

NC School District/830 Scotland County/Elementary School

Covington Street Elementary

Final

Campus Assessment Report

March 11, 2017



Table of Contents

Campus Executive Summary	4
Campus Dashboard Summary	7
Campus Condition Summary	8
<u>1952, 1962, 1982 Main Building</u>	10
Executive Summary	10
Dashboard Summary	11
Condition Summary	12
Photo Album	13
Condition Detail	14
System Listing	15
System Notes	17
Renewal Schedule	27
Forecasted Sustainment Requirement	30
Deficiency Summary By System	31
Deficiency Summary By Priority	32
Deficiency By Priority Investment	33
Deficiency Summary By Category	34
Deficiency Details By Priority	35
<u>Site</u>	44
Executive Summary	44
Dashboard Summary	45
Condition Summary	46
Photo Album	47
Condition Detail	48
System Listing	49
System Notes	50
Renewal Schedule	55
Forecasted Sustainment Requirement	56
Deficiency Summary By System	57

Campus Assessment Report

Deficiency Summary By Priority	58
Deficiency By Priority Investment	59
Deficiency Summary By Category	60
Deficiency Details By Priority	61

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):	32,364
Year Built:	1952
Last Renovation:	
Replacement Value:	\$7,418,805
Repair Cost:	\$2,076,752.61
Total FCI:	27.99 %
Total RSLI:	23.12 %
FCA Score:	72.01



Description:

GENERAL:

Covington Street Elementary School is located at 615 W Covington Street in Laurinburg, North Carolina. The 1 story, 32,364 square foot building was originally constructed in 1952. There have been two additions to the building in 1962 and 1982, but there have been no major renovations. In 1962 classrooms were added and in 1982 the Media Center and more classrooms were added.

This report contains condition and adequacy data collected during the 2016-2017 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site and building elements.

A. SUBSTRUCTURE

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

Campus Assessment Report - Covington Street Elementary

B. SUPERSTRUCTURE

Floor construction is concrete. Roof construction is metal pan deck with lightweight fill. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope thermoplastic polyolefin. Roof openings include 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 hollow steel frames and mostly with glazing. There are also hollow metal interior doors. Interior fittings include the following items: white boards, graphics and identifying devices, lockers, toilet accessories, storage shelving, fabricated toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in assignable spaces is typically carpet, wood, ceramic tiles, and quarry tiles. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically painted drywall.

CONVEYING:

The building does not include conveying equipment.

D. SERVICES

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

HVAC:

Heating is provided by 1 gas fired boilers. Cooling is supplied by wall package units. The heating/cooling distribution system is a ductwork system utilizing air handling units. Fresh air is supplied by air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system. This building has a remote Building Automation System.

FIRE PROTECTION:

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

ELECTRICAL:

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

COMMUNICATIONS AND SECURITY:

The fire alarm system consists of audible/visual strobe annunciators in 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 does not include an internal security system. The building has controlled entry door access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system combined with the telephone system.

OTHER ELECTRICAL SYSTEMS:

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

E. EQUIPMENT & FURNISHINGS:

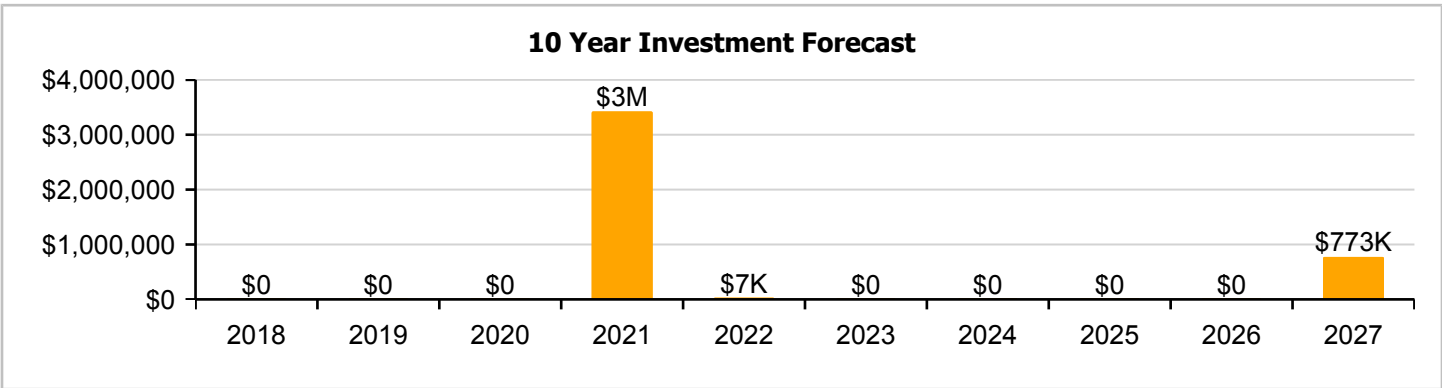
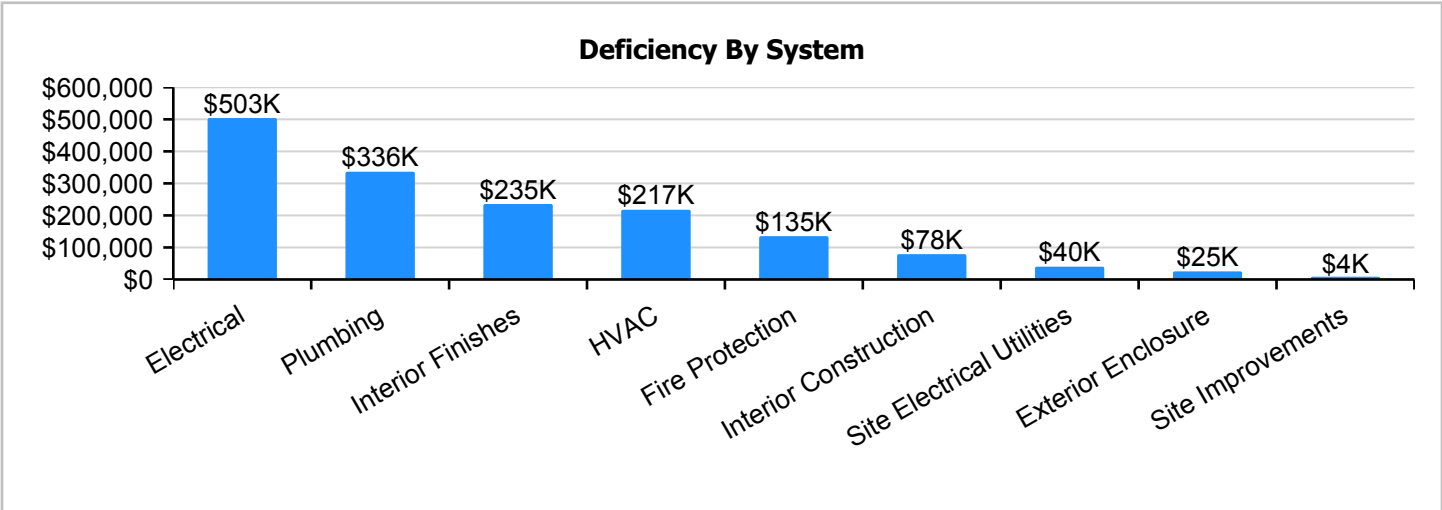
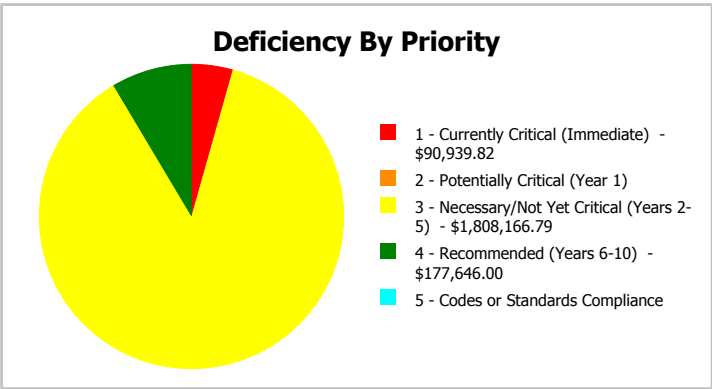
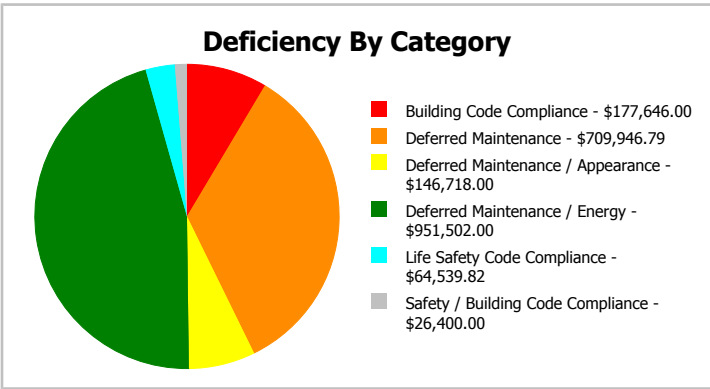
This building includes the following items and equipment: fixed food service, library equipment, audio-visual, fixed casework, and window treatment.

G. SITE

Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, play areas, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting.

Campus Dashboard Summary

Gross Area:	32,364	Last Renovation:	
Year Built:	1952	Replacement Value:	\$7,418,805
Repair Cost:	\$2,076,753	RSLI%:	23.12 %
FCI:	27.99 %		



Campus Condition Summary

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

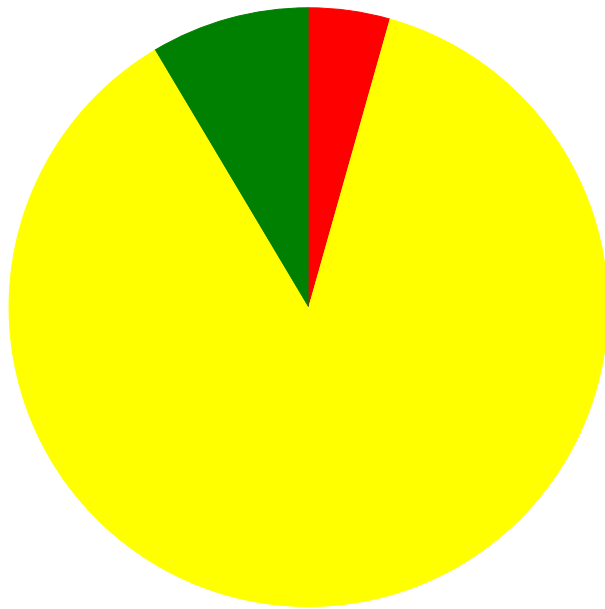
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	35.00 %	0.00 %	\$0.00
A20 - Basement Construction	35.00 %	0.00 %	\$0.00
B10 - Superstructure	35.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	23.62 %	5.04 %	\$32,407.73
B30 - Roofing	65.28 %	0.00 %	\$0.00
C10 - Interior Construction	14.69 %	13.83 %	\$103,269.00
C30 - Interior Finishes	16.04 %	38.17 %	\$310,582.82
D20 - Plumbing	2.65 %	88.08 %	\$443,581.00
D30 - HVAC	36.68 %	33.41 %	\$286,842.00
D40 - Fire Protection	0.00 %	110.00 %	\$177,646.00
D50 - Electrical	18.02 %	72.19 %	\$664,660.00
E10 - Equipment	28.18 %	0.00 %	\$0.00
E20 - Furnishings	20.00 %	0.00 %	\$0.00
G20 - Site Improvements	20.44 %	1.35 %	\$5,431.06
G30 - Site Mechanical Utilities	8.21 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	8.84 %	34.70 %	\$52,333.00
Totals:	23.12 %	27.99 %	\$2,076,752.61

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
1952, 1962, 1982 Main Building	32,364	30.76	\$90,939.82	\$0.00	\$1,750,402.73	\$177,646.00	\$0.00
Site	32,364	6.76	\$0.00	\$0.00	\$57,764.06	\$0.00	\$0.00
Total:		27.99	\$90,939.82	\$0.00	\$1,808,166.79	\$177,646.00	\$0.00

Deficiencies By Priority



- 1 - Currently Critical (Immediate) - \$90,939.82
- 2 - Potentially Critical (Year 1)
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$1,808,166.79
- 4 - Recommended (Years 6-10) - \$177,646.00
- 5 - Codes or Standards Compliance

Budget Estimate Total: \$2,076,752.61

Executive Summary

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

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Function:	ES -Elementary School
Gross Area (SF):	32,364
Year Built:	1952
Last Renovation:	
Replacement Value:	\$6,564,718
Repair Cost:	\$2,018,988.55
Total FCI:	30.76 %
Total RSLI:	24.30 %
FCA Score:	69.24



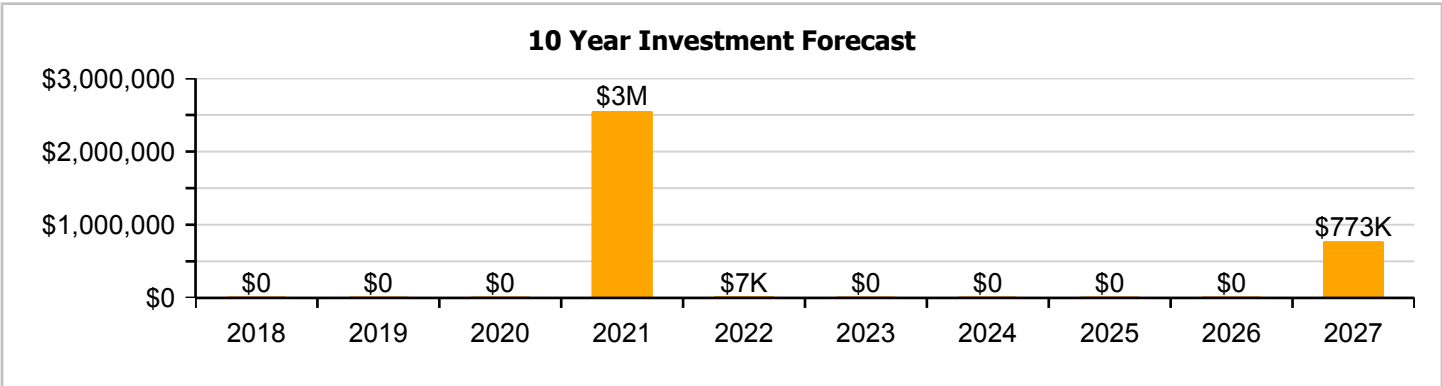
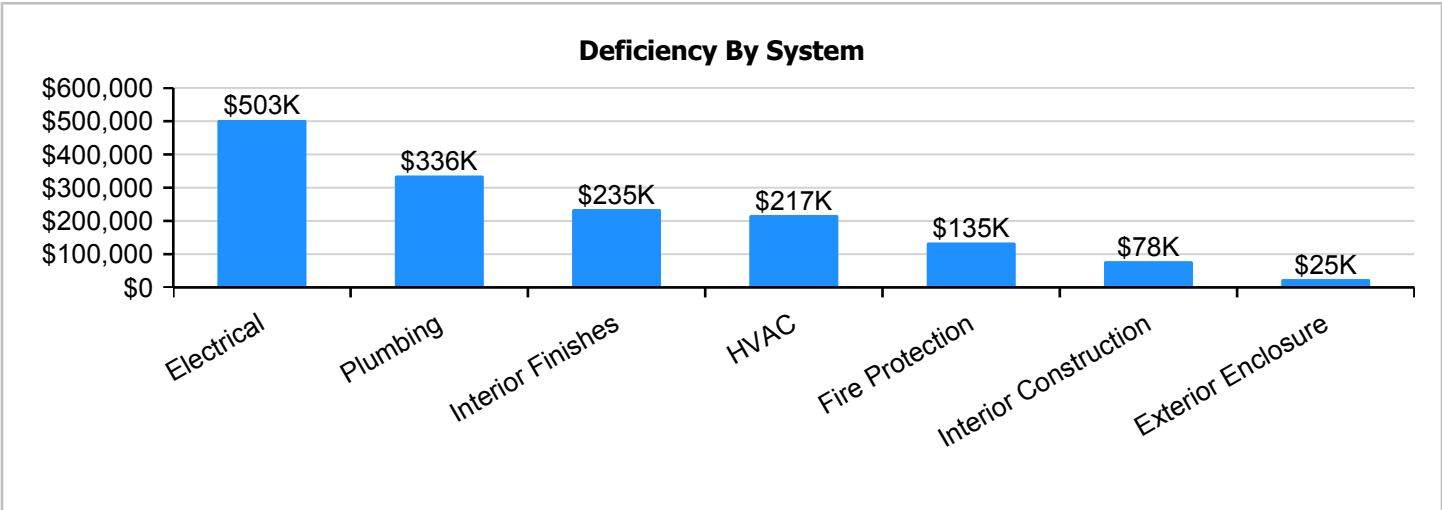
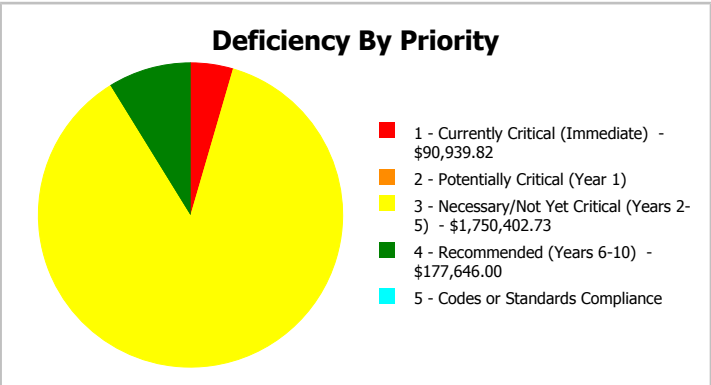
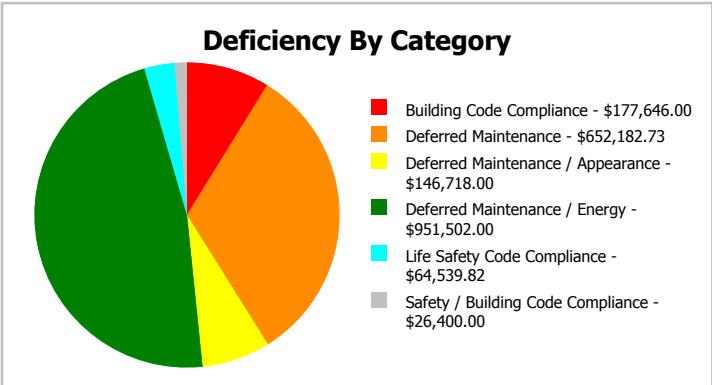
Description:

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:	ES -Elementary School	Gross Area:	32,364
Year Built:	1952	Last Renovation:	
Repair Cost:	\$2,018,989	Replacement Value:	\$6,564,718
FCI:	30.76 %	RSLI%:	24.30 %



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	35.00 %	0.00 %	\$0.00
A20 - Basement Construction	35.00 %	0.00 %	\$0.00
B10 - Superstructure	35.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	23.62 %	5.04 %	\$32,407.73
B30 - Roofing	65.28 %	0.00 %	\$0.00
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D40 - Fire Protection	0.00 %	110.00 %	\$177,646.00
D50 - Electrical	18.02 %	72.19 %	\$664,660.00
E10 - Equipment	28.18 %	0.00 %	\$0.00
E20 - Furnishings	20.00 %	0.00 %	\$0.00
Totals:	24.30 %	30.76 %	\$2,018,988.55

Photo Album

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

1). East Elevation - Jan 09, 2017



2). West Elevation - Jan 09, 2017



3). South Elevation - Jan 09, 2017



4). Southeast Elevation - Jan 09, 2017



Condition Detail

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

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

System Listing

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

Campus Assessment Report - 1952, 1962, 1982 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	\$4.79	S.F.	32,364	100	1952	2052		35.00 %	0.00 %	35			\$155,024
A1030	Slab on Grade	\$8.43	S.F.	32,364	100	1952	2052		35.00 %	0.00 %	35			\$272,829
A2010	Basement Excavation	\$1.90	S.F.	32,364	100	1952	2052		35.00 %	0.00 %	35			\$61,492
A2020	Basement Walls	\$13.07	S.F.	32,364	100	1952	2052		35.00 %	0.00 %	35			\$422,997
B1020	Roof Construction	\$15.76	S.F.	32,364	100	1952	2052		35.00 %	0.00 %	35			\$510,057
B2010	Exterior Walls	\$9.42	S.F.	32,364	100	1952	2052		35.00 %	4.33 %	35		\$13,200.00	\$304,869
B2020	Exterior Windows	\$9.39	S.F.	32,364	30	1952	1982	2021	13.33 %	6.32 %	4		\$19,207.73	\$303,898
B2030	Exterior Doors	\$1.04	S.F.	32,364	30	1952	1982	2021	13.33 %	0.00 %	4			\$33,659
B3010120	Single Ply Membrane	\$6.98	S.F.	32,364	20	2010	2030		65.00 %	0.00 %	13			\$225,901
B3020	Roof Openings	\$0.29	S.F.	32,364	25	2010	2035		72.00 %	0.00 %	18			\$9,386
C1010	Partitions	\$10.80	S.F.	32,364	75	1952	2027		13.33 %	3.78 %	10		\$13,200.00	\$349,531
C1020	Interior Doors	\$2.53	S.F.	32,364	30	1952	1982		0.00 %	110.00 %	-35		\$90,069.00	\$81,881
C1030	Fittings	\$9.74	S.F.	32,364	20	1952	1972	2021	20.00 %	0.00 %	4			\$315,225
C3010	Wall Finishes	\$2.79	S.F.	32,364	10	1952	1962		0.00 %	110.00 %	-55		\$99,325.00	\$90,296
C3020	Floor Finishes	\$11.38	S.F.	32,364	20	1952	1972	2021	20.00 %	17.52 %	4		\$64,539.82	\$368,302
C3030	Ceiling Finishes	\$10.97	S.F.	32,364	25	1952	1977	2021	16.00 %	41.33 %	4		\$146,718.00	\$355,033
D2010	Plumbing Fixtures	\$11.48	S.F.	32,364	30	1952	1982		0.00 %	110.00 %	-35		\$408,693.00	\$371,539
D2020	Domestic Water Distribution	\$0.98	S.F.	32,364	30	1952	1982		0.00 %	110.00 %	-35		\$34,888.00	\$31,717
D2030	Sanitary Waste	\$1.54	S.F.	32,364	30	1952	1982	2021	13.33 %	0.00 %	4			\$49,841
D2040	Rain Water Drainage	\$1.39	S.F.	32,364	30	1952	1982	2021	13.33 %	0.00 %	4			\$44,986
D2090	Other Plumbing Systems -Nat Gas	\$0.17	S.F.	32,364	40	1982	2022		12.50 %	0.00 %	5			\$5,502
D3020	Heat Generating Systems	\$5.08	S.F.	32,364	30	1952	1982		0.00 %	110.00 %	-35		\$180,850.00	\$164,409
D3040	Distribution Systems	\$6.14	S.F.	32,364	30	1952	1982	2021	13.33 %	0.00 %	4			\$198,715
D3050	Terminal & Package Units	\$13.37	S.F.	32,364	15	2012	2027		66.67 %	8.53 %	10		\$36,927.00	\$432,707
D3060	Controls & Instrumentation	\$1.94	S.F.	32,364	20	1952	1972		0.00 %	110.00 %	-45		\$69,065.00	\$62,786
D4010	Sprinklers	\$4.32	S.F.	32,364	30	1952	1982		0.00 %	110.00 %	-35		\$153,794.00	\$139,812
D4020	Standpipes	\$0.67	S.F.	32,364	30	1952	1982		0.00 %	110.00 %	-35		\$23,852.00	\$21,684
D5010	Electrical Service/Distribution	\$1.69	S.F.	32,364	40	1952	1992		0.00 %	110.00 %	-25		\$60,165.00	\$54,695
D5020	Branch Wiring	\$5.06	S.F.	32,364	30	1952	1982		0.00 %	110.00 %	-35		\$180,138.00	\$163,762
D5020	Lighting	\$11.92	S.F.	32,364	30	1982	2012		0.00 %	110.00 %	-5		\$424,357.00	\$385,779
D5030810	Security & Detection Systems	\$1.87	S.F.	32,364	15	2013	2028		73.33 %	0.00 %	11			\$60,521
D5030910	Fire Alarm Systems	\$3.39	S.F.	32,364	15	2013	2028		73.33 %	0.00 %	11			\$109,714
D5030920	Data Communication	\$4.40	S.F.	32,364	15	1982	1997	2021	26.67 %	0.00 %	4			\$142,402
D5090	Other Electrical Systems	\$0.12	S.F.	32,364	20	2013	2033		80.00 %	0.00 %	16			\$3,884
E1020	Institutional Equipment	\$0.30	S.F.	32,364	20	2013	2033		80.00 %	0.00 %	16			\$9,709
E1090	Other Equipment	\$1.90	S.F.	32,364	20	1982	2002	2021	20.00 %	0.00 %	4			\$61,492
E2010	Fixed Furnishings	\$5.83	S.F.	32,364	20	1982	2002	2021	20.00 %	0.00 %	4			\$188,682
Total									24.30 %	30.76 %			\$2,018,988.55	\$6,564,718

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



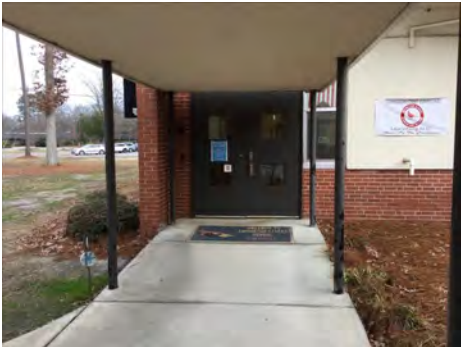
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

Campus Assessment Report - 1952, 1962, 1982 Main Building

System: B3010120 - Single Ply Membrane



Note:

System: B3020 - Roof Openings



Note:

System: C1010 - Partitions



Note:

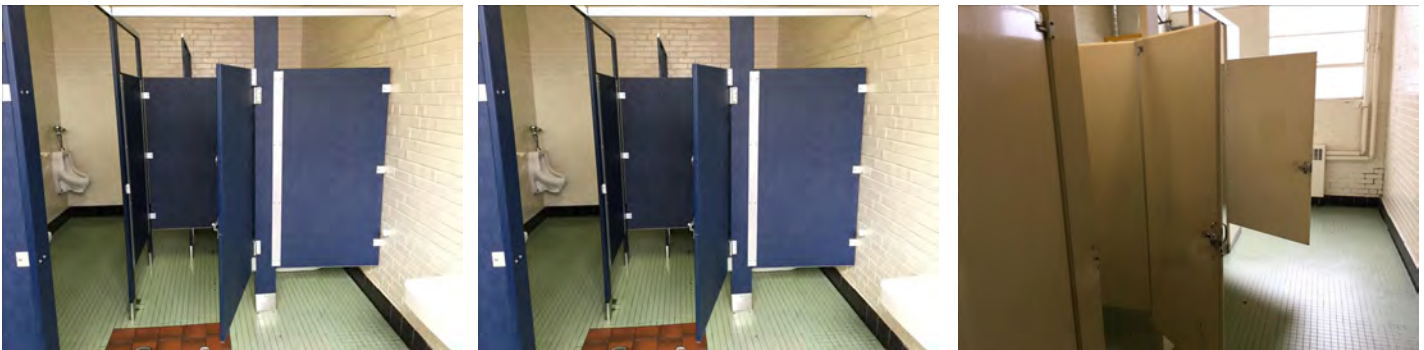
Campus Assessment Report - 1952, 1962, 1982 Main Building

System: C1020 - Interior Doors



Note: The interior doors are beyond their service life and should be replaced, also while replacing the doors the hardware installed should be ADA compliant.

System: C1030 - Fittings



Note:

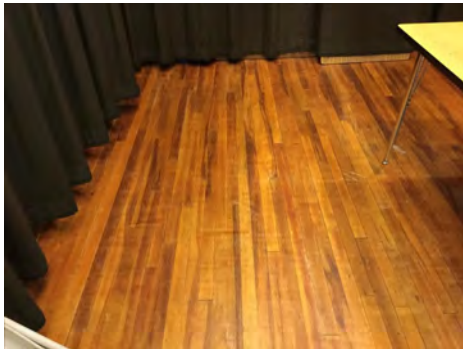
System: C3010 - Wall Finishes



Note: The wall finishes are beyond their service life and should be replaced.

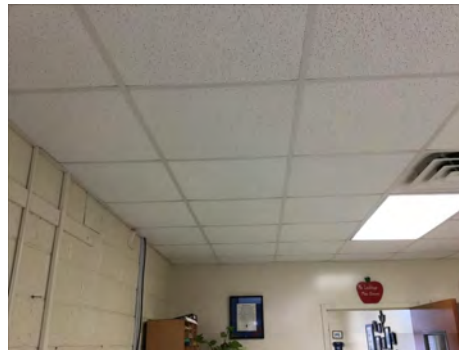
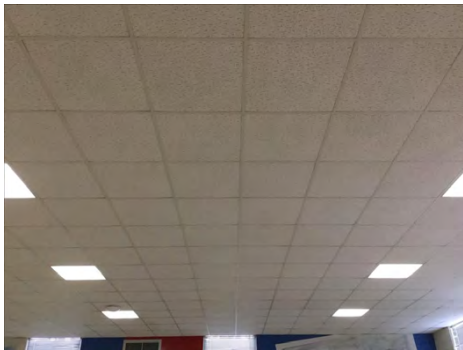
Campus Assessment Report - 1952, 1962, 1982 Main Building

System: C3020 - Floor Finishes



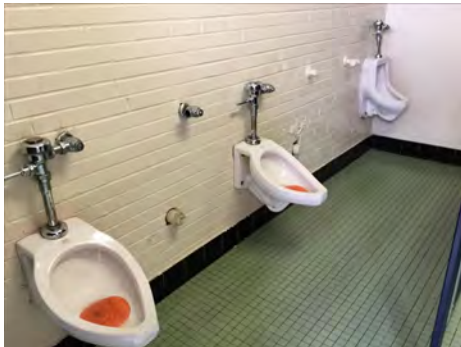
Note: The carpet is in poor condition and should be replaced.

System: C3030 - Ceiling Finishes



Note: The acoustical ceiling tiles are beyond their service life and should be replaced.

System: D2010 - Plumbing Fixtures



Note: The plumbing fixtures are beyond their service life and should be replaced.

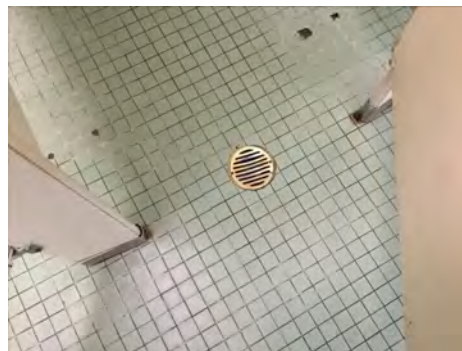
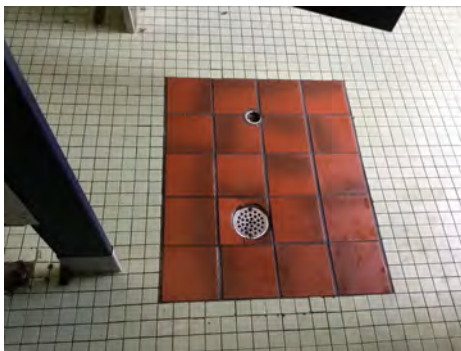
Campus Assessment Report - 1952, 1962, 1982 Main Building

System: D2020 - Domestic Water Distribution



Note: The domestic water distribution system is beyond its service life and should be replaced.

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note:

Campus Assessment Report - 1952, 1962, 1982 Main Building

System: D2090 - Other Plumbing Systems -Nat Gas



Note:

System: D3020 - Heat Generating Systems



Note: The heat generation system is beyond its service life and should be replaced.

System: D3040 - Distribution Systems



Note:

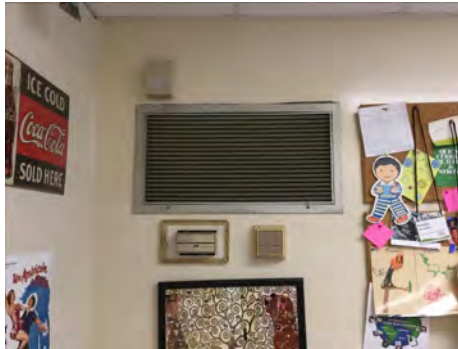
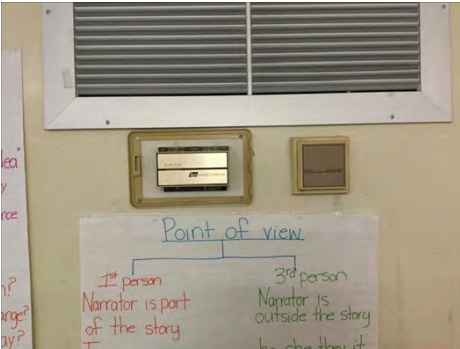
Campus Assessment Report - 1952, 1962, 1982 Main Building

System: D3050 - Terminal & Package Units



Note: The radiating heating system is beyond its service life and should be replaced.

System: D3060 - Controls & Instrumentation



Note: The controls are beyond their service life and should be replaced.

System: D4010 - Sprinklers

This system contains no images

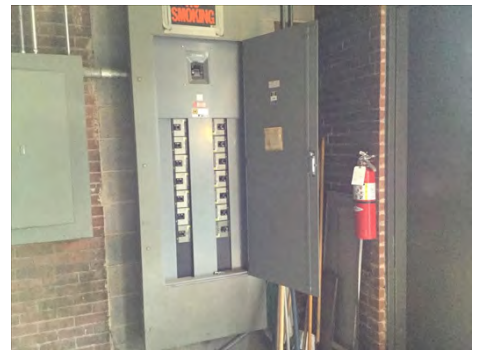
Note: The building does not have a fire protection system and it should be installed.

System: D4020 - Standpipes

This system contains no images

Note: The building does not have a fire protection system and it should be installed.

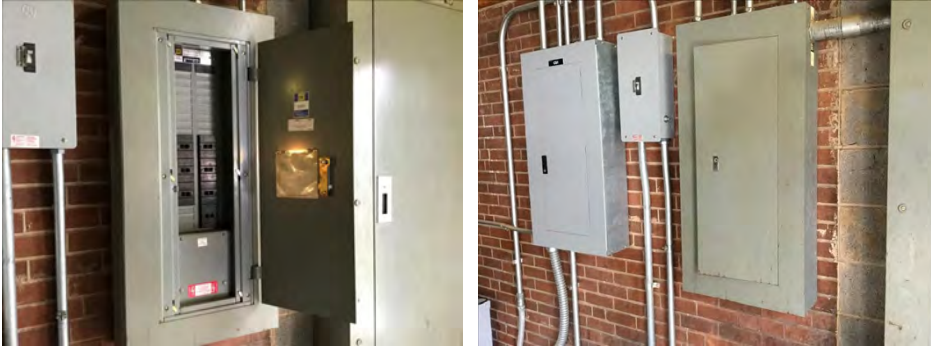
System: D5010 - Electrical Service/Distribution



Note: The electrical service distribution system is beyond its service life and should be replaced.

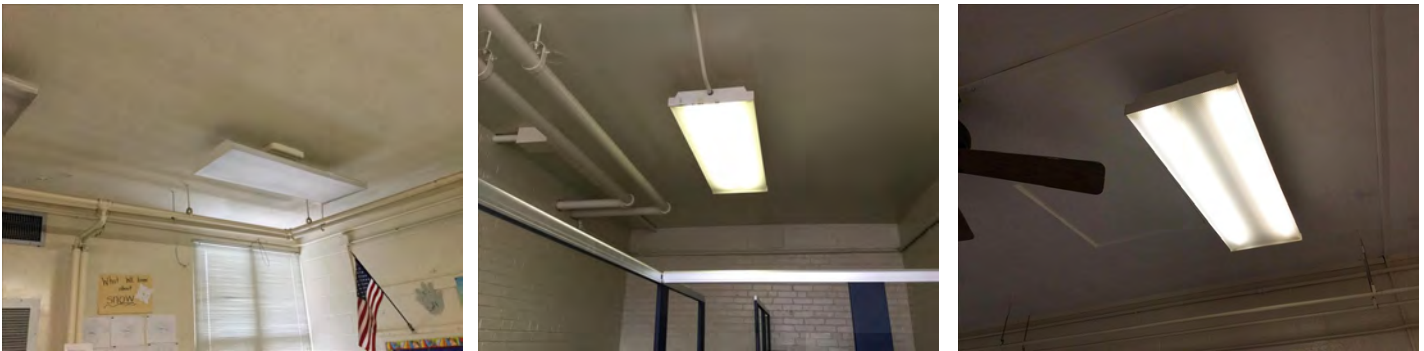
Campus Assessment Report - 1952, 1962, 1982 Main Building

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note: The lighting system is beyond its service life and should be replaced.

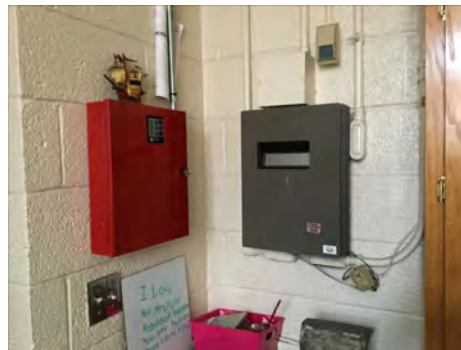
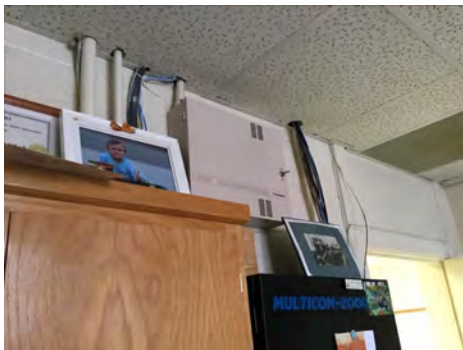
System: D5030810 - Security & Detection Systems



Note:

Campus Assessment Report - 1952, 1962, 1982 Main Building

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems



Note:

Campus Assessment Report - 1952, 1962, 1982 Main Building

System: E1020 - Institutional Equipment



Note:

System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$2,018,989	\$0	\$0	\$0	\$2,553,169	\$7,016	\$0	\$0	\$0	\$0	\$773,158	\$5,352,332
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2010 - Exterior Walls	\$13,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,200
B2020 - Exterior Windows	\$19,208	\$0	\$0	\$0	\$376,244	\$0	\$0	\$0	\$0	\$0	\$0	\$395,452
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$41,671	\$0	\$0	\$0	\$0	\$0	\$0	\$41,671
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010120 - Single Ply Membrane	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3020 - Roof Openings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$13,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,200
C1020 - Interior Doors	\$90,069	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$90,069
C1030 - Fittings	\$0	\$0	\$0	\$0	\$390,268	\$0	\$0	\$0	\$0	\$0	\$0	\$390,268
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$99,325	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$133,484	\$232,809

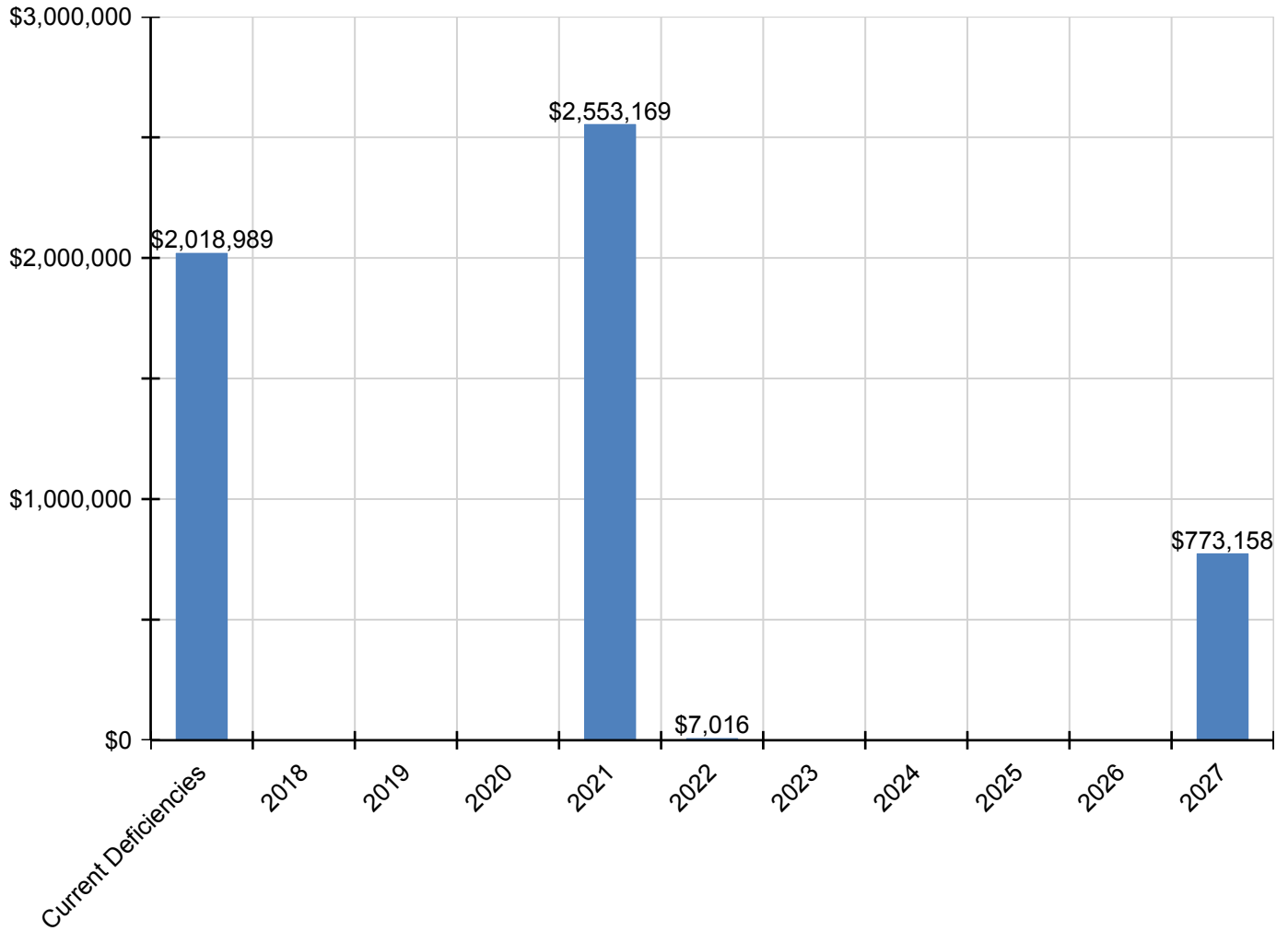
Campus Assessment Report - 1952, 1962, 1982 Main Building

C3020 - Floor Finishes	\$64,540	\$0	\$0	\$0	\$455,981	\$0	\$0	\$0	\$0	\$0	\$0	\$520,521
C3030 - Ceiling Finishes	\$146,718	\$0	\$0	\$0	\$439,552	\$0	\$0	\$0	\$0	\$0	\$0	\$586,270
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$408,693	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$408,693
D2020 - Domestic Water Distribution	\$34,888	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,888
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$61,706	\$0	\$0	\$0	\$0	\$0	\$0	\$61,706
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$55,696	\$0	\$0	\$0	\$0	\$0	\$0	\$55,696
D2090 - Other Plumbing Systems -Nat Gas	\$0	\$0	\$0	\$0	\$0	\$7,016	\$0	\$0	\$0	\$0	\$0	\$7,016
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$180,850	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$180,850
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$246,020	\$0	\$0	\$0	\$0	\$0	\$0	\$246,020
D3050 - Terminal & Package Units	\$36,927	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$639,673	\$676,600
D3060 - Controls & Instrumentation	\$69,065	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$69,065
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$153,794	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$153,794
D4020 - Standpipes	\$23,852	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,852
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$60,165	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60,165
D5020 - Branch Wiring	\$180,138	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$180,138
D5020 - Lighting	\$424,357	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$424,357
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$176,302	\$0	\$0	\$0	\$0	\$0	\$0	\$176,302
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1090 - Other Equipment	\$0	\$0	\$0	\$0	\$76,131	\$0	\$0	\$0	\$0	\$0	\$0	\$76,131
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$233,599	\$0	\$0	\$0	\$0	\$0	\$0	\$233,599

** Indicates non-renewable system*

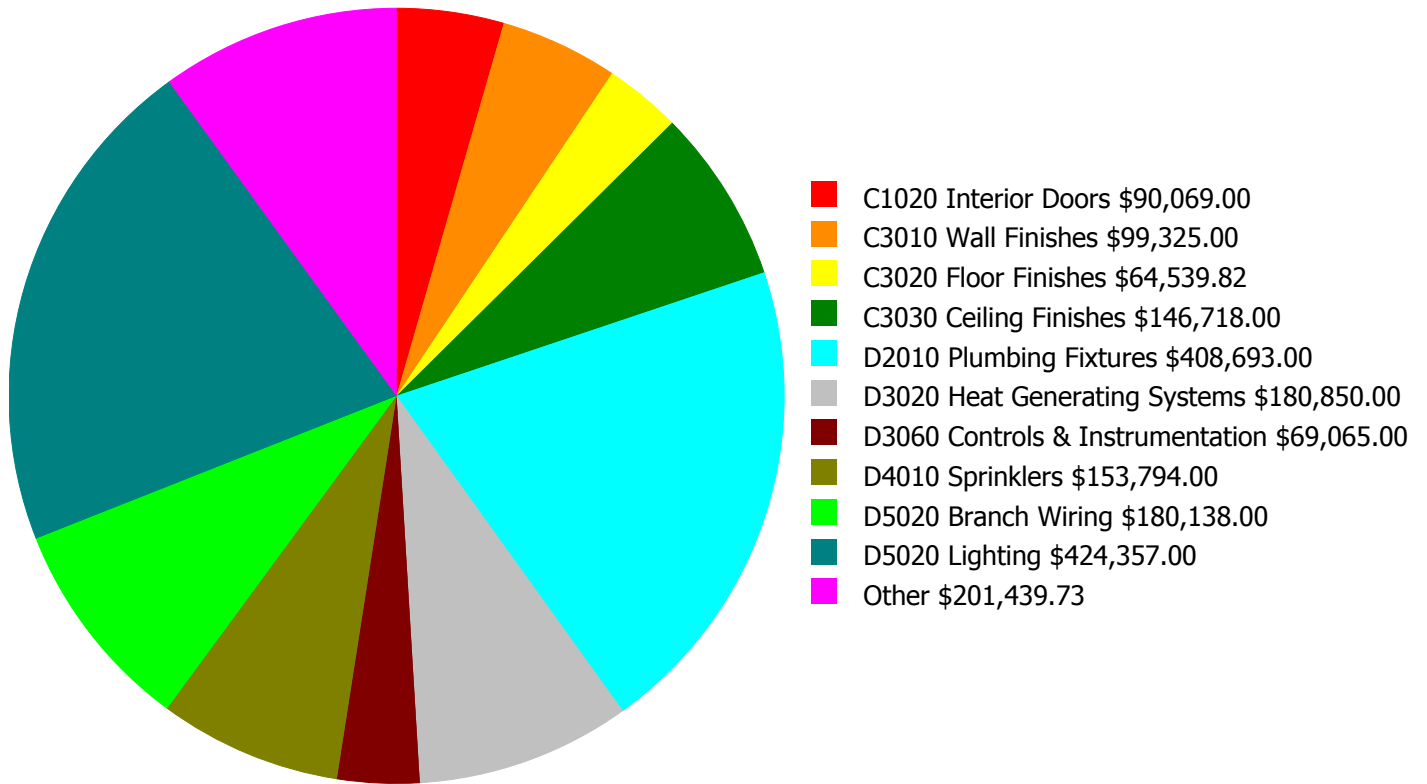
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

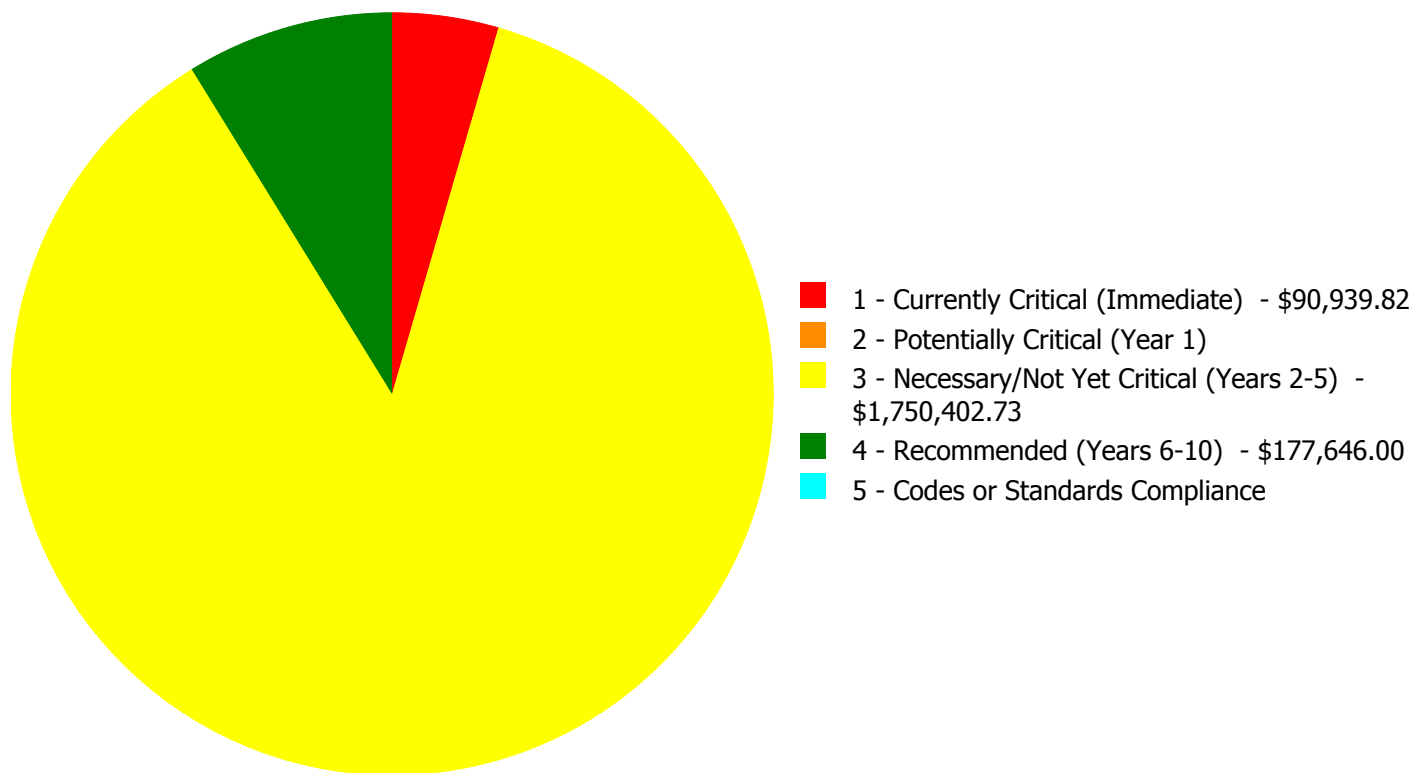
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$2,018,988.55

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: \$2,018,988.55

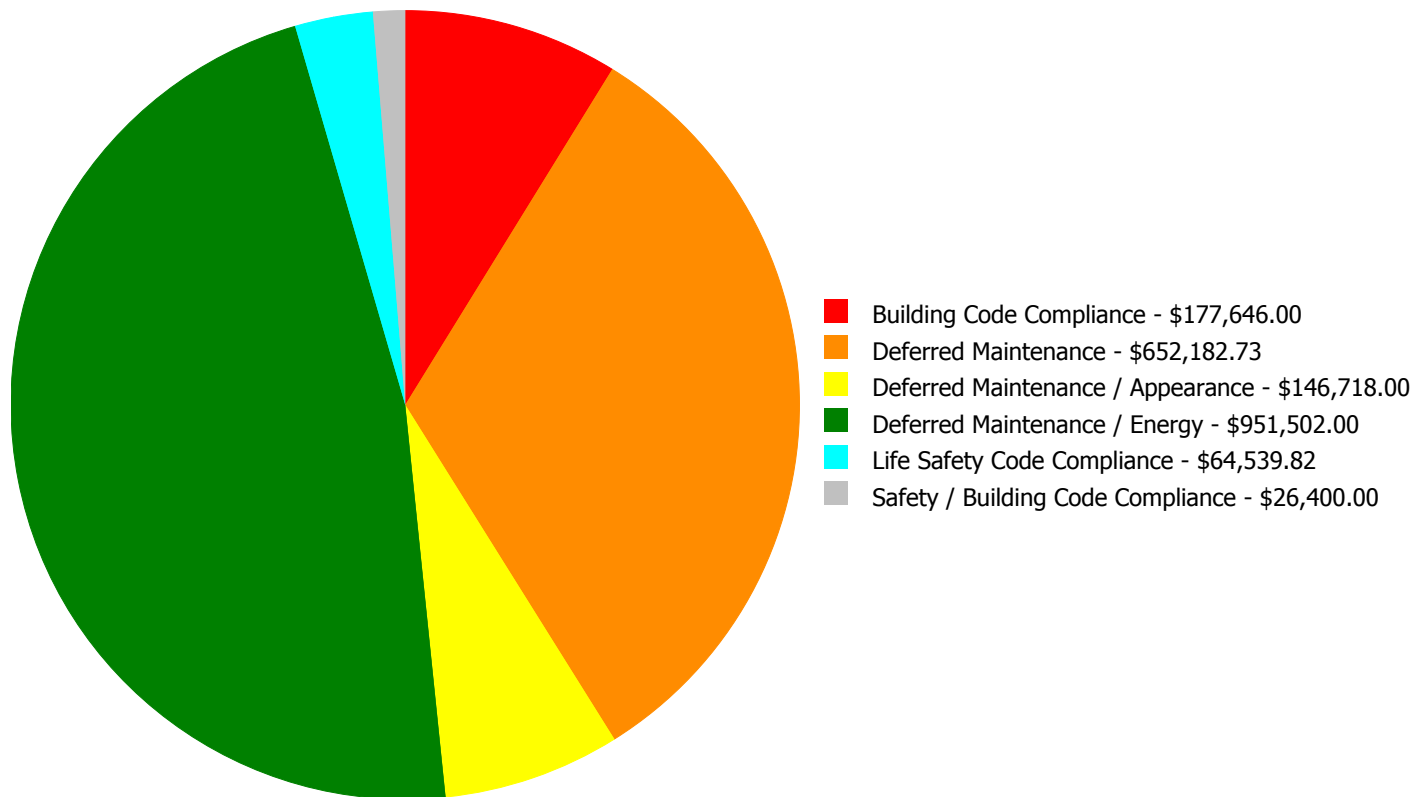
Deficiency By Priority Investment Table

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
B2010	Exterior Walls	\$13,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,200.00
B2020	Exterior Windows	\$0.00	\$0.00	\$19,207.73	\$0.00	\$0.00	\$19,207.73
C1010	Partitions	\$13,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,200.00
C1020	Interior Doors	\$0.00	\$0.00	\$90,069.00	\$0.00	\$0.00	\$90,069.00
C3010	Wall Finishes	\$0.00	\$0.00	\$99,325.00	\$0.00	\$0.00	\$99,325.00
C3020	Floor Finishes	\$64,539.82	\$0.00	\$0.00	\$0.00	\$0.00	\$64,539.82
C3030	Ceiling Finishes	\$0.00	\$0.00	\$146,718.00	\$0.00	\$0.00	\$146,718.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$408,693.00	\$0.00	\$0.00	\$408,693.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$34,888.00	\$0.00	\$0.00	\$34,888.00
D3020	Heat Generating Systems	\$0.00	\$0.00	\$180,850.00	\$0.00	\$0.00	\$180,850.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$36,927.00	\$0.00	\$0.00	\$36,927.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$69,065.00	\$0.00	\$0.00	\$69,065.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$153,794.00	\$0.00	\$153,794.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$23,852.00	\$0.00	\$23,852.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$60,165.00	\$0.00	\$0.00	\$60,165.00
D5020	Branch Wiring	\$0.00	\$0.00	\$180,138.00	\$0.00	\$0.00	\$180,138.00
D5020	Lighting	\$0.00	\$0.00	\$424,357.00	\$0.00	\$0.00	\$424,357.00
	Total:	\$90,939.82	\$0.00	\$1,750,402.73	\$177,646.00	\$0.00	\$2,018,988.55

Deficiency Summary by Category

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



Budget Estimate Total: \$2,018,988.55

Deficiency Details by Priority

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

Priority 1 - Currently Critical (Immediate):

System: B2010 - Exterior Walls



Location: Exterior walls
Distress: Damaged
Category: Safety / Building Code Compliance
Priority: 1 - Currently Critical (Immediate)
Correction: Engineering Study-2016-11-15 17:41:59
Qty: 1.00
Unit of Measure: Ea.
Estimate: \$13,200.00
Assessor Name: Terence Davis
Date Created: 01/05/2017

Notes: There are multiple areas where the bricks are missing or there are visible cracks on the exterior walls, a professional engineer should study the problem.

System: C1010 - Partitions



Location: Office and Media Center
Distress: Damaged
Category: Safety / Building Code Compliance
Priority: 1 - Currently Critical (Immediate)
Correction: Engineering Study
Qty: 1.00
Unit of Measure: Ea.
Estimate: \$13,200.00
Assessor Name: Terence Davis
Date Created: 01/05/2017

Notes: There are visible cracks on the partition wall which should be studied by a professional engineer.

System: C3020 - Floor Finishes



Location: Throughout the building
Distress: Failing
Category: Life Safety Code Compliance
Priority: 1 - Currently Critical (Immediate)
Correction: Replace carpet
Qty: 755.00
Unit of Measure: S.Y.
Estimate: \$64,539.82
Assessor Name: Terence Davis
Date Created: 01/05/2017

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

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

System: B2020 - Exterior Windows



Location: Exterior wall
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace 3' x 4' aluminum window - 1st floor
Qty: 15.00
Unit of Measure: Ea.
Estimate: \$19,207.73
Assessor Name: Terence Davis
Date Created: 01/09/2017

Notes: The exterior windows on the cafeteria and few places on the original building are beyond their service life and should be replaced.

System: C1020 - Interior Doors



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 32,364.00
Unit of Measure: S.F.
Estimate: \$90,069.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

Notes: The interior doors are beyond their service life and should be replaced, also while replacing the doors the hardware installed should be ADA compliant.

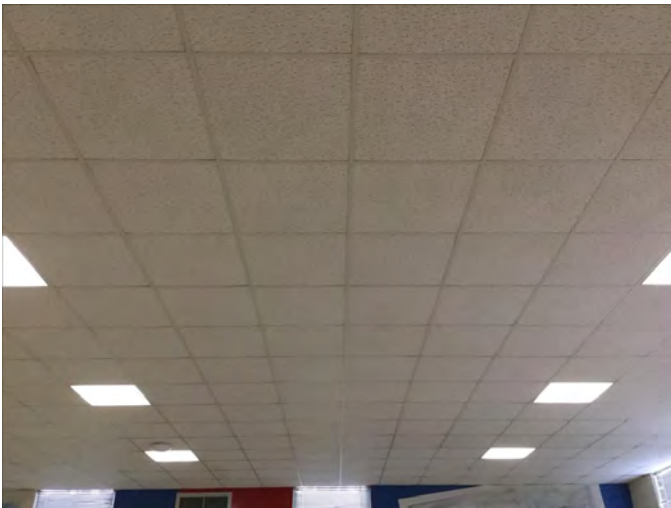
System: C3010 - Wall Finishes



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 32,364.00
Unit of Measure: S.F.
Estimate: \$99,325.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

Notes: The wall finishes are beyond their service life and should be replaced.

System: C3030 - Ceiling Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace acoustic tile ceiling, non fire-rated
Qty: 195.00
Unit of Measure: C.S.F.
Estimate: \$146,718.00
Assessor Name: Terence Davis
Date Created: 01/05/2017

Notes: The acoustical ceiling tiles are beyond their service life and should be replaced.

System: D2010 - Plumbing Fixtures



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 32,364.00
Unit of Measure: S.F.
Estimate: \$408,693.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

Notes: The plumbing fixtures are beyond their service life and should be replaced.

System: D2020 - Domestic Water Distribution



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 32,364.00
Unit of Measure: S.F.
Estimate: \$34,888.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

Notes: The domestic water distribution system is beyond its service life and should be replaced.

System: D3020 - Heat Generating Systems



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 32,364.00
Unit of Measure: S.F.
Estimate: \$180,850.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

Notes: The heat generation system is beyond its service life and should be replaced.

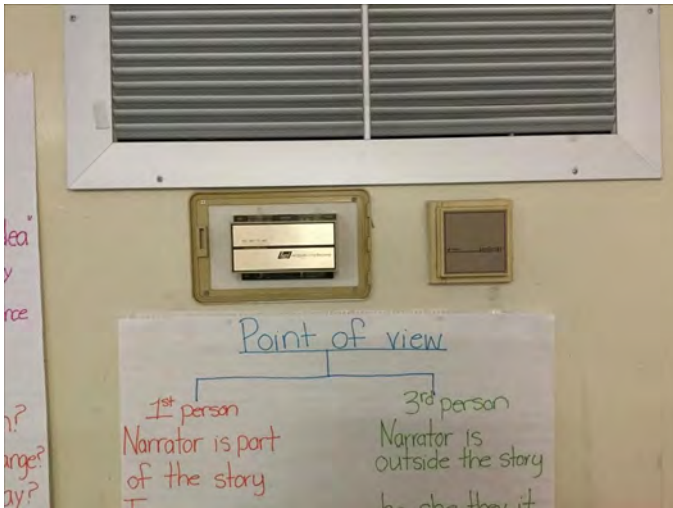
System: D3050 - Terminal & Package Units



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace heat pump, thru-wall unit, 1.5 ton
Qty: 5.00
Unit of Measure: Ea.
Estimate: \$36,927.00
Assessor Name: Terence Davis
Date Created: 01/05/2017

Notes: The radiating heaters are beyond their service life and should be replaced.

System: D3060 - Controls & Instrumentation



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 32,364.00
Unit of Measure: S.F.
Estimate: \$69,065.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

Notes: The controls are beyond their service life and should be replaced.

System: D5010 - Electrical Service/Distribution



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 32,364.00
Unit of Measure: S.F.
Estimate: \$60,165.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

Notes: The electrical service distribution system is beyond its service life and should be replaced.

System: D5020 - Branch Wiring



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 32,364.00
Unit of Measure: S.F.
Estimate: \$180,138.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

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

System: D5020 - Lighting



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 32,364.00
Unit of Measure: S.F.
Estimate: \$424,357.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 32,364.00
Unit of Measure: S.F.
Estimate: \$153,794.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

Notes: The building does not have a fire protection system and it should be installed.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 32,364.00
Unit of Measure: S.F.
Estimate: \$23,852.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

Notes: The building does not have a fire protection system and it should be installed.

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	32,364
Year Built:	1952
Last Renovation:	
Replacement Value:	\$854,087
Repair Cost:	\$57,764.06
Total FCI:	6.76 %
Total RSLI:	14.08 %
FCA Score:	93.24



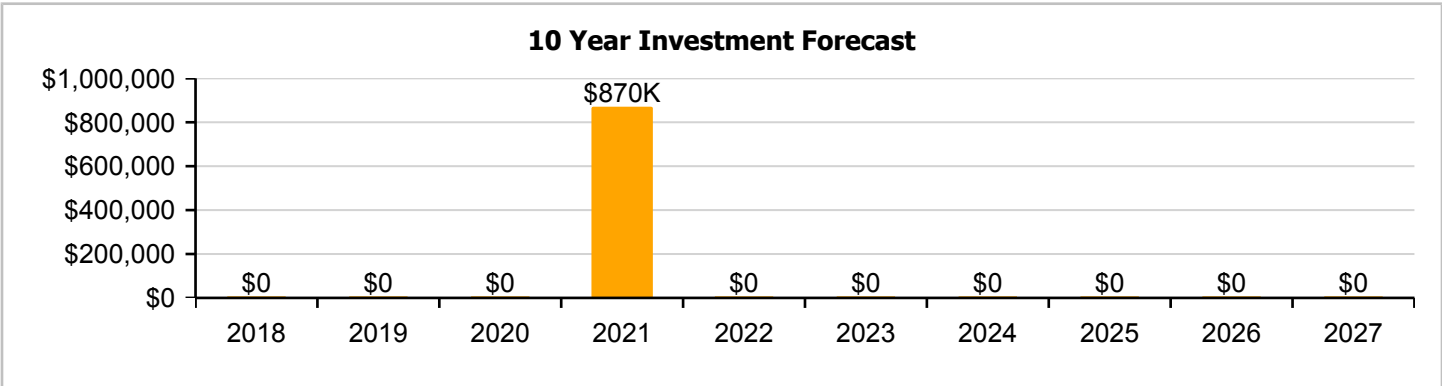
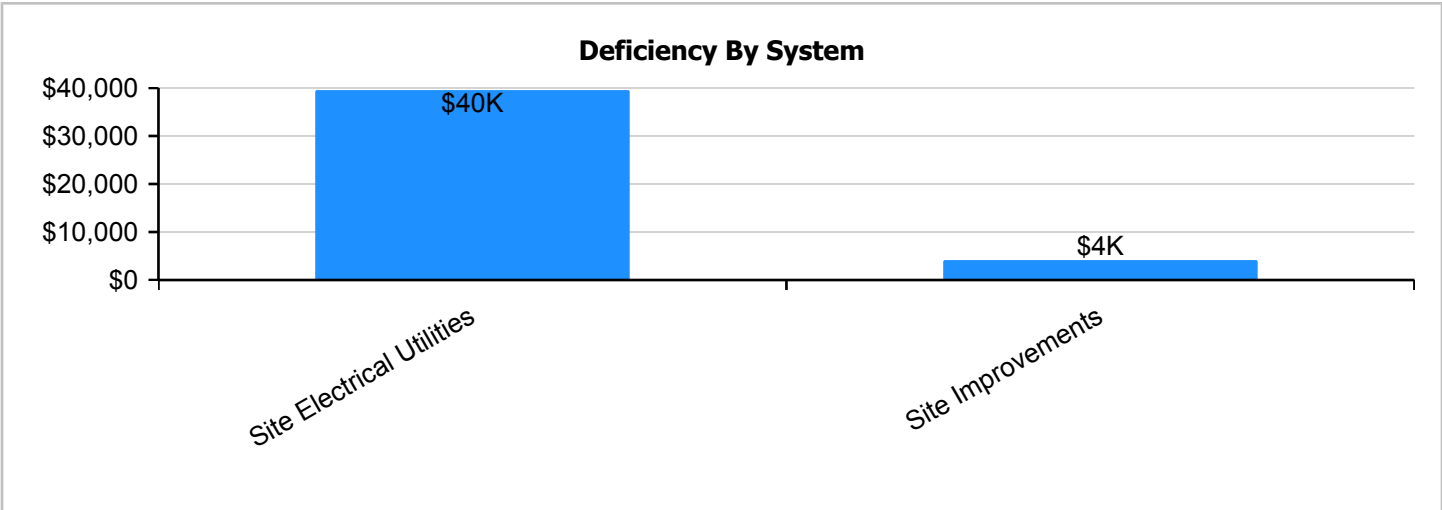
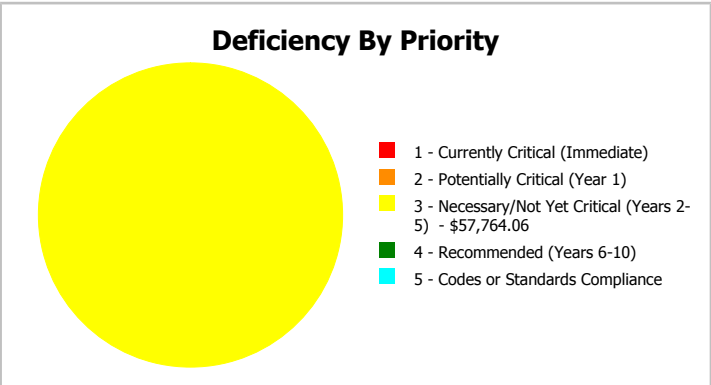
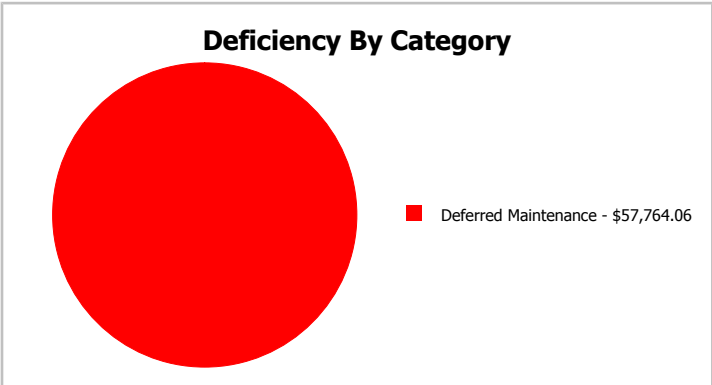
Description:

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:	ES -Elementary School	Gross Area:	32,364
Year Built:	1952	Last Renovation:	
Repair Cost:	\$57,764	Replacement Value:	\$854,087
FCI:	6.76 %	RSLI%:	14.08 %



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	20.44 %	1.35 %	\$5,431.06
G30 - Site Mechanical Utilities	8.21 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	8.84 %	34.70 %	\$52,333.00
Totals:	14.08 %	6.76 %	\$57,764.06

Photo Album

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

- 1). Aerial Image of Covington Street Elementary School - Dec 30, 2016



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$3.81	S.F.	32,364	25	1982	2007	2021	16.00 %	0.00 %	4			\$123,307
G2020	Parking Lots	\$1.33	S.F.	32,364	25	2013	2038		84.00 %	12.62 %	21		\$5,431.06	\$43,044
G2030	Pedestrian Paving	\$1.91	S.F.	32,364	30	1982	2012	2021	13.33 %	0.00 %	4			\$61,815
G2040105	Fence & Guardrails	\$1.23	S.F.	32,364	30	1982	2012	2021	13.33 %	0.00 %	4			\$39,808
G2040950	Covered Walkways	\$1.52	S.F.	32,364	25	1982	2007	2021	16.00 %	0.00 %	4			\$49,193
G2040950	Hard Surface Play Area	\$0.75	S.F.	32,364	20	1982	2002	2021	20.00 %	0.00 %	4			\$24,273
G2050	Landscaping	\$1.87	S.F.	32,364	15	1952	1967		0.00 %	0.00 %	-50			\$60,521
G3010	Water Supply	\$2.34	S.F.	32,364	50	1952	2002	2021	8.00 %	0.00 %	4			\$75,732
G3020	Sanitary Sewer	\$1.45	S.F.	32,364	50	1952	2002	2021	8.00 %	0.00 %	4			\$46,928
G3030	Storm Sewer	\$4.54	S.F.	32,364	50	1952	2002	2021	8.00 %	0.00 %	4			\$146,933
G3060	Fuel Distribution	\$0.98	S.F.	32,364	40	1952	1992	2021	10.00 %	0.00 %	4			\$31,717
G4010	Electrical Distribution	\$2.35	S.F.	32,364	50	1952	2002	2021	8.00 %	0.00 %	4			\$76,055
G4020	Site Lighting	\$1.47	S.F.	32,364	30	1982	2012		0.00 %	110.00 %	-5		\$52,333.00	\$47,575
G4030	Site Communications & Security	\$0.84	S.F.	32,364	15	1982	1997	2021	26.67 %	0.00 %	4			\$27,186
Total									14.08 %	6.76 %			\$57,764.06	\$854,087

System Notes

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

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving



Note:

Campus Assessment Report - Site

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Covered Walkways



Note:

System: G2040950 - Hard Surface Play Area



Note:

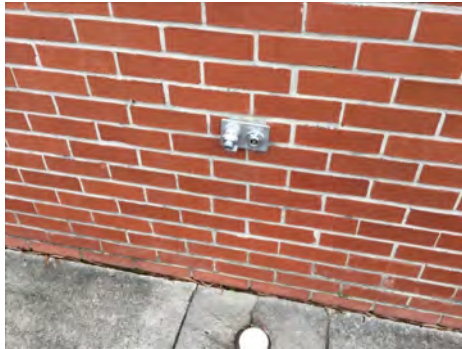
Campus Assessment Report - Site

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



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:

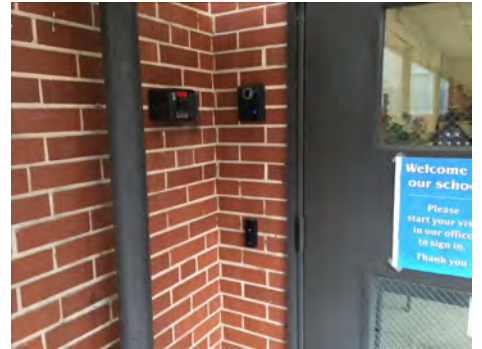
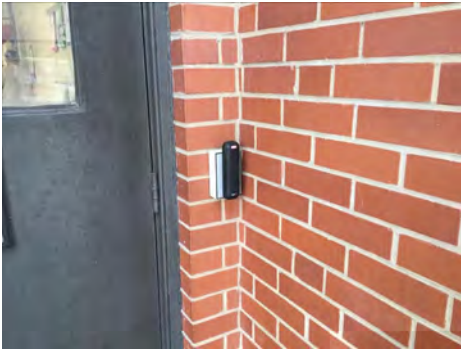
Campus Assessment Report - Site

System: G4020 - Site Lighting



Note: The site lighting system is beyond its service life and should be replaced.

System: G4030 - Site Communications & Security



Note:

Renewal Schedule

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

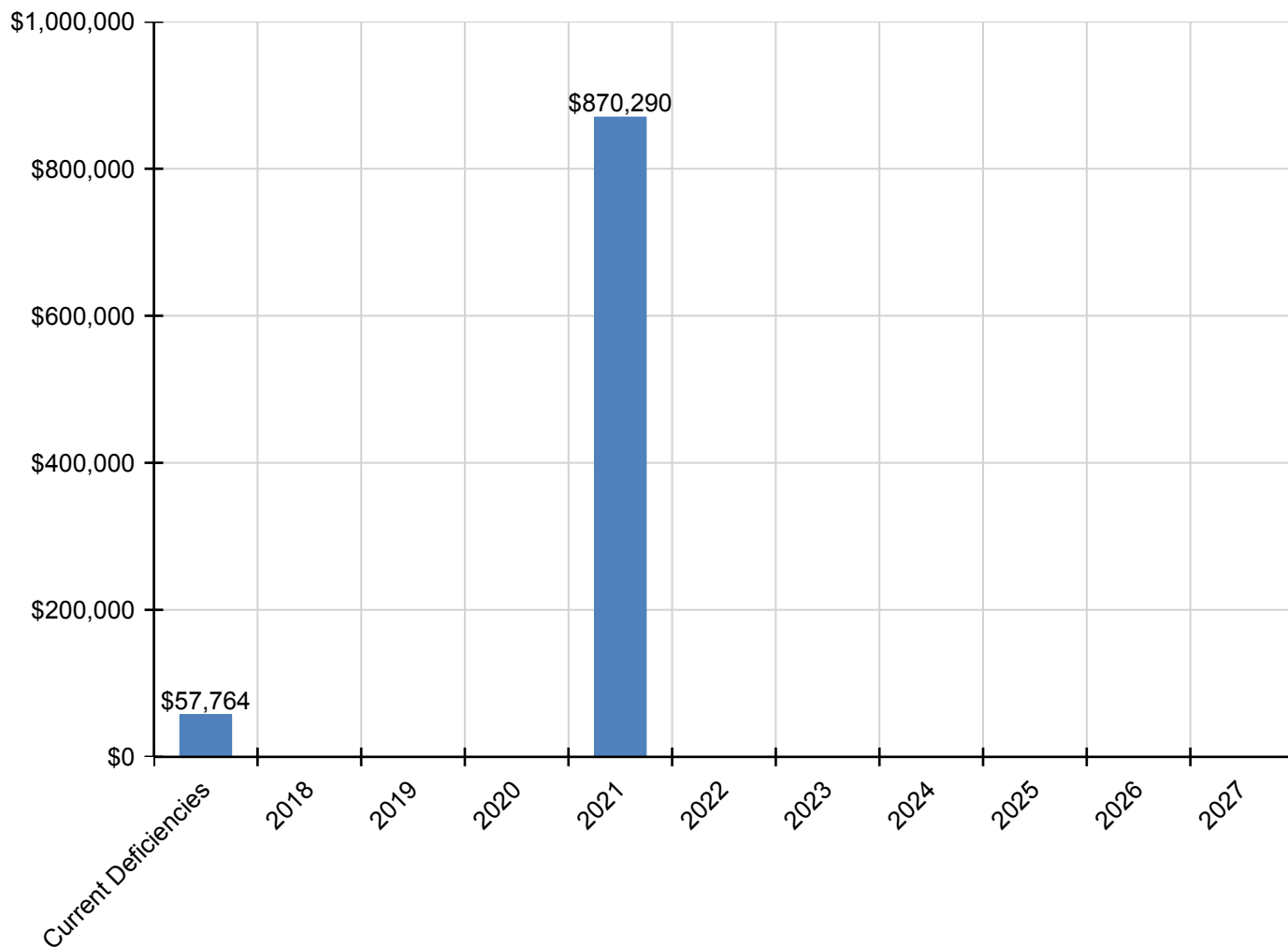
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$57,764	\$0	\$0	\$0	\$870,290	\$0	\$0	\$0	\$0	\$0	\$0	\$928,054
G - Building Sitework	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G20 - Site Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2010 - Roadways	\$0	\$0	\$0	\$0	\$152,662	\$0	\$0	\$0	\$0	\$0	\$0	\$152,662
G2020 - Parking Lots	\$5,431	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,431
G2030 - Pedestrian Paving	\$0	\$0	\$0	\$0	\$76,531	\$0	\$0	\$0	\$0	\$0	\$0	\$76,531
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040105 - Fence & Guardrails	\$0	\$0	\$0	\$0	\$49,284	\$0	\$0	\$0	\$0	\$0	\$0	\$49,284
G2040950 - Covered Walkways	\$0	\$0	\$0	\$0	\$60,905	\$0	\$0	\$0	\$0	\$0	\$0	\$60,905
G2040950 - Hard Surface Play Area	\$0	\$0	\$0	\$0	\$30,051	\$0	\$0	\$0	\$0	\$0	\$0	\$30,051
* G2050 - Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G30 - Site Mechanical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3010 - Water Supply	\$0	\$0	\$0	\$0	\$93,761	\$0	\$0	\$0	\$0	\$0	\$0	\$93,761
G3020 - Sanitary Sewer	\$0	\$0	\$0	\$0	\$58,100	\$0	\$0	\$0	\$0	\$0	\$0	\$58,100
G3030 - Storm Sewer	\$0	\$0	\$0	\$0	\$181,911	\$0	\$0	\$0	\$0	\$0	\$0	\$181,911
G3060 - Fuel Distribution	\$0	\$0	\$0	\$0	\$39,267	\$0	\$0	\$0	\$0	\$0	\$0	\$39,267
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$0	\$0	\$0	\$0	\$94,161	\$0	\$0	\$0	\$0	\$0	\$0	\$94,161
G4020 - Site Lighting	\$52,333	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$52,333
G4030 - Site Communications & Security	\$0	\$0	\$0	\$0	\$33,657	\$0	\$0	\$0	\$0	\$0	\$0	\$33,657

** Indicates non-renewable system*

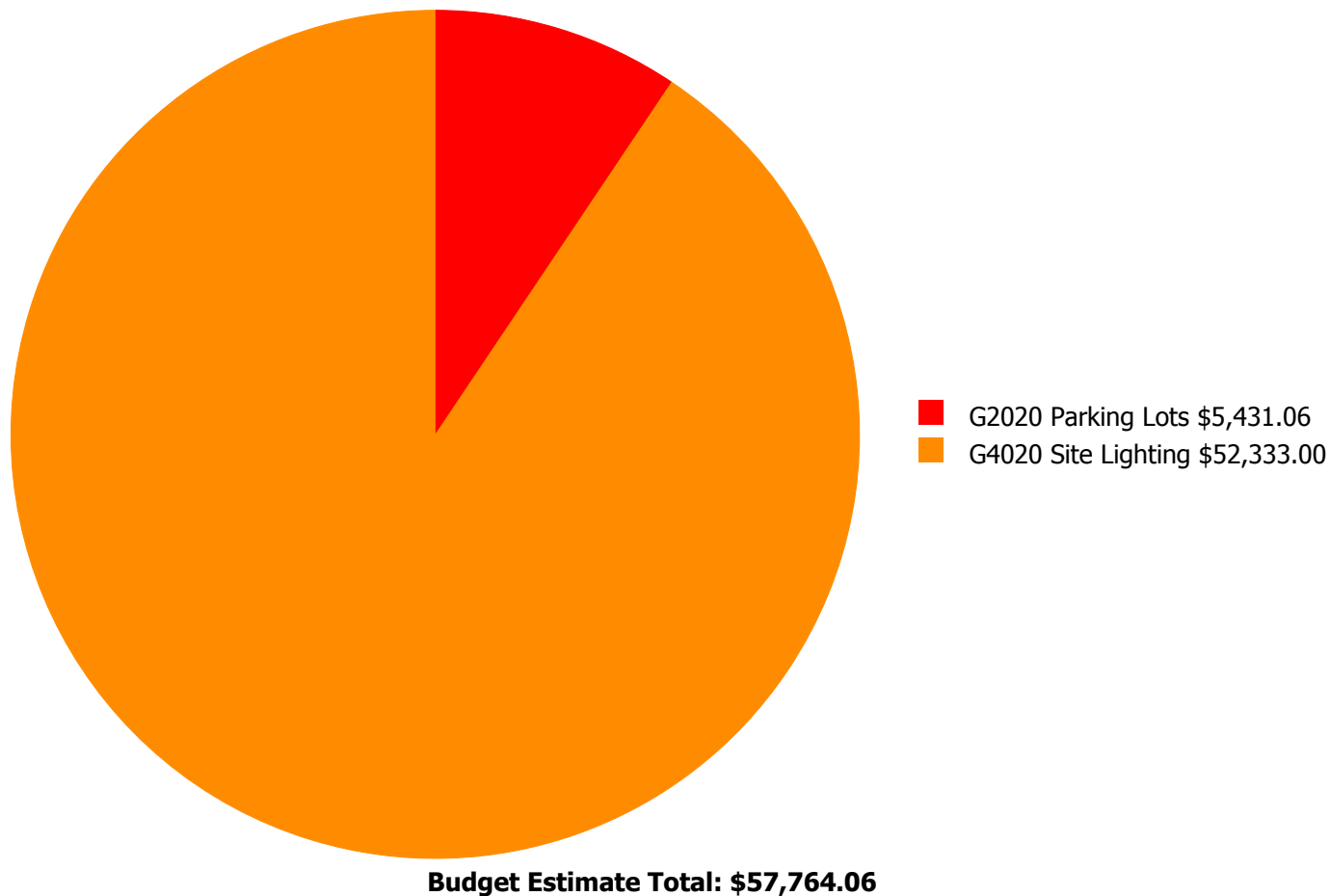
Forecasted Capital Renewal Requirement

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



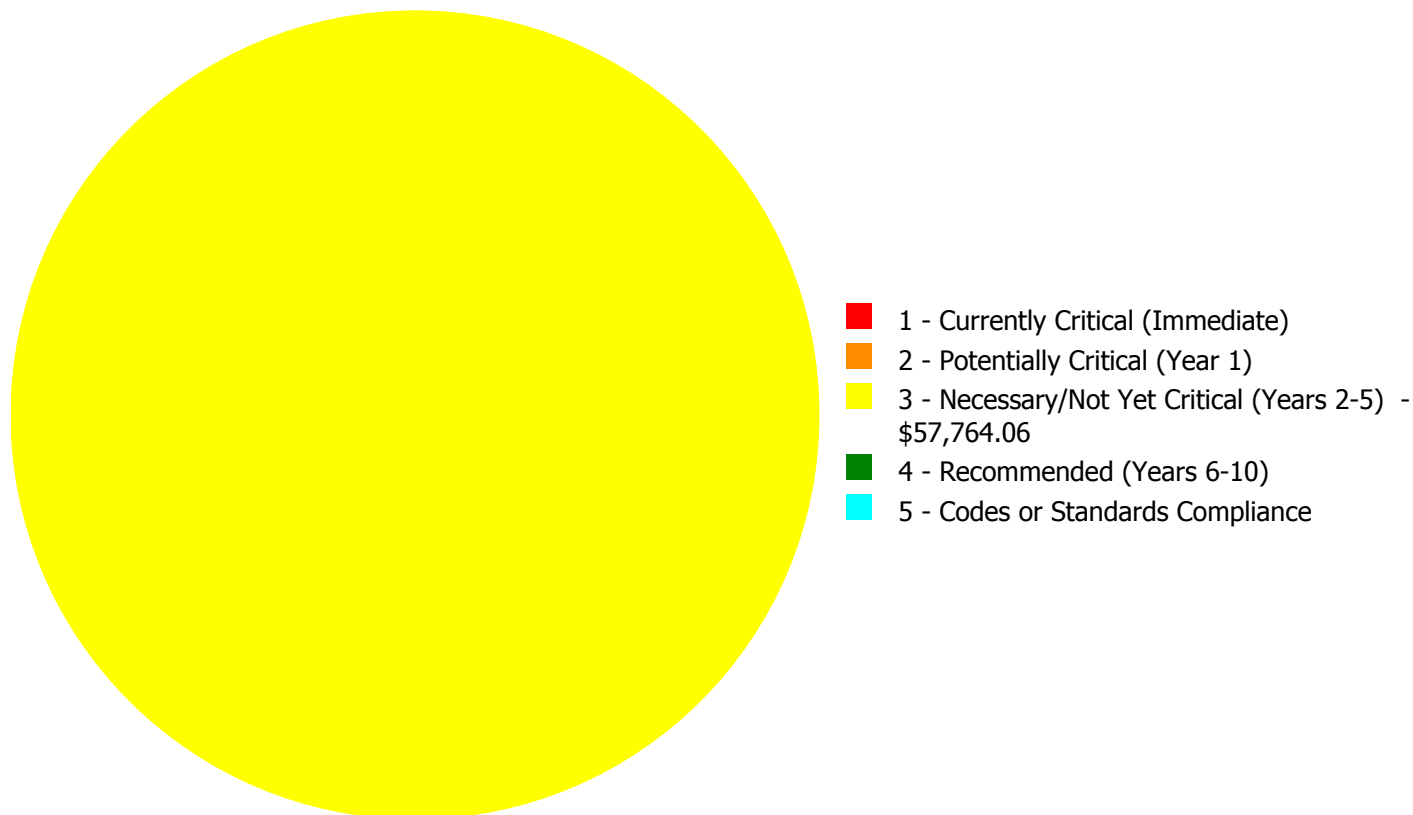
Deficiency Summary by System

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: \$57,764.06

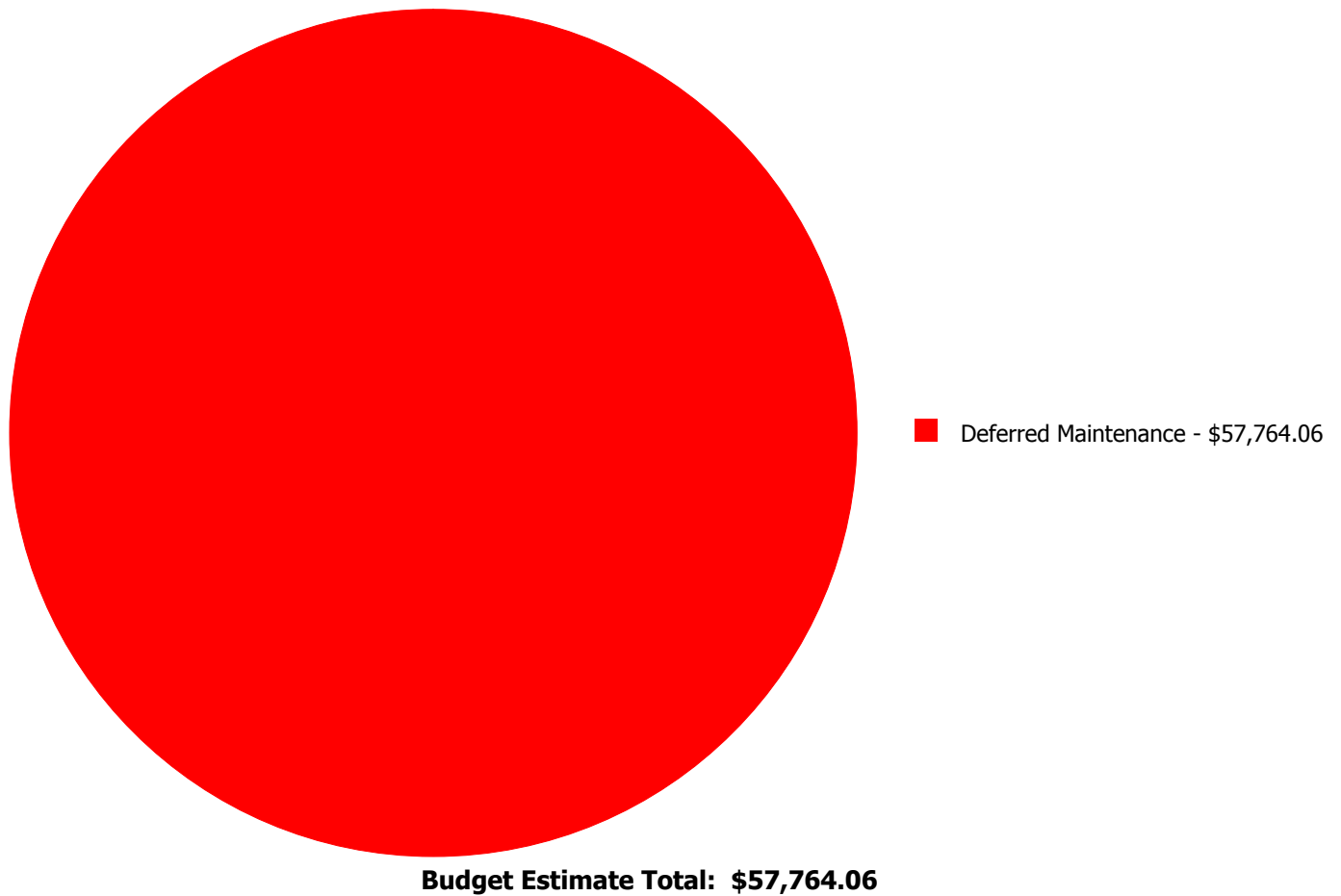
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
G2020	Parking Lots	\$0.00	\$0.00	\$5,431.06	\$0.00	\$0.00	\$5,431.06
G4020	Site Lighting	\$0.00	\$0.00	\$52,333.00	\$0.00	\$0.00	\$52,333.00
	Total:	\$0.00	\$0.00	\$57,764.06	\$0.00	\$0.00	\$57,764.06

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: G2020 - Parking Lots



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Parking lot repair and resurface
Qty: 4.00
Unit of Measure: M.S.F.
Estimate: \$5,431.06
Assessor Name: Eduardo Lopez
Date Created: 01/05/2017

Notes: The parking lot on the northwest side needs to be repaired and restriped.

System: G4020 - Site Lighting



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 32,364.00
Unit of Measure: S.F.
Estimate: \$52,333.00
Assessor Name: Eduardo Lopez
Date Created: 12/30/2016

Notes: The site lighting system is beyond its service life and should be replaced.