NC School District/430 Harnett County/Elementary School

Overhills Elementary

Final

Campus Assessment Report

March 11, 2017

PARSONS

Table of Contents

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.

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Gross Area (SF):	103,553
Year Built:	2008
Last Renovation:	
Replacement Value:	$21,753,400
Repair Cost:	$803,681.91
Total FCI:	3.69 %
Total RSLI:	68.18 %
FCA Score:	96.31

Description:

GENERAL:
Overhills Elementary School is located at 2626 Ray Road, Spring Lake, NC. The 1 story, 103,553 square foot building was originally constructed in 2008. There have been no additions or renovations. In addition to the main building, the campus contains a fire pump building.

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.

B. SUPERSTRUCTURE
Roof construction is steel. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel and aluminum mostly with glazing. Roofing is typically pitched standing seam metal and low slope single ply membrane over the gymnasium. Roof openings include skylights and no roof hatch.

C. INTERIORS
Interior partitions are typically CMU and glazing. 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, lockers, toilet accessories, storage shelving, handrails, fabricated toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes in common and assigned areas are typically vinyl composition tile. Ceiling finishes in common and assigned areas are typically suspended acoustical tile.

CONVEYING:
The building does not include conveying equipment.

D. SERVICES
PLUMBING:
Plumbing fixtures are typically 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. Rain water drainage system is external with downspout and scuppers. Other plumbing systems is supplied by above ground fuel tanks.

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

FIRE PROTECTION:
The building does have a fire sprinkler system. The building does have additional fire suppression systems, which include dry chemical overhead protection. Standpipes are not present. 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 typically recessed type, fluorescent light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and near stairways and are typically illuminated.

COMMUNICATIONS AND SECURITY:
The fire alarm system consists of audible/visual strobe 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 integrated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system combined with 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, laboratory, medical, fixed casework, window treatment and floor mats.

G. SITE
Campus site features include paved driveways and parking lots, pedestrian pavement, covered walkways, canopy, flag pole, landscaping, play areas, and fencing. Site mechanical and electrical features include water, sewer, above ground fuel tank and site lighting.

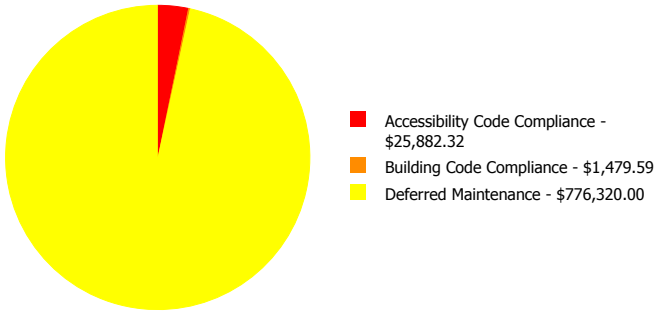
Attributes:

General Attributes:			
Condition Assessor:	Eduardo Lopez	Assessment Date:	
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:	Harnett - Overhills HS	LEA School No.:	430-369
No. of Mobile Units:	13	No. of Bldgs.:	2
SF of Mobile Units:	10368	Status:	Active
School Grades:	K-5	Site Acreage:	30.82

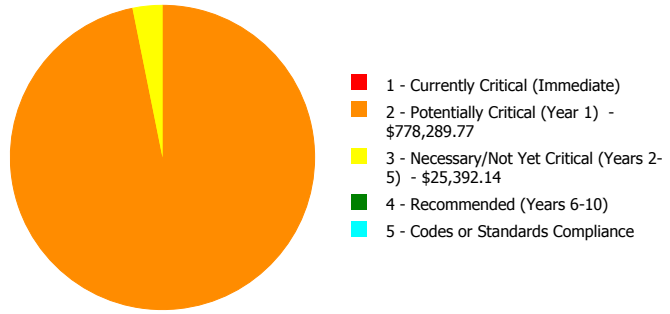
Campus Dashboard Summary

Gross Area:	103,553		
Year Built:	2008	Last Renovation:	
Repair Cost:	$803,682	Replacement Value:	$21,753,400
FCI:	3.69 %	RSLI%:	68.18 %

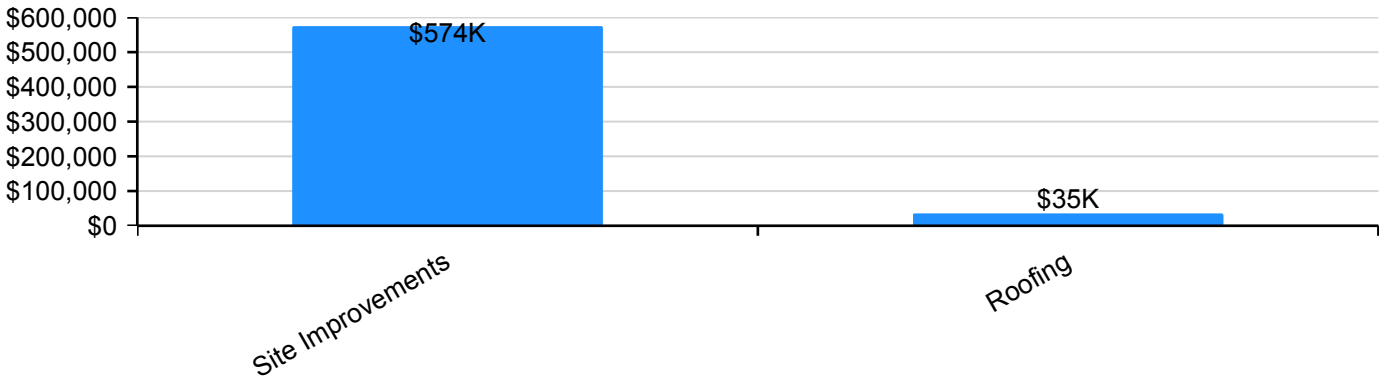
Deficiency By Category



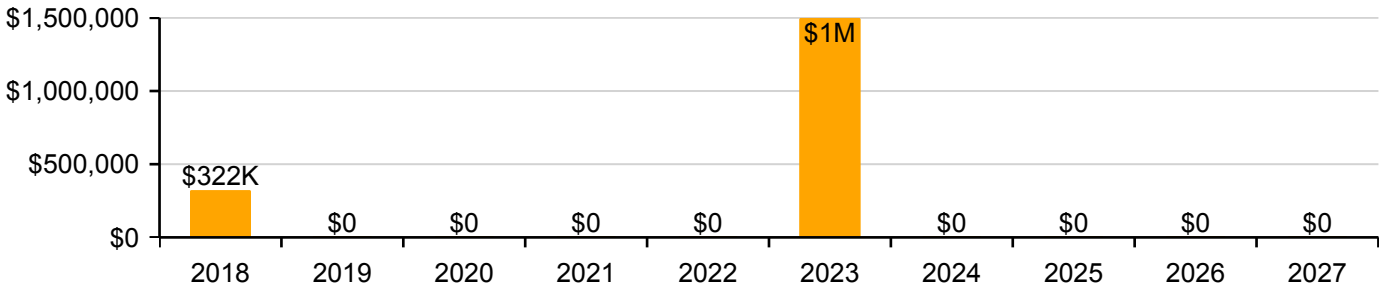
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



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.

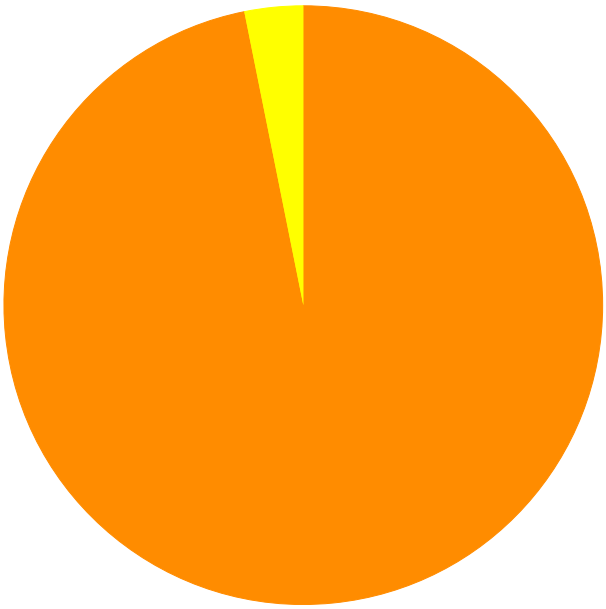
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	91.00 %	0.00 %	$0.00
B10 - Superstructure	91.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	79.98 %	0.00 %	$0.00
B30 - Roofing	69.29 %	4.51 %	$46,167.00
C10 - Interior Construction	72.10 %	0.00 %	$0.00
C30 - Interior Finishes	53.91 %	0.00 %	$0.00
D20 - Plumbing	70.09 %	0.00 %	$0.00
D30 - HVAC	65.68 %	0.00 %	$0.00
D40 - Fire Protection	70.00 %	0.00 %	$0.00
D50 - Electrical	60.20 %	0.00 %	$0.00
E10 - Equipment	55.00 %	0.00 %	$0.00
E20 - Furnishings	55.00 %	0.00 %	$0.00
G20 - Site Improvements	40.49 %	43.94 %	$757,514.91
G30 - Site Mechanical Utilities	81.53 %	0.00 %	$0.00
G40 - Site Electrical Utilities	70.64 %	0.00 %	$0.00
Totals:	**68.18 %**	**3.69 %**	**$803,681.91**

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
2008 Fire Pump Bldg	80	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2008 Main Building	103,473	0.25	$0.00	$46,167.00	$0.00	$0.00	$0.00
Site	103,553	23.89	$0.00	$732,122.77	$25,392.14	$0.00	$0.00
Total:		**3.69**	**$0.00**	**$778,289.77**	**$25,392.14**	**$0.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $803,681.91

Executive Summary

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Function:	ES -Elementary School
Gross Area (SF):	80
Year Built:	2008
Last Renovation:	
Replacement Value:	$39,252
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	68.20 %
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

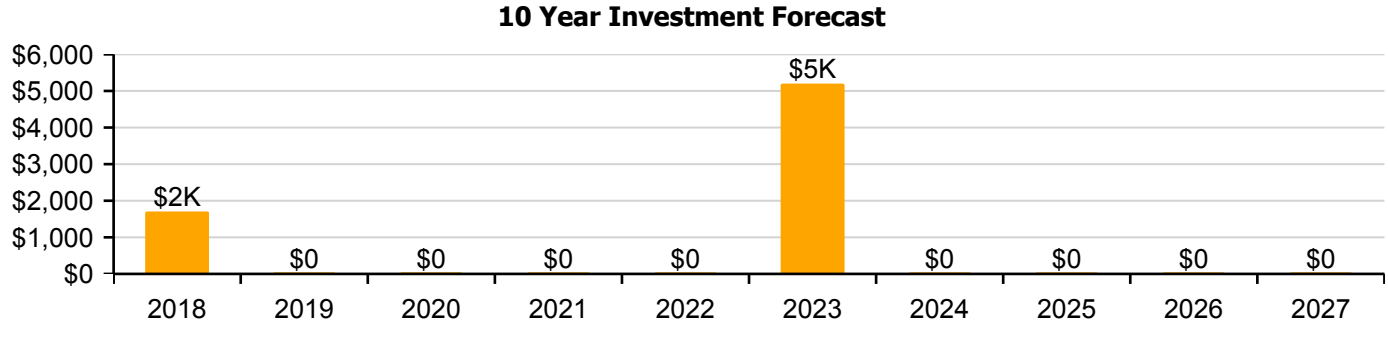
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	80
Year Built:	2008	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$39,252
FCI:	0.00 %	RSLI%:	68.20 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	91.00 %	0.00 %	$0.00
B10 - Superstructure	91.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	84.32 %	0.00 %	$0.00
B30 - Roofing	70.00 %	0.00 %	$0.00
C30 - Interior Finishes	32.06 %	0.00 %	$0.00
D20 - Plumbing	70.00 %	0.00 %	$0.00
D30 - HVAC	48.93 %	0.00 %	$0.00
D40 - Fire Protection	70.00 %	0.00 %	$0.00
D50 - Electrical	55.65 %	0.00 %	$0.00
Totals:	**68.20 %**	**0.00 %**	**$0.00**

Photo Album

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

1). West Elevation - Nov 28, 2016

2). South Elevation - Nov 28, 2016

3). East Elevation - Nov 28, 2016

4). North Elevation - Nov 28, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	80	100	2008	2108		91.00 %	0.00 %	91			$1,610
A1030	Slab on Grade	$19.75	S.F.	80	100	2008	2108		91.00 %	0.00 %	91			$1,580
B1020	Roof Construction	$16.26	S.F.	80	100	2008	2108		91.00 %	0.00 %	91			$1,301
B2010	Exterior Walls	$29.79	S.F.	80	100	2008	2108		91.00 %	0.00 %	91			$2,383
B2030	Exterior Doors	$13.90	S.F.	80	30	2008	2038		70.00 %	0.00 %	21			$1,112
B3010130	Preformed Metal Roofing	$9.66	S.F.	80	30	2008	2038		70.00 %	0.00 %	21			$773
C3010	Wall Finishes	$18.76	S.F.	80	10	2008	2018		10.00 %	0.00 %	1			$1,501
C3030	Ceiling Finishes	$12.96	S.F.	80	25	2008	2033		64.00 %	0.00 %	16			$1,037
D2020	Domestic Water Distribution	$37.13	S.F.	80	30	2008	2038		70.00 %	0.00 %	21			$2,970
D3040	Distribution Systems	$7.19	S.F.	80	30	2008	2038		70.00 %	0.00 %	21			$575
D3050	Terminal & Package Units	$16.96	S.F.	80	15	2008	2023		40.00 %	0.00 %	6			$1,357
D4010	Sprinklers	$12.12	S.F.	80	30	2008	2038		70.00 %	0.00 %	21			$970
D4020	Standpipes	$208.08	S.F.	80	30	2008	2038		70.00 %	0.00 %	21			$16,646
D5020	Branch Wiring	$19.17	S.F.	80	30	2008	2038		70.00 %	0.00 %	21			$1,534
D5020	Lighting	$16.29	S.F.	80	30	2008	2038		70.00 %	0.00 %	21			$1,303
D5030810	Security & Detection Systems	$14.80	Ea.	80	15	2008	2023		40.00 %	0.00 %	6			$1,184
D5030910	Fire & Alarm Systems	$17.70	S.F.	80	15	2008	2023		40.00 %	0.00 %	6			$1,416
								Total	**68.20 %**					**$39,252**

System Notes

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

System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls

Note:

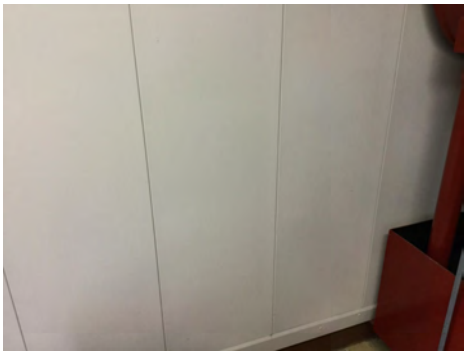
System: B2030 - Exterior Doors

Note:

System: B3010130 - Preformed Metal Roofing

Note:

System: C3010 - Wall Finishes



Note:

System: C3030 - Ceiling Finishes

Note:

System: D2020 - Domestic Water Distribution






Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

System: D4010 - Sprinklers

Note:

System: D4020 - Standpipes






Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting

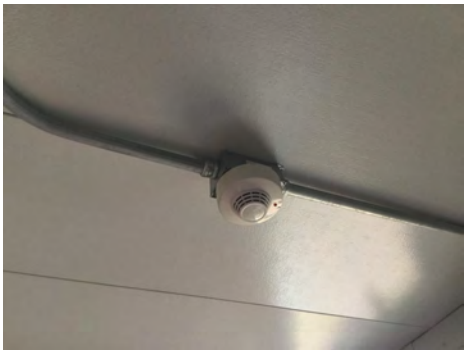


Note:

System: D5030810 - Security & Detection Systems


Note:

System: D5030910 - Fire & Alarm Systems




Note:

Renewal Schedule

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

Inflation Rate: 3%

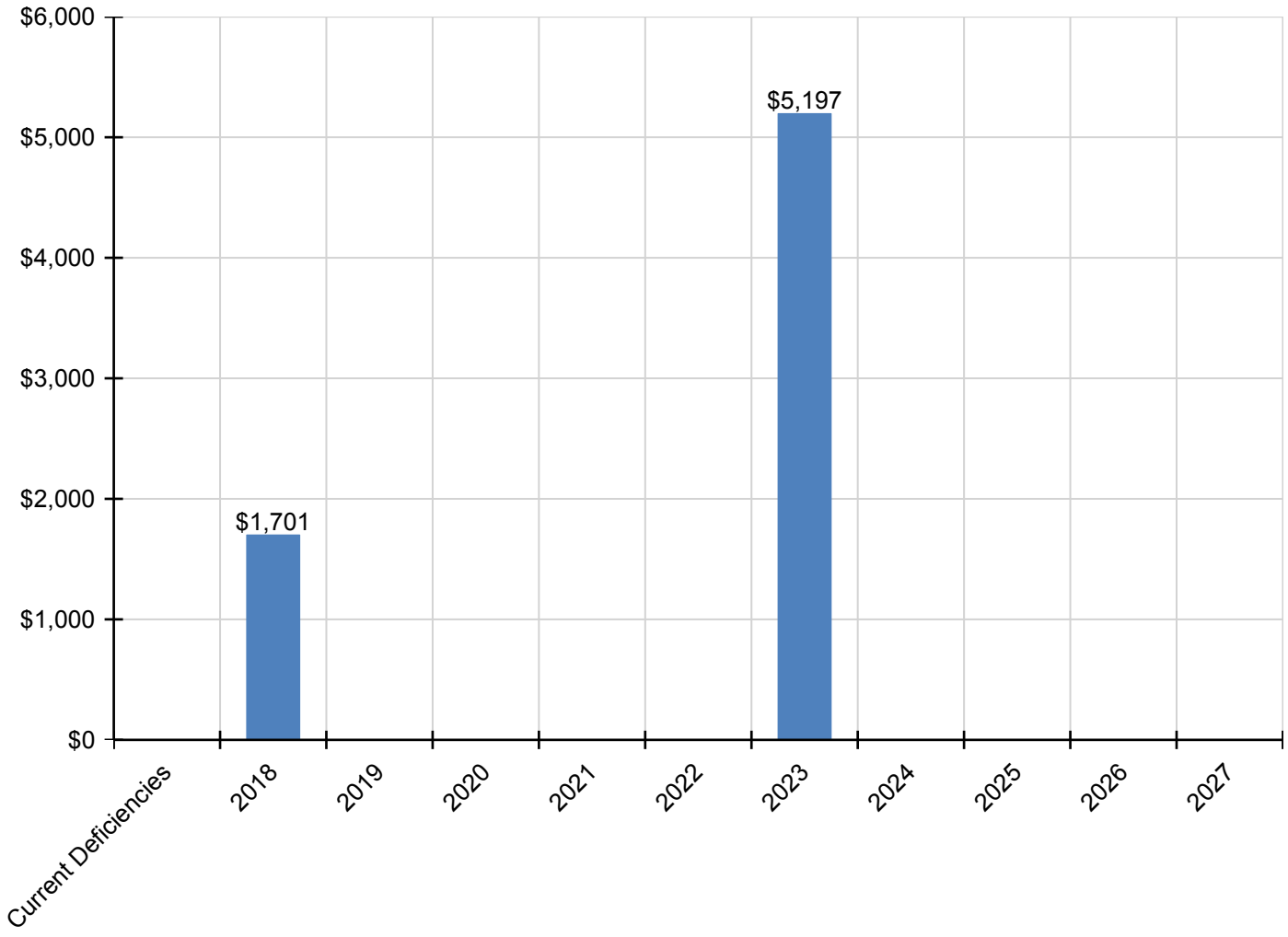
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$1,701**	**$0**	**$0**	**$0**	**$0**	**$5,197**	**$0**	**$0**	**$0**	**$0**	**$6,897**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$1,701	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,701**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$1,782	$0	$0	$0	$0	**$1,782**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$1,555	$0	$0	$0	$0	**$1,555**
D5030910 - Fire & Alarm Systems	$0	$0	$0	$0	$0	$0	$1,860	$0	$0	$0	$0	**$1,860**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	103,473
Year Built:	2008
Last Renovation:	
Replacement Value:	$18,543,354
Repair Cost:	$46,167.00
Total FCI:	0.25 %
Total RSLI:	69.99 %
FCA Score:	99.75

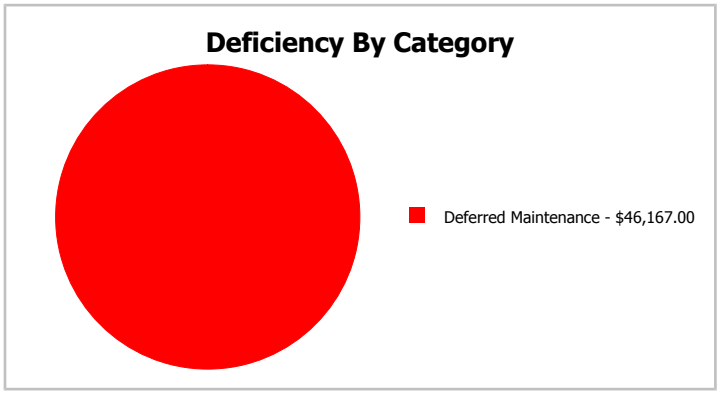
Description:

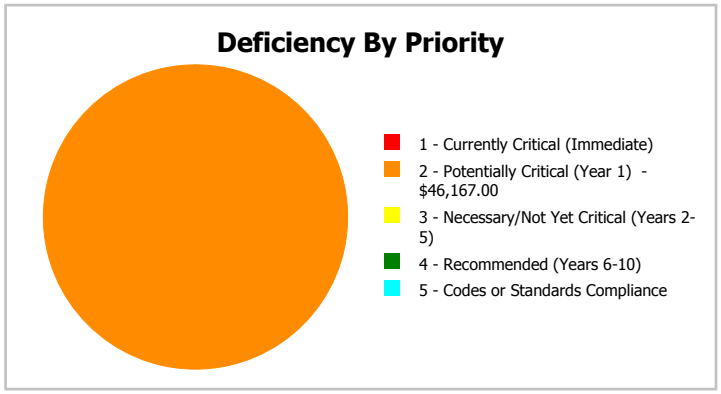
The narrative for this building is included in the Executive Summary Description at the front of this report.

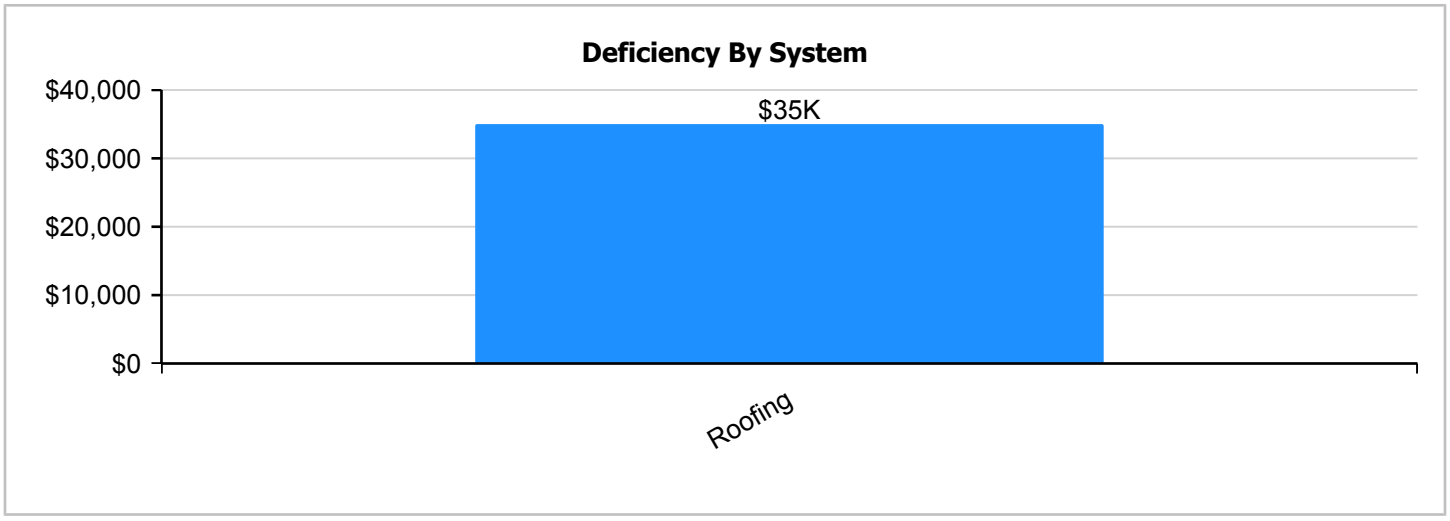
Attributes: This asset has no attributes.

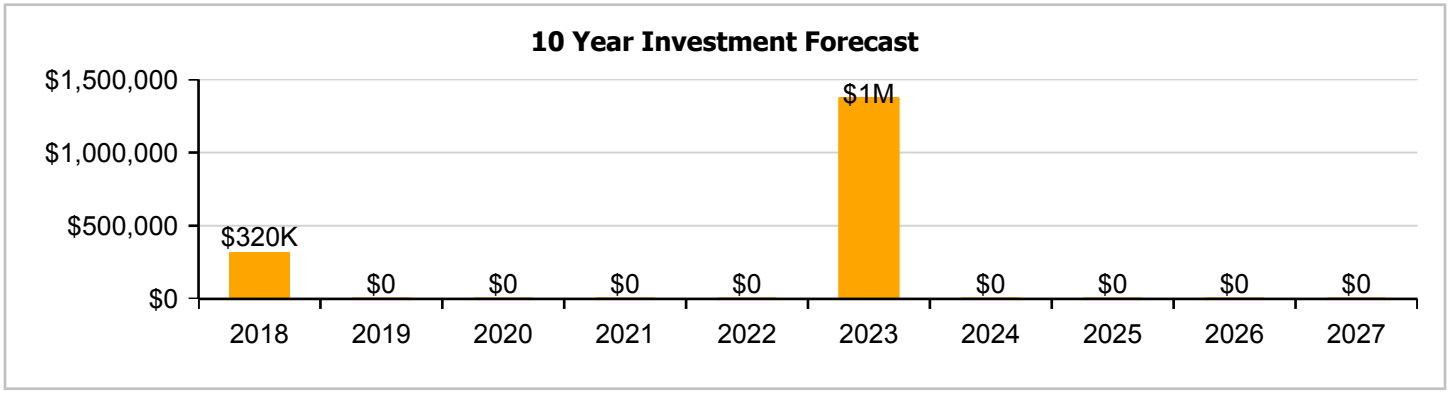
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	103,473
Year Built:	2008	Last Renovation:	
Repair Cost:	$46,167	Replacement Value:	$18,543,354
FCI:	0.25 %	RSLI%:	69.99 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	91.00 %	0.00 %	$0.00
B10 - Superstructure	91.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	79.97 %	0.00 %	$0.00
B30 - Roofing	69.28 %	4.52 %	$46,167.00
C10 - Interior Construction	72.10 %	0.00 %	$0.00
C30 - Interior Finishes	53.94 %	0.00 %	$0.00
D20 - Plumbing	70.09 %	0.00 %	$0.00
D30 - HVAC	65.69 %	0.00 %	$0.00
D40 - Fire Protection	70.00 %	0.00 %	$0.00
D50 - Electrical	60.21 %	0.00 %	$0.00
E10 - Equipment	55.00 %	0.00 %	$0.00
E20 - Furnishings	55.00 %	0.00 %	$0.00
Totals:	**69.99 %**	**0.25 %**	**$46,167.00**

Photo Album

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

1). Southwest Elevation - Dec 01, 2016

2). Southwest Elevation - Nov 28, 2016

3). Southwest Elevation - Nov 28, 2016

4). Southeast Elevation - Nov 28, 2016

5). Southeast Elevation - Nov 28, 2016

6). Southeast Elevation - Nov 28, 2016

7). Northeast Elevation - Nov 28, 2016

8). Northeast Elevation - Nov 28, 2016

9). Northwest Elevation - Nov 28, 2016

10). Southwest Elevation - Nov 28, 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.	103,473	100	2008	2108		91.00 %	0.00 %	91			$486,323
A1030	Slab on Grade	$8.26	S.F.	103,473	100	2008	2108		91.00 %	0.00 %	91			$854,687
B1010	Floor Construction	$1.61	S.F.	103,473	100	2008	2108		91.00 %	0.00 %	91			$166,592
B1020	Roof Construction	$15.44	S.F.	103,473	100	2008	2108		91.00 %	0.00 %	91			$1,597,623
B2010	Exterior Walls	$9.24	S.F.	103,473	100	2008	2108		91.00 %	0.00 %	91			$956,091
B2020	Exterior Windows	$9.20	S.F.	103,473	30	2008	2038		70.00 %	0.00 %	21			$951,952
B2030	Exterior Doors	$1.02	S.F.	103,473	30	2008	2038		70.00 %	0.00 %	21			$105,542
B3010105	Built-Up	$8.95	S.F.	10,263	25	2008	2033		64.00 %	0.00 %	16			$91,854
B3010130	Preformed Metal Roofing	$9.66	S.F.	93,210	30	2008	2038		70.00 %	5.13 %	21		$46,167.00	$900,409
B3020	Roof Openings	$0.29	S.F.	103,473	25	2008	2033		64.00 %	0.00 %	16			$30,007
C1010	Partitions	$10.59	S.F.	103,473	75	2008	2083		88.00 %	0.00 %	66			$1,095,779
C1020	Interior Doors	$2.48	S.F.	103,473	30	2008	2038		70.00 %	0.00 %	21			$256,613
C1030	Fittings	$9.54	S.F.	103,473	20	2008	2028		55.00 %	0.00 %	11			$987,132
C3010	Wall Finishes	$2.73	S.F.	103,473	10	2008	2018		10.00 %	0.00 %	1			$282,481
C3020	Floor Finishes	$11.15	S.F.	103,473	20	2008	2028		55.00 %	0.00 %	11			$1,153,724
C3030	Ceiling Finishes	$10.74	S.F.	103,473	25	2008	2033		64.00 %	0.00 %	16			$1,111,300
D2010	Plumbing Fixtures	$11.26	S.F.	103,473	30	2008	2038		70.00 %	0.00 %	21			$1,165,106
D2020	Domestic Water Distribution	$0.96	S.F.	103,473	30	2008	2038		70.00 %	0.00 %	21			$99,334
D2030	Sanitary Waste	$1.52	S.F.	103,473	30	2008	2038		70.00 %	0.00 %	21			$157,279
D2090	Other Plumbing Systems - #2 Fuel	$0.17	S.F.	103,473	40	2008	2048		77.50 %	0.00 %	31			$17,590
D3020	Heat Generating Systems	$4.98	S.F.	103,473	30	2008	2038		70.00 %	0.00 %	21			$515,296
D3030	Cooling Generating Systems	$5.16	S.F.	103,473	25	2008	2033		64.00 %	0.00 %	16			$533,921
D3040	Distribution Systems	$6.02	S.F.	103,473	30	2008	2038		70.00 %	0.00 %	21			$622,907
D3050	Terminal & Package Units	$0.71	S.F.	103,473	15	2008	2023		40.00 %	0.00 %	6			$73,466
D3060	Controls & Instrumentation	$1.91	S.F.	103,473	20	2008	2028		55.00 %	0.00 %	11			$197,633
D4010	Sprinklers	$4.22	S.F.	103,473	30	2008	2038		70.00 %	0.00 %	21			$436,656
D5010	Electrical Service/Distribution	$1.65	S.F.	103,473	40	2008	2048		77.50 %	0.00 %	31			$170,730
D5020	Branch Wiring	$4.99	S.F.	103,473	30	2008	2038		70.00 %	0.00 %	21			$516,330
D5020	Lighting	$11.64	S.F.	103,473	30	2008	2038		70.00 %	0.00 %	21			$1,204,426
D5030810	Security & Detection Systems	$1.83	S.F.	103,473	15	2008	2023		40.00 %	0.00 %	6			$189,356
D5030910	Fire Alarm Systems	$3.31	S.F.	103,473	15	2008	2023		40.00 %	0.00 %	6			$342,496
D5030920	Data Communication	$4.30	S.F.	103,473	15	2008	2023		40.00 %	0.00 %	6			$444,934
D5090	Other Electrical Systems	$0.12	S.F.	103,473	20	2008	2028		55.00 %	0.00 %	11			$12,417
E1020	Institutional Equipment	$0.30	S.F.	103,473	20	2008	2028		55.00 %	0.00 %	11			$31,042
E1090	Other Equipment	$1.86	S.F.	103,473	20	2008	2028		55.00 %	0.00 %	11			$192,460
E2010	Fixed Furnishings	$5.72	S.F.	103,473	20	2008	2028		55.00 %	0.00 %	11			$591,866
								Total	**69.99 %**	**0.25 %**			**$46,167.00**	**$18,543,354**

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



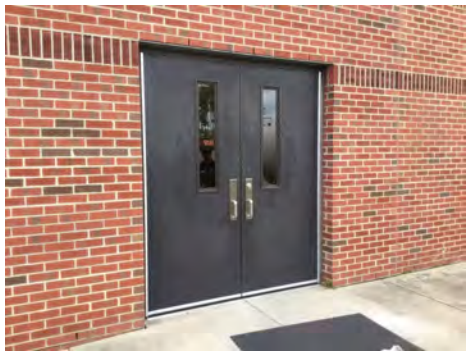
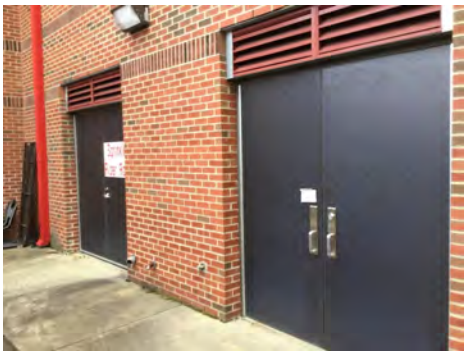
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors

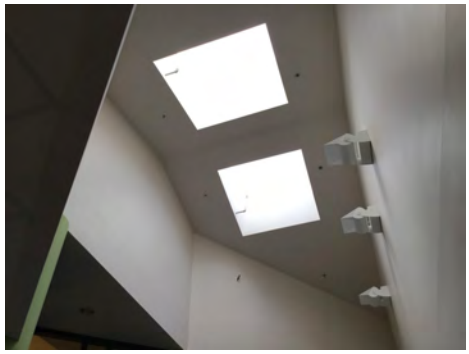




Note:

System: B3010130 - Preformed Metal Roofing

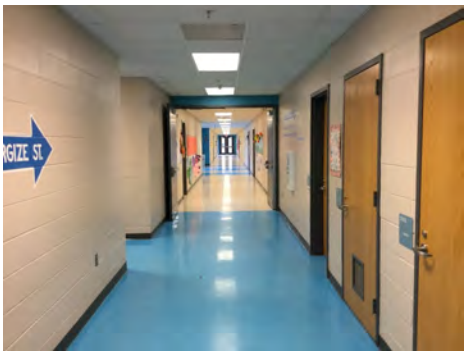

Note:

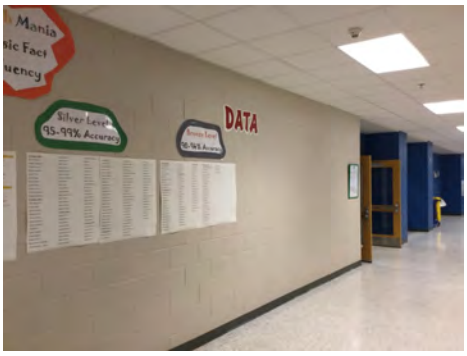
System: B3020 - Roof Openings

Note:

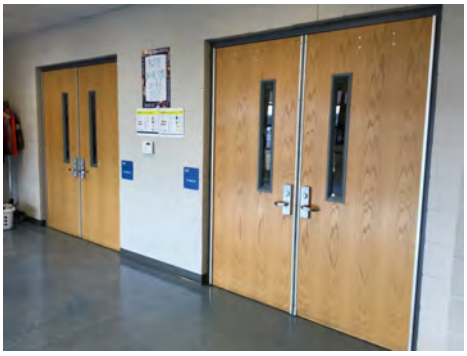
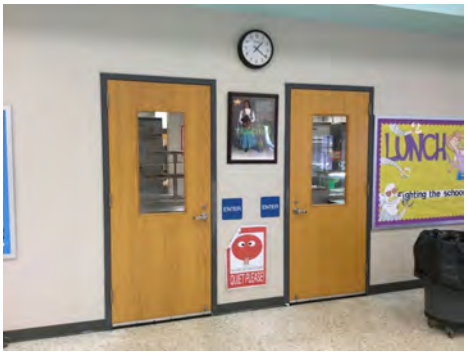
System: C1010 - Partitions

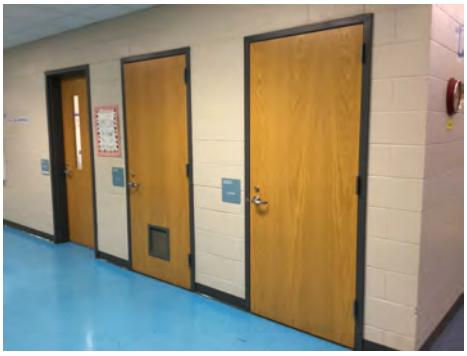





Note:

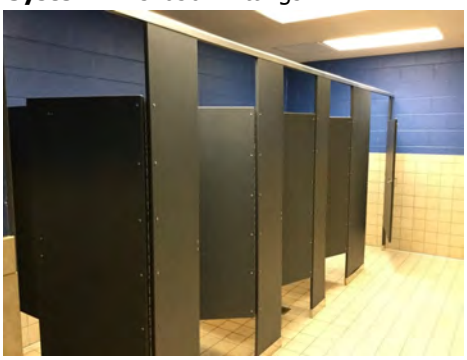
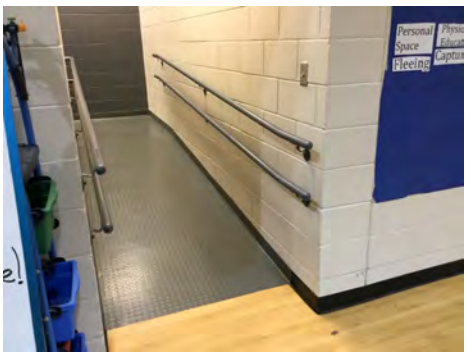
System: C1020 - Interior Doors



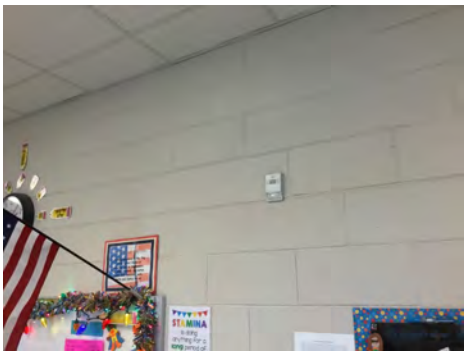
Note:

System: C1030 - Fittings

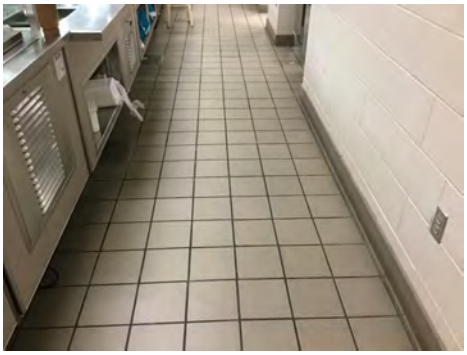
Note:

System: C3010 - Wall Finishes

Note:

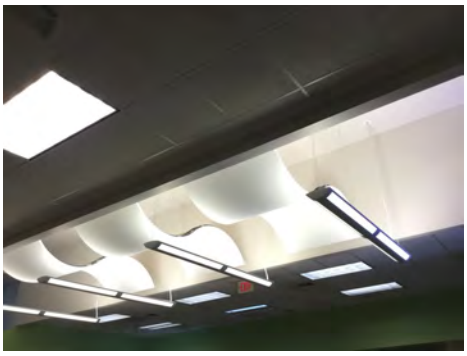
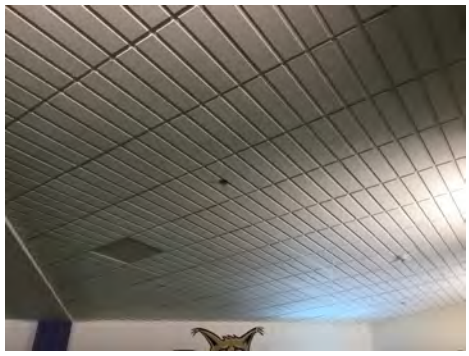
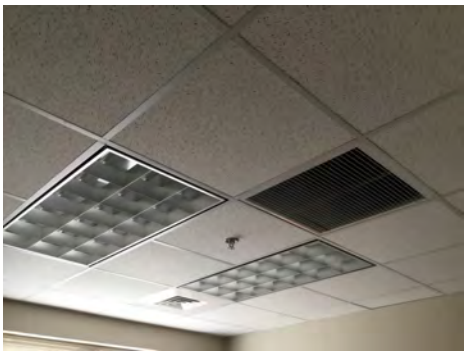
System: C3020 - Floor Finishes





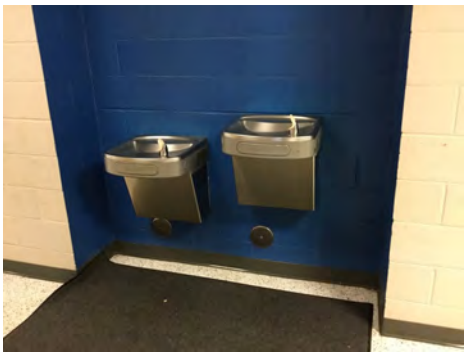
Note:

System: C3030 - Ceiling Finishes


Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D2090 - Other Plumbing Systems - #2 Fuel



Note:

System: D3020 - Heat Generating Systems



Note:

System: D3030 - Cooling Generating Systems


Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units

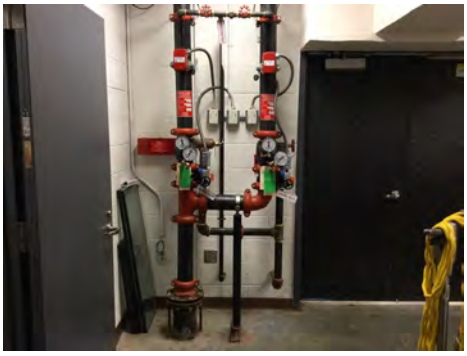


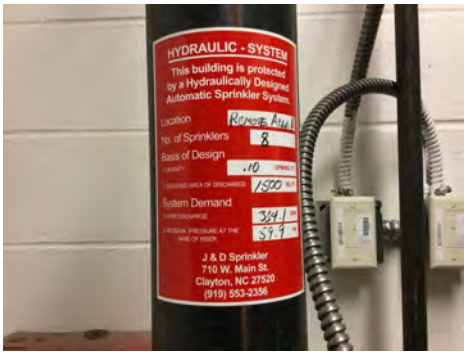
Note:

System: D3060 - Controls & Instrumentation

Note:

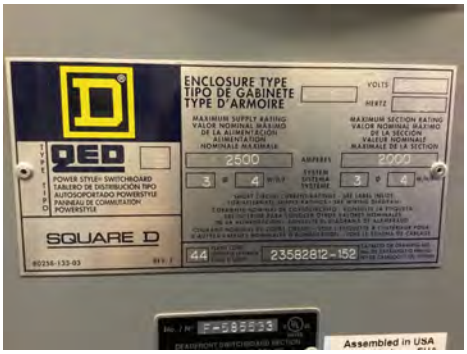
System: D4010 - Sprinklers





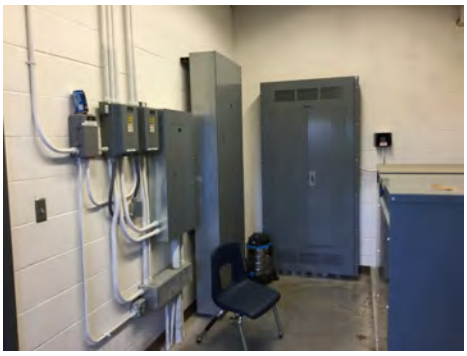
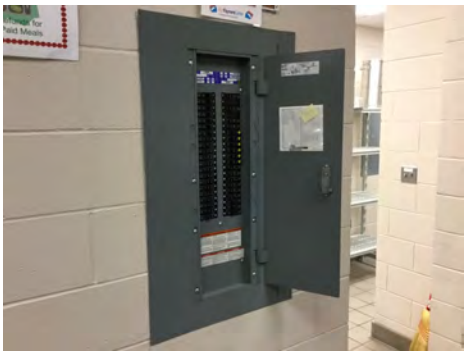
Note:

System: D5010 - Electrical Service/Distribution



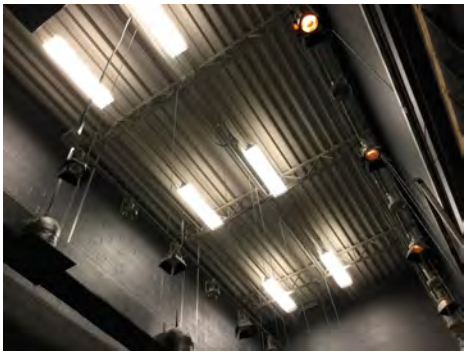
Note:

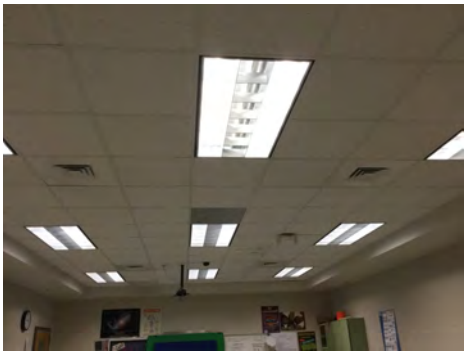
System: D5020 - Branch Wiring


Note:

System: D5020 - Lighting





Note:

System: D5030810 - Security & Detection Systems





Note:

System: D5030910 - Fire Alarm Systems



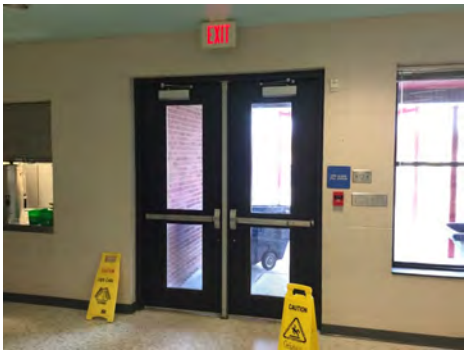
Note:

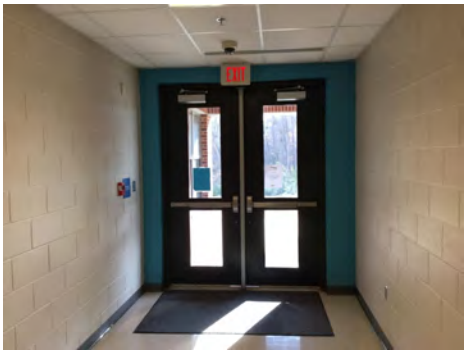
System: D5030920 - Data Communication



Note:

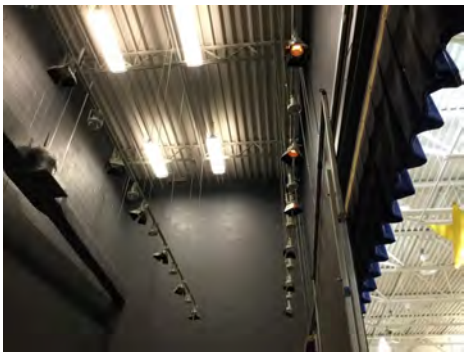
System: D5090 - Other Electrical Systems





Note:

System: E1020 - Institutional Equipment

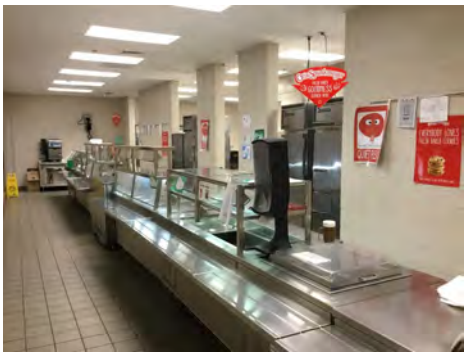


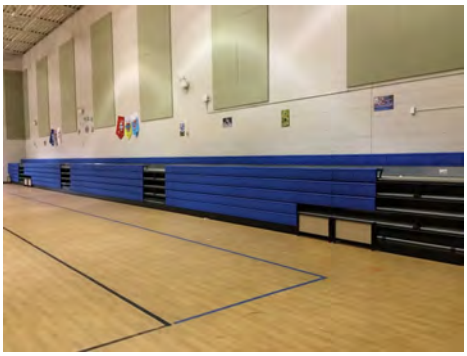
Note:

System: E1090 - Other Equipment








Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

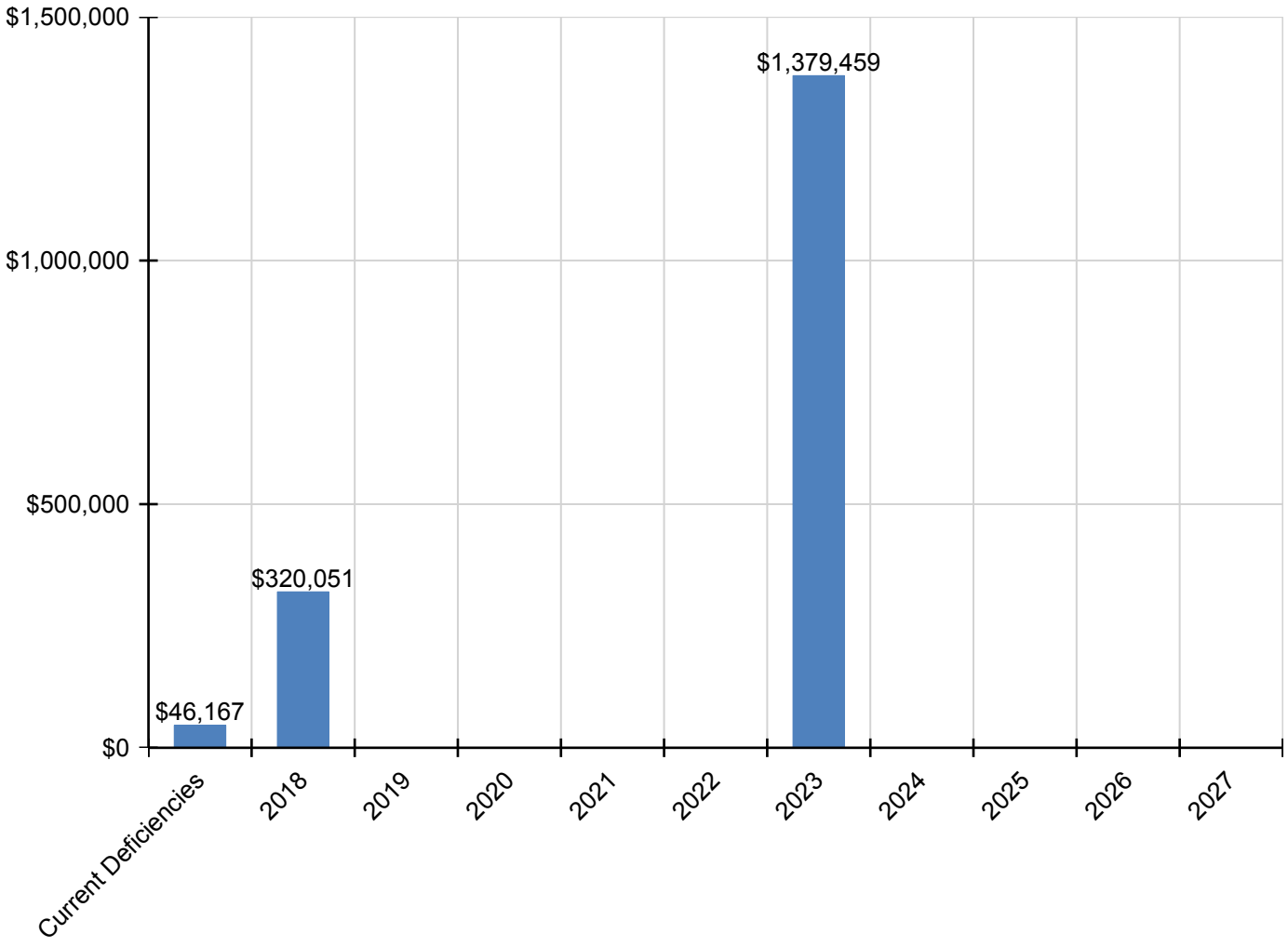
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$46,167**	**$320,051**	**$0**	**$0**	**$0**	**$0**	**$1,379,459**	**$0**	**$0**	**$0**	**$0**	**$1,745,677**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010105 - Built-Up	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$46,167	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$46,167**
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	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$320,051	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$320,051**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - #2 Fuel	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$96,494	$0	$0	$0	$0	**$96,494**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$248,710	$0	$0	$0	$0	**$248,710**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$449,853	$0	$0	$0	$0	**$449,853**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$584,401	$0	$0	$0	$0	**$584,401**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment	$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**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

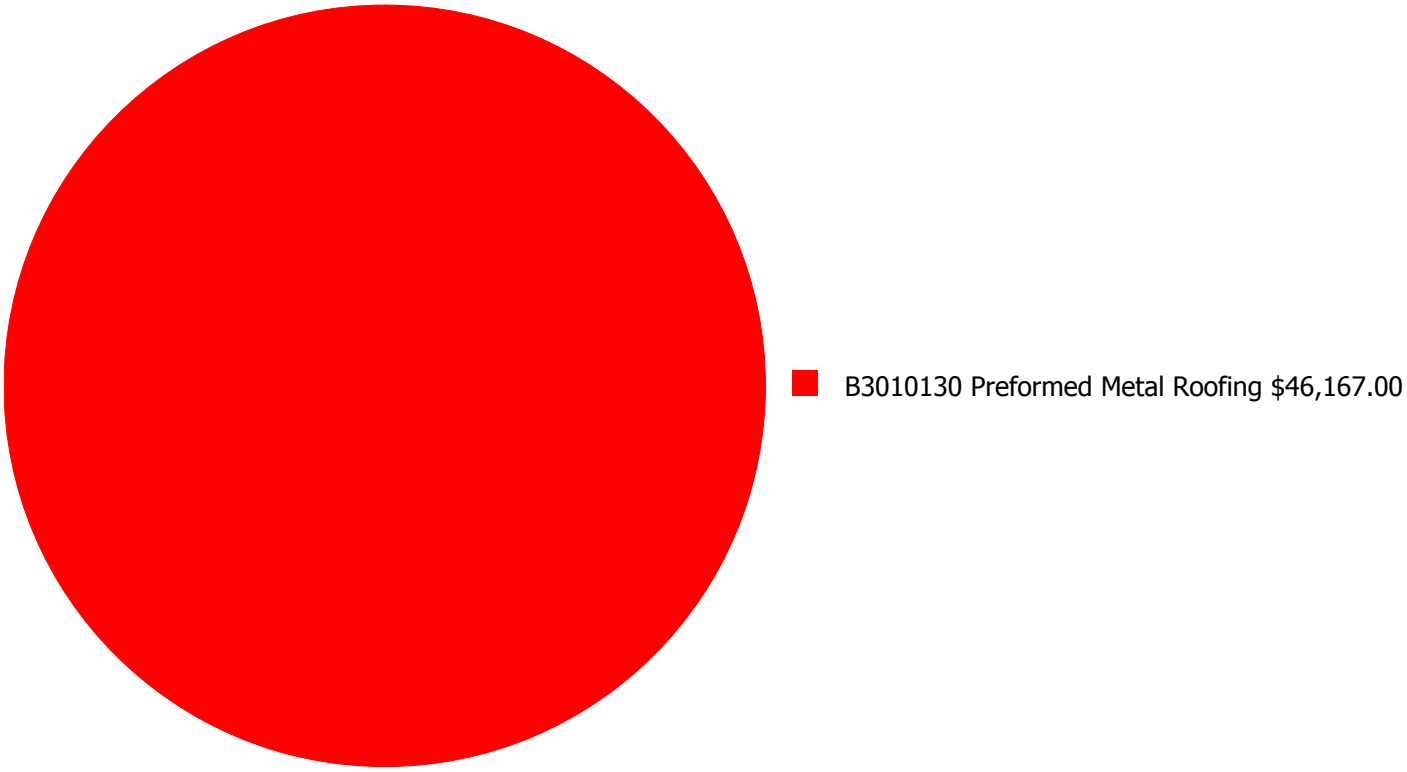
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

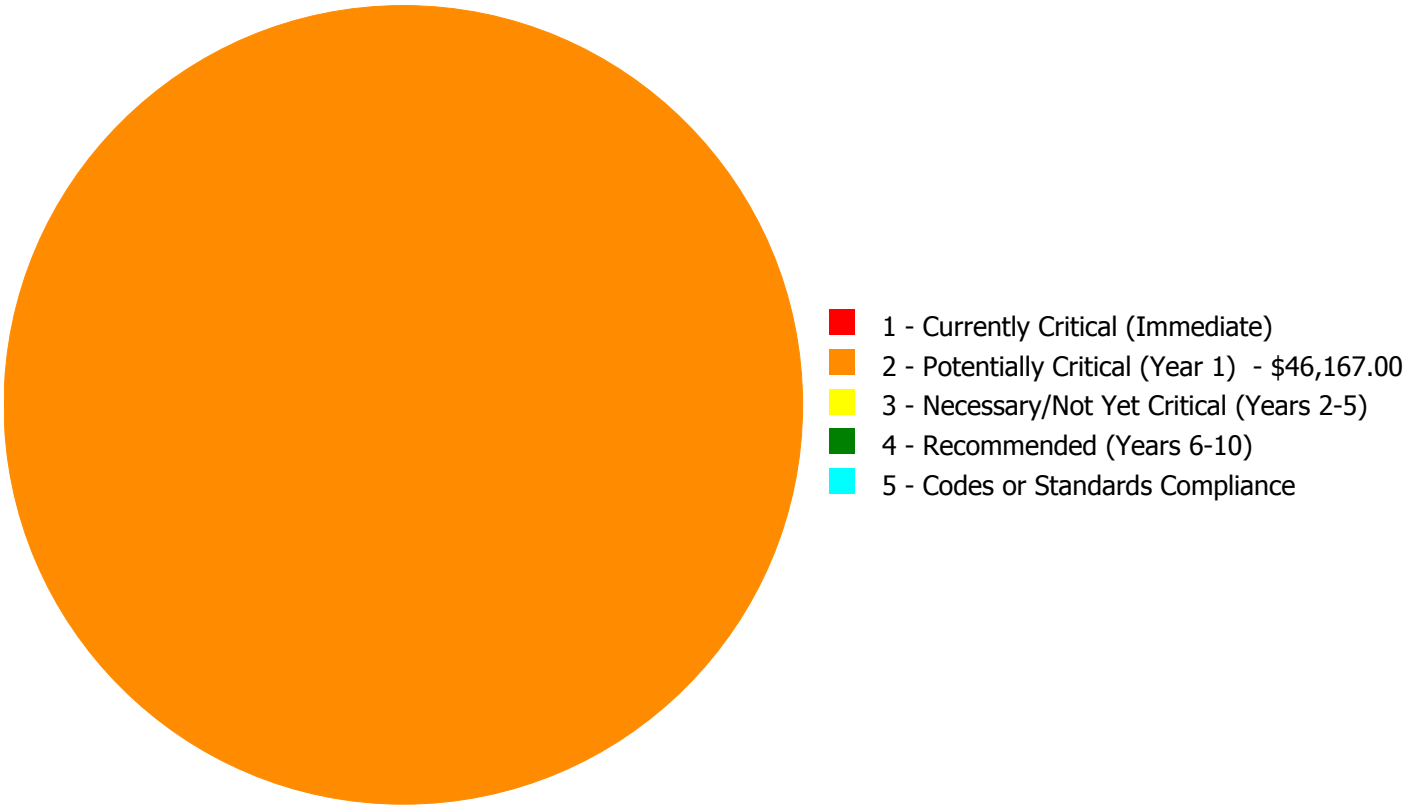
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $46,167.00

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: $46,167.00

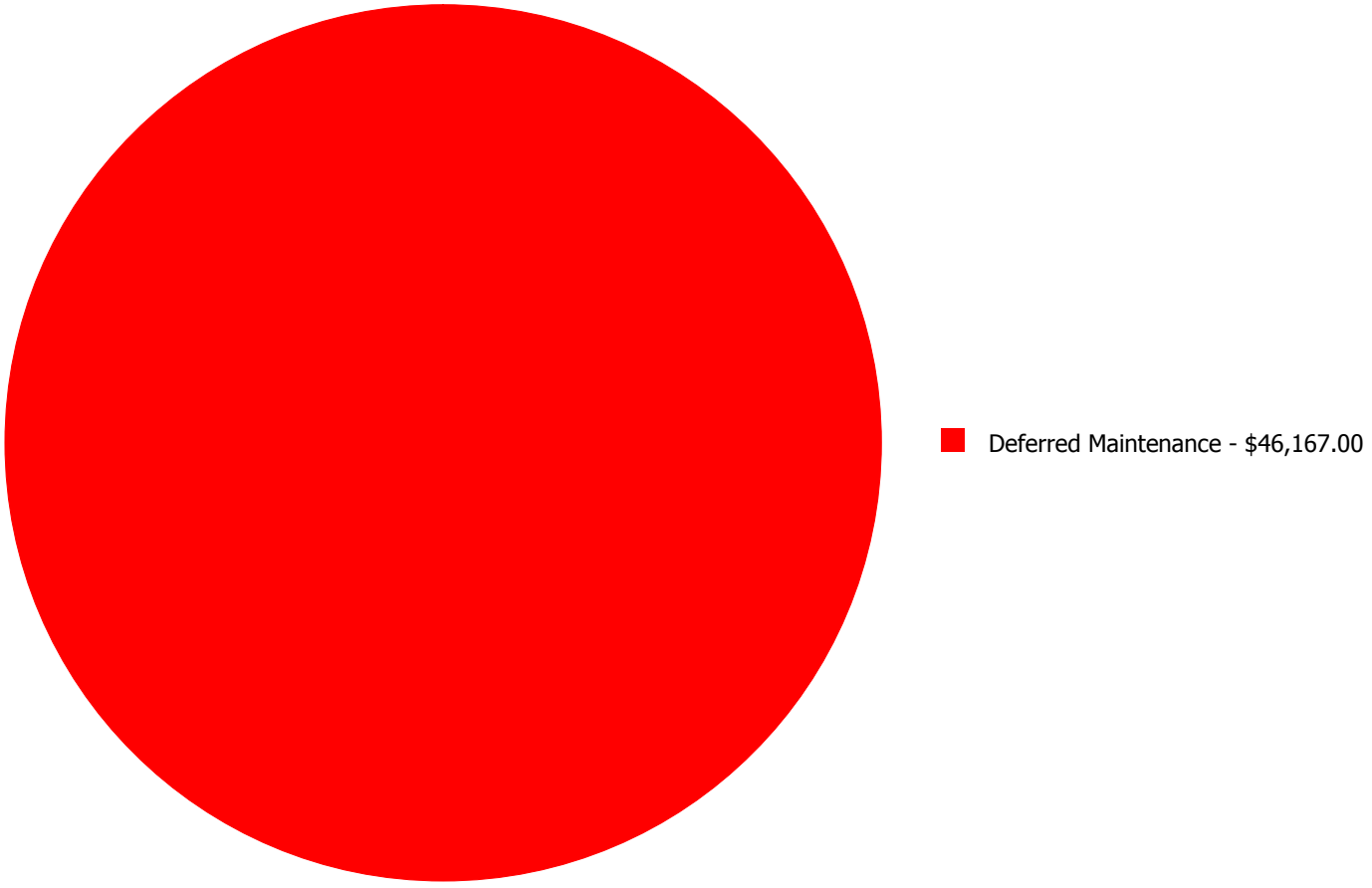
Deficiency By Priority Investment Table

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
B3010130	Preformed Metal Roofing	$0.00	$46,167.00	$0.00	$0.00	$0.00	$46,167.00
	Total:	$0.00	$46,167.00	$0.00	$0.00	$0.00	$46,167.00

Deficiency Summary by Category

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



Budget Estimate Total: $46,167.00

Deficiency Details by Priority

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

Priority 2 - Potentially Critical (Year 1):

System: B3010130 - Preformed Metal Roofing

Location: Roof
Distress: Failing
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Minor metal roof panel replacement, 2.5% of roof area
Qty: 2,500.00
Unit of Measure: S.F.
Estimate: $46,167.00
Assessor Name: Eduardo Lopez
Date Created: 12/01/2016

Notes: It has been reported water leaks in different areas with heavy rains and should be repaired.

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):	103,553
Year Built:	2008
Last Renovation:	
Replacement Value:	$3,170,794
Repair Cost:	$757,514.91
Total FCI:	23.89 %
Total RSLI:	57.56 %
FCA Score:	76.11

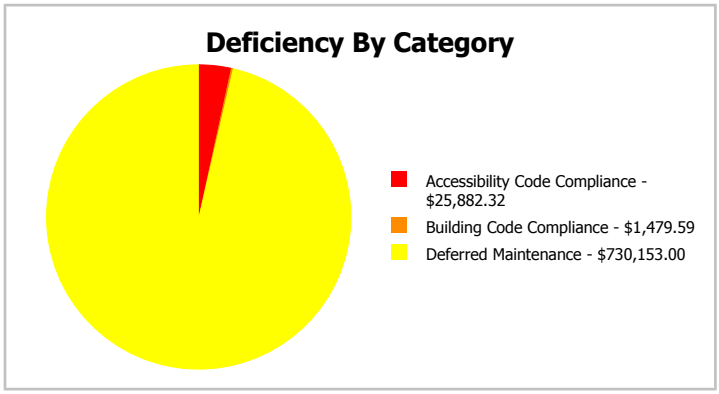
Description:

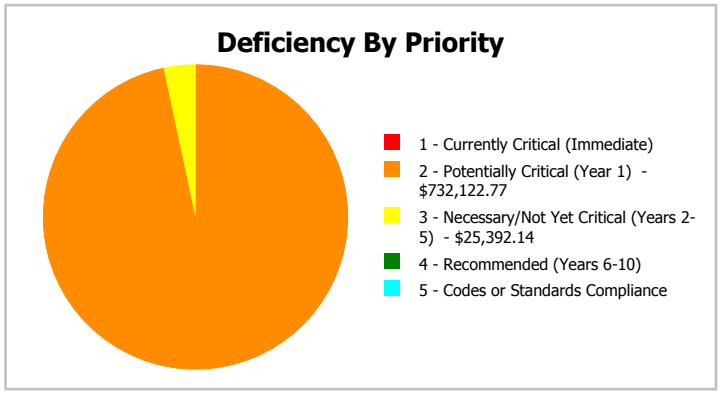
The narrative for this site is included in the Executive Summary Description at the front of this report.

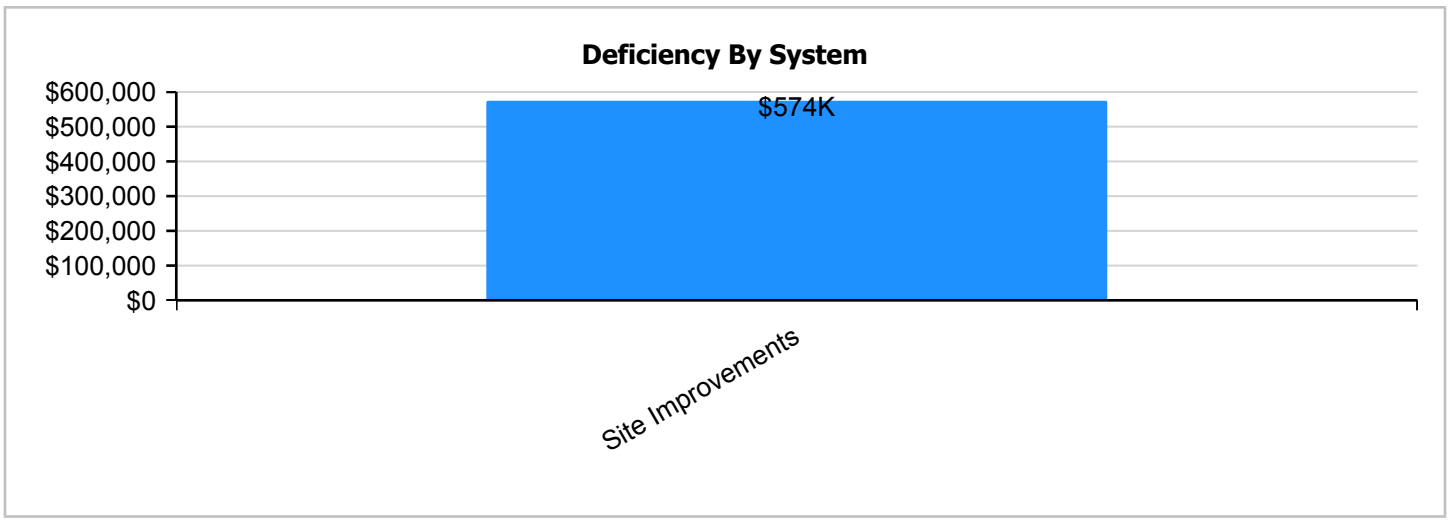
Attributes: This asset has no attributes.

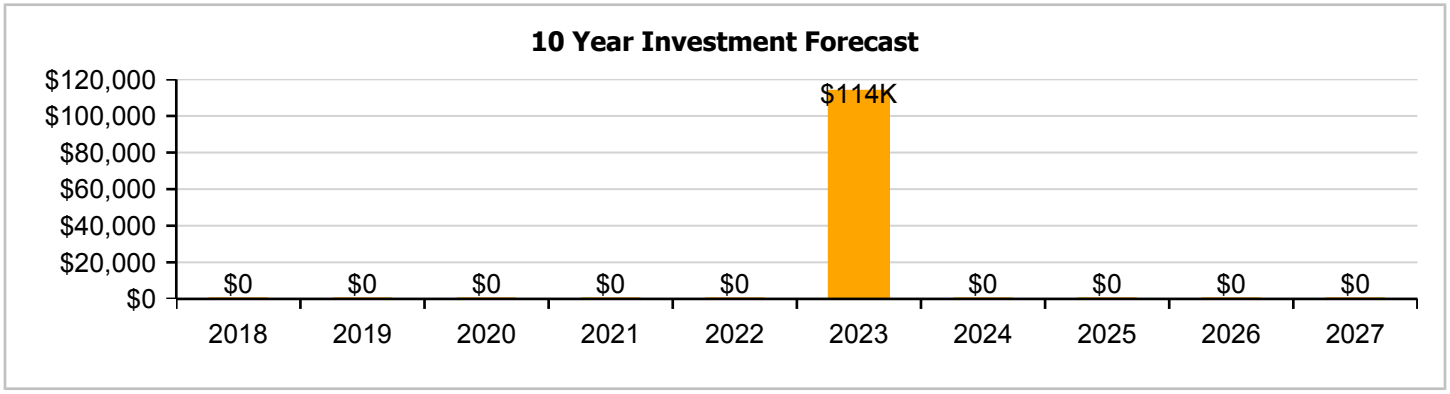
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	103,553
Year Built:	2008	Last Renovation:	
Repair Cost:	$757,515	Replacement Value:	$3,170,794
FCI:	23.89 %	RSLI%:	57.56 %









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	40.49 %	43.94 %	$757,514.91
G30 - Site Mechanical Utilities	81.53 %	0.00 %	$0.00
G40 - Site Electrical Utilities	70.64 %	0.00 %	$0.00
Totals:	**57.56 %**	**23.89 %**	**$757,514.91**

Photo Album

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

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

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$3.81	S.F.	103,553	25	2008	2033		64.00 %	0.38 %	16		$1,479.59	$394,537
G2020	Parking Lots	$1.33	S.F.	103,553	25	2008	2033		64.00 %	0.36 %	16		$490.18	$137,725
G2030	Pedestrian Paving	$1.91	S.F.	103,553	30	2008	2038		70.00 %	12.84 %	21		$25,392.14	$197,786
G2040105	Fence & Guardrails	$1.23	S.F.	103,553	30	2008	2038		70.00 %	0.00 %	21			$127,370
G2040950	Canopies	$0.44	S.F.	103,553	25	2008	2033		64.00 %	0.00 %	16			$45,563
G2040950	Covered Walkways	$1.52	S.F.	103,553	25	2008	2033		64.00 %	0.00 %	16			$157,401
G2040950	Playing Field	$4.54	S.F.	103,553	20	2008	2028	2016	0.00 %	110.00 %	-1		$517,144.00	$470,131
G2050	Landscaping	$1.87	S.F.	103,553	15	2008	2023	2016	0.00 %	110.00 %	-1		$213,009.00	$193,644
G3010	Water Supply	$2.34	S.F.	103,553	50	2008	2058		82.00 %	0.00 %	41			$242,314
G3020	Sanitary Sewer	$1.45	S.F.	103,553	50	2008	2058		82.00 %	0.00 %	41			$150,152
G3030	Storm Sewer	$4.54	S.F.	103,553	50	2008	2058		82.00 %	0.00 %	41			$470,131
G3060	Fuel Distribution	$0.98	S.F.	103,553	40	2008	2048		77.50 %	0.00 %	31			$101,482
G4010	Electrical Distribution	$2.35	S.F.	103,553	50	2008	2058		82.00 %	0.00 %	41			$243,350
G4020	Site Lighting	$1.47	S.F.	103,553	30	2008	2038		70.00 %	0.00 %	21			$152,223
G4030	Site Communications & Security	$0.84	S.F.	103,553	15	2008	2023		40.00 %	0.00 %	6			$86,985
								Total	**57.56 %**	**23.89 %**			**$757,514.91**	**$3,170,794**

System Notes

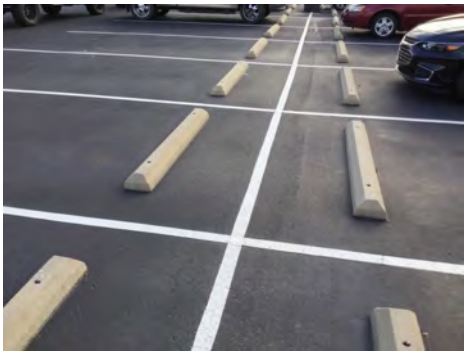
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots


Note:

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails






Note:

System: G2040950 - Canopies



Note:

System: G2040950 - Covered Walkways



Note:

System: G2040950 - Playing Field





Note:

System: G2050 - Landscaping




Note:

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer

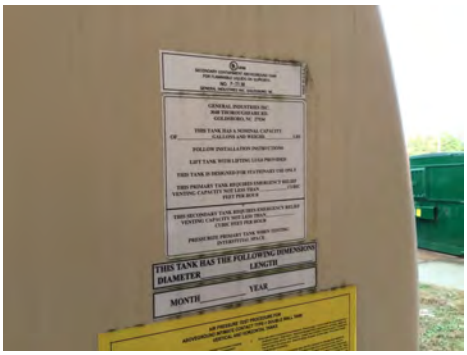

Note:

System: G3030 - Storm Sewer



Note:

System: G3060 - Fuel Distribution



Note:

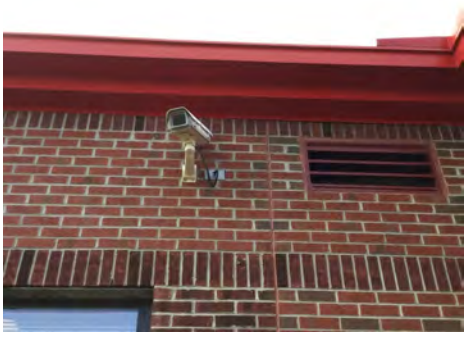
System: G4010 - Electrical Distribution

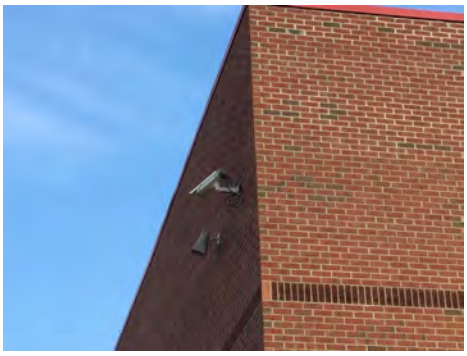
Note:

System: G4020 - Site Lighting

Note:

System: G4030 - Site Communications & Security





Note:

Renewal Schedule

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

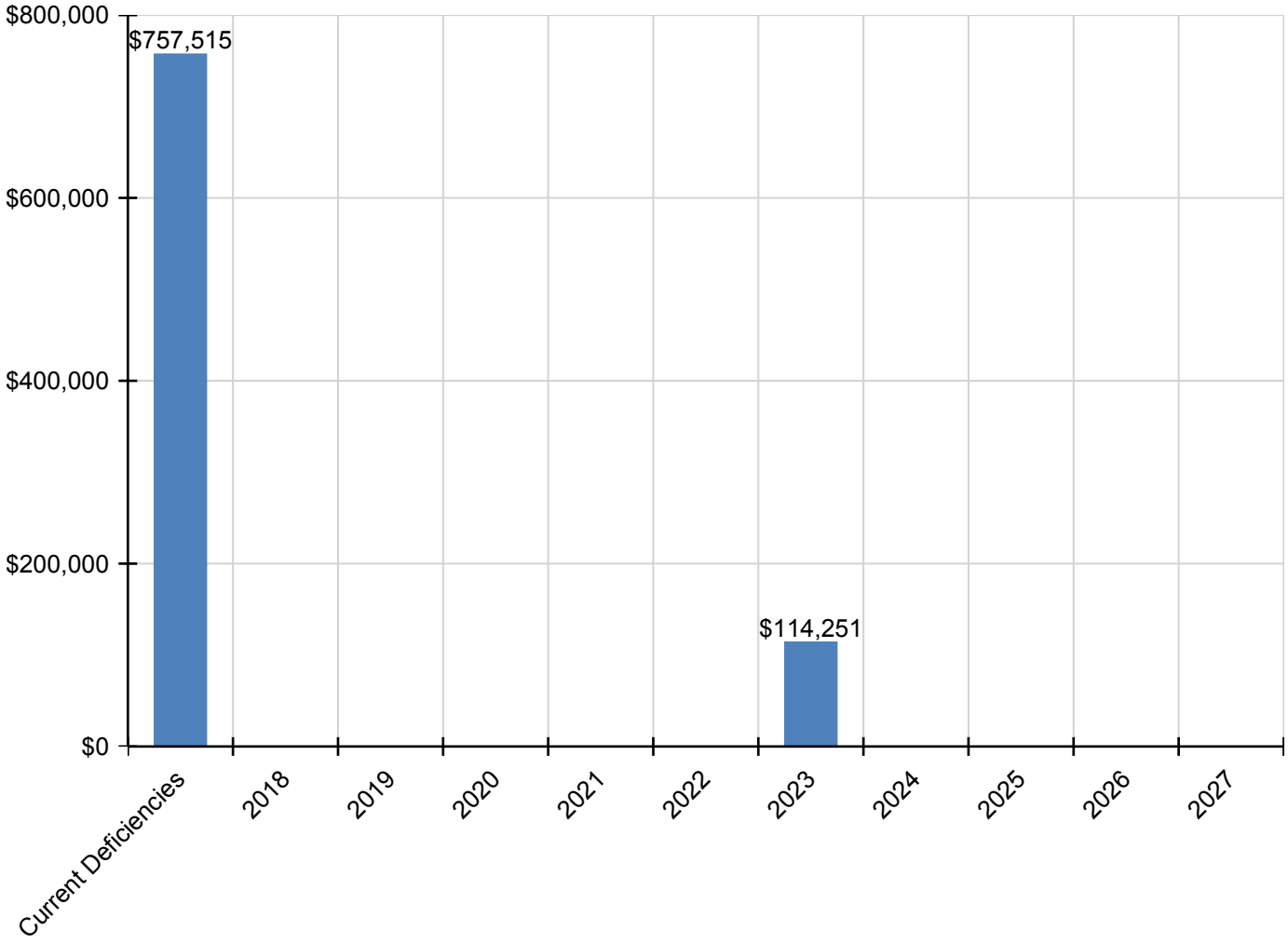
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$757,515**	**$0**	**$0**	**$0**	**$0**	**$0**	**$114,251**	**$0**	**$0**	**$0**	**$0**	**$871,765**
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	$1,480	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,480**
G2020 - Parking Lots	$490	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$490**
G2030 - Pedestrian Paving	$25,392	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$25,392**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Covered Walkways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Playing Field	$517,144	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$517,144**
G2050 - Landscaping	$213,009	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$213,009**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communications & Security	$0	$0	$0	$0	$0	$0	$114,251	$0	$0	$0	$0	**$114,251**

** Indicates non-renewable system*

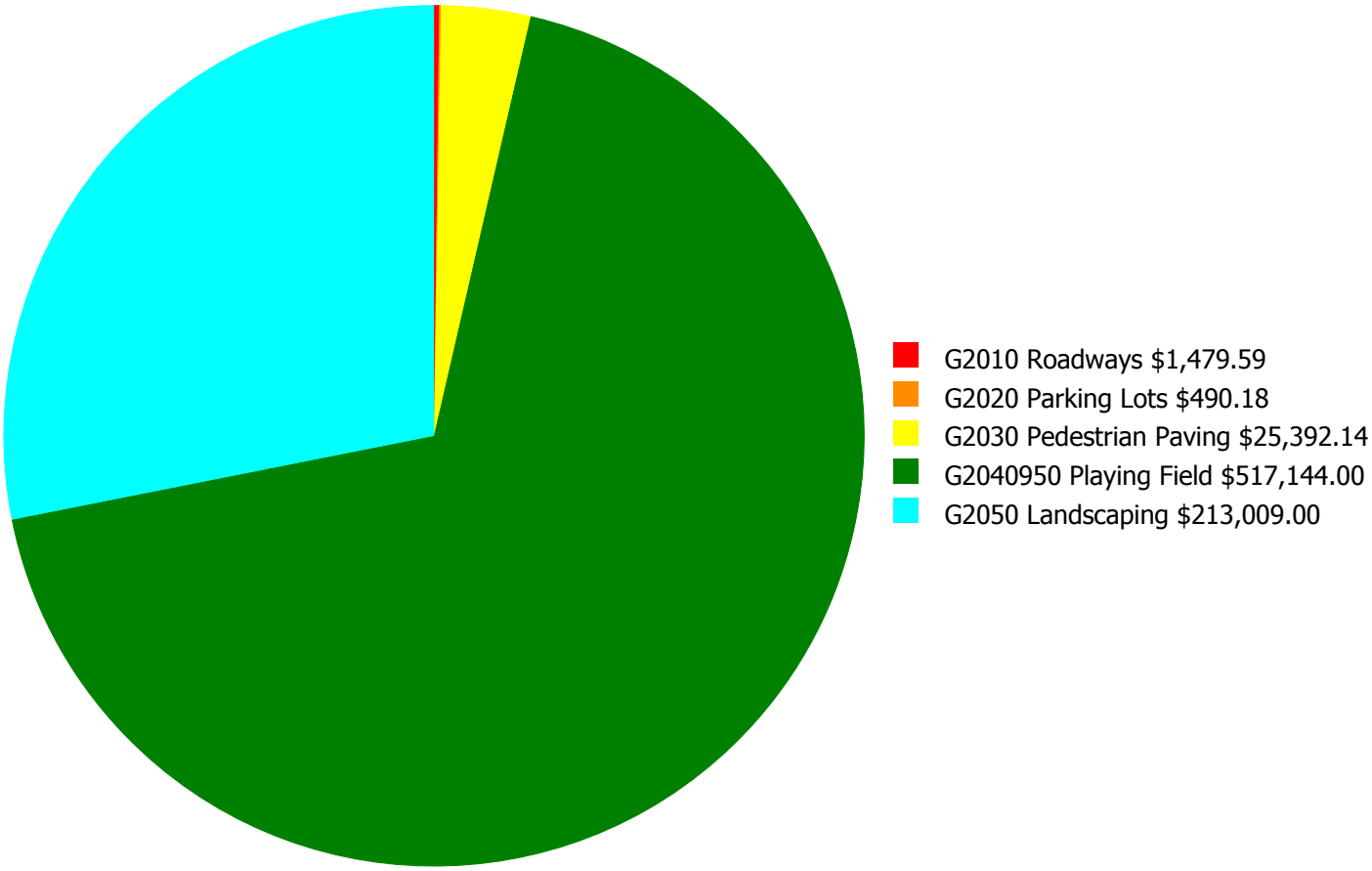
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

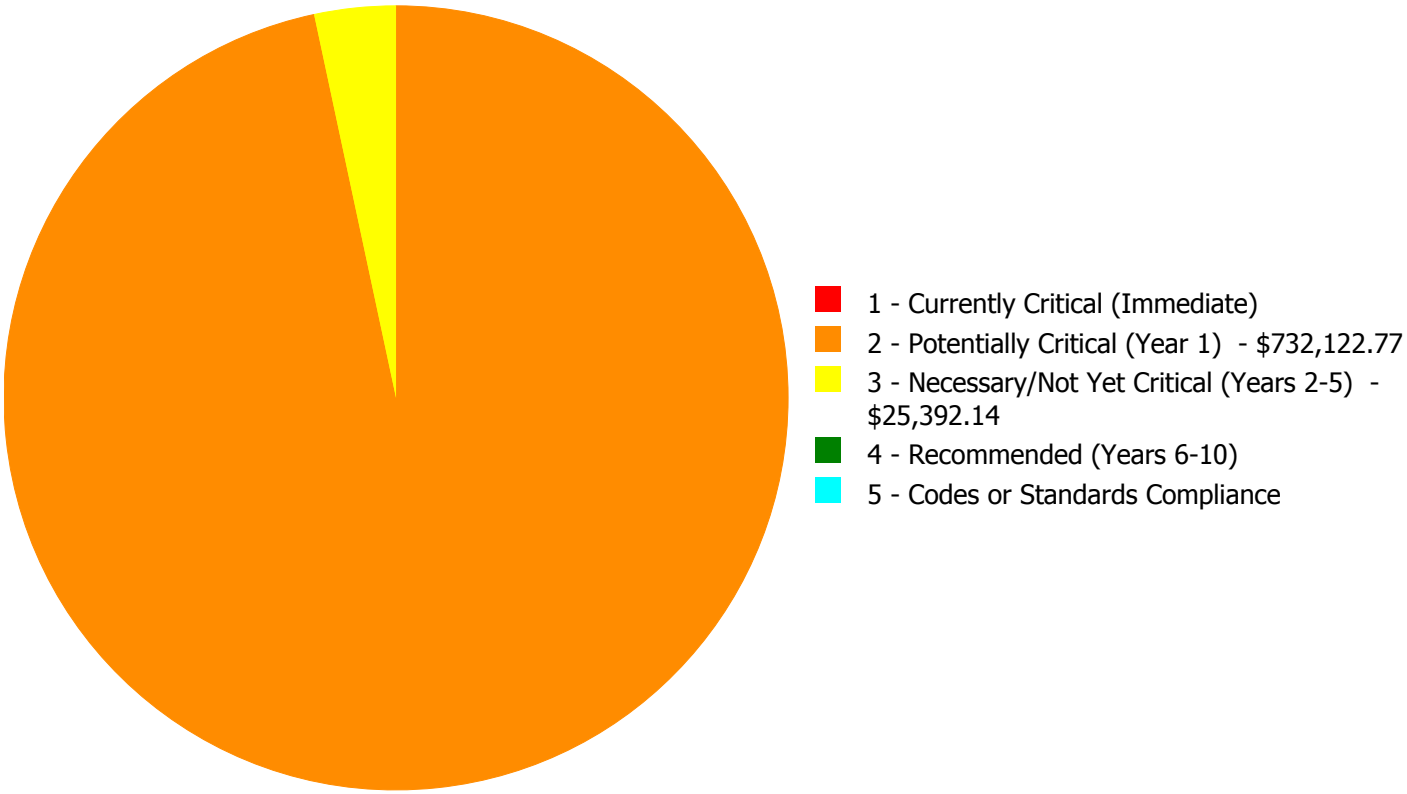
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $757,514.91

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: $757,514.91

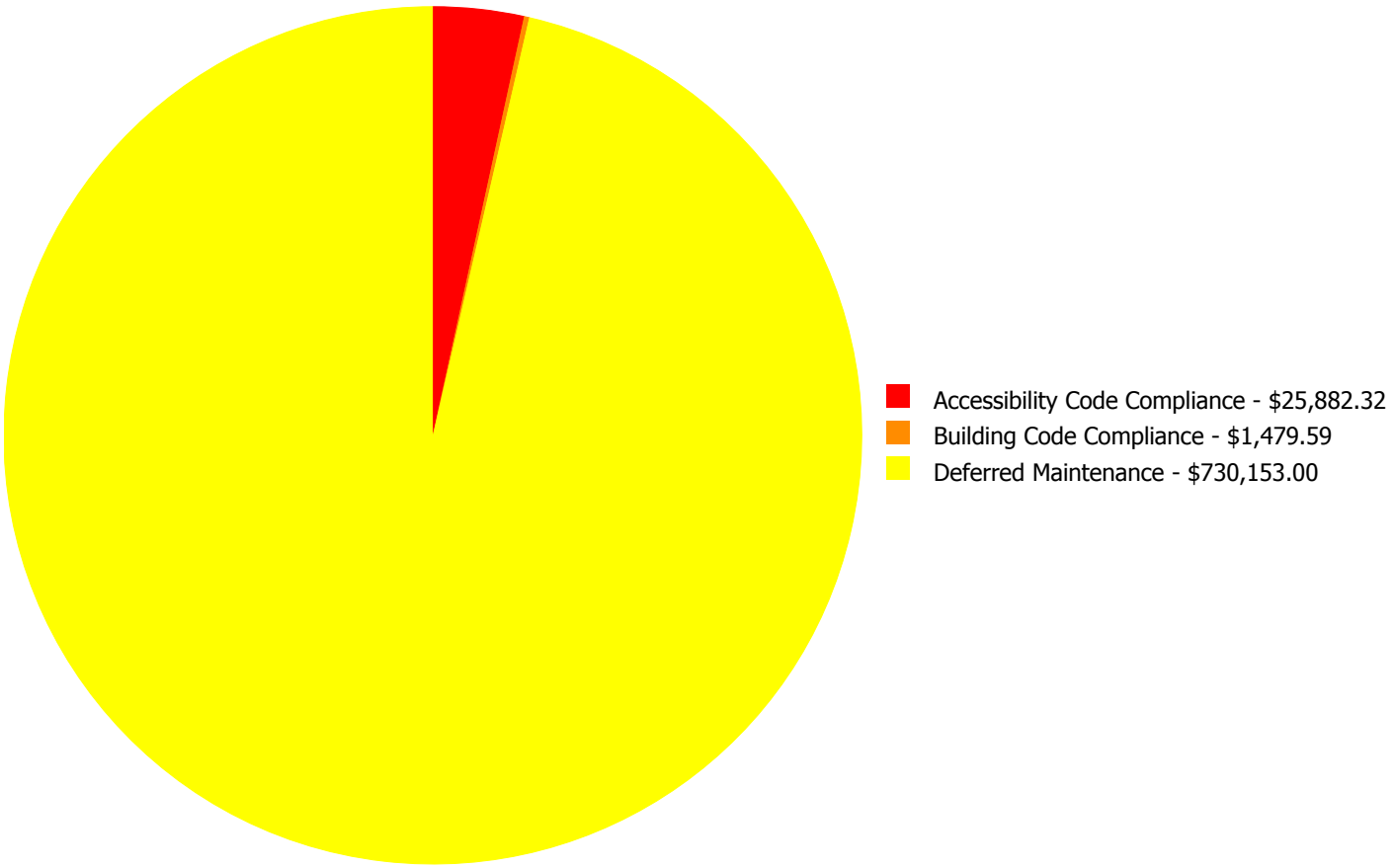
Deficiency By Priority Investment Table

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
G2010	Roadways	$0.00	$1,479.59	$0.00	$0.00	$0.00	$1,479.59
G2020	Parking Lots	$0.00	$490.18	$0.00	$0.00	$0.00	$490.18
G2030	Pedestrian Paving	$0.00	$0.00	$25,392.14	$0.00	$0.00	$25,392.14
G2040950	Playing Field	$0.00	$517,144.00	$0.00	$0.00	$0.00	$517,144.00
G2050	Landscaping	$0.00	$213,009.00	$0.00	$0.00	$0.00	$213,009.00
	Total:	$0.00	$732,122.77	$25,392.14	$0.00	$0.00	$757,514.91

Deficiency Summary by Category

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



Budget Estimate Total: $757,514.91

Deficiency Details by Priority

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

Priority 2 - Potentially Critical (Year 1):

System: G2010 - Roadways

Location: Front of Building
Distress: Missing
Category: Building Code Compliance
Priority: 2 - Potentially Critical (Year 1)
Correction: Fire lane marking; incl. curb painting and with the words "No Parking, Fire Lane" painted in black
Qty: 500.00
Unit of Measure: L.F.
Estimate: $1,479.59
Assessor Name: Terence Davis
Date Created: 12/01/2016

Notes: Fire lane markings are missing and should be provided to maintain it free of obstruction at all times for emergency vehicles. Provide Fire lane markings per Local Code requirements.

System: G2020 - Parking Lots

Location: Rear Parking Lot
Distress: Missing
Category: Accessibility Code Compliance
Priority: 2 - Potentially Critical (Year 1)
Correction: Add handicap parking space, incl. pavement markings, sign and post
Qty: 1.00
Unit of Measure: Ea.
Estimate: $490.18
Assessor Name: Terence Davis
Date Created: 12/07/2016

Notes: The parking area designated for employees is missing a designated handicap parking space and should be provided per ADA standards.

System: G2040950 - Playing Field

Location: Playing Field
Distress: Inadequate
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 103,553.00
Unit of Measure: S.F.
Estimate: $517,144.00
Assessor Name: Terence Davis
Date Created: 12/01/2016

Notes: The playing field is in poor conditions, and should be re-sodded to prevent further erosion.

System: G2050 - Landscaping

Location: Site
Distress: Inadequate
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 103,553.00
Unit of Measure: S.F.
Estimate: $213,009.00
Assessor Name: Terence Davis
Date Created: 12/01/2016

Notes: Landscape is minimum with many areas completely eroded away, causing sediments to accumulate at lower levels including; playgrounds, playing field, parking lots and into storm sewer system. Landscape should be provided.

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

System: G2030 - Pedestrian Paving

Location: Playground and Playing Field
Distress: Missing
Category: Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Remove and replace concrete sidewalk, 4' wide
Qty: 500.00
Unit of Measure: L.F.
Estimate: $25,392.14
Assessor Name: Terence Davis
Date Created: 12/01/2016

Notes: An accessible route from the building to the playing area is missing. Provide accessible route to comply with ADA standards.