NC School District/430 Harnett County/High School

Overhills High

Final

Campus Assessment Report

March 11, 2017

PARSONS

Table of Contents

Campus Executive Summary

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

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

.

Gross Area (SF):	244,862
Year Built:	2003
Last Renovation:	
Replacement Value:	$55,110,977
Repair Cost:	$137,812.36
Total FCI:	0.25 %
Total RSLI:	49.98 %
FCA Score:	99.75

Description:

GENERAL:
Overhills High School is located at 2495 Ray Road, Spring Lake, NC. The 2 story, 228,511 square foot building was originally constructed in 2003. There have been no additions or renovations. In addition to the main building, the campus contains ancillary buildings; pressbox, concession/restrooms, fieldhouse, brickmason building, storage and boiler room building.

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

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

B. SUPERSTRUCTURE
Floor construction is metal pan deck with lightweight fill. Roof construction is steel. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel and aluminum mostly with glazing. Roofing is typically pitched standing seam metal and low slope single ply membrane at designated areas.

C. INTERIORS
Interior partitions are typically CMU and glazing. Interior doors are generally solid core wood with hollow steel frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, lockers, toilet accessories, storage shelving, handrails, fabricated toilet partitions. Stair construction includes steel risers and steel treads and main entrance stairs are finished with terrazzo. The interior wall finishes are typically painted CMU. Floor finishes in common and assigned areas are typically vinyl composition tile. Ceiling finishes in common and assigned areas are typically suspended acoustical tile.

CONVEYING:
The building does include conveying equipment. Conveying equipment includes 1 hydraulic elevators, and no wheelchair lifts.

D. SERVICES
PLUMBING:
Plumbing fixtures are typically low-flow water fixtures with manual control valves. Domestic water distribution is combination of copper and galvanized steel with electric hot water heating. Sanitary waste system is cast iron. Rain water drainage system is typically external with downspout and/or scuppers, some areas have internal roof drains. Other plumbing systems is supplied by above ground fuel tanks.

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

FIRE PROTECTION:
The building does have a fire sprinkler system. The building does have additional fire suppression systems, which include dry chemical overhead protection. Standpipes are provided in auditorium stage. Fire extinguishers and cabinets are distributed near fire exits and corridors.

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

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

OTHER ELECTRICAL SYSTEMS:
This building does have a separately derived emergency power system. There is 1 diesel emergency generator.

E. EQUIPMENT & FURNISHINGS
This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage, audio-visual, laboratory, medical, vehicle equipment, commercial laundry equipment, fixed casework, window treatment, floor mats, and multiple seating furnishings.

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

and site lighting.

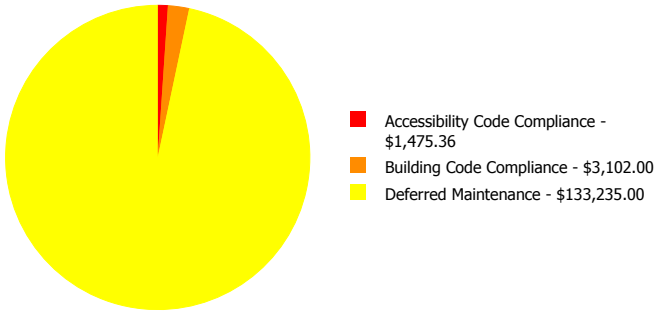
Attributes:

General Attributes:			
Condition Assessor:	Eduardo Lopez	Assessment Date:	
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:	Harnett - Overhills HS	LEA School No.:	430-.371
No. of Mobile Units:	11	No. of Bldgs.:	10
SF of Mobile Units:	9504	Status:	Active
School Grades:	9-12	Site Acreage:	54.9

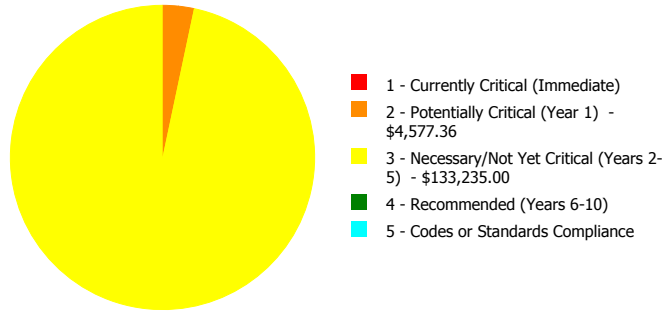
Campus Dashboard Summary

Gross Area:	244,862		
Year Built:	2003	Last Renovation:	
Repair Cost:	$137,812	Replacement Value:	$55,110,977
FCI:	0.25 %	RSLI%:	49.98 %

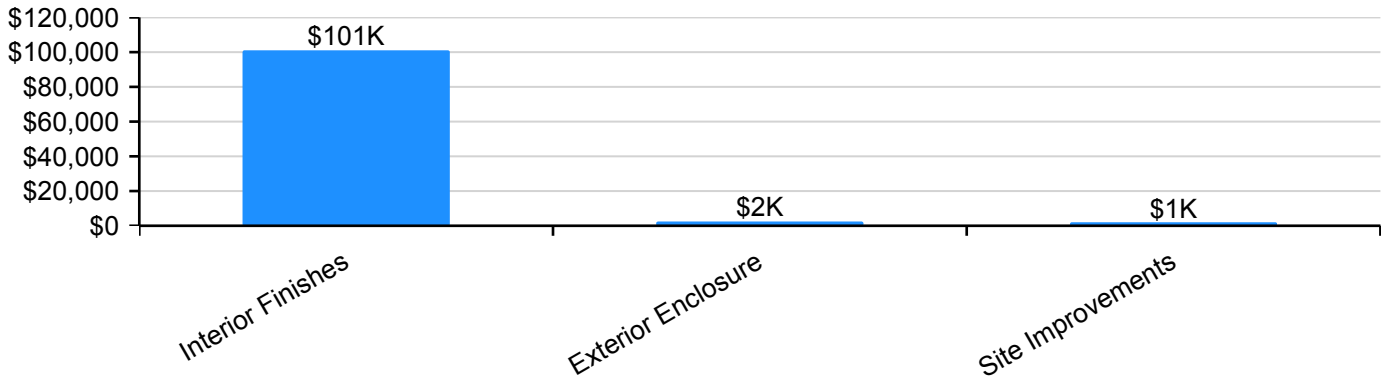
Deficiency By Category



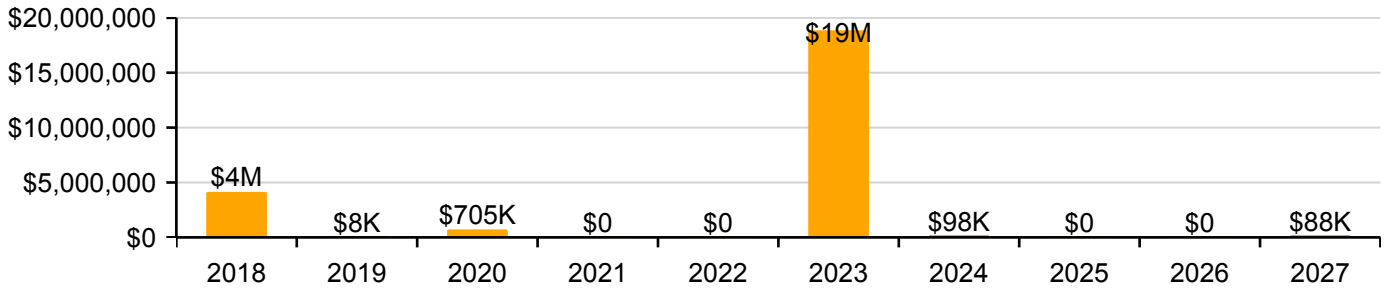
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Campus Condition Summary

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

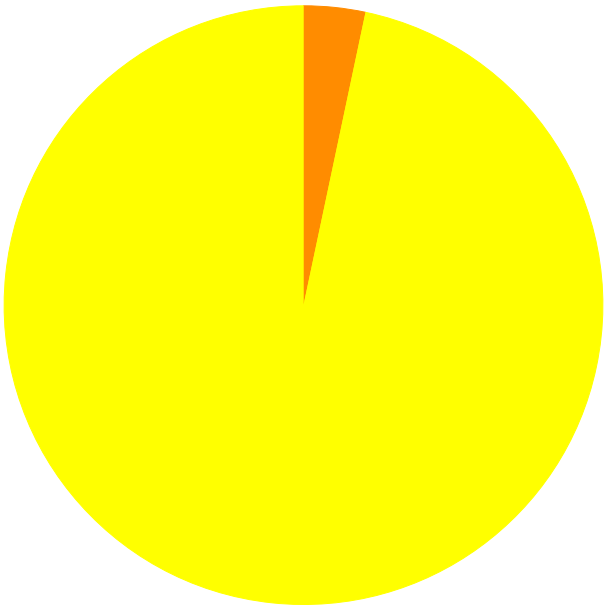
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	86.22 %	0.00 %	$0.00
B10 - Superstructure	86.05 %	0.00 %	$0.00
B20 - Exterior Enclosure	67.28 %	0.06 %	$3,102.00
B30 - Roofing	51.08 %	0.00 %	$0.00
C10 - Interior Construction	64.21 %	0.00 %	$0.00
C20 - Stairs	86.00 %	0.00 %	$0.00
C30 - Interior Finishes	35.75 %	2.31 %	$133,235.00
D10 - Conveying	53.33 %	0.00 %	$0.00
D20 - Plumbing	53.55 %	0.00 %	$0.00
D30 - HVAC	37.41 %	0.00 %	$0.00
D40 - Fire Protection	53.33 %	0.00 %	$0.00
D50 - Electrical	36.85 %	0.00 %	$0.00
E10 - Equipment	30.00 %	0.00 %	$0.00
E20 - Furnishings	30.00 %	0.00 %	$0.00
G20 - Site Improvements	34.22 %	0.02 %	$1,475.36
G30 - Site Mechanical Utilities	71.25 %	0.00 %	$0.00
G40 - Site Electrical Utilities	68.16 %	0.00 %	$0.00
Totals:	**49.98 %**	**0.25 %**	**$137,812.36**

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
2003 Boiler Building	2,595	0.69	$0.00	$3,102.00	$0.00	$0.00	$0.00
2003 Concession/RR Football	2,172	5.51	$0.00	$0.00	$17,823.00	$0.00	$0.00
2003 Concession/RR Softball	1,248	5.72	$0.00	$0.00	$10,241.00	$0.00	$0.00
2003 Fieldhouse	4,558	13.33	$0.00	$0.00	$101,279.00	$0.00	$0.00
2003 Main Building	228,511	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2003 Pressbox	286	6.65	$0.00	$0.00	$3,892.00	$0.00	$0.00
2003 Storage	928	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2003 Tractor Storage Bldg.	928	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2009 Brickmason Bldg	2,736	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2011 Storage	900	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Site	244,862	0.01	$0.00	$1,475.36	$0.00	$0.00	$0.00
Total:		**0.25**	**$0.00**	**$4,577.36**	**$133,235.00**	**$0.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $137,812.36

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):	2,595
Year Built:	2003
Last Renovation:	
Replacement Value:	$447,118
Repair Cost:	$3,102.00
Total FCI:	0.69 %
Total RSLI:	67.92 %
FCA Score:	99.31

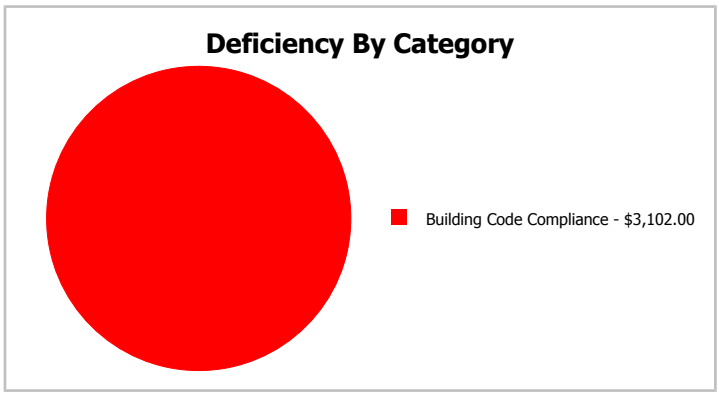
Description:

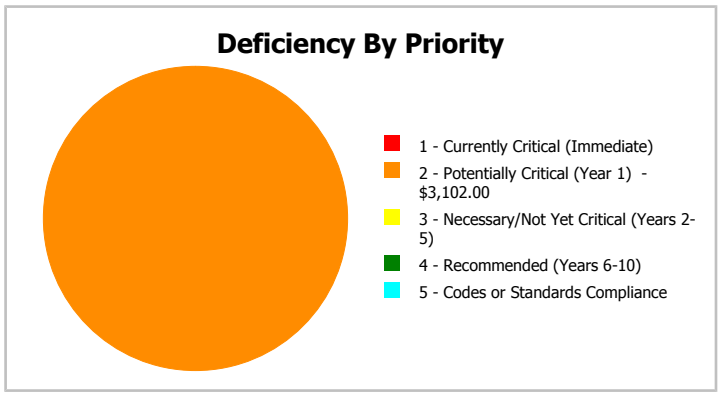
The narrative for this building is included in the Executive Summary Description at the front of this report.

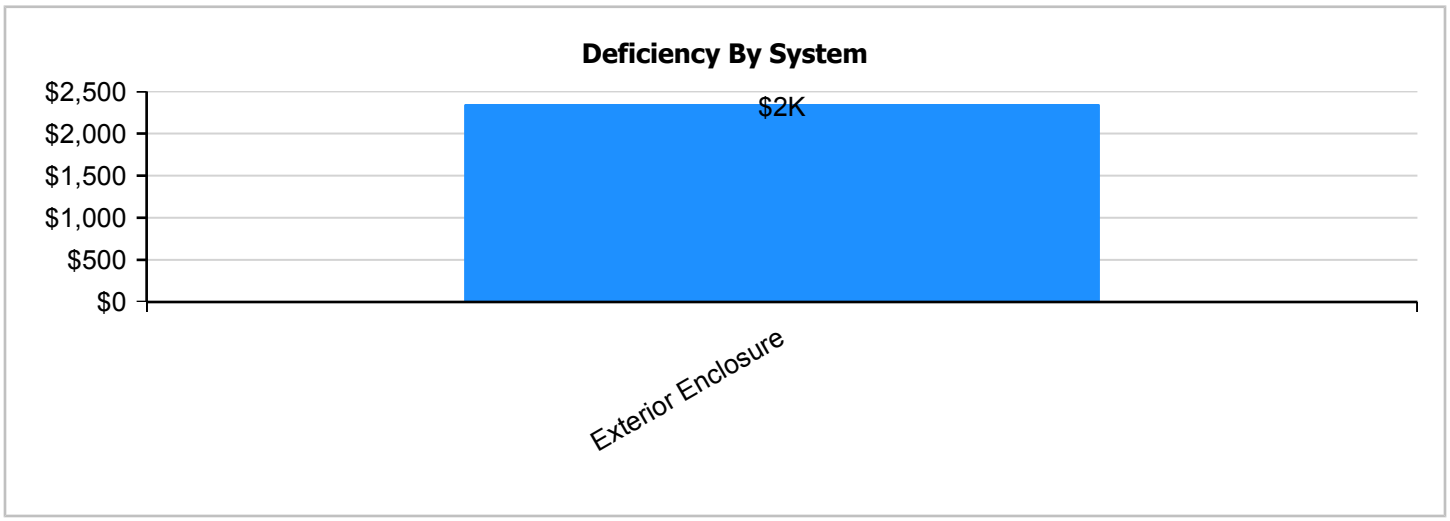
Attributes: This asset has no attributes.

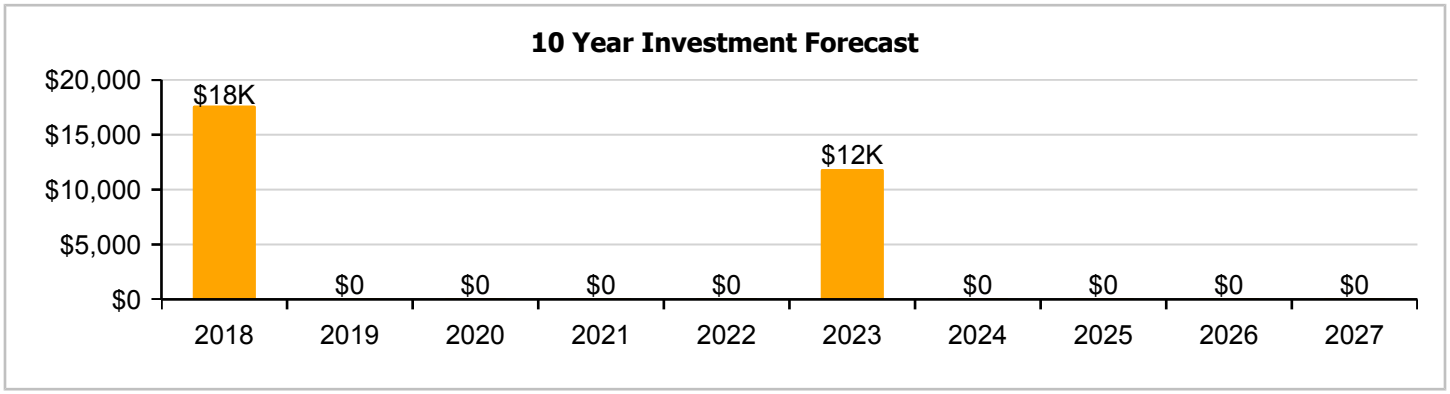
Dashboard Summary

Function:	HS -High School	Gross Area:	2,595
Year Built:	2003	Last Renovation:	
Repair Cost:	$3,102	Replacement Value:	$447,118
FCI:	0.69 %	RSLI%:	67.92 %









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	86.00 %	0.00 %	$0.00
B10 - Superstructure	86.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	78.64 %	3.11 %	$3,102.00
B30 - Roofing	53.33 %	0.00 %	$0.00
D20 - Plumbing	53.33 %	0.00 %	$0.00
D30 - HVAC	48.41 %	0.00 %	$0.00
D50 - Electrical	48.91 %	0.00 %	$0.00
Totals:	**67.92 %**	**0.69 %**	**$3,102.00**

Photo Album

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

1). West Elevation - Dec 09, 2016

2). South Elevation - Dec 08, 2016

3). East Elevation - Dec 08, 2016

4). North Elevation - Dec 08, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	2,595	100	2003	2103		86.00 %	0.00 %	86			$52,237
A1030	Slab on Grade	$19.75	S.F.	2,595	100	2003	2103		86.00 %	0.00 %	86			$51,251
B1020	Roof Construction	$16.26	S.F.	2,595	100	2003	2103		86.00 %	0.00 %	86			$42,195
B2010	Exterior Walls	$29.79	S.F.	2,595	100	2003	2103		86.00 %	0.00 %	86			$77,305
B2030	Exterior Doors	$8.66	S.F.	2,595	30	2003	2033		53.33 %	13.80 %	16		$3,102.00	$22,473
B3010130	Preformed Metal Roofing	$9.66	S.F.	2,595	30	2003	2033		53.33 %	0.00 %	16			$25,068
D2030	Sanitary Waste	$5.94	S.F.	2,595	30	2003	2033		53.33 %	0.00 %	16			$15,414
D3020	Heat Generating Systems	$14.59	S.F.	2,595	30	2003	2033		53.33 %	0.00 %	16			$37,861
D3040	Distribution Systems	$19.15	S.F.	2,595	30	2003	2033		53.33 %	0.00 %	16			$49,694
D3050	Terminal & Package Units	$2.44	S.F.	2,595	15	2003	2018		6.67 %	0.00 %	1			$6,332
D3060	Controls & Instrumentation	$3.48	S.F.	2,595	20	2003	2023		30.00 %	0.00 %	6			$9,031
D5010	Electrical Service/Distribution	$5.73	S.F.	2,595	40	2003	2043		65.00 %	0.00 %	26			$14,869
D5020	Branch Wiring	$3.58	S.F.	2,595	30	2003	2033		53.33 %	0.00 %	16			$9,290
D5020	Lighting	$9.58	S.F.	2,595	30	2003	2033		53.33 %	0.00 %	16			$24,860
D5030910	Fire Alarm Systems	$3.56	S.F.	2,595	15	2003	2018		6.67 %	0.00 %	1			$9,238
								Total	**67.92 %**	**0.69 %**			**$3,102.00**	**$447,118**

System Notes

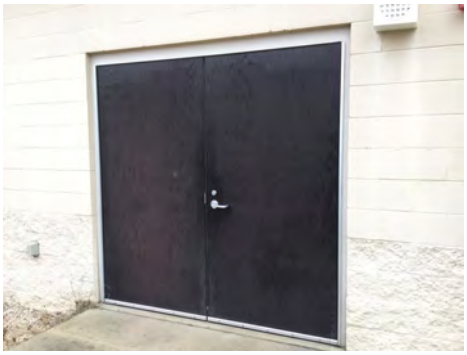
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

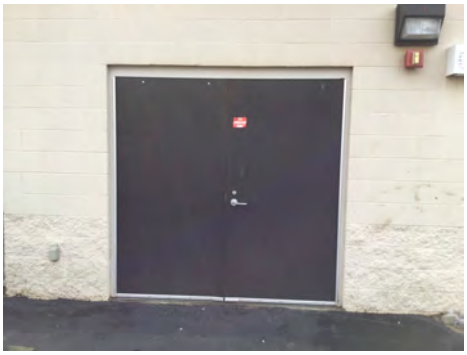
System: B2010 - Exterior Walls



Note:

System: B2030 - Exterior Doors

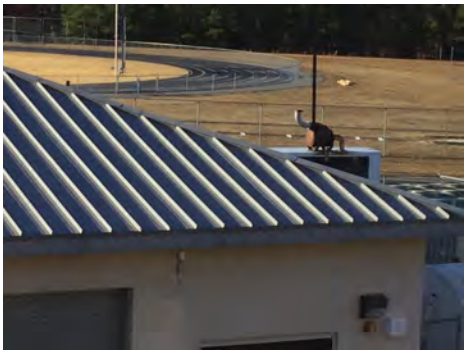




Note:

System: B3010130 - Preformed Metal Roofing





Note:

System: D2030 - Sanitary Waste



Note:

System: D3020 - Heat Generating Systems


Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units

Note:

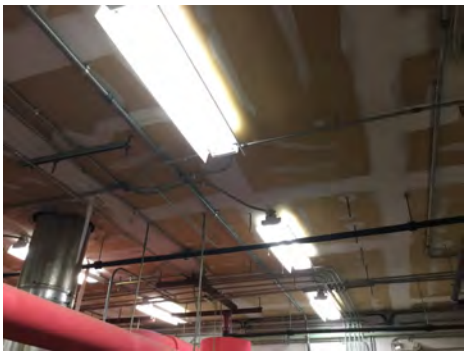
System: D3060 - Controls & Instrumentation

Note:

System: D5010 - Electrical Service/Distribution

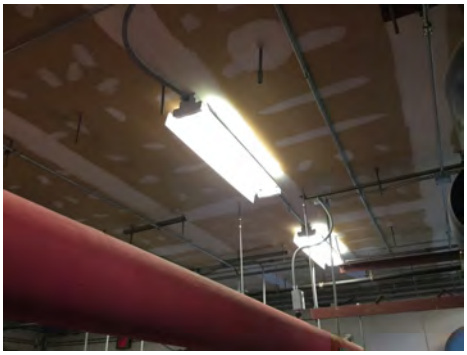
Note:

System: D5020 - Branch Wiring



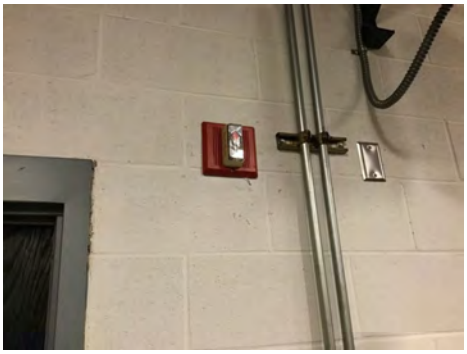
Note:

System: D5020 - Lighting




Note:

System: D5030910 - Fire Alarm Systems




Note:

Renewal Schedule

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

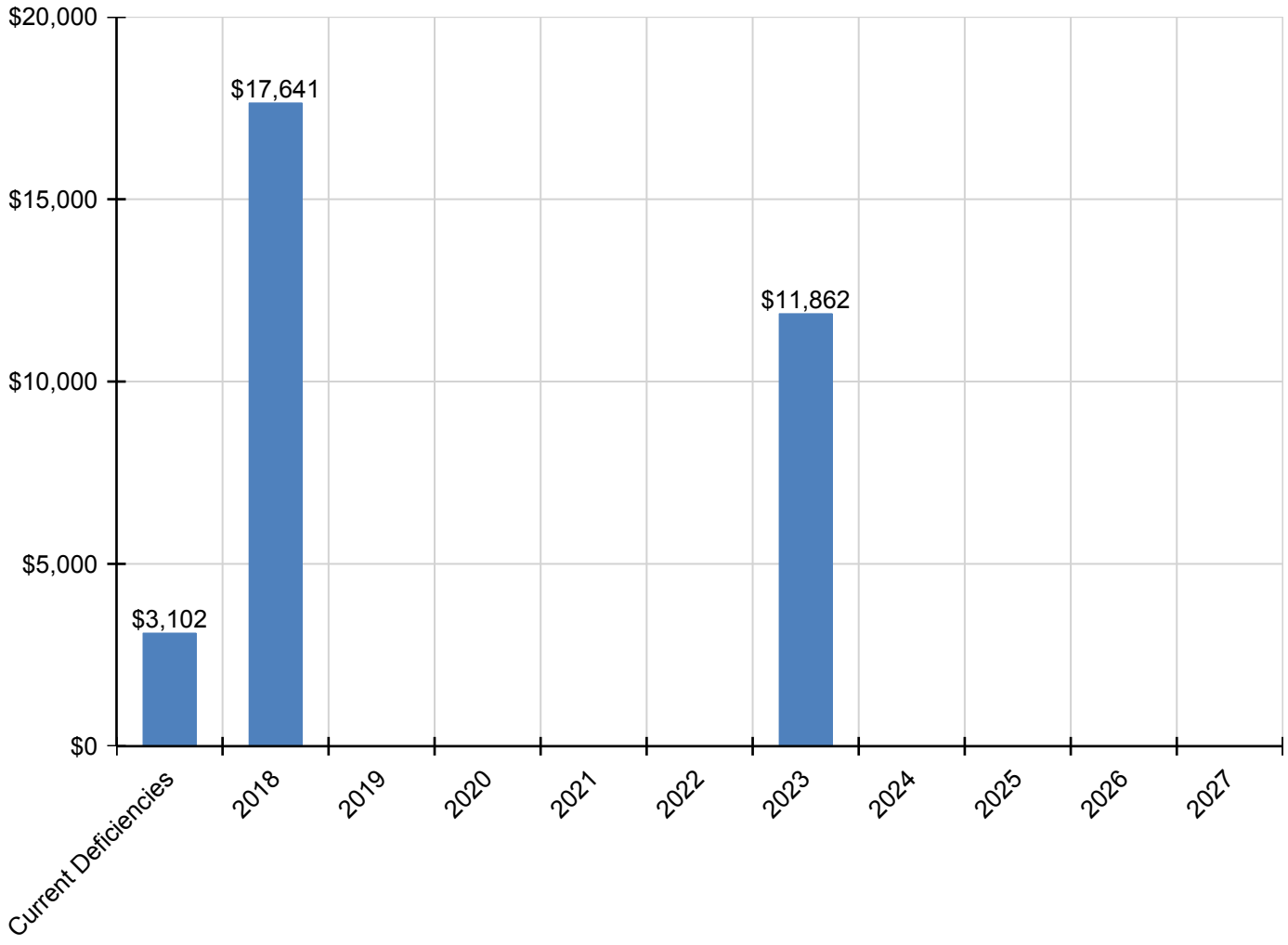
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$3,102**	**$17,641**	**$0**	**$0**	**$0**	**$0**	**$11,862**	**$0**	**$0**	**$0**	**$0**	**$32,605**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$3,102	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,102**
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**
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**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$7,174	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$7,174**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$11,862	$0	$0	$0	$0	**$11,862**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030910 - Fire Alarm Systems	$0	$10,467	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$10,467**

** Indicates non-renewable system*

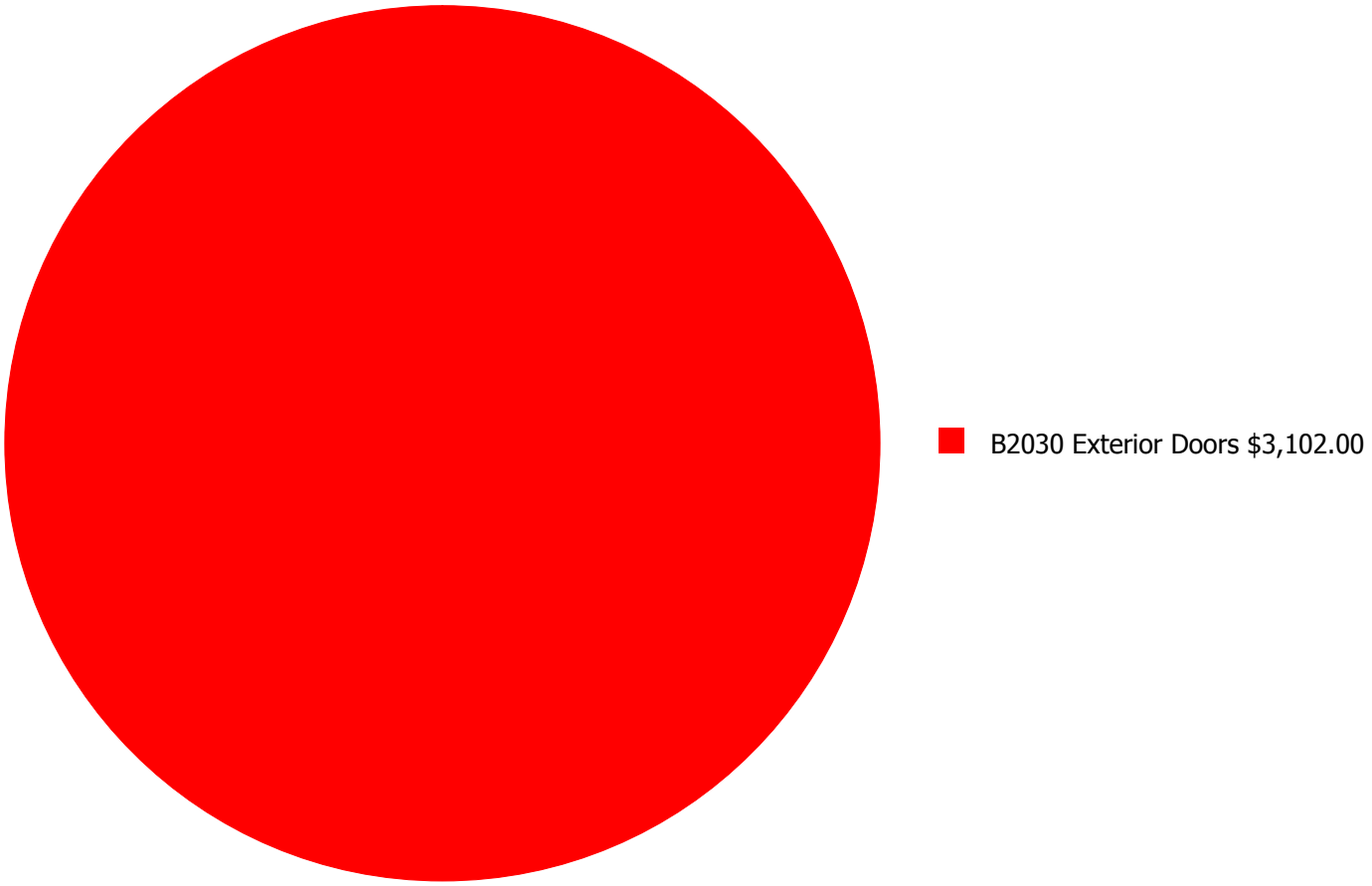
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

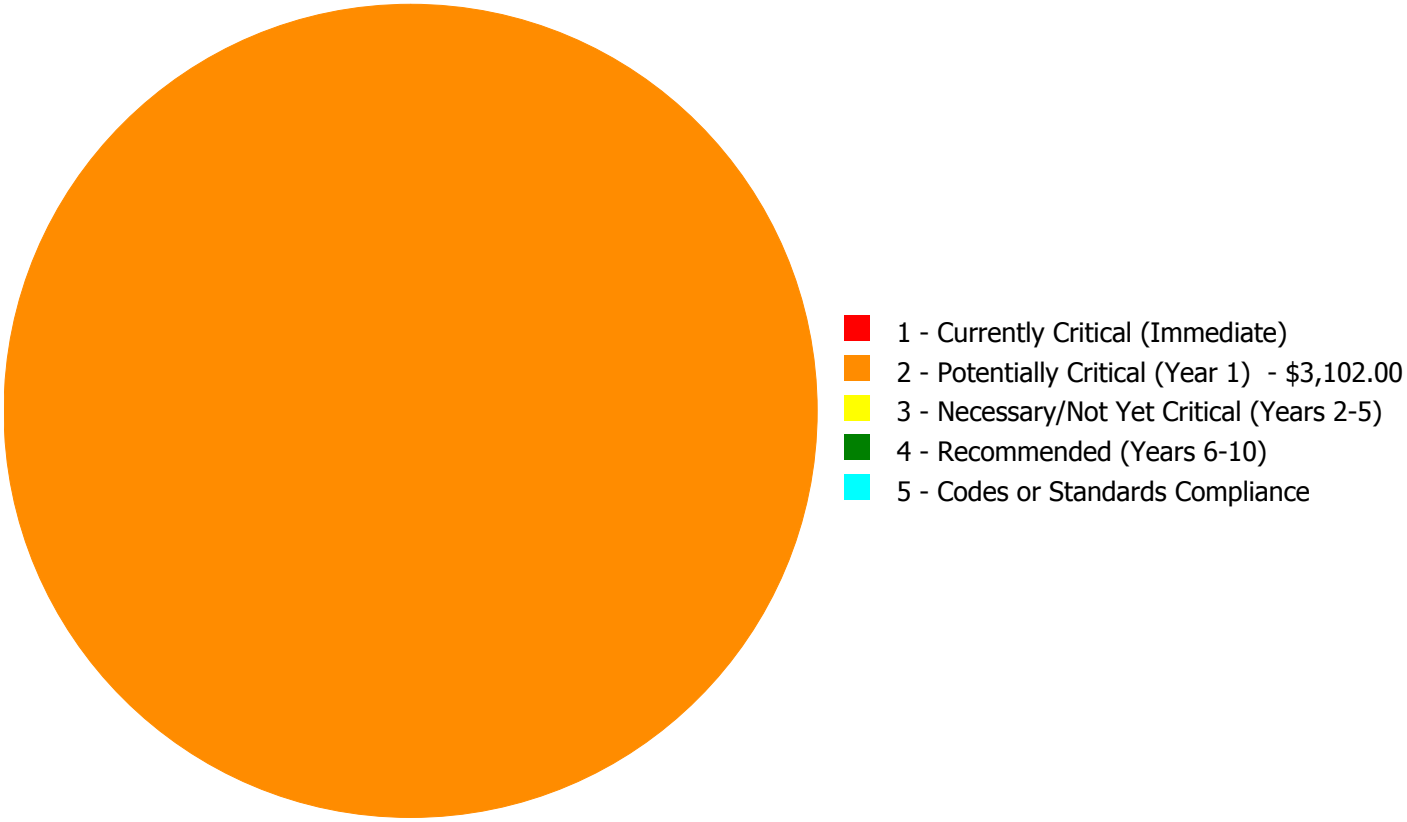
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $3,102.00

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: $3,102.00

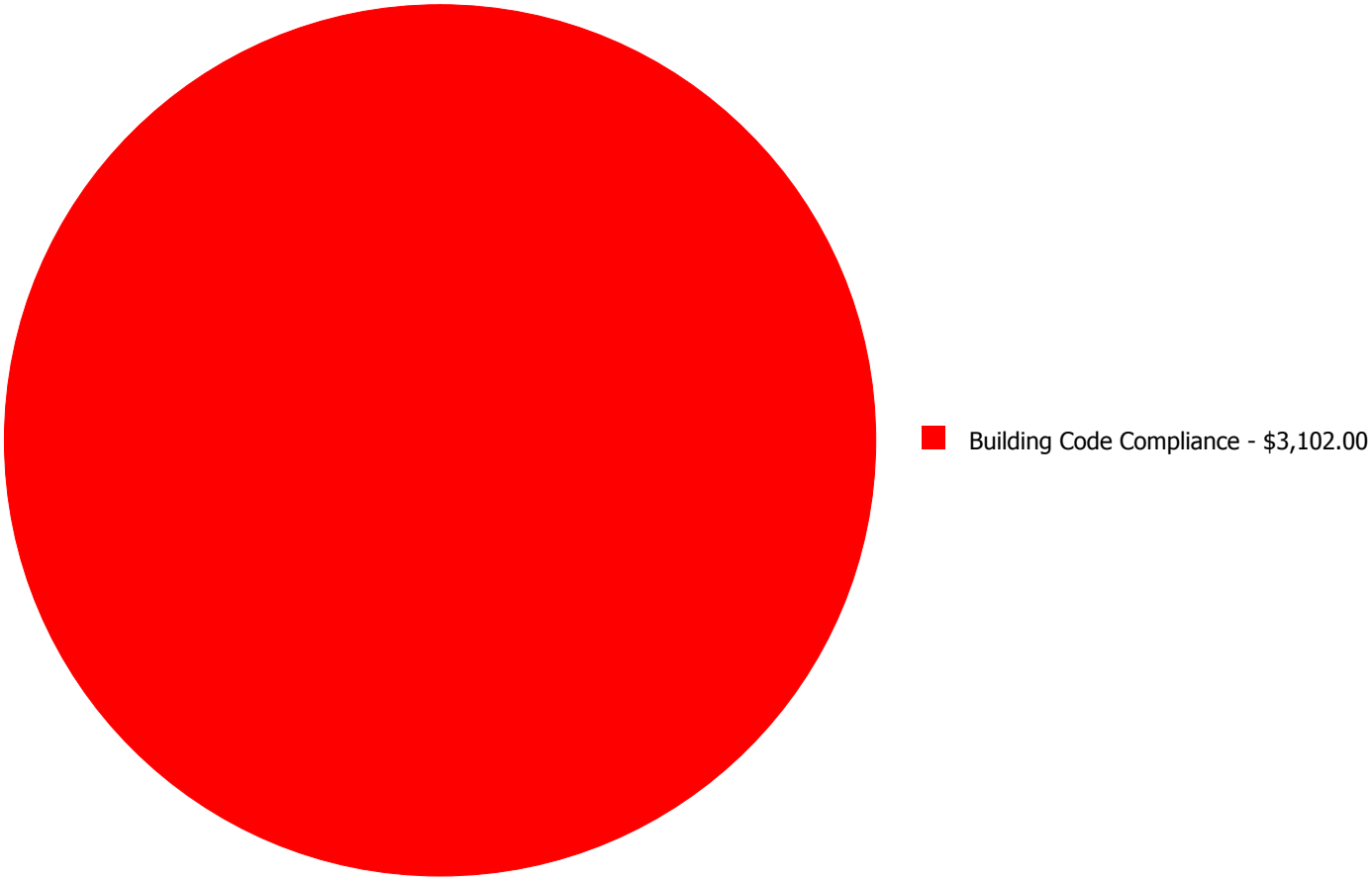
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2030	Exterior Doors	$0.00	$3,102.00	$0.00	$0.00	$0.00	$3,102.00
	Total:	$0.00	$3,102.00	$0.00	$0.00	$0.00	$3,102.00

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:



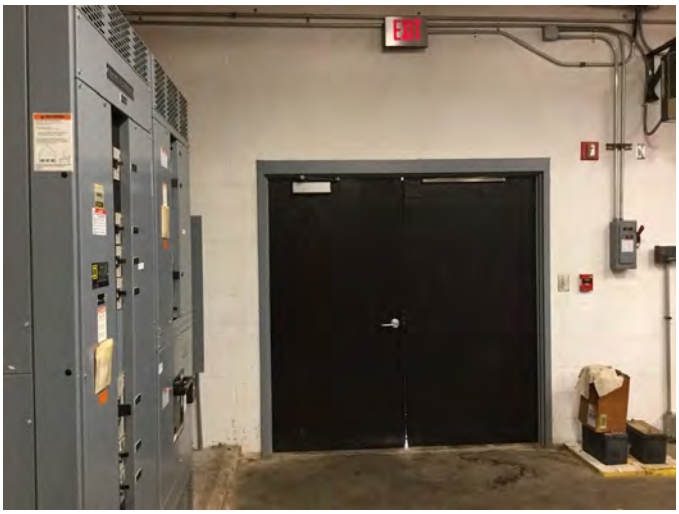
Budget Estimate Total: $3,102.00

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: B2030 - Exterior Doors



Location: Exterior Door
Distress: Missing
Category: Building Code Compliance
Priority: 2 - Potentially Critical (Year 1)
Correction: Add panic hardware to exit door
Qty: 2.00
Unit of Measure: Ea.
Estimate: $3,102.00
Assessor Name: Eduardo Lopez
Date Created: 12/09/2016

Notes: The electrical room exit access door doesn't have a panic hardware device installed and should be provided per Building Code compliance.

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):	2,172
Year Built:	2003
Last Renovation:	
Replacement Value:	$323,370
Repair Cost:	$17,823.00
Total FCI:	5.51 %
Total RSLI:	51.77 %
FCA Score:	94.49

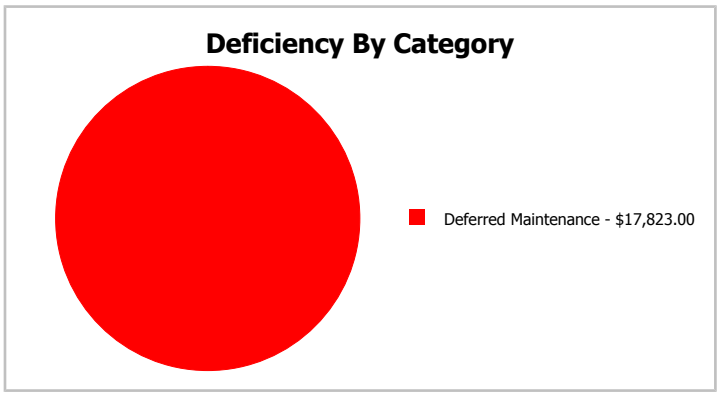
Description:

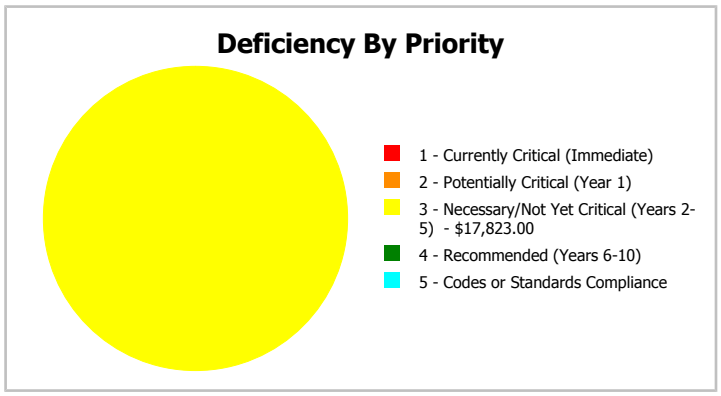
The narrative for this building is included in the Executive Summary Description at the front of this report.

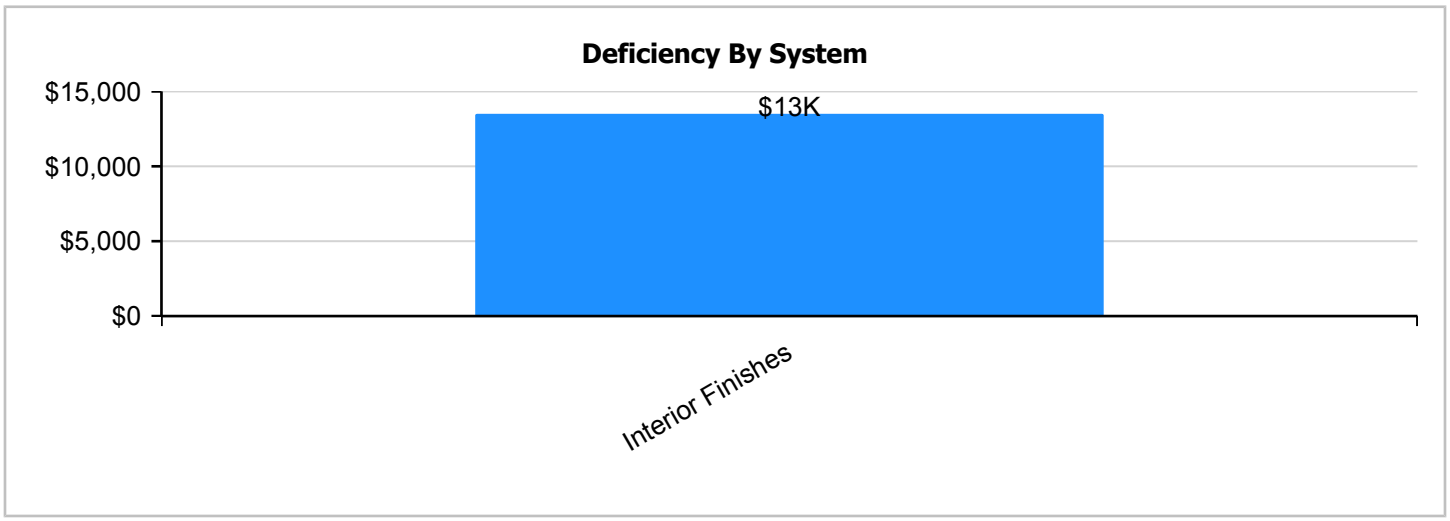
Attributes: This asset has no attributes.

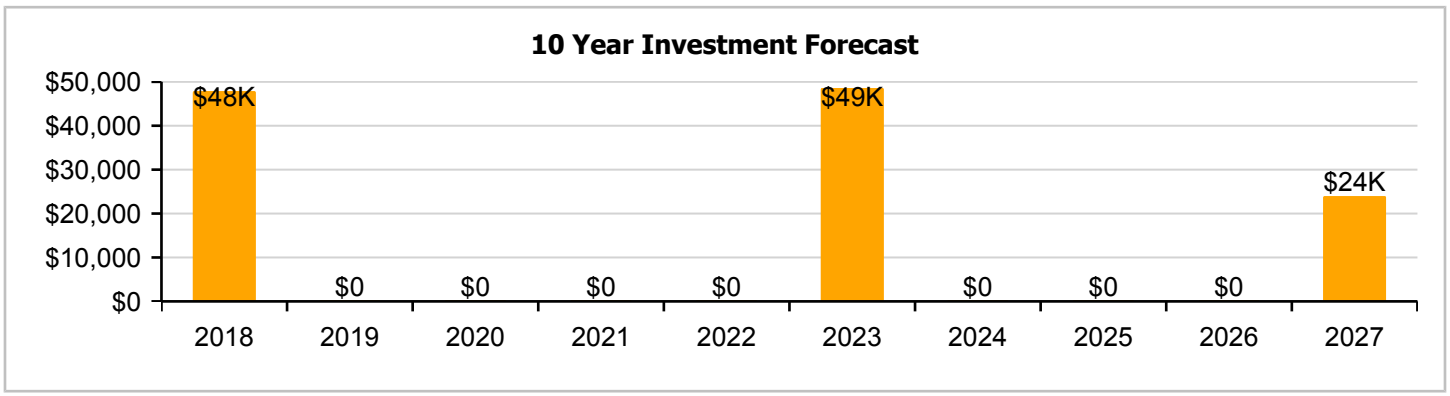
Dashboard Summary

Function:	HS -High School	Gross Area:	2,172
Year Built:	2003	Last Renovation:	
Repair Cost:	$17,823	Replacement Value:	$323,370
FCI:	5.51 %	RSLI%:	51.77 %









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	86.00 %	0.00 %	$0.00
B10 - Superstructure	86.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	76.52 %	0.00 %	$0.00
B30 - Roofing	53.33 %	0.00 %	$0.00
C10 - Interior Construction	58.22 %	0.00 %	$0.00
C30 - Interior Finishes	24.68 %	48.30 %	$17,823.00
D20 - Plumbing	53.33 %	0.00 %	$0.00
D30 - HVAC	19.50 %	0.00 %	$0.00
D50 - Electrical	43.52 %	0.00 %	$0.00
E20 - Furnishings	30.00 %	0.00 %	$0.00
Totals:	**51.77 %**	**5.51 %**	**$17,823.00**

Photo Album

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

1). Northwest Elevation - Dec 08, 2016

2). Southwest Elevation - Dec 08, 2016

3). Southeast Elevation - Dec 08, 2016

4). Northeast Elevation - Dec 08, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.93	S.F.	2,172	100	2003	2103		86.00 %	0.00 %	86			$15,052
A1030	Slab on Grade	$7.37	S.F.	2,172	100	2003	2103		86.00 %	0.00 %	86			$16,008
B1020	Roof Construction	$5.98	S.F.	2,172	100	2003	2103		86.00 %	0.00 %	86			$12,989
B2010	Exterior Walls	$18.04	S.F.	2,172	100	2003	2103		86.00 %	0.00 %	86			$39,183
B2020	Exterior Windows	$6.47	S.F.	2,172	30	2003	2033		53.33 %	0.00 %	16			$14,053
B2030	Exterior Doors	$0.91	S.F.	2,172	30	2003	2033		53.33 %	0.00 %	16			$1,977
B3010130	Preformed Metal Roofing	$9.66	S.F.	2,172	30	2003	2033		53.33 %	0.00 %	16			$20,982
C1010	Partitions	$10.34	S.F.	2,172	75	2003	2078		81.33 %	0.00 %	61			$22,458
C1030	Fittings	$8.47	S.F.	2,172	20	2003	2023		30.00 %	0.00 %	6			$18,397
C3010	Wall Finishes	$7.46	S.F.	2,172	10	2003	2013		0.00 %	110.00 %	-4		$17,823.00	$16,203
C3030	Ceiling Finishes	$9.53	S.F.	2,172	25	2003	2028		44.00 %	0.00 %	11			$20,699
D2010	Plumbing Fixtures	$9.98	S.F.	2,172	30	2003	2033		53.33 %	0.00 %	16			$21,677
D2020	Domestic Water Distribution	$0.84	S.F.	2,172	30	2003	2033		53.33 %	0.00 %	16			$1,824
D2030	Sanitary Waste	$5.94	S.F.	2,172	30	2003	2033		53.33 %	0.00 %	16			$12,902
D3040	Distribution Systems	$5.35	S.F.	2,172	30	2003	2033		53.33 %	0.00 %	16			$11,620
D3050	Terminal & Package Units	$16.96	S.F.	2,172	15	2003	2018		6.67 %	0.00 %	1			$36,837
D3060	Controls & Instrumentation	$3.48	S.F.	2,172	20	2003	2023		30.00 %	0.00 %	6			$7,559
D5010	Electrical Service/Distribution	$1.47	S.F.	2,172	40	2003	2043		65.00 %	0.00 %	26			$3,193
D5020	Branch Wiring	$2.55	S.F.	2,172	30	2003	2033		53.33 %	0.00 %	16			$5,539
D5020	Lighting	$3.58	S.F.	2,172	30	2003	2033		53.33 %	0.00 %	16			$7,776
D5030920	Data Communication	$2.49	S.F.	2,172	15	2003	2018		6.67 %	0.00 %	1			$5,408
E2010	Fixed Furnishings	$5.08	S.F.	2,172	20	2003	2023		30.00 %	0.00 %	6			$11,034
								Total	**51.77 %**	**5.51 %**			**$17,823.00**	**$323,370**

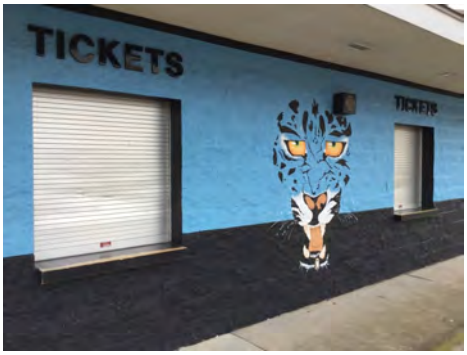
System Notes

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

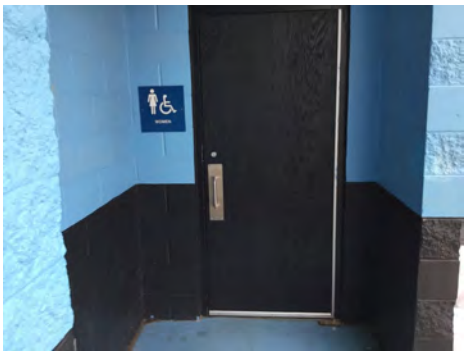
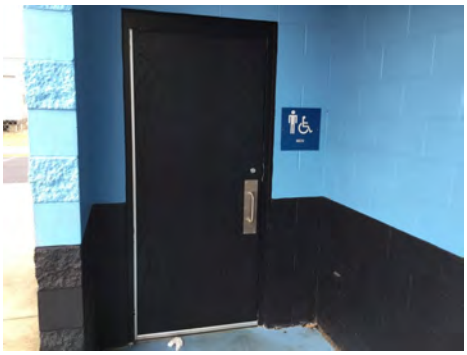
Note:

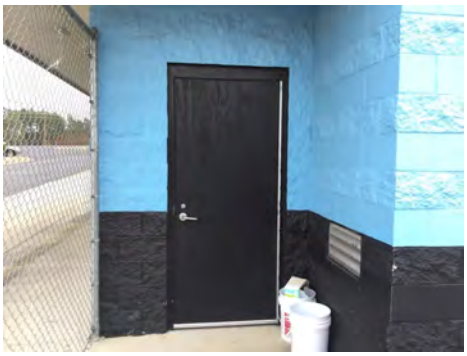
System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



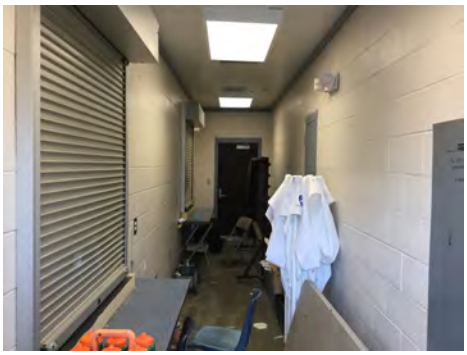
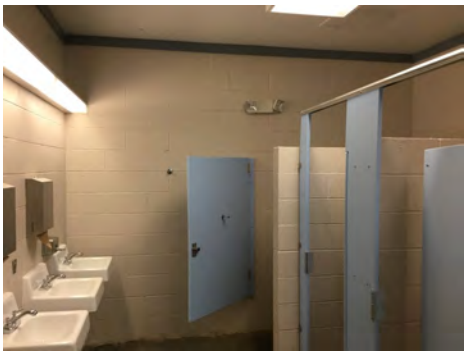
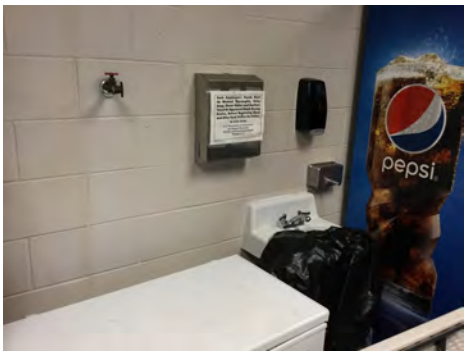
Note:

System: B3010130 - Preformed Metal Roofing



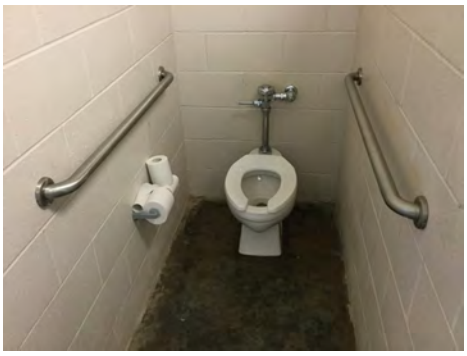
Note:

System: C1010 - Partitions

Note:

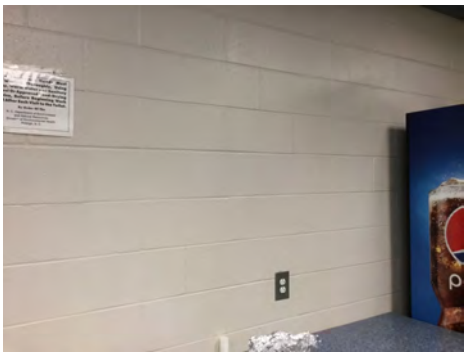
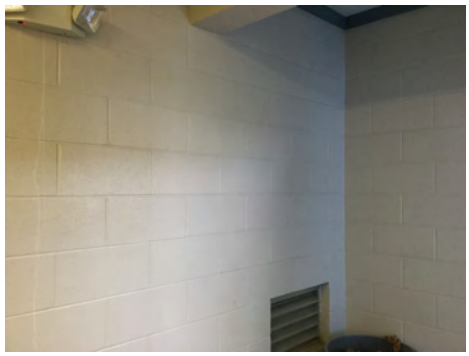
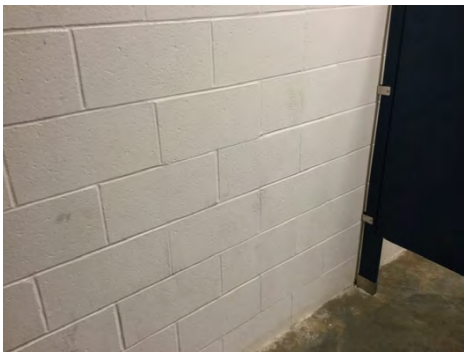
System: C1030 - Fittings





Note:

System: C3010 - Wall Finishes

Note:

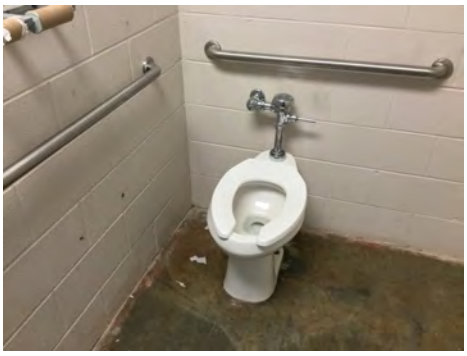
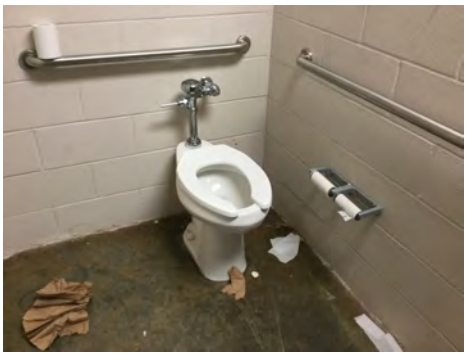
System: C3030 - Ceiling Finishes

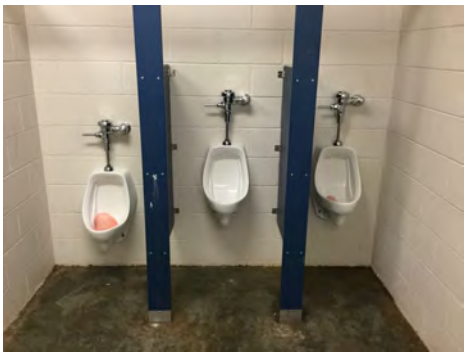


Note:

System: D2010 - Plumbing Fixtures

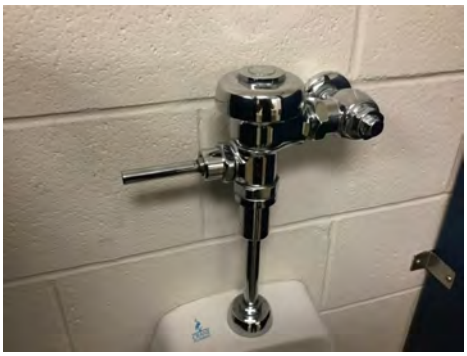
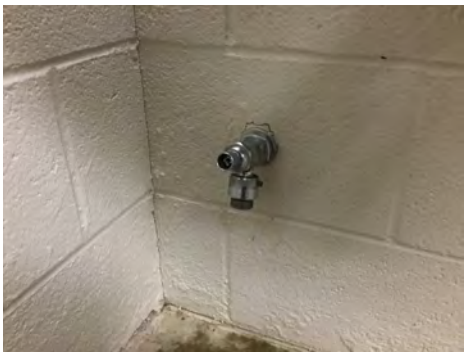




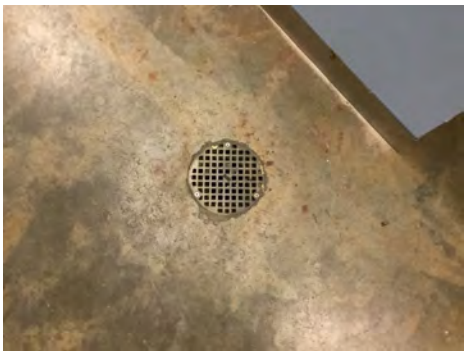
Note:

System: D2020 - Domestic Water Distribution


Note:

System: D2030 - Sanitary Waste

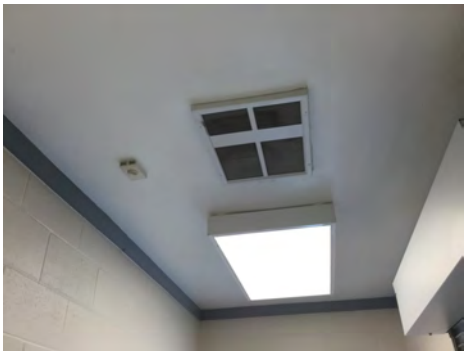
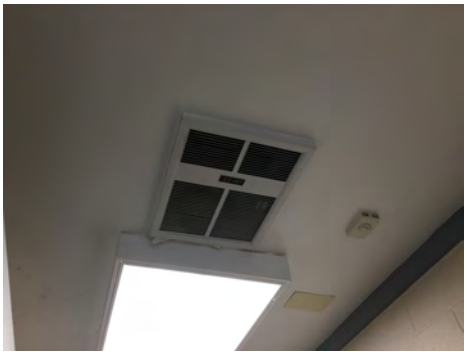
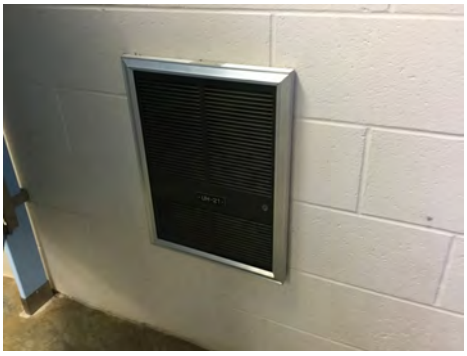

Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

Note:

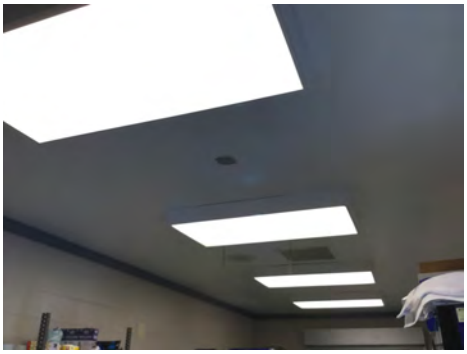
System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting



Note:

System: D5030920 - Data Communication



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%

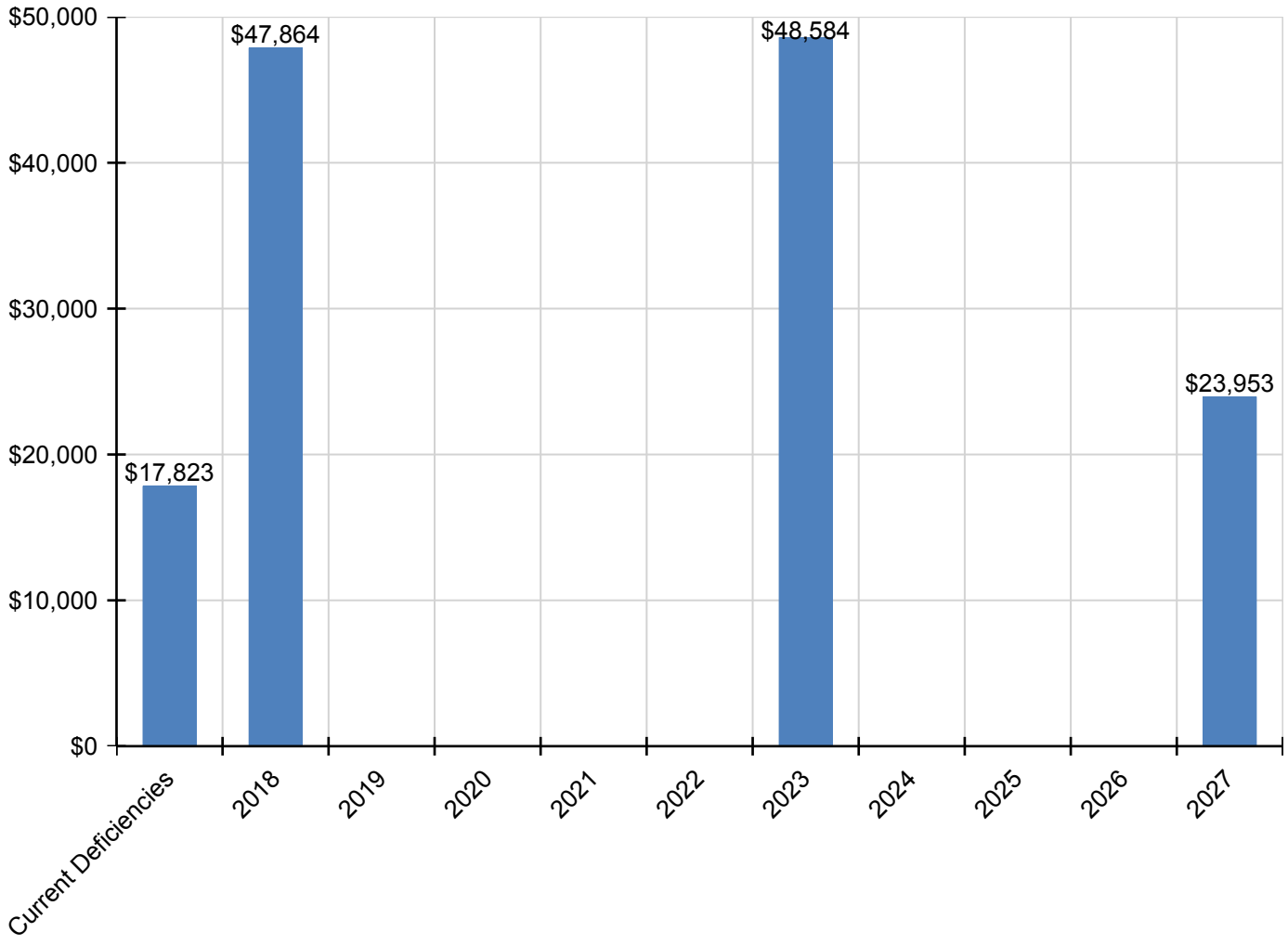
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$17,823**	**$47,864**	**$0**	**$0**	**$0**	**$0**	**$48,584**	**$0**	**$0**	**$0**	**$23,953**	**$138,223**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$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**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$24,164	$0	$0	$0	$0	**$24,164**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$17,823	$0	$0	$0	$0	$0	$0	$0	$0	$0	$23,953	**$41,776**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$41,737	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$41,737**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$9,927	$0	$0	$0	$0	**$9,927**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030920 - Data Communication	$0	$6,127	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,127**
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	$0	$0	$14,492	$0	$0	$0	$0	**$14,492**

** Indicates non-renewable system*

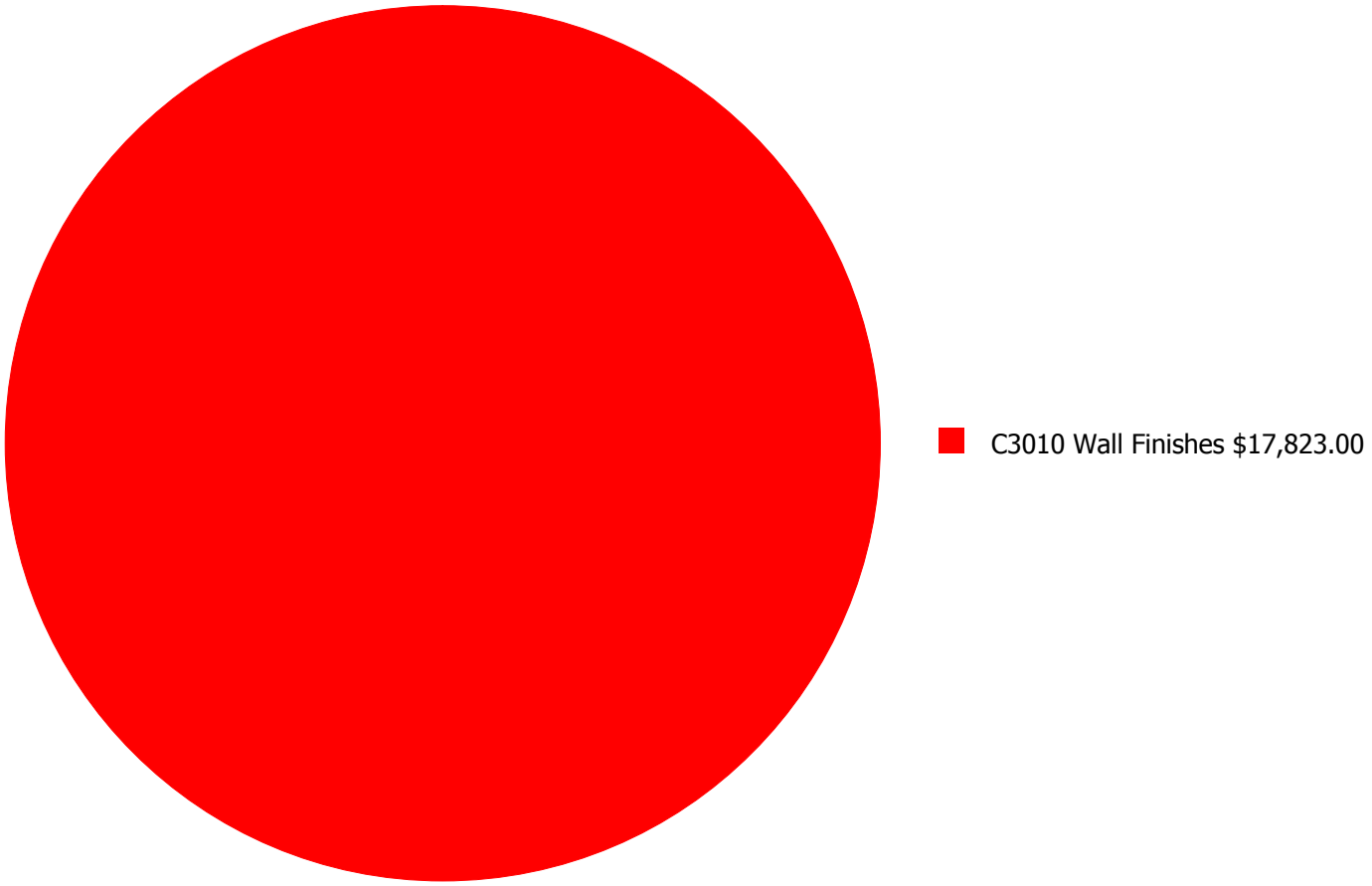
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

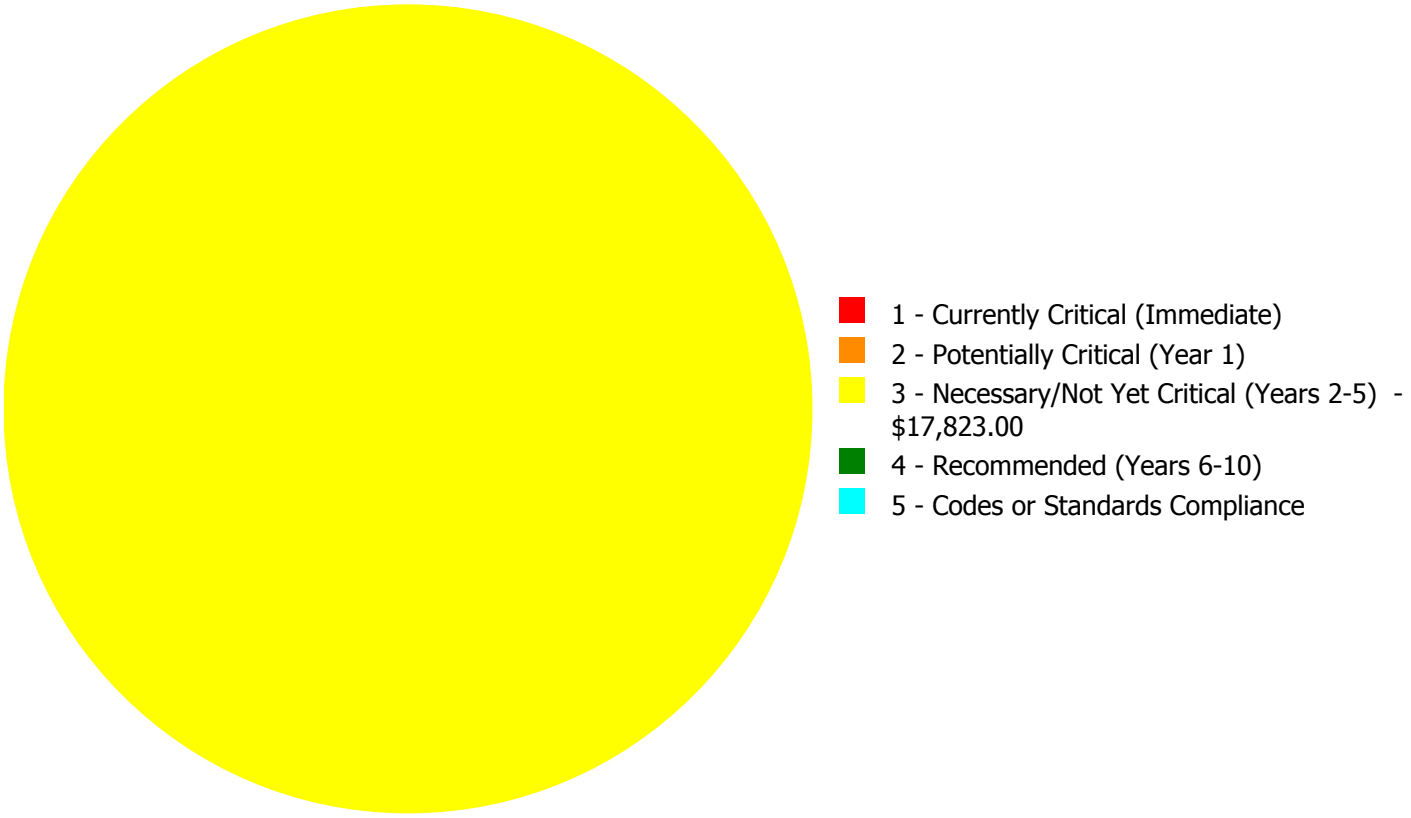
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $17,823.00

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: $17,823.00

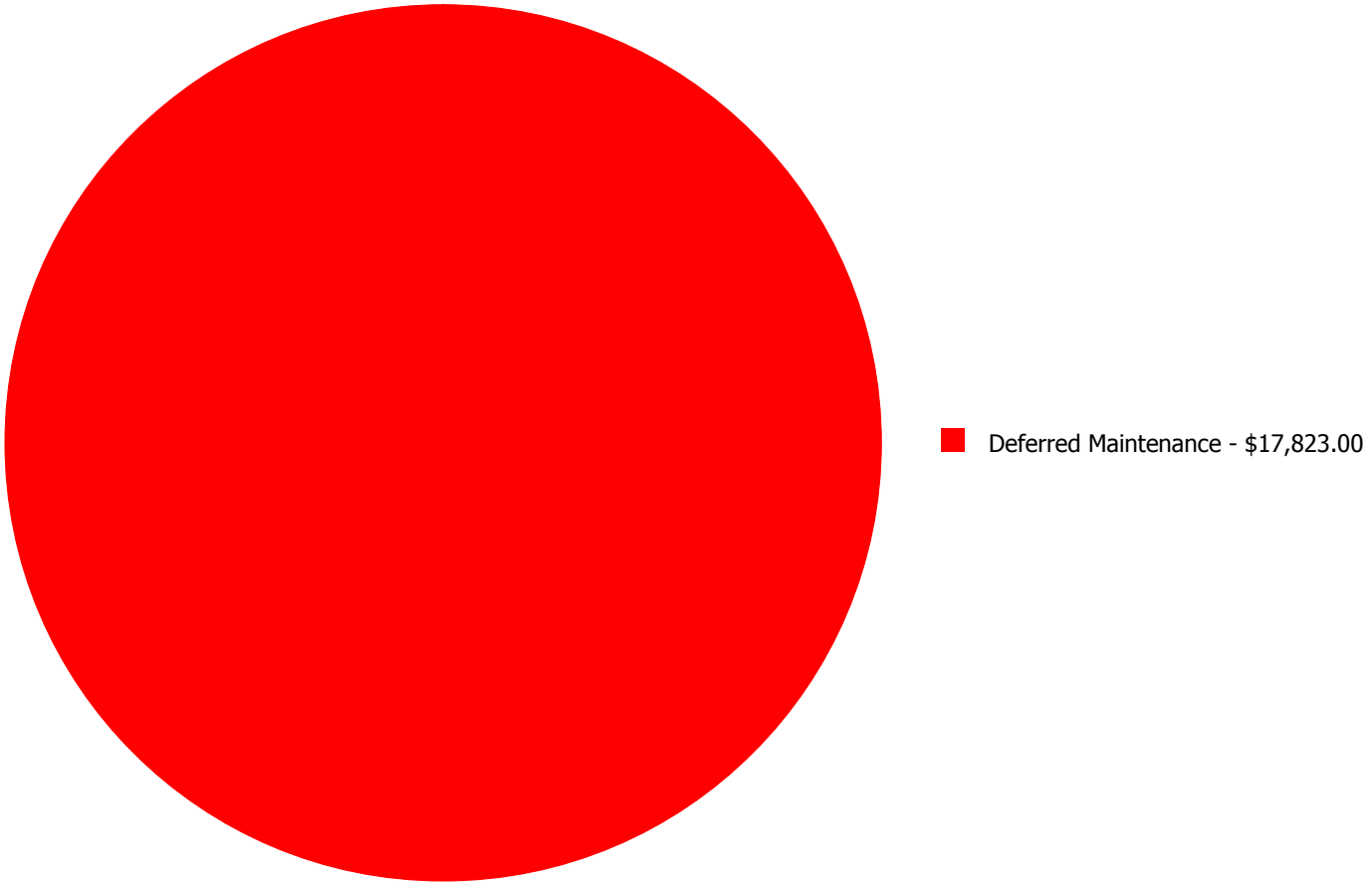
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
C3010	Wall Finishes	$0.00	$0.00	$17,823.00	$0.00	$0.00	$17,823.00
	Total:	$0.00	$0.00	$17,823.00	$0.00	$0.00	$17,823.00

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:



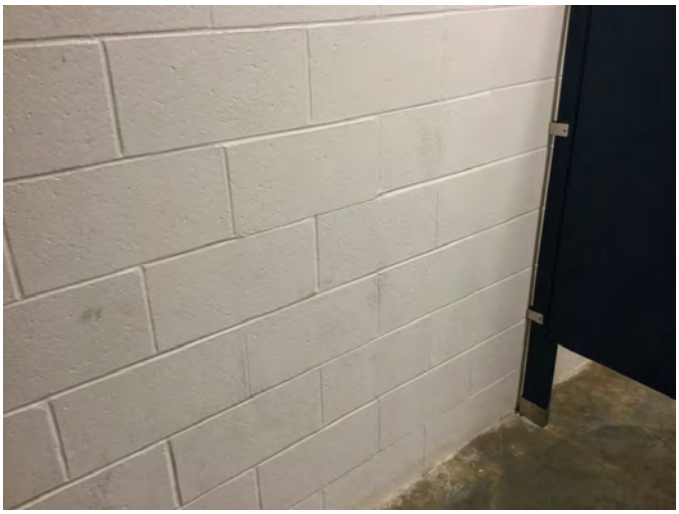
Budget Estimate Total: $17,823.00

Deficiency Details by Priority

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

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

System: C3010 - Wall Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 2,172.00
Unit of Measure: S.F.
Estimate: $17,823.00
Assessor Name: Eduardo Lopez
Date Created: 12/09/2016

Notes: The wall finishes are aged, scuffed, fading, stained, 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):	1,248
Year Built:	2003
Last Renovation:	
Replacement Value:	$179,139
Repair Cost:	$10,241.00
Total FCI:	5.72 %
Total RSLI:	51.00 %
FCA Score:	94.28

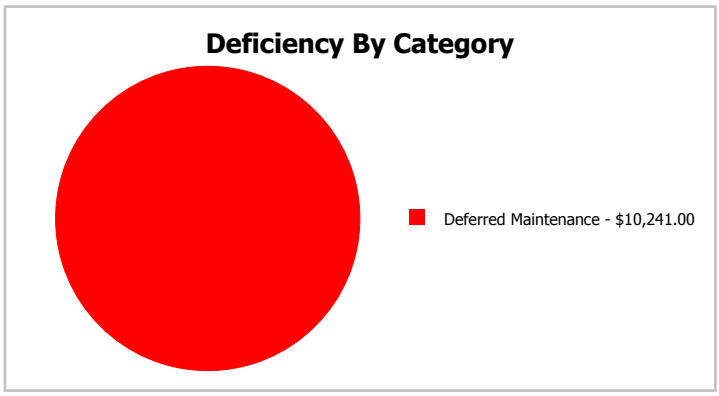
Description:

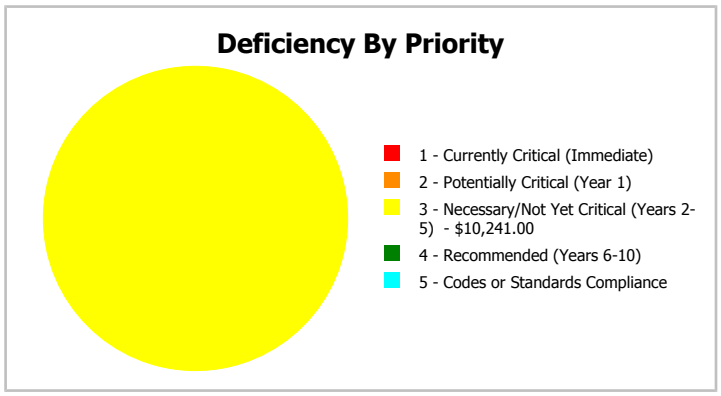
The narrative for this building is included in the Executive Summary Description at the front of this report.

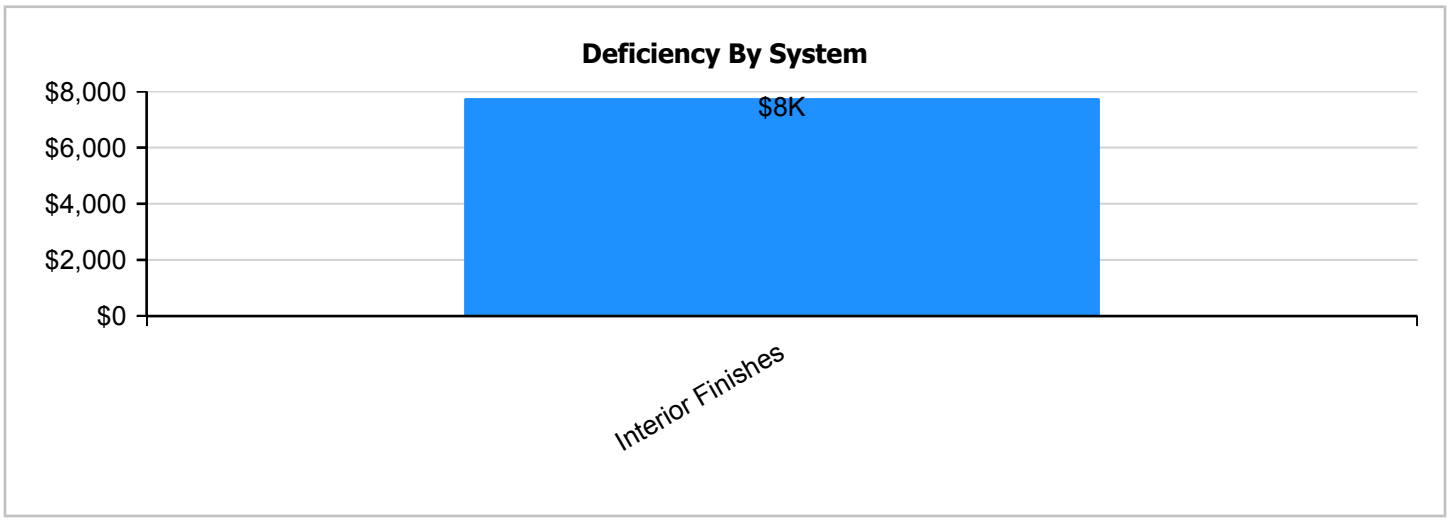
Attributes: This asset has no attributes.

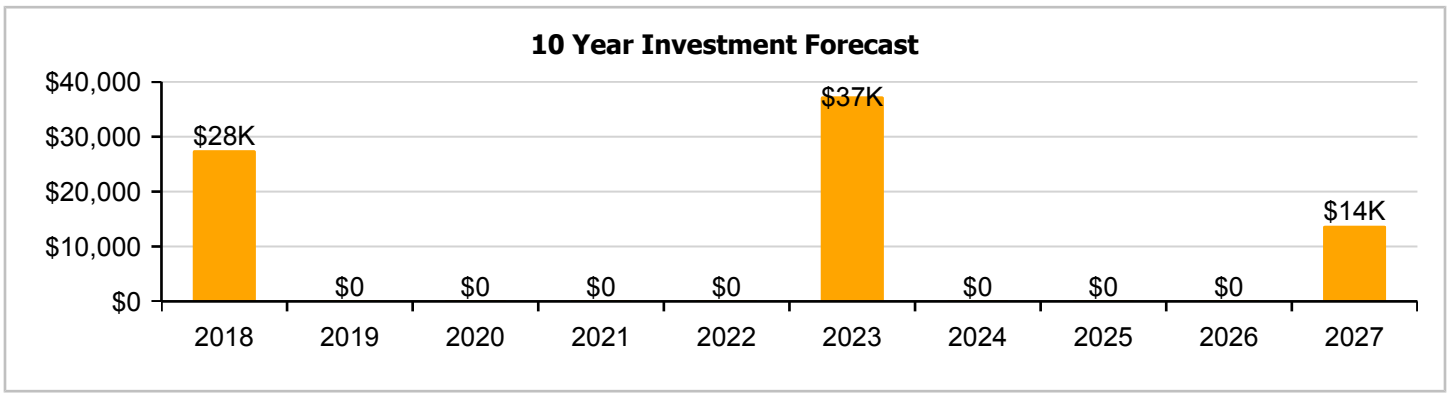
Dashboard Summary

Function:	HS -High School	Gross Area:	1,248
Year Built:	2003	Last Renovation:	
Repair Cost:	$10,241	Replacement Value:	$179,139
FCI:	5.72 %	RSLI%:	51.00 %









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	86.00 %	0.00 %	$0.00
B10 - Superstructure	86.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	76.52 %	0.00 %	$0.00
B30 - Roofing	30.00 %	0.00 %	$0.00
C10 - Interior Construction	58.22 %	0.00 %	$0.00
C30 - Interior Finishes	24.68 %	48.30 %	$10,241.00
D20 - Plumbing	53.33 %	0.00 %	$0.00
D30 - HVAC	19.50 %	0.00 %	$0.00
D50 - Electrical	43.52 %	0.00 %	$0.00
E20 - Furnishings	30.00 %	0.00 %	$0.00
Totals:	**51.01 %**	**5.72 %**	**$10,241.00**

Photo Album

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

1). South Elevation - Dec 08, 2016

2). West Elevation - Dec 08, 2016

3). North Elevation - Dec 08, 2016

4). East Elevation - Dec 08, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.93	S.F.	1,248	100	2003	2103		86.00 %	0.00 %	86			$8,649
A1030	Slab on Grade	$7.37	S.F.	1,248	100	2003	2103		86.00 %	0.00 %	86			$9,198
B1020	Roof Construction	$5.98	S.F.	1,248	100	2003	2103		86.00 %	0.00 %	86			$7,463
B2010	Exterior Walls	$18.04	S.F.	1,248	100	2003	2103		86.00 %	0.00 %	86			$22,514
B2020	Exterior Windows	$6.47	S.F.	1,248	30	2003	2033		53.33 %	0.00 %	16			$8,075
B2030	Exterior Doors	$0.91	S.F.	1,248	30	2003	2033		53.33 %	0.00 %	16			$1,136
B3010140	Asphalt Shingles	$4.32	S.F.	1,248	20	2003	2023		30.00 %	0.00 %	6			$5,391
C1010	Partitions	$10.34	S.F.	1,248	75	2003	2078		81.33 %	0.00 %	61			$12,904
C1030	Fittings	$8.47	S.F.	1,248	20	2003	2023		30.00 %	0.00 %	6			$10,571
C3010	Wall Finishes	$7.46	S.F.	1,248	10	2003	2013		0.00 %	110.00 %	-4		$10,241.00	$9,310
C3030	Ceiling Finishes	$9.53	S.F.	1,248	25	2003	2028		44.00 %	0.00 %	11			$11,893
D2010	Plumbing Fixtures	$9.98	S.F.	1,248	30	2003	2033		53.33 %	0.00 %	16			$12,455
D2020	Domestic Water Distribution	$0.84	S.F.	1,248	30	2003	2033		53.33 %	0.00 %	16			$1,048
D2030	Sanitary Waste	$5.94	S.F.	1,248	30	2003	2033		53.33 %	0.00 %	16			$7,413
D3040	Distribution Systems	$5.35	S.F.	1,248	30	2003	2033		53.33 %	0.00 %	16			$6,677
D3050	Terminal & Package Units	$16.96	S.F.	1,248	15	2003	2018		6.67 %	0.00 %	1			$21,166
D3060	Controls & Instrumentation	$3.48	S.F.	1,248	20	2003	2023		30.00 %	0.00 %	6			$4,343
D5010	Electrical Service/Distribution	$1.47	S.F.	1,248	40	2003	2043		65.00 %	0.00 %	26			$1,835
D5020	Branch Wiring	$2.55	S.F.	1,248	30	2003	2033		53.33 %	0.00 %	16			$3,182
D5020	Lighting	$3.58	S.F.	1,248	30	2003	2033		53.33 %	0.00 %	16			$4,468
D5030920	Data Communication	$2.49	S.F.	1,248	15	2003	2018		6.67 %	0.00 %	1			$3,108
E2010	Fixed Furnishings	$5.08	S.F.	1,248	20	2003	2023		30.00 %	0.00 %	6			$6,340
								Total	**51.01 %**	**5.72 %**			**$10,241.00**	**$179,139**

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:

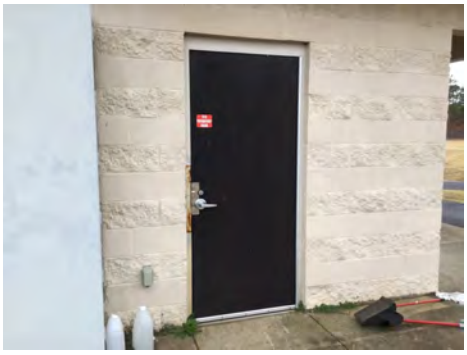
System: B2010 - Exterior Walls

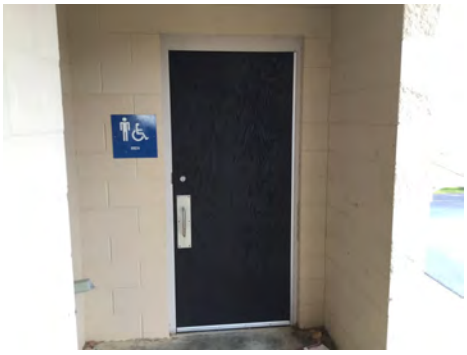
Note:

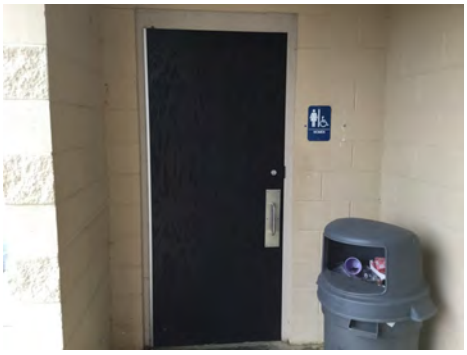
System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors

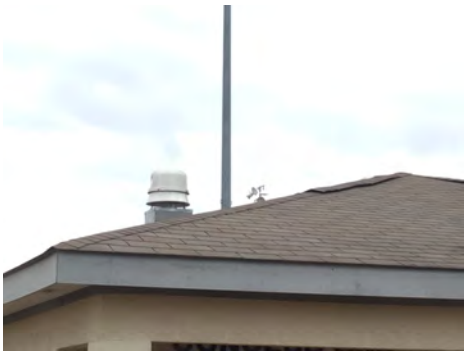






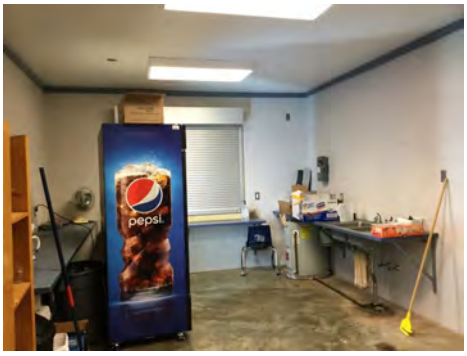
Note:

System: B3010140 - Asphalt Shingles



Note:

System: C1010 - Partitions



Note:

System: C1030 - Fittings

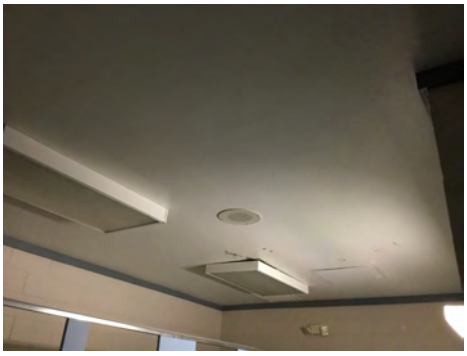
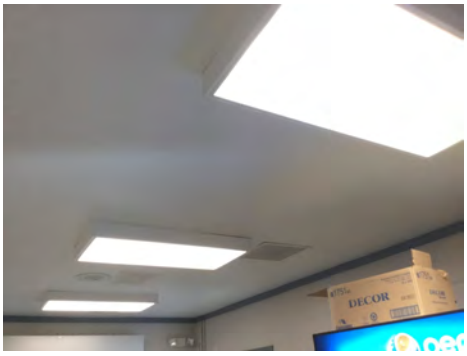

Note:

System: C3010 - Wall Finishes



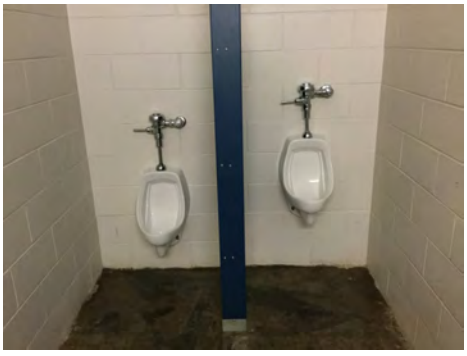
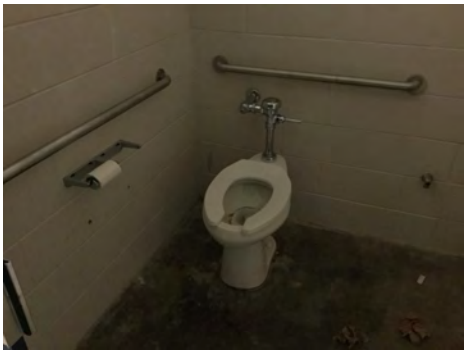
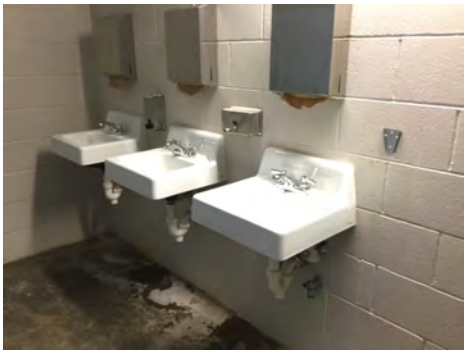
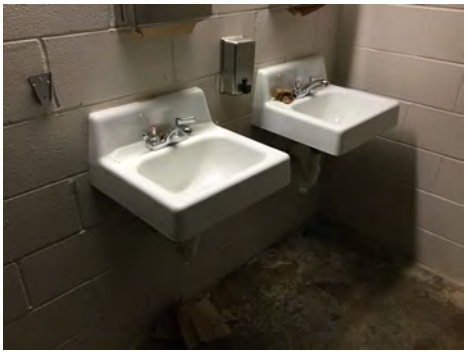
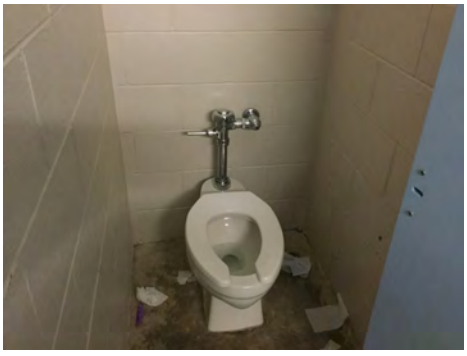
Note:

System: C3030 - Ceiling Finishes

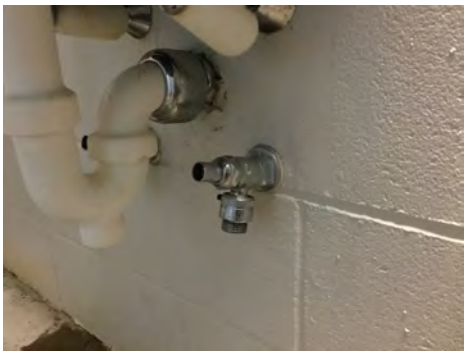
Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



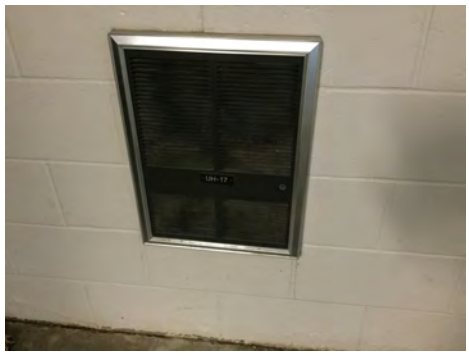
Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units


Note:

System: D3060 - Controls & Instrumentation

Note:

System: D5010 - Electrical Service/Distribution

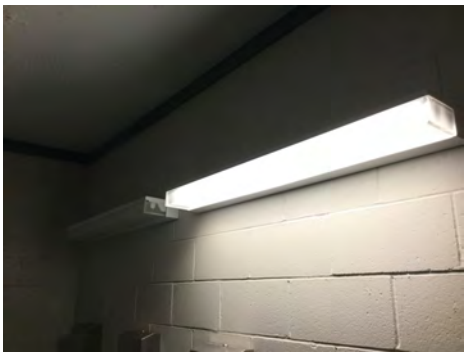
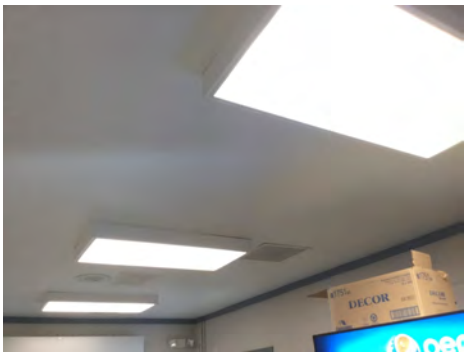
Note:

System: D5020 - Branch Wiring




Note:

System: D5020 - Lighting

Note:

System: D5030920 - Data Communication



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%

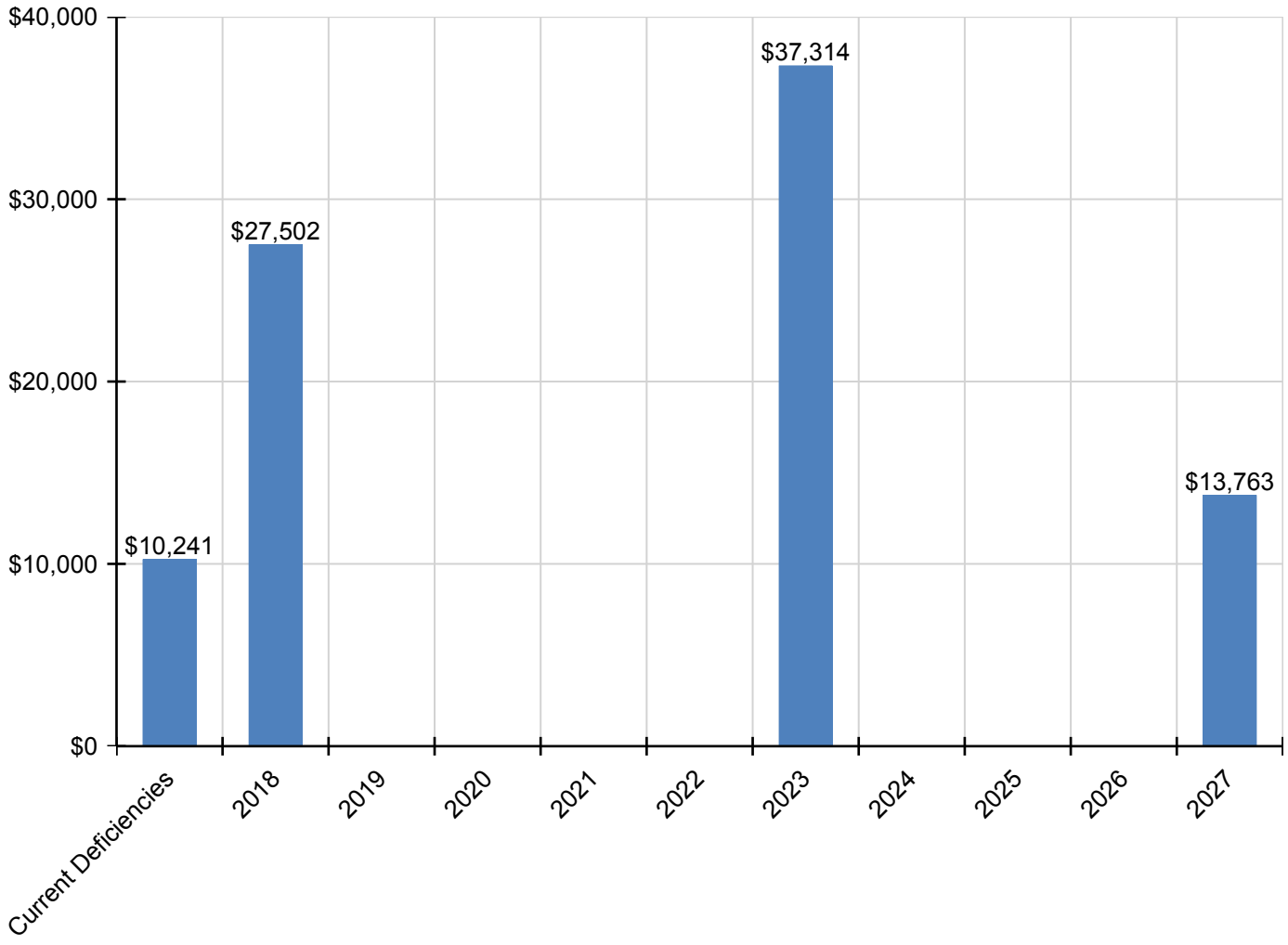
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$10,241**	**$27,502**	**$0**	**$0**	**$0**	**$0**	**$37,314**	**$0**	**$0**	**$0**	**$13,763**	**$88,820**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$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**
B3010140 - Asphalt Shingles	$0	$0	$0	$0	$0	$0	$9,398	$0	$0	$0	$0	**$9,398**
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**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$13,884	$0	$0	$0	$0	**$13,884**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$10,241	$0	$0	$0	$0	$0	$0	$0	$0	$0	$13,763	**$24,004**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$23,981	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$23,981**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$5,704	$0	$0	$0	$0	**$5,704**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030920 - Data Communication	$0	$3,521	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,521**
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	$0	$0	$8,327	$0	$0	$0	$0	**$8,327**

** Indicates non-renewable system*

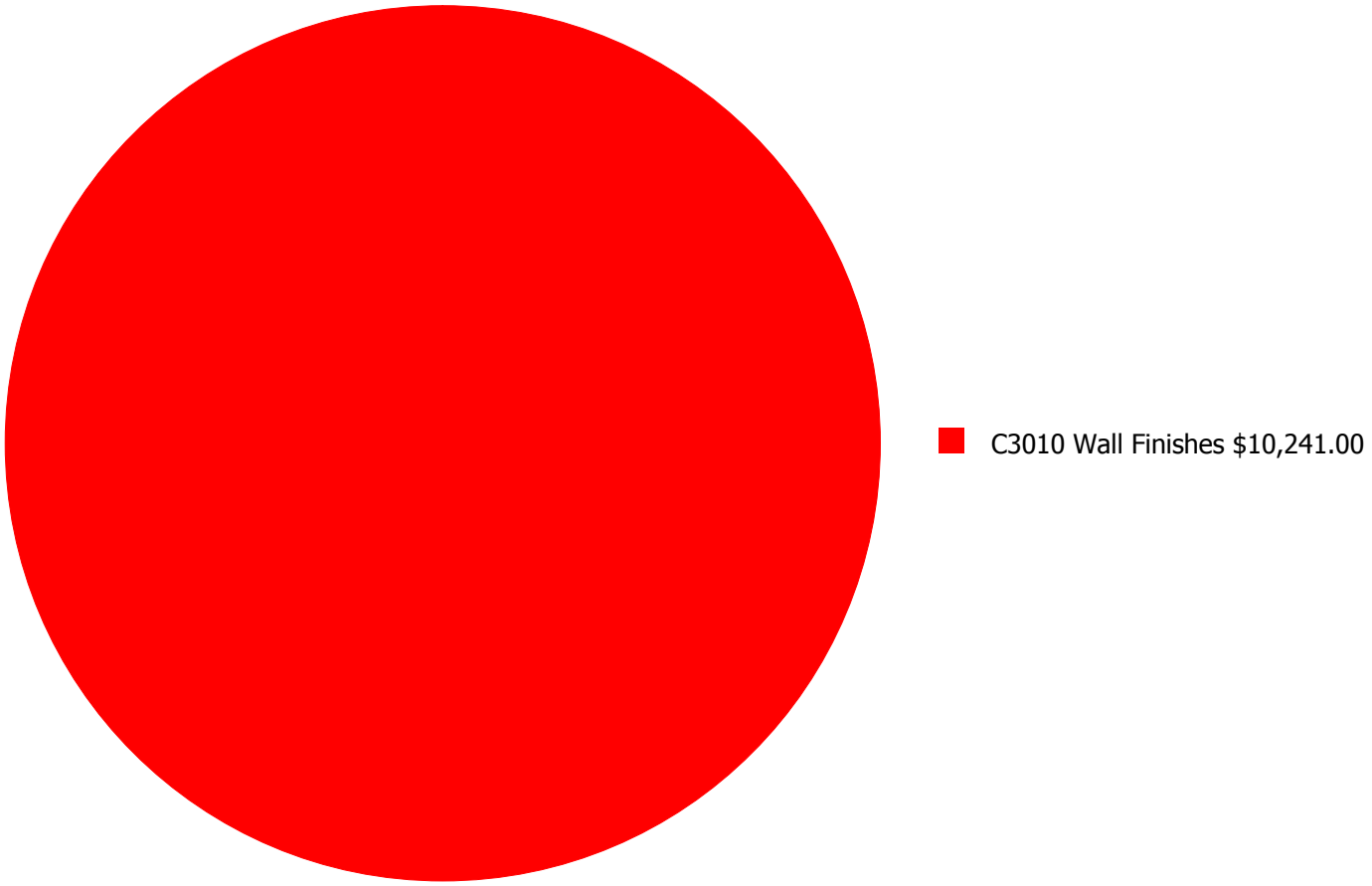
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

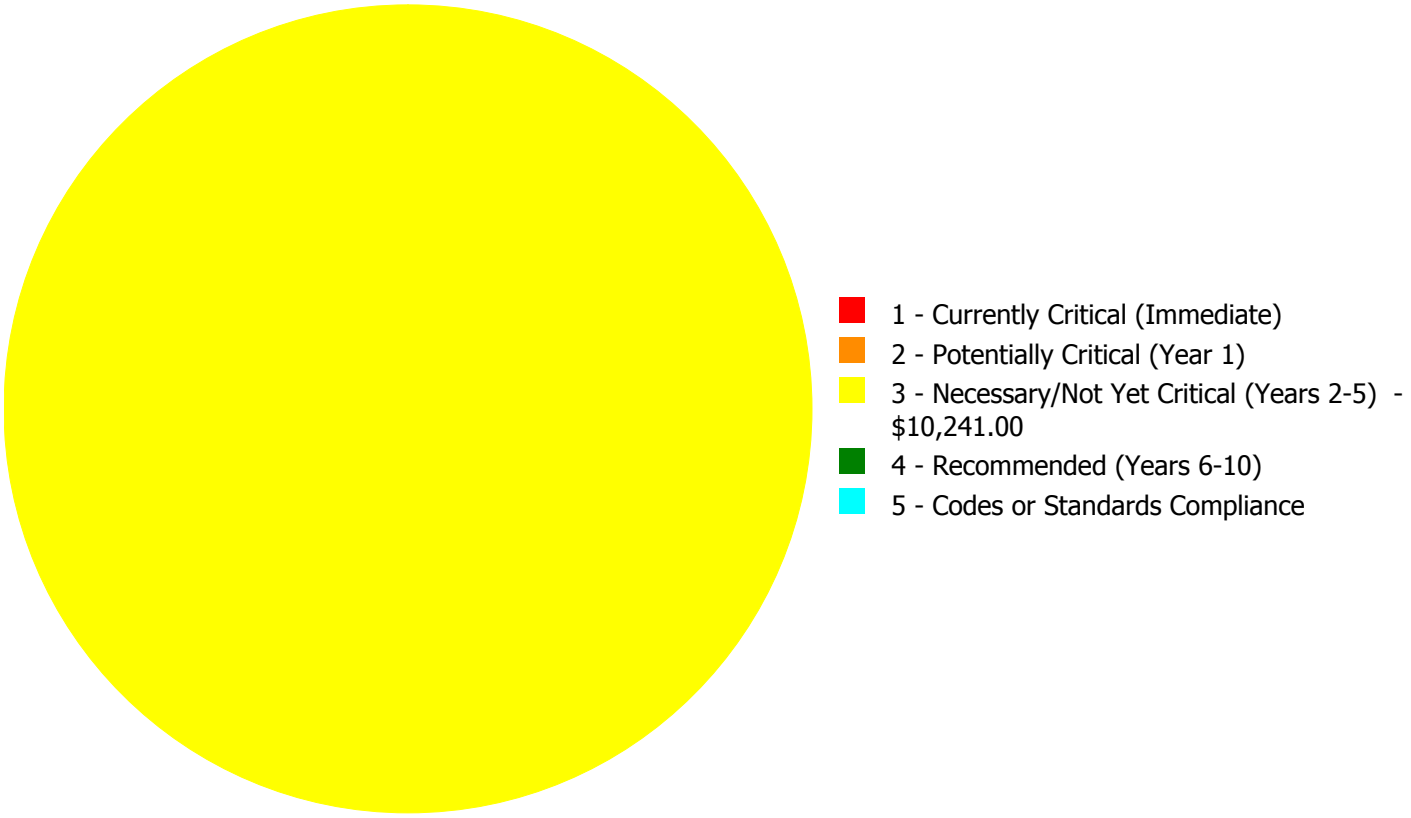
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $10,241.00

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: $10,241.00

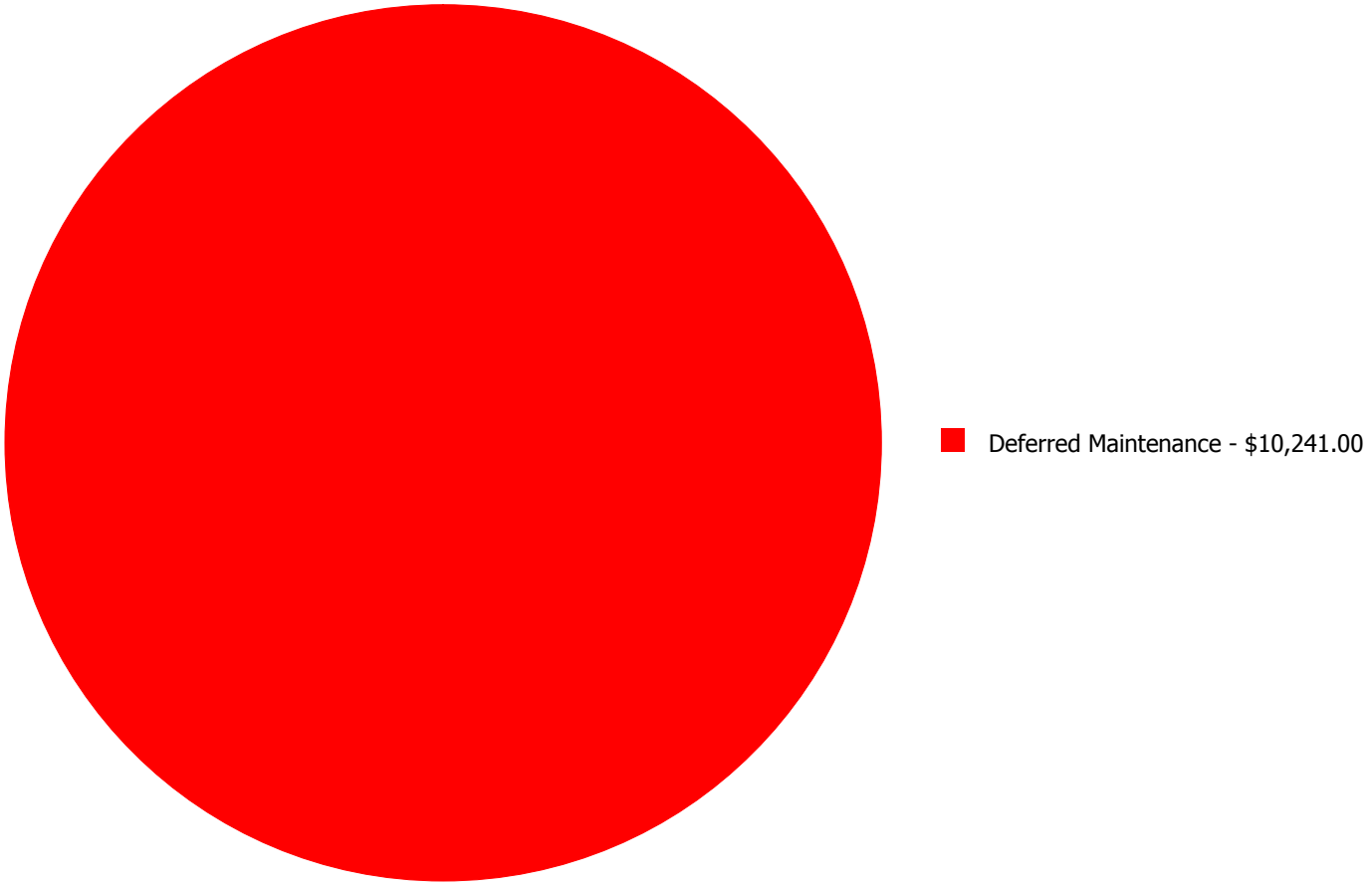
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
C3010	Wall Finishes	$0.00	$0.00	$10,241.00	$0.00	$0.00	$10,241.00
	Total:	$0.00	$0.00	$10,241.00	$0.00	$0.00	$10,241.00

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: $10,241.00

Deficiency Details by Priority

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

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

System: C3010 - Wall Finishes

Location:	Throughout the building
Distress:	Beyond Service Life
Category:	Deferred Maintenance
Priority:	3 - Necessary/Not Yet Critical (Years 2-5)
Correction:	Renew System
Qty:	1,248.00
Unit of Measure:	S.F.
Estimate:	$10,241.00
Assessor Name:	Eduardo Lopez
Date Created:	12/09/2016

Notes: The wall finishes are aged, scuffed, fading, stained, 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):	4,558
Year Built:	2003
Last Renovation:	
Replacement Value:	$759,638
Repair Cost:	$101,279.00
Total FCI:	13.33 %
Total RSLI:	47.46 %
FCA Score:	86.67

Description:

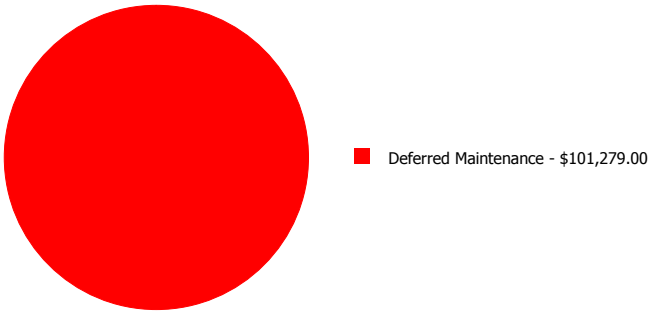
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

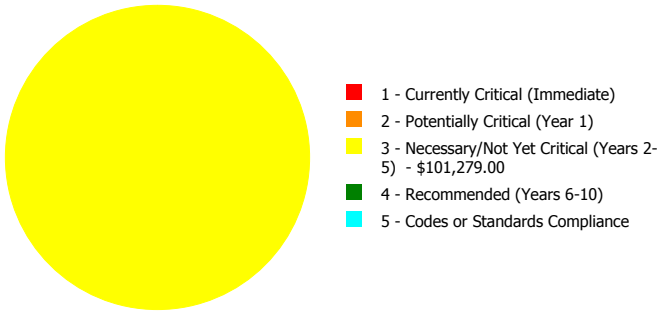
Dashboard Summary

Function:	HS -High School	Gross Area:	4,558
Year Built:	2003	Last Renovation:	
Repair Cost:	$101,279	Replacement Value:	$759,638
FCI:	13.33 %	RSLI%:	47.46 %

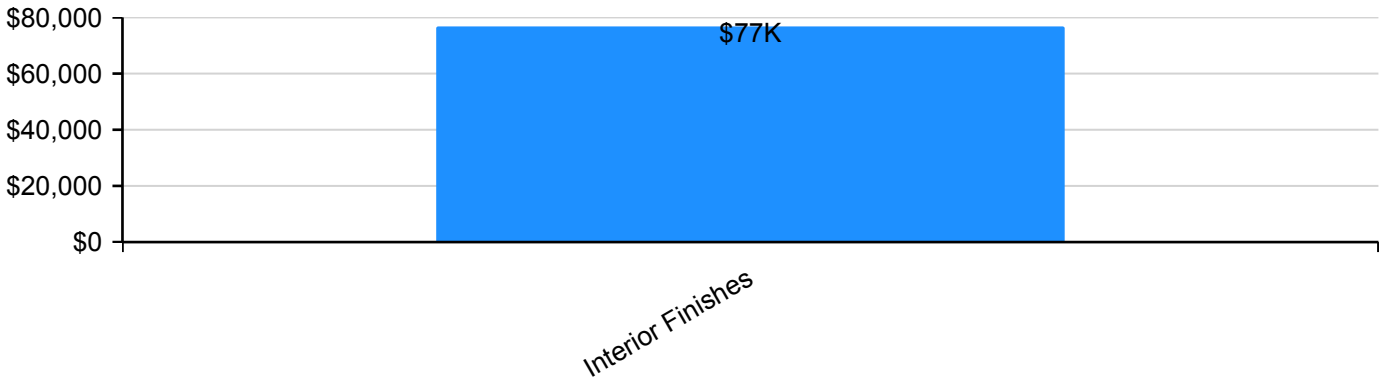
Deficiency By Category



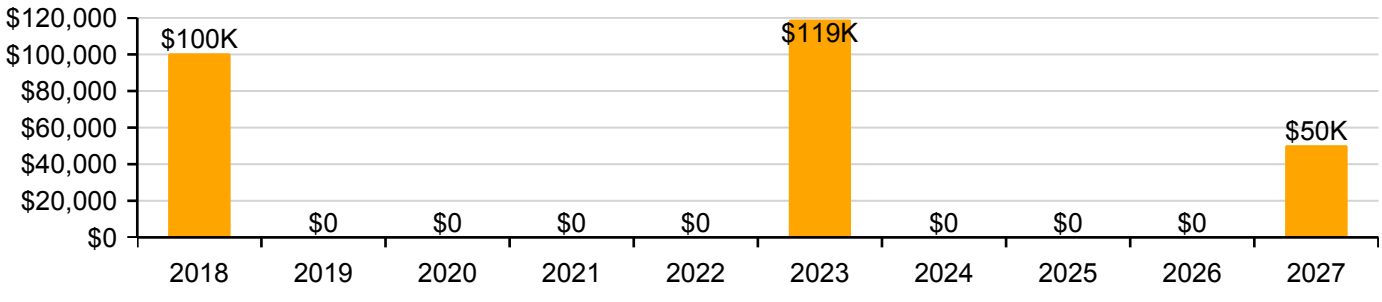
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	86.00 %	0.00 %	$0.00
B10 - Superstructure	86.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	76.52 %	0.00 %	$0.00
B30 - Roofing	53.33 %	0.00 %	$0.00
C10 - Interior Construction	57.71 %	0.00 %	$0.00
C30 - Interior Finishes	14.10 %	74.74 %	$101,279.00
D20 - Plumbing	53.33 %	0.00 %	$0.00
D30 - HVAC	17.86 %	0.00 %	$0.00
D50 - Electrical	42.68 %	0.00 %	$0.00
E10 - Equipment	30.00 %	0.00 %	$0.00
E20 - Furnishings	30.00 %	0.00 %	$0.00
Totals:	**47.46 %**	**13.33 %**	**$101,279.00**

Photo Album

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

1). Northwest Elevation - Dec 08, 2016

2). Southwest Elevation - Dec 08, 2016

3). Southeast Elevation - Dec 08, 2016

4). Northeast Elevation - Dec 08, 2016

Condition Detail

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

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

System Listing

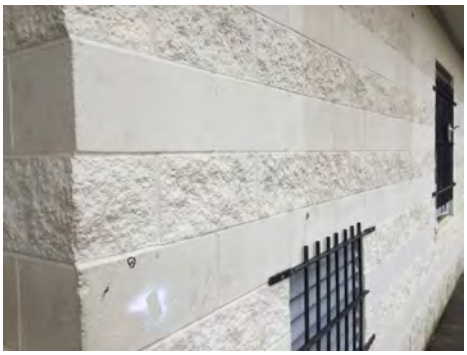
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.93	S.F.	4,558	100	2003	2103		86.00 %	0.00 %	86			$31,587
A1030	Slab on Grade	$7.37	S.F.	4,558	100	2003	2103		86.00 %	0.00 %	86			$33,592
B1020	Roof Construction	$5.98	S.F.	4,558	100	2003	2103		86.00 %	0.00 %	86			$27,257
B2010	Exterior Walls	$18.04	S.F.	4,558	100	2003	2103		86.00 %	0.00 %	86			$82,226
B2020	Exterior Windows	$6.47	S.F.	4,558	30	2003	2033		53.33 %	0.00 %	16			$29,490
B2030	Exterior Doors	$0.91	S.F.	4,558	30	2003	2033		53.33 %	0.00 %	16			$4,148
B3010130	Preformed Metal Roofing	$9.66	S.F.	4,558	30	2003	2033		53.33 %	0.00 %	16			$44,030
C1010	Partitions	$10.34	S.F.	4,558	75	2003	2078		81.33 %	0.00 %	61			$47,130
C1020	Interior Doors	$2.20	S.F.	4,558	30	2003	2033		53.33 %	0.00 %	16			$10,028
C1030	Fittings	$8.47	S.F.	4,558	20	2003	2023		30.00 %	0.00 %	6			$38,606
C3010	Wall Finishes	$7.46	S.F.	4,558	10	2003	2013		0.00 %	110.00 %	-4		$37,403.00	$34,003
C3020	Floor Finishes	$12.74	S.F.	4,558	20	2003	2023	2016	0.00 %	110.00 %	-1		$63,876.00	$58,069
C3030	Ceiling Finishes	$9.53	S.F.	4,558	25	2003	2028		44.00 %	0.00 %	11			$43,438
D2010	Plumbing Fixtures	$9.98	S.F.	4,558	30	2003	2033		53.33 %	0.00 %	16			$45,489
D2020	Domestic Water Distribution	$0.84	S.F.	4,558	30	2003	2033		53.33 %	0.00 %	16			$3,829
D2030	Sanitary Waste	$5.94	S.F.	4,558	30	2003	2033		53.33 %	0.00 %	16			$27,075
D3040	Distribution Systems	$5.35	S.F.	4,558	30	2003	2033		53.33 %	0.00 %	16			$24,385
D3050	Terminal & Package Units	$16.96	S.F.	4,558	15	2003	2018		6.67 %	0.00 %	1			$77,304
D5010	Electrical Service/Distribution	$1.47	S.F.	4,558	40	2003	2043		65.00 %	0.00 %	26			$6,700
D5020	Branch Wiring	$2.55	S.F.	4,558	30	2003	2033		53.33 %	0.00 %	16			$11,623
D5020	Lighting	$3.58	S.F.	4,558	30	2003	2033		53.33 %	0.00 %	16			$16,318
D5030920	Data Communication	$2.49	S.F.	4,558	15	2003	2018		6.67 %	0.00 %	1			$11,349
D5090	Other Electrical Systems	$0.67	S.F.	4,558	20	2003	2023		30.00 %	0.00 %	6			$3,054
E1010	Commercial Equipment	$5.65	S.F.	4,558	20	2003	2023		30.00 %	0.00 %	6			$25,753
E2010	Fixed Furnishings	$5.08	S.F.	4,558	20	2003	2023		30.00 %	0.00 %	6			$23,155
								Total	**47.46 %**	**13.33 %**			**$101,279.00**	**$759,638**

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

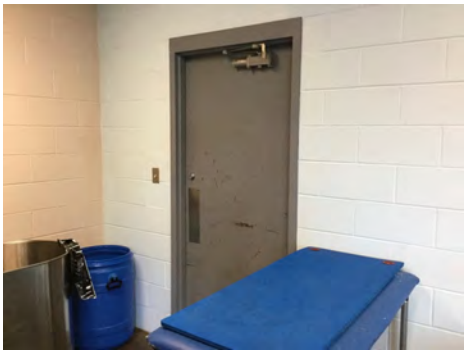
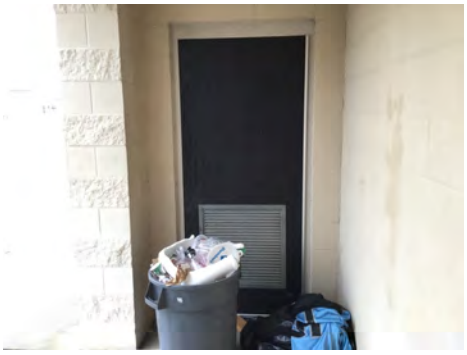


Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors

Note:

System: B3010130 - Preformed Metal Roofing

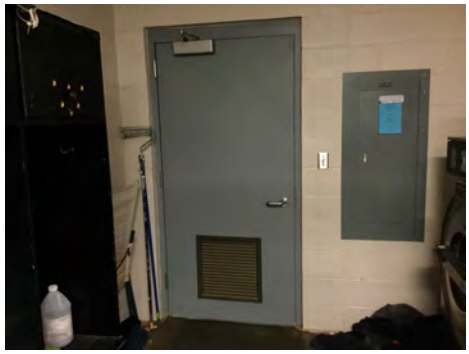


Note:

System: C1010 - Partitions

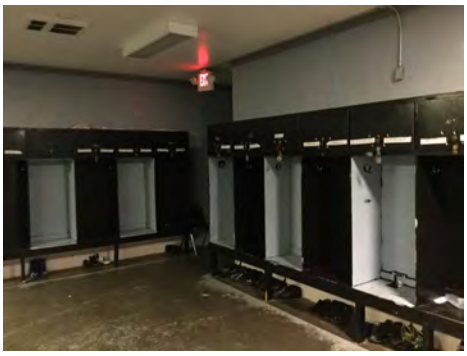
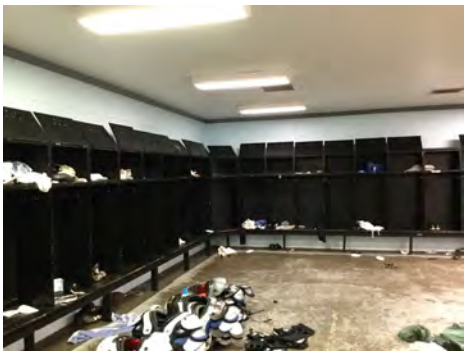
Note:

System: C1020 - Interior Doors

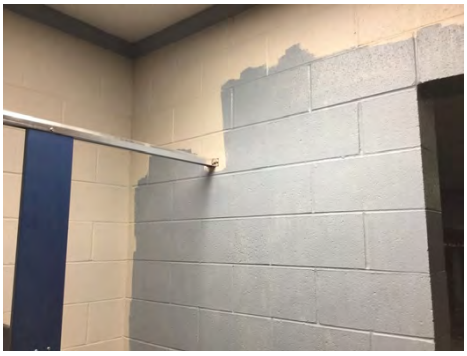
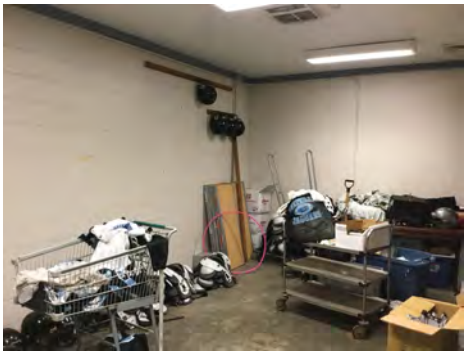
Note:

System: C1030 - Fittings

Note:

System: C3010 - Wall Finishes

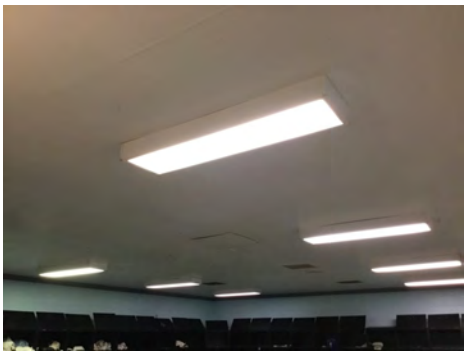

Note:

System: C3020 - Floor Finishes



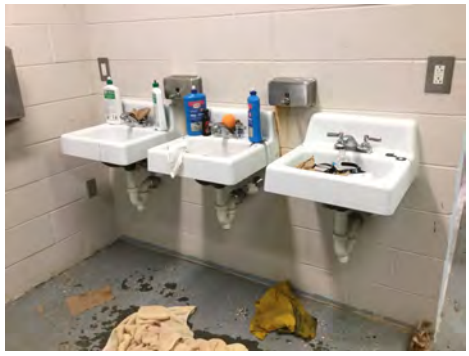
Note:

System: C3030 - Ceiling Finishes



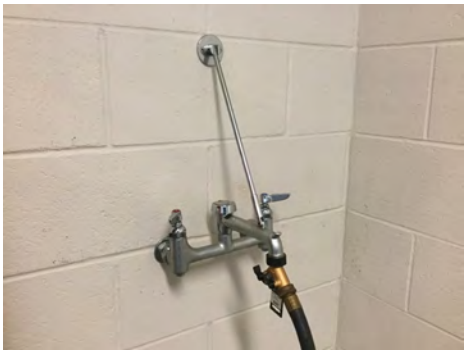
Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



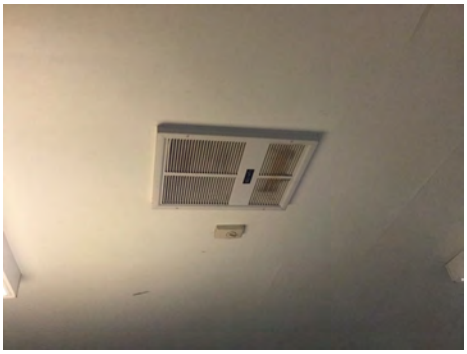
Note:

System: D3040 - Distribution Systems



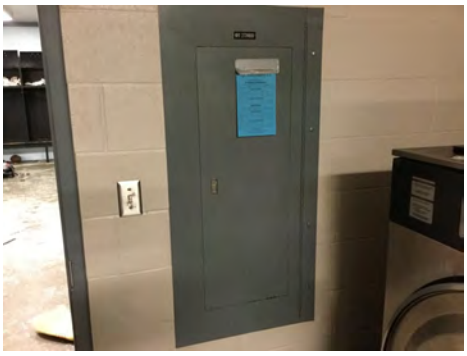
Note:

System: D3050 - Terminal & Package Units

Note:

System: D5010 - Electrical Service/Distribution

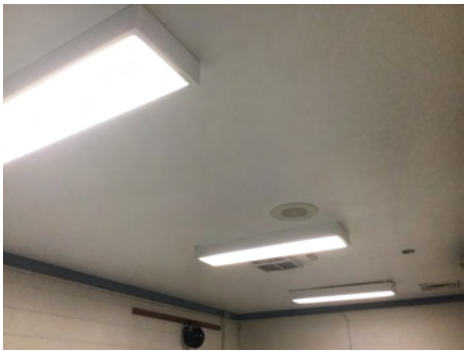


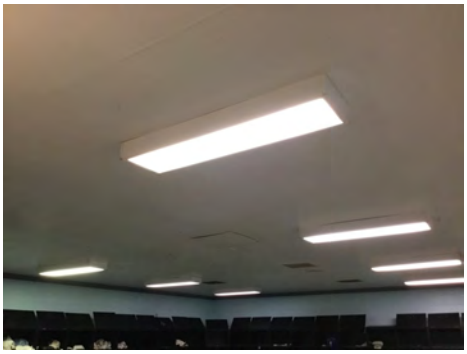
Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting



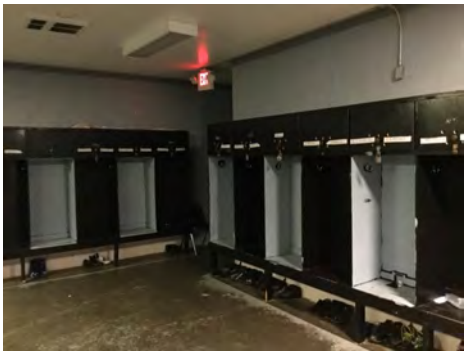


Note:

System: D5030920 - Data Communication

Note:

System: D5090 - Other Electrical Systems

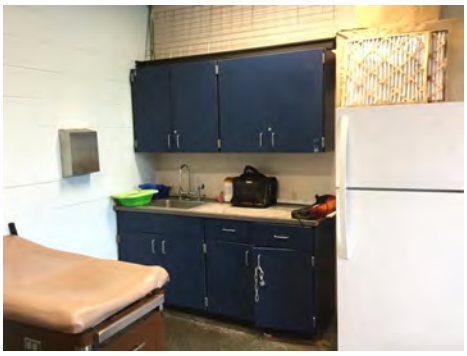


Note:

System: E1010 - Commercial 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%

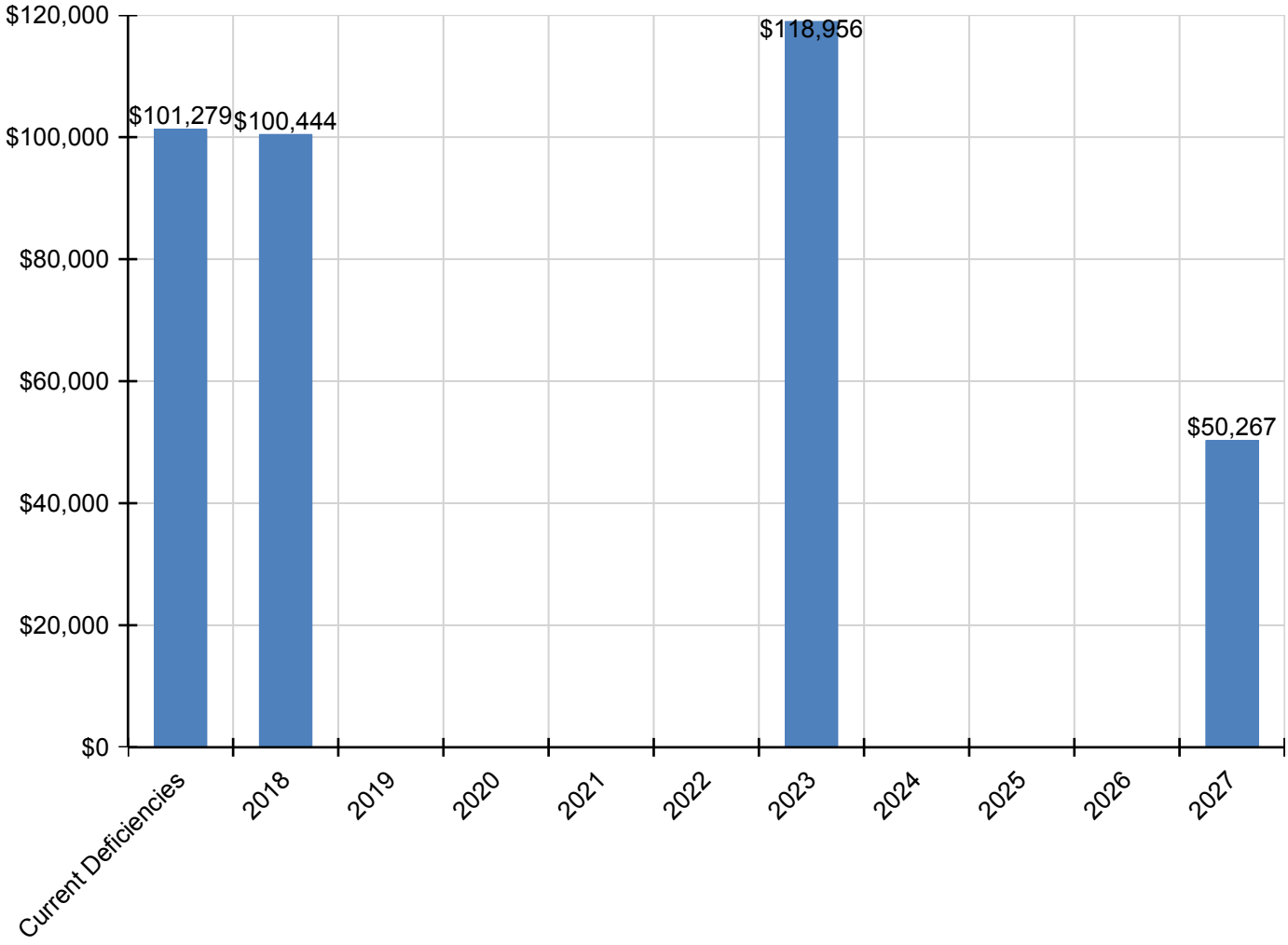
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$101,279**	**$100,444**	**$0**	**$0**	**$0**	**$0**	**$118,956**	**$0**	**$0**	**$0**	**$50,267**	**$370,945**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$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	$50,708	$0	$0	$0	$0	**$50,708**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$37,403	$0	$0	$0	$0	$0	$0	$0	$0	$0	$50,267	**$87,670**
C3020 - Floor Finishes	$63,876	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$63,876**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$87,585	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$87,585**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030920 - Data Communication	$0	$12,859	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$12,859**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$4,011	$0	$0	$0	$0	**$4,011**
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**
E1010 - Commercial Equipment	$0	$0	$0	$0	$0	$0	$33,825	$0	$0	$0	$0	**$33,825**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$30,413	$0	$0	$0	$0	**$30,413**

** Indicates non-renewable system*

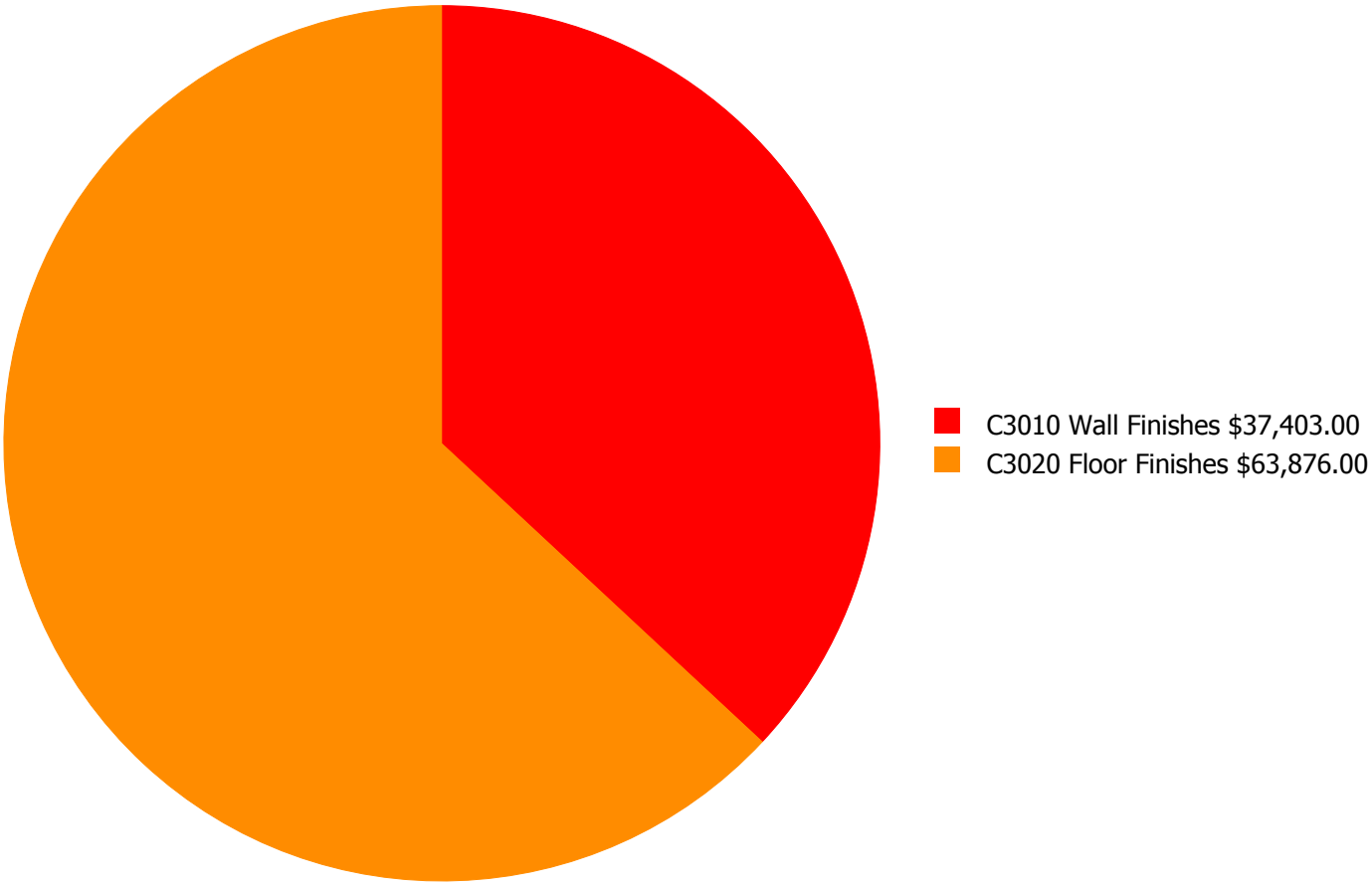
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

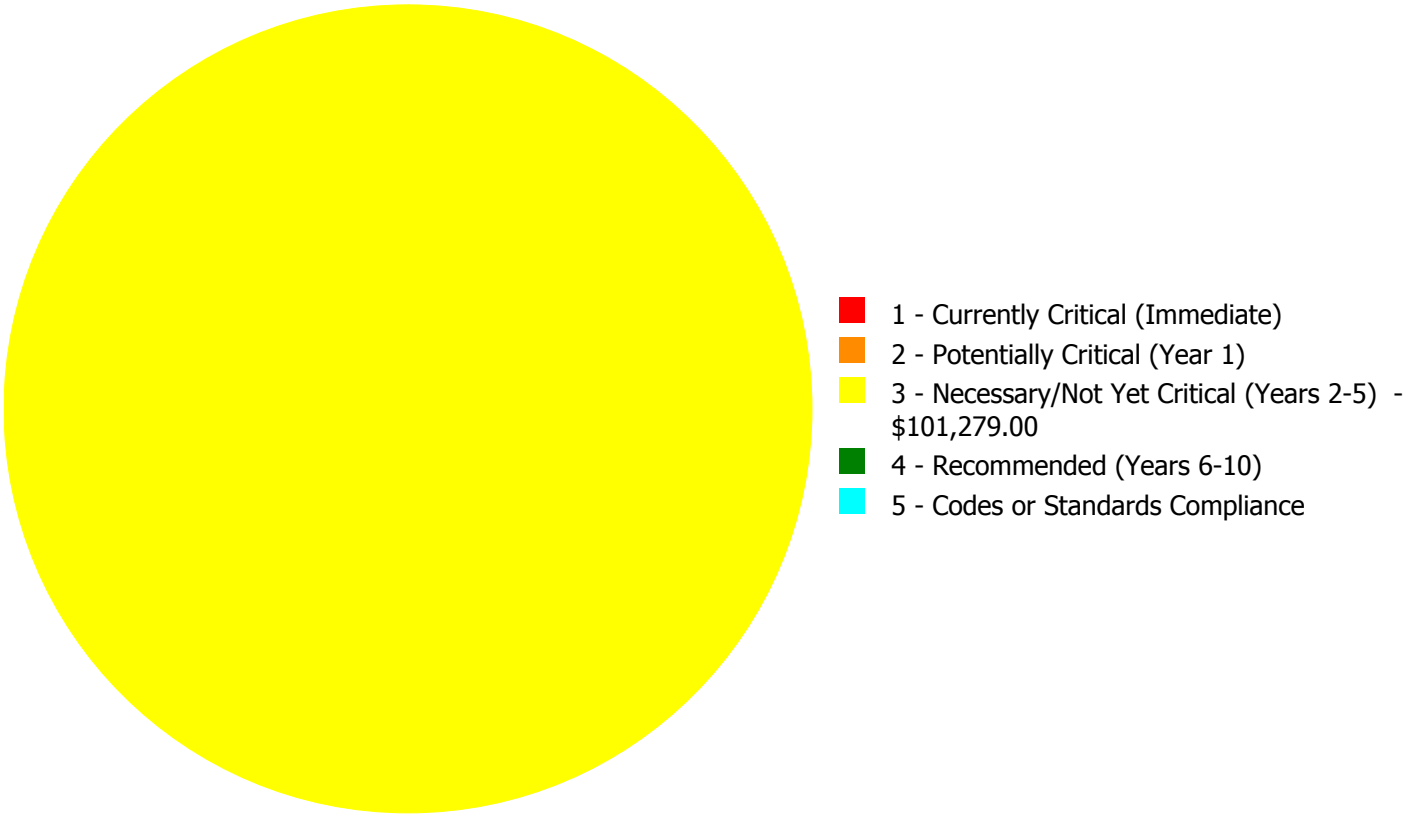
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $101,279.00

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: $101,279.00

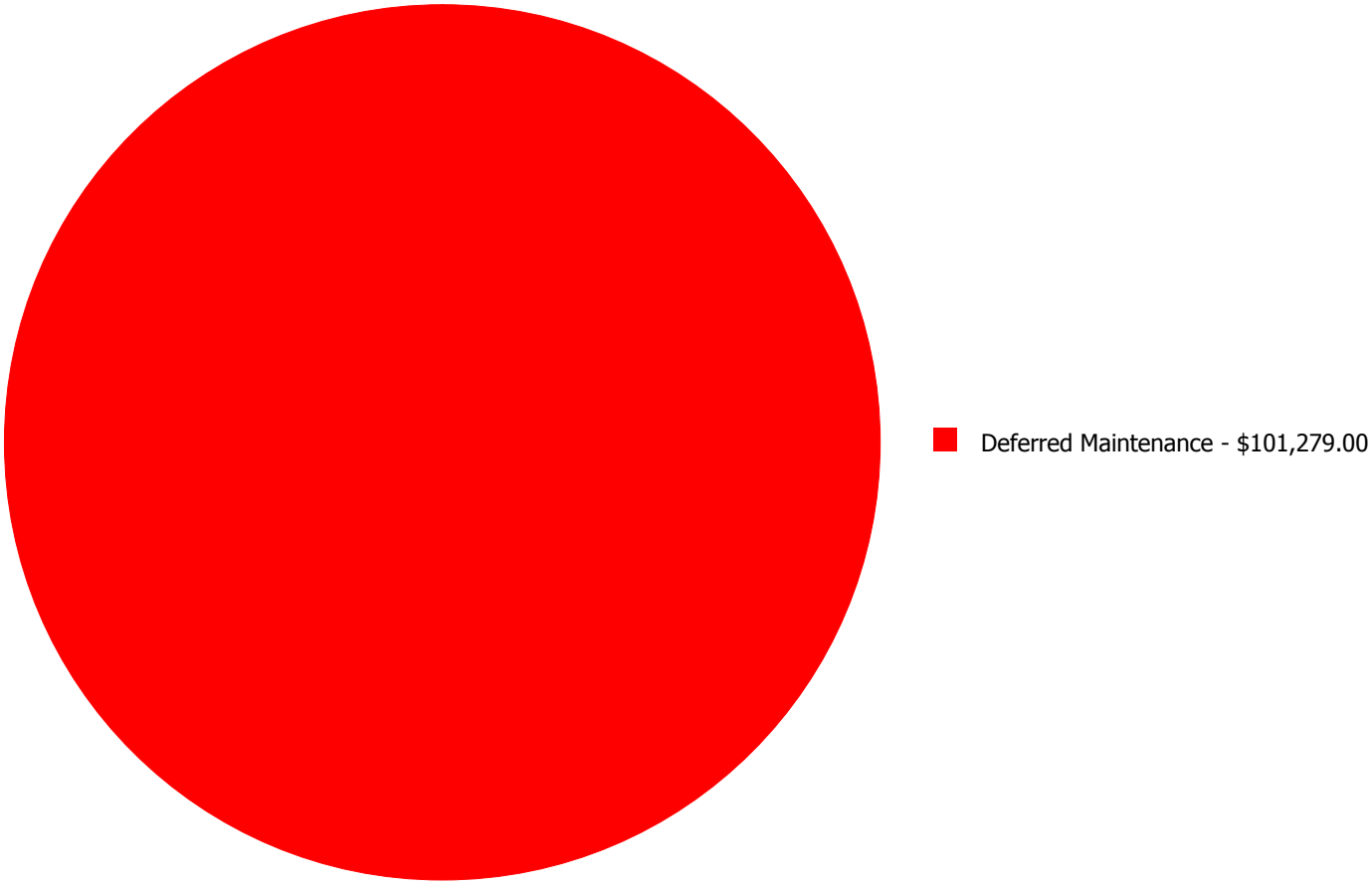
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
C3010	Wall Finishes	$0.00	$0.00	$37,403.00	$0.00	$0.00	$37,403.00
C3020	Floor Finishes	$0.00	$0.00	$63,876.00	$0.00	$0.00	$63,876.00
	Total:	$0.00	$0.00	$101,279.00	$0.00	$0.00	$101,279.00

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:



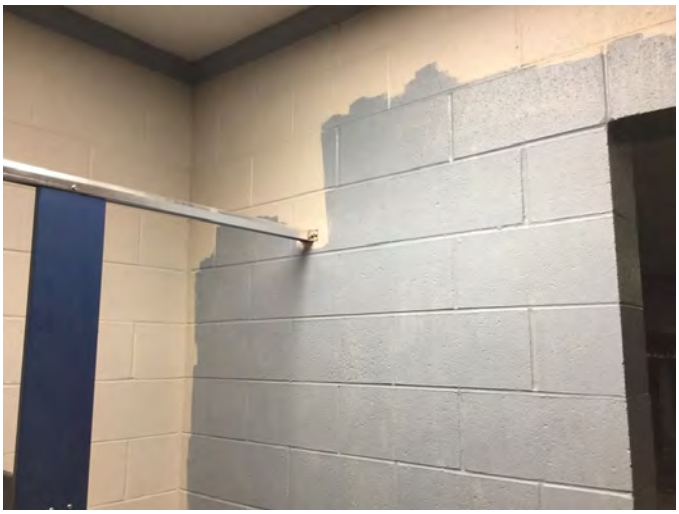
Budget Estimate Total: $101,279.00

Deficiency Details by Priority

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

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

System: C3010 - Wall Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,558.00
Unit of Measure: S.F.
Estimate: $37,403.00
Assessor Name: Eduardo Lopez
Date Created: 12/09/2016

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

System: C3020 - Floor Finishes

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,558.00
Unit of Measure: S.F.
Estimate: $63,876.00
Assessor Name: Eduardo Lopez
Date Created: 12/09/2016

Notes: The original flooring is in poor conditions, with different areas worn, 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):	228,511
Year Built:	2003
Last Renovation:	
Replacement Value:	$42,345,699
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	50.20 %
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

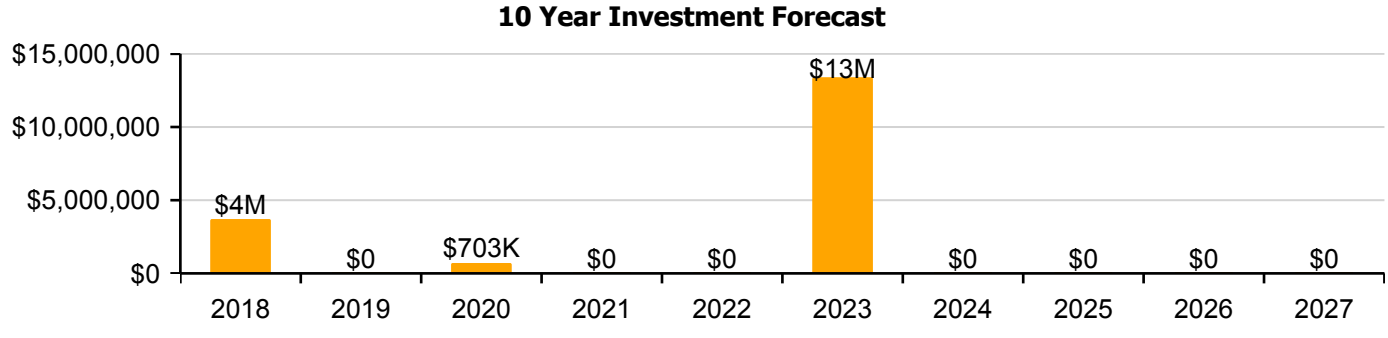
Dashboard Summary

Function:	HS -High School	Gross Area:	228,511
Year Built:	2003	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$42,345,699
FCI:	0.00 %	RSLI%:	50.20 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	86.00 %	0.00 %	$0.00
B10 - Superstructure	86.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	66.21 %	0.00 %	$0.00
B30 - Roofing	50.35 %	0.00 %	$0.00
C10 - Interior Construction	64.59 %	0.00 %	$0.00
C20 - Stairs	86.00 %	0.00 %	$0.00
C30 - Interior Finishes	36.14 %	0.00 %	$0.00
D10 - Conveying	53.33 %	0.00 %	$0.00
D20 - Plumbing	53.33 %	0.00 %	$0.00
D30 - HVAC	37.57 %	0.00 %	$0.00
D40 - Fire Protection	53.33 %	0.00 %	$0.00
D50 - Electrical	36.30 %	0.00 %	$0.00
E10 - Equipment	30.00 %	0.00 %	$0.00
E20 - Furnishings	30.00 %	0.00 %	$0.00
Totals:	**50.20 %**	**0.00 %**	**$0.00**

Photo Album

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

1). East Elevation, Main Entrance - Dec 08, 2016

2). East Elevation - Dec 08, 2016

3). Northeast Elevation - Dec 08, 2016

4). Northwest Elevation - Dec 08, 2016

5). West Elevation - Dec 08, 2016

6). South Elevation - Dec 08, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$2.18	S.F.	228,511	100	2003	2103		86.00 %	0.00 %	86			$498,154
A1030	Slab on Grade	$4.08	S.F.	228,511	100	2003	2103		86.00 %	0.00 %	86			$932,325
B1010	Floor Construction	$11.42	S.F.	228,511	100	2003	2103		86.00 %	0.00 %	86			$2,609,596
B1020	Roof Construction	$7.60	S.F.	228,511	100	2003	2103		86.00 %	0.00 %	86			$1,736,684
B2010	Exterior Walls	$8.84	S.F.	228,511	100	2003	2103		86.00 %	0.00 %	86			$2,020,037
B2020	Exterior Windows	$12.78	S.F.	228,511	30	2003	2033		53.33 %	0.00 %	16			$2,920,371
B2030	Exterior Doors	$0.81	S.F.	228,511	30	2003	2033		53.33 %	0.00 %	16			$185,094
B3010120	Single Ply Membrane	$6.98	S.F.	20,285	20	2003	2023		30.00 %	0.00 %	6			$141,589
B3010130	Preformed Metal Roofing	$9.66	S.F.	110,750	30	2003	2033		53.33 %	0.00 %	16			$1,069,845
B3020	Roof Openings	$0.21	S.F.	228,511	25	2003	2028		44.00 %	0.00 %	11			$47,987
C1010	Partitions	$4.70	S.F.	228,511	75	2003	2078		81.33 %	0.00 %	61			$1,074,002
C1020	Interior Doors	$2.44	S.F.	228,511	30	2003	2033		53.33 %	0.00 %	16			$557,567
C1030	Fittings	$1.48	S.F.	228,511	20	2003	2023		30.00 %	0.00 %	6			$338,196
C2010	Stair Construction	$2.59	S.F.	228,511	100	2003	2103		86.00 %	0.00 %	86			$591,843
C3010	Wall Finishes	$2.56	S.F.	228,511	10	2003	2013	2020	30.00 %	0.00 %	3			$584,988
C3020	Floor Finishes	$10.94	S.F.	228,511	20	2003	2023		30.00 %	0.00 %	6			$2,499,910
C3030	Ceiling Finishes	$10.56	S.F.	228,511	25	2003	2028		44.00 %	0.00 %	11			$2,413,076
D1010	Elevators and Lifts	$0.98	S.F.	228,511	30	2003	2033		53.33 %	0.00 %	16			$223,941
D2010	Plumbing Fixtures	$8.83	S.F.	228,511	30	2003	2033		53.33 %	0.00 %	16			$2,017,752
D2020	Domestic Water Distribution	$1.64	S.F.	228,511	30	2003	2033		53.33 %	0.00 %	16			$374,758
D2030	Sanitary Waste	$2.59	S.F.	228,511	30	2003	2033		53.33 %	0.00 %	16			$591,843
D2040	Rain Water Drainage	$0.63	S.F.	228,511	30	2003	2033		53.33 %	0.00 %	16			$143,962
D2090	Other Plumbing Systems -Nat Gas	$0.15	S.F.		40	2003	2043		65.00 %	0.00 %	26			$0
D3030	Cooling Generating Systems	$7.18	S.F.	228,511	25	2003	2028		44.00 %	0.00 %	11			$1,640,709
D3040	Distribution Systems	$8.37	S.F.	228,511	30	2003	2033		53.33 %	0.00 %	16			$1,912,637
D3050	Terminal & Package Units	$4.16	S.F.	228,511	15	2003	2018		6.67 %	0.00 %	1			$950,606
D3060	Controls & Instrumentation	$5.29	S.F.	228,511	20	2003	2023		30.00 %	0.00 %	6			$1,208,823
D3090	Other HVAC Systems/Equip	$1.25	S.F.	228,511	20	2003	2023		30.00 %	0.00 %	6			$285,639
D4010	Sprinklers	$3.63	S.F.	228,511	30	2003	2033		53.33 %	0.00 %	16			$829,495
D4020	Standpipes	$0.55	S.F.	228,511	30	2003	2033		53.33 %	0.00 %	16			$125,681
D5010	Electrical Service/Distribution	$1.60	S.F.	228,511	40	2003	2043		65.00 %	0.00 %	26			$365,618
D5020	Branch Wiring	$4.55	S.F.	228,511	30	2003	2033		53.33 %	0.00 %	16			$1,039,725
D5020	Lighting	$10.64	S.F.	228,511	30	2003	2033		53.33 %	0.00 %	16			$2,431,357
D5030810	Security & Detection Systems	$1.97	S.F.	228,511	15	2003	2018		6.67 %	0.00 %	1			$450,167

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 $
D5030910	Fire Alarm Systems	$3.56	S.F.	228,511	15	2003	2018		6.67 %	0.00 %	1			$813,499
D5030920	Data Communication	$4.61	S.F.	228,511	15	2003	2018		6.67 %	0.00 %	1			$1,053,436
D5090	Other Electrical Systems	$0.67	S.F.	228,511	20	2003	2023		30.00 %	0.00 %	6			$153,102
E1010	Commercial Equipment	$0.29	S.F.	228,511	20	2003	2023		30.00 %	0.00 %	6			$66,268
E1020	Institutional Equipment	$13.04	S.F.	228,511	20	2003	2023		30.00 %	0.00 %	6			$2,979,783
E1030	Vehicular Equipment	$0.45	S.F.	228,511	20	2003	2023		30.00 %	0.00 %	6			$102,830
E1090	Other Equipment	$5.36	S.F.	228,511	20	2003	2023		30.00 %	0.00 %	6			$1,224,819
E2010	Fixed Furnishings	$4.98	S.F.	228,511	20	2003	2023		30.00 %	0.00 %	6			$1,137,985
								Total	**50.20 %**					**$42,345,699**

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:

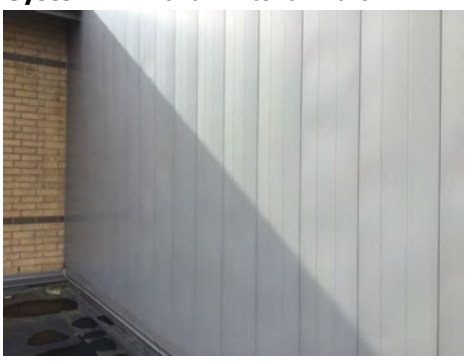
System: B1010 - Floor Construction

Note:

System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors


Note:

System: B3010120 - Single Ply Membrane



Note:

System: B3010130 - Preformed Metal Roofing



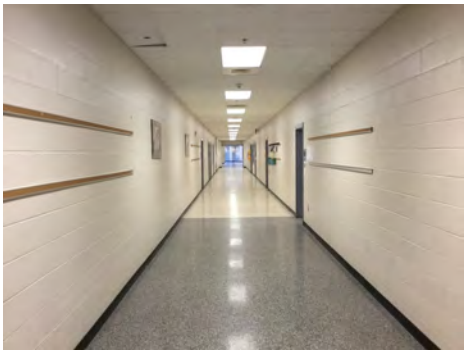
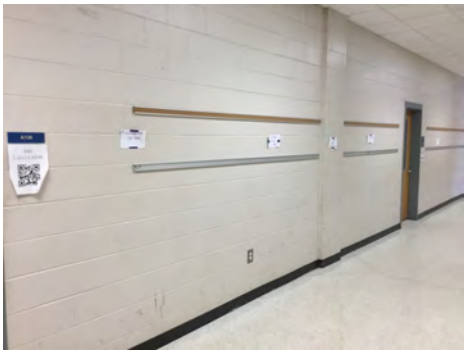
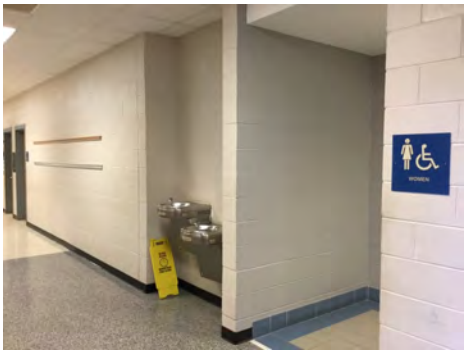
Note:

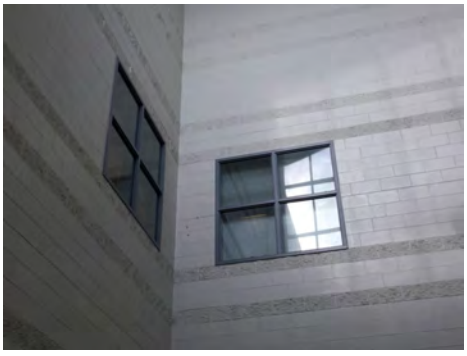
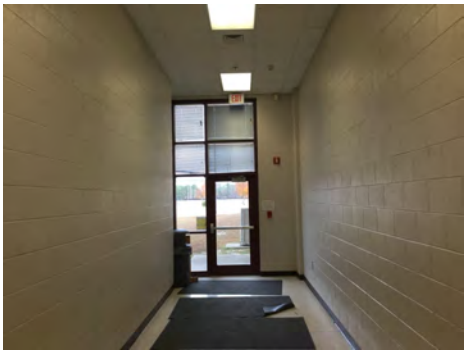
System: B3020 - Roof Openings



Note:

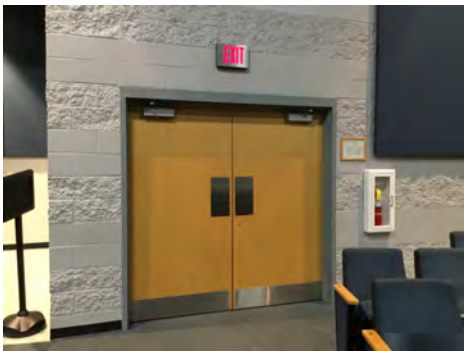
System: C1010 - Partitions

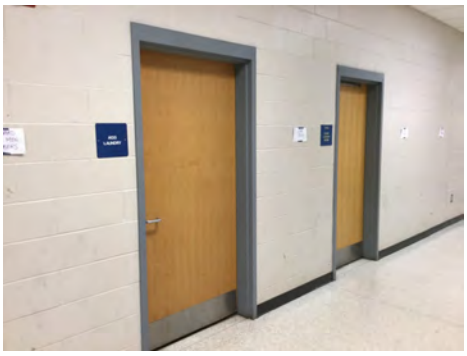




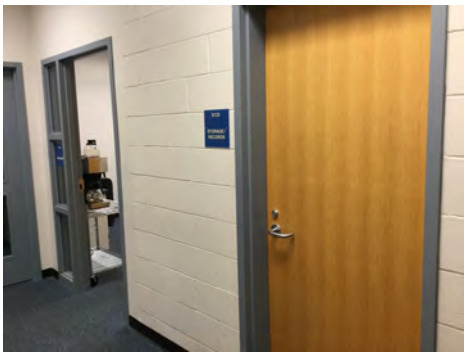



Note:

System: C1020 - Interior Doors

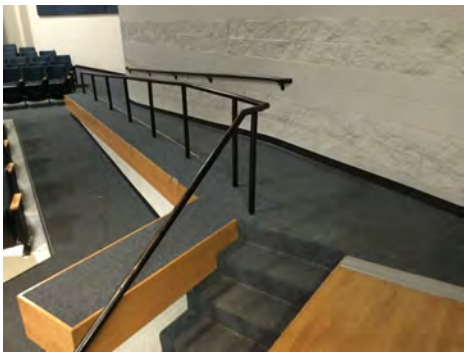
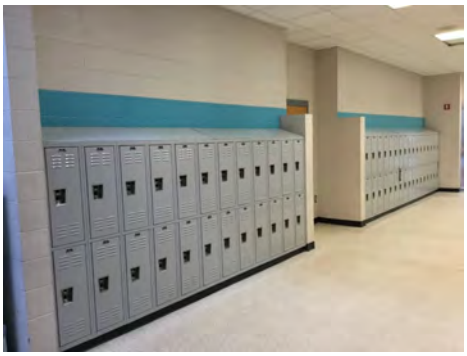


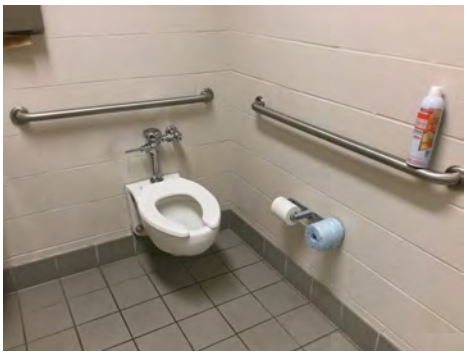
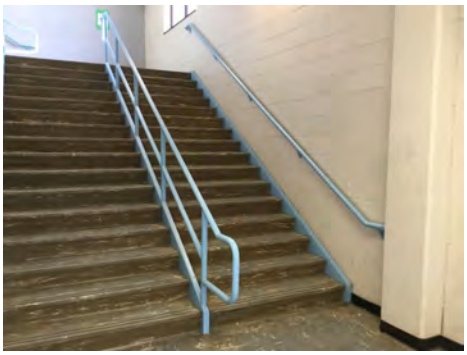


Note:

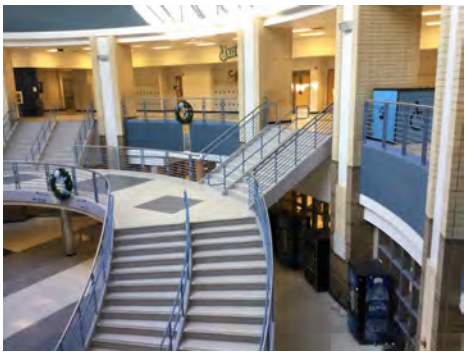
System: C1030 - Fittings

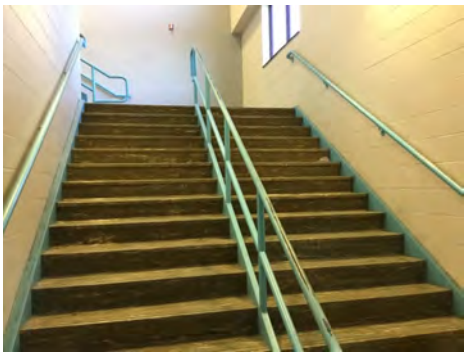
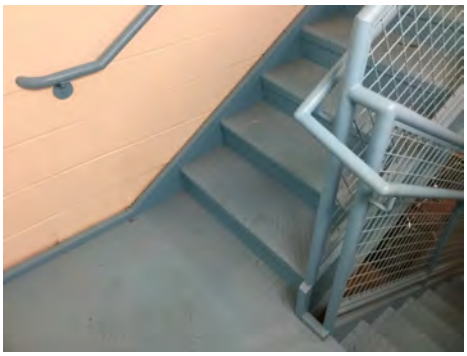




Note:

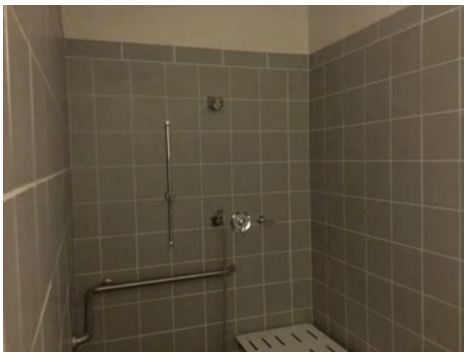
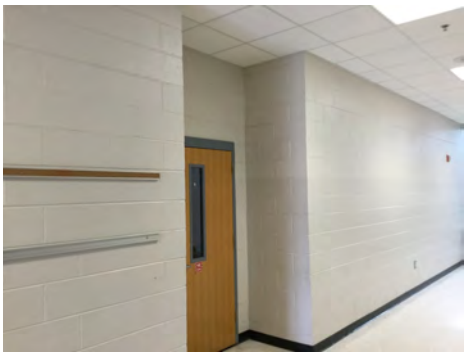
System: C2010 - Stair Construction

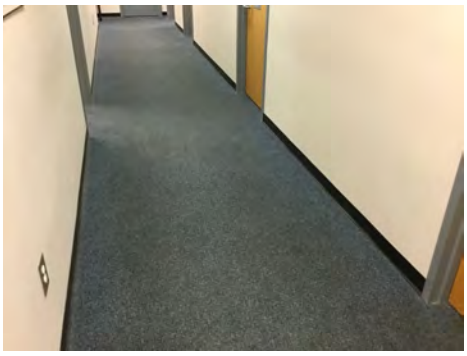

Note:

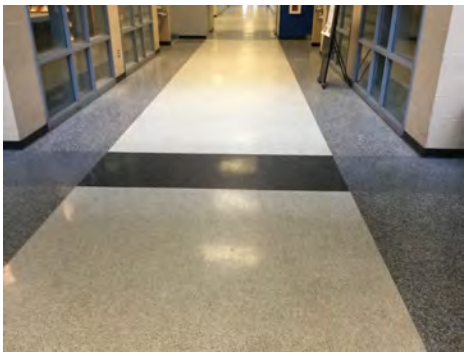
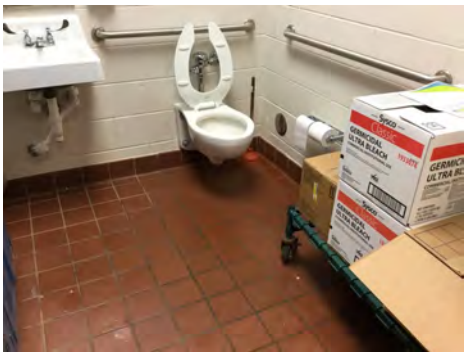
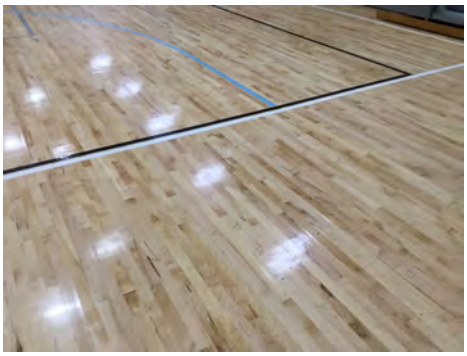
System: C3010 - Wall Finishes

Note:

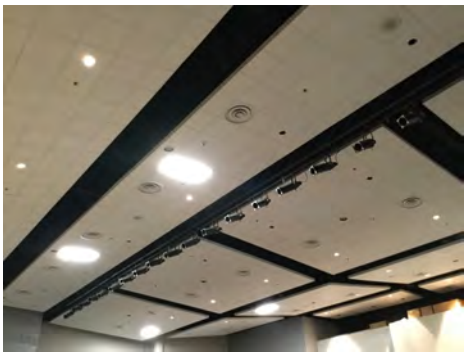
System: C3020 - Floor Finishes

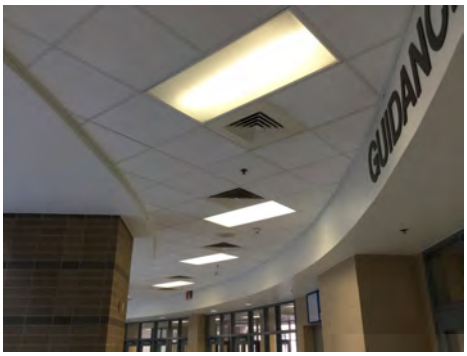



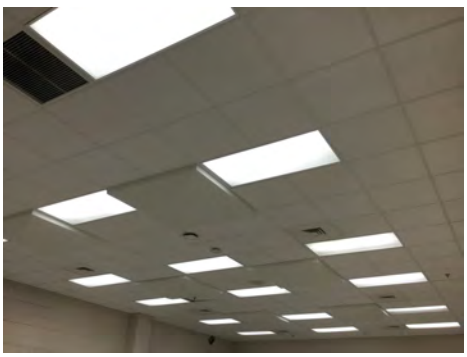




Note:

System: C3030 - Ceiling Finishes





Note:

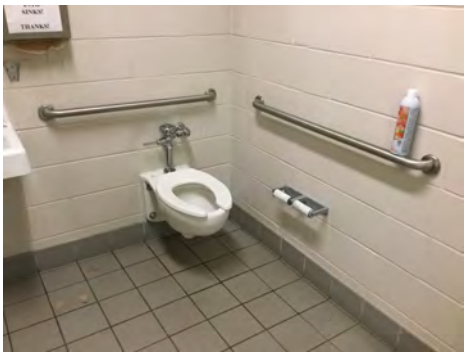
System: D1010 - Elevators and Lifts

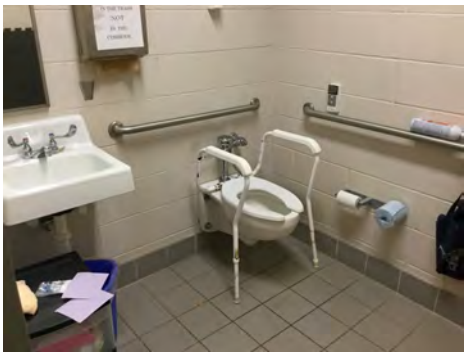


Note:

System: D2010 - Plumbing Fixtures





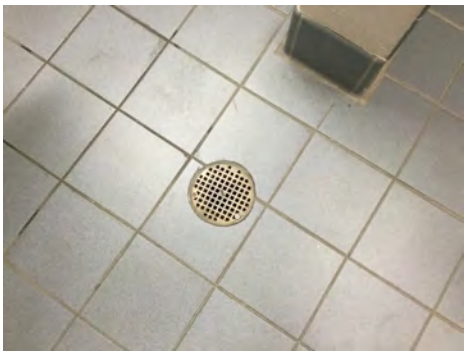
Note:

System: D2020 - Domestic Water Distribution



Note:

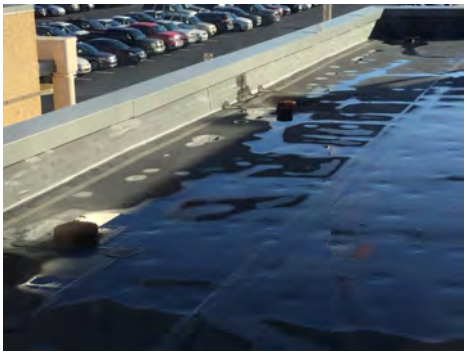
System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage





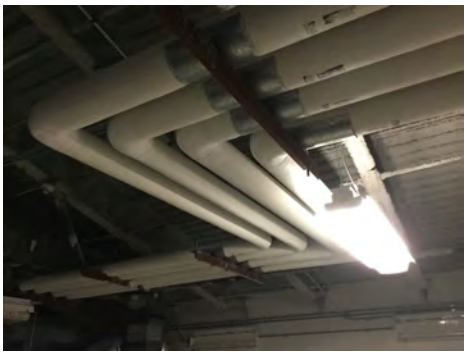
Note:

System: D3030 - Cooling Generating Systems



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



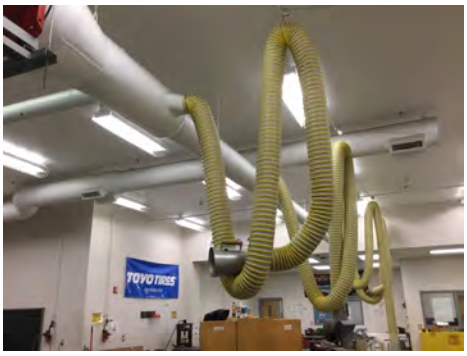
Note:

System: D3060 - Controls & Instrumentation



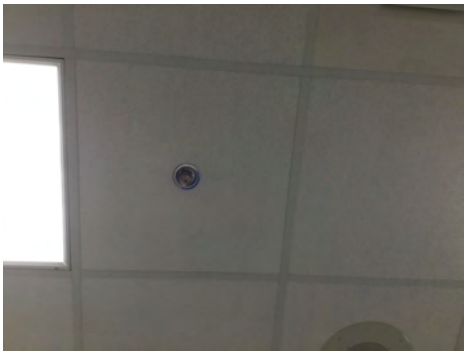
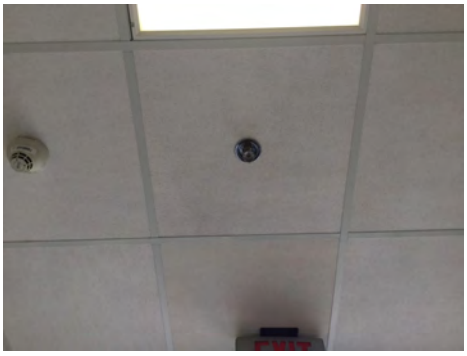
Note:

System: D3090 - Other HVAC Systems/Equip

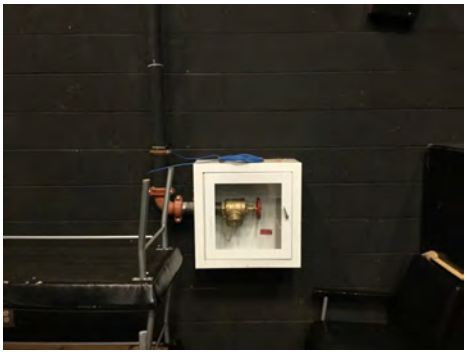
Note:

System: D4010 - Sprinklers


Note:

System: D4020 - Standpipes

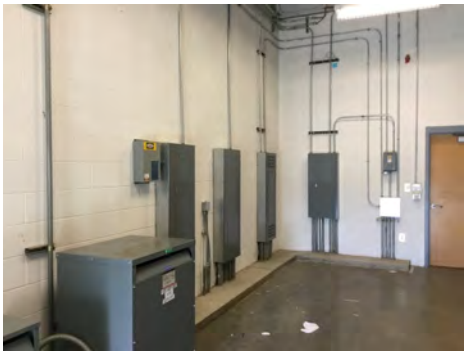
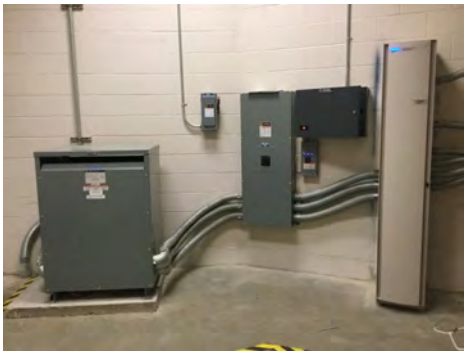


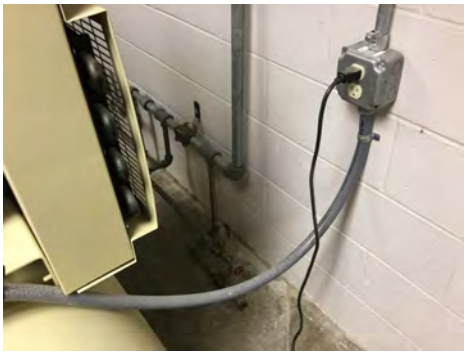
Note:

System: D5010 - Electrical Service/Distribution


Note:

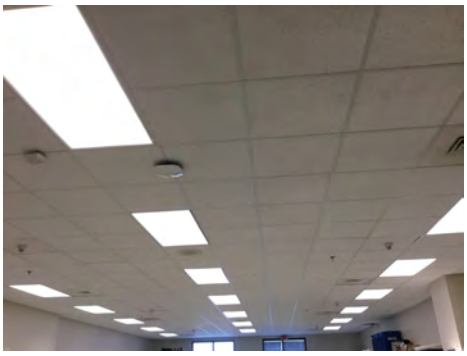
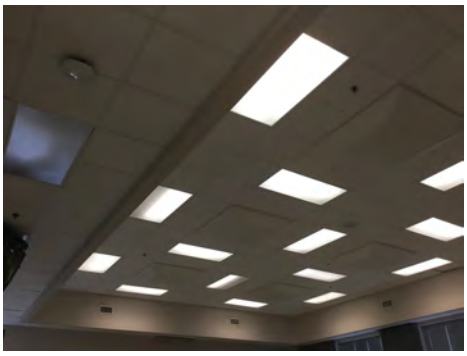
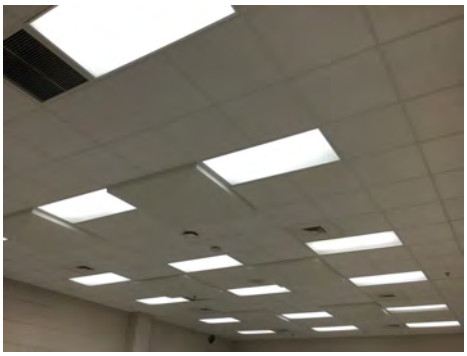
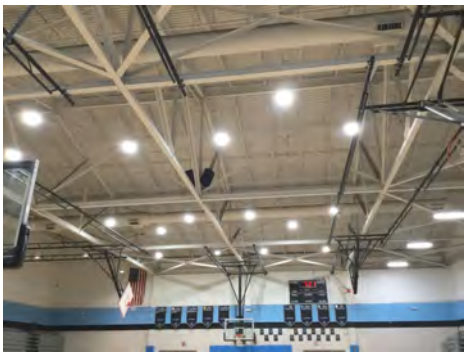
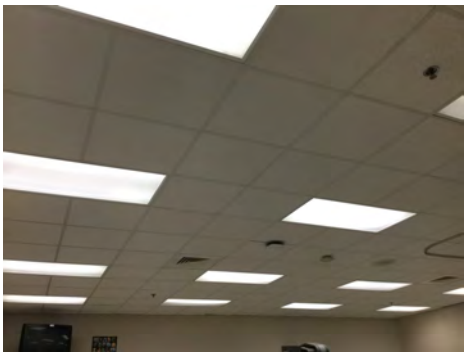
System: D5020 - Branch Wiring




Note:

System: D5020 - Lighting

Note:

System: D5030810 - Security & Detection Systems

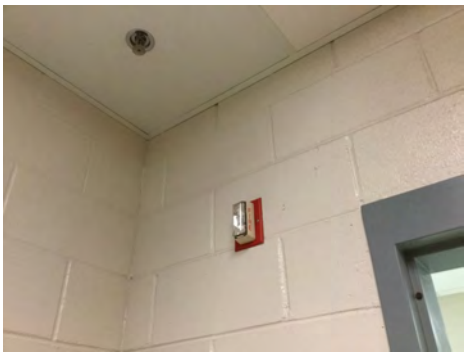


Note:

System: D5030910 - Fire Alarm Systems



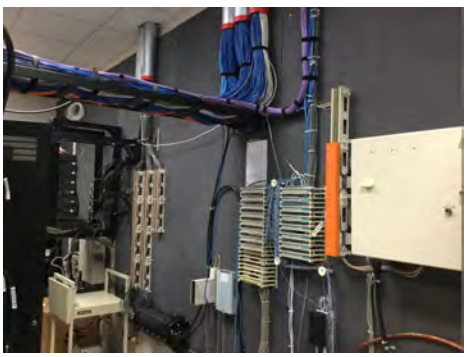





Note:

System: D5030920 - Data Communication

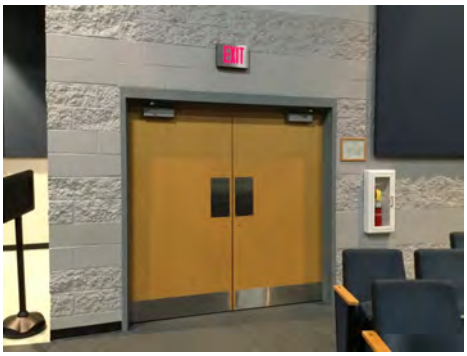


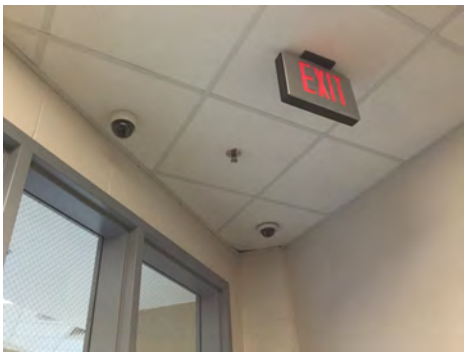



Note:

System: D5090 - Other Electrical Systems



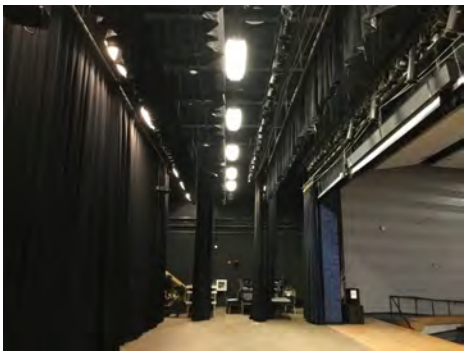
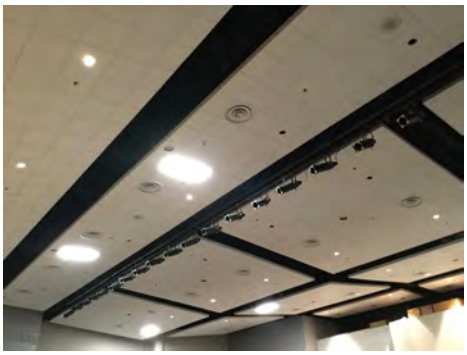


Note:

System: E1010 - Commercial Equipment

Note:

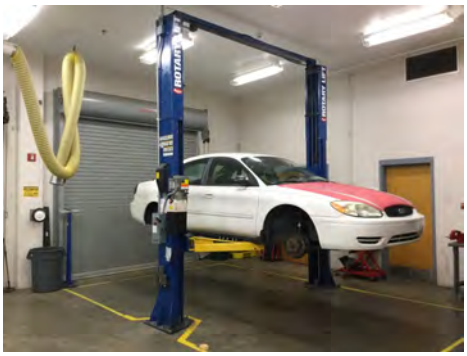
System: E1020 - Institutional Equipment



Note:

System: E1030 - Vehicular Equipment

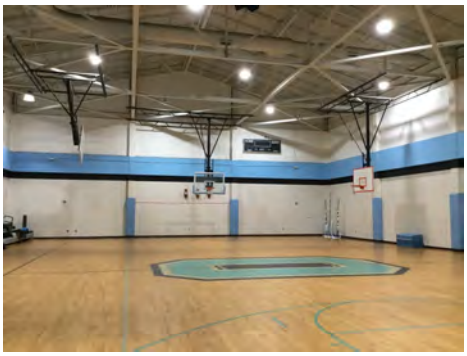


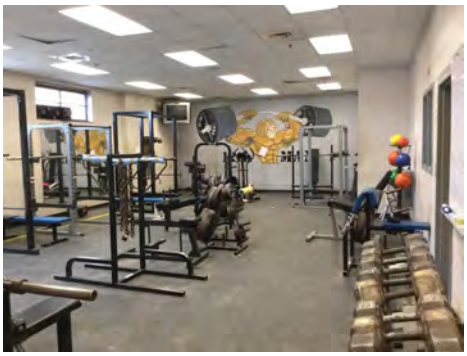

Note:

System: E1090 - Other Equipment



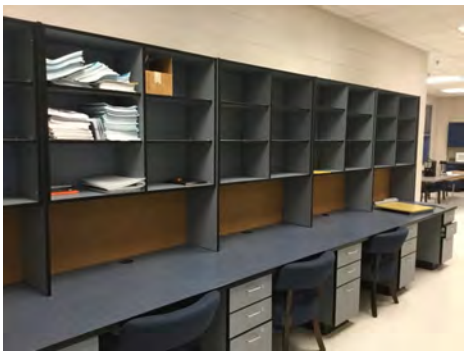




Note:

System: E2010 - Fixed Furnishings






Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$3,702,311**	**$0**	**$703,156**	**$0**	**$0**	**$13,384,702**	**$0**	**$0**	**$0**	**$0**	**$17,790,169**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$253,598	$0	$0	$0	$0	**$253,598**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$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	$444,207	$0	$0	$0	$0	**$444,207**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

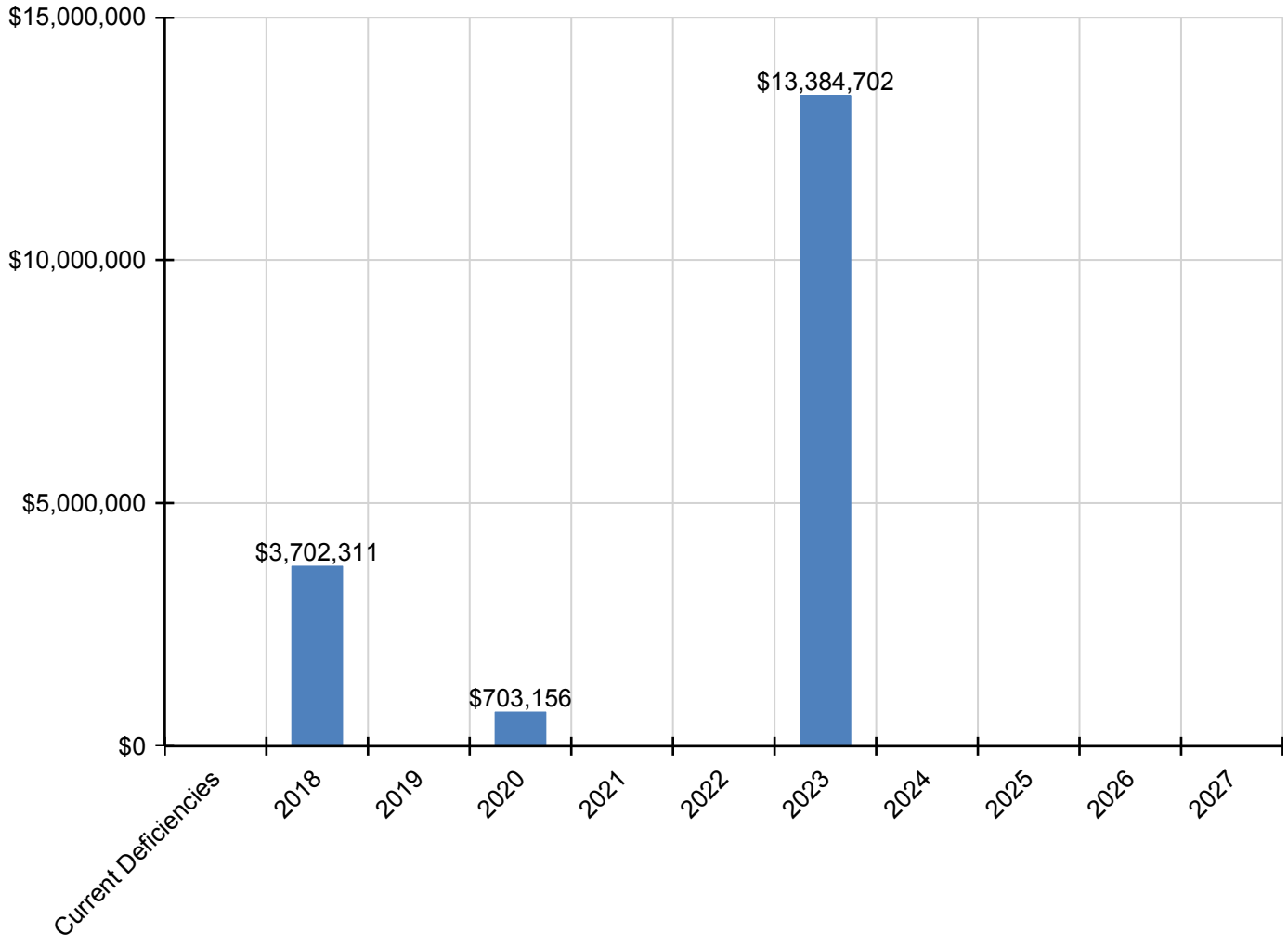
C3010 - Wall Finishes	$0	$0	$0	$703,156	$0	$0	$0	$0	$0	$0	$0	**$703,156**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$3,283,526	$0	$0	$0	$0	**$3,283,526**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems -Nat Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$1,077,036	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,077,036**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$1,587,739	$0	$0	$0	$0	**$1,587,739**
D3090 - Other HVAC Systems/Equip	$0	$0	$0	$0	$0	$0	$375,175	$0	$0	$0	$0	**$375,175**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$510,038	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$510,038**
D5030910 - Fire Alarm Systems	$0	$921,694	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$921,694**
D5030920 - Data Communication	$0	$1,193,542	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,193,542**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$201,094	$0	$0	$0	$0	**$201,094**
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**
E1010 - Commercial Equipment	$0	$0	$0	$0	$0	$0	$87,040	$0	$0	$0	$0	**$87,040**

E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$3,913,819	$0	$0	$0	$0	**$3,913,819**
E1030 - Vehicular Equipment	$0	$0	$0	$0	$0	$0	$135,063	$0	$0	$0	$0	**$135,063**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$1,608,748	$0	$0	$0	$0	**$1,608,748**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$1,494,694	$0	$0	$0	$0	**$1,494,694**

** 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):	286
Year Built:	2003
Last Renovation:	
Replacement Value:	$58,509
Repair Cost:	$3,892.00
Total FCI:	6.65 %
Total RSLI:	61.31 %
FCA Score:	93.35

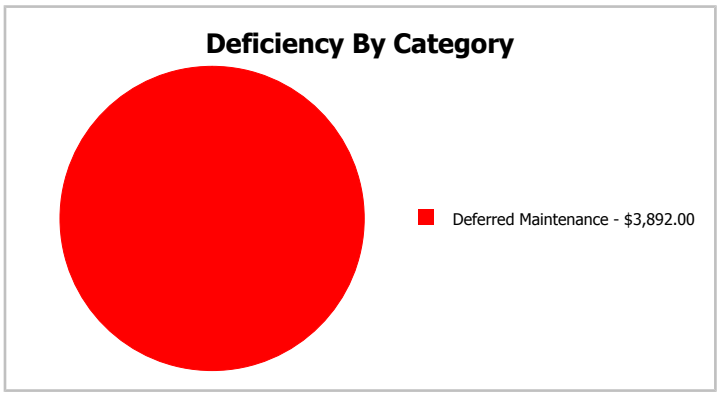
Description:

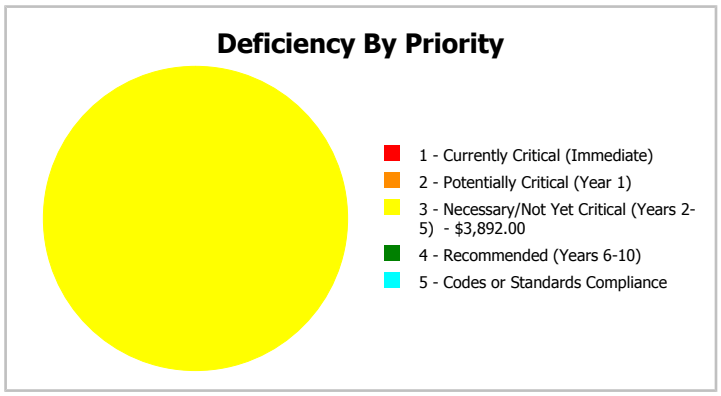
The narrative for this building is included in the Executive Summary Description at the front of this report.

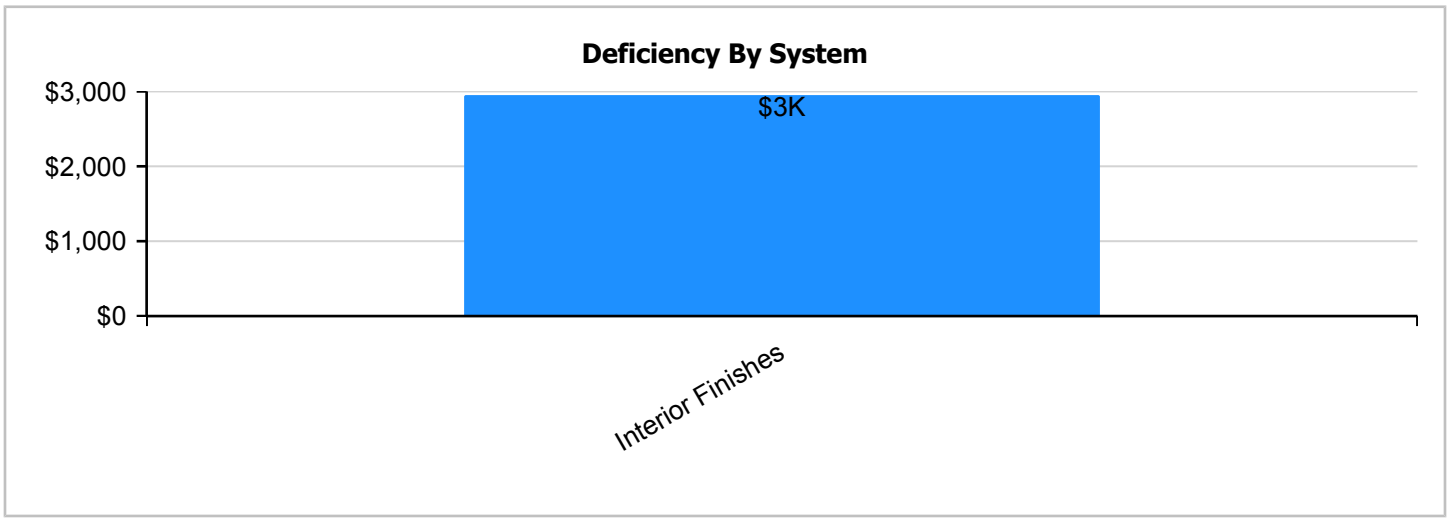
Attributes: This asset has no attributes.

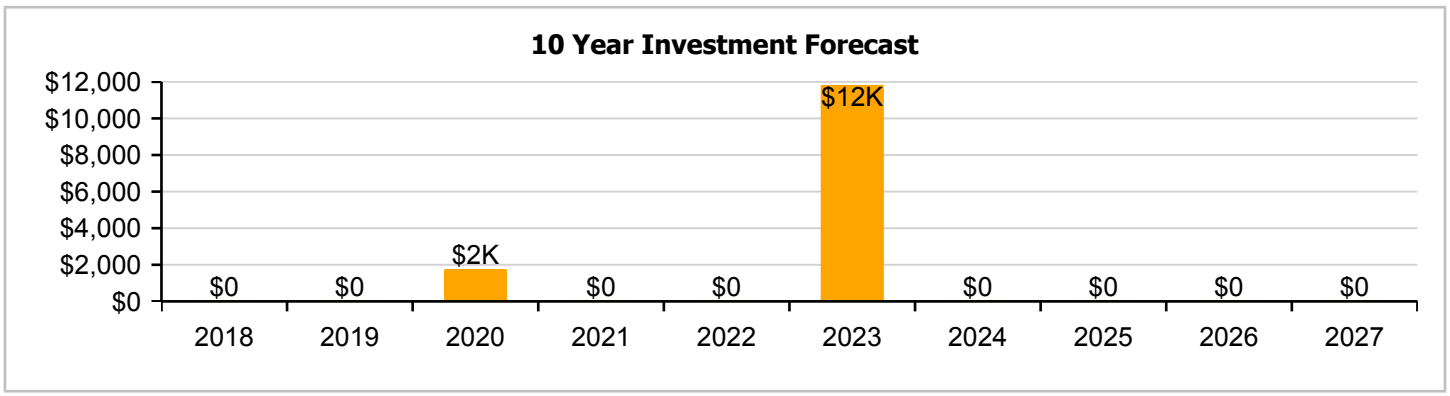
Dashboard Summary

Function:	HS -High School	Gross Area:	286
Year Built:	2003	Last Renovation:	
Repair Cost:	$3,892	Replacement Value:	$58,509
FCI:	6.65 %	RSLI%:	61.31 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	86.00 %	0.00 %	$0.00
B10 - Superstructure	86.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	70.83 %	0.00 %	$0.00
B30 - Roofing	35.50 %	0.00 %	$0.00
C10 - Interior Construction	30.00 %	0.00 %	$0.00
C30 - Interior Finishes	21.19 %	50.40 %	$3,892.00
D50 - Electrical	55.06 %	0.00 %	$0.00
E20 - Furnishings	30.00 %	0.00 %	$0.00
Totals:	**61.31 %**	**6.65 %**	**$3,892.00**

Photo Album

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

1). Southwest Elevation - Dec 08, 2016

2). Southeast Elevation - Dec 08, 2016

3). Northeast Elevation - Dec 08, 2016

4). Northwest Elevation - Dec 08, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	286	100	2003	2103		86.00 %	0.00 %	86			$5,757
A1030	Slab on Grade	$19.75	S.F.	286	100	2003	2103		86.00 %	0.00 %	86			$5,649
B1010	Floor Construction	$11.44	S.F.	286	100	2003	2103		86.00 %	0.00 %	86			$3,272
B1020	Roof Construction	$16.26	S.F.	286	100	2003	2103		86.00 %	0.00 %	86			$4,650
B2010	Exterior Walls	$29.79	S.F.	286	100	2003	2103		86.00 %	0.00 %	86			$8,520
B2020	Exterior Windows	$17.17	S.F.	286	30	2003	2033		53.33 %	0.00 %	16			$4,911
B2030	Exterior Doors	$8.66	S.F.	286	30	2003	2033		53.33 %	0.00 %	16			$2,477
B3010120	Single Ply Membrane	$6.98	S.F.	286	20	2003	2023		30.00 %	0.00 %	6			$1,996
B3020	Roof Openings	$4.51	S.F.	286	25	2003	2028		44.00 %	0.00 %	11			$1,290
C1030	Fittings	$11.30	S.F.	286	20	2003	2023		30.00 %	0.00 %	6			$3,232
C3010	Wall Finishes	$5.11	S.F.	286	10	2003	2013	2020	30.00 %	0.00 %	3			$1,461
C3020	Floor Finishes	$12.37	S.F.	286	20	2003	2023	2016	0.00 %	110.01 %	-1		$3,892.00	$3,538
C3030	Ceiling Finishes	$9.52	S.F.	286	25	2003	2028		44.00 %	0.00 %	11			$2,723
D5010	Electrical Service/Distribution	$3.09	S.F.	286	40	2003	2043		65.00 %	0.00 %	26			$884
D5020	Branch Wiring	$9.24	S.F.	286	30	2003	2033		53.33 %	0.00 %	16			$2,643
D5020	Lighting	$8.58	S.F.	286	30	2003	2033		53.33 %	0.00 %	16			$2,454
E2010	Fixed Furnishings	$10.67	S.F.	286	20	2003	2023		30.00 %	0.00 %	6			$3,052
								Total	**61.31 %**	**6.65 %**			**$3,892.00**	**$58,509**

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

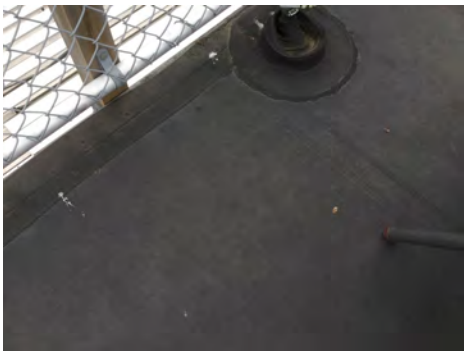
Note:

System: B2030 - Exterior Doors

Note:

System: B3010120 - Single Ply Membrane





Note:

System: B3020 - Roof Openings

Note:

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes

Note:

System: C3020 - Floor Finishes

Note:

System: C3030 - Ceiling Finishes

Note:

System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

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%

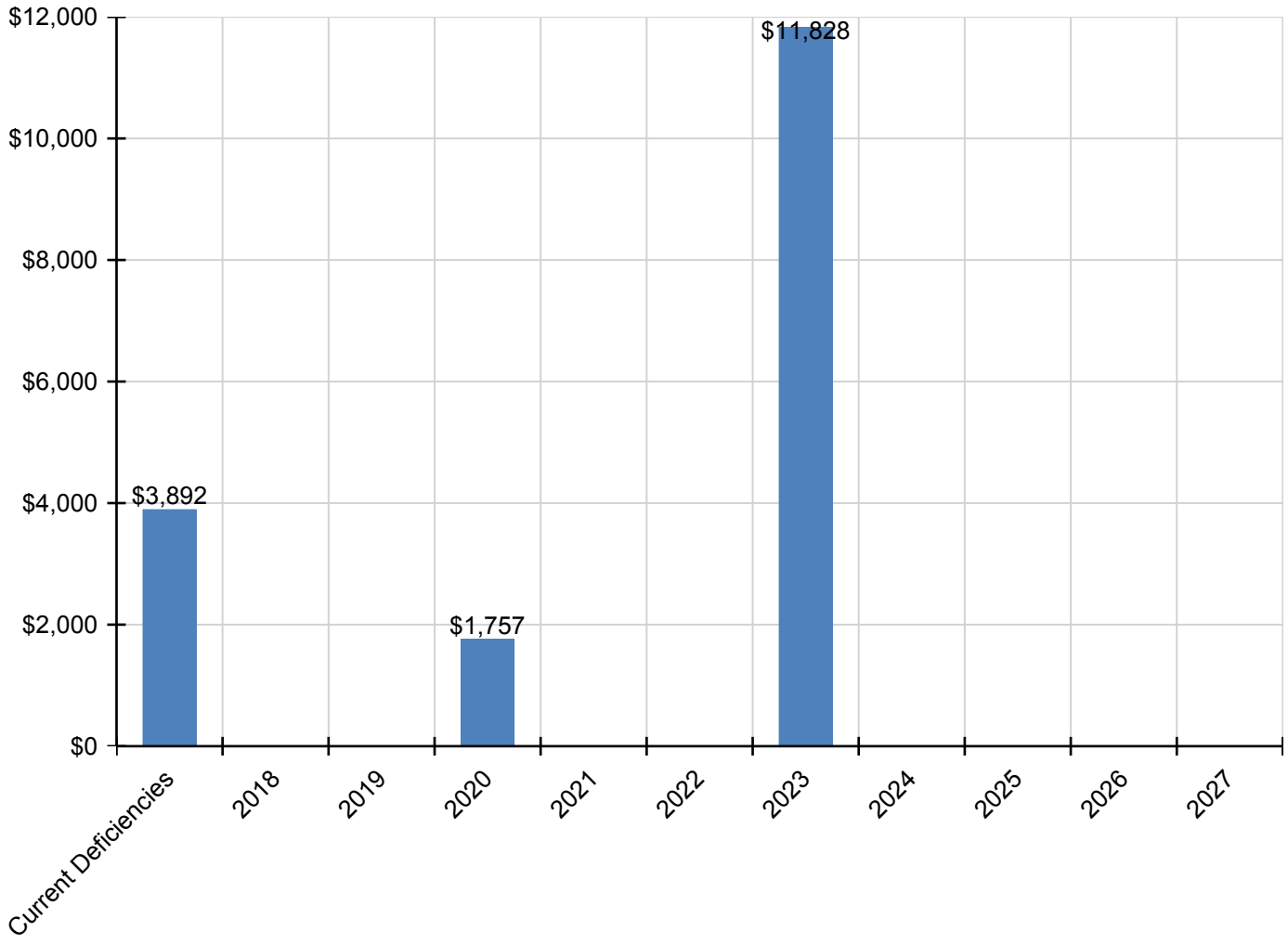
Campus Assessment Report - 2003 Pressbox

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$3,892**	**$0**	**$0**	**$1,757**	**$0**	**$0**	**$11,828**	**$0**	**$0**	**$0**	**$0**	**$17,477**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$3,575	$0	$0	$0	$0	**$3,575**
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**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$4,245	$0	$0	$0	$0	**$4,245**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$1,757	$0	$0	$0	$0	$0	$0	$0	**$1,757**
C3020 - Floor Finishes	$3,892	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,892**
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**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$0	$0	$4,008	$0	$0	$0	$0	**$4,008**

** Indicates non-renewable system*

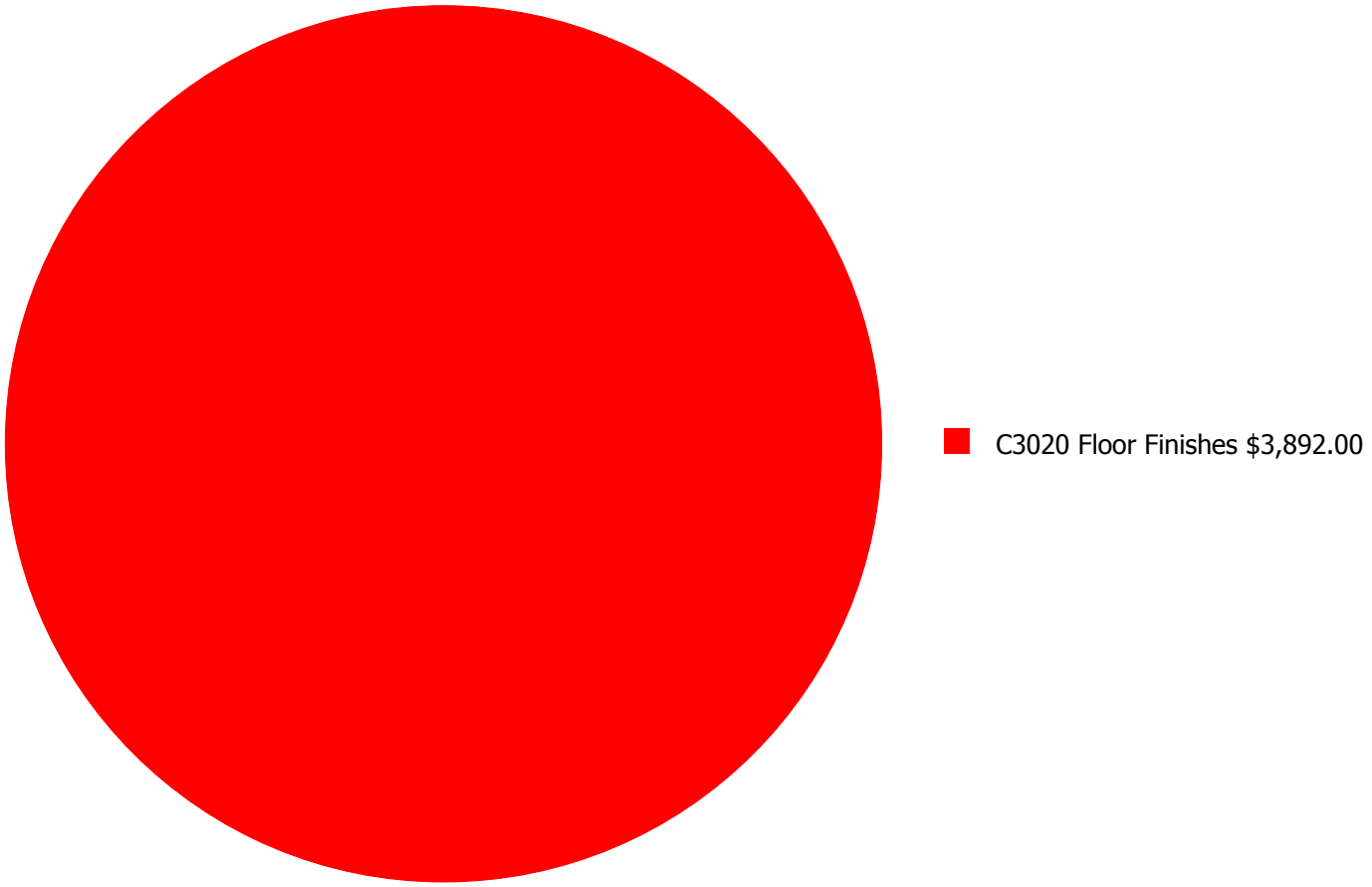
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

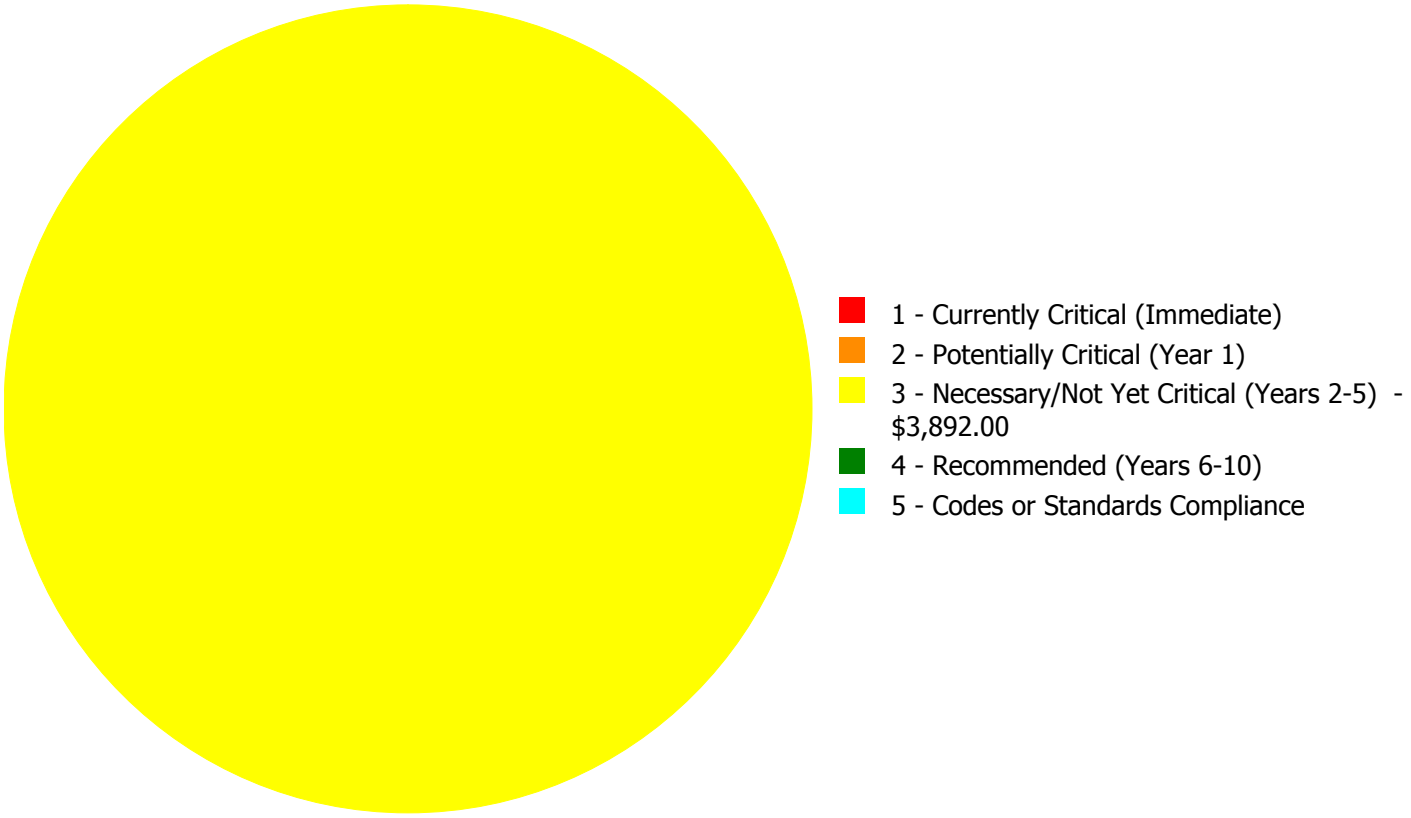
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $3,892.00

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: $3,892.00

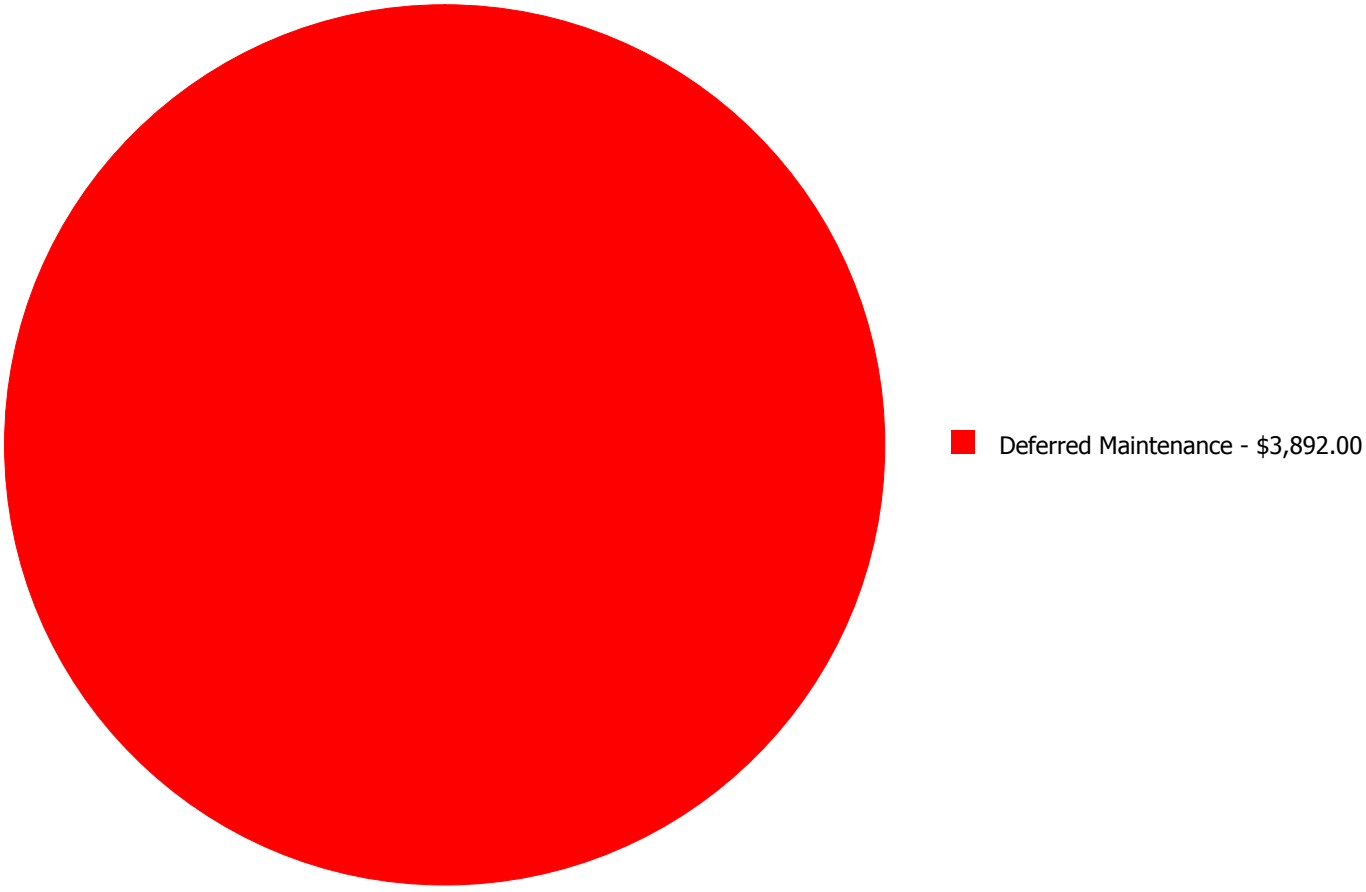
Deficiency By Priority Investment Table

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
C3020	Floor Finishes	$0.00	$0.00	$3,892.00	$0.00	$0.00	$3,892.00
	Total:	$0.00	$0.00	$3,892.00	$0.00	$0.00	$3,892.00

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: $3,892.00

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: C3020 - Floor Finishes

Location:	Throughout the building
Distress:	Beyond Service Life
Category:	Deferred Maintenance
Priority:	3 - Necessary/Not Yet Critical (Years 2-5)
Correction:	Renew System
Qty:	286.00
Unit of Measure:	S.F.
Estimate:	$3,892.00
Assessor Name:	Eduardo Lopez
Date Created:	12/09/2016

Notes: The original flooring is in poor conditions, worn, 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):	928
Year Built:	2003
Last Renovation:	
Replacement Value:	$96,743
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	80.26 %
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.

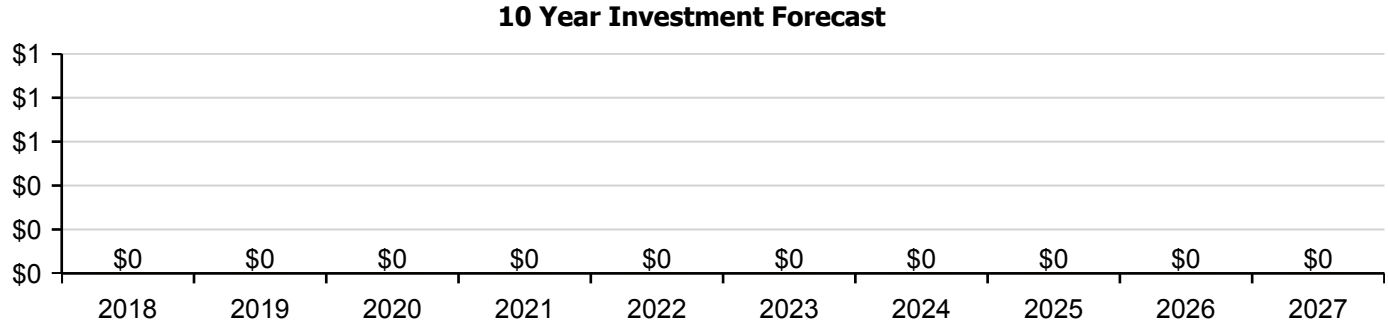
Dashboard Summary

Function:	HS -High School	Gross Area:	928
Year Built:	2003	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$96,743
FCI:	0.00 %	RSLI%:	80.26 %

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	86.00 %	0.00 %	$0.00
B10 - Superstructure	86.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	78.64 %	0.00 %	$0.00
B30 - Roofing	53.33 %	0.00 %	$0.00
Totals:	**80.26 %**	**0.00 %**	**$0.00**

Photo Album

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

1). Southeast Elevation - Dec 08, 2016

2). Northeast Elevation - Dec 08, 2016

3). Northwest Elevation - Dec 08, 2016

4). Southwest Elevation - Dec 08, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	928	100	2003	2103		86.00 %	0.00 %	86			$18,681
A1030	Slab on Grade	$19.75	S.F.	928	100	2003	2103		86.00 %	0.00 %	86			$18,328
B1020	Roof Construction	$16.26	S.F.	928	100	2003	2103		86.00 %	0.00 %	86			$15,089
B2010	Exterior Walls	$29.79	S.F.	928	100	2003	2103		86.00 %	0.00 %	86			$27,645
B2030	Exterior Doors	$8.66	S.F.	928	30	2003	2033		53.33 %	0.00 %	16			$8,036
B3010130	Preformed Metal Roofing	$9.66	S.F.	928	30	2003	2033		53.33 %	0.00 %	16			$8,964
								Total	**80.26 %**					**$96,743**

System Notes

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

System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls

Note:

System: B2030 - Exterior Doors

Note:

System: B3010130 - Preformed Metal Roofing

Note:

Renewal Schedule

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

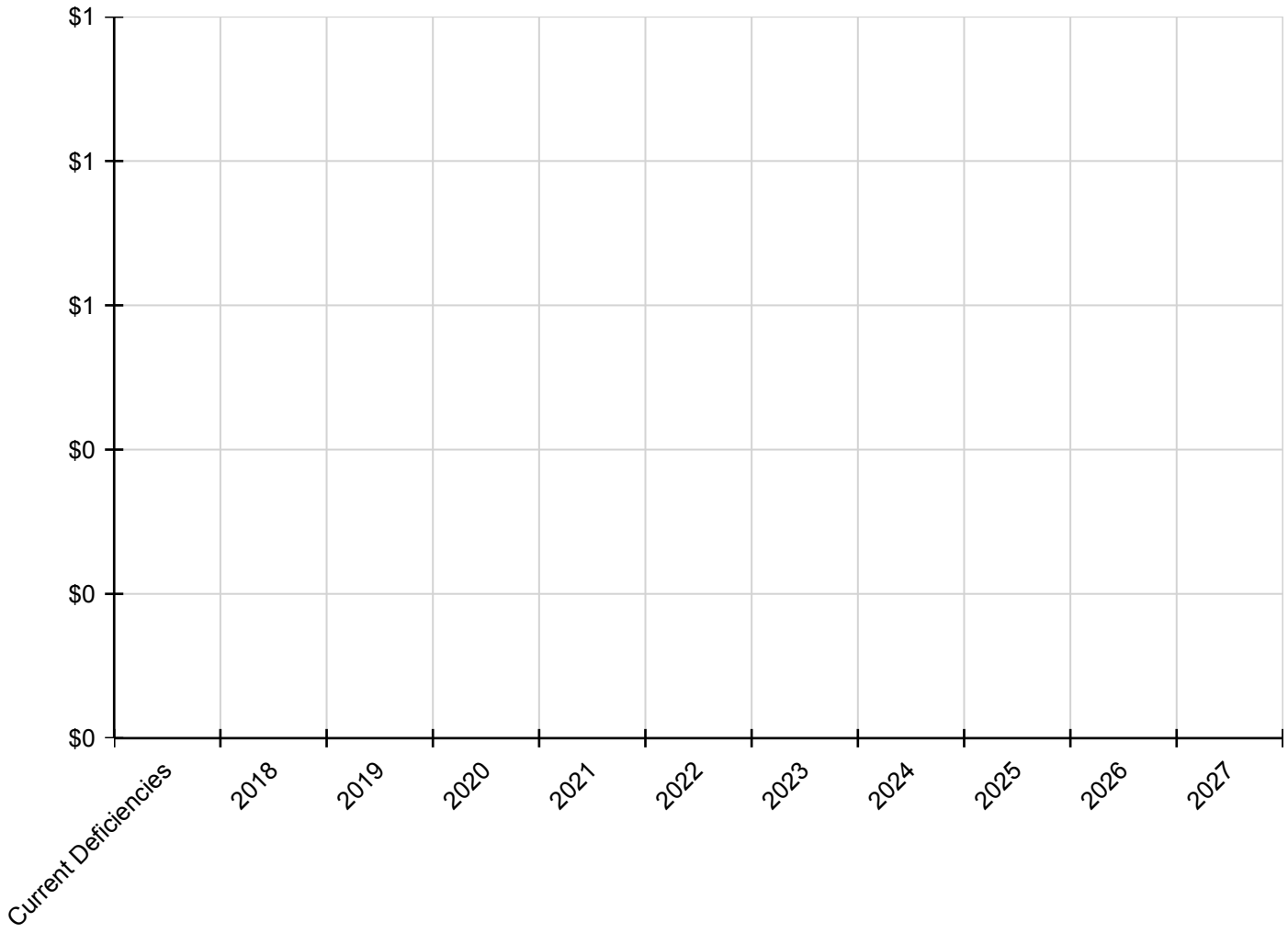
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** 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):	928
Year Built:	2003
Last Renovation:	
Replacement Value:	$108,955
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	77.24 %
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.

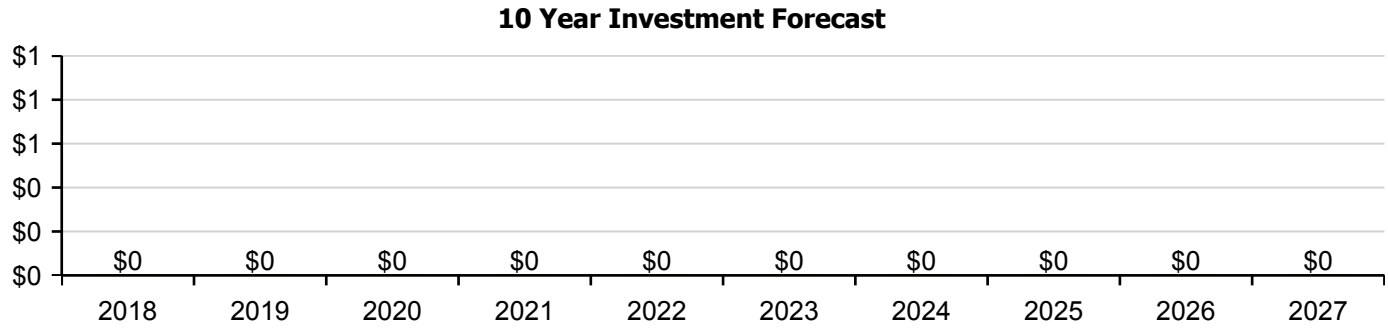
Dashboard Summary

Function:	HS -High School	Gross Area:	928
Year Built:	2003	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$108,955
FCI:	0.00 %	RSLI%:	77.24 %

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	86.00 %	0.00 %	$0.00
B10 - Superstructure	86.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	78.64 %	0.00 %	$0.00
B30 - Roofing	53.33 %	0.00 %	$0.00
D50 - Electrical	53.33 %	0.00 %	$0.00
Totals:	**77.24 %**	**0.00 %**	**$0.00**

Photo Album

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

1). East Elevation - Dec 08, 2016

2). North Elevation - Dec 08, 2016

3). West Elevation - Dec 08, 2016

4). South Elevation - Dec 08, 2016

Condition Detail

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

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

System Listing

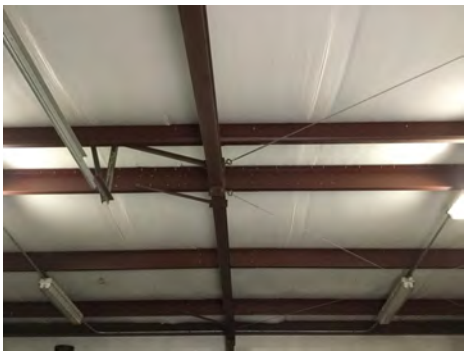
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	928	100	2003	2103		86.00 %	0.00 %	86			$18,681
A1030	Slab on Grade	$19.75	S.F.	928	100	2003	2103		86.00 %	0.00 %	86			$18,328
B1020	Roof Construction	$16.26	S.F.	928	100	2003	2103		86.00 %	0.00 %	86			$15,089
B2010	Exterior Walls	$29.79	S.F.	928	100	2003	2103		86.00 %	0.00 %	86			$27,645
B2030	Exterior Doors	$8.66	S.F.	928	30	2003	2033		53.33 %	0.00 %	16			$8,036
B3010130	Preformed Metal Roofing	$9.66	S.F.	928	30	2003	2033		53.33 %	0.00 %	16			$8,964
D5020	Branch Wiring	$3.58	S.F.	928	30	2003	2033		53.33 %	0.00 %	16			$3,322
D5020	Lighting	$9.58	S.F.	928	30	2003	2033		53.33 %	0.00 %	16			$8,890
								Total	**77.24 %**					**$108,955**

System Notes

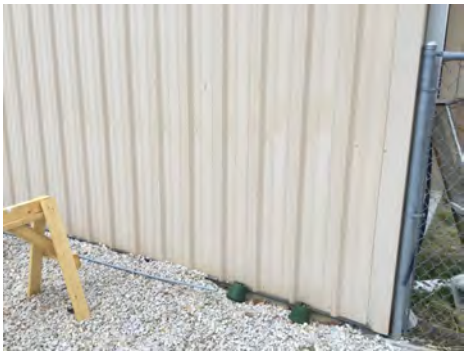
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

System: B2030 - Exterior Doors

Note:

System: B3010130 - Preformed Metal Roofing

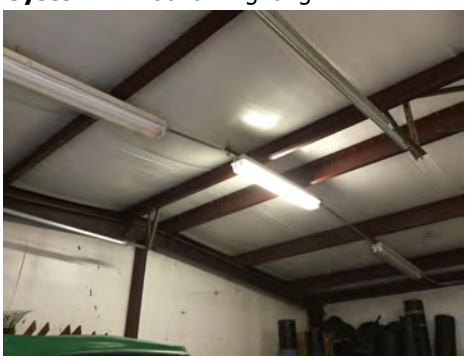
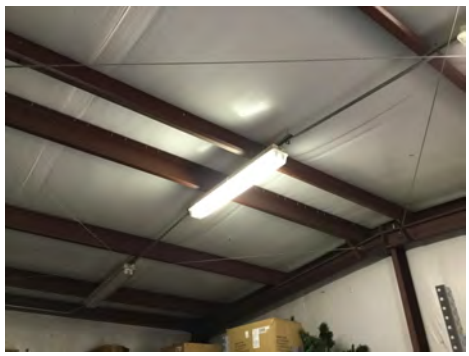


Note:

System: D5020 - Branch Wiring


Note:

System: D5020 - Lighting


Note:

Renewal Schedule

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

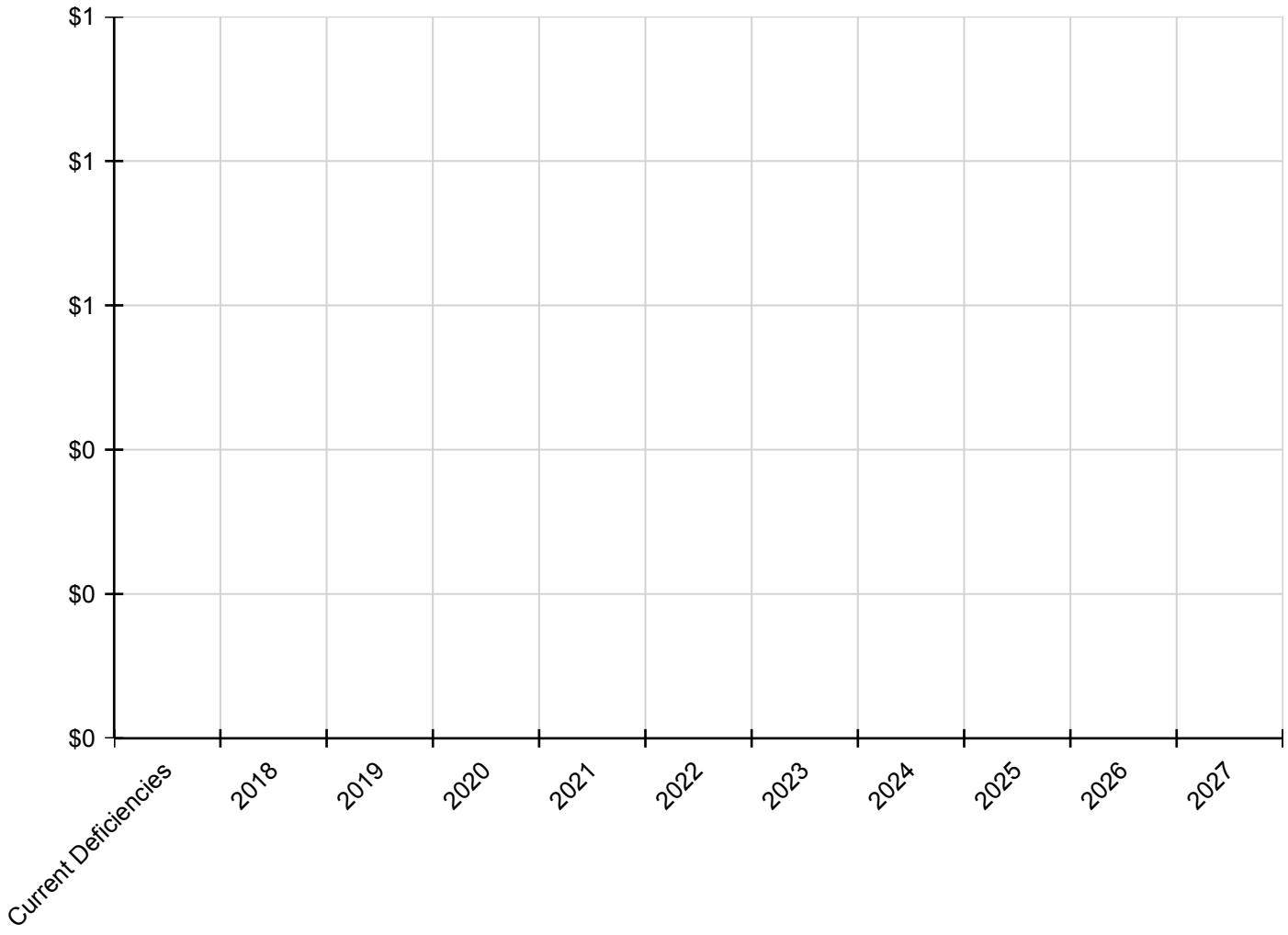
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	2,736
Year Built:	2009
Last Renovation:	
Replacement Value:	$401,534
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	69.26 %
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.

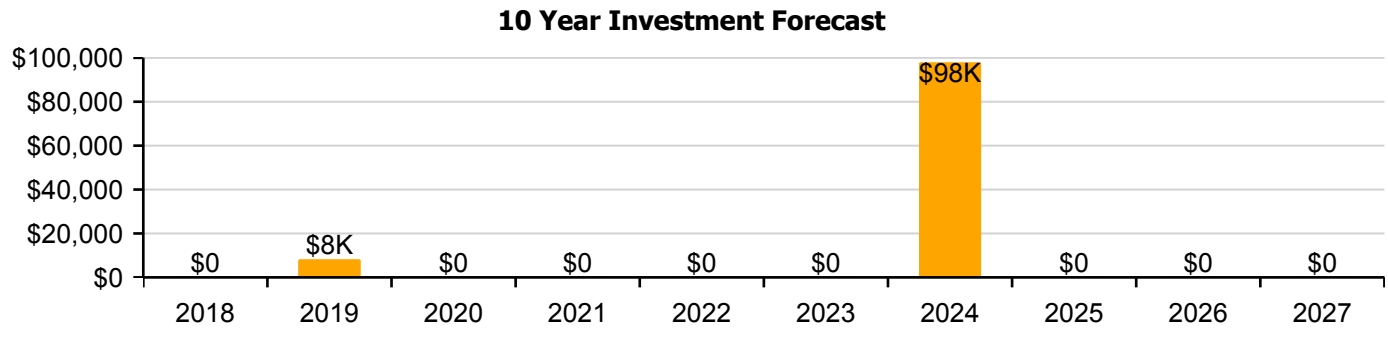
Dashboard Summary

Function:	HS -High School	Gross Area:	2,736
Year Built:	2009	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$401,534
FCI:	0.00 %	RSLI%:	69.26 %

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	92.00 %	0.00 %	$0.00
B10 - Superstructure	92.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	80.69 %	0.00 %	$0.00
B30 - Roofing	73.33 %	0.00 %	$0.00
C10 - Interior Construction	79.77 %	0.00 %	$0.00
C30 - Interior Finishes	59.26 %	0.00 %	$0.00
D20 - Plumbing	73.41 %	0.00 %	$0.00
D30 - HVAC	55.49 %	0.00 %	$0.00
D50 - Electrical	64.90 %	0.00 %	$0.00
Totals:	**69.26 %**	**0.00 %**	**$0.00**

Photo Album

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

1). South Elevation - Dec 08, 2016

2). East Elevation - Dec 08, 2016

3). North Elevation - Dec 08, 2016

4). West Elevation - Dec 08, 2016

Condition Detail

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

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

System Listing

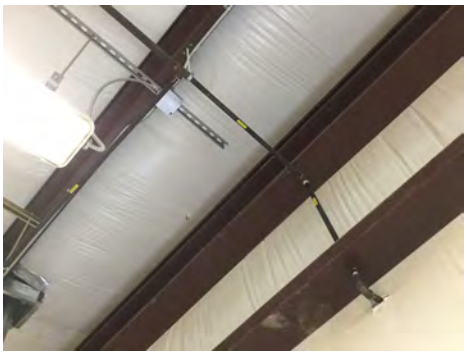
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$2.18	S.F.	2,736	100	2009	2109		92.00 %	0.00 %	92			$5,964
A1030	Slab on Grade	$4.08	S.F.	2,736	100	2009	2109		92.00 %	0.00 %	92			$11,163
B1020	Roof Construction	$7.60	S.F.	2,736	100	2009	2109		92.00 %	0.00 %	92			$20,794
B2010	Exterior Walls	$8.84	S.F.	2,736	100	2009	2109		92.00 %	0.00 %	92			$24,186
B2020	Exterior Windows	$12.78	S.F.	2,736	30	2009	2039		73.33 %	0.00 %	22			$34,966
B2030	Exterior Doors	$0.81	S.F.	2,736	30	2009	2039		73.33 %	0.00 %	22			$2,216
B3010130	Preformed Metal Roofing	$9.66	S.F.	2,736	30	2009	2039		73.33 %	0.00 %	22			$26,430
C1010	Partitions	$4.70	S.F.	2,736	75	2009	2084		89.33 %	0.00 %	67			$12,859
C1020	Interior Doors	$2.44	S.F.	2,736	30	2009	2039		73.33 %	0.00 %	22			$6,676
C1030	Fittings	$1.48	S.F.	2,736	20	2009	2029		60.00 %	0.00 %	12			$4,049
C3010	Wall Finishes	$2.56	S.F.	2,736	10	2009	2019		20.00 %	0.00 %	2			$7,004
C3020	Floor Finishes	$10.94	S.F.	2,736	20	2009	2029		60.00 %	0.00 %	12			$29,932
C3030	Ceiling Finishes	$10.56	S.F.	2,736	25	2009	2034		68.00 %	0.00 %	17			$28,892
D2010	Plumbing Fixtures	$8.83	S.F.	2,736	30	2009	2039		73.33 %	0.00 %	22			$24,159
D2020	Domestic Water Distribution	$1.64	S.F.	2,736	30	2009	2039		73.33 %	0.00 %	22			$4,487
D2030	Sanitary Waste	$2.59	S.F.	2,736	30	2009	2039		73.33 %	0.00 %	22			$7,086
D2090	Other Plumbing Systems -Nat Gas	$0.15	S.F.	2,736	40	2009	2049		80.00 %	0.00 %	32			$410
D3040	Distribution Systems	$8.37	S.F.	2,736	30	2009	2039		73.33 %	0.00 %	22			$22,900
D3050	Terminal & Package Units	$18.27	S.F.	2,736	15	2009	2024		46.67 %	0.00 %	7			$49,987
D3060	Controls & Instrumentation	$2.65	S.F.	2,736	20	2009	2029		60.00 %	0.00 %	12			$7,250
D5010	Electrical Service/Distribution	$1.60	S.F.	2,736	40	2009	2049		80.00 %	0.00 %	32			$4,378
D5020	Branch Wiring	$4.55	S.F.	2,736	30	2009	2039		73.33 %	0.00 %	22			$12,449
D5020	Lighting	$10.64	S.F.	2,736	30	2009	2039		73.33 %	0.00 %	22			$29,111
D5030910	Fire Alarm Systems	$3.56	S.F.	2,736	15	2009	2024		46.67 %	0.00 %	7			$9,740
D5030920	Data Communication	$4.61	S.F.	2,736	15	2009	2024		46.67 %	0.00 %	7			$12,613
D5090	Other Electrical Systems	$0.67	S.F.	2,736	20	2009	2029		60.00 %	0.00 %	12			$1,833
								Total	**69.26 %**					**$401,534**

System Notes

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

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls

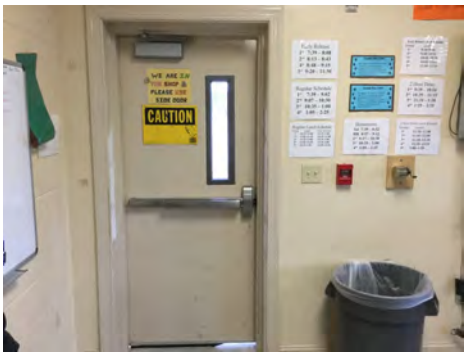

Note:

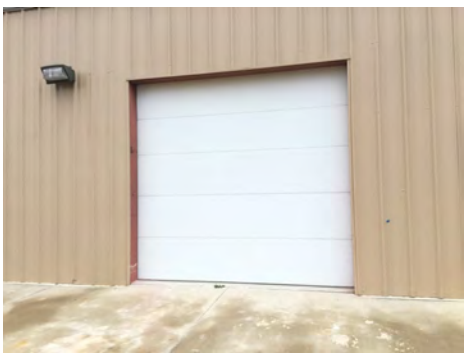
System: B2020 - Exterior Windows




Note:

System: B2030 - Exterior Doors


Note:

System: B3010130 - Preformed Metal Roofing

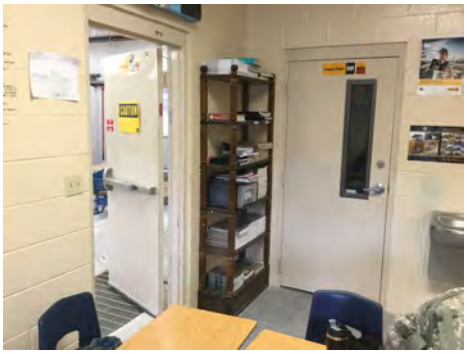


Note:

System: C1010 - Partitions

Note:

System: C1020 - Interior Doors

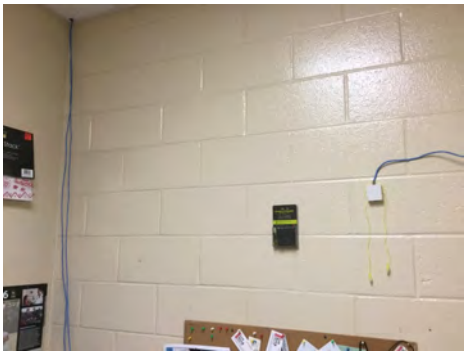


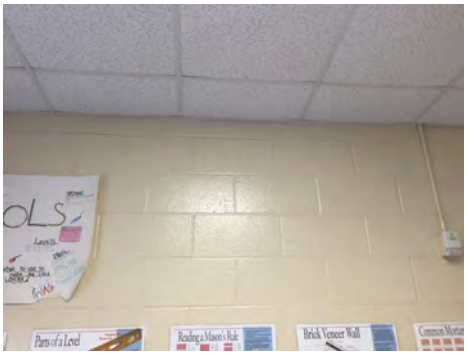

Note:

System: C1030 - Fittings

Note:

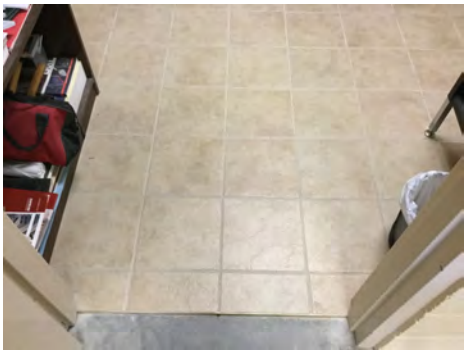
System: C3010 - Wall Finishes





Note:

System: C3020 - Floor Finishes

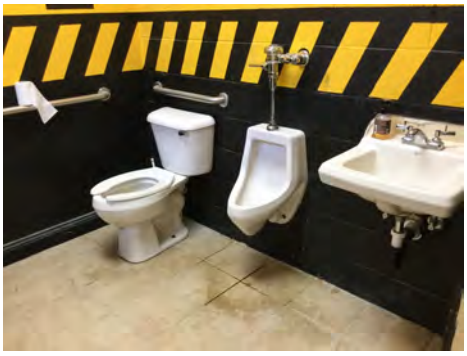


Note:

System: C3030 - Ceiling Finishes


Note:

System: D2010 - Plumbing Fixtures



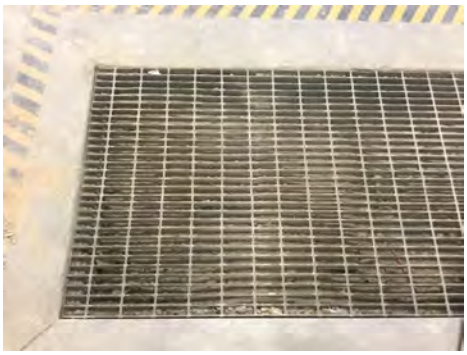
Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D2090 - Other Plumbing Systems -Nat Gas

Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

Note:

System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

System: D5030910 - Fire Alarm Systems


Note:

System: D5030920 - Data Communication

Note:

System: D5090 - Other Electrical Systems

Note:

Renewal Schedule

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

Inflation Rate: 3%

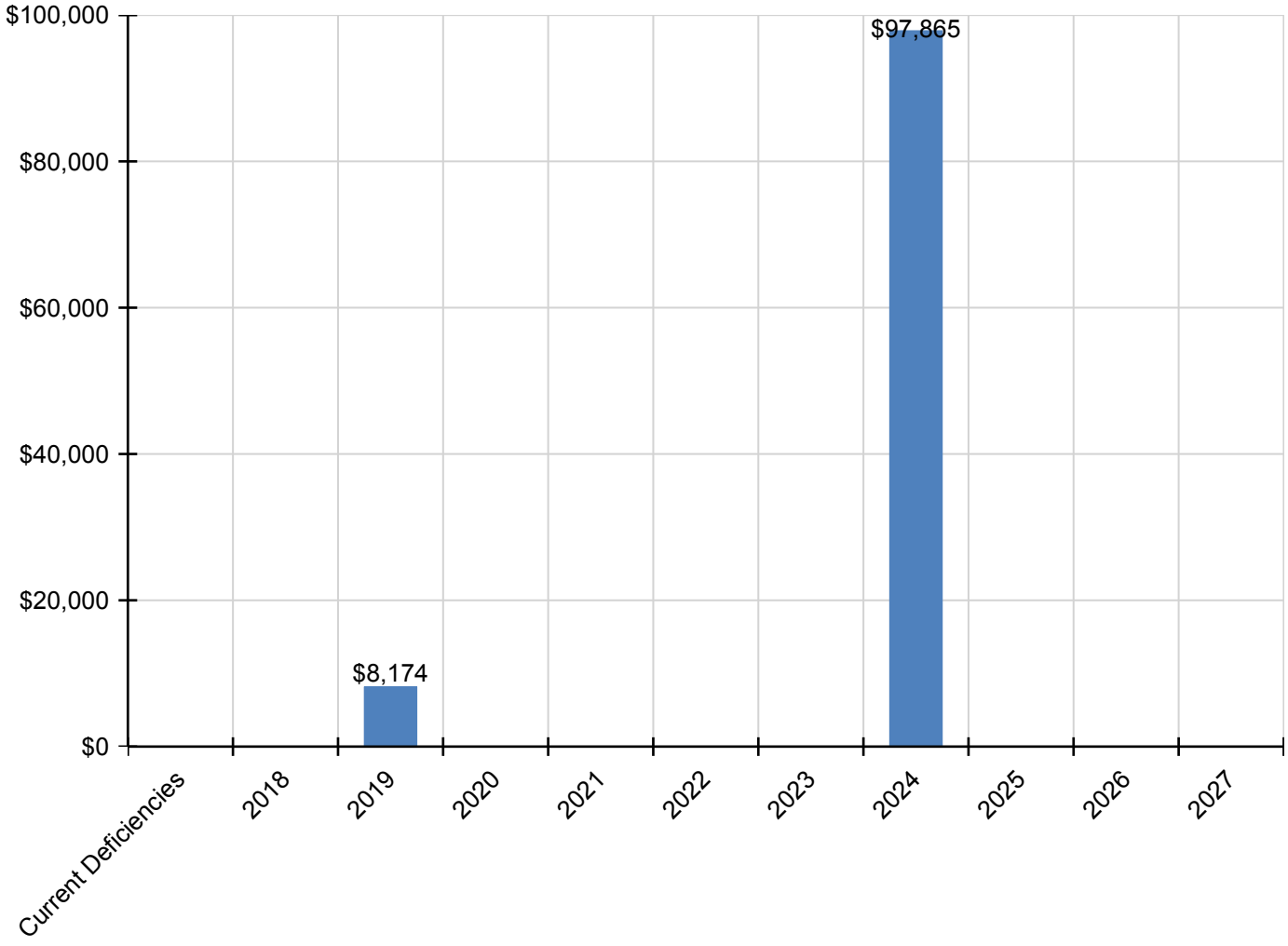
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$8,174**	**$0**	**$0**	**$0**	**$0**	**$97,865**	**$0**	**$0**	**$0**	**$106,039**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$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	$0	$8,174	$0	$0	$0	$0	$0	$0	$0	$0	**$8,174**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems -Nat Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$67,625	$0	$0	$0	**$67,625**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$13,177	$0	$0	$0	**$13,177**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$17,063	$0	$0	$0	**$17,063**
D5090 - Other Electrical Systems	$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):	900
Year Built:	2011
Last Renovation:	
Replacement Value:	$93,825
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	91.54 %
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.

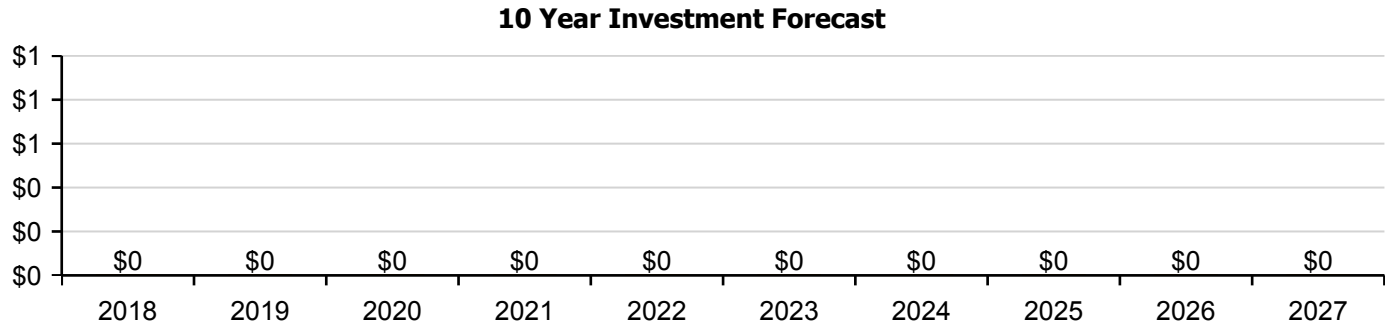
Dashboard Summary

Function:	HS -High School	Gross Area:	900
Year Built:	2011	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$93,825
FCI:	0.00 %	RSLI%:	91.54 %

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	94.00 %	0.00 %	$0.00
B10 - Superstructure	94.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	90.85 %	0.00 %	$0.00
B30 - Roofing	80.00 %	0.00 %	$0.00
Totals:	**91.54 %**	**0.00 %**	**$0.00**

Photo Album

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

1). East Elevation - Dec 08, 2016

2). North Elevation - Dec 08, 2016

3). West Elevation - Dec 08, 2016

4). South Elevation - Dec 08, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	900	100	2011	2111		94.00 %	0.00 %	94			$18,117
A1030	Slab on Grade	$19.75	S.F.	900	100	2011	2111		94.00 %	0.00 %	94			$17,775
B1020	Roof Construction	$16.26	S.F.	900	100	2011	2111		94.00 %	0.00 %	94			$14,634
B2010	Exterior Walls	$29.79	S.F.	900	100	2011	2111		94.00 %	0.00 %	94			$26,811
B2030	Exterior Doors	$8.66	S.F.	900	30	2011	2041		80.00 %	0.00 %	24			$7,794
B3010130	Preformed Metal Roofing	$9.66	S.F.	900	30	2011	2041		80.00 %	0.00 %	24			$8,694
								Total	**91.54 %**					**$93,825**

System Notes

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

System: B1020 - Roof Construction

Note:

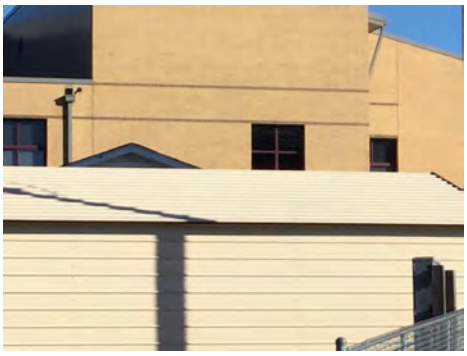
System: B2010 - Exterior Walls

Note:

System: B2030 - Exterior Doors

Note:

System: B3010130 - Preformed Metal Roofing



Note:

Renewal Schedule

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

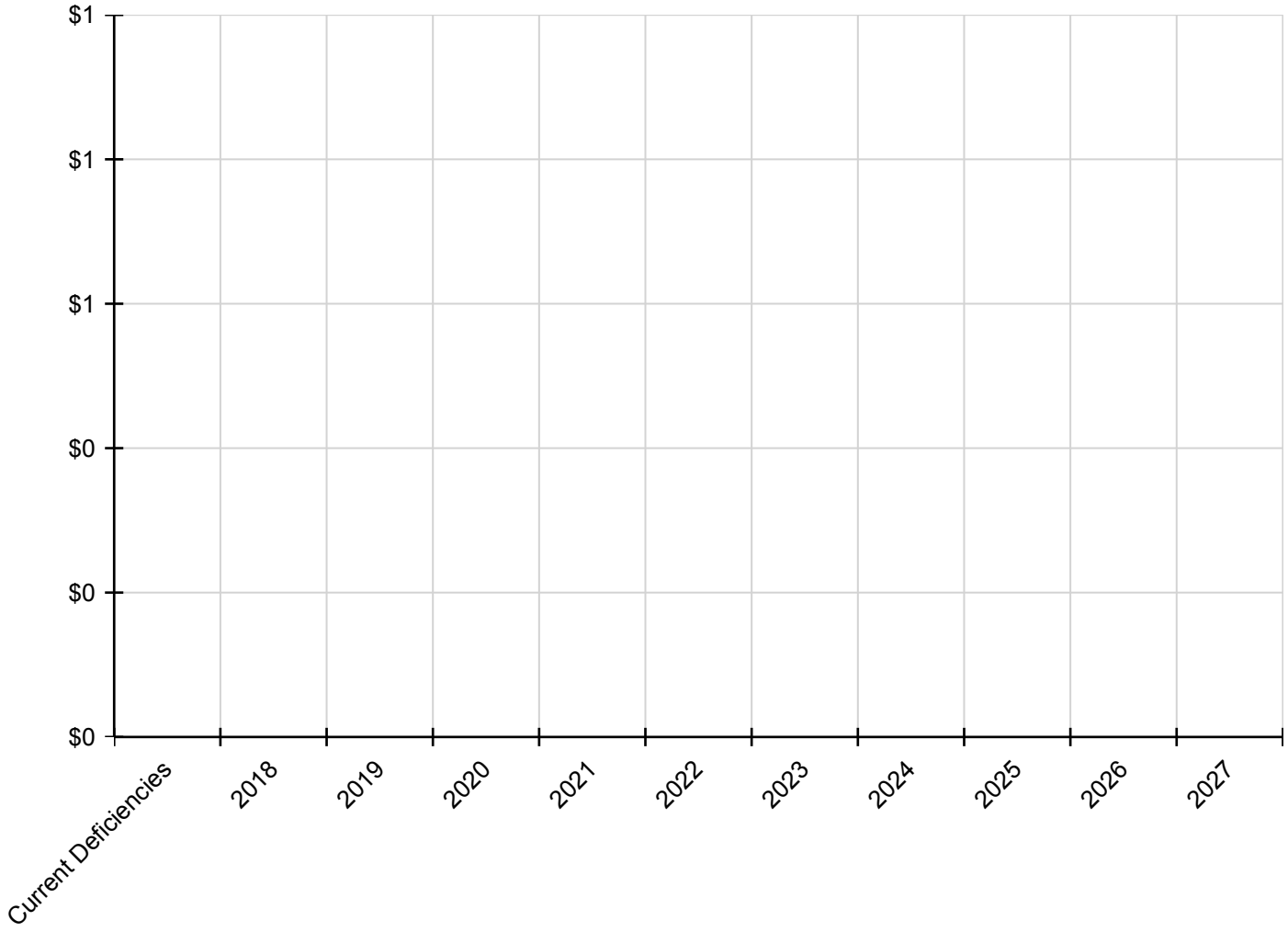
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** 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):	244,862
Year Built:	2003
Last Renovation:	
Replacement Value:	$10,296,447
Repair Cost:	$1,475.36
Total FCI:	0.01 %
Total RSLI:	46.66 %
FCA Score:	99.99

Description:

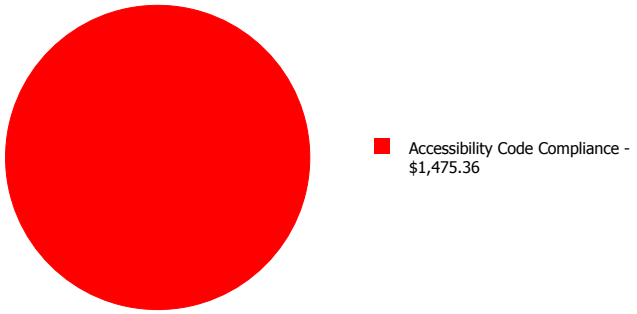
The narrative for this site is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

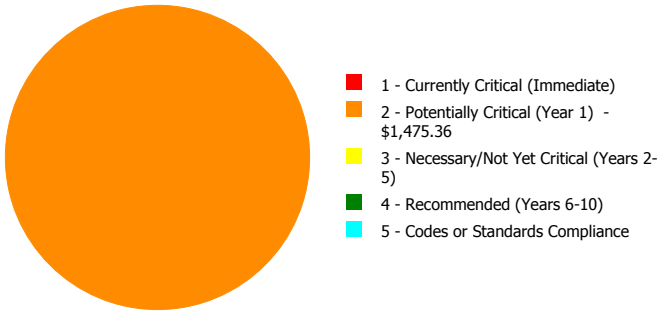
Dashboard Summary

Function:	HS -High School	Gross Area:	244,862
Year Built:	2003	Last Renovation:	
Repair Cost:	$1,475	Replacement Value:	$10,296,447
FCI:	0.01 %	RSLI%:	46.66 %

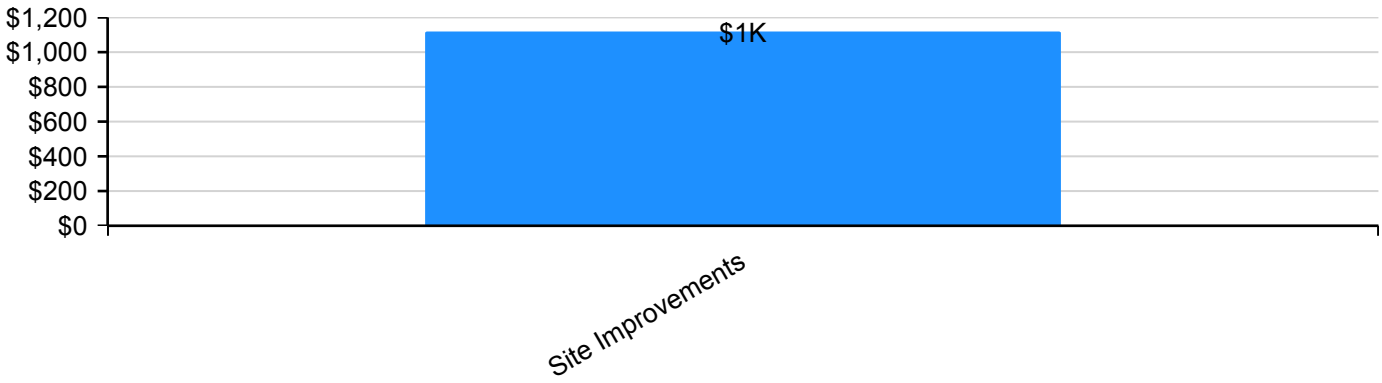
Deficiency By Category



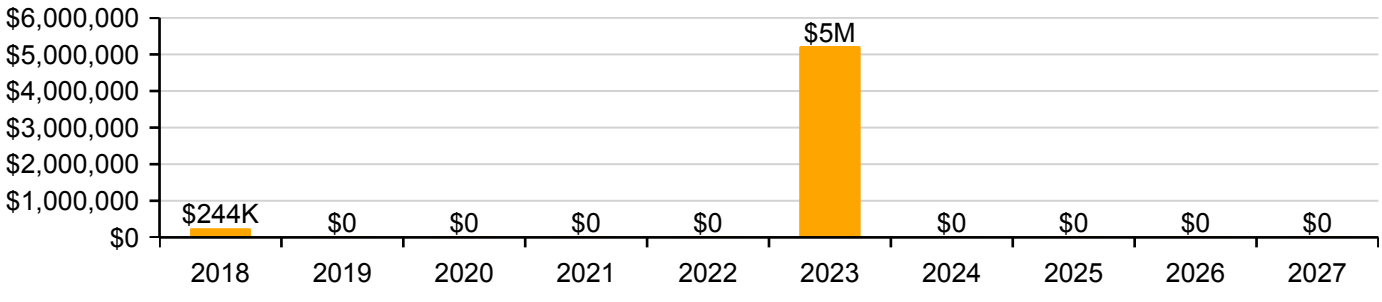
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	34.22 %	0.02 %	$1,475.36
G30 - Site Mechanical Utilities	71.25 %	0.00 %	$0.00
G40 - Site Electrical Utilities	68.16 %	0.00 %	$0.00
Totals:	**46.66 %**	**0.01 %**	**$1,475.36**

Photo Album

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

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

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$3.76	S.F.	244,862	25	2003	2028		44.00 %	0.00 %	11			$920,681
G2020	Parking Lots	$1.61	S.F.	244,862	25	2003	2028		44.00 %	0.37 %	11		$1,475.36	$394,228
G2030	Pedestrian Paving	$1.98	S.F.	244,862	30	2003	2033		53.33 %	0.00 %	16			$484,827
G2040105	Fence & Guardrails	$1.20	S.F.	244,862	30	2003	2033		53.33 %	0.00 %	16			$293,834
G2040950	Baseball Field	$5.78	S.F.	244,862	20	2003	2023		30.00 %	0.00 %	6			$1,415,302
G2040950	Covered Walkways	$0.81	S.F.	244,862	25	2003	2028		44.00 %	0.00 %	11			$198,338
G2040950	Football Field	$3.38	S.F.	244,862	20	2003	2023		30.00 %	0.00 %	6			$827,634
G2040950	Playing Field	$1.50	S.F.	244,862	20	2003	2023		30.00 %	0.00 %	6			$367,293
G2040950	Softball Field	$2.01	S.F.	244,862	20	2003	2023		30.00 %	0.00 %	6			$492,173
G2040950	Tennis Courts	$1.80	S.F.	244,862	20	2003	2023		30.00 %	0.00 %	6			$440,752
G2040950	Track	$1.78	S.F.	244,862	20	2003	2023		30.00 %	0.00 %	6			$435,854
G2050	Landscaping	$1.91	S.F.	244,862	15	2003	2018		6.67 %	0.00 %	1			$467,686
G3010	Water Supply	$2.42	S.F.	244,862	50	2003	2053		72.00 %	0.00 %	36			$592,566
G3020	Sanitary Sewer	$1.52	S.F.	244,862	50	2003	2053		72.00 %	0.00 %	36			$372,190
G3030	Storm Sewer	$4.67	S.F.	244,862	50	2003	2053		72.00 %	0.00 %	36			$1,143,506
G3060	Fuel Distribution	$1.03	S.F.	244,862	40	2003	2043		65.00 %	0.00 %	26			$252,208
G4010	Electrical Distribution	$2.44	S.F.	244,862	50	2003	2053		72.00 %	0.00 %	36			$597,463
G4020	Site Lighting	$1.57	S.F.	244,862	30	2016	2046		96.67 %	0.00 %	29			$384,433
G4030	Site Communications & Security	$0.88	S.F.	244,862	15	2003	2018		6.67 %	0.00 %	1			$215,479
								Total	**46.66 %**	**0.01 %**			**$1,475.36**	**$10,296,447**

System Notes

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

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots




Note:

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails




Note:

System: G2040950 - Baseball Field



Note:

System: G2040950 - Covered Walkways





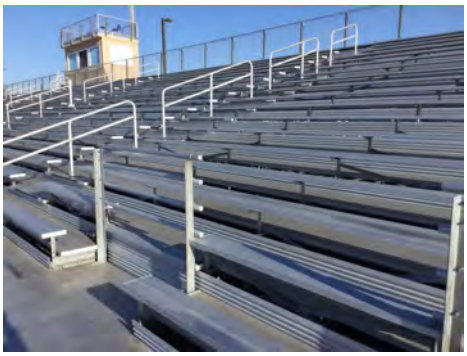


Note:

System: G2040950 - Football Field








Note:

System: G2040950 - Playing Field




Note:

System: G2040950 - Softball Field


Note:

System: G2040950 - Tennis Courts



Note:

System: G2040950 - Track



Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer



Note:

System: G3060 - Fuel Distribution



Note:

System: G4010 - Electrical Distribution



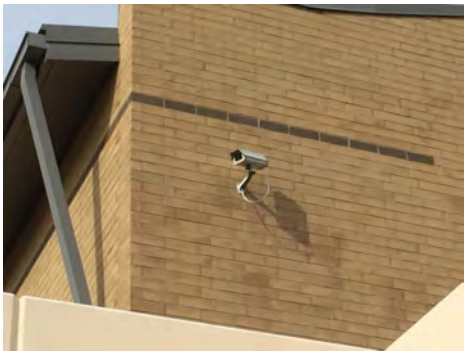
Note:

System: G4020 - Site Lighting



Note:

System: G4030 - Site Communications & Security


Note:

Renewal Schedule

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

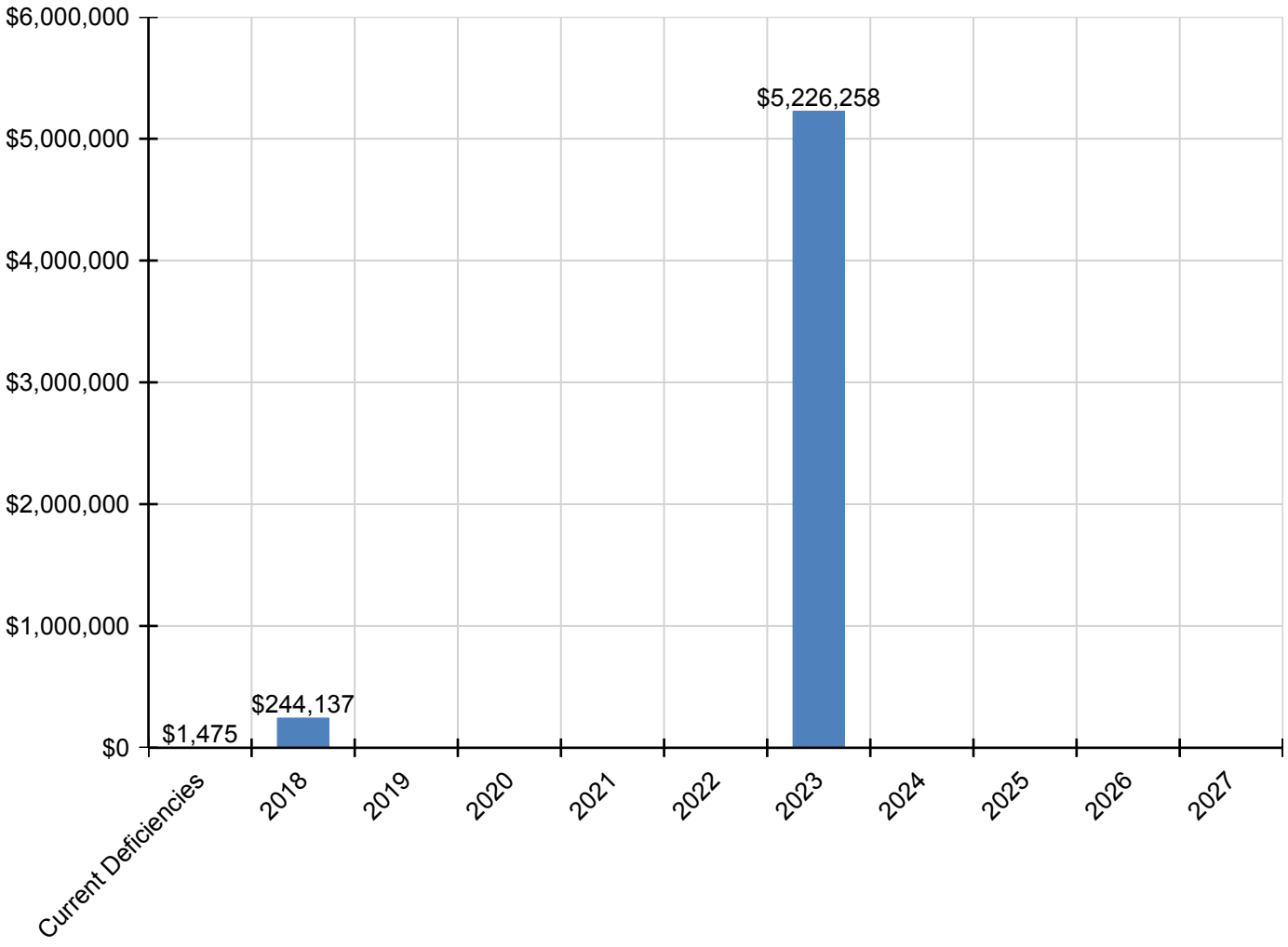
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$1,475**	**$244,137**	**$0**	**$0**	**$0**	**$0**	**$5,226,258**	**$0**	**$0**	**$0**	**$0**	**$5,471,870**
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	$1,475	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,475**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Baseball Field	$0	$0	$0	$0	$0	$0	$1,858,940	$0	$0	$0	$0	**$1,858,940**
G2040950 - Covered Walkways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Football Field	$0	$0	$0	$0	$0	$0	$1,087,062	$0	$0	$0	$0	**$1,087,062**
G2040950 - Playing Field	$0	$0	$0	$0	$0	$0	$482,423	$0	$0	$0	$0	**$482,423**
G2040950 - Softball Field	$0	$0	$0	$0	$0	$0	$646,448	$0	$0	$0	$0	**$646,448**
G2040950 - Tennis Courts	$0	$0	$0	$0	$0	$0	$578,909	$0	$0	$0	$0	**$578,909**
G2040950 - Track	$0	$0	$0	$0	$0	$0	$572,476	$0	$0	$0	$0	**$572,476**
*** G2050 - Landscaping**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communications & Security	$0	$244,137	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$244,137**

** Indicates non-renewable system*

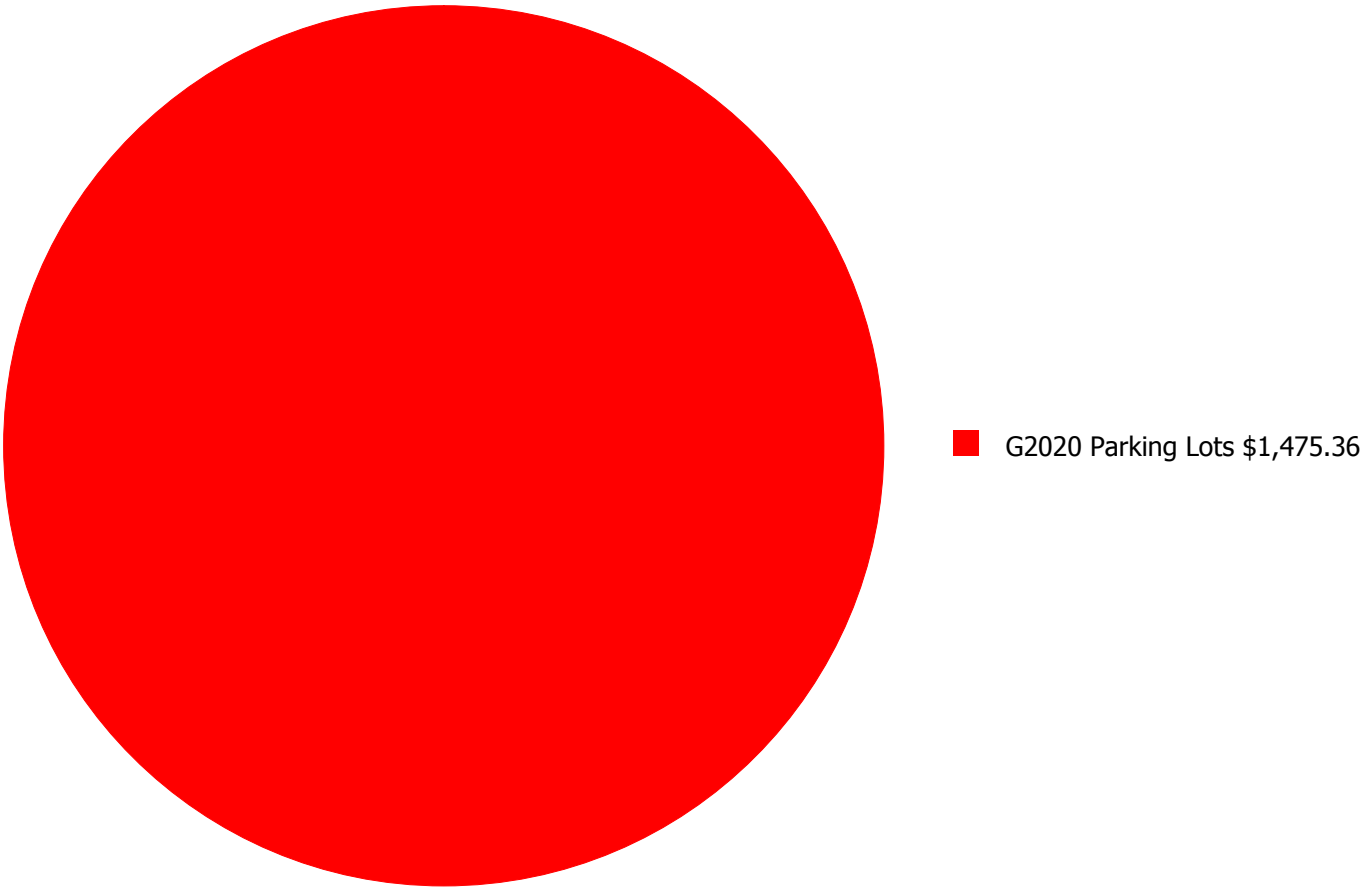
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

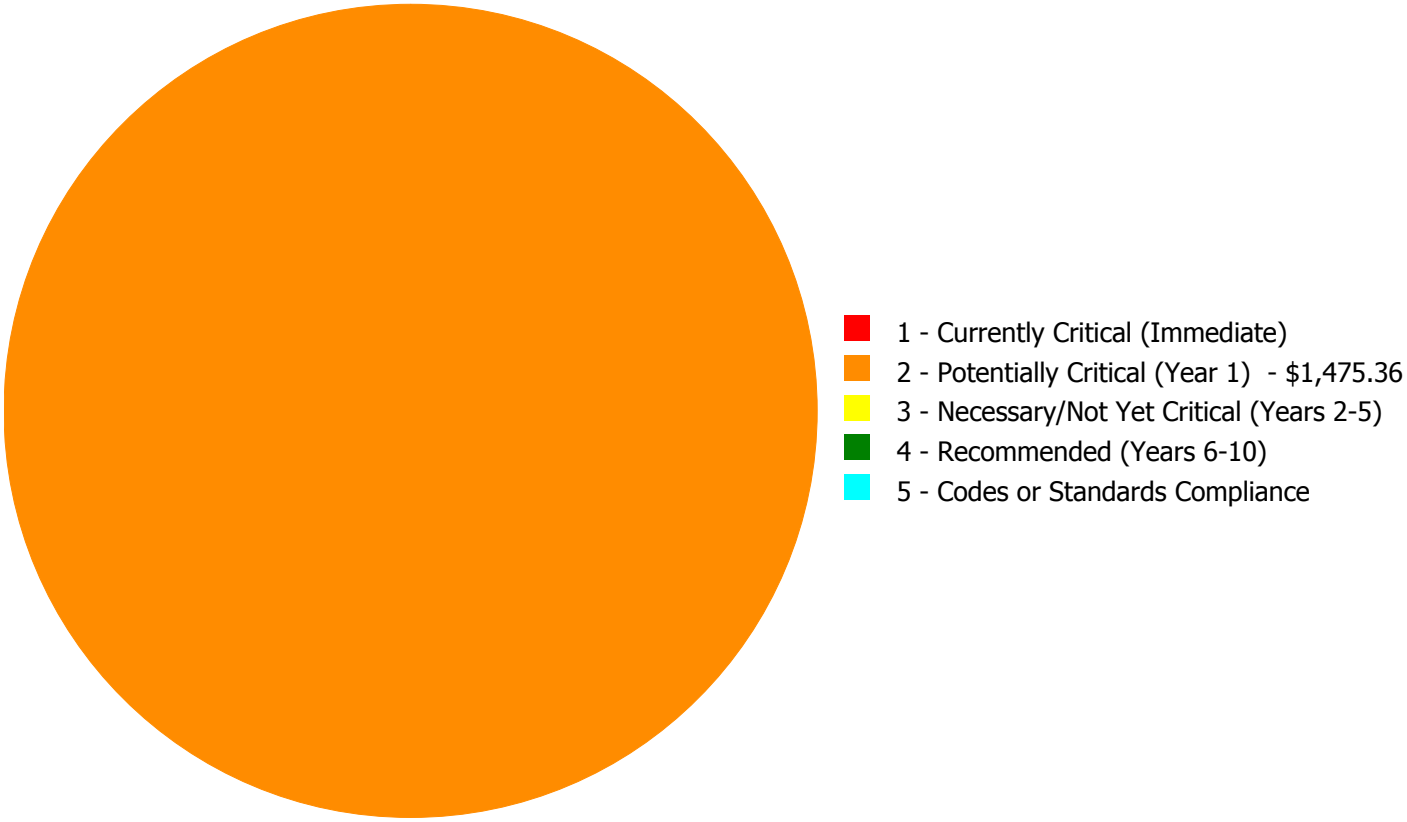
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $1,475.36

Deficiency Summary by Priority

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



Budget Estimate Total: $1,475.36

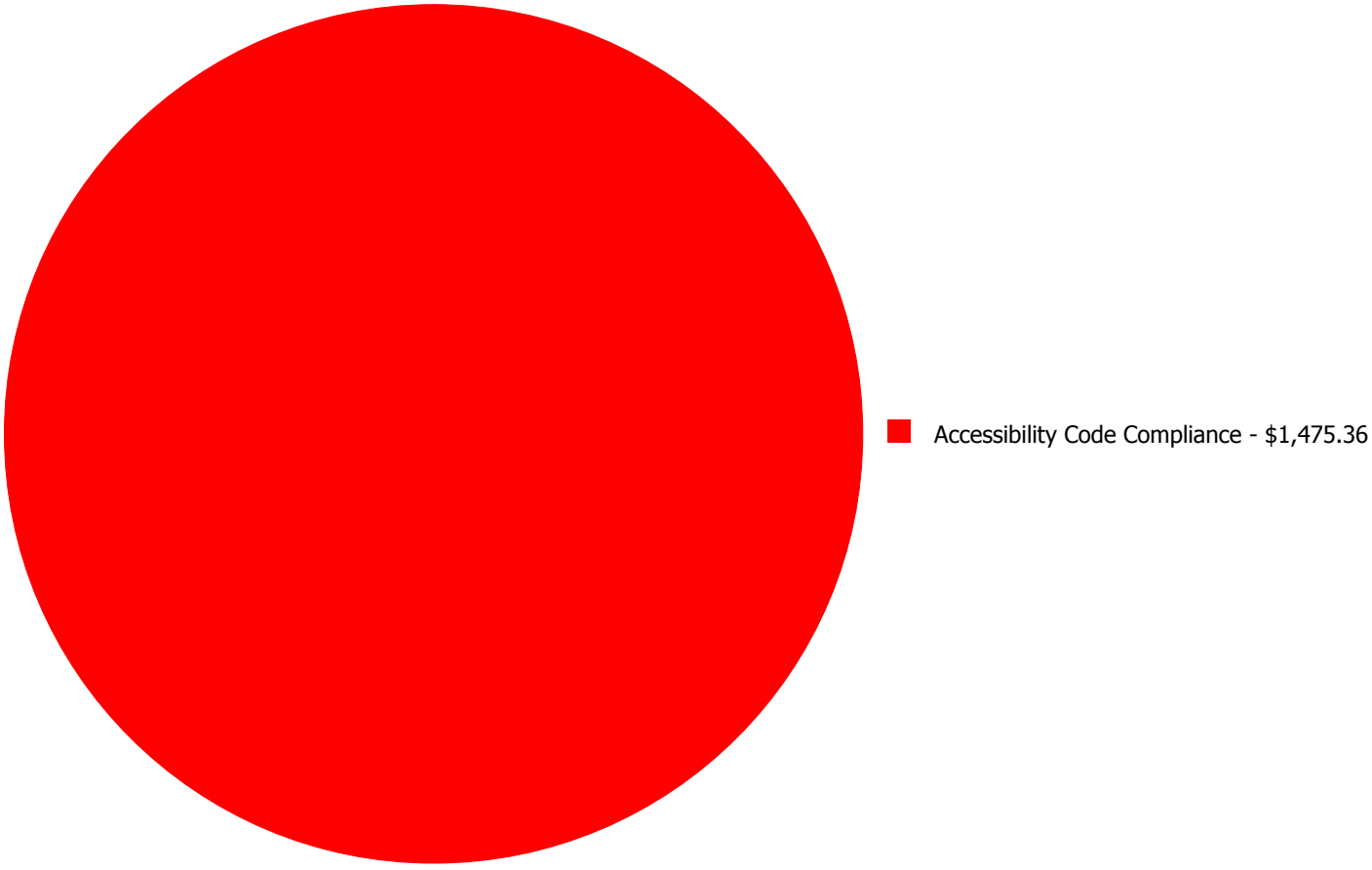
Deficiency By Priority Investment Table

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
G2020	Parking Lots	$0.00	$1,475.36	$0.00	$0.00	$0.00	$1,475.36
	Total:	$0.00	$1,475.36	$0.00	$0.00	$0.00	$1,475.36

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: $1,475.36

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: G2020 - Parking Lots

Location: Parking Lots
Distress: Missing
Category: Accessibility Code Compliance
Priority: 2 - Potentially Critical (Year 1)
Correction: Add handicap parking symbol
Qty: 16.00
Unit of Measure: Ea.
Estimate: $1,475.36
Assessor Name: Somnath Das
Date Created: 12/10/2016

Notes: The parking lot is missing handicap symbol on paving and one access aisle, and should be provided per ADA standards.