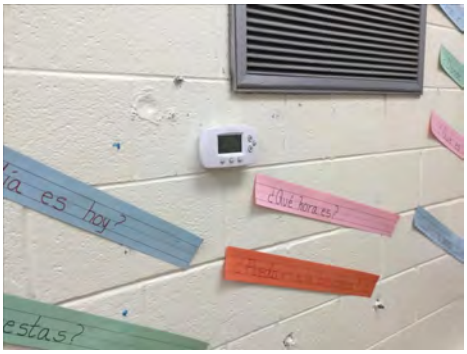
System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation



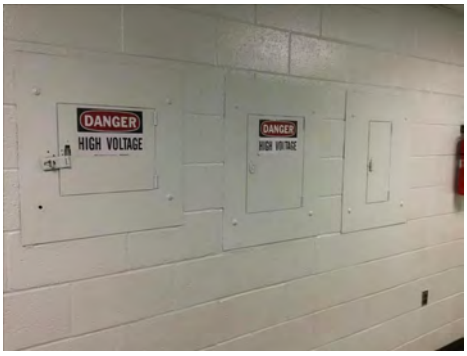
Note:

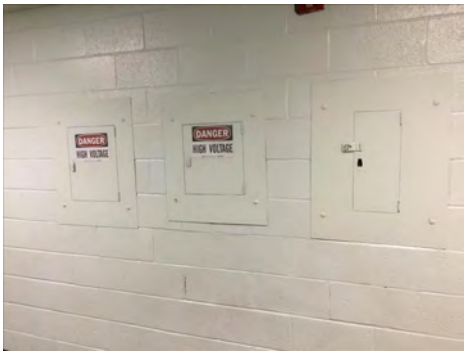
System: D5010 - Electrical Service/Distribution

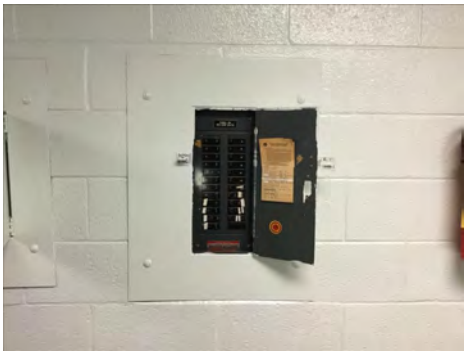


Note:

System: D5020 - Branch Wiring

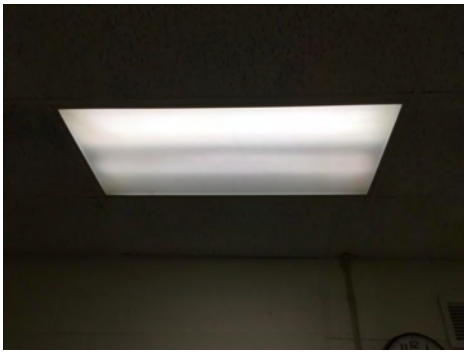
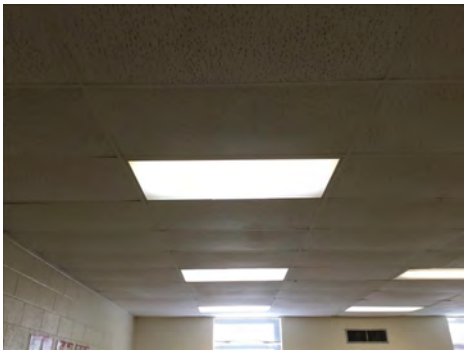






Note:

System: D5020 - Lighting

Note:

System: D5030810 - Security & Detection Systems

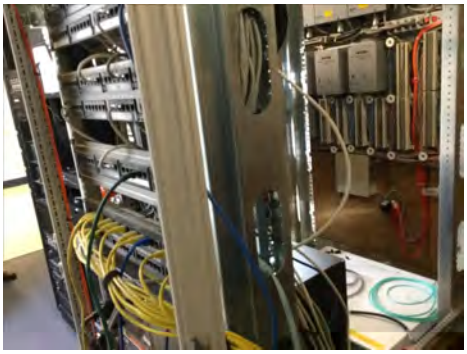
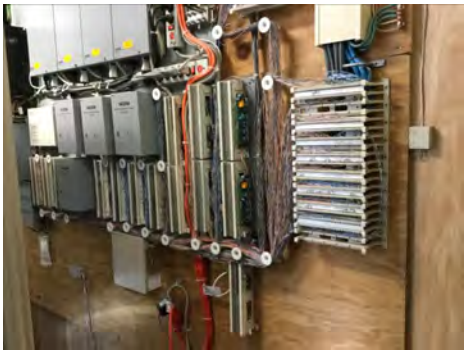


Note:

System: D5030910 - Fire Alarm Systems


Note:

System: D5030920 - Data Communication

Note:

System: E1020 - Institutional Equipment


Note:

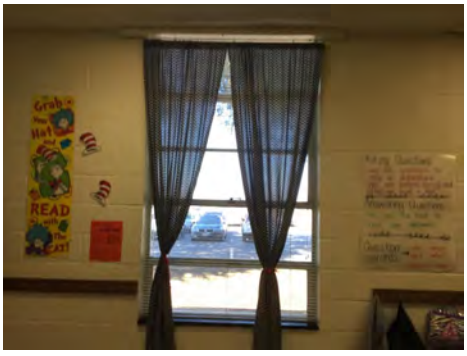
System: E1090 - Other Equipment



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%

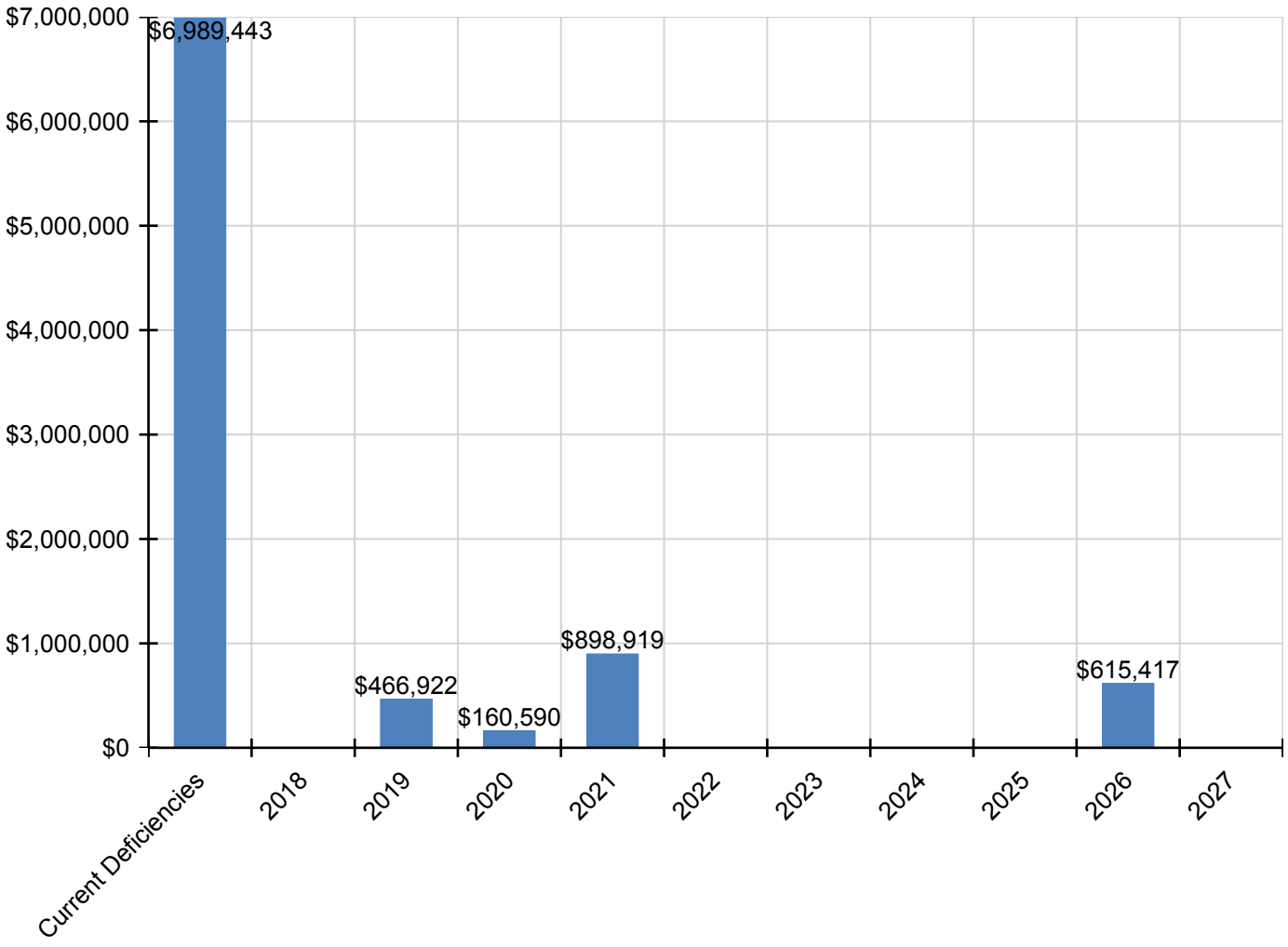
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$6,989,443**	**$0**	**$466,922**	**$160,590**	**$898,919**	**$0**	**$0**	**$0**	**$0**	**$615,417**	**$0**	**$9,131,292**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$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	$707,884	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$707,884**
B2030 - Exterior Doors	$78,483	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$78,483**
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	$732,366	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$732,366**
B3020 - Roof Openings	$22,314	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$22,314**
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	$190,821	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$190,821**
C1030 - Fittings	$734,045	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$734,045**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$236,421	$0	$0	$0	$0	$0	$0	**$236,421**

C3020 - Floor Finishes	$857,924	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$857,924**
C3030 - Ceiling Finishes	$826,377	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$826,377**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$866,388	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$866,388**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$83,137	$0	$0	$0	$0	$0	$0	**$83,137**
D2030 - Sanitary Waste	$0	$0	$0	$0	$131,634	$0	$0	$0	$0	$0	$0	**$131,634**
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	$463,202	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$463,202**
D3050 - Terminal & Package Units	$1,007,196	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,007,196**
D3060 - Controls & Instrumentation	$0	$0	$0	$160,590	$0	$0	$0	$0	$0	$0	$0	**$160,590**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$324,703	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$324,703**
D4020 - Standpipes	$50,783	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$50,783**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$126,957	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$126,957**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$183,721	$0	**$183,721**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$286,649	$0	$0	$0	$0	$0	$0	**$286,649**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$431,696	$0	**$431,696**
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	$161,078	$0	$0	$0	$0	$0	$0	**$161,078**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$466,922	$0	$0	$0	$0	$0	$0	$0	$0	**$466,922**

** Indicates non-renewable system*

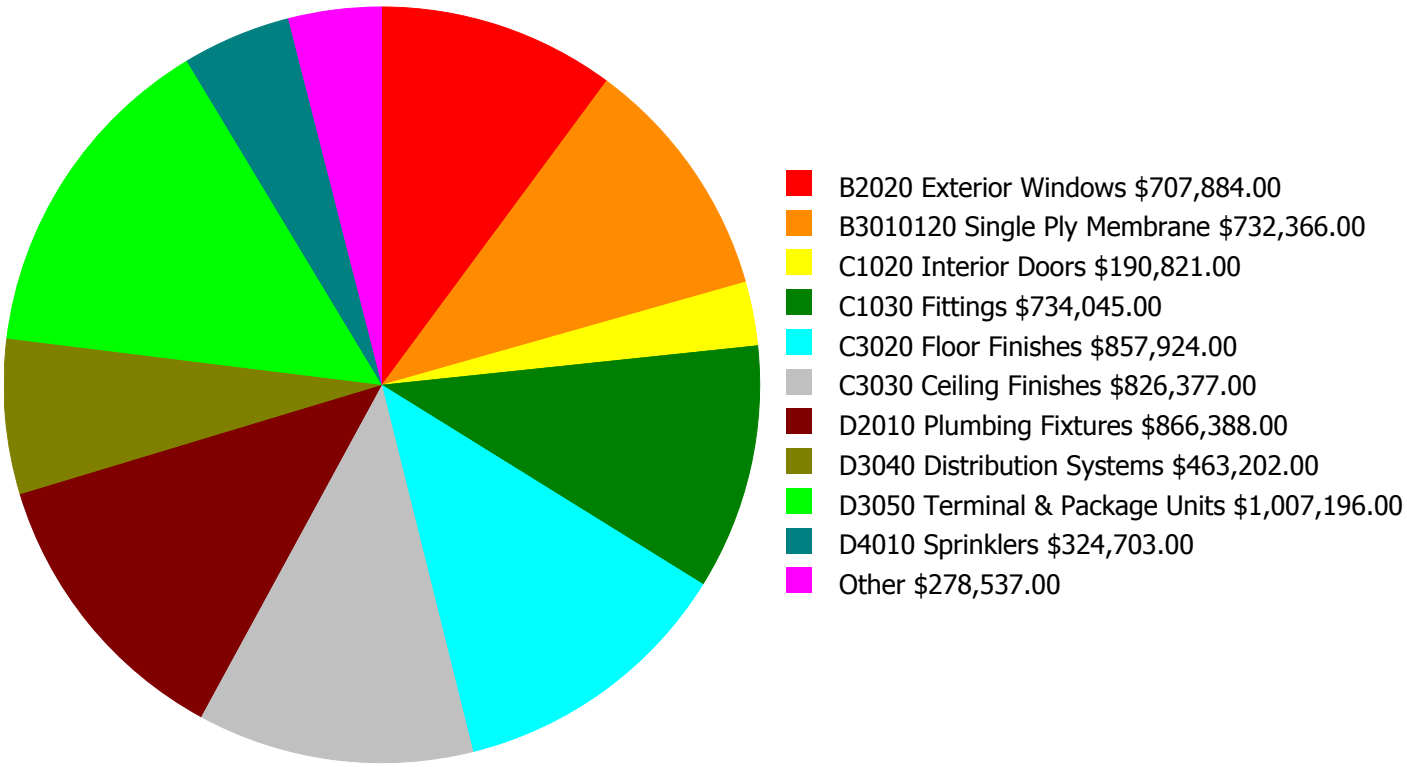
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

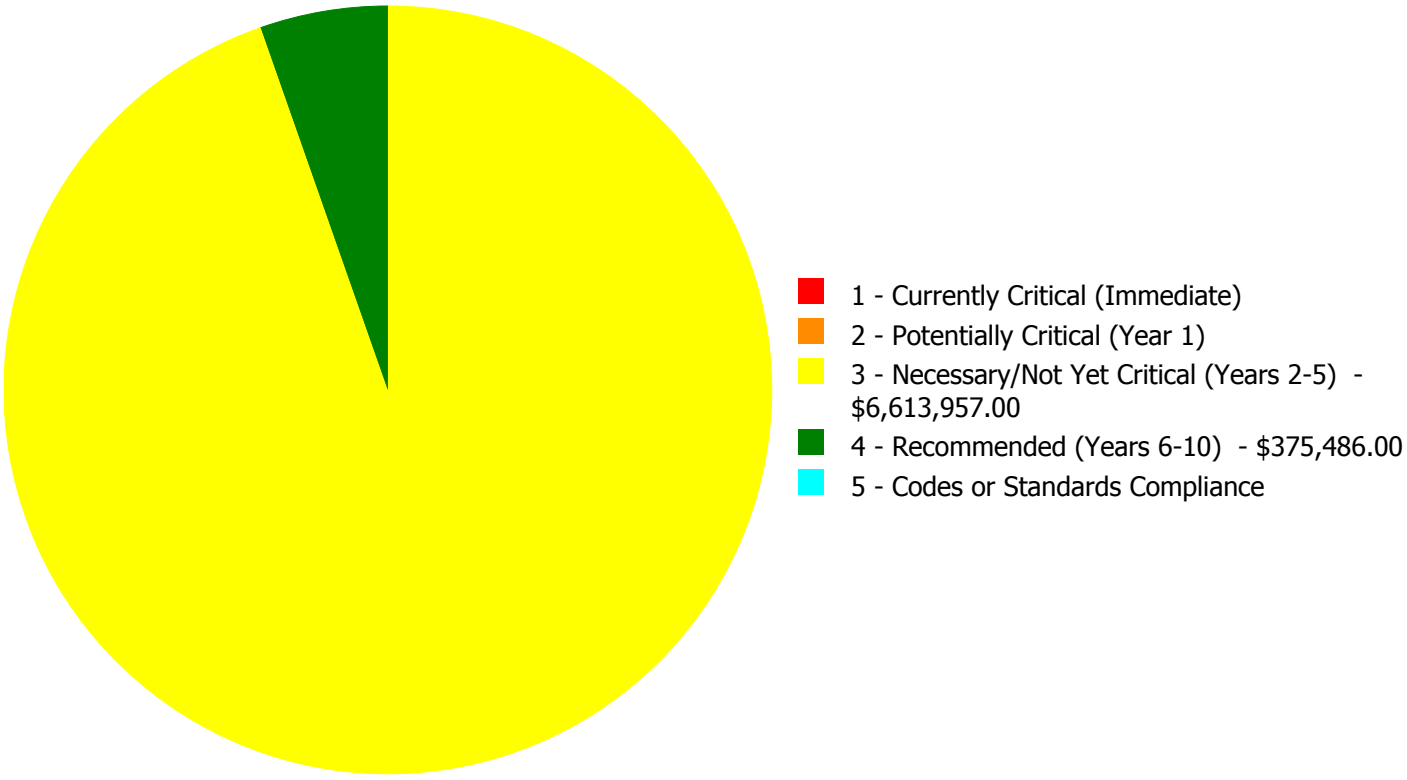
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $6,989,443.00

Deficiency Summary by Priority

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



Budget Estimate Total: $6,989,443.00

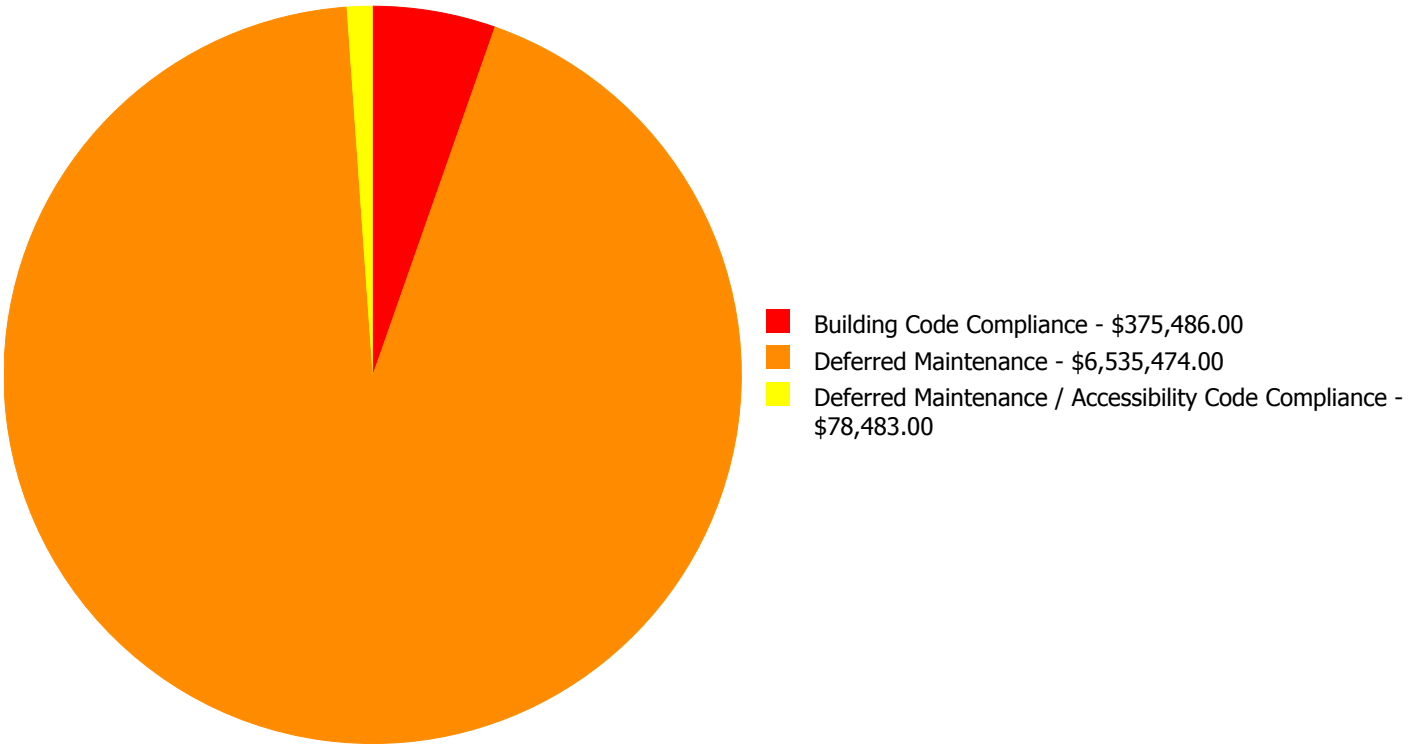
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2020	Exterior Windows	$0.00	$0.00	$707,884.00	$0.00	$0.00	$707,884.00
B2030	Exterior Doors	$0.00	$0.00	$78,483.00	$0.00	$0.00	$78,483.00
B3010120	Single Ply Membrane	$0.00	$0.00	$732,366.00	$0.00	$0.00	$732,366.00
B3020	Roof Openings	$0.00	$0.00	$22,314.00	$0.00	$0.00	$22,314.00
C1020	Interior Doors	$0.00	$0.00	$190,821.00	$0.00	$0.00	$190,821.00
C1030	Fittings	$0.00	$0.00	$734,045.00	$0.00	$0.00	$734,045.00
C3020	Floor Finishes	$0.00	$0.00	$857,924.00	$0.00	$0.00	$857,924.00
C3030	Ceiling Finishes	$0.00	$0.00	$826,377.00	$0.00	$0.00	$826,377.00
D2010	Plumbing Fixtures	$0.00	$0.00	$866,388.00	$0.00	$0.00	$866,388.00
D3040	Distribution Systems	$0.00	$0.00	$463,202.00	$0.00	$0.00	$463,202.00
D3050	Terminal & Package Units	$0.00	$0.00	$1,007,196.00	$0.00	$0.00	$1,007,196.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$324,703.00	$0.00	$324,703.00
D4020	Standpipes	$0.00	$0.00	$0.00	$50,783.00	$0.00	$50,783.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$126,957.00	$0.00	$0.00	$126,957.00
	Total:	$0.00	$0.00	$6,613,957.00	$375,486.00	$0.00	$6,989,443.00

Deficiency Summary by Category

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



Budget Estimate Total: $6,989,443.00

Deficiency Details by Priority

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

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

System: B2020 - Exterior Windows

Location: Exterior
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 69,949.00
Unit of Measure: S.F.
Estimate: $707,884.00
Assessor Name: Eduardo Lopez
Date Created: 02/10/2017

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

System: B2030 - Exterior Doors

Location: Exterior
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 69,949.00
Unit of Measure: S.F.
Estimate: $78,483.00
Assessor Name: Eduardo Lopez
Date Created: 02/10/2017

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

System: B3010120 - Single Ply Membrane

Location: Roof
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 69,949.00
Unit of Measure: S.F.
Estimate: $732,366.00
Assessor Name: Eduardo Lopez
Date Created: 02/10/2017

Notes: The asphalt shingle roofing is aged, repairs are increasing and it passed its service life and should be replaced.

System: B3020 - Roof Openings

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 69,949.00
Unit of Measure: S.F.
Estimate: $22,314.00
Assessor Name: Eduardo Lopez
Date Created: 02/10/2017

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

System: C1020 - Interior Doors

Location: Classrooms
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 69,949.00
Unit of Measure: S.F.
Estimate: $190,821.00
Assessor Name: Eduardo Lopez
Date Created: 02/10/2017

Notes: The original wood interior doors are aged, worn and should be replaced.

System: C1030 - Fittings

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 69,949.00
Unit of Measure: S.F.
Estimate: $734,045.00
Assessor Name: Eduardo Lopez
Date Created: 02/22/2017

Notes: The fittings, such as signs, marker boards, tack boards and chalkboards have reached the end of their useful life and should be replaced.

System: C3020 - Floor Finishes

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 69,949.00
Unit of Measure: S.F.
Estimate: $857,924.00
Assessor Name: Eduardo Lopez
Date Created: 02/22/2017

Notes: The floor coverings are beyond their service life, damaged in different areas throughout the building and should be replaced.

System: C3030 - Ceiling Finishes

Location: Throughout the building
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 69,949.00
Unit of Measure: S.F.
Estimate: $826,377.00
Assessor Name: Eduardo Lopez
Date Created: 02/15/2017

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

System: D2010 - Plumbing Fixtures

Location: Restroom
Distress: Inadequate
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 69,949.00
Unit of Measure: S.F.
Estimate: $866,388.00
Assessor Name: Eduardo Lopez
Date Created: 02/10/2017

Notes: The plumbing fixtures are original, not efficient or low flow fixtures. The plumbing fixtures should be upgraded to low flow fixtures.

System: D3040 - Distribution Systems

Location: Corridors
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 69,949.00
Unit of Measure: S.F.
Estimate: $463,202.00
Assessor Name: Eduardo Lopez
Date Created: 02/10/2017

Notes: The distribution equipment is inefficient and aging.

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: 69,949.00
Unit of Measure: S.F.
Estimate: $1,007,196.00
Assessor Name: Eduardo Lopez
Date Created: 02/10/2017

Notes: The pad mounted heat pumps are aged and should be replaced.

System: D5010 - Electrical Service/Distribution

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 69,949.00
Unit of Measure: S.F.
Estimate: $126,957.00
Assessor Name: Eduardo Lopez
Date Created: 02/10/2017

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 69,949.00
Unit of Measure: S.F.
Estimate: $324,703.00
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: 69,949.00
Unit of Measure: S.F.
Estimate: $50,783.00
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):	27,028
Year Built:	1996
Last Renovation:	
Replacement Value:	$5,468,304
Repair Cost:	$151,627.00
Total FCI:	2.77 %
Total RSLI:	44.91 %
FCA Score:	97.23

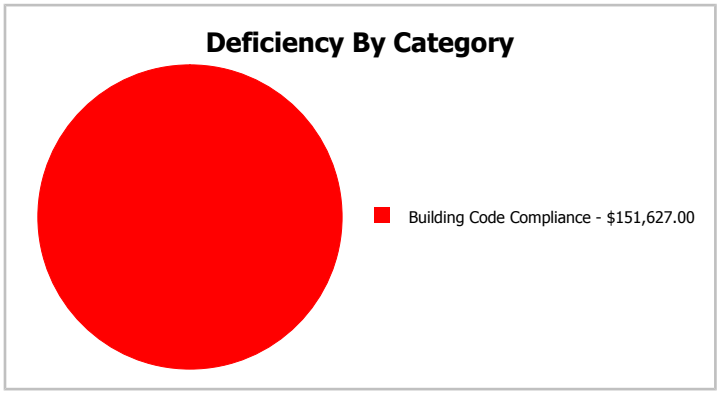
Description:

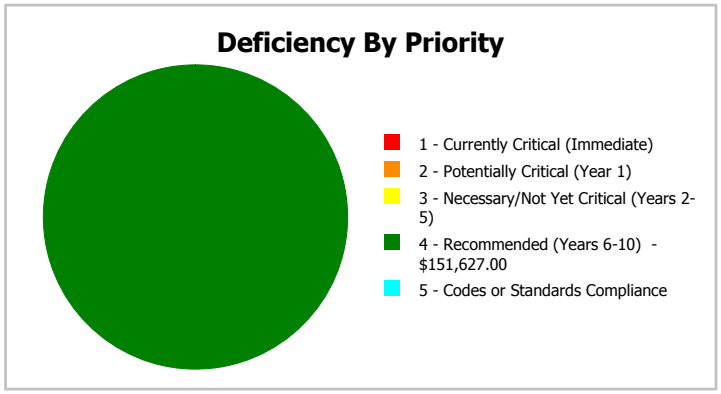
The narrative for this building is included in the Executive Summary Description at the front of this report.

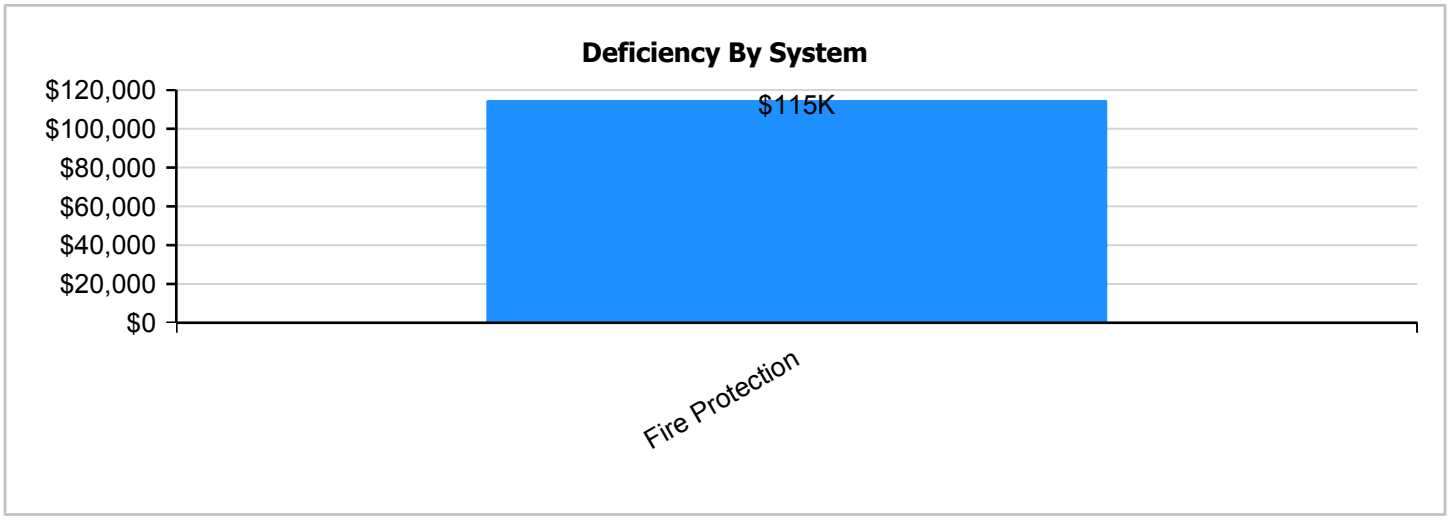
Attributes: This asset has no attributes.

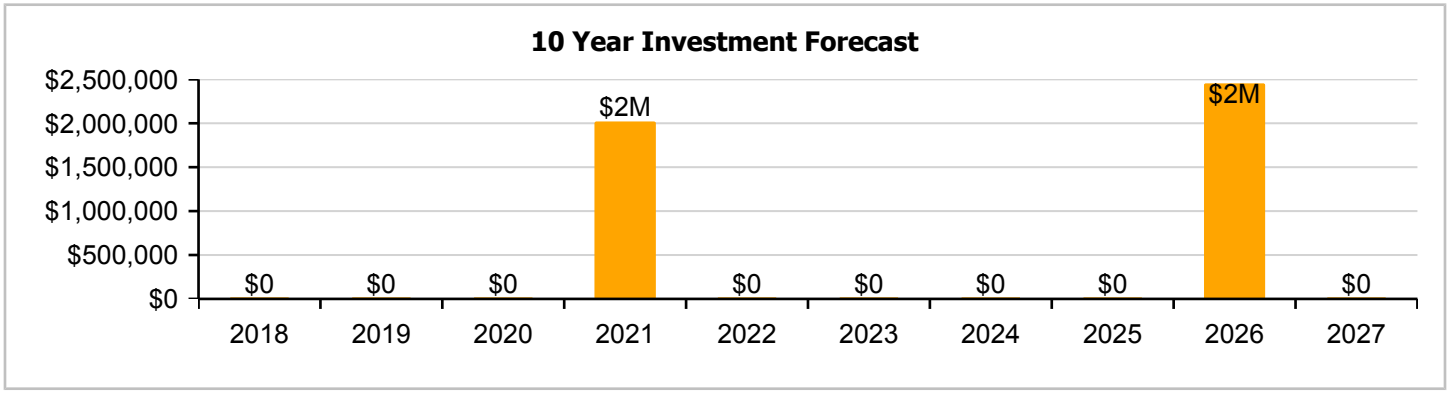
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	27,028
Year Built:	1996	Last Renovation:	
Repair Cost:	$151,627	Replacement Value:	$5,468,304
FCI:	2.77 %	RSLI%:	44.91 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	79.00 %	0.00 %	$0.00
A20 - Basement Construction	79.00 %	0.00 %	$0.00
B10 - Superstructure	79.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	53.25 %	0.00 %	$0.00
B30 - Roofing	30.00 %	0.00 %	$0.00
C10 - Interior Construction	45.42 %	0.00 %	$0.00
C30 - Interior Finishes	20.47 %	0.00 %	$0.00
D20 - Plumbing	30.00 %	0.00 %	$0.00
D30 - HVAC	27.13 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$151,627.00
D50 - Electrical	43.16 %	0.00 %	$0.00
E10 - Equipment	70.00 %	0.00 %	$0.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
Totals:	**44.91 %**	**2.77 %**	**$151,627.00**

Photo Album

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

1). Northwest Elevation - Feb 13, 2017

2). Northeast Elevation - Feb 13, 2017

3). Southeast Elevation - Feb 13, 2017

4). Northwest 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	$4.88	S.F.	27,028	100	1996	2096		79.00 %	0.00 %	79			$131,897
A1030	Slab on Grade	$8.61	S.F.	27,028	100	1996	2096		79.00 %	0.00 %	79			$232,711
A2010	Basement Excavation	$1.95	S.F.	27,028	100	1996	2096		79.00 %	0.00 %	79			$52,705
A2020	Basement Walls	$13.35	S.F.	27,028	100	1996	2096		79.00 %	0.00 %	79			$360,824
B1010	Floor Construction	$2.27	S.F.	27,028	100	1996	2096		79.00 %	0.00 %	79			$61,354
B1020	Roof Construction	$16.08	S.F.	27,028	100	1996	2096		79.00 %	0.00 %	79			$434,610
B2010	Exterior Walls	$9.61	S.F.	27,028	100	1996	2096		79.00 %	0.00 %	79			$259,739
B2020	Exterior Windows	$9.57	S.F.	27,028	30	1996	2026		30.00 %	0.00 %	9			$258,658
B2030	Exterior Doors	$1.07	S.F.	27,028	30	1996	2026		30.00 %	0.00 %	9			$28,920
B3010130	Preformed Metal Roofing	$9.66	S.F.	27,028	30	1996	2026		30.00 %	0.00 %	9			$261,090
C1010	Partitions	$11.01	S.F.	27,028	75	1996	2071		72.00 %	0.00 %	54			$297,578
C1020	Interior Doors	$2.59	S.F.	27,028	30	1996	2026		30.00 %	0.00 %	9			$70,003
C1030	Fittings	$9.94	S.F.	27,028	20	1996	2016	2021	20.00 %	0.00 %	4			$268,658
C3010	Wall Finishes	$2.84	S.F.	27,028	10	1996	2006	2021	40.00 %	0.00 %	4			$76,760
C3020	Floor Finishes	$11.60	S.F.	27,028	20	1996	2016	2021	20.00 %	0.00 %	4			$313,525
C3030	Ceiling Finishes	$11.19	S.F.	27,028	25	1996	2021		16.00 %	0.00 %	4			$302,443
D2010	Plumbing Fixtures	$11.71	S.F.	27,028	30	1996	2026		30.00 %	0.00 %	9			$316,498
D2020	Domestic Water Distribution	$0.99	S.F.	27,028	30	1996	2026		30.00 %	0.00 %	9			$26,758
D2030	Sanitary Waste	$1.57	S.F.	27,028	30	1996	2026		30.00 %	0.00 %	9			$42,434
D3040	Distribution Systems	$6.26	S.F.	27,028	30	1996	2026		30.00 %	0.00 %	9			$169,195
D3050	Terminal & Package Units	$13.71	S.F.	27,028	15	2000	2015	2021	26.67 %	0.00 %	4			$370,554
D3060	Controls & Instrumentation	$1.62	S.F.	27,028	20	1996	2016	2021	20.00 %	0.00 %	4			$43,785
D4010	Sprinklers	$4.41	S.F.	27,028	30			2016	0.00 %	110.00 %	-1		$131,113.00	$119,193
D4020	Standpipes	$0.69	S.F.	27,028	30			2016	0.00 %	110.00 %	-1		$20,514.00	$18,649
D5010	Electrical Service/Distribution	$1.73	S.F.	27,028	40	1996	2036		47.50 %	0.00 %	19			$46,758
D5020	Branch Wiring	$5.20	S.F.	27,028	30	1996	2026		30.00 %	0.00 %	9			$140,546
D5020	Lighting	$12.12	S.F.	27,028	30	1996	2026		30.00 %	0.00 %	9			$327,579
D5030810	Security & Detection Systems	$1.91	S.F.	27,028	15	2015	2030		86.67 %	0.00 %	13			$51,623
D5030910	Fire Alarm Systems	$3.46	S.F.	27,028	15	1996	2011	2021	26.67 %	0.00 %	4			$93,517
D5030920	Data Communication	$4.47	S.F.	27,028	15	2015	2030		86.67 %	0.00 %	13			$120,815
E1020	Institutional Equipment	$0.30	S.F.	27,028	20	2011	2031		70.00 %	0.00 %	14			$8,108
E2010	Fixed Furnishings	$5.95	S.F.	27,028	20	1996	2016	2021	20.00 %	0.00 %	4			$160,817
								Total	**44.91 %**	**2.77 %**			**$151,627.00**	**$5,468,304**

System Notes

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

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors

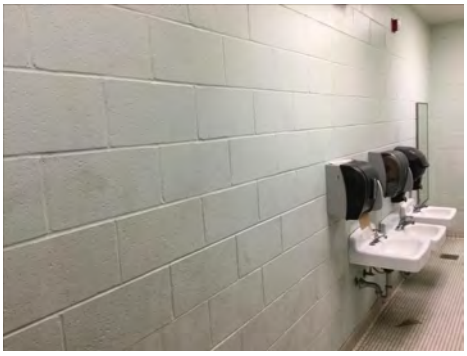
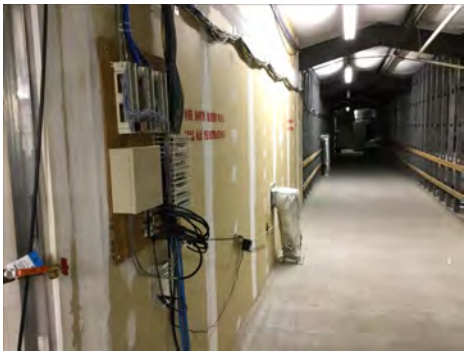
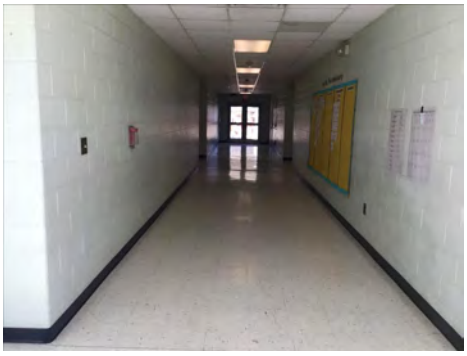
Note:

System: B3010130 - Preformed Metal Roofing



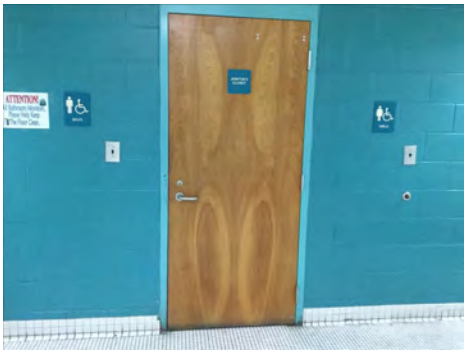
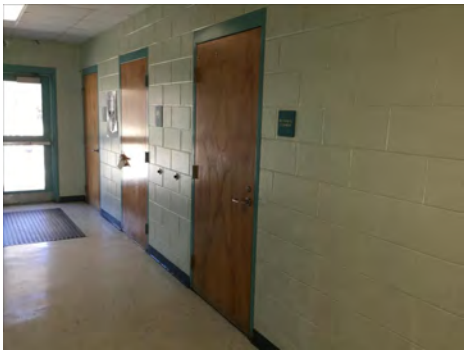
Note:

System: C1010 - Partitions

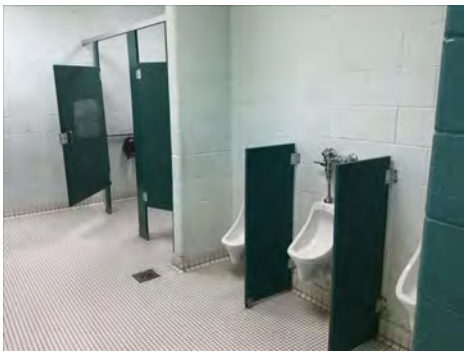
Note:

System: C1020 - Interior Doors

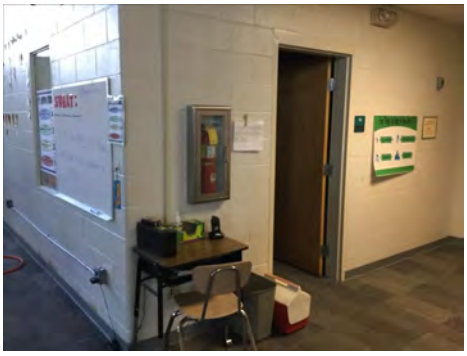
Note:

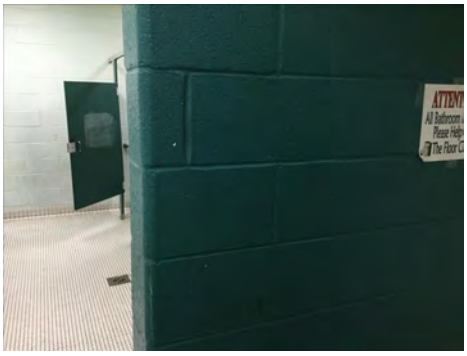
System: C1030 - Fittings

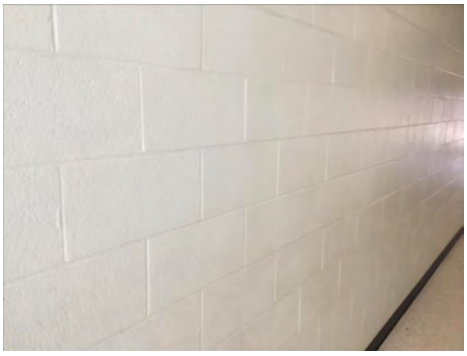


Note:

System: C3010 - Wall Finishes

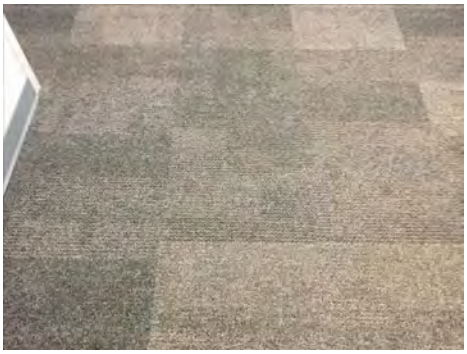


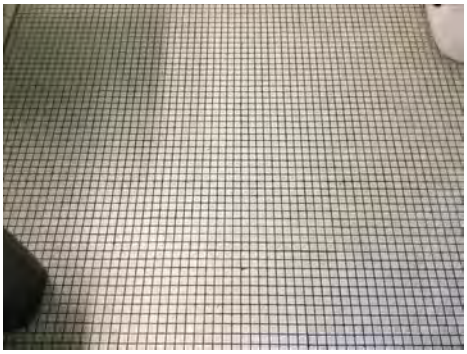




Note:

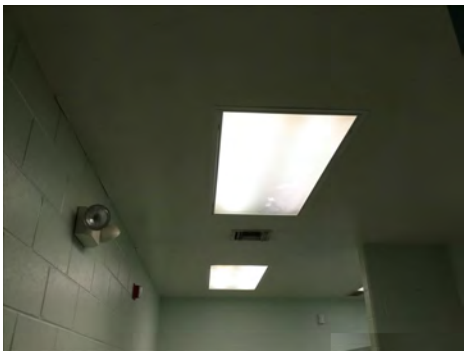
System: C3020 - Floor Finishes

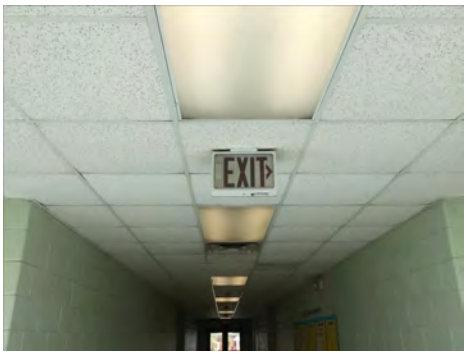




Note:

System: C3030 - Ceiling Finishes





Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution

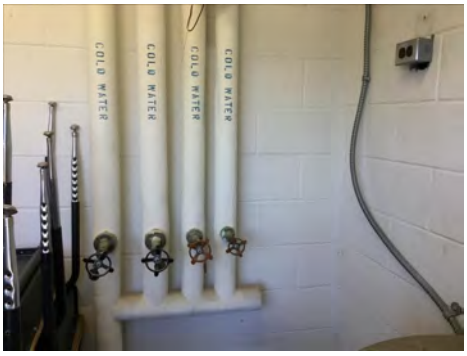
Note:

System: D2030 - Sanitary Waste


Note:

System: D3040 - Distribution Systems





Note: Air Handler major issues. improper drainage.

System: D3050 - Terminal & Package Units

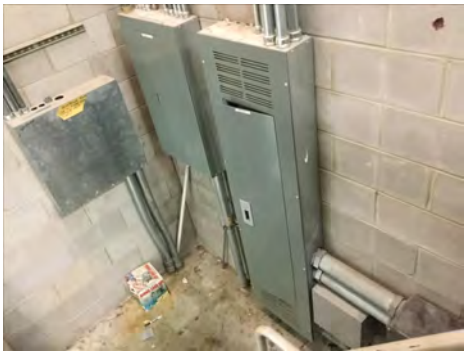


Note:

System: D3060 - Controls & Instrumentation

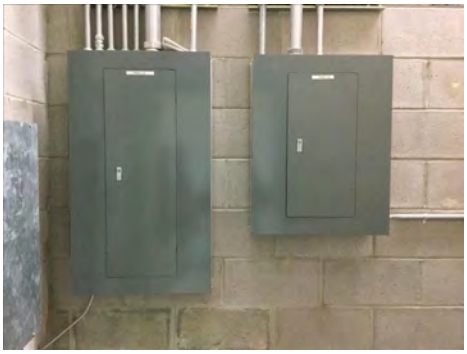
Note:

System: D5010 - Electrical Service/Distribution



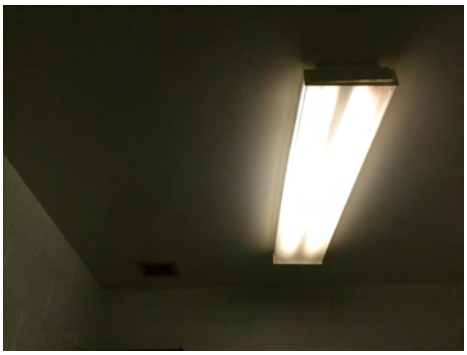
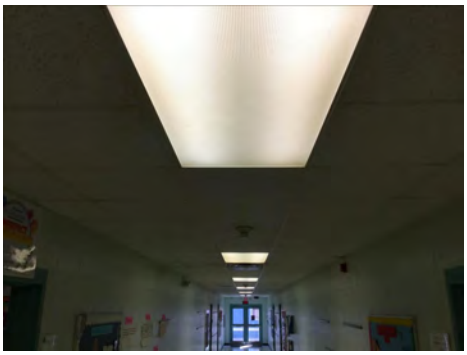
Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting

Note:

System: D5030810 - Security & Detection Systems

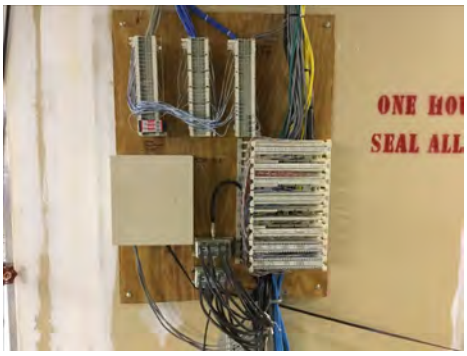
Note:

System: D5030910 - Fire Alarm Systems

Note:

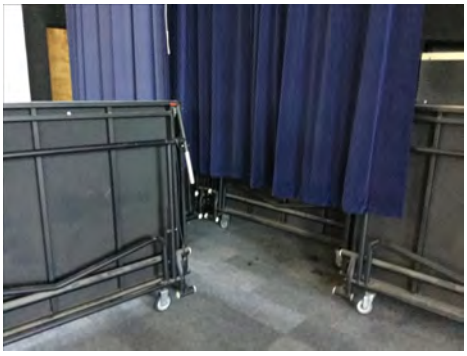
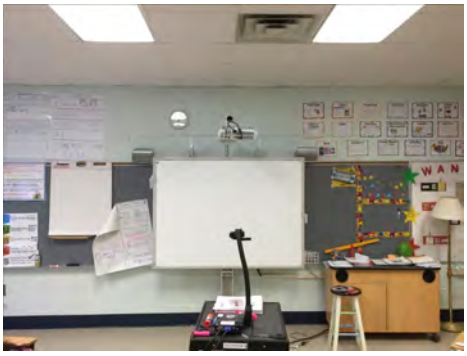
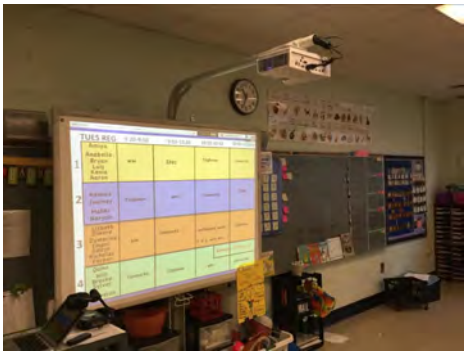
System: D5030920 - Data Communication





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%

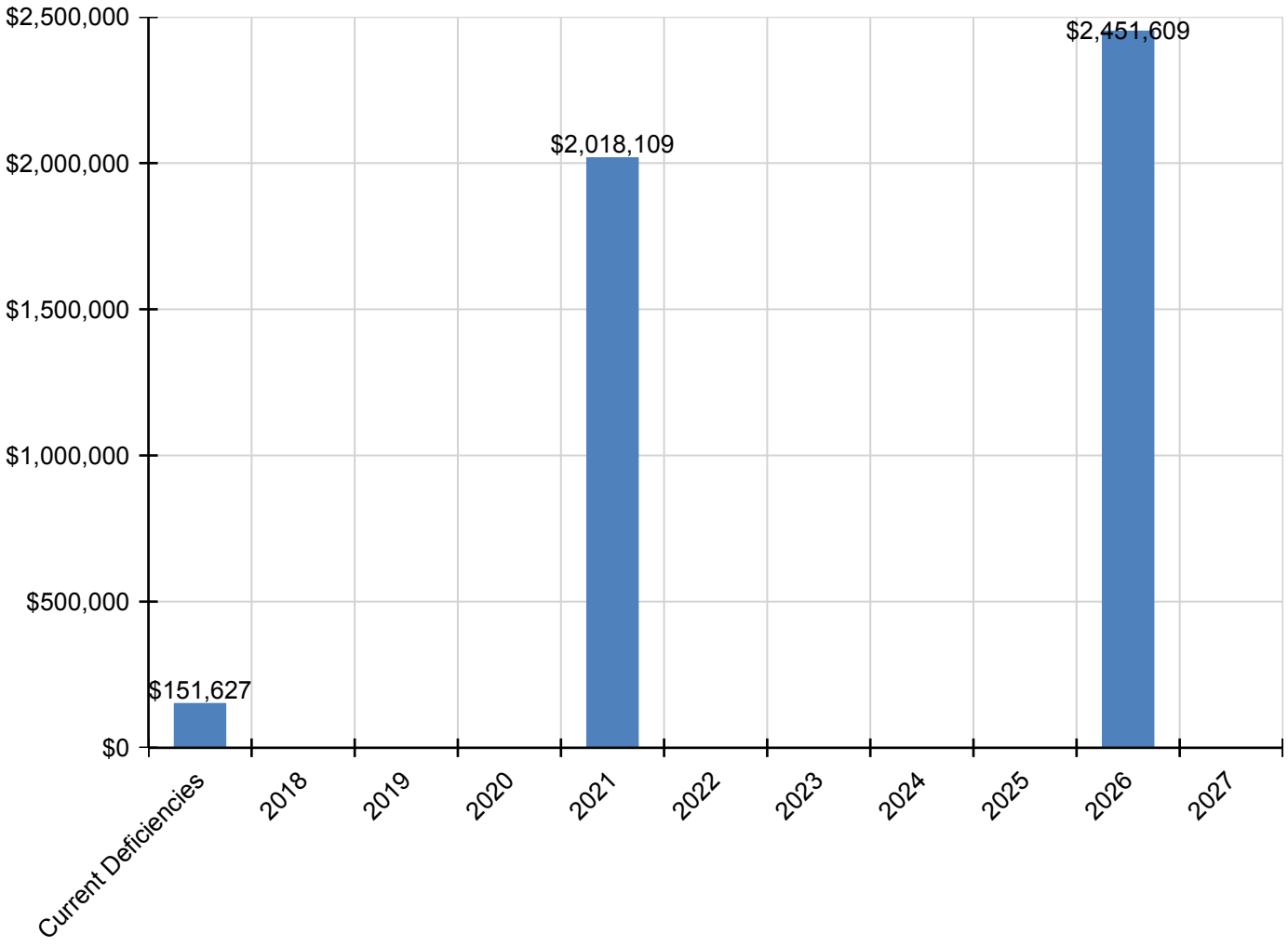
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$151,627**	**$0**	**$0**	**$0**	**$2,018,109**	**$0**	**$0**	**$0**	**$0**	**$2,451,609**	**$0**	**$4,621,345**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B1010 - Floor Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$371,239	$0	**$371,239**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$41,507	$0	**$41,507**
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	$470,116	$0	**$470,116**
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	$100,471	$0	**$100,471**
C1030 - Fittings	$0	$0	$0	$0	$332,615	$0	$0	$0	$0	$0	$0	**$332,615**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$95,032	$0	$0	$0	$0	$0	$0	**$95,032**

C3020 - Floor Finishes	$0	$0	$0	$0	$388,162	$0	$0	$0	$0	$0	$0	**$388,162**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$374,443	$0	$0	$0	$0	$0	$0	**$374,443**
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	$454,254	$0	**$454,254**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$38,403	$0	**$38,403**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$60,903	$0	**$60,903**
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	$242,838	$0	**$242,838**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$458,768	$0	$0	$0	$0	$0	$0	**$458,768**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$54,209	$0	$0	$0	$0	$0	$0	**$54,209**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$131,113	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$131,113**
D4020 - Standpipes	$20,514	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$20,514**
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	$201,718	$0	**$201,718**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$470,158	$0	**$470,158**
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	$115,780	$0	$0	$0	$0	$0	$0	**$115,780**
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**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$199,100	$0	$0	$0	$0	$0	$0	**$199,100**

** Indicates non-renewable system*

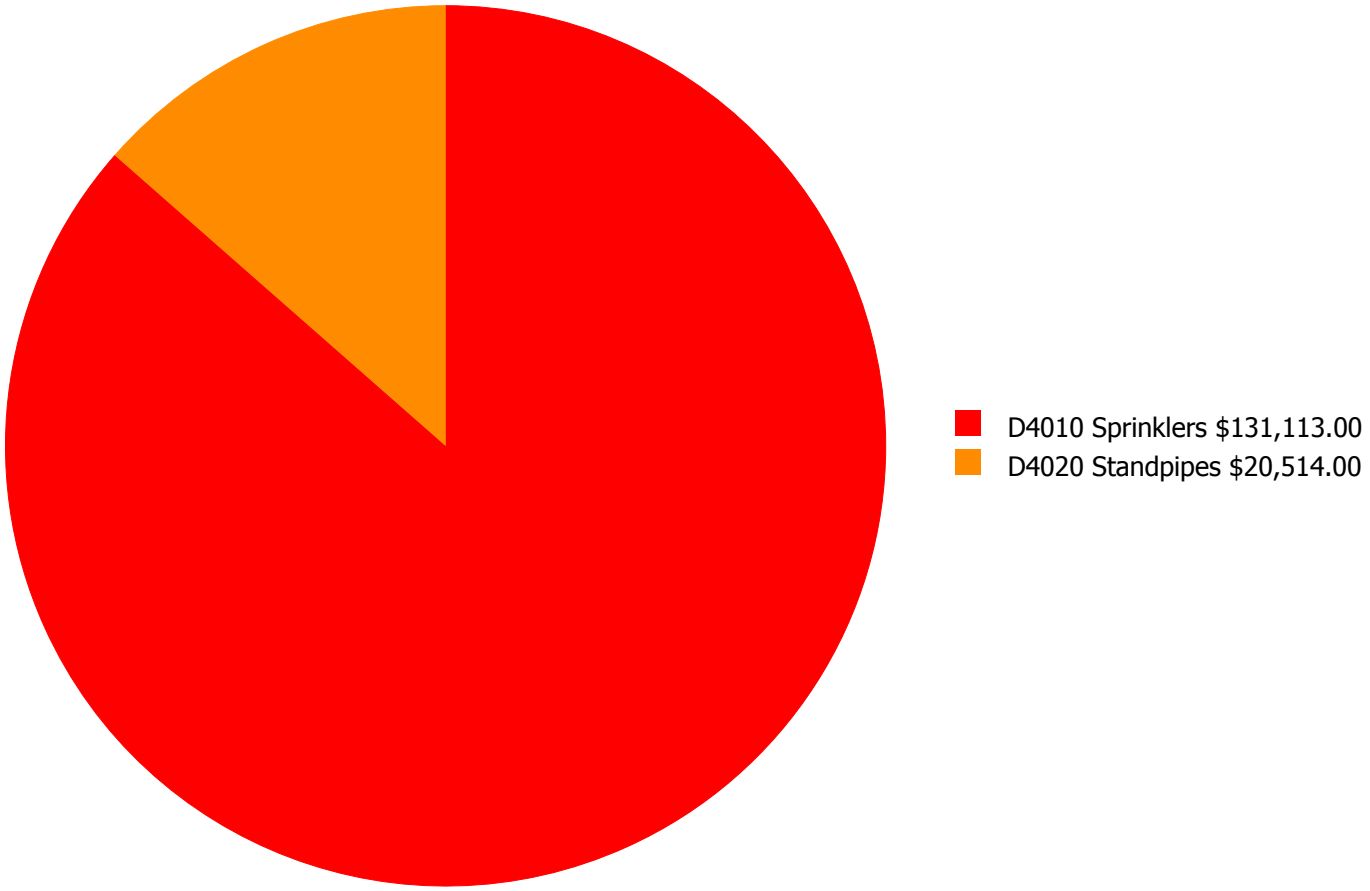
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

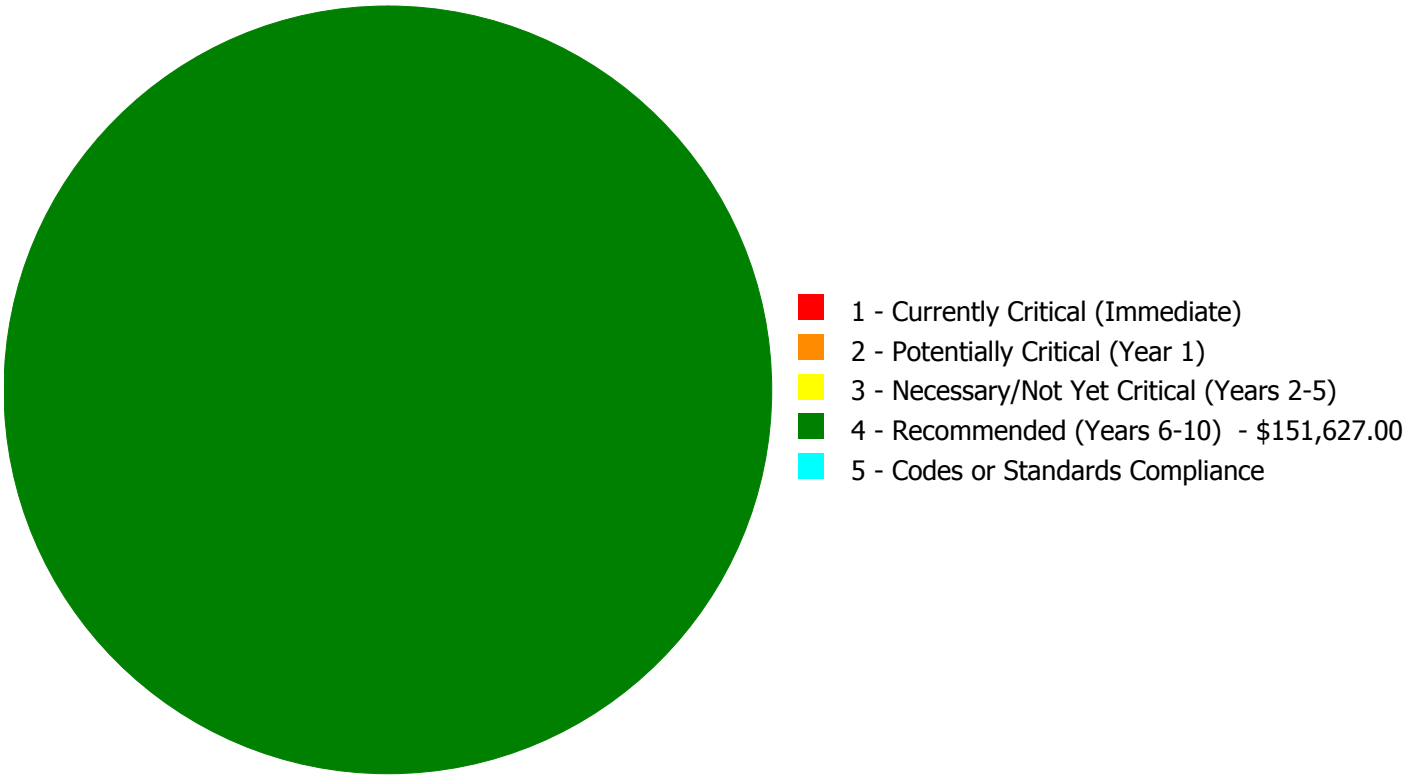
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $151,627.00

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: $151,627.00

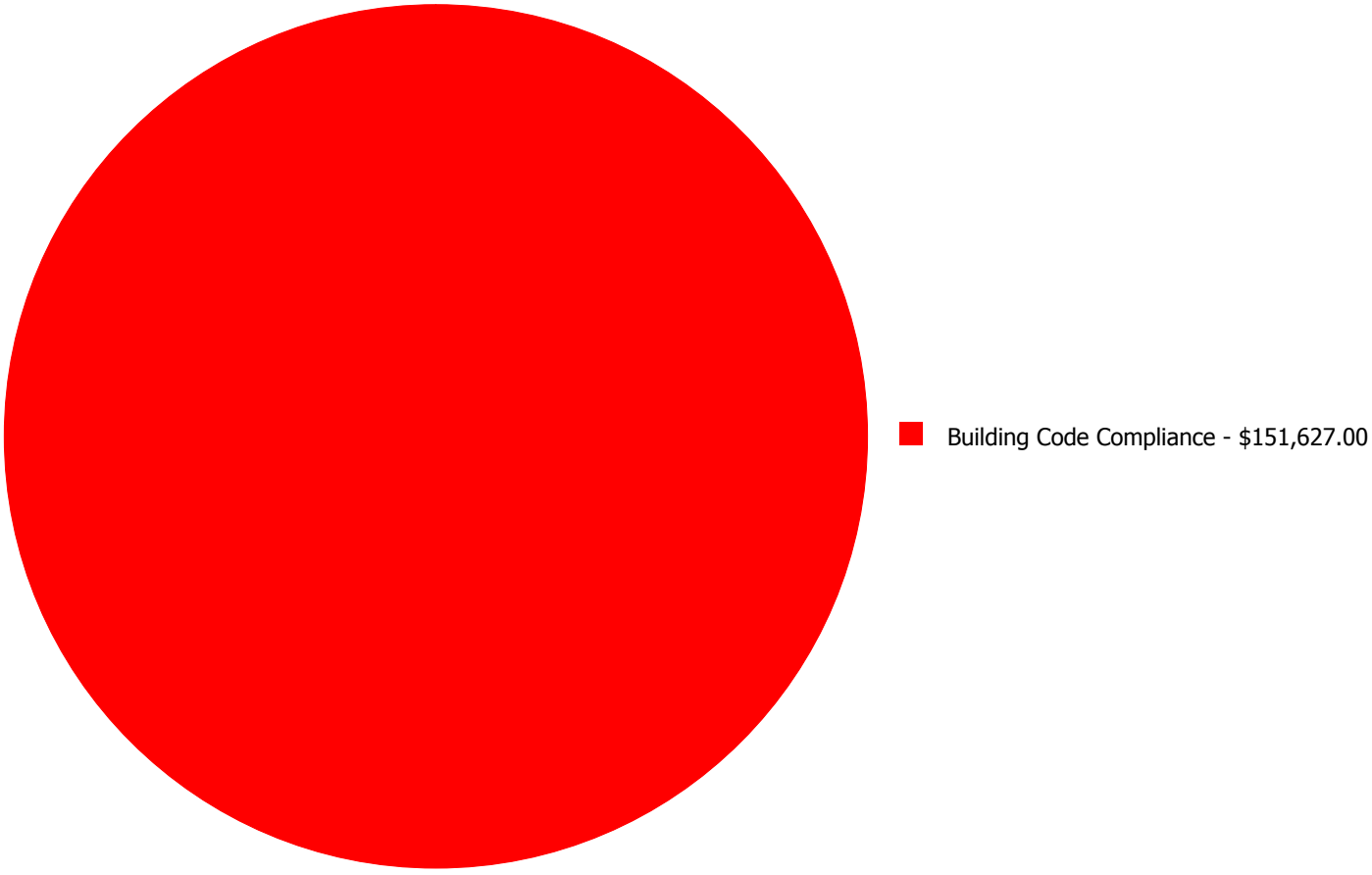
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
D4010	Sprinklers	$0.00	$0.00	$0.00	$131,113.00	$0.00	$131,113.00
D4020	Standpipes	$0.00	$0.00	$0.00	$20,514.00	$0.00	$20,514.00
	Total:	$0.00	$0.00	$0.00	$151,627.00	$0.00	$151,627.00

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: $151,627.00

Deficiency Details by Priority

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location:	Throughout the building
Distress:	Missing
Category:	Building Code Compliance
Priority:	4 - Recommended (Years 6-10)
Correction:	Renew System
Qty:	27,028.00
Unit of Measure:	S.F.
Estimate:	$131,113.00
Assessor Name:	Eduardo Lopez
Date Created:	02/15/2017

Notes: There are no sprinklers in the school.

System: D4020 - Standpipes

This deficiency has no image.

Location:	Throughout the building
Distress:	Missing
Category:	Building Code Compliance
Priority:	4 - Recommended (Years 6-10)
Correction:	Renew System
Qty:	27,028.00
Unit of Measure:	S.F.
Estimate:	$20,514.00
Assessor Name:	Eduardo Lopez
Date Created:	02/15/2017

Notes: There are no sprinklers in the school.

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:	1996
Last Renovation:	
Replacement Value:	$163,540
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	45.81 %
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

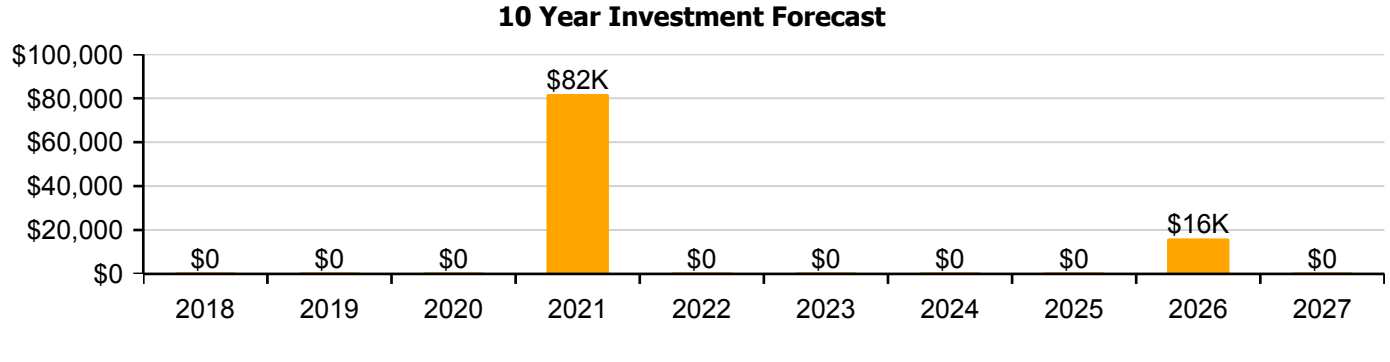
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	1,000
Year Built:	1996	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$163,540
FCI:	0.00 %	RSLI%:	45.81 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	79.00 %	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	41.64 %	0.00 %	$0.00
E10 - Equipment	20.00 %	0.00 %	$0.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
Totals:	**45.81 %**	**0.00 %**	**$0.00**

Photo Album

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

1). Nortwest Elevation - Feb 13, 2017

2). Northeast Elevation - Feb 13, 2017

3). Southwest 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	$1.57	S.F.	1,000	100	1996	2096		79.00 %	0.00 %	79			$1,570
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	2001	2016	2021	26.67 %	0.00 %	4			$4,470
E1020	Institutional Equipment	$0.30	S.F.	1,000	20	2001	2021		20.00 %	0.00 %	4			$300
E2010	Fixed Furnishings	$5.95	S.F.	1,000	20	2001	2021		20.00 %	0.00 %	4			$5,950
								Total	**45.81 %**					**$163,540**

System Notes

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

System: B2010 - Exterior Walls

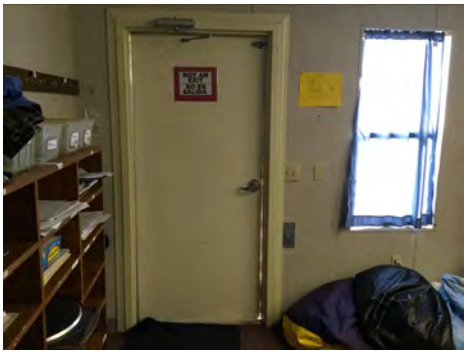
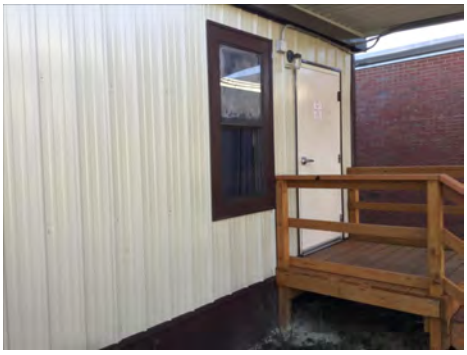


Note:

System: B2020 - Exterior Windows


Note:

System: B2030 - Exterior Doors


Note:

System: B3010120 - Single Ply Membrane

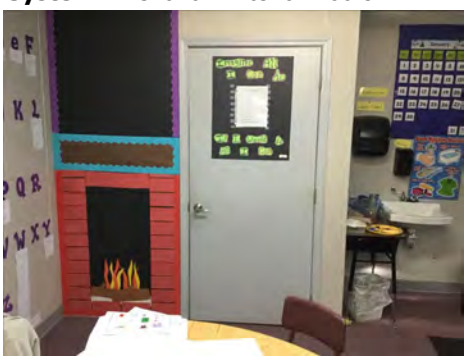


Note:

System: C1010 - Partitions

Note:

System: C1020 - Interior Doors



Note:

System: C1030 - Fittings

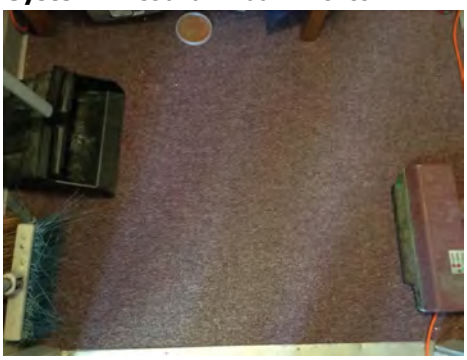
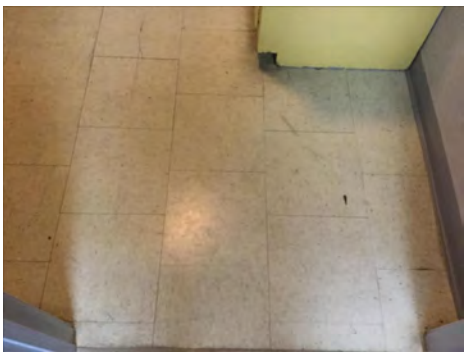
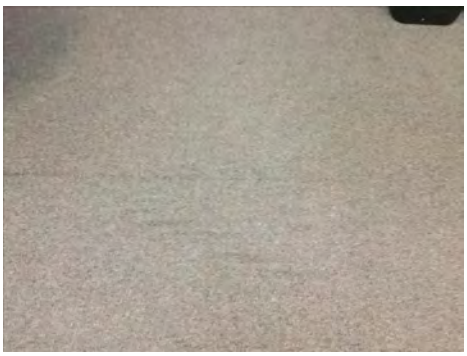

Note:

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes

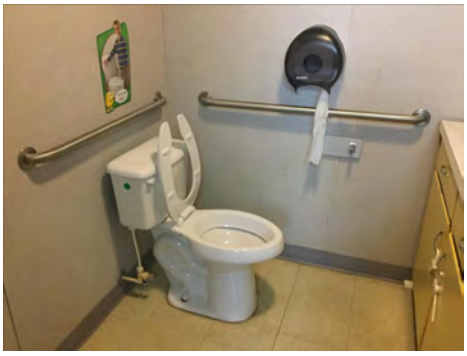
Note:

System: C3030 - Ceiling Finishes



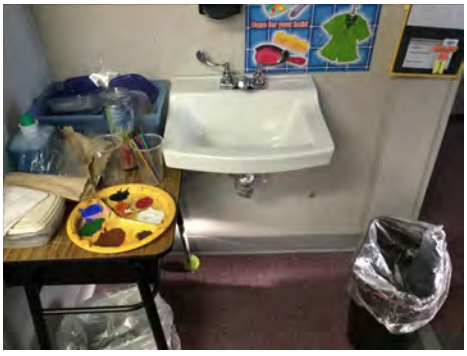
Note:

System: D2010 - Plumbing Fixtures

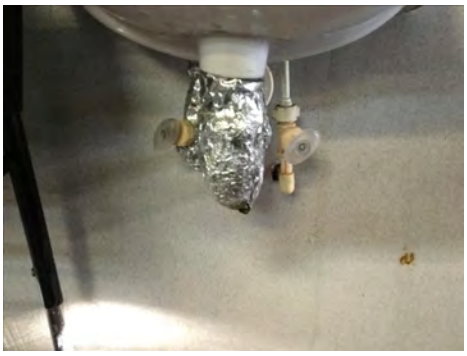
Note:

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:

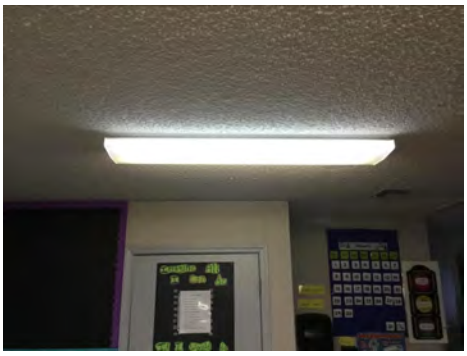
System: D5010 - Electrical Service/Distribution

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%

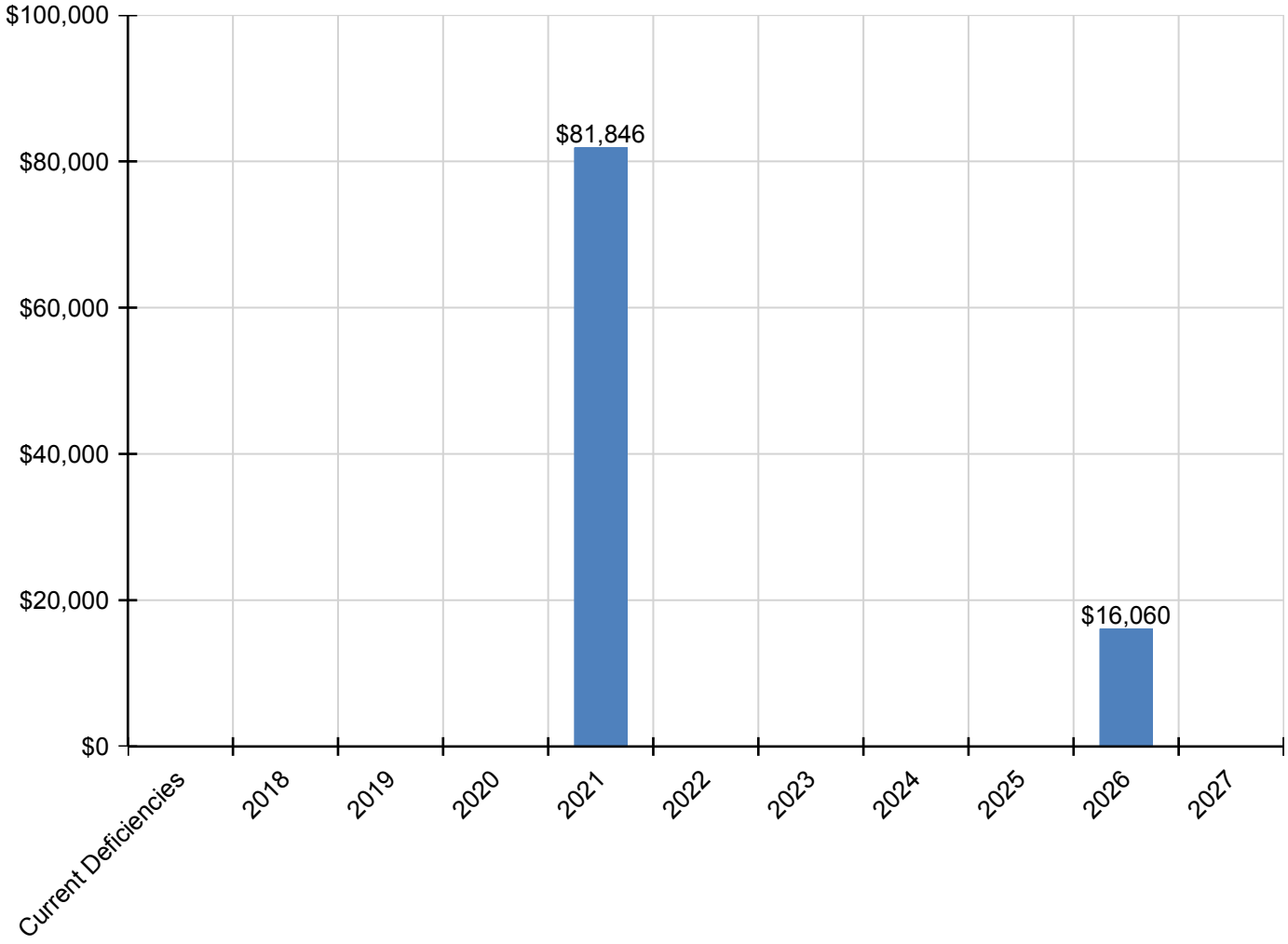
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$81,846**	**$0**	**$0**	**$0**	**$0**	**$16,060**	**$0**	**$97,906**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$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	$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	$371	$0	$0	$0	$0	$0	$0	**$371**
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):	5,720
Year Built:	2006
Last Renovation:	
Replacement Value:	$859,715
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	58.66 %
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.

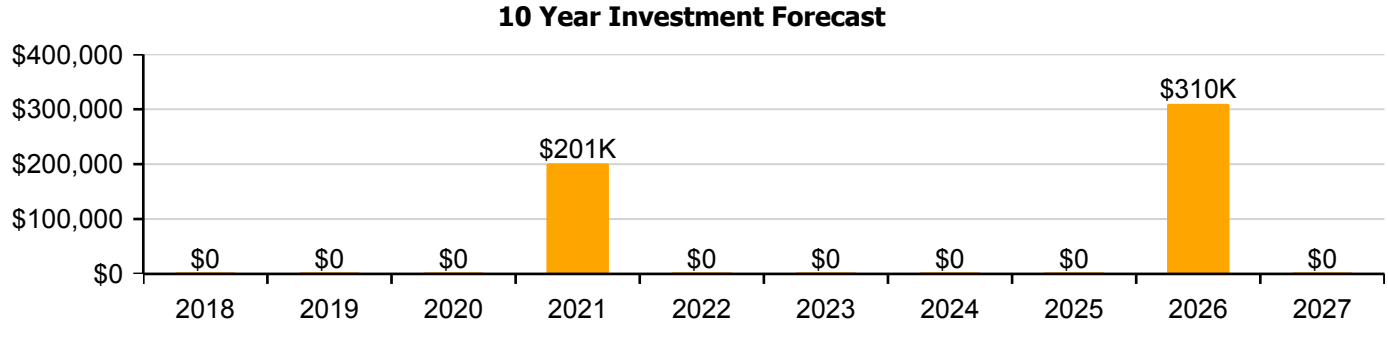
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	5,720
Year Built:	2006	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$859,715
FCI:	0.00 %	RSLI%:	58.66 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	89.00 %	0.00 %	$0.00
B10 - Superstructure	89.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	75.51 %	0.00 %	$0.00
B30 - Roofing	45.00 %	0.00 %	$0.00
C10 - Interior Construction	65.88 %	0.00 %	$0.00
C30 - Interior Finishes	49.25 %	0.00 %	$0.00
D30 - HVAC	31.19 %	0.00 %	$0.00
D50 - Electrical	53.14 %	0.00 %	$0.00
E10 - Equipment	45.00 %	0.00 %	$0.00
E20 - Furnishings	45.00 %	0.00 %	$0.00
Totals:	**58.66 %**	**0.00 %**	**$0.00**

Photo Album

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

1). Northeast Elevation - Feb 13, 2017

2). Northwest Elevation - Feb 13, 2017

3). Southeast Elevation - Feb 13, 2017

4). Southwest 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	$2.60	S.F.	5,720	100	2006	2106		89.00 %	0.00 %	89			$14,872
B1010	Floor Construction	$1.66	S.F.	5,720	100	2006	2106		89.00 %	0.00 %	89			$9,495
B1020	Roof Construction	$16.08	S.F.	5,720	100	2006	2106		89.00 %	0.00 %	89			$91,978
B2010	Exterior Walls	$9.61	S.F.	5,720	100	2006	2106		89.00 %	0.00 %	89			$54,969
B2020	Exterior Windows	$9.57	S.F.	5,720	30	2006	2036		63.33 %	0.00 %	19			$54,740
B2030	Exterior Doors	$1.07	S.F.	5,720	30	2006	2036		63.33 %	0.00 %	19			$6,120
B3010120	Single Ply Membrane	$6.98	S.F.	5,720	20	2006	2026		45.00 %	0.00 %	9			$39,926
C1010	Partitions	$11.01	S.F.	5,720	75	2006	2081		85.33 %	0.00 %	64			$62,977
C1020	Interior Doors	$2.59	S.F.	5,720	30	2006	2036		63.33 %	0.00 %	19			$14,815
C1030	Fittings	$9.94	S.F.	5,720	20	2006	2026		45.00 %	0.00 %	9			$56,857
C3010	Wall Finishes	$2.84	S.F.	5,720	10	2006	2016	2021	40.00 %	0.00 %	4			$16,245
C3020	Floor Finishes	$11.60	S.F.	5,720	20	2006	2026		45.00 %	0.00 %	9			$66,352
C3030	Ceiling Finishes	$11.19	S.F.	5,720	25	2006	2031		56.00 %	0.00 %	14			$64,007
D3040	Distribution Systems	$2.30	S.F.	5,720	30	2006	2036		63.33 %	0.00 %	19			$13,156
D3050	Terminal & Package Units	$17.61	S.F.	5,720	15	2006	2021		26.67 %	0.00 %	4			$100,729
D3060	Controls & Instrumentation	$0.42	S.F.	5,720	20	2006	2026		45.00 %	0.00 %	9			$2,402
D5010	Electrical Service/Distribution	$1.73	S.F.	5,720	40	2006	2046		72.50 %	0.00 %	29			$9,896
D5020	Branch Wiring	$5.20	S.F.	5,720	30	2006	2036		63.33 %	0.00 %	19			$29,744
D5020	Lighting	$12.12	S.F.	5,720	30	2006	2036		63.33 %	0.00 %	19			$69,326
D5030910	Fire Alarm Systems	$3.46	S.F.	5,720	15	2006	2021		26.67 %	0.00 %	4			$19,791
D5030920	Data Communication	$4.47	S.F.	5,720	15	2006	2021		26.67 %	0.00 %	4			$25,568
E1020	Institutional Equipment	$0.30	S.F.	5,720	20	2006	2026		45.00 %	0.00 %	9			$1,716
E2010	Fixed Furnishings	$5.95	S.F.	5,720	20	2006	2026		45.00 %	0.00 %	9			$34,034
								Total	**58.66 %**					**$859,715**

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

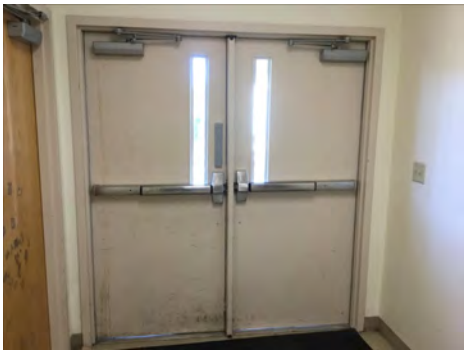

Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors

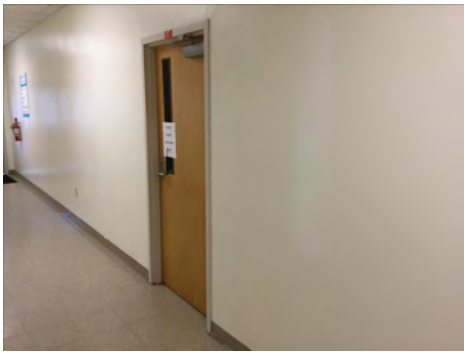


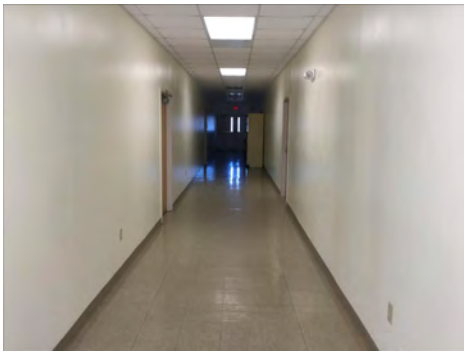

Note:

System: B3010120 - Single Ply Membrane

Note:

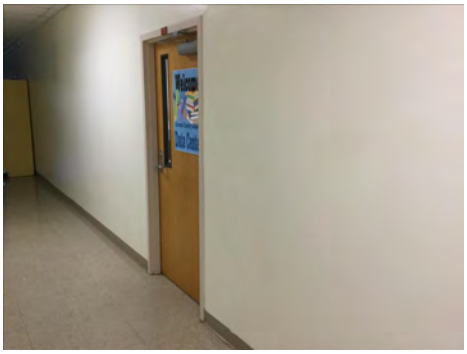
System: C1010 - Partitions

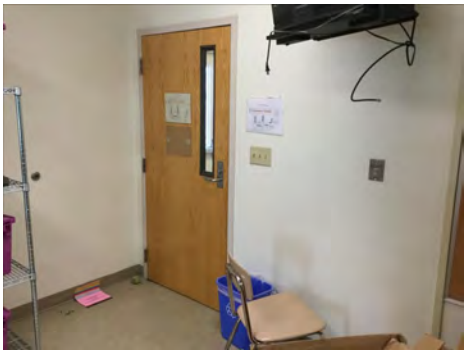




Note:

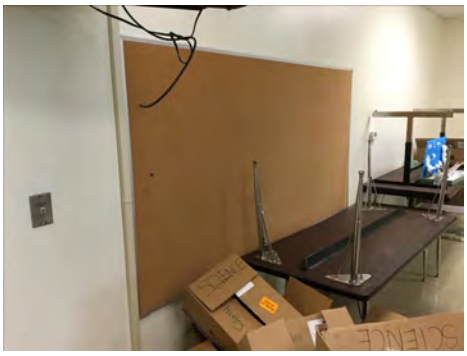
System: C1020 - Interior Doors





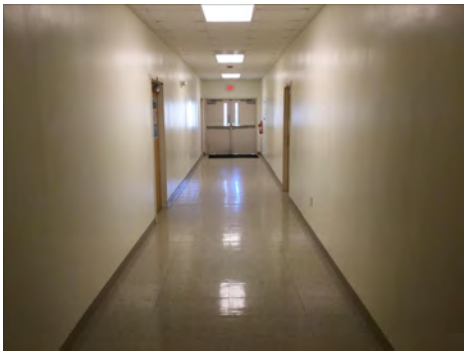
Note:

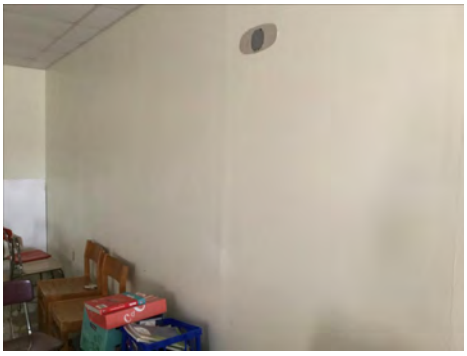
System: C1030 - Fittings

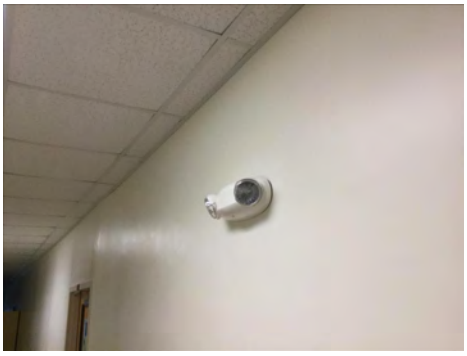


Note:

System: C3010 - Wall Finishes







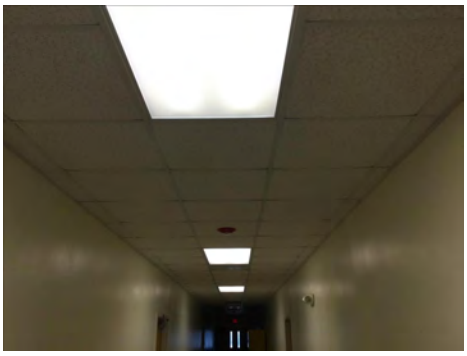
Note:

System: C3020 - Floor Finishes

Note:

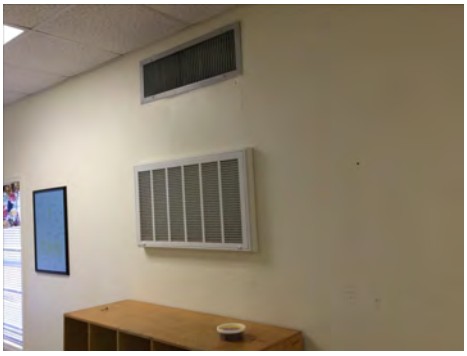
System: C3030 - Ceiling Finishes





Note:

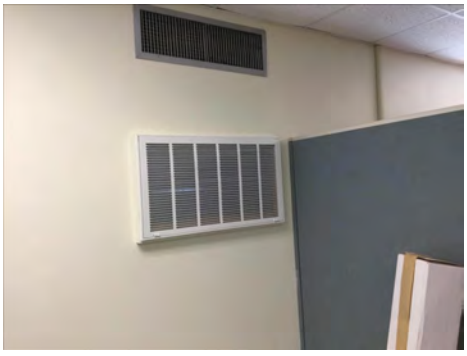
System: D3040 - Distribution Systems


Note:

System: D3050 - Terminal & Package Units





Note:

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution

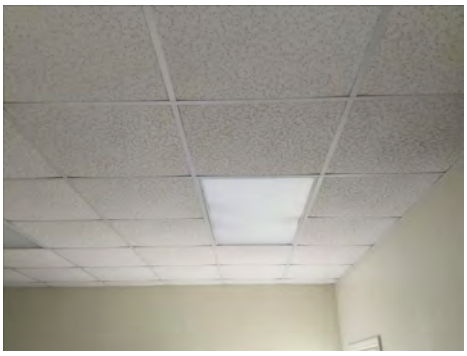
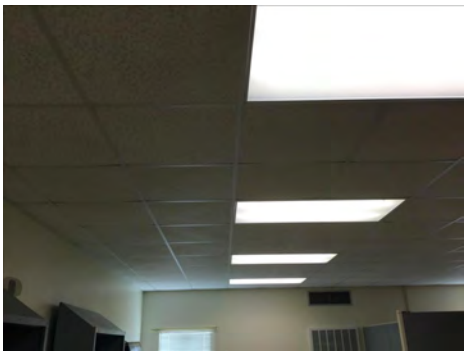

Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting


Note:

System: D5030910 - Fire Alarm Systems

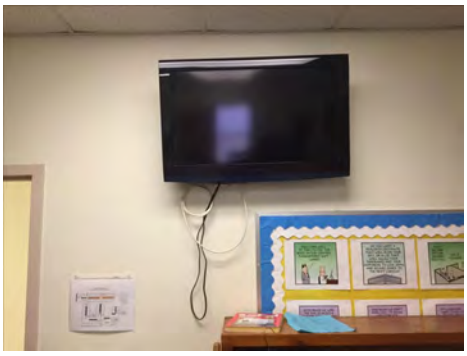

Note:

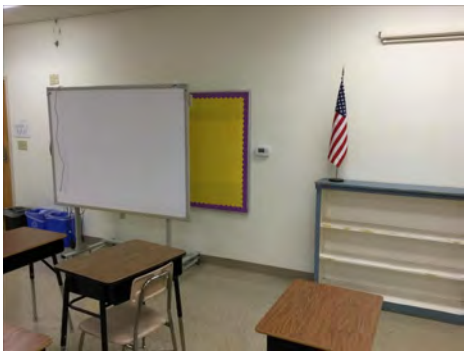
System: D5030920 - Data Communication



Note:

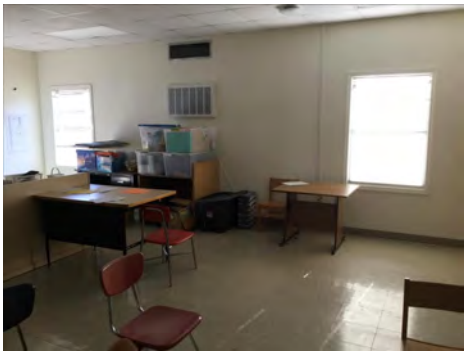
System: E1020 - Institutional Equipment

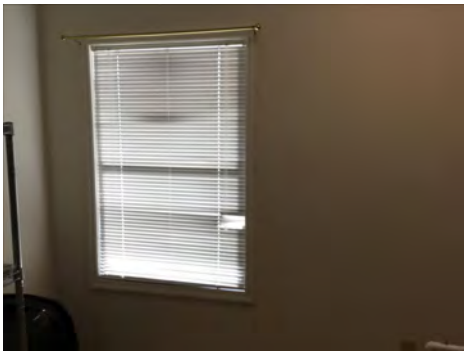




Note:

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%

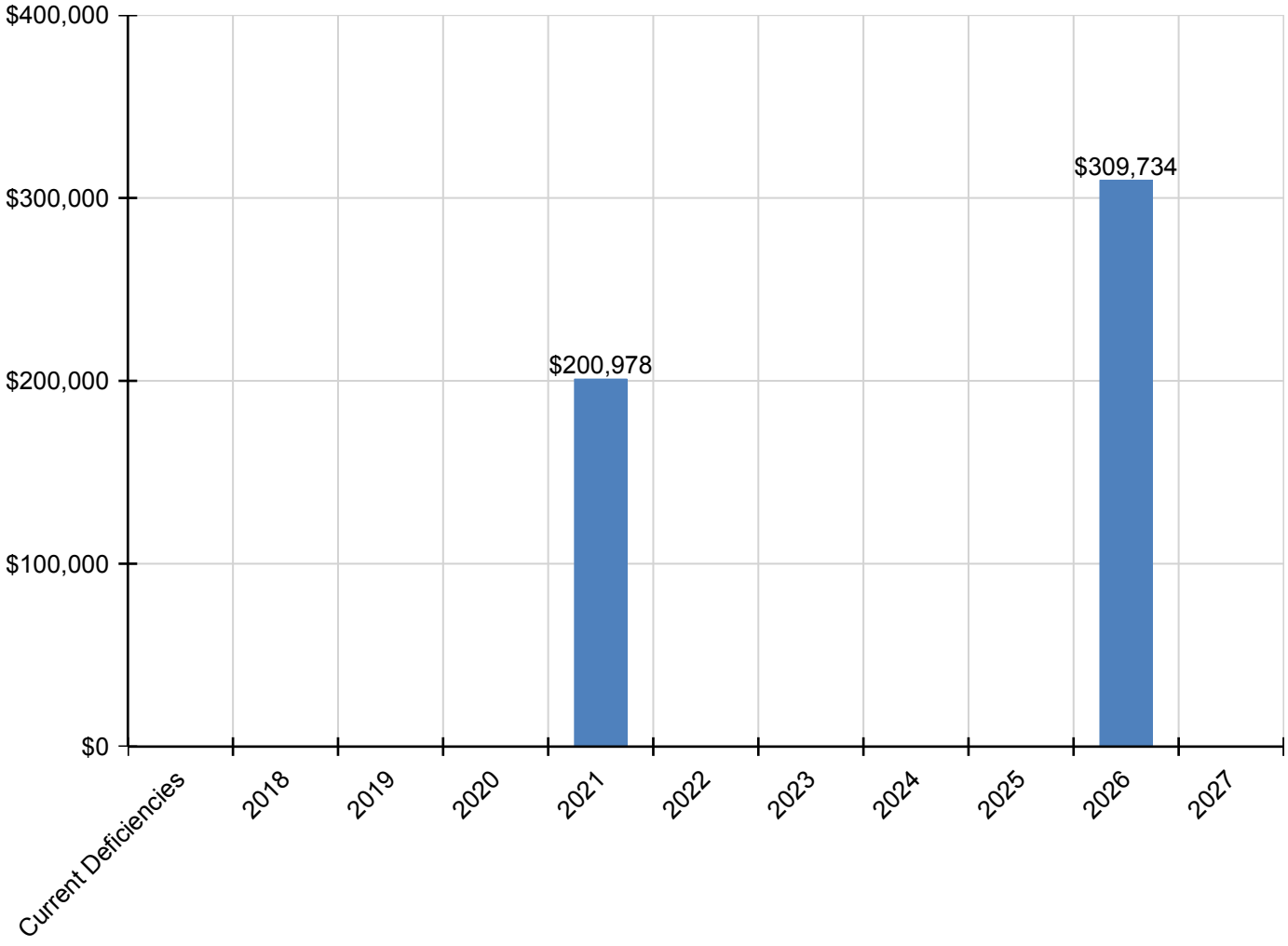
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$200,978**	**$0**	**$0**	**$0**	**$0**	**$309,734**	**$0**	**$510,711**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$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	$0	$78,140	$0	**$78,140**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$81,603	$0	**$81,603**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$20,112	$0	$0	$0	$0	$0	$0	**$20,112**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$95,231	$0	**$95,231**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$124,709	$0	$0	$0	$0	$0	$0	**$124,709**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,449	$0	**$3,449**
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	$24,502	$0	$0	$0	$0	$0	$0	**$24,502**
D5030920 - Data Communication	$0	$0	$0	$0	$31,655	$0	$0	$0	$0	$0	$0	**$31,655**
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	$2,463	$0	**$2,463**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$48,847	$0	**$48,847**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	103,697
Year Built:	1967
Last Renovation:	
Replacement Value:	$2,826,779
Repair Cost:	$639,914.00
Total FCI:	22.64 %
Total RSLI:	16.33 %
FCA Score:	77.36

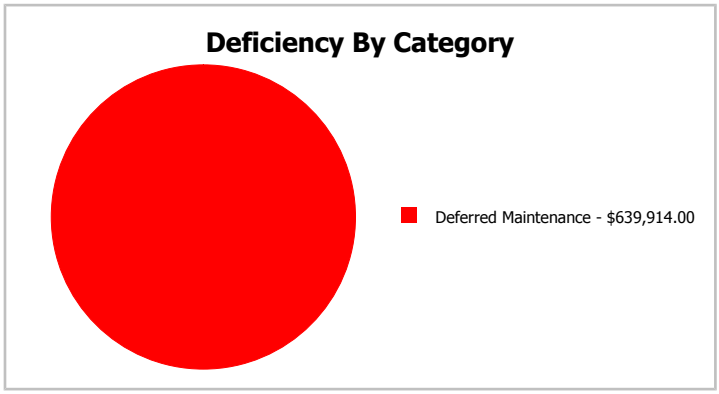
Description:

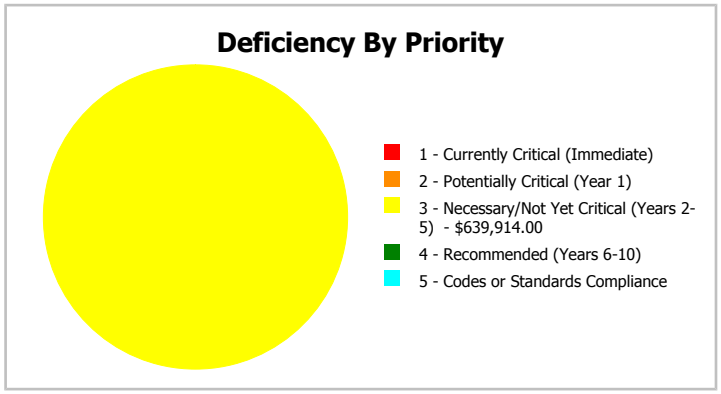
The narrative for this site is included in the Executive Summary Description at the front of this report.

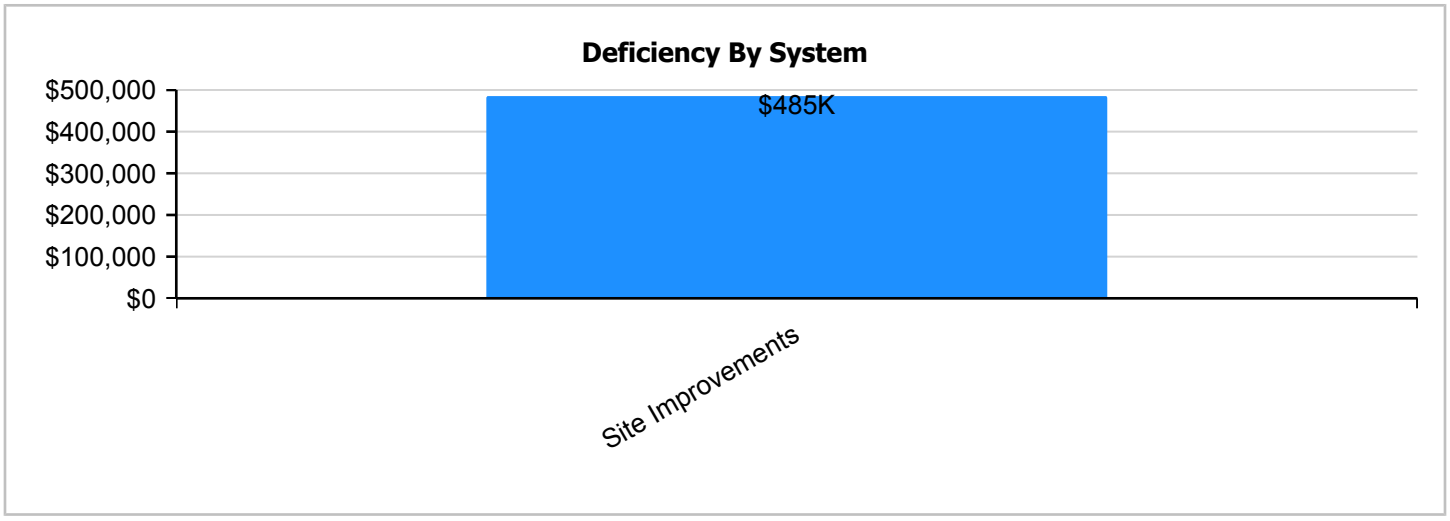
Attributes: This asset has no attributes.

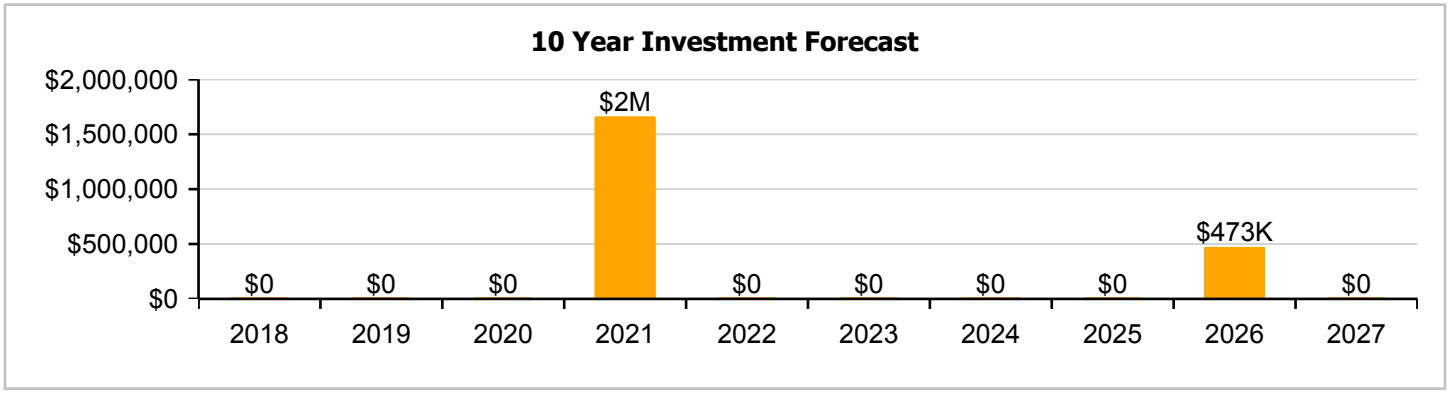
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	103,697
Year Built:	1967	Last Renovation:	
Repair Cost:	$639,914	Replacement Value:	$2,826,779
FCI:	22.64 %	RSLI%:	16.33 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	11.79 %	41.06 %	$639,914.00
G30 - Site Mechanical Utilities	12.22 %	0.00 %	$0.00
G40 - Site Electrical Utilities	58.00 %	0.00 %	$0.00
Totals:	**16.33 %**	**22.64 %**	**$639,914.00**

Photo Album

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

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

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$4.22	S.F.	103,697	25	1967	1992		0.00 %	110.00 %	-25		$481,361.00	$437,601
G2020	Parking Lots	$1.39	S.F.	103,697	25	1967	1992		0.00 %	110.00 %	-25		$158,553.00	$144,139
G2030	Pedestrian Paving	$1.98	S.F.	103,697	30	1996	2026		30.00 %	0.00 %	9			$205,320
G2040105	Fence & Guardrails	$1.20	S.F.	103,697	30	1996	2026		30.00 %	0.00 %	9			$124,436
G2040950	Covered Walkways	$1.21	S.F.	103,697	25	1996	2021		16.00 %	0.00 %	4			$125,473
G2040950	Hard Surface Play Area	$0.65	S.F.	103,697	20	1996	2016	2021	20.00 %	0.00 %	4			$67,403
G2040950	Playing Field	$2.47	S.F.	103,697	20	1996	2016	2021	20.00 %	0.00 %	4			$256,132
G2050	Landscaping	$1.91	S.F.	103,697	15	1967	1982		0.00 %	0.00 %	-35			$198,061
G3010	Water Supply	$2.42	S.F.	103,697	50	1967	2017	2021	8.00 %	0.00 %	4			$250,947
G3020	Sanitary Sewer	$1.52	S.F.	103,697	50	1967	2017	2021	8.00 %	0.00 %	4			$157,619
G3030	Storm Sewer	$4.67	S.F.	103,697	50	1967	2017	2021	8.00 %	0.00 %	4			$484,265
G3060	Fuel Distribution	$1.03	S.F.	103,697	40	1996	2036		47.50 %	0.00 %	19			$106,808
G4010	Electrical Distribution	$2.59	S.F.	103,697	50	1996	2046		58.00 %	0.00 %	29			$268,575
								Total	**16.33 %**	**22.64 %**			**$639,914.00**	**$2,826,779**

System Notes

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

System: G2010 - Roadways



Note:

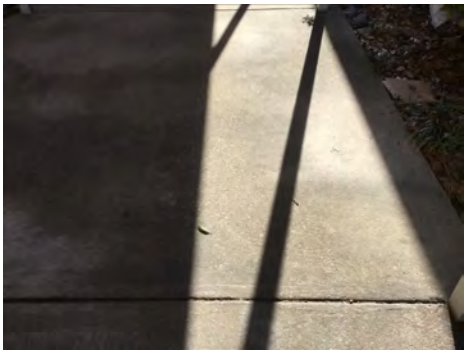
System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving





Note:

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Covered Walkways



Note:

System: G2040950 - Hard Surface Play Area



Note:

System: G2040950 - Playing Field



Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply


Note:

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer


Note:

System: G3060 - Fuel Distribution

Note:

System: G4010 - Electrical Distribution

Note:

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.

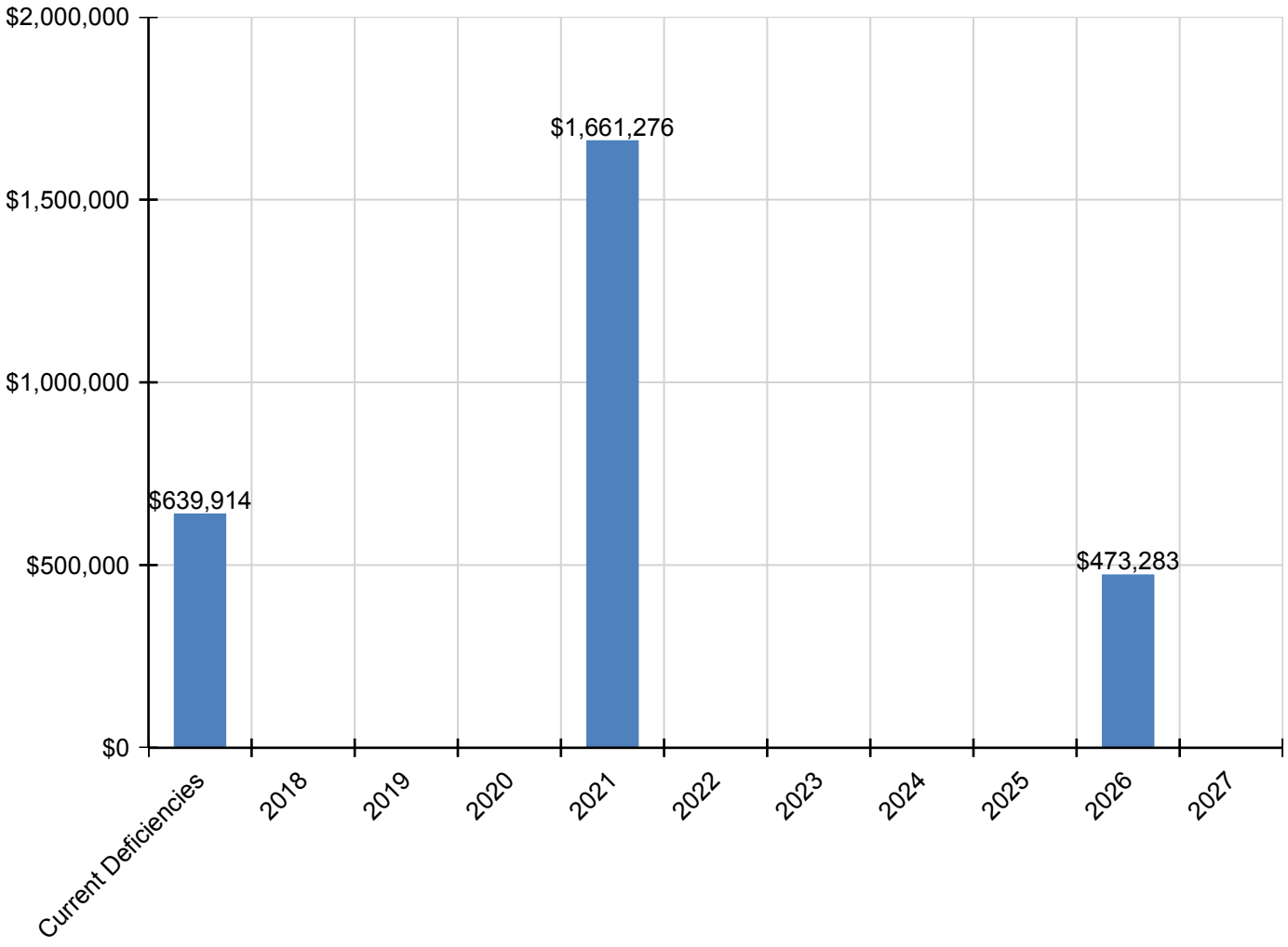
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$639,914**	**$0**	**$0**	**$0**	**$1,661,276**	**$0**	**$0**	**$0**	**$0**	**$473,283**	**$0**	**$2,774,473**
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	$481,361	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$481,361**
G2020 - Parking Lots	$158,553	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$158,553**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$294,686	$0	**$294,686**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$178,597	$0	**$178,597**
G2040950 - Covered Walkways	$0	$0	$0	$0	$155,344	$0	$0	$0	$0	$0	$0	**$155,344**
G2040950 - Hard Surface Play Area	$0	$0	$0	$0	$83,449	$0	$0	$0	$0	$0	$0	**$83,449**
G2040950 - Playing Field	$0	$0	$0	$0	$317,106	$0	$0	$0	$0	$0	$0	**$317,106**
*** 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	$310,687	$0	$0	$0	$0	$0	$0	**$310,687**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$195,142	$0	$0	$0	$0	$0	$0	**$195,142**
G3030 - Storm Sewer	$0	$0	$0	$0	$599,548	$0	$0	$0	$0	$0	$0	**$599,548**
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*

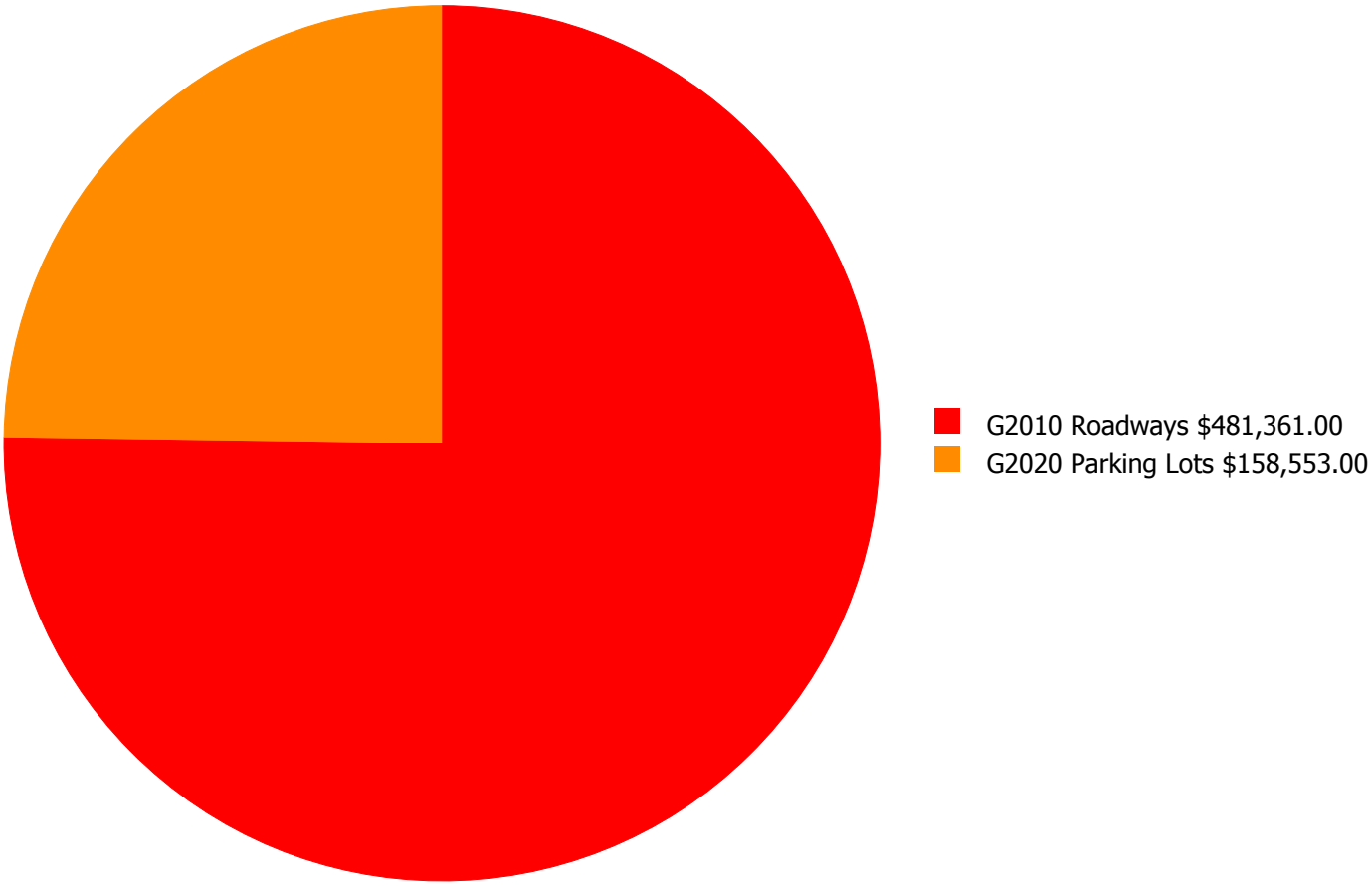
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

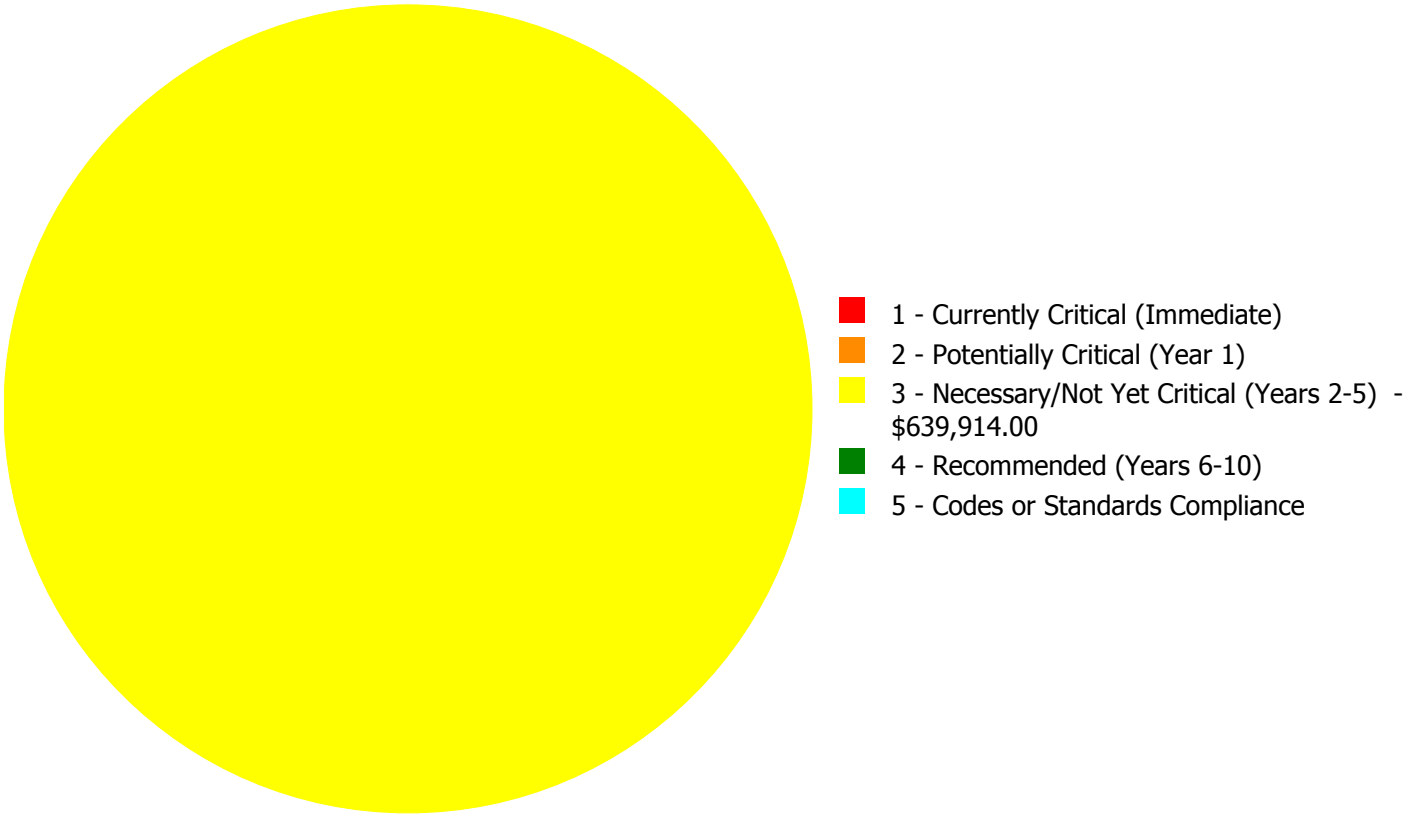
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $639,914.00

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: $639,914.00

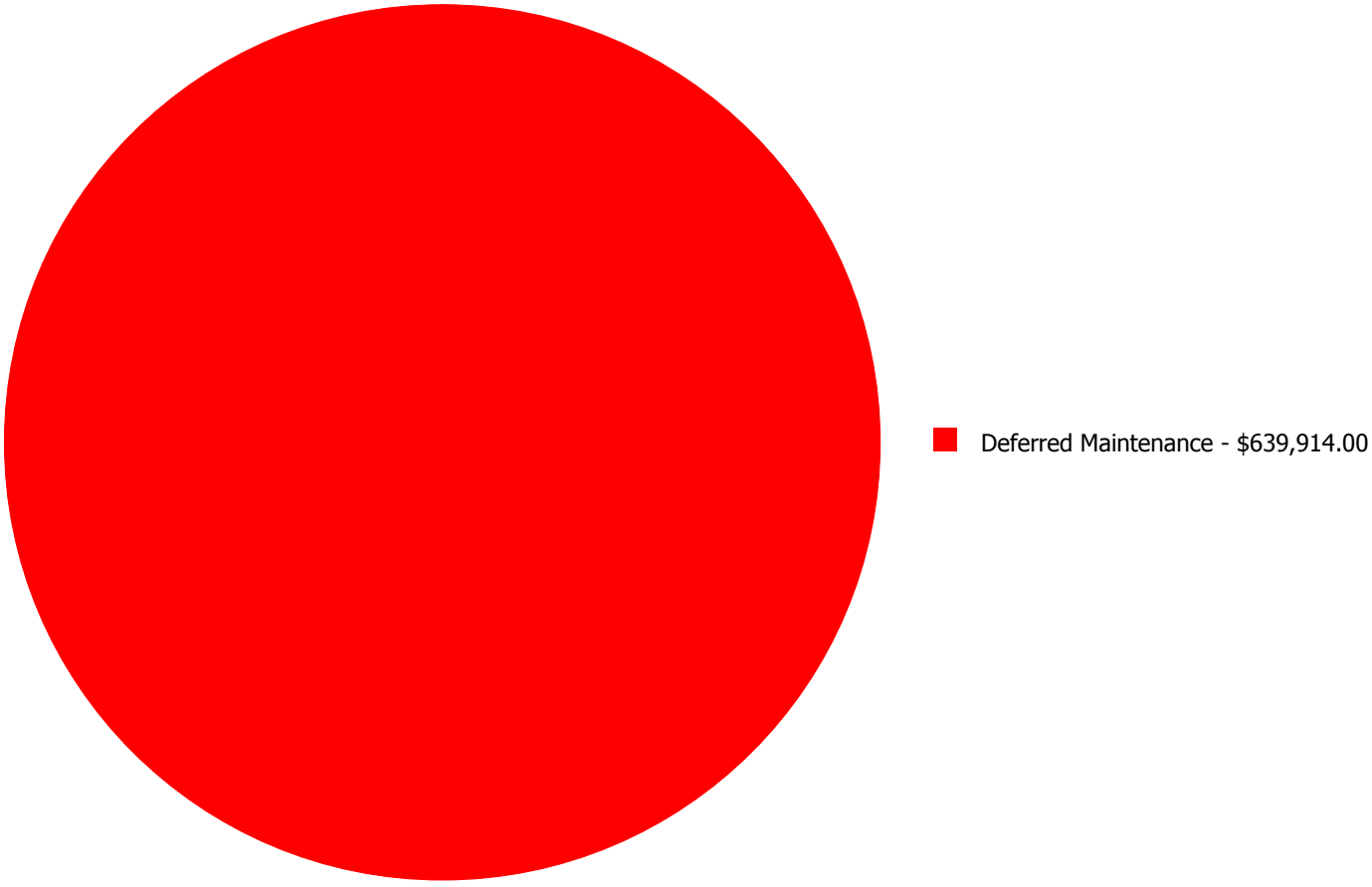
Deficiency By Priority Investment Table

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	$481,361.00	$0.00	$0.00	$481,361.00
G2020	Parking Lots	$0.00	$0.00	$158,553.00	$0.00	$0.00	$158,553.00
	Total:	$0.00	$0.00	$639,914.00	$0.00	$0.00	$639,914.00

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: $639,914.00

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: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 103,697.00
Unit of Measure: S.F.
Estimate: $481,361.00
Assessor Name: Somnath Das
Date Created: 01/30/2017

Notes: The asphaltic roadway is aged, has many road cuts and repairs, and should be re-surfaced.

System: G2020 - Parking Lots

Location: Site
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 103,697.00
Unit of Measure: S.F.
Estimate: $158,553.00
Assessor Name: Somnath Das
Date Created: 01/30/2017

Notes: The parking lot is aged, has many road cuts and repairs, and should be re-surfaced and restriped.