

NC School District/430 Harnett County/Elementary School

Erwin Elementary

Final
Campus Assessment Report

March 11, 2017



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Deficiency Summary By Category

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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):	74,147
Year Built:	1926
Last Renovation:	
Replacement Value:	\$16,673,466
Repair Cost:	\$9,526,863.00
Total FCI:	57.14 %
Total RSLI:	9.40 %
FCA Score:	42.86



Description:

GENERAL:

Erwin Elementary is located at 301 S 10th Street in Erwin, North Carolina. The 2 story, 39,563 square foot building was originally constructed in 1926 There have been 3 additions. There was a Cafeteria, Media Center and Gym added between 1948 and 1957.

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 has a basement of cast in-place construction.

Campus Assessment Report - Erwin Elementary

B. SUPERSTRUCTURE

Floor construction is metal pan deck with lightweight fill. Roof construction is steel. The exterior envelope is composed of walls of brick veneer. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope single ply membrane. Most building entrances appear to meet minimum ADA requirements.

C. INTERIORS

Interior partitions are typically CMU. Interior doors are generally solid core wood with wood frames. Interior fittings include the following items: white boards, toilet accessories, storage shelving, handrails, and fabricated toilet partitions. Stair construction includes wood risers and wood treads with wood finishes. The interior wall finishes are typically painted wood paneling and plaster. Floor finishes in common areas are typically wood, tile and vinyl composition tile. Ceiling finishes in common areas are typically and plaster.

CONVEYING:

The building does not include conveying equipment.

D. SERVICES

PLUMBING:

Plumbing fixtures are typically on-low-flow water fixtures with manual control valves. Domestic water distribution is combination of copper and galvanized steel with electric hot water heating. Sanitary waste system is cast iron. Other plumbing systems is supplied by above ground fuel tanks.

HVAC:

Conditioned air is supplied through wall mounted air conditioner heater combo units.

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

COMMUNICATIONS AND SECURITY:

The fire alarm system consists of audible/visual strobe annunciator's in common spaces, and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and do not include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The security system has CCTV cameras and is locally monitored; this building has a public address and paging system separate from the telephone system.

OTHER ELECTRICAL SYSTEMS:

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

E. EQUIPMENT & FURNISHINGS:

This building includes the following items and equipment: fixed food service, library equipment, theater and stage, audio-visual, fixed casework, window treatment, floor grilles and mats, and multiple seating furnishings.

G. SITE:

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

Campus Assessment Report - Erwin Elementary

Attributes:

General Attributes:

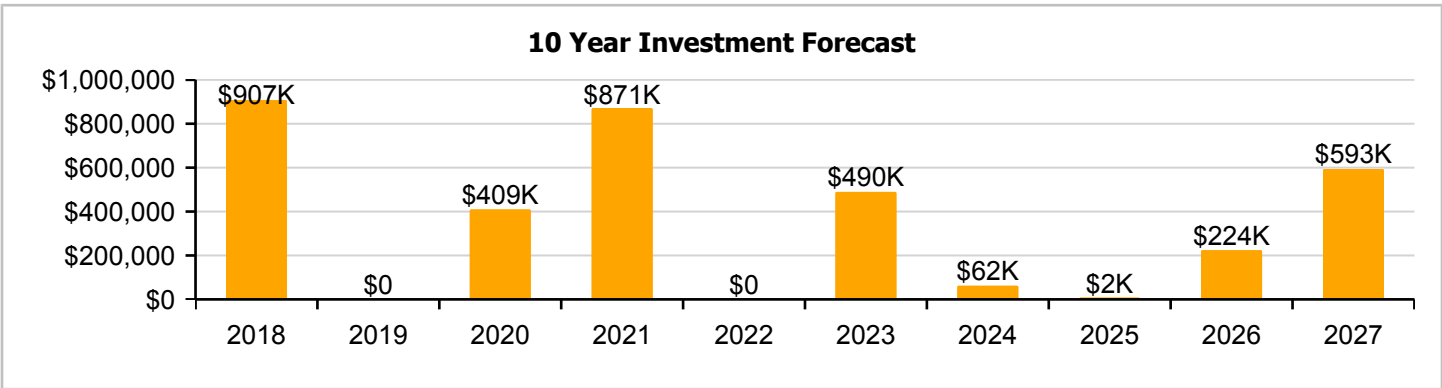
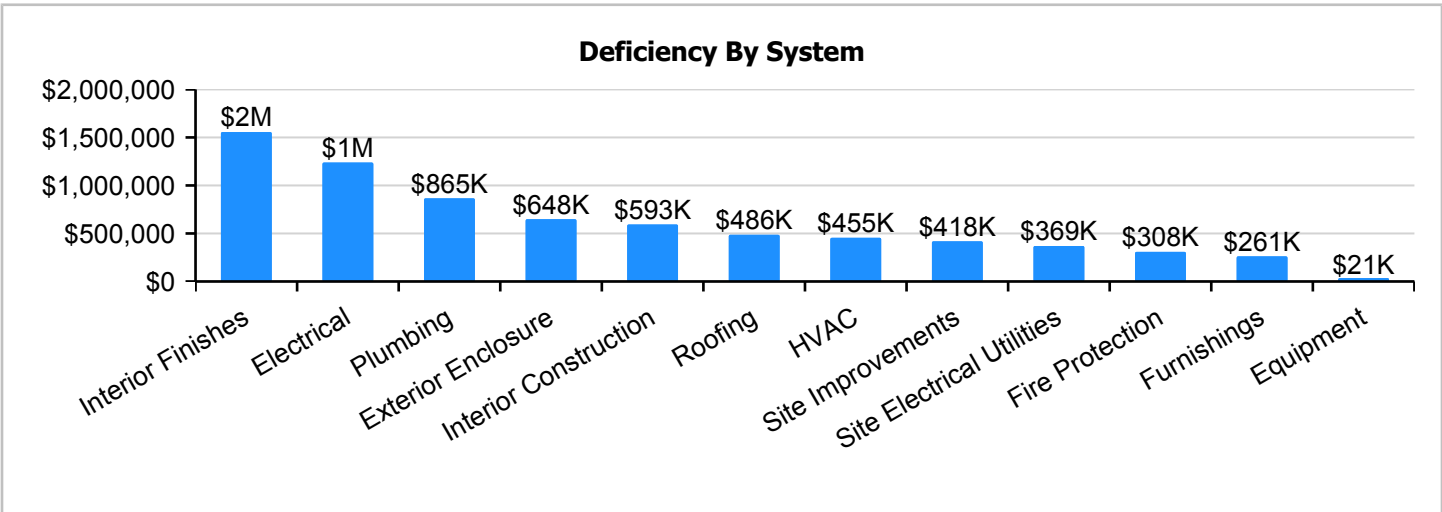
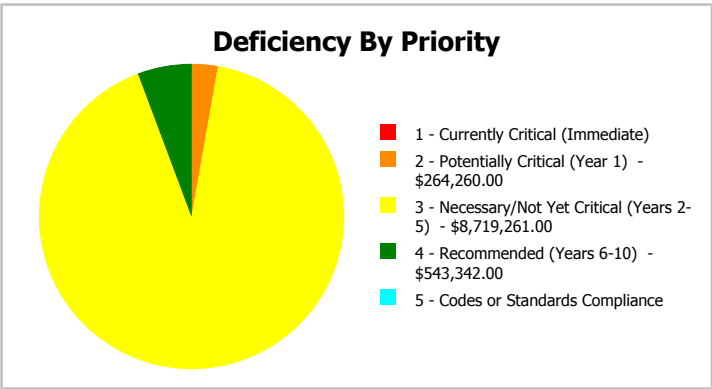
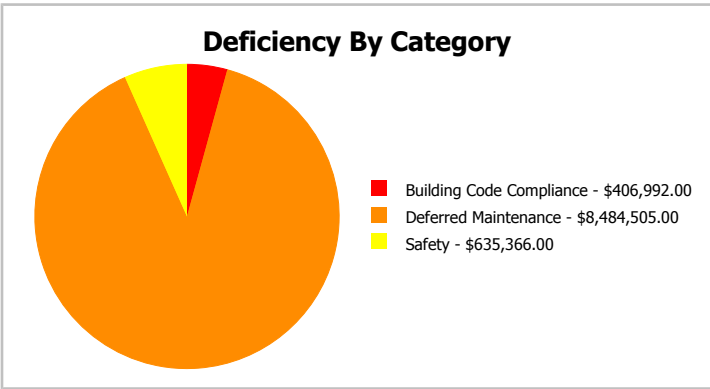
Condition Assessor:	Terence Davis	Assessment Date:	11/9/2016
Suitability Assessor:			

School Information:

HS Attendance Area:	Harnett - Triton HS	LEA School No.:	430-336
No. of Mobile Units:	0	No. of Bldgs.:	5
SF of Mobile Units:	0	Status:	Active
School Grades:	3-5	Site Acreage:	15

Campus Dashboard Summary

Gross Area:	74,147	Last Renovation:	
Year Built:	1926	Replacement Value:	\$16,673,466
Repair Cost:	\$9,526,863	RSLI%:	9.40 %
FCI:	57.14 %		



Campus Condition Summary

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

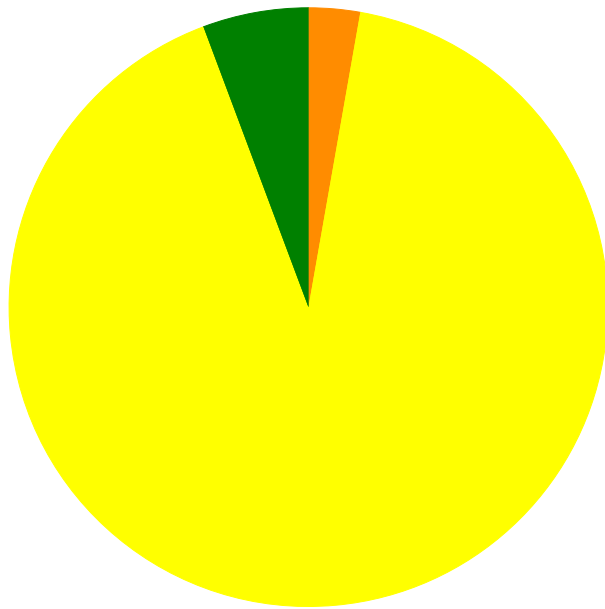
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	16.91 %	0.00 %	\$0.00
A20 - Basement Construction	16.91 %	0.00 %	\$0.00
B10 - Superstructure	16.91 %	0.00 %	\$0.00
B20 - Exterior Enclosure	8.02 %	57.76 %	\$855,623.00
B30 - Roofing	7.80 %	111.66 %	\$641,408.00
C10 - Interior Construction	2.95 %	50.55 %	\$782,553.00
C30 - Interior Finishes	0.98 %	104.00 %	\$2,053,429.00
D20 - Plumbing	0.36 %	109.29 %	\$1,141,865.00
D30 - HVAC	5.97 %	45.79 %	\$600,480.00
D40 - Fire Protection	0.00 %	110.00 %	\$406,992.00
D50 - Electrical	6.60 %	79.40 %	\$1,634,585.00
E10 - Equipment	8.53 %	52.55 %	\$27,352.00
E20 - Furnishings	0.00 %	110.00 %	\$344,764.00
G20 - Site Improvements	26.56 %	43.81 %	\$550,888.00
G30 - Site Mechanical Utilities	24.05 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	7.34 %	78.93 %	\$486,924.00
Totals:	9.40 %	57.14 %	\$9,526,863.00

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
1926 Main	39,563	63.55	\$0.00	\$0.00	\$4,726,120.00	\$217,161.00	\$0.00
1941 Class-Band	9,379	58.50	\$0.00	\$0.00	\$851,558.00	\$51,481.00	\$0.00
1948 Cafeteria	7,300	55.71	\$0.00	\$0.00	\$599,665.00	\$176,420.00	\$0.00
1951 Media Center	4,818	35.95	\$0.00	\$0.00	\$311,258.00	\$26,446.00	\$0.00
1957 Gym	13,087	62.31	\$0.00	\$0.00	\$1,457,108.00	\$71,834.00	\$0.00
Site	74,147	40.46	\$0.00	\$264,260.00	\$773,552.00	\$0.00	\$0.00
Total:		57.14	\$0.00	\$264,260.00	\$8,719,261.00	\$543,342.00	\$0.00

Deficiencies By Priority



- 1 - Currently Critical (Immediate)
- 2 - Potentially Critical (Year 1) - \$264,260.00
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$8,719,261.00
- 4 - Recommended (Years 6-10) - \$543,342.00
- 5 - Codes or Standards Compliance

Budget Estimate Total: \$9,526,863.00

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):	39,563
Year Built:	1926
Last Renovation:	
Replacement Value:	\$7,778,877
Repair Cost:	\$4,943,281.00
Total FCI:	63.55 %
Total RSLI:	2.37 %
FCA Score:	36.45



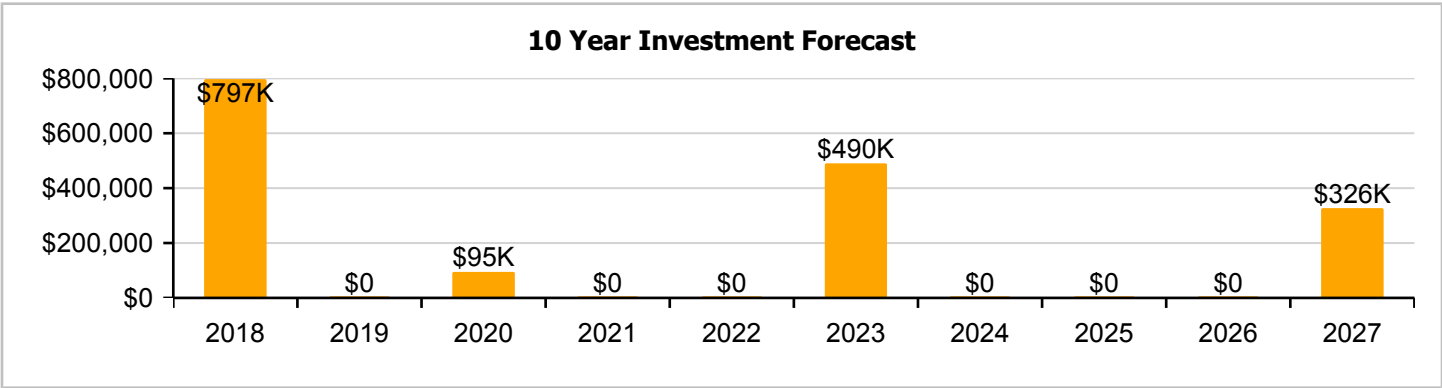
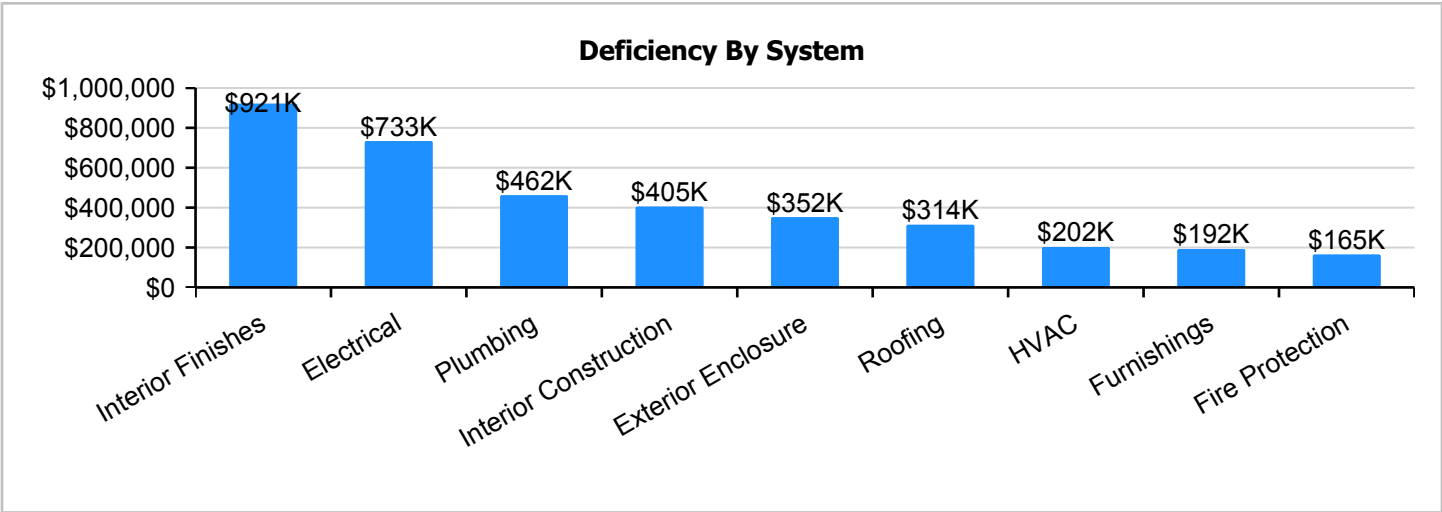
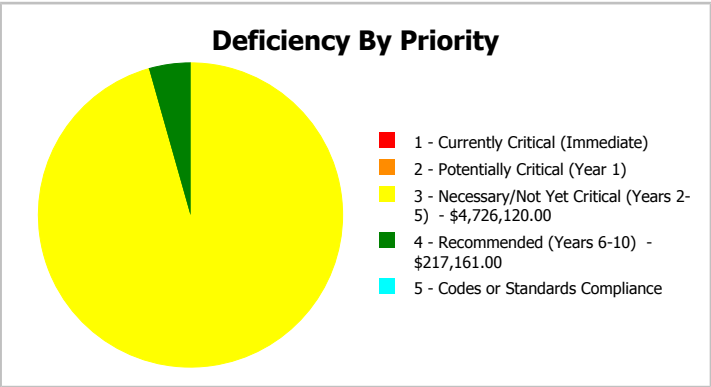
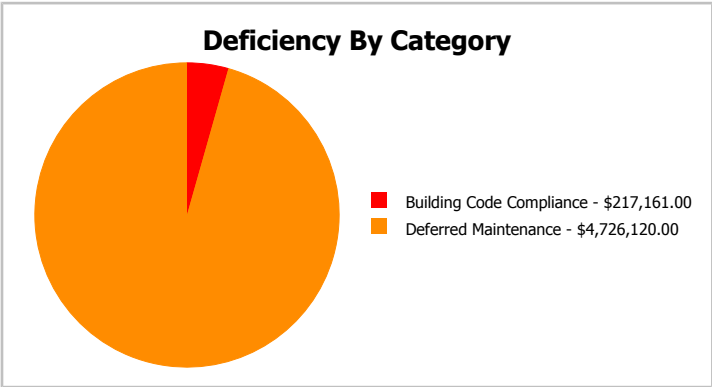
Description:

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:	39,563
Year Built:	1926	Last Renovation:	
Repair Cost:	\$4,943,281	Replacement Value:	\$7,778,877
FCI:	63.55 %	RSLI%:	2.37 %



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	6.00 %	0.00 %	\$0.00
A20 - Basement Construction	6.00 %	0.00 %	\$0.00
B10 - Superstructure	6.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	2.81 %	58.42 %	\$464,351.00
B30 - Roofing	0.00 %	150.00 %	\$414,225.00
C10 - Interior Construction	0.00 %	58.50 %	\$533,982.00
C30 - Interior Finishes	0.00 %	110.00 %	\$1,215,495.00
D20 - Plumbing	0.00 %	110.00 %	\$609,271.00
D30 - HVAC	4.57 %	34.62 %	\$267,209.00
D40 - Fire Protection	0.00 %	110.00 %	\$217,161.00
D50 - Electrical	1.48 %	86.35 %	\$967,869.00
E10 - Equipment	15.00 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	110.00 %	\$253,718.00
Totals:	2.37 %	63.55 %	\$4,943,281.00

Photo Album

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

1). West Elevation - Dec 02, 2016



2). South Elevation - Dec 02, 2016



3). East Elevation - Dec 02, 2016



4). North Elevation - Dec 02, 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	\$4.79	S.F.	39,563	100	1923	2023		6.00 %	0.00 %	6			\$189,507
A1030	Slab on Grade	\$8.43	S.F.	39,563	100	1923	2023		6.00 %	0.00 %	6			\$333,516
A2010	Basement Excavation	\$1.90	S.F.	39,563	100	1923	2023		6.00 %	0.00 %	6			\$75,170
A2020	Basement Walls	\$13.07	S.F.	39,563	100	1923	2023		6.00 %	0.00 %	6			\$517,088
B1010	Floor Construction	\$1.64	S.F.	39,563	100	1923	2023		6.00 %	0.00 %	6			\$64,883
B1020	Roof Construction	\$15.76	S.F.	39,563	100	1923	2023		6.00 %	0.00 %	6			\$623,513
B2010	Exterior Walls	\$9.42	S.F.	39,563	100	1923	2023		6.00 %	0.00 %	6			\$372,683
B2020	Exterior Windows	\$9.39	S.F.	39,563	30	1923	1953		0.00 %	110.00 %	-64		\$408,646.00	\$371,497
B2030	Exterior Doors	\$1.28	S.F.	39,563	30	1985	2015		0.00 %	110.00 %	-2		\$55,705.00	\$50,641
B3010120	Single Ply Membrane	\$6.98	S.F.	39,563	20	2002	2022	2016	0.00 %	150.00 %	-1		\$414,225.00	\$276,150
C1010	Partitions	\$10.80	S.F.	39,563	75	1923	1998		0.00 %	0.00 %	-19			\$427,280
C1020	Interior Doors	\$2.53	S.F.	39,563	30	1923	1953		0.00 %	110.00 %	-64		\$110,104.00	\$100,094
C1030	Fittings	\$9.74	S.F.	39,563	20	1923	1943		0.00 %	110.00 %	-74		\$423,878.00	\$385,344
C3010	Wall Finishes	\$5.58	S.F.	39,563	10	1923	1933		0.00 %	110.00 %	-84		\$242,838.00	\$220,762
C3020	Floor Finishes	\$11.38	S.F.	39,563	20	1923	1943		0.00 %	110.00 %	-74		\$495,250.00	\$450,227
C3030	Ceiling Finishes	\$10.97	S.F.	39,563	25	1980	2005		0.00 %	110.00 %	-12		\$477,407.00	\$434,006
D2010	Plumbing Fixtures	\$11.48	S.F.	39,563	30	1980	2010		0.00 %	110.00 %	-7		\$499,602.00	\$454,183
D2020	Domestic Water Distribution	\$0.98	S.F.	39,563	30	1980	2010		0.00 %	110.00 %	-7		\$42,649.00	\$38,772
D2030	Sanitary Waste	\$1.54	S.F.	39,563	30	1980	2010		0.00 %	110.00 %	-7		\$67,020.00	\$60,927
D3040	Distribution Systems	\$6.14	S.F.	39,563	30	1980	2010		0.00 %	110.00 %	-7		\$267,209.00	\$242,917
D3050	Terminal & Package Units	\$13.37	S.F.	39,563	15	2003	2018		6.67 %	0.00 %	1			\$528,957
D4010	Sprinklers	\$4.32	S.F.	39,563	30			2016	0.00 %	110.00 %	-1		\$188,003.00	\$170,912
D4020	Standpipes	\$0.67	S.F.	39,563	30			2016	0.00 %	110.00 %	-1		\$29,158.00	\$26,507
D5010	Electrical Service/Distribution	\$1.69	S.F.	39,563	40	1980	2020		7.50 %	0.00 %	3			\$66,861
D5020	Branch Wiring	\$5.06	S.F.	39,563	30	1980	2010		0.00 %	110.00 %	-7		\$220,208.00	\$200,189
D5020	Lighting	\$11.92	S.F.	39,563	30	1980	2010		0.00 %	110.00 %	-7		\$518,750.00	\$471,591
D5030810	Security & Detection Systems	\$1.87	S.F.	39,563	15	2000	2015		0.00 %	110.00 %	-2		\$81,381.00	\$73,983
D5030910	Fire Alarm Systems	\$3.39	S.F.	39,563	15	2000	2015		0.00 %	110.00 %	-2		\$147,530.00	\$134,119
D5030920	Data Communication	\$4.40	S.F.	39,563	15	2003	2018		6.67 %	0.00 %	1			\$174,077
E1020	Institutional Equipment	\$0.30	S.F.	39,563	20	2000	2020		15.00 %	0.00 %	3			\$11,869
E2010	Fixed Furnishings	\$5.83	S.F.	39,563	20	1980	2000		0.00 %	110.00 %	-17		\$253,718.00	\$230,652
Total									2.37 %	63.55 %			\$4,943,281.00	\$7,778,877

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: Doors are rusting.

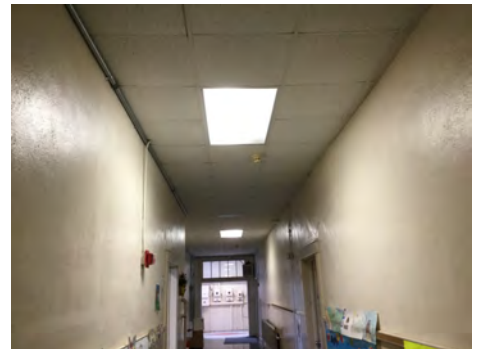
Campus Assessment Report - 1926 Main

System: B3010120 - Single Ply Membrane



Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

Campus Assessment Report - 1926 Main

System: C1030 - Fittings



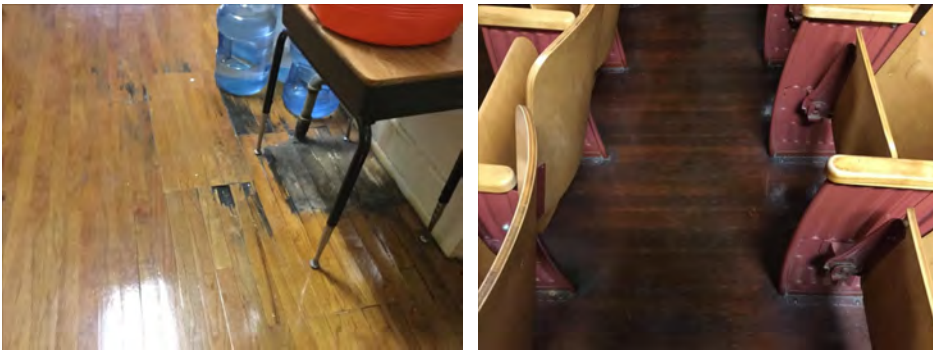
Note:

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note: 80% of wood flooring is original. Damage in some areas.

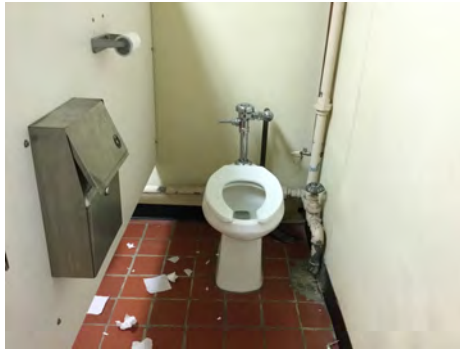
Campus Assessment Report - 1926 Main

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

Campus Assessment Report - 1926 Main

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note: There are several window units.

Campus Assessment Report - 1926 Main

System: D5010 - Electrical Service/Distribution



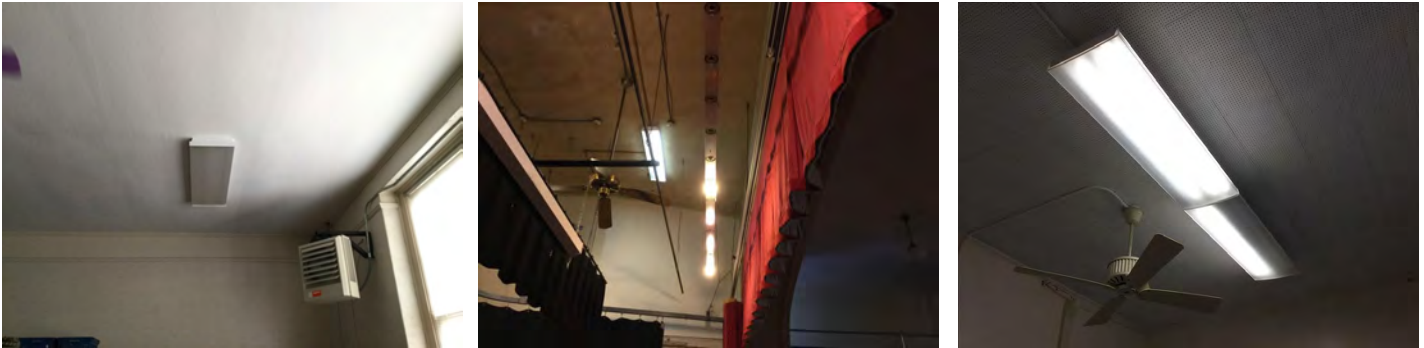
Note: 40 percent has updated distribution.

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note: T-8 light fixtures

Campus Assessment Report - 1926 Main

System: D5030810 - Security & Detection Systems



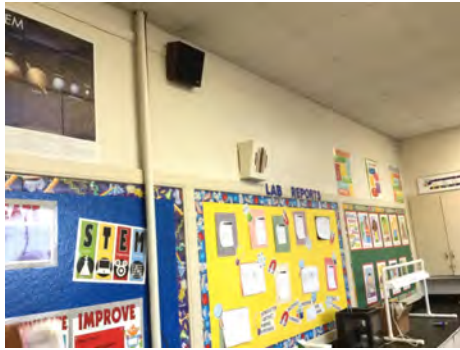
Note:

System: D5030910 - Fire Alarm Systems



Note:

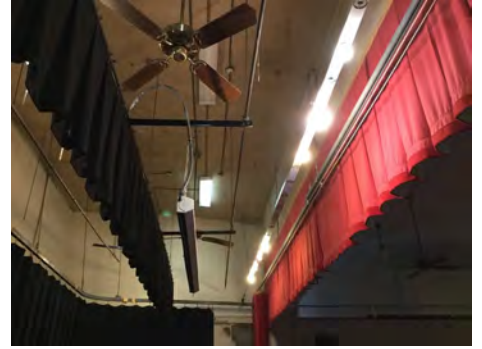
System: D5030920 - Data Communication



Note: Data 2014, phone system aged, pa functions properly, parts are hard to get.

Campus Assessment Report - 1926 Main

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:	\$4,943,281	\$796,538	\$0	\$94,635	\$0	\$0	\$489,504	\$0	\$0	\$0	\$326,354	\$6,650,312
* 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	\$489,504	\$0	\$0	\$0	\$0	\$489,504
B2020 - Exterior Windows	\$408,646	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$408,646
B2030 - Exterior Doors	\$55,705	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,705
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	\$414,225	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$414,225
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	\$110,104	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$110,104
C1030 - Fittings	\$423,878	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$423,878
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$242,838	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$326,354	\$569,192

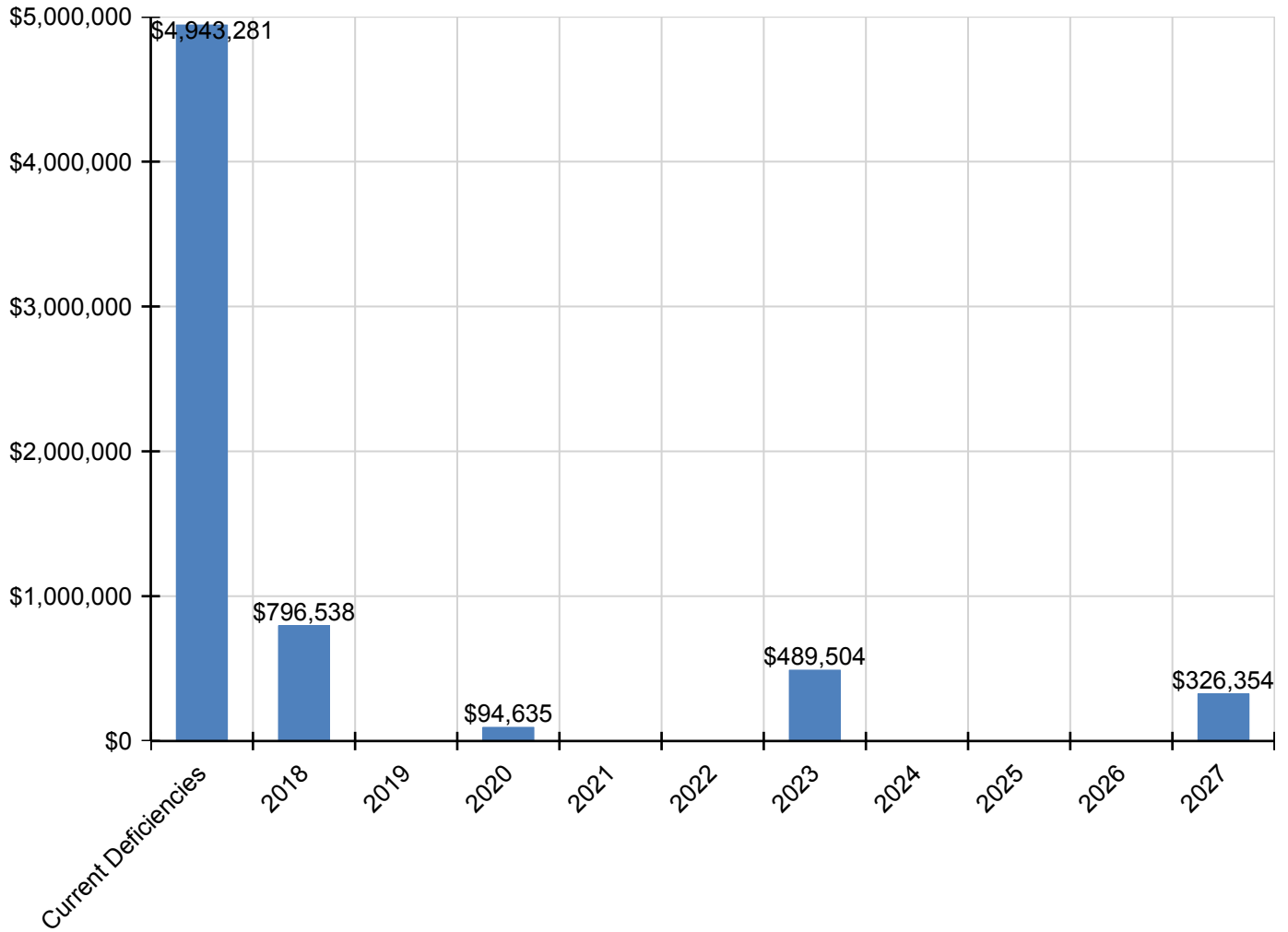
Campus Assessment Report - 1926 Main

C3020 - Floor Finishes	\$495,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$495,250
C3030 - Ceiling Finishes	\$477,407	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$477,407
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	\$499,602	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$499,602
D2020 - Domestic Water Distribution	\$42,649	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42,649
D2030 - Sanitary Waste	\$67,020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$67,020
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$267,209	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$267,209
D3050 - Terminal & Package Units	\$0	\$599,309	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$599,309
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$188,003	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$188,003
D4020 - Standpipes	\$29,158	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,158
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$80,368	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,368
D5020 - Branch Wiring	\$220,208	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$220,208
D5020 - Lighting	\$518,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$518,750
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$81,381	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$81,381
D5030910 - Fire Alarm Systems	\$147,530	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$147,530
D5030920 - Data Communication	\$0	\$197,230	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$197,230
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	\$14,267	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,267
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$253,718	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$253,718

* Indicates non-renewable system

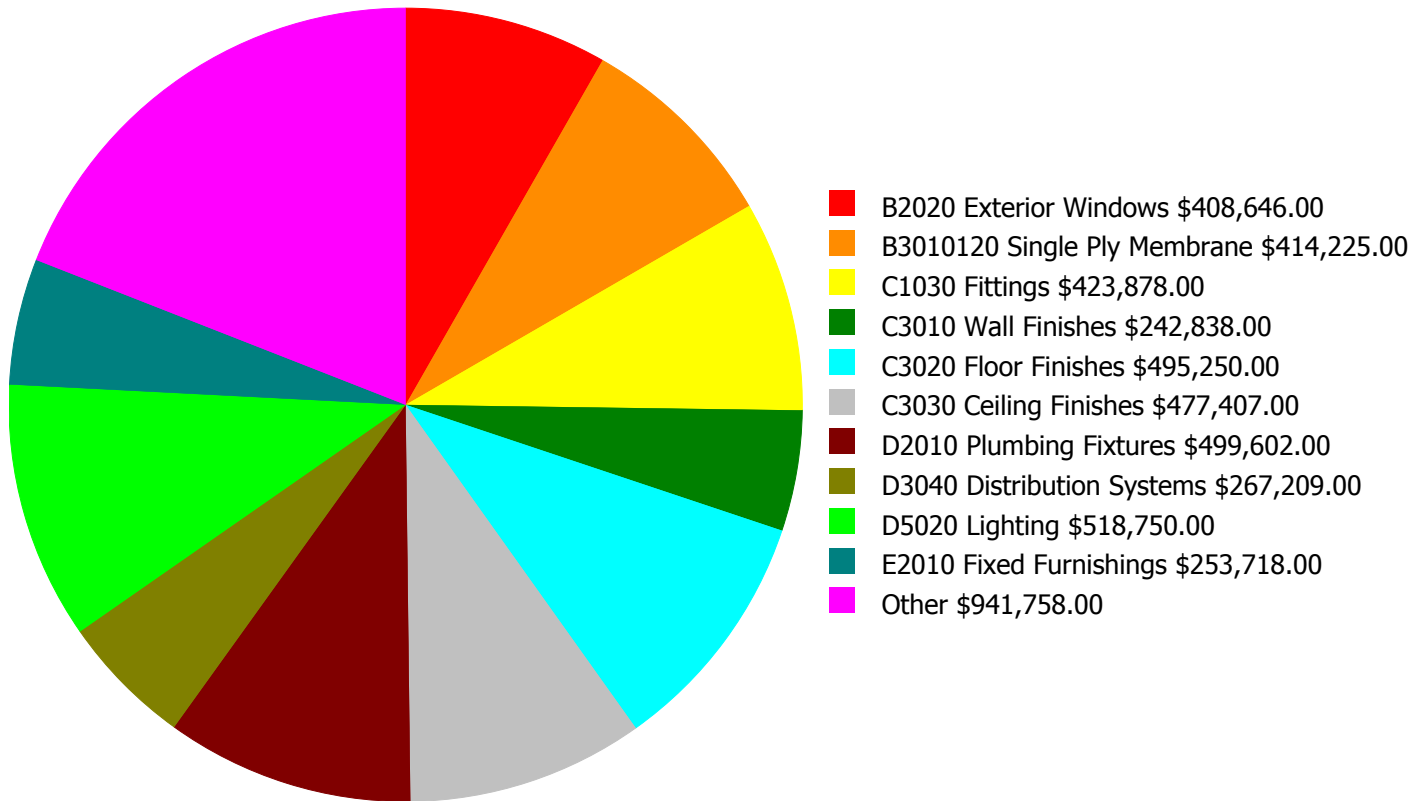
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

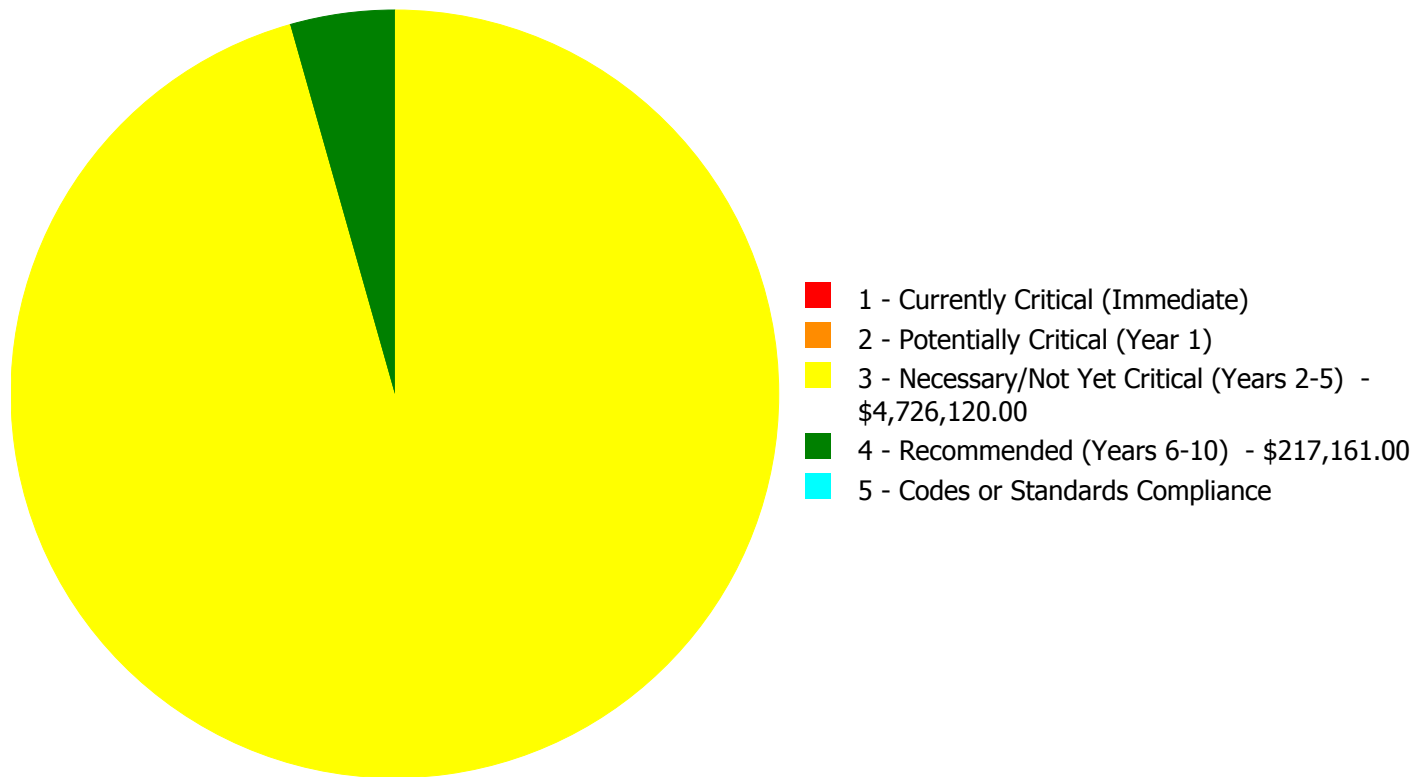
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$4,943,281.00

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: \$4,943,281.00

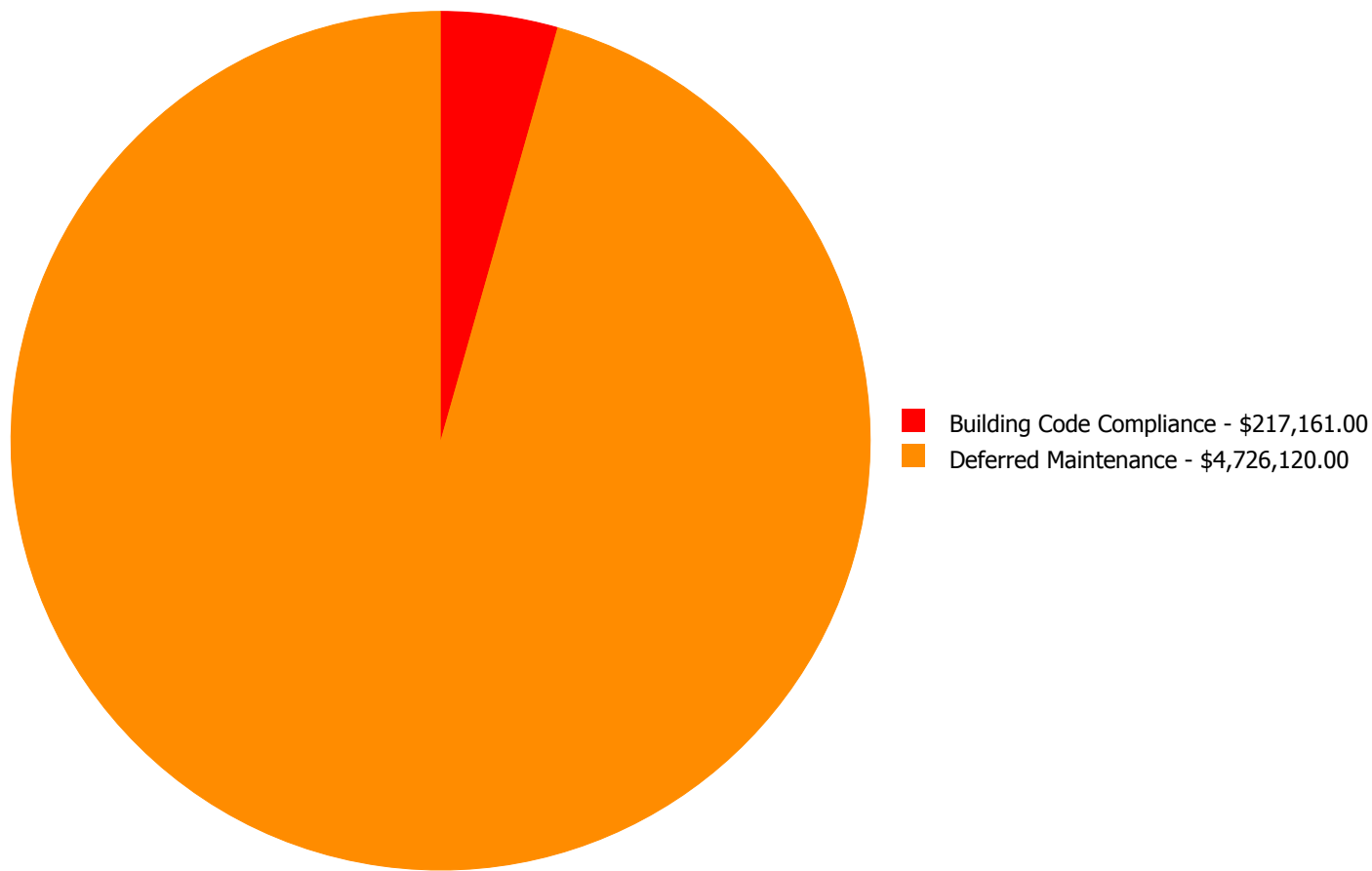
Deficiency By Priority Investment Table

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	\$408,646.00	\$0.00	\$0.00	\$408,646.00
B2030	Exterior Doors	\$0.00	\$0.00	\$55,705.00	\$0.00	\$0.00	\$55,705.00
B3010120	Single Ply Membrane	\$0.00	\$0.00	\$414,225.00	\$0.00	\$0.00	\$414,225.00
C1020	Interior Doors	\$0.00	\$0.00	\$110,104.00	\$0.00	\$0.00	\$110,104.00
C1030	Fittings	\$0.00	\$0.00	\$423,878.00	\$0.00	\$0.00	\$423,878.00
C3010	Wall Finishes	\$0.00	\$0.00	\$242,838.00	\$0.00	\$0.00	\$242,838.00
C3020	Floor Finishes	\$0.00	\$0.00	\$495,250.00	\$0.00	\$0.00	\$495,250.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$477,407.00	\$0.00	\$0.00	\$477,407.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$499,602.00	\$0.00	\$0.00	\$499,602.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$42,649.00	\$0.00	\$0.00	\$42,649.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$67,020.00	\$0.00	\$0.00	\$67,020.00
D3040	Distribution Systems	\$0.00	\$0.00	\$267,209.00	\$0.00	\$0.00	\$267,209.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$188,003.00	\$0.00	\$188,003.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$29,158.00	\$0.00	\$29,158.00
D5020	Branch Wiring	\$0.00	\$0.00	\$220,208.00	\$0.00	\$0.00	\$220,208.00
D5020	Lighting	\$0.00	\$0.00	\$518,750.00	\$0.00	\$0.00	\$518,750.00
D5030810	Security & Detection Systems	\$0.00	\$0.00	\$81,381.00	\$0.00	\$0.00	\$81,381.00
D5030910	Fire Alarm Systems	\$0.00	\$0.00	\$147,530.00	\$0.00	\$0.00	\$147,530.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$253,718.00	\$0.00	\$0.00	\$253,718.00
	Total:	\$0.00	\$0.00	\$4,726,120.00	\$217,161.00	\$0.00	\$4,943,281.00

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: \$4,943,281.00

Deficiency Details by Priority

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

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

System: B2020 - Exterior Windows



Location: Exterior
Distress: Inadequate
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 39,563.00
Unit of Measure: S.F.
Estimate: \$408,646.00
Assessor Name: Eduardo Lopez
Date Created: 12/01/2016

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: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 39,563.00
Unit of Measure: S.F.
Estimate: \$55,705.00
Assessor Name: Eduardo Lopez
Date Created: 12/01/2016

Notes: The original exterior doors are aged, rusted, and should be replaced with new doors that meet all ADA requirements.

System: B3010120 - Single Ply Membrane



Location: Roof
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 39,563.00
Unit of Measure: S.F.
Estimate: \$414,225.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The EPDM adhered and ballasted roof coverings has blisters, is worn, or lost surfacing, ponding, showing signs of failure and should be replaced.

System: C1020 - Interior Doors



Location: Throughout the building
Distress: Inadequate
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 39,563.00
Unit of Measure: S.F.
Estimate: \$110,104.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

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

System: C1030 - Fittings



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 39,563.00
Unit of Measure: S.F.
Estimate: \$423,878.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

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: C3010 - Wall 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: 39,563.00
Unit of Measure: S.F.
Estimate: \$242,838.00
Assessor Name: Eduardo Lopez
Date Created: 12/09/2016

Notes: The paint and plaster is damaged.

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: 39,563.00
Unit of Measure: S.F.
Estimate: \$495,250.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The wood floors are damaged and the VCT and ceramic tile is cracking. The flooring need to be replaced.

System: C3030 - Ceiling Finishes



Location: Throughout the building
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 39,563.00
Unit of Measure: S.F.
Estimate: \$477,407.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The acoustical ceiling tiles and grid system is aged, tiles stained, grid rusted, and plaster cracking. The ceiling should be replaced.

System: D2010 - Plumbing Fixtures



Location: Restrooms
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 39,563.00
Unit of Measure: S.F.
Estimate: \$499,602.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

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

System: 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: 39,563.00
Unit of Measure: S.F.
Estimate: \$42,649.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 39,563.00
Unit of Measure: S.F.
Estimate: \$67,020.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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

System: D3040 - Distribution Systems



Location: Corridor-Restrooms
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 39,563.00
Unit of Measure: S.F.
Estimate: \$267,209.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The heaters, exhaust fans at the end of their life cycle and becoming logistically unsupportable and should be replaced with an energy efficient model.

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: 39,563.00
Unit of Measure: S.F.
Estimate: \$220,208.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The original electrical service is operating, maxed to capacity and should be replaced.

System: D5020 - Lighting



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 39,563.00
Unit of Measure: S.F.
Estimate: \$518,750.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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 with energy efficient fixtures.

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: 39,563.00
Unit of Measure: S.F.
Estimate: \$81,381.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The security system is aged, has poor coverage and camera resolution, and should be replaced.

System: D5030910 - Fire Alarm 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: 39,563.00
Unit of Measure: S.F.
Estimate: \$147,530.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The original fire alarm system operating as designed, but is beyond its service life and should be replaced.

System: E2010 - Fixed Furnishings



Location: Auditorium-classrooms
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 39,563.00
Unit of Measure: S.F.
Estimate: \$253,718.00
Assessor Name: Eduardo Lopez
Date Created: 12/01/2016

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: 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: 39,563.00
Unit of Measure: S.F.
Estimate: \$188,003.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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: 39,563.00
Unit of Measure: S.F.
Estimate: \$29,158.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: There is no sprinkler system.

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):	9,379
Year Built:	1928
Last Renovation:	
Replacement Value:	\$1,543,691
Repair Cost:	\$903,039.00
Total FCI:	58.50 %
Total RSLI:	4.99 %
FCA Score:	41.50



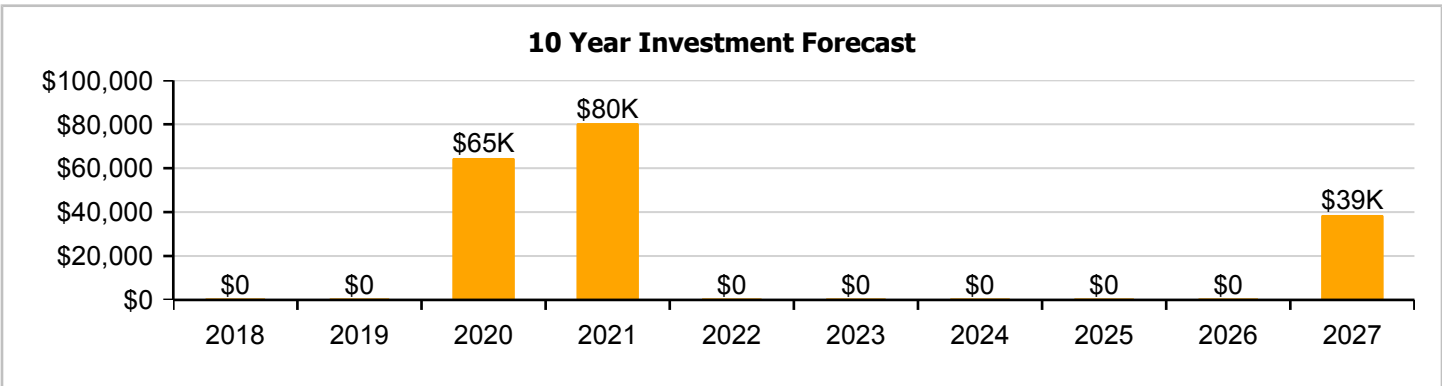
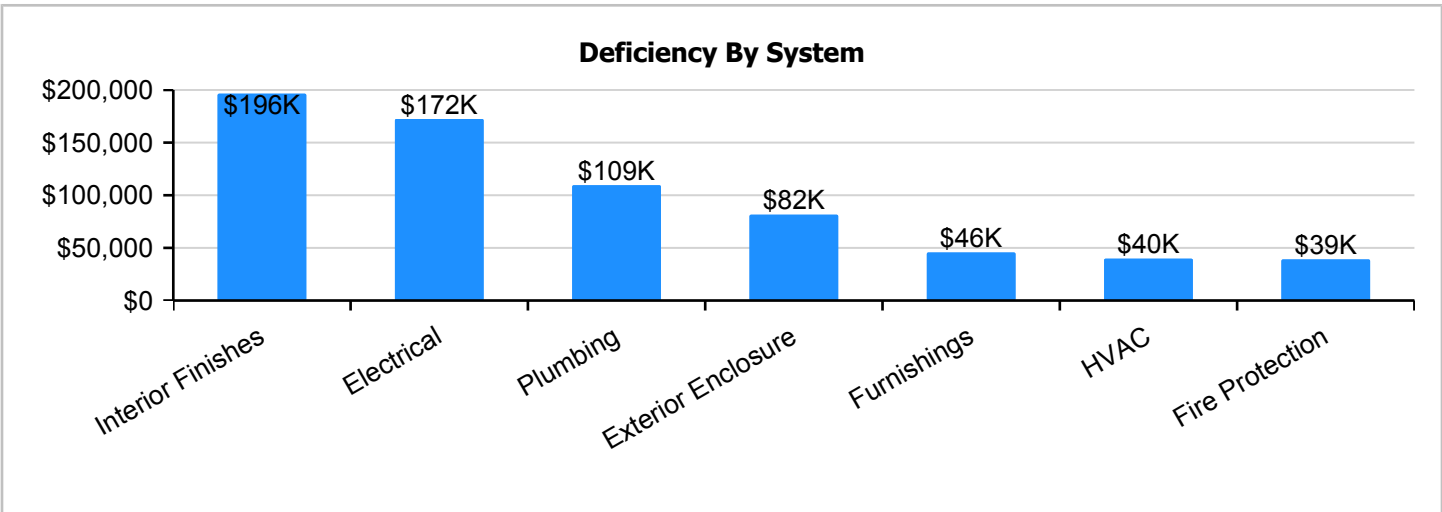
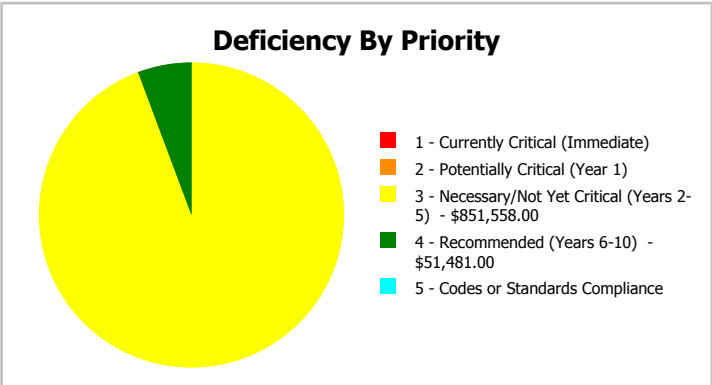
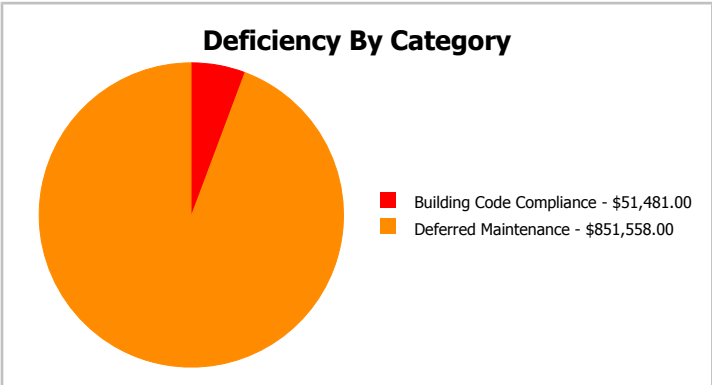
Description:

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:	9,379
Year Built:	1928	Last Renovation:	
Repair Cost:	\$903,039	Replacement Value:	\$1,543,691
FCI:	58.50 %	RSLI%:	4.99 %



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	11.00 %	0.00 %	\$0.00
A20 - Basement Construction	11.00 %	0.00 %	\$0.00
B10 - Superstructure	11.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	5.22 %	57.80 %	\$107,606.00
B30 - Roofing	15.00 %	0.00 %	\$0.00
C10 - Interior Construction	2.53 %	0.00 %	\$0.00
C30 - Interior Finishes	0.00 %	110.00 %	\$259,366.00
D20 - Plumbing	0.00 %	110.00 %	\$144,437.00
D30 - HVAC	0.00 %	110.00 %	\$52,410.00
D40 - Fire Protection	0.00 %	110.00 %	\$51,481.00
D50 - Electrical	4.43 %	91.71 %	\$227,591.00
E20 - Furnishings	0.00 %	110.00 %	\$60,148.00
Totals:	4.99 %	58.50 %	\$903,039.00

Photo Album

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

1). West Elevation - Dec 02, 2016



2). North Elevation - Dec 02, 2016



3). East Elevation - Dec 02, 2016



4). South Elevation - Dec 02, 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.

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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	\$4.79	S.F.	9,379	100	1928	2028		11.00 %	0.00 %	11			\$44,925
A1030	Slab on Grade	\$8.43	S.F.	9,379	100	1928	2028		11.00 %	0.00 %	11			\$79,065
A2010	Basement Excavation	\$1.90	S.F.	9,379	100	1928	2028		11.00 %	0.00 %	11			\$17,820
A2020	Basement Walls	\$13.07	S.F.	9,379	100	1928	2028		11.00 %	0.00 %	11			\$122,584
B1010	Floor Construction	\$1.64	S.F.	9,379	100	1928	2028		11.00 %	0.00 %	11			\$15,382
B1020	Roof Construction	\$15.76	S.F.	9,379	100	1928	2028		11.00 %	0.00 %	11			\$147,813
B2010	Exterior Walls	\$9.42	S.F.	9,379	100	1928	2028		11.00 %	0.00 %	11			\$88,350
B2020	Exterior Windows	\$9.39	S.F.	9,379	30	1928	1958		0.00 %	110.00 %	-59		\$96,876.00	\$88,069
B2030	Exterior Doors	\$1.04	S.F.	9,379	30	1980	2010		0.00 %	110.01 %	-7		\$10,730.00	\$9,754
B3010140	Asphalt Shingles	\$4.32	S.F.	9,379	20	2000	2020		15.00 %	0.00 %	3			\$40,517
C1010	Partitions	\$10.80	S.F.	9,379	75	1928	2003		0.00 %	0.00 %	-14			\$101,293
C1020	Interior Doors	\$2.53	S.F.	9,379	30	1980	2010	2021	13.33 %	0.00 %	4			\$23,729
C3010	Wall Finishes	\$2.79	S.F.	9,379	10	2000	2010		0.00 %	110.00 %	-7		\$28,784.00	\$26,167
C3020	Floor Finishes	\$11.38	S.F.	9,379	20	1928	1948		0.00 %	110.00 %	-69		\$117,406.00	\$106,733
C3030	Ceiling Finishes	\$10.97	S.F.	9,379	25	1980	2005		0.00 %	110.00 %	-12		\$113,176.00	\$102,888
D2010	Plumbing Fixtures	\$11.48	S.F.	9,379	30	1980	2010		0.00 %	110.00 %	-7		\$118,438.00	\$107,671
D2020	Domestic Water Distribution	\$0.98	S.F.	9,379	30	1980	2010		0.00 %	110.01 %	-7		\$10,111.00	\$9,191
D2030	Sanitary Waste	\$1.54	S.F.	9,379	30	1980	2010		0.00 %	110.00 %	-7		\$15,888.00	\$14,444
D3020	Heat Generating Systems	\$5.08	S.F.	9,379	30	1980	2010		0.00 %	110.00 %	-7		\$52,410.00	\$47,645
D4010	Sprinklers	\$4.32	S.F.	9,379	30			2016	0.00 %	110.00 %	-1		\$44,569.00	\$40,517
D4020	Standpipes	\$0.67	S.F.	9,379	30			2016	0.00 %	109.99 %	-1		\$6,912.00	\$6,284
D5010	Electrical Service/Distribution	\$1.69	S.F.	9,379	40	1928	1968		0.00 %	110.00 %	-49		\$17,436.00	\$15,851
D5020	Branch Wiring	\$5.06	S.F.	9,379	30	1980	2010		0.00 %	110.00 %	-7		\$52,204.00	\$47,458
D5020	Lighting	\$11.92	S.F.	9,379	30	1980	2010		0.00 %	110.00 %	-7		\$122,977.00	\$111,798
D5030910	Fire Alarm Systems	\$3.39	S.F.	9,379	15	1995	2010		0.00 %	110.00 %	-7		\$34,974.00	\$31,795
D5030920	Data Communication	\$4.40	S.F.	9,379	15	2000	2015	2021	26.67 %	0.00 %	4			\$41,268
E2010	Fixed Furnishings	\$5.83	S.F.	9,379	20	1995	2015		0.00 %	110.00 %	-2		\$60,148.00	\$54,680
Total									4.99 %	58.50 %			\$903,039.00	\$1,543,691

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:

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System: B3010140 - Asphalt Shingles



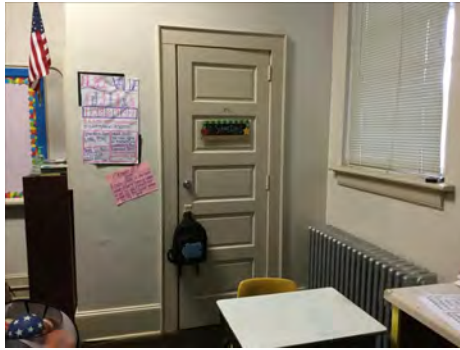
Note:

System: C1010 - Partitions



Note:

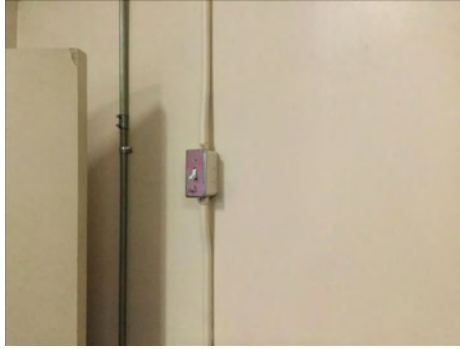
System: C1020 - Interior Doors



Note:

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System: C3010 - Wall Finishes



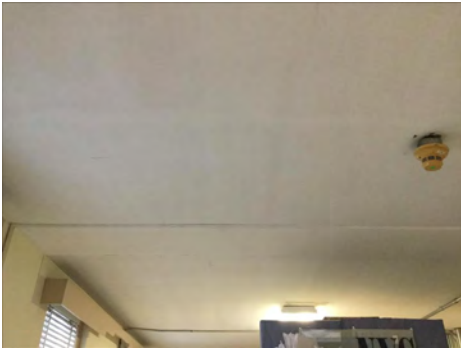
Note:

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

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System: D2010 - Plumbing Fixtures



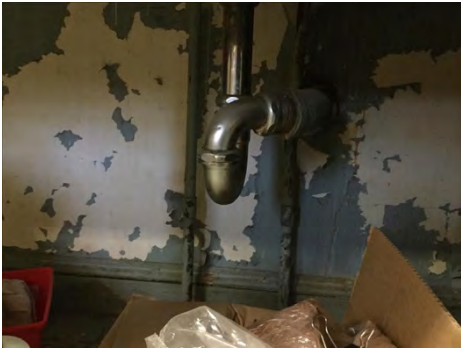
Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

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System: D3020 - Heat Generating Systems



Note: Boiler and radiators function.

System: D5010 - Electrical Service/Distribution



Note:

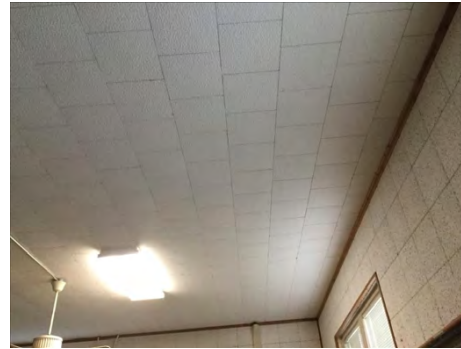
System: D5020 - Branch Wiring



Note:

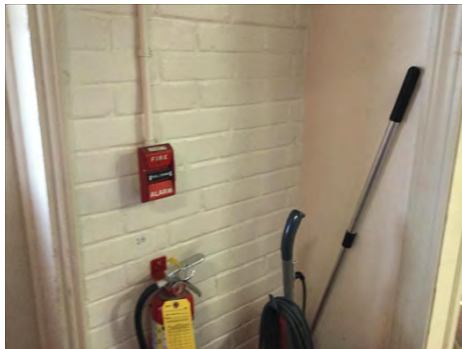
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System: D5020 - Lighting



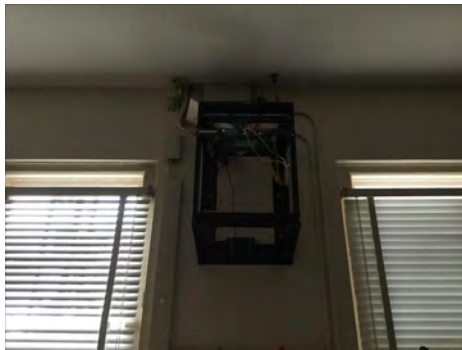
Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

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System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$903,039	\$0	\$0	\$64,640	\$80,469	\$0	\$0	\$0	\$0	\$0	\$38,683	\$1,086,832
* 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	\$96,876	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$96,876
B2030 - Exterior Doors	\$10,730	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,730
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010140 - Asphalt Shingles	\$0	\$0	\$0	\$64,640	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$64,640
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	\$29,378	\$0	\$0	\$0	\$0	\$0	\$0	\$29,378
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$28,784	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38,683	\$67,467
C3020 - Floor Finishes	\$117,406	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$117,406

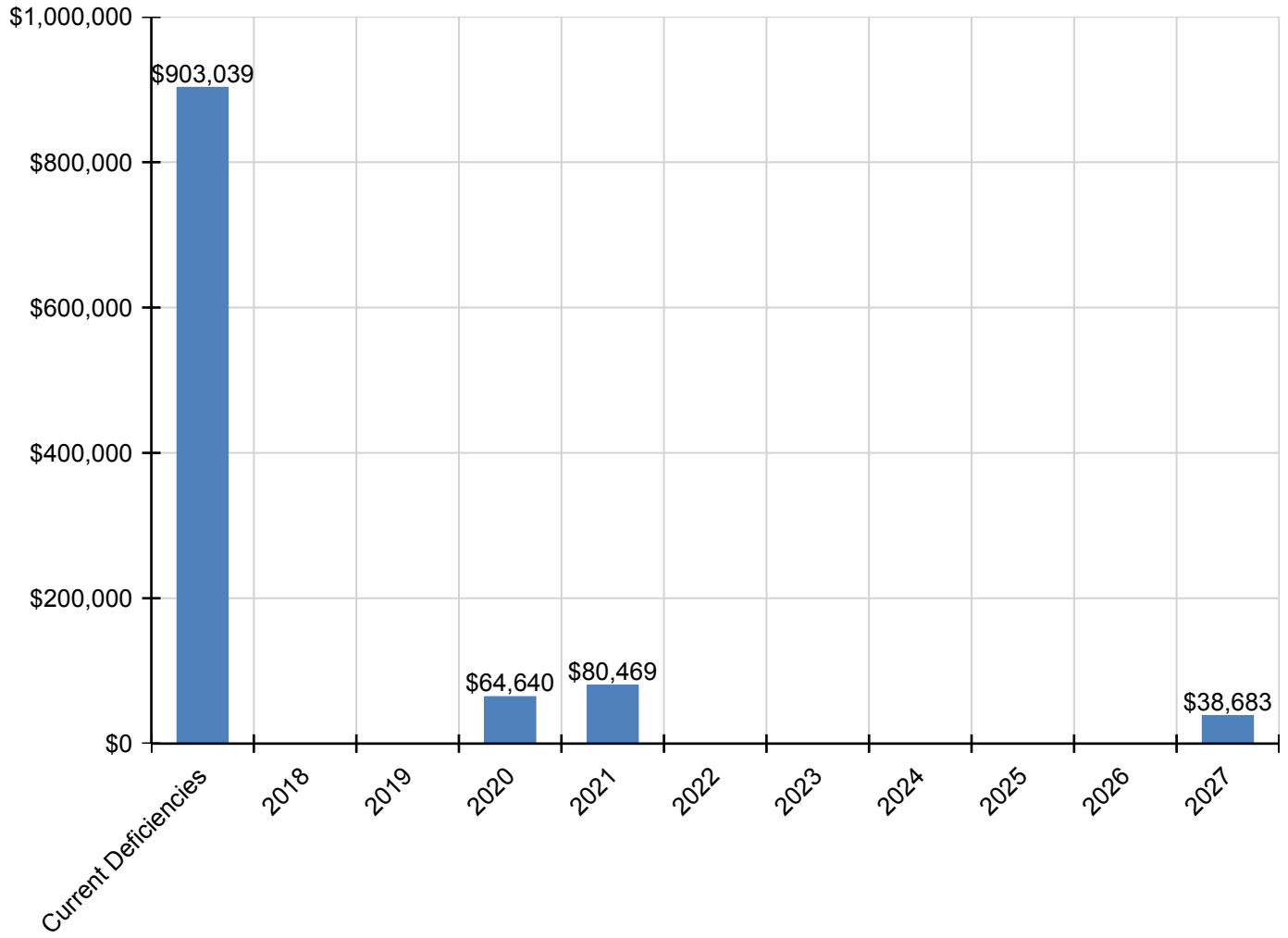
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C3030 - Ceiling Finishes	\$113,176	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$113,176
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$118,438	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$118,438
D2020 - Domestic Water Distribution	\$10,111	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,111
D2030 - Sanitary Waste	\$15,888	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,888
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$52,410	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$52,410
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$44,569	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,569
D4020 - Standpipes	\$6,912	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,912
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$17,436	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,436
D5020 - Branch Wiring	\$52,204	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$52,204
D5020 - Lighting	\$122,977	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$122,977
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$34,974	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,974
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$51,091	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,091
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$60,148	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60,148

* Indicates non-renewable system

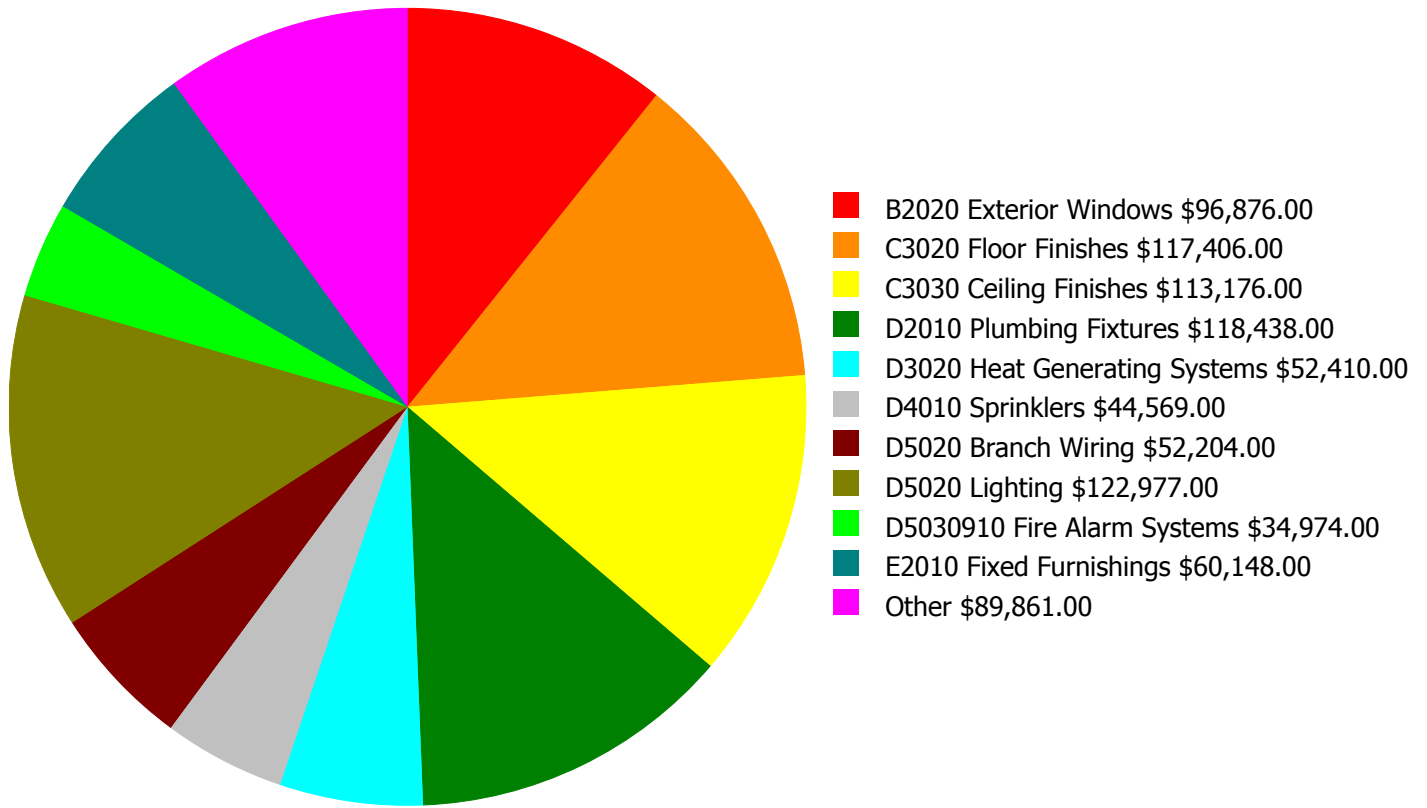
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

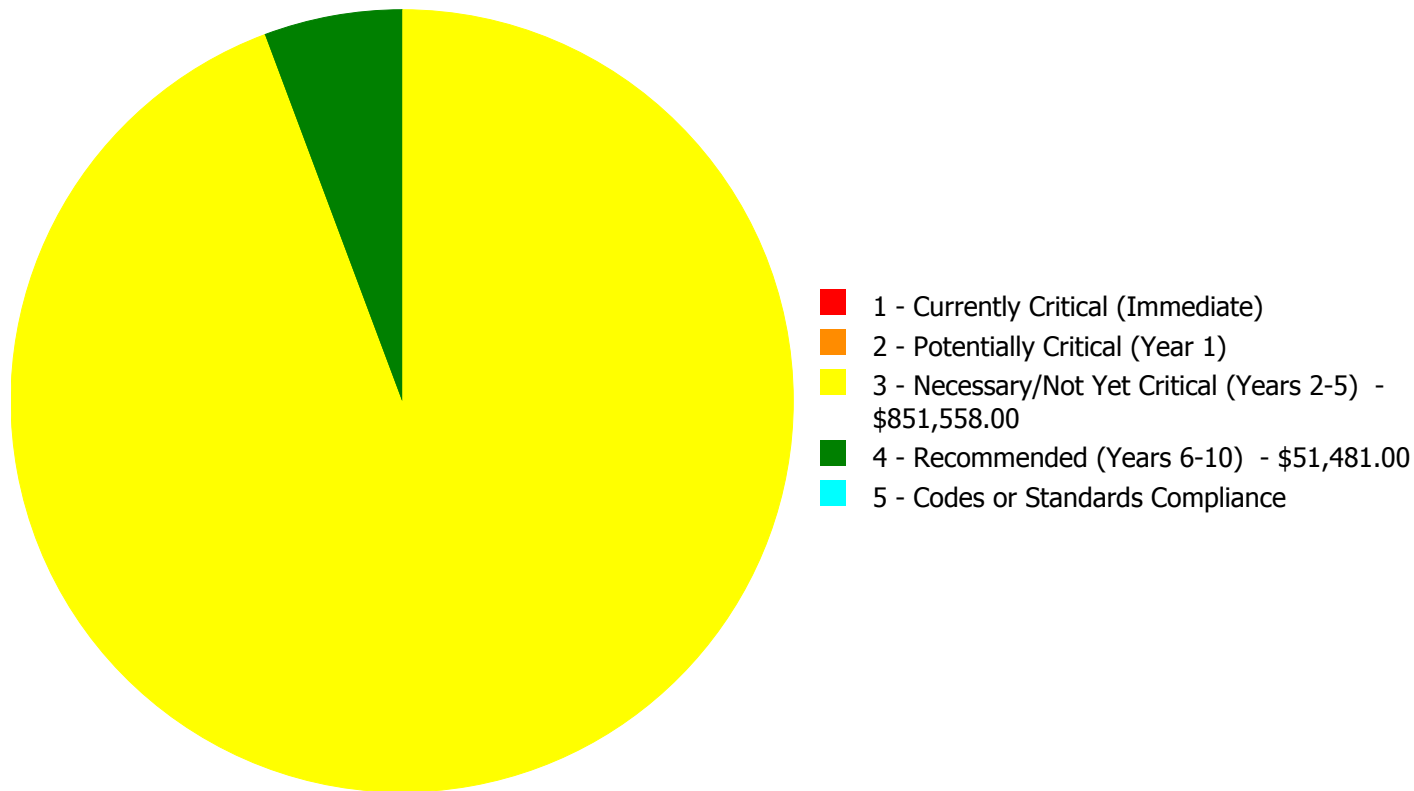
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$903,039.00

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: \$903,039.00

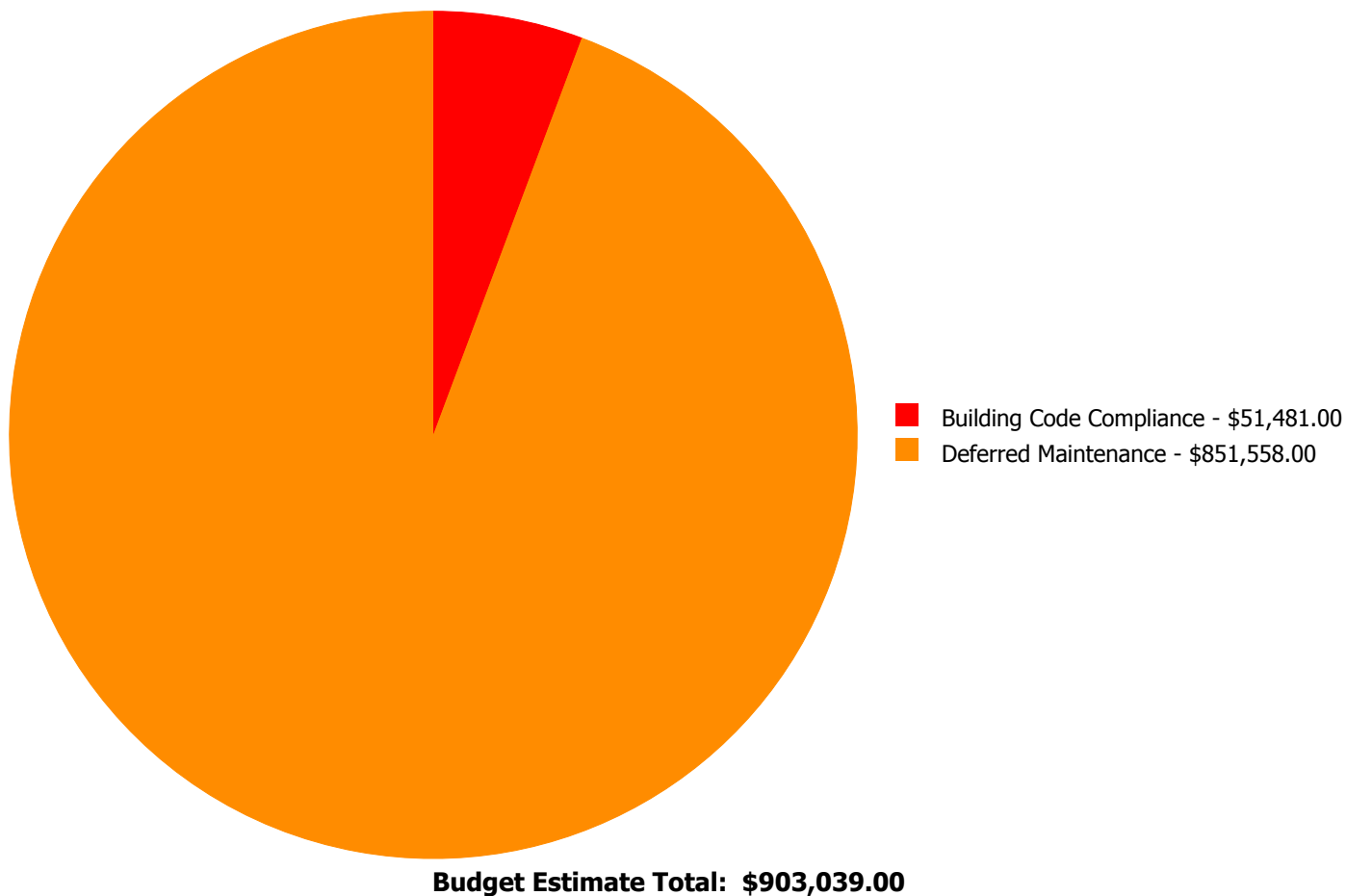
Deficiency By Priority Investment Table

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	\$96,876.00	\$0.00	\$0.00	\$96,876.00
B2030	Exterior Doors	\$0.00	\$0.00	\$10,730.00	\$0.00	\$0.00	\$10,730.00
C3010	Wall Finishes	\$0.00	\$0.00	\$28,784.00	\$0.00	\$0.00	\$28,784.00
C3020	Floor Finishes	\$0.00	\$0.00	\$117,406.00	\$0.00	\$0.00	\$117,406.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$113,176.00	\$0.00	\$0.00	\$113,176.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$118,438.00	\$0.00	\$0.00	\$118,438.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$10,111.00	\$0.00	\$0.00	\$10,111.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$15,888.00	\$0.00	\$0.00	\$15,888.00
D3020	Heat Generating Systems	\$0.00	\$0.00	\$52,410.00	\$0.00	\$0.00	\$52,410.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$44,569.00	\$0.00	\$44,569.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$6,912.00	\$0.00	\$6,912.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$17,436.00	\$0.00	\$0.00	\$17,436.00
D5020	Branch Wiring	\$0.00	\$0.00	\$52,204.00	\$0.00	\$0.00	\$52,204.00
D5020	Lighting	\$0.00	\$0.00	\$122,977.00	\$0.00	\$0.00	\$122,977.00
D5030910	Fire Alarm Systems	\$0.00	\$0.00	\$34,974.00	\$0.00	\$0.00	\$34,974.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$60,148.00	\$0.00	\$0.00	\$60,148.00
Total:		\$0.00	\$0.00	\$851,558.00	\$51,481.00	\$0.00	\$903,039.00

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: B2020 - Exterior Windows



Location: Exterior
Distress: Inadequate
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 9,379.00
Unit of Measure: S.F.
Estimate: \$96,876.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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

System: B2030 - Exterior Doors



Location: Exterior Exits
Distress: Inadequate
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 9,379.00
Unit of Measure: S.F.
Estimate: \$10,730.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The original exterior doors are aged, does not properly seal, damaged paint chipping and should be replaced.

System: C3010 - Wall Finishes



Location: Throughout the building
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 9,379.00
Unit of Measure: S.F.
Estimate: \$28,784.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The office wall paint is damaged, fading, stained, peeling (basement) and should be re-painted.

System: C3020 - Floor Finishes



Location: Throughout the building
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 9,379.00
Unit of Measure: S.F.
Estimate: \$117,406.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The carpet, VCT and wood floors are damaged and should be replaced.

System: C3030 - Ceiling 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: 9,379.00
Unit of Measure: S.F.
Estimate: \$113,176.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The original ceiling finishes are beyond their service life and should be replaced.

System: D2010 - Plumbing Fixtures



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 9,379.00
Unit of Measure: S.F.
Estimate: \$118,438.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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

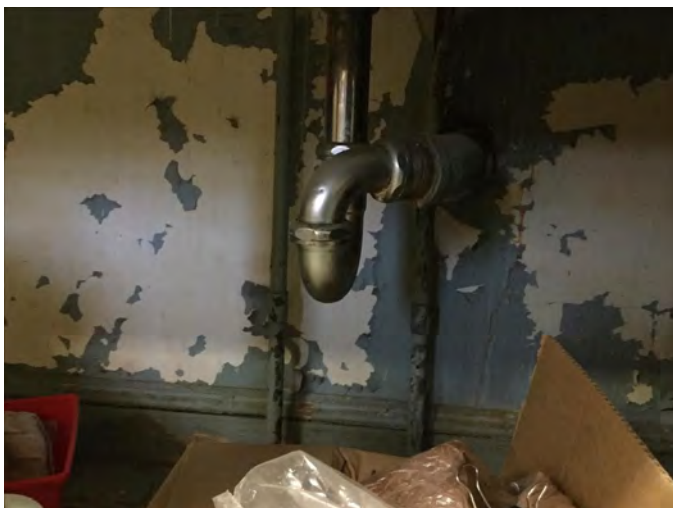
System: D2020 - Domestic Water Distribution



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 9,379.00
Unit of Measure: S.F.
Estimate: \$10,111.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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: 9,379.00
Unit of Measure: S.F.
Estimate: \$15,888.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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

System: D3020 - Heat Generating Systems



Location: Basement
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 9,379.00
Unit of Measure: S.F.
Estimate: \$52,410.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: Boiler and radiators function as intended. They are aged and need replacing.

System: D5010 - Electrical Service/Distribution



Location: Exterior
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 9,379.00
Unit of Measure: S.F.
Estimate: \$17,436.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

Notes: The electrical distribution system is aged 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: 9,379.00
Unit of Measure: S.F.
Estimate: \$52,204.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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.

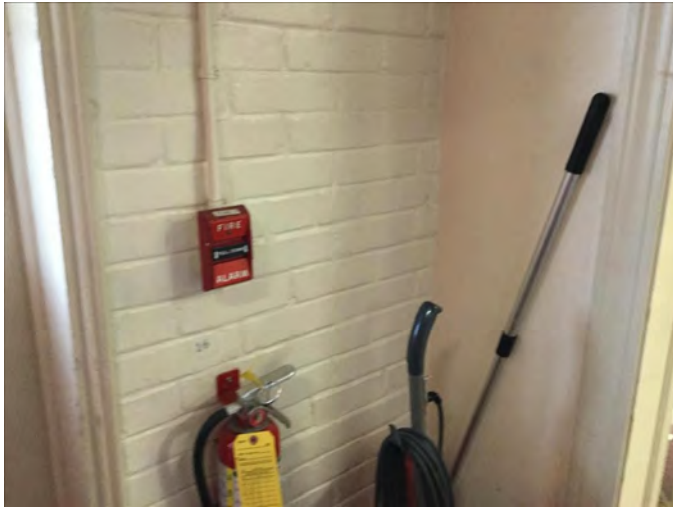
System: D5020 - Lighting



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 9,379.00
Unit of Measure: S.F.
Estimate: \$122,977.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The original branch wiring system is operating properly due to an aggressive maintenance program but is aged and should be replaced with energy efficient fixtures.

System: D5030910 - Fire Alarm 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: 9,379.00
Unit of Measure: S.F.
Estimate: \$34,974.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The original fire alarm system operating as designed, but is beyond its service life and should be replaced.

System: E2010 - Fixed Furnishings



Location: Classroom
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 9,379.00
Unit of Measure: S.F.
Estimate: \$60,148.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The fixed furnishings are aged, in marginal condition, and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 9,379.00
Unit of Measure: S.F.
Estimate: \$44,569.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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: 9,379.00
Unit of Measure: S.F.
Estimate: \$6,912.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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):	7,300
Year Built:	1948
Last Renovation:	
Replacement Value:	\$1,393,059
Repair Cost:	\$776,085.00
Total FCI:	55.71 %
Total RSLI:	12.26 %
FCA Score:	44.29



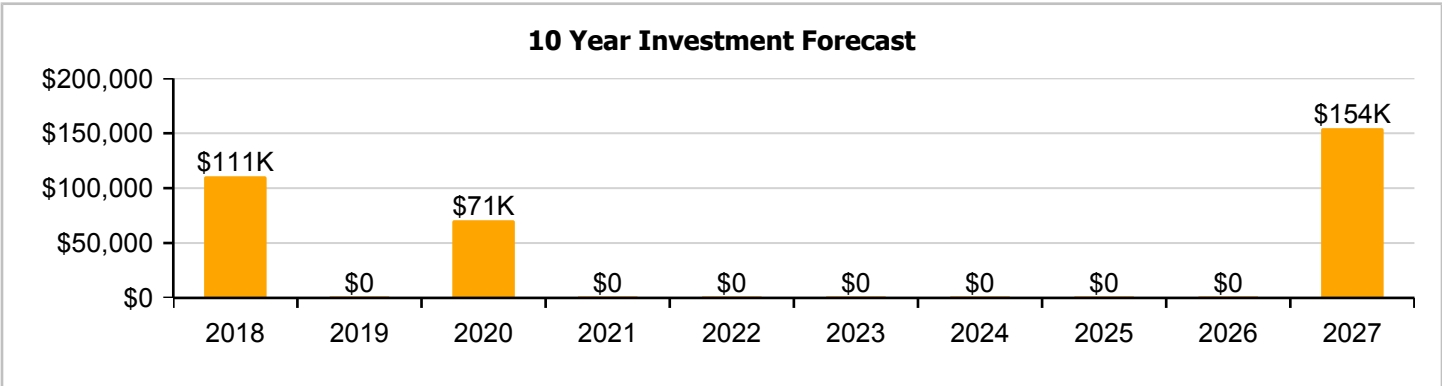
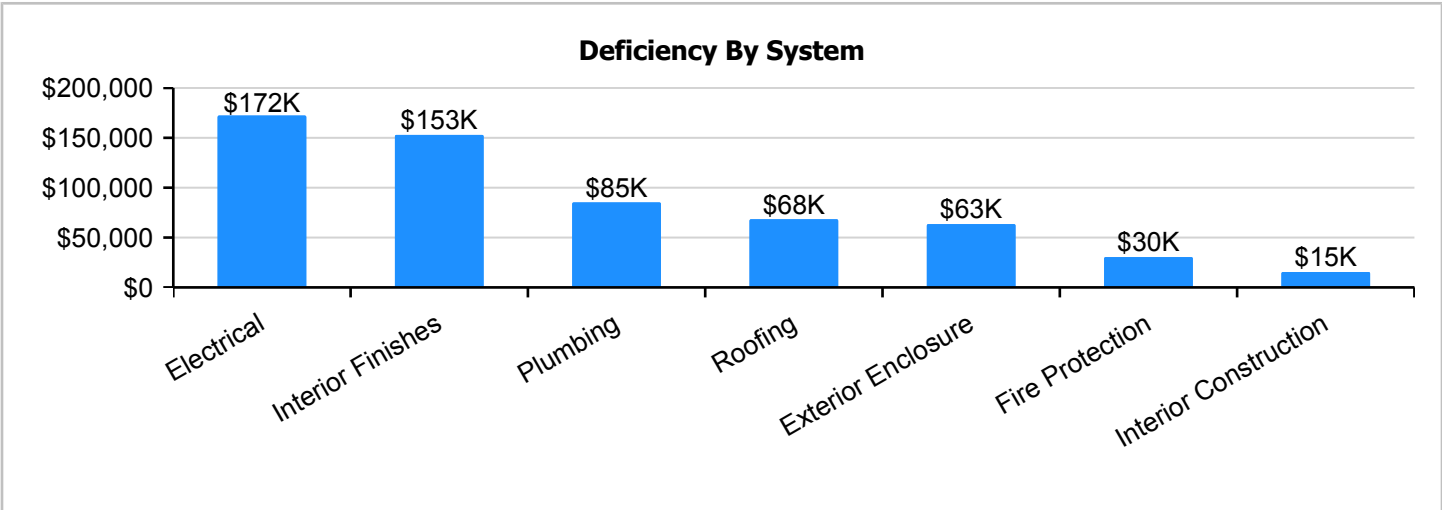
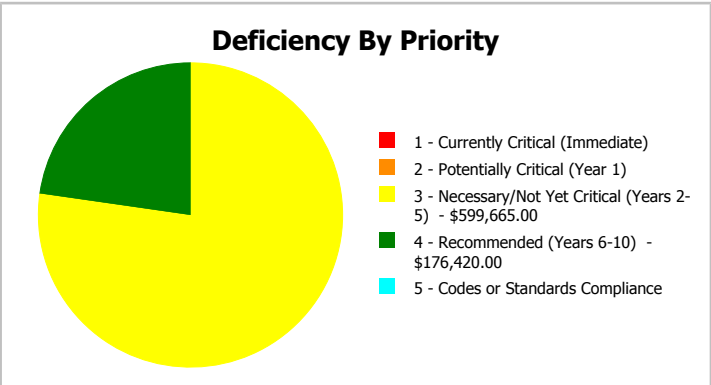
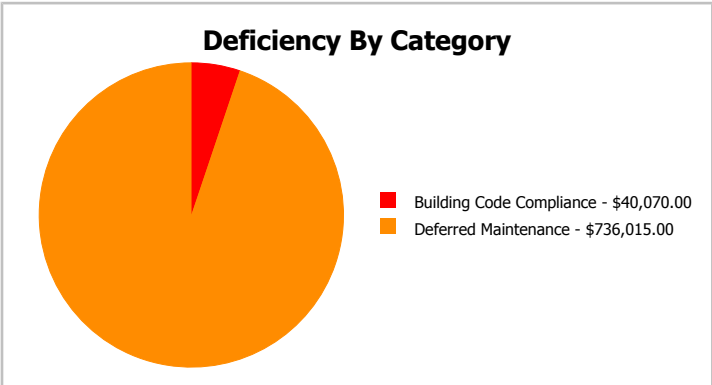
Description:

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:	7,300
Year Built:	1948	Last Renovation:	
Repair Cost:	\$776,085	Replacement Value:	\$1,393,059
FCI:	55.71 %	RSLI%:	12.26 %



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 %	\$83,753.00
B30 - Roofing	20.32 %	67.90 %	\$90,162.00
C10 - Interior Construction	6.48 %	20.88 %	\$20,316.00
C30 - Interior Finishes	0.00 %	110.00 %	\$201,874.00
D20 - Plumbing	0.00 %	110.00 %	\$112,419.00
D30 - HVAC	7.72 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$40,070.00
D50 - Electrical	0.00 %	110.00 %	\$227,491.00
E10 - Equipment	15.00 %	0.00 %	\$0.00
Totals:	12.26 %	55.71 %	\$776,085.00

Photo Album

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

1). South Elevation - Dec 02, 2016



2). East Elevation - Dec 06, 2016



3). North Elevation - Dec 06, 2016



4). West Elevation - Dec 02, 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	\$4.79	S.F.	7,300	100	1948	2048		31.00 %	0.00 %	31			\$34,967
A1030	Slab on Grade	\$8.43	S.F.	7,300	100	1948	2048		31.00 %	0.00 %	31			\$61,539
A2010	Basement Excavation	\$1.90	S.F.	7,300	100	1948	2048		31.00 %	0.00 %	31			\$13,870
A2020	Basement Walls	\$13.07	S.F.	7,300	100	1948	2048		31.00 %	0.00 %	31			\$95,411
B1010	Floor Construction	\$1.64	S.F.	7,300	100	1948	2048		31.00 %	0.00 %	31			\$11,972
B1020	Roof Construction	\$15.76	S.F.	7,300	100	1948	2048		31.00 %	0.00 %	31			\$115,048
B2010	Exterior Walls	\$9.42	S.F.	7,300	100	1948	2048		31.00 %	0.00 %	31			\$68,766
B2020	Exterior Windows	\$9.39	S.F.	7,300	30	1948	1978		0.00 %	110.00 %	-39		\$75,402.00	\$68,547
B2030	Exterior Doors	\$1.04	S.F.	7,300	30	1948	1978		0.00 %	110.00 %	-39		\$8,351.00	\$7,592
B3010105	Asphalt Shingles	\$8.95	S.F.	7,300	25	2002	2027		40.00 %	0.00 %	10			\$65,335
B3010105	Single ply	\$8.95	S.F.	7,300	25	1990	2015		0.00 %	138.00 %	-2		\$90,162.00	\$65,335
B3020	Roof Openings	\$0.29	S.F.	7,300	25	2002	2027		40.00 %	0.00 %	10			\$2,117
C1010	Partitions	\$10.80	S.F.	7,300	75	1948	2023		8.00 %	0.00 %	6			\$78,840
C1020	Interior Doors	\$2.53	S.F.	7,300	30	1948	1978		0.00 %	110.00 %	-39		\$20,316.00	\$18,469
C3010	Wall Finishes	\$2.79	S.F.	7,300	10	2000	2010		0.00 %	110.00 %	-7		\$22,404.00	\$20,367
C3020	Floor Finishes	\$11.38	S.F.	7,300	20	1948	1968		0.00 %	110.00 %	-49		\$91,381.00	\$83,074
C3030	Ceiling Finishes	\$10.97	S.F.	7,300	25	1948	1973		0.00 %	110.00 %	-44		\$88,089.00	\$80,081
D2010	Plumbing Fixtures	\$11.48	S.F.	7,300	30	1948	1978		0.00 %	110.00 %	-39		\$92,184.00	\$83,804
D2020	Domestic Water Distribution	\$0.98	S.F.	7,300	30	1948	1978		0.00 %	109.99 %	-39		\$7,869.00	\$7,154
D2030	Sanitary Waste	\$1.54	S.F.	7,300	30	1948	1978		0.00 %	110.00 %	-39		\$12,366.00	\$11,242
D3040	Distribution Systems	\$6.14	S.F.	7,300	30	1990	2020		10.00 %	0.00 %	3			\$44,822
D3050	Terminal & Package Units	\$13.37	S.F.	7,300	15	2003	2018		6.67 %	0.00 %	1			\$97,601
D4010	Sprinklers	\$4.32	S.F.	7,300	30			2016	0.00 %	110.00 %	-1		\$34,690.00	\$31,536
D4020	Standpipes	\$0.67	S.F.	7,300	30			2016	0.00 %	110.00 %	-1		\$5,380.00	\$4,891
D5010	Electrical Service/Distribution	\$1.69	S.F.	7,300	40	1948	1988		0.00 %	110.00 %	-29		\$13,571.00	\$12,337
D5020	Branch Wiring	\$5.06	S.F.	7,300	30	1948	1978		0.00 %	110.00 %	-39		\$40,632.00	\$36,938
D5020	Lighting	\$11.92	S.F.	7,300	30	1948	1978		0.00 %	110.00 %	-39		\$95,718.00	\$87,016
D5030810	Security & Detection Systems	\$1.87	S.F.	7,300	15	2000	2015		0.00 %	110.00 %	-2		\$15,016.00	\$13,651
D5030910	Fire Alarm Systems	\$3.39	S.F.	7,300	15	2000	2015		0.00 %	110.00 %	-2		\$27,222.00	\$24,747
D5030920	Data Communication	\$4.40	S.F.	7,300	15	2000	2015		0.00 %	110.00 %	-2		\$35,332.00	\$32,120
E1090	Other Equipment	\$1.90	S.F.	7,300	20	2000	2020		15.00 %	0.00 %	3			\$13,870
Total									12.26 %	55.71 %			\$776,085.00	\$1,393,059

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 - 1948 Cafeteria

System: B3010105 - Asphalt Shingles



Note:

System: B3010105 - Single ply



Note:

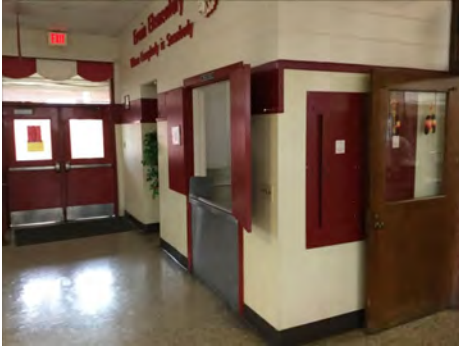
System: B3020 - Roof Openings



Note:

Campus Assessment Report - 1948 Cafeteria

System: C1010 - Partitions



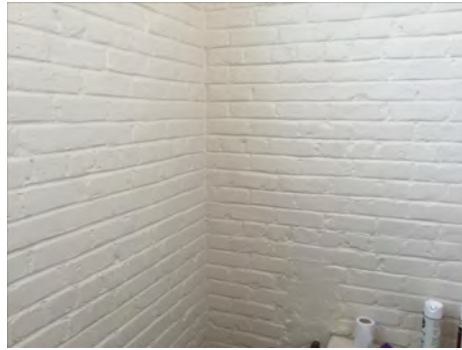
Note:

System: C1020 - Interior Doors



Note:

System: C3010 - Wall Finishes



Note:

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System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

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System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



Note:

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System: D3050 - Terminal & Package Units



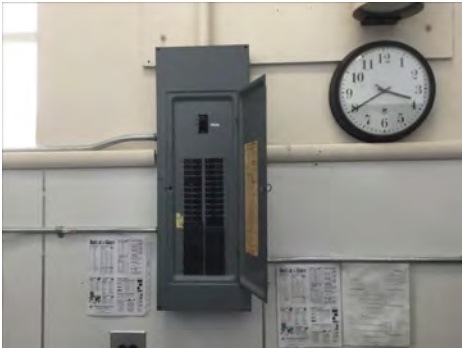
Note:

System: D5010 - Electrical Service/Distribution



Note:

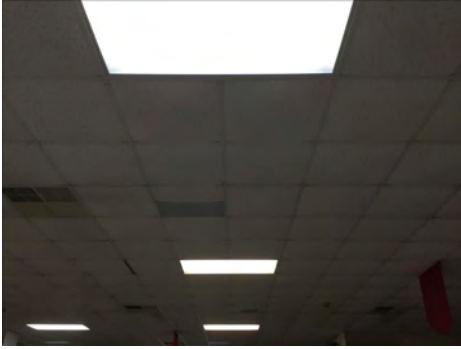
System: D5020 - Branch Wiring



Note:

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System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

Campus Assessment Report - 1948 Cafeteria

System: D5030920 - Data Communication



Note:

System: E1090 - Other Equipment



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$776,085	\$110,582	\$0	\$70,548	\$0	\$0	\$0	\$0	\$0	\$0	\$154,409	\$1,111,624
* 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	\$75,402	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,402
B2030 - Exterior Doors	\$8,351	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,351
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
B3010105 - Asphalt Shingles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$121,170	\$121,170
B3010105 - Single ply	\$90,162	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$90,162
B3020 - Roof Openings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,130	\$3,130
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	\$20,316	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,316
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

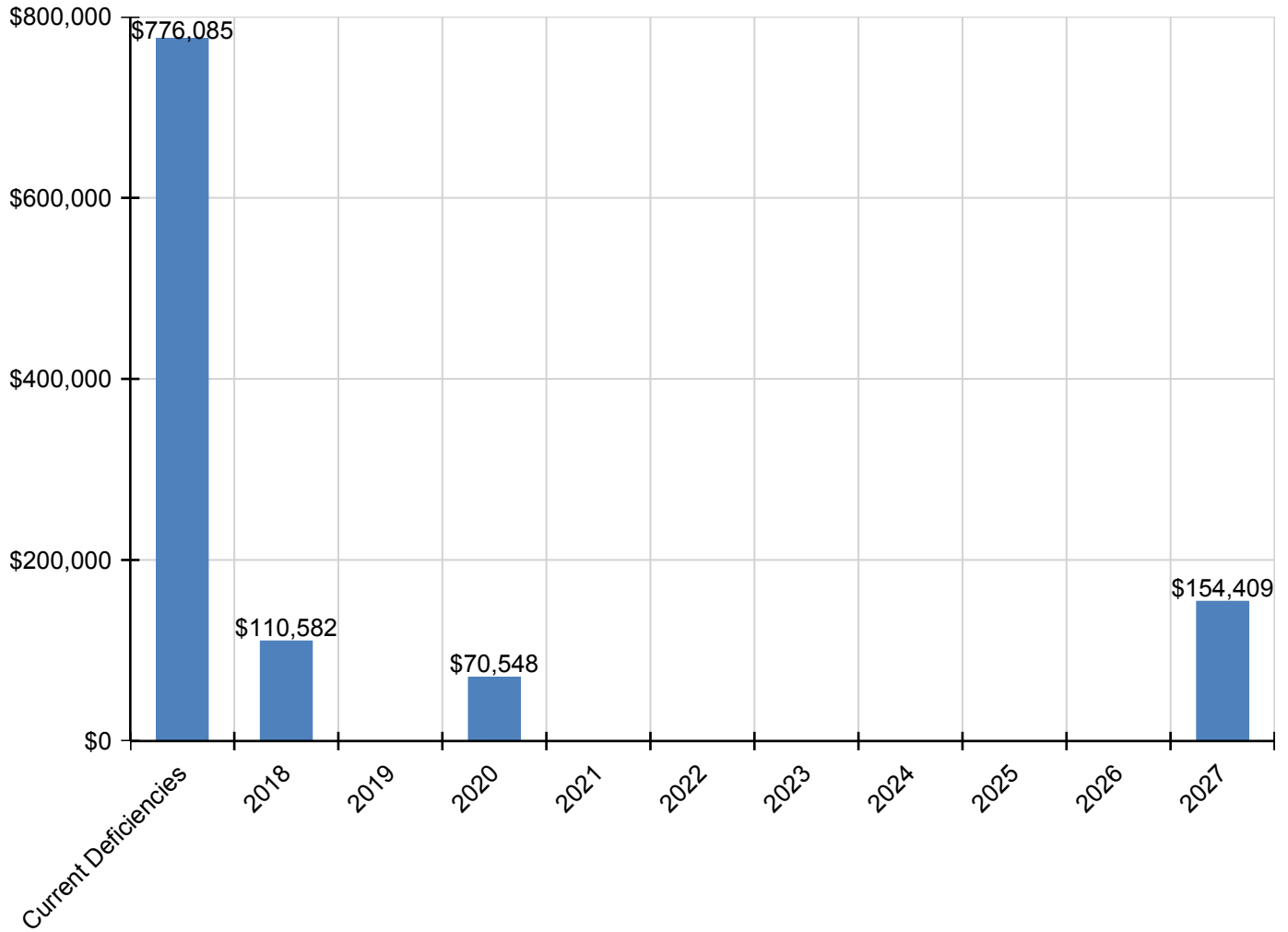
Campus Assessment Report - 1948 Cafeteria

C3010 - Wall Finishes	\$22,404	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,109	\$52,513
C3020 - Floor Finishes	\$91,381	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$91,381
C3030 - Ceiling Finishes	\$88,089	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$88,089
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	\$92,184	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$92,184
D2020 - Domestic Water Distribution	\$7,869	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,869
D2030 - Sanitary Waste	\$12,366	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,366
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$53,876	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$53,876
D3050 - Terminal & Package Units	\$0	\$110,582	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$110,582
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$34,690	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,690
D4020 - Standpipes	\$5,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,380
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$13,571	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,571
D5020 - Branch Wiring	\$40,632	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,632
D5020 - Lighting	\$95,718	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$95,718
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$15,016	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,016
D5030910 - Fire Alarm Systems	\$27,222	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,222
D5030920 - Data Communication	\$35,332	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,332
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1090 - Other Equipment	\$0	\$0	\$0	\$16,672	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,672

* Indicates non-renewable system

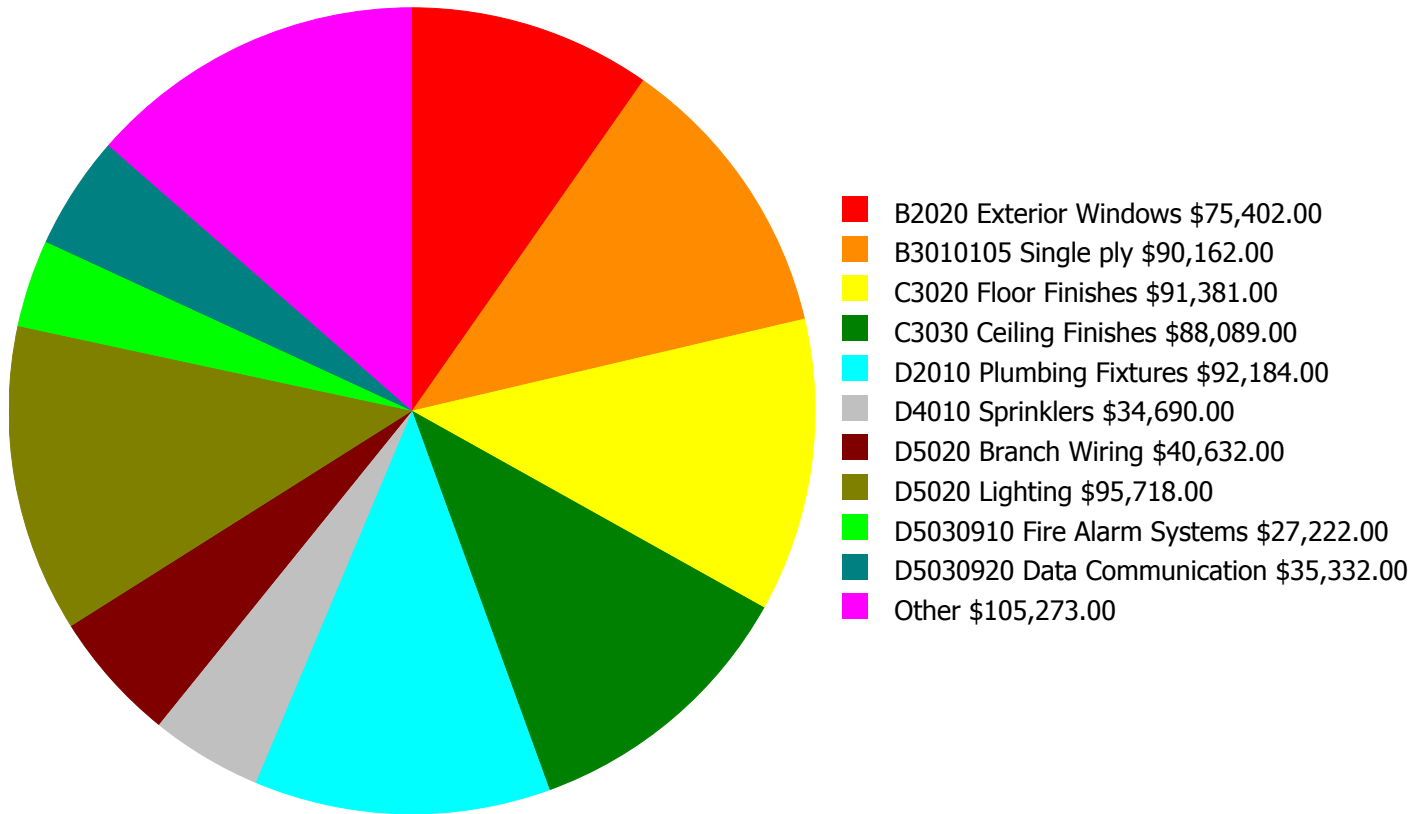
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

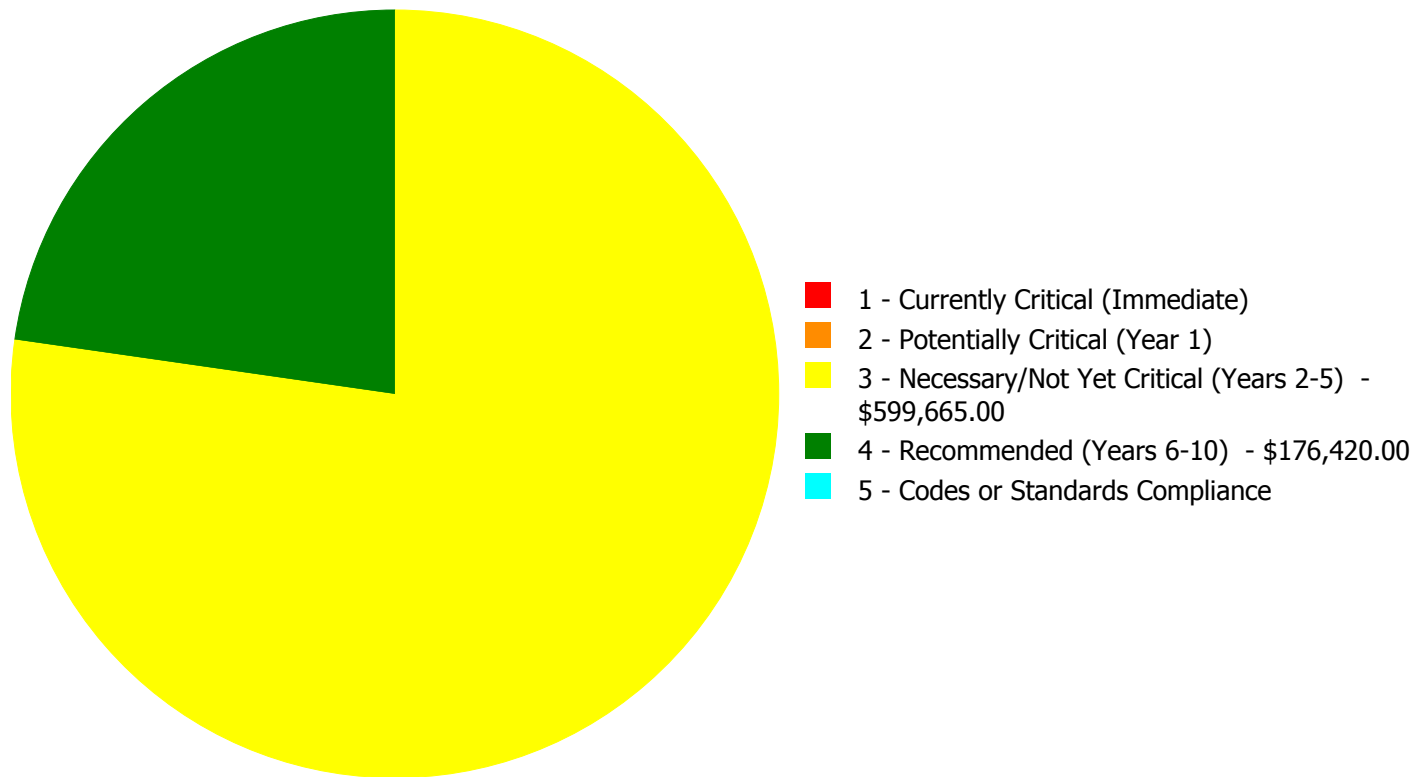
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$776,085.00

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: \$776,085.00

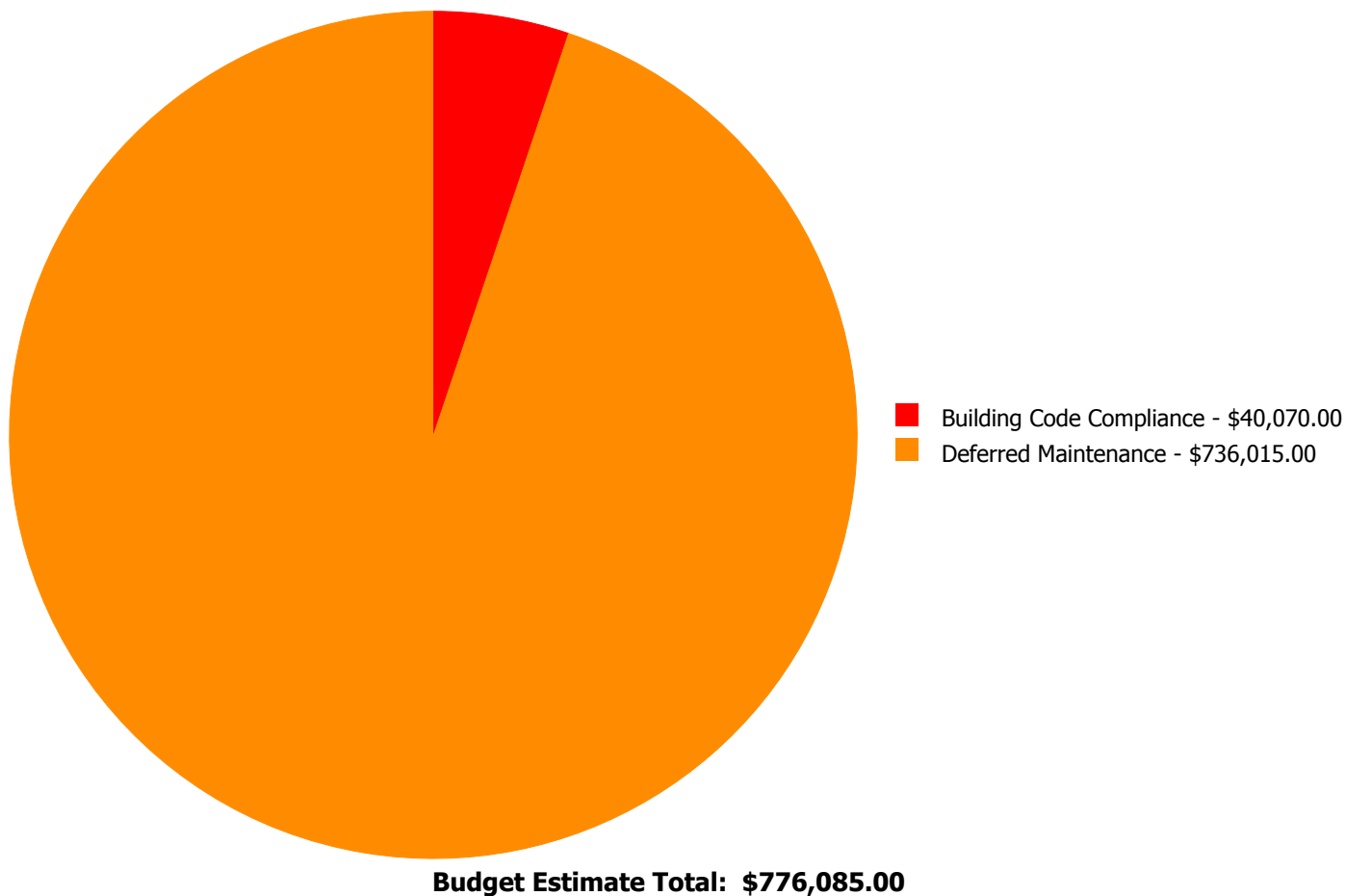
Deficiency By Priority Investment Table

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	\$75,402.00	\$0.00	\$0.00	\$75,402.00
B2030	Exterior Doors	\$0.00	\$0.00	\$8,351.00	\$0.00	\$0.00	\$8,351.00
B3010105	Single ply	\$0.00	\$0.00	\$90,162.00	\$0.00	\$0.00	\$90,162.00
C1020	Interior Doors	\$0.00	\$0.00	\$20,316.00	\$0.00	\$0.00	\$20,316.00
C3010	Wall Finishes	\$0.00	\$0.00	\$22,404.00	\$0.00	\$0.00	\$22,404.00
C3020	Floor Finishes	\$0.00	\$0.00	\$91,381.00	\$0.00	\$0.00	\$91,381.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$88,089.00	\$0.00	\$0.00	\$88,089.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$92,184.00	\$0.00	\$0.00	\$92,184.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$7,869.00	\$0.00	\$0.00	\$7,869.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$12,366.00	\$0.00	\$0.00	\$12,366.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$34,690.00	\$0.00	\$34,690.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$5,380.00	\$0.00	\$5,380.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$13,571.00	\$0.00	\$0.00	\$13,571.00
D5020	Branch Wiring	\$0.00	\$0.00	\$0.00	\$40,632.00	\$0.00	\$40,632.00
D5020	Lighting	\$0.00	\$0.00	\$0.00	\$95,718.00	\$0.00	\$95,718.00
D5030810	Security & Detection Systems	\$0.00	\$0.00	\$15,016.00	\$0.00	\$0.00	\$15,016.00
D5030910	Fire Alarm Systems	\$0.00	\$0.00	\$27,222.00	\$0.00	\$0.00	\$27,222.00
D5030920	Data Communication	\$0.00	\$0.00	\$35,332.00	\$0.00	\$0.00	\$35,332.00
	Total:	\$0.00	\$0.00	\$599,665.00	\$176,420.00	\$0.00	\$776,085.00

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: B2020 - Exterior Windows



Location: Exterior
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,300.00
Unit of Measure: S.F.
Estimate: \$75,402.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The original single pane, operable windows are aged, worn, inefficient 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: 7,300.00
Unit of Measure: S.F.
Estimate: \$8,351.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The original exterior doors are aged, paint peeling, damaged and should be replaced with energy efficient doors.

System: B3010105 - Single ply



Location: Restroom
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,300.00
Unit of Measure: S.F.
Estimate: \$90,162.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

Notes: The single ply roofing is aged, has reported and observed leaks and should be replaced.

System: C1020 - Interior Doors



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,300.00
Unit of Measure: S.F.
Estimate: \$20,316.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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

System: C3010 - Wall Finishes



Location: Throughout the building
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,300.00
Unit of Measure: S.F.
Estimate: \$22,404.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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

System: C3020 - Floor Finishes



Location: Throughout the building
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,300.00
Unit of Measure: S.F.
Estimate: \$91,381.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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

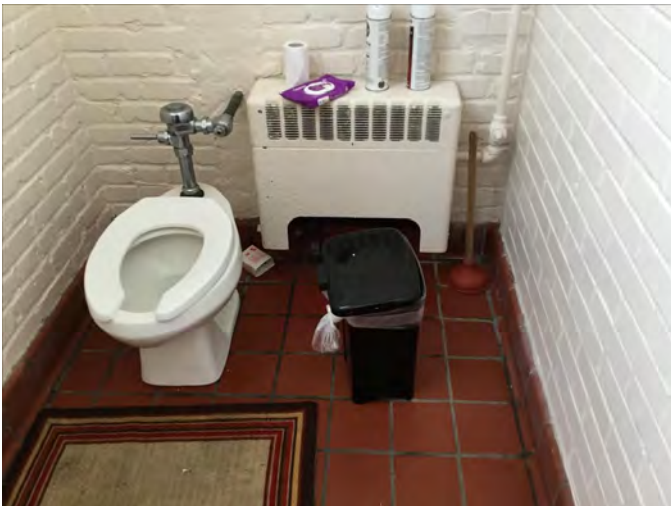
System: C3030 - Ceiling Finishes



Location: Throughout the building
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,300.00
Unit of Measure: S.F.
Estimate: \$88,089.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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

System: D2010 - Plumbing Fixtures



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,300.00
Unit of Measure: S.F.
Estimate: \$92,184.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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

System: D2020 - Domestic Water Distribution



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,300.00
Unit of Measure: S.F.
Estimate: \$7,869.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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: 7,300.00
Unit of Measure: S.F.
Estimate: \$12,366.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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: 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: 7,300.00
Unit of Measure: S.F.
Estimate: \$13,571.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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: D5030810 - Security & Detection Systems



Location: Exterior
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,300.00
Unit of Measure: S.F.
Estimate: \$15,016.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The security system is aged, has poor coverage and camera resolution, and should be replaced.

System: D5030910 - Fire Alarm 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: 7,300.00
Unit of Measure: S.F.
Estimate: \$27,222.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The security system is aged, has poor coverage and camera resolution, and should be replaced.

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: 7,300.00
Unit of Measure: S.F.
Estimate: \$35,332.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The original fire alarm system operating as designed, but is beyond its service life and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 7,300.00
Unit of Measure: S.F.
Estimate: \$34,690.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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: 7,300.00
Unit of Measure: S.F.
Estimate: \$5,380.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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

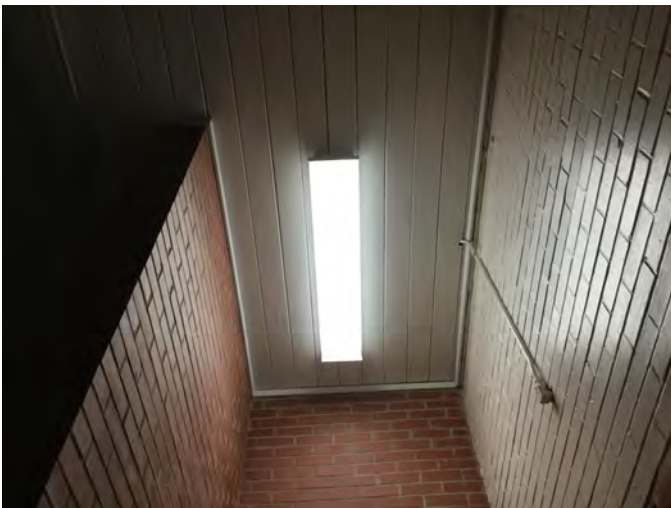
System: D5020 - Branch Wiring



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 7,300.00
Unit of Measure: S.F.
Estimate: \$40,632.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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: D5020 - Lighting



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 7,300.00
Unit of Measure: S.F.
Estimate: \$95,718.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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 with energy efficient fixtures.

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	4,818
Year Built:	1951
Last Renovation:	
Replacement Value:	\$939,416
Repair Cost:	\$337,704.00
Total FCI:	35.95 %
Total RSLI:	18.75 %
FCA Score:	64.05



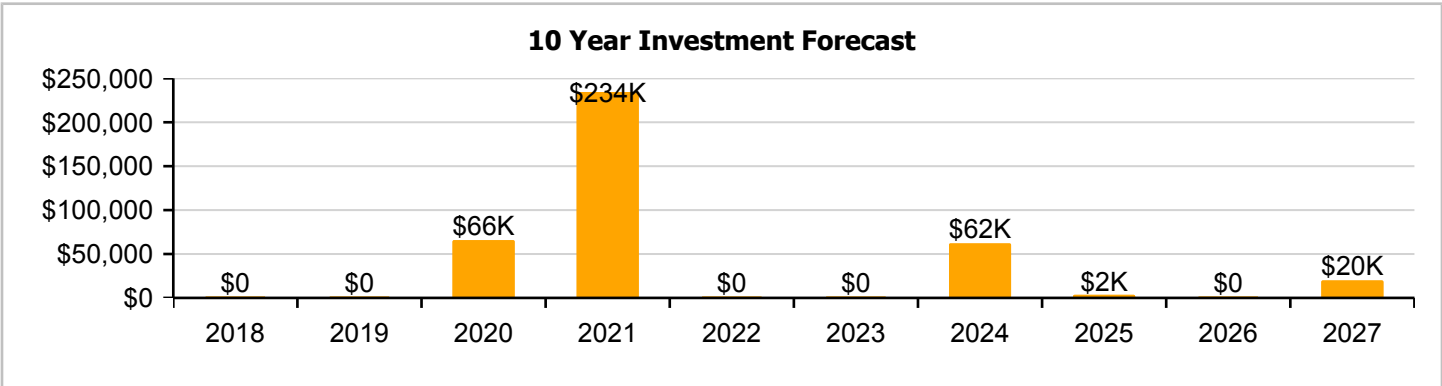
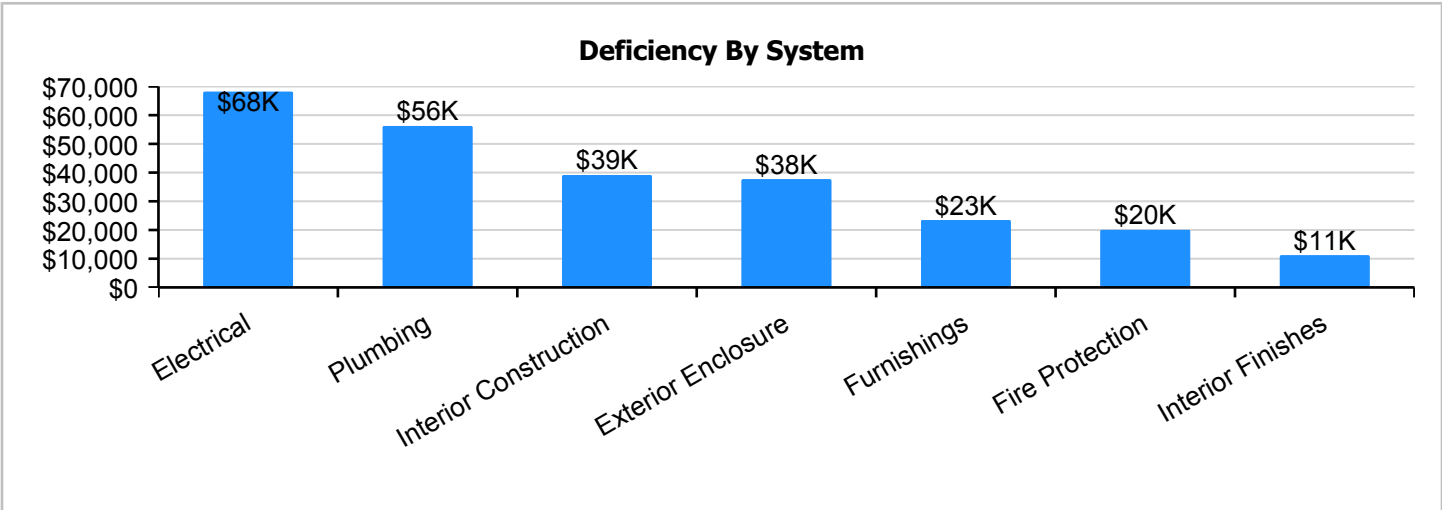
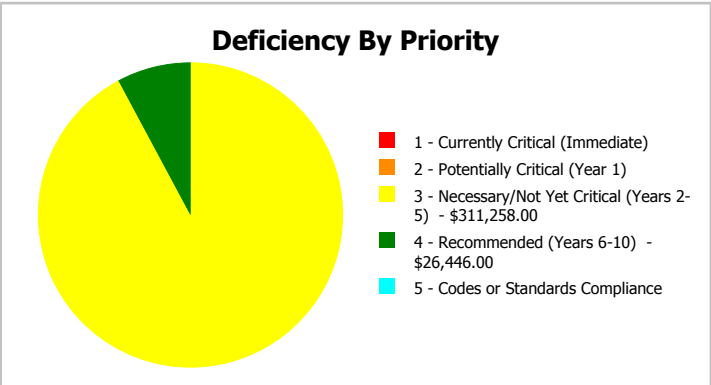
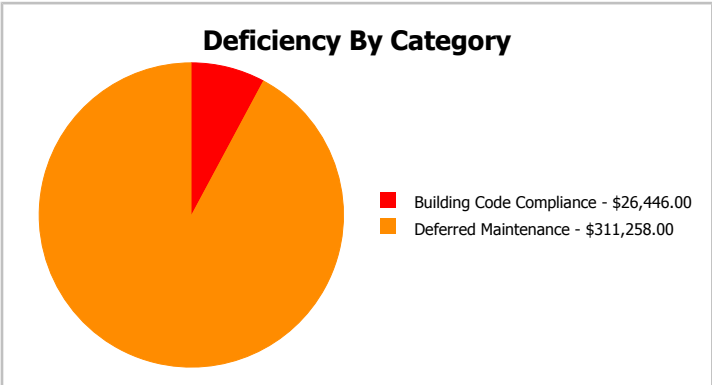
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	ES -Elementary School	Gross Area:	4,818
Year Built:	1951	Last Renovation:	
Repair Cost:	\$337,704	Replacement Value:	\$939,416
FCI:	35.95 %	RSLI%:	18.75 %



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	34.00 %	0.00 %	\$0.00
A20 - Basement Construction	34.00 %	0.00 %	\$0.00
B10 - Superstructure	34.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	16.83 %	52.03 %	\$49,765.00
B30 - Roofing	35.00 %	0.00 %	\$0.00
C10 - Interior Construction	7.08 %	46.44 %	\$51,620.00
C30 - Interior Finishes	16.04 %	12.21 %	\$14,786.00
D20 - Plumbing	5.12 %	100.06 %	\$74,198.00
D30 - HVAC	34.01 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$26,446.00
D50 - Electrical	7.27 %	65.93 %	\$89,991.00
E10 - Equipment	40.00 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	110.00 %	\$30,898.00
Totals:	18.75 %	35.95 %	\$337,704.00

Photo Album

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

1). West Elevation - Dec 02, 2016



2). North Elevation - Dec 02, 2016



3). South Elevation - Dec 02, 2016



4). East Elevation - Dec 02, 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	\$4.79	S.F.	4,818	100	1951	2051		34.00 %	0.00 %	34			\$23,078
A1030	Slab on Grade	\$8.43	S.F.	4,818	100	1951	2051		34.00 %	0.00 %	34			\$40,616
A2010	Basement Excavation	\$1.90	S.F.	4,818	100	1951	2051		34.00 %	0.00 %	34			\$9,154
A2020	Basement Walls	\$13.07	S.F.	4,818	100	1951	2051		34.00 %	0.00 %	34			\$62,971
B1010	Floor Construction	\$1.64	S.F.	4,818	100	1951	2051		34.00 %	0.00 %	34			\$7,902
B1020	Roof Construction	\$15.76	S.F.	4,818	100	1951	2051		34.00 %	0.00 %	34			\$75,932
B2010	Exterior Walls	\$9.42	S.F.	4,818	100	1951	2051		34.00 %	0.00 %	34			\$45,386
B2020	Exterior Windows	\$9.39	S.F.	4,818	30	1951	1981		0.00 %	110.00 %	-36		\$49,765.00	\$45,241
B2030	Exterior Doors	\$1.04	S.F.	4,818	30	1980	2010	2021	13.33 %	0.00 %	4			\$5,011
B3010120	Single Ply Membrane	\$6.98	S.F.	4,818	20	2004	2024		35.00 %	0.00 %	7			\$33,630
C1010	Partitions	\$10.80	S.F.	4,818	75	1951	2026		12.00 %	0.00 %	9			\$52,034
C1020	Interior Doors	\$2.53	S.F.	4,818	30	1980	2010	2021	13.33 %	0.00 %	4			\$12,190
C1030	Fittings	\$9.74	S.F.	4,818	20	1951	1971		0.00 %	110.00 %	-46		\$51,620.00	\$46,927
C3010	Wall Finishes	\$2.79	S.F.	4,818	10	2000	2010		0.00 %	110.00 %	-7		\$14,786.00	\$13,442
C3020	Floor Finishes	\$11.38	S.F.	4,818	20	1980	2000	2021	20.00 %	0.00 %	4			\$54,829
C3030	Ceiling Finishes	\$10.97	S.F.	4,818	25	1980	2005	2021	16.00 %	0.00 %	4			\$52,853
D2010	Plumbing Fixtures	\$11.48	S.F.	4,818	30	1980	2010		0.00 %	110.00 %	-7		\$60,842.00	\$55,311
D2020	Domestic Water Distribution	\$0.98	S.F.	4,818	30	1980	2010		0.00 %	110.00 %	-7		\$5,194.00	\$4,722
D2030	Sanitary Waste	\$1.54	S.F.	4,818	30	1980	2010		0.00 %	110.00 %	-7		\$8,162.00	\$7,420
D2040	Rain Water Drainage	\$1.39	S.F.	4,818	30	2004	2034		56.67 %	0.00 %	17			\$6,697
D3040	Distribution Systems	\$6.14	S.F.	4,818	30	2002	2032		50.00 %	0.00 %	15			\$29,583
D3050	Terminal & Package Units	\$13.37	S.F.	4,818	15	2002	2017	2021	26.67 %	0.00 %	4			\$64,417
D4010	Sprinklers	\$4.32	S.F.	4,818	30			2016	0.00 %	110.00 %	-1		\$22,895.00	\$20,814
D4020	Standpipes	\$0.67	S.F.	4,818	30			2016	0.00 %	110.01 %	-1		\$3,551.00	\$3,228
D5010	Electrical Service/Distribution	\$1.69	S.F.	4,818	40	1980	2020		7.50 %	0.00 %	3			\$8,142
D5020	Branch Wiring	\$5.06	S.F.	4,818	30	1980	2010		0.00 %	110.00 %	-7		\$26,817.00	\$24,379
D5020	Lighting	\$11.92	S.F.	4,818	30	1980	2010		0.00 %	110.00 %	-7		\$63,174.00	\$57,431
D5030810	Security & Detection Systems	\$1.87	S.F.	4,818	15	2005	2020		20.00 %	0.00 %	3			\$9,010
D5030910	Fire Alarm Systems	\$3.39	S.F.	4,818	15	2005	2020		20.00 %	0.00 %	3			\$16,333
D5030920	Data Communication	\$4.40	S.F.	4,818	15	2005	2020		20.00 %	0.00 %	3			\$21,199
E1020	Institutional Equipment	\$0.30	S.F.	4,818	20	2005	2025		40.00 %	0.00 %	8			\$1,445
E2010	Fixed Furnishings	\$5.83	S.F.	4,818	20	1980	2000		0.00 %	110.00 %	-17		\$30,898.00	\$28,089
Total									18.75 %	35.95 %			\$337,704.00	\$939,416

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:

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System: B3010120 - Single Ply Membrane



Note:

System: C1010 - Partitions



Note:

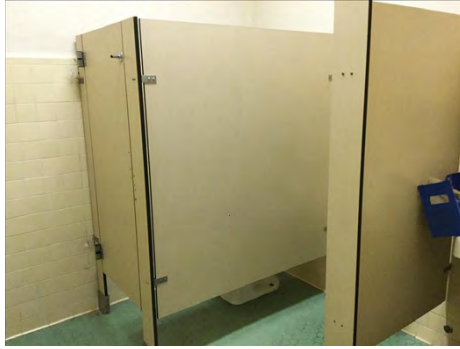
System: C1020 - Interior Doors



Note:

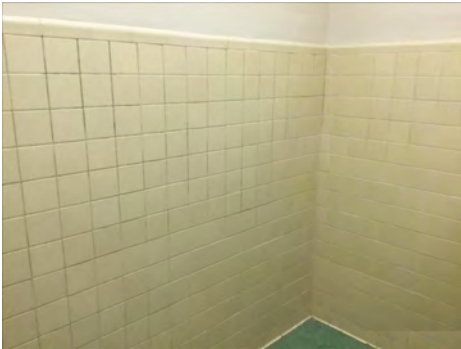
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System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes



Note:

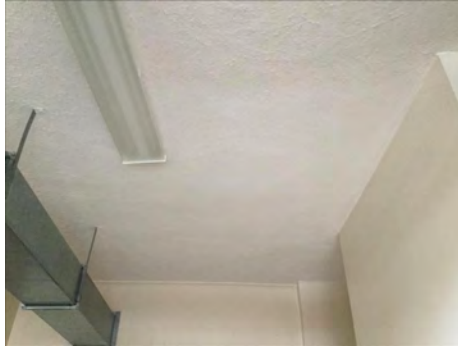
System: C3020 - Floor Finishes



Note:

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System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

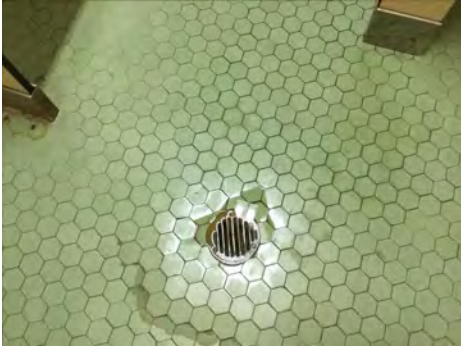
System: D2020 - Domestic Water Distribution



Note:

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System: D2030 - Sanitary Waste



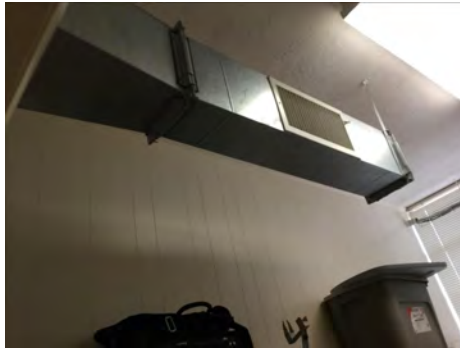
Note:

System: D2040 - Rain Water Drainage



Note:

System: D3040 - Distribution Systems



Note:

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System: D3050 - Terminal & Package Units



Note:

System: D5010 - Electrical Service/Distribution



Note:

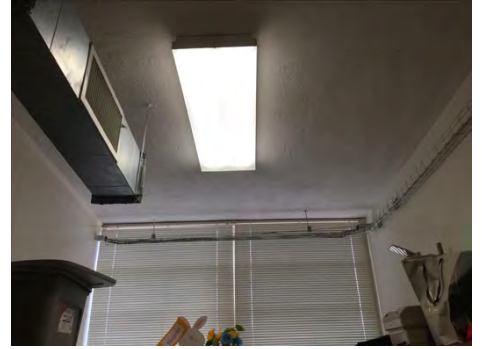
System: D5020 - Branch Wiring



Note:

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System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

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System: D5030920 - Data Communication



Note:

System: 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:	\$337,704	\$0	\$0	\$65,731	\$234,364	\$0	\$0	\$62,040	\$2,014	\$0	\$19,871	\$721,723
* 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	\$49,765	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$49,765
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$6,204	\$0	\$0	\$0	\$0	\$0	\$0	\$6,204
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	\$62,040	\$0	\$0	\$0	\$62,040
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	\$15,091	\$0	\$0	\$0	\$0	\$0	\$0	\$15,091
C1030 - Fittings	\$51,620	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,620
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$14,786	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,871	\$34,657

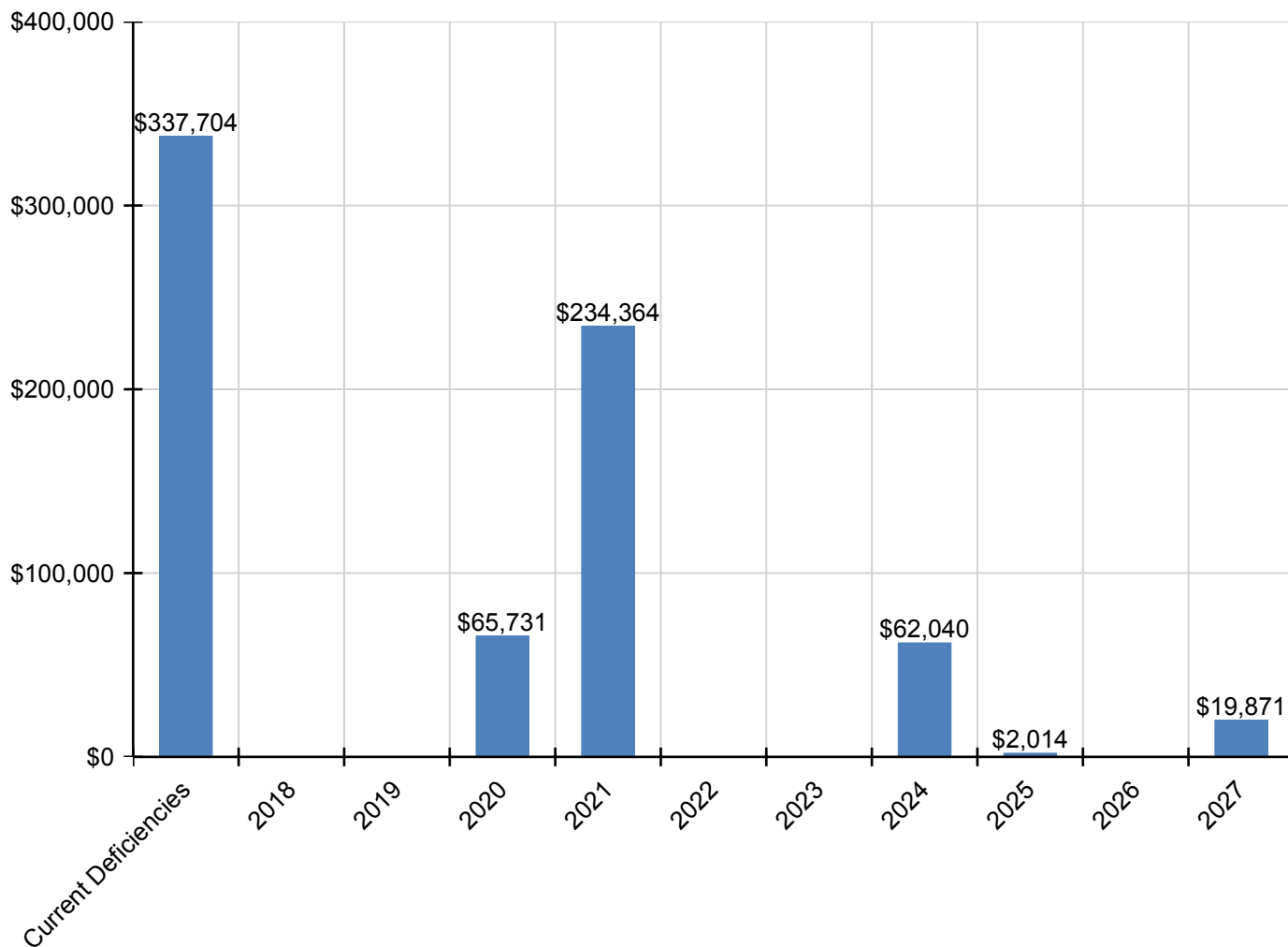
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C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$67,882	\$0	\$0	\$0	\$0	\$0	\$0	\$67,882
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$65,436	\$0	\$0	\$0	\$0	\$0	\$0	\$65,436
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$60,842	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60,842
D2020 - Domestic Water Distribution	\$5,194	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,194
D2030 - Sanitary Waste	\$8,162	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,162
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$79,751	\$0	\$0	\$0	\$0	\$0	\$0	\$79,751
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$22,895	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,895
D4020 - Standpipes	\$3,551	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,551
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$9,788	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,788
D5020 - Branch Wiring	\$26,817	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,817
D5020 - Lighting	\$63,174	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$63,174
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$10,830	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,830
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$19,632	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,632
D5030920 - Data Communication	\$0	\$0	\$0	\$25,481	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,481
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,014	\$0	\$0	\$2,014
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$30,898	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,898

* Indicates non-renewable system

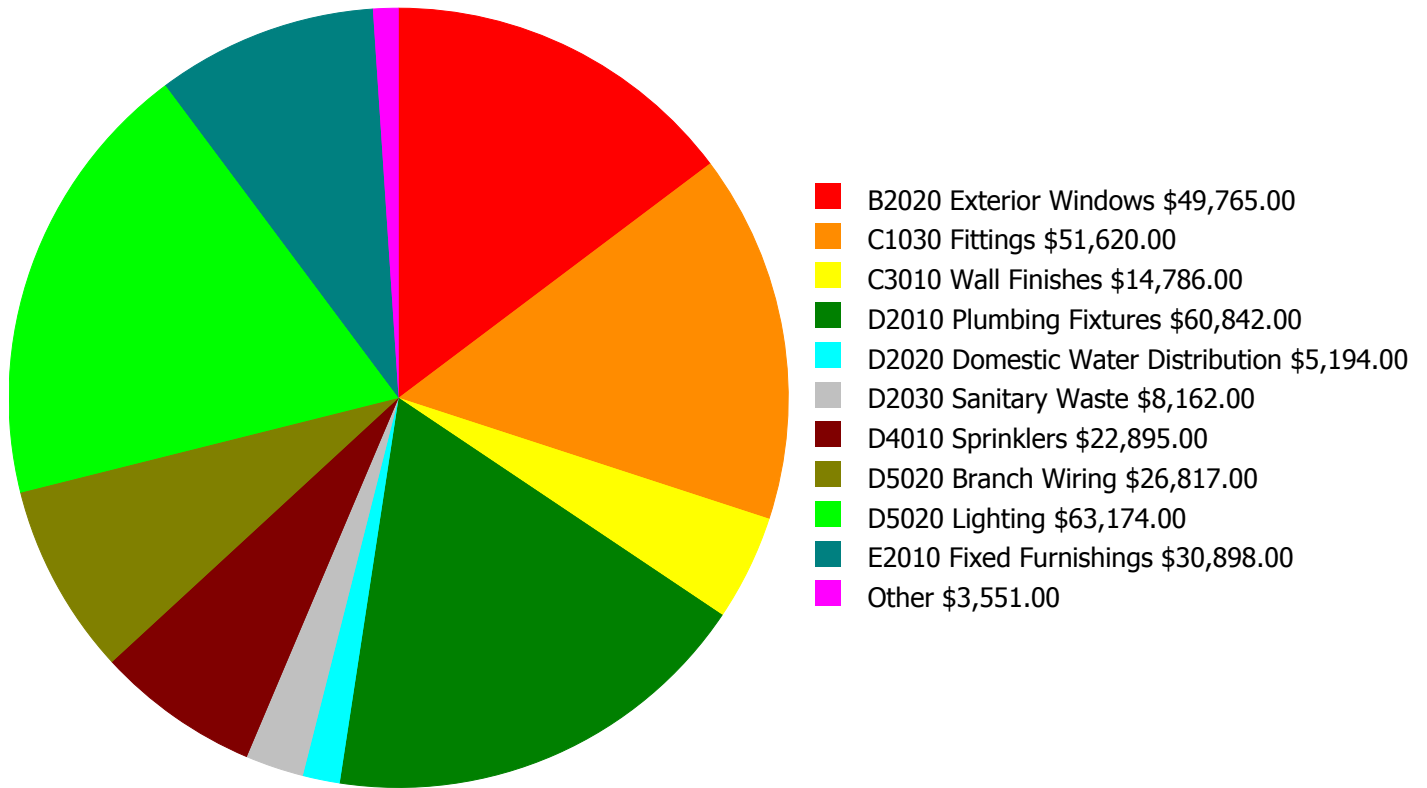
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

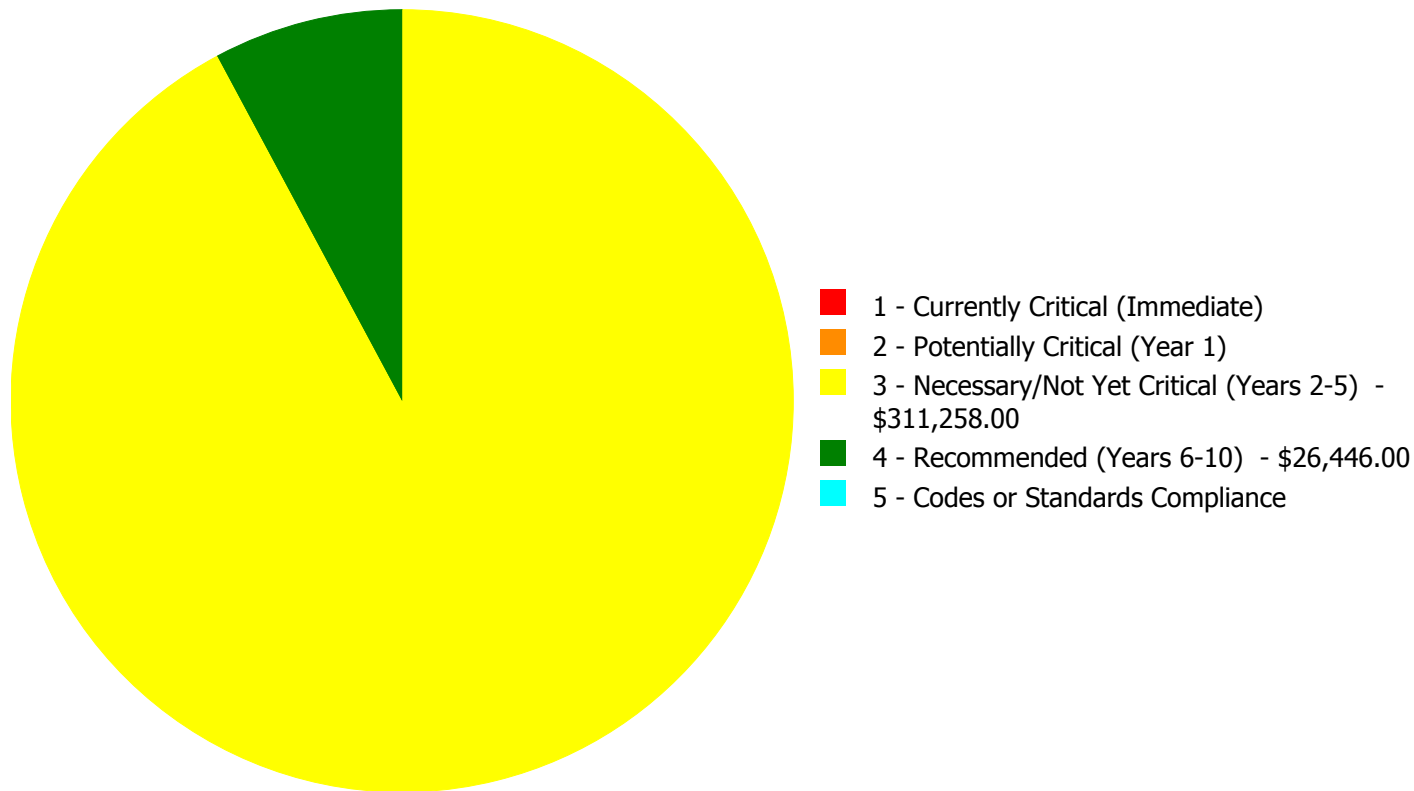
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$337,704.00

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: \$337,704.00

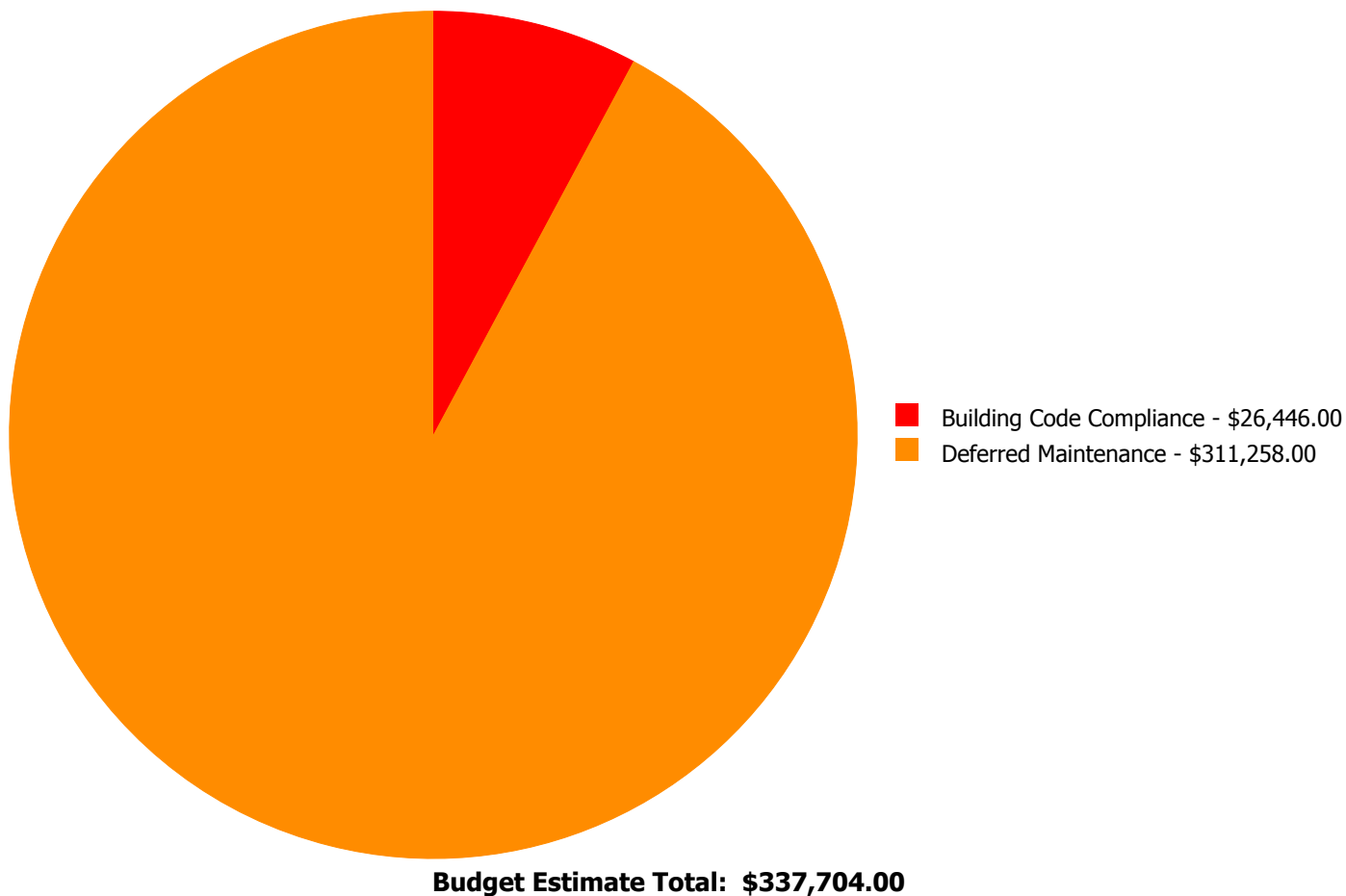
Deficiency By Priority Investment Table

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	\$49,765.00	\$0.00	\$0.00	\$49,765.00
C1030	Fittings	\$0.00	\$0.00	\$51,620.00	\$0.00	\$0.00	\$51,620.00
C3010	Wall Finishes	\$0.00	\$0.00	\$14,786.00	\$0.00	\$0.00	\$14,786.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$60,842.00	\$0.00	\$0.00	\$60,842.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$5,194.00	\$0.00	\$0.00	\$5,194.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$8,162.00	\$0.00	\$0.00	\$8,162.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$22,895.00	\$0.00	\$22,895.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$3,551.00	\$0.00	\$3,551.00
D5020	Branch Wiring	\$0.00	\$0.00	\$26,817.00	\$0.00	\$0.00	\$26,817.00
D5020	Lighting	\$0.00	\$0.00	\$63,174.00	\$0.00	\$0.00	\$63,174.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$30,898.00	\$0.00	\$0.00	\$30,898.00
	Total:	\$0.00	\$0.00	\$311,258.00	\$26,446.00	\$0.00	\$337,704.00

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):

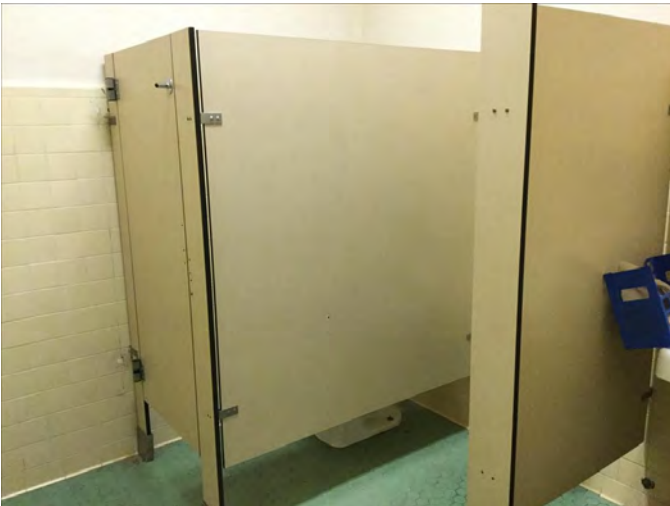
System: B2020 - Exterior Windows



Location: Exterior
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,818.00
Unit of Measure: S.F.
Estimate: \$49,765.00
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: C1030 - Fittings



Location: Restroom
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,818.00
Unit of Measure: S.F.
Estimate: \$51,620.00
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: C3010 - Wall 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: 4,818.00
Unit of Measure: S.F.
Estimate: \$14,786.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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

System: D2010 - Plumbing Fixtures



Location: Restroom
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,818.00
Unit of Measure: S.F.
Estimate: \$60,842.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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

System: D2020 - Domestic Water Distribution



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,818.00
Unit of Measure: S.F.
Estimate: \$5,194.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The domestic water distribution system is aged and should be replaced.

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: 4,818.00
Unit of Measure: S.F.
Estimate: \$8,162.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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

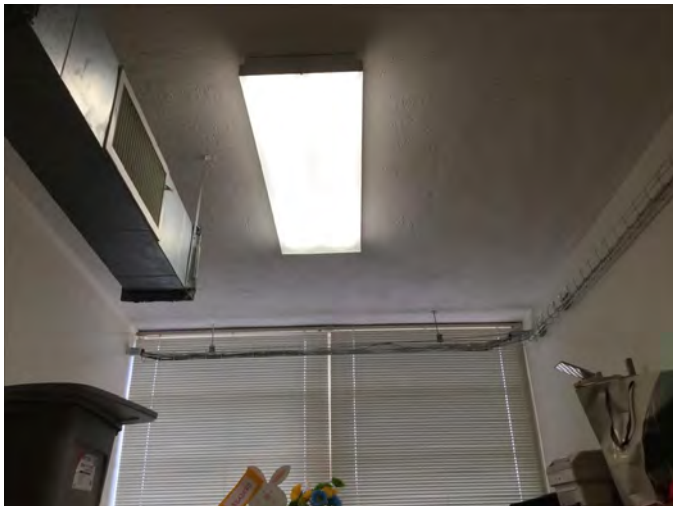
System: D5020 - Branch Wiring



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,818.00
Unit of Measure: S.F.
Estimate: \$26,817.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

Notes: The electrical distribution system is aged and should be replaced.

System: D5020 - Lighting



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,818.00
Unit of Measure: S.F.
Estimate: \$63,174.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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

System: E2010 - Fixed Furnishings



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,818.00
Unit of Measure: S.F.
Estimate: \$30,898.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The fixed furnishings are aged, in marginal condition, and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 4,818.00
Unit of Measure: S.F.
Estimate: \$22,895.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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: 4,818.00
Unit of Measure: S.F.
Estimate: \$3,551.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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):	13,087
Year Built:	1957
Last Renovation:	
Replacement Value:	\$2,453,680
Repair Cost:	\$1,528,942.00
Total FCI:	62.31 %
Total RSLI:	16.90 %
FCA Score:	37.69



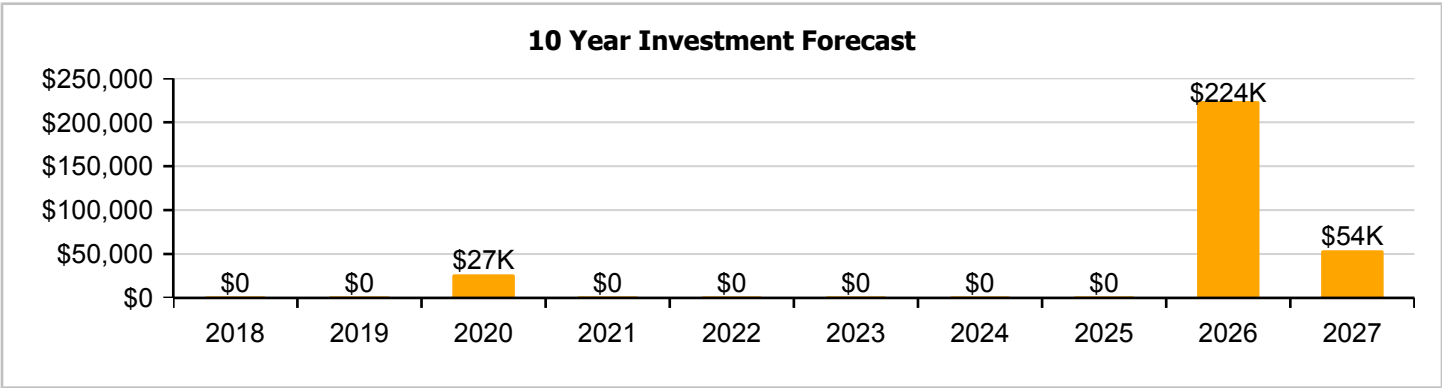
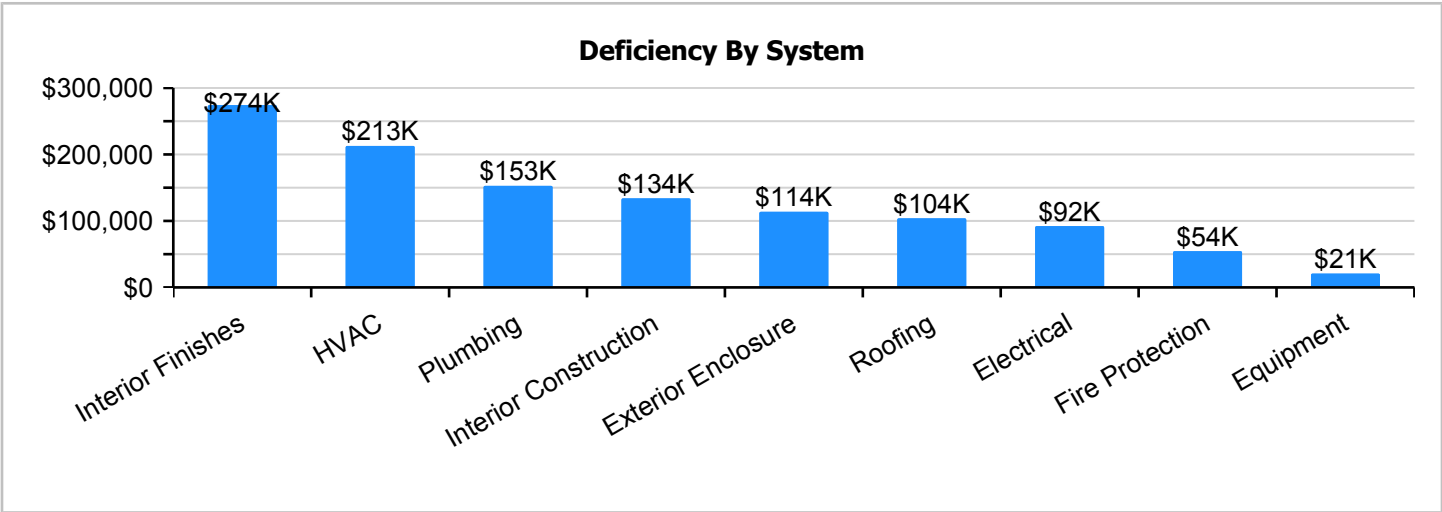
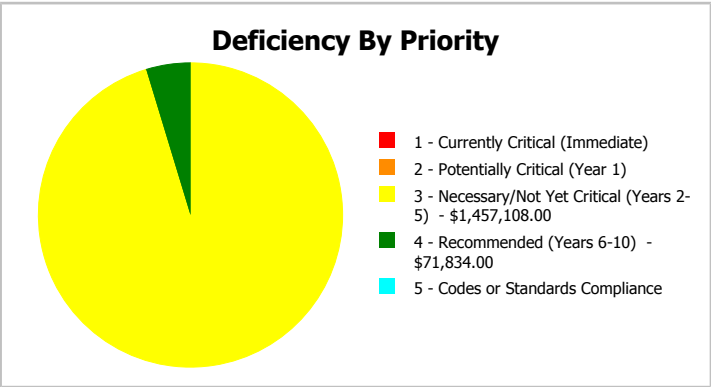
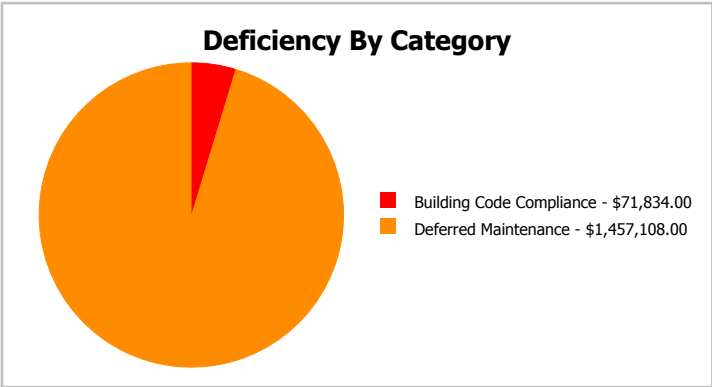
Description:

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:	13,087
Year Built:	1957	Last Renovation:	
Repair Cost:	\$1,528,942	Replacement Value:	\$2,453,680
FCI:	62.31 %	RSLI%:	16.90 %



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	40.00 %	0.00 %	\$0.00
A20 - Basement Construction	40.00 %	0.00 %	\$0.00
B10 - Superstructure	40.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	18.98 %	57.80 %	\$150,148.00
B30 - Roofing	0.00 %	150.00 %	\$137,021.00
C10 - Interior Construction	9.36 %	58.50 %	\$176,635.00
C30 - Interior Finishes	0.00 %	110.00 %	\$361,908.00
D20 - Plumbing	0.00 %	110.00 %	\$201,540.00
D30 - HVAC	0.00 %	110.00 %	\$280,861.00
D40 - Fire Protection	0.00 %	110.00 %	\$71,834.00
D50 - Electrical	28.41 %	35.13 %	\$121,643.00
E10 - Equipment	0.00 %	110.00 %	\$27,352.00
Totals:	16.90 %	62.31 %	\$1,528,942.00

Photo Album

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

1). West Elevation - Dec 02, 2016



2). South Elevation - Dec 06, 2016



3). East Elevation - Dec 02, 2016



4). North Elevation - Dec 06, 2016



Condition Detail

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

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

System Listing

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	\$4.79	S.F.	13,087	100	1957	2057		40.00 %	0.00 %	40			\$62,687
A1030	Slab on Grade	\$8.43	S.F.	13,087	100	1957	2057		40.00 %	0.00 %	40			\$110,323
A2010	Basement Excavation	\$1.90	S.F.	13,087	100	1957	2057		40.00 %	0.00 %	40			\$24,865
A2020	Basement Walls	\$13.07	S.F.	13,087	100	1957	2057		40.00 %	0.00 %	40			\$171,047
B1010	Floor Construction	\$1.64	S.F.	13,087	100	1957	2057		40.00 %	0.00 %	40			\$21,463
B1020	Roof Construction	\$15.76	S.F.	13,087	100	1957	2057		40.00 %	0.00 %	40			\$206,251
B2010	Exterior Walls	\$9.42	S.F.	13,087	100	1957	2057		40.00 %	0.00 %	40			\$123,280
B2020	Exterior Windows	\$9.39	S.F.	13,087	30	1957	1987		0.00 %	110.00 %	-30		\$135,176.00	\$122,887
B2030	Exterior Doors	\$1.04	S.F.	13,087	30	1980	2010		0.00 %	110.01 %	-7		\$14,972.00	\$13,610
B3010120	Single Ply Membrane	\$6.98	S.F.	13,087	20	1990	2010		0.00 %	150.00 %	-7		\$137,021.00	\$91,347
C1010	Partitions	\$10.80	S.F.	13,087	75	1957	2032		20.00 %	0.00 %	15			\$141,340
C1020	Interior Doors	\$2.53	S.F.	13,087	30	1980	2010		0.00 %	110.00 %	-7		\$36,421.00	\$33,110
C1030	Fittings	\$9.74	S.F.	13,087	20	1980	2000		0.00 %	110.00 %	-17		\$140,214.00	\$127,467
C3010	Wall Finishes	\$2.79	S.F.	13,087	10	1980	1990		0.00 %	110.00 %	-27		\$40,164.00	\$36,513
C3020	Floor Finishes	\$11.38	S.F.	13,087	20	1957	1977		0.00 %	110.00 %	-40		\$163,823.00	\$148,930
C3030	Ceiling Finishes	\$10.97	S.F.	13,087	25	1980	2005		0.00 %	110.00 %	-12		\$157,921.00	\$143,564
D2010	Plumbing Fixtures	\$11.48	S.F.	13,087	30	1980	2010		0.00 %	110.00 %	-7		\$165,263.00	\$150,239
D2020	Domestic Water Distribution	\$0.98	S.F.	13,087	30	1980	2010		0.00 %	110.00 %	-7		\$14,108.00	\$12,825
D2030	Sanitary Waste	\$1.54	S.F.	13,087	30	1980	2010		0.00 %	110.00 %	-7		\$22,169.00	\$20,154
D3040	Distribution Systems	\$6.14	S.F.	13,087	30	1980	2010		0.00 %	110.00 %	-7		\$88,390.00	\$80,354
D3050	Terminal & Package Units	\$13.37	S.F.	13,087	15	2000	2015		0.00 %	110.00 %	-2		\$192,471.00	\$174,973
D4010	Sprinklers	\$4.32	S.F.	13,087	30			2016	0.00 %	110.00 %	-1		\$62,189.00	\$56,536
D4020	Standpipes	\$0.67	S.F.	13,087	30			2016	0.00 %	110.00 %	-1		\$9,645.00	\$8,768
D5010	Electrical Service/Distribution	\$1.69	S.F.	13,087	40	1980	2020		7.50 %	0.00 %	3			\$22,117
D5020	Branch Wiring	\$5.06	S.F.	13,087	30	1980	2010		0.00 %	110.00 %	-7		\$72,842.00	\$66,220
D5020	Lighting	\$11.92	S.F.	13,087	30	1996	2026		30.00 %	0.00 %	9			\$155,997
D5030910	Fire Alarm Systems	\$3.39	S.F.	13,087	15	1996	2011		0.00 %	110.00 %	-6		\$48,801.00	\$44,365
D5030920	Data Communication	\$4.40	S.F.	13,087	15	2015	2030		86.67 %	0.00 %	13			\$57,583
E1090	Other Equipment	\$1.90	S.F.	13,087	20	1957	1977		0.00 %	110.00 %	-40		\$27,352.00	\$24,865
Total									16.90 %	62.31 %			\$1,528,942.00	\$2,453,680

System Notes

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

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

Campus Assessment Report - 1957 Gym

System: B2030 - Exterior Doors



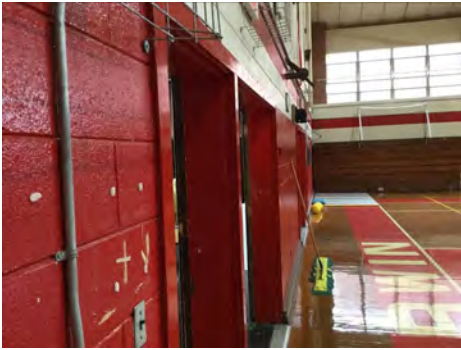
Note:

System: B3010120 - Single Ply Membrane



Note:

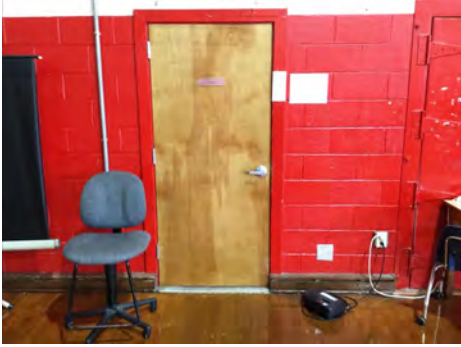
System: C1010 - Partitions



Note:

Campus Assessment Report - 1957 Gym

System: C1020 - Interior Doors



Note:

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes



Note:

Campus Assessment Report - 1957 Gym

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

Campus Assessment Report - 1957 Gym

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



Note:

Campus Assessment Report - 1957 Gym

System: D3050 - Terminal & Package Units



Note:

System: D5010 - Electrical Service/Distribution



Note:

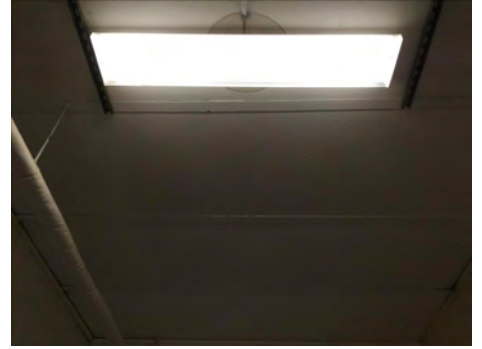
System: D5020 - Branch Wiring



Note:

Campus Assessment Report - 1957 Gym

System: D5020 - Lighting



Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

Campus Assessment Report - 1957 Gym

System: E1090 - Other Equipment



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$1,528,942	\$0	\$0	\$26,585	\$0	\$0	\$0	\$0	\$0	\$223,895	\$53,977	\$1,833,399
* 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	\$135,176	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$135,176
B2030 - Exterior Doors	\$14,972	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,972
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	\$137,021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$137,021
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$36,421	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,421
C1030 - Fittings	\$140,214	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$140,214
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$40,164	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$53,977	\$94,141

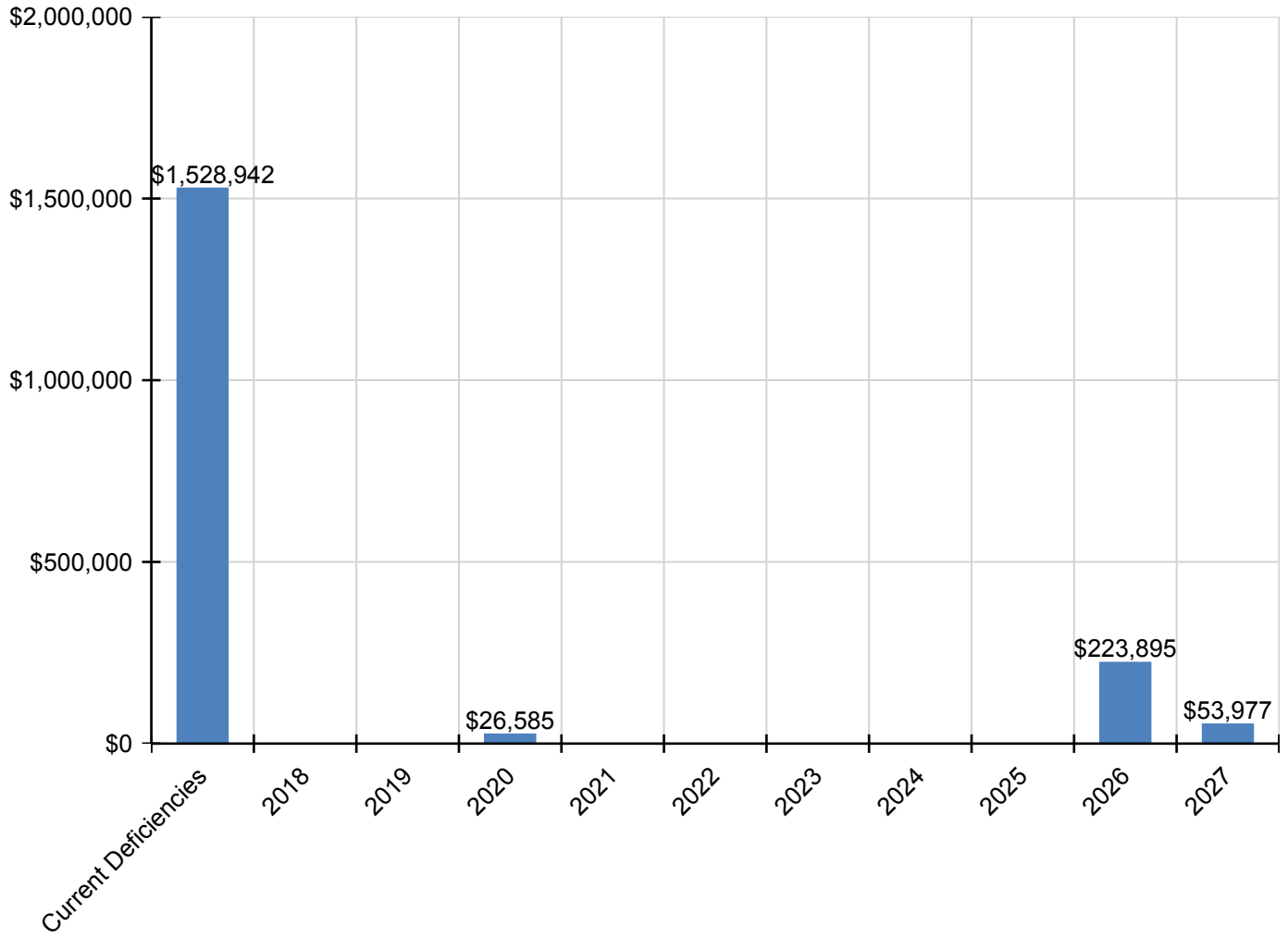
Campus Assessment Report - 1957 Gym

C3020 - Floor Finishes	\$163,823	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$163,823
C3030 - Ceiling Finishes	\$157,921	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$157,921
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	\$165,263	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$165,263
D2020 - Domestic Water Distribution	\$14,108	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,108
D2030 - Sanitary Waste	\$22,169	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,169
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$88,390	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$88,390
D3050 - Terminal & Package Units	\$192,471	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$192,471
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$62,189	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62,189
D4020 - Standpipes	\$9,645	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,645
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$26,585	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,585
D5020 - Branch Wiring	\$72,842	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$72,842
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$223,895	\$0	\$0	\$223,895
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$48,801	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,801
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
E1090 - Other Equipment	\$27,352	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,352

* Indicates non-renewable system

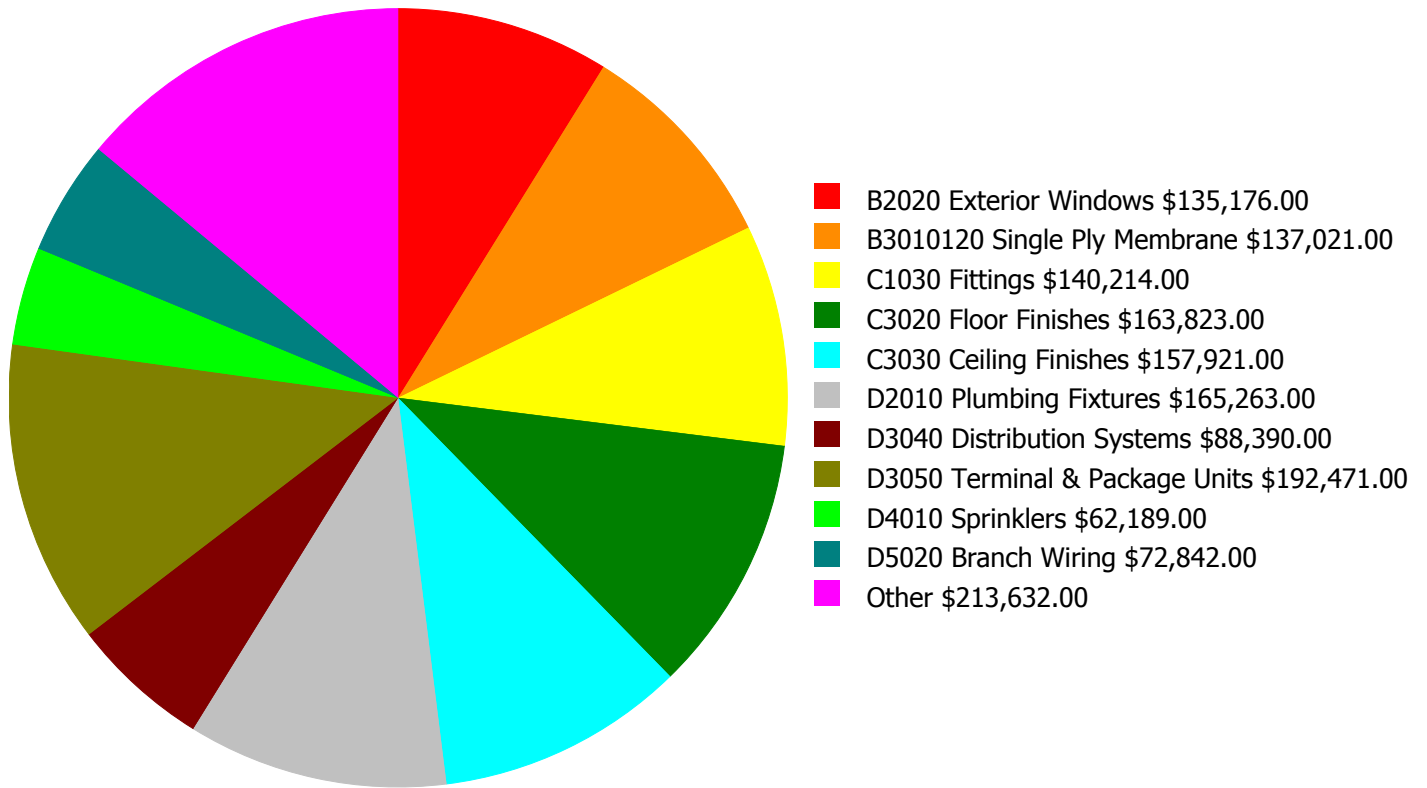
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

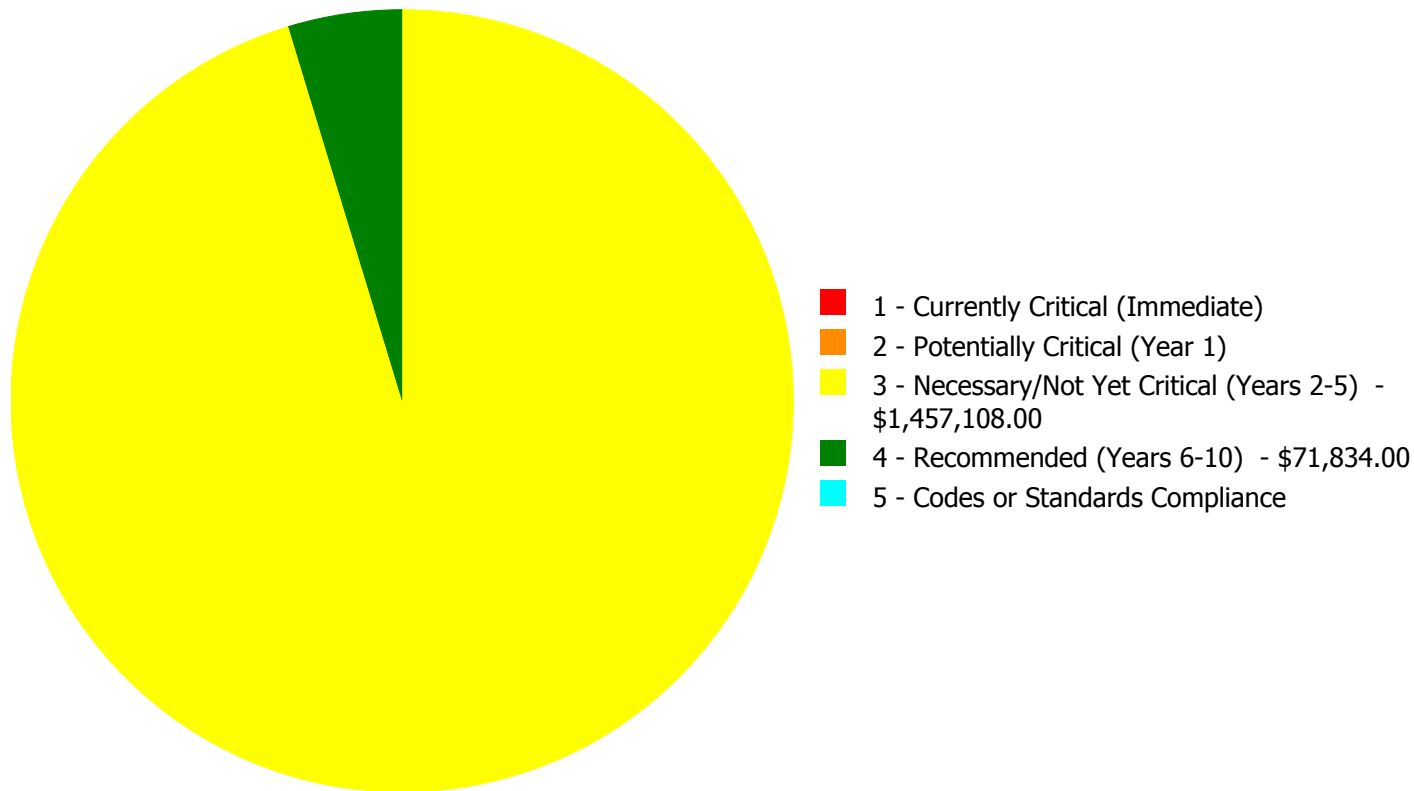
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$1,528,942.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$1,528,942.00

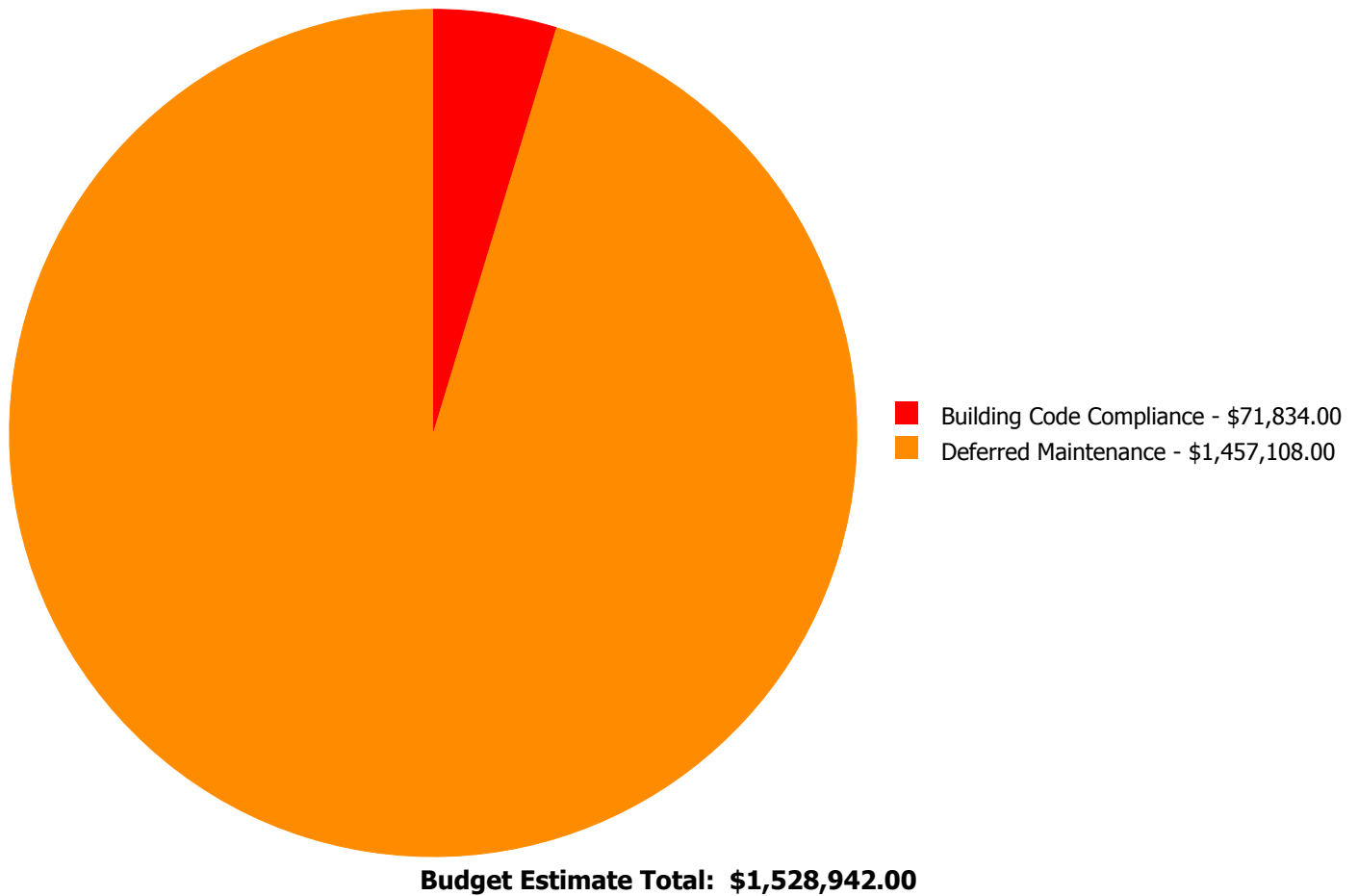
Deficiency By Priority Investment Table

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	\$135,176.00	\$0.00	\$0.00	\$135,176.00
B2030	Exterior Doors	\$0.00	\$0.00	\$14,972.00	\$0.00	\$0.00	\$14,972.00
B3010120	Single Ply Membrane	\$0.00	\$0.00	\$137,021.00	\$0.00	\$0.00	\$137,021.00
C1020	Interior Doors	\$0.00	\$0.00	\$36,421.00	\$0.00	\$0.00	\$36,421.00
C1030	Fittings	\$0.00	\$0.00	\$140,214.00	\$0.00	\$0.00	\$140,214.00
C3010	Wall Finishes	\$0.00	\$0.00	\$40,164.00	\$0.00	\$0.00	\$40,164.00
C3020	Floor Finishes	\$0.00	\$0.00	\$163,823.00	\$0.00	\$0.00	\$163,823.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$157,921.00	\$0.00	\$0.00	\$157,921.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$165,263.00	\$0.00	\$0.00	\$165,263.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$14,108.00	\$0.00	\$0.00	\$14,108.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$22,169.00	\$0.00	\$0.00	\$22,169.00
D3040	Distribution Systems	\$0.00	\$0.00	\$88,390.00	\$0.00	\$0.00	\$88,390.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$192,471.00	\$0.00	\$0.00	\$192,471.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$62,189.00	\$0.00	\$62,189.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$9,645.00	\$0.00	\$9,645.00
D5020	Branch Wiring	\$0.00	\$0.00	\$72,842.00	\$0.00	\$0.00	\$72,842.00
D5030910	Fire Alarm Systems	\$0.00	\$0.00	\$48,801.00	\$0.00	\$0.00	\$48,801.00
E1090	Other Equipment	\$0.00	\$0.00	\$27,352.00	\$0.00	\$0.00	\$27,352.00
	Total:	\$0.00	\$0.00	\$1,457,108.00	\$71,834.00	\$0.00	\$1,528,942.00

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: 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: 13,087.00
Unit of Measure: S.F.
Estimate: \$135,176.00
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: 13,087.00
Unit of Measure: S.F.
Estimate: \$14,972.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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

System: B3010120 - Single Ply Membrane



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 13,087.00
Unit of Measure: S.F.
Estimate: \$137,021.00
Assessor Name: Eduardo Lopez
Date Created: 12/09/2016

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

System: C1020 - Interior Doors



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 13,087.00
Unit of Measure: S.F.
Estimate: \$36,421.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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

System: C1030 - Fittings



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 13,087.00
Unit of Measure: S.F.
Estimate: \$140,214.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The fittings throughout the building are aged, in marginal condition, and should be replaced.

System: C3010 - Wall 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: 13,087.00
Unit of Measure: S.F.
Estimate: \$40,164.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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

System: C3020 - Floor Finishes



Location: Throughout the building
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 13,087.00
Unit of Measure: S.F.
Estimate: \$163,823.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The original flooring is in poor conditions, with different areas separating from the substrate, and should be replaced.

System: C3030 - Ceiling Finishes



Location: Throughout the building
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 13,087.00
Unit of Measure: S.F.
Estimate: \$157,921.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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

System: D2010 - Plumbing Fixtures



Location: Restroom
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 13,087.00
Unit of Measure: S.F.
Estimate: \$165,263.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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

System: D2020 - Domestic Water Distribution



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 13,087.00
Unit of Measure: S.F.
Estimate: \$14,108.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The domestic water distribution system is aged and should be replaced.

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: 13,087.00
Unit of Measure: S.F.
Estimate: \$22,169.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The sanitary waste system is aged and should be replaced.

System: D3040 - Distribution 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: 13,087.00
Unit of Measure: S.F.
Estimate: \$88,390.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The HVAC distribution system is aged and should be replaced.

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: 13,087.00
Unit of Measure: S.F.
Estimate: \$192,471.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The wall mounted Carrier DX condensing unit is aged and should be scheduled for replacement.

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: 13,087.00
Unit of Measure: S.F.
Estimate: \$72,842.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The original electrical service is operating, maxed to capacity and should be replaced.

System: D5030910 - Fire Alarm 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: 13,087.00
Unit of Measure: S.F.
Estimate: \$48,801.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The original fire alarm system operating as designed, but is beyond its service life and should be replaced.

System: E1090 - Other Equipment



Location: Gym
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 13,087.00
Unit of Measure: S.F.
Estimate: \$27,352.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The athletic, and recreational equipment is aged should be inspected and replaced or repaired as needed.

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: 13,087.00
Unit of Measure: S.F.
Estimate: \$62,189.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: There are no sprinklers in the building.

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: 13,087.00
Unit of Measure: S.F.
Estimate: \$9,645.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: There are no sprinklers in the building.

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):	74,147
Year Built:	1926
Last Renovation:	
Replacement Value:	\$2,564,743
Repair Cost:	\$1,037,812.00
Total FCI:	40.46 %
Total RSLI:	21.26 %
FCA Score:	59.54



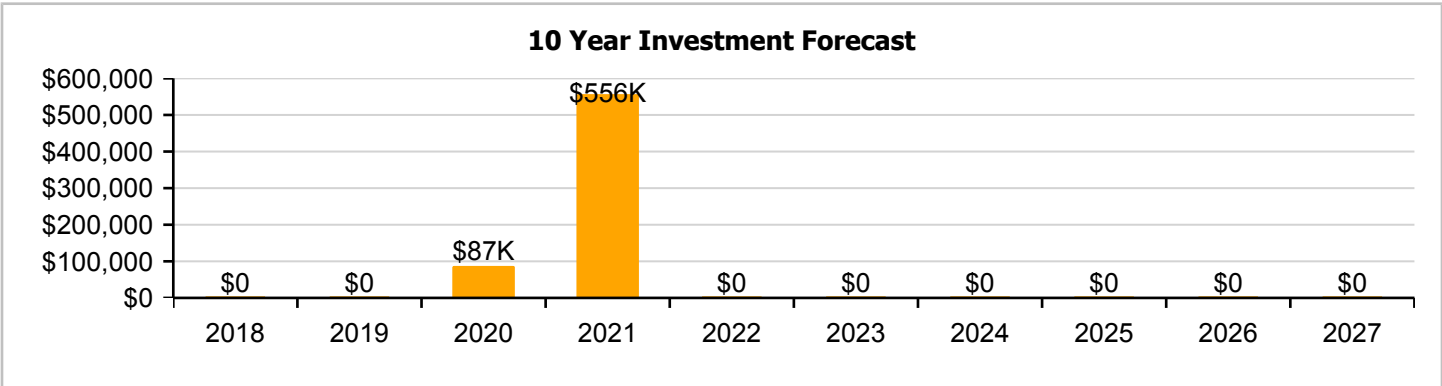
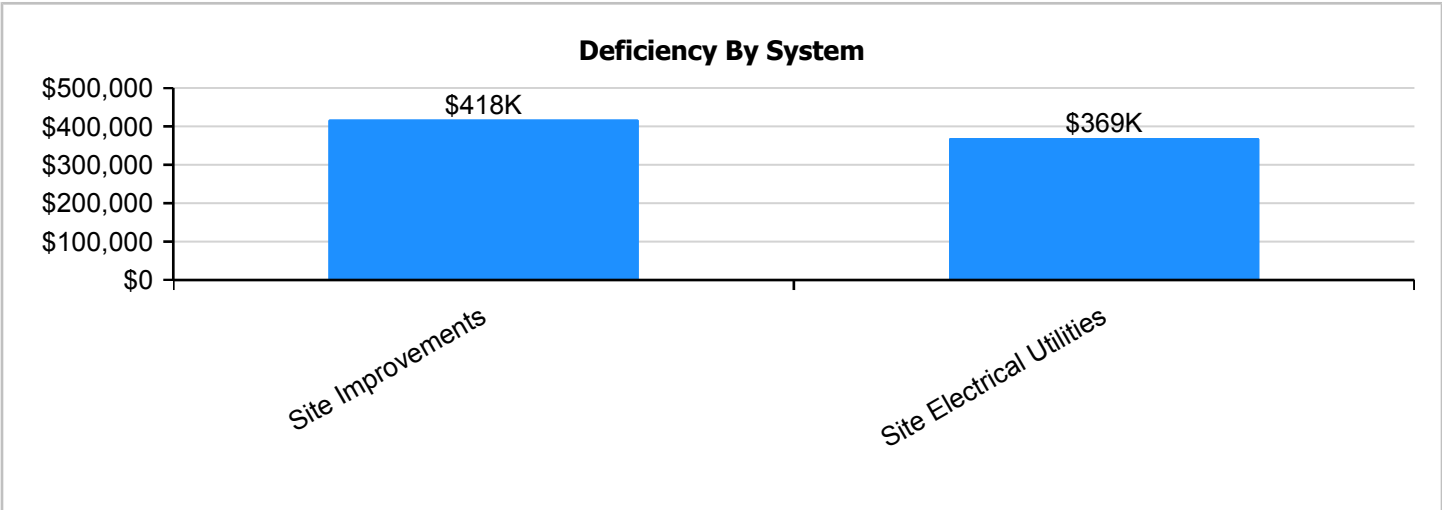
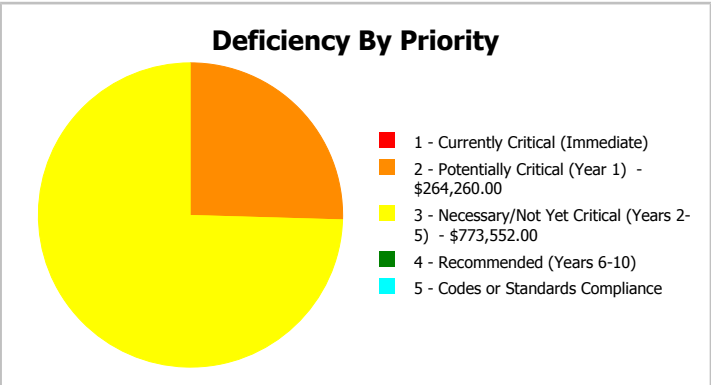
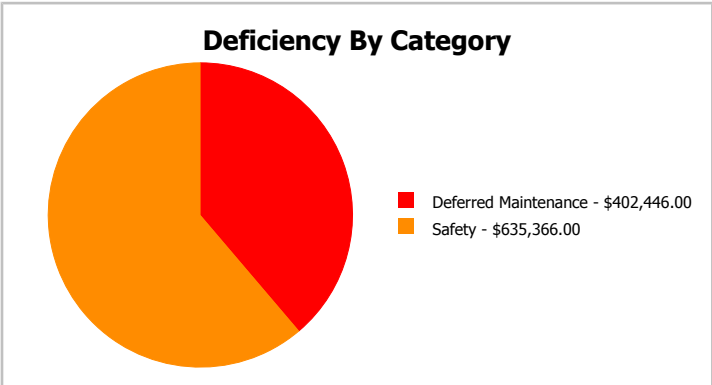
Description:

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:	74,147
Year Built:	1926	Last Renovation:	
Repair Cost:	\$1,037,812	Replacement Value:	\$2,564,743
FCI:	40.46 %	RSLI%:	21.26 %



Condition Summary

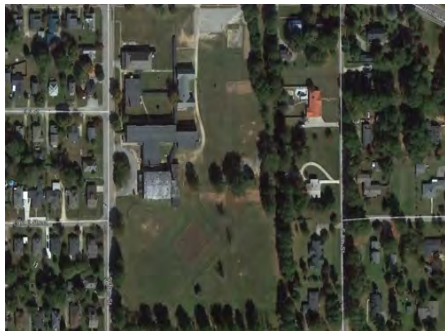
The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	26.56 %	43.81 %	\$550,888.00
G30 - Site Mechanical Utilities	24.05 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	7.34 %	78.93 %	\$486,924.00
Totals:	21.26 %	40.46 %	\$1,037,812.00

Photo Album

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

- 1). Aerial Image of Erwin Elementary School -
Dec 12, 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.	74,147	25	2014	2039		88.00 %	0.00 %	22			\$282,500
G2020	Parking Lots	\$1.33	S.F.	74,147	25	1990	2015		0.00 %	236.89 %	-2		\$233,613.00	\$98,616
G2030	Pedestrian Paving	\$1.91	S.F.	74,147	30	1980	2010		0.00 %	110.00 %	-7		\$155,783.00	\$141,621
G2040105	Fence & Guardrails	\$1.23	S.F.	74,147	30	1970	2000		0.00 %	110.00 %	-17		\$100,321.00	\$91,201
G2040950	Covered Walkways	\$1.52	S.F.	74,147	25	1990	2015	2021	16.00 %	0.00 %	4			\$112,703
G2040950	Hard Surface Play Area	\$0.75	S.F.	74,147	20	1990	2010		0.00 %	110.00 %	-7		\$61,171.00	\$55,610
G2040950	Playing Field	\$4.54	S.F.	74,147	20	1990	2010	2021	20.00 %	0.00 %	4			\$336,627
G2050	Landscaping	\$1.87	S.F.	74,147	15	1926	1941		0.00 %	0.00 %	-76			\$138,655
G3010	Water Supply	\$2.34	S.F.	74,147	50	1980	2030		26.00 %	0.00 %	13			\$173,504
G3020	Sanitary Sewer	\$1.45	S.F.	74,147	50	1980	2030		26.00 %	0.00 %	13			\$107,513
G3030	Storm Sewer	\$4.54	S.F.	74,147	50	1980	2030		26.00 %	0.00 %	13			\$336,627
G3060	Fuel Distribution	\$0.98	S.F.	74,147	40	1980	2020		7.50 %	0.00 %	3			\$72,664
G4010	Electrical Distribution	\$2.35	S.F.	74,147	50	1980	2030		26.00 %	0.00 %	13			\$174,245
G4020110	Site Lighting	\$5.13	S.F.	74,147	50			2016	0.00 %	110.00 %	-1		\$418,412.00	\$380,374
G4030	Site Communications & Security	\$0.84	S.F.	74,147	15	2000	2015		0.00 %	110.00 %	-2		\$68,512.00	\$62,283
Total									21.26 %	40.46 %			\$1,037,812.00	\$2,564,743

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: No ADA parking.

System: G2030 - Pedestrian Paving



Note: Cracks in sidewalks.

Campus Assessment Report - Site

System: G2040105 - Fence & Guardrails



Note: Fence is rusty and damaged.

System: G2040950 - Covered Walkways



Note:

System: G2040950 - Hard Surface Play Area



Note:

Campus Assessment Report - Site

System: G2040950 - Playing Field



Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

Campus Assessment Report - Site

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer



Note:

System: G3060 - Fuel Distribution

This system contains no images

Note: Propane.

System: G4010 - Electrical Distribution



Note:

Campus Assessment Report - Site

System: G4020110 - 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.

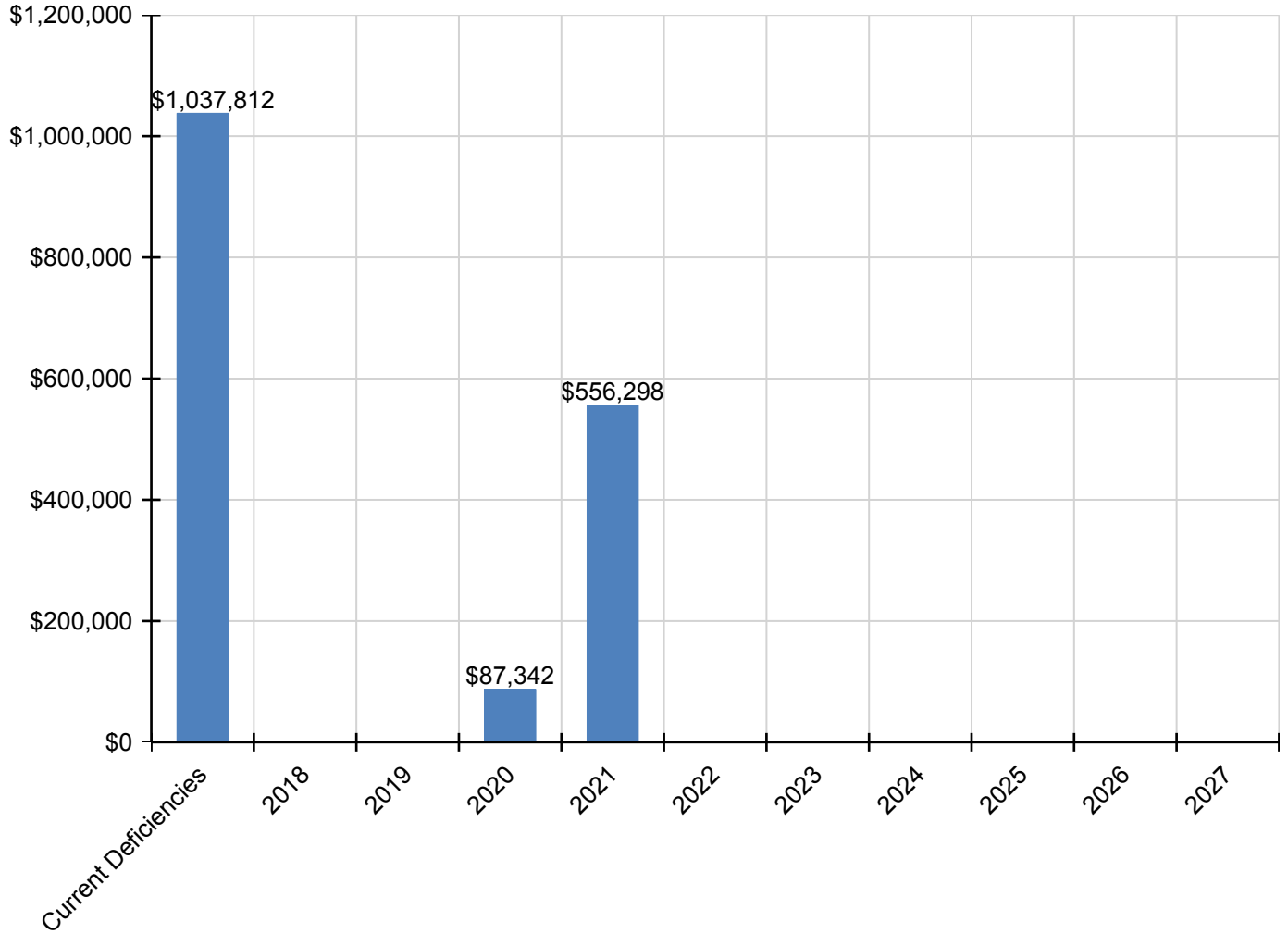
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$1,037,812	\$0	\$0	\$87,342	\$556,298	\$0	\$0	\$0	\$0	\$0	\$0	\$1,681,452
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	\$233,613	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$233,613
G2030 - Pedestrian Paving	\$155,783	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$155,783
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040105 - Fence & Guardrails	\$100,321	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,321
G2040950 - Covered Walkways	\$0	\$0	\$0	\$0	\$139,534	\$0	\$0	\$0	\$0	\$0	\$0	\$139,534
G2040950 - Hard Surface Play Area	\$61,171	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61,171
G2040950 - Playing Field	\$0	\$0	\$0	\$0	\$416,765	\$0	\$0	\$0	\$0	\$0	\$0	\$416,765
* 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	\$87,342	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$87,342
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
G4020110 - Site Lighting	\$418,412	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$418,412
G4030 - Site Communications & Security	\$68,512	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$68,512

* Indicates non-renewable system

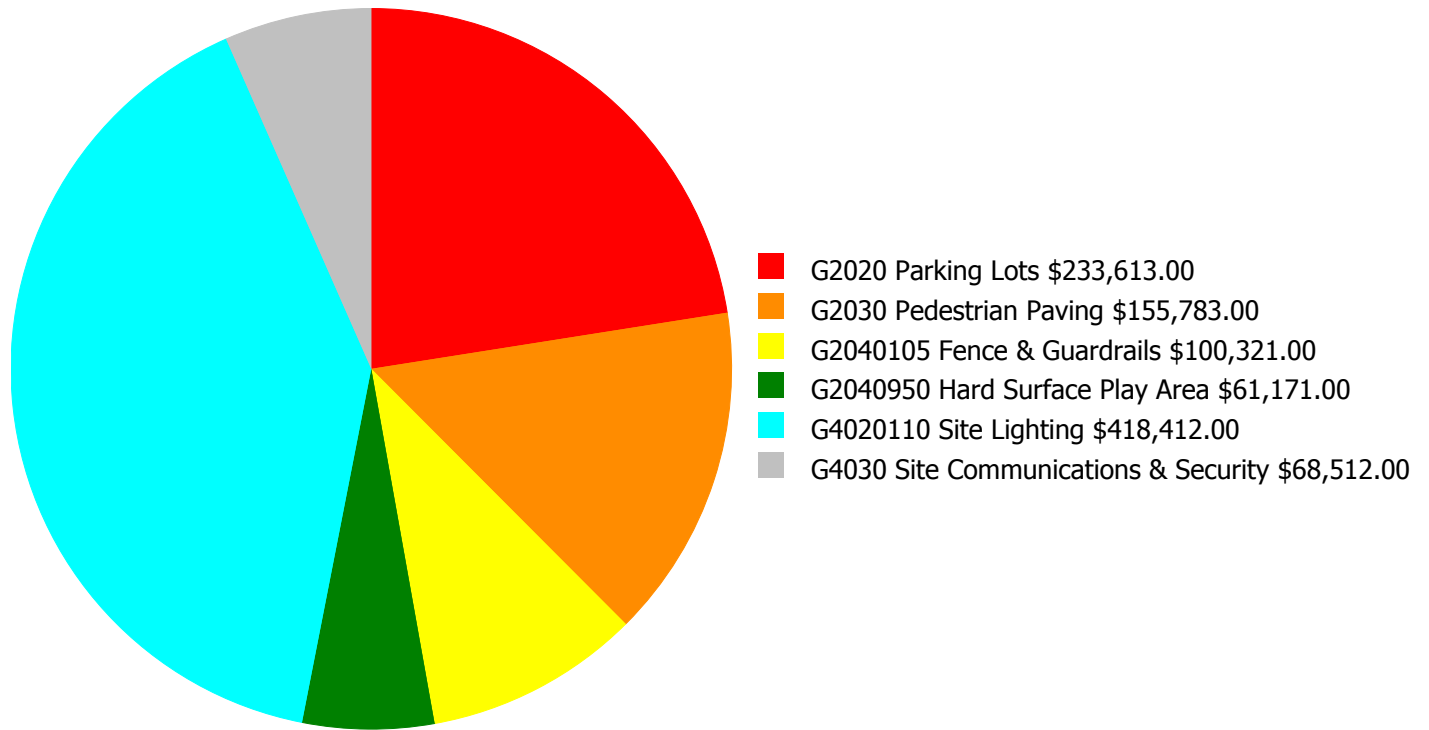
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

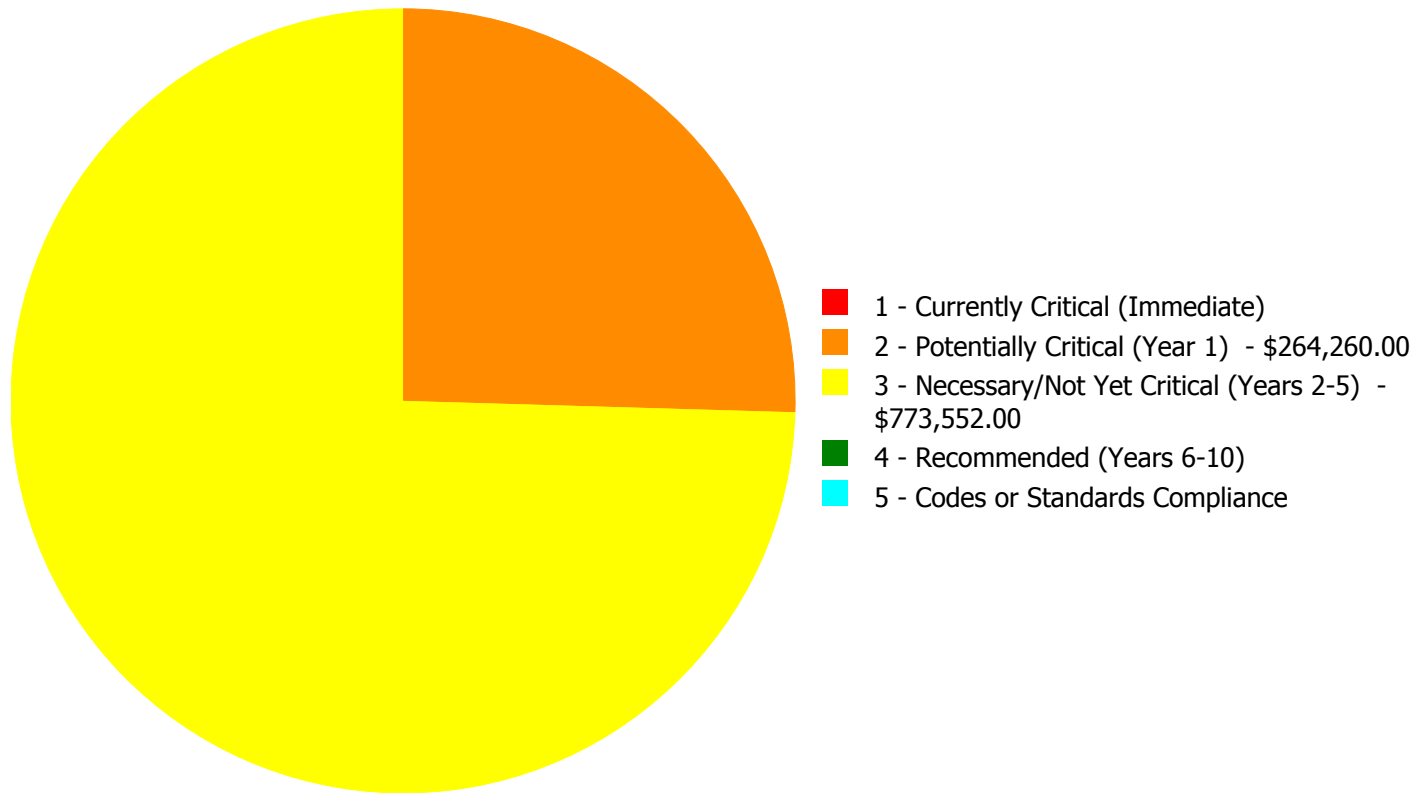
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$1,037,812.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$1,037,812.00

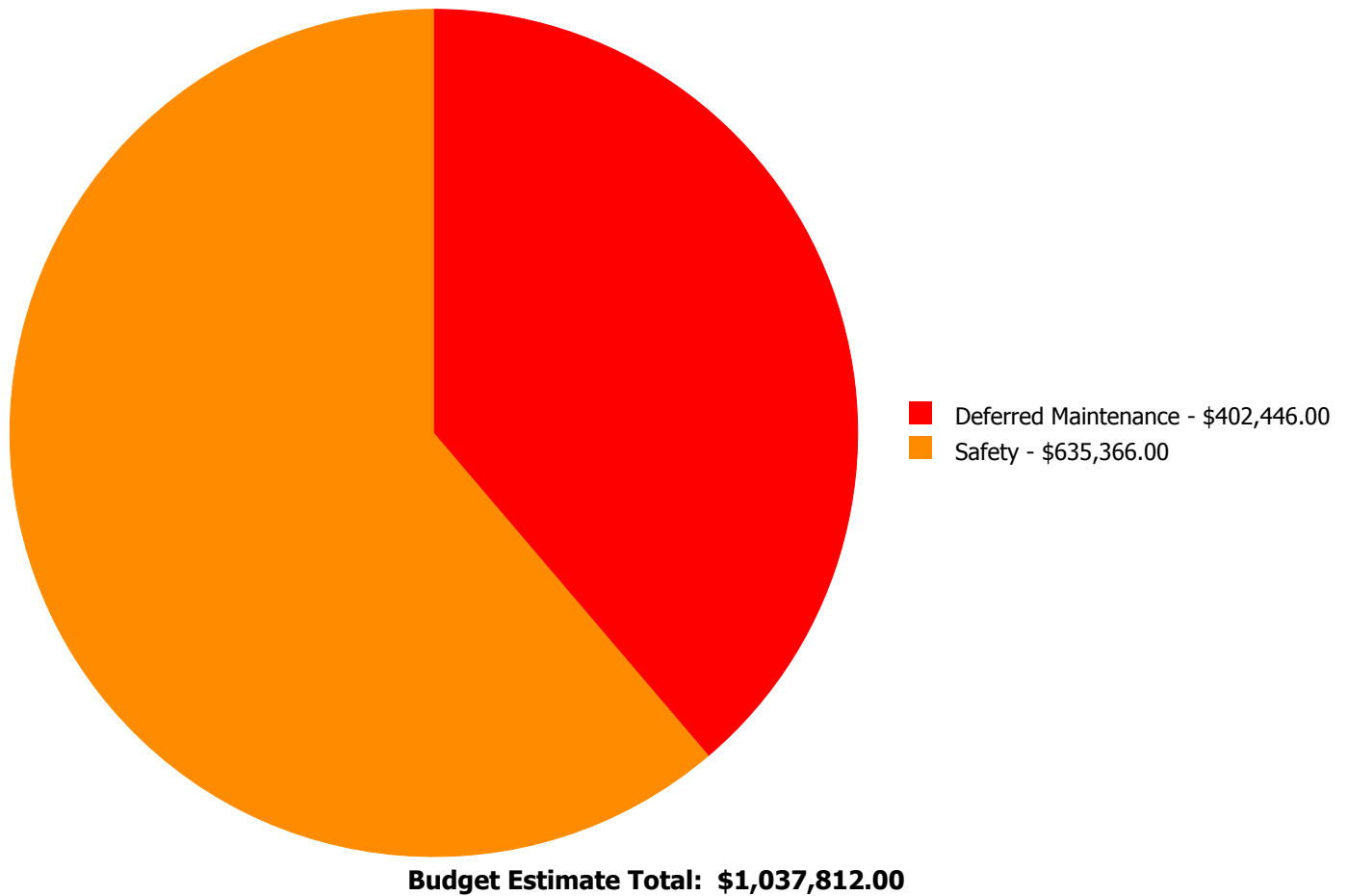
Deficiency By Priority Investment Table

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
G2020	Parking Lots	\$0.00	\$108,477.00	\$125,136.00	\$0.00	\$0.00	\$233,613.00
G2030	Pedestrian Paving	\$0.00	\$155,783.00	\$0.00	\$0.00	\$0.00	\$155,783.00
G2040105	Fence & Guardrails	\$0.00	\$0.00	\$100,321.00	\$0.00	\$0.00	\$100,321.00
G2040950	Hard Surface Play Area	\$0.00	\$0.00	\$61,171.00	\$0.00	\$0.00	\$61,171.00
G4020110	Site Lighting	\$0.00	\$0.00	\$418,412.00	\$0.00	\$0.00	\$418,412.00
G4030	Site Communications & Security	\$0.00	\$0.00	\$68,512.00	\$0.00	\$0.00	\$68,512.00
	Total:	\$0.00	\$264,260.00	\$773,552.00	\$0.00	\$0.00	\$1,037,812.00

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 2 - Potentially Critical (Year 1):

System: G2020 - Parking Lots



Location: Front Entrance
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 74,147.00
Unit of Measure: S.F.
Estimate: \$108,477.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

Notes: The parking lot is aged, has many repairs and potholes, and should be replaced and re-striped. ADA signs height needs to be added per minimum ADA standards.

System: G2030 - Pedestrian Paving



Location: Exterior
Distress: Damaged
Category: Safety
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 74,147.00
Unit of Measure: S.F.
Estimate: \$155,783.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

Notes: Sidewalks are cracking and are a trip hazard.

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

System: G2020 - Parking Lots



Location: Site
Distress: Inadequate
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Add more parking spaces
Qty: 60.00
Unit of Measure: Ea.
Estimate: \$125,136.00
Assessor Name: Eduardo Lopez
Date Created: 01/25/2017

Notes: The parking lot is not adequate. Add 60 more parking spaces and include ADA signage and striping.

System: G2040105 - Fence & Guardrails



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 74,147.00
Unit of Measure: S.F.
Estimate: \$100,321.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

Notes: The chain link fence is rusty and damaged.

System: G2040950 - Hard Surface Play Area



Location: Site
Distress: Damaged
Category: Safety
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 74,147.00
Unit of Measure: S.F.
Estimate: \$61,171.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

Notes: The outside basketball surface is deteriorating and a trip hazard.

System: G4020110 - Site Lighting



Location: Site
Distress: Inadequate
Category: Safety
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 74,147.00
Unit of Measure: S.F.
Estimate: \$418,412.00
Assessor Name: Eduardo Lopez
Date Created: 01/25/2017

Notes: The lighting is inadequate.

System: G4030 - Site Communications & Security



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 74,147.00
Unit of Measure: S.F.
Estimate: \$68,512.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

Notes: The security system is aged, has poor coverage and camera resolution, and should be replaced.
