

NC School District/430 Harnett County/High School

Harnett Central High

Final

Campus Assessment Report

March 11, 2017



Table of Contents

Campus Executive Summary	6
Campus Dashboard Summary	9
Campus Condition Summary	10
<u>1977 Field House</u>	12
Executive Summary	12
Dashboard Summary	13
Condition Summary	14
Photo Album	15
Condition Detail	16
System Listing	17
System Notes	18
Renewal Schedule	24
Forecasted Sustainment Requirement	26
Deficiency Summary By System	27
Deficiency Summary By Priority	28
Deficiency By Priority Investment	29
Deficiency Summary By Category	30
Deficiency Details By Priority	31
<u>1977 Main Building</u>	36
Executive Summary	36
Dashboard Summary	37
Condition Summary	38
Photo Album	39
Condition Detail	40
System Listing	41
System Notes	44
Renewal Schedule	56
Forecasted Sustainment Requirement	59
Deficiency Summary By System	60

Campus Assessment Report

Deficiency Summary By Priority	61
Deficiency By Priority Investment	62
Deficiency Summary By Category	63
Deficiency Details By Priority	64
<u>1990 Baseball Concession/Restroom</u>	74
Executive Summary	74
Dashboard Summary	75
Condition Summary	76
Photo Album	77
Condition Detail	78
System Listing	79
System Notes	80
Renewal Schedule	87
Forecasted Sustainment Requirement	89
Deficiency Summary By System	90
Deficiency Summary By Priority	91
Deficiency By Priority Investment	92
Deficiency Summary By Category	93
Deficiency Details By Priority	94
<u>2008 Field House</u>	95
Executive Summary	95
Dashboard Summary	96
Condition Summary	97
Photo Album	98
Condition Detail	99
System Listing	100
System Notes	101
Renewal Schedule	108
Forecasted Sustainment Requirement	110
Deficiency Summary By System	111
Deficiency Summary By Priority	112

Campus Assessment Report

Deficiency By Priority Investment	113
Deficiency Summary By Category	114
Deficiency Details By Priority	115
<u>2010 Gym/9th Grade Wing</u>	116
Executive Summary	116
Dashboard Summary	117
Condition Summary	118
Photo Album	119
Condition Detail	120
System Listing	121
System Notes	123
Renewal Schedule	134
Forecasted Sustainment Requirement	137
Deficiency Summary By System	138
Deficiency Summary By Priority	139
Deficiency By Priority Investment	140
Deficiency Summary By Category	141
Deficiency Details By Priority	142
<u>Site</u>	143
Executive Summary	143
Dashboard Summary	144
Condition Summary	145
Photo Album	146
Condition Detail	147
System Listing	148
System Notes	149
Renewal Schedule	155
Forecasted Sustainment Requirement	156
Deficiency Summary By System	157
Deficiency Summary By Priority	158
Deficiency By Priority Investment	159

Campus Assessment Report

Deficiency Summary By Category	160
Deficiency Details By Priority	161

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):	208,181
Year Built:	1977
Last Renovation:	
Replacement Value:	\$47,055,750
Repair Cost:	\$13,726,182.00
Total FCI:	29.17 %
Total RSLI:	35.34 %
FCA Score:	70.83



Description:

General:

The Harnett Central High School is located on 2911 Harnett Central Road, in Angier, North Carolina. The 152,718-square foot building contains a school with an addition of a classroom and gym at 49,063, two field houses, baseball concession stand, greenhouse, storage building and 6 portable buildings.

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 features.

A. SUBSTRUCTURE:

Campus Assessment Report - Harnett Central High

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

The buildings typically rest on footings and foundation walls. The main structure is metal frame with brick façade. The roof is performed metal roof for the main building and storage and EPDM for the gym. Exterior doors are typically hollow metal glazed doors and the windows are typically metal double pane windows.

C. INTERIORS

Partition wall types include painted CMU blocks, ceramic tile and drywalls. Most ceiling finishes are typically acoustical ceiling tiles. Floor finishes in high use areas are typically vinyl tiles and terrazzo. Most other flooring finishes are ceramic tiles, carpet, and exposed concrete. Interior doors are generally wooden doors.

CONVEYING:

This main building has no elevators.

D. SERVICES

PLUMBING: Plumbing fixtures are typically on-low-flow water fixtures with manual control valves. Domestic water distribution is combination of copper and galvanized steel with electric hot water heating. Sanitary waste system is cast iron. Rain water drainage system is internal with roof drains. Other plumbing systems is supplied by natural gas.

HVAC:

Cooling for this building is provided by two air cooled chillers. Heating is provided by two boilers. Supplemental cooling is provided by terminal and package units. Conditioned air is distributed through ducts. The restrooms have roof exhausts.

FIRE PROTECTION:

The building does not have a fire sprinkler system. The building does have additional fire suppression systems, which include dry chemical system for the kitchen exhaust hood. Fire extinguishers and cabinets are distributed near fire exits and corridors.

ELECTRICAL:

The electrical system is fed from a pad mounted transformer. Lighting are a combination of T8 fluorescent, LED's. The building has emergency lighting and illuminated exit signs. This building has a propane powered emergency generator.

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 security system has CCTV cameras and is centrally monitored; this building has a public address and paging system separate from the telephone system.

OTHER ELECTRICAL SYSTEMS:

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

E. EQUIPMENT & FURNISHINGS:

This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage, audio-visual, laboratory, 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, softball field, baseball field, football/track stadium, and fencing. Site mechanical and electrical features include water, sewer, propane gas, and site lighting.

Campus Assessment Report - Harnett Central High

Attributes:

General Attributes:

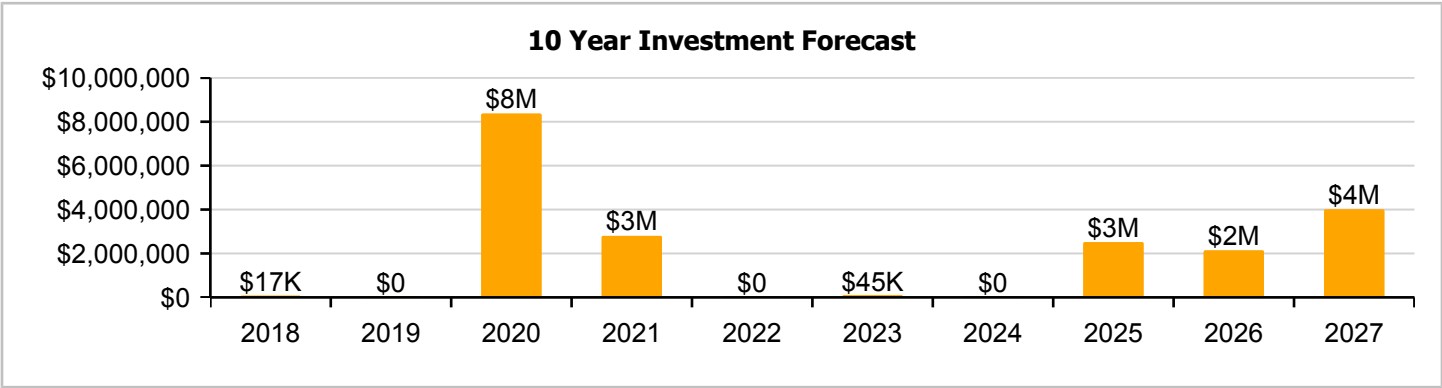
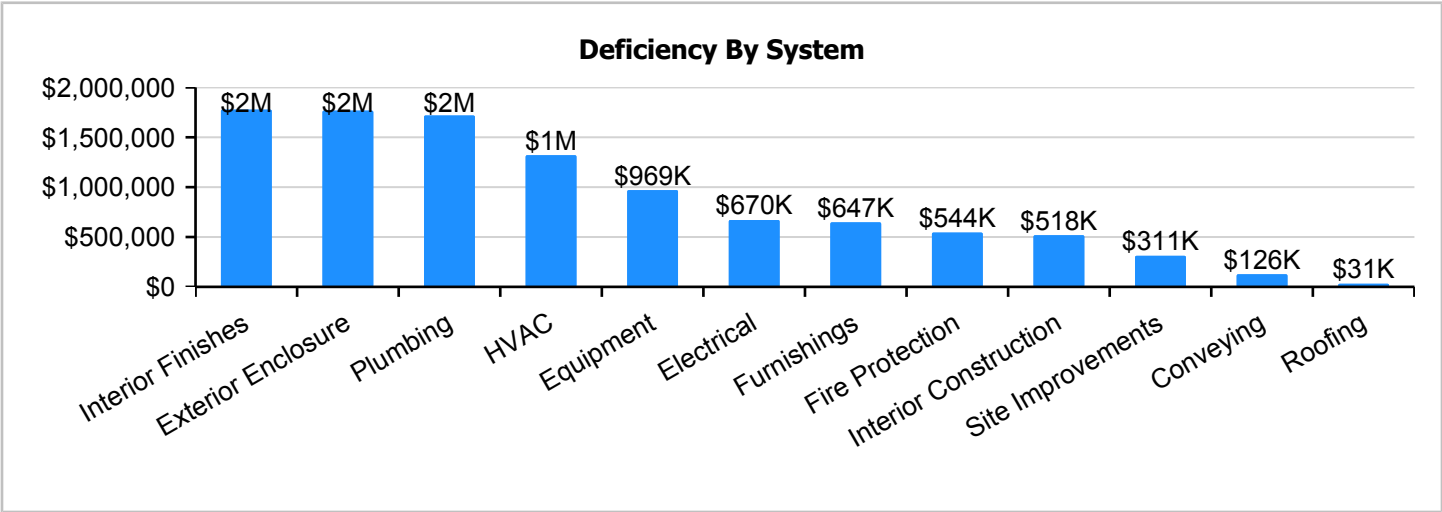
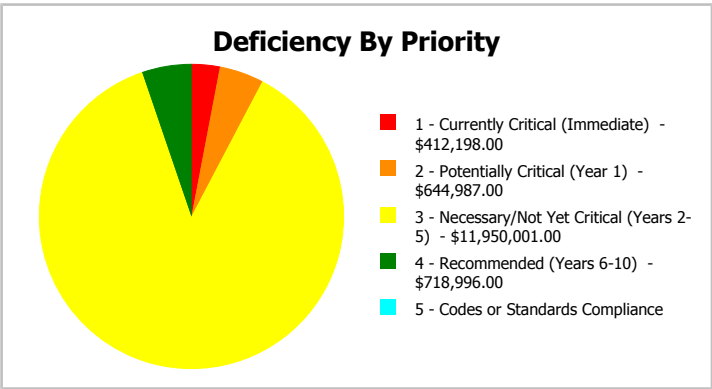
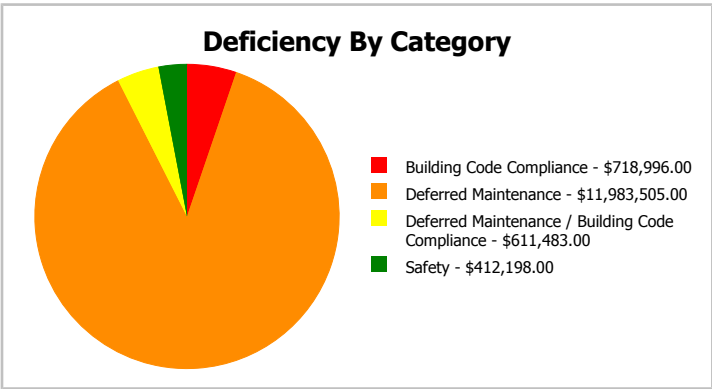
Condition Assessor:	Terence Davis	Assessment Date:	11/7/2016
Suitability Assessor:			

School Information:

HS Attendance Area:	Harnett - Harnett Central HS	LEA School No.:	430-316
No. of Mobile Units:	7	No. of Bldgs.:	5
SF of Mobile Units:	5856	Status:	Active
School Grades:	9-12	Site Acreage:	57.7

Campus Dashboard Summary

Gross Area:	208,181	Last Renovation:	
Year Built:	1977	Replacement Value:	\$47,055,750
Repair Cost:	\$13,726,182	RSLI%:	35.34 %
FCI:	29.17 %		



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.

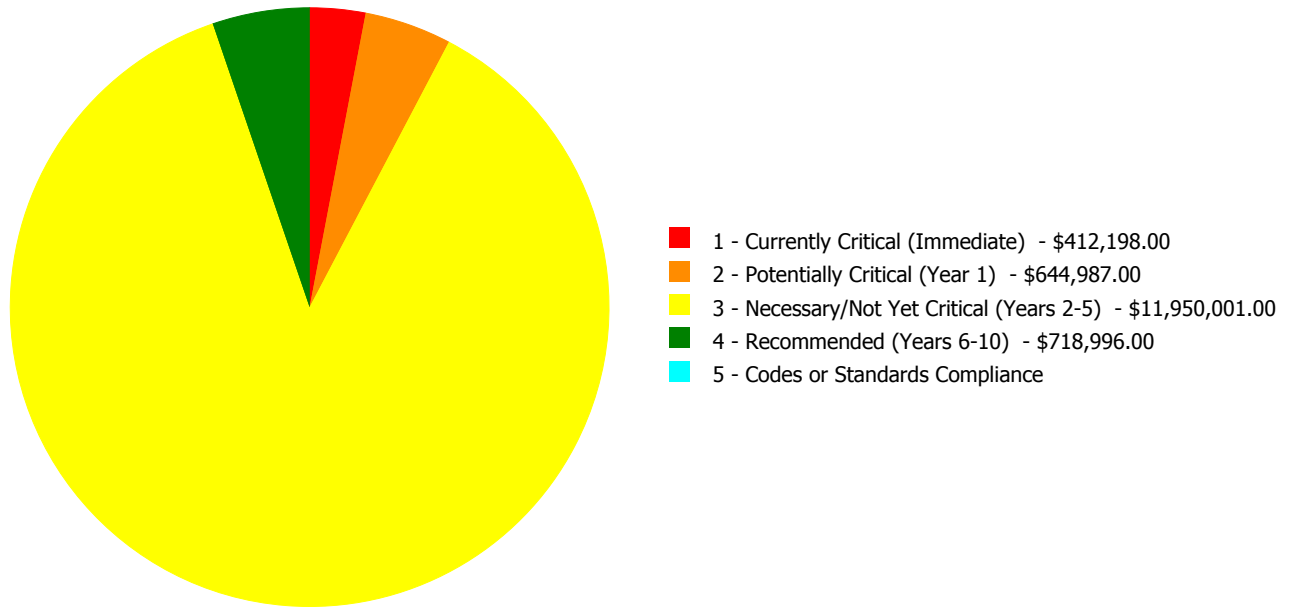
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	68.35 %	0.00 %	\$0.00
A20 - Basement Construction	68.02 %	0.00 %	\$0.00
B10 - Superstructure	68.06 %	0.00 %	\$0.00
B20 - Exterior Enclosure	38.93 %	48.91 %	\$2,332,528.00
B30 - Roofing	49.41 %	2.69 %	\$41,073.00
C10 - Interior Construction	39.87 %	36.07 %	\$681,509.00
C20 - Stairs	68.02 %	0.00 %	\$0.00
C30 - Interior Finishes	39.38 %	46.27 %	\$2,345,594.00
D10 - Conveying	0.00 %	110.00 %	\$166,310.00
D20 - Plumbing	21.17 %	78.10 %	\$2,269,425.00
D30 - HVAC	21.76 %	33.52 %	\$1,741,406.00
D40 - Fire Protection	18.64 %	83.25 %	\$718,996.00
D50 - Electrical	26.50 %	15.72 %	\$883,626.00
E10 - Equipment	24.58 %	42.31 %	\$1,280,129.00
E20 - Furnishings	16.21 %	81.89 %	\$853,388.00
G20 - Site Improvements	29.11 %	8.20 %	\$412,198.00
G30 - Site Mechanical Utilities	18.93 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	38.29 %	0.00 %	\$0.00
Totals:	35.34 %	29.17 %	\$13,726,182.00

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
1977 Field House	3,200	44.65	\$0.00	\$33,504.00	\$115,949.00	\$0.00	\$0.00
1977 Main Building	152,718	44.73	\$0.00	\$611,483.00	\$11,826,483.00	\$718,996.00	\$0.00
1990 Baseball Concession/Restroom	1,200	4.96	\$0.00	\$0.00	\$7,569.00	\$0.00	\$0.00
2008 Field House	2,000	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2010 Gym/9th Grade Wing	49,063	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Site	208,181	5.12	\$412,198.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:		29.17	\$412,198.00	\$644,987.00	\$11,950,001.00	\$718,996.00	\$0.00

Deficiencies By Priority



Budget Estimate Total: \$13,726,182.00

Executive Summary

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

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:	HS -High School
Gross Area (SF):	3,200
Year Built:	1977
Last Renovation:	
Replacement Value:	\$334,752
Repair Cost:	\$149,453.00
Total FCI:	44.65 %
Total RSLI:	27.57 %
FCA Score:	55.35



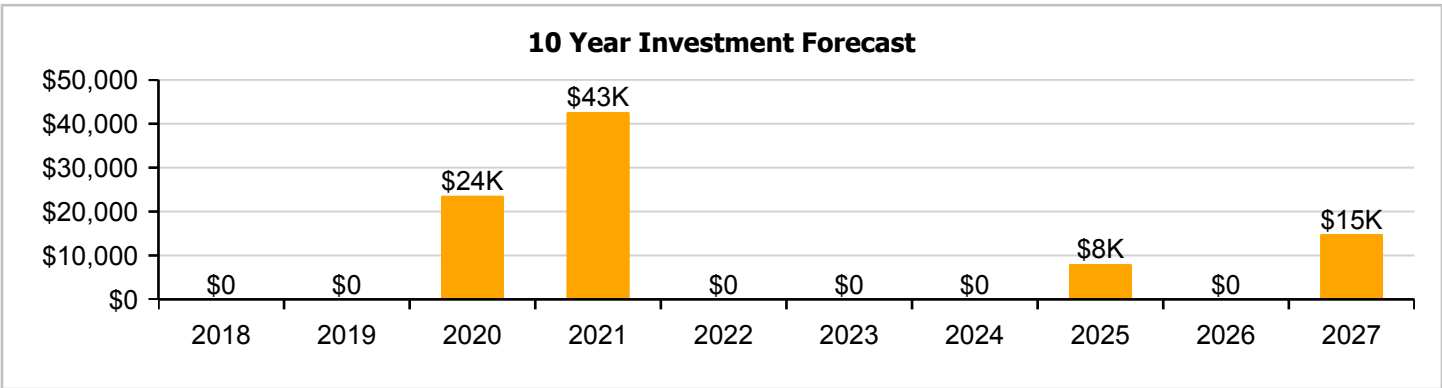
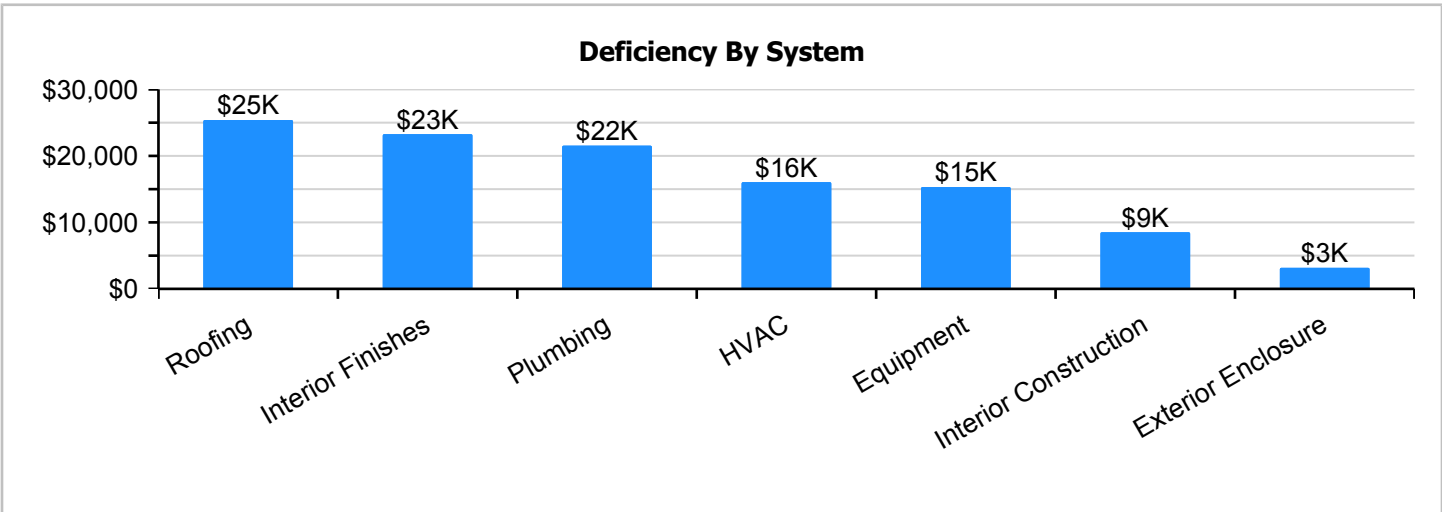
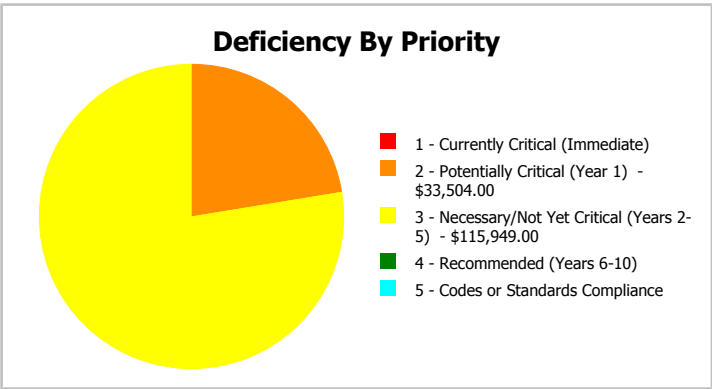
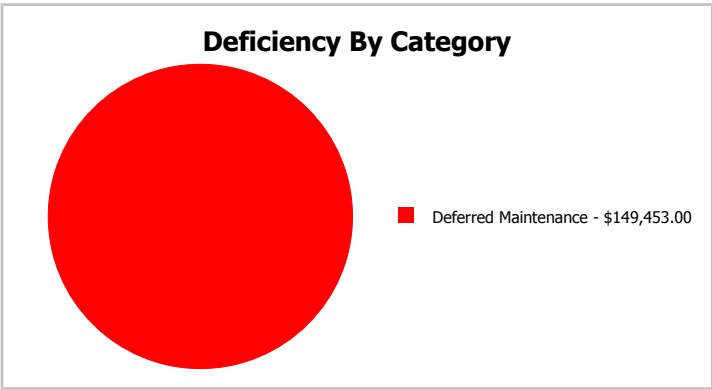
Description:

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:	HS -High School	Gross Area:	3,200
Year Built:	1977	Last Renovation:	
Repair Cost:	\$149,453	Replacement Value:	\$334,752
FCI:	44.65 %	RSLI%:	27.57 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	60.00 %	0.00 %	\$0.00
B10 - Superstructure	60.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	51.91 %	6.11 %	\$4,189.00
B30 - Roofing	0.00 %	150.00 %	\$33,504.00
C10 - Interior Construction	32.54 %	22.31 %	\$11,229.00
C30 - Interior Finishes	5.48 %	91.18 %	\$30,695.00
D20 - Plumbing	1.52 %	97.45 %	\$28,441.00
D30 - HVAC	6.27 %	58.24 %	\$21,190.00
D50 - Electrical	10.00 %	0.00 %	\$0.00
E10 - Equipment	0.00 %	110.00 %	\$20,205.00
Totals:	27.57 %	44.65 %	\$149,453.00

Photo Album

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

1). South Elevation - Nov 18, 2016



2). West Elevation - Nov 18, 2016



3). North Elevation - Nov 18, 2016



4). East Elevation - Nov 18, 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	\$4.26	S.F.	3,200	100	1977	2077		60.00 %	0.00 %	60			\$13,632
A1030	Slab on Grade	\$7.37	S.F.	3,200	100	1977	2077		60.00 %	0.00 %	60			\$23,584
B1020	Roof Construction	\$5.98	S.F.	3,200	100	1977	2077		60.00 %	0.00 %	60			\$19,136
B2010	Exterior Walls	\$18.04	S.F.	3,200	100	1977	2077		60.00 %	0.00 %	60			\$57,728
B2020	Exterior Windows	\$1.19	S.F.	3,200	30	1977	2007		0.00 %	110.01 %	-10		\$4,189.00	\$3,808
B2030	Exterior Doors	\$2.18	S.F.	3,200	30	1977	2007	2021	13.33 %	0.00 %	4			\$6,976
B3010120	Single Ply Membrane	\$6.98	S.F.	3,200	20	1977	1997		0.00 %	150.00 %	-20		\$33,504.00	\$22,336
C1010	Partitions	\$10.34	S.F.	3,200	75	1977	2052		46.67 %	0.00 %	35			\$33,088
C1020	Interior Doors	\$2.20	S.F.	3,200	30	1977	2007	2021	13.33 %	0.00 %	4			\$7,040
C1030	Fittings	\$3.19	S.F.	3,200	20	1977	1997		0.00 %	110.00 %	-20		\$11,229.00	\$10,208
C3010	Wall Finishes	\$3.14	S.F.	3,200	10	2000	2010		0.00 %	110.00 %	-7		\$11,053.00	\$10,048
C3020	Floor Finishes	\$5.58	S.F.	3,200	20	1977	1997		0.00 %	110.00 %	-20		\$19,642.00	\$17,856
C3030	Ceiling Finishes	\$1.80	S.F.	3,200	25	2000	2025		32.00 %	0.00 %	8			\$5,760
D2010	Plumbing Fixtures	\$6.02	S.F.	3,200	30	1977	2007		0.00 %	110.00 %	-10		\$21,190.00	\$19,264
D2020	Domestic Water Distribution	\$2.06	S.F.	3,200	30	1977	2007		0.00 %	110.00 %	-10		\$7,251.00	\$6,592
D2030	Sanitary Waste	\$1.04	S.F.	3,200	30	1977	2007	2021	13.33 %	0.00 %	4			\$3,328
D3020	Heat Generating Systems	\$6.02	S.F.	3,200	30	1977	2007		0.00 %	110.00 %	-10		\$21,190.00	\$19,264
D3040	Distribution Systems	\$5.35	S.F.	3,200	30	1977	2007	2021	13.33 %	0.00 %	4			\$17,120
D5020	Branch Wiring	\$2.55	S.F.	3,200	30	1990	2020		10.00 %	0.00 %	3			\$8,160
D5020	Lighting	\$3.58	S.F.	3,200	30	1990	2020		10.00 %	0.00 %	3			\$11,456
E1020	Institutional Equipment	\$5.74	S.F.	3,200	20	1990	2010		0.00 %	110.00 %	-7		\$20,205.00	\$18,368
Total									27.57 %	44.65 %			\$149,453.00	\$334,752

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



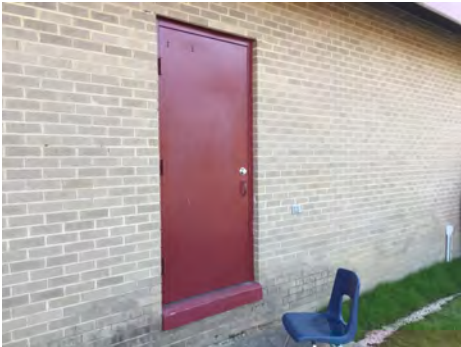
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

Campus Assessment Report - 1977 Field House

System: B3010120 - Single Ply Membrane



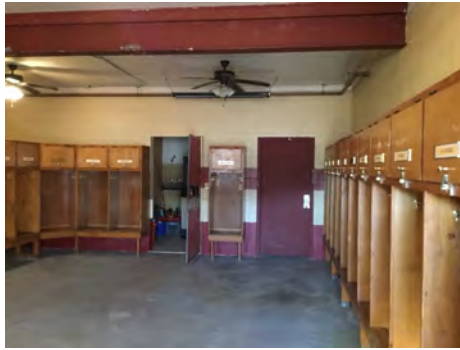
Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

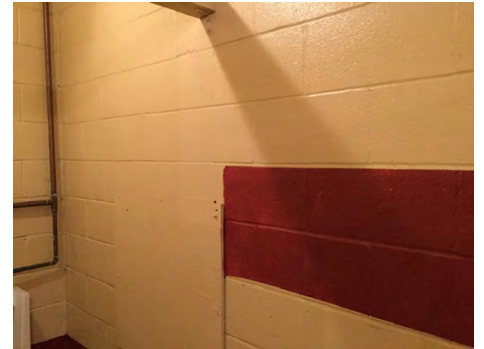
Campus Assessment Report - 1977 Field House

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes



Note:

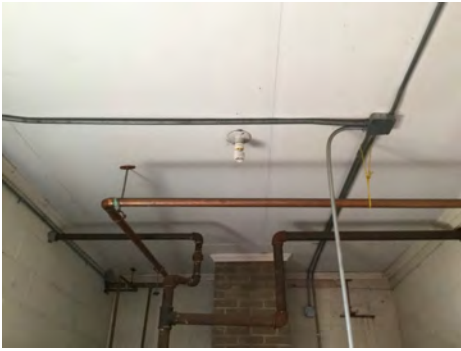
System: C3020 - Floor Finishes



Note:

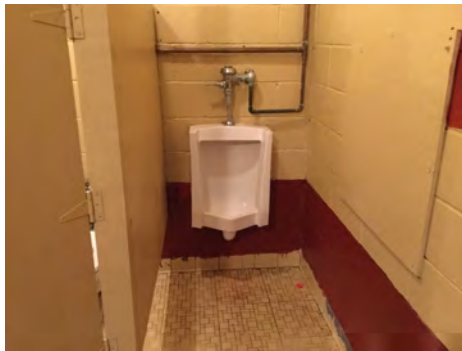
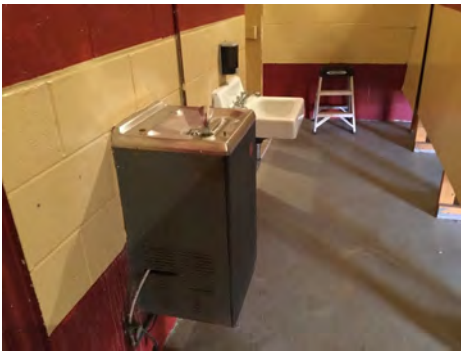
Campus Assessment Report - 1977 Field House

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

Campus Assessment Report - 1977 Field House

System: D2030 - Sanitary Waste



Note:

System: D3020 - Heat Generating Systems



Note:

System: D3040 - Distribution Systems



Note:

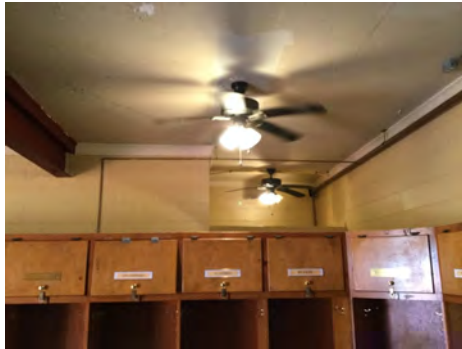
Campus Assessment Report - 1977 Field House

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

System: E1020 - Institutional Equipment



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$149,453	\$0	\$0	\$23,579	\$42,669	\$0	\$0	\$0	\$8,026	\$0	\$14,854	\$238,582
* 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	\$4,189	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,189
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$8,637	\$0	\$0	\$0	\$0	\$0	\$0	\$8,637
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	\$33,504	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,504
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	\$8,716	\$0	\$0	\$0	\$0	\$0	\$0	\$8,716
C1030 - Fittings	\$11,229	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,229
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$11,053	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,854	\$25,907
C3020 - Floor Finishes	\$19,642	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,642
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,026	\$0	\$0	\$8,026
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

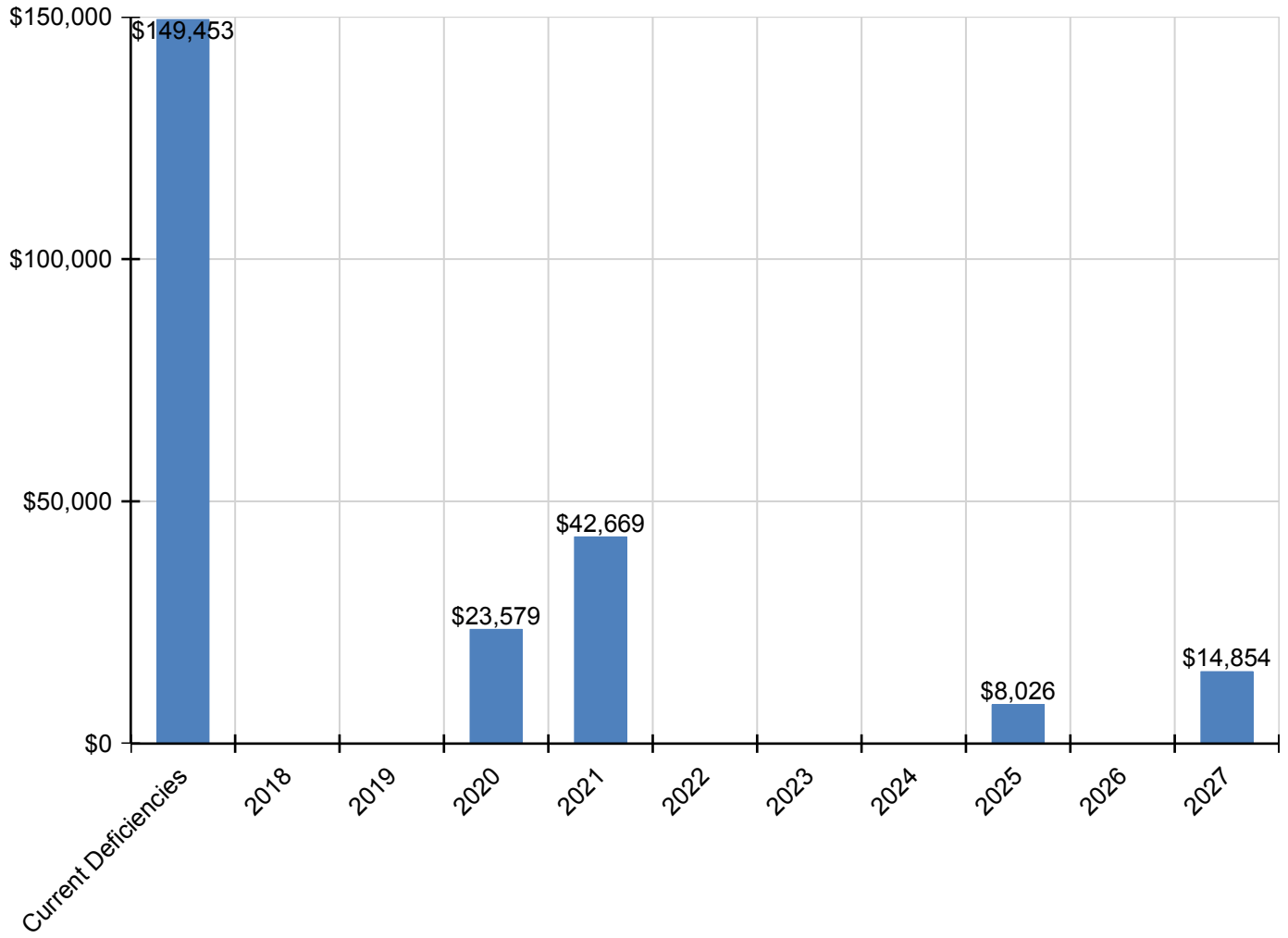
Campus Assessment Report - 1977 Field House

D2010 - Plumbing Fixtures	\$21,190	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,190
D2020 - Domestic Water Distribution	\$7,251	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,251
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$4,120	\$0	\$0	\$0	\$0	\$0	\$0	\$4,120
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$21,190	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,190
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$21,196	\$0	\$0	\$0	\$0	\$0	\$0	\$21,196
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$9,808	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,808
D5020 - Lighting	\$0	\$0	\$0	\$13,771	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,771
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	\$20,205	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,205

* Indicates non-renewable system

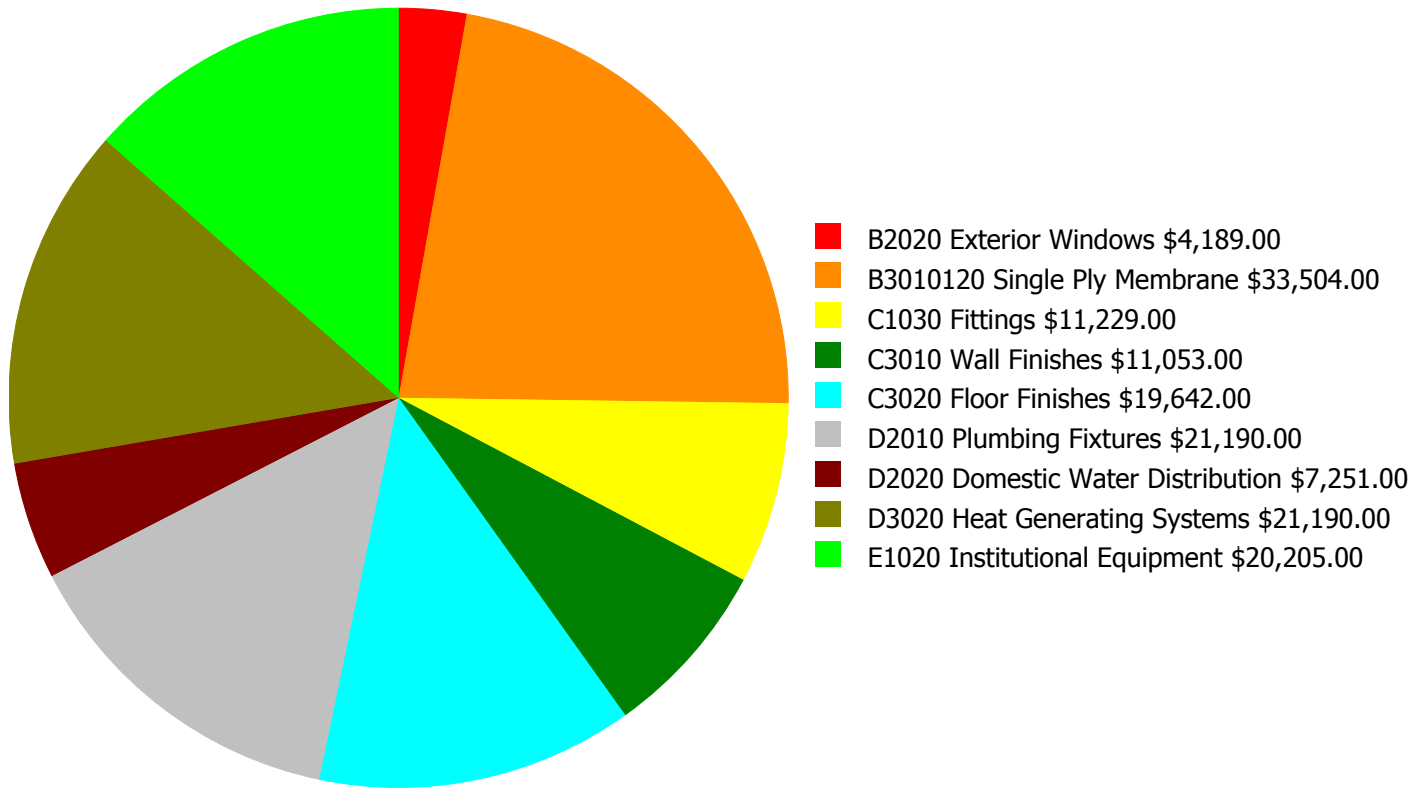
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

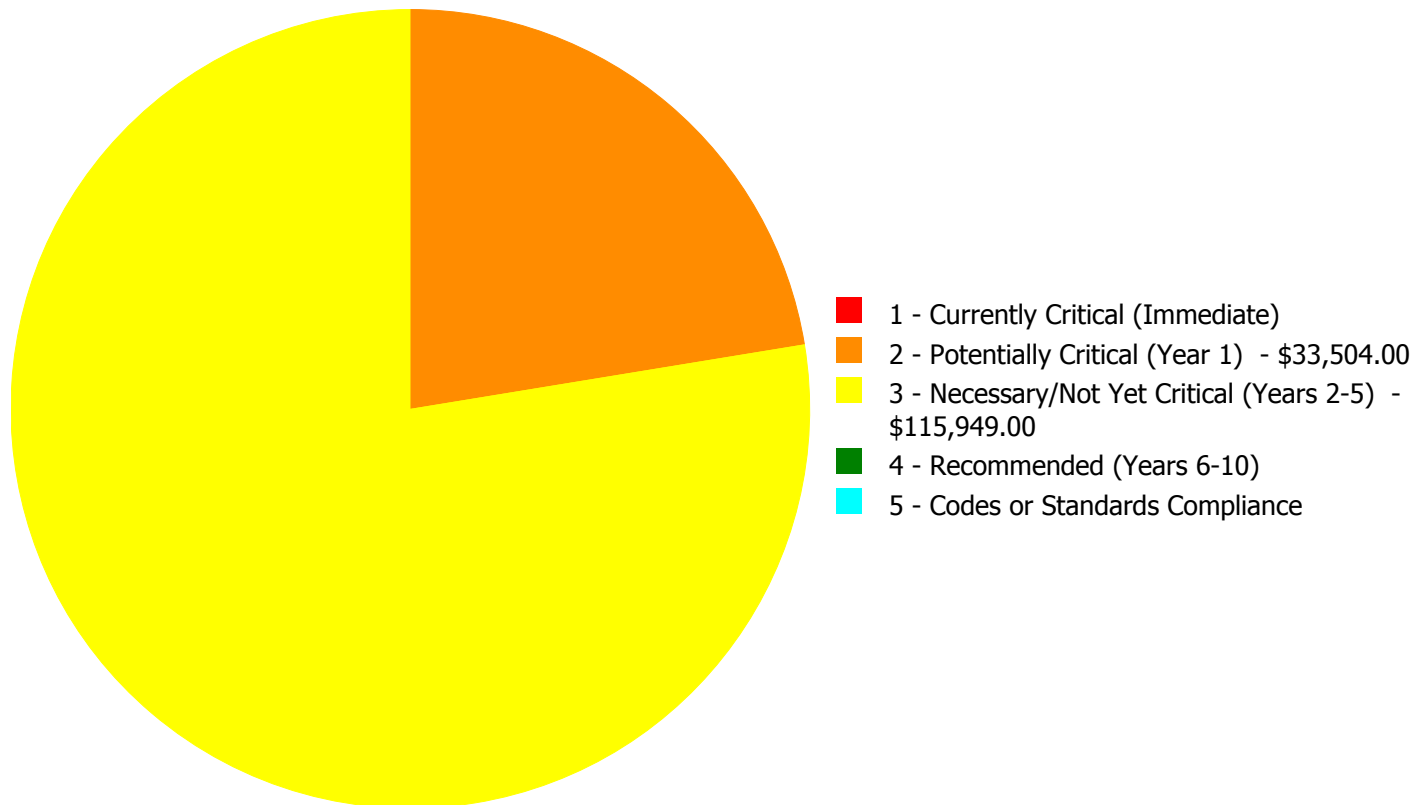
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$149,453.00

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: \$149,453.00

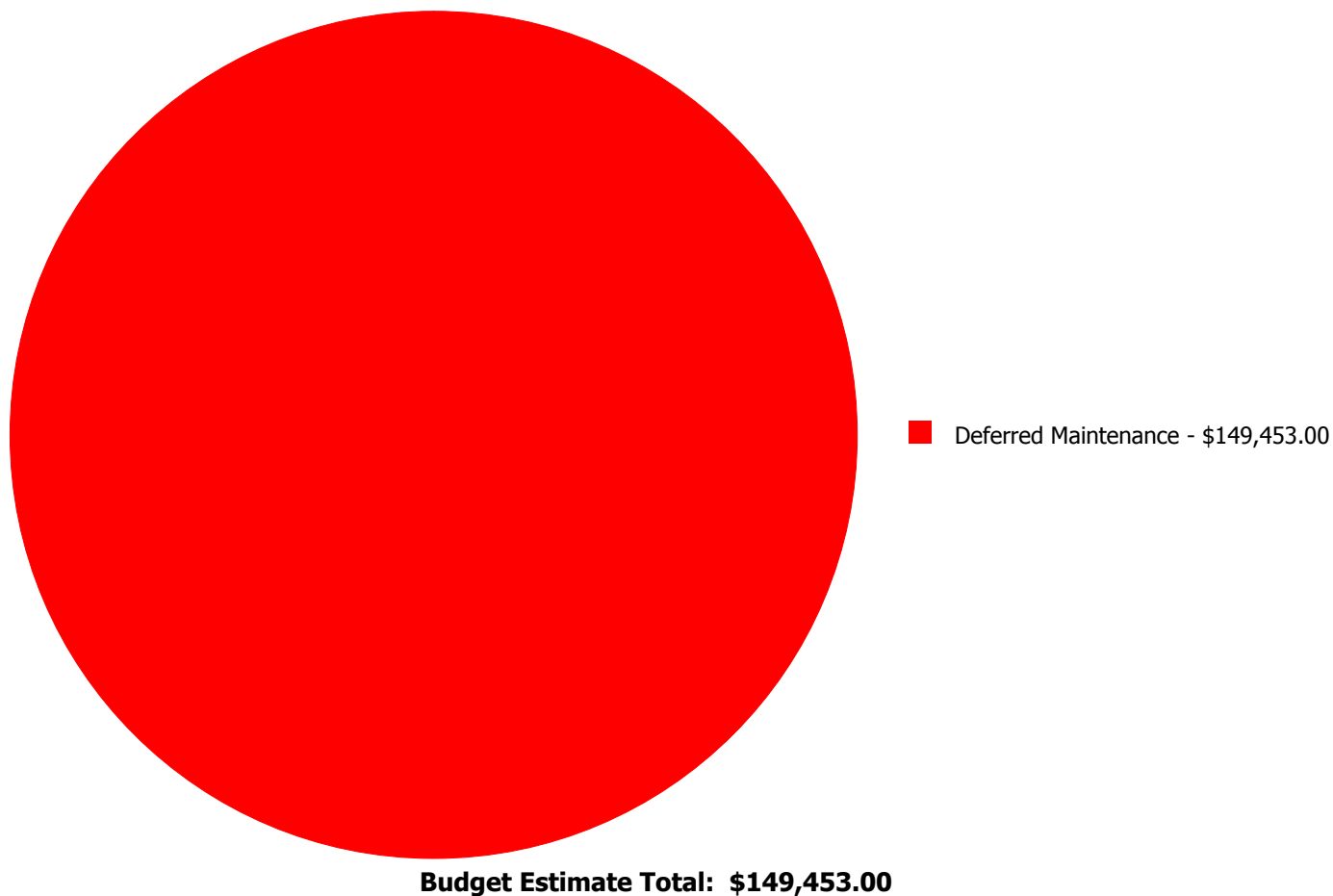
Deficiency By Priority Investment Table

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	\$4,189.00	\$0.00	\$0.00	\$4,189.00
B3010120	Single Ply Membrane	\$0.00	\$33,504.00	\$0.00	\$0.00	\$0.00	\$33,504.00
C1030	Fittings	\$0.00	\$0.00	\$11,229.00	\$0.00	\$0.00	\$11,229.00
C3010	Wall Finishes	\$0.00	\$0.00	\$11,053.00	\$0.00	\$0.00	\$11,053.00
C3020	Floor Finishes	\$0.00	\$0.00	\$19,642.00	\$0.00	\$0.00	\$19,642.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$21,190.00	\$0.00	\$0.00	\$21,190.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$7,251.00	\$0.00	\$0.00	\$7,251.00
D3020	Heat Generating Systems	\$0.00	\$0.00	\$21,190.00	\$0.00	\$0.00	\$21,190.00
E1020	Institutional Equipment	\$0.00	\$0.00	\$20,205.00	\$0.00	\$0.00	\$20,205.00
	Total:	\$0.00	\$33,504.00	\$115,949.00	\$0.00	\$0.00	\$149,453.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

Priority 2 - Potentially Critical (Year 1):

System: B3010120 - Single Ply Membrane



Location: Roof

Distress: Beyond Service Life

Category: Deferred Maintenance

Priority: 2 - Potentially Critical (Year 1)

Correction: Renew System

Qty: 3,200.00

Unit of Measure: S.F.

Estimate: \$33,504.00

Assessor Name: Terence Davis

Date Created: 11/22/2016

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

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

System: B2020 - Exterior Windows



Location: Exterior
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,200.00
Unit of Measure: S.F.
Estimate: \$4,189.00
Assessor Name: Terence Davis
Date Created: 11/22/2016

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

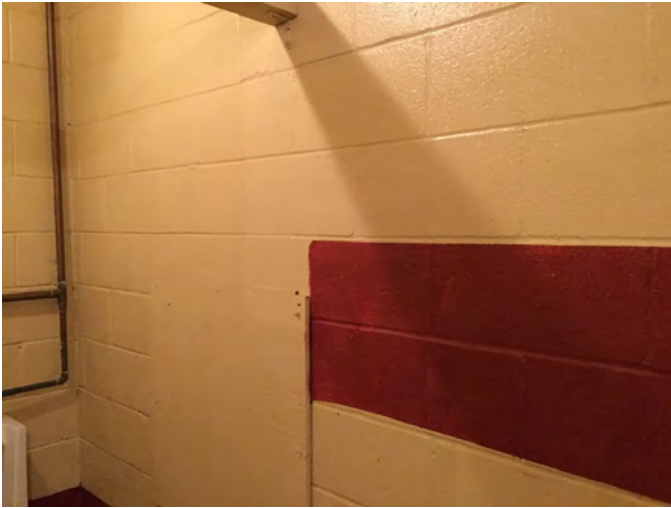
System: C1030 - Fittings



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,200.00
Unit of Measure: S.F.
Estimate: \$11,229.00
Assessor Name: Terence Davis
Date Created: 11/22/2016

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

System: C3010 - Wall Finishes



Location: Throughout the building
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,200.00
Unit of Measure: S.F.
Estimate: \$11,053.00
Assessor Name: Terence Davis
Date Created: 11/22/2016

Notes: The wall finishes are aged, scuffed, fading, stained, and should be repainted.

System: C3020 - Floor Finishes



Location: Restroom
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,200.00
Unit of Measure: S.F.
Estimate: \$19,642.00
Assessor Name: Terence Davis
Date Created: 11/22/2016

Notes: The ceramic tile in the is aged, chipped, cracked, patched, worn and should be replaced.

System: D2010 - Plumbing Fixtures



Location: Restroom
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,200.00
Unit of Measure: S.F.
Estimate: \$21,190.00
Assessor Name: Terence Davis
Date Created: 11/22/2016

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

System: D2020 - Domestic Water Distribution



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,200.00
Unit of Measure: S.F.
Estimate: \$7,251.00
Assessor Name: Terence Davis
Date Created: 11/22/2016

Notes: There are no reported issues or observed deficiencies with the domestic water piping. Due to the age of the pipe there can be internal pitting corrosion that may be a costly problem that leads to the formation of pinhole leaks and possible water contamination.

System: D3020 - Heat Generating Systems



Location: Mechanical Room
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,200.00
Unit of Measure: S.F.
Estimate: \$21,190.00
Assessor Name: Terence Davis
Date Created: 11/22/2016

Notes: The gas-fired boilers are operating properly and are in fair condition but; are aging, inefficient, becoming logistically unsupportable, and should be replaced with energy efficient models.

System: F1020 - Institutional Equipment



Location: 1977 Field House
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,200.00
Unit of Measure: S.F.
Estimate: \$20,205.00
Assessor Name: Terence Davis
Date Created: 03/01/2017

Notes:

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 $100 - \text{Total FCI}$ (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	152,718
Year Built:	1977
Last Renovation:	
Replacement Value:	\$29,411,199
Repair Cost:	\$13,156,962.00
Total FCI:	44.73 %
Total RSLI:	25.13 %
FCA Score:	55.27



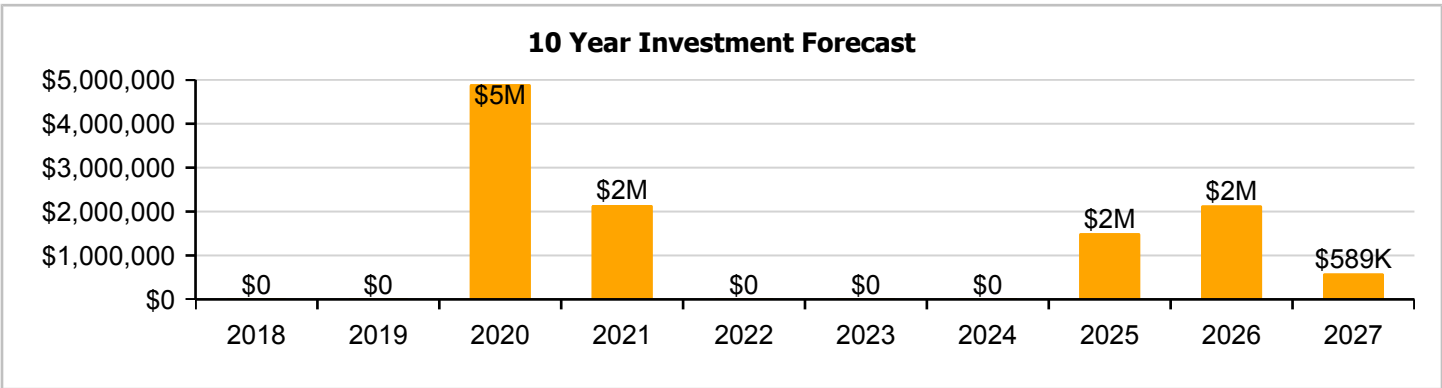
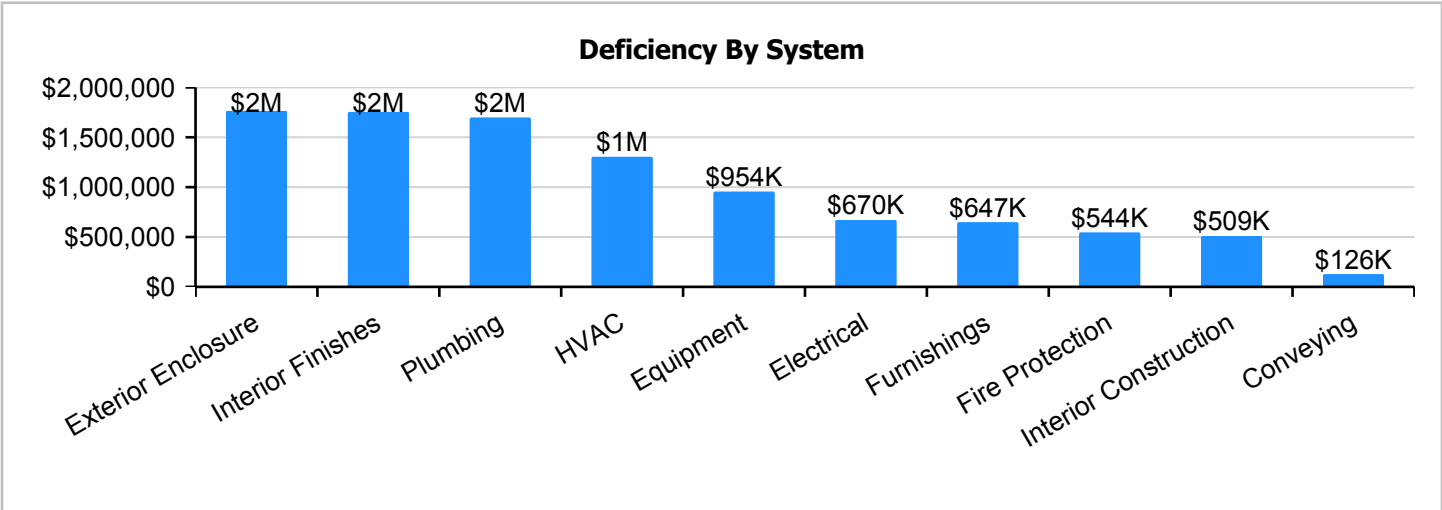
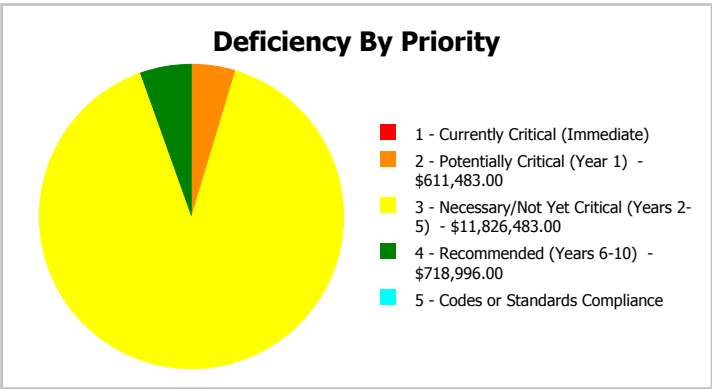
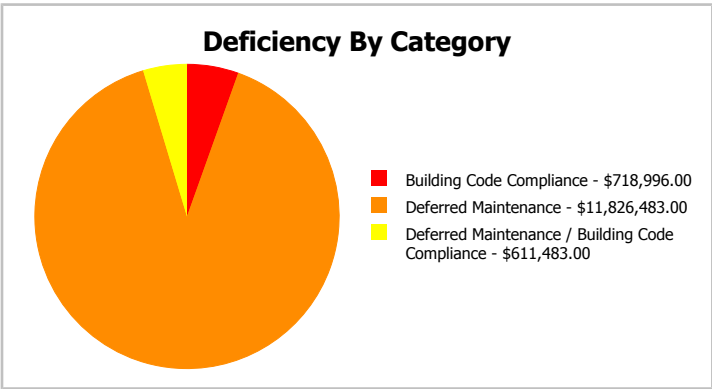
Description:

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:	HS -High School	Gross Area:	152,718
Year Built:	1977	Last Renovation:	
Repair Cost:	\$13,156,962	Replacement Value:	\$29,411,199
FCI:	44.73 %	RSLI%:	25.13 %



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	60.00 %	0.00 %	\$0.00
A20 - Basement Construction	60.00 %	0.00 %	\$0.00
B10 - Superstructure	60.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	23.67 %	66.61 %	\$2,328,339.00
B30 - Roofing	45.31 %	0.00 %	\$0.00
C10 - Interior Construction	25.46 %	49.99 %	\$670,280.00
C20 - Stairs	60.00 %	0.00 %	\$0.00
C30 - Interior Finishes	31.59 %	61.74 %	\$2,314,899.00
D10 - Conveying	0.00 %	110.00 %	\$166,310.00
D20 - Plumbing	2.94 %	104.89 %	\$2,240,984.00
D30 - HVAC	15.27 %	37.84 %	\$1,720,216.00
D40 - Fire Protection	0.00 %	110.00 %	\$718,996.00
D50 - Electrical	12.72 %	21.06 %	\$883,626.00
E10 - Equipment	6.73 %	60.66 %	\$1,259,924.00
E20 - Furnishings	0.00 %	110.00 %	\$853,388.00
Totals:	25.13 %	44.73 %	\$13,156,962.00

Photo Album

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

1). East Elevation - Nov 17, 2016



2). East Elevation - Nov 17, 2016



3). North Elevation - Nov 17, 2016



4). West Elevation - Nov 17, 2016



5). South Elevation - 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.

Campus Assessment Report - 1977 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	\$2.22	S.F.	152,718	100	1977	2077		60.00 %	0.00 %	60			\$339,034
A1030	Slab on Grade	\$4.16	S.F.	152,718	100	1977	2077		60.00 %	0.00 %	60			\$635,307
A2010	Basement Excavation	\$0.84	S.F.	152,718	100	1977	2077		60.00 %	0.00 %	60			\$128,283
A2020	Basement Walls	\$5.86	S.F.	152,718	100	1977	2077		60.00 %	0.00 %	60			\$894,927
B1010	Floor Construction	\$11.66	S.F.	152,718	100	1977	2077		60.00 %	0.00 %	60			\$1,780,692
B1020	Roof Construction	\$7.76	S.F.	152,718	100	1977	2077		60.00 %	0.00 %	60			\$1,185,092
B2010	Exterior Walls	\$9.03	S.F.	152,718	100	1977	2077		60.00 %	0.00 %	60			\$1,379,044
B2020	Exterior Windows	\$13.04	S.F.	152,718	30	1977	2007		0.00 %	110.00 %	-10		\$2,190,587.00	\$1,991,443
B2030	Exterior Doors	\$0.82	S.F.	152,718	30	1977	2007		0.00 %	110.00 %	-10		\$137,752.00	\$125,229
B3010120	Single Ply Membrane	\$6.98	S.F.	156,547	20	2006	2026		45.00 %	0.00 %	9			\$1,092,698
B3020	Roof Openings	\$0.21	S.F.	152,718	25	2006	2031		56.00 %	0.00 %	14			\$32,071
C1010	Partitions	\$4.79	S.F.	152,718	75	1977	2052		46.67 %	0.00 %	35			\$731,519
C1020	Interior Doors	\$2.49	S.F.	152,718	30	1977	2007		0.00 %	110.00 %	-10		\$418,295.00	\$380,268
C1030	Fittings	\$1.50	S.F.	152,718	20	1977	1997		0.00 %	110.00 %	-20		\$251,985.00	\$229,077
C2010	Stair Construction	\$1.32	S.F.	152,718	100	1977	2077		60.00 %	0.00 %	60			\$201,588
C3010	Wall Finishes	\$2.61	S.F.	152,718	10	2000	2010		0.00 %	110.00 %	-7		\$438,453.00	\$398,594
C3020	Floor Finishes	\$11.17	S.F.	152,718	20	1977	1997		0.00 %	110.00 %	-20		\$1,876,446.00	\$1,705,860
C3030	Ceiling Finishes	\$10.77	S.F.	152,718	25	2010	2035		72.00 %	0.00 %	18			\$1,644,773
D1010	Elevators and Lifts	\$0.99	S.F.	152,718	30	1977	2007		0.00 %	110.00 %	-10		\$166,310.00	\$151,191
D2010	Plumbing Fixtures	\$9.02	S.F.	152,718	30	1977	2007		0.00 %	110.00 %	-10		\$1,515,268.00	\$1,377,516
D2020	Domestic Water Distribution	\$1.68	S.F.	152,718	30	1977	2007		0.00 %	110.00 %	-10		\$282,223.00	\$256,566
D2030	Sanitary Waste	\$2.64	S.F.	152,718	30	1977	2007		0.00 %	110.00 %	-10		\$443,493.00	\$403,176
D2040	Rain Water Drainage	\$0.65	S.F.	152,718	30	2006	2036		63.33 %	0.00 %	19			\$99,267
D3020	Heat Generating Systems	\$7.08	S.F.	152,718	30	1995	2025		26.67 %	0.00 %	8			\$1,081,243
D3030	Cooling Generating Systems	\$9.74	S.F.	152,718	25	1995	2020		12.00 %	0.00 %	3			\$1,487,473
D3040	Distribution Systems	\$8.54	S.F.	152,718	30	1977	2007		0.00 %	110.00 %	-10		\$1,434,633.00	\$1,304,212
D3050	Terminal & Package Units	\$1.70	S.F.	152,718	15	1977	1992		0.00 %	110.00 %	-25		\$285,583.00	\$259,621
D3060	Controls & Instrumentation	\$2.71	S.F.	152,718	20	2008	2028		55.00 %	0.00 %	11			\$413,866
D4010	Sprinklers	\$3.71	S.F.	152,718	30			2016	0.00 %	110.00 %	-1		\$623,242.00	\$566,584
D4020	Standpipes	\$0.57	S.F.	152,718	30			2016	0.00 %	110.00 %	-1		\$95,754.00	\$87,049
D5010	Electrical Service/Distribution	\$1.62	S.F.	152,718	40	1977	2017		0.00 %	110.00 %	0		\$272,143.00	\$247,403
D5020	Branch Wiring	\$4.65	S.F.	152,718	30	1977	2007	2021	13.33 %	0.00 %	4			\$710,139
D5020	Lighting	\$10.85	S.F.	152,718	30	1990	2020		10.00 %	0.00 %	3			\$1,656,990
D5030810	Security & Detection Systems	\$2.01	S.F.	152,718	15	2006	2021		26.67 %	0.00 %	4			\$306,963
D5030910	Fire & Alarm Systems	\$3.64	S.F.	152,718	15	2000	2015		0.00 %	110.00 %	-2		\$611,483.00	\$555,894
D5030920	Data Communication	\$4.70	S.F.	152,718	15	2006	2021		26.67 %	0.00 %	4			\$717,775
E1020	Institutional Equipment	\$6.10	S.F.	152,718	20	2000	2020		15.00 %	0.00 %	3			\$931,580
E1090	Other Equipment	\$7.50	S.F.	152,718	20	1977	1997		0.00 %	110.00 %	-20		\$1,259,924.00	\$1,145,385
E2010	Fixed Furnishings	\$5.08	S.F.	152,718	20	1977	1997		0.00 %	110.00 %	-20		\$853,388.00	\$775,807
Total									25.13 %	44.73 %			\$13,156,962.00	\$29,411,199

System Notes

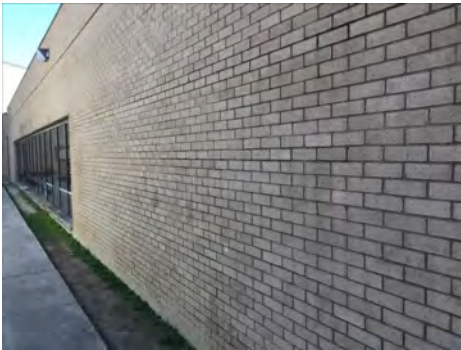
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B1010 - Floor Construction



Note:

System: B2010 - Exterior Walls



Note:

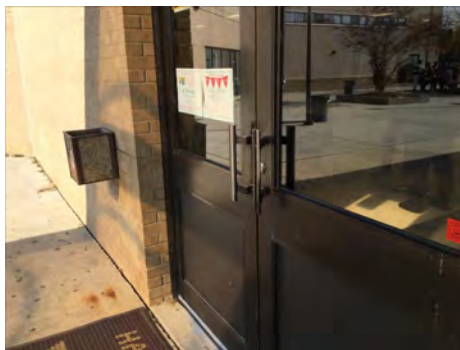
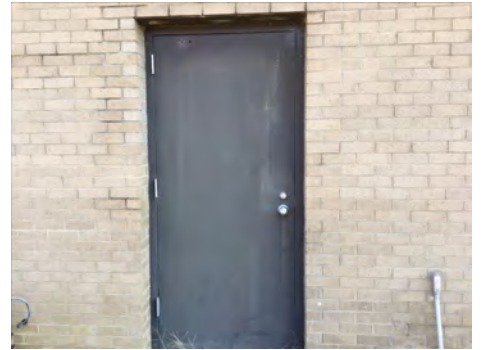
Campus Assessment Report - 1977 Main Building

System: B2020 - Exterior Windows



Note:

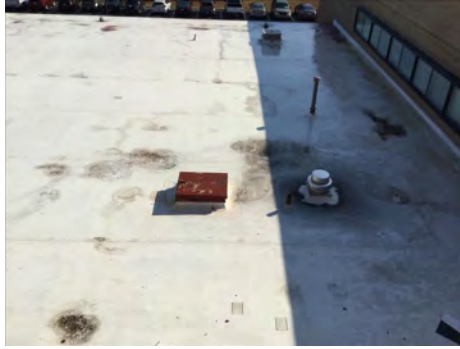
System: B2030 - Exterior Doors



Note:

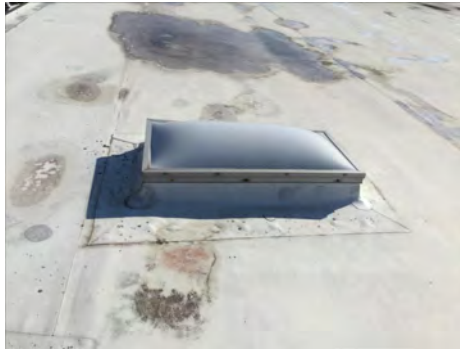
Campus Assessment Report - 1977 Main Building

System: B3010120 - Single Ply Membrane



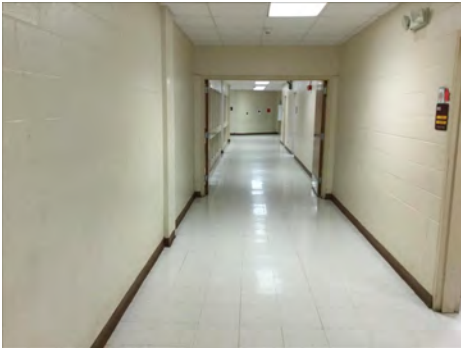
Note:

System: B3020 - Roof Openings



Note:

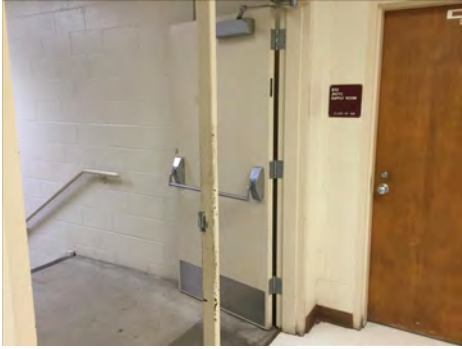
System: C1010 - Partitions



Note:

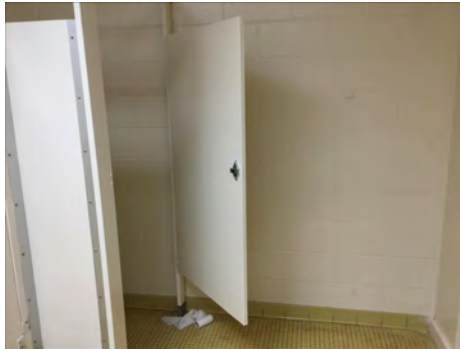
Campus Assessment Report - 1977 Main Building

System: C1020 - Interior Doors



Note:

System: C1030 - Fittings



Note:

System: C2010 - Stair Construction



Note:

Campus Assessment Report - 1977 Main Building

System: C3010 - Wall Finishes



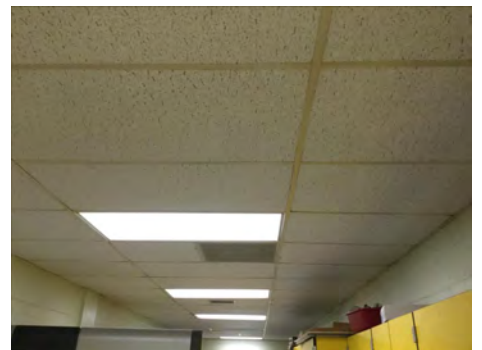
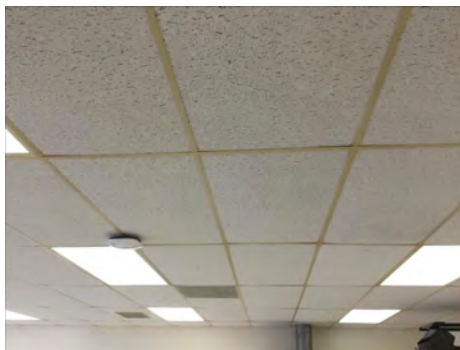
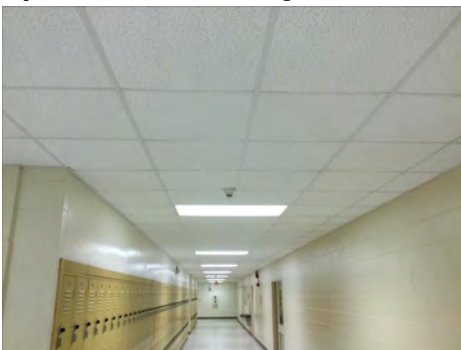
Note:

System: C3020 - Floor Finishes



Note:

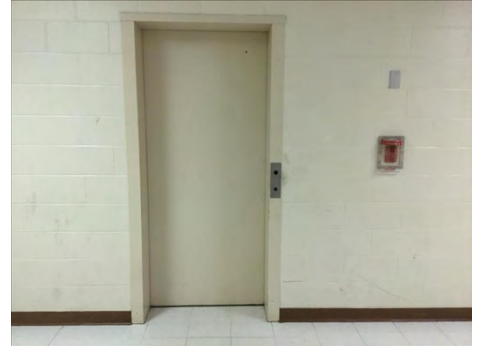
System: C3030 - Ceiling Finishes



Note:

Campus Assessment Report - 1977 Main Building

System: D1010 - Elevators and Lifts



Note:

System: D2010 - Plumbing Fixtures



Note:

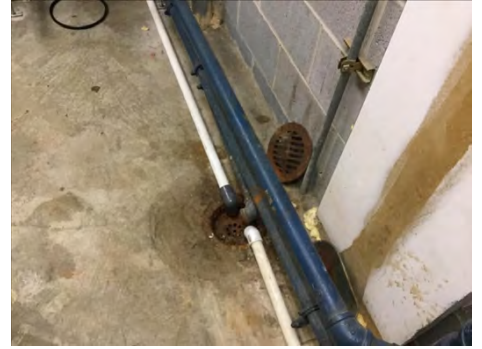
System: D2020 - Domestic Water Distribution



Note:

Campus Assessment Report - 1977 Main Building

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note:

System: D3020 - Heat Generating Systems



Note:

Campus Assessment Report - 1977 Main Building

System: D3030 - Cooling Generating Systems



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

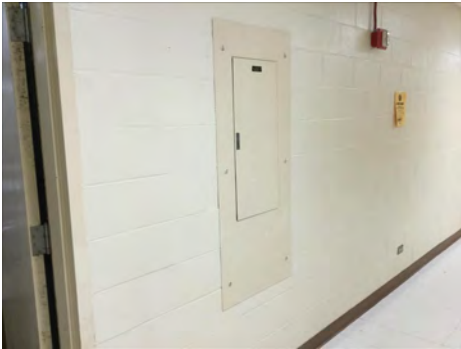
Campus Assessment Report - 1977 Main Building

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

Campus Assessment Report - 1977 Main Building

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

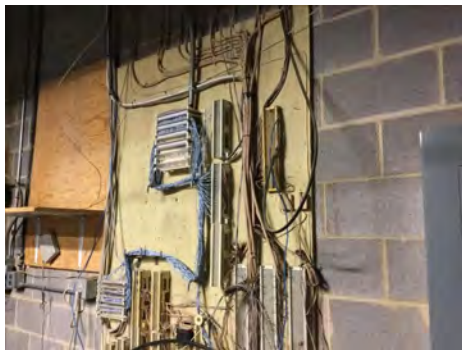
System: D5030910 - Fire & Alarm Systems



Note:

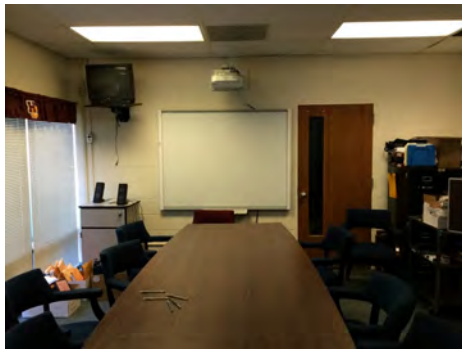
Campus Assessment Report - 1977 Main Building

System: D5030920 - Data Communication



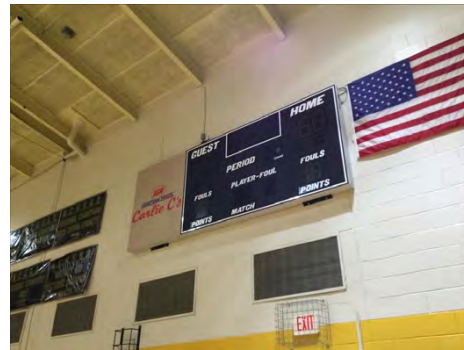
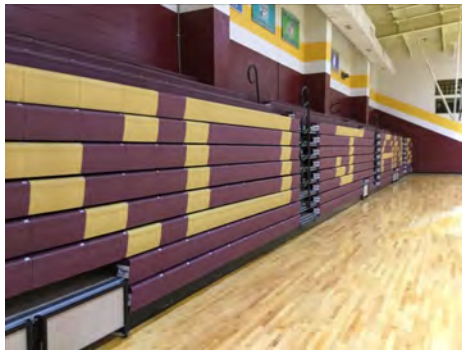
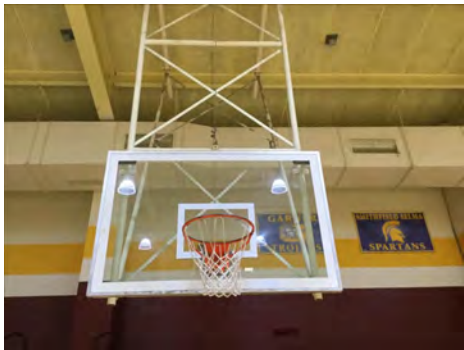
Note:

System: E1020 - Institutional Equipment



Note:

System: E1090 - Other Equipment



Note:

Campus Assessment Report - 1977 Main Building

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:	\$13,156,962	\$0	\$0	\$4,899,403	\$2,147,880	\$0	\$0	\$0	\$1,506,656	\$2,138,585	\$589,244	\$24,438,730
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$2,190,587	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,190,587
B2030 - Exterior Doors	\$137,752	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$137,752
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	\$2,138,585	\$0	\$2,138,585
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	\$418,295	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$418,295
C1030 - Fittings	\$251,985	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$251,985
C20 - Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Campus Assessment Report - 1977 Main Building

* C2010 - Stair Construction	\$0	\$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	\$0
C3010 - Wall Finishes	\$438,453	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$589,244	\$1,027,697	
C3020 - Floor Finishes	\$1,876,446	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,876,446	
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	
D10 - Conveying	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
D1010 - Elevators and Lifts	\$166,310	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$166,310	
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
D2010 - Plumbing Fixtures	\$1,515,268	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,515,268	
D2020 - Domestic Water Distribution	\$282,223	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$282,223	
D2030 - Sanitary Waste	\$443,493	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$443,493	
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,506,656	\$0	\$0	\$1,506,656	
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$1,787,943	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,787,943	
D3040 - Distribution Systems	\$1,434,633	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,434,633	
D3050 - Terminal & Package Units	\$285,583	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$285,583	
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	\$623,242	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$623,242	
D4020 - Standpipes	\$95,754	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$95,754	
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
D5010 - Electrical Service/Distribution	\$272,143	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$272,143	
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$879,195	\$0	\$0	\$0	\$0	\$0	\$0	\$879,195	
D5020 - Lighting	\$0	\$0	\$0	\$1,991,701	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,991,701	
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$380,038	\$0	\$0	\$0	\$0	\$0	\$0	\$380,038	
D5030910 - Fire & Alarm Systems	\$611,483	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$611,483	
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$888,648	\$0	\$0	\$0	\$0	\$0	\$0	\$888,648	
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	\$1,119,759	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,119,759	

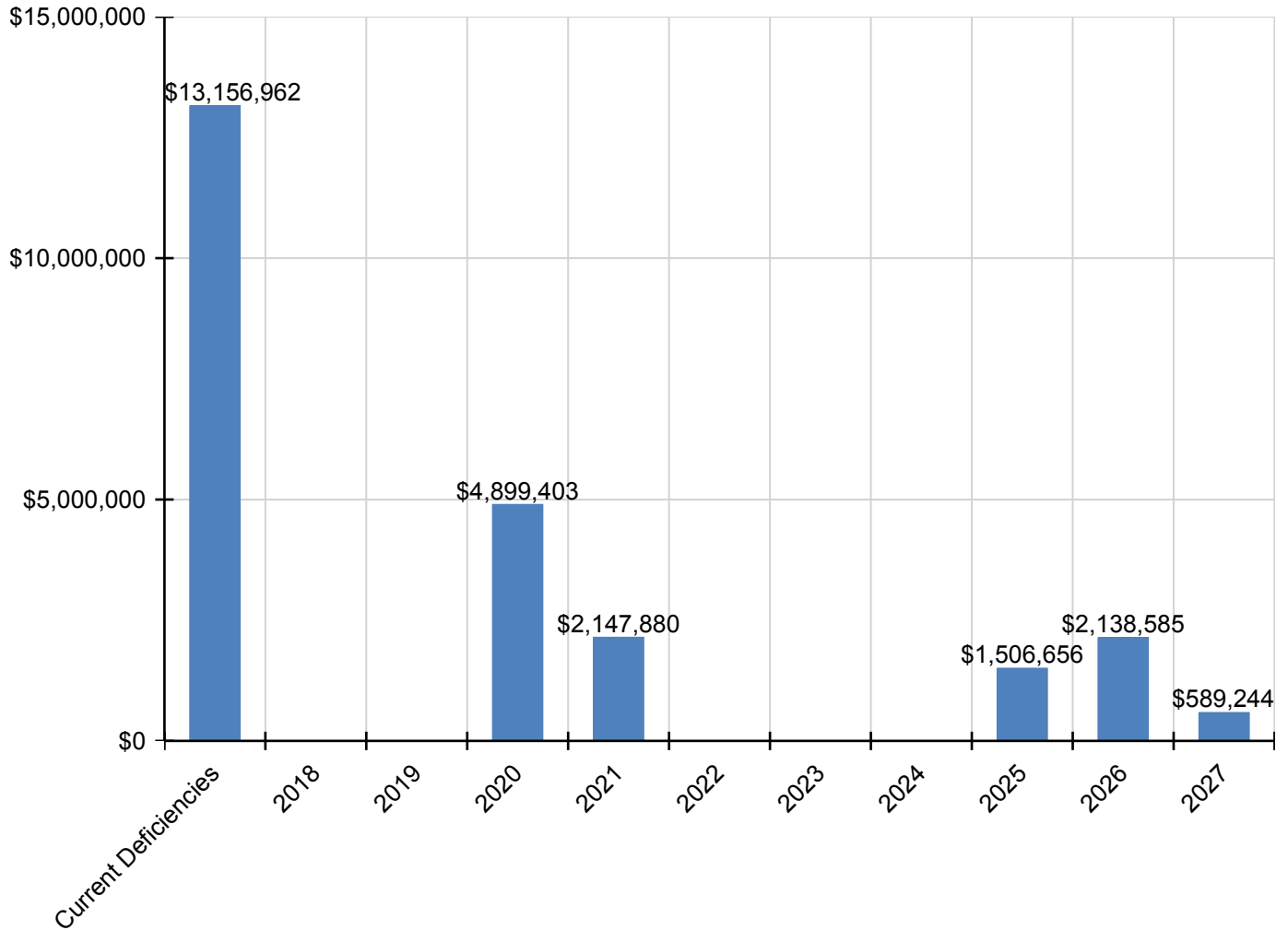
Campus Assessment Report - 1977 Main Building

E1090 - Other Equipment	\$1,259,924	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,259,924
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$853,388	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$853,388

* Indicates non-renewable system

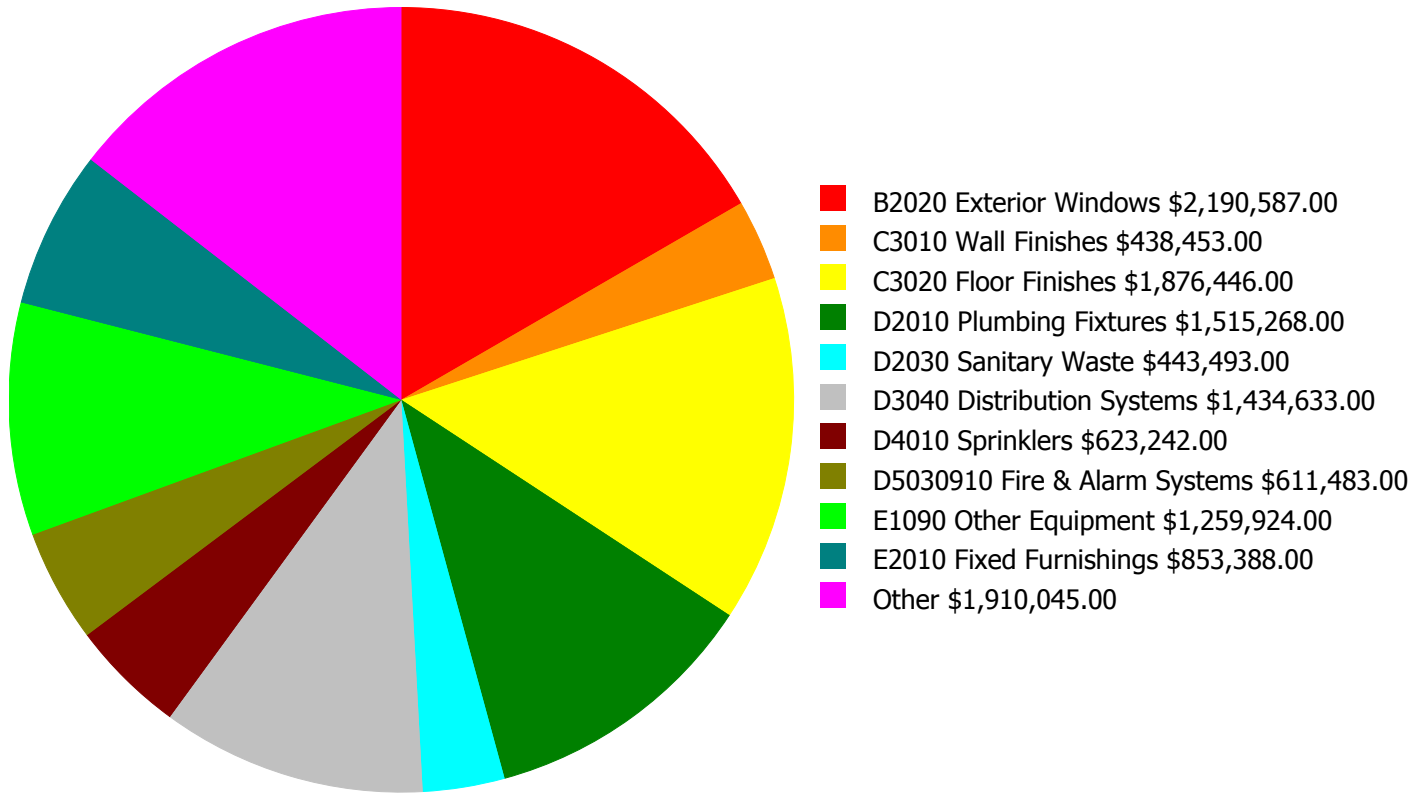
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

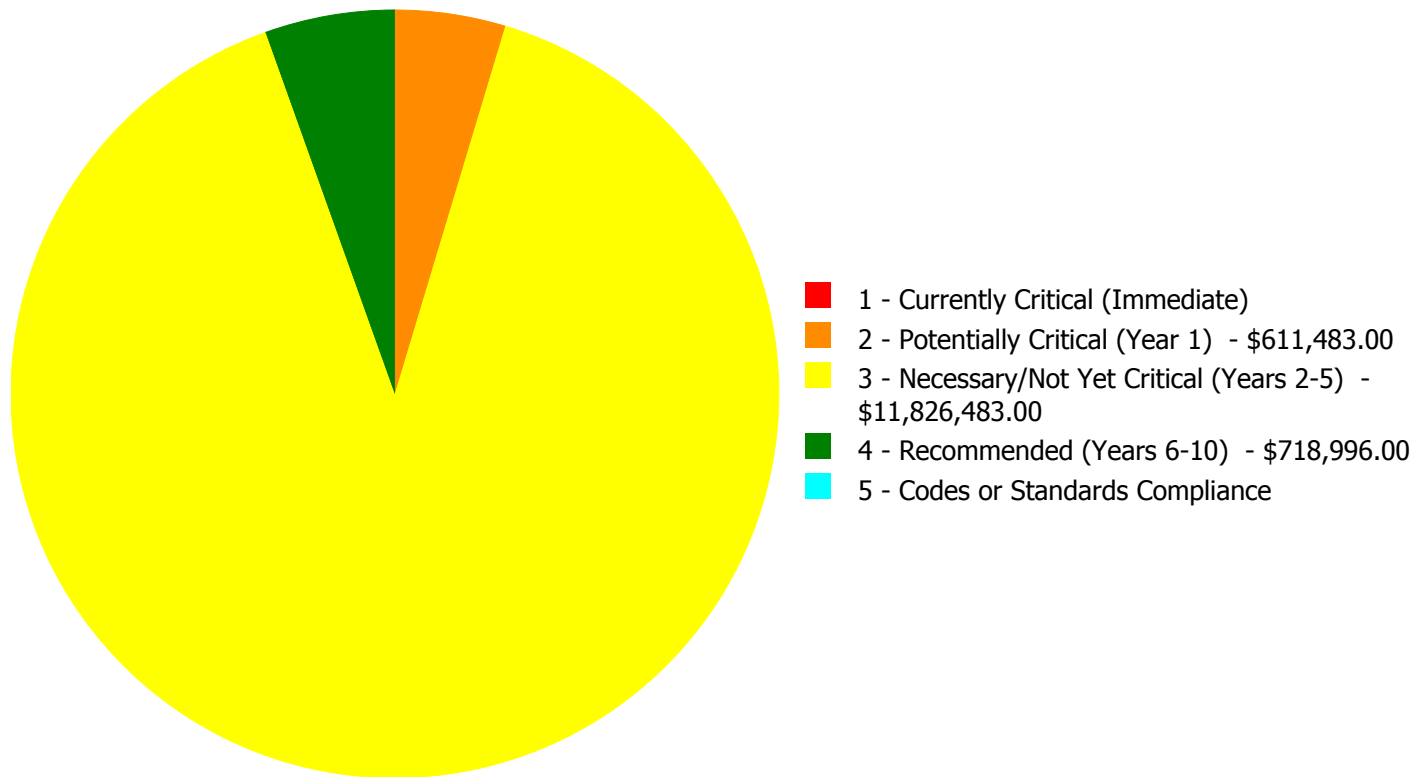
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$13,156,962.00

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: \$13,156,962.00

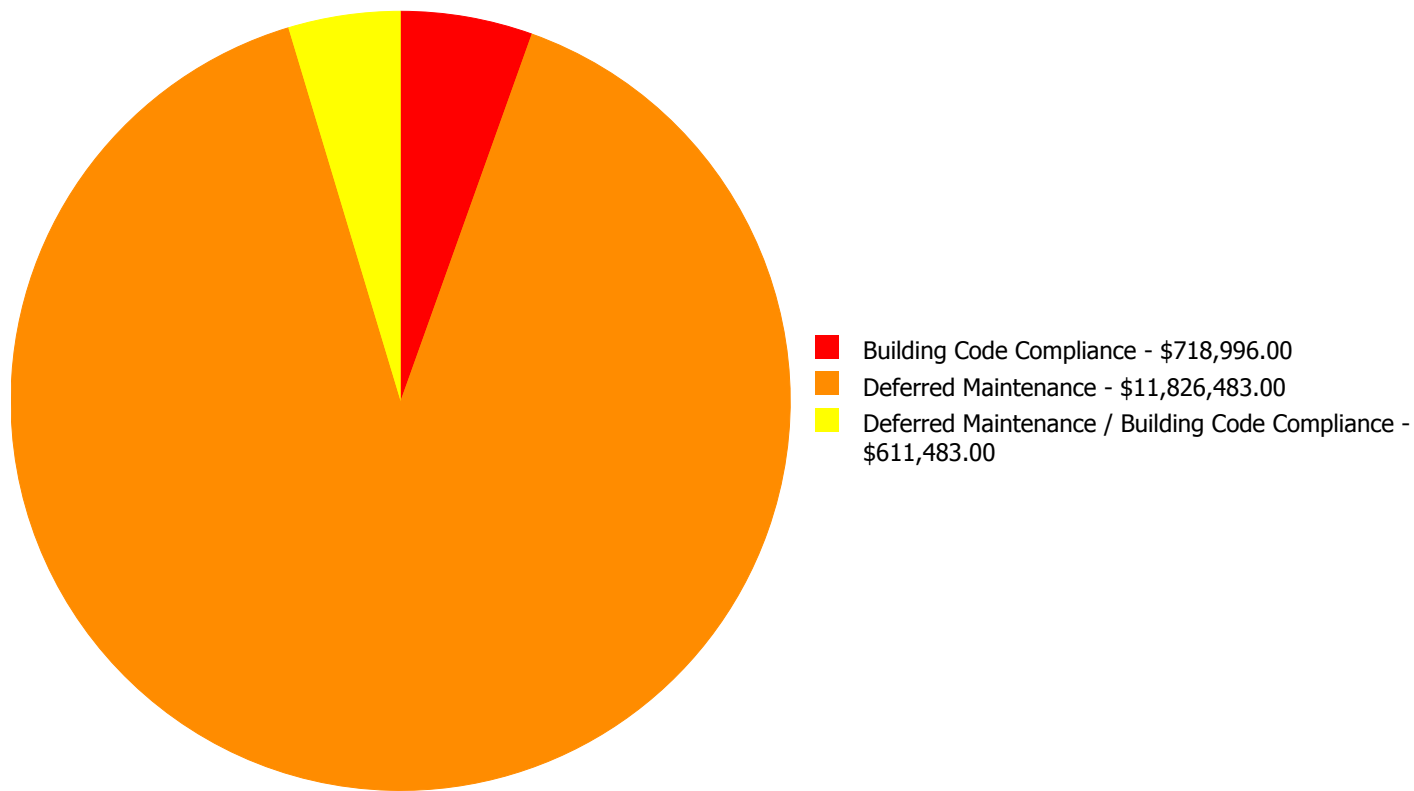
Deficiency By Priority Investment Table

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	\$2,190,587.00	\$0.00	\$0.00	\$2,190,587.00
B2030	Exterior Doors	\$0.00	\$0.00	\$137,752.00	\$0.00	\$0.00	\$137,752.00
C1020	Interior Doors	\$0.00	\$0.00	\$418,295.00	\$0.00	\$0.00	\$418,295.00
C1030	Fittings	\$0.00	\$0.00	\$251,985.00	\$0.00	\$0.00	\$251,985.00
C3010	Wall Finishes	\$0.00	\$0.00	\$438,453.00	\$0.00	\$0.00	\$438,453.00
C3020	Floor Finishes	\$0.00	\$0.00	\$1,876,446.00	\$0.00	\$0.00	\$1,876,446.00
D1010	Elevators and Lifts	\$0.00	\$0.00	\$166,310.00	\$0.00	\$0.00	\$166,310.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$1,515,268.00	\$0.00	\$0.00	\$1,515,268.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$282,223.00	\$0.00	\$0.00	\$282,223.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$443,493.00	\$0.00	\$0.00	\$443,493.00
D3040	Distribution Systems	\$0.00	\$0.00	\$1,434,633.00	\$0.00	\$0.00	\$1,434,633.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$285,583.00	\$0.00	\$0.00	\$285,583.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$623,242.00	\$0.00	\$623,242.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$95,754.00	\$0.00	\$95,754.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$272,143.00	\$0.00	\$0.00	\$272,143.00
D5030910	Fire & Alarm Systems	\$0.00	\$611,483.00	\$0.00	\$0.00	\$0.00	\$611,483.00
E1090	Other Equipment	\$0.00	\$0.00	\$1,259,924.00	\$0.00	\$0.00	\$1,259,924.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$853,388.00	\$0.00	\$0.00	\$853,388.00
	Total:	\$0.00	\$611,483.00	\$11,826,483.00	\$718,996.00	\$0.00	\$13,156,962.00

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: \$13,156,962.00

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: D5030910 - Fire & Alarm Systems



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance / Building Code Compliance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 152,718.00
Unit of Measure: S.F.
Estimate: \$611,483.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: The original fire alarm system is aged, and should be replaced.

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

System: B2020 - Exterior Windows



Location: Exterior
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 152,718.00
Unit of Measure: S.F.
Estimate: \$2,190,587.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: The original windows are aged, seals damaged, and should be replaced.

System: B2030 - Exterior Doors



Location: Exterior Exits
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 152,718.00
Unit of Measure: S.F.
Estimate: \$137,752.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

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

System: C1020 - Interior Doors



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 152,718.00
Unit of Measure: S.F.
Estimate: \$418,295.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

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

System: C1030 - Fittings



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 152,718.00
Unit of Measure: S.F.
Estimate: \$251,985.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

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

System: C3010 - Wall Finishes



Location: Throughout the building
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 152,718.00
Unit of Measure: S.F.
Estimate: \$438,453.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

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

System: C3020 - Floor Finishes



Location: Throughout the building
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 152,718.00
Unit of Measure: S.F.
Estimate: \$1,876,446.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

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

System: D1010 - Elevators and Lifts



Location: Corridor
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 152,718.00
Unit of Measure: S.F.
Estimate: \$166,310.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: The elevator is aged, and will becoming logistically unsupportable. The elevator should be upgraded to meet all applicable codes.

System: D2010 - Plumbing Fixtures



Location: Restroom
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 152,718.00
Unit of Measure: S.F.
Estimate: \$1,515,268.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: Some of the plumbing has been replaced. As a system they are in operational conditions. However, they are aged, not ADA compliant and should be replaced with a low-flow water fixtures.

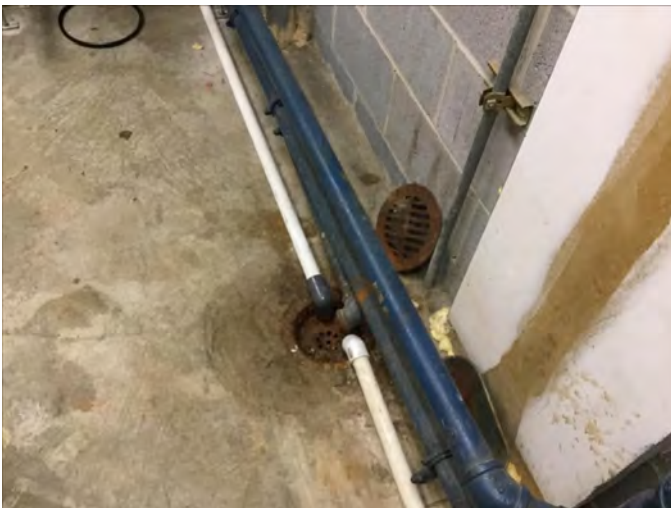
System: D2020 - Domestic Water Distribution



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 152,718.00
Unit of Measure: S.F.
Estimate: \$282,223.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: There are no reported issues or observed deficiencies with the domestic water piping. Due to the age of the pipe there can be internal pitting corrosion that may be a costly problem that leads to the formation of pinhole leaks and possible water contamination. The water heaters and piping should be replaced.

System: D2030 - Sanitary Waste



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 152,718.00
Unit of Measure: S.F.
Estimate: \$443,493.00
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: D3040 - Distribution Systems



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 152,718.00
Unit of Measure: S.F.
Estimate: \$1,434,633.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: The HVAC distribution piping and air handlers are aged, worn, becoming logistically unsupportable and should be replaced with an energy efficient model.

System: D3050 - Terminal & Package Units



Location: Exterior
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 152,718.00
Unit of Measure: S.F.
Estimate: \$285,583.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: The coolant and refrigerant condensing unit are aged and should be scheduled for replacement.

System: D5010 - Electrical Service/Distribution



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 152,718.00
Unit of Measure: S.F.
Estimate: \$272,143.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: The electrical distribution system is aged, becoming logistically unsupportable, and should be replaced.

System: E1090 - Other Equipment



Location: Gym-Kitchen
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 152,718.00
Unit of Measure: S.F.
Estimate: \$1,259,924.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: The original kitchen equipment, gym equipment is operating but is aged, becoming logistically un-supportable, and should be replaced.

System: E2010 - Fixed Furnishings



Location: Throughout the building
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 152,718.00
Unit of Measure: S.F.
Estimate: \$853,388.00
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 the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 152,718.00
Unit of Measure: S.F.
Estimate: \$623,242.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: There is no fire sprinkler system.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 152,718.00
Unit of Measure: S.F.
Estimate: \$95,754.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: There is no fire sprinkler system.

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	1,200
Year Built:	1990
Last Renovation:	
Replacement Value:	\$152,472
Repair Cost:	\$7,569.00
Total FCI:	4.96 %
Total RSLI:	37.93 %
FCA Score:	95.04



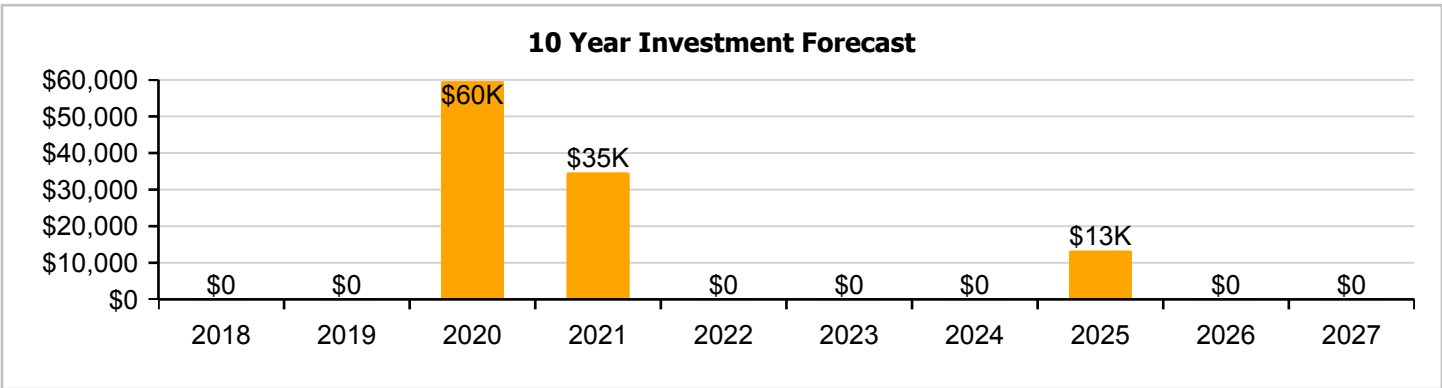
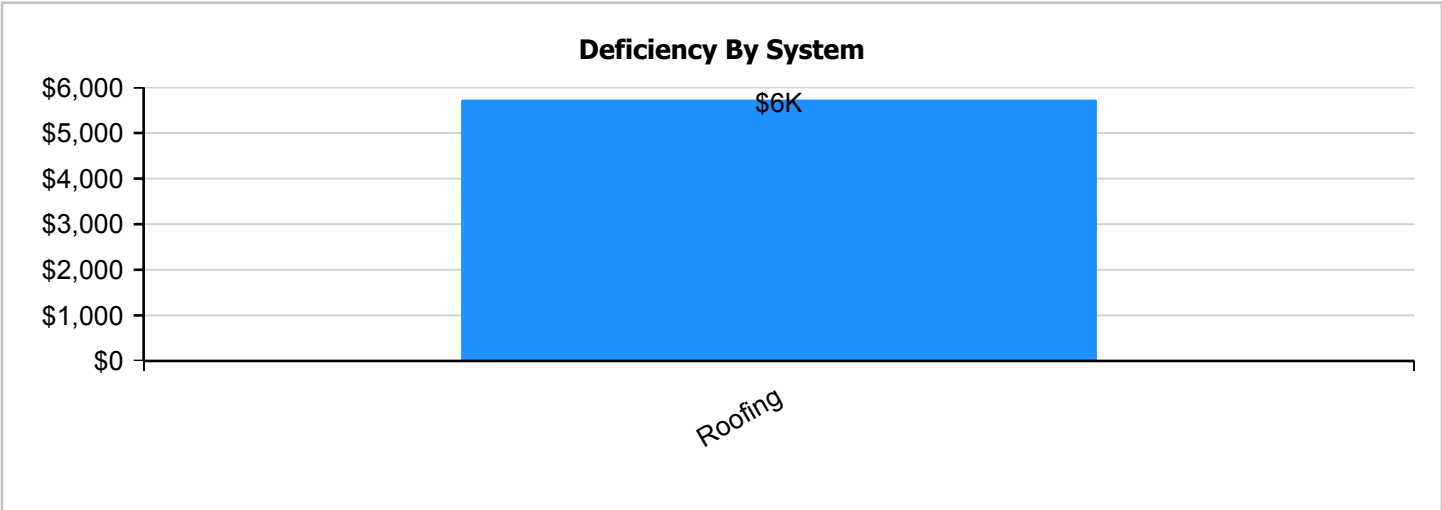
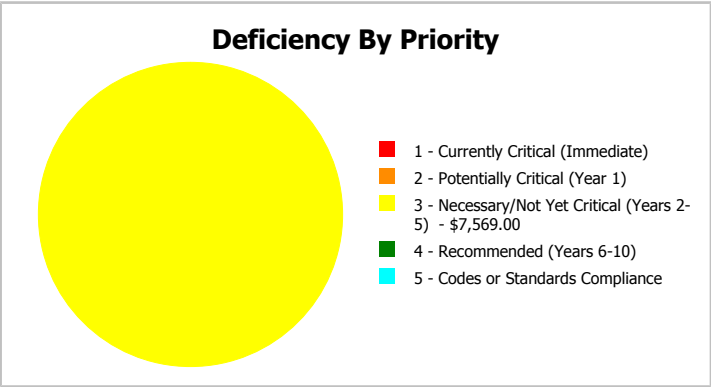
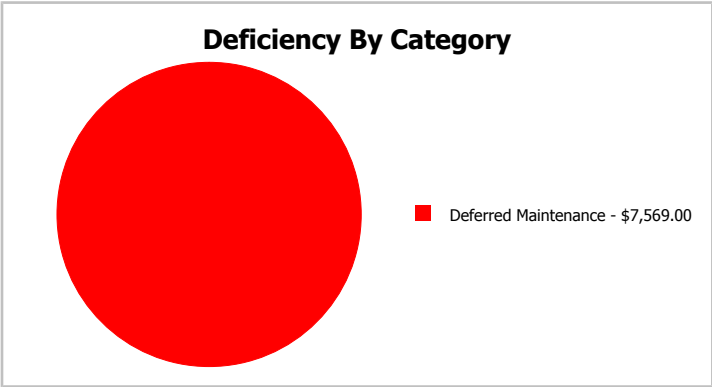
Description:

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:	HS -High School	Gross Area:	1,200
Year Built:	1990	Last Renovation:	
Repair Cost:	\$7,569	Replacement Value:	\$152,472
FCI:	4.96 %	RSLI%:	37.93 %



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	73.00 %	0.00 %	\$0.00
B10 - Superstructure	73.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	54.71 %	0.00 %	\$0.00
B30 - Roofing	0.00 %	146.01 %	\$7,569.00
C10 - Interior Construction	40.61 %	0.00 %	\$0.00
C30 - Interior Finishes	32.01 %	0.00 %	\$0.00
D20 - Plumbing	10.00 %	0.00 %	\$0.00
D30 - HVAC	13.87 %	0.00 %	\$0.00
D50 - Electrical	14.35 %	0.00 %	\$0.00
E20 - Furnishings	20.00 %	0.00 %	\$0.00
Totals:	37.93 %	4.96 %	\$7,569.00

Photo Album

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

1). South Elevation - Nov 21, 2016



2). East Elevation - Nov 21, 2016



3). West Elevation - Nov 21, 2016



4). North Elevation - Nov 21, 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	\$6.93	S.F.	1,200	100	1990	2090		73.00 %	0.00 %	73			\$8,316
A1030	Slab on Grade	\$7.37	S.F.	1,200	100	1990	2090		73.00 %	0.00 %	73			\$8,844
B1020	Roof Construction	\$5.98	S.F.	1,200	100	1990	2090		73.00 %	0.00 %	73			\$7,176
B2010	Exterior Walls	\$18.04	S.F.	1,200	100	1990	2090		73.00 %	0.00 %	73			\$21,648
B2020	Exterior Windows	\$6.47	S.F.	1,200	30	1990	2020		10.00 %	0.00 %	3			\$7,764
B2030	Exterior Doors	\$0.91	S.F.	1,200	30	1990	2020		10.00 %	0.00 %	3			\$1,092
B3010140	Asphalt Shingles	\$4.32	S.F.	1,200	20	1990	2010		0.00 %	146.01 %	-7		\$7,569.00	\$5,184
C1010	Partitions	\$10.34	S.F.	1,200	75	1990	2065		64.00 %	0.00 %	48			\$12,408
C1020	Interior Doors	\$2.20	S.F.	1,200	30	1990	2020		10.00 %	0.00 %	3			\$2,640
C1030	Fittings	\$8.47	S.F.	1,200	20	1990	2010	2021	20.00 %	0.00 %	4			\$10,164
C3010	Wall Finishes	\$7.46	S.F.	1,200	10	2000	2010	2021	40.00 %	0.00 %	4			\$8,952
C3020	Floor Finishes	\$3.50	S.F.	1,200	20	2000	2020		15.00 %	0.00 %	3			\$4,200
C3030	Ceiling Finishes	\$7.96	S.F.	1,200	25	2000	2025		32.00 %	0.00 %	8			\$9,552
D2010	Plumbing Fixtures	\$9.98	S.F.	1,200	30	1990	2020		10.00 %	0.00 %	3			\$11,976
D2020	Domestic Water Distribution	\$0.84	S.F.	1,200	30	1990	2020		10.00 %	0.00 %	3			\$1,008
D2030	Sanitary Waste	\$5.94	S.F.	1,200	30	1990	2020		10.00 %	0.00 %	3			\$7,128
D3040	Distribution Systems	\$5.35	S.F.	1,200	30	1990	2020		10.00 %	0.00 %	3			\$6,420
D3050	Terminal & Package Units	\$1.62	S.F.	1,200	15	2000	2015	2021	26.67 %	0.00 %	4			\$1,944
D5010	Electrical Service/Distribution	\$1.47	S.F.	1,200	40	1990	2030		32.50 %	0.00 %	13			\$1,764
D5020	Branch Wiring	\$2.55	S.F.	1,200	30	1990	2020		10.00 %	0.00 %	3			\$3,060
D5020	Lighting	\$3.58	S.F.	1,200	30	1990	2020		10.00 %	0.00 %	3			\$4,296
E2010	Fixed Furnishings	\$5.78	S.F.	1,200	20	1990	2010	2021	20.00 %	0.00 %	4			\$6,936
Total									37.93 %	4.96 %			\$7,569.00	\$152,472

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



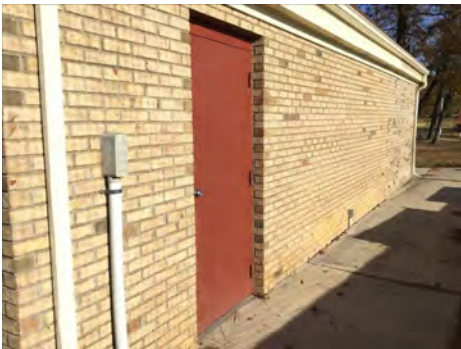
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

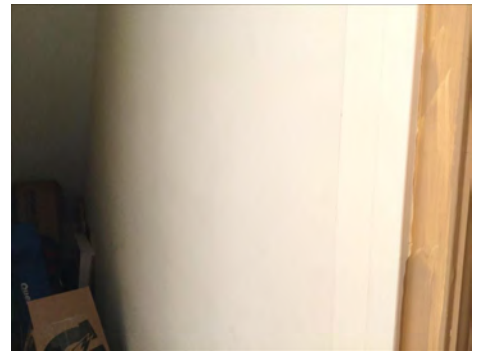
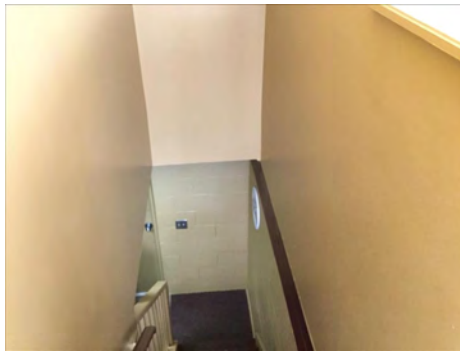
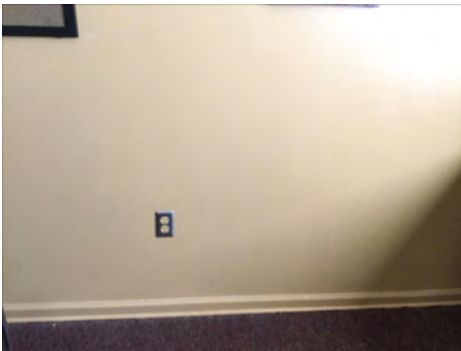
Campus Assessment Report - 1990 Baseball Concession/Restroom

System: B3010140 - Asphalt Shingles



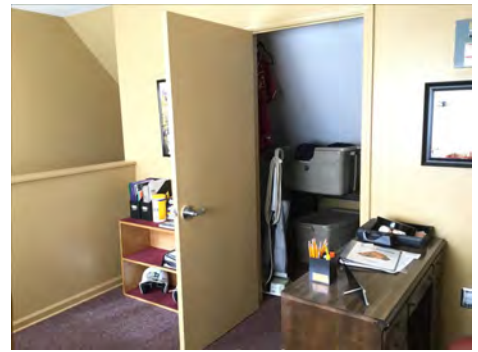
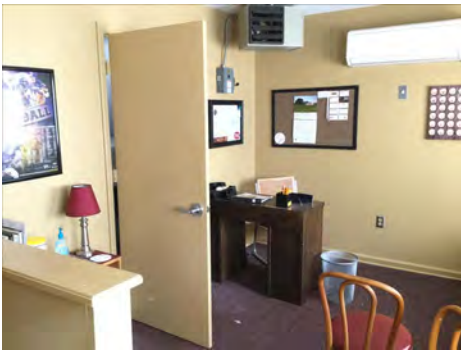
Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

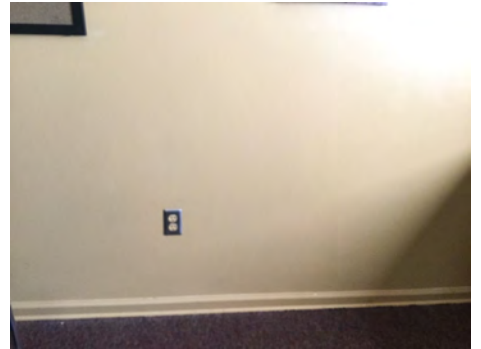
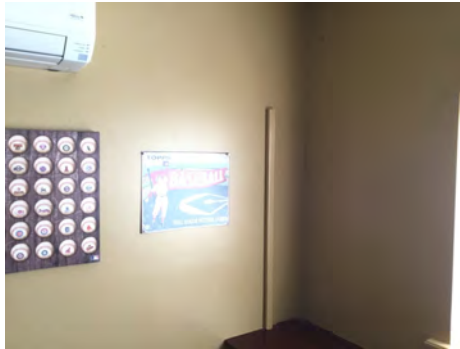
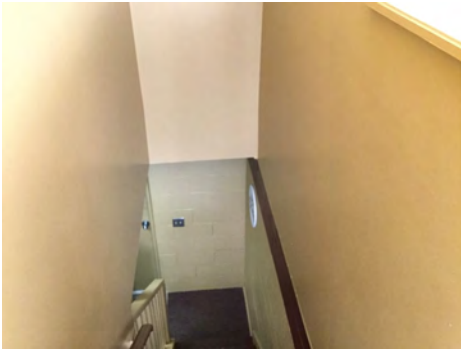
Campus Assessment Report - 1990 Baseball Concession/Restroom

System: C1030 - Fittings



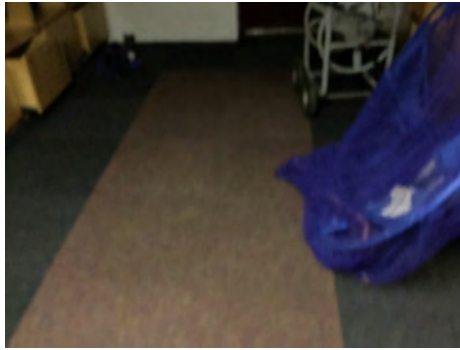
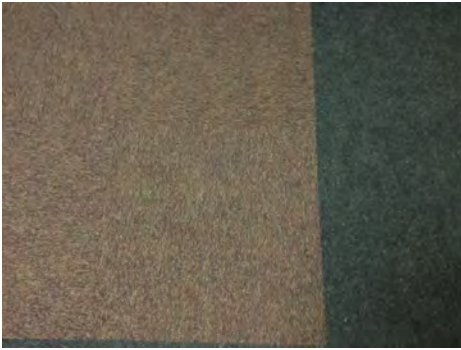
Note:

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

Campus Assessment Report - 1990 Baseball Concession/Restroom

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

Campus Assessment Report - 1990 Baseball Concession/Restroom

System: D2030 - Sanitary Waste



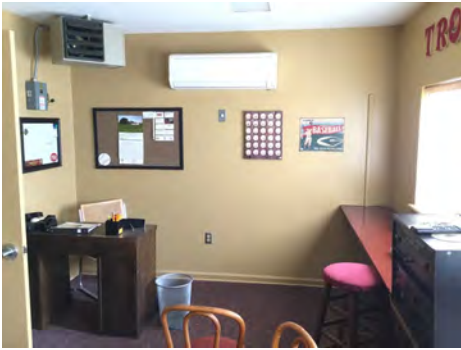
Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

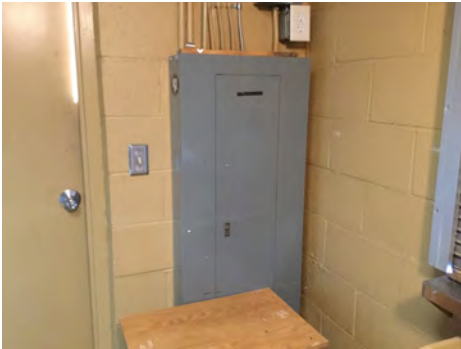
Campus Assessment Report - 1990 Baseball Concession/Restroom

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

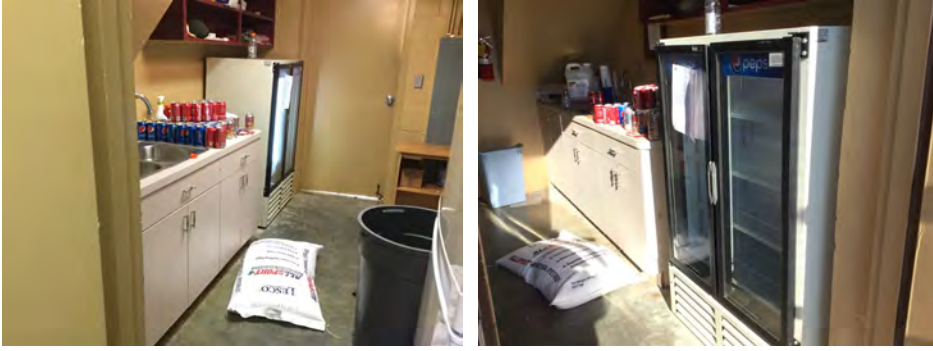
System: D5020 - Lighting



Note:

Campus Assessment Report - 1990 Baseball Concession/Restroom

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:	\$7,569	\$0	\$0	\$59,601	\$34,660	\$0	\$0	\$0	\$13,310	\$0	\$0	\$115,140
* 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	\$0	\$0	\$0	\$9,332	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,332
B2030 - Exterior Doors	\$0	\$0	\$0	\$1,312	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,312
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010140 - Asphalt Shingles	\$7,569	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,569
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	\$3,173	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,173
C1030 - Fittings	\$0	\$0	\$0	\$0	\$12,583	\$0	\$0	\$0	\$0	\$0	\$0	\$12,583
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$11,083	\$0	\$0	\$0	\$0	\$0	\$0	\$11,083
C3020 - Floor Finishes	\$0	\$0	\$0	\$5,048	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,048
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,310	\$0	\$0	\$13,310
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

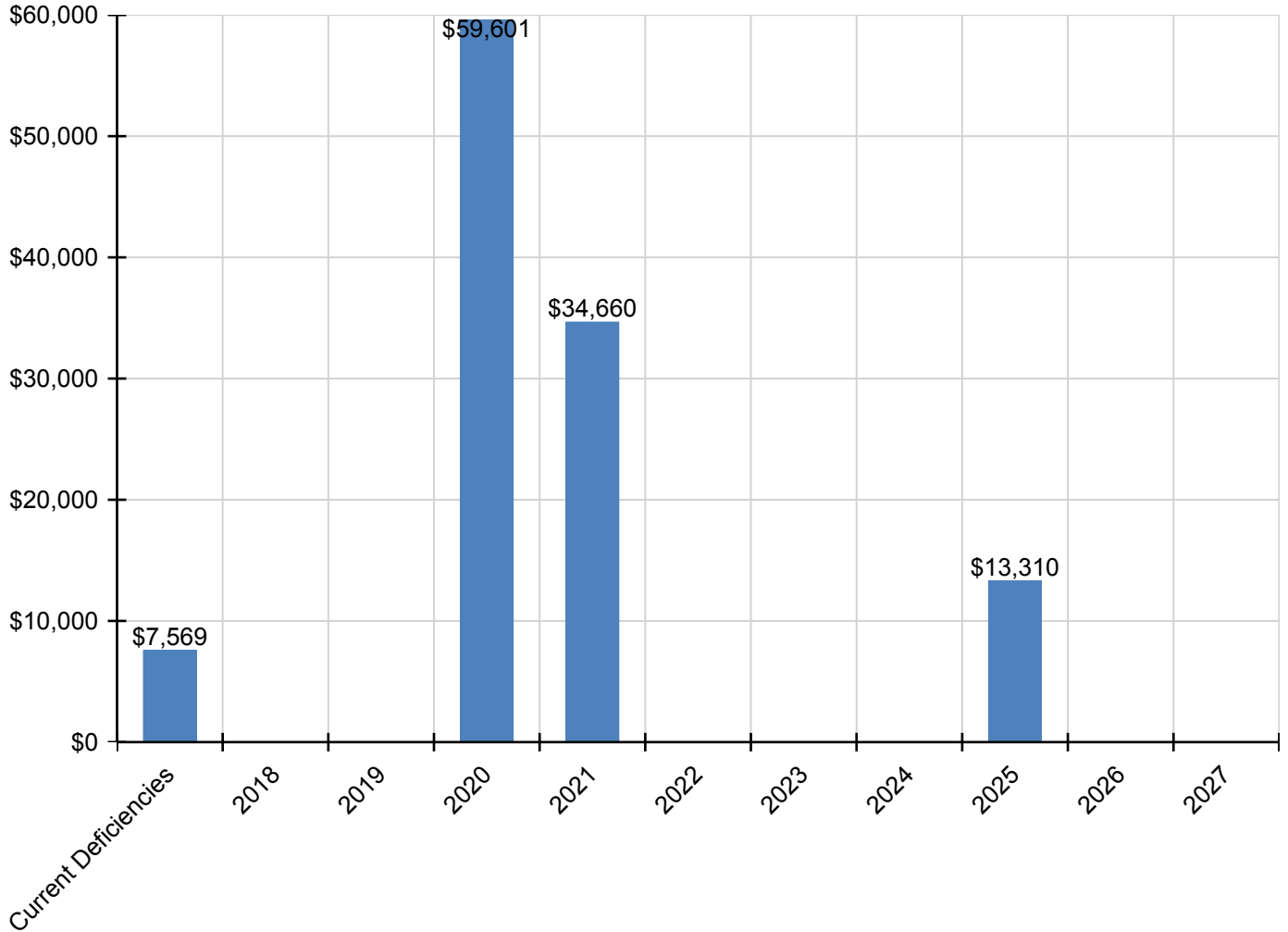
Campus Assessment Report - 1990 Baseball Concession/Restroom

D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$14,396	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,396
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$1,212	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,212
D2030 - Sanitary Waste	\$0	\$0	\$0	\$8,568	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,568
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$7,717	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,717
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$2,406	\$0	\$0	\$0	\$0	\$0	\$0	\$2,406
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	\$3,678	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,678
D5020 - Lighting	\$0	\$0	\$0	\$5,164	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,164
E - Equipment & Furnishings	\$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	\$8,588	\$0	\$0	\$0	\$0	\$0	\$0	\$8,588

* Indicates non-renewable system

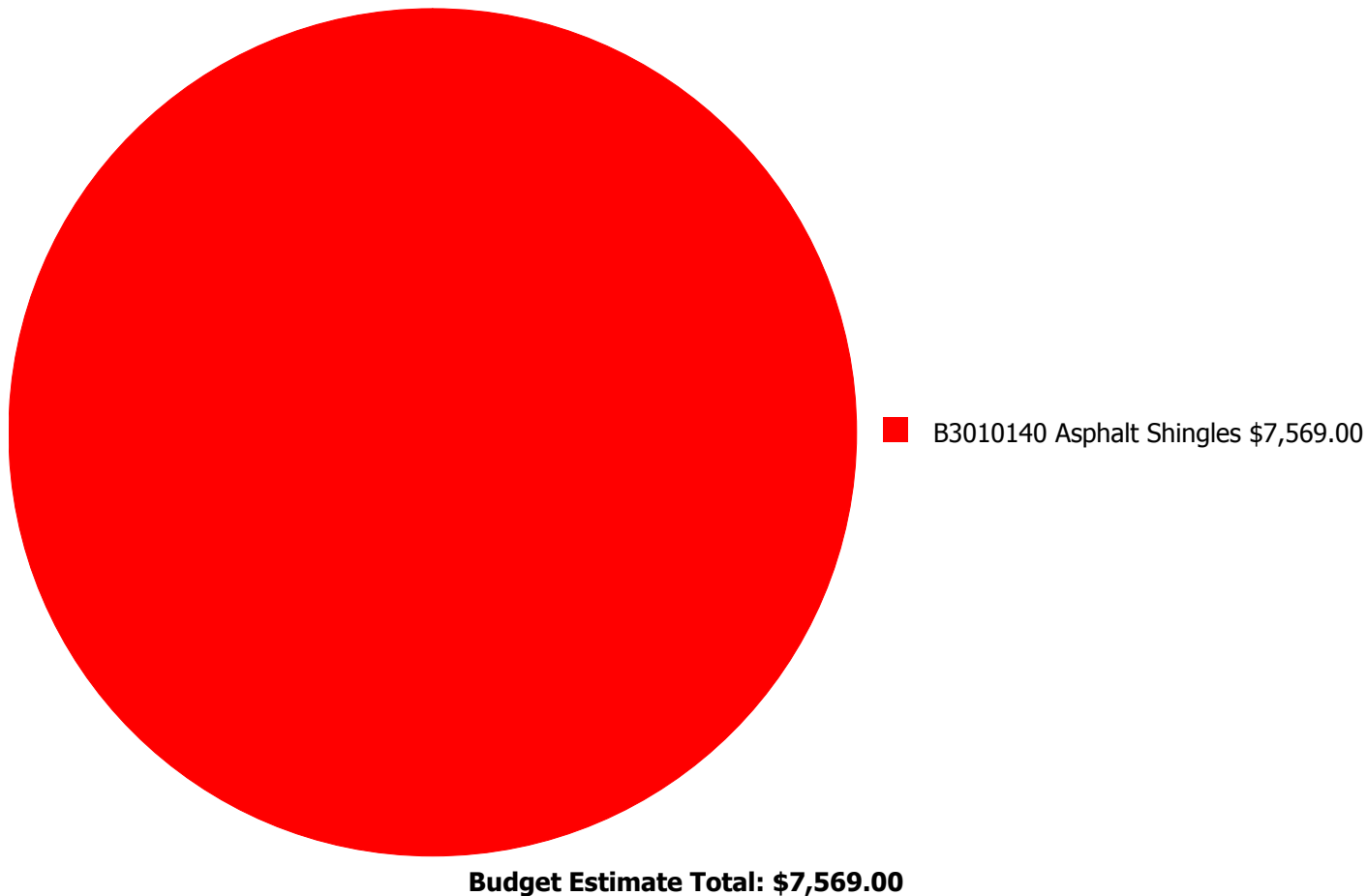
Forecasted Capital Renewal Requirement

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



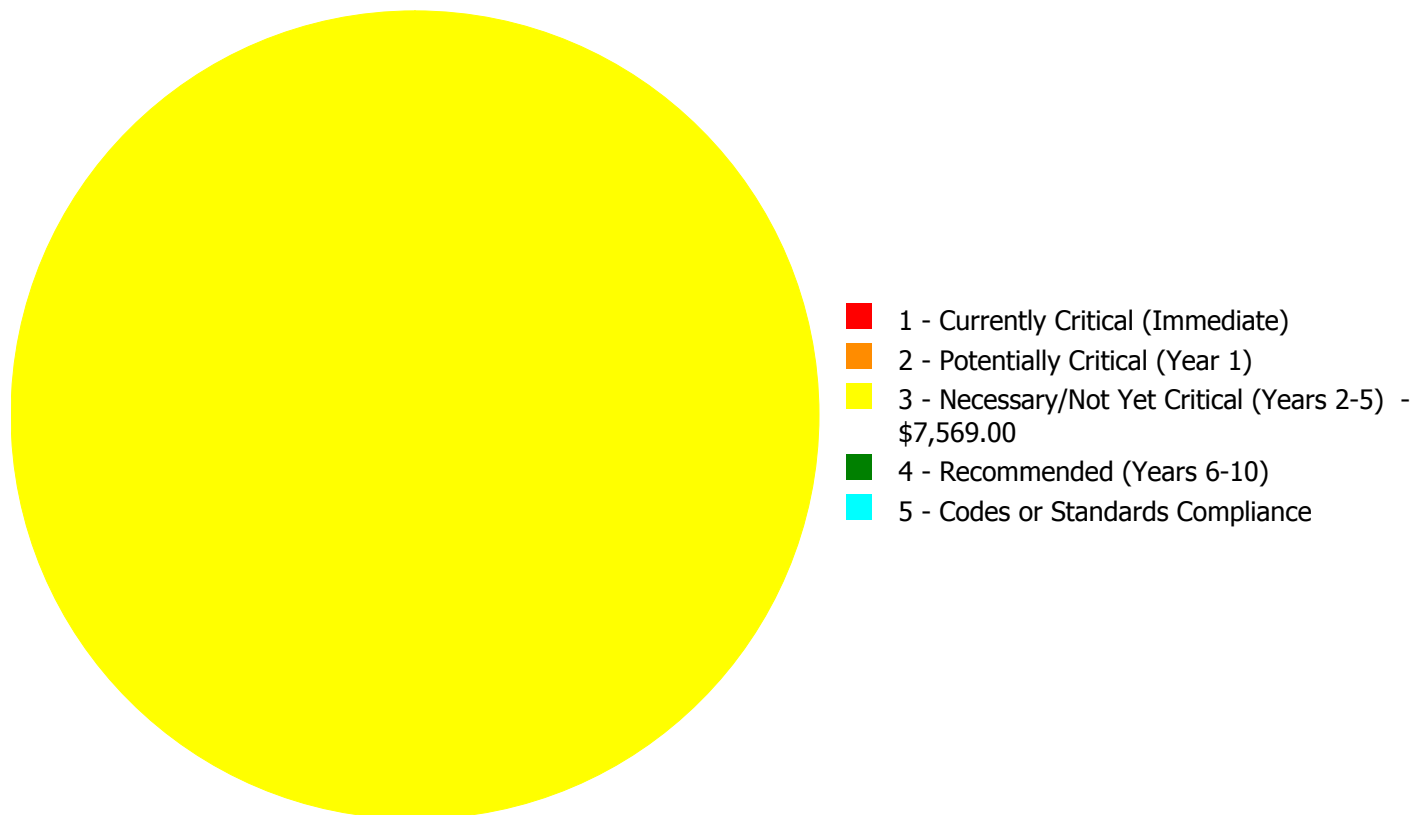
Deficiency Summary by System

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: \$7,569.00

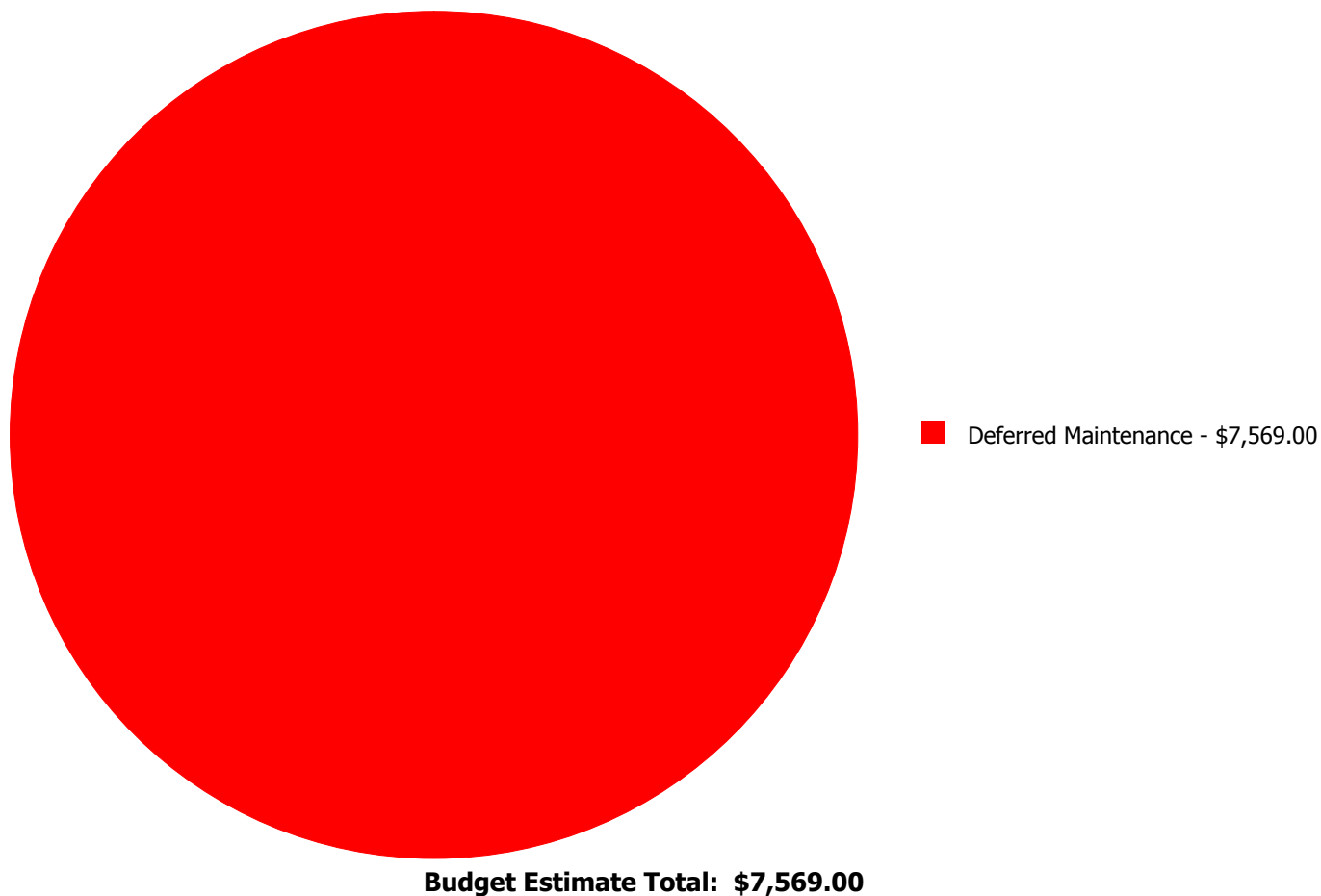
Deficiency By Priority Investment Table

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
B3010140	Asphalt Shingles	\$0.00	\$0.00	\$7,569.00	\$0.00	\$0.00	\$7,569.00
	Total:	\$0.00	\$0.00	\$7,569.00	\$0.00	\$0.00	\$7,569.00

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:

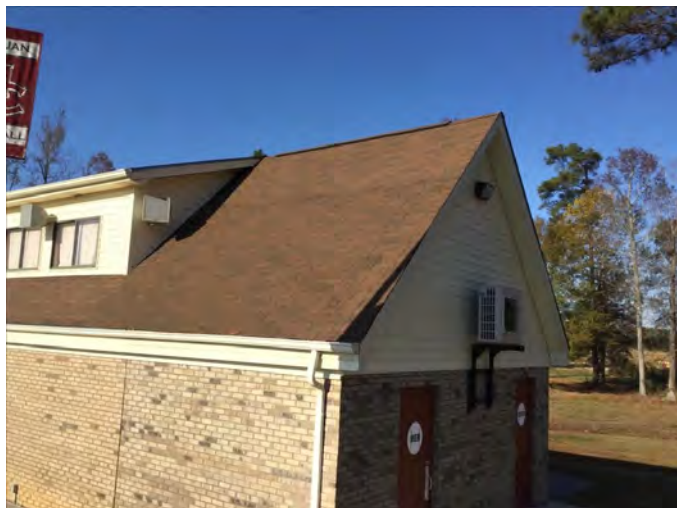


Deficiency Details by Priority

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: B3010140 - Asphalt Shingles



Location: Roof
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,200.00
Unit of Measure: S.F.
Estimate: \$7,569.00
Assessor Name: Terence Davis
Date Created: 11/18/2016

Notes: The asphalt shingle roofing is aged, damaged and should be replaced.

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:	HS -High School
Gross Area (SF):	2,000
Year Built:	2008
Last Renovation:	
Replacement Value:	\$332,300
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	66.81 %
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.

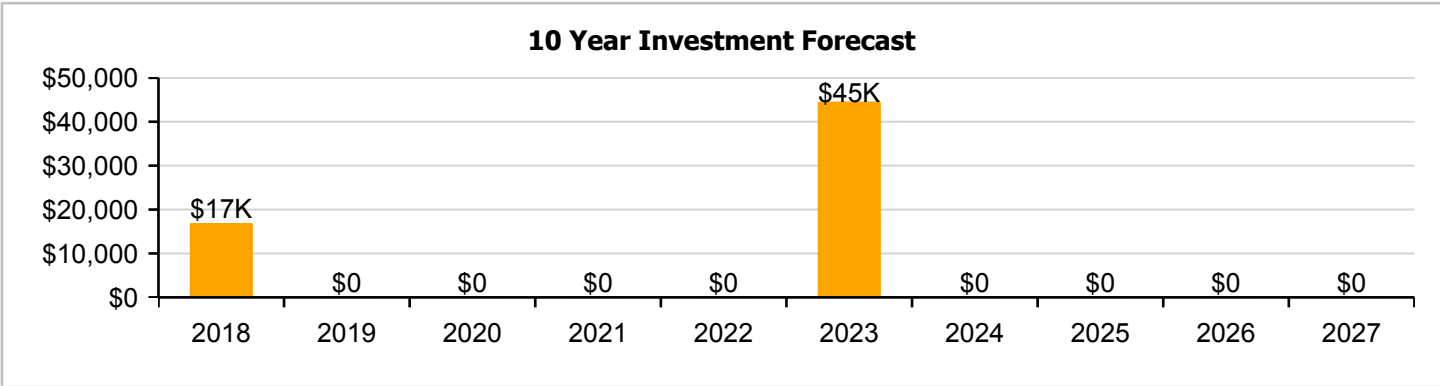
Dashboard Summary

Function:	HS -High School	Gross Area:	2,000
Year Built:	2008	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$332,300
FCI:	0.00 %	RSLI%:	66.81 %

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	84.90 %	0.00 %	\$0.00
B30 - Roofing	70.00 %	0.00 %	\$0.00
C10 - Interior Construction	72.81 %	0.00 %	\$0.00
C30 - Interior Finishes	46.59 %	0.00 %	\$0.00
D20 - Plumbing	70.00 %	0.00 %	\$0.00
D30 - HVAC	48.25 %	0.00 %	\$0.00
D50 - Electrical	71.45 %	0.00 %	\$0.00
E10 - Equipment	55.00 %	0.00 %	\$0.00
E20 - Furnishings	55.00 %	0.00 %	\$0.00
Totals:	66.81 %	0.00 %	\$0.00

Photo Album

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

1). West Elevation - Nov 21, 2016



2). North Elevation - Nov 21, 2016



3). East Elevation - Nov 21, 2016



4). South Elevation - Nov 21, 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	\$6.93	S.F.	2,000	100	2008	2108		91.00 %	0.00 %	91			\$13,860
A1030	Slab on Grade	\$7.37	S.F.	2,000	100	2008	2108		91.00 %	0.00 %	91			\$14,740
B1020	Roof Construction	\$5.98	S.F.	2,000	100	2008	2108		91.00 %	0.00 %	91			\$11,960
B2010	Exterior Walls	\$18.04	S.F.	2,000	100	2008	2108		91.00 %	0.00 %	91			\$36,080
B2020	Exterior Windows	\$6.47	S.F.	2,000	30	2008	2038		70.00 %	0.00 %	21			\$12,940
B2030	Exterior Doors	\$0.91	S.F.	2,000	30	2008	2038		70.00 %	0.00 %	21			\$1,820
B3010130	Preformed Metal Roofing	\$9.66	S.F.	2,000	30	2008	2038		70.00 %	0.00 %	21			\$19,320
C1010	Partitions	\$10.34	S.F.	2,000	75	2008	2083		88.00 %	0.00 %	66			\$20,680
C1020	Interior Doors	\$2.20	S.F.	2,000	30	2008	2038		70.00 %	0.00 %	21			\$4,400
C1030	Fittings	\$8.47	S.F.	2,000	20	2008	2028		55.00 %	0.00 %	11			\$16,940
C3010	Wall Finishes	\$7.46	S.F.	2,000	10	2008	2018		10.00 %	0.00 %	1			\$14,920
C3020	Floor Finishes	\$12.74	S.F.	2,000	20	2008	2028		55.00 %	0.00 %	11			\$25,480
C3030	Ceiling Finishes	\$9.53	S.F.	2,000	25	2008	2033		64.00 %	0.00 %	16			\$19,060
D2010	Plumbing Fixtures	\$9.98	S.F.	2,000	30	2008	2038		70.00 %	0.00 %	21			\$19,960
D2020	Domestic Water Distribution	\$0.84	S.F.	2,000	30	2008	2038		70.00 %	0.00 %	21			\$1,680
D2030	Sanitary Waste	\$5.94	S.F.	2,000	30	2008	2038		70.00 %	0.00 %	21			\$11,880
D3040	Distribution Systems	\$5.35	S.F.	2,000	30	2008	2038		70.00 %	0.00 %	21			\$10,700
D3050	Terminal & Package Units	\$16.96	S.F.	2,000	15	2008	2023		40.00 %	0.00 %	6			\$33,920
D3060	Controls & Instrumentation	\$3.48	S.F.	2,000	20	2008	2028		55.00 %	0.00 %	11			\$6,960
D5010	Electrical Service/Distribution	\$1.47	S.F.	2,000	40	2008	2048		77.50 %	0.00 %	31			\$2,940
D5020	Branch Wiring	\$2.55	S.F.	2,000	30	2008	2038		70.00 %	0.00 %	21			\$5,100
D5020	Lighting	\$3.58	S.F.	2,000	30	2008	2038		70.00 %	0.00 %	21			\$7,160
E1020	Institutional Equipment	\$4.82	S.F.	2,000	20	2008	2028		55.00 %	0.00 %	11			\$9,640
E2010	Fixed Furnishings	\$5.08	S.F.	2,000	20	2008	2028		55.00 %	0.00 %	11			\$10,160
Total									66.81 %					\$332,300

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



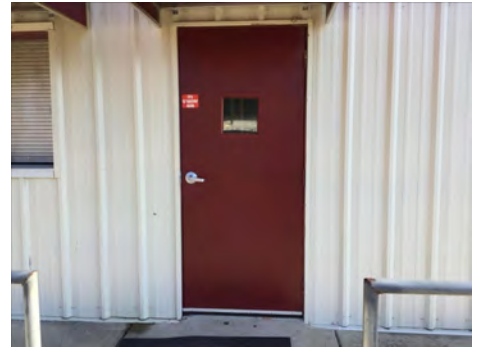
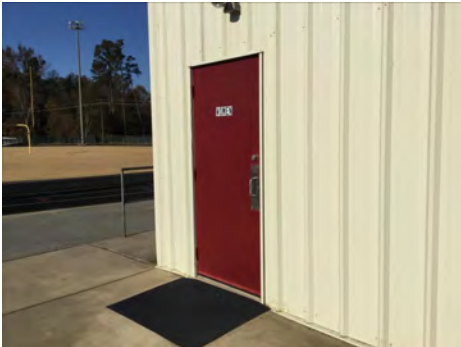
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

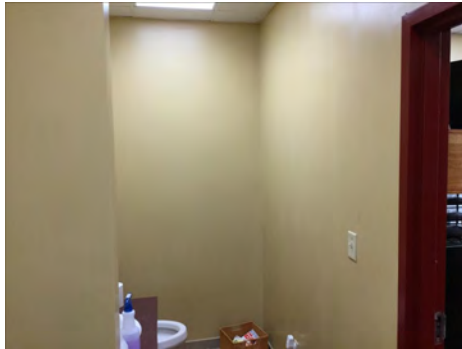
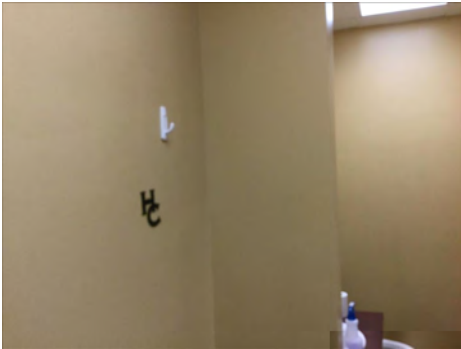
Campus Assessment Report - 2008 Field House

System: B3010130 - Preformed Metal Roofing



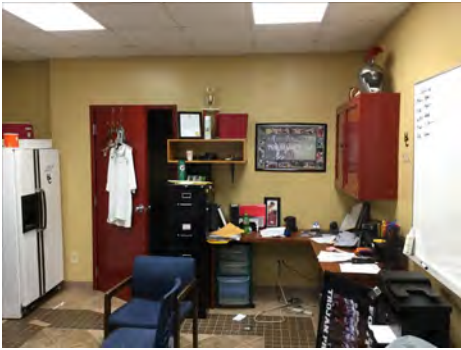
Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

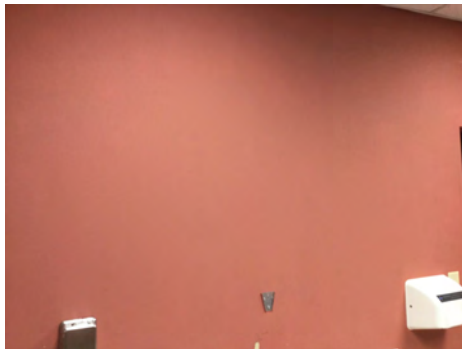
Campus Assessment Report - 2008 Field House

System: C1030 - Fittings



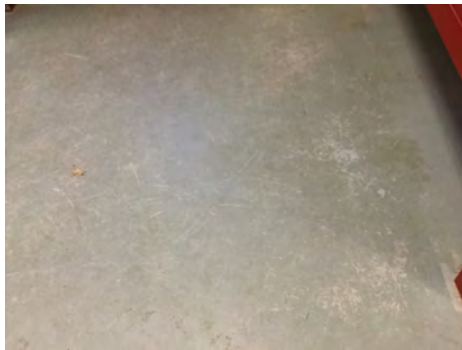
Note:

System: C3010 - Wall Finishes



Note:

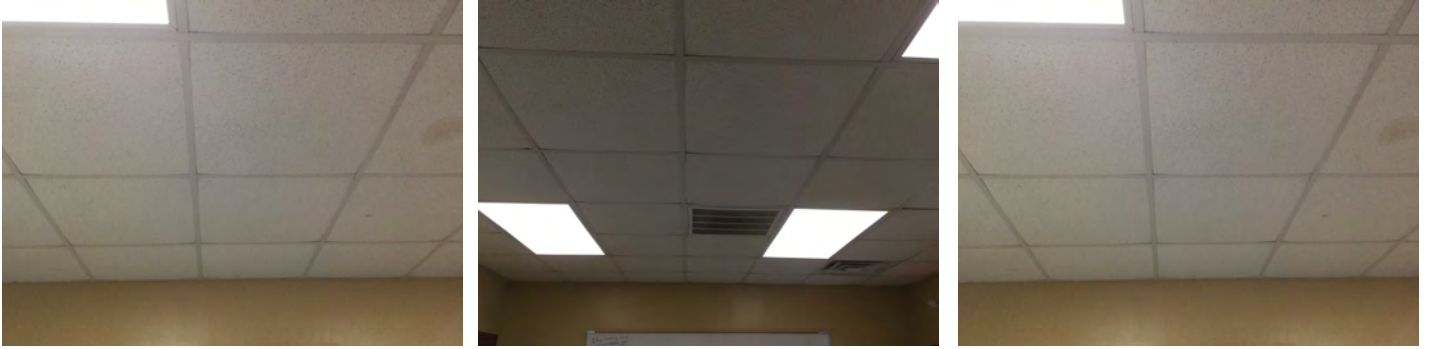
System: C3020 - Floor Finishes



Note:

Campus Assessment Report - 2008 Field House

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

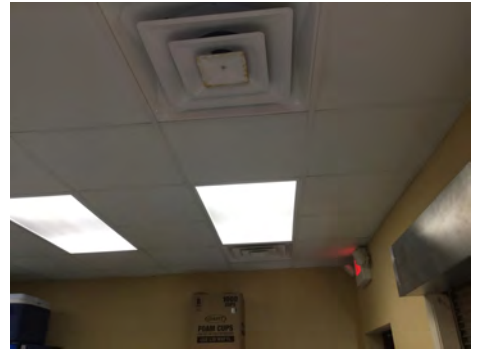
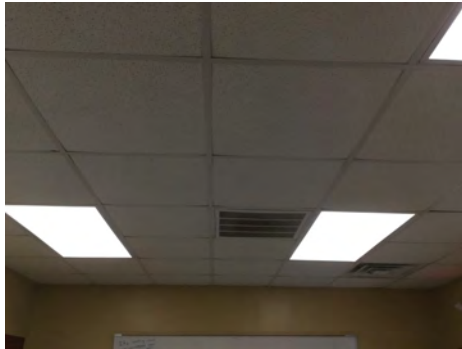
Campus Assessment Report - 2008 Field House

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



Note:

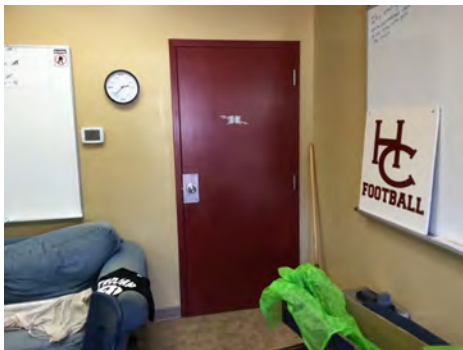
System: D3050 - Terminal & Package Units



Note:

Campus Assessment Report - 2008 Field House

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

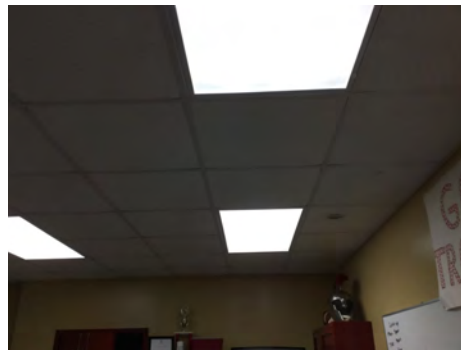
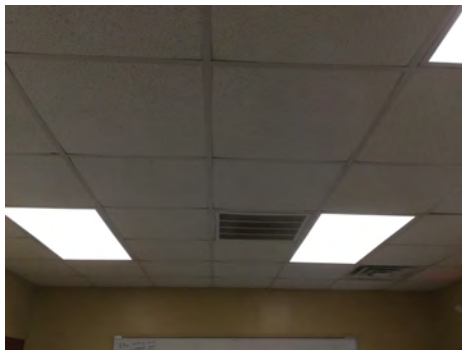
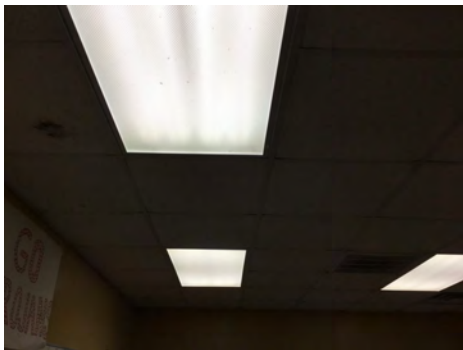
System: D5020 - Branch Wiring



Note:

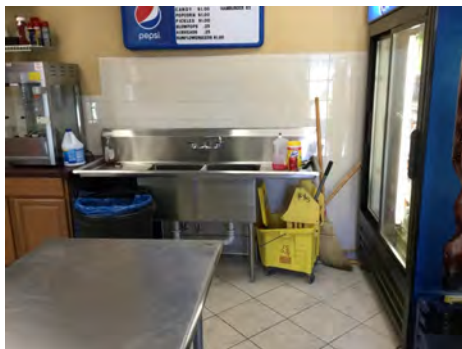
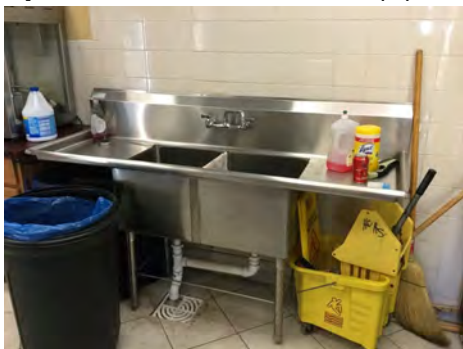
Campus Assessment Report - 2008 Field House

System: D5020 - Lighting



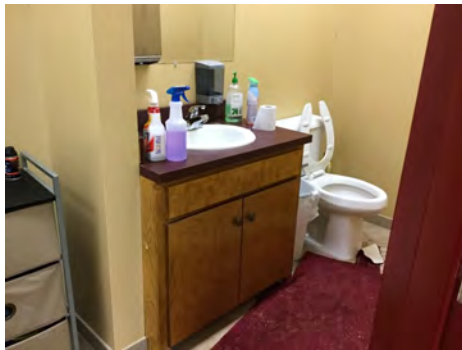
Note:

System: E1020 - Institutional Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$0	\$16,904	\$0	\$0	\$0	\$0	\$44,552	\$0	\$0	\$0	\$0	\$61,457
* 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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010130 - Preformed Metal Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$16,904	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,904
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

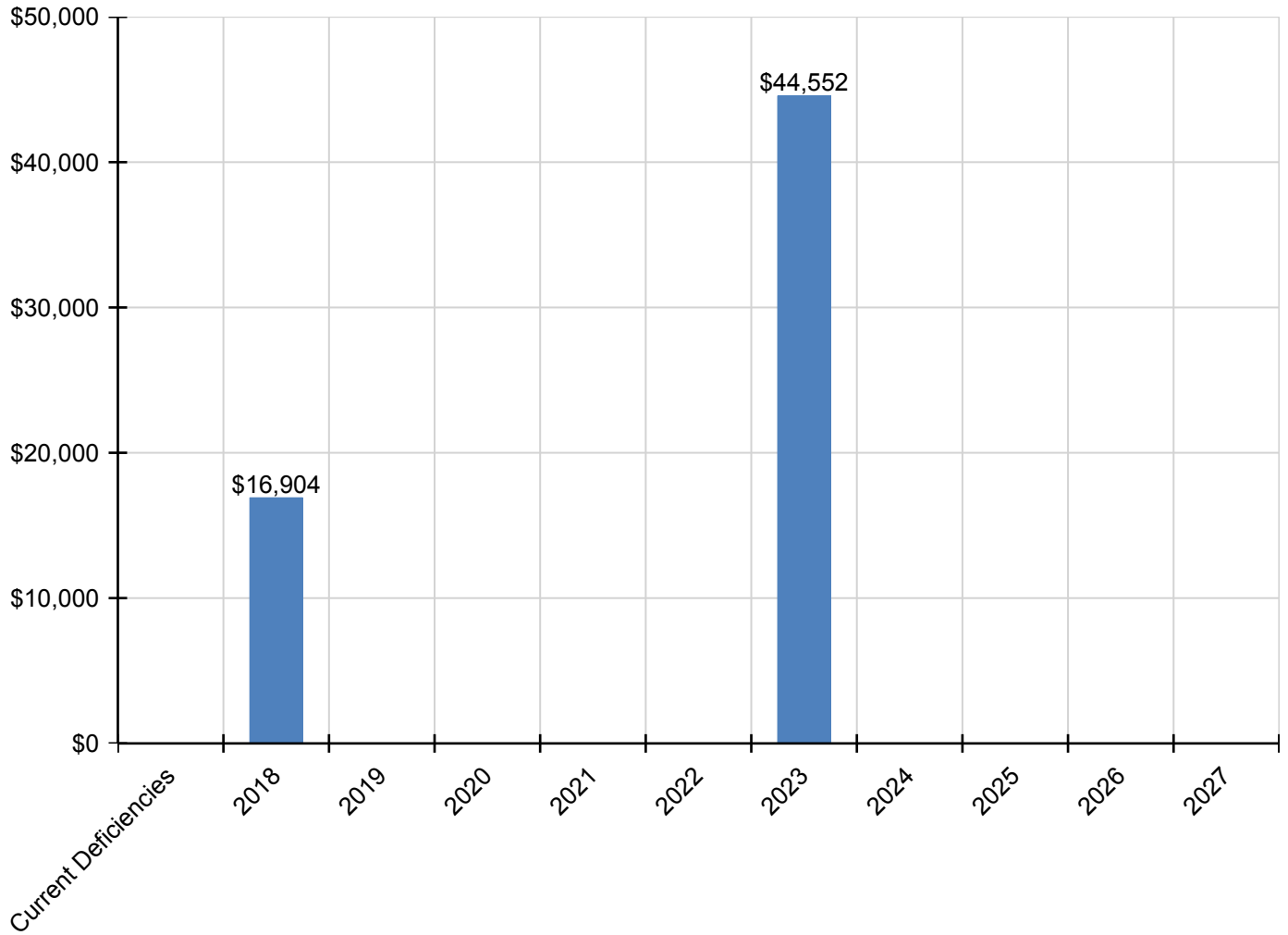
Campus Assessment Report - 2008 Field House

D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$44,552	\$0	\$0	\$0	\$0	\$0	\$44,552
D3060 - Controls & Instrumentation	\$0	\$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	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

* Indicates non-renewable system

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

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:	HS -High School
Gross Area (SF):	49,063
Year Built:	2010
Last Renovation:	
Replacement Value:	\$8,770,505
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	75.63 %
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.

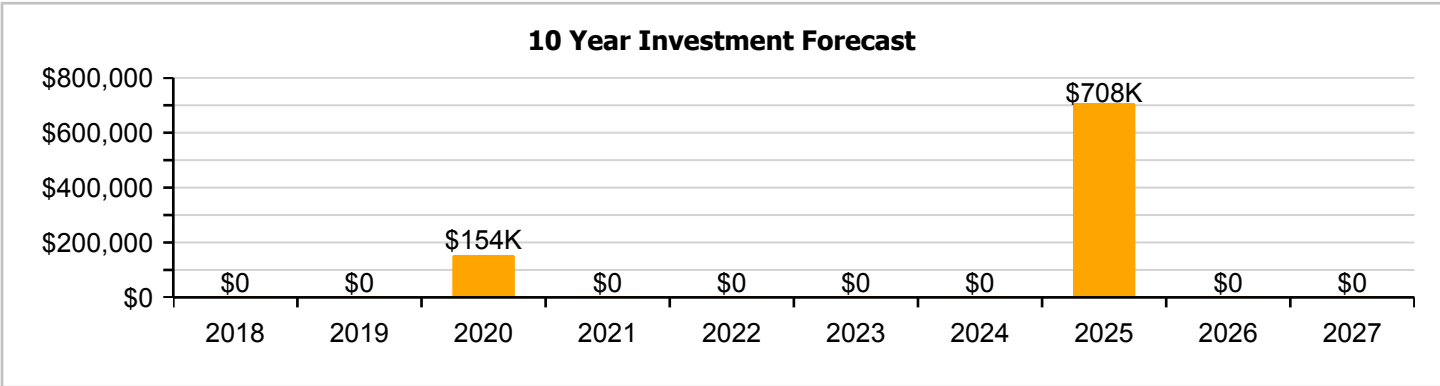
Dashboard Summary

Function:	HS -High School	Gross Area:	49,063
Year Built:	2010	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$8,770,505
FCI:	0.00 %	RSLI%:	75.63 %

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	93.00 %	0.00 %	\$0.00
A20 - Basement Construction	93.00 %	0.00 %	\$0.00
B10 - Superstructure	93.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	83.11 %	0.00 %	\$0.00
B30 - Roofing	65.20 %	0.00 %	\$0.00
C10 - Interior Construction	82.31 %	0.00 %	\$0.00
C20 - Stairs	93.00 %	0.00 %	\$0.00
C30 - Interior Finishes	64.35 %	0.00 %	\$0.00
D20 - Plumbing	76.67 %	0.00 %	\$0.00
D30 - HVAC	73.86 %	0.00 %	\$0.00
D40 - Fire Protection	76.67 %	0.00 %	\$0.00
D50 - Electrical	68.14 %	0.00 %	\$0.00
E10 - Equipment	65.00 %	0.00 %	\$0.00
E20 - Furnishings	65.00 %	0.00 %	\$0.00
Totals:	75.63 %	0.00 %	\$0.00

Photo Album

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

1). North Elevation - Nov 21, 2016



2). South Elevation - Nov 16, 2016



3). East Elevation - Nov 16, 2016



4). East Elevation - Nov 16, 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.

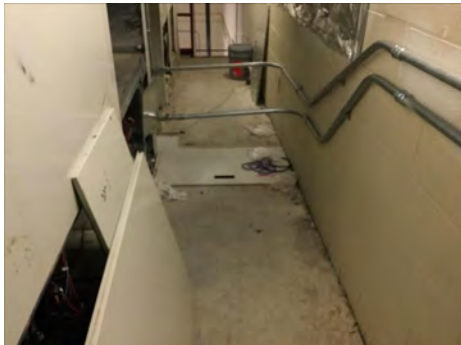
Campus Assessment Report - 2010 Gym/9th Grade Wing

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	\$2.22	S.F.	49,063	100	2010	2110		93.00 %	0.00 %	93			\$108,920
A1030	Slab on Grade	\$4.16	S.F.	49,063	100	2010	2110		93.00 %	0.00 %	93			\$204,102
A2010	Basement Excavation	\$0.84	S.F.	49,063	100	2010	2110		93.00 %	0.00 %	93			\$41,213
A2020	Basement Walls	\$5.86	S.F.	49,063	100	2010	2110		93.00 %	0.00 %	93			\$287,509
B1010	Floor Construction	\$11.66	S.F.	49,063	100	2010	2110		93.00 %	0.00 %	93			\$572,075
B1020	Roof Construction	\$7.76	S.F.	49,063	100	2010	2110		93.00 %	0.00 %	93			\$380,729
B2010	Exterior Walls	\$9.03	S.F.	49,063	100	2010	2110		93.00 %	0.00 %	93			\$443,039
B2020	Exterior Windows	\$13.04	S.F.	49,063	30	2010	2040		76.67 %	0.00 %	23			\$639,782
B2030	Exterior Doors	\$0.82	S.F.	49,063	30	2010	2040		76.67 %	0.00 %	23			\$40,232
B3010120	Single Ply Membrane	\$6.98	S.F.	49,063	20	2010	2030		65.00 %	0.00 %	13			\$342,460
B3020	Roof Openings	\$0.21	S.F.	49,063	25	2010	2035		72.00 %	0.00 %	18			\$10,303
C1010	Partitions	\$4.79	S.F.	49,063	75	2010	2085		90.67 %	0.00 %	68			\$235,012
C1020	Interior Doors	\$2.49	S.F.	49,063	30	2010	2040		76.67 %	0.00 %	23			\$122,167
C1030	Fittings	\$1.50	S.F.	49,063	20	2010	2030		65.00 %	0.00 %	13			\$73,595
C2010	Stair Construction	\$1.32	S.F.	49,063	100	2010	2110		93.00 %	0.00 %	93			\$64,763
C3010	Wall Finishes	\$2.61	S.F.	49,063	10	2010	2020		30.00 %	0.00 %	3			\$128,054
C3020	Floor Finishes	\$11.17	S.F.	49,063	20	2010	2030		65.00 %	0.00 %	13			\$548,034
C3030	Ceiling Finishes	\$10.77	S.F.	49,063	25	2010	2035		72.00 %	0.00 %	18			\$528,409
D2010	Plumbing Fixtures	\$9.02	S.F.	49,063	30	2010	2040		76.67 %	0.00 %	23			\$442,548
D2020	Domestic Water Distribution	\$1.68	S.F.	49,063	30	2010	2040		76.67 %	0.00 %	23			\$82,426
D2030	Sanitary Waste	\$2.64	S.F.	49,063	30	2010	2040		76.67 %	0.00 %	23			\$129,526
D2040	Rain Water Drainage	\$0.65	S.F.	49,063	30	2010	2040		76.67 %	0.00 %	23			\$31,891
D3040	Distribution Systems	\$8.54	S.F.	49,063	30	2010	2040		76.67 %	0.00 %	23			\$418,998
D3060	Controls & Instrumentation	\$2.71	S.F.	49,063	20	2010	2030		65.00 %	0.00 %	13			\$132,961
D4010	Sprinklers	\$3.71	S.F.	49,063	30	2010	2040		76.67 %	0.00 %	23			\$182,024
D4020	Standpipes	\$0.57	S.F.	49,063	30	2010	2040		76.67 %	0.00 %	23			\$27,966
D5010	Electrical Service/Distribution	\$1.62	S.F.	49,063	40	2010	2050		82.50 %	0.00 %	33			\$79,482
D5020	Branch Wiring	\$4.65	S.F.	49,063	30	2010	2040		76.67 %	0.00 %	23			\$228,143
D5020	Lighting	\$10.85	S.F.	49,063	30	2010	2040		76.67 %	0.00 %	23			\$532,334
D5030810	Security & Detection Systems	\$2.01	S.F.	49,063	15	2010	2025		53.33 %	0.00 %	8			\$98,617
D5030910	Fire & Alarm Systems	\$3.64	S.F.	49,063	15	2010	2025		53.33 %	0.00 %	8			\$178,589
D5030920	Data Communication	\$4.70	S.F.	49,063	15	2010	2025		53.33 %	0.00 %	8			\$230,596
D5090	Other Electrical Systems	\$0.69	S.F.	49,063	20	2010	2030		65.00 %	0.00 %	13			\$33,853
E1020	Institutional Equipment	\$13.31	S.F.	49,063	20	2010	2030		65.00 %	0.00 %	13			\$653,029
E1090	Other Equipment	\$5.46	S.F.	49,063	20	2010	2030		65.00 %	0.00 %	13			\$267,884
E2010	Fixed Furnishings	\$5.08	S.F.	49,063	20	2010	2030		65.00 %	0.00 %	13			\$249,240
Total									75.63 %					\$8,770,505

System Notes

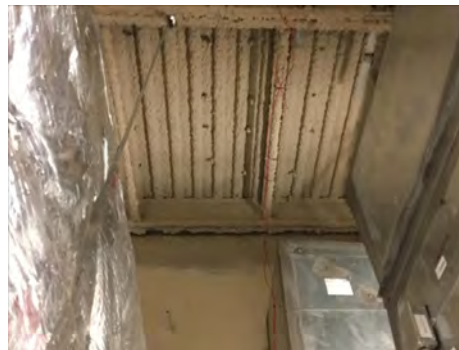
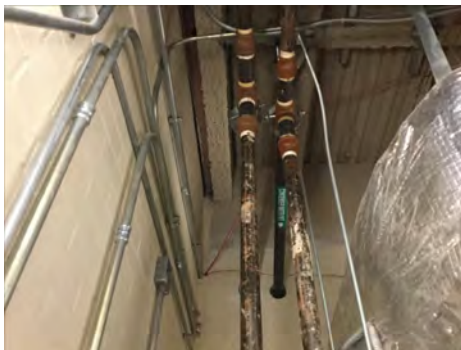
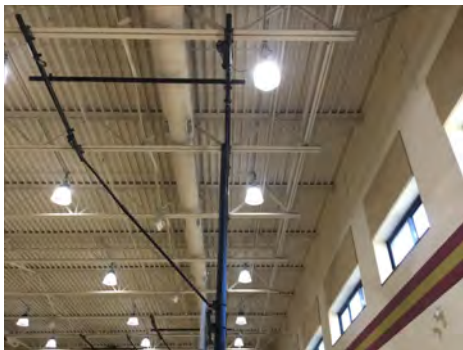
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B1010 - Floor Construction



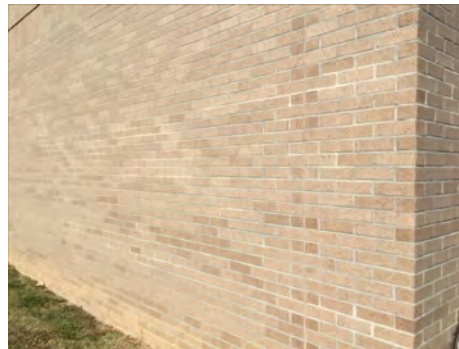
Note:

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

Campus Assessment Report - 2010 Gym/9th Grade Wing

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: B3010120 - Single Ply Membrane



Note:

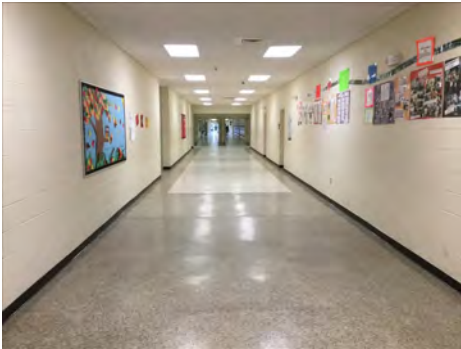
Campus Assessment Report - 2010 Gym/9th Grade Wing

System: B3020 - Roof Openings



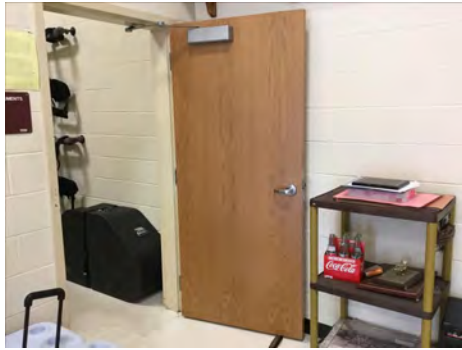
Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

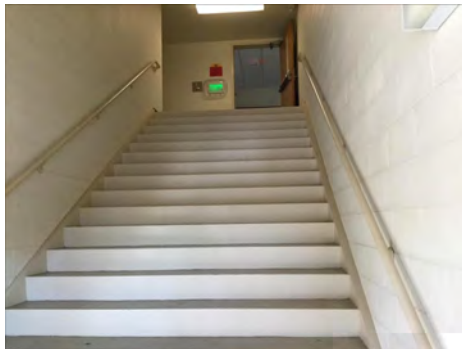
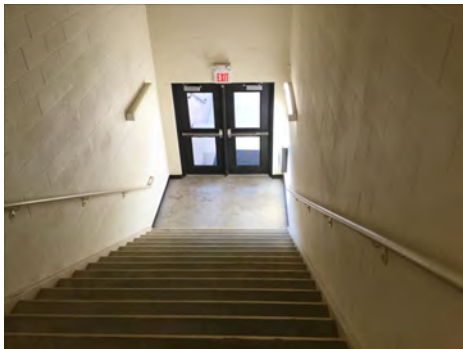
Campus Assessment Report - 2010 Gym/9th Grade Wing

System: C1030 - Fittings



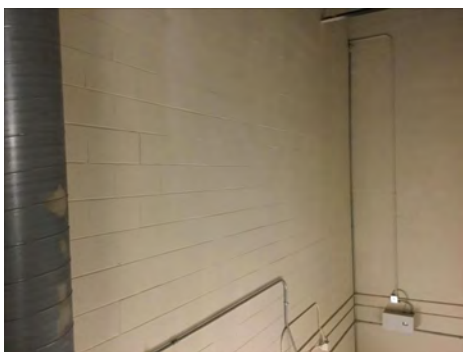
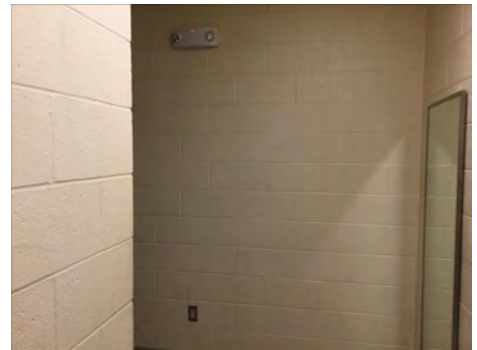
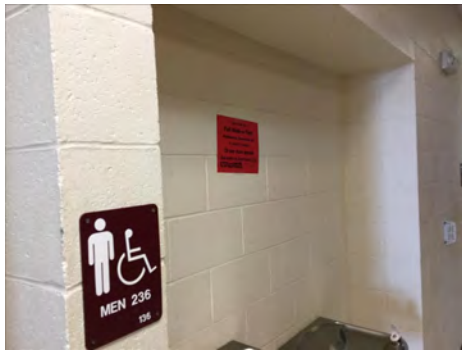
Note:

System: C2010 - Stair Construction



Note:

System: C3010 - Wall Finishes



Note:

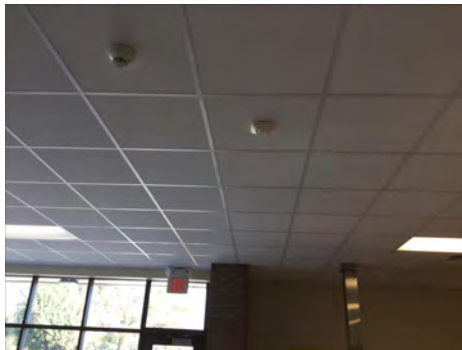
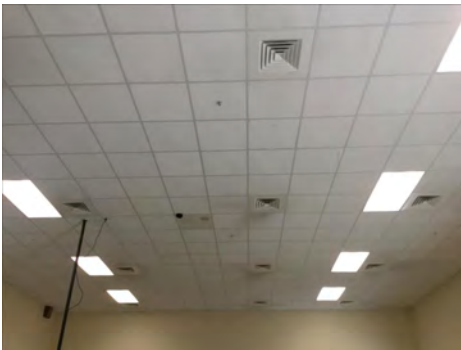
Campus Assessment Report - 2010 Gym/9th Grade Wing

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

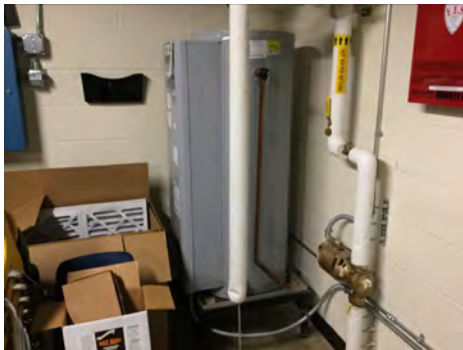
Campus Assessment Report - 2010 Gym/9th Grade Wing

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

Campus Assessment Report - 2010 Gym/9th Grade Wing

System: D2040 - Rain Water Drainage



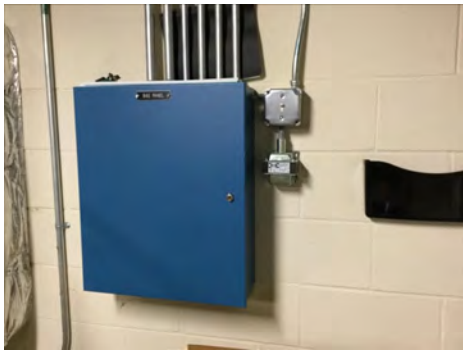
Note:

System: D3040 - Distribution Systems



Note:

System: D3060 - Controls & Instrumentation



Note:

Campus Assessment Report - 2010 Gym/9th Grade Wing

System: D4010 - Sprinklers



Note:

System: D4020 - Standpipes



Note:

System: D5010 - Electrical Service/Distribution



Note:

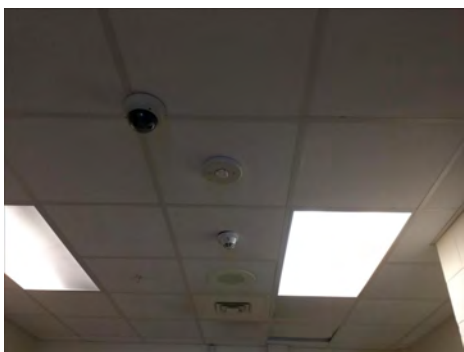
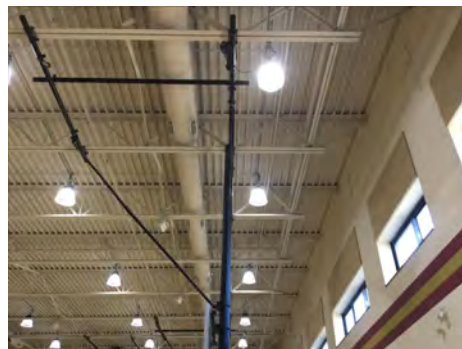
Campus Assessment Report - 2010 Gym/9th Grade Wing

System: D5020 - Branch Wiring



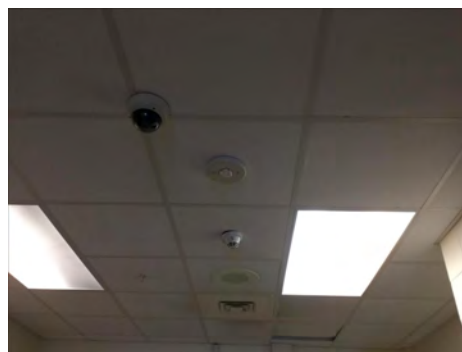
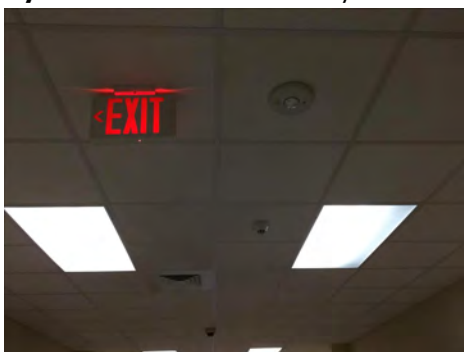
Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

Campus Assessment Report - 2010 Gym/9th Grade Wing

System: D5030910 - Fire & Alarm Systems



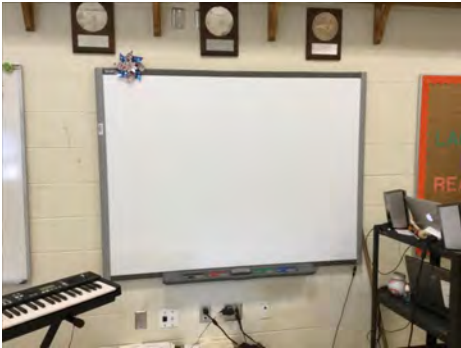
Note:

System: D5030920 - Data Communication



Note:

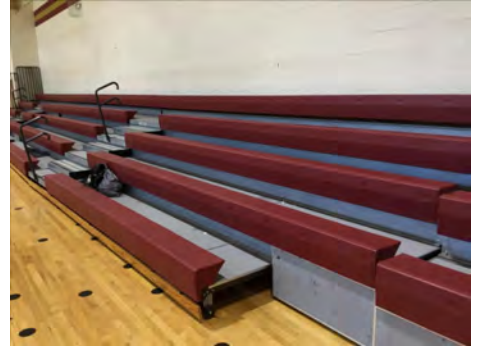
System: E1020 - Institutional Equipment



Note:

Campus Assessment Report - 2010 Gym/9th Grade Wing

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:	\$0	\$0	\$0	\$153,922	\$0	\$0	\$0	\$0	\$707,595	\$0	\$0	\$861,516
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$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
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	\$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
C20 - Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

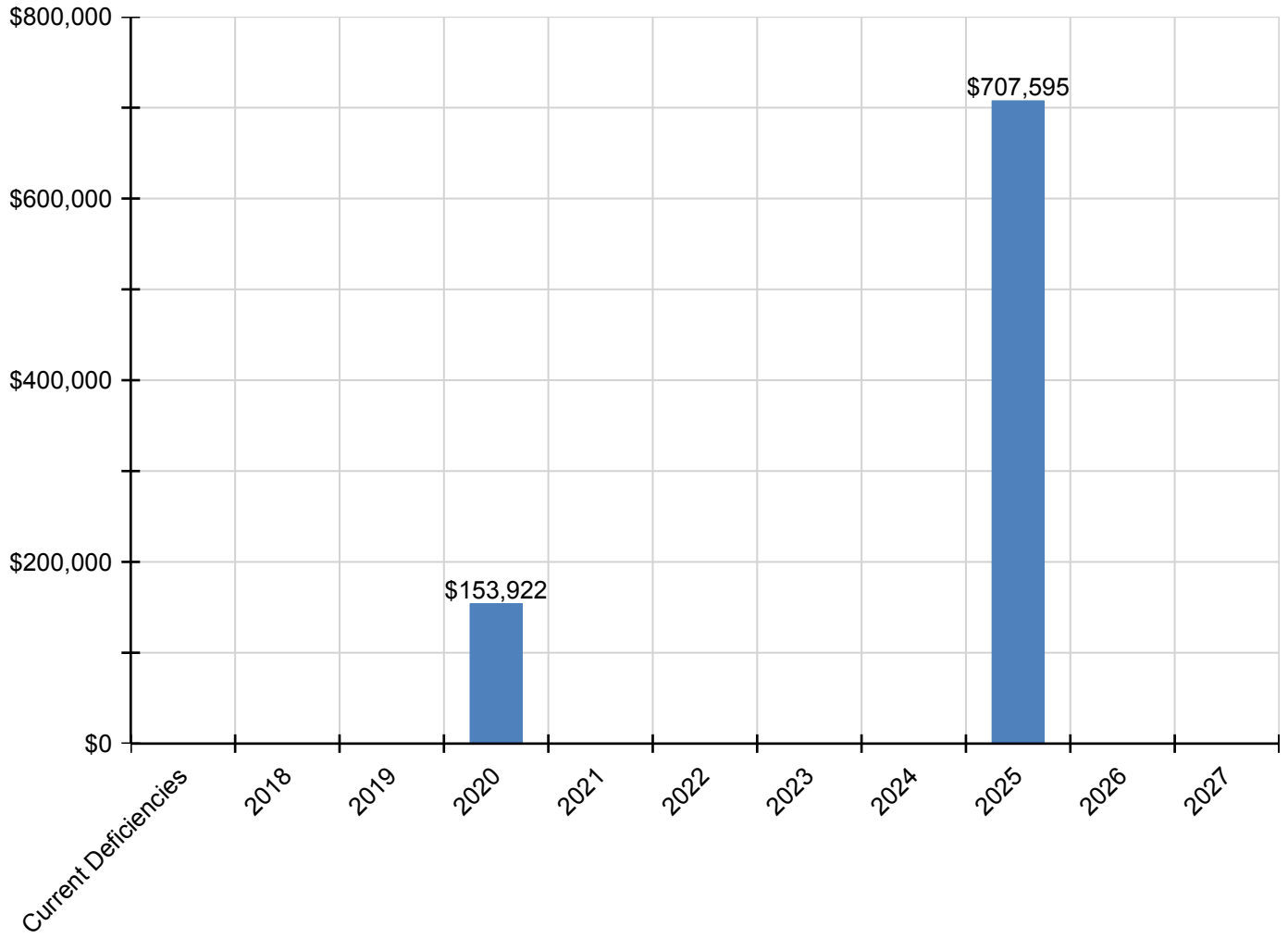
Campus Assessment Report - 2010 Gym/9th Grade Wing

* C2010 - Stair Construction	\$0	\$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	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$153,922	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$153,922
C3020 - Floor Finishes	\$0	\$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	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$0	\$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	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$137,417	\$0	\$0	\$137,417
D5030910 - Fire & Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$248,854	\$0	\$0	\$248,854
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$321,324	\$0	\$0	\$321,324
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1090 - Other Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

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:	HS -High School
Gross Area (SF):	208,181
Year Built:	1977
Last Renovation:	
Replacement Value:	\$8,054,522
Repair Cost:	\$412,198.00
Total FCI:	5.12 %
Total RSLI:	27.73 %
FCA Score:	94.88



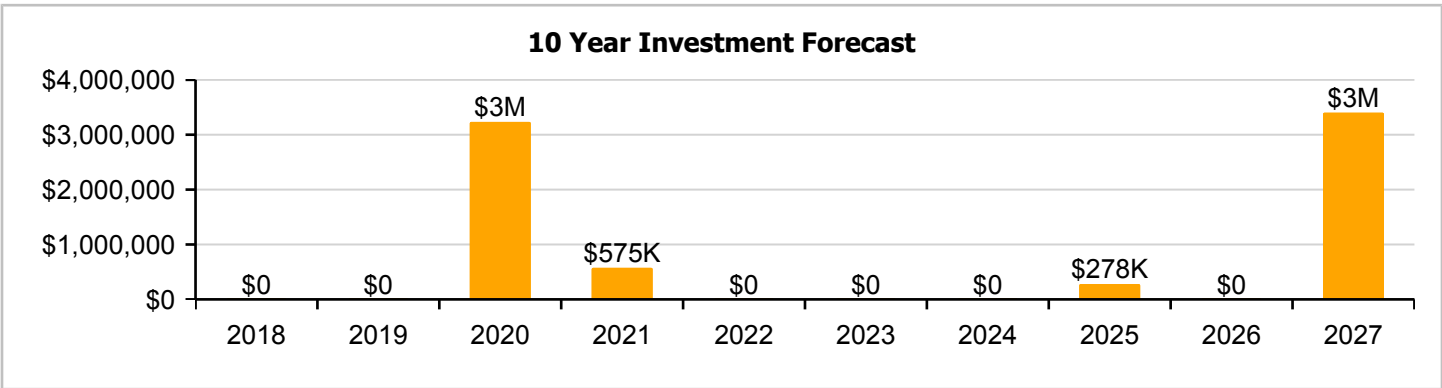
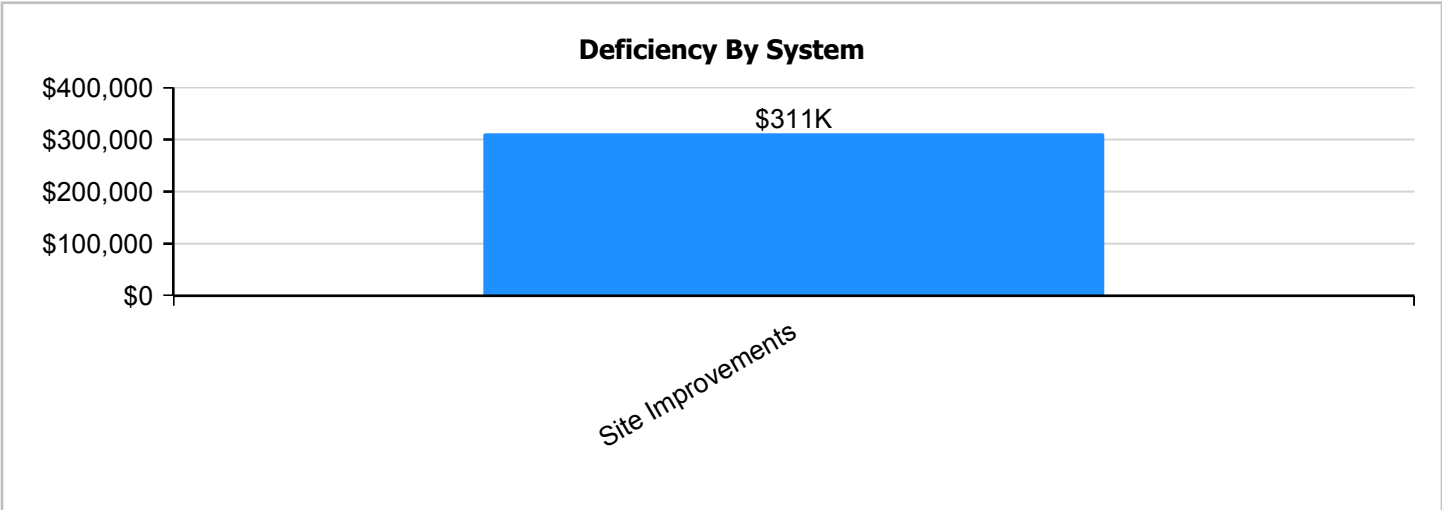
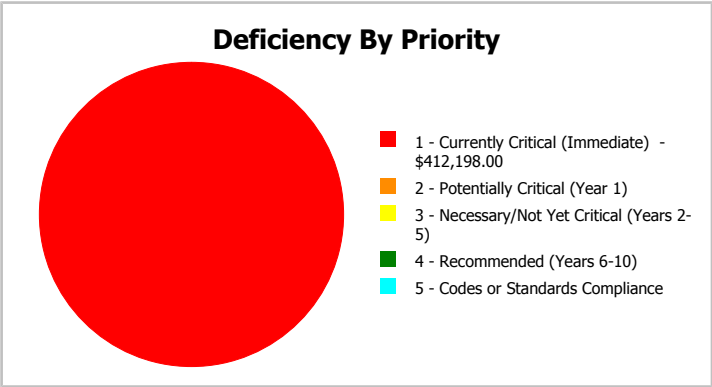
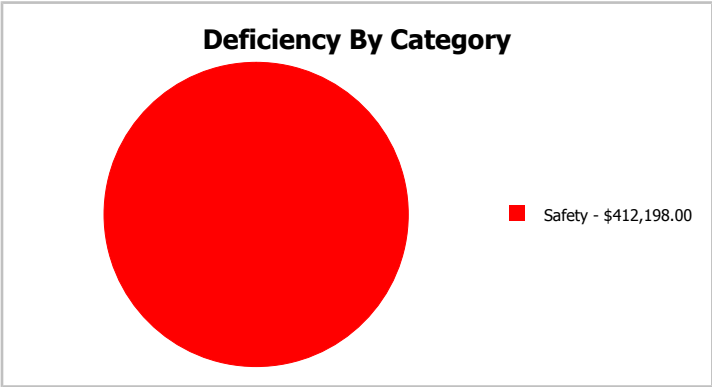
Description:

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:	HS -High School	Gross Area:	208,181
Year Built:	1977	Last Renovation:	
Repair Cost:	\$412,198	Replacement Value:	\$8,054,522
FCI:	5.12 %	RSLI%:	27.73 %



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	29.11 %	8.20 %	\$412,198.00
G30 - Site Mechanical Utilities	18.93 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	38.29 %	0.00 %	\$0.00
Totals:	27.73 %	5.12 %	\$412,198.00

Photo Album

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

- 1). Aerial Image of Harnett Central High School - 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	\$3.76	S.F.	208,181	25	2014	2039		88.00 %	0.00 %	22			\$782,761
G2020	Parking Lots	\$1.61	S.F.	208,181	25	2014	2039		88.00 %	0.00 %	22			\$335,171
G2030	Pedestrian Paving	\$1.98	S.F.	208,181	30	1990	2020		10.00 %	0.00 %	3			\$412,198
G2040105	Fence & Guardrails	\$1.20	S.F.	208,181	30	1977	2007	2021	13.33 %	0.00 %	4			\$249,817
G2040950	Baseball Field	\$5.78	S.F.	208,181	20	2000	2020		15.00 %	0.00 %	3			\$1,203,286
G2040950	Canopies	\$0.15	S.F.	208,181	25	2000	2025		32.00 %	0.00 %	8			\$31,227
G2040950	Covered Walkways	\$0.81	S.F.	208,181	25	2000	2025		32.00 %	0.00 %	8			\$168,627
G2040950	Football Field	\$3.38	S.F.	208,181	20	2000	2020		15.00 %	0.00 %	3			\$703,652
G2040950	Tennis Courts	\$1.80	S.F.	208,181	20	1997	2017		0.00 %	110.00 %	0		\$412,198.00	\$374,726
G2040950	Track	\$1.78	S.F.	208,181	20	2000	2020		15.00 %	0.00 %	3			\$370,562
G2050	Landscaping	\$1.91	S.F.	208,181	15	1997	2012		0.00 %	0.00 %	-5			\$397,626
G3010	Water Supply	\$2.42	S.F.	208,181	50	1977	2027		20.00 %	0.00 %	10			\$503,798
G3020	Sanitary Sewer	\$1.52	S.F.	208,181	50	1977	2027		20.00 %	0.00 %	10			\$316,435
G3030	Storm Sewer	\$4.67	S.F.	208,181	50	1977	2027		20.00 %	0.00 %	10			\$972,205
G3060	Fuel Distribution	\$1.03	S.F.	208,181	40	1977	2017	2021	10.00 %	0.00 %	4			\$214,426
G4010	Electrical Distribution	\$2.44	S.F.	208,181	50	1977	2027		20.00 %	0.00 %	10			\$507,962
G4020	Site Lighting	\$1.57	S.F.	208,181	30	2000	2030		43.33 %	0.00 %	13			\$326,844
G4030	Site Communications & Security	\$0.88	S.F.	208,181	15	2014	2029		80.00 %	0.00 %	12			\$183,199
Total									27.73 %	5.12 %			\$412,198.00	\$8,054,522

System Notes

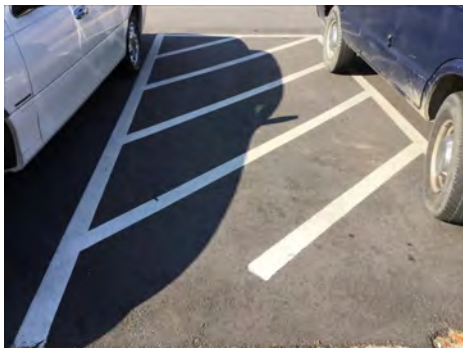
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving



Note:

Campus Assessment Report - Site

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Baseball Field



Note:

System: G2040950 - Canopies



Note:

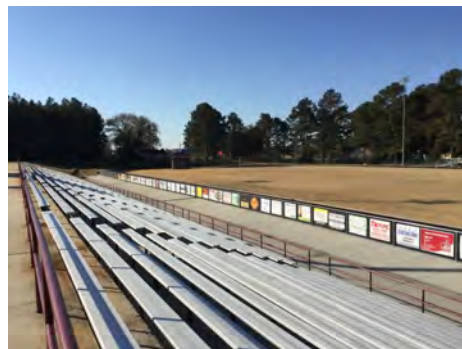
Campus Assessment Report - Site

System: G2040950 - Covered Walkways



Note:

System: G2040950 - Football Field



Note:

System: G2040950 - Tennis Courts



Note:

Campus Assessment Report - Site

System: G2040950 - Track



Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

Campus Assessment Report - Site

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer



Note:

System: G3060 - Fuel Distribution



Note:

Campus Assessment Report - Site

System: G4010 - Electrical Distribution



Note:

System: G4020 - Site Lighting



Note:

System: G4030 - Site Communications & Security



Note:

Renewal Schedule

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

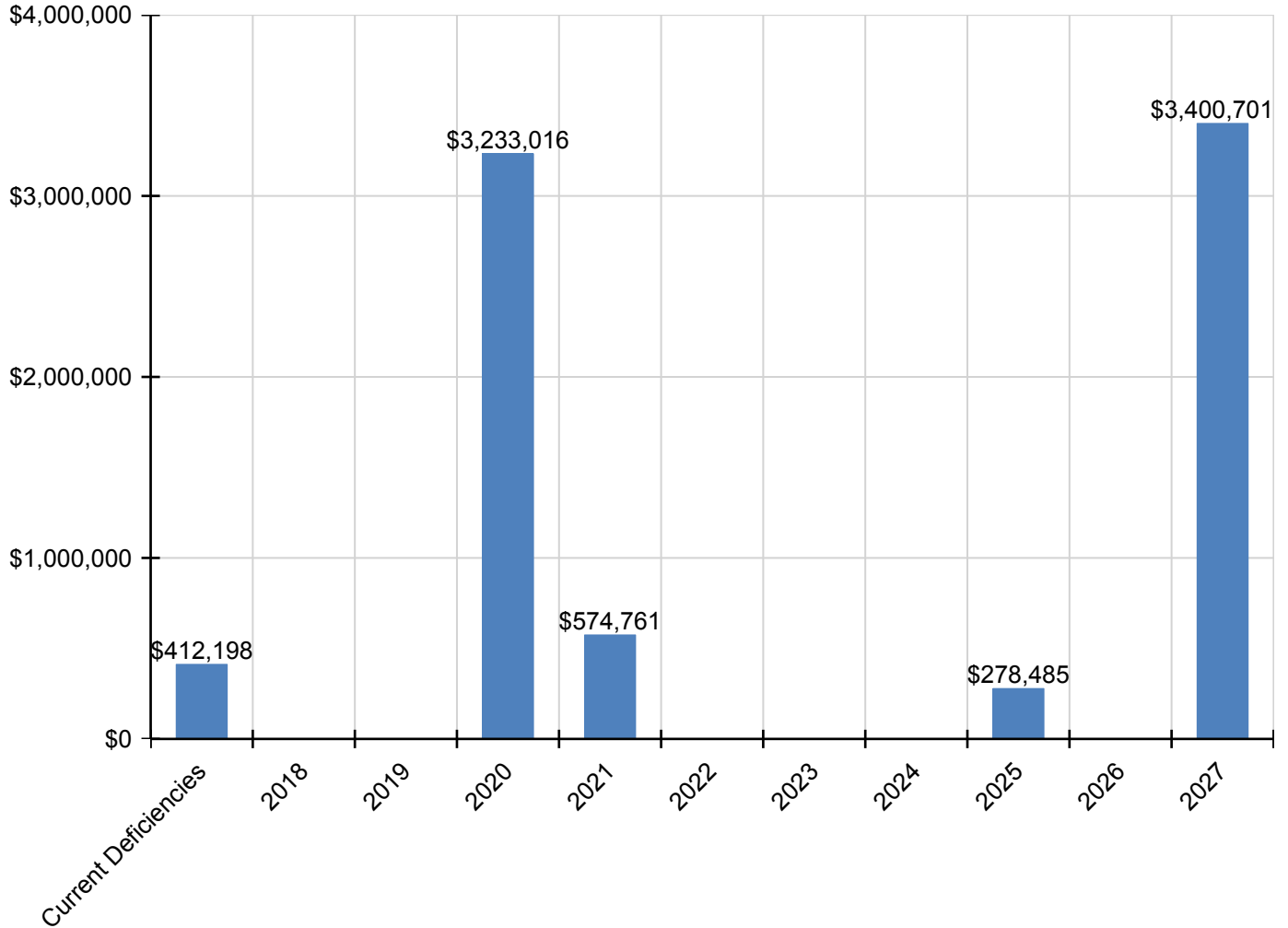
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$412,198	\$0	\$0	\$3,233,016	\$574,761	\$0	\$0	\$0	\$278,485	\$0	\$3,400,701	\$7,899,162
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	\$495,462	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$495,462
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040105 - Fence & Guardrails	\$0	\$0	\$0	\$0	\$309,289	\$0	\$0	\$0	\$0	\$0	\$0	\$309,289
G2040950 - Baseball Field	\$0	\$0	\$0	\$1,446,350	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,446,350
G2040950 - Canopies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,514	\$0	\$0	\$43,514
G2040950 - Covered Walkways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$234,972	\$0	\$0	\$234,972
G2040950 - Football Field	\$0	\$0	\$0	\$845,789	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$845,789
G2040950 - Tennis Courts	\$412,198	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$412,198
G2040950 - Track	\$0	\$0	\$0	\$445,415	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$445,415
* G2050 - Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G30 - Site Mechanical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3010 - Water Supply	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$744,769	\$744,769
G3020 - Sanitary Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$467,789	\$467,789
G3030 - Storm Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,437,219	\$1,437,219
G3060 - Fuel Distribution	\$0	\$0	\$0	\$0	\$265,473	\$0	\$0	\$0	\$0	\$0	\$0	\$265,473
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	\$750,924	\$750,924
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	\$0	\$0	\$0	\$0	\$0	\$0

* Indicates non-renewable system

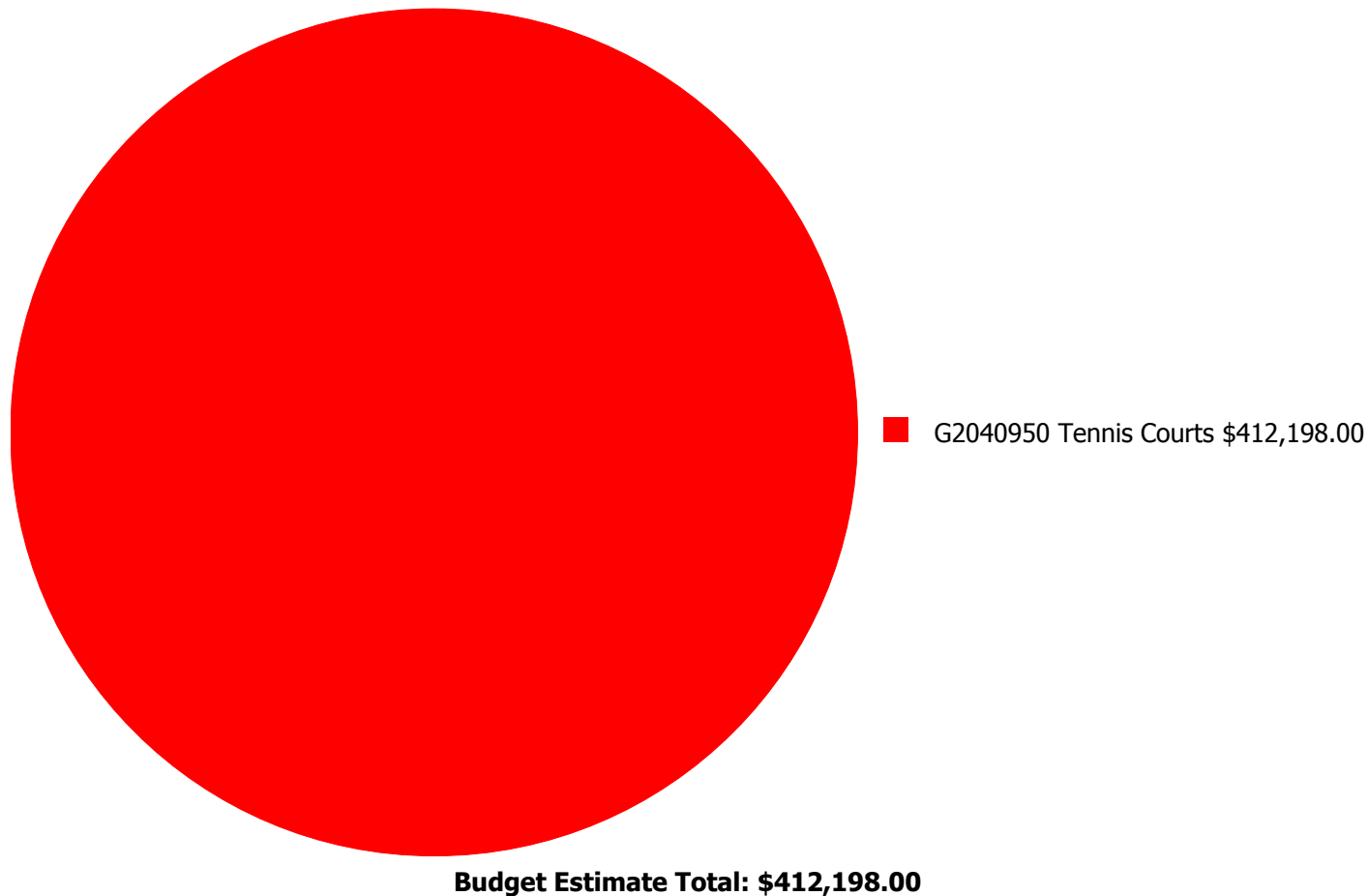
Forecasted Capital Renewal Requirement

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



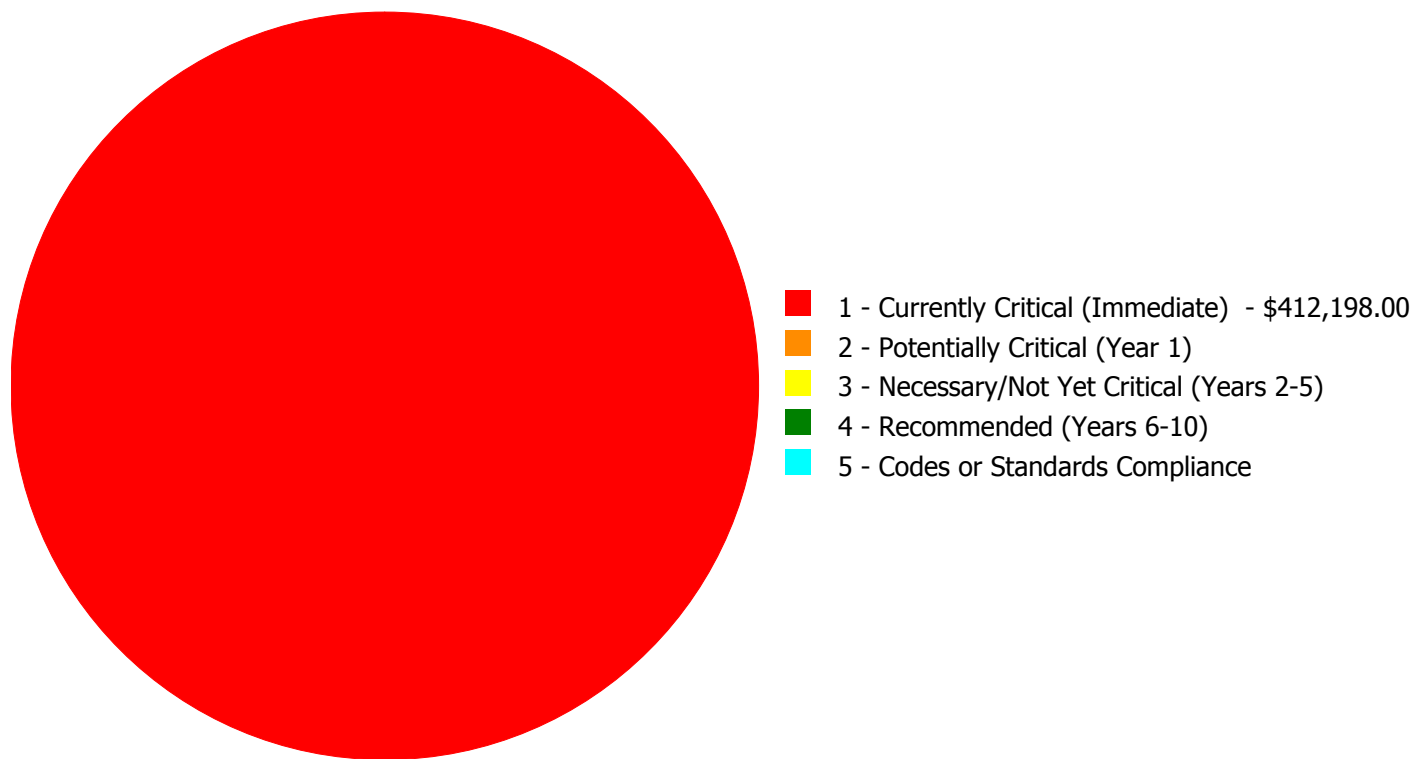
Deficiency Summary by System

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



Deficiency Summary by Priority

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



Budget Estimate Total: \$412,198.00

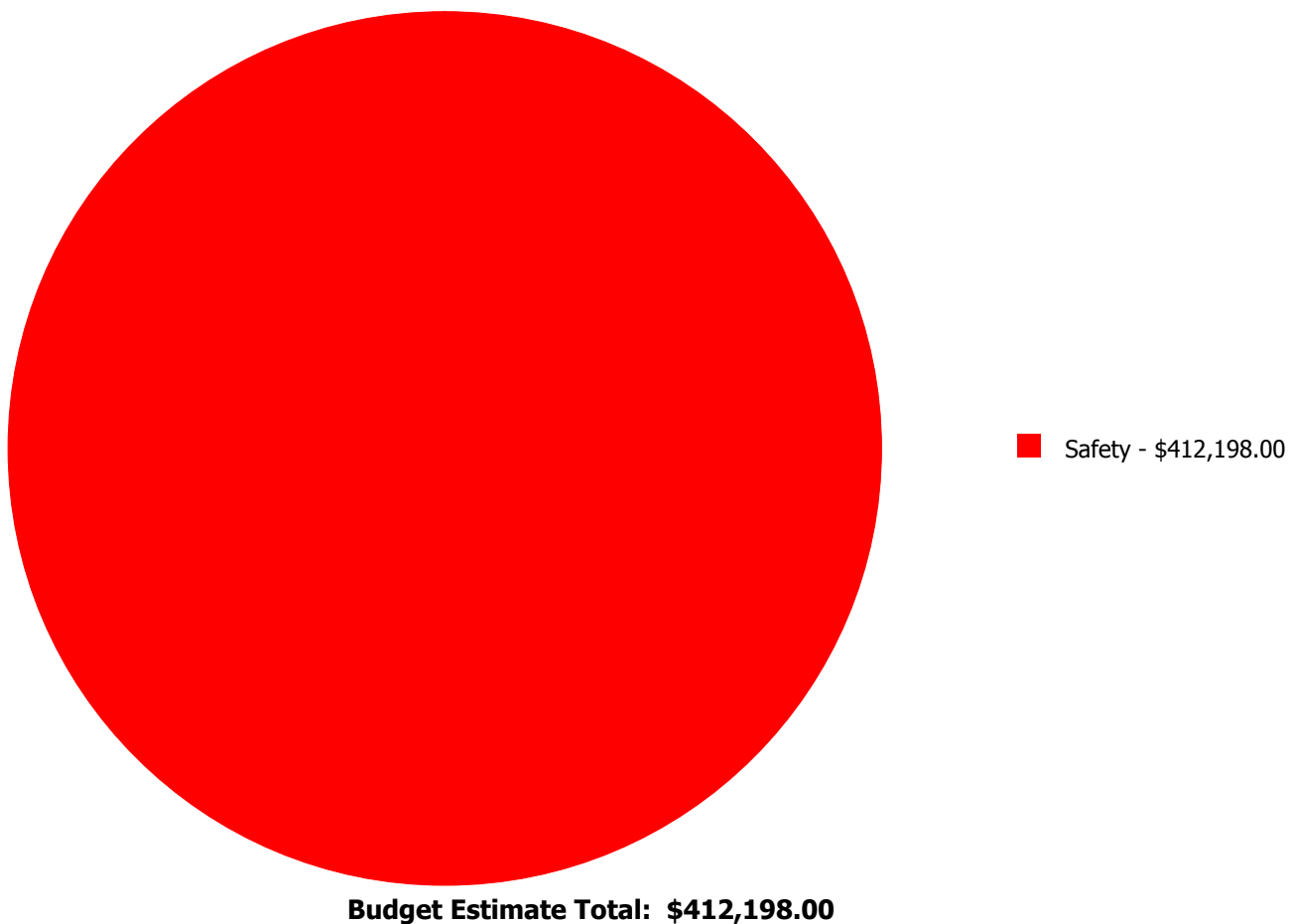
Deficiency By Priority Investment Table

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
G2040950	Tennis Courts	\$412,198.00	\$0.00	\$0.00	\$0.00	\$0.00	\$412,198.00
	Total:	\$412,198.00	\$0.00	\$0.00	\$0.00	\$0.00	\$412,198.00

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 1 - Currently Critical (Immediate):

System: G2040950 - Tennis Courts



Location: East of the school
Distress: Damaged
Category: Safety
Priority: 1 - Currently Critical (Immediate)
Correction: Renew System
Qty: 208,181.00
Unit of Measure: S.F.
Estimate: \$412,198.00
Assessor Name: Eduardo Lopez
Date Created: 11/22/2016

Notes: The tennis courts are cracking and unsafe.
