

NC School District/430 Harnett County/Elementary School

North Harnett Primary

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):	66,916
Year Built:	1956
Last Renovation:	
Replacement Value:	\$14,153,296
Repair Cost:	\$1,590,979.00
Total FCI:	11.24 %
Total RSLI:	37.34 %
FCA Score:	88.76



Description:

GENERAL:

North Harnett Primary is located at 282 N. Harnett School Rd in Angier, North Carolina. The 1 story, 66,916 square foot building was originally constructed in 1956 There have been 2 additions. There was a separate building constructed the same year as the original and a major addition in 1995 to include a gym.

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 - North Harnett Primary

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 steel frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope single ply membrane . Most building entrances appear to comply with ADA requirements.

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 vinyl composition tile. 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 electric hot water heating. Sanitary waste system is cast iron and plastic. Rain water drainage system is external.

HVAC:

Heating is provided by 2 gas fired boilers. Cooling is supplied by 1 air cooled chillers. The heating/cooling distribution system is a duct work 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 does not have 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 not 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 - North Harnett Primary

Attributes:

General Attributes:

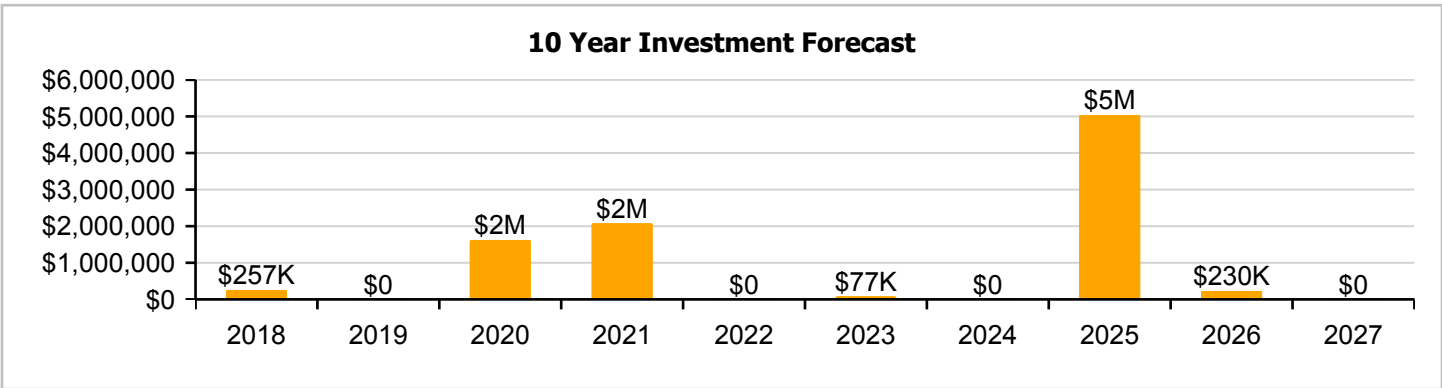
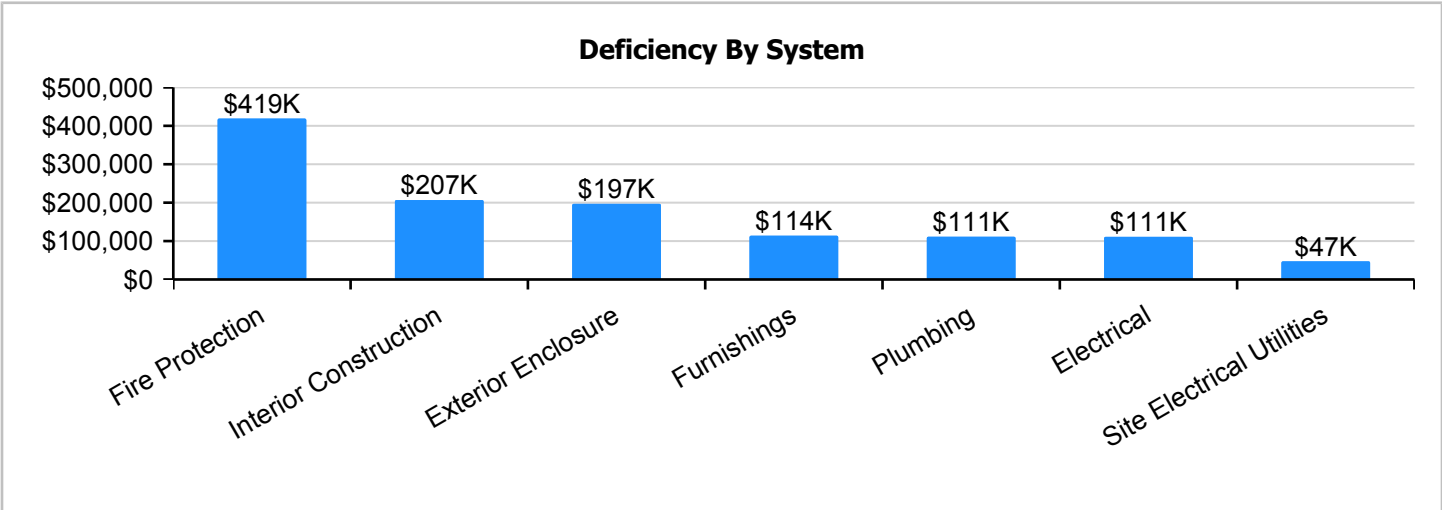
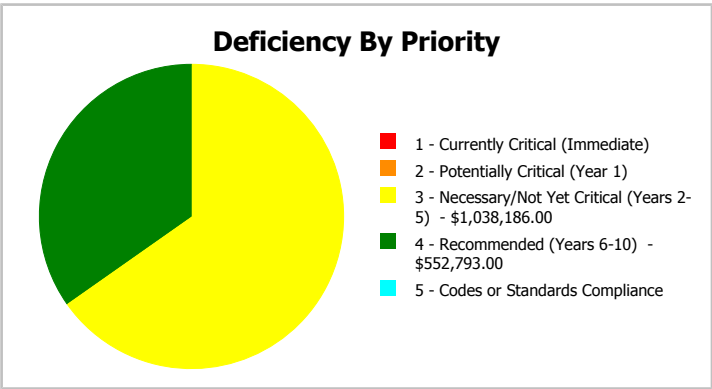
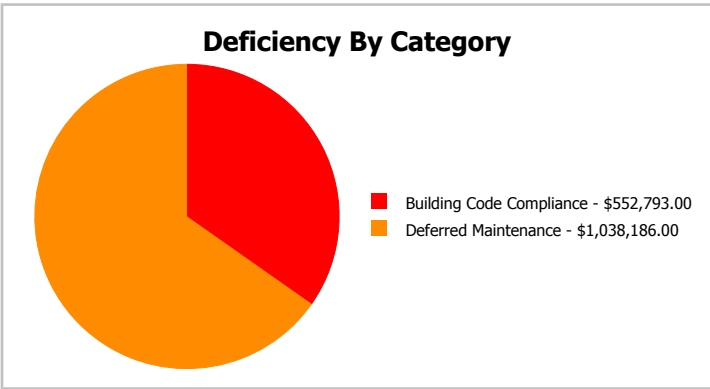
Condition Assessor:	Matt Mahaffey	Assessment Date:	
Suitability Assessor:			

School Information:

HS Attendance Area:	Harnett - Harnett Central HS	LEA School No.:	430-368
No. of Mobile Units:	8	No. of Bldgs.:	2
SF of Mobile Units:	6816	Status:	Active
School Grades:	PK-2	Site Acreage:	35

Campus Dashboard Summary

Gross Area:	66,916	Last Renovation:	
Year Built:	1956	Replacement Value:	\$14,153,296
Repair Cost:	\$1,590,979	RSLI%:	37.34 %
FCI:	11.24 %		



Campus Condition Summary

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

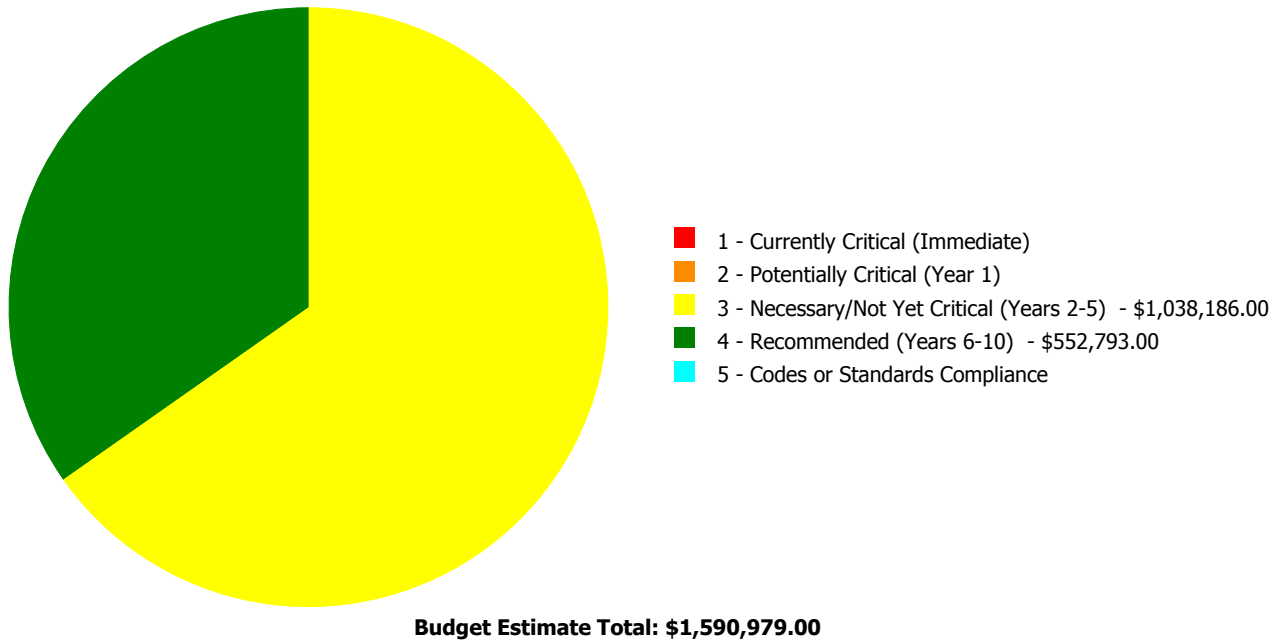
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	64.06 %	0.00 %	\$0.00
B10 - Superstructure	64.35 %	0.00 %	\$0.00
B20 - Exterior Enclosure	39.75 %	19.96 %	\$259,922.00
B30 - Roofing	37.94 %	0.00 %	\$0.00
C10 - Interior Construction	31.93 %	18.02 %	\$272,641.00
C30 - Interior Finishes	30.48 %	0.00 %	\$0.00
D20 - Plumbing	23.03 %	15.02 %	\$146,848.00
D30 - HVAC	38.39 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$552,793.00
D50 - Electrical	26.77 %	7.86 %	\$146,479.00
E10 - Equipment	20.00 %	0.00 %	\$0.00
E20 - Furnishings	12.85 %	39.31 %	\$150,466.00
G20 - Site Improvements	49.97 %	0.00 %	\$0.00
G30 - Site Mechanical Utilities	54.84 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	36.65 %	19.83 %	\$61,830.00
Totals:	37.34 %	11.24 %	\$1,590,979.00

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance
1956 Building	7,950	40.09	\$0.00	\$0.00	\$502,225.00	\$65,675.00	\$0.00
1956 Main Building	15,964	20.82	\$0.00	\$0.00	\$474,131.00	\$131,879.00	\$0.00
1995 Addition	43,002	4.58	\$0.00	\$0.00	\$0.00	\$355,239.00	\$0.00
Site	66,916	2.99	\$0.00	\$0.00	\$61,830.00	\$0.00	\$0.00
Total:		11.24	\$0.00	\$0.00	\$1,038,186.00	\$552,793.00	\$0.00

Deficiencies By Priority



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):	7,950
Year Built:	1956
Last Renovation:	
Replacement Value:	\$1,416,616
Repair Cost:	\$567,900.00
Total FCI:	40.09 %
Total RSLI:	24.19 %
FCA Score:	59.91



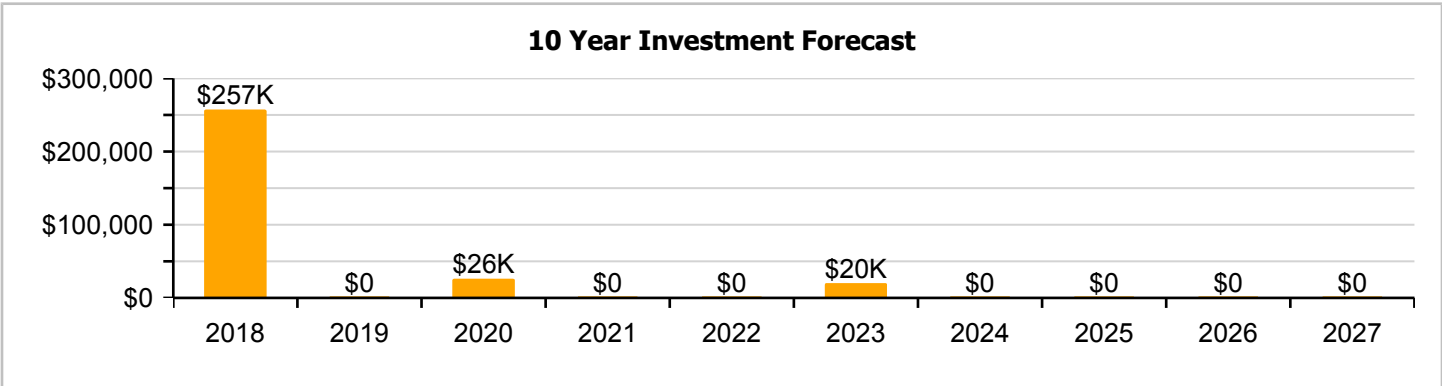
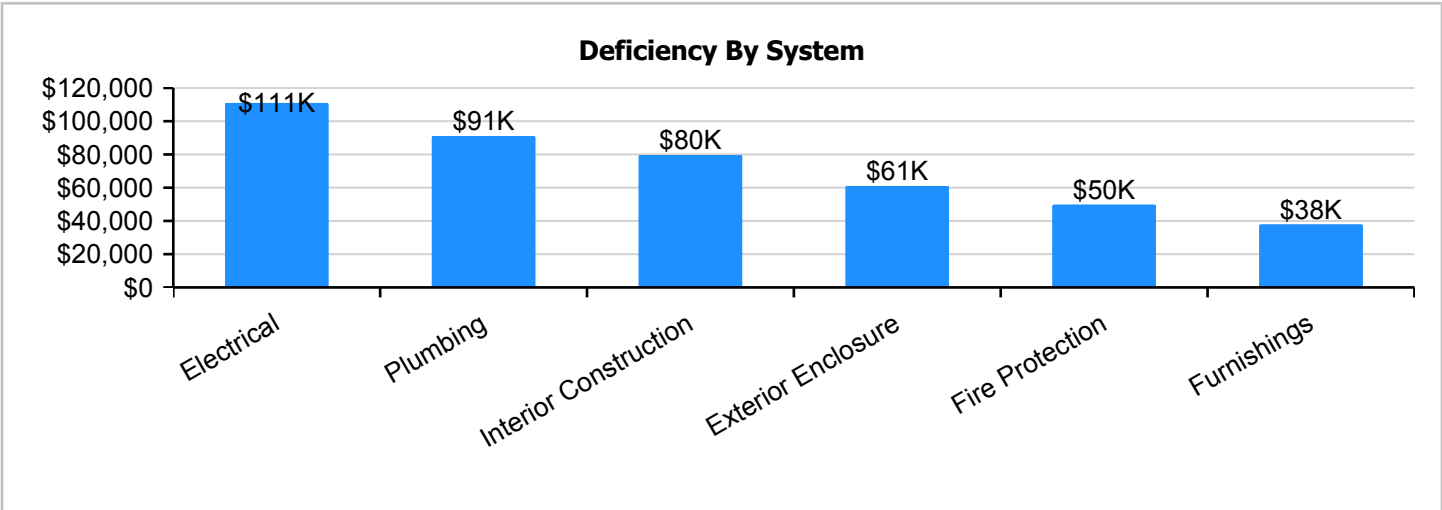
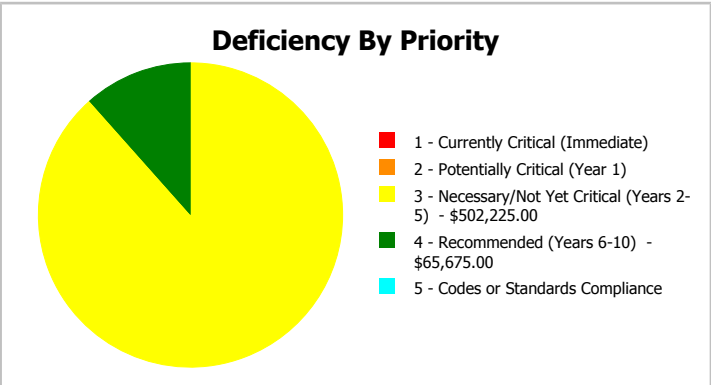
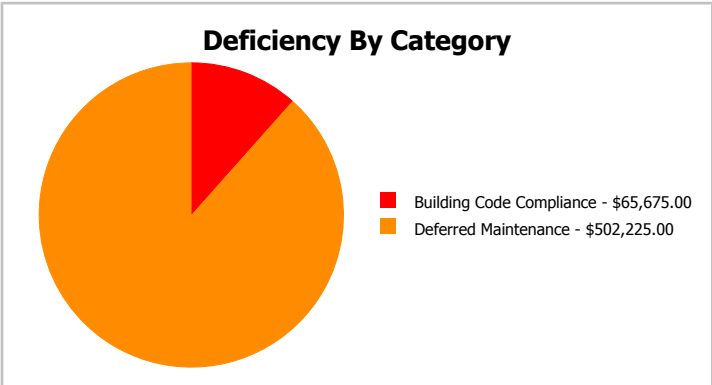
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	ES -Elementary School	Gross Area:	7,950
Year Built:	1956	Last Renovation:	
Repair Cost:	\$567,900	Replacement Value:	\$1,416,616
FCI:	40.09 %	RSLI%:	24.19 %



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	39.00 %	0.00 %	\$0.00
B10 - Superstructure	39.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	21.31 %	52.00 %	\$80,454.00
B30 - Roofing	90.08 %	0.00 %	\$0.00
C10 - Interior Construction	8.74 %	58.48 %	\$105,115.00
C30 - Interior Finishes	64.17 %	0.00 %	\$0.00
D20 - Plumbing	0.00 %	110.00 %	\$120,156.00
D30 - HVAC	8.79 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$65,675.00
D50 - Electrical	6.11 %	66.18 %	\$146,479.00
E20 - Furnishings	0.00 %	110.00 %	\$50,021.00
Totals:	24.19 %	40.09 %	\$567,900.00

Photo Album

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

1). South Elevation - Nov 23, 2016



2). West Elevation - Nov 23, 2016



3). South Elevation - Nov 23, 2016



4). North Elevation - Nov 23, 2016



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.70	S.F.	7,950	100	1956	2056		39.00 %	0.00 %	39			\$37,365
A1030	Slab on Grade	\$8.26	S.F.	7,950	100	1956	2056		39.00 %	0.00 %	39			\$65,667
B1020	Roof Construction	\$15.44	S.F.	7,950	100	1956	2056		39.00 %	0.00 %	39			\$122,748
B2010	Exterior Walls	\$9.24	S.F.	7,950	100	1956	2056		39.00 %	0.00 %	39			\$73,458
B2020	Exterior Windows	\$9.20	S.F.	7,950	30	1956	1986		0.00 %	110.00 %	-31		\$80,454.00	\$73,140
B2030	Exterior Doors	\$1.02	S.F.	7,950	30	2003	2033		53.33 %	0.00 %	16			\$8,109
B3010120	Single Ply Membrane	\$6.98	S.F.	7,950	20	2015	2035		90.00 %	0.00 %	18			\$55,491
B3020	Roof Openings	\$0.29	S.F.	7,950	25	2015	2040		92.00 %	0.00 %	23			\$2,306
C1010	Partitions	\$10.59	S.F.	7,950	75	1956	2031		18.67 %	0.00 %	14			\$84,191
C1020	Interior Doors	\$2.48	S.F.	7,950	30	1956	1986		0.00 %	110.00 %	-31		\$21,688.00	\$19,716
C1030	Fittings	\$9.54	S.F.	7,950	20	1956	1976		0.00 %	110.00 %	-41		\$83,427.00	\$75,843
C3010	Wall Finishes	\$2.73	S.F.	7,950	10	2010	2020		30.00 %	0.00 %	3			\$21,704
C3020	Floor Finishes	\$11.15	S.F.	7,950	20	2010	2030		65.00 %	0.00 %	13			\$88,643
C3030	Ceiling Finishes	\$10.74	S.F.	7,950	25	2010	2035		72.00 %	0.00 %	18			\$85,383
D2010	Plumbing Fixtures	\$11.26	S.F.	7,950	30	1956	1986		0.00 %	110.00 %	-31		\$98,469.00	\$89,517
D2020	Domestic Water Distribution	\$0.96	S.F.	7,950	30	1956	1986		0.00 %	110.00 %	-31		\$8,395.00	\$7,632
D2030	Sanitary Waste	\$1.52	S.F.	7,950	30	1956	1986		0.00 %	110.00 %	-31		\$13,292.00	\$12,084
D3050	Terminal & Package Units	\$19.11	S.F.	7,950	15	2003	2018		6.67 %	0.00 %	1			\$151,925
D3060	Controls & Instrumentation	\$1.91	S.F.	7,950	20	2003	2023		30.00 %	0.00 %	6			\$15,185
D4010	Sprinklers	\$4.14	S.F.	7,950	20			2016	0.00 %	110.00 %	-1		\$36,204.00	\$32,913
D4020	Standpipes	\$3.37	S.F.	7,950	20			2016	0.00 %	110.00 %	-1		\$29,471.00	\$26,792
D5010	Electrical Service/Distribution	\$1.65	S.F.	7,950	40	2003	2043		65.00 %	0.00 %	26			\$13,118
D5020	Branch Wiring	\$4.99	S.F.	7,950	30	1956	1986		0.00 %	110.00 %	-31		\$43,638.00	\$39,671
D5020	Lighting	\$11.64	S.F.	7,950	30	1956	1986		0.00 %	110.00 %	-31		\$101,792.00	\$92,538
D5030810	Security & Detection Systems	\$1.83	S.F.	7,950	15	2003	2018		6.67 %	0.00 %	1			\$14,549
D5030910	Fire Alarm Systems	\$3.31	S.F.	7,950	15	2003	2018		6.67 %	0.00 %	1			\$26,315
D5030920	Data Communication	\$4.30	S.F.	7,950	15	2003	2018		6.67 %	0.00 %	1			\$34,185
D5090	Other Electrical Systems	\$0.12	S.F.	7,950	20	1997	2017		0.00 %	109.96 %	0		\$1,049.00	\$954
E2010	Fixed Furnishings	\$5.72	S.F.	7,950	20	1997	2017		0.00 %	110.00 %	0		\$50,021.00	\$45,474
Total									24.19 %	40.09 %			\$567,900.00	\$1,416,616

System Notes

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

System: B2010 - Exterior Walls



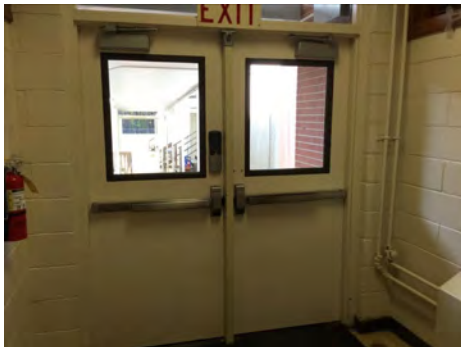
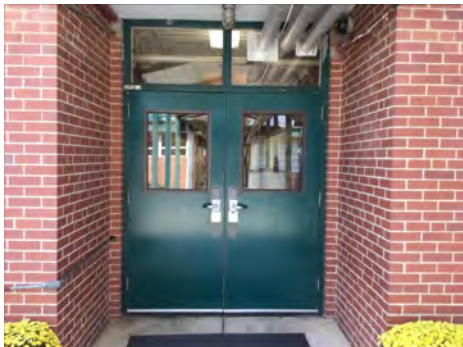
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

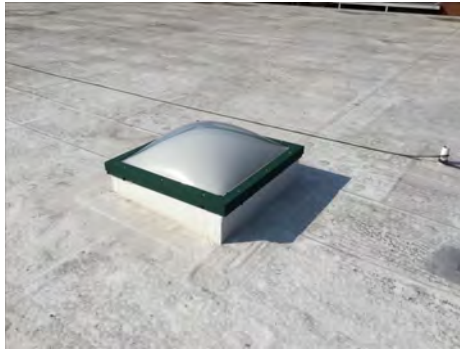
Campus Assessment Report - 1956 Building

System: B3010120 - Single Ply Membrane



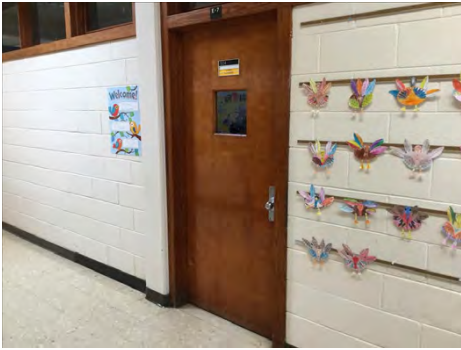
Note:

System: B3020 - Roof Openings



Note:

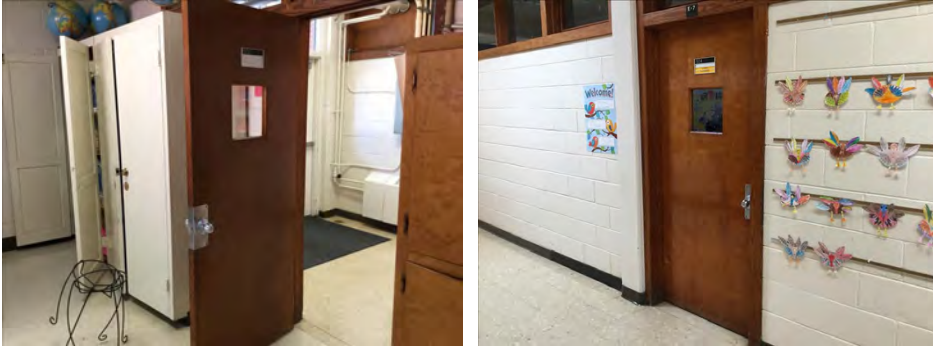
System: C1010 - Partitions



Note:

Campus Assessment Report - 1956 Building

System: C1020 - Interior Doors



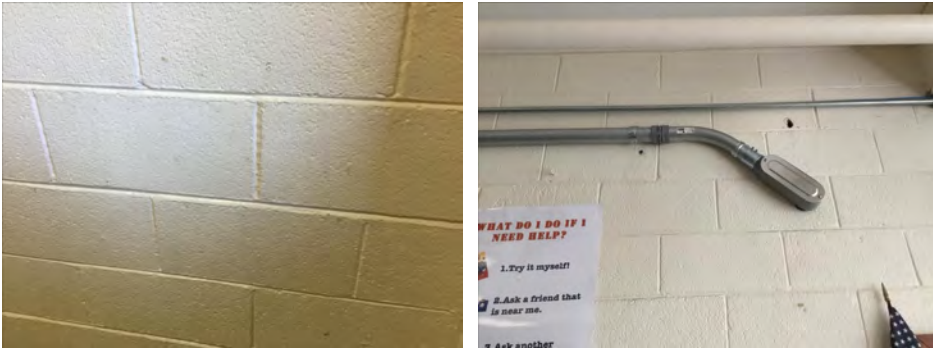
Note:

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes



Note:

Campus Assessment Report - 1956 Building

System: C3020 - Floor Finishes



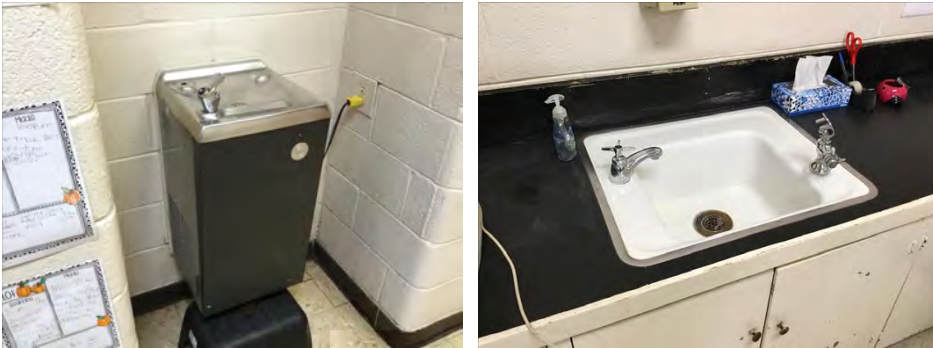
Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

Campus Assessment Report - 1956 Building

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D3050 - Terminal & Package Units



Note:

Campus Assessment Report - 1956 Building

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

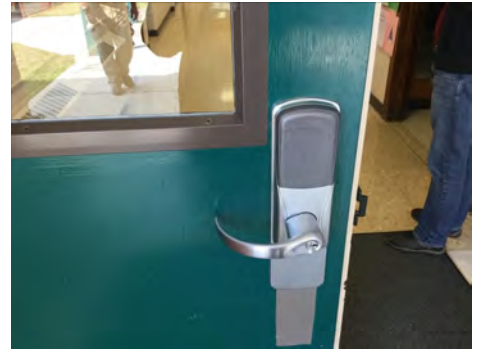
Campus Assessment Report - 1956 Building

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

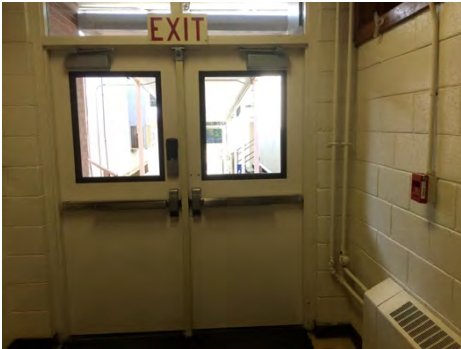
Campus Assessment Report - 1956 Building

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$567,900	\$257,160	\$0	\$26,088	\$0	\$0	\$19,944	\$0	\$0	\$0	\$0	\$871,092
* 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
B2020 - Exterior Windows	\$80,454	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,454
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010120 - Single Ply Membrane	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3020 - Roof Openings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$21,688	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,688
C1030 - Fittings	\$83,427	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83,427
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$26,088	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,088
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

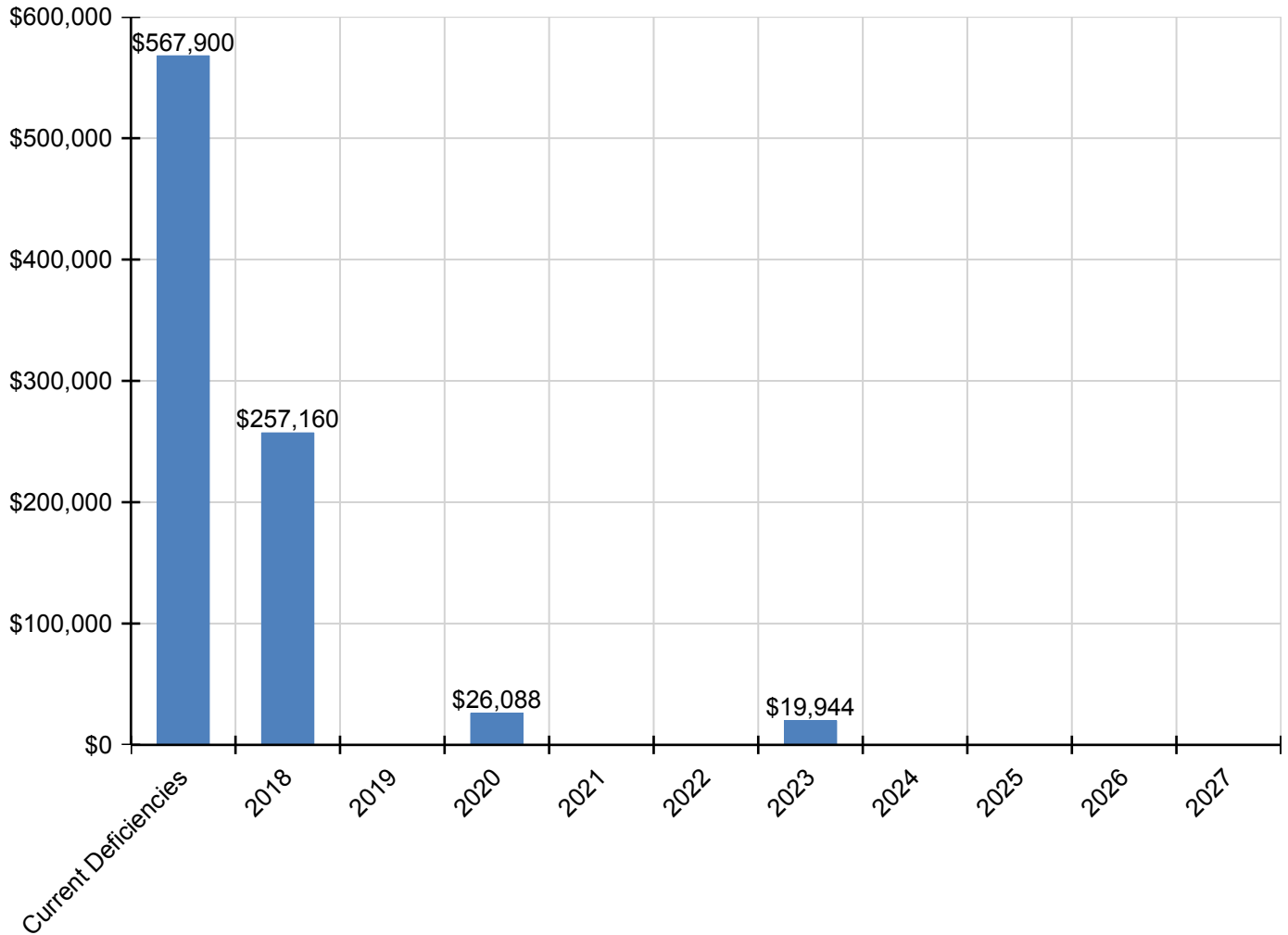
Campus Assessment Report - 1956 Building

D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$98,469	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$98,469
D2020 - Domestic Water Distribution	\$8,395	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,395
D2030 - Sanitary Waste	\$13,292	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,292
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$172,131	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$172,131
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$19,944	\$0	\$0	\$0	\$0	\$0	\$19,944
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$36,204	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,204
D4020 - Standpipes	\$29,471	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,471
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	\$43,638	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,638
D5020 - Lighting	\$101,792	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$101,792
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$16,483	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,483
D5030910 - Fire Alarm Systems	\$0	\$29,814	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,814
D5030920 - Data Communication	\$0	\$38,732	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38,732
D5090 - Other Electrical Systems	\$1,049	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,049
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$50,021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,021

* Indicates non-renewable system

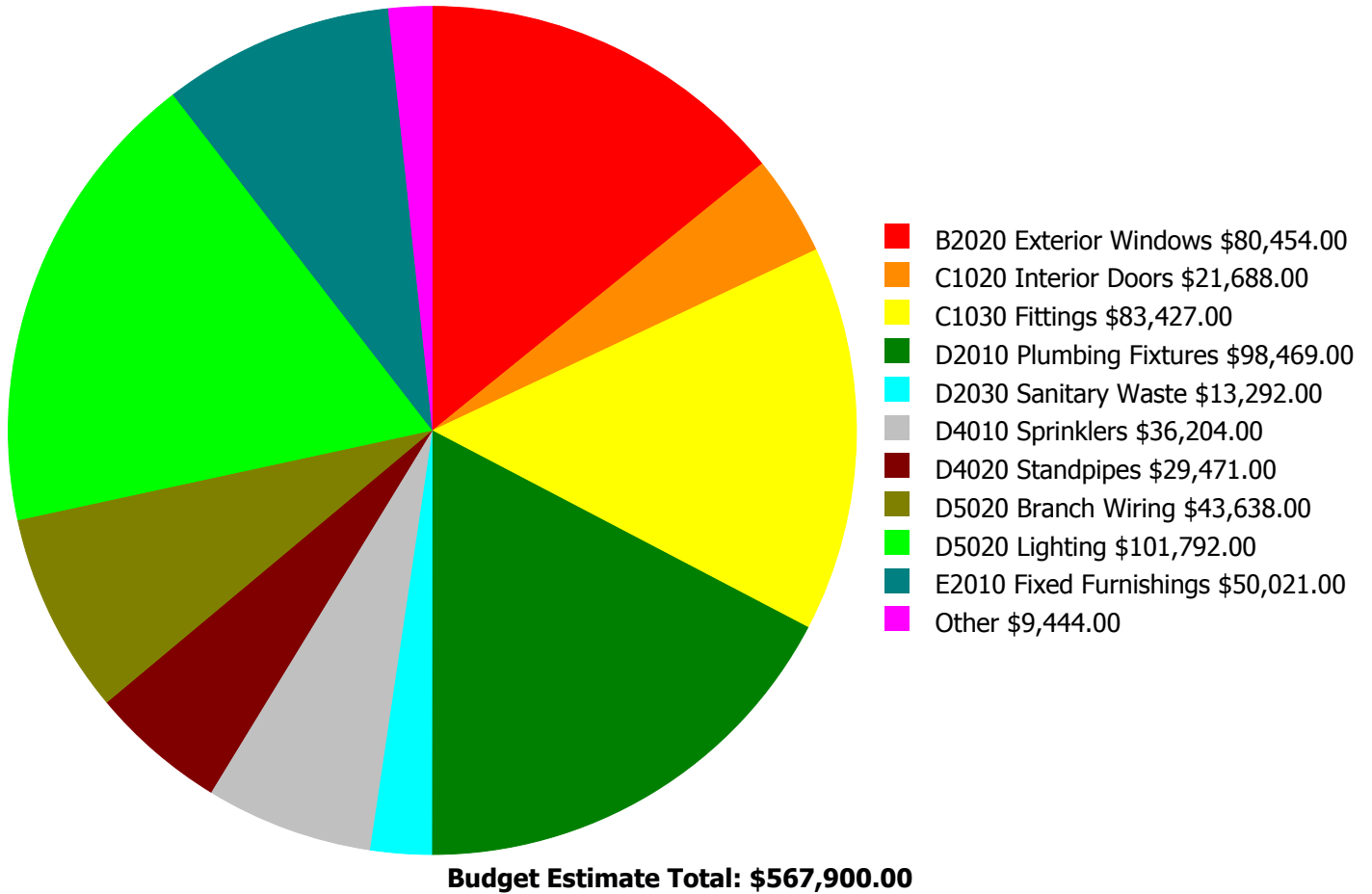
Forecasted Capital Renewal Requirement

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



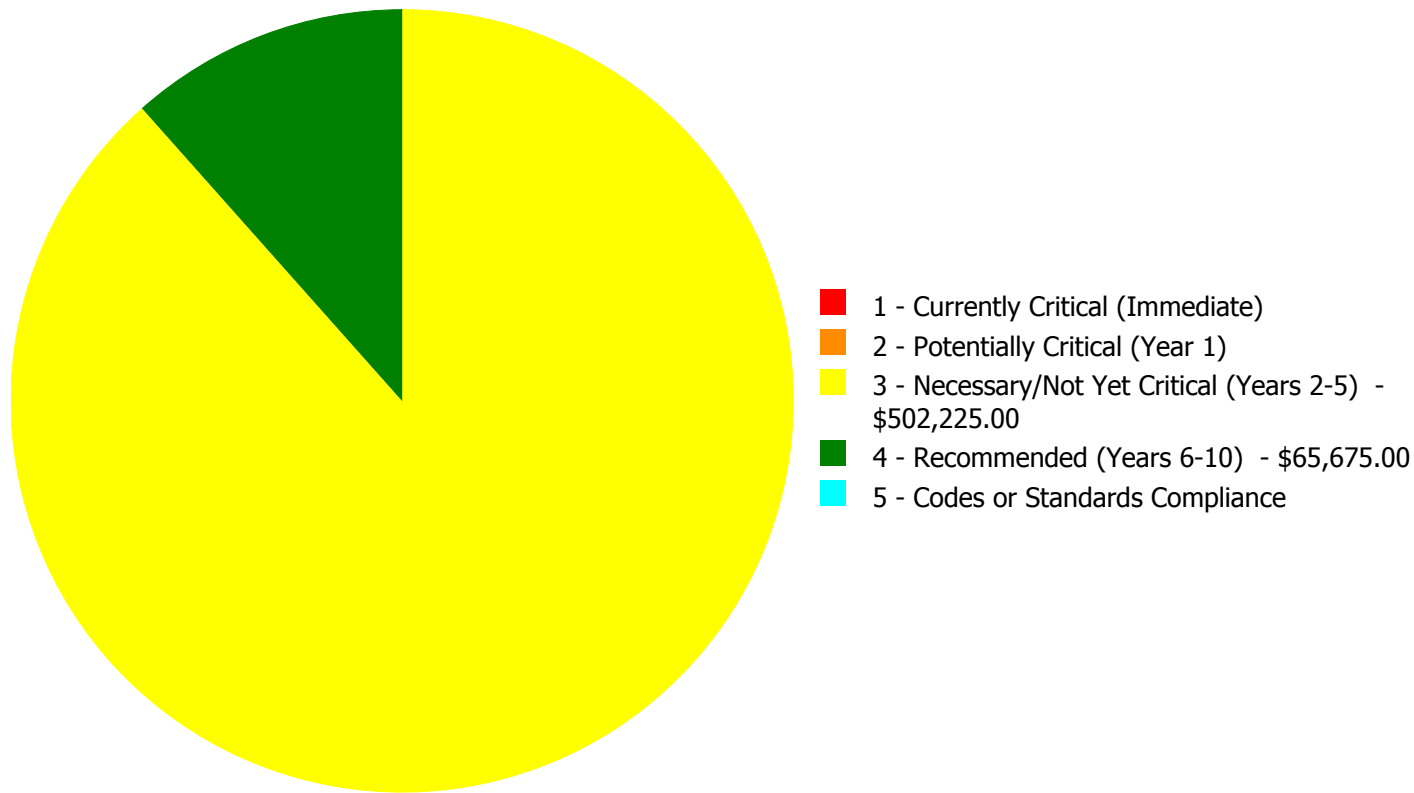
Deficiency Summary by System

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: \$567,900.00

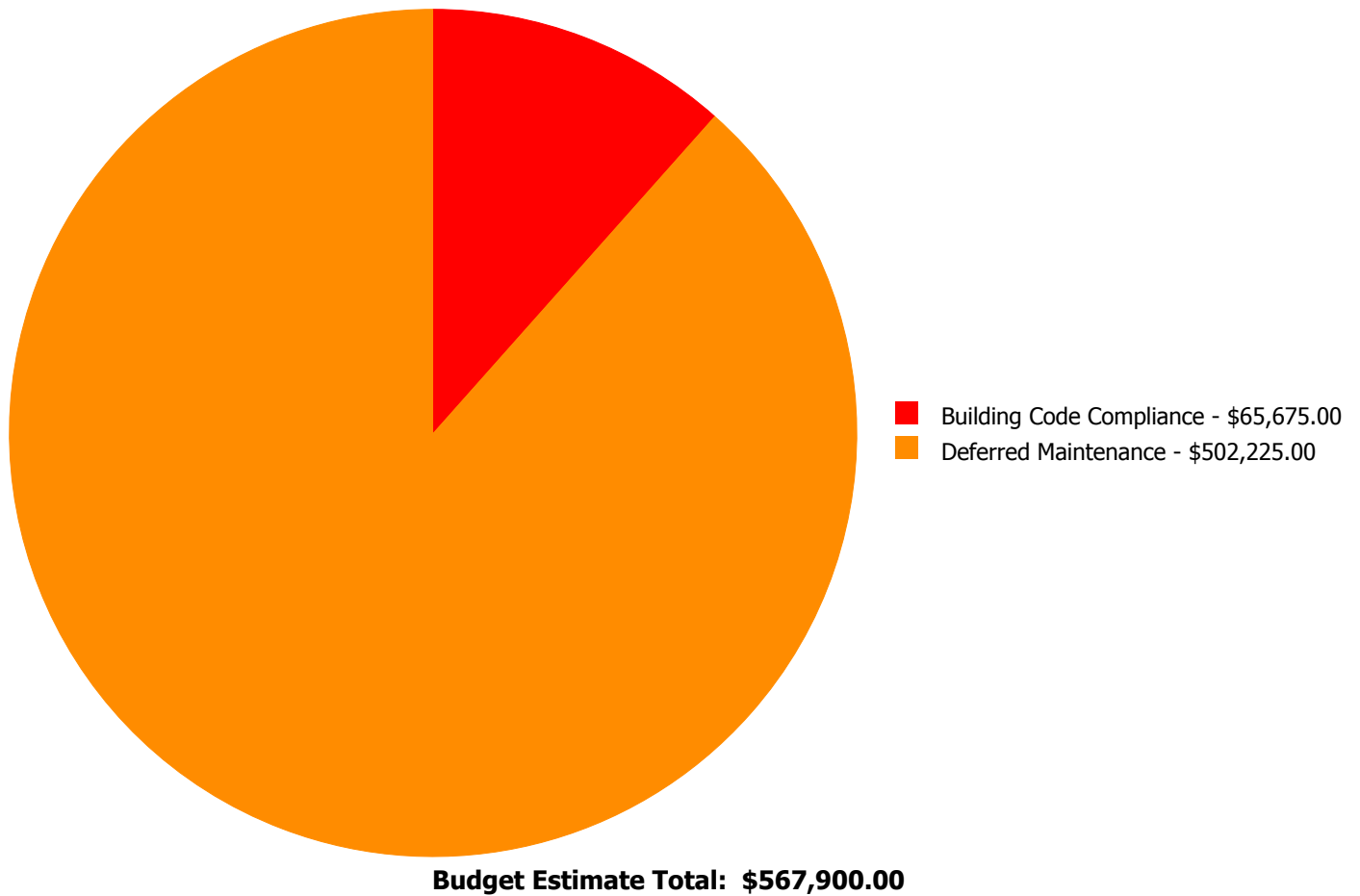
Deficiency By Priority Investment Table

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
B2020	Exterior Windows	\$0.00	\$0.00	\$80,454.00	\$0.00	\$0.00	\$80,454.00
C1020	Interior Doors	\$0.00	\$0.00	\$21,688.00	\$0.00	\$0.00	\$21,688.00
C1030	Fittings	\$0.00	\$0.00	\$83,427.00	\$0.00	\$0.00	\$83,427.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$98,469.00	\$0.00	\$0.00	\$98,469.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$8,395.00	\$0.00	\$0.00	\$8,395.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$13,292.00	\$0.00	\$0.00	\$13,292.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$36,204.00	\$0.00	\$36,204.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$29,471.00	\$0.00	\$29,471.00
D5020	Branch Wiring	\$0.00	\$0.00	\$43,638.00	\$0.00	\$0.00	\$43,638.00
D5020	Lighting	\$0.00	\$0.00	\$101,792.00	\$0.00	\$0.00	\$101,792.00
D5090	Other Electrical Systems	\$0.00	\$0.00	\$1,049.00	\$0.00	\$0.00	\$1,049.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$50,021.00	\$0.00	\$0.00	\$50,021.00
	Total:	\$0.00	\$0.00	\$502,225.00	\$65,675.00	\$0.00	\$567,900.00

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):

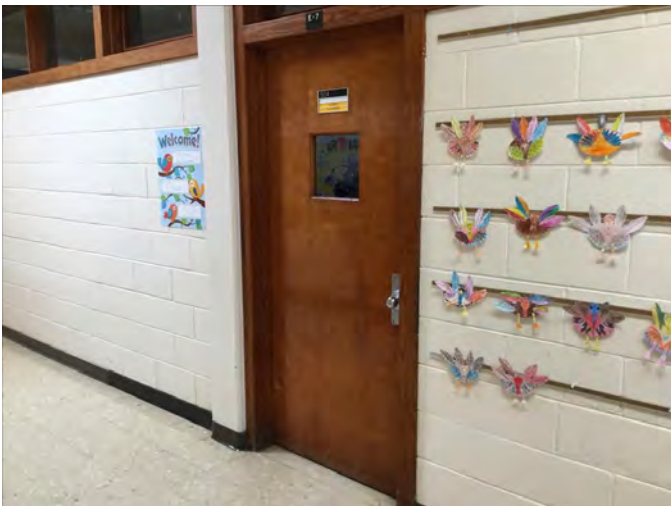
System: B2020 - Exterior Windows



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,950.00
Unit of Measure: S.F.
Estimate: \$80,454.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

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

System: C1020 - Interior Doors



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,950.00
Unit of Measure: S.F.
Estimate: \$21,688.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

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

System: C1030 - Fittings



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,950.00
Unit of Measure: S.F.
Estimate: \$83,427.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: The fittings throughout the building are aged, in marginal condition, handrails and room signage are ADA non-compliance and system should be replaced.

System: D2010 - Plumbing Fixtures



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,950.00
Unit of Measure: S.F.
Estimate: \$98,469.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

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

System: D2020 - Domestic Water Distribution



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,950.00
Unit of Measure: S.F.
Estimate: \$8,395.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

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

System: D2030 - Sanitary Waste



Location: Classrooms
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,950.00
Unit of Measure: S.F.
Estimate: \$13,292.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

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

System: D5020 - Branch Wiring



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,950.00
Unit of Measure: S.F.
Estimate: \$43,638.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

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

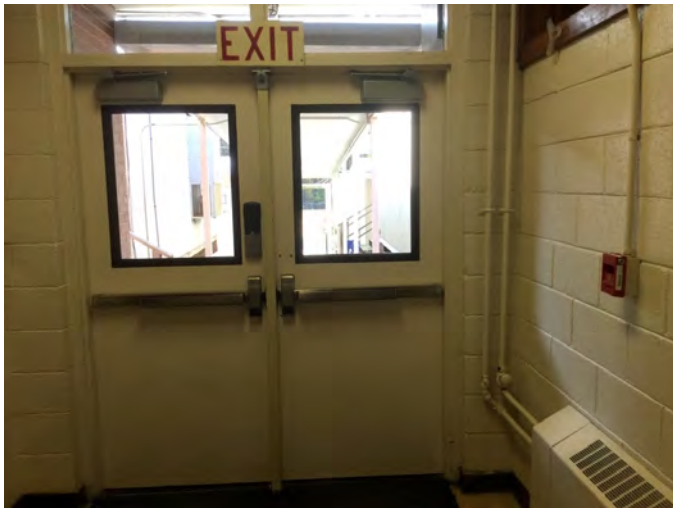
System: D5020 - Lighting



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,950.00
Unit of Measure: S.F.
Estimate: \$101,792.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

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

System: D5090 - Other Electrical Systems



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,950.00
Unit of Measure: S.F.
Estimate: \$1,049.00
Assessor Name: Eduardo Lopez
Date Created: 02/27/2017

Notes: The system is beyond service life and should be replaced.

System: E2010 - Fixed Furnishings



Location: Classrooms
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,950.00
Unit of Measure: S.F.
Estimate: \$50,021.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 7,950.00
Unit of Measure: S.F.
Estimate: \$36,204.00
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.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 7,950.00
Unit of Measure: S.F.
Estimate: \$29,471.00
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):	15,964
Year Built:	1956
Last Renovation:	
Replacement Value:	\$2,910,697
Repair Cost:	\$606,010.00
Total FCI:	20.82 %
Total RSLI:	25.87 %
FCA Score:	79.18



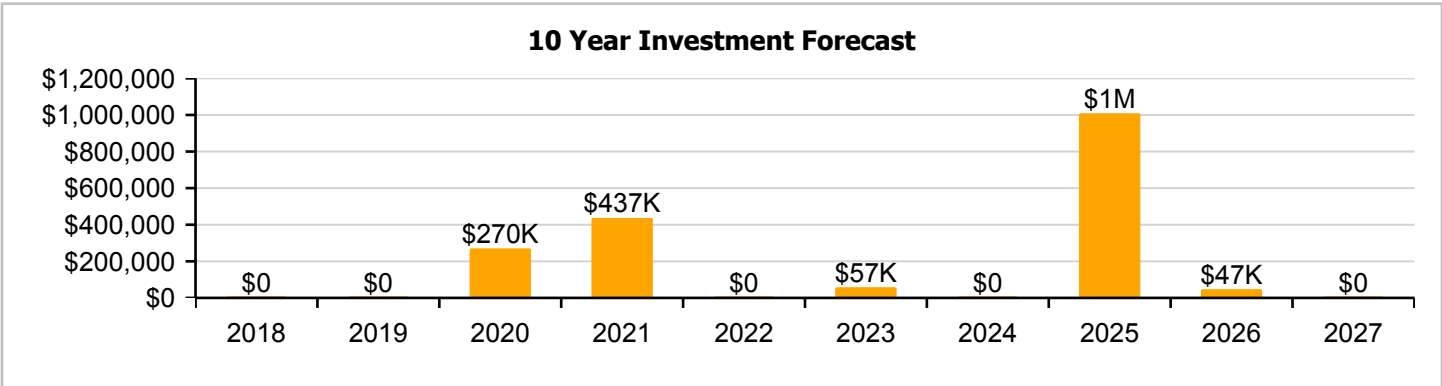
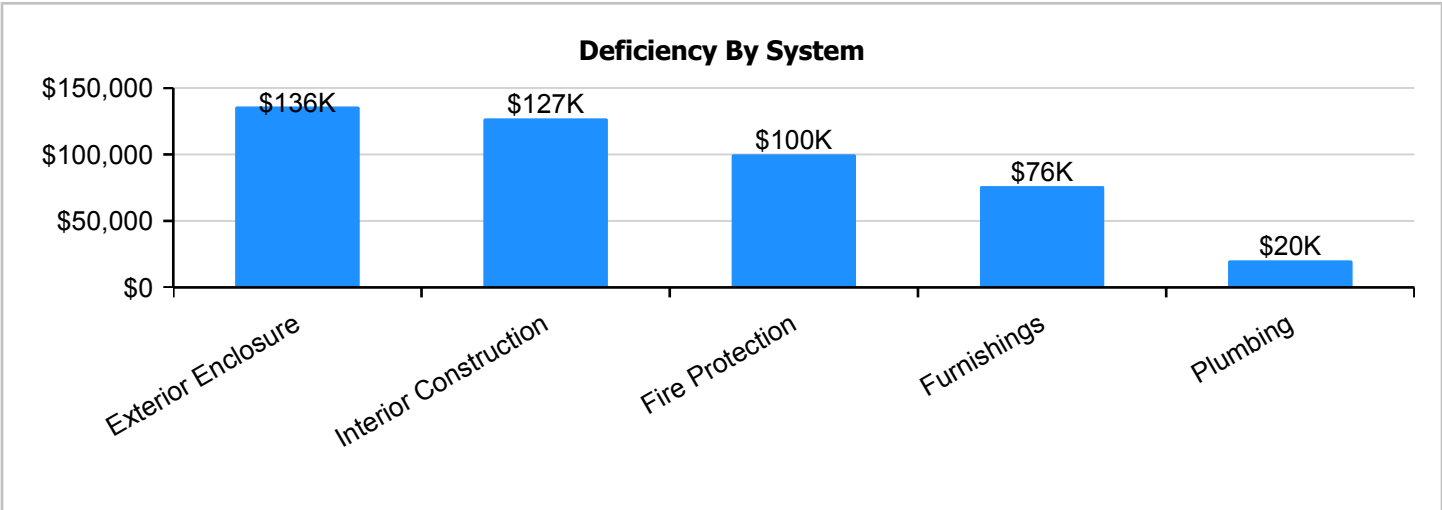
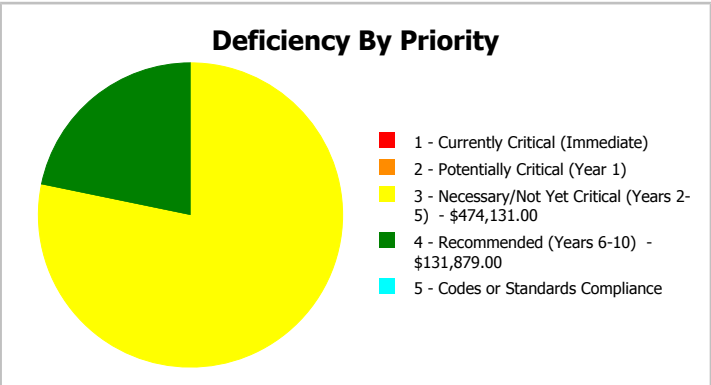
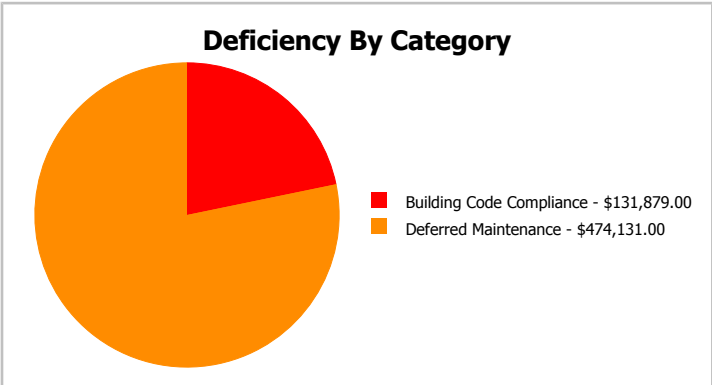
Description:

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:	15,964
Year Built:	1956	Last Renovation:	
Repair Cost:	\$606,010	Replacement Value:	\$2,910,697
FCI:	20.82 %	RSLI%:	25.87 %



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	39.00 %	0.00 %	\$0.00
B10 - Superstructure	39.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	18.52 %	57.77 %	\$179,468.00
B30 - Roofing	71.11 %	0.00 %	\$0.00
C10 - Interior Construction	11.67 %	46.41 %	\$167,526.00
C30 - Interior Finishes	20.95 %	0.00 %	\$0.00
D20 - Plumbing	23.72 %	12.17 %	\$26,692.00
D30 - HVAC	34.55 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$131,879.00
D50 - Electrical	27.04 %	0.00 %	\$0.00
E10 - Equipment	20.00 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	110.00 %	\$100,445.00
Totals:	25.87 %	20.82 %	\$606,010.00

Photo Album

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

1). East Elevation - Nov 23, 2016



2). North Elevation - Nov 23, 2016



3). West Elevation - Nov 23, 2016



4). South Elevation - Nov 23, 2016



Condition Detail

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

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

System Listing

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

Campus Assessment Report - 1956 Main Building

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.	15,964	100	1956	2056		39.00 %	0.00 %	39			\$75,031
A1030	Slab on Grade	\$8.26	S.F.	15,964	100	1956	2056		39.00 %	0.00 %	39			\$131,863
B1010	Floor Construction	\$1.61	S.F.	15,964	100	1956	2056		39.00 %	0.00 %	39			\$25,702
B1020	Roof Construction	\$15.44	S.F.	15,964	100	1956	2056		39.00 %	0.00 %	39			\$246,484
B2010	Exterior Walls	\$9.24	S.F.	15,964	100	1956	2056		39.00 %	0.00 %	39			\$147,507
B2020	Exterior Windows	\$9.20	S.F.	15,964	30	1956	1986		0.00 %	110.00 %	-31		\$161,556.00	\$146,869
B2030	Exterior Doors	\$1.02	S.F.	15,964	30	1956	1986		0.00 %	110.00 %	-31		\$17,912.00	\$16,283
B3010120	Single Ply Membrane	\$6.98	S.F.	12,040	20	2015	2035		90.00 %	0.00 %	18			\$84,039
B3010130	Preformed Metal Roofing	\$9.66	S.F.	3,924	30	1995	2025		26.67 %	0.00 %	8			\$37,906
B3020	Roof Openings	\$0.29	S.F.	15,964	25	2015	2040		92.00 %	0.00 %	23			\$4,630
C1010	Partitions	\$10.59	S.F.	15,964	75	1956	2031		18.67 %	0.00 %	14			\$169,059
C1020	Interior Doors	\$2.48	S.F.	15,964	30	1995	2025		26.67 %	0.00 %	8			\$39,591
C1030	Fittings	\$9.54	S.F.	15,964	20	1956	1976		0.00 %	110.00 %	-41		\$167,526.00	\$152,297
C3010	Wall Finishes	\$2.73	S.F.	15,964	10	2013	2023		60.00 %	0.00 %	6			\$43,582
C3020	Floor Finishes	\$11.15	S.F.	15,964	20	1995	2015	2021	20.00 %	0.00 %	4			\$177,999
C3030	Ceiling Finishes	\$10.74	S.F.	15,964	25	1995	2020		12.00 %	0.00 %	3			\$171,453
D2010	Plumbing Fixtures	\$11.26	S.F.	15,964	30	1995	2025		26.67 %	0.00 %	8			\$179,755
D2020	Domestic Water Distribution	\$0.96	S.F.	15,964	30	1995	2025		26.67 %	0.00 %	8			\$15,325
D2030	Sanitary Waste	\$1.52	S.F.	15,964	30	1956	1986		0.00 %	110.00 %	-31		\$26,692.00	\$24,265
D3020	Heat Generating Systems	\$4.98	S.F.	15,964	30	1995	2025		26.67 %	0.00 %	8			\$79,501
D3030	Cooling Generating Systems	\$5.16	S.F.	15,964	25	2005	2030		52.00 %	0.00 %	13			\$82,374
D3040	Distribution Systems	\$6.02	S.F.	15,964	30	1995	2025		26.67 %	0.00 %	8			\$96,103
D3050	Terminal & Package Units	\$2.96	S.F.	15,964	15	2006	2021		26.67 %	0.00 %	4			\$47,253
D3060	Controls & Instrumentation	\$1.91	S.F.	15,964	20	2006	2026		45.00 %	0.00 %	9			\$30,491
D4010	Sprinklers	\$4.14	S.F.	15,964	20			2016	0.00 %	110.00 %	-1		\$72,700.00	\$66,091
D4020	Standpipes	\$3.37	S.F.	15,964	20			2016	0.00 %	110.00 %	-1		\$59,179.00	\$53,799
D5010	Electrical Service/Distribution	\$1.65	S.F.	15,964	40	1995	2035		45.00 %	0.00 %	18			\$26,341
D5020	Branch Wiring	\$4.99	S.F.	15,964	30	1995	2025		26.67 %	0.00 %	8			\$79,660
D5020	Lighting	\$11.64	S.F.	15,964	30	1995	2025		26.67 %	0.00 %	8			\$185,821
D5030810	Security & Detection Systems	\$1.83	S.F.	15,964	15	2006	2021		26.67 %	0.00 %	4			\$29,214
D5030910	Fire Alarm Systems	\$3.31	S.F.	15,964	15	1995	2010	2020	20.00 %	0.00 %	3			\$52,841
D5030920	Data Communication	\$4.30	S.F.	15,964	15	2006	2021		26.67 %	0.00 %	4			\$68,645
D5090	Other Electrical Systems	\$0.12	S.F.	15,964	20	2006	2026		45.00 %	0.00 %	9			\$1,916
E1090	Other Equipment	\$1.86	S.F.	15,964	20	1995	2015	2021	20.00 %	0.00 %	4			\$29,693
E2010	Fixed Furnishings	\$5.72	S.F.	15,964	20	1956	1976		0.00 %	110.00 %	-41		\$100,445.00	\$91,314
Total									25.87 %	20.82 %			\$606,010.00	\$2,910,697

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:

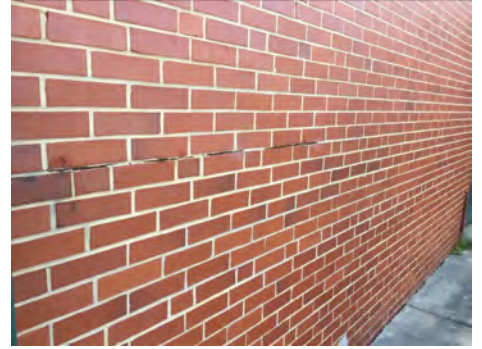
System: B1020 - Roof Construction



Note:

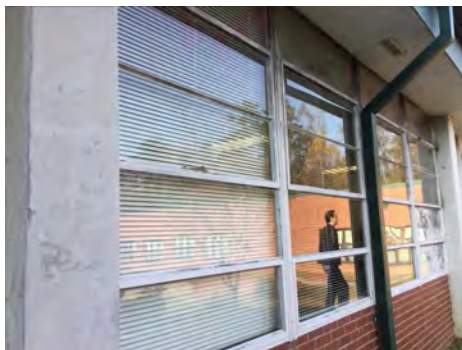
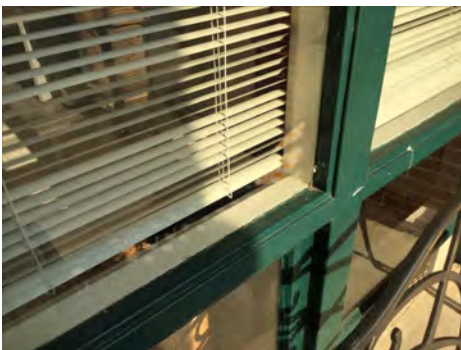
Campus Assessment Report - 1956 Main Building

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

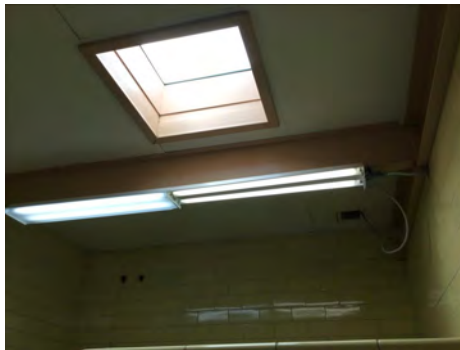
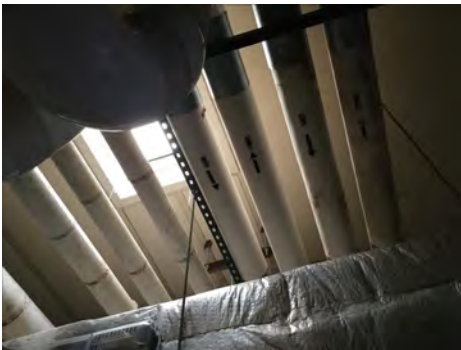
Campus Assessment Report - 1956 Main Building

System: B2030 - Exterior Doors



Note:

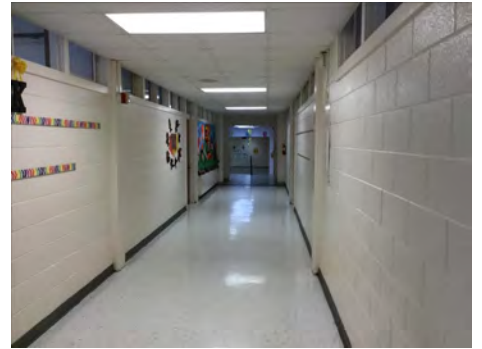
System: B3020 - Roof Openings



Note:

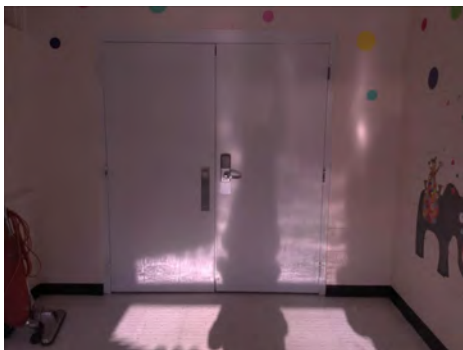
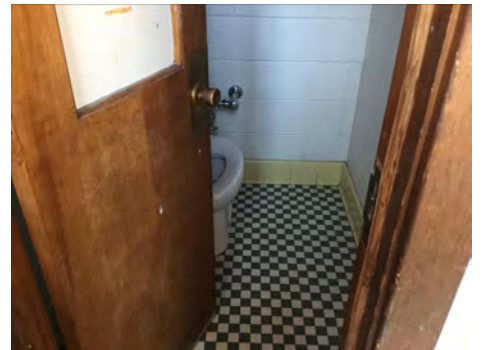
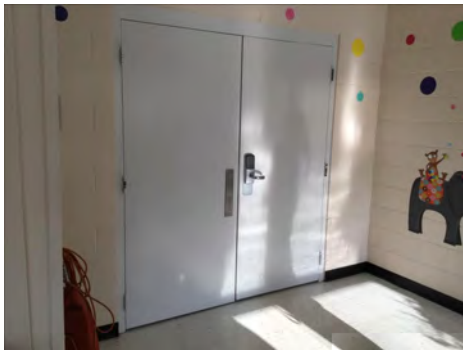
Campus Assessment Report - 1956 Main Building

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

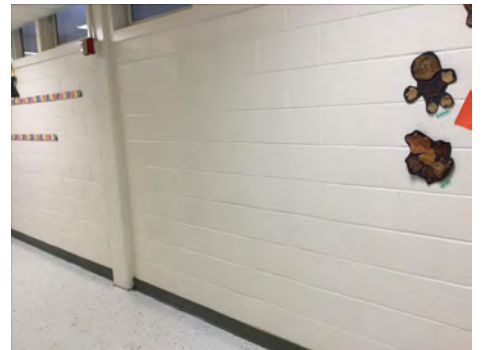
Campus Assessment Report - 1956 Main Building

System: C1030 - Fittings



Note:

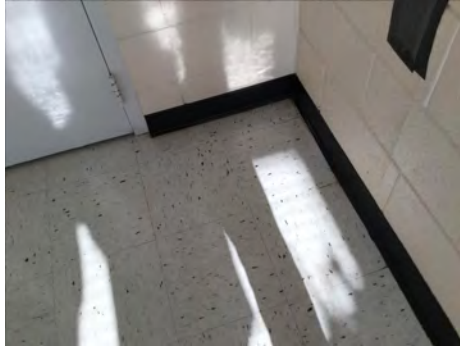
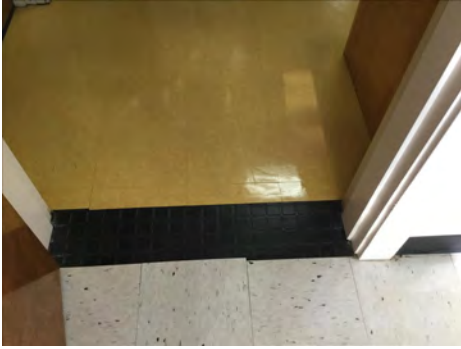
System: C3010 - Wall Finishes



Note:

Campus Assessment Report - 1956 Main Building

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

Campus Assessment Report - 1956 Main Building

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

Campus Assessment Report - 1956 Main Building

System: D2030 - Sanitary Waste



Note:

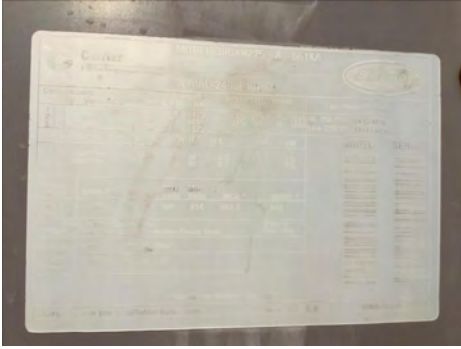
System: D3020 - Heat Generating Systems



Note:

Campus Assessment Report - 1956 Main Building

System: D3030 - Cooling Generating Systems



Note:

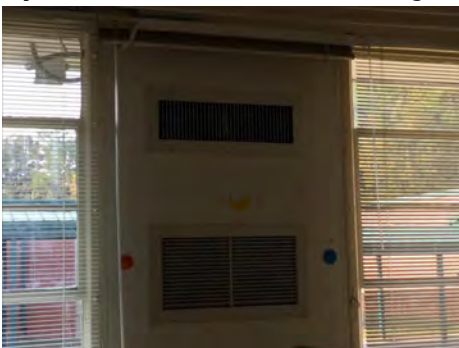
Campus Assessment Report - 1956 Main Building

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

Campus Assessment Report - 1956 Main Building

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

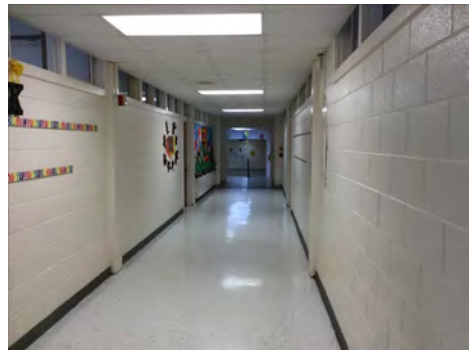
Campus Assessment Report - 1956 Main Building

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

Campus Assessment Report - 1956 Main Building

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems



Note:

Campus Assessment Report - 1956 Main Building

System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$606,010	\$0	\$0	\$269,602	\$436,793	\$0	\$57,243	\$0	\$1,007,895	\$46,511	\$0	\$2,424,055
* 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	\$161,556	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$161,556
B2030 - Exterior Doors	\$17,912	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,912
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010120 - Single Ply Membrane	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010130 - Preformed Metal Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$66,265	\$0	\$0	\$66,265
B3020 - Roof Openings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$55,168	\$0	\$0	\$55,168
C1030 - Fittings	\$167,526	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$167,526
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$57,243	\$0	\$0	\$0	\$0	\$57,243
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$220,372	\$0	\$0	\$0	\$0	\$0	\$0	\$220,372

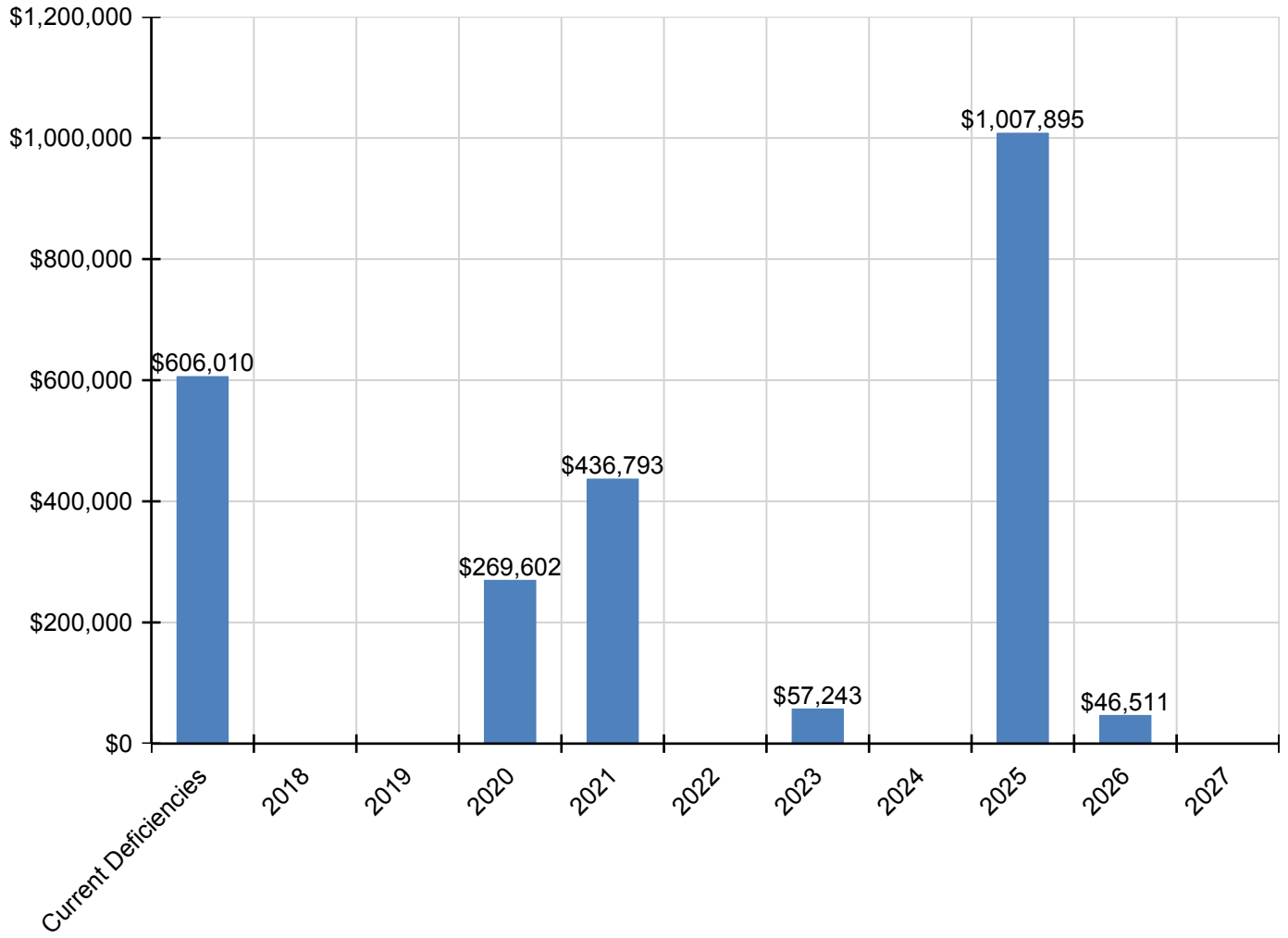
Campus Assessment Report - 1956 Main Building

C3030 - Ceiling Finishes	\$0	\$0	\$0	\$206,087	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$206,087
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250,478	\$0	\$0	\$250,478
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,355	\$0	\$0	\$21,355
D2030 - Sanitary Waste	\$26,692	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,692
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$110,780	\$0	\$0	\$110,780
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$133,915	\$0	\$0	\$133,915
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$58,503	\$0	\$0	\$0	\$0	\$0	\$0	\$58,503
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,762	\$0	\$43,762
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$72,700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$72,700
D4020 - Standpipes	\$59,179	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59,179
D50 - Electrical	\$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
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$111,002	\$0	\$0	\$111,002
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$258,932	\$0	\$0	\$258,932
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$36,169	\$0	\$0	\$0	\$0	\$0	\$0	\$36,169
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$63,515	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$63,515
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$84,987	\$0	\$0	\$0	\$0	\$0	\$0	\$84,987
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,749	\$0	\$2,749
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1090 - Other Equipment	\$0	\$0	\$0	\$0	\$36,761	\$0	\$0	\$0	\$0	\$0	\$0	\$36,761
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$100,445	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,445

* Indicates non-renewable system

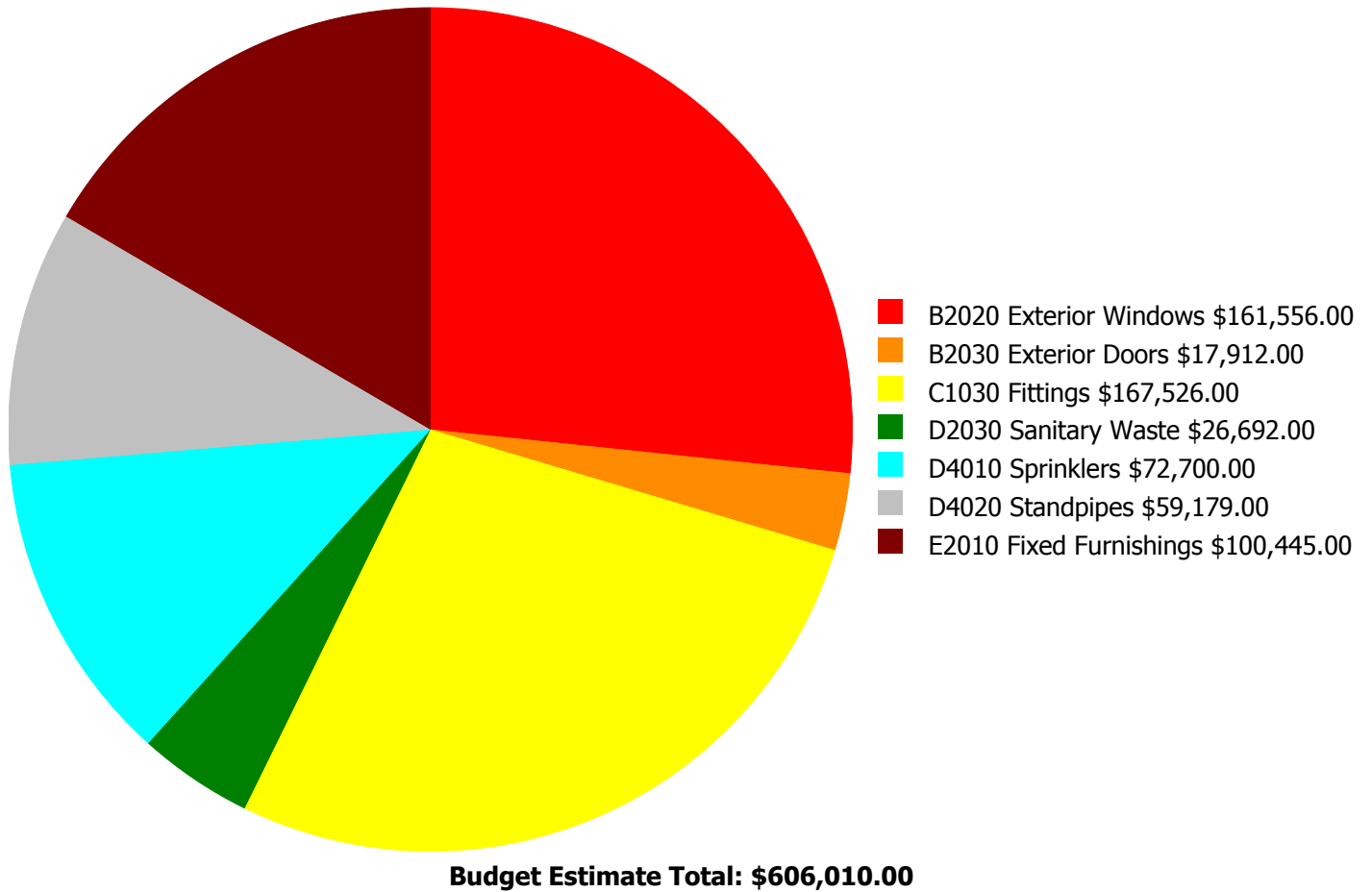
Forecasted Capital Renewal Requirement

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



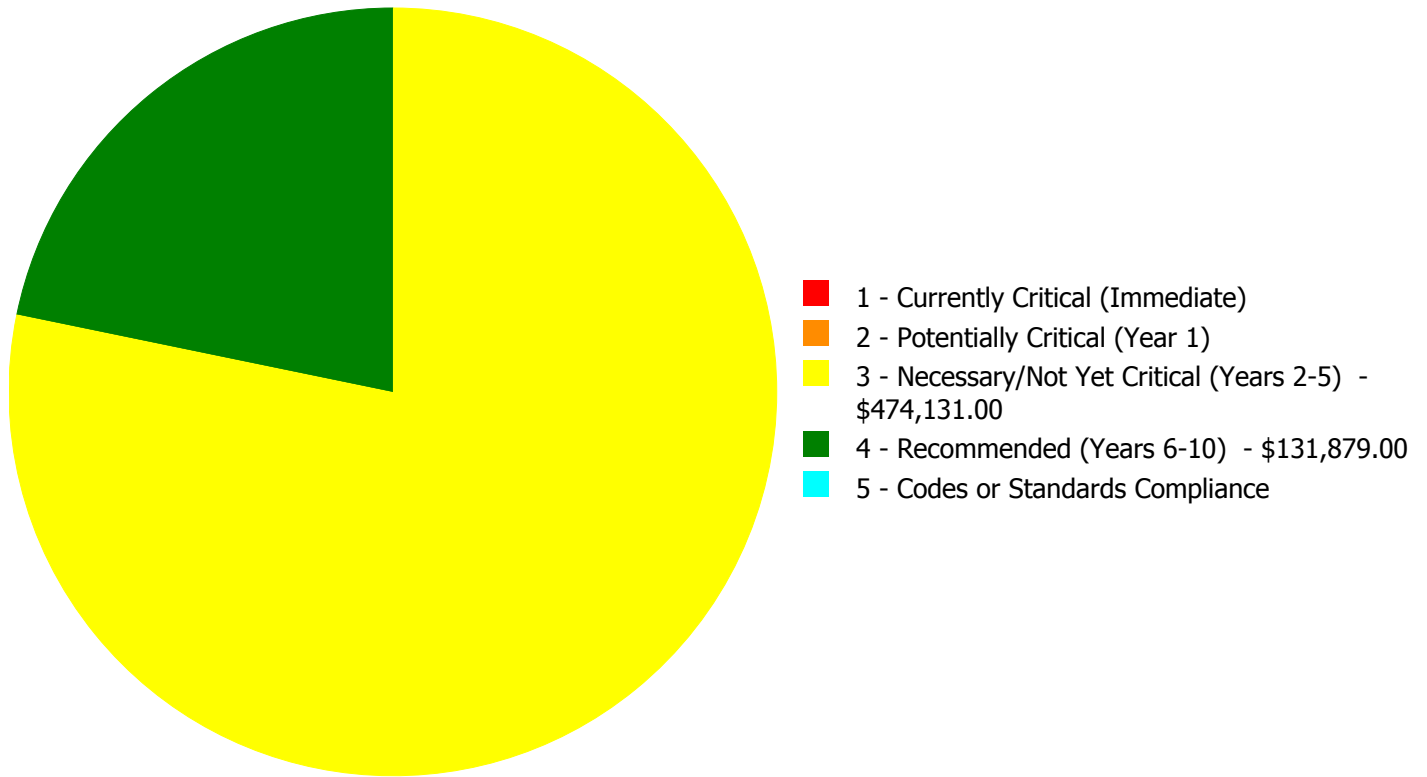
Deficiency Summary by System

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: \$606,010.00

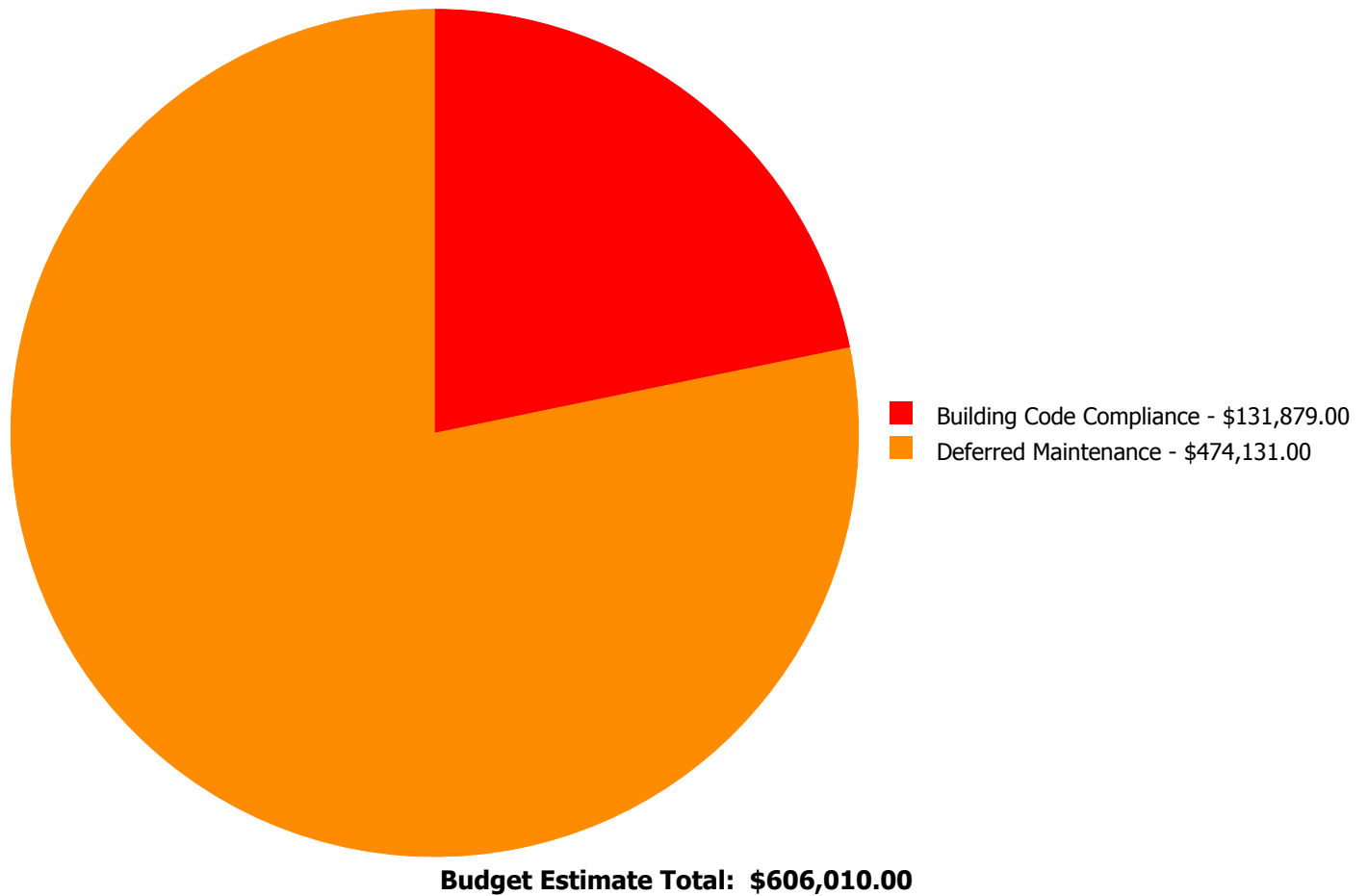
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2020	Exterior Windows	\$0.00	\$0.00	\$161,556.00	\$0.00	\$0.00	\$161,556.00
B2030	Exterior Doors	\$0.00	\$0.00	\$17,912.00	\$0.00	\$0.00	\$17,912.00
C1030	Fittings	\$0.00	\$0.00	\$167,526.00	\$0.00	\$0.00	\$167,526.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$26,692.00	\$0.00	\$0.00	\$26,692.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$72,700.00	\$0.00	\$72,700.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$59,179.00	\$0.00	\$59,179.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$100,445.00	\$0.00	\$0.00	\$100,445.00
	Total:	\$0.00	\$0.00	\$474,131.00	\$131,879.00	\$0.00	\$606,010.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

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

System: B2020 - Exterior Windows



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 15,964.00
Unit of Measure: S.F.
Estimate: \$161,556.00
Assessor Name: Matt Mahaffey
Date Created: 12/05/2016

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

System: B2030 - Exterior Doors



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 15,964.00
Unit of Measure: S.F.
Estimate: \$17,912.00
Assessor Name: Matt Mahaffey
Date Created: 12/05/2016

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

System: C1030 - Fittings



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 15,964.00
Unit of Measure: S.F.
Estimate: \$167,526.00
Assessor Name: Matt Mahaffey
Date Created: 12/05/2016

Notes: The fittings throughout the building are aged, in marginal condition, handrails and room signage are ADA non-compliance and system should be replaced.

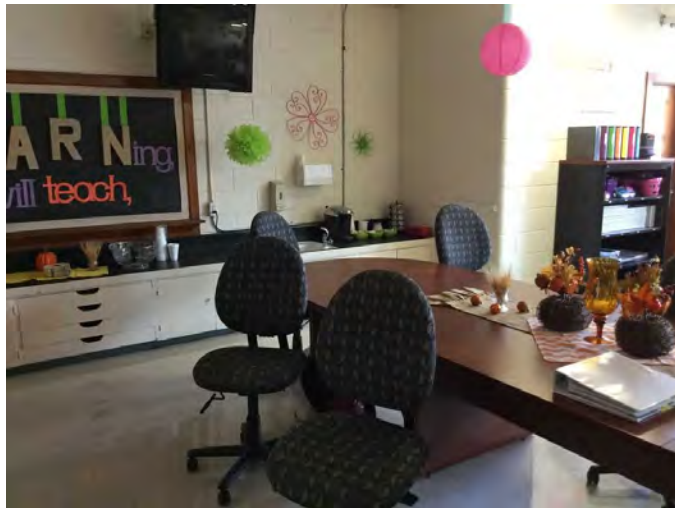
System: D2030 - Sanitary Waste



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 15,964.00
Unit of Measure: S.F.
Estimate: \$26,692.00
Assessor Name: Matt Mahaffey
Date Created: 12/05/2016

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

System: E2010 - Fixed Furnishings



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 15,964.00
Unit of Measure: S.F.
Estimate: \$100,445.00
Assessor Name: Matt Mahaffey
Date Created: 12/05/2016

Notes: The original fixed furnishings are aged and failing and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 15,964.00
Unit of Measure: S.F.
Estimate: \$72,700.00
Assessor Name: Matt Mahaffey
Date Created: 12/20/2016

Notes: A 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
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 15,964.00
Unit of Measure: S.F.
Estimate: \$59,179.00
Assessor Name: Matt Mahaffey
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):	43,002
Year Built:	1995
Last Renovation:	
Replacement Value:	\$7,756,270
Repair Cost:	\$355,239.00
Total FCI:	4.58 %
Total RSLI:	40.82 %
FCA Score:	95.42



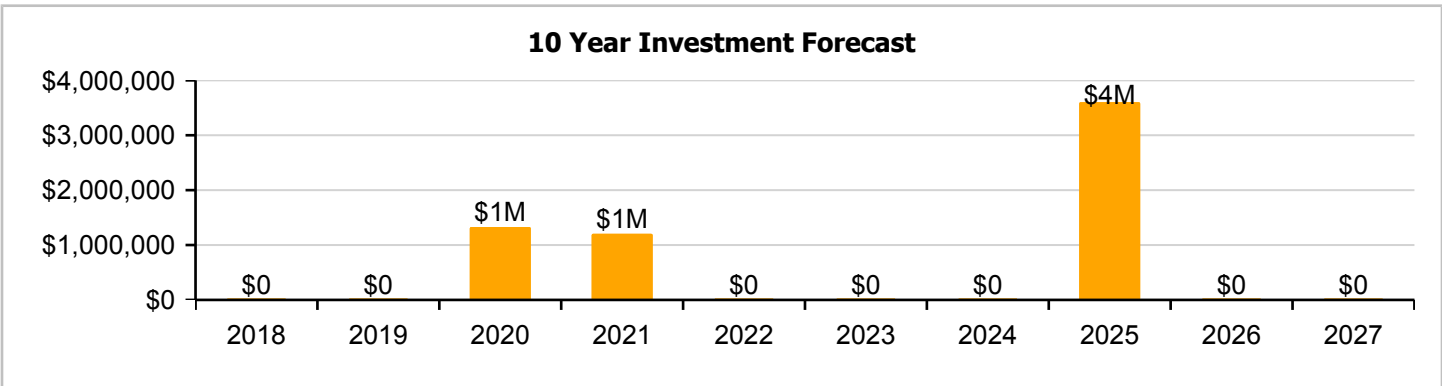
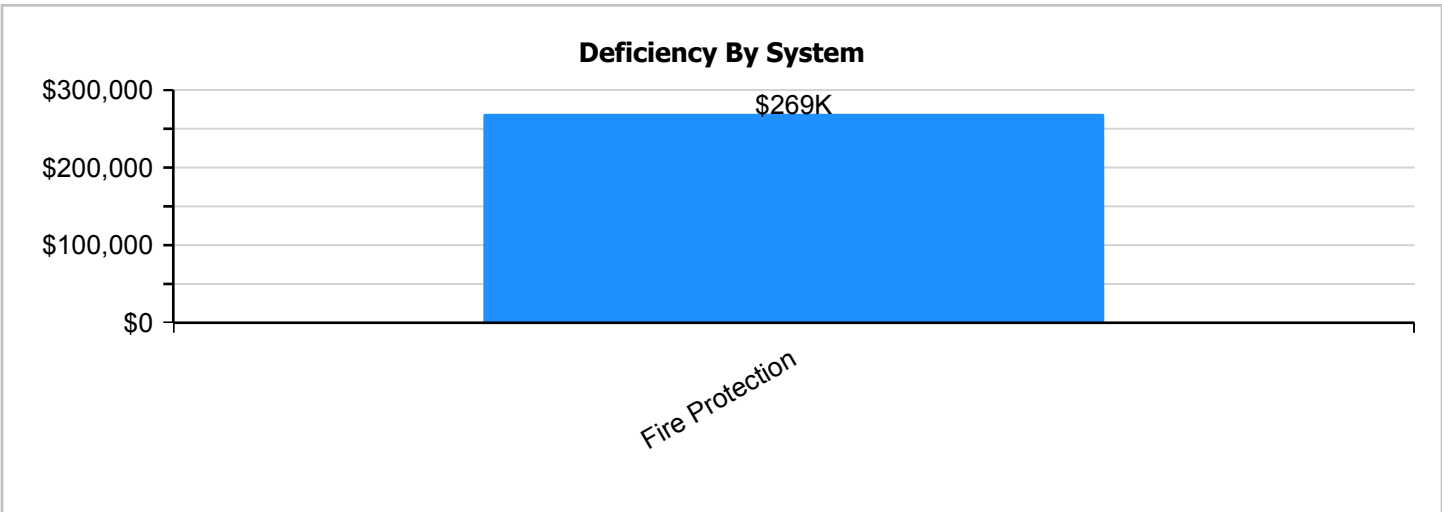
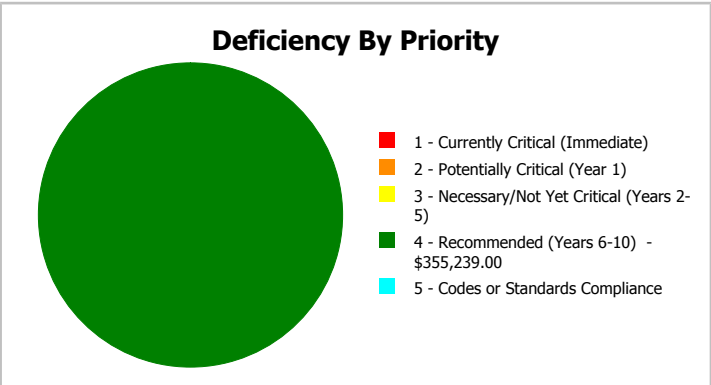
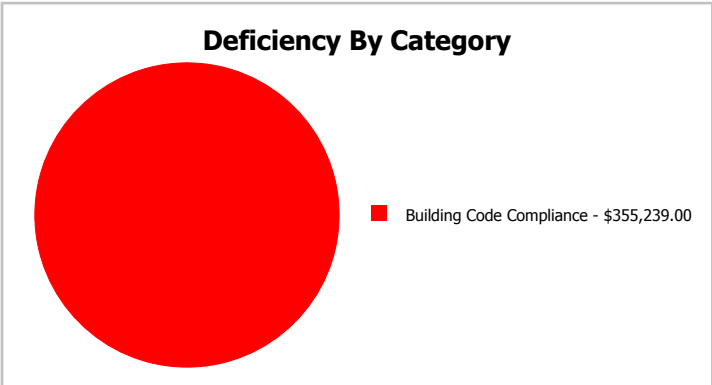
Description:

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:	43,002
Year Built:	1995	Last Renovation:	
Repair Cost:	\$355,239	Replacement Value:	\$7,756,270
FCI:	4.58 %	RSLI%:	40.82 %



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	78.00 %	0.00 %	\$0.00
B10 - Superstructure	78.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	51.04 %	0.00 %	\$0.00
B30 - Roofing	14.88 %	0.00 %	\$0.00
C10 - Interior Construction	43.73 %	0.00 %	\$0.00
C30 - Interior Finishes	27.79 %	0.00 %	\$0.00
D20 - Plumbing	26.67 %	0.00 %	\$0.00
D30 - HVAC	46.42 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$355,239.00
D50 - Electrical	30.49 %	0.00 %	\$0.00
E10 - Equipment	20.00 %	0.00 %	\$0.00
E20 - Furnishings	20.00 %	0.00 %	\$0.00
Totals:	40.82 %	4.58 %	\$355,239.00

Photo Album

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

1). North Elevation - Nov 23, 2016



2). West Elevation - Nov 23, 2016



3). South Elevation - Nov 23, 2016



4). East Elevation - Nov 23, 2016



Condition Detail

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

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

System Listing

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

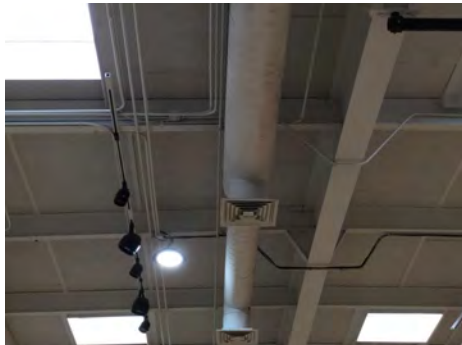
Campus Assessment Report - 1995 Addition

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.	43,002	100	1995	2095		78.00 %	0.00 %	78			\$202,109
A1030	Slab on Grade	\$8.26	S.F.	43,002	100	1995	2095		78.00 %	0.00 %	78			\$355,197
B1010	Floor Construction	\$1.61	S.F.	43,002	100	1995	2095		78.00 %	0.00 %	78			\$69,233
B1020	Roof Construction	\$15.44	S.F.	43,002	100	1995	2095		78.00 %	0.00 %	78			\$663,951
B2010	Exterior Walls	\$9.24	S.F.	43,002	100	1995	2095		78.00 %	0.00 %	78			\$397,338
B2020	Exterior Windows	\$9.20	S.F.	43,002	30	1995	2025		26.67 %	0.00 %	8			\$395,618
B2030	Exterior Doors	\$1.02	S.F.	43,002	30	1995	2025		26.67 %	0.00 %	8			\$43,862
B3010120	Single Ply Membrane	\$6.98	S.F.	43,002	20	1995	2015	2020	15.00 %	0.00 %	3			\$300,154
B3020	Roof Openings	\$0.29	S.F.	43,002	25	1995	2020		12.00 %	0.00 %	3			\$12,471
C1010	Partitions	\$10.59	S.F.	43,002	75	1995	2070		70.67 %	0.00 %	53			\$455,391
C1020	Interior Doors	\$2.48	S.F.	43,002	20	1995	2015	2021	20.00 %	0.00 %	4			\$106,645
C1030	Fittings	\$9.54	S.F.	43,002	20	1995	2015	2021	20.00 %	0.00 %	4			\$410,239
C3010	Wall Finishes	\$2.73	S.F.	43,002	10	2005	2015	2021	40.00 %	0.00 %	4			\$117,395
C3020	Floor Finishes	\$11.15	S.F.	43,002	20	2005	2025		40.00 %	0.00 %	8			\$479,472
C3030	Ceiling Finishes	\$10.74	S.F.	43,002	25	1995	2020		12.00 %	0.00 %	3			\$461,841
D2010	Plumbing Fixtures	\$11.26	S.F.	43,002	30	1995	2025		26.67 %	0.00 %	8			\$484,203
D2020	Domestic Water Distribution	\$0.96	S.F.	43,002	30	1995	2025		26.67 %	0.00 %	8			\$41,282
D2030	Sanitary Waste	\$1.52	S.F.	43,002	30	1995	2025		26.67 %	0.00 %	8			\$65,363
D2040	Rain Water Drainage	\$1.36	S.F.	43,002	30	1995	2025		26.67 %	0.00 %	8			\$58,483
D3020	Heat Generating Systems	\$4.98	S.F.	43,002	30	1995	2025		26.67 %	0.00 %	8			\$214,150
D3030	Cooling Generating Systems	\$5.16	S.F.	43,002	25	2005	2030		52.00 %	0.00 %	13			\$221,890
D3040	Distribution Systems	\$6.02	S.F.	43,002	30	2005	2035		60.00 %	0.00 %	18			\$258,872
D3060	Controls & Instrumentation	\$1.91	S.F.	43,002	20	2005	2025		40.00 %	0.00 %	8			\$82,134
D4010	Sprinklers	\$4.14	S.F.	43,002	20			2016	0.00 %	110.00 %	-1		\$195,831.00	\$178,028
D4020	Standpipes	\$3.37	S.F.	43,002	20			2016	0.00 %	110.00 %	-1		\$159,408.00	\$144,917
D5010	Electrical Service/Distribution	\$1.65	S.F.	43,002	40	1995	2035		45.00 %	0.00 %	18			\$70,953
D5020	Branch Wiring	\$4.99	S.F.	43,002	30	1995	2025		26.67 %	0.00 %	8			\$214,580
D5020	Lighting	\$11.64	S.F.	43,002	30	1995	2025		26.67 %	0.00 %	8			\$500,543
D5030810	Security & Detection Systems	\$1.83	S.F.	43,002	15	2005	2020		20.00 %	0.00 %	3			\$78,694
D5030910	Fire Alarm Systems	\$3.31	S.F.	43,002	15	2005	2020		20.00 %	0.00 %	3			\$142,337
D5030920	Data Communication	\$4.30	S.F.	43,002	25	2005	2030		52.00 %	0.00 %	13			\$184,909
D5090	Other Electrical Systems	\$0.12	S.F.	43,002	20	2005	2025		40.00 %	0.00 %	8			\$5,160
E1020	Institutional Equipment	\$0.30	S.F.	43,002	20	1995	2015	2021	20.00 %	0.00 %	4			\$12,901
E1090	Other Equipment	\$1.86	S.F.	43,002	20	1995	2015	2021	20.00 %	0.00 %	4			\$79,984
E2010	Fixed Furnishings	\$5.72	S.F.	43,002	20	1995	2015	2021	20.00 %	0.00 %	4			\$245,971
Total									40.82 %	4.58 %			\$355,239.00	\$7,756,270

System Notes

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

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

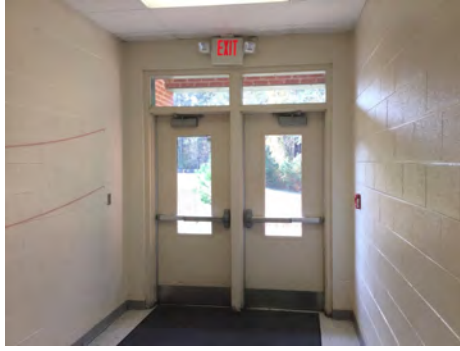
System: B2020 - Exterior Windows



Note:

Campus Assessment Report - 1995 Addition

System: B2030 - Exterior Doors



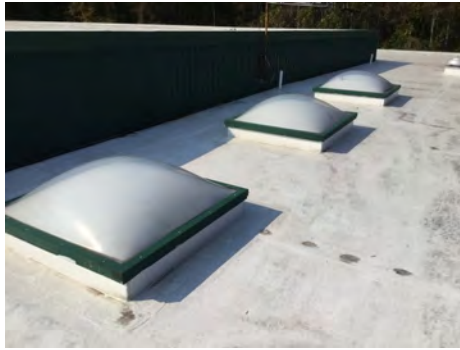
Note:

System: B3010120 - Single Ply Membrane



Note:

System: B3020 - Roof Openings



Note:

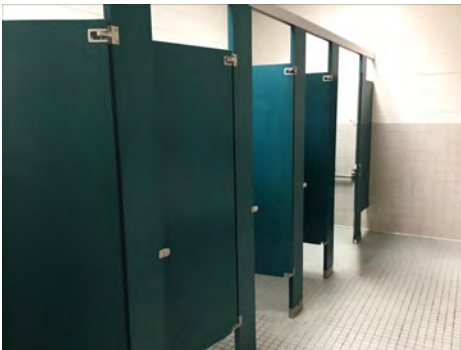
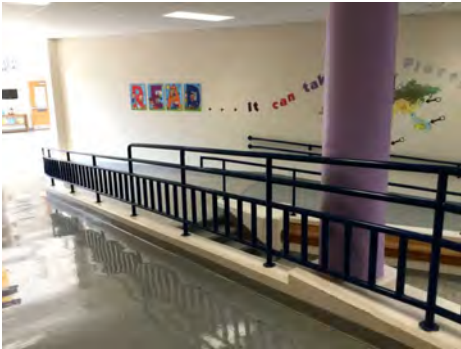
Campus Assessment Report - 1995 Addition

System: C1020 - Interior Doors



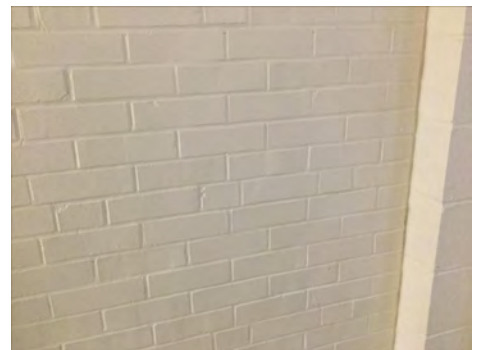
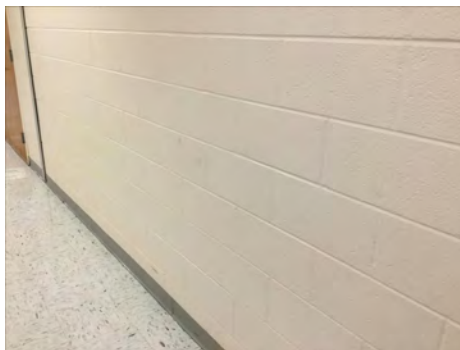
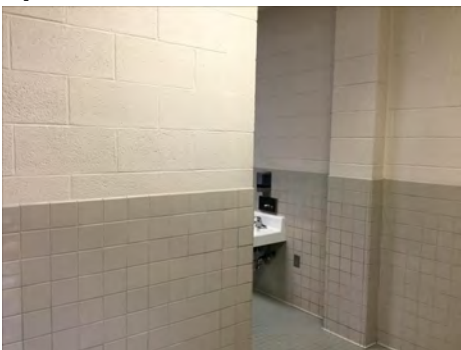
Note:

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes



Note:

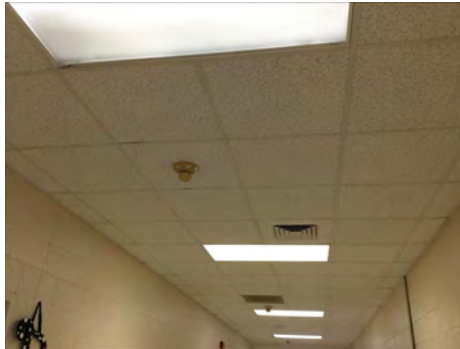
Campus Assessment Report - 1995 Addition

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

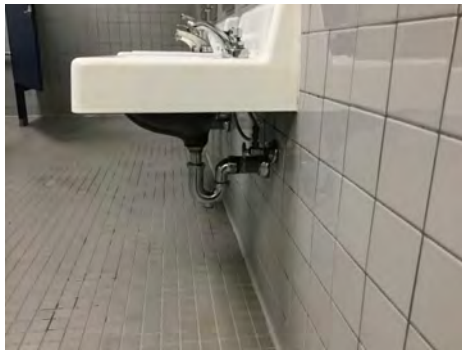
Campus Assessment Report - 1995 Addition

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note:

Campus Assessment Report - 1995 Addition

System: D3020 - Heat Generating Systems



Note:

System: D3030 - Cooling Generating Systems



Note:

System: D3040 - Distribution Systems



Note:

Campus Assessment Report - 1995 Addition

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

Campus Assessment Report - 1995 Addition

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

Campus Assessment Report - 1995 Addition

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems



Note:

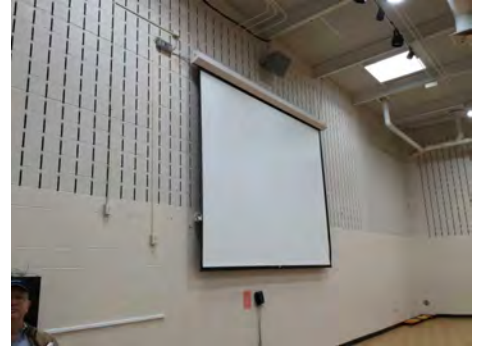
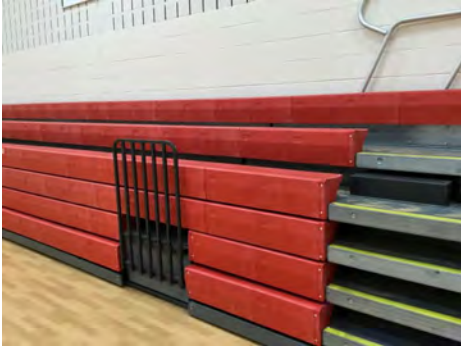
System: E1020 - Institutional Equipment



Note:

Campus Assessment Report - 1995 Addition

System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$355,239	\$0	\$0	\$1,327,781	\$1,204,800	\$0	\$0	\$0	\$3,601,852	\$0	\$0	\$6,489,672
* 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	\$551,273	\$0	\$0	\$551,273
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61,119	\$0	\$0	\$61,119
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010120 - Single Ply Membrane	\$0	\$0	\$0	\$491,980	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$491,980
B3020 - Roof Openings	\$0	\$0	\$0	\$14,990	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,990
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	\$132,032	\$0	\$0	\$0	\$0	\$0	\$0	\$132,032
C1030 - Fittings	\$0	\$0	\$0	\$0	\$507,900	\$0	\$0	\$0	\$0	\$0	\$0	\$507,900
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$145,343	\$0	\$0	\$0	\$0	\$0	\$0	\$145,343
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$668,120	\$0	\$0	\$668,120
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$555,134	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$555,134

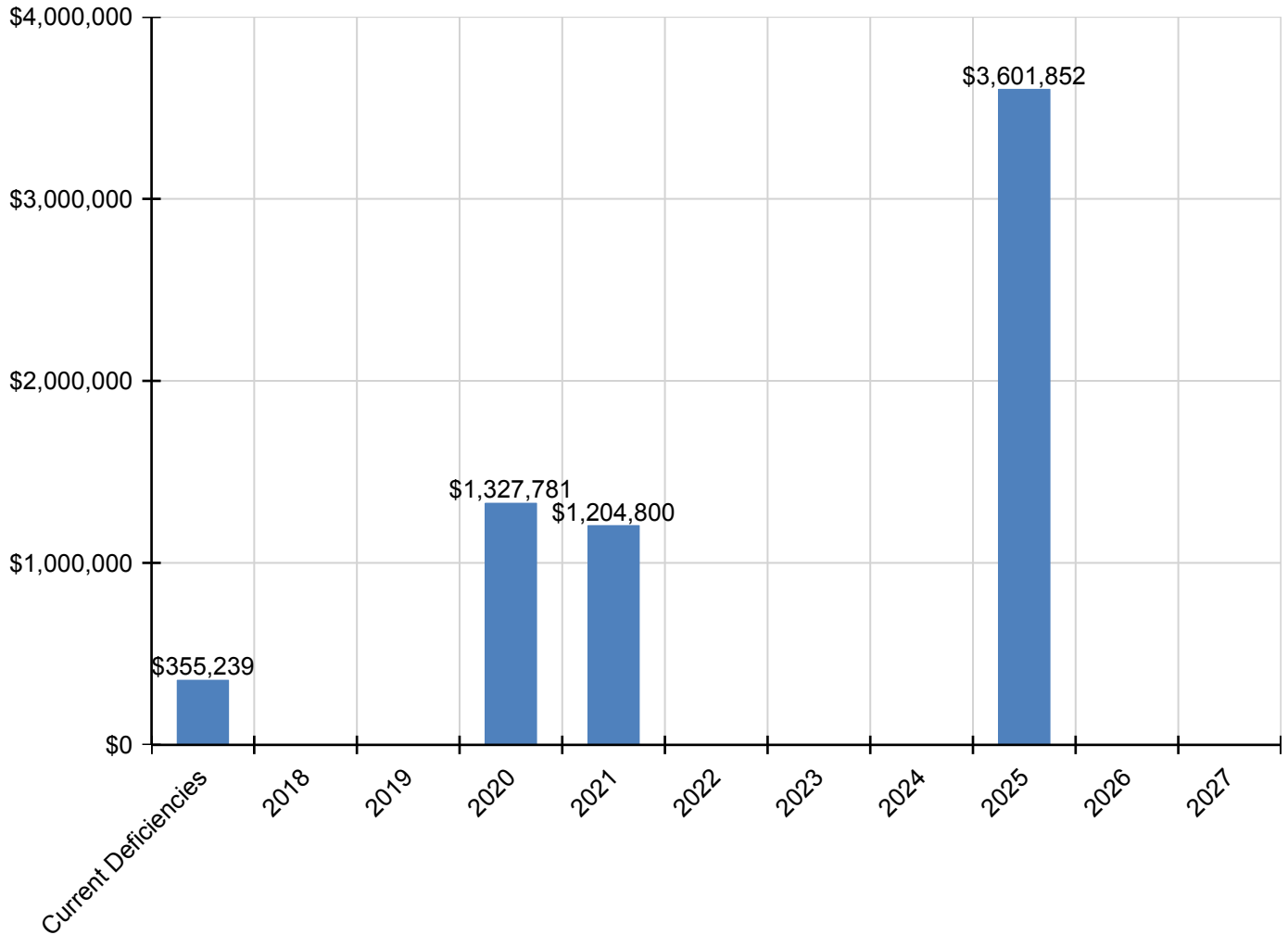
Campus Assessment Report - 1995 Addition

D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$674,711	\$0	\$0	\$674,711
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57,524	\$0	\$0	\$57,524
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$91,080	\$0	\$0	\$91,080
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$81,493	\$0	\$0	\$81,493
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$298,407	\$0	\$0	\$298,407
D3030 - Cooling Generating Systems	\$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
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$114,449	\$0	\$0	\$114,449
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$195,831	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$195,831
D4020 - Standpipes	\$159,408	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$159,408
D50 - Electrical	\$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
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$299,006	\$0	\$0	\$299,006
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$697,481	\$0	\$0	\$697,481
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$94,590	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$94,590
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$171,088	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$171,088
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,190	\$0	\$0	\$7,190
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$15,972	\$0	\$0	\$0	\$0	\$0	\$0	\$15,972
E1090 - Other Equipment	\$0	\$0	\$0	\$0	\$99,025	\$0	\$0	\$0	\$0	\$0	\$0	\$99,025
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$304,528	\$0	\$0	\$0	\$0	\$0	\$0	\$304,528

* Indicates non-renewable system

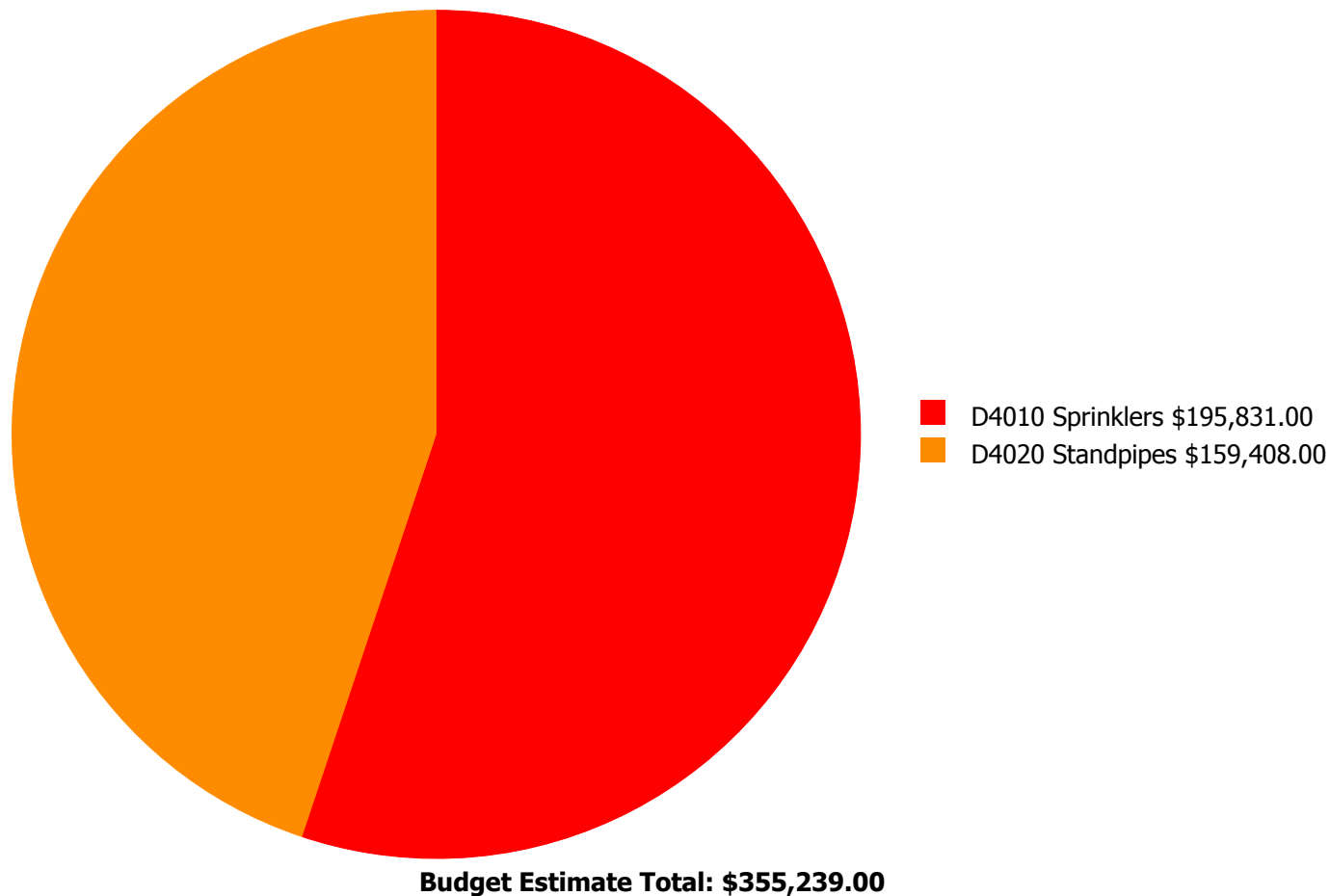
Forecasted Capital Renewal Requirement

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



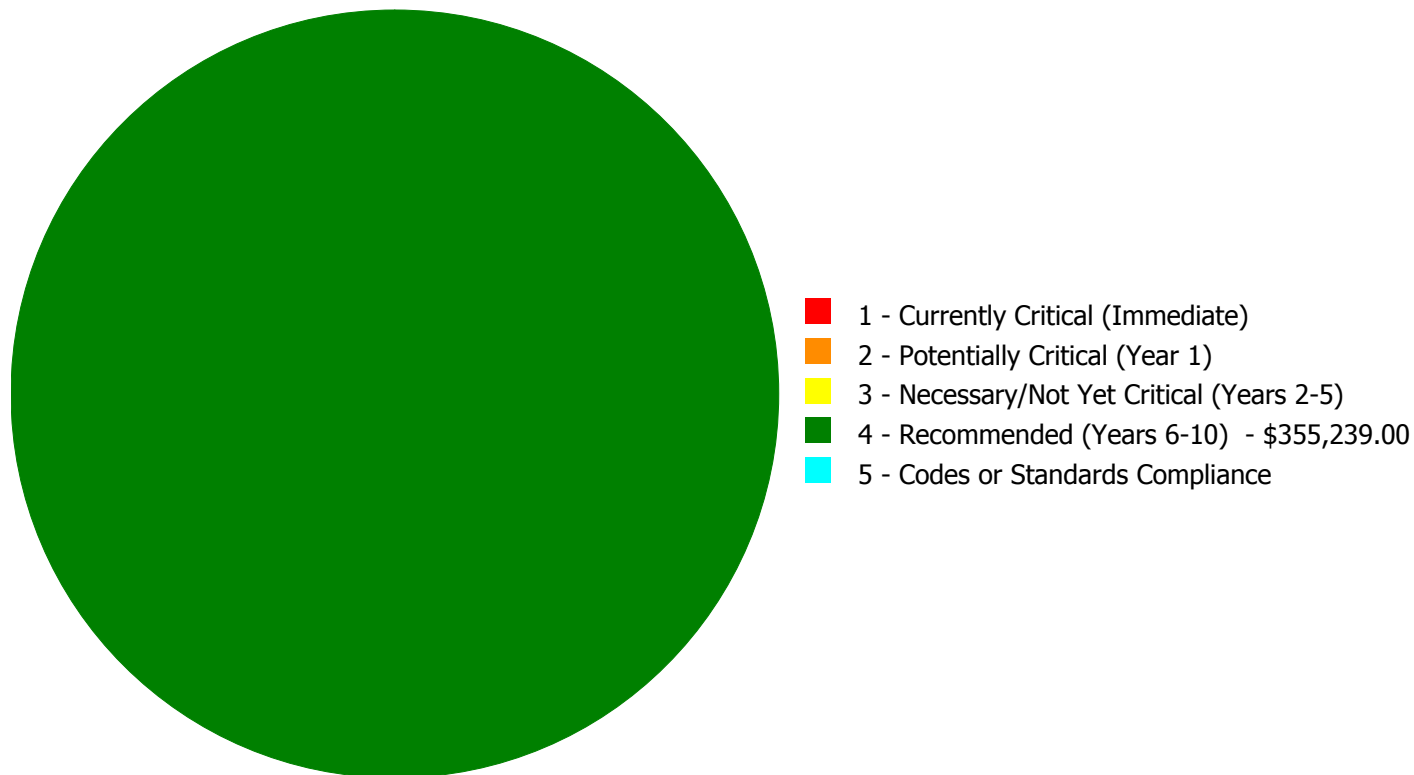
Deficiency Summary by System

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: \$355,239.00

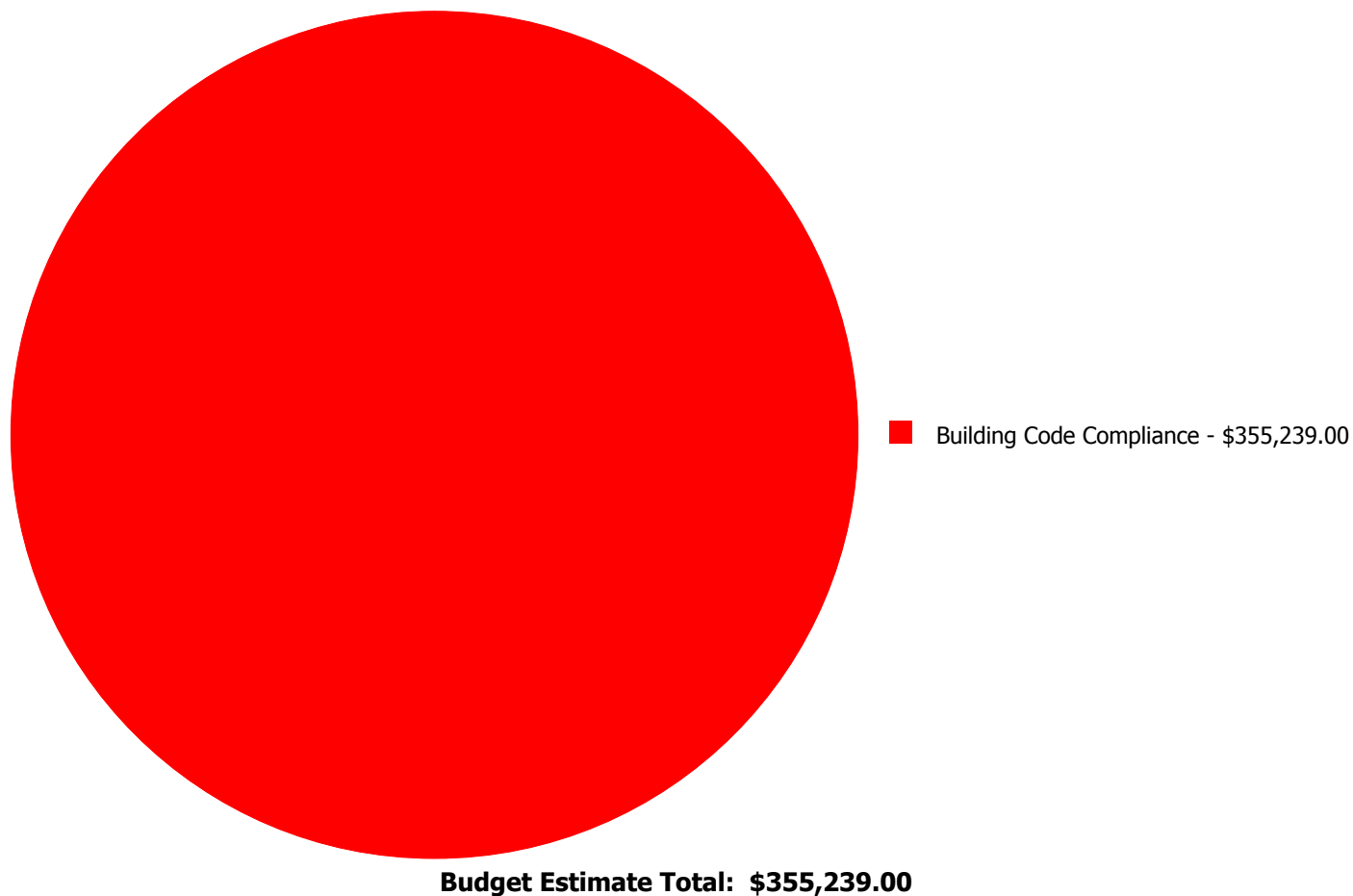
Deficiency By Priority Investment Table

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	\$195,831.00	\$0.00	\$195,831.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$159,408.00	\$0.00	\$159,408.00
	Total:	\$0.00	\$0.00	\$0.00	\$355,239.00	\$0.00	\$355,239.00

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
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 43,002.00
Unit of Measure: S.F.
Estimate: \$195,831.00
Assessor Name: Matt Mahaffey
Date Created: 12/20/2016

Notes: A 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
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 43,002.00
Unit of Measure: S.F.
Estimate: \$159,408.00
Assessor Name: Matt Mahaffey
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):	66,916
Year Built:	1901
Last Renovation:	
Replacement Value:	\$2,069,713
Repair Cost:	\$61,830.00
Total FCI:	2.99 %
Total RSLI:	49.43 %
FCA Score:	97.01



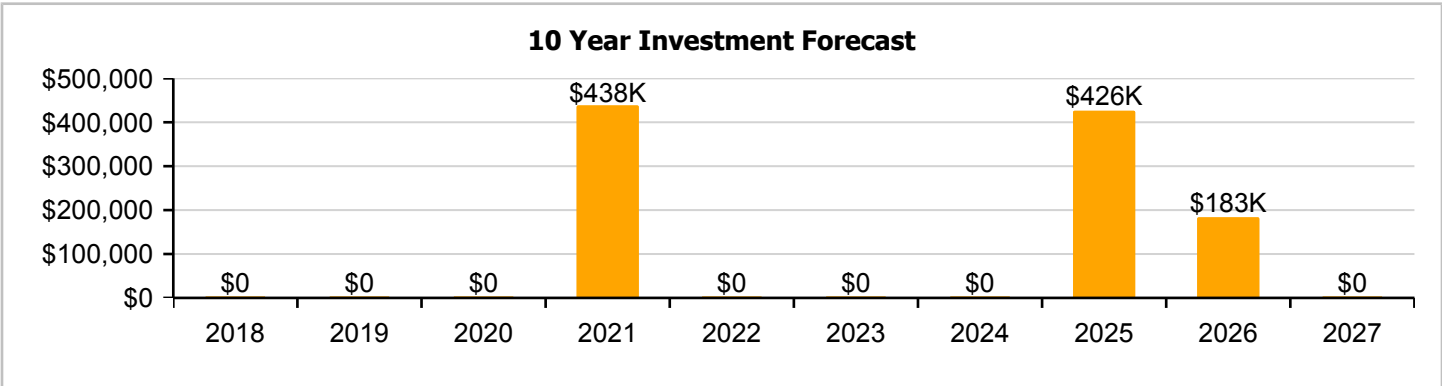
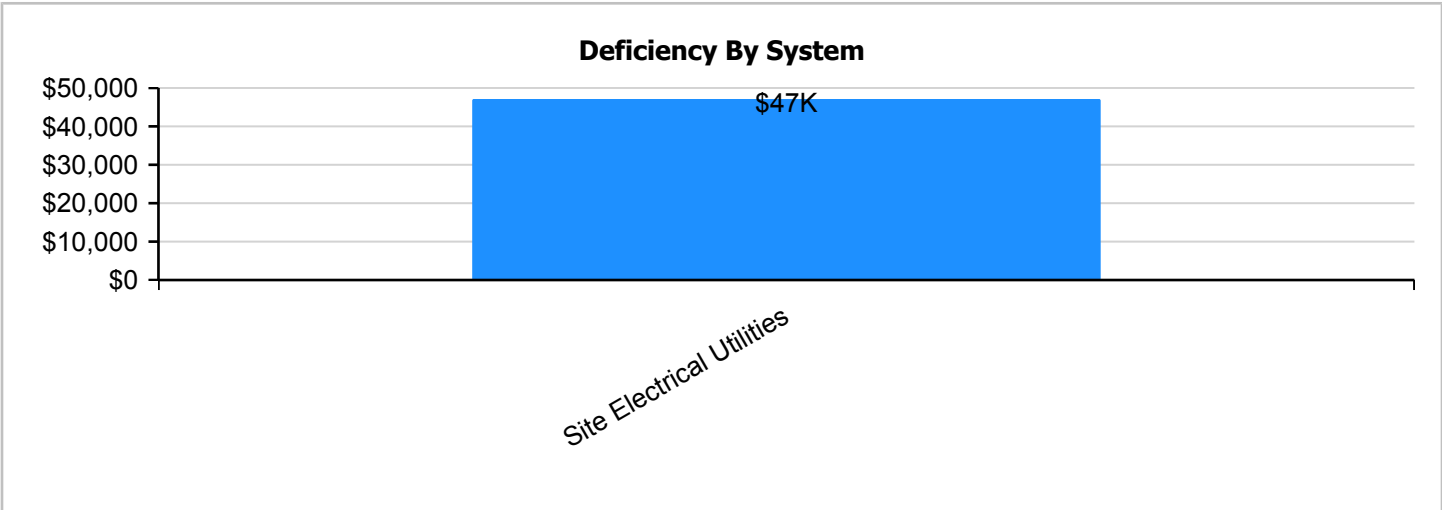
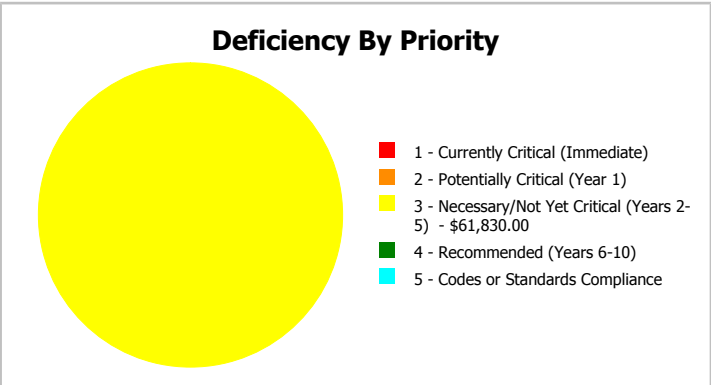
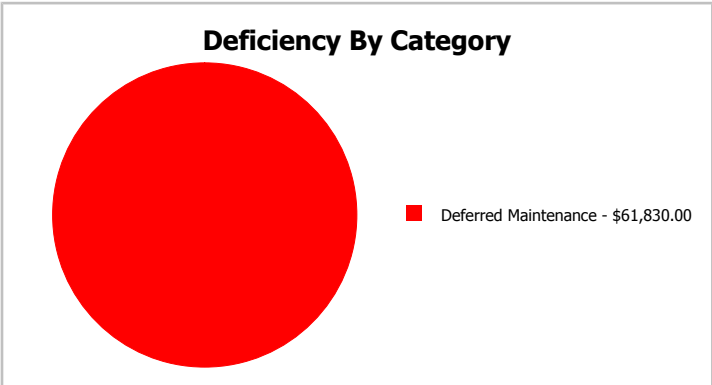
Description:

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:	66,916
Year Built:	1901	Last Renovation:	
Repair Cost:	\$61,830	Replacement Value:	\$2,069,713
FCI:	2.99 %	RSLI%:	49.43 %



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	49.97 %	0.00 %	\$0.00
G30 - Site Mechanical Utilities	54.84 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	36.65 %	19.83 %	\$61,830.00
Totals:	49.43 %	2.99 %	\$61,830.00

Photo Album

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

- 1). Aerial Image of North Harnett Primary -
Nov 17, 2016



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$3.81	S.F.	66,916	25	2015	2040		92.00 %	0.00 %	23			\$254,950
G2020	Parking Lots	\$1.33	S.F.	66,916	25	2015	2040		92.00 %	0.00 %	23			\$88,998
G2030	Pedestrian Paving	\$1.91	S.F.	66,916	30	1996	2026		30.00 %	0.00 %	9			\$127,810
G2040105	Fence & Guardrails	\$1.23	S.F.	66,916	30	1995	2025		26.67 %	0.00 %	8			\$82,307
G2040950	Covered Walkways	\$1.52	S.F.	66,916	25	2005	2030		52.00 %	0.00 %	13			\$101,712
G2040950	Hard Surface Play Area	\$0.75	S.F.	66,916	20	1995	2015	2021	20.00 %	0.00 %	4			\$50,187
G2040950	Playing Field	\$4.54	S.F.	66,916	20	1995	2015	2021	20.00 %	0.00 %	4			\$303,799
G2050	Landscaping	\$1.87	S.F.	66,916	15	2010	2025		53.33 %	0.00 %	8			\$125,133
G3010	Water Supply	\$2.34	S.F.	66,916	50	1995	2045		56.00 %	0.00 %	28			\$156,583
G3020	Sanitary Sewer	\$1.45	S.F.	66,916	50	1995	2045		56.00 %	0.00 %	28			\$97,028
G3030	Storm Sewer	\$4.54	S.F.	66,916	50	1995	2045		56.00 %	0.00 %	28			\$303,799
G3060	Fuel Distribution	\$0.98	S.F.	66,916	40	1995	2035		45.00 %	0.00 %	18			\$65,578
G4010	Electrical Distribution	\$2.35	S.F.	66,916	50	1995	2045		56.00 %	0.00 %	28			\$157,253
G4020	Site Lighting	\$1.47	S.F.	66,916	30	1995	2025		26.67 %	0.00 %	8			\$98,367
G4030	Site Communications & Security	\$0.84	S.F.	66,916	15	1995	2010		0.00 %	110.00 %	-7		\$61,830.00	\$56,209
Total									49.43 %	2.99 %			\$61,830.00	\$2,069,713

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:

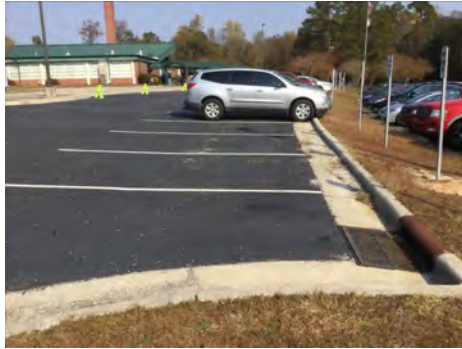
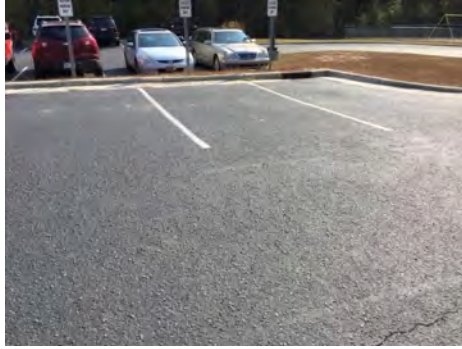
System: G2010 - Roadways



Note:

Campus Assessment Report - Site

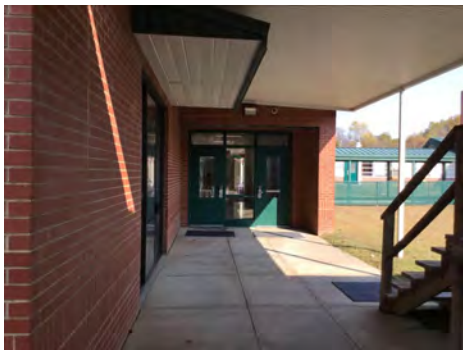
System: G2020 - Parking Lots



Note:

Campus Assessment Report - Site

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails



Note:

Campus Assessment Report - Site

System: G2040950 - Covered Walkways



Note:

System: G2040950 - Hard Surface Play Area



Note:

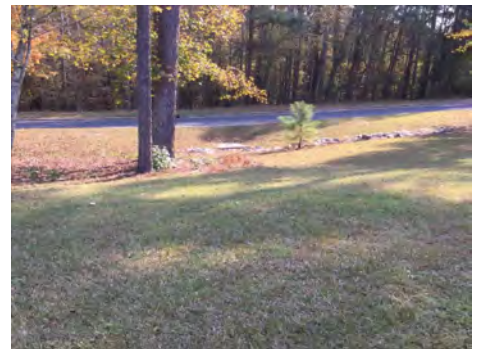
System: G2040950 - Playing Field



Note:

Campus Assessment Report - Site

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

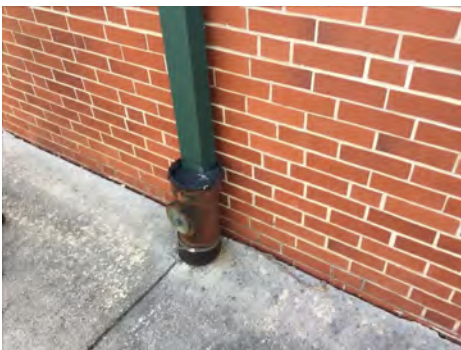
Campus Assessment Report - Site

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer



Note:

Campus Assessment Report - Site

System: G3060 - Fuel Distribution



Note:

System: G4010 - Electrical Distribution



Note:

System: G4020 - Site Lighting



Note:

Campus Assessment Report - Site

System: G4030 - Site Communications & Security



Note:

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.

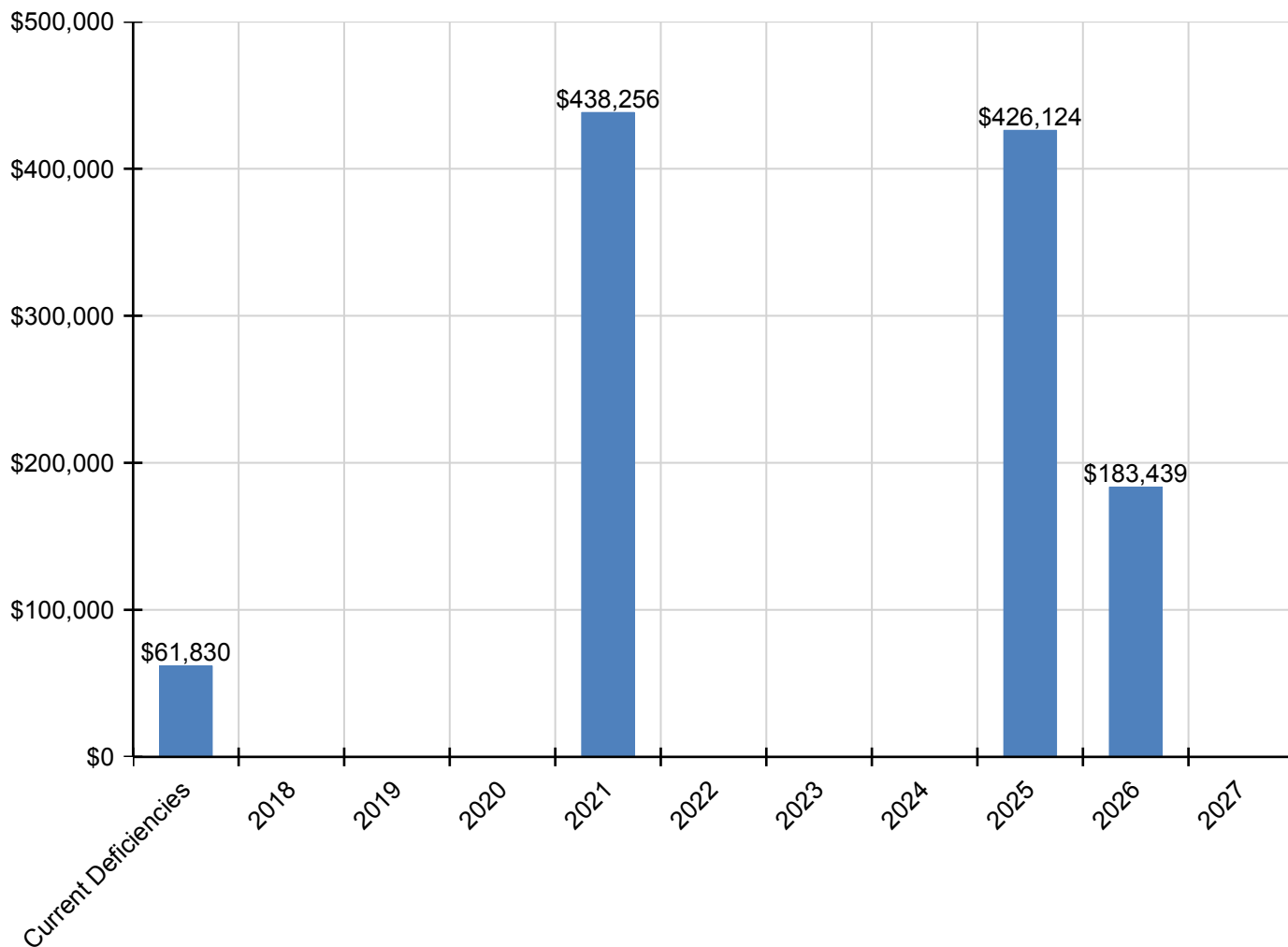
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$61,830	\$0	\$0	\$0	\$438,256	\$0	\$0	\$0	\$426,124	\$183,439	\$0	\$1,109,649
G - Building Sitework	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G20 - Site Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2010 - Roadways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2020 - Parking Lots	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2030 - Pedestrian Paving	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$183,439	\$0	\$183,439
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	\$114,690	\$0	\$0	\$114,690
G2040950 - Covered Walkways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Hard Surface Play Area	\$0	\$0	\$0	\$0	\$62,135	\$0	\$0	\$0	\$0	\$0	\$0	\$62,135
G2040950 - Playing Field	\$0	\$0	\$0	\$0	\$376,121	\$0	\$0	\$0	\$0	\$0	\$0	\$376,121
G2050 - Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$174,366	\$0	\$0	\$174,366
G30 - Site Mechanical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3010 - Water Supply	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3020 - Sanitary Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3030 - Storm Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3060 - Fuel Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4020 - Site Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$137,068	\$0	\$0	\$137,068
G4030 - Site Communications & Security	\$61,830	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61,830

* Indicates non-renewable system

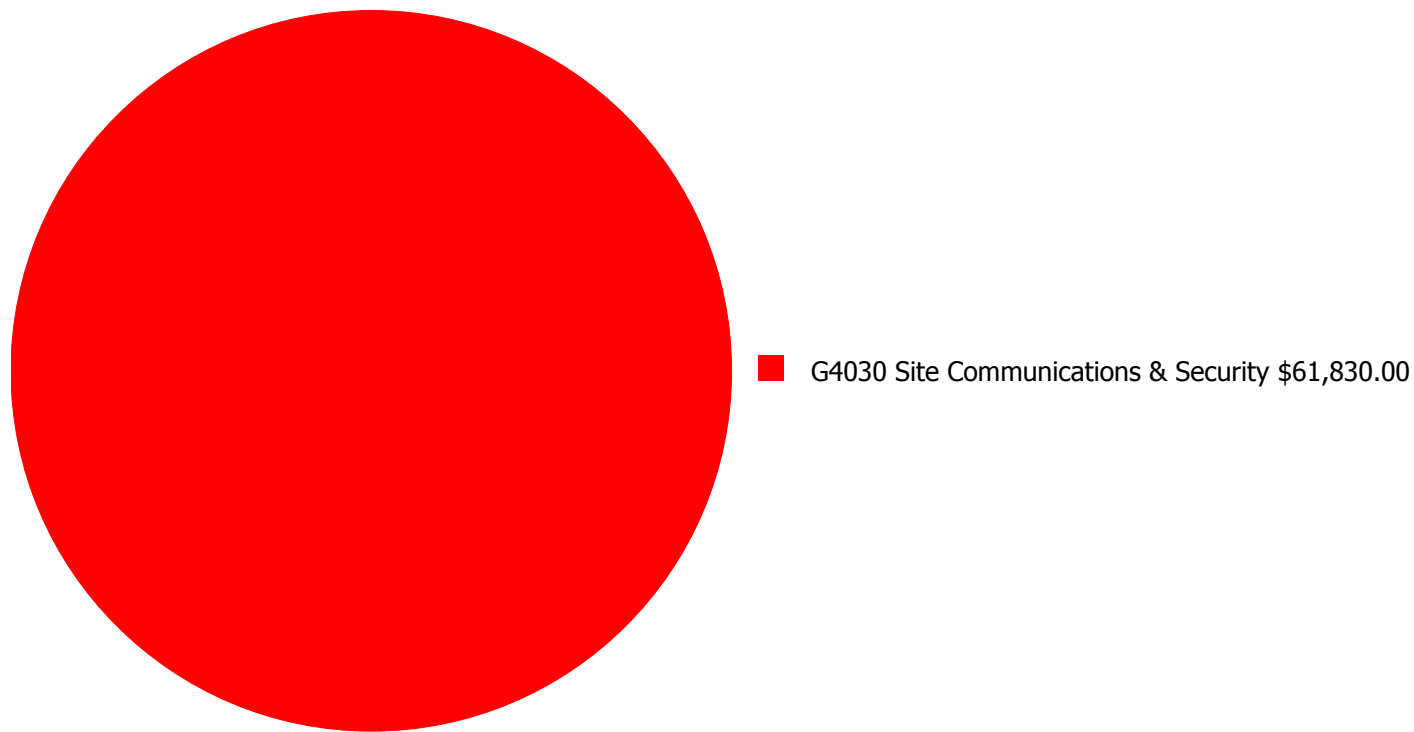
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

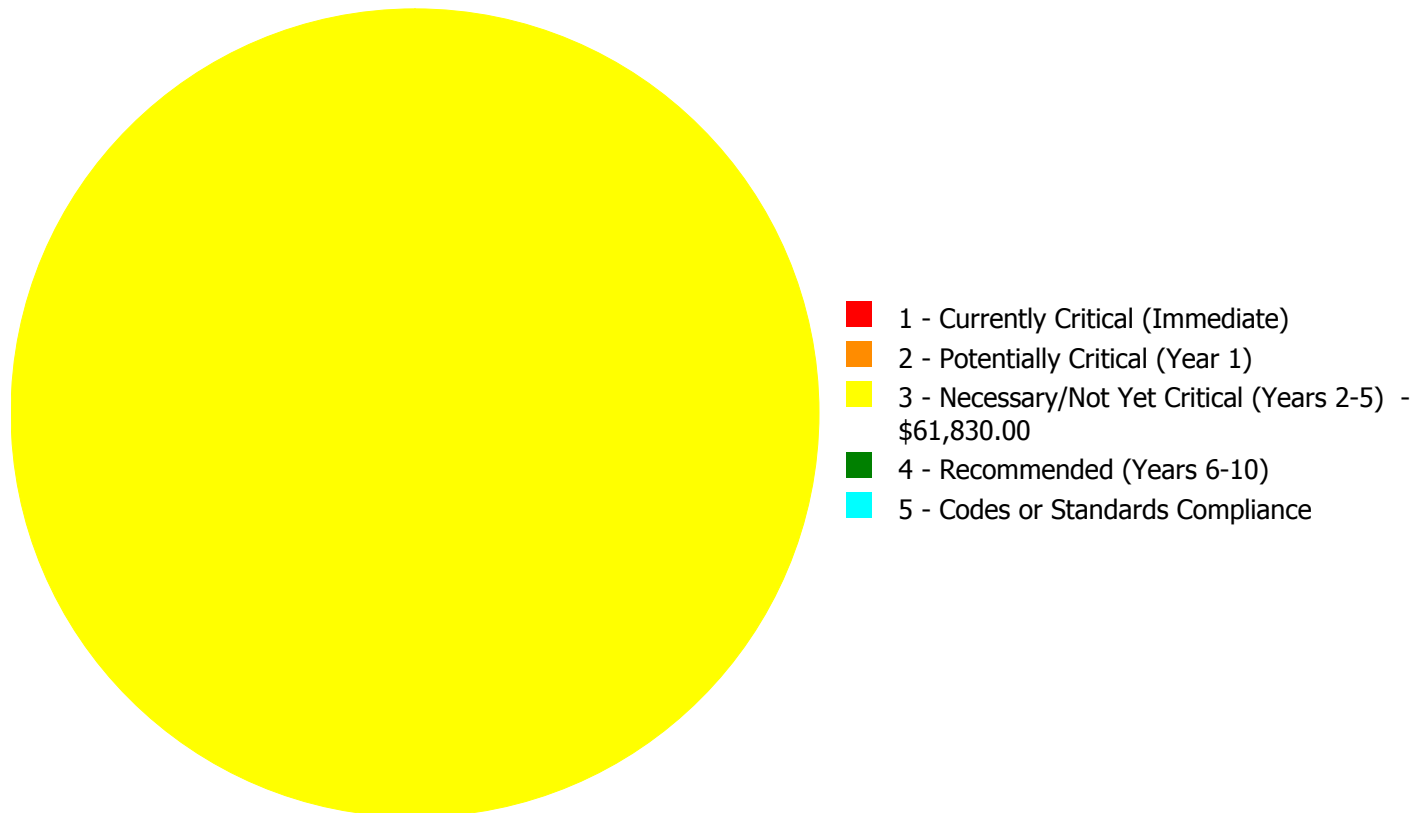
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$61,830.00

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: \$61,830.00

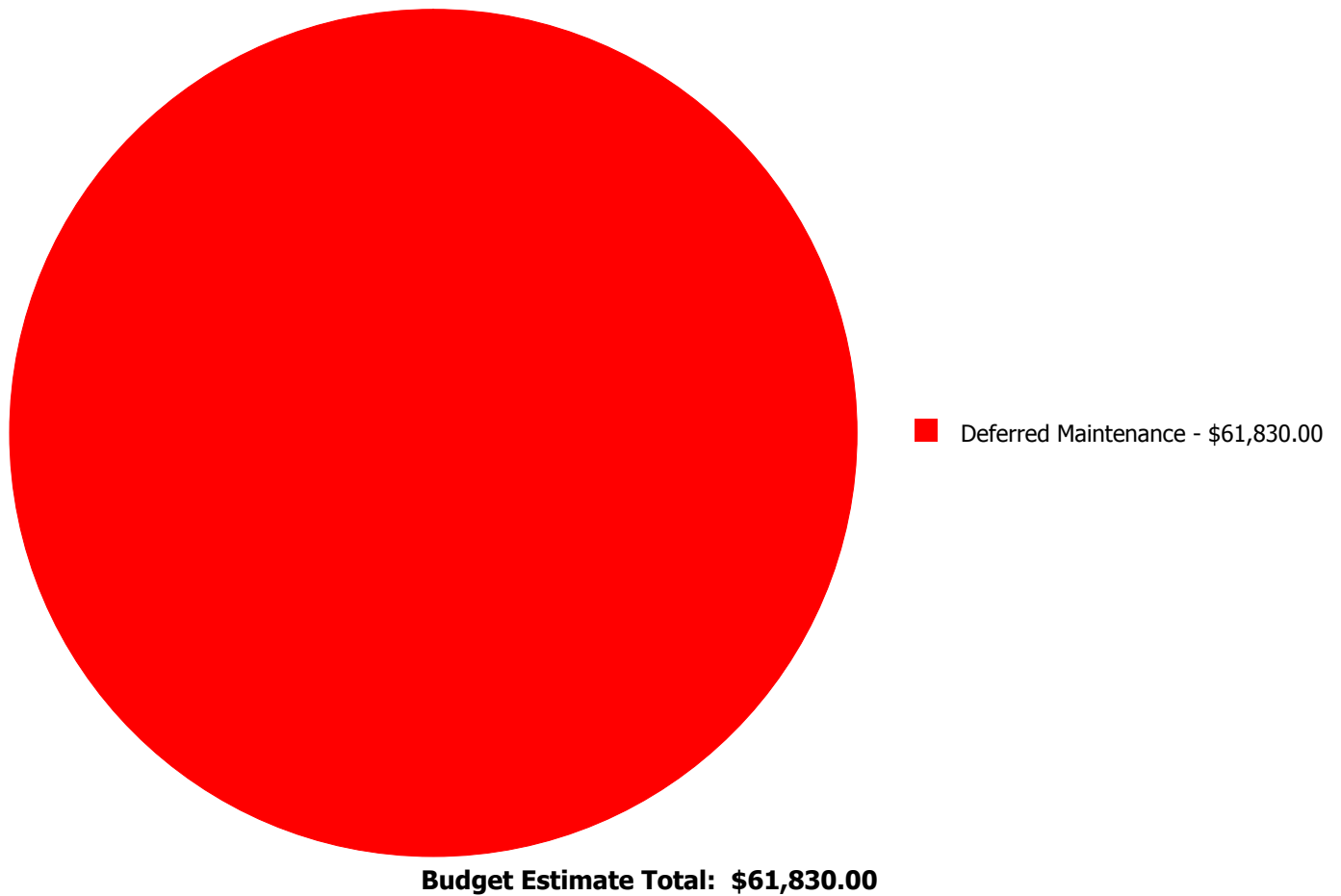
Deficiency By Priority Investment Table

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	\$61,830.00	\$0.00	\$0.00	\$61,830.00
	Total:	\$0.00	\$0.00	\$61,830.00	\$0.00	\$0.00	\$61,830.00

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: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 66,916.00
Unit of Measure: S.F.
Estimate: \$61,830.00
Assessor Name: Matt Mahaffey
Date Created: 11/14/2016

Notes: Site security cameras are aged and not adequate and should be replaced.