

NC School District/400 Greene County/High School

# Greene Central High

Final

## Campus Assessment Report

March 13, 2017



**Table of Contents**

Campus Executive Summary	9
Campus Dashboard Summary	12
Campus Condition Summary	13
<b><u>1961,1974,1980 Building</u></b>	15
Executive Summary	15
Dashboard Summary	16
Condition Summary	17
Photo Album	18
Condition Detail	19
System Listing	20
System Notes	22
Renewal Schedule	31
Forecasted Sustainment Requirement	33
Deficiency Summary By System	34
Deficiency Summary By Priority	35
Deficiency By Priority Investment	36
Deficiency Summary By Category	37
Deficiency Details By Priority	38
<b><u>1965 Football Pressbox</u></b>	45
Executive Summary	45
Dashboard Summary	46
Condition Summary	47
Photo Album	48
Condition Detail	49
System Listing	50
System Notes	51
Renewal Schedule	56
Forecasted Sustainment Requirement	58
Deficiency Summary By System	59

## Campus Assessment Report

---

Deficiency Summary By Priority	60
Deficiency By Priority Investment	61
Deficiency Summary By Category	62
Deficiency Details By Priority	63
<b><u>1974 Music Building</u></b>	65
Executive Summary	65
Dashboard Summary	66
Condition Summary	67
Photo Album	68
Condition Detail	69
System Listing	70
System Notes	72
Renewal Schedule	81
Forecasted Sustainment Requirement	83
Deficiency Summary By System	84
Deficiency Summary By Priority	85
Deficiency By Priority Investment	86
Deficiency Summary By Category	87
Deficiency Details By Priority	88
<b><u>1975 Football/Baseball Concession Restroom</u></b>	92
Executive Summary	92
Dashboard Summary	93
Condition Summary	94
Photo Album	95
Condition Detail	96
System Listing	97
System Notes	98
Renewal Schedule	104
Forecasted Sustainment Requirement	106
Deficiency Summary By System	107
Deficiency Summary By Priority	108

## Campus Assessment Report

---

Deficiency By Priority Investment	109
Deficiency Summary By Category	110
Deficiency Details By Priority	111
<b><u>1975 Football Concession Restroom</u></b>	113
Executive Summary	113
Dashboard Summary	114
Condition Summary	115
Photo Album	116
Condition Detail	117
System Listing	118
System Notes	119
Renewal Schedule	126
Forecasted Sustainment Requirement	128
Deficiency Summary By System	129
Deficiency Summary By Priority	130
Deficiency By Priority Investment	131
Deficiency Summary By Category	132
Deficiency Details By Priority	133
<b><u>1975 Football Fieldhouse</u></b>	135
Executive Summary	135
Dashboard Summary	136
Condition Summary	137
Photo Album	138
Condition Detail	139
System Listing	140
System Notes	141
Renewal Schedule	148
Forecasted Sustainment Requirement	150
Deficiency Summary By System	151
Deficiency Summary By Priority	152
Deficiency By Priority Investment	153



## Campus Assessment Report

---

Deficiency Summary By Category	154
Deficiency Details By Priority	155
<b><u>1975 Lawn Storage</u></b>	158
Executive Summary	158
Dashboard Summary	159
Condition Summary	160
Photo Album	161
Condition Detail	162
System Listing	163
System Notes	164
Renewal Schedule	167
Forecasted Sustainment Requirement	168
Deficiency Summary By System	169
Deficiency Summary By Priority	170
Deficiency By Priority Investment	171
Deficiency Summary By Category	172
Deficiency Details By Priority	173
<b><u>1975 Tennis Concession/Restroom</u></b>	174
Executive Summary	174
Dashboard Summary	175
Condition Summary	176
Photo Album	177
Condition Detail	178
System Listing	179
System Notes	180
Renewal Schedule	186
Forecasted Sustainment Requirement	188
Deficiency Summary By System	189
Deficiency Summary By Priority	190
Deficiency By Priority Investment	191
Deficiency Summary By Category	192

## Campus Assessment Report

---

Deficiency Details By Priority	193
<b><u>1999 Automotive Shop</u></b>	194
Executive Summary	194
Dashboard Summary	195
Condition Summary	196
Photo Album	197
Condition Detail	198
System Listing	199
System Notes	200
Renewal Schedule	208
Forecasted Sustainment Requirement	210
Deficiency Summary By System	211
Deficiency Summary By Priority	212
Deficiency By Priority Investment	213
Deficiency Summary By Category	214
Deficiency Details By Priority	215
<b><u>2002 Baseball Fieldhouse</u></b>	217
Executive Summary	217
Dashboard Summary	218
Condition Summary	219
Photo Album	220
Condition Detail	221
System Listing	222
System Notes	223
Renewal Schedule	230
Forecasted Sustainment Requirement	232
Deficiency Summary By System	233
Deficiency Summary By Priority	234
Deficiency By Priority Investment	235
Deficiency Summary By Category	236
Deficiency Details By Priority	237

# Campus Assessment Report

---

<b><u>2006 Tennis/Softball Fieldhouse</u></b>	238
Executive Summary	238
Dashboard Summary	239
Condition Summary	240
Photo Album	241
Condition Detail	242
System Listing	243
System Notes	244
Renewal Schedule	250
Forecasted Sustainment Requirement	252
Deficiency Summary By System	253
Deficiency Summary By Priority	254
Deficiency By Priority Investment	255
Deficiency Summary By Category	256
Deficiency Details By Priority	257
<b><u>2008 Modular Classroom</u></b>	258
Executive Summary	258
Dashboard Summary	259
Condition Summary	260
Photo Album	261
Condition Detail	262
System Listing	263
System Notes	264
Renewal Schedule	270
Forecasted Sustainment Requirement	272
Deficiency Summary By System	273
Deficiency Summary By Priority	274
Deficiency By Priority Investment	275
Deficiency Summary By Category	276
Deficiency Details By Priority	277
<b><u>2016 Storage Building</u></b>	278

## Campus Assessment Report

---

Executive Summary	278
Dashboard Summary	279
Condition Summary	280
Photo Album	281
Condition Detail	282
System Listing	283
System Notes	284
Renewal Schedule	286
Forecasted Sustainment Requirement	287
Deficiency Summary By System	288
Deficiency Summary By Priority	289
Deficiency By Priority Investment	290
Deficiency Summary By Category	291
Deficiency Details By Priority	292
<b>Site</b>	293
Executive Summary	293
Dashboard Summary	294
Condition Summary	295
Photo Album	296
Condition Detail	297
System Listing	298
System Notes	299
Renewal Schedule	306
Forecasted Sustainment Requirement	308
Deficiency Summary By System	309
Deficiency Summary By Priority	310
Deficiency By Priority Investment	311
Deficiency Summary By Category	312
Deficiency Details By Priority	313

**Campus Executive Summary**

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

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

Gross Area (SF):	102,577
Year Built:	1961
Last Renovation:	
Replacement Value:	\$24,050,902
Repair Cost:	\$5,159,467.17
Total FCI:	21.45 %
Total RSLI:	29.59 %
FCA Score:	78.55



**Description:**

GENERAL:

Greene Central High School is located at 140 School Drive, Snow Hill, NC 28580. The 1 story, 102,577 square foot building was originally constructed in 1961. There have been 3 additions or 1 renovation. In addition to the main building, the campus contains ancillary buildings; storage, press box, concession/restrooms, and fieldhouses.

This report contains condition and adequacy data collected during the 2017 Facility Condition Assessment (FCA).

## Campus Assessment Report - Greene Central High

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Detailed condition and deficiency statements are contained in this report for the site and building elements.

### A. SUBSTRUCTURE

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

### B. SUPERSTRUCTURE

Roof construction is concrete. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope single ply membrane. Most building entrances appear to comply with ADA requirements.

### C. INTERIORS

Interior partitions are typically. Interior doors are generally solid core wood with wood frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, lockers, toilet accessories, storage shelving, handrails, fabricated toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes in common areas are typically, terrazzo, ceramic tile, and 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 above ground propane tanks.

#### HVAC:

Heating and Cooling is supplied by rooftop package units. The heating/cooling distribution system is a ductwork system. 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 not centrally controlled by an energy management system. This building does not have a remote Building Automation System.

#### FIRE PROTECTION:



## Campus Assessment Report - Greene Central High

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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 includes an internal security system that is actuated by the following items: contacts, or a combination of other devices. The building has controlled entry door 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, football field, baseball field, tennis courts and fencing. Site mechanical and electrical features include water, sewer, propane, and site lighting.

#### Attributes:

##### General Attributes:

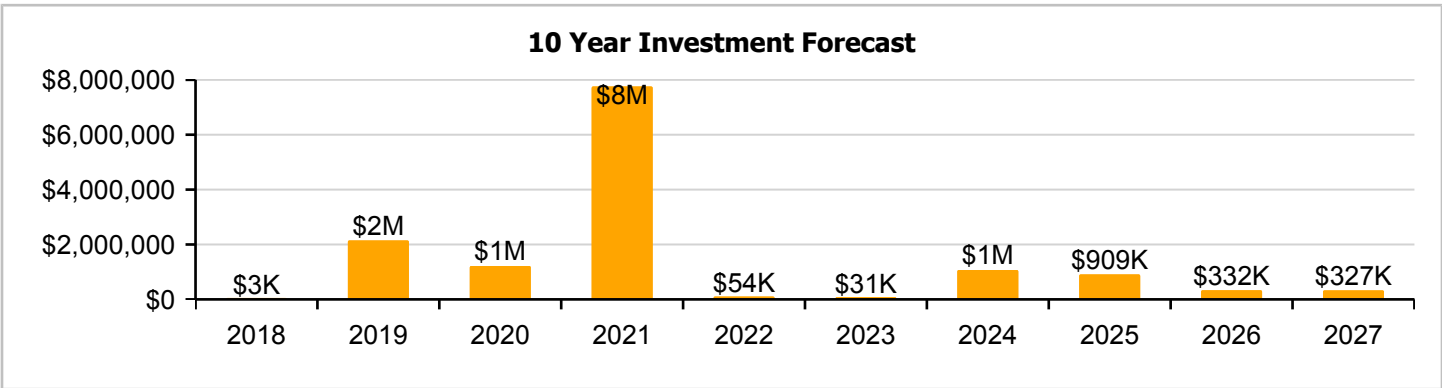
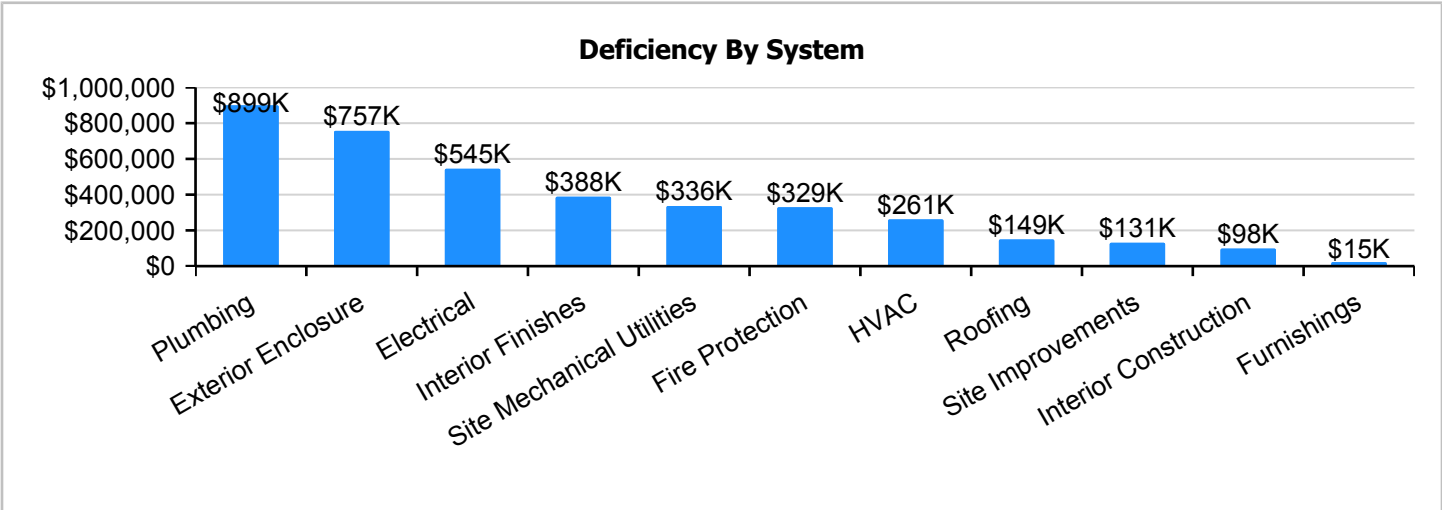
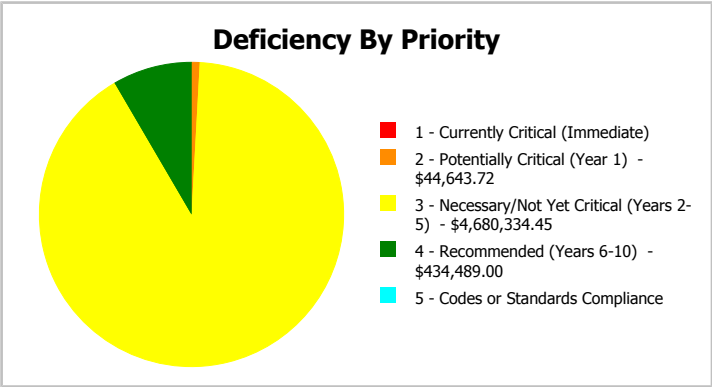
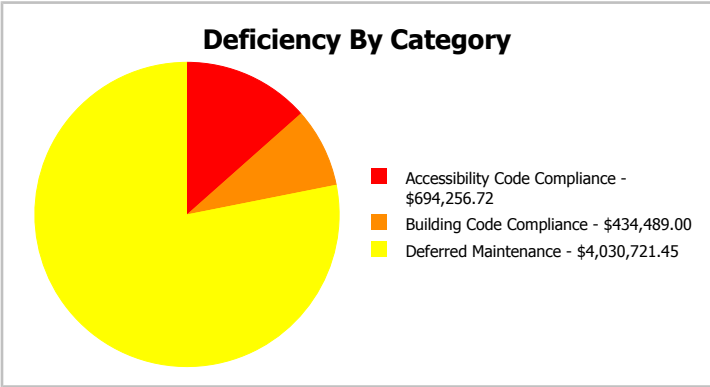
Condition Assessor:	Terence Davis	Assessment Date:	2/2/2017
Suitability Assessor:			

##### School Information:

HS Attendance Area:	Greene - HS	LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	60.16	Site Acreage:	60.16

**Campus Dashboard Summary**

Gross Area:	102,577	Last Renovation:	
Year Built:	1961	Replacement Value:	\$24,050,902
Repair Cost:	\$5,159,467	RSLI%:	29.59 %
FCI:	21.45 %		



## Campus Condition Summary

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

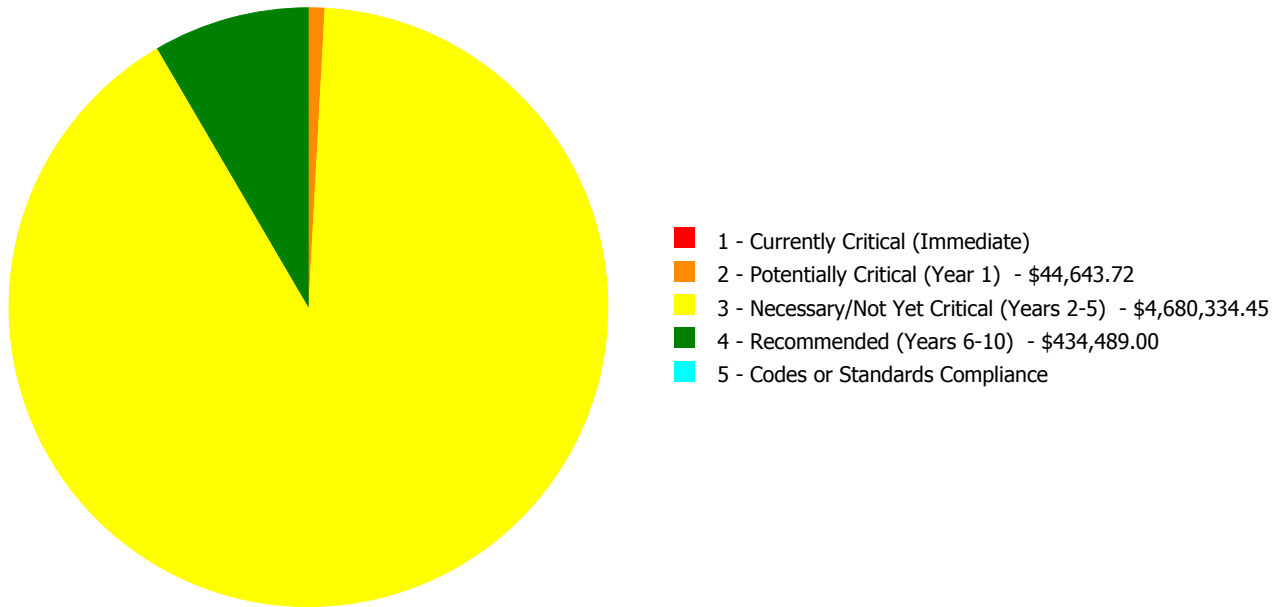
### Current Investment Requirement and Condition by Unifomat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	53.58 %	0.00 %	\$0.00
A20 - Basement Construction	46.93 %	0.00 %	\$0.00
B10 - Superstructure	49.28 %	0.00 %	\$0.00
B20 - Exterior Enclosure	27.45 %	41.82 %	\$998,848.00
B30 - Roofing	9.74 %	28.50 %	\$196,633.00
C10 - Interior Construction	31.38 %	12.84 %	\$129,270.72
C30 - Interior Finishes	17.95 %	19.77 %	\$512,286.07
D20 - Plumbing	8.01 %	82.07 %	\$1,187,695.00
D30 - HVAC	32.88 %	11.76 %	\$344,913.20
D40 - Fire Protection	0.00 %	110.00 %	\$434,489.00
D50 - Electrical	40.06 %	27.18 %	\$718,769.00
E10 - Equipment	55.75 %	0.00 %	\$0.00
E20 - Furnishings	19.29 %	3.83 %	\$19,558.00
G20 - Site Improvements	17.85 %	5.34 %	\$172,436.18
G30 - Site Mechanical Utilities	8.68 %	44.96 %	\$444,569.00
G40 - Site Electrical Utilities	51.64 %	0.00 %	\$0.00
<b>Totals:</b>	<b>29.59 %</b>	<b>21.45 %</b>	<b>\$5,159,467.17</b>

### Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance
1961,1974,1980 Building	65,472	26.45	\$0.00	\$44,643.72	\$3,030,103.20	\$308,242.00	\$0.00
1965 Football Pressbox	700	8.99	\$0.00	\$0.00	\$7,839.00	\$0.00	\$0.00
1974 Music Building	18,118	20.89	\$0.00	\$0.00	\$662,655.07	\$89,286.00	\$0.00
1975 Footbal/Baseballl Concession Restroom	1,100	29.00	\$0.00	\$0.00	\$40,838.00	\$0.00	\$0.00
1975 Football Concession Restroom	1,100	17.32	\$0.00	\$0.00	\$28,041.00	\$0.00	\$0.00
1975 Football Fieldhouse	2,400	30.39	\$0.00	\$0.00	\$109,877.00	\$0.00	\$0.00
1975 Lawn Storage	1,100	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1975 Tennis Concession/Restroom	1,100	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1999 Automotive Shop	7,500	15.97	\$0.00	\$0.00	\$183,976.00	\$36,961.00	\$0.00
2002 Baseball Fieldhouse	1,200	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006 Tennis/Softball Fieldhouse	1,512	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2008 Modular Classroom	875	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016 Storage Building	400	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Site	102,577	13.07	\$0.00	\$0.00	\$617,005.18	\$0.00	\$0.00
<b>Total:</b>		<b>21.45</b>	<b>\$0.00</b>	<b>\$44,643.72</b>	<b>\$4,680,334.45</b>	<b>\$434,489.00</b>	<b>\$0.00</b>

### Deficiencies By Priority



**Budget Estimate Total: \$5,159,467.17**

**Executive Summary**

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

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

Function:	HS -High School
Gross Area (SF):	65,472
Year Built:	1961
Last Renovation:	
Replacement Value:	\$12,788,646
Repair Cost:	\$3,382,988.92
Total FCI:	26.45 %
Total RSLI:	31.56 %
FCA Score:	73.55



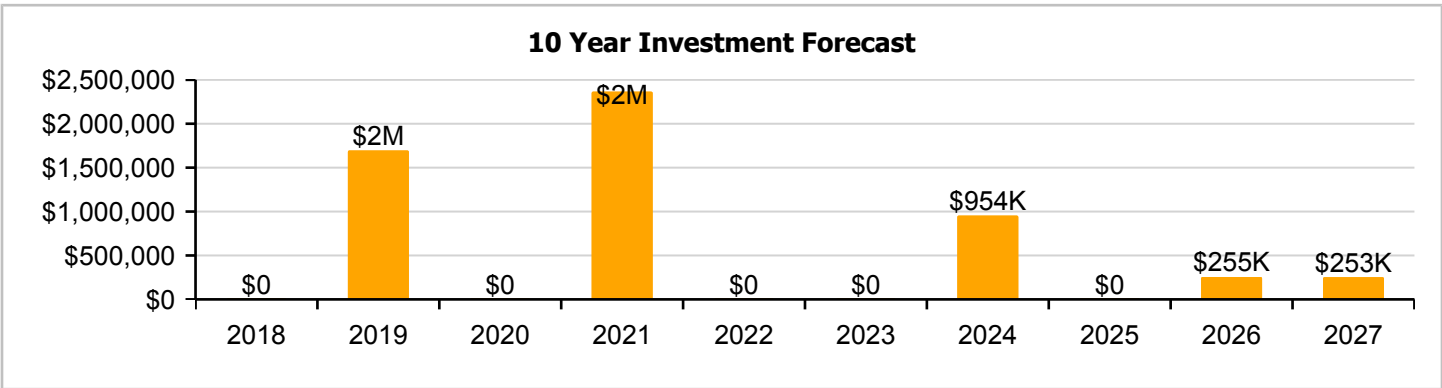
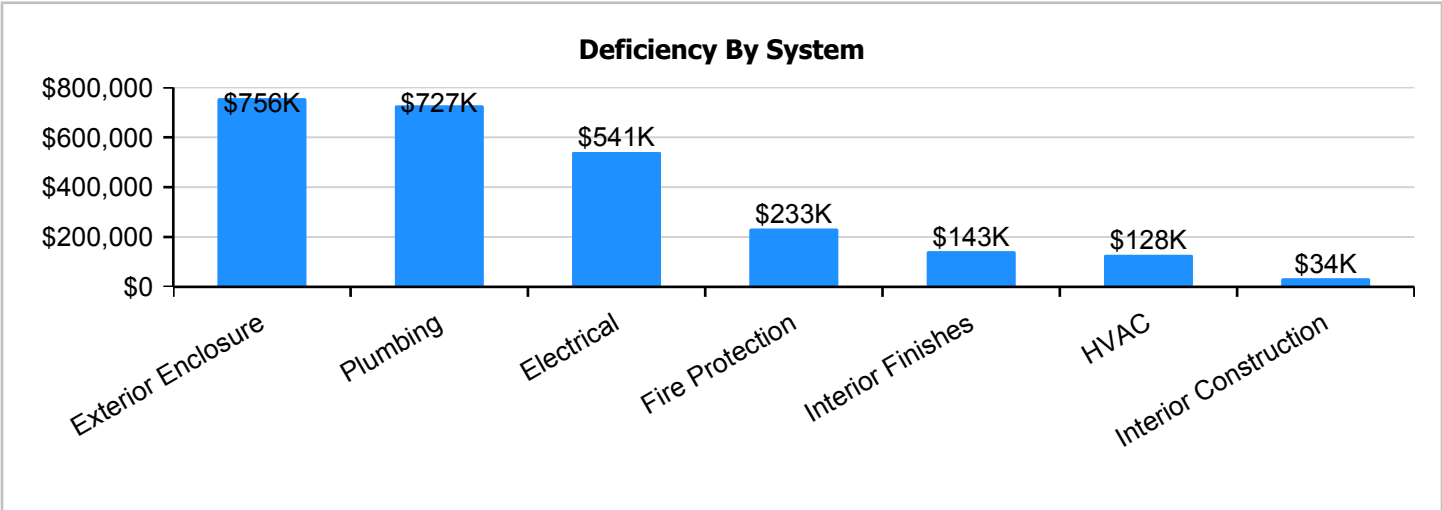
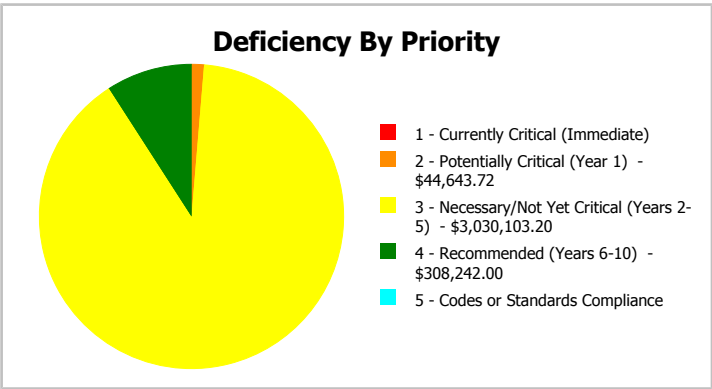
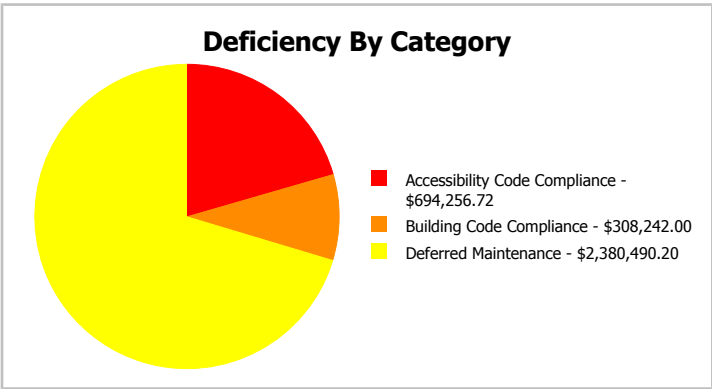
**Description:**

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

**Attributes:** This asset has no attributes.

**Dashboard Summary**

Function:	HS -High School	Gross Area:	65,472
Year Built:	1961	Last Renovation:	
Repair Cost:	\$3,382,989	Replacement Value:	\$12,788,646
FCI:	26.45 %	RSLI%:	31.56 %





## 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	44.00 %	0.00 %	\$0.00
A20 - Basement Construction	44.00 %	0.00 %	\$0.00
B10 - Superstructure	44.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	17.36 %	66.61 %	\$998,186.00
B30 - Roofing	10.00 %	0.00 %	\$0.00
C10 - Interior Construction	26.87 %	7.77 %	\$44,643.72
C30 - Interior Finishes	16.83 %	11.69 %	\$187,970.00
D20 - Plumbing	2.42 %	103.78 %	\$960,736.00
D30 - HVAC	38.81 %	8.66 %	\$169,501.20
D40 - Fire Protection	0.00 %	110.00 %	\$308,242.00
D50 - Electrical	36.97 %	39.68 %	\$713,710.00
E10 - Equipment	69.64 %	0.00 %	\$0.00
E20 - Furnishings	20.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>31.56 %</b>	<b>26.45 %</b>	<b>\$3,382,988.92</b>

## Photo Album

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

1). North Elevation - Feb 16, 2017



2). West Elevation - Feb 16, 2017



3). South Elevation - Feb 16, 2017



4). East Elevation - Feb 16, 2017



### Condition Detail

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

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

## System Listing

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

# Campus Assessment Report - 1961,1974,1980 Building

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$2.22	S.F.	65,472	100	1961	2061		44.00 %	0.00 %	44			\$145,348
A1030	Slab on Grade	\$4.16	S.F.	65,472	100	1961	2061		44.00 %	0.00 %	44			\$272,364
A2010	Basement Excavation	\$0.84	S.F.	65,472	100	1961	2061		44.00 %	0.00 %	44			\$54,996
A2020	Basement Walls	\$5.86	S.F.	65,472	100	1961	2061		44.00 %	0.00 %	44			\$383,666
B1010	Floor Construction	\$11.66	S.F.	65,472	100	1961	2061		44.00 %	0.00 %	44			\$763,404
B1020	Roof Construction	\$7.76	S.F.	65,472	100	1961	2061		44.00 %	0.00 %	44			\$508,063
B2010	Exterior Walls	\$9.03	S.F.	65,472	100	1961	2061		44.00 %	0.00 %	44			\$591,212
B2020	Exterior Windows	\$13.04	S.F.	65,472	30	1974	2004		0.00 %	110.00 %	-13		\$939,130.00	\$853,755
B2030	Exterior Doors	\$0.82	S.F.	65,472	30	1974	2004		0.00 %	110.00 %	-13		\$59,056.00	\$53,687
B3010120	Single Ply Membrane	\$6.98	S.F.	65,472	20	1999	2019		10.00 %	0.00 %	2			\$456,995
C1010	Partitions	\$4.79	S.F.	65,472	75	1961	2036		25.33 %	0.00 %	19			\$313,611
C1020	Interior Doors	\$2.49	S.F.	65,472	30	1999	2029		40.00 %	0.00 %	12			\$163,025
C1030	Fittings	\$1.50	S.F.	65,472	20	1999	2019		10.00 %	45.46 %	2		\$44,643.72	\$98,208
C3010	Wall Finishes	\$2.61	S.F.	65,472	10	1999	2009		0.00 %	110.00 %	-8		\$187,970.00	\$170,882
C3020	Floor Finishes	\$11.17	S.F.	65,472	20	1999	2019		10.00 %	0.00 %	2			\$731,322
C3030	Ceiling Finishes	\$10.77	S.F.	65,472	25	1999	2024		28.00 %	0.00 %	7			\$705,133
D2010	Plumbing Fixtures	\$9.02	S.F.	65,472	30	1974	2004		0.00 %	110.00 %	-13		\$649,613.00	\$590,557
D2020	Domestic Water Distribution	\$1.68	S.F.	65,472	30	1974	2004		0.00 %	110.00 %	-13		\$120,992.00	\$109,993
D2030	Sanitary Waste	\$2.64	S.F.	65,472	30	1974	2004		0.00 %	110.00 %	-13		\$190,131.00	\$172,846
D2040	Rain Water Drainage	\$0.65	S.F.	65,472	30	1999	2029		40.00 %	0.00 %	12			\$42,557
D2090	Other Plumbing Systems -Nat Gas	\$0.15	S.F.	65,472	40	1999	2039		55.00 %	0.00 %	22			\$9,821
D3040	Distribution Systems	\$8.54	S.F.	65,472	30	2006	2036		63.33 %	0.00 %	19			\$559,131
D3050	Terminal & Package Units	\$18.64	S.F.	65,472	15	2006	2021		26.67 %	13.89 %	4		\$169,501.20	\$1,220,398
D3060	Controls & Instrumentation	\$2.71	S.F.	65,472	20	2006	2026		45.00 %	0.00 %	9			\$177,429
D4010	Sprinklers	\$3.71	S.F.	65,472	30			2016	0.00 %	110.00 %	-1		\$267,191.00	\$242,901
D4020	Standpipes	\$0.57	S.F.	65,472	30			2016	0.00 %	110.00 %	-1		\$41,051.00	\$37,319
D5010	Electrical Service/Distribution	\$1.62	S.F.	65,472	40	1975	2015		0.00 %	110.00 %	-2		\$116,671.00	\$106,065
D5020	Branch Wiring	\$4.65	S.F.	65,472	30	1980	2010		0.00 %	110.00 %	-7		\$334,889.00	\$304,445
D5020	Lighting	\$10.85	S.F.	65,472	30	1999	2029		40.00 %	0.00 %	12			\$710,371
D5030810	Security & Detection Systems	\$2.01	S.F.	65,472	15	2015	2030		86.67 %	0.00 %	13			\$131,599
D5030910	Fire & Alarm Systems	\$3.64	S.F.	65,472	15	1999	2014		0.00 %	110.00 %	-3		\$262,150.00	\$238,318
D5030920	Data Communication	\$4.70	S.F.	65,472	15	2015	2030		86.67 %	0.00 %	13			\$307,718
E1020	Institutional Equipment	\$13.31	S.F.	65,472	20	2015	2035		90.00 %	0.00 %	18			\$871,432
E1090	Other Equipment	\$5.46	S.F.	65,472	20	1999	2019	2021	20.00 %	0.00 %	4			\$357,477
E2010	Fixed Furnishings	\$5.08	S.F.	65,472	20	1999	2019	2021	20.00 %	0.00 %	4			\$332,598
<b>Total</b>									<b>31.56 %</b>	<b>26.45 %</b>			<b>\$3,382,988.92</b>	<b>\$12,788,646</b>

## System Notes

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

**System:** B2010 - Exterior Walls



**Note:**

**System:** B2020 - Exterior Windows



**Note:**

**System:** B2030 - Exterior Doors



**Note:**



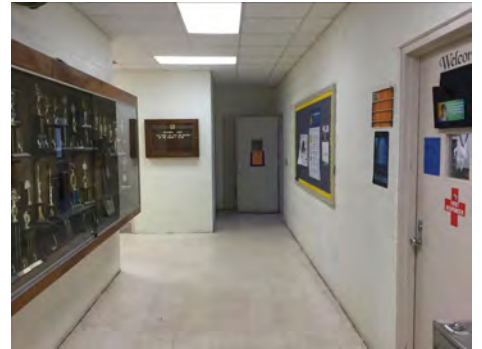
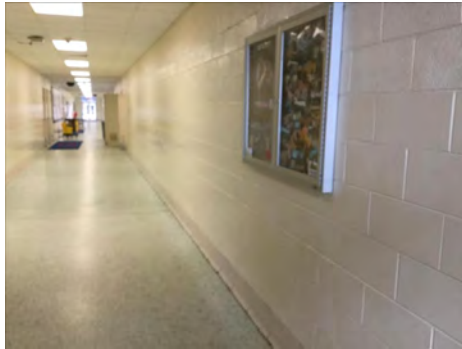
## Campus Assessment Report - 1961,1974,1980 Building

**System:** B3010120 - Single Ply Membrane



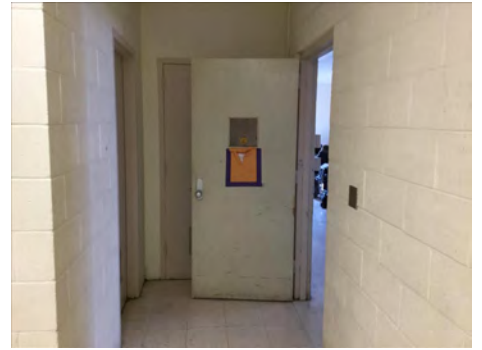
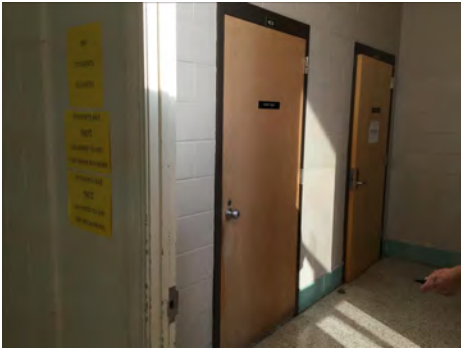
**Note:**

**System:** C1010 - Partitions



**Note:**

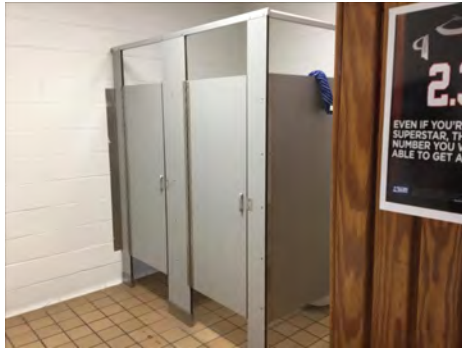
**System:** C1020 - Interior Doors



**Note:**

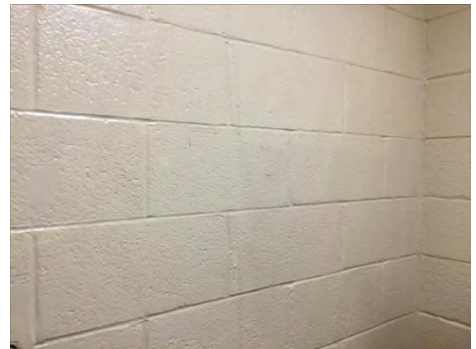
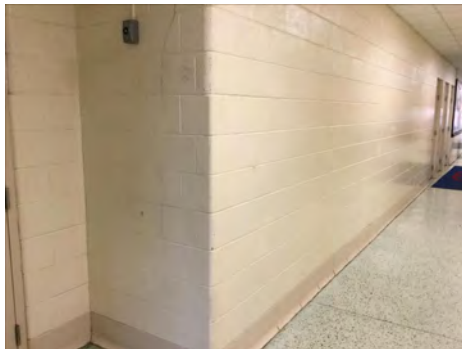
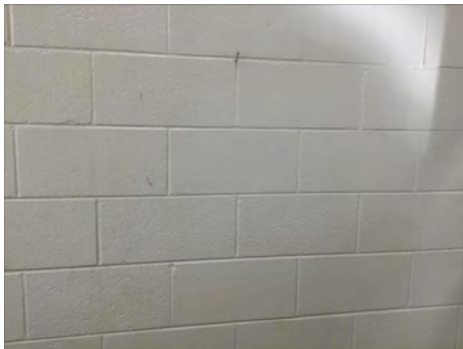
## Campus Assessment Report - 1961,1974,1980 Building

**System:** C1030 - Fittings



**Note:**

**System:** C3010 - Wall Finishes



**Note:**

**System:** C3020 - Floor Finishes

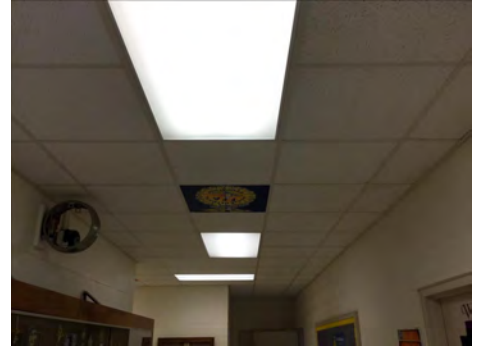
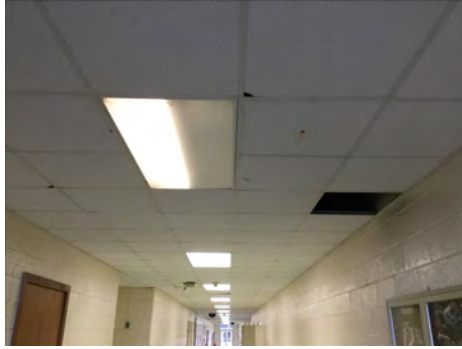
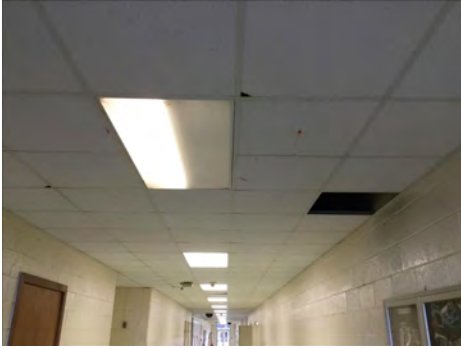


**Note:**



# Campus Assessment Report - 1961,1974,1980 Building

**System:** C3030 - Ceiling Finishes



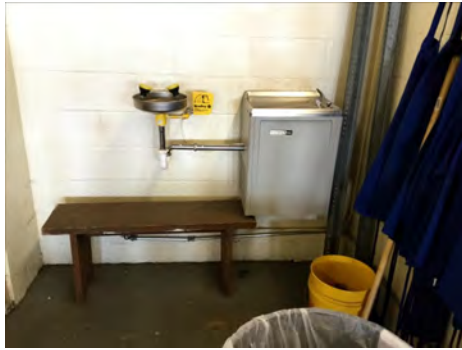
**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

**System:** D2020 - Domestic Water Distribution



**Note:**

## Campus Assessment Report - 1961,1974,1980 Building

**System:** D2030 - Sanitary Waste



**Note:**

**System:** D2040 - Rain Water Drainage



**Note:**

**System:** D2090 - Other Plumbing Systems -Nat Gas

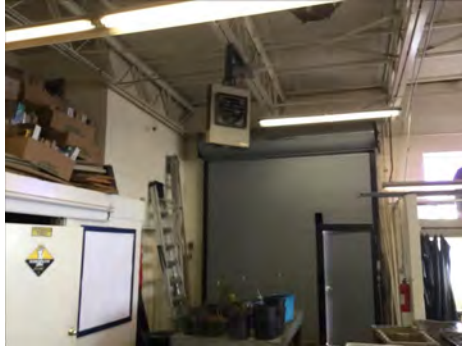


**Note:**



## Campus Assessment Report - 1961,1974,1980 Building

**System:** D3040 - Distribution Systems



**Note:**

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



**Note:** 35 wall mounted units

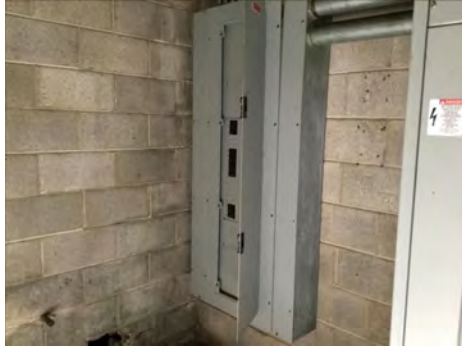
**System:** D3060 - Controls & Instrumentation



**Note:**

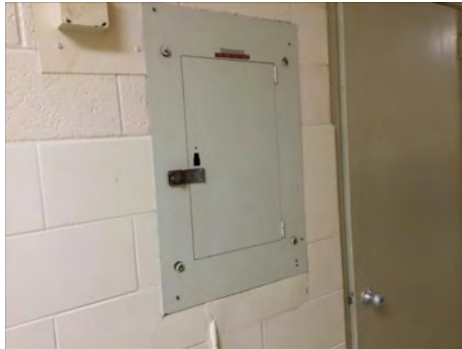
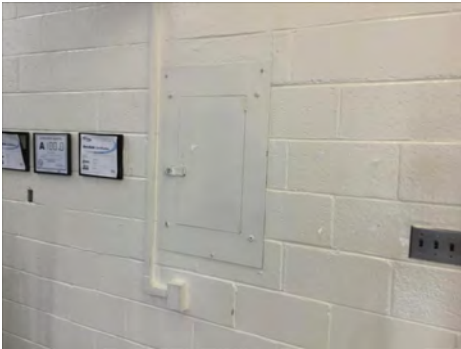
## Campus Assessment Report - 1961,1974,1980 Building

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



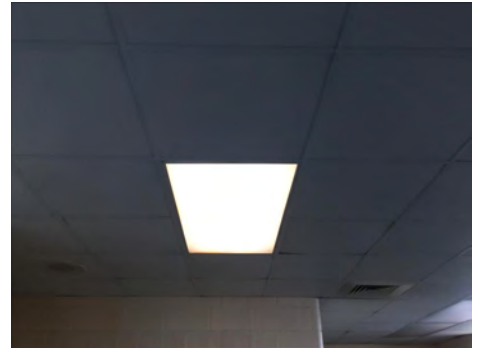
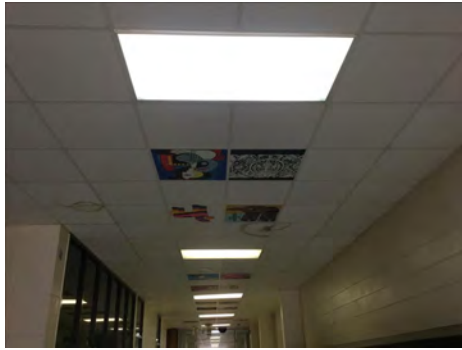
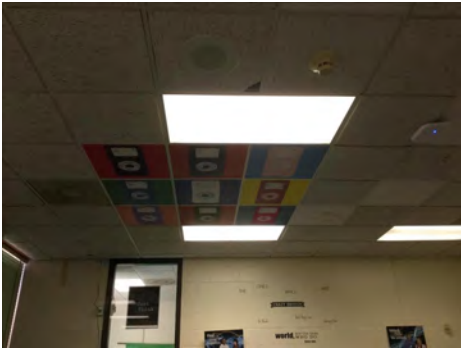
**Note:**

**System:** D5020 - Branch Wiring



**Note:**

**System:** D5020 - Lighting

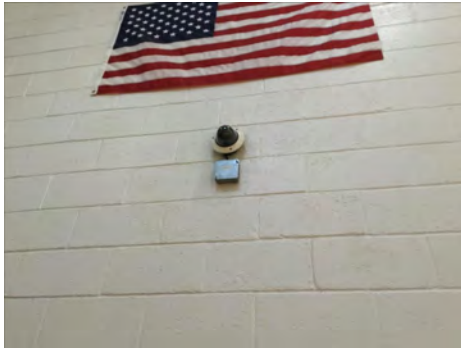


**Note:**



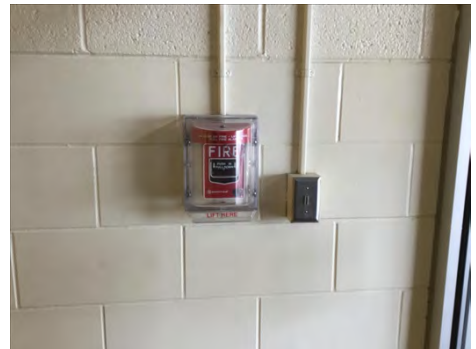
## Campus Assessment Report - 1961,1974,1980 Building

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



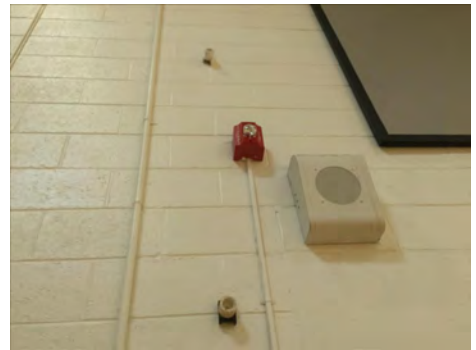
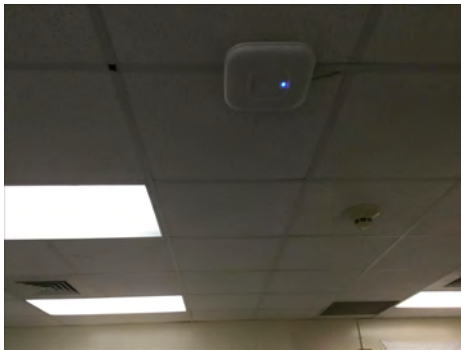
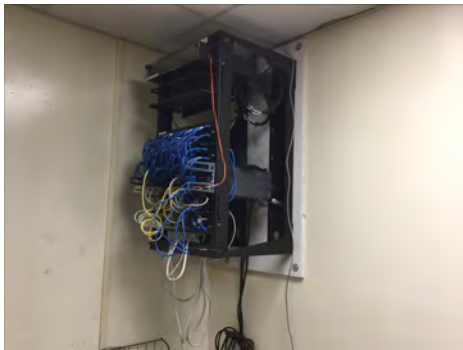
**Note:**

**System:** D5030910 - Fire & Alarm Systems



**Note:**

**System:** D5030920 - Data Communication



**Note:**

## Campus Assessment Report - 1961,1974,1980 Building

**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
<b>Total:</b>	<b>\$3,382,989</b>	<b>\$0</b>	<b>\$1,695,292</b>	<b>\$0</b>	<b>\$2,365,280</b>	<b>\$0</b>	<b>\$0</b>	<b>\$953,948</b>	<b>\$0</b>	<b>\$254,655</b>	<b>\$252,616</b>	<b>\$8,904,780</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A20 - Basement Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A2010 - Basement Excavation</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A2020 - Basement Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1010 - Floor Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$939,130	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$939,130
<b>B2030 - Exterior Doors</b>	\$59,056	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59,056
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010120 - Single Ply Membrane</b>	\$0	\$0	\$727,238	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$727,238
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1020 - Interior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1030 - Fittings</b>	\$44,644	\$0	\$114,608	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$159,252
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$187,970	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$252,616	\$440,586

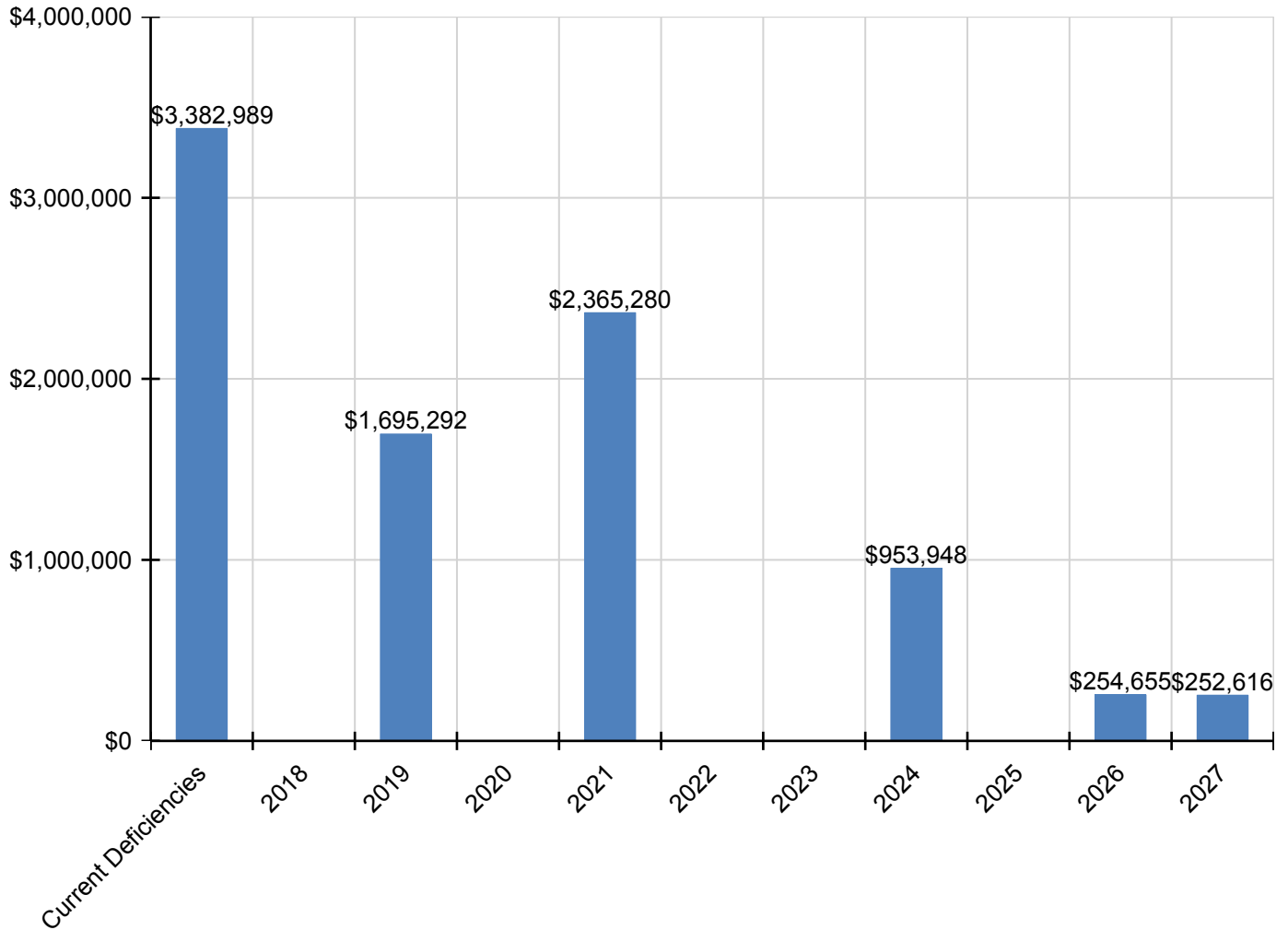
## Campus Assessment Report - 1961,1974,1980 Building

C3020 - Floor Finishes	\$0	\$0	\$853,445	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$853,445
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$953,948	\$0	\$0	\$0	\$0	\$953,948
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$649,613	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$649,613
D2020 - Domestic Water Distribution	\$120,992	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$120,992
D2030 - Sanitary Waste	\$190,131	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$190,131
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems -Nat Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$169,501	\$0	\$0	\$0	\$1,510,926	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,680,427
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$254,655	\$0	\$0	\$254,655
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$267,191	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$267,191
D4020 - Standpipes	\$41,051	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,051
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$116,671	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$116,671
D5020 - Branch Wiring	\$334,889	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$334,889
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire & Alarm Systems	\$262,150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$262,150
D5030920 - Data Communication	\$0	\$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	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1090 - Other Equipment	\$0	\$0	\$0	\$0	\$442,578	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$442,578
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$411,776	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$411,776

\* Indicates non-renewable system

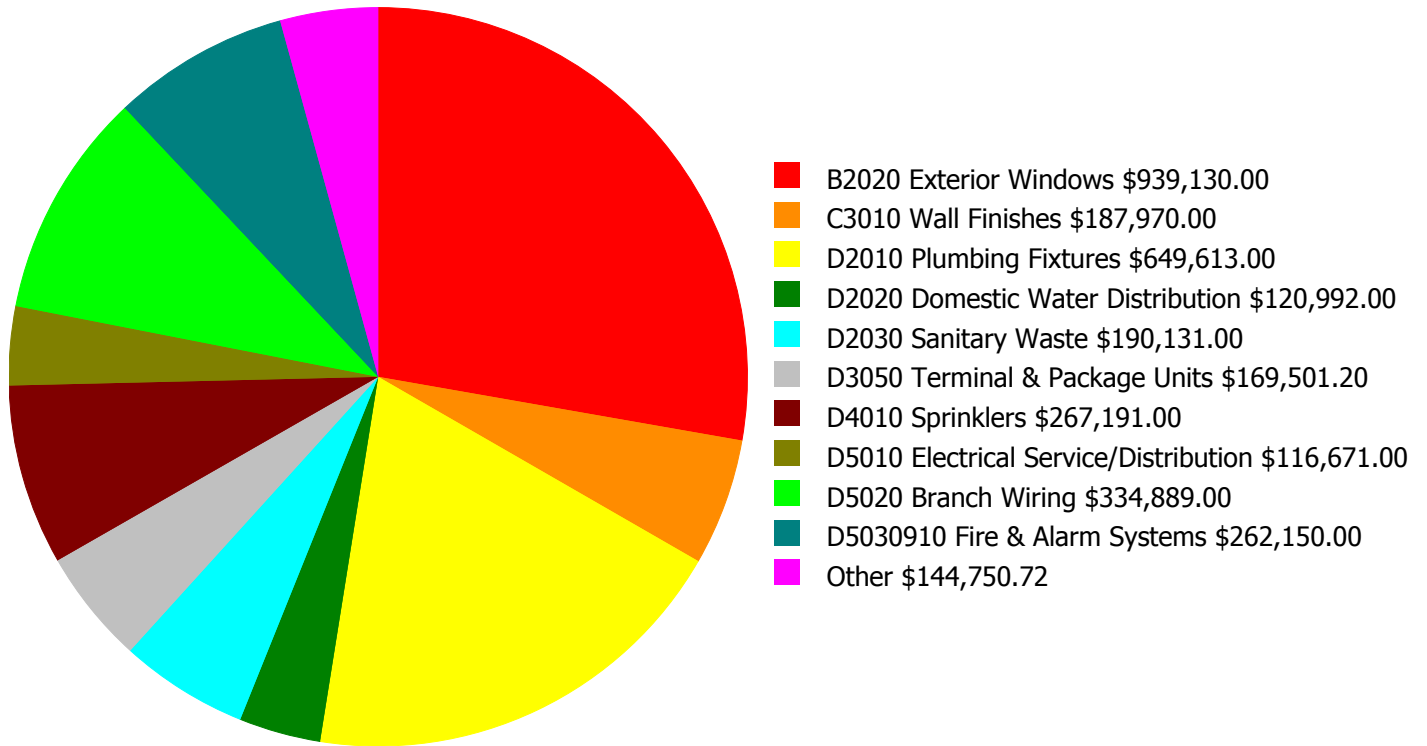
## Forecasted Capital Renewal Requirement

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



### Deficiency Summary by System

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

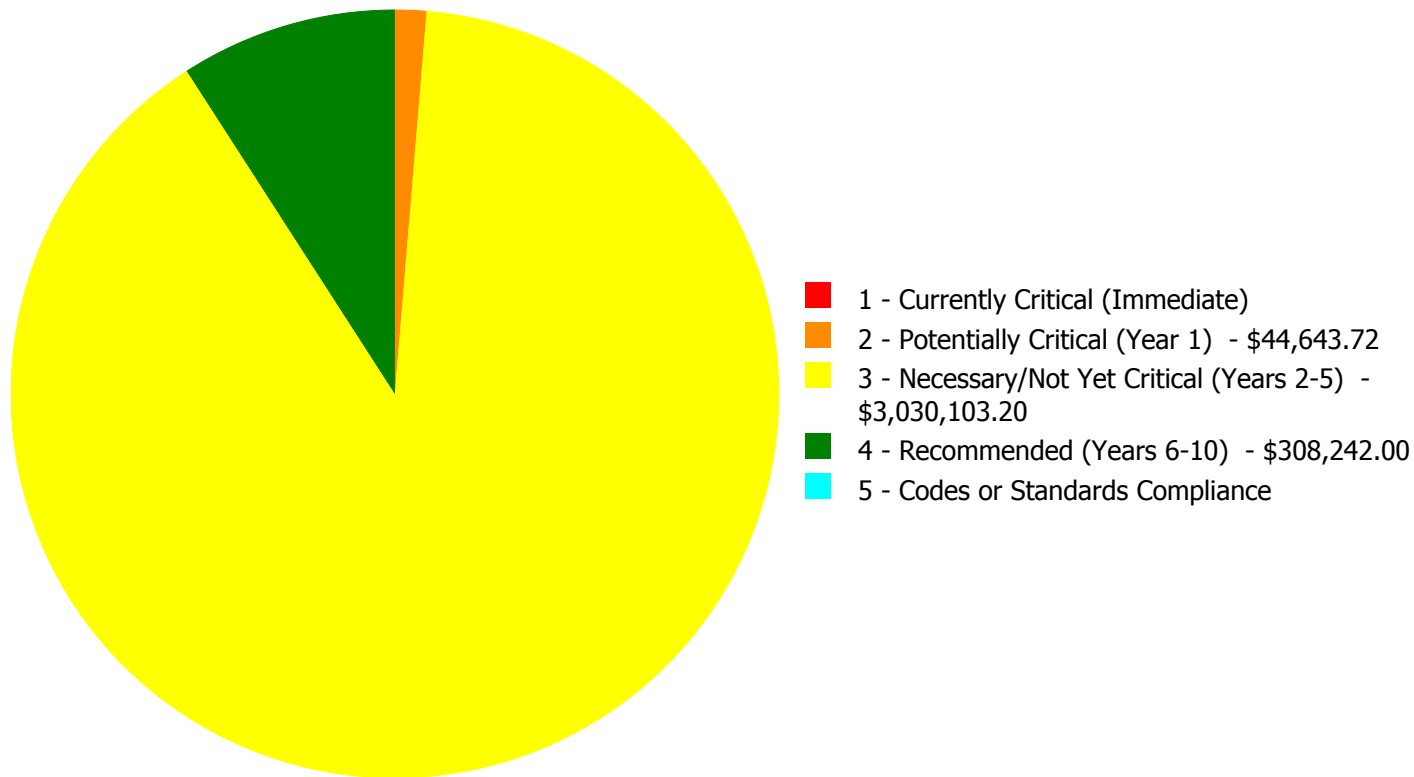


**Budget Estimate Total: \$3,382,988.92**



### Deficiency Summary by Priority

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



**Budget Estimate Total: \$3,382,988.92**

## Deficiency By Priority Investment Table

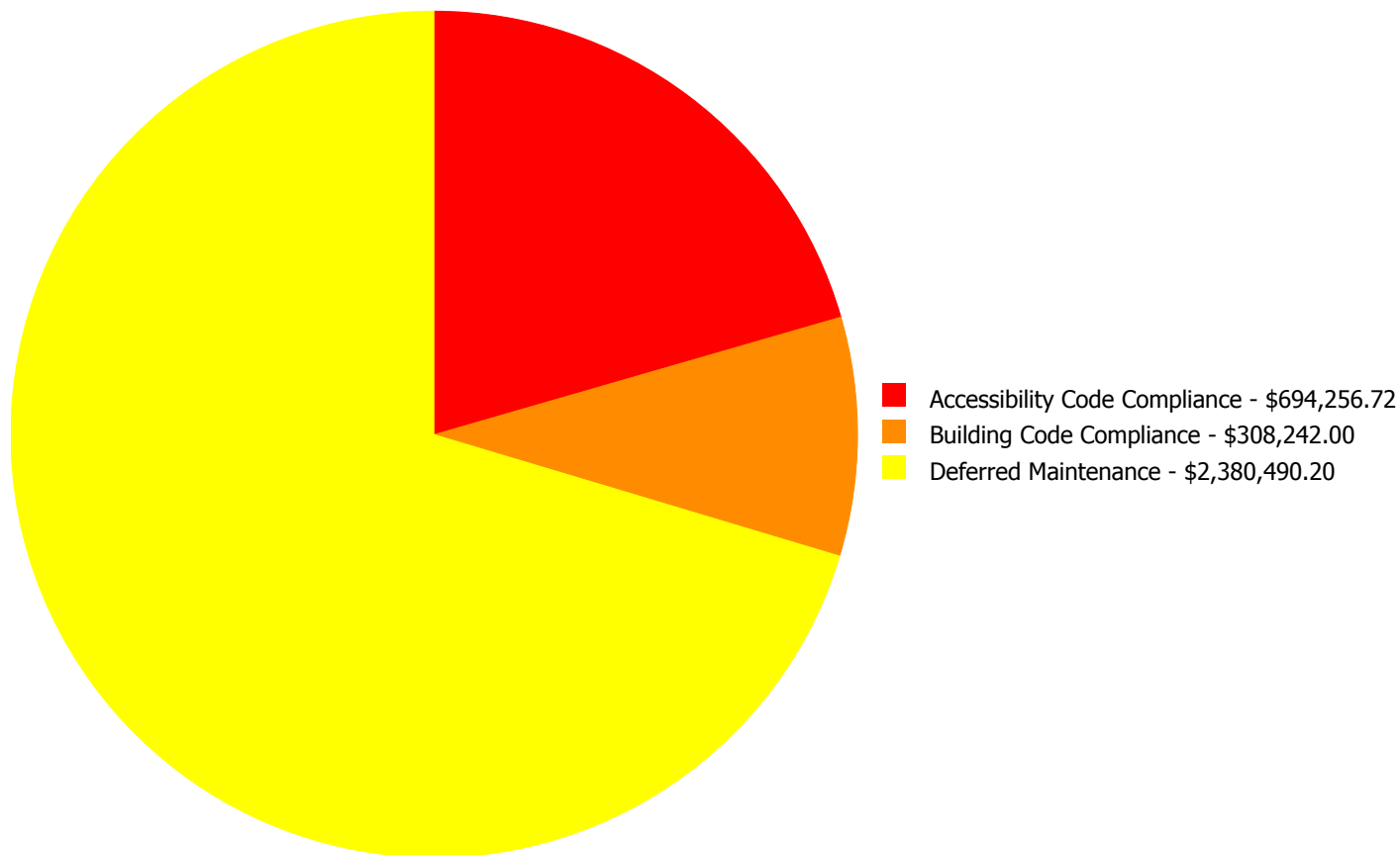
The table below shows the current investment cost grouped by deficiency priority and building system.

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	\$939,130.00	\$0.00	\$0.00	\$939,130.00
B2030	Exterior Doors	\$0.00	\$0.00	\$59,056.00	\$0.00	\$0.00	\$59,056.00
C1030	Fittings	\$0.00	\$44,643.72	\$0.00	\$0.00	\$0.00	\$44,643.72
C3010	Wall Finishes	\$0.00	\$0.00	\$187,970.00	\$0.00	\$0.00	\$187,970.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$649,613.00	\$0.00	\$0.00	\$649,613.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$120,992.00	\$0.00	\$0.00	\$120,992.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$190,131.00	\$0.00	\$0.00	\$190,131.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$169,501.20	\$0.00	\$0.00	\$169,501.20
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$267,191.00	\$0.00	\$267,191.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$41,051.00	\$0.00	\$41,051.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$116,671.00	\$0.00	\$0.00	\$116,671.00
D5020	Branch Wiring	\$0.00	\$0.00	\$334,889.00	\$0.00	\$0.00	\$334,889.00
D5030910	Fire & Alarm Systems	\$0.00	\$0.00	\$262,150.00	\$0.00	\$0.00	\$262,150.00
	<b>Total:</b>	\$0.00	\$44,643.72	\$3,030,103.20	\$308,242.00	\$0.00	\$3,382,988.92



### Deficiency Summary by Category

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



**Budget Estimate Total: \$3,382,988.92**

## Deficiency Details by Priority

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

### Priority 2 - Potentially Critical (Year 1):

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



**Location:** Throughout the building  
**Distress:** Inadequate  
**Category:** Accessibility Code Compliance  
**Priority:** 2 - Potentially Critical (Year 1)  
**Correction:** Replace signage and toilet partitions  
**Qty:** 400.00  
**Unit of Measure:** Ea.  
**Estimate:** \$44,643.72  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/21/2017

**Notes:** The signage does not comply with ADA guidelines. Restroom fittings does not meet minimum ADA requirements. Verify student count vs fixture requirement and increase restroom dimensions to achieve the 60 " clearance if applicable.

---

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

**System: B2020 - Exterior Windows**



**Location:** Exterior  
**Distress:** Damaged  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 65,472.00  
**Unit of Measure:** S.F.  
**Estimate:** \$939,130.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/14/2017

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

---

**System: B2030 - Exterior Doors**

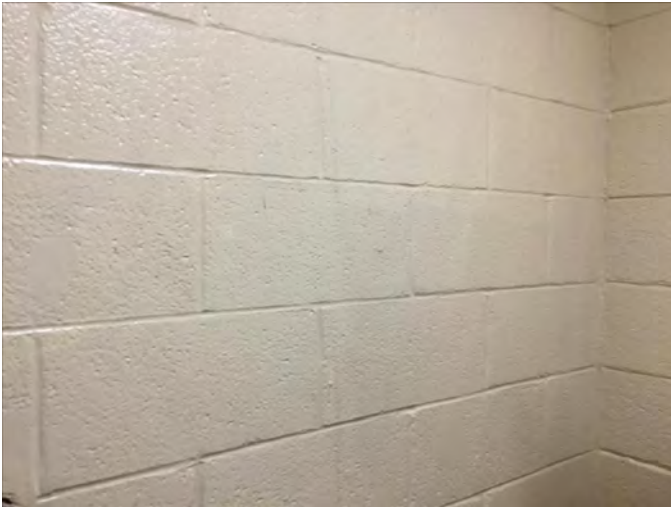


**Location:** Exterior  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 65,472.00  
**Unit of Measure:** S.F.  
**Estimate:** \$59,056.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/14/2017

**Notes:** The original metal exterior doors are aged, rusted, damaged and should be replaced with energy efficient doors.

---

**System: C3010 - Wall Finishes**



**Location:** Interior  
**Distress:** Damaged  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 65,472.00  
**Unit of Measure:** S.F.  
**Estimate:** \$187,970.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/14/2017

**Notes:** The office wall paint is damaged, fading, stained, and should be re-painted.

---

**System: D2010 - Plumbing Fixtures**



**Location:** Restroom  
**Distress:** Inadequate  
**Category:** Accessibility Code Compliance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 65,472.00  
**Unit of Measure:** S.F.  
**Estimate:** \$649,613.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/21/2017

**Notes:** Plumbing fixtures are in operational conditions. However, they are aged, not ADA compliant and should be replaced with a low-flow water fixtures.

---

**System: D2020 - Domestic Water Distribution**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 65,472.00  
**Unit of Measure:** S.F.  
**Estimate:** \$120,992.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/14/2017

**Notes:** There are no reported issues or observed deficiencies with the domestic water piping. Due to the age of the pipe there can be internal pitting corrosion that may be a costly problem that leads to the formation of pinhole leaks and possible water contamination.

---

**System: D2030 - Sanitary Waste**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 65,472.00  
**Unit of Measure:** S.F.  
**Estimate:** \$190,131.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/14/2017

**Notes:** There are no reported issues or observed deficiencies with the sanitary waste piping. The aging sanitary sewer piping is subject to leaks, infiltration, and it can even collapse in the interior walls.

---



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



**Location:** Roof/Ground  
**Distress:** Failing  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Replace air conditioner, DX, 5 ton  
**Qty:** 10.00  
**Unit of Measure:** Ea.  
**Estimate:** \$169,501.20  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/21/2017

**Notes:** Several of the units are beyond their service life and should be replaced.

---

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



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 65,472.00  
**Unit of Measure:** S.F.  
**Estimate:** \$116,671.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/14/2017

**Notes:** The original electrical distribution system is operating properly due to an aggressive maintenance program but is aged, in marginal condition, and should be replaced.

---

**System: D5020 - Branch Wiring**

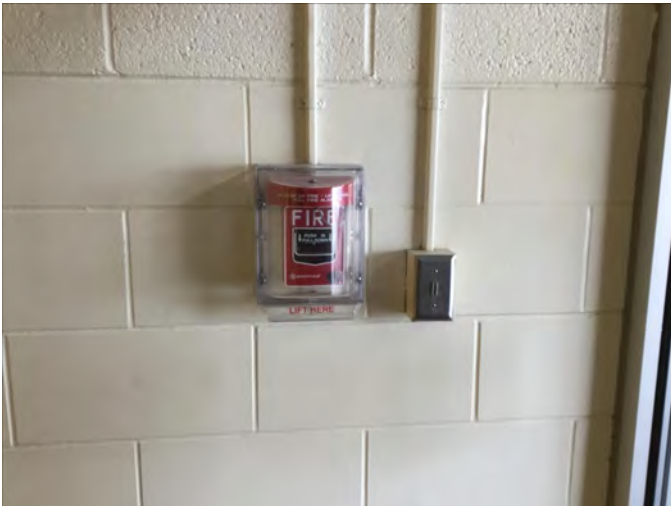


**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 65,472.00  
**Unit of Measure:** S.F.  
**Estimate:** \$334,889.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/14/2017

**Notes:** The original branch wiring system is operating properly due to an aggressive maintenance program but is aged, in marginal condition, and should be replaced.

---

**System: D5030910 - Fire & Alarm Systems**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 65,472.00  
**Unit of Measure:** S.F.  
**Estimate:** \$262,150.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/14/2017

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

---

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

**System: 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:** 65,472.00  
**Unit of Measure:** S.F.  
**Estimate:** \$267,191.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/14/2017

**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:** 65,472.00  
**Unit of Measure:** S.F.  
**Estimate:** \$41,051.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/14/2017

**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:	HS -High School
Gross Area (SF):	700
Year Built:	1965
Last Renovation:	
Replacement Value:	\$87,213
Repair Cost:	\$7,839.00
Total FCI:	8.99 %
Total RSLI:	35.58 %
FCA Score:	91.01



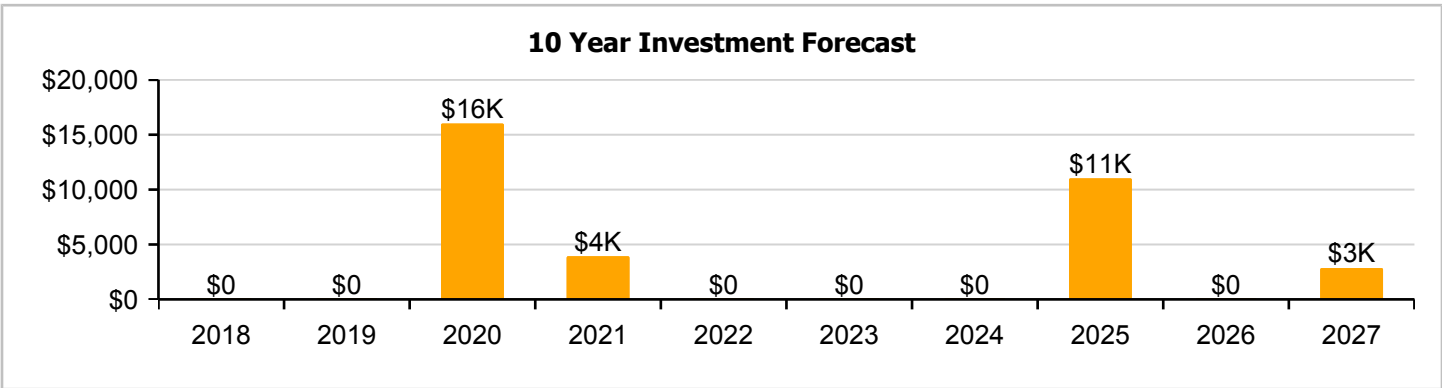
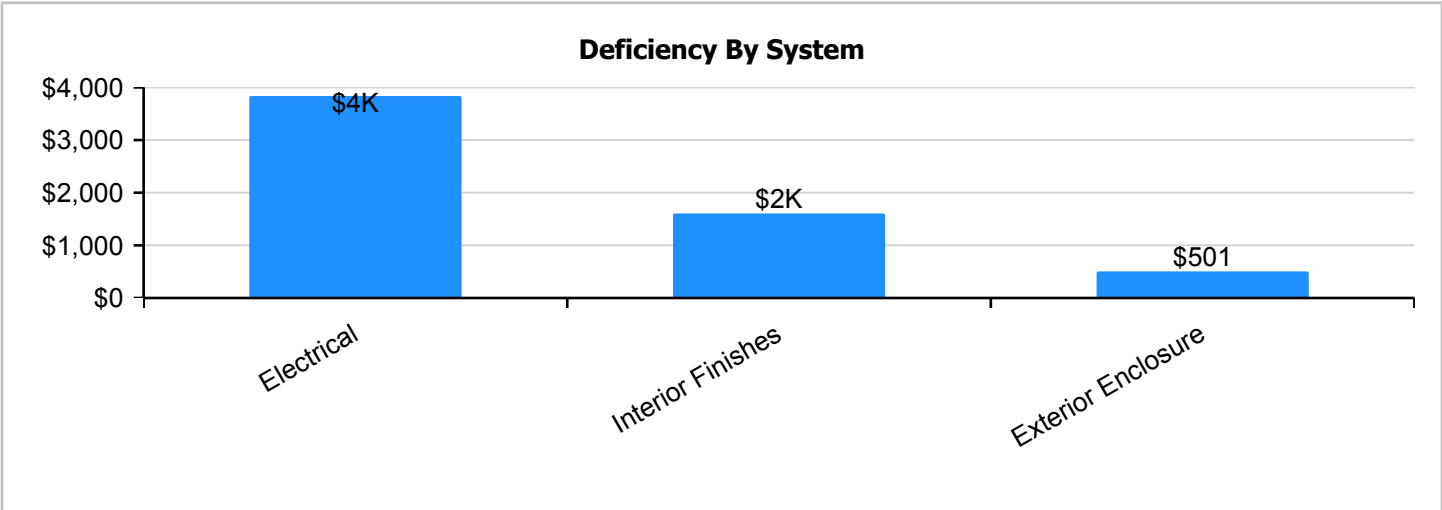
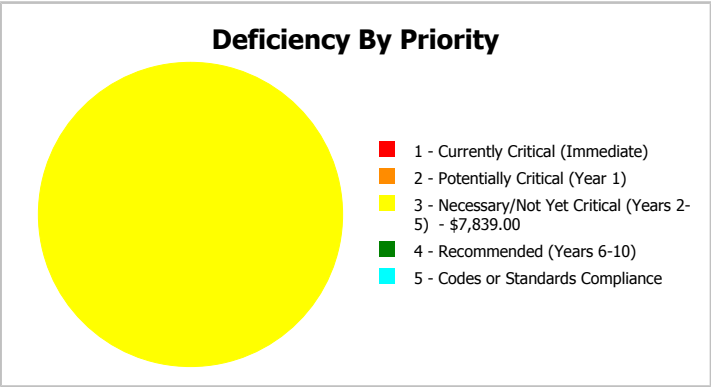
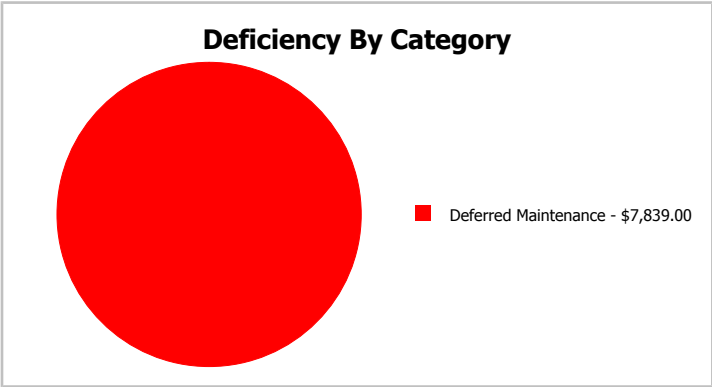
**Description:**

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

**Attributes:** This asset has no attributes.

**Dashboard Summary**

Function:	HS -High School	Gross Area:	700
Year Built:	1965	Last Renovation:	
Repair Cost:	\$7,839	Replacement Value:	\$87,213
FCI:	8.99 %	RSLI%:	35.58 %



## 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	64.76 %	0.00 %	\$0.00
B10 - Superstructure	44.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	42.05 %	3.94 %	\$662.00
B30 - Roofing	15.00 %	0.00 %	\$0.00
C10 - Interior Construction	22.86 %	0.00 %	\$0.00
C30 - Interior Finishes	20.85 %	11.74 %	\$2,118.00
D20 - Plumbing	33.62 %	0.00 %	\$0.00
D30 - HVAC	43.33 %	0.00 %	\$0.00
D50 - Electrical	27.47 %	40.26 %	\$5,059.00
<b>Totals:</b>	<b>35.58 %</b>	<b>8.99 %</b>	<b>\$7,839.00</b>

## Photo Album

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

1). South Elevation - Feb 16, 2017



2). Northwest Elevation - Feb 16, 2017



3). East Elevation - Feb 16, 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	\$6.93	S.F.	700	100	1961	2061		44.00 %	0.00 %	44			\$4,851
A1030	Slab on Grade	\$7.89	S.F.	700	100	2000	2100		83.00 %	0.00 %	83			\$5,523
B1020	Roof Construction	\$8.14	S.F.	700	100	1961	2061		44.00 %	0.00 %	44			\$5,698
B2010	Exterior Walls	\$9.48	S.F.	700	100	1961	2061		44.00 %	0.00 %	44			\$6,636
B2020	Exterior Windows	\$13.69	S.F.	700	30	2000	2030		43.33 %	0.00 %	13			\$9,583
B2030	Exterior Doors	\$0.86	S.F.	700	30	1961	1991		0.00 %	109.97 %	-26		\$662.00	\$602
B3010140	Asphalt Shingles	\$4.32	S.F.	700	20	2000	2020		15.00 %	0.00 %	3			\$3,024
C1010	Partitions	\$5.03	S.F.	700	75	1961	2036		25.33 %	0.00 %	19			\$3,521
C1030	Fittings	\$1.58	S.F.	700	20	2000	2020		15.00 %	0.00 %	3			\$1,106
C3010	Wall Finishes	\$2.75	S.F.	700	10	2000	2010		0.00 %	110.03 %	-7		\$2,118.00	\$1,925
C3020	Floor Finishes	\$11.72	S.F.	700	20	2000	2020		15.00 %	0.00 %	3			\$8,204
C3030	Ceiling Finishes	\$11.30	S.F.	700	25	2000	2025		32.00 %	0.00 %	8			\$7,910
D2010	Plumbing Fixtures	\$9.46	S.F.	700	30	2000	2030		43.33 %	0.00 %	13			\$6,622
D2020	Domestic Water Distribution	\$1.76	S.F.	700	30	1961	1991	2021	13.33 %	0.00 %	4			\$1,232
D2030	Sanitary Waste	\$2.77	S.F.	700	30	1961	1991	2021	13.33 %	0.00 %	4			\$1,939
D3040	Distribution Systems	\$8.96	S.F.	700	30	2000	2030		43.33 %	0.00 %	13			\$6,272
D5010	Electrical Service/Distribution	\$1.70	S.F.	700	40	1961	2001		0.00 %	110.00 %	-16		\$1,309.00	\$1,190
D5020	Branch Wiring	\$4.87	S.F.	700	30	1961	1991		0.00 %	110.00 %	-26		\$3,750.00	\$3,409
D5020	Lighting	\$11.38	S.F.	700	30	2000	2030		43.33 %	0.00 %	13			\$7,966
<b>Total</b>									<b>35.58 %</b>	<b>8.99 %</b>			<b>\$7,839.00</b>	<b>\$87,213</b>



## System Notes

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

**System:** B2010 - Exterior Walls



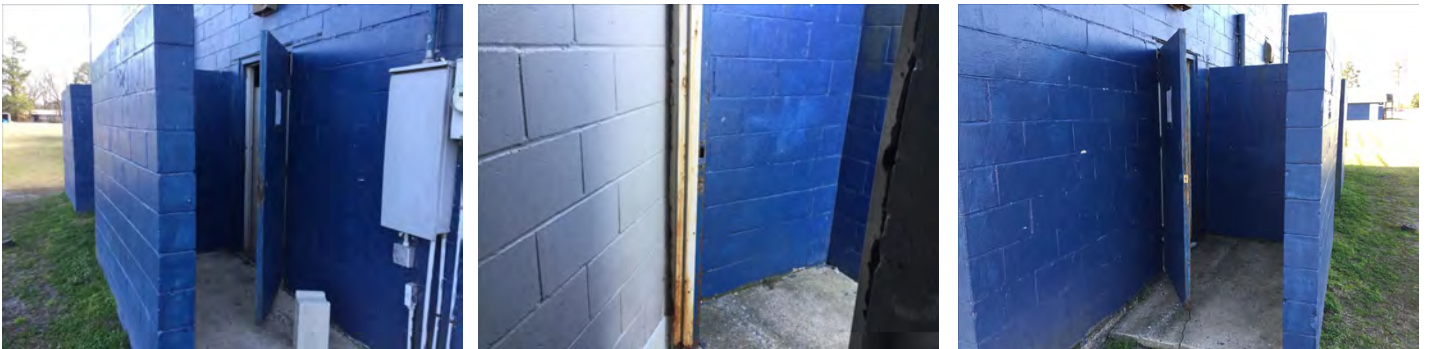
**Note:**

**System:** B2020 - Exterior Windows



**Note:**

**System:** B2030 - Exterior Doors

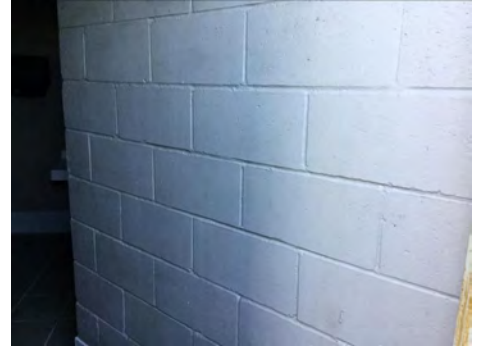
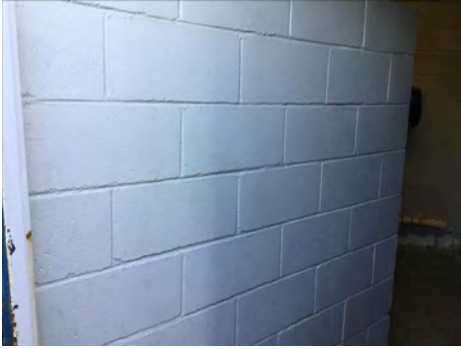


**Note:**

## Campus Assessment Report - 1965 Football Pressbox

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**System:** C1010 - Partitions



**Note:**

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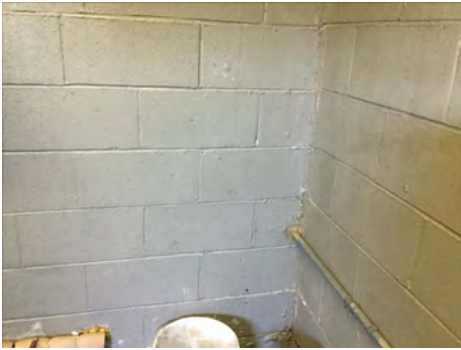
**System:** C1030 - Fittings



**Note:**

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**System:** C3010 - Wall Finishes



**Note:**



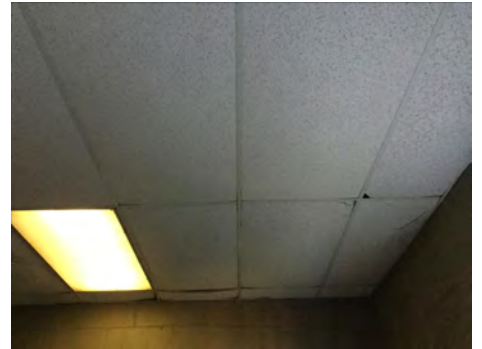
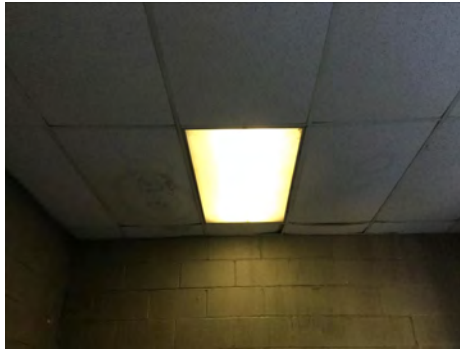
## Campus Assessment Report - 1965 Football Pressbox

**System:** C3020 - Floor Finishes



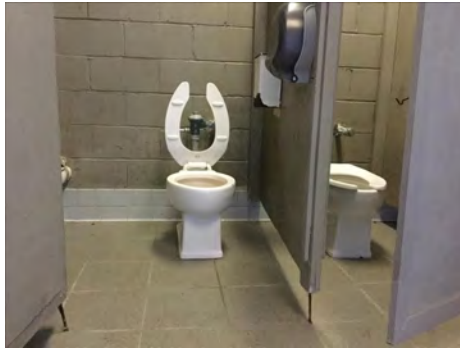
**Note:**

**System:** C3030 - Ceiling Finishes



**Note:**

**System:** D2010 - Plumbing Fixtures

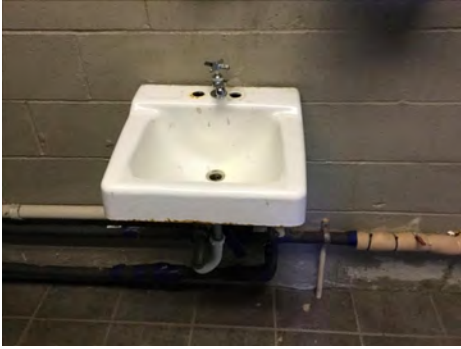


**Note:**

## Campus Assessment Report - 1965 Football Pressbox

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**System:** D2020 - Domestic Water Distribution



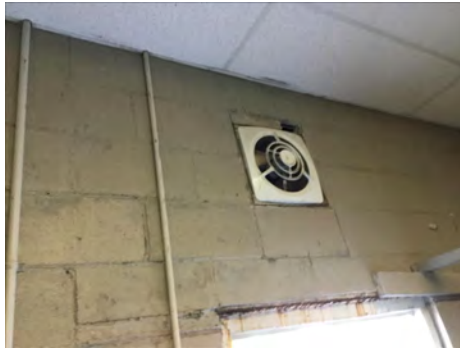
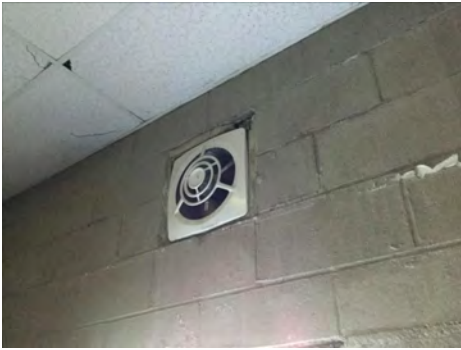
**Note:**

**System:** D2030 - Sanitary Waste



**Note:**

**System:** D3040 - Distribution Systems



**Note:**

## Campus Assessment Report - 1965 Football Pressbox

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



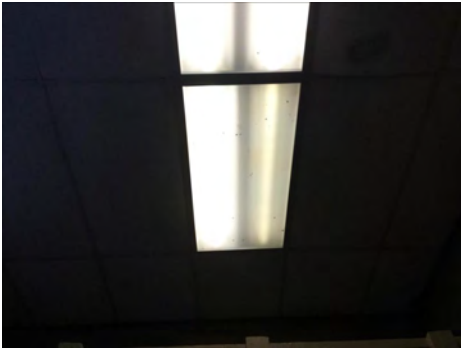
**Note:**

**System:** D5020 - Branch Wiring



**Note:**

**System:** D5020 - Lighting



**Note:**

## Renewal Schedule

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

*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$7,839</b>	<b>\$0</b>	<b>\$0</b>	<b>\$16,015</b>	<b>\$3,926</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$11,022</b>	<b>\$0</b>	<b>\$2,846</b>	<b>\$41,648</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2030 - Exterior Doors</b>	\$662	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$662
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010140 - Asphalt Shingles</b>	\$0	\$0	\$0	\$4,824	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,824
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1030 - Fittings</b>	\$0	\$0	\$0	\$1,330	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,330
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$2,118	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,846	\$4,964
<b>C3020 - Floor Finishes</b>	\$0	\$0	\$0	\$9,861	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,861
<b>C3030 - Ceiling Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,022	\$0	\$0	\$11,022
<b>D - Services</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D20 - Plumbing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D2010 - Plumbing Fixtures</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

## Campus Assessment Report - 1965 Football Pressbox

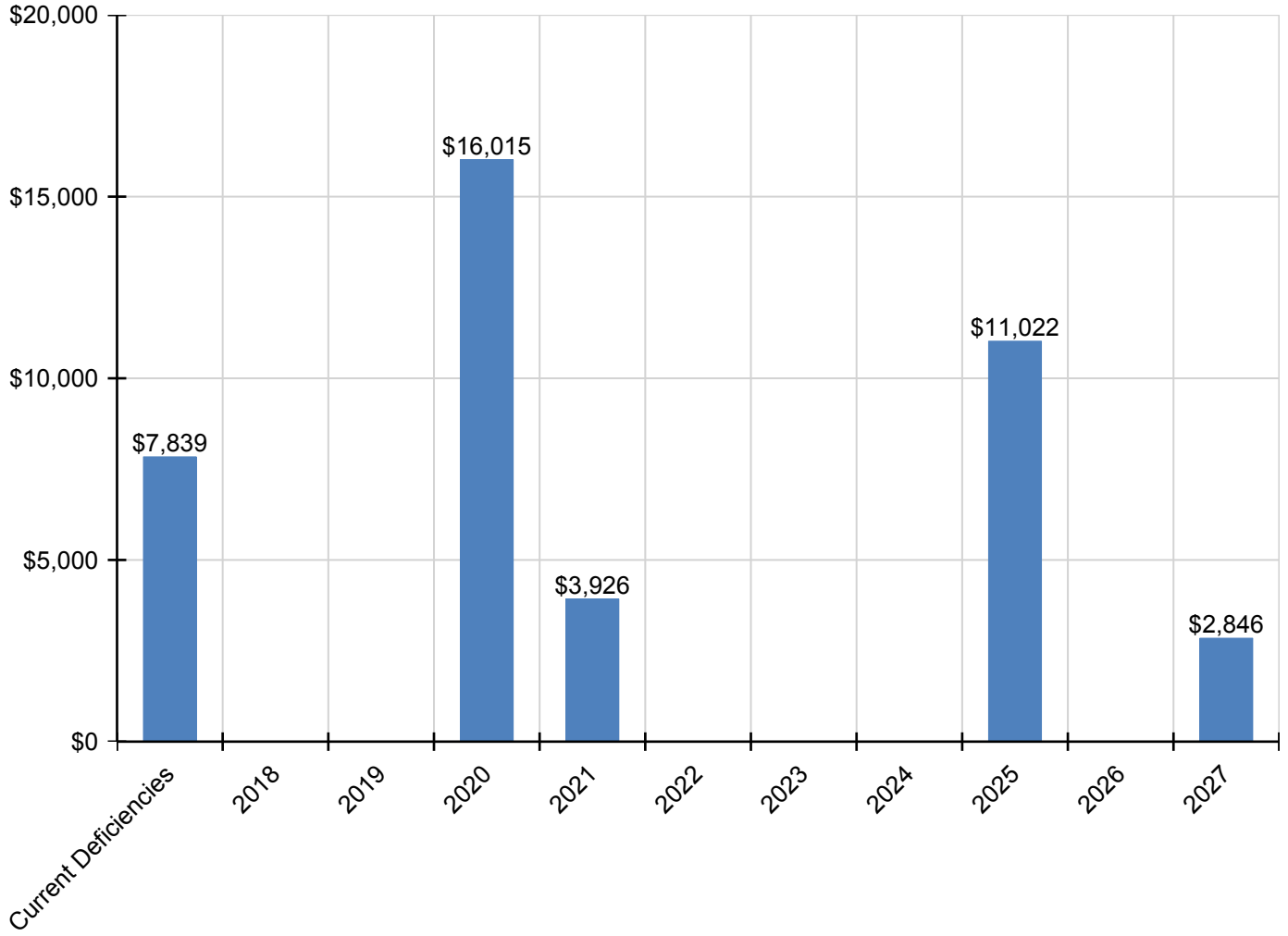
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$1,525	\$0	\$0	\$0	\$0	\$0	\$0	\$1,525
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$2,401	\$0	\$0	\$0	\$0	\$0	\$0	\$2,401
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$1,309	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,309
D5020 - Branch Wiring	\$3,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,750
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

\* Indicates non-renewable system



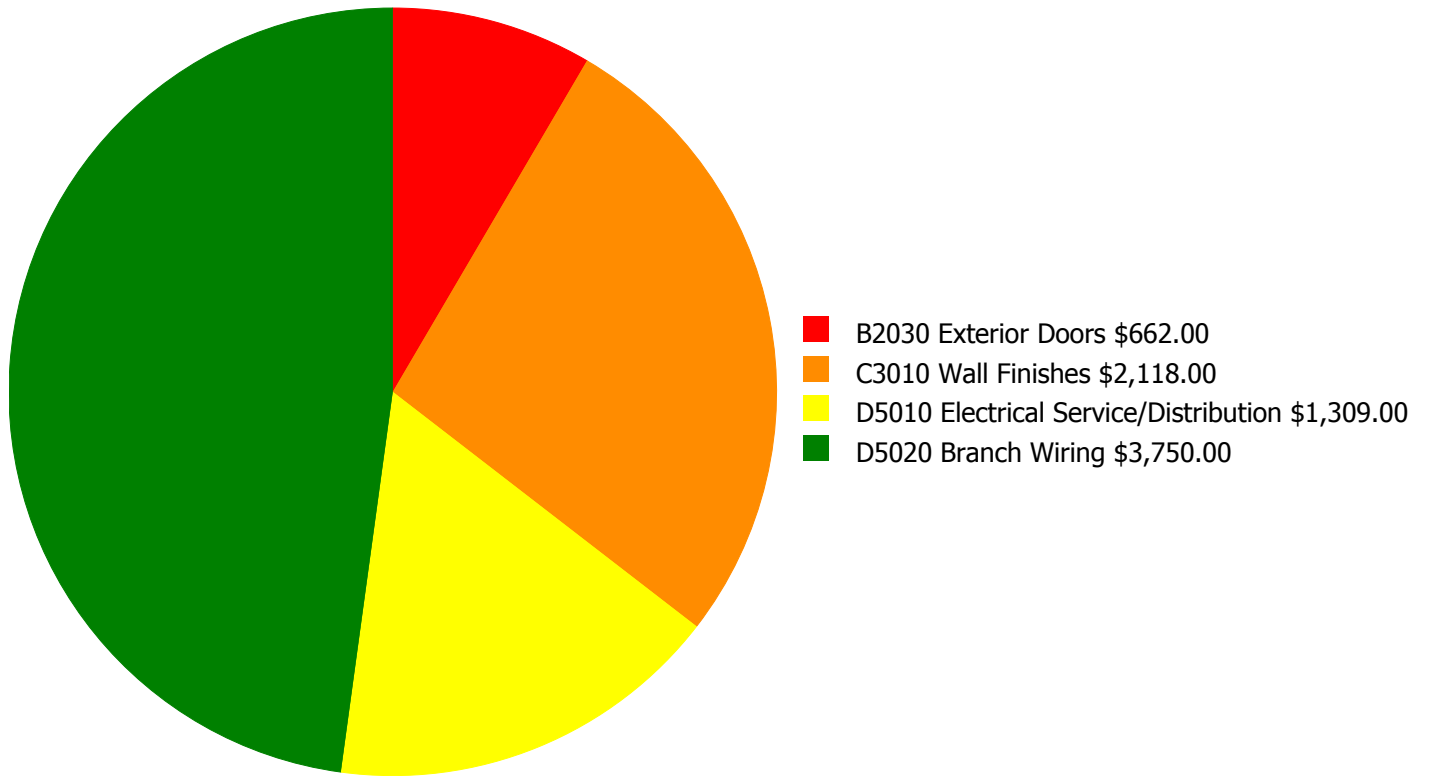
## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

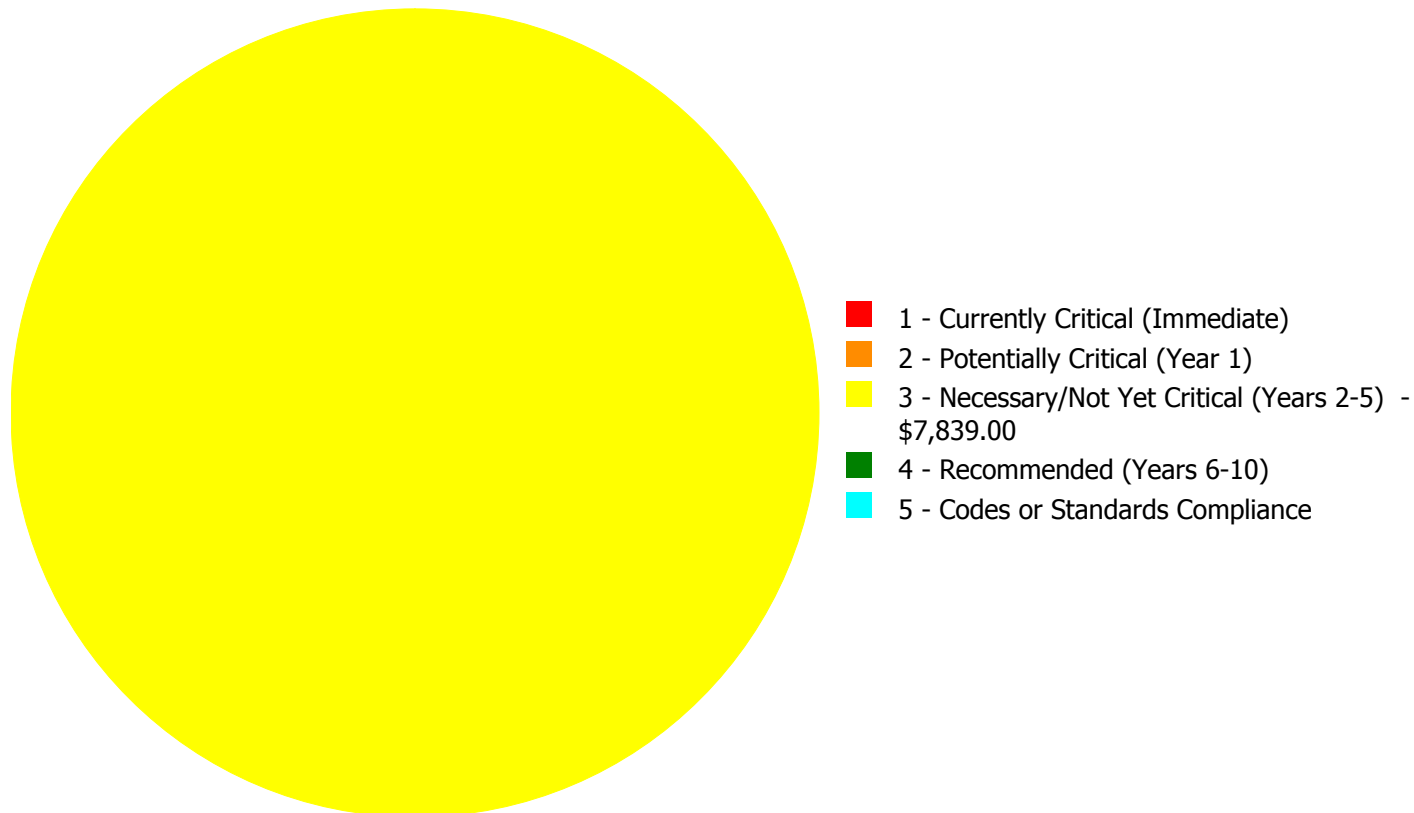
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$7,839.00**

## 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: \$7,839.00**

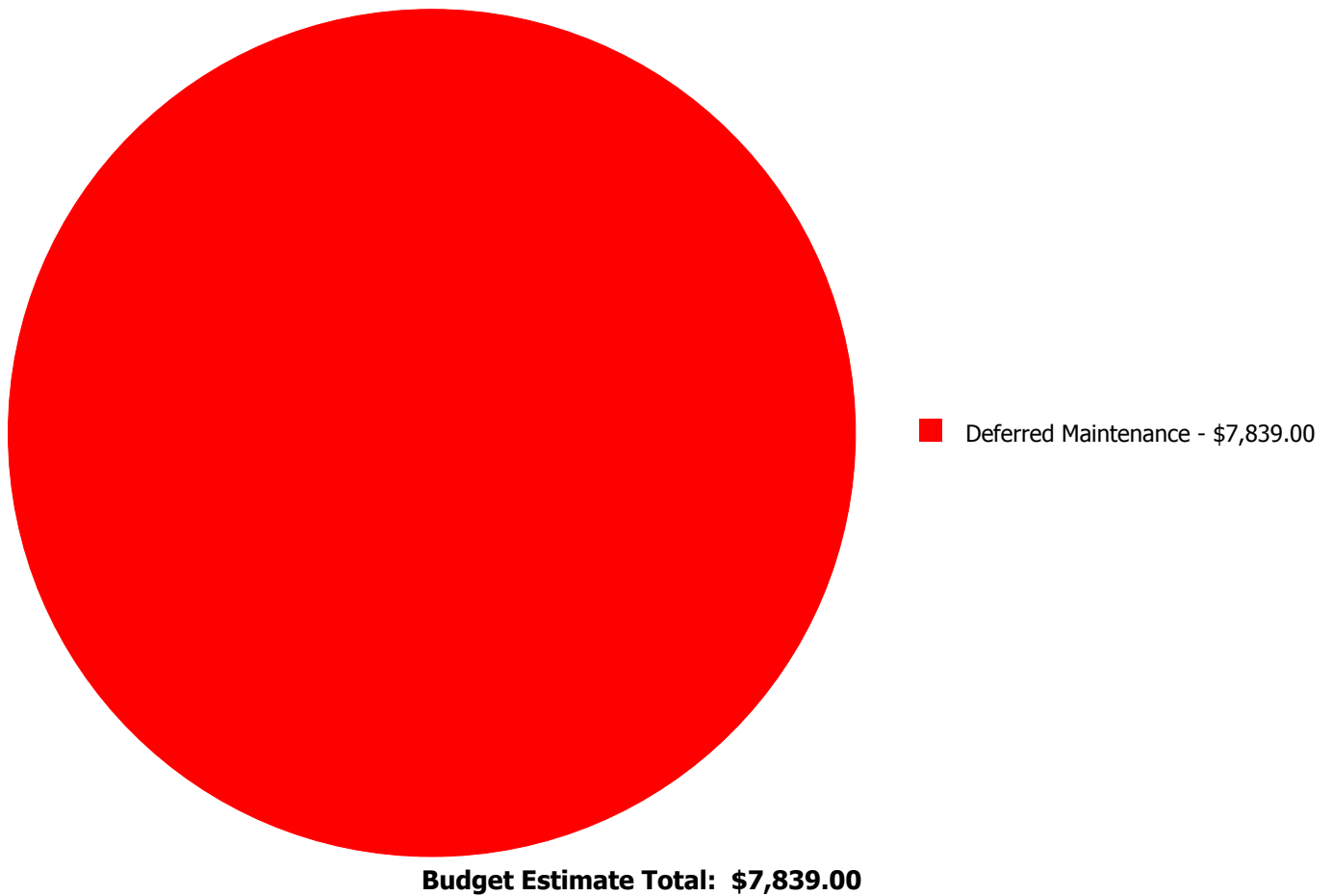
## Deficiency By Priority Investment Table

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
B2030	Exterior Doors	\$0.00	\$0.00	\$662.00	\$0.00	\$0.00	\$662.00
C3010	Wall Finishes	\$0.00	\$0.00	\$2,118.00	\$0.00	\$0.00	\$2,118.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$1,309.00	\$0.00	\$0.00	\$1,309.00
D5020	Branch Wiring	\$0.00	\$0.00	\$3,750.00	\$0.00	\$0.00	\$3,750.00
	<b>Total:</b>	\$0.00	\$0.00	\$7,839.00	\$0.00	\$0.00	\$7,839.00

## Deficiency Summary by Category

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





## Deficiency Details by Priority

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

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

#### System: B2030 - Exterior Doors



**Location:** Restroom  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 700.00  
**Unit of Measure:** S.F.  
**Estimate:** \$662.00  
**Assessor Name:** Terence Davis  
**Date Created:** 02/08/2017

**Notes:** The doors are damaged and the hardware is failing.

#### System: C3010 - Wall Finishes



**Location:** Interior  
**Distress:** Damaged  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 700.00  
**Unit of Measure:** S.F.  
**Estimate:** \$2,118.00  
**Assessor Name:** Terence Davis  
**Date Created:** 02/08/2017

**Notes:** The office wall paint is damaged, fading, stained, and should be re-painted.

**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:** 700.00  
**Unit of Measure:** S.F.  
**Estimate:** \$1,309.00  
**Assessor Name:** Terence Davis  
**Date Created:** 02/08/2017

**Notes:** The original electrical distribution system is operating properly due to an aggressive maintenance program but is aged, in marginal condition, and should be replaced.

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**System: D5020 - Branch Wiring**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 700.00  
**Unit of Measure:** S.F.  
**Estimate:** \$3,750.00  
**Assessor Name:** Terence Davis  
**Date Created:** 02/08/2017

**Notes:** The original branch wiring system is operating properly due to an aggressive maintenance program but is aged, in marginal condition, and should be replaced.

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## Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	18,118
Year Built:	1974
Last Renovation:	
Replacement Value:	\$3,599,324
Repair Cost:	\$751,941.07
Total FCI:	20.89 %
Total RSLI:	29.05 %
FCA Score:	79.11



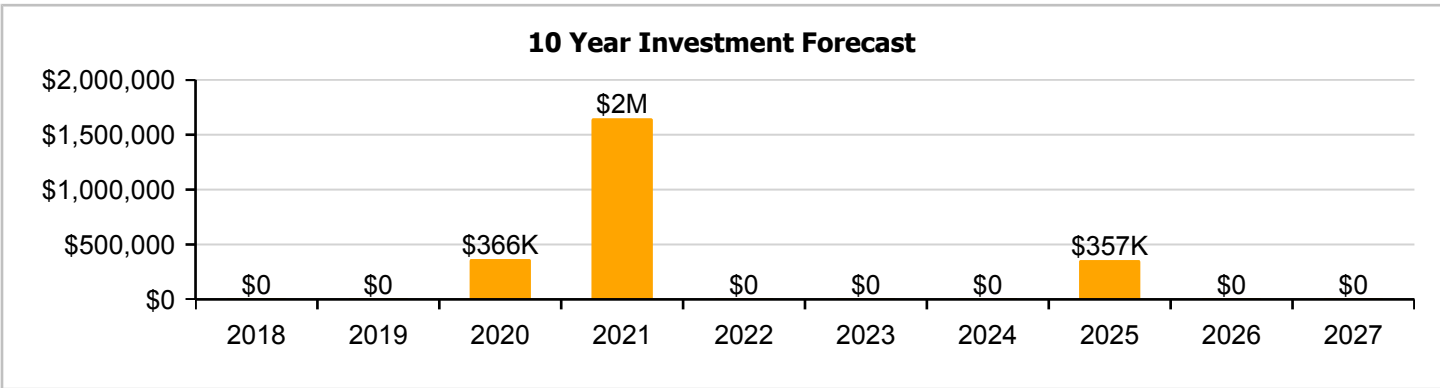
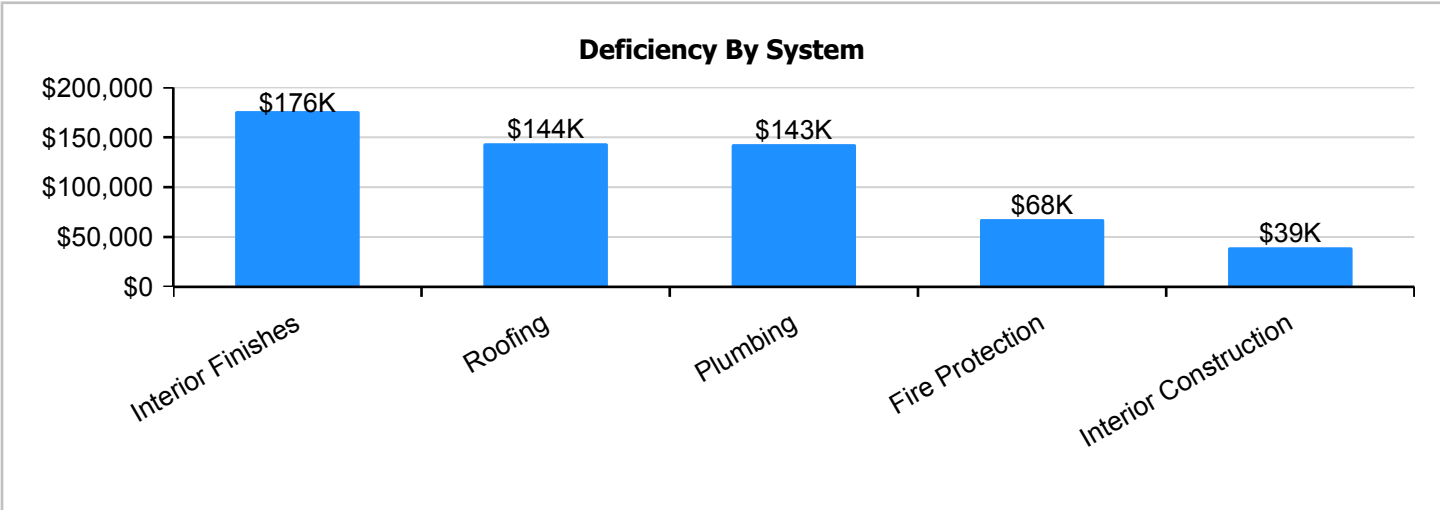
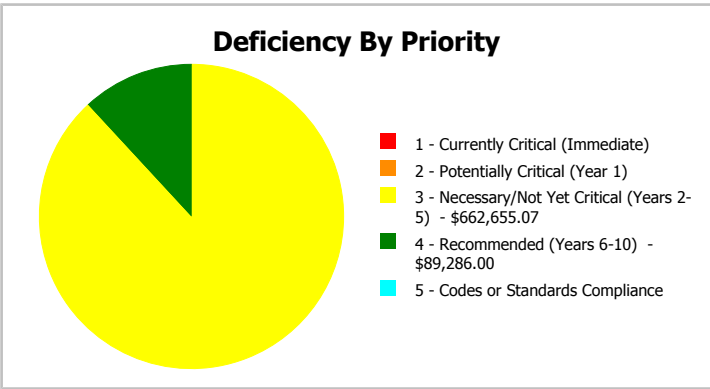
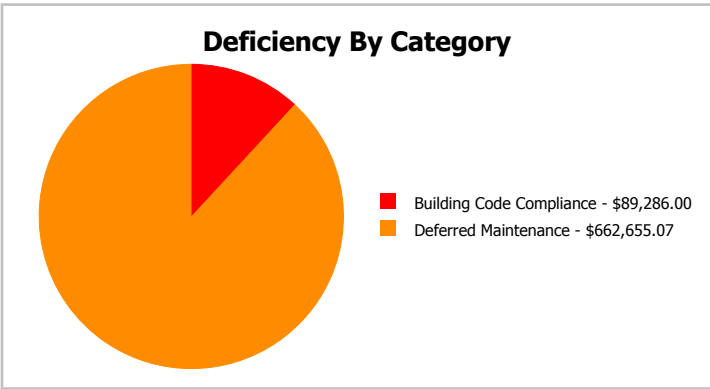
### Description:

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

**Attributes:** This asset has no attributes.

**Dashboard Summary**

Function:	HS -High School	Gross Area:	18,118
Year Built:	1974	Last Renovation:	
Repair Cost:	\$751,941	Replacement Value:	\$3,599,324
FCI:	20.89 %	RSLI%:	29.05 %



## Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	57.00 %	0.00 %	\$0.00
A20 - Basement Construction	57.00 %	0.00 %	\$0.00
B10 - Superstructure	57.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	30.56 %	0.00 %	\$0.00
B30 - Roofing	0.00 %	150.00 %	\$189,695.00
C10 - Interior Construction	26.70 %	31.14 %	\$52,017.00
C30 - Interior Finishes	17.63 %	49.78 %	\$232,407.07
D20 - Plumbing	4.73 %	70.98 %	\$188,536.00
D30 - HVAC	21.80 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$89,286.00
D50 - Electrical	46.03 %	0.00 %	\$0.00
E10 - Equipment	15.00 %	0.00 %	\$0.00
E20 - Furnishings	20.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>29.05 %</b>	<b>20.89 %</b>	<b>\$751,941.07</b>



**Photo Album**

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

1). West Elevation - Feb 16, 2017



2). East Elevation - Feb 16, 2017



3). North Elevation - Feb 16, 2017



4). South Elevation - Feb 16, 2017



### Condition Detail

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

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

## System Listing

## Campus Assessment Report - 1974 Music Building

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$2.32	S.F.	18,118	100	1974	2074		57.00 %	0.00 %	57			\$42,034
A1030	Slab on Grade	\$4.36	S.F.	18,118	100	1974	2074		57.00 %	0.00 %	57			\$78,994
A2010	Basement Excavation	\$0.88	S.F.	18,118	100	1974	2074		57.00 %	0.00 %	57			\$15,944
A2020	Basement Walls	\$6.15	S.F.	18,118	100	1974	2074		57.00 %	0.00 %	57			\$111,426
B1010	Floor Construction	\$12.22	S.F.	18,118	100	1974	2074		57.00 %	0.00 %	57			\$221,402
B1020	Roof Construction	\$8.14	S.F.	18,118	100	1974	2074		57.00 %	0.00 %	57			\$147,481
B2010	Exterior Walls	\$9.48	S.F.	18,118	100	1974	2074		57.00 %	0.00 %	57			\$171,759
B2020	Exterior Windows	\$13.69	S.F.	18,118	30	1974	2004	2021	13.33 %	0.00 %	4			\$248,035
B2030	Exterior Doors	\$0.86	S.F.	18,118	30	1974	2004	2021	13.33 %	0.00 %	4			\$15,581
B3010120	Single Ply Membrane	\$6.98	S.F.	18,118	20	1974	1994		0.00 %	150.00 %	-23		\$189,695.00	\$126,464
C1010	Partitions	\$5.03	S.F.	18,118	75	1974	2049		42.67 %	0.00 %	32			\$91,134
C1020	Interior Doors	\$2.61	S.F.	18,118	30	1974	2004		0.00 %	110.00 %	-13		\$52,017.00	\$47,288
C1030	Fittings	\$1.58	S.F.	18,118	20	1974	1994	2021	20.00 %	0.00 %	4			\$28,626
C3010	Wall Finishes	\$2.75	S.F.	18,118	10	2015	2025		80.00 %	0.00 %	8			\$49,825
C3020	Floor Finishes	\$11.72	S.F.	18,118	20	1974	1994	2021	20.00 %	3.39 %	4		\$7,200.07	\$212,343
C3030	Ceiling Finishes	\$11.30	S.F.	18,118	25	1974	1999		0.00 %	110.00 %	-18		\$225,207.00	\$204,733
D2010	Plumbing Fixtures	\$9.46	S.F.	18,118	30	1974	2004		0.00 %	110.00 %	-13		\$188,536.00	\$171,396
D2020	Domestic Water Distribution	\$1.76	S.F.	18,118	30	1974	2004	2021	13.33 %	0.00 %	4			\$31,888
D2030	Sanitary Waste	\$2.77	S.F.	18,118	30	1974	2004	2021	13.33 %	0.00 %	4			\$50,187
D2040	Rain Water Drainage	\$0.67	S.F.	18,118	30	1974	2004	2021	13.33 %	0.00 %	4			\$12,139
D3040	Distribution Systems	\$8.96	S.F.	18,118	30	2000	2030	2021	13.33 %	0.00 %	4			\$162,337
D3050	Terminal & Package Units	\$19.55	S.F.	18,118	15	2000	2015	2021	26.67 %	0.00 %	4			\$354,207
D3060	Controls & Instrumentation	\$2.84	S.F.	18,118	20	2000	2020		15.00 %	0.00 %	3			\$51,455
D4010	Sprinklers	\$3.89	S.F.	18,118	30			2016	0.00 %	110.00 %	-1		\$77,527.00	\$70,479
D4020	Standpipes	\$0.59	S.F.	18,118	30			2016	0.00 %	110.00 %	-1		\$11,759.00	\$10,690
D5010	Electrical Service/Distribution	\$1.70	S.F.	18,118	40	1974	2014	2021	10.00 %	0.00 %	4			\$30,801
D5020	Branch Wiring	\$4.87	S.F.	18,118	30	1974	2004	2021	13.33 %	0.00 %	4			\$88,235
D5020	Lighting	\$11.38	S.F.	18,118	30	1995	2025		26.67 %	0.00 %	8			\$206,183
D5030810	Security & Detection Systems	\$2.10	S.F.	18,118	15	2015	2030		86.67 %	0.00 %	13			\$38,048
D5030910	Fire Alarm Systems	\$3.83	S.F.	18,118	15	2015	2030		86.67 %	0.00 %	13			\$69,392
D5030920	Data Communication	\$4.92	S.F.	18,118	15	2015	2030		86.67 %	0.00 %	13			\$89,141
E1020	Institutional Equipment	\$13.97	S.F.	18,118	20	2000	2020		15.00 %	0.00 %	3			\$253,108
E2010	Fixed Furnishings	\$5.33	S.F.	18,118	20	1974	1994	2021	20.00 %	0.00 %	4			\$96,569
<b>Total</b>									<b>29.05 %</b>	<b>20.89 %</b>			<b>\$751,941.07</b>	<b>\$3,599,324</b>

## System Notes

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

**System:** B2010 - Exterior Walls



**Note:**

**System:** B2020 - Exterior Windows



**Note:**

**System:** B2030 - Exterior Doors



**Note:**



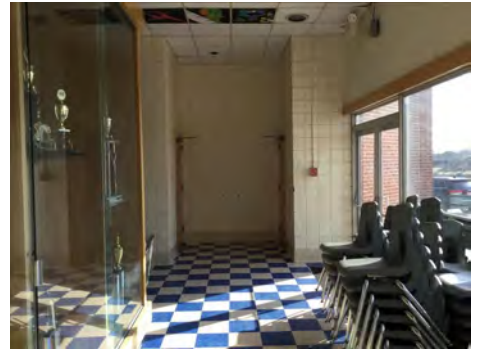
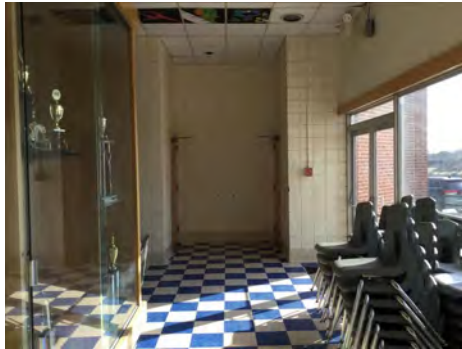
## Campus Assessment Report - 1974 Music Building

**System:** B3010120 - Single Ply Membrane



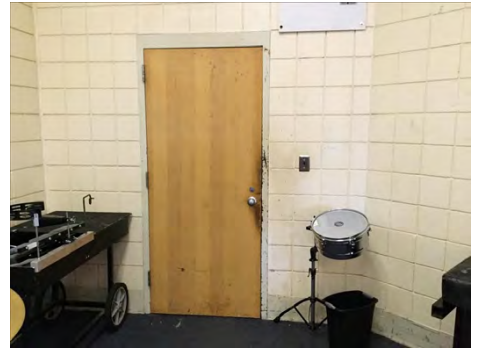
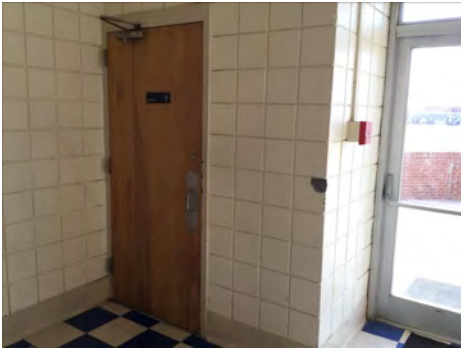
**Note:**

**System:** C1010 - Partitions



**Note:**

**System:** C1020 - Interior Doors

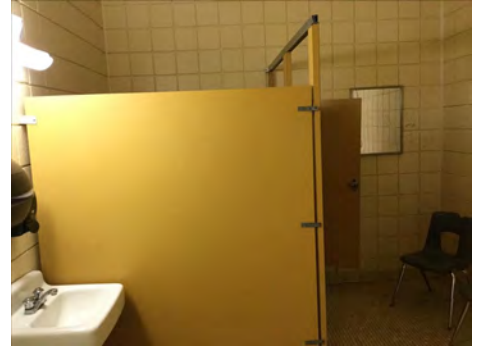


**Note:**



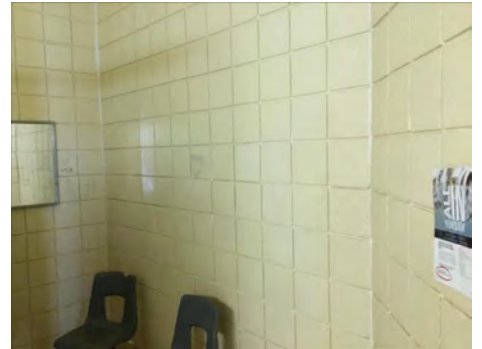
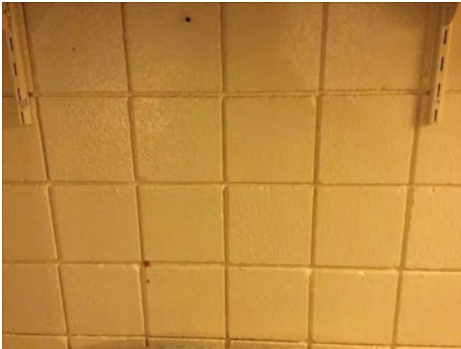
## Campus Assessment Report - 1974 Music Building

**System:** C1030 - Fittings



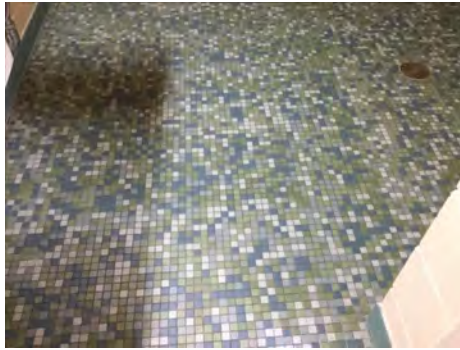
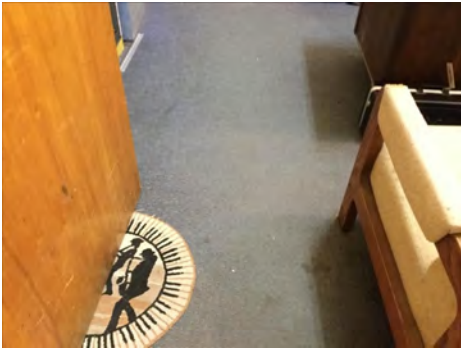
**Note:**

**System:** C3010 - Wall Finishes



**Note:**

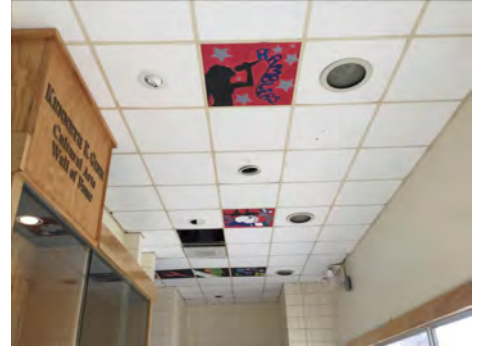
**System:** C3020 - Floor Finishes



**Note:**

## Campus Assessment Report - 1974 Music Building

**System:** C3030 - Ceiling Finishes



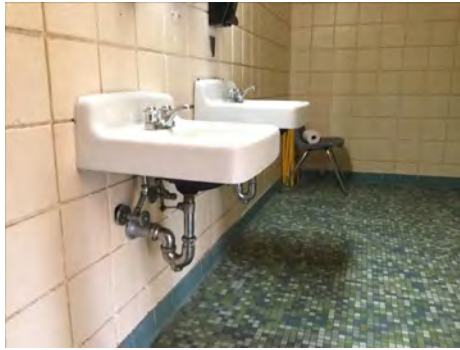
**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

**System:** D2020 - Domestic Water Distribution



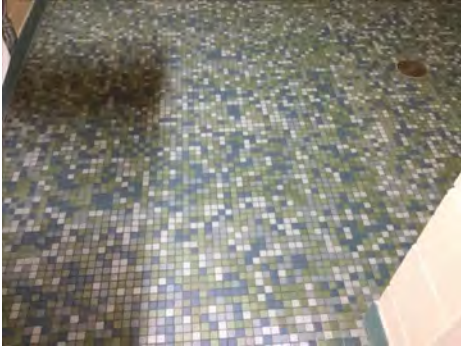
**Note:**



## Campus Assessment Report - 1974 Music Building

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**System:** D2030 - Sanitary Waste



**Note:**

**System:** D2040 - Rain Water Drainage



**Note:**

**System:** D3040 - Distribution Systems



**Note:**

## Campus Assessment Report - 1974 Music Building

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



**Note:**

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**System:** D3060 - Controls & Instrumentation



**Note:**

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



**Note:**

## Campus Assessment Report - 1974 Music Building

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**System:** D5020 - Branch Wiring



**Note:**

**System:** D5020 - Lighting



**Note:**

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

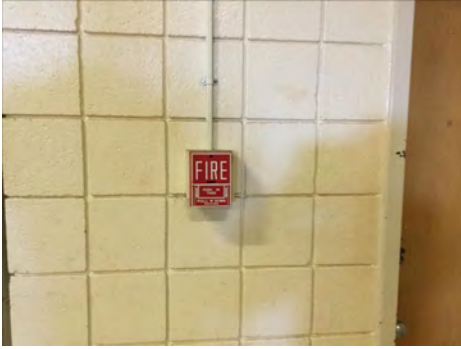


**Note:**



## Campus Assessment Report - 1974 Music Building

**System:** D5030910 - Fire Alarm Systems



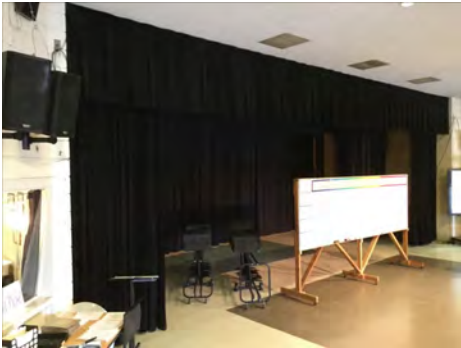
**Note:**

**System:** D5030920 - Data Communication



**Note:**

**System:** E1020 - Institutional Equipment



**Note:**



## Campus Assessment Report - 1974 Music Building

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**System:** E2010 - Fixed Furnishings



**Note:**

## Renewal Schedule

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

*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$751,941</b>	<b>\$0</b>	<b>\$0</b>	<b>\$366,085</b>	<b>\$1,647,794</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$356,733</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,122,553</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A20 - Basement Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A2010 - Basement Excavation</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A2020 - Basement Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1010 - Floor Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$0	\$307,083	\$0	\$0	\$0	\$0	\$0	\$0	\$307,083
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$19,291	\$0	\$0	\$0	\$0	\$0	\$0	\$19,291
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010120 - Single Ply Membrane</b>	\$189,695	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$189,695
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1020 - Interior Doors</b>	\$52,017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$52,017
<b>C1030 - Fittings</b>	\$0	\$0	\$0	\$0	\$35,441	\$0	\$0	\$0	\$0	\$0	\$0	\$35,441
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$69,428	\$0	\$0	\$69,428

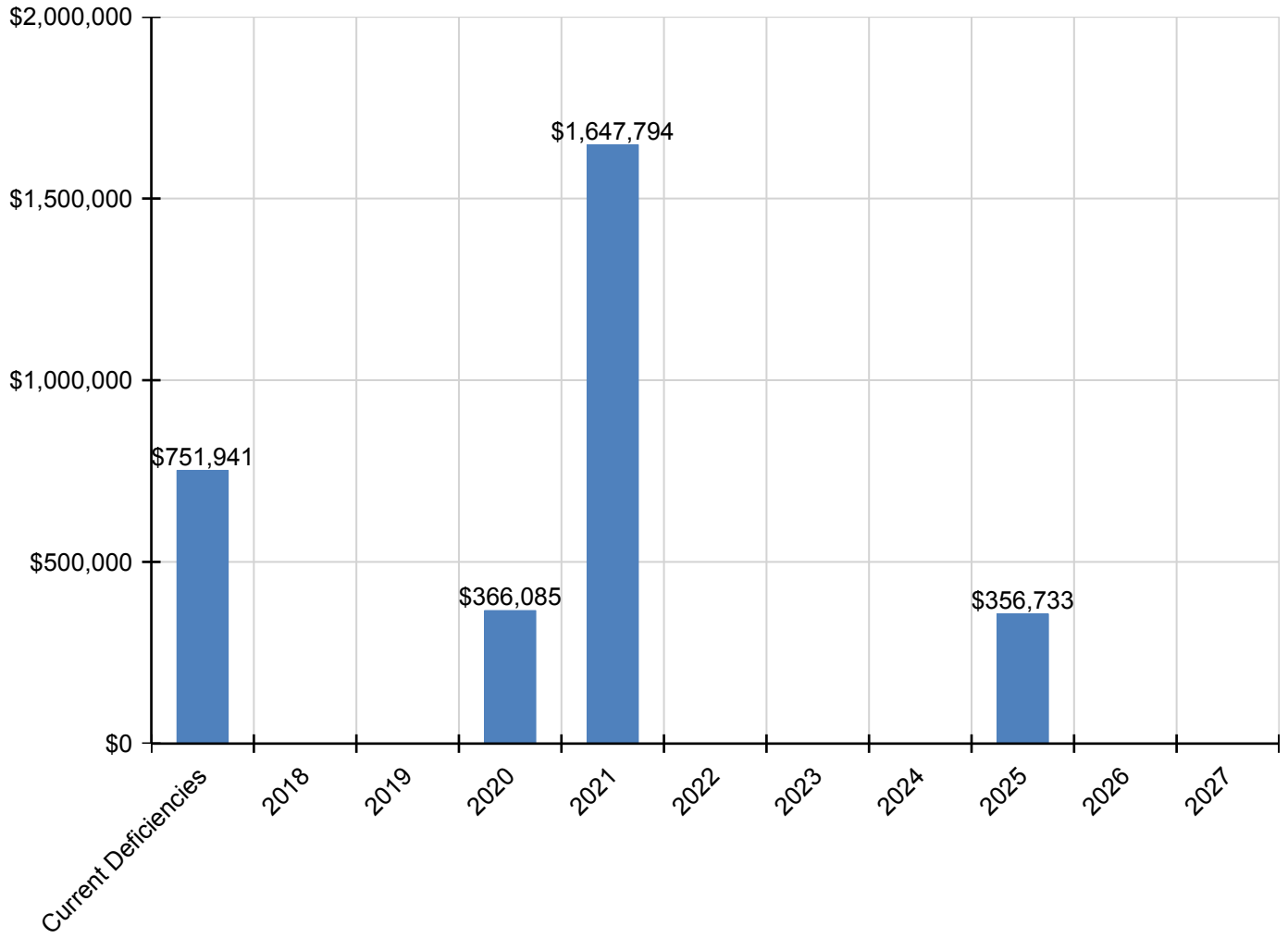
## Campus Assessment Report - 1974 Music Building

C3020 - Floor Finishes	\$7,200	\$0	\$0	\$0	\$262,893	\$0	\$0	\$0	\$0	\$0	\$0	\$270,093
C3030 - Ceiling Finishes	\$225,207	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$225,207
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	\$188,536	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$188,536
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$39,478	\$0	\$0	\$0	\$0	\$0	\$0	\$39,478
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$62,135	\$0	\$0	\$0	\$0	\$0	\$0	\$62,135
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$15,029	\$0	\$0	\$0	\$0	\$0	\$0	\$15,029
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$200,983	\$0	\$0	\$0	\$0	\$0	\$0	\$200,983
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$438,530	\$0	\$0	\$0	\$0	\$0	\$0	\$438,530
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$61,849	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61,849
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$77,527	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$77,527
D4020 - Standpipes	\$11,759	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,759
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$38,133	\$0	\$0	\$0	\$0	\$0	\$0	\$38,133
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$109,240	\$0	\$0	\$0	\$0	\$0	\$0	\$109,240
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$287,305	\$0	\$0	\$287,305
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$304,236	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$304,236
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$119,558	\$0	\$0	\$0	\$0	\$0	\$0	\$119,558

\* Indicates non-renewable system

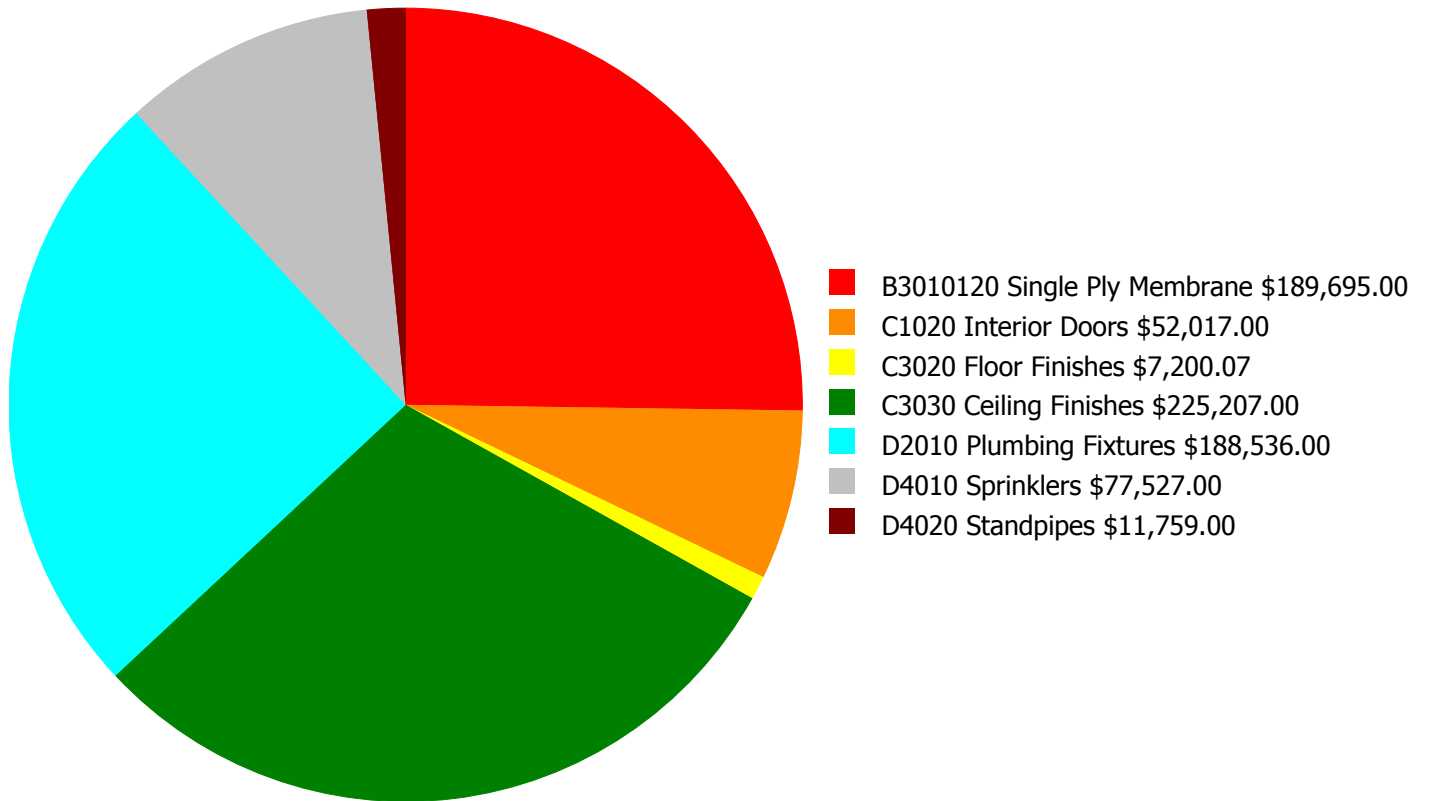
## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

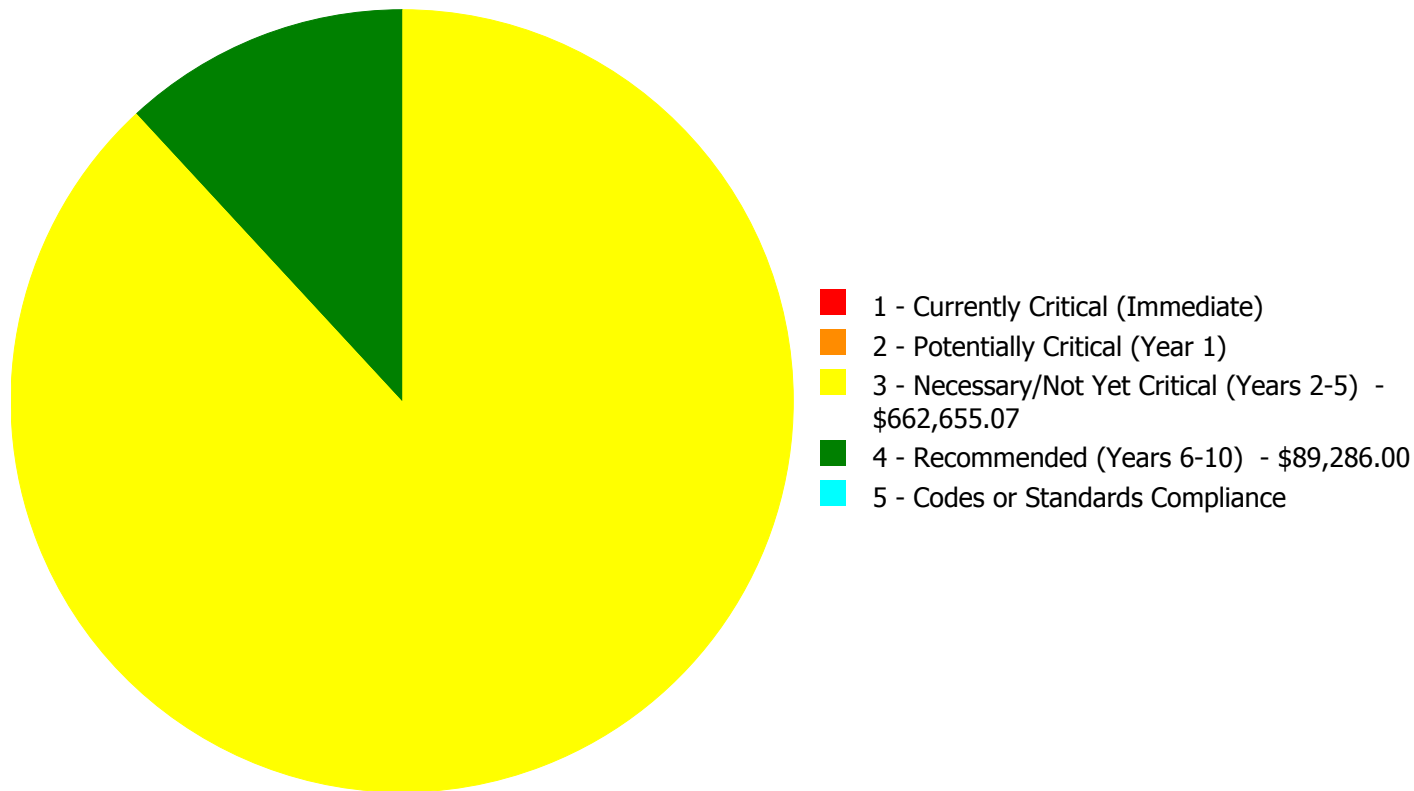
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$751,941.07**

### 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: \$751,941.07**



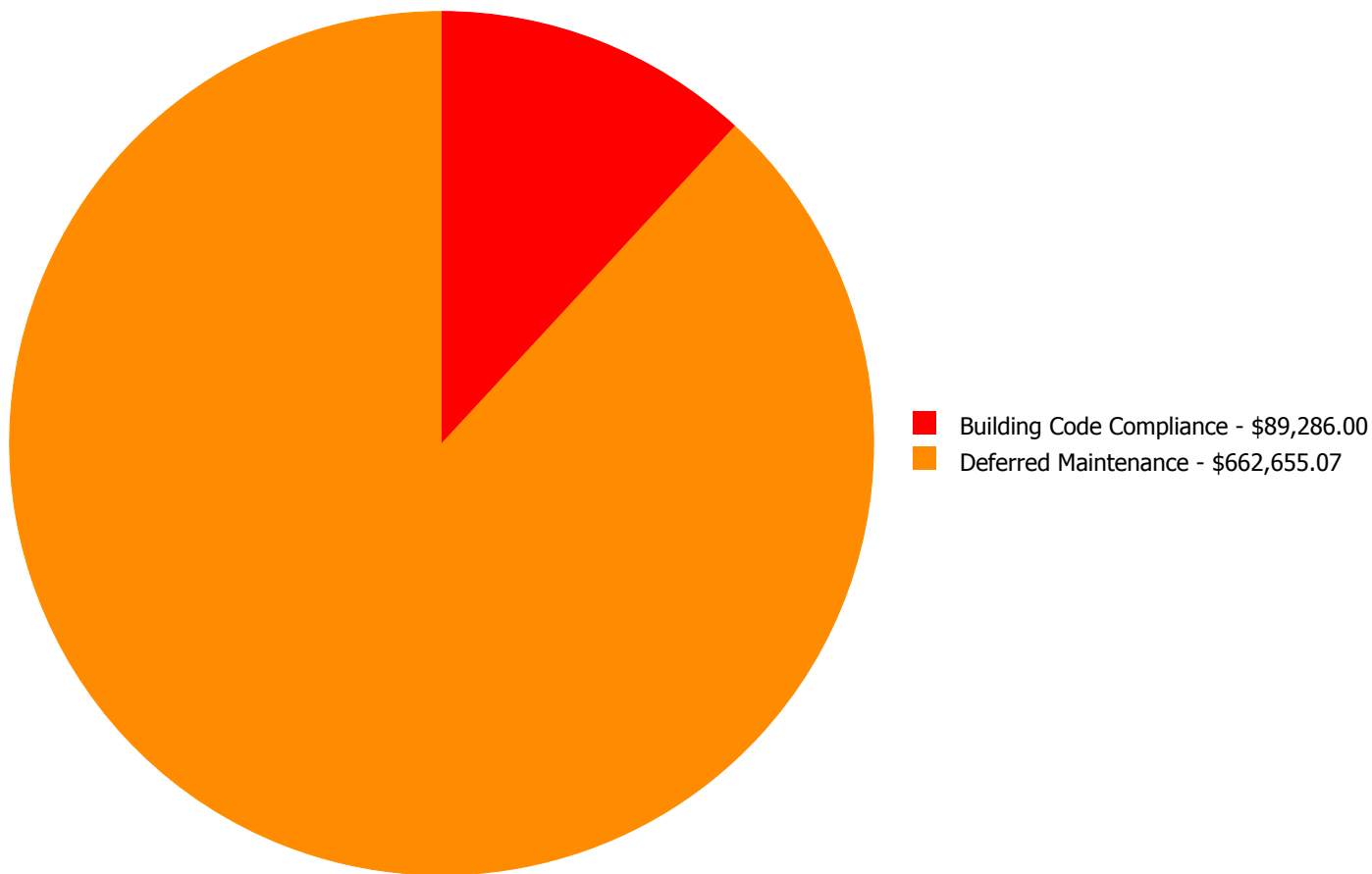
## Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B3010120	Single Ply Membrane	\$0.00	\$0.00	\$189,695.00	\$0.00	\$0.00	\$189,695.00
C1020	Interior Doors	\$0.00	\$0.00	\$52,017.00	\$0.00	\$0.00	\$52,017.00
C3020	Floor Finishes	\$0.00	\$0.00	\$7,200.07	\$0.00	\$0.00	\$7,200.07
C3030	Ceiling Finishes	\$0.00	\$0.00	\$225,207.00	\$0.00	\$0.00	\$225,207.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$188,536.00	\$0.00	\$0.00	\$188,536.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$77,527.00	\$0.00	\$77,527.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$11,759.00	\$0.00	\$11,759.00
	<b>Total:</b>	\$0.00	\$0.00	\$662,655.07	\$89,286.00	\$0.00	\$751,941.07

### 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: \$751,941.07**

## Deficiency Details by Priority

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

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

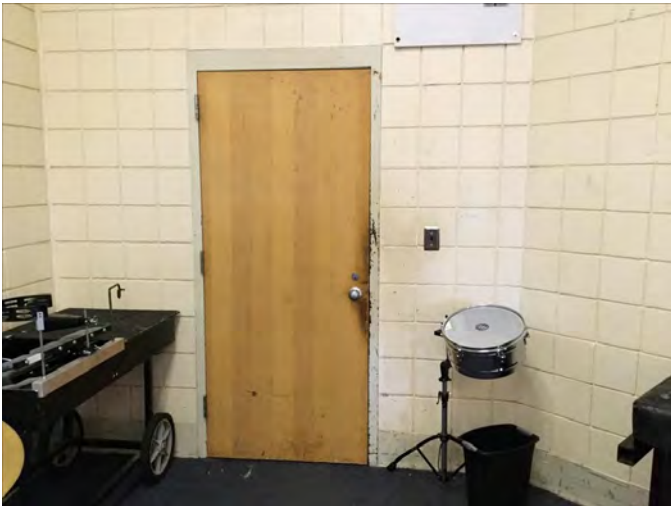
#### **System: B3010120 - Single Ply Membrane**



**Location:** Roof  
**Distress:** Failing  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 18,118.00  
**Unit of Measure:** S.F.  
**Estimate:** \$189,695.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/16/2017

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

#### **System: C1020 - Interior Doors**



**Location:** Throughout the building  
**Distress:** Failing  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 18,118.00  
**Unit of Measure:** S.F.  
**Estimate:** \$52,017.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/16/2017

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

**System: C3020 - Floor Finishes**



**Location:** Throughout the building  
**Distress:** Damaged  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Replace carpet with pad  
**Qty:** 1.00  
**Unit of Measure:** S.Y.  
**Estimate:** \$7,200.07  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/16/2017

**Notes:** The carpet and VCT is damaged and need to be replaced.

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**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:** 18,118.00  
**Unit of Measure:** S.F.  
**Estimate:** \$225,207.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/16/2017

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

---

**System: D2010 - Plumbing Fixtures**



**Location:** Throughout the building  
**Distress:** Inadequate  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 18,118.00  
**Unit of Measure:** S.F.  
**Estimate:** \$188,536.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/16/2017

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

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**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:** 18,118.00  
**Unit of Measure:** S.F.  
**Estimate:** \$77,527.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/16/2017

**Notes:** The sprinkler system is missing and should be install to comply with present requirements.

---

**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:** 18,118.00  
**Unit of Measure:** S.F.  
**Estimate:** \$11,759.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/16/2017

**Notes:** The sprinkler system is missing and should be install to comply with present requirements.

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**Executive Summary**

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

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

Function:	HS -High School
Gross Area (SF):	1,100
Year Built:	1975
Last Renovation:	
Replacement Value:	\$140,800
Repair Cost:	\$40,838.00
Total FCI:	29.00 %
Total RSLI:	27.94 %
FCA Score:	71.00



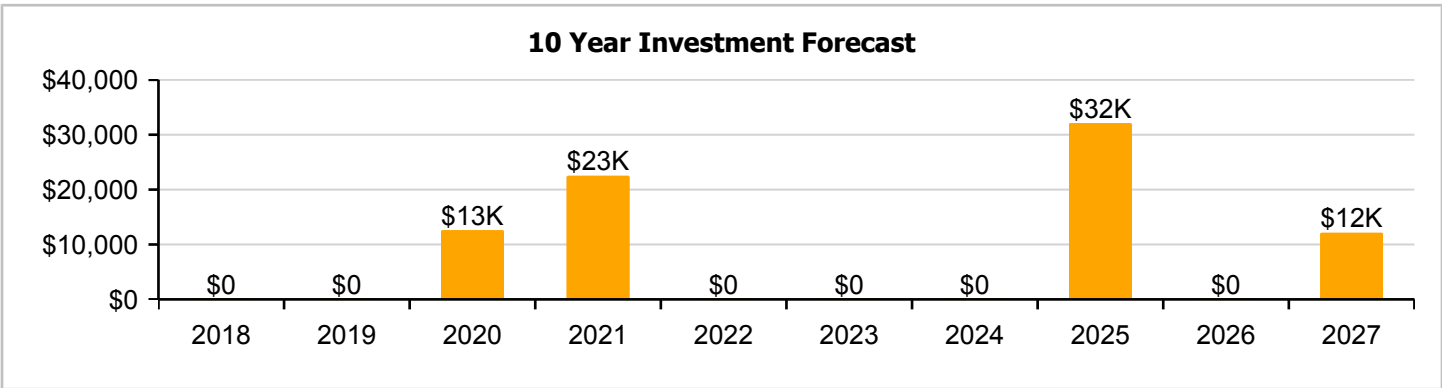
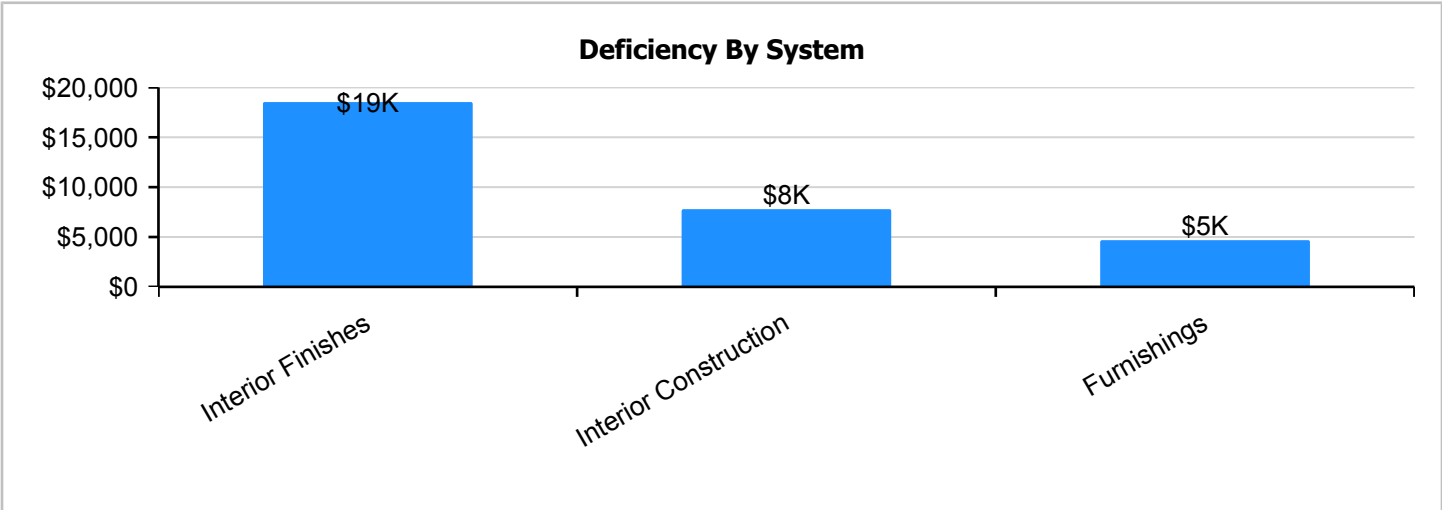
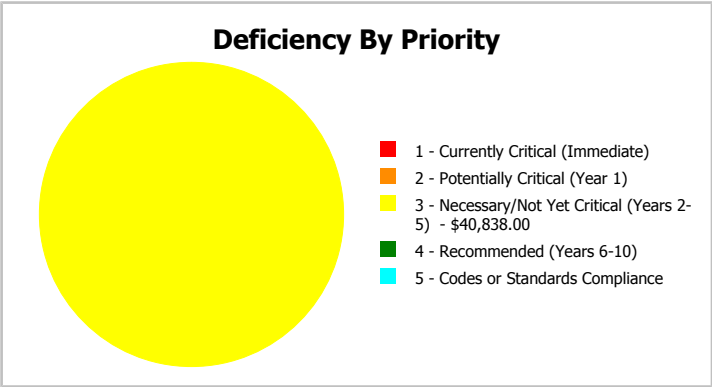
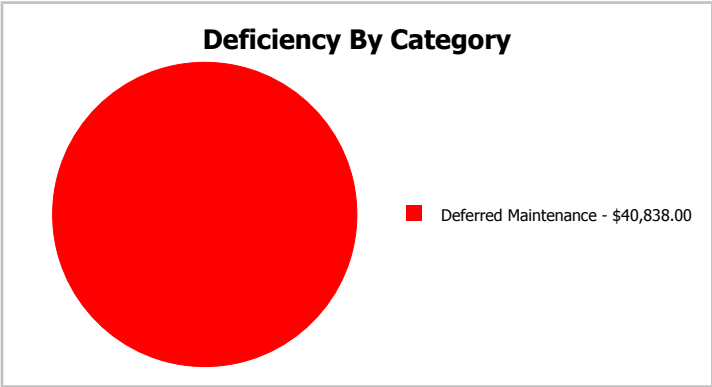
**Description:**

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:	HS -High School	Gross Area:	1,100
Year Built:	1975	Last Renovation:	
Repair Cost:	\$40,838	Replacement Value:	\$140,800
FCI:	29.00 %	RSLI%:	27.94 %



## 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	58.00 %	0.00 %	\$0.00
B10 - Superstructure	58.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	48.90 %	0.00 %	\$0.00
B30 - Roofing	20.00 %	0.00 %	\$0.00
C10 - Interior Construction	24.19 %	49.53 %	\$10,249.00
C30 - Interior Finishes	3.85 %	74.74 %	\$24,442.00
D20 - Plumbing	21.27 %	0.00 %	\$0.00
D50 - Electrical	18.97 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	110.00 %	\$6,147.00
<b>Totals:</b>	<b>27.94 %</b>	<b>29.00 %</b>	<b>\$40,838.00</b>

## Photo Album

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

1). South Elevation - Feb 16, 2017



2). West Elevation - Feb 16, 2017



3). North Elevation - Feb 16, 2017



4). East Elevation - Feb 16, 2017



### Condition Detail

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

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

## Campus Assessment Report - 1975 Football/Baseball Concession Restroom

### System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$6.93	S.F.	1,100	100	1975	2075		58.00 %	0.00 %	58			\$7,623
A1030	Slab on Grade	\$7.37	S.F.	1,100	100	1975	2075		58.00 %	0.00 %	58			\$8,107
B1020	Roof Construction	\$5.98	S.F.	1,100	100	1975	2075		58.00 %	0.00 %	58			\$6,578
B2010	Exterior Walls	\$18.04	S.F.	1,100	100	1975	2075		58.00 %	0.00 %	58			\$19,844
B2020	Exterior Windows	\$6.47	S.F.	1,100	30	1995	2025		26.67 %	0.00 %	8			\$7,117
B2030	Exterior Doors	\$0.91	S.F.	1,100	30	1995	2025		26.67 %	0.00 %	8			\$1,001
B3010140	Asphalt Shingles	\$4.32	S.F.	1,100	20	1995	2015	2021	20.00 %	0.00 %	4			\$4,752
C1010	Partitions	\$10.34	S.F.	1,100	75	1975	2050		44.00 %	0.00 %	33			\$11,374
C1030	Fittings	\$8.47	S.F.	1,100	20	1995	2015		0.00 %	110.00 %	-2		\$10,249.00	\$9,317
C3010	Wall Finishes	\$7.46	S.F.	1,100	10	1995	2005		0.00 %	110.00 %	-12		\$9,027.00	\$8,206
C3020	Floor Finishes	\$12.74	S.F.	1,100	20	1995	2015		0.00 %	110.00 %	-2		\$15,415.00	\$14,014
C3030	Ceiling Finishes	\$9.53	S.F.	1,100	25	1995	2020		12.00 %	0.00 %	3			\$10,483
D2010	Plumbing Fixtures	\$9.98	S.F.	1,100	30	1995	2025		26.67 %	0.00 %	8			\$10,978
D2020	Domestic Water Distribution	\$0.84	S.F.	1,100	30	1975	2005	2021	13.33 %	0.00 %	4			\$924
D2030	Sanitary Waste	\$5.94	S.F.	1,100	30	1975	2005	2021	13.33 %	0.00 %	4			\$6,534
D5010	Electrical Service/Distribution	\$1.47	S.F.	1,100	40	1975	2015	2021	10.00 %	0.00 %	4			\$1,617
D5020	Branch Wiring	\$2.55	S.F.	1,100	30	1975	2005	2021	13.33 %	0.00 %	4			\$2,805
D5020	Lighting	\$3.58	S.F.	1,100	30	1995	2025		26.67 %	0.00 %	8			\$3,938
E2010	Fixed Furnishings	\$5.08	S.F.	1,100	20	1995	2015		0.00 %	110.00 %	-2		\$6,147.00	\$5,588
<b>Total</b>									<b>27.94 %</b>	<b>29.00 %</b>			<b>\$40,838.00</b>	<b>\$140,800</b>



## System Notes

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

**System:** B2010 - Exterior Walls



**Note:**

**System:** B2020 - Exterior Windows



**Note:**

**System:** B2030 - Exterior Doors



**Note:**

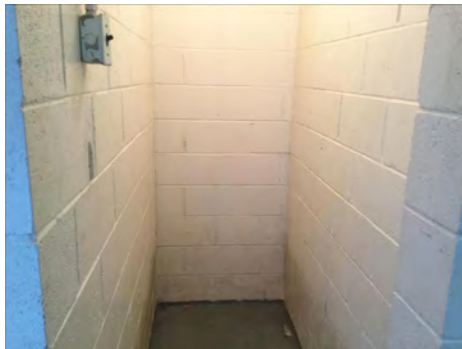
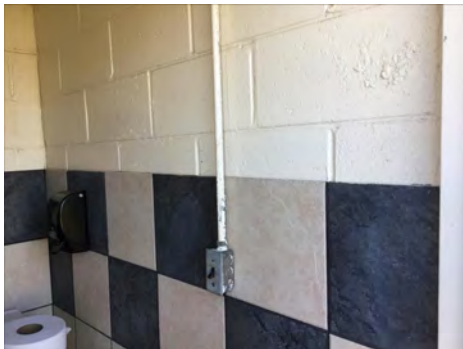
## Campus Assessment Report - 1975 Footbal/Baseball Concession Restroom

**System:** B3010140 - Asphalt Shingles



**Note:**

**System:** C1010 - Partitions



**Note:**

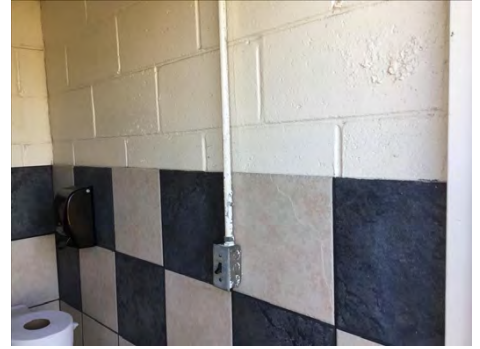
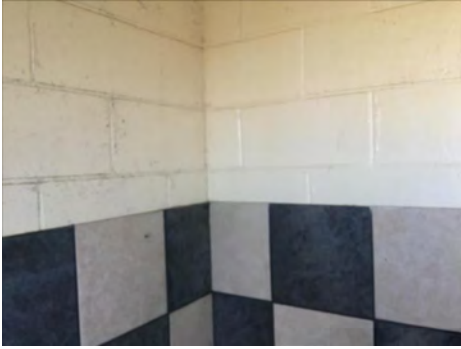
**System:** C1030 - Fittings



**Note:**

## Campus Assessment Report - 1975 Footbal/Baseball Concession Restroom

**System:** C3010 - Wall Finishes



**Note:**

**System:** C3020 - Floor Finishes



**Note:**

**System:** C3030 - Ceiling Finishes



**Note:**



## Campus Assessment Report - 1975 Football/Baseball Concession Restroom

**System:** D2010 - Plumbing Fixtures



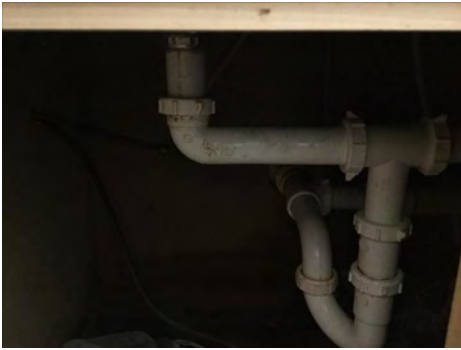
**Note:**

**System:** D2020 - Domestic Water Distribution



**Note:**

**System:** D2030 - Sanitary Waste



**Note:**

## Campus Assessment Report - 1975 Footbal/Baseball Concession Restroom

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



**Note:**

**System:** D5020 - Branch Wiring



**Note:**

**System:** D5020 - Lighting

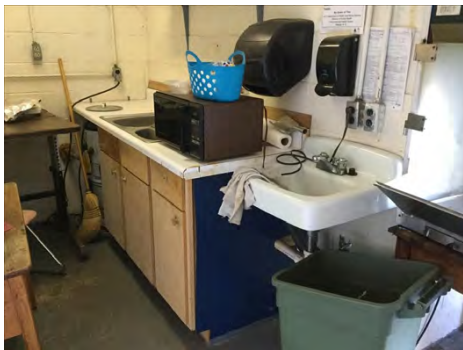


**Note:**

## Campus Assessment Report - 1975 Football/Baseball Concession Restroom

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**System:** E2010 - Fixed Furnishings



**Note:**



## Campus Assessment Report - 1975 Football/Baseball Concession Restroom

### Renewal Schedule

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

*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$40,838</b>	<b>\$0</b>	<b>\$0</b>	<b>\$12,600</b>	<b>\$22,517</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$32,097</b>	<b>\$0</b>	<b>\$12,132</b>	<b>\$120,184</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,918	\$0	\$0	\$9,918
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,395	\$0	\$0	\$1,395
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010140 - Asphalt Shingles</b>	\$0	\$0	\$0	\$0	\$7,809	\$0	\$0	\$0	\$0	\$0	\$0	\$7,809
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1030 - Fittings</b>	\$10,249	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,249
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$9,027	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,132	\$21,159
<b>C3020 - Floor Finishes</b>	\$15,415	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,415
<b>C3030 - Ceiling Finishes</b>	\$0	\$0	\$0	\$12,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,600
<b>D - Services</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D20 - Plumbing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D2010 - Plumbing Fixtures</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,298	\$0	\$0	\$15,298

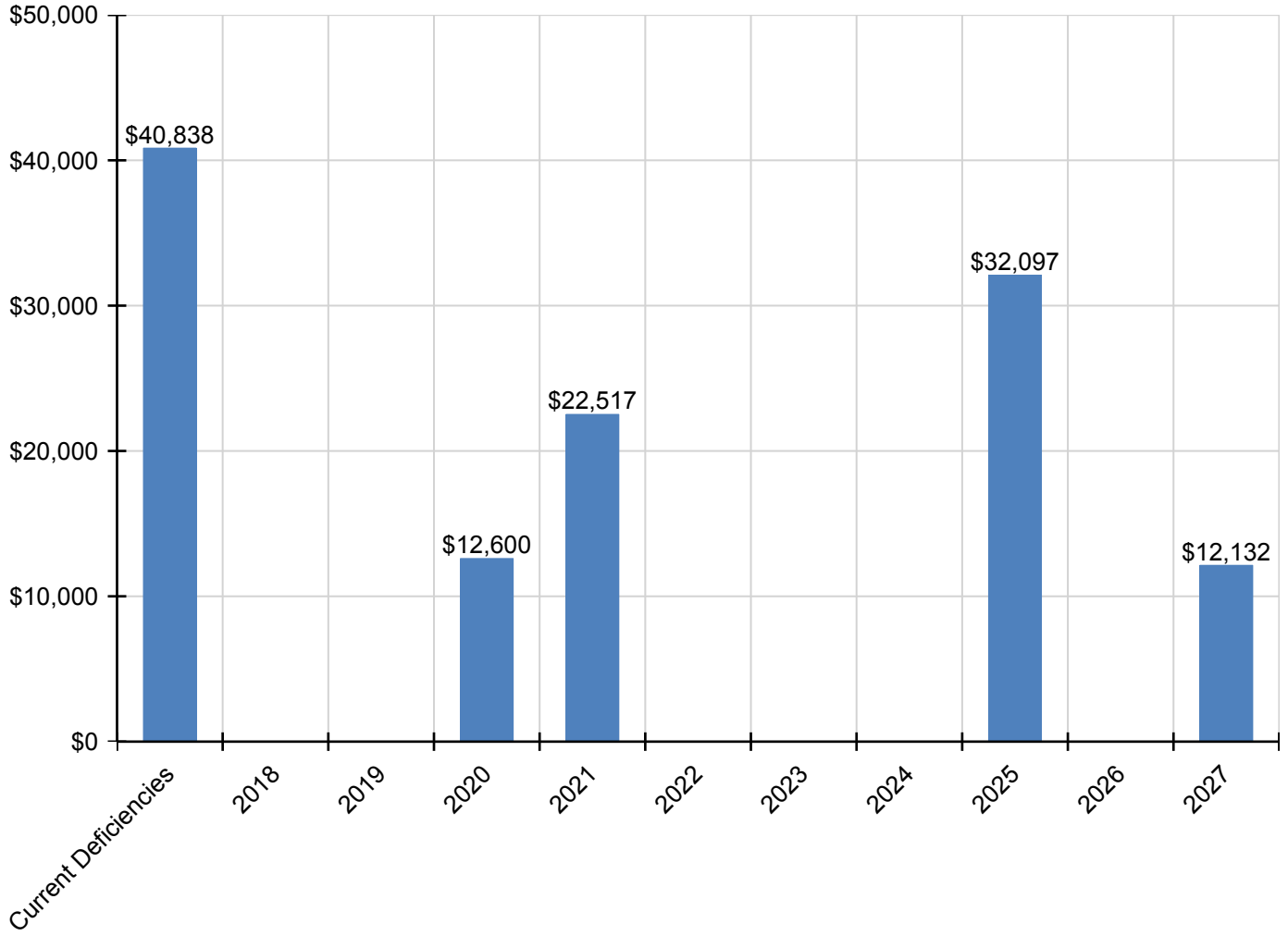
## Campus Assessment Report - 1975 Footbal/Baseball Concession Restroom

D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$1,144	\$0	\$0	\$0	\$0	\$0	\$0	\$1,144
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$8,089	\$0	\$0	\$0	\$0	\$0	\$0	\$8,089
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$2,002	\$0	\$0	\$0	\$0	\$0	\$0	\$2,002
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$3,473	\$0	\$0	\$0	\$0	\$0	\$0	\$3,473
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,488	\$0	\$0	\$5,488
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$6,147	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,147

\* Indicates non-renewable system

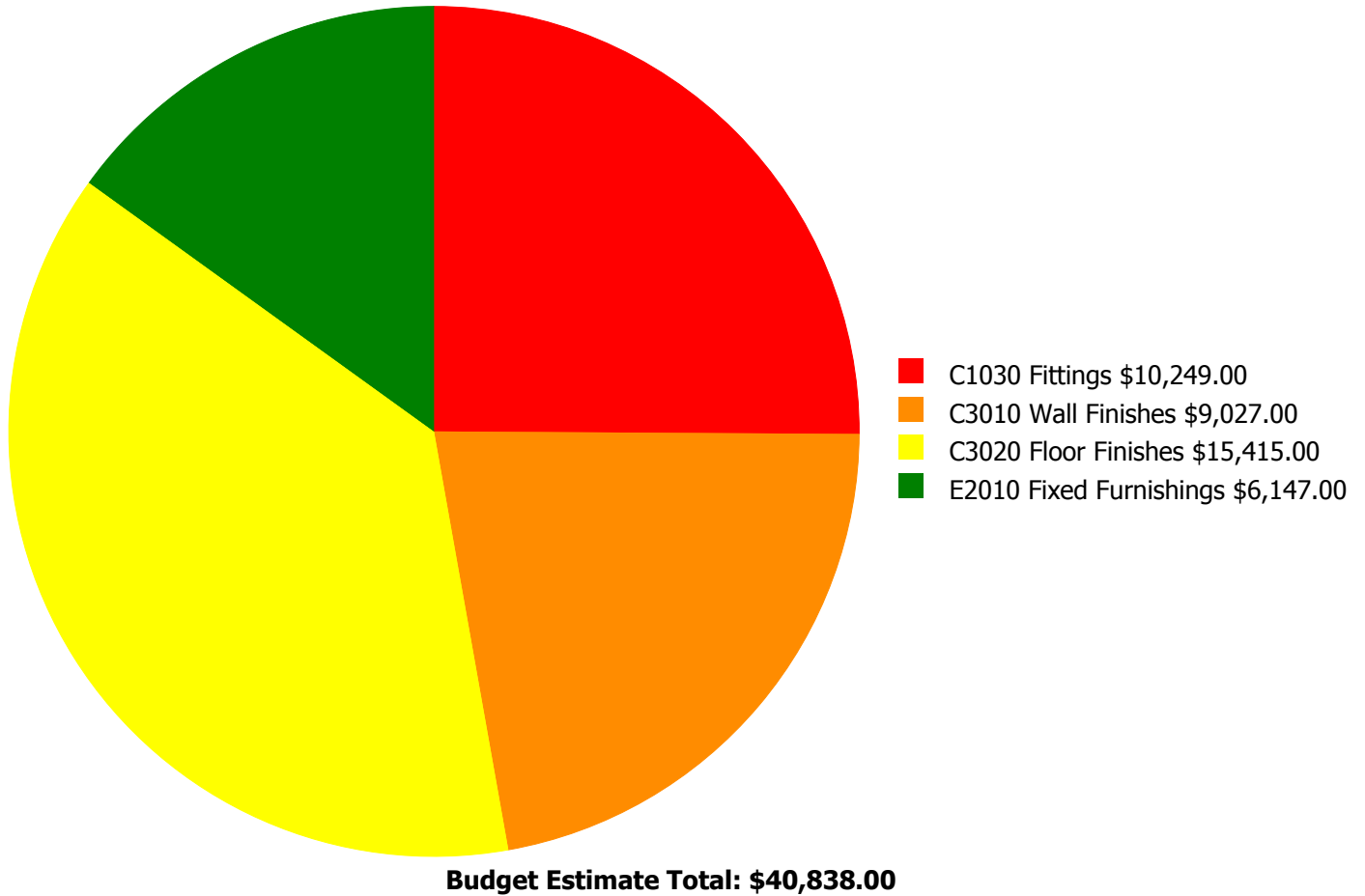
## Forecasted Capital Renewal Requirement

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



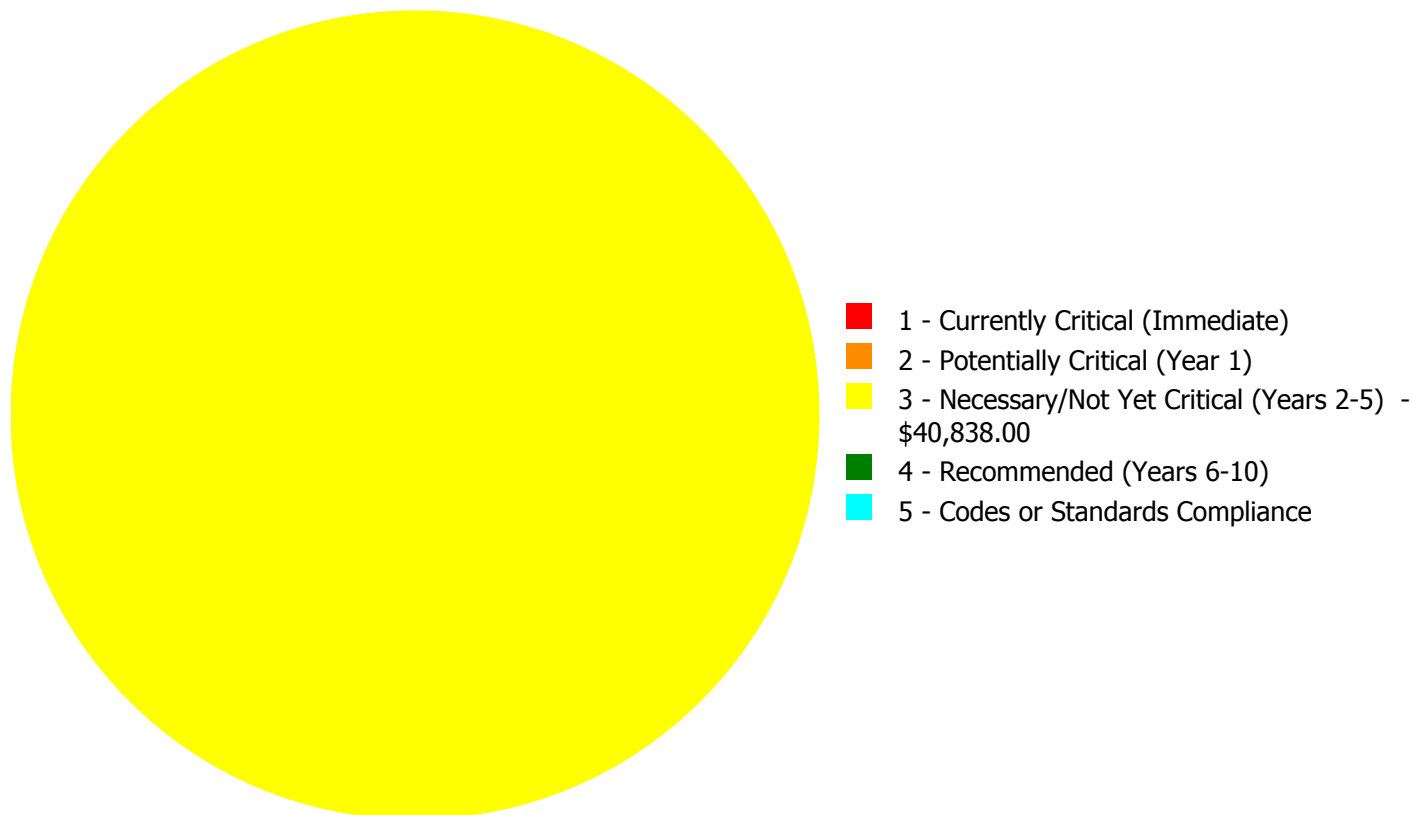
### Deficiency Summary by System

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



### Deficiency Summary by Priority

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



**Budget Estimate Total: \$40,838.00**

## Deficiency By Priority Investment Table

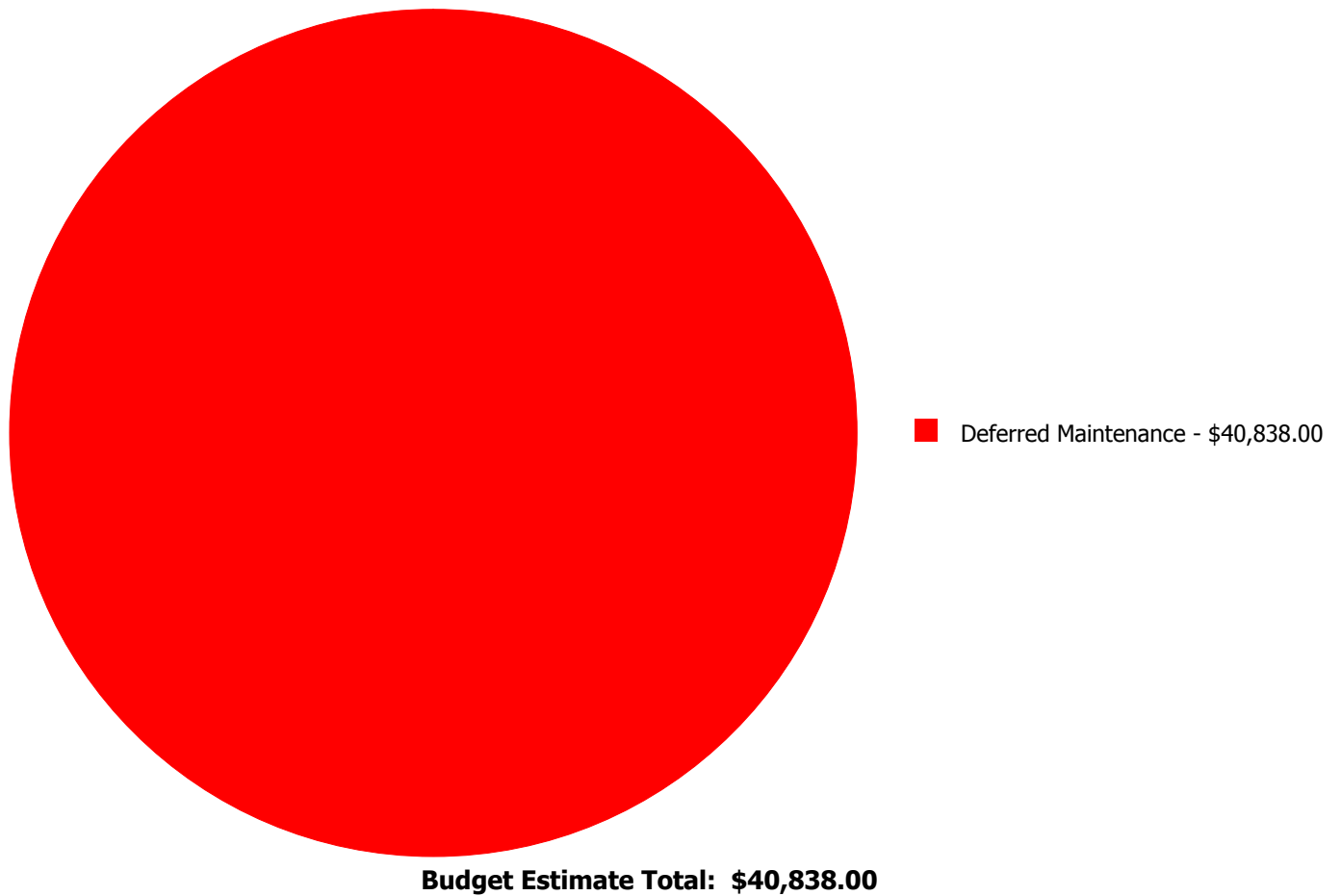
The table below shows the current investment cost grouped by deficiency priority and building system.

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
C1030	Fittings	\$0.00	\$0.00	\$10,249.00	\$0.00	\$0.00	\$10,249.00
C3010	Wall Finishes	\$0.00	\$0.00	\$9,027.00	\$0.00	\$0.00	\$9,027.00
C3020	Floor Finishes	\$0.00	\$0.00	\$15,415.00	\$0.00	\$0.00	\$15,415.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$6,147.00	\$0.00	\$0.00	\$6,147.00
	<b>Total:</b>	\$0.00	\$0.00	\$40,838.00	\$0.00	\$0.00	\$40,838.00



## Deficiency Summary by Category

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



## Deficiency Details by Priority

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

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

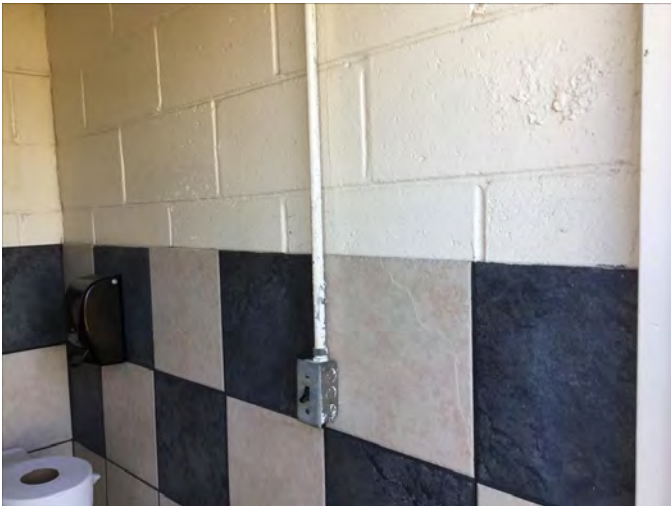
#### System: C1030 - Fittings



**Location:** Interior  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1,100.00  
**Unit of Measure:** S.F.  
**Estimate:** \$10,249.00  
**Assessor Name:** Terence Davis  
**Date Created:** 02/14/2017

**Notes:** The original fittings are aged, and should be replaced

#### System: C3010 - Wall Finishes



**Location:** Interior  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1,100.00  
**Unit of Measure:** S.F.  
**Estimate:** \$9,027.00  
**Assessor Name:** Terence Davis  
**Date Created:** 02/14/2017

**Notes:** The office wall paint is damaged, fading, stained, and should be re-painted.

**System: C3020 - Floor Finishes**



**Location:** Throughout the building  
**Distress:** Damaged  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1,100.00  
**Unit of Measure:** S.F.  
**Estimate:** \$15,415.00  
**Assessor Name:** Terence Davis  
**Date Created:** 02/14/2017

**Notes:** The flooring is beyond its service life, damaged and it should be replaced.

---

**System: E2010 - Fixed Furnishings**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1,100.00  
**Unit of Measure:** S.F.  
**Estimate:** \$6,147.00  
**Assessor Name:** Terence Davis  
**Date Created:** 02/14/2017

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

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**Executive Summary**

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

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

Function:	HS -High School
Gross Area (SF):	1,100
Year Built:	1975
Last Renovation:	
Replacement Value:	\$161,887
Repair Cost:	\$28,041.00
Total FCI:	17.32 %
Total RSLI:	28.97 %
FCA Score:	82.68



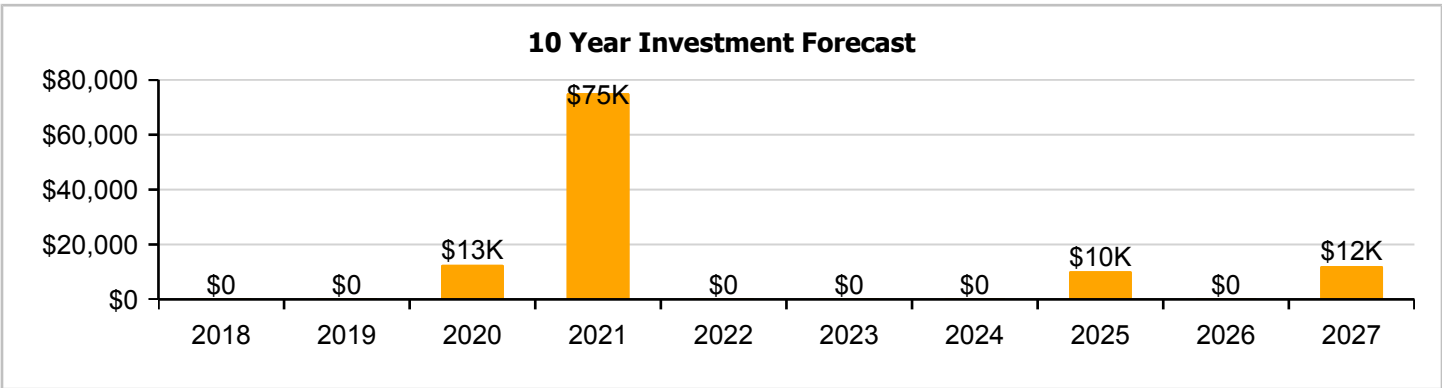
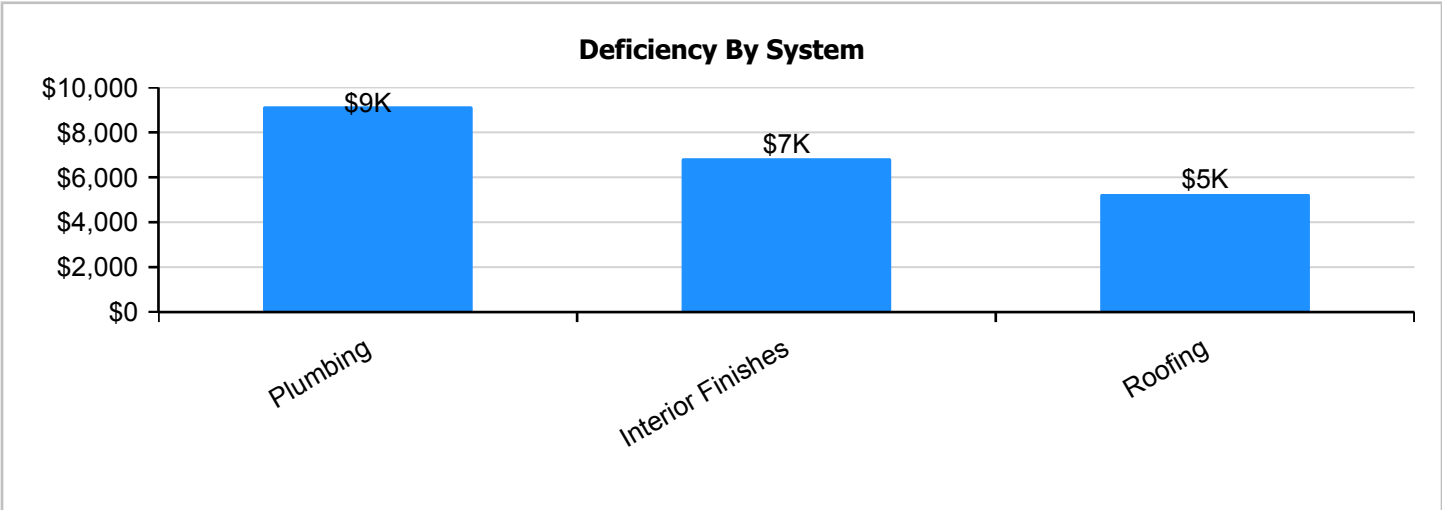
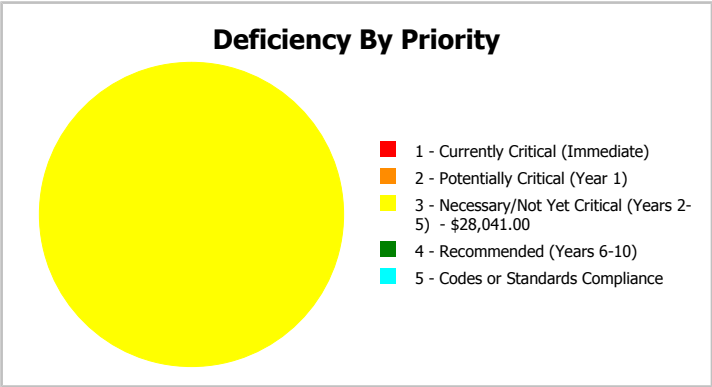
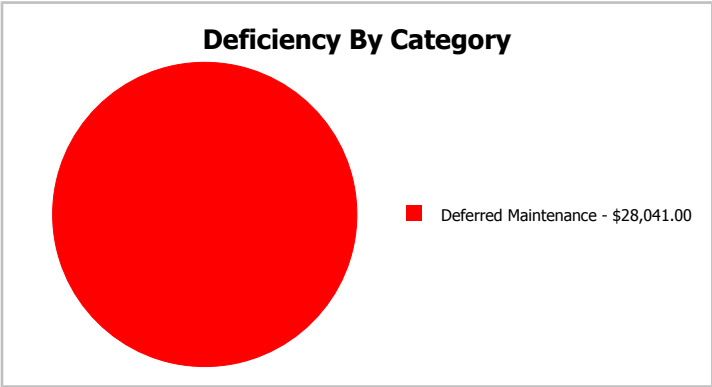
**Description:**

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

**Attributes:** This asset has no attributes.

**Dashboard Summary**

Function:	HS -High School	Gross Area:	1,100
Year Built:	1975	Last Renovation:	
Repair Cost:	\$28,041	Replacement Value:	\$161,887
FCI:	17.32 %	RSLI%:	28.97 %



## 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	58.00 %	0.00 %	\$0.00
B10 - Superstructure	58.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	45.51 %	0.00 %	\$0.00
B30 - Roofing	0.00 %	146.00 %	\$6,938.00
C10 - Interior Construction	32.51 %	0.00 %	\$0.00
C30 - Interior Finishes	12.42 %	27.60 %	\$9,027.00
D20 - Plumbing	5.39 %	65.50 %	\$12,076.00
D30 - HVAC	31.92 %	0.00 %	\$0.00
D50 - Electrical	18.97 %	0.00 %	\$0.00
E20 - Furnishings	20.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>28.97 %</b>	<b>17.32 %</b>	<b>\$28,041.00</b>



## Photo Album

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

1). East Elevation - Feb 23, 2017



2). North Elevation - Feb 16, 2017



3). West Elevation - Feb 16, 2017



4). South Elevation - Feb 16, 2017



### Condition Detail

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

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

## Campus Assessment Report - 1975 Football Concession Restroom

### System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$6.93	S.F.	1,100	100	1975	2075		58.00 %	0.00 %	58			\$7,623
A1030	Slab on Grade	\$7.37	S.F.	1,100	100	1975	2075		58.00 %	0.00 %	58			\$8,107
B1020	Roof Construction	\$5.98	S.F.	1,100	100	1975	2075		58.00 %	0.00 %	58			\$6,578
B2010	Exterior Walls	\$18.04	S.F.	1,100	100	1975	2075		58.00 %	0.00 %	58			\$19,844
B2020	Exterior Windows	\$6.47	S.F.	1,100	30	1975	2005	2021	13.33 %	0.00 %	4			\$7,117
B2030	Exterior Doors	\$0.91	S.F.	1,100	30	1995	2025		26.67 %	0.00 %	8			\$1,001
B3010140	Asphalt Shingles	\$4.32	S.F.	1,100	20	1975	1995		0.00 %	146.00 %	-22		\$6,938.00	\$4,752
C1010	Partitions	\$10.34	S.F.	1,100	75	1975	2050		44.00 %	0.00 %	33			\$11,374
C1020	Interior Doors	\$2.20	S.F.	1,100	30	1995	2025		26.67 %	0.00 %	8			\$2,420
C1030	Fittings	\$8.47	S.F.	1,100	20	1995	2015	2021	20.00 %	0.00 %	4			\$9,317
C3010	Wall Finishes	\$7.46	S.F.	1,100	10	1995	2005		0.00 %	110.00 %	-12		\$9,027.00	\$8,206
C3020	Floor Finishes	\$12.74	S.F.	1,100	20	1995	2015	2021	20.00 %	0.00 %	4			\$14,014
C3030	Ceiling Finishes	\$9.53	S.F.	1,100	25	1995	2020		12.00 %	0.00 %	3			\$10,483
D2010	Plumbing Fixtures	\$9.98	S.F.	1,100	30	1975	2005		0.00 %	110.00 %	-12		\$12,076.00	\$10,978
D2020	Domestic Water Distribution	\$0.84	S.F.	1,100	30	1975	2005	2021	13.33 %	0.00 %	4			\$924
D2030	Sanitary Waste	\$5.94	S.F.	1,100	30	1975	2005	2021	13.33 %	0.00 %	4			\$6,534
D3040	Distribution Systems	\$5.35	S.F.	1,100	30	2000	2030		43.33 %	0.00 %	13			\$5,885
D3050	Terminal & Package Units	\$11.62	S.F.	1,100	15	2000	2015	2021	26.67 %	0.00 %	4			\$12,782
D5010	Electrical Service/Distribution	\$1.47	S.F.	1,100	40	1975	2015	2021	10.00 %	0.00 %	4			\$1,617
D5020	Branch Wiring	\$2.55	S.F.	1,100	30	1975	2005	2021	13.33 %	0.00 %	4			\$2,805
D5020	Lighting	\$3.58	S.F.	1,100	30	1995	2025		26.67 %	0.00 %	8			\$3,938
E2010	Fixed Furnishings	\$5.08	S.F.	1,100	20	1995	2015	2021	20.00 %	0.00 %	4			\$5,588
<b>Total</b>									<b>28.97 %</b>	<b>17.32 %</b>			<b>\$28,041.00</b>	<b>\$161,887</b>

## System Notes

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

**System:** B2010 - Exterior Walls



**Note:**

**System:** B2020 - Exterior Windows



**Note:**

**System:** B2030 - Exterior Doors



**Note:**

## Campus Assessment Report - 1975 Football Concession Restroom

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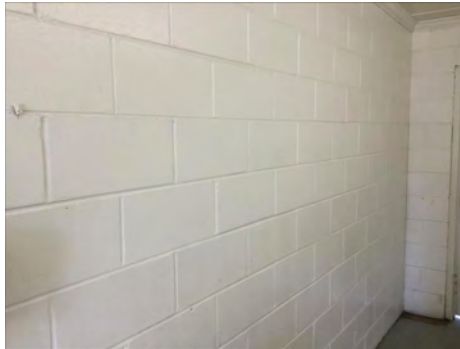
**System:** B3010140 - Asphalt Shingles



**Note:**

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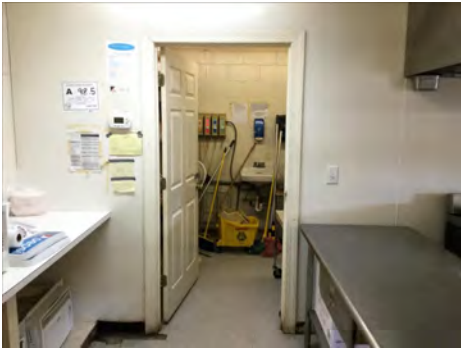
**System:** C1010 - Partitions



**Note:**

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**System:** C1020 - Interior Doors



**Note:**



## Campus Assessment Report - 1975 Football Concession Restroom

**System:** C1030 - Fittings



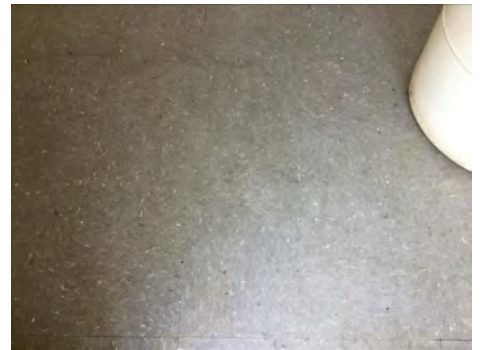
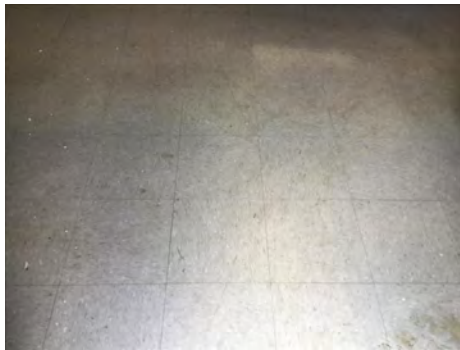
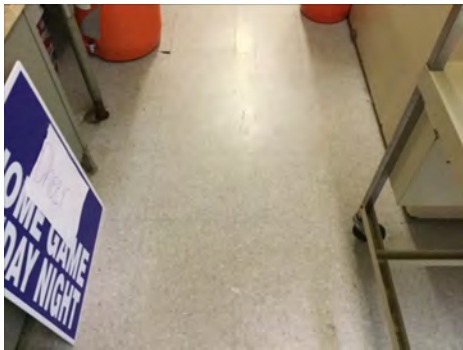
**Note:**

**System:** C3010 - Wall Finishes



**Note:**

**System:** C3020 - Floor Finishes



**Note:**



## Campus Assessment Report - 1975 Football Concession Restroom

**System:** C3030 - Ceiling Finishes



**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

**System:** D2020 - Domestic Water Distribution



**Note:**

## Campus Assessment Report - 1975 Football Concession Restroom

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**System:** D2030 - Sanitary Waste



**Note:**

**System:** D3040 - Distribution Systems



**Note:**

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



**Note:**

## Campus Assessment Report - 1975 Football Concession Restroom

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



**Note:**

**System:** D5020 - Branch Wiring



**Note:**

**System:** D5020 - Lighting



**Note:**

## Campus Assessment Report - 1975 Football Concession Restroom

**System:** E2010 - Fixed Furnishings



**Note:**

## Campus Assessment Report - 1975 Football Concession Restroom

### Renewal Schedule

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

*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$28,041</b>	<b>\$0</b>	<b>\$0</b>	<b>\$12,600</b>	<b>\$75,148</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$10,255</b>	<b>\$0</b>	<b>\$12,132</b>	<b>\$138,175</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$0	\$8,812	\$0	\$0	\$0	\$0	\$0	\$0	\$8,812
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,395	\$0	\$0	\$1,395
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010140 - Asphalt Shingles</b>	\$6,938	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,938
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1020 - Interior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,372	\$0	\$0	\$3,372
<b>C1030 - Fittings</b>	\$0	\$0	\$0	\$0	\$11,535	\$0	\$0	\$0	\$0	\$0	\$0	\$11,535
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$9,027	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,132	\$21,159
<b>C3020 - Floor Finishes</b>	\$0	\$0	\$0	\$0	\$17,350	\$0	\$0	\$0	\$0	\$0	\$0	\$17,350
<b>C3030 - Ceiling Finishes</b>	\$0	\$0	\$0	\$12,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,600
<b>D - Services</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D20 - Plumbing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

## Campus Assessment Report - 1975 Football Concession Restroom

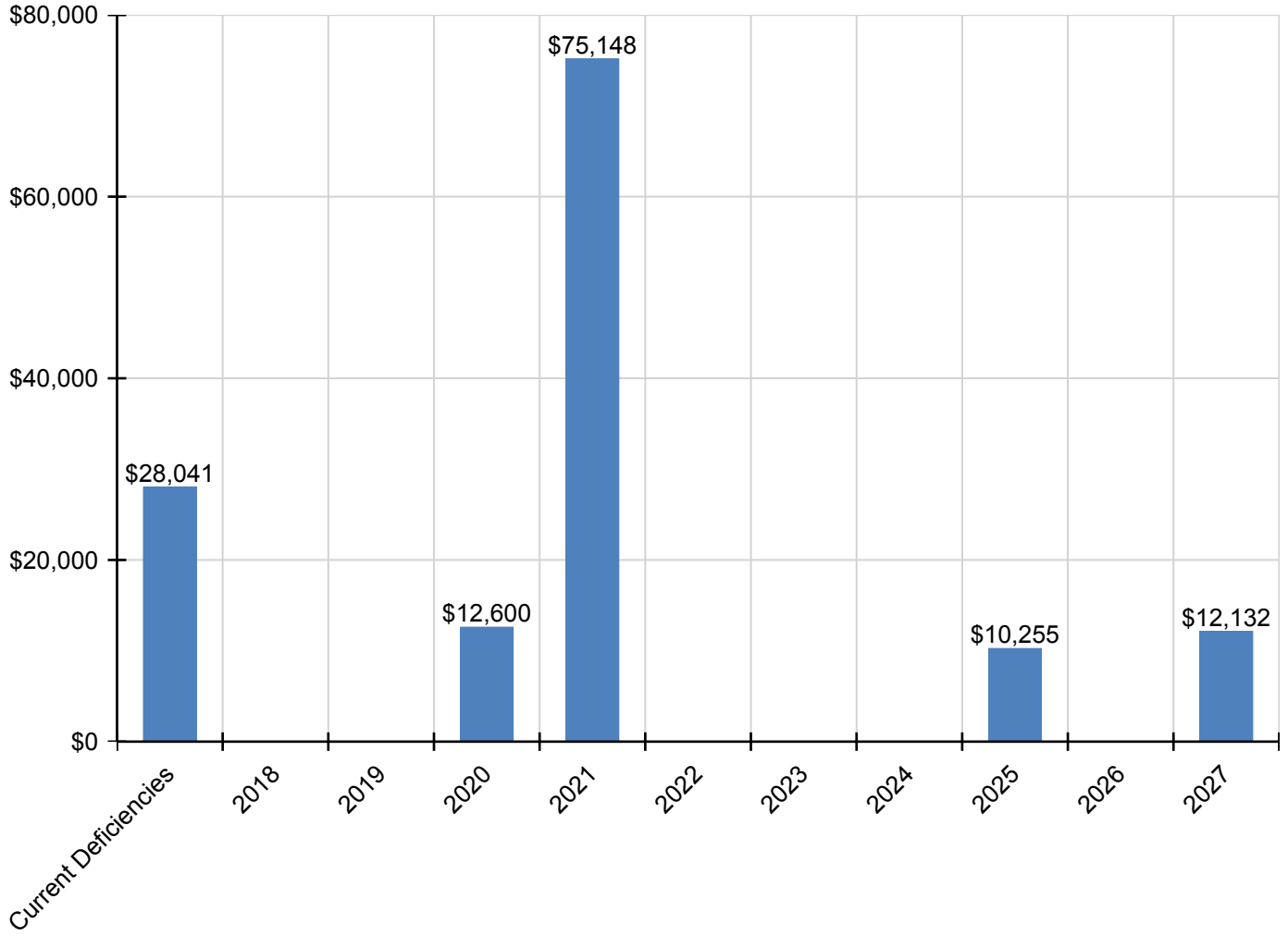
D2010 - Plumbing Fixtures	\$12,076	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,076
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$1,144	\$0	\$0	\$0	\$0	\$0	\$0	\$1,144
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$8,089	\$0	\$0	\$0	\$0	\$0	\$0	\$8,089
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$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	\$15,825	\$0	\$0	\$0	\$0	\$0	\$0	\$15,825
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$2,002	\$0	\$0	\$0	\$0	\$0	\$0	\$2,002
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$3,473	\$0	\$0	\$0	\$0	\$0	\$0	\$3,473
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,488	\$0	\$0	\$5,488
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$6,919	\$0	\$0	\$0	\$0	\$0	\$0	\$6,919

\* Indicates non-renewable system



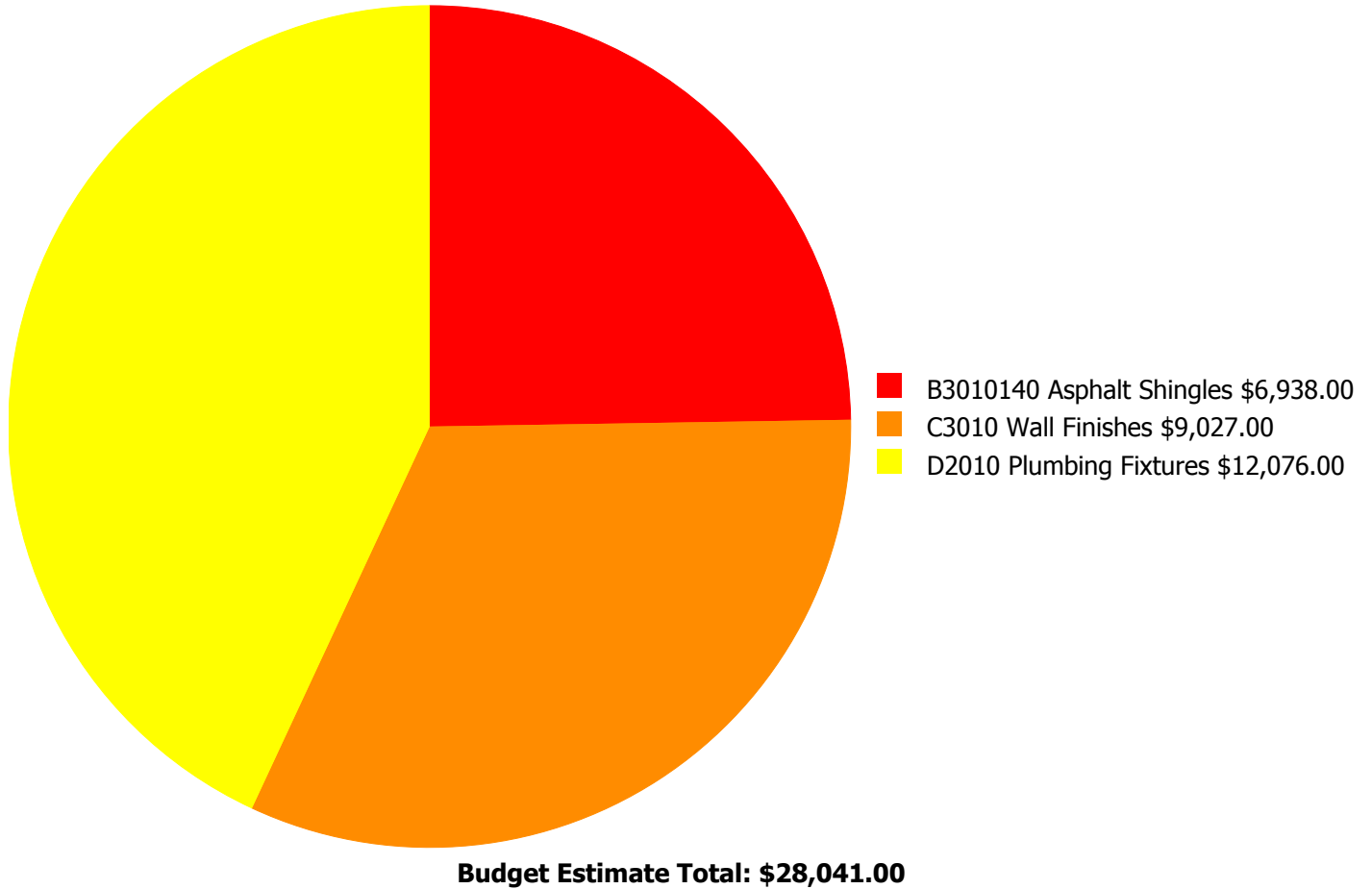
## Forecasted Capital Renewal Requirement

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



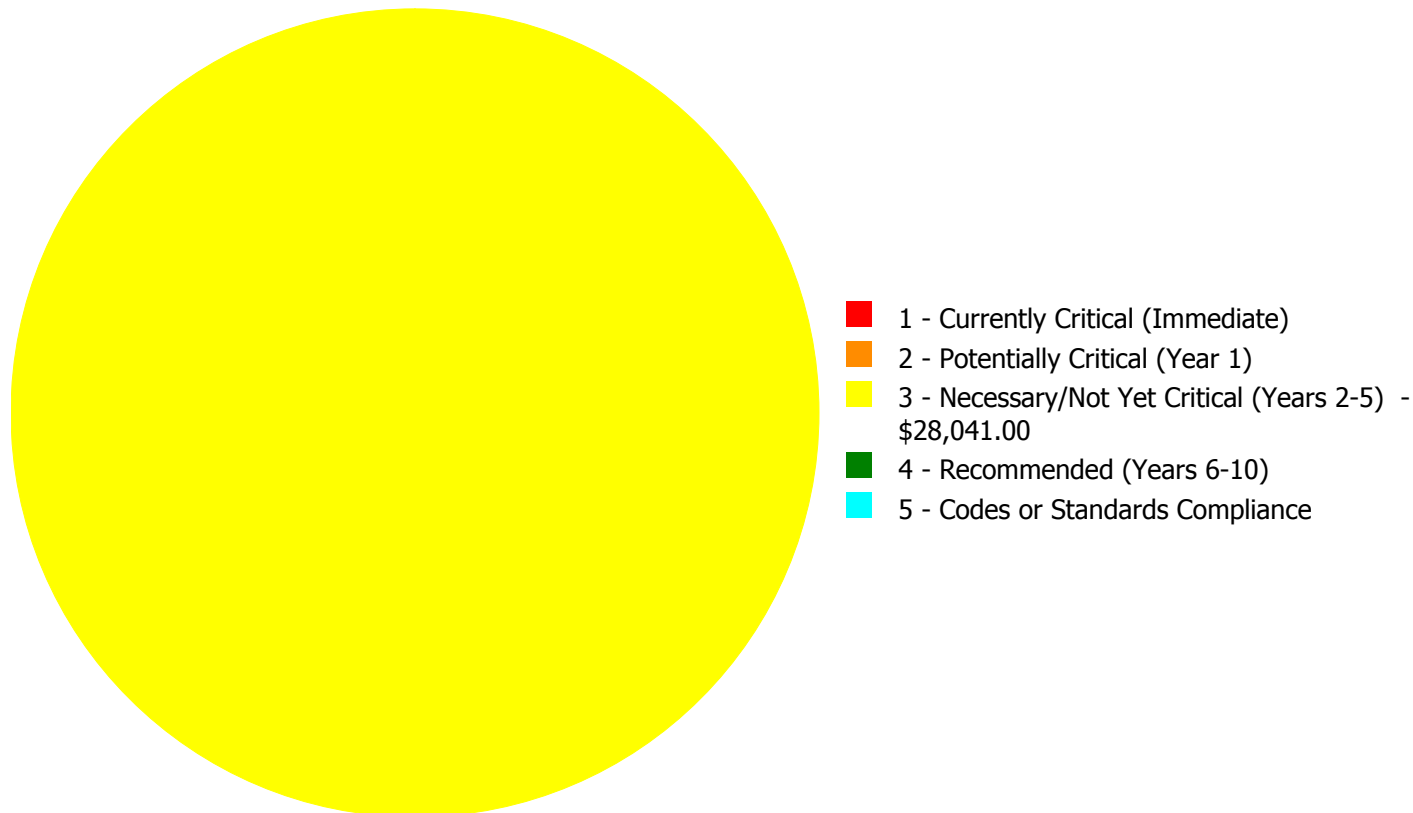
### Deficiency Summary by System

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



### Deficiency Summary by Priority

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



**Budget Estimate Total: \$28,041.00**

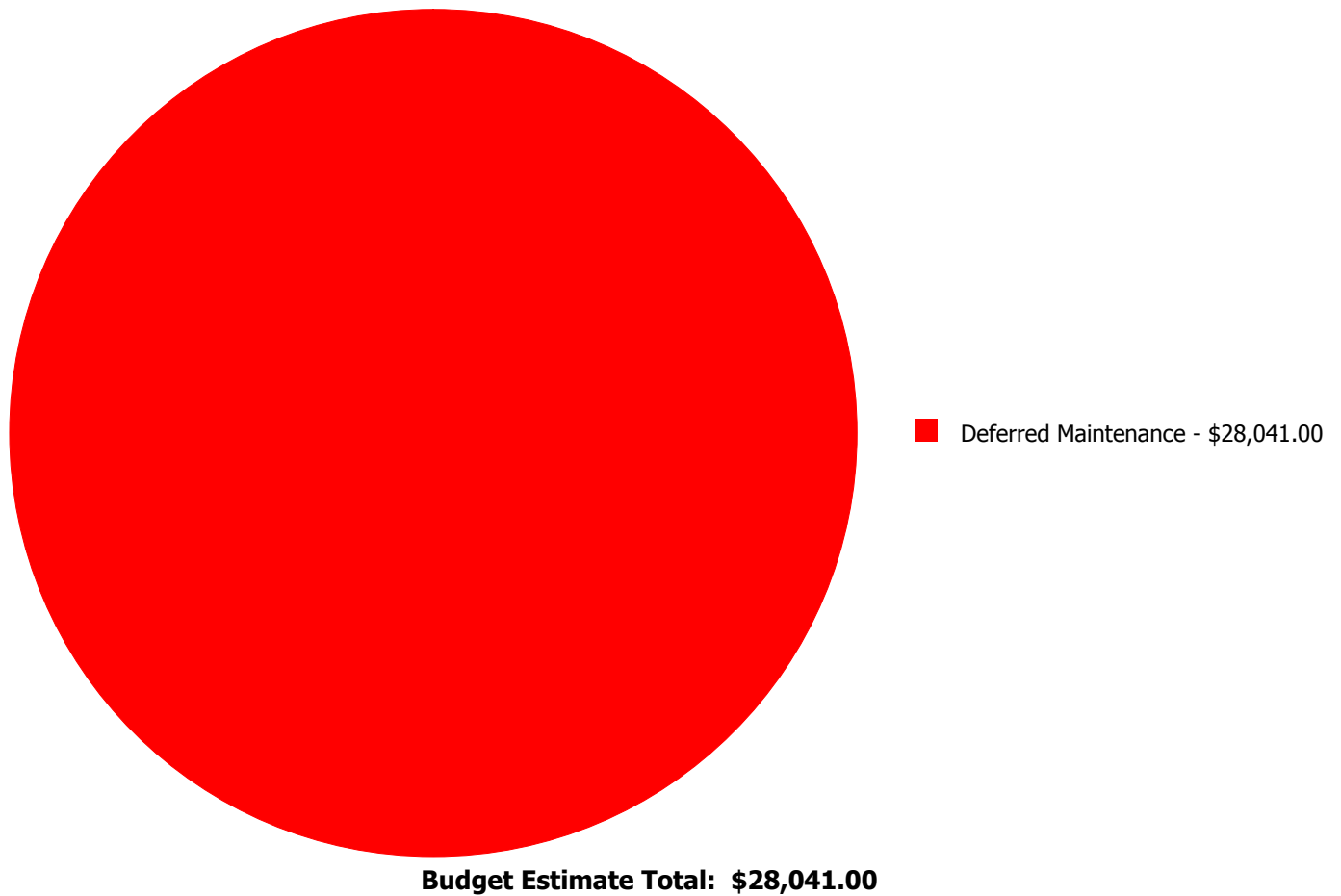
## Deficiency By Priority Investment Table

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
B3010140	Asphalt Shingles	\$0.00	\$0.00	\$6,938.00	\$0.00	\$0.00	\$6,938.00
C3010	Wall Finishes	\$0.00	\$0.00	\$9,027.00	\$0.00	\$0.00	\$9,027.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$12,076.00	\$0.00	\$0.00	\$12,076.00
	<b>Total:</b>	\$0.00	\$0.00	\$28,041.00	\$0.00	\$0.00	\$28,041.00

## Deficiency Summary by Category

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



**Deficiency Details by Priority**

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

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

**System: B3010140 - Asphalt Shingles**



**Location:** Roof  
**Distress:** Damaged  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1,100.00  
**Unit of Measure:** S.F.  
**Estimate:** \$6,938.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/14/2017

**Notes:** The asphalt shingle roofing is aged, damaged and should be replaced.

**System: C3010 - Wall Finishes**



**Location:** Interior  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1,100.00  
**Unit of Measure:** S.F.  
**Estimate:** \$9,027.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/14/2017

**Notes:** The office wall paint is damaged, fading, stained, and should be re-painted.



**System: D2010 - Plumbing Fixtures**



**Location:** Restroom  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1,100.00  
**Unit of Measure:** S.F.  
**Estimate:** \$12,076.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/14/2017

**Notes:** Plumbing fixtures are in operational conditions. However, they are aged, not ADA compliant and should be replaced with a low-flow water fixtures.

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**Executive Summary**

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

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

Function:	HS -High School
Gross Area (SF):	2,400
Year Built:	1975
Last Renovation:	
Replacement Value:	\$361,560
Repair Cost:	\$109,877.00
Total FCI:	30.39 %
Total RSLI:	26.86 %
FCA Score:	69.61



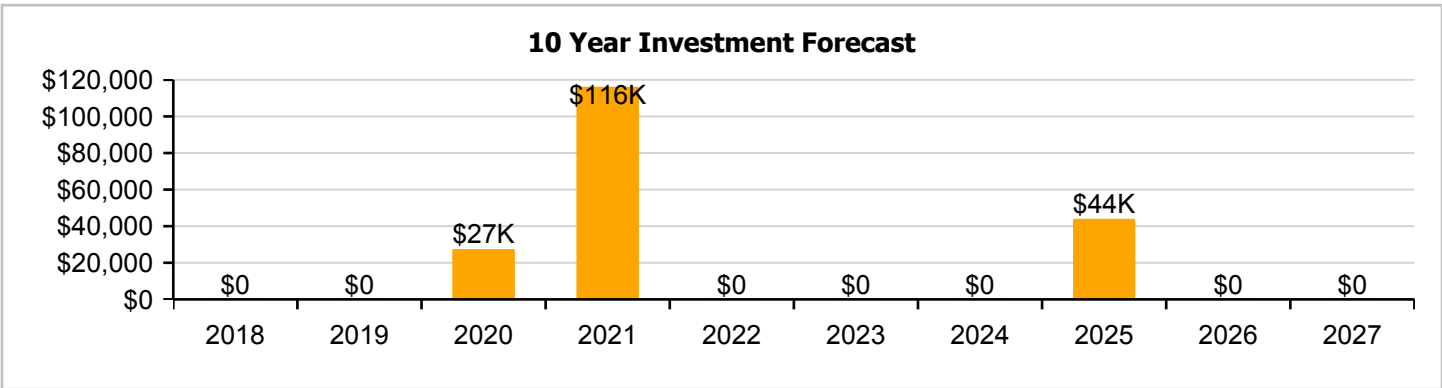
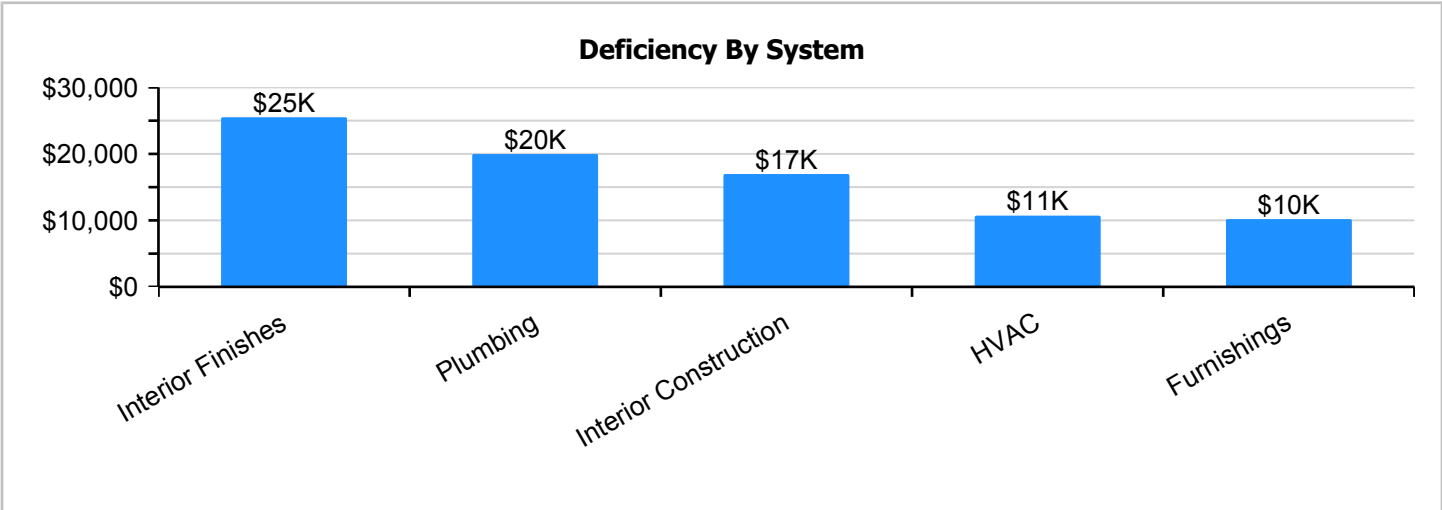
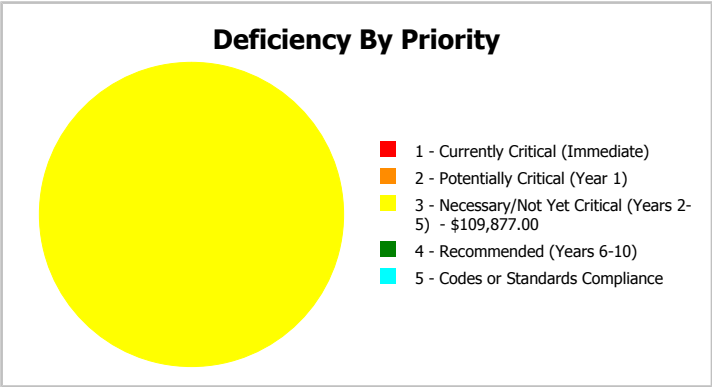
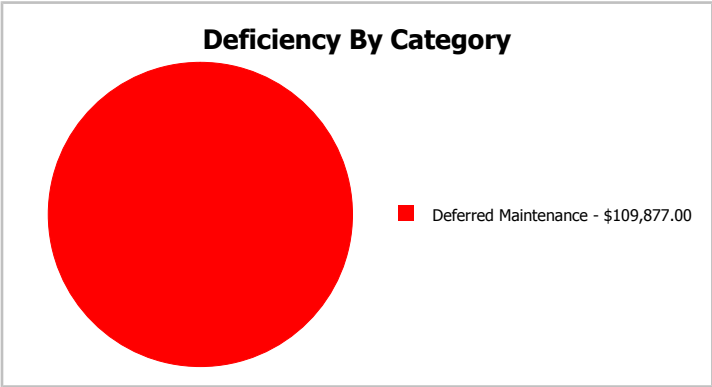
**Description:**

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

**Attributes:** This asset has no attributes.

**Dashboard Summary**

Function:	HS -High School	Gross Area:	2,400
Year Built:	1975	Last Renovation:	
Repair Cost:	\$109,877	Replacement Value:	\$361,560
FCI:	30.39 %	RSLI%:	26.86 %



## 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	58.00 %	0.00 %	\$0.00
B10 - Superstructure	58.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	48.90 %	0.00 %	\$0.00
B30 - Roofing	20.00 %	0.00 %	\$0.00
C10 - Interior Construction	24.45 %	44.35 %	\$22,361.00
C30 - Interior Finishes	13.88 %	47.14 %	\$33,634.00
D20 - Plumbing	5.39 %	65.50 %	\$26,347.00
D30 - HVAC	18.56 %	28.78 %	\$14,124.00
D50 - Electrical	18.97 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	110.00 %	\$13,411.00
<b>Totals:</b>	<b>26.86 %</b>	<b>30.39 %</b>	<b>\$109,877.00</b>

**Photo Album**

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

1). North Elevation - Feb 13, 2017



2). East Elevation - Feb 13, 2017



3). West Elevation - Feb 13, 2017



4). South Elevation - Feb 13, 2017



### Condition Detail

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

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



## System Listing

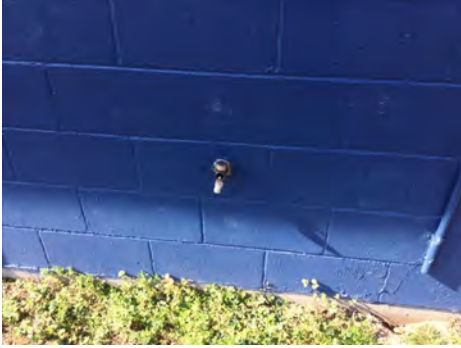
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$6.93	S.F.	2,400	100	1975	2075		58.00 %	0.00 %	58			\$16,632
A1030	Slab on Grade	\$7.37	S.F.	2,400	100	1975	2075		58.00 %	0.00 %	58			\$17,688
B1020	Roof Construction	\$5.98	S.F.	2,400	100	1975	2075		58.00 %	0.00 %	58			\$14,352
B2010	Exterior Walls	\$18.04	S.F.	2,400	100	1975	2075		58.00 %	0.00 %	58			\$43,296
B2020	Exterior Windows	\$6.47	S.F.	2,400	30	1995	2025		26.67 %	0.00 %	8			\$15,528
B2030	Exterior Doors	\$0.91	S.F.	2,400	30	1995	2025		26.67 %	0.00 %	8			\$2,184
B3010140	Asphalt Shingles	\$4.32	S.F.	2,400	20	1995	2015	2021	20.00 %	0.00 %	4			\$10,368
C1010	Partitions	\$10.34	S.F.	2,400	75	1975	2050		44.00 %	0.00 %	33			\$24,816
C1020	Interior Doors	\$2.20	S.F.	2,400	30	1995	2025		26.67 %	0.00 %	8			\$5,280
C1030	Fittings	\$8.47	S.F.	2,400	20	1995	2015		0.00 %	110.00 %	-2		\$22,361.00	\$20,328
C3010	Wall Finishes	\$7.46	S.F.	2,400	10	1995	2005	2021	40.00 %	0.00 %	4			\$17,904
C3020	Floor Finishes	\$12.74	S.F.	2,400	20	1995	2015		0.00 %	110.00 %	-2		\$33,634.00	\$30,576
C3030	Ceiling Finishes	\$9.53	S.F.	2,400	25	1995	2020		12.00 %	0.00 %	3			\$22,872
D2010	Plumbing Fixtures	\$9.98	S.F.	2,400	30	1975	2005		0.00 %	110.00 %	-12		\$26,347.00	\$23,952
D2020	Domestic Water Distribution	\$0.84	S.F.	2,400	30	1975	2005	2021	13.33 %	0.00 %	4			\$2,016
D2030	Sanitary Waste	\$5.94	S.F.	2,400	30	1975	2005	2021	13.33 %	0.00 %	4			\$14,256
D3040	Distribution Systems	\$5.35	S.F.	2,400	30	1975	2005		0.00 %	110.00 %	-12		\$14,124.00	\$12,840
D3050	Terminal & Package Units	\$11.62	S.F.	2,400	15	1995	2010	2021	26.67 %	0.00 %	4			\$27,888
D3060	Controls & Instrumentation	\$3.48	S.F.	2,400	20	1995	2015	2021	20.00 %	0.00 %	4			\$8,352
D5010	Electrical Service/Distribution	\$1.47	S.F.	2,400	40	1975	2015	2021	10.00 %	0.00 %	4			\$3,528
D5020	Branch Wiring	\$2.55	S.F.	2,400	30	1975	2005	2021	13.33 %	0.00 %	4			\$6,120
D5020	Lighting	\$3.58	S.F.	2,400	30	1995	2025		26.67 %	0.00 %	8			\$8,592
E2010	Fixed Furnishings	\$5.08	S.F.	2,400	20	1975	1995		0.00 %	110.00 %	-22		\$13,411.00	\$12,192
<b>Total</b>									<b>26.86 %</b>	<b>30.39 %</b>			<b>\$109,877.00</b>	<b>\$361,560</b>

## System Notes

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

**System:** B2010 - Exterior Walls



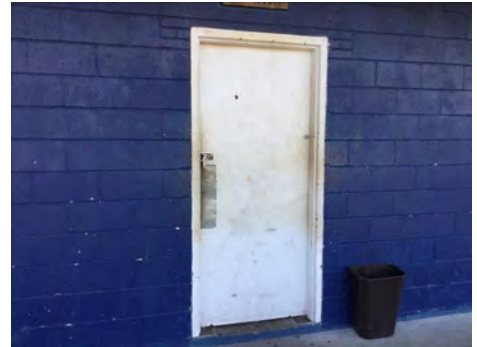
**Note:**

**System:** B2020 - Exterior Windows



**Note:**

**System:** B2030 - Exterior Doors



**Note:**

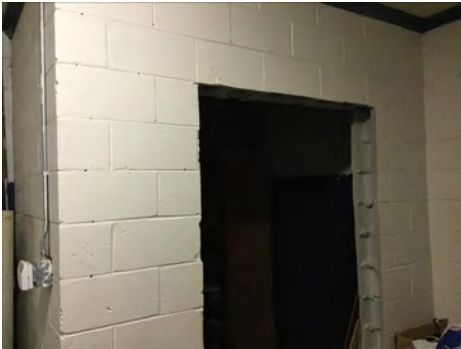
## Campus Assessment Report - 1975 Football Fieldhouse

**System:** B3010140 - Asphalt Shingles



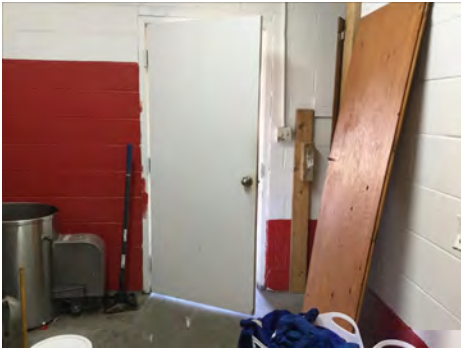
**Note:**

**System:** C1010 - Partitions



**Note:**

**System:** C1020 - Interior Doors

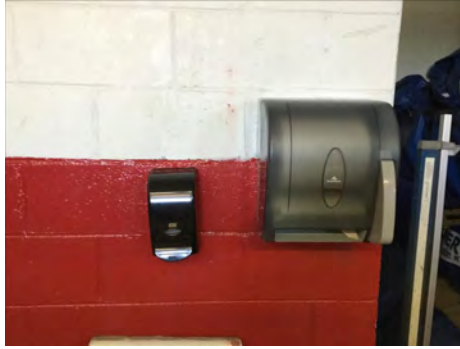
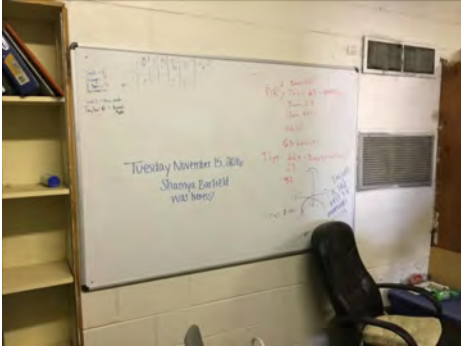


**Note:**



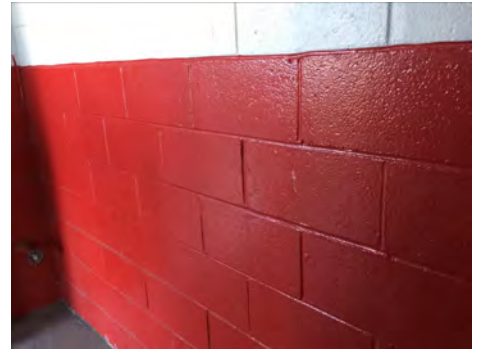
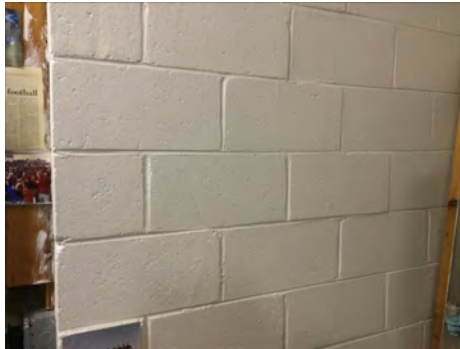
## Campus Assessment Report - 1975 Football Fieldhouse

**System:** C1030 - Fittings



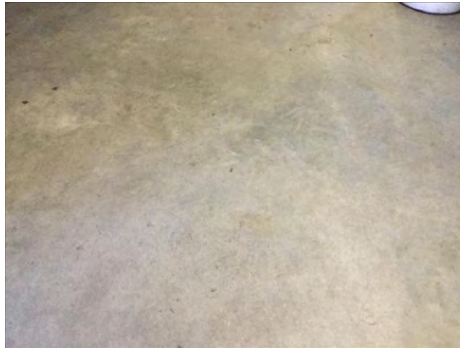
**Note:**

**System:** C3010 - Wall Finishes



**Note:**

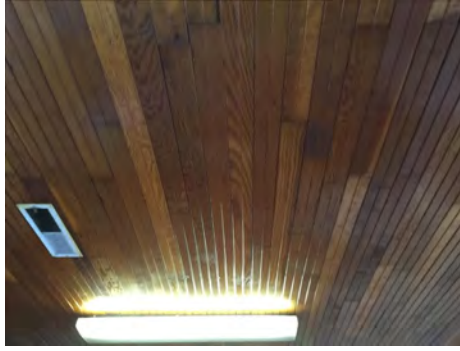
**System:** C3020 - Floor Finishes



**Note:**

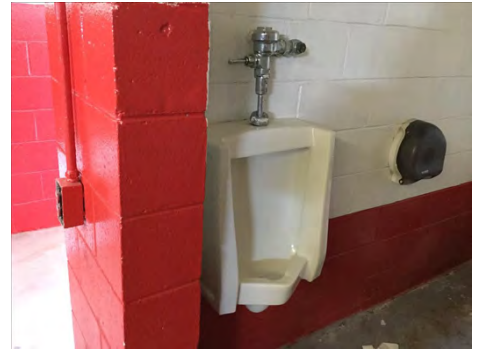
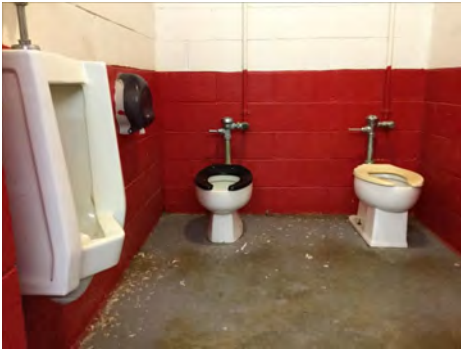
## Campus Assessment Report - 1975 Football Fieldhouse

**System:** C3030 - Ceiling Finishes



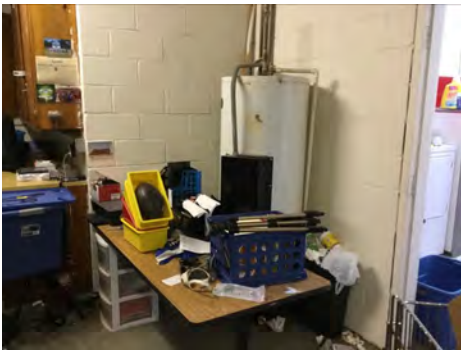
**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

**System:** D2020 - Domestic Water Distribution



**Note:**

## Campus Assessment Report - 1975 Football Fieldhouse

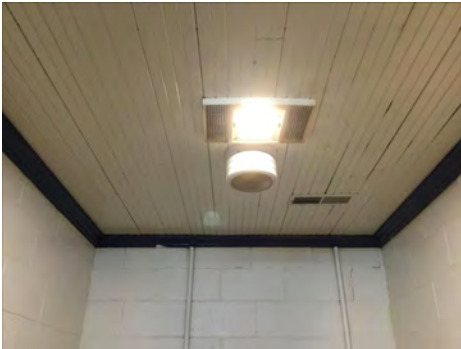
---

**System:** D2030 - Sanitary Waste



**Note:**

**System:** D3040 - Distribution Systems



**Note:**

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



**Note:**



## Campus Assessment Report - 1975 Football Fieldhouse

**System:** D3060 - Controls & Instrumentation



**Note:**

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



**Note:**

**System:** D5020 - Branch Wiring

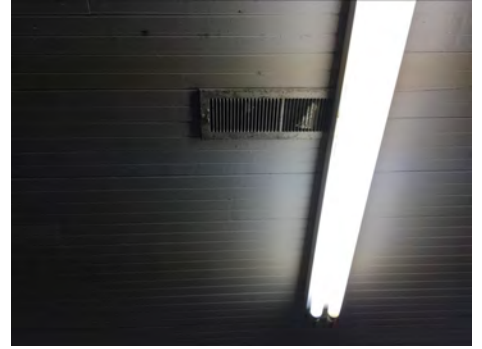


**Note:**

## Campus Assessment Report - 1975 Football Fieldhouse

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**System:** D5020 - Lighting



**Note:**

**System:** E2010 - Fixed Furnishings



**Note:**

## Renewal Schedule

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

*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$109,877</b>	<b>\$0</b>	<b>\$0</b>	<b>\$27,492</b>	<b>\$116,162</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$44,010</b>	<b>\$0</b>	<b>\$0</b>	<b>\$297,541</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,638	\$0	\$0	\$21,638
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,043	\$0	\$0	\$3,043
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010140 - Asphalt Shingles</b>	\$0	\$0	\$0	\$0	\$17,037	\$0	\$0	\$0	\$0	\$0	\$0	\$17,037
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1020 - Interior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,357	\$0	\$0	\$7,357
<b>C1030 - Fittings</b>	\$22,361	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,361
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$0	\$0	\$0	\$0	\$22,166	\$0	\$0	\$0	\$0	\$0	\$0	\$22,166
<b>C3020 - Floor Finishes</b>	\$33,634	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,634
<b>C3030 - Ceiling Finishes</b>	\$0	\$0	\$0	\$27,492	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,492
<b>D - Services</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D20 - Plumbing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

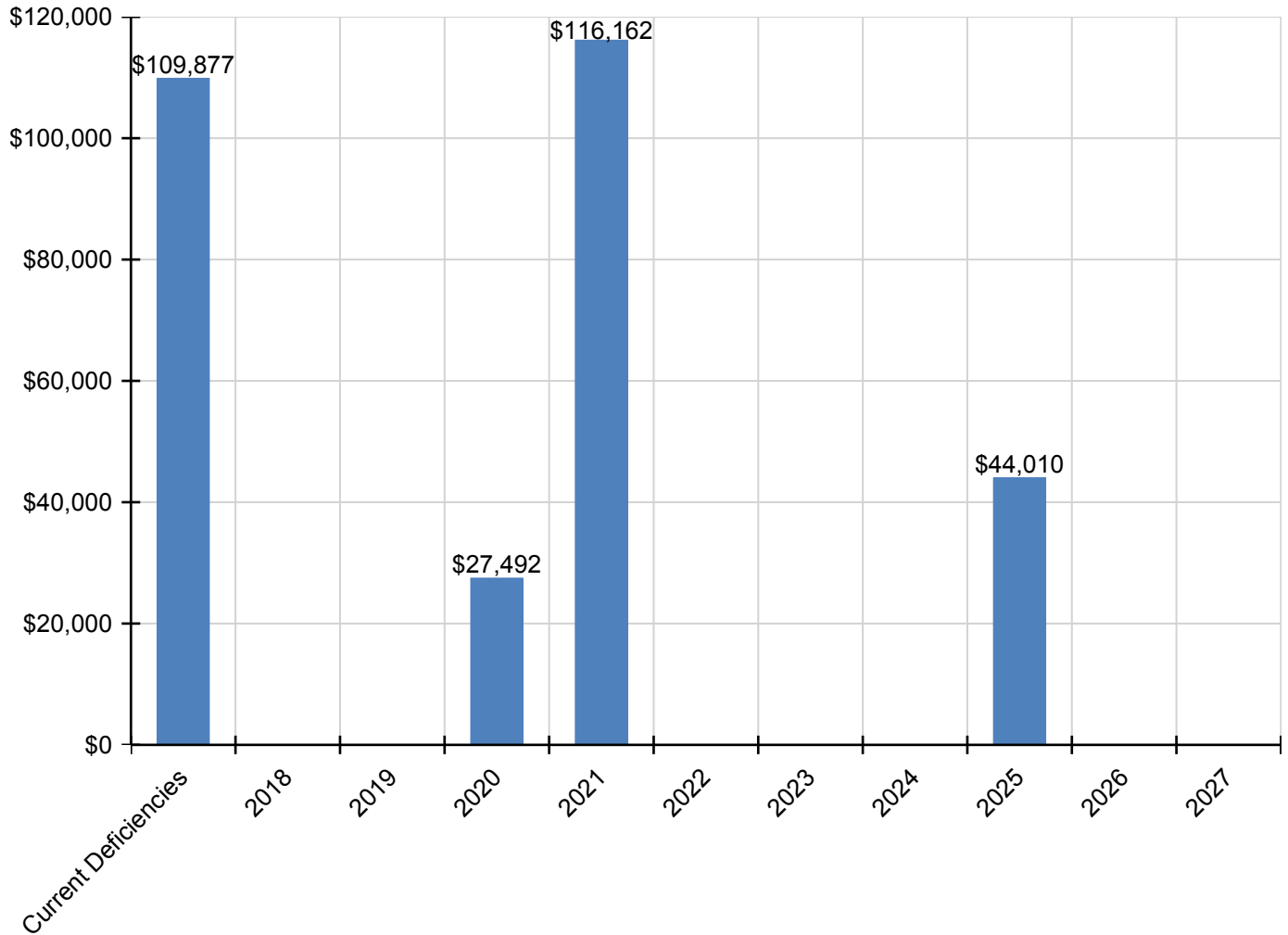
## Campus Assessment Report - 1975 Football Fieldhouse

D2010 - Plumbing Fixtures	\$26,347	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,347
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$2,496	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,496
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$17,650	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,650
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$14,124	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,124
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$34,527	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,527
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$10,340	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,340
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$4,368	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,368
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$7,577	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,577
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,972	\$0	\$0	\$0	\$11,972
E - Equipment & Furnishings	\$0	\$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	\$0
E2010 - Fixed Furnishings	\$13,411	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,411

\* Indicates non-renewable system

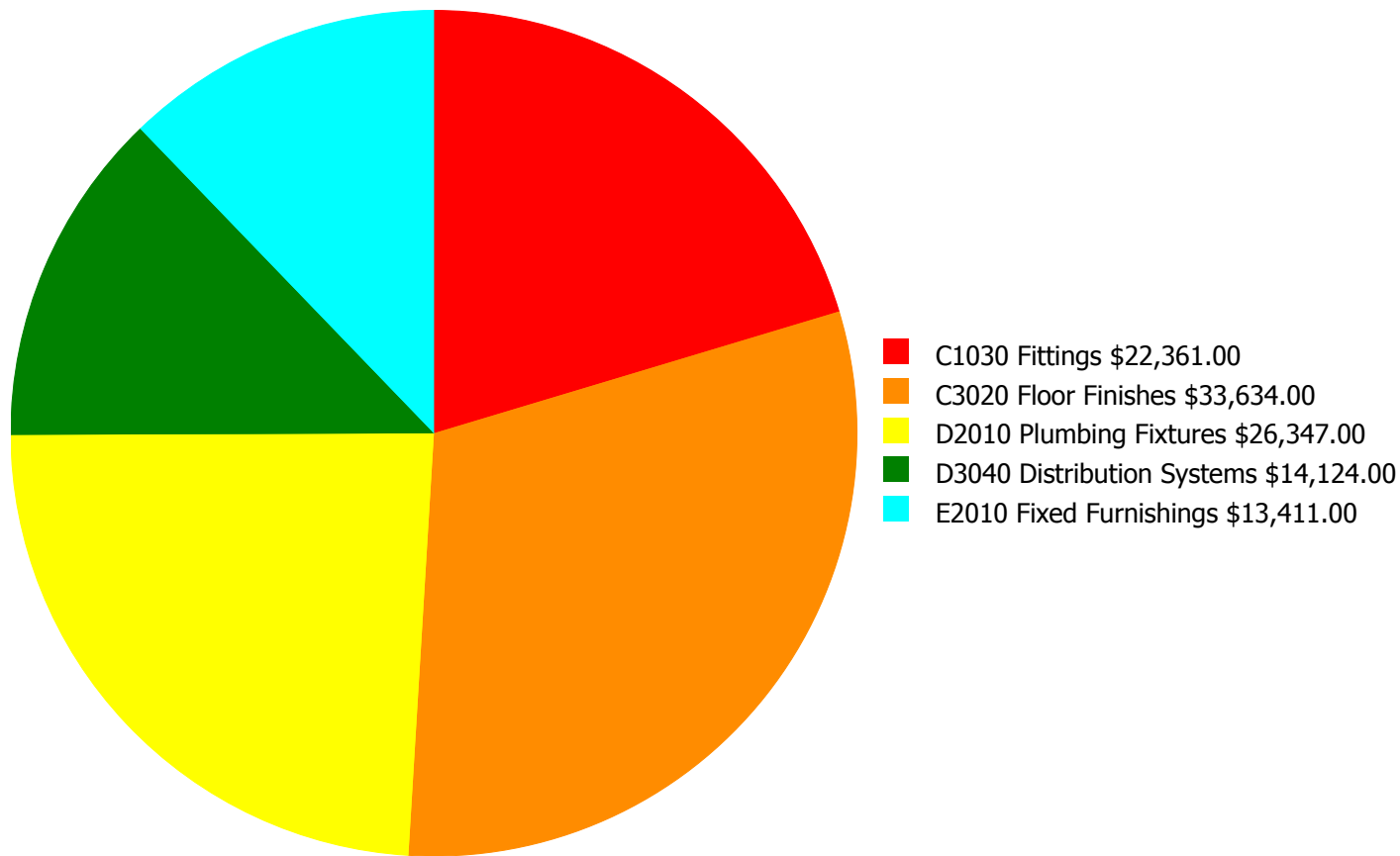
## Forecasted Capital Renewal Requirement

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.

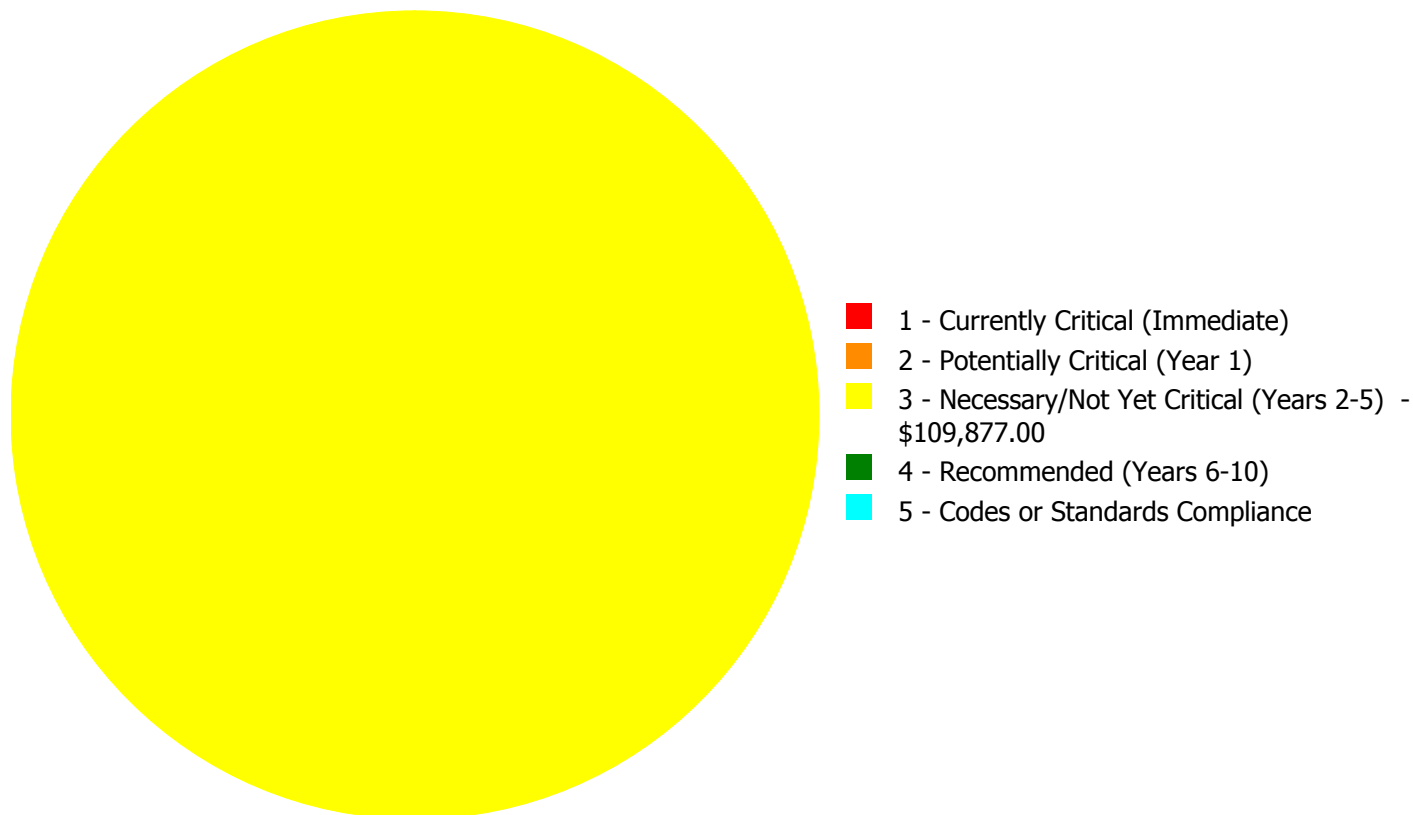


**Budget Estimate Total: \$109,877.00**



## 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: \$109,877.00**

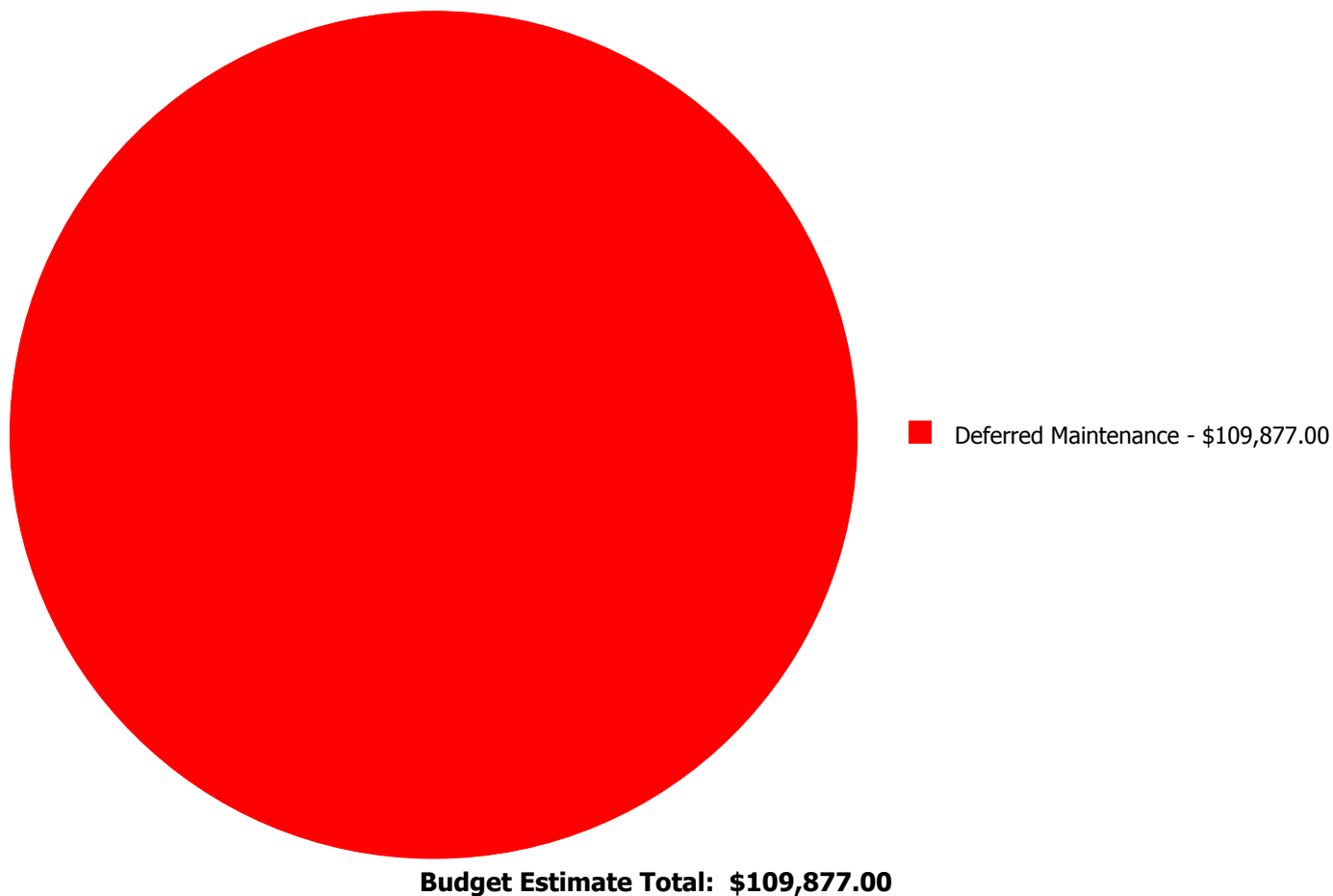
## Deficiency By Priority Investment Table

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
C1030	Fittings	\$0.00	\$0.00	\$22,361.00	\$0.00	\$0.00	\$22,361.00
C3020	Floor Finishes	\$0.00	\$0.00	\$33,634.00	\$0.00	\$0.00	\$33,634.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$26,347.00	\$0.00	\$0.00	\$26,347.00
D3040	Distribution Systems	\$0.00	\$0.00	\$14,124.00	\$0.00	\$0.00	\$14,124.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$13,411.00	\$0.00	\$0.00	\$13,411.00
	<b>Total:</b>	\$0.00	\$0.00	\$109,877.00	\$0.00	\$0.00	\$109,877.00

## Deficiency Summary by Category

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



## Deficiency Details by Priority

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

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

#### System: C1030 - Fittings



**Location:** Locker Room  
**Distress:** Damaged  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 2,400.00  
**Unit of Measure:** S.F.  
**Estimate:** \$22,361.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/15/2017

**Notes:** The original fittings are aged, and should be replaced

#### System: C3020 - Floor Finishes



**Location:** Interior  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 2,400.00  
**Unit of Measure:** S.F.  
**Estimate:** \$33,634.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/15/2017

**Notes:** The flooring is beyond its service life, damaged and it should be replaced.

**System: D2010 - Plumbing Fixtures**



**Location:** Restroom  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 2,400.00  
**Unit of Measure:** S.F.  
**Estimate:** \$26,347.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/15/2017

**Notes:** Plumbing fixtures are in operational conditions. However, they are aged, not ADA compliant and should be replaced with a low-flow water fixtures.

---

**System: D3040 - Distribution Systems**



**Location:** Throughout the building  
**Distress:** Failing  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 2,400.00  
**Unit of Measure:** S.F.  
**Estimate:** \$14,124.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/15/2017

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

---

**System: E2010 - Fixed Furnishings**



**Location:** Throughout the building  
**Distress:** Damaged  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 2,400.00  
**Unit of Measure:** S.F.  
**Estimate:** \$13,411.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/16/2017

**Notes:** The fixed furniture is beyond its service life and damaged.

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**Executive Summary**

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

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

Function:	HS -High School
Gross Area (SF):	1,100
Year Built:	1975
Last Renovation:	
Replacement Value:	\$91,982
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	41.64 %
FCA Score:	100.00



**Description:**

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

**Attributes:** This asset has no attributes.

### Dashboard Summary

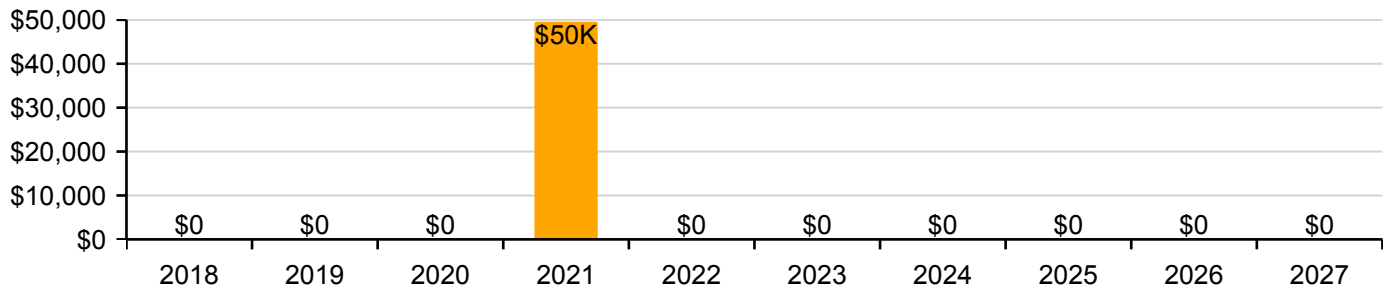
Function:	HS -High School	Gross Area:	1,100
Year Built:	1975	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$91,982
FCI:	0.00 %	RSLI%:	41.64 %

No data found for this asset

No data found for this asset

No data found for this asset

**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	58.00 %	0.00 %	\$0.00
B10 - Superstructure	58.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	55.86 %	0.00 %	\$0.00
B30 - Roofing	20.00 %	0.00 %	\$0.00
C10 - Interior Construction	44.00 %	0.00 %	\$0.00
C30 - Interior Finishes	23.74 %	0.00 %	\$0.00
<b>Totals:</b>	<b>41.64 %</b>	<b>0.00 %</b>	<b>\$0.00</b>

## Photo Album

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

1). East Elevation - Feb 23, 2017



2). South Elevation - Feb 16, 2017



3). West Elevation - Feb 16, 2017



4). North Elevation - Feb 16, 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	\$6.93	S.F.	1,100	100	1975	2075		58.00 %	0.00 %	58			\$7,623
A1030	Slab on Grade	\$7.37	S.F.	1,100	100	1975	2075		58.00 %	0.00 %	58			\$8,107
B1020	Roof Construction	\$5.98	S.F.	1,100	100	1975	2075		58.00 %	0.00 %	58			\$6,578
B2010	Exterior Walls	\$18.04	S.F.	1,100	100	1975	2075		58.00 %	0.00 %	58			\$19,844
B2030	Exterior Doors	\$0.91	S.F.	1,100	30	1975	2005	2021	13.33 %	0.00 %	4			\$1,001
B3010140	Asphalt Shingles	\$4.32	S.F.	1,100	20	1975	1995	2021	20.00 %	0.00 %	4			\$4,752
C1010	Partitions	\$10.34	S.F.	1,100	75	1975	2050		44.00 %	0.00 %	33			\$11,374
C3010	Wall Finishes	\$7.46	S.F.	1,100	10	1975	1985	2021	40.00 %	0.00 %	4			\$8,206
C3020	Floor Finishes	\$12.74	S.F.	1,100	20	1975	1995	2021	20.00 %	0.00 %	4			\$14,014
C3030	Ceiling Finishes	\$9.53	S.F.	1,100	25	1975	2000	2021	16.00 %	0.00 %	4			\$10,483
<b>Total</b>									<b>41.64 %</b>					<b>\$91,982</b>



## System Notes

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

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**System:** B2010 - Exterior Walls



**Note:**

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**System:** B2030 - Exterior Doors



**Note:**

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**System:** B3010140 - Asphalt Shingles

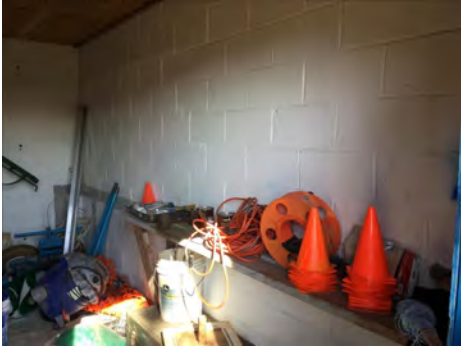


**Note:**

## Campus Assessment Report - 1975 Lawn Storage

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**System:** C1010 - Partitions



**Note:**

**System:** C3010 - Wall Finishes



**Note:**

**System:** C3020 - Floor Finishes



**Note:**

## Campus Assessment Report - 1975 Lawn Storage

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**System:** C3030 - Ceiling Finishes



**Note:**

## Renewal Schedule

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

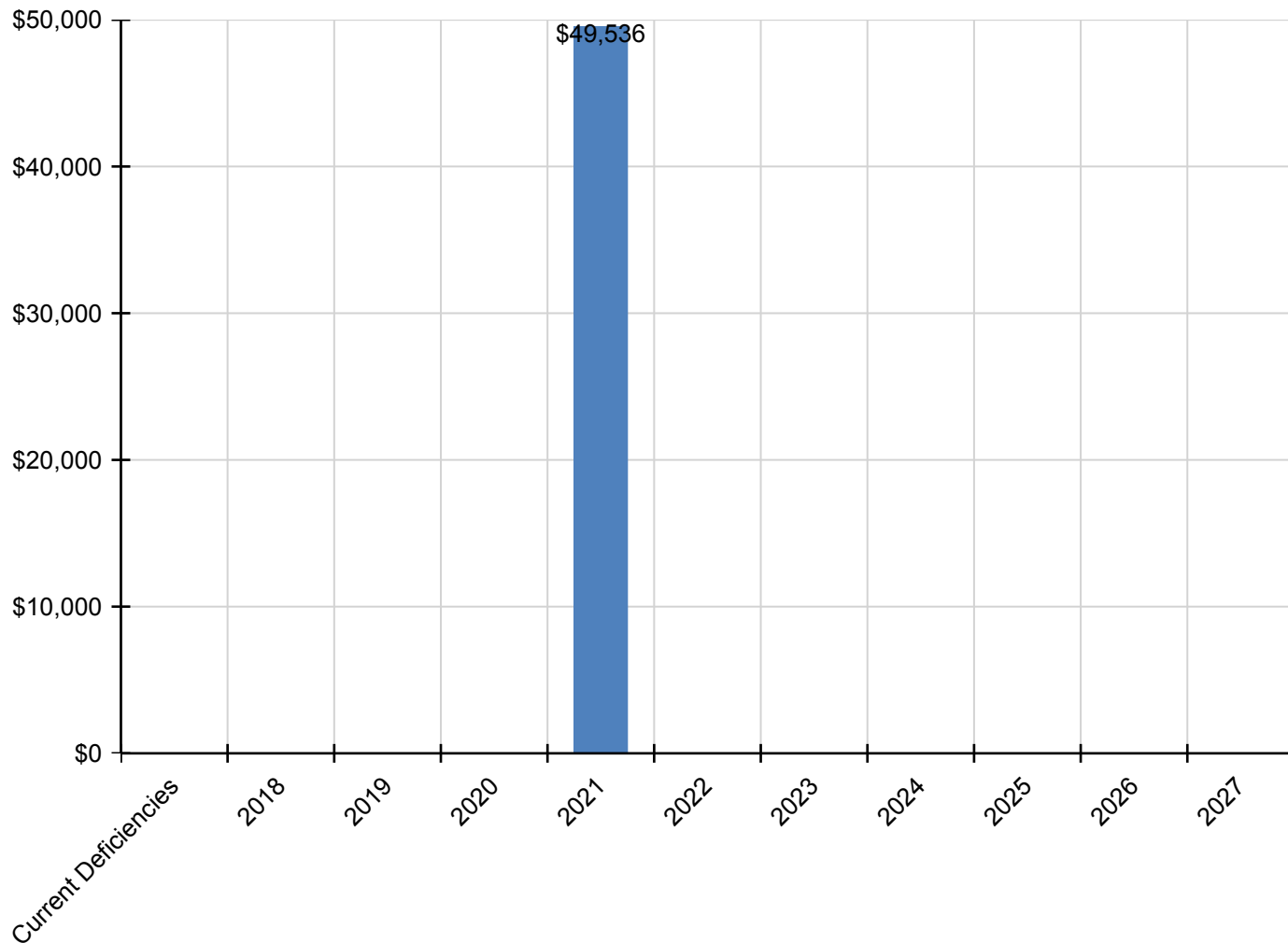
*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	\$0	\$0	\$0	\$0	\$49,536	\$0	\$0	\$0	\$0	\$0	\$0	\$49,536
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$1,239	\$0	\$0	\$0	\$0	\$0	\$0	\$1,239
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010140 - Asphalt Shingles</b>	\$0	\$0	\$0	\$0	\$7,809	\$0	\$0	\$0	\$0	\$0	\$0	\$7,809
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$0	\$0	\$0	\$0	\$10,160	\$0	\$0	\$0	\$0	\$0	\$0	\$10,160
<b>C3020 - Floor Finishes</b>	\$0	\$0	\$0	\$0	\$17,350	\$0	\$0	\$0	\$0	\$0	\$0	\$17,350
<b>C3030 - Ceiling Finishes</b>	\$0	\$0	\$0	\$0	\$12,978	\$0	\$0	\$0	\$0	\$0	\$0	\$12,978

*\* 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:	HS -High School
Gross Area (SF):	1,100
Year Built:	1975
Last Renovation:	
Replacement Value:	\$157,707
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	31.14 %
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.

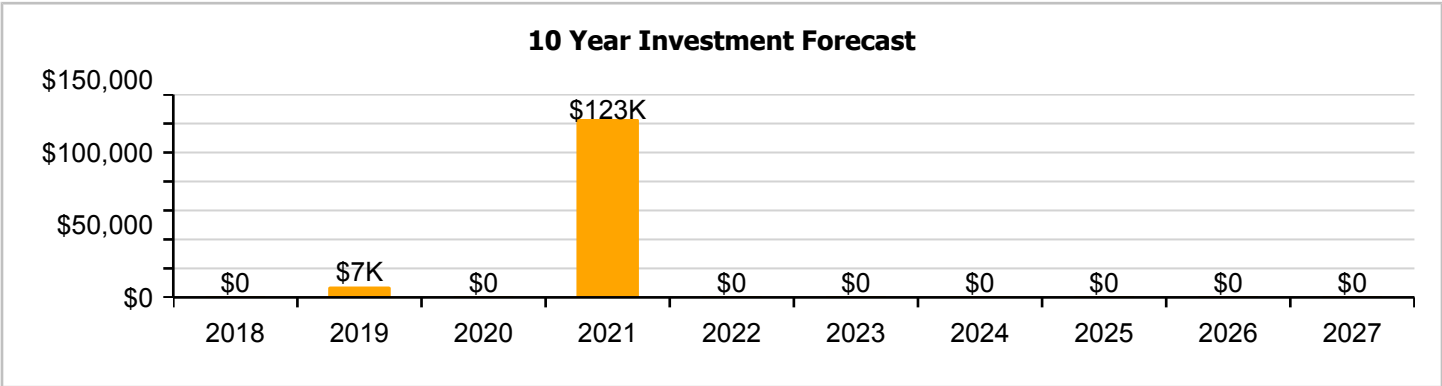
**Dashboard Summary**

Function:	HS -High School	Gross Area:	1,100
Year Built:	1975	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$157,707
FCI:	0.00 %	RSLI%:	31.14 %

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	58.00 %	0.00 %	\$0.00
B10 - Superstructure	58.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	45.03 %	0.00 %	\$0.00
B30 - Roofing	10.00 %	0.00 %	\$0.00
C10 - Interior Construction	33.19 %	0.00 %	\$0.00
C30 - Interior Finishes	23.74 %	0.00 %	\$0.00
D20 - Plumbing	13.33 %	0.00 %	\$0.00
D30 - HVAC	22.04 %	0.00 %	\$0.00
D50 - Electrical	12.69 %	0.00 %	\$0.00
<b>Totals:</b>	<b>31.14 %</b>	<b>0.00 %</b>	<b>\$0.00</b>

## Photo Album

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

1). North Elevation - Feb 17, 2017



2). West Elevation - Feb 17, 2017



3). East Elevation - Feb 17, 2017



4). South Elevation - Feb 17, 2017



### Condition Detail

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

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

## Campus Assessment Report - 1975 Tennis Concession/Restroom

### System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$6.93	S.F.	1,100	100	1975	2075		58.00 %	0.00 %	58			\$7,623
A1030	Slab on Grade	\$7.37	S.F.	1,100	100	1975	2075		58.00 %	0.00 %	58			\$8,107
B1020	Roof Construction	\$5.98	S.F.	1,100	100	1975	2075		58.00 %	0.00 %	58			\$6,578
B2010	Exterior Walls	\$18.04	S.F.	1,100	100	1975	2075		58.00 %	0.00 %	58			\$19,844
B2020	Exterior Windows	\$6.47	S.F.	1,100	30	1975	2005	2021	13.33 %	0.00 %	4			\$7,117
B2030	Exterior Doors	\$0.91	S.F.	1,100	30	1975	2005	2021	13.33 %	0.00 %	4			\$1,001
B3010140	Asphalt Shingles	\$4.32	S.F.	1,100	20	1999	2019		10.00 %	0.00 %	2			\$4,752
C1010	Partitions	\$10.34	S.F.	1,100	75	1975	2050		44.00 %	0.00 %	33			\$11,374
C1030	Fittings	\$8.47	S.F.	1,100	20	1975	1995	2021	20.00 %	0.00 %	4			\$9,317
C3010	Wall Finishes	\$7.46	S.F.	1,100	10	1975	1985	2021	40.00 %	0.00 %	4			\$8,206
C3020	Floor Finishes	\$12.74	S.F.	1,100	20	1975	1995	2021	20.00 %	0.00 %	4			\$14,014
C3030	Ceiling Finishes	\$9.53	S.F.	1,100	25	1975	2000	2021	16.00 %	0.00 %	4			\$10,483
D2010	Plumbing Fixtures	\$9.98	S.F.	1,100	30	1975	2005	2021	13.33 %	0.00 %	4			\$10,978
D2020	Domestic Water Distribution	\$0.84	S.F.	1,100	30	1975	2005	2021	13.33 %	0.00 %	4			\$924
D2030	Sanitary Waste	\$5.94	S.F.	1,100	30	1975	2005	2021	13.33 %	0.00 %	4			\$6,534
D3040	Distribution Systems	\$5.35	S.F.	1,100	30	1975	2005	2021	13.33 %	0.00 %	4			\$5,885
D3050	Terminal & Package Units	\$11.62	S.F.	1,100	15	1975	1990	2021	26.67 %	0.00 %	4			\$12,782
D3060	Controls & Instrumentation	\$3.48	S.F.	1,100	20	1975	1995	2021	20.00 %	0.00 %	4			\$3,828
D5010	Electrical Service/Distribution	\$1.47	S.F.	1,100	40	1975	2015	2021	10.00 %	0.00 %	4			\$1,617
D5020	Branch Wiring	\$2.55	S.F.	1,100	30	1975	2005	2021	13.33 %	0.00 %	4			\$2,805
D5020	Lighting	\$3.58	S.F.	1,100	30	1975	2005	2021	13.33 %	0.00 %	4			\$3,938
<b>Total</b>									<b>31.14 %</b>					<b>\$157,707</b>

## System Notes

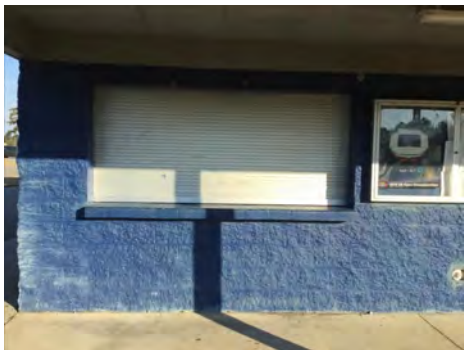
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

**System:** B2010 - Exterior Walls



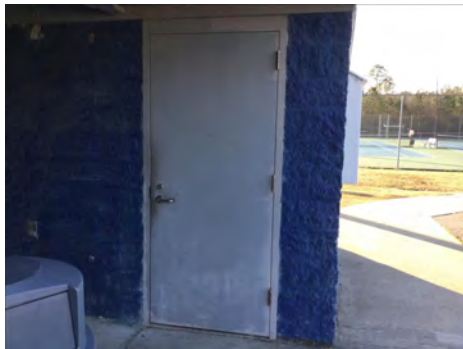
**Note:**

**System:** B2020 - Exterior Windows



**Note:**

**System:** B2030 - Exterior Doors



**Note:**



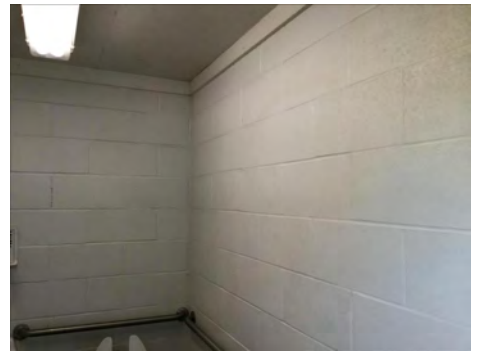
## Campus Assessment Report - 1975 Tennis Concession/Restroom

**System:** B3010140 - Asphalt Shingles



**Note:**

**System:** C1010 - Partitions



**Note:**

**System:** C1030 - Fittings



**Note:**



## Campus Assessment Report - 1975 Tennis Concession/Restroom

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**System:** C3010 - Wall Finishes



**Note:**

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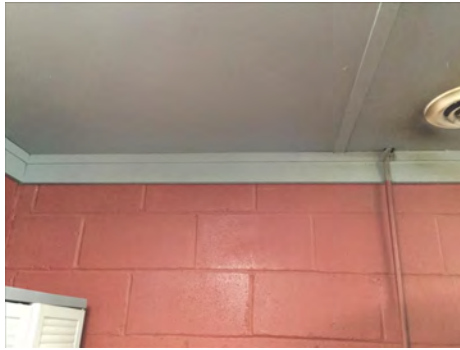
**System:** C3020 - Floor Finishes



**Note:**

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**System:** C3030 - Ceiling Finishes



**Note:**

## Campus Assessment Report - 1975 Tennis Concession/Restroom

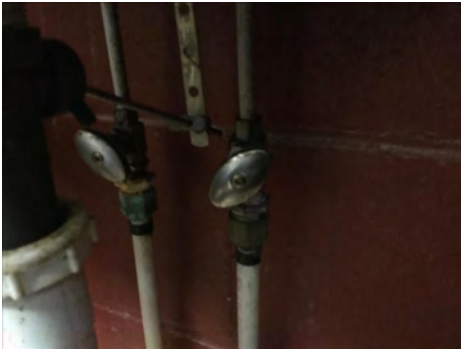
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**System:** D2010 - Plumbing Fixtures



**Note:**

**System:** D2020 - Domestic Water Distribution



**Note:**

**System:** D2030 - Sanitary Waste



**Note:**

## Campus Assessment Report - 1975 Tennis Concession/Restroom

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**System:** D3040 - Distribution Systems



**Note:**

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



**Note:**

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**System:** D3060 - Controls & Instrumentation



**Note:**

## Campus Assessment Report - 1975 Tennis Concession/Restroom

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



**Note:**

**System:** D5020 - Branch Wiring



**Note:**

**System:** D5020 - Lighting



**Note:**



## Renewal Schedule

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

*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7,361</b>	<b>\$0</b>	<b>\$123,100</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$130,461</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$0	\$8,812	\$0	\$0	\$0	\$0	\$0	\$0	\$8,812
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$1,239	\$0	\$0	\$0	\$0	\$0	\$0	\$1,239
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010140 - Asphalt Shingles</b>	\$0	\$0	\$7,361	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,361
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1030 - Fittings</b>	\$0	\$0	\$0	\$0	\$11,535	\$0	\$0	\$0	\$0	\$0	\$0	\$11,535
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$0	\$0	\$0	\$0	\$10,160	\$0	\$0	\$0	\$0	\$0	\$0	\$10,160
<b>C3020 - Floor Finishes</b>	\$0	\$0	\$0	\$0	\$17,350	\$0	\$0	\$0	\$0	\$0	\$0	\$17,350
<b>C3030 - Ceiling Finishes</b>	\$0	\$0	\$0	\$0	\$12,978	\$0	\$0	\$0	\$0	\$0	\$0	\$12,978
<b>D - Services</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D20 - Plumbing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D2010 - Plumbing Fixtures</b>	\$0	\$0	\$0	\$0	\$13,592	\$0	\$0	\$0	\$0	\$0	\$0	\$13,592

## Campus Assessment Report - 1975 Tennis Concession/Restroom

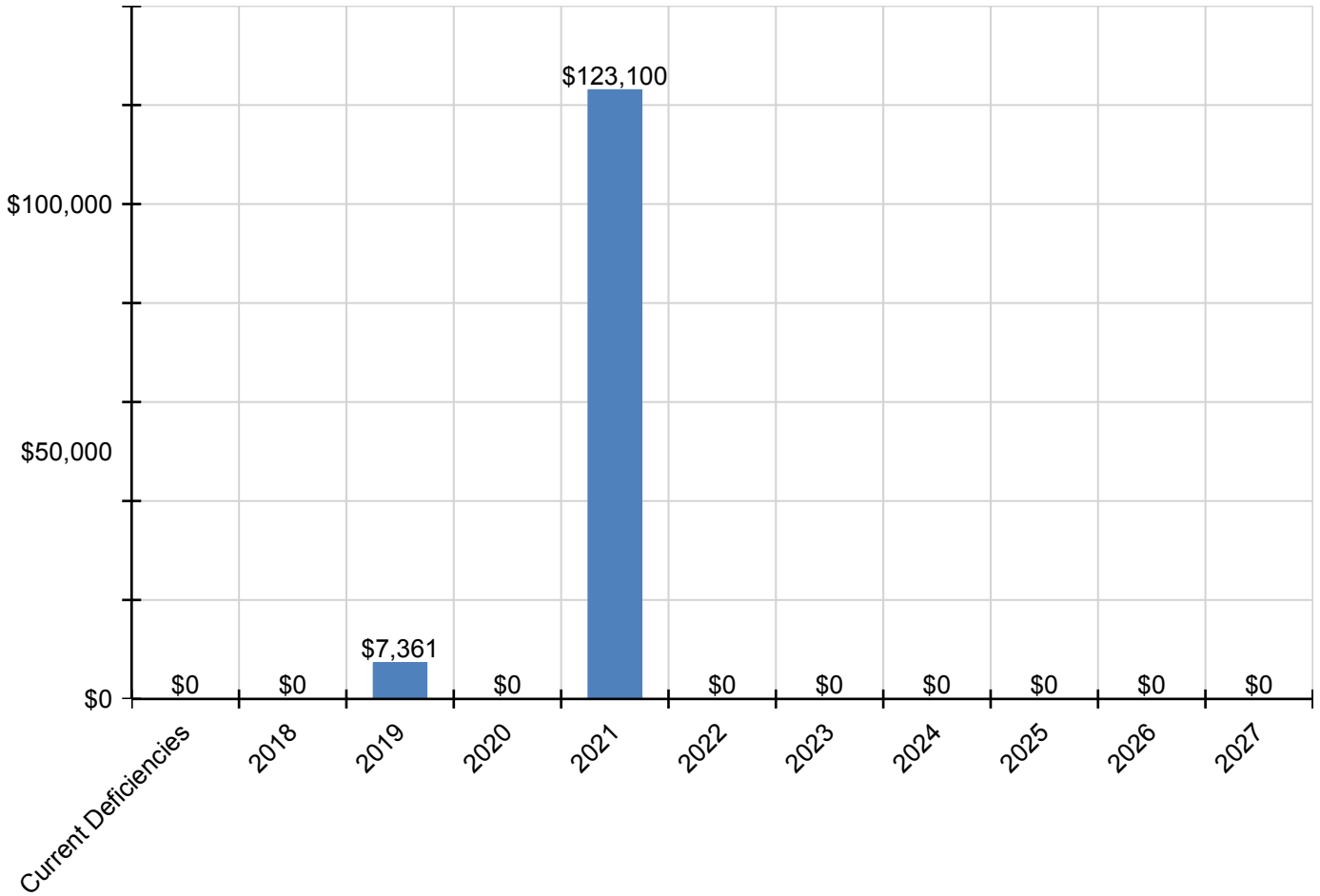
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$1,144	\$0	\$0	\$0	\$0	\$0	\$0	\$1,144
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$8,089	\$0	\$0	\$0	\$0	\$0	\$0	\$8,089
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$7,287	\$0	\$0	\$0	\$0	\$0	\$0	\$7,287
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$15,825	\$0	\$0	\$0	\$0	\$0	\$0	\$15,825
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$4,740	\$0	\$0	\$0	\$0	\$0	\$0	\$4,740
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$2,002	\$0	\$0	\$0	\$0	\$0	\$0	\$2,002
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$3,473	\$0	\$0	\$0	\$0	\$0	\$0	\$3,473
D5020 - Lighting	\$0	\$0	\$0	\$0	\$4,876	\$0	\$0	\$0	\$0	\$0	\$0	\$4,876

\* 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:	HS -High School
Gross Area (SF):	7,500
Year Built:	1999
Last Renovation:	
Replacement Value:	\$1,383,525
Repair Cost:	\$220,937.00
Total FCI:	15.97 %
Total RSLI:	33.78 %
FCA Score:	84.03



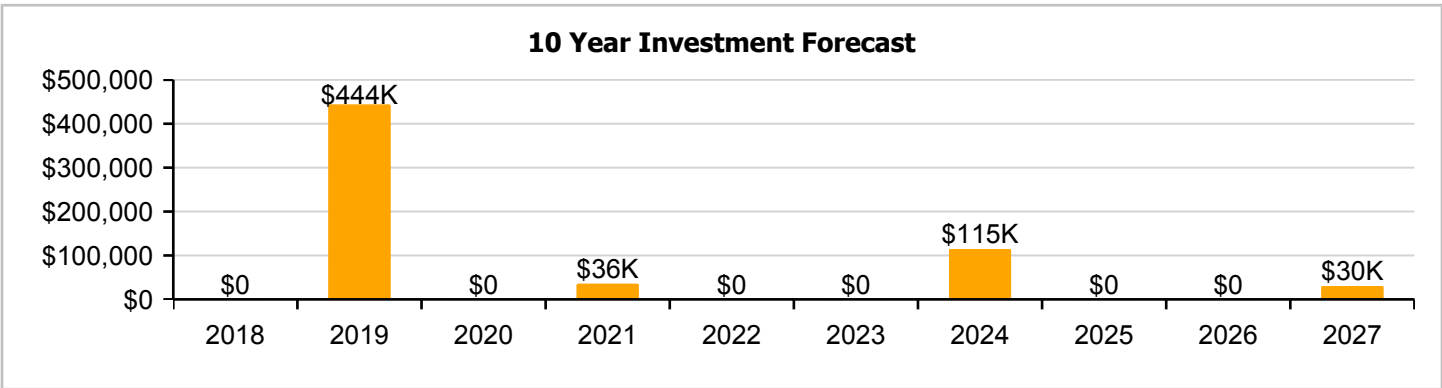
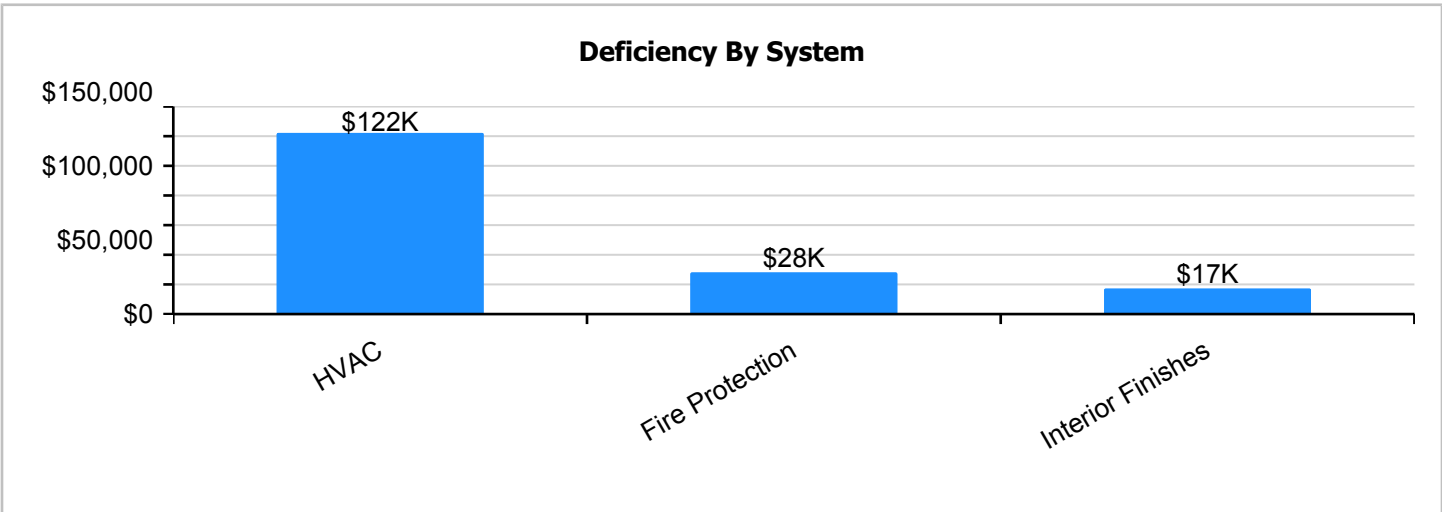
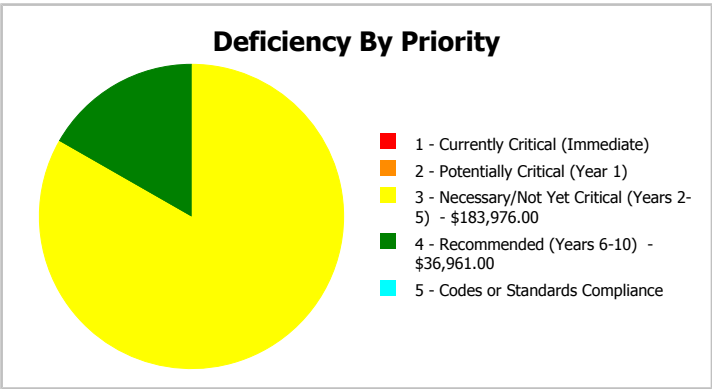
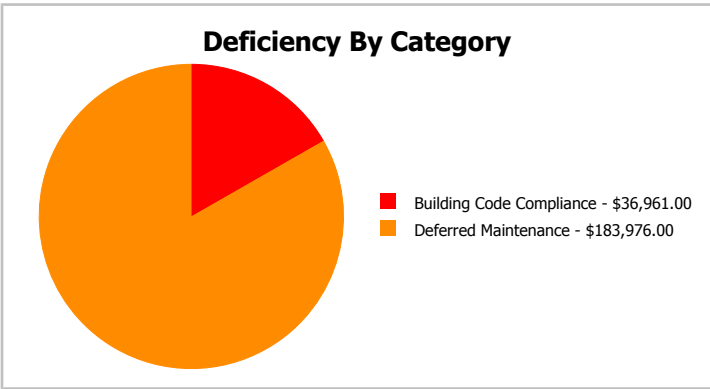
**Description:**

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

**Attributes:** This asset has no attributes.

**Dashboard Summary**

Function:	HS -High School	Gross Area:	7,500
Year Built:	1999	Last Renovation:	
Repair Cost:	\$220,937	Replacement Value:	\$1,383,525
FCI:	15.97 %	RSLI%:	33.78 %



## 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	82.00 %	0.00 %	\$0.00
B10 - Superstructure	82.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	56.57 %	0.00 %	\$0.00
B30 - Roofing	10.00 %	0.00 %	\$0.00
C10 - Interior Construction	54.50 %	0.00 %	\$0.00
C30 - Interior Finishes	16.83 %	11.74 %	\$22,688.00
D20 - Plumbing	40.00 %	0.00 %	\$0.00
D30 - HVAC	12.34 %	68.60 %	\$161,288.00
D40 - Fire Protection	0.00 %	110.00 %	\$36,961.00
D50 - Electrical	50.49 %	0.00 %	\$0.00
E10 - Equipment	10.00 %	0.00 %	\$0.00
E20 - Furnishings	10.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>33.78 %</b>	<b>15.97 %</b>	<b>\$220,937.00</b>

## Photo Album

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

1). North Elevation - Feb 13, 2017



2). East Elevation - Feb 13, 2017



3). West Elevation - Feb 13, 2017



4). South Elevation - Feb 13, 2017



### Condition Detail

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

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

# Campus Assessment Report - 1999 Automotive Shop

## 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	\$2.32	S.F.	7,500	100	1999	2099		82.00 %	0.00 %	82			\$17,400
A1030	Slab on Grade	\$4.36	S.F.	7,500	100	1999	2099		82.00 %	0.00 %	82			\$32,700
B1020	Roof Construction	\$8.14	S.F.	7,500	100	1999	2099		82.00 %	0.00 %	82			\$61,050
B2010	Exterior Walls	\$9.48	S.F.	7,500	100	1999	2099		82.00 %	0.00 %	82			\$71,100
B2020	Exterior Windows	\$13.69	S.F.	7,500	30	1999	2029		40.00 %	0.00 %	12			\$102,675
B2030	Exterior Doors	\$0.86	S.F.	7,500	30	1999	2029		40.00 %	0.00 %	12			\$6,450
B3010120	Single Ply Membrane	\$6.98	S.F.	7,500	20	1999	2019		10.00 %	0.00 %	2			\$52,350
C1010	Partitions	\$5.03	S.F.	7,500	75	1999	2074		76.00 %	0.00 %	57			\$37,725
C1020	Interior Doors	\$2.61	S.F.	7,500	30	1999	2029		40.00 %	0.00 %	12			\$19,575
C1030	Fittings	\$1.58	S.F.	7,500	20	1999	2019		10.00 %	0.00 %	2			\$11,850
C3010	Wall Finishes	\$2.75	S.F.	7,500	10	1999	2009		0.00 %	110.00 %	-8		\$22,688.00	\$20,625
C3020	Floor Finishes	\$11.72	S.F.	7,500	20	1999	2019		10.00 %	0.00 %	2			\$87,900
C3030	Ceiling Finishes	\$11.30	S.F.	7,500	25	1999	2024		28.00 %	0.00 %	7			\$84,750
D2010	Plumbing Fixtures	\$9.46	S.F.	7,500	30	1999	2029		40.00 %	0.00 %	12			\$70,950
D2020	Domestic Water Distribution	\$1.76	S.F.	7,500	30	1999	2029		40.00 %	0.00 %	12			\$13,200
D2030	Sanitary Waste	\$2.77	S.F.	7,500	30	1999	2029		40.00 %	0.00 %	12			\$20,775
D3040	Distribution Systems	\$8.96	S.F.	7,500	30	1999	2029		40.00 %	0.00 %	12			\$67,200
D3050	Terminal & Package Units	\$19.55	S.F.	7,500	15	1999	2014		0.00 %	110.00 %	-3		\$161,288.00	\$146,625
D3060	Controls & Instrumentation	\$2.84	S.F.	7,500	20	1999	2019		10.00 %	0.00 %	2			\$21,300
D4010	Sprinklers	\$3.89	S.F.	7,500	30			2016	0.00 %	110.00 %	-1		\$32,093.00	\$29,175
D4020	Standpipes	\$0.59	S.F.	7,500	30			2016	0.00 %	110.01 %	-1		\$4,868.00	\$4,425
D5010	Electrical Service/Distribution	\$1.70	S.F.	7,500	40	1999	2039		55.00 %	0.00 %	22			\$12,750
D5020	Branch Wiring	\$4.87	S.F.	7,500	30	1999	2029		40.00 %	0.00 %	12			\$36,525
D5020	Lighting	\$11.38	S.F.	7,500	30	1999	2029		40.00 %	0.00 %	12			\$85,350
D5030810	Security & Detection Systems	\$2.10	S.F.	7,500	15	2015	2030		86.67 %	0.00 %	13			\$15,750
D5030910	Fire Alarm Systems	\$3.83	S.F.	7,500	15	1999	2014	2021	26.67 %	0.00 %	4			\$28,725
D5030920	Data Communication	\$4.92	S.F.	7,500	15	2015	2030		86.67 %	0.00 %	13			\$36,900
E1020	Institutional Equipment	\$13.97	S.F.	7,500	20	1999	2019		10.00 %	0.00 %	2			\$104,775
E1090	Other Equipment	\$5.73	S.F.	7,500	20	1999	2019		10.00 %	0.00 %	2			\$42,975
E2010	Fixed Furnishings	\$5.33	S.F.	7,500	20	1999	2019		10.00 %	0.00 %	2			\$39,975
<b>Total</b>									<b>33.78 %</b>	<b>15.97 %</b>			<b>\$220,937.00</b>	<b>\$1,383,525</b>



## System Notes

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

**System:** B2010 - Exterior Walls



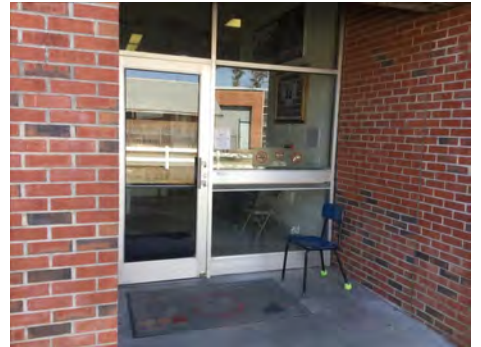
**Note:**

**System:** B2020 - Exterior Windows



**Note:**

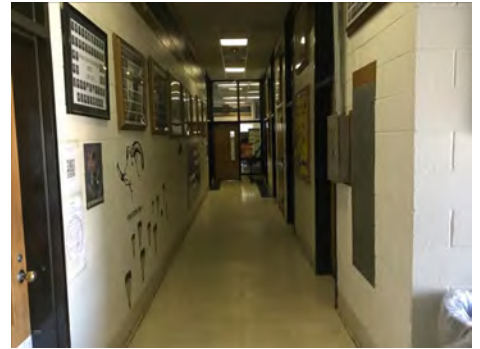
**System:** B2030 - Exterior Doors



**Note:**

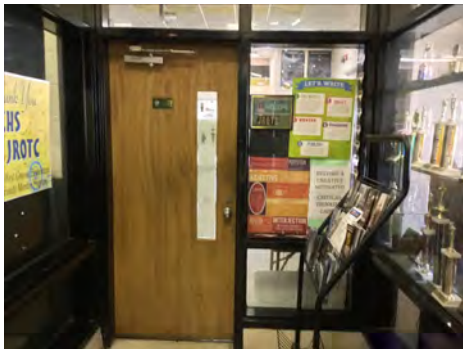
## Campus Assessment Report - 1999 Automotive Shop

**System:** C1010 - Partitions



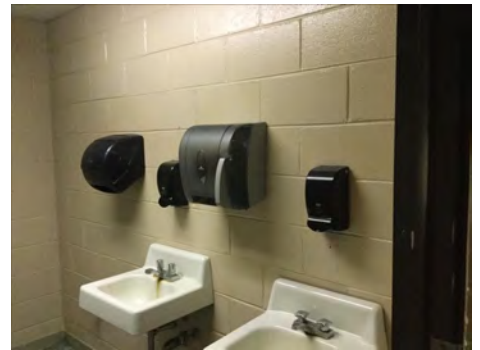
**Note:**

**System:** C1020 - Interior Doors



**Note:**

**System:** C1030 - Fittings



**Note:**



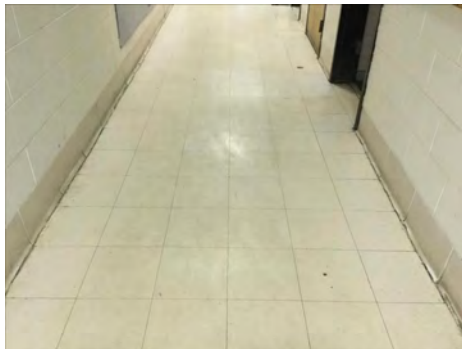
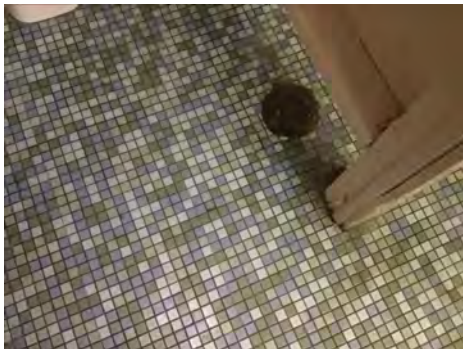
## Campus Assessment Report - 1999 Automotive Shop

**System:** C3010 - Wall Finishes



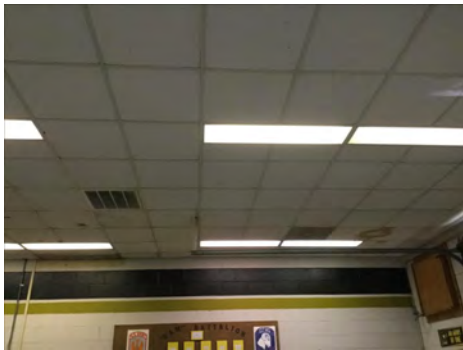
**Note:**

**System:** C3020 - Floor Finishes



**Note:**

**System:** C3030 - Ceiling Finishes



**Note:**

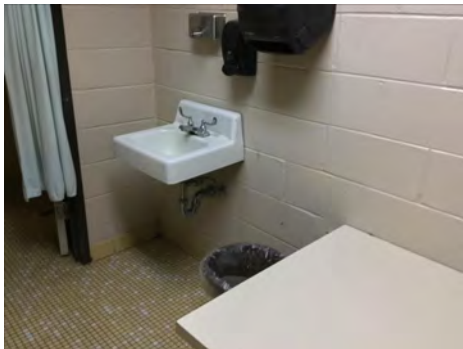
## Campus Assessment Report - 1999 Automotive Shop

**System:** D2010 - Plumbing Fixtures



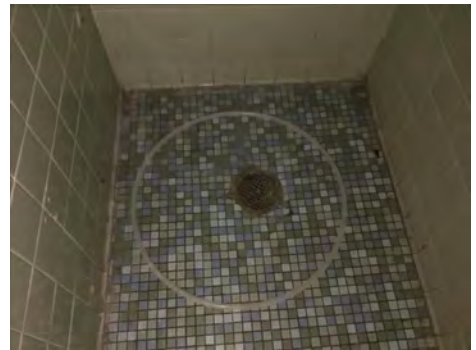
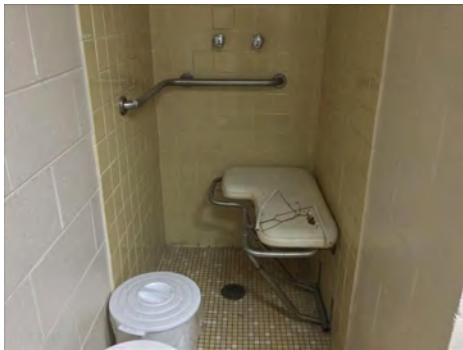
**Note:**

**System:** D2020 - Domestic Water Distribution



**Note:**

**System:** D2030 - Sanitary Waste

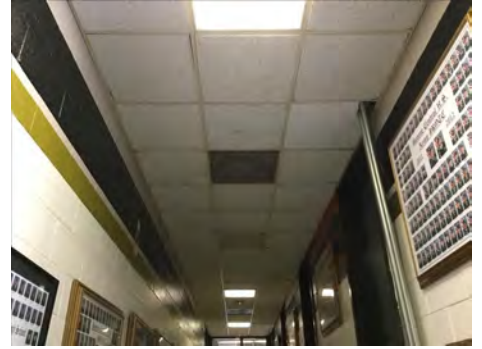
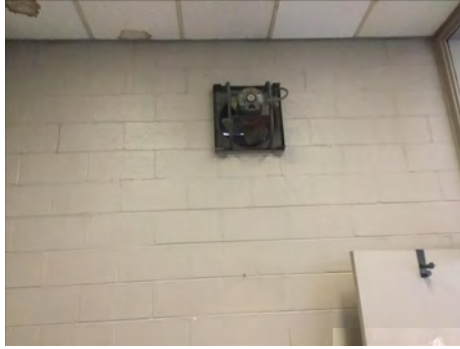


**Note:**



## Campus Assessment Report - 1999 Automotive Shop

**System:** D3040 - Distribution Systems



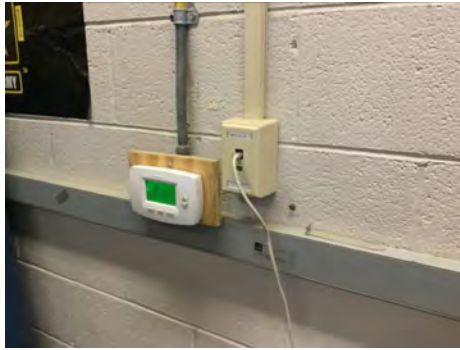
**Note:**

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



**Note:**

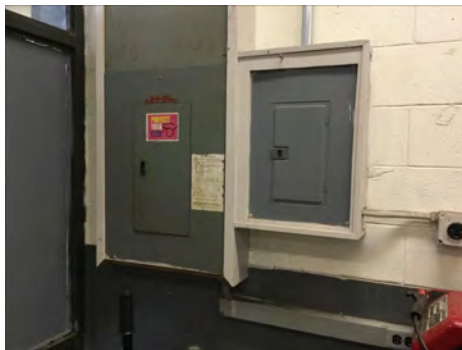
**System:** D3060 - Controls & Instrumentation



**Note:**

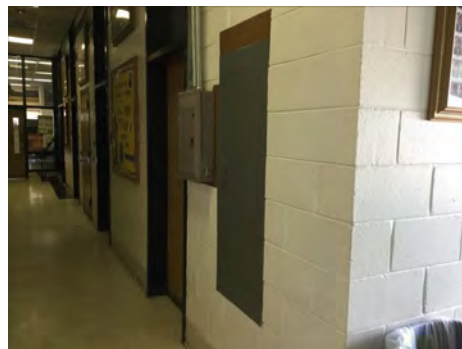
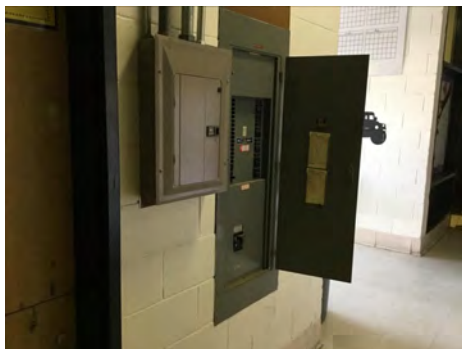
## Campus Assessment Report - 1999 Automotive Shop

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



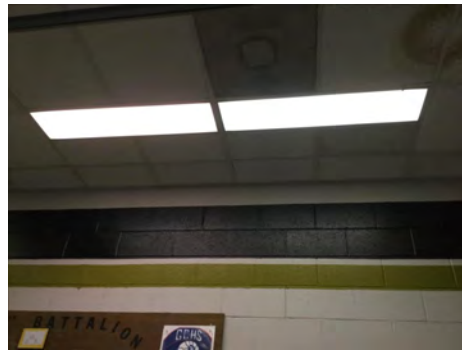
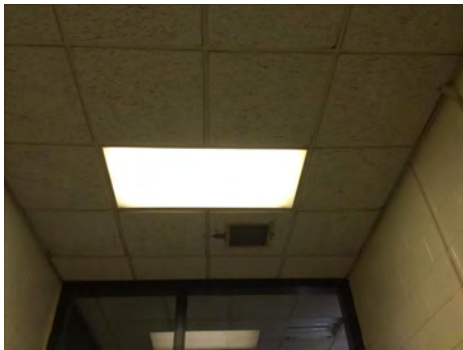
**Note:**

**System:** D5020 - Branch Wiring



**Note:**

**System:** D5020 - Lighting

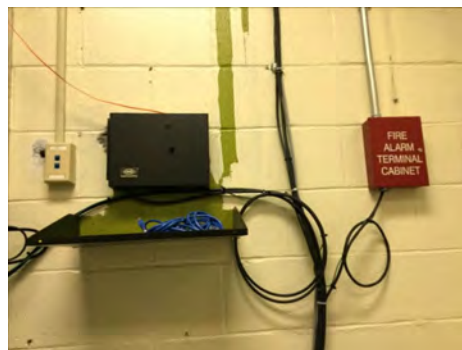
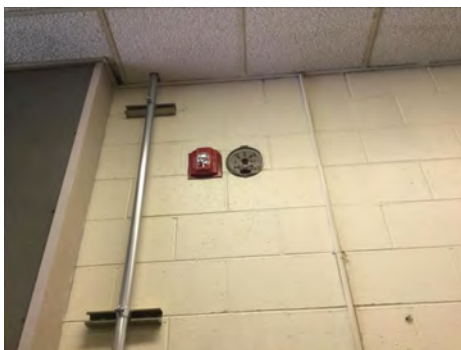
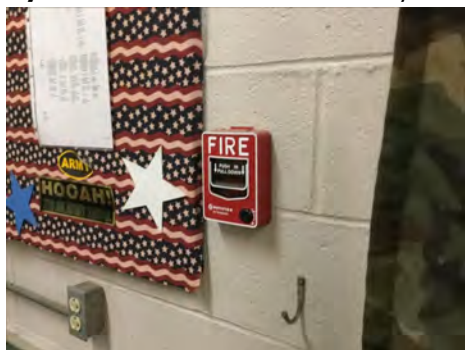


**Note:**



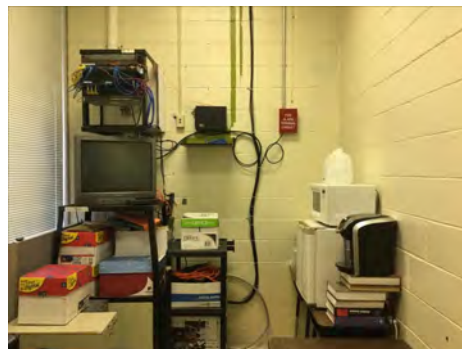
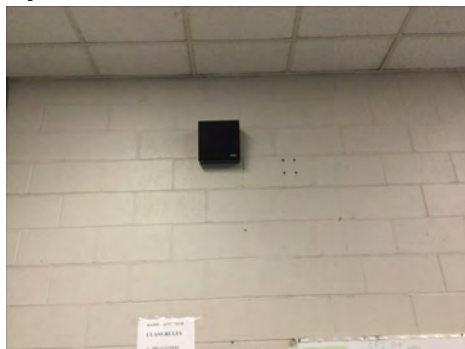
# Campus Assessment Report - 1999 Automotive Shop

**System:** D5030910 - Fire Alarm Systems



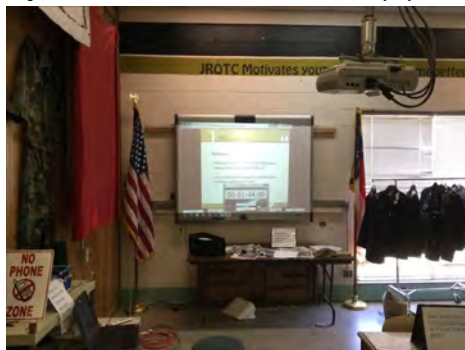
**Note:**

**System:** D5030920 - Data Communication



**Note:**

**System:** E1020 - Institutional Equipment



**Note:**

## Campus Assessment Report - 1999 Automotive Shop

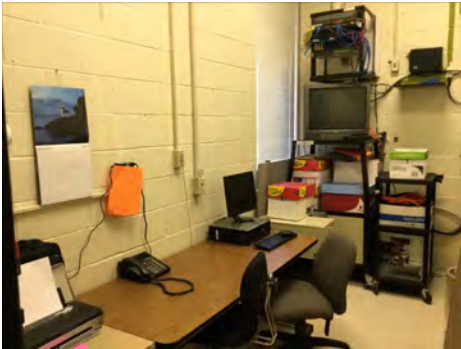
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**System:** E1090 - Other Equipment



**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
<b>Total:</b>	<b>\$220,937</b>	<b>\$0</b>	<b>\$443,646</b>	<b>\$0</b>	<b>\$35,564</b>	<b>\$0</b>	<b>\$0</b>	<b>\$114,655</b>	<b>\$0</b>	<b>\$0</b>	<b>\$30,491</b>	<b>\$845,293</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010120 - Single Ply Membrane</b>	\$0	\$0	\$83,307	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83,307
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1020 - Interior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1030 - Fittings</b>	\$0	\$0	\$13,829	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,829
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$22,688	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,491	\$53,179
<b>C3020 - Floor Finishes</b>	\$0	\$0	\$102,578	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$102,578
<b>C3030 - Ceiling Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$114,655	\$0	\$0	\$0	\$114,655
<b>D - Services</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D20 - Plumbing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

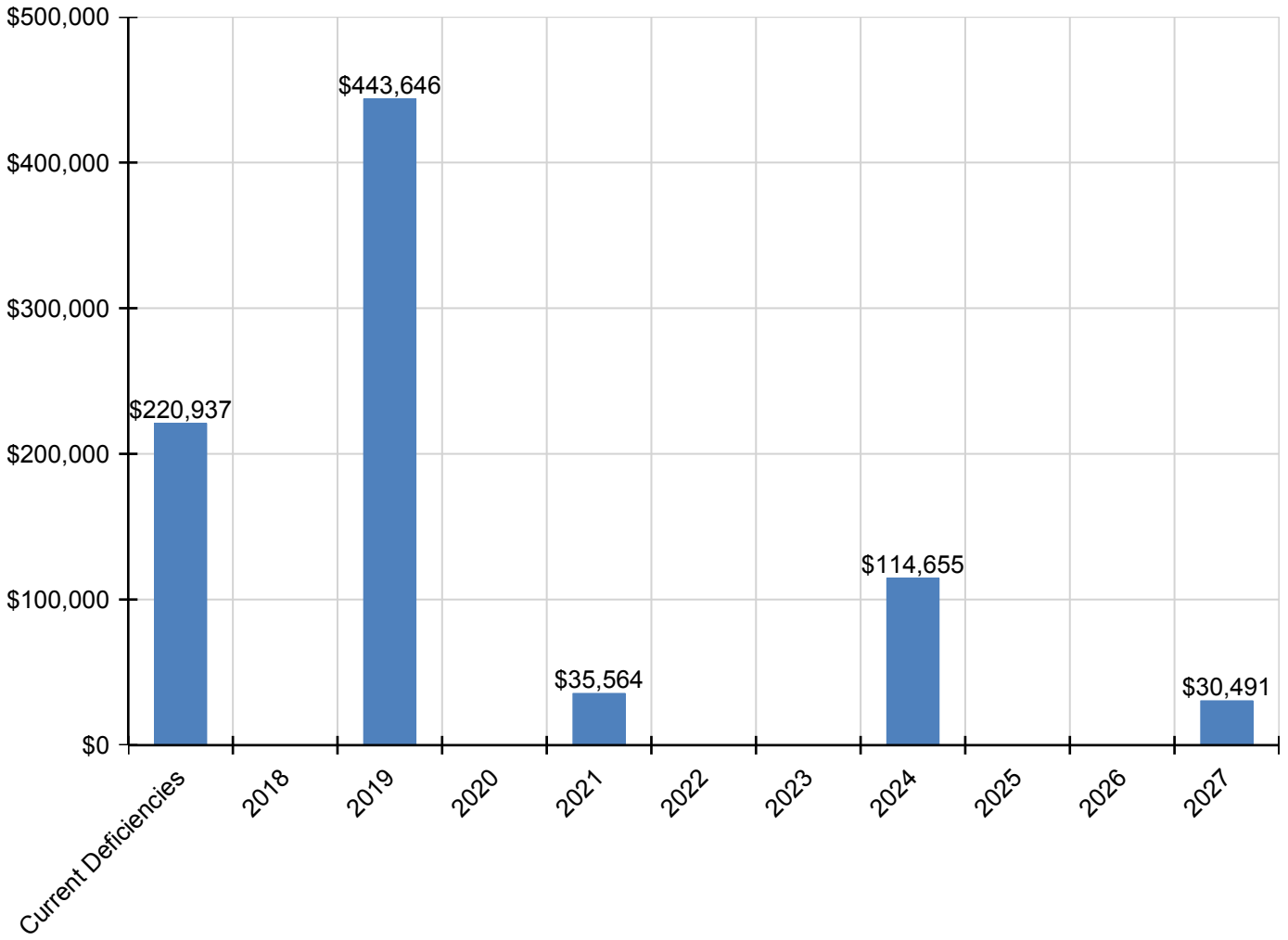
## Campus Assessment Report - 1999 Automotive Shop

D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$161,288	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$161,288
D3060 - Controls & Instrumentation	\$0	\$0	\$24,857	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,857
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$32,093	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,093
D4020 - Standpipes	\$4,868	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,868
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$35,564	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,564
D5030920 - Data Communication	\$0	\$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	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$122,272	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$122,272
E1090 - Other Equipment	\$0	\$0	\$50,152	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,152
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$46,651	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,651

\* Indicates non-renewable system

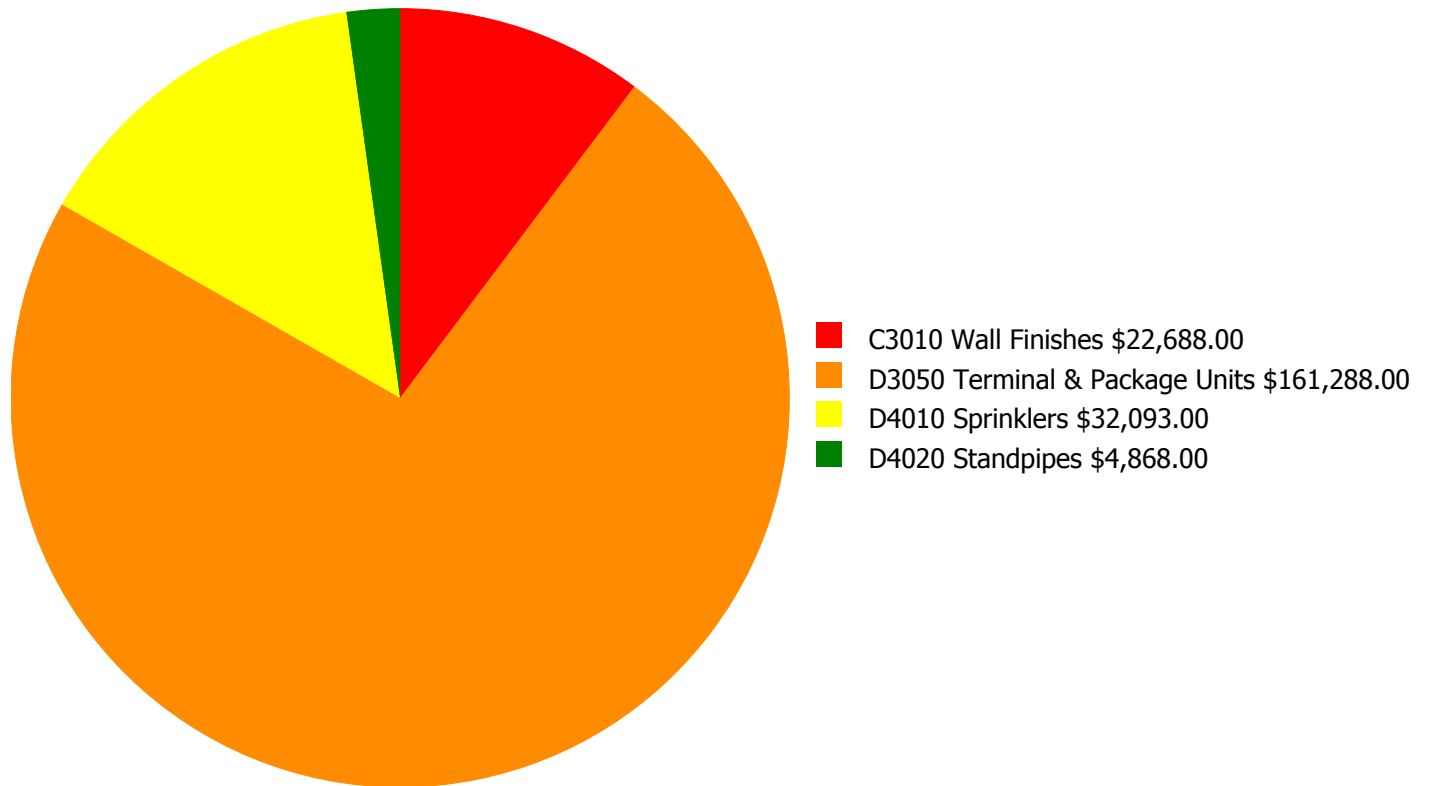
## Forecasted Capital Renewal Requirement

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.

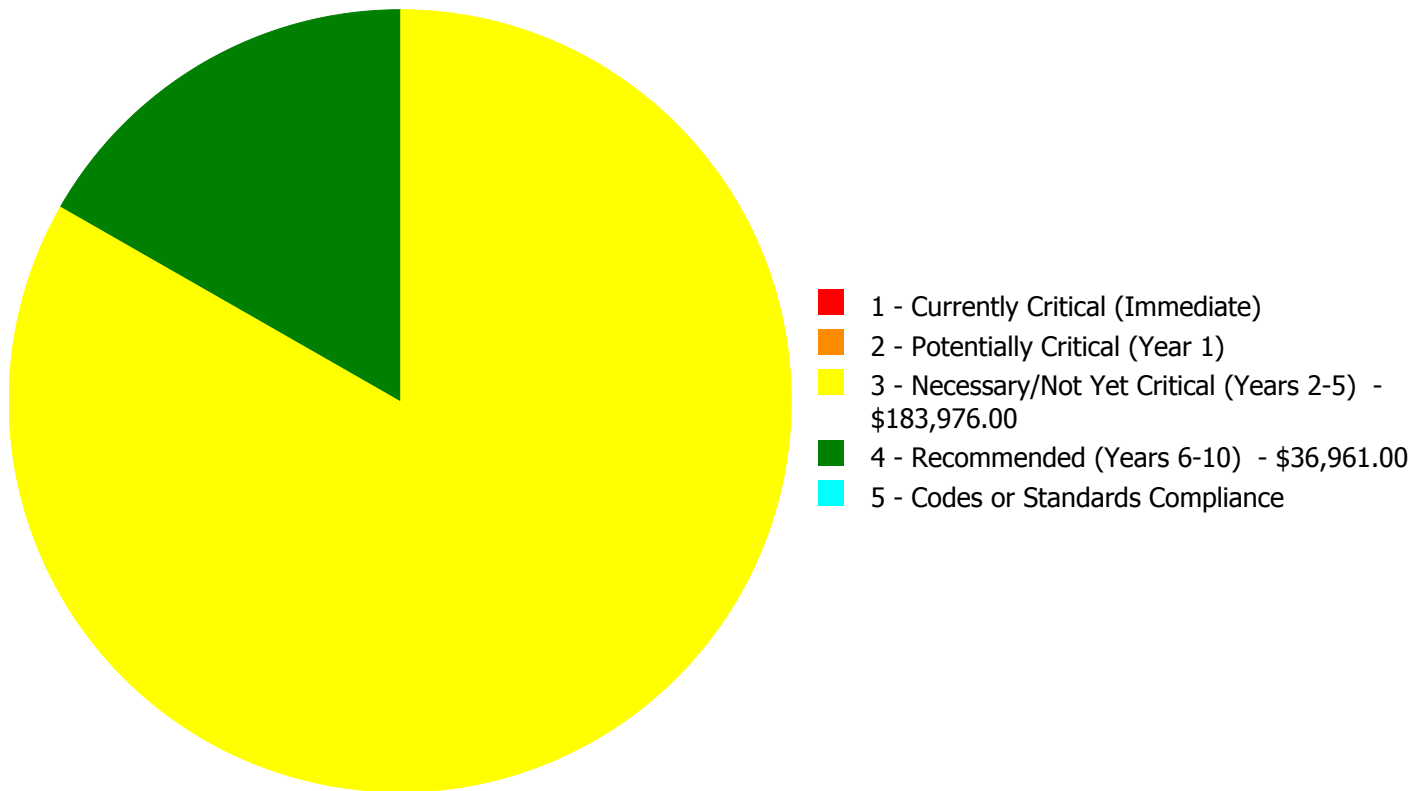


**Budget Estimate Total: \$220,937.00**



## 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: \$220,937.00**

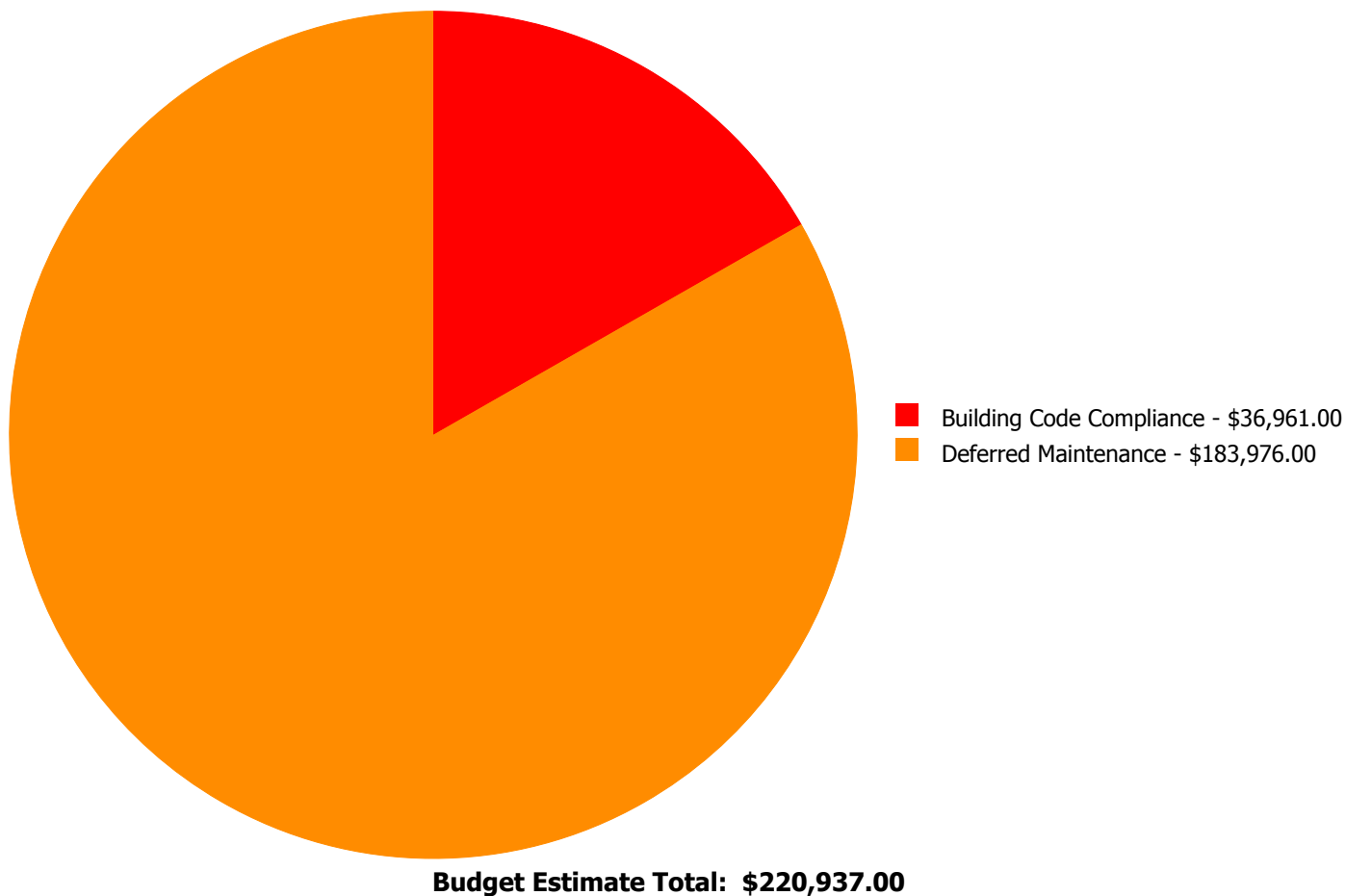
## Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
C3010	Wall Finishes	\$0.00	\$0.00	\$22,688.00	\$0.00	\$0.00	\$22,688.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$161,288.00	\$0.00	\$0.00	\$161,288.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$32,093.00	\$0.00	\$32,093.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$4,868.00	\$0.00	\$4,868.00
	<b>Total:</b>	\$0.00	\$0.00	\$183,976.00	\$36,961.00	\$0.00	\$220,937.00

### Deficiency Summary by Category

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



## Deficiency Details by Priority

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

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

#### System: C3010 - Wall Finishes



**Location:** Interior  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 7,500.00  
**Unit of Measure:** S.F.  
**Estimate:** \$22,688.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/08/2017

**Notes:** The office wall paint is damaged, fading, stained, and should be re-painted.

#### 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:** 7,500.00  
**Unit of Measure:** S.F.  
**Estimate:** \$161,288.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/08/2017

**Notes:** The pad mounted DX condensers are aged, rusted, not energy efficient, 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:** 7,500.00  
**Unit of Measure:** S.F.  
**Estimate:** \$32,093.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/16/2017

**Notes:** There is no sprinkler system in the building.

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**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:** 7,500.00  
**Unit of Measure:** S.F.  
**Estimate:** \$4,868.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/16/2017

**Notes:** There is no sprinkler system in the building.

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**Executive Summary**

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

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

Function:	HS -High School
Gross Area (SF):	1,200
Year Built:	2002
Last Renovation:	
Replacement Value:	\$180,780
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	52.50 %
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.



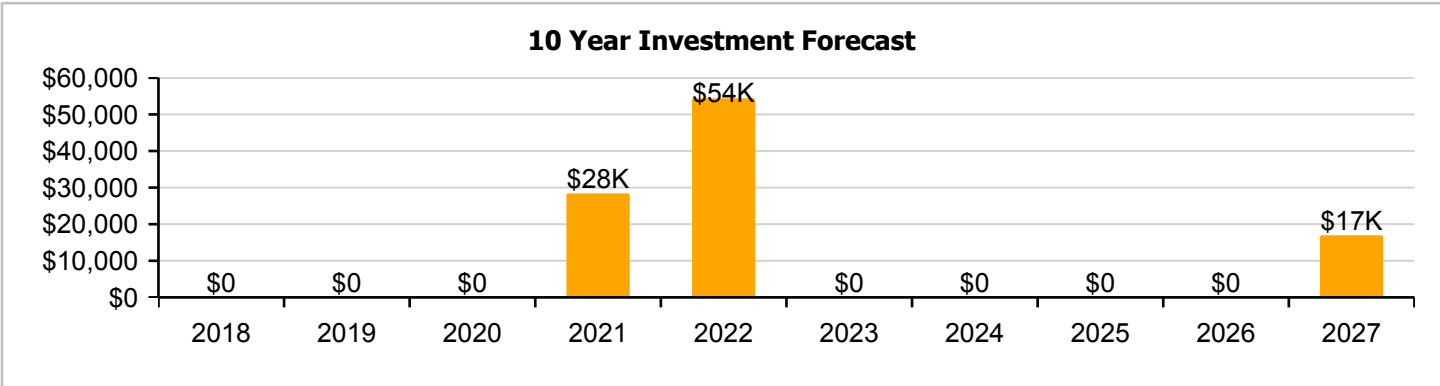
### Dashboard Summary

Function:	HS -High School	Gross Area:	1,200
Year Built:	2002	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$180,780
FCI:	0.00 %	RSLI%:	52.50 %

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	85.00 %	0.00 %	\$0.00
B10 - Superstructure	85.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	74.84 %	0.00 %	\$0.00
B30 - Roofing	25.00 %	0.00 %	\$0.00
C10 - Interior Construction	54.69 %	0.00 %	\$0.00
C30 - Interior Finishes	33.57 %	0.00 %	\$0.00
D20 - Plumbing	50.00 %	0.00 %	\$0.00
D30 - HVAC	32.49 %	0.00 %	\$0.00
D50 - Electrical	52.42 %	0.00 %	\$0.00
E20 - Furnishings	25.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>52.50 %</b>	<b>0.00 %</b>	<b>\$0.00</b>

## Photo Album

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

1). East Elevation - Feb 13, 2017



2). West Elevation - Feb 23, 2017



3). North 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 \$
A1010	Standard Foundations	\$6.93	S.F.	1,200	100	2002	2102		85.00 %	0.00 %	85			\$8,316
A1030	Slab on Grade	\$7.37	S.F.	1,200	100	2002	2102		85.00 %	0.00 %	85			\$8,844
B1020	Roof Construction	\$5.98	S.F.	1,200	100	2002	2102		85.00 %	0.00 %	85			\$7,176
B2010	Exterior Walls	\$18.04	S.F.	1,200	100	2002	2102		85.00 %	0.00 %	85			\$21,648
B2020	Exterior Windows	\$6.47	S.F.	1,200	30	2002	2032		50.00 %	0.00 %	15			\$7,764
B2030	Exterior Doors	\$0.91	S.F.	1,200	30	2002	2032		50.00 %	0.00 %	15			\$1,092
B3010140	Asphalt Shingles	\$4.32	S.F.	1,200	20	2002	2022		25.00 %	0.00 %	5			\$5,184
C1010	Partitions	\$10.34	S.F.	1,200	75	2002	2077		80.00 %	0.00 %	60			\$12,408
C1020	Interior Doors	\$2.20	S.F.	1,200	30	2002	2032		50.00 %	0.00 %	15			\$2,640
C1030	Fittings	\$8.47	S.F.	1,200	20	2002	2022		25.00 %	0.00 %	5			\$10,164
C3010	Wall Finishes	\$7.46	S.F.	1,200	10	2002	2012	2021	40.00 %	0.00 %	4			\$8,952
C3020	Floor Finishes	\$12.74	S.F.	1,200	20	2002	2022		25.00 %	0.00 %	5			\$15,288
C3030	Ceiling Finishes	\$9.53	S.F.	1,200	25	2002	2027		40.00 %	0.00 %	10			\$11,436
D2010	Plumbing Fixtures	\$9.98	S.F.	1,200	30	2002	2032		50.00 %	0.00 %	15			\$11,976
D2020	Domestic Water Distribution	\$0.84	S.F.	1,200	30	2002	2032		50.00 %	0.00 %	15			\$1,008
D2030	Sanitary Waste	\$5.94	S.F.	1,200	30	2002	2032		50.00 %	0.00 %	15			\$7,128
D3040	Distribution Systems	\$5.35	S.F.	1,200	30	2002	2032		50.00 %	0.00 %	15			\$6,420
D3050	Terminal & Package Units	\$11.62	S.F.	1,200	15	2002	2017	2021	26.67 %	0.00 %	4			\$13,944
D3060	Controls & Instrumentation	\$3.48	S.F.	1,200	20	2002	2022		25.00 %	0.00 %	5			\$4,176
D5010	Electrical Service/Distribution	\$1.47	S.F.	1,200	40	2002	2042		62.50 %	0.00 %	25			\$1,764
D5020	Branch Wiring	\$2.55	S.F.	1,200	30	2002	2032		50.00 %	0.00 %	15			\$3,060
D5020	Lighting	\$3.58	S.F.	1,200	30	2002	2032		50.00 %	0.00 %	15			\$4,296
E2010	Fixed Furnishings	\$5.08	S.F.	1,200	20	2002	2022		25.00 %	0.00 %	5			\$6,096
<b>Total</b>									<b>52.50 %</b>					<b>\$180,780</b>

## System Notes

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

**System:** B2010 - Exterior Walls



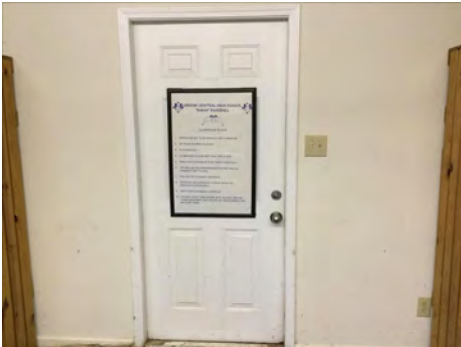
**Note:**

**System:** B2020 - Exterior Windows



**Note:**

**System:** B2030 - Exterior Doors



**Note:**



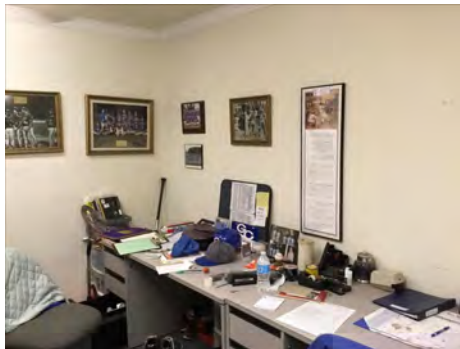
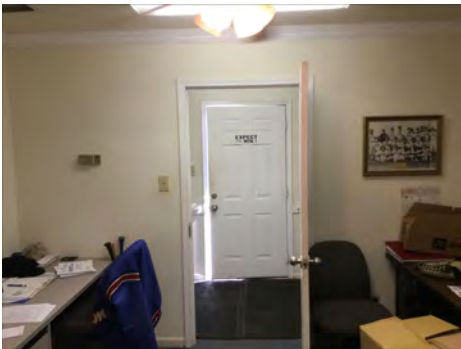
## Campus Assessment Report - 2002 Baseball Fieldhouse

**System:** B3010140 - Asphalt Shingles



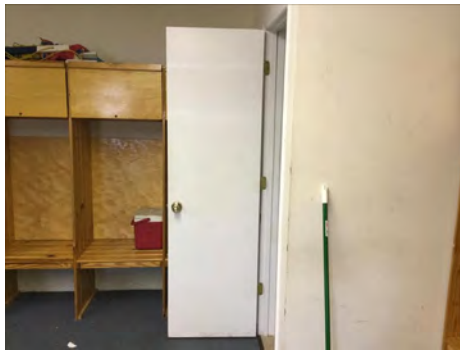
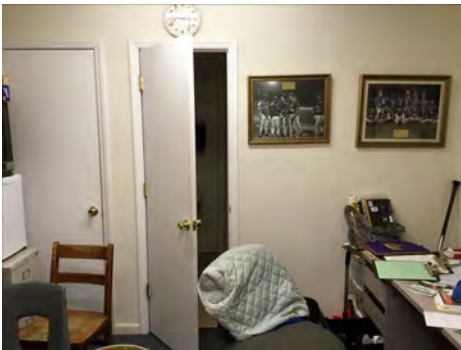
**Note:**

**System:** C1010 - Partitions



**Note:**

**System:** C1020 - Interior Doors

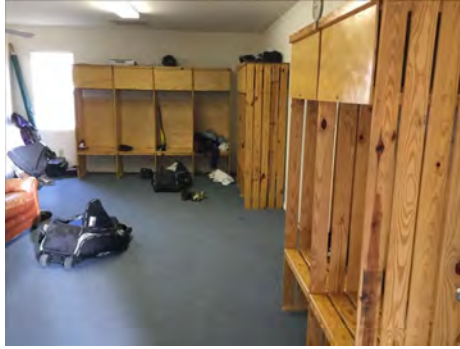


**Note:**

## Campus Assessment Report - 2002 Baseball Fieldhouse

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**System:** C1030 - Fittings



**Note:**

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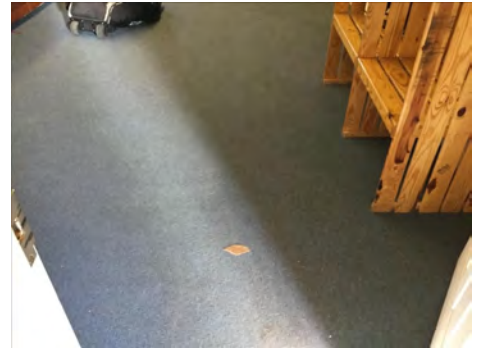
**System:** C3010 - Wall Finishes



**Note:**

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**System:** C3020 - Floor Finishes

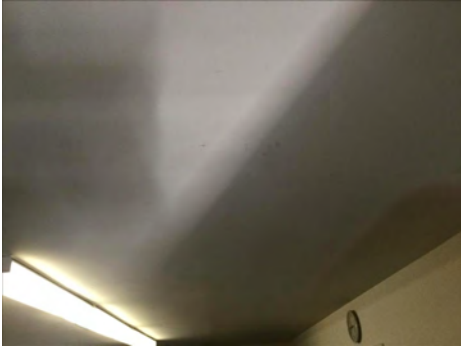


**Note:**

## Campus Assessment Report - 2002 Baseball Fieldhouse

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**System:** C3030 - Ceiling Finishes



**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

**System:** D2020 - Domestic Water Distribution



**Note:**

## Campus Assessment Report - 2002 Baseball Fieldhouse

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**System:** D2030 - Sanitary Waste



**Note:**

**System:** D3040 - Distribution Systems



**Note:**

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



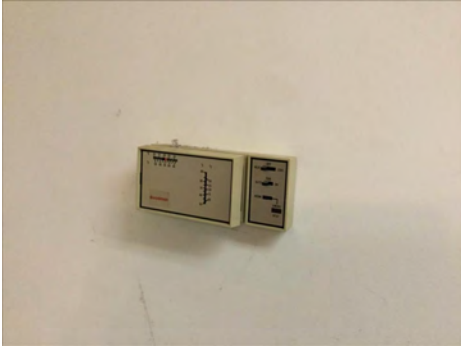
**Note:**



## Campus Assessment Report - 2002 Baseball Fieldhouse

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**System:** D3060 - Controls & Instrumentation



**Note:**

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



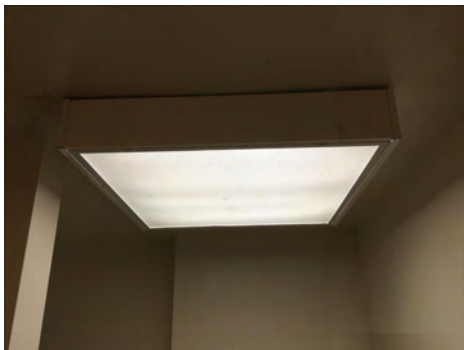
**Note:**

**System:** D5020 - Branch Wiring



**Note:**

**System:** D5020 - Lighting



**Note:**



## Renewal Schedule

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

*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$28,346</b>	<b>\$54,331</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$16,906</b>	<b>\$99,583</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010140 - Asphalt Shingles</b>	\$0	\$0	\$0	\$0	\$0	\$8,775	\$0	\$0	\$0	\$0	\$0	\$8,775
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1020 - Interior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1030 - Fittings</b>	\$0	\$0	\$0	\$0	\$0	\$12,961	\$0	\$0	\$0	\$0	\$0	\$12,961
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$0	\$0	\$0	\$0	\$11,083	\$0	\$0	\$0	\$0	\$0	\$0	\$11,083
<b>C3020 - Floor Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$19,496	\$0	\$0	\$0	\$0	\$0	\$19,496
<b>C3030 - Ceiling Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,906	\$16,906
<b>D - Services</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D20 - Plumbing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

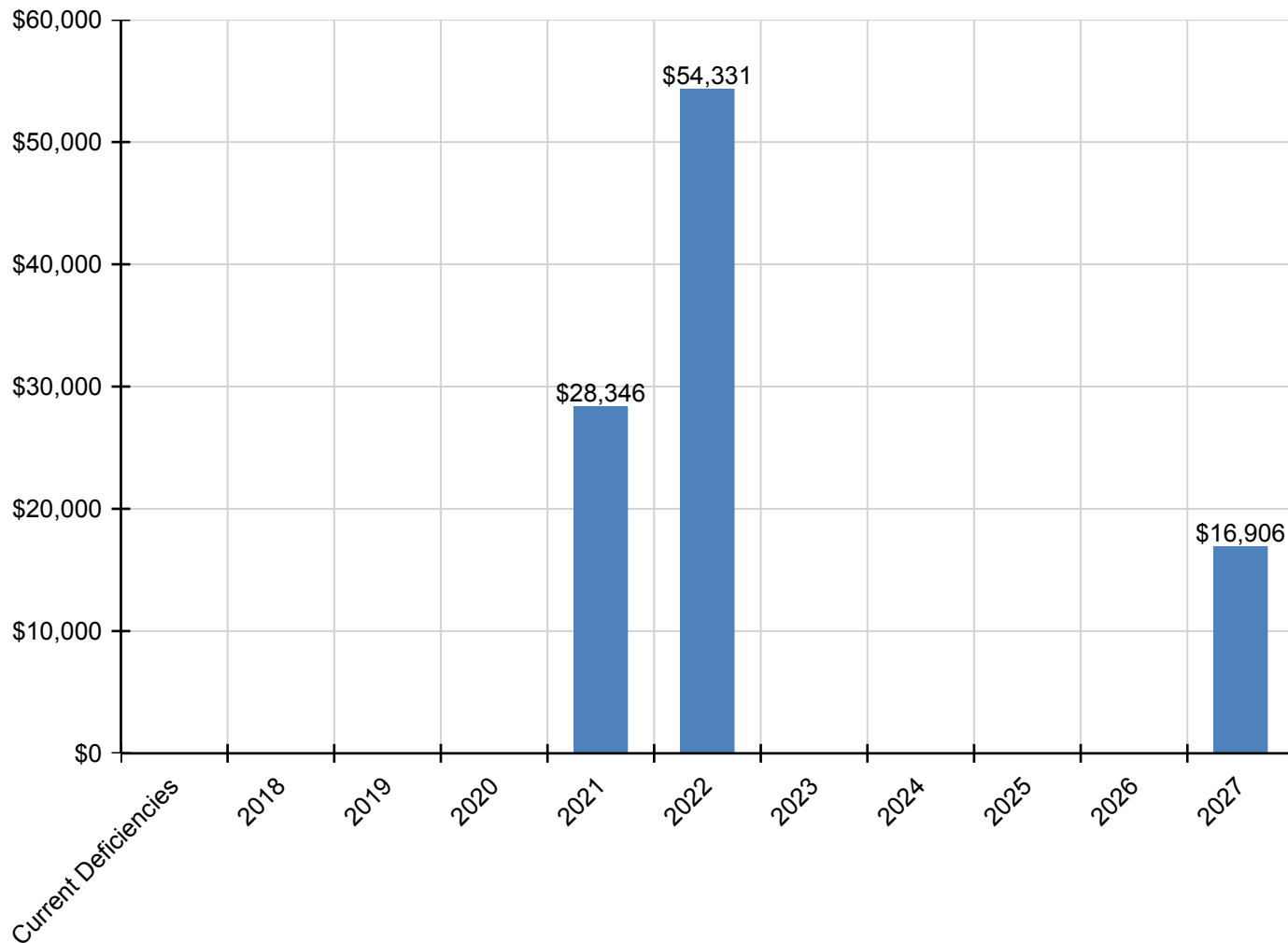
## Campus Assessment Report - 2002 Baseball Fieldhouse

D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$17,263	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,263
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$5,326	\$0	\$0	\$0	\$0	\$0	\$0	\$5,326
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$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	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$7,774	\$0	\$0	\$0	\$0	\$0	\$0	\$7,774

\* 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:	HS -High School
Gross Area (SF):	1,512
Year Built:	2006
Last Renovation:	
Replacement Value:	\$227,783
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	62.87 %
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

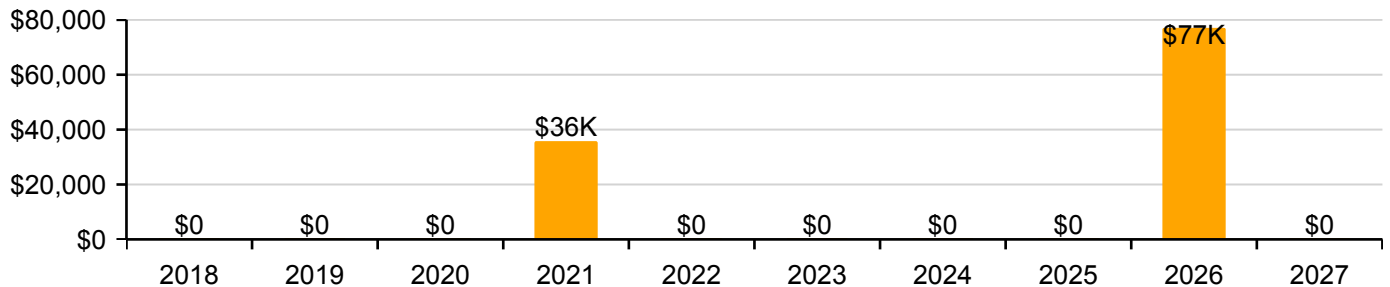
Function:	HS -High School	Gross Area:	1,512
Year Built:	2006	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$227,783
FCI:	0.00 %	RSLI%:	62.87 %

No data found for this asset

No data found for this asset

No data found for this asset

**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	89.00 %	0.00 %	\$0.00
B10 - Superstructure	89.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	81.55 %	0.00 %	\$0.00
B30 - Roofing	45.00 %	0.00 %	\$0.00
C10 - Interior Construction	66.77 %	0.00 %	\$0.00
C30 - Interior Finishes	47.27 %	0.00 %	\$0.00
D20 - Plumbing	63.33 %	0.00 %	\$0.00
D30 - HVAC	39.38 %	0.00 %	\$0.00
D50 - Electrical	65.11 %	0.00 %	\$0.00
E20 - Furnishings	45.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>62.87 %</b>	<b>0.00 %</b>	<b>\$0.00</b>

## Photo Album

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

1). East Elevation - Feb 13, 2017



2). South Elevation - Feb 13, 2017



3). North Elevation - Feb 23, 2017



4). West 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	\$6.93	S.F.	1,512	100	2006	2106		89.00 %	0.00 %	89			\$10,478
A1030	Slab on Grade	\$7.37	S.F.	1,512	100	2006	2106		89.00 %	0.00 %	89			\$11,143
B1020	Roof Construction	\$5.98	S.F.	1,512	100	2006	2106		89.00 %	0.00 %	89			\$9,042
B2010	Exterior Walls	\$18.04	S.F.	1,512	100	2006	2106		89.00 %	0.00 %	89			\$27,276
B2020	Exterior Windows	\$6.47	S.F.	1,512	30	2006	2036		63.33 %	0.00 %	19			\$9,783
B2030	Exterior Doors	\$0.91	S.F.	1,512	30	2006	2036		63.33 %	0.00 %	19			\$1,376
B3010140	Asphalt Shingles	\$4.32	S.F.	1,512	20	2006	2026		45.00 %	0.00 %	9			\$6,532
C1010	Partitions	\$10.34	S.F.	1,512	75	2006	2081		85.33 %	0.00 %	64			\$15,634
C1020	Interior Doors	\$2.20	S.F.	1,512	30	2006	2036		63.33 %	0.00 %	19			\$3,326
C1030	Fittings	\$8.47	S.F.	1,512	20	2006	2026		45.00 %	0.00 %	9			\$12,807
C3010	Wall Finishes	\$7.46	S.F.	1,512	10	2006	2016	2021	40.00 %	0.00 %	4			\$11,280
C3020	Floor Finishes	\$12.74	S.F.	1,512	20	2006	2026		45.00 %	0.00 %	9			\$19,263
C3030	Ceiling Finishes	\$9.53	S.F.	1,512	25	2006	2031		56.00 %	0.00 %	14			\$14,409
D2010	Plumbing Fixtures	\$9.98	S.F.	1,512	30	2006	2036		63.33 %	0.00 %	19			\$15,090
D2020	Domestic Water Distribution	\$0.84	S.F.	1,512	30	2006	2036		63.33 %	0.00 %	19			\$1,270
D2030	Sanitary Waste	\$5.94	S.F.	1,512	30	2006	2036		63.33 %	0.00 %	19			\$8,981
D3040	Distribution Systems	\$5.35	S.F.	1,512	30	2006	2036		63.33 %	0.00 %	19			\$8,089
D3050	Terminal & Package Units	\$11.62	S.F.	1,512	15	2006	2021		26.67 %	0.00 %	4			\$17,569
D3060	Controls & Instrumentation	\$3.48	S.F.	1,512	20	2006	2026		45.00 %	0.00 %	9			\$5,262
D5010	Electrical Service/Distribution	\$1.47	S.F.	1,512	40	2006	2046		72.50 %	0.00 %	29			\$2,223
D5020	Branch Wiring	\$2.55	S.F.	1,512	30	2006	2036		63.33 %	0.00 %	19			\$3,856
D5020	Lighting	\$3.58	S.F.	1,512	30	2006	2036		63.33 %	0.00 %	19			\$5,413
E2010	Fixed Furnishings	\$5.08	S.F.	1,512	20	2006	2026		45.00 %	0.00 %	9			\$7,681
<b>Total</b>									<b>62.87 %</b>					<b>\$227,783</b>

## System Notes

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

**System:** B2010 - Exterior Walls



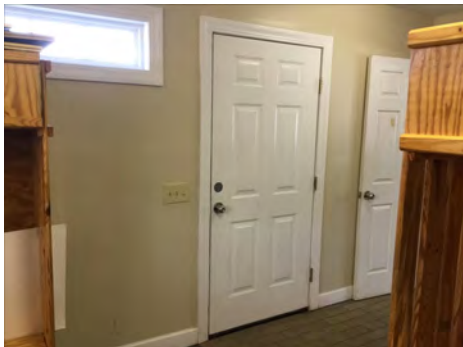
**Note:**

**System:** B2020 - Exterior Windows



**Note:**

**System:** B2030 - Exterior Doors



**Note:**

## Campus Assessment Report - 2006 Tennis/Softball Fieldhouse

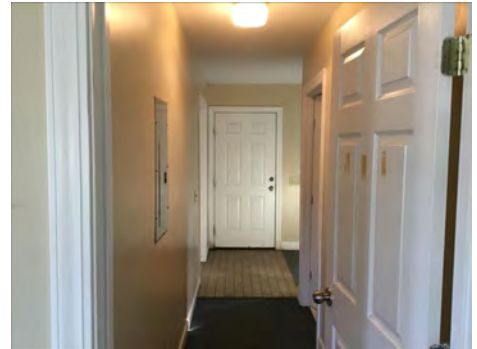
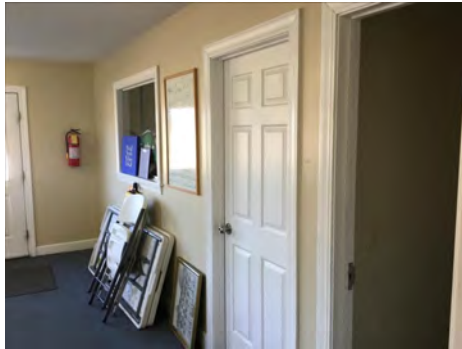
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**System:** B3010140 - Asphalt Shingles



**Note:**

**System:** C1010 - Partitions



**Note:**

**System:** C1020 - Interior Doors

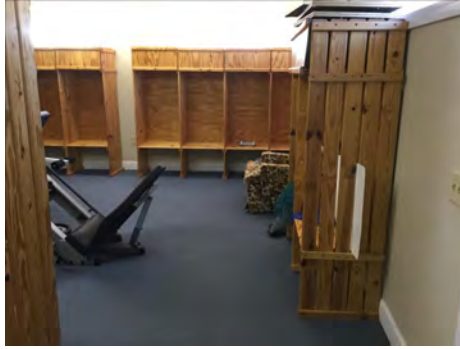


**Note:**



## Campus Assessment Report - 2006 Tennis/Softball Fieldhouse

**System:** C1030 - Fittings



**Note:**

**System:** C3010 - Wall Finishes



**Note:**

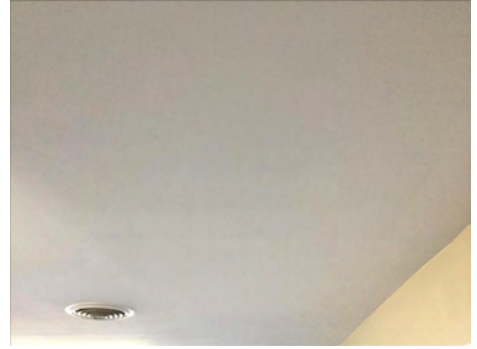
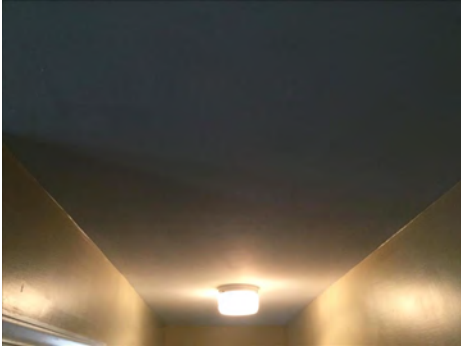
**System:** C3020 - Floor Finishes



**Note:**

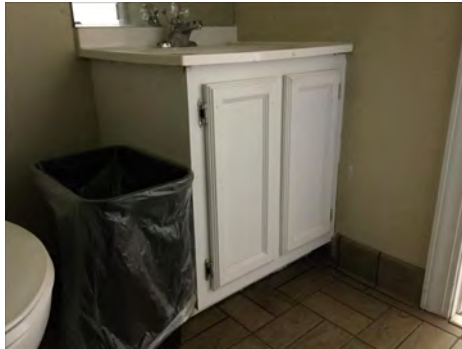
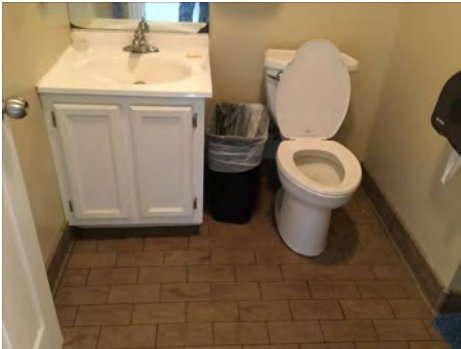
## Campus Assessment Report - 2006 Tennis/Softball Fieldhouse

**System:** C3030 - Ceiling Finishes



**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

**System:** D2020 - Domestic Water Distribution



**Note:**



## Campus Assessment Report - 2006 Tennis/Softball Fieldhouse

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**System:** D2030 - Sanitary Waste



**Note:**

**System:** D3040 - Distribution Systems



**Note:**

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



**Note:**

## Campus Assessment Report - 2006 Tennis/Softball Fieldhouse

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



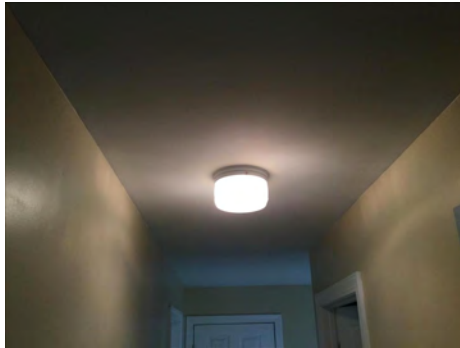
**Note:**

**System:** D5020 - Branch Wiring



**Note:**

**System:** D5020 - Lighting



**Note:**

## Renewal Schedule

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

*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	\$0	\$0	\$0	\$0	\$35,716	\$0	\$0	\$0	\$0	\$77,046	\$0	\$112,761
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010140 - Asphalt Shingles</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,442	\$0	\$12,442
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1020 - Interior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1030 - Fittings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,380	\$0	\$18,380
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$0	\$0	\$0	\$0	\$13,964	\$0	\$0	\$0	\$0	\$0	\$0	\$13,964
<b>C3020 - Floor Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,647	\$0	\$27,647
<b>C3030 - Ceiling Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D - Services</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D20 - Plumbing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

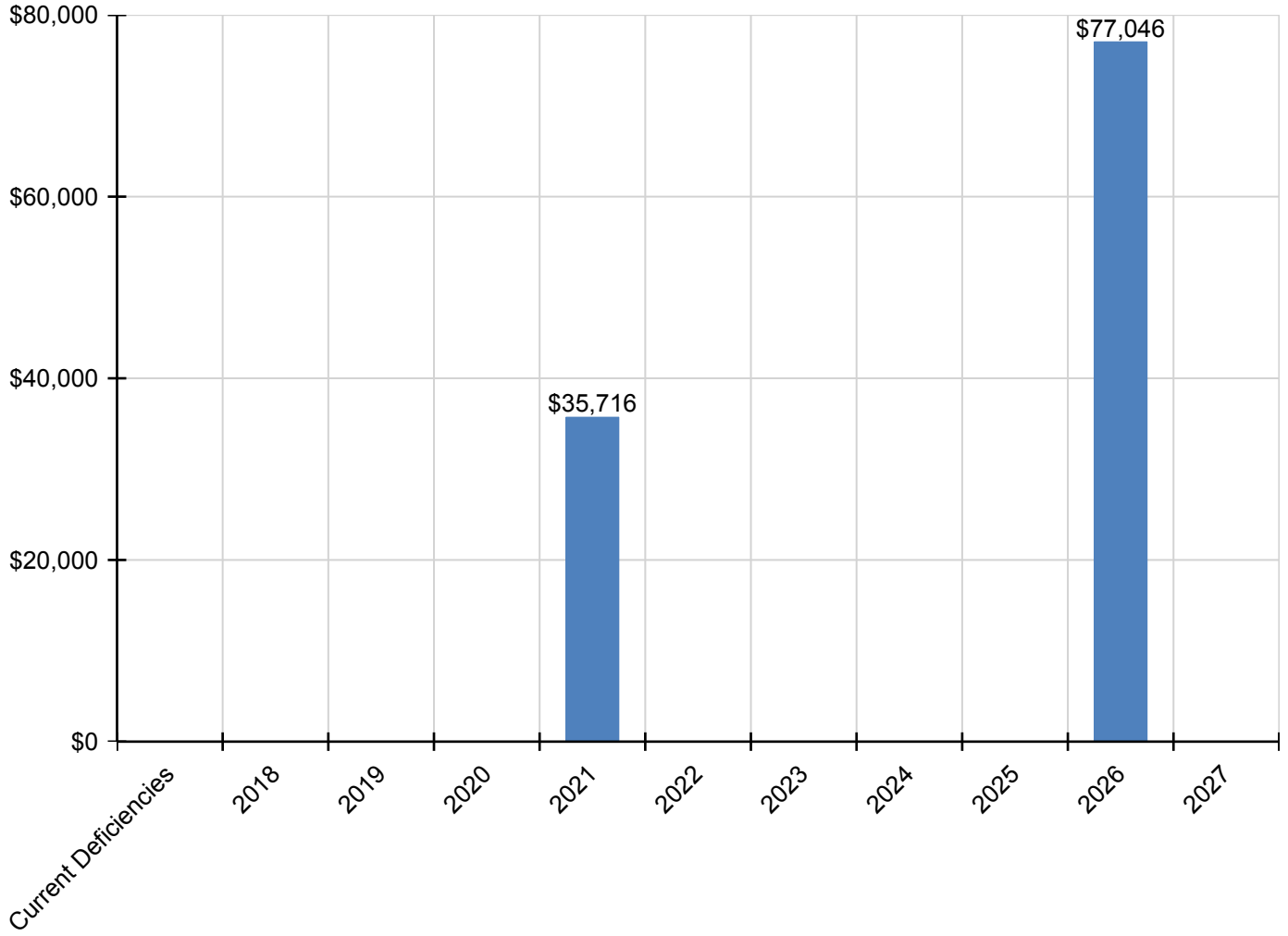
## Campus Assessment Report - 2006 Tennis/Softball Fieldhouse

D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$21,752	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,752
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,552	\$0	\$7,552
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$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	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,024	\$0	\$11,024

\* 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:	HS -High School
Gross Area (SF):	875
Year Built:	2008
Last Renovation:	
Replacement Value:	\$124,945
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	65.10 %
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

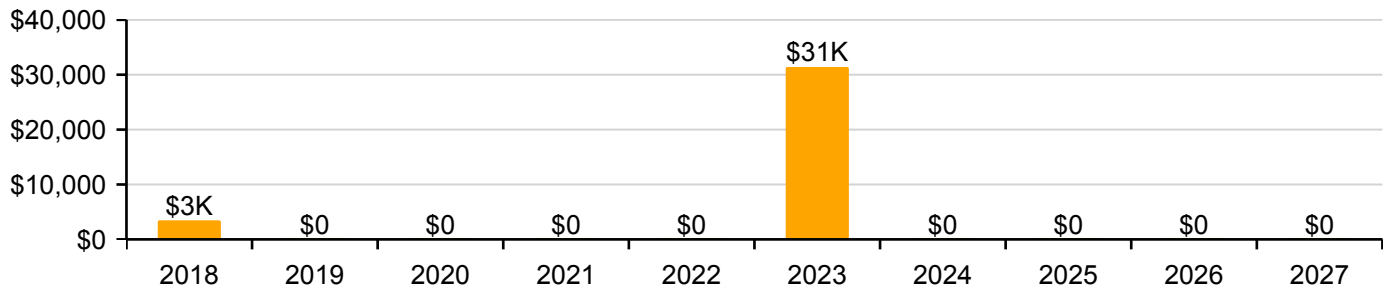
Function:	HS -High School	Gross Area:	875
Year Built:	2008	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$124,945
FCI:	0.00 %	RSLI%:	65.10 %

No data found for this asset

No data found for this asset

No data found for this asset

### 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	91.00 %	0.00 %	\$0.00
B10 - Superstructure	91.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	79.21 %	0.00 %	\$0.00
B30 - Roofing	55.00 %	0.00 %	\$0.00
C10 - Interior Construction	82.82 %	0.00 %	\$0.00
C30 - Interior Finishes	53.06 %	0.00 %	\$0.00
D30 - HVAC	45.15 %	0.00 %	\$0.00
D50 - Electrical	60.14 %	0.00 %	\$0.00
E20 - Furnishings	55.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>65.10 %</b>	<b>0.00 %</b>	<b>\$0.00</b>

## Photo Album

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

1). South Elevation - Feb 17, 2017



2). West Elevation - Feb 17, 2017



3). North Elevation - Feb 17, 2017



4). East Elevation - Feb 17, 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	\$1.56	S.F.	875	100	2008	2108		91.00 %	0.00 %	91			\$1,365
B1010	Floor Construction	\$12.80	S.F.	875	100	2008	2108		91.00 %	0.00 %	91			\$11,200
B1020	Roof Construction	\$8.43	S.F.	875	100	2008	2108		91.00 %	0.00 %	91			\$7,376
B2010	Exterior Walls	\$9.28	S.F.	875	100	2008	2108		91.00 %	0.00 %	91			\$8,120
B2020	Exterior Windows	\$10.84	S.F.	875	30	2008	2038		70.00 %	0.00 %	21			\$9,485
B2030	Exterior Doors	\$1.04	S.F.	875	30	2008	2038		70.00 %	0.00 %	21			\$910
B3010120	Single Ply Membrane	\$6.98	S.F.	875	20	2008	2028		55.00 %	0.00 %	11			\$6,108
C1010	Partitions	\$6.26	S.F.	875	75	2008	2083		88.00 %	0.00 %	66			\$5,478
C1020	Interior Doors	\$2.53	S.F.	875	30	2008	2038		70.00 %	0.00 %	21			\$2,214
C3010	Wall Finishes	\$3.46	S.F.	875	10	2008	2018		10.00 %	0.00 %	1			\$3,028
C3020	Floor Finishes	\$10.73	S.F.	875	20	2008	2028		55.00 %	0.00 %	11			\$9,389
C3030	Ceiling Finishes	\$11.71	S.F.	875	25	2008	2033		64.00 %	0.00 %	16			\$10,246
D3040	Distribution Systems	\$2.30	S.F.	875	30	2008	2038		70.00 %	0.00 %	21			\$2,013
D3050	Terminal & Package Units	\$17.61	S.F.	875	15	2008	2023		40.00 %	0.00 %	6			\$15,409
D3060	Controls & Instrumentation	\$3.41	S.F.	875	20	2008	2028		55.00 %	0.00 %	11			\$2,984
D5010	Electrical Service/Distribution	\$1.69	S.F.	875	40	2008	2048		77.50 %	0.00 %	31			\$1,479
D5020	Branch Wiring	\$5.06	S.F.	875	30	2008	2038		70.00 %	0.00 %	21			\$4,428
D5020	Lighting	\$11.79	S.F.	875	30	2008	2038		70.00 %	0.00 %	21			\$10,316
D5030910	Fire Alarm Systems	\$4.22	S.F.	875	15	2008	2023		40.00 %	0.00 %	6			\$3,693
D5030920	Data Communication	\$5.48	S.F.	875	15	2008	2023		40.00 %	0.00 %	6			\$4,795
E2010	Fixed Furnishings	\$5.61	S.F.	875	20	2008	2028		55.00 %	0.00 %	11			\$4,909
<b>Total</b>									<b>65.10 %</b>					<b>\$124,945</b>

## System Notes

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

**System:** B2010 - Exterior Walls



**Note:**

**System:** B2020 - Exterior Windows



**Note:**

**System:** B2030 - Exterior Doors



**Note:**

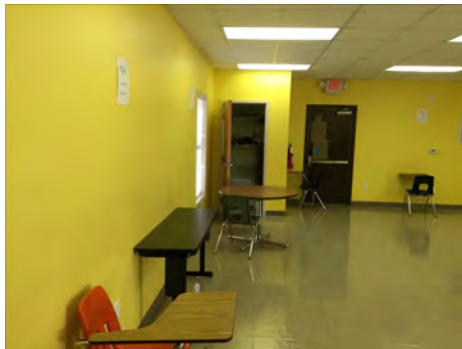
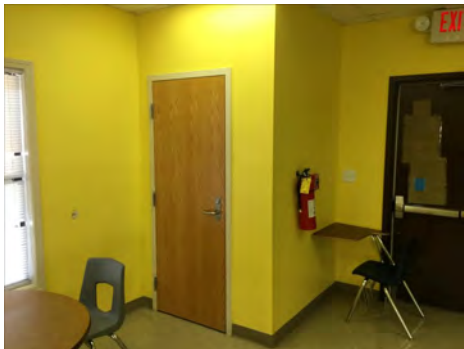
## Campus Assessment Report - 2008 Modular Classroom

**System:** B3010120 - Single Ply Membrane



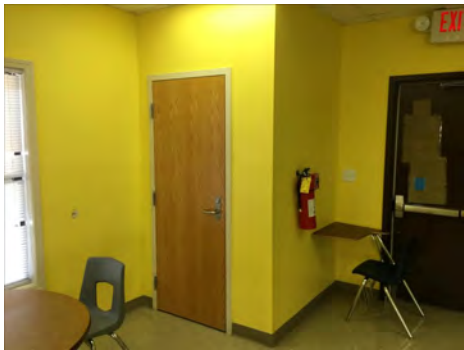
**Note:**

**System:** C1010 - Partitions



**Note:**

**System:** C1020 - Interior Doors



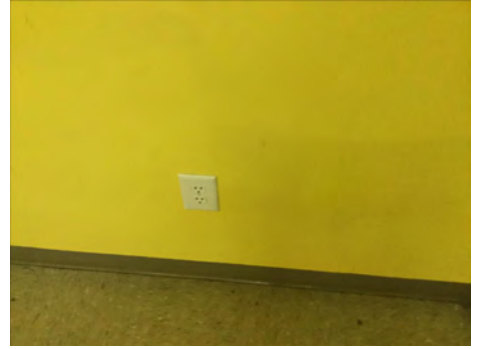
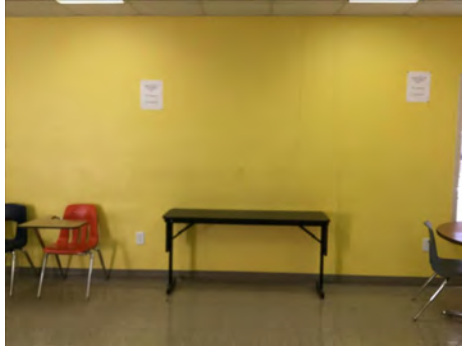
**Note:**



## Campus Assessment Report - 2008 Modular Classroom

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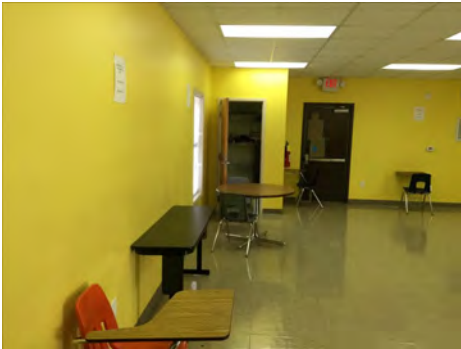
**System:** C3010 - Wall Finishes



**Note:**

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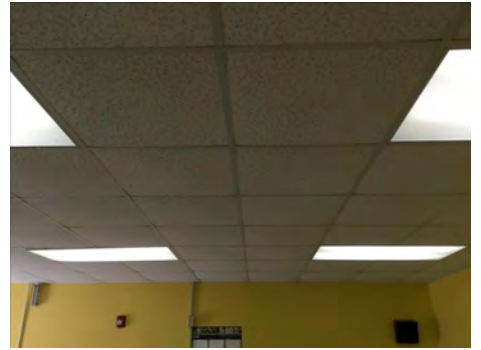
**System:** C3020 - Floor Finishes



**Note:**

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**System:** C3030 - Ceiling Finishes

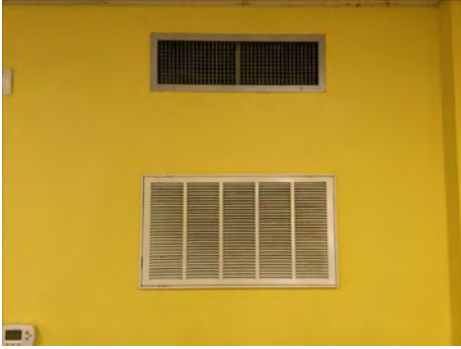


**Note:**

## Campus Assessment Report - 2008 Modular Classroom

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**System:** D3040 - Distribution Systems



**Note:**

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



**Note:**

**System:** D3060 - Controls & Instrumentation



**Note:**

## Campus Assessment Report - 2008 Modular Classroom

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



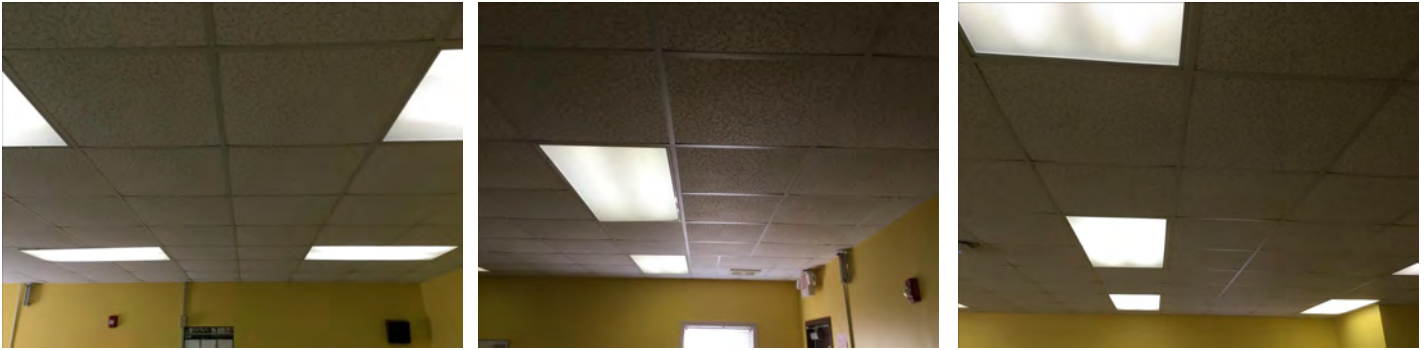
**Note:**

**System:** D5020 - Branch Wiring



**Note:**

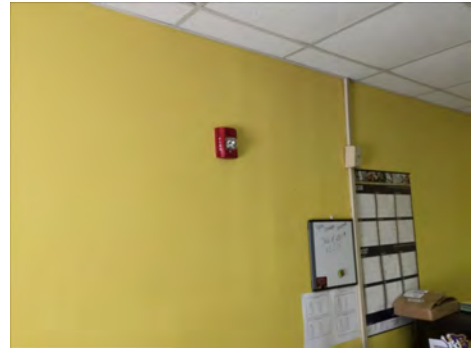
**System:** D5020 - Lighting



**Note:**

## Campus Assessment Report - 2008 Modular Classroom

**System:** D5030910 - Fire Alarm Systems



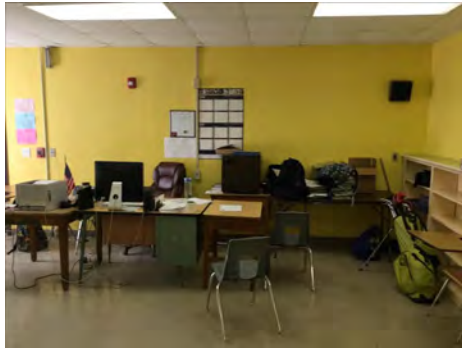
**Note:**

**System:** D5030920 - Data Communication



**Note:**

**System:** E2010 - Fixed Furnishings



**Note:**

## Renewal Schedule

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

*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	\$0	\$3,430	\$0	\$0	\$0	\$0	\$31,388	\$0	\$0	\$0	\$0	\$34,818
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1020 - Special Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1010 - Floor Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010120 - Single Ply Membrane</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1020 - Interior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$0	\$3,430	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,430
<b>C3020 - Floor Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3030 - Ceiling Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D - Services</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D30 - HVAC</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D3040 - Distribution Systems</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



## Campus Assessment Report - 2008 Modular Classroom

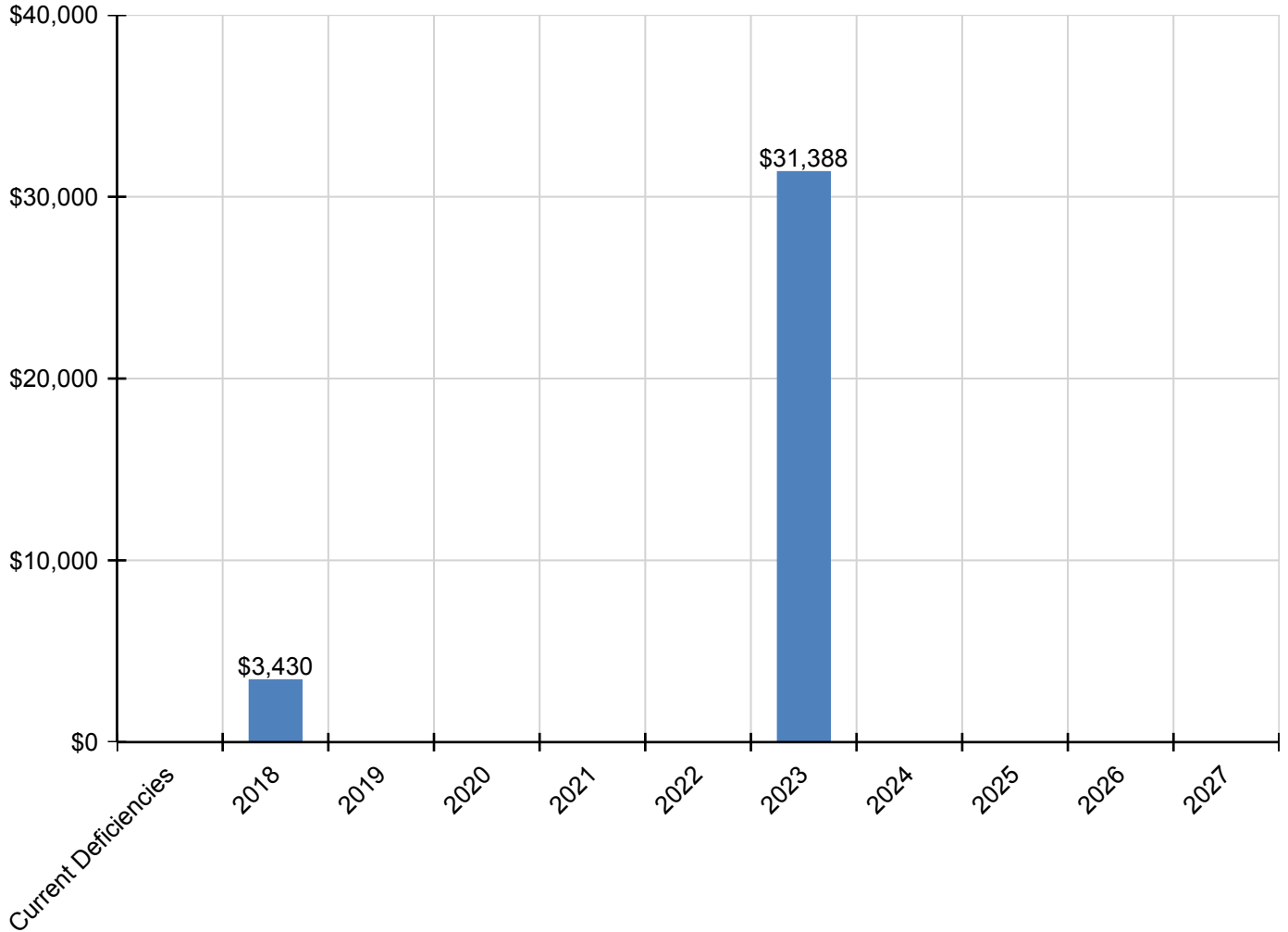
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$20,239	\$0	\$0	\$0	\$0	\$20,239
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$4,850	\$0	\$0	\$0	\$0	\$4,850
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$6,299	\$0	\$0	\$0	\$0	\$6,299
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

\* Indicates non-renewable system



## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

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

No data found for this asset

## Deficiency Summary by Priority

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

No data found for this asset

## Deficiency By Priority Investment Table

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

No data found for this asset

## Deficiency Summary by Category

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

No data found for this asset

## Deficiency Details by Priority

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

No data found for this asset



**Executive Summary**

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

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

Function:	HS -High School
Gross Area (SF):	400
Year Built:	2016
Last Renovation:	
Replacement Value:	\$24,156
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	97.92 %
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

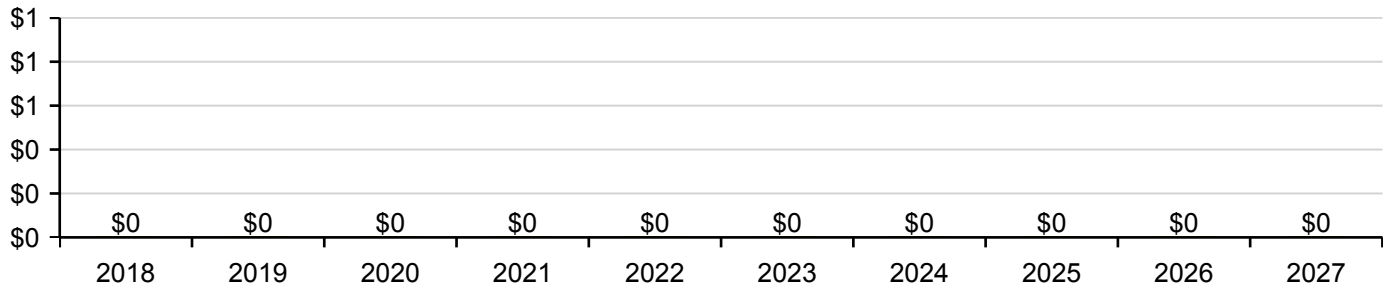
Function:	HS -High School	Gross Area:	400
Year Built:	2016	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$24,156
FCI:	0.00 %	RSLI%:	97.92 %

No data found for this asset

No data found for this asset

No data found for this asset

#### 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	99.00 %	0.00 %	\$0.00
B10 - Superstructure	99.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	98.81 %	0.00 %	\$0.00
B30 - Roofing	96.67 %	0.00 %	\$0.00
D50 - Electrical	96.75 %	0.00 %	\$0.00
<b>Totals:</b>	<b>97.92 %</b>	<b>0.00 %</b>	<b>\$0.00</b>

**Photo Album**

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

1). West Elevation - Feb 23, 2017



2). North Elevation - Feb 23, 2017



3). East Elevation - Feb 23, 2017



4). South Elevation - Feb 23, 2017



### Condition Detail

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

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

## System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$6.93	S.F.	400	100	2016	2116		99.00 %	0.00 %	99			\$2,772
A1030	Slab on Grade	\$7.37	S.F.	400	100	2016	2116		99.00 %	0.00 %	99			\$2,948
B1020	Roof Construction	\$8.14	S.F.	400	100	2016	2116		99.00 %	0.00 %	99			\$3,256
B2010	Exterior Walls	\$9.48	S.F.	400	100	2016	2116		99.00 %	0.00 %	99			\$3,792
B2030	Exterior Doors	\$0.86	S.F.	400	30	2016	2046		96.67 %	0.00 %	29			\$344
B3010130	Preformed Metal Roofing	\$9.66	S.F.	400	30	2016	2046		96.67 %	0.00 %	29			\$3,864
D5010	Electrical Service/Distribution	\$1.70	S.F.	400	40	2016	2056		97.50 %	0.00 %	39			\$680
D5020	Branch Wiring	\$4.87	S.F.	400	30	2016	2046		96.67 %	0.00 %	29			\$1,948
D5020	Lighting	\$11.38	S.F.	400	30	2016	2046		96.67 %	0.00 %	29			\$4,552
<b>Total</b>									<b>97.92 %</b>					<b>\$24,156</b>



## System Notes

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

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**System:** B2010 - Exterior Walls



**Note:**

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**System:** B2030 - Exterior Doors



**Note:**

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**System:** B3010130 - Preformed Metal Roofing



**Note:**

## Campus Assessment Report - 2016 Storage Building

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



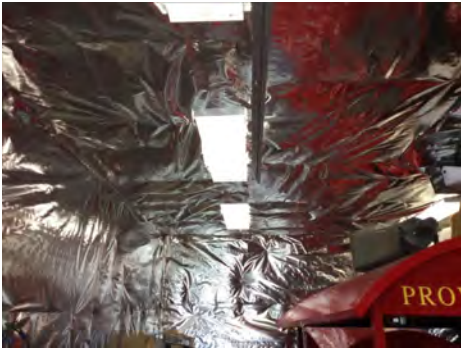
**Note:**

**System:** D5020 - Branch Wiring



**Note:**

**System:** D5020 - Lighting



**Note:**

## Renewal Schedule

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

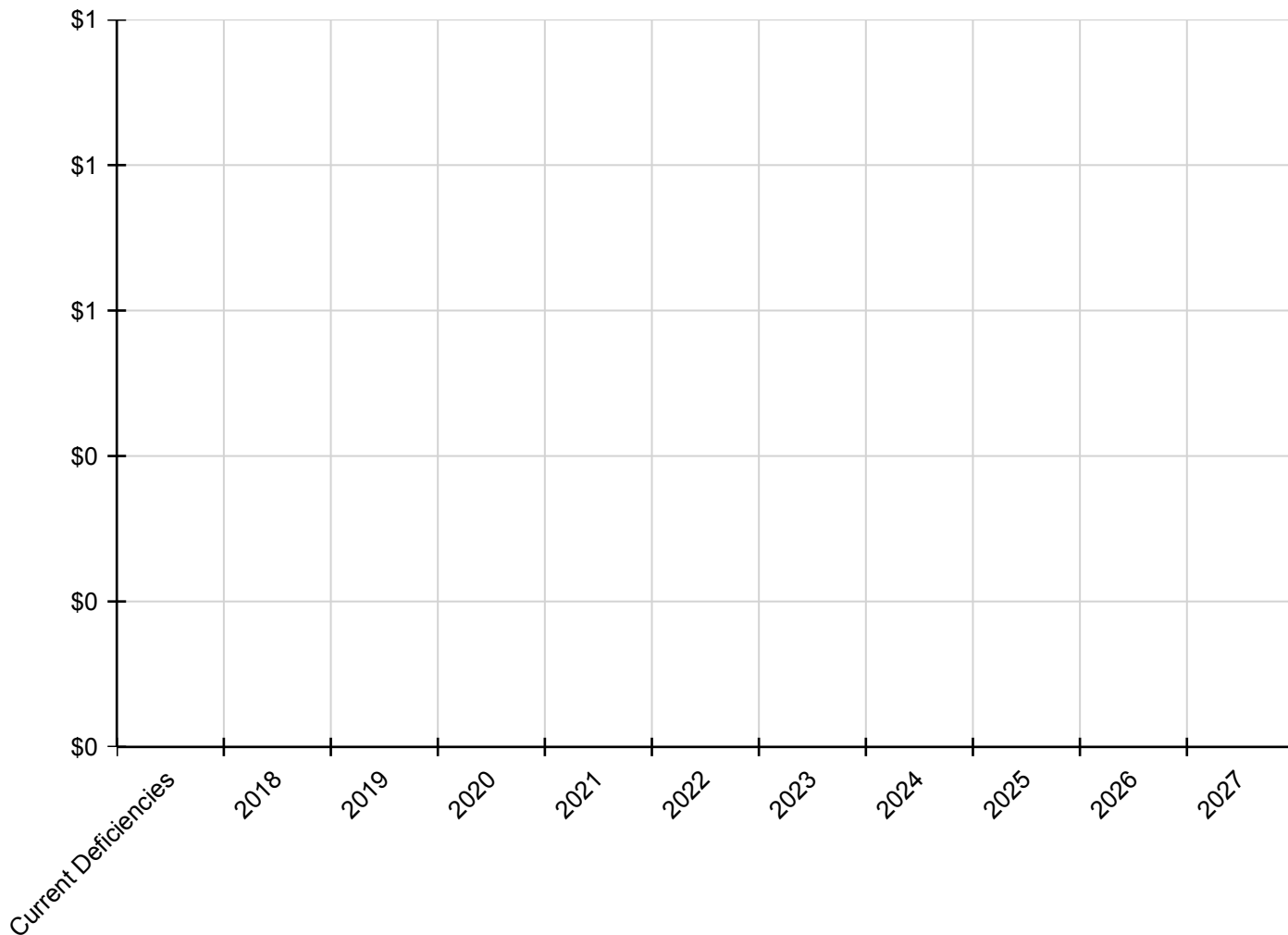
*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010130 - Preformed Metal Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D - Services</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D50 - Electrical</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D5010 - Electrical Service/Distribution</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D5020 - Branch Wiring</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D5020 - Lighting</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

*\* Indicates non-renewable system*

## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

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

No data found for this asset

## Deficiency Summary by Priority

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

No data found for this asset

## Deficiency By Priority Investment Table

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

No data found for this asset



## Deficiency Summary by Category

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

No data found for this asset

## Deficiency Details by Priority

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

No data found for this asset

**Executive Summary**

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

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

Function:	HS -High School
Gross Area (SF):	102,577
Year Built:	1961
Last Renovation:	
Replacement Value:	\$4,720,594
Repair Cost:	\$617,005.18
Total FCI:	13.07 %
Total RSLI:	19.52 %
FCA Score:	86.93



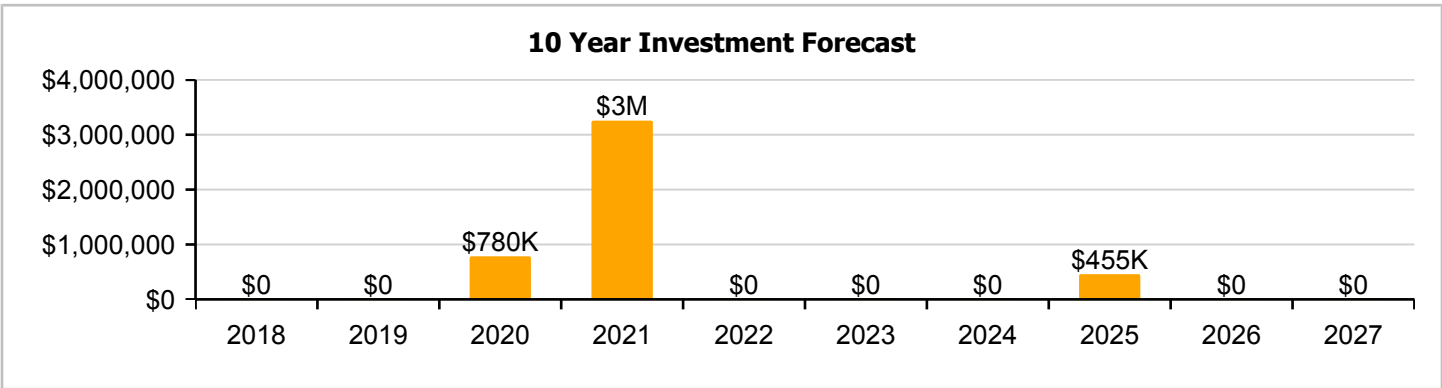
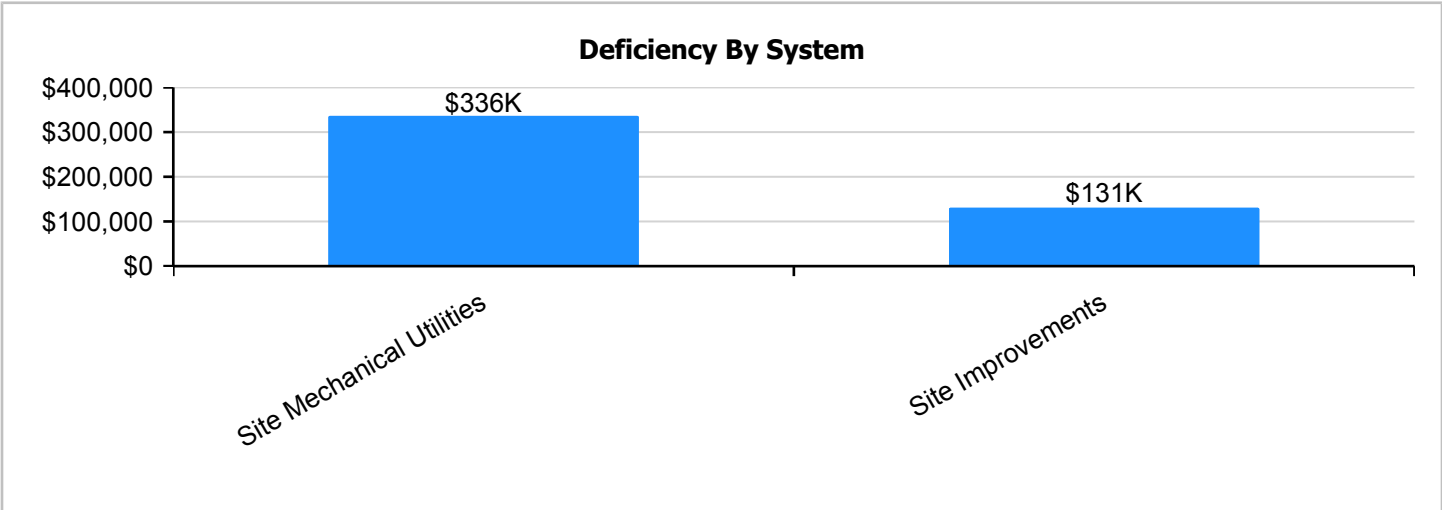
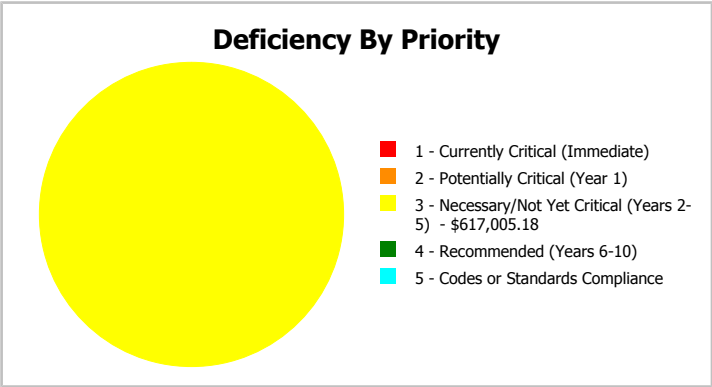
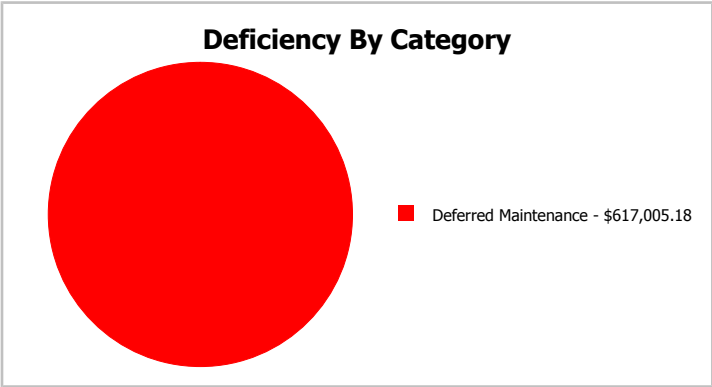
**Description:**

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

**Attributes:** This asset has no attributes.

**Dashboard Summary**

Function:	HS -High School	Gross Area:	102,577
Year Built:	1961	Last Renovation:	
Repair Cost:	\$617,005	Replacement Value:	\$4,720,594
FCI:	13.07 %	RSLI%:	19.52 %



## 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	17.85 %	5.34 %	\$172,436.18
G30 - Site Mechanical Utilities	8.68 %	44.96 %	\$444,569.00
G40 - Site Electrical Utilities	51.64 %	0.00 %	\$0.00
<b>Totals:</b>	<b>19.52 %</b>	<b>13.07 %</b>	<b>\$617,005.18</b>

## Photo Album

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

- 1). Aerial Image of Greene County Central High School - Feb 23, 2017



### Condition Detail

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

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



## System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$3.76	S.F.	102,577	25	1995	2020		12.00 %	0.00 %	3			\$385,690
G2020	Parking Lots	\$1.61	S.F.	102,577	25	1995	2020		12.00 %	104.41 %	3		\$172,436.18	\$165,149
G2030	Pedestrian Paving	\$1.98	S.F.	102,577	30	1995	2025		26.67 %	0.00 %	8			\$203,102
G2040105	Fence & Guardrails	\$1.20	S.F.	102,577	30	1995	2025		26.67 %	0.00 %	8			\$123,092
G2040950	Baseball Field	\$5.78	S.F.	102,577	20	1995	2015	2021	20.00 %	0.00 %	4			\$592,895
G2040950	Bleacher	\$5.32	S.F.	102,577	20	1995	2015	2021	20.00 %	0.00 %	4			\$545,710
G2040950	Canopies	\$0.15	S.F.	102,577	25	1995	2020		12.00 %	0.00 %	3			\$15,387
G2040950	Covered Walkways	\$0.81	S.F.	102,577	25	1995	2020		12.00 %	0.00 %	3			\$83,087
G2040950	Football Field	\$3.38	S.F.	102,577	20	1995	2015	2021	20.00 %	0.00 %	4			\$346,710
G2040950	Softball Field	\$2.01	S.F.	102,577	20	1995	2015	2021	20.00 %	0.00 %	4			\$206,180
G2040950	Tennis Courts	\$1.80	S.F.	102,577	20	1995	2015	2021	20.00 %	0.00 %	4			\$184,639
G2040950	Track	\$1.78	S.F.	102,577	20	1995	2015	2021	20.00 %	0.00 %	4			\$182,587
G2050	Landscaping	\$1.91	S.F.	102,577	15	1961	1976		0.00 %	0.00 %	-41			\$195,922
G3010	Water Supply	\$2.42	S.F.	102,577	50	1961	2011		0.00 %	110.00 %	-6		\$273,060.00	\$248,236
G3020	Sanitary Sewer	\$1.52	S.F.	102,577	50	1961	2011		0.00 %	110.00 %	-6		\$171,509.00	\$155,917
G3030	Storm Sewer	\$4.67	S.F.	102,577	50	1961	2011	2021	8.00 %	0.00 %	4			\$479,035
G3060	Fuel Distribution	\$1.03	S.F.	102,577	40	1995	2035		45.00 %	0.00 %	18			\$105,654
G4010	Electrical Distribution	\$2.44	S.F.	102,577	50	2000	2050		66.00 %	0.00 %	33			\$250,288
G4020	Site Lighting	\$1.57	S.F.	102,577	30	2000	2030		43.33 %	0.00 %	13			\$161,046
G4030	Site Communications & Security	\$0.88	S.F.	102,577	15	2006	2021		26.67 %	0.00 %	4			\$90,268
<b>Total</b>									<b>19.52 %</b>	<b>13.07 %</b>			<b>\$617,005.18</b>	<b>\$4,720,594</b>

## System Notes

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

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**System:** G2010 - Roadways



**Note:**

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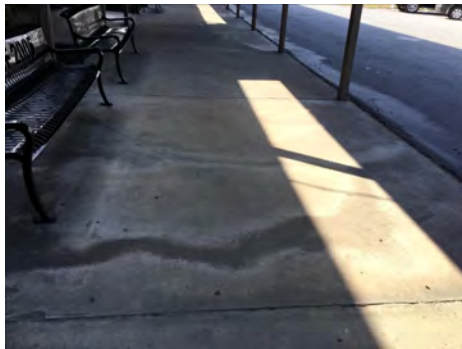
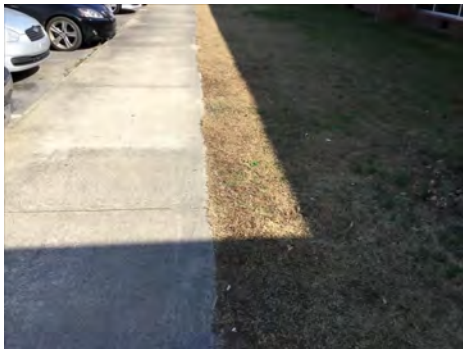
**System:** G2020 - Parking Lots



**Note:**

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**System:** G2030 - Pedestrian Paving



**Note:**

## Campus Assessment Report - Site

**System:** G2040105 - Fence & Guardrails



**Note:**

**System:** G2040950 - Baseball Field



**Note:**

**System:** G2040950 - Bleacher



**Note:**



## Campus Assessment Report - Site

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**System:** G2040950 - Canopies



**Note:**

**System:** G2040950 - Covered Walkways



**Note:**

**System:** G2040950 - Football Field



**Note:**

## Campus Assessment Report - Site

**System:** G2040950 - Softball Field



**Note:**

**System:** G2040950 - Tennis Courts



**Note:**

**System:** G2040950 - Track



**Note:**



## Campus Assessment Report - Site

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**System:** G2050 - Landscaping



**Note:**

**System:** G3010 - Water Supply



**Note:**

**System:** G3020 - Sanitary Sewer



**Note:**

## Campus Assessment Report - Site

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**System:** G3030 - Storm Sewer



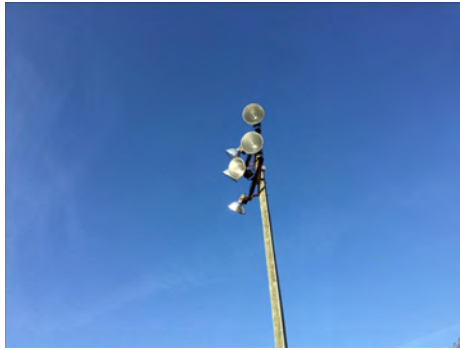
**Note:**

**System:** G4010 - Electrical Distribution



**Note:**

**System:** G4020 - Site Lighting



**Note:**



## Campus Assessment Report - Site

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



**Note:**

## Renewal Schedule

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

# Campus Assessment Report - Site

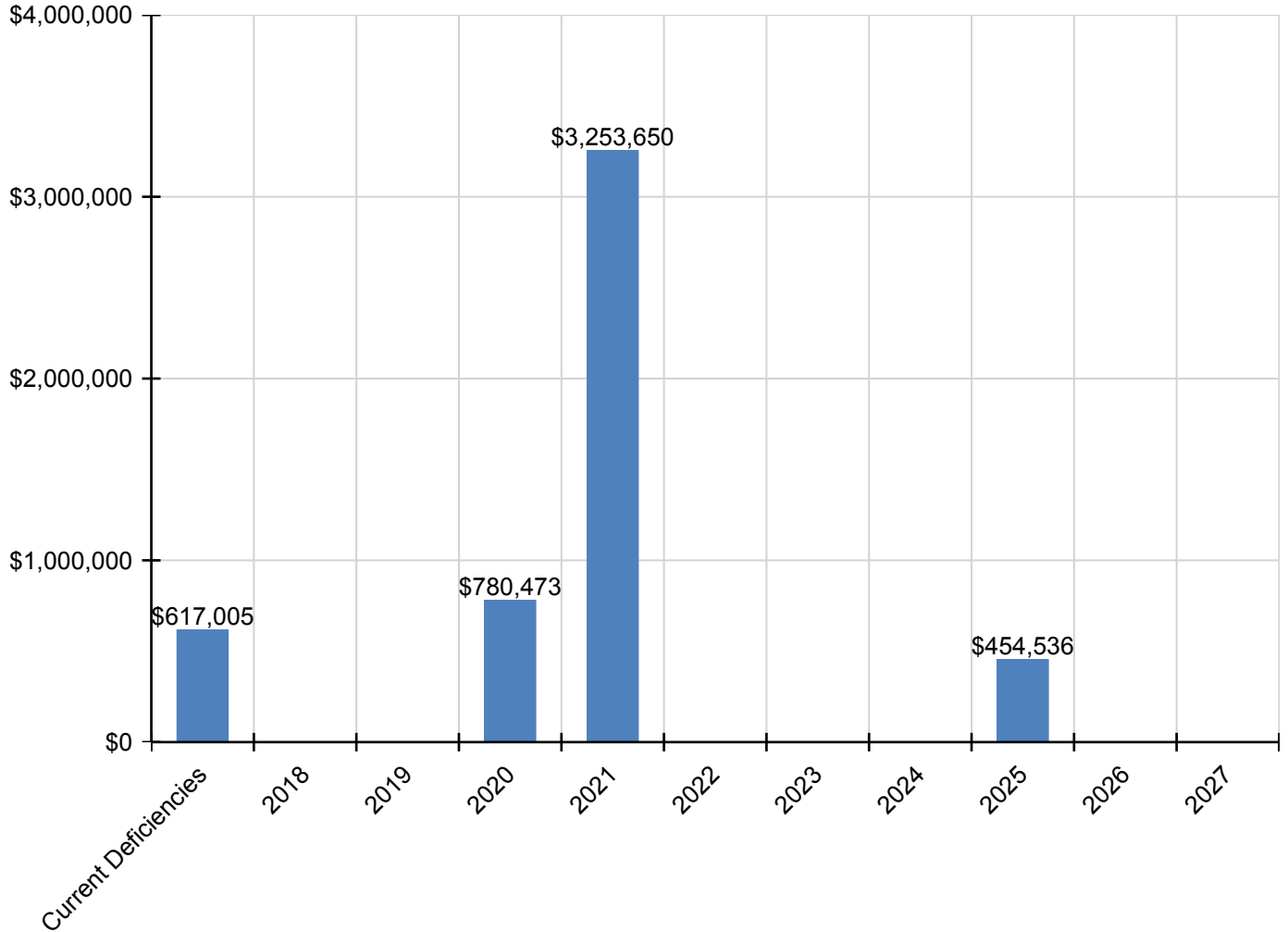
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$617,005</b>	<b>\$0</b>	<b>\$0</b>	<b>\$780,473</b>	<b>\$3,253,650</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$454,536</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,105,664</b>
G - Building Sitework	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G20 - Site Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2010 - Roadways	\$0	\$0	\$0	\$463,598	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$463,598
G2020 - Parking Lots	\$172,436	\$0	\$0	\$198,509	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$370,945
G2030 - Pedestrian Paving	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$283,013	\$0	\$0	\$283,013
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	\$171,523	\$0	\$0	\$171,523
G2040950 - Baseball Field	\$0	\$0	\$0	\$0	\$734,040	\$0	\$0	\$0	\$0	\$0	\$0	\$734,040
G2040950 - Bleacher	\$0	\$0	\$0	\$0	\$675,622	\$0	\$0	\$0	\$0	\$0	\$0	\$675,622
G2040950 - Canopies	\$0	\$0	\$0	\$18,494	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,494
G2040950 - Covered Walkways	\$0	\$0	\$0	\$99,871	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$99,871
G2040950 - Football Field	\$0	\$0	\$0	\$0	\$429,248	\$0	\$0	\$0	\$0	\$0	\$0	\$429,248
G2040950 - Softball Field	\$0	\$0	\$0	\$0	\$255,263	\$0	\$0	\$0	\$0	\$0	\$0	\$255,263
G2040950 - Tennis Courts	\$0	\$0	\$0	\$0	\$228,593	\$0	\$0	\$0	\$0	\$0	\$0	\$228,593
G2040950 - Track	\$0	\$0	\$0	\$0	\$226,054	\$0	\$0	\$0	\$0	\$0	\$0	\$226,054
* 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	\$273,060	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$273,060
G3020 - Sanitary Sewer	\$171,509	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$171,509
G3030 - Storm Sewer	\$0	\$0	\$0	\$0	\$593,073	\$0	\$0	\$0	\$0	\$0	\$0	\$593,073
G3060 - Fuel Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4020 - Site Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4030 - Site Communications & Security	\$0	\$0	\$0	\$0	\$111,757	\$0	\$0	\$0	\$0	\$0	\$0	\$111,757

\* Indicates non-renewable system

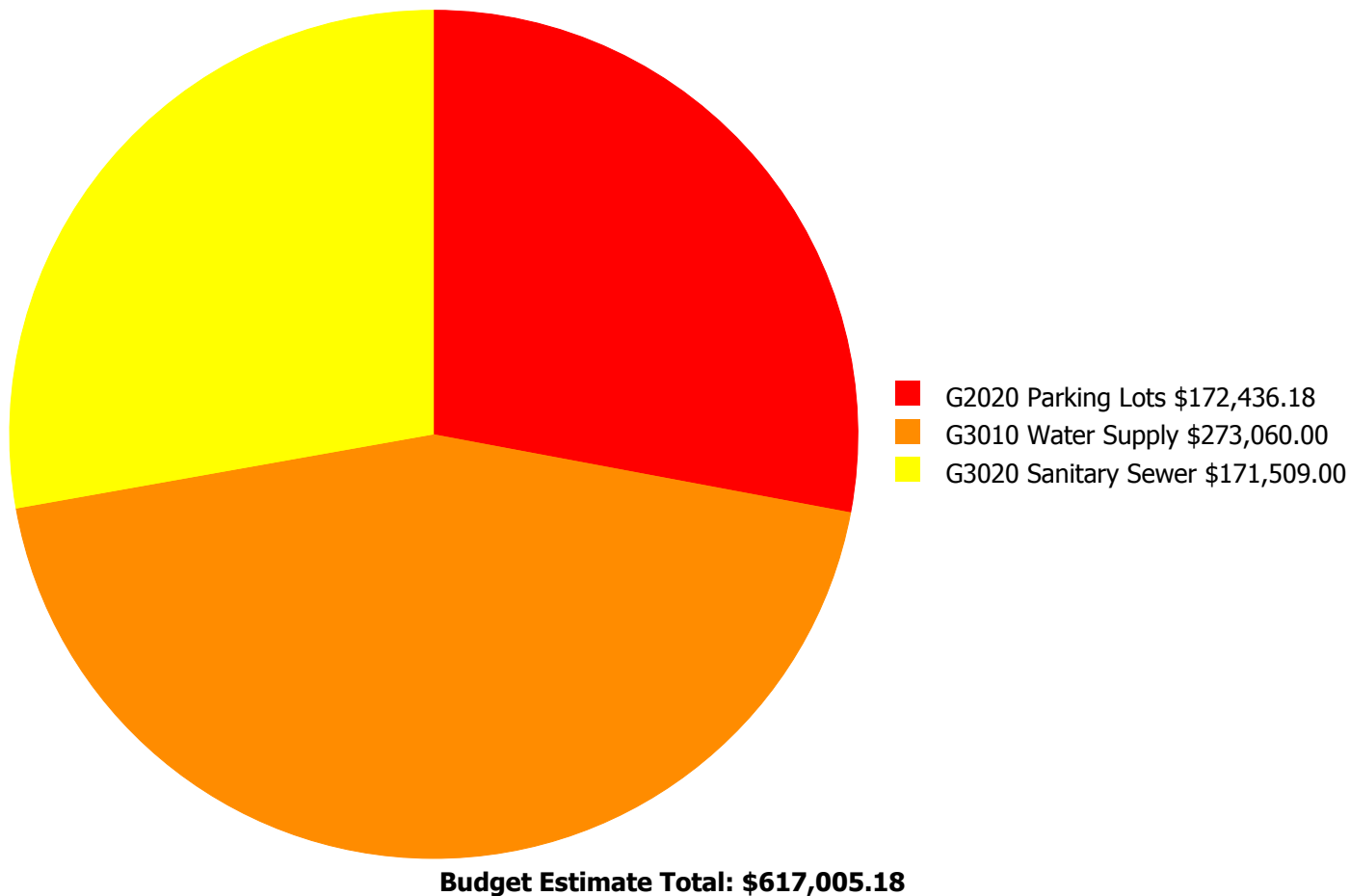
## Forecasted Capital Renewal Requirement

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



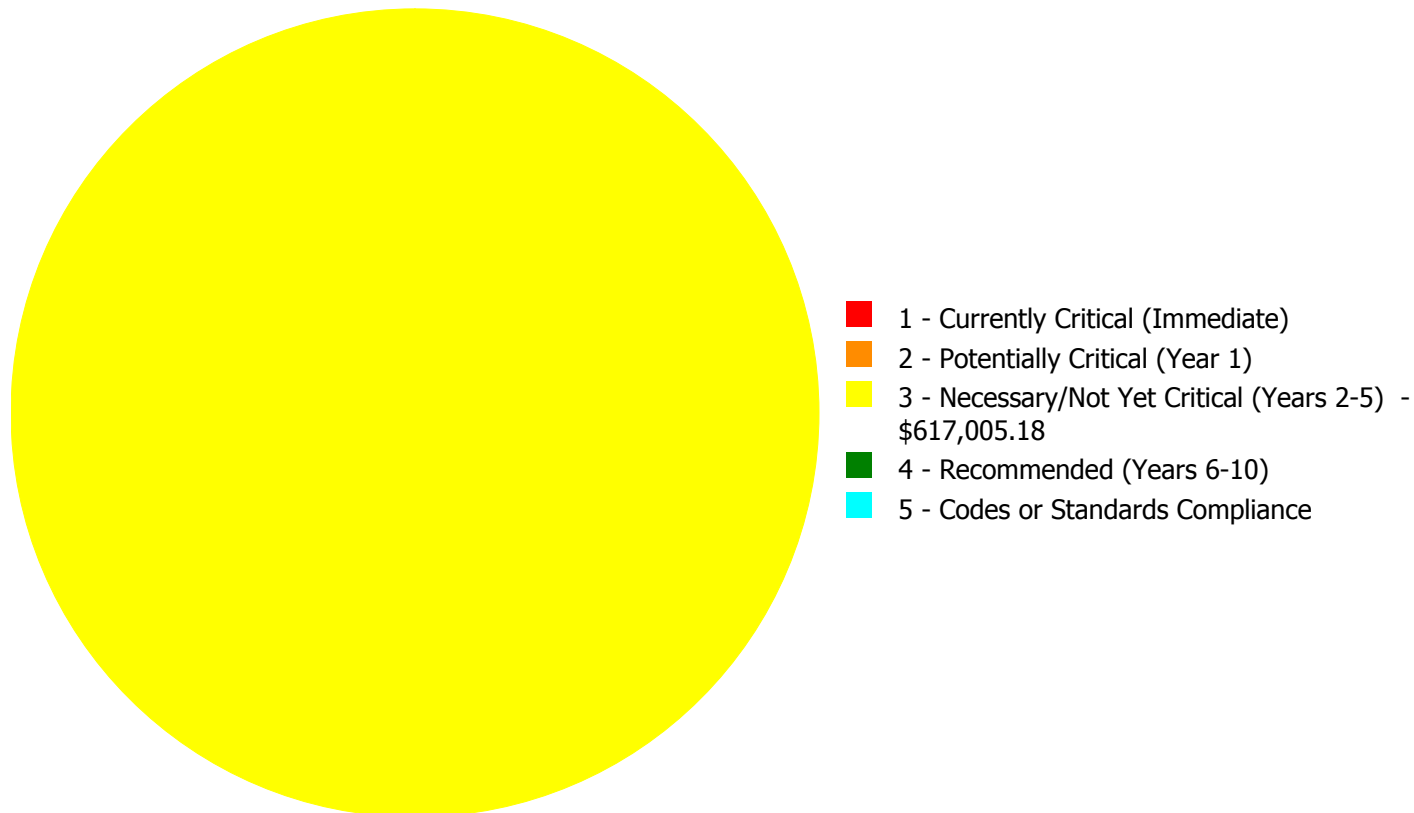
## Deficiency Summary by System

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



## Deficiency Summary by Priority

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



**Budget Estimate Total: \$617,005.18**

## Deficiency By Priority Investment Table

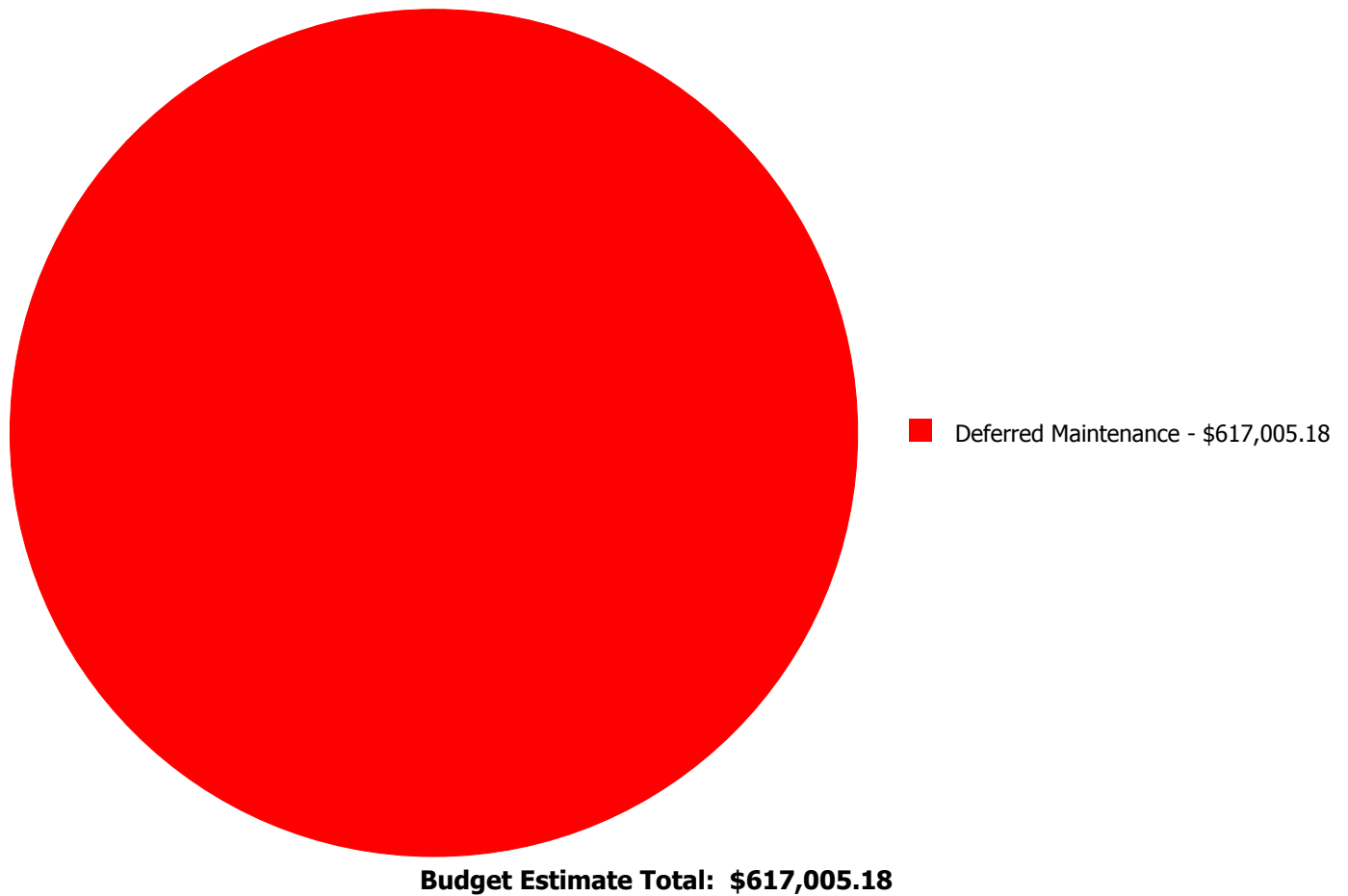
The table below shows the current investment cost grouped by deficiency priority and building system.

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
G2020	Parking Lots	\$0.00	\$0.00	\$172,436.18	\$0.00	\$0.00	\$172,436.18
G3010	Water Supply	\$0.00	\$0.00	\$273,060.00	\$0.00	\$0.00	\$273,060.00
G3020	Sanitary Sewer	\$0.00	\$0.00	\$171,509.00	\$0.00	\$0.00	\$171,509.00
	<b>Total:</b>	\$0.00	\$0.00	\$617,005.18	\$0.00	\$0.00	\$617,005.18



## Deficiency Summary by Category

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



## Deficiency Details by Priority

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

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

#### System: G2020 - Parking Lots



**Location:** Site  
**Distress:** Inadequate  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Parking lot repair and resurface  
**Qty:** 127.00  
**Unit of Measure:** M.S.F.  
**Estimate:** \$172,436.18  
**Assessor Name:** Terence Davis  
**Date Created:** 02/17/2017

**Notes:** The asphaltic parking lots are aged, have cuts and repairs, and should be re-surfaced and restriped.

#### System: G3010 - Water Supply



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 102,577.00  
**Unit of Measure:** S.F.  
**Estimate:** \$273,060.00  
**Assessor Name:** Terence Davis  
**Date Created:** 02/17/2017

**Notes:** The domestic water laterals are aged and should be replaced.

**System: G3020 - Sanitary Sewer**



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 102,577.00  
**Unit of Measure:** S.F.  
**Estimate:** \$171,509.00  
**Assessor Name:** Terence Davis  
**Date Created:** 02/17/2017

**Notes:** The original sanitary sewer laterals are aged, have periodic outages and should be replaced.

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