

NC School District/430 Harnett County/Elementary School

# Gentry Primary

Final

## Campus Assessment Report

March 11, 2017



**Table of Contents**

Campus Executive Summary	6
Campus Dashboard Summary	9
Campus Condition Summary	10
<b><u>1951 Main</u></b>	12
Executive Summary	12
Dashboard Summary	13
Condition Summary	14
Photo Album	15
Condition Detail	16
System Listing	17
System Notes	19
Renewal Schedule	30
Forecasted Sustainment Requirement	32
Deficiency Summary By System	33
Deficiency Summary By Priority	34
Deficiency By Priority Investment	35
Deficiency Summary By Category	36
Deficiency Details By Priority	37
<b><u>1951 Pump House</u></b>	50
Executive Summary	50
Dashboard Summary	51
Condition Summary	52
Photo Album	53
Condition Detail	54
System Listing	55
System Notes	56
Renewal Schedule	58
Forecasted Sustainment Requirement	59
Deficiency Summary By System	60

## Campus Assessment Report

---

Deficiency Summary By Priority	61
Deficiency By Priority Investment	62
Deficiency Summary By Category	63
Deficiency Details By Priority	64
<b><u>1964 Storage</u></b>	66
Executive Summary	66
Dashboard Summary	67
Condition Summary	68
Photo Album	69
Condition Detail	70
System Listing	71
System Notes	72
Renewal Schedule	76
Forecasted Sustainment Requirement	77
Deficiency Summary By System	78
Deficiency Summary By Priority	79
Deficiency By Priority Investment	80
Deficiency Summary By Category	81
Deficiency Details By Priority	82
<b><u>1998 Multi-purpose</u></b>	85
Executive Summary	85
Dashboard Summary	86
Condition Summary	87
Photo Album	88
Condition Detail	89
System Listing	90
System Notes	91
Renewal Schedule	100
Forecasted Sustainment Requirement	102
Deficiency Summary By System	103
Deficiency Summary By Priority	104

## Campus Assessment Report

---

Deficiency By Priority Investment	105
Deficiency Summary By Category	106
Deficiency Details By Priority	107
<b><u>2005 Media Center</u></b>	111
Executive Summary	111
Dashboard Summary	112
Condition Summary	113
Photo Album	114
Condition Detail	115
System Listing	116
System Notes	117
Renewal Schedule	126
Forecasted Sustainment Requirement	128
Deficiency Summary By System	129
Deficiency Summary By Priority	130
Deficiency By Priority Investment	131
Deficiency Summary By Category	132
Deficiency Details By Priority	133
<b><u>Site</u></b>	135
Executive Summary	135
Dashboard Summary	136
Condition Summary	137
Photo Album	138
Condition Detail	139
System Listing	140
System Notes	141
Renewal Schedule	146
Forecasted Sustainment Requirement	147
Deficiency Summary By System	148
Deficiency Summary By Priority	149
Deficiency By Priority Investment	150

## Campus Assessment Report

---

Deficiency Summary By Category

151

Deficiency Details By Priority

152

**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):	40,231
Year Built:	1951
Last Renovation:	
Replacement Value:	\$8,960,367
Repair Cost:	\$4,291,867.22
Total FCI:	47.90 %
Total RSLI:	22.76 %
FCA Score:	52.10



**Description:**

GENERAL

Gentry Primary School is located at 114 Porter Drive in Erwin, North Carolina. The 1 story, 27,130 square foot building was originally constructed in 1951. There have been 2 additions, in 1957 and 1964, and the office area was renovated in 2004. A 9,758 SF Multi-purpose Room was added in 1998 and a 2,970 SF Media Center was added in 2005. In addition to the main building, the campus contains ancillary buildings: storage; pump house; and 8 portables.

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

## Campus Assessment Report - Gentry Primary

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### A. SUBSTRUCTURE

The main building rests on footings and foundation walls with crawl space and is assumed to have standard cast-in-place concrete foundations. The main building has two partial basements with CMU walls and slab on grade. One basement is east of the building outside the footprint of the main structure. Other buildings have slab on grade construction with standard concrete foundations.

### B. SUPERSTRUCTURE

Visible areas of floor construction are wood framed with concrete fill. Roof construction is steel. The exterior envelope is composed of walls of brick over CMU. Exterior windows at the main building are steel frame with fixed and operable single panes. Exterior windows at later additions are aluminum frame with fixed dual panes. Exterior doors are hollow metal steel mostly with glazing. Roofing at the main building low slope single ply. Roofing at later additions is pre-formed metal roofing. Most building entrances appear to comply with ADA requirements.

### C. INTERIORS

Interior partitions are typically CMU and also include gyboard on metal studs, and glazed openings. Interior doors are generally solid core wood with wood or hollow metal frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, lockers, toilet accessories, toilet partitions, storage shelving, and handrails. Stair construction at the exterior entrance to the boiler room is concrete. Interior wall finishes are typically paint. Other wall finishes include ceramic tile, FRP, and acoustical wall panels. Floor finishes in common areas are typically VCT. Floor finishes in assignable spaces is typically VCT. Other floor finishes include rubber flooring in the gym, ceramic and quarry tile, carpet in the office and media center, wood at the stage and a small amount of VAT. Ceiling finishes in common areas are typically suspended or glued on acoustical tile. Ceiling finishes in assignable areas are typically plaster. Other ceiling finishes include hardboard, gyboard, and 12" glued on acoustical tile.

### D. SERVICES

**CONVEYING:** The building does not include conveying equipment.

**PLUMBING:** Plumbing fixtures are typically non-low-flow type with manual control valves. Domestic water distribution is a combination of copper and galvanized steel with gas and electric hot water heat tanks. Sanitary waste system is cast iron. Rain water drainage system is internal with roof drains that discharge at grade. Other plumbing systems is natural gas piping.

#### HVAC:

Heating is provided by wall mounted and roof mounted package units and heat pumps. Cooling is supplied by wall mounted and roof mounted package units and heat pumps. The heating/cooling distribution system is a ductwork system utilizing air handling units and package units. Fresh air is supplied by air handling units and package units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are local. This building has no remote building automation system.

**FIRE PROTECTION:** The building does not have a fire sprinkler system. The building does have a fire suppression system at the kitchen cooking hood. Standpipes are not present in the building. 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 lay-in, surface mounted, and pendant, mostly 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 are mostly illuminated.

**COMMUNICATIONS AND SECURITY:** The fire alarm system consists of audible/visual annunciators 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 integrated and include dedicated equipment closets. This building does have a local area network (LAN). The building does not include an internal security system. The building has some controlled entry doors with access provided by card readers; entry doors are secured with magnetic door

## Campus Assessment Report - Gentry Primary

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locks. The security system has CCTV cameras and is locally monitored; this building has a public address and paging system combined with the telephone system.

OTHER ELECTRICAL SYSTEMS: This building does not have a separately derived emergency power system.

### E. Equipment & furnishings

The buildings included the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage, audio-visual, fixed casework, and window treatment.

### G. SITE

Campus site features include paved driveways and parking lots, pedestrian pavements, flag pole, landscaping, play areas and playground equipment, covered walkways, a shade canopy, fencing, and a monument sign. Site mechanical and electrical features include water, sewer, natural gas, and site lighting.

#### Attributes:

##### General Attributes:

Condition Assessor:	Ann Buerger Linden	Assessment Date:	
Suitability Assessor:			

##### School Information:

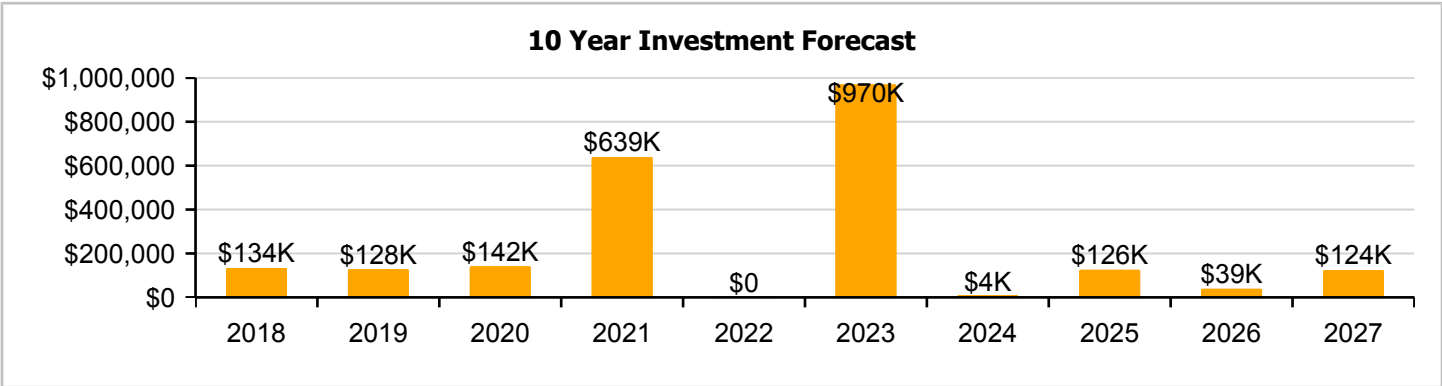
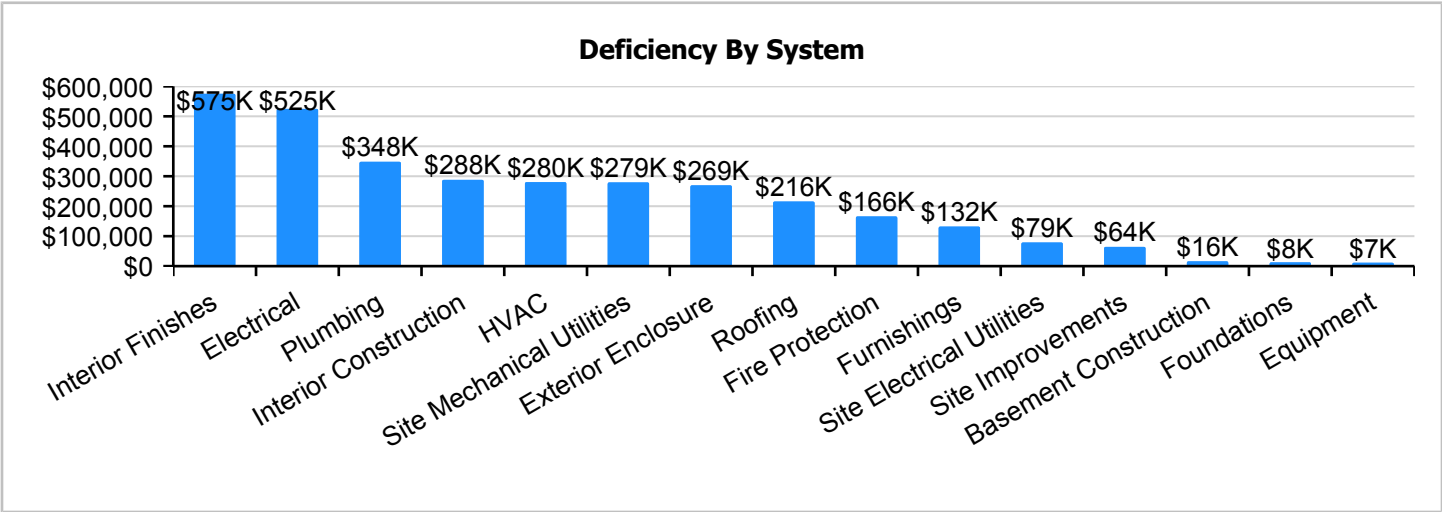
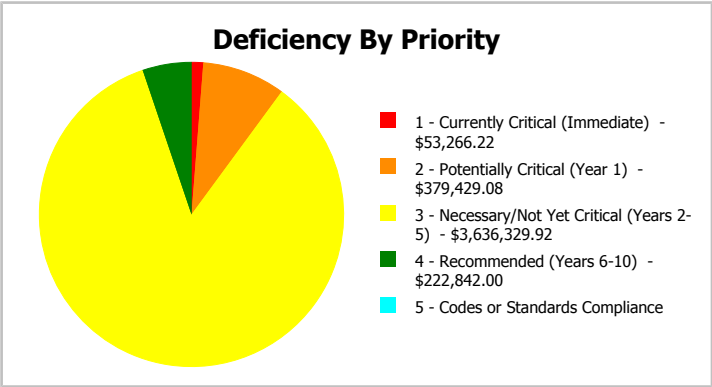
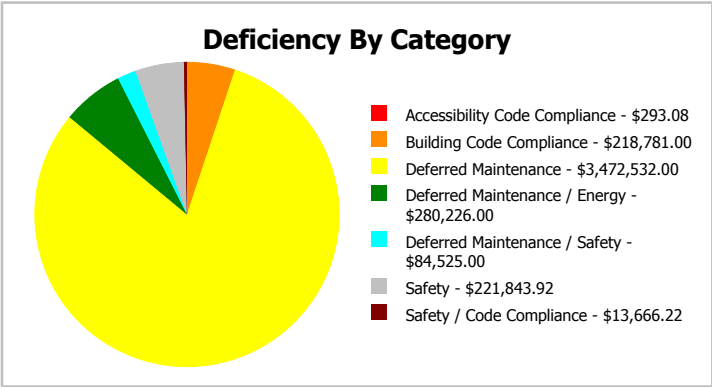
HS Attendance Area:	Harnett - Triton HS	LEA School No.:	430-340
No. of Mobile Units:	6	No. of Bldgs.:	5
SF of Mobile Units:	5184	Status:	Active
School Grades:	K-2	Site Acreage:	15.6



**Campus Dashboard Summary**

Gross Area: 40,231  
 Year Built: 1951  
 Repair Cost: \$4,291,867  
 FCI: 47.90 %

Last Renovation:  
 Replacement Value: \$8,960,367  
 RSLI%: 22.76 %



## 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.

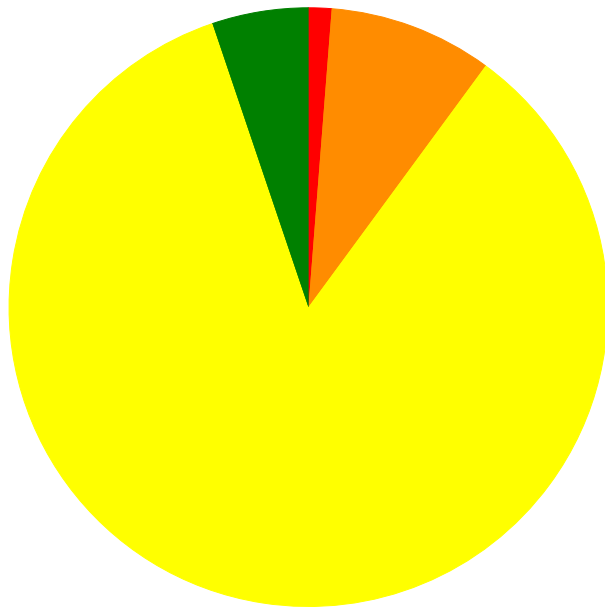
### Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	49.44 %	1.96 %	\$10,560.00
A20 - Basement Construction	34.00 %	5.15 %	\$20,929.92
B10 - Superstructure	48.48 %	0.00 %	\$0.00
B20 - Exterior Enclosure	30.57 %	44.22 %	\$355,789.00
B30 - Roofing	16.90 %	90.58 %	\$284,354.00
C10 - Interior Construction	18.63 %	41.17 %	\$379,840.22
C30 - Interior Finishes	18.58 %	75.78 %	\$759,368.00
D20 - Plumbing	13.72 %	74.66 %	\$459,577.08
D30 - HVAC	17.40 %	42.48 %	\$369,606.00
D40 - Fire Protection	0.00 %	110.00 %	\$218,781.00
D50 - Electrical	17.69 %	60.89 %	\$692,965.00
E10 - Equipment	77.90 %	14.10 %	\$8,953.00
E20 - Furnishings	3.95 %	99.15 %	\$173,985.00
G20 - Site Improvements	10.24 %	12.61 %	\$84,525.00
G30 - Site Mechanical Utilities	7.63 %	98.42 %	\$368,637.00
G40 - Site Electrical Utilities	30.79 %	55.47 %	\$103,997.00
<b>Totals:</b>	<b>22.76 %</b>	<b>47.90 %</b>	<b>\$4,291,867.22</b>

### Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance
1951 Main	27,130	64.98	\$39,600.00	\$294,611.00	\$3,036,865.92	\$148,917.00	\$0.00
1951 Pump House	48	32.94	\$0.00	\$0.00	\$1,568.00	\$0.00	\$0.00
1964 Storage	325	23.26	\$0.00	\$0.00	\$4,086.00	\$4,061.00	\$0.00
1998 Multi-purpose	9,758	10.37	\$13,666.22	\$293.08	\$112,061.00	\$53,562.00	\$0.00
2005 Media Center	2,970	4.71	\$0.00	\$0.00	\$9,115.00	\$16,302.00	\$0.00
Site	40,231	45.21	\$0.00	\$84,525.00	\$472,634.00	\$0.00	\$0.00
<b>Total:</b>		<b>47.90</b>	<b>\$53,266.22</b>	<b>\$379,429.08</b>	<b>\$3,636,329.92</b>	<b>\$222,842.00</b>	<b>\$0.00</b>

### Deficiencies By Priority



- 1 - Currently Critical (Immediate) - \$53,266.22
- 2 - Potentially Critical (Year 1) - \$379,429.08
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$3,636,329.92
- 4 - Recommended (Years 6-10) - \$222,842.00
- 5 - Codes or Standards Compliance

**Budget Estimate Total: \$4,291,867.22**

**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):	27,130
Year Built:	1951
Last Renovation:	
Replacement Value:	\$5,417,048
Repair Cost:	\$3,519,993.92
Total FCI:	64.98 %
Total RSLI:	13.99 %
FCA Score:	35.02



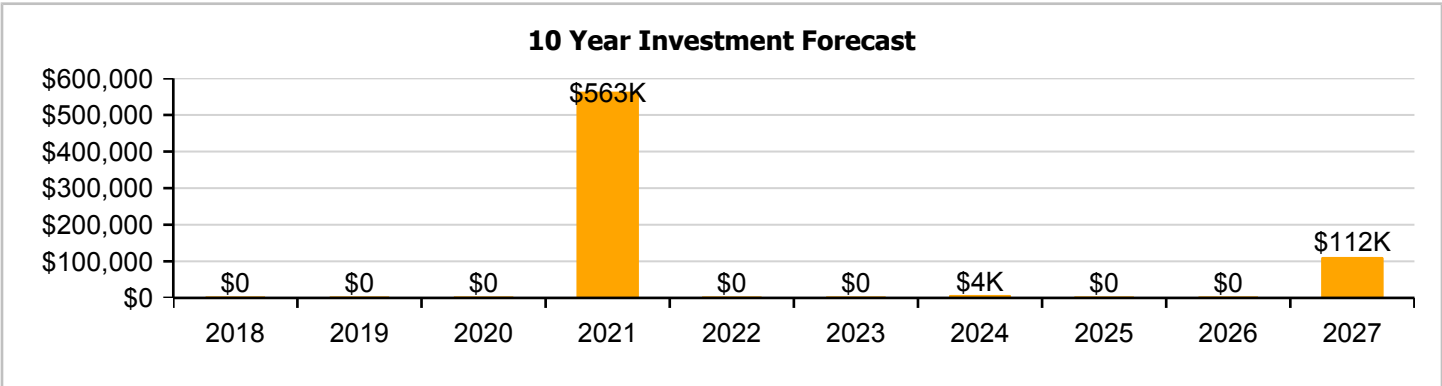
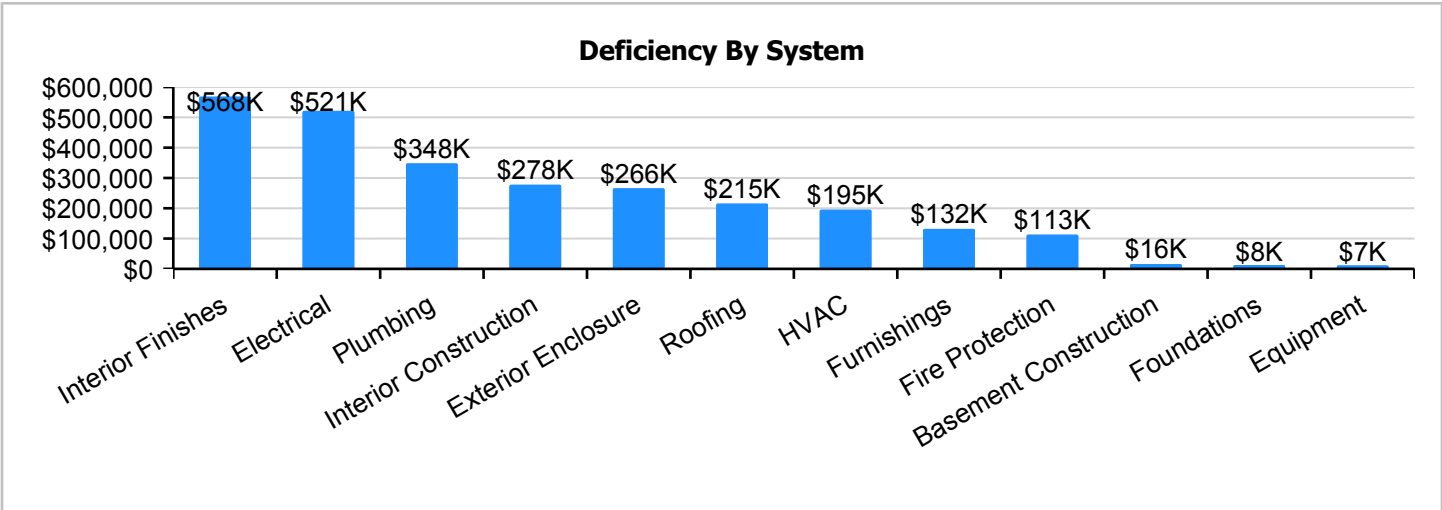
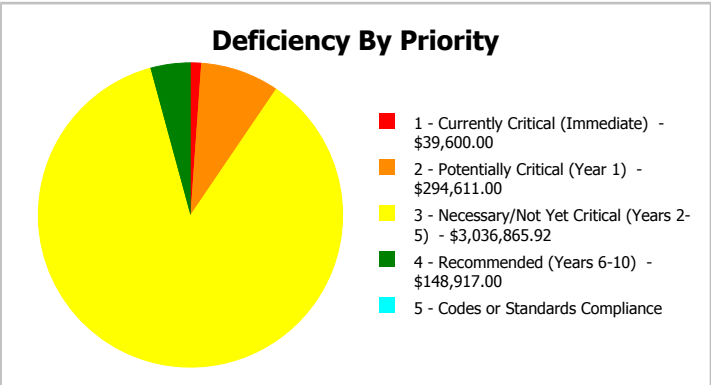
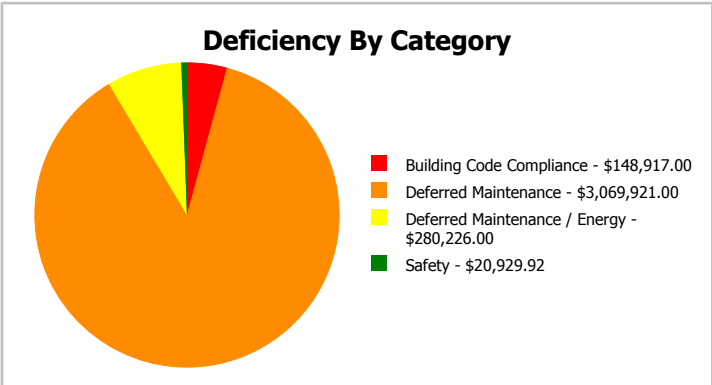
**Description:**

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:	27,130
Year Built:	1951	Last Renovation:	
Repair Cost:	\$3,519,994	Replacement Value:	\$5,417,048
FCI:	64.98 %	RSLI%:	13.99 %



## 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	34.00 %	2.94 %	\$10,560.00
A20 - Basement Construction	34.00 %	5.15 %	\$20,929.92
B10 - Superstructure	34.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	16.14 %	65.15 %	\$350,863.00
B30 - Roofing	0.00 %	150.00 %	\$284,051.00
C10 - Interior Construction	5.62 %	58.50 %	\$366,174.00
C30 - Interior Finishes	0.00 %	110.00 %	\$750,253.00
D20 - Plumbing	0.79 %	108.80 %	\$459,284.00
D30 - HVAC	16.21 %	43.13 %	\$257,545.00
D40 - Fire Protection	0.00 %	110.00 %	\$148,917.00
D50 - Electrical	8.58 %	89.20 %	\$688,479.00
E10 - Equipment	82.05 %	15.00 %	\$8,953.00
E20 - Furnishings	0.00 %	110.00 %	\$173,985.00
<b>Totals:</b>	<b>13.99 %</b>	<b>64.98 %</b>	<b>\$3,519,993.92</b>

## Photo Album

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

1). West Elevation - Dec 09, 2016



2). East Elevation - Dec 09, 2016



3). East Elevation - Dec 09, 2016



4). South Elevation - Dec 09, 2016



### Condition Detail

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

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



## System Listing

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

# Campus Assessment Report - 1951 Main

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.79	S.F.	27,130	100	1951	2051		34.00 %	8.13 %	34		\$10,560.00	\$129,953
A1030	Slab on Grade	\$8.43	S.F.	27,130	100	1951	2051		34.00 %	0.00 %	34			\$228,706
A2010	Basement Excavation	\$1.90	S.F.	27,130	100	1951	2051		34.00 %	0.00 %	34			\$51,547
A2020	Basement Walls	\$13.07	S.F.	27,130	100	1951	2051		34.00 %	5.90 %	34		\$20,929.92	\$354,589
B1010	Floor Construction	\$1.64	S.F.	27,130	100	1951	2051		34.00 %	0.00 %	34			\$44,493
B1020	Roof Construction	\$15.76	S.F.	27,130	100	1951	2051		34.00 %	0.00 %	34			\$427,569
B2010	Exterior Walls	\$9.42	S.F.	27,130	100	1951	2051		34.00 %	15.50 %	34		\$39,600.00	\$255,565
B2020	Exterior Windows	\$9.39	S.F.	27,130	30	1951	1981		0.00 %	110.00 %	-36		\$280,226.00	\$254,751
B2030	Exterior Doors	\$1.04	S.F.	27,130	30	1964	1994		0.00 %	110.00 %	-23		\$31,037.00	\$28,215
B3010120	Single Ply Membrane	\$6.98	S.F.	27,130	20	1991	2011		0.00 %	150.00 %	-6		\$284,051.00	\$189,367
C1010	Partitions	\$10.80	S.F.	27,130	75	1951	2026		12.00 %	0.00 %	9			\$293,004
C1020	Interior Doors	\$2.53	S.F.	27,130	30	1951	1981		0.00 %	110.00 %	-36		\$75,503.00	\$68,639
C1030	Fittings	\$9.74	S.F.	27,130	20	1951	1971		0.00 %	110.00 %	-46		\$290,671.00	\$264,246
C3010	Wall Finishes	\$2.79	S.F.	27,130	10	1951	1961		0.00 %	110.00 %	-56		\$83,262.00	\$75,693
C3020	Floor Finishes	\$11.38	S.F.	27,130	20	1951	1971		0.00 %	110.00 %	-46		\$339,613.00	\$308,739
C3030	Ceiling Finishes	\$10.97	S.F.	27,130	25	1951	1976		0.00 %	110.00 %	-41		\$327,378.00	\$297,616
D2010	Plumbing Fixtures	\$11.48	S.F.	27,130	30	1951	1981		0.00 %	110.00 %	-36		\$342,598.00	\$311,452
D2020	Domestic Water Distribution	\$0.98	S.F.	27,130	30	1951	1981		0.00 %	110.00 %	-36		\$29,246.00	\$26,587
D2030	Sanitary Waste	\$1.54	S.F.	27,130	30	1951	1981		0.00 %	110.00 %	-36		\$45,958.00	\$41,780
D2040	Rain Water Drainage	\$1.39	S.F.	27,130	30	1951	1981		0.00 %	110.00 %	-36		\$41,482.00	\$37,711
D2090	Other Plumbing Systems -Nat Gas	\$0.17	S.F.	27,130	40	2006	2046		72.50 %	0.00 %	29			\$4,612
D3040	Distribution Systems	\$6.14	S.F.	27,130	30	1951	1981		0.00 %	110.00 %	-36		\$183,236.00	\$166,578
D3050	Terminal & Package Units	\$13.38	S.F.	27,130	15	2006	2021		26.67 %	0.00 %	4			\$362,999
D3060	Controls & Instrumentation	\$2.49	S.F.	27,130	20	1951	1971		0.00 %	110.00 %	-46		\$74,309.00	\$67,554
D4010	Sprinklers	\$4.32	S.F.	27,130	30			2016	0.00 %	110.00 %	-1		\$128,922.00	\$117,202
D4020	Standpipes	\$0.67	S.F.	27,130	30			2016	0.00 %	110.00 %	-1		\$19,995.00	\$18,177
D5010	Electrical Service/Distribution	\$1.69	S.F.	27,130	40	1951	1991		0.00 %	110.00 %	-26		\$50,435.00	\$45,850
D5020	Branch Wiring	\$5.06	S.F.	27,130	30	1964	1994		0.00 %	110.00 %	-23		\$151,006.00	\$137,278
D5020	Lighting	\$11.92	S.F.	27,130	30	1990	2020	2016	0.00 %	110.00 %	-1		\$355,729.00	\$323,390
D5030810	Security & Detection Systems	\$1.87	S.F.	27,130	15	2014	2029		80.00 %	0.00 %	12			\$50,733
D5030910	Fire Alarm Systems	\$3.39	S.F.	27,130	15	2006	2021		26.67 %	0.00 %	4			\$91,971
D5030920	Data Communication	\$4.40	S.F.	27,130	15	2000	2015		0.00 %	110.00 %	-2		\$131,309.00	\$119,372
D5090	Other Electrical Systems	\$0.12	S.F.	27,130	20	2004	2024		35.00 %	0.00 %	7			\$3,256
E1020	Institutional Equipment	\$0.30	S.F.	27,130	20	1951	1971		0.00 %	110.00 %	-46		\$8,953.00	\$8,139
E1090	Other Equipment	\$1.90	S.F.	27,130	20	2016	2036		95.00 %	0.00 %	19			\$51,547
E2010	Fixed Furnishings	\$5.83	S.F.	27,130	20	1951	1971		0.00 %	110.00 %	-46		\$173,985.00	\$158,168
<b>Total</b>									<b>13.99 %</b>	<b>64.98 %</b>			<b>\$3,519,993.92</b>	<b>\$5,417,048</b>

## System Notes

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

**System:** A1030 - Slab on Grade



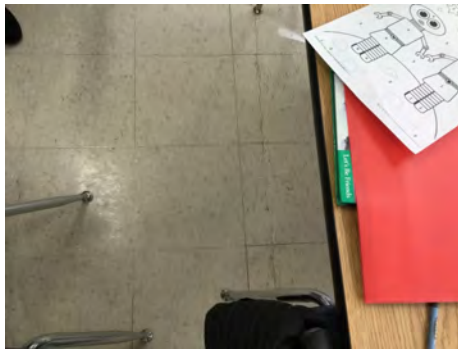
**Note:**

**System:** A2020 - Basement Walls



**Note:**

**System:** B1010 - Floor Construction



**Note:**

## Campus Assessment Report - 1951 Main

**System:** B1020 - Roof Construction



**Note:**

**System:** B2010 - Exterior Walls



**Note:**

**System:** B2020 - Exterior Windows



**Note:**

## Campus Assessment Report - 1951 Main

**System:** B2030 - Exterior Doors



**Note:**

**System:** B3010120 - Single Ply Membrane



**Note:**

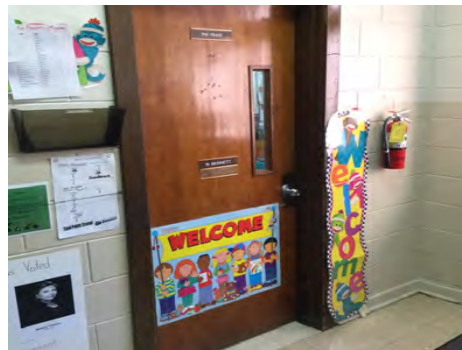
**System:** C1010 - Partitions



**Note:**

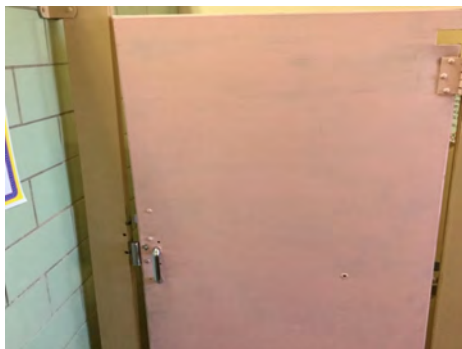
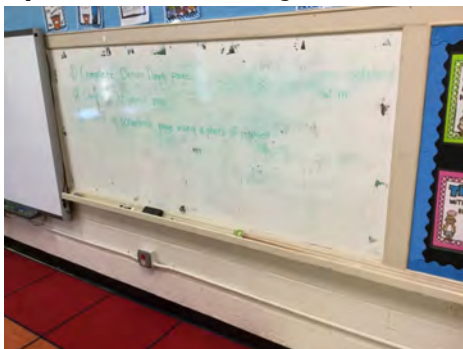
# Campus Assessment Report - 1951 Main

**System:** C1020 - Interior Doors



**Note:**

**System:** C1030 - Fittings



**Note:**

**System:** C3010 - Wall Finishes



**Note:**

## Campus Assessment Report - 1951 Main

**System:** C3020 - Floor Finishes



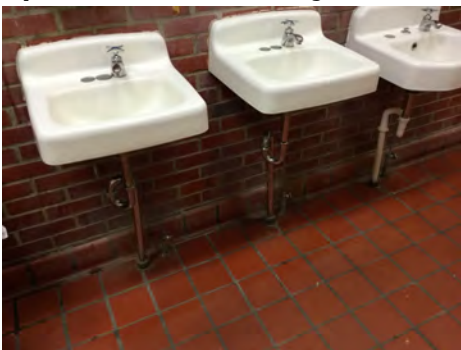
**Note:**

**System:** C3030 - Ceiling Finishes



**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

## Campus Assessment Report - 1951 Main

**System:** D2020 - Domestic Water Distribution



**Note:**

**System:** D2030 - Sanitary Waste



**Note:**

**System:** D2040 - Rain Water Drainage



**Note:**



## Campus Assessment Report - 1951 Main

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



**Note:**

**System:** D3040 - Distribution Systems



**Note:**

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



**Note:** No heat in hallways. Classroom doors opened to condition space.

## Campus Assessment Report - 1951 Main

**System:** D3060 - Controls & Instrumentation



**Note:**

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



**Note:**

**System:** D5020 - Branch Wiring



**Note:**

## Campus Assessment Report - 1951 Main

**System:** D5020 - Lighting



**Note:**

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



**Note:**

**System:** D5030910 - Fire Alarm Systems



**Note:**

## Campus Assessment Report - 1951 Main

**System:** D5030920 - Data Communication



**Note:**

**System:** D5090 - Other Electrical Systems



**Note:**

**System:** E1020 - Institutional Equipment



**Note:**

## Campus Assessment Report - 1951 Main

**System:** E1090 - Other Equipment



**Note:**

**System:** E2010 - Fixed Furnishings



**Note:**

## Renewal Schedule

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

*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$3,519,994</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$563,280</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,404</b>	<b>\$0</b>	<b>\$0</b>	<b>\$111,897</b>	<b>\$4,199,575</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$10,560	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,560
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A20 - Basement Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A2010 - Basement Excavation</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A2020 - Basement Walls</b>	\$20,930	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,930
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1010 - Floor Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2010 - Exterior Walls</b>	\$39,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,600
<b>B2020 - Exterior Windows</b>	\$280,226	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$280,226
<b>B2030 - Exterior Doors</b>	\$31,037	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,037
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010120 - Single Ply Membrane</b>	\$284,051	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$284,051
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1020 - Interior Doors</b>	\$75,503	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,503
<b>C1030 - Fittings</b>	\$290,671	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$290,671
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$83,262	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$111,897	\$195,159

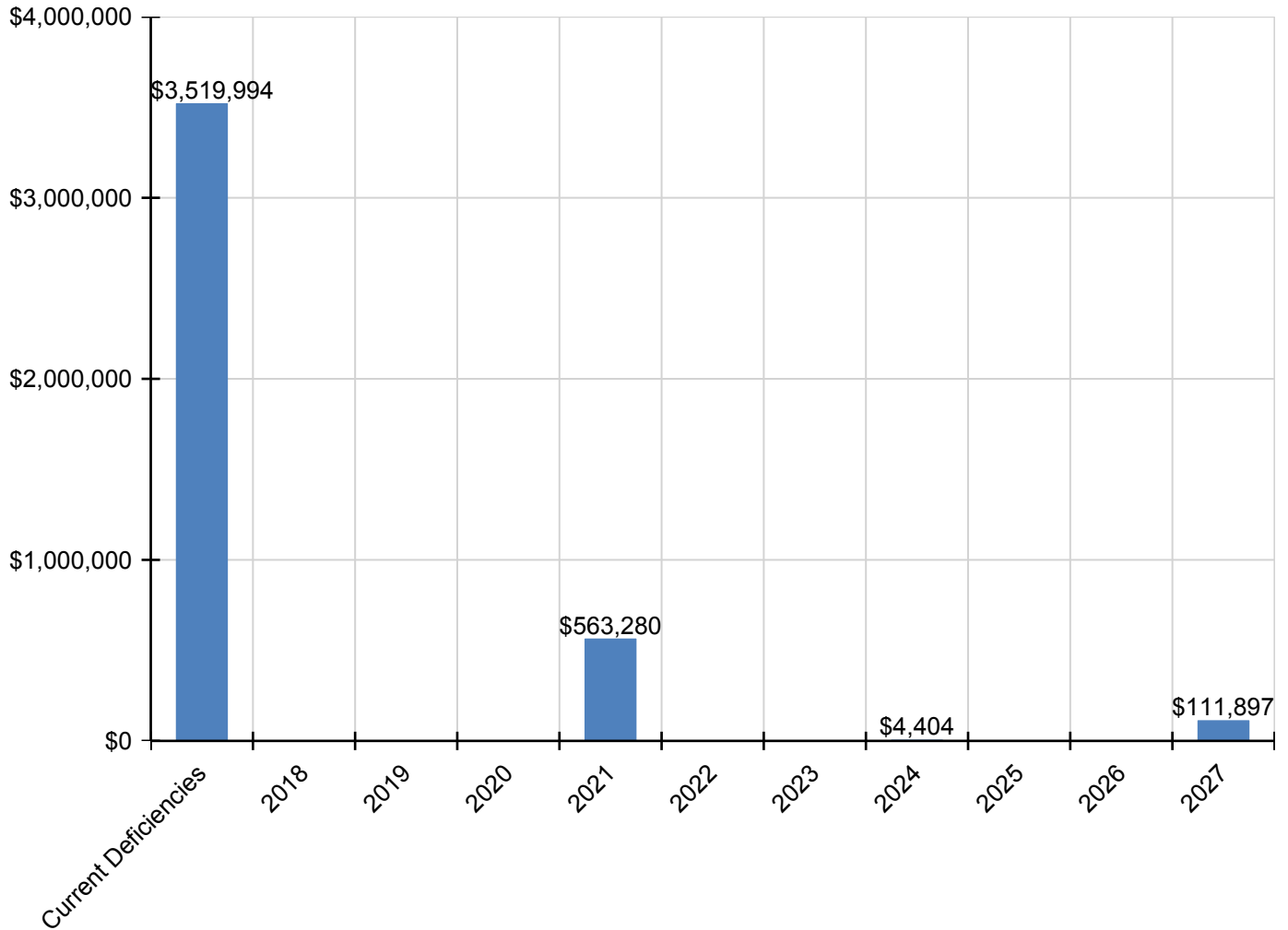
## Campus Assessment Report - 1951 Main

C3020 - Floor Finishes	\$339,613	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$339,613
C3030 - Ceiling Finishes	\$327,378	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$327,378
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	\$342,598	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$342,598
D2020 - Domestic Water Distribution	\$29,246	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,246
D2030 - Sanitary Waste	\$45,958	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,958
D2040 - Rain Water Drainage	\$41,482	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,482
D2090 - Other Plumbing Systems -Nat Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$183,236	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$183,236
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$449,415	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$449,415
D3060 - Controls & Instrumentation	\$74,309	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$74,309
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$128,922	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$128,922
D4020 - Standpipes	\$19,995	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,995
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$50,435	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,435
D5020 - Branch Wiring	\$151,006	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$151,006
D5020 - Lighting	\$355,729	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$355,729
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$113,865	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$113,865
D5030920 - Data Communication	\$131,309	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$131,309
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,404	\$0	\$0	\$0	\$0	\$4,404
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	\$8,953	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,953
E1090 - Other Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$173,985	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$173,985

\* Indicates non-renewable system

## Forecasted Capital Renewal Requirement

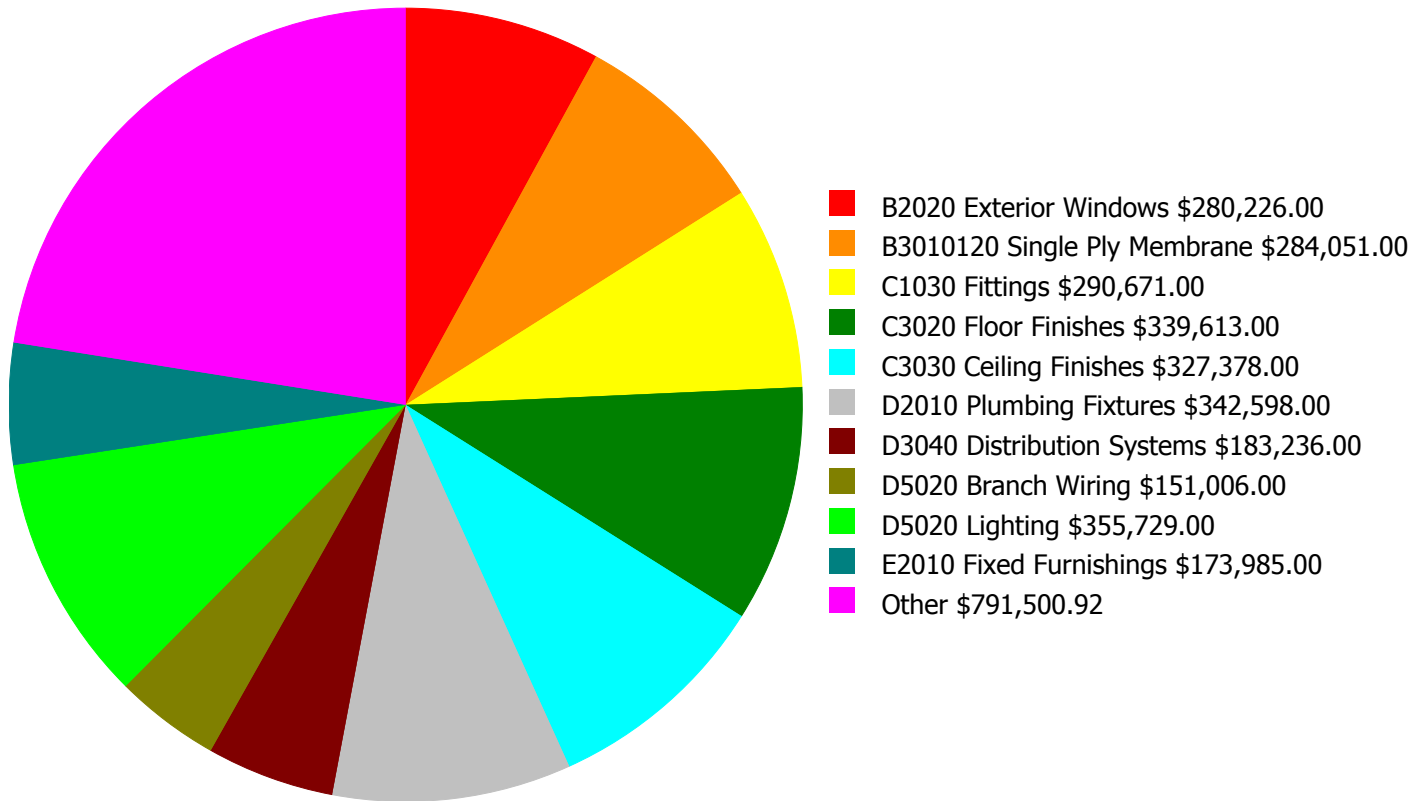
The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.





### Deficiency Summary by System

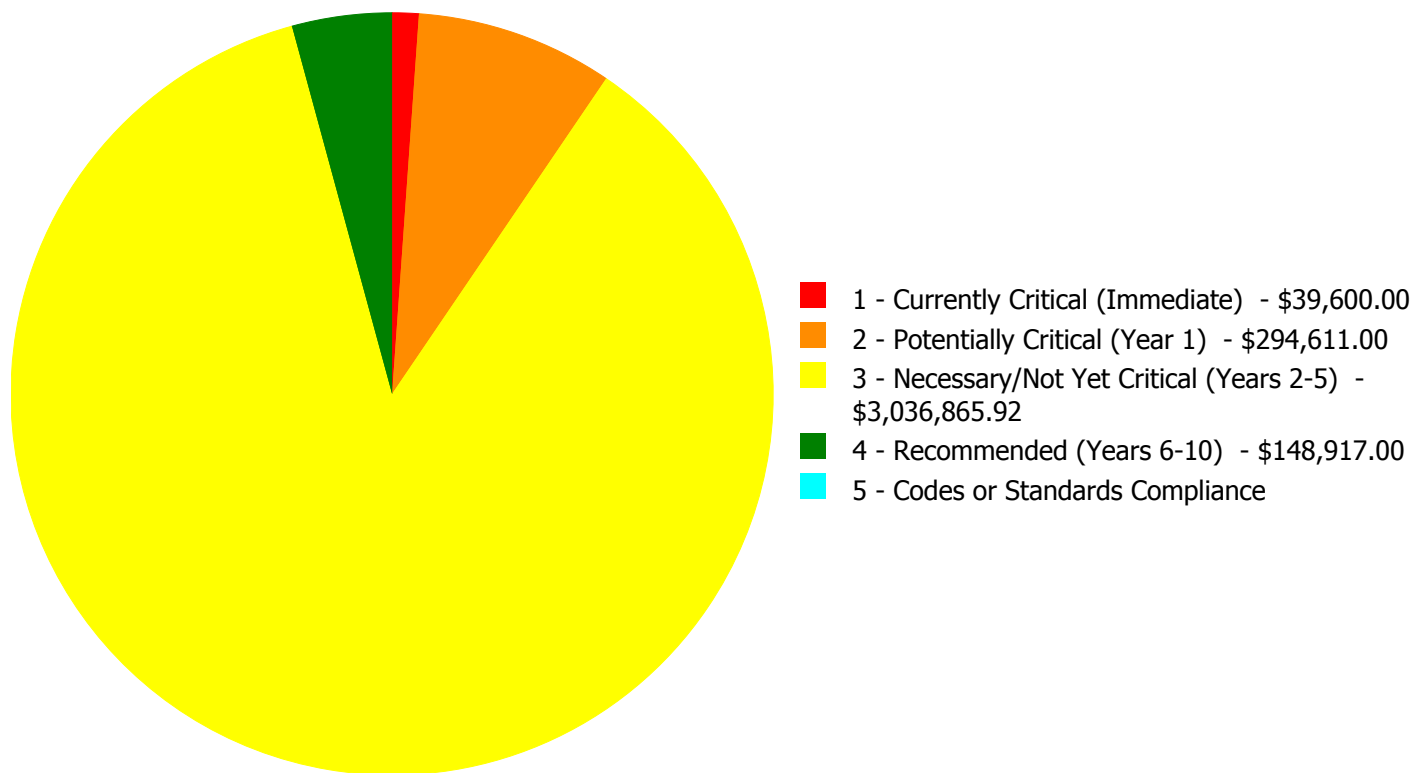
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$3,519,993.92**

### Deficiency Summary by Priority

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



**Budget Estimate Total: \$3,519,993.92**

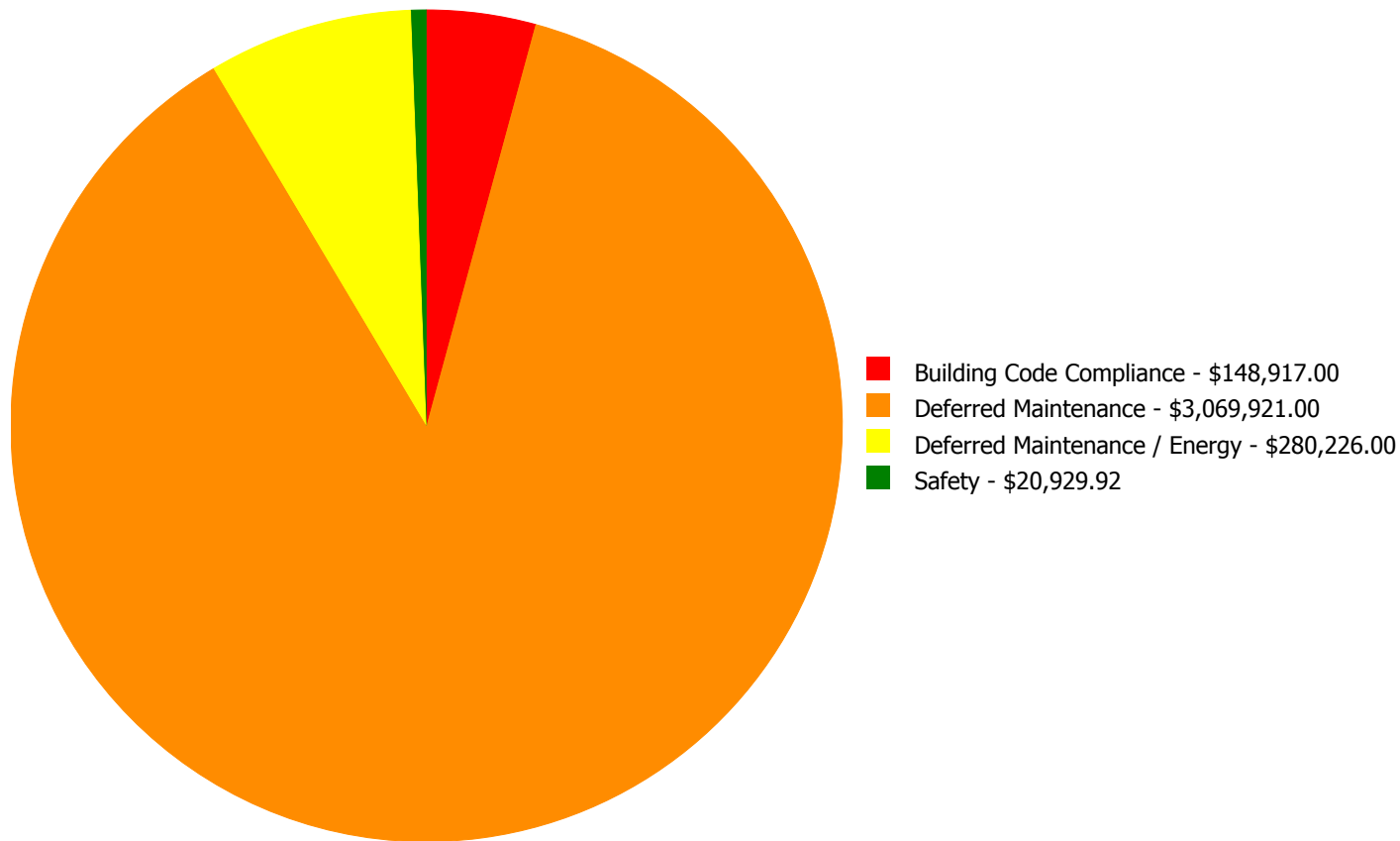
## Deficiency By Priority Investment Table

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
A1010	Standard Foundations	\$0.00	\$10,560.00	\$0.00	\$0.00	\$0.00	\$10,560.00
A2020	Basement Walls	\$0.00	\$0.00	\$20,929.92	\$0.00	\$0.00	\$20,929.92
B2010	Exterior Walls	\$39,600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$39,600.00
B2020	Exterior Windows	\$0.00	\$0.00	\$280,226.00	\$0.00	\$0.00	\$280,226.00
B2030	Exterior Doors	\$0.00	\$0.00	\$31,037.00	\$0.00	\$0.00	\$31,037.00
B3010120	Single Ply Membrane	\$0.00	\$284,051.00	\$0.00	\$0.00	\$0.00	\$284,051.00
C1020	Interior Doors	\$0.00	\$0.00	\$75,503.00	\$0.00	\$0.00	\$75,503.00
C1030	Fittings	\$0.00	\$0.00	\$290,671.00	\$0.00	\$0.00	\$290,671.00
C3010	Wall Finishes	\$0.00	\$0.00	\$83,262.00	\$0.00	\$0.00	\$83,262.00
C3020	Floor Finishes	\$0.00	\$0.00	\$339,613.00	\$0.00	\$0.00	\$339,613.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$327,378.00	\$0.00	\$0.00	\$327,378.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$342,598.00	\$0.00	\$0.00	\$342,598.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$29,246.00	\$0.00	\$0.00	\$29,246.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$45,958.00	\$0.00	\$0.00	\$45,958.00
D2040	Rain Water Drainage	\$0.00	\$0.00	\$41,482.00	\$0.00	\$0.00	\$41,482.00
D3040	Distribution Systems	\$0.00	\$0.00	\$183,236.00	\$0.00	\$0.00	\$183,236.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$74,309.00	\$0.00	\$0.00	\$74,309.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$128,922.00	\$0.00	\$128,922.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$19,995.00	\$0.00	\$19,995.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$50,435.00	\$0.00	\$0.00	\$50,435.00
D5020	Branch Wiring	\$0.00	\$0.00	\$151,006.00	\$0.00	\$0.00	\$151,006.00
D5020	Lighting	\$0.00	\$0.00	\$355,729.00	\$0.00	\$0.00	\$355,729.00
D5030920	Data Communication	\$0.00	\$0.00	\$131,309.00	\$0.00	\$0.00	\$131,309.00
E1020	Institutional Equipment	\$0.00	\$0.00	\$8,953.00	\$0.00	\$0.00	\$8,953.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$173,985.00	\$0.00	\$0.00	\$173,985.00
	<b>Total:</b>	\$39,600.00	\$294,611.00	\$3,036,865.92	\$148,917.00	\$0.00	\$3,519,993.92

### Deficiency Summary by Category

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



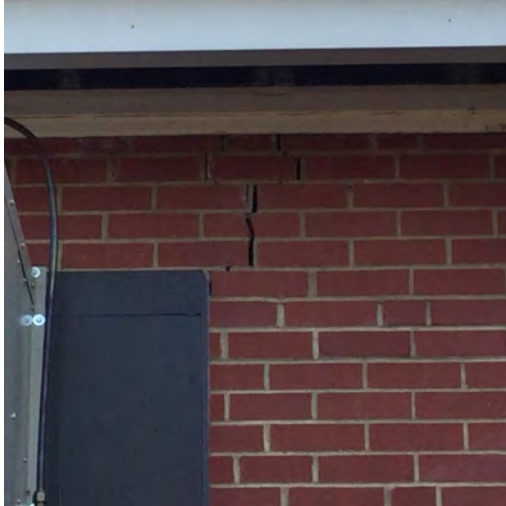
**Budget Estimate Total: \$3,519,993.92**

## Deficiency Details by Priority

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

### Priority 1 - Currently Critical (Immediate):

#### **System: B2010 - Exterior Walls**



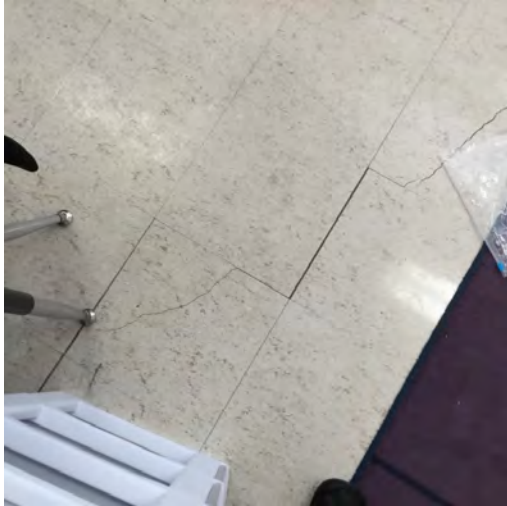
**Location:** Exterior walls  
**Distress:** Failing  
**Category:** Deferred Maintenance  
**Priority:** 1 - Currently Critical (Immediate)  
**Correction:** Engineering Study-2016-11-15 17:41:59  
**Qty:** 1.00  
**Unit of Measure:** Ea.  
**Estimate:** \$39,600.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/09/2016

**Notes:** Exterior walls are showing signs of distress with cracked brick and other signs of wall movement. In addition, walls are not well insulated and moisture problems occur at interiors. Soffits are in poor condition - likely due to roof conditions. The inside of exterior walls below BARD HVAC units are particularly moist and support mushroom growth. Rodent problems are possibly attributable to exterior wall conditions. Evaluation by an engineer and/or architect is recommended. Pricing does not include remediation measures..

---

**Priority 2 - Potentially Critical (Year 1):**

**System: A1010 - Standard Foundations**



**Location:** Foundations  
**Distress:** Failing  
**Category:** Deferred Maintenance  
**Priority:** 2 - Potentially Critical (Year 1)  
**Correction:** Engineering Study  
**Qty:** 1.00  
**Unit of Measure:** Ea.  
**Estimate:** \$10,560.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/09/2016

**Notes:** Classroom floors are settling, particularly noted in room 8. Some distress in corridor floors noted by cracking in floor tile. Evaluation of foundations by a professional engineer is recommended.

---

**System: B3010120 - Single Ply Membrane**



**Location:** Roof  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 2 - Potentially Critical (Year 1)  
**Correction:** Renew System  
**Qty:** 27,130.00  
**Unit of Measure:** S.F.  
**Estimate:** \$284,051.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/08/2016

**Notes:** The single ply membrane roof is well beyond its expected life and evidence of leaks was frequently observed at interiors. The low-slope roof deck is not adequate for rain water to drain toward roof drains, creating ponding. System replacement with effective cricket design to prevent ponding is recommended.

---

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

**System: A2020 - Basement Walls**



**Location:** Basement boiler room  
**Distress:** Failing  
**Category:** Safety  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Fill abandoned basement  
**Qty:** 400.00  
**Unit of Measure:** S.F.  
**Estimate:** \$20,929.92  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/09/2016

**Notes:** The basement boiler room is not in used and is a safety hazard. Steps to the basement are in poor condition. The door does not secure properly. The space is abandoned and of no use. Building elements above grade (roof, shade structure) are in poor condition and unsightly. It is recommended that walls be removed to below grade and the basement be filled, and that landscaping be restored at the surface.

---

**System: B2020 - Exterior Windows**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Energy  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 27,130.00  
**Unit of Measure:** S.F.  
**Estimate:** \$280,226.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/08/2016

**Notes:** Exterior windows are original and in very poor condition. Operable windows do not operate or secure properly. Many are painted shut. Windows do not open sufficiently to provide emergency egress. Windows sweat in humid weather conditions and are not energy efficient. Windows are unsightly.

---

**System: B2030 - Exterior Doors**

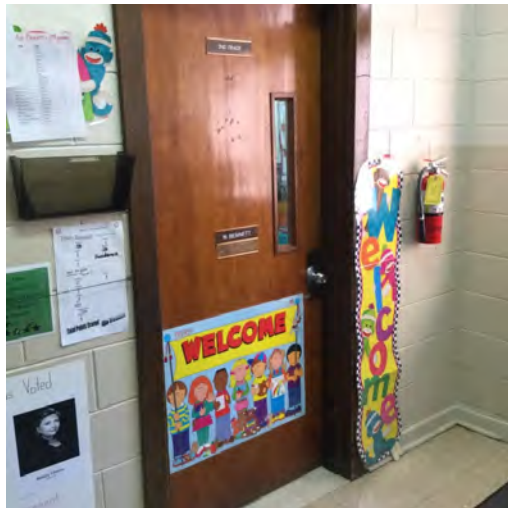


**Location:** Exterior doors  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 27,130.00  
**Unit of Measure:** S.F.  
**Estimate:** \$31,037.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/08/2016

**Notes:** The original exterior doors are aged, and should be replaced. Install access control system - Part 2 to ensure that all exterior doors are automatically locked during the school day and permit card entry.

---

**System: C1020 - Interior Doors**



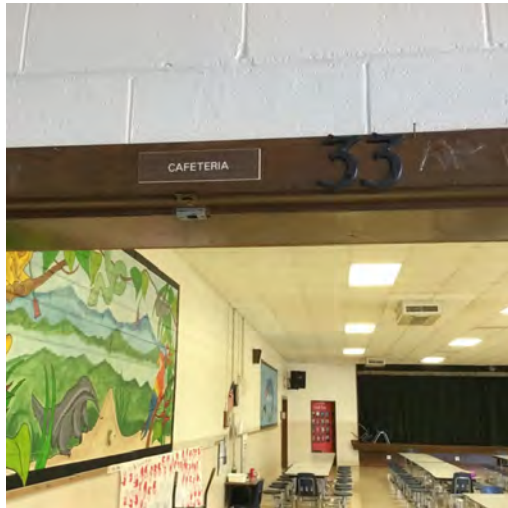
**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 27,130.00  
**Unit of Measure:** S.F.  
**Estimate:** \$75,503.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/08/2016

**Notes:** The interior doors are aged, 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:** 27,130.00  
**Unit of Measure:** S.F.  
**Estimate:** \$290,671.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/08/2016

**Notes:** Fittings, including interior signage, toilet partitions and accessories are aged, in poor condition and obsolete. System renewal is recommended.

---

**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:** 27,130.00  
**Unit of Measure:** S.F.  
**Estimate:** \$83,262.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/08/2016

**Notes:** Wall finishes, while generally well maintained, will be adversely affected by other recommended renovations such as flooring, ceiling, door and window replacements. Budgeting for wall finish system renewal is recommended.

---

**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:** 27,130.00  
**Unit of Measure:** S.F.  
**Estimate:** \$339,613.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/08/2016

**Notes:** Floor finishes, while generally not original, are in aged, poor condition. Some original VAT was observed in the building. System renewal is recommended.

---

**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:** 27,130.00  
**Unit of Measure:** S.F.  
**Estimate:** \$327,378.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/08/2016

**Notes:** The original ceiling finishes are aged, stained and should be replaced. Lack of dropped ceilings in classrooms and corridors exposes many utilities and is unsightly.

---

**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:** 27,130.00  
**Unit of Measure:** S.F.  
**Estimate:** \$342,598.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/08/2016

**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:** 27,130.00  
**Unit of Measure:** S.F.  
**Estimate:** \$29,246.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/08/2016

**Notes:** Water supply piping is believed to be original and is beyond its expected service life. Hot water is not provided to lavatory sinks throughout the building and is recommended for health and safety. (Photo shows water heater for kitchen.). There are no hose bibs on the exterior of the building, requiring maintenance personnel to thread a hose through an open window to an inside hose connection.

---

**System: D2030 - Sanitary Waste**

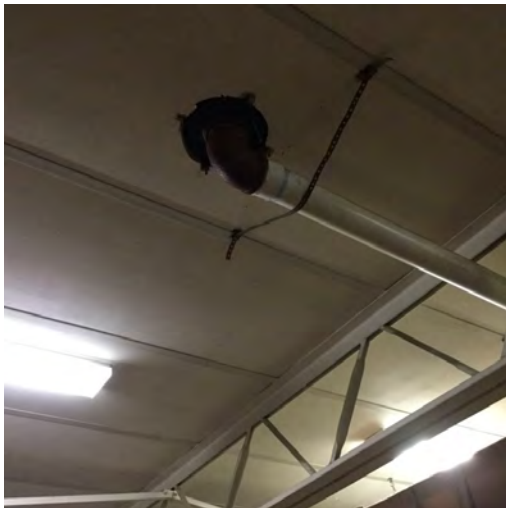


**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 27,130.00  
**Unit of Measure:** S.F.  
**Estimate:** \$45,958.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/08/2016

**Notes:** Waster water piping is believed to be original throughout the building, and is beyond its expected useful life. The principal reports that after heavy rains, there is a foul sewer smell in the building. System renewal is recommended.

---

**System: D2040 - Rain Water Drainage**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 27,130.00  
**Unit of Measure:** S.F.  
**Estimate:** \$41,482.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/08/2016

**Notes:** Rain water drainage has been repaired as needed. Parsons recommends system renewal to ensure the entire system is in good condition.

---

**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:** 27,130.00  
**Unit of Measure:** S.F.  
**Estimate:** \$183,236.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/08/2016

**Notes:** The HVAC distribution system is beyond its expected life, and is inadequate. There is no heat/cooling supply to corridors.

---

**System: D3060 - Controls & Instrumentation**



**Location:** Throughout the building  
**Distress:** Inadequate  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 27,130.00  
**Unit of Measure:** S.F.  
**Estimate:** \$74,309.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/08/2016

**Notes:** HVAC controls and instrumentation are an expired system. System renewal with modern digital devices that can be monitored centrally on a BAS is recommended.

---

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



**Location:** Electric distribution room  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 27,130.00  
**Unit of Measure:** S.F.  
**Estimate:** \$50,435.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/08/2016

**Notes:** The original electrical distribution system is operating properly but is aged, in marginal condition, and should be replaced.

---

**System: D5020 - Branch Wiring**

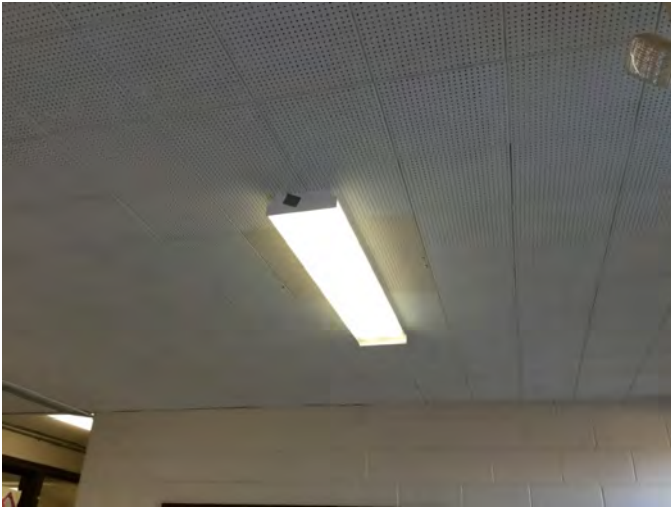


**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 27,130.00  
**Unit of Measure:** S.F.  
**Estimate:** \$151,006.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/08/2016

**Notes:** Branch wiring, panels, etc. are of varying ages throughout the building. Many outlets are surface mounted in awkward locations. System renewal is recommended.

---

**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:** 27,130.00  
**Unit of Measure:** S.F.  
**Estimate:** \$355,729.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/09/2016

**Notes:** The lighting system is operating, but is aged, in poor condition, and should be replaced. Recommended replacement of ceiling systems should be accomplished concurrently with lighting renovations.

---

**System: D5030920 - Data Communication**



**Location:** Throughout the building  
**Distress:** Inadequate  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 27,130.00  
**Unit of Measure:** S.F.  
**Estimate:** \$131,309.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/08/2016

**Notes:** The principal reports that Wi-Fi coverage is weak at spots throughout the building. System renewal is recommended.

---

**System: E1020 - Institutional Equipment**

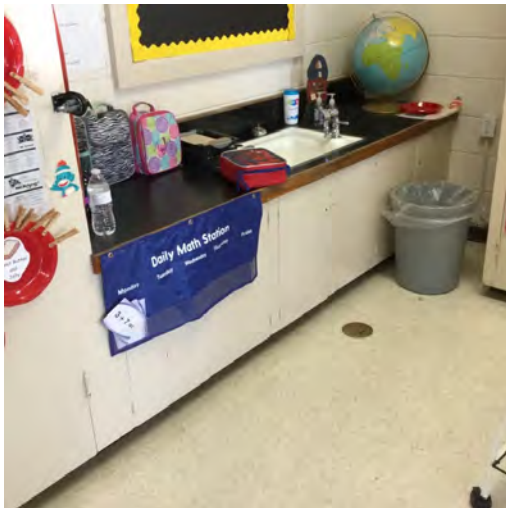


**Location:** Cafeteria stage  
**Distress:** Missing  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 27,130.00  
**Unit of Measure:** S.F.  
**Estimate:** \$8,953.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/08/2016

**Notes:** The stage curtain is beyond its expected life and is in poor condition. There is no stage lighting or sound system. System renewal/upgrading is recommended.

---

**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:** 27,130.00  
**Unit of Measure:** S.F.  
**Estimate:** \$173,985.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/08/2016

**Notes:** Fixed furnishings have exceeded their expected useful life and are in generally poor condition.. System renewal is recommended.

---



**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:** 27,130.00  
**Unit of Measure:** S.F.  
**Estimate:** \$128,922.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/08/2016

**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:** 27,130.00  
**Unit of Measure:** S.F.  
**Estimate:** \$19,995.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/08/2016

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

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**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):	48
Year Built:	1951
Last Renovation:	
Replacement Value:	\$4,760
Repair Cost:	\$1,568.00
Total FCI:	32.94 %
Total RSLI:	24.31 %
FCA Score:	67.06



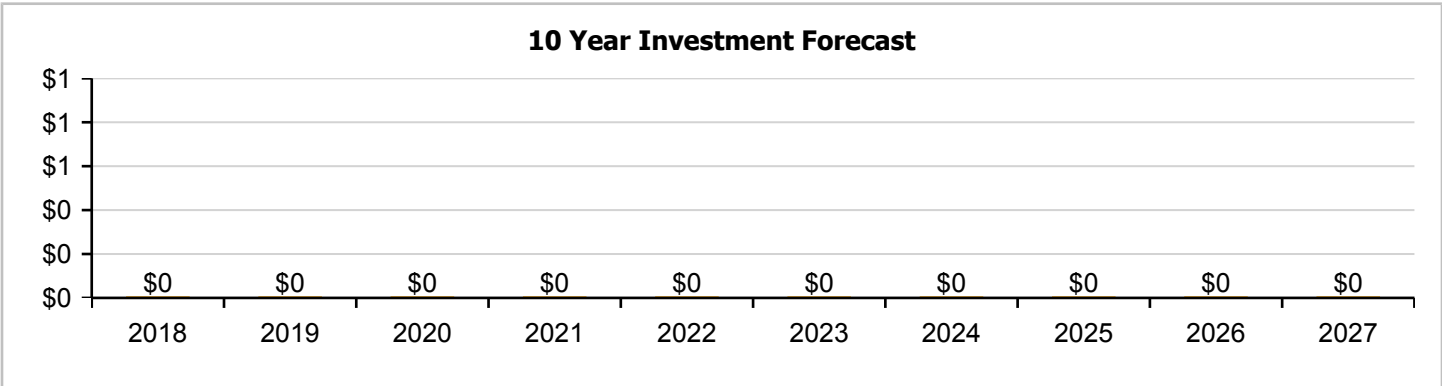
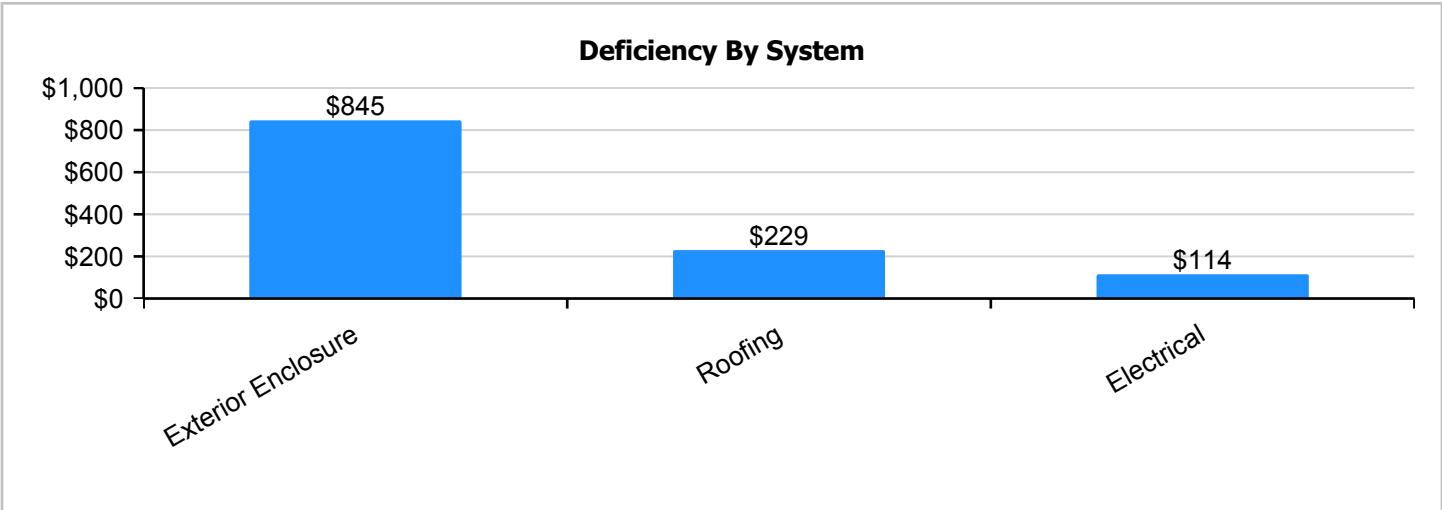
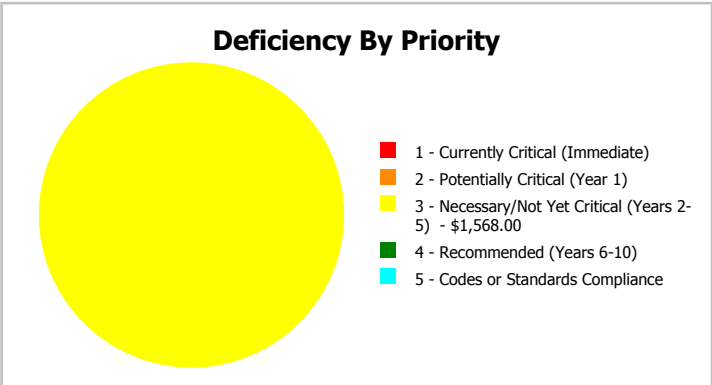
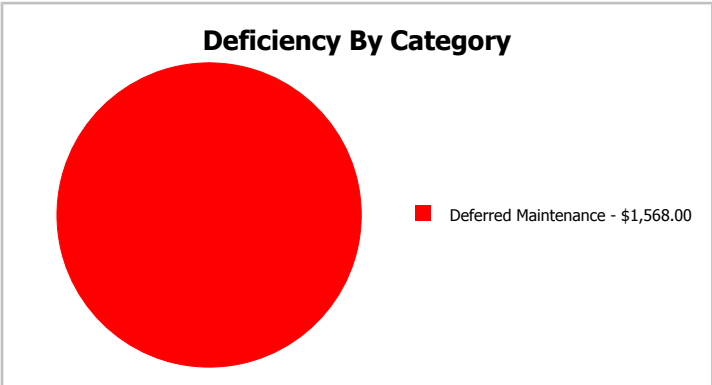
**Description:**

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:	48
Year Built:	1951	Last Renovation:	
Repair Cost:	\$1,568	Replacement Value:	\$4,760
FCI:	32.94 %	RSLI%:	24.31 %



## 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
B10 - Superstructure	34.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	18.00 %	51.74 %	\$1,115.00
B30 - Roofing	0.00 %	146.38 %	\$303.00
D50 - Electrical	0.00 %	110.29 %	\$150.00
<b>Totals:</b>	<b>24.31 %</b>	<b>32.94 %</b>	<b>\$1,568.00</b>

**Photo Album**

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

1). West Elevation - Dec 08, 2016



2). North Elevation - Dec 08, 2016



3). East Elevation - Dec 08, 2016



4). South Elevation - Dec 08, 2016



### Condition Detail

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

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

## System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$16.57	S.F.	48	100	1951	2051		34.00 %	0.00 %	34			\$795
A1030	Slab on Grade	\$16.25	S.F.	48	100	1951	2051		34.00 %	0.00 %	34			\$780
B1020	Roof Construction	\$14.31	S.F.	48	100	1951	2051		34.00 %	0.00 %	34			\$687
B2010	Exterior Walls	\$23.77	S.F.	48	100	1951	2051		34.00 %	0.00 %	34			\$1,141
B2030	Exterior Doors	\$21.12	S.F.	48	30	1951	1981		0.00 %	109.96 %	-36		\$1,115.00	\$1,014
B3010140	Asphalt Shingles	\$4.32	S.F.	48	20	1981	2001		0.00 %	146.38 %	-16		\$303.00	\$207
D5020	Branch Wiring	\$2.84	S.F.	48	30	1951	1981		0.00 %	110.29 %	-36		\$150.00	\$136
<b>Total</b>									<b>24.31 %</b>	<b>32.94 %</b>			<b>\$1,568.00</b>	<b>\$4,760</b>

## System Notes

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

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**System:** A1030 - Slab on Grade



**Note:**

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**System:** B1020 - Roof Construction



**Note:**

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**System:** B2010 - Exterior Walls



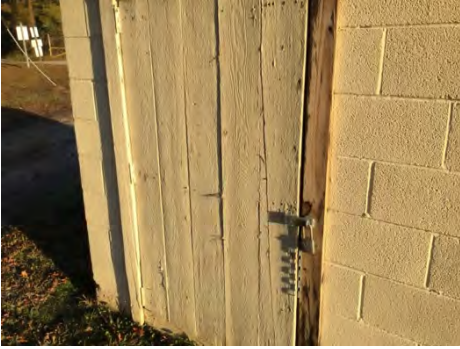
**Note:**



## Campus Assessment Report - 1951 Pump House

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**System:** B2030 - Exterior Doors



**Note:**

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**System:** B3010140 - Asphalt Shingles



**Note:**

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**System:** D5020 - Branch Wiring



**Note:**

## Renewal Schedule

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

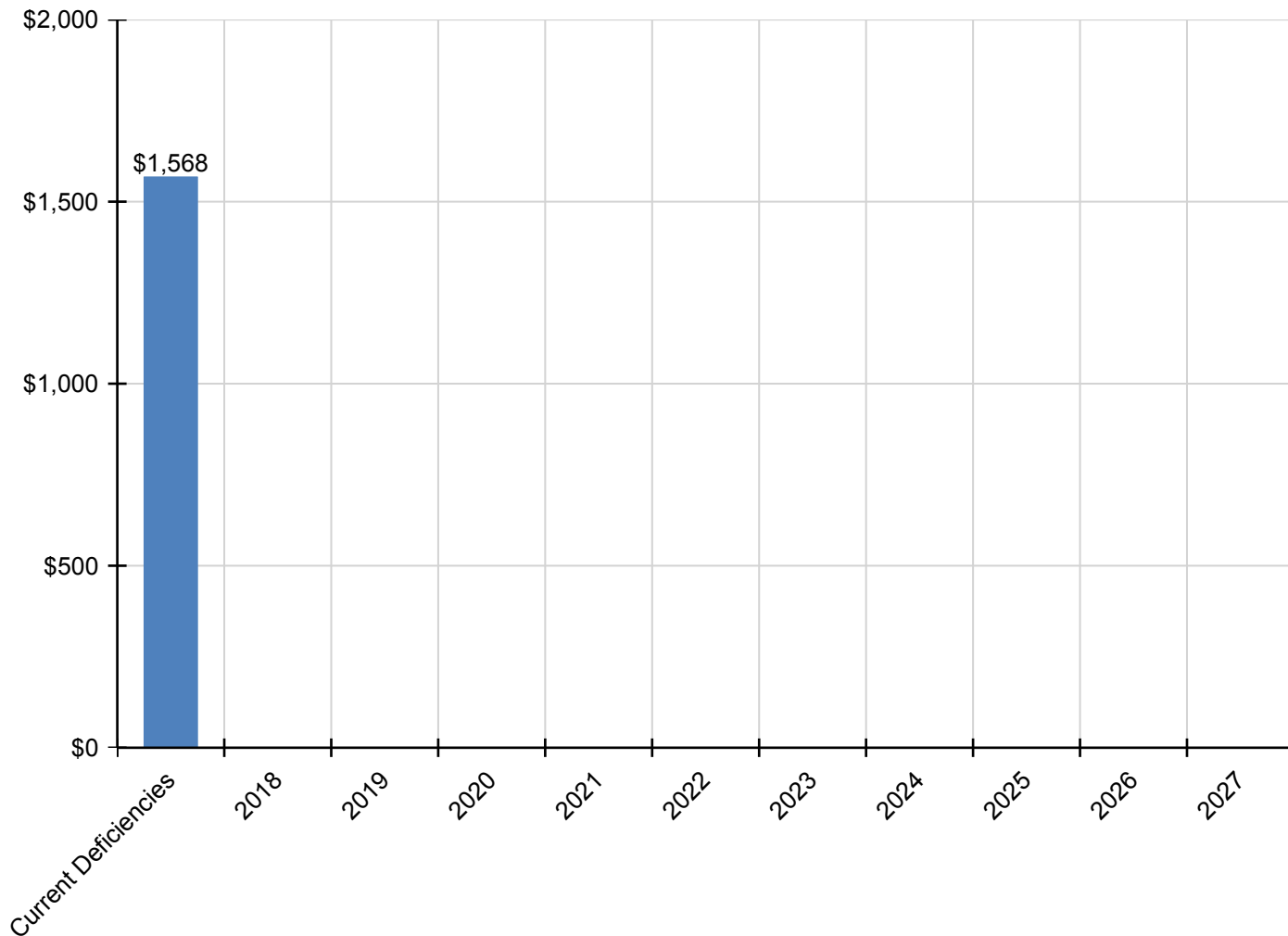
*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$1,568</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,568</b>
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$1,115	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,115
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	\$303	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$303
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150

\* Indicates non-renewable system

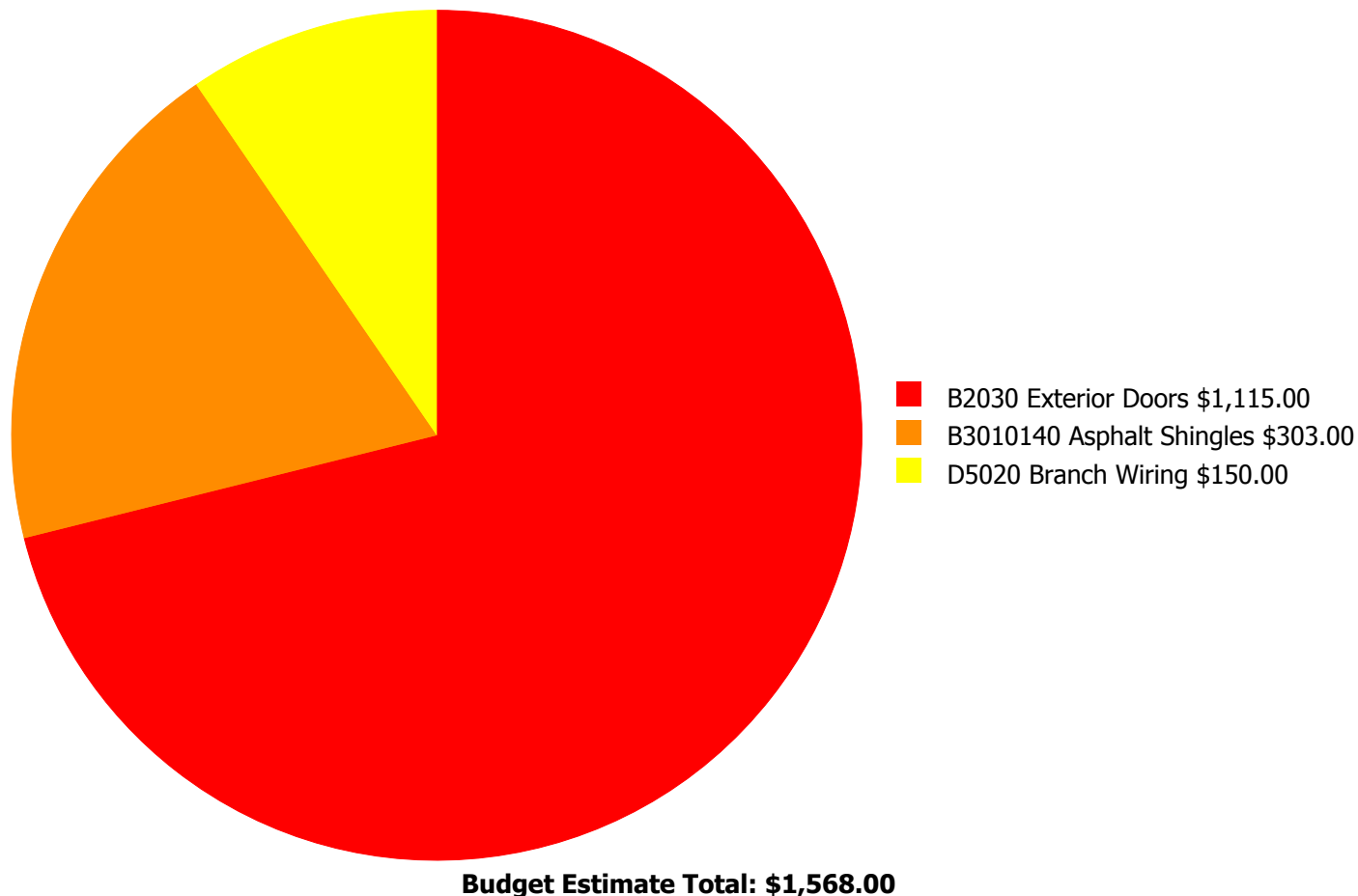
### Forecasted Capital Renewal Requirement

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



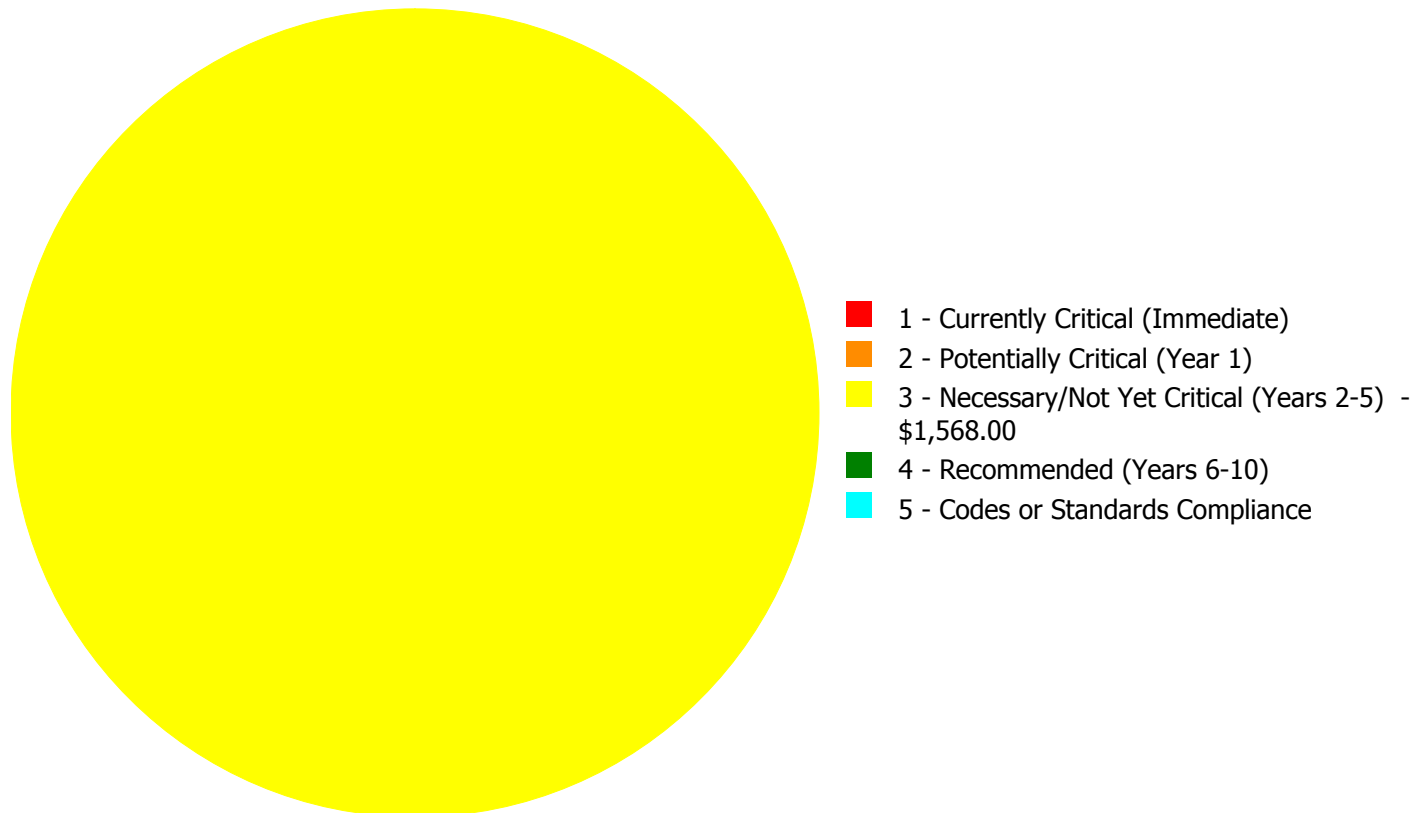
### Deficiency Summary by System

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



## Deficiency Summary by Priority

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



**Budget Estimate Total: \$1,568.00**

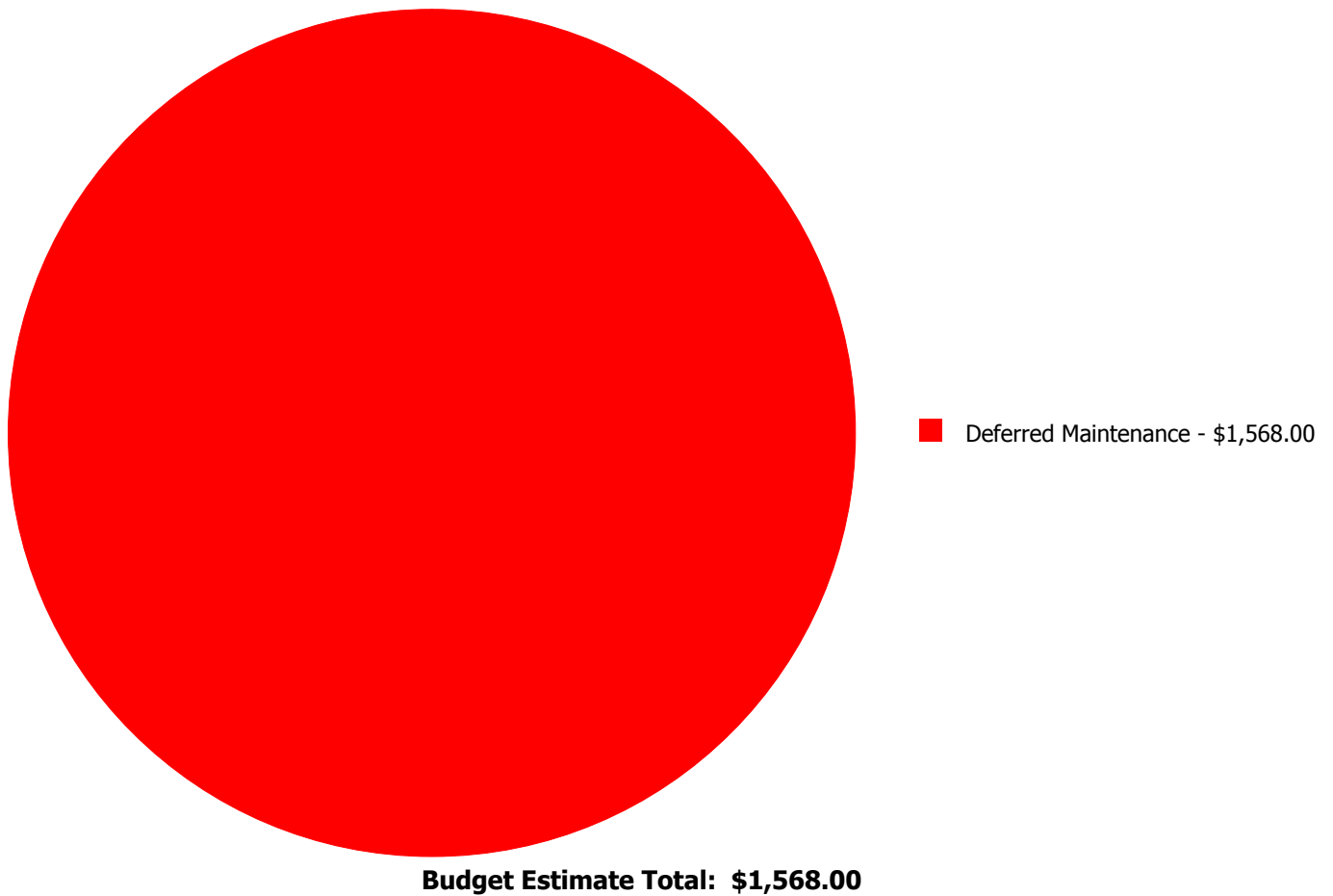
## Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2030	Exterior Doors	\$0.00	\$0.00	\$1,115.00	\$0.00	\$0.00	\$1,115.00
B3010140	Asphalt Shingles	\$0.00	\$0.00	\$303.00	\$0.00	\$0.00	\$303.00
D5020	Branch Wiring	\$0.00	\$0.00	\$150.00	\$0.00	\$0.00	\$150.00
	<b>Total:</b>	\$0.00	\$0.00	\$1,568.00	\$0.00	\$0.00	\$1,568.00

## 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: B2030 - Exterior Doors



**Location:** South wall  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 48.00  
**Unit of Measure:** S.F.  
**Estimate:** \$1,115.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/08/2016

**Notes:** The exterior door is in very aged condition, hardware does not function properly, and system replacement is recommended to ensure a secure building.

---

#### System: B3010140 - Asphalt Shingles



**Location:** Roof  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 48.00  
**Unit of Measure:** S.F.  
**Estimate:** \$303.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/08/2016

**Notes:** Asphalt shingles are in very poor condition with curled edges, broken tile and loss of granules. Replacement is recommended to ensure a waterproof enclosure

---



**System: D5020 - Branch Wiring**



**Location:** East wall  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 48.00  
**Unit of Measure:** S.F.  
**Estimate:** \$150.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/08/2016

**Notes:** The branch wiring system is expired and replacement is recommended.

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**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):	325
Year Built:	1964
Last Renovation:	
Replacement Value:	\$35,019
Repair Cost:	\$8,147.00
Total FCI:	23.26 %
Total RSLI:	38.65 %
FCA Score:	76.74



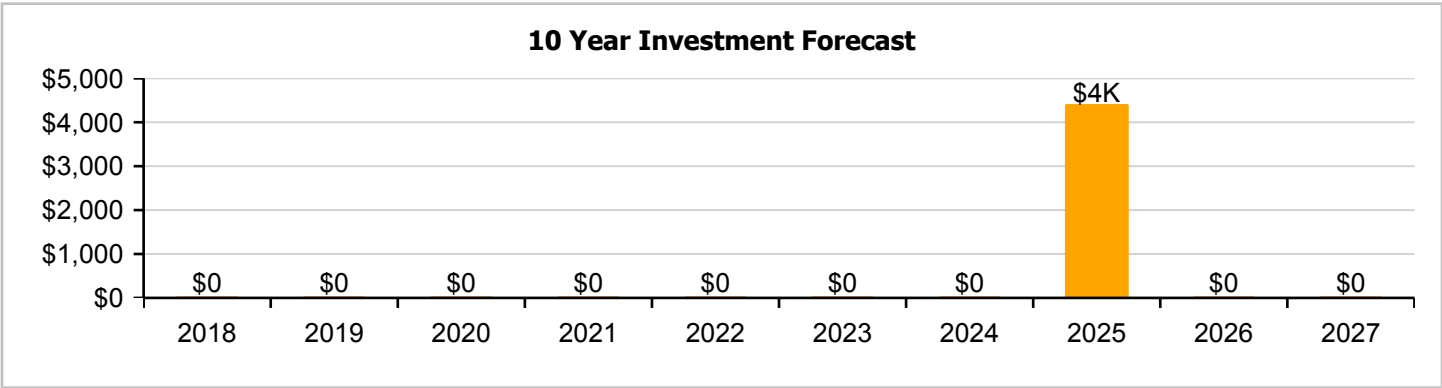
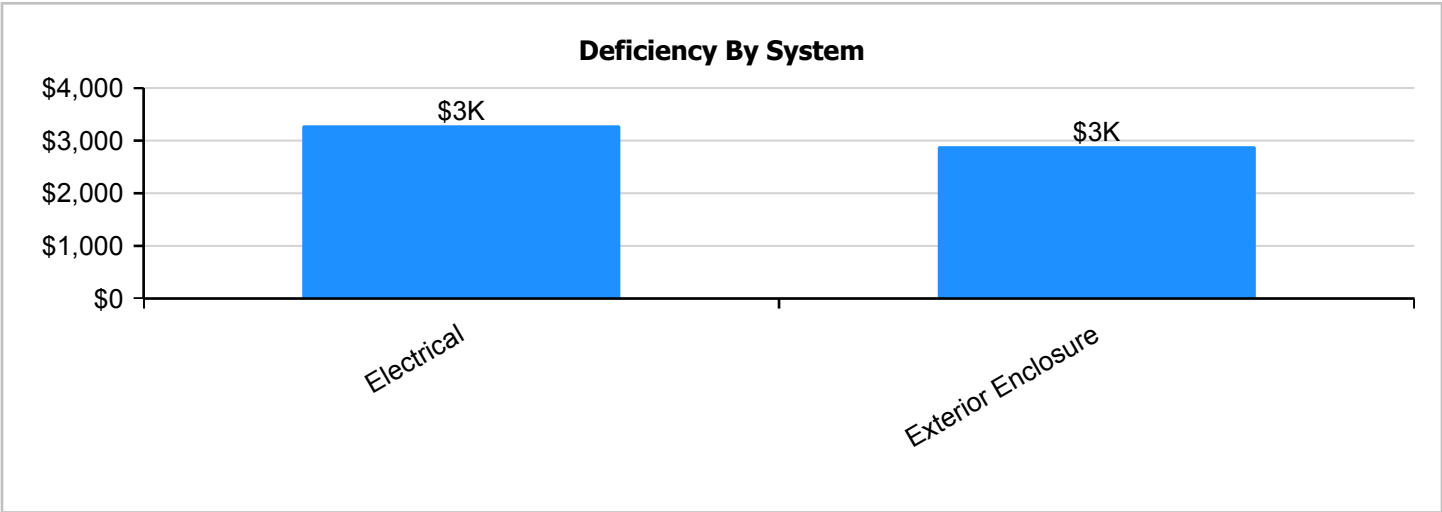
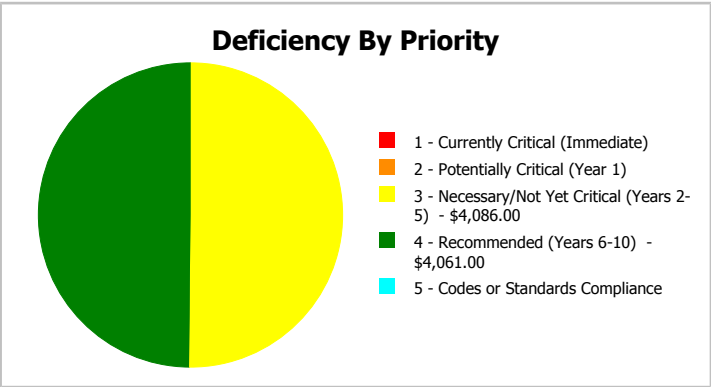
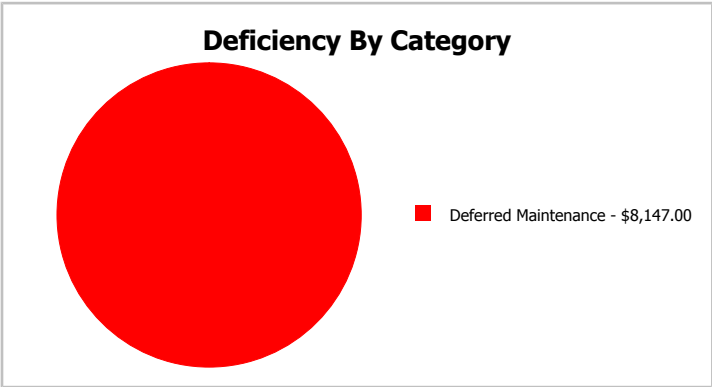
**Description:**

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:	325
Year Built:	1964	Last Renovation:	
Repair Cost:	\$8,147	Replacement Value:	\$35,019
FCI:	23.26 %	RSLI%:	38.65 %



## Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	47.50 %	0.00 %	\$0.00
B10 - Superstructure	48.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	33.14 %	34.06 %	\$3,811.00
B30 - Roofing	90.00 %	0.00 %	\$0.00
C10 - Interior Construction	40.00 %	0.00 %	\$0.00
D50 - Electrical	0.00 %	109.99 %	\$4,336.00
<b>Totals:</b>	<b>38.65 %</b>	<b>23.26 %</b>	<b>\$8,147.00</b>

**Photo Album**

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

1). North Elevation - Dec 08, 2016



2). East Elevation - Dec 08, 2016



3). South Elevation - Dec 08, 2016



4). West Elevation - Dec 08, 2016



### Condition Detail

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

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

## System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$16.57	S.F.	325	100	1964	2064		47.00 %	0.00 %	47			\$5,385
A1030	Slab on Grade	\$16.25	S.F.	325	100	1965	2065		48.00 %	0.00 %	48			\$5,281
B1020	Roof Construction	\$14.31	S.F.	325	100	1965	2065		48.00 %	0.00 %	48			\$4,651
B2010	Exterior Walls	\$23.77	S.F.	325	100	1965	2065		48.00 %	0.00 %	48			\$7,725
B2020	Exterior Windows	\$3.76	S.F.	325	30	1965	1995		0.00 %	109.98 %	-22		\$1,344.00	\$1,222
B2030	Exterior Doors	\$6.90	S.F.	325	30	1965	1995		0.00 %	109.99 %	-22		\$2,467.00	\$2,243
B3010140	Asphalt Shingles	\$4.32	S.F.	325	20	2015	2035		90.00 %	0.00 %	18			\$1,404
C1030	Fittings	\$9.74	S.F.	325	20	1965	1985	2025	40.00 %	0.00 %	8			\$3,166
D5010	Electrical Service/Distribution	\$1.69	S.F.	325	40	1965	2005		0.00 %	110.02 %	-12		\$604.00	\$549
D5020	Branch Wiring	\$2.84	S.F.	325	30	1965	1995		0.00 %	109.97 %	-22		\$1,015.00	\$923
D5020	Lighting	\$7.60	S.F.	325	30	1965	1995		0.00 %	110.00 %	-22		\$2,717.00	\$2,470
<b>Total</b>									<b>38.65 %</b>	<b>23.26 %</b>			<b>\$8,147.00</b>	<b>\$35,019</b>

## System Notes

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

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**System:** A1030 - Slab on Grade



**Note:**

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**System:** B1020 - Roof Construction



**Note:**

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**System:** B2010 - Exterior Walls



**Note:**



## Campus Assessment Report - 1964 Storage

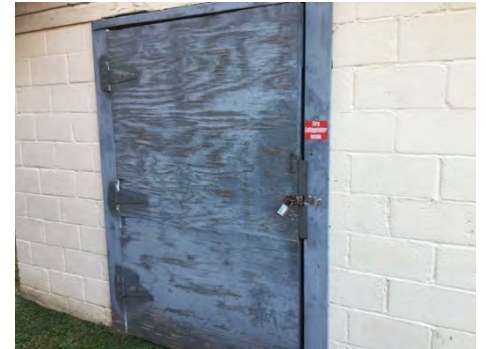
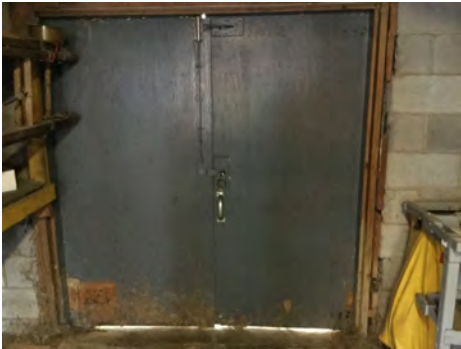
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**System:** B2020 - Exterior Windows



**Note:**

**System:** B2030 - Exterior Doors



**Note:**

**System:** B3010140 - Asphalt Shingles



**Note:**

## Campus Assessment Report - 1964 Storage

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**System:** C1030 - Fittings



**Note:** Storage shelving is performing adequately for its intended purpose. System renewal pushed out.

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



**Note:**

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**System:** D5020 - Branch Wiring



**Note:**

## Campus Assessment Report - 1964 Storage

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**System:** D5020 - Lighting



**Note:**

## Renewal Schedule

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

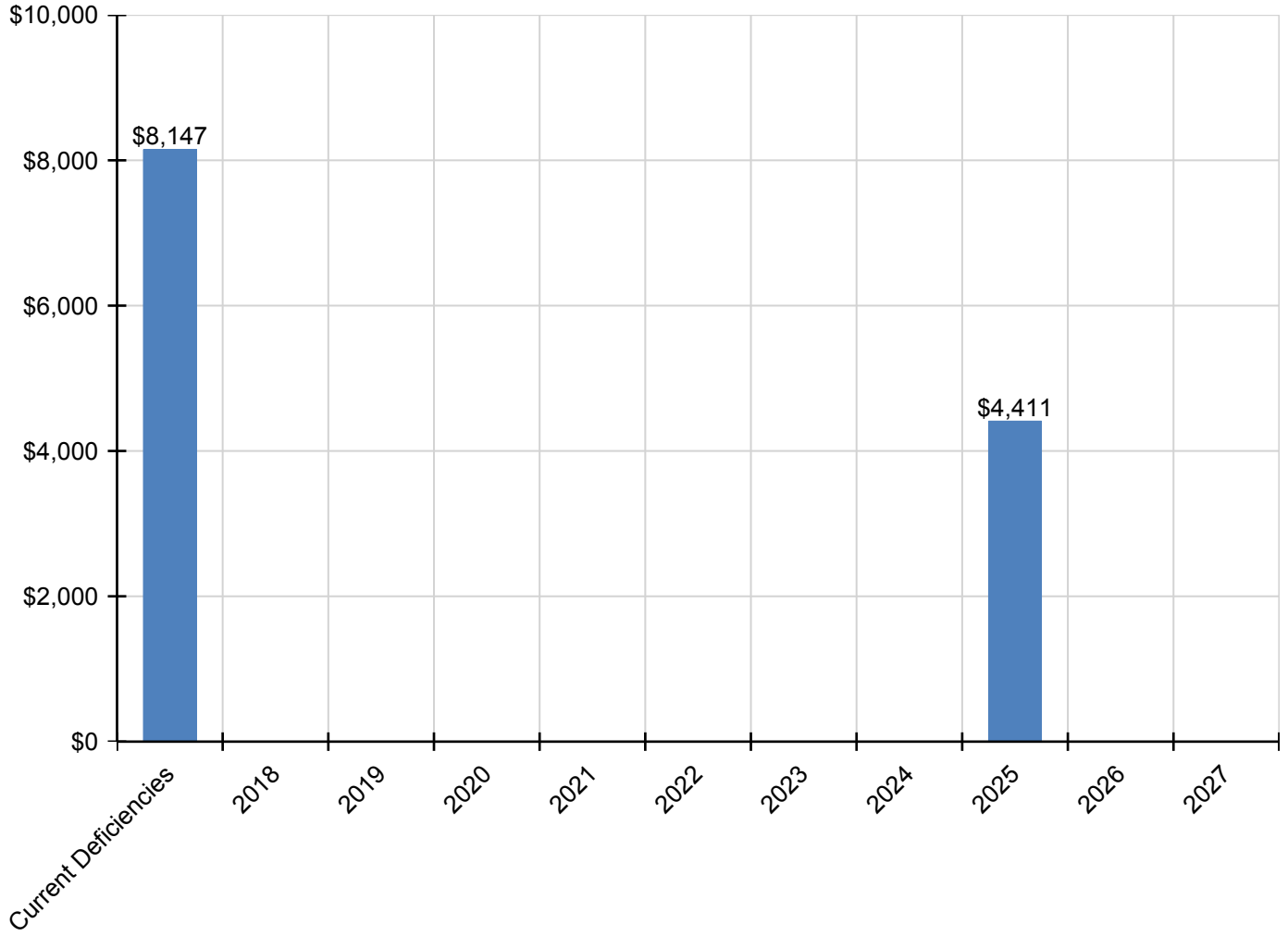
*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$8,147</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,411</b>	<b>\$0</b>	<b>\$0</b>	<b>\$12,558</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$1,344	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,344
<b>B2030 - Exterior Doors</b>	\$2,467	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,467
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010140 - Asphalt Shingles</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1030 - Fittings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,411	\$0	\$0	\$4,411
<b>D - Services</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D50 - Electrical</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D5010 - Electrical Service/Distribution</b>	\$604	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$604
<b>D5020 - Branch Wiring</b>	\$1,015	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,015
<b>D5020 - Lighting</b>	\$2,717	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,717

*\* Indicates non-renewable system*

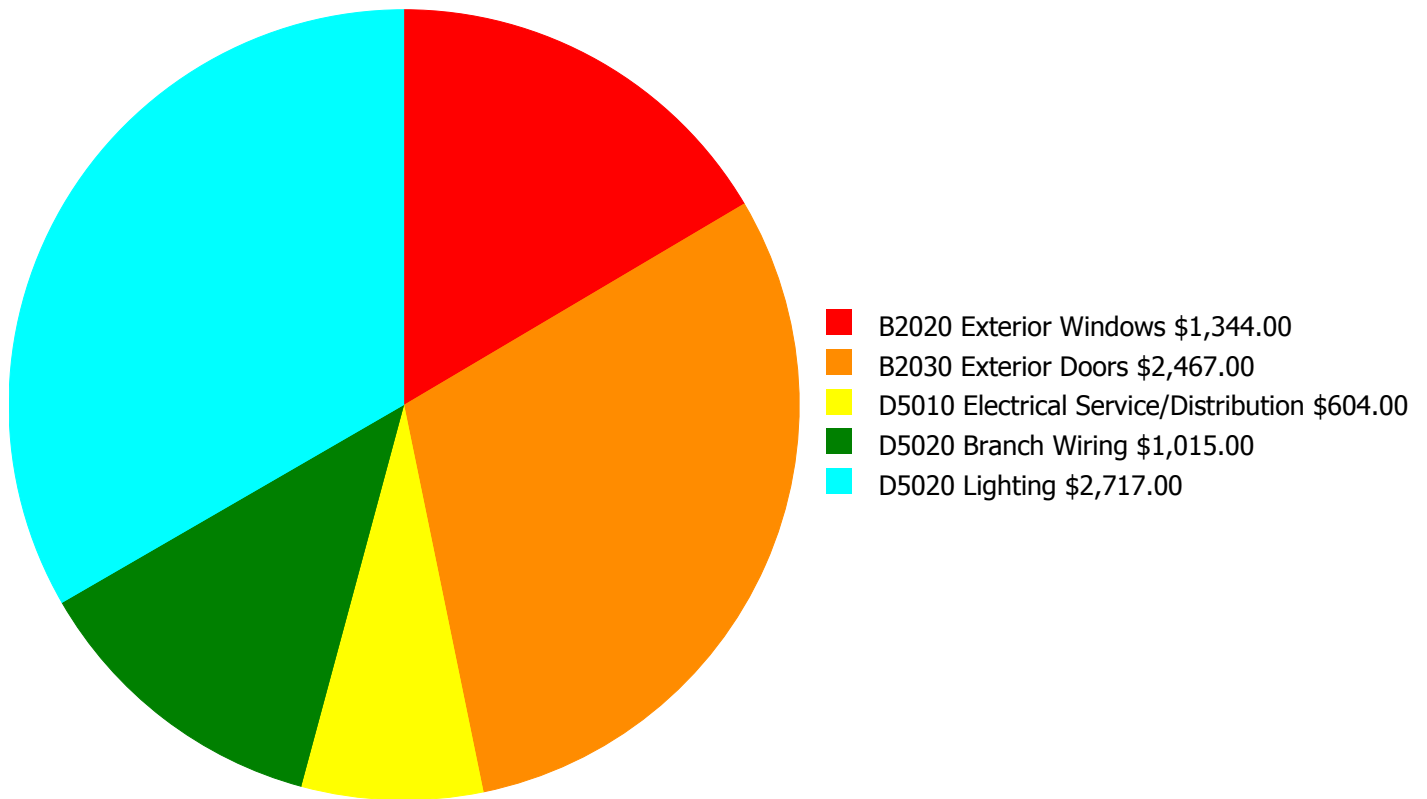
## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

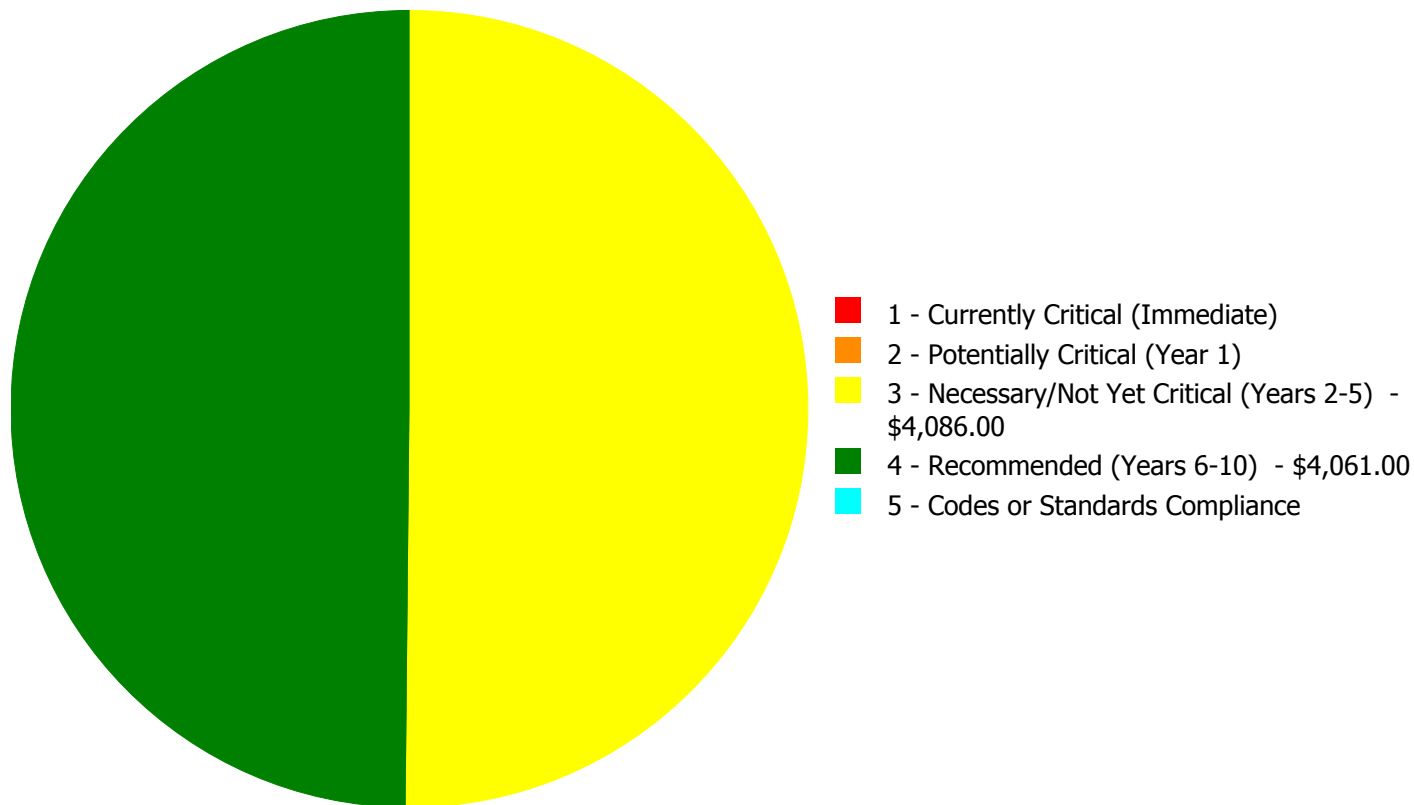
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$8,147.00**

### 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: \$8,147.00**

## Deficiency By Priority Investment Table

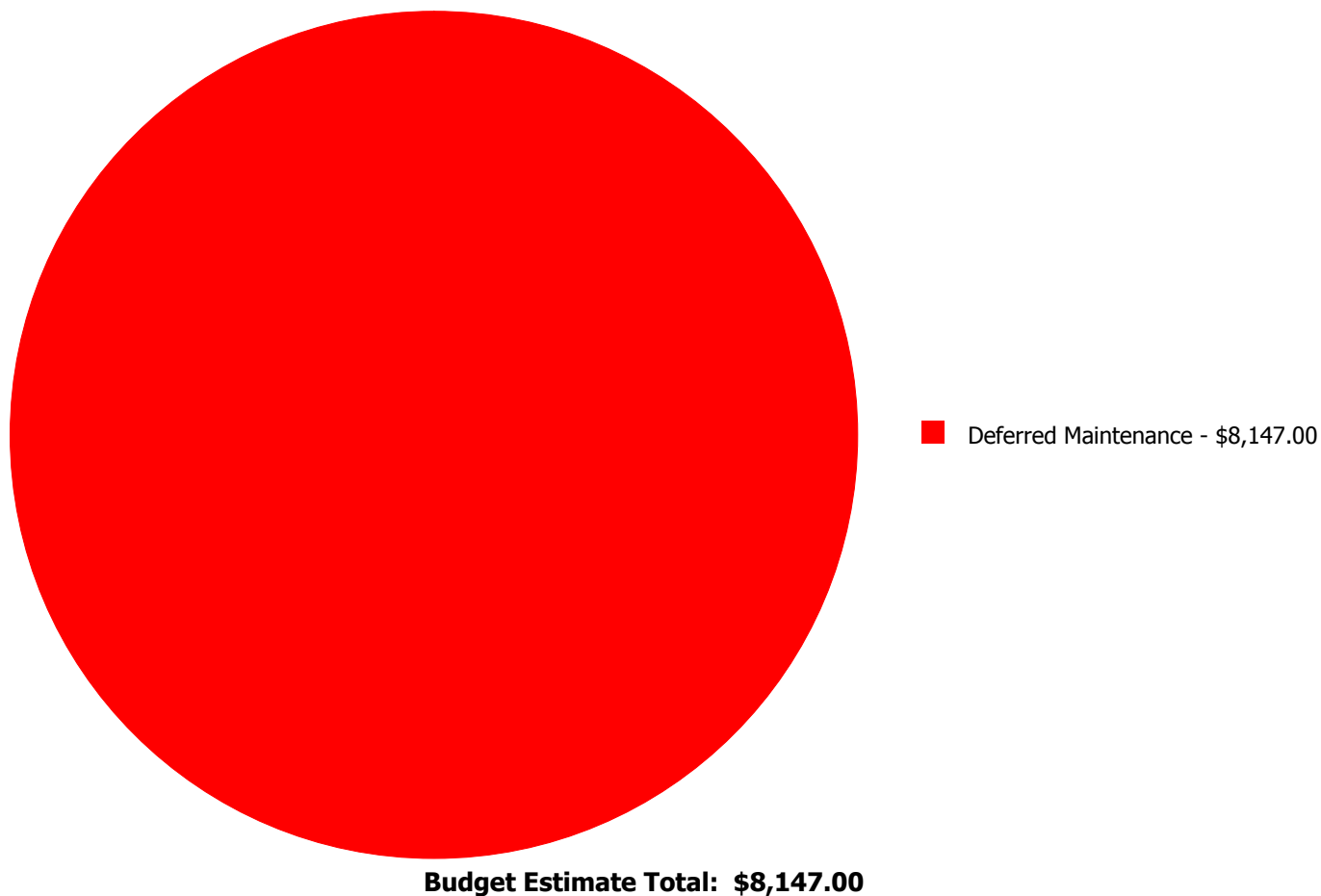
The table below shows the current investment cost grouped by deficiency priority and building system.

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	\$0.00	\$1,344.00	\$0.00	\$1,344.00
B2030	Exterior Doors	\$0.00	\$0.00	\$2,467.00	\$0.00	\$0.00	\$2,467.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$604.00	\$0.00	\$0.00	\$604.00
D5020	Branch Wiring	\$0.00	\$0.00	\$1,015.00	\$0.00	\$0.00	\$1,015.00
D5020	Lighting	\$0.00	\$0.00	\$0.00	\$2,717.00	\$0.00	\$2,717.00
	<b>Total:</b>	\$0.00	\$0.00	\$4,086.00	\$4,061.00	\$0.00	\$8,147.00



### 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:

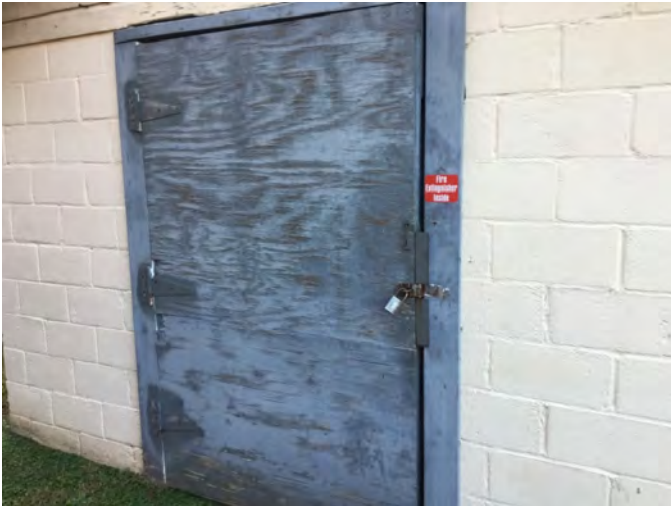


## Deficiency Details by Priority

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: B2030 - Exterior Doors



**Location:** North and south walls  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 325.00  
**Unit of Measure:** S.F.  
**Estimate:** \$2,467.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/08/2016

**Notes:** Exterior doors are in very poor condition and replacement is recommended to secure the building.

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



**Location:** East wall interior  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 325.00  
**Unit of Measure:** S.F.  
**Estimate:** \$604.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/08/2016

**Notes:** The electric service appears to be original and is expired. System renewal is recommended.

**System: D5020 - Branch Wiring**



**Location:** Interior  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 325.00  
**Unit of Measure:** S.F.  
**Estimate:** \$1,015.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/08/2016

**Notes:** Branch wiring is expired. System renewal is recommended.

---

**Priority 4 - Recommended (Years 6-10):**

**System: B2020 - Exterior Windows**



**Location:** East wall  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 325.00  
**Unit of Measure:** S.F.  
**Estimate:** \$1,344.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/08/2016

**Notes:** The exterior window is original and in poor condition. Replacement is recommended.

---

**System: D5020 - Lighting**



**Location:** Interior  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 325.00  
**Unit of Measure:** S.F.  
**Estimate:** \$2,717.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/08/2016

**Notes:** Building lighting is not energy efficient. System replacement is recommended.

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**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):	9,758
Year Built:	1998
Last Renovation:	
Replacement Value:	\$1,731,557
Repair Cost:	\$179,582.30
Total FCI:	10.37 %
Total RSLI:	46.70 %
FCA Score:	89.63



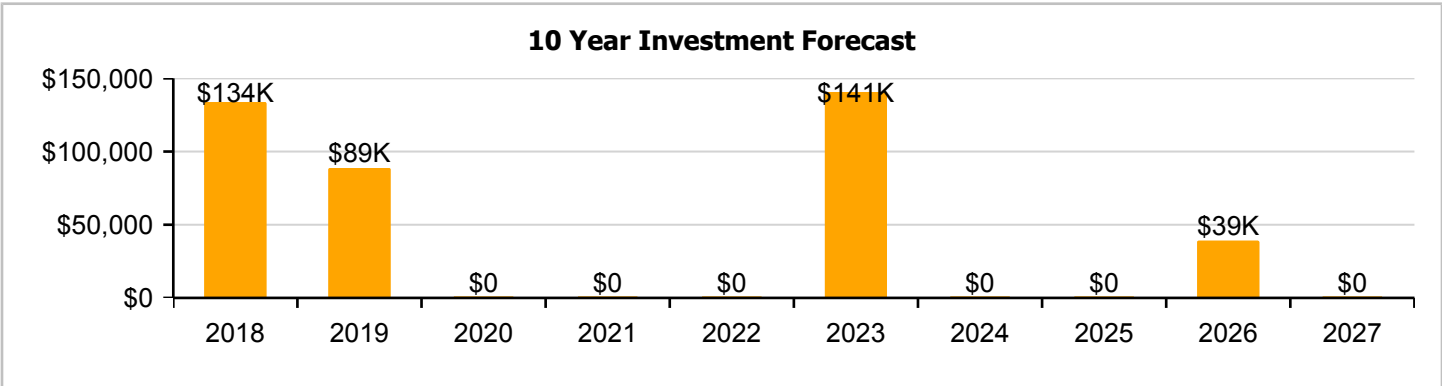
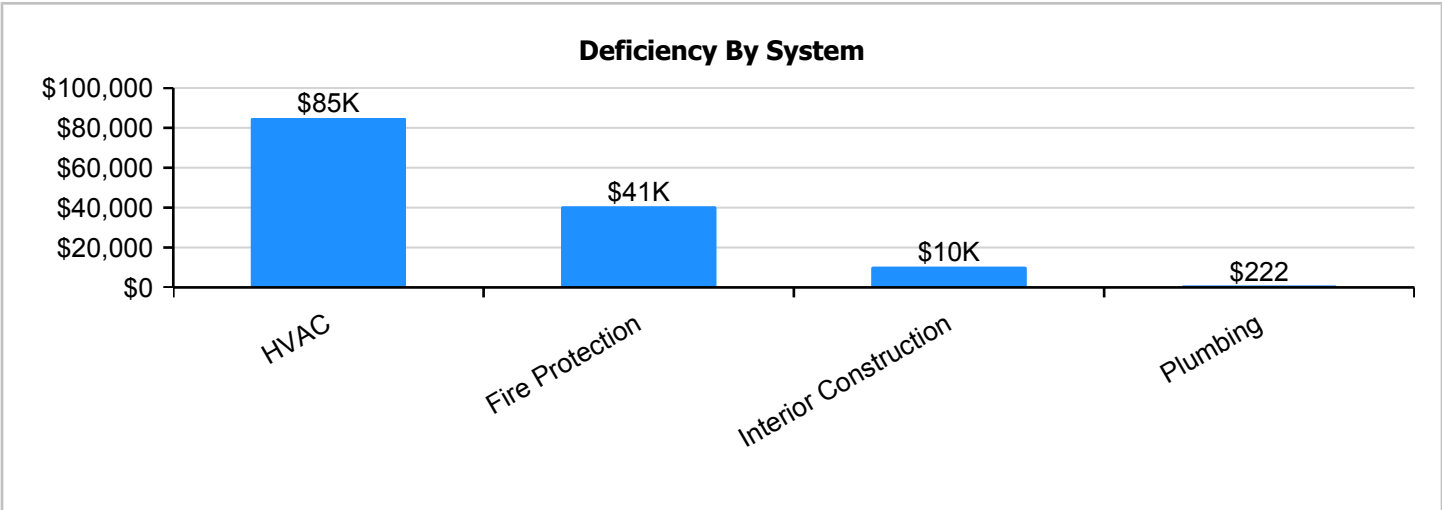
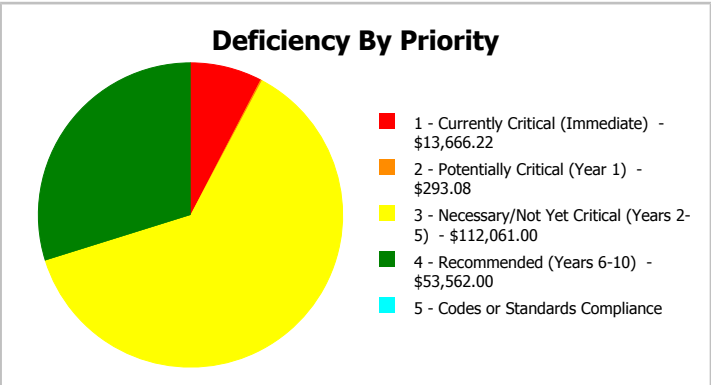
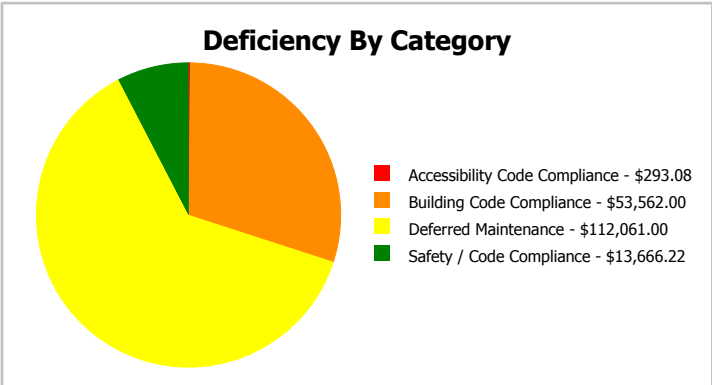
**Description:**

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:	9,758
Year Built:	1998	Last Renovation:	
Repair Cost:	\$179,582	Replacement Value:	\$1,731,557
FCI:	10.37 %	RSLI%:	46.70 %



## 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	81.00 %	0.00 %	\$0.00
B10 - Superstructure	81.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	57.71 %	0.00 %	\$0.00
B30 - Roofing	36.67 %	0.00 %	\$0.00
C10 - Interior Construction	41.09 %	6.07 %	\$13,666.22
C30 - Interior Finishes	63.46 %	0.00 %	\$0.00
D20 - Plumbing	37.00 %	0.19 %	\$293.08
D30 - HVAC	15.96 %	53.54 %	\$112,061.00
D40 - Fire Protection	0.00 %	110.00 %	\$53,562.00
D50 - Electrical	34.37 %	0.00 %	\$0.00
E10 - Equipment	5.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>46.70 %</b>	<b>10.37 %</b>	<b>\$179,582.30</b>

## Photo Album

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

1). North Elevation - Dec 08, 2016



2). East Elevation - Dec 08, 2016



3). South Elevation - Dec 08, 2016



4). West Elevation - Dec 08, 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:

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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.	9,758	100	1998	2098		81.00 %	0.00 %	81			\$46,741
A1030	Slab on Grade	\$8.43	S.F.	9,758	100	1998	2098		81.00 %	0.00 %	81			\$82,260
B1020	Roof Construction	\$15.76	S.F.	9,758	100	1998	2098		81.00 %	0.00 %	81			\$153,786
B2010	Exterior Walls	\$9.42	S.F.	9,758	100	1998	2098		81.00 %	0.00 %	81			\$91,920
B2020	Exterior Windows	\$9.39	S.F.	9,758	30	1998	2028		36.67 %	0.00 %	11			\$91,628
B2030	Exterior Doors	\$1.04	S.F.	9,758	30	1998	2028		36.67 %	0.00 %	11			\$10,148
B3010130	Preformed Metal Roofing	\$9.66	S.F.	9,758	30	1998	2028		36.67 %	0.00 %	11			\$94,262
C1010	Partitions	\$10.80	S.F.	9,758	75	1998	2073		74.67 %	12.97 %	56		\$13,666.22	\$105,386
C1020	Interior Doors	\$2.53	S.F.	9,758	30	1998	2028		36.67 %	0.00 %	11			\$24,688
C1030	Fittings	\$9.74	S.F.	9,758	20	1998	2018		5.00 %	0.00 %	1			\$95,043
C3010	Wall Finishes	\$2.79	S.F.	9,758	10	2016	2026		90.00 %	0.00 %	9			\$27,225
C3020	Floor Finishes	\$11.38	S.F.	9,758	20	2016	2036		95.00 %	0.00 %	19			\$111,046
C3030	Ceiling Finishes	\$10.97	S.F.	9,758	25	1998	2023		24.00 %	0.00 %	6			\$107,045
D2010	Plumbing Fixtures	\$11.48	S.F.	9,758	30	1998	2028		36.67 %	0.26 %	11		\$293.08	\$112,022
D2020	Domestic Water Distribution	\$0.98	S.F.	9,758	30	1998	2028		36.67 %	0.00 %	11			\$9,563
D2030	Sanitary Waste	\$1.54	S.F.	9,758	30	1998	2028		36.67 %	0.00 %	11			\$15,027
D2040	Rain Water Drainage	\$1.39	S.F.	9,758	30	1998	2028		36.67 %	0.00 %	11			\$13,564
D2090	Other Plumbing Systems -Nat Gas	\$0.17	S.F.	9,758	40	2004	2044		67.50 %	0.00 %	27			\$1,659
D3040	Distribution Systems	\$9.07	S.F.	9,758	30	1998	2028		36.67 %	0.00 %	11			\$88,505
D3050	Terminal & Package Units	\$10.44	S.F.	9,758	15	1998	2013		0.00 %	110.00 %	-4		\$112,061.00	\$101,874
D3060	Controls & Instrumentation	\$1.94	S.F.	9,758	20	1998	2018		5.00 %	0.00 %	1			\$18,931
D4010	Sprinklers	\$4.32	S.F.	9,758	30			2016	0.00 %	110.00 %	-1		\$46,370.00	\$42,155
D4020	Standpipes	\$0.67	S.F.	9,758	30			2016	0.00 %	110.00 %	-1		\$7,192.00	\$6,538
D5010	Electrical Service/Distribution	\$1.69	S.F.	9,758	40	1998	2038		52.50 %	0.00 %	21			\$16,491
D5020	Branch Wiring	\$5.06	S.F.	9,758	30	1998	2028		36.67 %	0.00 %	11			\$49,375
D5020	Lighting	\$11.92	S.F.	9,758	30	1998	2028		36.67 %	0.00 %	11			\$116,315
D5030810	Security & Detection Systems	\$1.87	S.F.	9,758	15	2015	2030		86.67 %	0.00 %	13			\$18,247
D5030910	Fire Alarm Systems	\$3.39	S.F.	9,758	15	2004	2019		13.33 %	0.00 %	2			\$33,080
D5030920	Data Communication	\$4.40	S.F.	9,758	15	2004	2019		13.33 %	0.00 %	2			\$42,935
D5090	Other Electrical Systems	\$0.12	S.F.	9,758	20	1998	2018		5.00 %	0.00 %	1			\$1,171
E1020	Institutional Equipment	\$0.30	S.F.	9,758	20	1998	2018		5.00 %	0.00 %	1			\$2,927
<b>Total</b>									<b>46.70 %</b>	<b>10.37 %</b>			<b>\$179,582.30</b>	<b>\$1,731,557</b>

## System Notes

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

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**System:** A1030 - Slab on Grade



**Note:**

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**System:** B2010 - Exterior Walls



**Note:**

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**System:** B2020 - Exterior Windows



**Note:**

## Campus Assessment Report - 1998 Multi-purpose

**System:** B2030 - Exterior Doors



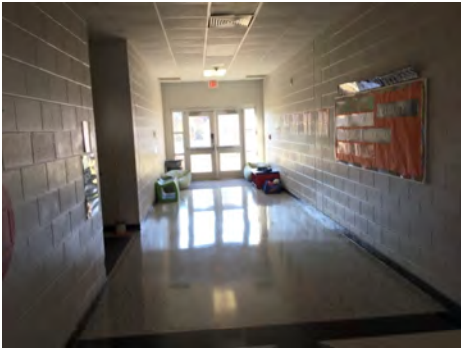
**Note:**

**System:** B3010130 - Preformed Metal Roofing



**Note:**

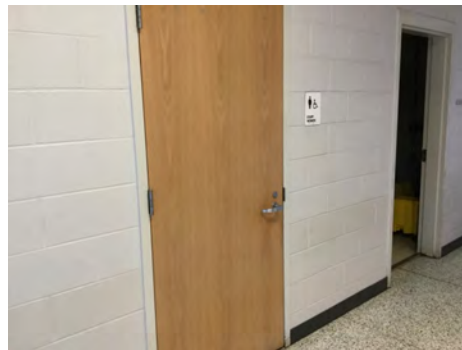
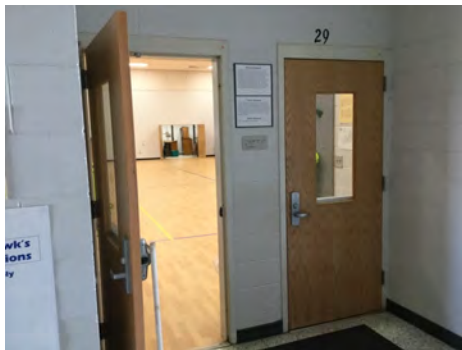
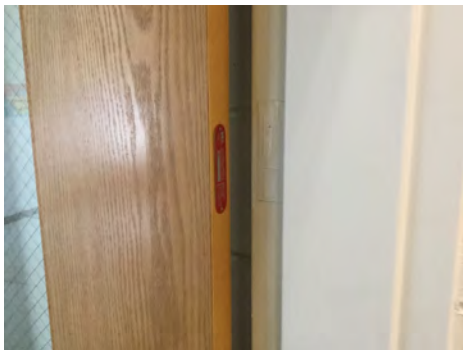
**System:** C1010 - Partitions



**Note:**

# Campus Assessment Report - 1998 Multi-purpose

**System:** C1020 - Interior Doors



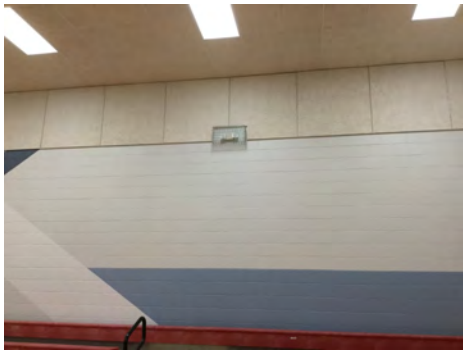
**Note:**

**System:** C1030 - Fittings



**Note:**

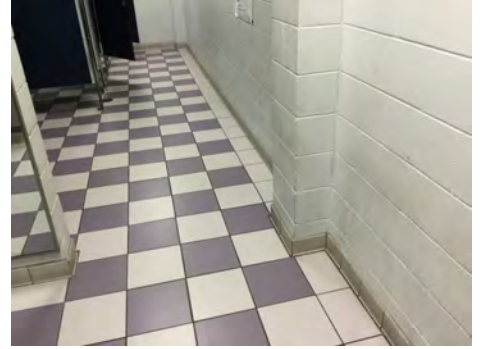
**System:** C3010 - Wall Finishes



**Note:**

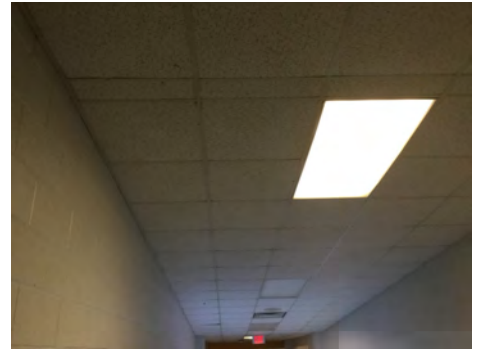
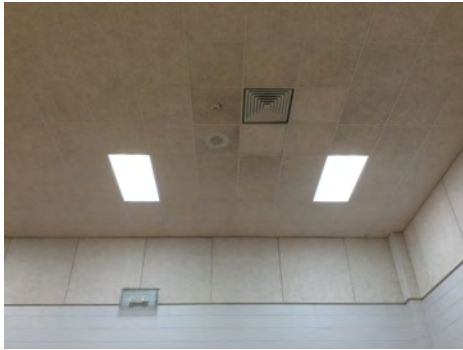
# Campus Assessment Report - 1998 Multi-purpose

**System:** C3020 - Floor Finishes



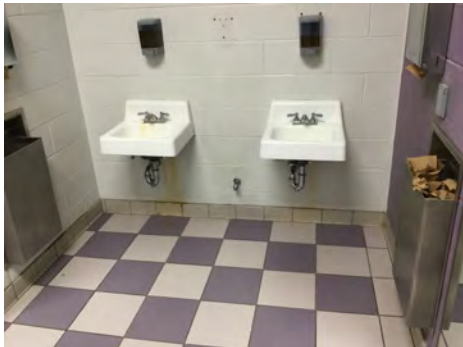
**Note:**

**System:** C3030 - Ceiling Finishes



**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

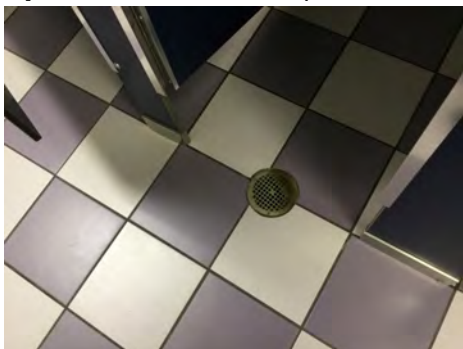
## Campus Assessment Report - 1998 Multi-purpose

**System:** D2020 - Domestic Water Distribution



**Note:**

**System:** D2030 - Sanitary Waste



**Note:**

**System:** D2040 - Rain Water Drainage



**Note:**

## Campus Assessment Report - 1998 Multi-purpose

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



**Note:**

**System:** D3040 - Distribution Systems



**Note:**

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



**Note:**



## Campus Assessment Report - 1998 Multi-purpose

**System:** D3060 - Controls & Instrumentation



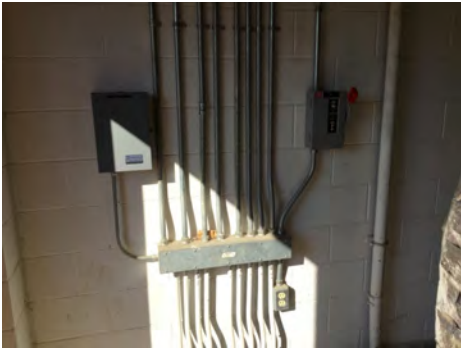
**Note:**

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



**Note:**

**System:** D5020 - Branch Wiring



**Note:**

## Campus Assessment Report - 1998 Multi-purpose

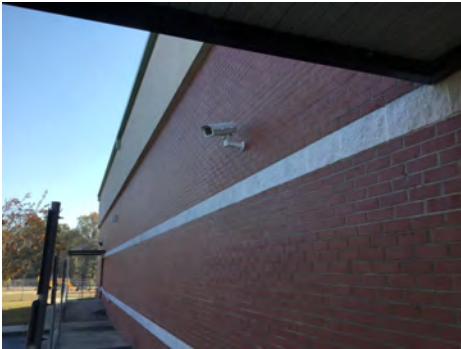
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**System:** D5020 - Lighting



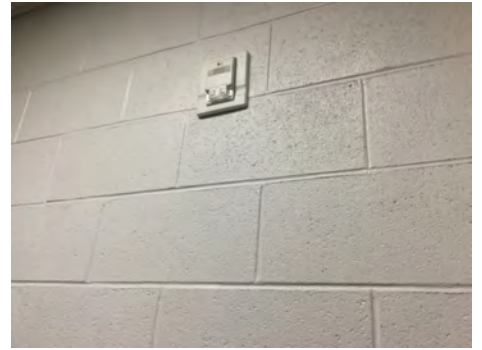
**Note:**

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



**Note:**

**System:** D5030910 - Fire Alarm Systems



**Note:**

## Campus Assessment Report - 1998 Multi-purpose

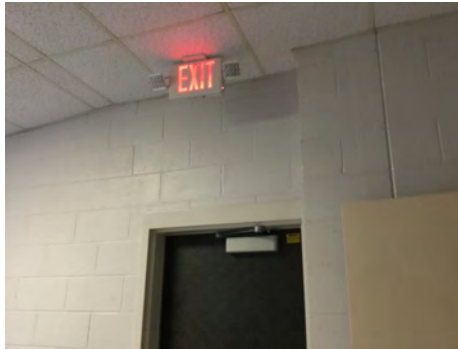
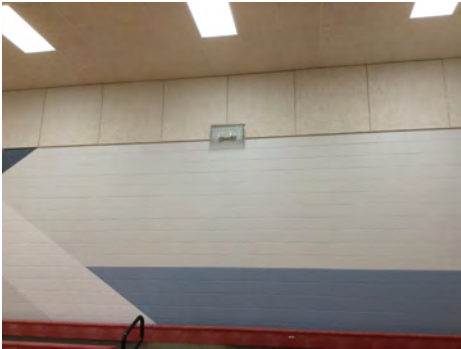
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**System:** D5030920 - Data Communication



**Note:**

**System:** D5090 - Other Electrical Systems



**Note:**

**System:** E1020 - Institutional Equipment



**Note:**

## Renewal Schedule

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

*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$179,582</b>	<b>\$133,775</b>	<b>\$88,709</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$140,600</b>	<b>\$0</b>	<b>\$0</b>	<b>\$39,074</b>	<b>\$0</b>	<b>\$581,741</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010130 - Preformed Metal Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* C1010 - Partitions</b>	\$13,666	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,666
<b>C1020 - Interior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1030 - Fittings</b>	\$0	\$107,683	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$107,683
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,074	\$0	\$39,074
<b>C3020 - Floor Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3030 - Ceiling Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$140,600	\$0	\$0	\$0	\$0	\$140,600
<b>D - Services</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D20 - Plumbing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

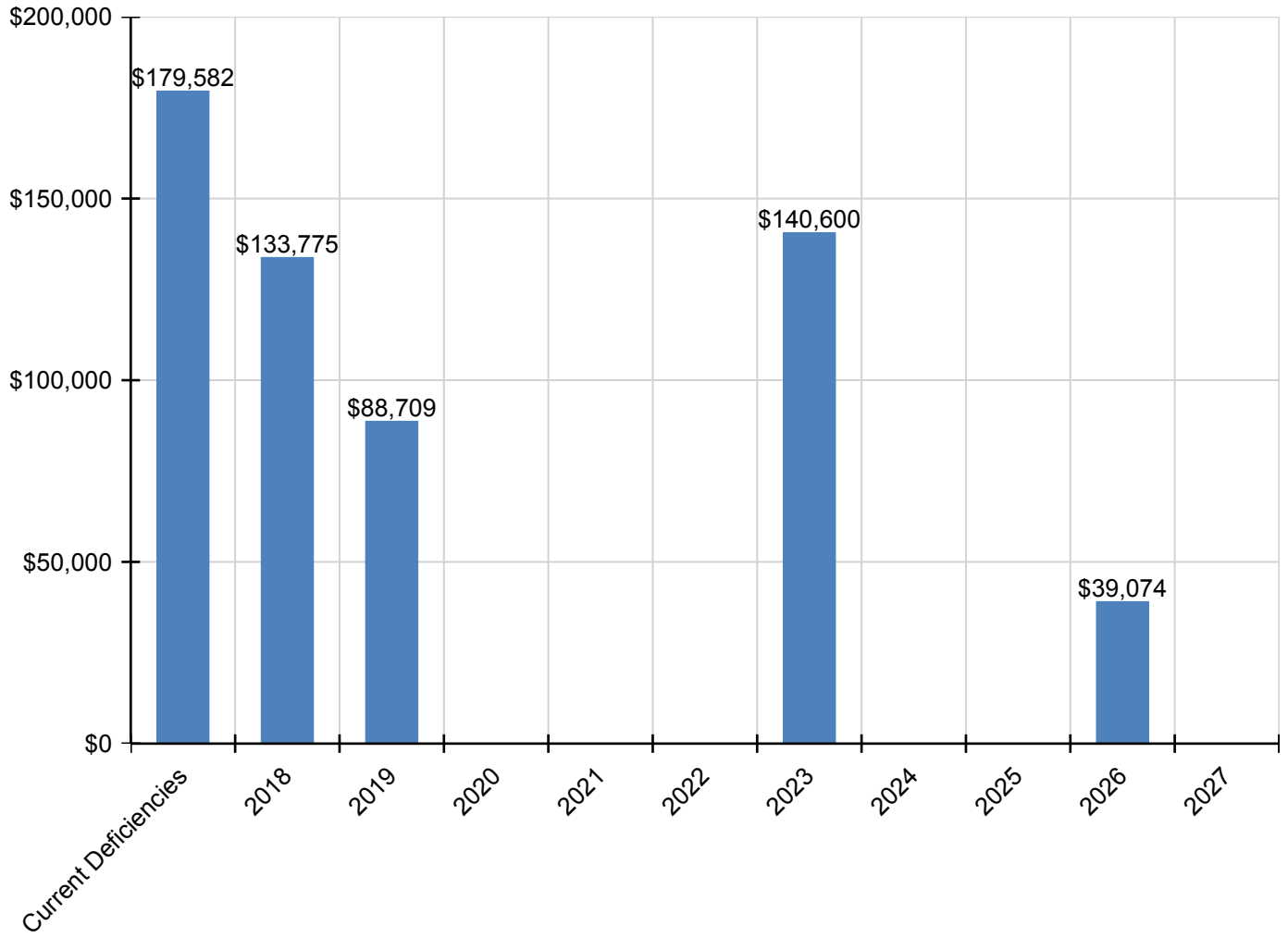
## Campus Assessment Report - 1998 Multi-purpose

D2010 - Plumbing Fixtures	\$293	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$293
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems -Nat Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$112,061	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$112,061
D3060 - Controls & Instrumentation	\$0	\$21,449	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,449
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$46,370	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,370
D4020 - Standpipes	\$7,192	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,192
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$0	\$0	\$38,604	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38,604
D5030920 - Data Communication	\$0	\$0	\$50,105	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,105
D5090 - Other Electrical Systems	\$0	\$1,327	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,327
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	\$3,317	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,317

\* Indicates non-renewable system

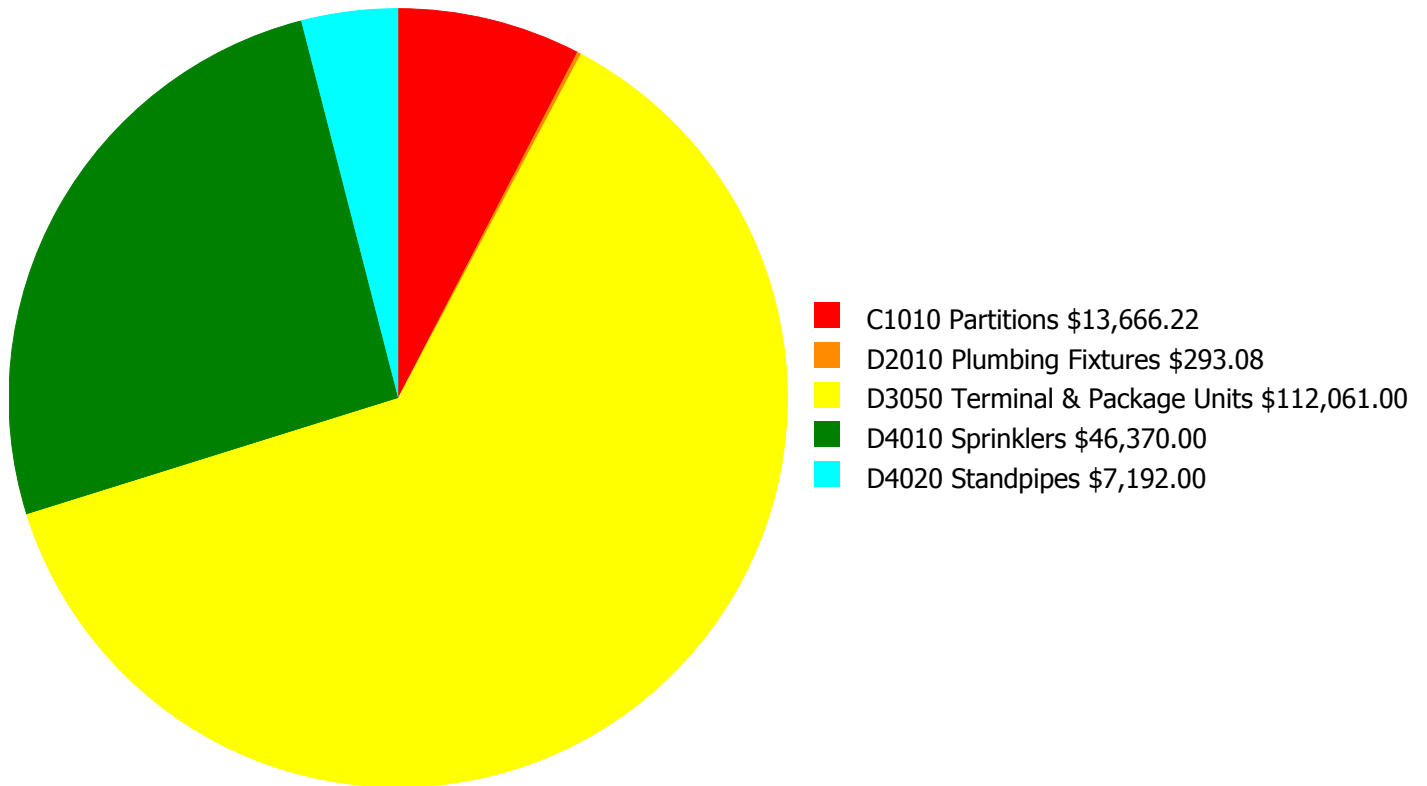
## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

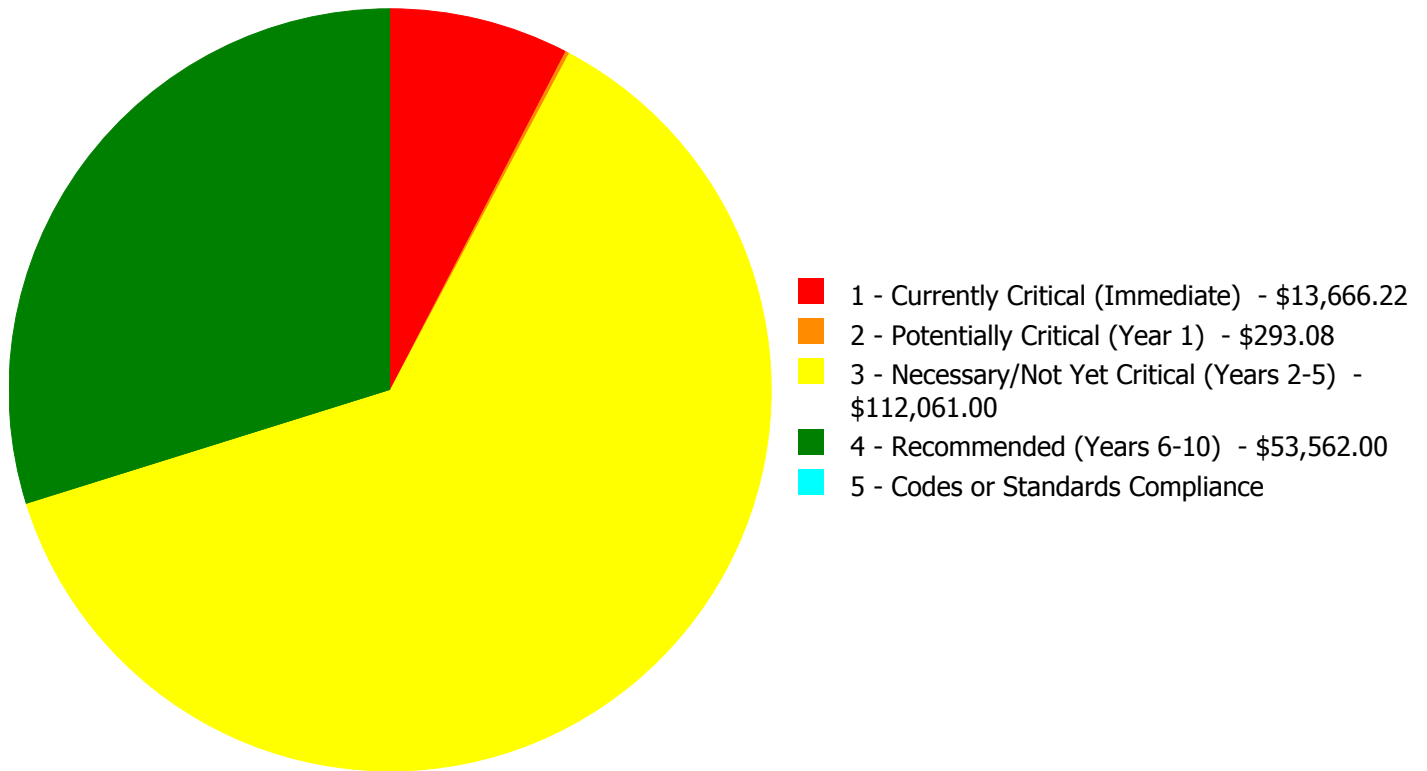
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$179,582.30**

## 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: \$179,582.30**



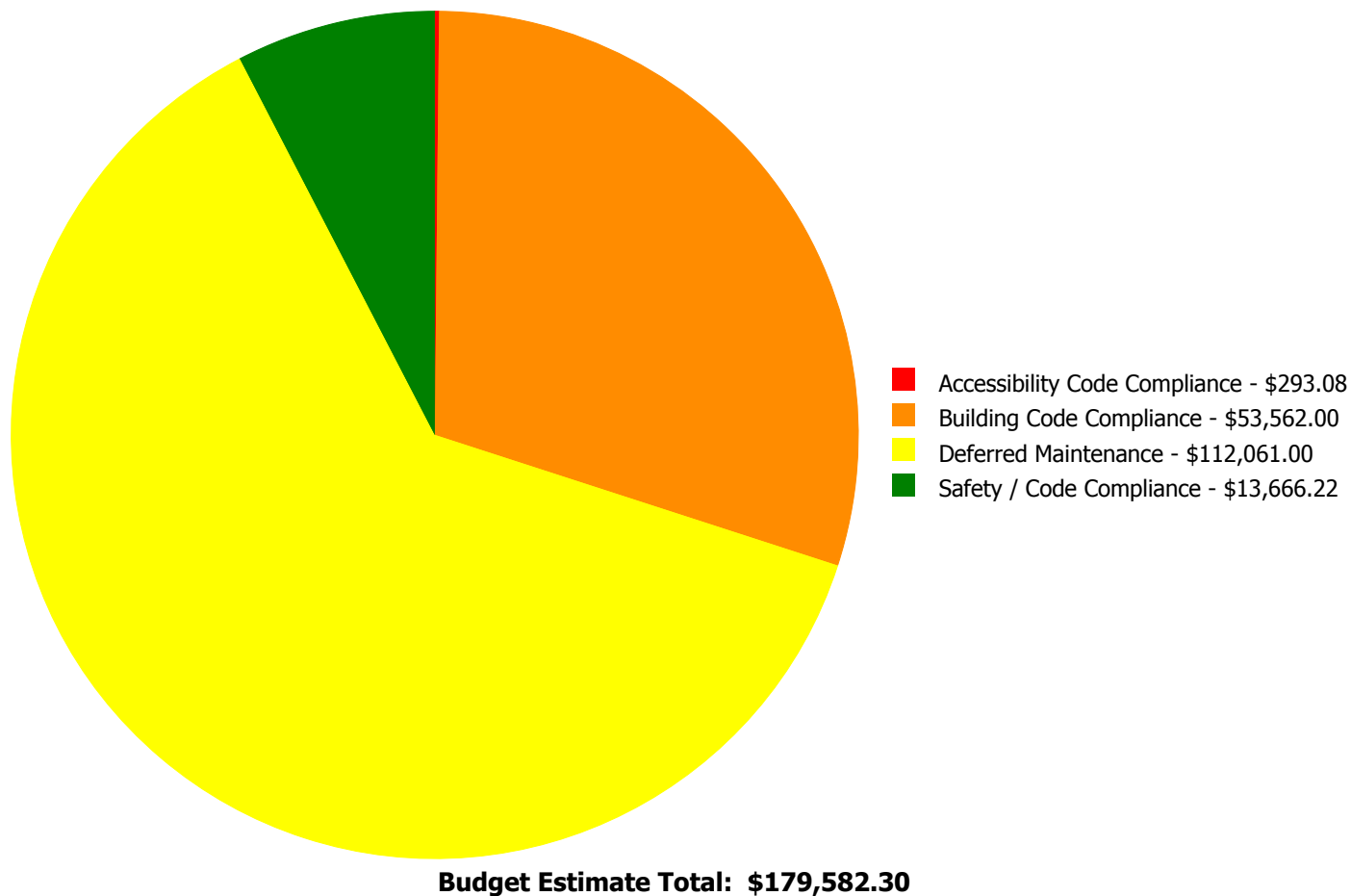
## Deficiency By Priority Investment Table

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
C1010	Partitions	\$13,666.22	\$0.00	\$0.00	\$0.00	\$0.00	\$13,666.22
D2010	Plumbing Fixtures	\$0.00	\$293.08	\$0.00	\$0.00	\$0.00	\$293.08
D3050	Terminal & Package Units	\$0.00	\$0.00	\$112,061.00	\$0.00	\$0.00	\$112,061.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$46,370.00	\$0.00	\$46,370.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$7,192.00	\$0.00	\$7,192.00
	<b>Total:</b>	\$13,666.22	\$293.08	\$112,061.00	\$53,562.00	\$0.00	\$179,582.30

### Deficiency Summary by Category

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



## Deficiency Details by Priority

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

### Priority 1 - Currently Critical (Immediate):

#### **System: C1010 - Partitions**



**Location:** Mechanical rooms  
**Distress:** Missing  
**Category:** Safety / Code Compliance  
**Priority:** 1 - Currently Critical (Immediate)  
**Correction:** Provide fixed access ladder  
**Qty:** 2.00  
**Unit of Measure:** Ea.  
**Estimate:** \$13,666.22  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/08/2016

**Notes:** HVAC equipment mounted high in mechanical service rooms do not have permanent work platforms to perform routine maintenance. Mechanics currently use wood planks set atop suspended ductwork. Installation of fixed ladders and catwalks is recommended.

---

**Priority 2 - Potentially Critical (Year 1):**

**System: D2010 - Plumbing Fixtures**



**Location:** Restrooms  
**Distress:** Inadequate  
**Category:** Accessibility Code Compliance  
**Priority:** 2 - Potentially Critical (Year 1)  
**Correction:** Add handicap compliant insulation for exposed piping under sinks or lavatories  
**Qty:** 4.00  
**Unit of Measure:** Ea.  
**Estimate:** \$293.08  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/08/2016

**Notes:** Provide insulating wrap at lavatory sinks to comply with ADA requirements.

---

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

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



**Location:** Gyn units  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 9,758.00  
**Unit of Measure:** S.F.  
**Estimate:** \$112,061.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/08/2016

**Notes:** The pad mounted condensing units are beyond their expected 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:** 9,758.00  
**Unit of Measure:** S.F.  
**Estimate:** \$46,370.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/20/2016

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

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**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:** 9,758.00  
**Unit of Measure:** S.F.  
**Estimate:** \$7,192.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/20/2016

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

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**Executive Summary**

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

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

Function:	ES -Elementary School
Gross Area (SF):	2,970
Year Built:	2005
Last Renovation:	
Replacement Value:	\$539,707
Repair Cost:	\$25,417.00
Total FCI:	4.71 %
Total RSLI:	56.09 %
FCA Score:	95.29



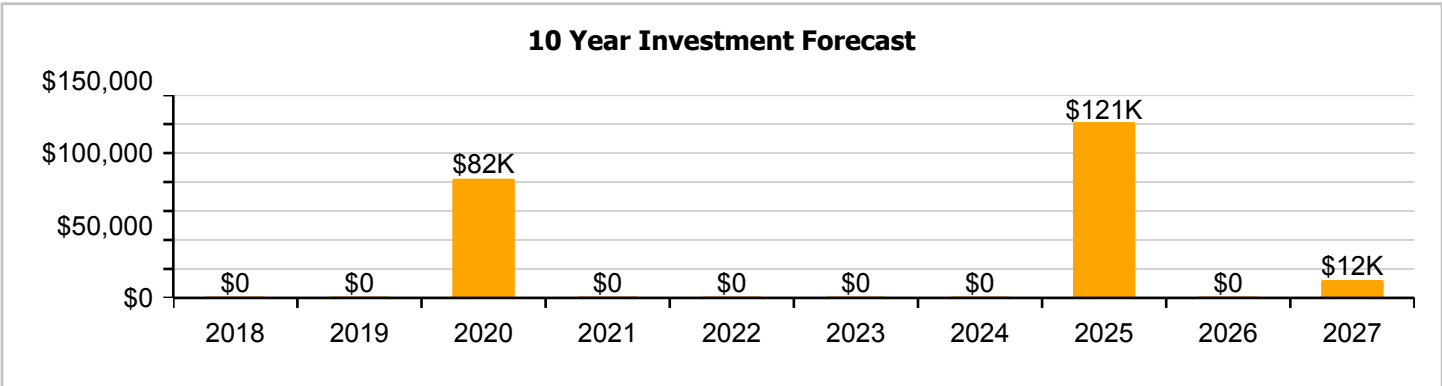
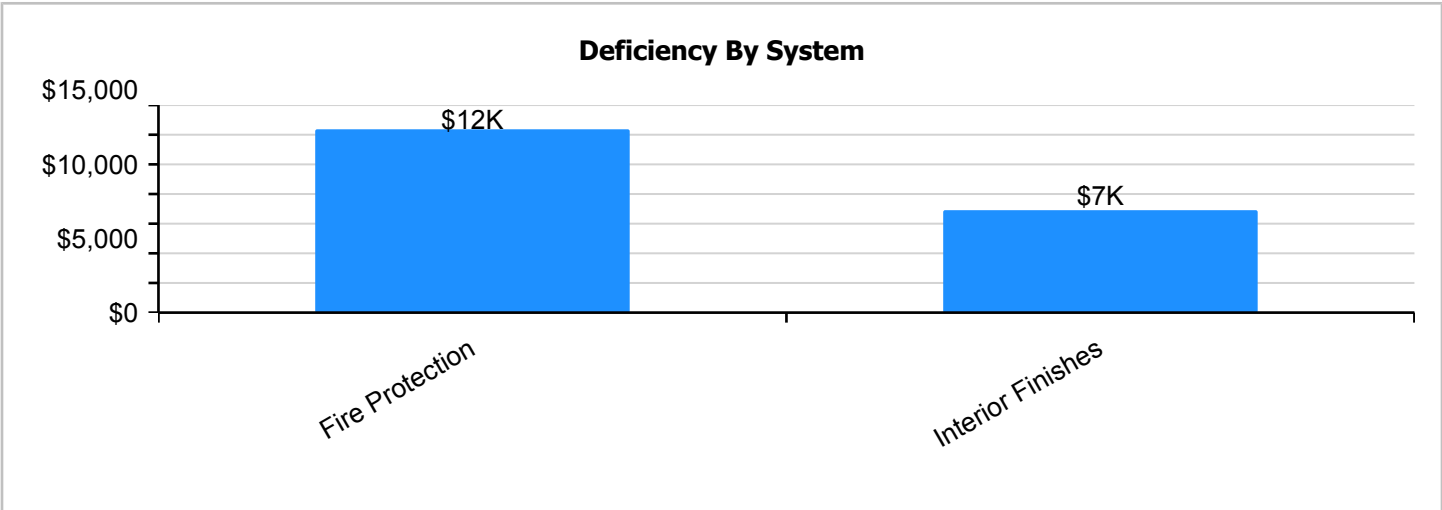
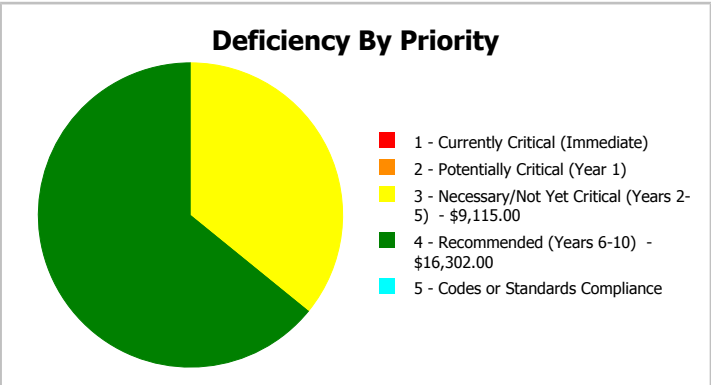
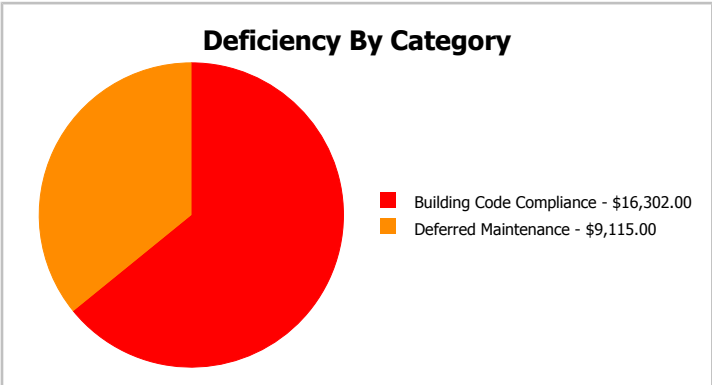
**Description:**

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:	2,970
Year Built:	2005	Last Renovation:	
Repair Cost:	\$25,417	Replacement Value:	\$539,707
FCI:	4.71 %	RSLI%:	56.09 %





## Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	88.00 %	0.00 %	\$0.00
B10 - Superstructure	88.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	73.29 %	0.00 %	\$0.00
B30 - Roofing	60.00 %	0.00 %	\$0.00
C10 - Interior Construction	62.79 %	0.00 %	\$0.00
C30 - Interior Finishes	40.80 %	12.21 %	\$9,115.00
D20 - Plumbing	60.00 %	0.00 %	\$0.00
D30 - HVAC	33.26 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$16,302.00
D50 - Electrical	46.93 %	0.00 %	\$0.00
E10 - Equipment	40.00 %	0.00 %	\$0.00
E20 - Furnishings	40.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>56.09 %</b>	<b>4.71 %</b>	<b>\$25,417.00</b>

## Photo Album

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

1). North Elevation - Dec 08, 2016



2). East Elevation - Dec 08, 2016



3). South Elevation - Dec 08, 2016



4). West Elevation - Dec 08, 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.	2,970	100	2005	2105		88.00 %	0.00 %	88			\$14,226
A1030	Slab on Grade	\$8.43	S.F.	2,970	100	2005	2105		88.00 %	0.00 %	88			\$25,037
B1020	Roof Construction	\$15.76	S.F.	2,970	100	2005	2105		88.00 %	0.00 %	88			\$46,807
B2010	Exterior Walls	\$9.42	S.F.	2,970	100	2005	2105		88.00 %	0.00 %	88			\$27,977
B2020	Exterior Windows	\$9.39	S.F.	2,970	30	2005	2035		60.00 %	0.00 %	18			\$27,888
B2030	Exterior Doors	\$1.04	S.F.	2,970	30	2005	2035		60.00 %	0.00 %	18			\$3,089
B3010130	Preformed Metal Roofing	\$9.66	S.F.	2,970	30	2005	2035		60.00 %	0.00 %	18			\$28,690
C1010	Partitions	\$10.80	S.F.	2,970	75	2005	2080		84.00 %	0.00 %	63			\$32,076
C1020	Interior Doors	\$2.53	S.F.	2,970	30	2005	2035		60.00 %	0.00 %	18			\$7,514
C1030	Fittings	\$9.74	S.F.	2,970	20	2005	2025		40.00 %	0.00 %	8			\$28,928
C3010	Wall Finishes	\$2.79	S.F.	2,970	10	2005	2015		0.00 %	110.00 %	-2		\$9,115.00	\$8,286
C3020	Floor Finishes	\$11.38	S.F.	2,970	20	2005	2025		40.00 %	0.00 %	8			\$33,799
C3030	Ceiling Finishes	\$10.97	S.F.	2,970	25	2005	2030		52.00 %	0.00 %	13			\$32,581
D2010	Plumbing Fixtures	\$11.48	S.F.	2,970	30	2005	2035		60.00 %	0.00 %	18			\$34,096
D2020	Domestic Water Distribution	\$0.98	S.F.	2,970	30	2005	2035		60.00 %	0.00 %	18			\$2,911
D2030	Sanitary Waste	\$1.54	S.F.	2,970	30	2005	2035		60.00 %	0.00 %	18			\$4,574
D3040	Distribution Systems	\$6.14	S.F.	2,970	30	2005	2035		60.00 %	0.00 %	18			\$18,236
D3050	Terminal & Package Units	\$13.37	S.F.	2,970	15	2005	2020		20.00 %	0.00 %	3			\$39,709
D3060	Controls & Instrumentation	\$1.94	S.F.	2,970	20	2005	2025		40.00 %	0.00 %	8			\$5,762
D4010	Sprinklers	\$4.32	S.F.	2,970	30			2016	0.00 %	110.00 %	-1		\$14,113.00	\$12,830
D4020	Standpipes	\$0.67	S.F.	2,970	30			2016	0.00 %	110.00 %	-1		\$2,189.00	\$1,990
D5010	Electrical Service/Distribution	\$1.69	S.F.	2,970	40	2005	2045		70.00 %	0.00 %	28			\$5,019
D5020	Branch Wiring	\$5.06	S.F.	2,970	30	2005	2035		60.00 %	0.00 %	18			\$15,028
D5020	Lighting	\$11.92	S.F.	2,970	30	2005	2035		60.00 %	0.00 %	18			\$35,402
D5030810	Security & Detection Systems	\$1.87	S.F.	2,970	15	2005	2020		20.00 %	0.00 %	3			\$5,554
D5030910	Fire Alarm Systems	\$3.39	S.F.	2,970	15	2005	2020		20.00 %	0.00 %	3			\$10,068
D5030920	Data Communication	\$4.40	S.F.	2,970	15	2005	2020		20.00 %	0.00 %	3			\$13,068
D5090	Other Electrical Systems	\$0.12	S.F.	2,970	20	2005	2025		40.00 %	0.00 %	8			\$356
E1020	Institutional Equipment	\$0.30	S.F.	2,970	20	2005	2025		40.00 %	0.00 %	8			\$891
E2010	Fixed Furnishings	\$5.83	S.F.	2,970	20	2005	2025		40.00 %	0.00 %	8			\$17,315
<b>Total</b>									<b>56.09 %</b>	<b>4.71 %</b>			<b>\$25,417.00</b>	<b>\$539,707</b>

## System Notes

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

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**System:** B2010 - Exterior Walls



**Note:**

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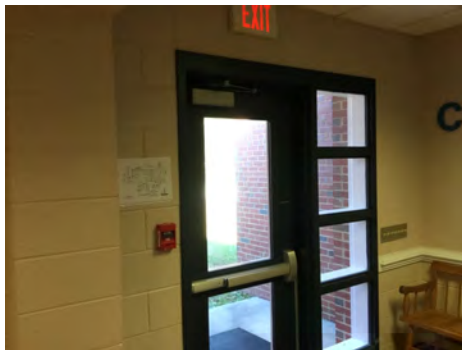
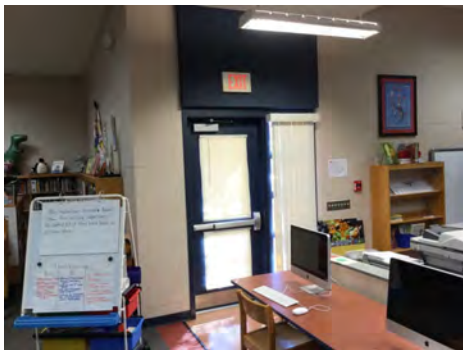
**System:** B2020 - Exterior Windows



**Note:**

# Campus Assessment Report - 2005 Media Center

**System:** B2030 - Exterior Doors



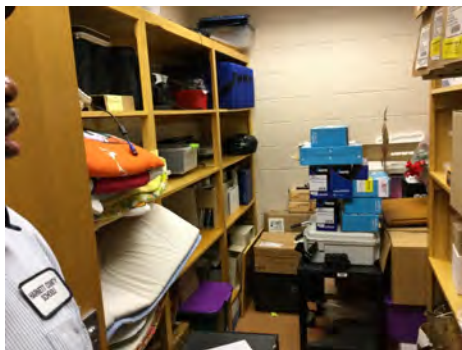
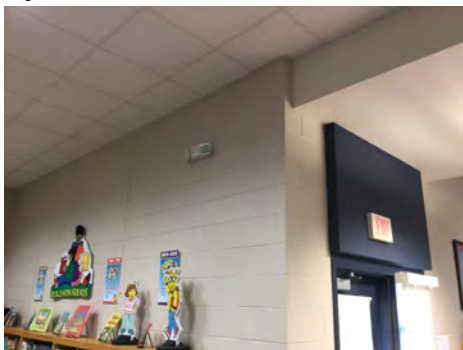
**Note:**

**System:** B3010130 - Preformed Metal Roofing



**Note:**

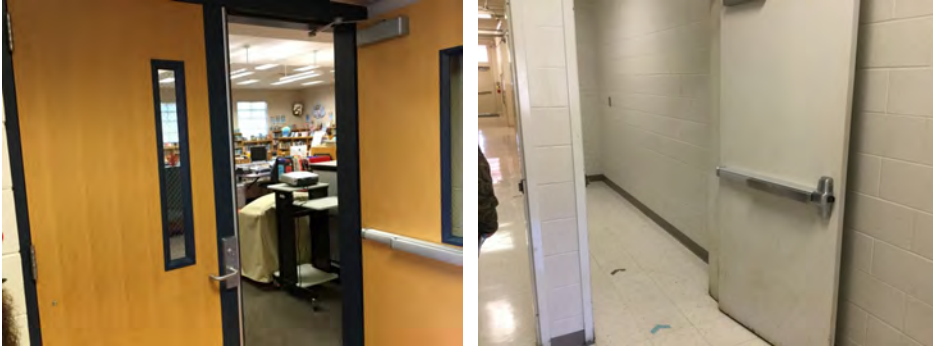
**System:** C1010 - Partitions



**Note:**

## Campus Assessment Report - 2005 Media Center

**System:** C1020 - Interior Doors



**Note:**

**System:** C1030 - Fittings



**Note:**

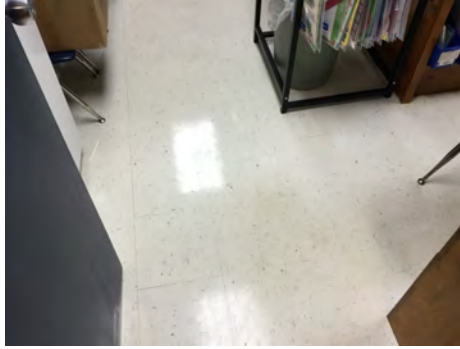
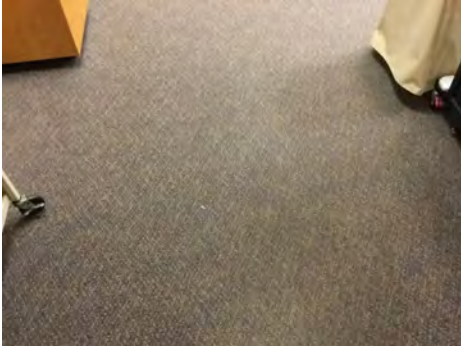
**System:** C3010 - Wall Finishes



**Note:**

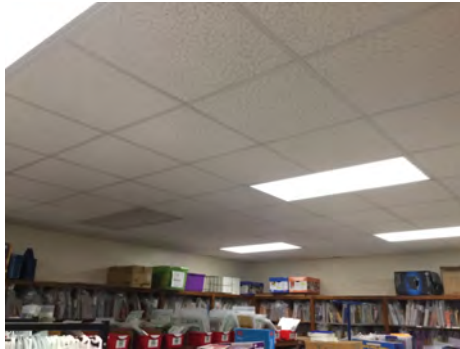
## Campus Assessment Report - 2005 Media Center

**System:** C3020 - Floor Finishes



**Note:**

**System:** C3030 - Ceiling Finishes



**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**



## Campus Assessment Report - 2005 Media Center

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**System:** D2030 - Sanitary Waste



**Note:**

**System:** D3040 - Distribution Systems



**Note:**

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



**Note:**

# Campus Assessment Report - 2005 Media Center

**System:** D3060 - Controls & Instrumentation



**Note:**

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



**Note:**

**System:** D5020 - Branch Wiring



**Note:**

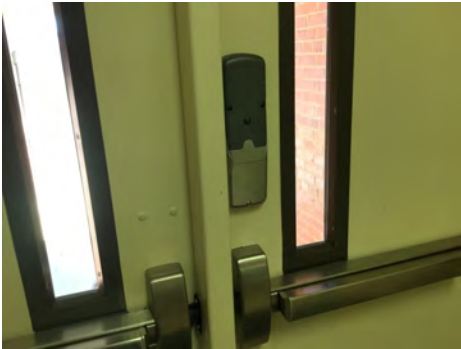
## Campus Assessment Report - 2005 Media Center

**System:** D5020 - Lighting



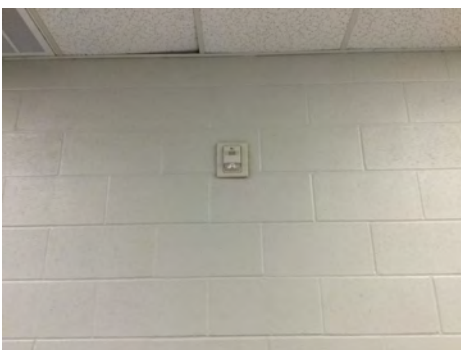
**Note:**

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



**Note:**

**System:** D5030910 - Fire Alarm Systems



**Note:**

## Campus Assessment Report - 2005 Media Center

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**System:** D5030920 - Data Communication



**Note:**

**System:** D5090 - Other Electrical Systems



**Note:**

**System:** E1020 - Institutional Equipment



**Note:**

# Campus Assessment Report - 2005 Media Center

**System:** E2010 - Fixed Furnishings



**Note:**

## Renewal Schedule

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

*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$25,417</b>	<b>\$0</b>	<b>\$0</b>	<b>\$82,216</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$121,301</b>	<b>\$0</b>	<b>\$12,250</b>	<b>\$241,183</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010130 - Preformed Metal Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1020 - Interior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1030 - Fittings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,310	\$0	\$0	\$40,310
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$9,115	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,250	\$21,365
<b>C3020 - Floor Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,096	\$0	\$0	\$47,096
<b>C3030 - Ceiling Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D - Services</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D20 - Plumbing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

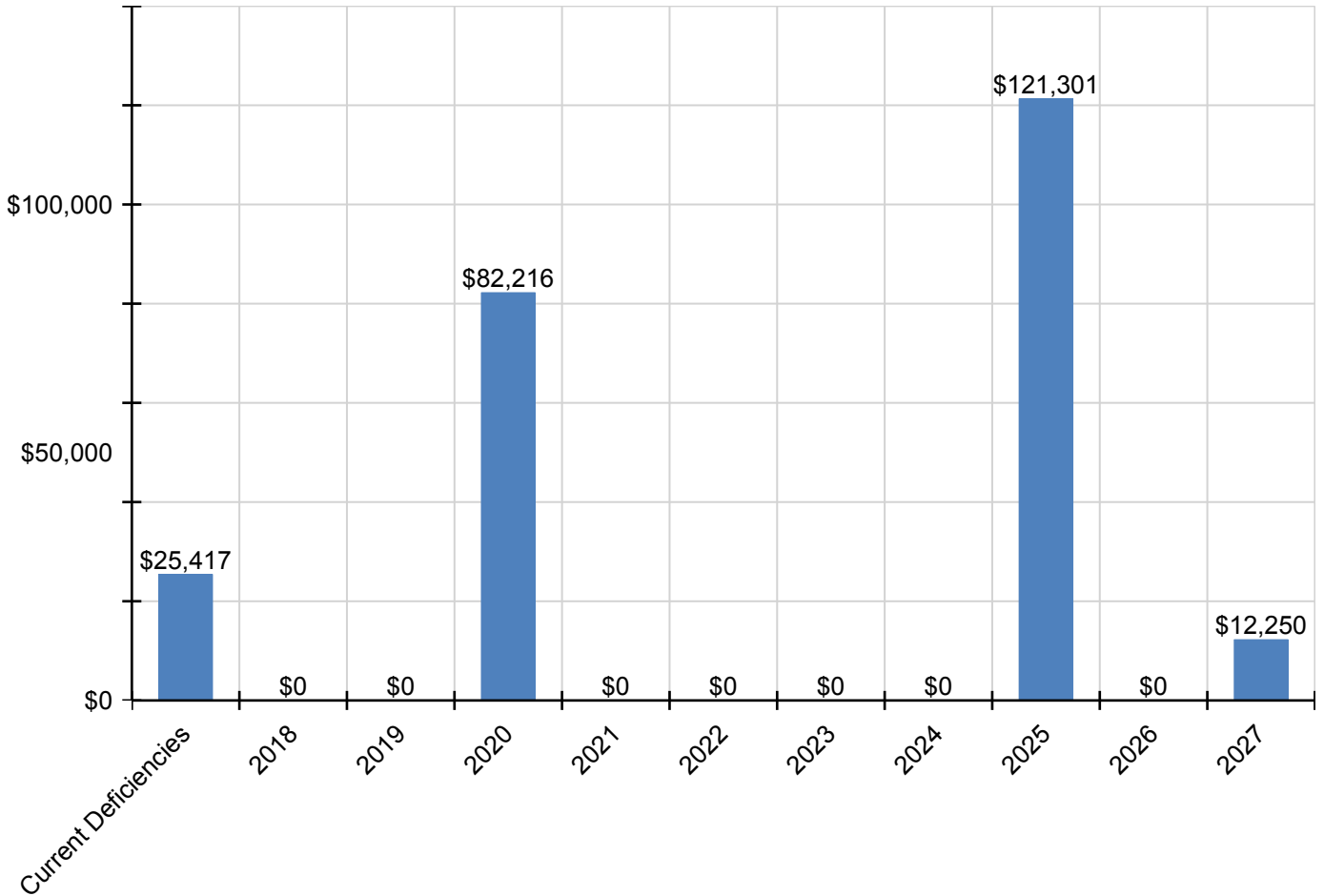
## Campus Assessment Report - 2005 Media Center

D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$47,730	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,730
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,029	\$0	\$0	\$0	\$8,029
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$14,113	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,113
D4020 - Standpipes	\$2,189	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,189
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$6,675	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,675
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$12,102	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,102
D5030920 - Data Communication	\$0	\$0	\$0	\$15,708	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,708
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$497	\$0	\$0	\$0	\$497
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,241	\$0	\$0	\$0	\$1,241
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,128	\$0	\$0	\$0	\$24,128

\* Indicates non-renewable system

## Forecasted Capital Renewal Requirement

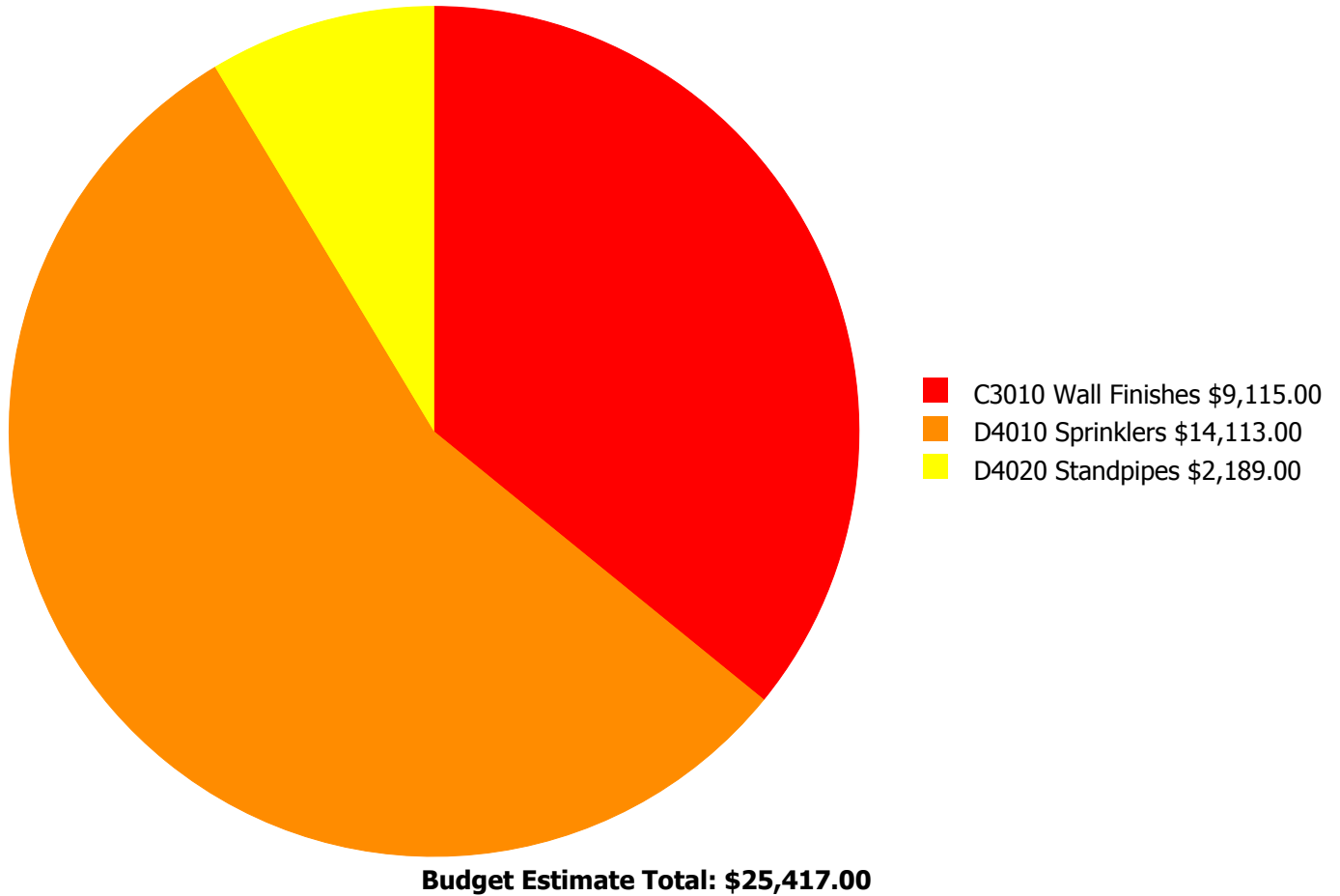
The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.





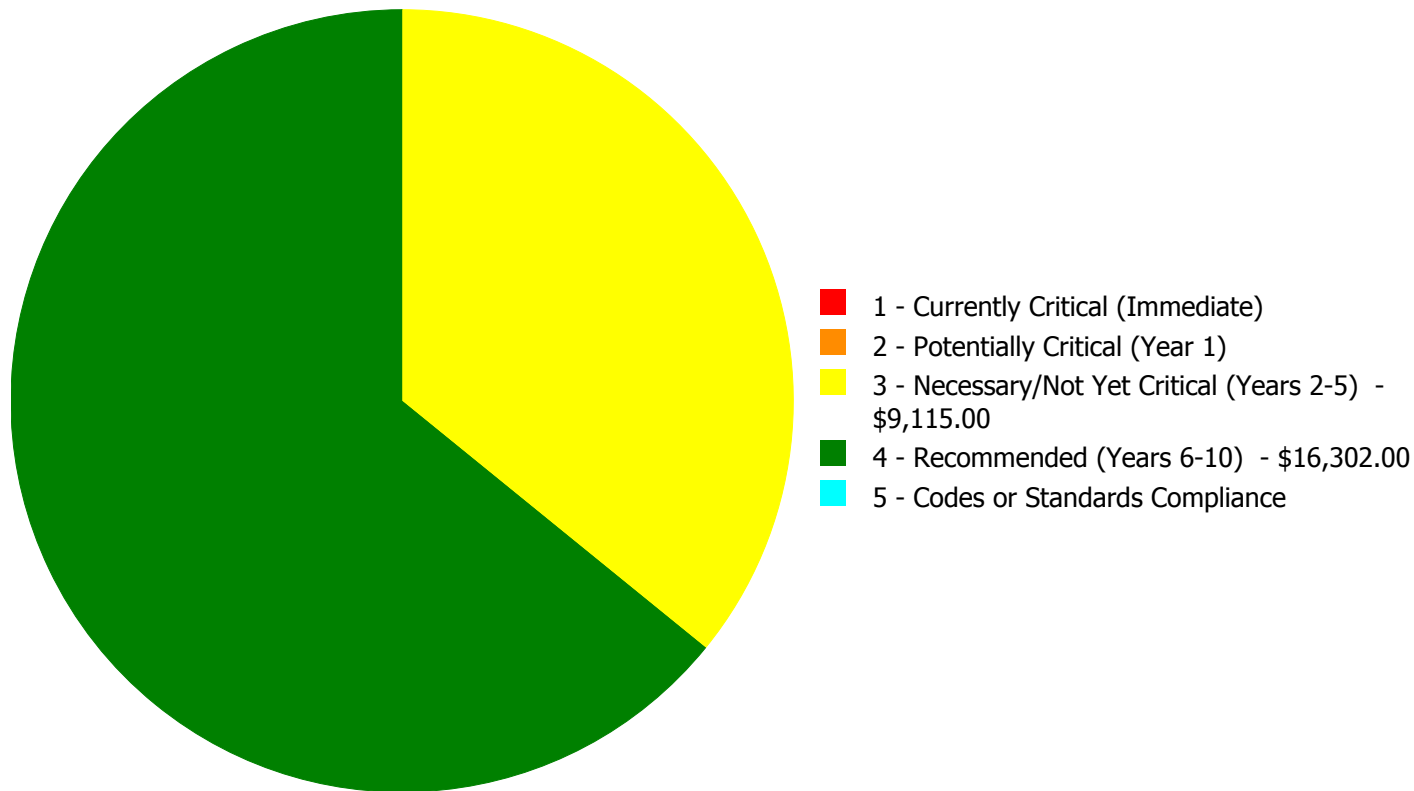
## Deficiency Summary by System

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



### Deficiency Summary by Priority

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



**Budget Estimate Total: \$25,417.00**

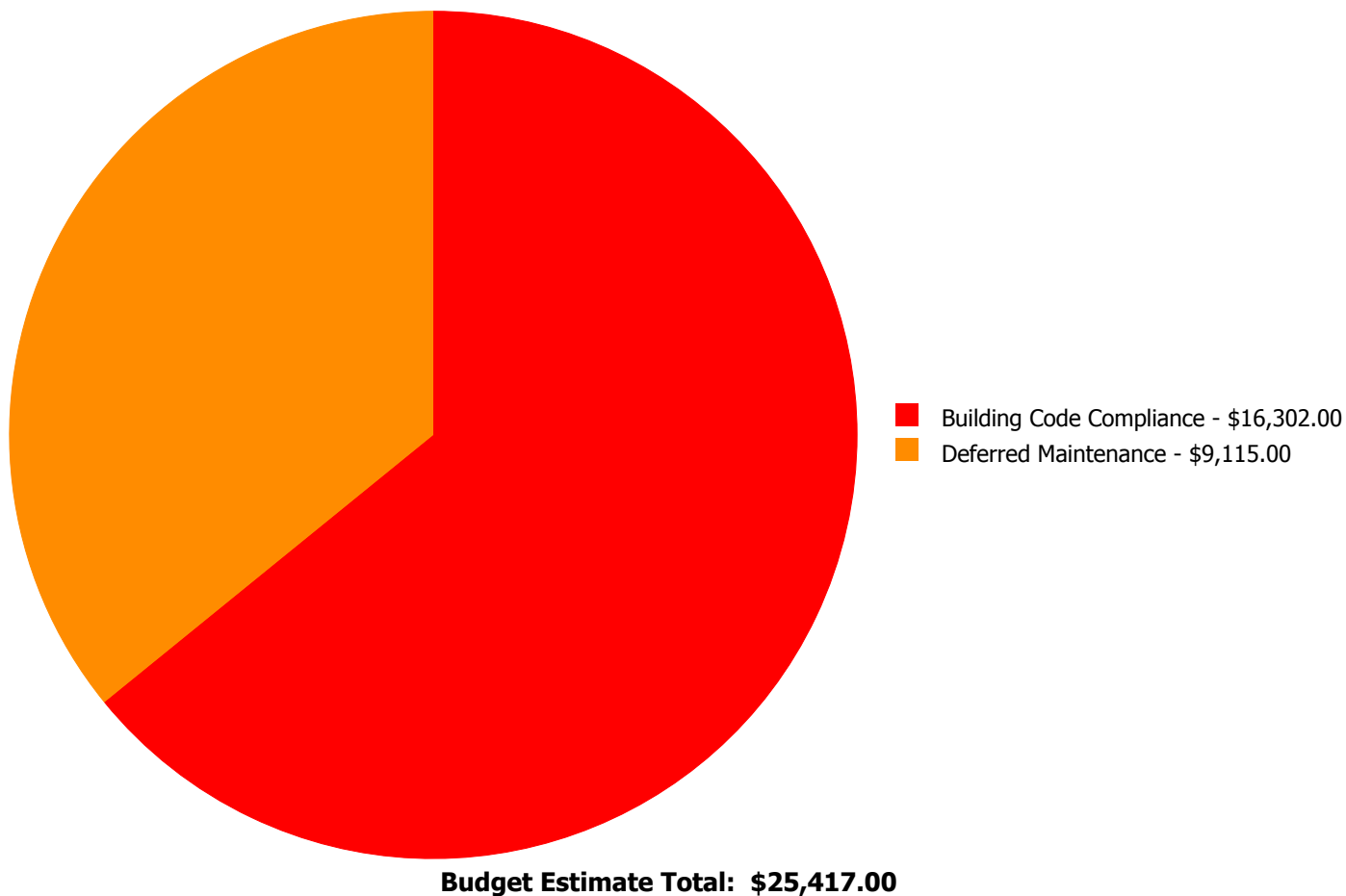
## Deficiency By Priority Investment Table

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
C3010	Wall Finishes	\$0.00	\$0.00	\$9,115.00	\$0.00	\$0.00	\$9,115.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$14,113.00	\$0.00	\$14,113.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$2,189.00	\$0.00	\$2,189.00
	<b>Total:</b>	\$0.00	\$0.00	\$9,115.00	\$16,302.00	\$0.00	\$25,417.00

### 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: 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:** 2,970.00  
**Unit of Measure:** S.F.  
**Estimate:** \$9,115.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/08/2016

**Notes:** Wall finishes are beyond their expected service life.

**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:** 2,970.00  
**Unit of Measure:** S.F.  
**Estimate:** \$14,113.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/08/2016

**Notes:** Standpipes for fire protection are 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:** 2,970.00  
**Unit of Measure:** S.F.  
**Estimate:** \$2,189.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/08/2016

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

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**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):	40,231
Year Built:	1951
Last Renovation:	
Replacement Value:	\$1,232,276
Repair Cost:	\$557,159.00
Total FCI:	45.21 %
Total RSLI:	12.57 %
FCA Score:	54.79



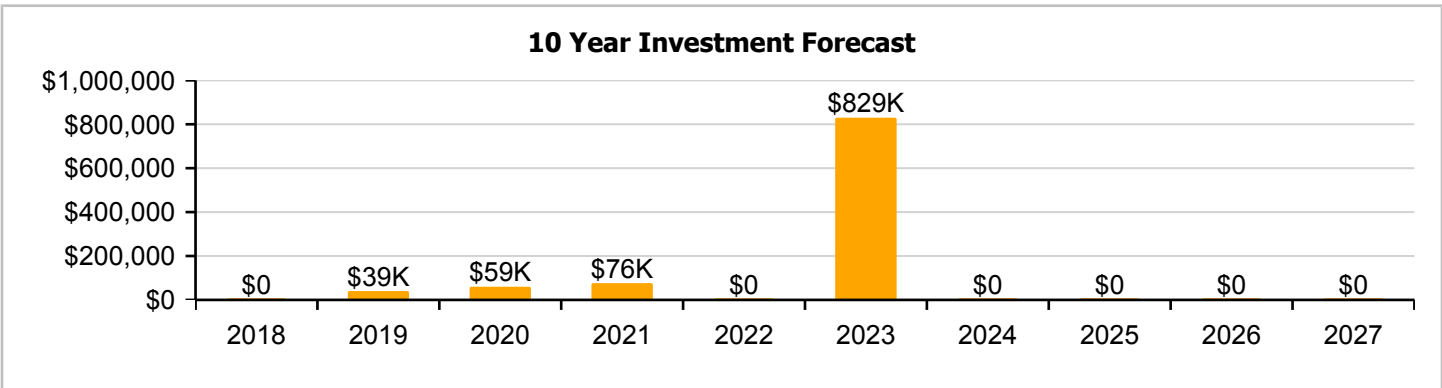
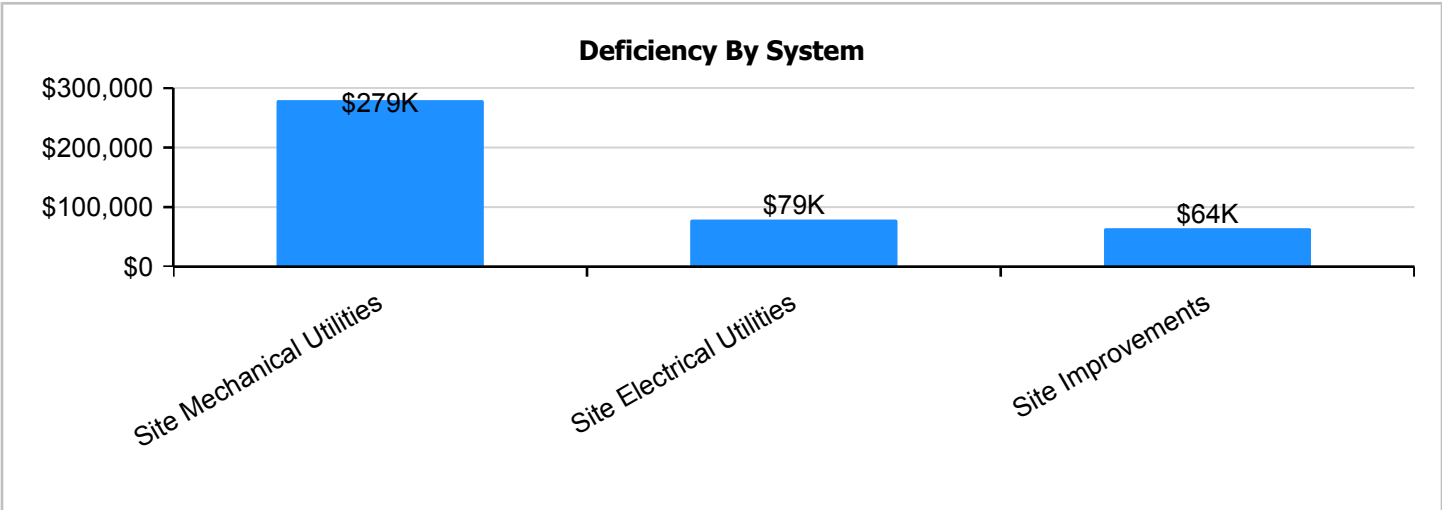
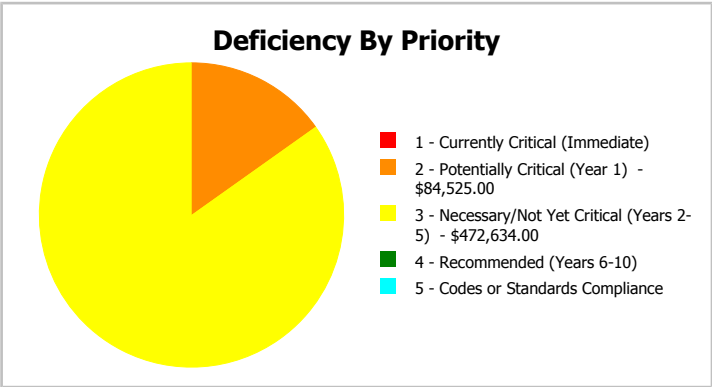
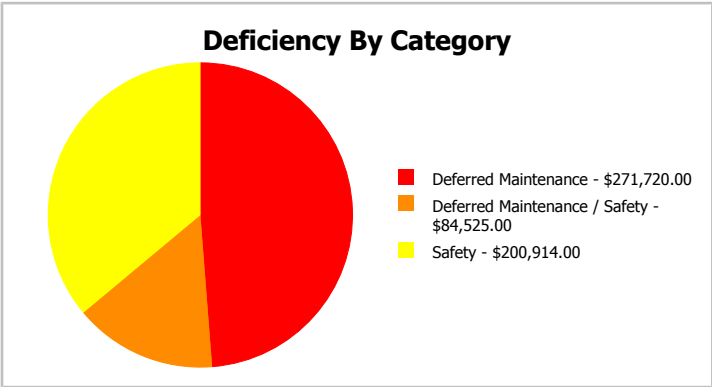
**Description:**

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:	40,231
Year Built:	1951	Last Renovation:	
Repair Cost:	\$557,159	Replacement Value:	\$1,232,276
FCI:	45.21 %	RSLI%:	12.57 %





## 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	10.24 %	12.61 %	\$84,525.00
G30 - Site Mechanical Utilities	7.63 %	98.42 %	\$368,637.00
G40 - Site Electrical Utilities	30.79 %	55.47 %	\$103,997.00
<b>Totals:</b>	<b>12.57 %</b>	<b>45.21 %</b>	<b>\$557,159.00</b>

## Photo Album

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

1). Aerial Image of Gentry Primary - Feb 28, 2017



### Condition Detail

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

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

## System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$3.81	S.F.	40,231	25	1998	2023		24.00 %	0.00 %	6			\$153,280
G2020	Parking Lots	\$1.33	S.F.	40,231	25	1998	2023		24.00 %	0.00 %	6			\$53,507
G2030	Pedestrian Paving	\$1.91	S.F.	40,231	30	1964	1994		0.00 %	110.00 %	-23		\$84,525.00	\$76,841
G2040105	Fence & Guardrails	\$1.23	S.F.	40,231	30	1990	2020		10.00 %	0.00 %	3			\$49,484
G2040950	Canopies	\$0.44	S.F.	40,231	25	1998	2023		24.00 %	0.00 %	6			\$17,702
G2040950	Covered Walkways	\$1.52	S.F.	40,231	25	1964	1989	2021	16.00 %	0.00 %	4			\$61,151
G2050	Landscaping	\$6.42	S.F.	40,231	15	1951	1966		0.00 %	0.00 %	-51			\$258,283
G3010	Water Supply	\$2.34	S.F.	40,231	50	1951	2001		0.00 %	110.00 %	-16		\$103,555.00	\$94,141
G3020	Sanitary Sewer	\$1.45	S.F.	40,231	50	1951	2001		0.00 %	110.00 %	-16		\$64,168.00	\$58,335
G3030	Storm Sewer	\$4.54	S.F.	40,231	50	1951	2001		0.00 %	110.00 %	-16		\$200,914.00	\$182,649
G3060	Fuel Distribution	\$0.98	S.F.	40,231	40	2006	2046		72.50 %	0.00 %	29			\$39,426
G4010	Electrical Distribution	\$2.35	S.F.	40,231	50	1964	2014		0.00 %	110.00 %	-3		\$103,997.00	\$94,543
G4020	Site Lighting	\$1.47	S.F.	40,231	30	2014	2044		90.00 %	0.00 %	27			\$59,140
G4030	Site Communications & Security	\$0.84	S.F.	40,231	15	2004	2019		13.33 %	0.00 %	2			\$33,794
<b>Total</b>									<b>12.57 %</b>	<b>45.21 %</b>			<b>\$557,159.00</b>	<b>\$1,232,276</b>

## System Notes

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

**System:** G2010 - Roadways



**Note:**

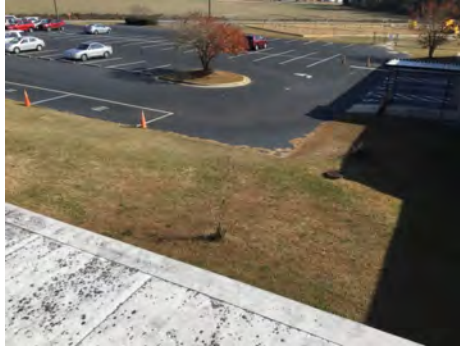
**System:** G2020 - Parking Lots



**Note:**

## Campus Assessment Report - Site

**System:** G2030 - Pedestrian Paving



**Note:**

**System:** G2040105 - Fence & Guardrails



**Note:**

**System:** G2040950 - Canopies



**Note:**

## Campus Assessment Report - Site

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**System:** G2040950 - Covered Walkways



**Note:**

**System:** G2050 - Landscaping



**Note:**

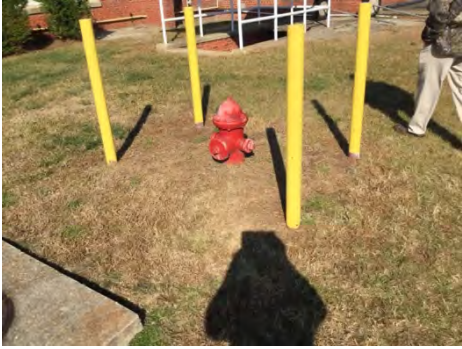
**System:** G3010 - Water Supply



**Note:**

## Campus Assessment Report - Site

**System:** G3020 - Sanitary Sewer



**Note:**

**System:** G3030 - Storm Sewer



**Note:**

**System:** G3060 - Fuel Distribution



**Note:**



## Campus Assessment Report - Site

**System:** G4010 - Electrical Distribution



**Note:**

**System:** G4020 - Site Lighting



**Note:**

**System:** G4030 - Site Communications & Security



**Note:**

## Renewal Schedule

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

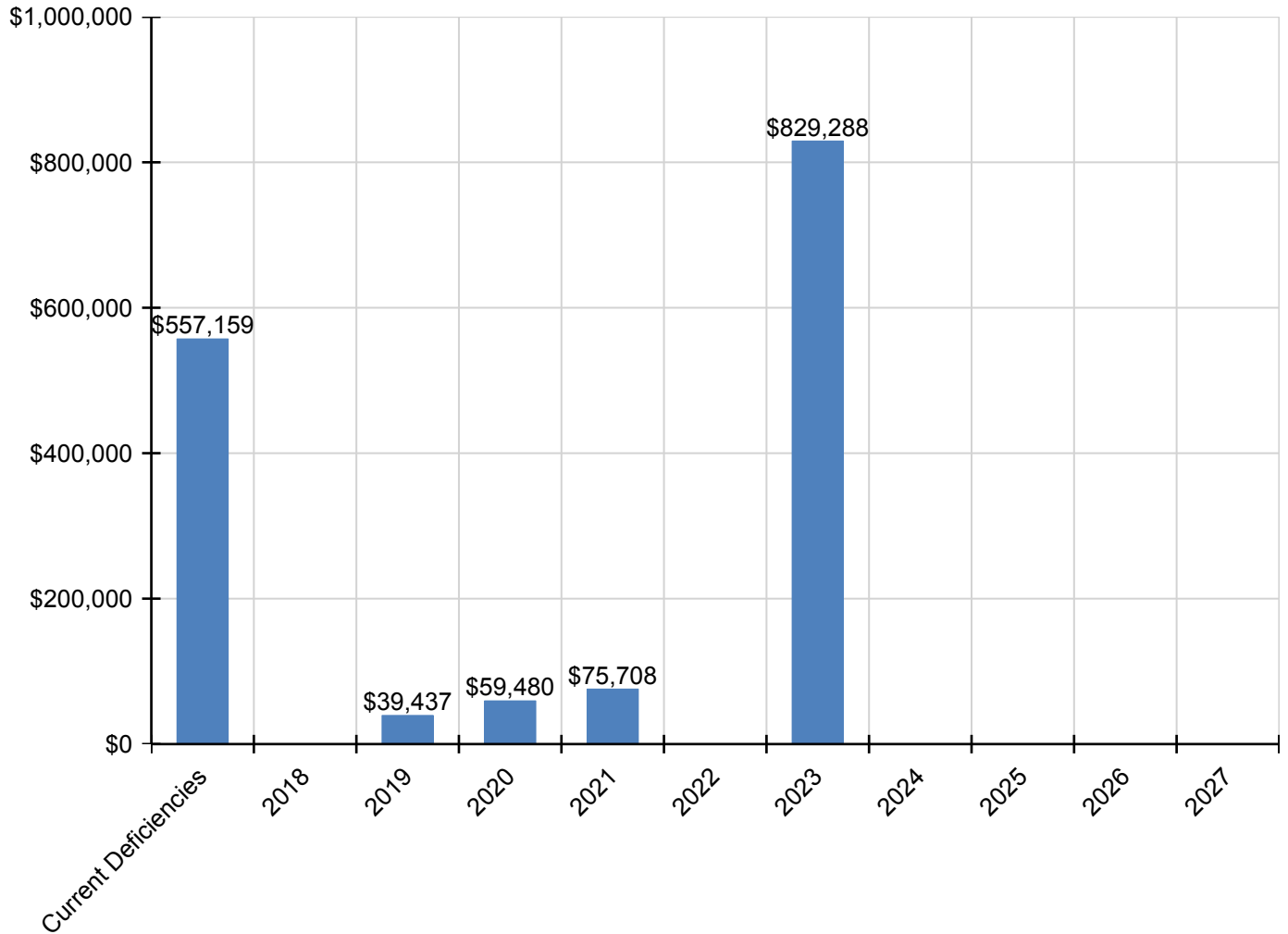
*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$557,159</b>	<b>\$0</b>	<b>\$39,437</b>	<b>\$59,480</b>	<b>\$75,708</b>	<b>\$0</b>	<b>\$829,288</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,561,073</b>
<b>G - Building Sitework</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G20 - Site Improvements</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G2010 - Roadways</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$735,758	\$0	\$0	\$0	\$0	\$735,758
<b>G2020 - Parking Lots</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$70,280	\$0	\$0	\$0	\$0	\$70,280
<b>G2030 - Pedestrian Paving</b>	\$84,525	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$84,525
<b>G2040 - Site Development</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G2040105 - Fence &amp; Guardrails</b>	\$0	\$0	\$0	\$59,480	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59,480
<b>G2040950 - Canopies</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$23,251	\$0	\$0	\$0	\$0	\$23,251
<b>G2040950 - Covered Walkways</b>	\$0	\$0	\$0	\$0	\$75,708	\$0	\$0	\$0	\$0	\$0	\$0	\$75,708
<b>* G2050 - Landscaping</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G30 - Site Mechanical Utilities</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G3010 - Water Supply</b>	\$103,555	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$103,555
<b>G3020 - Sanitary Sewer</b>	\$64,168	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$64,168
<b>G3030 - Storm Sewer</b>	\$200,914	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200,914
<b>G3060 - Fuel Distribution</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G40 - Site Electrical Utilities</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G4010 - Electrical Distribution</b>	\$103,997	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$103,997
<b>G4020 - Site Lighting</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G4030 - Site Communications &amp; Security</b>	\$0	\$0	\$39,437	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,437

\* Indicates non-renewable system

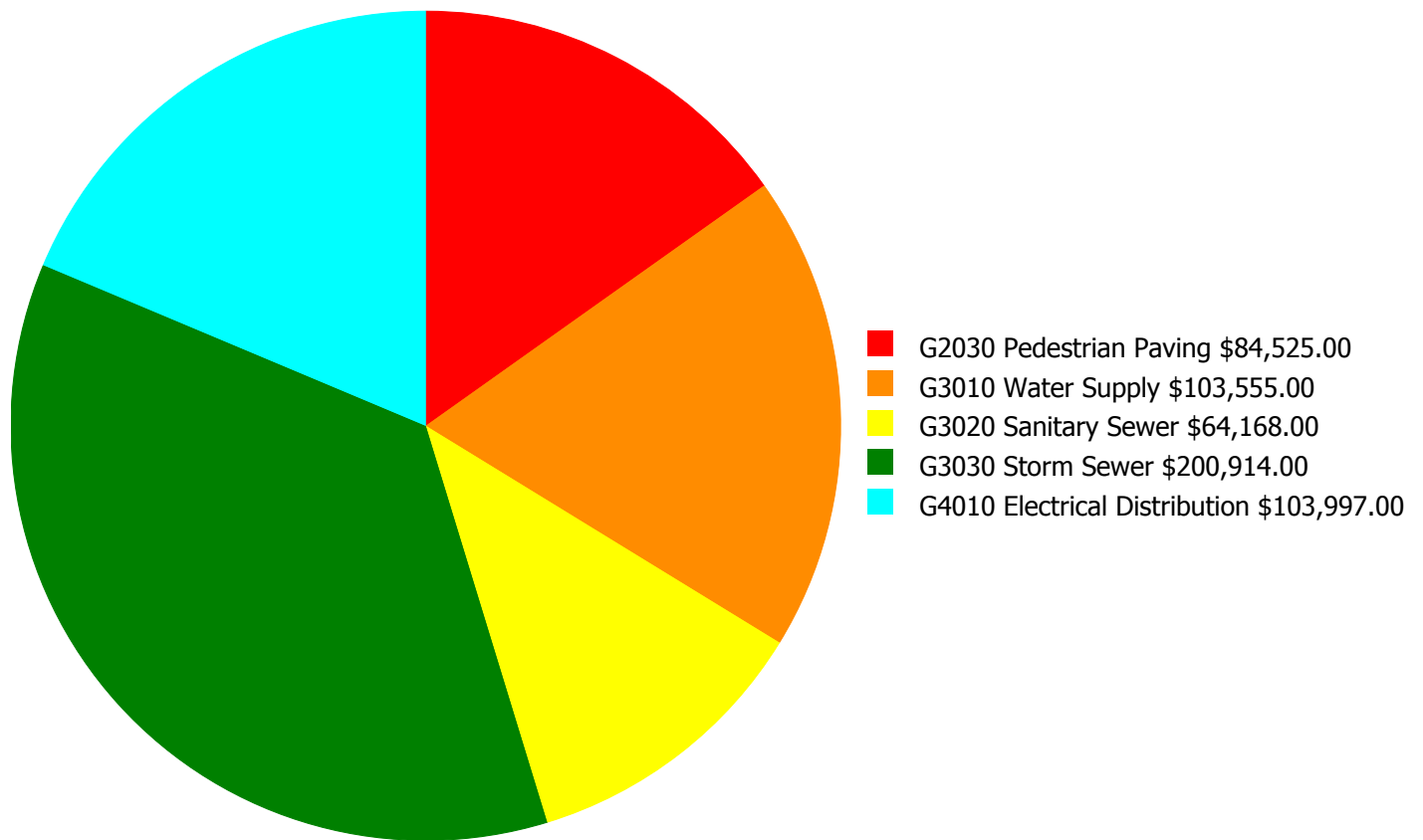
## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

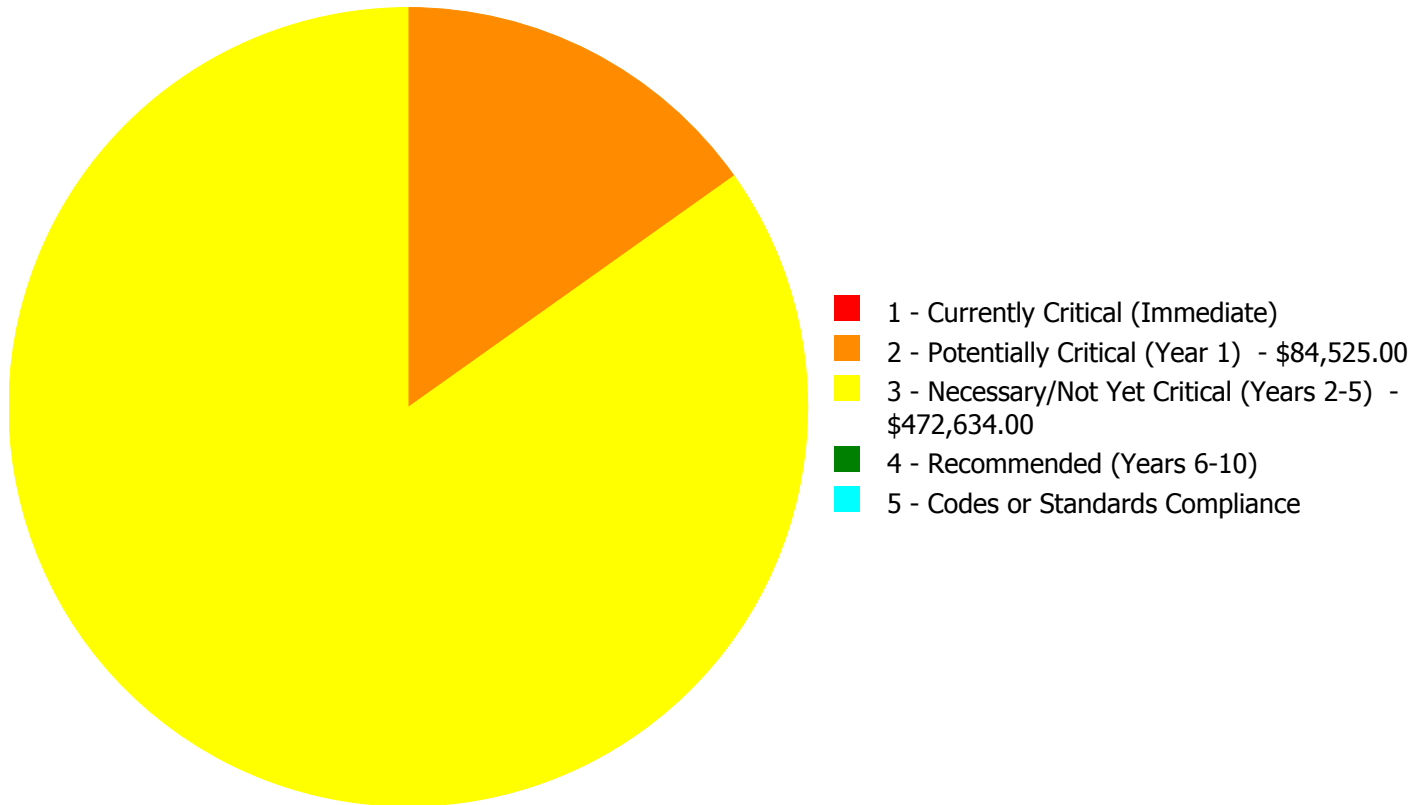
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$557,159.00**

## 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: \$557,159.00**

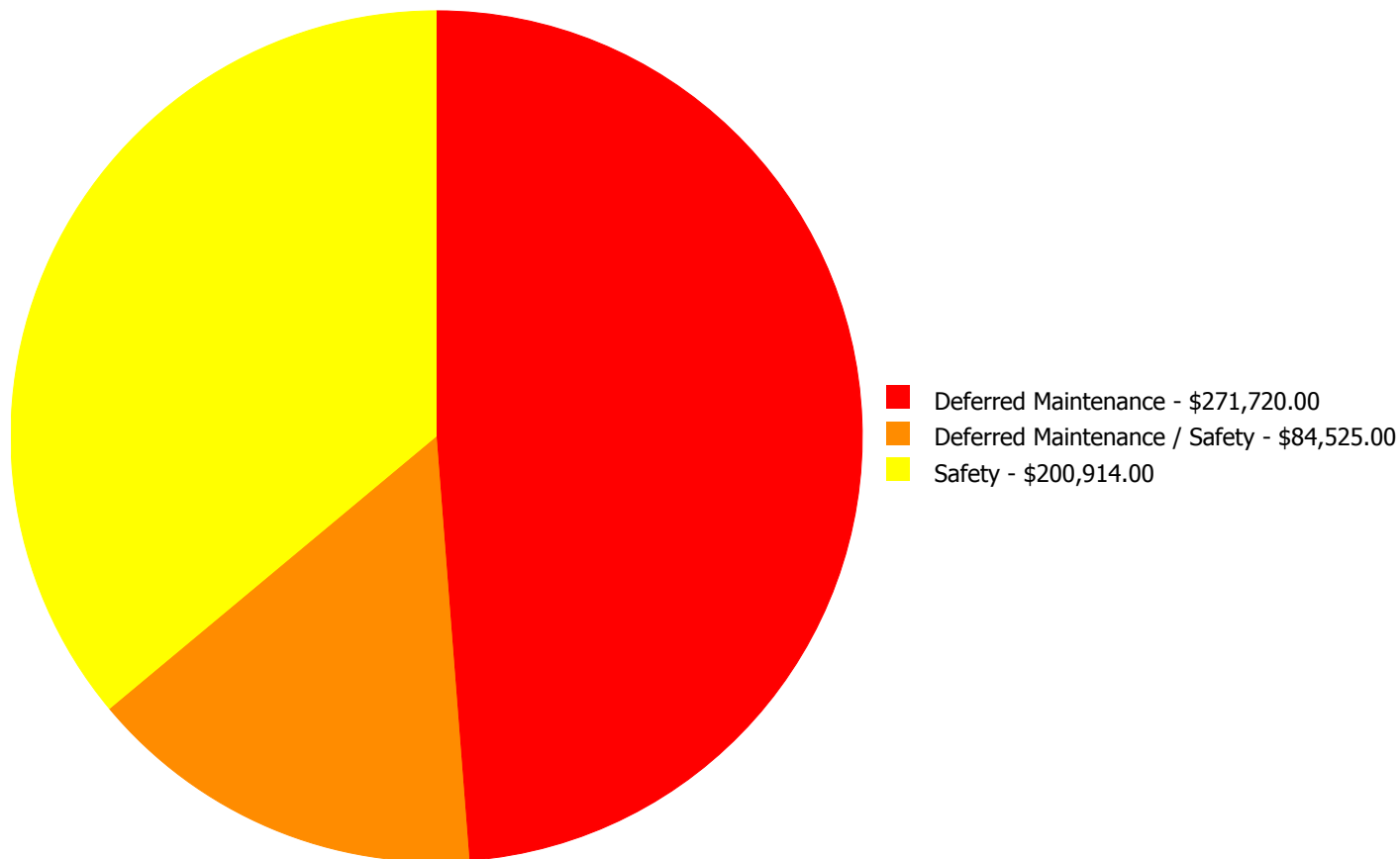
## Deficiency By Priority Investment Table

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
G2030	Pedestrian Paving	\$0.00	\$84,525.00	\$0.00	\$0.00	\$0.00	\$84,525.00
G3010	Water Supply	\$0.00	\$0.00	\$103,555.00	\$0.00	\$0.00	\$103,555.00
G3020	Sanitary Sewer	\$0.00	\$0.00	\$64,168.00	\$0.00	\$0.00	\$64,168.00
G3030	Storm Sewer	\$0.00	\$0.00	\$200,914.00	\$0.00	\$0.00	\$200,914.00
G4010	Electrical Distribution	\$0.00	\$0.00	\$103,997.00	\$0.00	\$0.00	\$103,997.00
	<b>Total:</b>	\$0.00	\$84,525.00	\$472,634.00	\$0.00	\$0.00	\$557,159.00

### 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: \$557,159.00**

## Deficiency Details by Priority

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

### Priority 2 - Potentially Critical (Year 1):

#### **System: G2030 - Pedestrian Paving**



**Location:** Site at building entrances  
**Distress:** Inadequate  
**Category:** Deferred Maintenance / Safety  
**Priority:** 2 - Potentially Critical (Year 1)  
**Correction:** Renew System  
**Qty:** 40,231.00  
**Unit of Measure:** S.F.  
**Estimate:** \$84,525.00  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 12/09/2016

**Notes:** Pedestrian paving at the student bus drop-off entrance is in poor condition. A sidewalk is missing from the parent drop-off zone to the Multi-purpose entrance used daily, causing students to track in dirt, mud, and grass debris. Some cracked/settled pavements were noted around the campus. Replacement of damaged pavements and installation of missing pavement is recommended.

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

**System: G3010 - Water Supply**



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 40,231.00  
**Unit of Measure:** S.F.  
**Estimate:** \$103,555.00  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 11/15/2016

**Notes:** Water supply lines are believed to be original to the main building and are therefore well beyond their expected service life. System renewal is recommended.

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**System: G3020 - Sanitary Sewer**



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 40,231.00  
**Unit of Measure:** S.F.  
**Estimate:** \$64,168.00  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 11/15/2016

**Notes:** The site sanitary sewer is believed to be original and is therefore beyond its expected useful life. Building occupants report sewer smells after heavy rain storms which may indicate breaks in the sanitary sewer system. System renewal is recommended.

---

**System: G3030 - Storm Sewer**



**Location:** Around buildings  
**Distress:** Missing  
**Category:** Safety  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 40,231.00  
**Unit of Measure:** S.F.  
**Estimate:** \$200,914.00  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 11/15/2016

**Notes:** There is no apparent underground storm water collection system. Roof drains discharge near foundations and can wet pedestrian paving. Installation of a storm water collection system to move storm water away from buildings is recommended.

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**System: G4010 - Electrical Distribution**



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 40,231.00  
**Unit of Measure:** S.F.  
**Estimate:** \$103,997.00  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 11/15/2016

**Notes:** Site electrical distribution is believed to be near original and beyond its expected life. System renewal is recommended.

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