NC School District/400 Greene County/Middle School

Greene County Intermediate

Final

Campus Assessment Report

March 13, 2017

PARSONS

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Campus Executive Summary

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

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

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Gross Area (SF):	81,293
Year Built:	2012
Last Renovation:	
Replacement Value:	$19,320,641
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	82.31 %
FCA Score:	100.00

Description:

GENERAL:

Greene County Intermediate is located at 614 Middle School Road in Snow Hill, NC. The 1 story, 81,293 square foot building was originally constructed in 2012 There have been no additions or no renovations. In addition to the main building, the campus contains ancillary buildings; storage, pump house.

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

A. SUBSTRUCTURE

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

B. SUPERSTRUCTURE

Floor construction is metal pan deck with lightweight fill. Roof construction is steel. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically pitched standing seam metal. And 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 vinyl composition tile and ceramic tile. Floor finishes in assignable spaces is typically vinyl composition tile. 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 low-flow water fixtures with automatic control valves. Domestic water distribution is copper with electric hot water heating. Sanitary waste system is plastic. Rain water drainage system is internal with roof drains.

HVAC:

Heating is provided by propane boilers. Cooling is supplied by package air cooled chillers. The heating/cooling distribution system is a ductwork system utilizing air handling units. Fresh air is supplied by air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system. This building has a remote Building Automation System.

FIRE PROTECTION:

The building does have a fire sprinkler system. The building does have additional fire suppression systems, which include dry chemical under floor protection. Fire extinguishers and cabinets are distributed near fire exits and corridors.

ELECTRICAL:

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

COMMUNICATIONS AND SECURITY:

The fire alarm system consists of audible/visual strobe annunciators in all common spaces. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system combined with the telephone system.

OTHER ELECTRICAL SYSTEMS:

This building does have a separately derived emergency power system. There is no diesel 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, laboratory, fixed casework, window treatment, floor grilles and mats, and multiple seating furnishings.

G. SITE

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

Attributes:

General Attributes:			
Condition Assessor:	Terence Davis	Assessment Date:	1/31/2017
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	61.18	Site Acreage:	61.18

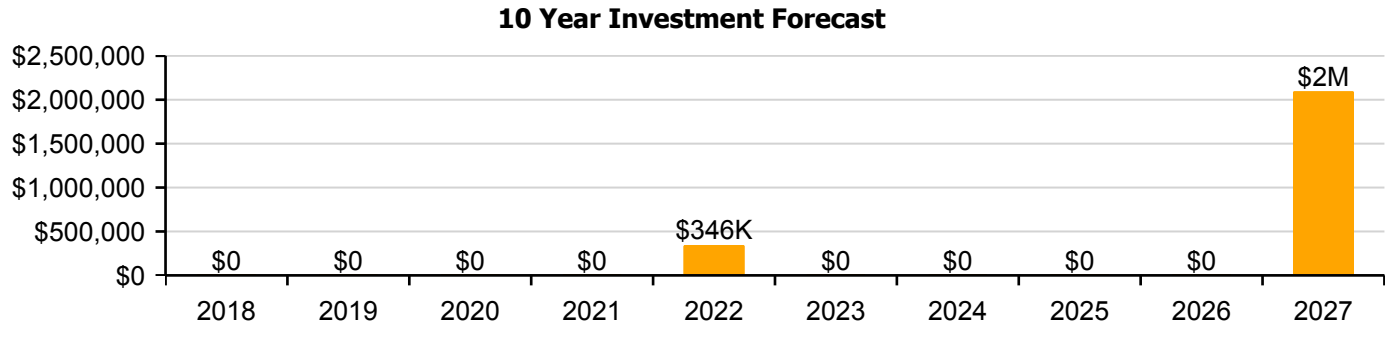
Campus Dashboard Summary

Gross Area:	81,293		
Year Built:	2012	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$19,320,641
FCI:	0.00 %	RSLI%:	82.31 %

No data found for this asset

No data found for this asset

No data found for this asset



Campus Condition Summary

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

Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	95.00 %	0.00 %	$0.00
A20 - Basement Construction	95.00 %	0.00 %	$0.00
B10 - Superstructure	95.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	88.52 %	0.00 %	$0.00
B30 - Roofing	82.92 %	0.00 %	$0.00
C10 - Interior Construction	81.09 %	0.00 %	$0.00
C30 - Interior Finishes	73.91 %	0.00 %	$0.00
D20 - Plumbing	83.39 %	0.00 %	$0.00
D30 - HVAC	79.48 %	0.00 %	$0.00
D40 - Fire Protection	83.33 %	0.00 %	$0.00
D50 - Electrical	76.98 %	0.00 %	$0.00
E10 - Equipment	75.00 %	0.00 %	$0.00
E20 - Furnishings	75.00 %	0.00 %	$0.00
G20 - Site Improvements	77.93 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	89.73 %	0.00 %	$0.00
G40 - Site Electrical Utilities	83.85 %	0.00 %	$0.00
Totals:	**82.31 %**	**0.00 %**	**$0.00**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance
2012 Main Building	80,543	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2012 Pump House	250	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2012 Storage Building	500	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Site	81,293	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total:		**0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**

Deficiencies By Priority

Budget Estimate Total:

Executive Summary

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

Function:	MS -Middle School
Gross Area (SF):	80,543
Year Built:	2012
Last Renovation:	
Replacement Value:	$16,935,453
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	82.15 %
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

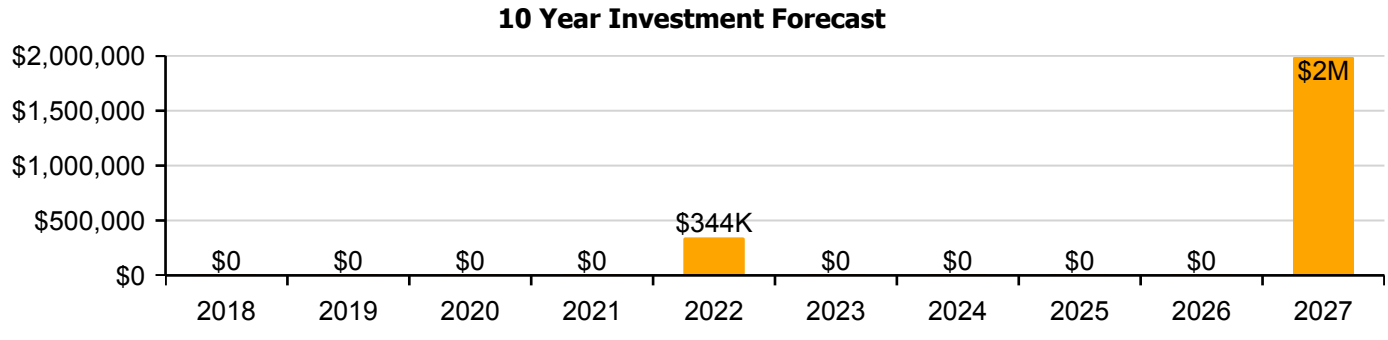
Dashboard Summary

Function:	MS -Middle School	Gross Area:	80,543
Year Built:	2012	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$16,935,453
FCI:	0.00 %	RSLI%:	82.15 %

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	95.00 %	0.00 %	$0.00
A20 - Basement Construction	95.00 %	0.00 %	$0.00
B10 - Superstructure	95.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	88.45 %	0.00 %	$0.00
B30 - Roofing	82.92 %	0.00 %	$0.00
C10 - Interior Construction	81.09 %	0.00 %	$0.00
C30 - Interior Finishes	73.93 %	0.00 %	$0.00
D20 - Plumbing	83.39 %	0.00 %	$0.00
D30 - HVAC	79.48 %	0.00 %	$0.00
D40 - Fire Protection	83.33 %	0.00 %	$0.00
D50 - Electrical	76.96 %	0.00 %	$0.00
E10 - Equipment	75.00 %	0.00 %	$0.00
E20 - Furnishings	75.00 %	0.00 %	$0.00
Totals:	**82.15 %**	**0.00 %**	**$0.00**

Photo Album

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

1). Northeast Elevation - Feb 21, 2017

2). Southeast Elevation - Feb 21, 2017

3). Southwest Elevation - Feb 21, 2017

4). Northwest Elevation - Feb 21, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$1.52	S.F.	80,543	100	2012	2112		95.00 %	0.00 %	95			$122,425
A1030	Slab on Grade	$4.40	S.F.	80,543	100	2012	2112		95.00 %	0.00 %	95			$354,389
A2010	Basement Excavation	$1.00	S.F.	80,543	100	2012	2112		95.00 %	0.00 %	95			$80,543
A2020	Basement Walls	$6.22	S.F.	80,543	100	2012	2112		95.00 %	0.00 %	95			$500,977
B1010	Floor Construction	$12.43	S.F.	80,543	100	2012	2112		95.00 %	0.00 %	95			$1,001,149
B1020	Roof Construction	$8.18	S.F.	80,543	100	2012	2112		95.00 %	0.00 %	95			$658,842
B2010	Exterior Walls	$9.02	S.F.	80,543	100	2012	2112		95.00 %	0.00 %	95			$726,498
B2020	Exterior Windows	$10.52	S.F.	80,543	30	2012	2042		83.33 %	0.00 %	25			$847,312
B2030	Exterior Doors	$1.02	S.F.	80,543	30	2012	2042		83.33 %	0.00 %	25			$82,154
B3010120	Single Ply Membrane	$6.98	S.F.	4,800	20	2012	2032		75.00 %	0.00 %	15			$33,504
B3010130	Preformed Metal Roofing	$9.66	S.F.	80,543	30	2012	2042		83.33 %	0.00 %	25			$778,045
B3020	Roof Openings	$0.24	S.F.	80,543	25	2012	2037		80.00 %	0.00 %	20			$19,330
C1010	Partitions	$6.07	S.F.	80,543	75	2012	2087		93.33 %	0.00 %	70			$488,896
C1020	Interior Doors	$2.46	S.F.	80,543	30	2012	2042		83.33 %	0.00 %	25			$198,136
C1030	Fittings	$13.11	S.F.	80,543	20	2012	2032		75.00 %	0.00 %	15			$1,055,919
C3010	Wall Finishes	$3.35	S.F.	80,543	10	2012	2022		50.00 %	0.00 %	5			$269,819
C3020	Floor Finishes	$10.41	S.F.	80,543	20	2012	2032		75.00 %	0.00 %	15			$838,453
C3030	Ceiling Finishes	$11.37	S.F.	80,543	25	2012	2037		80.00 %	0.00 %	20			$915,774
D2010	Plumbing Fixtures	$9.64	S.F.	80,543	30	2012	2042		83.33 %	0.00 %	25			$776,435
D2020	Domestic Water Distribution	$1.03	S.F.	80,543	30	2012	2042		83.33 %	0.00 %	25			$82,959
D2030	Sanitary Waste	$1.62	S.F.	80,543	30	2012	2042		83.33 %	0.00 %	25			$130,480
D2090	Other Plumbing Systems - Propane	$0.16	S.F.	80,543	40	2012	2052		87.50 %	0.00 %	35			$12,887
D3020	Heat Generating Systems	$8.66	S.F.	80,543	30	2012	2042		83.33 %	0.00 %	25			$697,502
D3030	Cooling Generating Systems	$8.99	S.F.	80,543	25	2012	2037		80.00 %	0.00 %	20			$724,082
D3040	Distribution Systems	$10.65	S.F.	80,543	30	2012	2042		83.33 %	0.00 %	25			$857,783
D3050	Terminal & Package Units	$5.00	S.F.	80,543	15	2012	2027		66.67 %	0.00 %	10			$402,715
D3060	Controls & Instrumentation	$3.33	S.F.	80,543	20	2012	2032		75.00 %	0.00 %	15			$268,208
D4010	Sprinklers	$3.92	S.F.	80,543	30	2012	2042		83.33 %	0.00 %	25			$315,729
D4020	Standpipes	$0.67	S.F.	80,543	30	2012	2042		83.33 %	0.00 %	25			$53,964
D5010	Electrical Service/Distribution	$1.64	S.F.	80,543	40	2012	2052		87.50 %	0.00 %	35			$132,091
D5020	Branch Wiring	$4.91	S.F.	80,543	30	2012	2042		83.33 %	0.00 %	25			$395,466
D5020	Lighting	$11.44	S.F.	80,543	30	2012	2042		83.33 %	0.00 %	25			$921,412
D5030810	Security & Detection Systems	$2.27	S.F.	80,543	15	2012	2027		66.67 %	0.00 %	10			$182,833
D5030910	Fire Alarm Systems	$4.11	S.F.	80,543	15	2012	2027		66.67 %	0.00 %	10			$331,032
D5030920	Data Communication	$5.32	S.F.	80,543	15	2012	2027		66.67 %	0.00 %	10			$428,489
D5090	Other Electrical Systems	$0.51	S.F.	80,543	20	2012	2032		75.00 %	0.00 %	15			$41,077
E1020	Institutional Equipment	$2.73	S.F.	80,543	20	2012	2032		75.00 %	0.00 %	15			$219,882
E1090	Other Equipment	$6.82	S.F.	80,543	20	2012	2032		75.00 %	0.00 %	15			$549,303
E2010	Fixed Furnishings	$5.45	S.F.	80,543	20	2012	2032		75.00 %	0.00 %	15			$438,959
								Total	**82.15 %**					**$16,935,453**

System Notes

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

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors

Note:

System: B3010120 - Single Ply Membrane



Note:

System: B3010130 - Preformed Metal Roofing

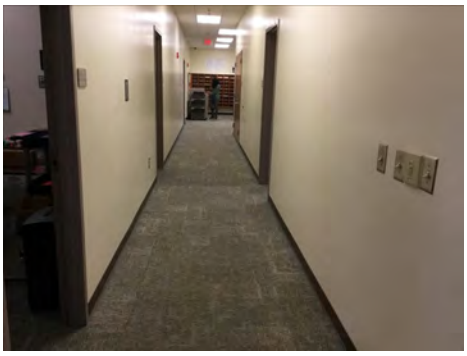
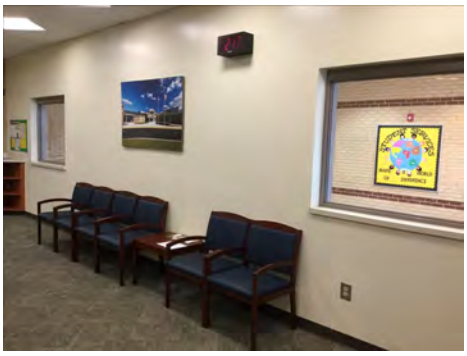


Note:

System: B3020 - Roof Openings

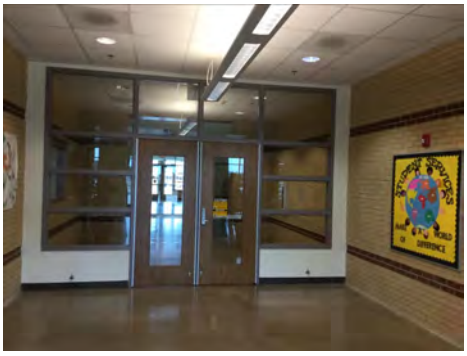
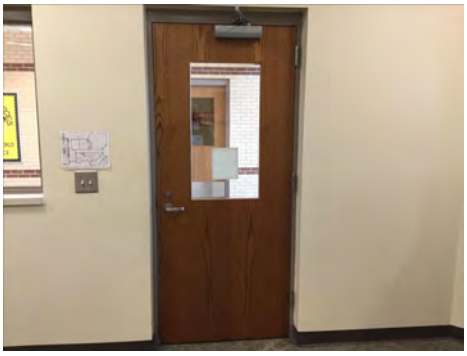
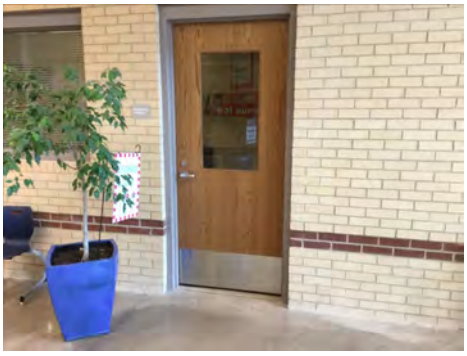

Note:

System: C1010 - Partitions


Note:

System: C1020 - Interior Doors

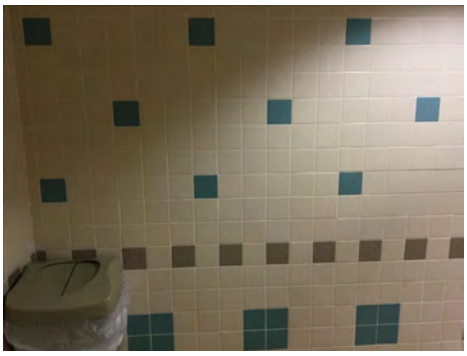
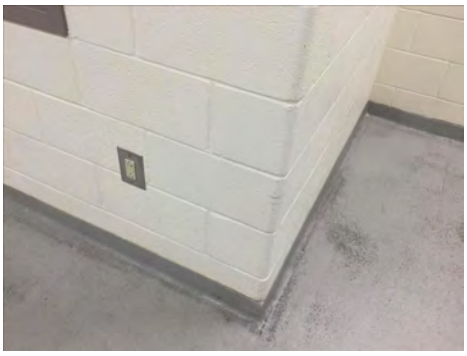




Note:

System: C1030 - Fittings


Note:

System: C3010 - Wall Finishes

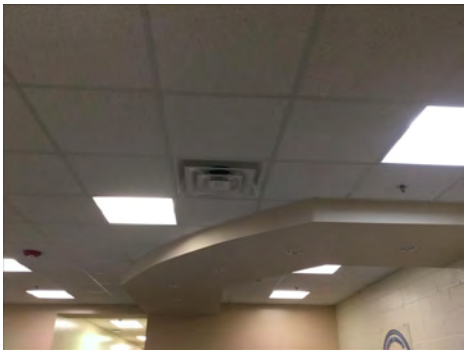

Note:

System: C3020 - Floor Finishes



Note:

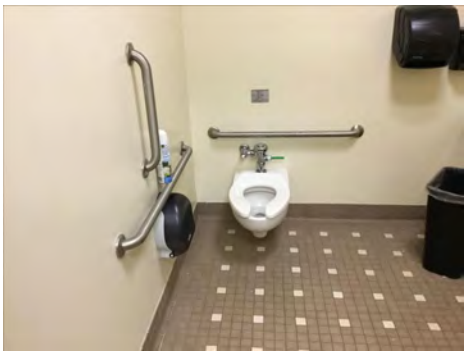
System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures





Note:

System: D2020 - Domestic Water Distribution


Note:

System: D2030 - Sanitary Waste



Note:

System: D2090 - Other Plumbing Systems - Propane


Note:

System: D3020 - Heat Generating Systems


Note:

System: D3030 - Cooling Generating Systems


Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

Note:

System: D4010 - Sprinklers



Note:

System: D4020 - Standpipes

Note:

System: D5010 - Electrical Service/Distribution



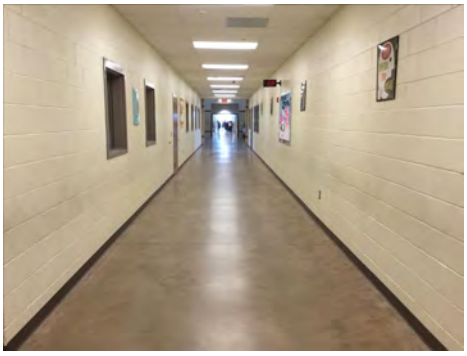
Note:

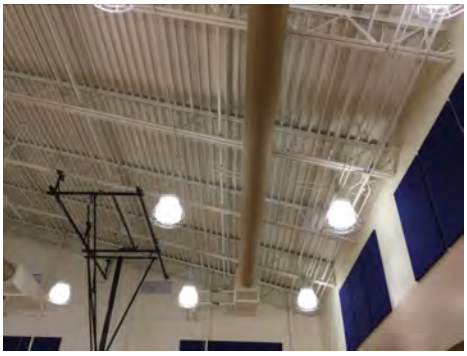
System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting

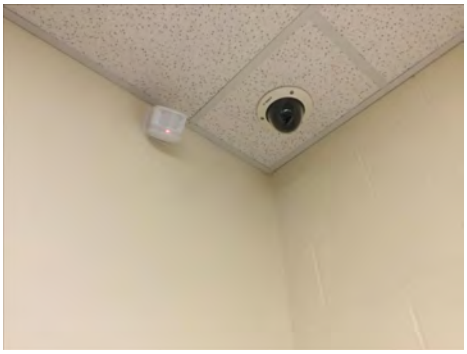




Note:

System: D5030810 - Security & Detection Systems



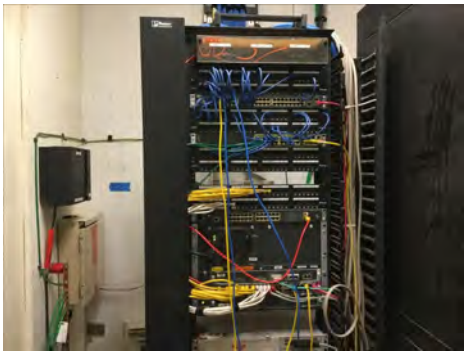


Note:

System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication

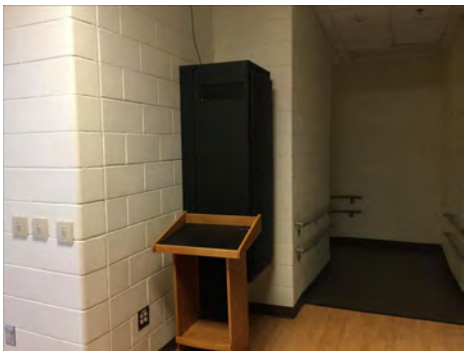


Note:

System: D5090 - Other Electrical Systems

Note:

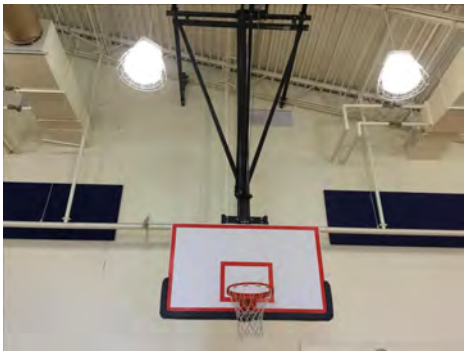
System: E1020 - Institutional Equipment


Note:

System: E1090 - Other Equipment





Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$344,074**	**$0**	**$0**	**$0**	**$0**	**$1,988,426**	**$2,332,500**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

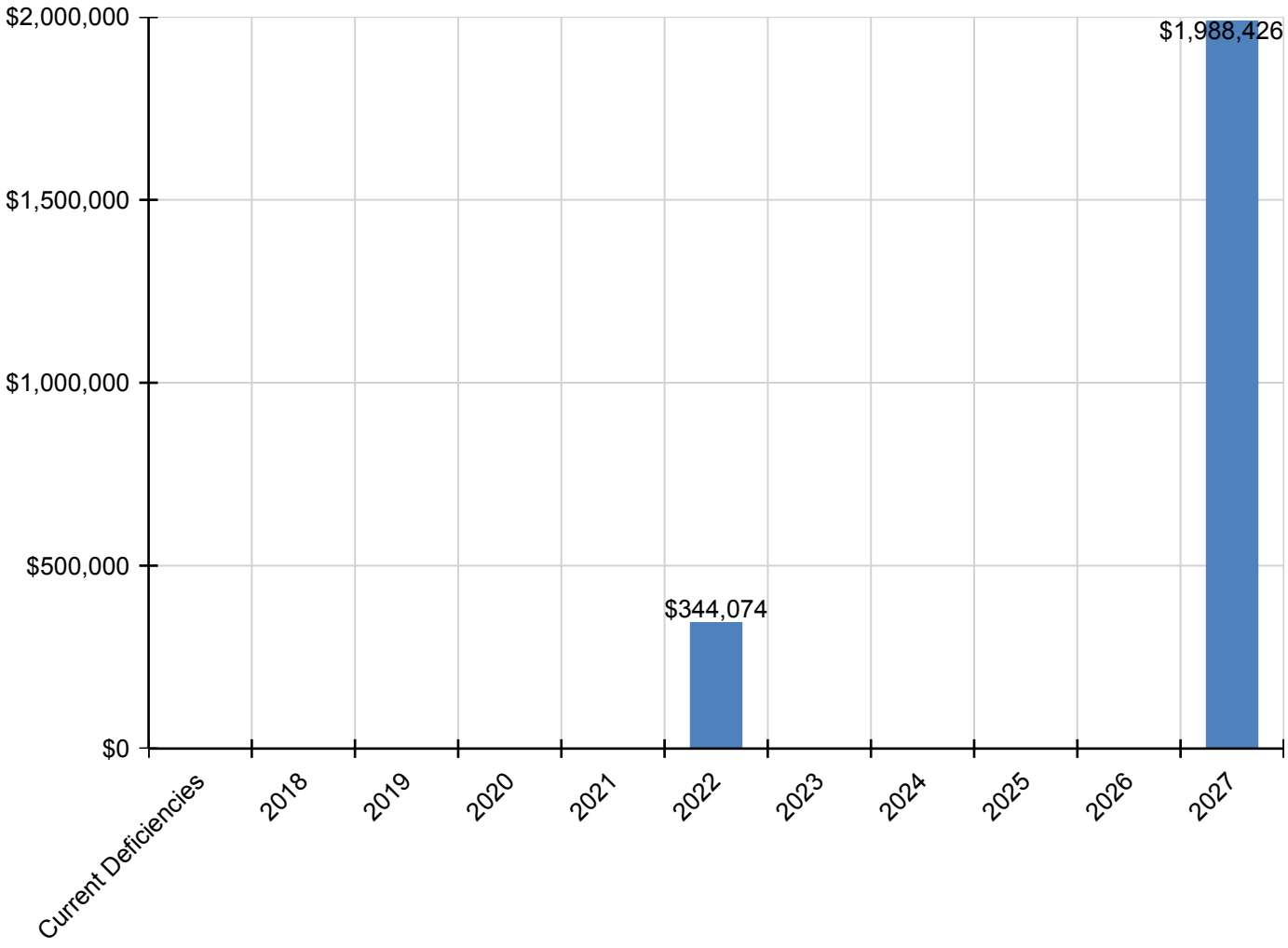
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$344,074	$0	$0	$0	$0	$0	**$344,074**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - Propane	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$595,337	**$595,337**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$270,283	**$270,283**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$489,367	**$489,367**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$633,439	**$633,439**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment	$0	$0	$0	$0	$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:	MS -Middle School
Gross Area (SF):	250
Year Built:	2012
Last Renovation:	
Replacement Value:	$66,538
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	86.12 %
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

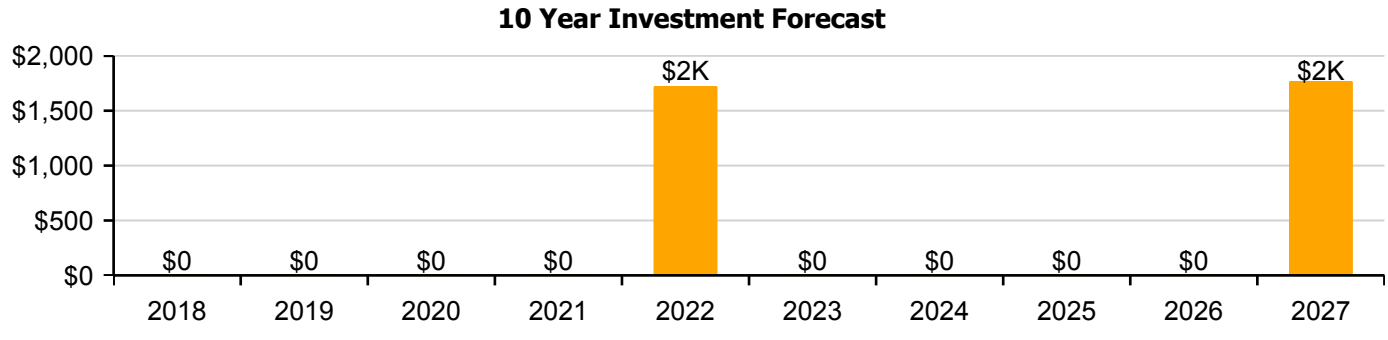
Dashboard Summary

Function:	MS -Middle School	Gross Area:	250
Year Built:	2012	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$66,538
FCI:	0.00 %	RSLI%:	86.12 %

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	95.00 %	0.00 %	$0.00
B10 - Superstructure	95.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	92.37 %	0.00 %	$0.00
B30 - Roofing	83.33 %	0.00 %	$0.00
C30 - Interior Finishes	50.00 %	0.00 %	$0.00
D20 - Plumbing	83.33 %	0.00 %	$0.00
D30 - HVAC	83.33 %	0.00 %	$0.00
D40 - Fire Protection	83.33 %	0.00 %	$0.00
D50 - Electrical	78.88 %	0.00 %	$0.00
Totals:	**86.12 %**	**0.00 %**	**$0.00**

Photo Album

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

1). East Elevation - Feb 21, 2017

2). North Elevation - Feb 21, 2017

3). West Elevation - Feb 21, 2017

4). South Elevation - Feb 21, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	250	100	2012	2112		95.00 %	0.00 %	95			$5,033
A1030	Slab on Grade	$19.75	S.F.	250	100	2012	2112		95.00 %	0.00 %	95			$4,938
B1020	Roof Construction	$16.26	S.F.	250	100	2012	2112		95.00 %	0.00 %	95			$4,065
B2010	Exterior Walls	$29.79	S.F.	250	100	2012	2112		95.00 %	0.00 %	95			$7,448
B2030	Exterior Doors	$8.66	S.F.	250	30	2012	2042		83.33 %	0.00 %	25			$2,165
B3010130	Preformed Metal Roofing	$9.66	S.F.	250	30	2012	2042		83.33 %	0.00 %	25			$2,415
C3010	Wall Finishes	$5.11	S.F.	250	10	2012	2022		50.00 %	0.00 %	5			$1,278
C3030	Ceiling Finishes	$0.30	S.F.	250	10	2012	2022		50.00 %	0.00 %	5			$75
D2020	Domestic Water Distribution	$7.50	S.F.	250	30	2012	2042		83.33 %	0.00 %	25			$1,875
D3040	Distribution Systems	$6.18	S.F.	250	30	2012	2042		83.33 %	0.00 %	25			$1,545
D4010	Sprinklers	$1.27	S.F.	250	30	2012	2042		83.33 %	0.00 %	25			$318
D4020	Standpipes	$123.58	S.F.	250	30	2012	2042		83.33 %	0.00 %	25			$30,895
D5020	Branch Wiring	$3.58	S.F.	250	30	2012	2042		83.33 %	0.00 %	25			$895
D5020	Lighting	$9.58	S.F.	250	30	2012	2042		83.33 %	0.00 %	25			$2,395
D5030910	Communication & Alarm Systems	$4.79	S.F.	250	15	2012	2027		66.67 %	0.00 %	10			$1,198
								Total	**86.12 %**					**$66,538**

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:

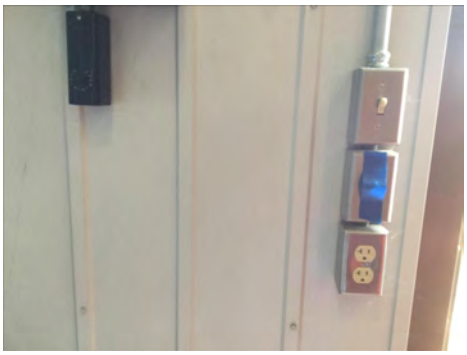
System: B2030 - Exterior Doors

Note:

System: B3010130 - Preformed Metal Roofing

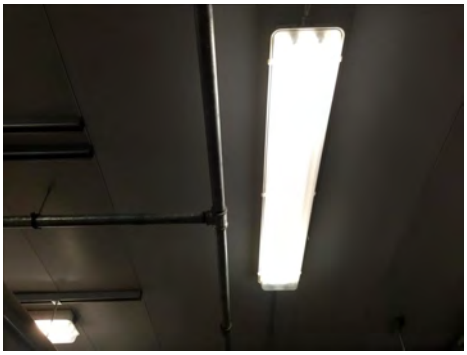
Note:

System: C3010 - Wall Finishes



Note:

System: C3030 - Ceiling Finishes

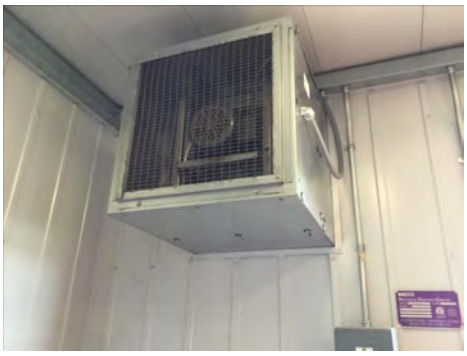


Note:

System: D2020 - Domestic Water Distribution

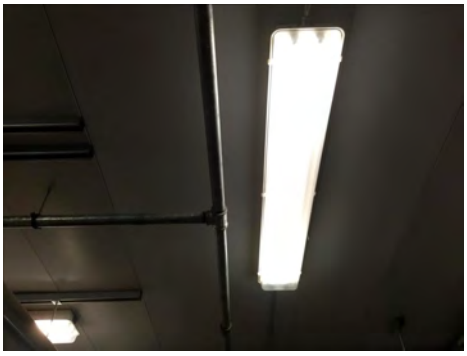
Note:

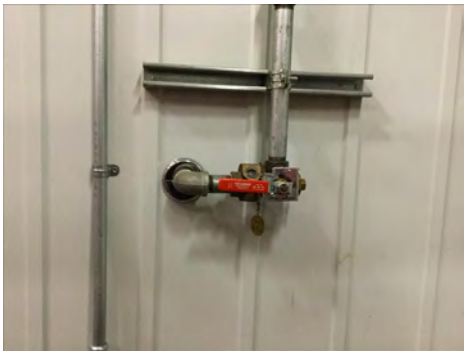
System: D3040 - Distribution Systems



Note:

System: D4010 - Sprinklers





Note:

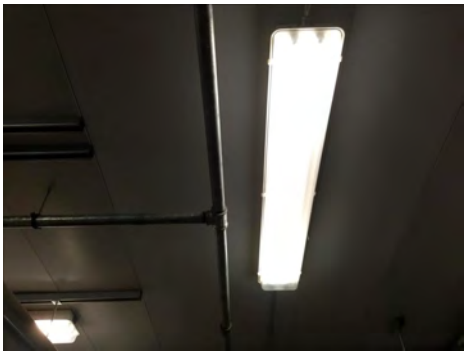
System: D4020 - Standpipes

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting



Note:

System: D5030910 - Communication & Alarm Systems

Note:

Renewal Schedule

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

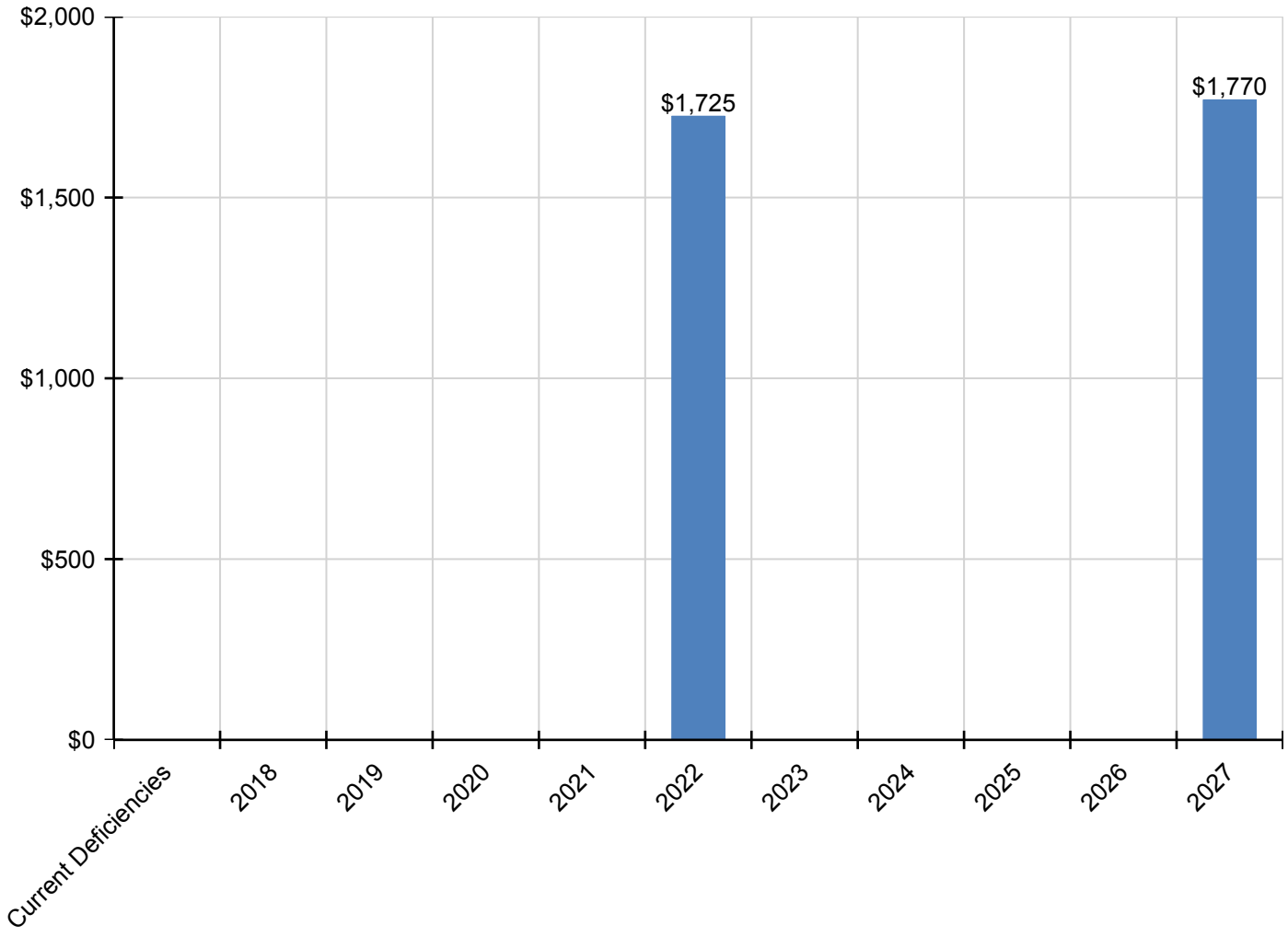
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,725**	**$0**	**$0**	**$0**	**$0**	**$1,770**	**$3,495**
* A - Substructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
* A10 - Foundations	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
* A1010 - Standard Foundations	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
* A1030 - Slab on Grade	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
* B1020 - Roof Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
* B2010 - Exterior Walls	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$1,629	$0	$0	$0	$0	$0	**$1,629**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$96	$0	$0	$0	$0	$0	**$96**
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**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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 - Communication & Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,770	**$1,770**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	MS -Middle School
Gross Area (SF):	500
Year Built:	2012
Last Renovation:	
Replacement Value:	$58,705
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	91.87 %
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.

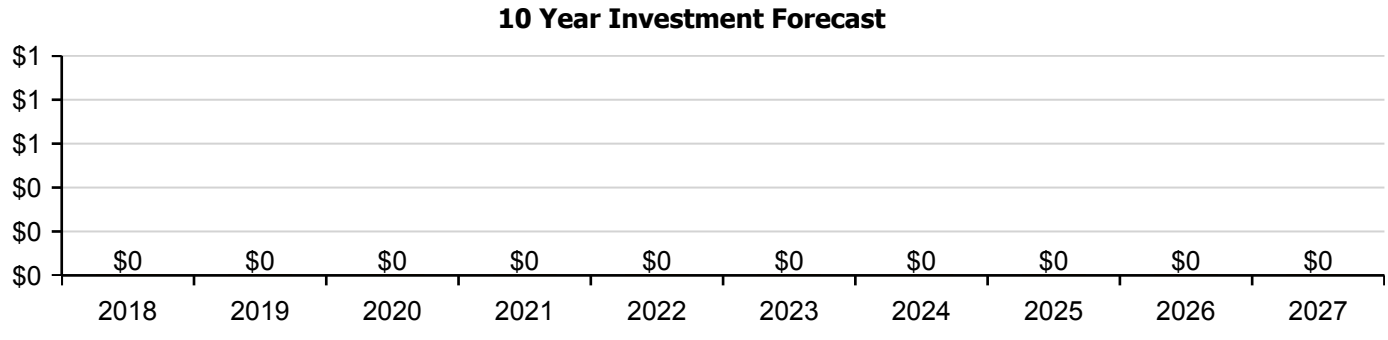
Dashboard Summary

Function:	MS -Middle School	Gross Area:	500
Year Built:	2012	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$58,705
FCI:	0.00 %	RSLI%:	91.87 %

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	95.00 %	0.00 %	$0.00
B10 - Superstructure	95.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	92.37 %	0.00 %	$0.00
B30 - Roofing	83.33 %	0.00 %	$0.00
D50 - Electrical	83.33 %	0.00 %	$0.00
Totals:	**91.87 %**	**0.00 %**	**$0.00**

Photo Album

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

1). East Elevation - Feb 22, 2017

2). West Elevation - Feb 22, 2017

3). South Elevation - Feb 22, 2017

4). North Elevation - Feb 22, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	500	100	2012	2112		95.00 %	0.00 %	95			$10,065
A1030	Slab on Grade	$19.75	S.F.	500	100	2012	2112		95.00 %	0.00 %	95			$9,875
B1020	Roof Construction	$16.26	S.F.	500	100	2012	2112		95.00 %	0.00 %	95			$8,130
B2010	Exterior Walls	$29.79	S.F.	500	100	2012	2112		95.00 %	0.00 %	95			$14,895
B2030	Exterior Doors	$8.66	S.F.	500	30	2012	2042		83.33 %	0.00 %	25			$4,330
B3010130	Preformed Metal Roofing	$9.66	S.F.	500	30	2012	2042		83.33 %	0.00 %	25			$4,830
D5020	Branch Wiring	$3.58	S.F.	500	30	2012	2042		83.33 %	0.00 %	25			$1,790
D5020	Lighting	$9.58	S.F.	500	30	2012	2042		83.33 %	0.00 %	25			$4,790
								Total	**91.87 %**					**$58,705**

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: B2030 - Exterior Doors

Note:

System: B3010130 - Preformed Metal Roofing

Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

Renewal Schedule

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

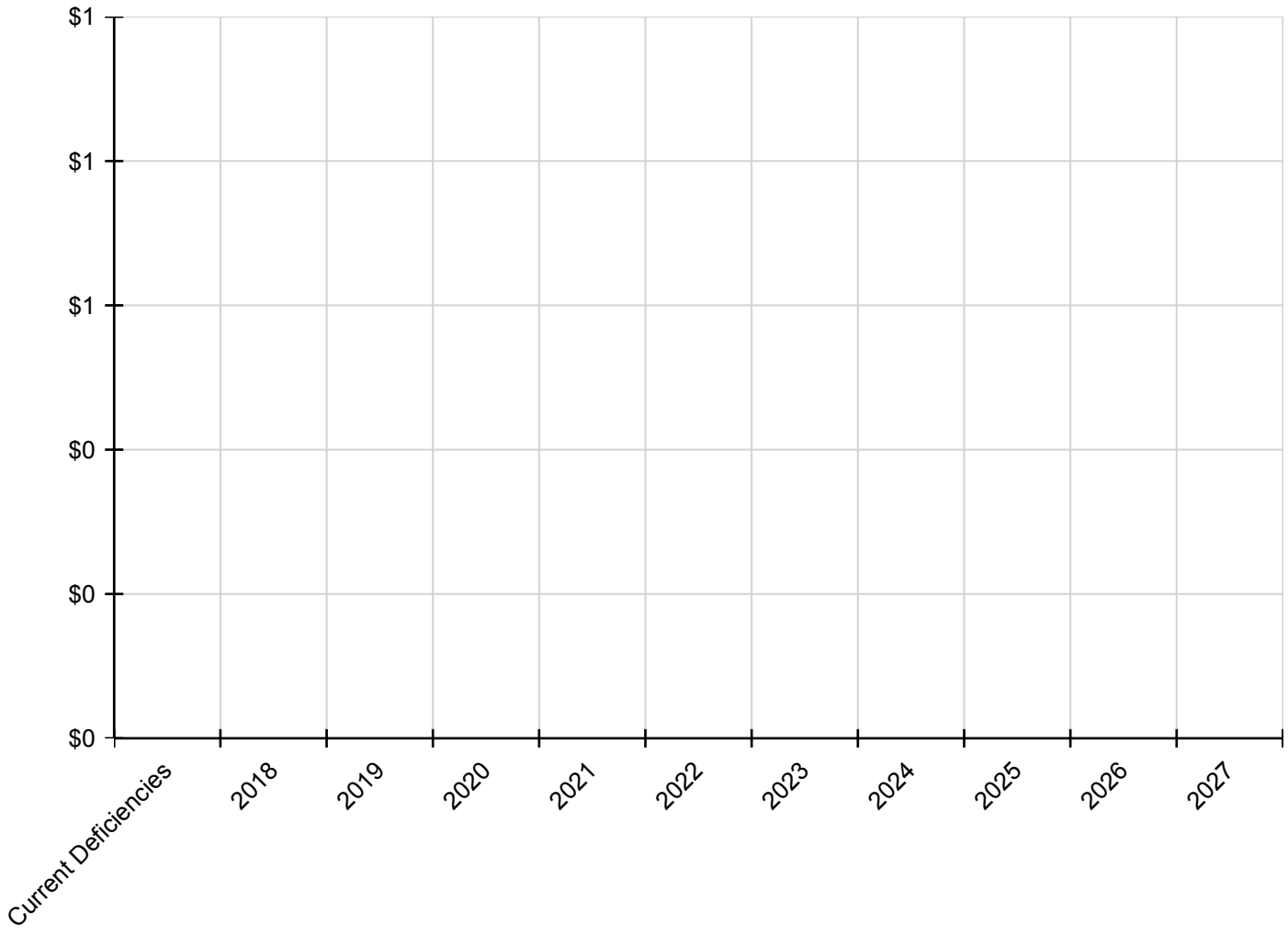
Inflation Rate: 3%

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

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	MS -Middle School
Gross Area (SF):	81,293
Year Built:	2012
Last Renovation:	
Replacement Value:	$2,259,945
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	83.09 %
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

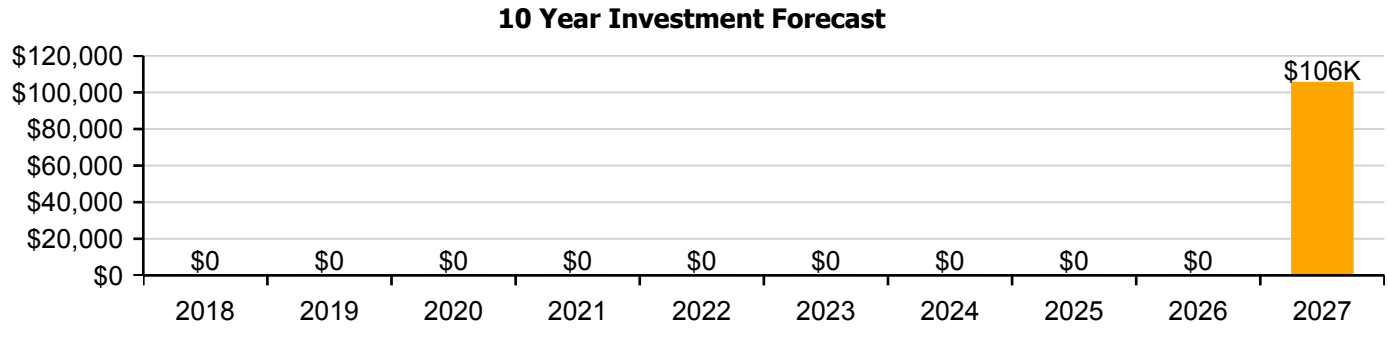
Dashboard Summary

Function:	MS -Middle School	Gross Area:	81,293
Year Built:	2012	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$2,259,945
FCI:	0.00 %	RSLI%:	83.09 %

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
G20 - Site Improvements	77.93 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	89.73 %	0.00 %	$0.00
G40 - Site Electrical Utilities	83.85 %	0.00 %	$0.00
Totals:	**83.09 %**	**0.00 %**	**$0.00**

Photo Album

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

1). Aerial Image of Greene County
Intermediate - Feb 24, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$4.22	S.F.	81,293	25	2012	2037		80.00 %	0.00 %	20			$343,056
G2020	Parking Lots	$1.39	S.F.	81,293	25	2012	2037		80.00 %	0.00 %	20			$112,997
G2030	Pedestrian Paving	$1.98	S.F.	81,293	30	2012	2042		83.33 %	0.00 %	25			$160,960
G2040105	Fence & Guardrails	$1.20	S.F.	81,293	30	2012	2042		83.33 %	0.00 %	25			$97,552
G2040950	Playing Field	$2.47	S.F.	81,293	20	2012	2032		75.00 %	0.00 %	15			$200,794
G2050	Landscaping	$1.91	S.F.	81,293	15	2012	2027		66.67 %	0.00 %	10			$155,270
G3010	Water Supply	$2.42	S.F.	81,293	50	2012	2062		90.00 %	0.00 %	45			$196,729
G3020	Sanitary Sewer	$1.52	S.F.	81,293	50	2012	2062		90.00 %	0.00 %	45			$123,565
G3030	Storm Sewer	$4.67	S.F.	81,293	50	2012	2062		90.00 %	0.00 %	45			$379,638
G3060	Fuel Distribution	$1.03	S.F.	81,293	40	2012	2052		87.50 %	0.00 %	35			$83,732
G4010	Electrical Distribution	$2.59	S.F.	81,293	50	2012	2062		90.00 %	0.00 %	45			$210,549
G4020	Site Lighting	$1.52	S.F.	81,293	30	2012	2042		83.33 %	0.00 %	25			$123,565
G4030	Site Communications & Security	$0.88	S.F.	81,293	15	2012	2027		66.67 %	0.00 %	10			$71,538
								Total	**83.09 %**					**$2,259,945**

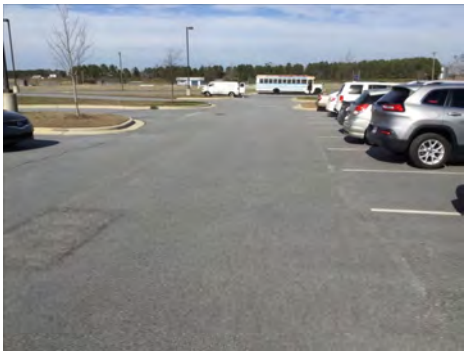
System Notes

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

System: G2010 - Roadways

Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving

Note:

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Playing Field

Note:

System: G2050 - Landscaping


Note:

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer


Note:

System: G3030 - Storm Sewer


Note:

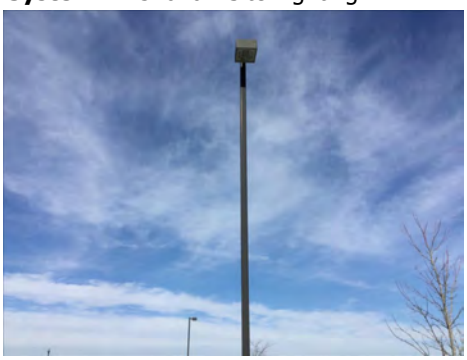
System: G3060 - Fuel Distribution

Note:

System: G4010 - Electrical Distribution

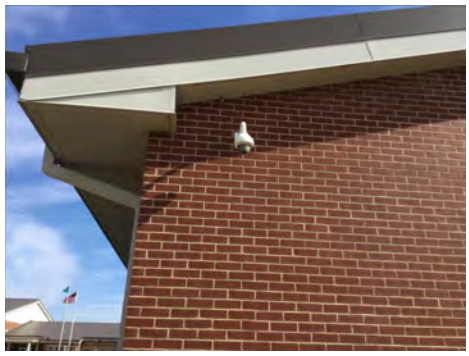
Note:

System: G4020 - Site Lighting



Note:

System: G4030 - Site Communications & Security



Note:

Renewal Schedule

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

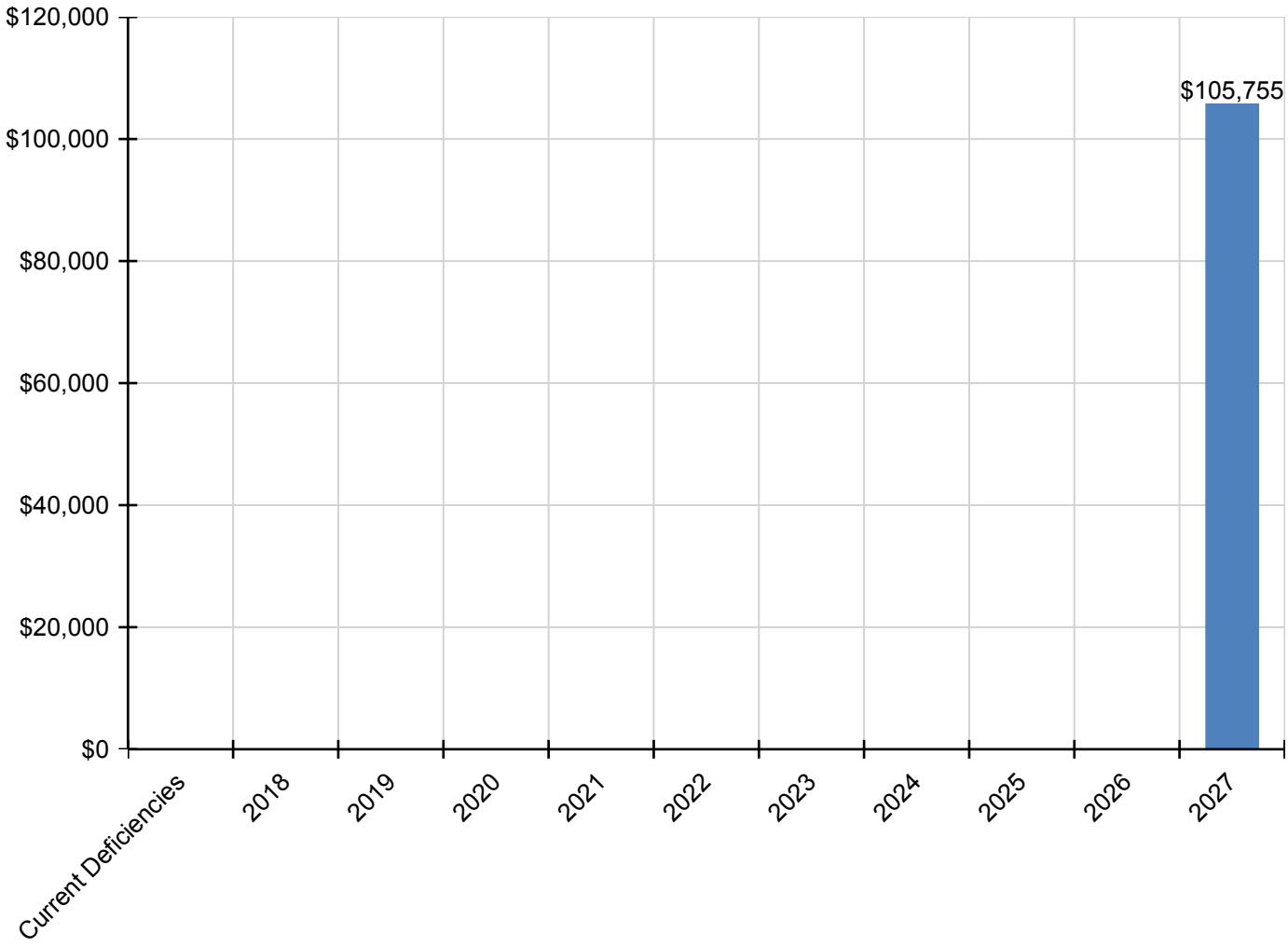
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$105,755**	**$105,755**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Playing Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** G2050 - Landscaping**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communications & Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$105,755	**$105,755**

** 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