

NC School District/400 Greene County/Middle School

# Greene County Middle

Final

## Campus Assessment Report

March 13, 2017



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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.

Gross Area (SF):	128,452
Year Built:	2012
Last Renovation:	
Replacement Value:	\$32,469,246
Repair Cost:	\$792,677.00
Total FCI:	2.44 %
Total RSLI:	70.01 %
FCA Score:	97.56



**Description:**

GENERAL:

Greene County Middle School is located at 485 Middle School Road in Snow Hill, NC. The 1 story, 128,452 square foot building was originally constructed in 1990 and renovated in 2012 after a tornado destroyed the school. In addition to the main building, the campus contains ancillary buildings; storage, modular classrooms, locker room and restrooms.

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.

1. SUBSTRUCTURE



## Campus Assessment Report - Greene County Middle

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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. 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 air cooling tower. 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

## Campus Assessment Report - Greene County Middle

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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, baseball field, football field, softball field, 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:	
Suitability Assessor:			

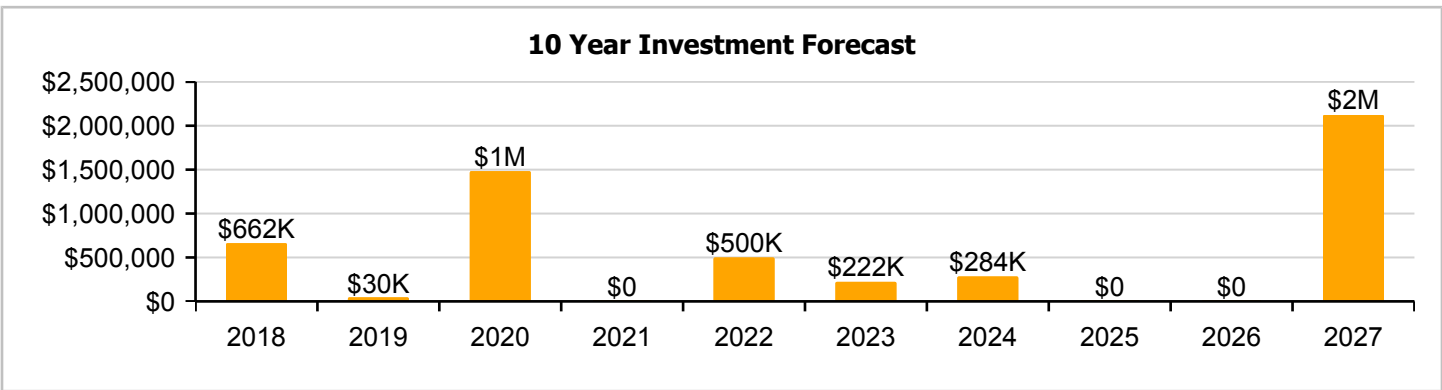
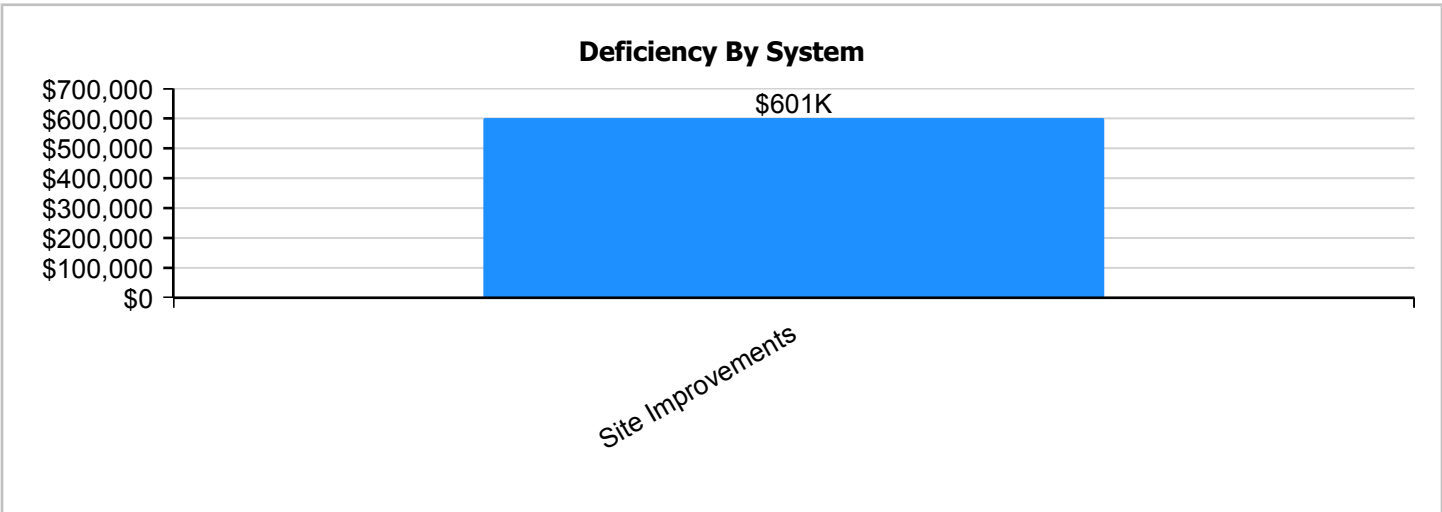
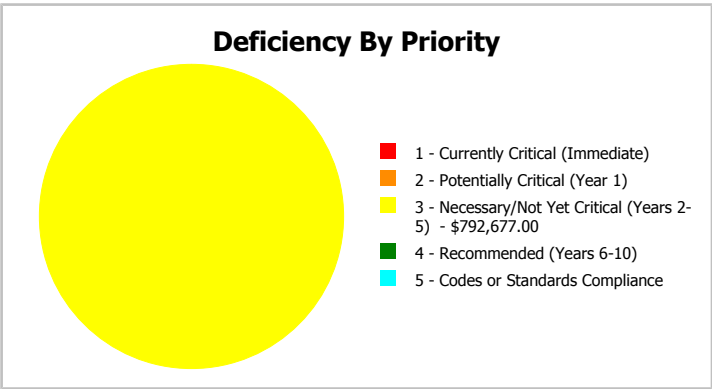
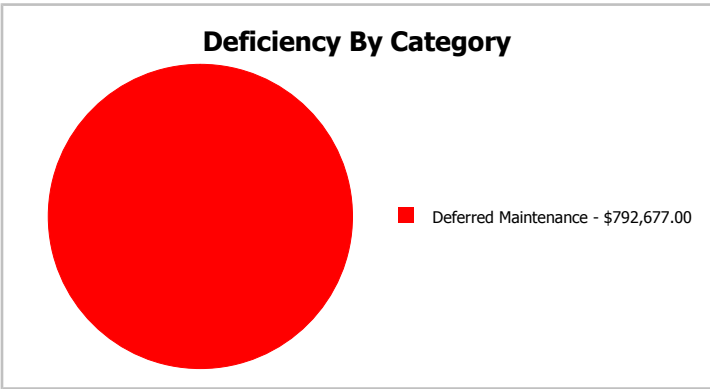
##### School Information:

HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	47.54	Site Acreage:	47.54



**Campus Dashboard Summary**

Gross Area:	128,452	Last Renovation:	
Year Built:	2012	Replacement Value:	\$32,469,246
Repair Cost:	\$792,677	RSLI%:	70.01 %
FCI:	2.44 %		



**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.

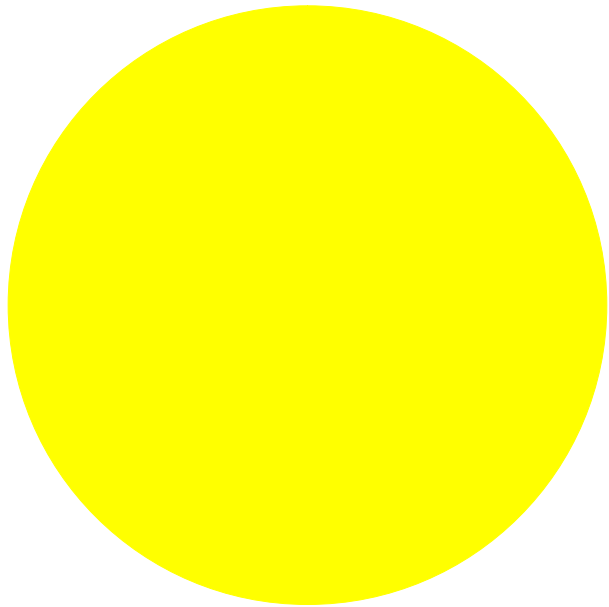
**Current Investment Requirement and Condition by Uniformat Classification**

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	94.84 %	0.00 %	\$0.00
A20 - Basement Construction	73.00 %	0.00 %	\$0.00
B10 - Superstructure	75.10 %	0.00 %	\$0.00
B20 - Exterior Enclosure	87.69 %	0.00 %	\$0.00
B30 - Roofing	78.82 %	0.00 %	\$0.00
C10 - Interior Construction	79.78 %	0.00 %	\$0.00
C30 - Interior Finishes	71.99 %	0.00 %	\$0.00
D20 - Plumbing	82.77 %	0.00 %	\$0.00
D30 - HVAC	51.70 %	0.00 %	\$0.00
D40 - Fire Protection	83.33 %	0.00 %	\$0.00
D50 - Electrical	75.48 %	0.00 %	\$0.00
E10 - Equipment	74.43 %	0.00 %	\$0.00
E20 - Furnishings	73.19 %	0.00 %	\$0.00
G20 - Site Improvements	51.53 %	21.40 %	\$792,677.00
G30 - Site Mechanical Utilities	44.56 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	61.02 %	0.00 %	\$0.00
<b>Totals:</b>	<b>70.01 %</b>	<b>2.44 %</b>	<b>\$792,677.00</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
1990 Main	113,026	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2008 MOD	5,776	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2009 MOD	7,750	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012 Locker Room	1,500	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012 Restroom	400	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Site	128,452	14.20	\$0.00	\$0.00	\$792,677.00	\$0.00	\$0.00
<b>Total:</b>		<b>2.44</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$792,677.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**Deficiencies By Priority**



- 1 - Currently Critical (Immediate)
- 2 - Potentially Critical (Year 1)
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$792,677.00
- 4 - Recommended (Years 6-10)
- 5 - Codes or Standards Compliance

**Budget Estimate Total: \$792,677.00**

## 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):	113,026
Year Built:	1990
Last Renovation:	2012
Replacement Value:	\$24,489,346
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	74.49 %
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

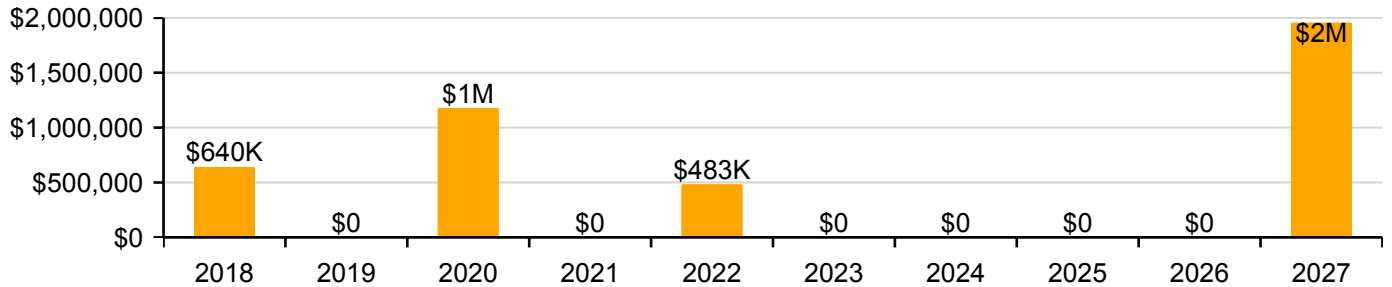
Function:	MS -Middle School	Gross Area:	113,026
Year Built:	1990	Last Renovation:	2012
Repair Cost:	\$0	Replacement Value:	\$24,489,346
FCI:	0.00 %	RSLI%:	74.49 %

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	95.00 %	0.00 %	\$0.00
A20 - Basement Construction	73.00 %	0.00 %	\$0.00
B10 - Superstructure	73.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	88.45 %	0.00 %	\$0.00
B30 - Roofing	79.84 %	0.00 %	\$0.00
C10 - Interior Construction	81.09 %	0.00 %	\$0.00
C30 - Interior Finishes	73.93 %	0.00 %	\$0.00
D20 - Plumbing	83.38 %	0.00 %	\$0.00
D30 - HVAC	51.99 %	0.00 %	\$0.00
D40 - Fire Protection	83.33 %	0.00 %	\$0.00
D50 - Electrical	77.00 %	0.00 %	\$0.00
E10 - Equipment	75.00 %	0.00 %	\$0.00
E20 - Furnishings	75.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>74.49 %</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 22, 2017



2). West Elevatrion - Feb 22, 2017



3). East 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.

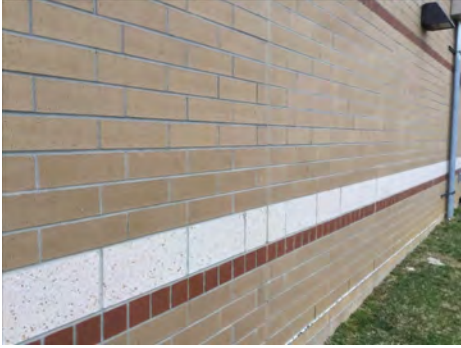
# Campus Assessment Report - 1990 Main

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.	113,026	100	2012	2112		95.00 %	0.00 %	95			\$171,800
A1030	Slab on Grade	\$4.40	S.F.	113,026	100	2012	2112		95.00 %	0.00 %	95			\$497,314
A2010	Basement Excavation	\$1.00	S.F.	113,026	100	1990	2090		73.00 %	0.00 %	73			\$113,026
A2020	Basement Walls	\$6.22	S.F.	113,026	100	1990	2090		73.00 %	0.00 %	73			\$703,022
B1010	Floor Construction	\$12.43	S.F.	113,026	100	1990	2090		73.00 %	0.00 %	73			\$1,404,913
B1020	Roof Construction	\$8.18	S.F.	113,026	100	1990	2090		73.00 %	0.00 %	73			\$924,553
B2010	Exterior Walls	\$9.02	S.F.	113,026	100	2012	2112		95.00 %	0.00 %	95			\$1,019,495
B2020	Exterior Windows	\$10.52	S.F.	113,026	30	2012	2042		83.33 %	0.00 %	25			\$1,189,034
B2030	Exterior Doors	\$1.02	S.F.	113,026	30	2012	2042		83.33 %	0.00 %	25			\$115,287
B3010120	Single Ply Membrane	\$6.98	S.F.	113,026	20	2012	2032		75.00 %	0.00 %	15			\$788,921
B3010130	Preformed Metal Roofing	\$9.66	S.F.	113,026	30	2012	2042		83.33 %	0.00 %	25			\$1,091,831
C1010	Partitions	\$6.07	S.F.	113,026	75	2012	2087		93.33 %	0.00 %	70			\$686,068
C1020	Interior Doors	\$2.46	S.F.	113,026	30	2012	2042		83.33 %	0.00 %	25			\$278,044
C1030	Fittings	\$13.11	S.F.	113,026	20	2012	2032		75.00 %	0.00 %	15			\$1,481,771
C3010	Wall Finishes	\$3.35	S.F.	113,026	10	2012	2022		50.00 %	0.00 %	5			\$378,637
C3020	Floor Finishes	\$10.41	S.F.	113,026	20	2012	2032		75.00 %	0.00 %	15			\$1,176,601
C3030	Ceiling Finishes	\$11.37	S.F.	113,026	25	2012	2037		80.00 %	0.00 %	20			\$1,285,106
D2010	Plumbing Fixtures	\$9.64	S.F.	113,026	30	2012	2042		83.33 %	0.00 %	25			\$1,089,571
D2020	Domestic Water Distribution	\$1.03	S.F.	113,026	30	2012	2042		83.33 %	0.00 %	25			\$116,417
D2030	Sanitary Waste	\$1.62	S.F.	113,026	30	2012	2042		83.33 %	0.00 %	25			\$183,102
D2040	Rain Water Drainage	\$0.59	S.F.	113,026	30	2012	2042		83.33 %	0.00 %	25			\$66,685
D2090	Other Plumbing Systems -Nat Gas	\$0.16	S.F.	113,026	40	2012	2052		87.50 %	0.00 %	35			\$18,084
D3020	Heat Generating Systems	\$8.66	S.F.	113,026	30	1990	2020		10.00 %	0.00 %	3			\$978,805
D3030	Cooling Generating Systems	\$8.99	S.F.	113,026	25	2010	2035		72.00 %	0.00 %	18			\$1,016,104
D3040	Distribution Systems	\$10.65	S.F.	113,026	30	2012	2042		83.33 %	0.00 %	25			\$1,203,727
D3050	Terminal & Package Units	\$5.00	S.F.	113,026	15	2003	2018		6.67 %	0.00 %	1			\$565,130
D3060	Controls & Instrumentation	\$3.33	S.F.	113,026	20	2012	2032		75.00 %	0.00 %	15			\$376,377
D4010	Sprinklers	\$3.92	S.F.	113,026	30	2012	2042		83.33 %	0.00 %	25			\$443,062
D4020	Standpipes	\$0.67	S.F.	113,026	30	2012	2042		83.33 %	0.00 %	25			\$75,727
D5010	Electrical Service/Distribution	\$1.64	S.F.	113,026	40	2012	2052		87.50 %	0.00 %	35			\$185,363
D5020	Branch Wiring	\$4.91	S.F.	113,026	30	2012	2042		83.33 %	0.00 %	25			\$554,958
D5020	Lighting	\$11.44	S.F.	113,026	30	2012	2042		83.33 %	0.00 %	25			\$1,293,017
D5030810	Security & Detection Systems	\$2.27	S.F.	113,026	15	2012	2027		66.67 %	0.00 %	10			\$256,569
D5030910	Fire Alarm Systems	\$4.11	S.F.	113,026	15	2012	2027		66.67 %	0.00 %	10			\$464,537
D5030920	Data Communication	\$5.32	S.F.	113,026	15	2012	2027		66.67 %	0.00 %	10			\$601,298
E1020	Institutional Equipment	\$2.73	S.F.	113,026	20	2012	2032		75.00 %	0.00 %	15			\$308,561
E1090	Other Equipment	\$6.82	S.F.	113,026	20	2012	2032		75.00 %	0.00 %	15			\$770,837
E2010	Fixed Furnishings	\$5.45	S.F.	113,026	20	2012	2032		75.00 %	0.00 %	15			\$615,992
<b>Total</b>									<b>74.49 %</b>					<b>\$24,489,346</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



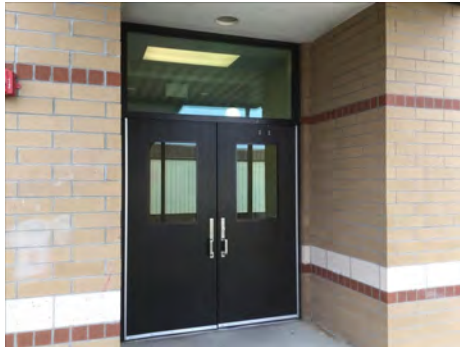
**Note:**

**System:** B2020 - Exterior Windows



**Note:**

**System:** B2030 - Exterior Doors



**Note:**

## Campus Assessment Report - 1990 Main

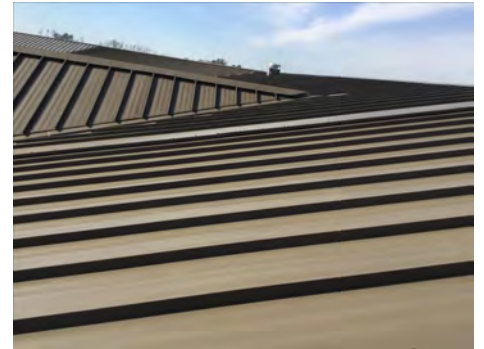
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**System:** B3010120 - Single Ply Membrane



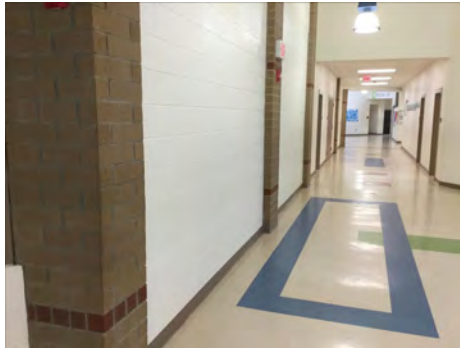
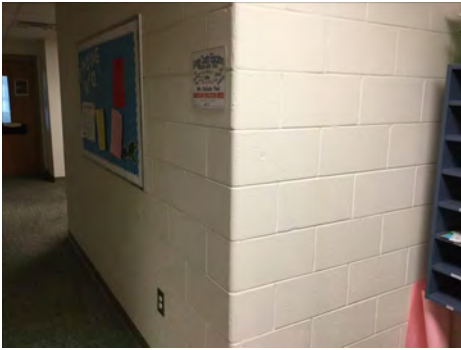
**Note:**

**System:** B3010130 - Preformed Metal Roofing



**Note:**

**System:** C1010 - Partitions



**Note:**



## Campus Assessment Report - 1990 Main

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**System:** C1020 - Interior Doors



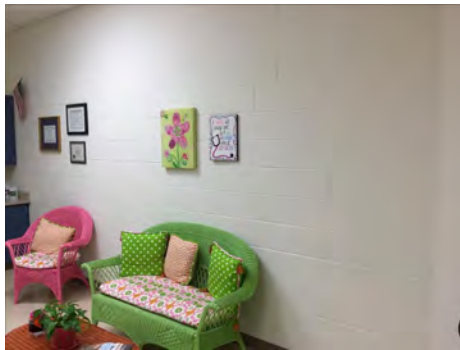
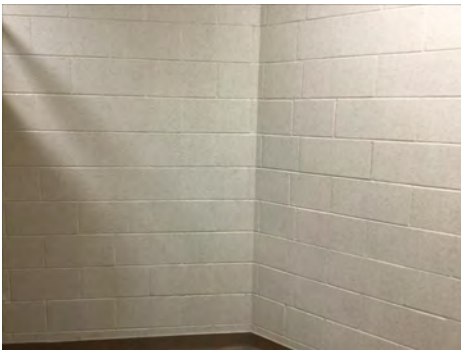
**Note:**

**System:** C1030 - Fittings



**Note:**

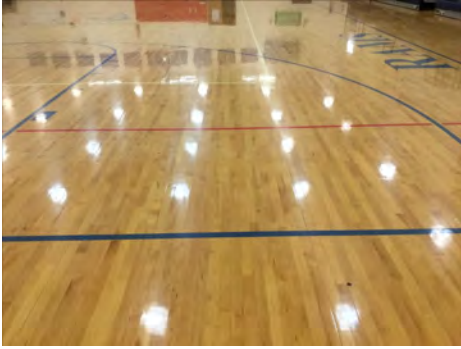
**System:** C3010 - Wall Finishes



**Note:**

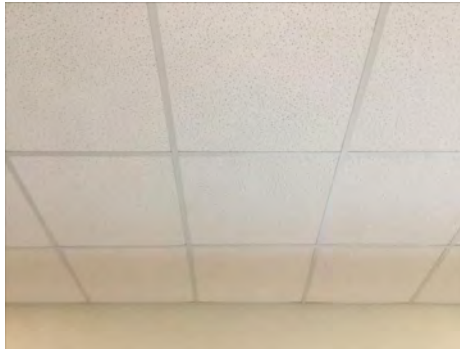
## Campus Assessment Report - 1990 Main

**System:** C3020 - Floor Finishes



**Note:**

**System:** C3030 - Ceiling Finishes



**Note:**

**System:** D2010 - Plumbing Fixtures

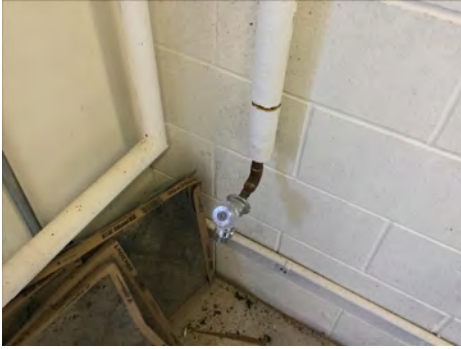


**Note:**



## Campus Assessment Report - 1990 Main

**System:** D2020 - Domestic Water Distribution



**Note:**

**System:** D2030 - Sanitary Waste



**Note:**

**System:** D2040 - Rain Water Drainage



**Note:**

## Campus Assessment Report - 1990 Main

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



**Note:**

**System:** D3020 - Heat Generating Systems



**Note:**

**System:** D3030 - Cooling Generating Systems



**Note:**

## Campus Assessment Report - 1990 Main

**System:** D3040 - Distribution Systems



**Note:**

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



**Note:**

**System:** D3060 - Controls & Instrumentation



**Note:**



## Campus Assessment Report - 1990 Main

**System:** D4010 - Sprinklers



**Note:**

**System:** D4020 - Standpipes



**Note:**

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



**Note:**

## Campus Assessment Report - 1990 Main

**System:** D5020 - Branch Wiring



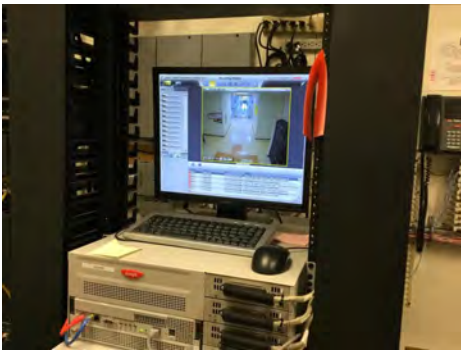
**Note:**

**System:** D5020 - Lighting



**Note:**

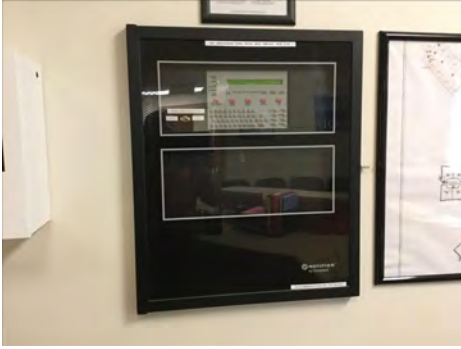
**System:** D5030810 - Security & Detection Systems



**Note:**

## Campus Assessment Report - 1990 Main

**System:** D5030910 - Fire Alarm Systems



**Note:**

**System:** D5030920 - Data Communication



**Note:**

**System:** E1020 - Institutional Equipment



**Note:**



## Campus Assessment Report - 1990 Main

**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>\$0</b>	<b>\$640,292</b>	<b>\$0</b>	<b>\$1,176,524</b>	<b>\$0</b>	<b>\$482,839</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,954,921</b>	<b>\$4,254,576</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	\$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>B3010130 - Preformed Metal Roofing</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>C1030 - Fittings</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

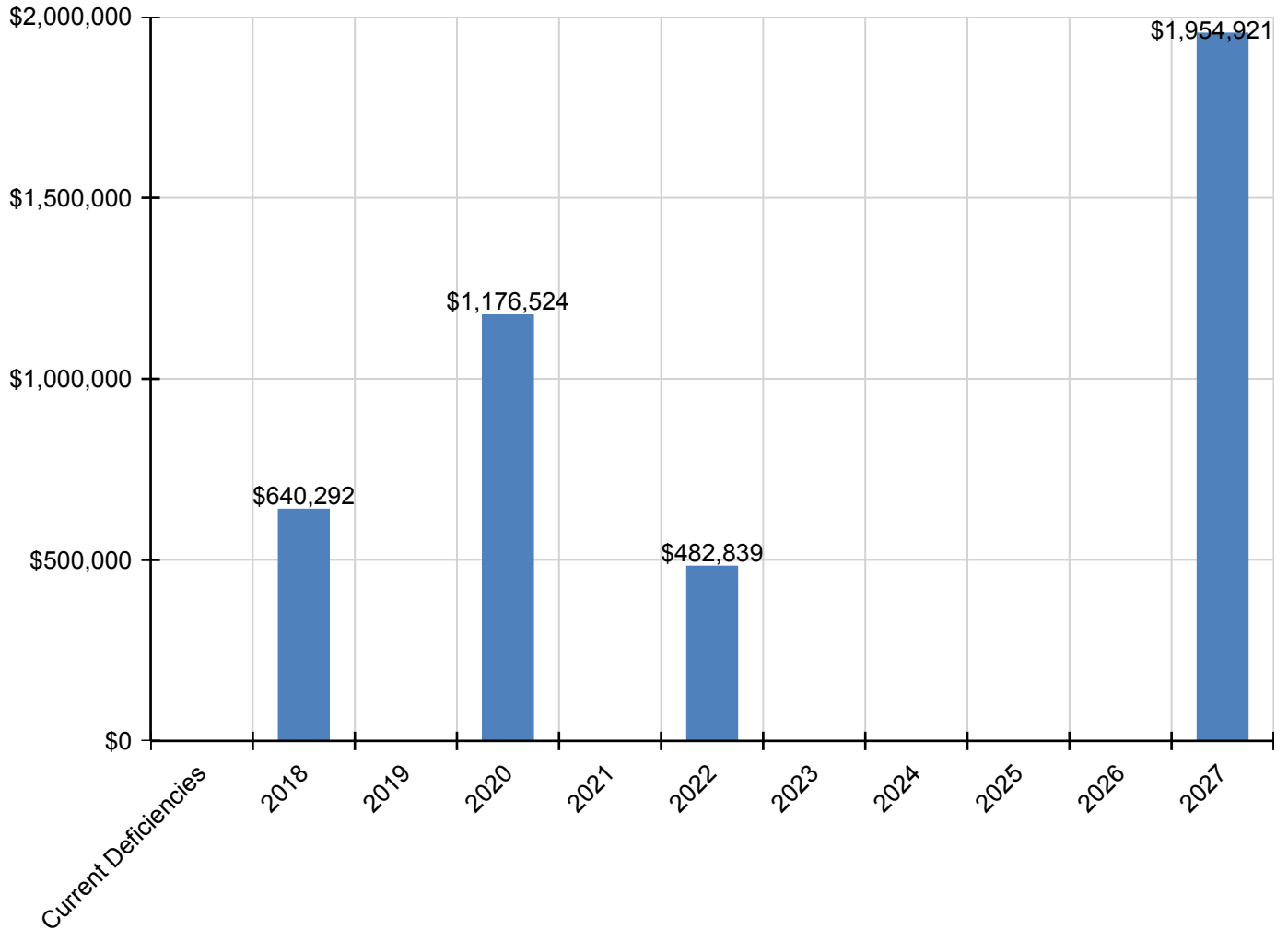
## Campus Assessment Report - 1990 Main

C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$482,839	\$0	\$0	\$0	\$0	\$0	\$482,839
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
D2040 - Rain Water Drainage	\$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
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$1,176,524	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,176,524
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	\$640,292	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$640,292
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	\$379,288	\$379,288
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$686,729	\$686,729
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$888,904	\$888,904
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):	5,776
Year Built:	2008
Last Renovation:	
Replacement Value:	\$970,021
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	64.41 %
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

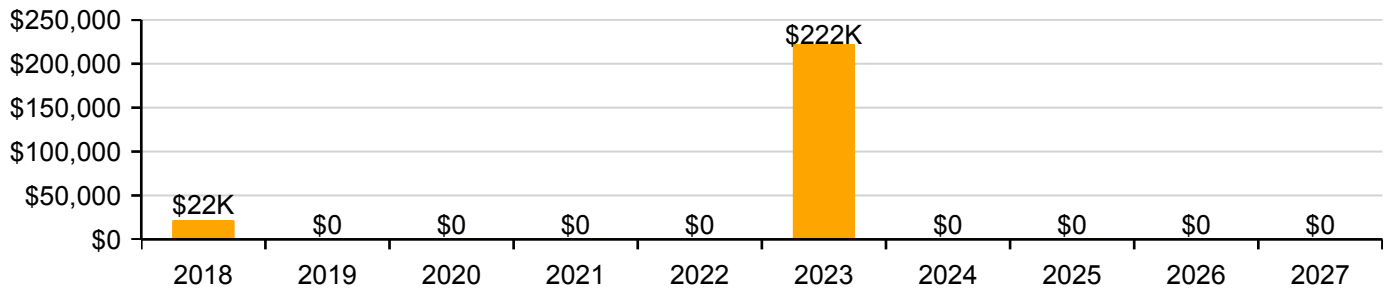
Function:	MS -Middle School	Gross Area:	5,776
Year Built:	2008	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$970,021
FCI:	0.00 %	RSLI%:	64.41 %

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	65.96 %	0.00 %	\$0.00
C30 - Interior Finishes	53.07 %	0.00 %	\$0.00
D20 - Plumbing	70.00 %	0.00 %	\$0.00
D30 - HVAC	43.70 %	0.00 %	\$0.00
D50 - Electrical	58.59 %	0.00 %	\$0.00
E10 - Equipment	55.00 %	0.00 %	\$0.00
E20 - Furnishings	55.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>64.41 %</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 22, 2017



2). South Elevation - Feb 22, 2017



3). West 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 \$
A1020	Special Foundations	\$2.53	S.F.	5,776	100	2008	2108		91.00 %	0.00 %	91			\$14,613
B1010	Floor Construction	\$12.43	S.F.	5,776	100	2008	2108		91.00 %	0.00 %	91			\$71,796
B1020	Roof Construction	\$8.18	S.F.	5,776	100	2008	2108		91.00 %	0.00 %	91			\$47,248
B2010	Exterior Walls	\$9.02	S.F.	5,776	100	2008	2108		91.00 %	0.00 %	91			\$52,100
B2020	Exterior Windows	\$10.52	S.F.	5,776	30	2008	2038		70.00 %	0.00 %	21			\$60,764
B2030	Exterior Doors	\$1.02	S.F.	5,776	30	2008	2038		70.00 %	0.00 %	21			\$5,892
B3010120	Single Ply Membrane	\$6.98	S.F.	5,776	20	2008	2028		55.00 %	0.00 %	11			\$40,316
C1010	Partitions	\$6.07	S.F.	5,776	75	2008	2083		88.00 %	0.00 %	66			\$35,060
C1020	Interior Doors	\$2.46	S.F.	5,776	30	2008	2038		70.00 %	0.00 %	21			\$14,209
C1030	Fittings	\$13.11	S.F.	5,776	20	2008	2028		55.00 %	0.00 %	11			\$75,723
C3010	Wall Finishes	\$3.35	S.F.	5,776	10	2008	2018		10.00 %	0.00 %	1			\$19,350
C3020	Floor Finishes	\$10.41	S.F.	5,776	20	2008	2028		55.00 %	0.00 %	11			\$60,128
C3030	Ceiling Finishes	\$11.37	S.F.	5,776	25	2008	2033		64.00 %	0.00 %	16			\$65,673
D2010	Plumbing Fixtures	\$9.64	S.F.	5,776	30	2008	2038		70.00 %	0.00 %	21			\$55,681
D2020	Domestic Water Distribution	\$1.03	S.F.	5,776	30	2008	2038		70.00 %	0.00 %	21			\$5,949
D2030	Sanitary Waste	\$1.62	S.F.	5,776	30	2008	2038		70.00 %	0.00 %	21			\$9,357
D3040	Distribution Systems	\$2.30	S.F.	5,776	30	2008	2038		70.00 %	0.00 %	21			\$13,285
D3050	Terminal & Package Units	\$17.61	S.F.	5,776	15	2008	2023		40.00 %	0.00 %	6			\$101,715
D3060	Controls & Instrumentation	\$0.42	S.F.	5,776	20	2008	2028		55.00 %	0.00 %	11			\$2,426
D5010	Electrical Service/Distribution	\$1.64	S.F.	5,776	40	2008	2048		77.50 %	0.00 %	31			\$9,473
D5020	Branch Wiring	\$4.91	S.F.	5,776	30	2008	2038		70.00 %	0.00 %	21			\$28,360
D5020	Lighting	\$11.44	S.F.	5,776	30	2008	2038		70.00 %	0.00 %	21			\$66,077
D5030810	Security & Detection Systems	\$2.27	S.F.	5,776	15	2008	2023		40.00 %	0.00 %	6			\$13,112
D5030910	Fire Alarm Systems	\$4.11	S.F.	5,776	15	2008	2023		40.00 %	0.00 %	6			\$23,739
D5030920	Data Communication	\$5.32	S.F.	5,776	15	2008	2023		40.00 %	0.00 %	6			\$30,728
E1020	Institutional Equipment	\$2.73	S.F.	5,776	20	2008	2028		55.00 %	0.00 %	11			\$15,768
E2010	Fixed Furnishings	\$5.45	S.F.	5,776	20	2008	2028		55.00 %	0.00 %	11			\$31,479
<b>Total</b>									<b>64.41 %</b>					<b>\$970,021</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:**

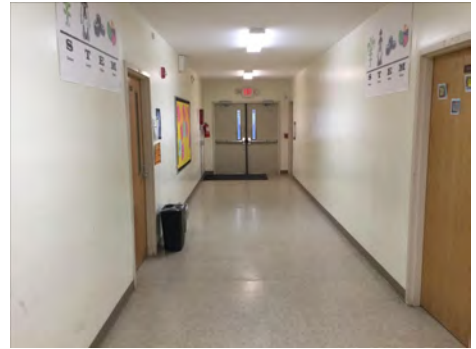
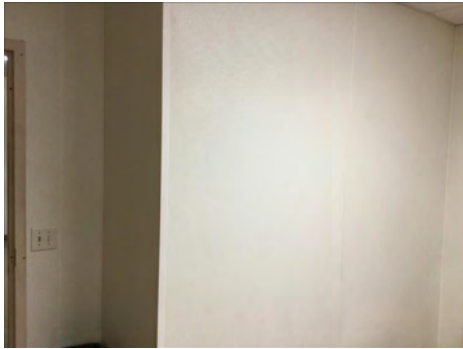
**System:** B2030 - Exterior Doors



**Note:**

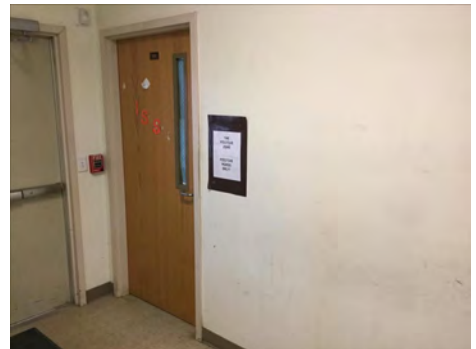
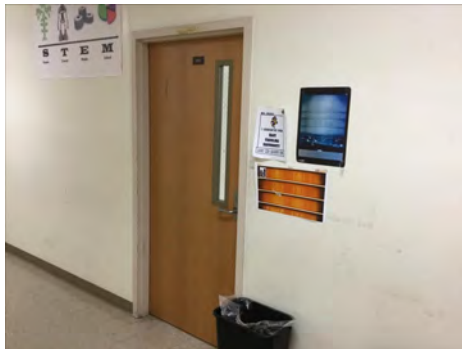
# Campus Assessment Report - 2008 MOD

**System:** C1010 - Partitions



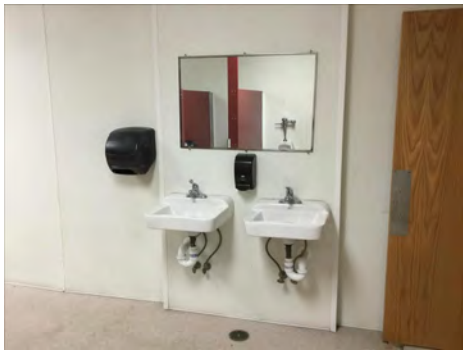
**Note:**

**System:** C1020 - Interior Doors



**Note:**

**System:** C1030 - Fittings

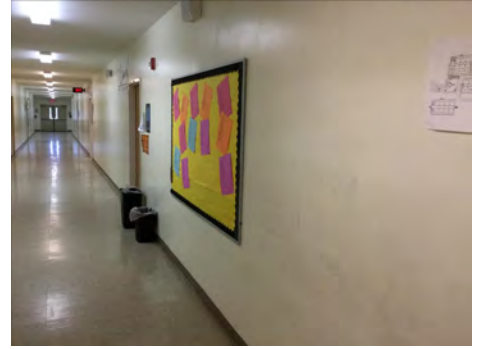
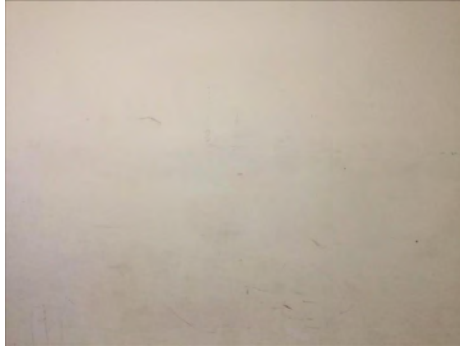
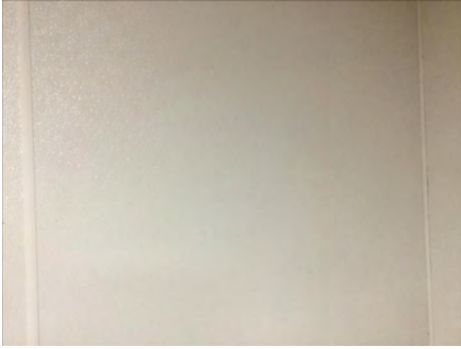


**Note:**

## Campus Assessment Report - 2008 MOD

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**System:** C3010 - Wall Finishes



**Note:**

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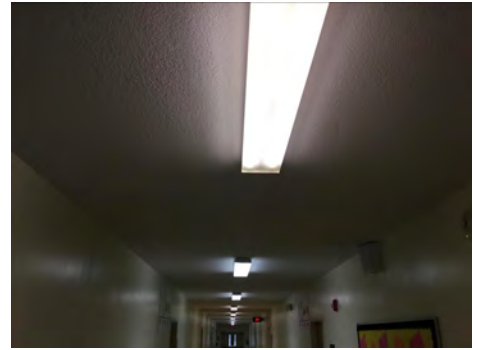
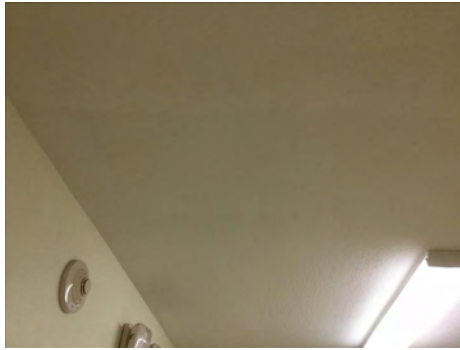
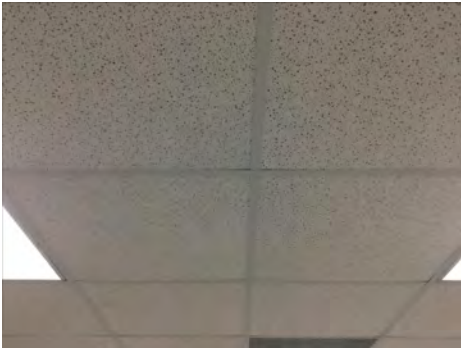
**System:** C3020 - Floor Finishes



**Note:**

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**System:** C3030 - Ceiling Finishes

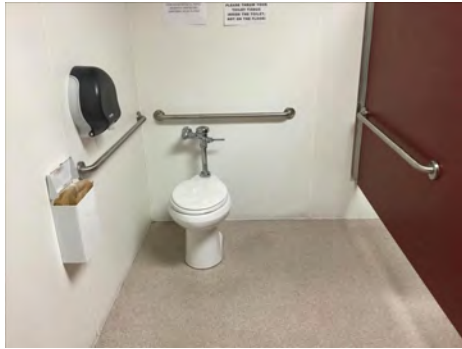
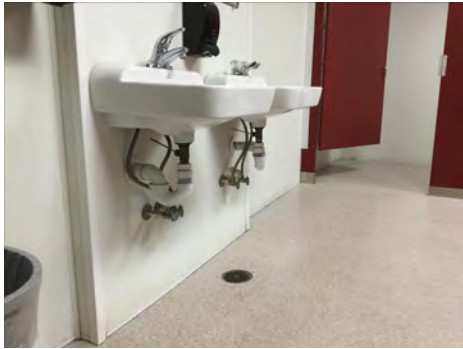


**Note:**



## Campus Assessment Report - 2008 MOD

**System:** D2010 - Plumbing Fixtures



**Note:**

**System:** D2020 - Domestic Water Distribution



**Note:**

**System:** D2030 - Sanitary Waste



**Note:**



## Campus Assessment Report - 2008 MOD

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**System:** D3040 - Distribution Systems



**Note:**

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



**Note:**

**System:** D3060 - Controls & Instrumentation



**Note:**

## Campus Assessment Report - 2008 MOD

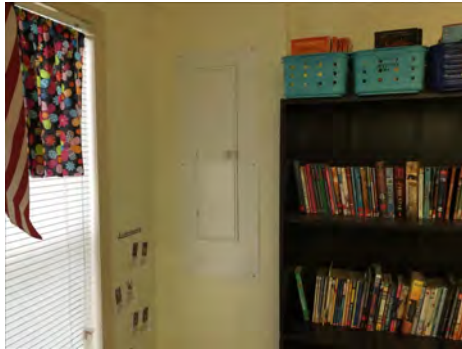
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**System:** D5010 - Electrical Service/Distribution



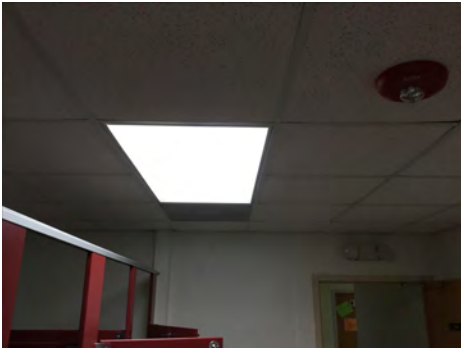
**Note:**

**System:** D5020 - Branch Wiring



**Note:**

**System:** D5020 - Lighting



**Note:**

## Campus Assessment Report - 2008 MOD

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



**Note:**

**System:** D5030910 - Fire Alarm Systems



**Note:**

**System:** D5030920 - Data Communication



**Note:**

## Campus Assessment Report - 2008 MOD

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**System:** E1020 - Institutional Equipment



**Note:**

**System:** E2010 - Fixed Furnishings



**Note:**

## Renewal Schedule

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

*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	\$0	\$21,924	\$0	\$0	\$0	\$0	\$222,361	\$0	\$0	\$0	\$0	\$244,285
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1020 - Special Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010120 - Single Ply Membrane	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$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	\$21,924	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,924
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

## Campus Assessment Report - 2008 MOD

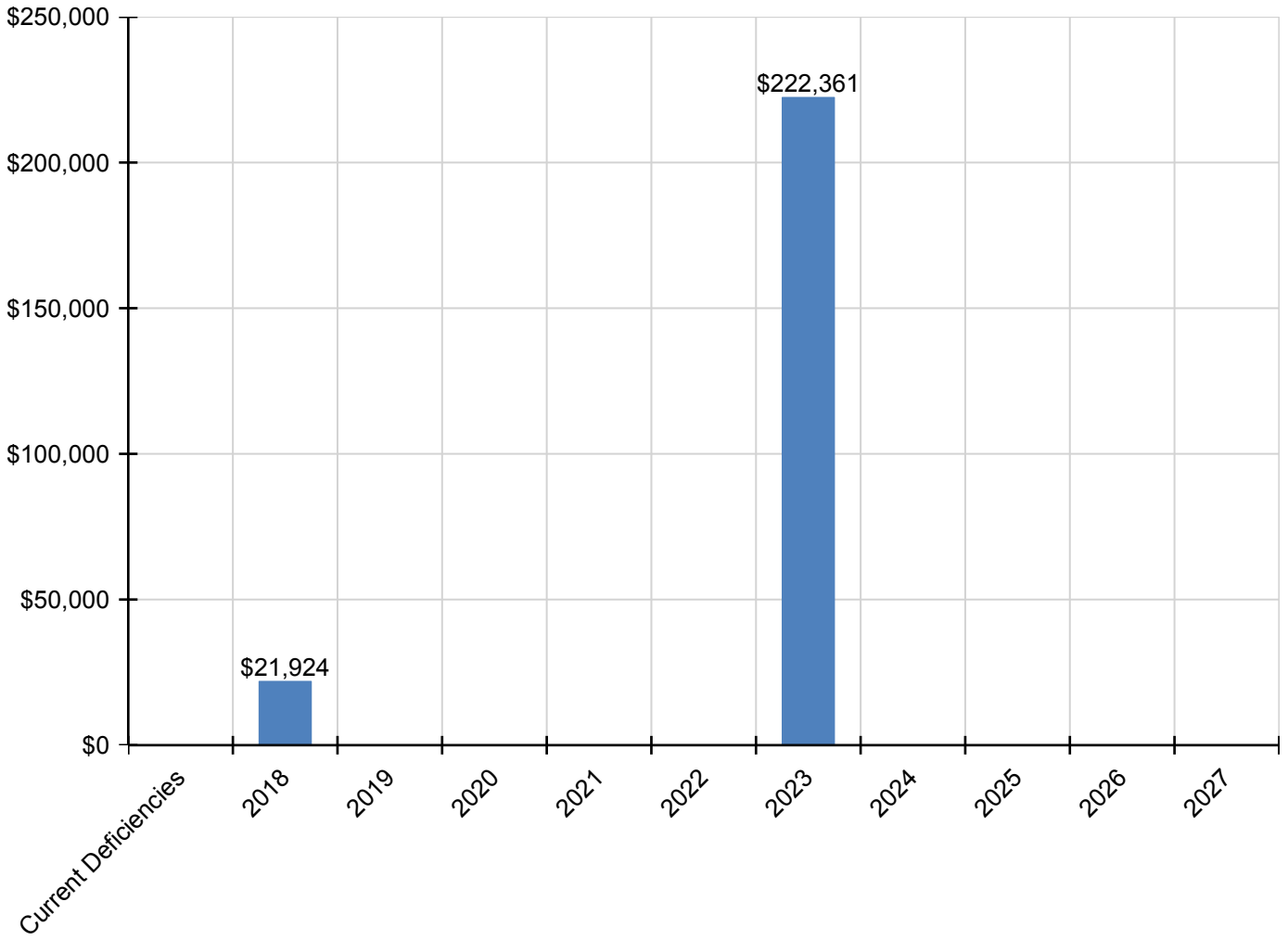
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$133,599	\$0	\$0	\$0	\$0	\$0	\$133,599
D3060 - Controls & Instrumentation	\$0	\$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	\$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	\$17,222	\$0	\$0	\$0	\$0	\$0	\$17,222
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$31,180	\$0	\$0	\$0	\$0	\$0	\$31,180
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$40,360	\$0	\$0	\$0	\$0	\$0	\$40,360
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
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	\$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):	7,750
Year Built:	2009
Last Renovation:	
Replacement Value:	\$1,188,701
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	68.29 %
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.

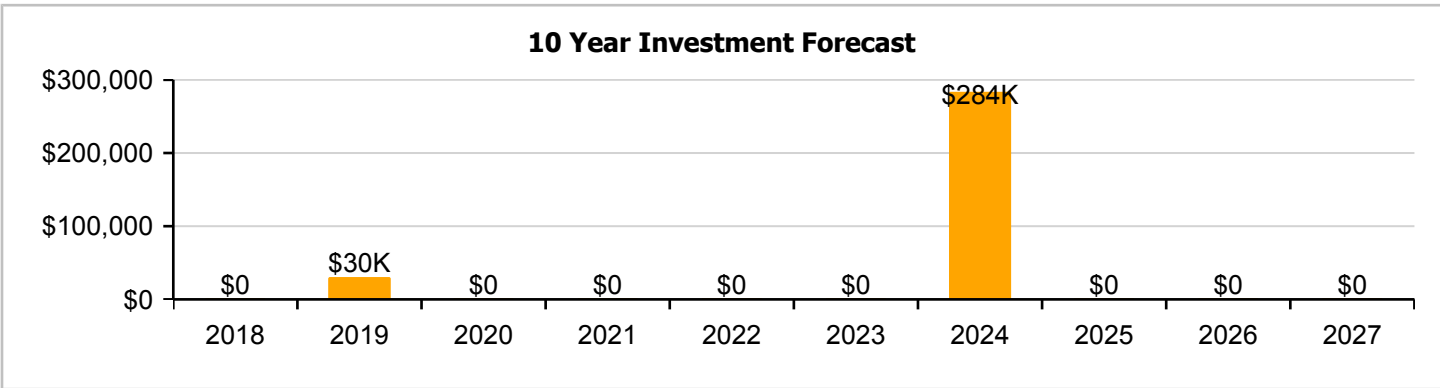
## Dashboard Summary

Function:	MS -Middle School	Gross Area:	7,750
Year Built:	2009	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$1,188,701
FCI:	0.00 %	RSLI%:	68.29 %

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	92.00 %	0.00 %	\$0.00
B10 - Superstructure	92.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	81.52 %	0.00 %	\$0.00
B30 - Roofing	60.00 %	0.00 %	\$0.00
C10 - Interior Construction	69.74 %	0.00 %	\$0.00
C30 - Interior Finishes	58.29 %	0.00 %	\$0.00
D30 - HVAC	49.96 %	0.00 %	\$0.00
D50 - Electrical	64.56 %	0.00 %	\$0.00
E10 - Equipment	60.00 %	0.00 %	\$0.00
E20 - Furnishings	60.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>68.29 %</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 22, 2017



2). West Elevation - Feb 22, 2017



3). North Elevation - Feb 22, 2017



4). South 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 \$
A1020	Special Foundations	\$2.53	S.F.	7,750	100	2009	2109		92.00 %	0.00 %	92			\$19,608
B1010	Floor Construction	\$12.43	S.F.	7,750	100	2009	2109		92.00 %	0.00 %	92			\$96,333
B1020	Roof Construction	\$8.18	S.F.	7,750	100	2009	2109		92.00 %	0.00 %	92			\$63,395
B2010	Exterior Walls	\$9.02	S.F.	7,750	100	2009	2109		92.00 %	0.00 %	92			\$69,905
B2020	Exterior Windows	\$10.52	S.F.	7,750	30	2009	2039		73.33 %	0.00 %	22			\$81,530
B2030	Exterior Doors	\$1.02	S.F.	7,750	30	2009	2039		73.33 %	0.00 %	22			\$7,905
B3010120	Single Ply Membrane	\$6.98	S.F.	7,750	20	2009	2029		60.00 %	0.00 %	12			\$54,095
C1010	Partitions	\$6.07	S.F.	7,750	75	2009	2084		89.33 %	0.00 %	67			\$47,043
C1020	Interior Doors	\$2.46	S.F.	7,750	30	2009	2039		73.33 %	0.00 %	22			\$19,065
C1030	Fittings	\$13.11	S.F.	7,750	20	2009	2029		60.00 %	0.00 %	12			\$101,603
C3010	Wall Finishes	\$3.35	S.F.	7,750	10	2009	2019		20.00 %	0.00 %	2			\$25,963
C3020	Floor Finishes	\$10.41	S.F.	7,750	20	2009	2029		60.00 %	0.00 %	12			\$80,678
C3030	Ceiling Finishes	\$11.37	S.F.	7,750	25	2009	2034		68.00 %	0.00 %	17			\$88,118
D3040	Distribution Systems	\$2.30	S.F.	7,750	30	2009	2039		73.33 %	0.00 %	22			\$17,825
D3050	Terminal & Package Units	\$17.61	S.F.	7,750	15	2009	2024		46.67 %	0.00 %	7			\$136,478
D3060	Controls & Instrumentation	\$0.42	S.F.	7,750	20	2009	2029		60.00 %	0.00 %	12			\$3,255
D5010	Electrical Service/Distribution	\$1.64	S.F.	7,750	40	2009	2049		80.00 %	0.00 %	32			\$12,710
D5020	Branch Wiring	\$4.91	S.F.	7,750	30	2009	2039		73.33 %	0.00 %	22			\$38,053
D5020	Lighting	\$11.44	S.F.	7,750	30	2009	2039		73.33 %	0.00 %	22			\$88,660
D5030910	Fire Alarm Systems	\$4.11	S.F.	7,750	15	2009	2024		46.67 %	0.00 %	7			\$31,853
D5030920	Data Communication	\$5.32	S.F.	7,750	15	2009	2024		46.67 %	0.00 %	7			\$41,230
E1020	Institutional Equipment	\$2.73	S.F.	7,750	20	2009	2029		60.00 %	0.00 %	12			\$21,158
E2010	Fixed Furnishings	\$5.45	S.F.	7,750	20	2009	2029		60.00 %	0.00 %	12			\$42,238
<b>Total</b>									<b>68.29 %</b>					<b>\$1,188,701</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 - 2009 MOD

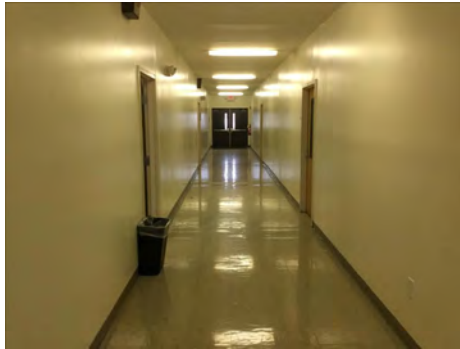
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**System:** B3010120 - Single Ply Membrane



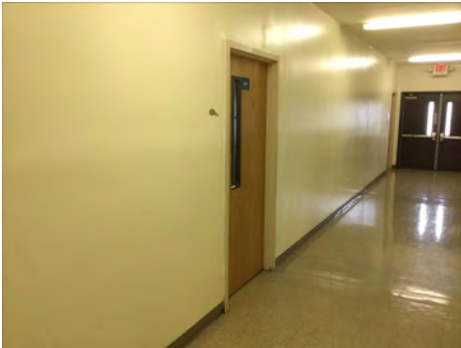
**Note:**

**System:** C1010 - Partitions



**Note:**

**System:** C1020 - Interior Doors

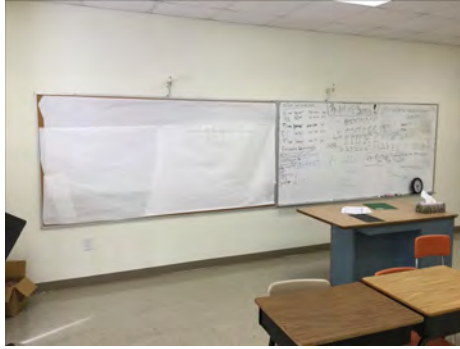


**Note:**

## Campus Assessment Report - 2009 MOD

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**System:** C1030 - Fittings



**Note:**

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**System:** C3010 - Wall Finishes



**Note:**

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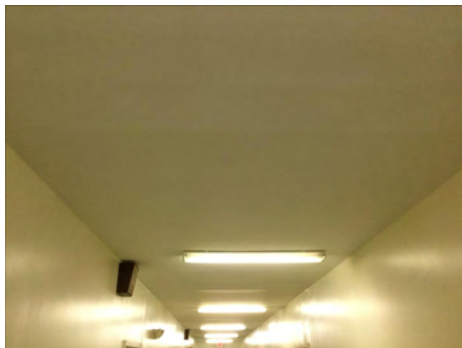
**System:** C3020 - Floor Finishes



**Note:**

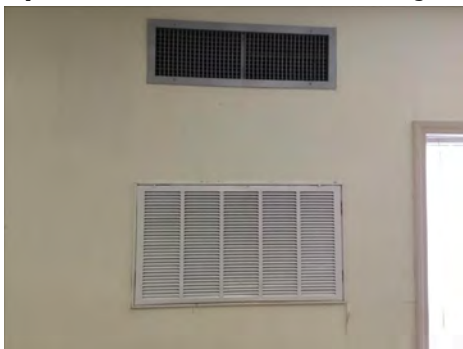
## Campus Assessment Report - 2009 MOD

**System:** C3030 - Ceiling Finishes



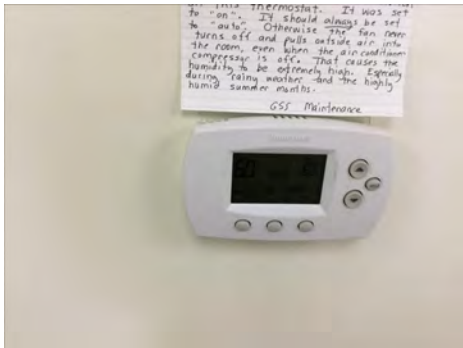
**Note:**

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



**Note:**

**System:** D3060 - Controls & Instrumentation



**Note:**



## Campus Assessment Report - 2009 MOD

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



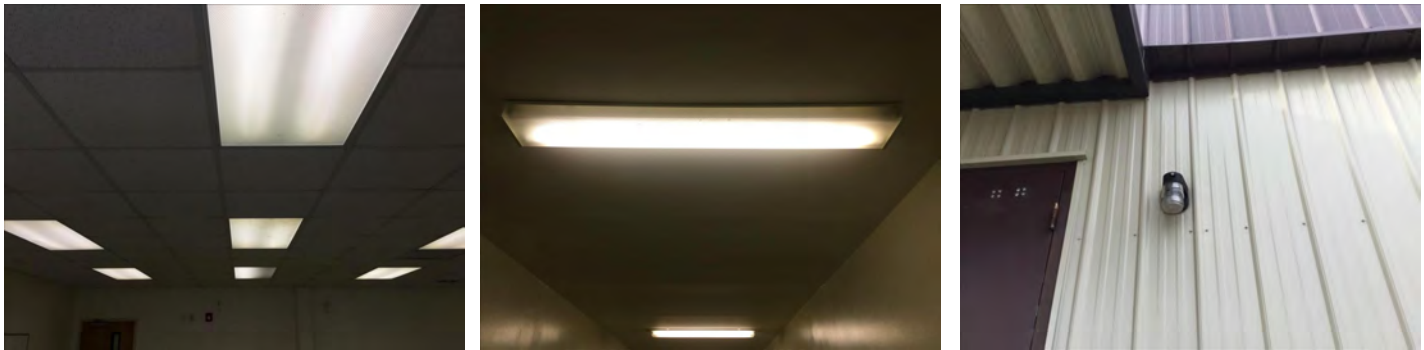
**Note:**

**System:** D5020 - Branch Wiring



**Note:**

**System:** D5020 - Lighting



**Note:**

## Campus Assessment Report - 2009 MOD

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**System:** D5030910 - Fire Alarm Systems



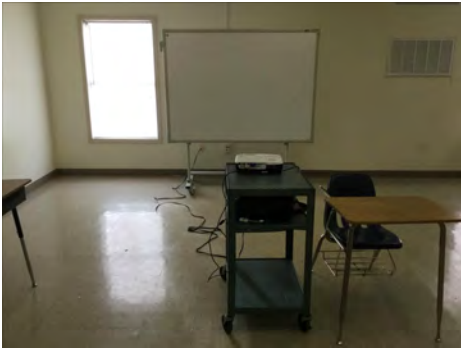
**Note:**

**System:** D5030920 - Data Communication



**Note:**

**System:** E1020 - Institutional Equipment

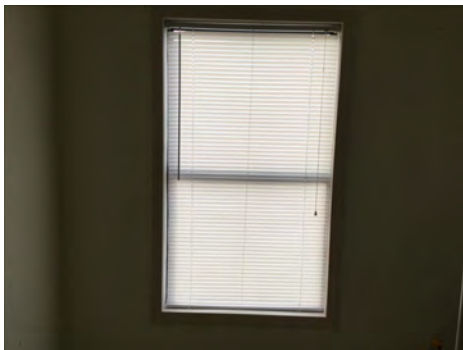


**Note:**

## Campus Assessment Report - 2009 MOD

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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>	\$0	\$0	\$30,298	\$0	\$0	\$0	\$0	\$283,506	\$0	\$0	\$0	\$313,804
<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>C1030 - Fittings</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	\$30,298	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,298
<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

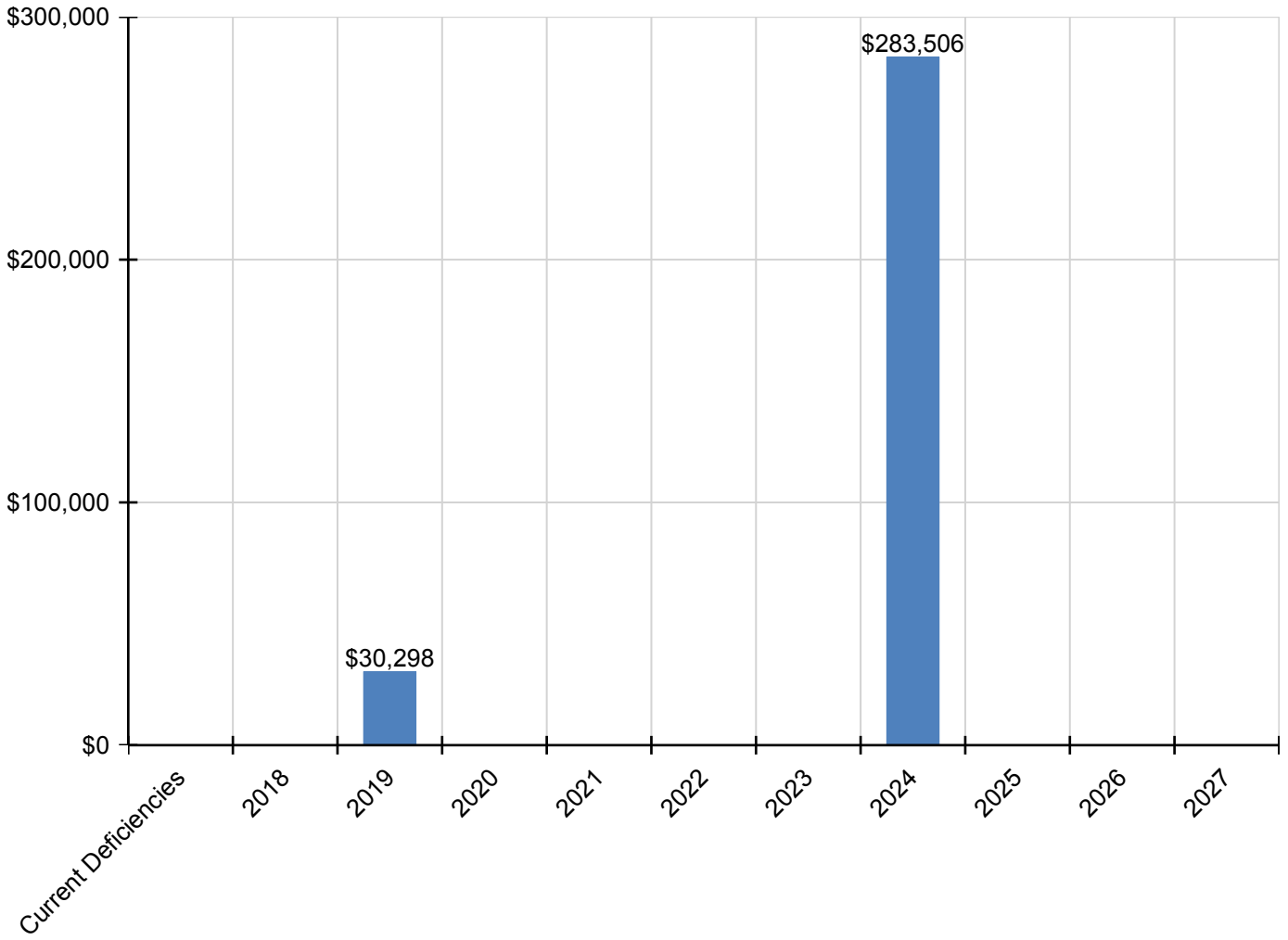
## Campus Assessment Report - 2009 MOD

D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$184,635	\$0	\$0	\$0	\$184,635
D3060 - Controls & Instrumentation	\$0	\$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	\$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
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,092	\$0	\$0	\$0	\$43,092
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,778	\$0	\$0	\$0	\$55,778
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
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	\$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):	1,500
Year Built:	2012
Last Renovation:	
Replacement Value:	\$178,170
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	83.81 %
FCA Score:	100.00



**Description:**

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

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

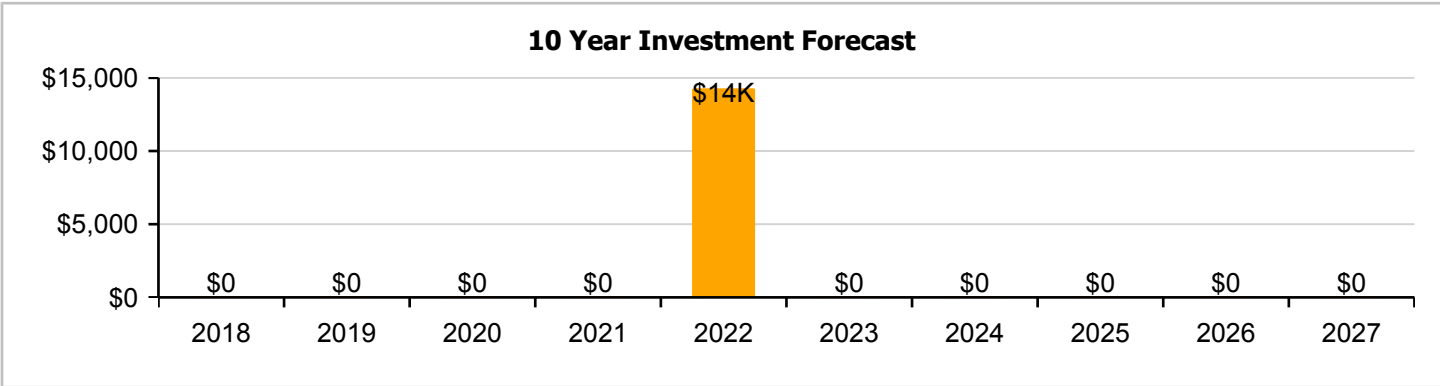
**Dashboard Summary**

Function:	MS -Middle School	Gross Area:	1,500
Year Built:	2012	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$178,170
FCI:	0.00 %	RSLI%:	83.81 %

No data found for this asset

No data found for this asset

No data found for this asset



## Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	95.00 %	0.00 %	\$0.00
B10 - Superstructure	95.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	91.61 %	0.00 %	\$0.00
B30 - Roofing	83.33 %	0.00 %	\$0.00
C10 - Interior Construction	84.90 %	0.00 %	\$0.00
C30 - Interior Finishes	70.33 %	0.00 %	\$0.00
D50 - Electrical	84.14 %	0.00 %	\$0.00
E20 - Furnishings	75.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>83.81 %</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 22, 2017



2). East Elevation - Feb 22, 2017



3). West 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	\$6.93	S.F.	1,500	100	2012	2112		95.00 %	0.00 %	95			\$10,395
A1030	Slab on Grade	\$7.37	S.F.	1,500	100	2012	2112		95.00 %	0.00 %	95			\$11,055
B1020	Roof Construction	\$5.98	S.F.	1,500	100	2012	2112		95.00 %	0.00 %	95			\$8,970
B2010	Exterior Walls	\$18.04	S.F.	1,500	100	2012	2112		95.00 %	0.00 %	95			\$27,060
B2020	Exterior Windows	\$6.47	S.F.	1,500	30	2012	2042		83.33 %	0.00 %	25			\$9,705
B2030	Exterior Doors	\$0.91	S.F.	1,500	30	2012	2042		83.33 %	0.00 %	25			\$1,365
B3010130	Preformed Metal Roofing	\$9.66	S.F.	1,500	30	2012	2042		83.33 %	0.00 %	25			\$14,490
C1010	Partitions	\$10.34	S.F.	1,500	75	2012	2087		93.33 %	0.00 %	70			\$15,510
C1020	Interior Doors	\$2.20	S.F.	1,500	30	2012	2042		83.33 %	0.00 %	25			\$3,300
C1030	Fittings	\$8.47	S.F.	1,500	20	2012	2032		75.00 %	0.00 %	15			\$12,705
C3010	Wall Finishes	\$7.46	S.F.	1,500	10	2012	2022		50.00 %	0.00 %	5			\$11,190
C3020	Floor Finishes	\$12.74	S.F.	1,500	20	2012	2032		75.00 %	0.00 %	15			\$19,110
C3030	Ceiling Finishes	\$9.53	S.F.	1,500	25	2012	2037		80.00 %	0.00 %	20			\$14,295
D5010	Electrical Service/Distribution	\$1.47	S.F.	1,500	40	2012	2052		87.50 %	0.00 %	35			\$2,205
D5020	Branch Wiring	\$2.55	S.F.	1,500	30	2012	2042		83.33 %	0.00 %	25			\$3,825
D5020	Lighting	\$3.58	S.F.	1,500	30	2012	2042		83.33 %	0.00 %	25			\$5,370
E2010	Fixed Furnishings	\$5.08	S.F.	1,500	20	2012	2032		75.00 %	0.00 %	15			\$7,620
<b>Total</b>									<b>83.81 %</b>					<b>\$178,170</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 - 2012 Locker Room

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**System:** B3010130 - Preformed Metal Roofing



**Note:**

**System:** C1010 - Partitions



**Note:**

**System:** C1020 - Interior Doors

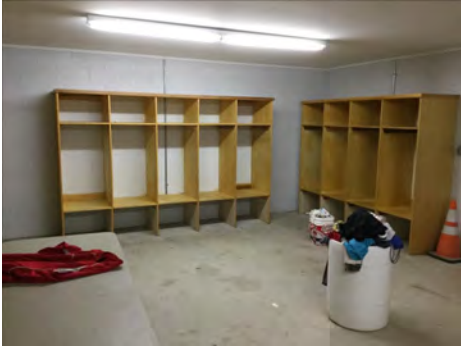


**Note:**

## Campus Assessment Report - 2012 Locker Room

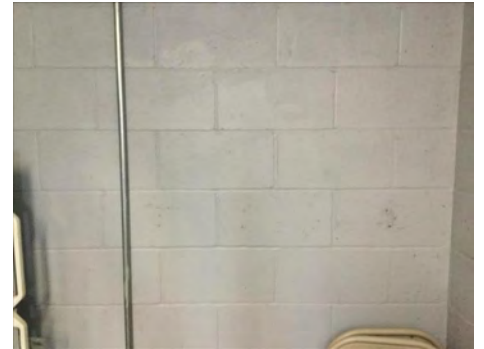
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**System:** C1030 - Fittings



**Note:**

**System:** C3010 - Wall Finishes



**Note:**

**System:** C3020 - Floor Finishes



**Note:**

## Campus Assessment Report - 2012 Locker Room

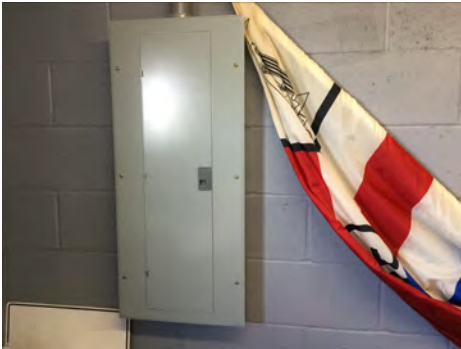
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**System:** C3030 - Ceiling Finishes



**Note:**

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



**Note:**

**System:** D5020 - Branch Wiring



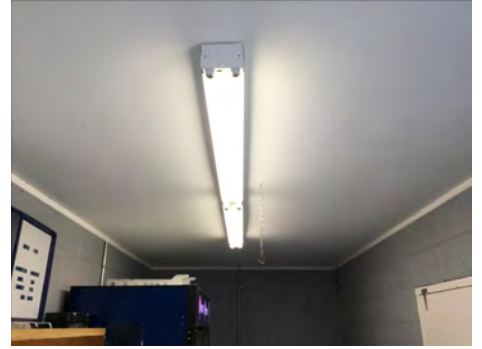
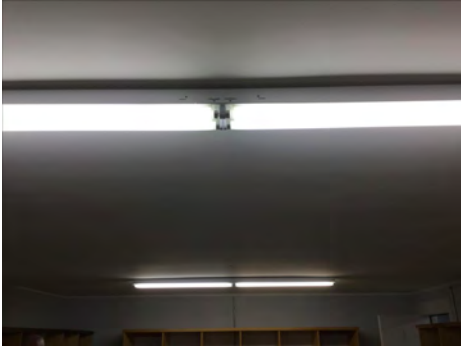
**Note:**



## Campus Assessment Report - 2012 Locker Room

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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%*

# Campus Assessment Report - 2012 Locker Room

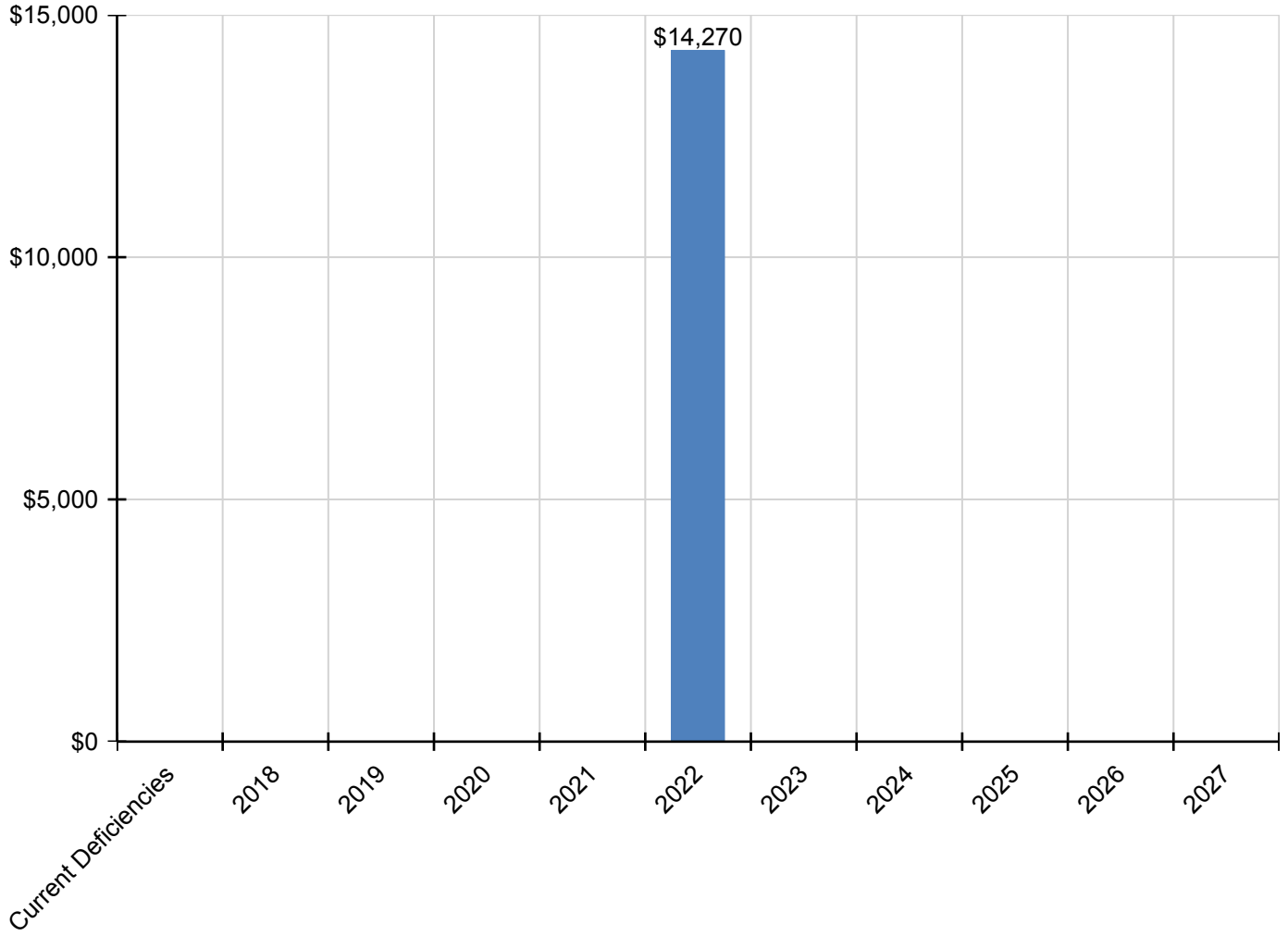
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	\$0	\$0	\$0	\$0	\$0	\$14,270	\$0	\$0	\$0	\$0	\$0	\$14,270
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$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>B3010130 - Preformed Metal Roofing</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>C1030 - Fittings</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	\$0	\$14,270	\$0	\$0	\$0	\$0	\$0	\$14,270
<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>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
<b>E - Equipment &amp; Furnishings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>E20 - Furnishings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>E2010 - Fixed Furnishings</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:	MS -Middle School
Gross Area (SF):	400
Year Built:	2012
Last Renovation:	
Replacement Value:	\$60,484
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	88.98 %
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

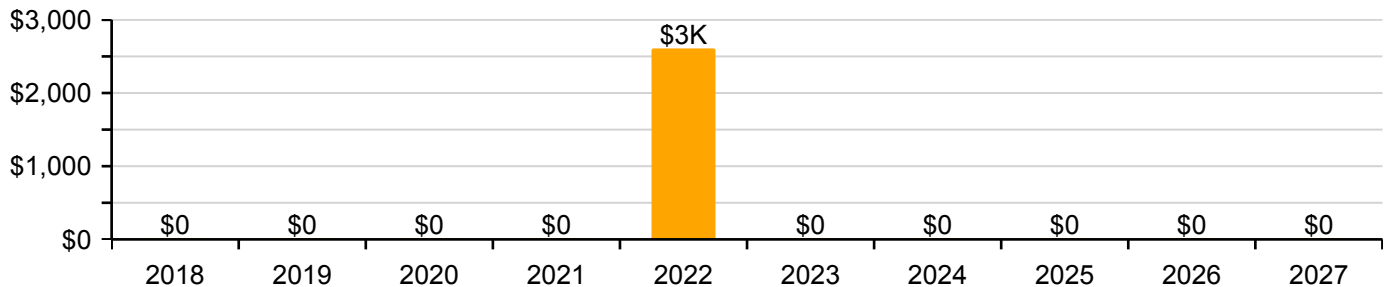
Function:	MS -Middle School	Gross Area:	400
Year Built:	2012	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$60,484
FCI:	0.00 %	RSLI%:	88.98 %

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	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	75.00 %	0.00 %	\$0.00
C10 - Interior Construction	88.46 %	0.00 %	\$0.00
C30 - Interior Finishes	60.91 %	0.00 %	\$0.00
D20 - Plumbing	83.33 %	0.00 %	\$0.00
D50 - Electrical	83.33 %	0.00 %	\$0.00
<b>Totals:</b>	<b>88.98 %</b>	<b>0.00 %</b>	<b>\$0.00</b>

## Photo Album

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

1). Northwest Elevation - Feb 22, 2017



2). North Elevation - Feb 22, 2017



3). East Elevation - Feb 22, 2017



4). South 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.	400	100	2012	2112		95.00 %	0.00 %	95			\$8,052
A1030	Slab on Grade	\$19.75	S.F.	400	100	2012	2112		95.00 %	0.00 %	95			\$7,900
B1020	Roof Construction	\$16.26	S.F.	400	100	2012	2112		95.00 %	0.00 %	95			\$6,504
B2010	Exterior Walls	\$29.79	S.F.	400	100	2012	2112		95.00 %	0.00 %	95			\$11,916
B2030	Exterior Doors	\$8.66	S.F.	400	30	2012	2042		83.33 %	0.00 %	25			\$3,464
B3010140	Asphalt Shingles	\$4.32	S.F.	400	20	2012	2032		75.00 %	0.00 %	15			\$1,728
C1010	Partitions	\$11.85	S.F.	400	50	2012	2062		90.00 %	0.00 %	45			\$4,740
C1030	Fittings	\$1.36	S.F.	400	20	2012	2032		75.00 %	0.00 %	15			\$544
C3010	Wall Finishes	\$5.11	S.F.	400	10	2012	2022		50.00 %	0.00 %	5			\$2,044
C3030	Ceiling Finishes	\$2.92	S.F.	400	25	2012	2037		80.00 %	0.00 %	20			\$1,168
D2010	Plumbing Fixtures	\$12.71	S.F.	400	30	2012	2042		83.33 %	0.00 %	25			\$5,084
D2020	Domestic Water Distribution	\$2.97	S.F.	400	30	2012	2042		83.33 %	0.00 %	25			\$1,188
D2030	Sanitary Waste	\$2.22	S.F.	400	30	2012	2042		83.33 %	0.00 %	25			\$888
D5020	Branch Wiring	\$3.58	S.F.	400	30	2012	2042		83.33 %	0.00 %	25			\$1,432
D5020	Lighting	\$9.58	S.F.	400	30	2012	2042		83.33 %	0.00 %	25			\$3,832
<b>Total</b>									<b>88.98 %</b>					<b>\$60,484</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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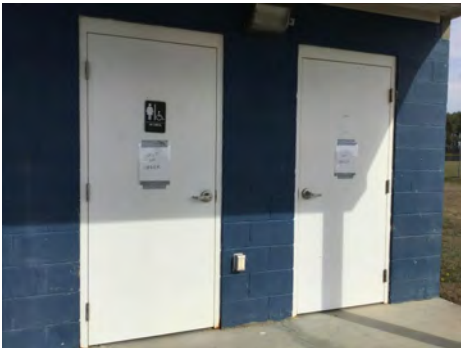
**System:** B2010 - Exterior Walls



**Note:**

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**System:** B2030 - Exterior Doors



**Note:**

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**System:** B3010140 - Asphalt Shingles



**Note:**



## Campus Assessment Report - 2012 Restroom

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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 - 2012 Restroom

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**System:** C3030 - Ceiling Finishes



**Note:**

---

**System:** D2010 - Plumbing Fixtures



**Note:**

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**System:** D2020 - Domestic Water Distribution



**Note:**

## Campus Assessment Report - 2012 Restroom

---

**System:** D2030 - Sanitary Waste



**Note:**

---

**System:** D5020 - Branch Wiring



**Note:**

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**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.

# Campus Assessment Report - 2012 Restroom

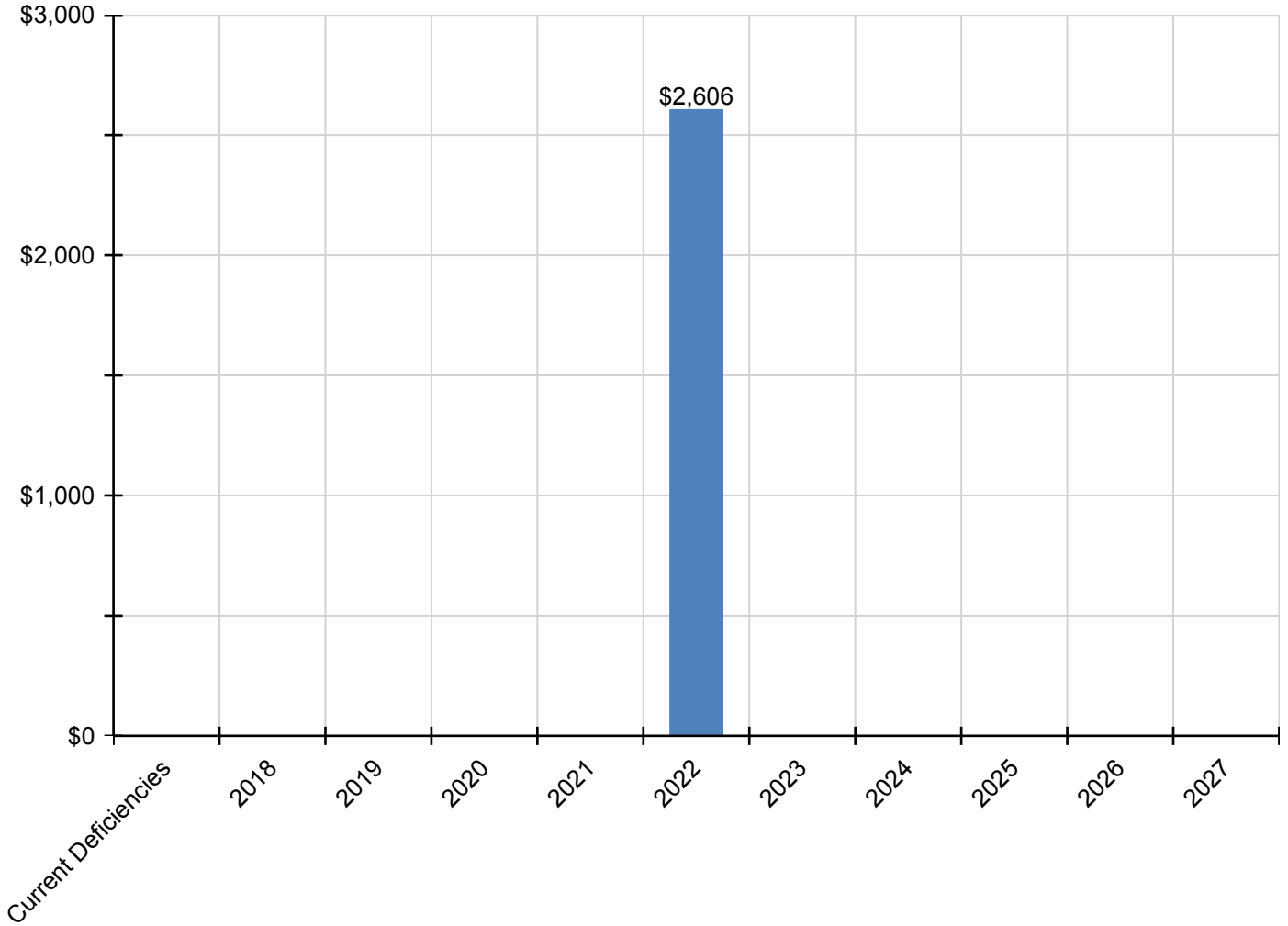
Inflation Rate: 3%

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>\$0</b>	<b>\$2,606</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,606</b>
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010140 - Asphalt Shingles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$2,606	\$0	\$0	\$0	\$0	\$0	\$2,606
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
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):	128,452
Year Built:	2012
Last Renovation:	
Replacement Value:	\$5,582,524
Repair Cost:	\$792,677.00
Total FCI:	14.20 %
Total RSLI:	51.07 %
FCA Score:	85.80



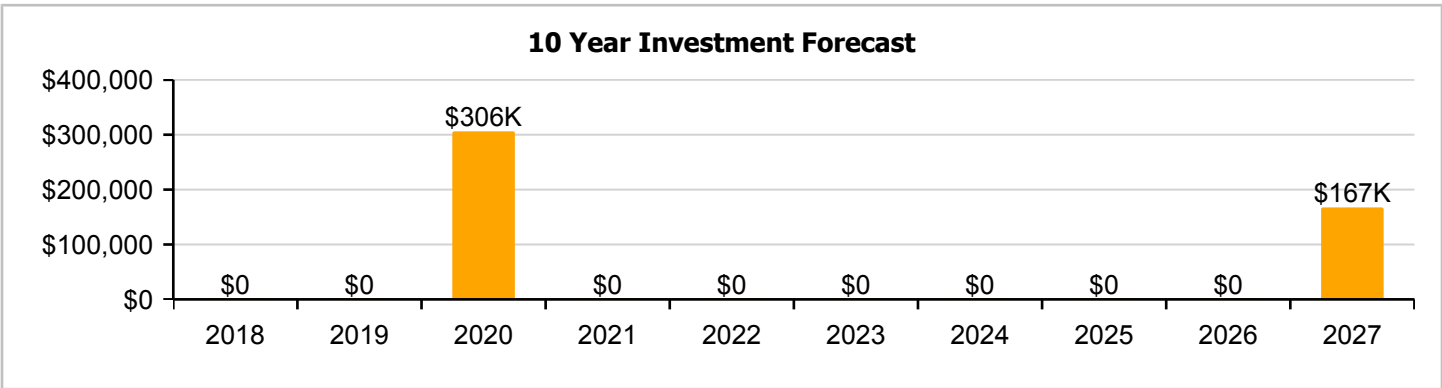
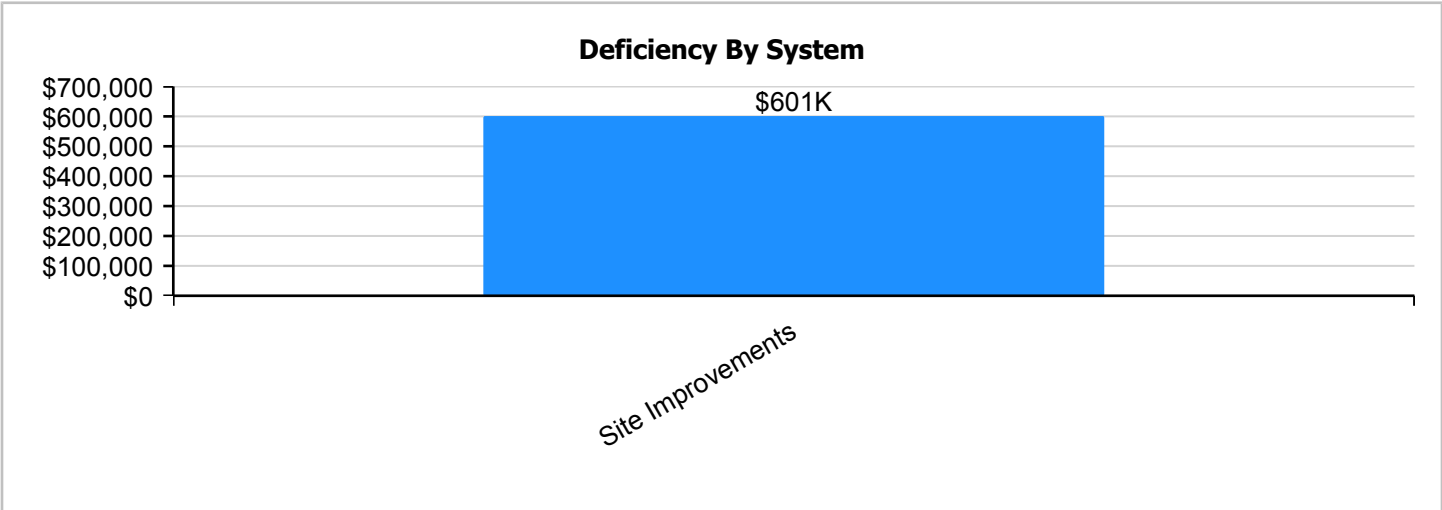
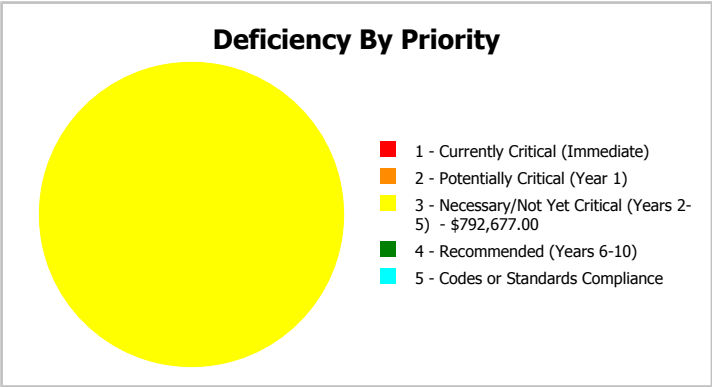
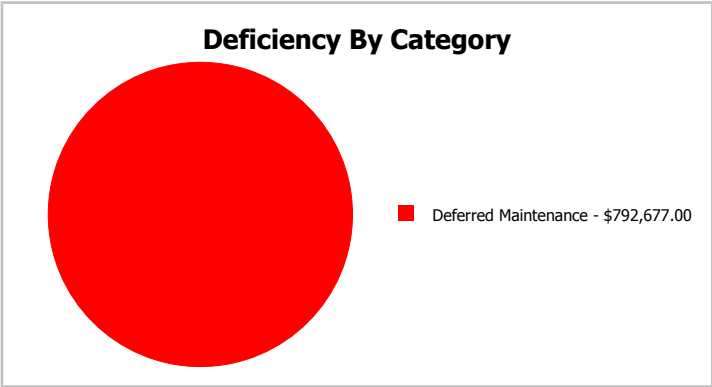
**Description:**

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:	128,452
Year Built:	2012	Last Renovation:	
Repair Cost:	\$792,677	Replacement Value:	\$5,582,524
FCI:	14.20 %	RSLI%:	51.07 %



## 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	51.53 %	21.40 %	\$792,677.00
G30 - Site Mechanical Utilities	44.56 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	61.02 %	0.00 %	\$0.00
<b>Totals:</b>	<b>51.07 %</b>	<b>14.20 %</b>	<b>\$792,677.00</b>

## Photo Album

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

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





### Condition Detail

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

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

## System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$4.22	S.F.	128,452	25	1990	2015		0.00 %	110.00 %	-2		\$596,274.00	\$542,067
G2020	Parking Lots	\$1.39	S.F.	128,452	25	1990	2015		0.00 %	110.00 %	-2		\$196,403.00	\$178,548
G2030	Pedestrian Paving	\$1.98	S.F.	128,452	30	1990	2020		10.00 %	0.00 %	3			\$254,335
G2040105	Fence & Guardrails	\$1.20	S.F.	128,452	30	2012	2042		83.33 %	0.00 %	25			\$154,142
G2040950	Baseball Field	\$7.08	S.F.	128,452	20	2012	2032		75.00 %	0.00 %	15			\$909,440
G2040950	Covered Walkways	\$1.21	S.F.	128,452	25	2012	2037		80.00 %	0.00 %	20			\$155,427
G2040950	Football Field	\$4.73	S.F.	128,452	20	2012	2032		75.00 %	0.00 %	15			\$607,578
G2040950	Softball Field	\$5.11	S.F.	128,452	20	2012	2032		75.00 %	0.00 %	15			\$656,390
G2050	Landscaping	\$1.91	S.F.	128,452	15	1990	2005		0.00 %	0.00 %	-12			\$245,343
G3010	Water Supply	\$2.42	S.F.	128,452	50	1990	2040		46.00 %	0.00 %	23			\$310,854
G3020	Sanitary Sewer	\$1.52	S.F.	128,452	50	1990	2040		46.00 %	0.00 %	23			\$195,247
G3030	Storm Sewer	\$4.67	S.F.	128,452	50	1990	2040		46.00 %	0.00 %	23			\$599,871
G3060	Fuel Distribution	\$1.03	S.F.	128,452	40	1990	2030		32.50 %	0.00 %	13			\$132,306
G4010	Electrical Distribution	\$2.59	S.F.	128,452	50	1990	2040		46.00 %	0.00 %	23			\$332,691
G4020	Site Lighting	\$1.52	S.F.	128,452	30	2012	2042		83.33 %	0.00 %	25			\$195,247
G4030	Site Communications & Security	\$0.88	S.F.	128,452	15	2012	2027		66.67 %	0.00 %	10			\$113,038
<b>Total</b>									<b>51.07 %</b>	<b>14.20 %</b>			<b>\$792,677.00</b>	<b>\$5,582,524</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:** G2010 - Roadways



**Note:**

**System:** G2020 - Parking Lots



**Note:**

**System:** G2030 - Pedestrian Paving



**Note:**

## Campus Assessment Report - Site

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**System:** G2040105 - Fence & Guardrails



**Note:**

**System:** G2040950 - Baseball Field



**Note:**

**System:** G2040950 - Covered Walkways



**Note:**



## Campus Assessment Report - Site

---

**System:** G2040950 - Football Field



**Note:**

---

**System:** G2040950 - Softball Field



**Note:**

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**System:** G2050 - Landscaping



**Note:**

## Campus Assessment Report - Site

**System:** G3010 - Water Supply



**Note:**

**System:** G3020 - Sanitary Sewer



**Note:**

**System:** G3030 - Storm Sewer



**Note:**



## Campus Assessment Report - Site

**System:** G3060 - Fuel Distribution



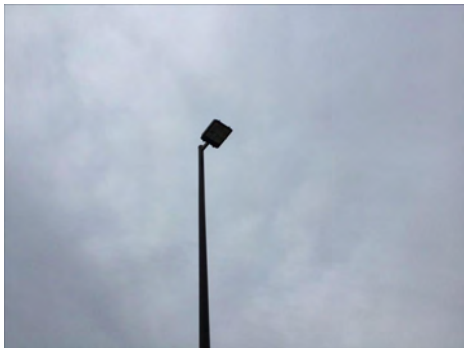
**Note:**

**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.

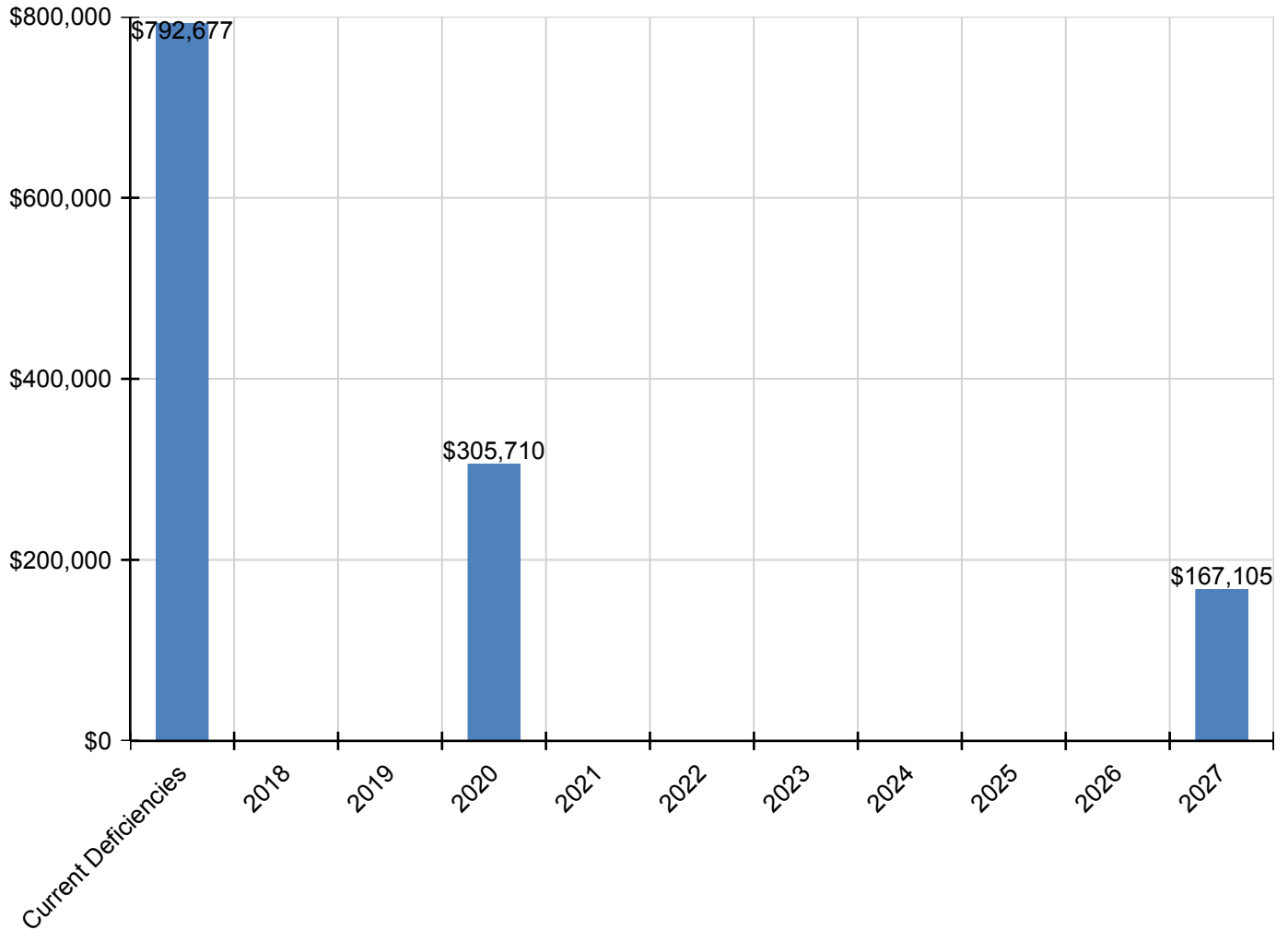
*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$792,677</b>	<b>\$0</b>	<b>\$0</b>	<b>\$305,710</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$167,105</b>	<b>\$1,265,492</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	\$596,274	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$596,274
G2020 - Parking Lots	\$196,403	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$196,403
G2030 - Pedestrian Paving	\$0	\$0	\$0	\$305,710	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$305,710
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040105 - Fence & Guardrails	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Baseball Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Covered Walkways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Football Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Softball 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	\$167,105	\$167,105

\* Indicates non-renewable system

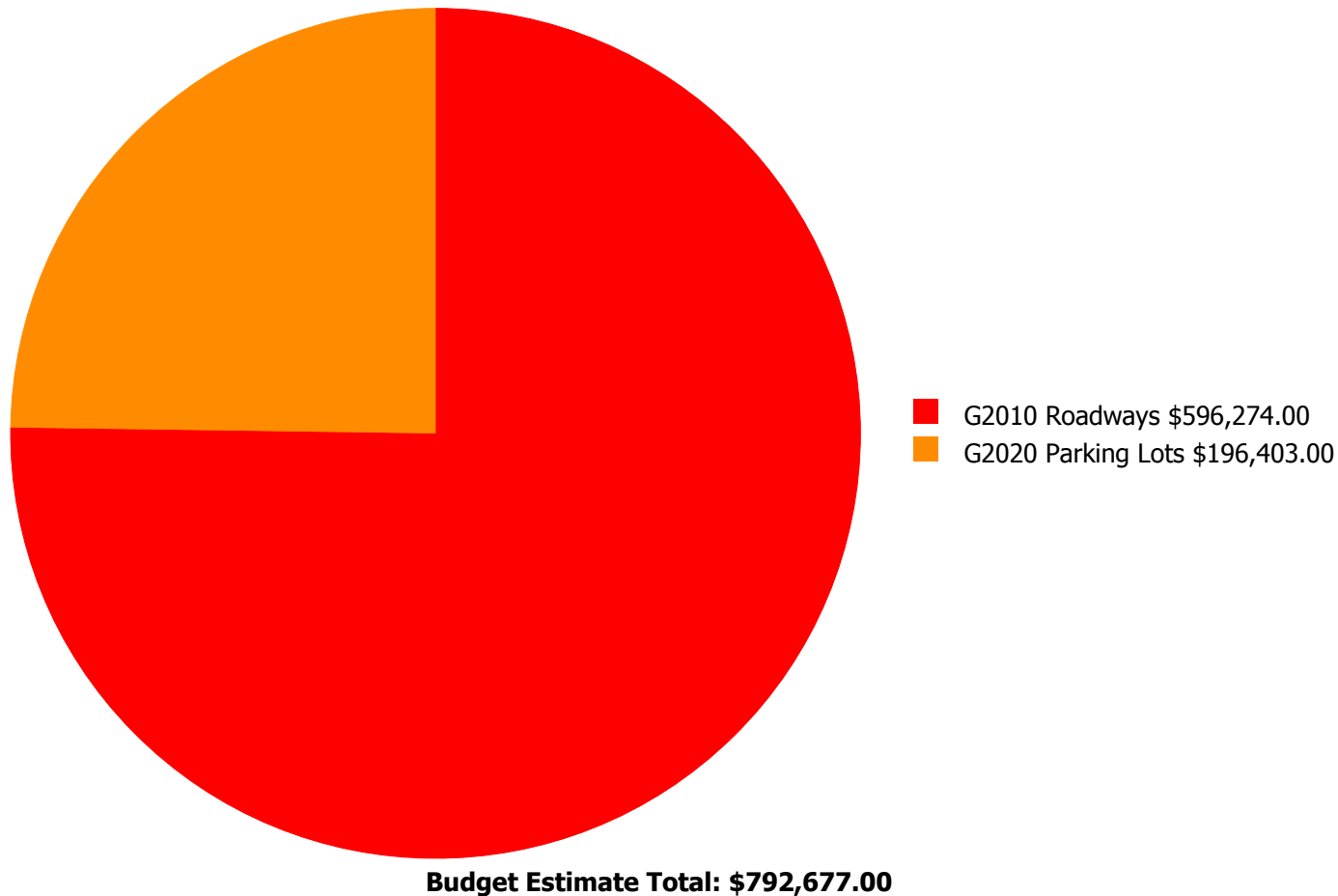
## Forecasted Capital Renewal Requirement

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



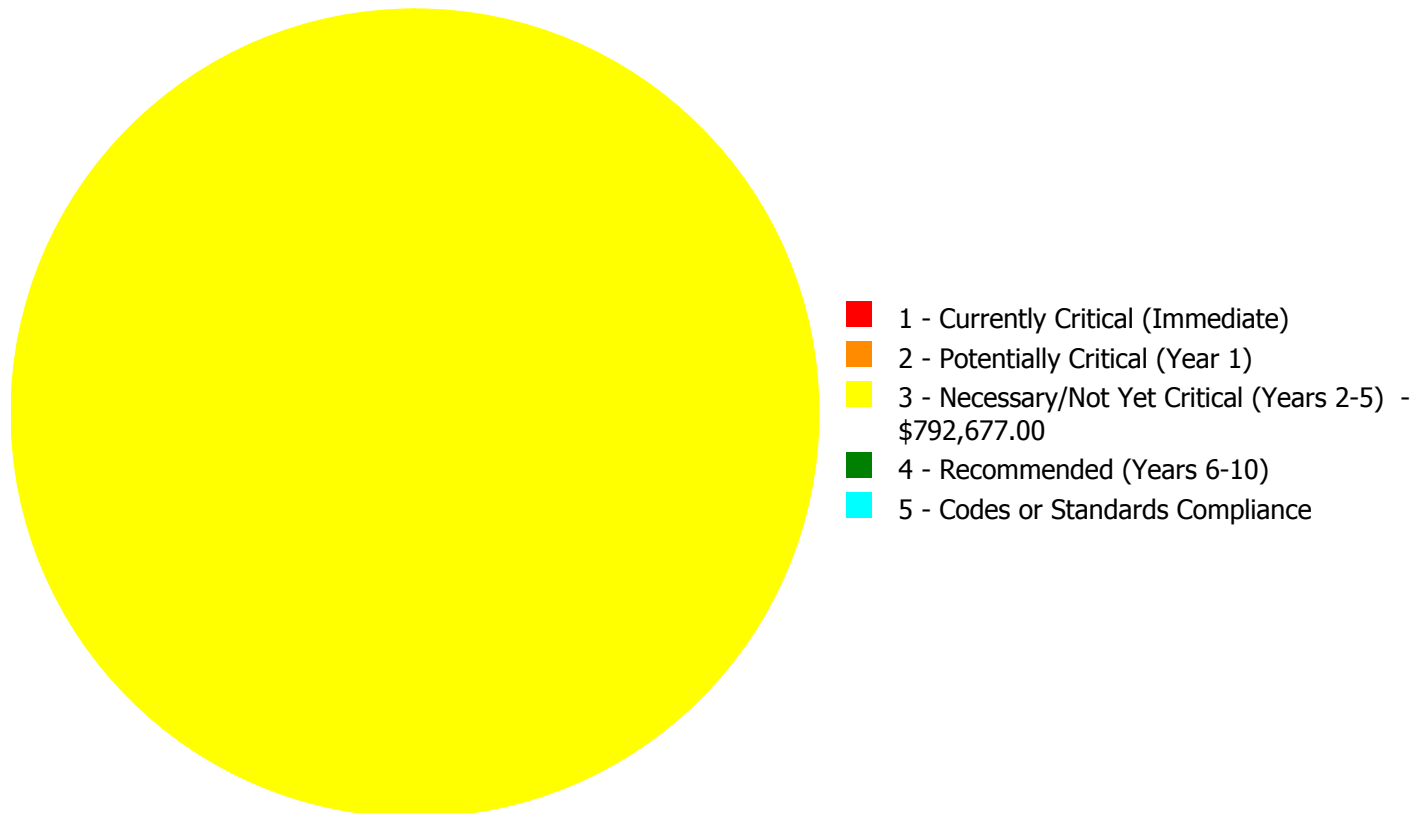
## Deficiency Summary by System

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: \$792,677.00**

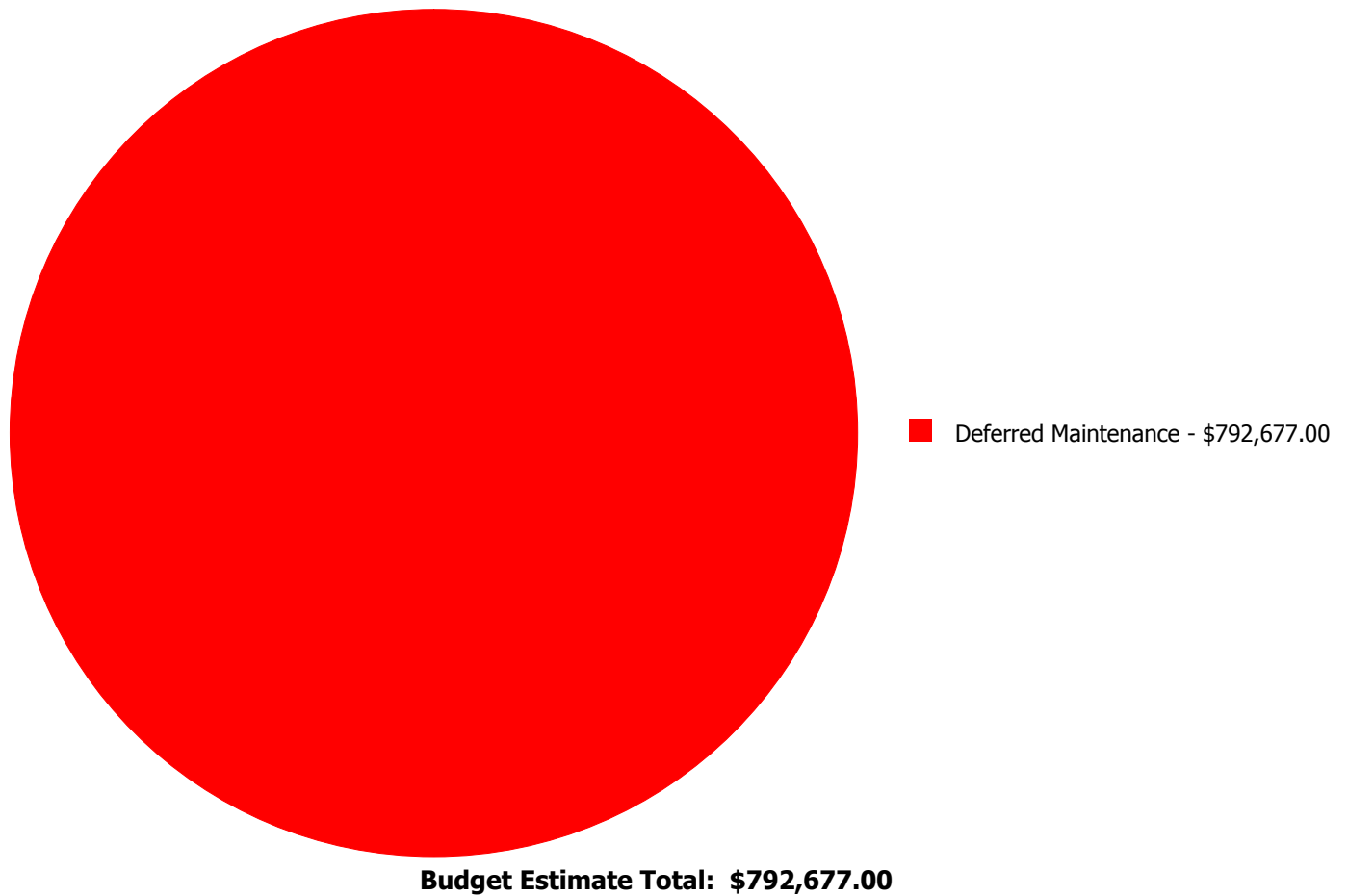
## Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
G2010	Roadways	\$0.00	\$0.00	\$596,274.00	\$0.00	\$0.00	\$596,274.00
G2020	Parking Lots	\$0.00	\$0.00	\$196,403.00	\$0.00	\$0.00	\$196,403.00
	<b>Total:</b>	\$0.00	\$0.00	\$792,677.00	\$0.00	\$0.00	\$792,677.00

## 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: G2010 - Roadways



**Location:** Site  
**Distress:** Damaged  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 128,452.00  
**Unit of Measure:** S.F.  
**Estimate:** \$596,274.00  
**Assessor Name:** Terence Davis  
**Date Created:** 02/28/2017

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

#### System: G2020 - Parking Lots



**Location:** Site  
**Distress:** Damaged  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 128,452.00  
**Unit of Measure:** S.F.  
**Estimate:** \$196,403.00  
**Assessor Name:** Terence Davis  
**Date Created:** 02/28/2017

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