

NC School District/430 Harnett County/Elementary School

Coats 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):	96,425
Year Built:	2002
Last Renovation:	
Replacement Value:	\$21,744,696
Repair Cost:	\$956,845.00
Total FCI:	4.40 %
Total RSLI:	51.90 %
FCA Score:	95.60



Description:

GENERAL

Coats Elementary School campus is located at 585 Brick Mill Road, Coats, NC 27521. The campus consists of 3 one-story buildings: the 85,994 SF Main building; the 528 SF Tractor building both constructed in 2002; and the Gym building constructed in 2007. There are seven portables on the campus.

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 buildings rest on slab on grade and assumed to be standard concrete standard foundations.

B. SUPERSTRUCTURE

The buildings are one story with a mechanical mezzanine at the main building and no basements. Roof and floor structure is steel frame at the main and gym buildings, and wood at the tractor building. Mezzanine floors are concrete filled metal pans. The exterior enclosure is composed of walls of brick veneer over CMU with textured block accents at windows and entries, and insulated metal siding at the gym and gabled roof ends. Exterior windows are painted aluminum frame with fixed and operable insulated glazing. There are no windows at the gym or tractor building. Exterior doors are typically FRP faced with glazing. Utility doors are hollow metal in hollow metal frames. Security hardware has been installed at two entrances. There is an overhead garage door at the tractor building. Roofing is typically steep pre-finished standing seam metal with gutters and downspouts. A low-slope roof over the gym lobby/storage area has a single ply membrane and drains to scuppers and downspouts. Skylights are strategically placed around the core to brighten circulation areas and provide indirect light to the media center through interior clerestory windows.

C. INTERIORS

Partitions are typically CMU. Offices and mezzanine spaces have gypboard on metal stud partitions. Interior doors are typically solid core wood veneer in hollow metal frames with slot lites and lever hardware. Doors at area separations are rated assemblies. Fittings include ADA compliant building signage, whiteboards and tack boards, plastic toilet partitions and accessories, storage shelving, and lockers.

Steep steel stairs with open risers provide access to the mezzanine level. Access is also provided by fixed vertical steel ladders. The multi-purpose room stage has steps at the side entrance and there are risers from the stage to the room. There is also an ADA compliant ramp from the main floor to the stage.

Wall finishes are typically paint. There are also fabric covered acoustical wall panels, ceramic tile in toilet rooms and the kitchen, and metal wall panels in the gym. Floor finishes include terrazzo in corridors, carpet in the offices, media center, and select classrooms, VCT in typical classrooms, rubber in the multi-purpose room and gym, ceramic/quarry tile in toilet rooms and the kitchen, raised disk resilient flooring at steps, and sealed concrete in utility rooms. Ceiling finishes are typically 2 x 2 suspended acoustical tiles with vinyl faced tiles in the kitchen and toilet rooms. The gym has exposed vinyl faced insulation and painted structure. Gypboard soffits and a recessed dome accentuate the media center architecture. Utility spaces and the mezzanine have unpainted but taped gypboard ceilings.

D. SERVICES

CONVEYING: The buildings have no conveying systems and none are required.

PLUMBING: Plumbing fixtures are typically white porcelain. Water closets are floor mounted with lever handle flush

Campus Assessment Report - Coats Elementary

valves. Urinals are wall-hung with lever handle flush valves. Lavatories are wall hung with two-handle faucets. Classroom sinks are cabinet mounted stainless steel with high-arc spouts and paddle handles. An accessible shower is provided, but is not in use. Service sinks are floor mounted pre-cast concrete. Domestic water supply piping is soldered copper. Electric water heaters are distributed throughout the building. Sanitary drain/vent piping is assumed to be bell and spigot cast iron – piping is typically underground or concealed in walls. Floor drains are provided in toilet rooms. Floor drains at the mezzanine level do not have trap primers and occasionally dry out. There is no storm water drainage system in the buildings – downspouts connect to an underground storm water collection system on the site.

HVAC: Heating hot water is provided by two Weil McClain oil-fired 1,632 Btu/hr boilers. Chilled water is provided by two Trane air-cooled scroll package ground mount chillers, one 70 ton and one 200 ton. The distribution system includes a 4-pipe system with insulated pipes, pumps, VFDs and accessories. AHUs located on the mezzanine supply classrooms through externally insulated sheet metal ductwork. A mini-split system serves the data room. Heating and cooling for the gym is provided by three roof mounted heat pump package units. Digital controls are centrally monitored.

FIRE PROTECTION: The building does not have a fire sprinkler system. The building does have additional fire suppression systems, which include dry chemical protection at the kitchen hood. Fire extinguishers and cabinets are distributed near fire exits and in corridors.

ELECTRICAL: The electrical system is fed from a pad mounted transformer with 2000 amps of 277/480 volt, 3-phase, 4-wire power. The gym building is fed from the main building. Portables are fed from panels located on the site. Lighting is typically T8 fluorescent bulbs. GFCI outlets are provided at wet areas. The building has battery back-up emergency lighting and illuminated exit signs. There is no emergency generator.

COMMUNICATIONS AND SECURITY: The fire alarm system consists of audio and visual annunciators in toilet rooms and common areas. They can also be activated by pull stations and smoke detectors and is centrally monitored. The building does not have a fire sprinkler system. This building has a limited monitored security camera system with both interior and exterior cameras, and controlled access doors.

E. EQUIPMENT AND FURNISHINGS

This building includes the following items and equipment: fixed food service, library equipment, gym backstops and other gym equipment, telescoping bleachers in the gym, audio-visual equipment, Smartboards, fixed plastic laminate casework, and window treatment consisting of horizontal mini-blinds.

G. SITE

Campus site features include asphalt paved driveways and parking lots, concrete pedestrian pavement, a flag pole, playground equipment, a shade canopy, landscaping, a monument sign, an iconic sculpture, benches, and fencing. Site mechanical and electrical features include water, sewer, oil fuel storage, and site lighting. There is a large storm water retention pond in the southwest corner of the site.

Campus Assessment Report - Coats Elementary

Attributes:

General Attributes:

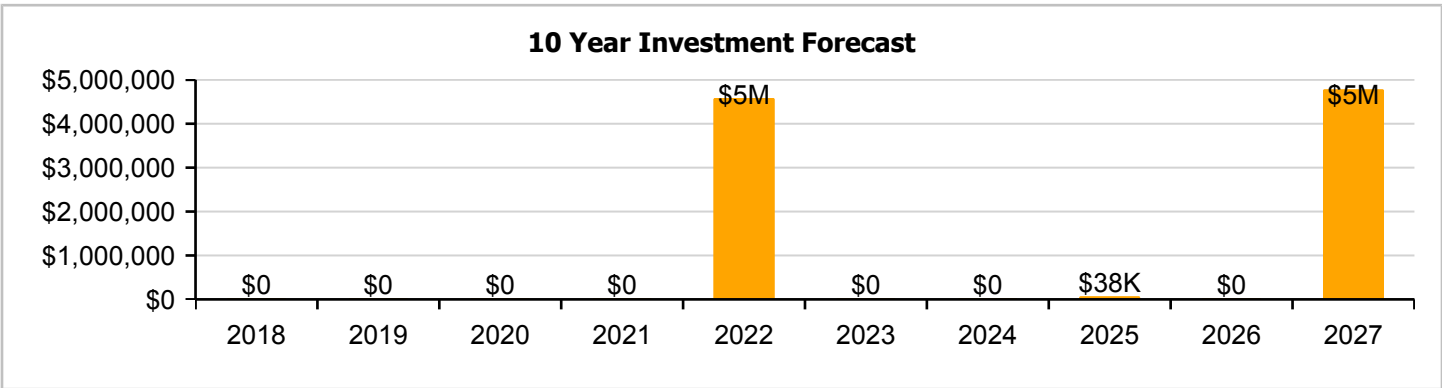
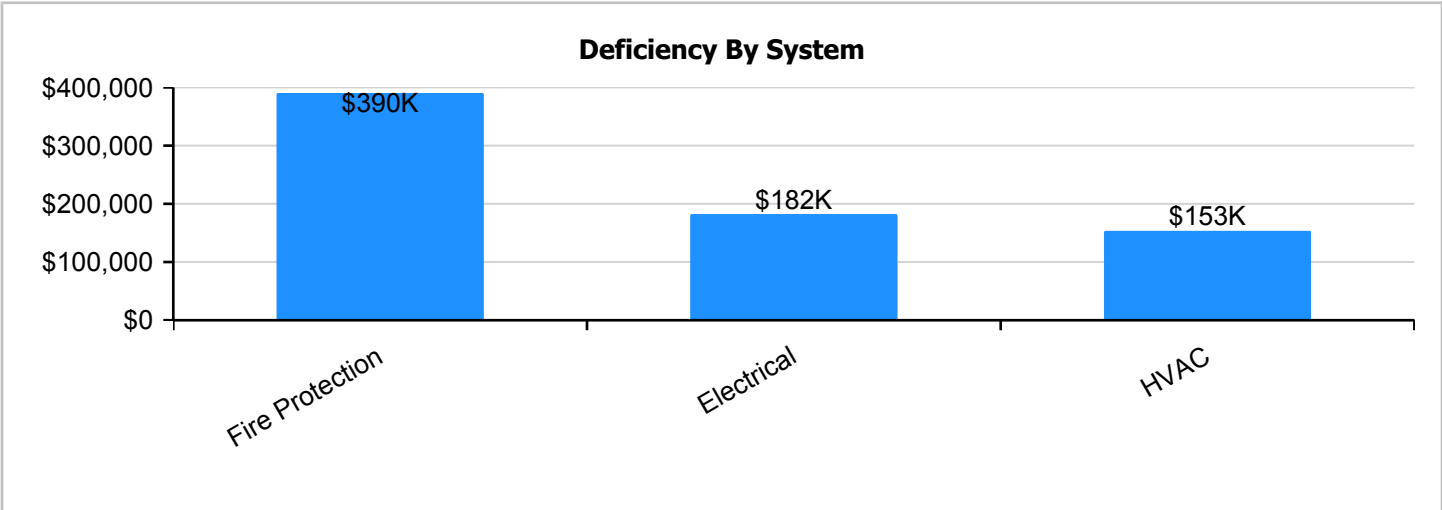
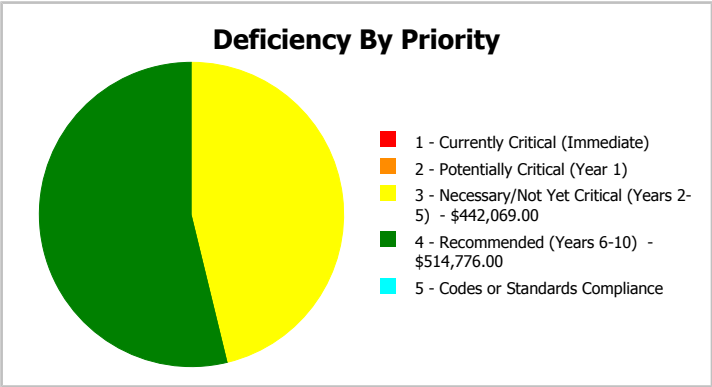
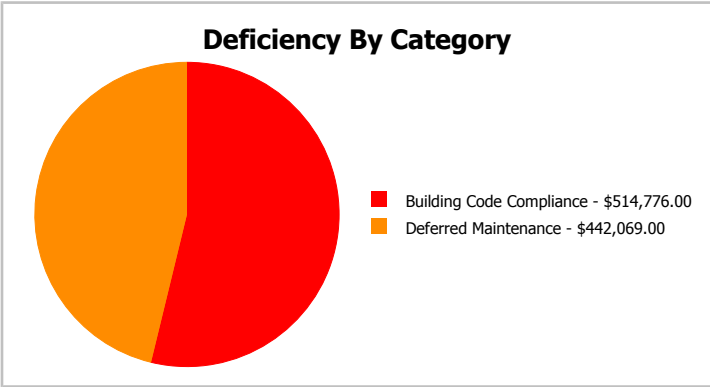
Condition Assessor:	Ann Buerger Linden	Assessment Date:	11/17/2016
Suitability Assessor:			

School Information:

HS Attendance Area:	Harnett - Triton HS	LEA School No.:	430-328
No. of Mobile Units:	7	No. of Bldgs.:	3
SF of Mobile Units:	0	Status:	Active
School Grades:	K-5	Site Acreage:	23.8

Campus Dashboard Summary

Gross Area:	96,425	Last Renovation:	
Year Built:	2002	Replacement Value:	\$21,744,696
Repair Cost:	\$956,845	RSLI%:	51.90 %
FCI:	4.40 %		



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.

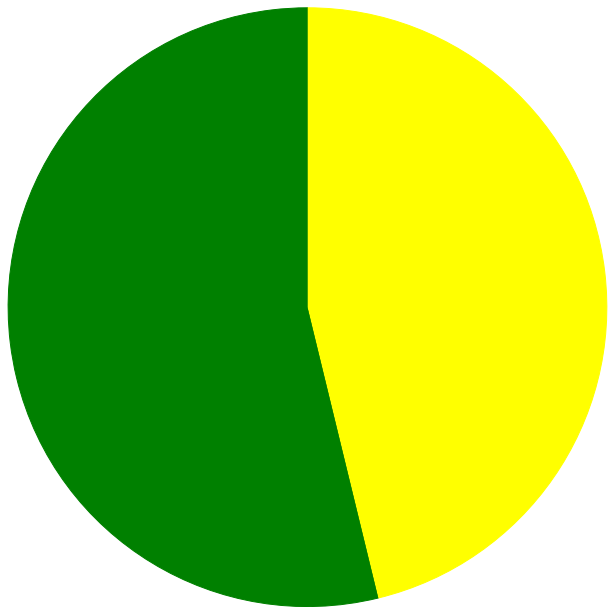
Current Investment Requirement and Condition by Unifomat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	85.00 %	0.00 %	\$0.00
B10 - Superstructure	85.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	67.56 %	0.00 %	\$0.00
B30 - Roofing	49.34 %	0.00 %	\$0.00
C10 - Interior Construction	53.50 %	0.00 %	\$0.00
C30 - Interior Finishes	37.70 %	0.00 %	\$0.00
D20 - Plumbing	50.14 %	0.00 %	\$0.00
D30 - HVAC	42.65 %	5.94 %	\$202,187.00
D40 - Fire Protection	0.00 %	110.00 %	\$514,776.00
D50 - Electrical	51.63 %	8.97 %	\$239,882.00
E10 - Equipment	25.00 %	0.00 %	\$0.00
E20 - Furnishings	25.00 %	0.00 %	\$0.00
G20 - Site Improvements	32.95 %	0.00 %	\$0.00
G30 - Site Mechanical Utilities	69.21 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	57.08 %	0.00 %	\$0.00
Totals:	51.90 %	4.40 %	\$956,845.00

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
2002 Main	85,994	4.07	\$0.00	\$0.00	\$232,700.00	\$461,616.00	\$0.00
2002 Tractor Bldg	528	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2007 Gym	9,903	16.29	\$0.00	\$0.00	\$209,369.00	\$53,160.00	\$0.00
Site	96,425	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:		4.40	\$0.00	\$0.00	\$442,069.00	\$514,776.00	\$0.00

Deficiencies By Priority



- 1 - Currently Critical (Immediate)
- 2 - Potentially Critical (Year 1)
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$442,069.00
- 4 - Recommended (Years 6-10) - \$514,776.00
- 5 - Codes or Standards Compliance

Budget Estimate Total: \$956,845.00

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.

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Function:	ES -Elementary School
Gross Area (SF):	85,994
Year Built:	2002
Last Renovation:	
Replacement Value:	\$17,056,049
Repair Cost:	\$694,316.00
Total FCI:	4.07 %
Total RSLI:	52.47 %
FCA Score:	95.93



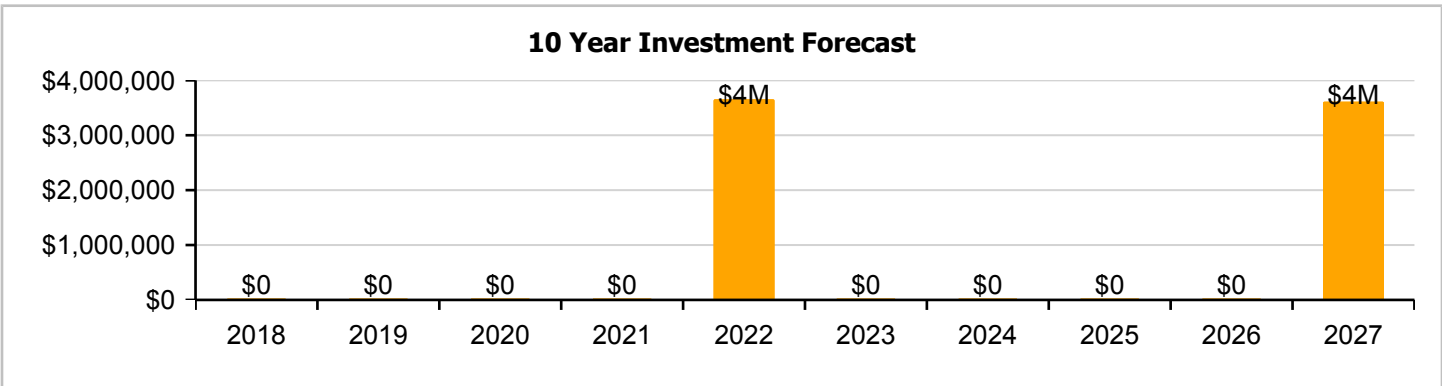
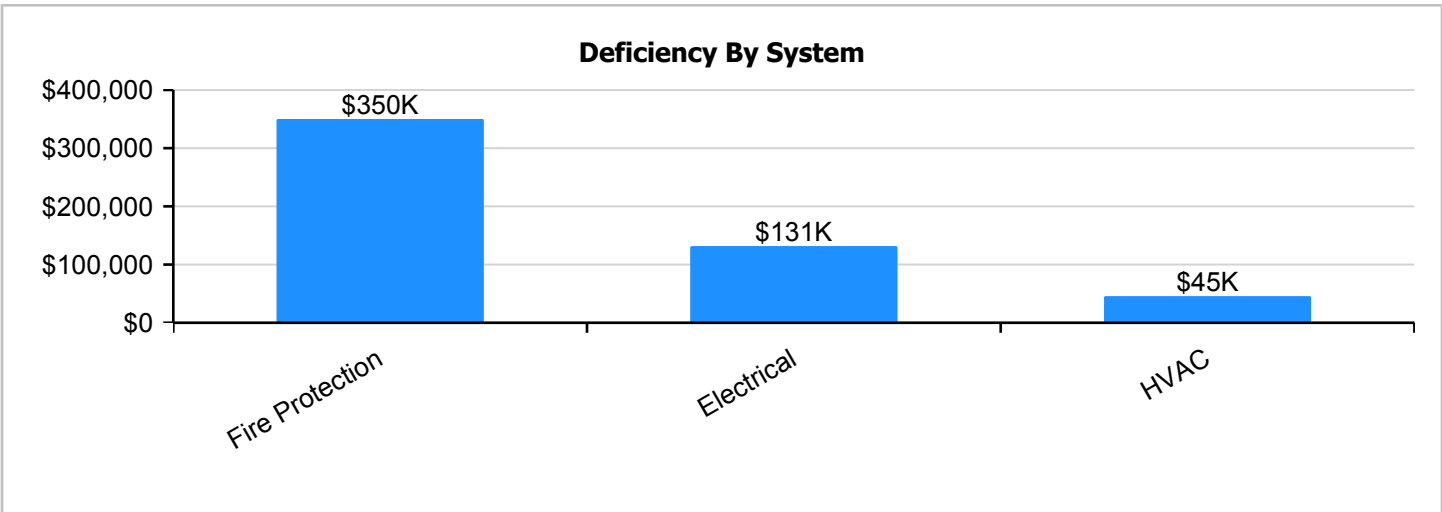
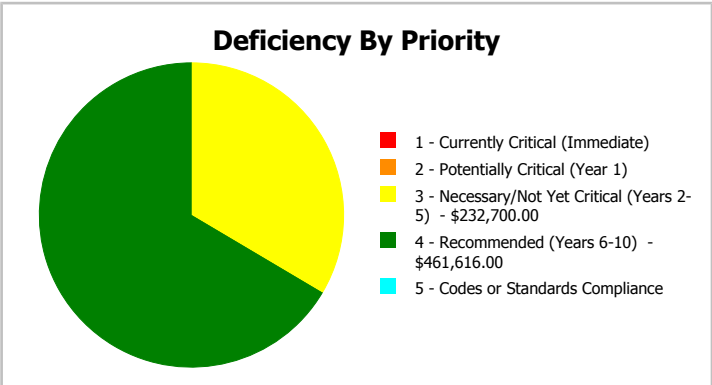
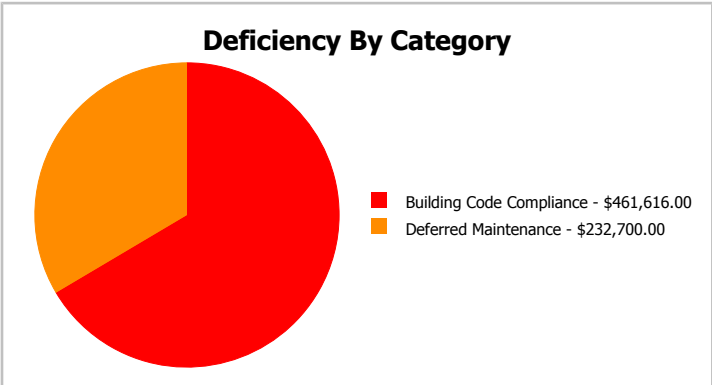
Description:

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:	85,994
Year Built:	2002	Last Renovation:	
Repair Cost:	\$694,316	Replacement Value:	\$17,056,049
FCI:	4.07 %	RSLI%:	52.47 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	85.00 %	0.00 %	\$0.00
B10 - Superstructure	85.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	66.62 %	0.00 %	\$0.00
B30 - Roofing	49.71 %	0.00 %	\$0.00
C10 - Interior Construction	53.50 %	0.00 %	\$0.00
C30 - Interior Finishes	34.32 %	0.00 %	\$0.00
D20 - Plumbing	50.15 %	0.00 %	\$0.00
D30 - HVAC	44.35 %	1.86 %	\$59,594.00
D40 - Fire Protection	0.00 %	110.00 %	\$461,616.00
D50 - Electrical	52.69 %	7.23 %	\$173,106.00
E10 - Equipment	25.00 %	0.00 %	\$0.00
E20 - Furnishings	25.00 %	0.00 %	\$0.00
Totals:	52.47 %	4.07 %	\$694,316.00

Photo Album

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

1). East Elevation - Nov 29, 2016



2). Southeast Elevation - Nov 29, 2016



3). Southeast Elevation - Nov 29, 2016



4). West Elevation - Nov 29, 2016



5). West Elevation - Nov 29, 2016



6). Southwest Elevation - Nov 29, 2016



7). Northeast Elevation - Nov 29, 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 - 2002 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	\$4.70	S.F.	85,994	100	2002	2102		85.00 %	0.00 %	85			\$404,172
A1030	Slab on Grade	\$8.26	S.F.	85,994	100	2002	2102		85.00 %	0.00 %	85			\$710,310
B1010	Floor Construction	\$1.61	S.F.	85,994	100	2002	2102		85.00 %	0.00 %	85			\$138,450
B1020	Roof Construction	\$15.44	S.F.	85,994	100	2002	2102		85.00 %	0.00 %	85			\$1,327,747
B2010	Exterior Walls	\$9.24	S.F.	85,994	100	2002	2102		85.00 %	0.00 %	85			\$794,585
B2020	Exterior Windows	\$9.20	S.F.	85,994	30	2002	2032		50.00 %	0.00 %	15			\$791,145
B2030	Exterior Doors	\$1.02	S.F.	85,994	30	2002	2032		50.00 %	0.00 %	15			\$87,714
B3010130	Preformed Metal Roofing	\$9.66	S.F.	85,994	30	2002	2032		50.00 %	0.00 %	15			\$830,702
B3020	Roof Openings	\$0.29	S.F.	85,994	25	2002	2027		40.00 %	0.00 %	10			\$24,938
C1010	Partitions	\$10.59	S.F.	85,994	75	2002	2077		80.00 %	0.00 %	60			\$910,676
C1020	Interior Doors	\$2.48	S.F.	85,994	30	2002	2032		50.00 %	0.00 %	15			\$213,265
C1030	Fittings	\$9.54	S.F.	85,994	20	2002	2022		25.00 %	0.00 %	5			\$820,383
C3010	Wall Finishes	\$2.73	S.F.	85,994	10	2012	2022		50.00 %	0.00 %	5			\$234,764
C3020	Floor Finishes	\$11.15	S.F.	85,994	20	2002	2022		25.00 %	0.00 %	5			\$958,833
C3030	Ceiling Finishes	\$10.74	S.F.	85,994	25	2002	2027		40.00 %	0.00 %	10			\$923,576
D2010	Plumbing Fixtures	\$11.26	S.F.	85,994	30	2002	2032		50.00 %	0.00 %	15			\$968,292
D2020	Domestic Water Distribution	\$0.96	S.F.	85,994	30	2002	2032		50.00 %	0.00 %	15			\$82,554
D2030	Sanitary Waste	\$1.52	S.F.	85,994	30	2002	2032		50.00 %	0.00 %	15			\$130,711
D2090	Other Plumbing Systems -Nat Gas	\$0.17	S.F.	85,994	40	2002	2042		62.50 %	0.00 %	25			\$14,619
D3020	Heat Generating Systems	\$7.62	S.F.	85,994	30	2002	2032		50.00 %	0.00 %	15			\$655,274
D3030	Cooling Generating Systems	\$13.08	S.F.	85,994	25	2002	2027		40.00 %	0.00 %	10			\$1,124,802
D3040	Distribution Systems	\$13.94	S.F.	85,994	30	2002	2032		50.00 %	0.00 %	15			\$1,198,756
D3050	Terminal & Package Units	\$0.63	S.F.	85,994	15	2002	2017		0.00 %	110.00 %	0		\$59,594.00	\$54,176
D3060	Controls & Instrumentation	\$1.91	S.F.	85,994	20	2002	2022		25.00 %	0.00 %	5			\$164,249
D4010	Sprinklers	\$4.22	S.F.	85,994	30			2016	0.00 %	110.00 %	-1		\$399,184.00	\$362,895
D4020	Standpipes	\$0.66	S.F.	85,994	30			2016	0.00 %	110.00 %	-1		\$62,432.00	\$56,756
D5010	Electrical Service/Distribution	\$1.65	S.F.	85,994	40	2002	2042		62.50 %	0.00 %	25			\$141,890
D5020	Branch Wiring	\$4.99	S.F.	85,994	30	2002	2032		50.00 %	0.00 %	15			\$429,110
D5020	Lighting	\$11.64	S.F.	85,994	30	2002	2032		50.00 %	0.00 %	15			\$1,000,970
D5030810	Security & Detection Systems	\$1.83	S.F.	85,994	15	2002	2017	2016	0.00 %	110.00 %	-1		\$173,106.00	\$157,369
D5030910	Fire Alarm Systems	\$3.31	S.F.	85,994	15	2013	2028		73.33 %	0.00 %	11			\$284,640
D5030920	Data Communication	\$4.30	S.F.	85,994	15	2012	2027		66.67 %	0.00 %	10			\$369,774
D5090	Other Electrical Systems	\$0.12	S.F.	85,994	20	2002	2022		25.00 %	0.00 %	5			\$10,319
E1020	Institutional Equipment	\$0.30	S.F.	85,994	20	2002	2022		25.00 %	0.00 %	5			\$25,798
E1090	Other Equipment	\$1.86	S.F.	85,994	20	2002	2022		25.00 %	0.00 %	5			\$159,949
E2010	Fixed Furnishings	\$5.72	S.F.	85,994	20	2002	2022		25.00 %	0.00 %	5			\$491,886
Total									52.47 %	4.07 %			\$694,316.00	\$17,056,049

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: A1030 - Slab on Grade



Note:

System: B1010 - Floor Construction



Note:

Campus Assessment Report - 2002 Main

System: B2010 - Exterior Walls



Note:

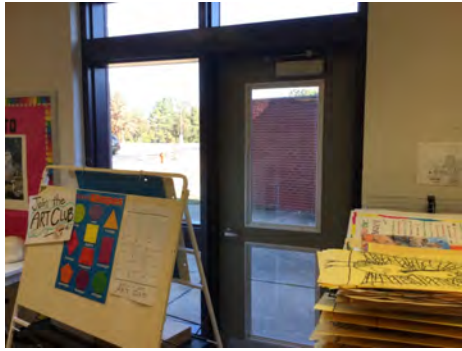
System: B2020 - Exterior Windows



Note:

Campus Assessment Report - 2002 Main

System: B2030 - Exterior Doors



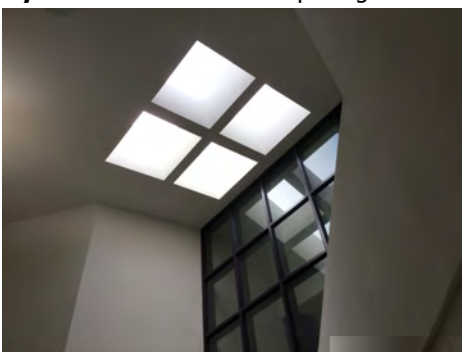
Note:

System: B3010130 - Preformed Metal Roofing



Note:

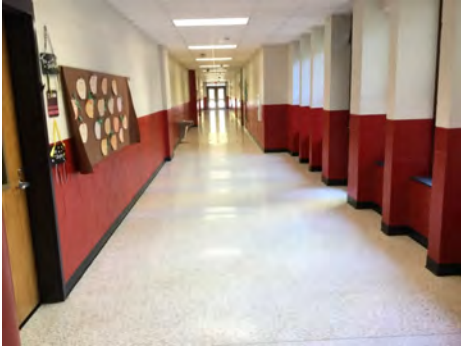
System: B3020 - Roof Openings



Note:

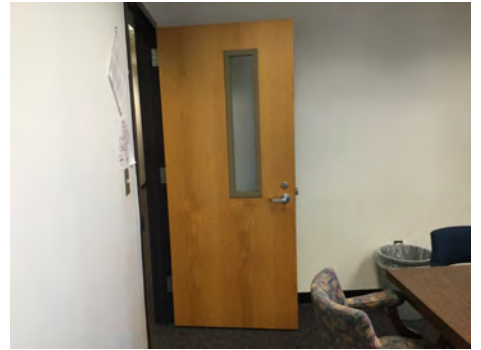
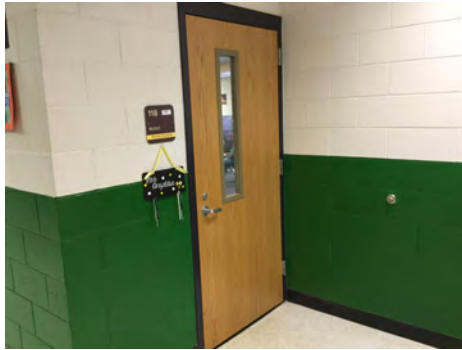
Campus Assessment Report - 2002 Main

System: C1010 - Partitions



Note:

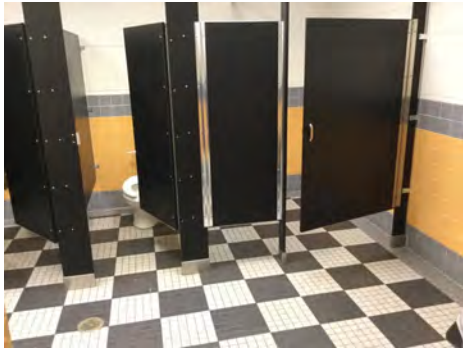
System: C1020 - Interior Doors



Note:

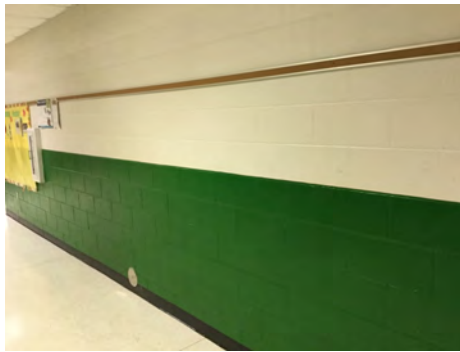
Campus Assessment Report - 2002 Main

System: C1030 - Fittings



Note:

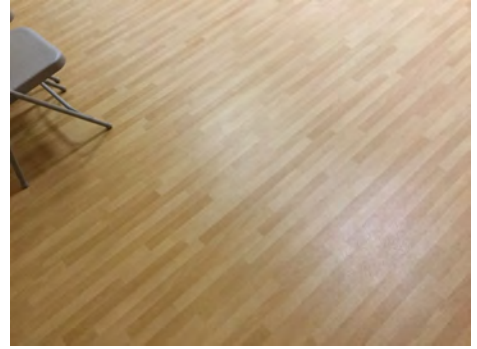
System: C3010 - Wall Finishes



Note:

Campus Assessment Report - 2002 Main

System: C3020 - Floor Finishes



Note: Multit-purpose room flooring replaced 2015. Media center carpet and admin carpet will be replaced w/ VCT when it is worn out.

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

Campus Assessment Report - 2002 Main

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D2090 - Other Plumbing Systems -Nat Gas



Note:

Campus Assessment Report - 2002 Main

System: D3020 - Heat Generating Systems



Note:

System: D3030 - Cooling Generating Systems



Note:

System: D3040 - Distribution Systems



Note:

Campus Assessment Report - 2002 Main

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

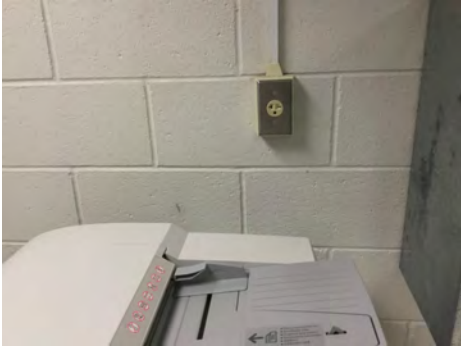
System: D5010 - Electrical Service/Distribution



Note:

Campus Assessment Report - 2002 Main

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

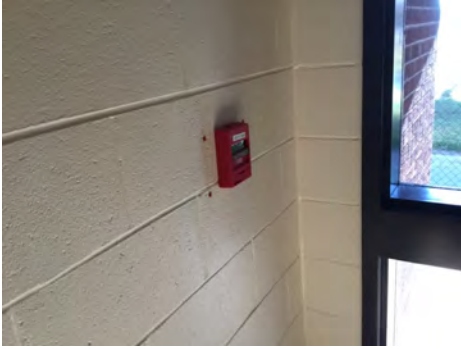
System: D5030810 - Security & Detection Systems



Note:

Campus Assessment Report - 2002 Main

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems



Note:

Campus Assessment Report - 2002 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:	\$694,316	\$0	\$0	\$0	\$0	\$3,654,956	\$0	\$0	\$0	\$0	\$3,611,640	\$7,960,911
* 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
B3010130 - Preformed Metal Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3020 - Roof Openings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,866	\$36,866
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$1,046,153	\$0	\$0	\$0	\$0	\$0	\$1,046,153
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$299,371	\$0	\$0	\$0	\$0	\$0	\$299,371
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$1,222,705	\$0	\$0	\$0	\$0	\$0	\$1,222,705
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,365,329	\$1,365,329

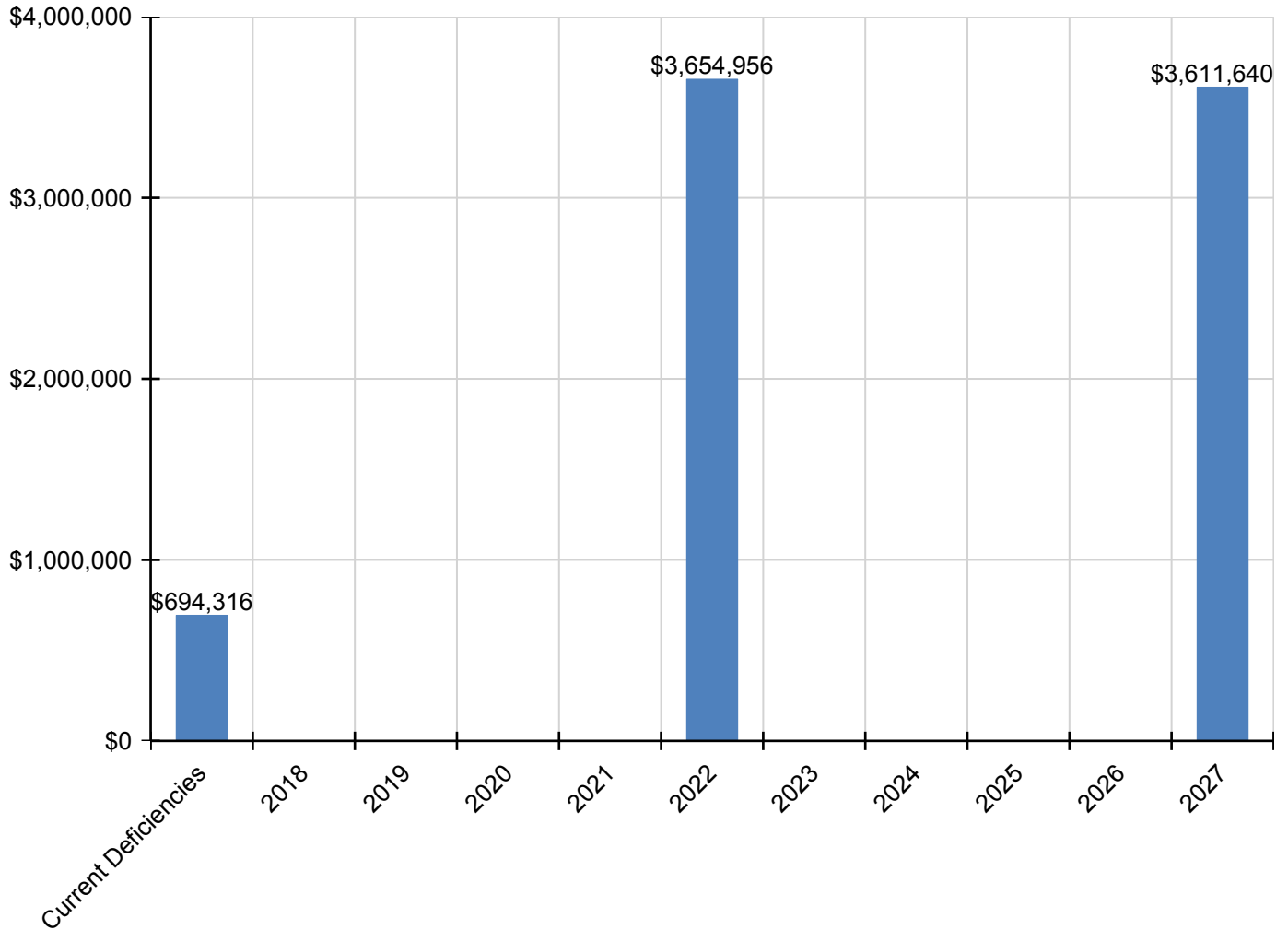
Campus Assessment Report - 2002 Main

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
D2090 - Other Plumbing Systems -Nat Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$0	\$1,662,804	\$1,662,804
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$59,594	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59,594
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$209,450	\$0	\$0	\$0	\$0	\$0	\$0	\$209,450
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$399,184	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$399,184
D4020 - Standpipes	\$62,432	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62,432
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	\$173,106	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$173,106
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	\$546,641	\$546,641
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$13,159	\$0	\$0	\$0	\$0	\$0	\$0	\$13,159
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	\$32,898	\$0	\$0	\$0	\$0	\$0	\$0	\$32,898
E1090 - Other Equipment	\$0	\$0	\$0	\$0	\$0	\$203,967	\$0	\$0	\$0	\$0	\$0	\$0	\$203,967
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$627,253	\$0	\$0	\$0	\$0	\$0	\$0	\$627,253

* Indicates non-renewable system

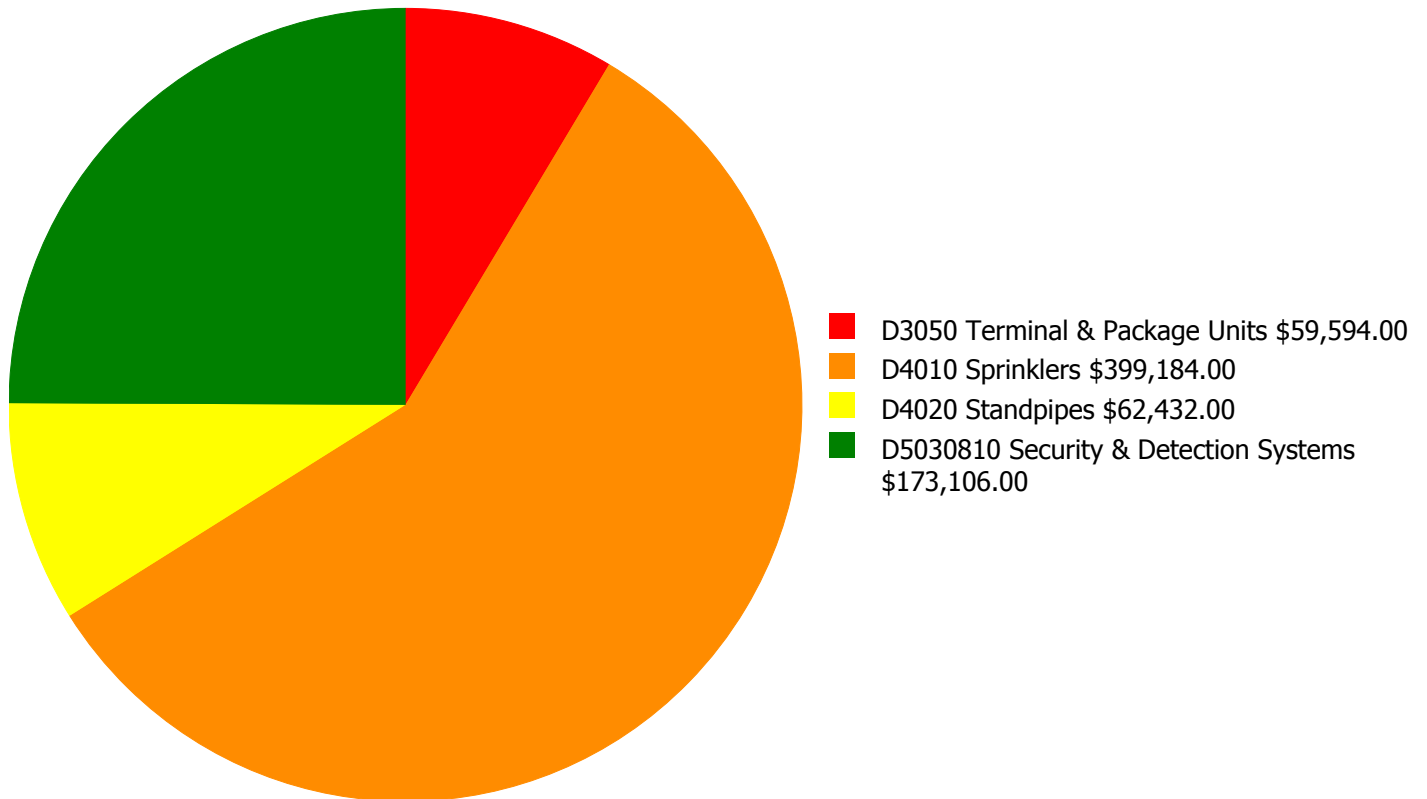
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

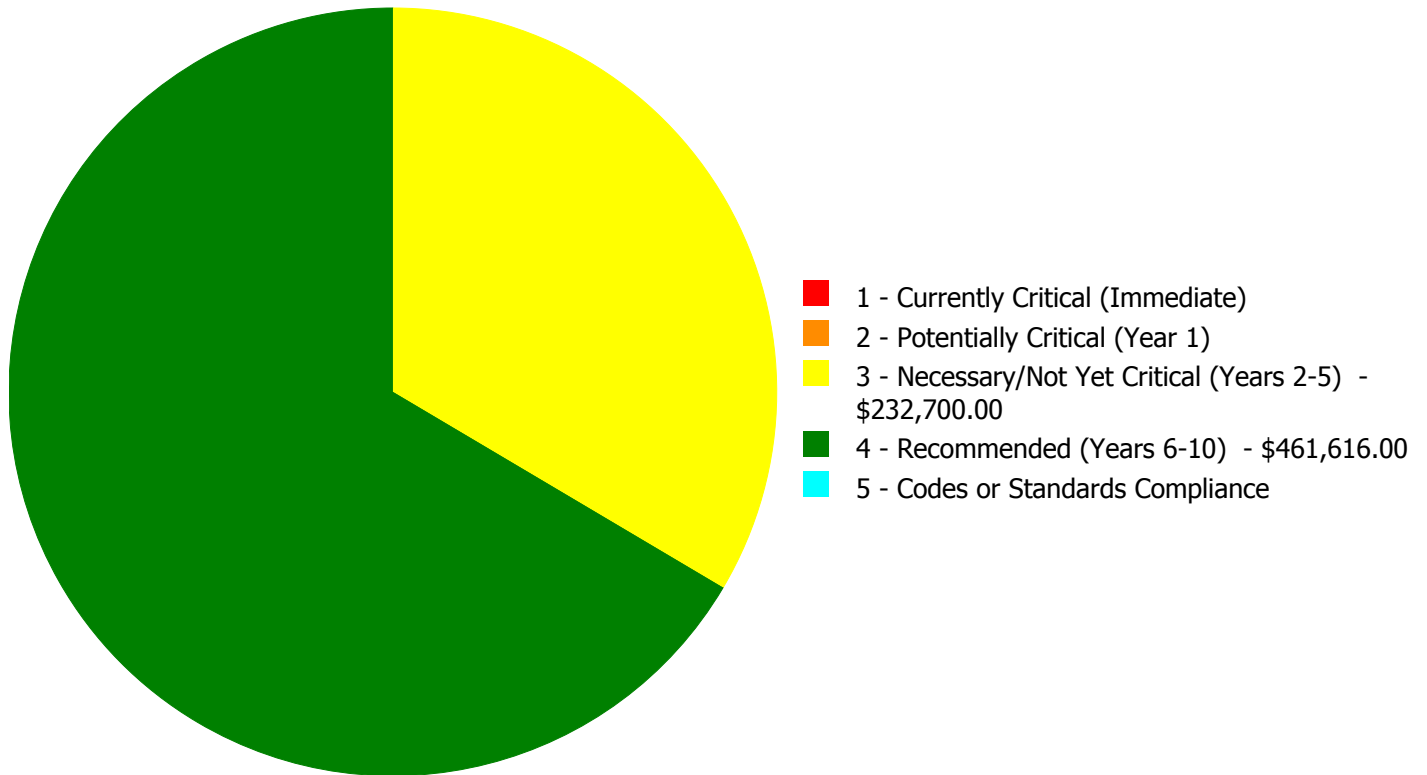
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$694,316.00

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: \$694,316.00

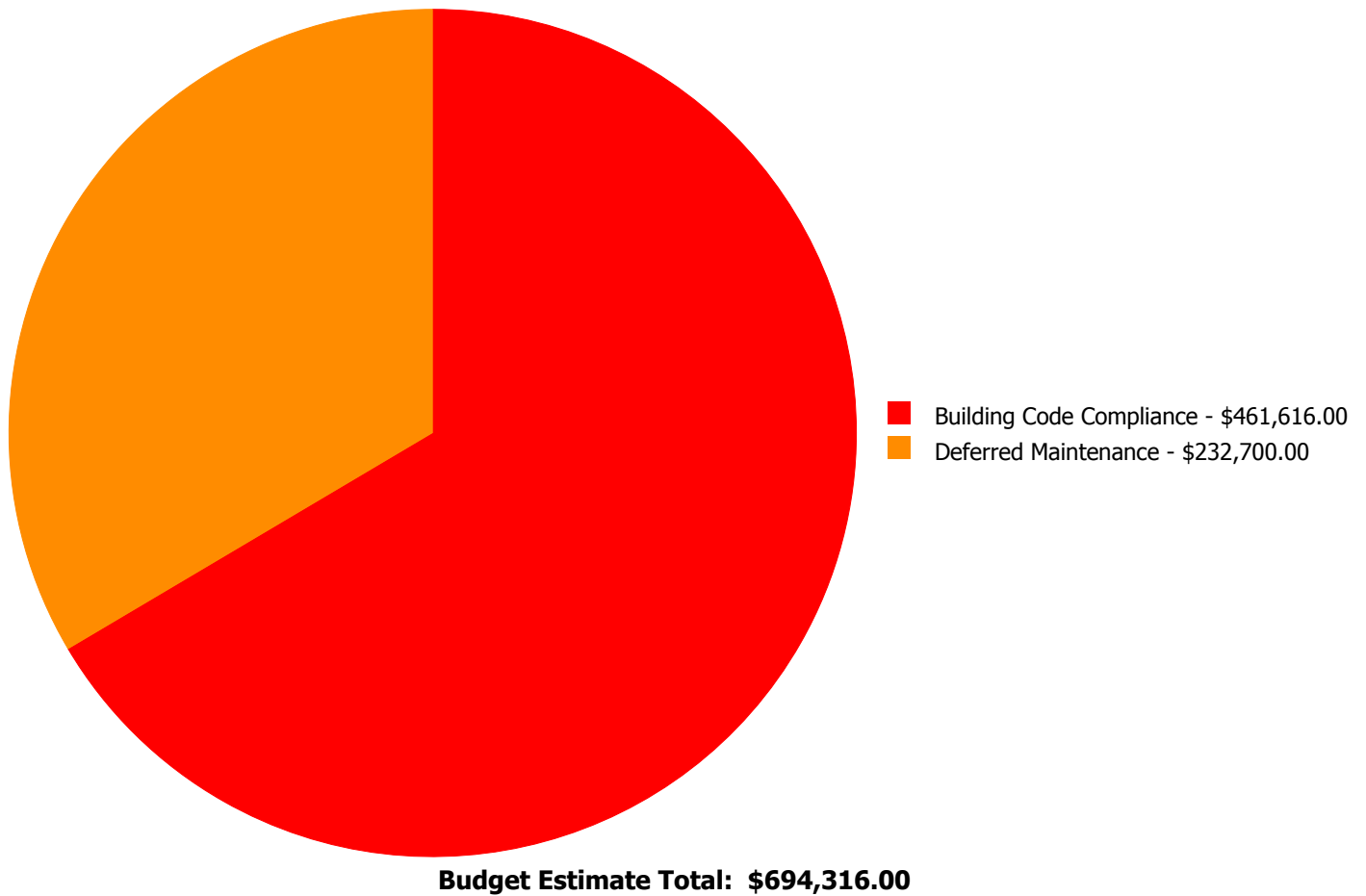
Deficiency By Priority Investment Table

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
D3050	Terminal & Package Units	\$0.00	\$0.00	\$59,594.00	\$0.00	\$0.00	\$59,594.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$399,184.00	\$0.00	\$399,184.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$62,432.00	\$0.00	\$62,432.00
D5030810	Security & Detection Systems	\$0.00	\$0.00	\$173,106.00	\$0.00	\$0.00	\$173,106.00
	Total:	\$0.00	\$0.00	\$232,700.00	\$461,616.00	\$0.00	\$694,316.00

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: D3050 - Terminal & Package Units



Location: Data room
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 85,994.00
Unit of Measure: S.F.
Estimate: \$59,594.00
Assessor Name: Ann Buerger Linden
Date Created: 11/15/2016

Notes: The mini-split system serving the data room is beyond its expected service life. System replacement is recommended.

System: D5030810 - Security & Detection Systems



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 85,994.00
Unit of Measure: S.F.
Estimate: \$173,106.00
Assessor Name: Ann Buerger Linden
Date Created: 12/12/2016

Notes: Install access control system - Part 2 to ensure that all exterior doors are automatically locked during the school day and permit card entry.

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: 85,994.00
Unit of Measure: S.F.
Estimate: \$399,184.00
Assessor Name: Ann Buerger Linden
Date Created: 11/28/2016

Notes: A wet fire sprinkler system is not installed in this building. Installation of a wet fire protection system is recommended.

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: 85,994.00
Unit of Measure: S.F.
Estimate: \$62,432.00
Assessor Name: Ann Buerger Linden
Date Created: 11/28/2016

Notes: Standpipes for fire protection are not installed in this building. Installation of a wet fire protection system is recommended.

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):	528
Year Built:	2002
Last Renovation:	
Replacement Value:	\$52,199
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	75.10 %
FCA Score:	100.00



Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

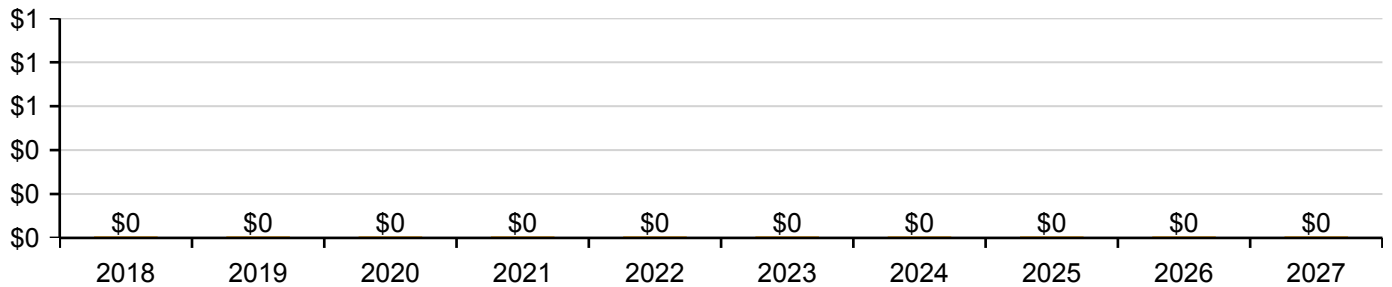
Function:	ES -Elementary School	Gross Area:	528
Year Built:	2002	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$52,199
FCI:	0.00 %	RSLI%:	75.10 %

No data found for this asset

No data found for this asset

No data found for this asset

10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	85.00 %	0.00 %	\$0.00
B10 - Superstructure	85.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	77.13 %	0.00 %	\$0.00
B30 - Roofing	50.00 %	0.00 %	\$0.00
D20 - Plumbing	50.00 %	0.00 %	\$0.00
D50 - Electrical	50.00 %	0.00 %	\$0.00
Totals:	75.10 %	0.00 %	\$0.00

Photo Album

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

1). West Elevation - Nov 22, 2016



2). North Elevation - Nov 22, 2016



3). East Elevation - Nov 22, 2016



4). South Elevation - Nov 22, 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	\$16.57	S.F.	528	100	2002	2102		85.00 %	0.00 %	85			\$8,749
A1030	Slab on Grade	\$16.25	S.F.	528	100	2002	2102		85.00 %	0.00 %	85			\$8,580
B1020	Roof Construction	\$14.31	S.F.	528	100	2002	2102		85.00 %	0.00 %	85			\$7,556
B2010	Exterior Walls	\$23.77	S.F.	528	100	2002	2102		85.00 %	0.00 %	85			\$12,551
B2030	Exterior Doors	\$6.90	S.F.	528	30	2002	2032		50.00 %	0.00 %	15			\$3,643
B3010130	Preformed Metal Roofing	\$9.66	S.F.	528	30	2002	2032		50.00 %	0.00 %	15			\$5,100
C	Interiors	\$0.00	S.F.	528	0	2002			0.00 %	0.00 %				\$0
D2020	Domestic Water Distribution	\$0.96	S.F.	528	30	2002	2032		50.00 %	0.00 %	15			\$507
D5020	Branch Wiring	\$2.84	S.F.	528	30	2002	2032		50.00 %	0.00 %	15			\$1,500
D5020	Lighting	\$7.60	S.F.	528	30	2002	2032		50.00 %	0.00 %	15			\$4,013
Total									75.10 %					\$52,199

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: A1030 - Slab on Grade



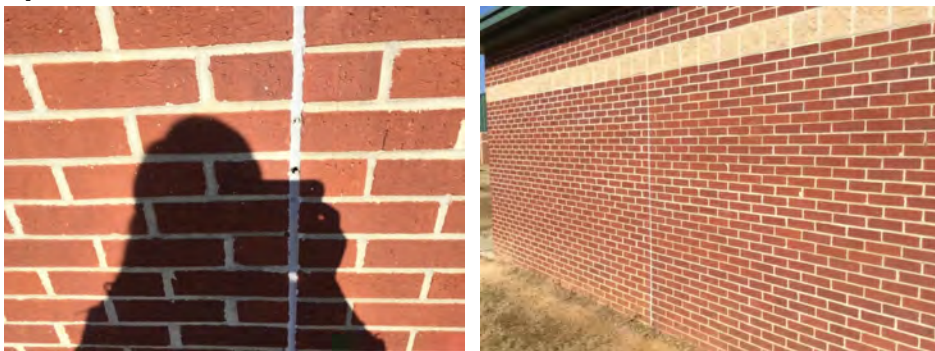
Note:

System: B1020 - Roof Construction



Note:

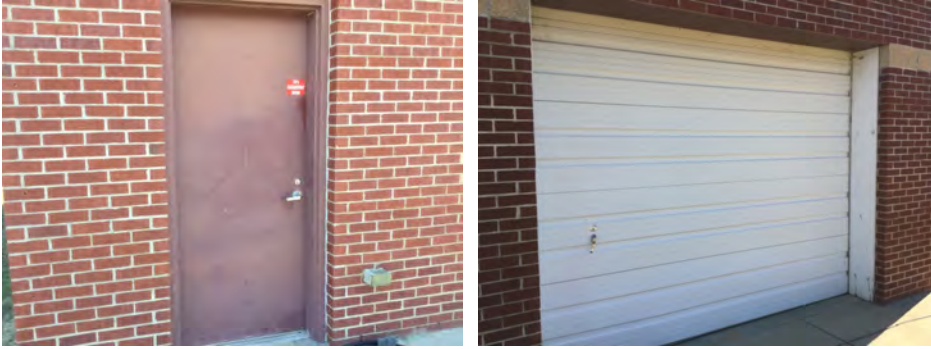
System: B2010 - Exterior Walls



Note:

Campus Assessment Report - 2002 Tractor Bldg

System: B2030 - Exterior Doors



Note:

System: B3010130 - Preformed Metal Roofing



Note:

System: D2020 - Domestic Water Distribution



Note: Plumbing consists of one hose connection cast into the slab at the entrance. There is no sewer. Rain drainage is via gutter and downspouts to discharge at grade.

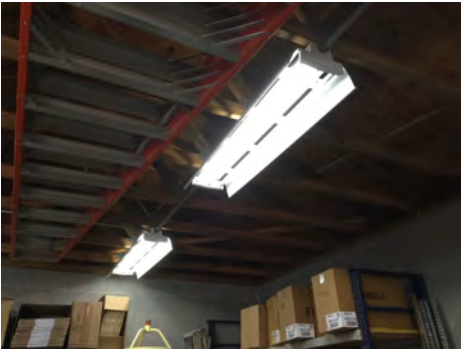
Campus Assessment Report - 2002 Tractor Bldg

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

Renewal Schedule

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

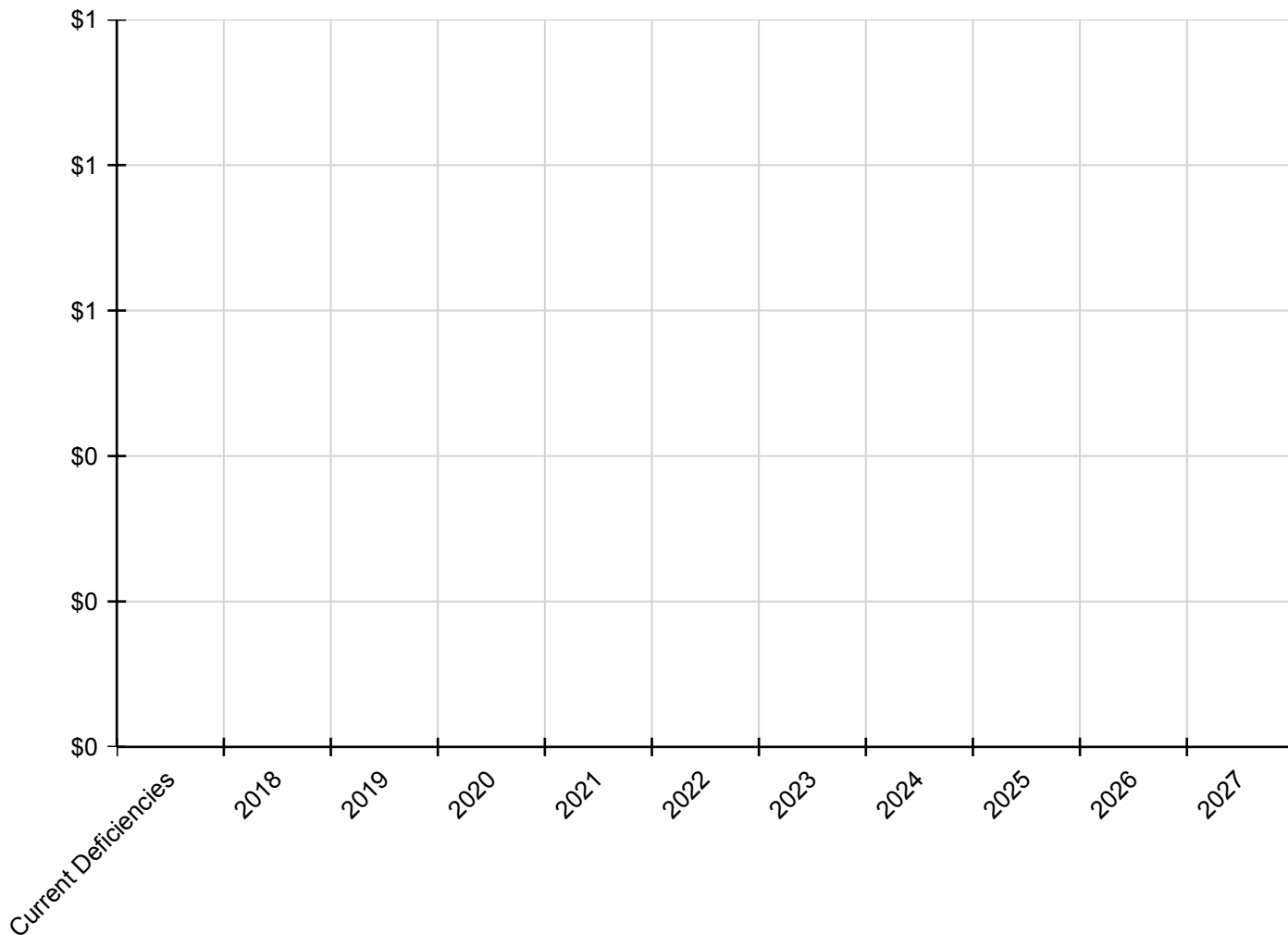
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010130 - Preformed Metal Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	9,903
Year Built:	2002
Last Renovation:	
Replacement Value:	\$1,611,593
Repair Cost:	\$262,529.00
Total FCI:	16.29 %
Total RSLI:	53.77 %
FCA Score:	83.71



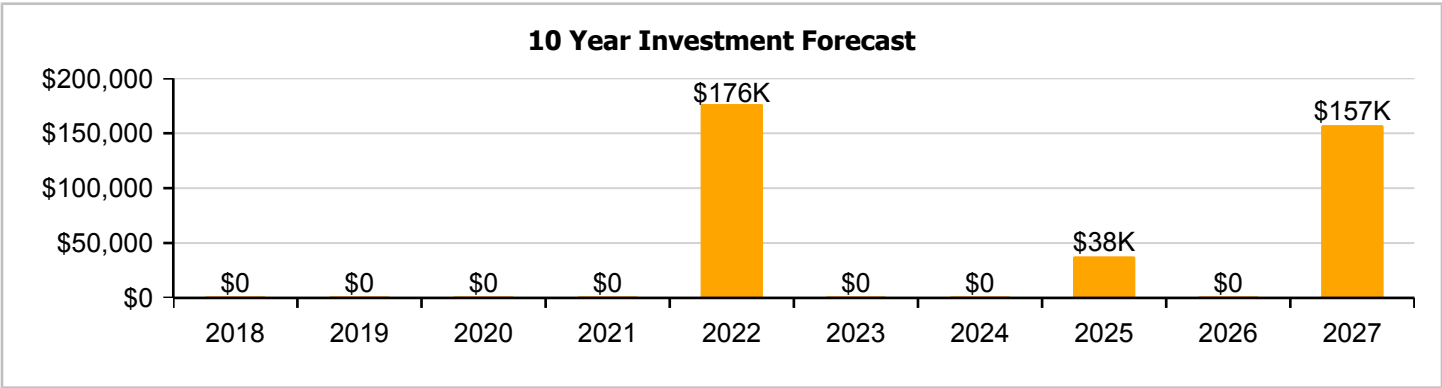
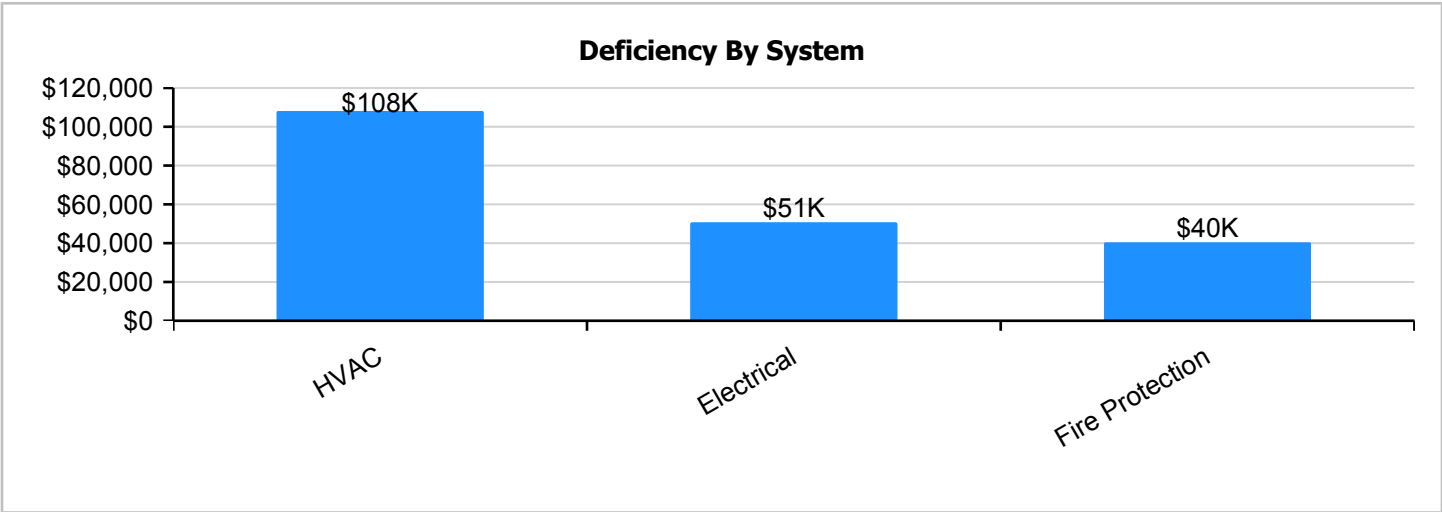
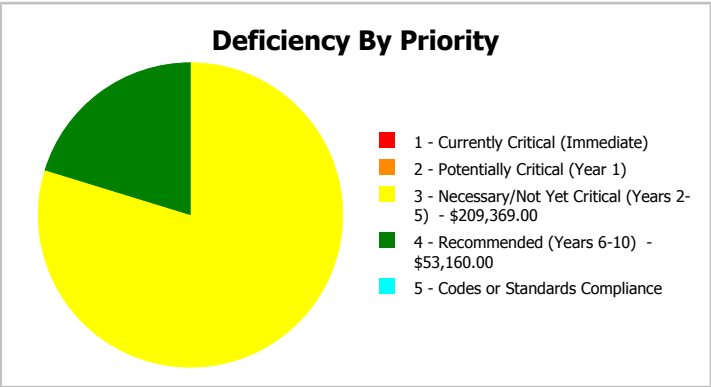
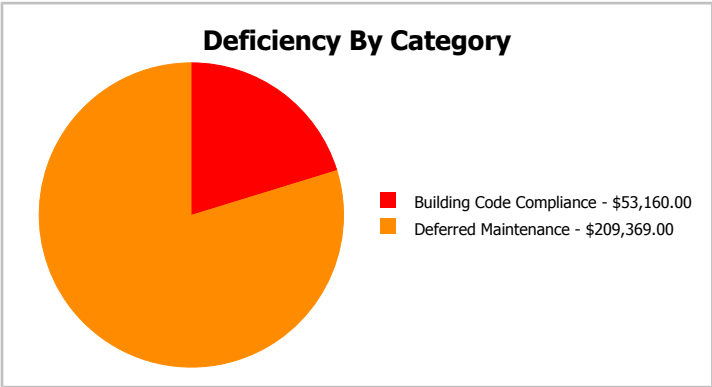
Description:

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:	9,903
Year Built:	2002	Last Renovation:	
Repair Cost:	\$262,529	Replacement Value:	\$1,611,593
FCI:	16.29 %	RSLI%:	53.77 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	85.00 %	0.00 %	\$0.00
B10 - Superstructure	85.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	81.52 %	0.00 %	\$0.00
B30 - Roofing	45.75 %	0.00 %	\$0.00
C10 - Interior Construction	53.50 %	0.00 %	\$0.00
C30 - Interior Finishes	67.08 %	0.00 %	\$0.00
D20 - Plumbing	50.00 %	0.00 %	\$0.00
D30 - HVAC	16.59 %	68.50 %	\$142,593.00
D40 - Fire Protection	0.00 %	110.00 %	\$53,160.00
D50 - Electrical	42.40 %	24.22 %	\$66,776.00
E10 - Equipment	25.00 %	0.00 %	\$0.00
Totals:	53.77 %	16.29 %	\$262,529.00

Photo Album

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

1). Northwest Elevation - Nov 22, 2016



2). Northeast Elevation - Nov 22, 2016



3). Southeast Elevation - Nov 22, 2016



4). Southwest Elevation - Nov 22, 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.

Campus Assessment Report - 2007 Gym

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	\$4.70	S.F.	9,903	100	2002	2102		85.00 %	0.00 %	85			\$46,544
A1030	Slab on Grade	\$8.26	S.F.	9,903	100	2002	2102		85.00 %	0.00 %	85			\$81,799
B1020	Roof Construction	\$15.44	S.F.	9,903	100	2002	2102		85.00 %	0.00 %	85			\$152,902
B2010	Exterior Walls	\$9.24	S.F.	9,903	100	2002	2102		85.00 %	0.00 %	85			\$91,504
B2030	Exterior Doors	\$1.02	S.F.	9,903	30	2002	2032		50.00 %	0.00 %	15			\$10,101
B3010120	Single Ply Membrane	\$6.98	S.F.	2,188	20	2002	2022		25.00 %	0.00 %	5			\$15,272
B3010130	Preformed Metal Roofing	\$9.66	S.F.	7,715	30	2002	2032		50.00 %	0.00 %	15			\$74,527
C1010	Partitions	\$10.59	S.F.	9,903	75	2002	2077		80.00 %	0.00 %	60			\$104,873
C1020	Interior Doors	\$2.48	S.F.	9,903	30	2002	2032		50.00 %	0.00 %	15			\$24,559
C1030	Fittings	\$9.54	S.F.	9,903	20	2002	2022		25.00 %	0.00 %	5			\$94,475
C3010	Wall Finishes	\$2.73	S.F.	9,903	10	2015	2025		80.00 %	0.00 %	8			\$27,035
C3020	Floor Finishes	\$11.15	S.F.	9,903	20	2015	2035		90.00 %	0.00 %	18			\$110,418
C3030	Ceiling Finishes	\$10.74	S.F.	9,903	25	2002	2027		40.00 %	0.00 %	10			\$106,358
D2010	Plumbing Fixtures	\$11.26	S.F.	9,903	30	2002	2032		50.00 %	0.00 %	15			\$111,508
D2020	Domestic Water Distribution	\$0.96	S.F.	9,903	30	2002	2032		50.00 %	0.00 %	15			\$9,507
D2030	Sanitary Waste	\$1.52	S.F.	9,903	30	2002	2032		50.00 %	0.00 %	15			\$15,053
D3040	Distribution Systems	\$6.02	S.F.	9,903	30	2002	2032		50.00 %	0.00 %	15			\$59,616
D3050	Terminal & Package Units	\$13.09	S.F.	9,903	15	2002	2017		0.00 %	110.00 %	0		\$142,593.00	\$129,630
D3060	Controls & Instrumentation	\$1.91	S.F.	9,903	20	2002	2022		25.00 %	0.00 %	5			\$18,915
D4010	Sprinklers	\$4.22	S.F.	9,903	30			2016	0.00 %	110.00 %	-1		\$45,970.00	\$41,791
D4020	Standpipes	\$0.66	S.F.	9,903	30			2016	0.00 %	110.01 %	-1		\$7,190.00	\$6,536
D5010	Electrical Service/Distribution	\$1.65	S.F.	9,903	40	2002	2042		62.50 %	0.00 %	25			\$16,340
D5020	Branch Wiring	\$4.99	S.F.	9,903	30	2002	2032		50.00 %	0.00 %	15			\$49,416
D5020	Lighting	\$11.64	S.F.	9,903	30	2002	2032		50.00 %	0.00 %	15			\$115,271
D5030810	Security & Detection Systems	\$1.83	S.F.	9,903	15	2002	2017		0.00 %	110.00 %	0		\$19,935.00	\$18,122
D5030910	Fire Alarm Systems	\$3.31	S.F.	9,903	15	2013	2028		73.33 %	0.00 %	11			\$32,779
D5030920	Data Communication	\$4.30	S.F.	9,903	15	2002	2017		0.00 %	110.00 %	0		\$46,841.00	\$42,583
D5090	Other Electrical Systems	\$0.12	S.F.	9,903	20	2002	2022		25.00 %	0.00 %	5			\$1,188
E1020	Institutional Equipment	\$0.30	S.F.	9,903	20	2002	2022		25.00 %	0.00 %	5			\$2,971
Total									53.77 %	16.29 %			\$262,529.00	\$1,611,593

System Notes

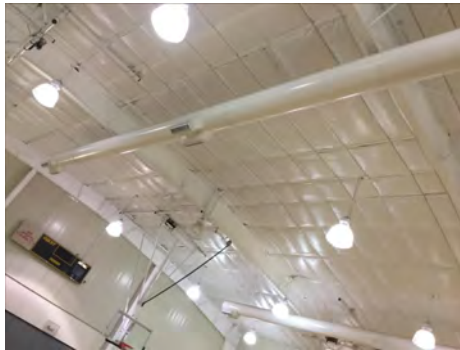
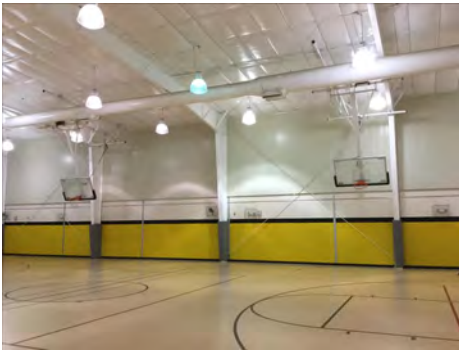
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: A1030 - Slab on Grade



Note:

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

Campus Assessment Report - 2007 Gym

System: B2030 - Exterior Doors



Note:

System: B3010120 - Single Ply Membrane



Note:

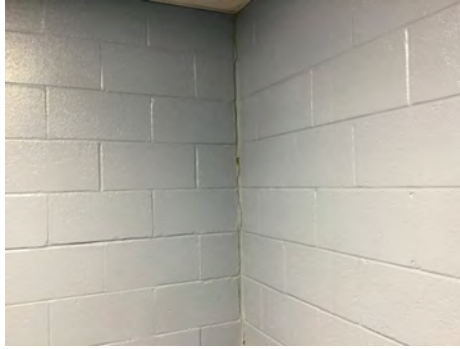
System: B3010130 - Preformed Metal Roofing



Note:

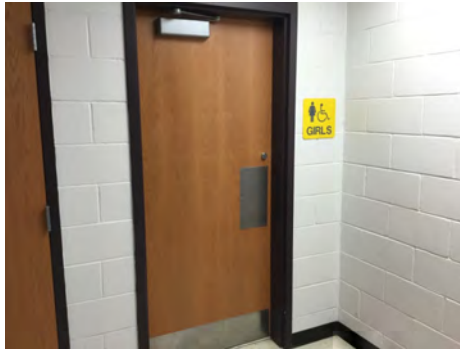
Campus Assessment Report - 2007 Gym

System: C1010 - Partitions



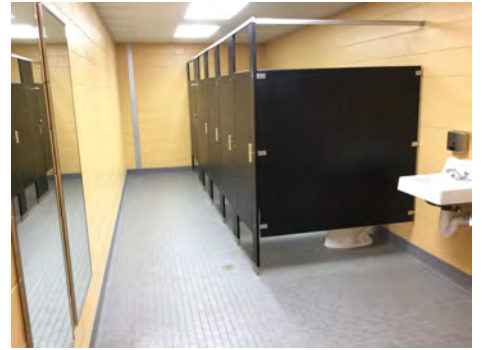
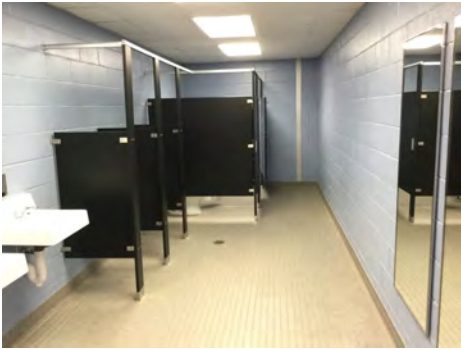
Note:

System: C1020 - Interior Doors



Note:

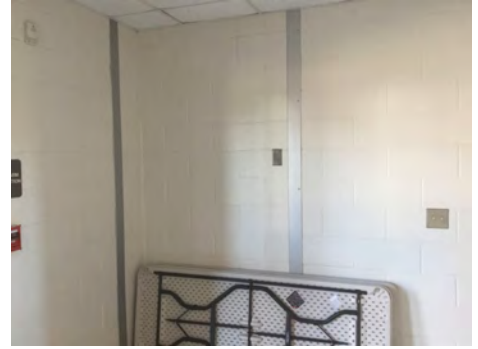
System: C1030 - Fittings



Note:

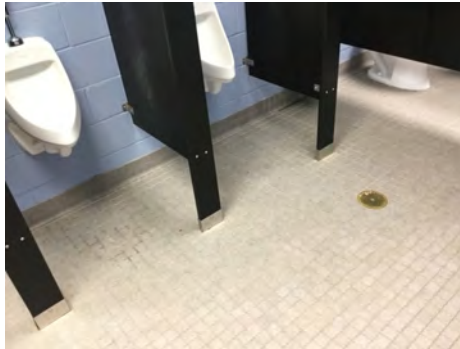
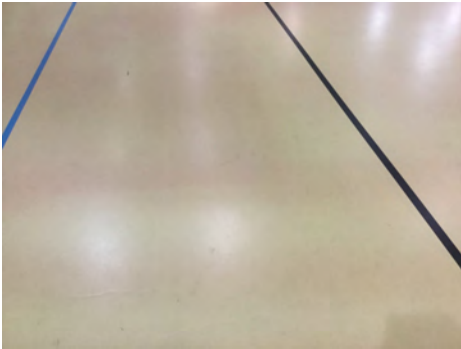
Campus Assessment Report - 2007 Gym

System: C3010 - Wall Finishes



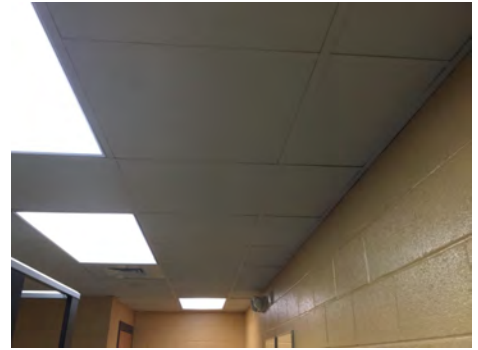
Note:

System: C3020 - Floor Finishes



Note:

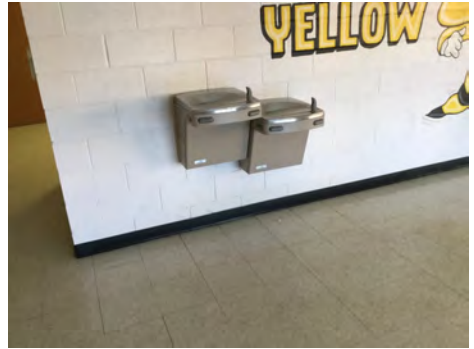
System: C3030 - Ceiling Finishes



Note:

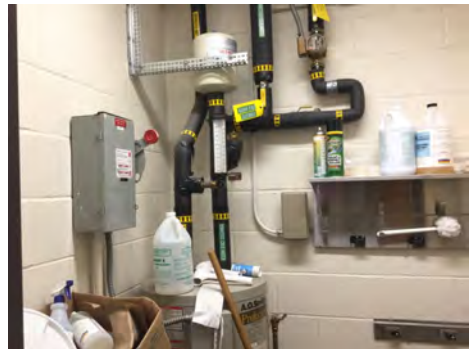
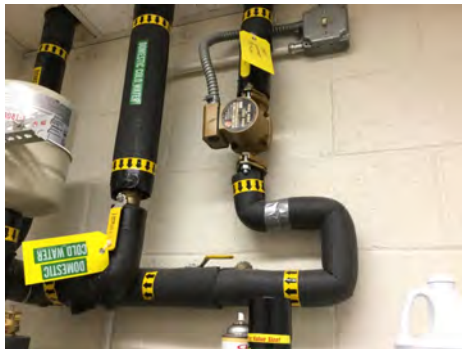
Campus Assessment Report - 2007 Gym

System: D2010 - Plumbing Fixtures



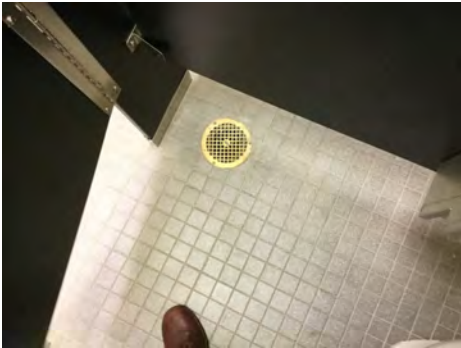
Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

Campus Assessment Report - 2007 Gym

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

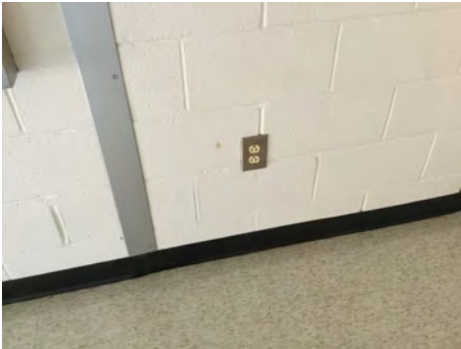
Campus Assessment Report - 2007 Gym

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note: Exterior wall packs replaced 2016. LED installation slated for 2017

Campus Assessment Report - 2007 Gym

System: D5030810 - Security & Detection Systems



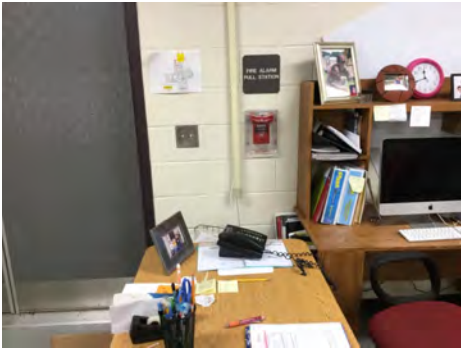
Note:

System: D5030910 - Fire Alarm Systems



Note:

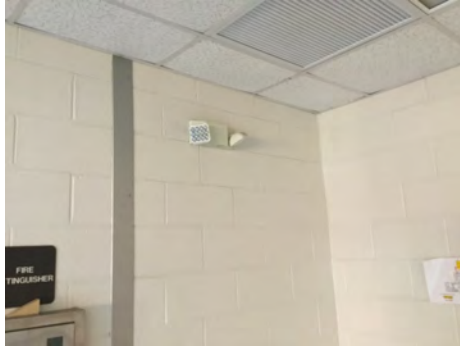
System: D5030920 - Data Communication



Note:

Campus Assessment Report - 2007 Gym

System: D5090 - Other Electrical Systems



Note:

System: E1020 - Institutional 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:	\$262,529	\$0	\$0	\$0	\$0	\$176,454	\$0	\$0	\$37,672	\$0	\$157,230	\$633,886
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010120 - Single Ply Membrane	\$0	\$0	\$0	\$0	\$0	\$26,557	\$0	\$0	\$0	\$0	\$0	\$26,557
B3010130 - Preformed Metal Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$120,474	\$0	\$0	\$0	\$0	\$0	\$120,474
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37,672	\$0	\$0	\$37,672
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$157,230	\$157,230
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

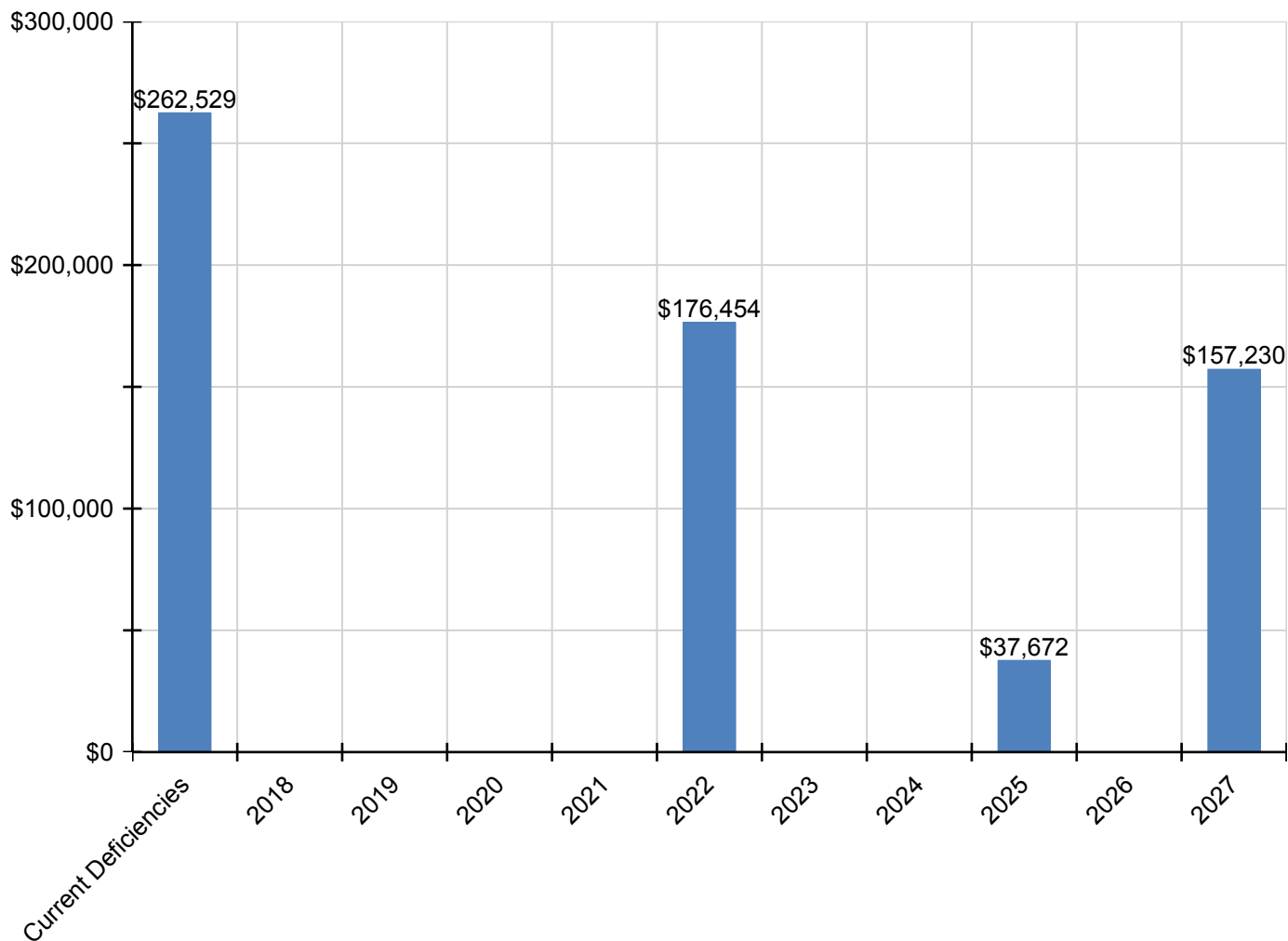
Campus Assessment Report - 2007 Gym

D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$142,593	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$142,593
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$24,120	\$0	\$0	\$0	\$0	\$0	\$0	\$24,120
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$45,970	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,970
D4020 - Standpipes	\$7,190	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,190
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	\$19,935	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,935
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030920 - Data Communication	\$46,841	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,841
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$1,515	\$0	\$0	\$0	\$0	\$0	\$0	\$1,515
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	\$3,789	\$0	\$0	\$0	\$0	\$0	\$0	\$3,789

* Indicates non-renewable system

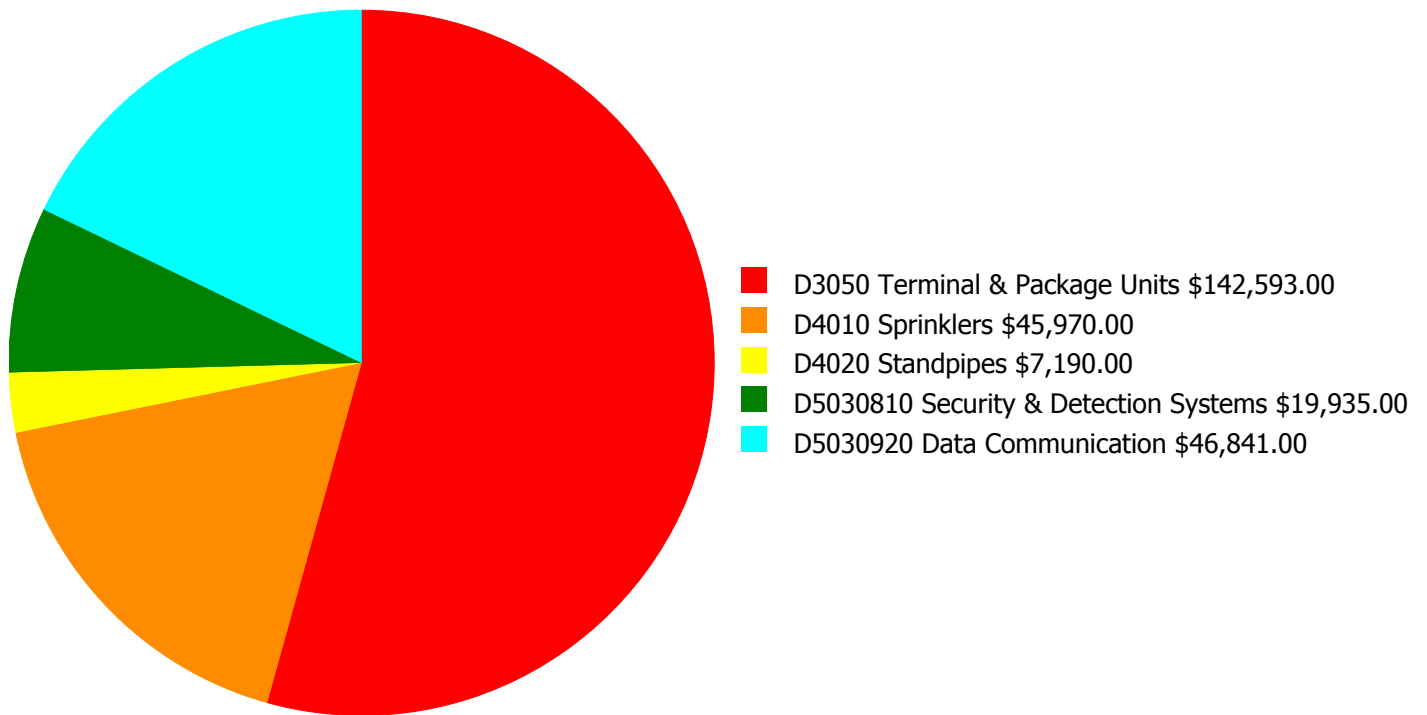
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

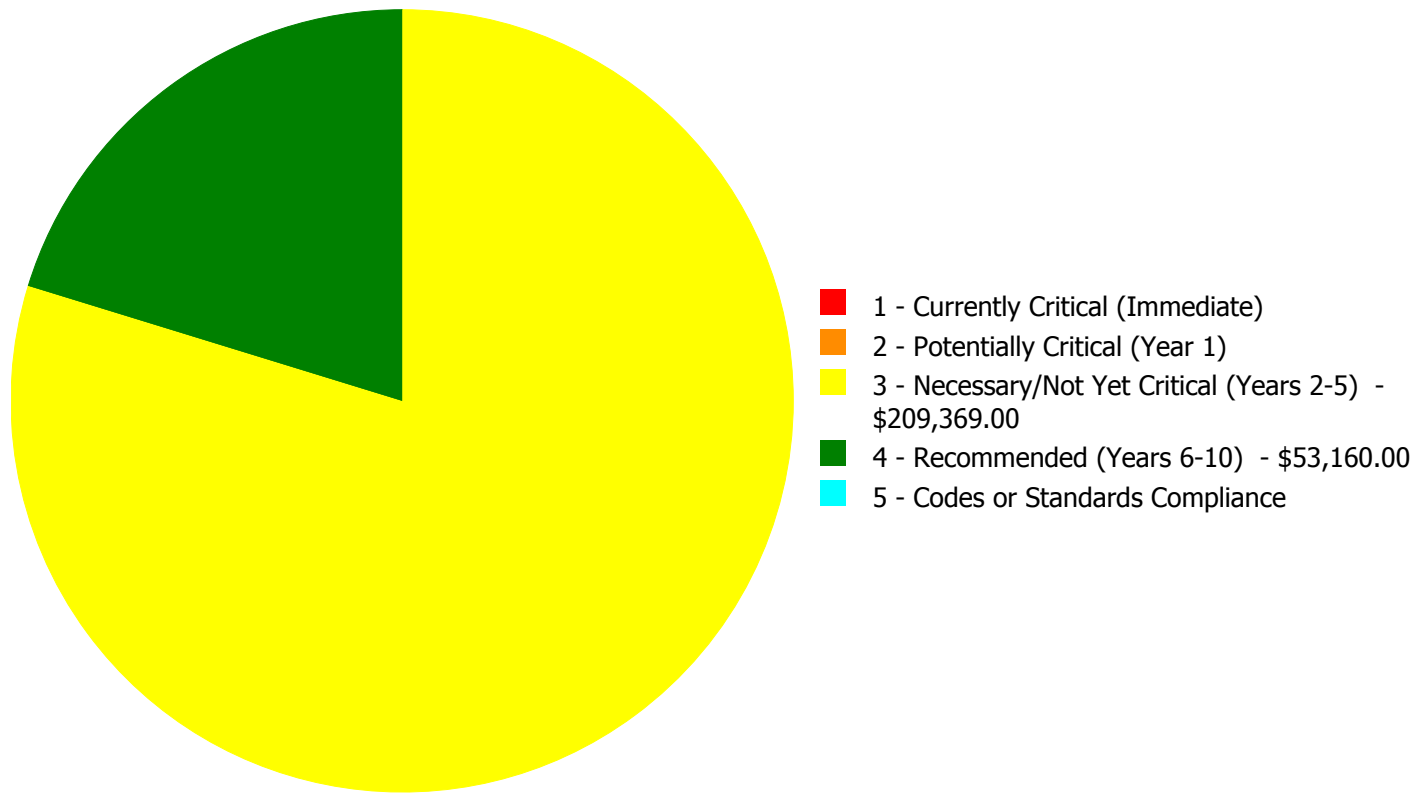
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$262,529.00

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: \$262,529.00

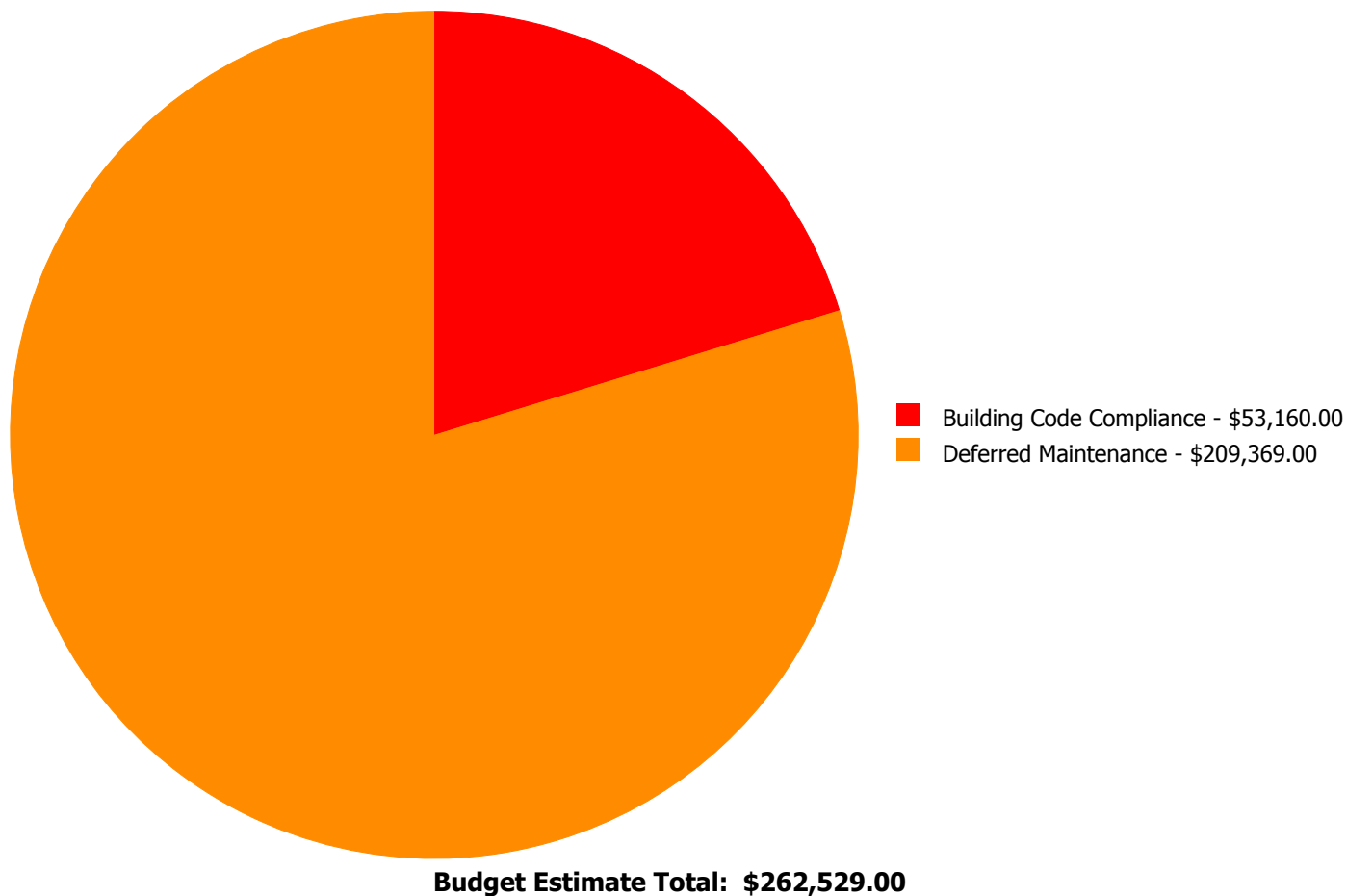
Deficiency By Priority Investment Table

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
D3050	Terminal & Package Units	\$0.00	\$0.00	\$142,593.00	\$0.00	\$0.00	\$142,593.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$45,970.00	\$0.00	\$45,970.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$7,190.00	\$0.00	\$7,190.00
D5030810	Security & Detection Systems	\$0.00	\$0.00	\$19,935.00	\$0.00	\$0.00	\$19,935.00
D5030920	Data Communication	\$0.00	\$0.00	\$46,841.00	\$0.00	\$0.00	\$46,841.00
	Total:	\$0.00	\$0.00	\$209,369.00	\$53,160.00	\$0.00	\$262,529.00

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: D3050 - Terminal & Package Units



Location: Rooftop package units
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 9,903.00
Unit of Measure: S.F.
Estimate: \$142,593.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

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

System: D5030810 - Security & Detection Systems



Location: Throughout building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 9,903.00
Unit of Measure: S.F.
Estimate: \$19,935.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

Notes: The system is beyond its expected service life and should be scheduled for replacement. Install security access control at one set exterior doors.

System: D5030920 - Data Communication



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 9,903.00
Unit of Measure: S.F.
Estimate: \$46,841.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

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: 9,903.00
Unit of Measure: S.F.
Estimate: \$45,970.00
Assessor Name: Eduardo Lopez
Date Created: 11/22/2016

Notes: A wet fire sprinkler system is not installed in this building. Installation of a wet fire protection system is recommended.

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: 9,903.00
Unit of Measure: S.F.
Estimate: \$7,190.00
Assessor Name: Eduardo Lopez
Date Created: 11/22/2016

Notes: Standpipes for fire protection are not installed in this building. Installation of a wet fire protection system is recommended.

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):	96,425
Year Built:	2002
Last Renovation:	
Replacement Value:	\$3,024,855
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	47.29 %
FCA Score:	100.00



Description:

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

Attributes: This asset has no attributes.

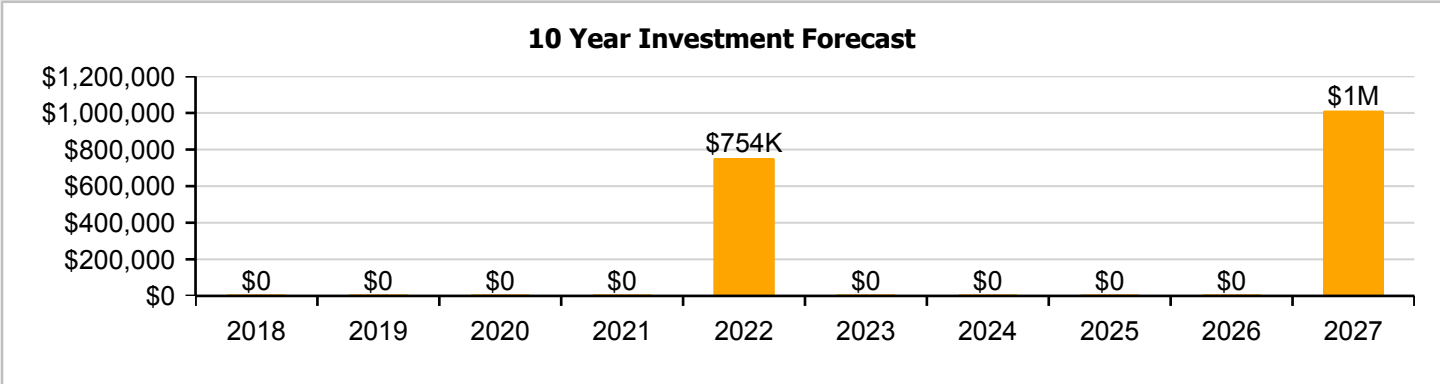
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	96,425
Year Built:	2002	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$3,024,855
FCI:	0.00 %	RSLI%:	47.29 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	32.95 %	0.00 %	\$0.00
G30 - Site Mechanical Utilities	69.21 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	57.08 %	0.00 %	\$0.00
Totals:	47.29 %	0.00 %	\$0.00

Photo Album

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

- 1). Aerial Image of Coasts Elementary School
- Feb 28, 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

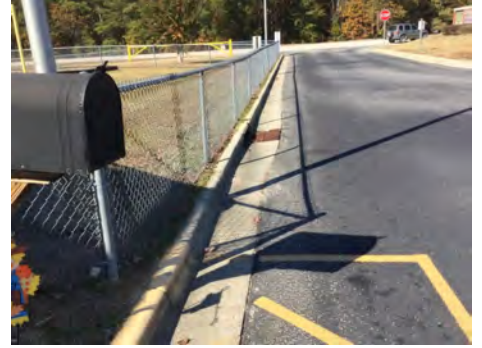
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to 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.	96,425	25	2002	2027		40.00 %	0.00 %	10			\$367,379
G2020	Parking Lots	\$1.33	S.F.	96,425	25	2002	2027		40.00 %	0.00 %	10			\$128,245
G2030	Pedestrian Paving	\$1.91	S.F.	96,425	30	2002	2032		50.00 %	0.00 %	15			\$184,172
G2040105	Fence & Guardrails	\$1.23	S.F.	96,425	30	2002	2032		50.00 %	0.00 %	15			\$118,603
G2040950	Canopies	\$0.44	S.F.	96,425	25	2002	2027		40.00 %	0.00 %	10			\$42,427
G2040950	Covered Walkways	\$1.52	S.F.	96,425	25	2002	2027		40.00 %	0.00 %	10			\$146,566
G2040950	Hard Surface Play Area	\$0.75	S.F.	96,425	20	2002	2022		25.00 %	0.00 %	5			\$72,319
G2040950	Playing Field	\$4.54	S.F.	96,425	20	2002	2022		25.00 %	0.00 %	5			\$437,770
G2050	Landscaping	\$1.87	S.F.	96,425	15	2002	2017		0.00 %	0.00 %	0			\$180,315
G3010	Water Supply	\$2.34	S.F.	96,425	50	2002	2052		70.00 %	0.00 %	35			\$225,635
G3020	Sanitary Sewer	\$1.45	S.F.	96,425	50	2002	2052		70.00 %	0.00 %	35			\$139,816
G3030	Storm Sewer	\$4.54	S.F.	96,425	50	2002	2052		70.00 %	0.00 %	35			\$437,770
G3060	Fuel Distribution	\$0.98	S.F.	96,425	40	2002	2042		62.50 %	0.00 %	25			\$94,497
G4010	Electrical Distribution	\$2.35	S.F.	96,425	50	2002	2052		70.00 %	0.00 %	35			\$226,599
G4020	Site Lighting	\$1.47	S.F.	96,425	30	2002	2032		50.00 %	0.00 %	15			\$141,745
G4030	Site Communications & Security	\$0.84	S.F.	96,425	15	2007	2022		33.33 %	0.00 %	5			\$80,997
Total									47.29 %					\$3,024,855

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:

Campus Assessment Report - Site

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Canopies



Note:

Campus Assessment Report - Site

System: G2040950 - Covered Walkways



Note:

System: G2040950 - Playing Field



Note:

System: G2050 - Landscaping



Note:

Campus Assessment Report - Site

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer



Note:

Campus Assessment Report - Site

System: G3060 - Fuel Distribution



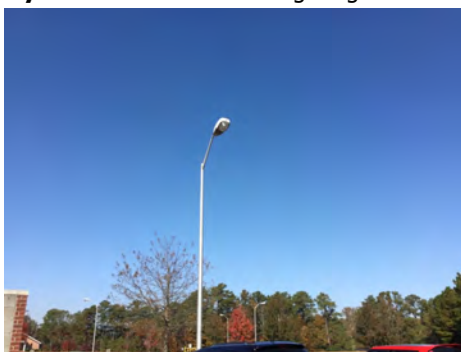
Note:

System: G4010 - Electrical Distribution



Note:

System: G4020 - Site Lighting



Note:

Campus Assessment Report - Site

System: G4030 - Site Communications & Security



Note: The site communications and security is assumed to have been reviewed and updated as needed with the 2007 gym addition.

Renewal Schedule

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

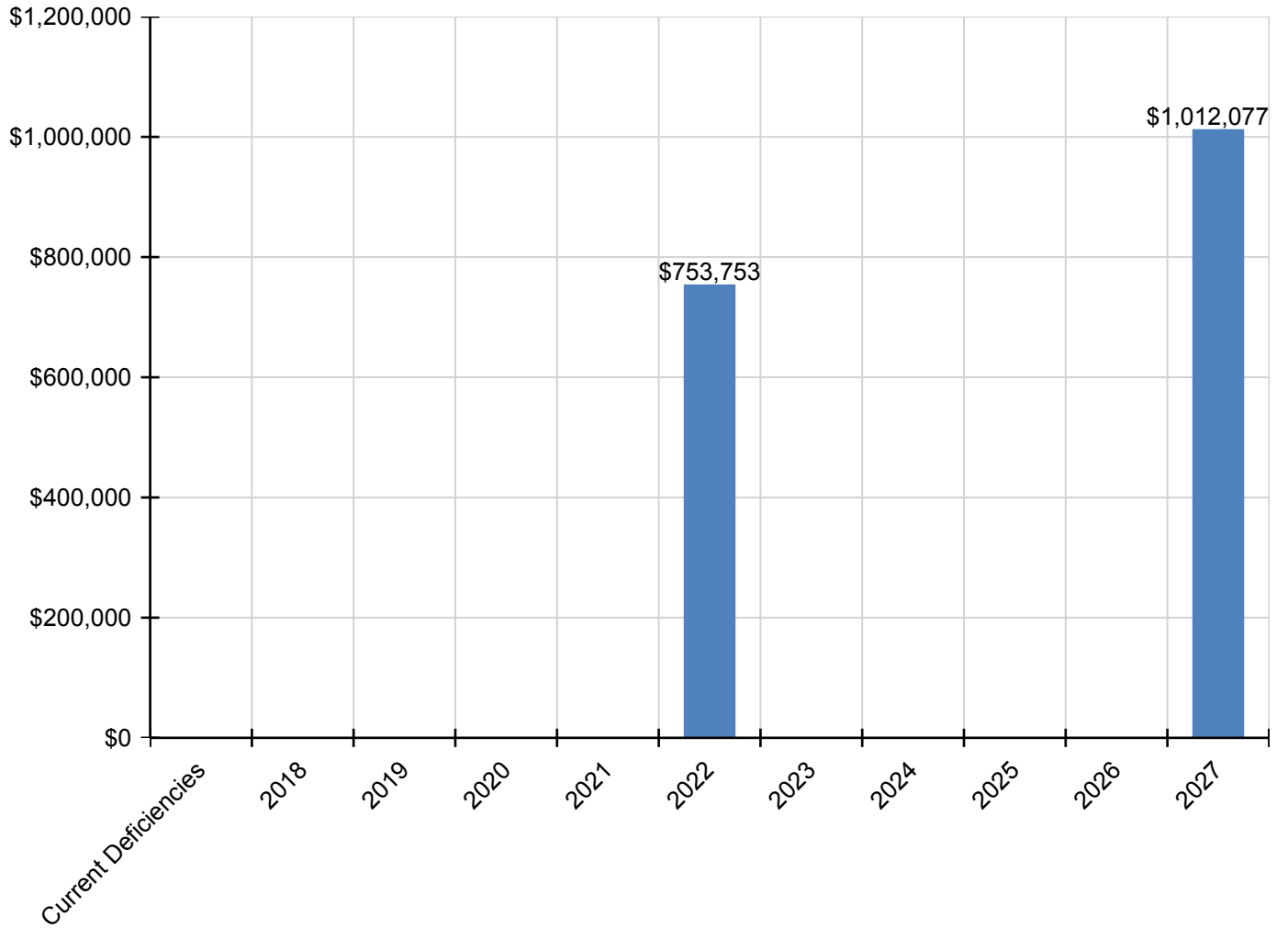
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$0	\$0	\$0	\$0	\$0	\$753,753	\$0	\$0	\$0	\$0	\$1,012,077	\$1,765,830
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	\$543,099	\$543,099
G2020 - Parking Lots	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$189,586	\$189,586
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 - Canopies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62,721	\$62,721
G2040950 - Covered Walkways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$216,670	\$216,670
G2040950 - Hard Surface Play Area	\$0	\$0	\$0	\$0	\$0	\$92,221	\$0	\$0	\$0	\$0	\$0	\$92,221
G2040950 - Playing Field	\$0	\$0	\$0	\$0	\$0	\$558,244	\$0	\$0	\$0	\$0	\$0	\$558,244
* G2050 - Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G30 - Site Mechanical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3010 - Water Supply	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3020 - Sanitary Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3030 - Storm Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3060 - Fuel Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4020 - Site Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4030 - Site Communications & Security	\$0	\$0	\$0	\$0	\$0	\$103,288	\$0	\$0	\$0	\$0	\$0	\$103,288

** 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