

NC School District/430 Harnett County/Elementary School

Highland Elementary

Final

Campus Assessment Report

March 11, 2017



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Campus Executive Summary

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

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

| | |
|--------------------|----------------|
| Gross Area (SF): | 96,212 |
| Year Built: | 2002 |
| Last Renovation: | |
| Replacement Value: | \$20,212,064 |
| Repair Cost: | \$1,067,254.80 |
| Total FCI: | 5.28 % |
| Total RSLI: | 52.48 % |
| FCA Score: | 94.72 |



Description:

GENERAL:

Highland Elementary is located at 1915 Buffalo Lake Rd in Sanford, North Carolina. The 1 story, 95,684 square foot building was originally constructed in 2002 There have been 2 additions. A tractor building constructed along with the main building and a gym addition in 2009.

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

A. SUBSTRUCTURE

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

Campus Assessment Report - Highland Elementary

B. SUPERSTRUCTURE

Floor construction is concrete. Roof construction is steel. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically pitched standing seam metal. Most building entrances appear to comply with ADA requirements. Roof openings include skylights and roof hatch doors.

C. INTERIORS

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

CONVEYING:

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

D. SERVICES

PLUMBING:

Plumbing fixtures are typically non-low-flow water fixtures with manual control valves. Domestic water distribution is combination of copper and galvanized steel with gas hot water heating. Sanitary waste system is plastic. Rain water drainage system is external.

HVAC:

Heating is provided by 2 gas fired boilers. Cooling is supplied by 2 air cooled chillers. The heating/cooling distribution system is a ductwork system utilizing air handling units. Fresh air is supplied by air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled and monitored by an energy management system. This building has a remote Building Automation System.

FIRE PROTECTION:

The building does not have a fire sprinkler system. The building does have additional fire suppression system in the kitchen. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

ELECTRICAL:

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

COMMUNICATIONS AND SECURITY:

The fire alarm system consists of audible/visual strobe annunciators in common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system separate from the telephone system.

OTHER ELECTRICAL SYSTEMS:

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

E. EQUIPMENT & FURNISHINGS:

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

G.

SITE

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

Campus Assessment Report - Highland Elementary

Attributes:

General Attributes:

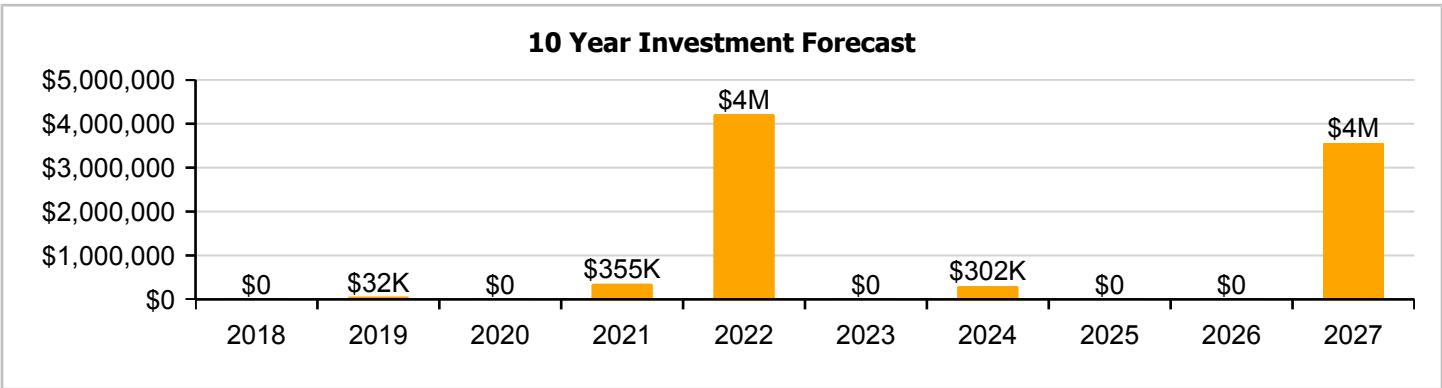
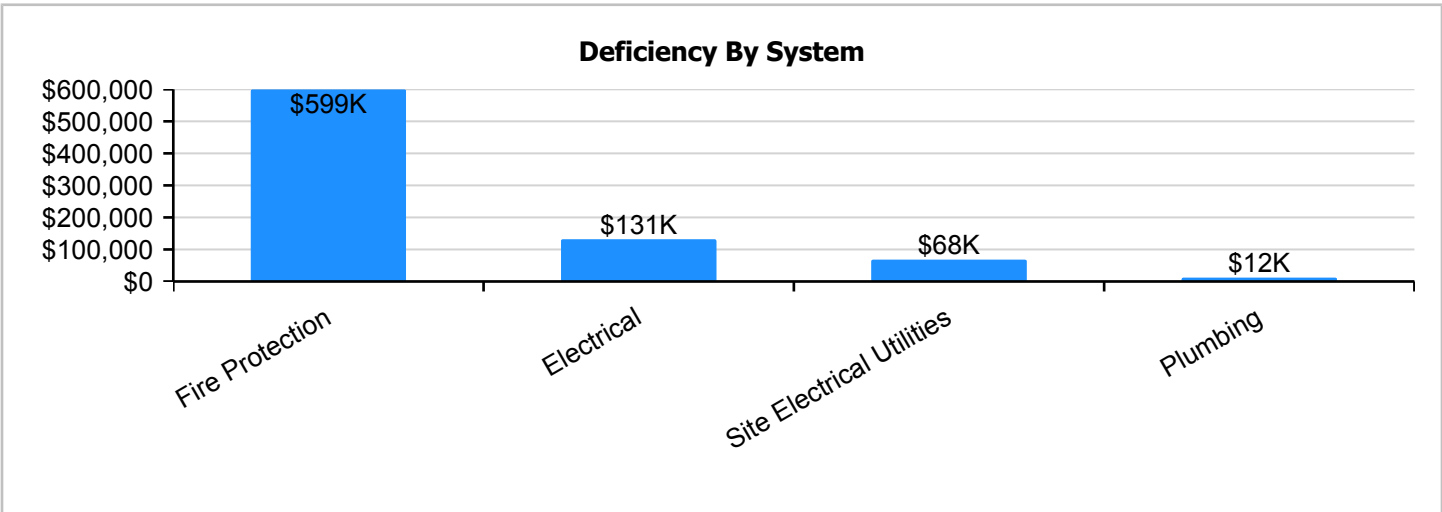
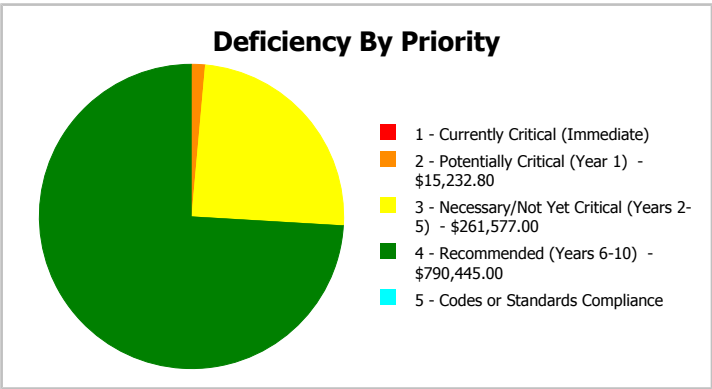
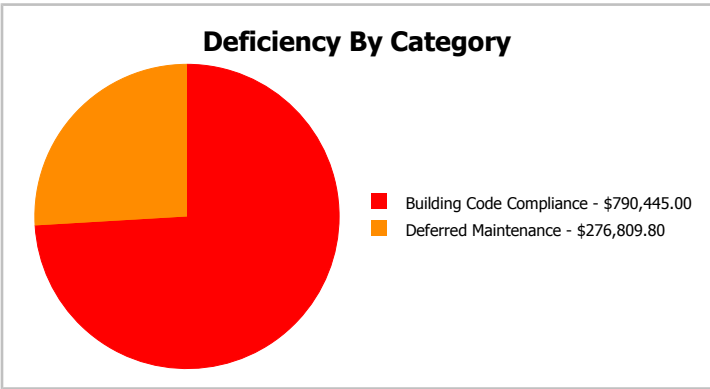
Condition Assessor: Matt Mahaffey Assessment Date:
Suitability Assessor:

School Information:

| | | | |
|----------------------|------------------------------|-----------------|---------|
| HS Attendance Area: | Harnett - Western Harnett HS | LEA School No.: | 430-349 |
| No. of Mobile Units: | 16 | No. of Bldgs.: | 3 |
| SF of Mobile Units: | 15392 | Status: | Active |
| School Grades: | K-5 | Site Acreage: | 25 |

Campus Dashboard Summary

| | | | |
|--------------|-------------|--------------------|--------------|
| Gross Area: | 96,212 | Last Renovation: | |
| Year Built: | 2002 | Replacement Value: | \$20,212,064 |
| Repair Cost: | \$1,067,255 | RSLI%: | 52.48 % |
| FCI: | 5.28 % | | |



Campus Condition Summary

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

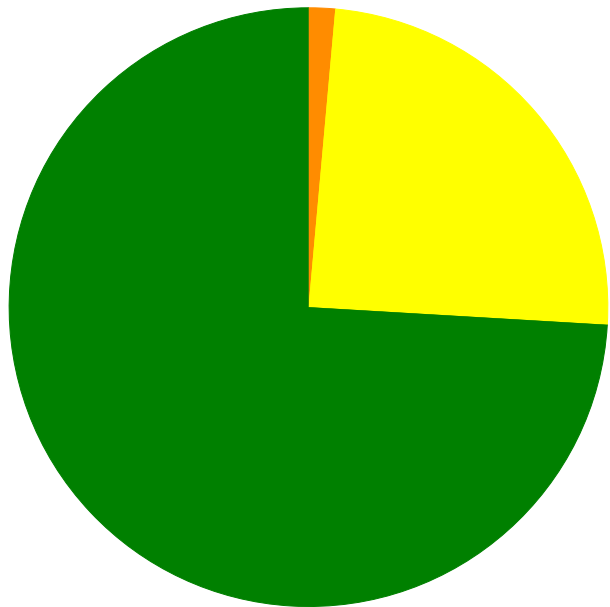
Current Investment Requirement and Condition by Unifomat Classification

| UNIFORMAT Classification | RSLI% | FCI % | Current Repair |
|---------------------------------|----------------|---------------|-----------------------|
| A10 - Foundations | 85.71 % | 0.00 % | \$0.00 |
| B10 - Superstructure | 85.72 % | 0.00 % | \$0.00 |
| B20 - Exterior Enclosure | 68.07 % | 0.00 % | \$0.00 |
| B30 - Roofing | 52.08 % | 0.00 % | \$0.00 |
| C10 - Interior Construction | 55.75 % | 0.00 % | \$0.00 |
| C30 - Interior Finishes | 36.84 % | 0.00 % | \$0.00 |
| D20 - Plumbing | 52.41 % | 1.16 % | \$15,232.80 |
| D30 - HVAC | 45.81 % | 0.00 % | \$0.00 |
| D40 - Fire Protection | 0.00 % | 110.00 % | \$790,445.00 |
| D50 - Electrical | 48.96 % | 6.47 % | \$172,677.00 |
| E10 - Equipment | 28.16 % | 0.00 % | \$0.00 |
| E20 - Furnishings | 28.62 % | 0.00 % | \$0.00 |
| G20 - Site Improvements | 33.12 % | 0.00 % | \$0.00 |
| G30 - Site Mechanical Utilities | 70.00 % | 0.00 % | \$0.00 |
| G40 - Site Electrical Utilities | 51.07 % | 19.83 % | \$88,900.00 |
| Totals: | 52.48 % | 5.28 % | \$1,067,254.80 |

Condition Deficiency Priority

| Facility Name | Gross Area (S.F.) | FCI % | 1 - Currently Critical (Immediate) | 2 - Potentially Critical (Year 1) | 3 - Necessary/Not Yet Critical (Years 2-5) | 4 - Recommended (Years 6-10) | 5 - Codes or Standards Compliance |
|-------------------|-------------------|-------------|------------------------------------|-----------------------------------|--|------------------------------|-----------------------------------|
| 2002 Main | 85,781 | 5.75 | \$0.00 | \$15,232.80 | \$172,677.00 | \$708,637.00 | \$0.00 |
| 2002 Tractor Bldg | 528 | 0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2009 Gym | 9,903 | 4.72 | \$0.00 | \$0.00 | \$0.00 | \$81,808.00 | \$0.00 |
| Site | 96,212 | 3.16 | \$0.00 | \$0.00 | \$88,900.00 | \$0.00 | \$0.00 |
| Total: | | 5.28 | \$0.00 | \$15,232.80 | \$261,577.00 | \$790,445.00 | \$0.00 |

Deficiencies By Priority



- 1 - Currently Critical (Immediate)
- 2 - Potentially Critical (Year 1) - \$15,232.80
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$261,577.00
- 4 - Recommended (Years 6-10) - \$790,445.00
- 5 - Codes or Standards Compliance

Budget Estimate Total: \$1,067,254.80

Executive Summary

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

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| | |
|--------------------|-----------------------|
| Function: | ES -Elementary School |
| Gross Area (SF): | 85,781 |
| Year Built: | 2002 |
| Last Renovation: | |
| Replacement Value: | \$15,585,549 |
| Repair Cost: | \$896,546.80 |
| Total FCI: | 5.75 % |
| Total RSLI: | 51.72 % |
| FCA Score: | 94.25 |



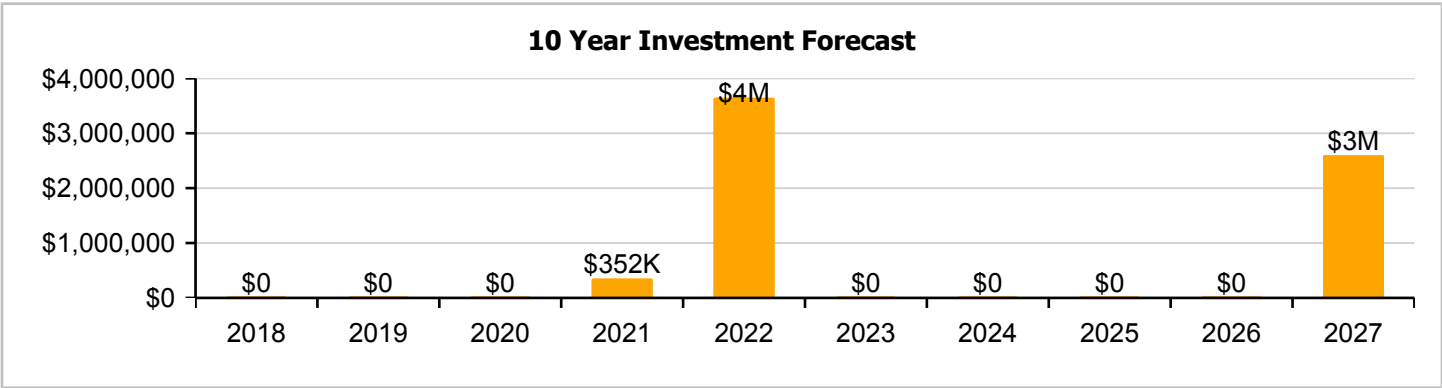
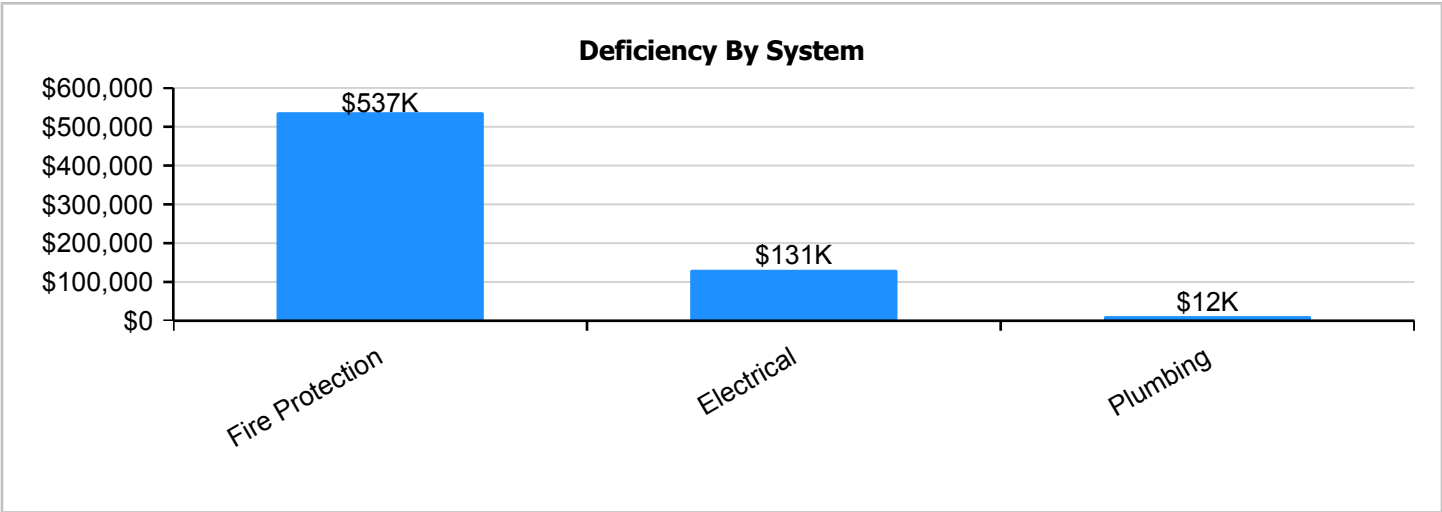
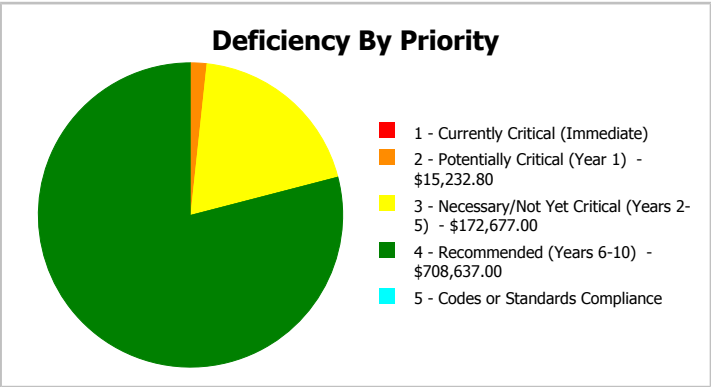
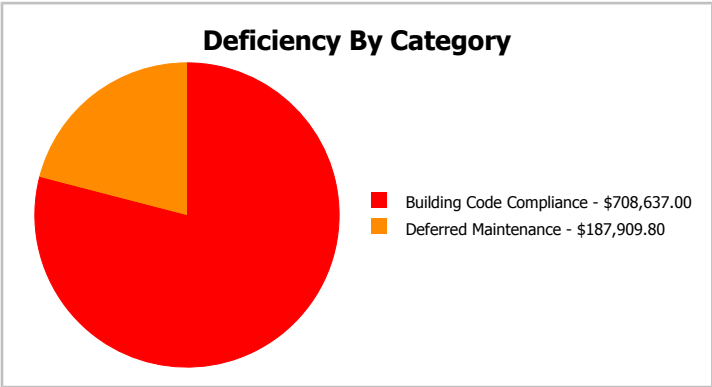
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

| | | | |
|--------------|-----------------------|--------------------|--------------|
| Function: | ES -Elementary School | Gross Area: | 85,781 |
| Year Built: | 2002 | Last Renovation: | |
| Repair Cost: | \$896,547 | Replacement Value: | \$15,585,549 |
| FCI: | 5.75 % | RSLI%: | 51.72 % |



Condition Summary

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

| UNIFORMAT Classification | RSLI % | FCI % | Current Repair Cost |
|-----------------------------|----------------|---------------|---------------------|
| A10 - Foundations | 85.00 % | 0.00 % | \$0.00 |
| B10 - Superstructure | 85.00 % | 0.00 % | \$0.00 |
| B20 - Exterior Enclosure | 66.62 % | 0.00 % | \$0.00 |
| B30 - Roofing | 49.71 % | 0.00 % | \$0.00 |
| C10 - Interior Construction | 53.50 % | 0.00 % | \$0.00 |
| C30 - Interior Finishes | 34.32 % | 0.00 % | \$0.00 |
| D20 - Plumbing | 50.00 % | 1.29 % | \$15,232.80 |
| D30 - HVAC | 44.50 % | 0.00 % | \$0.00 |
| D40 - Fire Protection | 0.00 % | 110.00 % | \$708,637.00 |
| D50 - Electrical | 47.15 % | 7.23 % | \$172,677.00 |
| E10 - Equipment | 25.00 % | 0.00 % | \$0.00 |
| E20 - Furnishings | 25.00 % | 0.00 % | \$0.00 |
| Totals: | 51.72 % | 5.75 % | \$896,546.80 |

Photo Album

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

1). West Elevation - Dec 06, 2016



2). East Elevation - Dec 06, 2016



3). North Elevation - Dec 06, 2016



4). South Elevation - Dec 06, 2016



Condition Detail

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

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

System Listing

Campus Assessment Report - 2002 Main

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

| System Code | System Description | Unit Price \$ | UoM | Qty | Life | Year Installed | Calc Next Renewal Year | Next Renewal Year | RSLI% | FCI% | RSL | eCR | Deficiency \$ | Replacement Value \$ |
|--------------|---------------------------------|---------------|------|--------|------|----------------|------------------------|-------------------|----------------|---------------|-----|-----|---------------------|----------------------|
| A1010 | Standard Foundations | \$4.70 | S.F. | 85,781 | 100 | 2002 | 2102 | | 85.00 % | 0.00 % | 85 | | | \$403,171 |
| A1030 | Slab on Grade | \$8.26 | S.F. | 85,781 | 100 | 2002 | 2102 | | 85.00 % | 0.00 % | 85 | | | \$708,551 |
| B1010 | Floor Construction | \$1.61 | S.F. | 85,781 | 100 | 2002 | 2102 | | 85.00 % | 0.00 % | 85 | | | \$138,107 |
| B1020 | Roof Construction | \$15.44 | S.F. | 85,781 | 100 | 2002 | 2102 | | 85.00 % | 0.00 % | 85 | | | \$1,324,459 |
| B2010 | Exterior Walls | \$9.24 | S.F. | 85,781 | 100 | 2002 | 2102 | | 85.00 % | 0.00 % | 85 | | | \$792,616 |
| B2020 | Exterior Windows | \$9.20 | S.F. | 85,781 | 30 | 2002 | 2032 | | 50.00 % | 0.00 % | 15 | | | \$789,185 |
| B2030 | Exterior Doors | \$1.02 | S.F. | 85,781 | 30 | 2002 | 2032 | | 50.00 % | 0.00 % | 15 | | | \$87,497 |
| B3010130 | Preformed Metal Roofing | \$9.66 | S.F. | 85,781 | 30 | 2002 | 2032 | | 50.00 % | 0.00 % | 15 | | | \$828,644 |
| B3020 | Roof Openings | \$0.29 | S.F. | 85,781 | 25 | 2002 | 2027 | | 40.00 % | 0.00 % | 10 | | | \$24,876 |
| C1010 | Partitions | \$10.59 | S.F. | 85,781 | 75 | 2002 | 2077 | | 80.00 % | 0.00 % | 60 | | | \$908,421 |
| C1020 | Interior Doors | \$2.48 | S.F. | 85,781 | 30 | 2002 | 2032 | | 50.00 % | 0.00 % | 15 | | | \$212,737 |
| C1030 | Fittings | \$9.54 | S.F. | 85,781 | 20 | 2002 | 2022 | | 25.00 % | 0.00 % | 5 | | | \$818,351 |
| C3010 | Wall Finishes | \$2.73 | S.F. | 85,781 | 10 | 2012 | 2022 | | 50.00 % | 0.00 % | 5 | | | \$234,182 |
| C3020 | Floor Finishes | \$11.15 | S.F. | 85,781 | 20 | 2002 | 2022 | | 25.00 % | 0.00 % | 5 | | | \$956,458 |
| C3030 | Ceiling Finishes | \$10.74 | S.F. | 85,781 | 25 | 2002 | 2027 | | 40.00 % | 0.00 % | 10 | | | \$921,288 |
| D2010 | Plumbing Fixtures | \$11.26 | S.F. | 85,781 | 30 | 2002 | 2032 | | 50.00 % | 0.00 % | 15 | | | \$965,894 |
| D2020 | Domestic Water Distribution | \$0.96 | S.F. | 85,781 | 30 | 2002 | 2032 | | 50.00 % | 18.50 % | 15 | | \$15,232.80 | \$82,350 |
| D2030 | Sanitary Waste | \$1.52 | S.F. | 85,781 | 30 | 2002 | 2032 | | 50.00 % | 0.00 % | 15 | | | \$130,387 |
| D3020 | Heat Generating Systems | \$4.98 | S.F. | 85,781 | 30 | 2002 | 2032 | | 50.00 % | 0.00 % | 15 | | | \$427,189 |
| D3030 | Cooling Generating Systems | \$5.16 | S.F. | 85,781 | 25 | 2002 | 2027 | | 40.00 % | 0.00 % | 10 | | | \$442,630 |
| D3040 | Distribution Systems | \$6.02 | S.F. | 85,781 | 30 | 2002 | 2032 | | 50.00 % | 0.00 % | 15 | | | \$516,402 |
| D3060 | Controls & Instrumentation | \$1.91 | S.F. | 85,781 | 20 | 2002 | 2022 | | 25.00 % | 0.00 % | 5 | | | \$163,842 |
| D4010 | Sprinklers | \$4.14 | S.F. | 85,781 | 20 | | | 2016 | 0.00 % | 110.00 % | -1 | | \$390,647.00 | \$355,133 |
| D4020 | Standpipes | \$3.37 | S.F. | 85,781 | 20 | | | 2016 | 0.00 % | 110.00 % | -1 | | \$317,990.00 | \$289,082 |
| D5010 | Electrical Service/Distribution | \$1.65 | S.F. | 85,781 | 40 | 2002 | 2042 | | 62.50 % | 0.00 % | 25 | | | \$141,539 |
| D5020 | Branch Wiring | \$4.99 | S.F. | 85,781 | 30 | 2002 | 2032 | | 50.00 % | 0.00 % | 15 | | | \$428,047 |
| D5020 | Lighting | \$11.64 | S.F. | 85,781 | 30 | 2002 | 2032 | | 50.00 % | 0.00 % | 15 | | | \$998,491 |
| D5030810 | Security & Detection Systems | \$1.83 | S.F. | 85,781 | 15 | 2002 | 2017 | | 0.00 % | 110.00 % | 0 | | \$172,677.00 | \$156,979 |
| D5030910 | Fire Alarm Systems | \$3.31 | S.F. | 85,781 | 15 | 2002 | 2017 | 2021 | 26.67 % | 0.00 % | 4 | | | \$283,935 |
| D5030920 | Data Communication | \$4.30 | S.F. | 85,781 | 15 | 2012 | 2027 | | 66.67 % | 0.00 % | 10 | | | \$368,858 |
| D5090 | Other Electrical Systems | \$0.12 | S.F. | 85,781 | 20 | 2002 | 2022 | | 25.00 % | 0.00 % | 5 | | | \$10,294 |
| E1020 | Institutional Equipment | \$0.30 | S.F. | 85,781 | 20 | 2002 | 2022 | | 25.00 % | 0.00 % | 5 | | | \$25,734 |
| E1090 | Other Equipment | \$1.86 | S.F. | 85,781 | 20 | 2002 | 2022 | | 25.00 % | 0.00 % | 5 | | | \$159,553 |
| E2010 | Fixed Furnishings | \$5.72 | S.F. | 85,781 | 20 | 2002 | 2022 | | 25.00 % | 0.00 % | 5 | | | \$490,667 |
| Total | | | | | | | | | 51.72 % | 5.75 % | | | \$896,546.80 | \$15,585,549 |

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: B1010 - Floor Construction



Note:

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

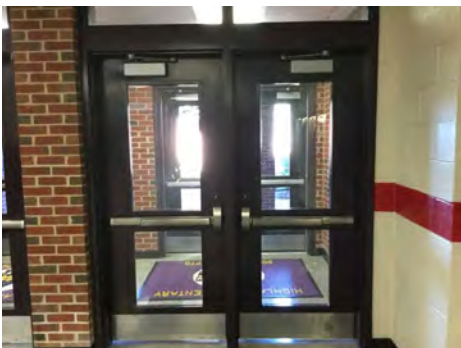
Campus Assessment Report - 2002 Main

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

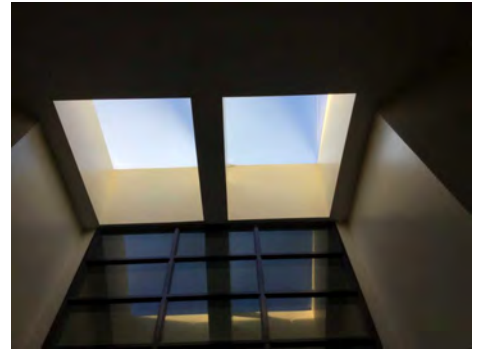
Campus Assessment Report - 2002 Main

System: B3010130 - Preformed Metal Roofing



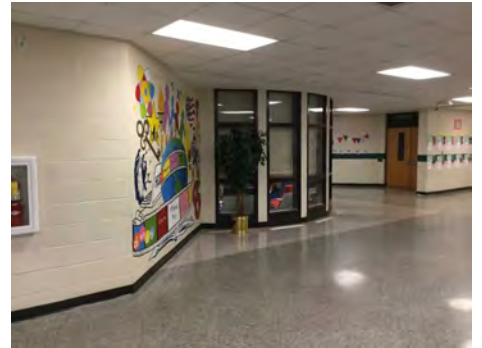
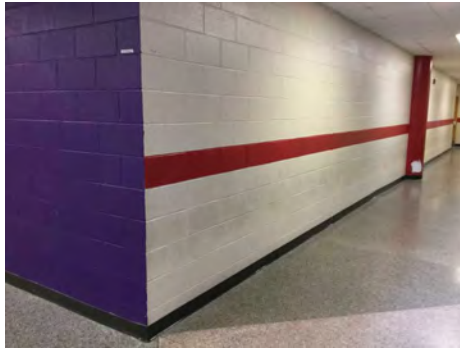
Note:

System: B3020 - Roof Openings



Note:

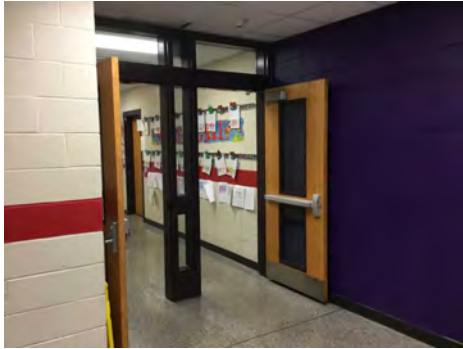
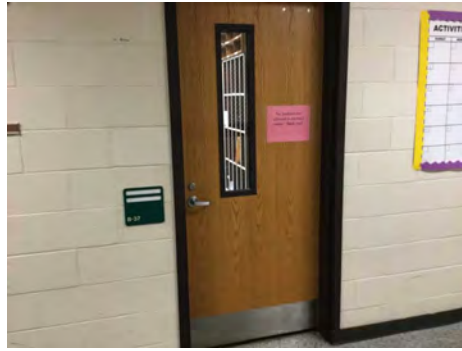
System: C1010 - Partitions



Note:

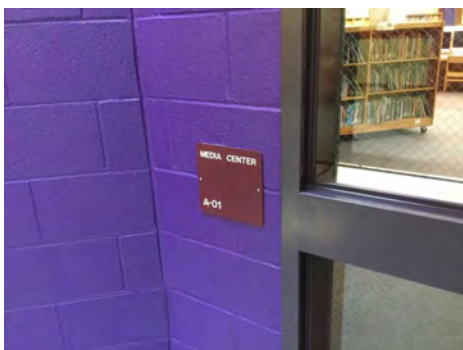
Campus Assessment Report - 2002 Main

System: C1020 - Interior Doors



Note:

System: C1030 - Fittings



Note:

Campus Assessment Report - 2002 Main

System: C3010 - Wall Finishes



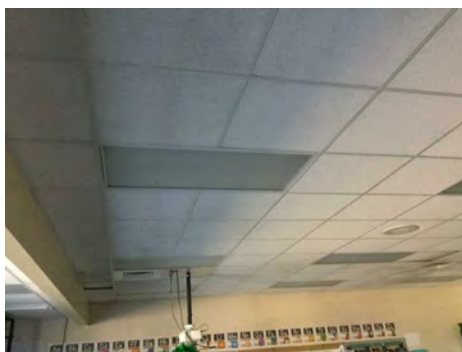
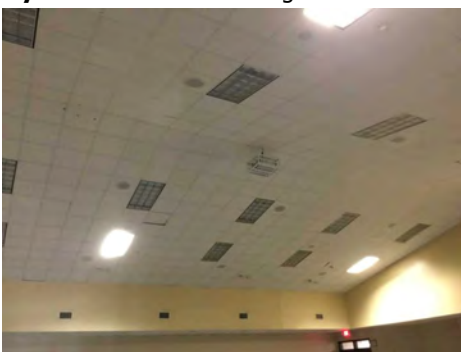
Note:

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

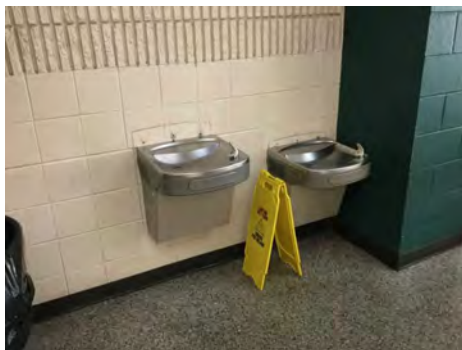
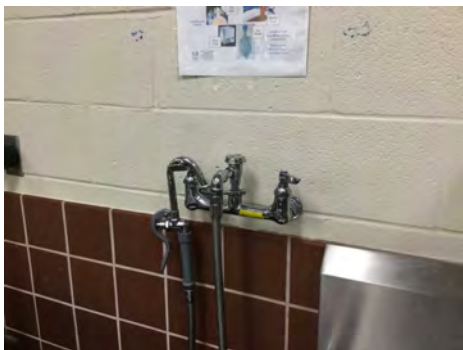
Campus Assessment Report - 2002 Main

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

Campus Assessment Report - 2002 Main

System: D3020 - Heat Generating Systems



Note:

System: D3030 - Cooling Generating Systems



Note:

System: D3040 - Distribution Systems



Note:

Campus Assessment Report - 2002 Main

System: D3060 - Controls & Instrumentation



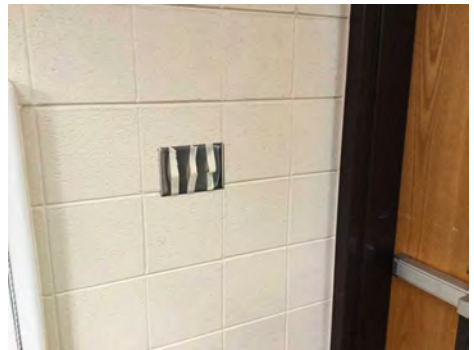
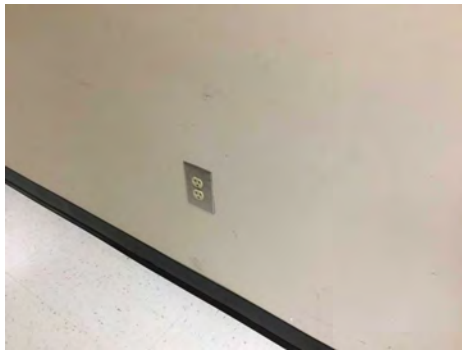
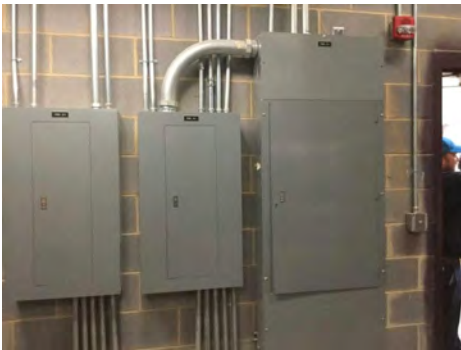
Note:

System: D5010 - Electrical Service/Distribution



Note:

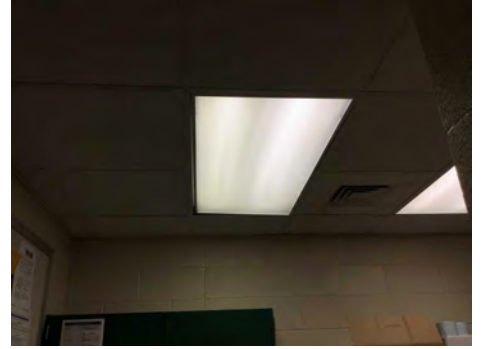
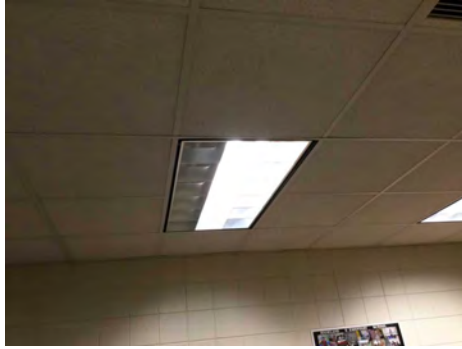
System: D5020 - Branch Wiring



Note:

Campus Assessment Report - 2002 Main

System: D5020 - Lighting



Note:

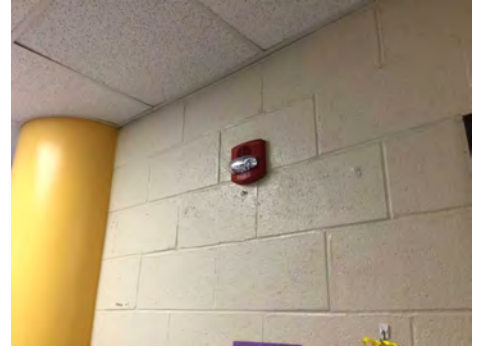
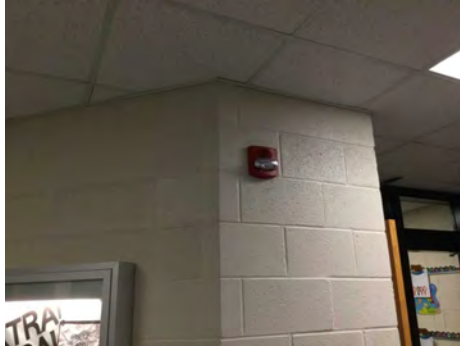
System: D5030810 - Security & Detection Systems



Note:

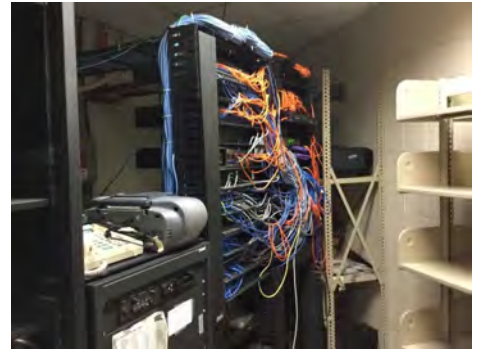
Campus Assessment Report - 2002 Main

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

Campus Assessment Report - 2002 Main

System: D5090 - Other Electrical Systems



Note:

System: E1020 - Institutional Equipment



Note:

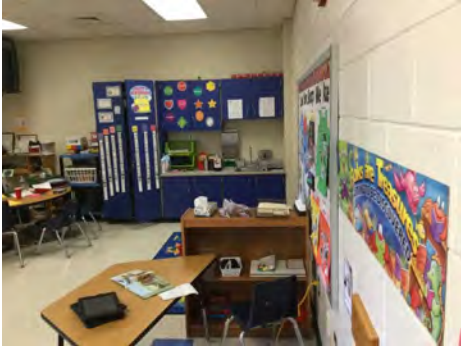
System: E1090 - Other Equipment



Note:

Campus Assessment Report - 2002 Main

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

| System | Current Deficiencies | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | Total |
|---|----------------------|------------|------------|------------|------------------|--------------------|------------|------------|------------|------------|--------------------|--------------------|
| Total: | \$896,547 | \$0 | \$0 | \$0 | \$351,529 | \$3,645,904 | \$0 | \$0 | \$0 | \$0 | \$2,598,352 | \$7,492,332 |
| * A - Substructure | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * A10 - Foundations | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * A1010 - Standard Foundations | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * A1030 - Slab on Grade | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B - Shell | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B10 - Superstructure | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * B1010 - Floor Construction | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * B1020 - Roof Construction | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B20 - Exterior Enclosure | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * B2010 - Exterior Walls | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B2020 - Exterior Windows | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B2030 - Exterior Doors | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B30 - Roofing | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B3010 - Roof Coverings | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B3010130 - Preformed Metal Roofing | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B3020 - Roof Openings | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$36,775 | \$36,775 |
| C - Interiors | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| C10 - Interior Construction | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * C1010 - Partitions | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| C1020 - Interior Doors | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| C1030 - Fittings | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,043,562 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,043,562 |
| C30 - Interior Finishes | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| C3010 - Wall Finishes | \$0 | \$0 | \$0 | \$0 | \$0 | \$298,629 | \$0 | \$0 | \$0 | \$0 | \$0 | \$298,629 |
| C3020 - Floor Finishes | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,219,677 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,219,677 |
| C3030 - Ceiling Finishes | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,361,948 | \$1,361,948 |

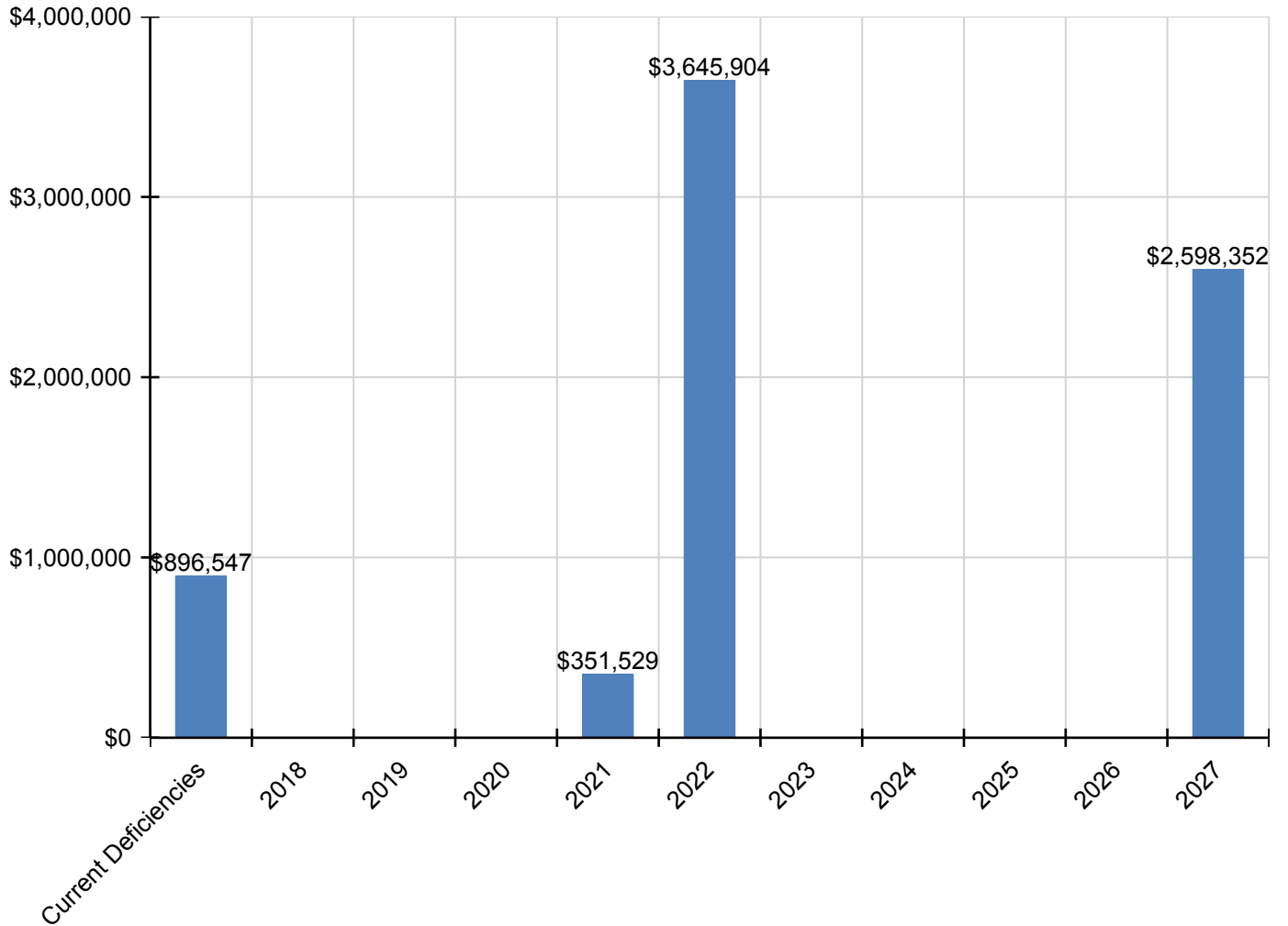
Campus Assessment Report - 2002 Main

| | | | | | | | | | | | | | |
|---|-----------|-----|-----|-----|-----------|-----------|-----|-----|-----|-----|-----|-----------|-----------|
| D - Services | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D20 - Plumbing | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D2010 - Plumbing Fixtures | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D2020 - Domestic Water Distribution | \$15,233 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$15,233 |
| D2030 - Sanitary Waste | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D30 - HVAC | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D3020 - Heat Generating Systems | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D3030 - Cooling Generating Systems | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$654,343 | \$654,343 |
| D3040 - Distribution Systems | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D3060 - Controls & Instrumentation | \$0 | \$0 | \$0 | \$0 | \$0 | \$208,931 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$208,931 |
| D40 - Fire Protection | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D4010 - Sprinklers | \$390,647 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$390,647 |
| D4020 - Standpipes | \$317,990 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$317,990 |
| 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 | \$172,677 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$172,677 |
| D5030910 - Fire Alarm Systems | \$0 | \$0 | \$0 | \$0 | \$351,529 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$351,529 |
| D5030920 - Data Communication | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$545,286 | \$545,286 |
| D5090 - Other Electrical Systems | \$0 | \$0 | \$0 | \$0 | \$0 | \$13,126 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$13,126 |
| E - Equipment & Furnishings | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| E10 - Equipment | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| E1020 - Institutional Equipment | \$0 | \$0 | \$0 | \$0 | \$0 | \$32,817 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$32,817 |
| E1090 - Other Equipment | \$0 | \$0 | \$0 | \$0 | \$0 | \$203,462 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$203,462 |
| E20 - Furnishings | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| E2010 - Fixed Furnishings | \$0 | \$0 | \$0 | \$0 | \$0 | \$625,700 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$625,700 |

* Indicates non-renewable system

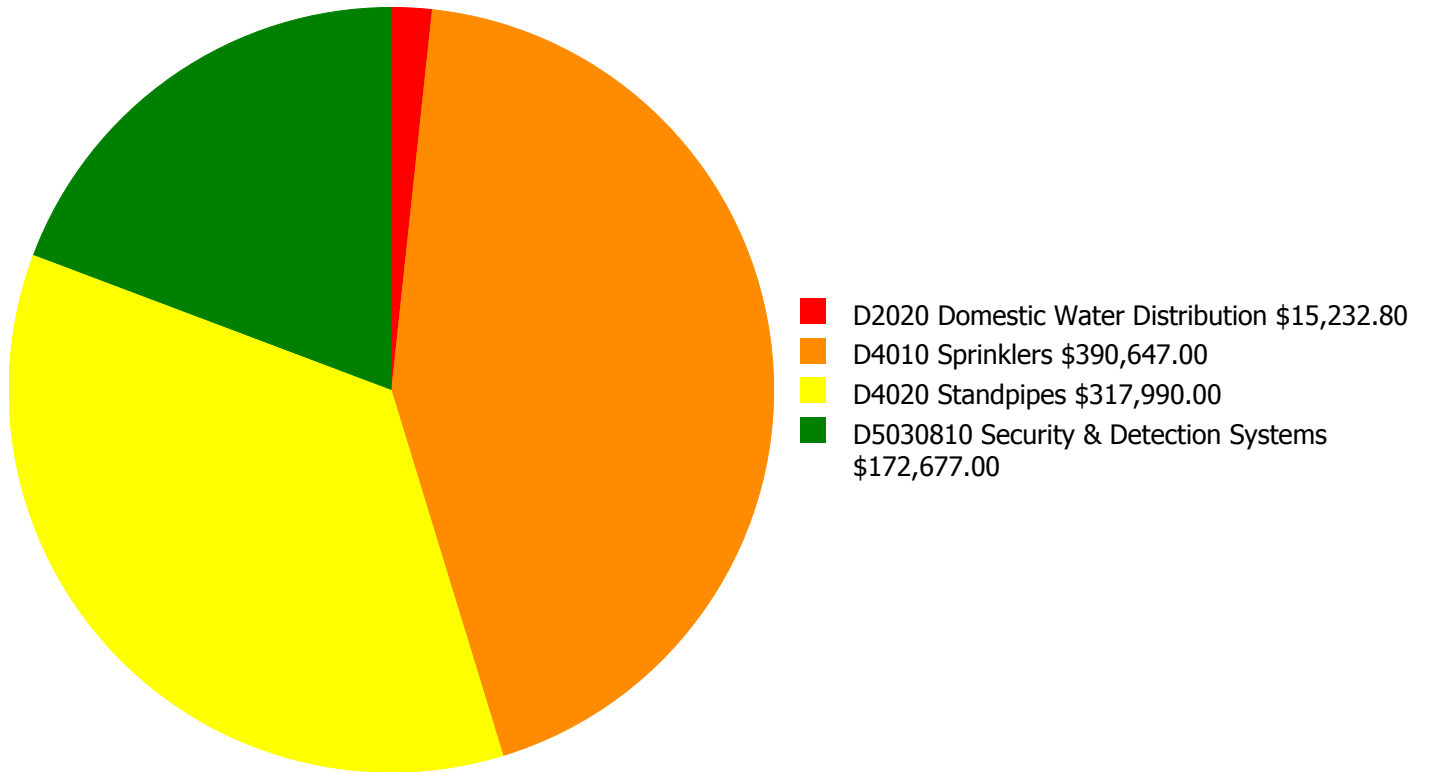
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

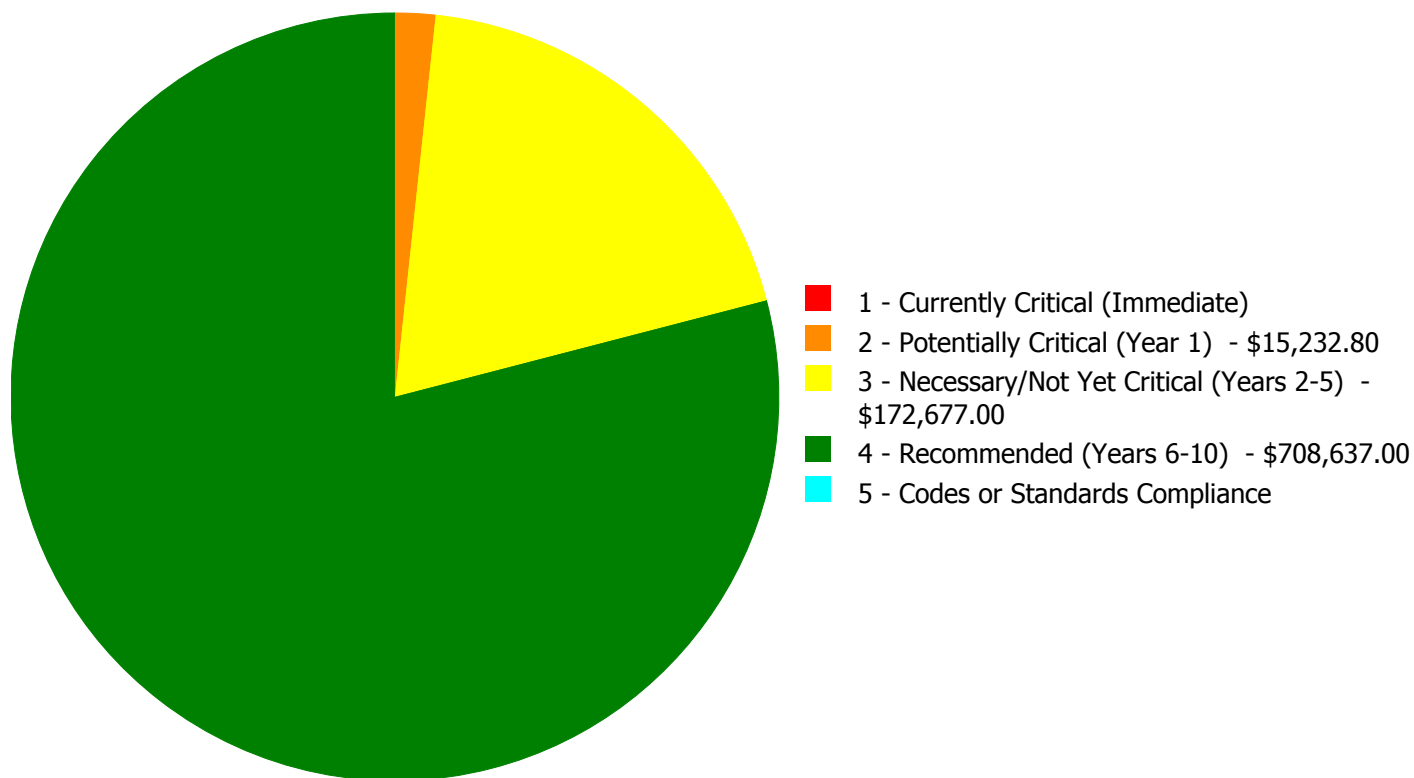
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$896,546.80

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: \$896,546.80

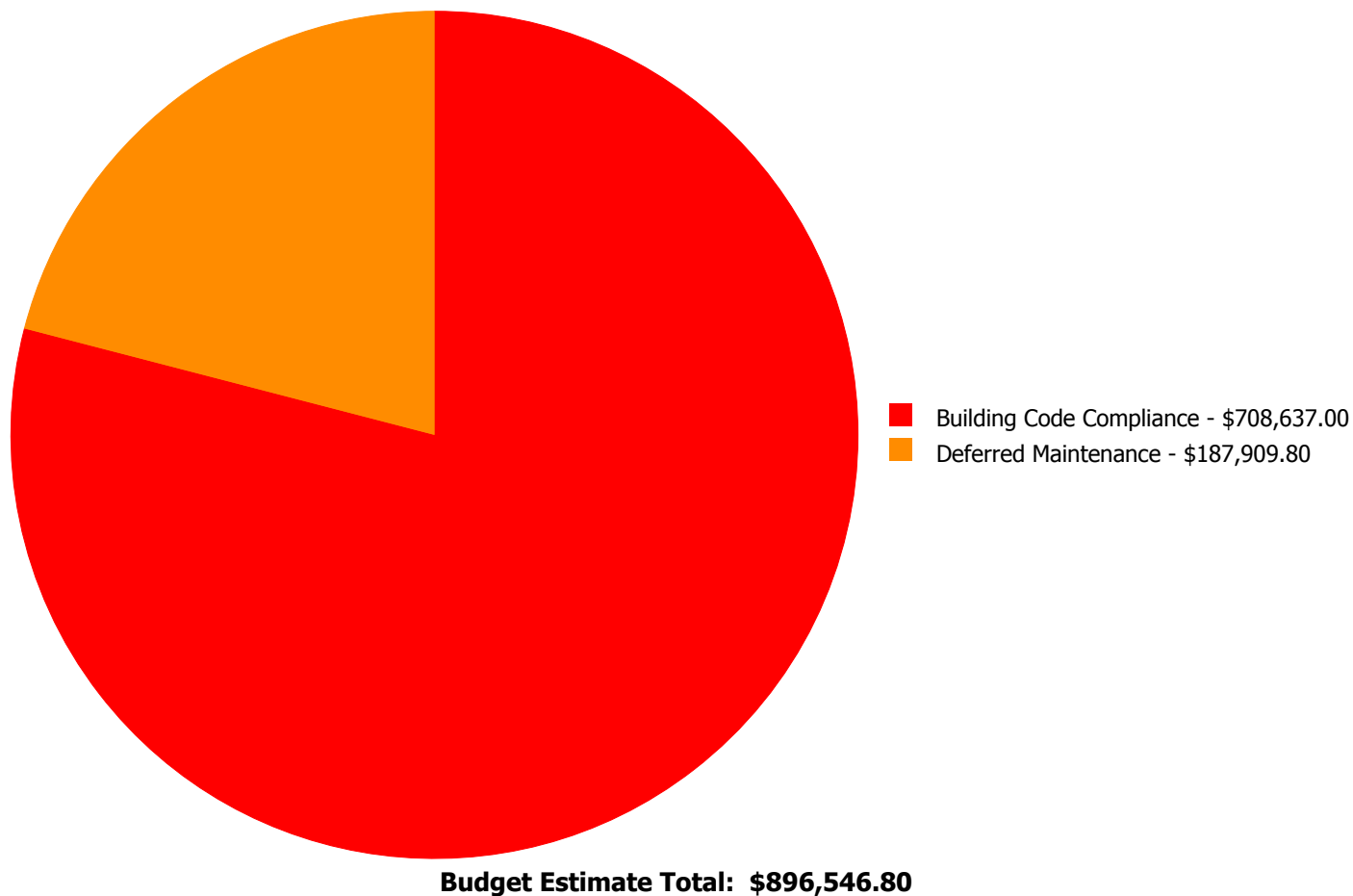
Deficiency By Priority Investment Table

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 |
|-------------|------------------------------|------------------------------------|-----------------------------------|--|------------------------------|-----------------------------------|--------------|
| D2020 | Domestic Water Distribution | \$0.00 | \$15,232.80 | \$0.00 | \$0.00 | \$0.00 | \$15,232.80 |
| D4010 | Sprinklers | \$0.00 | \$0.00 | \$0.00 | \$390,647.00 | \$0.00 | \$390,647.00 |
| D4020 | Standpipes | \$0.00 | \$0.00 | \$0.00 | \$317,990.00 | \$0.00 | \$317,990.00 |
| D5030810 | Security & Detection Systems | \$0.00 | \$0.00 | \$172,677.00 | \$0.00 | \$0.00 | \$172,677.00 |
| | Total: | \$0.00 | \$15,232.80 | \$172,677.00 | \$708,637.00 | \$0.00 | \$896,546.80 |

Deficiency Summary by Category

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



Deficiency Details by Priority

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

Priority 2 - Potentially Critical (Year 1):

System: D2020 - Domestic Water Distribution



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Replace water heater, gas / oil, 70 gallon
Qty: 1.00
Unit of Measure: Ea.
Estimate: \$15,232.80
Assessor Name: Terence Davis
Date Created: 12/06/2016

Notes: Hot water heaters are beyond service life with reported failures and should be replaced.

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

System: D5030810 - Security & Detection Systems



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 85,781.00
Unit of Measure: S.F.
Estimate: \$172,677.00
Assessor Name: Terence Davis
Date Created: 12/05/2016

Notes: Security system is nearing end of life. Cameras are analog and should be upgraded to digital.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 85,781.00
Unit of Measure: S.F.
Estimate: \$390,647.00
Assessor Name: Terence Davis
Date Created: 12/20/2016

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 85,781.00
Unit of Measure: S.F.
Estimate: \$317,990.00
Assessor Name: Terence Davis
Date Created: 12/20/2016

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

Executive Summary

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

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

| | |
|--------------------|-----------------------|
| Function: | ES -Elementary School |
| Gross Area (SF): | 528 |
| Year Built: | 2002 |
| Last Renovation: | |
| Replacement Value: | \$85,587 |
| Repair Cost: | \$0.00 |
| Total FCI: | 0.00 % |
| Total RSLI: | 63.87 % |
| FCA Score: | 100.00 |



Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

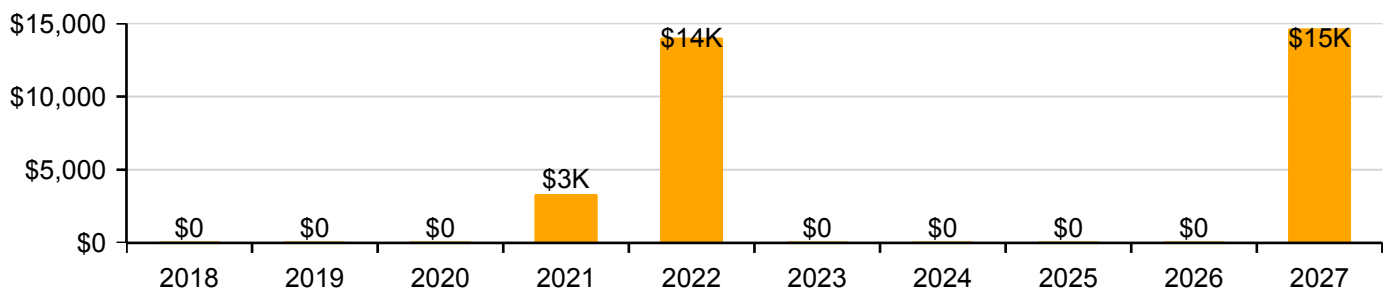
| | | | |
|--------------|-----------------------|--------------------|----------|
| Function: | ES -Elementary School | Gross Area: | 528 |
| Year Built: | 2002 | Last Renovation: | |
| Repair Cost: | \$0 | Replacement Value: | \$85,587 |
| FCI: | 0.00 % | RSLI%: | 63.87 % |

No data found for this asset

No data found for this asset

No data found for this asset

10 Year Investment Forecast



Condition Summary

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

| UNIFORMAT Classification | RSLI % | FCI % | Current Repair Cost |
|--------------------------|----------------|---------------|---------------------|
| A10 - Foundations | 85.00 % | 0.00 % | \$0.00 |
| B10 - Superstructure | 85.00 % | 0.00 % | \$0.00 |
| B20 - Exterior Enclosure | 77.12 % | 0.00 % | \$0.00 |
| B30 - Roofing | 50.00 % | 0.00 % | \$0.00 |
| C30 - Interior Finishes | 33.01 % | 0.00 % | \$0.00 |
| D50 - Electrical | 50.00 % | 0.00 % | \$0.00 |
| Totals: | 63.87 % | 0.00 % | \$0.00 |

Photo Album

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

1). North Elevation - Dec 06, 2016



2). South Elevation - Dec 06, 2016



3). West Elevation - Dec 06, 2016



4). East Elevation - Dec 06, 2016



Condition Detail

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

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

System Listing

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

| System Code | System Description | Unit Price \$ | UoM | Qty | Life | Year Installed | Calc Next Renewal Year | Next Renewal Year | RSLI% | FCI% | RSL | eCR | Deficiency \$ | Replacement Value \$ |
|--------------|-------------------------|---------------|------|-----|------|----------------|------------------------|-------------------|----------------|--------|-----|-----|---------------|----------------------|
| A1010 | Standard Foundations | \$20.13 | S.F. | 528 | 100 | 2002 | 2102 | | 85.00 % | 0.00 % | 85 | | | \$10,629 |
| A1030 | Slab on Grade | \$19.75 | S.F. | 528 | 100 | 2002 | 2102 | | 85.00 % | 0.00 % | 85 | | | \$10,428 |
| B1020 | Roof Construction | \$16.26 | S.F. | 528 | 100 | 2002 | 2102 | | 85.00 % | 0.00 % | 85 | | | \$8,585 |
| B2010 | Exterior Walls | \$29.79 | S.F. | 528 | 100 | 2002 | 2102 | | 85.00 % | 0.00 % | 85 | | | \$15,729 |
| B2030 | Exterior Doors | \$8.66 | S.F. | 528 | 30 | 2002 | 2032 | | 50.00 % | 0.00 % | 15 | | | \$4,572 |
| B3010130 | Preformed Metal Roofing | \$9.66 | S.F. | 528 | 30 | 2002 | 2032 | | 50.00 % | 0.00 % | 15 | | | \$5,100 |
| C3010 | Wall Finishes | \$5.11 | S.F. | 528 | 10 | 2002 | 2012 | 2021 | 40.00 % | 0.00 % | 4 | | | \$2,698 |
| C3020 | Floor Finishes | \$20.82 | S.F. | 528 | 20 | 2002 | 2022 | | 25.00 % | 0.00 % | 5 | | | \$10,993 |
| C3030 | Ceiling Finishes | \$18.76 | S.F. | 528 | 25 | 2002 | 2027 | | 40.00 % | 0.00 % | 10 | | | \$9,905 |
| D5020 | Branch Wiring | \$3.58 | S.F. | 528 | 30 | 2002 | 2032 | | 50.00 % | 0.00 % | 15 | | | \$1,890 |
| D5020 | Lighting | \$9.58 | S.F. | 528 | 30 | 2002 | 2032 | | 50.00 % | 0.00 % | 15 | | | \$5,058 |
| Total | | | | | | | | | 63.87 % | | | | | \$85,587 |

System Notes

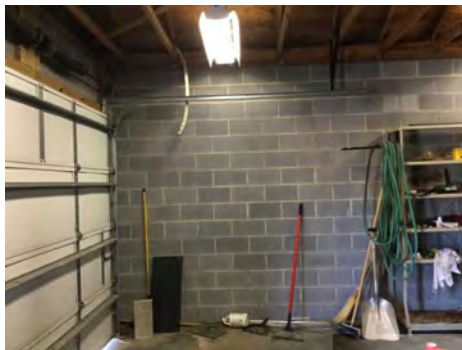
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B1020 - Roof Construction



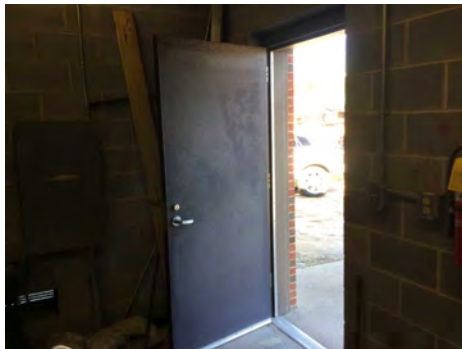
Note:

System: B2010 - Exterior Walls



Note:

System: B2030 - Exterior Doors



Note:

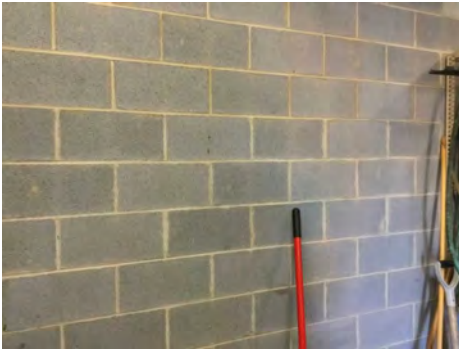
Campus Assessment Report - 2002 Tractor Bldg

System: B3010130 - Preformed Metal Roofing



Note:

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

Campus Assessment Report - 2002 Tractor Bldg

System: C3030 - Ceiling Finishes



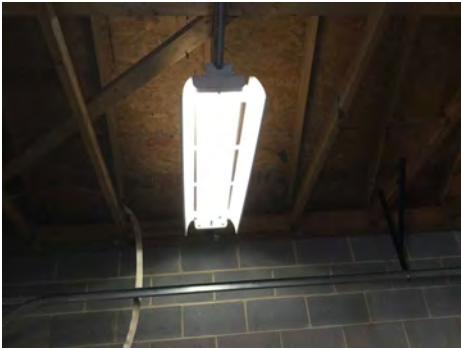
Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

Renewal Schedule

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

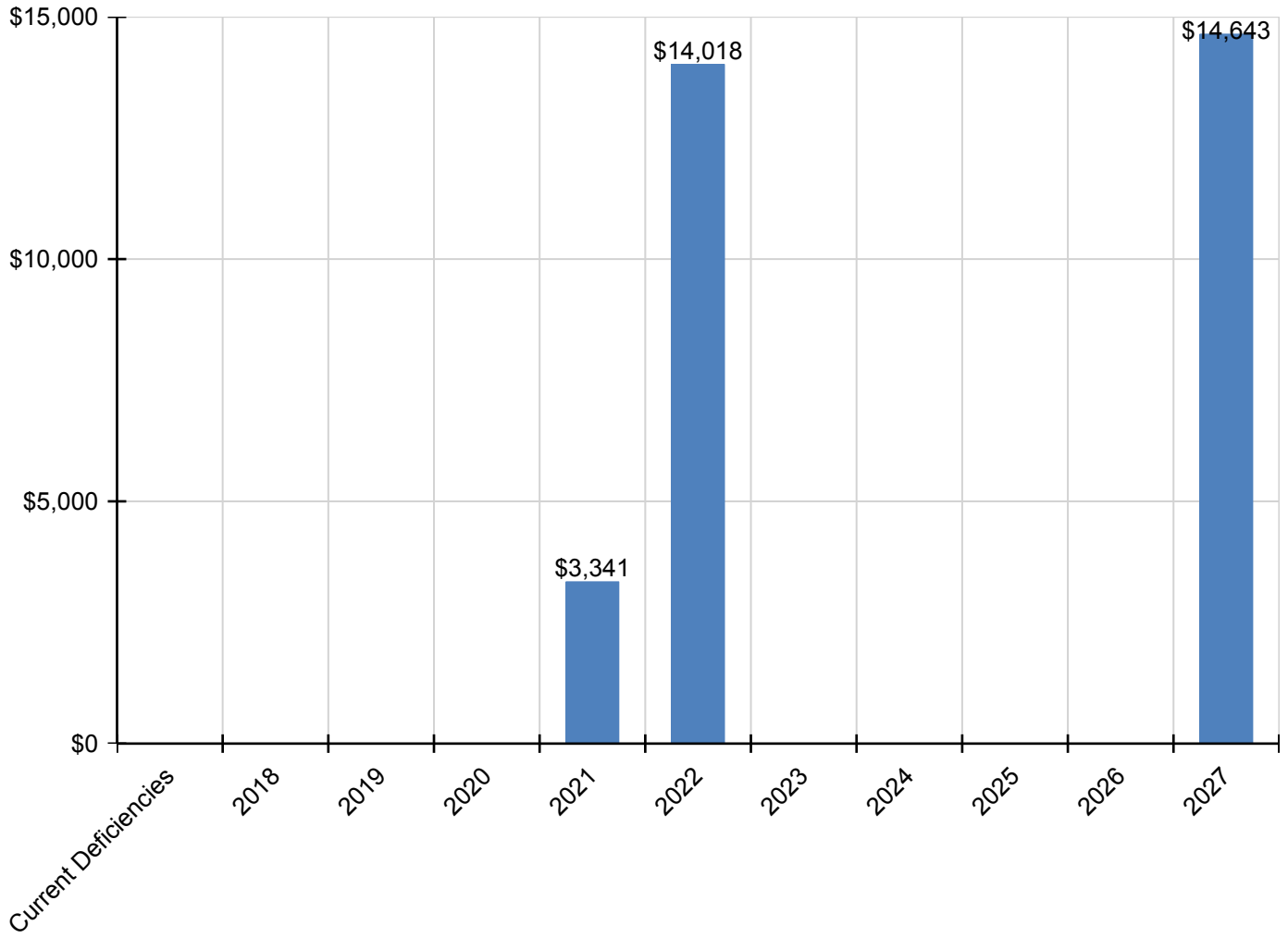
Inflation Rate: 3%

| System | Current Deficiencies | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | Total |
|---|----------------------|------------|------------|------------|----------------|-----------------|------------|------------|------------|------------|-----------------|-----------------|
| Total: | \$0 | \$0 | \$0 | \$0 | \$3,341 | \$14,018 | \$0 | \$0 | \$0 | \$0 | \$14,643 | \$32,002 |
| * A - Substructure | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * A10 - Foundations | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * A1010 - Standard Foundations | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * A1030 - Slab on Grade | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B - Shell | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B10 - Superstructure | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * B1020 - Roof Construction | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B20 - Exterior Enclosure | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * B2010 - Exterior Walls | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B2030 - Exterior Doors | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B30 - Roofing | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B3010 - Roof Coverings | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B3010130 - Preformed Metal Roofing | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| C - Interiors | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| C30 - Interior Finishes | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| C3010 - Wall Finishes | \$0 | \$0 | \$0 | \$0 | \$3,341 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,341 |
| C3020 - Floor Finishes | \$0 | \$0 | \$0 | \$0 | \$0 | \$14,018 | \$0 | \$0 | \$0 | \$0 | \$0 | \$14,018 |
| C3030 - Ceiling Finishes | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$14,643 | \$14,643 |
| 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 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D5020 - Lighting | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

| | |
|--------------------|-----------------------|
| Function: | ES -Elementary School |
| Gross Area (SF): | 9,903 |
| Year Built: | 2009 |
| Last Renovation: | |
| Replacement Value: | \$1,731,539 |
| Repair Cost: | \$81,808.00 |
| Total FCI: | 4.72 % |
| Total RSLI: | 68.50 % |
| FCA Score: | 95.28 |



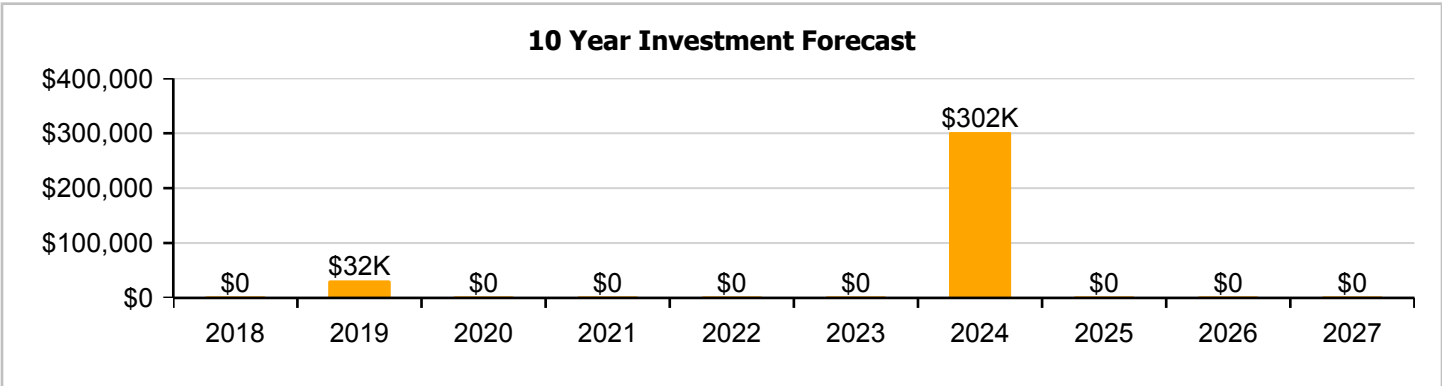
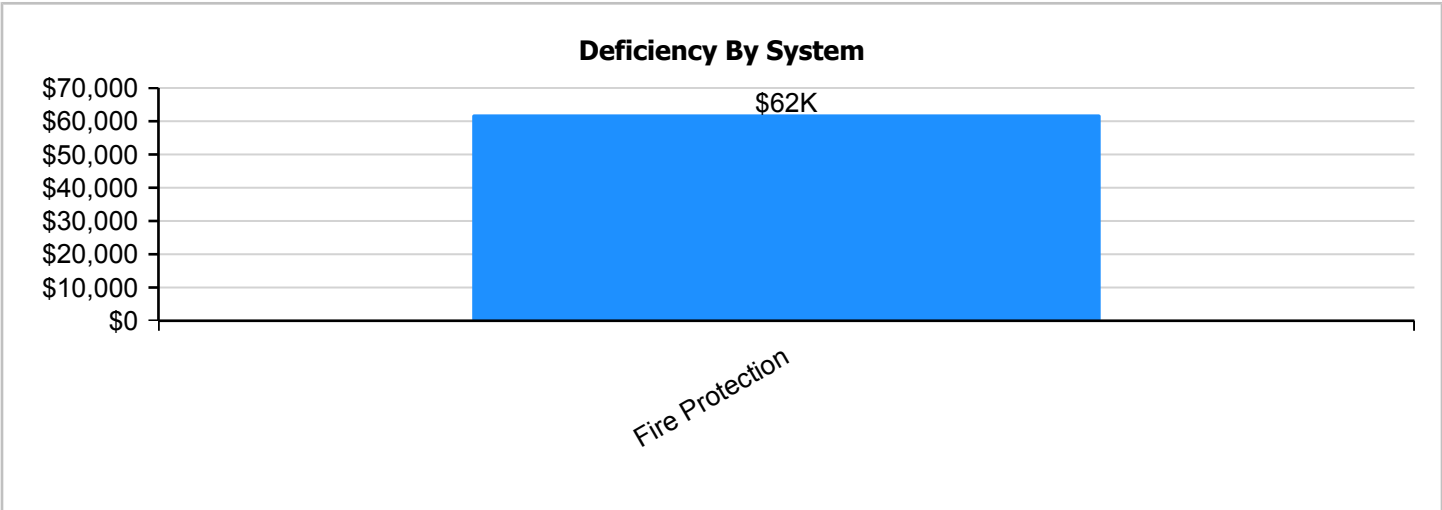
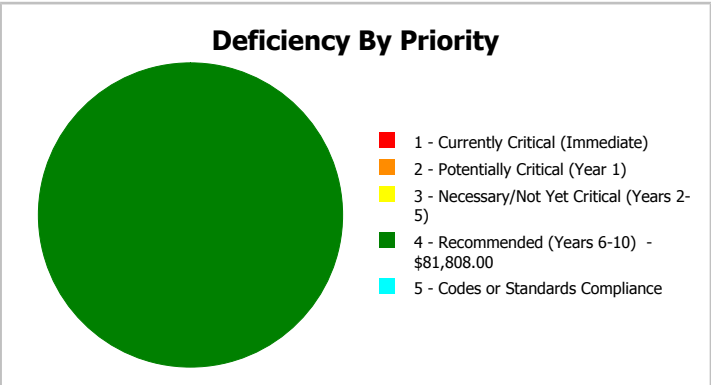
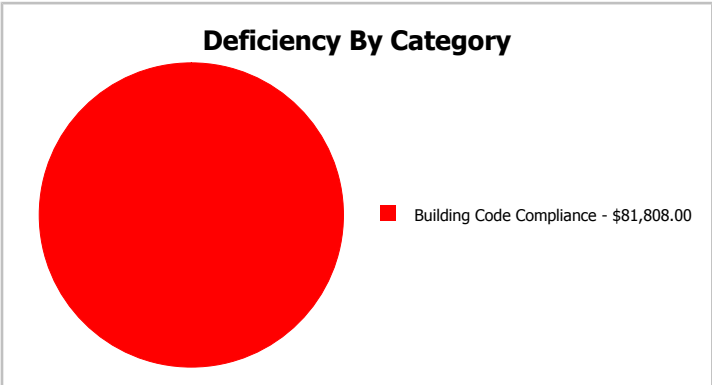
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

| | | | |
|--------------|-----------------------|--------------------|-------------|
| Function: | ES -Elementary School | Gross Area: | 9,903 |
| Year Built: | 2009 | Last Renovation: | |
| Repair Cost: | \$81,808 | Replacement Value: | \$1,731,539 |
| FCI: | 4.72 % | RSLI%: | 68.50 % |



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 | 92.00 % | 0.00 % | \$0.00 |
| B10 - Superstructure | 92.00 % | 0.00 % | \$0.00 |
| B20 - Exterior Enclosure | 90.14 % | 0.00 % | \$0.00 |
| B30 - Roofing | 73.33 % | 0.00 % | \$0.00 |
| C10 - Interior Construction | 75.20 % | 0.00 % | \$0.00 |
| C30 - Interior Finishes | 59.05 % | 0.00 % | \$0.00 |
| D20 - Plumbing | 73.33 % | 0.00 % | \$0.00 |
| D30 - HVAC | 55.52 % | 0.00 % | \$0.00 |
| D40 - Fire Protection | 0.00 % | 110.00 % | \$81,808.00 |
| D50 - Electrical | 64.63 % | 0.00 % | \$0.00 |
| E10 - Equipment | 60.00 % | 0.00 % | \$0.00 |
| E20 - Furnishings | 60.00 % | 0.00 % | \$0.00 |
| Totals: | 68.50 % | 4.72 % | \$81,808.00 |

Photo Album

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

1). West Elevation - Dec 06, 2016



2). East Elevation - Dec 06, 2016



3). North Elevation - Dec 06, 2016



4). South Elevation - Dec 06, 2016



Condition Detail

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

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

Campus Assessment Report - 2009 Gym

System Listing

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

| System Code | System Description | Unit Price \$ | UoM | Qty | Life | Year Installed | Calc Next Renewal Year | Next Renewal Year | RSLI% | FCI% | RSL | eCR | Deficiency \$ | Replacement Value \$ |
|--------------|---------------------------------|---------------|------|-------|------|----------------|------------------------|-------------------|----------------|---------------|-----|-----|--------------------|----------------------|
| A1010 | Standard Foundations | \$4.70 | S.F. | 9,903 | 100 | 2009 | 2109 | | 92.00 % | 0.00 % | 92 | | | \$46,544 |
| A1030 | Slab on Grade | \$8.26 | S.F. | 9,903 | 100 | 2009 | 2109 | | 92.00 % | 0.00 % | 92 | | | \$81,799 |
| B1010 | Floor Construction | \$1.61 | S.F. | 9,903 | 100 | 2009 | 2109 | | 92.00 % | 0.00 % | 92 | | | \$15,944 |
| B1020 | Roof Construction | \$15.44 | S.F. | 9,903 | 100 | 2009 | 2109 | | 92.00 % | 0.00 % | 92 | | | \$152,902 |
| B2010 | Exterior Walls | \$9.24 | S.F. | 9,903 | 100 | 2009 | 2109 | | 92.00 % | 0.00 % | 92 | | | \$91,504 |
| B2030 | Exterior Doors | \$1.02 | S.F. | 9,903 | 30 | 2009 | 2039 | | 73.33 % | 0.00 % | 22 | | | \$10,101 |
| B3010130 | Preformed Metal Roofing | \$9.66 | S.F. | 9,903 | 30 | 2009 | 2039 | | 73.33 % | 0.00 % | 22 | | | \$95,663 |
| C1010 | Partitions | \$10.59 | S.F. | 9,903 | 75 | 2009 | 2084 | | 89.33 % | 0.00 % | 67 | | | \$104,873 |
| C1020 | Interior Doors | \$2.48 | S.F. | 9,903 | 30 | 2009 | 2039 | | 73.33 % | 0.00 % | 22 | | | \$24,559 |
| C1030 | Fittings | \$9.54 | S.F. | 9,903 | 20 | 2009 | 2029 | | 60.00 % | 0.00 % | 12 | | | \$94,475 |
| C3010 | Wall Finishes | \$2.73 | S.F. | 9,903 | 10 | 2009 | 2019 | | 20.00 % | 0.00 % | 2 | | | \$27,035 |
| C3020 | Floor Finishes | \$11.15 | S.F. | 9,903 | 20 | 2009 | 2029 | | 60.00 % | 0.00 % | 12 | | | \$110,418 |
| C3030 | Ceiling Finishes | \$10.74 | S.F. | 9,903 | 25 | 2009 | 2034 | | 68.00 % | 0.00 % | 17 | | | \$106,358 |
| D2010 | Plumbing Fixtures | \$11.26 | S.F. | 9,903 | 30 | 2009 | 2039 | | 73.33 % | 0.00 % | 22 | | | \$111,508 |
| D2020 | Domestic Water Distribution | \$0.96 | S.F. | 9,903 | 30 | 2009 | 2039 | | 73.33 % | 0.00 % | 22 | | | \$9,507 |
| D2030 | Sanitary Waste | \$1.52 | S.F. | 9,903 | 30 | 2009 | 2039 | | 73.33 % | 0.00 % | 22 | | | \$15,053 |
| D3040 | Distribution Systems | \$6.02 | S.F. | 9,903 | 30 | 2009 | 2039 | | 73.33 % | 0.00 % | 22 | | | \$59,616 |
| D3050 | Terminal & Package Units | \$13.09 | S.F. | 9,903 | 15 | 2009 | 2024 | | 46.67 % | 0.00 % | 7 | | | \$129,630 |
| D3060 | Controls & Instrumentation | \$1.91 | S.F. | 9,903 | 20 | 2009 | 2029 | | 60.00 % | 0.00 % | 12 | | | \$18,915 |
| D4010 | Sprinklers | \$4.14 | S.F. | 9,903 | 20 | | | 2016 | 0.00 % | 110.00 % | -1 | | \$45,098.00 | \$40,998 |
| D4020 | Standpipes | \$3.37 | S.F. | 9,903 | 20 | | | 2016 | 0.00 % | 110.00 % | -1 | | \$36,710.00 | \$33,373 |
| D5010 | Electrical Service/Distribution | \$1.65 | S.F. | 9,903 | 40 | 2009 | 2049 | | 80.00 % | 0.00 % | 32 | | | \$16,340 |
| D5020 | Branch Wiring | \$4.99 | S.F. | 9,903 | 30 | 2009 | 2039 | | 73.33 % | 0.00 % | 22 | | | \$49,416 |
| D5020 | Lighting | \$11.64 | S.F. | 9,903 | 30 | 2009 | 2039 | | 73.33 % | 0.00 % | 22 | | | \$115,271 |
| D5030810 | Security & Detection Systems | \$1.83 | S.F. | 9,903 | 15 | 2009 | 2024 | | 46.67 % | 0.00 % | 7 | | | \$18,122 |
| D5030910 | Fire Alarm Systems | \$3.31 | S.F. | 9,903 | 15 | 2009 | 2024 | | 46.67 % | 0.00 % | 7 | | | \$32,779 |
| D5030920 | Data Communication | \$4.30 | S.F. | 9,903 | 15 | 2009 | 2024 | | 46.67 % | 0.00 % | 7 | | | \$42,583 |
| D5090 | Other Electrical Systems | \$0.12 | S.F. | 9,903 | 20 | 2009 | 2029 | | 60.00 % | 0.00 % | 12 | | | \$1,188 |
| E1090 | Other Equipment | \$1.86 | S.F. | 9,903 | 20 | 2009 | 2029 | | 60.00 % | 0.00 % | 12 | | | \$18,420 |
| E2010 | Fixed Furnishings | \$5.72 | S.F. | 9,903 | 20 | 2009 | 2029 | | 60.00 % | 0.00 % | 12 | | | \$56,645 |
| Total | | | | | | | | | 68.50 % | 4.72 % | | | \$81,808.00 | \$1,731,539 |

System Notes

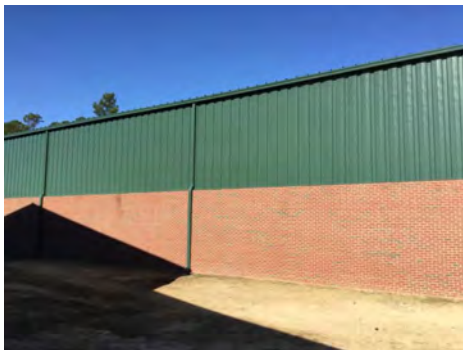
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B1020 - Roof Construction



Note:

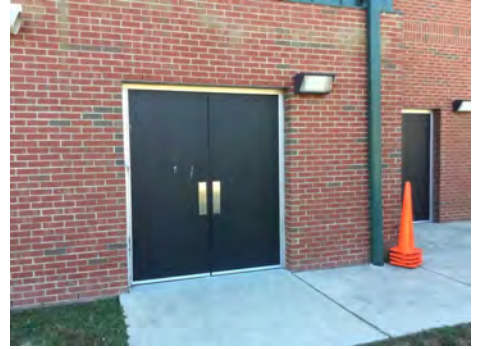
System: B2010 - Exterior Walls



Note:

Campus Assessment Report - 2009 Gym

System: B2030 - Exterior Doors



Note:

System: B3010130 - Preformed Metal Roofing



Note:

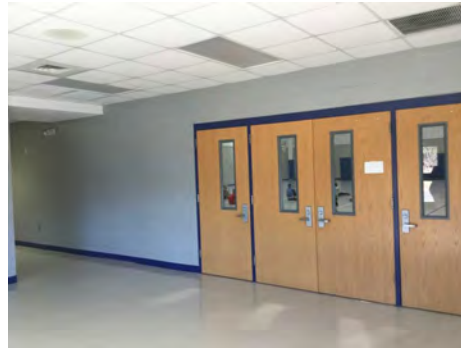
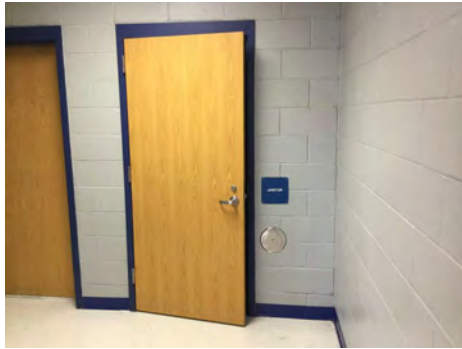
System: C1010 - Partitions



Note:

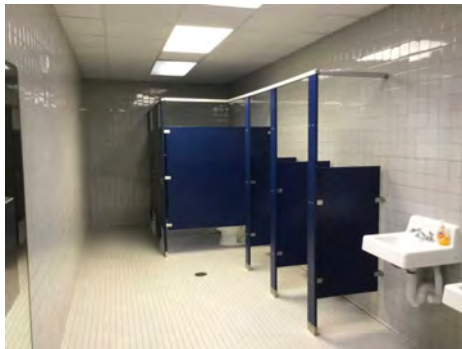
Campus Assessment Report - 2009 Gym

System: C1020 - Interior Doors



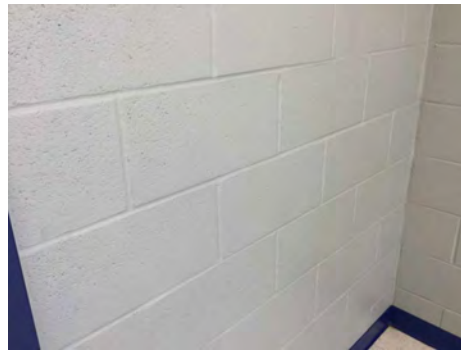
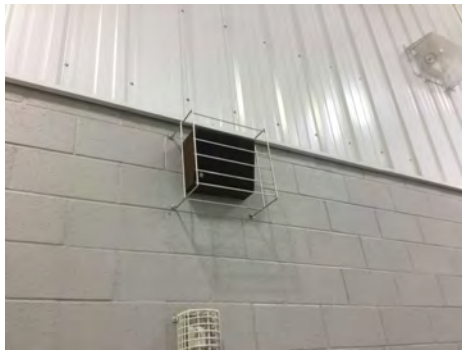
Note:

System: C1030 - Fittings



Note:

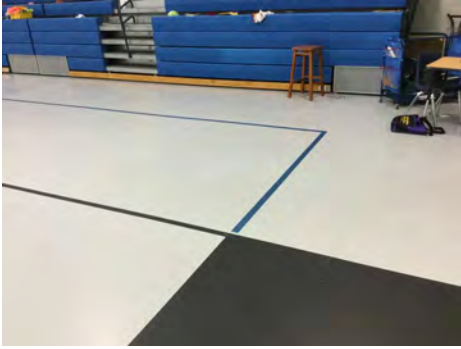
System: C3010 - Wall Finishes



Note:

Campus Assessment Report - 2009 Gym

System: C3020 - Floor Finishes



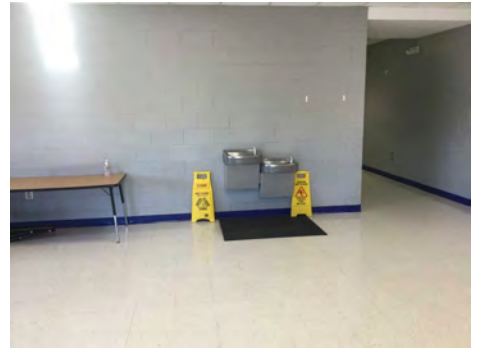
Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

Campus Assessment Report - 2009 Gym

System: D2020 - Domestic Water Distribution



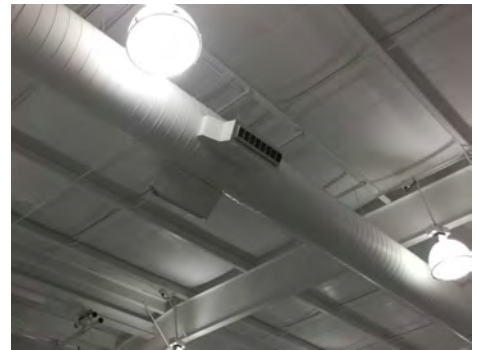
Note:

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



Note:

Campus Assessment Report - 2009 Gym

System: D3060 - Controls & Instrumentation



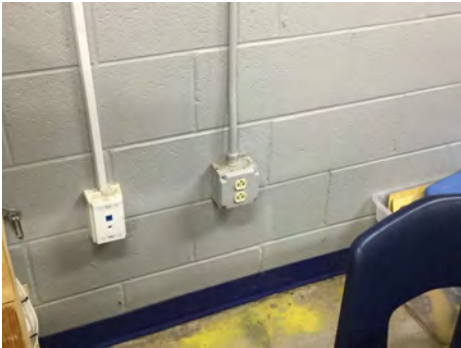
Note:

System: D5010 - Electrical Service/Distribution



Note:

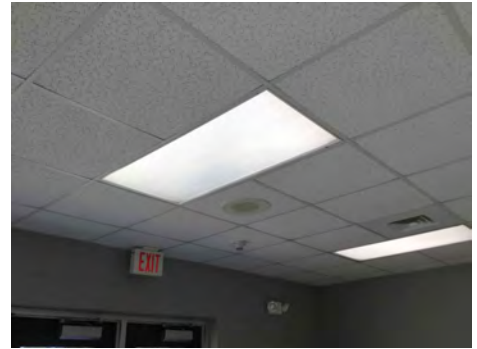
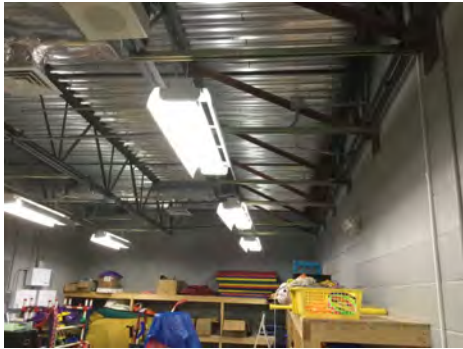
System: D5020 - Branch Wiring



Note:

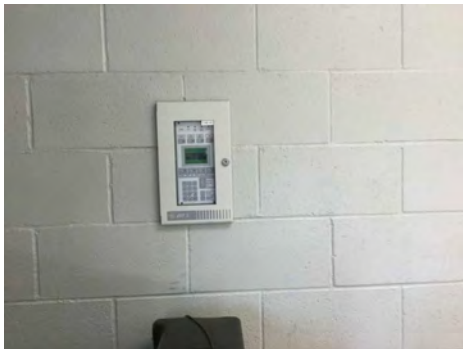
Campus Assessment Report - 2009 Gym

System: D5020 - Lighting



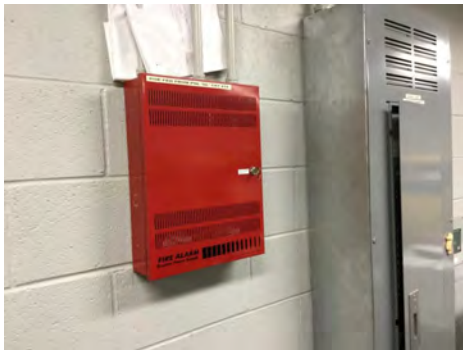
Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

Campus Assessment Report - 2009 Gym

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems



Note:

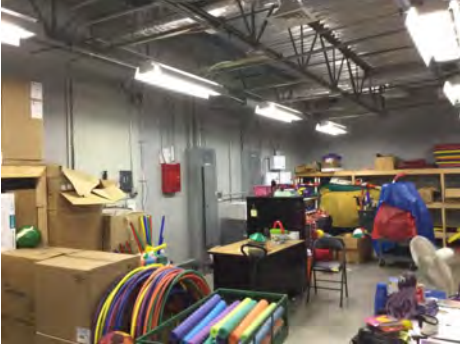
System: E1090 - Other Equipment



Note:

Campus Assessment Report - 2009 Gym

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

| System | Current Deficiencies | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | Total |
|---|----------------------|------------|-----------------|------------|------------|------------|------------|------------------|------------|------------|------------|------------------|
| Total: | \$81,808 | \$0 | \$31,550 | \$0 | \$0 | \$0 | \$0 | \$301,843 | \$0 | \$0 | \$0 | \$415,201 |
| * A - Substructure | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * A10 - Foundations | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * A1010 - Standard Foundations | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * A1030 - Slab on Grade | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B - Shell | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B10 - Superstructure | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * B1010 - Floor Construction | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * B1020 - Roof Construction | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B20 - Exterior Enclosure | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * B2010 - Exterior Walls | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B2030 - Exterior Doors | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B30 - Roofing | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B3010 - Roof Coverings | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B3010130 - Preformed Metal Roofing | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| C - Interiors | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| C10 - Interior Construction | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * C1010 - Partitions | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| C1020 - Interior Doors | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| C1030 - Fittings | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| C30 - Interior Finishes | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| C3010 - Wall Finishes | \$0 | \$0 | \$31,550 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$31,550 |
| C3020 - Floor Finishes | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| C3030 - Ceiling Finishes | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D - Services | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D20 - Plumbing | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

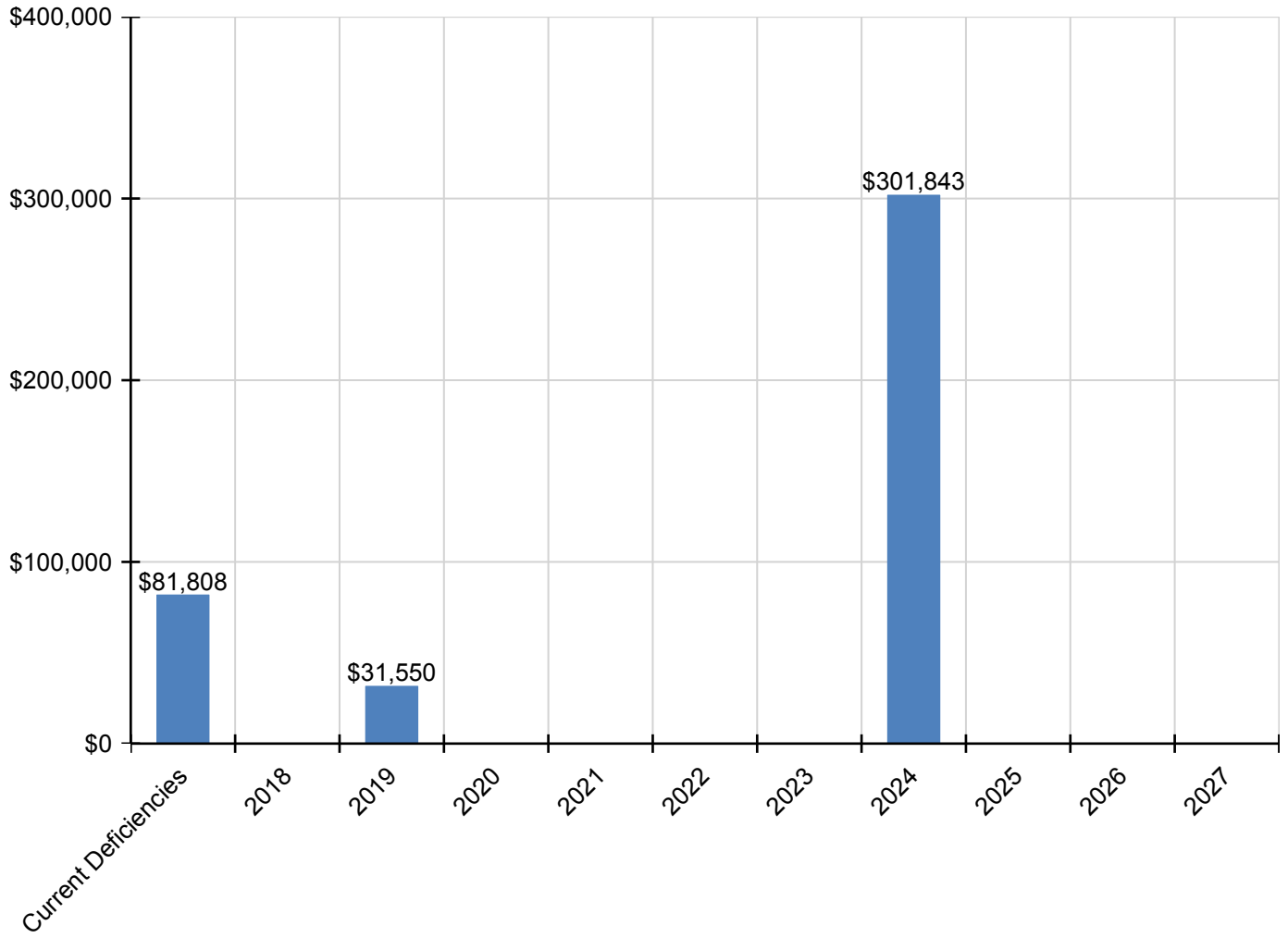
Campus Assessment Report - 2009 Gym

| | | | | | | | | | | | | | |
|---|----------|-----|-----|-----|-----|-----|-----|-----|-----------|-----|-----|-----|-----------|
| D2010 - Plumbing Fixtures | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D2020 - Domestic Water Distribution | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D2030 - Sanitary Waste | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D30 - HVAC | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D3040 - Distribution Systems | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D3050 - Terminal & Package Units | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$175,371 | \$0 | \$0 | \$0 | \$175,371 |
| D3060 - Controls & Instrumentation | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D40 - Fire Protection | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D4010 - Sprinklers | \$45,098 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$45,098 |
| D4020 - Standpipes | \$36,710 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$36,710 |
| 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 | \$24,518 | \$0 | \$0 | \$0 | \$24,518 |
| D5030910 - Fire Alarm Systems | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$44,346 | \$0 | \$0 | \$0 | \$44,346 |
| D5030920 - Data Communication | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$57,609 | \$0 | \$0 | \$0 | \$57,609 |
| D5090 - Other Electrical Systems | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| E - Equipment & Furnishings | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| E10 - Equipment | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| E1090 - Other Equipment | \$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 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

* Indicates non-renewable system

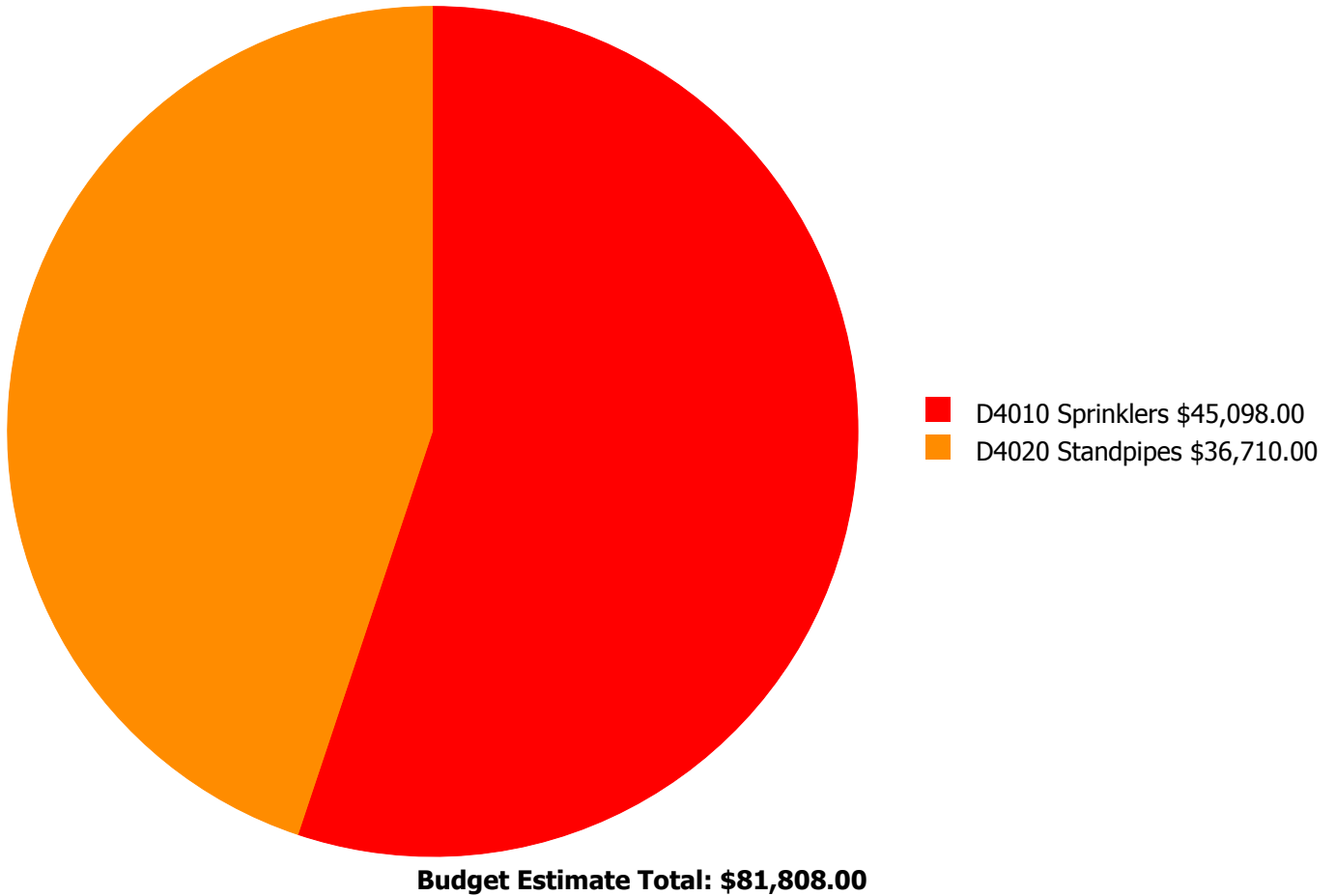
Forecasted Capital Renewal Requirement

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



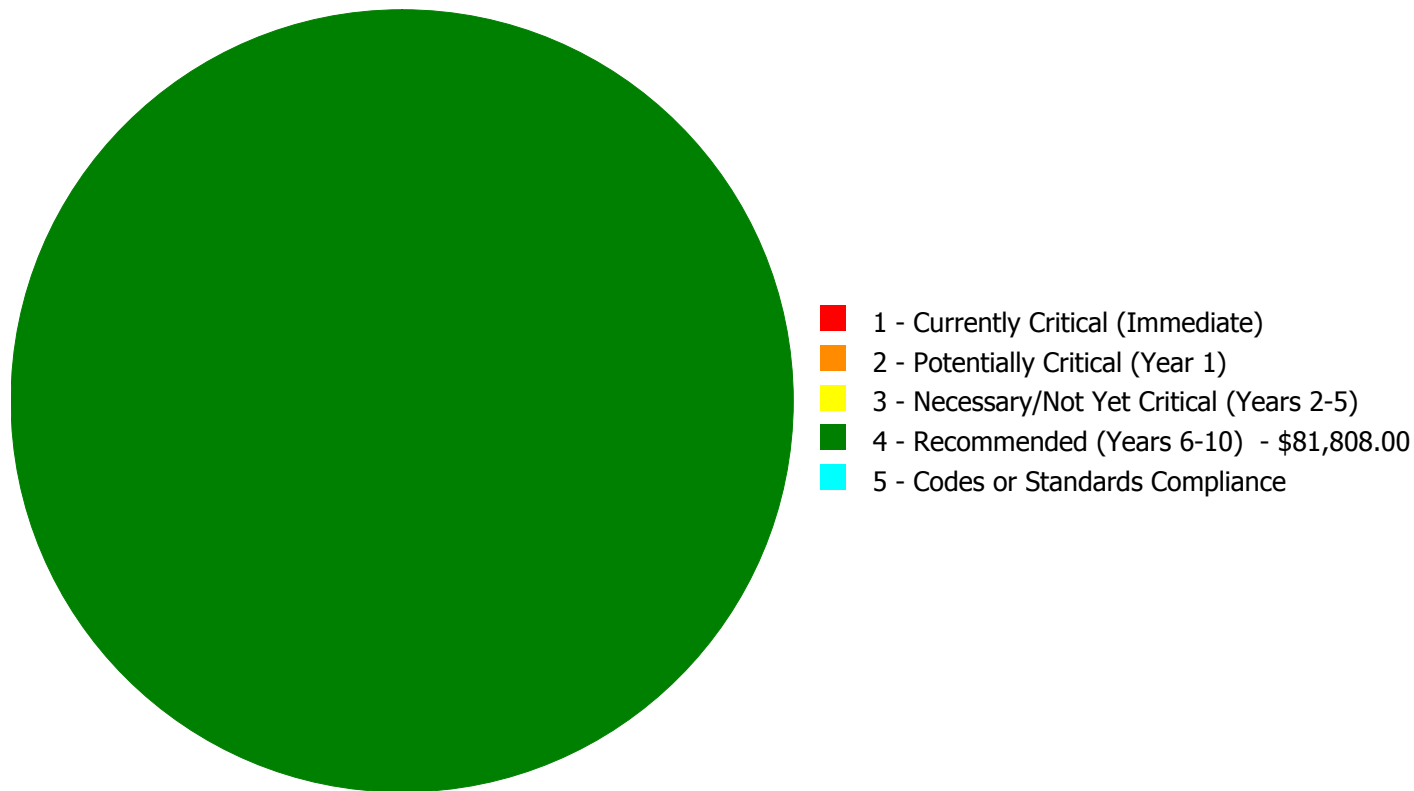
Deficiency Summary by System

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



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: \$81,808.00

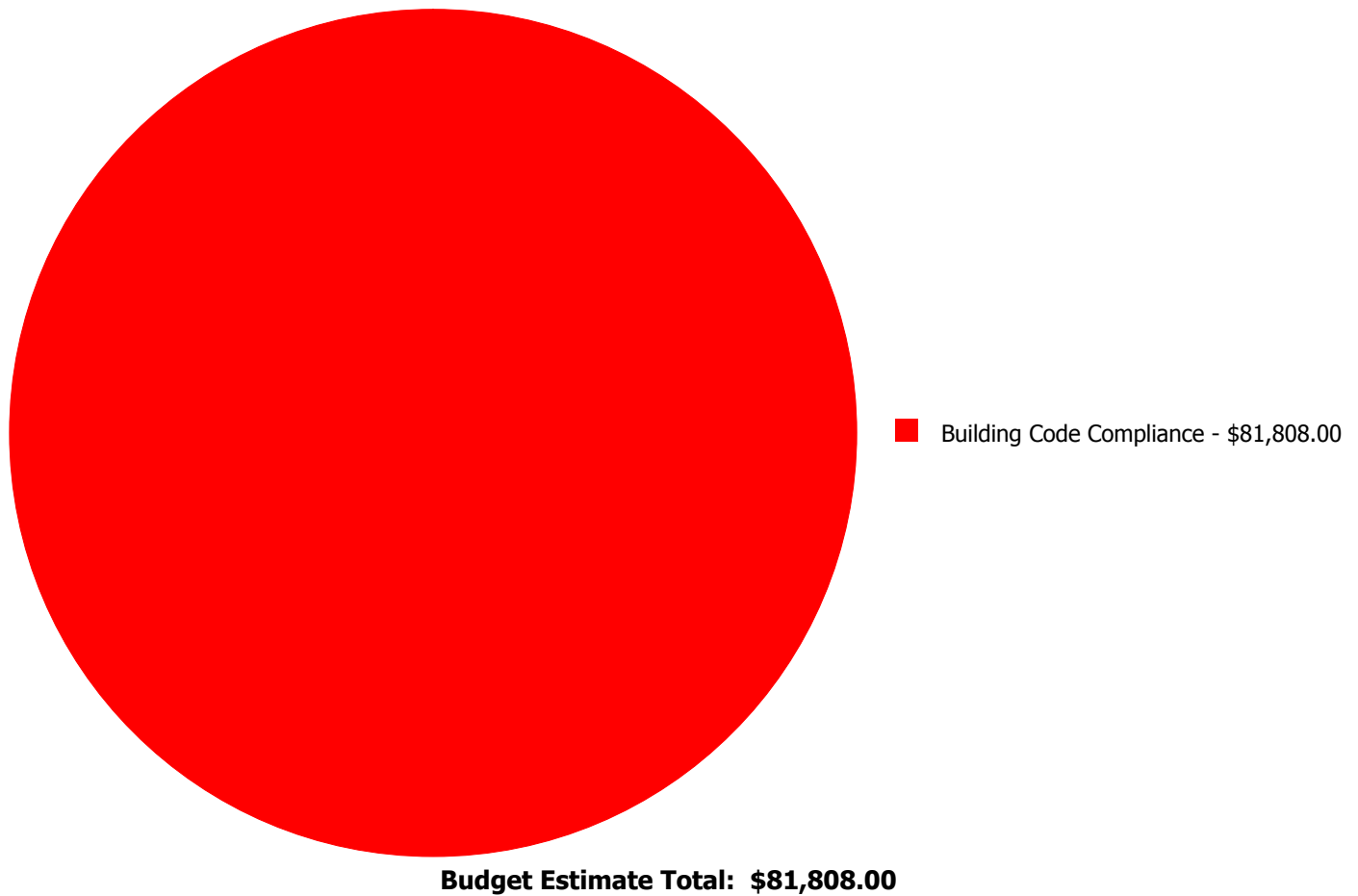
Deficiency By Priority Investment Table

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 |
|-------------|--------------------|------------------------------------|-----------------------------------|--|------------------------------|-----------------------------------|-------------|
| D4010 | Sprinklers | \$0.00 | \$0.00 | \$0.00 | \$45,098.00 | \$0.00 | \$45,098.00 |
| D4020 | Standpipes | \$0.00 | \$0.00 | \$0.00 | \$36,710.00 | \$0.00 | \$36,710.00 |
| | Total: | \$0.00 | \$0.00 | \$0.00 | \$81,808.00 | \$0.00 | \$81,808.00 |

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 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 9,903.00
Unit of Measure: S.F.
Estimate: \$45,098.00
Assessor Name: Eduardo Lopez
Date Created: 12/20/2016

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 9,903.00
Unit of Measure: S.F.
Estimate: \$36,710.00
Assessor Name: Eduardo Lopez
Date Created: 12/20/2016

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

Executive Summary

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

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

| | |
|--------------------|-----------------------|
| Function: | ES -Elementary School |
| Gross Area (SF): | 96,212 |
| Year Built: | 2002 |
| Last Renovation: | |
| Replacement Value: | \$2,809,389 |
| Repair Cost: | \$88,900.00 |
| Total FCI: | 3.16 % |
| Total RSLI: | 46.51 % |
| FCA Score: | 96.84 |



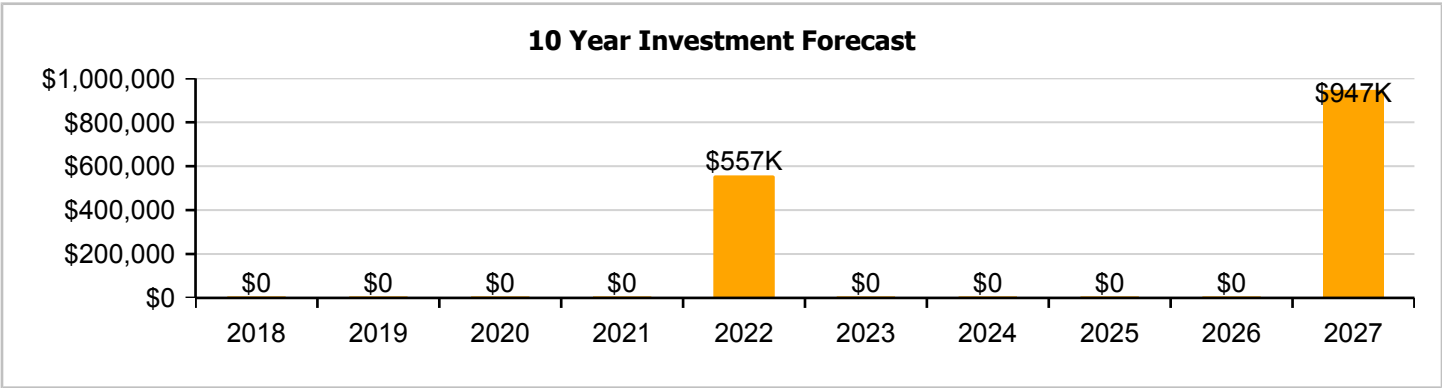
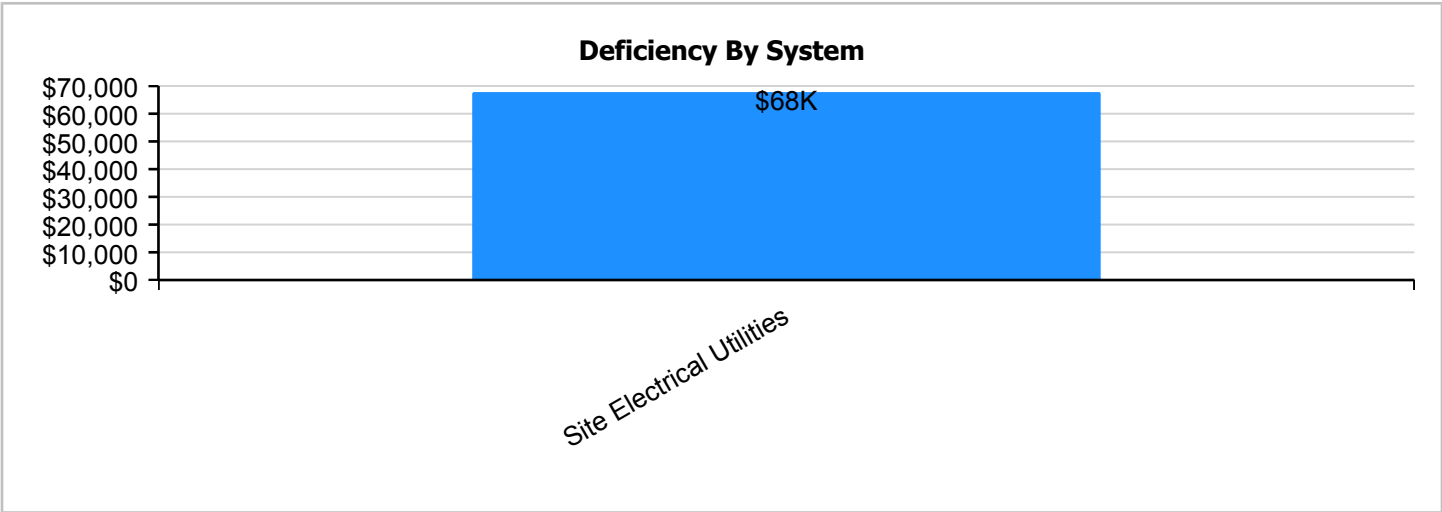
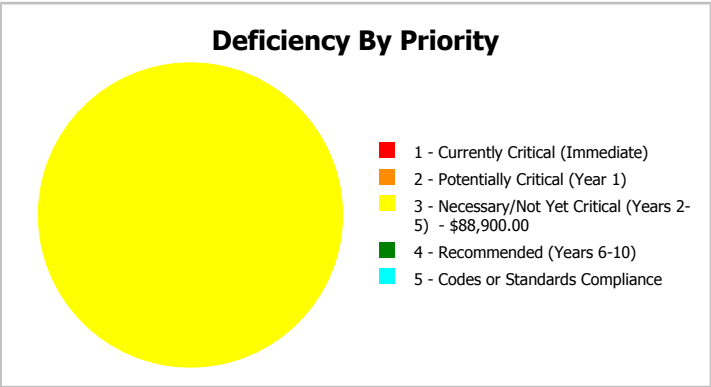
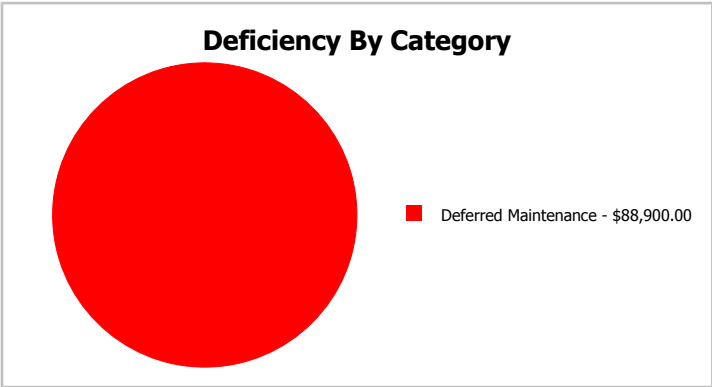
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

| | | | |
|--------------|-----------------------|--------------------|-------------|
| Function: | ES -Elementary School | Gross Area: | 96,212 |
| Year Built: | 2002 | Last Renovation: | |
| Repair Cost: | \$88,900 | Replacement Value: | \$2,809,389 |
| FCI: | 3.16 % | RSLI%: | 46.51 % |



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 | 33.12 % | 0.00 % | \$0.00 |
| G30 - Site Mechanical Utilities | 70.00 % | 0.00 % | \$0.00 |
| G40 - Site Electrical Utilities | 51.07 % | 19.83 % | \$88,900.00 |
| Totals: | 46.51 % | 3.16 % | \$88,900.00 |

Photo Album

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

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



Condition Detail

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

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

System Listing

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

| System Code | System Description | Unit Price \$ | UoM | Qty | Life | Year Installed | Calc Next Renewal Year | Next Renewal Year | RSLI% | FCI% | RSL | eCR | Deficiency \$ | Replacement Value \$ |
|--------------|--------------------------------|---------------|------|--------|------|----------------|------------------------|-------------------|----------------|---------------|-----|-----|--------------------|----------------------|
| G2010 | Roadways | \$3.81 | S.F. | 96,212 | 25 | 2002 | 2027 | | 40.00 % | 0.00 % | 10 | | | \$366,568 |
| G2020 | Parking Lots | \$1.33 | S.F. | 96,212 | 25 | 2002 | 2027 | | 40.00 % | 0.00 % | 10 | | | \$127,962 |
| G2030 | Pedestrian Paving | \$1.91 | S.F. | 96,212 | 30 | 2002 | 2032 | | 50.00 % | 0.00 % | 15 | | | \$183,765 |
| G2040105 | Fence & Guardrails | \$1.23 | S.F. | 96,212 | 30 | 2002 | 2032 | | 50.00 % | 0.00 % | 15 | | | \$118,341 |
| G2040950 | Covered Walkways | \$1.52 | S.F. | 96,212 | 25 | 2002 | 2027 | | 40.00 % | 0.00 % | 10 | | | \$146,242 |
| G2040950 | Playing Field | \$4.54 | S.F. | 96,212 | 20 | 2002 | 2022 | | 25.00 % | 0.00 % | 5 | | | \$436,802 |
| G2050 | Landscaping | \$1.87 | S.F. | 96,212 | 15 | 2002 | 2017 | | 0.00 % | 0.00 % | 0 | | | \$179,916 |
| G3010 | Water Supply | \$2.34 | S.F. | 96,212 | 50 | 2002 | 2052 | | 70.00 % | 0.00 % | 35 | | | \$225,136 |
| G3020 | Sanitary Sewer | \$1.45 | S.F. | 96,212 | 50 | 2002 | 2052 | | 70.00 % | 0.00 % | 35 | | | \$139,507 |
| G3030 | Storm Sewer | \$4.54 | S.F. | 96,212 | 50 | 2002 | 2052 | | 70.00 % | 0.00 % | 35 | | | \$436,802 |
| G4010 | Electrical Distribution | \$2.35 | S.F. | 96,212 | 50 | 2002 | 2052 | | 70.00 % | 0.00 % | 35 | | | \$226,098 |
| G4020 | Site Lighting | \$1.47 | S.F. | 96,212 | 30 | 2002 | 2032 | | 50.00 % | 0.00 % | 15 | | | \$141,432 |
| G4030 | Site Communications & Security | \$0.84 | S.F. | 96,212 | 15 | 2002 | 2017 | | 0.00 % | 110.00 % | 0 | | \$88,900.00 | \$80,818 |
| Total | | | | | | | | | 46.51 % | 3.16 % | | | \$88,900.00 | \$2,809,389 |

System Notes

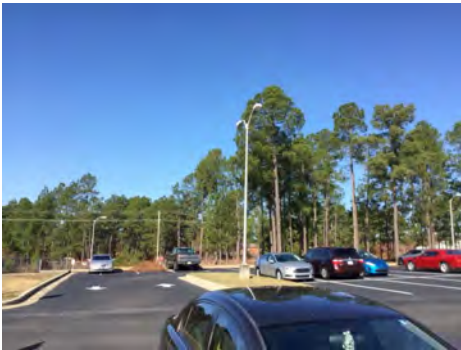
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving



Note:

Campus Assessment Report - Site

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Covered Walkways



Note:

System: G2040950 - Playing Field



Note:

Campus Assessment Report - Site

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer



Note:

Campus Assessment Report - Site

System: G3030 - Storm Sewer



Note:

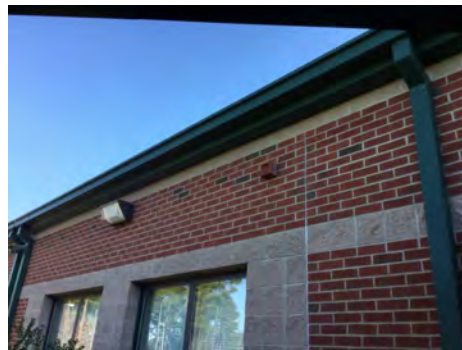
System: G4010 - Electrical Distribution



Note:

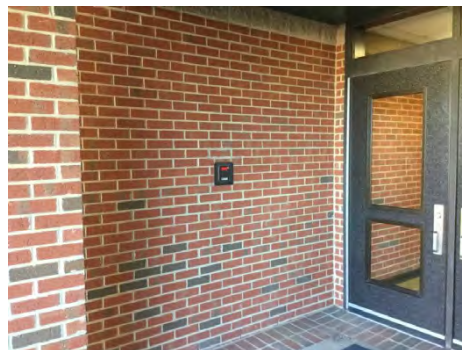
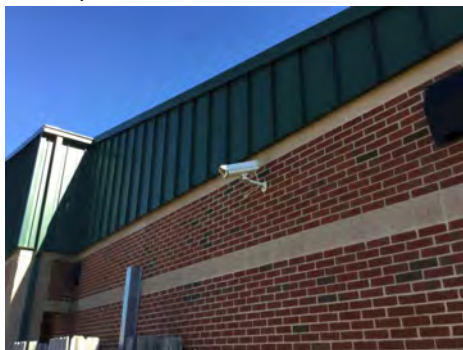
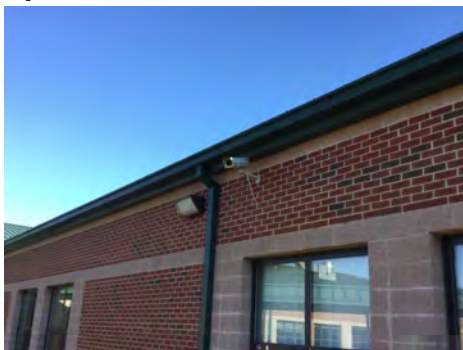
Campus Assessment Report - Site

System: G4020 - Site Lighting



Note:

System: G4030 - Site Communications & Security



Note:

Renewal Schedule

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

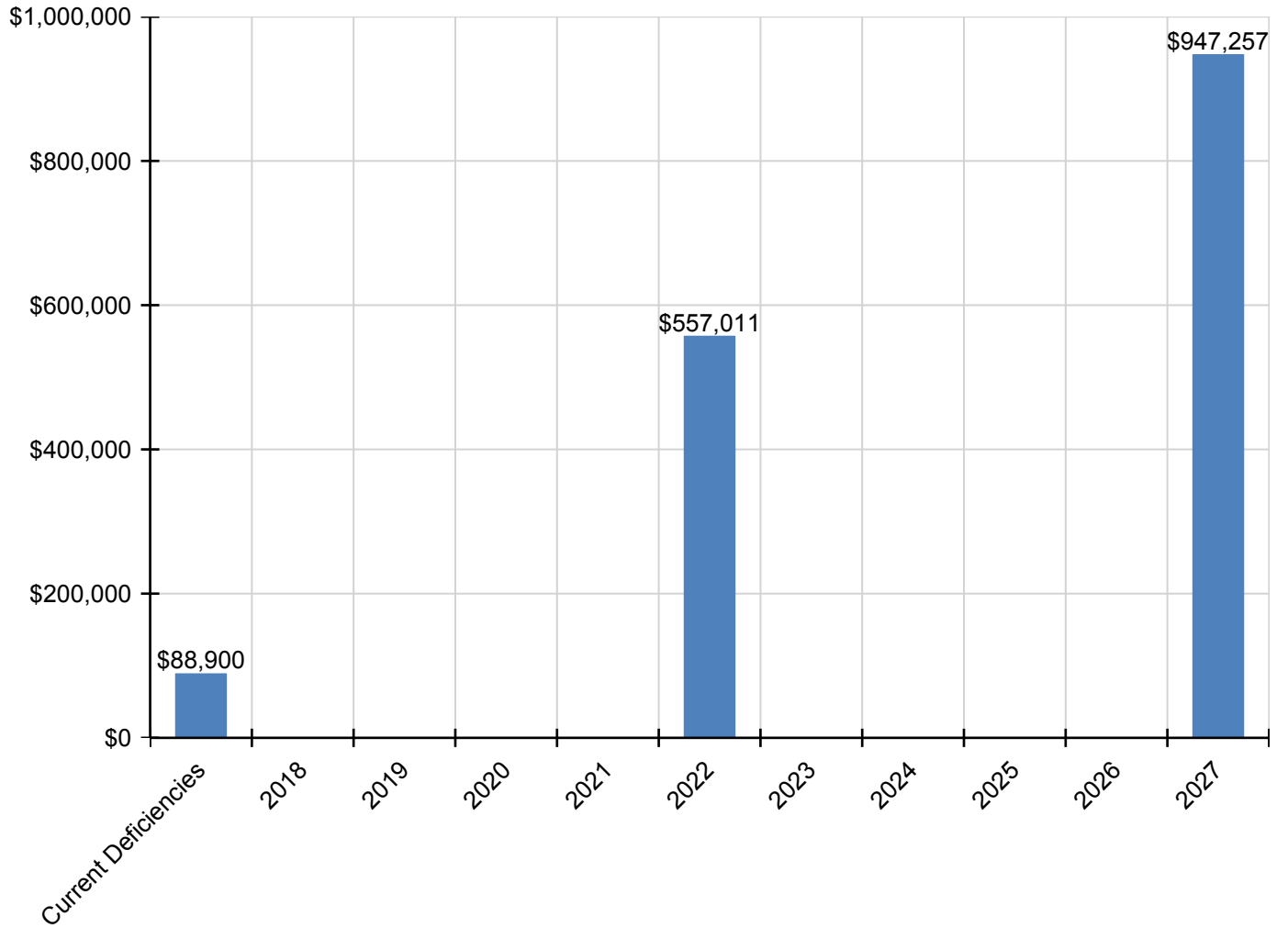
Inflation Rate: 3%

| System | Current Deficiencies | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | Total |
|--|----------------------|------------|------------|------------|------------|------------------|------------|------------|------------|------------|------------------|--------------------|
| Total: | \$88,900 | \$0 | \$0 | \$0 | \$0 | \$557,011 | \$0 | \$0 | \$0 | \$0 | \$947,257 | \$1,593,168 |
| G - Building Sitework | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| G20 - Site Improvements | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| G2010 - Roadways | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$541,899 | \$541,899 |
| G2020 - Parking Lots | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$189,167 | \$189,167 |
| G2030 - Pedestrian Paving | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| G2040 - Site Development | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| G2040105 - Fence & Guardrails | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| G2040950 - Covered Walkways | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$216,190 | \$216,190 |
| G2040950 - Playing Field | \$0 | \$0 | \$0 | \$0 | \$0 | \$557,011 | \$0 | \$0 | \$0 | \$0 | \$0 | \$557,011 |
| * G2050 - Landscaping | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| G30 - Site Mechanical Utilities | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| G3010 - Water Supply | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| G3020 - Sanitary Sewer | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| G3030 - Storm Sewer | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| G40 - Site Electrical Utilities | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| G4010 - Electrical Distribution | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| G4020 - Site Lighting | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| G4030 - Site Communications & Security | \$88,900 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$88,900 |

** Indicates non-renewable system*

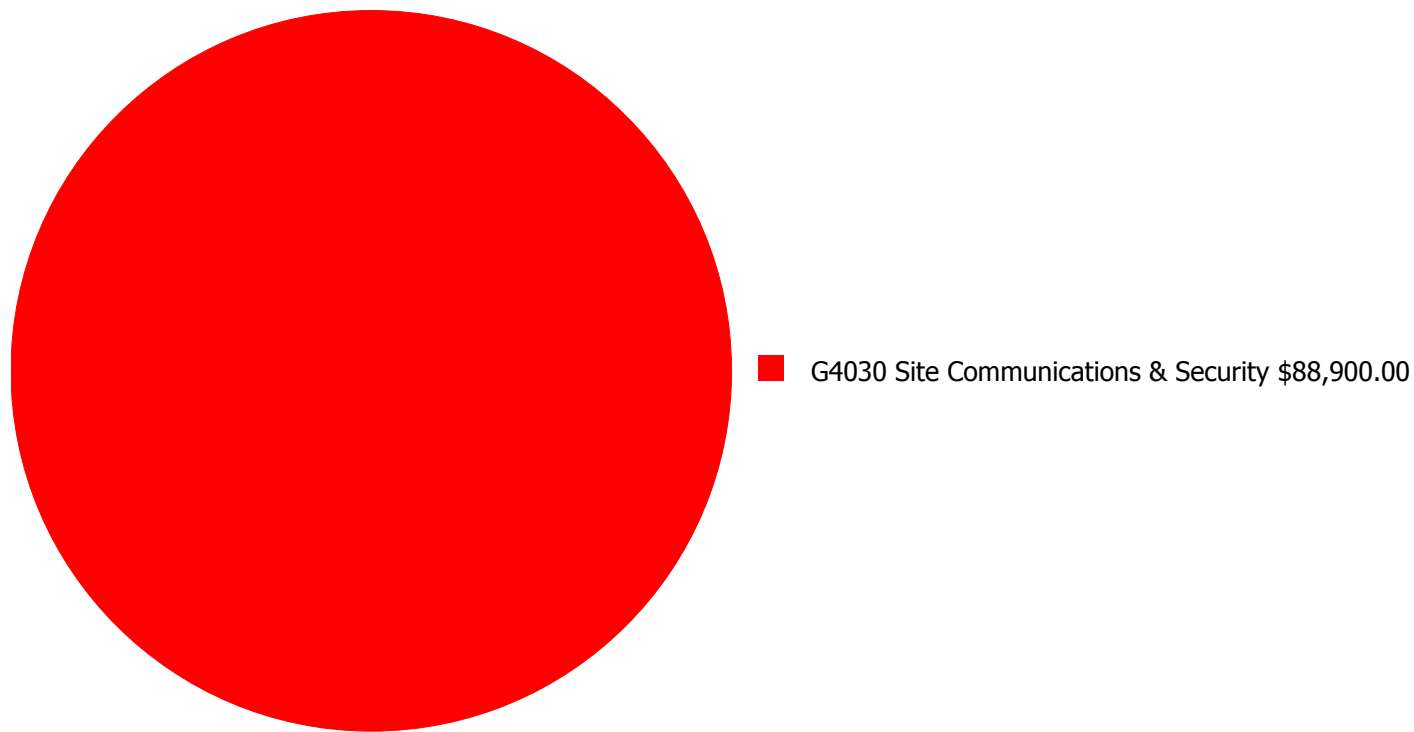
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

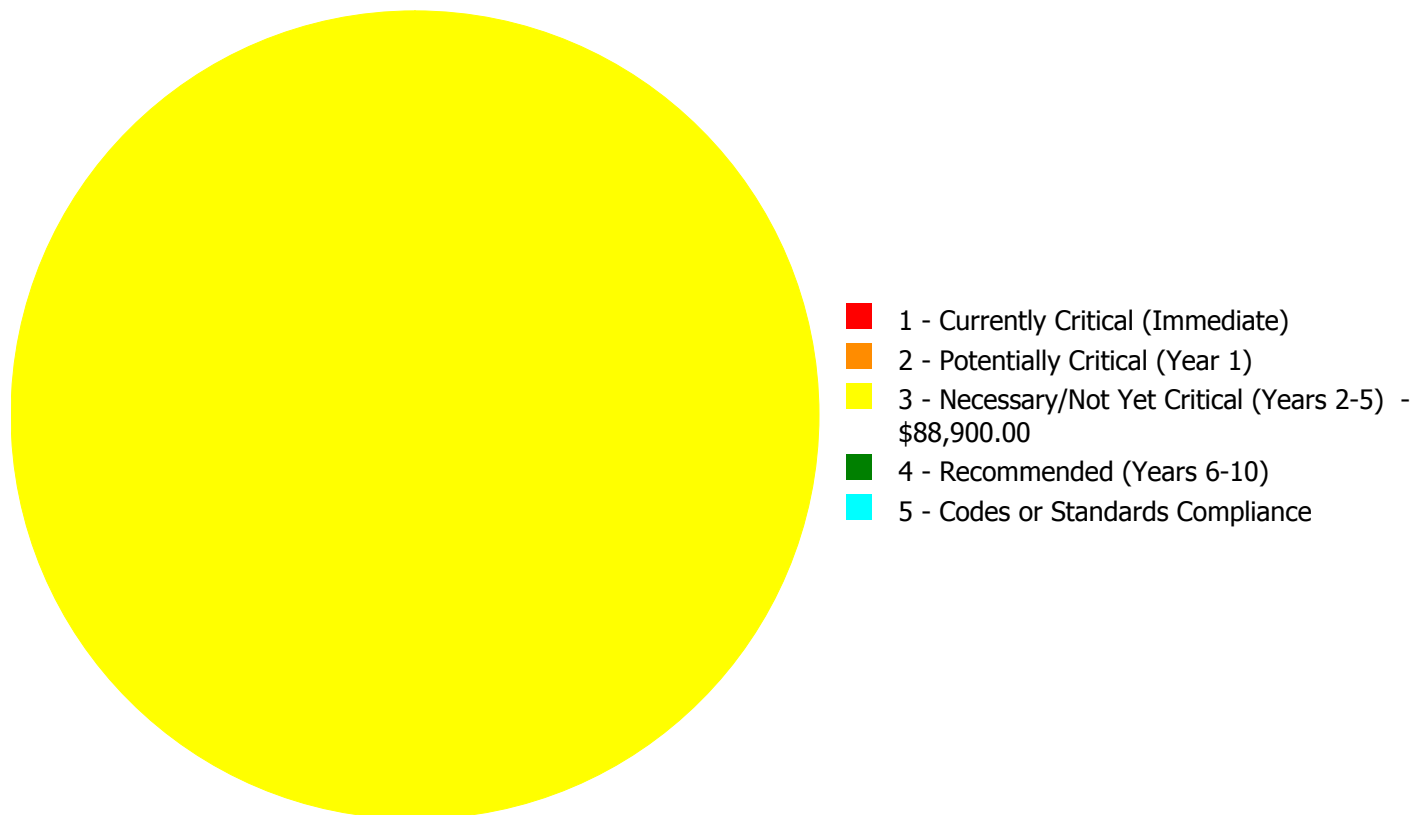
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$88,900.00

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: \$88,900.00

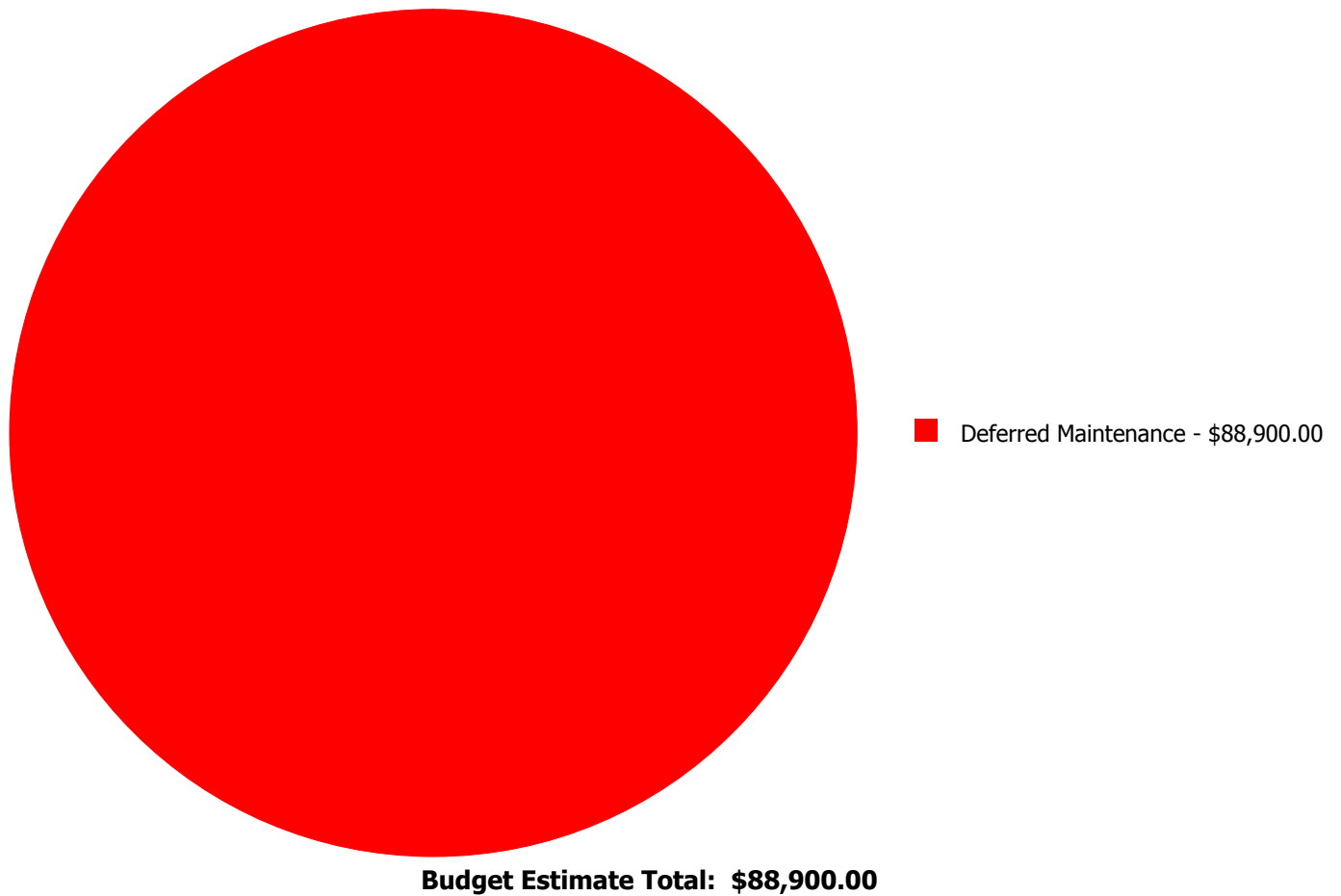
Deficiency By Priority Investment Table

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 |
|-------------|--------------------------------|------------------------------------|-----------------------------------|--|------------------------------|-----------------------------------|-------------|
| G4030 | Site Communications & Security | \$0.00 | \$0.00 | \$88,900.00 | \$0.00 | \$0.00 | \$88,900.00 |
| | Total: | \$0.00 | \$0.00 | \$88,900.00 | \$0.00 | \$0.00 | \$88,900.00 |

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:

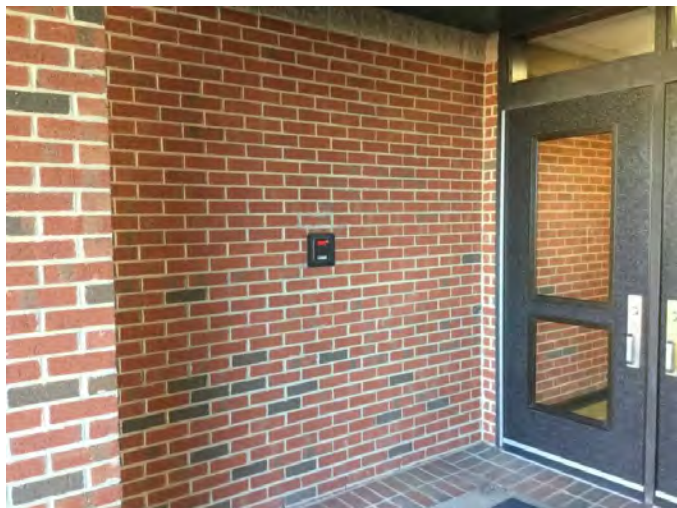


Deficiency Details by Priority

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: G4030 - Site Communications & Security



Location: Exterior
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 96,212.00
Unit of Measure: S.F.
Estimate: \$88,900.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: Security system is aged, analog cameras should be replaced with digital and key-card access added to exterior doors.