NC School District/430 Harnett County/Middle School

Harnett Central Middle

Final

Campus Assessment Report

March 11, 2017

PARSONS

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Campus Executive Summary

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

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

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Gross Area (SF):	143,390
Year Built:	1992
Last Renovation:	
Replacement Value:	$36,318,385
Repair Cost:	$6,858,578.43
Total FCI:	18.88 %
Total RSLI:	37.63 %
FCA Score:	81.12

Description:

GENERAL:
Harnett Central Middle School is located at 2529 Harnett Central Road in Angier, North Carolina. The 2 story, 142,358 square foot building was originally constructed in 1992 There have been no additions or no renovations. In addition to the main building, the campus contains ancillary buildings; football pressbox, and baseball pressbox.

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 footings and foundation walls and is assumed to have standard cast-in-place concrete foundations. The building does not have a basement.

B. SUPERSTRUCTURE
Floor construction is concrete. 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 operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing on the main building is typically low slope thermoplastic polyolefin , the pressboxes have high pitched asphalt shingles roofing. Roof openings include skylights and a roof hatch with fixed ladder access. Most building entrances appear to comply with ADA requirements.

C. INTERIORS
Interior partitions are typically CMU. Interior doors are generally hollow core wood with hollow steel frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, lockers, toilet accessories, storage shelving, handrails, fabricated toilet partitions. Stair construction includes steel risers and steel treads with rubber finishes. The interior wall finishes are typically painted CMU. Floor finishes in common areas are typically vinyl composition tile and terrazzo. Floor finishes in assignable spaces is typically ceramic tiles, carpet, and exposed concrete. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically painted drywall.

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

D. SERVICES
PLUMBING: Plumbing fixtures are typically non-low-flow water fixtures with manual control valves. Domestic water distribution is galvanized steel with electric hot water heating. Sanitary waste system is cast iron. Rain water drainage system is internal with roof drains. Other plumbing systems is supplied by natural gas and above ground propane tanks.

HVAC:
Heating is provided by 2 gas fired boilers. Cooling is supplied by2 water cooled chillers. The heating/cooling distribution system is a ductwork system utilizing air handling units. Fresh air is supplied by air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system. This building has a remote Building Automation System.

FIRE PROTECTION:
The building does not have a fire sprinkler system. The building does not have additional fire suppression systems. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

ELECTRICAL:
The main electrical service is fed from a pad mounted transformer to the main switchboard/distribution panel located in the building. Lighting is lay-in 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 all common spaces. 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 does not include an internal security system devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system combined with the telephone system.

OTHER ELECTRICAL SYSTEMS:
This building does have a separately derived emergency power system. There are propane powered generator.

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

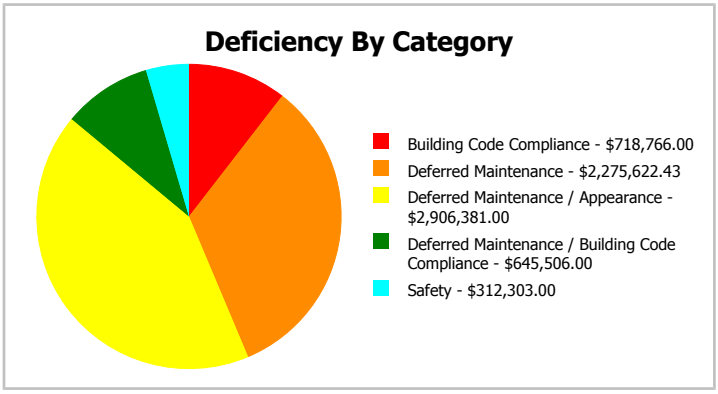
G.SITE
Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, play areas, and fencing. Site mechanical and electrical features include water, sewer, propane, natural gas, above ground fuel tanks and site lighting.

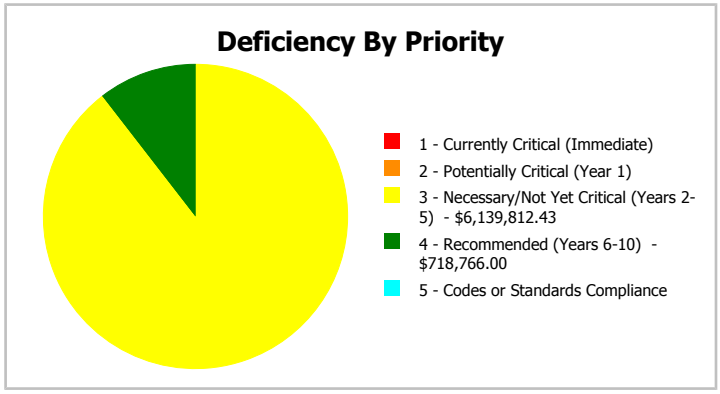
Attributes:

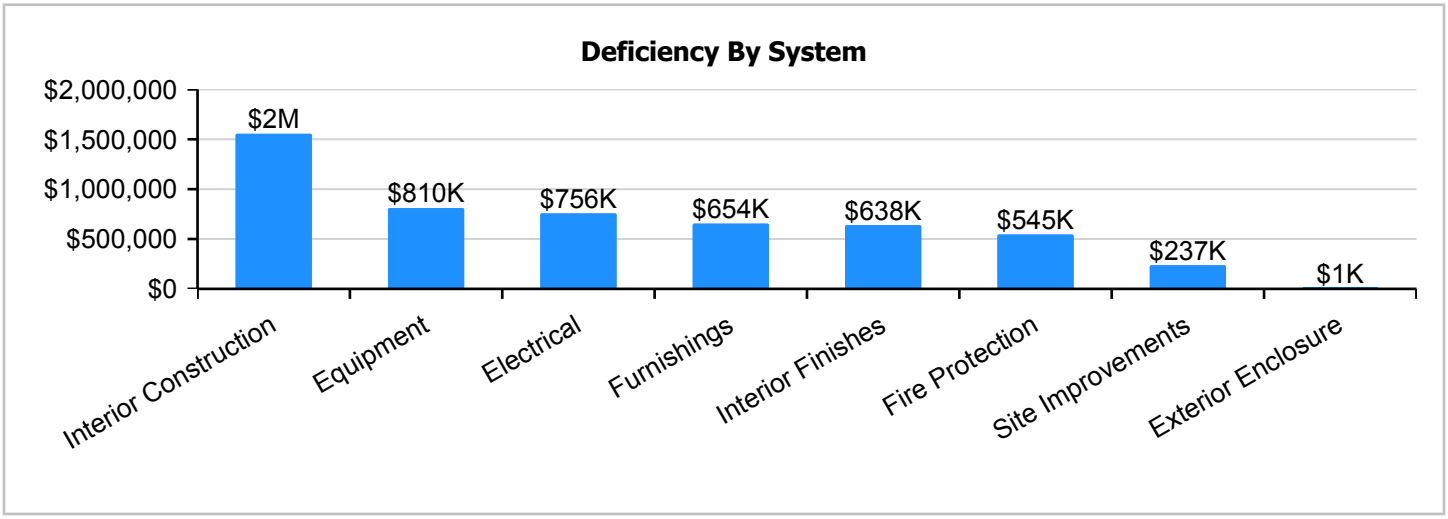
General Attributes:			
Condition Assessor:	Somnath Das	Assessment Date:	
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:	Harnett - Harnett Central HS	LEA School No.:	430-347
No. of Mobile Units:	24	No. of Bldgs.:	3
SF of Mobile Units:	20304	Status:	Active
School Grades:	6-8	Site Acreage:	72.3

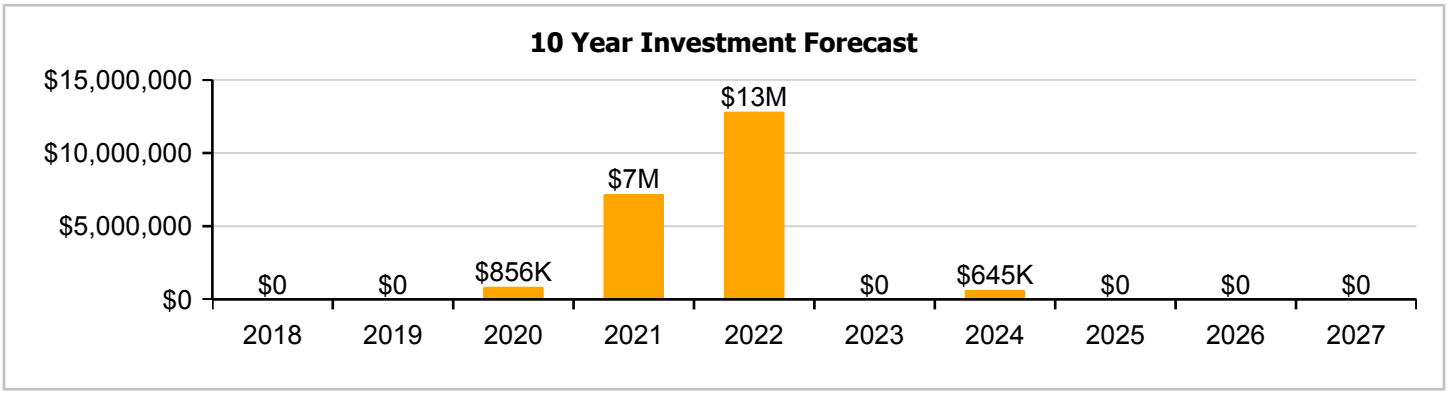
Campus Dashboard Summary

Gross Area:	143,390		
Year Built:	1992	Last Renovation:	
Repair Cost:	$6,858,578	Replacement Value:	$36,318,385
FCI:	18.88 %	RSLI%:	37.63 %









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.

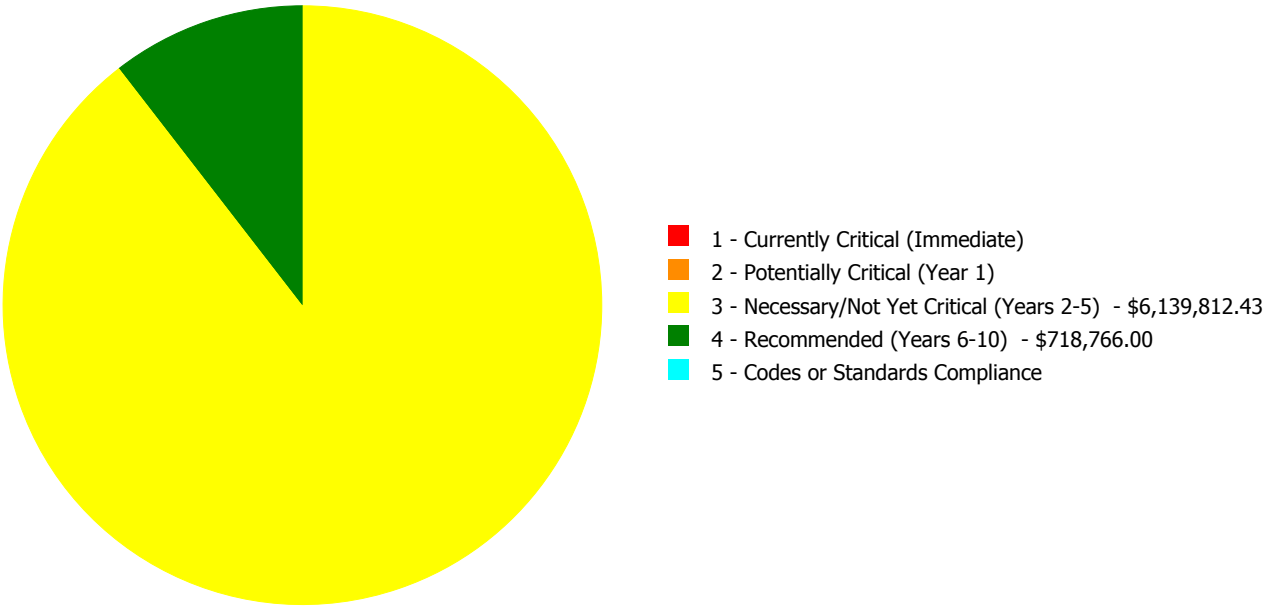
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	75.00 %	0.00 %	$0.00
A20 - Basement Construction	75.00 %	0.00 %	$0.00
B10 - Superstructure	75.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	42.36 %	0.06 %	$1,905.00
B30 - Roofing	84.65 %	0.00 %	$0.00
C10 - Interior Construction	20.59 %	66.45 %	$2,052,945.00
C20 - Stairs	75.00 %	0.00 %	$0.00
C30 - Interior Finishes	24.85 %	23.47 %	$842,419.43
D10 - Conveying	16.67 %	0.00 %	$0.00
D20 - Plumbing	16.92 %	0.00 %	$0.00
D30 - HVAC	43.71 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$718,766.00
D50 - Electrical	16.11 %	23.12 %	$999,069.00
E10 - Equipment	27.16 %	78.55 %	$1,067,970.00
E20 - Furnishings	0.00 %	110.00 %	$863,201.00
G20 - Site Improvements	38.13 %	7.09 %	$312,303.00
G30 - Site Mechanical Utilities	48.66 %	0.00 %	$0.00
G40 - Site Electrical Utilities	60.10 %	0.00 %	$0.00
Totals:	**37.63 %**	**18.88 %**	**$6,858,578.43**

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
1992 Main Building	142,358	22.06	$0.00	$0.00	$5,815,839.43	$718,766.00	$0.00
1992 Pressbox Baseball	200	6.42	$0.00	$0.00	$1,905.00	$0.00	$0.00
1992 Pressbox Football	832	5.97	$0.00	$0.00	$9,765.00	$0.00	$0.00
Site	143,390	4.80	$0.00	$0.00	$312,303.00	$0.00	$0.00
Total:		**18.88**	**$0.00**	**$0.00**	**$6,139,812.43**	**$718,766.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $6,858,578.43

Executive Summary

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Function:	MS -Middle School
Gross Area (SF):	142,358
Year Built:	1992
Last Renovation:	
Replacement Value:	$29,619,540
Repair Cost:	$6,534,605.43
Total FCI:	22.06 %
Total RSLI:	36.44 %
FCA Score:	77.94

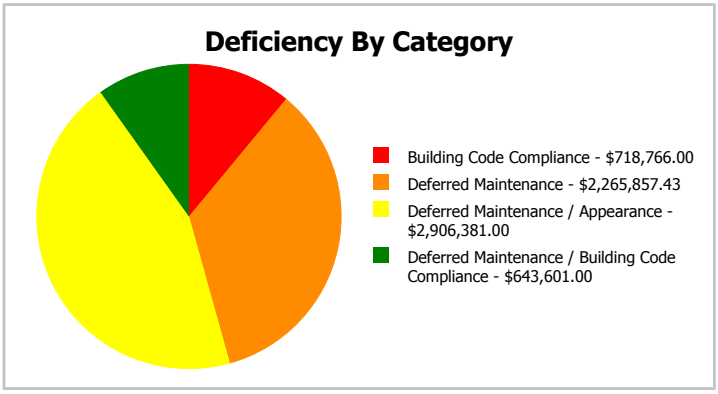
Description:

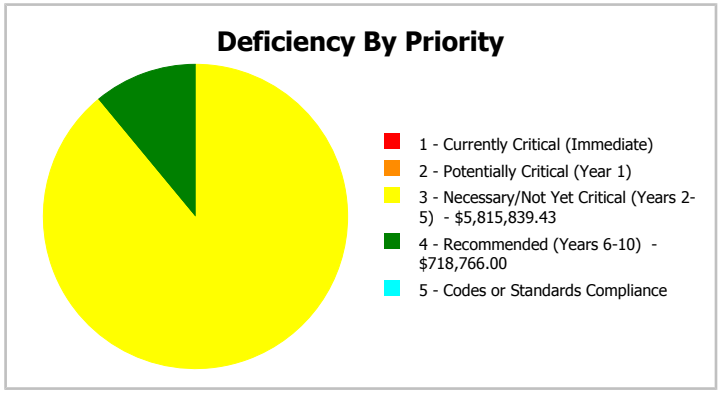
The narrative for this building is included in the Executive Summary Description at the front of this report.

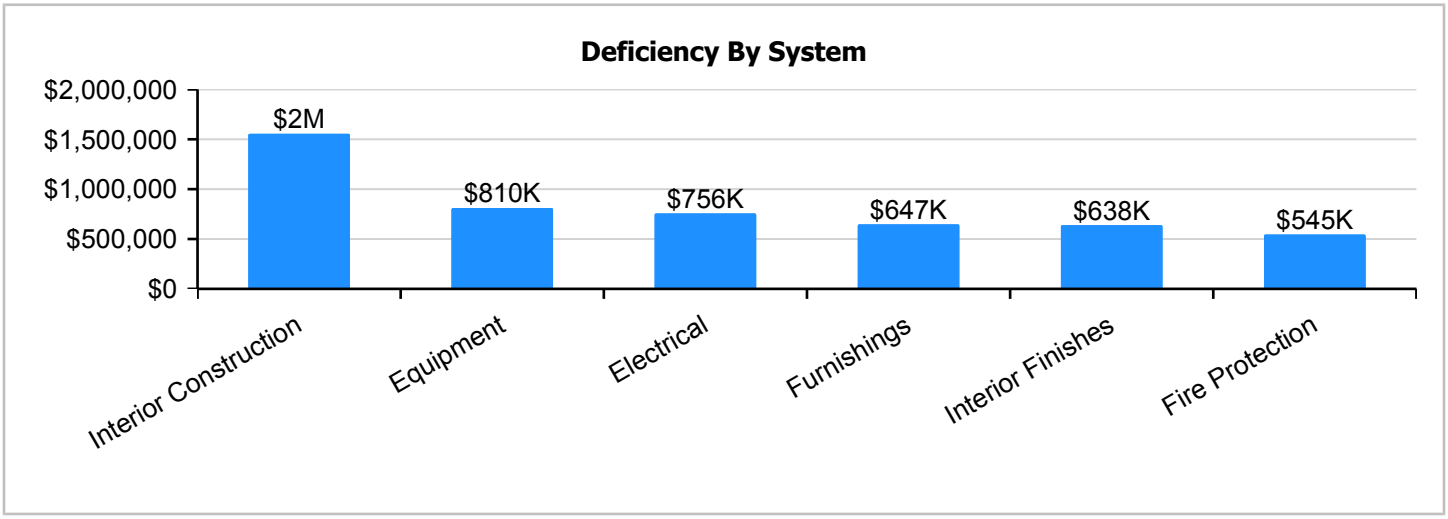
Attributes: This asset has no attributes.

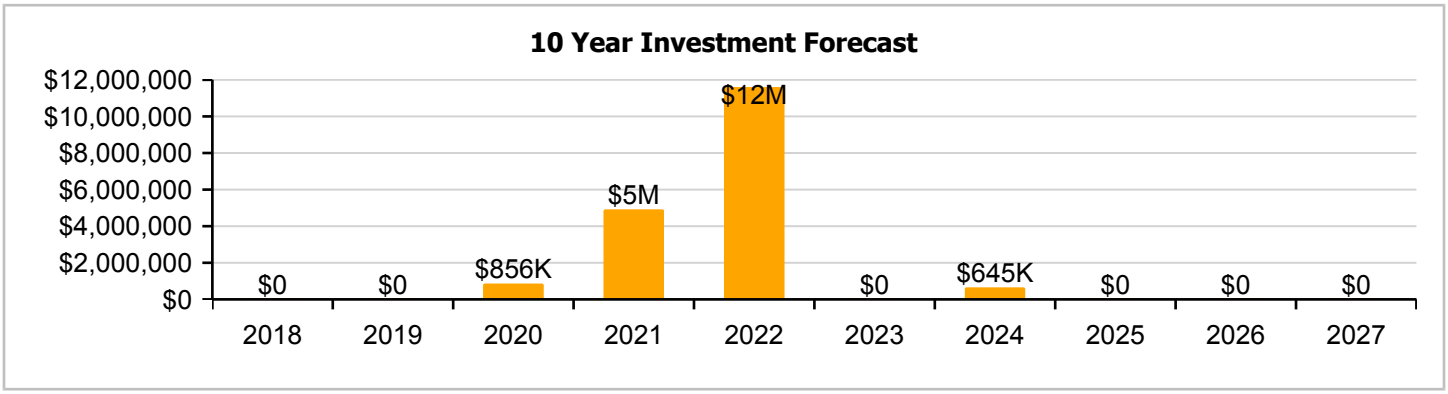
Dashboard Summary

Function:	MS -Middle School	Gross Area:	142,358
Year Built:	1992	Last Renovation:	
Repair Cost:	$6,534,605	Replacement Value:	$29,619,540
FCI:	22.06 %	RSLI%:	36.44 %









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	75.00 %	0.00 %	$0.00
A20 - Basement Construction	75.00 %	0.00 %	$0.00
B10 - Superstructure	75.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	42.26 %	0.00 %	$0.00
B30 - Roofing	85.06 %	0.00 %	$0.00
C10 - Interior Construction	20.59 %	66.64 %	$2,052,945.00
C20 - Stairs	75.00 %	0.00 %	$0.00
C30 - Interior Finishes	24.86 %	23.55 %	$842,419.43
D10 - Conveying	16.67 %	0.00 %	$0.00
D20 - Plumbing	16.92 %	0.00 %	$0.00
D30 - HVAC	43.71 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$718,766.00
D50 - Electrical	16.09 %	23.24 %	$999,069.00
E10 - Equipment	27.16 %	78.55 %	$1,067,970.00
E20 - Furnishings	0.00 %	110.00 %	$853,436.00
Totals:	**36.44 %**	**22.06 %**	**$6,534,605.43**

Photo Album

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

1). South Elevation - Nov 16, 2016

2). Northeast Elevation - Nov 15, 2016

3). East Elevation - Nov 15, 2016

4). North Elevation - Nov 15, 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.

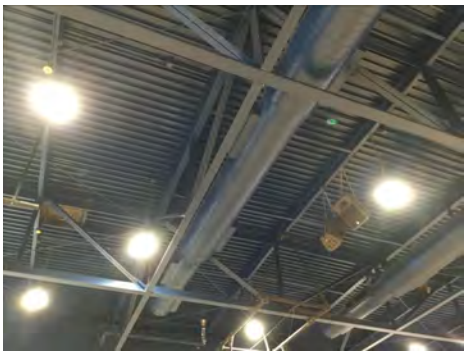
System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$1.52	S.F.	142,358	100	1992	2092		75.00 %	0.00 %	75			$216,384
A1030	Slab on Grade	$4.40	S.F.	142,358	100	1992	2092		75.00 %	0.00 %	75			$626,375
A2010	Basement Excavation	$1.00	S.F.	142,358	100	1992	2092		75.00 %	0.00 %	75			$142,358
A2020	Basement Walls	$6.22	S.F.	142,358	100	1992	2092		75.00 %	0.00 %	75			$885,467
B1010	Floor Construction	$12.43	S.F.	142,358	100	1992	2092		75.00 %	0.00 %	75			$1,769,510
B1020	Roof Construction	$8.18	S.F.	142,358	100	1992	2092		75.00 %	0.00 %	75			$1,164,488
B2010	Exterior Walls	$9.02	S.F.	142,358	100	1992	2092		75.00 %	0.00 %	75			$1,284,069
B2020	Exterior Windows	$10.52	S.F.	142,358	30	1992	2022		16.67 %	0.00 %	5			$1,497,606
B2030	Exterior Doors	$1.02	S.F.	142,358	30	1992	2022		16.67 %	0.00 %	5			$145,205
B3010120	Single Ply Membrane	$6.98	S.F.	95,030	20	2015	2035		90.00 %	0.00 %	18			$663,309
B3010130	Preformed Metal Roofing	$9.66	S.F.	1,390	30	1992	2022		16.67 %	0.00 %	5			$13,427
B3020	Roof Openings	$0.24	S.F.	142,358	25	1992	2017	2021	16.00 %	0.00 %	4			$34,166
C1010	Partitions	$6.07	S.F.	142,358	75	1992	2067		66.67 %	0.00 %	50			$864,113
C1020	Interior Doors	$2.46	S.F.	142,358	30	1992	2022		16.67 %	0.00 %	5			$350,201
C1030	Fittings	$13.11	S.F.	142,358	20	1992	2012		0.00 %	110.00 %	-5		$2,052,945.00	$1,866,313
C2010	Stair Construction	$1.32	S.F.	142,358	100	1992	2092		75.00 %	0.00 %	75			$187,913
C3010	Wall Finishes	$3.35	S.F.	142,358	10	2014	2024		70.00 %	0.00 %	7			$476,899
C3020	Floor Finishes	$10.41	S.F.	142,358	20	1992	2012	2021	20.00 %	35.02 %	4		$518,910.31	$1,481,947
C3030	Ceiling Finishes	$11.37	S.F.	142,358	25	1992	2017	2021	16.00 %	19.99 %	4		$323,509.12	$1,618,610
D1010	Elevators and Lifts	$1.21	S.F.	142,358	30	1992	2022		16.67 %	0.00 %	5			$172,253
D2010	Plumbing Fixtures	$9.64	S.F.	142,358	30	1992	2022		16.67 %	0.00 %	5			$1,372,331
D2020	Domestic Water Distribution	$1.03	S.F.	142,358	30	1992	2022		16.67 %	0.00 %	5			$146,629
D2030	Sanitary Waste	$1.62	S.F.	142,358	30	1992	2022		16.67 %	0.00 %	5			$230,620
D2040	Rain Water Drainage	$0.59	S.F.	142,358	30	1992	2022		16.67 %	0.00 %	5			$83,991
D2090	Other Plumbing Systems -Nat Gas	$0.16	S.F.	142,358	40	1992	2032		37.50 %	0.00 %	15			$22,777
D3020	Heat Generating Systems	$8.66	S.F.	142,358	30	1992	2022		16.67 %	0.00 %	5			$1,232,820
D3030	Cooling Generating Systems	$8.99	S.F.	142,358	25	2016	2041		96.00 %	0.00 %	24			$1,279,798
D3040	Distribution Systems	$10.65	S.F.	142,358	30	1992	2022		16.67 %	0.00 %	5			$1,516,113
D3050	Terminal & Package Units	$5.00	S.F.	142,358	15	2005	2020		20.00 %	0.00 %	3			$711,790
D3060	Controls & Instrumentation	$3.33	S.F.	142,358	20	2016	2036		95.00 %	0.00 %	19			$474,052
D4010	Sprinklers	$3.92	S.F.	142,358	30			2016	0.00 %	110.00 %	-1		$613,848.00	$558,043
D4020	Standpipes	$0.67	S.F.	142,358	30			2016	0.00 %	110.00 %	-1		$104,918.00	$95,380
D5010	Electrical Service/Distribution	$1.64	S.F.	142,358	40	1992	2032		37.50 %	0.00 %	15			$233,467
D5020	Branch Wiring	$4.91	S.F.	142,358	30	1992	2022		16.67 %	0.00 %	5			$698,978

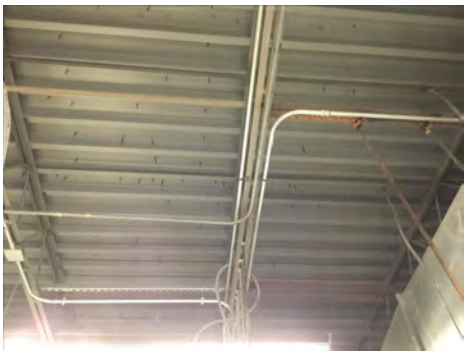
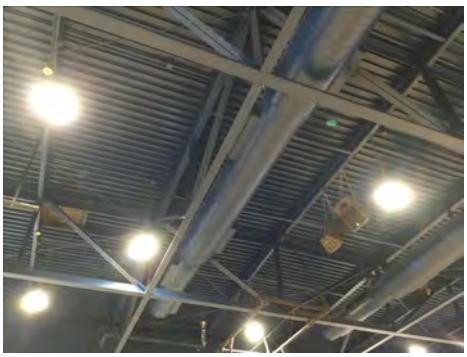
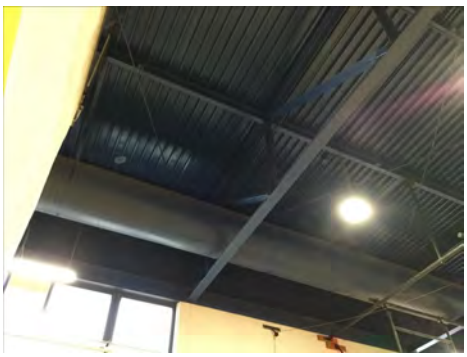
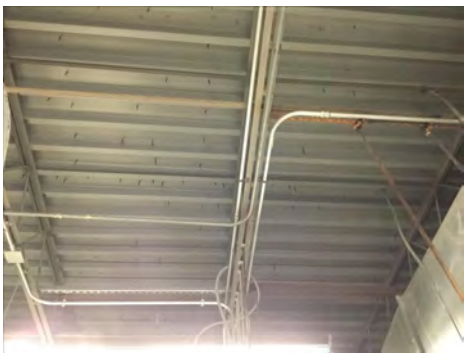
System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D5020	Lighting	$11.44	S.F.	142,358	30	1992	2022		16.67 %	0.00 %	5			$1,628,576
D5030810	Security & Detection Systems	$2.27	S.F.	142,358	15	1992	2007		0.00 %	110.00 %	-10		$355,468.00	$323,153
D5030910	Fire Alarm Systems	$4.11	S.F.	142,358	15	1992	2007		0.00 %	110.00 %	-10		$643,601.00	$585,091
D5030920	Data Communication	$5.32	S.F.	142,358	15	1992	2007	2021	26.67 %	0.00 %	4			$757,345
D5090	Other Electrical Systems	$0.51	S.F.	142,358	20	1992	2012	2021	20.00 %	0.00 %	4			$72,603
E1020	Institutional Equipment	$2.73	S.F.	142,358	20	2016	2036		95.00 %	0.00 %	19			$388,637
E1090	Other Equipment	$6.82	S.F.	142,358	20	1992	2012		0.00 %	110.00 %	-5		$1,067,970.00	$970,882
E2010	Fixed Furnishings	$5.45	S.F.	142,358	20	1992	2012		0.00 %	110.00 %	-5		$853,436.00	$775,851
								Total	**36.44 %**	**22.06 %**			**$6,534,605.43**	**$29,619,540**

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

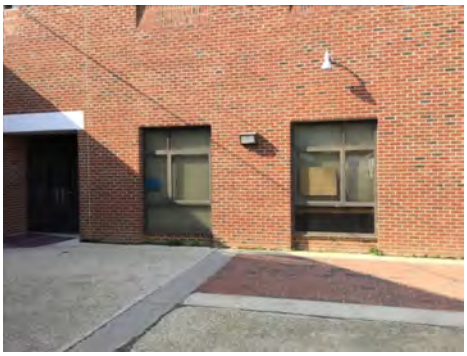


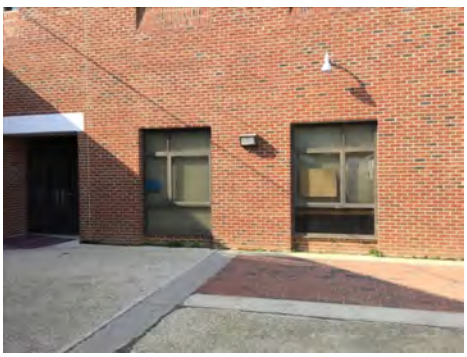



Note:

System: B2020 - Exterior Windows

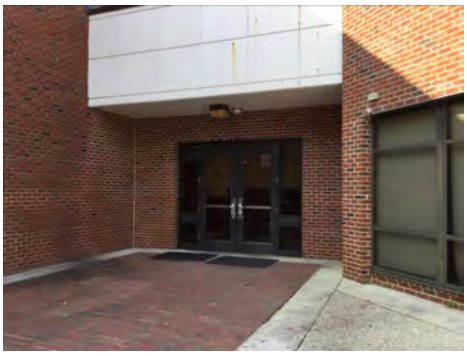
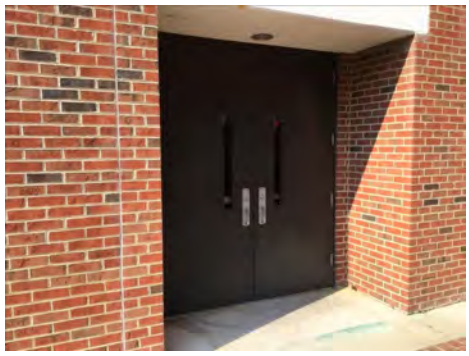


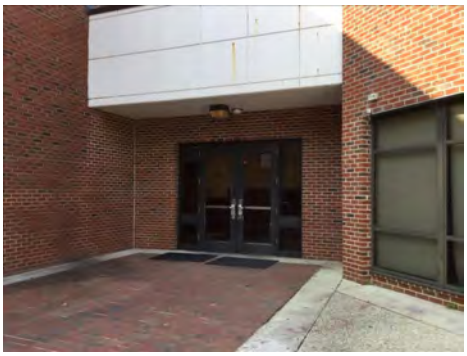
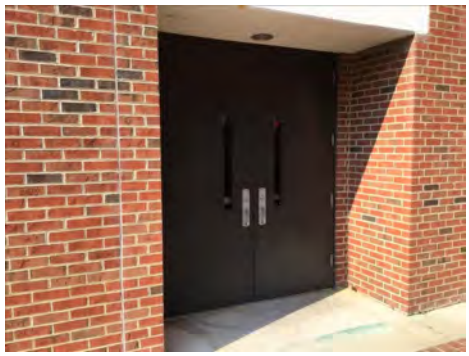


Note:

System: B2030 - Exterior Doors


Note:

System: B3010120 - Single Ply Membrane

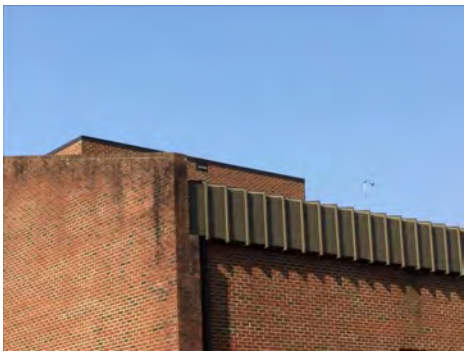




Note:

System: B3010130 - Preformed Metal Roofing



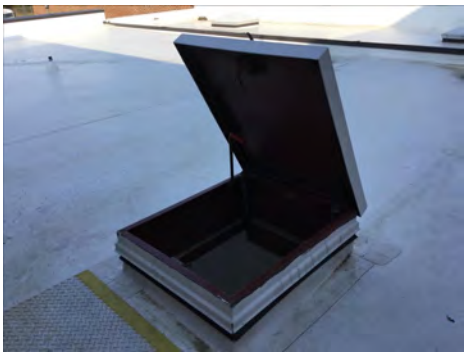


Note:

System: B3020 - Roof Openings

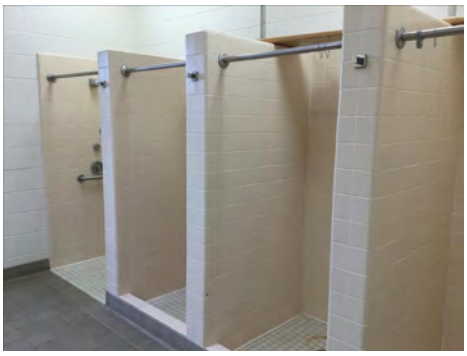
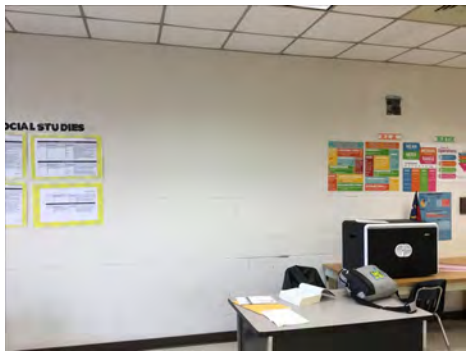
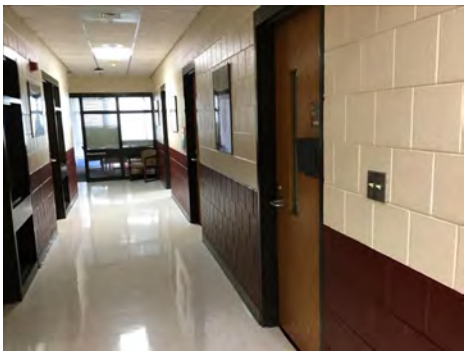
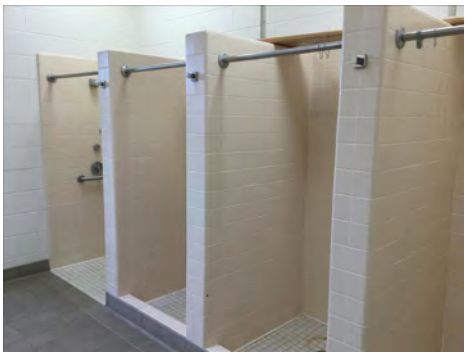
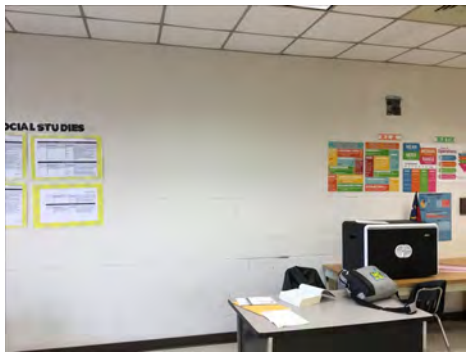






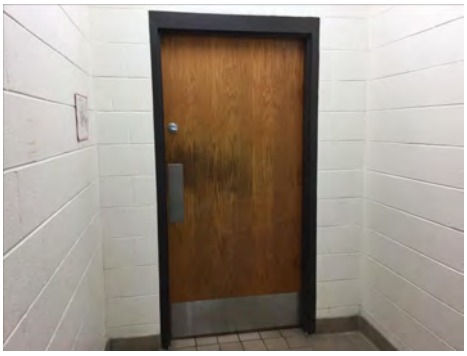

Note:

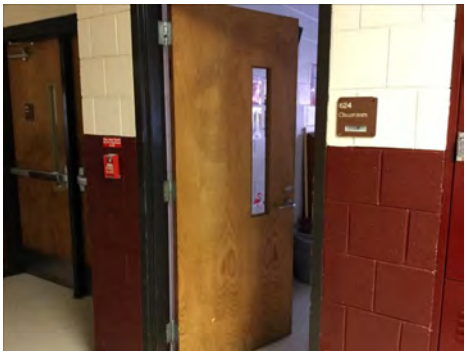
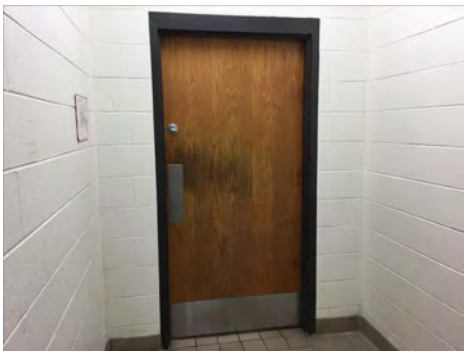
System: C1010 - Partitions

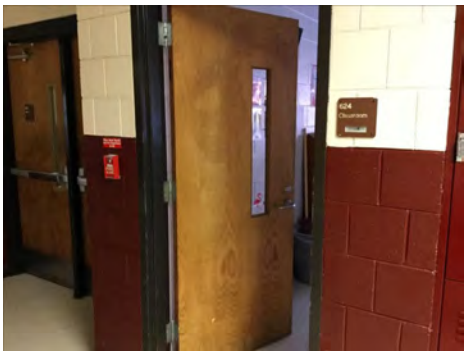







Note:

System: C1020 - Interior Doors

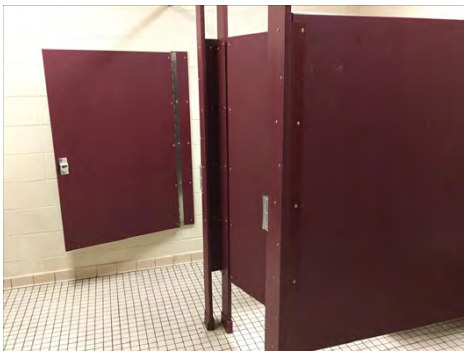


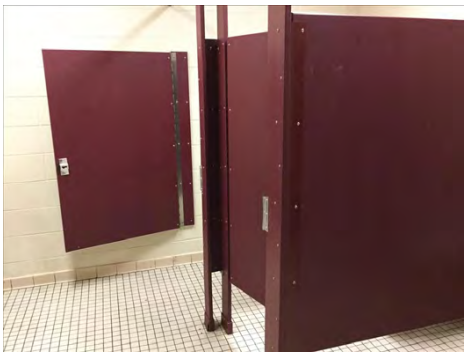


Note:

System: C1030 - Fittings

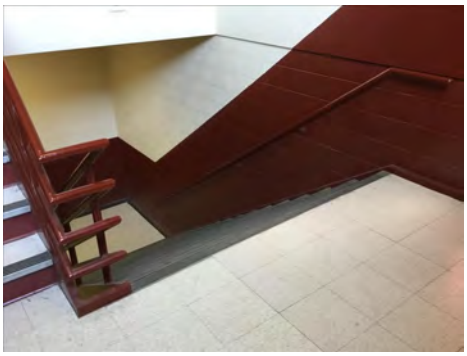
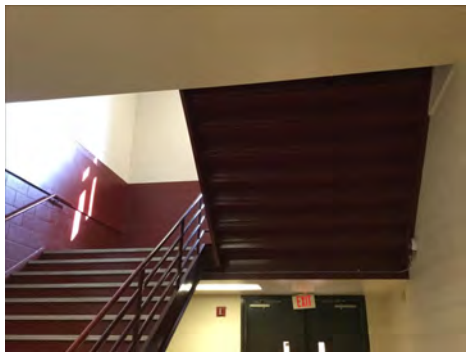
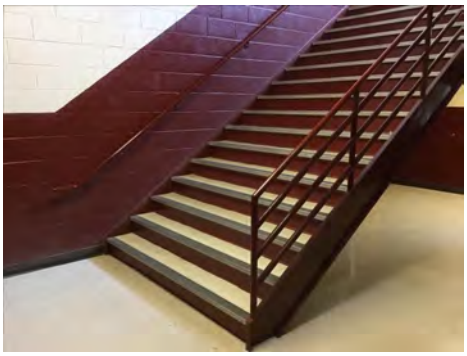
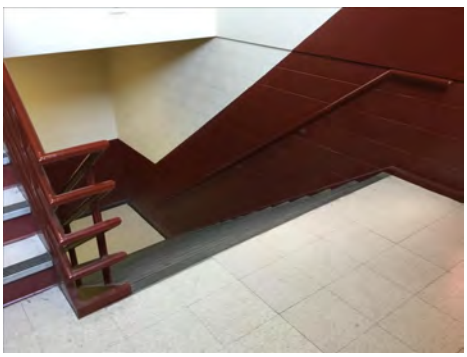
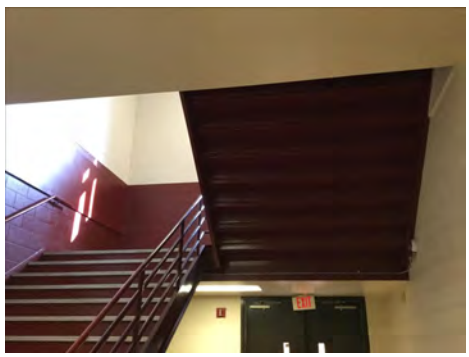
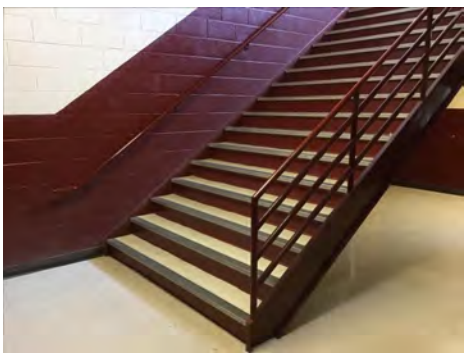







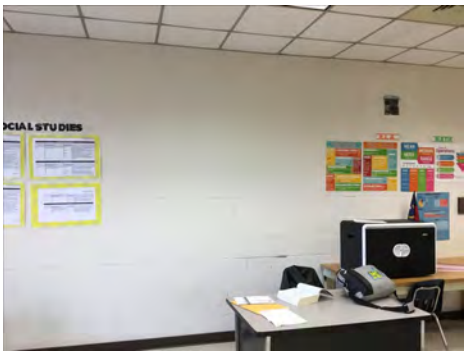
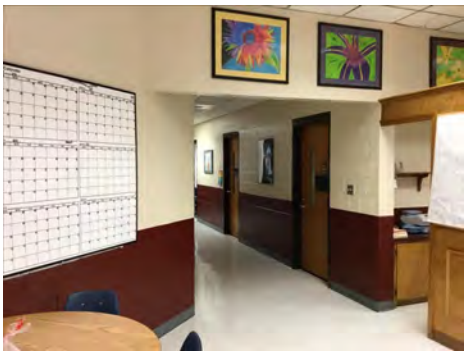
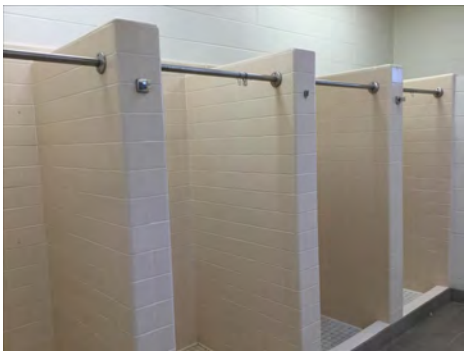
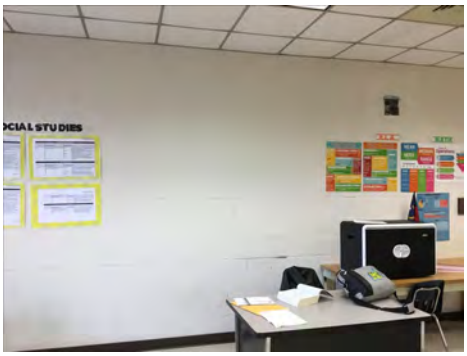
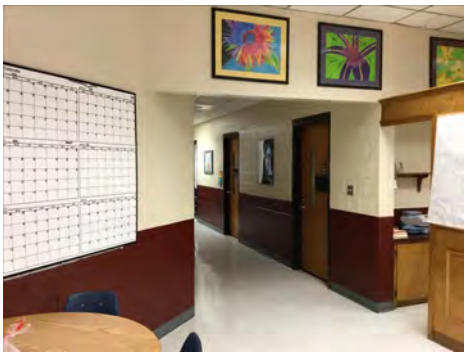
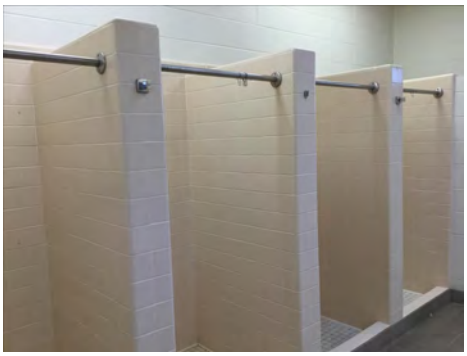
Note:

System: C2010 - Stair Construction

Note:

System: C3010 - Wall Finishes

Note:

System: C3020 - Floor Finishes



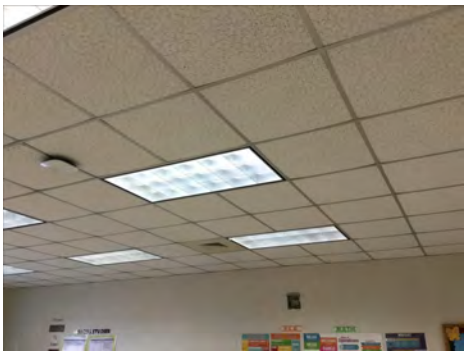
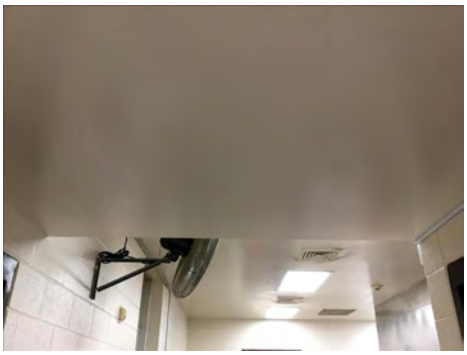
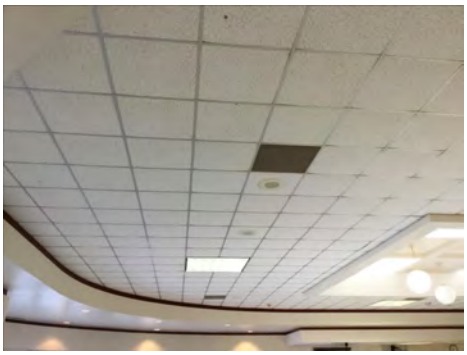
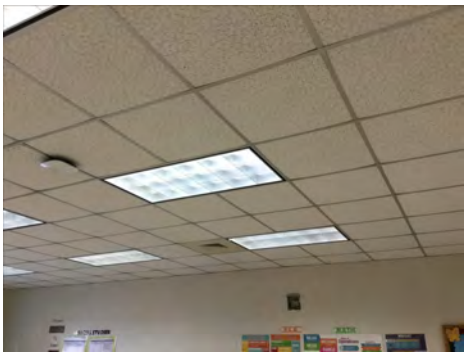
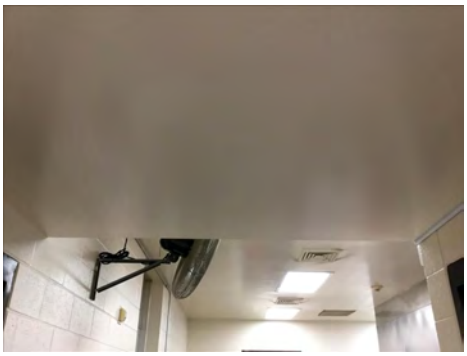
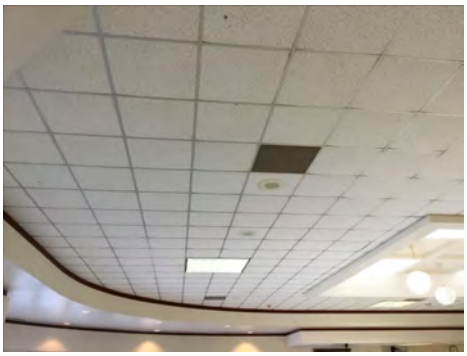







Note: VCT and carpet is original and needs to be replaced.

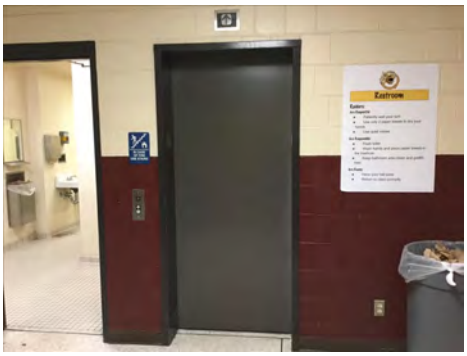
System: C3030 - Ceiling Finishes

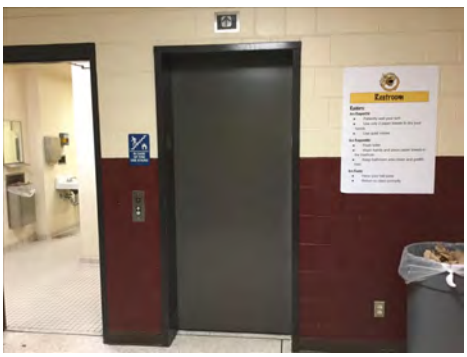







Note: ACT Tiles needs to be replaced

System: D1010 - Elevators and Lifts





Note:

System: D2010 - Plumbing Fixtures





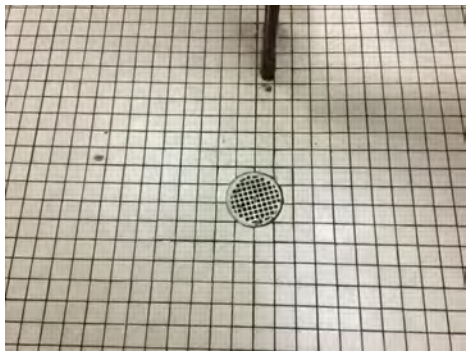

Note:

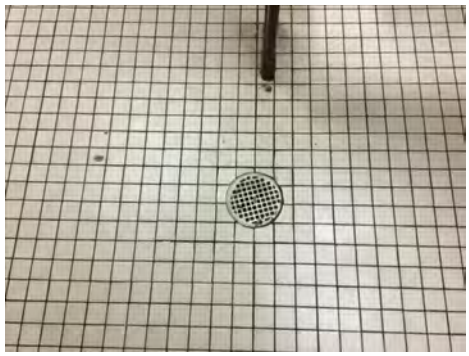
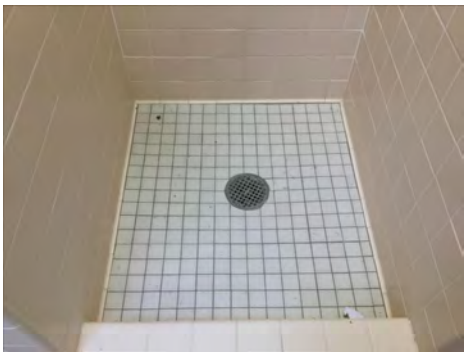
System: D2020 - Domestic Water Distribution




Note:

System: D2030 - Sanitary Waste

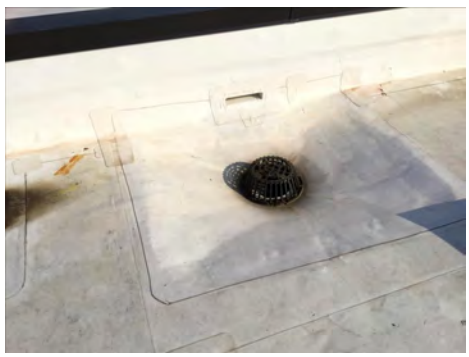




Note:

System: D2040 - Rain Water Drainage



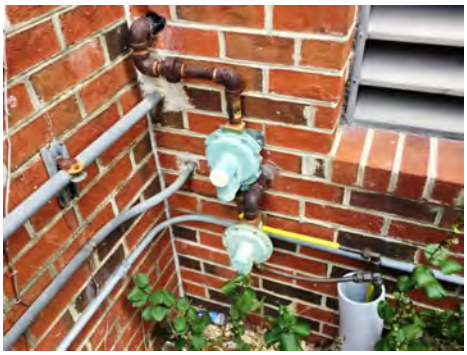





Note:

System: D2090 - Other Plumbing Systems -Nat Gas





Note:

System: D3020 - Heat Generating Systems






Note:

System: D3030 - Cooling Generating Systems






Note: Chillers in 2016 and cooling towers were installed in 2002

System: D3040 - Distribution Systems






Note:

System: D3050 - Terminal & Package Units






Note:

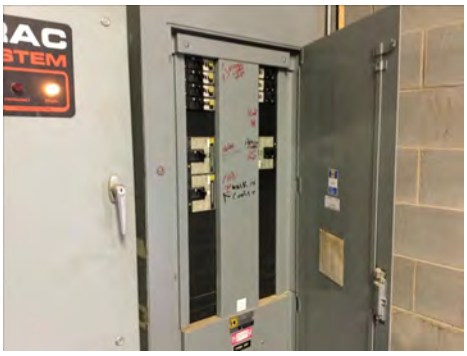
System: D3060 - Controls & Instrumentation

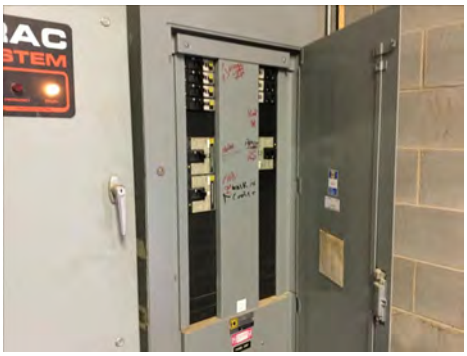




Note:

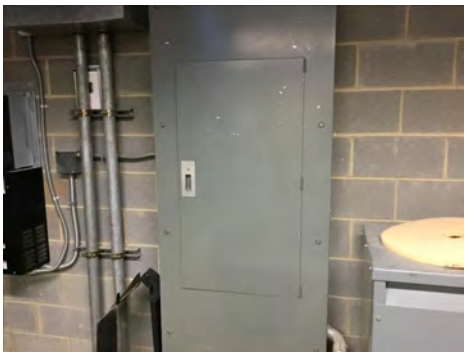
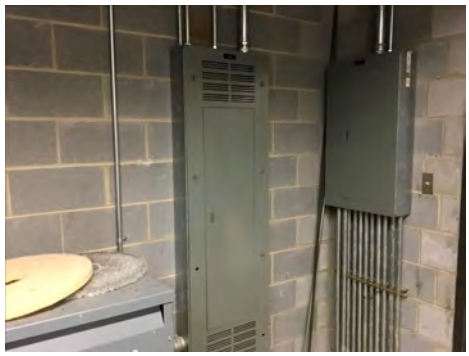
System: D5010 - Electrical Service/Distribution



Note:

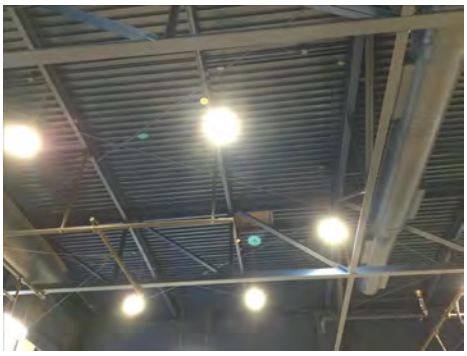
System: D5020 - Branch Wiring

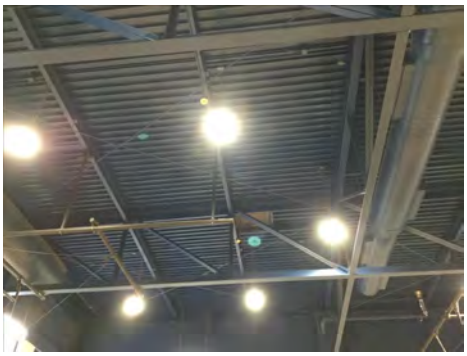





Note:

System: D5020 - Lighting

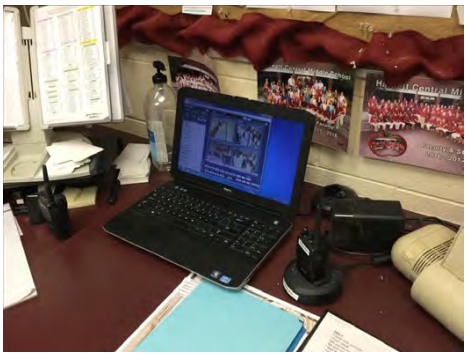




Note: Lights are changed to T8's and now they are being upgraded to LED's.

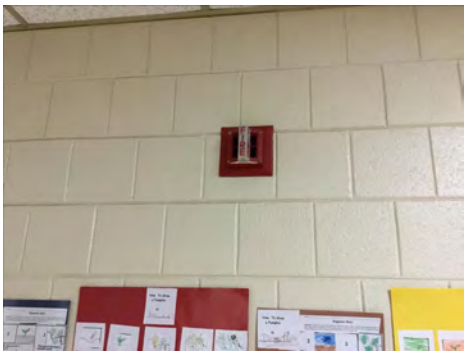
System: D5030810 - Security & Detection Systems





Note:

System: D5030910 - Fire Alarm Systems




Note:

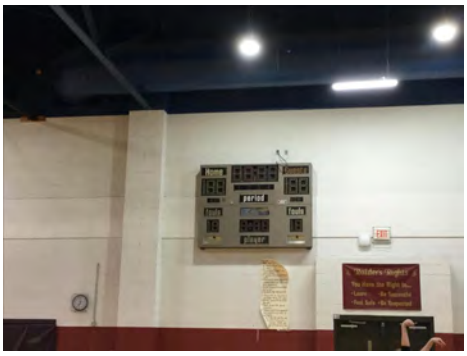
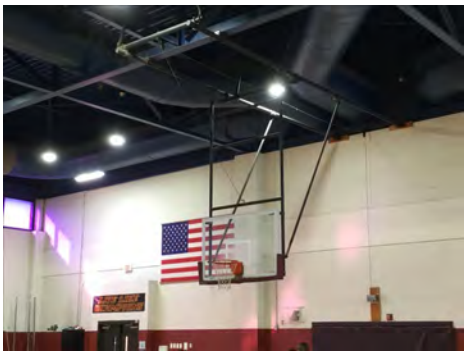
System: D5030920 - Data Communication

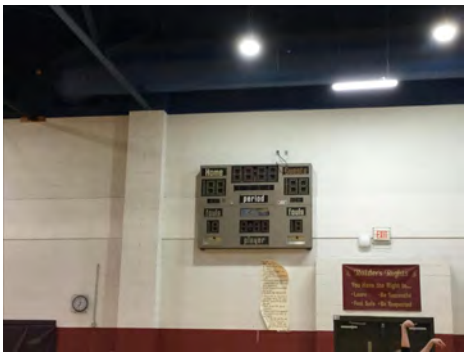
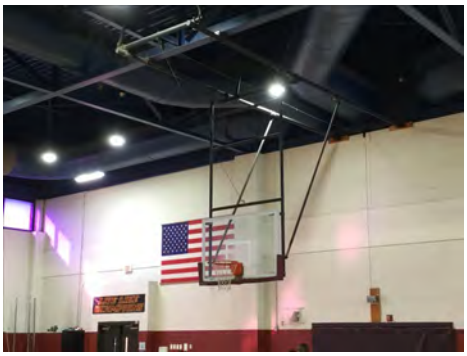

Note:

System: D5090 - Other Electrical Systems

Note: Propane powered

System: E1020 - Institutional Equipment


Note: New projectors, but the sports equipment is original.

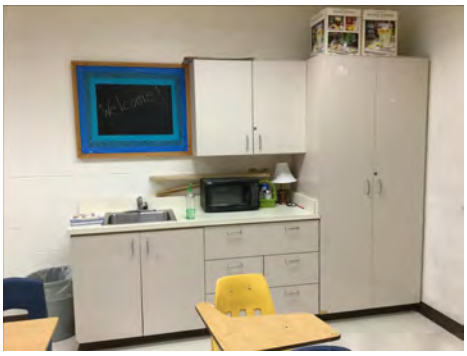
System: E1090 - Other Equipment

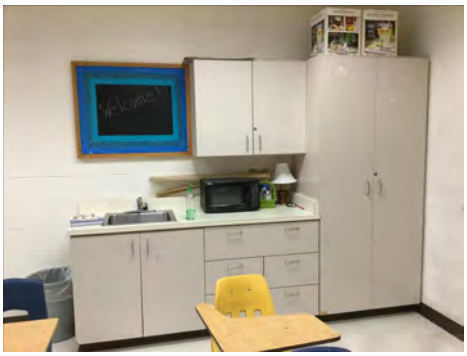





Note:

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:	**$6,534,605**	**$0**	**$0**	**$855,571**	**$4,908,499**	**$11,594,346**	**$0**	**$645,178**	**$0**	**$0**	**$0**	**$24,538,201**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$1,909,750	$0	$0	$0	$0	$0	**$1,909,750**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$185,166	$0	$0	$0	$0	$0	**$185,166**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$21,481	$0	$0	$0	$0	$0	**$21,481**
B3020 - Roof Openings	$0	$0	$0	$0	$42,300	$0	$0	$0	$0	$0	$0	**$42,300**
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	$446,577	$0	$0	$0	$0	$0	**$446,577**
C1030 - Fittings	$2,052,945	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,052,945**

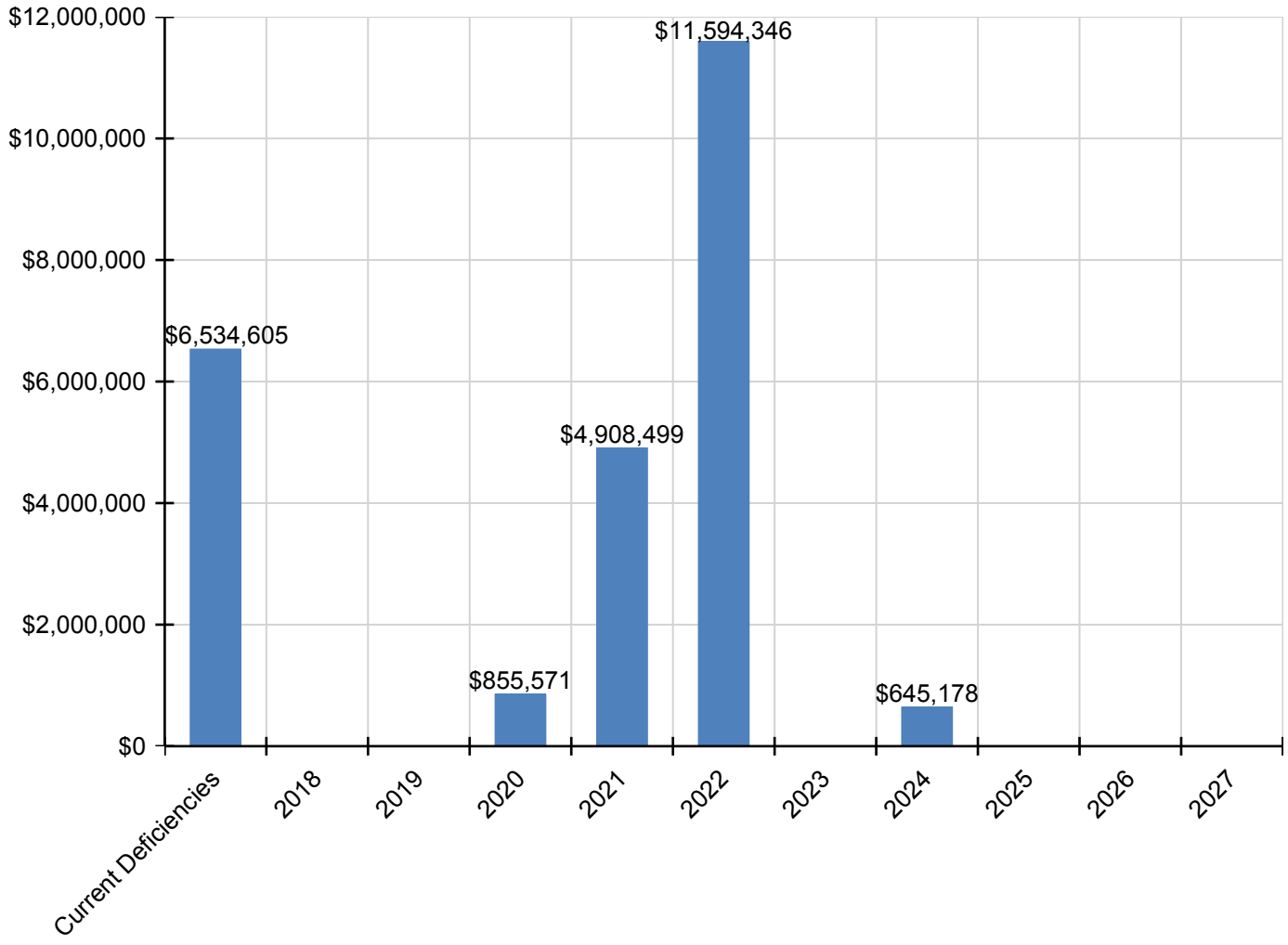
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$645,178	$0	$0	$0	**$645,178**
C3020 - Floor Finishes	$518,910	$0	$0	$0	$1,834,738	$0	$0	$0	$0	$0	$0	**$2,353,648**
C3030 - Ceiling Finishes	$323,509	$0	$0	$0	$2,003,937	$0	$0	$0	$0	$0	$0	**$2,327,446**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$219,657	$0	$0	$0	$0	$0	**$219,657**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$1,749,998	$0	$0	$0	$0	$0	**$1,749,998**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$186,982	$0	$0	$0	$0	$0	**$186,982**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$294,087	$0	$0	$0	$0	$0	**$294,087**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$107,105	$0	$0	$0	$0	$0	**$107,105**
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**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$1,572,094	$0	$0	$0	$0	$0	**$1,572,094**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$1,933,349	$0	$0	$0	$0	$0	**$1,933,349**
D3050 - Terminal & Package Units	$0	$0	$0	$855,571	$0	$0	$0	$0	$0	$0	$0	**$855,571**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$613,848	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$613,848**
D4020 - Standpipes	$104,918	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$104,918**
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	$891,338	$0	$0	$0	$0	$0	**$891,338**
D5020 - Lighting	$0	$0	$0	$0	$0	$2,076,762	$0	$0	$0	$0	$0	**$2,076,762**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$355,468	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$355,468**
D5030910 - Fire Alarm Systems	$643,601	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$643,601**
D5030920 - Data Communication	$0	$0	$0	$0	$937,638	$0	$0	$0	$0	$0	$0	**$937,638**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$89,887	$0	$0	$0	$0	$0	$0	**$89,887**

E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment	$1,067,970	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,067,970**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$853,436	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$853,436**

** Indicates non-renewable system*

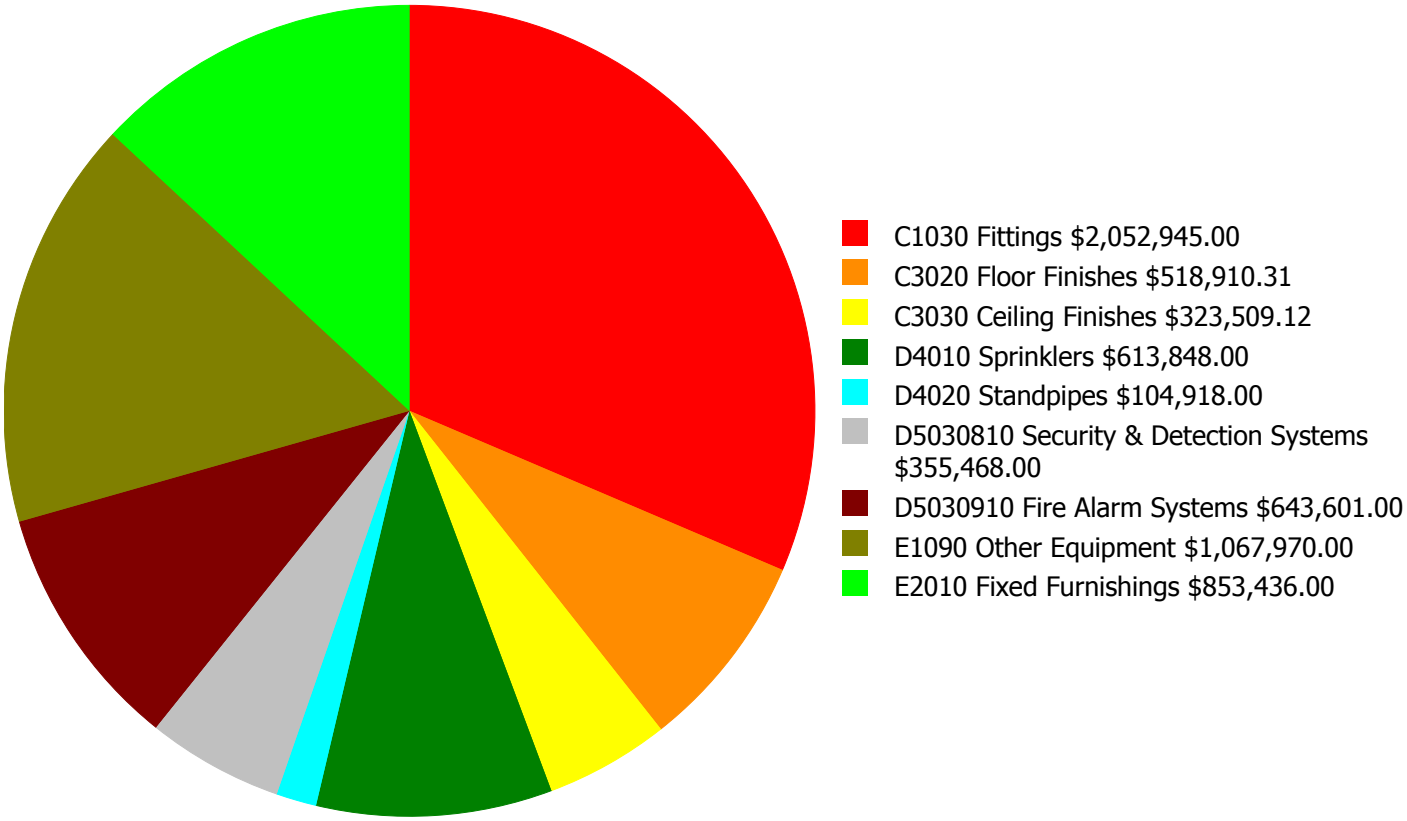
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

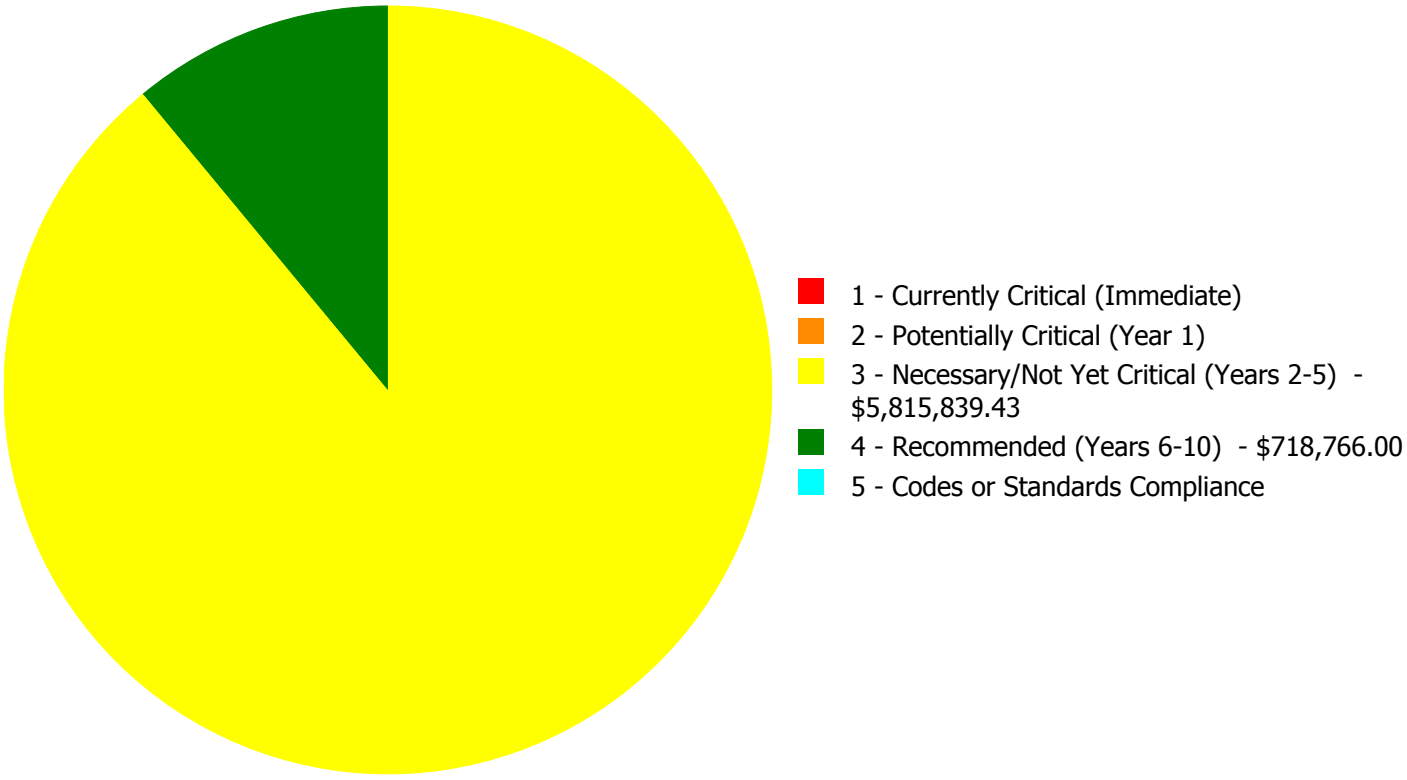
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $6,534,605.43

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: $6,534,605.43

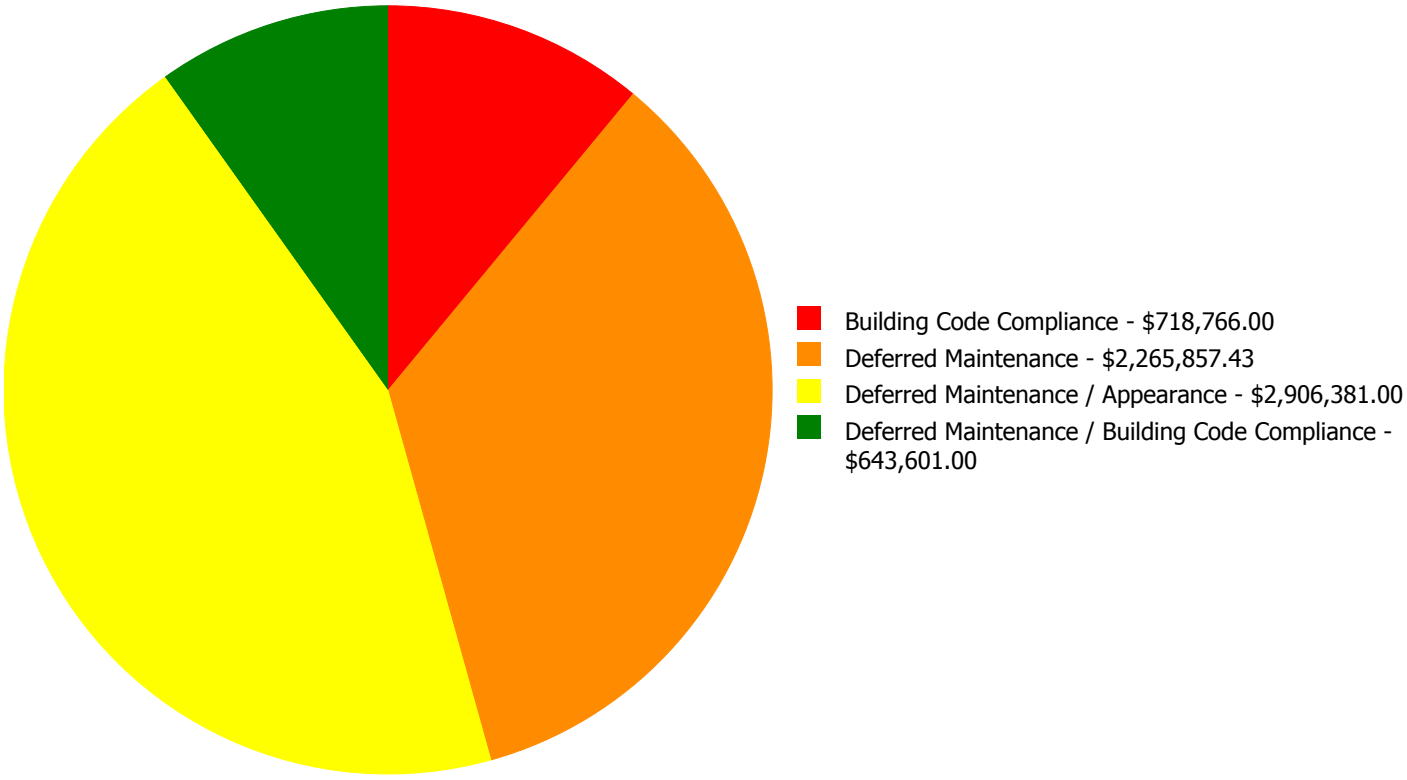
Deficiency By Priority Investment Table

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
C1030	Fittings	$0.00	$0.00	$2,052,945.00	$0.00	$0.00	$2,052,945.00
C3020	Floor Finishes	$0.00	$0.00	$518,910.31	$0.00	$0.00	$518,910.31
C3030	Ceiling Finishes	$0.00	$0.00	$323,509.12	$0.00	$0.00	$323,509.12
D4010	Sprinklers	$0.00	$0.00	$0.00	$613,848.00	$0.00	$613,848.00
D4020	Standpipes	$0.00	$0.00	$0.00	$104,918.00	$0.00	$104,918.00
D5030810	Security & Detection Systems	$0.00	$0.00	$355,468.00	$0.00	$0.00	$355,468.00
D5030910	Fire Alarm Systems	$0.00	$0.00	$643,601.00	$0.00	$0.00	$643,601.00
E1090	Other Equipment	$0.00	$0.00	$1,067,970.00	$0.00	$0.00	$1,067,970.00
E2010	Fixed Furnishings	$0.00	$0.00	$853,436.00	$0.00	$0.00	$853,436.00
	Total:	$0.00	$0.00	$5,815,839.43	$718,766.00	$0.00	$6,534,605.43

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:



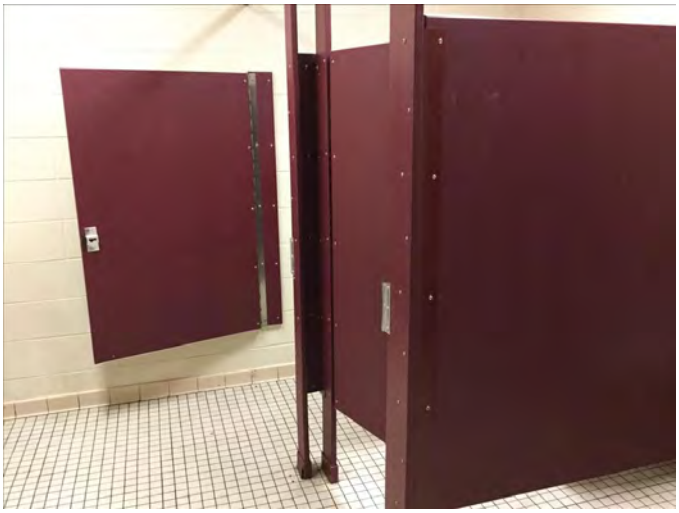
Budget Estimate Total: $6,534,605.43

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):

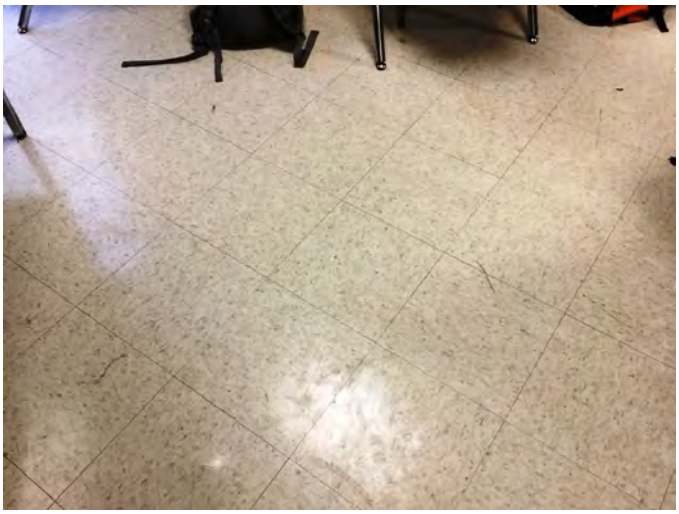
System: C1030 - Fittings



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 142,358.00
Unit of Measure: S.F.
Estimate: $2,052,945.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

Notes: The fittings are beyond its service life and should be replaced.

System: C3020 - Floor Finishes



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace vinyl tile flooring
Qty: 4,072.00
Unit of Measure: S.Y.
Estimate: $437,797.01
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

Notes: The vinyl flooring is beyond its service life and should be replaced.

System: C3020 - Floor Finishes

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace carpet
Qty: 948.88
Unit of Measure: S.Y.
Estimate: $81,113.30
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

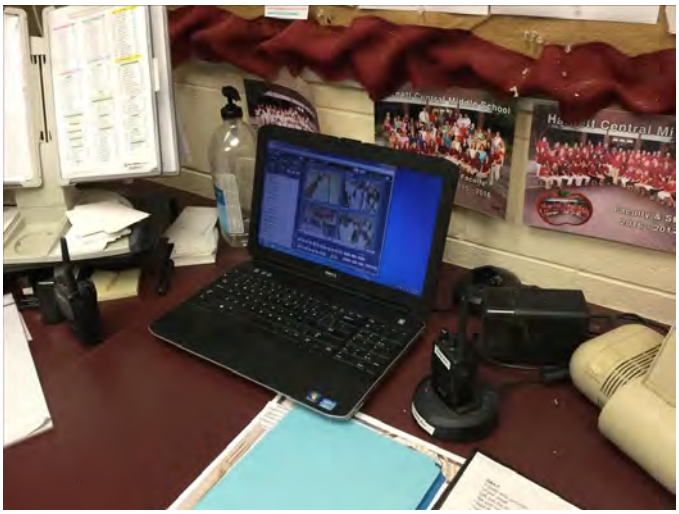
Notes: The carpet is beyond its service life and should be replaced.

System: C3030 - Ceiling Finishes

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace acoustic tile ceiling, fire-rated
Qty: 1,138.86
Unit of Measure: C.S.F.
Estimate: $323,509.12
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

Notes: The acoustical ceiling tiles are beyond service life due to moisture and age, and the tiles should be replaced.

System: D5030810 - Security & Detection Systems



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 142,358.00
Unit of Measure: S.F.
Estimate: $355,468.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

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

System: D5030910 - Fire Alarm Systems

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Building Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 142,358.00
Unit of Measure: S.F.
Estimate: $643,601.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

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

System: E1090 - Other Equipment

Location: Cafeteria
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 142,358.00
Unit of Measure: S.F.
Estimate: $1,067,970.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

Notes: The kitchen equipment is beyond its service life and should be replaced.

System: E2010 - Fixed Furnishings

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 142,358.00
Unit of Measure: S.F.
Estimate: $853,436.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 142,358.00
Unit of Measure: S.F.
Estimate: $613,848.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

Notes: The school does not have any sprinkler system and should be installed.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 142,358.00
Unit of Measure: S.F.
Estimate: $104,918.00
Assessor Name: Eduardo Lopez
Date Created: 02/27/2017

Notes: The fire sprinkler system is missing and it should be installed.

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:	MS -Middle School
Gross Area (SF):	200
Year Built:	1992
Last Renovation:	
Replacement Value:	$29,686
Repair Cost:	$1,905.00
Total FCI:	6.42 %
Total RSLI:	54.49 %
FCA Score:	93.58

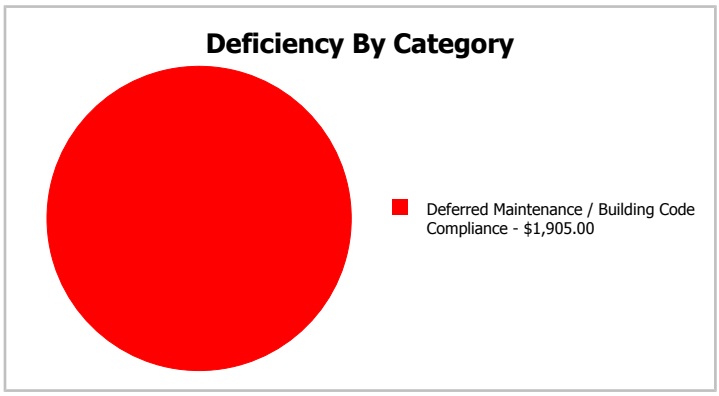
Description:

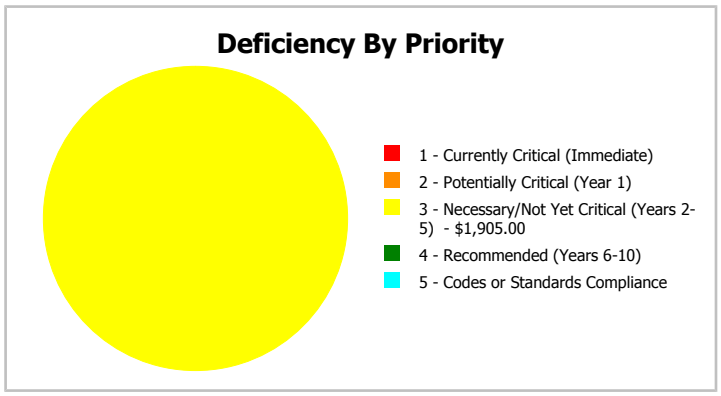
The narrative for this building is included in the Executive Summary Description at the front of this report.

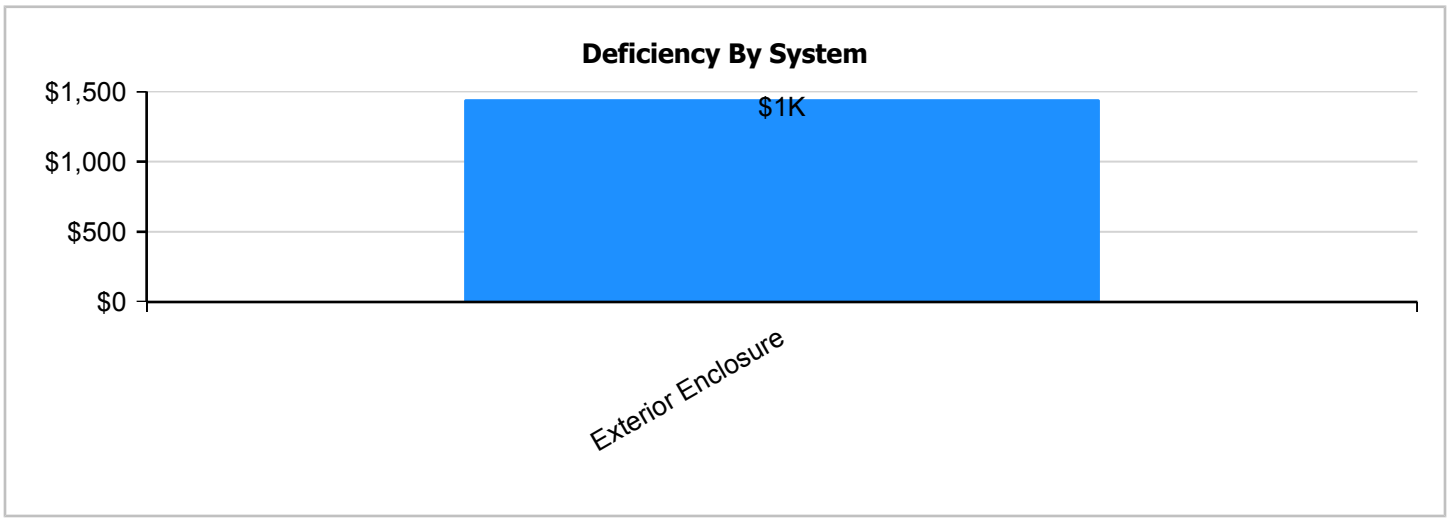
Attributes: This asset has no attributes.

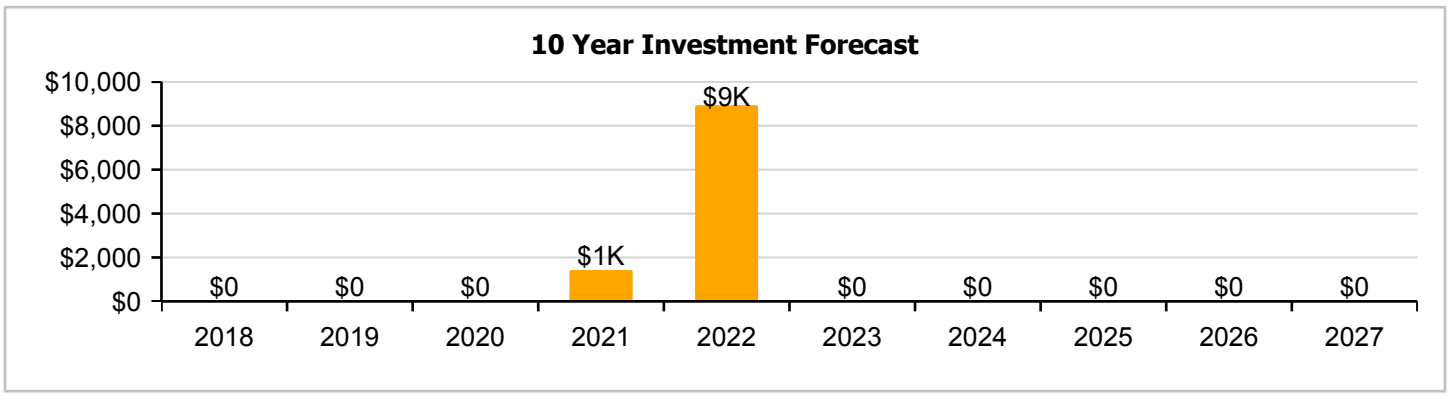
Dashboard Summary

Function:	MS -Middle School	Gross Area:	200
Year Built:	1992	Last Renovation:	
Repair Cost:	$1,905	Replacement Value:	$29,686
FCI:	6.42 %	RSLI%:	54.49 %









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	75.00 %	0.00 %	$0.00
B10 - Superstructure	75.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	45.31 %	17.13 %	$1,905.00
B30 - Roofing	20.00 %	0.00 %	$0.00
C20 - Stairs	0.00 %	0.00 %	$0.00
D50 - Electrical	19.75 %	0.00 %	$0.00
Totals:	**54.49 %**	**6.42 %**	**$1,905.00**

Photo Album

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

1). Southeast Elevation - Nov 15, 2016

2). West Elevation - Nov 15, 2016

3). Northwest Elevation - Nov 15, 2016

4). Southwest Elevation - Nov 15, 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.	200	100	1992	2092		75.00 %	0.00 %	75			$4,026
A1030	Slab on Grade	$19.75	S.F.	200	100	1992	2092		75.00 %	0.00 %	75			$3,950
B1010	Floor Construction	$11.44	S.F.	200	100	1992	2092		75.00 %	0.00 %	75			$2,288
B1020	Roof Construction	$16.26	S.F.	200	100	1992	2092		75.00 %	0.00 %	75			$3,252
B2010	Exterior Walls	$29.79	S.F.	200	100	1992	2092		75.00 %	0.00 %	75			$5,958
B2020	Exterior Windows	$17.17	S.F.	200	30	1992	2022		16.67 %	0.00 %	5			$3,434
B2030	Exterior Doors	$8.66	S.F.	200	30	1992	2022	2016	0.00 %	109.99 %	-1		$1,905.00	$1,732
B3010140	Asphalt Shingles	$4.32	S.F.	200	20	1992	2012	2021	20.00 %	0.00 %	4			$864
C2010	Stair Construction	$0.00	S.F.	200	100	1992	2092		75.00 %	0.00 %	75			$0
D5010	Electrical Service/Distribution	$3.09	S.F.	200	40	1992	2032		37.50 %	0.00 %	15			$618
D5020	Branch Wiring	$9.24	S.F.	200	30	1992	2022		16.67 %	0.00 %	5			$1,848
D5020	Lighting	$8.58	S.F.	200	30	1992	2022		16.67 %	0.00 %	5			$1,716
								Total	**54.49 %**	**6.42 %**			**$1,905.00**	**$29,686**

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:

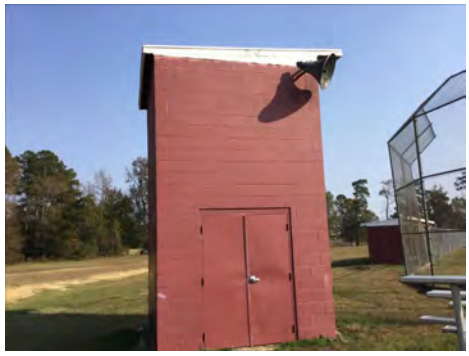
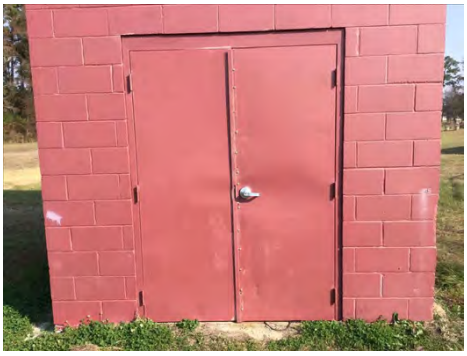
System: B2010 - Exterior Walls


Note:

System: B2020 - Exterior Windows


Note:

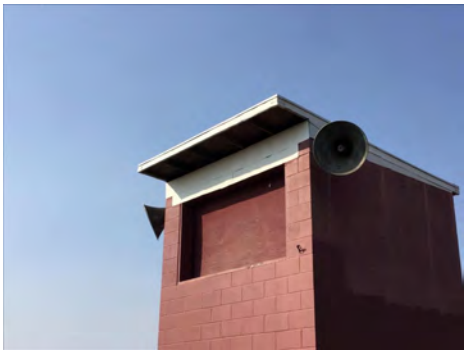
System: B2030 - Exterior Doors

Note:

System: B3010140 - Asphalt Shingles





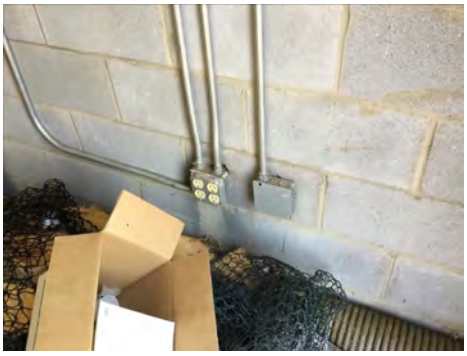
Note:

System: C2010 - Stair Construction



Note:

System: D5010 - Electrical Service/Distribution



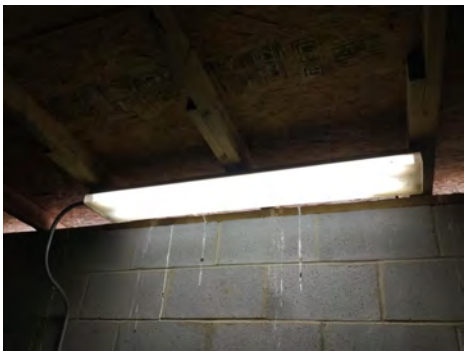
Note:

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.

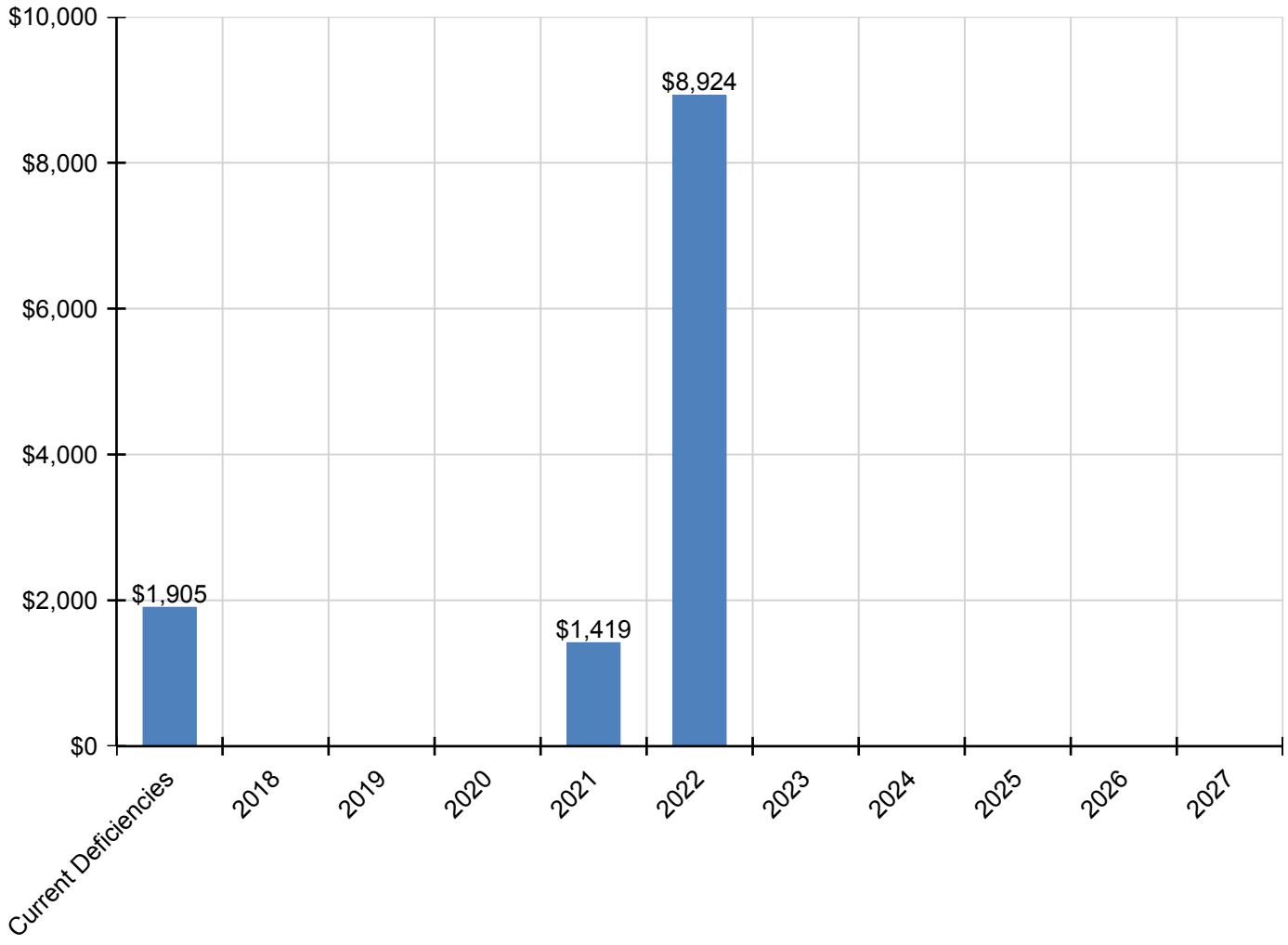
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$1,905**	**$0**	**$0**	**$0**	**$1,419**	**$8,924**	**$0**	**$0**	**$0**	**$0**	**$0**	**$12,248**
*** 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	$4,379	$0	$0	$0	$0	$0	**$4,379**
B2030 - Exterior Doors	$1,905	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,905**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$0	$0	$1,419	$0	$0	$0	$0	$0	$0	**$1,419**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C2010 - Stair Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$2,357	$0	$0	$0	$0	$0	**$2,357**
D5020 - Lighting	$0	$0	$0	$0	$0	$2,189	$0	$0	$0	$0	$0	**$2,189**

** Indicates non-renewable system*

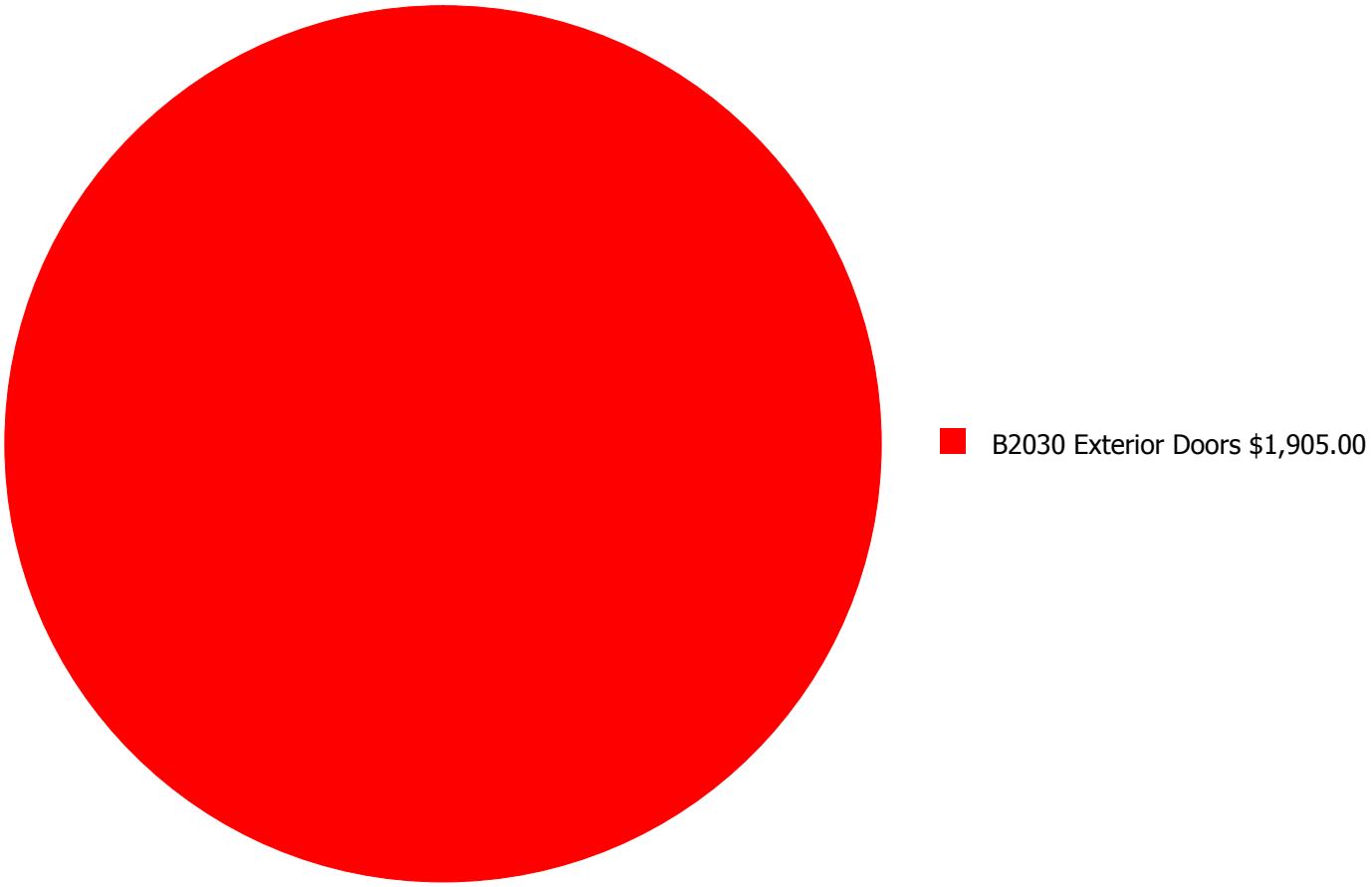
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

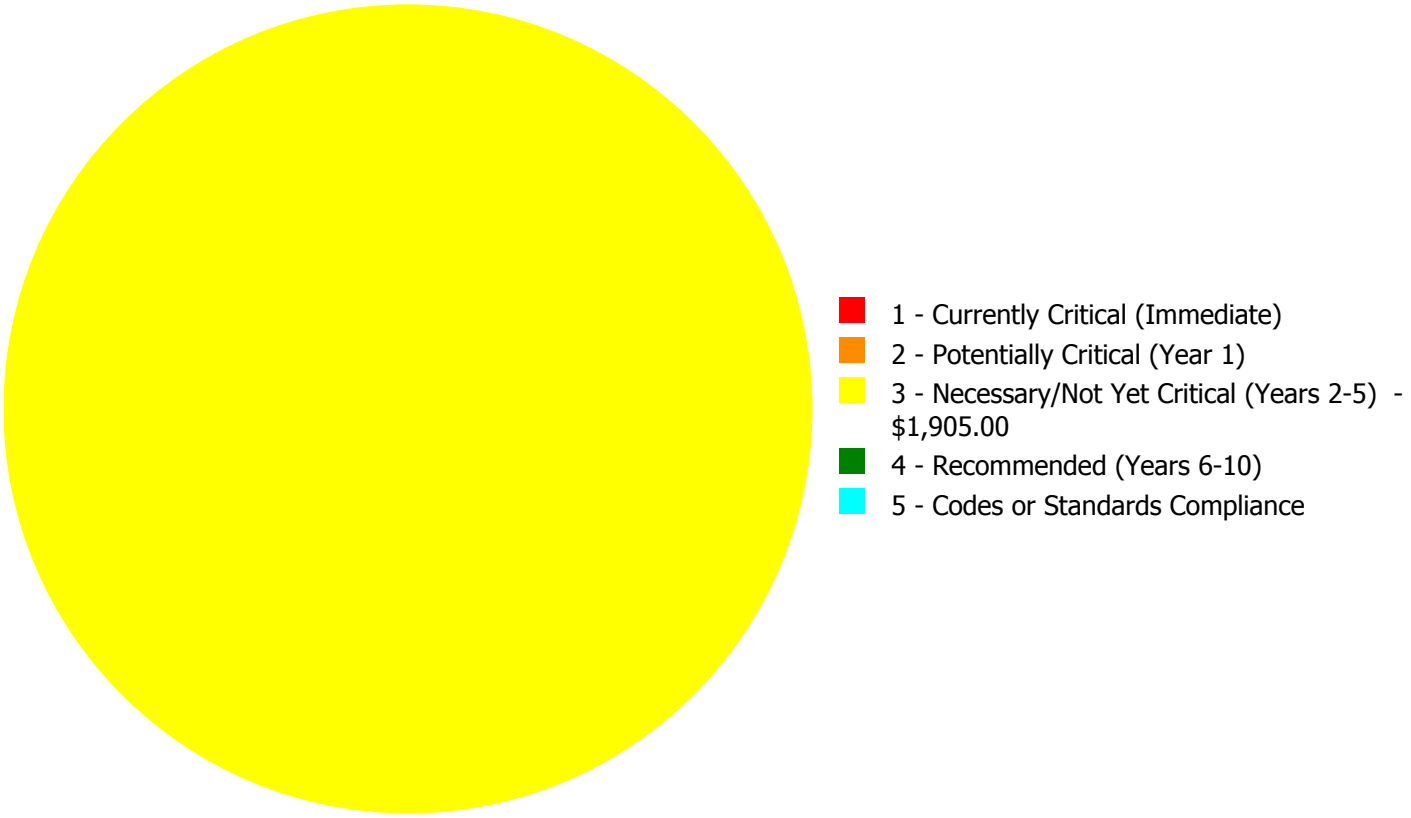
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $1,905.00

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: $1,905.00

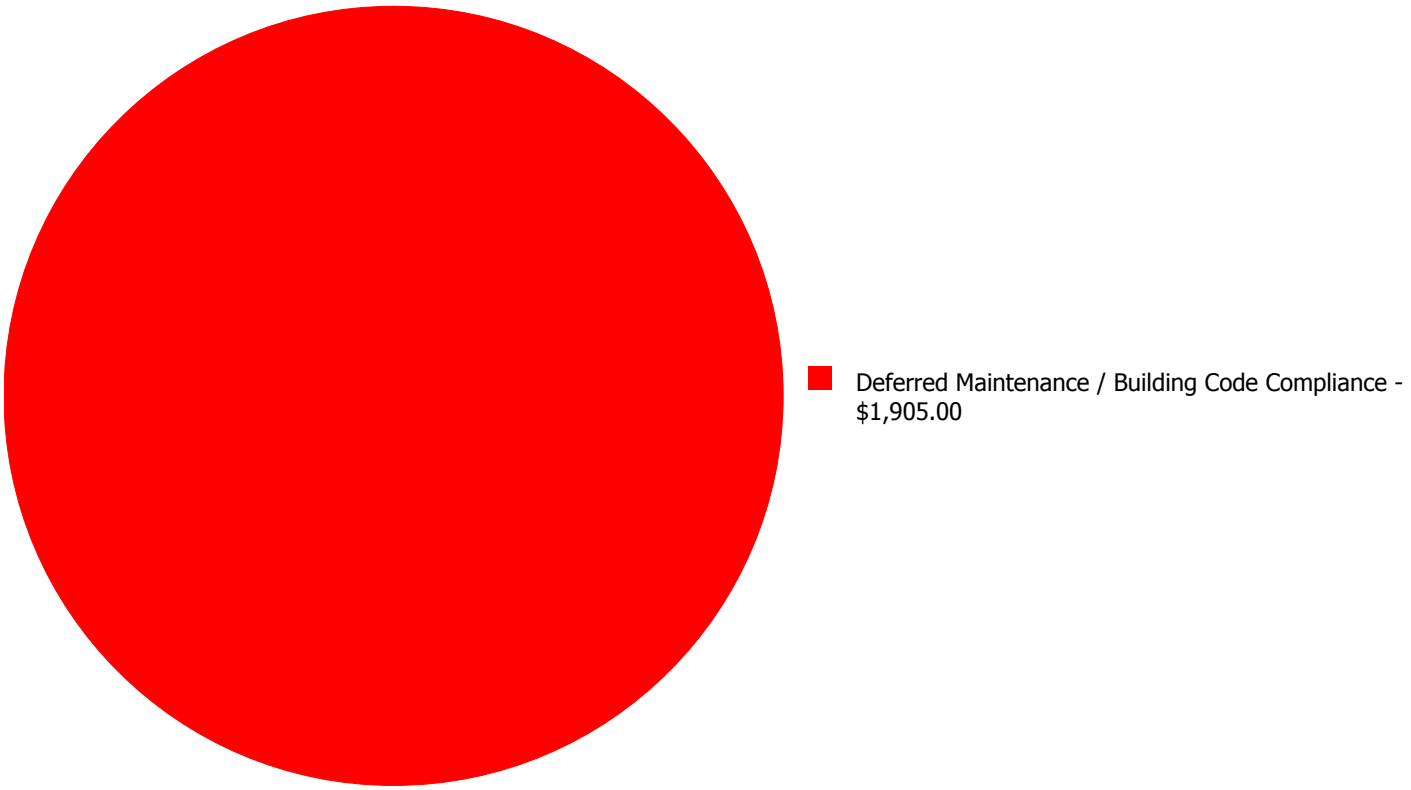
Deficiency By Priority Investment Table

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	$1,905.00	$0.00	$0.00	$1,905.00
	Total:	$0.00	$0.00	$1,905.00	$0.00	$0.00	$1,905.00

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:



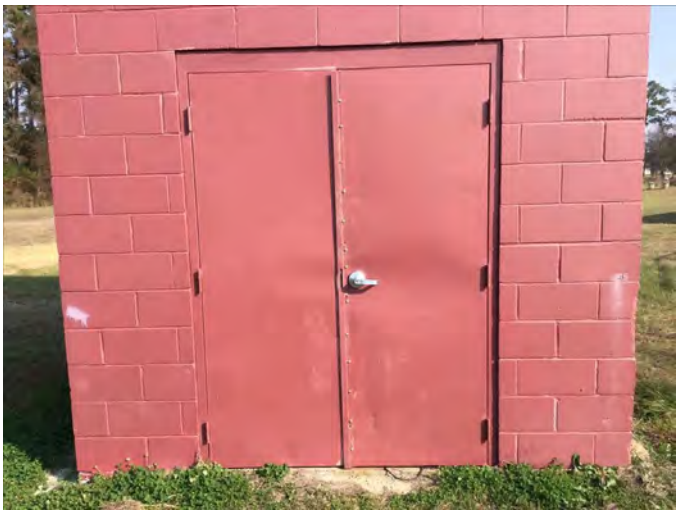
Budget Estimate Total: $1,905.00

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 of the building
Distress:	Damaged
Category:	Deferred Maintenance / Building Code Compliance
Priority:	3 - Necessary/Not Yet Critical (Years 2-5)
Correction:	Renew System
Qty:	200.00
Unit of Measure:	S.F.
Estimate:	$1,905.00
Assessor Name:	Eduardo Lopez
Date Created:	11/16/2016

Notes: The exterior door is rusted and 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:	MS -Middle School
Gross Area (SF):	832
Year Built:	1992
Last Renovation:	
Replacement Value:	$163,554
Repair Cost:	$9,765.00
Total FCI:	5.97 %
Total RSLI:	46.18 %
FCA Score:	94.03

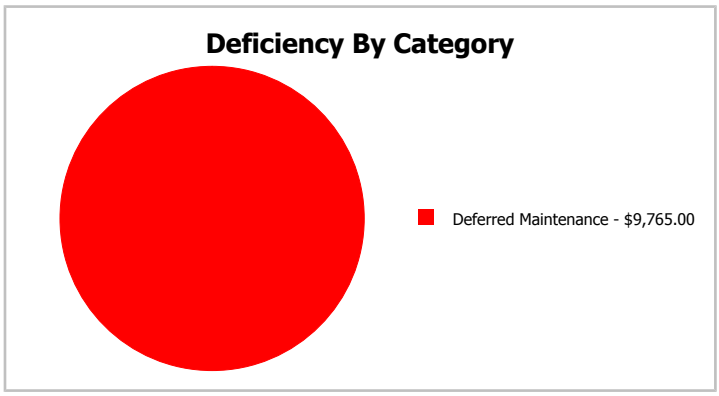
Description:

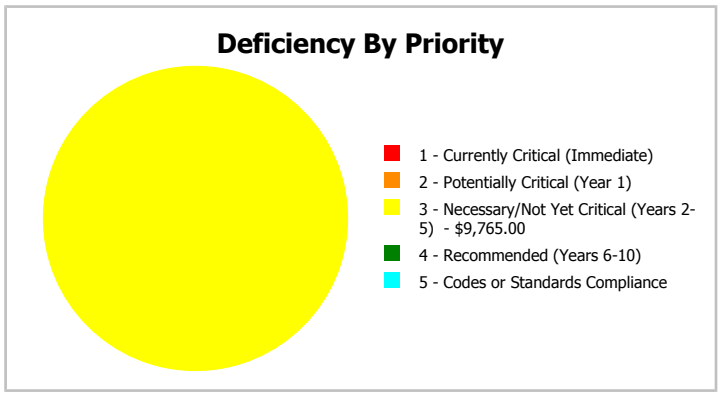
The narrative for this building is included in the Executive Summary Description at the front of this report.

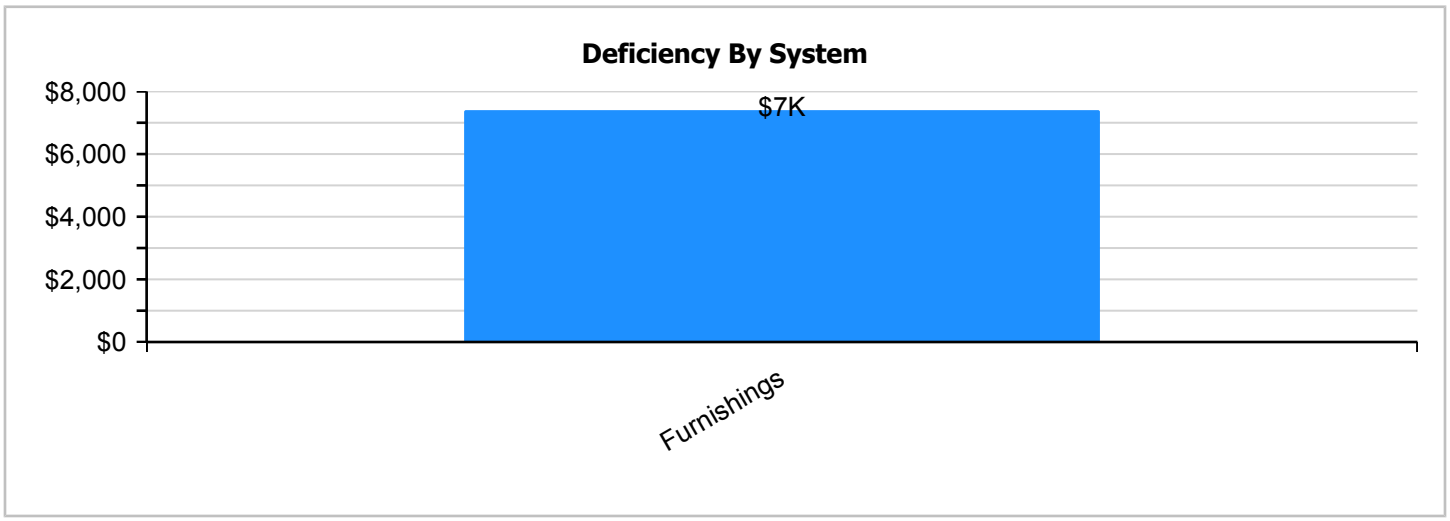
Attributes: This asset has no attributes.

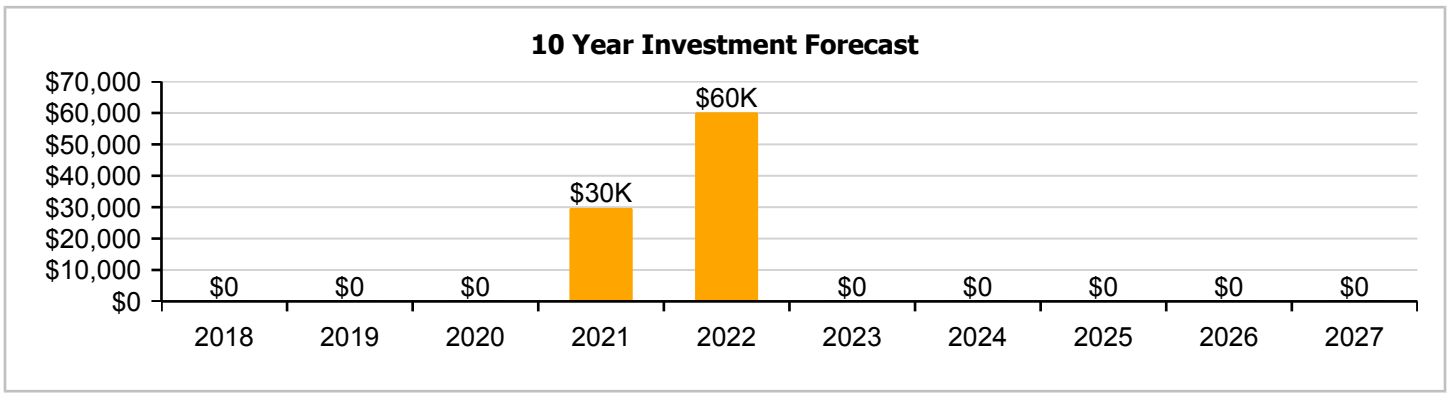
Dashboard Summary

Function:	MS -Middle School	Gross Area:	832
Year Built:	1992	Last Renovation:	
Repair Cost:	$9,765	Replacement Value:	$163,554
FCI:	5.97 %	RSLI%:	46.18 %









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A10 - Foundations	75.00 %	0.00 %	$0.00
B10 - Superstructure	75.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	47.91 %	0.00 %	$0.00
B30 - Roofing	20.00 %	0.00 %	$0.00
C10 - Interior Construction	19.31 %	0.00 %	$0.00
C20 - Stairs	75.00 %	0.00 %	$0.00
C30 - Interior Finishes	24.38 %	0.00 %	$0.00
D20 - Plumbing	16.67 %	0.00 %	$0.00
D50 - Electrical	19.75 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	110.00 %	$9,765.00
Totals:	**46.18 %**	**5.97 %**	**$9,765.00**

Photo Album

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

1). East Elevation - Nov 15, 2016

2). South Elevation - Nov 15, 2016

3). West Elevation - Nov 15, 2016

4). North Elevation - Nov 15, 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:

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System Listing

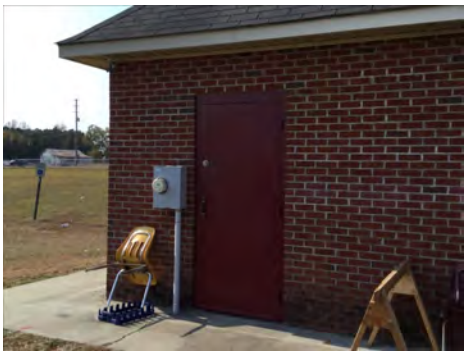
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to 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.	832	100	1992	2092		75.00 %	0.00 %	75			$16,748
A1030	Slab on Grade	$19.75	S.F.	832	100	1992	2092		75.00 %	0.00 %	75			$16,432
B1010	Floor Construction	$11.44	S.F.	832	100	1992	2092		75.00 %	0.00 %	75			$9,518
B1020	Roof Construction	$16.26	S.F.	832	100	1992	2092		75.00 %	0.00 %	75			$13,528
B2010	Exterior Walls	$29.79	S.F.	832	100	1992	2092		75.00 %	0.00 %	75			$24,785
B2020	Exterior Windows	$17.17	S.F.	832	30	1992	2022		16.67 %	0.00 %	5			$14,285
B2030	Exterior Doors	$8.66	S.F.	832	30	1992	2022		16.67 %	0.00 %	5			$7,205
B3010140	Asphalt Shingles	$4.32	S.F.	832	20	1992	2012	2021	20.00 %	0.00 %	4			$3,594
C1020	Interior Doors	$2.20	S.F.	832	30	1992	2022		16.67 %	0.00 %	5			$1,830
C1030	Fittings	$8.47	S.F.	832	20	1992	2012	2021	20.00 %	0.00 %	4			$7,047
C2010	Stair Construction	$1.36	S.F.	832	100	1992	2092		75.00 %	0.00 %	75			$1,132
C3010	Wall Finishes	$5.11	S.F.	832	10	1992	2002	2021	40.00 %	0.00 %	4			$4,252
C3030	Ceiling Finishes	$9.52	S.F.	832	25	1992	2017	2021	16.00 %	0.00 %	4			$7,921
D2010	Plumbing Fixtures	$9.98	S.F.	832	30	1992	2022		16.67 %	0.00 %	5			$8,303
D2020	Domestic Water Distribution	$0.84	S.F.	832	30	1992	2022		16.67 %	0.00 %	5			$699
D5010	Electrical Service/Distribution	$3.09	S.F.	832	40	1992	2032		37.50 %	0.00 %	15			$2,571
D5020	Branch Wiring	$9.24	S.F.	832	30	1992	2022		16.67 %	0.00 %	5			$7,688
D5020	Lighting	$8.58	S.F.	832	30	1992	2022		16.67 %	0.00 %	5			$7,139
E2010	Fixed Furnishings	$10.67	S.F.	832	20	1992	2012		0.00 %	110.00 %	-5		$9,765.00	$8,877
								Total	**46.18 %**	**5.97 %**			**$9,765.00**	**$163,554**

System Notes

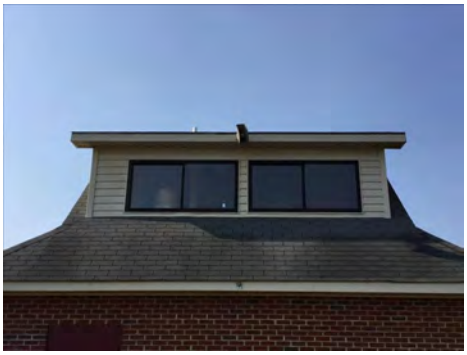
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B2010 - Exterior Walls

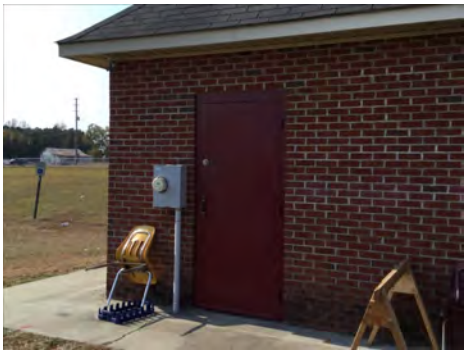
Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors



Note:

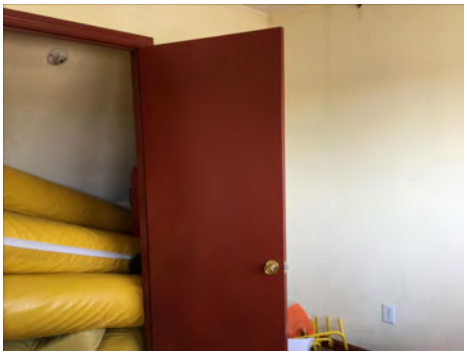
System: B3010140 - Asphalt Shingles



Note:

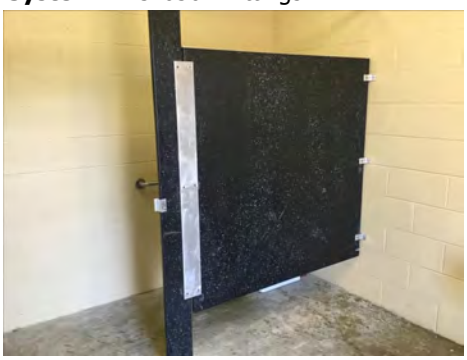
System: C1020 - Interior Doors





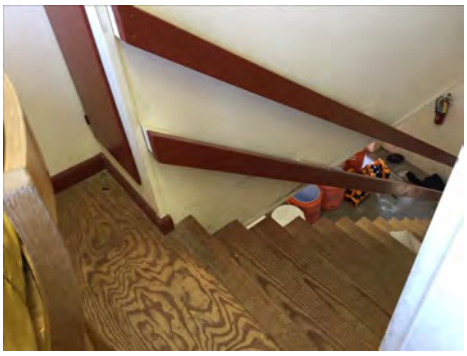
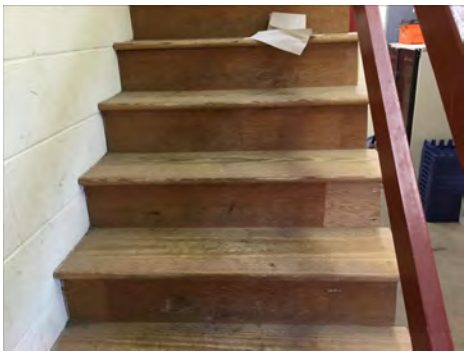
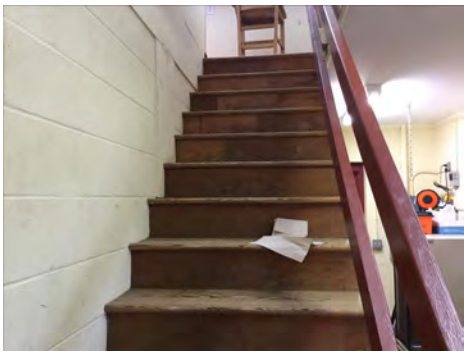
Note:

System: C1030 - Fittings



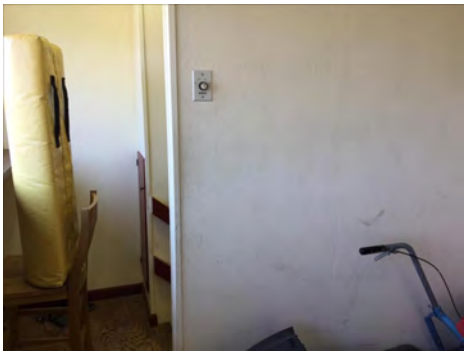
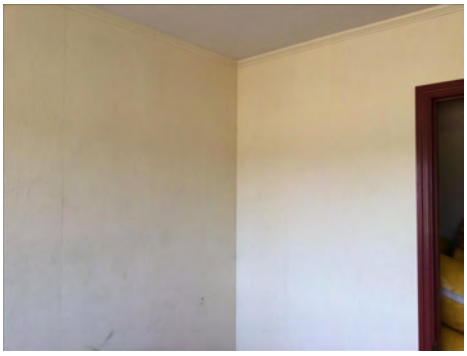
Note:

System: C2010 - Stair Construction

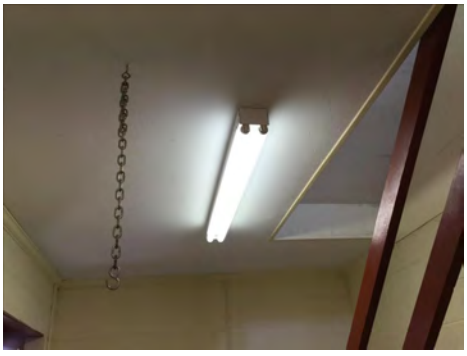
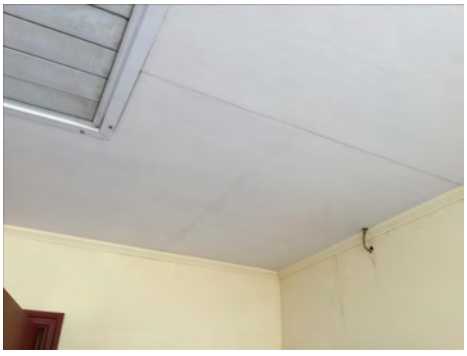
Note:

System: C3010 - Wall Finishes

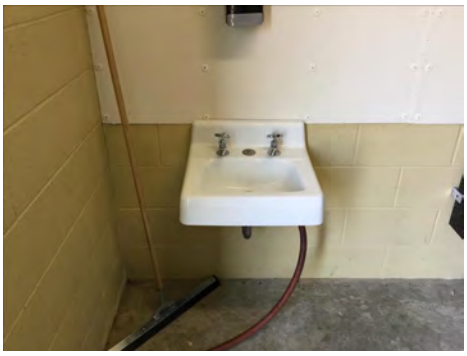
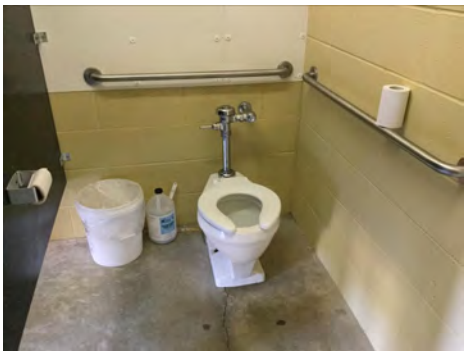

Note:

System: C3030 - Ceiling Finishes

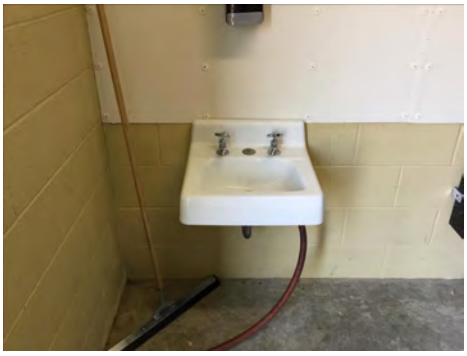

Note:

System: D2010 - Plumbing Fixtures

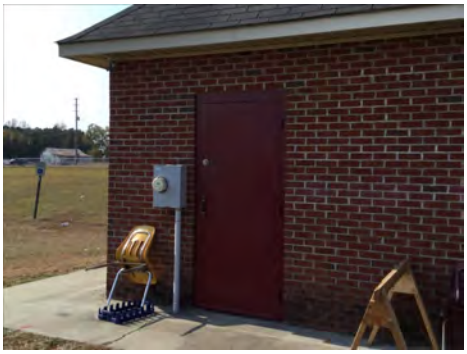

Note:

System: D2020 - Domestic Water Distribution



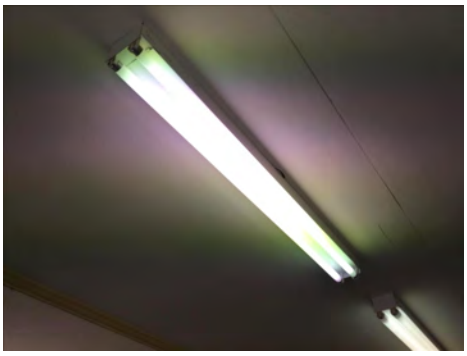
Note:

System: D5010 - Electrical Service/Distribution



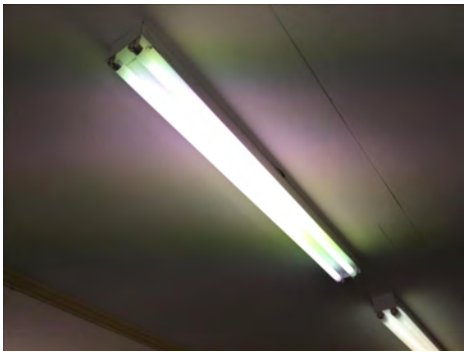
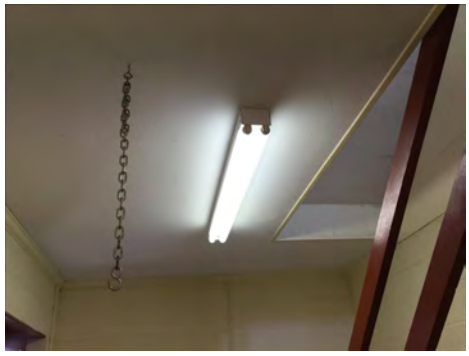
Note:

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%

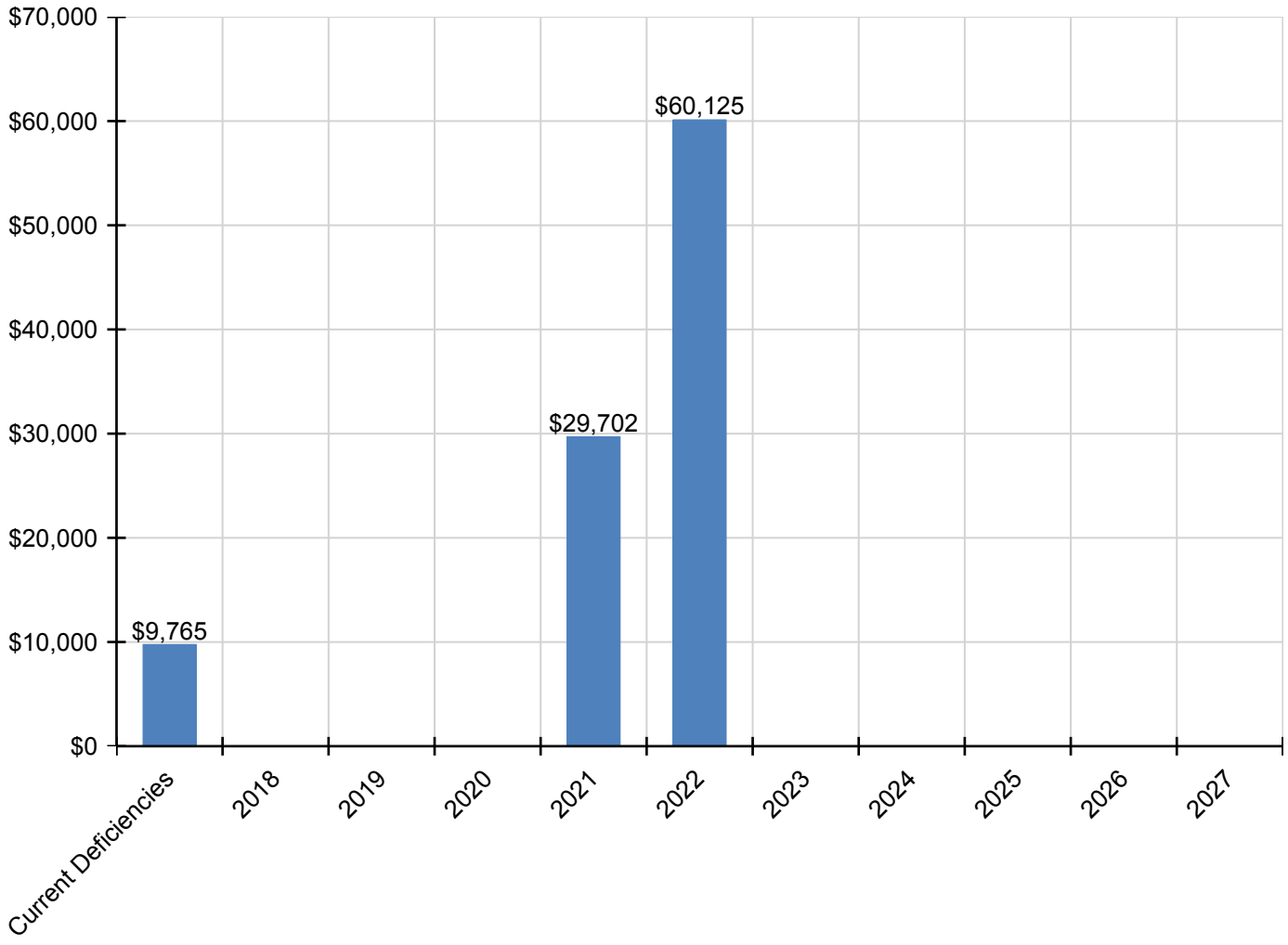
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$9,765**	**$0**	**$0**	**$0**	**$29,702**	**$60,125**	**$0**	**$0**	**$0**	**$0**	**$0**	**$99,592**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$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	$18,217	$0	$0	$0	$0	$0	**$18,217**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$9,188	$0	$0	$0	$0	$0	**$9,188**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$0	$0	$5,907	$0	$0	$0	$0	$0	$0	**$5,907**
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**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$2,334	$0	$0	$0	$0	$0	**$2,334**
C1030 - Fittings	$0	$0	$0	$0	$8,725	$0	$0	$0	$0	$0	$0	**$8,725**
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	$0	$5,264	$0	$0	$0	$0	$0	$0	**$5,264**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$9,807	$0	$0	$0	$0	$0	$0	**$9,807**
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	$10,589	$0	$0	$0	$0	$0	**$10,589**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$891	$0	$0	$0	$0	$0	**$891**
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	$9,803	$0	$0	$0	$0	$0	**$9,803**
D5020 - Lighting	$0	$0	$0	$0	$0	$9,103	$0	$0	$0	$0	$0	**$9,103**
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	$9,765	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$9,765**

** Indicates non-renewable system*

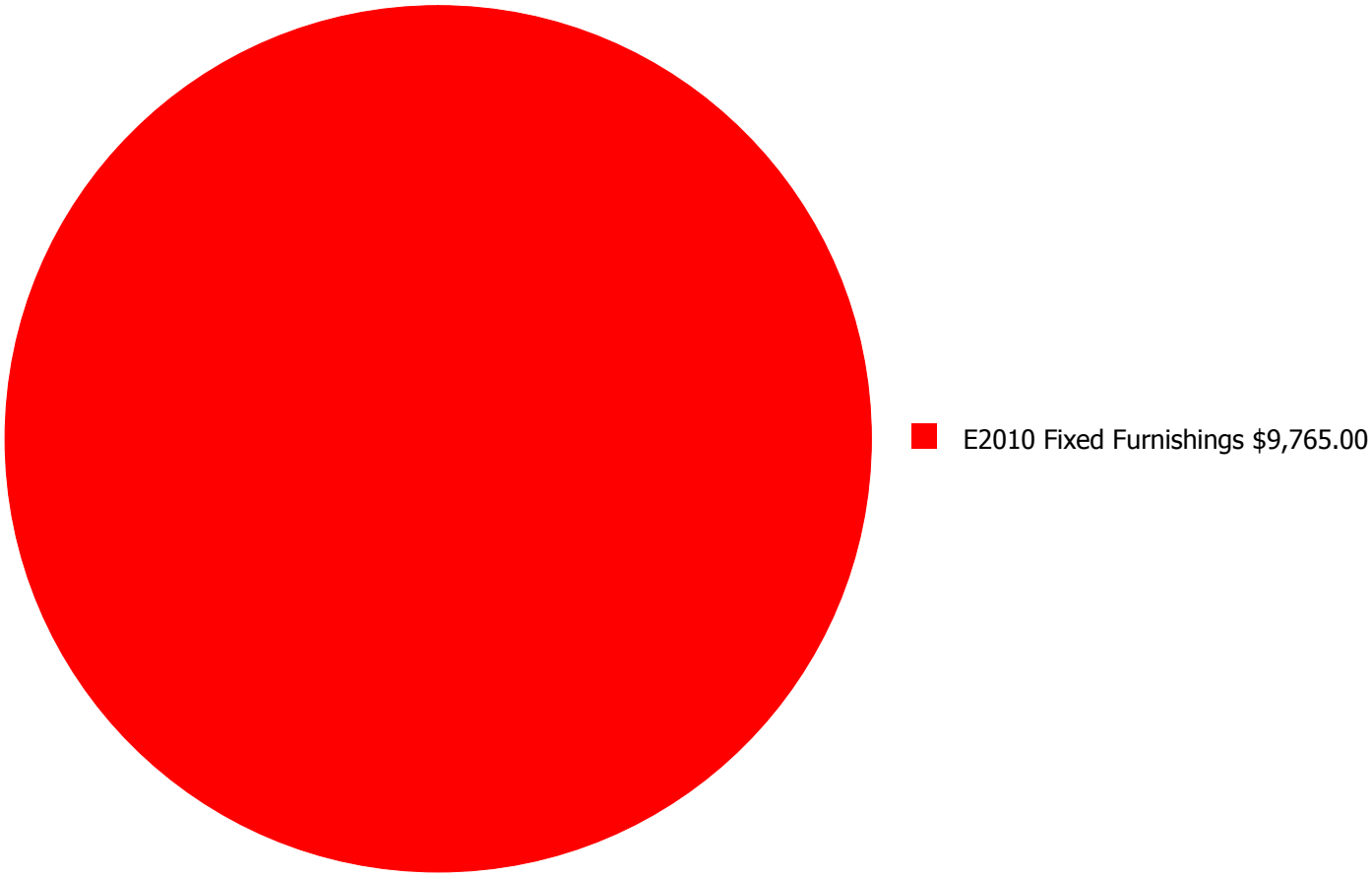
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

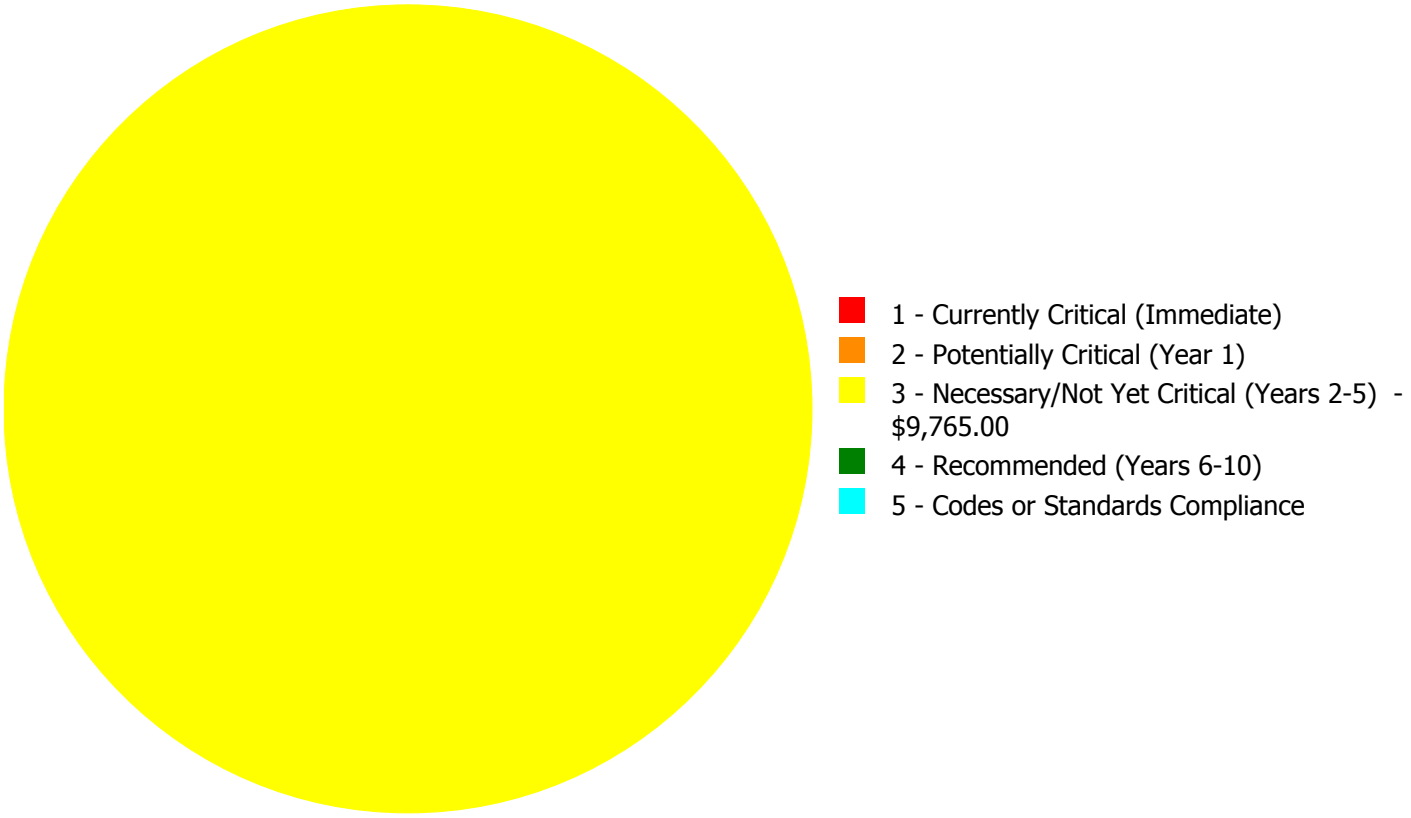
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $9,765.00

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: $9,765.00

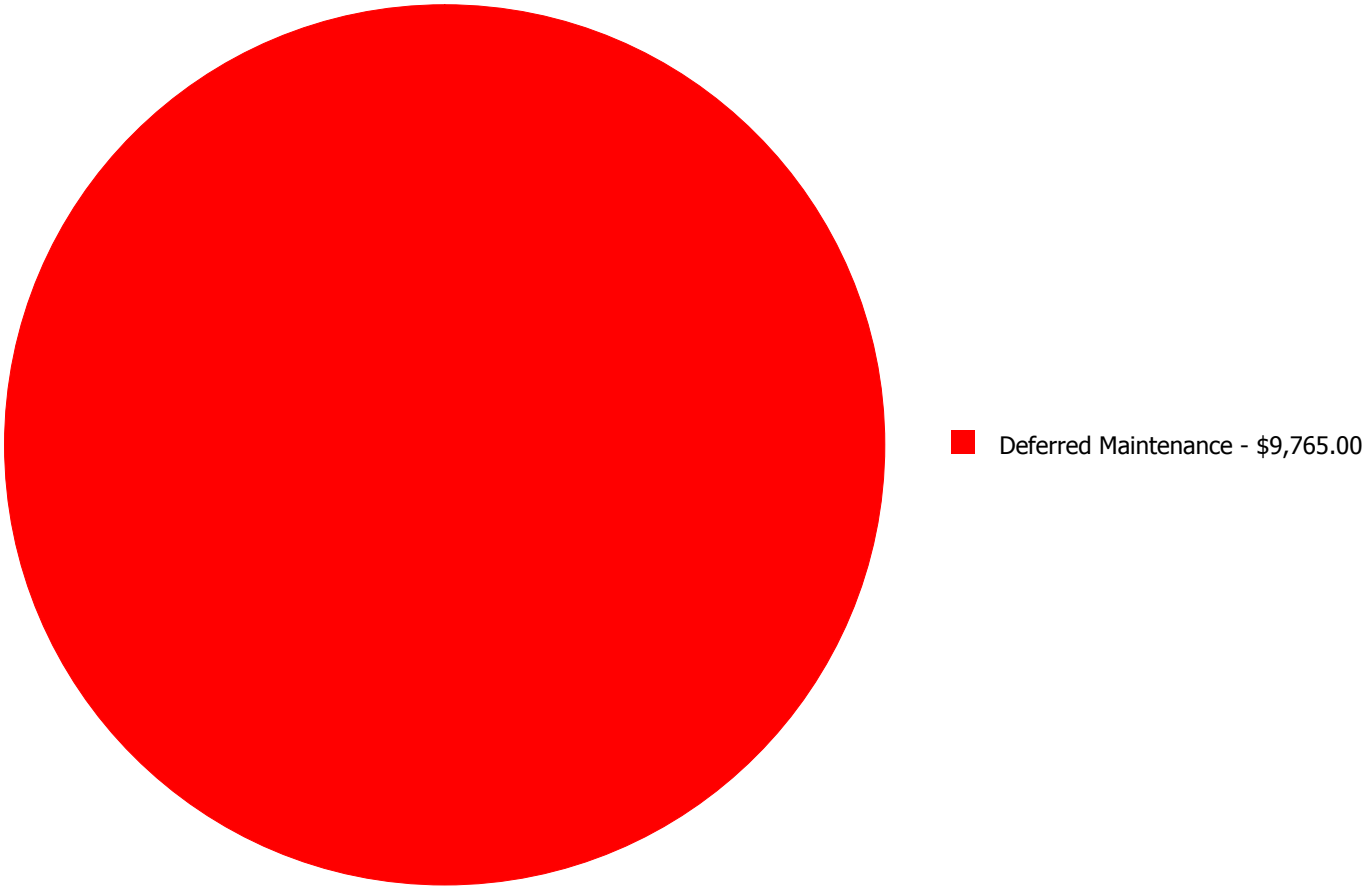
Deficiency By Priority Investment Table

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
E2010	Fixed Furnishings	$0.00	$0.00	$9,765.00	$0.00	$0.00	$9,765.00
	Total:	$0.00	$0.00	$9,765.00	$0.00	$0.00	$9,765.00

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: $9,765.00

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: E2010 - Fixed Furnishings

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 832.00
Unit of Measure: S.F.
Estimate: $9,765.00
Assessor Name: Somnath Das
Date Created: 11/16/2016

Notes: The fixed furnishing is beyond its service life 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:	MS -Middle School
Gross Area (SF):	143,390
Year Built:	1992
Last Renovation:	
Replacement Value:	$6,505,605
Repair Cost:	$312,303.00
Total FCI:	4.80 %
Total RSLI:	42.78 %
FCA Score:	95.20

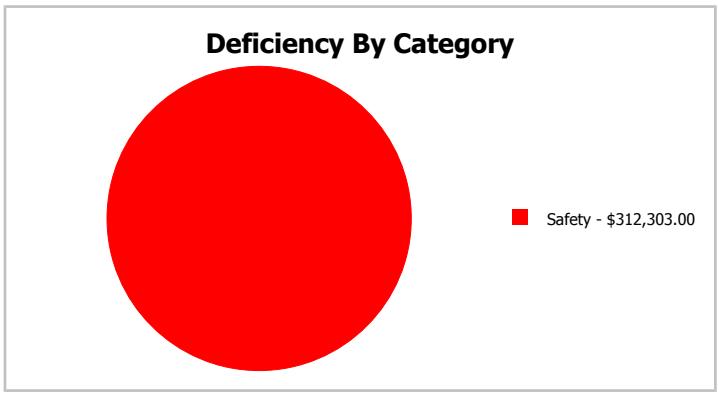
Description:

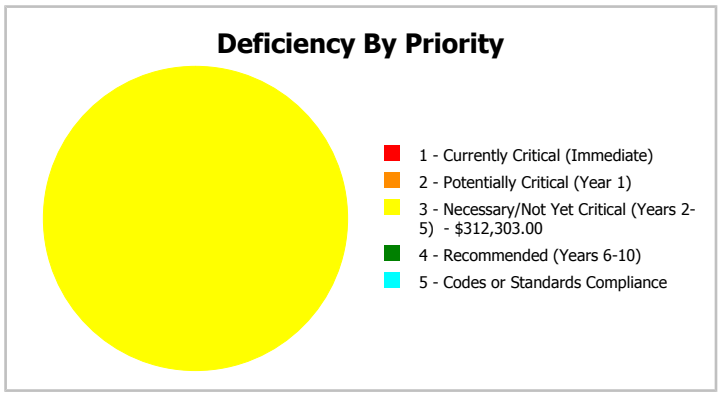
The narrative for this site is included in the Executive Summary Description at the front of this report.

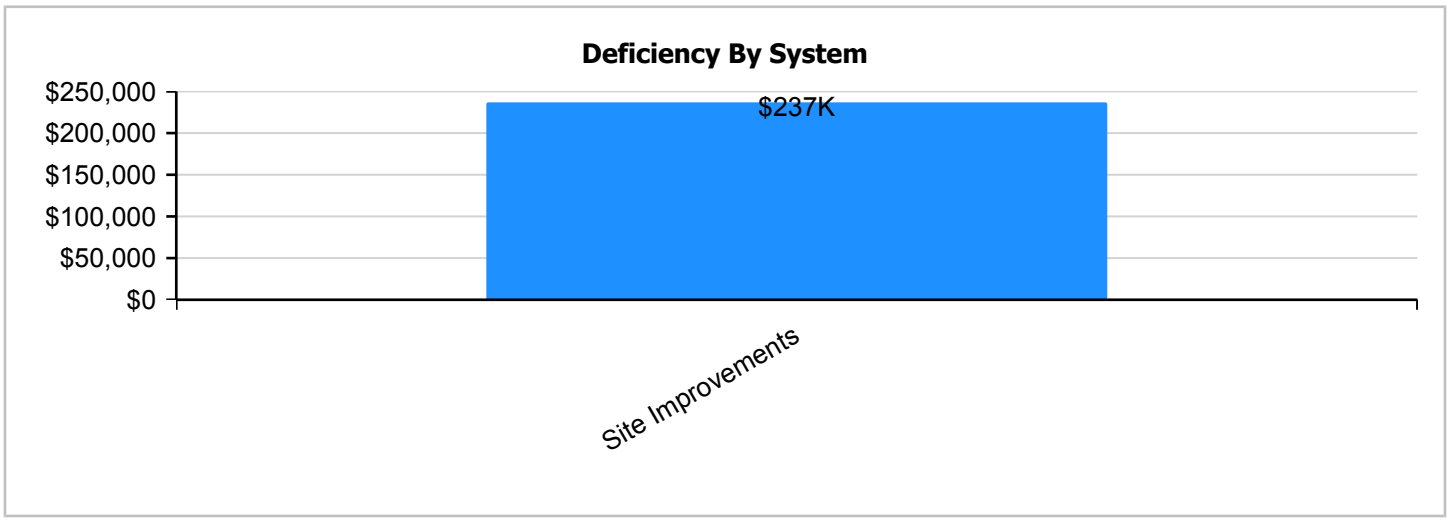
Attributes: This asset has no attributes.

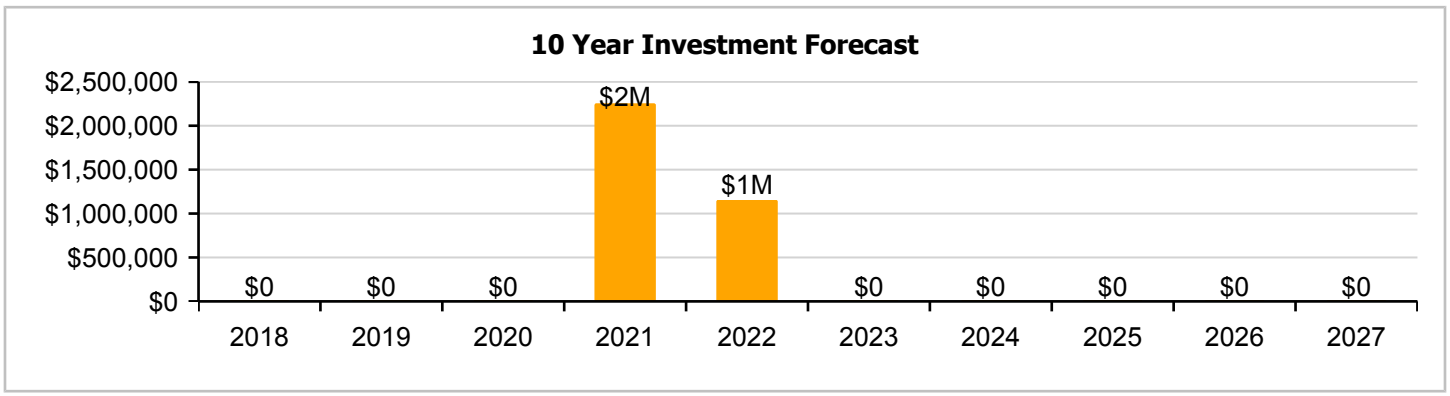
Dashboard Summary

Function:	MS -Middle School	Gross Area:	143,390
Year Built:	1992	Last Renovation:	
Repair Cost:	$312,303	Replacement Value:	$6,505,605
FCI:	4.80 %	RSLI%:	42.78 %









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	38.13 %	7.09 %	$312,303.00
G30 - Site Mechanical Utilities	48.66 %	0.00 %	$0.00
G40 - Site Electrical Utilities	60.10 %	0.00 %	$0.00
Totals:	**42.78 %**	**4.80 %**	**$312,303.00**

Photo Album

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

1). Aerial Image of Harnett Central Middle School - Nov 17, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$4.22	S.F.	143,390	25	2016	2041		96.00 %	0.00 %	24			$605,106
G2020	Parking Lots	$1.39	S.F.	143,390	25	2016	2041		96.00 %	0.00 %	24			$199,312
G2030	Pedestrian Paving	$1.98	S.F.	143,390	30	1992	2022	2016	0.00 %	110.00 %	-1		$312,303.00	$283,912
G2040105	Fence & Guardrails	$1.20	S.F.	143,390	30	1992	2022		16.67 %	0.00 %	5			$172,068
G2040950	Baseball Field	$7.08	S.F.	143,390	20	1992	2012	2021	20.00 %	0.00 %	4			$1,015,201
G2040950	Football Field	$4.73	S.F.	143,390	20	1992	2012	2021	20.00 %	0.00 %	4			$678,235
G2040950	Hard Surface Play Area	$0.65	S.F.	143,390	20	2013	2033		80.00 %	0.00 %	16			$93,204
G2040950	Playing Field	$2.47	S.F.	143,390	20	2013	2033		80.00 %	0.00 %	16			$354,173
G2040950	Softball Field	$5.11	S.F.	143,390	20	2002	2022		25.00 %	0.00 %	5			$732,723
G2050	Landscaping	$1.91	S.F.	143,390	15	1992	2007		0.00 %	0.00 %	-10			$273,875
G3010	Water Supply	$2.42	S.F.	143,390	50	1992	2042		50.00 %	0.00 %	25			$347,004
G3020	Sanitary Sewer	$1.52	S.F.	143,390	50	1992	2042		50.00 %	0.00 %	25			$217,953
G3030	Storm Sewer	$4.67	S.F.	143,390	50	1992	2042		50.00 %	0.00 %	25			$669,631
G3060	Fuel Distribution	$1.03	S.F.	143,390	40	1992	2032		37.50 %	0.00 %	15			$147,692
G4010	Electrical Distribution	$2.59	S.F.	143,390	50	1992	2042		50.00 %	0.00 %	25			$371,380
G4020	Site Lighting	$1.52	S.F.	143,390	30	2016	2046		96.67 %	0.00 %	29			$217,953
G4030	Site Communications & Security	$0.88	S.F.	143,390	15	1992	2007	2021	26.67 %	0.00 %	4			$126,183
								Total	**42.78 %**	**4.80 %**			**$312,303.00**	**$6,505,605**

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:

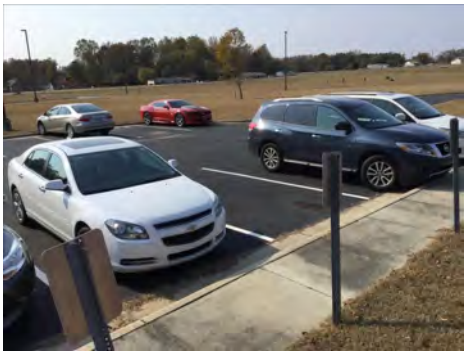
System: G2010 - Roadways



Note:

System: G2020 - Parking Lots





Note:

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails


Note:

System: G2040950 - Baseball Field



Note:

System: G2040950 - Football Field



Note:

System: G2040950 - Hard Surface Play Area



Note:

System: G2040950 - Playing Field



Note:

System: G2040950 - Softball Field



Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer


Note:

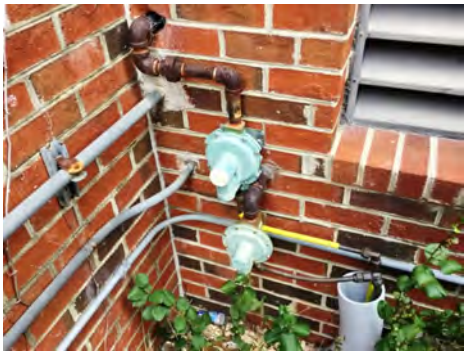
System: G3030 - Storm Sewer



Note:

System: G3060 - Fuel Distribution





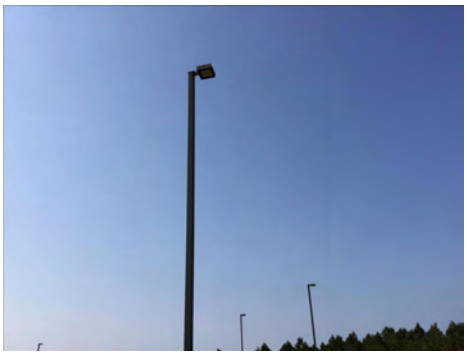
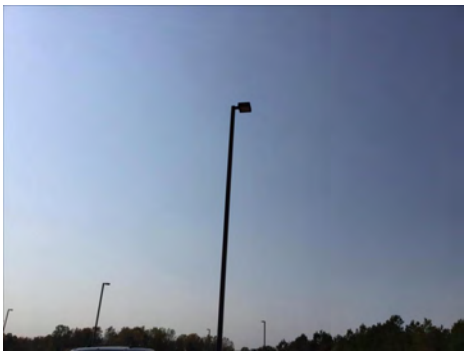
Note:

System: G4010 - Electrical Distribution



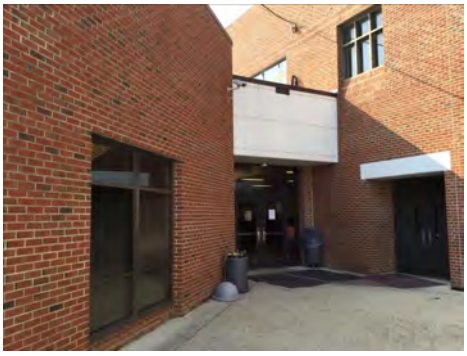
Note:

System: G4020 - Site Lighting

Note:

System: G4030 - Site Communications & Security


Note:

Renewal Schedule

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

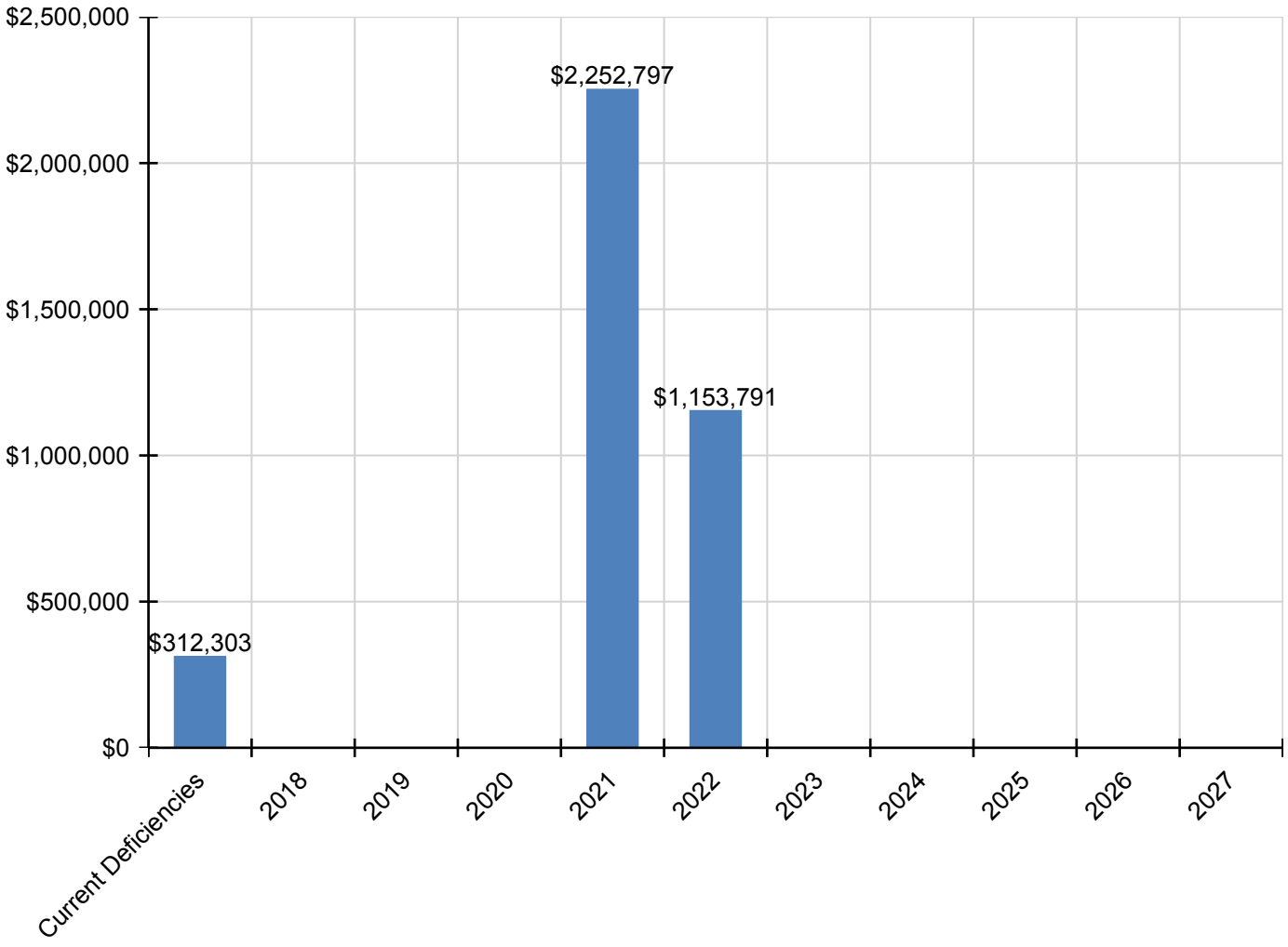
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$312,303**	**$0**	**$0**	**$0**	**$2,252,797**	**$1,153,791**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,718,891**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2030 - Pedestrian Paving	$312,303	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$312,303**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$219,422	$0	$0	$0	$0	$0	**$219,422**
G2040950 - Baseball Field	$0	$0	$0	$0	$1,256,879	$0	$0	$0	$0	$0	$0	**$1,256,879**
G2040950 - Football Field	$0	$0	$0	$0	$839,695	$0	$0	$0	$0	$0	$0	**$839,695**
G2040950 - Hard Surface Play Area	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Playing Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Softball Field	$0	$0	$0	$0	$0	$934,369	$0	$0	$0	$0	$0	**$934,369**
*** G2050 - Landscaping**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communications & Security	$0	$0	$0	$0	$156,223	$0	$0	$0	$0	$0	$0	**$156,223**

** Indicates non-renewable system*

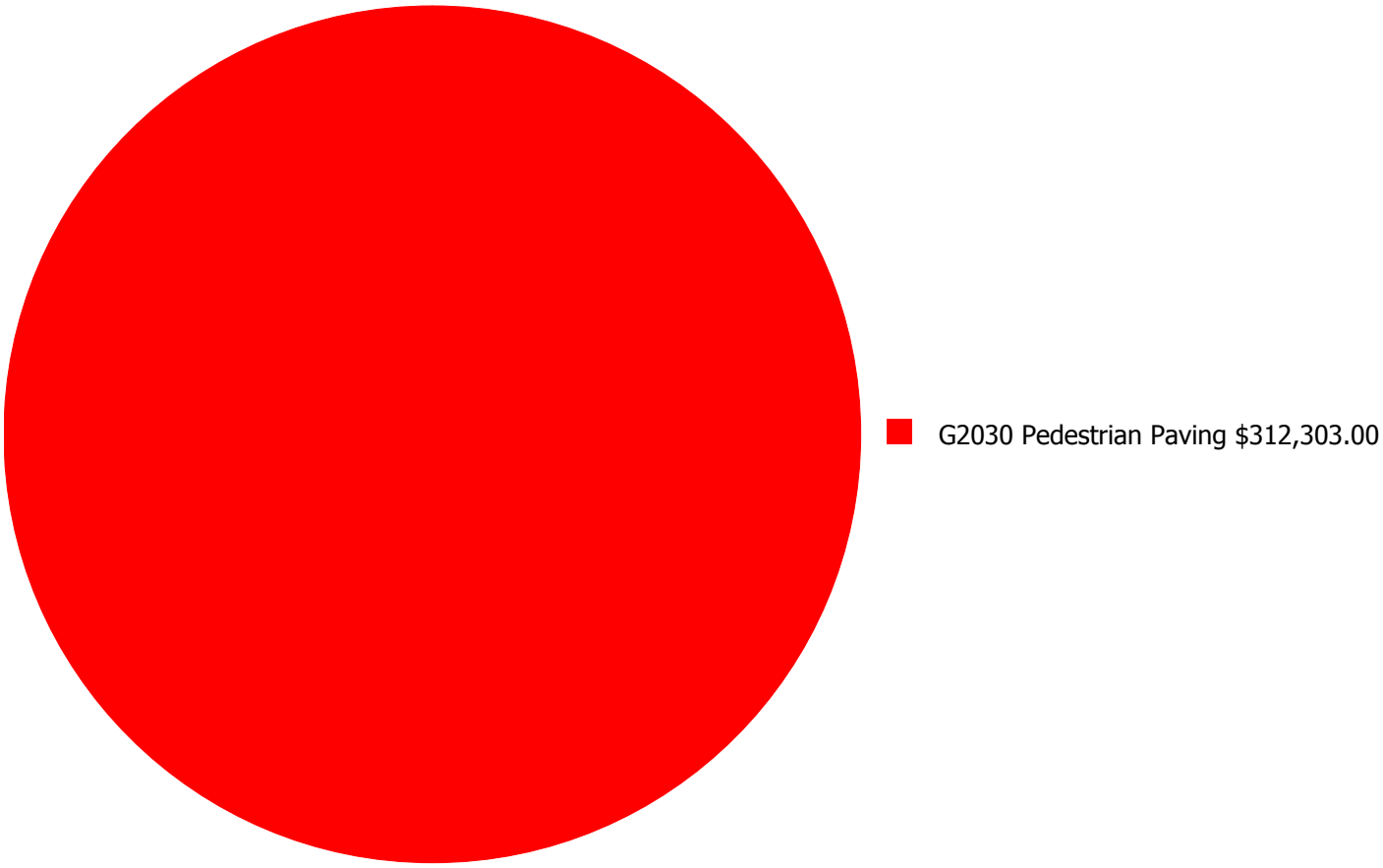
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

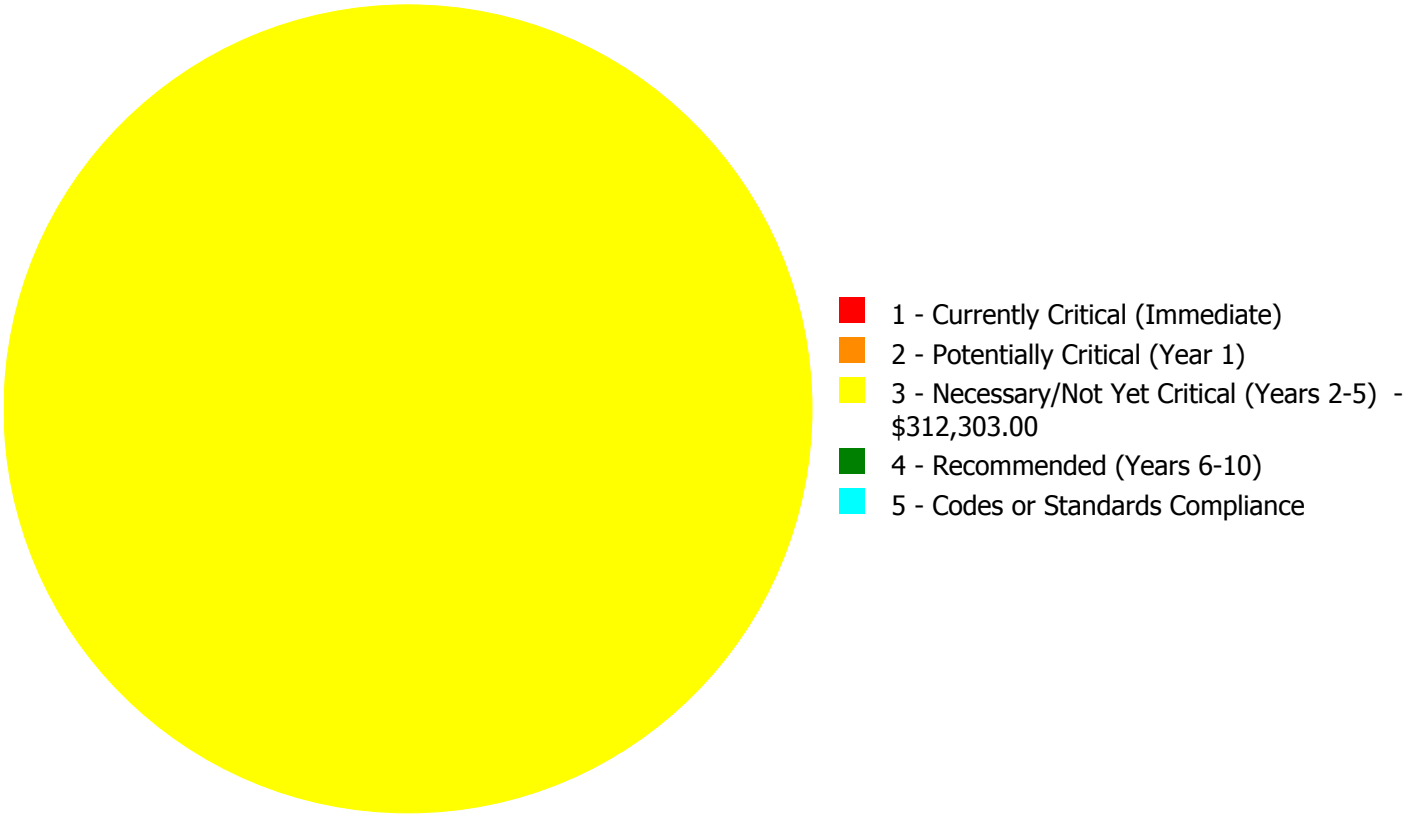
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $312,303.00

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: $312,303.00

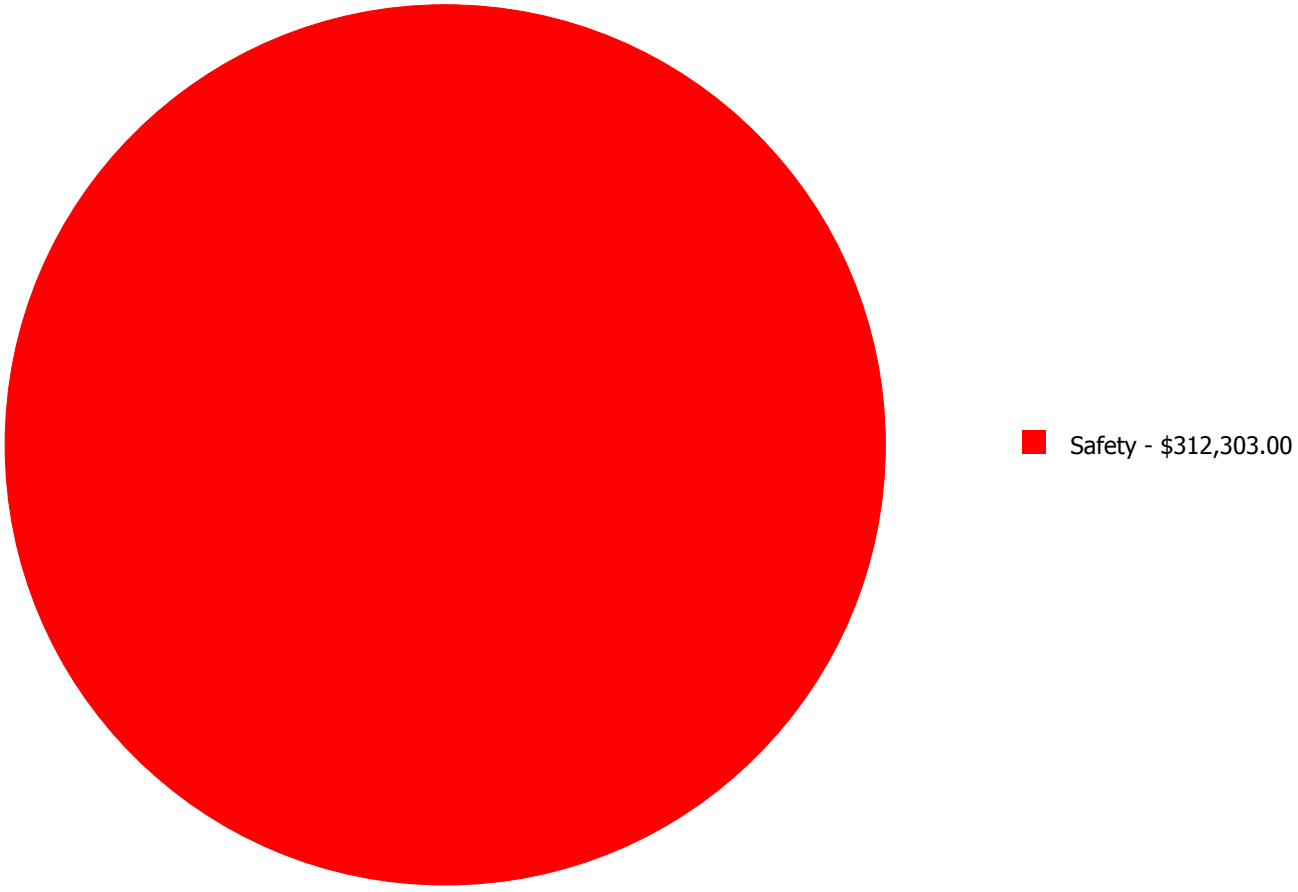
Deficiency By Priority Investment Table

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
G2030	Pedestrian Paving	$0.00	$0.00	$312,303.00	$0.00	$0.00	$312,303.00
	Total:	$0.00	$0.00	$312,303.00	$0.00	$0.00	$312,303.00

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: $312,303.00

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: G2030 - Pedestrian Paving

Location: Site
Distress: Failing
Category: Safety
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 143,390.00
Unit of Measure: S.F.
Estimate: $312,303.00
Assessor Name: Eduardo Lopez
Date Created: 11/16/2016

Notes: The pedestrian paving is in poor condition and it has become a tripping hazard and should be replaced.