NC School District/430 Harnett County/High School

Western Harnett 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.

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Gross Area (SF):	204,686
Year Built:	1977
Last Renovation:	
Replacement Value:	$45,920,667
Repair Cost:	$16,792,615.78
Total FCI:	36.57 %
Total RSLI:	28.75 %
FCA Score:	63.43

Description:

GENERAL:
Western Harnett High School is located at 10637 NC Hwy 27 West in Lillington, NC. The 1 story, 130,900 square foot building was originally constructed in 1977. An addition to the main building was constructed in 1999 with 63,917 square foot of classrooms and a gymnasium. In addition to the main building, the campus contains ancillary buildings; storage, pressbox, concession/restrooms, fieldhouse, agriculture and tractor storage.

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

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

basement.

B. SUPERSTRUCTURE
Roof construction is metal pan deck with lightweight fill. 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 low slope single ply membrane. Roof openings include skylights and a roof hatch with fixed ladder access.

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 concrete treads with concrete and steel finishes. The interior wall finishes are typically painted CMU. Floor finishes in common areas are typically terrazzo and vinyl composition tile. Floor finishes in assignable spaces is typically vinyl composition tile. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically suspended acoustical tile.

CONVEYING:
The building does 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 internal with roof drains. Other plumbing systems is supplied by above ground propane tanks.

HVAC:
Heating is provided by 4 gas fired boilers. Cooling is supplied by 1 air cooled chiller and 1 cooling tower. 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 not have a fire sprinkler system. The building does have additional fire suppression systems, which include dry chemical overhead protection. Standpipes are not included within staircase. Fire extinguishers and cabinets are distributed near fire exits and corridors.

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

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

OTHER ELECTRICAL SYSTEMS:
This building does not have a separately derived emergency power system.

E. EQUIPMENT & FURNISHINGS
This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage, audio-visual, laboratory, medical, 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 football fields, and fencing. Site mechanical and electrical features include water, sewer, above ground propane tanks and site lighting.

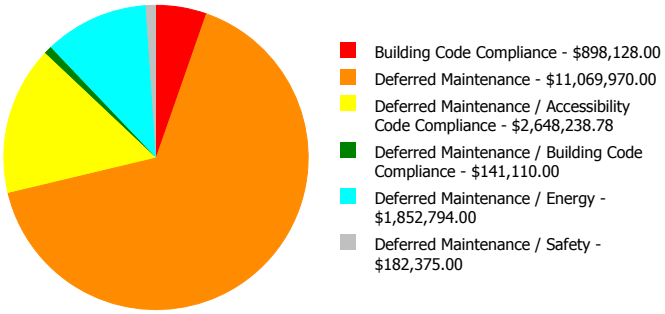
Attributes:

General Attributes:			
Condition Assessor:	Eduardo Lopez	Assessment Date:	
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:	Harnett - Western Harnett HS	LEA School No.:	430-384
No. of Mobile Units:	8	No. of Bldgs.:	10
SF of Mobile Units:	6640	Status:	Active
School Grades:	9-12	Site Acreage:	73.4

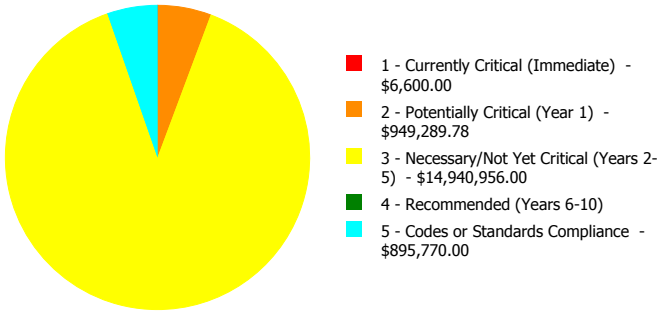
Campus Dashboard Summary

Gross Area:	204,686		
Year Built:	1977	Last Renovation:	
Repair Cost:	$16,792,616	Replacement Value:	$45,920,667
FCI:	36.57 %	RSLI%:	28.75 %

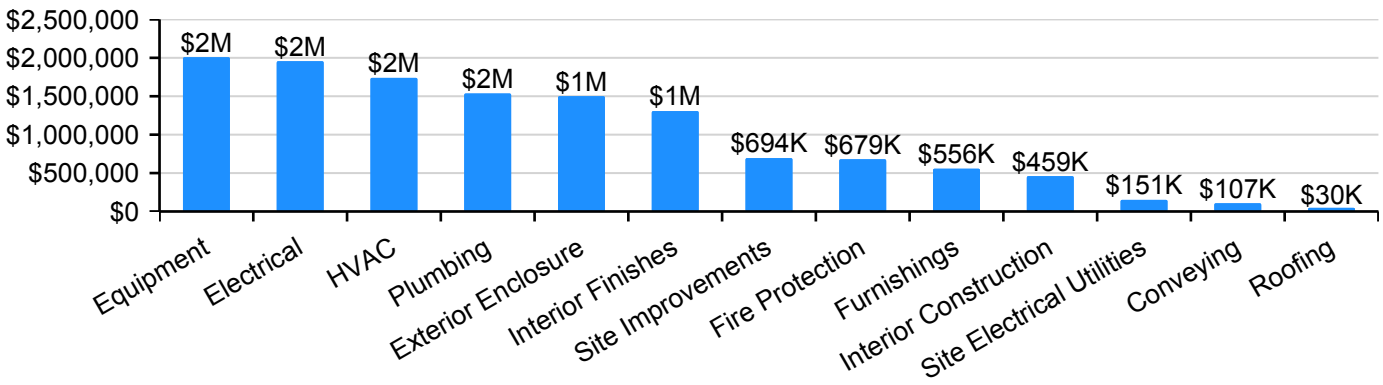
Deficiency By Category



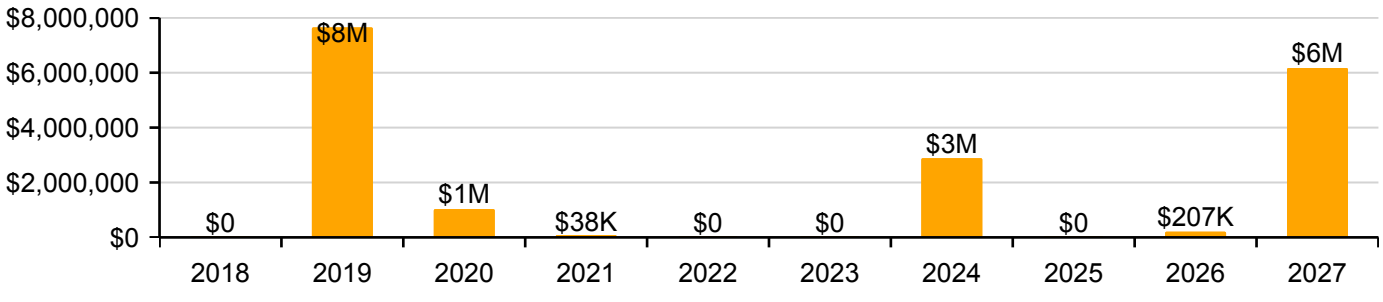
Deficiency By Priority



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.

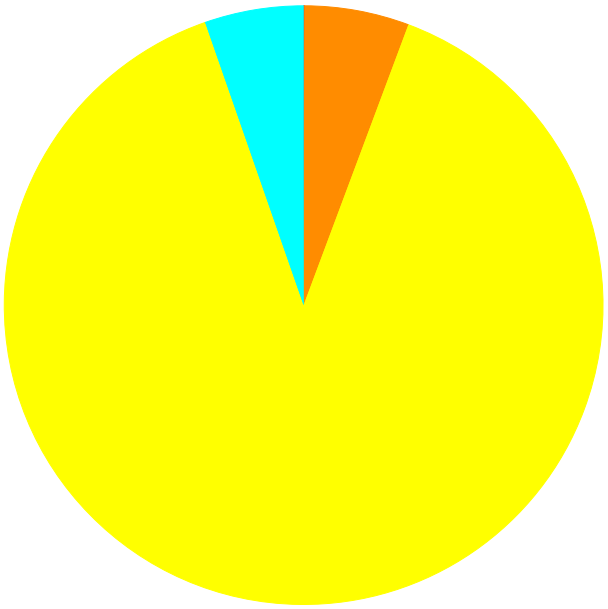
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	67.94 %	0.00 %	$0.00
B10 - Superstructure	67.40 %	0.00 %	$0.00
B20 - Exterior Enclosure	36.17 %	42.45 %	$1,981,030.00
B30 - Roofing	10.83 %	2.70 %	$39,523.00
C10 - Interior Construction	35.63 %	32.99 %	$606,406.00
C20 - Stairs	67.37 %	0.00 %	$0.00
C30 - Interior Finishes	16.91 %	35.02 %	$1,723,784.00
D10 - Conveying	0.00 %	110.00 %	$141,110.00
D20 - Plumbing	13.62 %	72.76 %	$2,027,263.00
D30 - HVAC	27.60 %	39.84 %	$2,295,376.00
D40 - Fire Protection	0.00 %	110.00 %	$895,770.00
D50 - Electrical	25.36 %	47.06 %	$2,582,204.00
E10 - Equipment	3.49 %	71.91 %	$2,649,416.00
E20 - Furnishings	3.71 %	72.62 %	$734,952.00
G20 - Site Improvements	35.67 %	18.91 %	$917,645.78
G30 - Site Mechanical Utilities	23.74 %	0.00 %	$0.00
G40 - Site Electrical Utilities	41.02 %	19.80 %	$198,136.00
Totals:	**28.75 %**	**36.57 %**	**$16,792,615.78**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance
1977 Fieldhouse	3,200	73.33	$0.00	$2,358.00	$360,935.00	$0.00	$0.00
1977 Main Building	130,900	55.07	$6,600.00	$0.00	$13,594,097.00	$0.00	$601,879.00
1977 Tractor_Storage Building	1,821	14.48	$0.00	$0.00	$39,161.00	$0.00	$0.00
1999 Addition	63,917	9.34	$0.00	$0.00	$712,930.00	$0.00	$293,891.00
1999 Agr. Building	1,200	21.73	$0.00	$22,427.00	$0.00	$0.00	$0.00
1999 Concession_Pressbox Baseball	822	17.51	$0.00	$0.00	$35,697.00	$0.00	$0.00
1999 Pressbox Football	720	5.73	$0.00	$6,859.00	$0.00	$0.00	$0.00
1999 Storage 1	216	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1999 Storage 2	90	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2006 Concession/RR	1,800	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Site	204,686	14.26	$0.00	$917,645.78	$198,136.00	$0.00	$0.00
Total:		**36.57**	**$6,600.00**	**$949,289.78**	**$14,940,956.00**	**$0.00**	**$895,770.00**

Deficiencies By Priority



1 - Currently Critical (Immediate) - $6,600.00
2 - Potentially Critical (Year 1) - $949,289.78
3 - Necessary/Not Yet Critical (Years 2-5) - $14,940,956.00
4 - Recommended (Years 6-10)
5 - Codes or Standards Compliance - $895,770.00

Budget Estimate Total: $16,792,615.78

Executive Summary

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

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Function:	HS -High School
Gross Area (SF):	3,200
Year Built:	1977
Last Renovation:	
Replacement Value:	$495,424
Repair Cost:	$363,293.00
Total FCI:	73.33 %
Total RSLI:	18.47 %
FCA Score:	26.67

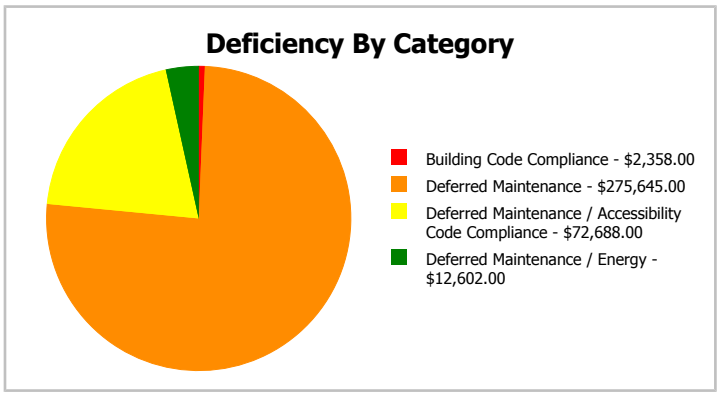
Description:

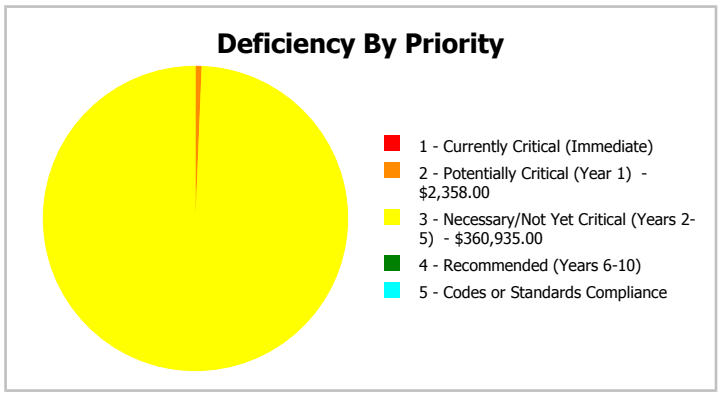
The narrative for this building is included in the Executive Summary Description at the front of this report.

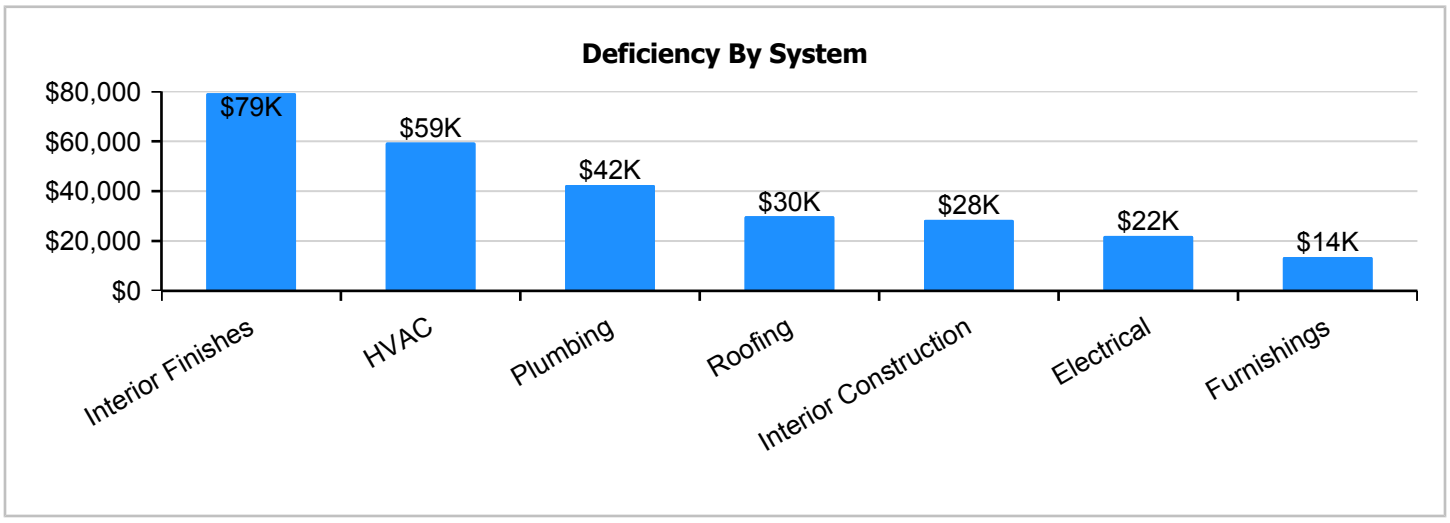
Attributes: This asset has no attributes.

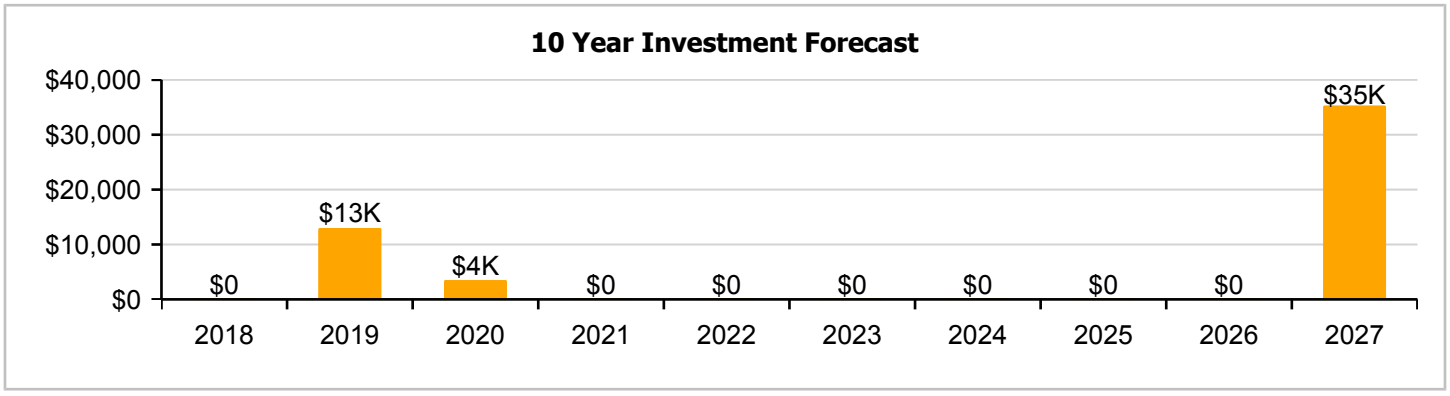
Dashboard Summary

Function:	HS -High School	Gross Area:	3,200
Year Built:	1977	Last Renovation:	
Repair Cost:	$363,293	Replacement Value:	$495,424
FCI:	73.33 %	RSLI%:	18.47 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	60.00 %	0.00 %	$0.00
B10 - Superstructure	60.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	57.60 %	0.00 %	$0.00
B30 - Roofing	0.00 %	138.00 %	$39,523.00
C10 - Interior Construction	22.97 %	55.86 %	$37,558.00
C30 - Interior Finishes	0.00 %	110.00 %	$104,650.00
D20 - Plumbing	2.00 %	104.49 %	$56,039.00
D30 - HVAC	1.35 %	95.16 %	$78,531.00
D50 - Electrical	0.00 %	110.00 %	$29,110.00
E20 - Furnishings	0.00 %	110.00 %	$17,882.00
Totals:	**18.47 %**	**73.33 %**	**$363,293.00**

Photo Album

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

1). North Elevation - Nov 22, 2016

2). West Elevation - Nov 22, 2016

3). South Elevation - Nov 22, 2016

4). East Elevation - Nov 22, 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.	3,200	100	1977	2077		60.00 %	0.00 %	60			$22,176
A1030	Slab on Grade	$7.37	S.F.	3,200	100	1977	2077		60.00 %	0.00 %	60			$23,584
B1020	Roof Construction	$5.98	S.F.	3,200	100	1977	2077		60.00 %	0.00 %	60			$19,136
B2010	Exterior Walls	$18.04	S.F.	3,200	100	1977	2077		60.00 %	0.00 %	60			$57,728
B2030	Exterior Doors	$0.91	S.F.	3,200	30	1977	2007	2020	10.00 %	0.00 %	3			$2,912
B3010105	Built-Up	$8.95	S.F.	3,200	25	1977	2002		0.00 %	138.00 %	-15		$39,523.00	$28,640
C1010	Partitions	$10.34	S.F.	3,200	75	1977	2052		46.67 %	0.00 %	35			$33,088
C1020	Interior Doors	$2.20	S.F.	3,200	30	1977	2007		0.00 %	110.00 %	-10		$7,744.00	$7,040
C1030	Fittings	$8.47	S.F.	3,200	20	1977	1997		0.00 %	110.00 %	-20		$29,814.00	$27,104
C3010	Wall Finishes	$7.46	S.F.	3,200	10	1999	2009		0.00 %	110.00 %	-8		$26,259.00	$23,872
C3020	Floor Finishes	$12.74	S.F.	3,200	20	1999	2019	2016	0.00 %	110.00 %	-1		$44,845.00	$40,768
C3030	Ceiling Finishes	$9.53	S.F.	3,200	25	1999	2024	2016	0.00 %	110.00 %	-1		$33,546.00	$30,496
D2010	Plumbing Fixtures	$9.98	S.F.	3,200	30	1977	2007		0.00 %	110.00 %	-10		$35,130.00	$31,936
D2020	Domestic Water Distribution	$0.84	S.F.	3,200	30	1999	2029		40.00 %	0.00 %	12			$2,688
D2030	Sanitary Waste	$5.94	S.F.	3,200	30	1977	2007		0.00 %	110.00 %	-10		$20,909.00	$19,008
D3040	Distribution Systems	$5.35	S.F.	3,200	30	1977	2007		0.00 %	110.00 %	-10		$18,832.00	$17,120
D3050	Terminal & Package Units	$16.96	S.F.	3,200	15	1977	1992		0.00 %	110.00 %	-25		$59,699.00	$54,272
D3060	Controls & Instrumentation	$3.48	S.F.	3,200	20	1999	2019		10.00 %	0.00 %	2			$11,136
D5010	Electrical Service/Distribution	$1.47	S.F.	3,200	40	1977	2017		0.00 %	109.99 %	0		$5,174.00	$4,704
D5020	Branch Wiring	$2.55	S.F.	3,200	30	1977	2007		0.00 %	110.00 %	-10		$8,976.00	$8,160
D5020	Lighting	$3.58	S.F.	3,200	30	1977	2007		0.00 %	110.00 %	-10		$12,602.00	$11,456
D5090	Other Electrical Systems	$0.67	S.F.	3,200	20			2016	0.00 %	109.98 %	-1		$2,358.00	$2,144
E2010	Fixed Furnishings	$5.08	S.F.	3,200	20	1977	1997		0.00 %	110.00 %	-20		$17,882.00	$16,256
								Total	**18.47 %**	**73.33 %**			**$363,293.00**	**$495,424**

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: B3010105 - Built-Up

Note:

System: C1010 - Partitions

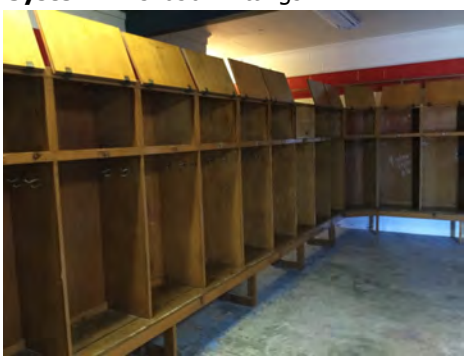


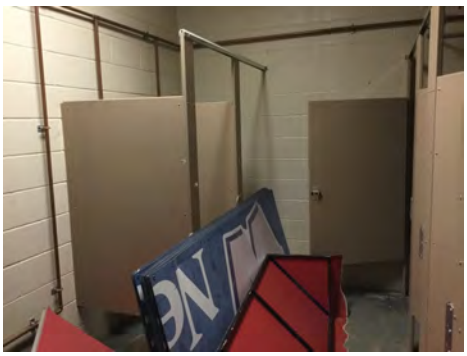
Note:

System: C1020 - Interior Doors


Note:

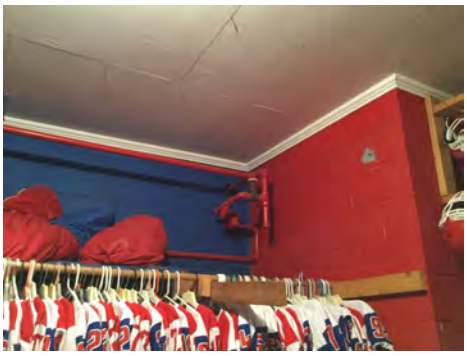
System: C1030 - Fittings

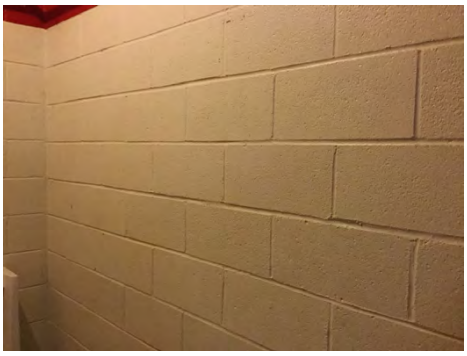




Note:

System: C3010 - Wall Finishes





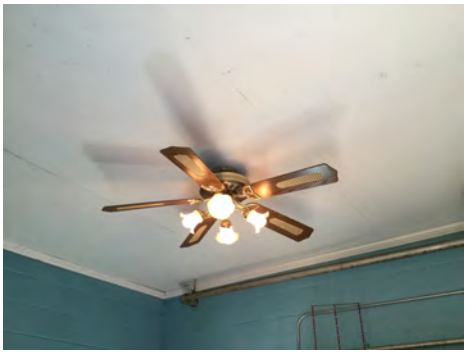
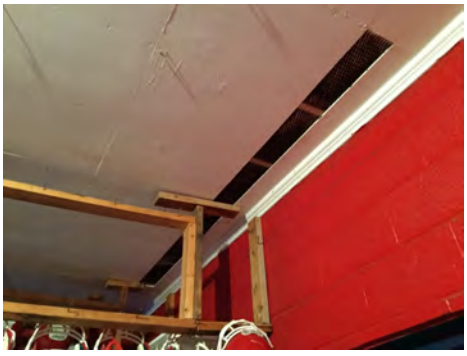
Note:

System: C3020 - Floor Finishes



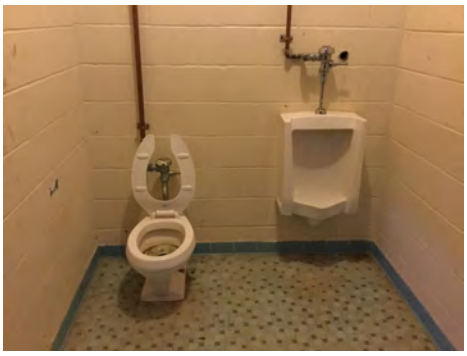
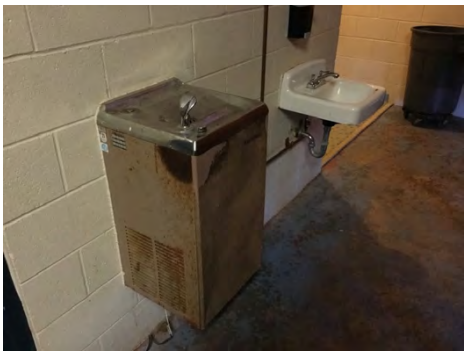
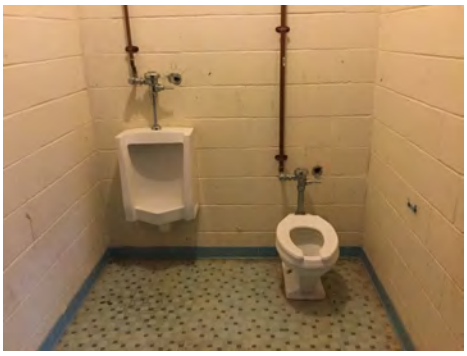
Note:

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:

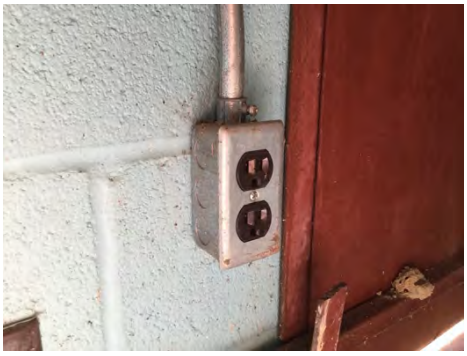
System: D3060 - Controls & Instrumentation

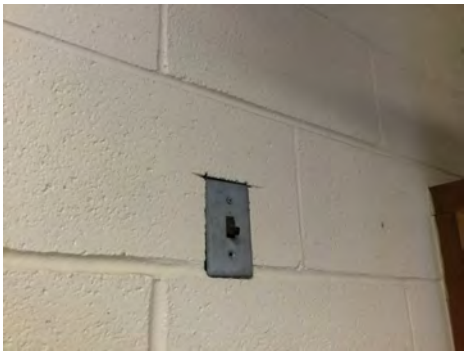
Note:

System: D5010 - Electrical Service/Distribution

Note:

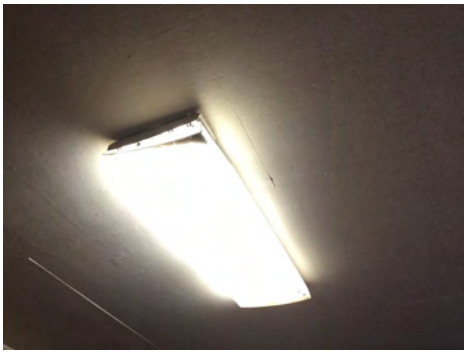
System: D5020 - Branch Wiring





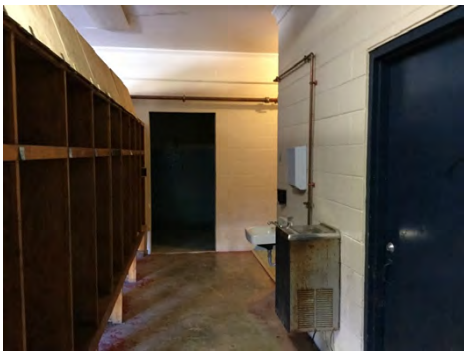
Note:

System: D5020 - Lighting



Note:

System: D5090 - Other Electrical Systems



Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

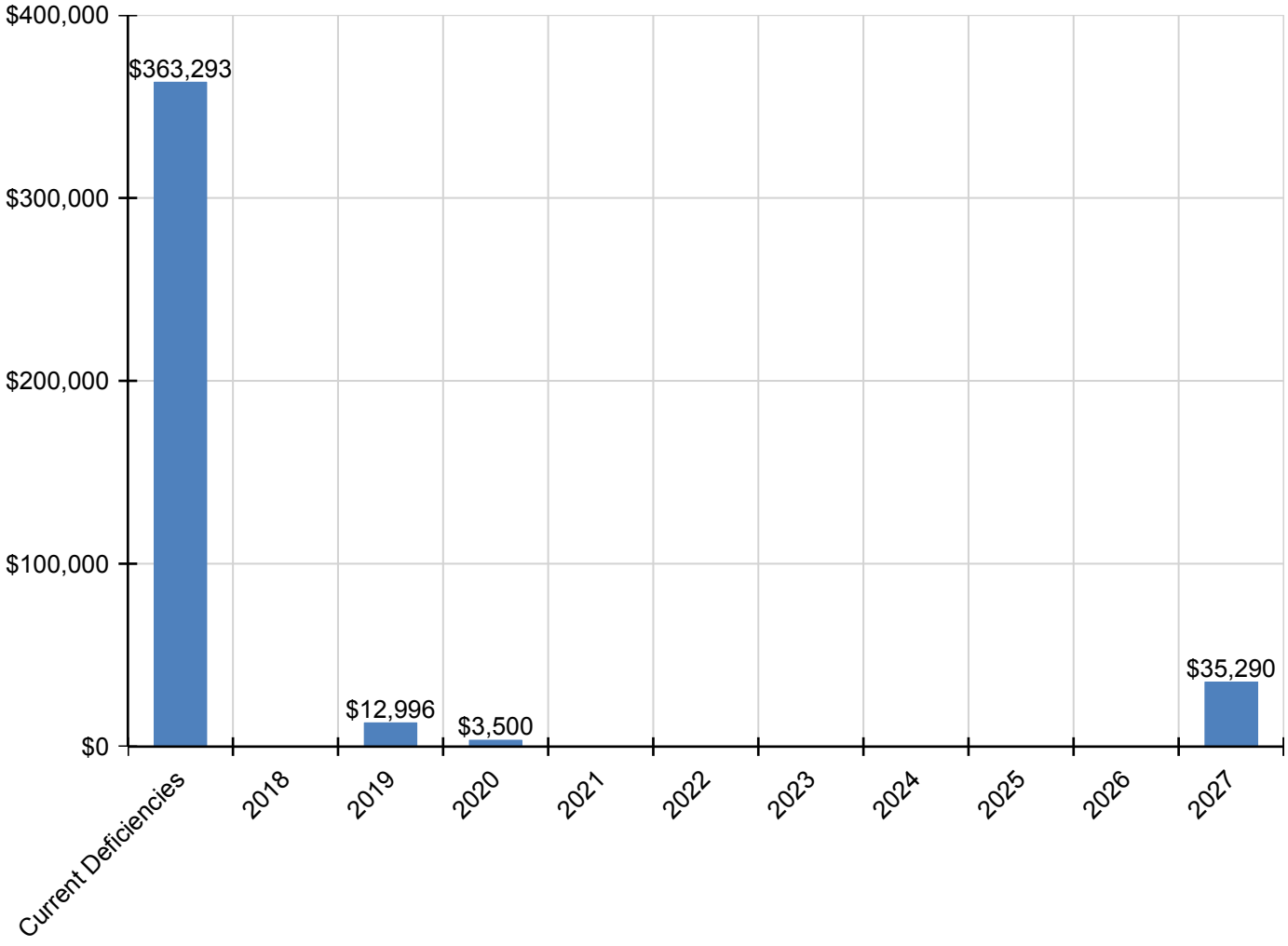
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$363,293**	**$0**	**$12,996**	**$3,500**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$35,290**	**$415,079**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$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	$3,500	$0	$0	$0	$0	$0	$0	$0	**$3,500**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010105 - Built-Up	$39,523	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$39,523**
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	$7,744	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$7,744**
C1030 - Fittings	$29,814	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$29,814**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$26,259	$0	$0	$0	$0	$0	$0	$0	$0	$0	$35,290	**$61,549**
C3020 - Floor Finishes	$44,845	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$44,845**
C3030 - Ceiling Finishes	$33,546	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$33,546**
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	$35,130	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$35,130**

D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$20,909	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$20,909**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$18,832	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$18,832**
D3050 - Terminal & Package Units	$59,699	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$59,699**
D3060 - Controls & Instrumentation	$0	$0	$12,996	$0	$0	$0	$0	$0	$0	$0	$0	**$12,996**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$5,174	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,174**
D5020 - Branch Wiring	$8,976	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$8,976**
D5020 - Lighting	$12,602	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$12,602**
D5090 - Other Electrical Systems	$2,358	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,358**
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	$17,882	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$17,882**

** Indicates non-renewable system*

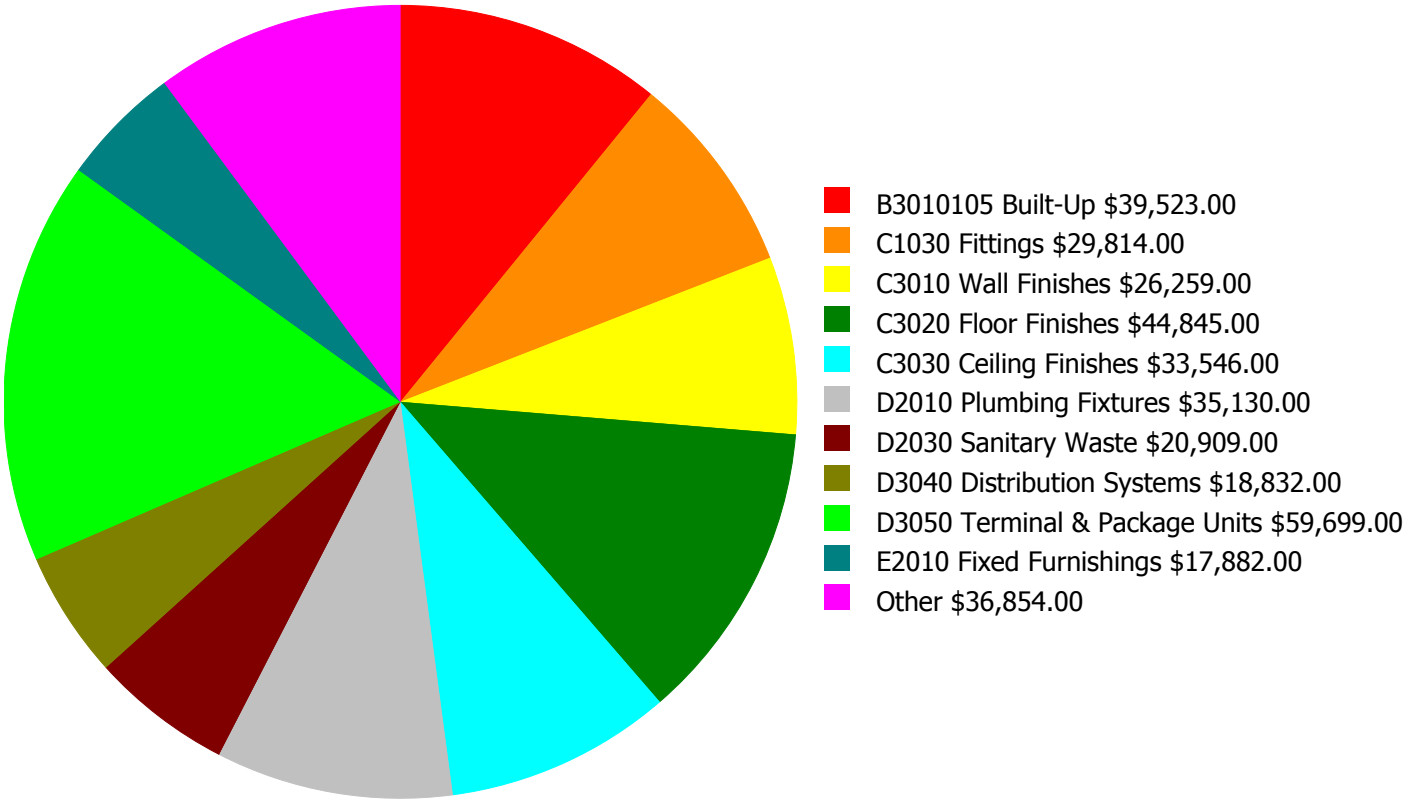
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

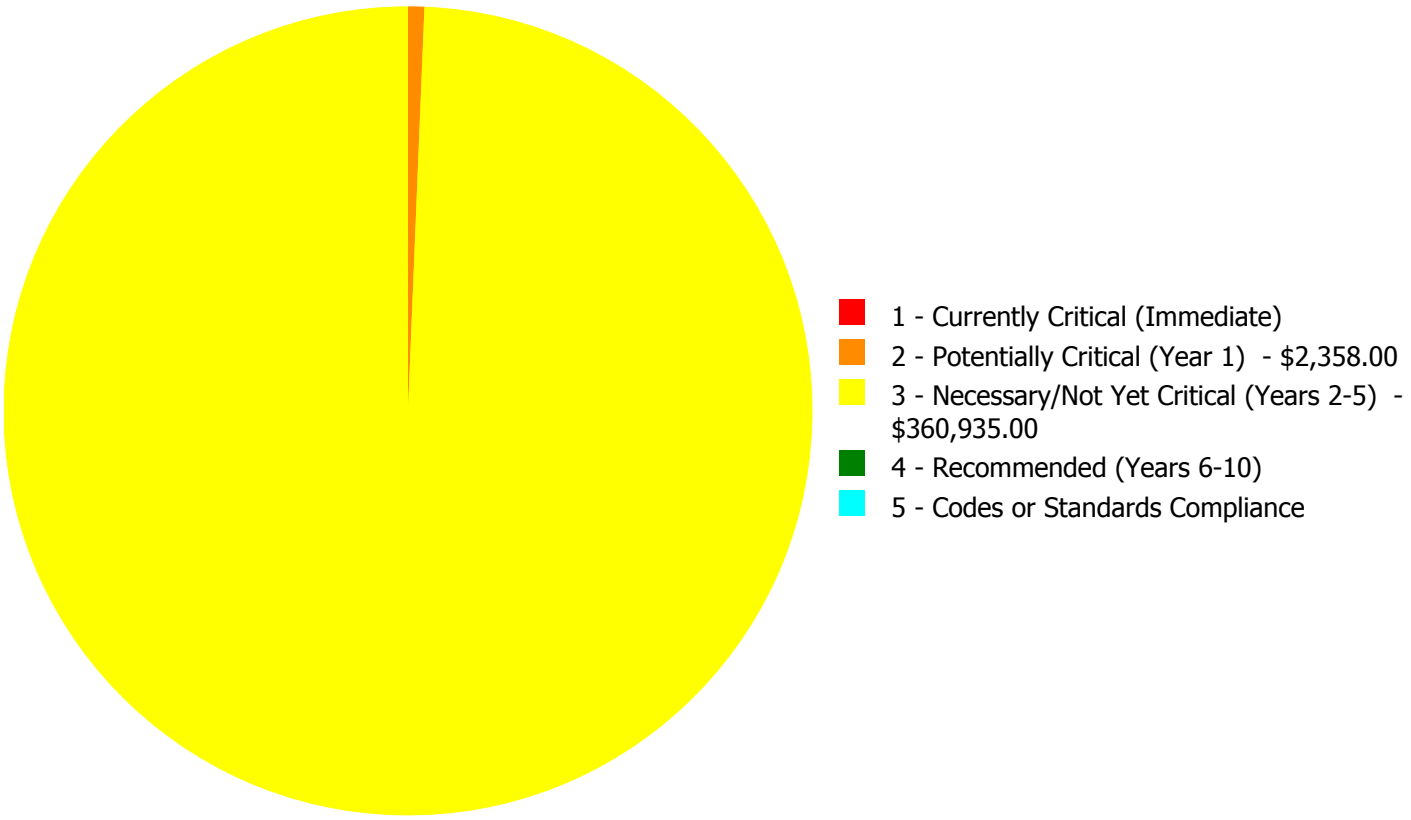
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $363,293.00

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: $363,293.00

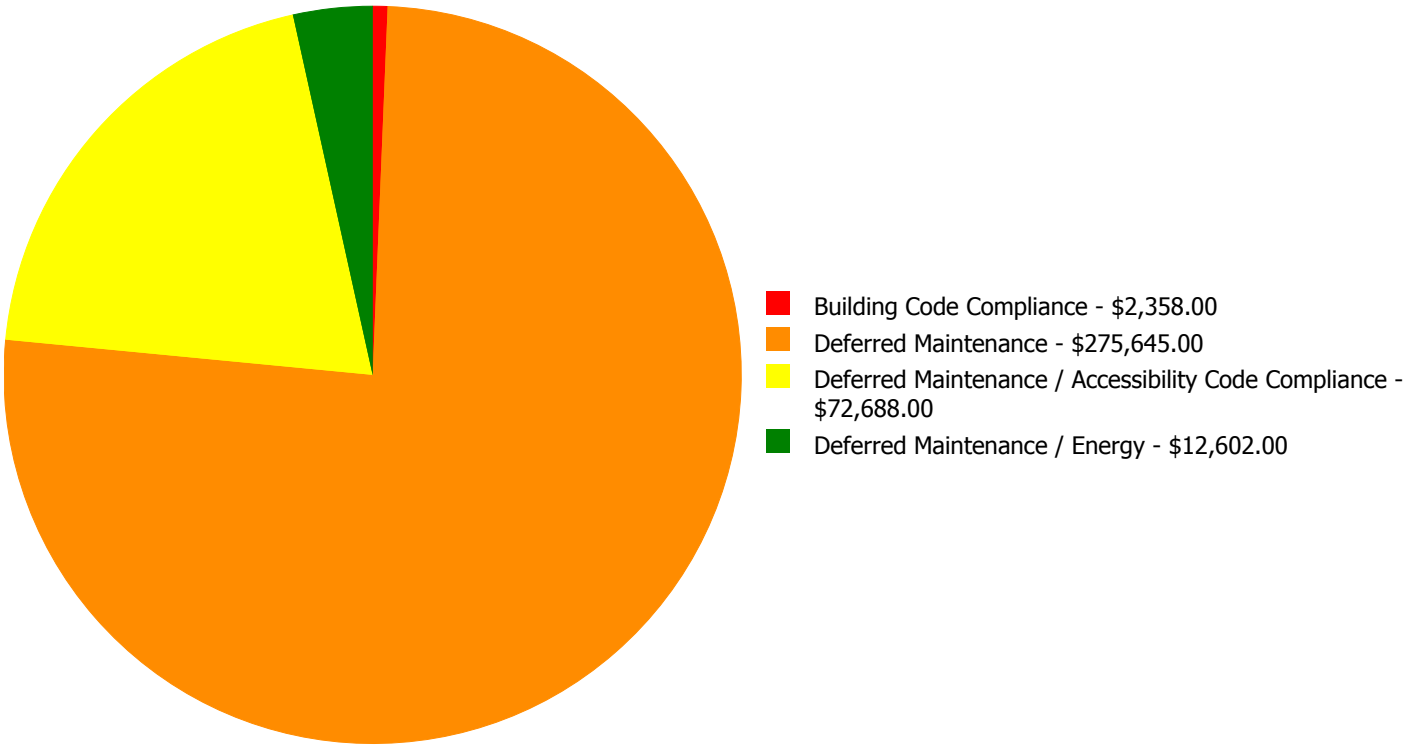
Deficiency By Priority Investment Table

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
B3010105	Built-Up	$0.00	$0.00	$39,523.00	$0.00	$0.00	$39,523.00
C1020	Interior Doors	$0.00	$0.00	$7,744.00	$0.00	$0.00	$7,744.00
C1030	Fittings	$0.00	$0.00	$29,814.00	$0.00	$0.00	$29,814.00
C3010	Wall Finishes	$0.00	$0.00	$26,259.00	$0.00	$0.00	$26,259.00
C3020	Floor Finishes	$0.00	$0.00	$44,845.00	$0.00	$0.00	$44,845.00
C3030	Ceiling Finishes	$0.00	$0.00	$33,546.00	$0.00	$0.00	$33,546.00
D2010	Plumbing Fixtures	$0.00	$0.00	$35,130.00	$0.00	$0.00	$35,130.00
D2030	Sanitary Waste	$0.00	$0.00	$20,909.00	$0.00	$0.00	$20,909.00
D3040	Distribution Systems	$0.00	$0.00	$18,832.00	$0.00	$0.00	$18,832.00
D3050	Terminal & Package Units	$0.00	$0.00	$59,699.00	$0.00	$0.00	$59,699.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$5,174.00	$0.00	$0.00	$5,174.00
D5020	Branch Wiring	$0.00	$0.00	$8,976.00	$0.00	$0.00	$8,976.00
D5020	Lighting	$0.00	$0.00	$12,602.00	$0.00	$0.00	$12,602.00
D5090	Other Electrical Systems	$0.00	$2,358.00	$0.00	$0.00	$0.00	$2,358.00
E2010	Fixed Furnishings	$0.00	$0.00	$17,882.00	$0.00	$0.00	$17,882.00
	Total:	$0.00	$2,358.00	$360,935.00	$0.00	$0.00	$363,293.00

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:



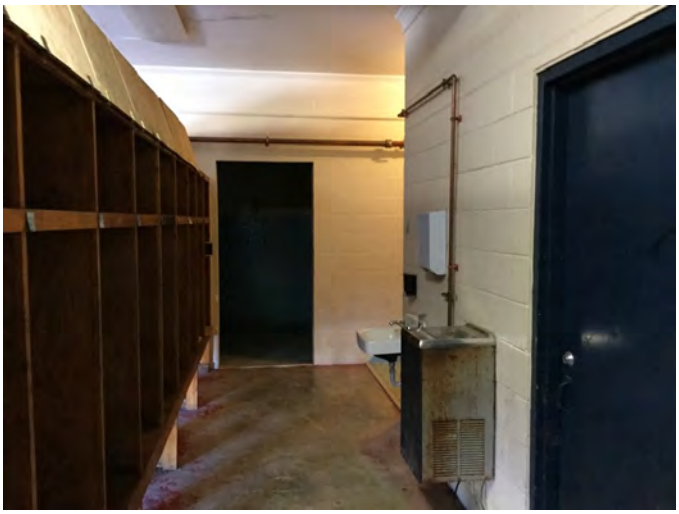
Budget Estimate Total: $363,293.00

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: D5090 - Other Electrical Systems



Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 3,200.00
Unit of Measure: S.F.
Estimate: $2,358.00
Assessor Name: Eduardo Lopez
Date Created: 02/27/2017

Notes: Other electric systems is missing and should be provided to include; emergency lighting and illuminated exit signs.

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

System: B3010105 - Built-Up

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,200.00
Unit of Measure: S.F.
Estimate: $39,523.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The Built-up roof covering is in deteriorating conditions and should be scheduled for replacement.

System: C1020 - Interior Doors

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,200.00
Unit of Measure: S.F.
Estimate: $7,744.00
Assessor Name: Eduardo Lopez
Date Created: 11/23/2016

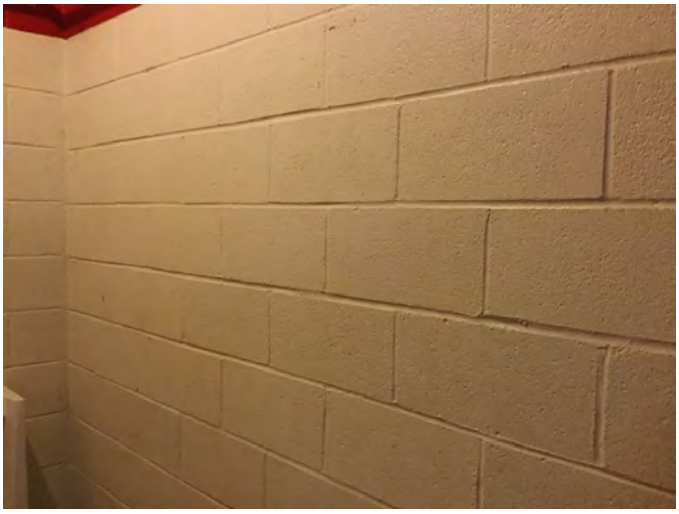
Notes: The interior doors are aged, failing, hardware is not ADA or code compliant and should be replaced.

System: C1030 - Fittings

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,200.00
Unit of Measure: S.F.
Estimate: $29,814.00
Assessor Name: Eduardo Lopez
Date Created: 11/23/2016

Notes: The fittings throughout the building are aged, in marginal condition, and are not ADA compliant and should be replaced.

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: 3,200.00
Unit of Measure: S.F.
Estimate: $26,259.00
Assessor Name: Eduardo Lopez
Date Created: 11/17/2016

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

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: 3,200.00
Unit of Measure: S.F.
Estimate: $44,845.00
Assessor Name: Eduardo Lopez
Date Created: 11/23/2016

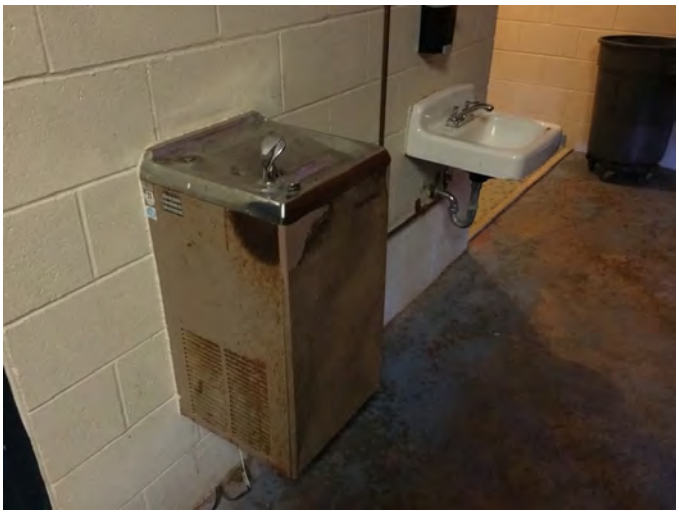
Notes: The original flooring is in poor conditions and should be replaced.

System: C3030 - Ceiling 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: 3,200.00
Unit of Measure: S.F.
Estimate: $33,546.00
Assessor Name: Eduardo Lopez
Date Created: 11/23/2016

Notes: The original ceiling finishes are aged, failing and should be replaced.

System: D2010 - Plumbing Fixtures



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,200.00
Unit of Measure: S.F.
Estimate: $35,130.00
Assessor Name: Eduardo Lopez
Date Created: 11/23/2016

Notes: Plumbing fixtures are in operational conditions. However, they are aged, not ADA compliant, and should be scheduled for replacement.

System: D2030 - Sanitary Waste

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,200.00
Unit of Measure: S.F.
Estimate: $20,909.00
Assessor Name: Eduardo Lopez
Date Created: 11/23/2016

Notes: The sanitary waste system is beyond its expected service life and should be replaced.

System: D3040 - Distribution Systems

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,200.00
Unit of Measure: S.F.
Estimate: $18,832.00
Assessor Name: Eduardo Lopez
Date Created: 11/23/2016

Notes: Distribution systems are aged, becoming logistically unsupportable, and should be replaced.

System: D3050 - Terminal & Package Units

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,200.00
Unit of Measure: S.F.
Estimate: $59,699.00
Assessor Name: Eduardo Lopez
Date Created: 11/17/2016

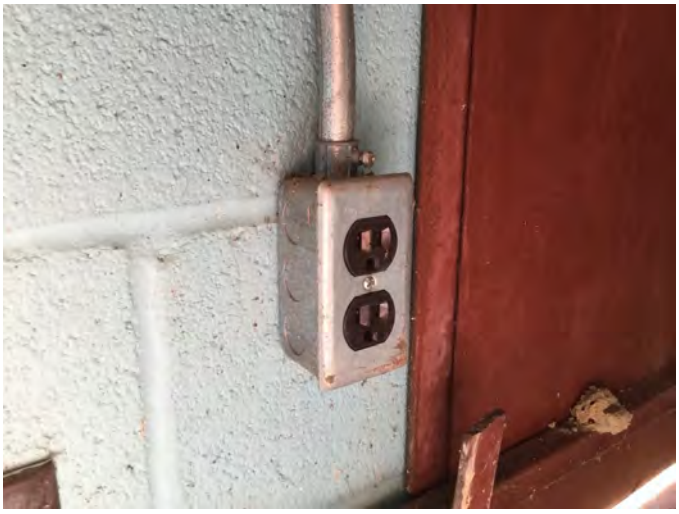
Notes: Terminal and package units are beyond their expected service life and should be scheduled for replacement.

System: D5010 - Electrical Service/Distribution

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,200.00
Unit of Measure: S.F.
Estimate: $5,174.00
Assessor Name: Eduardo Lopez
Date Created: 11/23/2016

Notes: The original electrical service is operating but is in poor condition and should be replaced.

System: D5020 - Branch Wiring



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,200.00
Unit of Measure: S.F.
Estimate: $8,976.00
Assessor Name: Eduardo Lopez
Date Created: 11/23/2016

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

System: D5020 - Lighting

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,200.00
Unit of Measure: S.F.
Estimate: $12,602.00
Assessor Name: Eduardo Lopez
Date Created: 11/23/2016

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

System: E2010 - Fixed Furnishings

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,200.00
Unit of Measure: S.F.
Estimate: $17,882.00
Assessor Name: Eduardo Lopez
Date Created: 11/23/2016

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

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	130,900
Year Built:	1977
Last Renovation:	
Replacement Value:	$25,789,886
Repair Cost:	$14,202,576.00
Total FCI:	55.07 %
Total RSLI:	22.93 %
FCA Score:	44.93

Description:

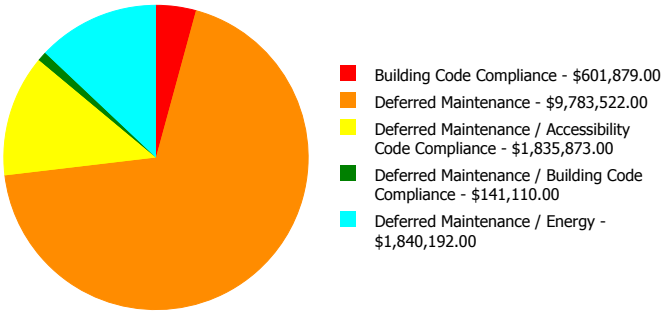
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

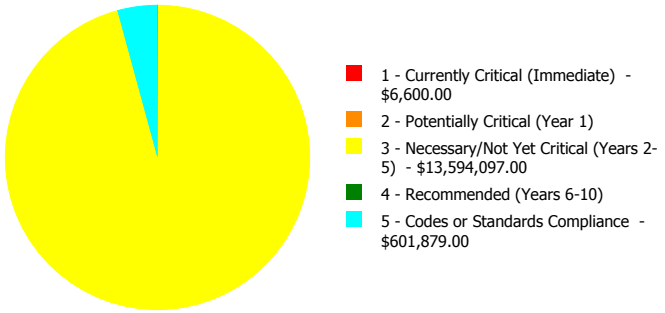
Dashboard Summary

Function:	HS -High School	Gross Area:	130,900
Year Built:	1977	Last Renovation:	
Repair Cost:	$14,202,576	Replacement Value:	$25,789,886
FCI:	55.07 %	RSLI%:	22.93 %

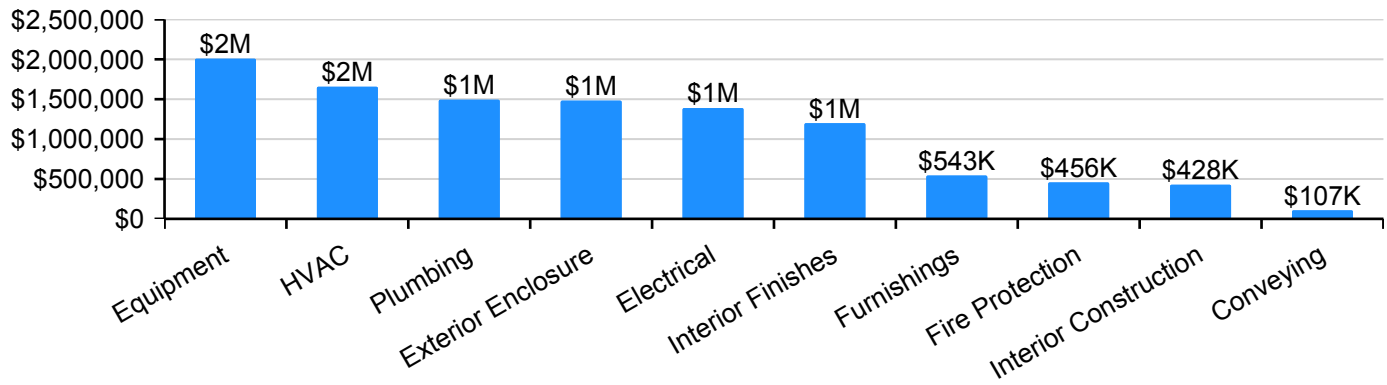
Deficiency By Category



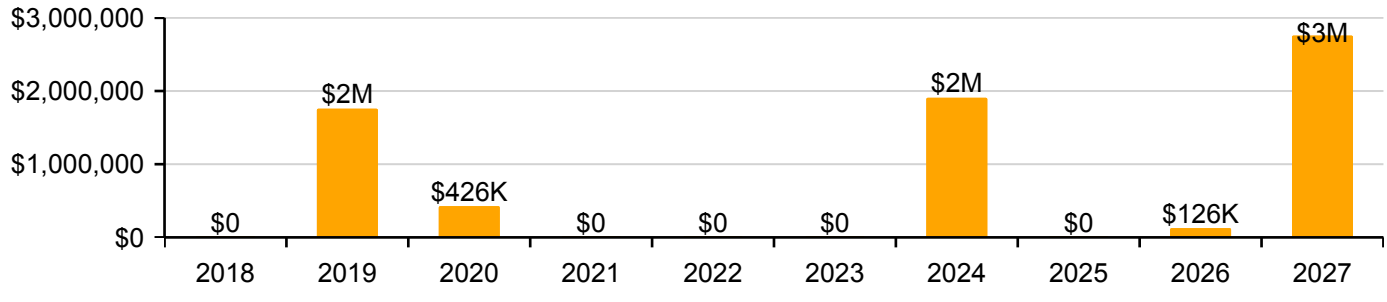
Deficiency By Priority



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	60.00 %	0.00 %	$0.00
B10 - Superstructure	60.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	23.65 %	66.65 %	$1,956,824.00
B30 - Roofing	10.53 %	0.00 %	$0.00
C10 - Interior Construction	25.44 %	50.02 %	$564,441.00
C20 - Stairs	60.00 %	0.00 %	$0.00
C30 - Interior Finishes	15.48 %	50.23 %	$1,581,851.00
D10 - Conveying	0.00 %	110.00 %	$141,110.00
D20 - Plumbing	0.08 %	108.81 %	$1,971,224.00
D30 - HVAC	27.37 %	44.61 %	$2,185,768.00
D40 - Fire Protection	0.00 %	110.00 %	$601,879.00
D50 - Electrical	25.11 %	50.74 %	$1,832,993.00
E10 - Equipment	0.39 %	105.75 %	$2,649,416.00
E20 - Furnishings	0.00 %	110.00 %	$717,070.00
Totals:	**22.93 %**	**55.07 %**	**$14,202,576.00**

Photo Album

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

1). Northwest Elevation - Dec 06, 2016

2). West Elevation - Dec 06, 2016

3). South Elevation - Dec 06, 2016

4). East Elevation - Dec 06, 2016

5). North Elevation - Dec 06, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$2.18	S.F.	130,900	100	1977	2077		60.00 %	0.00 %	60			$285,362
A1030	Slab on Grade	$4.08	S.F.	130,900	100	1977	2077		60.00 %	0.00 %	60			$534,072
B1010	Floor Construction	$11.42	S.F.	130,900	100	1977	2077		60.00 %	0.00 %	60			$1,494,878
B1020	Roof Construction	$7.60	S.F.	130,900	100	1977	2077		60.00 %	0.00 %	60			$994,840
B2010	Exterior Walls	$8.84	S.F.	130,900	100	1977	2077		60.00 %	0.00 %	60			$1,157,156
B2020	Exterior Windows	$12.78	S.F.	130,900	30	1977	2007		0.00 %	110.00 %	-10		$1,840,192.00	$1,672,902
B2030	Exterior Doors	$0.81	S.F.	130,900	30	1977	2007		0.00 %	110.00 %	-10		$116,632.00	$106,029
B3010120	Single Ply Membrane	$6.98	S.F.	130,900	20	1999	2019		10.00 %	0.00 %	2			$913,682
B3020	Roof Openings	$0.21	S.F.	130,900	25	1999	2024		28.00 %	0.00 %	7			$27,489
C1010	Partitions	$4.70	S.F.	130,900	75	1977	2052		46.67 %	0.00 %	35			$615,230
C1020	Interior Doors	$2.44	S.F.	130,900	30	1977	2007		0.00 %	110.00 %	-10		$351,336.00	$319,396
C1030	Fittings	$1.48	S.F.	130,900	20	1977	1997		0.00 %	110.00 %	-20		$213,105.00	$193,732
C2010	Stair Construction	$1.29	S.F.	130,900	100	1977	2077		60.00 %	0.00 %	60			$168,861
C3010	Wall Finishes	$2.56	S.F.	130,900	10	2010	2020		30.00 %	1.97 %	3		$6,600.00	$335,104
C3020	Floor Finishes	$10.94	S.F.	130,900	20	1977	1997		0.00 %	110.00 %	-20		$1,575,251.00	$1,432,046
C3030	Ceiling Finishes	$10.56	S.F.	130,900	25	1999	2024		28.00 %	0.00 %	7			$1,382,304
D1010	Elevators and Lifts	$0.98	S.F.	130,900	30	1977	2007		0.00 %	110.00 %	-10		$141,110.00	$128,282
D2010	Plumbing Fixtures	$8.83	S.F.	130,900	30	1977	2007		0.00 %	110.00 %	-10		$1,271,432.00	$1,155,847
D2020	Domestic Water Distribution	$1.64	S.F.	130,900	30	1977	2007		0.00 %	110.00 %	-10		$236,144.00	$214,676
D2030	Sanitary Waste	$2.59	S.F.	130,900	30	1977	2007		0.00 %	110.00 %	-10		$372,934.00	$339,031
D2040	Rain Water Drainage	$0.63	S.F.	130,900	30	1977	2007		0.00 %	110.00 %	-10		$90,714.00	$82,467
D2090	Other Plumbing Systems -Nat Gas	$0.15	S.F.	130,900	40	1977	2017	2020	7.50 %	0.00 %	3			$19,635
D3020	Heat Generating Systems	$6.93	S.F.	194,817	30	2004	2034		56.67 %	0.00 %	17			$1,350,082
D3030	Cooling Generating Systems	$7.18	S.F.	194,817	25	2002	2027		40.00 %	0.00 %	10			$1,398,786
D3040	Distribution Systems	$8.37	S.F.	130,900	30	1977	2007		0.00 %	110.00 %	-10		$1,205,196.00	$1,095,633
D3050	Terminal & Package Units	$4.16	S.F.	130,900	15	1977	1992		0.00 %	110.00 %	-25		$598,998.00	$544,544
D3060	Controls & Instrumentation	$2.65	S.F.	130,900	20	1977	1997		0.00 %	110.00 %	-20		$381,574.00	$346,885
D3090	Other HVAC Systems/Equip	$1.25	S.F.	130,900	20	1999	2019		10.00 %	0.00 %	2			$163,625
D4010	Sprinklers	$3.63	S.F.	130,900	30			2016	0.00 %	110.00 %	-1		$522,684.00	$475,167
D4020	Standpipes	$0.55	S.F.	130,900	30			2016	0.00 %	110.00 %	-1		$79,195.00	$71,995
D5010	Electrical Service/Distribution	$1.60	S.F.	130,900	40	1977	2017		0.00 %	110.00 %	0		$230,384.00	$209,440
D5020	Branch Wiring	$4.55	S.F.	130,900	30	1977	2007		0.00 %	110.00 %	-10		$655,155.00	$595,595
D5020	Lighting	$10.64	S.F.	130,900	30	1999	2029		40.00 %	0.00 %	12			$1,392,776
D5030810	Security & Detection Systems	$1.97	S.F.	130,900	15	2000	2015		0.00 %	110.00 %	-2		$283,660.00	$257,873

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.	130,900	15	2012	2027		66.67 %	0.00 %	10			$466,004
D5030920	Data Communication	$4.61	S.F.	130,900	15	1999	2014		0.00 %	110.00 %	-3		$663,794.00	$603,449
D5090	Other Electrical Systems	$0.67	S.F.	130,900	20	2006	2026		45.00 %	0.00 %	9			$87,703
E1010	Commercial Equipment	$0.29	S.F.	130,900	20	1999	2019		10.00 %	0.00 %	2			$37,961
E1020	Institutional Equipment	$13.04	S.F.	130,900	20	1977	1997		0.00 %	110.00 %	-20		$1,877,630.00	$1,706,936
E1030	Vehicular Equipment	$0.45	S.F.	130,900	20	1999	2019		10.00 %	0.00 %	2			$58,905
E1090	Other Equipment	$5.36	S.F.	130,900	20	1977	1997		0.00 %	110.00 %	-20		$771,786.00	$701,624
E2010	Fixed Furnishings	$4.98	S.F.	130,900	20	1977	1997		0.00 %	110.00 %	-20		$717,070.00	$651,882
								Total	**22.93 %**	**55.07 %**			**$14,202,576.00**	**$25,789,886**

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:

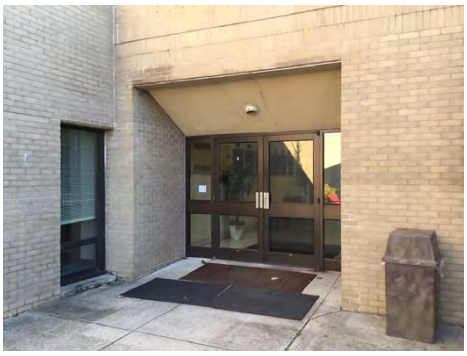
System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors





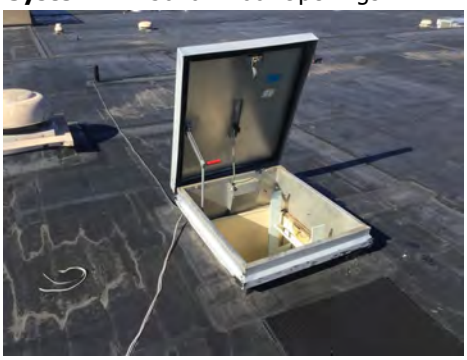
Note:

System: B3010120 - Single Ply Membrane



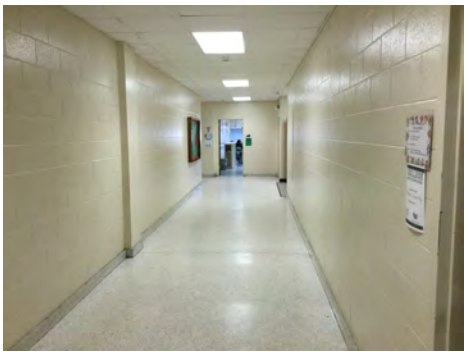
Note:

System: B3020 - Roof Openings



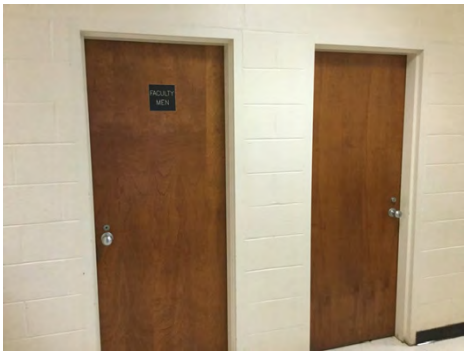
Note:

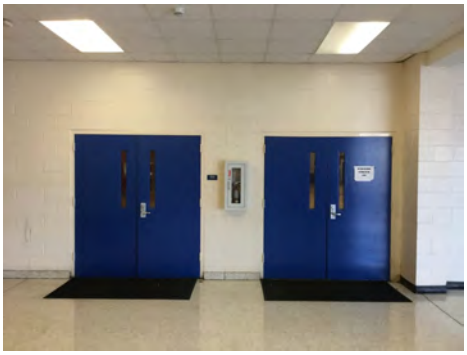
System: C1010 - Partitions




Note:

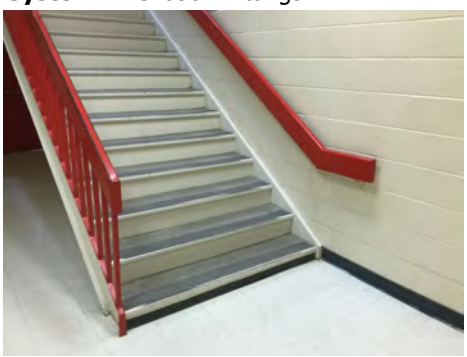
System: C1020 - Interior Doors



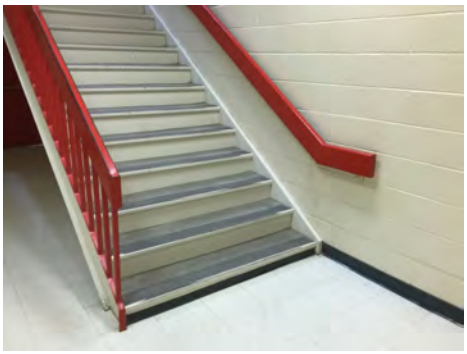
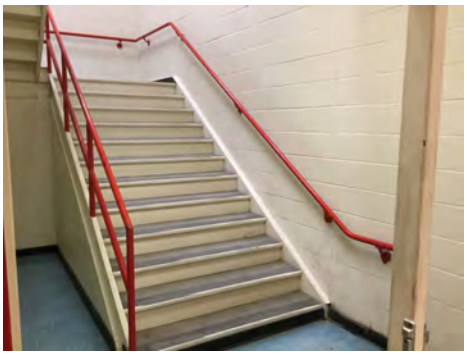
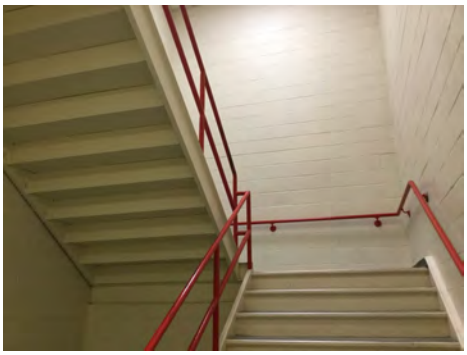
Note:

System: C1030 - Fittings



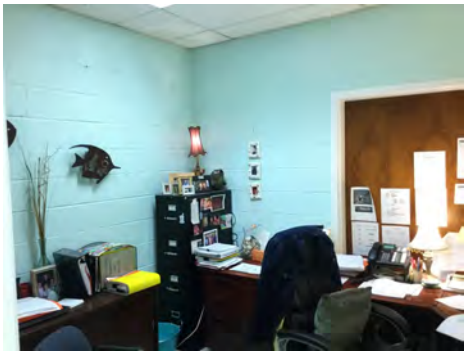
Note:

System: C2010 - Stair Construction

Note:

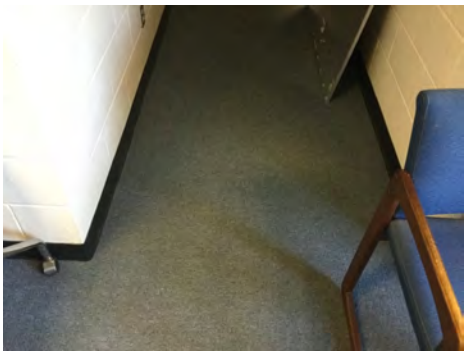
System: C3010 - Wall Finishes

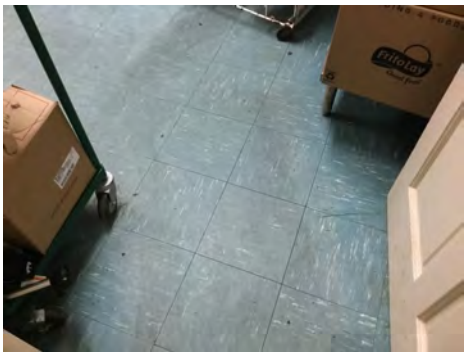




Note:

System: C3020 - Floor Finishes





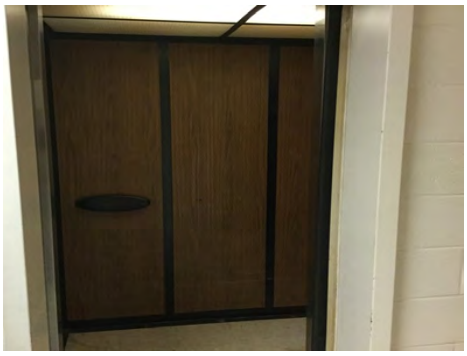
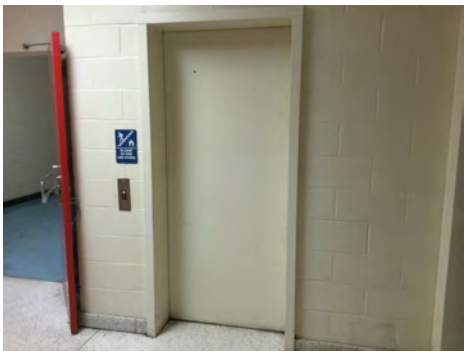
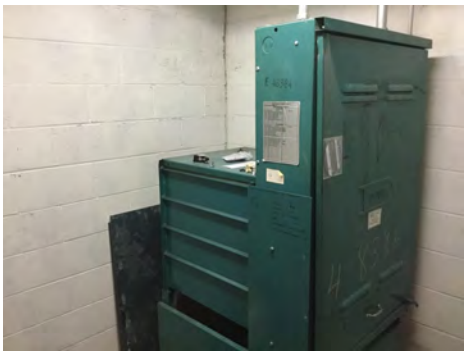

Note:

System: C3030 - Ceiling Finishes



Note:

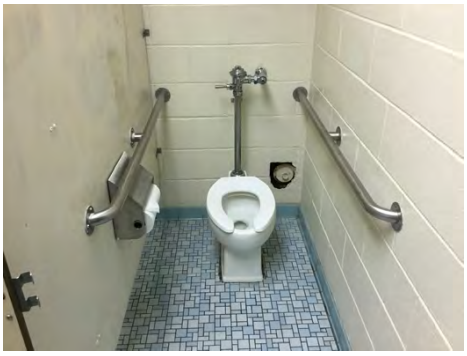
System: D1010 - Elevators and Lifts

Note:

System: D2010 - Plumbing Fixtures





Note:

System: D2020 - Domestic Water Distribution

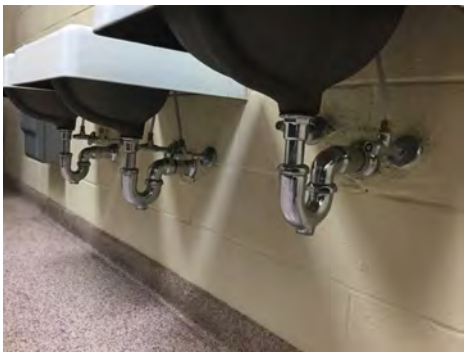


Note:

System: D2030 - Sanitary Waste



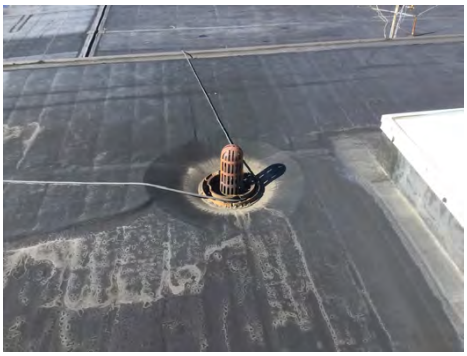





Note:

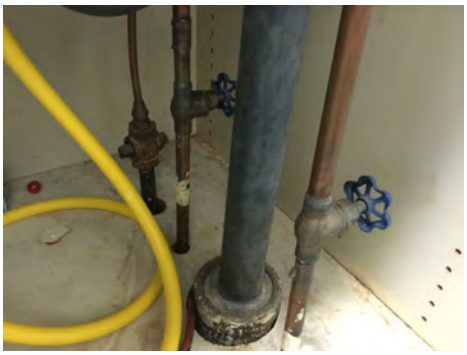
System: D2040 - Rain Water Drainage





Note:

System: D2090 - Other Plumbing Systems -Nat Gas

Note:

System: D3020 - Heat Generating Systems



Note: (2) Boilers dated 1999 are scheduled for replacement, (2) more boilers dated 2004 and 2009

System: D3030 - Cooling Generating Systems



Note: Air cooled chiller was installed around 2009 and Cooling Tower around 2002

System: D3040 - Distribution Systems






Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation


Note:

System: D3090 - Other HVAC Systems/Equip

Note:

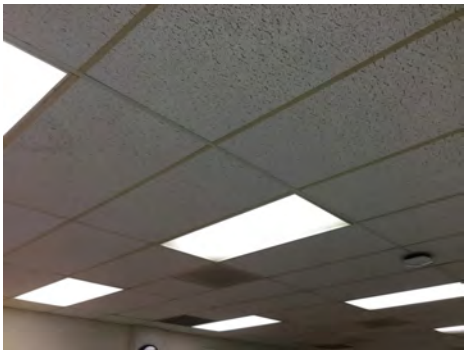
System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems

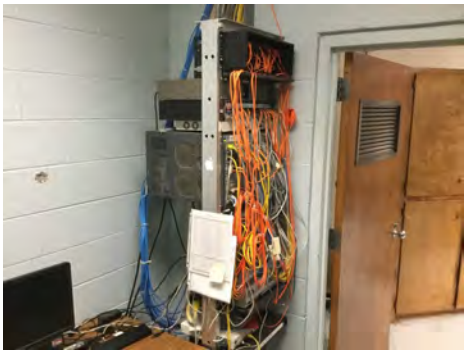


Note:

System: D5030910 - Fire Alarm Systems


Note:

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems

Note:

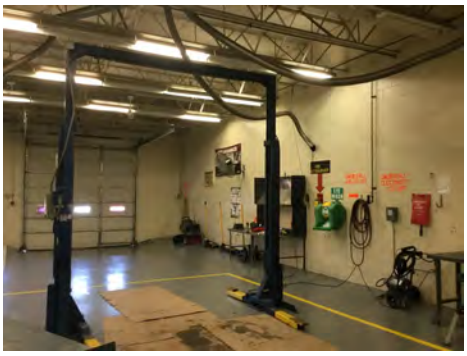
System: E1010 - Commercial Equipment

Note:

System: E1020 - Institutional Equipment

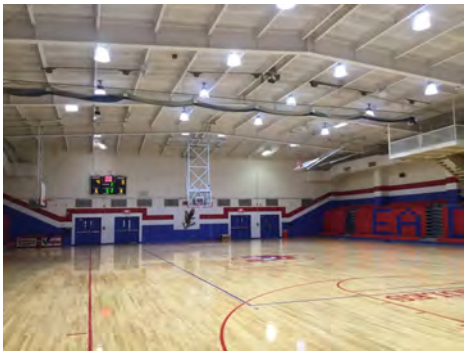
Note:

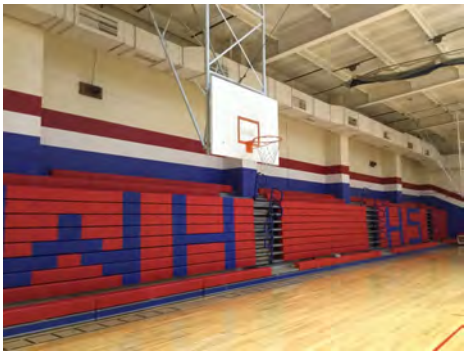
System: E1030 - Vehicular Equipment

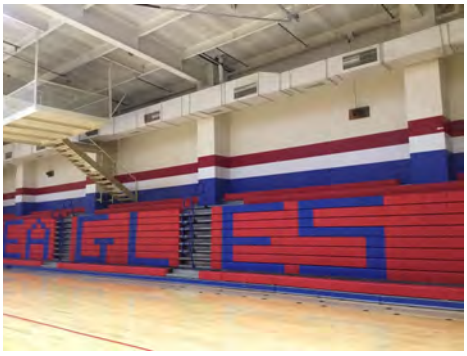


Note:

System: E1090 - Other Equipment

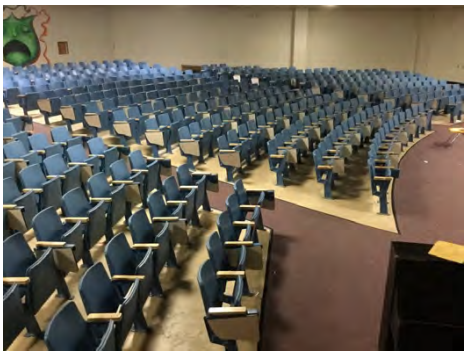




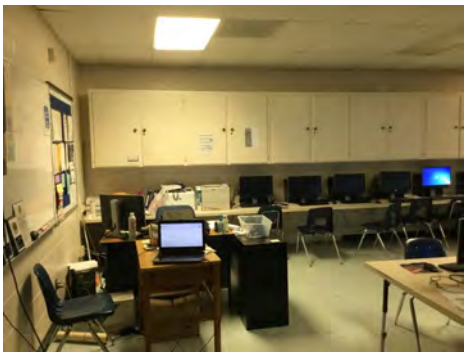


Note:

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:	**$14,202,576**	**$0**	**$1,757,979**	**$426,396**	**$0**	**$0**	**$0**	**$1,907,254**	**$0**	**$125,875**	**$2,756,734**	**$21,176,815**
*** 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	$1,840,192	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,840,192**
B2030 - Exterior Doors	$116,632	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$116,632**
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	$1,453,988	$0	$0	$0	$0	$0	$0	$0	$0	**$1,453,988**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$37,189	$0	$0	$0	**$37,189**
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	$351,336	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$351,336**
C1030 - Fittings	$213,105	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$213,105**
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	$6,600	$0	$0	$402,794	$0	$0	$0	$0	$0	$0	$0	**$409,394**

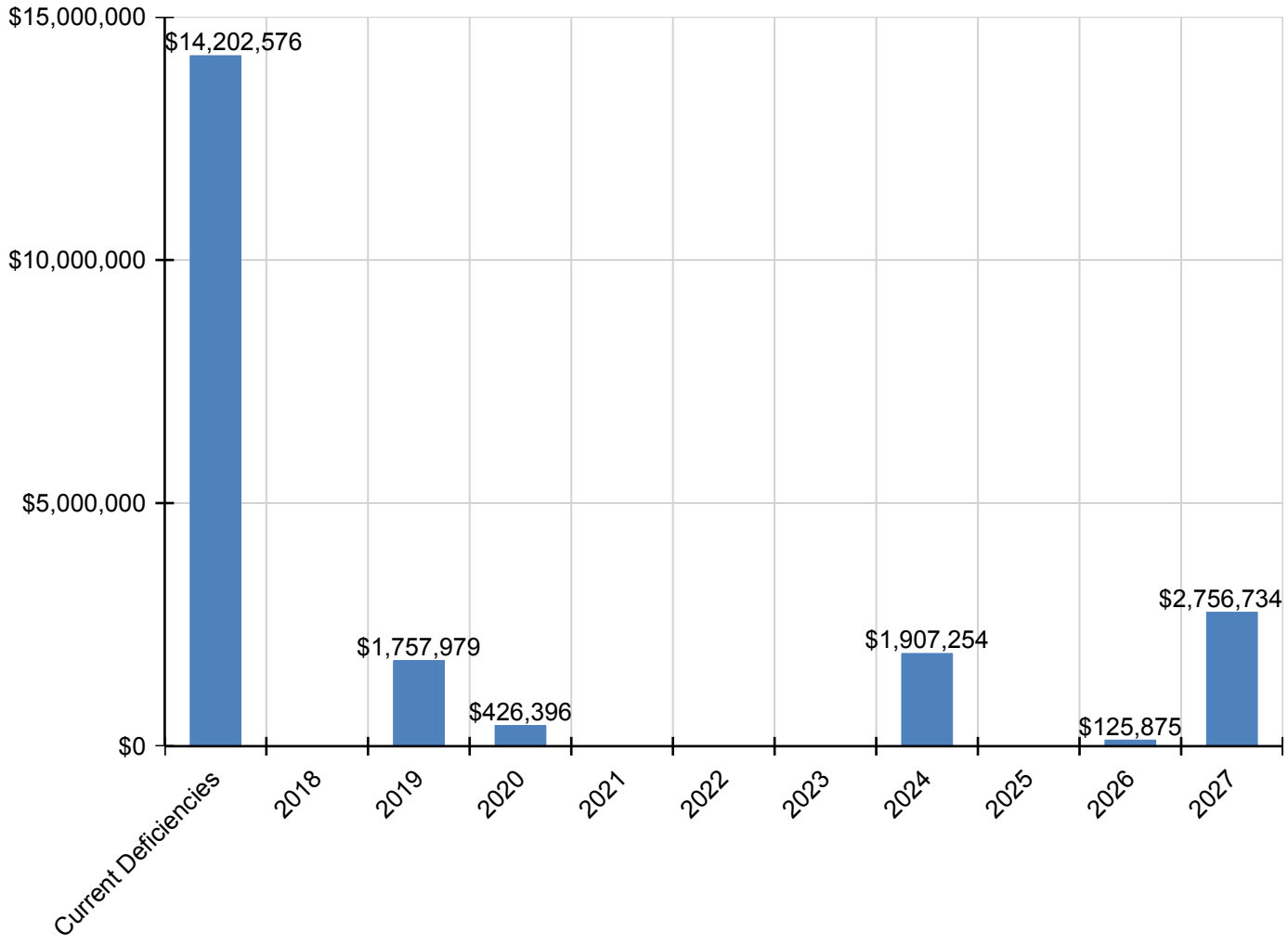
C3020 - Floor Finishes	$1,575,251	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,575,251**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$1,870,065	$0	$0	$0	**$1,870,065**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$141,110	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$141,110**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$1,271,432	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,271,432**
D2020 - Domestic Water Distribution	$236,144	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$236,144**
D2030 - Sanitary Waste	$372,934	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$372,934**
D2040 - Rain Water Drainage	$90,714	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$90,714**
D2090 - Other Plumbing Systems -Nat Gas	$0	$0	$0	$23,602	$0	$0	$0	$0	$0	$0	$0	**$23,602**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,067,837	**$2,067,837**
D3040 - Distribution Systems	$1,205,196	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,205,196**
D3050 - Terminal & Package Units	$598,998	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$598,998**
D3060 - Controls & Instrumentation	$381,574	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$381,574**
D3090 - Other HVAC Systems/Equip	$0	$0	$190,949	$0	$0	$0	$0	$0	$0	$0	$0	**$190,949**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$522,684	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$522,684**
D4020 - Standpipes	$79,195	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$79,195**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$230,384	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$230,384**
D5020 - Branch Wiring	$655,155	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$655,155**
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	$283,660	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$283,660**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$688,897	**$688,897**
D5030920 - Data Communication	$663,794	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$663,794**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$125,875	$0	**$125,875**
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	$44,300	$0	$0	$0	$0	$0	$0	$0	$0	**$44,300**

E1020 - Institutional Equipment	$1,877,630	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,877,630**
E1030 - Vehicular Equipment	$0	$0	$68,742	$0	$0	$0	$0	$0	$0	$0	$0	**$68,742**
E1090 - Other Equipment	$771,786	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$771,786**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$717,070	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$717,070**

** Indicates non-renewable system*

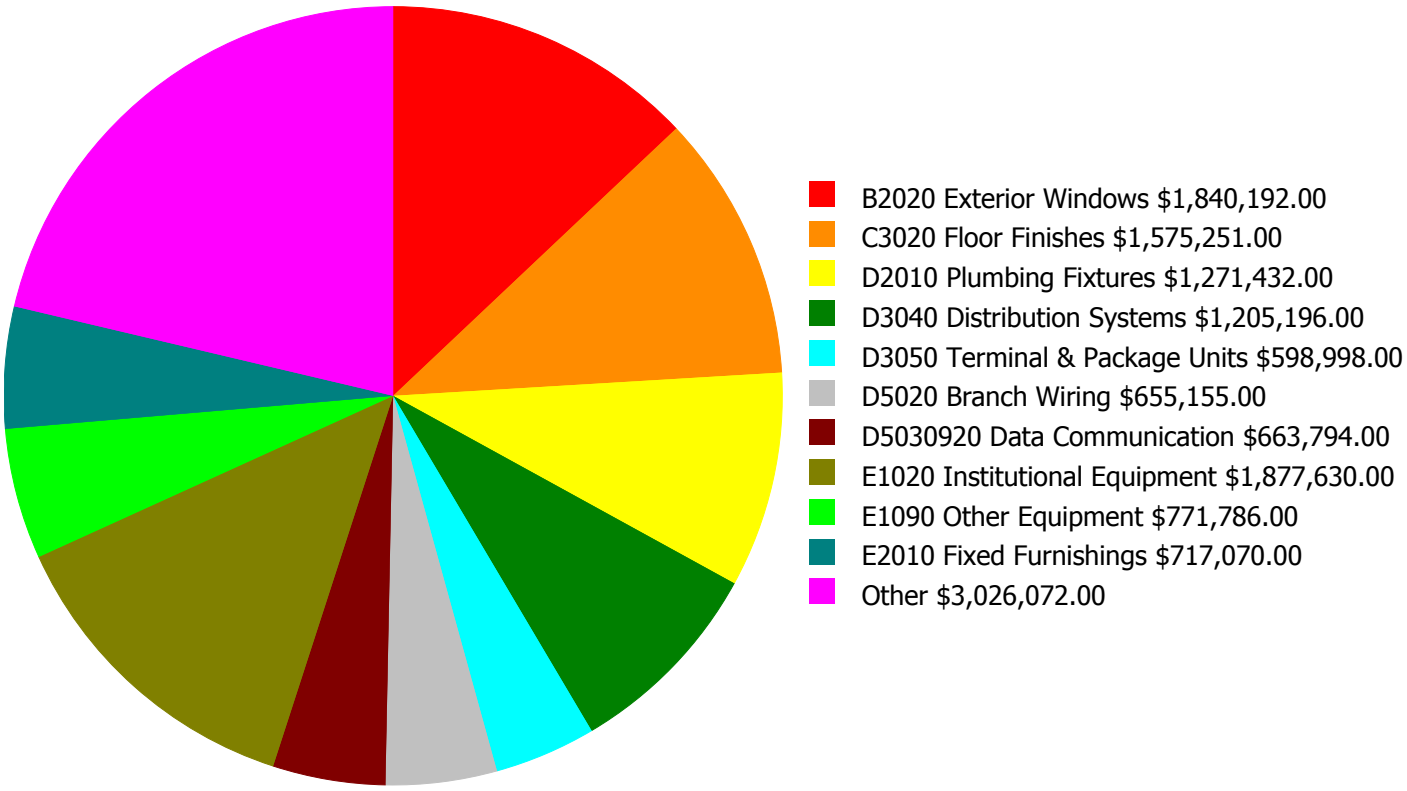
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

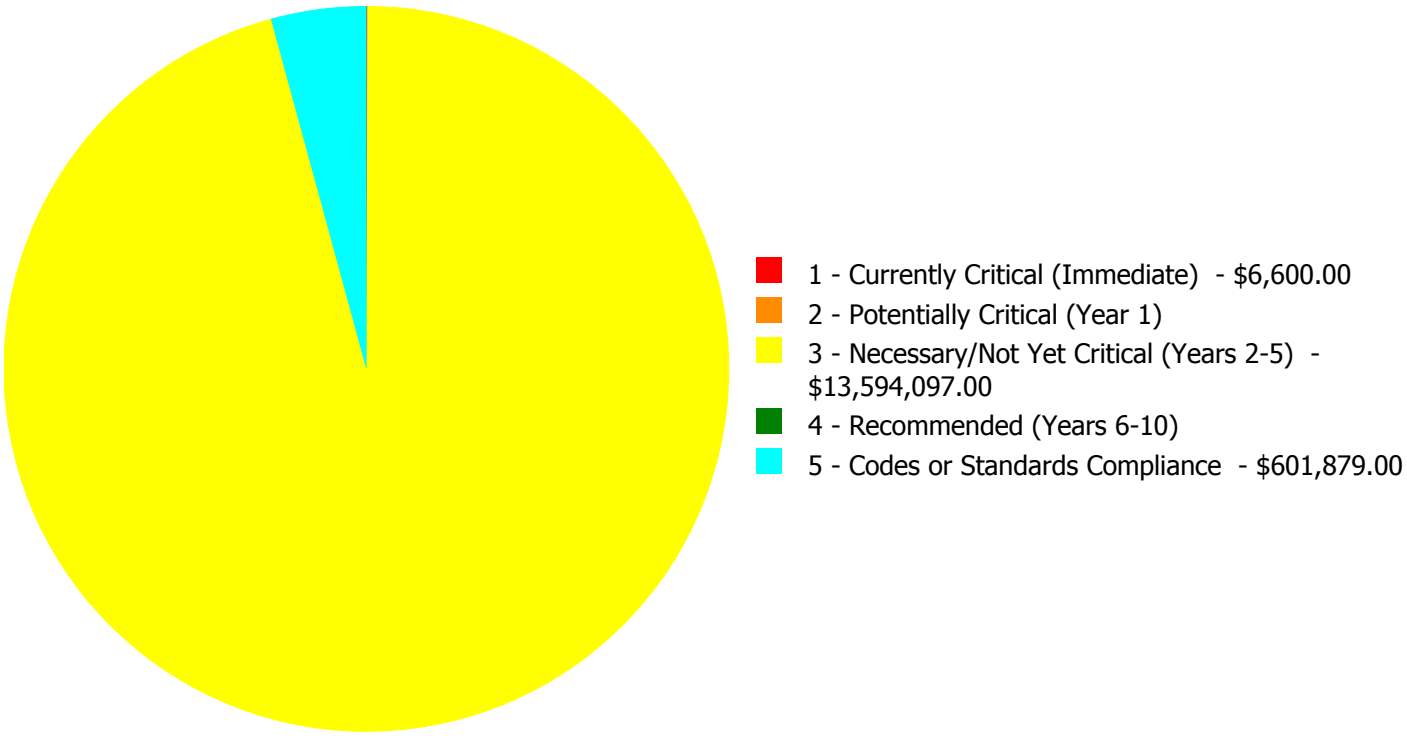
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $14,202,576.00

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: $14,202,576.00

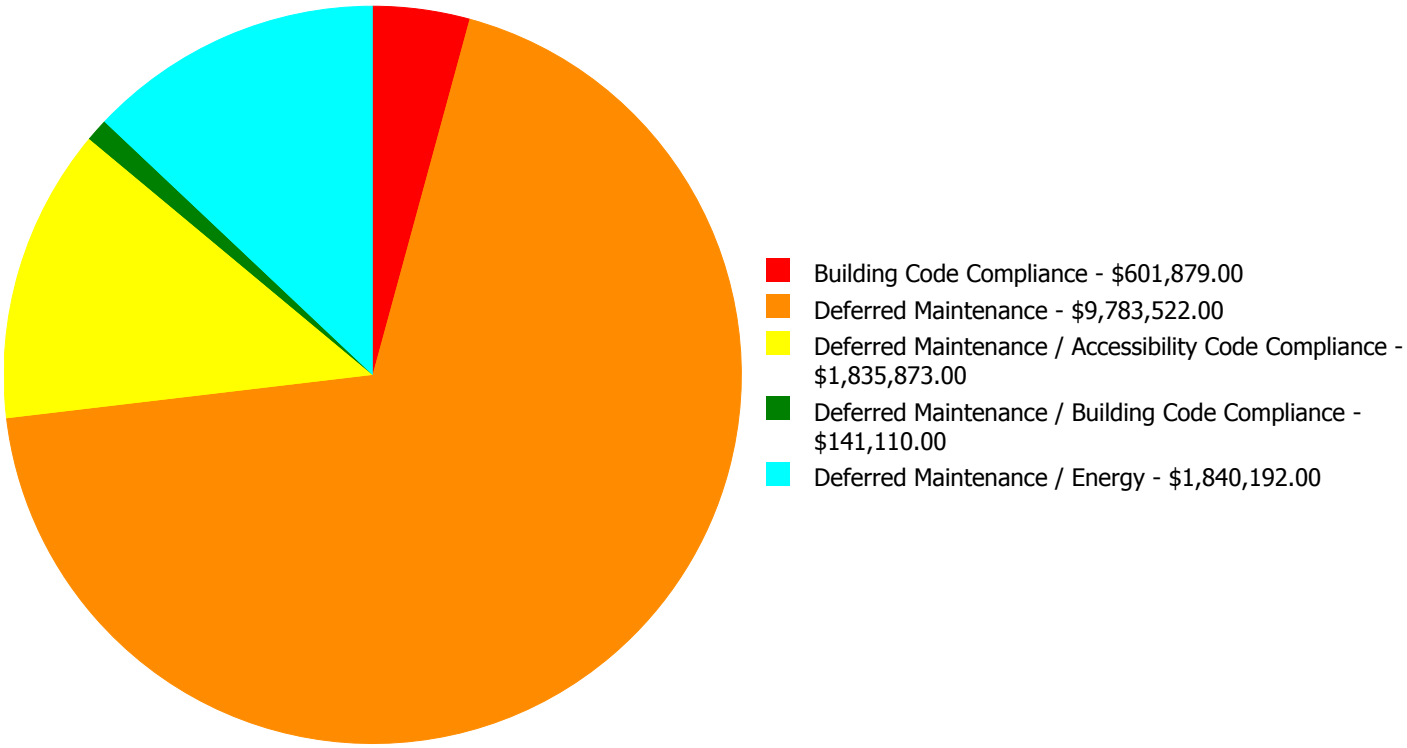
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2020	Exterior Windows	$0.00	$0.00	$1,840,192.00	$0.00	$0.00	$1,840,192.00
B2030	Exterior Doors	$0.00	$0.00	$116,632.00	$0.00	$0.00	$116,632.00
C1020	Interior Doors	$0.00	$0.00	$351,336.00	$0.00	$0.00	$351,336.00
C1030	Fittings	$0.00	$0.00	$213,105.00	$0.00	$0.00	$213,105.00
C3010	Wall Finishes	$6,600.00	$0.00	$0.00	$0.00	$0.00	$6,600.00
C3020	Floor Finishes	$0.00	$0.00	$1,575,251.00	$0.00	$0.00	$1,575,251.00
D1010	Elevators and Lifts	$0.00	$0.00	$141,110.00	$0.00	$0.00	$141,110.00
D2010	Plumbing Fixtures	$0.00	$0.00	$1,271,432.00	$0.00	$0.00	$1,271,432.00
D2020	Domestic Water Distribution	$0.00	$0.00	$236,144.00	$0.00	$0.00	$236,144.00
D2030	Sanitary Waste	$0.00	$0.00	$372,934.00	$0.00	$0.00	$372,934.00
D2040	Rain Water Drainage	$0.00	$0.00	$90,714.00	$0.00	$0.00	$90,714.00
D3040	Distribution Systems	$0.00	$0.00	$1,205,196.00	$0.00	$0.00	$1,205,196.00
D3050	Terminal & Package Units	$0.00	$0.00	$598,998.00	$0.00	$0.00	$598,998.00
D3060	Controls & Instrumentation	$0.00	$0.00	$381,574.00	$0.00	$0.00	$381,574.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$0.00	$522,684.00	$522,684.00
D4020	Standpipes	$0.00	$0.00	$0.00	$0.00	$79,195.00	$79,195.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$230,384.00	$0.00	$0.00	$230,384.00
D5020	Branch Wiring	$0.00	$0.00	$655,155.00	$0.00	$0.00	$655,155.00
D5030810	Security & Detection Systems	$0.00	$0.00	$283,660.00	$0.00	$0.00	$283,660.00
D5030920	Data Communication	$0.00	$0.00	$663,794.00	$0.00	$0.00	$663,794.00
E1020	Institutional Equipment	$0.00	$0.00	$1,877,630.00	$0.00	$0.00	$1,877,630.00
E1090	Other Equipment	$0.00	$0.00	$771,786.00	$0.00	$0.00	$771,786.00
E2010	Fixed Furnishings	$0.00	$0.00	$717,070.00	$0.00	$0.00	$717,070.00
	Total:	$6,600.00	$0.00	$13,594,097.00	$0.00	$601,879.00	$14,202,576.00

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: $14,202,576.00

Deficiency Details by Priority

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

Priority 1 - Currently Critical (Immediate):

System: C3010 - Wall Finishes

Location: Mech Rm 713 and Storage Rm 711
Distress: Failing
Category: Deferred Maintenance
Priority: 1 - Currently Critical (Immediate)
Correction: Repaint the walls
Qty: 5,000.00
Unit of Measure: S.F.
Estimate: $6,600.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

Notes: The wall finishes are aged, peeling and cracking, and should be replaced.

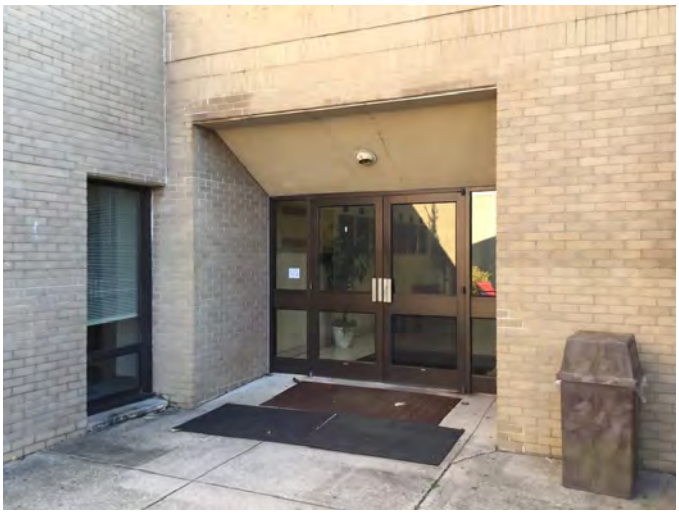
Priority 3 - Necessary/Not Yet Critical (Years 2-5):

System: B2020 - Exterior Windows

Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 130,900.00
Unit of Measure: S.F.
Estimate: $1,840,192.00
Assessor Name: Eduardo Lopez
Date Created: 11/16/2016

Notes: The exterior windows are aged, not energy eficient and should be replaced.

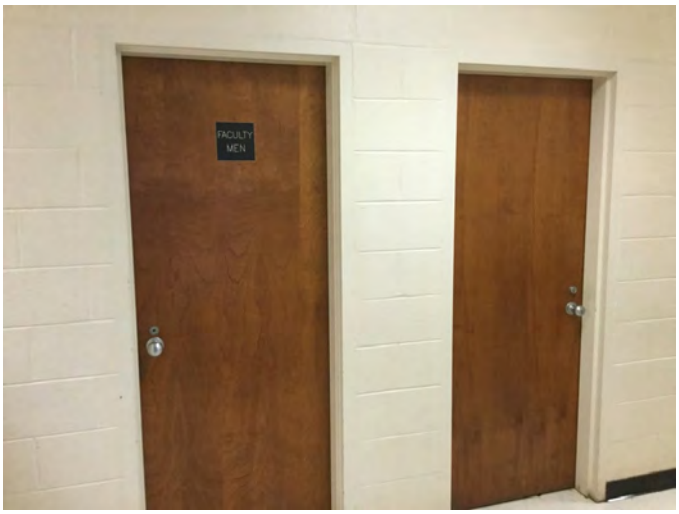
System: B2030 - Exterior Doors



Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 130,900.00
Unit of Measure: S.F.
Estimate: $116,632.00
Assessor Name: Eduardo Lopez
Date Created: 11/16/2016

Notes: The exterior doors are aged, beyond service life and should be replaced.

System: C1020 - Interior Doors



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 130,900.00
Unit of Measure: S.F.
Estimate: $351,336.00
Assessor Name: Eduardo Lopez
Date Created: 11/16/2016

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

System: C1030 - Fittings

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 130,900.00
Unit of Measure: S.F.
Estimate: $213,105.00
Assessor Name: Eduardo Lopez
Date Created: 11/16/2016

Notes: The fittings throughout the building are aged, in marginal condition, handrails are not ADA compliant and many room signage are damaged and should be replaced.

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: 130,900.00
Unit of Measure: S.F.
Estimate: $1,575,251.00
Assessor Name: Eduardo Lopez
Date Created: 11/16/2016

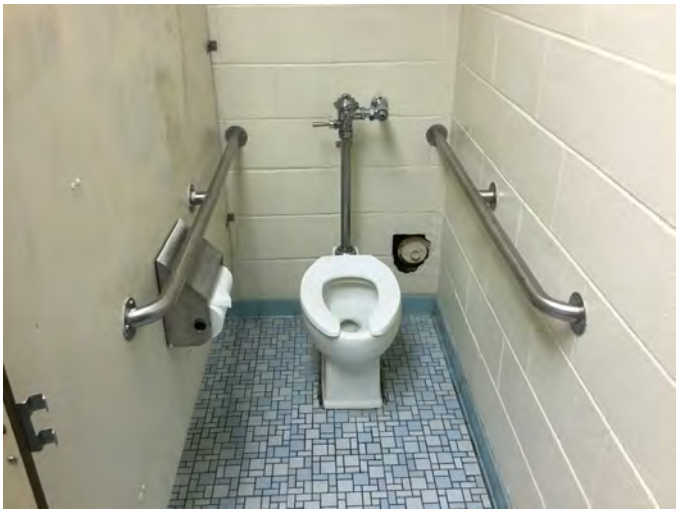
Notes: The flooring is in poor conditions and should be replaced.

System: D1010 - Elevators and Lifts

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Building Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 130,900.00
Unit of Measure: S.F.
Estimate: $141,110.00
Assessor Name: Eduardo Lopez
Date Created: 11/16/2016

Notes: The original elevator is operational, but is in poor condition, not ADA and code compliant and should be replaced.

System: D2010 - Plumbing Fixtures



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 130,900.00
Unit of Measure: S.F.
Estimate: $1,271,432.00
Assessor Name: Eduardo Lopez
Date Created: 11/16/2016

Notes: Plumbing fixtures are in operational conditions. However, they are aged, not ADA compliant, and should be scheduled for replacement.

System: D2020 - Domestic Water Distribution

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 130,900.00
Unit of Measure: S.F.
Estimate: $236,144.00
Assessor Name: Eduardo Lopez
Date Created: 11/16/2016

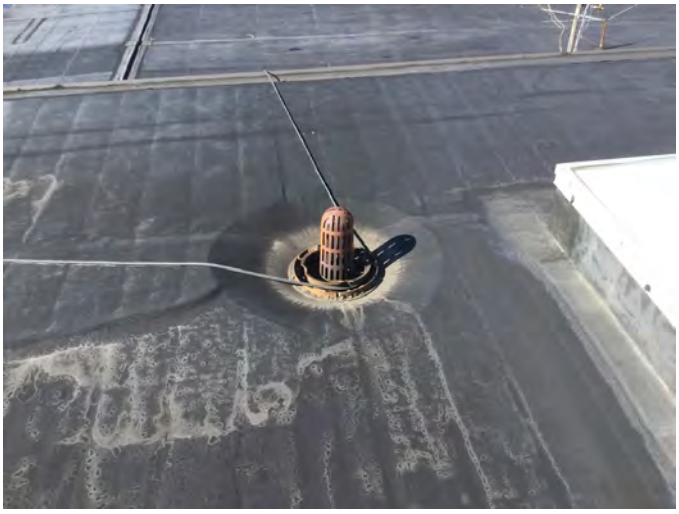
Notes: The domestic water distribution system is aged and should be replaced.

System: D2030 - Sanitary Waste

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 130,900.00
Unit of Measure: S.F.
Estimate: $372,934.00
Assessor Name: Eduardo Lopez
Date Created: 11/16/2016

Notes: The sanitary waste system is beyond its expected service life and should be replaced.

System: D2040 - Rain Water Drainage



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 130,900.00
Unit of Measure: S.F.
Estimate: $90,714.00
Assessor Name: Eduardo Lopez
Date Created: 11/16/2016

Notes: The rain water drainage system is aged and should be replaced.

System: D3040 - Distribution Systems

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 130,900.00
Unit of Measure: S.F.
Estimate: $1,205,196.00
Assessor Name: Eduardo Lopez
Date Created: 11/16/2016

Notes: Distribution systems are aged, becoming logistically unsupportable, and should be replaced.

System: D3050 - Terminal & Package Units

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 130,900.00
Unit of Measure: S.F.
Estimate: $598,998.00
Assessor Name: Eduardo Lopez
Date Created: 11/16/2016

Notes: Terminal and package units are beyond their expected service life and should be scheduled for replacement.

System: D3060 - Controls & Instrumentation

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 130,900.00
Unit of Measure: S.F.
Estimate: $381,574.00
Assessor Name: Eduardo Lopez
Date Created: 11/16/2016

Notes: The controls and instrumentation system is in marginal condition and should be schedule for replacement.

System: D5010 - Electrical Service/Distribution

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 130,900.00
Unit of Measure: S.F.
Estimate: $230,384.00
Assessor Name: Eduardo Lopez
Date Created: 11/16/2016

Notes: The original electrical service is operating but is in poor condition and should be replaced.

System: D5020 - Branch Wiring

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 130,900.00
Unit of Measure: S.F.
Estimate: $655,155.00
Assessor Name: Eduardo Lopez
Date Created: 11/16/2016

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

System: D5030810 - Security & Detection Systems

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 130,900.00
Unit of Measure: S.F.
Estimate: $283,660.00
Assessor Name: Eduardo Lopez
Date Created: 11/16/2016

Notes: The security & detection system is beyond its expected service life and should be scheduled for replacement.

System: D5030920 - Data Communication

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 130,900.00
Unit of Measure: S.F.
Estimate: $663,794.00
Assessor Name: Eduardo Lopez
Date Created: 11/16/2016

Notes: The data communication system is beyond its expected service life and should be scheduled for replacement.

System: E1020 - Institutional Equipment

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 130,900.00
Unit of Measure: S.F.
Estimate: $1,877,630.00
Assessor Name: Eduardo Lopez
Date Created: 11/16/2016

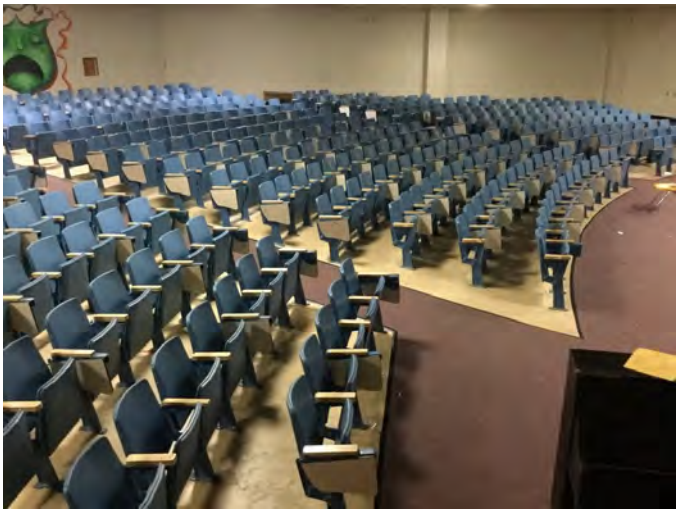
Notes: The institutional equipment system is beyond its expected service life and should be scheduled for replacement.

System: E1090 - Other Equipment

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 130,900.00
Unit of Measure: S.F.
Estimate: $771,786.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

Notes: The other equipment system is beyond its expected service life and should be scheduled for replacement.

System: E2010 - Fixed Furnishings



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 130,900.00
Unit of Measure: S.F.
Estimate: $717,070.00
Assessor Name: Eduardo Lopez
Date Created: 11/16/2016

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

Priority 5 - Codes or Standards Compliance:

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the Building
Distress: Missing
Category: Building Code Compliance
Priority: 5 - Codes or Standards Compliance
Correction: Renew System
Qty: 130,900.00
Unit of Measure: S.F.
Estimate: $522,684.00
Assessor Name: Eduardo Lopez
Date Created: 11/16/2016

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the Building
Distress: Missing
Category: Building Code Compliance
Priority: 5 - Codes or Standards Compliance
Correction: Renew System
Qty: 130,900.00
Unit of Measure: S.F.
Estimate: $79,195.00
Assessor Name: Eduardo Lopez
Date Created: 11/16/2016

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

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	1,821
Year Built:	1977
Last Renovation:	
Replacement Value:	$270,382
Repair Cost:	$39,161.00
Total FCI:	14.48 %
Total RSLI:	44.38 %
FCA Score:	85.52

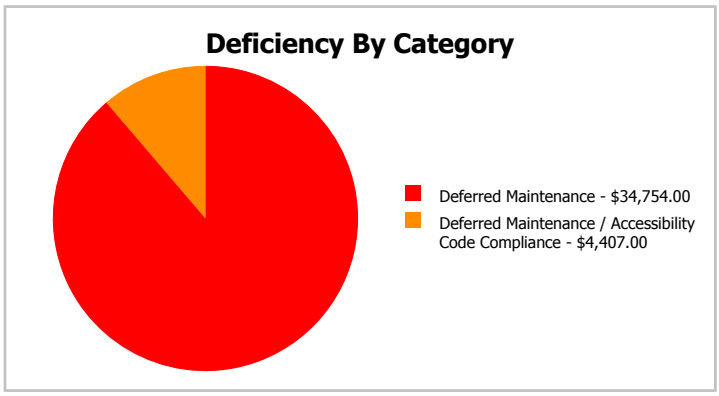
Description:

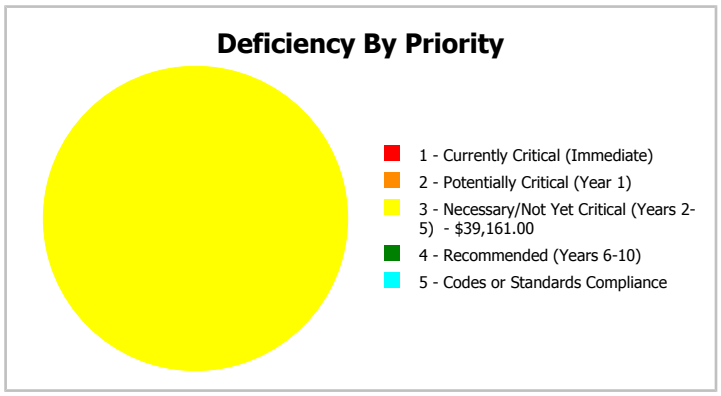
The narrative for this building is included in the Executive Summary Description at the front of this report.

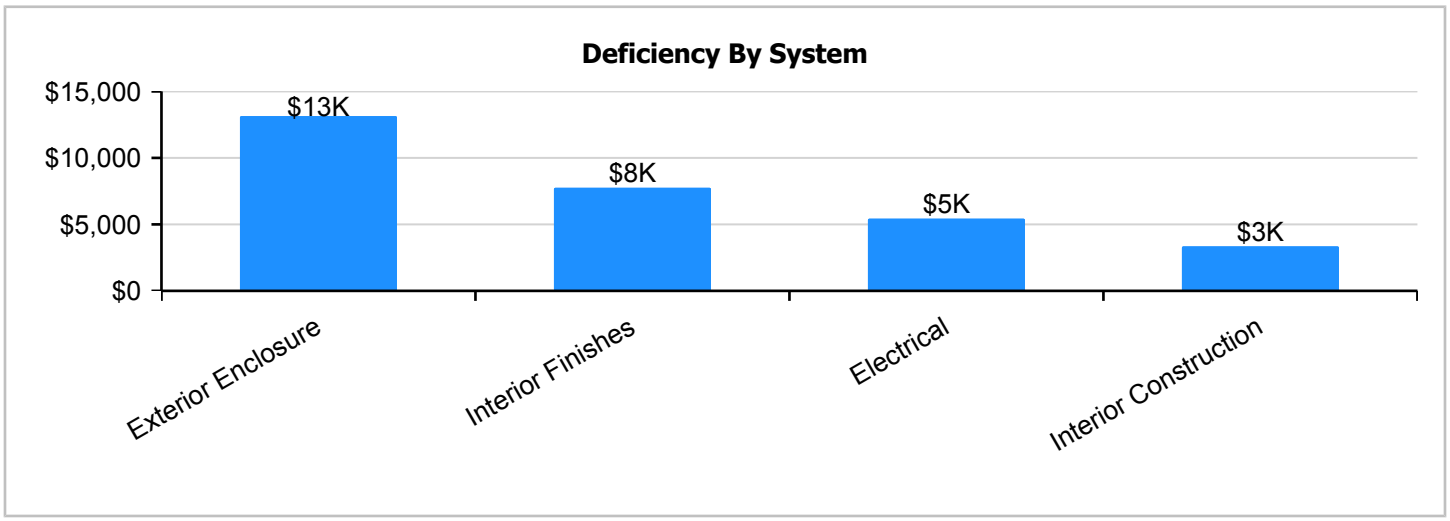
Attributes: This asset has no attributes.

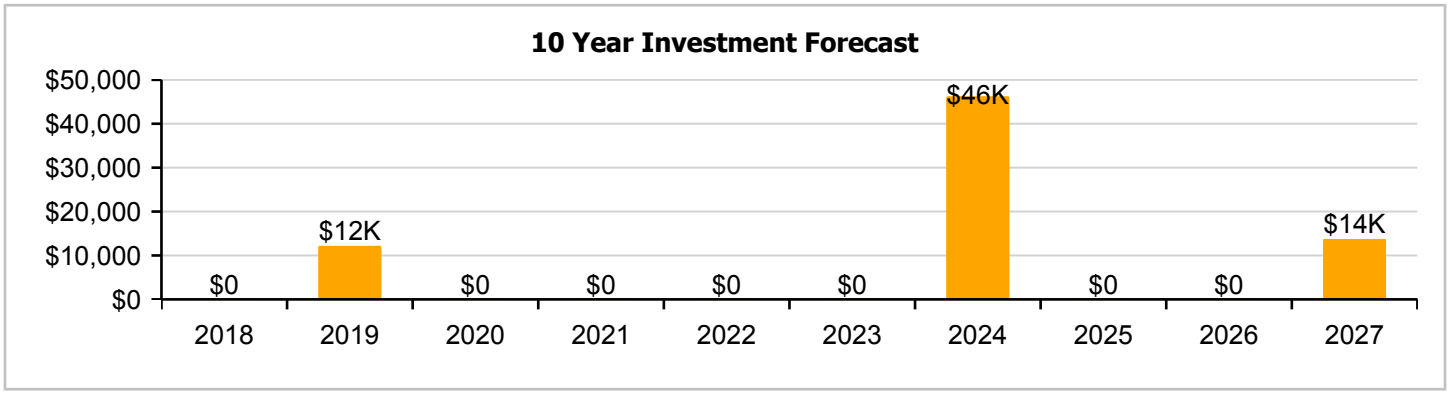
Dashboard Summary

Function:	HS -High School	Gross Area:	1,821
Year Built:	1977	Last Renovation:	
Repair Cost:	$39,161	Replacement Value:	$270,382
FCI:	14.48 %	RSLI%:	44.38 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	60.00 %	0.00 %	$0.00
B10 - Superstructure	60.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	46.49 %	24.78 %	$17,347.00
B30 - Roofing	10.00 %	0.00 %	$0.00
C10 - Interior Construction	38.48 %	19.30 %	$4,407.00
C30 - Interior Finishes	22.01 %	23.55 %	$10,236.00
D50 - Electrical	29.12 %	29.92 %	$7,171.00
Totals:	**44.38 %**	**14.48 %**	**$39,161.00**

Photo Album

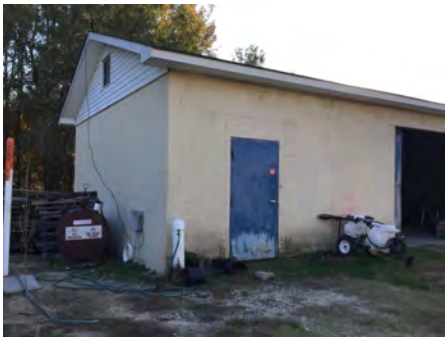
The photo album consists of the various cardinal directions of the building..

1). North Elevation - Nov 22, 2016

2). West Elevation - Nov 22, 2016

3). South Elevation - Nov 22, 2016

4). East Elevation - Nov 22, 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.	1,821	100	1977	2077		60.00 %	0.00 %	60			$36,657
A1030	Slab on Grade	$19.75	S.F.	1,821	100	1977	2077		60.00 %	0.00 %	60			$35,965
B1020	Roof Construction	$16.26	S.F.	1,821	100	1977	2077		60.00 %	0.00 %	60			$29,609
B2010	Exterior Walls	$29.79	S.F.	1,821	100	1977	2077		60.00 %	0.00 %	60			$54,248
B2030	Exterior Doors	$8.66	S.F.	1,821	30	1977	2007		0.00 %	110.00 %	-10		$17,347.00	$15,770
B3010140	Asphalt Shingles	$4.32	S.F.	1,821	20	1999	2019		10.00 %	0.00 %	2			$7,867
C1010	Partitions	$10.34	S.F.	1,821	75	1977	2052		46.67 %	0.00 %	35			$18,829
C1020	Interior Doors	$2.20	S.F.	1,821	30	1977	2007		0.00 %	110.01 %	-10		$4,407.00	$4,006
C3010	Wall Finishes	$5.11	S.F.	1,821	10	1999	2009		0.00 %	110.01 %	-8		$10,236.00	$9,305
C3030	Ceiling Finishes	$18.76	S.F.	1,821	25	1999	2024		28.00 %	0.00 %	7			$34,162
D5020	Branch Wiring	$3.58	S.F.	1,821	30	1977	2007		0.00 %	110.00 %	-10		$7,171.00	$6,519
D5020	Lighting	$9.58	S.F.	1,821	30	1999	2029		40.00 %	0.00 %	12			$17,445
								Total	**44.38 %**	**14.48 %**			**$39,161.00**	**$270,382**

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

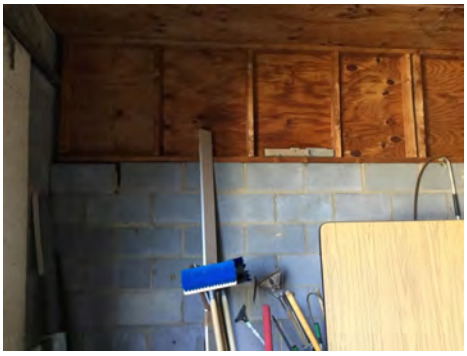


Note:

System: B3010140 - Asphalt Shingles

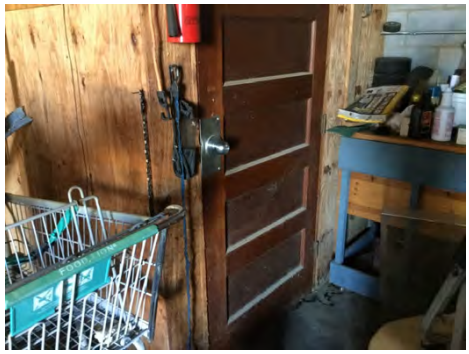
Note:

System: C1010 - Partitions



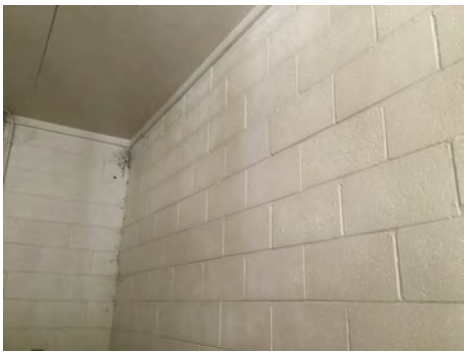
Note:

System: C1020 - Interior Doors



Note:

System: C3010 - Wall Finishes

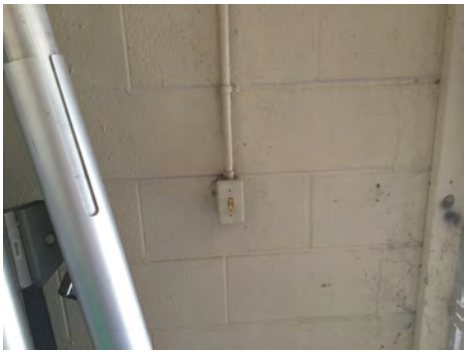

Note:

System: C3030 - Ceiling Finishes


Note:

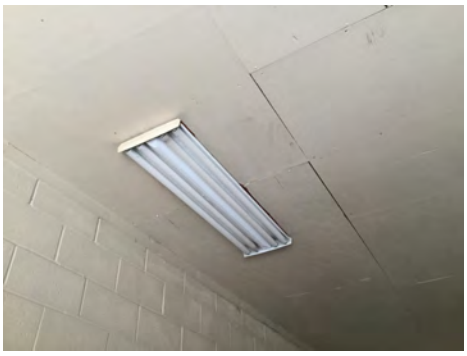
System: D5020 - Branch Wiring





Note:

System: D5020 - Lighting



Note:

Renewal Schedule

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

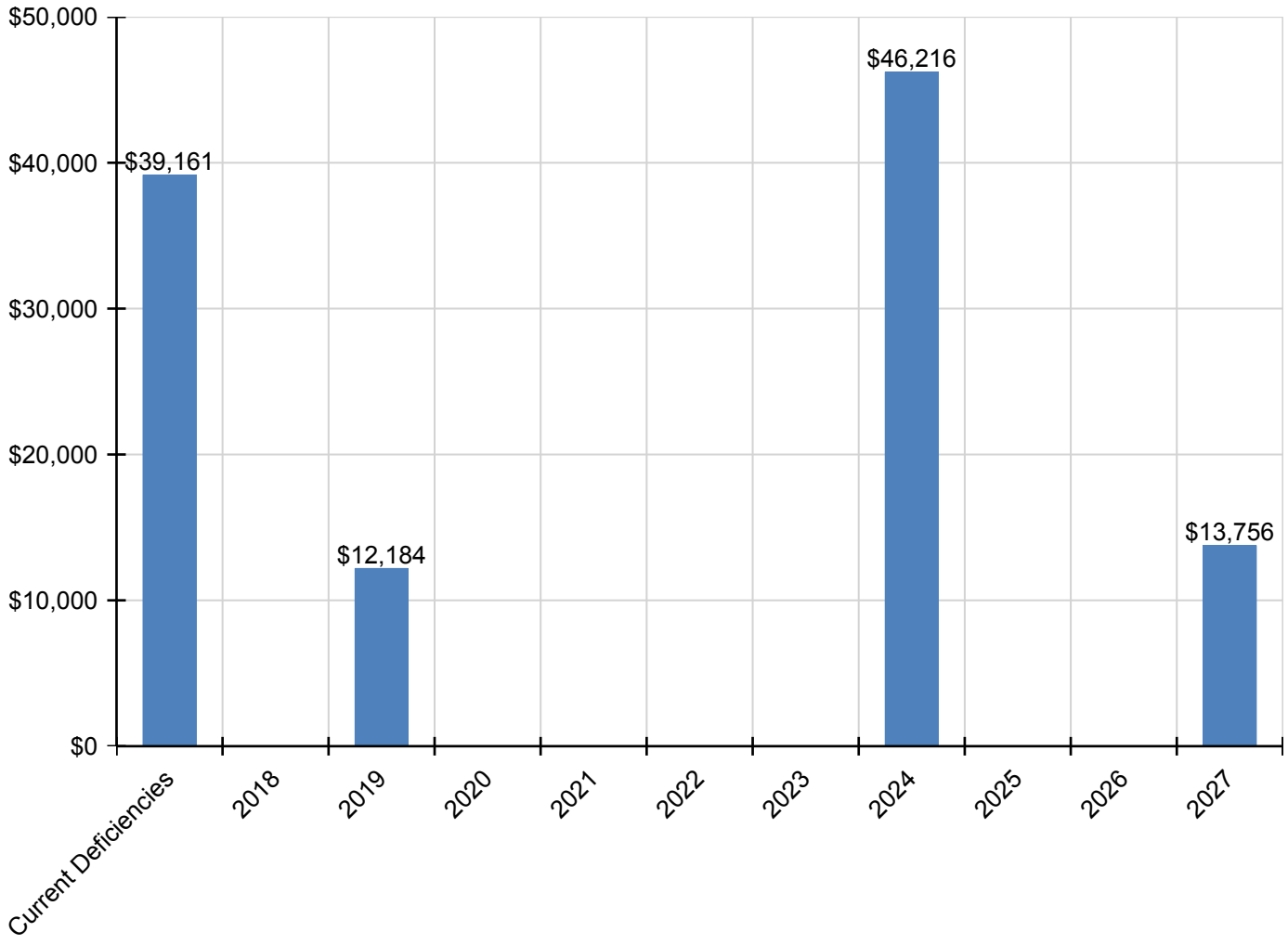
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$39,161**	**$0**	**$12,184**	**$0**	**$0**	**$0**	**$0**	**$46,216**	**$0**	**$0**	**$13,756**	**$111,318**
*** 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	$17,347	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$17,347**
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	$12,184	$0	$0	$0	$0	$0	$0	$0	$0	**$12,184**
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	$4,407	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,407**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$10,236	$0	$0	$0	$0	$0	$0	$0	$0	$0	$13,756	**$23,992**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$46,216	$0	$0	$0	**$46,216**
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	$7,171	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$7,171**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

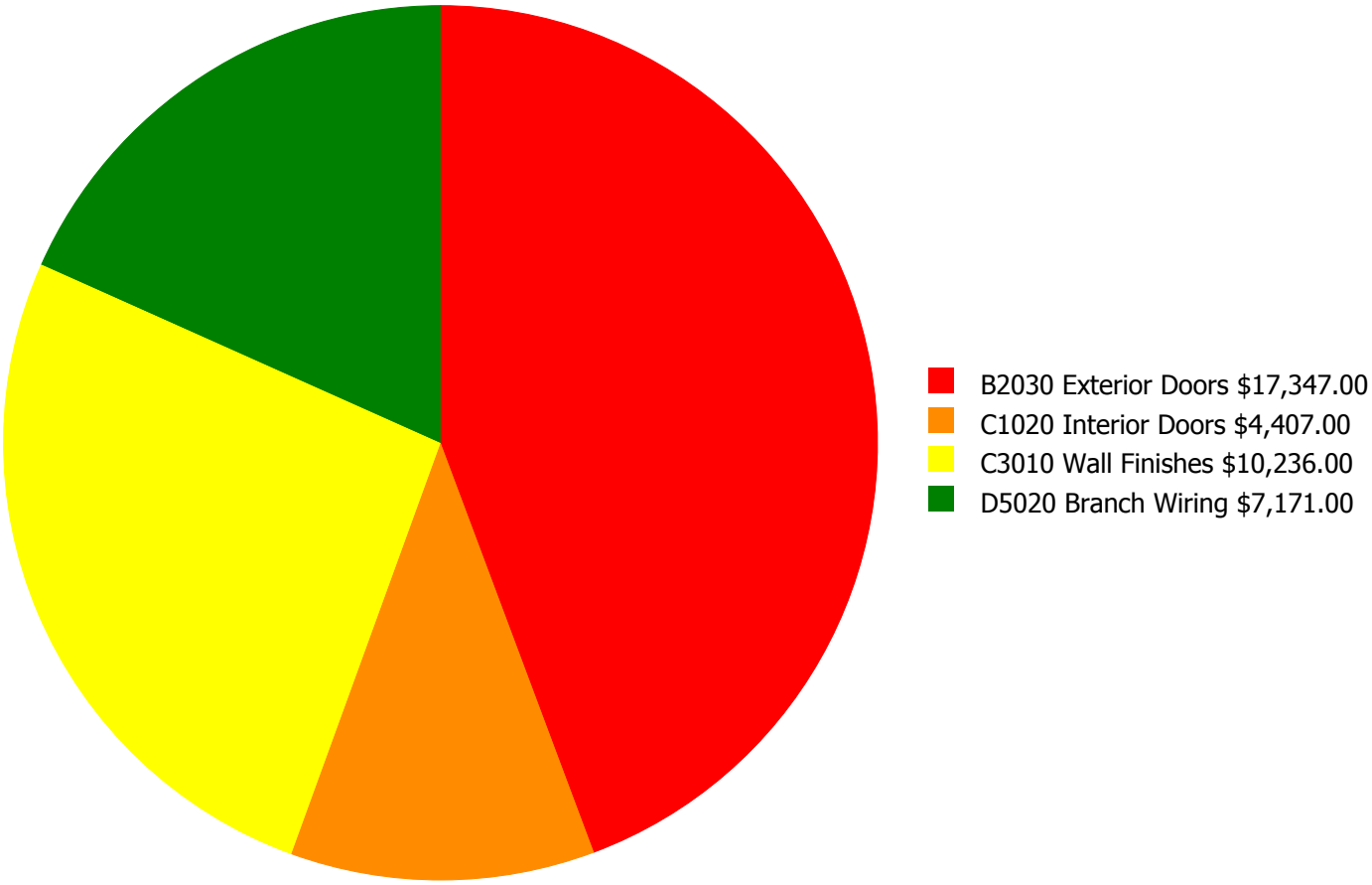
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

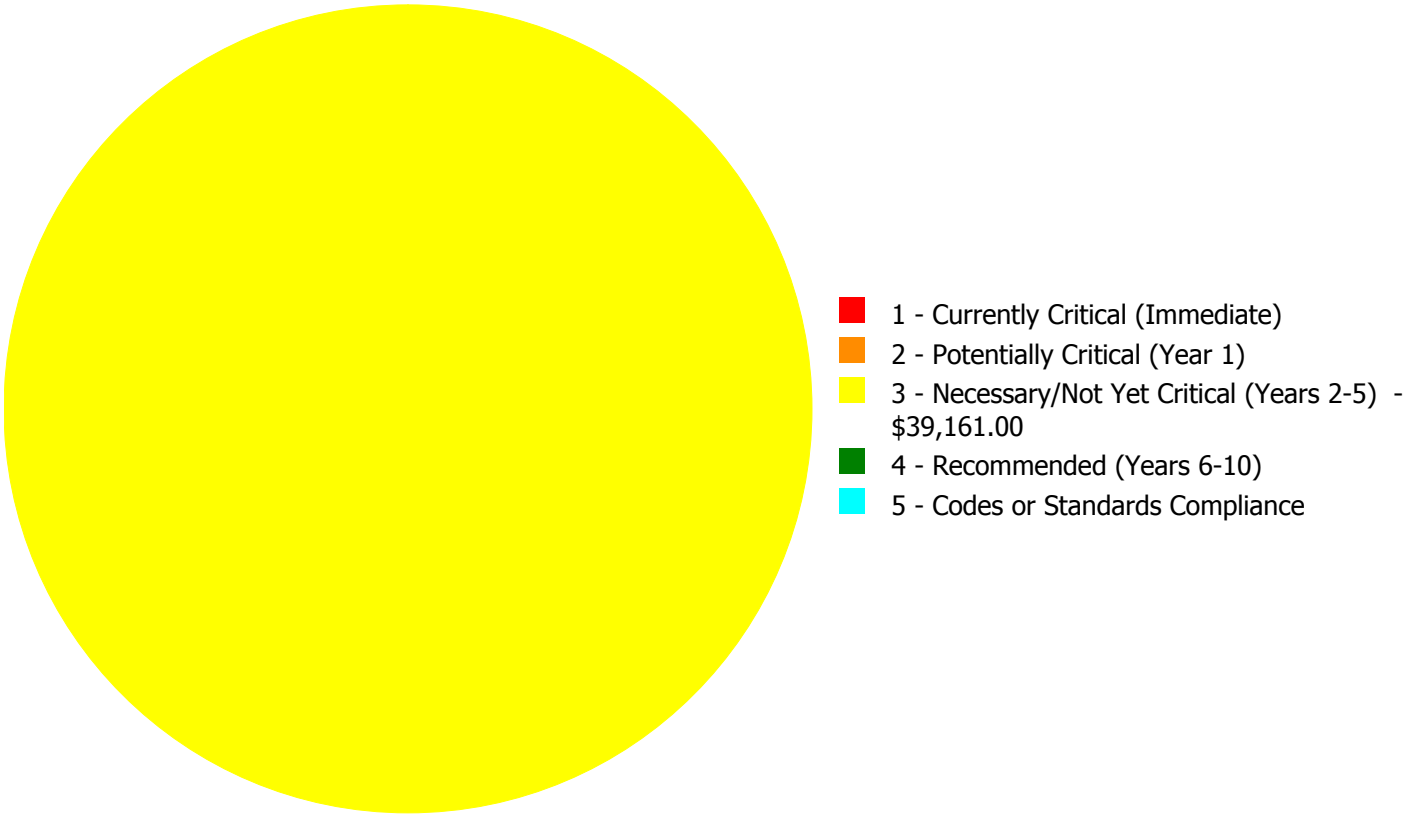
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $39,161.00

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: $39,161.00

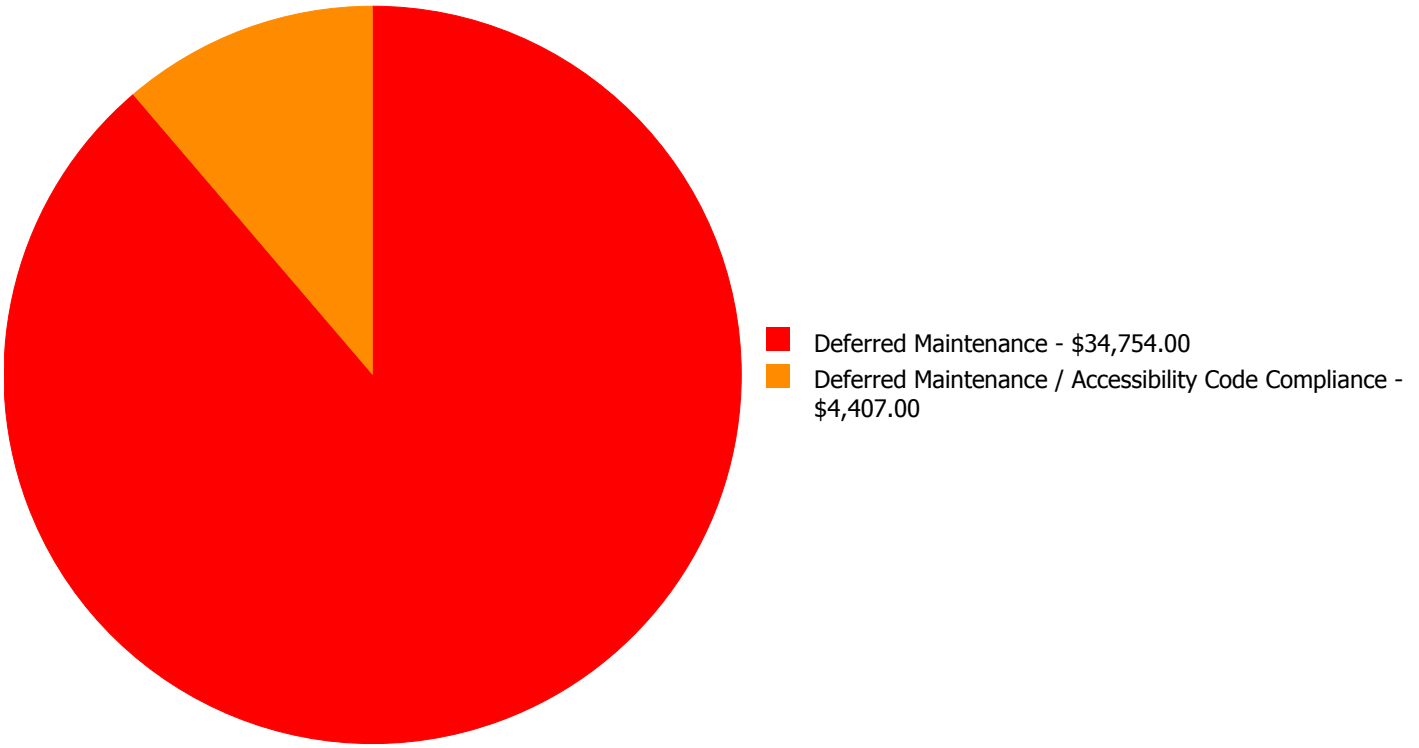
Deficiency By Priority Investment Table

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	$0.00	$17,347.00	$0.00	$0.00	$17,347.00
C1020	Interior Doors	$0.00	$0.00	$4,407.00	$0.00	$0.00	$4,407.00
C3010	Wall Finishes	$0.00	$0.00	$10,236.00	$0.00	$0.00	$10,236.00
D5020	Branch Wiring	$0.00	$0.00	$7,171.00	$0.00	$0.00	$7,171.00
	Total:	$0.00	$0.00	$39,161.00	$0.00	$0.00	$39,161.00

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: $39,161.00

Deficiency Details by Priority

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

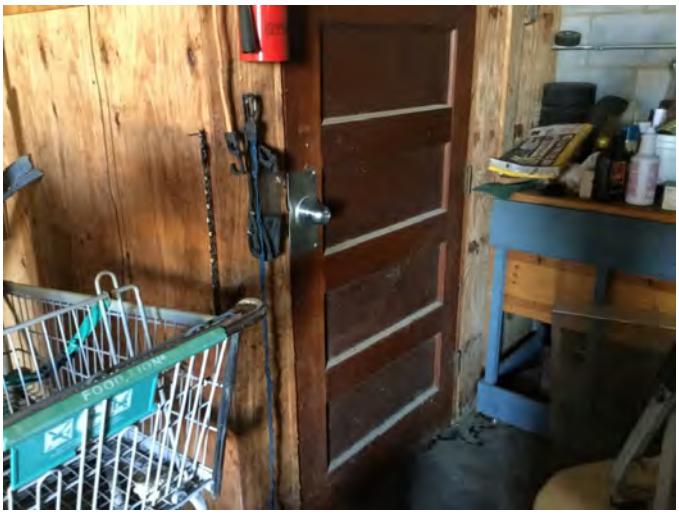
Priority 3 - Necessary/Not Yet Critical (Years 2-5):

System: B2030 - Exterior Doors

Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,821.00
Unit of Measure: S.F.
Estimate: $17,347.00
Assessor Name: Eduardo Lopez
Date Created: 11/23/2016

Notes: The exterior doors are in poor conditions, aged, and should be replaced.

System: C1020 - Interior Doors



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,821.00
Unit of Measure: S.F.
Estimate: $4,407.00
Assessor Name: Eduardo Lopez
Date Created: 11/23/2016

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

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: 1,821.00
Unit of Measure: S.F.
Estimate: $10,236.00
Assessor Name: Eduardo Lopez
Date Created: 11/23/2016

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

System: D5020 - Branch Wiring

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,821.00
Unit of Measure: S.F.
Estimate: $7,171.00
Assessor Name: Eduardo Lopez
Date Created: 11/23/2016

Notes: The original branch wiring system is operating but is aged, in marginal condition, 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):	63,917
Year Built:	1999
Last Renovation:	
Replacement Value:	$10,781,519
Repair Cost:	$1,006,821.00
Total FCI:	9.34 %
Total RSLI:	37.48 %
FCA Score:	90.66

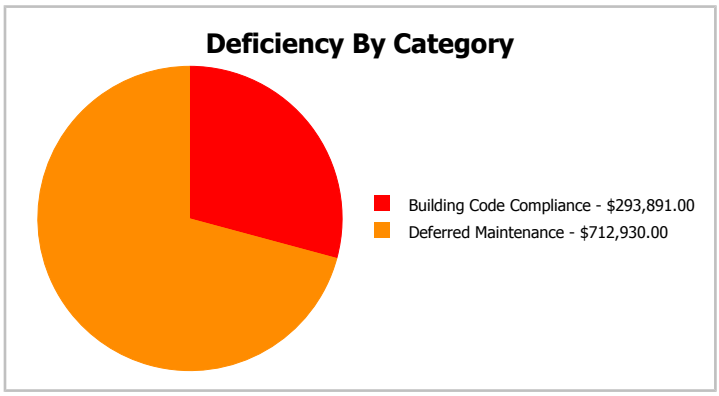
Description:

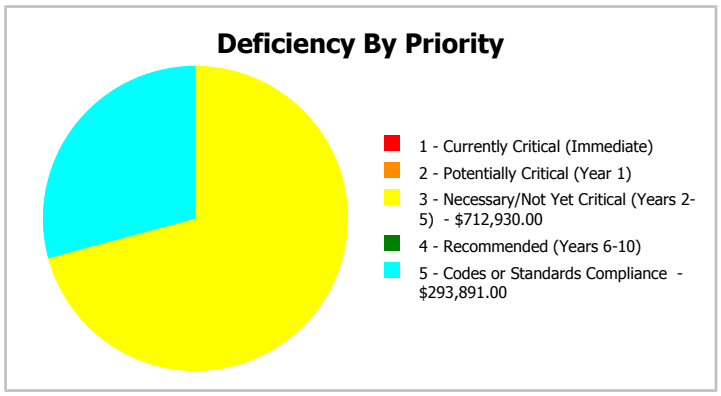
The narrative for this building is included in the Executive Summary Description at the front of this report.

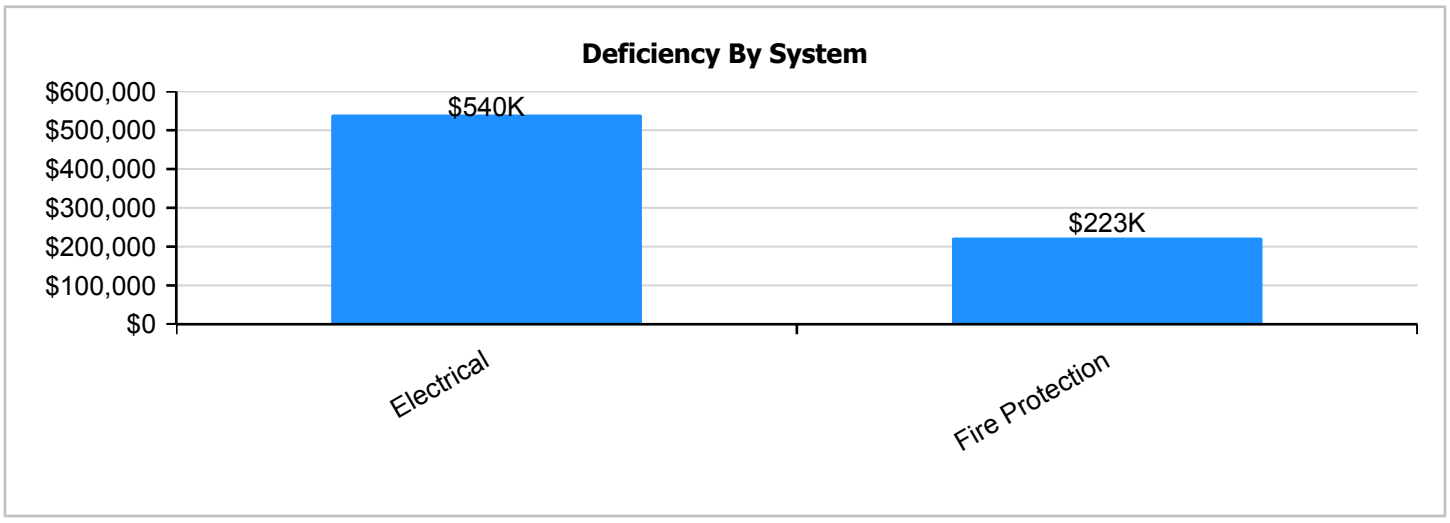
Attributes: This asset has no attributes.

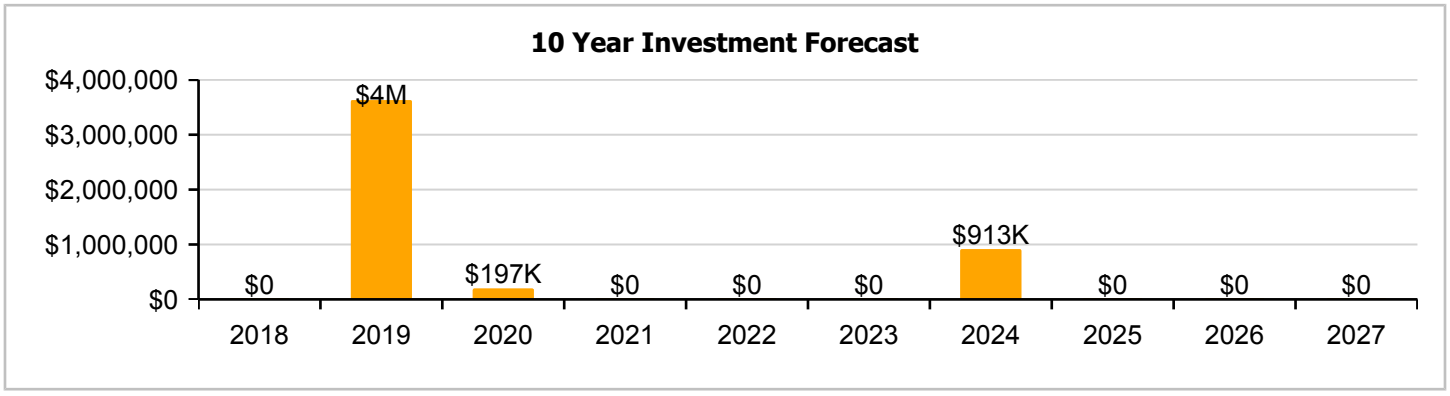
Dashboard Summary

Function:	HS -High School	Gross Area:	63,917
Year Built:	1999	Last Renovation:	
Repair Cost:	$1,006,821	Replacement Value:	$10,781,519
FCI:	9.34 %	RSLI%:	37.48 %









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	82.00 %	0.00 %	$0.00
B10 - Superstructure	82.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	56.55 %	0.00 %	$0.00
B30 - Roofing	10.00 %	0.00 %	$0.00
C10 - Interior Construction	54.48 %	0.00 %	$0.00
C20 - Stairs	82.00 %	0.00 %	$0.00
C30 - Interior Finishes	20.03 %	0.00 %	$0.00
D20 - Plumbing	40.16 %	0.00 %	$0.00
D30 - HVAC	32.79 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$293,891.00
D50 - Electrical	25.45 %	40.41 %	$712,930.00
E10 - Equipment	10.00 %	0.00 %	$0.00
E20 - Furnishings	10.00 %	0.00 %	$0.00
Totals:	**37.48 %**	**9.34 %**	**$1,006,821.00**

Photo Album

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

1). Northeast Elevation - Dec 06, 2016

2). West Elevation - Dec 06, 2016

3). South Elevation - Dec 06, 2016

4). Southeast Elevation - Nov 23, 2016

5). East Elevation - Nov 23, 2016

Condition Detail

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

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

System Listing

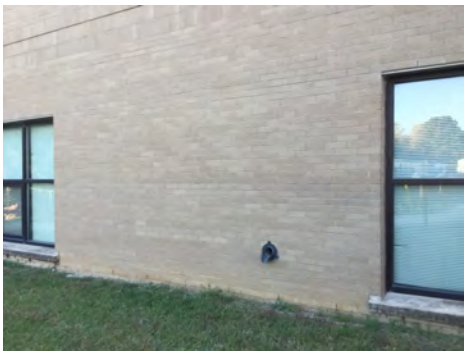
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to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

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.	63,917	100	1999	2099		82.00 %	0.00 %	82			$139,339
A1030	Slab on Grade	$4.08	S.F.	63,917	100	1999	2099		82.00 %	0.00 %	82			$260,781
B1010	Floor Construction	$11.42	S.F.	63,917	100	1999	2099		82.00 %	0.00 %	82			$729,932
B1020	Roof Construction	$7.60	S.F.	63,917	100	1999	2099		82.00 %	0.00 %	82			$485,769
B2010	Exterior Walls	$8.84	S.F.	63,917	100	1999	2099		82.00 %	0.00 %	82			$565,026
B2020	Exterior Windows	$12.78	S.F.	63,917	30	1999	2029		40.00 %	0.00 %	12			$816,859
B2030	Exterior Doors	$0.81	S.F.	63,917	30	1999	2029		40.00 %	0.00 %	12			$51,773
B3010120	Single Ply Membrane	$6.98	S.F.	63,917	20	1999	2019		10.00 %	0.00 %	2			$446,141
C1010	Partitions	$4.70	S.F.	63,917	75	1999	2074		76.00 %	0.00 %	57			$300,410
C1020	Interior Doors	$2.44	S.F.	63,917	30	1999	2029		40.00 %	0.00 %	12			$155,957
C1030	Fittings	$1.48	S.F.	63,917	20	1999	2019		10.00 %	0.00 %	2			$94,597
C2010	Stair Construction	$1.29	S.F.	63,917	100	1999	2099		82.00 %	0.00 %	82			$82,453
C3010	Wall Finishes	$2.56	S.F.	63,917	10	1999	2009	2020	30.00 %	0.00 %	3			$163,628
C3020	Floor Finishes	$10.94	S.F.	63,917	20	1999	2019		10.00 %	0.00 %	2			$699,252
C3030	Ceiling Finishes	$10.56	S.F.	63,917	25	1999	2024		28.00 %	0.00 %	7			$674,964
D2010	Plumbing Fixtures	$8.83	S.F.	63,917	30	1999	2029		40.00 %	0.00 %	12			$564,387
D2020	Domestic Water Distribution	$1.64	S.F.	63,917	30	1999	2029		40.00 %	0.00 %	12			$104,824
D2030	Sanitary Waste	$2.59	S.F.	63,917	30	1999	2029		40.00 %	0.00 %	12			$165,545
D2040	Rain Water Drainage	$0.63	S.F.	63,917	30	1999	2029		40.00 %	0.00 %	12			$40,268
D2090	Other Plumbing Systems -Nat Gas	$0.15	S.F.	63,917	40	1999	2039		55.00 %	0.00 %	22			$9,588
D3040	Distribution Systems	$8.37	S.F.	63,917	30	1999	2029		40.00 %	0.00 %	12			$534,985
D3060	Controls & Instrumentation	$2.65	S.F.	63,917	20	1999	2019		10.00 %	0.00 %	2			$169,380
D4010	Sprinklers	$3.63	S.F.	63,917	30			2016	0.00 %	110.00 %	-1		$255,221.00	$232,019
D4020	Standpipes	$0.55	S.F.	63,917	30			2016	0.00 %	110.00 %	-1		$38,670.00	$35,154
D5010	Electrical Service/Distribution	$1.60	S.F.	63,917	40	1999	2039		55.00 %	0.00 %	22			$102,267
D5020	Branch Wiring	$4.55	S.F.	63,917	30	1999	2029		40.00 %	0.00 %	12			$290,822
D5020	Lighting	$10.64	S.F.	63,917	30	1999	2029		40.00 %	0.00 %	12			$680,077
D5030810	Security & Detection Systems	$1.97	S.F.	63,917	15	1999	2014		0.00 %	110.00 %	-3		$138,508.00	$125,916
D5030910	Fire Alarm Systems	$3.56	S.F.	63,917	15	1999	2014		0.00 %	110.00 %	-3		$250,299.00	$227,545
D5030920	Data Communication	$4.61	S.F.	63,917	15	1999	2014		0.00 %	110.00 %	-3		$324,123.00	$294,657
D5090	Other Electrical Systems	$0.67	S.F.	63,917	20	1999	2019		10.00 %	0.00 %	2			$42,824
E1020	Institutional Equipment	$13.04	S.F.	63,917	20	1999	2019		10.00 %	0.00 %	2			$833,478
E1090	Other Equipment	$5.36	S.F.	63,917	20	1999	2019		10.00 %	0.00 %	2			$342,595
E2010	Fixed Furnishings	$4.98	S.F.	63,917	20	1999	2019		10.00 %	0.00 %	2			$318,307
								Total	**37.48 %**	**9.34 %**			**$1,006,821.00**	**$10,781,519**

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

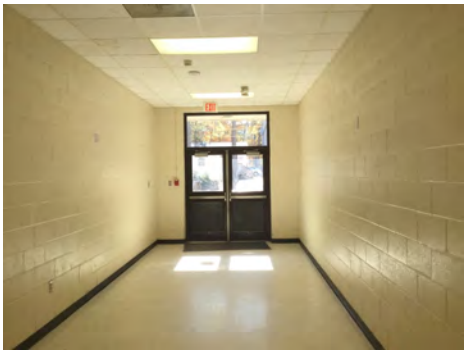


Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors



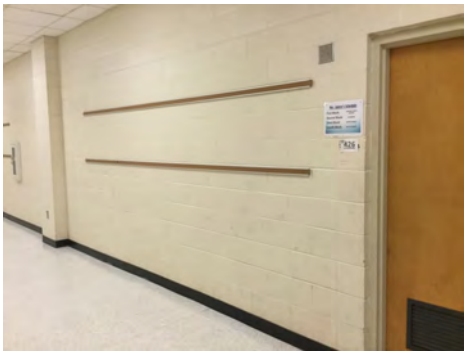
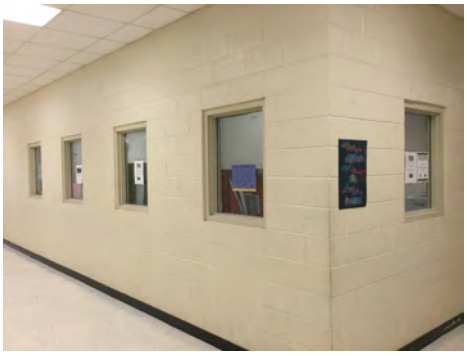
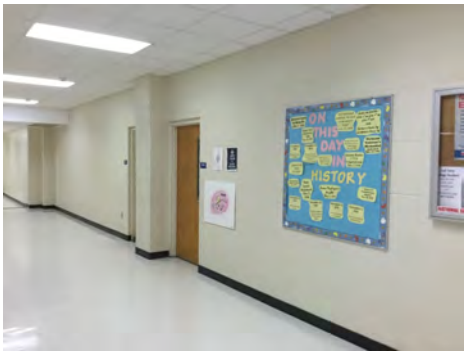
Note:

System: B3010120 - Single Ply Membrane



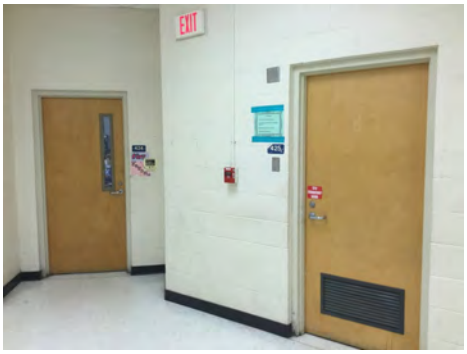
Note:

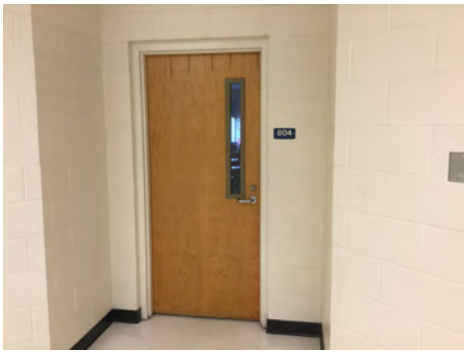
System: C1010 - Partitions

Note:

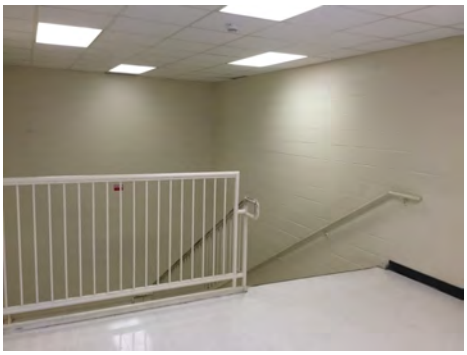
System: C1020 - Interior Doors



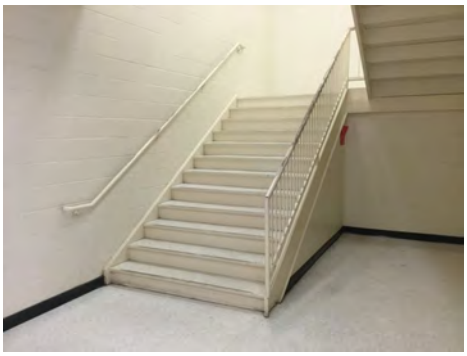
Note:

System: C1030 - Fittings



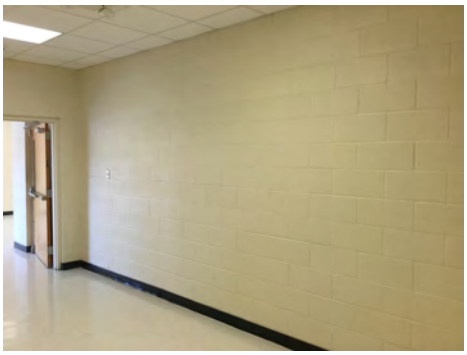
Note:

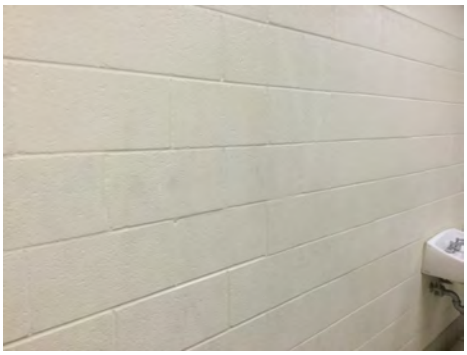
System: C2010 - Stair Construction



Note:

System: C3010 - Wall Finishes





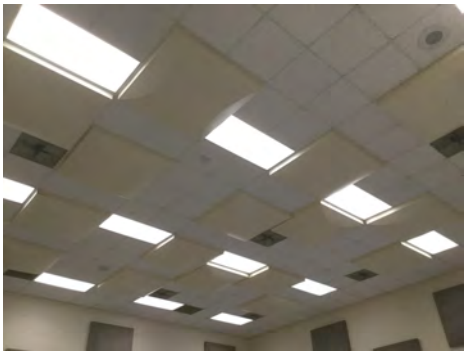
Note:

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



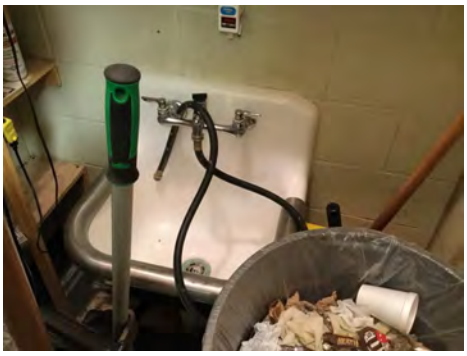
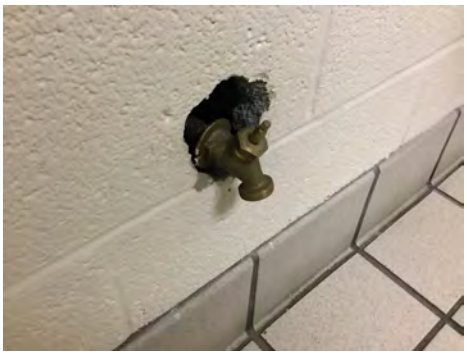
Note:

System: D2010 - Plumbing Fixtures



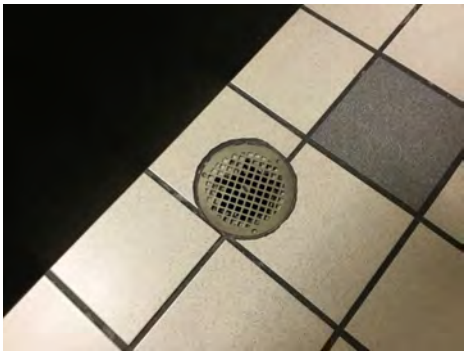
Note:

System: D2020 - Domestic Water Distribution


Note:

System: D2030 - Sanitary Waste



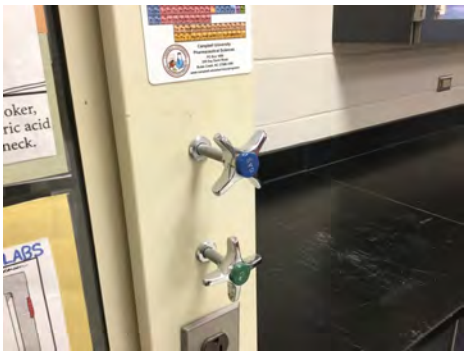
Note:

System: D2040 - Rain Water Drainage



Note:

System: D2090 - Other Plumbing Systems -Nat Gas



Note:

System: D3040 - Distribution Systems

Note:

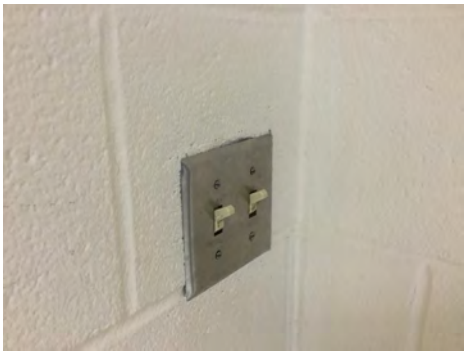
System: D3060 - Controls & Instrumentation

Note:

System: D5010 - Electrical Service/Distribution

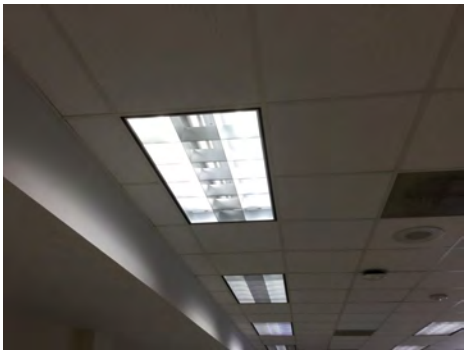
Note:

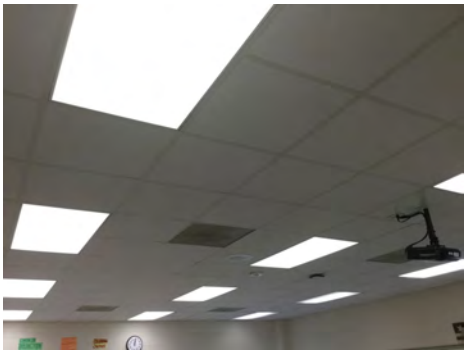
System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting





Note:

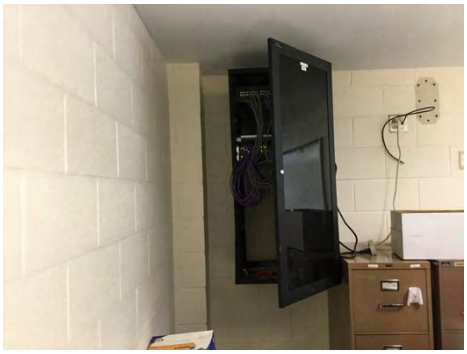
System: D5030810 - Security & Detection Systems

Note:

System: D5030910 - Fire Alarm Systems

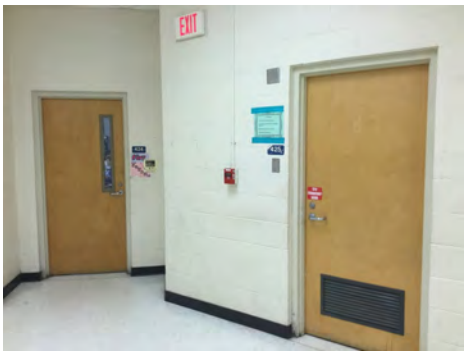
Note:

System: D5030920 - Data Communication



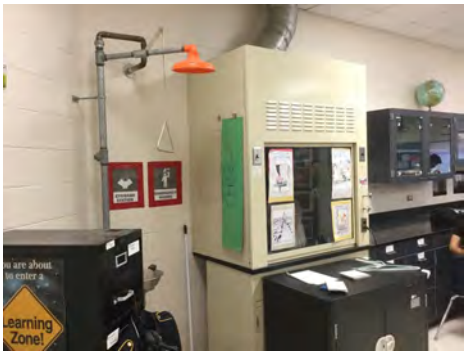
Note:

System: D5090 - Other Electrical Systems



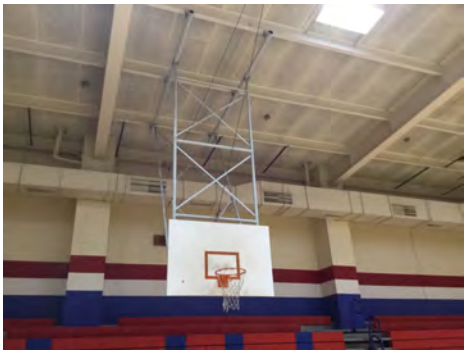
Note:

System: E1020 - Institutional Equipment



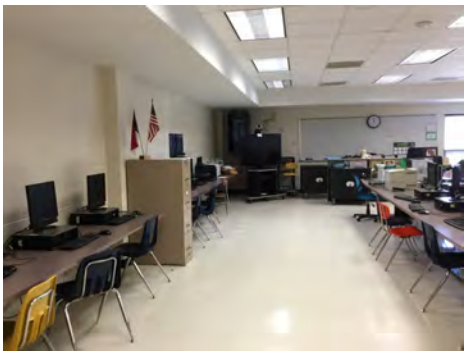
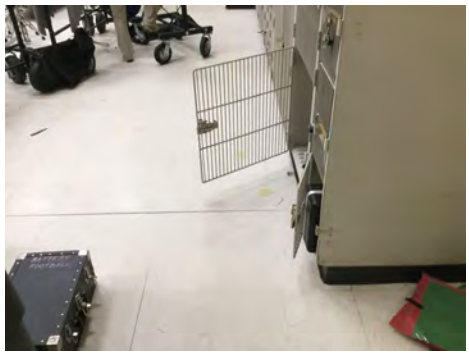
Note:

System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings


Note:

Renewal Schedule

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

Inflation Rate: 3%

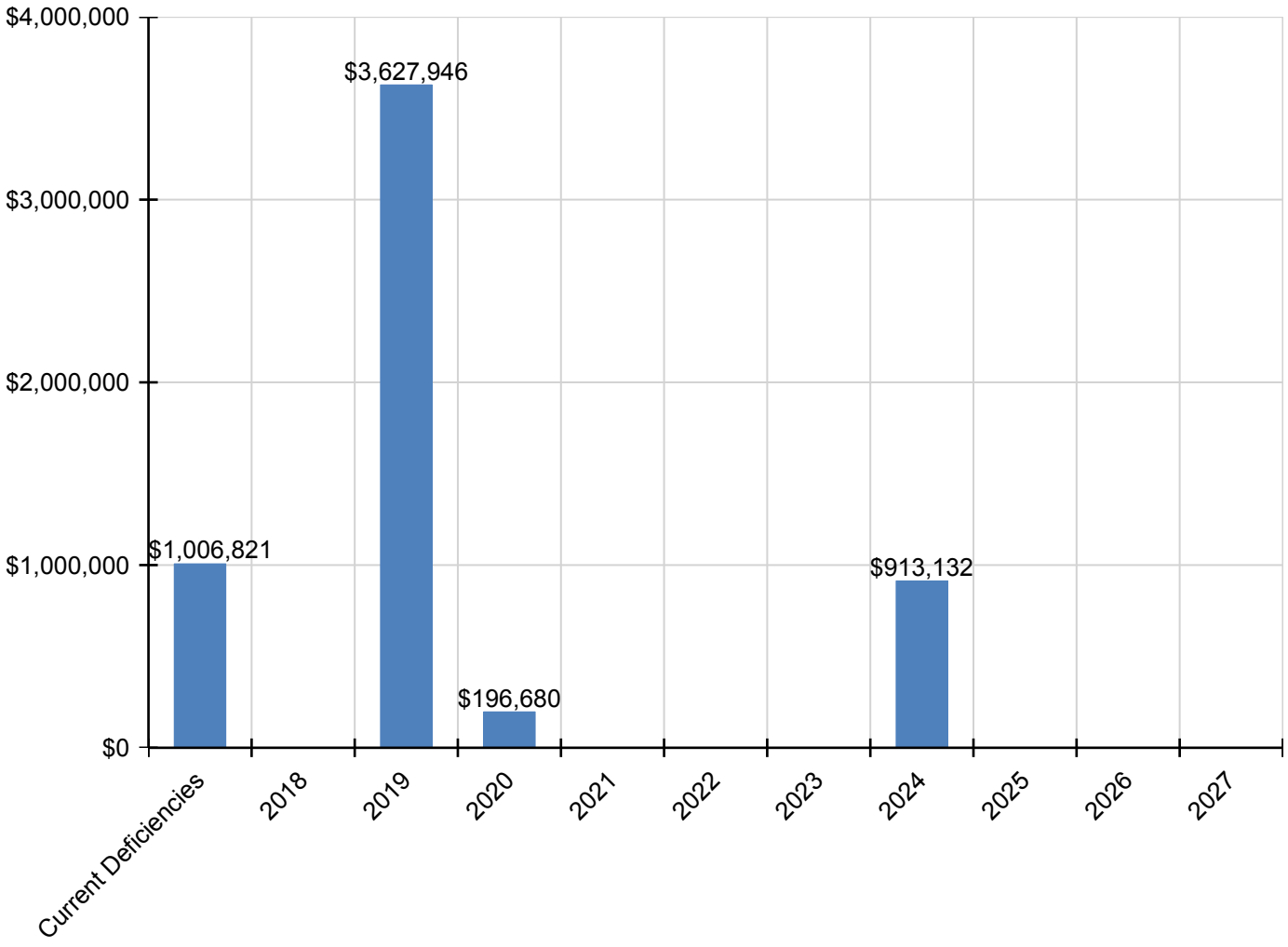
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$1,006,821**	**$0**	**$3,627,946**	**$196,680**	**$0**	**$0**	**$0**	**$913,132**	**$0**	**$0**	**$0**	**$5,744,579**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$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	$709,966	$0	$0	$0	$0	$0	$0	$0	$0	**$709,966**
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	$110,394	$0	$0	$0	$0	$0	$0	$0	$0	**$110,394**
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	$196,680	$0	$0	$0	$0	$0	$0	$0	**$196,680**
C3020 - Floor Finishes	$0	$0	$816,020	$0	$0	$0	$0	$0	$0	$0	$0	**$816,020**

C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$913,132	$0	$0	$0	**$913,132**
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**
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**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$197,665	$0	$0	$0	$0	$0	$0	$0	$0	**$197,665**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$255,221	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$255,221**
D4020 - Standpipes	$38,670	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$38,670**
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	$138,508	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$138,508**
D5030910 - Fire Alarm Systems	$250,299	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$250,299**
D5030920 - Data Communication	$324,123	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$324,123**
D5090 - Other Electrical Systems	$0	$0	$49,976	$0	$0	$0	$0	$0	$0	$0	$0	**$49,976**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$972,660	$0	$0	$0	$0	$0	$0	$0	$0	**$972,660**
E1090 - Other Equipment	$0	$0	$399,805	$0	$0	$0	$0	$0	$0	$0	$0	**$399,805**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$371,460	$0	$0	$0	$0	$0	$0	$0	$0	**$371,460**

** Indicates non-renewable system*

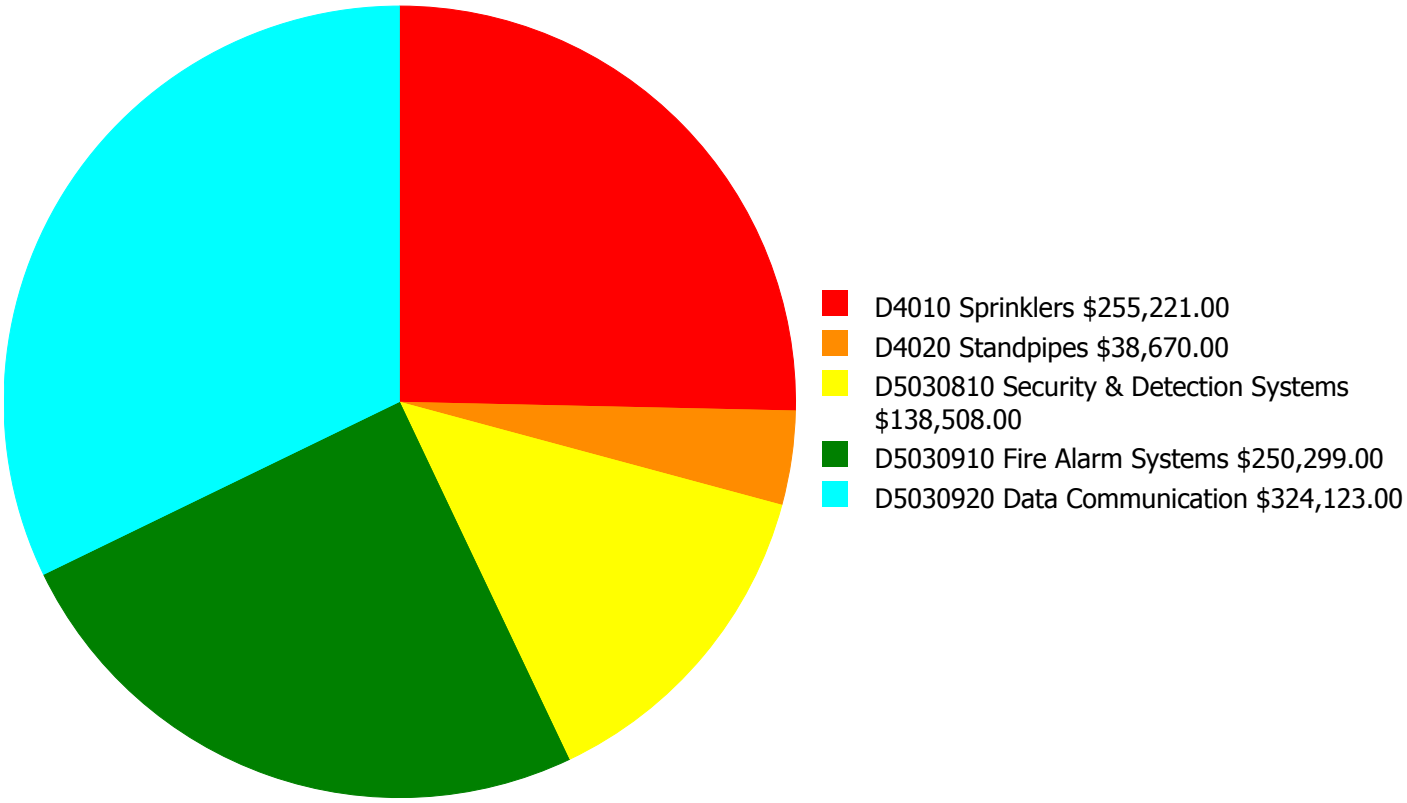
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

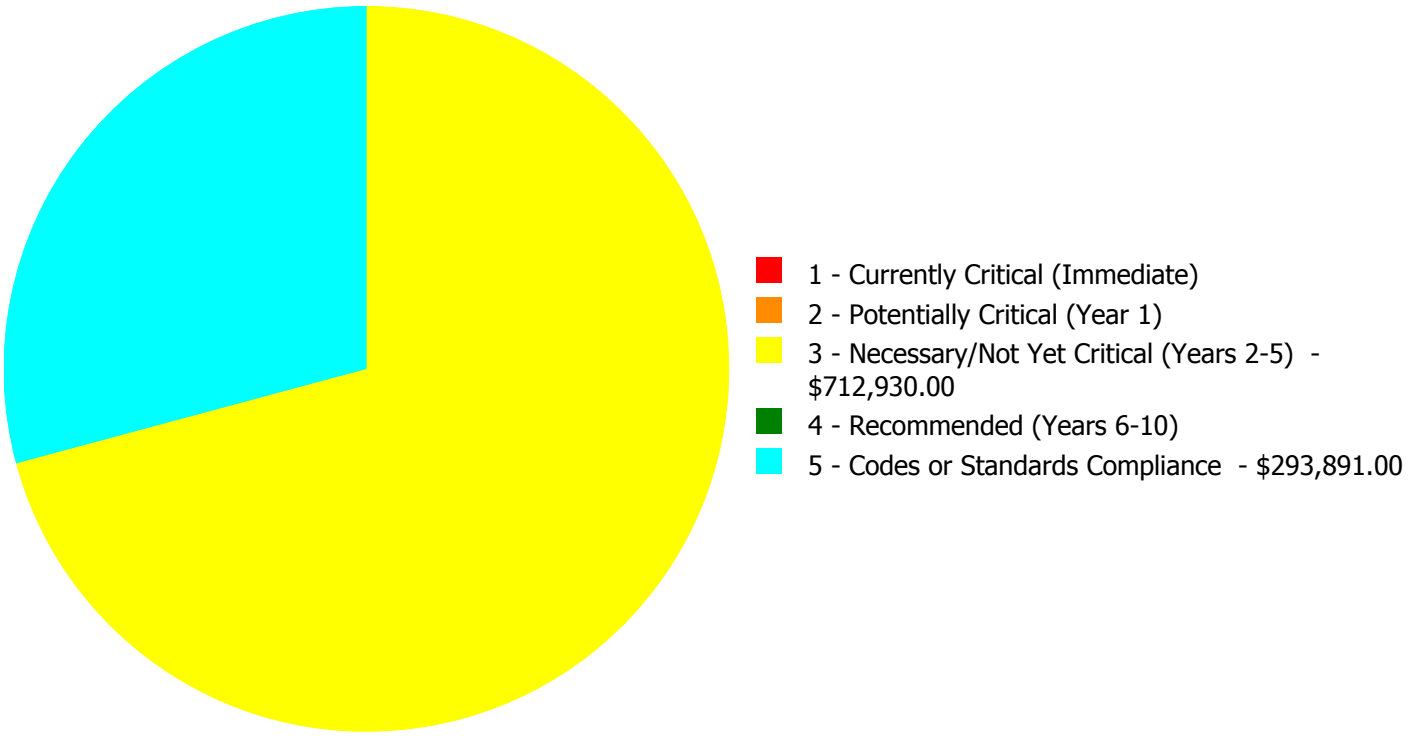
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $1,006,821.00

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: $1,006,821.00

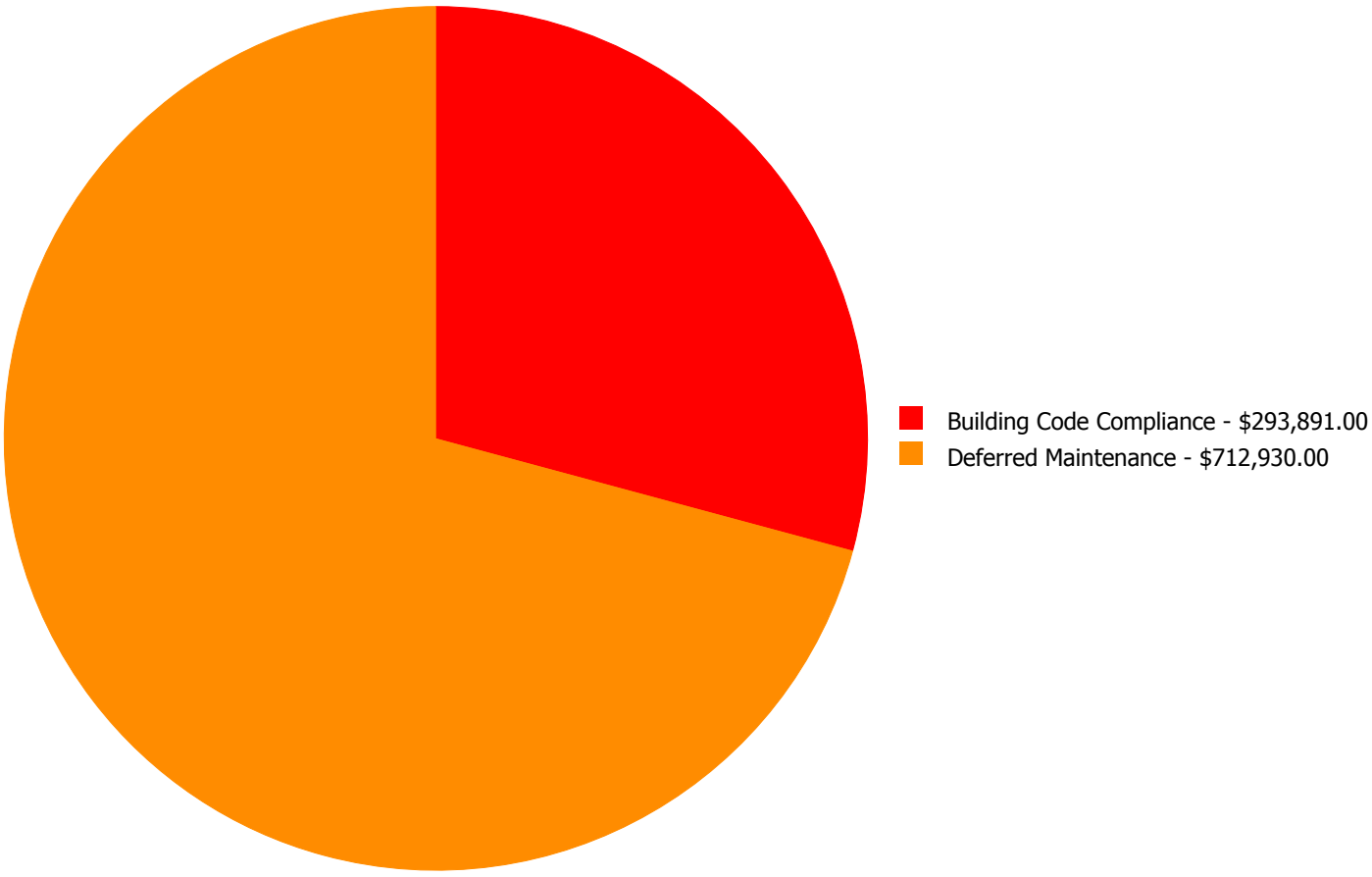
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
D4010	Sprinklers	$0.00	$0.00	$0.00	$0.00	$255,221.00	$255,221.00
D4020	Standpipes	$0.00	$0.00	$0.00	$0.00	$38,670.00	$38,670.00
D5030810	Security & Detection Systems	$0.00	$0.00	$138,508.00	$0.00	$0.00	$138,508.00
D5030910	Fire Alarm Systems	$0.00	$0.00	$250,299.00	$0.00	$0.00	$250,299.00
D5030920	Data Communication	$0.00	$0.00	$324,123.00	$0.00	$0.00	$324,123.00
	Total:	$0.00	$0.00	$712,930.00	$0.00	$293,891.00	$1,006,821.00

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: $1,006,821.00

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: D5030810 - Security & Detection Systems

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 63,917.00
Unit of Measure: S.F.
Estimate: $138,508.00
Assessor Name: Eduardo Lopez
Date Created: 11/17/2016

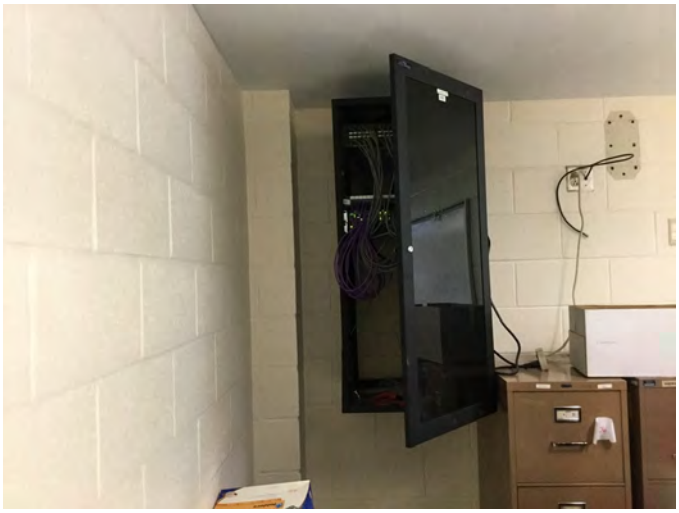
Notes: The security & detection system is beyond its expected service life and should be scheduled for replacement.

System: D5030910 - Fire Alarm Systems

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 63,917.00
Unit of Measure: S.F.
Estimate: $250,299.00
Assessor Name: Eduardo Lopez
Date Created: 11/17/2016

Notes: The fire alarm system is beyond its expected service life and should be scheduled for replacement.

System: D5030920 - Data Communication



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 63,917.00
Unit of Measure: S.F.
Estimate: $324,123.00
Assessor Name: Eduardo Lopez
Date Created: 11/17/2016

Notes: The data communication system is beyond its expected service life and should be scheduled for replacement.

Priority 5 - Codes or Standards Compliance:

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the Building
Distress: Missing
Category: Building Code Compliance
Priority: 5 - Codes or Standards Compliance
Correction: Renew System
Qty: 63,917.00
Unit of Measure: S.F.
Estimate: $255,221.00
Assessor Name: Eduardo Lopez
Date Created: 11/23/2016

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the Building
Distress: Missing
Category: Building Code Compliance
Priority: 5 - Codes or Standards Compliance
Correction: Renew System
Qty: 63,917.00
Unit of Measure: S.F.
Estimate: $38,670.00
Assessor Name: Eduardo Lopez
Date Created: 11/23/2016

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

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	1,200
Year Built:	1999
Last Renovation:	
Replacement Value:	$103,224
Repair Cost:	$22,427.00
Total FCI:	21.73 %
Total RSLI:	52.02 %
FCA Score:	78.27

Description:

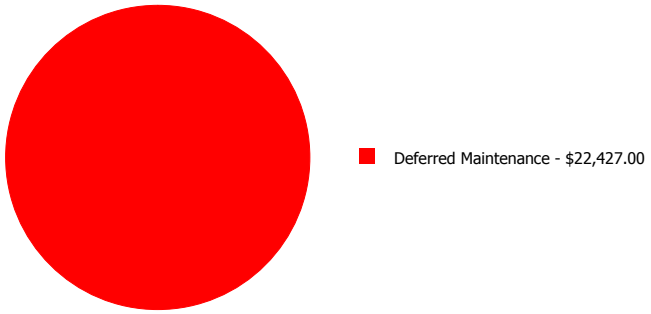
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

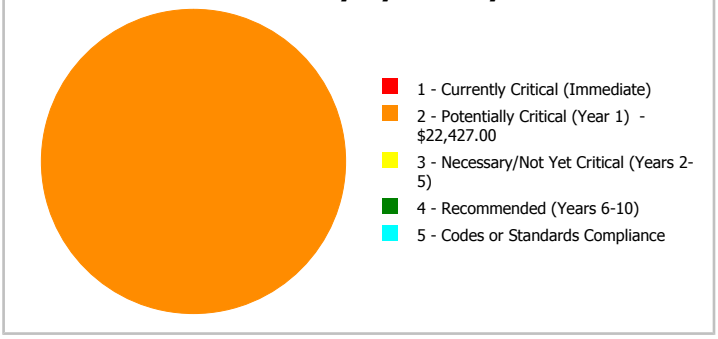
Dashboard Summary

Function:	HS -High School	Gross Area:	1,200
Year Built:	1999	Last Renovation:	
Repair Cost:	$22,427	Replacement Value:	$103,224
FCI:	21.73 %	RSLI%:	52.02 %

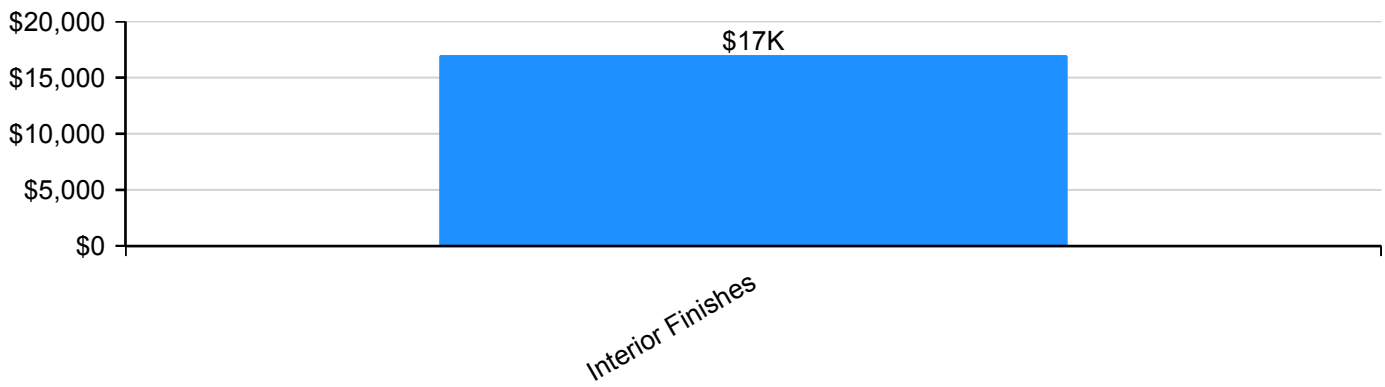
Deficiency By Category



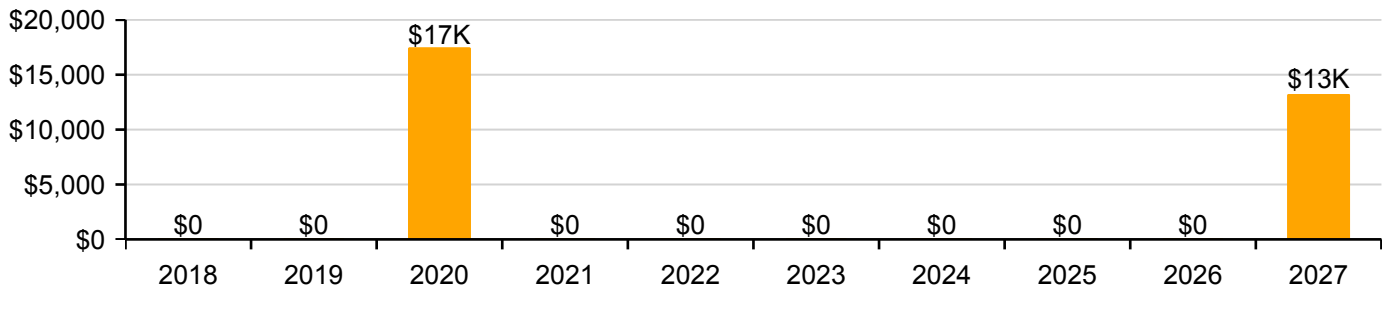
Deficiency By Priority



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	82.00 %	0.00 %	$0.00
B10 - Superstructure	82.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	79.98 %	0.00 %	$0.00
B30 - Roofing	10.00 %	0.00 %	$0.00
C10 - Interior Construction	69.68 %	0.00 %	$0.00
C30 - Interior Finishes	0.00 %	110.00 %	$22,427.00
D50 - Electrical	42.90 %	0.00 %	$0.00
Totals:	**52.02 %**	**21.73 %**	**$22,427.00**

Photo Album

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

1). NorthElevation - Dec 06, 2016

2). West Elevation - Nov 22, 2016

3). South Elevation - Nov 22, 2016

4). East Elevation - Dec 06, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.93	S.F.	1,200	100	1999	2099		82.00 %	0.00 %	82			$8,316
A1030	Slab on Grade	$7.37	S.F.	1,200	100	1999	2099		82.00 %	0.00 %	82			$8,844
B1020	Roof Construction	$5.98	S.F.	1,200	100	1999	2099		82.00 %	0.00 %	82			$7,176
B2010	Exterior Walls	$18.04	S.F.	1,200	100	1999	2099		82.00 %	0.00 %	82			$21,648
B2030	Exterior Doors	$0.91	S.F.	1,200	30	1999	2029		40.00 %	0.00 %	12			$1,092
B3010130	Preformed Metal Roofing	$9.66	S.F.	1,200	30	1999	2029	2020	10.00 %	0.00 %	3			$11,592
C1010	Partitions	$10.34	S.F.	1,200	75	1999	2074		76.00 %	0.00 %	57			$12,408
C1020	Interior Doors	$2.20	S.F.	1,200	30	1999	2029		40.00 %	0.00 %	12			$2,640
C3010	Wall Finishes	$7.46	S.F.	1,200	10	1999	2009		0.00 %	110.00 %	-8		$9,847.00	$8,952
C3030	Ceiling Finishes	$9.53	S.F.	1,200	25	1999	2024	2016	0.00 %	110.00 %	-1		$12,580.00	$11,436
D5010	Electrical Service/Distribution	$1.47	S.F.	1,200	40	1999	2039		55.00 %	0.00 %	22			$1,764
D5020	Branch Wiring	$2.55	S.F.	1,200	30	1999	2029		40.00 %	0.00 %	12			$3,060
D5020	Lighting	$3.58	S.F.	1,200	30	1999	2029		40.00 %	0.00 %	12			$4,296
								Total	**52.02 %**	**21.73 %**			**$22,427.00**	**$103,224**

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

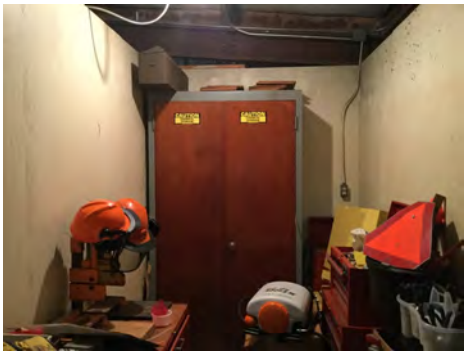


Note:

System: B3010130 - Preformed Metal Roofing

Note:

System: C1010 - Partitions

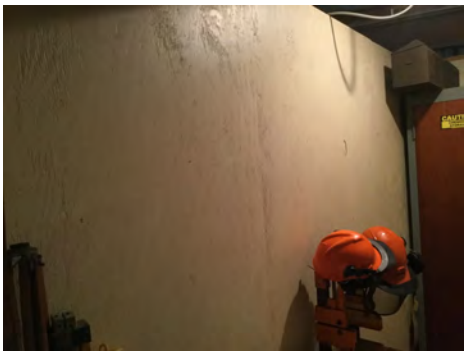
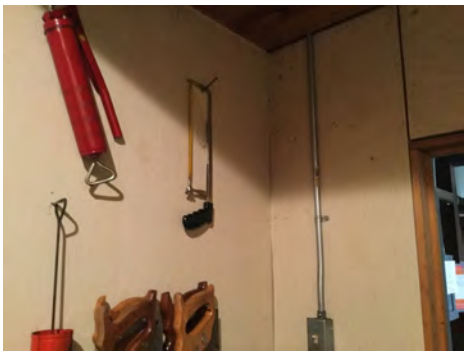


Note:

System: C1020 - Interior Doors

Note:

System: C3010 - Wall Finishes


Note:

System: C3030 - Ceiling Finishes



Note:

System: D5010 - Electrical Service/Distribution

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.

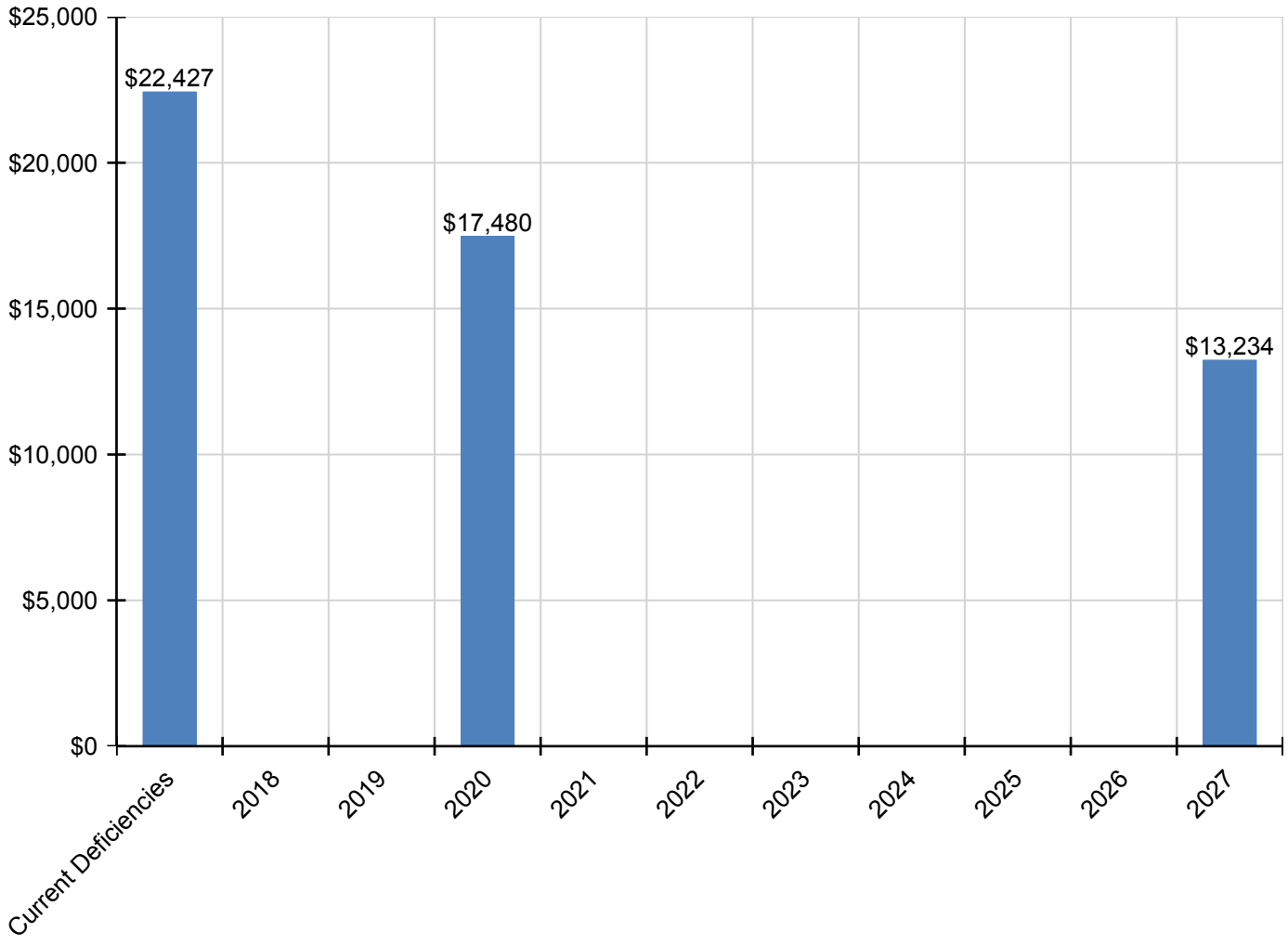
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$22,427**	**$0**	**$0**	**$17,480**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$13,234**	**$53,141**
*** 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	$17,480	$0	$0	$0	$0	$0	$0	$0	**$17,480**
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**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$9,847	$0	$0	$0	$0	$0	$0	$0	$0	$0	$13,234	**$23,081**
C3030 - Ceiling Finishes	$12,580	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$12,580**
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**

** Indicates non-renewable system*

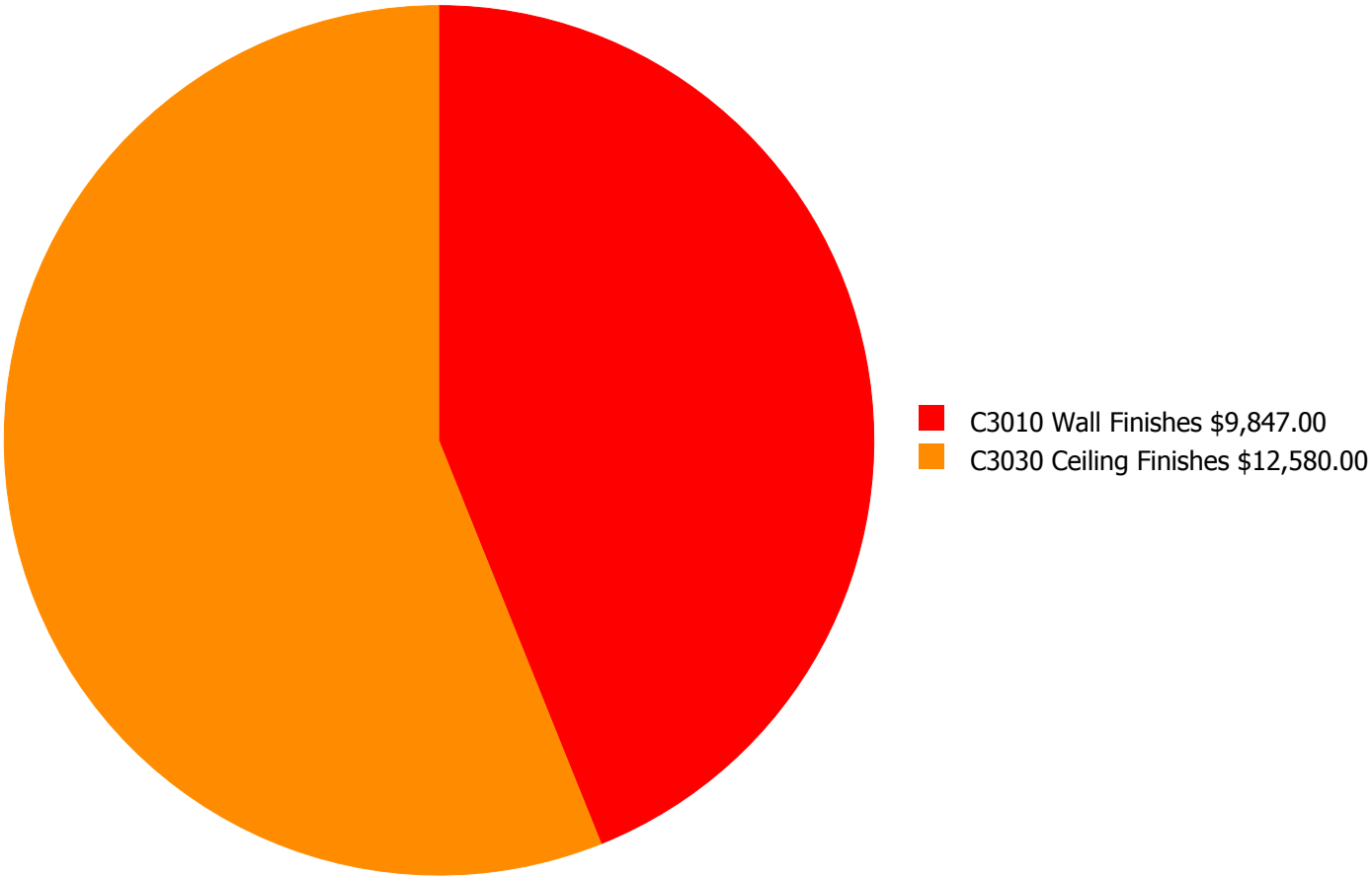
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

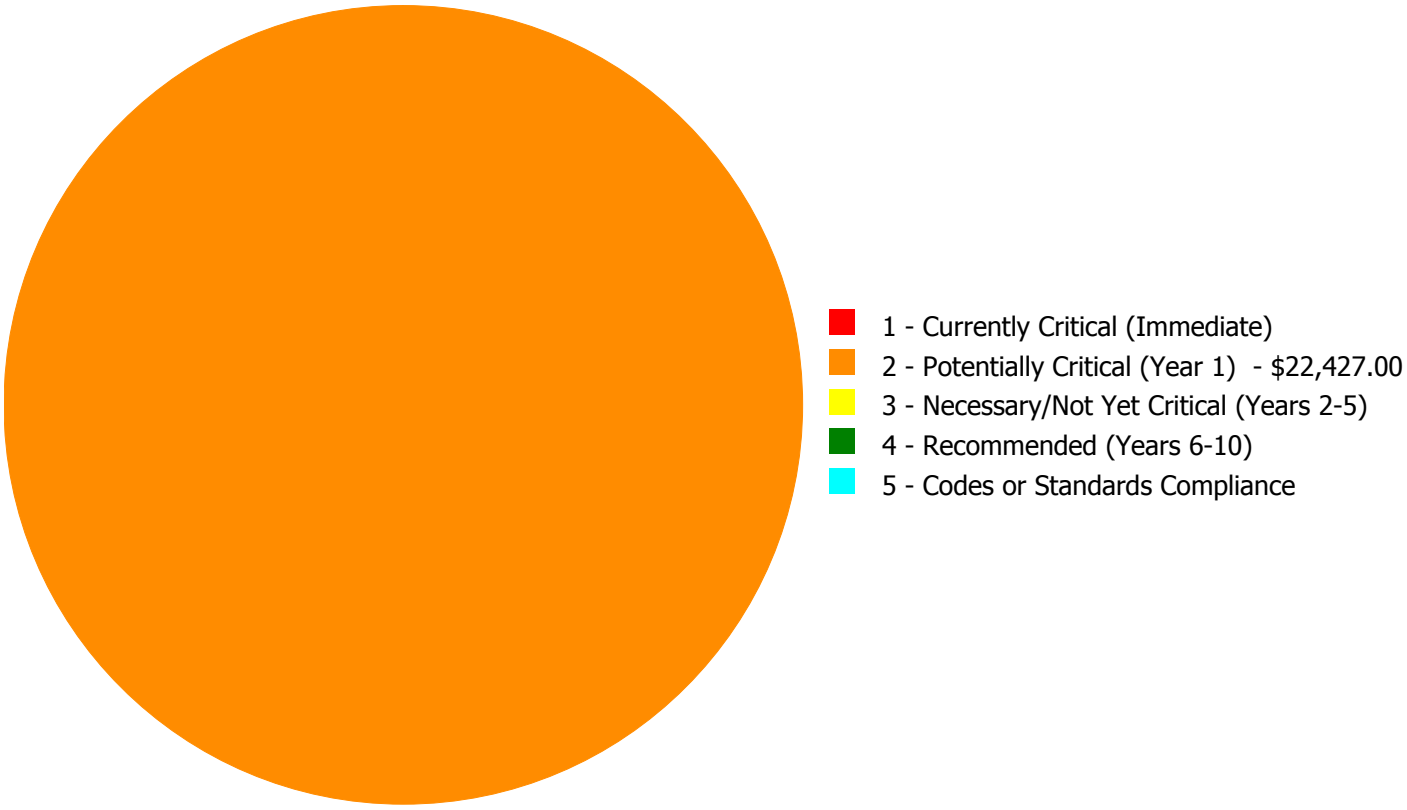
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $22,427.00

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: $22,427.00

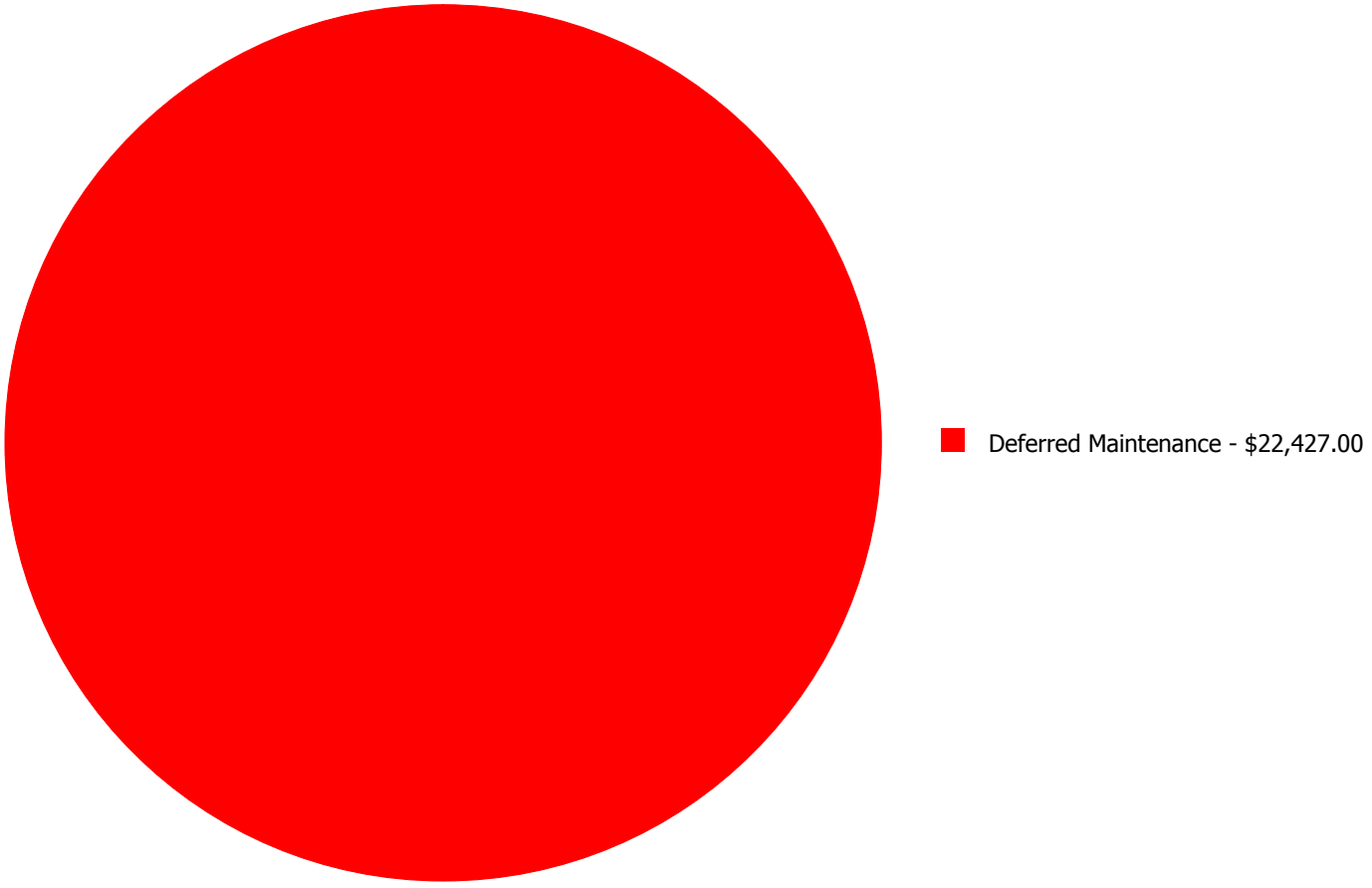
Deficiency By Priority Investment Table

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	$9,847.00	$0.00	$0.00	$0.00	$9,847.00
C3030	Ceiling Finishes	$0.00	$12,580.00	$0.00	$0.00	$0.00	$12,580.00
	Total:	$0.00	$22,427.00	$0.00	$0.00	$0.00	$22,427.00

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: $22,427.00

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: C3010 - Wall Finishes

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 1,200.00
Unit of Measure: S.F.
Estimate: $9,847.00
Assessor Name: Eduardo Lopez
Date Created: 11/17/2016

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

System: C3030 - Ceiling Finishes

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 1,200.00
Unit of Measure: S.F.
Estimate: $12,580.00
Assessor Name: Eduardo Lopez
Date Created: 11/23/2016

Notes: The original ceiling finishes are damaged, failing 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):	822
Year Built:	1999
Last Renovation:	
Replacement Value:	$203,872
Repair Cost:	$35,697.00
Total FCI:	17.51 %
Total RSLI:	48.02 %
FCA Score:	82.49

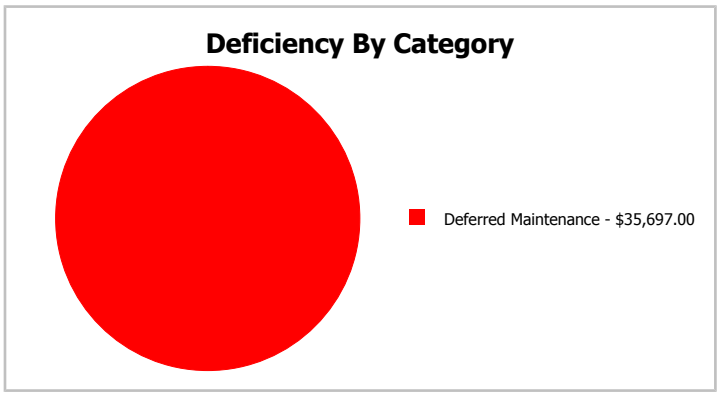
Description:

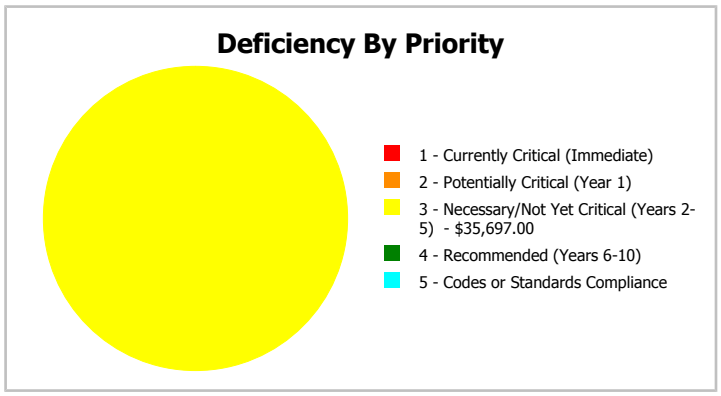
The narrative for this building is included in the Executive Summary Description at the front of this report.

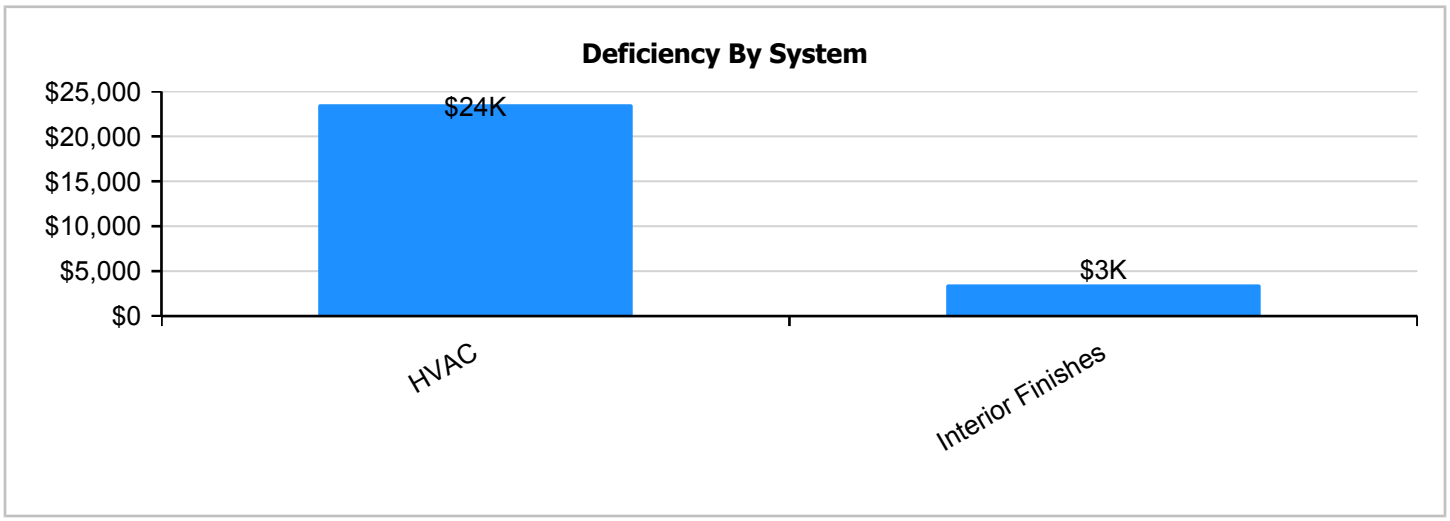
Attributes: This asset has no attributes.

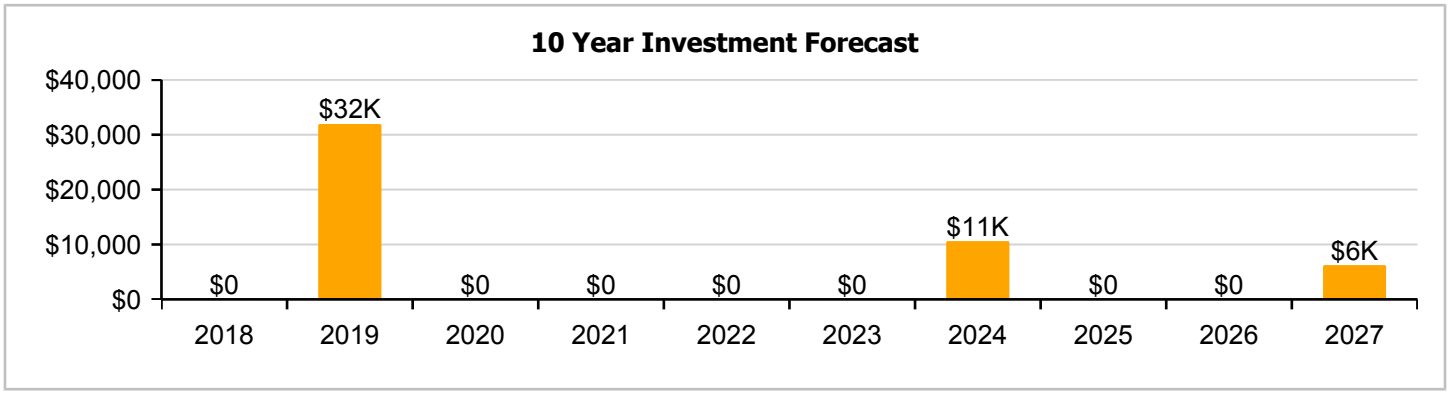
Dashboard Summary

Function:	HS -High School	Gross Area:	822
Year Built:	1999	Last Renovation:	
Repair Cost:	$35,697	Replacement Value:	$203,872
FCI:	17.51 %	RSLI%:	48.02 %









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	82.00 %	0.00 %	$0.00
B10 - Superstructure	82.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	62.49 %	0.00 %	$0.00
B30 - Roofing	10.00 %	0.00 %	$0.00
C10 - Interior Construction	53.90 %	0.00 %	$0.00
C20 - Stairs	82.00 %	0.00 %	$0.00
C30 - Interior Finishes	14.45 %	20.82 %	$4,620.00
D20 - Plumbing	40.00 %	0.00 %	$0.00
D30 - HVAC	0.00 %	110.00 %	$31,077.00
D50 - Electrical	42.22 %	0.00 %	$0.00
E20 - Furnishings	10.00 %	0.00 %	$0.00
Totals:	**48.02 %**	**17.51 %**	**$35,697.00**

Photo Album

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

1). Southwest Elevation - Nov 22, 2016

2). Southeast Elevation - Nov 22, 2016

3). Northeast Elevation - Nov 22, 2016

4). Northwest Elevation - Nov 22, 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.	822	100	1999	2099		82.00 %	0.00 %	82			$16,547
A1030	Slab on Grade	$19.75	S.F.	822	100	1999	2099		82.00 %	0.00 %	82			$16,235
B1010	Floor Construction	$11.44	S.F.	822	100	1999	2099		82.00 %	0.00 %	82			$9,404
B1020	Roof Construction	$16.26	S.F.	822	100	1999	2099		82.00 %	0.00 %	82			$13,366
B2010	Exterior Walls	$29.79	S.F.	822	100	1999	2099		82.00 %	0.00 %	82			$24,487
B2020	Exterior Windows	$17.17	S.F.	822	30	1999	2029		40.00 %	0.00 %	12			$14,114
B2030	Exterior Doors	$8.66	S.F.	822	30	1999	2029		40.00 %	0.00 %	12			$7,119
B3010140	Asphalt Shingles	$4.32	S.F.	822	20	1999	2019		10.00 %	0.00 %	2			$3,551
C1010	Partitions	$10.34	S.F.	822	75	1999	2074		76.00 %	0.00 %	57			$8,499
C1020	Interior Doors	$2.20	S.F.	822	30	1999	2029		40.00 %	0.00 %	12			$1,808
C1030	Fittings	$4.51	S.F.	822	20	1999	2019		10.00 %	0.00 %	2			$3,707
C2010	Stair Construction	$3.13	S.F.	822	100	1999	2099		82.00 %	0.00 %	82			$2,573
C3010	Wall Finishes	$5.11	S.F.	822	10	1999	2009		0.00 %	110.00 %	-8		$4,620.00	$4,200
C3020	Floor Finishes	$12.37	S.F.	822	20	1999	2019		10.00 %	0.00 %	2			$10,168
C3030	Ceiling Finishes	$9.52	S.F.	822	25	1999	2024		28.00 %	0.00 %	7			$7,825
D2010	Plumbing Fixtures	$4.55	S.F.	822	30	1999	2029		40.00 %	0.00 %	12			$3,740
D2020	Domestic Water Distribution	$0.84	S.F.	822	30	1999	2029		40.00 %	0.00 %	12			$690
D2030	Sanitary Waste	$1.98	S.F.	822	30	1999	2029		40.00 %	0.00 %	12			$1,628
D3050	Terminal & Package Units	$34.37	S.F.	822	15	1999	2014		0.00 %	110.00 %	-3		$31,077.00	$28,252
D5010	Electrical Service/Distribution	$3.09	S.F.	822	40	1999	2039		55.00 %	0.00 %	22			$2,540
D5020	Branch Wiring	$9.24	S.F.	822	30	1999	2029		40.00 %	0.00 %	12			$7,595
D5020	Lighting	$8.58	S.F.	822	30	1999	2029		40.00 %	0.00 %	12			$7,053
E2010	Fixed Furnishings	$10.67	S.F.	822	20	1999	2019		10.00 %	0.00 %	2			$8,771
								Total	**48.02 %**	**17.51 %**			**$35,697.00**	**$203,872**

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

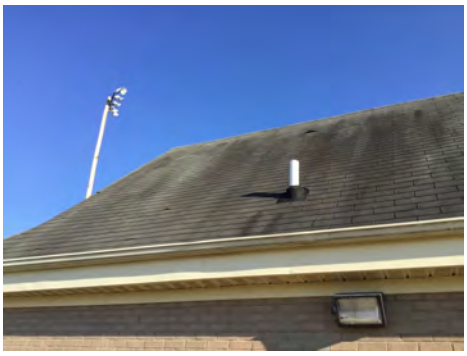
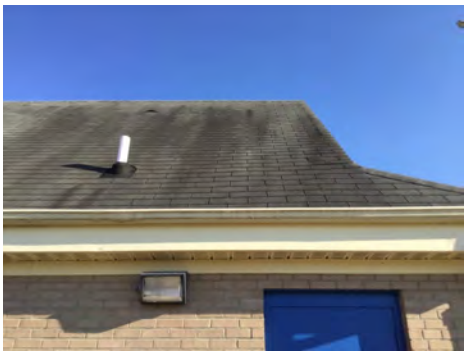


Note:

System: B2030 - Exterior Doors

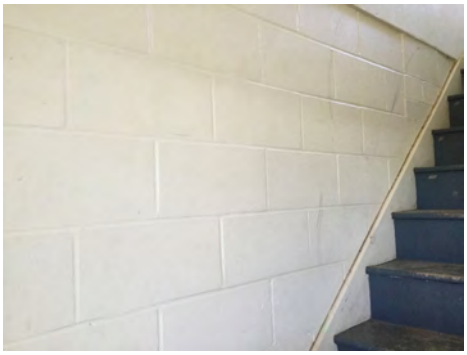
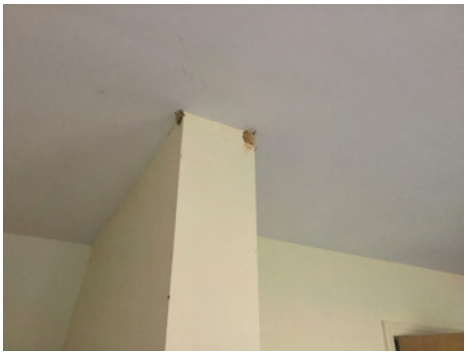

Note:

System: B3010140 - Asphalt Shingles

Note:

System: C1010 - Partitions

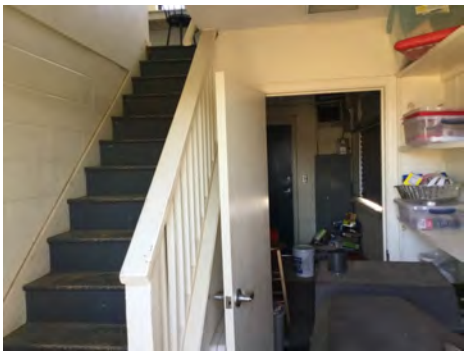



Note:

System: C1020 - Interior Doors

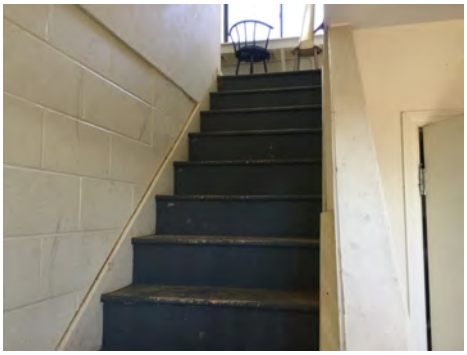

Note:

System: C1030 - Fittings



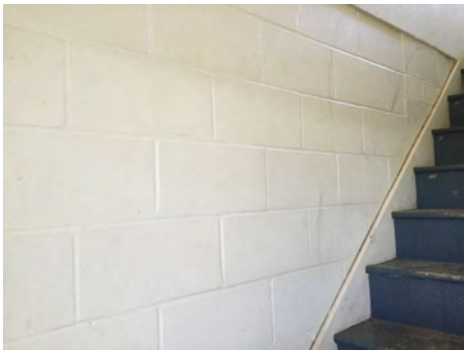
Note:

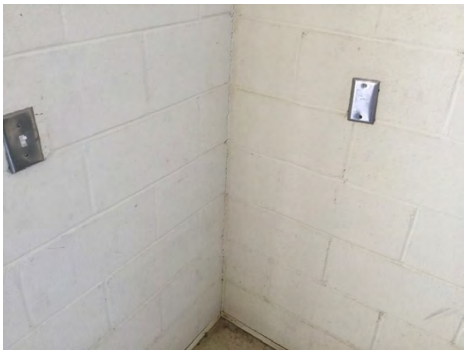
System: C2010 - Stair Construction



Note:

System: C3010 - Wall Finishes





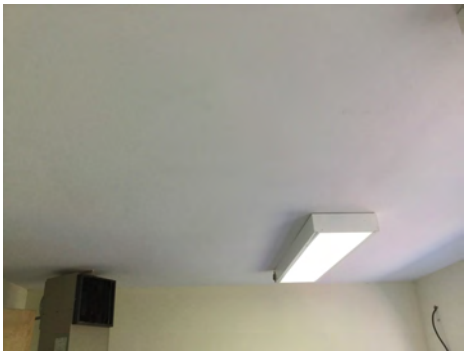
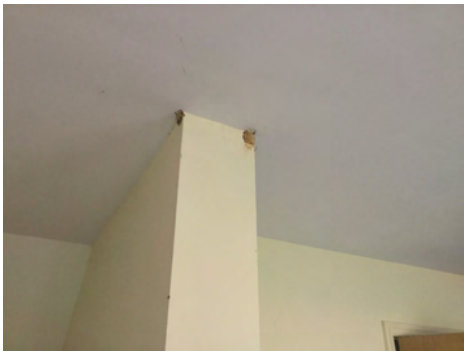
Note:

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes

Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

Note:

System: D3050 - Terminal & Package Units

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%

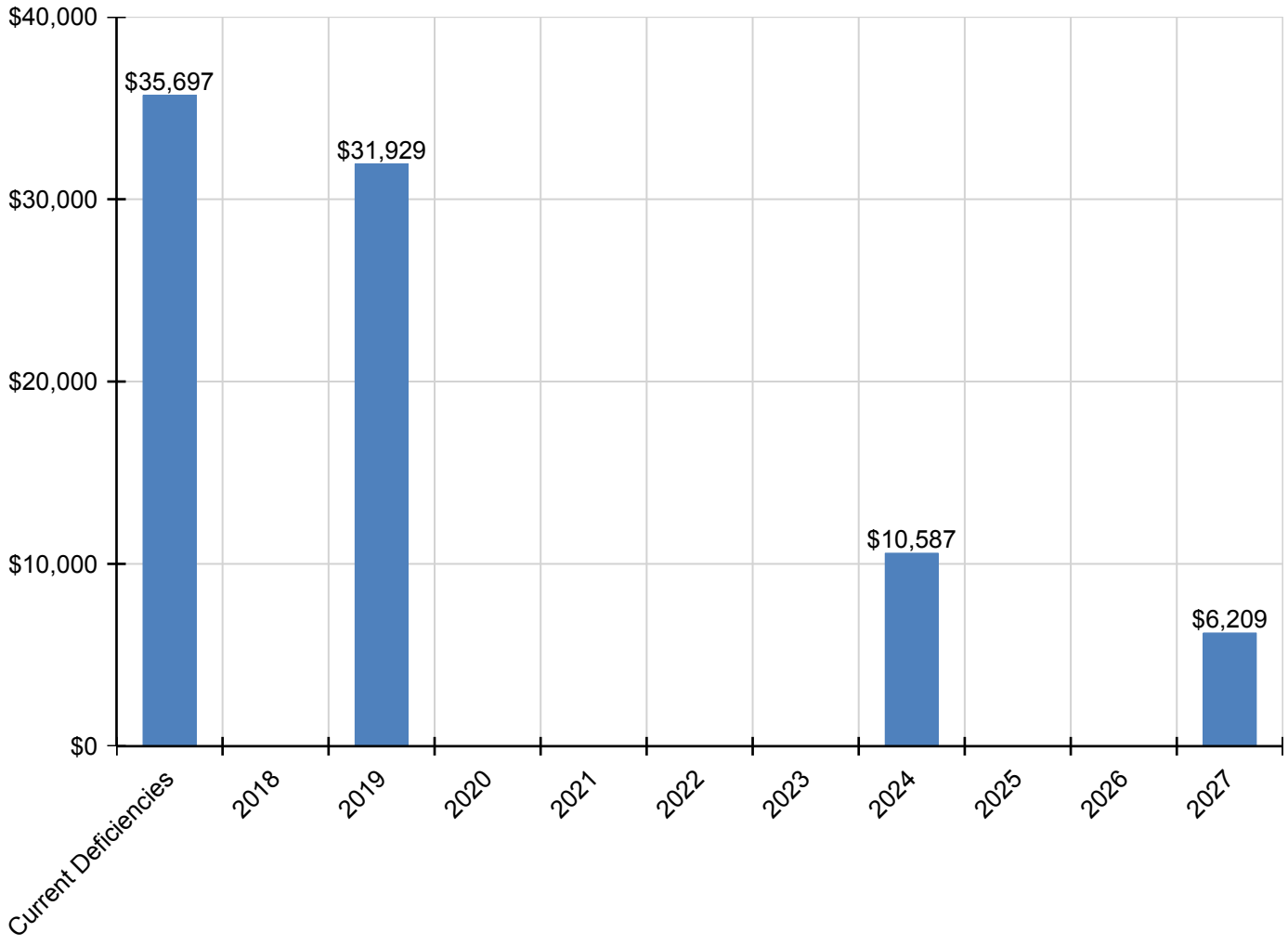
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$35,697**	**$0**	**$31,929**	**$0**	**$0**	**$0**	**$0**	**$10,587**	**$0**	**$0**	**$6,209**	**$84,421**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$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**
B3010140 - Asphalt Shingles	$0	$0	$5,501	$0	$0	$0	$0	$0	$0	$0	$0	**$5,501**
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	$4,326	$0	$0	$0	$0	$0	$0	$0	$0	**$4,326**
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	$4,620	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,209	**$10,829**
C3020 - Floor Finishes	$0	$0	$11,866	$0	$0	$0	$0	$0	$0	$0	$0	**$11,866**

C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$10,587	$0	$0	$0	**$10,587**
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**
D3050 - Terminal & Package Units	$31,077	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$31,077**
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	$10,236	$0	$0	$0	$0	$0	$0	$0	$0	**$10,236**

** Indicates non-renewable system*

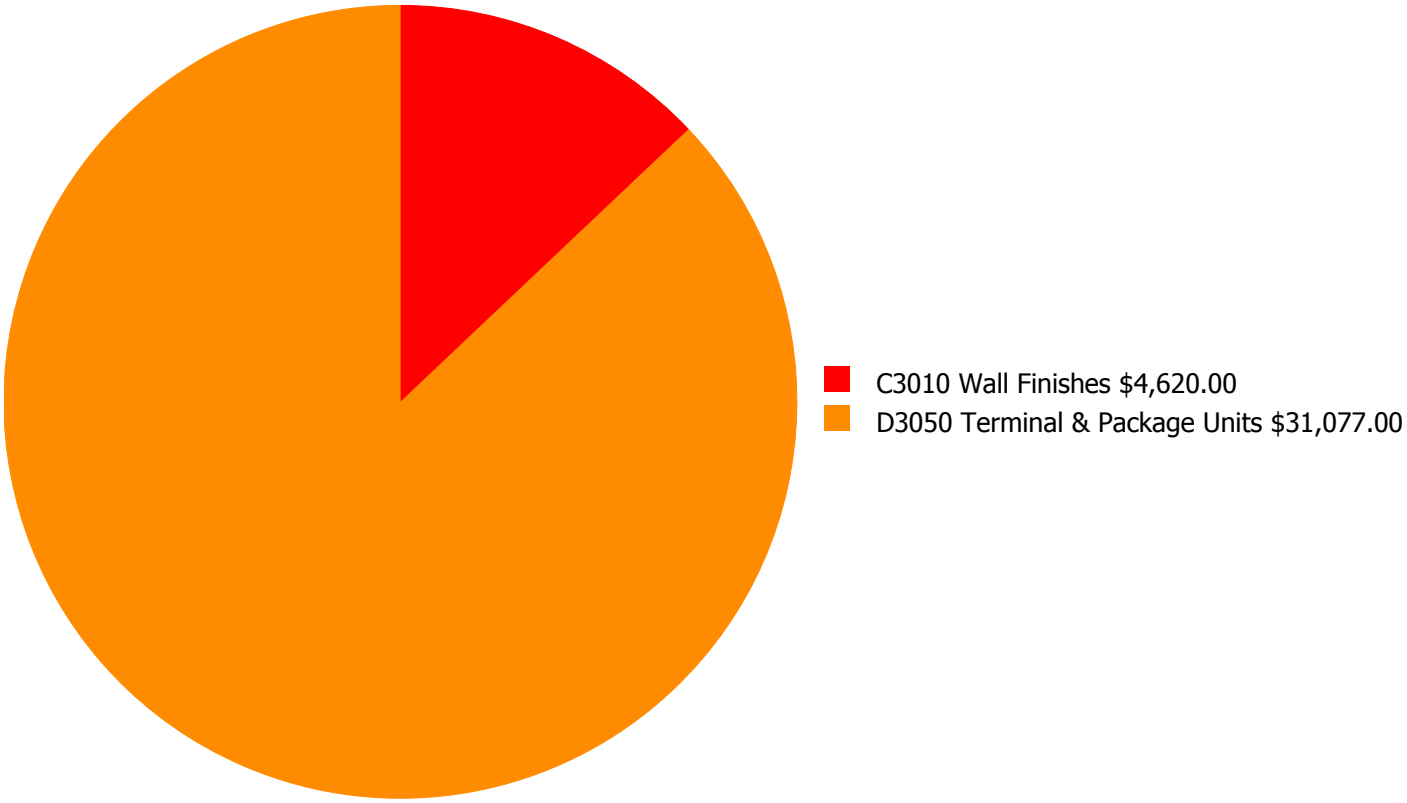
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

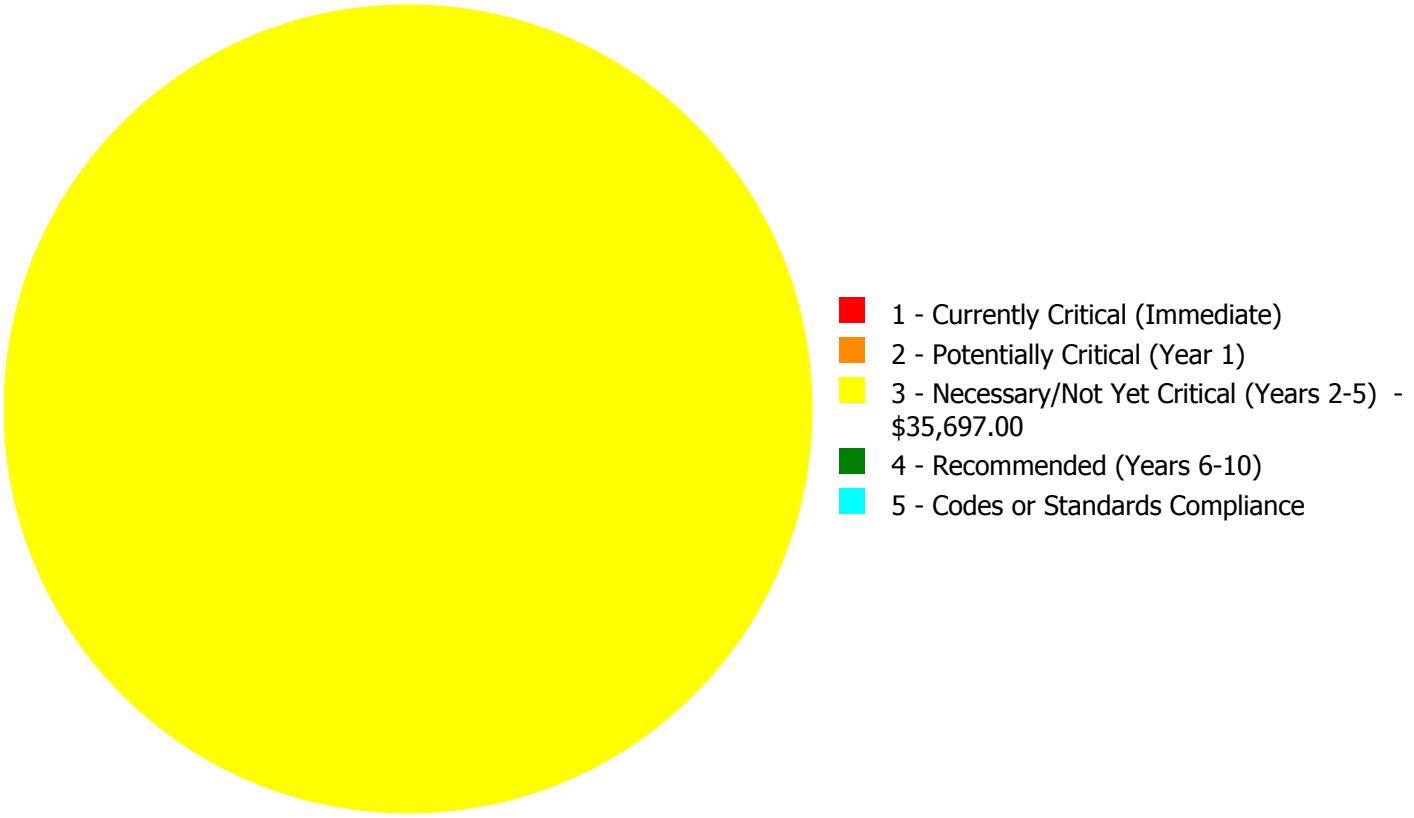
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $35,697.00

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: $35,697.00

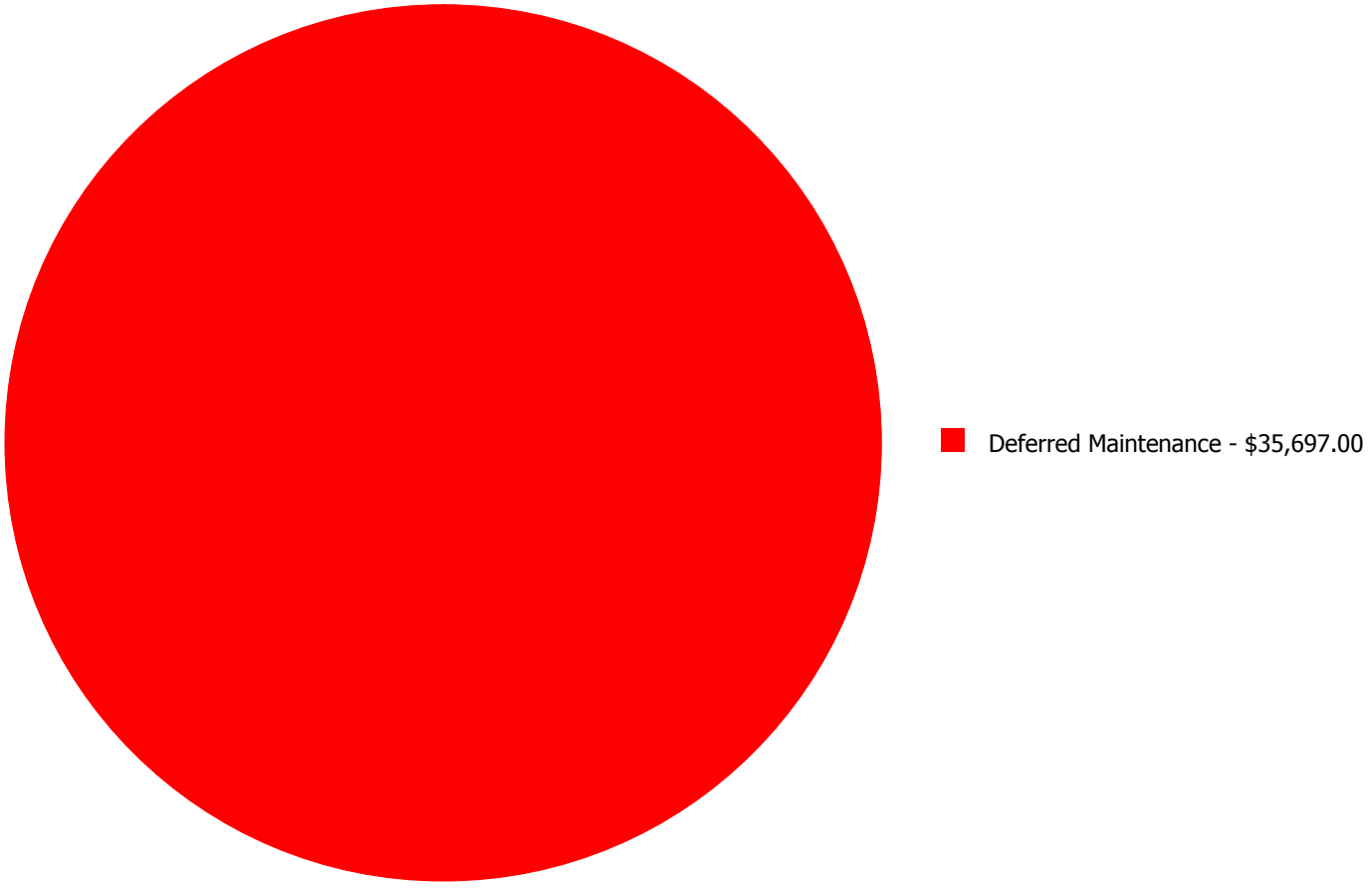
Deficiency By Priority Investment Table

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	$4,620.00	$0.00	$0.00	$4,620.00
D3050	Terminal & Package Units	$0.00	$0.00	$31,077.00	$0.00	$0.00	$31,077.00
	Total:	$0.00	$0.00	$35,697.00	$0.00	$0.00	$35,697.00

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:



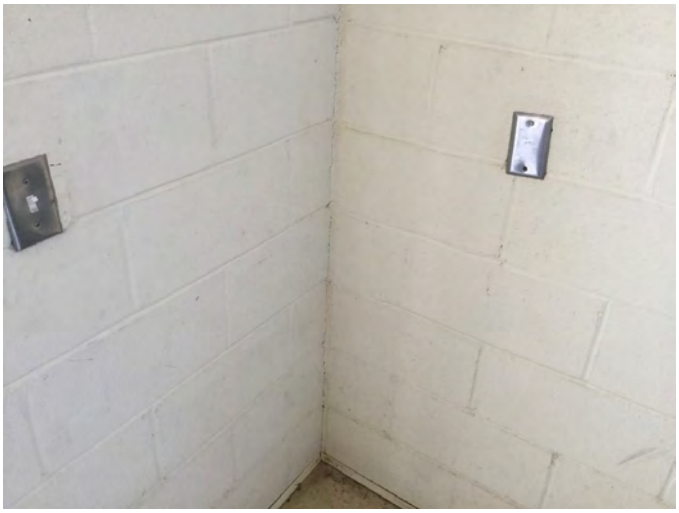
Budget Estimate Total: $35,697.00

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: 822.00
Unit of Measure: S.F.
Estimate: $4,620.00
Assessor Name: Eduardo Lopez
Date Created: 11/23/2016

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

System: D3050 - Terminal & Package Units

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 822.00
Unit of Measure: S.F.
Estimate: $31,077.00
Assessor Name: Eduardo Lopez
Date Created: 11/23/2016

Notes: The terminal and package units are beyond their expected service life and should be scheduled for replacement.

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):	720
Year Built:	1999
Last Renovation:	
Replacement Value:	$119,650
Repair Cost:	$6,859.00
Total FCI:	5.73 %
Total RSLI:	59.03 %
FCA Score:	94.27

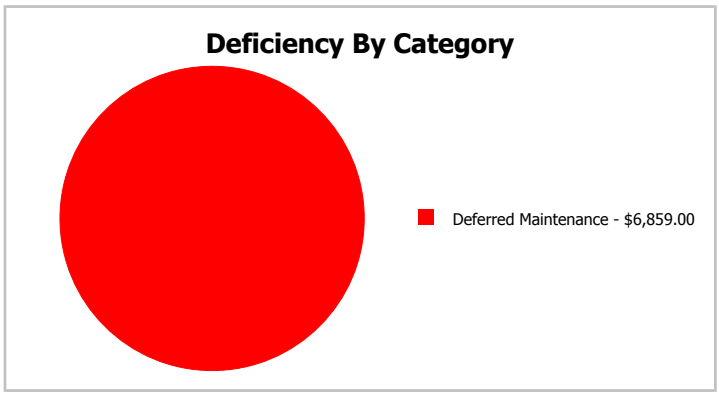
Description:

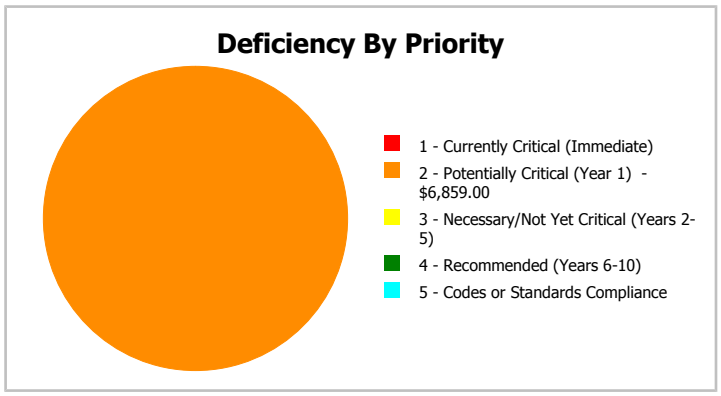
The narrative for this building is included in the Executive Summary Description at the front of this report.

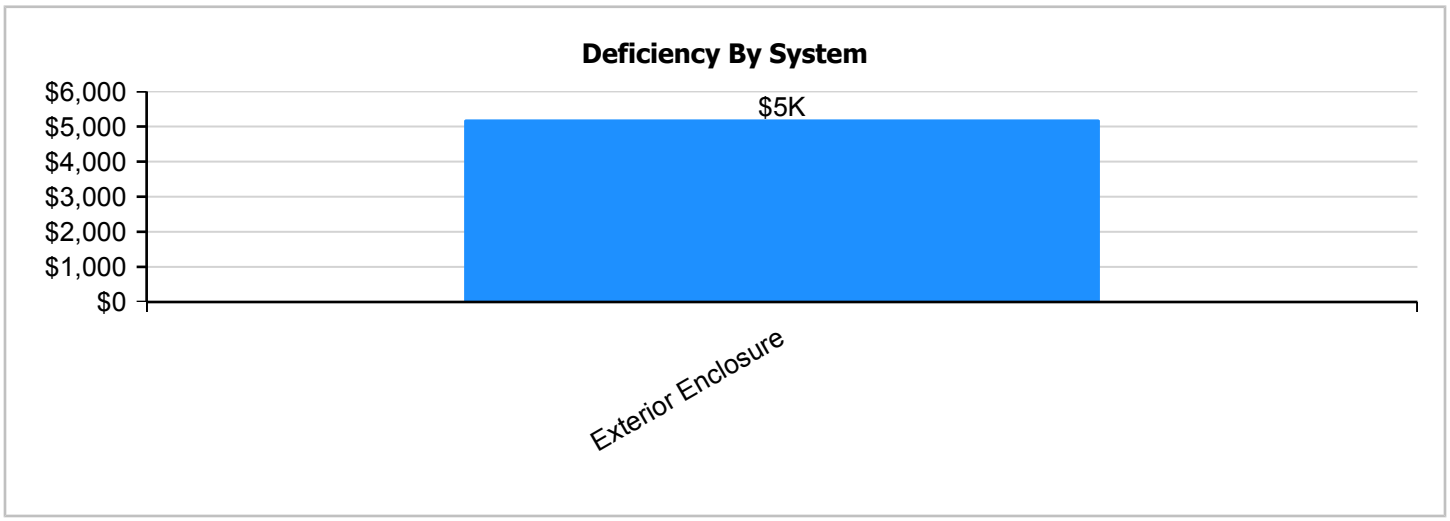
Attributes: This asset has no attributes.

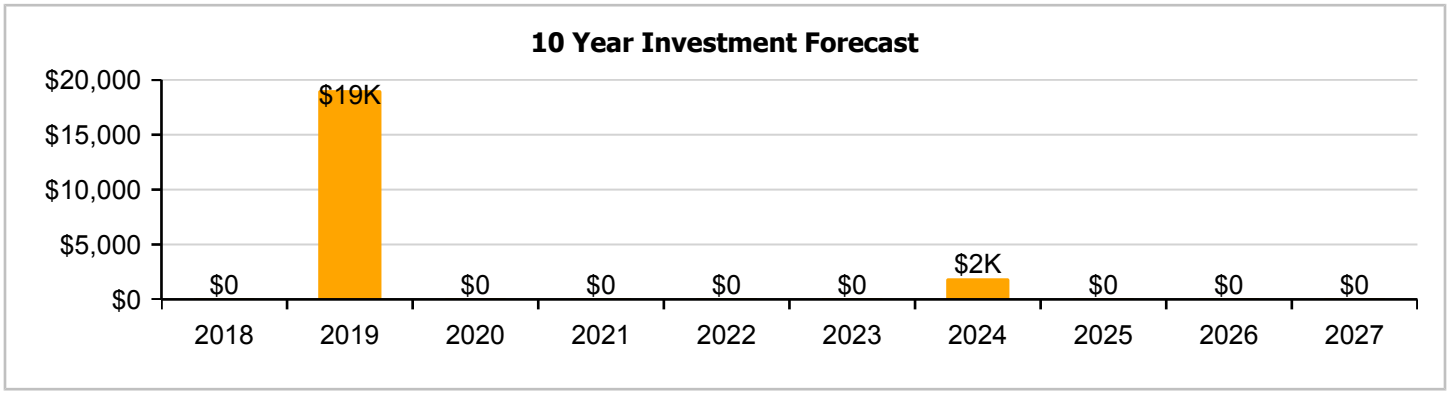
Dashboard Summary

Function:	HS -High School	Gross Area:	720
Year Built:	1999	Last Renovation:	
Repair Cost:	$6,859	Replacement Value:	$119,650
FCI:	5.73 %	RSLI%:	59.03 %









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	82.00 %	0.00 %	$0.00
B10 - Superstructure	82.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	56.27 %	17.13 %	$6,859.00
B30 - Roofing	13.93 %	0.00 %	$0.00
C10 - Interior Construction	10.00 %	0.00 %	$0.00
D50 - Electrical	42.22 %	0.00 %	$0.00
E20 - Furnishings	10.00 %	0.00 %	$0.00
Totals:	**59.03 %**	**5.73 %**	**$6,859.00**

Photo Album

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

1). East Elevation - Nov 22, 2016

2). North Elevation - Nov 22, 2016

3). South Elevation - Nov 22, 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.	720	100	1999	2099		82.00 %	0.00 %	82			$14,494
A1030	Slab on Grade	$19.75	S.F.	720	100	1999	2099		82.00 %	0.00 %	82			$14,220
B1010	Floor Construction	$11.44	S.F.	720	100	1999	2099		82.00 %	0.00 %	82			$8,237
B1020	Roof Construction	$16.26	S.F.	720	100	1999	2099		82.00 %	0.00 %	82			$11,707
B2010	Exterior Walls	$29.79	S.F.	720	100	1999	2099		82.00 %	0.00 %	82			$21,449
B2020	Exterior Windows	$17.17	S.F.	720	30	1999	2029		40.00 %	0.00 %	12			$12,362
B2030	Exterior Doors	$8.66	S.F.	720	30	1999	2029	2016	0.00 %	110.01 %	-1		$6,859.00	$6,235
B3010120	Single Ply Membrane	$6.98	S.F.	720	20	1999	2019		10.00 %	0.00 %	2			$5,026
B3020	Roof Openings	$1.95	S.F.	720	25	1999	2024		28.00 %	0.00 %	7			$1,404
C1030	Fittings	$2.47	S.F.	720	20	1999	2019		10.00 %	0.00 %	2			$1,778
D5010	Electrical Service/Distribution	$3.09	S.F.	720	40	1999	2039		55.00 %	0.00 %	22			$2,225
D5020	Branch Wiring	$9.24	S.F.	720	30	1999	2029		40.00 %	0.00 %	12			$6,653
D5020	Lighting	$8.58	S.F.	720	30	1999	2029		40.00 %	0.00 %	12			$6,178
E2010	Fixed Furnishings	$10.67	S.F.	720	20	1999	2019		10.00 %	0.00 %	2			$7,682
								Total	**59.03 %**	**5.73 %**			**$6,859.00**	**$119,650**

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:

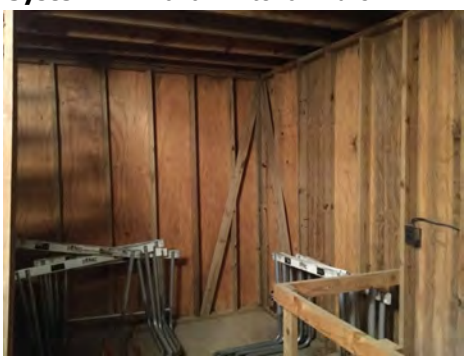
System: B1010 - Floor Construction


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: B3020 - Roof Openings

Note:

System: C1030 - Fittings

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.

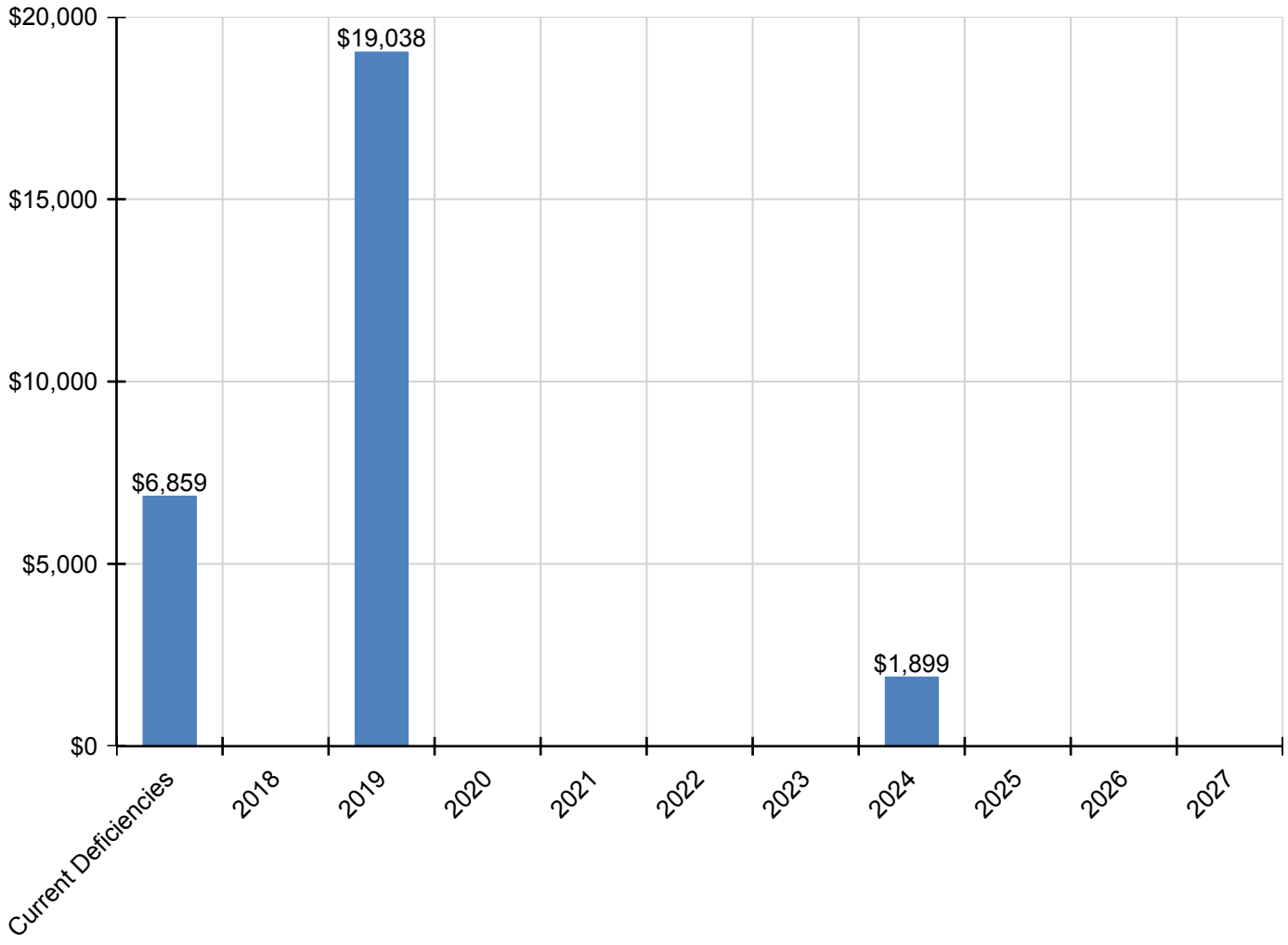
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$6,859**	**$0**	**$19,038**	**$0**	**$0**	**$0**	**$0**	**$1,899**	**$0**	**$0**	**$0**	**$27,796**
*** 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	$6,859	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,859**
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	$7,997	$0	$0	$0	$0	$0	$0	$0	$0	**$7,997**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$1,899	$0	$0	$0	**$1,899**
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	$2,075	$0	$0	$0	$0	$0	$0	$0	$0	**$2,075**
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	$8,966	$0	$0	$0	$0	$0	$0	$0	$0	**$8,966**

** Indicates non-renewable system*

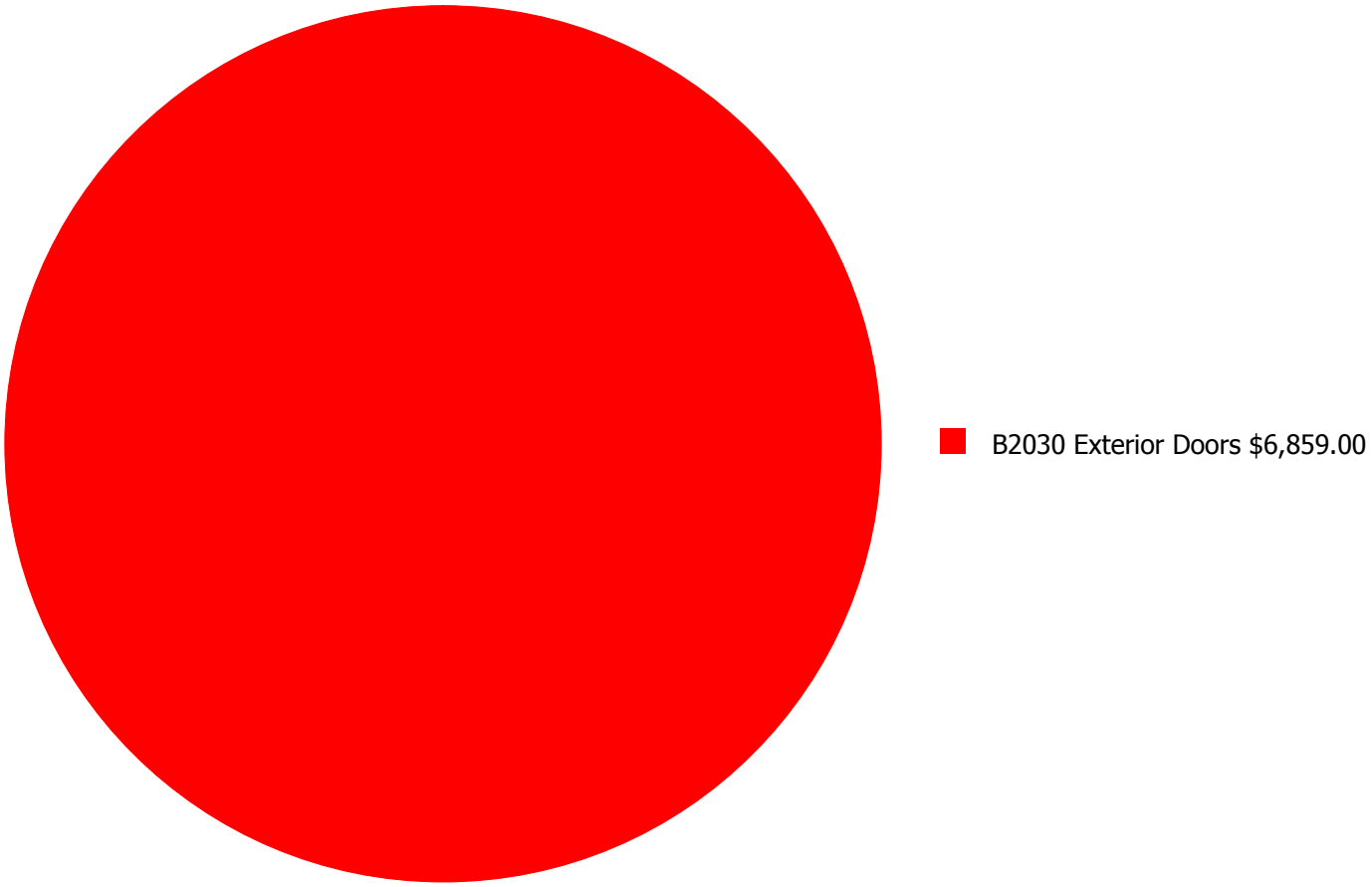
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

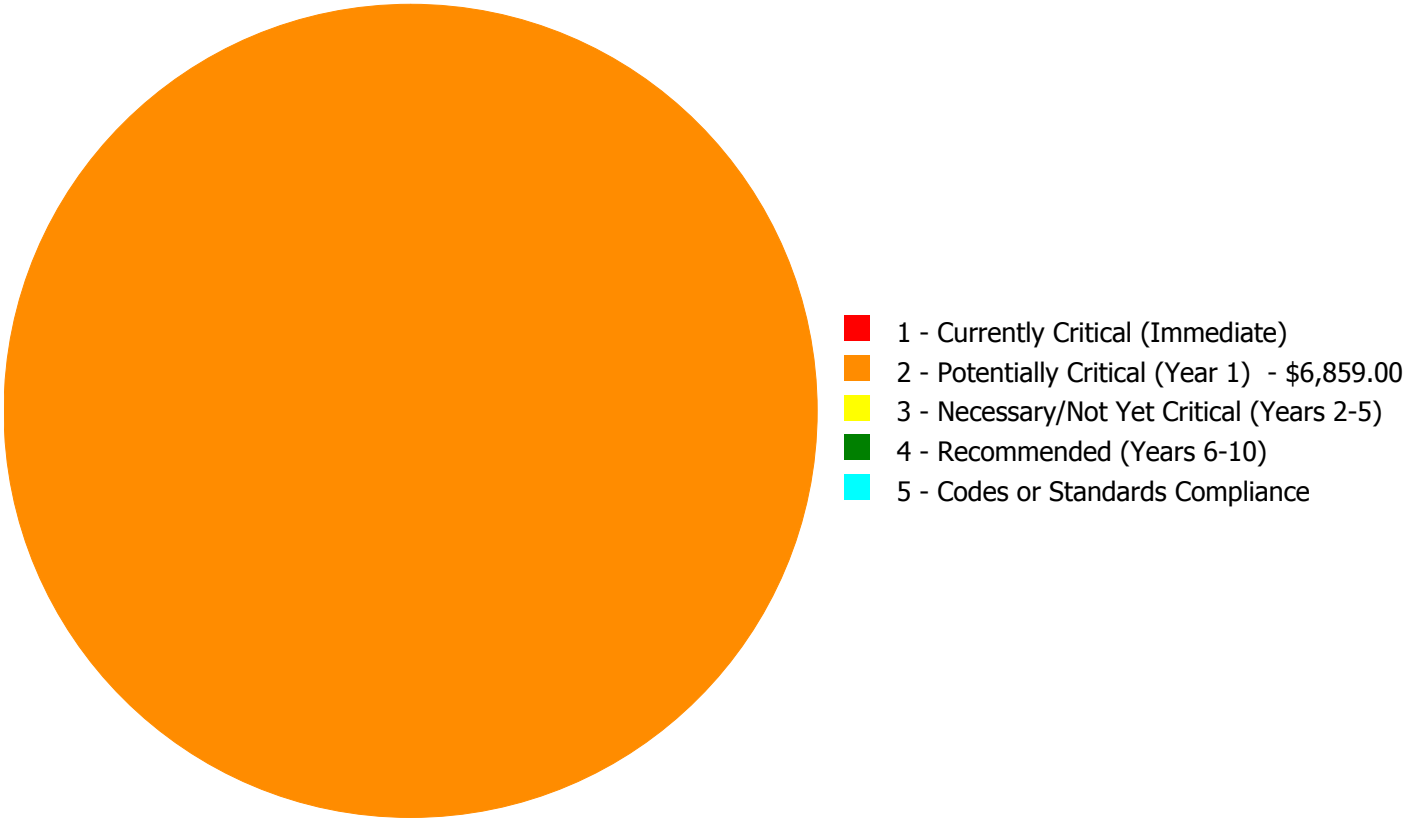
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $6,859.00

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: $6,859.00

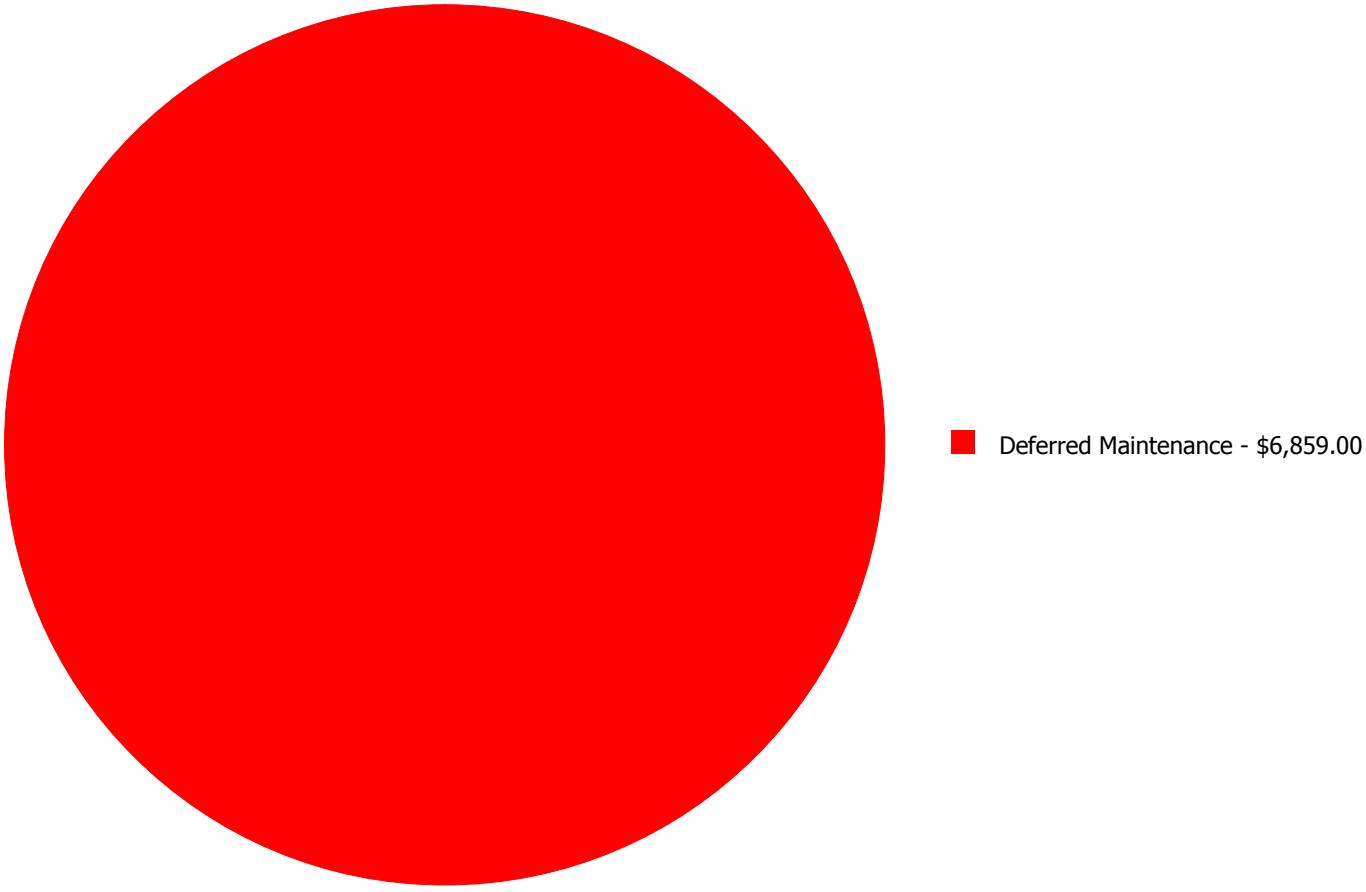
Deficiency By Priority Investment Table

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	$6,859.00	$0.00	$0.00	$0.00	$6,859.00
	Total:	$0.00	$6,859.00	$0.00	$0.00	$0.00	$6,859.00

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: $6,859.00

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 Walls
Distress:	Beyond Service Life
Category:	Deferred Maintenance
Priority:	2 - Potentially Critical (Year 1)
Correction:	Renew System
Qty:	720.00
Unit of Measure:	S.F.
Estimate:	$6,859.00
Assessor Name:	Eduardo Lopez
Date Created:	11/23/2016

Notes: The exterior doors are aged, in deteriorating conditions, 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):	216
Year Built:	1999
Last Renovation:	
Replacement Value:	$25,650
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	69.75 %
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.

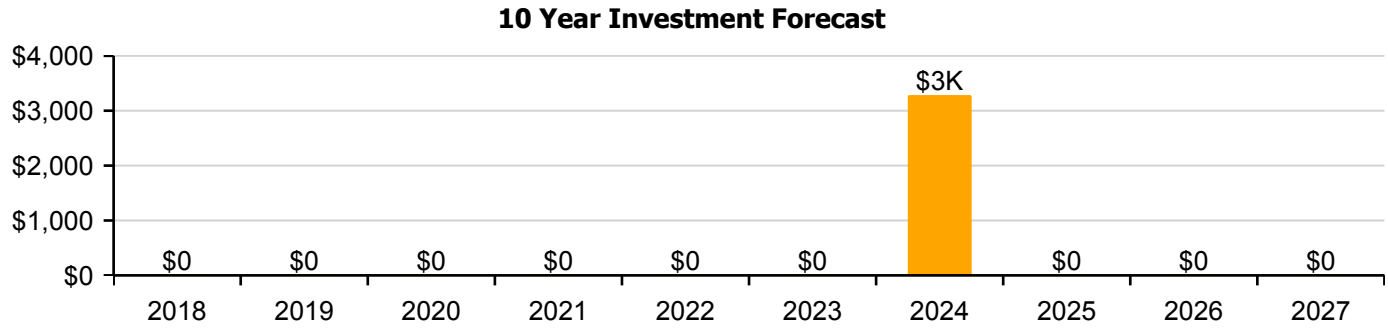
Dashboard Summary

Function:	HS -High School	Gross Area:	216
Year Built:	1999	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$25,650
FCI:	0.00 %	RSLI%:	69.75 %

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	82.00 %	0.00 %	$0.00
B10 - Superstructure	82.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	72.54 %	0.00 %	$0.00
B30 - Roofing	28.00 %	0.00 %	$0.00
D50 - Electrical	42.02 %	0.00 %	$0.00
Totals:	**69.75 %**	**0.00 %**	**$0.00**

Photo Album

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

1). East Elevation - Nov 22, 2016

2). South Elevation - Nov 22, 2016

3). North Elevation - Dec 06, 2016

4). West Elevation - Dec 06, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	216	100	1999	2099		82.00 %	0.00 %	82			$4,348
A1030	Slab on Grade	$19.75	S.F.	216	100	1999	2099		82.00 %	0.00 %	82			$4,266
B1020	Roof Construction	$16.26	S.F.	216	100	1999	2099		82.00 %	0.00 %	82			$3,512
B2010	Exterior Walls	$29.79	S.F.	216	100	1999	2099		82.00 %	0.00 %	82			$6,435
B2030	Exterior Doors	$8.66	S.F.	216	30	1999	2029		40.00 %	0.00 %	12			$1,871
B3010105	Built-Up	$8.95	S.F.	216	25	1999	2024		28.00 %	0.00 %	7			$1,933
D5010	Electrical Service/Distribution	$2.05	S.F.	216	40	1999	2039		55.00 %	0.00 %	22			$443
D5020	Branch Wiring	$3.58	S.F.	216	30	1999	2029		40.00 %	0.00 %	12			$773
D5020	Lighting	$9.58	S.F.	216	30	1999	2029		40.00 %	0.00 %	12			$2,069
								Total	**69.75 %**					**$25,650**

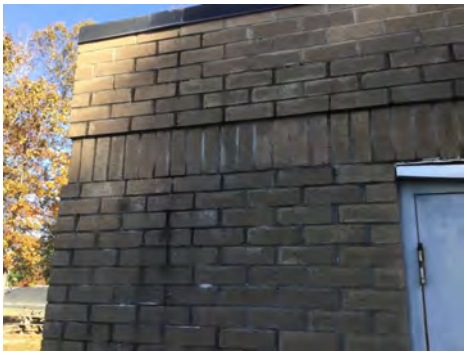
System Notes

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

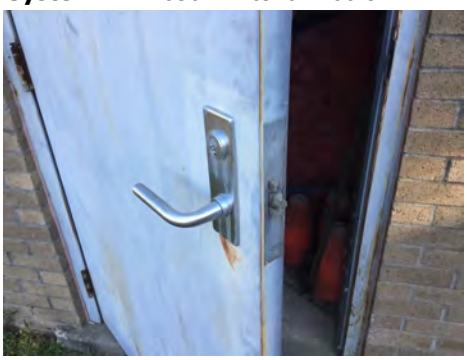

Note:

System: B2010 - Exterior Walls




Note:

System: B2030 - Exterior Doors



Note:

System: B3010105 - Built-Up

Note:

System: D5010 - Electrical Service/Distribution

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.

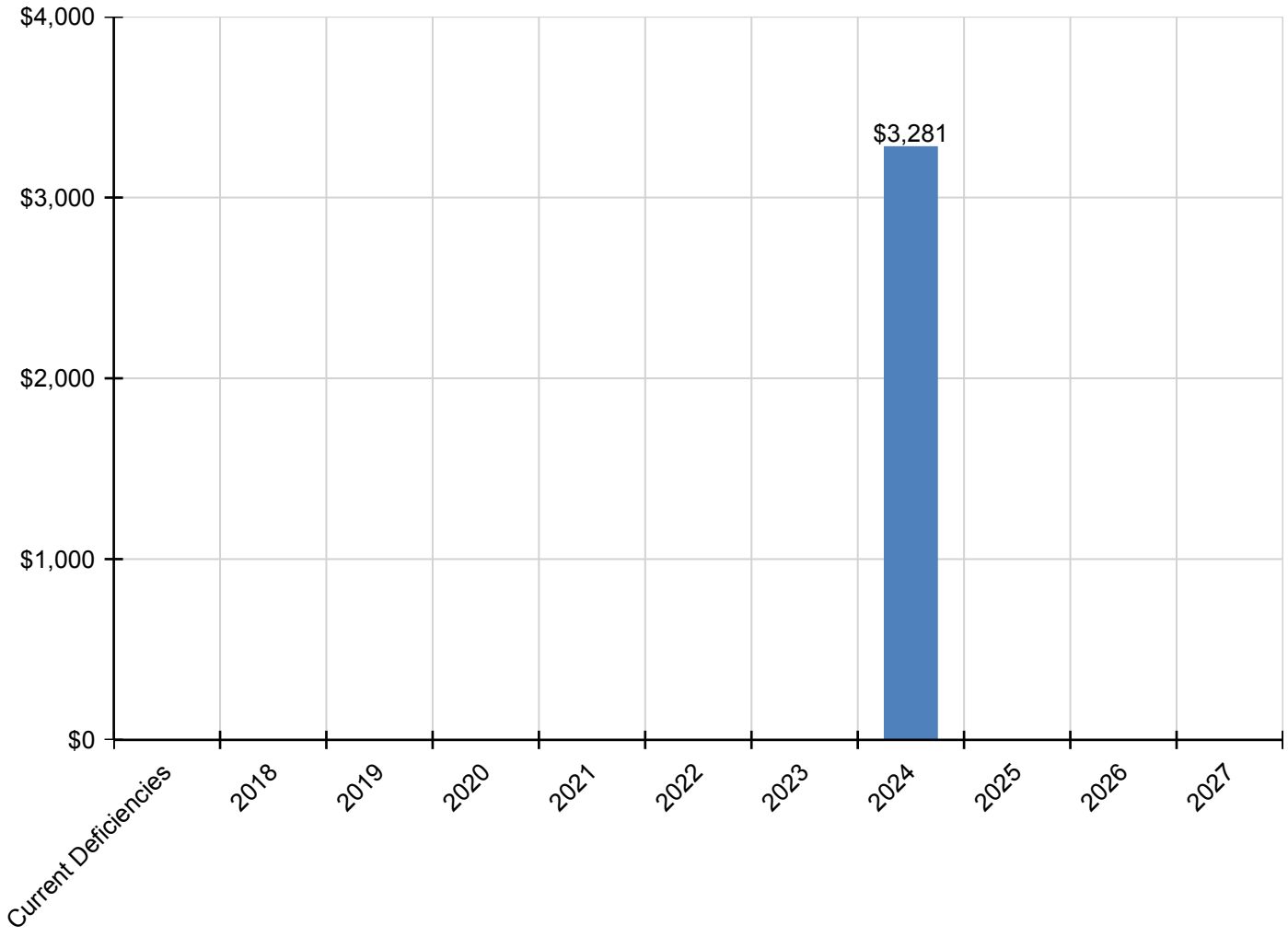
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,281**	**$0**	**$0**	**$0**	**$3,281**
*** 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**
B3010105 - Built-Up	$0	$0	$0	$0	$0	$0	$0	$3,281	$0	$0	$0	**$3,281**
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**

** 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):	90
Year Built:	1999
Last Renovation:	
Replacement Value:	$10,503
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	70.01 %
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.

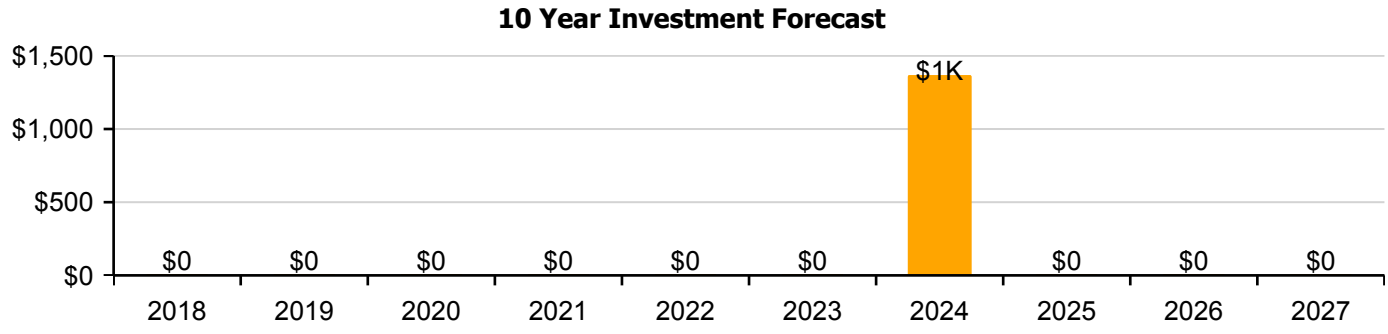
Dashboard Summary

Function:	HS -High School	Gross Area:	90
Year Built:	1999	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$10,503
FCI:	0.00 %	RSLI%:	70.01 %

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	82.00 %	0.00 %	$0.00
B10 - Superstructure	82.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	72.54 %	0.00 %	$0.00
B30 - Roofing	28.00 %	0.00 %	$0.00
D50 - Electrical	40.00 %	0.00 %	$0.00
Totals:	**70.01 %**	**0.00 %**	**$0.00**

Photo Album

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

1). West Elevation - Nov 22, 2016

2). South Elevation - Nov 22, 2016

3). East Elevation - Nov 22, 2016

4). North Elevation - Nov 22, 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.	90	100	1999	2099		82.00 %	0.00 %	82			$1,812
A1030	Slab on Grade	$19.75	S.F.	90	100	1999	2099		82.00 %	0.00 %	82			$1,778
B1020	Roof Construction	$16.26	S.F.	90	100	1999	2099		82.00 %	0.00 %	82			$1,463
B2010	Exterior Walls	$29.79	S.F.	90	100	1999	2099		82.00 %	0.00 %	82			$2,681
B2030	Exterior Doors	$8.66	S.F.	90	30	1999	2029		40.00 %	0.00 %	12			$779
B3010105	Built-Up	$8.95	S.F.	90	25	1999	2024		28.00 %	0.00 %	7			$806
D5020	Branch Wiring	$3.58	S.F.	90	30	1999	2029		40.00 %	0.00 %	12			$322
D5020	Lighting	$9.58	S.F.	90	30	1999	2029		40.00 %	0.00 %	12			$862
								Total	**70.01 %**					**$10,503**

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:

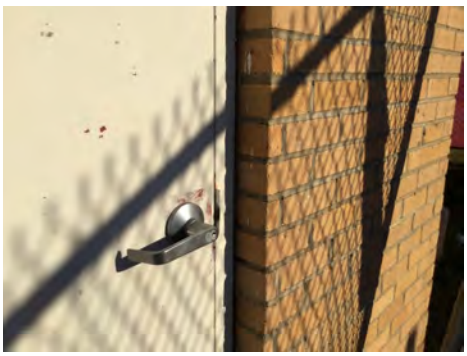
System: B1020 - Roof Construction


Note:

System: B2010 - Exterior Walls


Note:

System: B2030 - Exterior Doors


Note:

System: B3010105 - Built-Up

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.

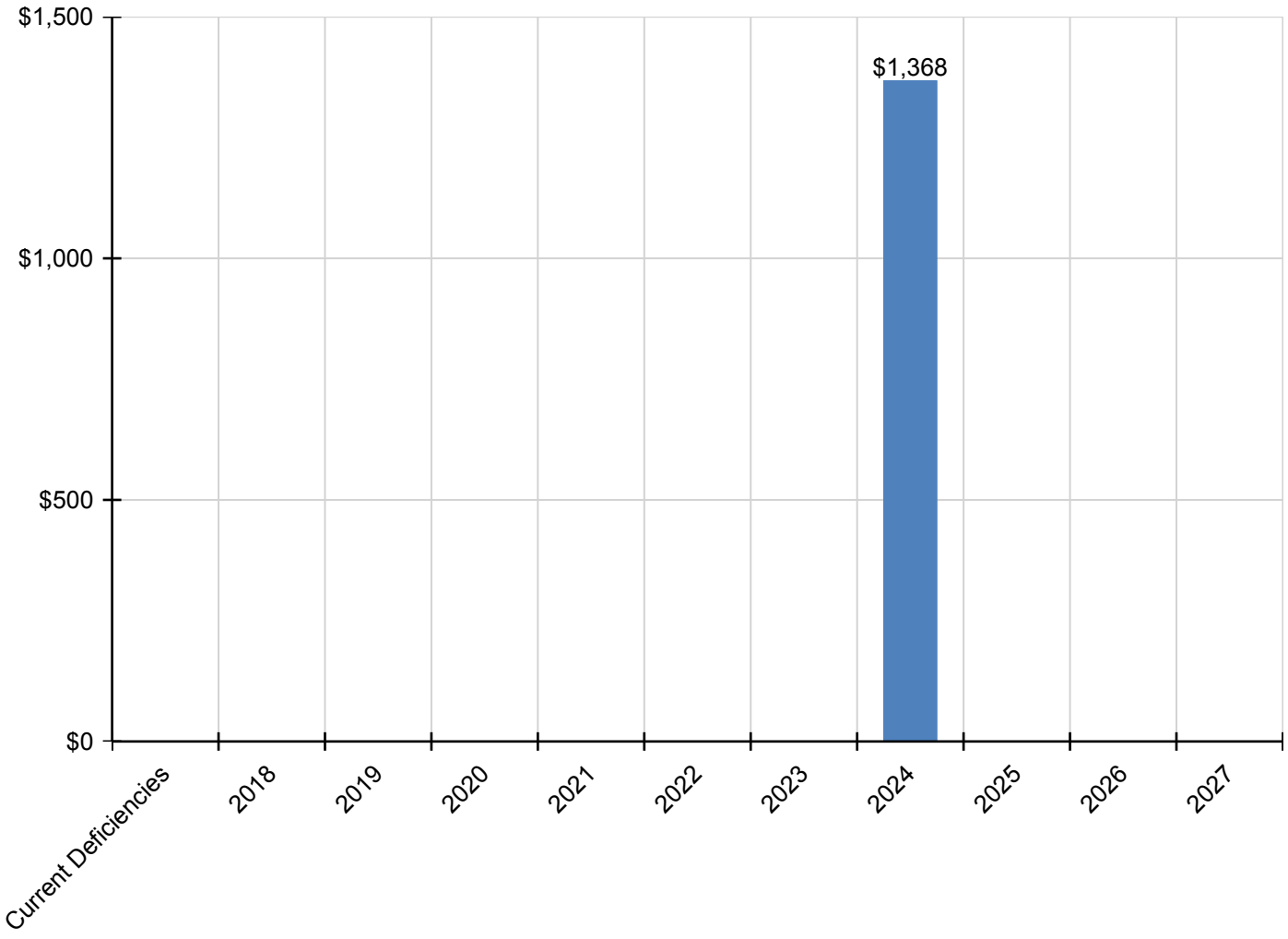
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,368**	**$0**	**$0**	**$0**	**$1,368**
*** 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**
B3010105 - Built-Up	$0	$0	$0	$0	$0	$0	$0	$1,368	$0	$0	$0	**$1,368**
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):	1,800
Year Built:	2006
Last Renovation:	
Replacement Value:	$293,364
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	61.54 %
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.

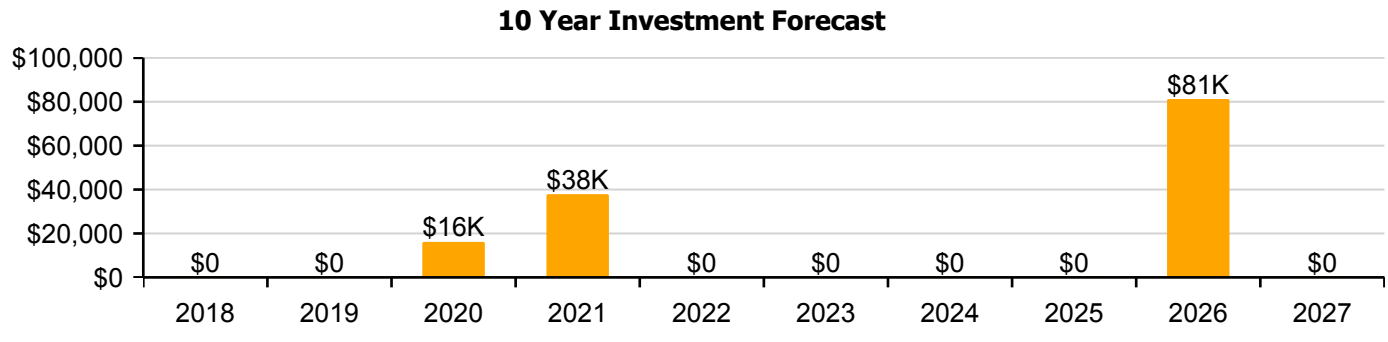
Dashboard Summary

Function:	HS -High School	Gross Area:	1,800
Year Built:	2006	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$293,364
FCI:	0.00 %	RSLI%:	61.54 %

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	89.00 %	0.00 %	$0.00
B10 - Superstructure	89.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	81.55 %	0.00 %	$0.00
B30 - Roofing	63.33 %	0.00 %	$0.00
C10 - Interior Construction	66.77 %	0.00 %	$0.00
C30 - Interior Finishes	44.76 %	0.00 %	$0.00
D20 - Plumbing	63.33 %	0.00 %	$0.00
D30 - HVAC	36.75 %	0.00 %	$0.00
D50 - Electrical	65.11 %	0.00 %	$0.00
E10 - Equipment	45.00 %	0.00 %	$0.00
E20 - Furnishings	45.00 %	0.00 %	$0.00
Totals:	**61.54 %**	**0.00 %**	**$0.00**

Photo Album

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

1). Northwest Elevation - Nov 21, 2016

2). Southwest Elevation - Nov 21, 2016

3). Southeast Elevation - Nov 21, 2016

4). Northeast Elevation - Nov 21, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.93	S.F.	1,800	100	2006	2106		89.00 %	0.00 %	89			$12,474
A1030	Slab on Grade	$7.37	S.F.	1,800	100	2006	2106		89.00 %	0.00 %	89			$13,266
B1020	Roof Construction	$5.98	S.F.	1,800	100	2006	2106		89.00 %	0.00 %	89			$10,764
B2010	Exterior Walls	$18.04	S.F.	1,800	100	2006	2106		89.00 %	0.00 %	89			$32,472
B2020	Exterior Windows	$6.47	S.F.	1,800	30	2006	2036		63.33 %	0.00 %	19			$11,646
B2030	Exterior Doors	$0.91	S.F.	1,800	30	2006	2036		63.33 %	0.00 %	19			$1,638
B3010130	Preformed Metal Roofing	$9.66	S.F.	1,800	30	2006	2036		63.33 %	0.00 %	19			$17,388
C1010	Partitions	$10.34	S.F.	1,800	75	2006	2081		85.33 %	0.00 %	64			$18,612
C1020	Interior Doors	$2.20	S.F.	1,800	30	2006	2036		63.33 %	0.00 %	19			$3,960
C1030	Fittings	$8.47	S.F.	1,800	20	2006	2026		45.00 %	0.00 %	9			$15,246
C3010	Wall Finishes	$7.46	S.F.	1,800	10	2006	2016	2020	30.00 %	0.00 %	3			$13,428
C3020	Floor Finishes	$12.74	S.F.	1,800	20	2006	2026		45.00 %	0.00 %	9			$22,932
C3030	Ceiling Finishes	$9.53	S.F.	1,800	25	2006	2031		56.00 %	0.00 %	14			$17,154
D2010	Plumbing Fixtures	$9.98	S.F.	1,800	30	2006	2036		63.33 %	0.00 %	19			$17,964
D2020	Domestic Water Distribution	$0.84	S.F.	1,800	30	2006	2036		63.33 %	0.00 %	19			$1,512
D2030	Sanitary Waste	$5.94	S.F.	1,800	30	2006	2036		63.33 %	0.00 %	19			$10,692
D3040	Distribution Systems	$5.35	S.F.	1,800	30	2006	2036		63.33 %	0.00 %	19			$9,630
D3050	Terminal & Package Units	$16.96	S.F.	1,800	15	2006	2021		26.67 %	0.00 %	4			$30,528
D3060	Controls & Instrumentation	$3.48	S.F.	1,800	20	2006	2026		45.00 %	0.00 %	9			$6,264
D5010	Electrical Service/Distribution	$1.47	S.F.	1,800	40	2006	2046		72.50 %	0.00 %	29			$2,646
D5020	Branch Wiring	$2.55	S.F.	1,800	30	2006	2036		63.33 %	0.00 %	19			$4,590
D5020	Lighting	$3.58	S.F.	1,800	30	2006	2036		63.33 %	0.00 %	19			$6,444
E1090	Other Equipment	$1.65	S.F.	1,800	20	2006	2026		45.00 %	0.00 %	9			$2,970
E2010	Fixed Furnishings	$5.08	S.F.	1,800	20	2006	2026		45.00 %	0.00 %	9			$9,144
								Total	**61.54 %**					**$293,364**

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:

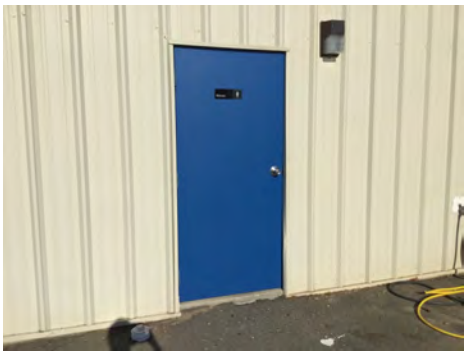
System: B2010 - Exterior Walls

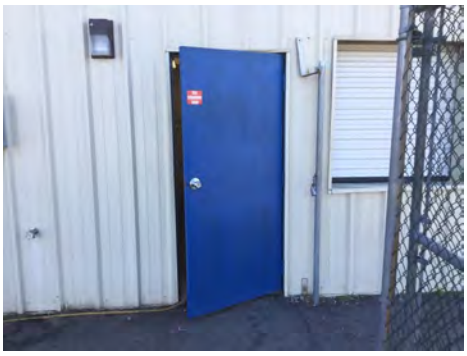
Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors



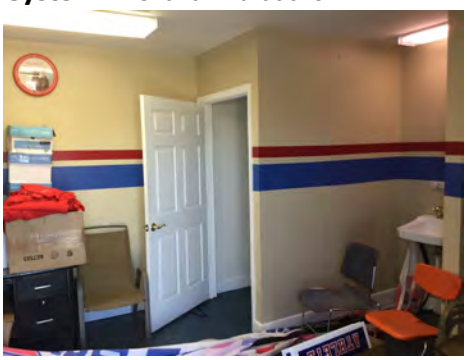


Note:

System: B3010130 - Preformed Metal Roofing

Note:

System: C1010 - Partitions

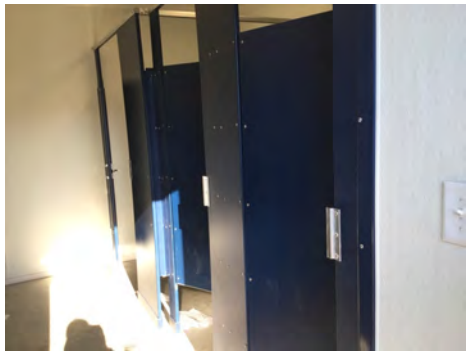


Note:

System: C1020 - Interior Doors

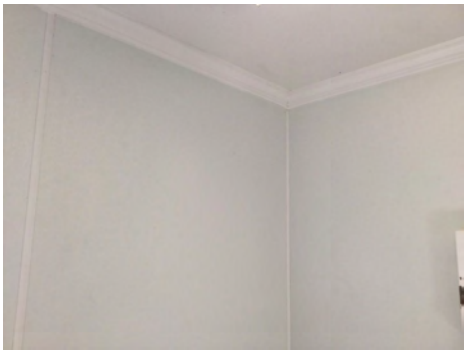
Note:

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes



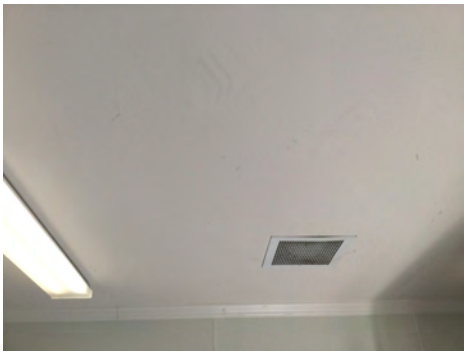
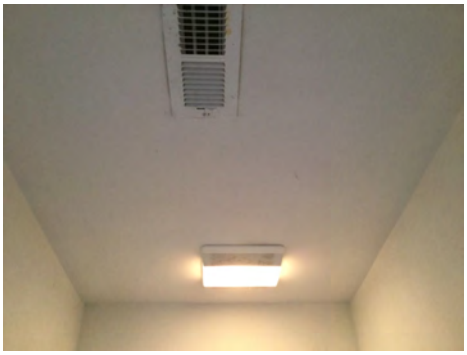
Note:

System: C3020 - Floor Finishes



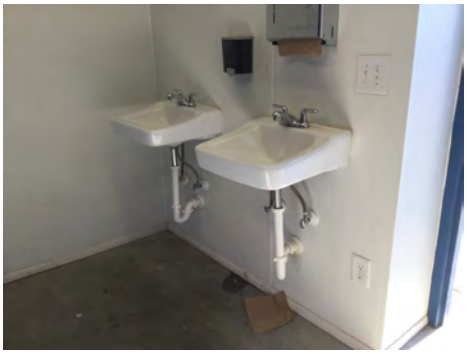
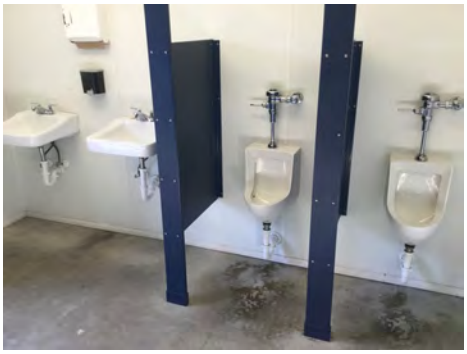
Note:

System: C3030 - Ceiling Finishes

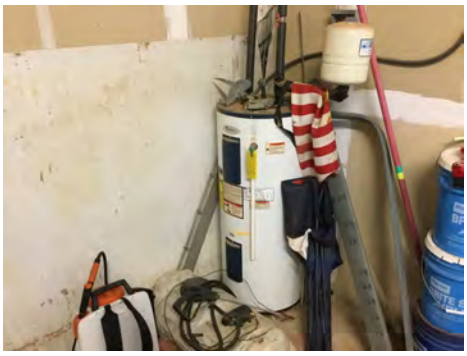
Note:

System: D2010 - Plumbing Fixtures

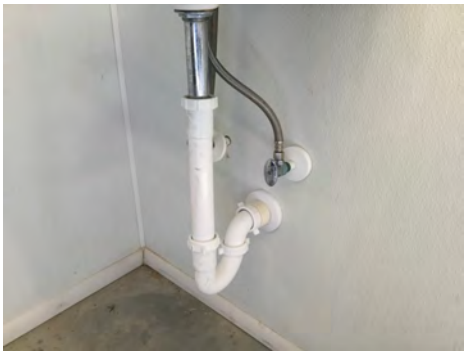
Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste


Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units

Note:

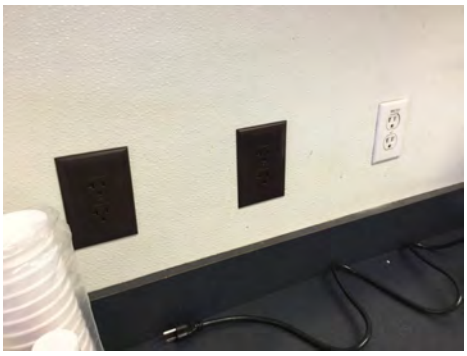
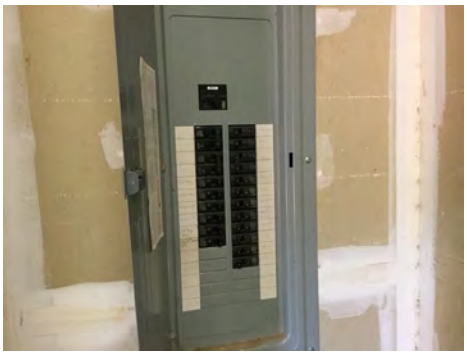
System: D3060 - Controls & Instrumentation

Note:

System: D5010 - Electrical Service/Distribution

Note:

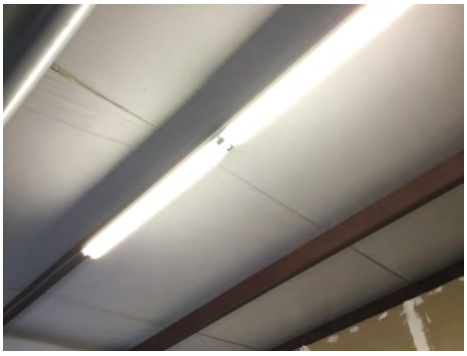
System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting





Note:

System: E1090 - Other Equipment

Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

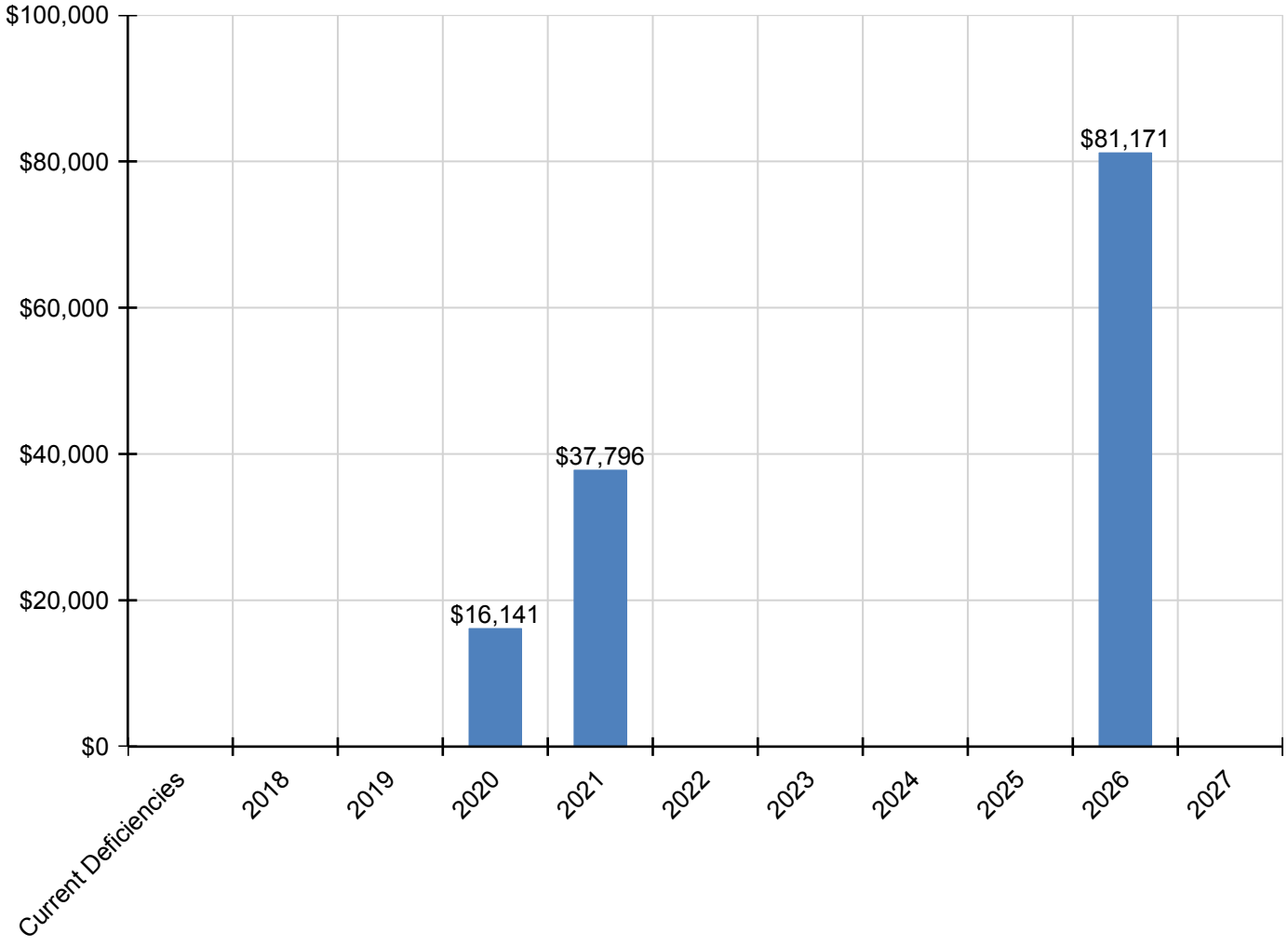
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$16,141**	**$37,796**	**$0**	**$0**	**$0**	**$0**	**$81,171**	**$0**	**$135,108**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$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	$21,882	$0	**$21,882**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$16,141	$0	$0	$0	$0	$0	$0	$0	**$16,141**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$32,913	$0	**$32,913**
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	$0	$0	$0	$37,796	$0	$0	$0	$0	$0	$0	**$37,796**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$8,990	$0	**$8,990**
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**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,263	$0	**$4,263**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$13,123	$0	**$13,123**

** 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):	204,686
Year Built:	1977
Last Renovation:	
Replacement Value:	$7,827,193
Repair Cost:	$1,115,781.78
Total FCI:	14.26 %
Total RSLI:	33.34 %
FCA Score:	85.74

Description:

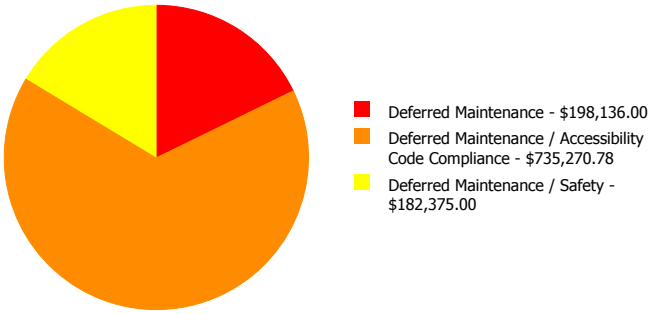
The narrative for this site is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

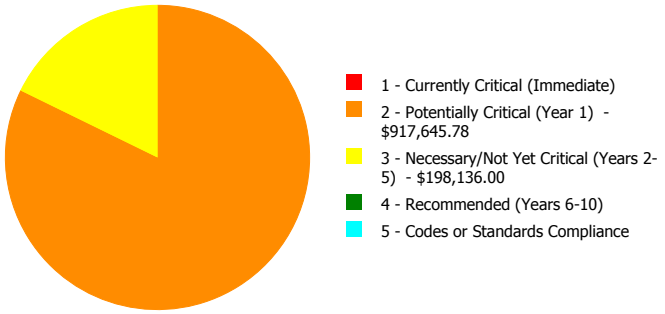
Dashboard Summary

Function:	HS -High School	Gross Area:	204,686
Year Built:	1977	Last Renovation:	
Repair Cost:	$1,115,782	Replacement Value:	$7,827,193
FCI:	14.26 %	RSLI%:	33.34 %

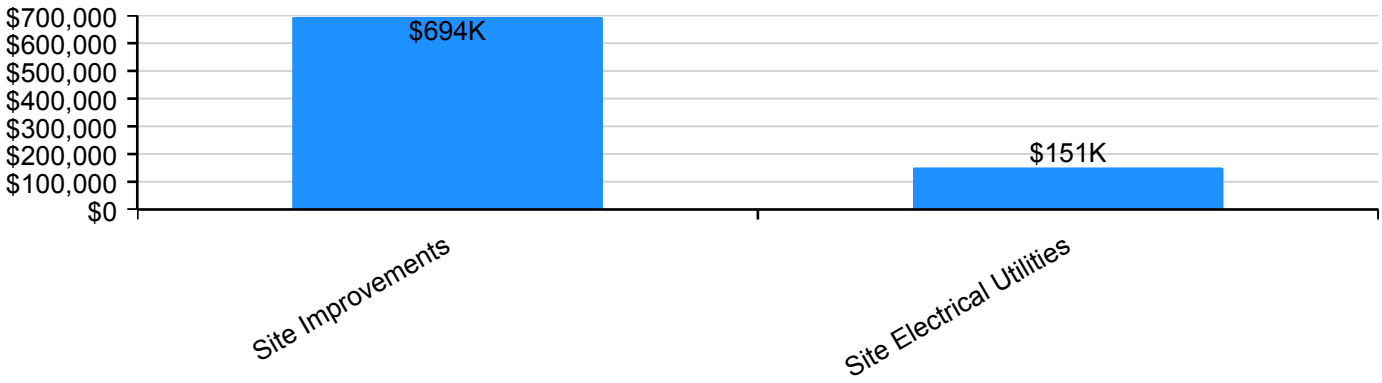
Deficiency By Category



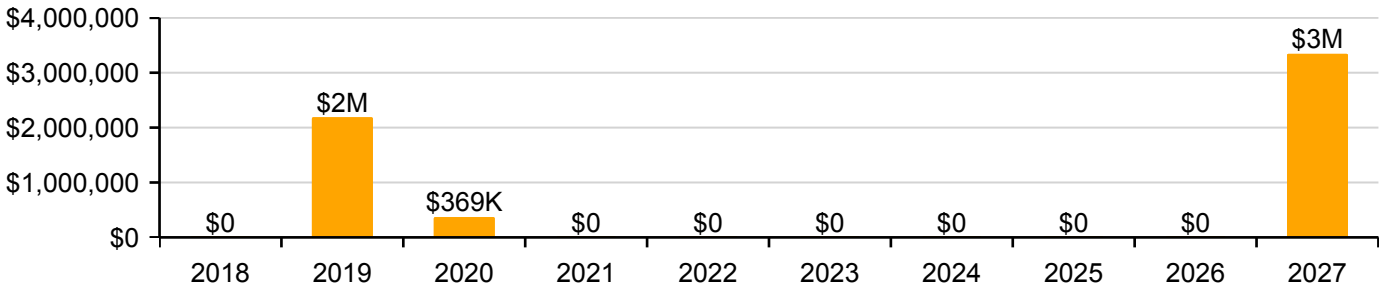
Deficiency By Priority



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	35.67 %	18.91 %	$917,645.78
G30 - Site Mechanical Utilities	23.74 %	0.00 %	$0.00
G40 - Site Electrical Utilities	41.02 %	19.80 %	$198,136.00
Totals:	**33.34 %**	**14.26 %**	**$1,115,781.78**

Photo Album

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

1). Aerial Image of Western Harnett 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.	204,686	25	2015	2040		92.00 %	11.15 %	23		$85,800.00	$769,619
G2020	Parking Lots	$1.61	S.F.	204,686	25	2015	2040		92.00 %	61.80 %	23		$203,664.78	$329,544
G2030	Pedestrian Paving	$1.98	S.F.	204,686	30	1977	2007		0.00 %	110.00 %	-10		$445,806.00	$405,278
G2040105	Fence & Guardrails	$1.20	S.F.	204,686	30	1999	2029		40.00 %	0.00 %	12			$245,623
G2040950	Baseball Field	$5.78	S.F.	204,686	20	1999	2019		10.00 %	0.00 %	2			$1,183,085
G2040950	Covered Walkways	$0.81	S.F.	204,686	25	1977	2002		0.00 %	110.00 %	-15		$182,375.00	$165,796
G2040950	Football Field	$3.38	S.F.	204,686	20	1999	2019		10.00 %	0.00 %	2			$691,839
G2040950	Playing Field	$1.50	S.F.	204,686	20	1977	1997	2020	15.00 %	0.00 %	3			$307,029
G2040950	Track	$1.78	S.F.	204,686	20	2014	2034		85.00 %	0.00 %	17			$364,341
G2050	Landscaping	$1.91	S.F.	204,686	15	1999	2014	2020	20.00 %	0.00 %	3			$390,950
G3010	Water Supply	$2.42	S.F.	204,686	50	1977	2027		20.00 %	0.00 %	10			$495,340
G3020	Sanitary Sewer	$1.52	S.F.	204,686	50	1977	2027		20.00 %	0.00 %	10			$311,123
G3030	Storm Sewer	$4.67	S.F.	204,686	50	1977	2027		20.00 %	0.00 %	10			$955,884
G3060	Fuel Distribution	$1.03	S.F.	204,686	40	1999	2039		55.00 %	0.00 %	22			$210,827
G4010	Electrical Distribution	$2.44	S.F.	204,686	50	1977	2027		20.00 %	0.00 %	10			$499,434
G4020	Site Lighting	$1.57	S.F.	204,686	30	2016	2046		96.67 %	0.00 %	29			$321,357
G4030	Site Communications & Security	$0.88	S.F.	204,686	15	1999	2014		0.00 %	110.00 %	-3		$198,136.00	$180,124
								Total	**33.34 %**	**14.26 %**			**$1,115,781.78**	**$7,827,193**

System Notes

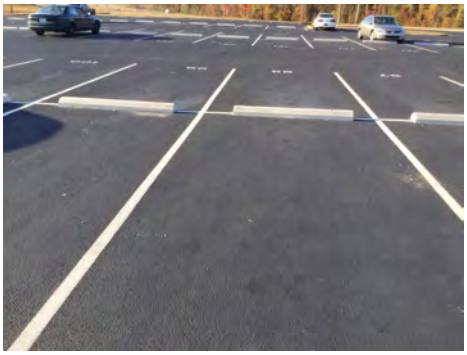
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots



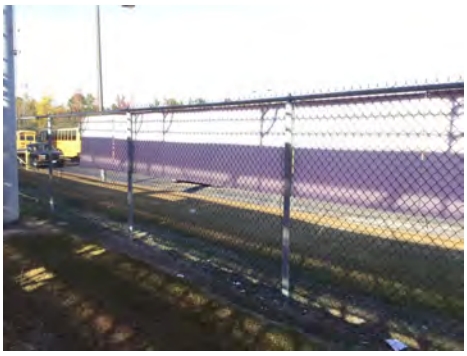
Note:

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails


Note:

System: G2040950 - Baseball Field

Note:

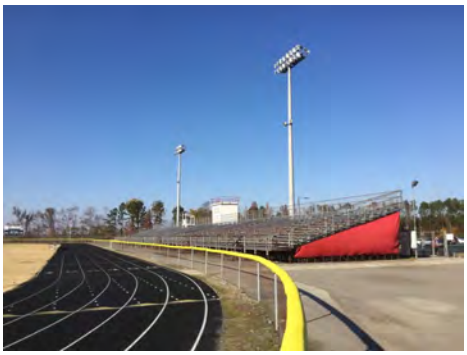
System: G2040950 - Covered Walkways



Note:

System: G2040950 - Football Field





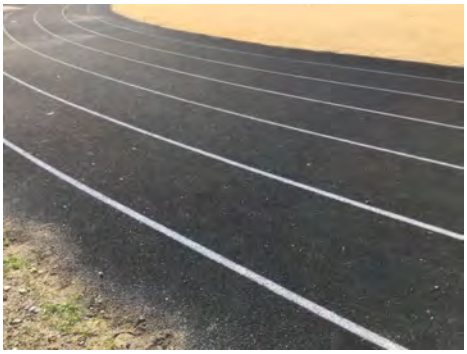
Note:

System: G2040950 - Playing Field



Note:

System: G2040950 - 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

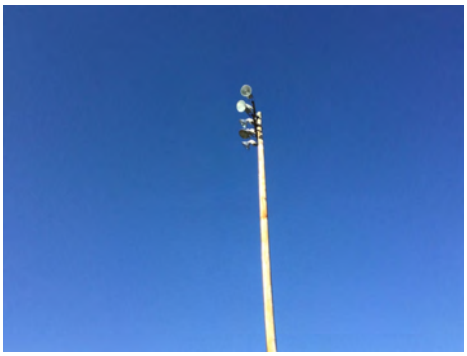


Note:

System: G4020 - Site Lighting



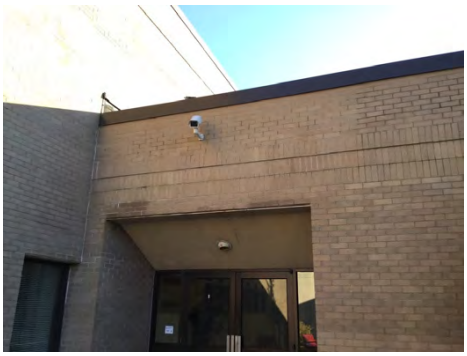




Note:

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.

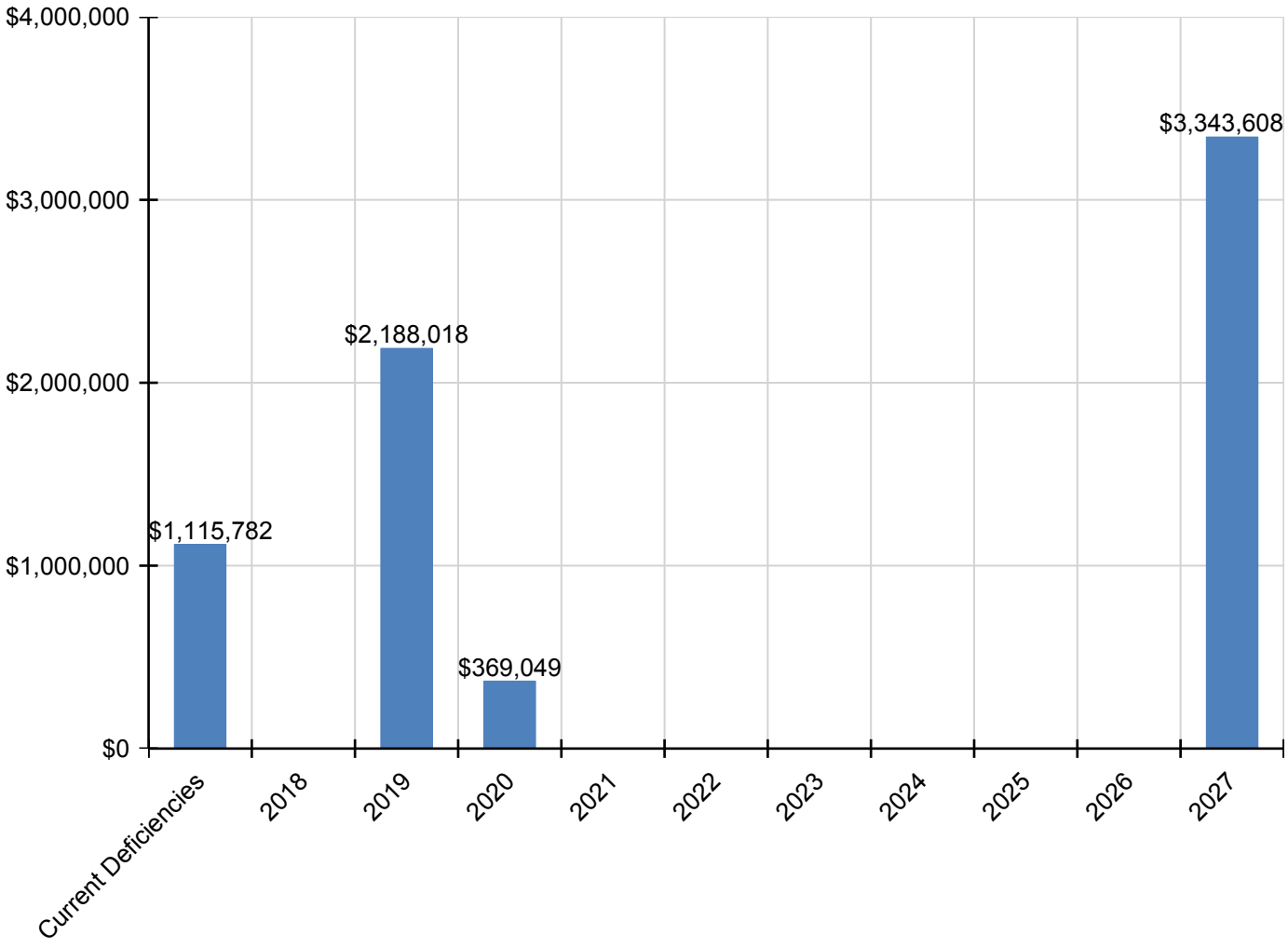
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$1,115,782**	**$0**	**$2,188,018**	**$369,049**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,343,608**	**$7,016,456**
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	$85,800	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$85,800**
G2020 - Parking Lots	$203,665	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$203,665**
G2030 - Pedestrian Paving	$445,806	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$445,806**
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	$1,380,649	$0	$0	$0	$0	$0	$0	$0	$0	**$1,380,649**
G2040950 - Covered Walkways	$182,375	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$182,375**
G2040950 - Football Field	$0	$0	$807,369	$0	$0	$0	$0	$0	$0	$0	$0	**$807,369**
G2040950 - Playing Field	$0	$0	$0	$369,049	$0	$0	$0	$0	$0	$0	$0	**$369,049**
G2040950 - Track	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** 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	$732,265	**$732,265**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$459,935	**$459,935**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,413,090	**$1,413,090**
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	$738,317	**$738,317**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communications & Security	$198,136	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$198,136**

** Indicates non-renewable system*

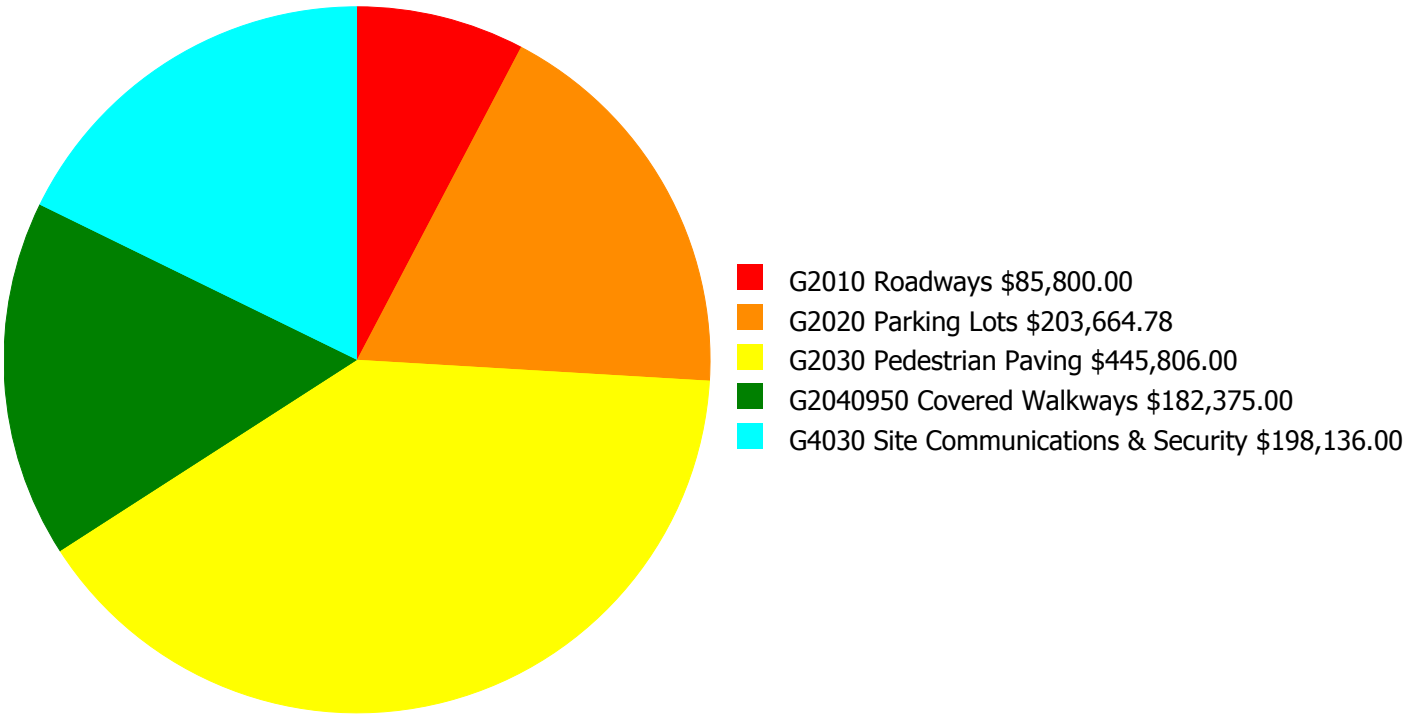
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

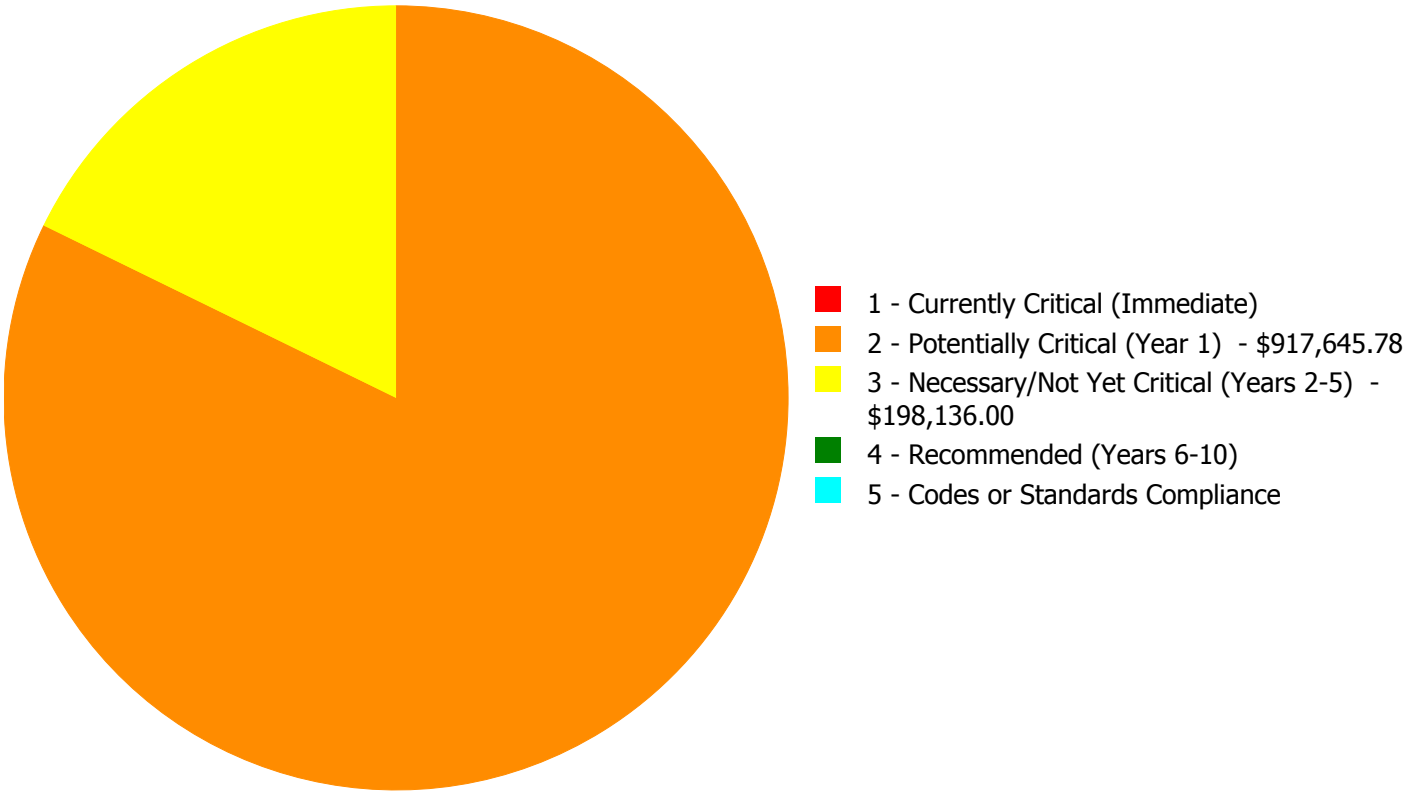
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $1,115,781.78

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: $1,115,781.78

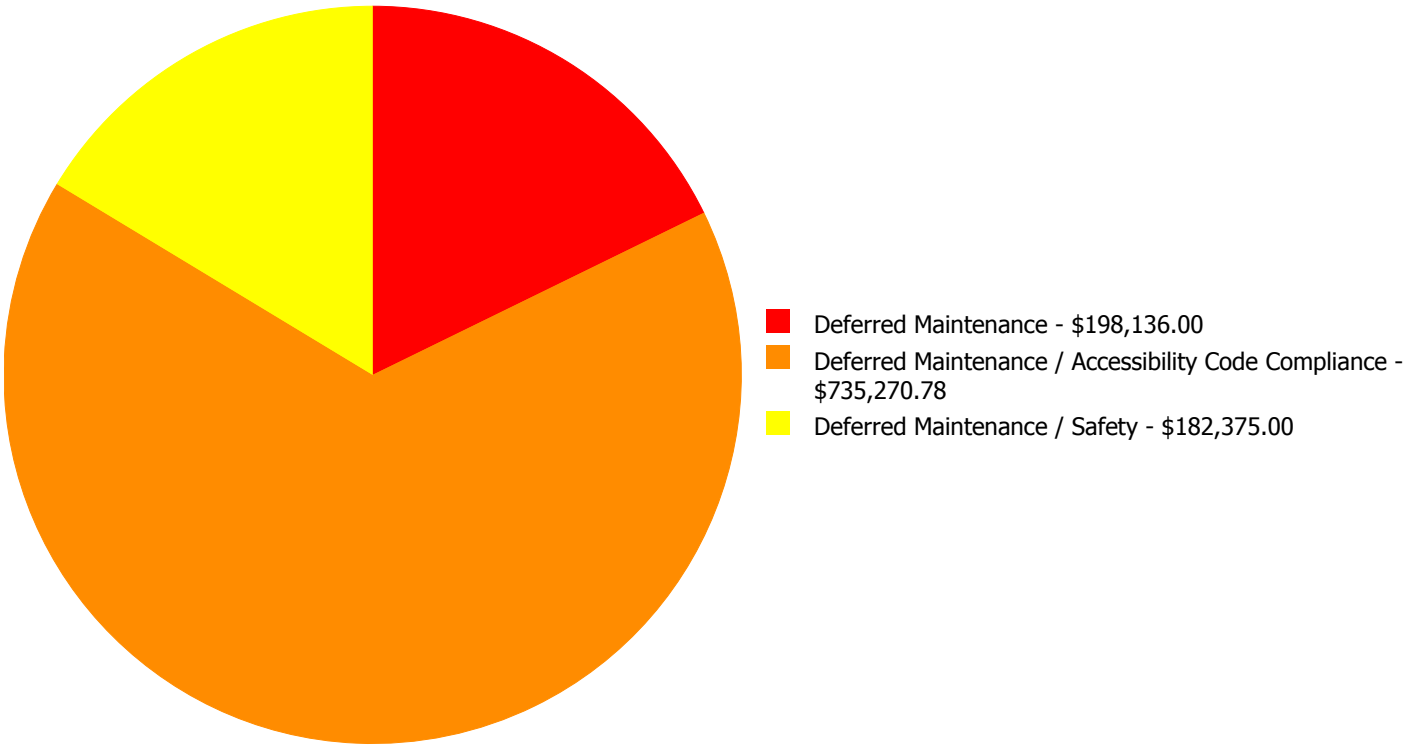
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
G2010	Roadways	$0.00	$85,800.00	$0.00	$0.00	$0.00	$85,800.00
G2020	Parking Lots	$0.00	$203,664.78	$0.00	$0.00	$0.00	$203,664.78
G2030	Pedestrian Paving	$0.00	$445,806.00	$0.00	$0.00	$0.00	$445,806.00
G2040950	Covered Walkways	$0.00	$182,375.00	$0.00	$0.00	$0.00	$182,375.00
G4030	Site Communications & Security	$0.00	$0.00	$198,136.00	$0.00	$0.00	$198,136.00
	Total:	$0.00	$917,645.78	$198,136.00	$0.00	$0.00	$1,115,781.78

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: $1,115,781.78

Deficiency Details by Priority

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

Priority 2 - Potentially Critical (Year 1):

System: G2010 - Roadways

Location: Roadways
Distress: Damaged
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 2 - Potentially Critical (Year 1)
Correction: Resurface the roadway
Qty: 5.00
Unit of Measure: L.F.
Estimate: $85,800.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

Notes: The asphalt roadway was re-surfaced last year. However, many locations has potholes and cracks, and should be properly repaired, re-surfaced, and should include a marked path between accessible parking and the sidewalk leading to the main entrance per ADA standards.

System: G2020 - Parking Lots

Location: Parking Lots
Distress: Failing
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 2 - Potentially Critical (Year 1)
Correction: Parking lot repair and resurface
Qty: 150.00
Unit of Measure: M.S.F.
Estimate: $203,664.78
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

Notes: The parking lot was re-surfaced last year. However, many locations has cracks, more ADA parking spaces are required with access aisle that is currently missing, and should include a van accessible parking space to comply with ADA standards, Re-surface and re-stripe parking spaces were needed.

System: G2030 - Pedestrian Paving

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 204,686.00
Unit of Measure: S.F.
Estimate: $445,806.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The pedestrian paving and walkways are aged, showing inclement weather damage and should be replaced to include missing ramps at accessible routes per ADA standards.

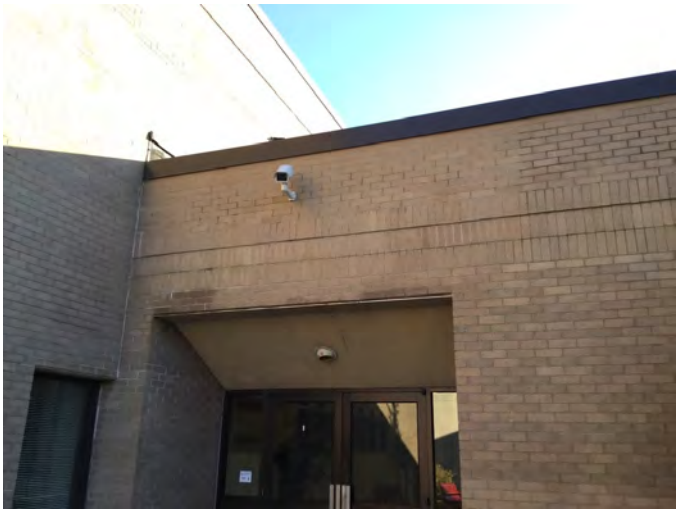
System: G2040950 - Covered Walkways

Location: Northwest Entrance
Distress: Beyond Service Life
Category: Deferred Maintenance / Safety
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 204,686.00
Unit of Measure: S.F.
Estimate: $182,375.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The covered walkways in in deteriorating conditions, rusted, damaged and with missing acrylic skylights that has been reported to fly away with strong winds. The system is beyond service life and should be replaced.

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

System: G4030 - Site Communications & Security



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 204,686.00
Unit of Measure: S.F.
Estimate: $198,136.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The site communication and security systems are beyond its service life and should be replaced.