

NC School District/430 Harnett County/Elementary School

Buies Creek 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):	39,884
Year Built:	1948
Last Renovation:	
Replacement Value:	\$9,148,014
Repair Cost:	\$3,546,460.60
Total FCI:	38.77 %
Total RSLI:	22.78 %
FCA Score:	61.23



Description:

GENERAL

Buies Creek Elementary is located at 340 Main Street in Buies Creek, North Carolina. The 1 story, 36,750 square foot building was originally constructed in 1948. There have been 1 additions. A media room was constructed in 2005.

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

Campus Assessment Report - Buies Creek Elementary

B. SUPERSTRUCTURE

The building rests on slab-on grade. The building has a basement of cast in-place construction. The superstructure is concrete frame. Floor construction is slab on-grade. Roof construction is steel. The exterior envelope is comprised of walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope single ply membrane.

C. INTERIORS

Interior construction partition wall types include painted CMU. Interior doors are generally solid core wood with steel frames and mostly with glazing. Interior fittings include the following items: chalk and tack boards, graphics and identifying devices, toilet accessories, storage shelving, handrails, fabricated toilet partitions. The interior wall finishes are typically painted and ceramic tile in the restrooms. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in assignable spaces is typically carpet. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically painted drywall.

CONVEYING

The building does not include conveying equipment. Conveying equipment includes no hydraulic elevators, no wheel chair lifts and no people lifts.

D. SERVICES

PLUMBING:

Domestic water distribution is copper with electric hot water heating. Sanitary waste system is cast iron. Rain water drainage system is internal with roof drains.

HVAC:

Heating is provided by 1, rooftop package units. Cooling is supplied by several wall mounted heat pumps. Ceiling mounted exhaust fans are installed in bathrooms and other required areas

FIRE PROTECTION:

The building does not have a fire sprinkler system. The building does have additional fire suppression systems, which include dry chemical under floor protection. Fire extinguishers and cabinets are distributed near fire exits and corridors.

ELECTRICAL:

The main electrical service is fed from a pad mounted transformer, owned and maintained by the local utility company through a 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 all common spaces. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system.

OTHER ELECTRICAL SYSTEMS

This building does have a separately derived emergency power system. It is provided by no, emergency generator.

E. EQUIPMENT & FURNISHINGS

This building does include the following items and equipment: fixed food service, darkroom or photographic equipment, library equipment, theater and stage, audio-visual, detention, laboratory, medical, mortuary equipment, parking control equipment, loading dock equipment, fixed casework, window treatment, floor grilles and mats, 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 gas, and site lighting.

Campus Assessment Report - Buies Creek Elementary

Attributes:

General Attributes:

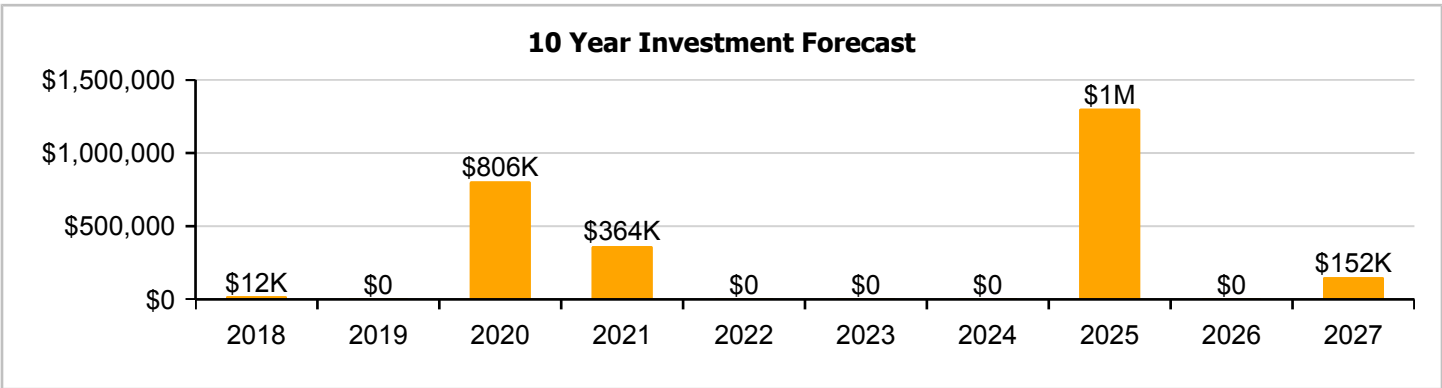
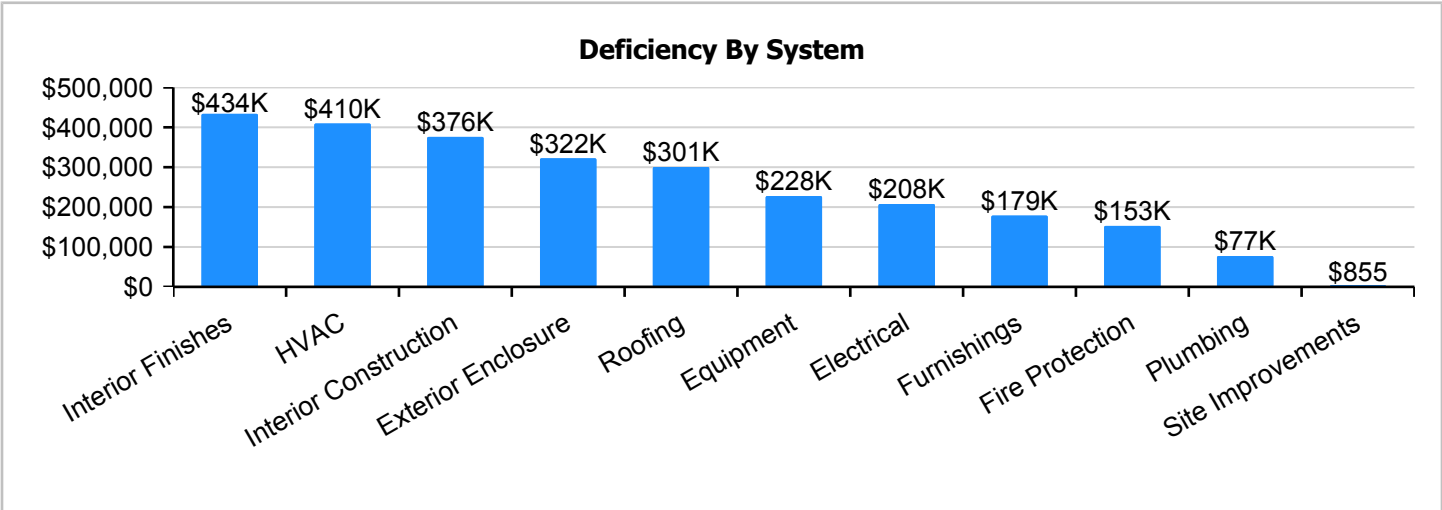
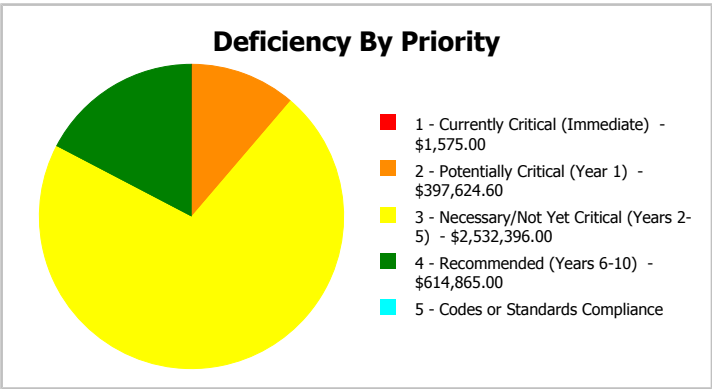
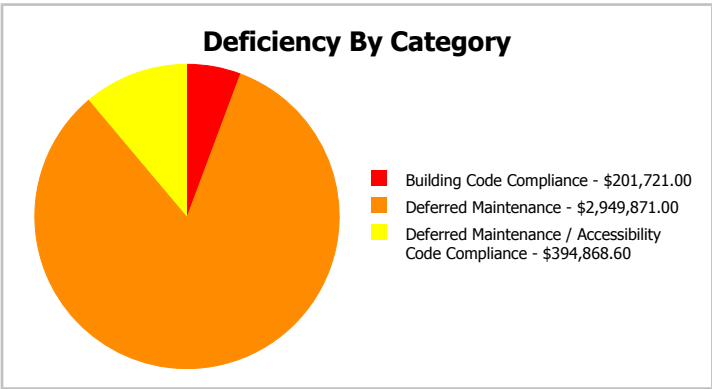
Condition Assessor:	Terence Davis	Assessment Date:	11/9/2016
Suitability Assessor:			

School Information:

HS Attendance Area:	Harnett - Harnett Central HS	LEA School No.:	430-320
No. of Mobile Units:	11	No. of Bldgs.:	3
SF of Mobile Units:	9504	Status:	Active
School Grades:	K-5	Site Acreage:	6.1

Campus Dashboard Summary

Gross Area:	39,884	Last Renovation:	
Year Built:	1948	Replacement Value:	\$9,148,014
Repair Cost:	\$3,546,461	RSLI%:	22.78 %
FCI:	38.77 %		



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.

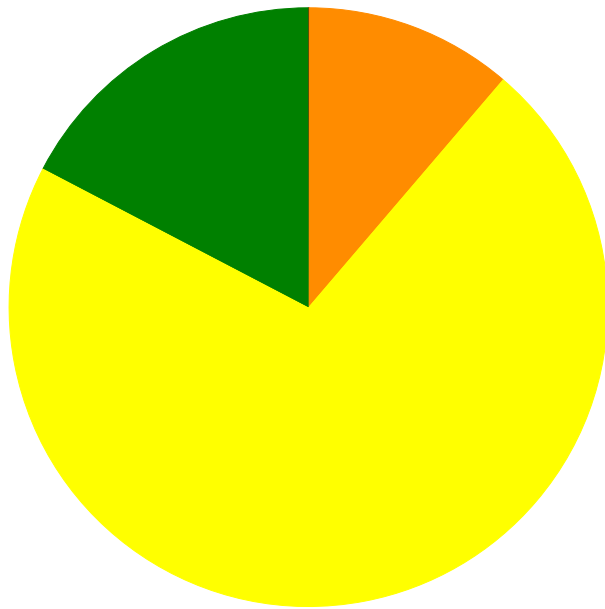
Current Investment Requirement and Condition by Unifomat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	34.90 %	0.00 %	\$0.00
A20 - Basement Construction	35.03 %	0.00 %	\$0.00
B10 - Superstructure	34.98 %	0.00 %	\$0.00
B20 - Exterior Enclosure	18.94 %	53.17 %	\$425,443.00
B30 - Roofing	2.97 %	136.80 %	\$396,496.00
C10 - Interior Construction	3.75 %	58.50 %	\$496,015.00
C30 - Interior Finishes	8.06 %	57.63 %	\$572,823.00
D20 - Plumbing	25.80 %	16.74 %	\$101,872.00
D30 - HVAC	14.98 %	64.14 %	\$540,482.00
D40 - Fire Protection	4.24 %	102.23 %	\$201,721.00
D50 - Electrical	39.05 %	24.47 %	\$274,444.00
E10 - Equipment	0.31 %	105.43 %	\$300,358.00
E20 - Furnishings	2.82 %	102.24 %	\$235,678.00
G20 - Site Improvements	36.20 %	0.18 %	\$1,128.60
G30 - Site Mechanical Utilities	44.58 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	41.07 %	0.00 %	\$0.00
Totals:	22.78 %	38.77 %	\$3,546,460.60

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
1948 Main	36,750	47.07	\$0.00	\$396,496.00	\$2,528,586.00	\$614,865.00	\$0.00
1948 Storage Building	400	12.80	\$1,575.00	\$0.00	\$3,810.00	\$0.00	\$0.00
2005 Media Center	2,734	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Site	39,884	0.10	\$0.00	\$1,128.60	\$0.00	\$0.00	\$0.00
Total:		38.77	\$1,575.00	\$397,624.60	\$2,532,396.00	\$614,865.00	\$0.00

Deficiencies By Priority



- 1 - Currently Critical (Immediate) - \$1,575.00
- 2 - Potentially Critical (Year 1) - \$397,624.60
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$2,532,396.00
- 4 - Recommended (Years 6-10) - \$614,865.00
- 5 - Codes or Standards Compliance

Budget Estimate Total: \$3,546,460.60

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):	36,750
Year Built:	1948
Last Renovation:	
Replacement Value:	\$7,520,528
Repair Cost:	\$3,539,947.00
Total FCI:	47.07 %
Total RSLI:	17.92 %
FCA Score:	52.93



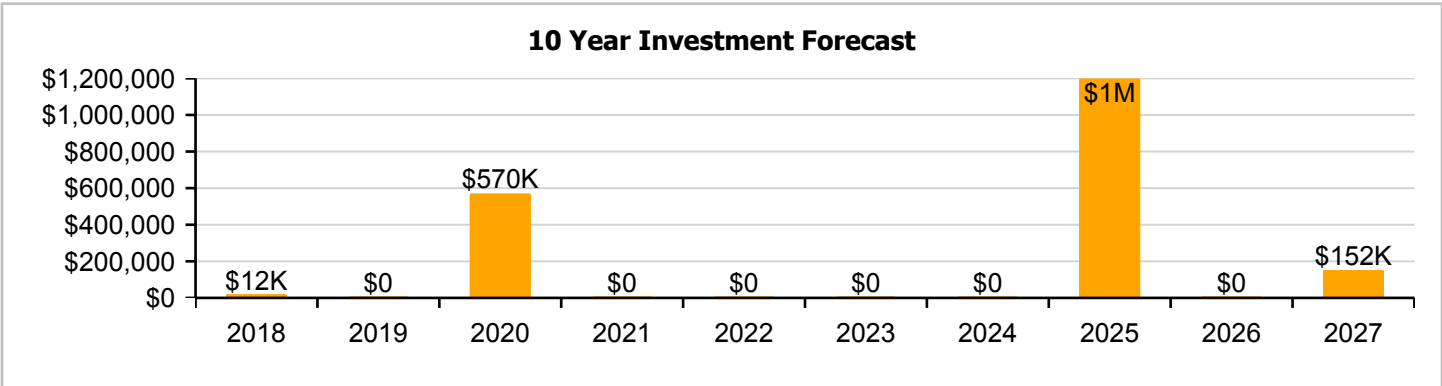
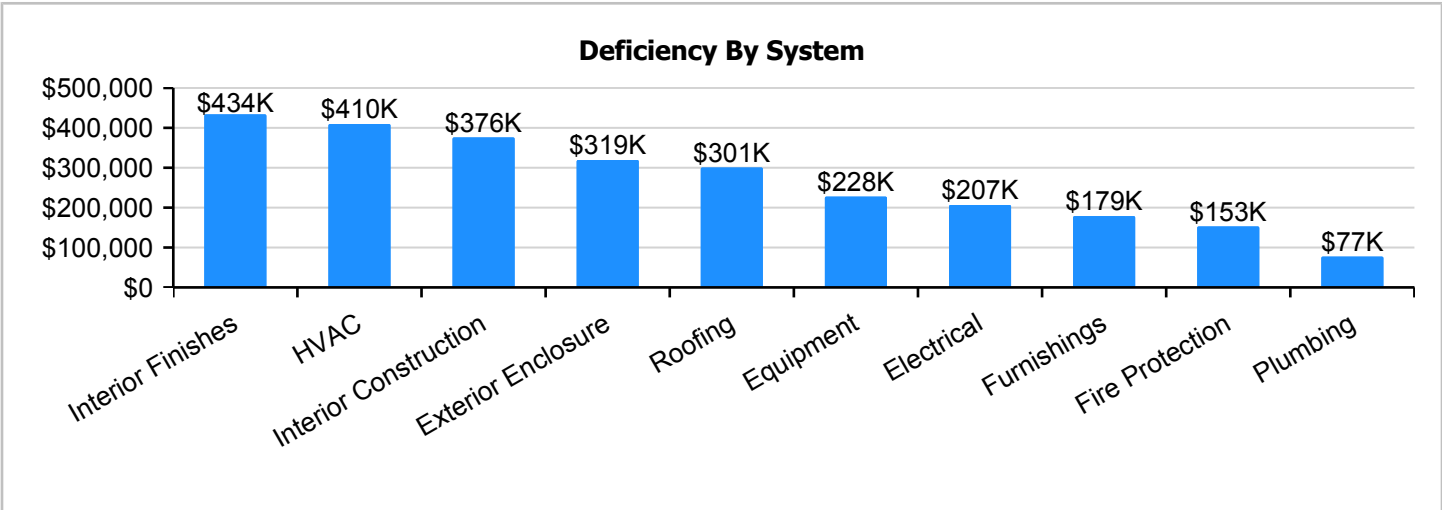
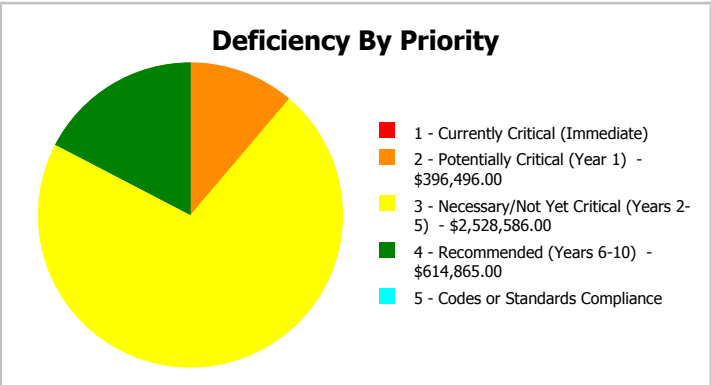
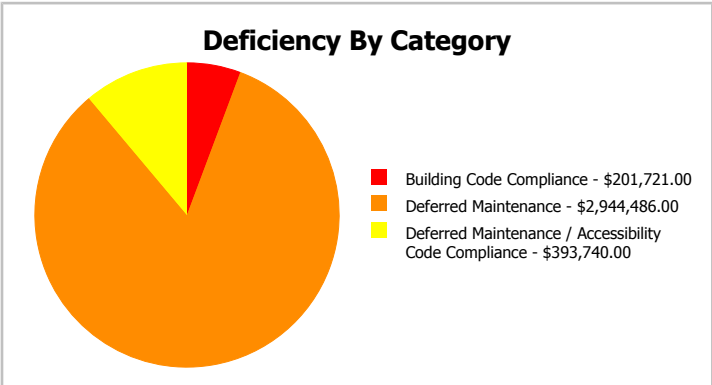
Description:

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:	36,750
Year Built:	1948	Last Renovation:	
Repair Cost:	\$3,539,947	Replacement Value:	\$7,520,528
FCI:	47.07 %	RSLI%:	17.92 %



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	14.71 %	57.80 %	\$421,633.00
B30 - Roofing	0.00 %	148.40 %	\$396,496.00
C10 - Interior Construction	3.75 %	58.50 %	\$496,015.00
C30 - Interior Finishes	5.24 %	62.00 %	\$572,823.00
D20 - Plumbing	23.20 %	18.01 %	\$101,872.00
D30 - HVAC	13.76 %	68.56 %	\$540,482.00
D40 - Fire Protection	0.00 %	110.00 %	\$201,721.00
D50 - Electrical	38.50 %	26.21 %	\$272,869.00
E10 - Equipment	0.19 %	105.73 %	\$300,358.00
E20 - Furnishings	0.00 %	110.00 %	\$235,678.00
Totals:	17.92 %	47.07 %	\$3,539,947.00

Photo Album

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

1). East 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 - 1948 Main

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.79	S.F.	36,750	100	1948	2048		31.00 %	0.00 %	31			\$176,033
A1030	Slab on Grade	\$8.43	S.F.	36,750	100	1948	2048		31.00 %	0.00 %	31			\$309,803
A2010	Basement Excavation	\$1.90	S.F.	36,750	100	1948	2048		31.00 %	0.00 %	31			\$69,825
A2020	Basement Walls	\$13.07	S.F.	36,750	100	1948	2048		31.00 %	0.00 %	31			\$480,323
B1010	Floor Construction	\$1.64	S.F.	36,750	100	1948	2048		31.00 %	0.00 %	31			\$60,270
B1020	Roof Construction	\$15.76	S.F.	36,750	100	1948	2048		31.00 %	0.00 %	31			\$579,180
B2010	Exterior Walls	\$9.42	S.F.	36,750	100	1948	2048		31.00 %	0.00 %	31			\$346,185
B2020	Exterior Windows	\$9.39	S.F.	36,750	30	1948	1978		0.00 %	110.00 %	-39		\$379,591.00	\$345,083
B2030	Exterior Doors	\$1.04	S.F.	36,750	30	1948	1978		0.00 %	110.00 %	-39		\$42,042.00	\$38,220
B3010120	Single Ply Membrane	\$6.98	S.F.	36,750	20	1995	2015		0.00 %	150.00 %	-2		\$384,773.00	\$256,515
B3020	Roof Openings	\$0.29	S.F.	36,750	25	1948	1973		0.00 %	109.99 %	-44		\$11,723.00	\$10,658
C1010	Partitions	\$10.80	S.F.	36,750	75	1948	2023		8.00 %	0.00 %	6			\$396,900
C1020	Interior Doors	\$2.53	S.F.	36,750	30	1948	1978		0.00 %	110.00 %	-39		\$102,275.00	\$92,978
C1030	Fittings	\$9.74	S.F.	36,750	20	1995	2015		0.00 %	110.00 %	-2		\$393,740.00	\$357,945
C3010	Wall Finishes	\$2.79	S.F.	36,750	10	1995	2005		0.00 %	110.00 %	-12		\$112,786.00	\$102,533
C3020	Floor Finishes	\$11.38	S.F.	36,750	20	1948	1968		0.00 %	110.00 %	-49		\$460,037.00	\$418,215
C3030	Ceiling Finishes	\$10.97	S.F.	36,750	25	1995	2020		12.00 %	0.00 %	3			\$403,148
D2010	Plumbing Fixtures	\$11.48	S.F.	36,750	30	1995	2025		26.67 %	0.00 %	8			\$421,890
D2020	Domestic Water Distribution	\$0.98	S.F.	36,750	30	1948	1978		0.00 %	110.00 %	-39		\$39,617.00	\$36,015
D2030	Sanitary Waste	\$1.54	S.F.	36,750	30	1948	1978		0.00 %	110.00 %	-39		\$62,255.00	\$56,595
D2040	Rain Water Drainage	\$1.39	S.F.	36,750	30	1998	2028		36.67 %	0.00 %	11			\$51,083
D3040	Distribution Systems	\$6.14	S.F.	36,750	30	2000	2030		43.33 %	0.00 %	13			\$225,645
D3050	Terminal & Package Units	\$13.37	S.F.	36,750	15	2000	2015		0.00 %	110.00 %	-2		\$540,482.00	\$491,348
D3060	Controls & Instrumentation	\$1.94	S.F.	36,750	20	2000	2020		15.00 %	0.00 %	3			\$71,295
D4010	Sprinklers	\$4.32	S.F.	36,750	30			2016	0.00 %	110.00 %	-1		\$174,636.00	\$158,760
D4020	Standpipes	\$0.67	S.F.	36,750	30			2016	0.00 %	110.00 %	-1		\$27,085.00	\$24,623
D5010	Electrical Service/Distribution	\$1.69	S.F.	36,750	40	1948	1988		0.00 %	110.00 %	-29		\$68,318.00	\$62,108
D5020	Branch Wiring	\$5.06	S.F.	36,750	30	1948	1978		0.00 %	110.00 %	-39		\$204,551.00	\$185,955
D5020	Lighting	\$11.92	S.F.	36,750	30	1995	2025		26.67 %	0.00 %	8			\$438,060
D5030810	Security & Detection Systems	\$1.87	S.F.	36,750	15	2014	2029		80.00 %	0.00 %	12			\$68,723
D5030910	Fire Alarm Systems	\$3.39	S.F.	36,750	15	2014	2029		80.00 %	0.00 %	12			\$124,583
D5030920	Data Communication	\$4.40	S.F.	36,750	15	2014	2029		80.00 %	0.00 %	12			\$161,700
E1020	Institutional Equipment	\$0.30	S.F.	36,750	20	1998	2018		5.00 %	0.00 %	1			\$11,025
E1090	Other Equipment	\$7.43	S.F.	36,750	20	1948	1968		0.00 %	110.00 %	-49		\$300,358.00	\$273,053
E2010	Fixed Furnishings	\$5.83	S.F.	36,750	20	1990	2010		0.00 %	110.00 %	-7		\$235,678.00	\$214,253
Total									17.92 %	47.07 %			\$3,539,947.00	\$7,520,528

System Notes

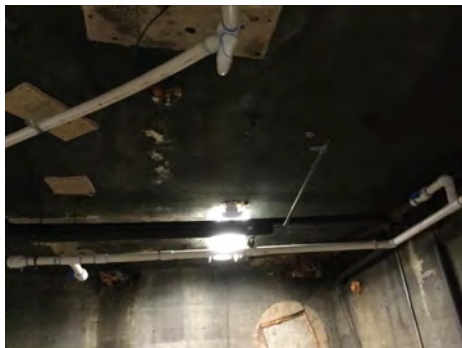
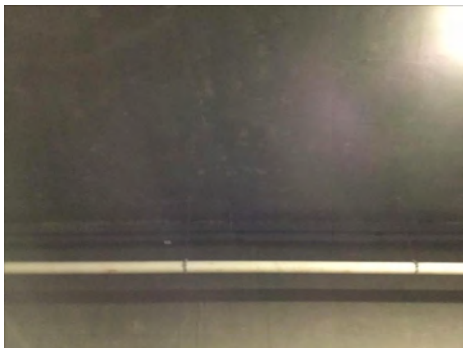
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: A2020 - Basement Walls



Note:

System: B1010 - Floor Construction



Note:

System: B1020 - Roof Construction



Note:

Campus Assessment Report - 1948 Main

System: B2010 - Exterior Walls



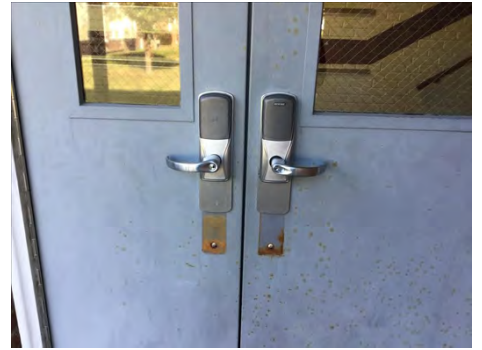
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

Campus Assessment Report - 1948 Main

System: B3010120 - Single Ply Membrane



Note:

System: B3020 - Roof Openings



Note:

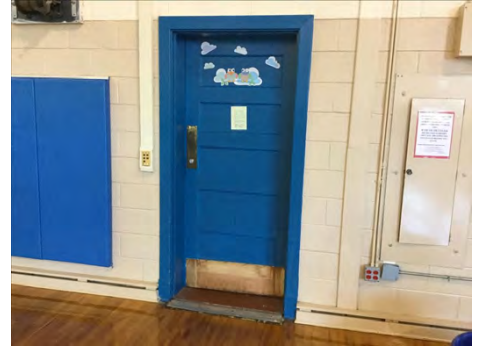
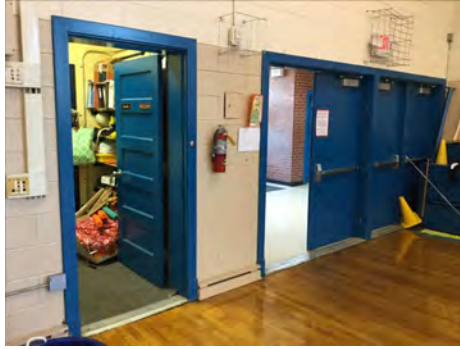
System: C1010 - Partitions



Note:

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System: C1020 - Interior Doors



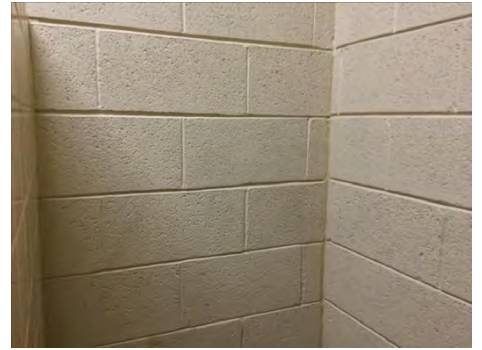
Note:

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes



Note:

Campus Assessment Report - 1948 Main

System: C3020 - Floor Finishes



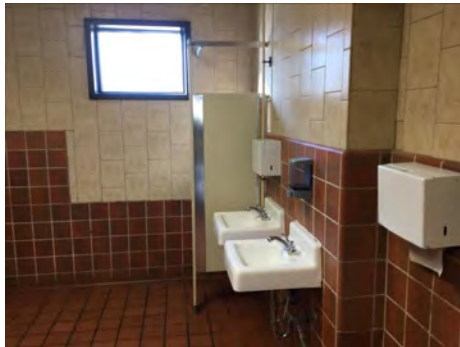
Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

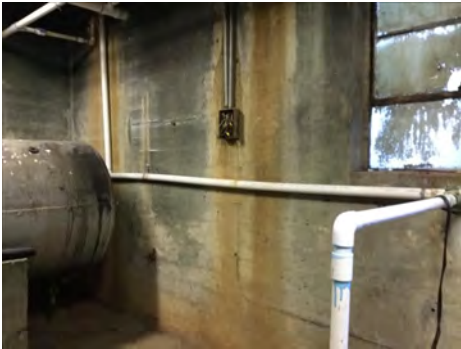
Campus Assessment Report - 1948 Main

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

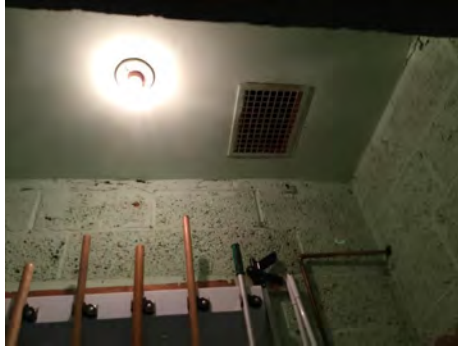
System: D2040 - Rain Water Drainage



Note:

Campus Assessment Report - 1948 Main

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

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System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

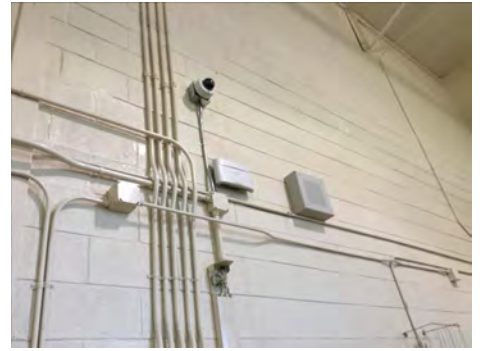
System: D5020 - Lighting



Note:

Campus Assessment Report - 1948 Main

System: D5030810 - Security & Detection Systems



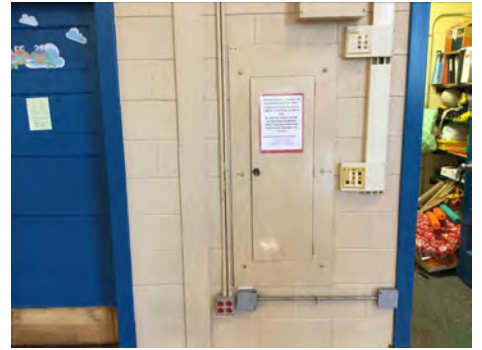
Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

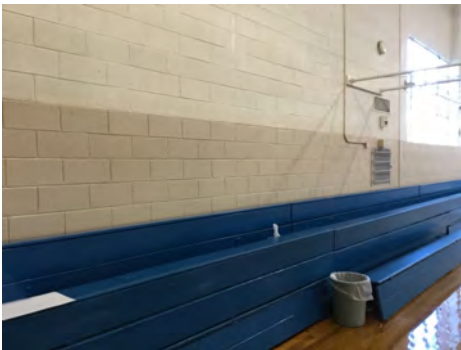
Campus Assessment Report - 1948 Main

System: E1020 - Institutional Equipment



Note:

System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$3,539,947	\$12,492	\$0	\$570,280	\$0	\$0	\$0	\$0	\$1,198,295	\$0	\$151,575	\$5,472,589
* 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	\$379,591	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$379,591
B2030 - Exterior Doors	\$42,042	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42,042
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	\$384,773	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$384,773
B3020 - Roof Openings	\$11,723	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,723
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	\$102,275	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$102,275
C1030 - Fittings	\$393,740	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$393,740
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

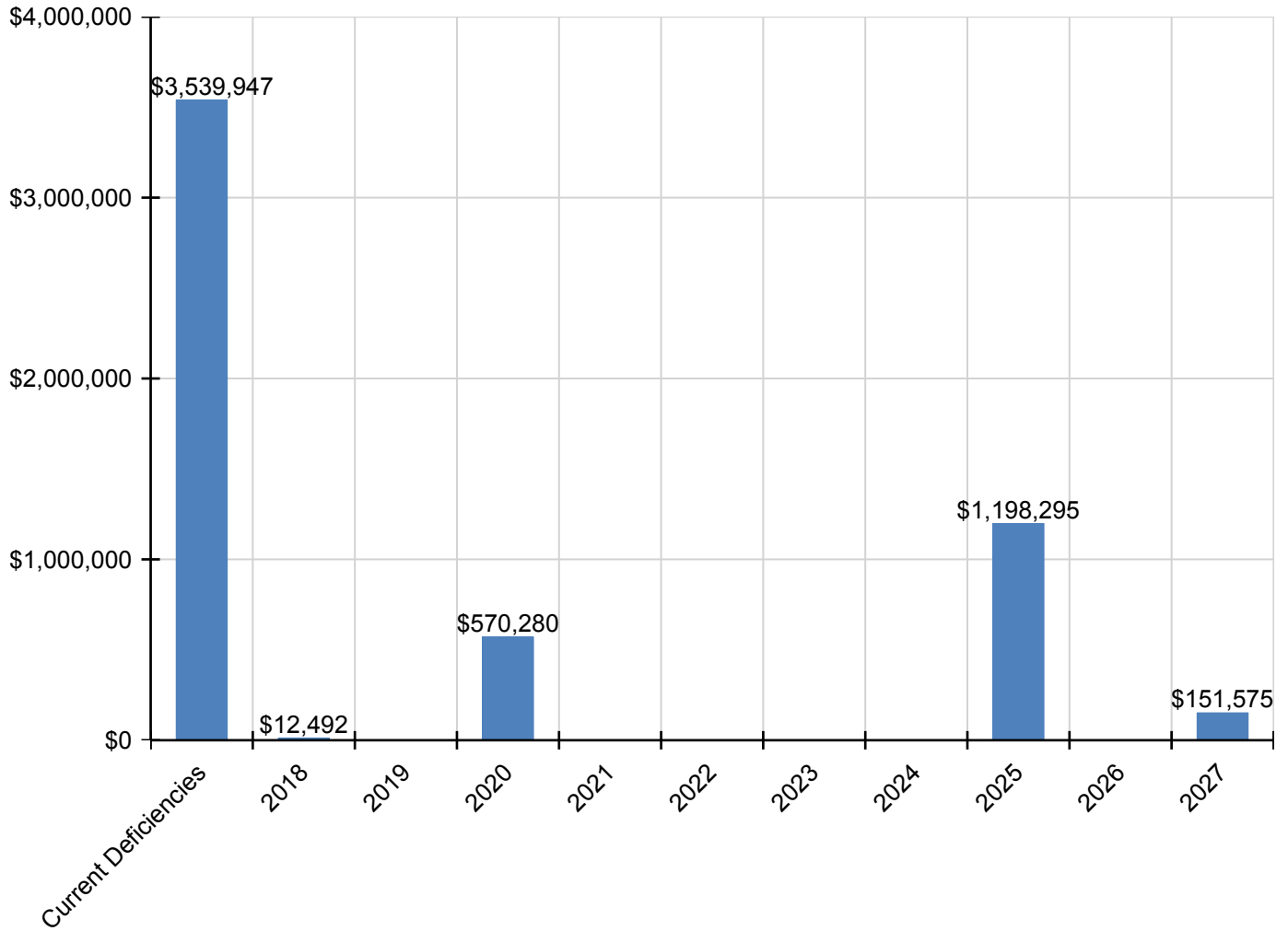
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C3010 - Wall Finishes	\$112,786	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$151,575	\$264,361
C3020 - Floor Finishes	\$460,037	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$460,037
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$484,583	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$484,583
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	\$587,881	\$0	\$0	\$587,881
D2020 - Domestic Water Distribution	\$39,617	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,617
D2030 - Sanitary Waste	\$62,255	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62,255
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$540,482	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$540,482
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$85,697	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$85,697
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$174,636	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$174,636
D4020 - Standpipes	\$27,085	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,085
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$68,318	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$68,318
D5020 - Branch Wiring	\$204,551	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$204,551
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$610,413	\$0	\$0	\$610,413
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$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
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	\$12,492	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,492
E1090 - Other Equipment	\$300,358	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300,358
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$235,678	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$235,678

* Indicates non-renewable system

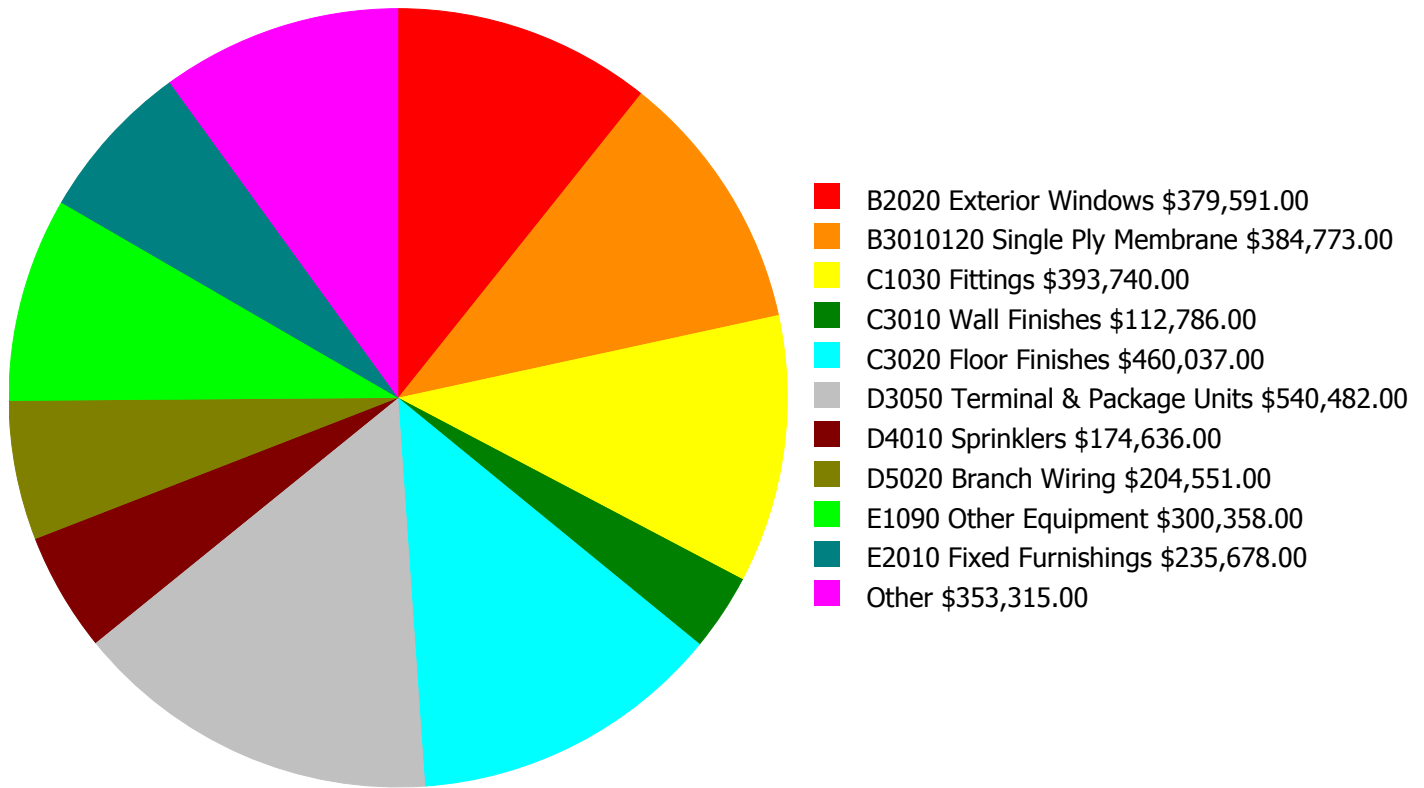
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

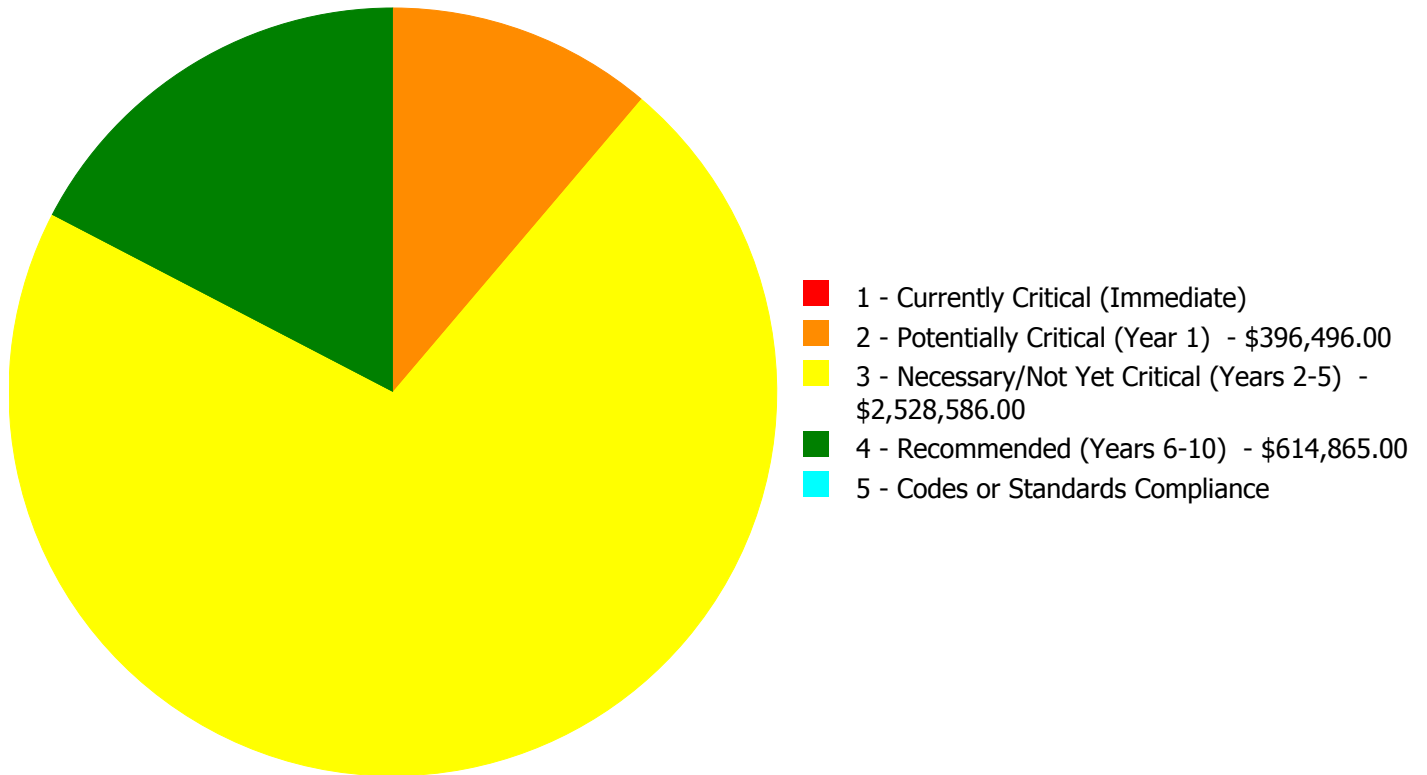
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$3,539,947.00

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: \$3,539,947.00

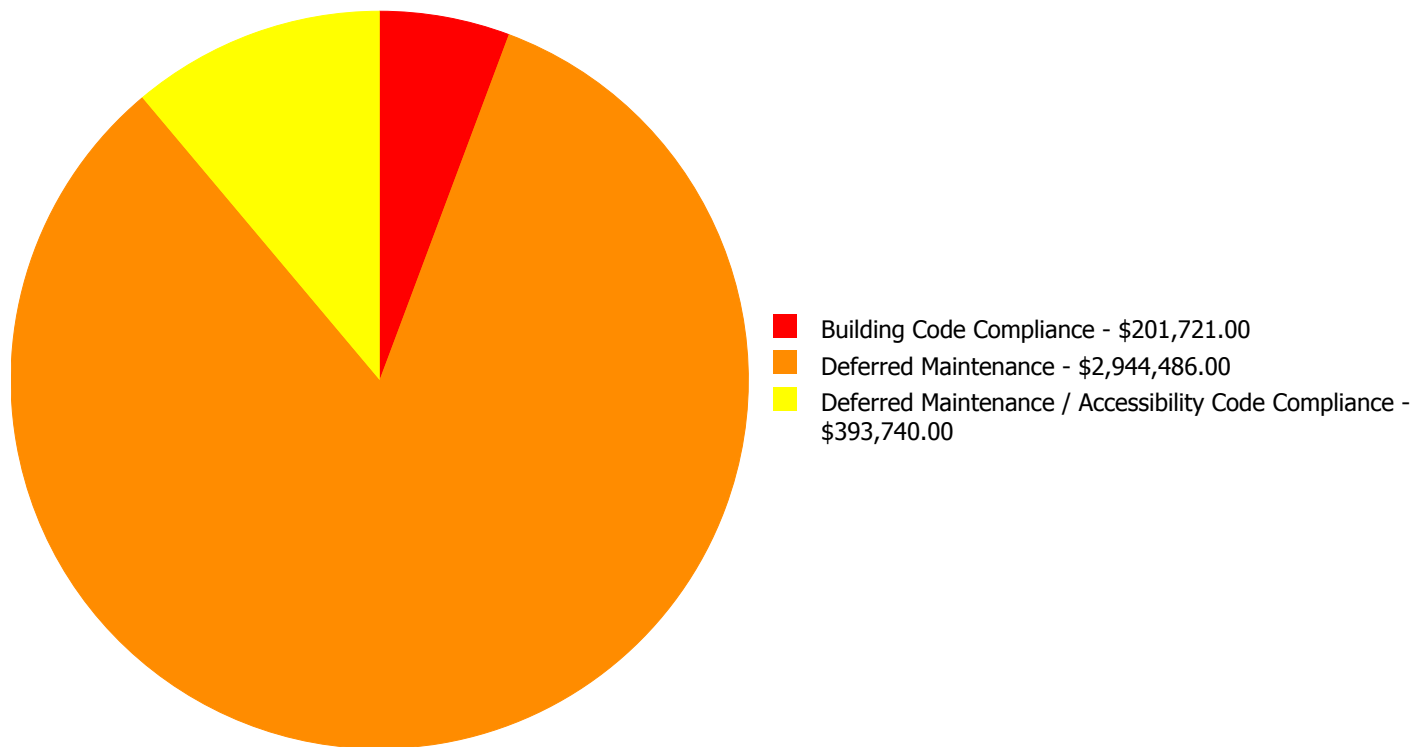
Deficiency By Priority Investment Table

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	\$379,591.00	\$0.00	\$0.00	\$379,591.00
B2030	Exterior Doors	\$0.00	\$0.00	\$42,042.00	\$0.00	\$0.00	\$42,042.00
B3010120	Single Ply Membrane	\$0.00	\$384,773.00	\$0.00	\$0.00	\$0.00	\$384,773.00
B3020	Roof Openings	\$0.00	\$11,723.00	\$0.00	\$0.00	\$0.00	\$11,723.00
C1020	Interior Doors	\$0.00	\$0.00	\$102,275.00	\$0.00	\$0.00	\$102,275.00
C1030	Fittings	\$0.00	\$0.00	\$393,740.00	\$0.00	\$0.00	\$393,740.00
C3010	Wall Finishes	\$0.00	\$0.00	\$0.00	\$112,786.00	\$0.00	\$112,786.00
C3020	Floor Finishes	\$0.00	\$0.00	\$460,037.00	\$0.00	\$0.00	\$460,037.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$39,617.00	\$0.00	\$0.00	\$39,617.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$62,255.00	\$0.00	\$0.00	\$62,255.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$540,482.00	\$0.00	\$0.00	\$540,482.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$174,636.00	\$0.00	\$174,636.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$27,085.00	\$0.00	\$27,085.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$68,318.00	\$0.00	\$0.00	\$68,318.00
D5020	Branch Wiring	\$0.00	\$0.00	\$204,551.00	\$0.00	\$0.00	\$204,551.00
E1090	Other Equipment	\$0.00	\$0.00	\$0.00	\$300,358.00	\$0.00	\$300,358.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$235,678.00	\$0.00	\$0.00	\$235,678.00
	Total:	\$0.00	\$396,496.00	\$2,528,586.00	\$614,865.00	\$0.00	\$3,539,947.00

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: \$3,539,947.00

Deficiency Details by Priority

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

Priority 2 - Potentially Critical (Year 1):

System: B3010120 - Single Ply Membrane



Location: Roof
Distress: Failing
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 36,750.00
Unit of Measure: S.F.
Estimate: \$384,773.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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

System: B3020 - Roof Openings



Location: Roof
Distress: Failing
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 36,750.00
Unit of Measure: S.F.
Estimate: \$11,723.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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

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

System: B2020 - Exterior Windows



Location: Exterior
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 36,750.00
Unit of Measure: S.F.
Estimate: \$379,591.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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

System: B2030 - Exterior Doors



Location: Exterior
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 36,750.00
Unit of Measure: S.F.
Estimate: \$42,042.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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

System: C1020 - Interior Doors



Location: Throughout the building
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 36,750.00
Unit of Measure: S.F.
Estimate: \$102,275.00
Assessor Name: Eduardo Lopez
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: Restroom-Classrooms
Distress: Damaged
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 36,750.00
Unit of Measure: S.F.
Estimate: \$393,740.00
Assessor Name: Eduardo Lopez
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: C3020 - Floor Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 36,750.00
Unit of Measure: S.F.
Estimate: \$460,037.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: The floor finishes are damaged, stained and aged. The VCT and tile should be replaced. The wood floor should be sanded, stained and sealed.

System: D2020 - Domestic Water Distribution



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 36,750.00
Unit of Measure: S.F.
Estimate: \$39,617.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

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

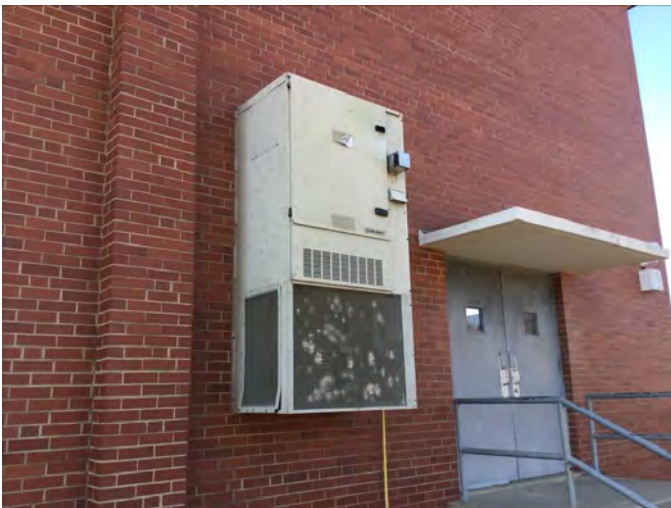
System: D2030 - Sanitary Waste



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 36,750.00
Unit of Measure: S.F.
Estimate: \$62,255.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: There are no reported issues or observed deficiencies with the sanitary waste piping. The aging sanitary sewer piping is subject to leaks, infiltration, and it can even collapse in the interior walls. The system should be inspected with cameras to ensure that none of these deficiencies exist.

System: D3050 - Terminal & Package Units



Location: Exterior
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 36,750.00
Unit of Measure: S.F.
Estimate: \$540,482.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: The roof mounted, gas fired package unit is aged, worn, rusted, inefficient, becoming logistically unsupportable and should be replaced with an energy efficient model.

System: D5010 - Electrical Service/Distribution



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 36,750.00
Unit of Measure: S.F.
Estimate: \$68,318.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

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 the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 36,750.00
Unit of Measure: S.F.
Estimate: \$204,551.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

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

System: E2010 - Fixed Furnishings



Location: Throughout the building
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 36,750.00
Unit of Measure: S.F.
Estimate: \$235,678.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The fixed furnishings are aged, in marginal condition, and should be replaced. The auditorium seating upholstery is stained, wood components are discolored. The wood components require sanding, stain and seal. The upholstery need to be stripped down and re-applied. All new hardware need to be installed. The blinds are damaged and need to be replaced.

Priority 4 - Recommended (Years 6-10):

System: C3010 - Wall Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 36,750.00
Unit of Measure: S.F.
Estimate: \$112,786.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: The wall finishes are aged, scuffed, fading, stained, and should be re-painted.

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: 36,750.00
Unit of Measure: S.F.
Estimate: \$174,636.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: There is no sprinkler system.

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: 36,750.00
Unit of Measure: S.F.
Estimate: \$27,085.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: There is no sprinkler system.

System: E1090 - Other Equipment



Location: Gym/Kitchen
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 36,750.00
Unit of Measure: S.F.
Estimate: \$300,358.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: The Food Service Equipment is operating but is aged should be inspected and replaced or repaired as needed. The athletic, and recreational equipment is aged should be inspected and replaced or repaired as needed.

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):	400
Year Built:	1948
Last Renovation:	
Replacement Value:	\$42,060
Repair Cost:	\$5,385.00
Total FCI:	12.80 %
Total RSLI:	26.66 %
FCA Score:	87.20



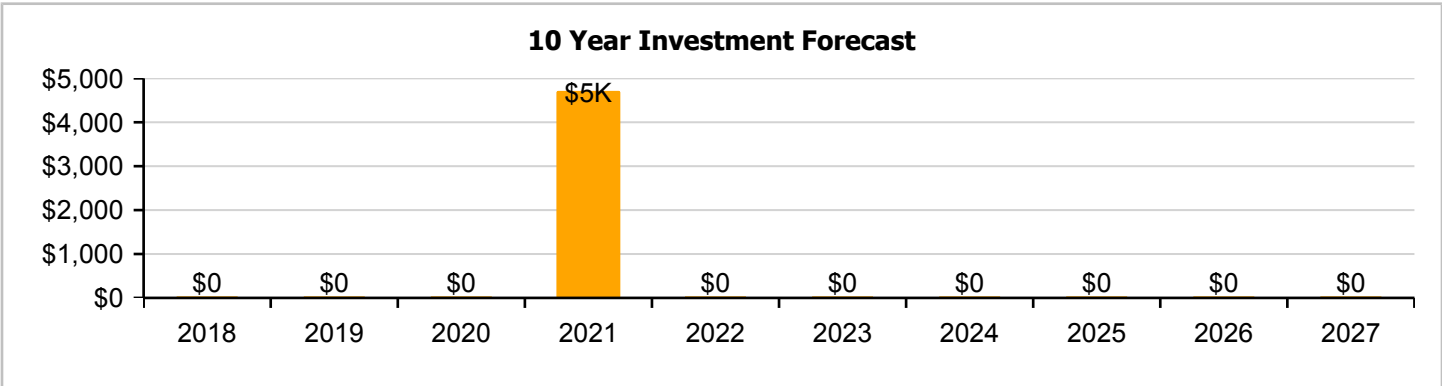
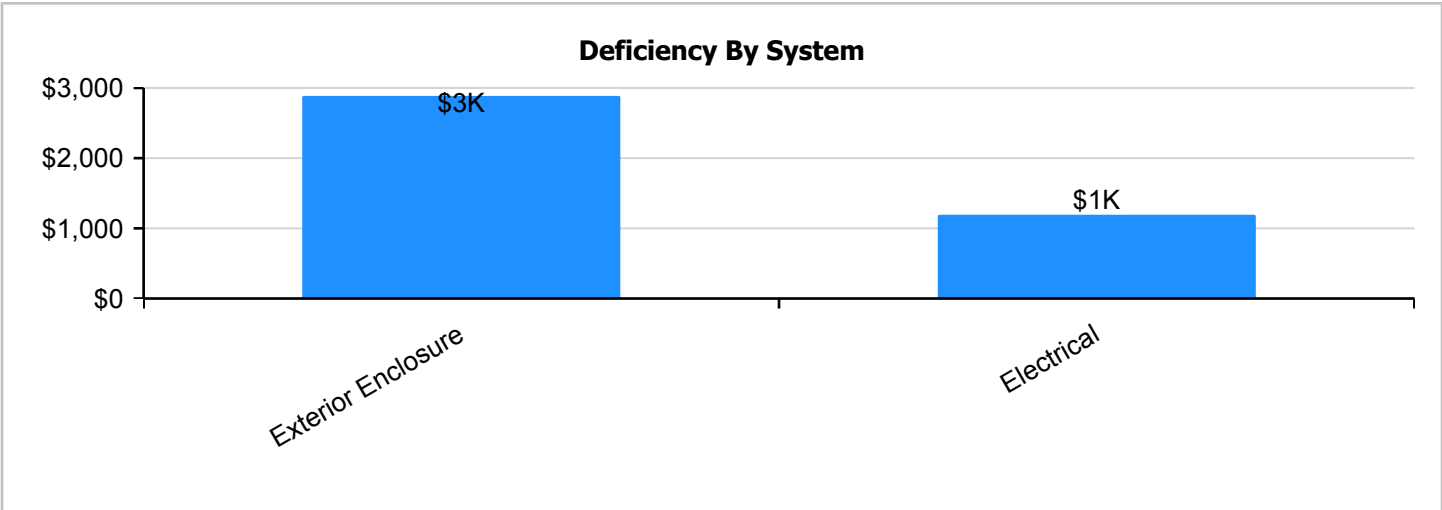
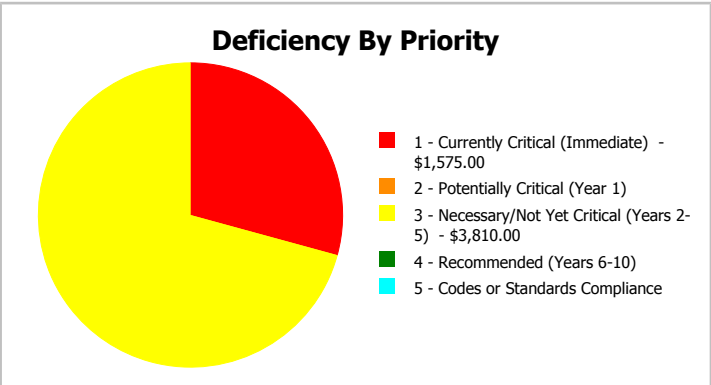
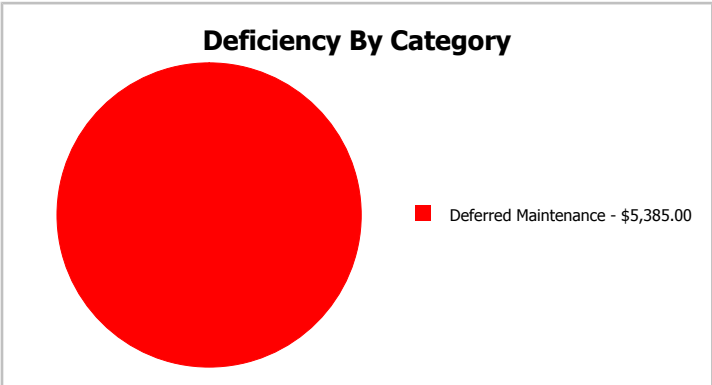
Description:

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:	400
Year Built:	1948	Last Renovation:	
Repair Cost:	\$5,385	Replacement Value:	\$42,060
FCI:	12.80 %	RSLI%:	26.66 %



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
B10 - Superstructure	31.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	24.02 %	24.77 %	\$3,810.00
B30 - Roofing	20.00 %	0.00 %	\$0.00
D50 - Electrical	0.00 %	109.99 %	\$1,575.00
Totals:	26.66 %	12.80 %	\$5,385.00

Photo Album

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

1). East 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.

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$20.13	S.F.	400	100	1948	2048		31.00 %	0.00 %	31			\$8,052
A1030	Slab on Grade	\$19.75	S.F.	400	100	1948	2048		31.00 %	0.00 %	31			\$7,900
B1020	Roof Construction	\$16.26	S.F.	400	100	1948	2048		31.00 %	0.00 %	31			\$6,504
B2010	Exterior Walls	\$29.79	S.F.	400	100	1948	2048		31.00 %	0.00 %	31			\$11,916
B2030	Exterior Doors	\$8.66	S.F.	400	30	1948	1978		0.00 %	109.99 %	-39		\$3,810.00	\$3,464
B3010120	Single Ply Membrane	\$6.98	S.F.	400	20	1990	2010	2021	20.00 %	0.00 %	4			\$2,792
D5020	Branch Wiring	\$3.58	S.F.	400	30	1980	2010		0.00 %	109.99 %	-7		\$1,575.00	\$1,432
Total									26.66 %	12.80 %			\$5,385.00	\$42,060

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 - 1948 Storage Building

System: B3010120 - Single Ply Membrane



Note:

System: D5020 - Branch Wiring



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.

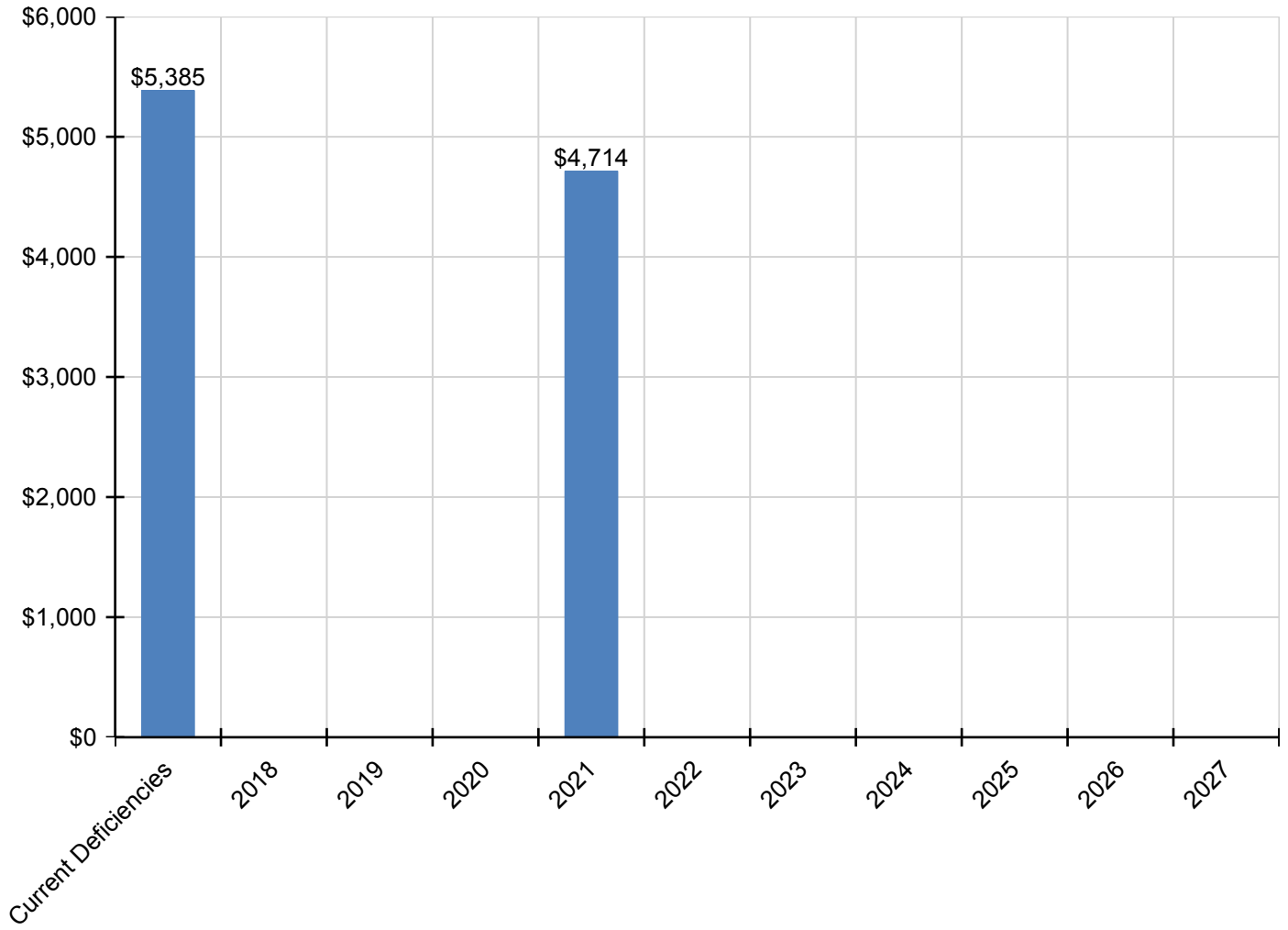
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$5,385	\$0	\$0	\$0	\$4,714	\$0	\$0	\$0	\$0	\$0	\$0	\$10,099
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$3,810	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,810
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	\$4,714	\$0	\$0	\$0	\$0	\$0	\$0	\$4,714
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$1,575	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,575

** Indicates non-renewable system*

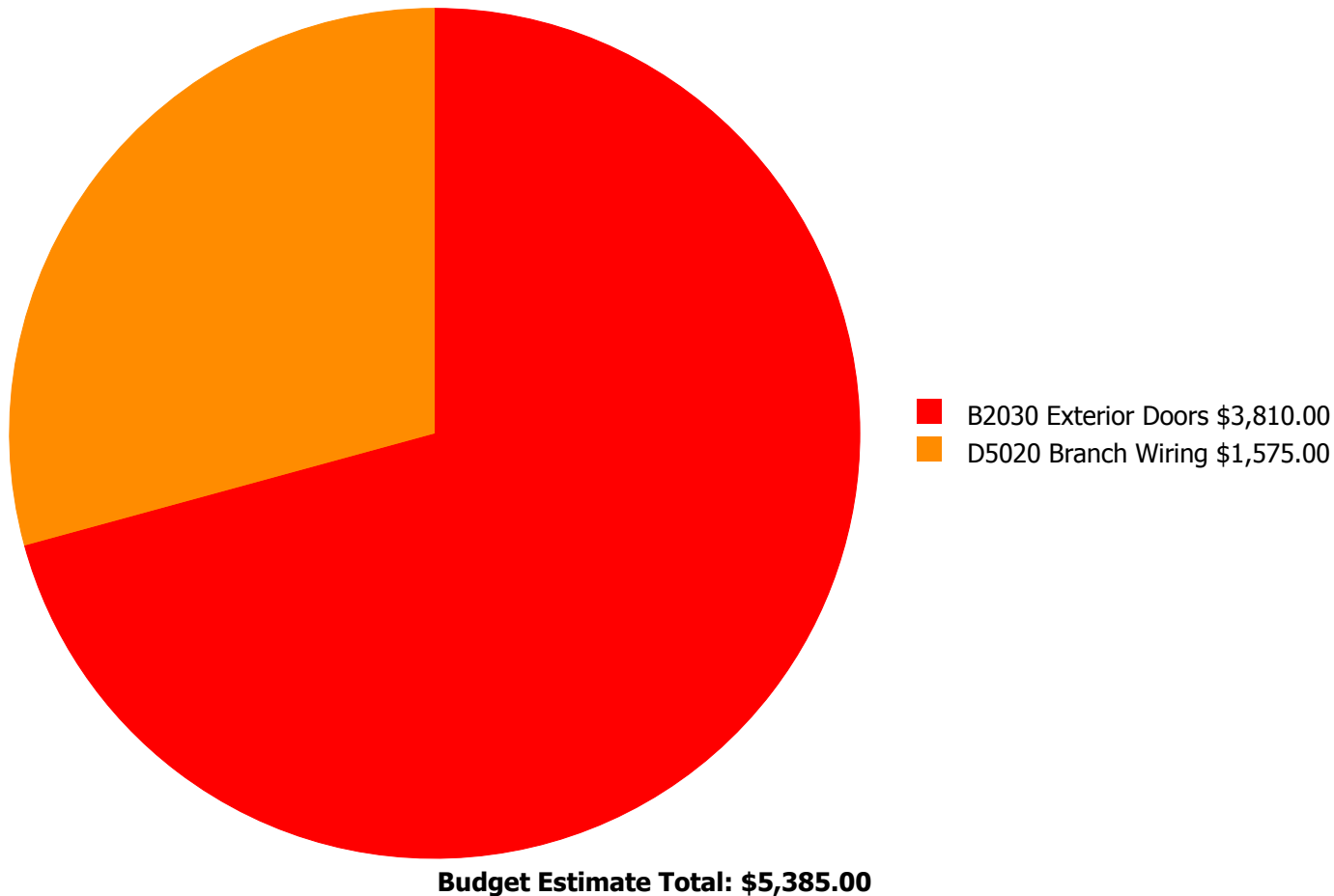
Forecasted Capital Renewal Requirement

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



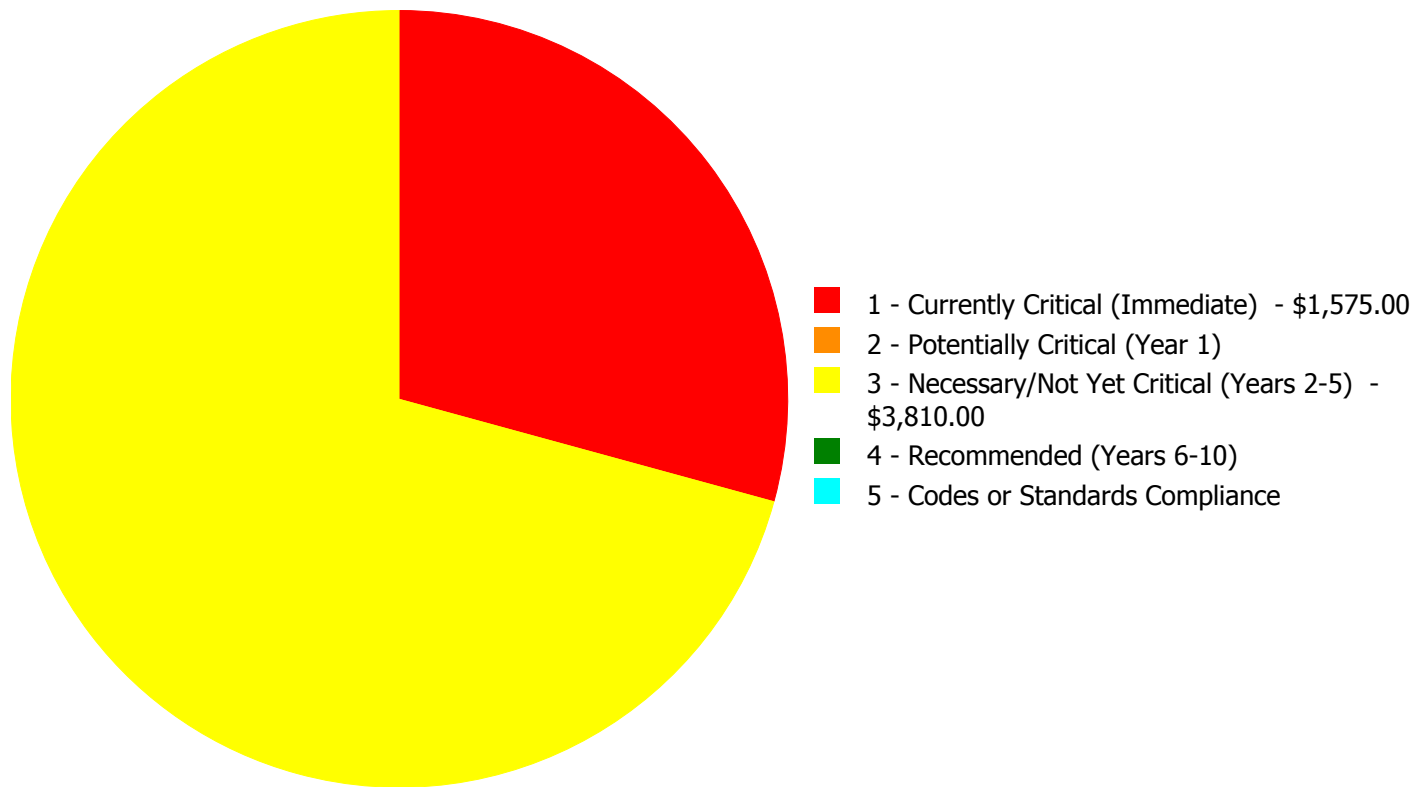
Deficiency Summary by System

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: \$5,385.00

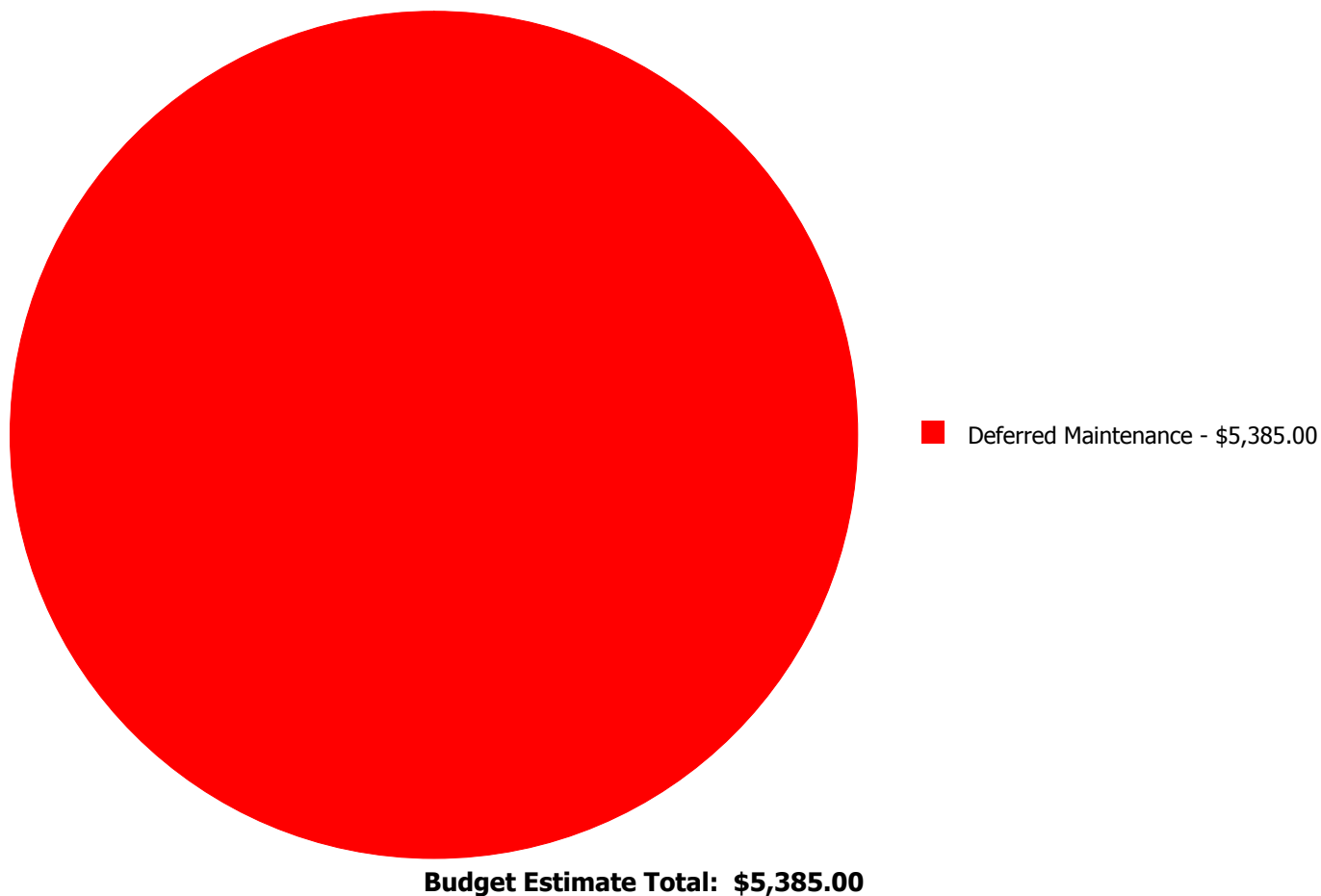
Deficiency By Priority Investment Table

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	\$3,810.00	\$0.00	\$0.00	\$3,810.00
D5020	Branch Wiring	\$1,575.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,575.00
	Total:	\$1,575.00	\$0.00	\$3,810.00	\$0.00	\$0.00	\$5,385.00

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 1 - Currently Critical (Immediate):

System: D5020 - Branch Wiring



Location: Interior
Distress: Damaged
Category: Deferred Maintenance
Priority: 1 - Currently Critical (Immediate)
Correction: Renew System
Qty: 400.00
Unit of Measure: S.F.
Estimate: \$1,575.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The electrical wiring is damaged and should be replaced.

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

System: B2030 - Exterior Doors



Location: Exterior
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 400.00
Unit of Measure: S.F.
Estimate: \$3,810.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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

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):	2,734
Year Built:	2005
Last Renovation:	
Replacement Value:	\$479,843
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	60.03 %
FCA Score:	100.00



Description:

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

Attributes: This asset has no attributes.

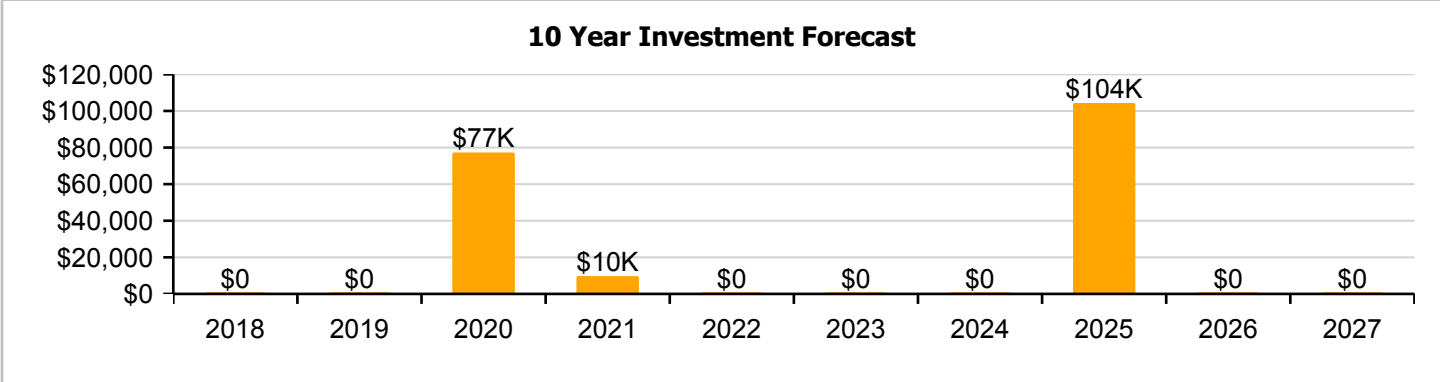
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	2,734
Year Built:	2005	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$479,843
FCI:	0.00 %	RSLI%:	60.03 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	88.00 %	0.00 %	\$0.00
A20 - Basement Construction	88.00 %	0.00 %	\$0.00
B10 - Superstructure	88.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	73.29 %	0.00 %	\$0.00
B30 - Roofing	40.48 %	0.00 %	\$0.00
C30 - Interior Finishes	45.24 %	0.00 %	\$0.00
D20 - Plumbing	60.00 %	0.00 %	\$0.00
D30 - HVAC	32.58 %	0.00 %	\$0.00
D40 - Fire Protection	60.00 %	0.00 %	\$0.00
D50 - Electrical	46.97 %	0.00 %	\$0.00
E10 - Equipment	40.00 %	0.00 %	\$0.00
E20 - Furnishings	40.00 %	0.00 %	\$0.00
Totals:	60.02 %	0.00 %	\$0.00

Photo Album

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

1). East Elevation - Dec 06, 2016



2). North Elevation - Dec 06, 2016



3). West 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.	2,734	100	2005	2105		88.00 %	0.00 %	88			\$13,342
A1030	Slab on Grade	\$8.61	S.F.	2,734	100	2005	2105		88.00 %	0.00 %	88			\$23,540
A2010	Basement Excavation	\$1.95	S.F.	2,734	100	2005	2105		88.00 %	0.00 %	88			\$5,331
A2020	Basement Walls	\$13.35	S.F.	2,734	100	2005	2105		88.00 %	0.00 %	88			\$36,499
B1010	Floor Construction	\$1.66	S.F.	2,734	100	2005	2105		88.00 %	0.00 %	88			\$4,538
B1020	Roof Construction	\$16.08	S.F.	2,734	100	2005	2105		88.00 %	0.00 %	88			\$43,963
B2010	Exterior Walls	\$9.61	S.F.	2,734	100	2005	2105		88.00 %	0.00 %	88			\$26,274
B2020	Exterior Windows	\$9.57	S.F.	2,734	30	2005	2035		60.00 %	0.00 %	18			\$26,164
B2030	Exterior Doors	\$1.07	S.F.	2,734	30	2005	2035		60.00 %	0.00 %	18			\$2,925
B3010120	Single Ply Membrane	\$6.98	S.F.	2,734	20	2005	2025		40.00 %	0.00 %	8			\$19,083
B3020	Roof Openings	\$0.29	S.F.	2,734	25	2005	2030		52.00 %	0.00 %	13			\$793
C3010	Wall Finishes	\$2.84	S.F.	2,734	10	2005	2015	2021	40.00 %	0.00 %	4			\$7,765
C3020	Floor Finishes	\$11.60	S.F.	2,734	20	2005	2025		40.00 %	0.00 %	8			\$31,714
C3030	Ceiling Finishes	\$11.19	S.F.	2,734	25	2005	2030		52.00 %	0.00 %	13			\$30,593
D2010	Plumbing Fixtures	\$11.71	S.F.	2,734	30	2005	2035		60.00 %	0.00 %	18			\$32,015
D2020	Domestic Water Distribution	\$0.99	S.F.	2,734	30	2005	2035		60.00 %	0.00 %	18			\$2,707
D2030	Sanitary Waste	\$1.57	S.F.	2,734	30	2005	2035		60.00 %	0.00 %	18			\$4,292
D2040	Rain Water Drainage	\$1.41	S.F.	2,734	30	2005	2035		60.00 %	0.00 %	18			\$3,855
D3040	Distribution Systems	\$6.26	S.F.	2,734	30	2005	2035		60.00 %	0.00 %	18			\$17,115
D3050	Terminal & Package Units	\$13.65	S.F.	2,734	15	2005	2020		20.00 %	0.00 %	3			\$37,319
D4010	Sprinklers	\$4.41	S.F.	2,734	30	2005	2035		60.00 %	0.00 %	18			\$12,057
D4020	Standpipes	\$0.69	S.F.	2,734	30	2005	2035		60.00 %	0.00 %	18			\$1,886
D5010	Electrical Service/Distribution	\$1.73	S.F.	2,734	40	2005	2045		70.00 %	0.00 %	28			\$4,730
D5020	Branch Wiring	\$5.20	S.F.	2,734	30	2005	2035		60.00 %	0.00 %	18			\$14,217
D5020	Lighting	\$12.12	S.F.	2,734	30	2005	2035		60.00 %	0.00 %	18			\$33,136
D5030810	Security & Detection Systems	\$1.91	S.F.	2,734	15	2005	2020		20.00 %	0.00 %	3			\$5,222
D5030910	Fire Alarm Systems	\$3.46	S.F.	2,734	15	2005	2020		20.00 %	0.00 %	3			\$9,460
D5030920	Data Communication	\$4.47	S.F.	2,734	15	2005	2020		20.00 %	0.00 %	3			\$12,221
E1020	Institutional Equipment	\$0.30	S.F.	2,734	20	2005	2025		40.00 %	0.00 %	8			\$820
E2010	Fixed Furnishings	\$5.95	S.F.	2,734	20	2005	2025		40.00 %	0.00 %	8			\$16,267
Total									60.02 %					\$479,843

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

Campus Assessment Report - 2005 Media Center

System: B3010120 - Single Ply Membrane



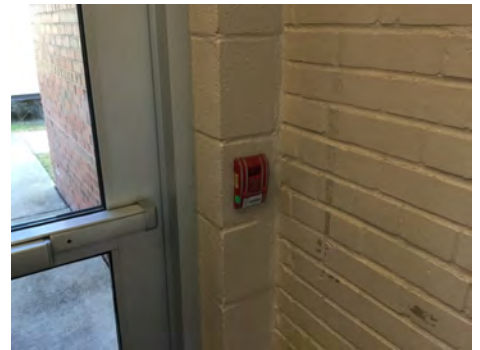
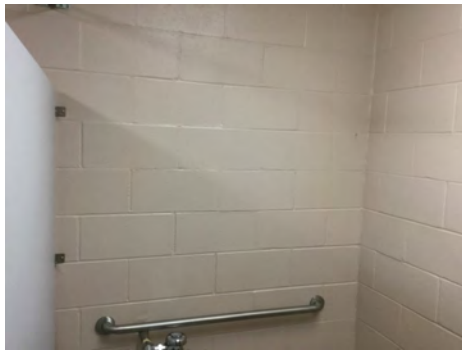
Note:

System: B3020 - Roof Openings



Note:

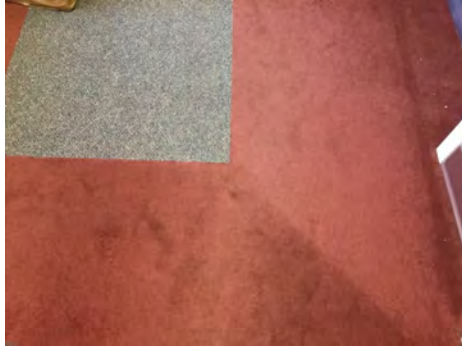
System: C3010 - Wall Finishes



Note:

Campus Assessment Report - 2005 Media Center

System: C3020 - Floor Finishes



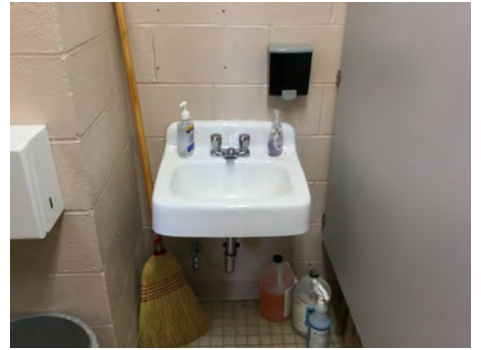
Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

Campus Assessment Report - 2005 Media Center

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note:

Campus Assessment Report - 2005 Media Center

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

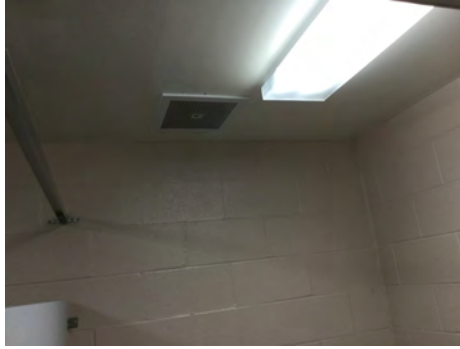
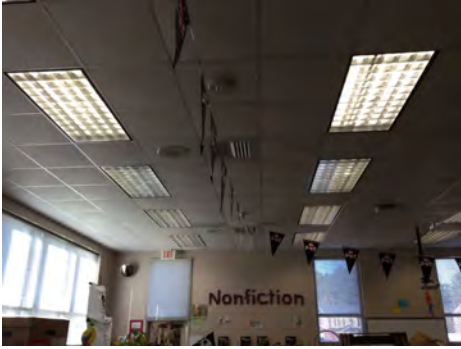
System: D5020 - Branch Wiring



Note:

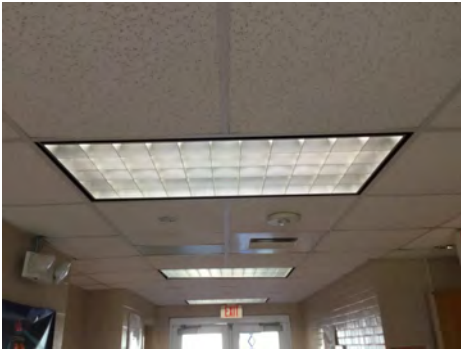
Campus Assessment Report - 2005 Media Center

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

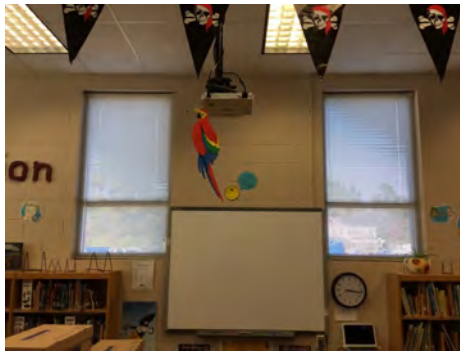
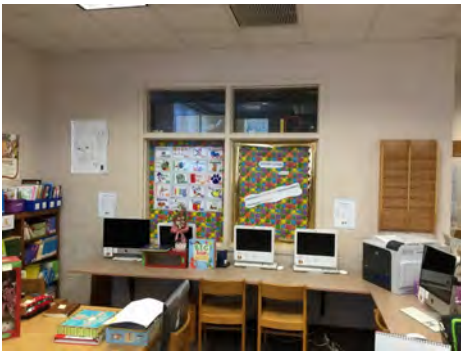
Campus Assessment Report - 2005 Media Center

System: D5030920 - Data Communication



Note:

System: E1020 - Institutional Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$0	\$0	\$0	\$77,195	\$9,613	\$0	\$0	\$0	\$104,264	\$0	\$0	\$191,072
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010120 - Single Ply Membrane	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,261	\$0	\$0	\$36,261
B3020 - Roof Openings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$9,613	\$0	\$0	\$0	\$0	\$0	\$0	\$9,613
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,193	\$0	\$0	\$44,193
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

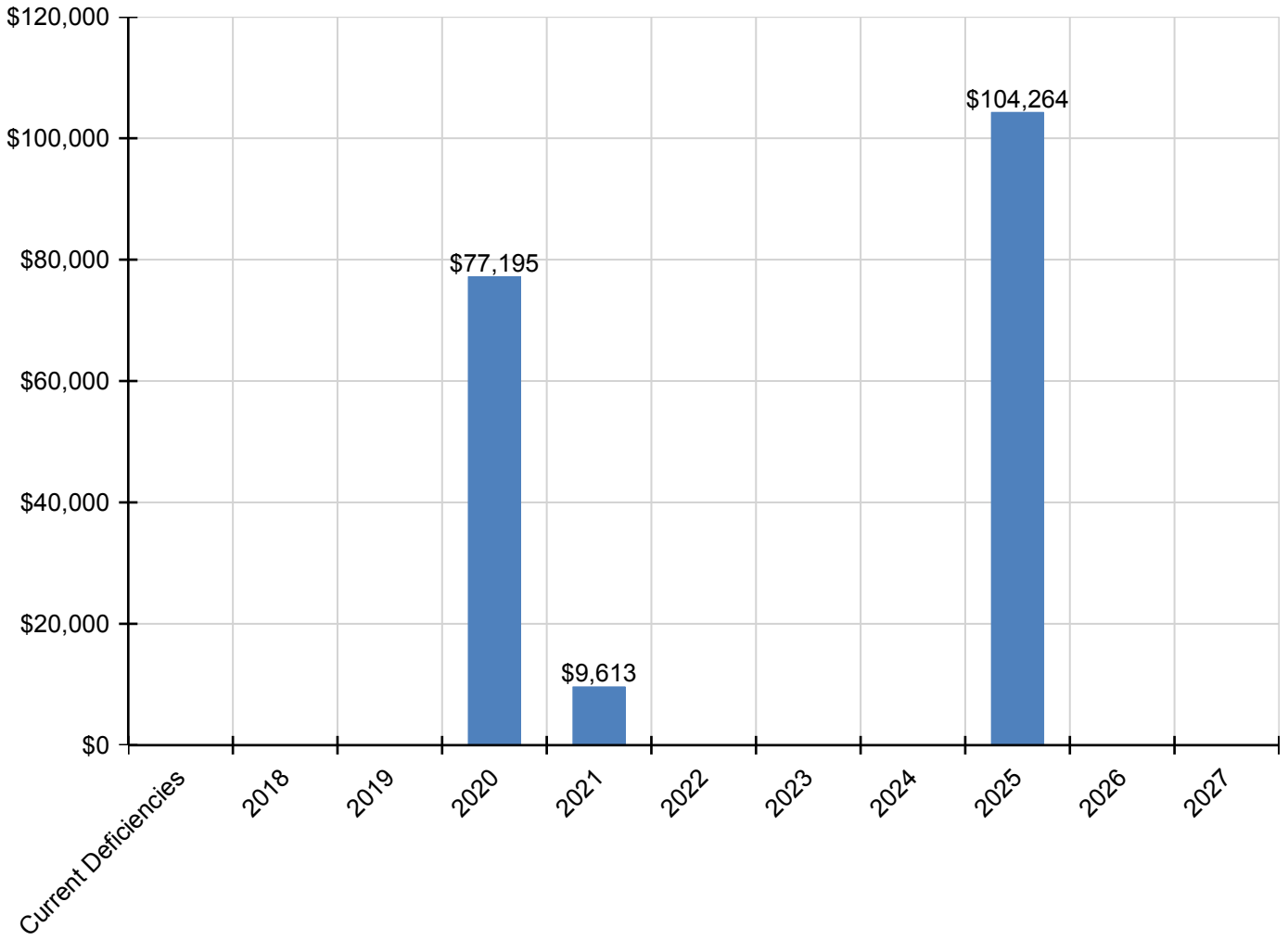
Campus Assessment Report - 2005 Media Center

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
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$44,858	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,858
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4020 - Standpipes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$6,277	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,277
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$11,371	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,371
D5030920 - Data Communication	\$0	\$0	\$0	\$14,690	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,690
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,143	\$0	\$0	\$1,143
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,668	\$0	\$0	\$22,668

* Indicates non-renewable system

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	39,884
Year Built:	1948
Last Renovation:	
Replacement Value:	\$1,105,583
Repair Cost:	\$1,128.60
Total FCI:	0.10 %
Total RSLI:	39.53 %
FCA Score:	99.90



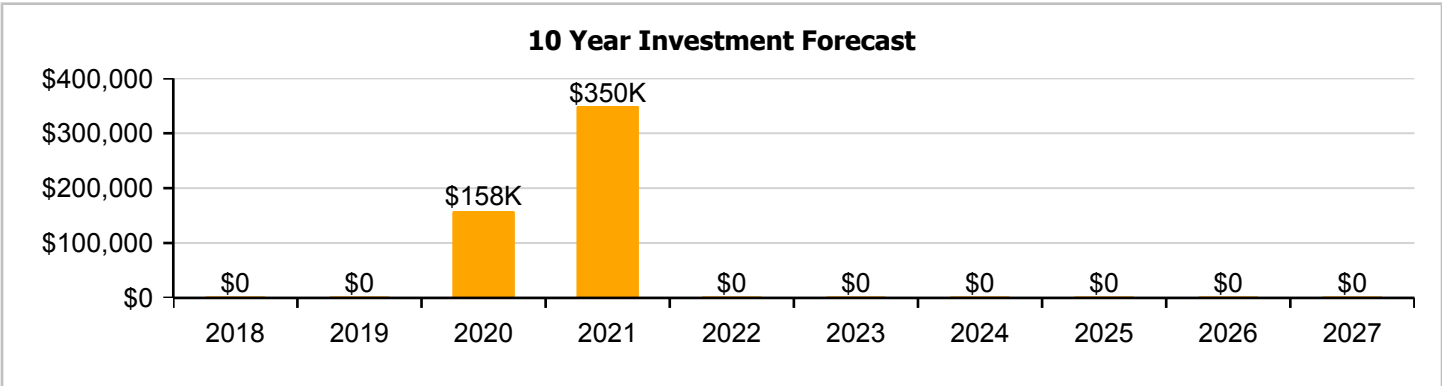
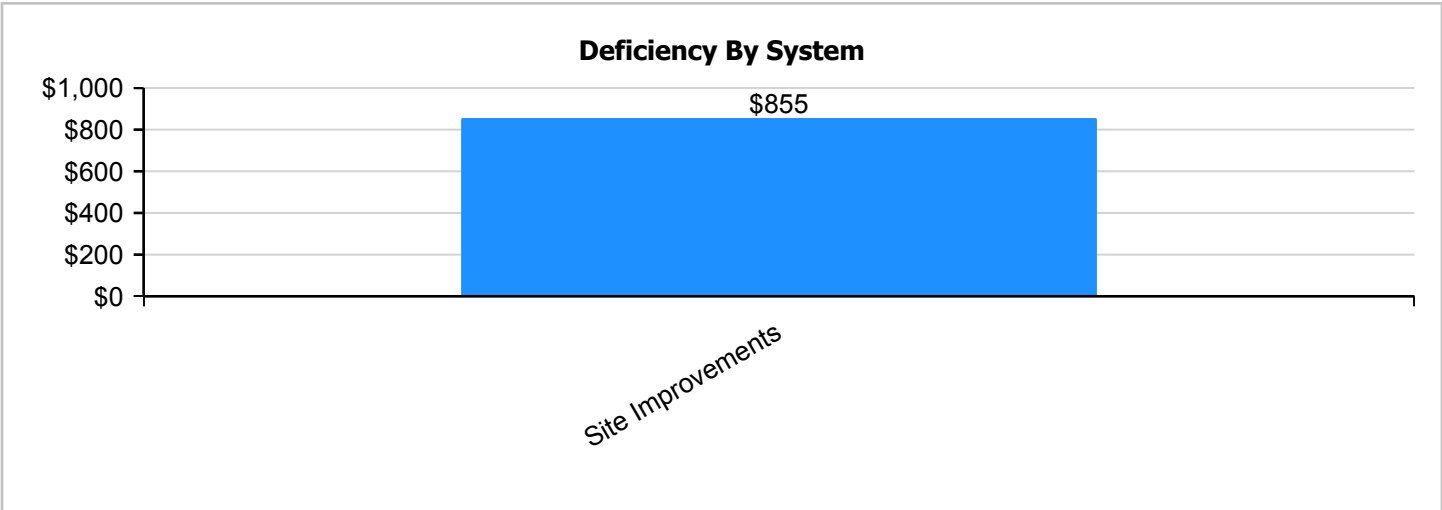
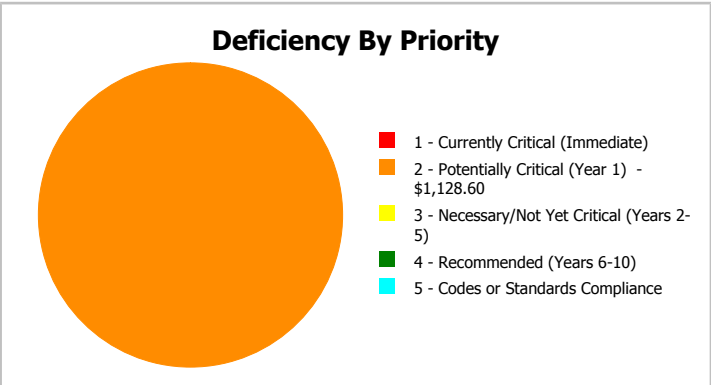
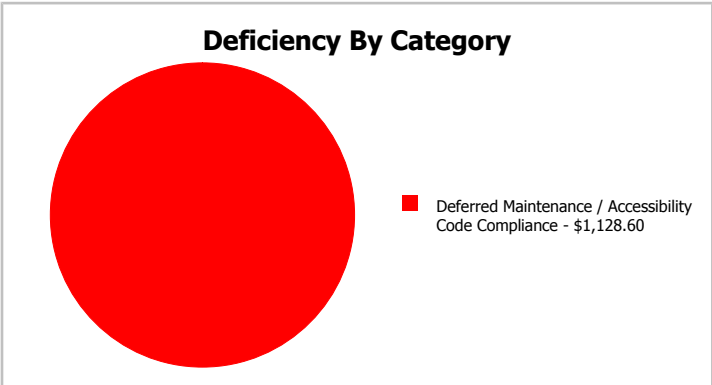
Description:

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:	39,884
Year Built:	1948	Last Renovation:	
Repair Cost:	\$1,129	Replacement Value:	\$1,105,583
FCI:	0.10 %	RSLI%:	39.53 %



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	36.20 %	0.18 %	\$1,128.60
G30 - Site Mechanical Utilities	44.58 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	41.07 %	0.00 %	\$0.00
Totals:	39.53 %	0.10 %	\$1,128.60

Photo Album

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

- 1). Aerial Image of Buies Creek Elementary School - Dec 07, 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 \$
G2010	Roadways	\$3.81	S.F.	39,884	25	2015	2040		92.00 %	0.00 %	23			\$151,958
G2020	Parking Lots	\$1.33	S.F.	39,884	25	1990	2015	2021	16.00 %	2.13 %	4		\$1,128.60	\$53,046
G2030	Pedestrian Paving	\$1.91	S.F.	39,884	30	1990	2020		10.00 %	0.00 %	3			\$76,178
G2040105	Fence & Guardrails	\$1.23	S.F.	39,884	30	1990	2020		10.00 %	0.00 %	3			\$49,057
G2040950	Hard Surface Play Area	\$0.75	S.F.	39,884	20	1990	2010	2021	20.00 %	0.00 %	4			\$29,913
G2040950	Playing Field	\$4.54	S.F.	39,884	20	1990	2010	2021	20.00 %	0.00 %	4			\$181,073
G2050	Landscaping	\$1.87	S.F.	39,884	15	1948	1963	2021	26.67 %	0.00 %	4			\$74,583
G3010	Water Supply	\$2.34	S.F.	39,884	50	1990	2040		46.00 %	0.00 %	23			\$93,329
G3020	Sanitary Sewer	\$1.45	S.F.	39,884	50	1990	2040		46.00 %	0.00 %	23			\$57,832
G3030	Storm Sewer	\$4.54	S.F.	39,884	50	1990	2040		46.00 %	0.00 %	23			\$181,073
G3060	Fuel Distribution	\$0.98	S.F.	39,884	40	1990	2030		32.50 %	0.00 %	13			\$39,086
G4010	Electrical Distribution	\$2.35	S.F.	39,884	50	1990	2040		46.00 %	0.00 %	23			\$93,727
G4020	Site Lighting	\$0.16	S.F.	39,884	30	1990	2020		10.00 %	0.00 %	3			\$6,381
G4030	Site Communications & Security	\$0.46	S.F.	39,884	15	2000	2015	2021	26.67 %	0.00 %	4			\$18,347
Total									39.53 %	0.10 %			\$1,128.60	\$1,105,583

System Notes

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

System: G2010 - Roadways



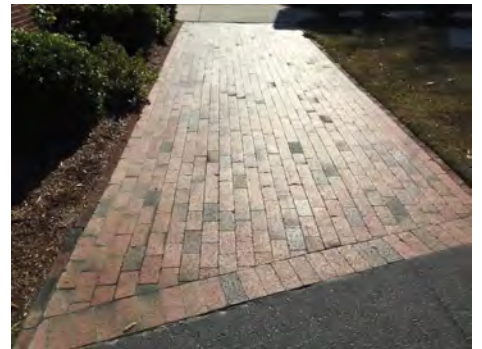
Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving



Note:

Campus Assessment Report - Site

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Hard Surface Play Area



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: G3060 - Fuel Distribution



Note:

System: G4010 - Electrical Distribution



Note:

Campus Assessment Report - Site

System: G4020 - Site Lighting



Note:

System: G4030 - Site Communications & Security



Note:

Renewal Schedule

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

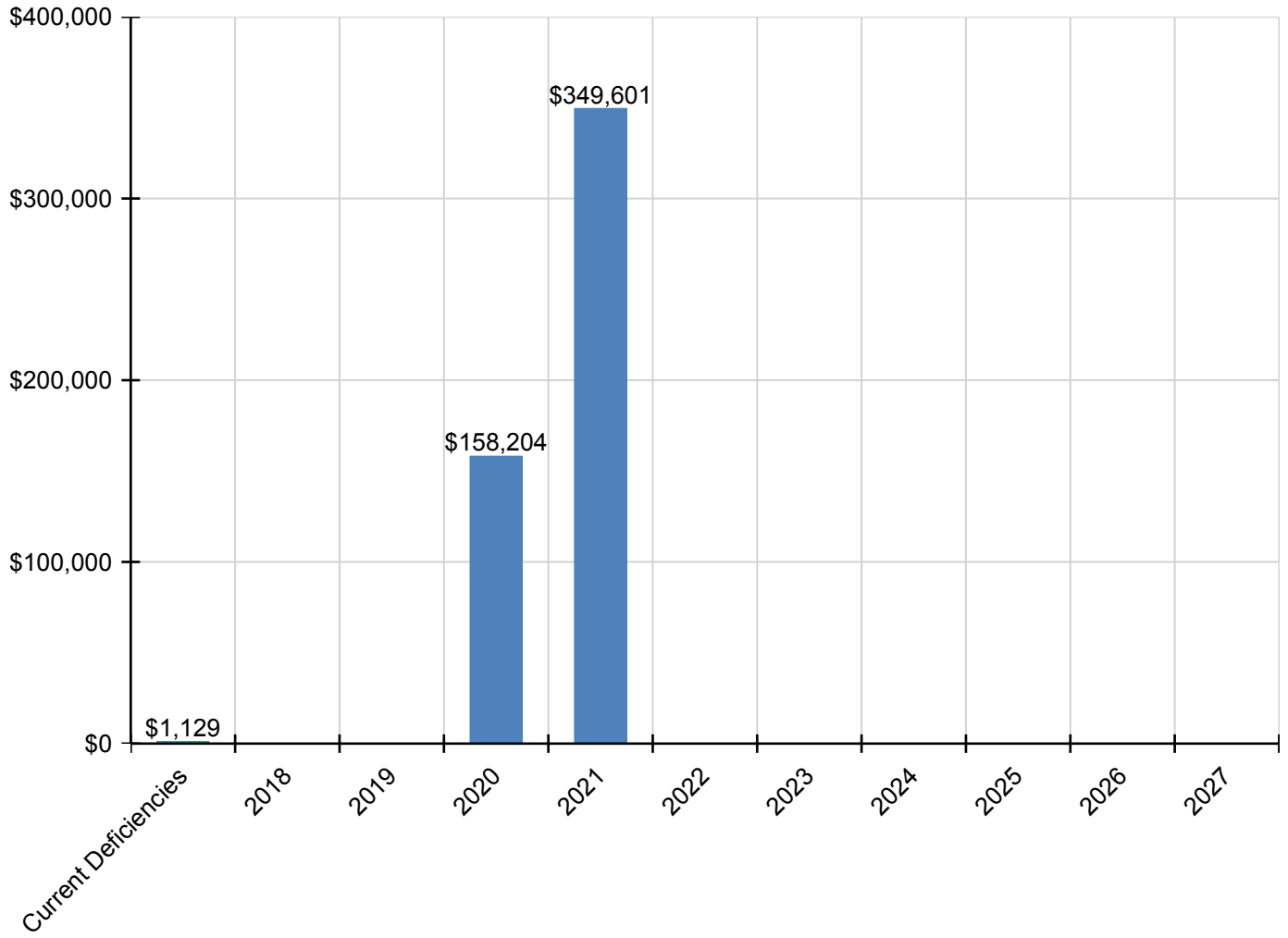
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$1,129	\$0	\$0	\$158,204	\$349,601	\$0	\$0	\$0	\$0	\$0	\$0	\$508,934
G - Building Sitework	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G20 - Site Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2010 - Roadways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2020 - Parking Lots	\$1,129	\$0	\$0	\$0	\$65,673	\$0	\$0	\$0	\$0	\$0	\$0	\$66,802
G2030 - Pedestrian Paving	\$0	\$0	\$0	\$91,566	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$91,566
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040105 - Fence & Guardrails	\$0	\$0	\$0	\$58,967	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,967
G2040950 - Hard Surface Play Area	\$0	\$0	\$0	\$0	\$37,034	\$0	\$0	\$0	\$0	\$0	\$0	\$37,034
G2040950 - Playing Field	\$0	\$0	\$0	\$0	\$224,180	\$0	\$0	\$0	\$0	\$0	\$0	\$224,180
* G2050 - Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G30 - Site Mechanical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3010 - Water Supply	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3020 - Sanitary Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3030 - Storm Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3060 - Fuel Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4020 - Site Lighting	\$0	\$0	\$0	\$7,671	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,671
G4030 - Site Communications & Security	\$0	\$0	\$0	\$0	\$22,714	\$0	\$0	\$0	\$0	\$0	\$0	\$22,714

** Indicates non-renewable system*

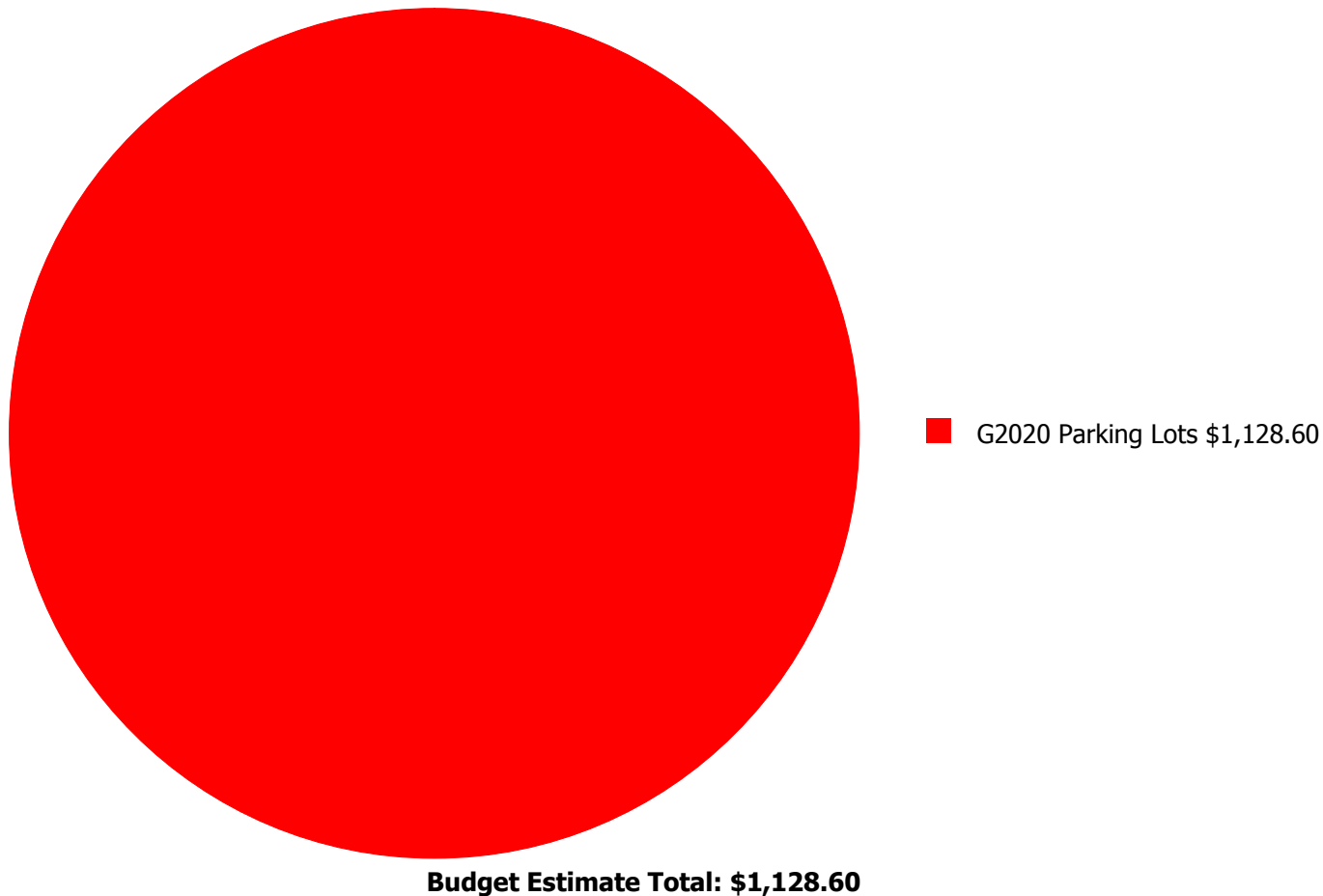
Forecasted Capital Renewal Requirement

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



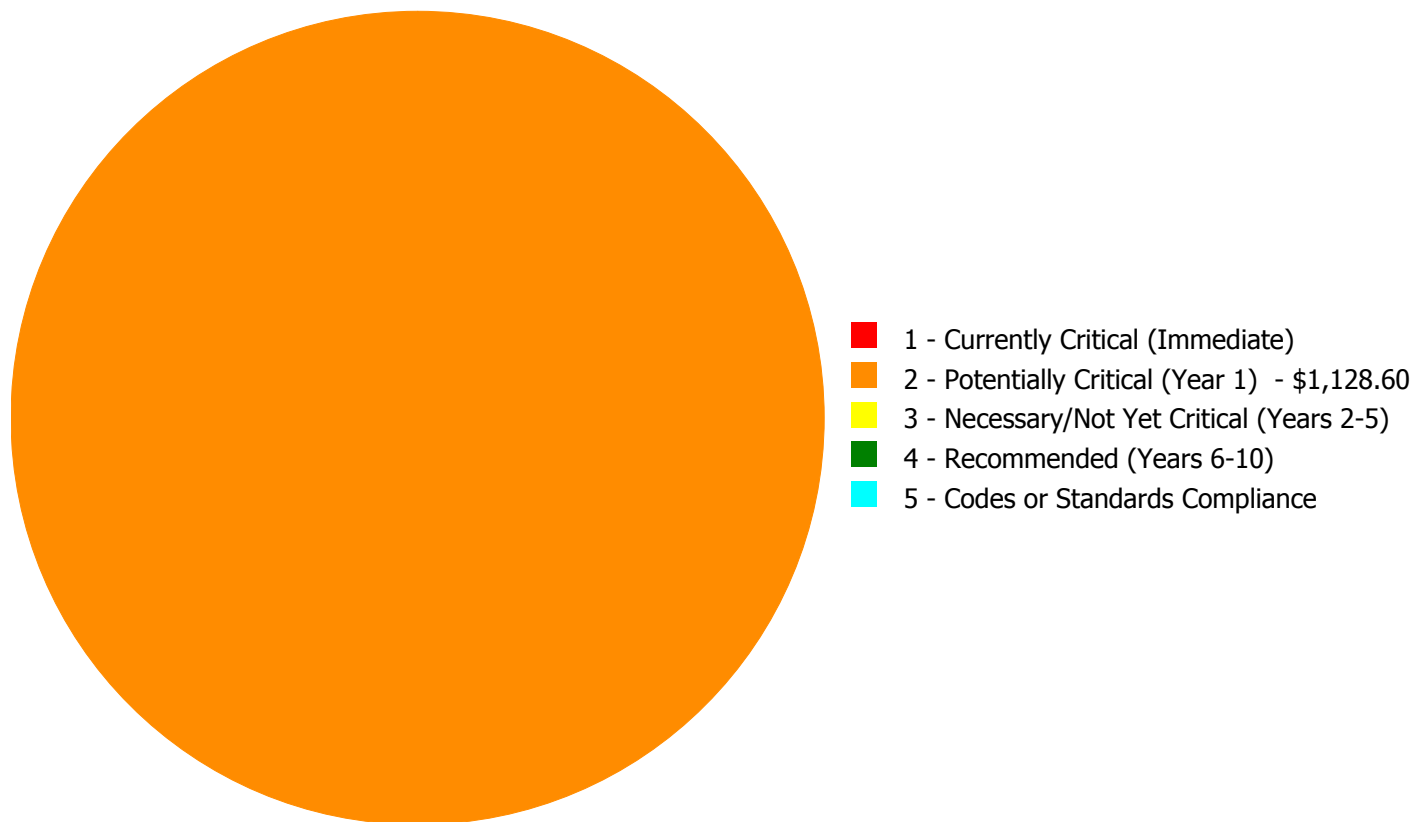
Deficiency Summary by System

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: \$1,128.60

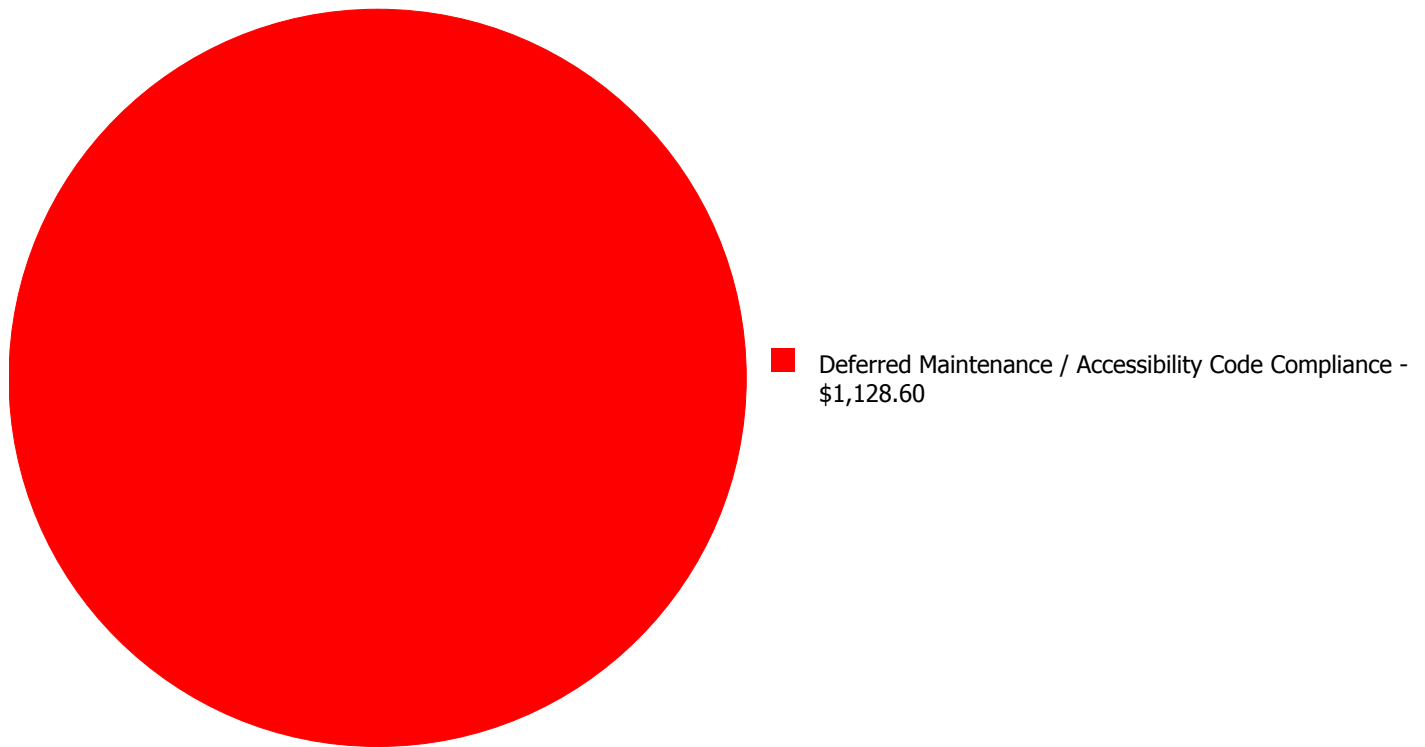
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
G2020	Parking Lots	\$0.00	\$1,128.60	\$0.00	\$0.00	\$0.00	\$1,128.60
	Total:	\$0.00	\$1,128.60	\$0.00	\$0.00	\$0.00	\$1,128.60

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: \$1,128.60

Deficiency Details by Priority

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

Priority 2 - Potentially Critical (Year 1):

System: G2020 - Parking Lots

This deficiency has no image.

Location: Parking Lots
Distress: Missing
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 2 - Potentially Critical (Year 1)
Correction: Add handicap parking sign and post
Qty: 3.00
Unit of Measure: Ea.
Estimate: \$1,128.60
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: ADA parking signs are missing.
