

NC School District/430 Harnett County/Elementary School

Benhaven Elementary

Final

Campus Assessment Report

March 11, 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): | 81,395 |
| Year Built: | 1924 |
| Last Renovation: | |
| Replacement Value: | \$17,982,299 |
| Repair Cost: | \$5,866,598.00 |
| Total FCI: | 32.62 % |
| Total RSLI: | 22.15 % |
| FCA Score: | 67.38 |



Description:

GENERAL:

Benhaven Elementary is located at 2815 Olivia Rd in Olivia, North Carolina. The 2 story, 81,395 square foot building was originally constructed in 1924 There have been 5 additions and 1 renovations. In addition to the main building, the campus contains a major 1936 Auditorium building now used as the main, a 1945 Day Care, a 1948 Gym, a 1963 shops building renovated in 1991 into a Media center, and a 1964 cafeteria addition to the original building.

*Reports from the principle and Harnett County maintenance staff indicate this school is slated to move to a brand new campus in 2018 which is already in the design phase. The current campus will be taken over for use by Harnett County.

*With the exception of the Day Care building, the campus is currently unable to use the domestic water supply for potable water due to contaminant levels above allowable limits.

Campus Assessment Report - Benhaven Elementary

This report contains condition and adequacy data collected during the 2016 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site and building elements.

A. SUBSTRUCTURE

The building rests on footings and foundation walls and is assumed to have standard cast-in-place concrete foundations. The building has 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 wood frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically pitched asphalt composition shingles. . Most building entrances appear not to comply with ADA requirements.

C. INTERIORS

Interior partitions are typically CMU. 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, toilet accessories, storage shelving, handrails, fabricated toilet partitions. Stair construction includes wood risers and wood treads with rubber finishes. The interior wall finishes are typically plaster. Floor finishes in common areas are typically vinyl composition tile. And hardwood. Floor finishes in assignable spaces is typically vinyl composition tile. Ceiling finishes in common areas are typically 1X1 glue on 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 non-low-flow water fixtures with manual control valves. Domestic water distribution is combination of copper and galvanized steel with electric hot water heating. Sanitary waste system is cast iron. Rain water drainage system is external with scuppers..

HVAC:

Heating is provided by 1 electric boilers. Cooling is supplied by 10 pad and/or wall mounted package units. The heating/cooling distribution system is a duct work 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 not centrally controlled by an energy management system. This building does not have a remote Building Automation System.

FIRE PROTECTION:

The building does not have a fire sprinkler system. The building does have additional fire suppression system in the kitchen. Standpipes are not included within fire stairs. 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 surface mounted type, fluorescent light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and near stairways and are typically illuminated.

COMMUNICATIONS AND SECURITY:

The fire alarm system consists of audible/visual strobe annunciators in common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and do not 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 key and locks; entry doors are secured with lock sets. The security system has CCTV cameras and is not centrally monitored; this building has a public address and paging system separate from the telephone system.

OTHER ELECTRICAL SYSTEMS:

This building does not have a separately derived emergency power system.

E. EQUIPMENT & FURNISHINGS:

This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage,

Campus Assessment Report - Benhaven Elementary

audio-visual, vehicle equipment, fixed casework, window treatment, floor grilles and mats, and multiple seating furnishings.

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

Attributes:

General Attributes:

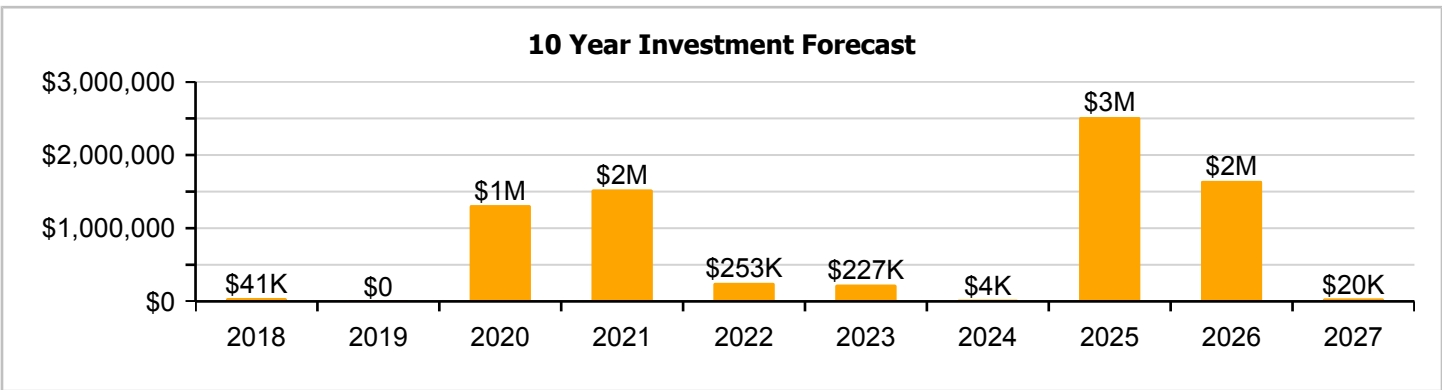
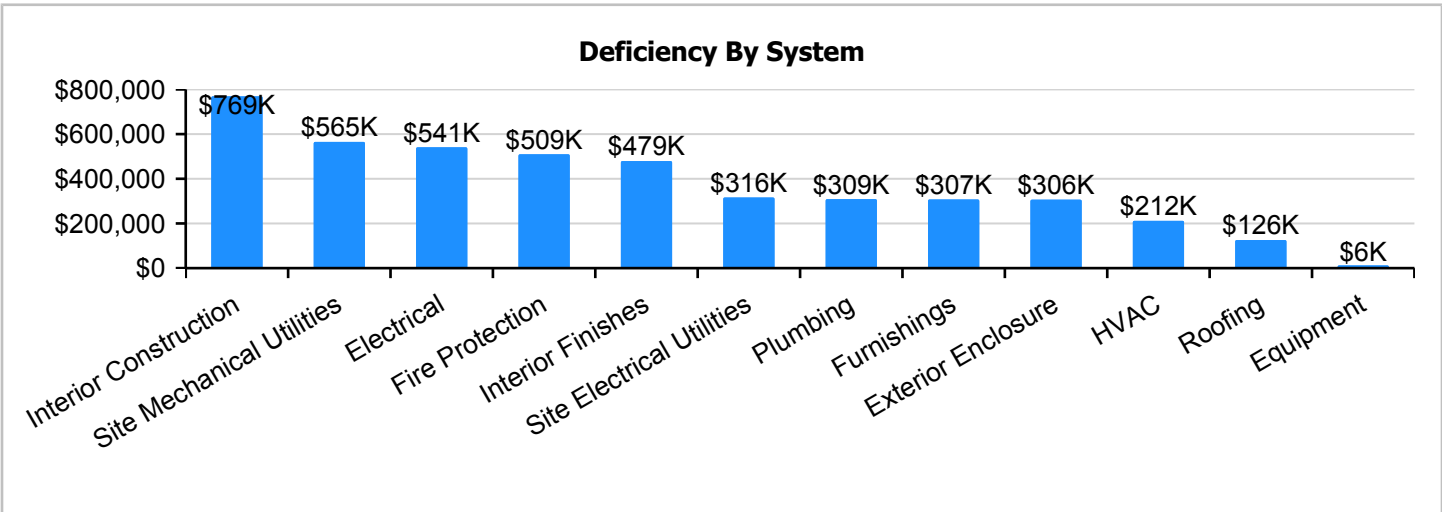
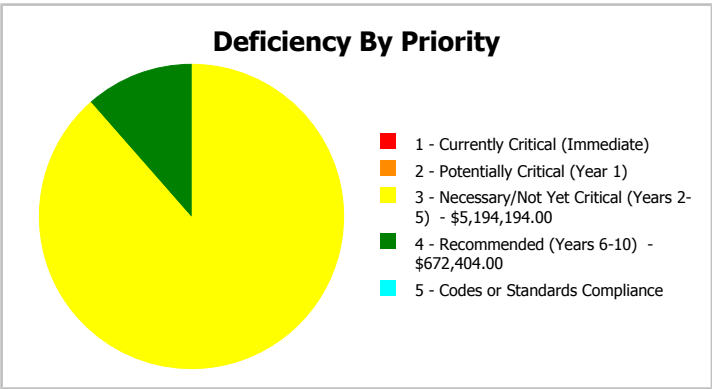
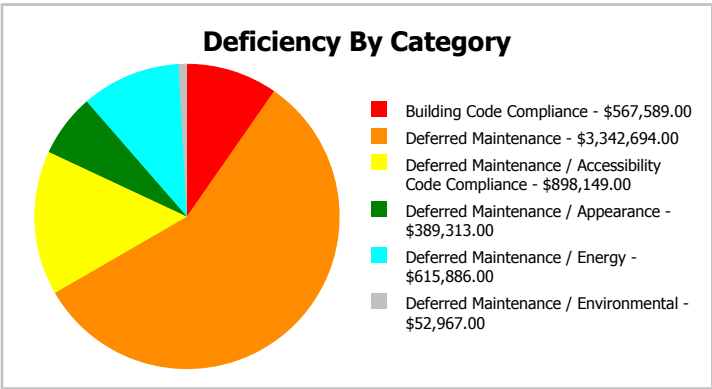
| | | | |
|-----------------------|---------------|------------------|--|
| Condition Assessor: | Matt Mahaffey | Assessment Date: | |
| Suitability Assessor: | | | |

School Information:

| | | | |
|----------------------|------------------------------|-----------------|---------|
| HS Attendance Area: | Harnett - Western Harnett HS | LEA School No.: | 430-312 |
| No. of Mobile Units: | 11 | No. of Bldgs.: | 5 |
| SF of Mobile Units: | 10868 | Status: | Active |
| School Grades: | K-5 | Site Acreage: | 17.4 |

Campus Dashboard Summary

| | | | |
|--------------|-------------|--------------------|--------------|
| Gross Area: | 81,395 | Last Renovation: | |
| Year Built: | 1924 | Replacement Value: | \$17,982,299 |
| Repair Cost: | \$5,866,598 | RSLI%: | 22.15 % |
| FCI: | 32.62 % | | |



Campus Condition Summary

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

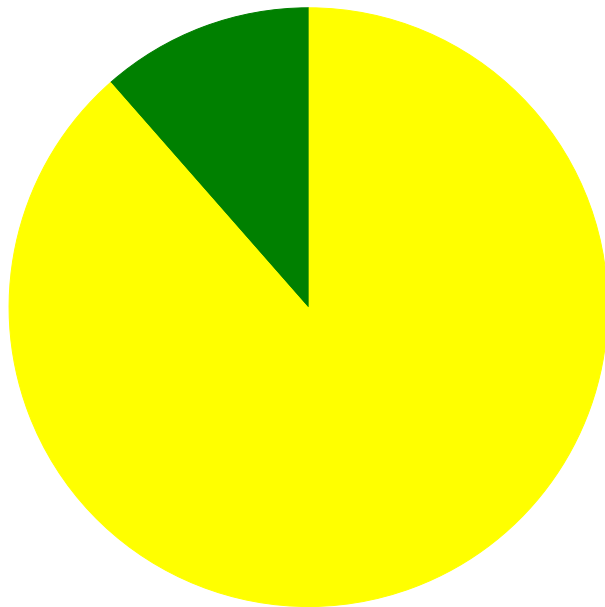
Current Investment Requirement and Condition by Unifomat Classification

| UNIFORMAT Classification | RSLI% | FCI % | Current Repair |
|---------------------------------|----------------|----------------|-----------------------|
| A10 - Foundations | 27.18 % | 0.00 % | \$0.00 |
| A20 - Basement Construction | 17.04 % | 0.00 % | \$0.00 |
| B10 - Superstructure | 27.24 % | 0.00 % | \$0.00 |
| B20 - Exterior Enclosure | 20.93 % | 26.49 % | \$404,507.00 |
| B30 - Roofing | 29.55 % | 35.56 % | \$165,729.00 |
| C10 - Interior Construction | 8.63 % | 52.98 % | \$1,015,027.00 |
| C30 - Interior Finishes | 30.03 % | 30.30 % | \$632,180.00 |
| D20 - Plumbing | 24.36 % | 33.90 % | \$407,303.00 |
| D30 - HVAC | 39.94 % | 15.86 % | \$279,280.00 |
| D40 - Fire Protection | 0.00 % | 110.00 % | \$672,404.00 |
| D50 - Electrical | 21.97 % | 30.23 % | \$713,744.00 |
| E10 - Equipment | 28.72 % | 10.97 % | \$8,025.00 |
| E20 - Furnishings | 1.97 % | 99.15 % | \$405,345.00 |
| G20 - Site Improvements | 29.43 % | 0.00 % | \$0.00 |
| G30 - Site Mechanical Utilities | 0.00 % | 110.00 % | \$745,823.00 |
| G40 - Site Electrical Utilities | 0.00 % | 110.00 % | \$417,231.00 |
| Totals: | 22.15 % | 32.62 % | \$5,866,598.00 |

Condition Deficiency Priority

| Facility Name | Gross Area (S.F.) | FCI % | 1 - Currently Critical (Immediate) | 2 - Potentially Critical (Year 1) | 3 - Necessary/Not Yet Critical (Years 2-5) | 4 - Recommended (Years 6-10) | 5 - Codes or Standards Compliance |
|-------------------|-------------------|--------------|------------------------------------|-----------------------------------|--|------------------------------|-----------------------------------|
| 1924 Main | 12,688 | 49.79 | \$0.00 | \$0.00 | \$1,151,715.00 | \$104,815.00 | \$0.00 |
| 1936 Auditorium | 24,319 | 35.62 | \$0.00 | \$0.00 | \$1,536,642.00 | \$200,900.00 | \$0.00 |
| 1945 Day Care | 4,725 | 27.99 | \$0.00 | \$0.00 | \$224,033.00 | \$39,034.00 | \$0.00 |
| 1948 Gym Addition | 20,200 | 20.51 | \$0.00 | \$0.00 | \$621,494.00 | \$166,872.00 | \$0.00 |
| 1963 Media Center | 6,775 | 8.70 | \$0.00 | \$0.00 | \$51,057.00 | \$55,968.00 | \$0.00 |
| 1964 Addition | 12,688 | 25.15 | \$0.00 | \$0.00 | \$446,199.00 | \$104,815.00 | \$0.00 |
| Site | 81,395 | 48.93 | \$0.00 | \$0.00 | \$1,163,054.00 | \$0.00 | \$0.00 |
| Total: | | 32.62 | \$0.00 | \$0.00 | \$5,194,194.00 | \$672,404.00 | \$0.00 |

Deficiencies By Priority



- 1 - Currently Critical (Immediate)
- 2 - Potentially Critical (Year 1)
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$5,194,194.00
- 4 - Recommended (Years 6-10) - \$672,404.00
- 5 - Codes or Standards Compliance

Budget Estimate Total: \$5,866,598.00

Executive Summary

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

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

| | |
|--------------------|-----------------------|
| Function: | ES -Elementary School |
| Gross Area (SF): | 12,688 |
| Year Built: | 1924 |
| Last Renovation: | |
| Replacement Value: | \$2,523,644 |
| Repair Cost: | \$1,256,530.00 |
| Total FCI: | 49.79 % |
| Total RSLI: | 10.21 % |
| FCA Score: | 50.21 |



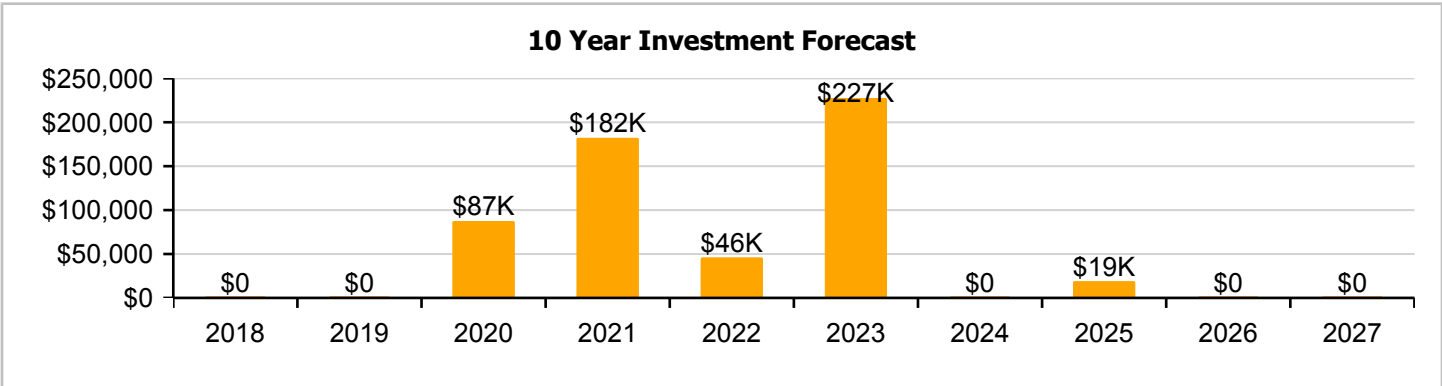
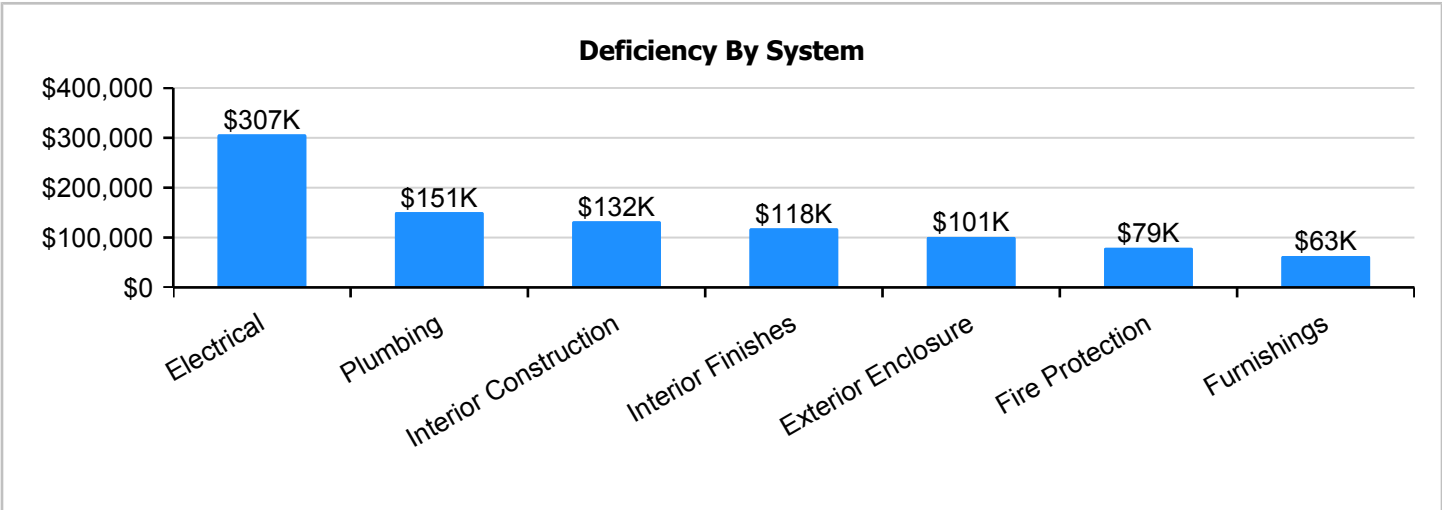
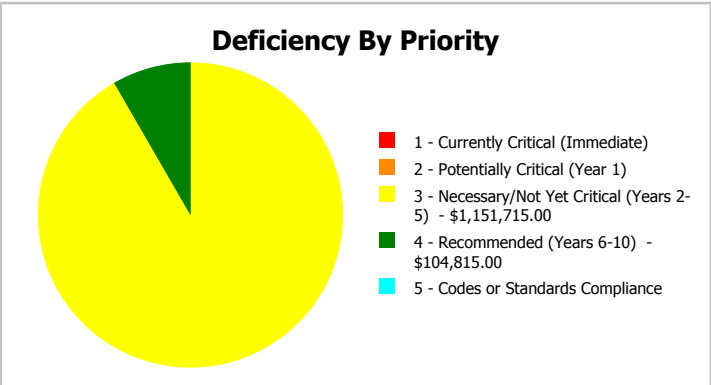
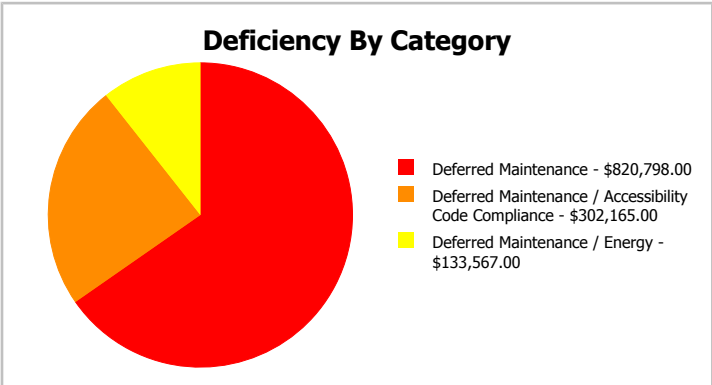
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

| | | | |
|--------------|-----------------------|--------------------|-------------|
| Function: | ES -Elementary School | Gross Area: | 12,688 |
| Year Built: | 1924 | Last Renovation: | |
| Repair Cost: | \$1,256,530 | Replacement Value: | \$2,523,644 |
| FCI: | 49.79 % | RSLI%: | 10.21 % |



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 | 7.00 % | 0.00 % | \$0.00 |
| A20 - Basement Construction | 7.00 % | 0.00 % | \$0.00 |
| B10 - Superstructure | 7.00 % | 0.00 % | \$0.00 |
| B20 - Exterior Enclosure | 4.73 % | 51.99 % | \$133,567.00 |
| B30 - Roofing | 15.00 % | 0.00 % | \$0.00 |
| C10 - Interior Construction | 3.27 % | 58.55 % | \$174,879.00 |
| C30 - Interior Finishes | 14.59 % | 48.03 % | \$156,177.00 |
| D20 - Plumbing | 0.00 % | 110.00 % | \$199,163.00 |
| D30 - HVAC | 49.94 % | 0.00 % | \$0.00 |
| D40 - Fire Protection | 0.00 % | 110.00 % | \$104,815.00 |
| D50 - Electrical | 0.00 % | 110.00 % | \$404,886.00 |
| E20 - Furnishings | 0.00 % | 110.00 % | \$83,043.00 |
| Totals: | 10.21 % | 49.79 % | \$1,256,530.00 |

Photo Album

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

1). North Elevation - Dec 06, 2016



2). East Elevation - Dec 06, 2016



3). South Elevation - Dec 06, 2016



4). East Elevation - Dec 06, 2016



Condition Detail

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

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

System Listing

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

| System Code | System Description | Unit Price \$ | UoM | Qty | Life | Year Installed | Calc Next Renewal Year | Next Renewal Year | RSLI% | FCI% | RSL | eCR | Deficiency \$ | Replacement Value \$ |
|--------------|---------------------------------|---------------|------|--------|------|----------------|------------------------|-------------------|----------------|----------------|-----|-----|-----------------------|----------------------|
| A1010 | Standard Foundations | \$4.88 | S.F. | 12,688 | 100 | 1924 | 2024 | | 7.00 % | 0.00 % | 7 | | | \$61,917 |
| A1030 | Slab on Grade | \$8.61 | S.F. | 12,688 | 100 | 1924 | 2024 | | 7.00 % | 0.00 % | 7 | | | \$109,244 |
| A2010 | Basement Excavation | \$1.95 | S.F. | 12,688 | 100 | 1924 | 2024 | | 7.00 % | 0.00 % | 7 | | | \$24,742 |
| A2020 | Basement Walls | \$13.35 | S.F. | 12,688 | 100 | 1924 | 2024 | | 7.00 % | 0.00 % | 7 | | | \$169,385 |
| B1010 | Floor Construction | \$1.66 | S.F. | 12,688 | 100 | 1924 | 2024 | | 7.00 % | 0.00 % | 7 | | | \$21,062 |
| B1020 | Roof Construction | \$16.08 | S.F. | 12,688 | 100 | 1924 | 2024 | | 7.00 % | 0.00 % | 7 | | | \$204,023 |
| B2010 | Exterior Walls | \$9.61 | S.F. | 12,688 | 100 | 1924 | 2024 | | 7.00 % | 0.00 % | 7 | | | \$121,932 |
| B2020 | Exterior Windows | \$9.57 | S.F. | 12,688 | 30 | 1980 | 2010 | | 0.00 % | 110.00 % | -7 | | \$133,567.00 | \$121,424 |
| B2030 | Exterior Doors | \$1.07 | S.F. | 12,688 | 30 | 1995 | 2025 | | 26.67 % | 0.00 % | 8 | | | \$13,576 |
| B3010140 | Asphalt Shingles | \$4.32 | S.F. | 12,688 | 20 | 2000 | 2020 | | 15.00 % | 0.00 % | 3 | | | \$54,812 |
| C1010 | Partitions | \$11.01 | S.F. | 12,688 | 100 | 1924 | 2024 | | 7.00 % | 0.00 % | 7 | | | \$139,695 |
| C1020 | Interior Doors | \$2.59 | S.F. | 12,688 | 30 | 1980 | 2010 | | 0.00 % | 110.00 % | -7 | | \$36,148.00 | \$32,862 |
| C1030 | Fittings | \$9.94 | S.F. | 12,688 | 20 | 1980 | 2000 | | 0.00 % | 110.00 % | -17 | | \$138,731.00 | \$126,119 |
| C3010 | Wall Finishes | \$2.84 | S.F. | 12,688 | 10 | 2012 | 2022 | | 50.00 % | 0.00 % | 5 | | | \$36,034 |
| C3020 | Floor Finishes | \$11.60 | S.F. | 12,688 | 20 | 1995 | 2015 | 2021 | 20.00 % | 0.00 % | 4 | | | \$147,181 |
| C3030 | Ceiling Finishes | \$11.19 | S.F. | 12,688 | 25 | 1980 | 2005 | | 0.00 % | 110.00 % | -12 | | \$156,177.00 | \$141,979 |
| D2010 | Plumbing Fixtures | \$11.71 | S.F. | 12,688 | 30 | 1964 | 1994 | | 0.00 % | 110.00 % | -23 | | \$163,434.00 | \$148,576 |
| D2020 | Domestic Water Distribution | \$0.99 | S.F. | 12,688 | 30 | 1964 | 1994 | | 0.00 % | 110.00 % | -23 | | \$13,817.00 | \$12,561 |
| D2030 | Sanitary Waste | \$1.57 | S.F. | 12,688 | 30 | 1964 | 1994 | | 0.00 % | 110.00 % | -23 | | \$21,912.00 | \$19,920 |
| D3040 | Distribution Systems | \$6.26 | S.F. | 12,688 | 30 | 2008 | 2038 | | 70.00 % | 0.00 % | 21 | | | \$79,427 |
| D3050 | Terminal & Package Units | \$13.65 | S.F. | 12,688 | 15 | 2008 | 2023 | | 40.00 % | 0.00 % | 6 | | | \$173,191 |
| D3060 | Controls & Instrumentation | \$1.98 | S.F. | 12,688 | 20 | 2008 | 2028 | | 55.00 % | 0.00 % | 11 | | | \$25,122 |
| D4010 | Sprinklers | \$4.14 | S.F. | 12,688 | 20 | | | 2016 | 0.00 % | 110.00 % | -1 | | \$57,781.00 | \$52,528 |
| D4020 | Standpipes | \$3.37 | S.F. | 12,688 | 20 | | | 2016 | 0.00 % | 110.00 % | -1 | | \$47,034.00 | \$42,759 |
| D5010 | Electrical Service/Distribution | \$1.73 | S.F. | 12,688 | 40 | 1964 | 2004 | | 0.00 % | 110.00 % | -13 | | \$24,145.00 | \$21,950 |
| D5020 | Branch Wiring | \$5.20 | S.F. | 12,688 | 30 | 1964 | 1994 | | 0.00 % | 110.00 % | -23 | | \$72,575.00 | \$65,978 |
| D5020 | Lighting | \$12.12 | S.F. | 12,688 | 30 | 1980 | 2010 | | 0.00 % | 110.00 % | -7 | | \$169,156.00 | \$153,779 |
| D5030810 | Security & Detection Systems | \$1.91 | S.F. | 12,688 | 15 | 1995 | 2010 | | 0.00 % | 110.00 % | -7 | | \$26,657.00 | \$24,234 |
| D5030910 | Fire Alarm Systems | \$3.46 | S.F. | 12,688 | 15 | 1995 | 2010 | | 0.00 % | 110.00 % | -7 | | \$48,291.00 | \$43,900 |
| D5030920 | Data Communication | \$4.47 | S.F. | 12,688 | 15 | 1995 | 2010 | | 0.00 % | 110.00 % | -7 | | \$62,387.00 | \$56,715 |
| D5090 | Other Electrical Systems | \$0.12 | S.F. | 12,688 | 20 | 1995 | 2015 | | 0.00 % | 109.98 % | -2 | | \$1,675.00 | \$1,523 |
| E2010 | Fixed Furnishings | \$5.95 | S.F. | 12,688 | 20 | 1924 | 1944 | | 0.00 % | 110.00 % | -73 | | \$83,043.00 | \$75,494 |
| Total | | | | | | | | | 10.21 % | 49.79 % | | | \$1,256,530.00 | \$2,523,644 |

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: A2020 - Basement Walls



Note:

System: B1010 - Floor Construction



Note:

System: B1020 - Roof Construction



Note:

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System: B2010 - Exterior Walls



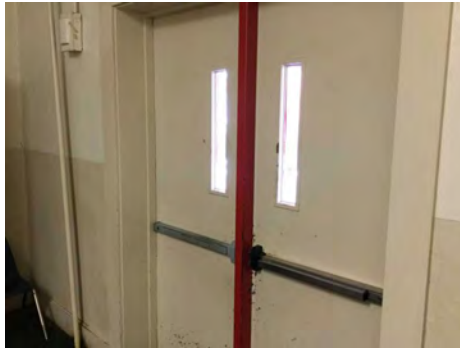
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

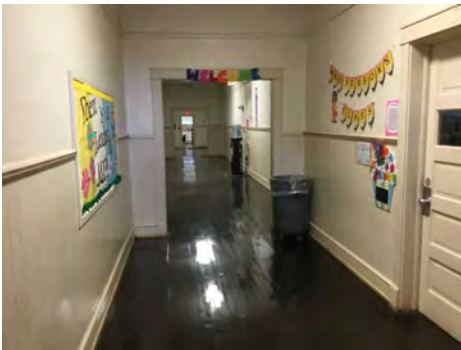
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System: B3010140 - Asphalt Shingles



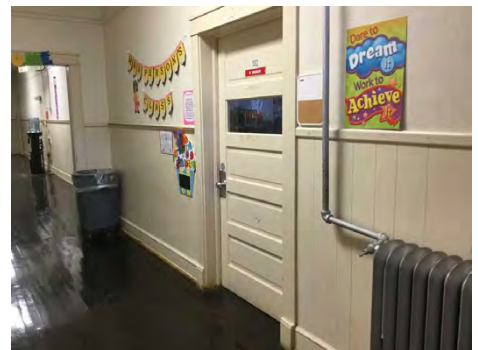
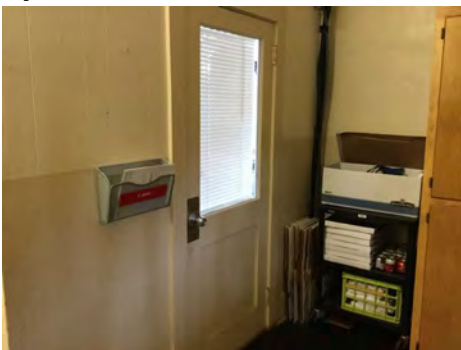
Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

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System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

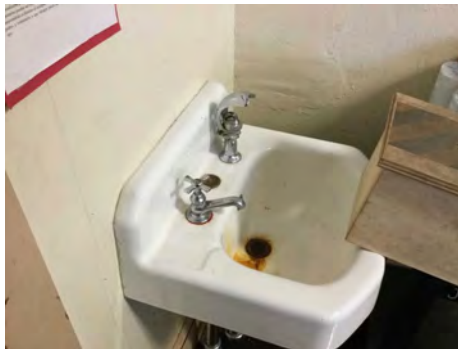
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System: C3030 - Ceiling Finishes



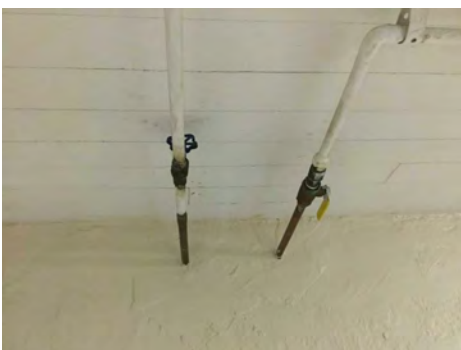
Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

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System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



Note:

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System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

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System: D5020 - Branch Wiring



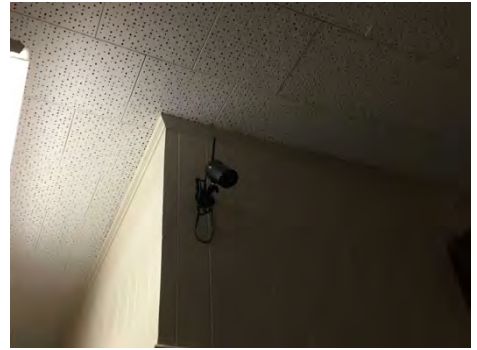
Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

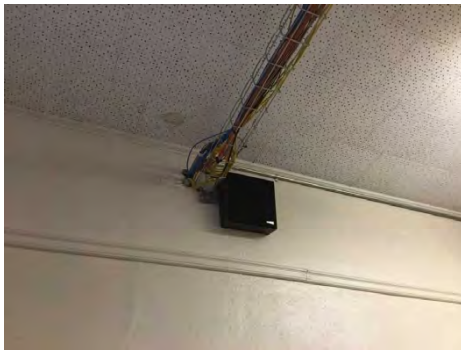
Campus Assessment Report - 1924 Main

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems



Note:

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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 |
|---------------------------------------|----------------------|------------|------------|-----------------|------------------|-----------------|------------------|------------|-----------------|------------|------------|--------------------|
| Total: | \$1,256,530 | \$0 | \$0 | \$87,447 | \$182,219 | \$45,950 | \$227,479 | \$0 | \$18,918 | \$0 | \$0 | \$1,818,542 |
| * A - Substructure | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * A10 - Foundations | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * A1010 - Standard Foundations | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * A1030 - Slab on Grade | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * A20 - Basement Construction | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * A2010 - Basement Excavation | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * A2020 - Basement Walls | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B - Shell | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B10 - Superstructure | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * B1010 - Floor Construction | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * B1020 - Roof Construction | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B20 - Exterior Enclosure | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * B2010 - Exterior Walls | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B2020 - Exterior Windows | \$133,567 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$133,567 |
| B2030 - Exterior Doors | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$18,918 | \$0 | \$0 | \$18,918 |
| 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 | \$87,447 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$87,447 |
| 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 | \$36,148 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$36,148 |
| C1030 - Fittings | \$138,731 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$138,731 |
| C30 - Interior Finishes | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| C3010 - Wall Finishes | \$0 | \$0 | \$0 | \$0 | \$0 | \$45,950 | \$0 | \$0 | \$0 | \$0 | \$0 | \$45,950 |

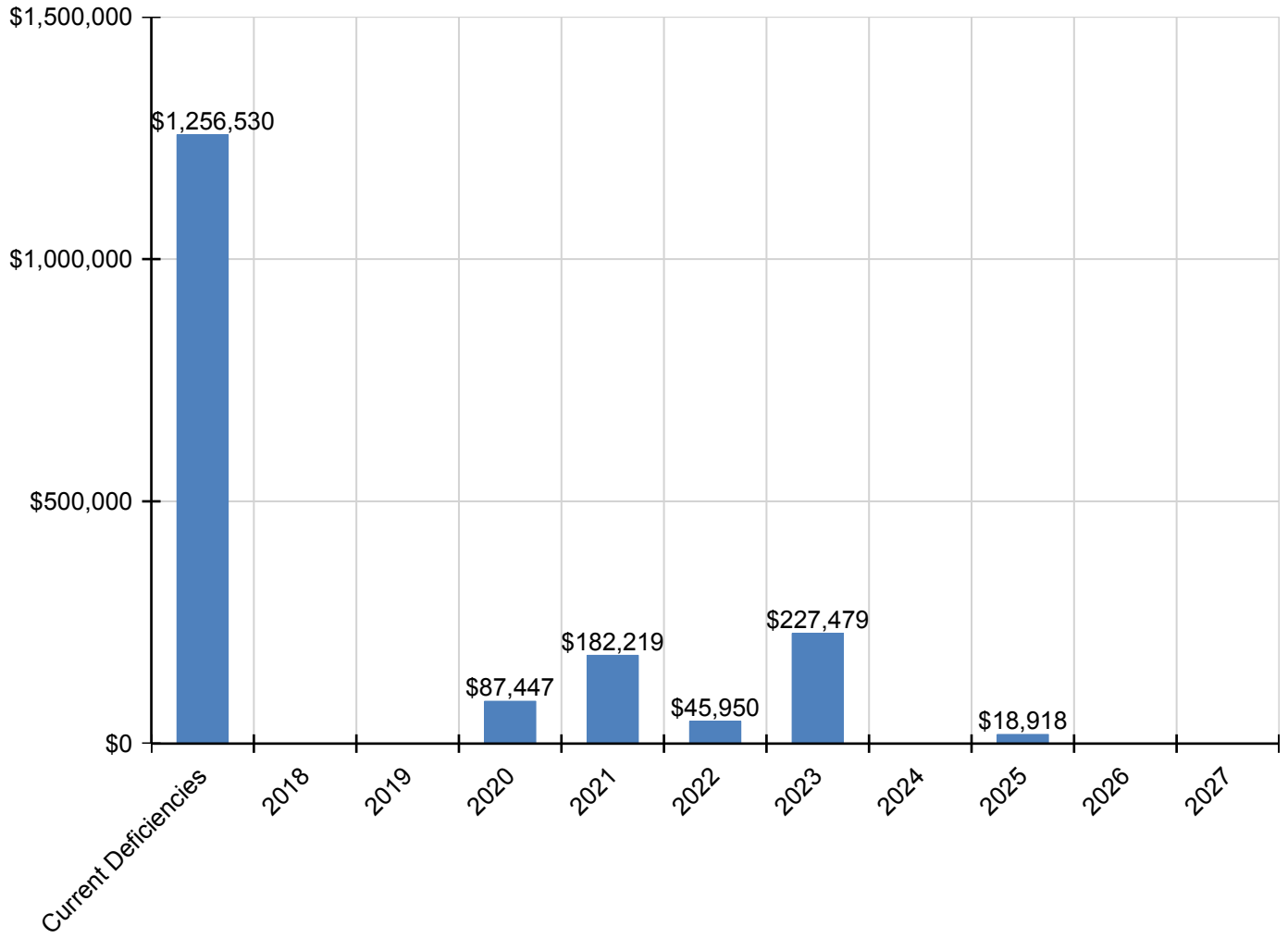
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| | | | | | | | | | | | | |
|---|-----------|-----|-----|-----|-----------|-----|-----------|-----|-----|-----|-----|-----------|
| C3020 - Floor Finishes | \$0 | \$0 | \$0 | \$0 | \$182,219 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$182,219 |
| C3030 - Ceiling Finishes | \$156,177 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$156,177 |
| 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 | \$163,434 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$163,434 |
| D2020 - Domestic Water Distribution | \$13,817 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$13,817 |
| D2030 - Sanitary Waste | \$21,912 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$21,912 |
| D30 - HVAC | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D3040 - Distribution Systems | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D3050 - Terminal & Package Units | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$227,479 | \$0 | \$0 | \$0 | \$0 | \$227,479 |
| 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 | \$57,781 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$57,781 |
| D4020 - Standpipes | \$47,034 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$47,034 |
| D50 - Electrical | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D5010 - Electrical Service/Distribution | \$24,145 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$24,145 |
| D5020 - Branch Wiring | \$72,575 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$72,575 |
| D5020 - Lighting | \$169,156 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$169,156 |
| D5030 - Communications and Security | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D5030810 - Security & Detection Systems | \$26,657 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$26,657 |
| D5030910 - Fire Alarm Systems | \$48,291 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$48,291 |
| D5030920 - Data Communication | \$62,387 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$62,387 |
| D5090 - Other Electrical Systems | \$1,675 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,675 |
| E - Equipment & Furnishings | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| E20 - Furnishings | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| E2010 - Fixed Furnishings | \$83,043 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$83,043 |

* Indicates non-renewable system

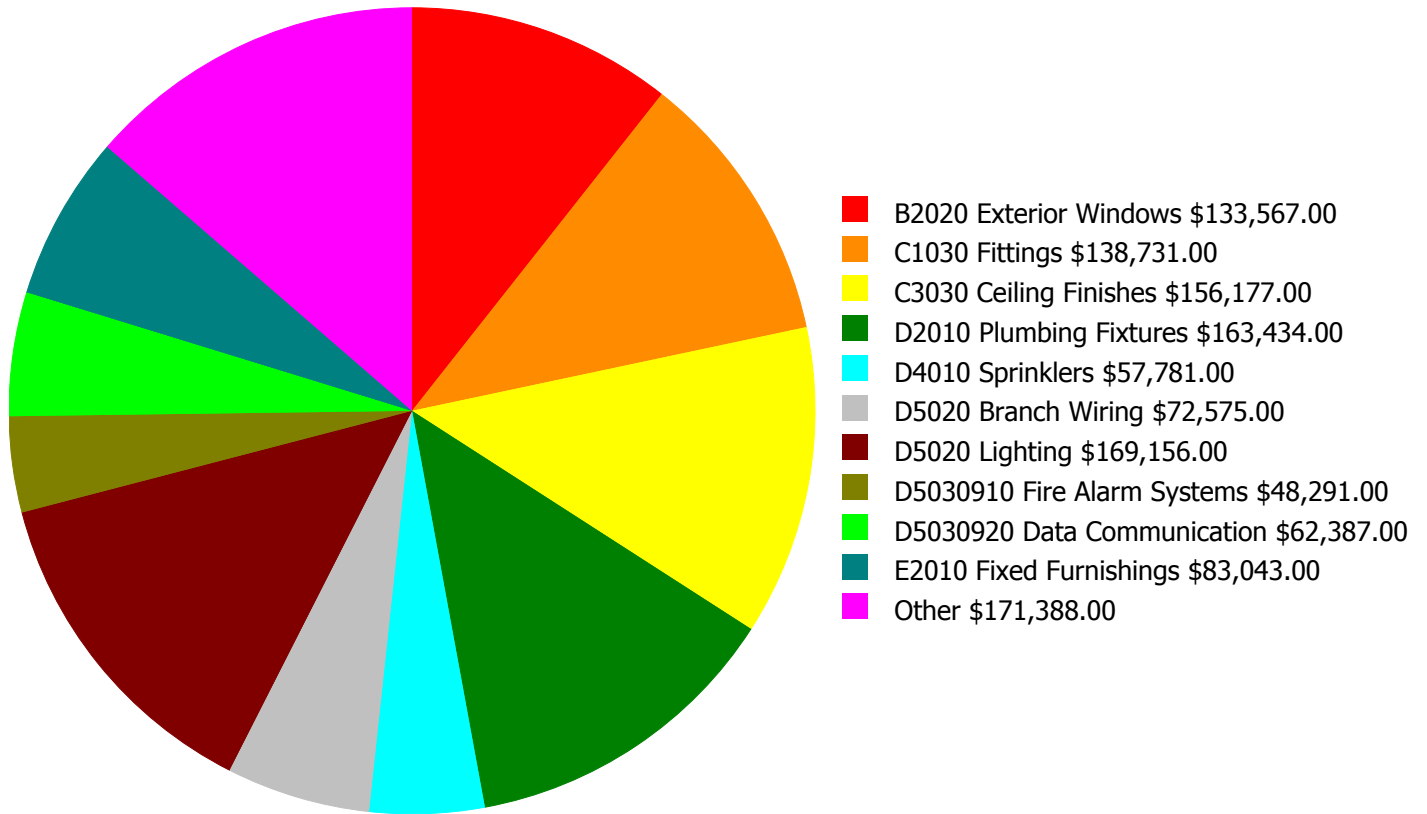
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

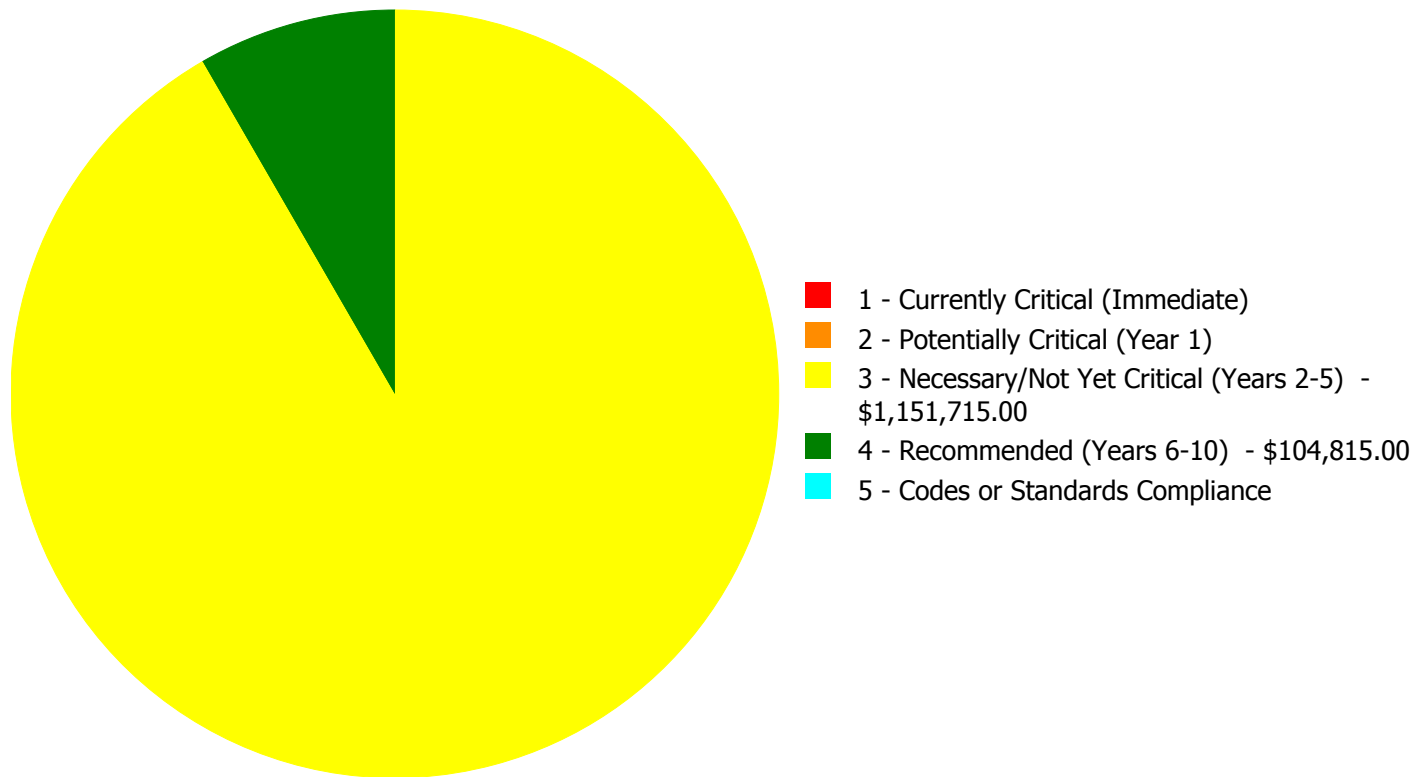
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$1,256,530.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$1,256,530.00

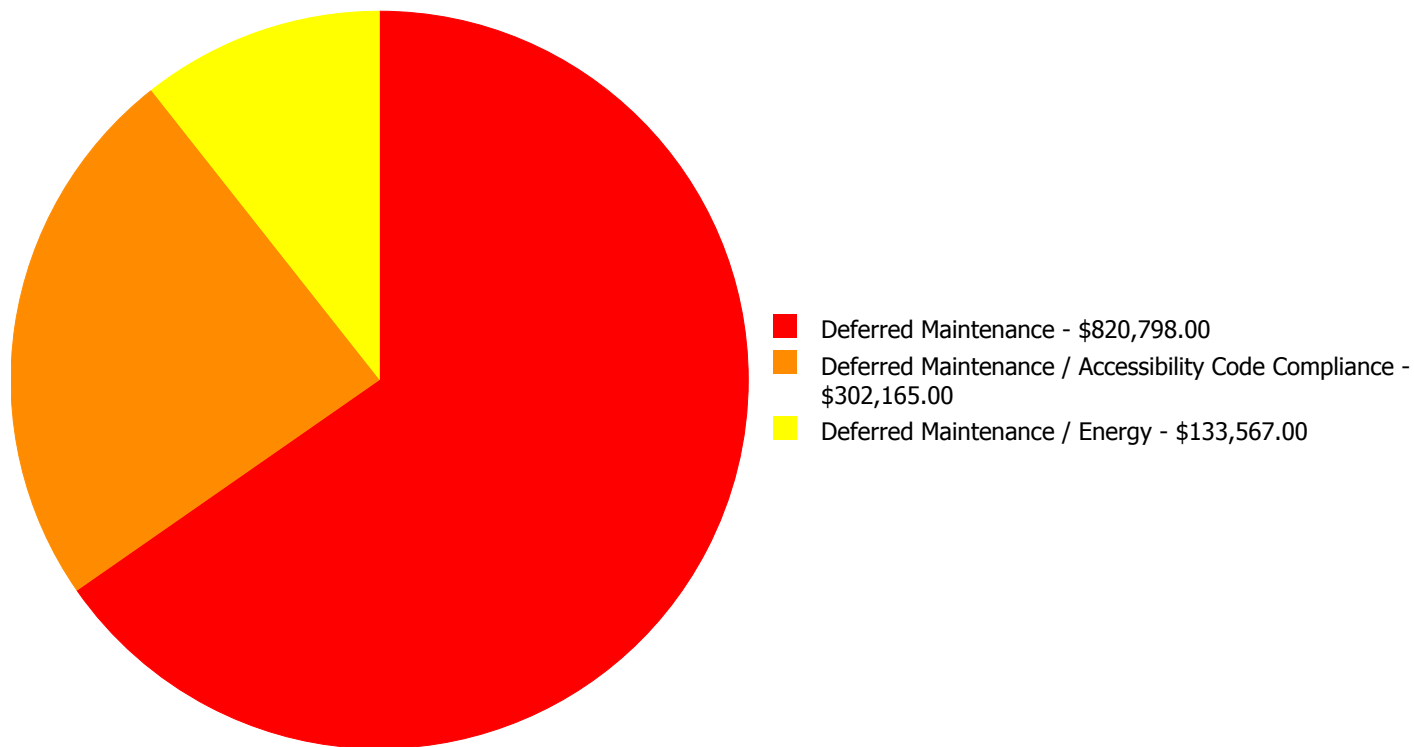
Deficiency By Priority Investment Table

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

| System Code | System Description | 1 - Currently Critical (Immediate) | 2 - Potentially Critical (Year 1) | 3 - Necessary/Not Yet Critical (Years 2-5) | 4 - Recommended (Years 6-10) | 5 - Codes or Standards Compliance | Total |
|---------------|---------------------------------|------------------------------------|-----------------------------------|--|------------------------------|-----------------------------------|----------------|
| B2020 | Exterior Windows | \$0.00 | \$0.00 | \$133,567.00 | \$0.00 | \$0.00 | \$133,567.00 |
| C1020 | Interior Doors | \$0.00 | \$0.00 | \$36,148.00 | \$0.00 | \$0.00 | \$36,148.00 |
| C1030 | Fittings | \$0.00 | \$0.00 | \$138,731.00 | \$0.00 | \$0.00 | \$138,731.00 |
| C3030 | Ceiling Finishes | \$0.00 | \$0.00 | \$156,177.00 | \$0.00 | \$0.00 | \$156,177.00 |
| D2010 | Plumbing Fixtures | \$0.00 | \$0.00 | \$163,434.00 | \$0.00 | \$0.00 | \$163,434.00 |
| D2020 | Domestic Water Distribution | \$0.00 | \$0.00 | \$13,817.00 | \$0.00 | \$0.00 | \$13,817.00 |
| D2030 | Sanitary Waste | \$0.00 | \$0.00 | \$21,912.00 | \$0.00 | \$0.00 | \$21,912.00 |
| D4010 | Sprinklers | \$0.00 | \$0.00 | \$0.00 | \$57,781.00 | \$0.00 | \$57,781.00 |
| D4020 | Standpipes | \$0.00 | \$0.00 | \$0.00 | \$47,034.00 | \$0.00 | \$47,034.00 |
| D5010 | Electrical Service/Distribution | \$0.00 | \$0.00 | \$24,145.00 | \$0.00 | \$0.00 | \$24,145.00 |
| D5020 | Branch Wiring | \$0.00 | \$0.00 | \$72,575.00 | \$0.00 | \$0.00 | \$72,575.00 |
| D5020 | Lighting | \$0.00 | \$0.00 | \$169,156.00 | \$0.00 | \$0.00 | \$169,156.00 |
| D5030810 | Security & Detection Systems | \$0.00 | \$0.00 | \$26,657.00 | \$0.00 | \$0.00 | \$26,657.00 |
| D5030910 | Fire Alarm Systems | \$0.00 | \$0.00 | \$48,291.00 | \$0.00 | \$0.00 | \$48,291.00 |
| D5030920 | Data Communication | \$0.00 | \$0.00 | \$62,387.00 | \$0.00 | \$0.00 | \$62,387.00 |
| D5090 | Other Electrical Systems | \$0.00 | \$0.00 | \$1,675.00 | \$0.00 | \$0.00 | \$1,675.00 |
| E2010 | Fixed Furnishings | \$0.00 | \$0.00 | \$83,043.00 | \$0.00 | \$0.00 | \$83,043.00 |
| Total: | | \$0.00 | \$0.00 | \$1,151,715.00 | \$104,815.00 | \$0.00 | \$1,256,530.00 |

Deficiency Summary by Category

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



Budget Estimate Total: \$1,256,530.00

Deficiency Details by Priority

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

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

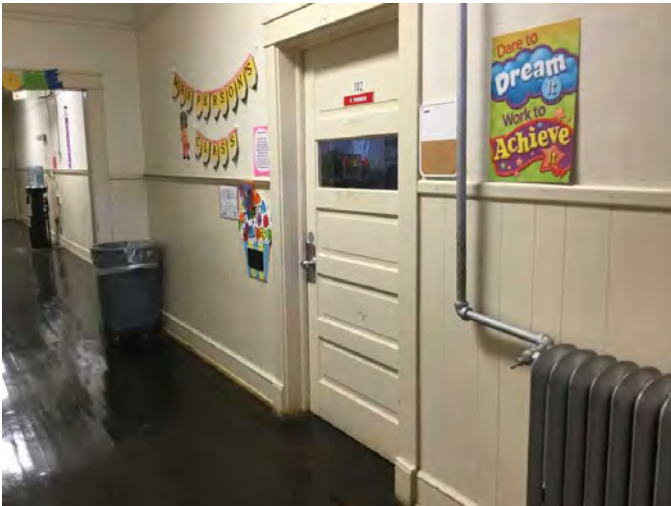
System: B2020 - Exterior Windows



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,688.00
Unit of Measure: S.F.
Estimate: \$133,567.00
Assessor Name: Terence Davis
Date Created: 12/06/2016

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

System: C1020 - Interior Doors



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,688.00
Unit of Measure: S.F.
Estimate: \$36,148.00
Assessor Name: Terence Davis
Date Created: 12/06/2016

Notes: The interior doors are aged, failing, hardware is not ADA compliant and should be replaced.

System: C1030 - Fittings



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,688.00
Unit of Measure: S.F.
Estimate: \$138,731.00
Assessor Name: Terence Davis
Date Created: 12/06/2016

Notes: The fittings throughout the building are aged, in marginal condition, handrails and room signage are ADA non-compliance and system should be replaced.

System: C3030 - Ceiling Finishes



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,688.00
Unit of Measure: S.F.
Estimate: \$156,177.00
Assessor Name: Terence Davis
Date Created: 12/06/2016

Notes: The original ceiling finishes are aged, failing and should be replaced.

System: D2010 - Plumbing Fixtures



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,688.00
Unit of Measure: S.F.
Estimate: \$163,434.00
Assessor Name: Terence Davis
Date Created: 12/06/2016

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

System: D2020 - Domestic Water Distribution



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,688.00
Unit of Measure: S.F.
Estimate: \$13,817.00
Assessor Name: Terence Davis
Date Created: 12/06/2016

Notes: The domestic water distribution system is aged and should be replaced. The school is currently unable to use any domestic water due to health concerns.

System: D2030 - Sanitary Waste



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,688.00
Unit of Measure: S.F.
Estimate: \$21,912.00
Assessor Name: Terence Davis
Date Created: 12/06/2016

Notes: The sanitary waste system is aged, has reported periodic failures, and should be replaced.

System: D5010 - Electrical Service/Distribution



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,688.00
Unit of Measure: S.F.
Estimate: \$24,145.00
Assessor Name: Terence Davis
Date Created: 12/06/2016

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

System: D5020 - Branch Wiring



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,688.00
Unit of Measure: S.F.
Estimate: \$72,575.00
Assessor Name: Terence Davis
Date Created: 12/06/2016

Notes: The original branch wiring system is operating, but is aged, in poor condition, and should be replaced

System: D5020 - Lighting



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,688.00
Unit of Measure: S.F.
Estimate: \$169,156.00
Assessor Name: Terence Davis
Date Created: 12/06/2016

Notes: The original lighting system is operating, but is aged, in poor condition, and should be replaced

System: D5030810 - Security & Detection Systems



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,688.00
Unit of Measure: S.F.
Estimate: \$26,657.00
Assessor Name: Terence Davis
Date Created: 12/06/2016

Notes: The system is beyond its expected service life and should be scheduled for replacement.
Analog cameras should be upgraded to digital.

System: D5030910 - Fire Alarm Systems



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,688.00
Unit of Measure: S.F.
Estimate: \$48,291.00
Assessor Name: Terence Davis
Date Created: 12/06/2016

Notes: The system is beyond its expected service life and should be scheduled for replacement.

System: D5030920 - Data Communication



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,688.00
Unit of Measure: S.F.
Estimate: \$62,387.00
Assessor Name: Terence Davis
Date Created: 12/06/2016

Notes: The majority of the system is beyond its expected service life and should be scheduled for replacement.

System: D5090 - Other Electrical Systems



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,688.00
Unit of Measure: S.F.
Estimate: \$1,675.00
Assessor Name: Terence Davis
Date Created: 12/06/2016

Notes: The emergency lighting system is aged, in marginal condition, and should be replaced.

System: E2010 - Fixed Furnishings



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,688.00
Unit of Measure: S.F.
Estimate: \$83,043.00
Assessor Name: Terence Davis
Date Created: 12/06/2016

Notes: The system is beyond its expected service life and should be scheduled for replacement.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 12,688.00
Unit of Measure: S.F.
Estimate: \$57,781.00
Assessor Name: Terence Davis
Date Created: 12/20/2016

Notes: The sprinkler system is missing and is recommended to be provided to comply with current codes.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 12,688.00
Unit of Measure: S.F.
Estimate: \$47,034.00
Assessor Name: Terence Davis
Date Created: 12/20/2016

Notes:
A Sprinkler system is missing and is recommended to be provided to comply with current codes.

Executive Summary

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

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

| | |
|--------------------|-----------------------|
| Function: | ES -Elementary School |
| Gross Area (SF): | 24,319 |
| Year Built: | 1936 |
| Last Renovation: | |
| Replacement Value: | \$4,877,339 |
| Repair Cost: | \$1,737,542.00 |
| Total FCI: | 35.62 % |
| Total RSLI: | 20.45 % |
| FCA Score: | 64.38 |



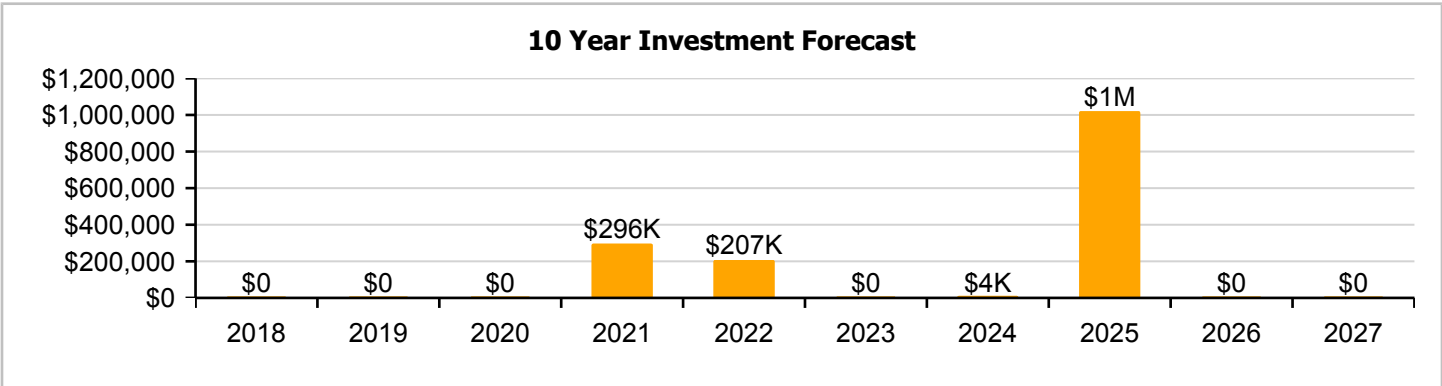
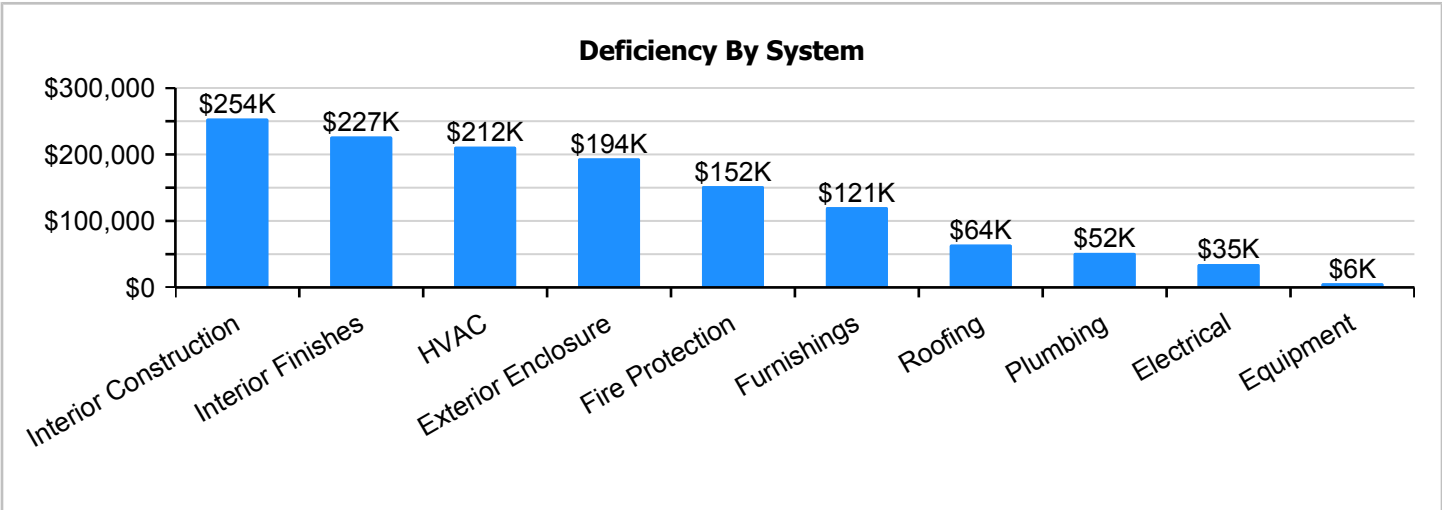
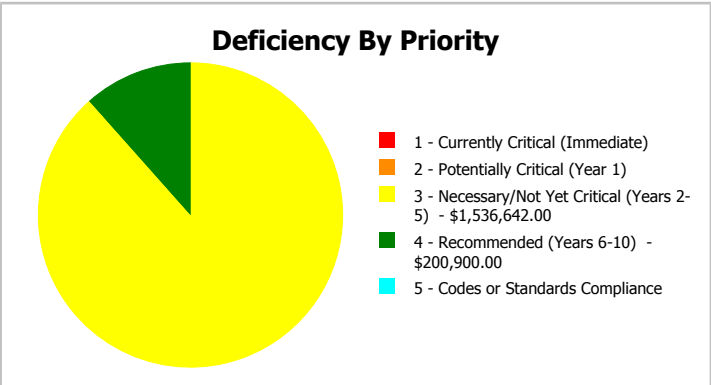
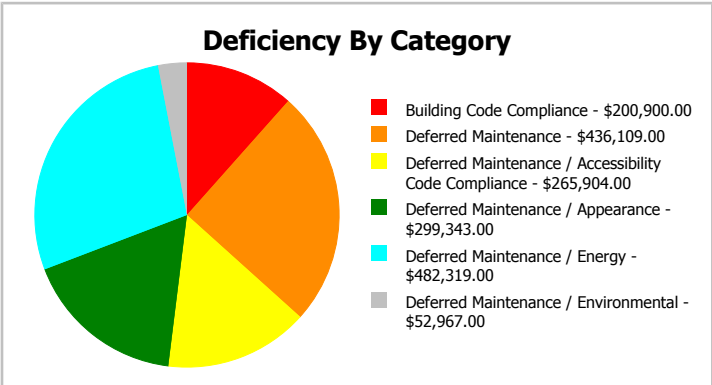
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

| | | | |
|--------------|-----------------------|--------------------|-------------|
| Function: | ES -Elementary School | Gross Area: | 24,319 |
| Year Built: | 1936 | Last Renovation: | |
| Repair Cost: | \$1,737,542 | Replacement Value: | \$4,877,339 |
| FCI: | 35.62 % | RSLI%: | 20.45 % |



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 | 19.00 % | 0.00 % | \$0.00 |
| A20 - Basement Construction | 19.00 % | 0.00 % | \$0.00 |
| B10 - Superstructure | 19.00 % | 0.00 % | \$0.00 |
| B20 - Exterior Enclosure | 10.43 % | 51.99 % | \$256,006.00 |
| B30 - Roofing | 13.83 % | 67.03 % | \$84,870.00 |
| C10 - Interior Construction | 8.89 % | 58.55 % | \$335,189.00 |
| C30 - Interior Finishes | 39.48 % | 48.03 % | \$299,343.00 |
| D20 - Plumbing | 22.78 % | 19.10 % | \$68,482.00 |
| D30 - HVAC | 29.64 % | 52.46 % | \$279,280.00 |
| D40 - Fire Protection | 0.00 % | 110.00 % | \$200,900.00 |
| D50 - Electrical | 25.11 % | 6.56 % | \$46,279.00 |
| E10 - Equipment | 0.00 % | 109.99 % | \$8,025.00 |
| E20 - Furnishings | 0.00 % | 110.00 % | \$159,168.00 |
| Totals: | 20.45 % | 35.62 % | \$1,737,542.00 |

Photo Album

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

1). West Elevation - Dec 06, 2016



2). North Elevation - Dec 06, 2016



3). West Elevation - Dec 06, 2016



4). South Elevation - Dec 06, 2016



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 - 1936 Auditorium

| System Code | System Description | Unit Price \$ | UoM | Qty | Life | Year Installed | Calc Next Renewal Year | Next Renewal Year | RSLI% | FCI% | RSL | eCR | Deficiency \$ | Replacement Value \$ |
|--------------|---------------------------------|---------------|------|--------|------|----------------|------------------------|-------------------|----------------|----------------|-----|-----|-----------------------|----------------------|
| A1010 | Standard Foundations | \$4.88 | S.F. | 24,319 | 100 | 1936 | 2036 | | 19.00 % | 0.00 % | 19 | | | \$118,677 |
| A1030 | Slab on Grade | \$8.61 | S.F. | 24,319 | 100 | 1936 | 2036 | | 19.00 % | 0.00 % | 19 | | | \$209,387 |
| A2010 | Basement Excavation | \$1.95 | S.F. | 24,319 | 100 | 1936 | 2036 | | 19.00 % | 0.00 % | 19 | | | \$47,422 |
| A2020 | Basement Walls | \$13.35 | S.F. | 24,319 | 100 | 1936 | 2036 | | 19.00 % | 0.00 % | 19 | | | \$324,659 |
| B1010 | Floor Construction | \$1.66 | S.F. | 24,319 | 100 | 1936 | 2036 | | 19.00 % | 0.00 % | 19 | | | \$40,370 |
| B1020 | Roof Construction | \$16.08 | S.F. | 24,319 | 100 | 1936 | 2036 | | 19.00 % | 0.00 % | 19 | | | \$391,050 |
| B2010 | Exterior Walls | \$9.61 | S.F. | 24,319 | 100 | 1936 | 2036 | | 19.00 % | 0.00 % | 19 | | | \$233,706 |
| B2020 | Exterior Windows | \$9.57 | S.F. | 24,319 | 30 | 1936 | 1966 | | 0.00 % | 110.00 % | -51 | | \$256,006.00 | \$232,733 |
| B2030 | Exterior Doors | \$1.07 | S.F. | 24,319 | 30 | 1995 | 2025 | | 26.67 % | 0.00 % | 8 | | | \$26,021 |
| B3010120 | Single Ply Membrane | \$6.98 | S.F. | 8,106 | 20 | 1997 | 2017 | | 0.00 % | 150.00 % | 0 | | \$84,870.00 | \$56,580 |
| B3010140 | Asphalt Shingles | \$4.32 | S.F. | 16,213 | 20 | 2002 | 2022 | | 25.00 % | 0.00 % | 5 | | | \$70,040 |
| C1010 | Partitions | \$11.01 | S.F. | 24,319 | 100 | 1936 | 2036 | | 19.00 % | 0.00 % | 19 | | | \$267,752 |
| C1020 | Interior Doors | \$2.59 | S.F. | 24,319 | 30 | 1964 | 1994 | | 0.00 % | 110.00 % | -23 | | \$69,285.00 | \$62,986 |
| C1030 | Fittings | \$9.94 | S.F. | 24,319 | 20 | 1995 | 2015 | | 0.00 % | 110.00 % | -2 | | \$265,904.00 | \$241,731 |
| C3010 | Wall Finishes | \$2.84 | S.F. | 24,319 | 10 | 2012 | 2022 | | 50.00 % | 0.00 % | 5 | | | \$69,066 |
| C3020 | Floor Finishes | \$11.60 | S.F. | 24,319 | 20 | 2012 | 2032 | | 75.00 % | 0.00 % | 15 | | | \$282,100 |
| C3030 | Ceiling Finishes | \$11.19 | S.F. | 24,319 | 25 | 1980 | 2005 | | 0.00 % | 110.00 % | -12 | | \$299,343.00 | \$272,130 |
| D2010 | Plumbing Fixtures | \$11.71 | S.F. | 24,319 | 30 | 1995 | 2025 | | 26.67 % | 0.00 % | 8 | | | \$284,775 |
| D2020 | Domestic Water Distribution | \$0.99 | S.F. | 24,319 | 30 | 1936 | 1966 | | 0.00 % | 110.00 % | -51 | | \$26,483.00 | \$24,076 |
| D2030 | Sanitary Waste | \$1.57 | S.F. | 24,319 | 30 | 1936 | 1966 | | 0.00 % | 110.00 % | -51 | | \$41,999.00 | \$38,181 |
| D2040 | Rain Water Drainage | \$1.41 | S.F. | 8,106 | 30 | 2002 | 2032 | | 50.00 % | 0.00 % | 15 | | | \$11,429 |
| D3020 | Heat Generating Systems | \$5.19 | S.F. | 24,319 | 30 | 2004 | 2034 | | 56.67 % | 0.00 % | 17 | | | \$126,216 |
| D3040 | Distribution Systems | \$6.26 | S.F. | 24,319 | 30 | 2004 | 2034 | | 56.67 % | 0.00 % | 17 | | | \$152,237 |
| D3050 | Terminal & Package Units | \$8.46 | S.F. | 24,319 | 15 | 1995 | 2010 | | 0.00 % | 110.00 % | -7 | | \$226,313.00 | \$205,739 |
| D3060 | Controls & Instrumentation | \$1.98 | S.F. | 24,319 | 20 | 1995 | 2015 | | 0.00 % | 110.00 % | -2 | | \$52,967.00 | \$48,152 |
| D4010 | Sprinklers | \$4.14 | S.F. | 24,319 | 20 | | | 2016 | 0.00 % | 110.00 % | -1 | | \$110,749.00 | \$100,681 |
| D4020 | Standpipes | \$3.37 | S.F. | 24,319 | 20 | | | 2016 | 0.00 % | 110.00 % | -1 | | \$90,151.00 | \$81,955 |
| D5010 | Electrical Service/Distribution | \$1.73 | S.F. | 24,319 | 40 | 1964 | 2004 | | 0.00 % | 110.00 % | -13 | | \$46,279.00 | \$42,072 |
| D5020 | Branch Wiring | \$5.20 | S.F. | 24,319 | 30 | 1995 | 2025 | | 26.67 % | 0.00 % | 8 | | | \$126,459 |
| D5020 | Lighting | \$12.12 | S.F. | 24,319 | 30 | 1995 | 2025 | | 26.67 % | 0.00 % | 8 | | | \$294,746 |
| D5030810 | Security & Detection Systems | \$1.91 | S.F. | 24,319 | 15 | 2002 | 2017 | 2021 | 26.67 % | 0.00 % | 4 | | | \$46,449 |
| D5030910 | Fire Alarm Systems | \$3.46 | S.F. | 24,319 | 15 | 2002 | 2017 | 2021 | 26.67 % | 0.00 % | 4 | | | \$84,144 |
| D5030920 | Data Communication | \$4.47 | S.F. | 24,319 | 15 | 2002 | 2017 | 2021 | 26.67 % | 0.00 % | 4 | | | \$108,706 |
| D5090 | Other Electrical Systems | \$0.12 | S.F. | 24,319 | 20 | 2004 | 2024 | | 35.00 % | 0.00 % | 7 | | | \$2,918 |
| E1020 | Institutional Equipment | \$0.30 | S.F. | 24,319 | 20 | 1980 | 2000 | | 0.00 % | 109.99 % | -17 | | \$8,025.00 | \$7,296 |
| E2010 | Fixed Furnishings | \$5.95 | S.F. | 24,319 | 20 | 1980 | 2000 | | 0.00 % | 110.00 % | -17 | | \$159,168.00 | \$144,698 |
| Total | | | | | | | | | 20.45 % | 35.62 % | | | \$1,737,542.00 | \$4,877,339 |

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: A2020 - Basement Walls



Note:

System: B1010 - Floor Construction



Note:

System: B2010 - Exterior Walls



Note:

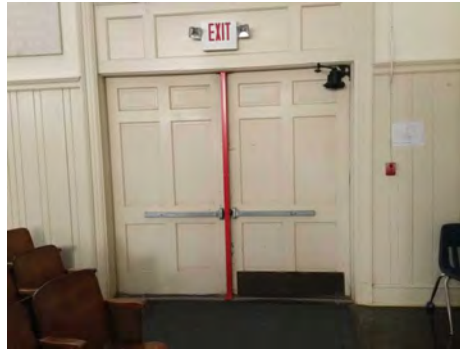
Campus Assessment Report - 1936 Auditorium

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: B3010120 - Single Ply Membrane



Note:

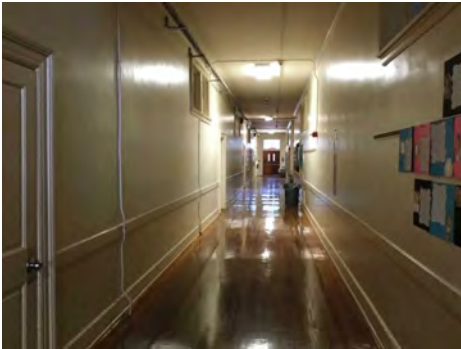
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System: B3010140 - Asphalt Shingles



Note:

System: C1010 - Partitions



Note:

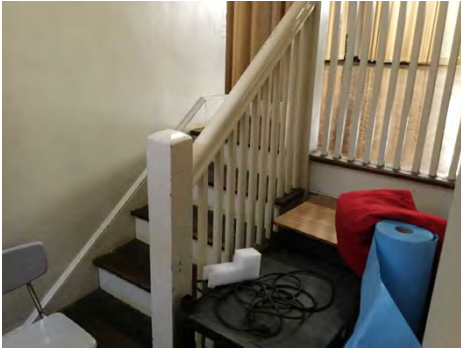
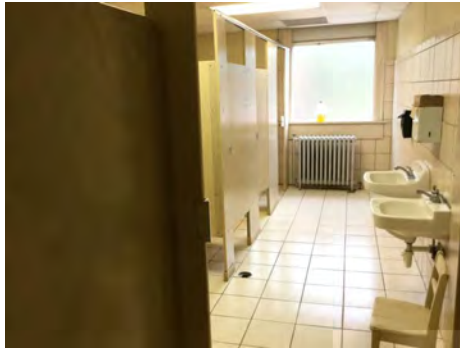
System: C1020 - Interior Doors



Note:

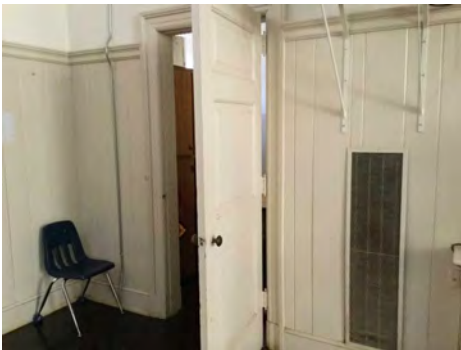
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System: C1030 - Fittings



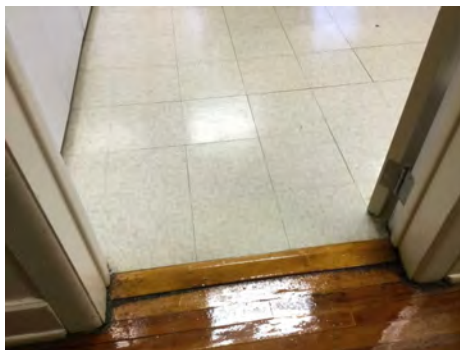
Note:

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

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System: C3030 - Ceiling Finishes



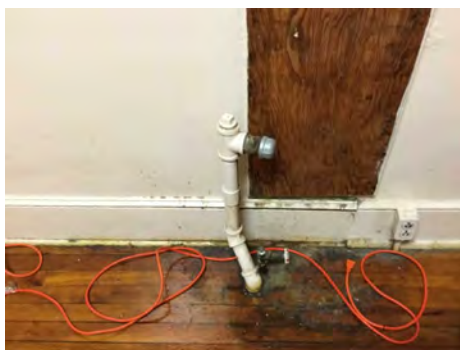
Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

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System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note:

System: D3020 - Heat Generating Systems



Note:

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System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

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System: D5020 - Branch Wiring



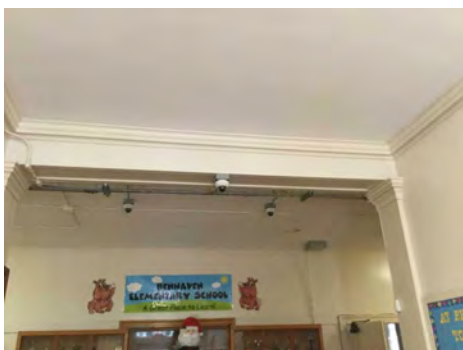
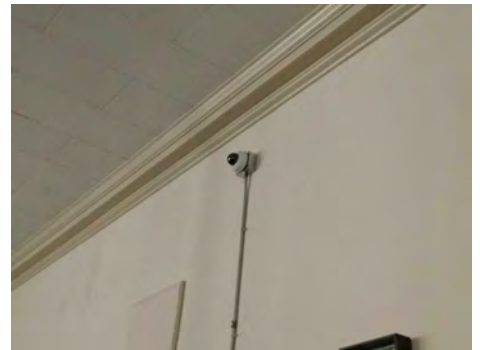
Note:

System: D5020 - Lighting



Note:

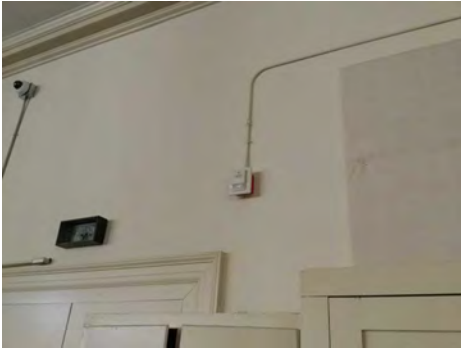
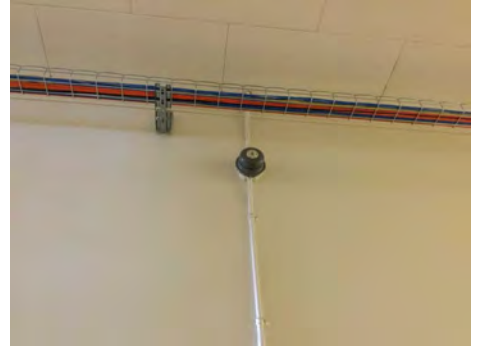
System: D5030810 - Security & Detection Systems



Note:

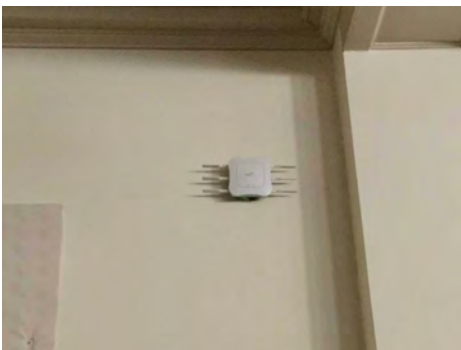
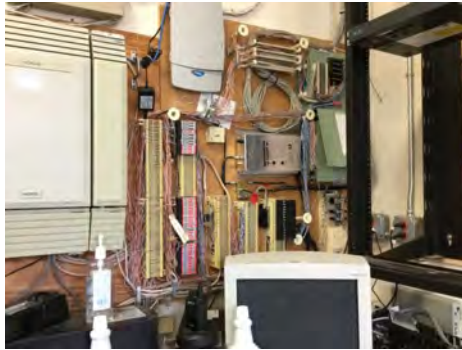
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System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

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System: D5090 - Other Electrical Systems



Note:

System: E1020 - Institutional Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

| System | Current Deficiencies | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | Total |
|---------------------------------------|----------------------|------------|------------|------------|------------------|------------------|------------|----------------|--------------------|------------|------------|--------------------|
| Total: | \$1,737,542 | \$0 | \$0 | \$0 | \$296,267 | \$206,620 | \$0 | \$3,948 | \$1,020,006 | \$0 | \$0 | \$3,264,382 |
| * A - Substructure | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * A10 - Foundations | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * A1010 - Standard Foundations | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * A1030 - Slab on Grade | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * A20 - Basement Construction | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * A2010 - Basement Excavation | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * A2020 - Basement Walls | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B - Shell | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B10 - Superstructure | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * B1010 - Floor Construction | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * B1020 - Roof Construction | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B20 - Exterior Enclosure | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * B2010 - Exterior Walls | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B2020 - Exterior Windows | \$256,006 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$256,006 |
| B2030 - Exterior Doors | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$36,259 | \$0 | \$0 | \$36,259 |
| 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 | \$84,870 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$84,870 |
| B3010140 - Asphalt Shingles | \$0 | \$0 | \$0 | \$0 | \$0 | \$118,546 | \$0 | \$0 | \$0 | \$0 | \$0 | \$118,546 |
| 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 | \$69,285 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$69,285 |
| C1030 - Fittings | \$265,904 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$265,904 |
| C30 - Interior Finishes | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

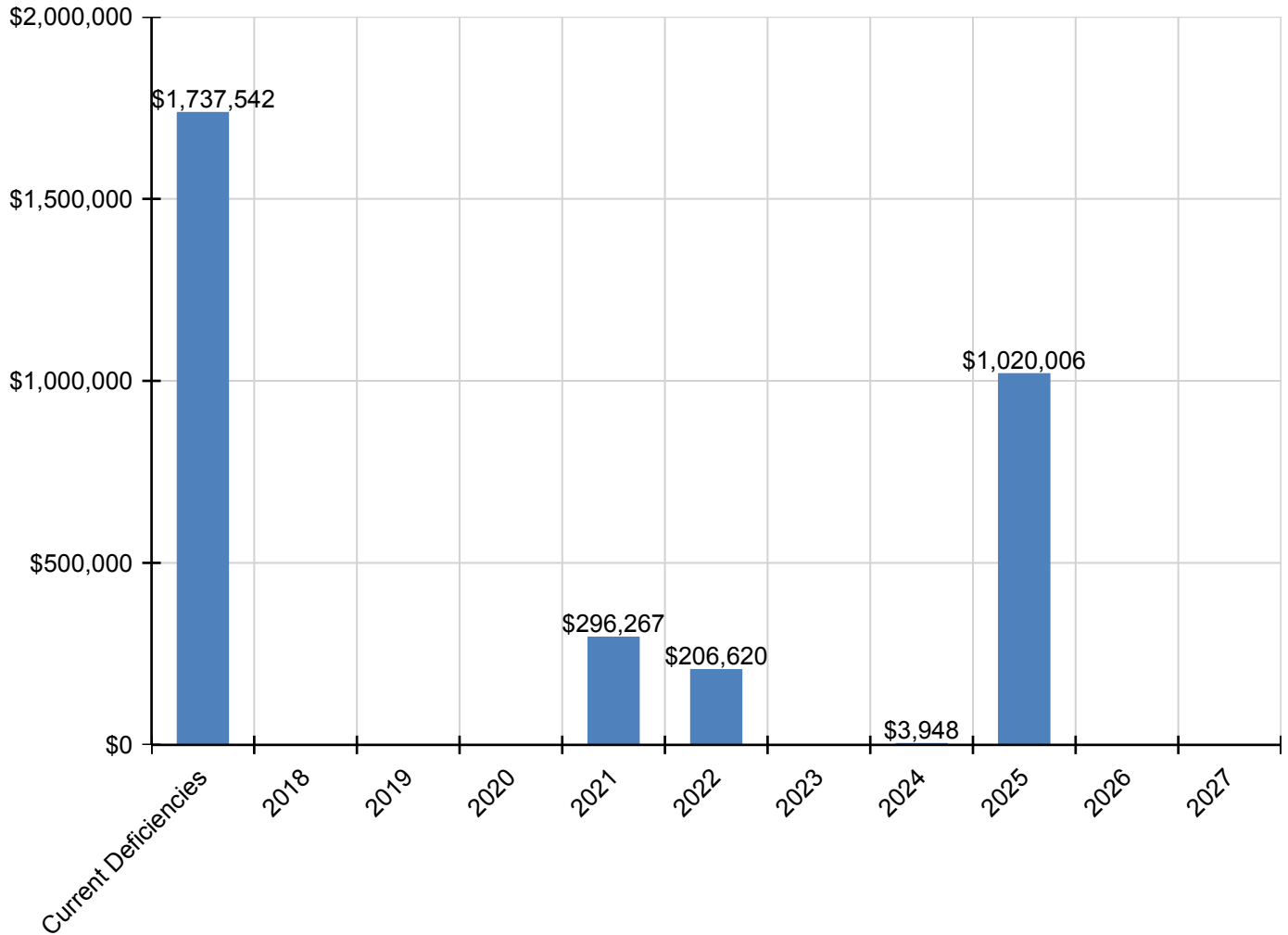
Campus Assessment Report - 1936 Auditorium

| | | | | | | | | | | | | |
|---|-----------|-----|-----|-----|-----------|----------|-----|---------|-----------|-----|-----|-----------|
| C3010 - Wall Finishes | \$0 | \$0 | \$0 | \$0 | \$0 | \$88,074 | \$0 | \$0 | \$0 | \$0 | \$0 | \$88,074 |
| C3020 - Floor Finishes | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| C3030 - Ceiling Finishes | \$299,343 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$299,343 |
| 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 | \$396,820 | \$0 | \$0 | \$396,820 |
| D2020 - Domestic Water Distribution | \$26,483 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$26,483 |
| D2030 - Sanitary Waste | \$41,999 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$41,999 |
| D2040 - Rain Water Drainage | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D30 - HVAC | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D3020 - Heat Generating Systems | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D3040 - Distribution Systems | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D3050 - Terminal & Package Units | \$226,313 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$226,313 |
| D3060 - Controls & Instrumentation | \$52,967 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$52,967 |
| D40 - Fire Protection | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D4010 - Sprinklers | \$110,749 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$110,749 |
| D4020 - Standpipes | \$90,151 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$90,151 |
| D50 - Electrical | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D5010 - Electrical Service/Distribution | \$46,279 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$46,279 |
| D5020 - Branch Wiring | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$176,214 | \$0 | \$0 | \$176,214 |
| D5020 - Lighting | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$410,713 | \$0 | \$0 | \$410,713 |
| D5030 - Communications and Security | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D5030810 - Security & Detection Systems | \$0 | \$0 | \$0 | \$0 | \$57,507 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$57,507 |
| D5030910 - Fire Alarm Systems | \$0 | \$0 | \$0 | \$0 | \$104,175 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$104,175 |
| D5030920 - Data Communication | \$0 | \$0 | \$0 | \$0 | \$134,585 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$134,585 |
| D5090 - Other Electrical Systems | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,948 | \$0 | \$0 | \$0 | \$3,948 |
| 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 | \$8,025 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$8,025 |
| E20 - Furnishings | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| E2010 - Fixed Furnishings | \$159,168 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$159,168 |

* Indicates non-renewable system

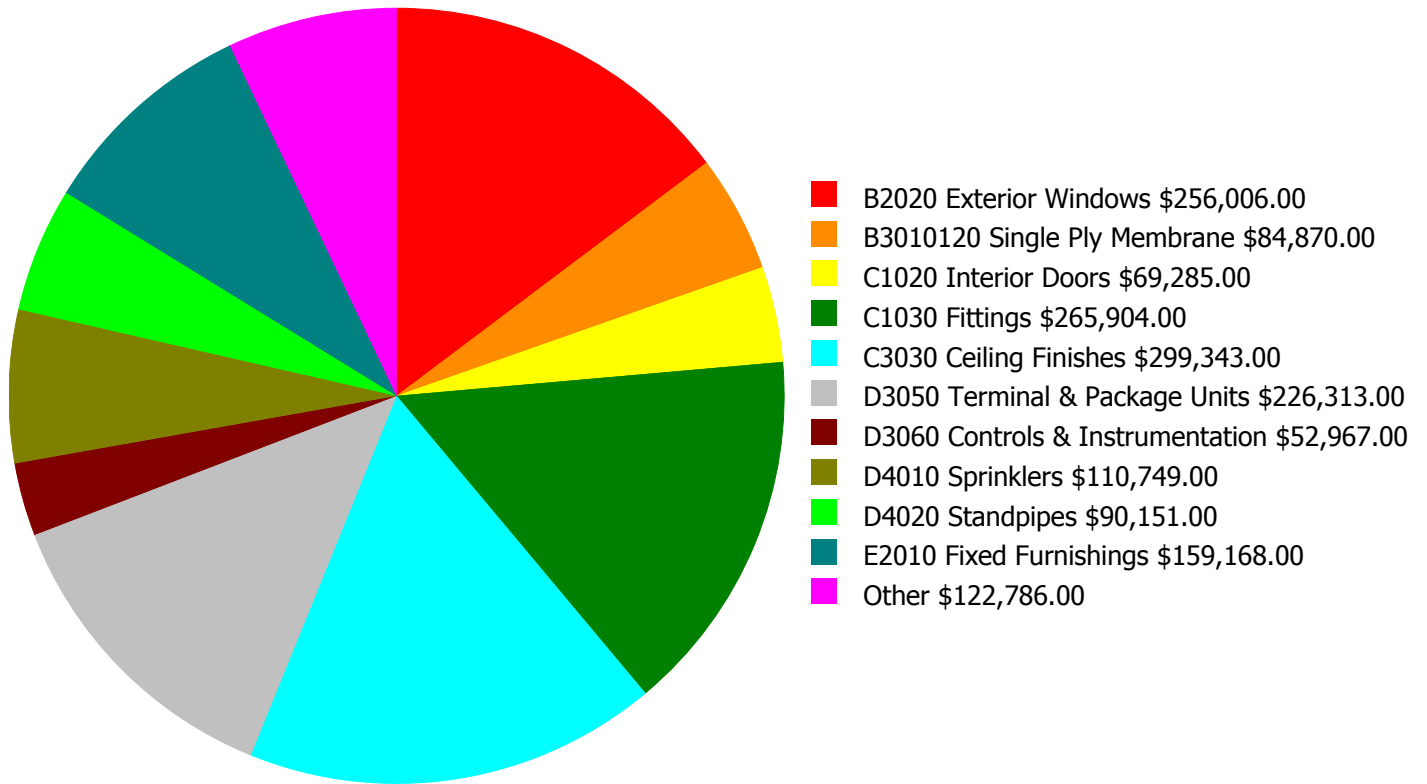
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

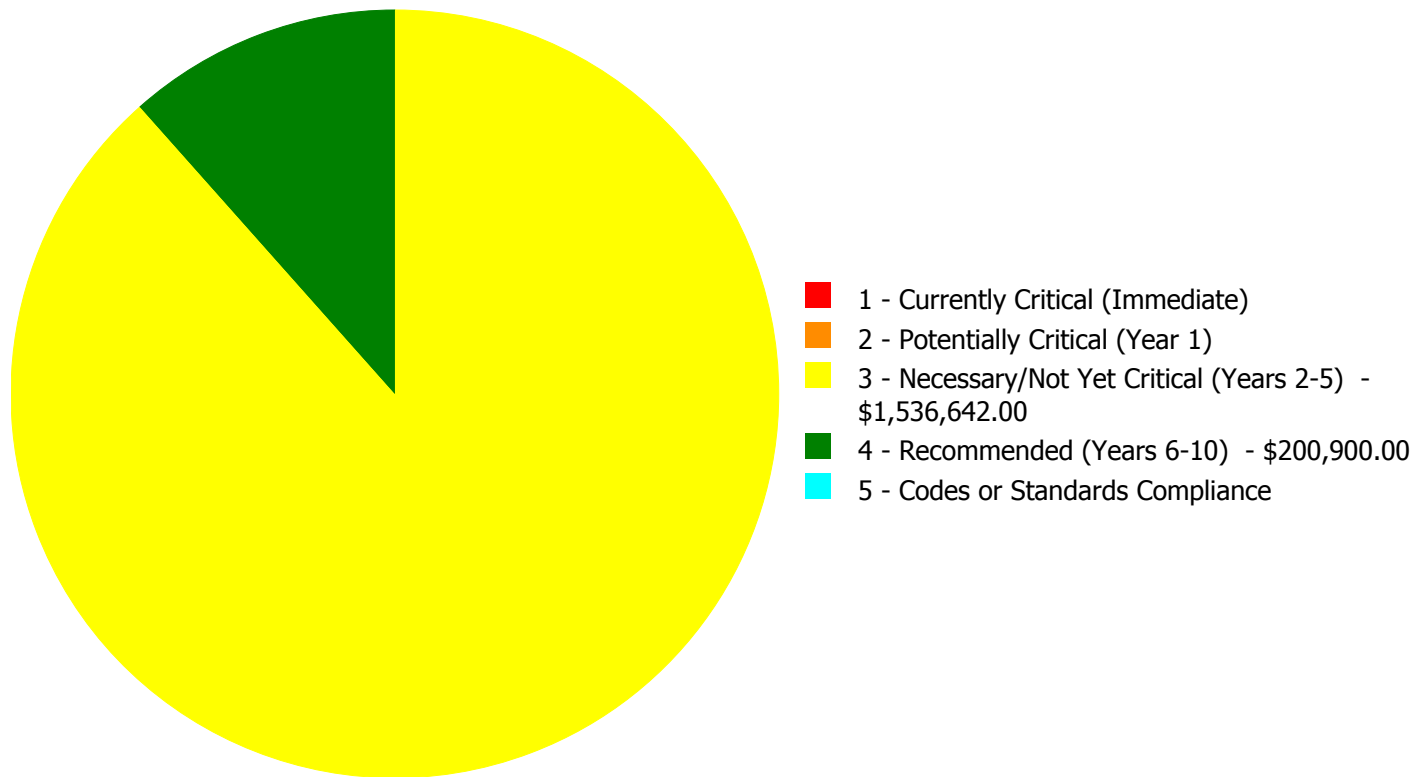
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$1,737,542.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$1,737,542.00

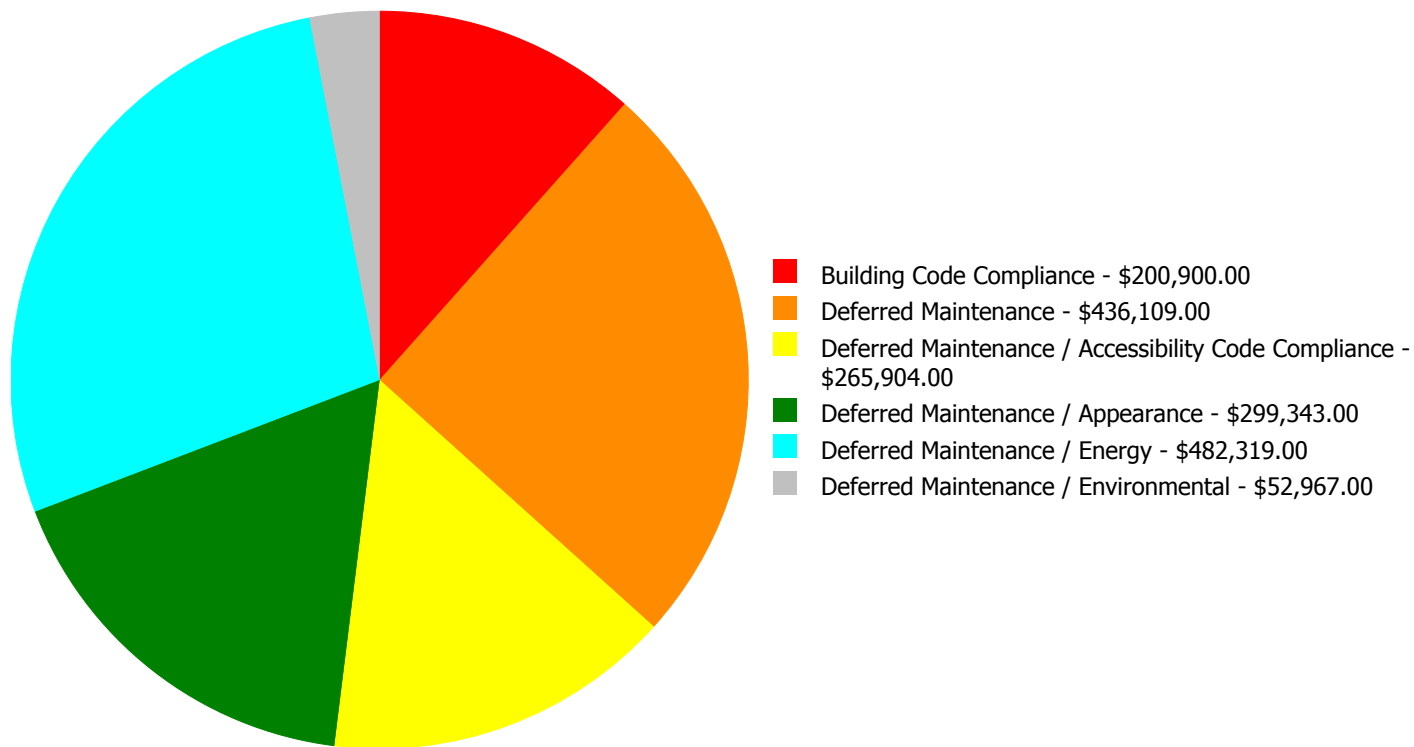
Deficiency By Priority Investment Table

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

| System Code | System Description | 1 - Currently Critical (Immediate) | 2 - Potentially Critical (Year 1) | 3 - Necessary/Not Yet Critical (Years 2-5) | 4 - Recommended (Years 6-10) | 5 - Codes or Standards Compliance | Total |
|-------------|---------------------------------|------------------------------------|-----------------------------------|--|------------------------------|-----------------------------------|----------------|
| B2020 | Exterior Windows | \$0.00 | \$0.00 | \$256,006.00 | \$0.00 | \$0.00 | \$256,006.00 |
| B3010120 | Single Ply Membrane | \$0.00 | \$0.00 | \$84,870.00 | \$0.00 | \$0.00 | \$84,870.00 |
| C1020 | Interior Doors | \$0.00 | \$0.00 | \$69,285.00 | \$0.00 | \$0.00 | \$69,285.00 |
| C1030 | Fittings | \$0.00 | \$0.00 | \$265,904.00 | \$0.00 | \$0.00 | \$265,904.00 |
| C3030 | Ceiling Finishes | \$0.00 | \$0.00 | \$299,343.00 | \$0.00 | \$0.00 | \$299,343.00 |
| D2020 | Domestic Water Distribution | \$0.00 | \$0.00 | \$26,483.00 | \$0.00 | \$0.00 | \$26,483.00 |
| D2030 | Sanitary Waste | \$0.00 | \$0.00 | \$41,999.00 | \$0.00 | \$0.00 | \$41,999.00 |
| D3050 | Terminal & Package Units | \$0.00 | \$0.00 | \$226,313.00 | \$0.00 | \$0.00 | \$226,313.00 |
| D3060 | Controls & Instrumentation | \$0.00 | \$0.00 | \$52,967.00 | \$0.00 | \$0.00 | \$52,967.00 |
| D4010 | Sprinklers | \$0.00 | \$0.00 | \$0.00 | \$110,749.00 | \$0.00 | \$110,749.00 |
| D4020 | Standpipes | \$0.00 | \$0.00 | \$0.00 | \$90,151.00 | \$0.00 | \$90,151.00 |
| D5010 | Electrical Service/Distribution | \$0.00 | \$0.00 | \$46,279.00 | \$0.00 | \$0.00 | \$46,279.00 |
| E1020 | Institutional Equipment | \$0.00 | \$0.00 | \$8,025.00 | \$0.00 | \$0.00 | \$8,025.00 |
| E2010 | Fixed Furnishings | \$0.00 | \$0.00 | \$159,168.00 | \$0.00 | \$0.00 | \$159,168.00 |
| | Total: | \$0.00 | \$0.00 | \$1,536,642.00 | \$200,900.00 | \$0.00 | \$1,737,542.00 |

Deficiency Summary by Category

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



Budget Estimate Total: \$1,737,542.00

Deficiency Details by Priority

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

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

System: B2020 - Exterior Windows



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 24,319.00
Unit of Measure: S.F.
Estimate: \$256,006.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

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

System: B3010120 - Single Ply Membrane



Location: Aud. roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 8,106.00
Unit of Measure: S.F.
Estimate: \$84,870.00
Assessor Name: Terence Davis
Date Created: 12/09/2016

Notes: The EPDM adhered and ballasted roof coverings are aging, showing signs of failure and should be replaced.

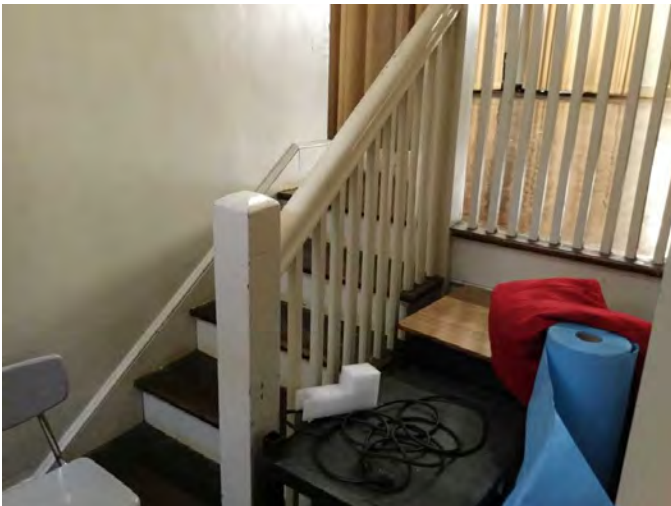
System: C1020 - Interior Doors



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 24,319.00
Unit of Measure: S.F.
Estimate: \$69,285.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

Notes: The interior doors are aged, failing, most hardware is not ADA or code compliant and should be replaced

System: C1030 - Fittings



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 24,319.00
Unit of Measure: S.F.
Estimate: \$265,904.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

Notes: The fittings throughout the building are aged, in marginal condition, handrails and room signage are ADA non-compliance and system should be replaced.

System: C3030 - Ceiling Finishes



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 24,319.00
Unit of Measure: S.F.
Estimate: \$299,343.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

Notes: The original ceiling finishes are aged, failing and should be replaced.

System: D2020 - Domestic Water Distribution



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 24,319.00
Unit of Measure: S.F.
Estimate: \$26,483.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

Notes: The domestic water distribution system is aged and should be replaced. Currently unable to use domestic water due to health concerns.

System: D2030 - Sanitary Waste



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 24,319.00
Unit of Measure: S.F.
Estimate: \$41,999.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

Notes: The sanitary waste system is aged, has reported periodic failures, and should be replaced.

System: D3050 - Terminal & Package Units



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 24,319.00
Unit of Measure: S.F.
Estimate: \$226,313.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

Notes: The window mounted DX condensers are aged, rusted, not energy efficient, and should be replaced.

System: D3060 - Controls & Instrumentation



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Environmental
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 24,319.00
Unit of Measure: S.F.
Estimate: \$52,967.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

Notes: System is inadequate and should be replaced.

System: D5010 - Electrical Service/Distribution



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 24,319.00
Unit of Measure: S.F.
Estimate: \$46,279.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

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

System: E1020 - Institutional Equipment



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 24,319.00
Unit of Measure: S.F.
Estimate: \$8,025.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

Notes: The system is beyond its expected service life and should be scheduled for replacement.

System: E2010 - Fixed Furnishings



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 24,319.00
Unit of Measure: S.F.
Estimate: \$159,168.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

Notes: The system is beyond its expected service life and should be scheduled for replacement.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 24,319.00
Unit of Measure: S.F.
Estimate: \$110,749.00
Assessor Name: Terence Davis
Date Created: 12/20/2016

Notes: The sprinkler system is missing and is recommended to be provided to comply with current codes.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 24,319.00
Unit of Measure: S.F.
Estimate: \$90,151.00
Assessor Name: Terence Davis
Date Created: 12/20/2016

Notes: A Sprinkler system is missing and is recommended to be provided to comply with current codes.

Executive Summary

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

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

| | |
|--------------------|-----------------------|
| Function: | ES -Elementary School |
| Gross Area (SF): | 4,725 |
| Year Built: | 1945 |
| Last Renovation: | |
| Replacement Value: | \$939,806 |
| Repair Cost: | \$263,067.00 |
| Total FCI: | 27.99 % |
| Total RSLI: | 20.39 % |
| FCA Score: | 72.01 |



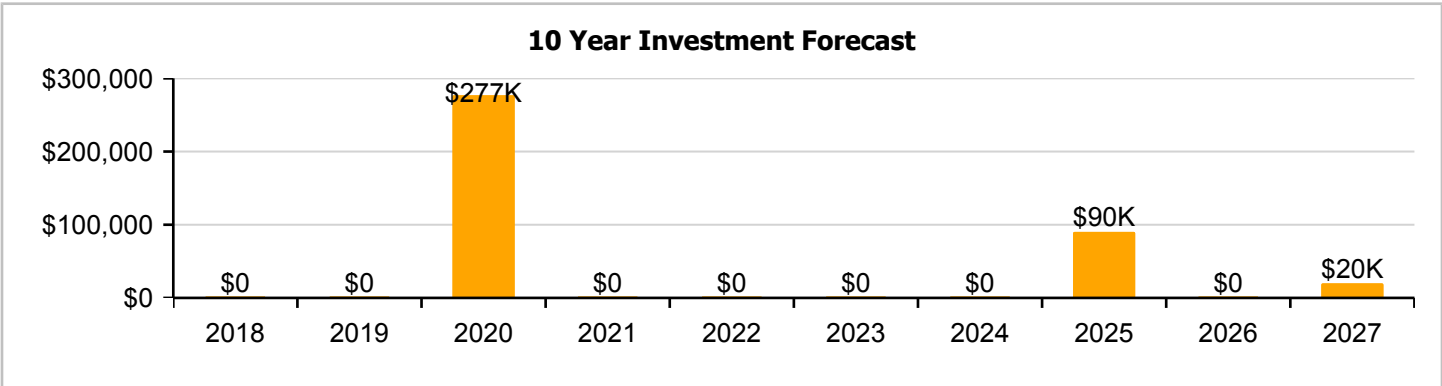
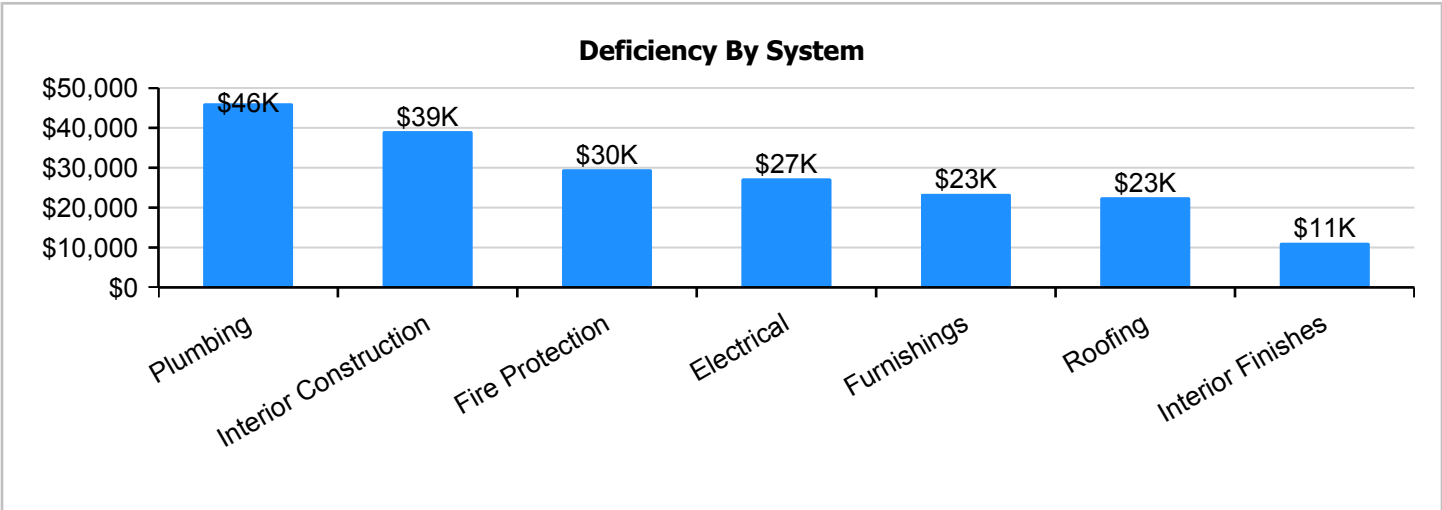
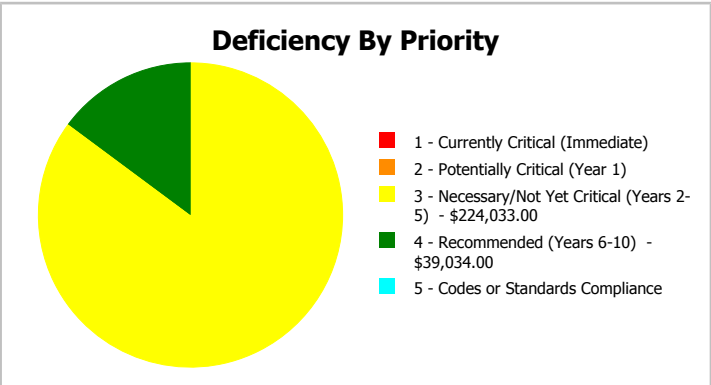
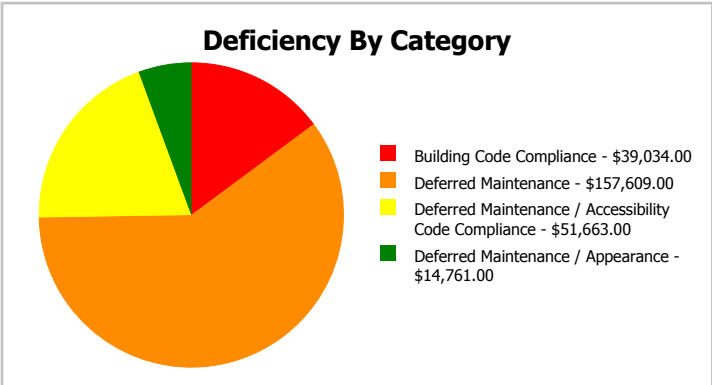
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

| | | | |
|--------------|-----------------------|--------------------|-----------|
| Function: | ES -Elementary School | Gross Area: | 4,725 |
| Year Built: | 1945 | Last Renovation: | |
| Repair Cost: | \$263,067 | Replacement Value: | \$939,806 |
| FCI: | 27.99 % | RSLI%: | 20.39 % |



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 | 28.00 % | 0.00 % | \$0.00 |
| A20 - Basement Construction | 28.00 % | 0.00 % | \$0.00 |
| B10 - Superstructure | 28.00 % | 0.00 % | \$0.00 |
| B20 - Exterior Enclosure | 18.54 % | 0.00 % | \$0.00 |
| B30 - Roofing | 0.00 % | 146.00 % | \$29,802.00 |
| C10 - Interior Construction | 2.97 % | 46.45 % | \$51,663.00 |
| C30 - Interior Finishes | 40.81 % | 12.19 % | \$14,761.00 |
| D20 - Plumbing | 7.11 % | 90.27 % | \$60,863.00 |
| D30 - HVAC | 18.95 % | 0.00 % | \$0.00 |
| D40 - Fire Protection | 0.00 % | 110.00 % | \$39,034.00 |
| D50 - Electrical | 25.71 % | 26.28 % | \$36,019.00 |
| E20 - Furnishings | 0.00 % | 110.00 % | \$30,925.00 |
| Totals: | 20.39 % | 27.99 % | \$263,067.00 |

Photo Album

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

1). North Elevation - Dec 06, 2016



2). West Elevation - Dec 06, 2016



3). South Elevation - Dec 06, 2016



4). East Elevation - Dec 06, 2016



Condition Detail

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

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

System Listing

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

| System Code | System Description | Unit Price \$ | UoM | Qty | Life | Year Installed | Calc Next Renewal Year | Next Renewal Year | RSLI% | FCI% | RSL | eCR | Deficiency \$ | Replacement Value \$ |
|--------------|---------------------------------|---------------|------|-------|------|----------------|------------------------|-------------------|----------------|----------------|-----|-----|---------------------|----------------------|
| A1010 | Standard Foundations | \$4.88 | S.F. | 4,725 | 100 | 1945 | 2045 | | 28.00 % | 0.00 % | 28 | | | \$23,058 |
| A1030 | Slab on Grade | \$8.61 | S.F. | 4,725 | 100 | 1945 | 2045 | | 28.00 % | 0.00 % | 28 | | | \$40,682 |
| A2010 | Basement Excavation | \$1.95 | S.F. | 4,725 | 100 | 1945 | 2045 | | 28.00 % | 0.00 % | 28 | | | \$9,214 |
| A2020 | Basement Walls | \$13.35 | S.F. | 4,725 | 100 | 1945 | 2045 | | 28.00 % | 0.00 % | 28 | | | \$63,079 |
| B1010 | Floor Construction | \$1.66 | S.F. | 4,725 | 100 | 1945 | 2045 | | 28.00 % | 0.00 % | 28 | | | \$7,844 |
| B1020 | Roof Construction | \$16.08 | S.F. | 4,725 | 100 | 1945 | 2045 | | 28.00 % | 0.00 % | 28 | | | \$75,978 |
| B2010 | Exterior Walls | \$9.61 | S.F. | 4,725 | 100 | 1945 | 2045 | | 28.00 % | 0.00 % | 28 | | | \$45,407 |
| B2020 | Exterior Windows | \$9.57 | S.F. | 4,725 | 30 | 1990 | 2020 | | 10.00 % | 0.00 % | 3 | | | \$45,218 |
| B2030 | Exterior Doors | \$1.07 | S.F. | 4,725 | 30 | 1990 | 2020 | | 10.00 % | 0.00 % | 3 | | | \$5,056 |
| B3010140 | Asphalt Shingles | \$4.32 | S.F. | 4,725 | 20 | 1997 | 2017 | | 0.00 % | 146.00 % | 0 | | \$29,802.00 | \$20,412 |
| C1010 | Partitions | \$11.01 | S.F. | 4,725 | 75 | 1945 | 2020 | | 4.00 % | 0.00 % | 3 | | | \$52,022 |
| C1020 | Interior Doors | \$2.59 | S.F. | 4,725 | 30 | 1990 | 2020 | | 10.00 % | 0.00 % | 3 | | | \$12,238 |
| C1030 | Fittings | \$9.94 | S.F. | 4,725 | 20 | 1990 | 2010 | | 0.00 % | 110.00 % | -7 | | \$51,663.00 | \$46,967 |
| C3010 | Wall Finishes | \$2.84 | S.F. | 4,725 | 10 | 2005 | 2015 | | 0.00 % | 110.00 % | -2 | | \$14,761.00 | \$13,419 |
| C3020 | Floor Finishes | \$11.60 | S.F. | 4,725 | 20 | 2005 | 2025 | | 40.00 % | 0.00 % | 8 | | | \$54,810 |
| C3030 | Ceiling Finishes | \$11.19 | S.F. | 4,725 | 25 | 2005 | 2030 | | 52.00 % | 0.00 % | 13 | | | \$52,873 |
| D2010 | Plumbing Fixtures | \$11.71 | S.F. | 4,725 | 30 | 1945 | 1975 | | 0.00 % | 110.00 % | -42 | | \$60,863.00 | \$55,330 |
| D2020 | Domestic Water Distribution | \$0.99 | S.F. | 4,725 | 30 | 2013 | 2043 | | 86.67 % | 0.00 % | 26 | | | \$4,678 |
| D2030 | Sanitary Waste | \$1.57 | S.F. | 4,725 | 30 | 1990 | 2020 | | 10.00 % | 0.00 % | 3 | | | \$7,418 |
| D3040 | Distribution Systems | \$6.26 | S.F. | 4,725 | 30 | 1990 | 2020 | | 10.00 % | 0.00 % | 3 | | | \$29,579 |
| D3050 | Terminal & Package Units | \$13.65 | S.F. | 4,725 | 15 | 2005 | 2020 | | 20.00 % | 0.00 % | 3 | | | \$64,496 |
| D3060 | Controls & Instrumentation | \$1.98 | S.F. | 4,725 | 20 | 2005 | 2025 | | 40.00 % | 0.00 % | 8 | | | \$9,356 |
| D4010 | Sprinklers | \$4.14 | S.F. | 4,725 | 20 | | | 2016 | 0.00 % | 110.00 % | -1 | | \$21,518.00 | \$19,562 |
| D4020 | Standpipes | \$3.37 | S.F. | 4,725 | 20 | | | 2016 | 0.00 % | 110.00 % | -1 | | \$17,516.00 | \$15,923 |
| D5010 | Electrical Service/Distribution | \$1.73 | S.F. | 4,725 | 40 | 1964 | 2004 | | 0.00 % | 110.01 % | -13 | | \$8,992.00 | \$8,174 |
| D5020 | Branch Wiring | \$5.20 | S.F. | 4,725 | 30 | 1964 | 1994 | | 0.00 % | 110.00 % | -23 | | \$27,027.00 | \$24,570 |
| D5020 | Lighting | \$12.12 | S.F. | 4,725 | 30 | 1990 | 2020 | | 10.00 % | 0.00 % | 3 | | | \$57,267 |
| D5030810 | Security & Detection Systems | \$1.91 | S.F. | 4,725 | 15 | 2005 | 2020 | | 20.00 % | 0.00 % | 3 | | | \$9,025 |
| D5030910 | Fire Alarm Systems | \$3.46 | S.F. | 4,725 | 15 | 2013 | 2028 | | 73.33 % | 0.00 % | 11 | | | \$16,349 |
| D5030920 | Data Communication | \$4.47 | S.F. | 4,725 | 15 | 2013 | 2028 | | 73.33 % | 0.00 % | 11 | | | \$21,121 |
| D5090 | Other Electrical Systems | \$0.12 | S.F. | 4,725 | 20 | 2005 | 2025 | | 40.00 % | 0.00 % | 8 | | | \$567 |
| E2010 | Fixed Furnishings | \$5.95 | S.F. | 4,725 | 20 | 1990 | 2010 | | 0.00 % | 110.00 % | -7 | | \$30,925.00 | \$28,114 |
| Total | | | | | | | | | 20.39 % | 27.99 % | | | \$263,067.00 | \$939,806 |

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: A2020 - Basement Walls



Note:

System: B1010 - Floor Construction



Note:

System: B2010 - Exterior Walls



Note:

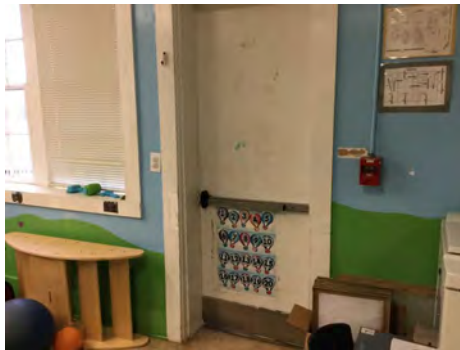
Campus Assessment Report - 1945 Day Care

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: B3010140 - Asphalt Shingles



Note:

Campus Assessment Report - 1945 Day Care

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

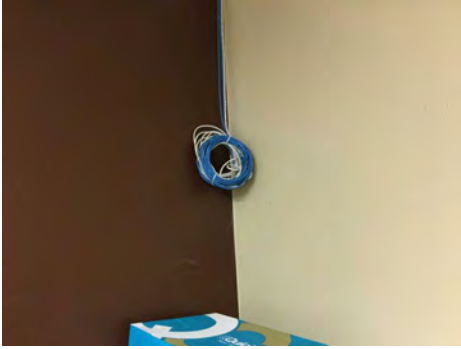
System: C1030 - Fittings



Note:

Campus Assessment Report - 1945 Day Care

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

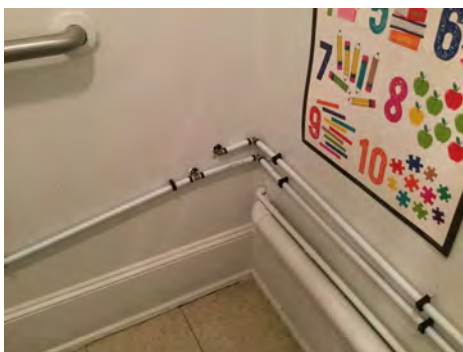
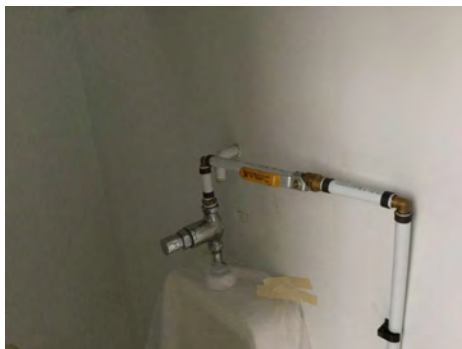
Campus Assessment Report - 1945 Day Care

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

Campus Assessment Report - 1945 Day Care

System: D3040 - Distribution Systems



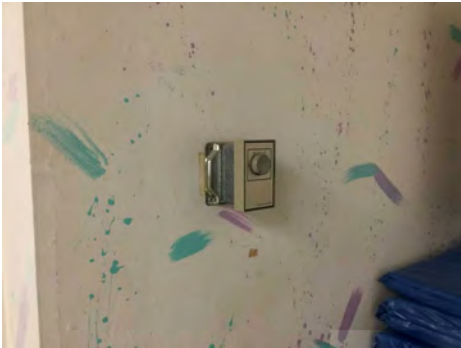
Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

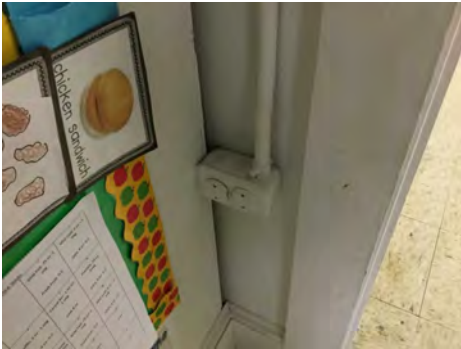
Campus Assessment Report - 1945 Day Care

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

Campus Assessment Report - 1945 Day Care

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

Campus Assessment Report - 1945 Day Care

System: D5030920 - Data Communication



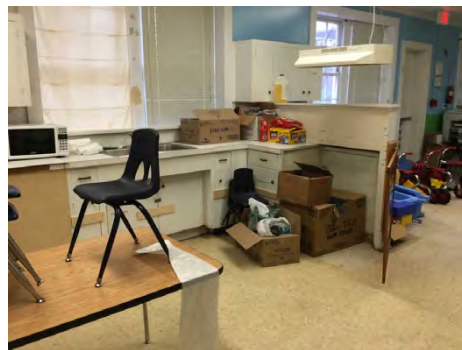
Note:

System: D5090 - Other Electrical Systems



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

| System | Current Deficiencies | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | Total |
|---------------------------------------|----------------------|------------|------------|------------------|------------|------------|------------|------------|-----------------|------------|-----------------|------------------|
| Total: | \$263,067 | \$0 | \$0 | \$276,816 | \$0 | \$0 | \$0 | \$0 | \$90,202 | \$0 | \$19,838 | \$649,922 |
| * A - Substructure | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * A10 - Foundations | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * A1010 - Standard Foundations | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * A1030 - Slab on Grade | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * A20 - Basement Construction | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * A2010 - Basement Excavation | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * A2020 - Basement Walls | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B - Shell | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B10 - Superstructure | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * B1010 - Floor Construction | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * B1020 - Roof Construction | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B20 - Exterior Enclosure | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * B2010 - Exterior Walls | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B2020 - Exterior Windows | \$0 | \$0 | \$0 | \$54,352 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$54,352 |
| B2030 - Exterior Doors | \$0 | \$0 | \$0 | \$6,077 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$6,077 |
| 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 | \$29,802 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$29,802 |
| 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 | \$14,710 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$14,710 |
| C1030 - Fittings | \$51,663 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$51,663 |
| C30 - Interior Finishes | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| C3010 - Wall Finishes | \$14,761 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$19,838 | \$34,599 |

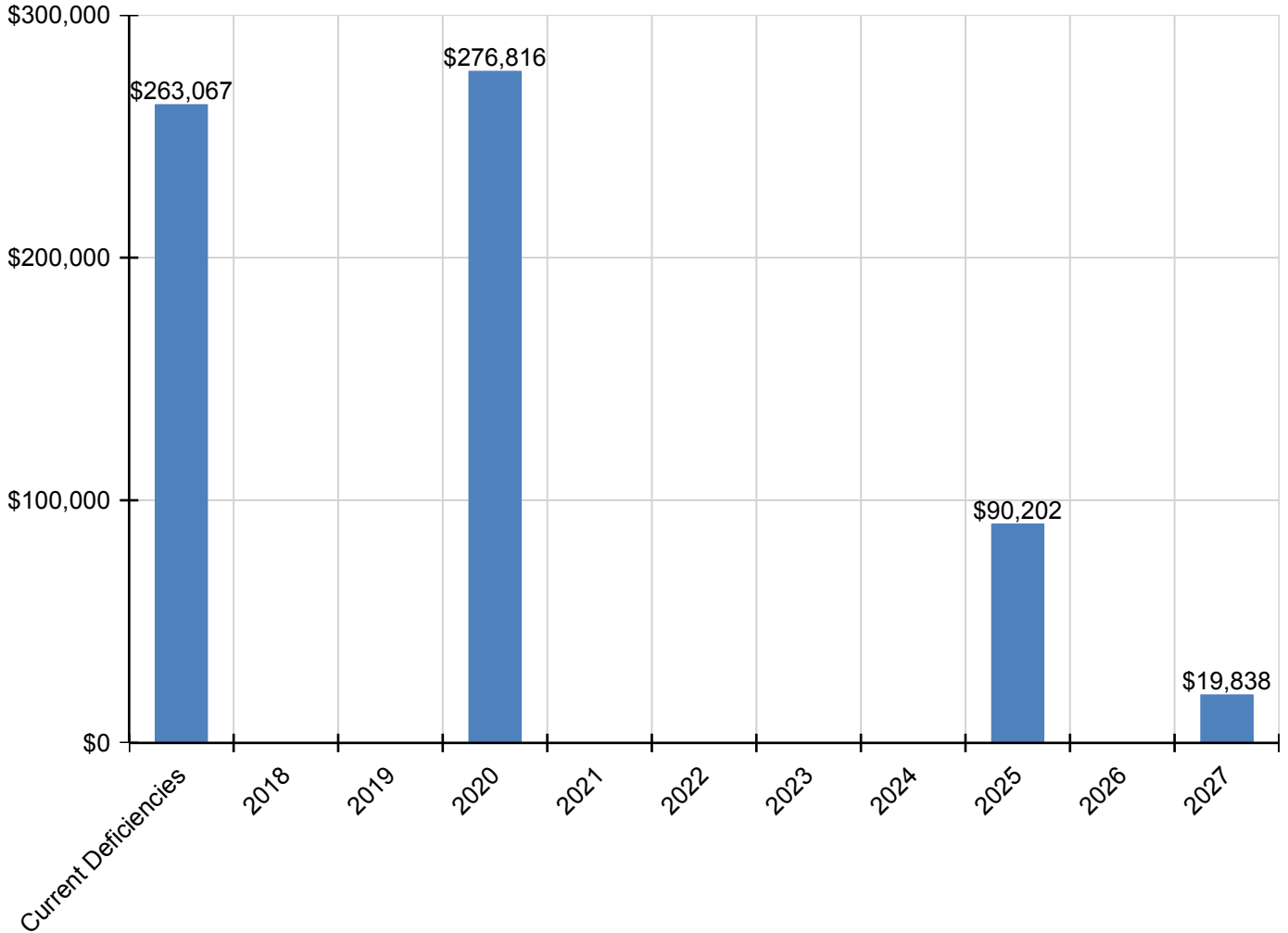
Campus Assessment Report - 1945 Day Care

| | | | | | | | | | | | | | |
|---|----------|-----|-----|----------|-----|-----|-----|-----|-----|----------|-----|-----|----------|
| C3020 - Floor Finishes | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$76,375 | \$0 | \$0 | \$76,375 |
| C3030 - Ceiling Finishes | \$0 | \$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 | \$0 |
| D20 - Plumbing | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D2010 - Plumbing Fixtures | \$60,863 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$60,863 |
| D2020 - Domestic Water Distribution | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D2030 - Sanitary Waste | \$0 | \$0 | \$0 | \$8,917 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$8,917 |
| D30 - HVAC | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D3040 - Distribution Systems | \$0 | \$0 | \$0 | \$35,553 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$35,553 |
| D3050 - Terminal & Package Units | \$0 | \$0 | \$0 | \$77,525 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$77,525 |
| D3060 - Controls & Instrumentation | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$13,036 | \$0 | \$0 | \$13,036 |
| D40 - Fire Protection | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D4010 - Sprinklers | \$21,518 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$21,518 |
| D4020 - Standpipes | \$17,516 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$17,516 |
| D50 - Electrical | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D5010 - Electrical Service/Distribution | \$8,992 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$8,992 |
| D5020 - Branch Wiring | \$27,027 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$27,027 |
| D5020 - Lighting | \$0 | \$0 | \$0 | \$68,835 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$68,835 |
| D5030 - Communications and Security | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D5030810 - Security & Detection Systems | \$0 | \$0 | \$0 | \$10,848 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$10,848 |
| D5030910 - Fire Alarm Systems | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D5030920 - Data Communication | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D5090 - Other Electrical Systems | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$790 | \$0 | \$0 | \$790 |
| E - Equipment & Furnishings | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| E20 - Furnishings | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| E2010 - Fixed Furnishings | \$30,925 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$30,925 |

* Indicates non-renewable system

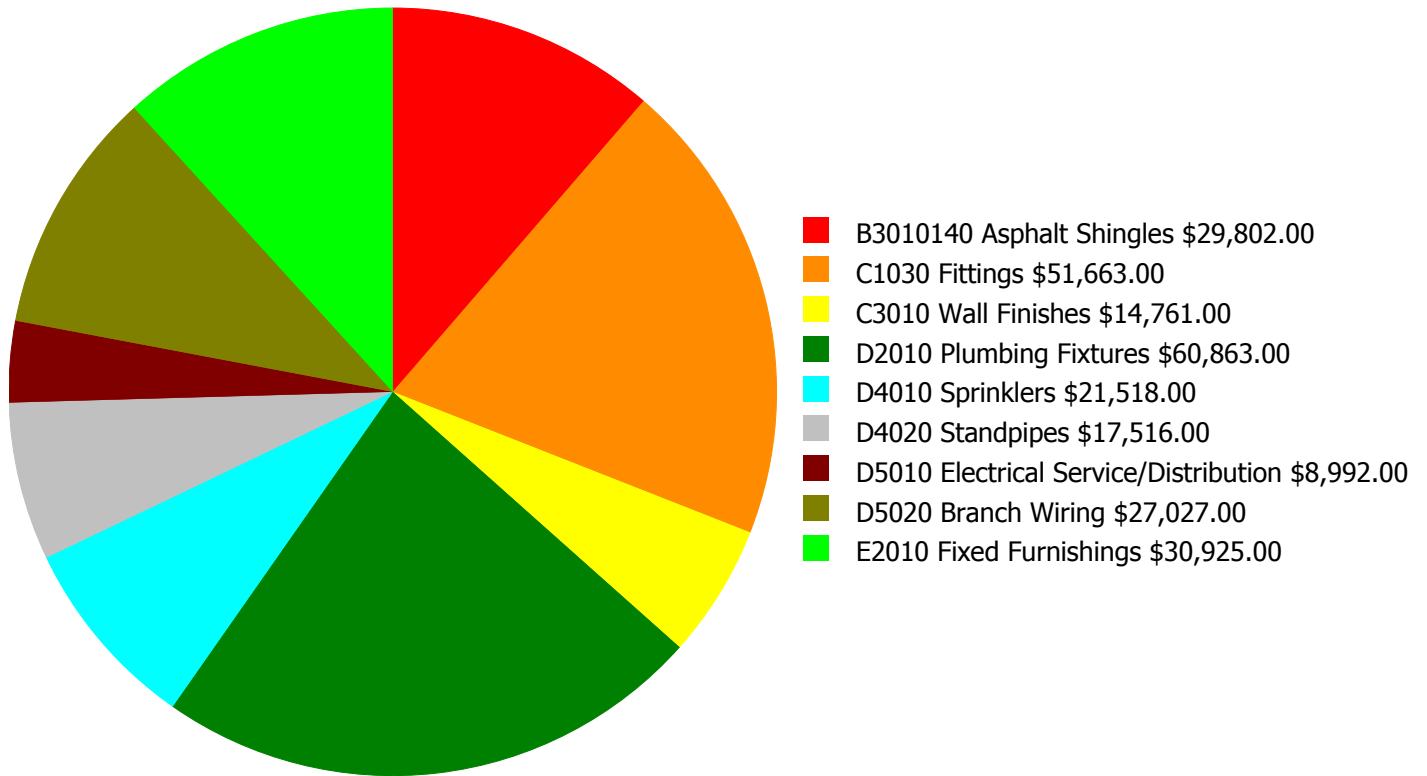
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

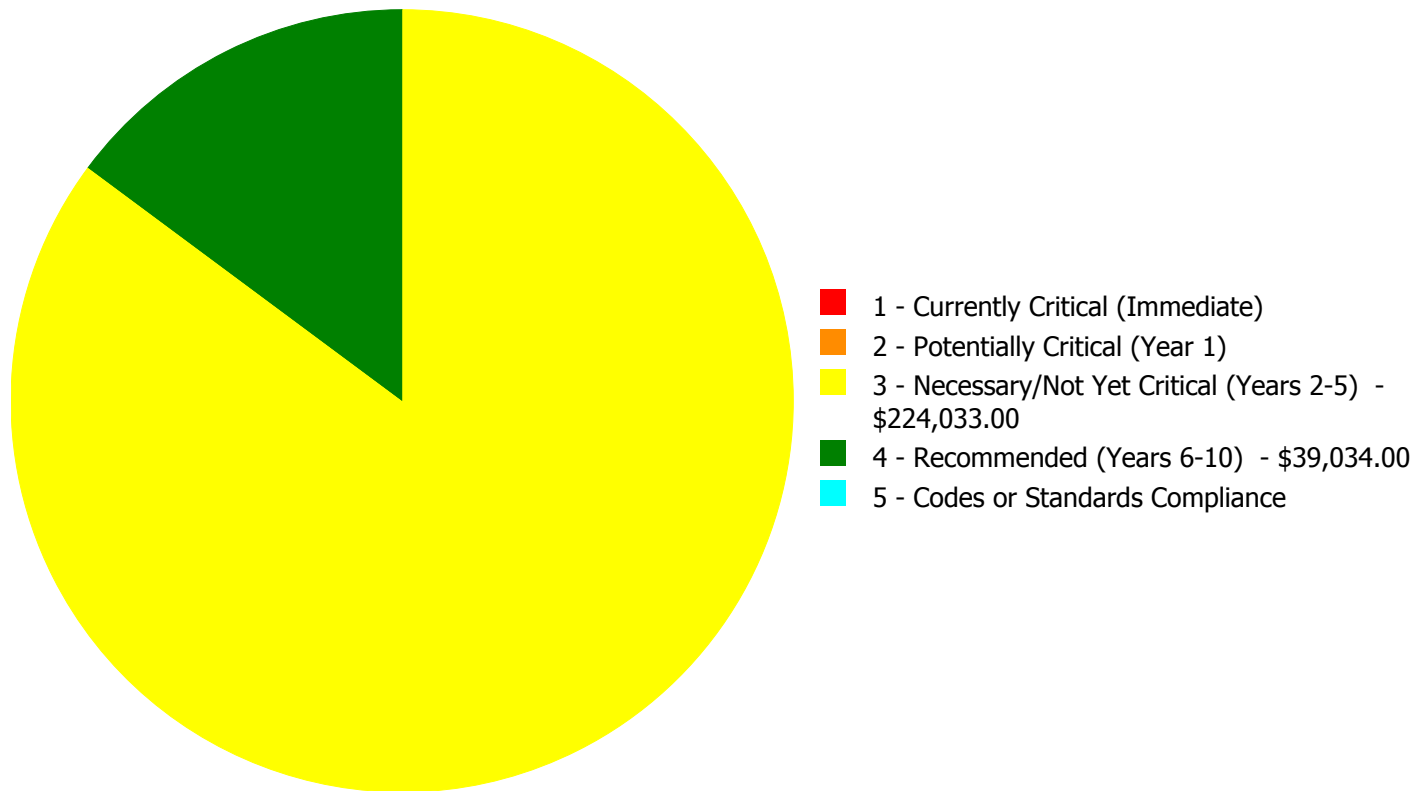
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$263,067.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$263,067.00

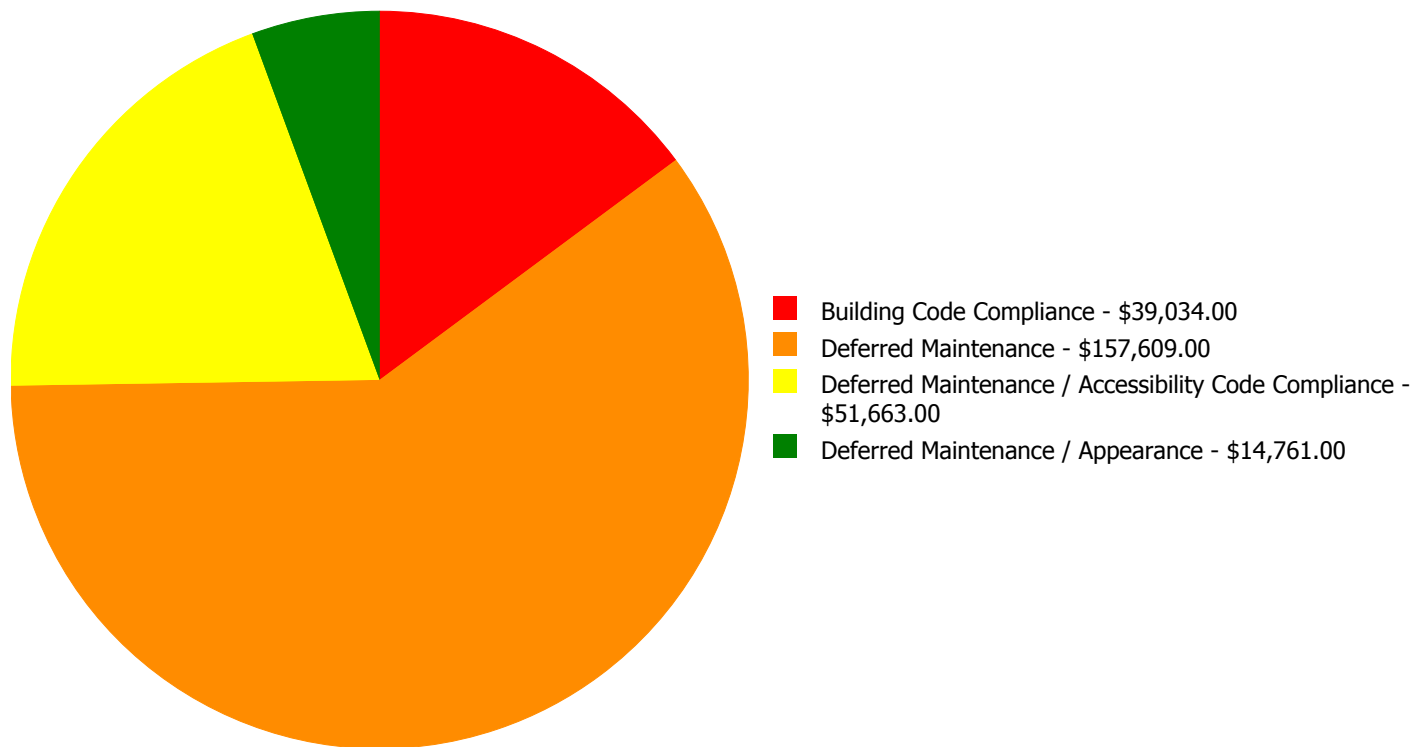
Deficiency By Priority Investment Table

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

| System Code | System Description | 1 - Currently Critical (Immediate) | 2 - Potentially Critical (Year 1) | 3 - Necessary/Not Yet Critical (Years 2-5) | 4 - Recommended (Years 6-10) | 5 - Codes or Standards Compliance | Total |
|-------------|---------------------------------|------------------------------------|-----------------------------------|--|------------------------------|-----------------------------------|--------------|
| B3010140 | Asphalt Shingles | \$0.00 | \$0.00 | \$29,802.00 | \$0.00 | \$0.00 | \$29,802.00 |
| C1030 | Fittings | \$0.00 | \$0.00 | \$51,663.00 | \$0.00 | \$0.00 | \$51,663.00 |
| C3010 | Wall Finishes | \$0.00 | \$0.00 | \$14,761.00 | \$0.00 | \$0.00 | \$14,761.00 |
| D2010 | Plumbing Fixtures | \$0.00 | \$0.00 | \$60,863.00 | \$0.00 | \$0.00 | \$60,863.00 |
| D4010 | Sprinklers | \$0.00 | \$0.00 | \$0.00 | \$21,518.00 | \$0.00 | \$21,518.00 |
| D4020 | Standpipes | \$0.00 | \$0.00 | \$0.00 | \$17,516.00 | \$0.00 | \$17,516.00 |
| D5010 | Electrical Service/Distribution | \$0.00 | \$0.00 | \$8,992.00 | \$0.00 | \$0.00 | \$8,992.00 |
| D5020 | Branch Wiring | \$0.00 | \$0.00 | \$27,027.00 | \$0.00 | \$0.00 | \$27,027.00 |
| E2010 | Fixed Furnishings | \$0.00 | \$0.00 | \$30,925.00 | \$0.00 | \$0.00 | \$30,925.00 |
| | Total: | \$0.00 | \$0.00 | \$224,033.00 | \$39,034.00 | \$0.00 | \$263,067.00 |

Deficiency Summary by Category

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



Budget Estimate Total: \$263,067.00

Deficiency Details by Priority

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

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

System: B3010140 - Asphalt Shingles



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,725.00
Unit of Measure: S.F.
Estimate: \$29,802.00
Assessor Name: Terence Davis
Date Created: 12/09/2016

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

System: C1030 - Fittings



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,725.00
Unit of Measure: S.F.
Estimate: \$51,663.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

Notes: The fittings throughout the building are aged, in marginal condition, not ADA compliant and should be replaced.

System: C3010 - Wall Finishes



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,725.00
Unit of Measure: S.F.
Estimate: \$14,761.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

Notes: Wall finishes are damaged and should be replaced.

System: D2010 - Plumbing Fixtures



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,725.00
Unit of Measure: S.F.
Estimate: \$60,863.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

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

System: D5010 - Electrical Service/Distribution



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,725.00
Unit of Measure: S.F.
Estimate: \$8,992.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

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

System: D5020 - Branch Wiring



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,725.00
Unit of Measure: S.F.
Estimate: \$27,027.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

Notes: The original branch wiring system is operating, but is aged, in poor condition, and should be replaced.

System: E2010 - Fixed Furnishings



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,725.00
Unit of Measure: S.F.
Estimate: \$30,925.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

Notes: The system is beyond its expected service life and should be scheduled for replacement.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 4,725.00
Unit of Measure: S.F.
Estimate: \$21,518.00
Assessor Name: Terence Davis
Date Created: 12/20/2016

Notes: The sprinkler system is missing and is recommended to be provided to comply with current codes.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 4,725.00
Unit of Measure: S.F.
Estimate: \$17,516.00
Assessor Name: Terence Davis
Date Created: 12/20/2016

Notes: A Sprinkler system is missing and is recommended to be provided to comply with current codes.

Executive Summary

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

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

| | |
|--------------------|-----------------------|
| Function: | ES -Elementary School |
| Gross Area (SF): | 20,200 |
| Year Built: | 1948 |
| Last Renovation: | |
| Replacement Value: | \$3,843,502 |
| Repair Cost: | \$788,366.00 |
| Total FCI: | 20.51 % |
| Total RSLI: | 30.20 % |
| FCA Score: | 79.49 |



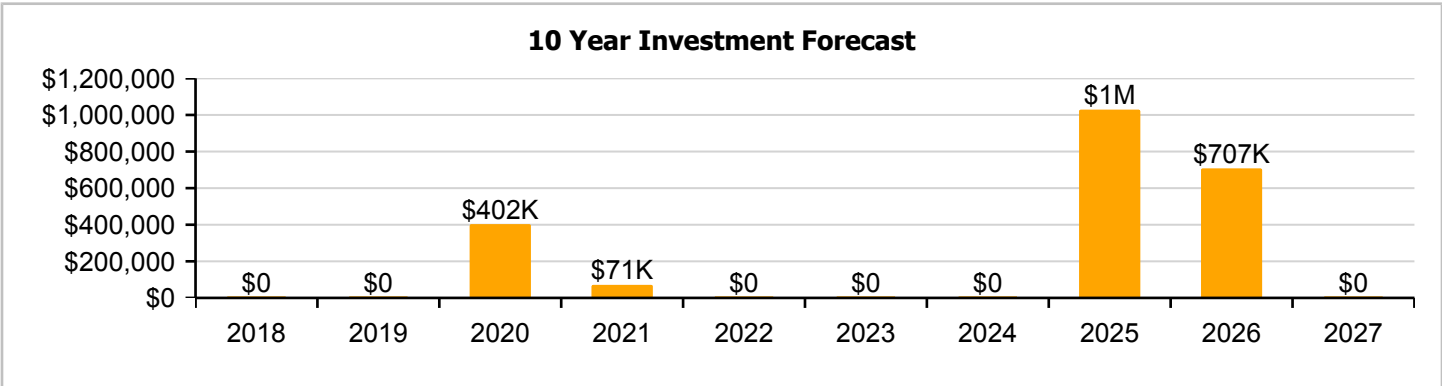
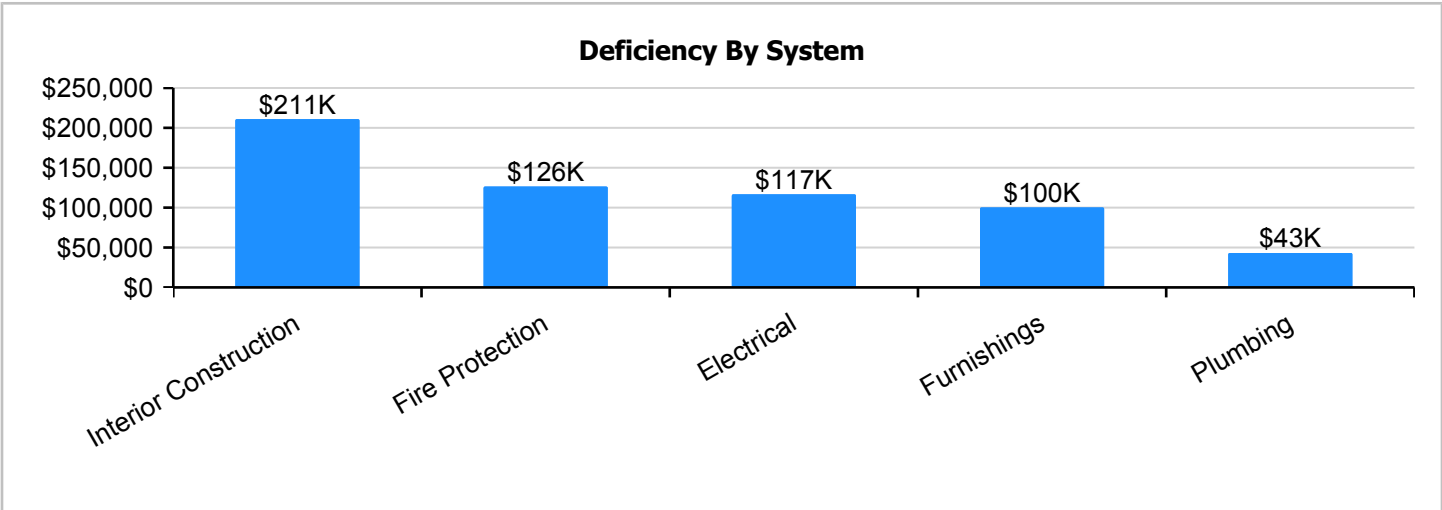
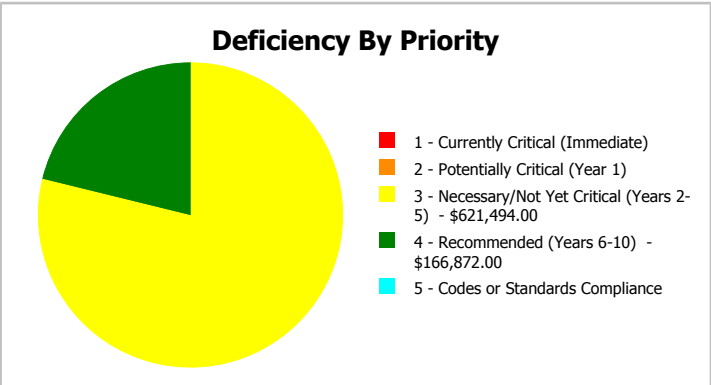
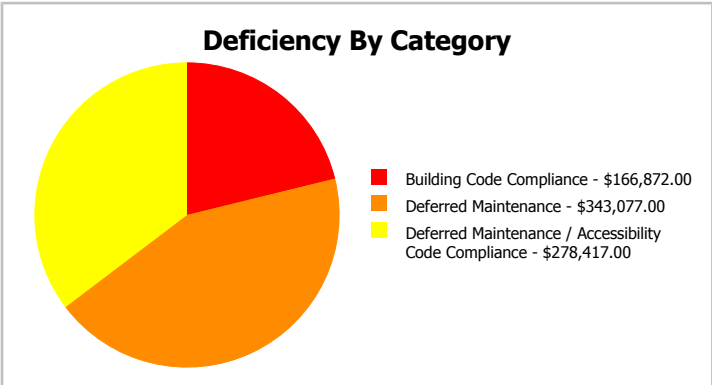
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

| | | | |
|--------------|-----------------------|--------------------|-------------|
| Function: | ES -Elementary School | Gross Area: | 20,200 |
| Year Built: | 1948 | Last Renovation: | |
| Repair Cost: | \$788,366 | Replacement Value: | \$3,843,502 |
| FCI: | 20.51 % | RSLI%: | 30.20 % |



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 | 31.00 % | 0.00 % | \$0.00 |
| A20 - Basement Construction | 31.00 % | 0.00 % | \$0.00 |
| B10 - Superstructure | 31.00 % | 0.00 % | \$0.00 |
| B20 - Exterior Enclosure | 28.72 % | 0.00 % | \$0.00 |
| B30 - Roofing | 70.00 % | 0.00 % | \$0.00 |
| C10 - Interior Construction | 3.74 % | 58.55 % | \$278,417.00 |
| C30 - Interior Finishes | 41.35 % | 0.00 % | \$0.00 |
| D20 - Plumbing | 27.11 % | 17.96 % | \$56,883.00 |
| D30 - HVAC | 60.90 % | 0.00 % | \$0.00 |
| D40 - Fire Protection | 0.00 % | 110.00 % | \$166,872.00 |
| D50 - Electrical | 24.25 % | 26.28 % | \$153,985.00 |
| E10 - Equipment | 40.00 % | 0.00 % | \$0.00 |
| E20 - Furnishings | 0.00 % | 110.00 % | \$132,209.00 |
| Totals: | 30.20 % | 20.51 % | \$788,366.00 |

Photo Album

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

1). South Elevation - Dec 06, 2016



2). West Elevation - Dec 06, 2016



3). East Elevation - Dec 06, 2016



4). North Elevation - Dec 06, 2016



Condition Detail

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

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

System Listing

Campus Assessment Report - 1948 Gym Addition

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

| System Code | System Description | Unit Price \$ | UoM | Qty | Life | Year Installed | Calc Next Renewal Year | Next Renewal Year | RSLI% | FCI% | RSL | eCR | Deficiency \$ | Replacement Value \$ |
|--------------|---------------------------------|---------------|------|--------|------|----------------|------------------------|-------------------|----------------|----------------|-----|-----|---------------------|----------------------|
| A1010 | Standard Foundations | \$4.88 | S.F. | 20,200 | 100 | 1948 | 2048 | | 31.00 % | 0.00 % | 31 | | | \$98,576 |
| A1030 | Slab on Grade | \$8.61 | S.F. | 18,200 | 100 | 1948 | 2048 | | 31.00 % | 0.00 % | 31 | | | \$156,702 |
| A2010 | Basement Excavation | \$1.95 | S.F. | 2,000 | 100 | 1948 | 2048 | | 31.00 % | 0.00 % | 31 | | | \$3,900 |
| A2020 | Basement Walls | \$13.35 | S.F. | 2,000 | 100 | 1948 | 2048 | | 31.00 % | 0.00 % | 31 | | | \$26,700 |
| B1010 | Floor Construction | \$1.66 | S.F. | 20,200 | 100 | 1948 | 2048 | | 31.00 % | 0.00 % | 31 | | | \$33,532 |
| B1020 | Roof Construction | \$16.08 | S.F. | 20,200 | 100 | 1948 | 2048 | | 31.00 % | 0.00 % | 31 | | | \$324,816 |
| B2010 | Exterior Walls | \$9.61 | S.F. | 20,200 | 100 | 1948 | 2048 | | 31.00 % | 0.00 % | 31 | | | \$194,122 |
| B2020 | Exterior Windows | \$9.57 | S.F. | 20,200 | 30 | 1995 | 2025 | | 26.67 % | 0.00 % | 8 | | | \$193,314 |
| B2030 | Exterior Doors | \$1.07 | S.F. | 20,200 | 30 | 1995 | 2025 | | 26.67 % | 0.00 % | 8 | | | \$21,614 |
| B3010120 | Single Ply Membrane | \$6.98 | S.F. | 20,200 | 20 | 2011 | 2031 | | 70.00 % | 0.00 % | 14 | | | \$140,996 |
| C1010 | Partitions | \$11.01 | S.F. | 20,200 | 75 | 1948 | 2023 | | 8.00 % | 0.00 % | 6 | | | \$222,402 |
| C1020 | Interior Doors | \$2.59 | S.F. | 20,200 | 30 | 1948 | 1978 | | 0.00 % | 110.00 % | -39 | | \$57,550.00 | \$52,318 |
| C1030 | Fittings | \$9.94 | S.F. | 20,200 | 20 | 1995 | 2015 | | 0.00 % | 110.00 % | -2 | | \$220,867.00 | \$200,788 |
| C3010 | Wall Finishes | \$2.84 | S.F. | 20,200 | 10 | 2011 | 2021 | | 40.00 % | 0.00 % | 4 | | | \$57,368 |
| C3020 | Floor Finishes | \$11.60 | S.F. | 20,200 | 20 | 2011 | 2031 | | 70.00 % | 0.00 % | 14 | | | \$234,320 |
| C3030 | Ceiling Finishes | \$11.19 | S.F. | 20,200 | 25 | 1995 | 2020 | | 12.00 % | 0.00 % | 3 | | | \$226,038 |
| D2010 | Plumbing Fixtures | \$11.71 | S.F. | 20,200 | 30 | 1995 | 2025 | | 26.67 % | 0.00 % | 8 | | | \$236,542 |
| D2020 | Domestic Water Distribution | \$0.99 | S.F. | 20,200 | 30 | 1948 | 1978 | | 0.00 % | 110.00 % | -39 | | \$21,998.00 | \$19,998 |
| D2030 | Sanitary Waste | \$1.57 | S.F. | 20,200 | 30 | 1948 | 1978 | | 0.00 % | 110.00 % | -39 | | \$34,885.00 | \$31,714 |
| D2040 | Rain Water Drainage | \$1.41 | S.F. | 20,200 | 30 | 2011 | 2041 | | 80.00 % | 0.00 % | 24 | | | \$28,482 |
| D3050 | Terminal & Package Units | \$19.91 | S.F. | 20,200 | 15 | 2011 | 2026 | | 60.00 % | 0.00 % | 9 | | | \$402,182 |
| D3060 | Controls & Instrumentation | \$1.98 | S.F. | 20,200 | 20 | 2011 | 2031 | | 70.00 % | 0.00 % | 14 | | | \$39,996 |
| D4010 | Sprinklers | \$4.14 | S.F. | 20,200 | 20 | | | 2016 | 0.00 % | 110.00 % | -1 | | \$91,991.00 | \$83,628 |
| D4020 | Standpipes | \$3.37 | S.F. | 20,200 | 20 | | | 2016 | 0.00 % | 110.00 % | -1 | | \$74,881.00 | \$68,074 |
| D5010 | Electrical Service/Distribution | \$1.73 | S.F. | 20,200 | 40 | 1948 | 1988 | | 0.00 % | 110.00 % | -29 | | \$38,441.00 | \$34,946 |
| D5020 | Branch Wiring | \$5.20 | S.F. | 20,200 | 30 | 1948 | 1978 | | 0.00 % | 110.00 % | -39 | | \$115,544.00 | \$105,040 |
| D5020 | Lighting | \$12.12 | S.F. | 20,200 | 30 | 1995 | 2025 | | 26.67 % | 0.00 % | 8 | | | \$244,824 |
| D5030810 | Security & Detection Systems | \$1.91 | S.F. | 20,200 | 15 | 2005 | 2020 | | 20.00 % | 0.00 % | 3 | | | \$38,582 |
| D5030910 | Fire Alarm Systems | \$3.46 | S.F. | 20,200 | 15 | 2005 | 2020 | | 20.00 % | 0.00 % | 3 | | | \$69,892 |
| D5030920 | Data Communication | \$4.47 | S.F. | 20,200 | 15 | 2011 | 2026 | | 60.00 % | 0.00 % | 9 | | | \$90,294 |
| D5090 | Other Electrical Systems | \$0.12 | S.F. | 20,200 | 20 | 2005 | 2025 | | 40.00 % | 0.00 % | 8 | | | \$2,424 |
| E1090 | Other Equipment | \$1.94 | S.F. | 20,200 | 20 | 2005 | 2025 | | 40.00 % | 0.00 % | 8 | | | \$39,188 |
| E2010 | Fixed Furnishings | \$5.95 | S.F. | 20,200 | 20 | 1948 | 1968 | | 0.00 % | 110.00 % | -49 | | \$132,209.00 | \$120,190 |
| Total | | | | | | | | | 30.20 % | 20.51 % | | | \$788,366.00 | \$3,843,502 |

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: A2020 - Basement Walls



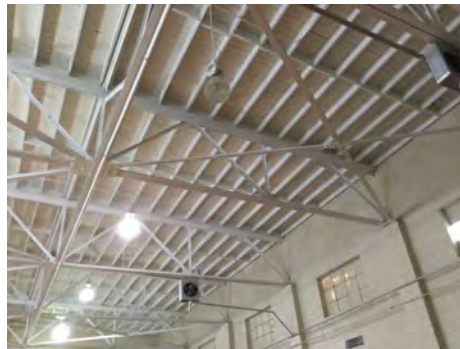
Note:

System: B1010 - Floor Construction



Note:

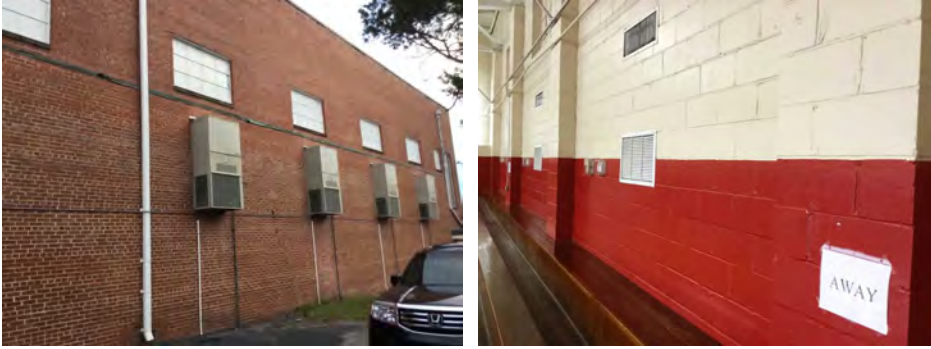
System: B1020 - Roof Construction



Note:

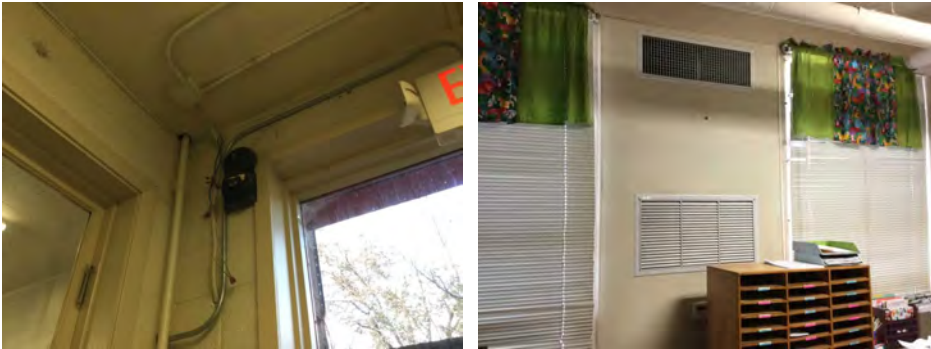
Campus Assessment Report - 1948 Gym Addition

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

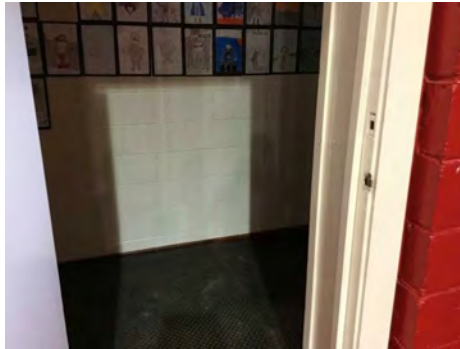
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System: B3010120 - Single Ply Membrane



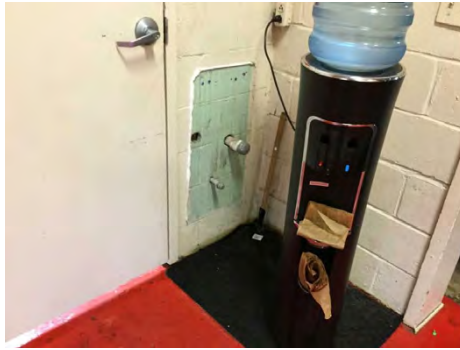
Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

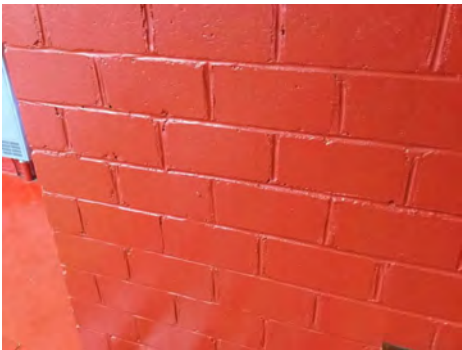
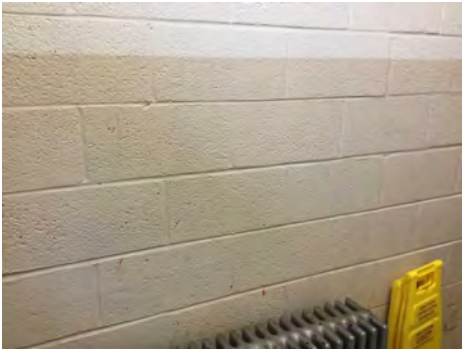
Campus Assessment Report - 1948 Gym Addition

System: C1030 - Fittings



Note:

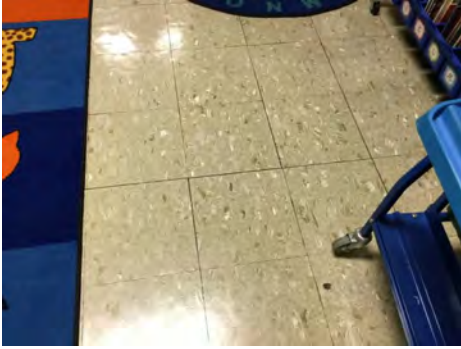
System: C3010 - Wall Finishes



Note:

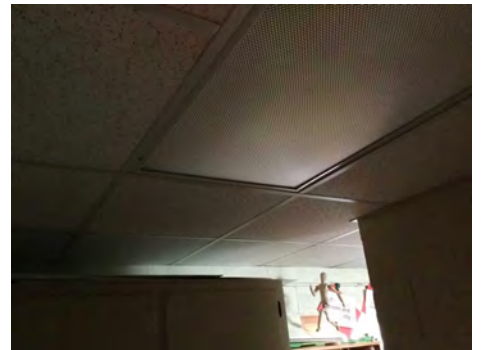
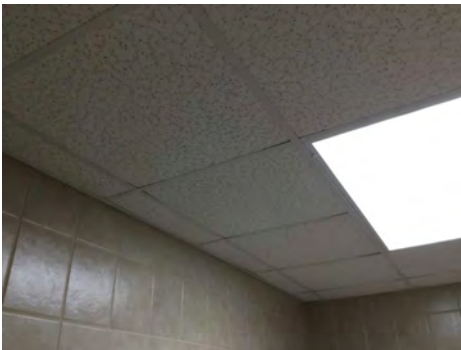
Campus Assessment Report - 1948 Gym Addition

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

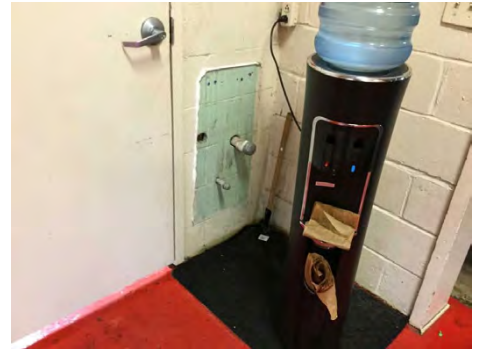
Campus Assessment Report - 1948 Gym Addition

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

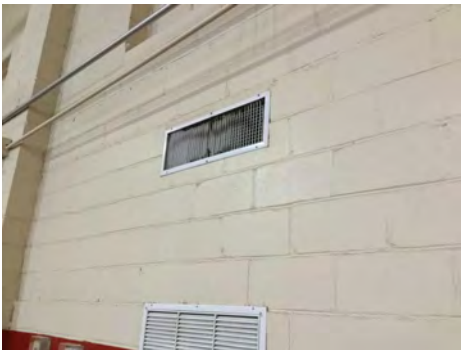
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System: D2040 - Rain Water Drainage



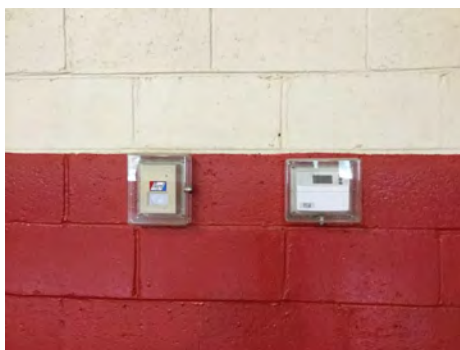
Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

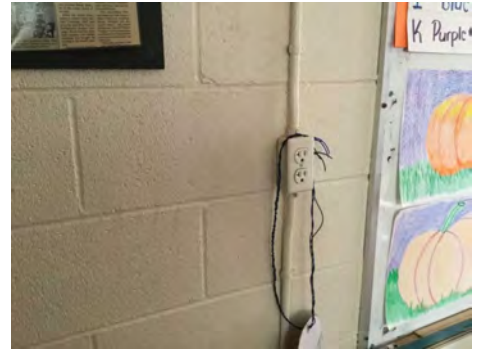
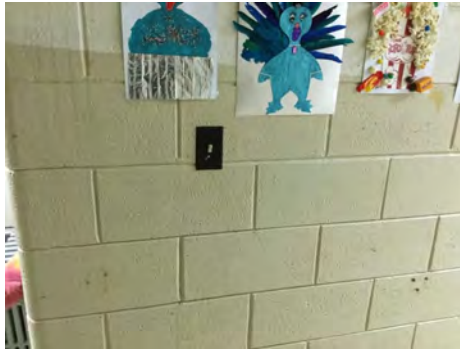
Campus Assessment Report - 1948 Gym Addition

System: D5010 - Electrical Service/Distribution



Note:

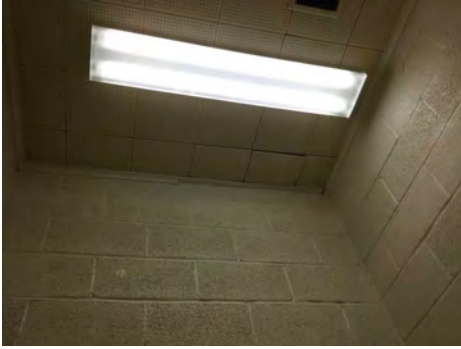
System: D5020 - Branch Wiring



Note:

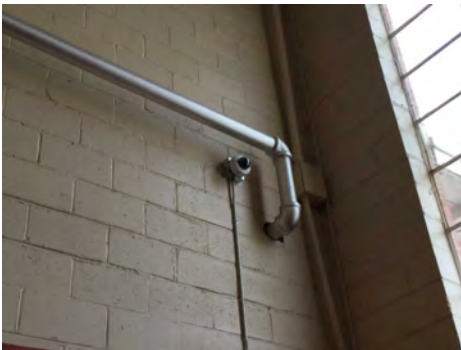
Campus Assessment Report - 1948 Gym Addition

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

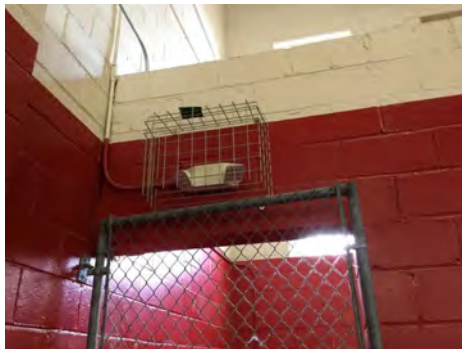
Campus Assessment Report - 1948 Gym Addition

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems



Note:

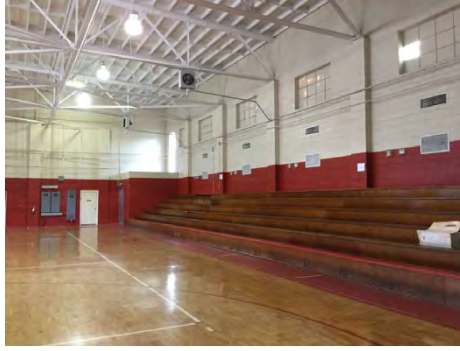
System: E1090 - Other Equipment



Note:

Campus Assessment Report - 1948 Gym Addition

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

| System | Current Deficiencies | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | Total |
|---------------------------------------|----------------------|------------|------------|------------------|-----------------|------------|------------|------------|--------------------|------------------|------------|--------------------|
| Total: | \$788,366 | \$0 | \$0 | \$402,083 | \$71,025 | \$0 | \$0 | \$0 | \$1,028,231 | \$706,826 | \$0 | \$2,996,531 |
| * A - Substructure | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * A10 - Foundations | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * A1010 - Standard Foundations | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * A1030 - Slab on Grade | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * A20 - Basement Construction | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * A2010 - Basement Excavation | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * A2020 - Basement Walls | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B - Shell | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B10 - Superstructure | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * B1010 - Floor Construction | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * B1020 - Roof Construction | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B20 - Exterior Enclosure | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * B2010 - Exterior Walls | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B2020 - Exterior Windows | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$269,372 | \$0 | \$0 | \$269,372 |
| B2030 - Exterior Doors | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$30,117 | \$0 | \$0 | \$30,117 |
| 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 | \$57,550 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$57,550 |
| C1030 - Fittings | \$220,867 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$220,867 |
| C30 - Interior Finishes | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| C3010 - Wall Finishes | \$0 | \$0 | \$0 | \$0 | \$71,025 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$71,025 |

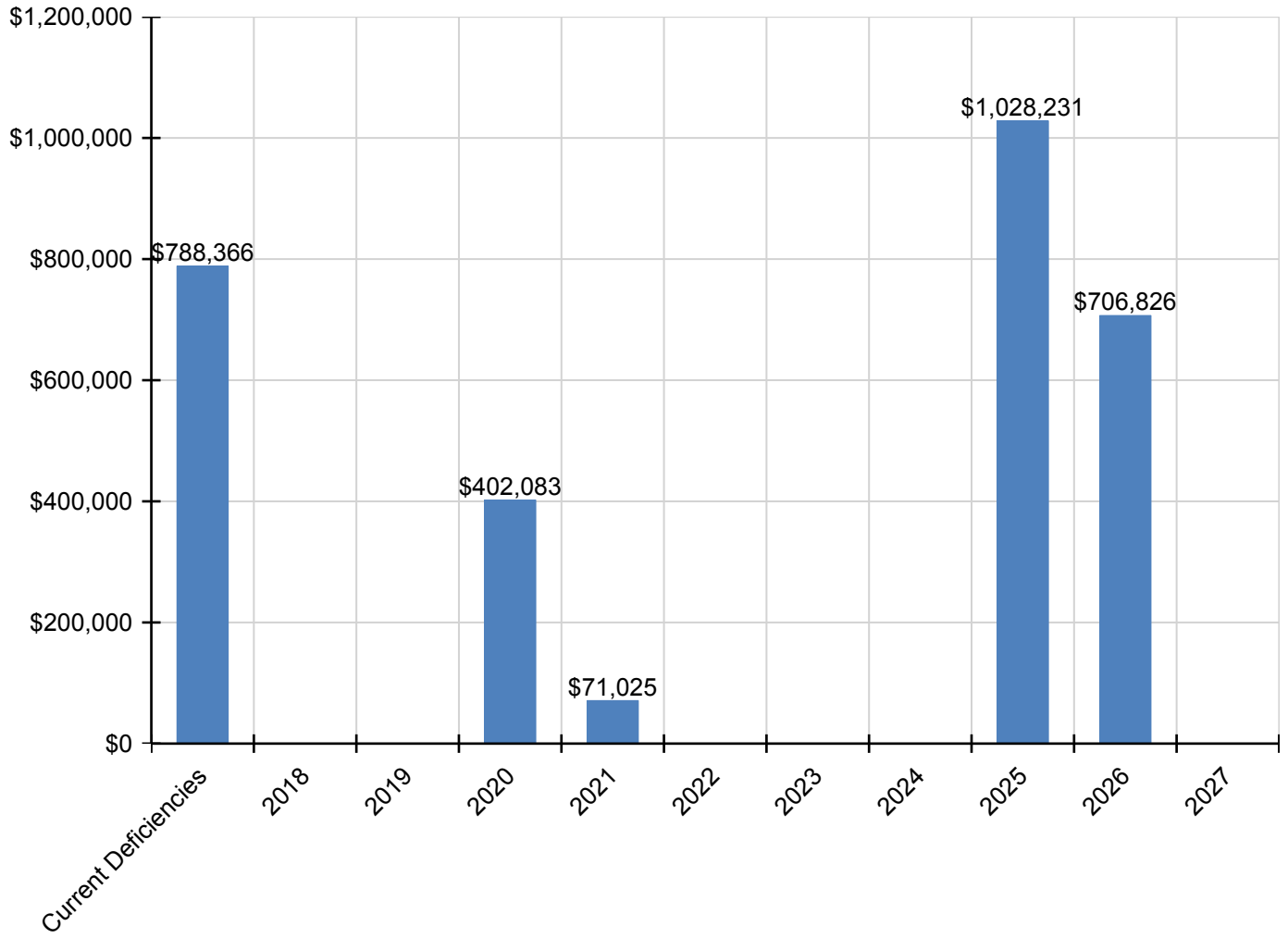
Campus Assessment Report - 1948 Gym Addition

| | | | | | | | | | | | | |
|---|-----------|-----|-----|-----------|-----|-----|-----|-----|-----------|-----------|-----|-----------|
| C3020 - Floor Finishes | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| C3030 - Ceiling Finishes | \$0 | \$0 | \$0 | \$271,698 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$271,698 |
| 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 | \$329,609 | \$0 | \$0 | \$329,609 |
| D2020 - Domestic Water Distribution | \$21,998 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$21,998 |
| D2030 - Sanitary Waste | \$34,885 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$34,885 |
| D2040 - Rain Water Drainage | \$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 |
| D3050 - Terminal & Package Units | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$577,232 | \$0 | \$577,232 |
| 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 | \$91,991 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$91,991 |
| D4020 - Standpipes | \$74,881 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$74,881 |
| D50 - Electrical | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D5010 - Electrical Service/Distribution | \$38,441 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$38,441 |
| D5020 - Branch Wiring | \$115,544 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$115,544 |
| D5020 - Lighting | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$341,149 | \$0 | \$0 | \$341,149 |
| D5030 - Communications and Security | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D5030810 - Security & Detection Systems | \$0 | \$0 | \$0 | \$46,375 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$46,375 |
| D5030910 - Fire Alarm Systems | \$0 | \$0 | \$0 | \$84,010 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$84,010 |
| D5030920 - Data Communication | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$129,594 | \$0 | \$129,594 |
| D5090 - Other Electrical Systems | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,377 | \$0 | \$0 | \$3,377 |
| 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 |
| E1090 - Other Equipment | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$54,607 | \$0 | \$0 | \$54,607 |
| E20 - Furnishings | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| E2010 - Fixed Furnishings | \$132,209 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$132,209 |

* Indicates non-renewable system

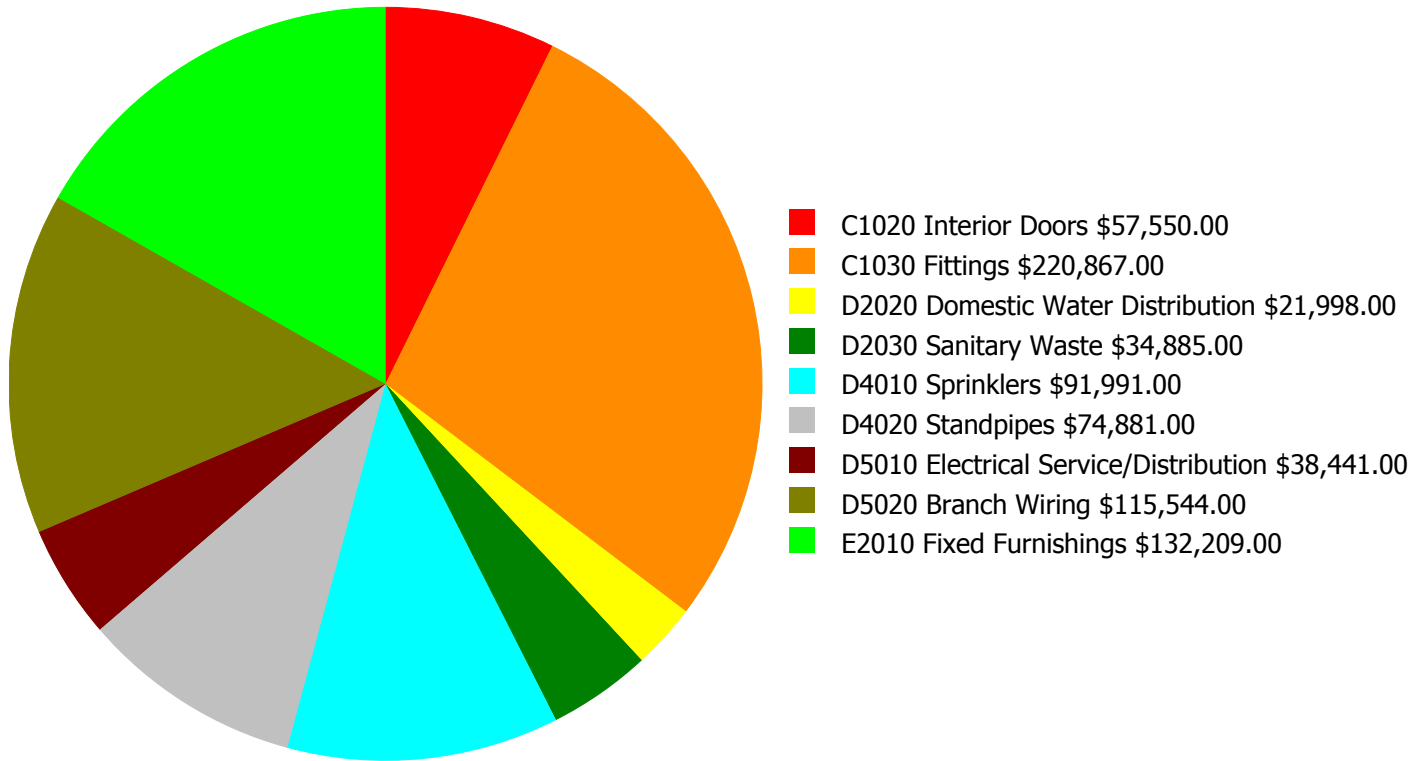
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

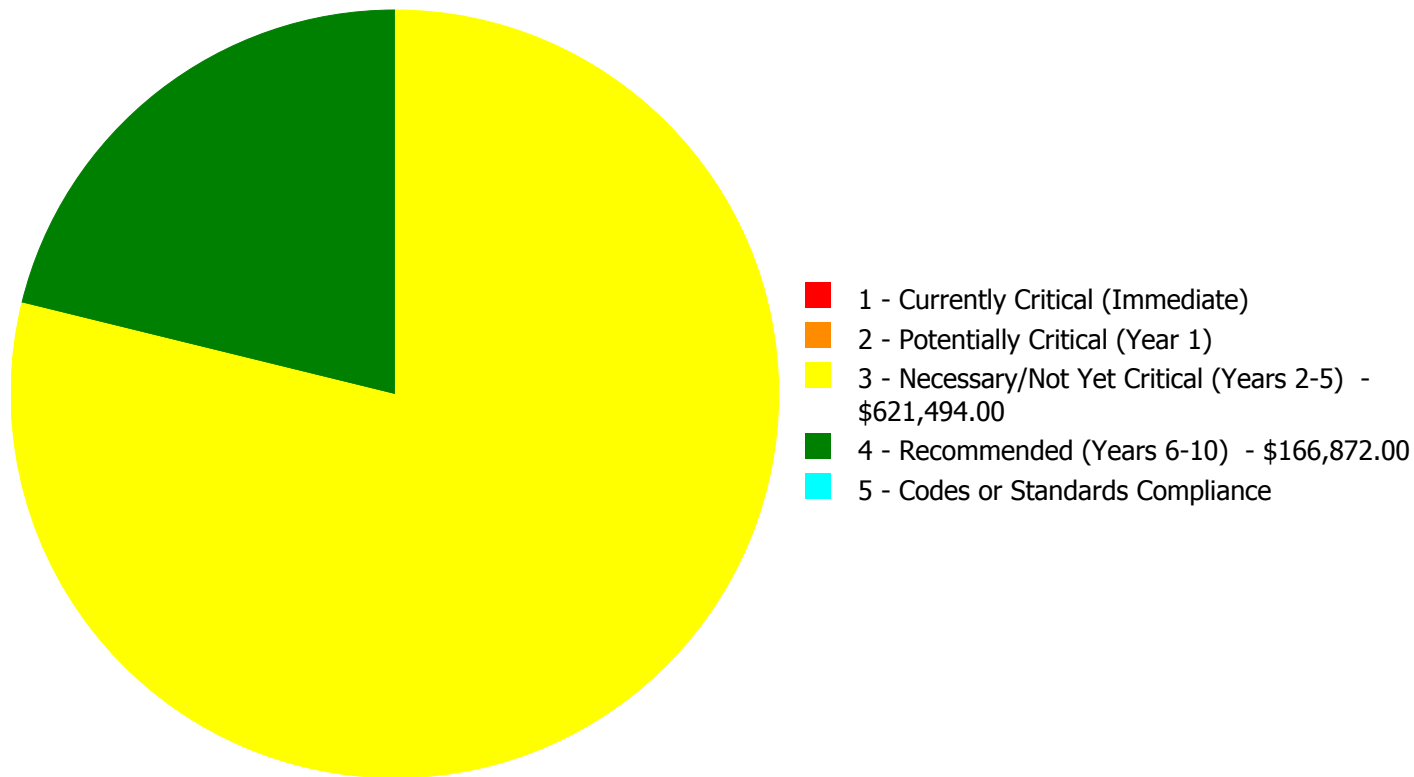
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$788,366.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$788,366.00

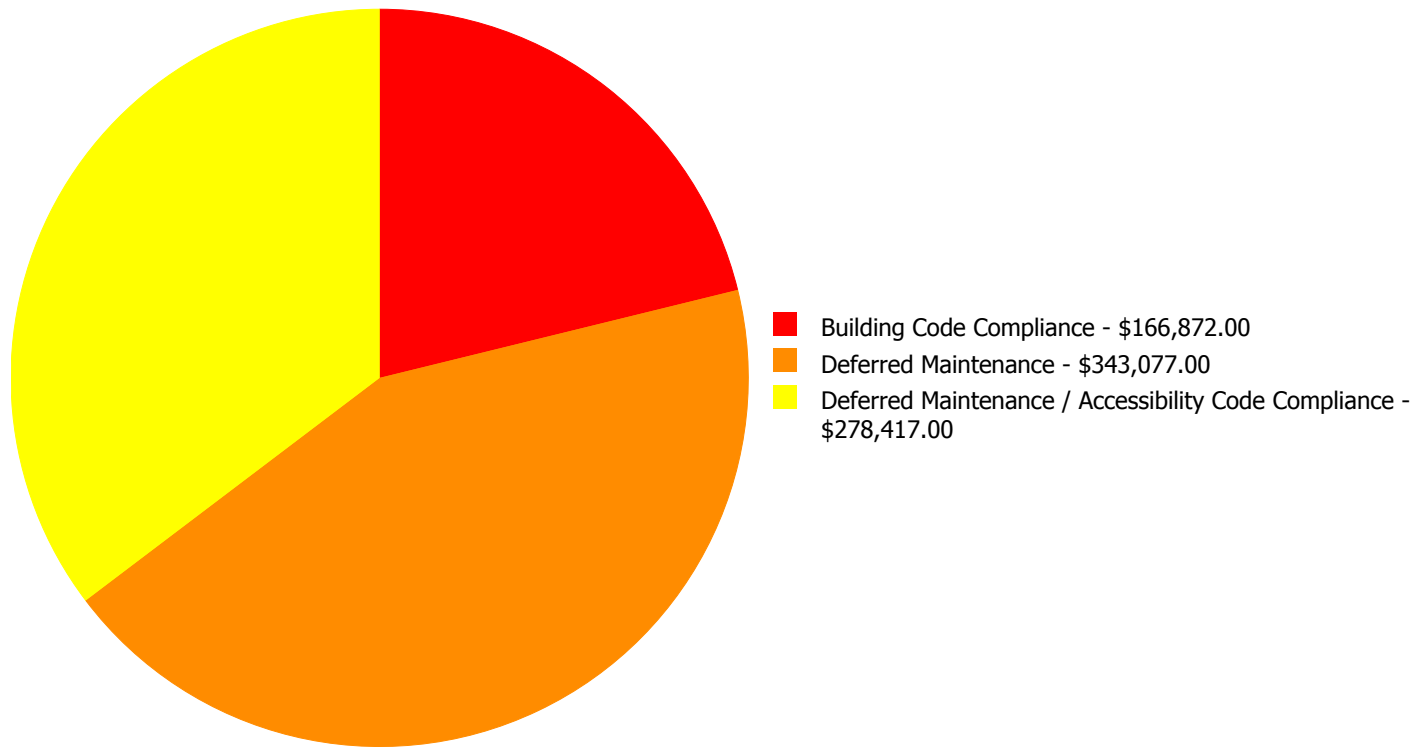
Deficiency By Priority Investment Table

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 |
|-------------|---------------------------------|------------------------------------|-----------------------------------|--|------------------------------|-----------------------------------|--------------|
| C1020 | Interior Doors | \$0.00 | \$0.00 | \$57,550.00 | \$0.00 | \$0.00 | \$57,550.00 |
| C1030 | Fittings | \$0.00 | \$0.00 | \$220,867.00 | \$0.00 | \$0.00 | \$220,867.00 |
| D2020 | Domestic Water Distribution | \$0.00 | \$0.00 | \$21,998.00 | \$0.00 | \$0.00 | \$21,998.00 |
| D2030 | Sanitary Waste | \$0.00 | \$0.00 | \$34,885.00 | \$0.00 | \$0.00 | \$34,885.00 |
| D4010 | Sprinklers | \$0.00 | \$0.00 | \$0.00 | \$91,991.00 | \$0.00 | \$91,991.00 |
| D4020 | Standpipes | \$0.00 | \$0.00 | \$0.00 | \$74,881.00 | \$0.00 | \$74,881.00 |
| D5010 | Electrical Service/Distribution | \$0.00 | \$0.00 | \$38,441.00 | \$0.00 | \$0.00 | \$38,441.00 |
| D5020 | Branch Wiring | \$0.00 | \$0.00 | \$115,544.00 | \$0.00 | \$0.00 | \$115,544.00 |
| E2010 | Fixed Furnishings | \$0.00 | \$0.00 | \$132,209.00 | \$0.00 | \$0.00 | \$132,209.00 |
| | Total: | \$0.00 | \$0.00 | \$621,494.00 | \$166,872.00 | \$0.00 | \$788,366.00 |

Deficiency Summary by Category

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



Budget Estimate Total: \$788,366.00

Deficiency Details by Priority

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

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

System: C1020 - Interior Doors



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 20,200.00
Unit of Measure: S.F.
Estimate: \$57,550.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

Notes: The interior doors are aged, failing, hardware is not ADA compliant and should be replaced.

System: C1030 - Fittings



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 20,200.00
Unit of Measure: S.F.
Estimate: \$220,867.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

Notes: The fittings throughout the building are aged, in marginal condition, not ADA compliant and should be replaced.

System: D2020 - Domestic Water Distribution



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 20,200.00
Unit of Measure: S.F.
Estimate: \$21,998.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

Notes: The domestic water distribution system is aged and should be replaced. Currently unable to use domestic water due to health concerns.

System: D2030 - Sanitary Waste



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 20,200.00
Unit of Measure: S.F.
Estimate: \$34,885.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

Notes: The sanitary waste system is aged, has reported periodic failures, and should be replaced.

System: D5010 - Electrical Service/Distribution



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 20,200.00
Unit of Measure: S.F.
Estimate: \$38,441.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

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

System: D5020 - Branch Wiring



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 20,200.00
Unit of Measure: S.F.
Estimate: \$115,544.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

Notes: The original branch wiring system is operating, but is aged, in poor condition, and should be replaced.

System: E2010 - Fixed Furnishings



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 20,200.00
Unit of Measure: S.F.
Estimate: \$132,209.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

Notes: The system is beyond its expected service life and should be scheduled for replacement.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 20,200.00
Unit of Measure: S.F.
Estimate: \$91,991.00
Assessor Name: Terence Davis
Date Created: 12/20/2016

Notes: The sprinkler system is missing and is recommended to be provided to comply with current codes.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 20,200.00
Unit of Measure: S.F.
Estimate: \$74,881.00
Assessor Name: Terence Davis
Date Created: 12/20/2016

Notes: A Sprinkler system is missing and is recommended to be provided to comply with current codes.

Executive Summary

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

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

| | |
|--------------------|-----------------------|
| Function: | ES -Elementary School |
| Gross Area (SF): | 6,775 |
| Year Built: | 1963 |
| Last Renovation: | |
| Replacement Value: | \$1,230,311 |
| Repair Cost: | \$107,025.00 |
| Total FCI: | 8.70 % |
| Total RSLI: | 35.56 % |
| FCA Score: | 91.30 |



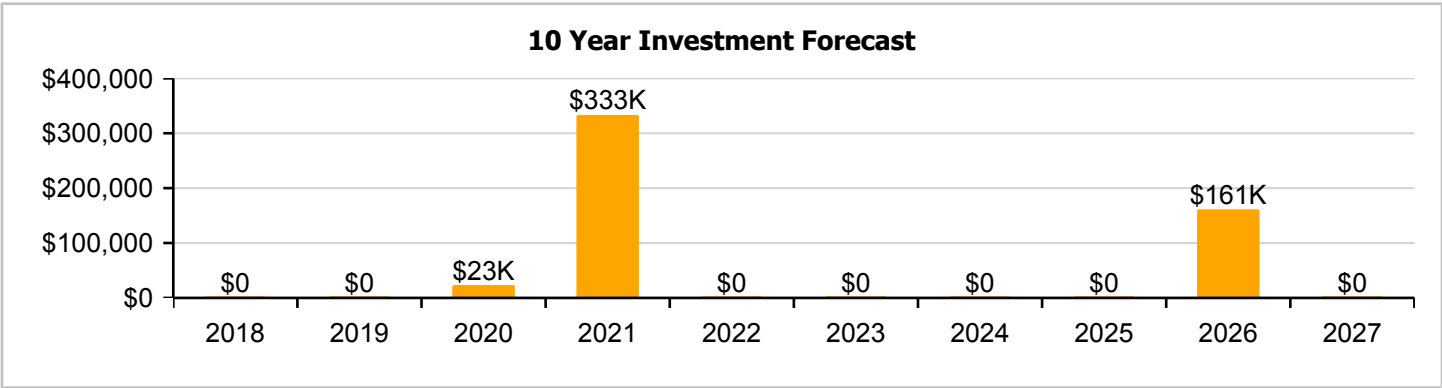
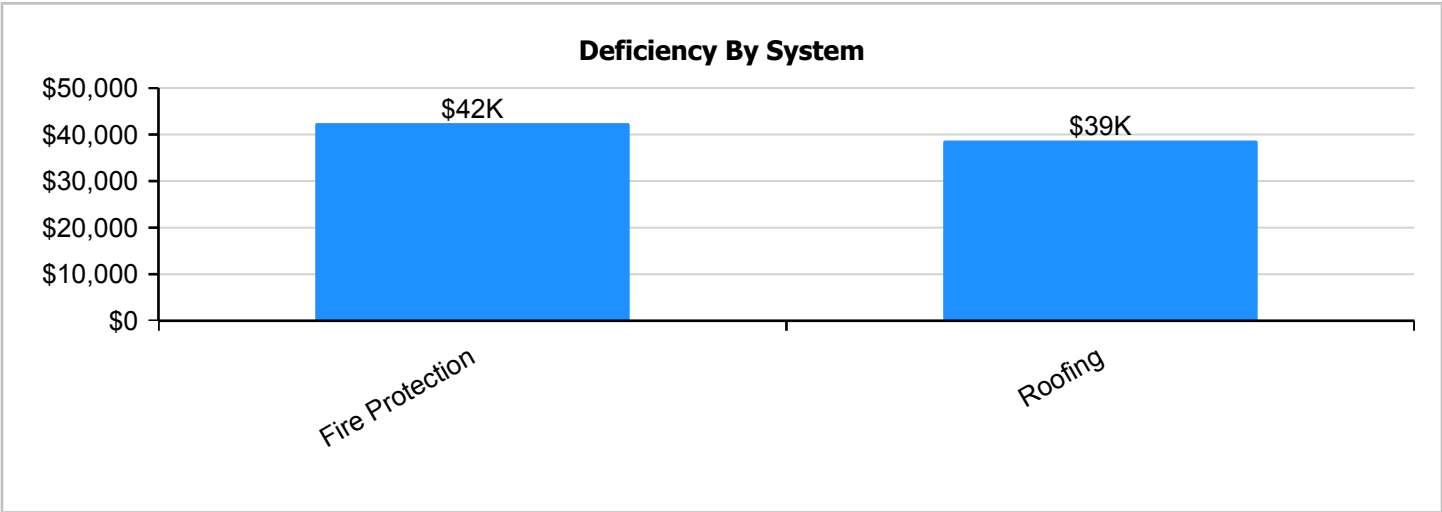
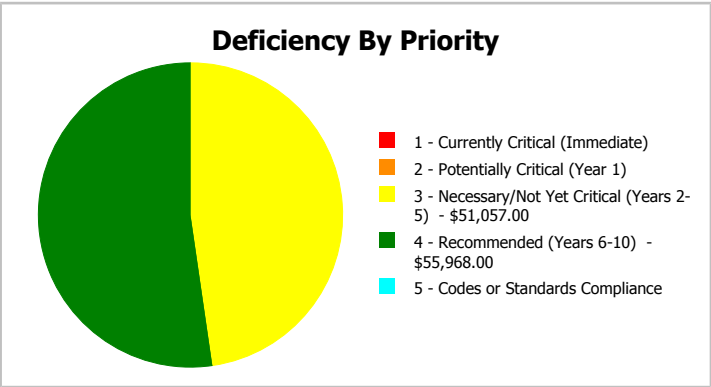
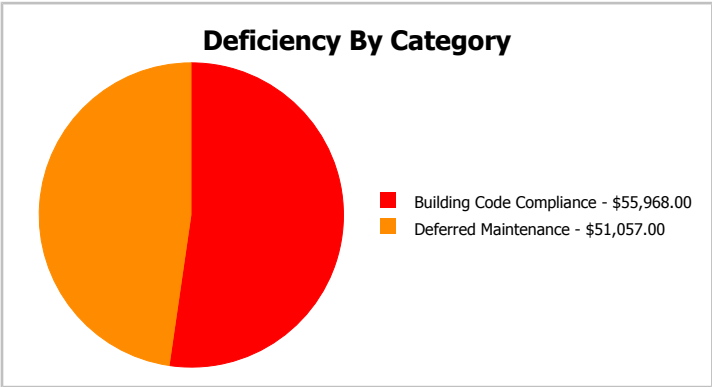
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

| | | | |
|--------------|-----------------------|--------------------|-------------|
| Function: | ES -Elementary School | Gross Area: | 6,775 |
| Year Built: | 1963 | Last Renovation: | |
| Repair Cost: | \$107,025 | Replacement Value: | \$1,230,311 |
| FCI: | 8.70 % | RSLI%: | 35.56 % |



Condition Summary

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

| UNIFORMAT Classification | RSLI % | FCI % | Current Repair Cost |
|-----------------------------|----------------|---------------|---------------------|
| A10 - Foundations | 46.00 % | 0.00 % | \$0.00 |
| B10 - Superstructure | 46.00 % | 0.00 % | \$0.00 |
| B20 - Exterior Enclosure | 46.35 % | 0.00 % | \$0.00 |
| B30 - Roofing | 0.00 % | 147.61 % | \$51,057.00 |
| C10 - Interior Construction | 26.68 % | 0.00 % | \$0.00 |
| C30 - Interior Finishes | 28.09 % | 0.00 % | \$0.00 |
| D20 - Plumbing | 46.67 % | 0.00 % | \$0.00 |
| D30 - HVAC | 40.81 % | 0.00 % | \$0.00 |
| D40 - Fire Protection | 0.00 % | 110.00 % | \$55,968.00 |
| D50 - Electrical | 40.57 % | 0.00 % | \$0.00 |
| E10 - Equipment | 20.00 % | 0.00 % | \$0.00 |
| E20 - Furnishings | 20.00 % | 0.00 % | \$0.00 |
| Totals: | 35.56 % | 8.70 % | \$107,025.00 |

Photo Album

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

1). West Elevation - Dec 06, 2016



2). South Elevation - Dec 06, 2016



Condition Detail

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

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

System Listing

Campus Assessment Report - 1963 Media Center

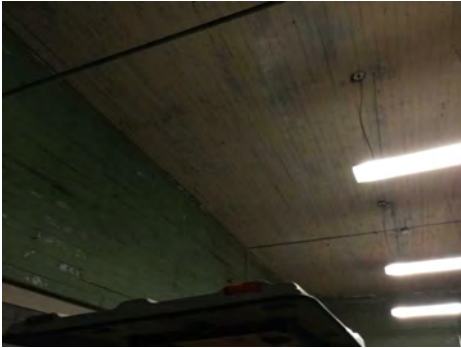
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to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

| System Code | System Description | Unit Price \$ | UoM | Qty | Life | Year Installed | Calc Next Renewal Year | Next Renewal Year | RSLI% | FCI% | RSL | eCR | Deficiency \$ | Replacement Value \$ |
|--------------|---------------------------------|---------------|------|-------|------|----------------|------------------------|-------------------|----------------|---------------|-----|-----|---------------------|----------------------|
| A1010 | Standard Foundations | \$4.88 | S.F. | 6,775 | 100 | 1963 | 2063 | | 46.00 % | 0.00 % | 46 | | | \$33,062 |
| A1030 | Slab on Grade | \$8.61 | S.F. | 6,775 | 100 | 1963 | 2063 | | 46.00 % | 0.00 % | 46 | | | \$58,333 |
| B1010 | Floor Construction | \$1.66 | S.F. | 6,775 | 100 | 1963 | 2063 | | 46.00 % | 0.00 % | 46 | | | \$11,247 |
| B1020 | Roof Construction | \$16.08 | S.F. | 6,775 | 100 | 1963 | 2063 | | 46.00 % | 0.00 % | 46 | | | \$108,942 |
| B2010 | Exterior Walls | \$9.61 | S.F. | 6,775 | 100 | 1963 | 2063 | | 46.00 % | 0.00 % | 46 | | | \$65,108 |
| B2020 | Exterior Windows | \$9.57 | S.F. | 6,775 | 30 | 2001 | 2031 | | 46.67 % | 0.00 % | 14 | | | \$64,837 |
| B2030 | Exterior Doors | \$1.07 | S.F. | 6,775 | 30 | 2001 | 2031 | | 46.67 % | 0.00 % | 14 | | | \$7,249 |
| B3010120 | Single Ply Membrane | \$6.98 | S.F. | 2,000 | 20 | 1996 | 2016 | | 0.00 % | 150.00 % | -1 | | \$20,940.00 | \$13,960 |
| B3010140 | Asphalt Shingles | \$4.32 | S.F. | 4,775 | 20 | 1996 | 2016 | | 0.00 % | 146.00 % | -1 | | \$30,117.00 | \$20,628 |
| C1010 | Partitions | \$11.01 | S.F. | 6,775 | 75 | 1963 | 2038 | | 28.00 % | 0.00 % | 21 | | | \$74,593 |
| C1020 | Interior Doors | \$2.59 | S.F. | 6,775 | 30 | 2001 | 2031 | | 46.67 % | 0.00 % | 14 | | | \$17,547 |
| C1030 | Fittings | \$9.94 | S.F. | 6,775 | 20 | 2001 | 2021 | | 20.00 % | 0.00 % | 4 | | | \$67,344 |
| C3010 | Wall Finishes | \$2.84 | S.F. | 6,775 | 10 | 2010 | 2020 | | 30.00 % | 0.00 % | 3 | | | \$19,241 |
| C3020 | Floor Finishes | \$11.60 | S.F. | 6,775 | 20 | 2001 | 2021 | | 20.00 % | 0.00 % | 4 | | | \$78,590 |
| C3030 | Ceiling Finishes | \$11.19 | S.F. | 6,775 | 25 | 2001 | 2026 | | 36.00 % | 0.00 % | 9 | | | \$75,812 |
| D2010 | Plumbing Fixtures | \$11.71 | S.F. | 6,775 | 30 | 2001 | 2031 | | 46.67 % | 0.00 % | 14 | | | \$79,335 |
| D2020 | Domestic Water Distribution | \$0.99 | S.F. | 6,775 | 30 | 2001 | 2031 | | 46.67 % | 0.00 % | 14 | | | \$6,707 |
| D2030 | Sanitary Waste | \$1.57 | S.F. | 6,775 | 30 | 2001 | 2031 | | 46.67 % | 0.00 % | 14 | | | \$10,637 |
| D3020 | Heat Generating Systems | \$5.19 | S.F. | 6,775 | 30 | 2001 | 2031 | | 46.67 % | 0.00 % | 14 | | | \$35,162 |
| D3030 | Cooling Generating Systems | \$5.37 | S.F. | 6,775 | 25 | 2001 | 2026 | | 36.00 % | 0.00 % | 9 | | | \$36,382 |
| D3040 | Distribution Systems | \$6.26 | S.F. | 6,775 | 30 | 2001 | 2031 | | 46.67 % | 0.00 % | 14 | | | \$42,412 |
| D3060 | Controls & Instrumentation | \$1.98 | S.F. | 6,775 | 20 | 2001 | 2021 | | 20.00 % | 0.00 % | 4 | | | \$13,415 |
| D4010 | Sprinklers | \$4.14 | S.F. | 6,775 | 20 | | | 2016 | 0.00 % | 110.00 % | -1 | | \$30,853.00 | \$28,049 |
| D4020 | Standpipes | \$3.37 | S.F. | 6,775 | 20 | | | 2016 | 0.00 % | 110.00 % | -1 | | \$25,115.00 | \$22,832 |
| D5010 | Electrical Service/Distribution | \$1.73 | S.F. | 6,775 | 40 | 2001 | 2041 | | 60.00 % | 0.00 % | 24 | | | \$11,721 |
| D5020 | Branch Wiring | \$5.20 | S.F. | 6,775 | 30 | 2001 | 2031 | | 46.67 % | 0.00 % | 14 | | | \$35,230 |
| D5020 | Lighting | \$12.12 | S.F. | 6,775 | 30 | 2001 | 2031 | | 46.67 % | 0.00 % | 14 | | | \$82,113 |
| D5030810 | Security & Detection Systems | \$1.91 | S.F. | 6,775 | 15 | 2001 | 2016 | 2021 | 26.67 % | 0.00 % | 4 | | | \$12,940 |
| D5030910 | Fire Alarm Systems | \$3.46 | S.F. | 6,775 | 15 | 2001 | 2016 | 2021 | 26.67 % | 0.00 % | 4 | | | \$23,442 |
| D5030920 | Data Communication | \$4.47 | S.F. | 6,775 | 15 | 2001 | 2016 | 2021 | 26.67 % | 0.00 % | 4 | | | \$30,284 |
| D5090 | Other Electrical Systems | \$0.12 | S.F. | 6,775 | 20 | 2001 | 2021 | | 20.00 % | 0.00 % | 4 | | | \$813 |
| E1020 | Institutional Equipment | \$0.30 | S.F. | 6,775 | 20 | 2001 | 2021 | | 20.00 % | 0.00 % | 4 | | | \$2,033 |
| E2010 | Fixed Furnishings | \$5.95 | S.F. | 6,775 | 20 | 2001 | 2021 | | 20.00 % | 0.00 % | 4 | | | \$40,311 |
| Total | | | | | | | | | 35.56 % | 8.70 % | | | \$107,025.00 | \$1,230,311 |

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: B1020 - Roof Construction



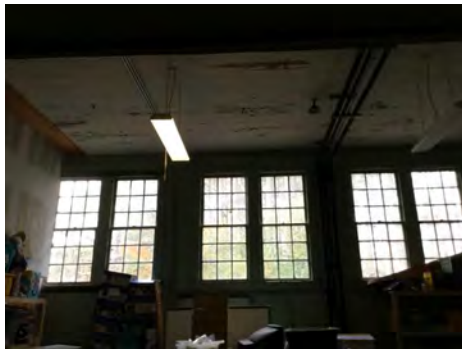
Note:

System: B2010 - Exterior Walls



Note:

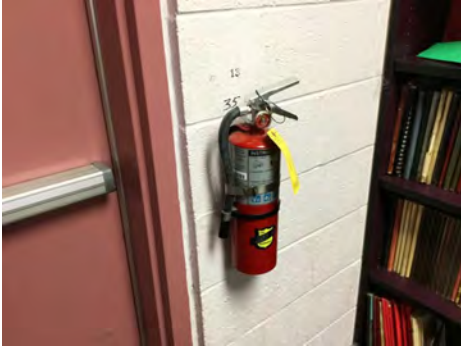
System: B2020 - Exterior Windows



Note:

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System: B2030 - Exterior Doors



Note:

System: B3010120 - Single Ply Membrane



Note:

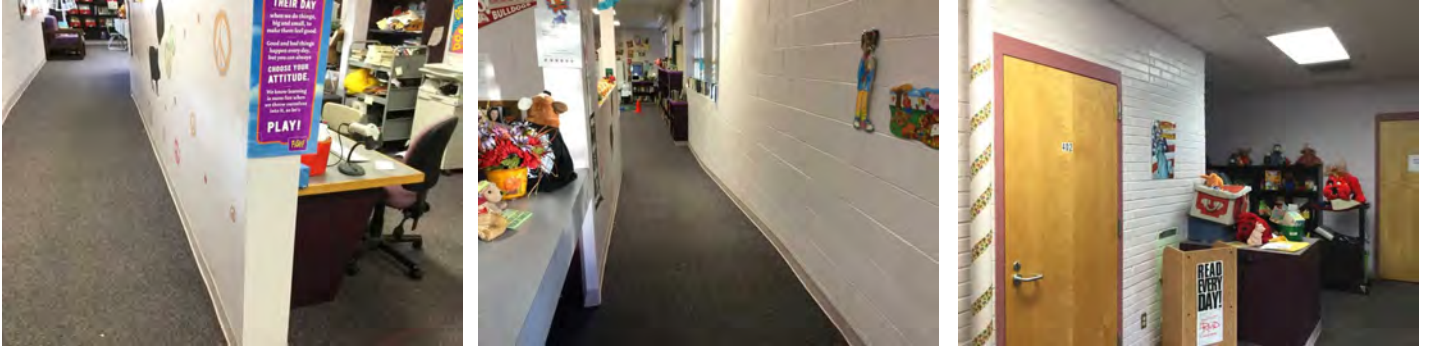
System: B3010140 - Asphalt Shingles



Note:

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System: C1010 - Partitions



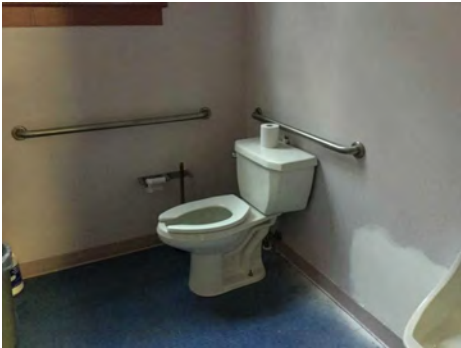
Note:

System: C1020 - Interior Doors



Note:

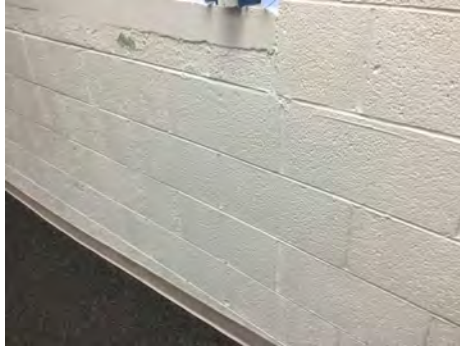
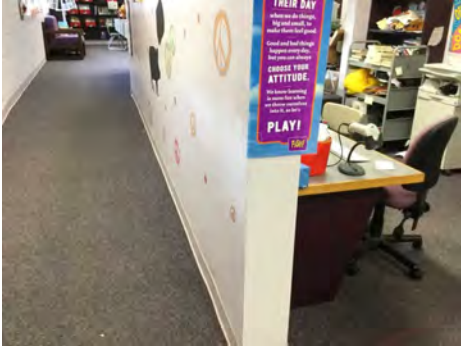
System: C1030 - Fittings



Note:

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System: C3010 - Wall Finishes



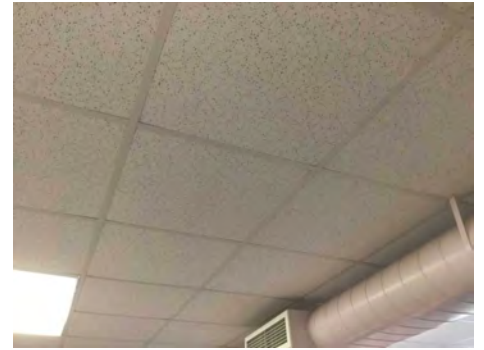
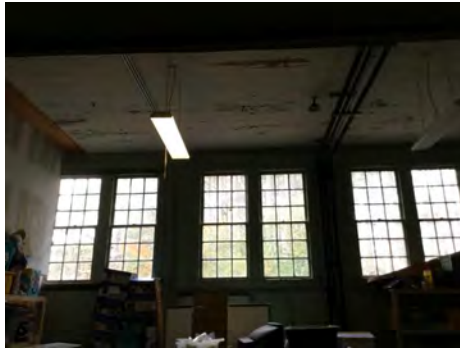
Note:

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

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System: D2010 - Plumbing Fixtures



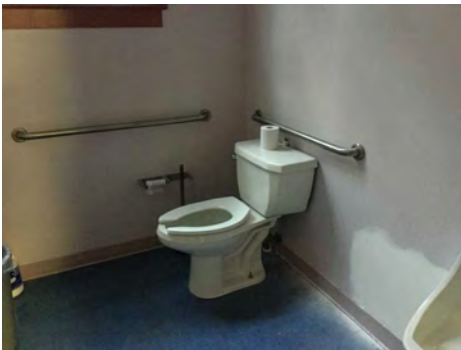
Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

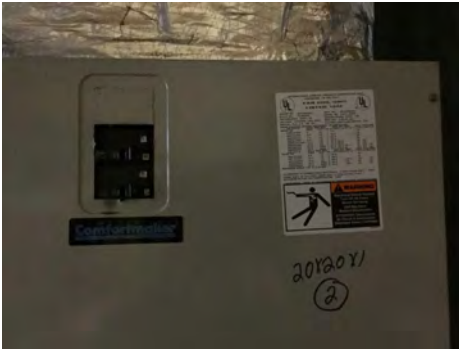
Campus Assessment Report - 1963 Media Center

System: D3020 - Heat Generating Systems



Note:

System: D3030 - Cooling Generating Systems



Note:

System: D3040 - Distribution Systems



Note:

Campus Assessment Report - 1963 Media Center

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

Campus Assessment Report - 1963 Media Center

System: D5020 - Lighting



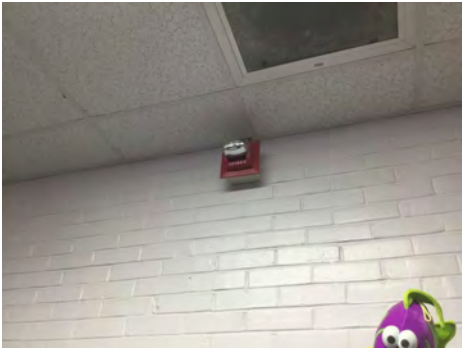
Note:

System: D5030810 - Security & Detection Systems



Note:

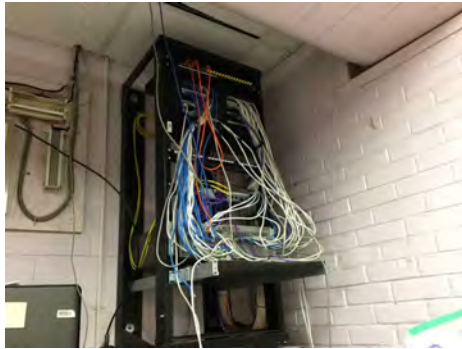
System: D5030910 - Fire Alarm Systems



Note:

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System: D5030920 - Data Communication



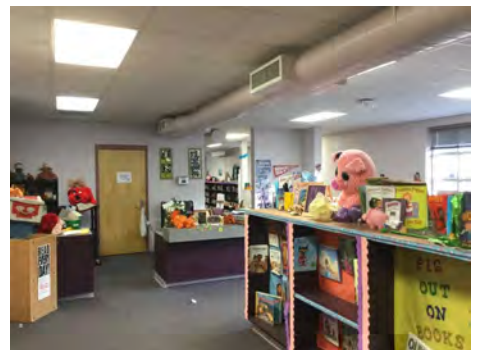
Note:

System: D5090 - Other Electrical Systems



Note:

System: E1020 - Institutional Equipment



Note:

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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 |
|---------------------------------------|----------------------|------------|------------|-----------------|------------------|------------|------------|------------|------------|------------------|------------|------------------|
| Total: | \$107,025 | \$0 | \$0 | \$23,128 | \$333,250 | \$0 | \$0 | \$0 | \$0 | \$161,026 | \$0 | \$624,428 |
| * 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 |
| * 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 | \$20,940 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$20,940 |
| B3010140 - Asphalt Shingles | \$30,117 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$30,117 |
| 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 | \$83,375 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$83,375 |
| C30 - Interior Finishes | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| C3010 - Wall Finishes | \$0 | \$0 | \$0 | \$23,128 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$23,128 |
| C3020 - Floor Finishes | \$0 | \$0 | \$0 | \$0 | \$97,299 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$97,299 |
| C3030 - Ceiling Finishes | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$108,809 | \$0 | \$108,809 |

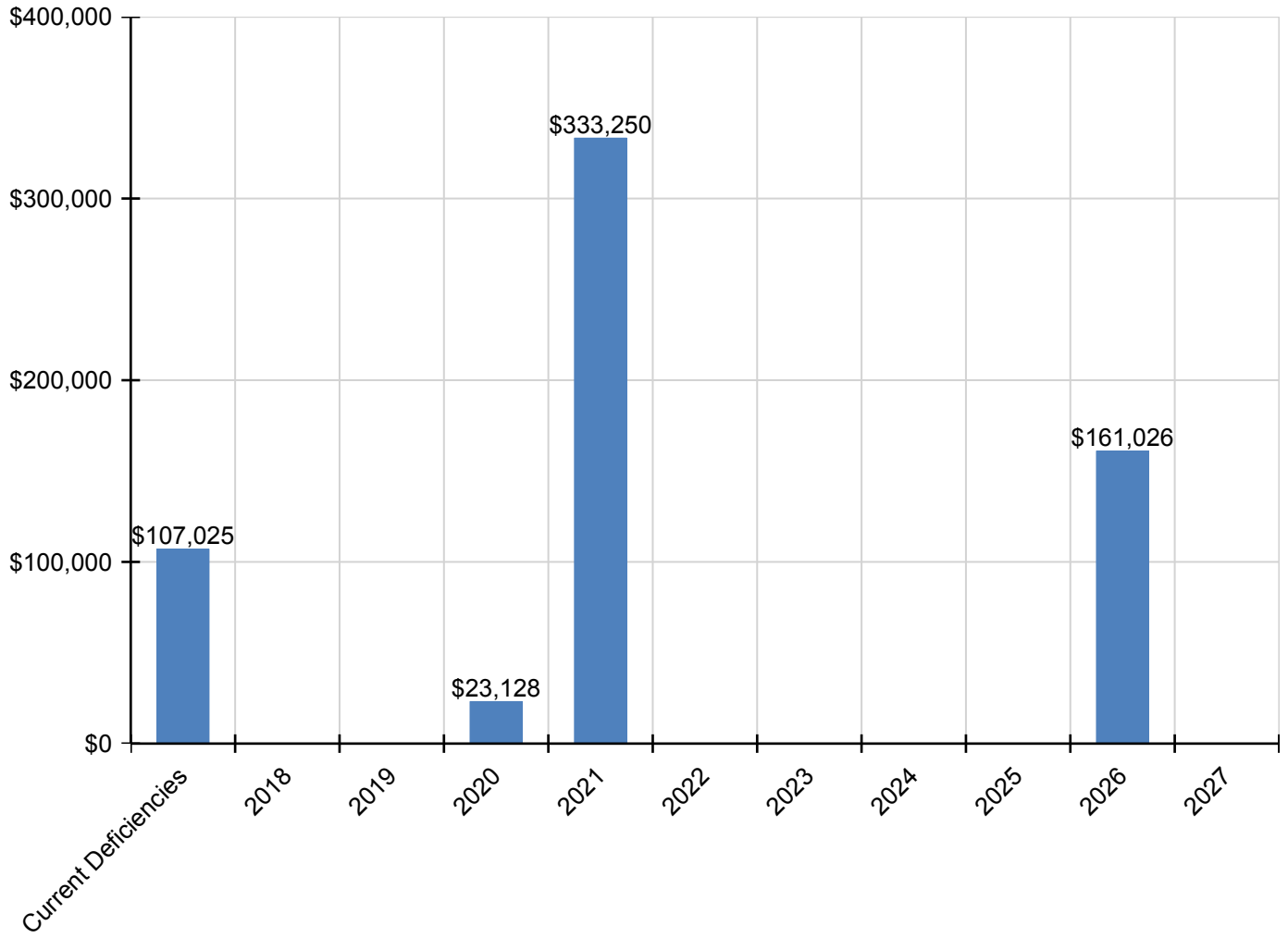
Campus Assessment Report - 1963 Media Center

| | | | | | | | | | | | | | |
|---|----------|-----|-----|-----|----------|-----|-----|-----|-----|-----|----------|-----|----------|
| D - Services | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D20 - Plumbing | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D2010 - Plumbing Fixtures | \$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 |
| D3020 - Heat Generating Systems | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D3030 - Cooling Generating Systems | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$52,217 | \$0 | \$52,217 |
| D3040 - Distribution Systems | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D3060 - Controls & Instrumentation | \$0 | \$0 | \$0 | \$0 | \$16,608 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$16,608 |
| D40 - Fire Protection | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D4010 - Sprinklers | \$30,853 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$30,853 |
| D4020 - Standpipes | \$25,115 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$25,115 |
| 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 | \$16,020 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$16,020 |
| D5030910 - Fire Alarm Systems | \$0 | \$0 | \$0 | \$0 | \$29,022 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$29,022 |
| D5030920 - Data Communication | \$0 | \$0 | \$0 | \$0 | \$37,494 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$37,494 |
| D5090 - Other Electrical Systems | \$0 | \$0 | \$0 | \$0 | \$1,006 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,006 |
| 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 | \$2,517 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$2,517 |
| E20 - Furnishings | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| E2010 - Fixed Furnishings | \$0 | \$0 | \$0 | \$0 | \$49,907 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$49,907 |

* Indicates non-renewable system

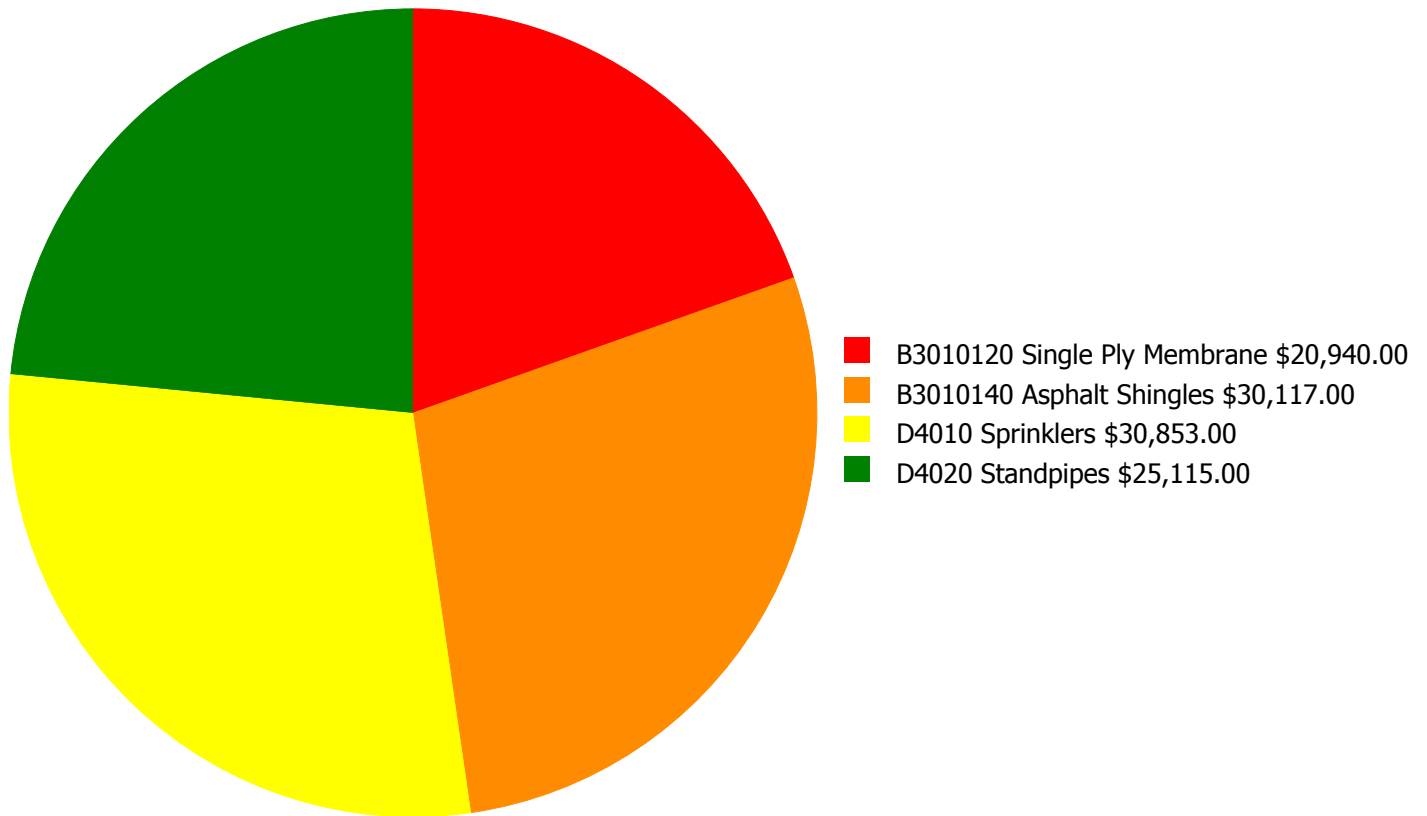
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

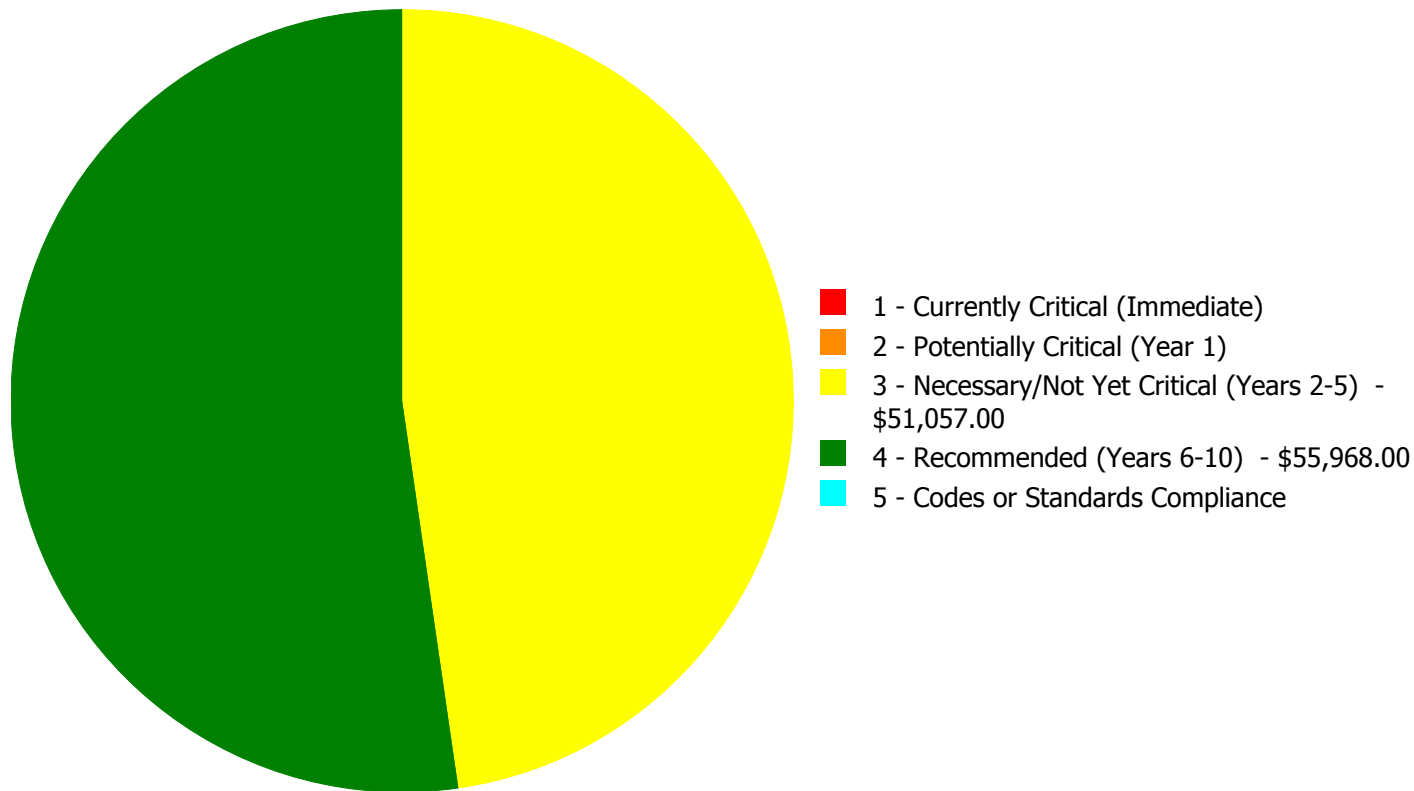
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$107,025.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$107,025.00

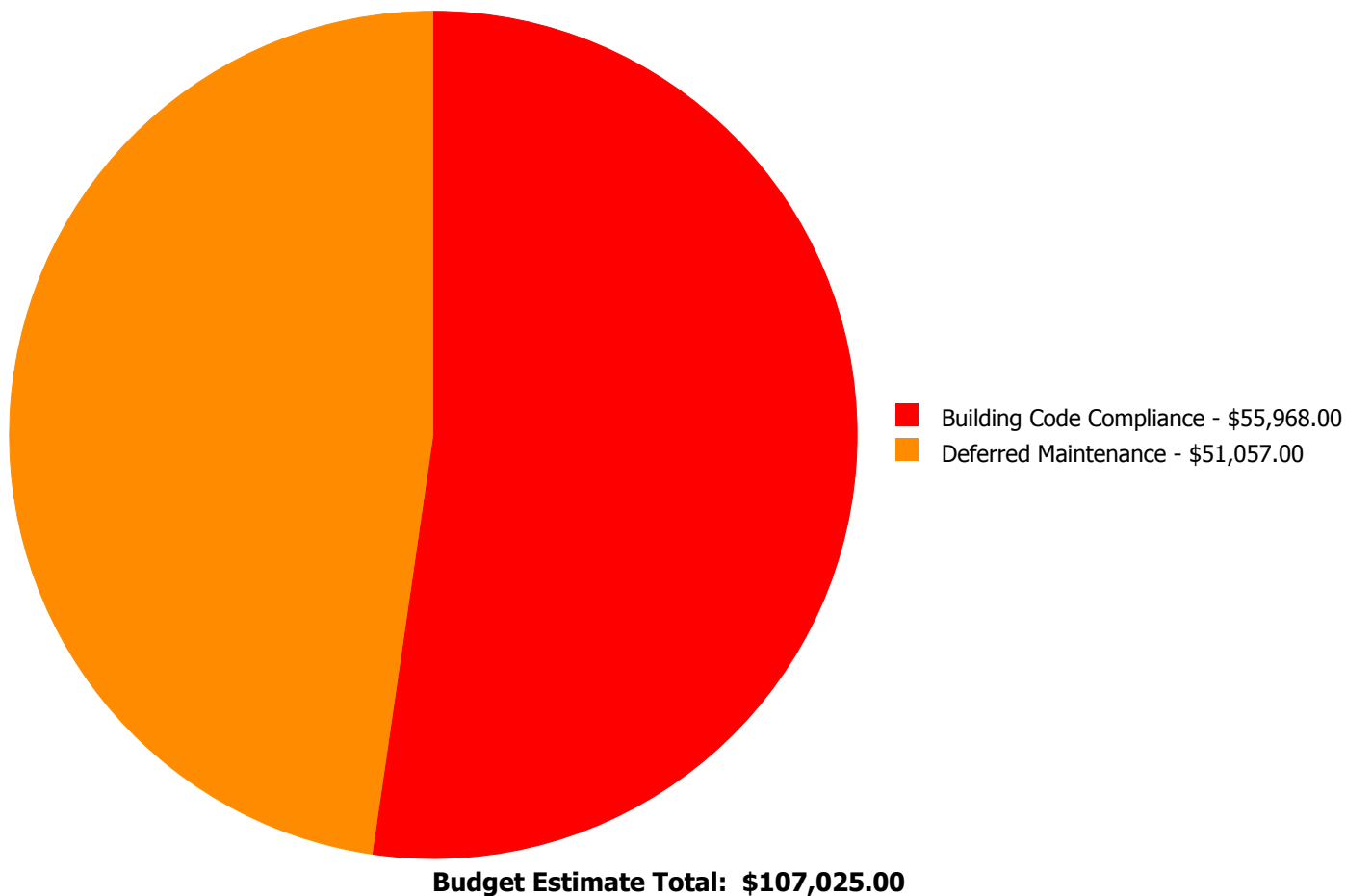
Deficiency By Priority Investment Table

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

| System Code | System Description | 1 - Currently Critical (Immediate) | 2 - Potentially Critical (Year 1) | 3 - Necessary/Not Yet Critical (Years 2-5) | 4 - Recommended (Years 6-10) | 5 - Codes or Standards Compliance | Total |
|---------------|---------------------|------------------------------------|-----------------------------------|--|------------------------------|-----------------------------------|--------------|
| B3010120 | Single Ply Membrane | \$0.00 | \$0.00 | \$20,940.00 | \$0.00 | \$0.00 | \$20,940.00 |
| B3010140 | Asphalt Shingles | \$0.00 | \$0.00 | \$30,117.00 | \$0.00 | \$0.00 | \$30,117.00 |
| D4010 | Sprinklers | \$0.00 | \$0.00 | \$0.00 | \$30,853.00 | \$0.00 | \$30,853.00 |
| D4020 | Standpipes | \$0.00 | \$0.00 | \$0.00 | \$25,115.00 | \$0.00 | \$25,115.00 |
| Total: | | \$0.00 | \$0.00 | \$51,057.00 | \$55,968.00 | \$0.00 | \$107,025.00 |

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: B3010120 - Single Ply Membrane



Location: Media roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 2,000.00
Unit of Measure: S.F.
Estimate: \$20,940.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

Notes: The EPDM adhered and ballasted roof coverings are aging, showing signs of failure and should be replaced.

System: B3010140 - Asphalt Shingles



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,775.00
Unit of Measure: S.F.
Estimate: \$30,117.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 6,775.00
Unit of Measure: S.F.
Estimate: \$30,853.00
Assessor Name: Terence Davis
Date Created: 12/20/2016

Notes: The sprinkler system is missing and is recommended to be provided to comply with current codes.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 6,775.00
Unit of Measure: S.F.
Estimate: \$25,115.00
Assessor Name: Terence Davis
Date Created: 12/20/2016

Notes: A Sprinkler system is missing and is recommended to be provided to comply with current codes.

Executive Summary

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

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

| | |
|--------------------|-----------------------|
| Function: | ES -Elementary School |
| Gross Area (SF): | 12,688 |
| Year Built: | 1964 |
| Last Renovation: | |
| Replacement Value: | \$2,190,964 |
| Repair Cost: | \$551,014.00 |
| Total FCI: | 25.15 % |
| Total RSLI: | 25.05 % |
| FCA Score: | 74.85 |



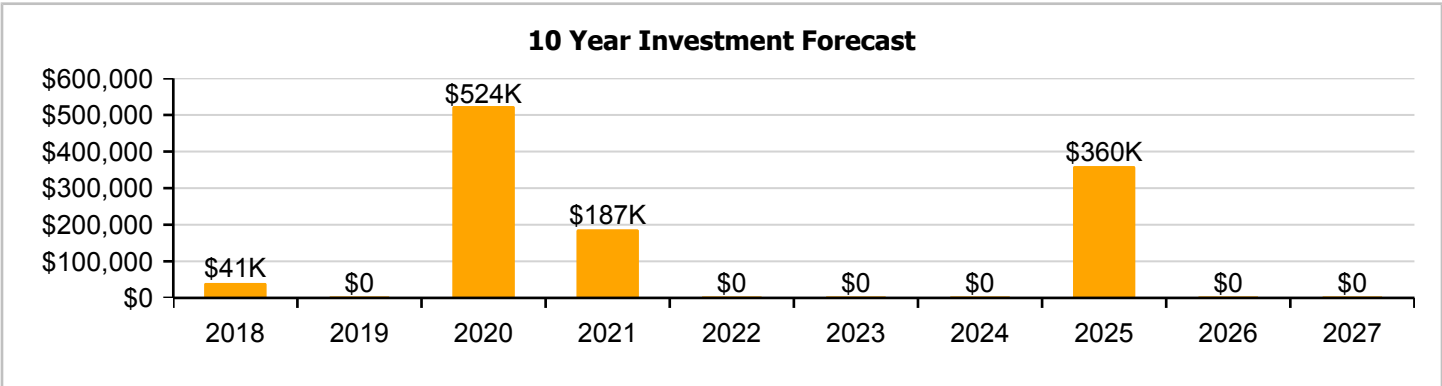
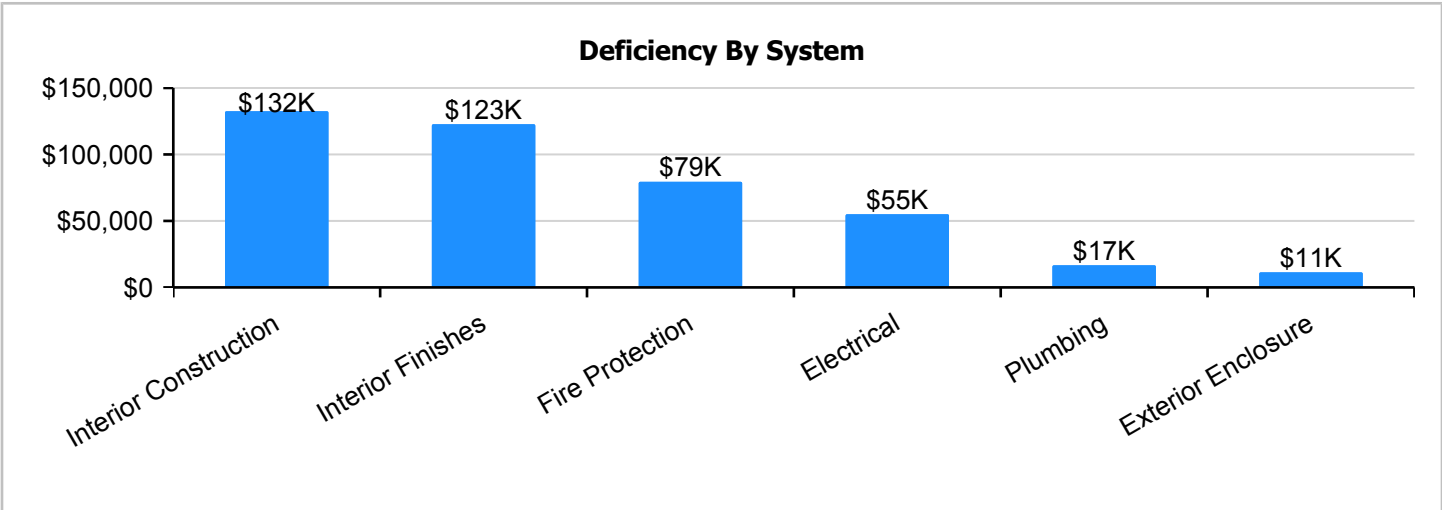
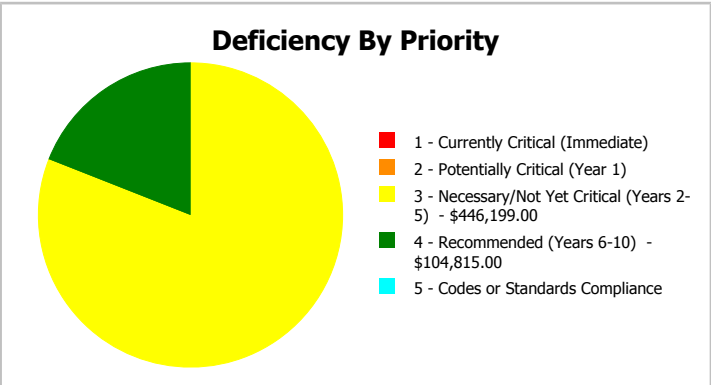
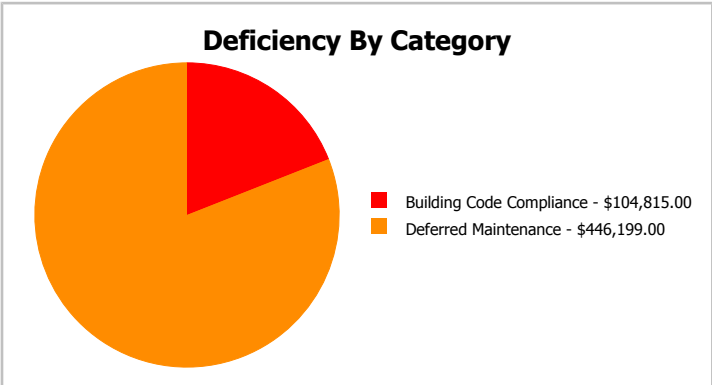
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

| | | | |
|--------------|-----------------------|--------------------|-------------|
| Function: | ES -Elementary School | Gross Area: | 12,688 |
| Year Built: | 1964 | Last Renovation: | |
| Repair Cost: | \$551,014 | Replacement Value: | \$2,190,964 |
| FCI: | 25.15 % | RSLI%: | 25.05 % |



Condition Summary

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

| UNIFORMAT Classification | RSLI % | FCI % | Current Repair Cost |
|-----------------------------|----------------|----------------|---------------------|
| A10 - Foundations | 47.00 % | 0.00 % | \$0.00 |
| B10 - Superstructure | 47.00 % | 0.00 % | \$0.00 |
| B20 - Exterior Enclosure | 42.29 % | 11.02 % | \$14,934.00 |
| B30 - Roofing | 15.00 % | 0.00 % | \$0.00 |
| C10 - Interior Construction | 13.72 % | 58.55 % | \$174,879.00 |
| C30 - Interior Finishes | 6.35 % | 49.79 % | \$161,899.00 |
| D20 - Plumbing | 41.53 % | 12.10 % | \$21,912.00 |
| D30 - HVAC | 23.72 % | 0.00 % | \$0.00 |
| D40 - Fire Protection | 0.00 % | 110.00 % | \$104,815.00 |
| D50 - Electrical | 22.95 % | 19.72 % | \$72,575.00 |
| E10 - Equipment | 20.00 % | 0.00 % | \$0.00 |
| Totals: | 25.05 % | 25.15 % | \$551,014.00 |

Photo Album

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

1). North Elevation - Mar 06, 2017



2). East Elevation - Mar 06, 2017



3). South Elevation - Mar 06, 2017



4). West Elevation - Mar 06, 2017



Condition Detail

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

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

System Listing

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

| System Code | System Description | Unit Price \$ | UoM | Qty | Life | Year Installed | Calc Next Renewal Year | Next Renewal Year | RSLI% | FCI% | RSL | eCR | Deficiency \$ | Replacement Value \$ |
|--------------|---------------------------------|---------------|------|--------|------|----------------|------------------------|-------------------|----------------|----------------|-----|-----|---------------------|----------------------|
| A1010 | Standard Foundations | \$4.88 | S.F. | 12,688 | 100 | 1964 | 2064 | | 47.00 % | 0.00 % | 47 | | | \$61,917 |
| A1030 | Slab on Grade | \$8.61 | S.F. | 12,688 | 100 | 1964 | 2064 | | 47.00 % | 0.00 % | 47 | | | \$109,244 |
| B1010 | Floor Construction | \$1.66 | S.F. | 12,688 | 100 | 1964 | 2064 | | 47.00 % | 0.00 % | 47 | | | \$21,062 |
| B1020 | Roof Construction | \$16.08 | S.F. | 12,688 | 100 | 1964 | 2064 | | 47.00 % | 0.00 % | 47 | | | \$204,023 |
| B2010 | Exterior Walls | \$9.61 | S.F. | 12,688 | 100 | 1964 | 2064 | | 47.00 % | 0.00 % | 47 | | | \$121,932 |
| B2030 | Exterior Doors | \$1.07 | S.F. | 12,688 | 30 | 1964 | 1994 | | 0.00 % | 110.00 % | -23 | | \$14,934.00 | \$13,576 |
| B3010120 | Single Ply Membrane | \$6.98 | S.F. | 12,688 | 20 | 2000 | 2020 | | 15.00 % | 0.00 % | 3 | | | \$88,562 |
| C1010 | Partitions | \$11.01 | S.F. | 12,688 | 75 | 1964 | 2039 | | 29.33 % | 0.00 % | 22 | | | \$139,695 |
| C1020 | Interior Doors | \$2.59 | S.F. | 12,688 | 30 | 1980 | 2010 | | 0.00 % | 110.00 % | -7 | | \$36,148.00 | \$32,862 |
| C1030 | Fittings | \$9.94 | S.F. | 12,688 | 20 | 1980 | 2000 | | 0.00 % | 110.00 % | -17 | | \$138,731.00 | \$126,119 |
| C3010 | Wall Finishes | \$2.84 | S.F. | 12,688 | 10 | 2008 | 2018 | | 10.00 % | 0.00 % | 1 | | | \$36,034 |
| C3020 | Floor Finishes | \$11.60 | S.F. | 12,688 | 20 | 1995 | 2015 | | 0.00 % | 110.00 % | -2 | | \$161,899.00 | \$147,181 |
| C3030 | Ceiling Finishes | \$11.19 | S.F. | 12,688 | 25 | 1995 | 2020 | | 12.00 % | 0.00 % | 3 | | | \$141,979 |
| D2010 | Plumbing Fixtures | \$11.71 | S.F. | 12,688 | 30 | 2001 | 2031 | | 46.67 % | 0.00 % | 14 | | | \$148,576 |
| D2020 | Domestic Water Distribution | \$0.99 | S.F. | 12,688 | 30 | 2001 | 2031 | | 46.67 % | 0.00 % | 14 | | | \$12,561 |
| D2030 | Sanitary Waste | \$1.57 | S.F. | 12,688 | 30 | 1964 | 1994 | | 0.00 % | 110.00 % | -23 | | \$21,912.00 | \$19,920 |
| D3040 | Distribution Systems | \$6.26 | S.F. | 12,688 | 30 | 1995 | 2025 | | 26.67 % | 0.00 % | 8 | | | \$79,427 |
| D3050 | Terminal & Package Units | \$13.65 | S.F. | 12,688 | 15 | 2005 | 2020 | | 20.00 % | 0.00 % | 3 | | | \$173,191 |
| D3060 | Controls & Instrumentation | \$1.98 | S.F. | 12,688 | 20 | 2005 | 2025 | | 40.00 % | 0.00 % | 8 | | | \$25,122 |
| D4010 | Sprinklers | \$4.14 | S.F. | 12,688 | 20 | | | 2016 | 0.00 % | 110.00 % | -1 | | \$57,781.00 | \$52,528 |
| D4020 | Standpipes | \$3.37 | S.F. | 12,688 | 20 | | | 2016 | 0.00 % | 110.00 % | -1 | | \$47,034.00 | \$42,759 |
| D5010 | Electrical Service/Distribution | \$1.73 | S.F. | 12,688 | 40 | 1995 | 2035 | | 45.00 % | 0.00 % | 18 | | | \$21,950 |
| D5020 | Branch Wiring | \$5.20 | S.F. | 12,688 | 30 | 1964 | 1994 | | 0.00 % | 110.00 % | -23 | | \$72,575.00 | \$65,978 |
| D5020 | Lighting | \$12.12 | S.F. | 12,688 | 30 | 1995 | 2025 | | 26.67 % | 0.00 % | 8 | | | \$153,779 |
| D5030810 | Security & Detection Systems | \$1.91 | S.F. | 12,688 | 15 | 2001 | 2016 | 2021 | 26.67 % | 0.00 % | 4 | | | \$24,234 |
| D5030910 | Fire Alarm Systems | \$3.46 | S.F. | 12,688 | 15 | 2001 | 2016 | 2021 | 26.67 % | 0.00 % | 4 | | | \$43,900 |
| D5030920 | Data Communication | \$4.47 | S.F. | 12,688 | 15 | 2001 | 2016 | 2021 | 26.67 % | 0.00 % | 4 | | | \$56,715 |
| D5090 | Other Electrical Systems | \$0.12 | S.F. | 12,688 | 20 | 2001 | 2021 | | 20.00 % | 0.00 % | 4 | | | \$1,523 |
| E1090 | Other Equipment | \$1.94 | S.F. | 12,688 | 20 | 2001 | 2021 | | 20.00 % | 0.00 % | 4 | | | \$24,615 |
| Total | | | | | | | | | 25.05 % | 25.15 % | | | \$551,014.00 | \$2,190,964 |

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: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

System: B2030 - Exterior Doors



Note:

Campus Assessment Report - 1964 Addition

System: B3010120 - Single Ply Membrane



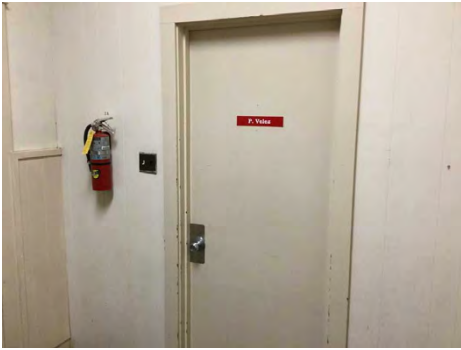
Note:

System: C1010 - Partitions



Note:

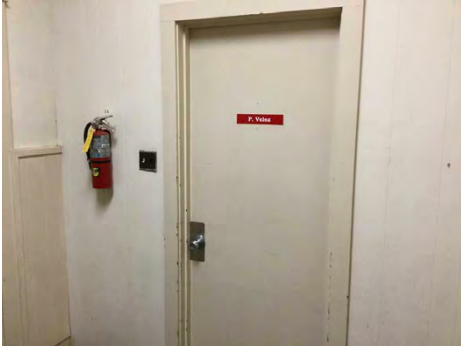
System: C1020 - Interior Doors



Note:

Campus Assessment Report - 1964 Addition

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

Campus Assessment Report - 1964 Addition

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

Campus Assessment Report - 1964 Addition

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

Campus Assessment Report - 1964 Addition

System: D3060 - Controls & Instrumentation



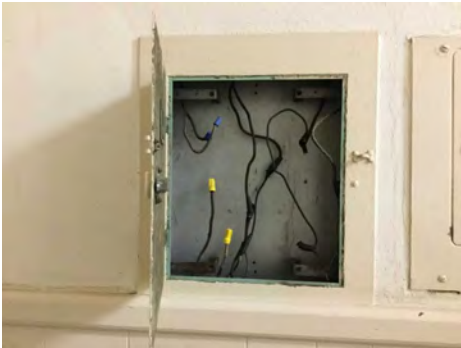
Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

Campus Assessment Report - 1964 Addition

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

Campus Assessment Report - 1964 Addition

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems



Note:

System: E1090 - Other Equipment



Note:

Renewal Schedule

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

Inflation Rate: 3%

| System | Current Deficiencies | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | Total |
|---------------------------------------|----------------------|-----------------|------------|------------------|------------------|------------|------------|------------|------------------|------------|------------|--------------------|
| Total: | \$551,014 | \$40,826 | \$0 | \$523,995 | \$186,931 | \$0 | \$0 | \$0 | \$359,965 | \$0 | \$0 | \$1,662,732 |
| * 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 |
| * 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 |
| B2030 - Exterior Doors | \$14,934 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$14,934 |
| 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 | \$145,161 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$145,161 |
| 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 | \$36,148 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$36,148 |
| C1030 - Fittings | \$138,731 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$138,731 |
| C30 - Interior Finishes | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| C3010 - Wall Finishes | \$0 | \$40,826 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$40,826 |
| C3020 - Floor Finishes | \$161,899 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$161,899 |
| C3030 - Ceiling Finishes | \$0 | \$0 | \$0 | \$170,659 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$170,659 |
| 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 |

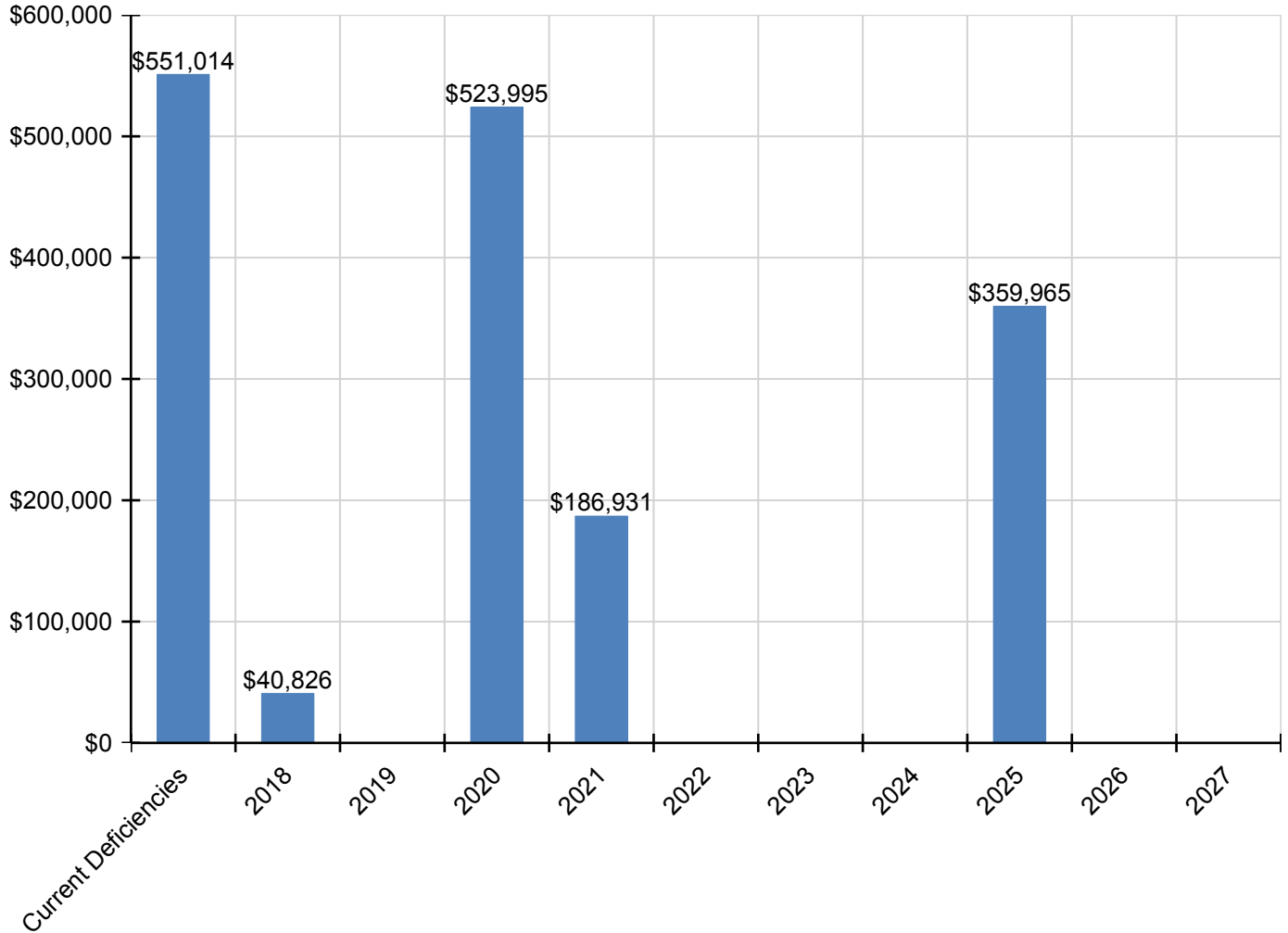
Campus Assessment Report - 1964 Addition

| | | | | | | | | | | | | | |
|---|----------|-----|-----|-----------|----------|-----|-----|-----|-----|-----------|-----|-----|-----------|
| 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 | \$21,912 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$21,912 |
| 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 | \$110,678 | \$0 | \$0 | \$110,678 |
| D3050 - Terminal & Package Units | \$0 | \$0 | \$0 | \$208,175 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$208,175 |
| D3060 - Controls & Instrumentation | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$35,006 | \$0 | \$0 | \$35,006 |
| D40 - Fire Protection | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D4010 - Sprinklers | \$57,781 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$57,781 |
| D4020 - Standpipes | \$47,034 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$47,034 |
| 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 | \$72,575 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$72,575 |
| D5020 - Lighting | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$214,282 | \$0 | \$0 | \$214,282 |
| 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 | \$30,003 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$30,003 |
| D5030910 - Fire Alarm Systems | \$0 | \$0 | \$0 | \$0 | \$54,352 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$54,352 |
| D5030920 - Data Communication | \$0 | \$0 | \$0 | \$0 | \$70,217 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$70,217 |
| D5090 - Other Electrical Systems | \$0 | \$0 | \$0 | \$0 | \$1,885 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,885 |
| 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 |
| E1090 - Other Equipment | \$0 | \$0 | \$0 | \$0 | \$30,474 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$30,474 |

* Indicates non-renewable system

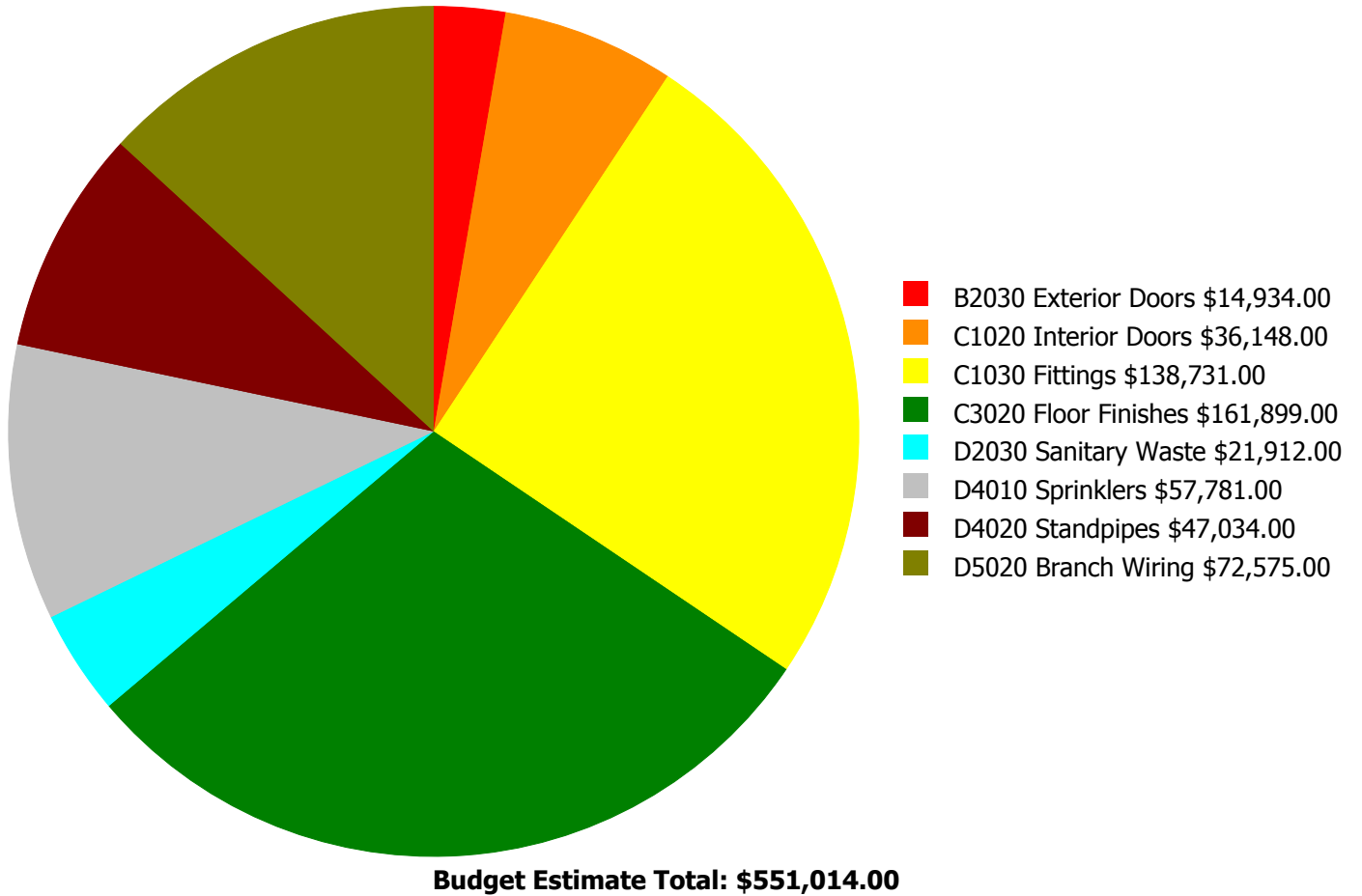
Forecasted Capital Renewal Requirement

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



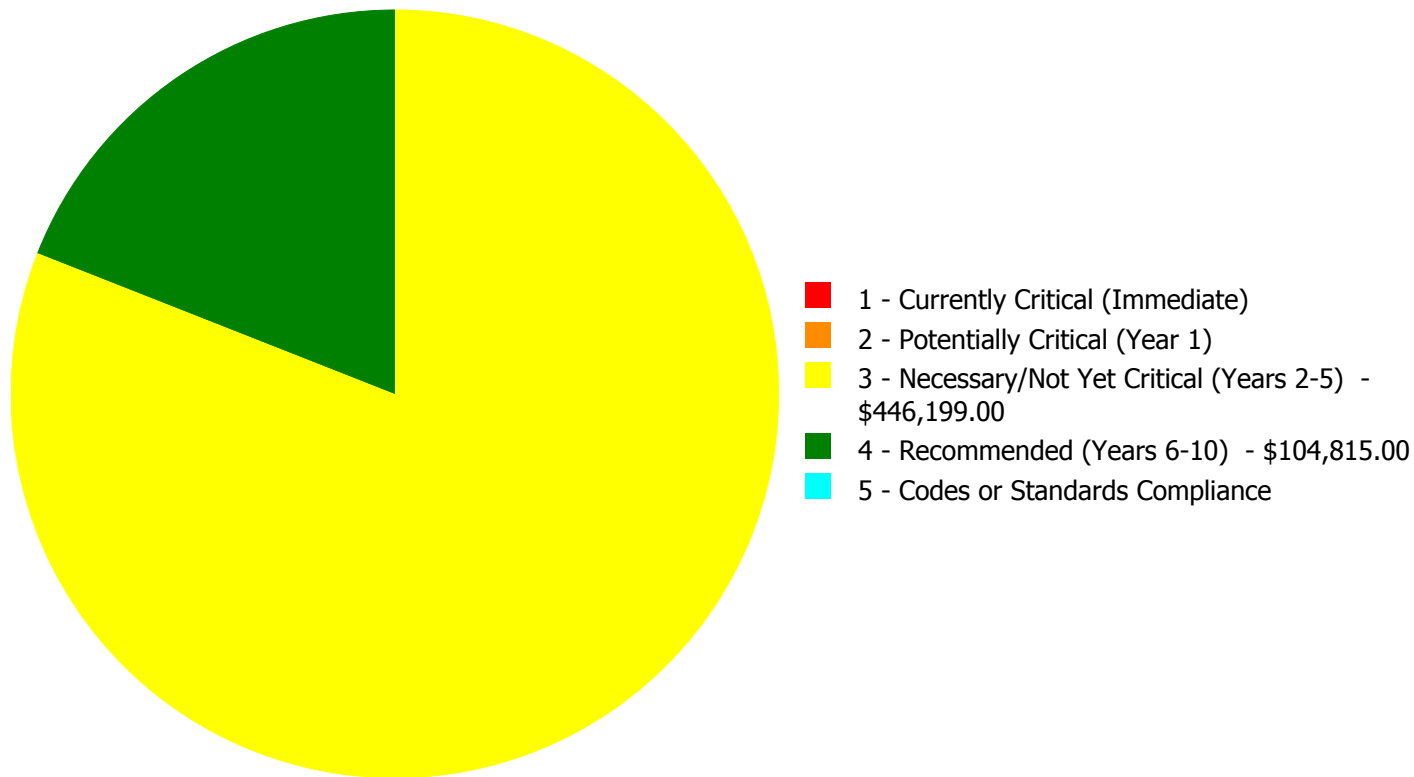
Deficiency Summary by System

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: \$551,014.00

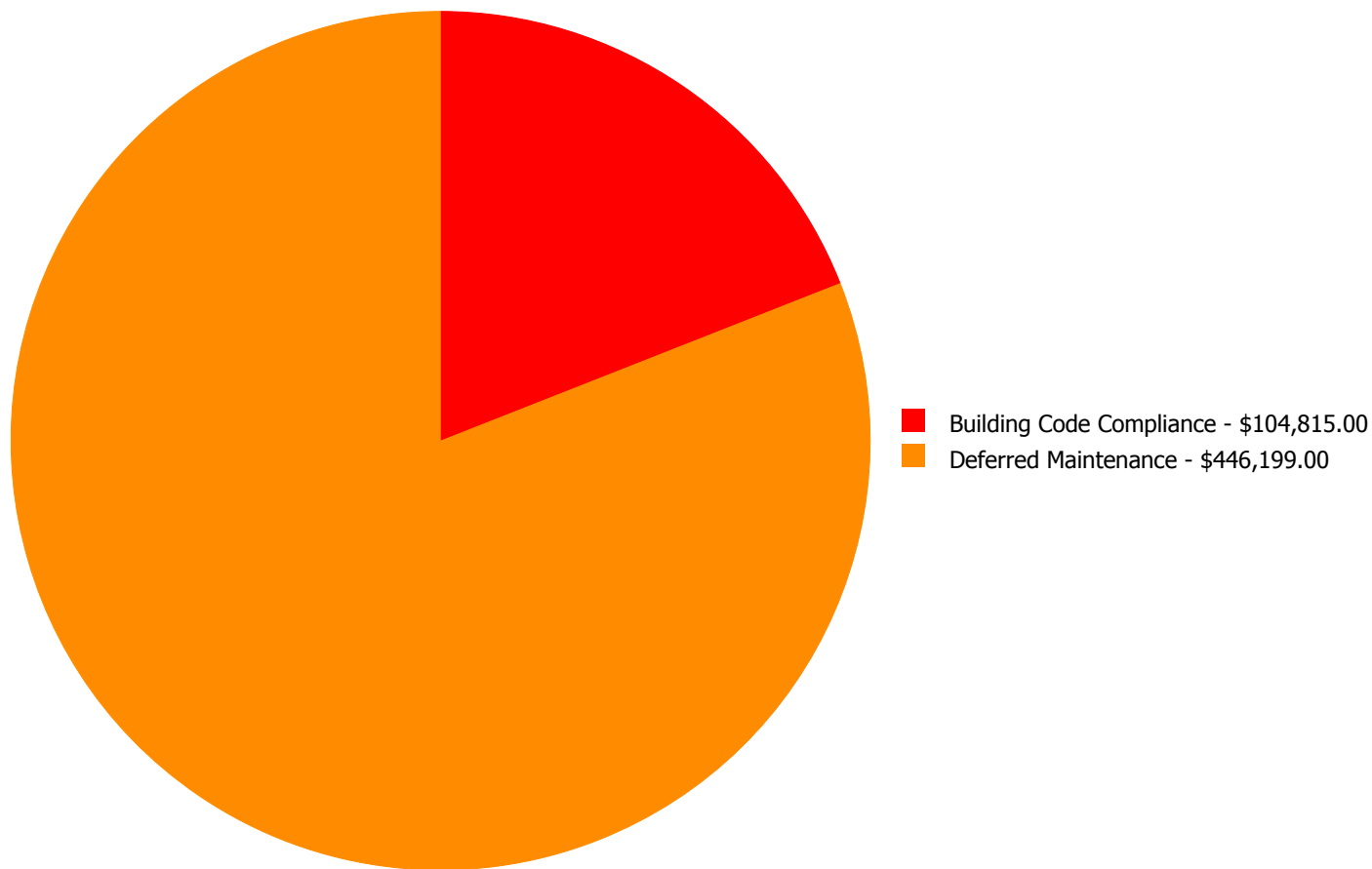
Deficiency By Priority Investment Table

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

| System Code | System Description | 1 - Currently Critical (Immediate) | 2 - Potentially Critical (Year 1) | 3 - Necessary/Not Yet Critical (Years 2-5) | 4 - Recommended (Years 6-10) | 5 - Codes or Standards Compliance | Total |
|-------------|--------------------|------------------------------------|-----------------------------------|--|------------------------------|-----------------------------------|--------------|
| B2030 | Exterior Doors | \$0.00 | \$0.00 | \$14,934.00 | \$0.00 | \$0.00 | \$14,934.00 |
| C1020 | Interior Doors | \$0.00 | \$0.00 | \$36,148.00 | \$0.00 | \$0.00 | \$36,148.00 |
| C1030 | Fittings | \$0.00 | \$0.00 | \$138,731.00 | \$0.00 | \$0.00 | \$138,731.00 |
| C3020 | Floor Finishes | \$0.00 | \$0.00 | \$161,899.00 | \$0.00 | \$0.00 | \$161,899.00 |
| D2030 | Sanitary Waste | \$0.00 | \$0.00 | \$21,912.00 | \$0.00 | \$0.00 | \$21,912.00 |
| D4010 | Sprinklers | \$0.00 | \$0.00 | \$0.00 | \$57,781.00 | \$0.00 | \$57,781.00 |
| D4020 | Standpipes | \$0.00 | \$0.00 | \$0.00 | \$47,034.00 | \$0.00 | \$47,034.00 |
| D5020 | Branch Wiring | \$0.00 | \$0.00 | \$72,575.00 | \$0.00 | \$0.00 | \$72,575.00 |
| | Total: | \$0.00 | \$0.00 | \$446,199.00 | \$104,815.00 | \$0.00 | \$551,014.00 |

Deficiency Summary by Category

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



Budget Estimate Total: \$551,014.00

Deficiency Details by Priority

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

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

System: B2030 - Exterior Doors



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,688.00
Unit of Measure: S.F.
Estimate: \$14,934.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

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

System: C1020 - Interior Doors



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,688.00
Unit of Measure: S.F.
Estimate: \$36,148.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

Notes: The interior doors are aged, failing, hardware is not ADA compliant and should be replaced.

System: C1030 - Fittings



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,688.00
Unit of Measure: S.F.
Estimate: \$138,731.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

Notes: The fittings throughout the building are aged, in marginal condition, and room signage are ADA non-compliance and system should be replaced.

System: C3020 - Floor Finishes



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,688.00
Unit of Measure: S.F.
Estimate: \$161,899.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

Notes: The VCT flooring is aged, cracked, worn, and should be replaced.

System: D2030 - Sanitary Waste



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,688.00
Unit of Measure: S.F.
Estimate: \$21,912.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

Notes: The sanitary waste system is aged, has reported periodic failures, and should be replaced.

System: D5020 - Branch Wiring



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,688.00
Unit of Measure: S.F.
Estimate: \$72,575.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

Notes: The branch wiring system is operating, but is aged, in poor condition, and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 12,688.00
Unit of Measure: S.F.
Estimate: \$57,781.00
Assessor Name: Terence Davis
Date Created: 12/20/2016

Notes: The sprinkler system is missing and is recommended to be provided to comply with current codes.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 12,688.00
Unit of Measure: S.F.
Estimate: \$47,034.00
Assessor Name: Terence Davis
Date Created: 12/20/2016

Notes: A Sprinkler system is missing and is recommended to be provided to comply with current codes.

Executive Summary

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

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

| | |
|--------------------|-----------------------|
| Function: | ES -Elementary School |
| Gross Area (SF): | 81,395 |
| Year Built: | 1924 |
| Last Renovation: | |
| Replacement Value: | \$2,376,733 |
| Repair Cost: | \$1,163,054.00 |
| Total FCI: | 48.93 % |
| Total RSLI: | 16.34 % |
| FCA Score: | 51.07 |



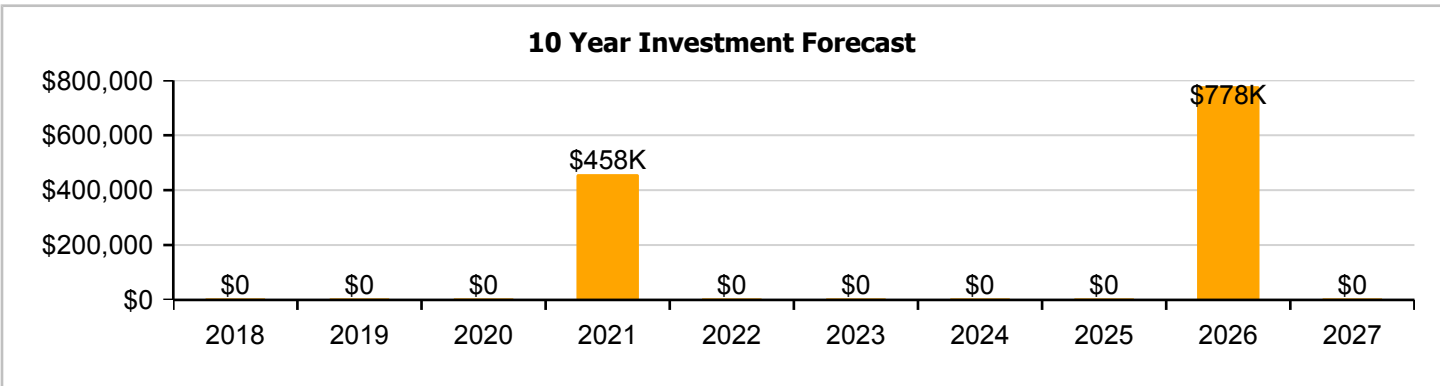
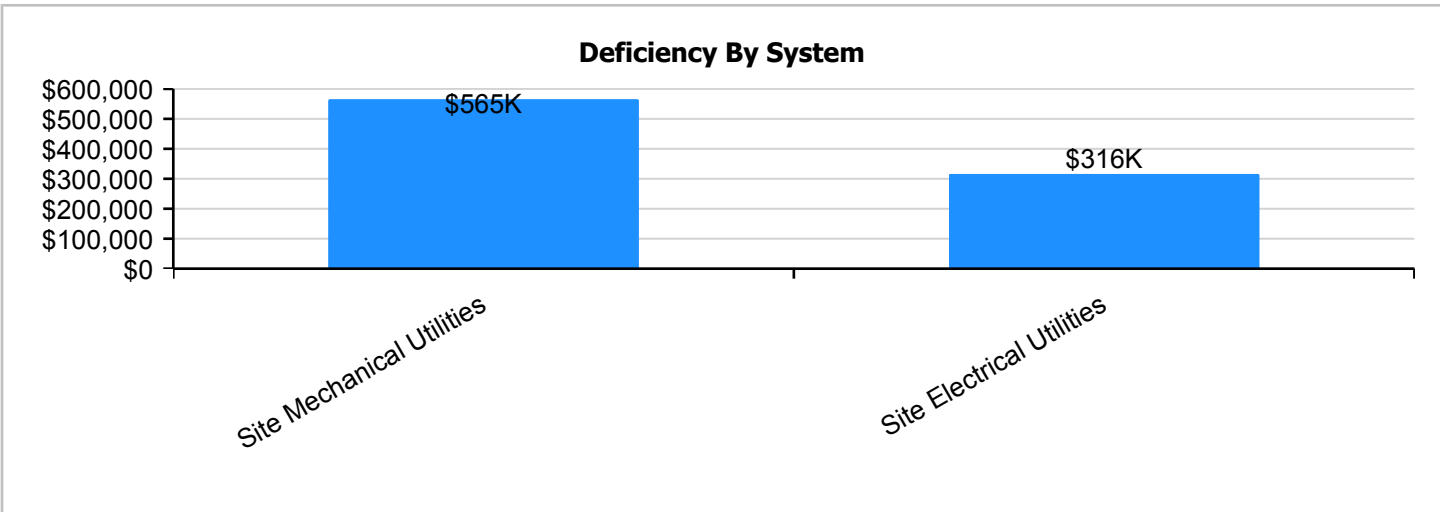
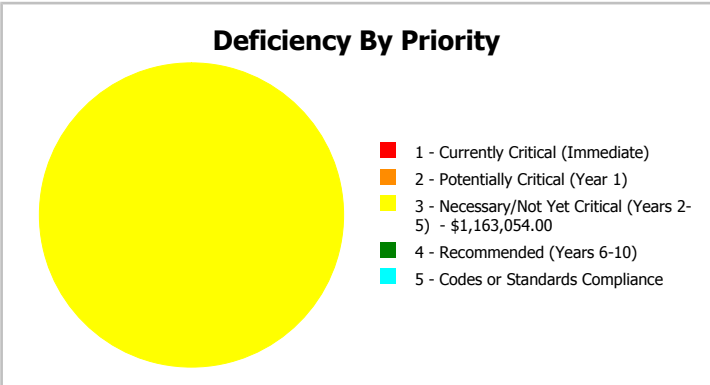
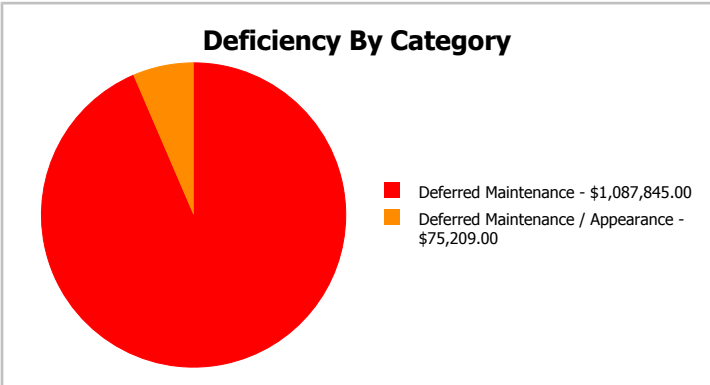
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

| | | | |
|--------------|-----------------------|--------------------|-------------|
| Function: | ES -Elementary School | Gross Area: | 81,395 |
| Year Built: | 1924 | Last Renovation: | |
| Repair Cost: | \$1,163,054 | Replacement Value: | \$2,376,733 |
| FCI: | 48.93 % | RSLI%: | 16.34 % |



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 | 29.43 % | 0.00 % | \$0.00 |
| G30 - Site Mechanical Utilities | 0.00 % | 110.00 % | \$745,823.00 |
| G40 - Site Electrical Utilities | 0.00 % | 110.00 % | \$417,231.00 |
| Totals: | 16.34 % | 48.93 % | \$1,163,054.00 |

Photo Album

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

- 1). Aerial Image of Benhaven Elementary School - Mar 03, 2017



Condition Detail

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

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

System Listing

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

| System Code | System Description | Unit Price \$ | UoM | Qty | Life | Year Installed | Calc Next Renewal Year | Next Renewal Year | RSLI% | FCI% | RSL | eCR | Deficiency \$ | Replacement Value \$ |
|--------------|--------------------------------|---------------|------|--------|------|----------------|------------------------|-------------------|----------------|----------------|-----|-----|-----------------------|----------------------|
| G2010 | Roadways | \$3.81 | S.F. | 81,395 | 25 | 2001 | 2026 | | 36.00 % | 0.00 % | 9 | | | \$310,115 |
| G2020 | Parking Lots | \$1.33 | S.F. | 81,395 | 25 | 2001 | 2026 | | 36.00 % | 0.00 % | 9 | | | \$108,255 |
| G2030 | Pedestrian Paving | \$1.91 | S.F. | 81,395 | 30 | 2001 | 2031 | | 46.67 % | 0.00 % | 14 | | | \$155,464 |
| G2040105 | Fence & Guardrails | \$1.23 | S.F. | 81,395 | 30 | 2001 | 2031 | | 46.67 % | 0.00 % | 14 | | | \$100,116 |
| G2040950 | Covered Walkways | \$1.52 | S.F. | 81,395 | 25 | 2001 | 2026 | | 36.00 % | 0.00 % | 9 | | | \$123,720 |
| G2040950 | Playing Field | \$4.54 | S.F. | 81,395 | 20 | 2001 | 2021 | | 20.00 % | 0.00 % | 4 | | | \$369,533 |
| G2050 | Landscaping | \$1.87 | S.F. | 81,395 | 15 | 2001 | 2016 | | 0.00 % | 0.00 % | -1 | | | \$152,209 |
| G3010 | Water Supply | \$2.34 | S.F. | 81,395 | 50 | 1964 | 2014 | | 0.00 % | 110.00 % | -3 | | \$209,511.00 | \$190,464 |
| G3020 | Sanitary Sewer | \$1.45 | S.F. | 81,395 | 50 | 1964 | 2014 | | 0.00 % | 110.00 % | -3 | | \$129,825.00 | \$118,023 |
| G3030 | Storm Sewer | \$4.54 | S.F. | 81,395 | 50 | 1964 | 2014 | | 0.00 % | 110.00 % | -3 | | \$406,487.00 | \$369,533 |
| G4010 | Electrical Distribution | \$2.35 | S.F. | 81,395 | 50 | 1964 | 2014 | | 0.00 % | 110.00 % | -3 | | \$210,406.00 | \$191,278 |
| G4020 | Site Lighting | \$1.47 | S.F. | 81,395 | 30 | 1964 | 1994 | | 0.00 % | 110.00 % | -23 | | \$131,616.00 | \$119,651 |
| G4030 | Site Communications & Security | \$0.84 | S.F. | 81,395 | 15 | 2001 | 2016 | | 0.00 % | 110.00 % | -1 | | \$75,209.00 | \$68,372 |
| Total | | | | | | | | | 16.34 % | 48.93 % | | | \$1,163,054.00 | \$2,376,733 |

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:

Campus Assessment Report - Site

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving



Note:

Campus Assessment Report - Site

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Covered Walkways



Note:

System: G2040950 - Playing Field



Note:

Campus Assessment Report - Site

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer



Note:

Campus Assessment Report - Site

System: G3030 - Storm Sewer



Note:

System: G4010 - Electrical Distribution



Note:

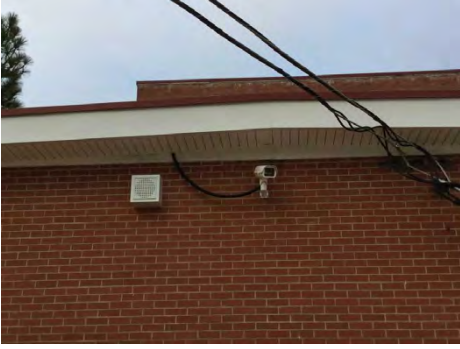
System: G4020 - Site Lighting



Note:

Campus Assessment Report - Site

System: G4030 - Site Communications & Security



Note:

Renewal Schedule

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

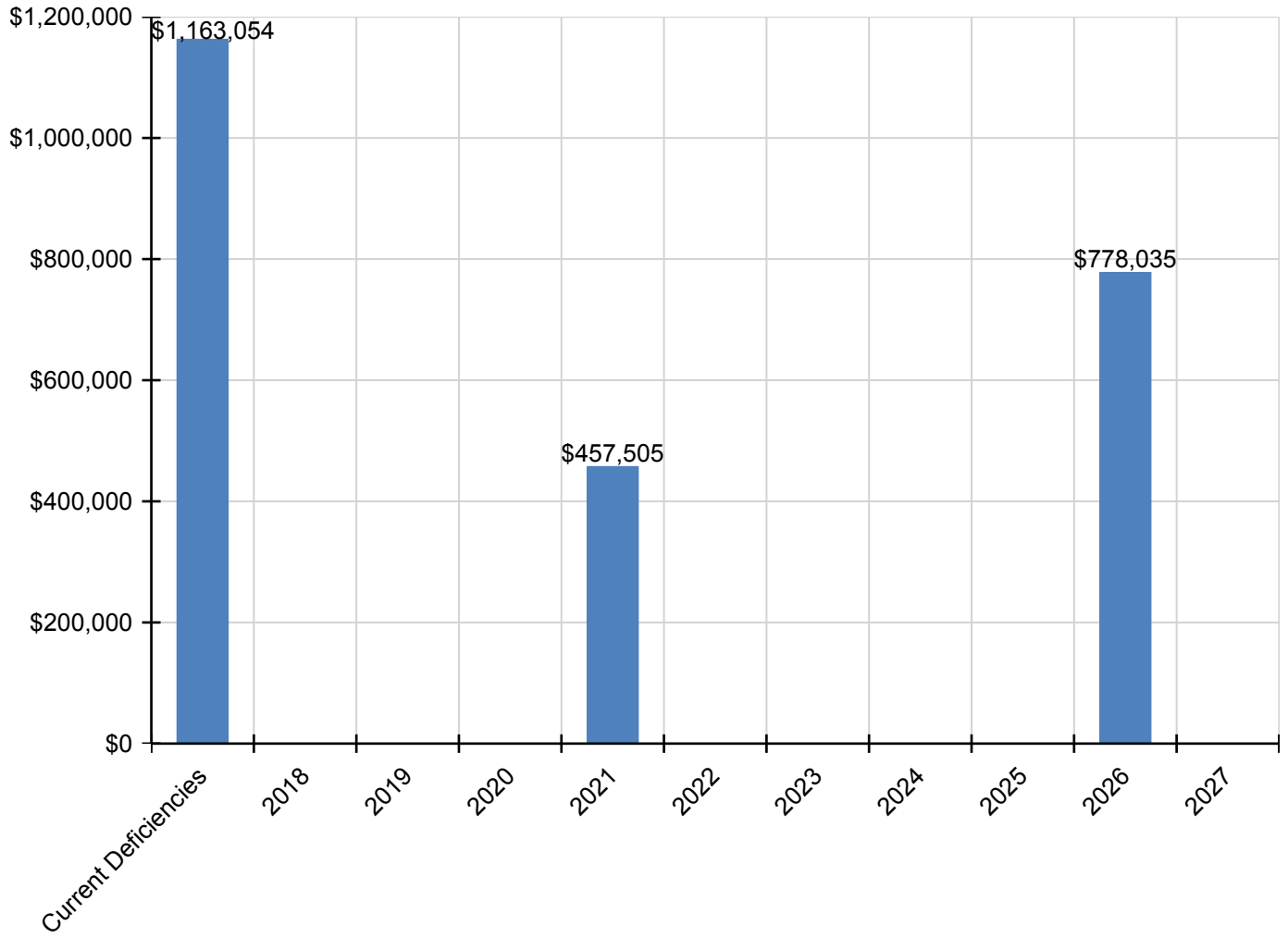
Inflation Rate: 3%

| System | Current Deficiencies | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | Total |
|---|----------------------|------------|------------|------------|------------------|------------|------------|------------|------------|------------------|------------|--------------------|
| Total: | \$1,163,054 | \$0 | \$0 | \$0 | \$457,505 | \$0 | \$0 | \$0 | \$0 | \$778,035 | \$0 | \$2,398,594 |
| G - Building Sitework | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| G20 - Site Improvements | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| G2010 - Roadways | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$445,092 | \$0 | \$445,092 |
| G2020 - Parking Lots | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$155,374 | \$0 | \$155,374 |
| G2030 - Pedestrian Paving | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| G2040 - Site Development | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| G2040105 - Fence & Guardrails | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| G2040950 - Covered Walkways | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$177,569 | \$0 | \$177,569 |
| G2040950 - Playing Field | \$0 | \$0 | \$0 | \$0 | \$457,505 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$457,505 |
| * 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 | \$209,511 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$209,511 |
| G3020 - Sanitary Sewer | \$129,825 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$129,825 |
| G3030 - Storm Sewer | \$406,487 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$406,487 |
| G40 - Site Electrical Utilities | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| G4010 - Electrical Distribution | \$210,406 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$210,406 |
| G4020 - Site Lighting | \$131,616 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$131,616 |
| G4030 - Site Communications & Security | \$75,209 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$75,209 |

** Indicates non-renewable system*

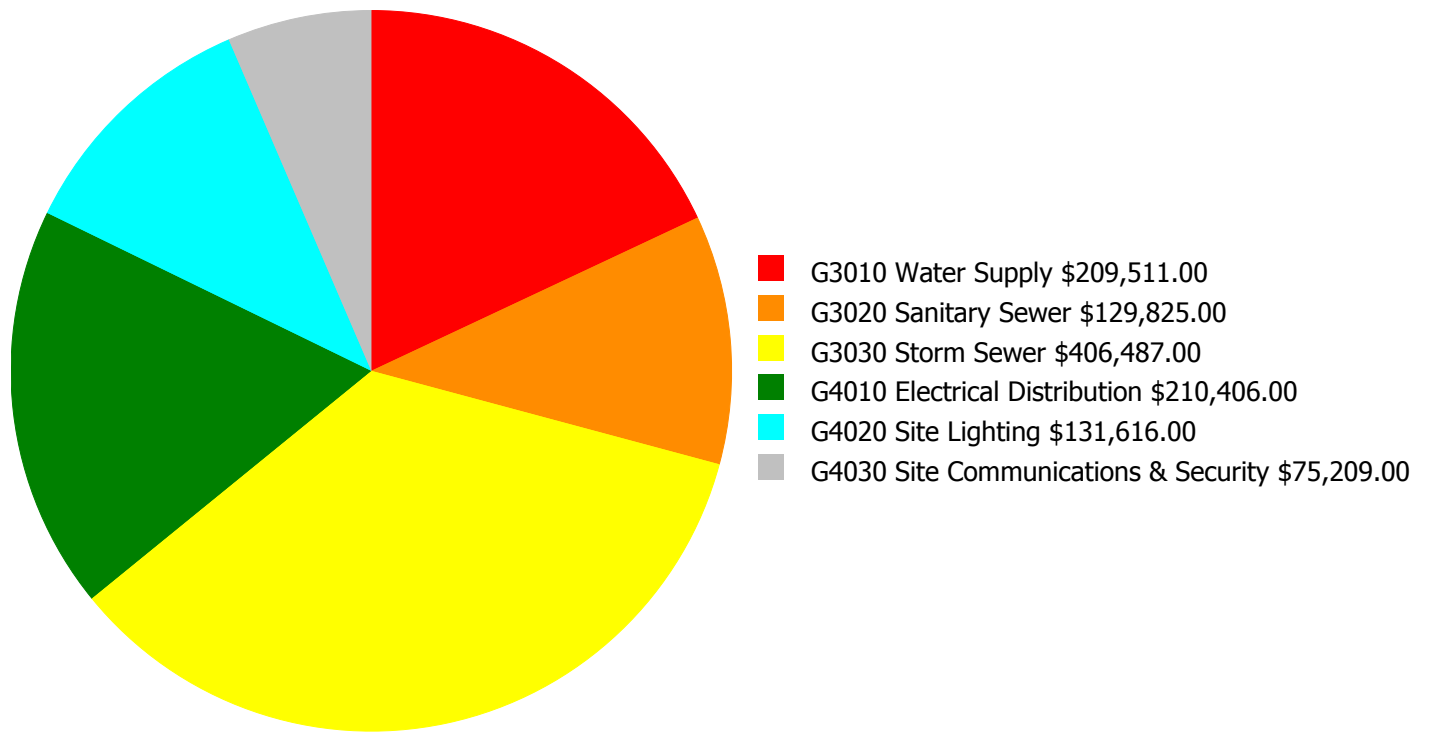
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

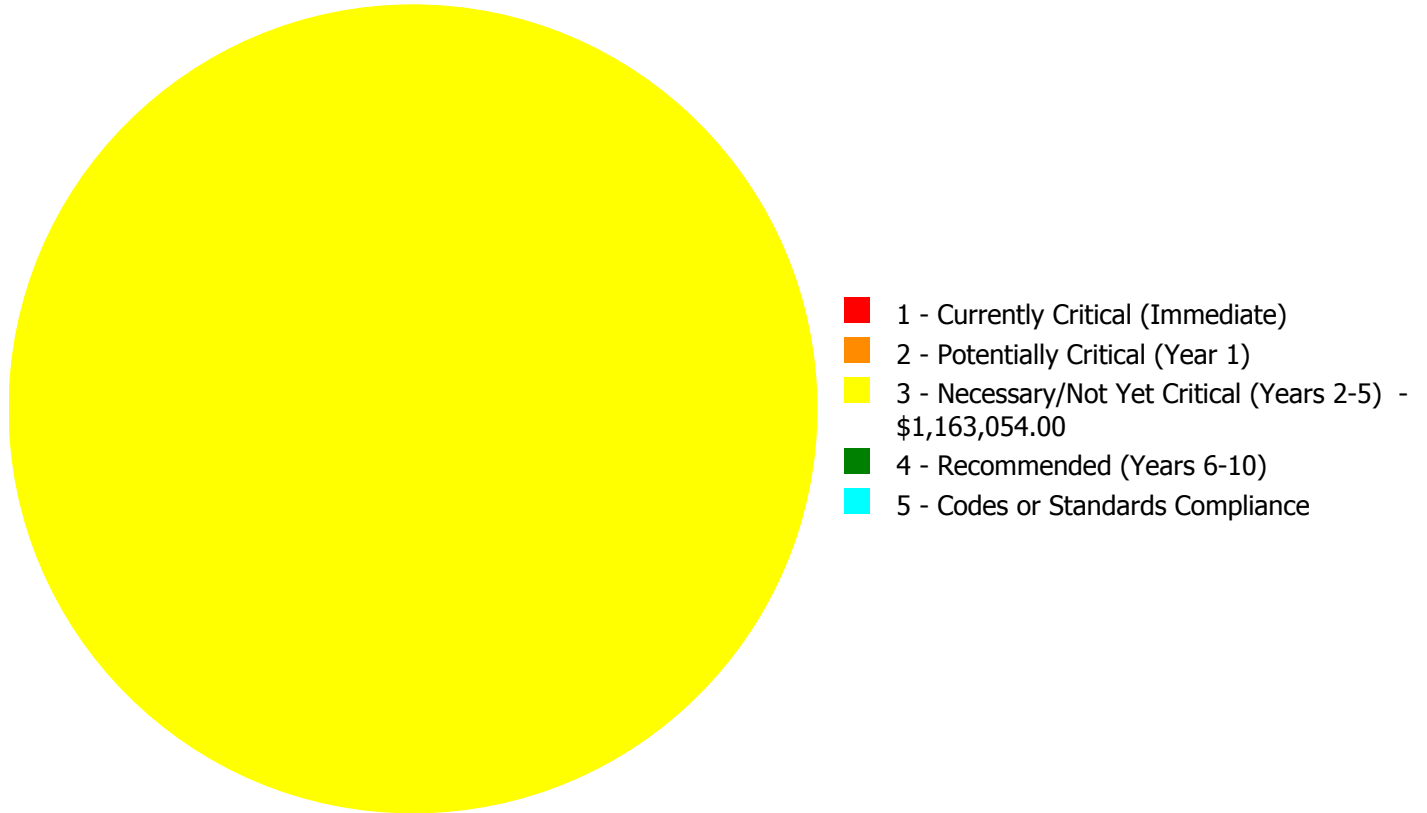
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$1,163,054.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$1,163,054.00

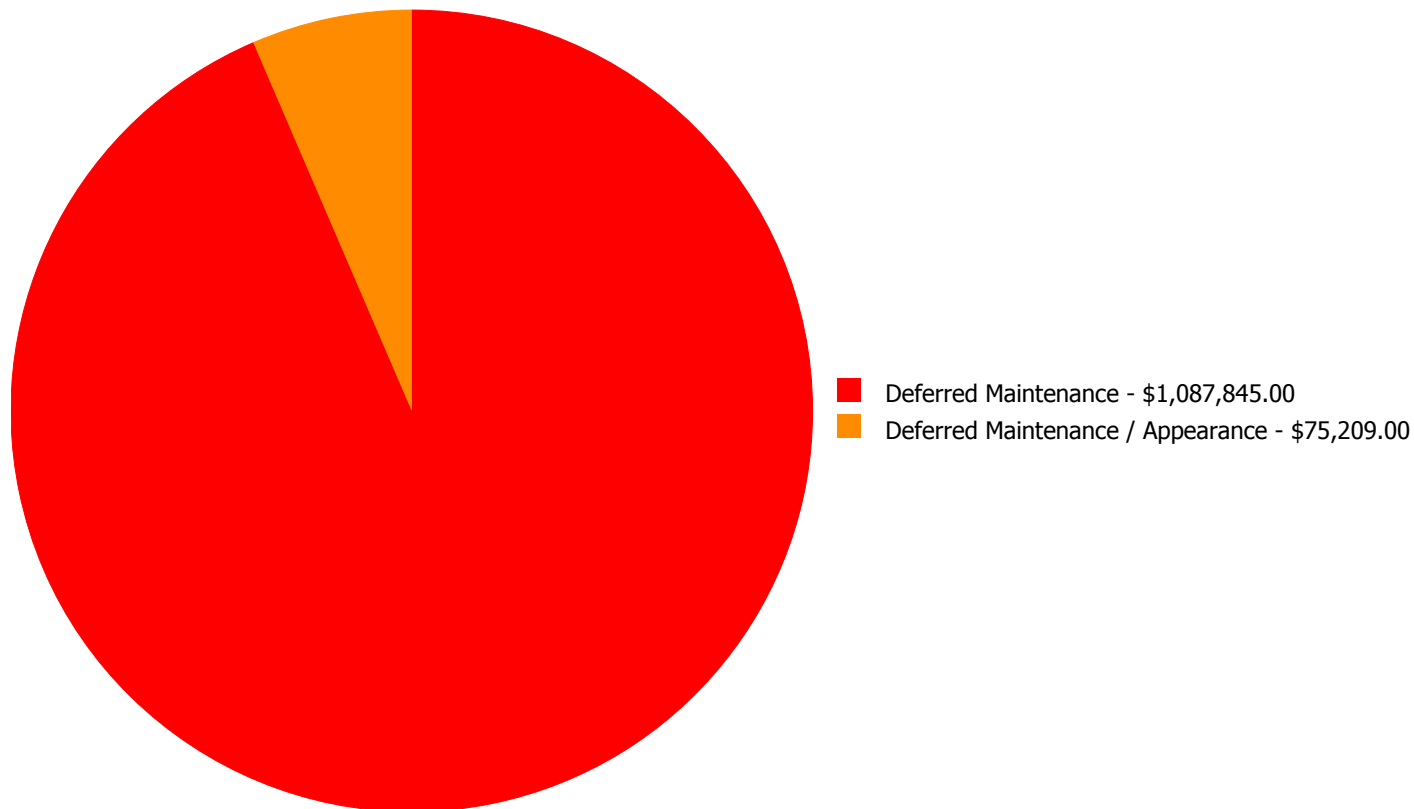
Deficiency By Priority Investment Table

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 |
|-------------|--------------------------------|------------------------------------|-----------------------------------|--|------------------------------|-----------------------------------|----------------|
| G3010 | Water Supply | \$0.00 | \$0.00 | \$209,511.00 | \$0.00 | \$0.00 | \$209,511.00 |
| G3020 | Sanitary Sewer | \$0.00 | \$0.00 | \$129,825.00 | \$0.00 | \$0.00 | \$129,825.00 |
| G3030 | Storm Sewer | \$0.00 | \$0.00 | \$406,487.00 | \$0.00 | \$0.00 | \$406,487.00 |
| G4010 | Electrical Distribution | \$0.00 | \$0.00 | \$210,406.00 | \$0.00 | \$0.00 | \$210,406.00 |
| G4020 | Site Lighting | \$0.00 | \$0.00 | \$131,616.00 | \$0.00 | \$0.00 | \$131,616.00 |
| G4030 | Site Communications & Security | \$0.00 | \$0.00 | \$75,209.00 | \$0.00 | \$0.00 | \$75,209.00 |
| | Total: | \$0.00 | \$0.00 | \$1,163,054.00 | \$0.00 | \$0.00 | \$1,163,054.00 |

Deficiency Summary by Category

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



Budget Estimate Total: \$1,163,054.00

Deficiency Details by Priority

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

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

System: G3010 - Water Supply



Location: Campus
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 81,395.00
Unit of Measure: S.F.
Estimate: \$209,511.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

Notes: The campus is currently unable to use the domestic water system due to health concerns of contaminants. An entire new service should be installed.

System: G3020 - Sanitary Sewer



Location: Site
Distress: Inadequate
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 81,395.00
Unit of Measure: S.F.
Estimate: \$129,825.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

Notes: Sanitary sewer system has multiple building feeding into one system and is inadequate for the site.

System: G3030 - Storm Sewer



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 81,395.00
Unit of Measure: S.F.
Estimate: \$406,487.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

Notes: Storm sewer system is aged, has reported failures and should be replaced.

System: G4010 - Electrical Distribution



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 81,395.00
Unit of Measure: S.F.
Estimate: \$210,406.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

Notes: Site electrical service is a multitude of ages and operating status and should be replaced as a whole.

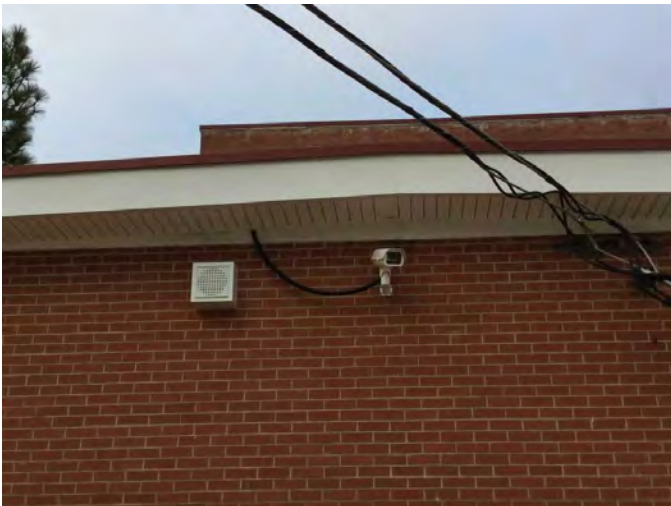
System: G4020 - Site Lighting



Location: Site
Distress: Inadequate
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 81,395.00
Unit of Measure: S.F.
Estimate: \$131,616.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

Notes: Site lighting is not adequate with reported failures and should be replaced.

System: G4030 - Site Communications & Security



Location: Site
Distress: Inadequate
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 81,395.00
Unit of Measure: S.F.
Estimate: \$75,209.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

Notes: Site security system is aged should be replaced with digital system.
