

NC School District/430 Harnett County/Middle School

# Western Harnett Middle

Final

## Campus Assessment Report

March 11, 2017



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## Campus Assessment Report

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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.

|                    |                |
|--------------------|----------------|
| Gross Area (SF):   | 143,190        |
| Year Built:        | 1990           |
| Last Renovation:   |                |
| Replacement Value: | \$34,865,034   |
| Repair Cost:       | \$3,940,064.78 |
| Total FCI:         | 11.30 %        |
| Total RSLI:        | 38.55 %        |
| FCA Score:         | 88.70          |



**Description:**

GENERAL

Western Harnett Middle is located at 11135 NC Hwy 27 West in Lillington North Carolina. The 1 story, 27,822 square foot building was originally constructed in 1957. There have been 2 additions. There is also a press box that serves the baseball field.

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

### A. SUBSTRUCTURE

The building rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations. The building has a basement of cast in-place construction.

### B. SUPERSTRUCTURE

Floor construction is metal pan deck with lightweight fill. Roof construction is steel. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope built-up. Roof openings include sky lights, 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 solid core wood with wood frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, lockers, toilet accessories, storage shelving, handrails, fabricated toilet partitions. Stair construction includes steel risers and concrete treads with vinyl composition tile and terrazzo finishes. The interior wall finishes are typically painted CMU. Floor finishes in common areas are typically vinyl composition tile, ceramic tile and terrazzo. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically suspended acoustical tile.

#### CONVEYING:

Conveying equipment includes 1 hydraulic elevator, and no wheelchair lifts.

### D. SERVICES

#### PLUMBING:

Plumbing fixtures are typically on-low-flow water fixtures with manual control valves. Domestic water distribution is copper with electric hot water heating. Sanitary waste system is cast iron. Rain water drainage system is internal with roof drains. Other plumbing systems is supplied by above ground fuel tanks and underground fuel tank.

#### HVAC:

Heating is provided by 2 gas fired boilers. Cooling is supplied by 2 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.

#### FIRE PROTECTION:

The building does not have a fire sprinkler system. The building does have additional fire suppression systems, which

## Campus Assessment Report - Western Harnett Middle

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include dry chemical under floor protection. 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 annunciator's in common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system combined with the telephone system.

### OTHER ELECTRICAL SYSTEMS:

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

### E. EQUIPMENT & FURNISHINGS:

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

### G. SITE

Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, football/soccer field, baseball and softball fields, 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:   | Terence Davis | Assessment Date: |  |
| Suitability Assessor: |               |                  |  |

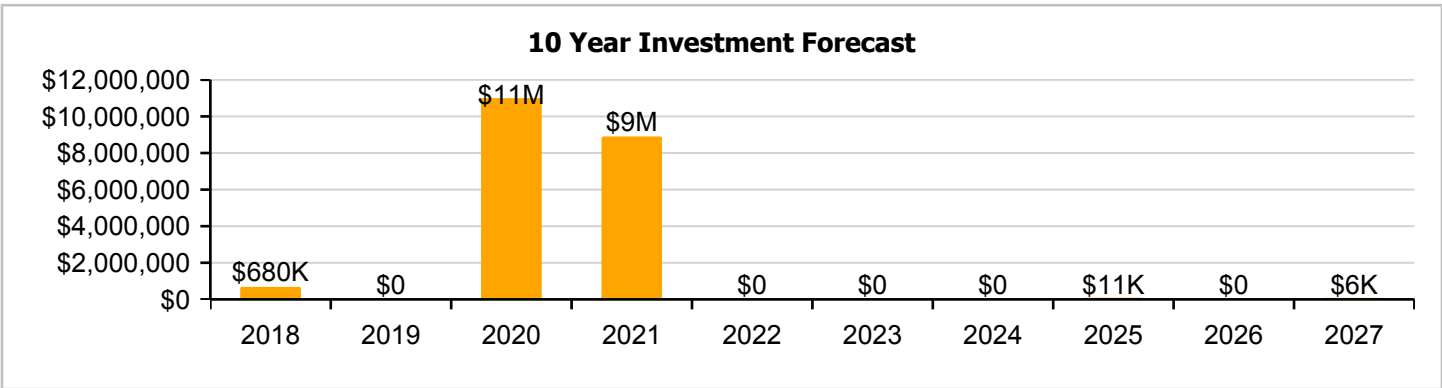
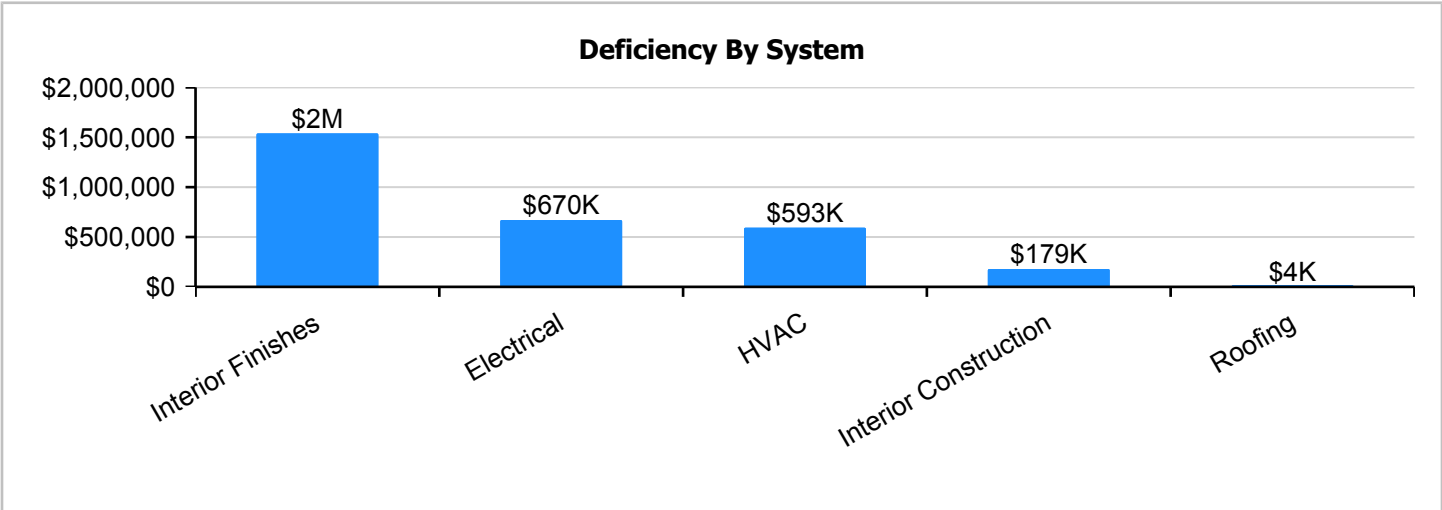
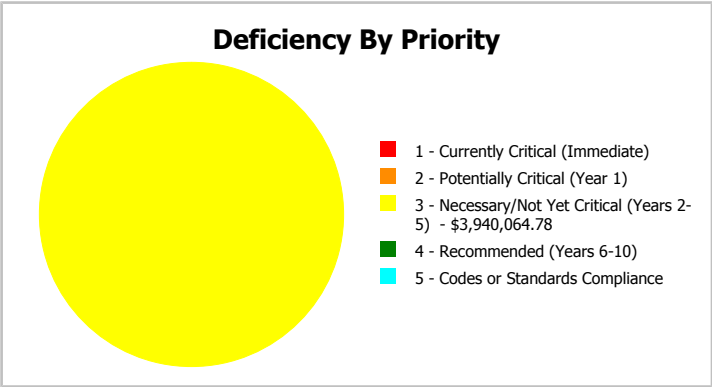
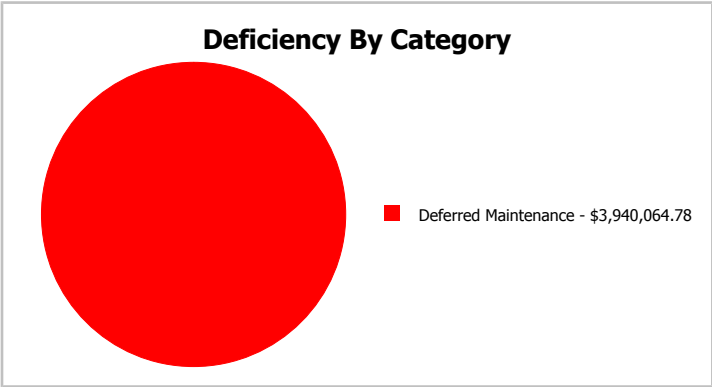
##### School Information:

|                      |                              |                 |         |
|----------------------|------------------------------|-----------------|---------|
| HS Attendance Area:  | Harnett - Western Harnett HS | LEA School No.: | 430-386 |
| No. of Mobile Units: | 0                            | No. of Bldgs.:  | 2       |
| SF of Mobile Units:  | 0                            | Status:         | Active  |
| School Grades:       | 6-8                          | Site Acreage:   | 100.4   |



**Campus Dashboard Summary**

|              |             |                    |              |
|--------------|-------------|--------------------|--------------|
| Gross Area:  | 143,190     | Last Renovation:   |              |
| Year Built:  | 1990        | Replacement Value: | \$34,865,034 |
| Repair Cost: | \$3,940,065 | RSLI%:             | 38.55 %      |
| FCI:         | 11.30 %     |                    |              |



**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 Unifomat Classification**

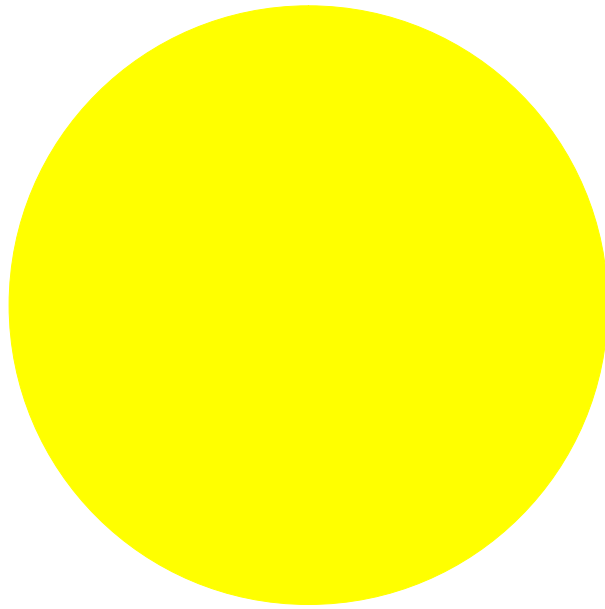
| UNIFORMAT Classification        | RSLI%          | FCI %          | Current Repair        |
|---------------------------------|----------------|----------------|-----------------------|
| A10 - Foundations               | 73.00 %        | 0.00 %         | \$0.00                |
| A20 - Basement Construction     | 73.00 %        | 0.00 %         | \$0.00                |
| B10 - Superstructure            | 73.00 %        | 0.00 %         | \$0.00                |
| B20 - Exterior Enclosure        | 34.98 %        | 0.00 %         | \$0.00                |
| B30 - Roofing                   | 87.18 %        | 0.51 %         | \$5,248.00            |
| C10 - Interior Construction     | 37.73 %        | 18.86 %        | \$235,834.00          |
| C20 - Stairs                    | 72.18 %        | 0.00 %         | \$0.00                |
| C30 - Interior Finishes         | 10.20 %        | 57.92 %        | \$2,031,258.78        |
| D10 - Conveying                 | 10.00 %        | 0.00 %         | \$0.00                |
| D20 - Plumbing                  | 14.00 %        | 0.00 %         | \$0.00                |
| D30 - HVAC                      | 62.11 %        | 15.27 %        | \$782,969.00          |
| D40 - Fire Protection           | 10.00 %        | 0.00 %         | \$0.00                |
| D50 - Electrical                | 22.29 %        | 21.97 %        | \$884,755.00          |
| E10 - Equipment                 | 20.00 %        | 0.00 %         | \$0.00                |
| E20 - Furnishings               | 20.00 %        | 0.00 %         | \$0.00                |
| G20 - Site Improvements         | 29.69 %        | 0.00 %         | \$0.00                |
| G30 - Site Mechanical Utilities | 44.56 %        | 0.00 %         | \$0.00                |
| G40 - Site Electrical Utilities | 32.69 %        | 0.00 %         | \$0.00                |
| <b>Totals:</b>                  | <b>38.55 %</b> | <b>11.30 %</b> | <b>\$3,940,064.78</b> |

**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 |
|--------------------|-------------------|--------------|------------------------------------|-----------------------------------|--|------------------------------|-----------------------------------|
| 1990 Main Building | 142,358           | 13.50        | \$0.00                             | \$0.00                            | \$3,929,196.78                             | \$0.00                       | \$0.00                            |
| 1990 Press Box     | 832               | 7.19         | \$0.00                             | \$0.00                            | \$10,868.00                                | \$0.00                       | \$0.00                            |
| Site               | 143,190           | 0.00         | \$0.00                             | \$0.00                            | \$0.00                                     | \$0.00                       | \$0.00                            |
| <b>Total:</b>      |                   | <b>11.30</b> | <b>\$0.00</b>                      | <b>\$0.00</b>                     | <b>\$3,940,064.78</b>                      | <b>\$0.00</b>                | <b>\$0.00</b>                     |

**Deficiencies By Priority**





- 1 - Currently Critical (Immediate)
- 2 - Potentially Critical (Year 1)
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$3,940,064.78
- 4 - Recommended (Years 6-10)
- 5 - Codes or Standards Compliance

**Budget Estimate Total: \$3,940,064.78**

## Executive Summary

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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):   | 142,358           |
| Year Built:        | 1990              |
| Last Renovation:   |                   |
| Replacement Value: | \$29,113,635      |
| Repair Cost:       | \$3,929,196.78    |
| Total FCI:         | 13.50 %           |
| Total RSLI:        | 39.45 %           |
| FCA Score:         | 86.50             |



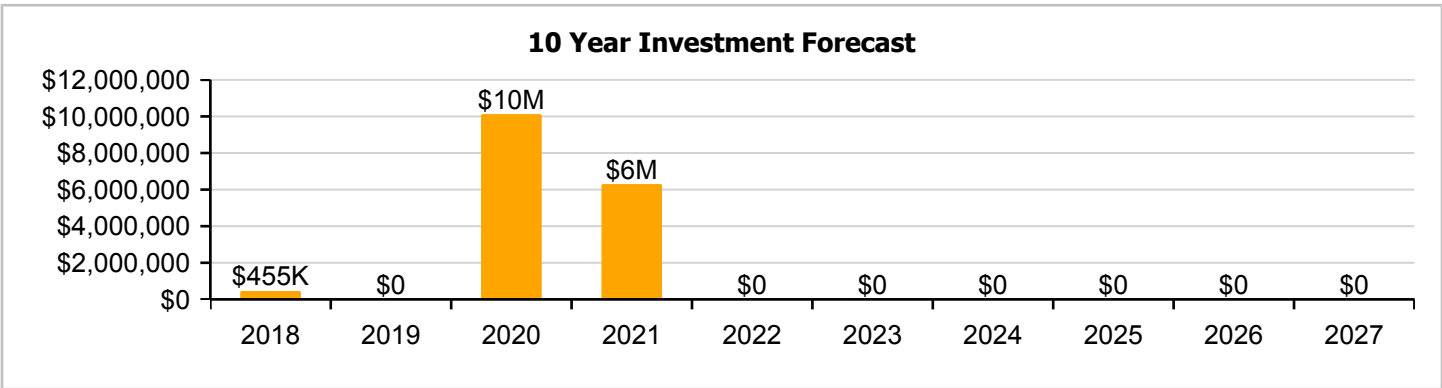
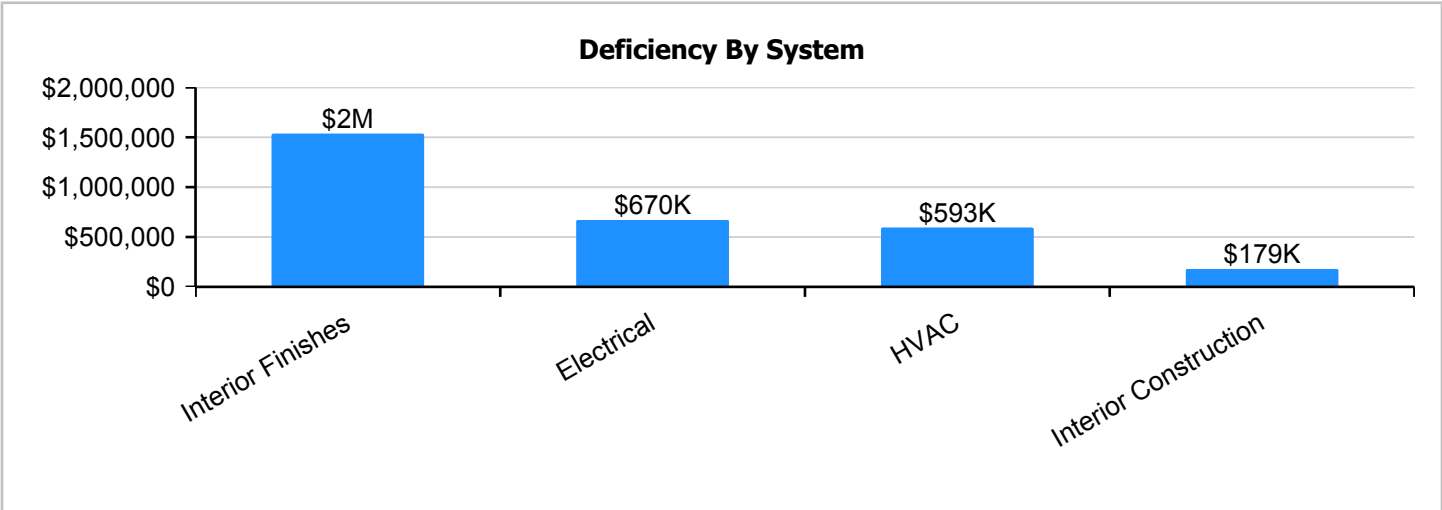
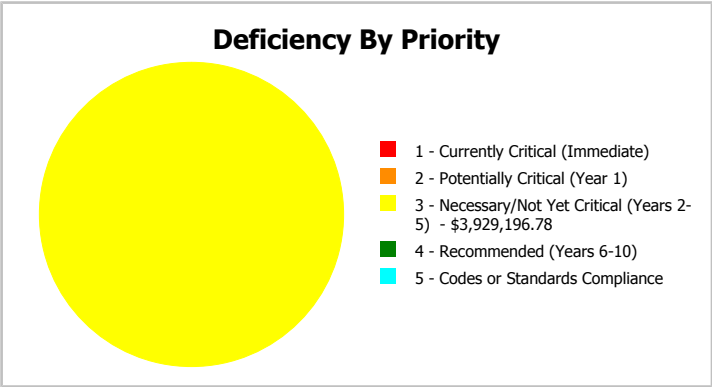
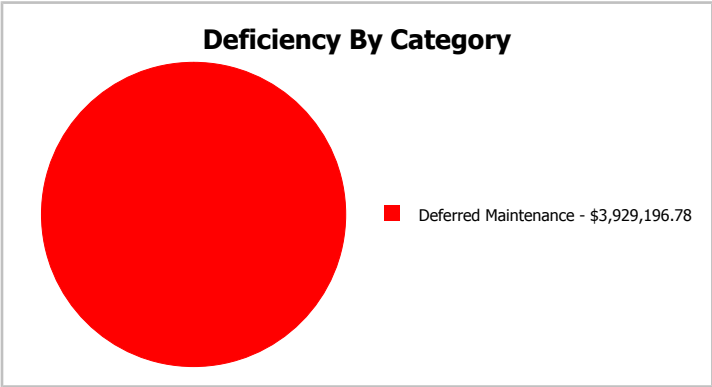
### Description:

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:  | 1990              | Last Renovation:   |              |
| Repair Cost: | \$3,929,197       | Replacement Value: | \$29,113,635 |
| FCI:         | 13.50 %           | RSLI%:             | 39.45 %      |



## Condition Summary

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

| UNIFORMAT Classification    | RSLI %         | FCI %          | Current Repair Cost   |
|-----------------------------|----------------|----------------|-----------------------|
| A10 - Foundations           | 73.00 %        | 0.00 %         | \$0.00                |
| A20 - Basement Construction | 73.00 %        | 0.00 %         | \$0.00                |
| B10 - Superstructure        | 73.00 %        | 0.00 %         | \$0.00                |
| B20 - Exterior Enclosure    | 34.85 %        | 0.00 %         | \$0.00                |
| B30 - Roofing               | 87.49 %        | 0.00 %         | \$0.00                |
| C10 - Interior Construction | 37.75 %        | 18.79 %        | \$234,891.00          |
| C20 - Stairs                | 73.00 %        | 0.00 %         | \$0.00                |
| C30 - Interior Finishes     | 10.16 %        | 57.99 %        | \$2,026,581.78        |
| D10 - Conveying             | 10.00 %        | 0.00 %         | \$0.00                |
| D20 - Plumbing              | 14.03 %        | 0.00 %         | \$0.00                |
| D30 - HVAC                  | 62.11 %        | 15.27 %        | \$782,969.00          |
| D40 - Fire Protection       | 10.00 %        | 0.00 %         | \$0.00                |
| D50 - Electrical            | 22.33 %        | 22.07 %        | \$884,755.00          |
| E10 - Equipment             | 20.00 %        | 0.00 %         | \$0.00                |
| E20 - Furnishings           | 20.00 %        | 0.00 %         | \$0.00                |
| <b>Totals:</b>              | <b>39.45 %</b> | <b>13.50 %</b> | <b>\$3,929,196.78</b> |

## Photo Album

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

1). North Elevation - Dec 07, 2016



2). West Elevation - Dec 07, 2016



3). South Elevation - Dec 07, 2016



4). East Elevation - Dec 07, 2016



### Condition Detail

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

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

## System Listing

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



# Campus Assessment Report - 1990 Main Building

| System Code  | System Description              | Unit Price \$ | UoM  | Qty     | Life | Year Installed | Calc Next Renewal Year | Next Renewal Year | RSLI%          | FCI%           | RSL | eCR | Deficiency \$         | Replacement Value \$ |
|--------------|---------------------------------|---------------|------|---------|------|----------------|------------------------|-------------------|----------------|----------------|-----|-----|-----------------------|----------------------|
| A1010        | Standard Foundations            | \$2.22        | S.F. | 142,358 | 100  | 1990           | 2090                   |                   | 73.00 %        | 0.00 %         | 73  |     |                       | \$316,035            |
| A1030        | Slab on Grade                   | \$4.16        | S.F. | 142,358 | 100  | 1990           | 2090                   |                   | 73.00 %        | 0.00 %         | 73  |     |                       | \$592,209            |
| A2010        | Basement Excavation             | \$0.84        | S.F. | 142,358 | 100  | 1990           | 2090                   |                   | 73.00 %        | 0.00 %         | 73  |     |                       | \$119,581            |
| A2020        | Basement Walls                  | \$5.86        | S.F. | 142,358 | 100  | 1990           | 2090                   |                   | 73.00 %        | 0.00 %         | 73  |     |                       | \$834,218            |
| B1010        | Floor Construction              | \$11.66       | S.F. | 142,358 | 100  | 1990           | 2090                   |                   | 73.00 %        | 0.00 %         | 73  |     |                       | \$1,659,894          |
| B1020        | Roof Construction               | \$7.76        | S.F. | 142,358 | 100  | 1990           | 2090                   |                   | 73.00 %        | 0.00 %         | 73  |     |                       | \$1,104,698          |
| B2010        | Exterior Walls                  | \$9.03        | S.F. | 142,358 | 100  | 1990           | 2090                   |                   | 73.00 %        | 0.00 %         | 73  |     |                       | \$1,285,493          |
| B2020        | Exterior Windows                | \$13.04       | S.F. | 142,358 | 30   | 1990           | 2020                   |                   | 10.00 %        | 0.00 %         | 3   |     |                       | \$1,856,348          |
| B2030        | Exterior Doors                  | \$0.82        | S.F. | 142,358 | 30   | 1990           | 2020                   |                   | 10.00 %        | 0.00 %         | 3   |     |                       | \$116,734            |
| B3010120     | Single Ply Membrane             | \$6.98        | S.F. | 142,358 | 20   | 2015           | 2035                   |                   | 90.00 %        | 0.00 %         | 18  |     |                       | \$993,659            |
| B3020        | Roof Openings                   | \$0.21        | S.F. | 142,358 | 25   | 1990           | 2015                   | 2018              | 4.00 %         | 0.00 %         | 1   |     |                       | \$29,895             |
| C1010        | Partitions                      | \$4.79        | S.F. | 142,358 | 75   | 1990           | 2065                   |                   | 64.00 %        | 0.00 %         | 48  |     |                       | \$681,895            |
| C1020        | Interior Doors                  | \$2.49        | S.F. | 142,358 | 30   | 1990           | 2020                   |                   | 10.00 %        | 0.00 %         | 3   |     |                       | \$354,471            |
| C1030        | Fittings                        | \$1.50        | S.F. | 142,358 | 20   | 1990           | 2010                   |                   | 0.00 %         | 110.00 %       | -7  |     | \$234,891.00          | \$213,537            |
| C2010        | Stair Construction              | \$1.32        | S.F. | 142,358 | 100  | 1990           | 2090                   |                   | 73.00 %        | 0.00 %         | 73  |     |                       | \$187,913            |
| C3010        | Wall Finishes                   | \$2.61        | S.F. | 142,358 | 10   | 1990           | 2000                   | 2018              | 10.00 %        | 0.00 %         | 1   |     |                       | \$371,554            |
| C3020        | Floor Finishes                  | \$11.17       | S.F. | 142,358 | 20   | 1990           | 2010                   | 2021              | 20.00 %        | 21.39 %        | 4   |     | \$340,066.78          | \$1,590,139          |
| C3030        | Ceiling Finishes                | \$10.77       | S.F. | 142,358 | 25   | 1990           | 2015                   |                   | 0.00 %         | 110.00 %       | -2  |     | \$1,686,515.00        | \$1,533,196          |
| D1010        | Elevators and Lifts             | \$0.99        | S.F. | 142,358 | 30   | 1990           | 2020                   |                   | 10.00 %        | 0.00 %         | 3   |     |                       | \$140,934            |
| D2010        | Plumbing Fixtures               | \$9.02        | S.F. | 142,358 | 30   | 1990           | 2020                   |                   | 10.00 %        | 0.00 %         | 3   |     |                       | \$1,284,069          |
| D2020        | Domestic Water Distribution     | \$1.68        | S.F. | 142,358 | 30   | 1990           | 2020                   |                   | 10.00 %        | 0.00 %         | 3   |     |                       | \$239,161            |
| D2030        | Sanitary Waste                  | \$2.64        | S.F. | 142,358 | 30   | 1990           | 2020                   |                   | 10.00 %        | 0.00 %         | 3   |     |                       | \$375,825            |
| D2040        | Rain Water Drainage             | \$0.65        | S.F. | 142,358 | 30   | 2016           | 2046                   |                   | 96.67 %        | 0.00 %         | 29  |     |                       | \$92,533             |
| D3020        | Heat Generating Systems         | \$8.66        | S.F. | 142,358 | 30   | 1990           | 2020                   |                   | 10.00 %        | 0.00 %         | 3   |     |                       | \$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   | 2016           | 2046                   |                   | 96.67 %        | 0.00 %         | 29  |     |                       | \$1,516,113          |
| D3050        | Terminal & Package Units        | \$5.00        | S.F. | 142,358 | 15   | 1990           | 2005                   |                   | 0.00 %         | 110.00 %       | -12 |     | \$782,969.00          | \$711,790            |
| D3060        | Controls & Instrumentation      | \$2.71        | S.F. | 142,358 | 20   | 2016           | 2036                   |                   | 95.00 %        | 0.00 %         | 19  |     |                       | \$385,790            |
| D4010        | Sprinklers                      | \$3.71        | S.F. | 142,358 | 30   | 1990           | 2020                   |                   | 10.00 %        | 0.00 %         | 3   |     |                       | \$528,148            |
| D4020        | Standpipes                      | \$0.57        | S.F. | 142,358 | 30   | 1990           | 2020                   |                   | 10.00 %        | 0.00 %         | 3   |     |                       | \$81,144             |
| D5010        | Electrical Service/Distribution | \$1.62        | S.F. | 142,358 | 40   | 1990           | 2030                   |                   | 32.50 %        | 0.00 %         | 13  |     |                       | \$230,620            |
| D5020        | Branch Wiring                   | \$4.65        | S.F. | 142,358 | 30   | 1990           | 2020                   |                   | 10.00 %        | 0.00 %         | 3   |     |                       | \$661,965            |
| D5020        | Lighting                        | \$10.85       | S.F. | 142,358 | 30   | 1990           | 2020                   |                   | 10.00 %        | 0.00 %         | 3   |     |                       | \$1,544,584          |
| D5030810     | Security & Detection Systems    | \$2.01        | S.F. | 142,358 | 15   | 1990           | 2005                   |                   | 0.00 %         | 110.00 %       | -12 |     | \$314,754.00          | \$286,140            |
| D5030910     | Fire & Alarm Systems            | \$3.64        | S.F. | 142,358 | 15   | 1990           | 2005                   |                   | 0.00 %         | 110.00 %       | -12 |     | \$570,001.00          | \$518,183            |
| D5030920     | Data Communication              | \$4.70        | S.F. | 142,358 | 15   | 2015           | 2030                   |                   | 86.67 %        | 0.00 %         | 13  |     |                       | \$669,083            |
| D5090        | Other Electrical Systems        | \$0.69        | S.F. | 142,358 | 20   | 1990           | 2010                   | 2021              | 20.00 %        | 0.00 %         | 4   |     |                       | \$98,227             |
| E1020        | Institutional Equipment         | \$13.31       | S.F. | 142,358 | 20   | 1990           | 2010                   | 2021              | 20.00 %        | 0.00 %         | 4   |     |                       | \$1,894,785          |
| E1090        | Other Equipment                 | \$5.46        | S.F. | 142,358 | 20   | 1990           | 2010                   | 2021              | 20.00 %        | 0.00 %         | 4   |     |                       | \$777,275            |
| E2010        | Fixed Furnishings               | \$5.08        | S.F. | 142,358 | 20   | 1990           | 2010                   | 2021              | 20.00 %        | 0.00 %         | 4   |     |                       | \$723,179            |
| <b>Total</b> |                                 |               |      |         |      |                |                        |                   | <b>39.45 %</b> | <b>13.50 %</b> |     |     | <b>\$3,929,196.78</b> | <b>\$29,113,635</b>  |



## System Notes

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

**System:** B2010 - Exterior Walls



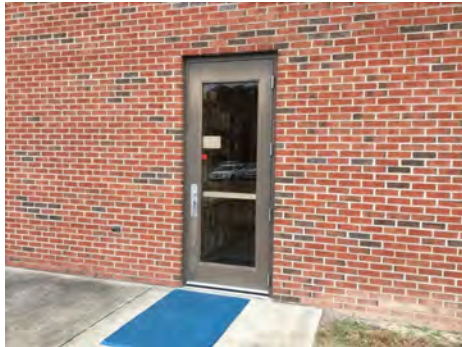
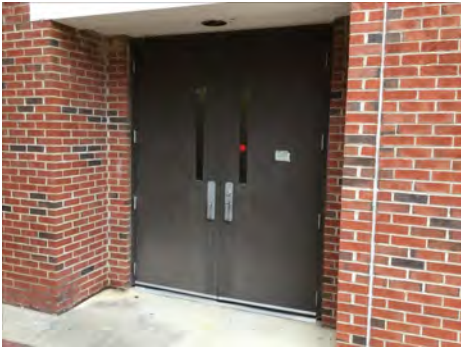
**Note:**

**System:** B2020 - Exterior Windows



**Note:**

**System:** B2030 - Exterior Doors



**Note:**

## Campus Assessment Report - 1990 Main Building

**System:** B3010120 - Single Ply Membrane



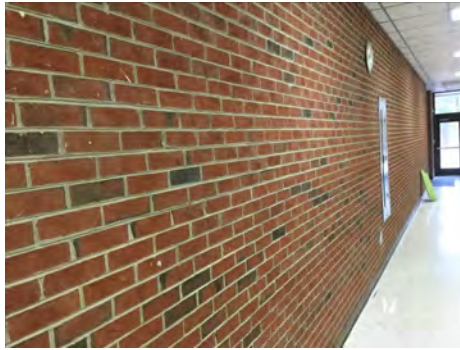
**Note:**

**System:** B3020 - Roof Openings



**Note:**

**System:** C1010 - Partitions

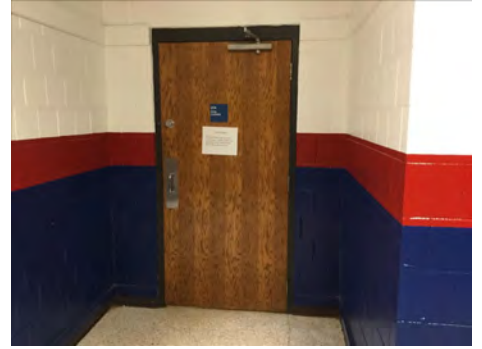


**Note:**



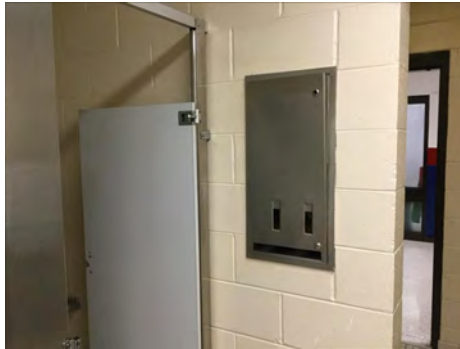
## Campus Assessment Report - 1990 Main Building

**System:** C1020 - Interior Doors



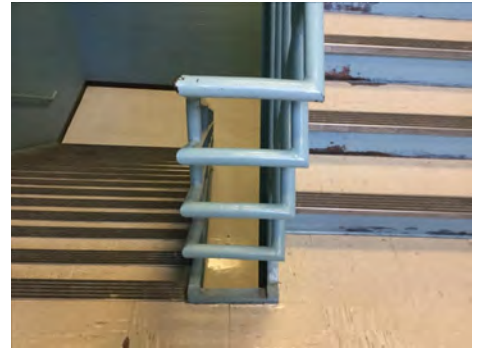
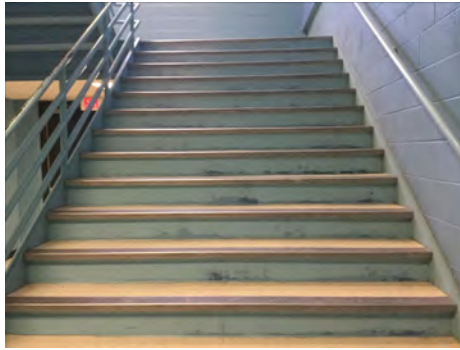
**Note:**

**System:** C1030 - Fittings



**Note:**

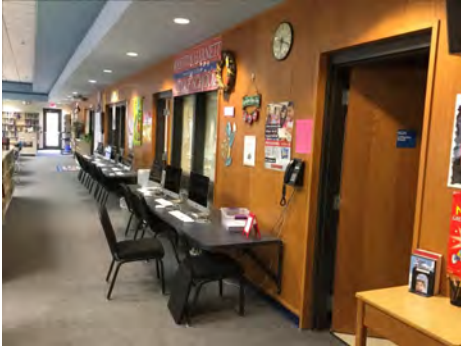
**System:** C2010 - Stair Construction



**Note:**

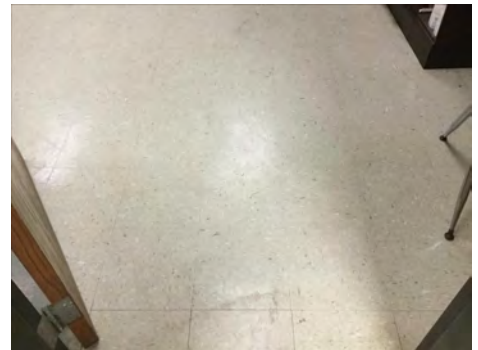
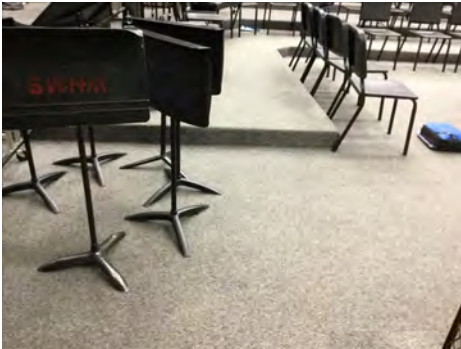
## Campus Assessment Report - 1990 Main Building

**System:** C3010 - Wall Finishes



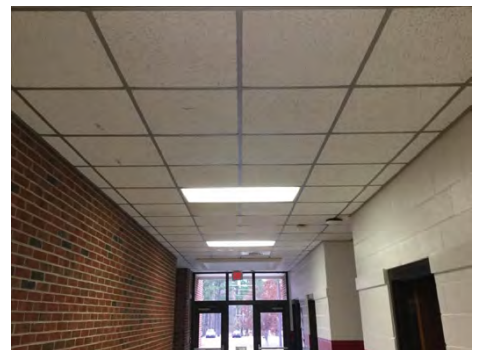
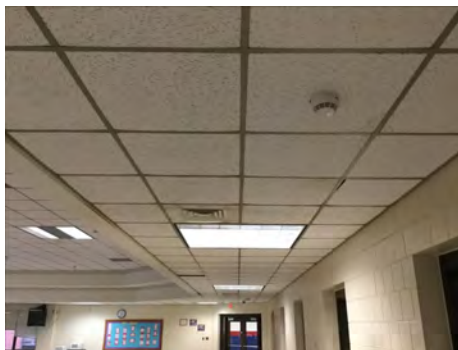
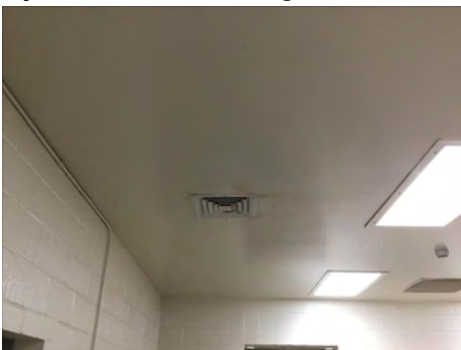
**Note:**

**System:** C3020 - Floor Finishes



**Note:**

**System:** C3030 - Ceiling Finishes



**Note:**



## Campus Assessment Report - 1990 Main Building

**System:** D1010 - Elevators and Lifts



**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

**System:** D2020 - Domestic Water Distribution



**Note:**



## Campus Assessment Report - 1990 Main Building

**System:** D2030 - Sanitary Waste



**Note:**

**System:** D2040 - Rain Water Drainage



**Note:**

**System:** D3020 - Heat Generating Systems



**Note:**

## Campus Assessment Report - 1990 Main Building

**System:** D3030 - Cooling Generating Systems



**Note:** Cooling tower 2007

**System:** D3040 - Distribution Systems



**Note:** Air Handlers are 1990

**System:** D3050 - Terminal & Package Units



**Note:**



## Campus Assessment Report - 1990 Main Building

**System:** D3060 - Controls & Instrumentation



**Note:**

**System:** D5010 - Electrical Service/Distribution



**Note:**

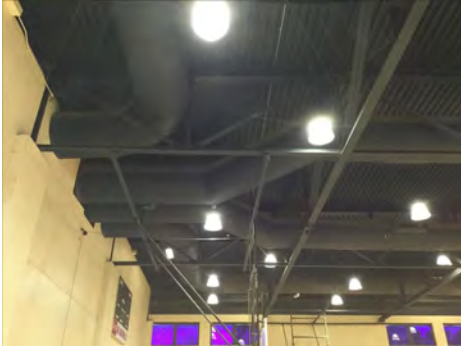
**System:** D5020 - Branch Wiring



**Note:**

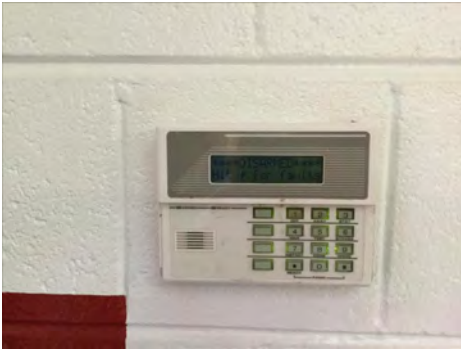
## Campus Assessment Report - 1990 Main Building

**System:** D5020 - Lighting



**Note:**

**System:** D5030810 - Security & Detection Systems



**Note:**

**System:** D5030910 - Fire & Alarm Systems

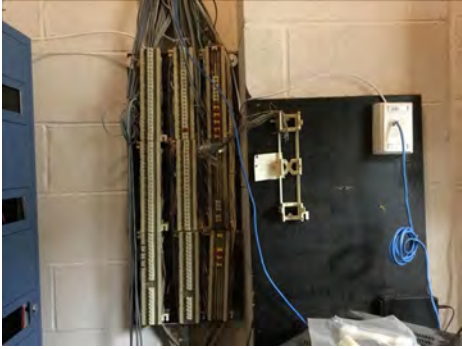


**Note:**



## Campus Assessment Report - 1990 Main Building

**System:** D5030920 - Data Communication



**Note:** The PA system does not work

**System:** D5090 - Other Electrical Systems



**Note:**

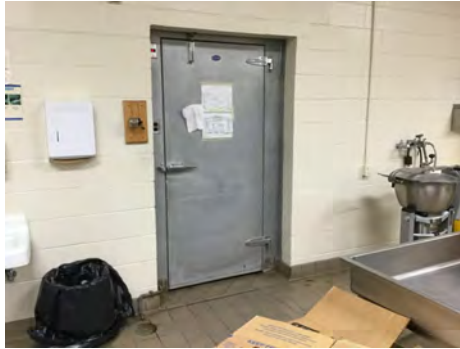
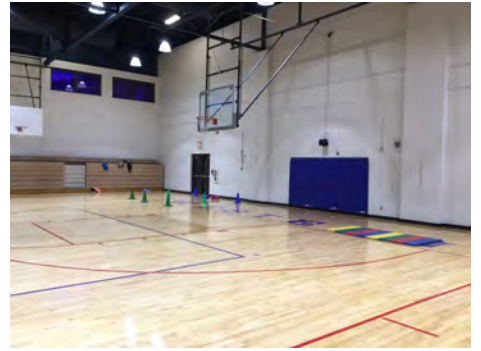
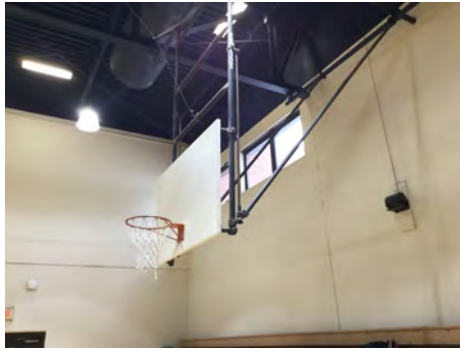
**System:** E1020 - Institutional Equipment



**Note:**

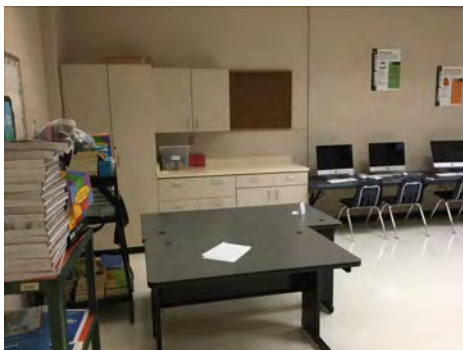
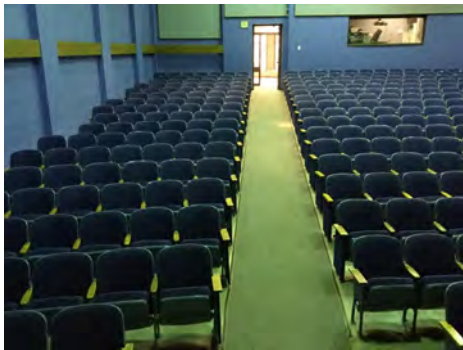
# Campus Assessment Report - 1990 Main Building

**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               |
|---------------------------------------|----------------------|------------------|------------|---------------------|--------------------|------------|------------|------------|------------|------------|------------|---------------------|
| <b>Total:</b>                         | <b>\$3,929,197</b>   | <b>\$454,843</b> | <b>\$0</b> | <b>\$10,116,276</b> | <b>\$6,293,806</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$20,794,122</b> |
| <b>* A - Substructure</b>             | \$0                  | \$0              | \$0        | \$0                 | \$0                | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0                 |
| <b>* A10 - Foundations</b>            | \$0                  | \$0              | \$0        | \$0                 | \$0                | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0                 |
| <b>* A1010 - Standard Foundations</b> | \$0                  | \$0              | \$0        | \$0                 | \$0                | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0                 |
| <b>* A1030 - Slab on Grade</b>        | \$0                  | \$0              | \$0        | \$0                 | \$0                | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0                 |
| <b>* A20 - Basement Construction</b>  | \$0                  | \$0              | \$0        | \$0                 | \$0                | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0                 |
| <b>* A2010 - Basement Excavation</b>  | \$0                  | \$0              | \$0        | \$0                 | \$0                | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0                 |
| <b>* A2020 - Basement Walls</b>       | \$0                  | \$0              | \$0        | \$0                 | \$0                | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0                 |
| <b>B - Shell</b>                      | \$0                  | \$0              | \$0        | \$0                 | \$0                | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0                 |
| <b>B10 - Superstructure</b>           | \$0                  | \$0              | \$0        | \$0                 | \$0                | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0                 |
| <b>* B1010 - Floor Construction</b>   | \$0                  | \$0              | \$0        | \$0                 | \$0                | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0                 |
| <b>* B1020 - Roof Construction</b>    | \$0                  | \$0              | \$0        | \$0                 | \$0                | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0                 |
| <b>B20 - Exterior Enclosure</b>       | \$0                  | \$0              | \$0        | \$0                 | \$0                | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0                 |
| <b>* B2010 - Exterior Walls</b>       | \$0                  | \$0              | \$0        | \$0                 | \$0                | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0                 |
| <b>B2020 - Exterior Windows</b>       | \$0                  | \$0              | \$0        | \$2,231,330         | \$0                | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$2,231,330         |
| <b>B2030 - Exterior Doors</b>         | \$0                  | \$0              | \$0        | \$140,314           | \$0                | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$140,314           |
| <b>B30 - Roofing</b>                  | \$0                  | \$0              | \$0        | \$0                 | \$0                | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0                 |
| <b>B3010 - Roof Coverings</b>         | \$0                  | \$0              | \$0        | \$0                 | \$0                | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0                 |
| <b>B3010120 - Single Ply Membrane</b> | \$0                  | \$0              | \$0        | \$0                 | \$0                | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0                 |
| <b>B3020 - Roof Openings</b>          | \$0                  | \$33,872         | \$0        | \$0                 | \$0                | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$33,872            |
| <b>C - Interiors</b>                  | \$0                  | \$0              | \$0        | \$0                 | \$0                | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0                 |
| <b>C10 - Interior Construction</b>    | \$0                  | \$0              | \$0        | \$0                 | \$0                | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0                 |
| <b>* C1010 - Partitions</b>           | \$0                  | \$0              | \$0        | \$0                 | \$0                | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0                 |
| <b>C1020 - Interior Doors</b>         | \$0                  | \$0              | \$0        | \$426,075           | \$0                | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$426,075           |
| <b>C1030 - Fittings</b>               | \$234,891            | \$0              | \$0        | \$0                 | \$0                | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$234,891           |
| <b>C20 - Stairs</b>                   | \$0                  | \$0              | \$0        | \$0                 | \$0                | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0                 |



## Campus Assessment Report - 1990 Main Building

|   |             |           |     |             |             |     |     |     |     |     |     |             |
|---|-------------|-----------|-----|-------------|-------------|-----|-----|-----|-----|-----|-----|-------------|
| * 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         | \$420,971 | \$0 | \$0         | \$0         | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$420,971   |
| C3020 - Floor Finishes                  | \$340,067   | \$0       | \$0 | \$0         | \$1,968,687 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$2,308,754 |
| C3030 - Ceiling Finishes                | \$1,686,515 | \$0       | \$0 | \$0         | \$0         | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,686,515 |
| 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 | \$169,403   | \$0         | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$169,403   |
| D20 - Plumbing                          | \$0         | \$0       | \$0 | \$0         | \$0         | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0         |
| D2010 - Plumbing Fixtures               | \$0         | \$0       | \$0 | \$1,543,451 | \$0         | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,543,451 |
| D2020 - Domestic Water Distribution     | \$0         | \$0       | \$0 | \$287,472   | \$0         | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$287,472   |
| D2030 - Sanitary Waste                  | \$0         | \$0       | \$0 | \$451,742   | \$0         | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$451,742   |
| D2040 - Rain Water Drainage             | \$0         | \$0       | \$0 | \$0         | \$0         | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0         |
| D30 - HVAC                              | \$0         | \$0       | \$0 | \$0         | \$0         | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0         |
| D3020 - Heat Generating Systems         | \$0         | \$0       | \$0 | \$1,481,849 | \$0         | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,481,849 |
| D3030 - Cooling Generating Systems      | \$0         | \$0       | \$0 | \$0         | \$0         | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0         |
| D3040 - Distribution Systems            | \$0         | \$0       | \$0 | \$0         | \$0         | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0         |
| D3050 - Terminal & Package Units        | \$782,969   | \$0       | \$0 | \$0         | \$0         | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$782,969   |
| D3060 - Controls & Instrumentation      | \$0         | \$0       | \$0 | \$0         | \$0         | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0         |
| D40 - Fire Protection                   | \$0         | \$0       | \$0 | \$0         | \$0         | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0         |
| D4010 - Sprinklers                      | \$0         | \$0       | \$0 | \$634,834   | \$0         | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$634,834   |
| D4020 - Standpipes                      | \$0         | \$0       | \$0 | \$97,535    | \$0         | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$97,535    |
| 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 | \$795,681   | \$0         | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$795,681   |
| D5020 - Lighting                        | \$0         | \$0       | \$0 | \$1,856,590 | \$0         | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,856,590 |
| D5030 - Communications and Security     | \$0         | \$0       | \$0 | \$0         | \$0         | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0         |
| D5030810 - Security & Detection Systems | \$314,754   | \$0       | \$0 | \$0         | \$0         | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$314,754   |
| D5030910 - Fire & Alarm Systems         | \$570,001   | \$0       | \$0 | \$0         | \$0         | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$570,001   |
| D5030920 - Data Communication           | \$0         | \$0       | \$0 | \$0         | \$0         | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0         |
| D5090 - Other Electrical Systems        | \$0         | \$0       | \$0 | \$0         | \$121,611   | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$121,611   |
| 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         |

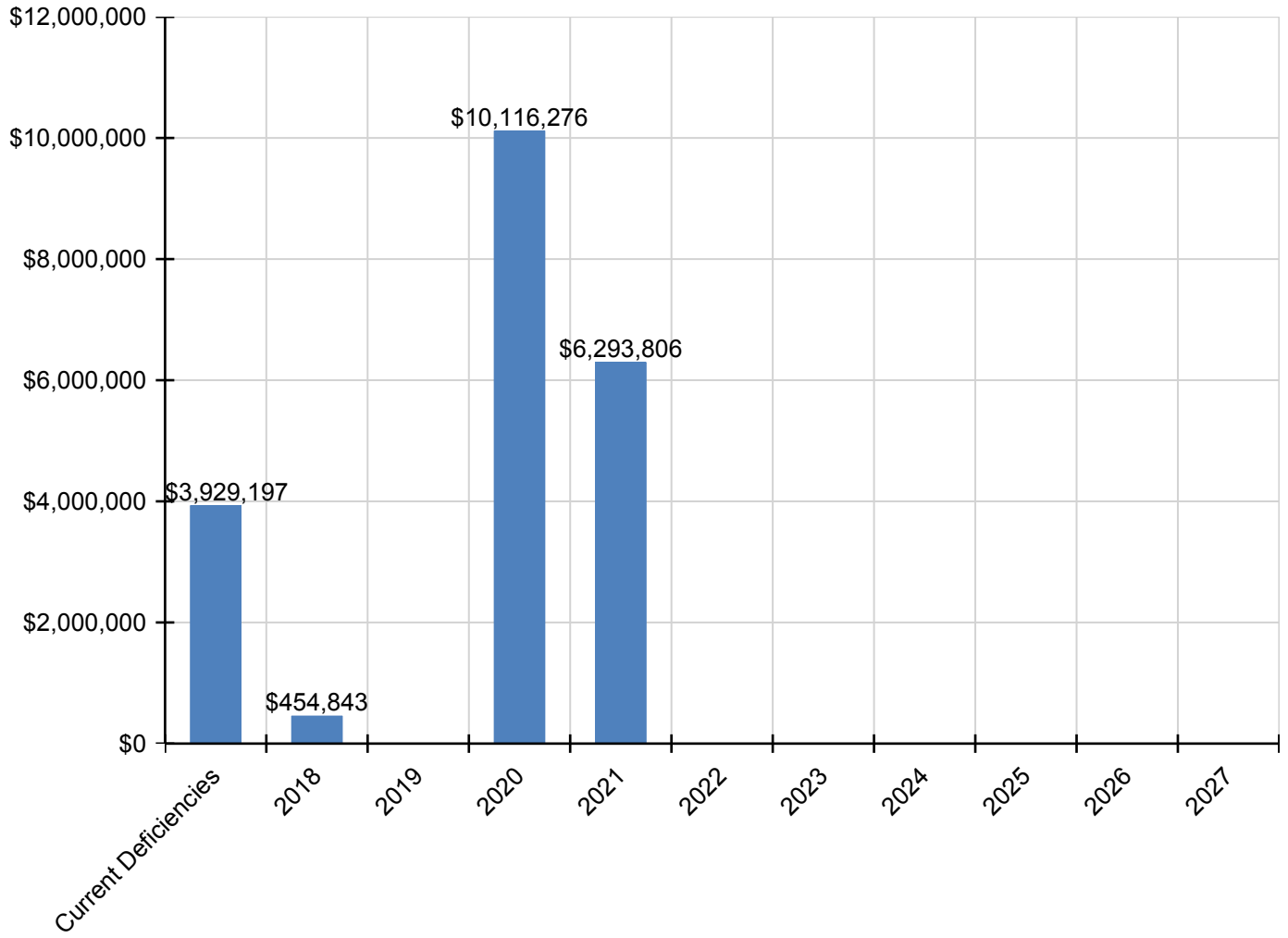
## Campus Assessment Report - 1990 Main Building

|  |     |     |     |     |             |     |     |     |     |     |     |                    |
|--|-----|-----|-----|-----|-------------|-----|-----|-----|-----|-----|-----|--------------------|
| <b>E1020 - Institutional Equipment</b> | \$0 | \$0 | \$0 | \$0 | \$2,345,856 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | <b>\$2,345,856</b> |
| <b>E1090 - Other Equipment</b>         | \$0 | \$0 | \$0 | \$0 | \$962,312   | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | <b>\$962,312</b>   |
| <b>E20 - Furnishings</b>               | \$0 | \$0 | \$0 | \$0 | \$0         | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | <b>\$0</b>         |
| <b>E2010 - Fixed Furnishings</b>       | \$0 | \$0 | \$0 | \$0 | \$895,339   | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | <b>\$895,339</b>   |

\* Indicates non-renewable system

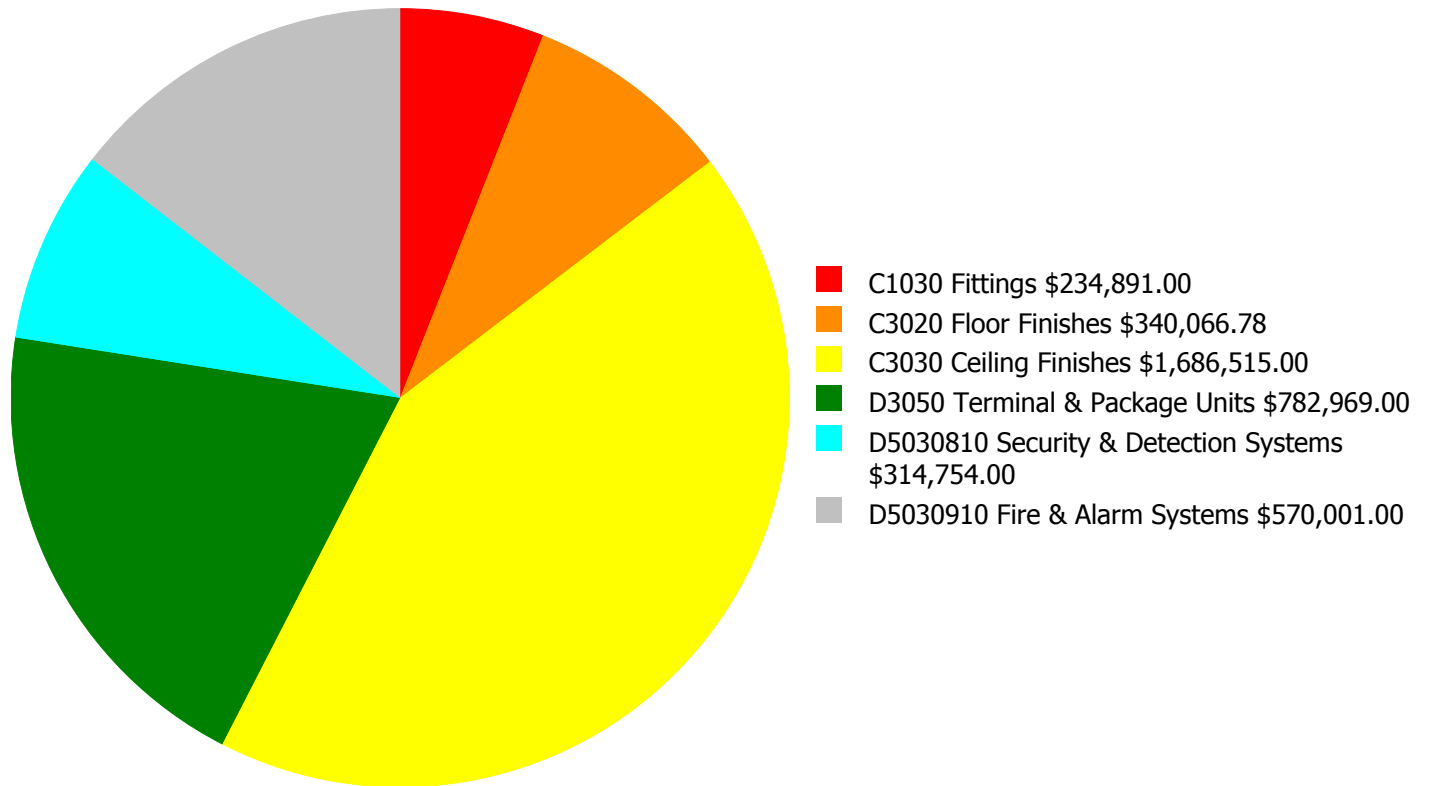
## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

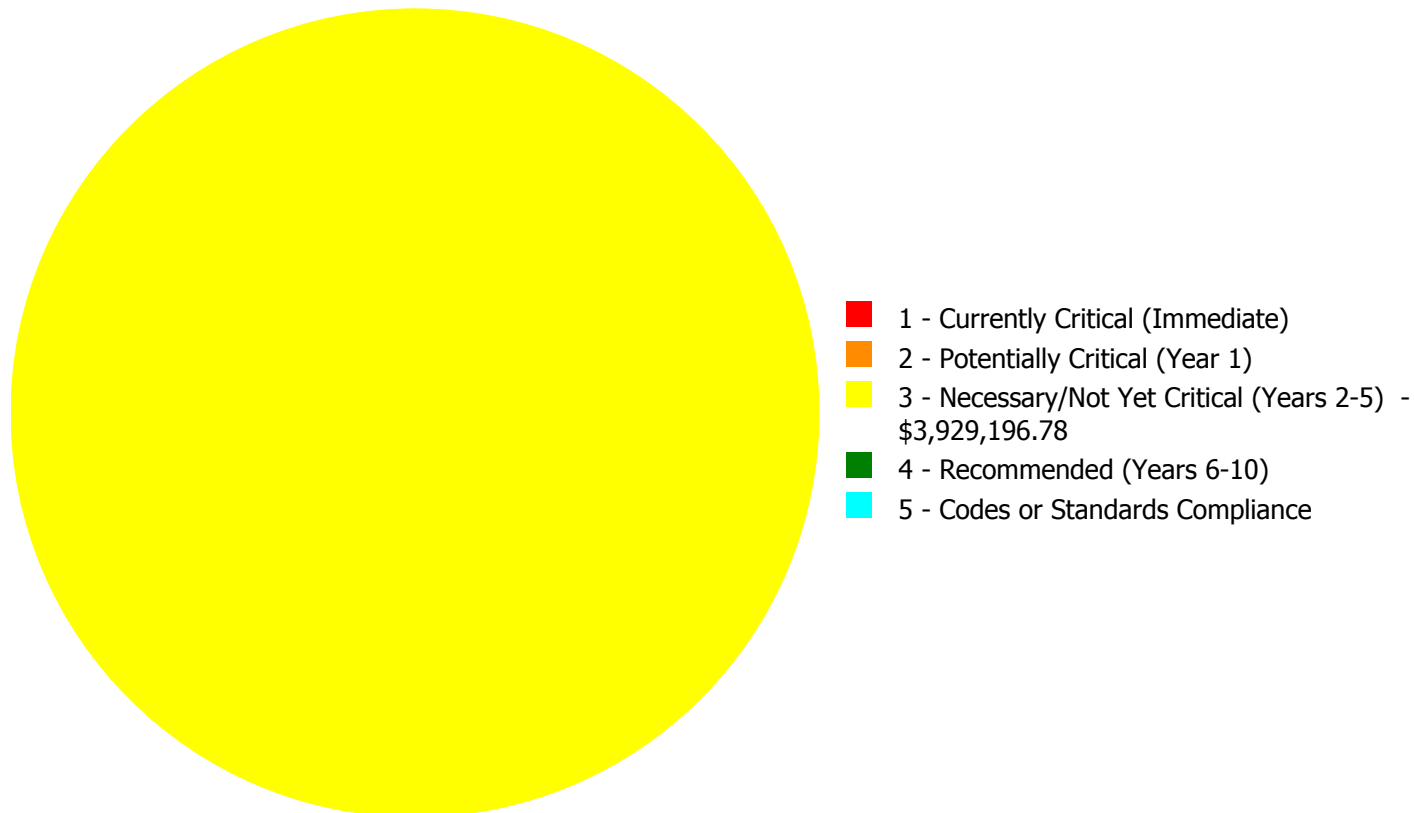
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$3,929,196.78**

## Deficiency Summary by Priority

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



**Budget Estimate Total: \$3,929,196.78**

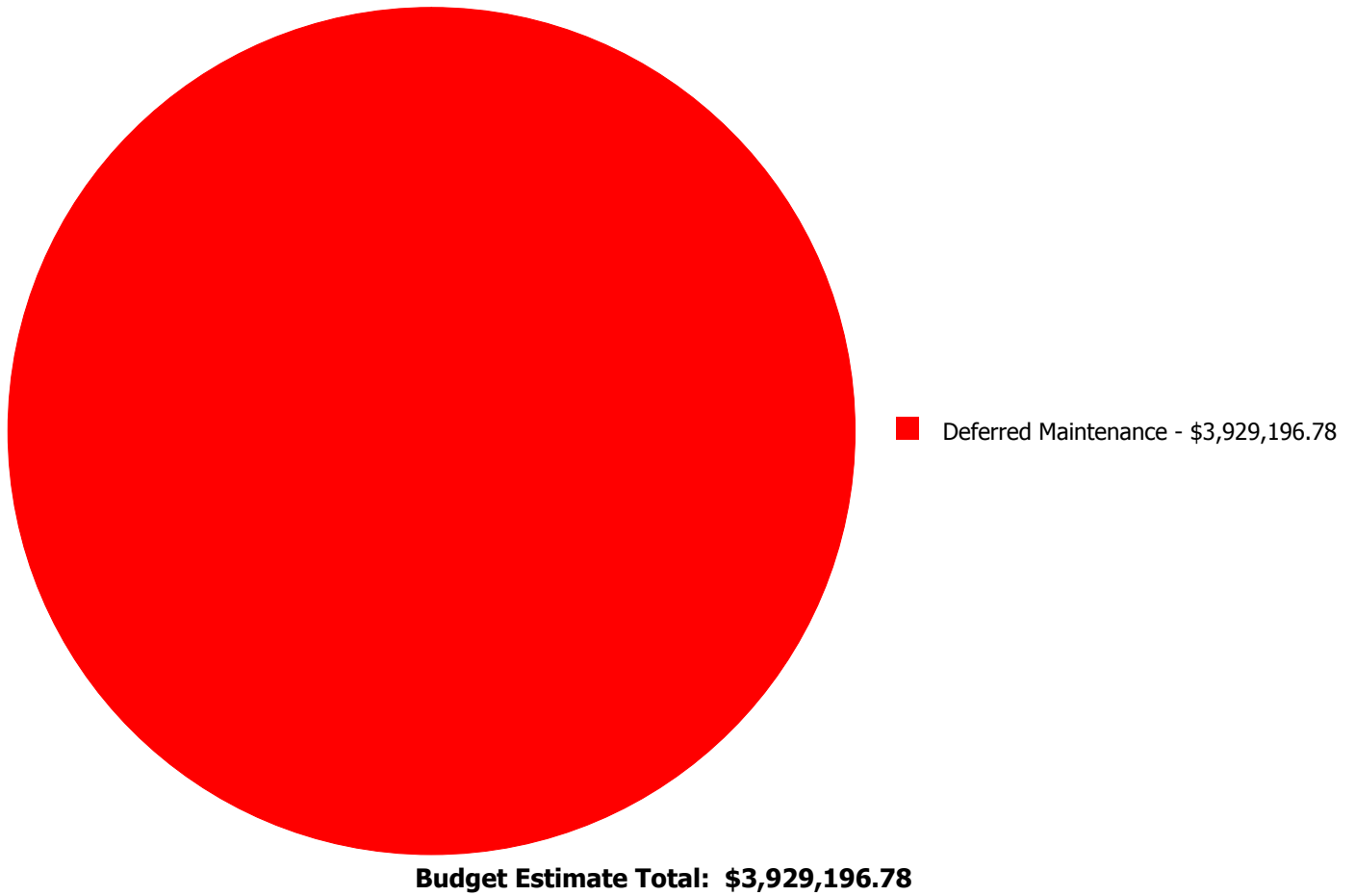
## Deficiency By Priority Investment Table

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

| System Code | System Description           | 1 - Currently Critical (Immediate) | 2 - Potentially Critical (Year 1) | 3 - Necessary/Not Yet Critical (Years 2-5) | 4 - Recommended (Years 6-10) | 5 - Codes or Standards Compliance | Total          |
|-------------|------------------------------|------------------------------------|-----------------------------------|--|------------------------------|-----------------------------------|----------------|
| C1030       | Fittings                     | \$0.00                             | \$0.00                            | \$234,891.00                               | \$0.00                       | \$0.00                            | \$234,891.00   |
| C3020       | Floor Finishes               | \$0.00                             | \$0.00                            | \$340,066.78                               | \$0.00                       | \$0.00                            | \$340,066.78   |
| C3030       | Ceiling Finishes             | \$0.00                             | \$0.00                            | \$1,686,515.00                             | \$0.00                       | \$0.00                            | \$1,686,515.00 |
| D3050       | Terminal & Package Units     | \$0.00                             | \$0.00                            | \$782,969.00                               | \$0.00                       | \$0.00                            | \$782,969.00   |
| D5030810    | Security & Detection Systems | \$0.00                             | \$0.00                            | \$314,754.00                               | \$0.00                       | \$0.00                            | \$314,754.00   |
| D5030910    | Fire & Alarm Systems         | \$0.00                             | \$0.00                            | \$570,001.00                               | \$0.00                       | \$0.00                            | \$570,001.00   |
|             | <b>Total:</b>                | \$0.00                             | \$0.00                            | \$3,929,196.78                             | \$0.00                       | \$0.00                            | \$3,929,196.78 |

## Deficiency Summary by Category

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



## 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:** Restroom  
**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:** \$234,891.00  
**Assessor Name:** Somnath Das  
**Date Created:** 12/07/2016

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

---

#### **System: C3020 - Floor Finishes**



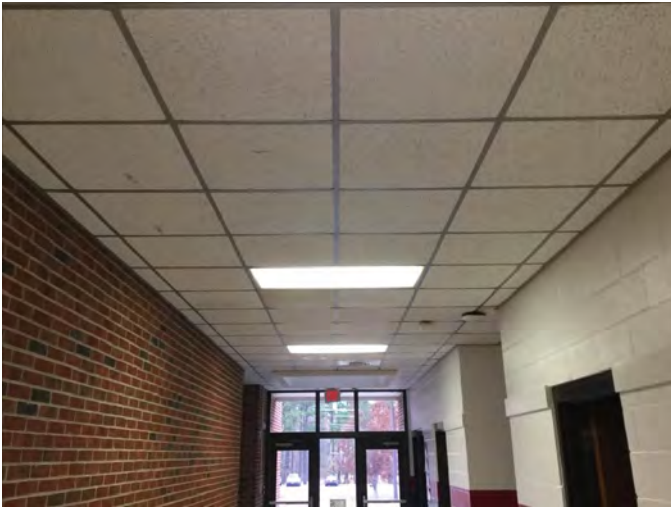
**Location:** Cafeteria-Classrooms  
**Distress:** Damaged  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Replace vinyl tile flooring  
**Qty:** 3,163.00  
**Unit of Measure:** S.Y.  
**Estimate:** \$340,066.78  
**Assessor Name:** Somnath Das  
**Date Created:** 12/07/2016

**Notes:** The VCT flooring is aged, cracked, worn, and should be replaced.

---



**System: C3030 - Ceiling Finishes**



**Location:** Throughout the building  
**Distress:** Damaged  
**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:** \$1,686,515.00  
**Assessor Name:** Somnath Das  
**Date Created:** 12/07/2016

**Notes:** The ceiling tiles have been replaced as needed. However the grid shows signs of aging and the tiles are sagging or damaged and should be replaced.

---

**System: D3050 - Terminal & Package Units**



**Location:** Exterior  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 142,358.00  
**Unit of Measure:** S.F.  
**Estimate:** \$782,969.00  
**Assessor Name:** Somnath Das  
**Date Created:** 12/07/2016

**Notes:** The pad mounted DX condensing units are aged and should be scheduled for replacement.

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**System: D5030810 - Security & Detection Systems**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 142,358.00  
**Unit of Measure:** S.F.  
**Estimate:** \$314,754.00  
**Assessor Name:** Somnath Das  
**Date Created:** 12/07/2016

**Notes:** The security system is aged, has poor coverage and camera resolution, and should be replaced.

---

**System: D5030910 - Fire & Alarm Systems**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 142,358.00  
**Unit of Measure:** S.F.  
**Estimate:** \$570,001.00  
**Assessor Name:** Somnath Das  
**Date Created:** 12/07/2016

**Notes:** The original fire alarm system operating as designed, but is beyond its service life and should be replaced.

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**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:        | 1990              |
| Last Renovation:   |                   |
| Replacement Value: | \$151,238         |
| Repair Cost:       | \$10,868.00       |
| Total FCI:         | 7.19 %            |
| Total RSLI:        | 45.04 %           |
| FCA Score:         | 92.81             |



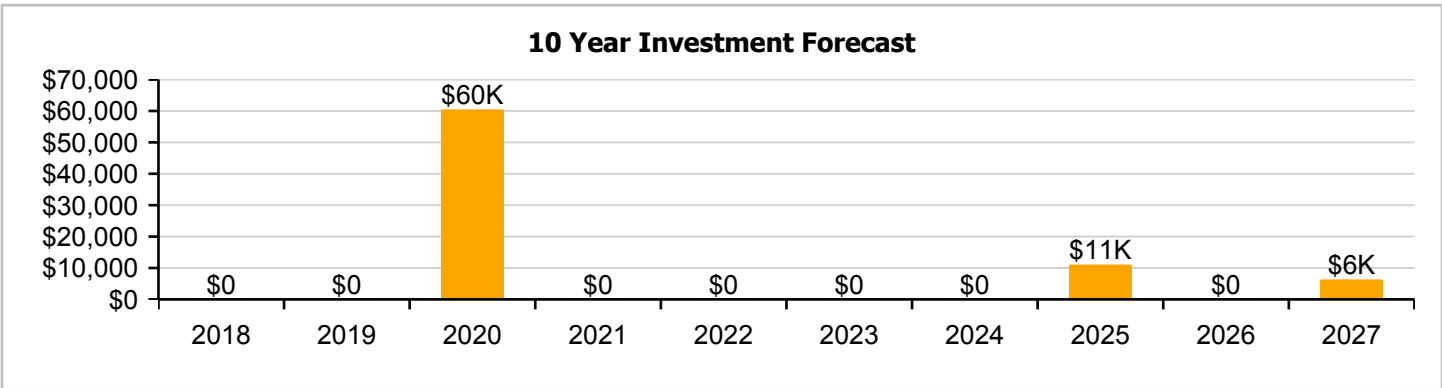
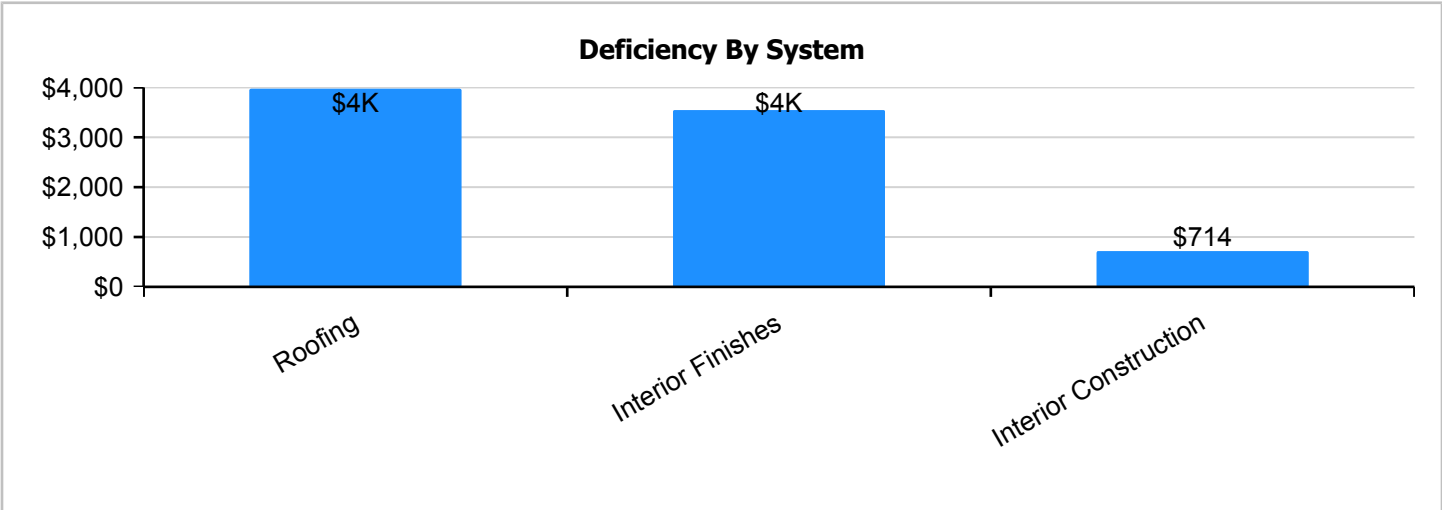
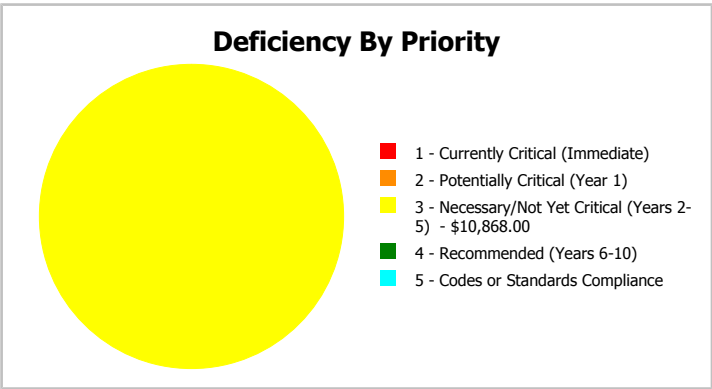
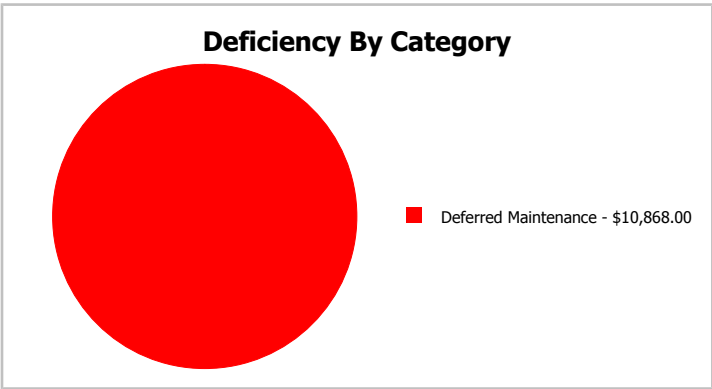
**Description:**

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:  | 1990              | Last Renovation:   |           |
| Repair Cost: | \$10,868          | Replacement Value: | \$151,238 |
| FCI:         | 7.19 %            | RSLI%:             | 45.04 %   |



## Condition Summary

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

| UNIFORMAT Classification    | RSLI %         | FCI %         | Current Repair Cost |
|-----------------------------|----------------|---------------|---------------------|
| A10 - Foundations           | 73.00 %        | 0.00 %        | \$0.00              |
| B10 - Superstructure        | 73.00 %        | 0.00 %        | \$0.00              |
| B20 - Exterior Enclosure    | 43.74 %        | 0.00 %        | \$0.00              |
| B30 - Roofing               | 0.00 %         | 146.02 %      | \$5,248.00          |
| C10 - Interior Construction | 0.00 %         | 110.04 %      | \$943.00            |
| C20 - Stairs                | 10.00 %        | 0.00 %        | \$0.00              |
| C30 - Interior Finishes     | 20.82 %        | 38.42 %       | \$4,677.00          |
| D20 - Plumbing              | 10.00 %        | 0.00 %        | \$0.00              |
| D30 - HVAC                  | 76.67 %        | 0.00 %        | \$0.00              |
| D50 - Electrical            | 13.32 %        | 0.00 %        | \$0.00              |
| <b>Totals:</b>              | <b>45.04 %</b> | <b>7.19 %</b> | <b>\$10,868.00</b>  |

## Photo Album

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

1). North Elevation - Dec 07, 2016



2). West Elevation - Dec 07, 2016



3). South Elevation - Dec 07, 2016



4). East Elevation - Dec 07, 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. | 832 | 100  | 1990           | 2090                   |                   | 73.00 %        | 0.00 %        | 73  |     |                    | \$16,748             |
| A1030        | Slab on Grade                   | \$19.75       | S.F. | 832 | 100  | 1990           | 2090                   |                   | 73.00 %        | 0.00 %        | 73  |     |                    | \$16,432             |
| B1010        | Floor Construction              | \$11.44       | S.F. | 832 | 100  | 1990           | 2090                   |                   | 73.00 %        | 0.00 %        | 73  |     |                    | \$9,518              |
| B1020        | Roof Construction               | \$16.26       | S.F. | 832 | 100  | 1990           | 2090                   |                   | 73.00 %        | 0.00 %        | 73  |     |                    | \$13,528             |
| B2010        | Exterior Walls                  | \$29.79       | S.F. | 832 | 100  | 1990           | 2090                   |                   | 73.00 %        | 0.00 %        | 73  |     |                    | \$24,785             |
| B2020        | Exterior Windows                | \$17.17       | S.F. | 832 | 30   | 1990           | 2020                   |                   | 10.00 %        | 0.00 %        | 3   |     |                    | \$14,285             |
| B2030        | Exterior Doors                  | \$8.66        | S.F. | 832 | 30   | 1990           | 2020                   |                   | 10.00 %        | 0.00 %        | 3   |     |                    | \$7,205              |
| B3010140     | Asphalt Shingles                | \$4.32        | S.F. | 832 | 20   | 1990           | 2010                   |                   | 0.00 %         | 146.02 %      | -7  |     | \$5,248.00         | \$3,594              |
| C1030        | Fittings                        | \$1.03        | S.F. | 832 | 20   | 1990           | 2010                   |                   | 0.00 %         | 110.04 %      | -7  |     | \$943.00           | \$857                |
| C2010        | Stair Construction              | \$2.94        | S.F. | 842 | 30   | 1990           | 2020                   |                   | 10.00 %        | 0.00 %        | 3   |     |                    | \$2,475              |
| C3010        | Wall Finishes                   | \$5.11        | S.F. | 832 | 10   | 2000           | 2010                   |                   | 0.00 %         | 110.00 %      | -7  |     | \$4,677.00         | \$4,252              |
| C3030        | Ceiling Finishes                | \$9.52        | S.F. | 832 | 25   | 2000           | 2025                   |                   | 32.00 %        | 0.00 %        | 8   |     |                    | \$7,921              |
| D2010        | Plumbing Fixtures               | \$11.47       | S.F. | 832 | 30   | 1990           | 2020                   |                   | 10.00 %        | 0.00 %        | 3   |     |                    | \$9,543              |
| D2020        | Domestic Water Distribution     | \$1.68        | S.F. | 832 | 30   | 1990           | 2020                   |                   | 10.00 %        | 0.00 %        | 3   |     |                    | \$1,398              |
| D2030        | Sanitary Waste                  | \$0.65        | S.F. | 832 | 30   | 1990           | 2020                   |                   | 10.00 %        | 0.00 %        | 3   |     |                    | \$541                |
| D3040        | Distribution Systems            | \$0.90        | S.F. | 842 | 30   | 2010           | 2040                   |                   | 76.67 %        | 0.00 %        | 23  |     |                    | \$758                |
| D5010        | Electrical Service/Distribution | \$3.09        | S.F. | 832 | 40   | 1990           | 2030                   |                   | 32.50 %        | 0.00 %        | 13  |     |                    | \$2,571              |
| D5020        | Branch Wiring                   | \$9.24        | S.F. | 832 | 30   | 1990           | 2020                   |                   | 10.00 %        | 0.00 %        | 3   |     |                    | \$7,688              |
| D5020        | Lighting                        | \$8.58        | S.F. | 832 | 30   | 1990           | 2020                   |                   | 10.00 %        | 0.00 %        | 3   |     |                    | \$7,139              |
| <b>Total</b> |                                 |               |      |     |      |                |                        |                   | <b>45.04 %</b> | <b>7.19 %</b> |     |     | <b>\$10,868.00</b> | <b>\$151,238</b>     |



## System Notes

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

**System:** B2010 - Exterior Walls



**Note:**

**System:** B2020 - Exterior Windows



**Note:**

**System:** B2030 - Exterior Doors



**Note:**

## Campus Assessment Report - 1990 Press Box

**System:** B3010140 - Asphalt Shingles



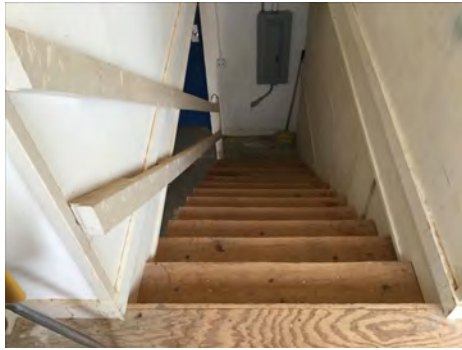
**Note:**

**System:** C1030 - Fittings



**Note:**

**System:** C2010 - Stair Construction

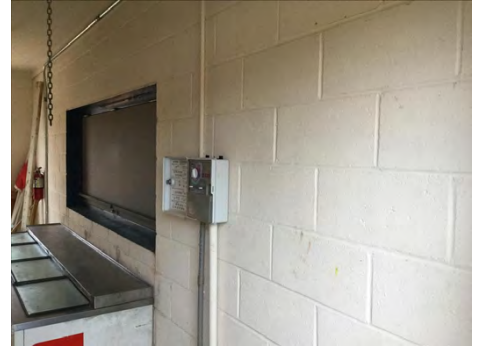
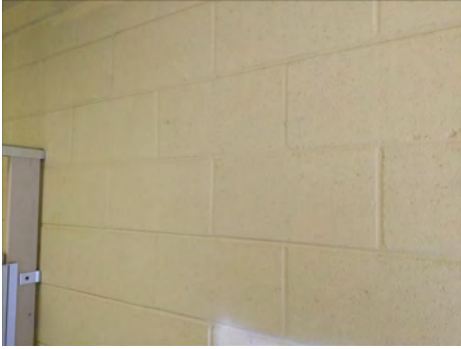


**Note:**



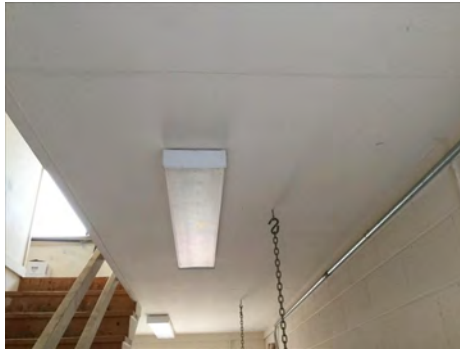
## Campus Assessment Report - 1990 Press Box

**System:** C3010 - Wall Finishes



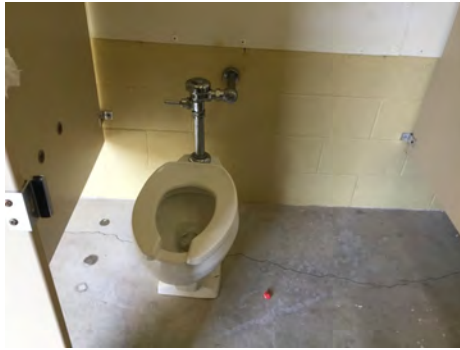
**Note:**

**System:** C3030 - Ceiling Finishes



**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

## Campus Assessment Report - 1990 Press Box

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**System:** D2020 - Domestic Water Distribution



**Note:**

**System:** D2030 - Sanitary Waste



**Note:**

**System:** D3040 - Distribution Systems



**Note:**

## Campus Assessment Report - 1990 Press Box

**System:** D5010 - Electrical Service/Distribution



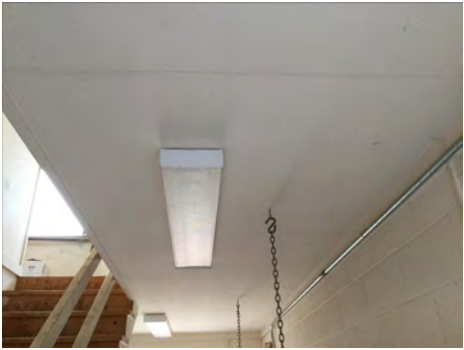
**Note:**

**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           |
|---------------------------------------|----------------------|------------|------------|-----------------|------------|------------|------------|------------|-----------------|------------|----------------|-----------------|
| <b>Total:</b>                         | <b>\$10,868</b>      | <b>\$0</b> | <b>\$0</b> | <b>\$60,429</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$11,037</b> | <b>\$0</b> | <b>\$6,285</b> | <b>\$88,620</b> |
| <b>* A - Substructure</b>             | \$0                  | \$0        | \$0        | \$0             | \$0        | \$0        | \$0        | \$0        | \$0             | \$0        | \$0            | \$0             |
| <b>* A10 - Foundations</b>            | \$0                  | \$0        | \$0        | \$0             | \$0        | \$0        | \$0        | \$0        | \$0             | \$0        | \$0            | \$0             |
| <b>* A1010 - Standard Foundations</b> | \$0                  | \$0        | \$0        | \$0             | \$0        | \$0        | \$0        | \$0        | \$0             | \$0        | \$0            | \$0             |
| <b>* A1030 - Slab on Grade</b>        | \$0                  | \$0        | \$0        | \$0             | \$0        | \$0        | \$0        | \$0        | \$0             | \$0        | \$0            | \$0             |
| <b>B - Shell</b>                      | \$0                  | \$0        | \$0        | \$0             | \$0        | \$0        | \$0        | \$0        | \$0             | \$0        | \$0            | \$0             |
| <b>B10 - Superstructure</b>           | \$0                  | \$0        | \$0        | \$0             | \$0        | \$0        | \$0        | \$0        | \$0             | \$0        | \$0            | \$0             |
| <b>* B1010 - Floor Construction</b>   | \$0                  | \$0        | \$0        | \$0             | \$0        | \$0        | \$0        | \$0        | \$0             | \$0        | \$0            | \$0             |
| <b>* B1020 - Roof Construction</b>    | \$0                  | \$0        | \$0        | \$0             | \$0        | \$0        | \$0        | \$0        | \$0             | \$0        | \$0            | \$0             |
| <b>B20 - Exterior Enclosure</b>       | \$0                  | \$0        | \$0        | \$0             | \$0        | \$0        | \$0        | \$0        | \$0             | \$0        | \$0            | \$0             |
| <b>* B2010 - Exterior Walls</b>       | \$0                  | \$0        | \$0        | \$0             | \$0        | \$0        | \$0        | \$0        | \$0             | \$0        | \$0            | \$0             |
| <b>B2020 - Exterior Windows</b>       | \$0                  | \$0        | \$0        | \$17,171        | \$0        | \$0        | \$0        | \$0        | \$0             | \$0        | \$0            | \$17,171        |
| <b>B2030 - Exterior Doors</b>         | \$0                  | \$0        | \$0        | \$8,661         | \$0        | \$0        | \$0        | \$0        | \$0             | \$0        | \$0            | \$8,661         |
| <b>B30 - Roofing</b>                  | \$0                  | \$0        | \$0        | \$0             | \$0        | \$0        | \$0        | \$0        | \$0             | \$0        | \$0            | \$0             |
| <b>B3010 - Roof Coverings</b>         | \$0                  | \$0        | \$0        | \$0             | \$0        | \$0        | \$0        | \$0        | \$0             | \$0        | \$0            | \$0             |
| <b>B3010140 - Asphalt Shingles</b>    | \$5,248              | \$0        | \$0        | \$0             | \$0        | \$0        | \$0        | \$0        | \$0             | \$0        | \$0            | \$5,248         |
| <b>C - Interiors</b>                  | \$0                  | \$0        | \$0        | \$0             | \$0        | \$0        | \$0        | \$0        | \$0             | \$0        | \$0            | \$0             |
| <b>C10 - Interior Construction</b>    | \$0                  | \$0        | \$0        | \$0             | \$0        | \$0        | \$0        | \$0        | \$0             | \$0        | \$0            | \$0             |
| <b>C1030 - Fittings</b>               | \$943                | \$0        | \$0        | \$0             | \$0        | \$0        | \$0        | \$0        | \$0             | \$0        | \$0            | \$943           |
| <b>C20 - Stairs</b>                   | \$0                  | \$0        | \$0        | \$0             | \$0        | \$0        | \$0        | \$0        | \$0             | \$0        | \$0            | \$0             |
| <b>C2010 - Stair Construction</b>     | \$0                  | \$0        | \$0        | \$2,975         | \$0        | \$0        | \$0        | \$0        | \$0             | \$0        | \$0            | \$2,975         |
| <b>C30 - Interior Finishes</b>        | \$0                  | \$0        | \$0        | \$0             | \$0        | \$0        | \$0        | \$0        | \$0             | \$0        | \$0            | \$0             |
| <b>C3010 - Wall Finishes</b>          | \$4,677              | \$0        | \$0        | \$0             | \$0        | \$0        | \$0        | \$0        | \$0             | \$0        | \$6,285        | \$10,962        |
| <b>C3030 - Ceiling Finishes</b>       | \$0                  | \$0        | \$0        | \$0             | \$0        | \$0        | \$0        | \$0        | \$11,037        | \$0        | \$0            | \$11,037        |
| <b>D - Services</b>                   | \$0                  | \$0        | \$0        | \$0             | \$0        | \$0        | \$0        | \$0        | \$0             | \$0        | \$0            | \$0             |
| <b>D20 - Plumbing</b>                 | \$0                  | \$0        | \$0        | \$0             | \$0        | \$0        | \$0        | \$0        | \$0             | \$0        | \$0            | \$0             |

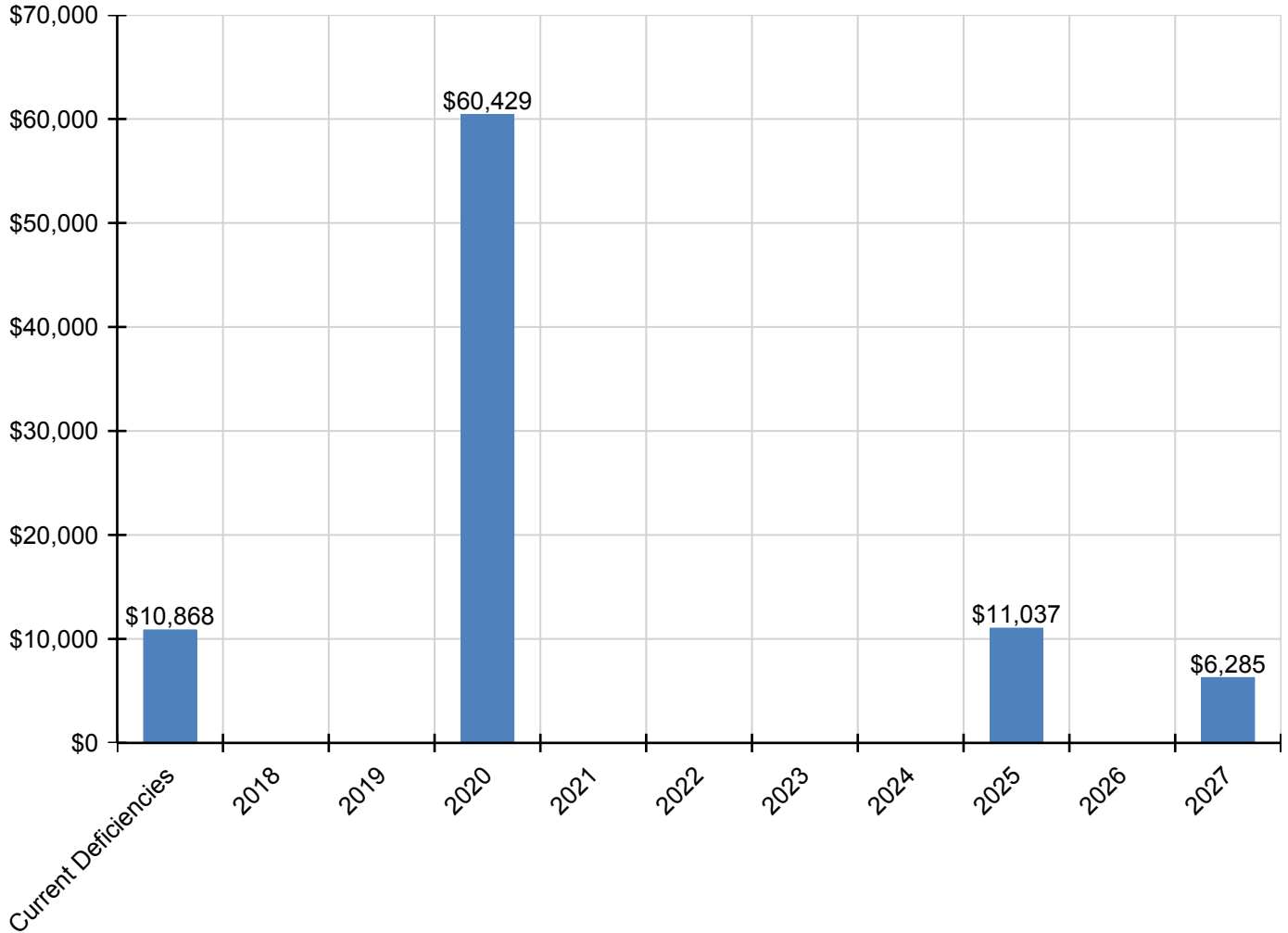
## Campus Assessment Report - 1990 Press Box

|   |     |     |     |          |     |     |     |     |     |     |     |          |
|---|-----|-----|-----|----------|-----|-----|-----|-----|-----|-----|-----|----------|
| D2010 - Plumbing Fixtures               | \$0 | \$0 | \$0 | \$11,470 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$11,470 |
| D2020 - Domestic Water Distribution     | \$0 | \$0 | \$0 | \$1,681  | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,681  |
| D2030 - Sanitary Waste                  | \$0 | \$0 | \$0 | \$650    | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$650    |
| D30 - HVAC                              | \$0 | \$0 | \$0 | \$0      | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0      |
| D3040 - Distribution Systems            | \$0 | \$0 | \$0 | \$0      | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0      |
| 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 | \$9,240  | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$9,240  |
| D5020 - Lighting                        | \$0 | \$0 | \$0 | \$8,580  | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$8,580  |

\* Indicates non-renewable system

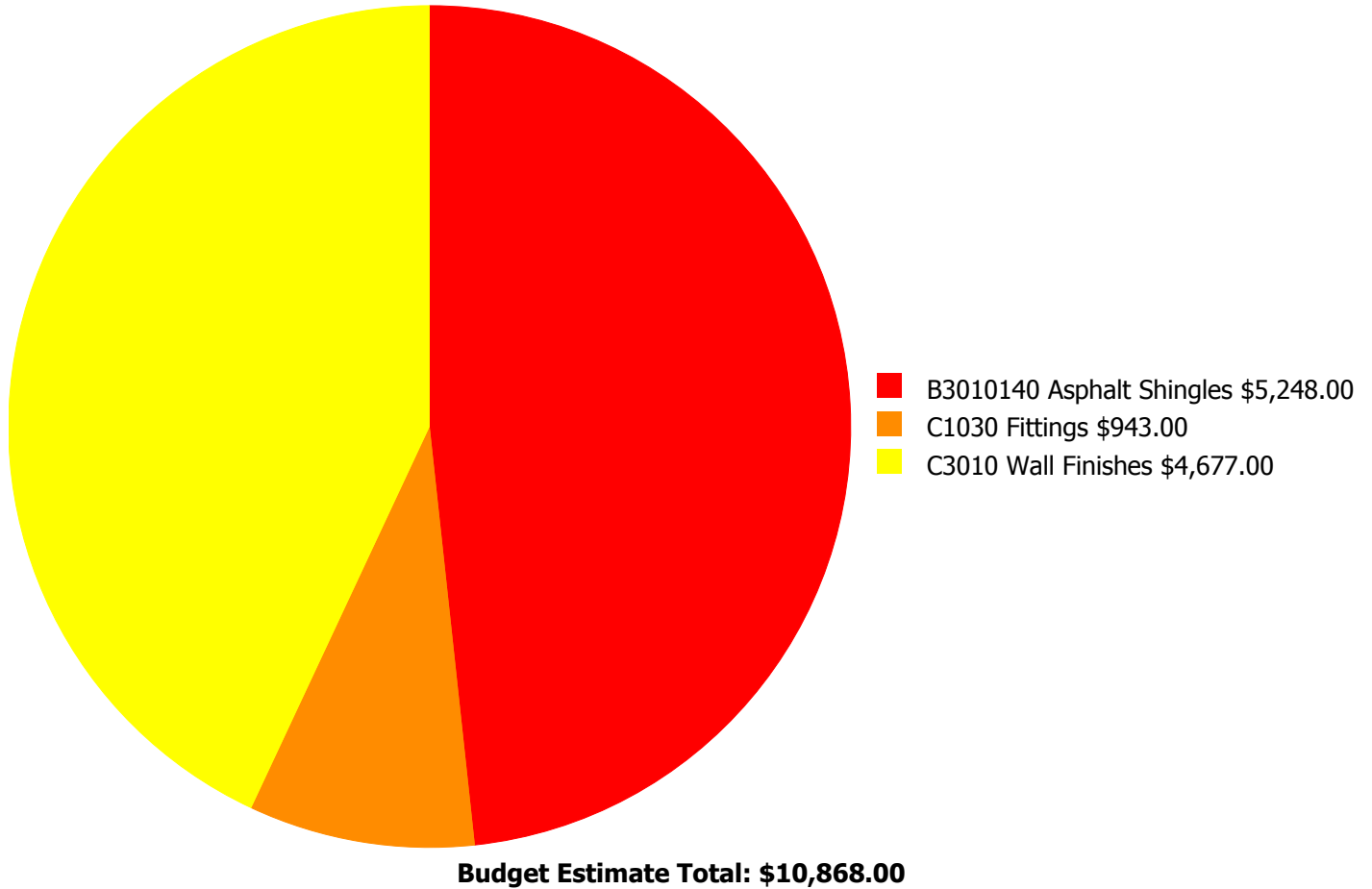
## Forecasted Capital Renewal Requirement

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



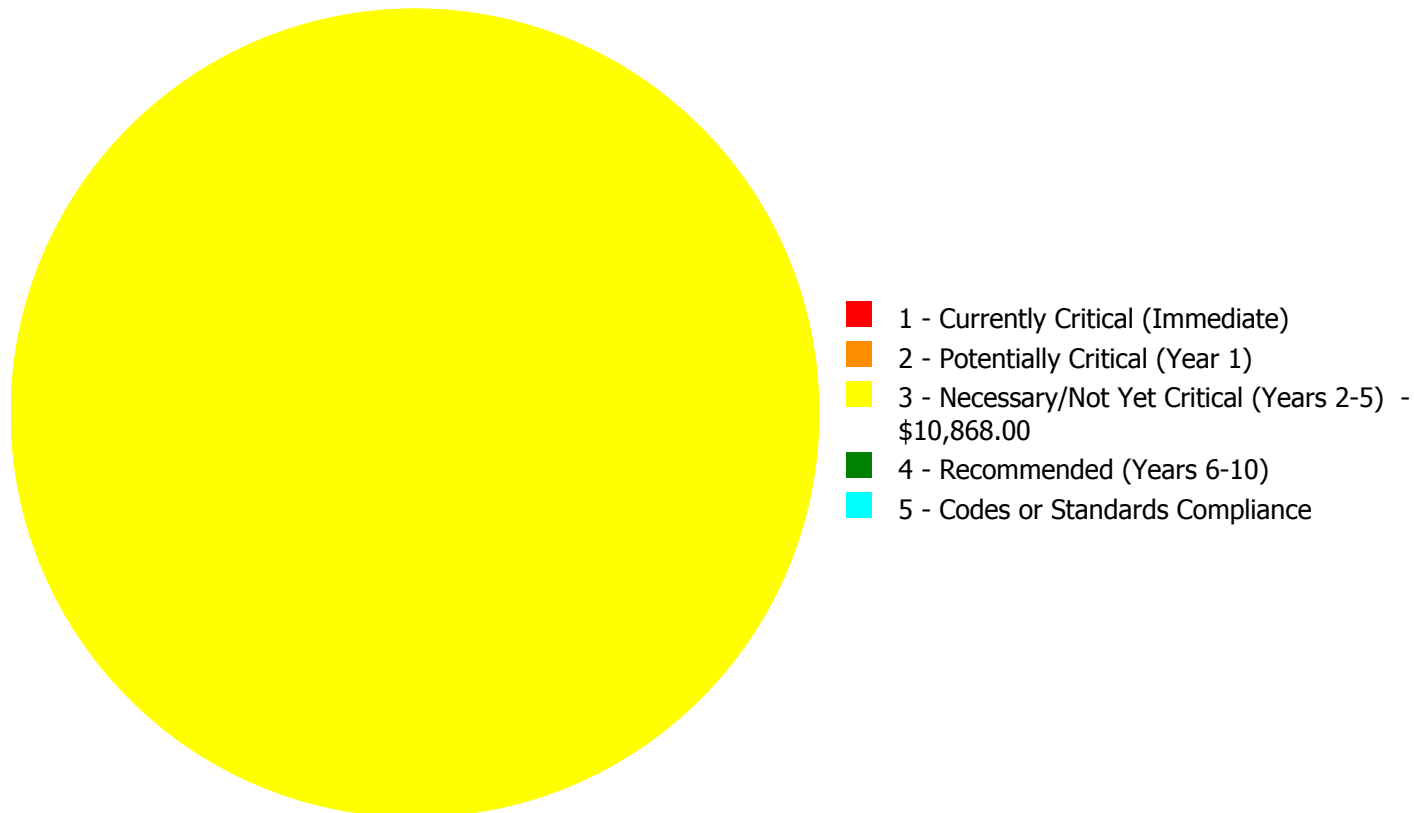
## Deficiency Summary by System

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



## Deficiency Summary by Priority

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



**Budget Estimate Total: \$10,868.00**



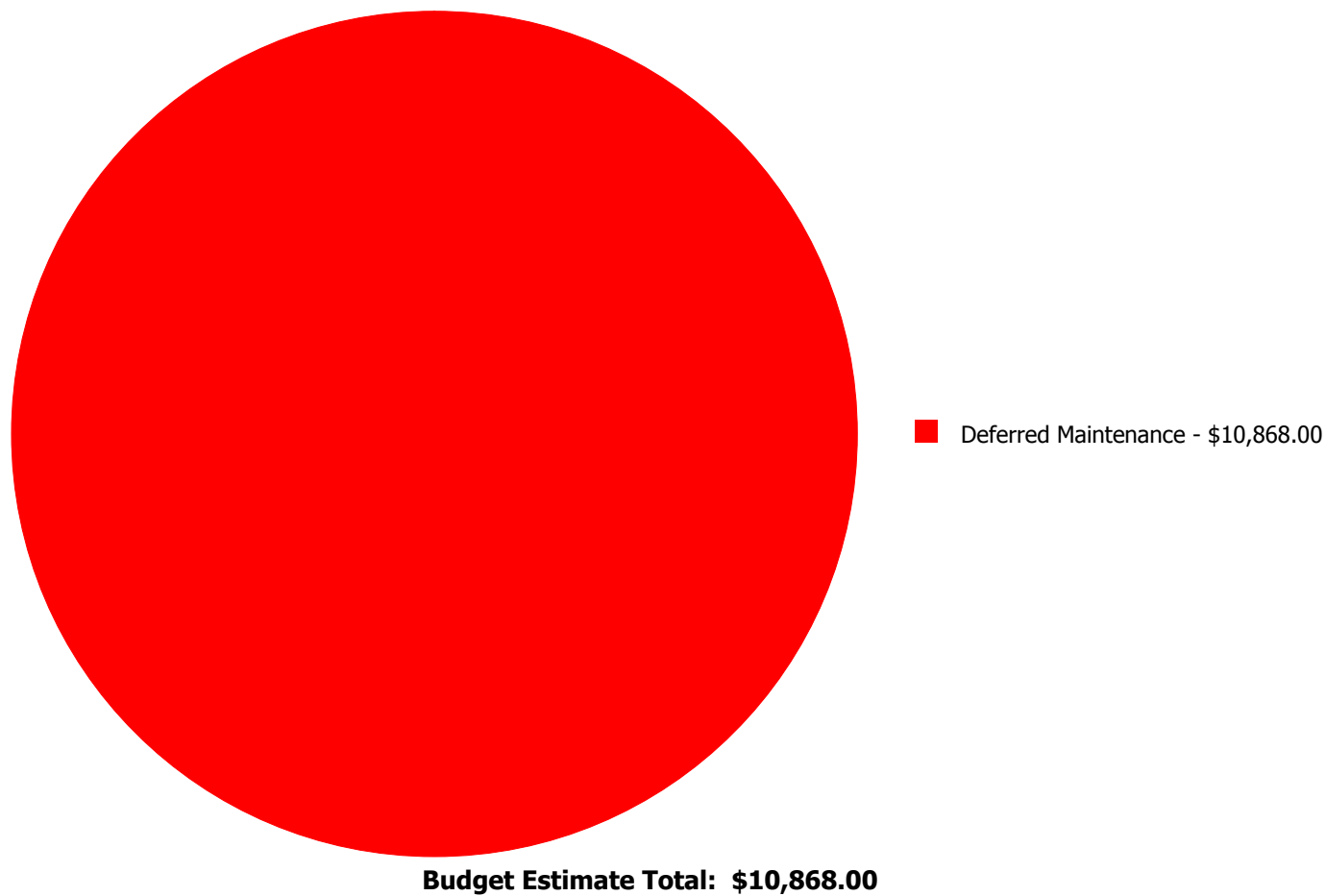
## Deficiency By Priority Investment Table

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

| System Code | System Description | 1 - Currently Critical (Immediate) | 2 - Potentially Critical (Year 1) | 3 - Necessary/Not Yet Critical (Years 2-5) | 4 - Recommended (Years 6-10) | 5 - Codes or Standards Compliance | Total       |
|-------------|--------------------|------------------------------------|-----------------------------------|--|------------------------------|-----------------------------------|-------------|
| B3010140    | Asphalt Shingles   | \$0.00                             | \$0.00                            | \$5,248.00                                 | \$0.00                       | \$0.00                            | \$5,248.00  |
| C1030       | Fittings           | \$0.00                             | \$0.00                            | \$943.00                                   | \$0.00                       | \$0.00                            | \$943.00    |
| C3010       | Wall Finishes      | \$0.00                             | \$0.00                            | \$4,677.00                                 | \$0.00                       | \$0.00                            | \$4,677.00  |
|             | <b>Total:</b>      | \$0.00                             | \$0.00                            | \$10,868.00                                | \$0.00                       | \$0.00                            | \$10,868.00 |

## Deficiency Summary by Category

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



## Deficiency Details by Priority

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

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

#### System: B3010140 - Asphalt Shingles



**Location:** Roof  
**Distress:** 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:** \$5,248.00  
**Assessor Name:** Terence Davis  
**Date Created:** 12/07/2016

**Notes:** There are shingles missing. The roof should be replaced.

#### System: C1030 - Fittings



**Location:** Restroom  
**Distress:** Damaged  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 832.00  
**Unit of Measure:** S.F.  
**Estimate:** \$943.00  
**Assessor Name:** Terence Davis  
**Date Created:** 12/07/2016

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

**System: C3010 - Wall Finishes**



**Location:** Throughout the building  
**Distress:** Damaged  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 832.00  
**Unit of Measure:** S.F.  
**Estimate:** \$4,677.00  
**Assessor Name:** Terence Davis  
**Date Created:** 12/07/2016

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

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**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):   | 143,190           |
| Year Built:        | 1990              |
| Last Renovation:   |                   |
| Replacement Value: | \$5,600,161       |
| Repair Cost:       | \$0.00            |
| Total FCI:         | 0.00 %            |
| Total RSLI:        | 33.67 %           |
| FCA Score:         | 100.00            |



**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.



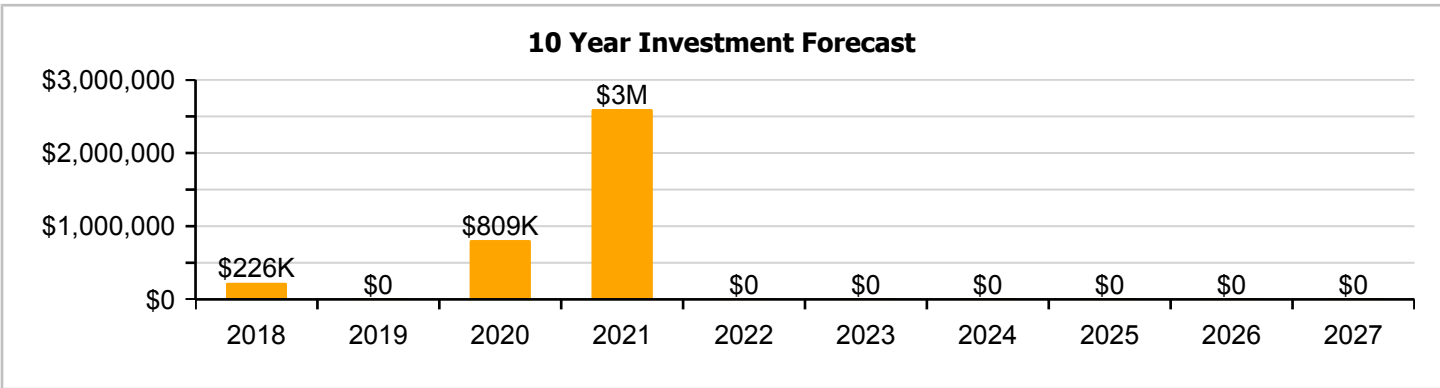
### Dashboard Summary

|              |                   |                    |             |
|--------------|-------------------|--------------------|-------------|
| Function:    | MS -Middle School | Gross Area:        | 143,190     |
| Year Built:  | 1990              | Last Renovation:   |             |
| Repair Cost: | \$0               | Replacement Value: | \$5,600,161 |
| FCI:         | 0.00 %            | RSLI%:             | 33.67 %     |

No data found for this asset

No data found for this asset

No data found for this asset



## Condition Summary

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

| UNIFORMAT Classification        | RSLI %         | FCI %         | Current Repair Cost |
|---------------------------------|----------------|---------------|---------------------|
| G20 - Site Improvements         | 29.69 %        | 0.00 %        | \$0.00              |
| G30 - Site Mechanical Utilities | 44.56 %        | 0.00 %        | \$0.00              |
| G40 - Site Electrical Utilities | 32.69 %        | 0.00 %        | \$0.00              |
| <b>Totals:</b>                  | <b>33.67 %</b> | <b>0.00 %</b> | <b>\$0.00</b>       |

## Photo Album

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

- 1). Aerial Image of Western Harnett Middle School - Dec 12, 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. | 143,190 | 25   | 2014           | 2039                   |                   | 88.00 %        | 0.00 % | 22  |     |               | \$604,262            |
| G2020        | Parking Lots            | \$1.39        | S.F. | 143,190 | 25   | 1990           | 2015                   | 2018              | 4.00 %         | 0.00 % | 1   |     |               | \$199,034            |
| G2030        | Pedestrian Paving       | \$1.98        | S.F. | 143,190 | 30   | 1990           | 2020                   |                   | 10.00 %        | 0.00 % | 3   |     |               | \$283,516            |
| G2040105     | Fence & Guardrails      | \$1.20        | S.F. | 143,190 | 30   | 1990           | 2020                   |                   | 10.00 %        | 0.00 % | 3   |     |               | \$171,828            |
| G2040950     | Baseball Field          | \$7.08        | S.F. | 143,190 | 20   | 1990           | 2010                   | 2021              | 20.00 %        | 0.00 % | 4   |     |               | \$1,013,785          |
| G2040950     | Playing Field           | \$2.47        | S.F. | 143,190 | 20   | 1990           | 2010                   | 2021              | 20.00 %        | 0.00 % | 4   |     |               | \$353,679            |
| G2040950     | Softball Field          | \$5.11        | S.F. | 143,190 | 20   | 1990           | 2010                   | 2021              | 20.00 %        | 0.00 % | 4   |     |               | \$731,701            |
| G2050        | Landscaping             | \$1.91        | S.F. | 143,190 | 15   | 1990           | 2005                   | 2021              | 26.67 %        | 0.00 % | 4   |     |               | \$273,493            |
| G3010        | Water Supply            | \$2.42        | S.F. | 143,190 | 50   | 1990           | 2040                   |                   | 46.00 %        | 0.00 % | 23  |     |               | \$346,520            |
| G3020        | Sanitary Sewer          | \$1.52        | S.F. | 143,190 | 50   | 1990           | 2040                   |                   | 46.00 %        | 0.00 % | 23  |     |               | \$217,649            |
| G3030        | Storm Sewer             | \$4.67        | S.F. | 143,190 | 50   | 1990           | 2040                   |                   | 46.00 %        | 0.00 % | 23  |     |               | \$668,697            |
| G3060        | Fuel Distribution       | \$1.03        | S.F. | 143,190 | 40   | 1990           | 2030                   |                   | 32.50 %        | 0.00 % | 13  |     |               | \$147,486            |
| G4010        | Electrical Distribution | \$2.59        | S.F. | 143,190 | 50   | 1990           | 2040                   |                   | 46.00 %        | 0.00 % | 23  |     |               | \$370,862            |
| G4020        | Site Lighting           | \$1.52        | S.F. | 143,190 | 30   | 1990           | 2020                   |                   | 10.00 %        | 0.00 % | 3   |     |               | \$217,649            |
| <b>Total</b> |                         |               |      |         |      |                |                        |                   | <b>33.67 %</b> |        |     |     |               | <b>\$5,600,161</b>   |



## 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:** Only part was repaired.

**System:** G2020 - Parking Lots



**Note:**

**System:** G2030 - Pedestrian Paving



**Note:**

## Campus Assessment Report - Site

**System:** G2040105 - Fence & Guardrails



**Note:**

**System:** G2040950 - Baseball Field



**Note:**

**System:** G2040950 - Playing Field



**Note:**



## Campus Assessment Report - Site

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**System:** G2040950 - Softball Field



**Note:**

**System:** G2050 - Landscaping



**Note:**

**System:** G3020 - Sanitary Sewer



**Note:**



## Campus Assessment Report - Site

**System:** G3030 - Storm Sewer



**Note:**

**System:** G3060 - Fuel Distribution



**Note:**

**System:** G4010 - Electrical Distribution

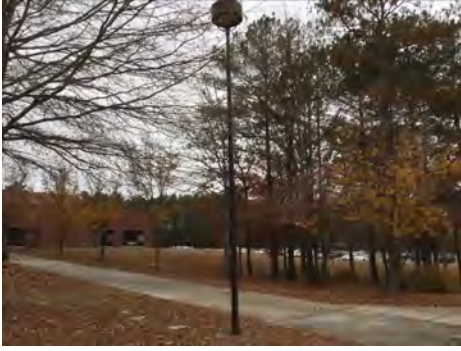


**Note:**

## Campus Assessment Report - Site

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**System:** G4020 - Site 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.

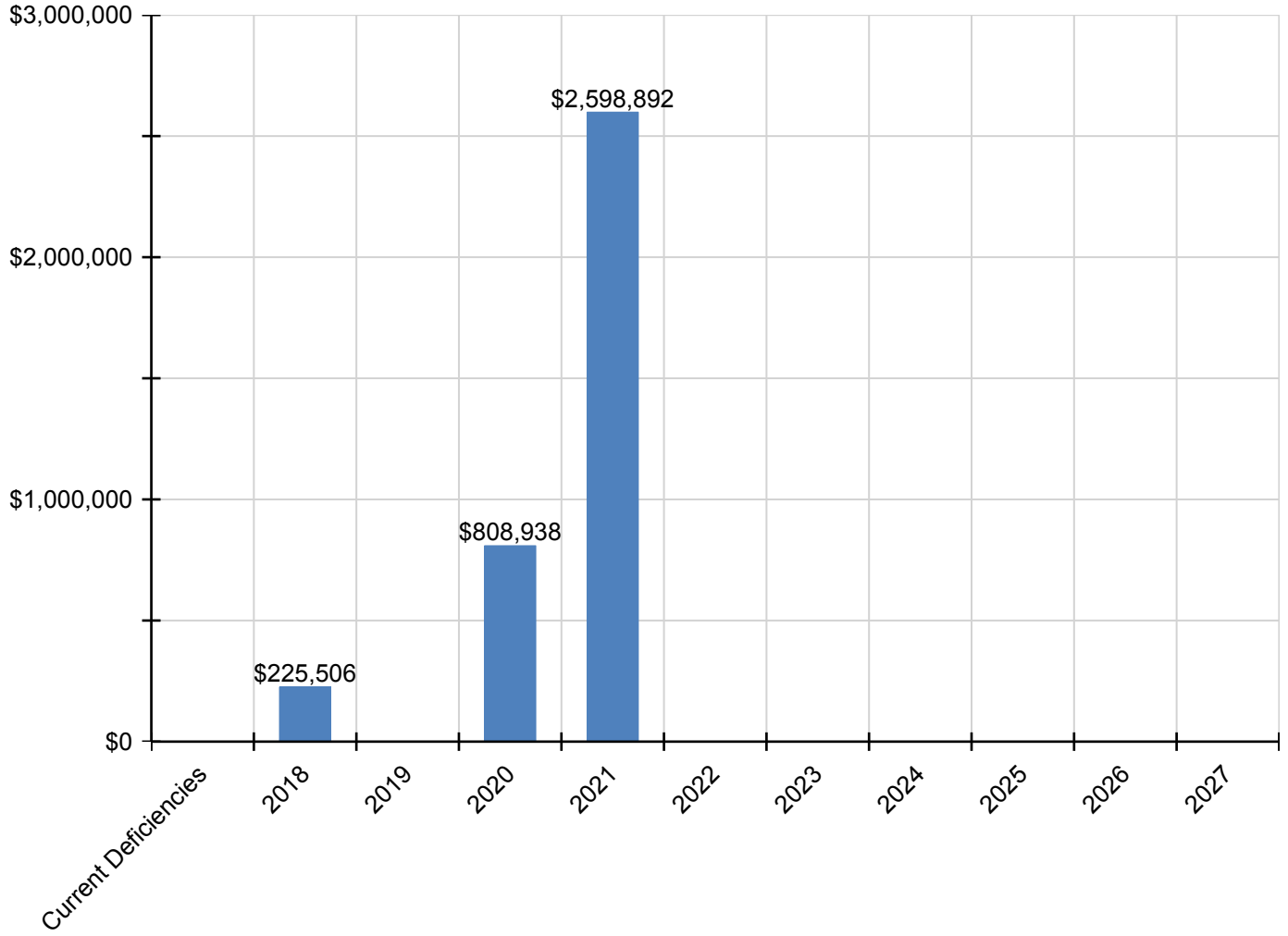
*Inflation Rate: 3%*

| System                                   | Current Deficiencies | 2018      | 2019 | 2020      | 2021        | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | Total       |
|--|----------------------|-----------|------|-----------|-------------|------|------|------|------|------|------|-------------|
| <b>Total:</b>                            | \$0                  | \$225,506 | \$0  | \$808,938 | \$2,598,892 | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$3,633,336 |
| <b>G - Building Sitework</b>             | \$0                  | \$0       | \$0  | \$0       | \$0         | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0         |
| <b>G20 - Site Improvements</b>           | \$0                  | \$0       | \$0  | \$0       | \$0         | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0         |
| <b>G2010 - Roadways</b>                  | \$0                  | \$0       | \$0  | \$0       | \$0         | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0         |
| <b>G2020 - Parking Lots</b>              | \$0                  | \$225,506 | \$0  | \$0       | \$0         | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$225,506   |
| <b>G2030 - Pedestrian Paving</b>         | \$0                  | \$0       | \$0  | \$340,787 | \$0         | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$340,787   |
| <b>G2040 - Site Development</b>          | \$0                  | \$0       | \$0  | \$0       | \$0         | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0         |
| <b>G2040105 - Fence &amp; Guardrails</b> | \$0                  | \$0       | \$0  | \$206,537 | \$0         | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$206,537   |
| <b>G2040950 - Baseball Field</b>         | \$0                  | \$0       | \$0  | \$0       | \$1,255,127 | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$1,255,127 |
| <b>G2040950 - Playing Field</b>          | \$0                  | \$0       | \$0  | \$0       | \$437,876   | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$437,876   |
| <b>G2040950 - Softball Field</b>         | \$0                  | \$0       | \$0  | \$0       | \$905,889   | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$905,889   |
| <b>* G2050 - Landscaping</b>             | \$0                  | \$0       | \$0  | \$0       | \$0         | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0         |
| <b>G30 - Site Mechanical Utilities</b>   | \$0                  | \$0       | \$0  | \$0       | \$0         | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0         |
| <b>G3010 - Water Supply</b>              | \$0                  | \$0       | \$0  | \$0       | \$0         | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0         |
| <b>G3020 - Sanitary Sewer</b>            | \$0                  | \$0       | \$0  | \$0       | \$0         | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0         |
| <b>G3030 - Storm Sewer</b>               | \$0                  | \$0       | \$0  | \$0       | \$0         | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0         |
| <b>G3060 - Fuel Distribution</b>         | \$0                  | \$0       | \$0  | \$0       | \$0         | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0         |
| <b>G40 - Site Electrical Utilities</b>   | \$0                  | \$0       | \$0  | \$0       | \$0         | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0         |
| <b>G4010 - Electrical Distribution</b>   | \$0                  | \$0       | \$0  | \$0       | \$0         | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0         |
| <b>G4020 - Site Lighting</b>             | \$0                  | \$0       | \$0  | \$261,614 | \$0         | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$261,614   |

*\* Indicates non-renewable system*

### Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

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

No data found for this asset

## Deficiency Summary by Priority

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

No data found for this asset

## Deficiency By Priority Investment Table

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

No data found for this asset



## Deficiency Summary by Category

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

No data found for this asset

## Deficiency Details by Priority

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

No data found for this asset