

NC School District/830 Scotland County/Elementary School

I E Johnson Elementary

Final

Campus Assessment Report

March 11, 2017



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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):	48,584
Year Built:	1952
Last Renovation:	
Replacement Value:	\$11,244,263
Repair Cost:	\$3,923,845.00
Total FCI:	34.90 %
Total RSLI:	17.83 %
FCA Score:	65.10



Description:

GENERAL:

I E Johnson Elementary School is located at 815 McGirts Bridge Road in Laurinburg, North Carolina. The 1 story, 61,802 square foot building was originally constructed in 1952. There has been one addition to the building in 1983. A Kitchen and a Media Center was 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 have a partial basement.

B. SUPERSTRUCTURE

Floor construction is concrete. Roof construction is metal pan deck with lightweight fill. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically performed metal roof, foam roofing, asphalt roll roofing and a 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. Interior fittings include the following items: white boards, graphics and identifying devices, 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 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 2 gas fired boilers. Cooling is supplied by wall package units. The heating distribution system is piping connected to radiators as a secondary heating system. 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. 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 Assessment Report - I E Johnson Elementary

Attributes:

General Attributes:

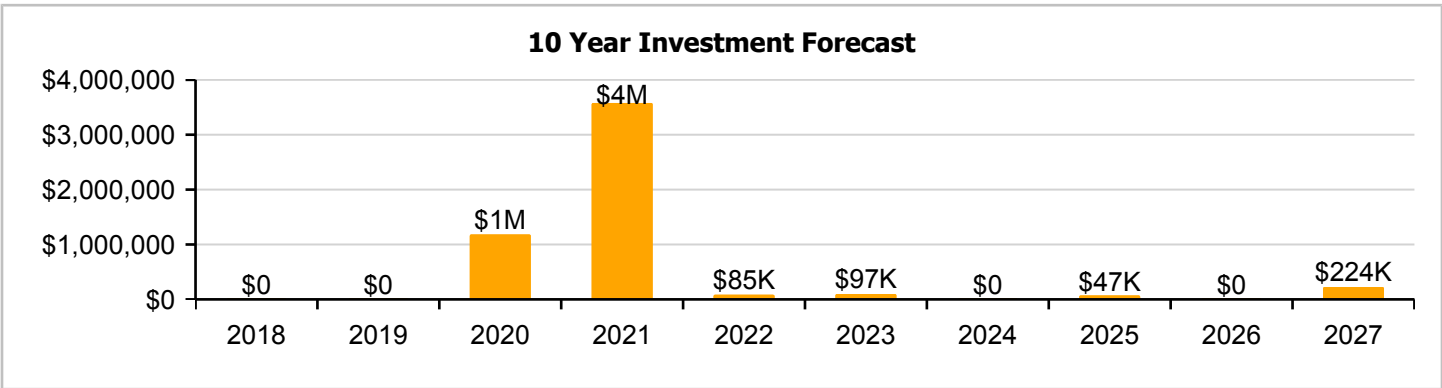
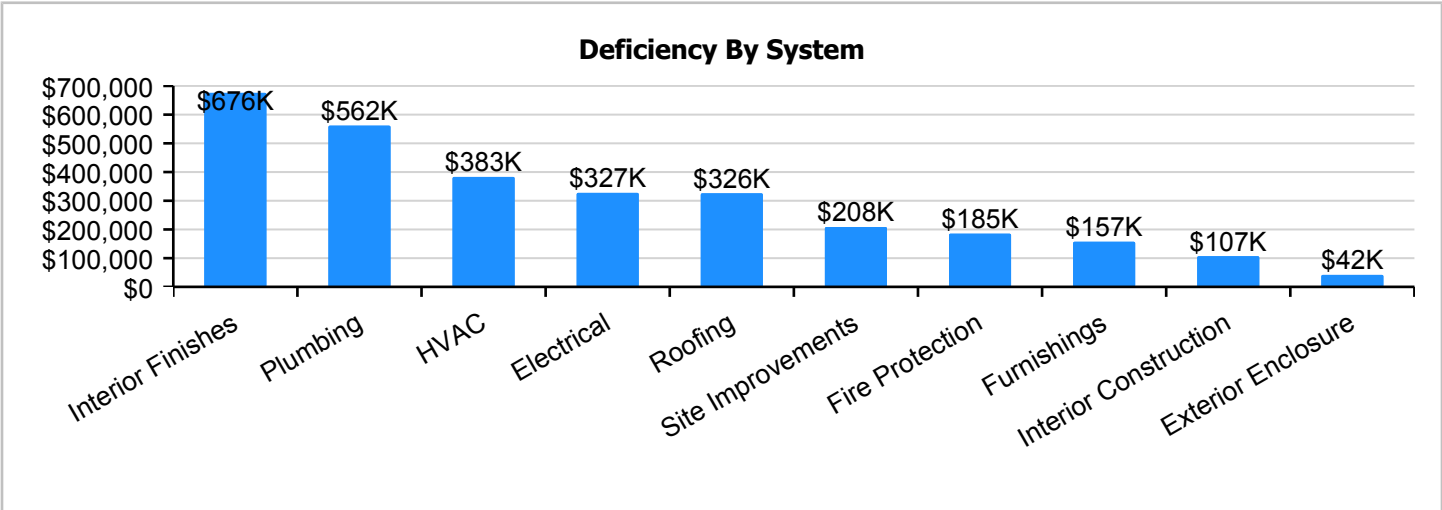
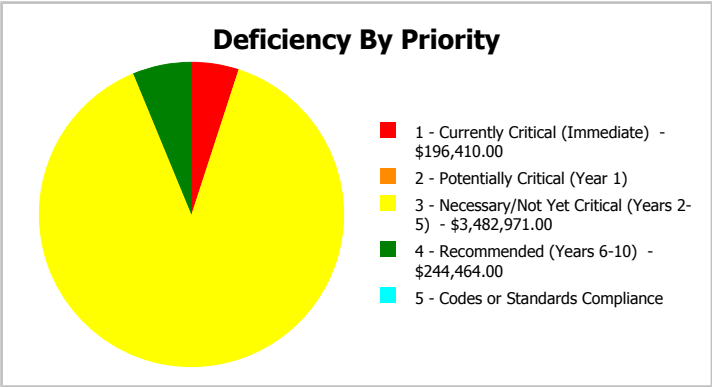
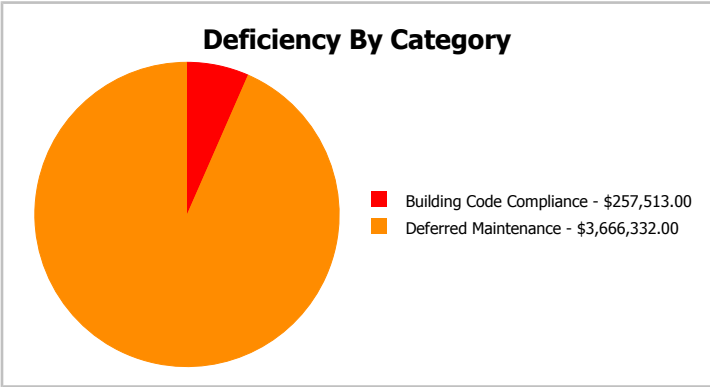
Condition Assessor:	Terence Davis	Assessment Date:	
Suitability Assessor:			

School Information:

HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:	Active	Status:	Active
School Grades:	15	Site Acreage:	15

Campus Dashboard Summary

Gross Area:	48,584	Last Renovation:	
Year Built:	1952	Replacement Value:	\$11,244,263
Repair Cost:	\$3,923,845	RSLI%:	17.83 %
FCI:	34.90 %		



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.

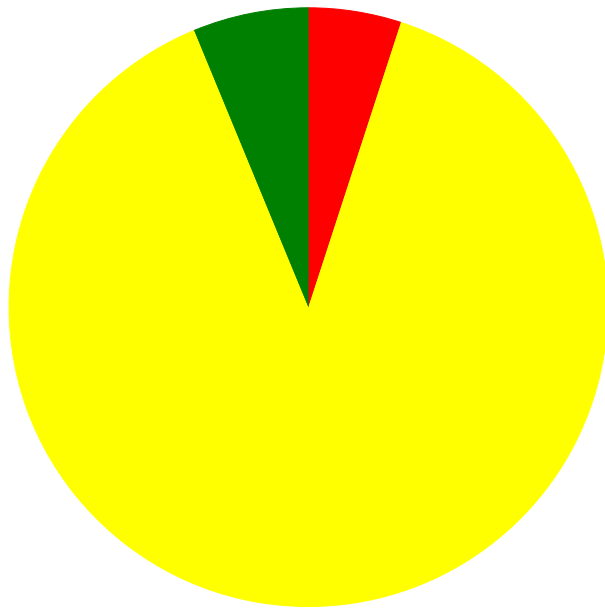
Current Investment Requirement and Condition by Unifomat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	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	23.26 %	5.98 %	\$55,171.00
B30 - Roofing	7.13 %	60.30 %	\$430,188.00
C10 - Interior Construction	13.70 %	13.11 %	\$140,985.00
C30 - Interior Finishes	8.58 %	73.80 %	\$891,669.00
D20 - Plumbing	0.12 %	109.09 %	\$741,294.00
D30 - HVAC	15.78 %	44.48 %	\$505,665.00
D40 - Fire Protection	0.00 %	110.00 %	\$244,464.00
D50 - Electrical	21.75 %	32.27 %	\$432,079.00
E10 - Equipment	15.00 %	0.00 %	\$0.00
E20 - Furnishings	3.15 %	92.68 %	\$207,636.00
G20 - Site Improvements	10.98 %	33.34 %	\$274,694.00
G30 - Site Mechanical Utilities	8.74 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	47.83 %	0.00 %	\$0.00
Totals:	17.83 %	34.90 %	\$3,923,845.00

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 Classroom Building	12,000	22.46	\$0.00	\$0.00	\$462,000.00	\$67,320.00	\$0.00
1952 Main Building	33,000	40.98	\$0.00	\$0.00	\$2,646,204.00	\$177,144.00	\$0.00
1952 Storage	3,584	59.83	\$196,410.00	\$0.00	\$100,073.00	\$0.00	\$0.00
Site	48,584	18.28	\$0.00	\$0.00	\$274,694.00	\$0.00	\$0.00
Total:		34.90	\$196,410.00	\$0.00	\$3,482,971.00	\$244,464.00	\$0.00

Deficiencies By Priority



- 1 - Currently Critical (Immediate) - \$196,410.00
- 2 - Potentially Critical (Year 1)
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$3,482,971.00
- 4 - Recommended (Years 6-10) - \$244,464.00
- 5 - Codes or Standards Compliance

Budget Estimate Total: \$3,923,845.00

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):	12,000
Year Built:	1952
Last Renovation:	
Replacement Value:	\$2,356,920
Repair Cost:	\$529,320.00
Total FCI:	22.46 %
Total RSLI:	21.47 %
FCA Score:	77.54



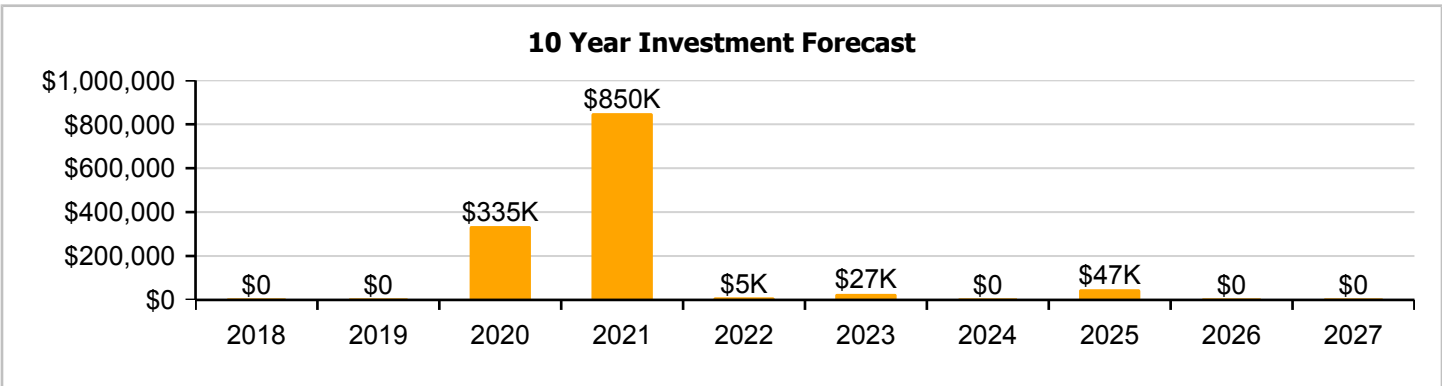
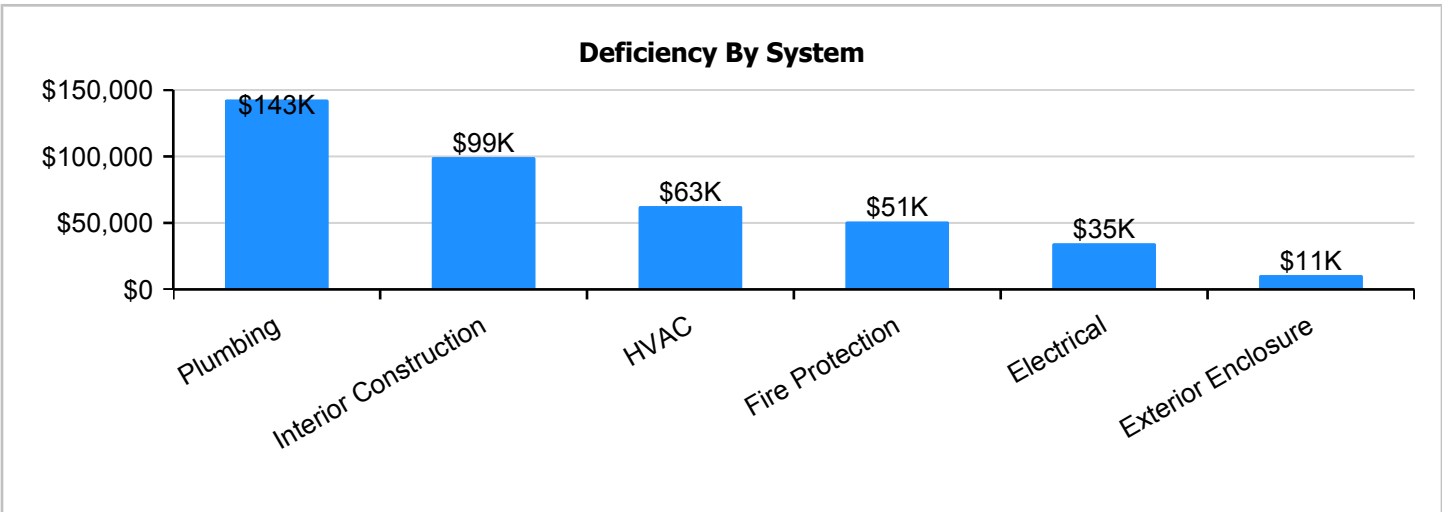
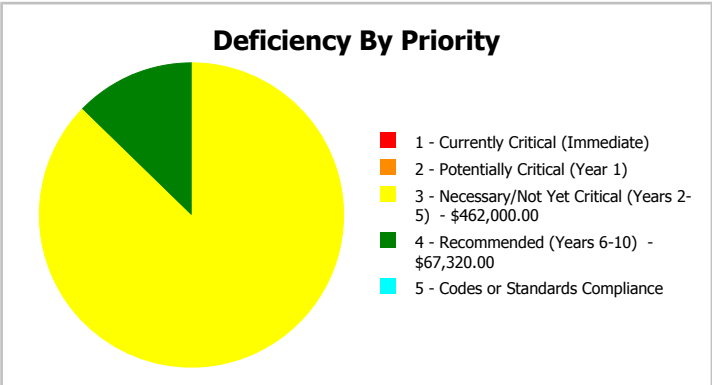
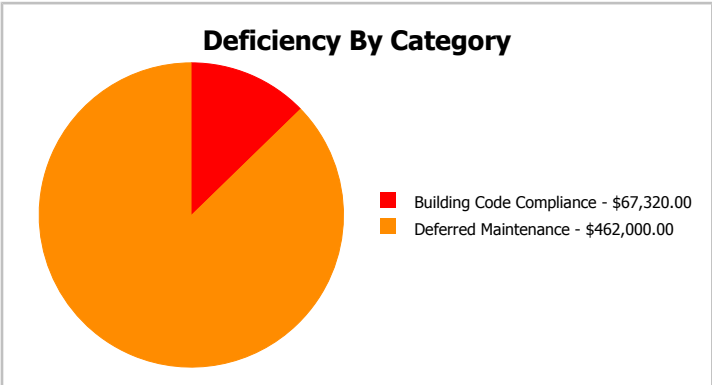
Description:

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:	12,000
Year Built:	1952	Last Renovation:	
Repair Cost:	\$529,320	Replacement Value:	\$2,356,920
FCI:	22.46 %	RSLI%:	21.47 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	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	22.91 %	5.81 %	\$14,124.00
B30 - Roofing	10.00 %	0.00 %	\$0.00
C10 - Interior Construction	7.70 %	46.45 %	\$131,208.00
C30 - Interior Finishes	24.90 %	0.00 %	\$0.00
D20 - Plumbing	0.00 %	110.00 %	\$188,364.00
D30 - HVAC	18.56 %	33.33 %	\$82,632.00
D40 - Fire Protection	0.00 %	110.00 %	\$67,320.00
D50 - Electrical	26.63 %	13.17 %	\$45,672.00
E10 - Equipment	15.00 %	0.00 %	\$0.00
E20 - Furnishings	20.00 %	0.00 %	\$0.00
Totals:	21.47 %	22.46 %	\$529,320.00

Photo Album

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

1). West Elevation - Jan 12, 2017



2). East Elevation - Jan 12, 2017



3). South Elevation - Jan 12, 2017



4). North Elevation - Jan 12, 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.

Campus Assessment Report - 1952 Classroom Building

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	\$4.88	S.F.	12,000	100	1952	2052		35.00 %	0.00 %	35			\$58,560
A1030	Slab on Grade	\$8.61	S.F.	12,000	100	1952	2052		35.00 %	0.00 %	35			\$103,320
A2010	Basement Excavation	\$1.95	S.F.	12,000	100	1952	2052		35.00 %	0.00 %	35			\$23,400
A2020	Basement Walls	\$13.35	S.F.	12,000	100	1952	2052		35.00 %	0.00 %	35			\$160,200
B1010	Floor Construction	\$1.66	S.F.	12,000	100	1952	2052		35.00 %	0.00 %	35			\$19,920
B1020	Roof Construction	\$16.08	S.F.	12,000	100	1952	2052		35.00 %	0.00 %	35			\$192,960
B2010	Exterior Walls	\$9.61	S.F.	12,000	100	1952	2052		35.00 %	0.00 %	35			\$115,320
B2020	Exterior Windows	\$9.57	S.F.	12,000	30	1983	2013	2021	13.33 %	0.00 %	4			\$114,840
B2030	Exterior Doors	\$1.07	S.F.	12,000	30	1983	2013		0.00 %	110.00 %	-4		\$14,124.00	\$12,840
B3010120	Preformed Metal Roofing	\$6.98	S.F.	12,000	30	1990	2020		10.00 %	0.00 %	3			\$83,760
C1010	Partitions	\$11.01	S.F.	12,000	75	1952	2027		13.33 %	0.00 %	10			\$132,120
C1020	Interior Doors	\$2.59	S.F.	12,000	30	1983	2013	2021	13.33 %	0.00 %	4			\$31,080
C1030	Fittings	\$9.94	S.F.	12,000	20	1983	2003		0.00 %	110.00 %	-14		\$131,208.00	\$119,280
C3010	Wall Finishes	\$2.84	S.F.	12,000	10	2015	2025		80.00 %	0.00 %	8			\$34,080
C3020	Floor Finishes	\$11.60	S.F.	12,000	20	1983	2003	2021	20.00 %	0.00 %	4			\$139,200
C3030	Ceiling Finishes	\$11.19	S.F.	12,000	25	1983	2008	2021	16.00 %	0.00 %	4			\$134,280
D2010	Plumbing Fixtures	\$11.71	S.F.	12,000	30	1983	2013		0.00 %	110.00 %	-4		\$154,572.00	\$140,520
D2020	Domestic Water Distribution	\$0.99	S.F.	12,000	30	1983	2013		0.00 %	110.00 %	-4		\$13,068.00	\$11,880
D2030	Sanitary Waste	\$1.57	S.F.	12,000	30	1983	2013		0.00 %	110.00 %	-4		\$20,724.00	\$18,840
D3040	Distribution Systems	\$6.26	S.F.	12,000	30	1952	1982		0.00 %	110.00 %	-35		\$82,632.00	\$75,120
D3050	Terminal & Package Units	\$14.10	S.F.	12,000	15	2002	2017	2021	26.67 %	0.00 %	4			\$169,200
D3060	Controls & Instrumentation	\$0.30	S.F.	12,000	20	2002	2022		25.00 %	0.00 %	5			\$3,600
D4010	Sprinklers	\$4.41	S.F.	12,000	30			2016	0.00 %	110.00 %	-1		\$58,212.00	\$52,920
D4020	Standpipes	\$0.69	S.F.	12,000	30			2016	0.00 %	110.00 %	-1		\$9,108.00	\$8,280
D5010	Electrical Service/Distribution	\$1.73	S.F.	12,000	40	1983	2023		15.00 %	0.00 %	6			\$20,760
D5020	Branch Wiring	\$5.20	S.F.	12,000	30	1952	1982	2021	13.33 %	0.00 %	4			\$62,400
D5020	Lighting	\$12.12	S.F.	12,000	30	1990	2020		10.00 %	0.00 %	3			\$145,440
D5030810	Security & Detection Systems	\$1.91	S.F.	12,000	15	2015	2030		86.67 %	0.00 %	13			\$22,920
D5030910	Fire Alarm Systems	\$3.46	S.F.	12,000	15	1983	1998		0.00 %	110.00 %	-19		\$45,672.00	\$41,520
D5030920	Data Communication	\$4.47	S.F.	12,000	15	2015	2030		86.67 %	0.00 %	13			\$53,640
E1020	Institutional Equipment	\$1.62	S.F.	12,000	20	2000	2020		15.00 %	0.00 %	3			\$19,440
E2010	Fixed Furnishings	\$2.94	S.F.	12,000	20	1983	2003	2021	20.00 %	0.00 %	4			\$35,280
Total									21.47 %	22.46 %			\$529,320.00	\$2,356,920

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:

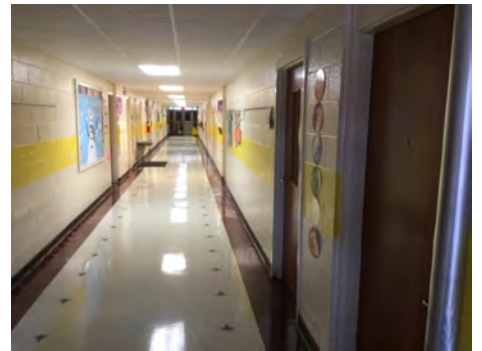
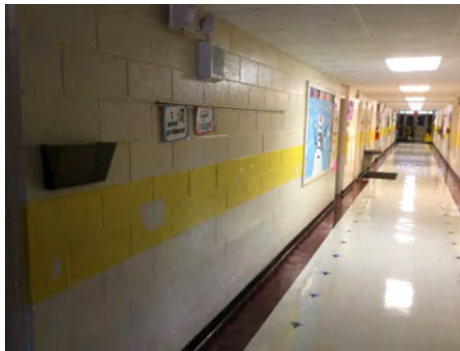
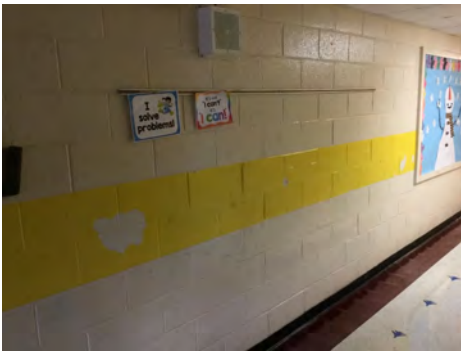
Campus Assessment Report - 1952 Classroom Building

System: B3010120 - Preformed Metal Roofing



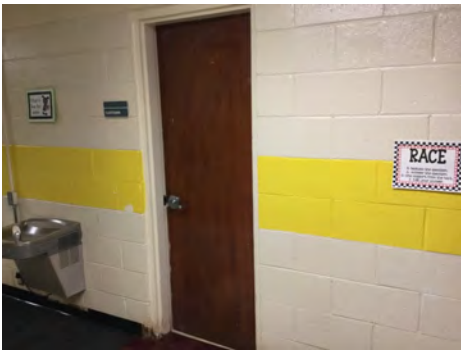
Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

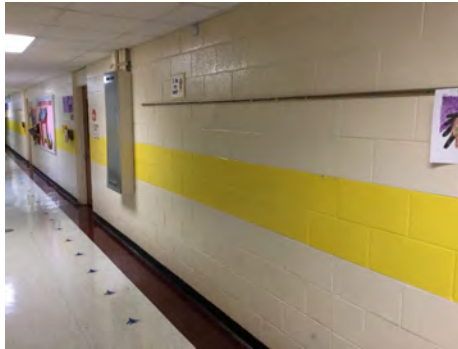
Campus Assessment Report - 1952 Classroom Building

System: C1030 - Fittings



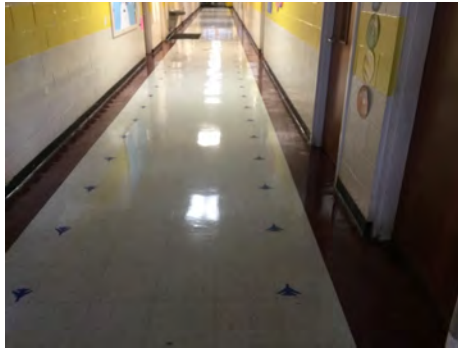
Note:

System: C3010 - Wall Finishes



Note:

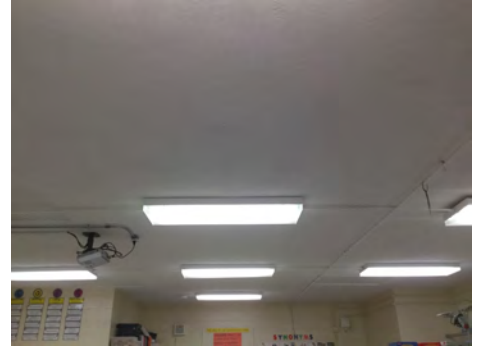
System: C3020 - Floor Finishes



Note:

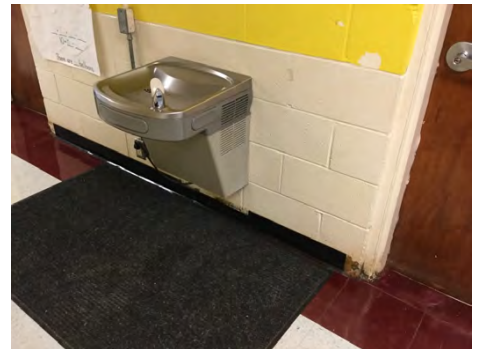
Campus Assessment Report - 1952 Classroom Building

System: C3030 - Ceiling Finishes



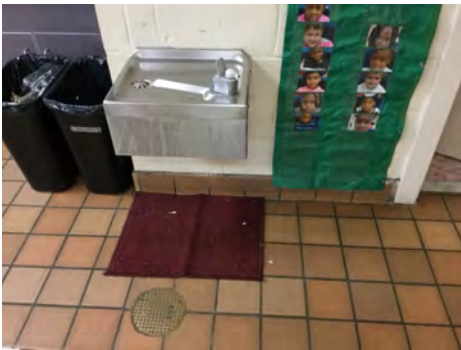
Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

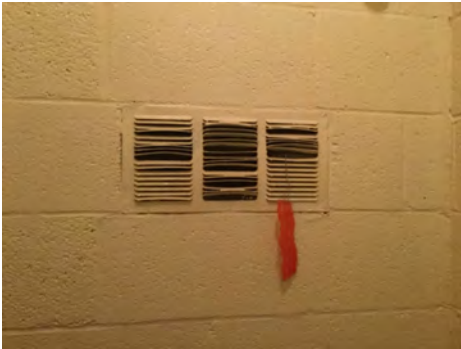
Campus Assessment Report - 1952 Classroom Building

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

Campus Assessment Report - 1952 Classroom Building

System: D3060 - Controls & Instrumentation



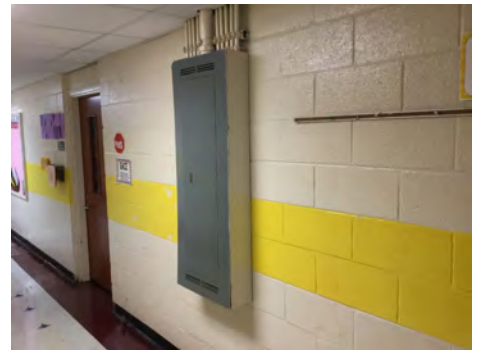
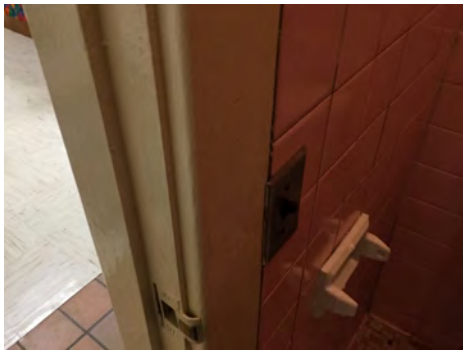
Note:

System: D5010 - Electrical Service/Distribution



Note:

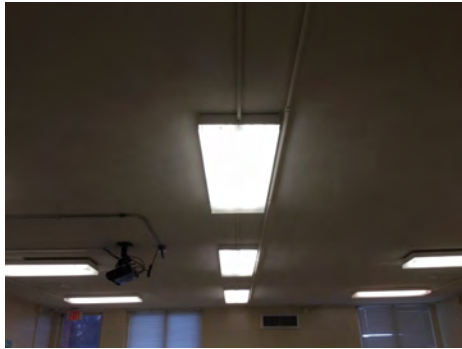
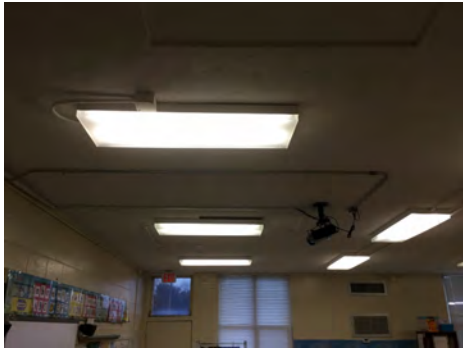
System: D5020 - Branch Wiring



Note:

Campus Assessment Report - 1952 Classroom Building

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

Campus Assessment Report - 1952 Classroom Building

System: D5030920 - Data Communication



Note:

System: E1020 - Institutional 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:	\$529,320	\$0	\$0	\$335,476	\$849,656	\$4,591	\$27,267	\$0	\$47,489	\$0	\$0	\$1,793,798
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$142,179	\$0	\$0	\$0	\$0	\$0	\$0	\$142,179
B2030 - Exterior Doors	\$14,124	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,124
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 - Preformed Metal Roofing	\$0	\$0	\$0	\$137,290	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$137,290
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$38,479	\$0	\$0	\$0	\$0	\$0	\$0	\$38,479
C1030 - Fittings	\$131,208	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$131,208
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,489	\$0	\$0	\$47,489

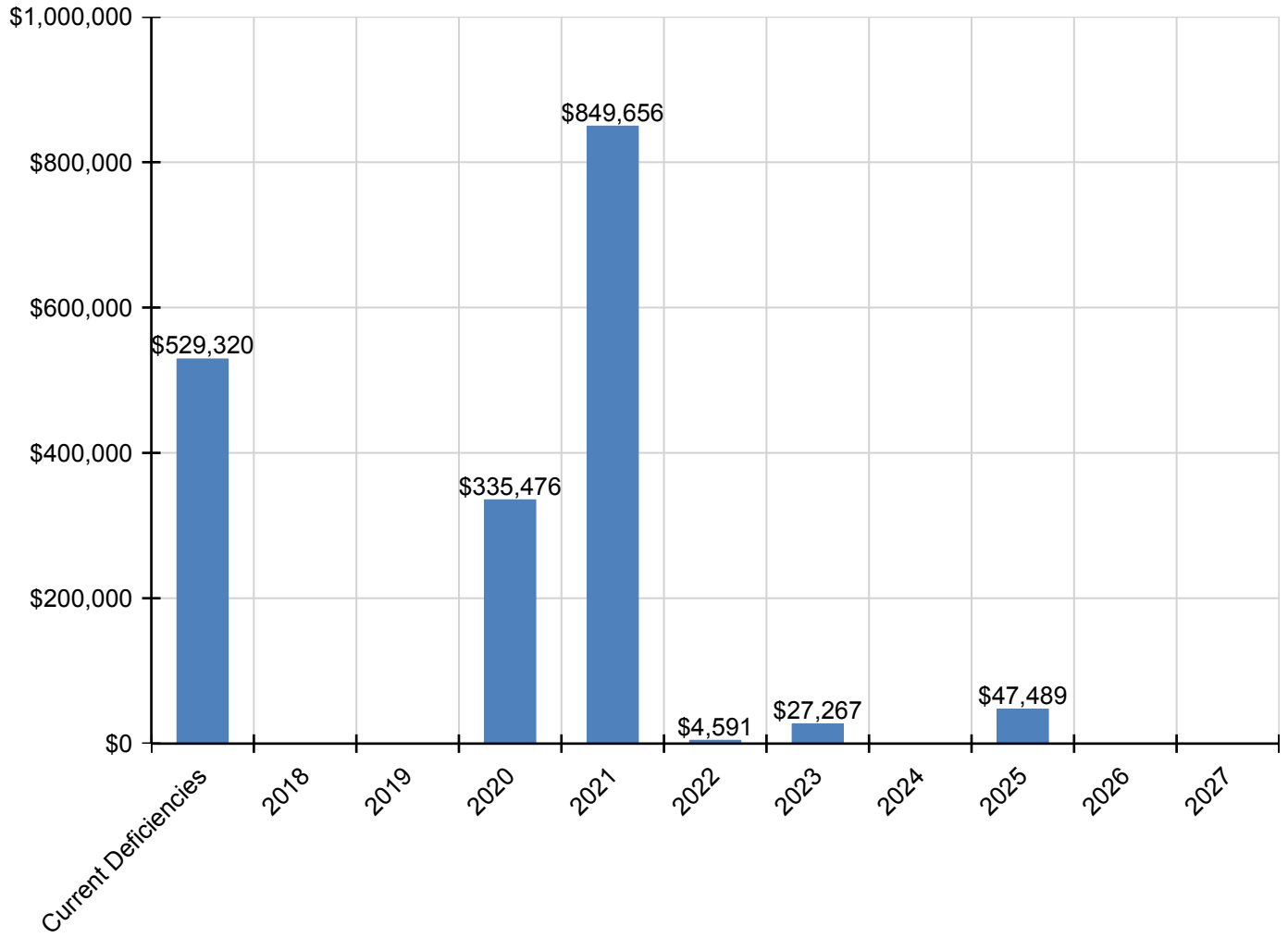
Campus Assessment Report - 1952 Classroom Building

C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$172,338	\$0	\$0	\$0	\$0	\$0	\$0	\$172,338
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$166,247	\$0	\$0	\$0	\$0	\$0	\$0	\$166,247
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	\$154,572	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$154,572
D2020 - Domestic Water Distribution	\$13,068	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,068
D2030 - Sanitary Waste	\$20,724	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,724
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$82,632	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$82,632
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$209,480	\$0	\$0	\$0	\$0	\$0	\$0	\$209,480
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$4,591	\$0	\$0	\$0	\$0	\$0	\$4,591
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$58,212	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,212
D4020 - Standpipes	\$9,108	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,108
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$27,267	\$0	\$0	\$0	\$0	\$27,267
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$77,255	\$0	\$0	\$0	\$0	\$0	\$0	\$77,255
D5020 - Lighting	\$0	\$0	\$0	\$174,819	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$174,819
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	\$45,672	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,672
D5030920 - Data Communication	\$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	\$23,367	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,367
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$43,679	\$0	\$0	\$0	\$0	\$0	\$0	\$43,679

* Indicates non-renewable system

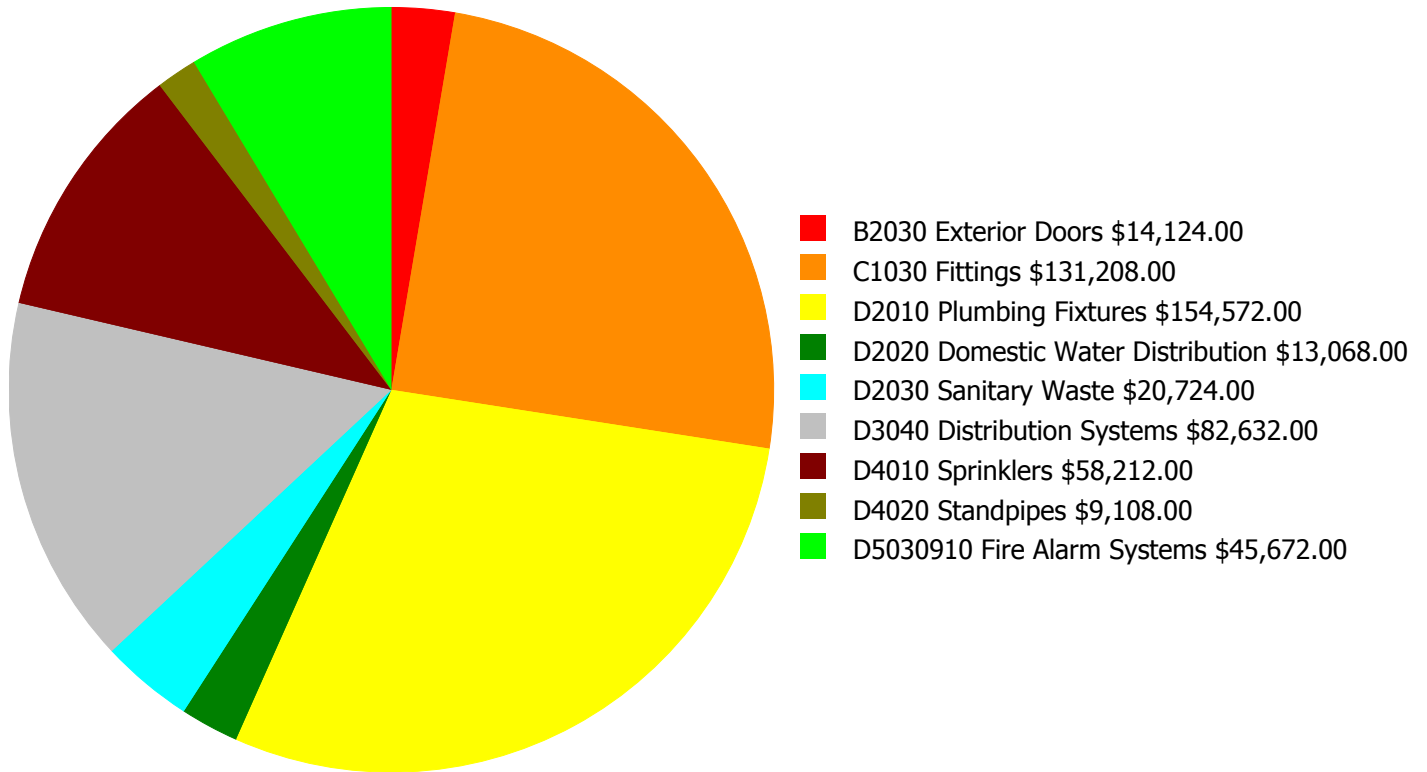
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

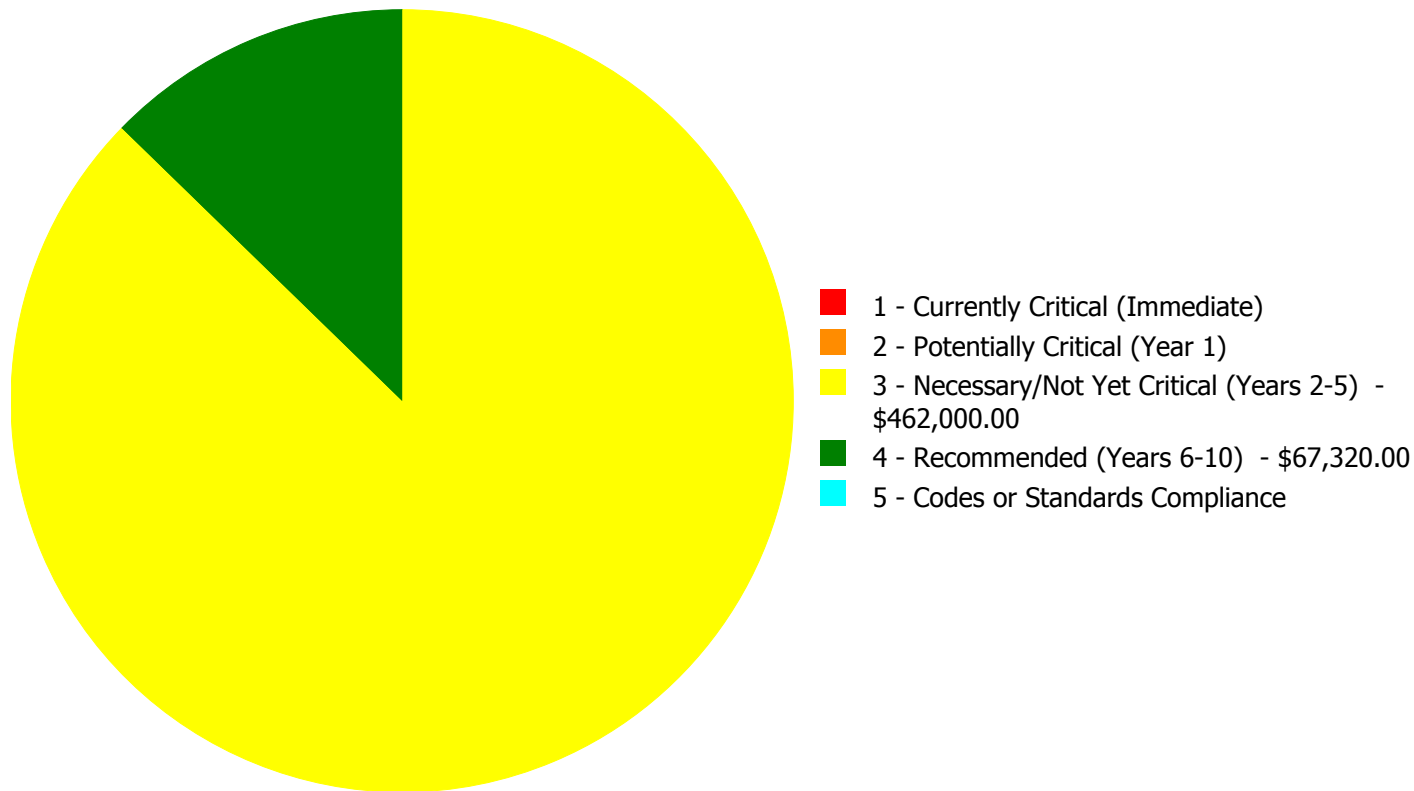
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$529,320.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$529,320.00

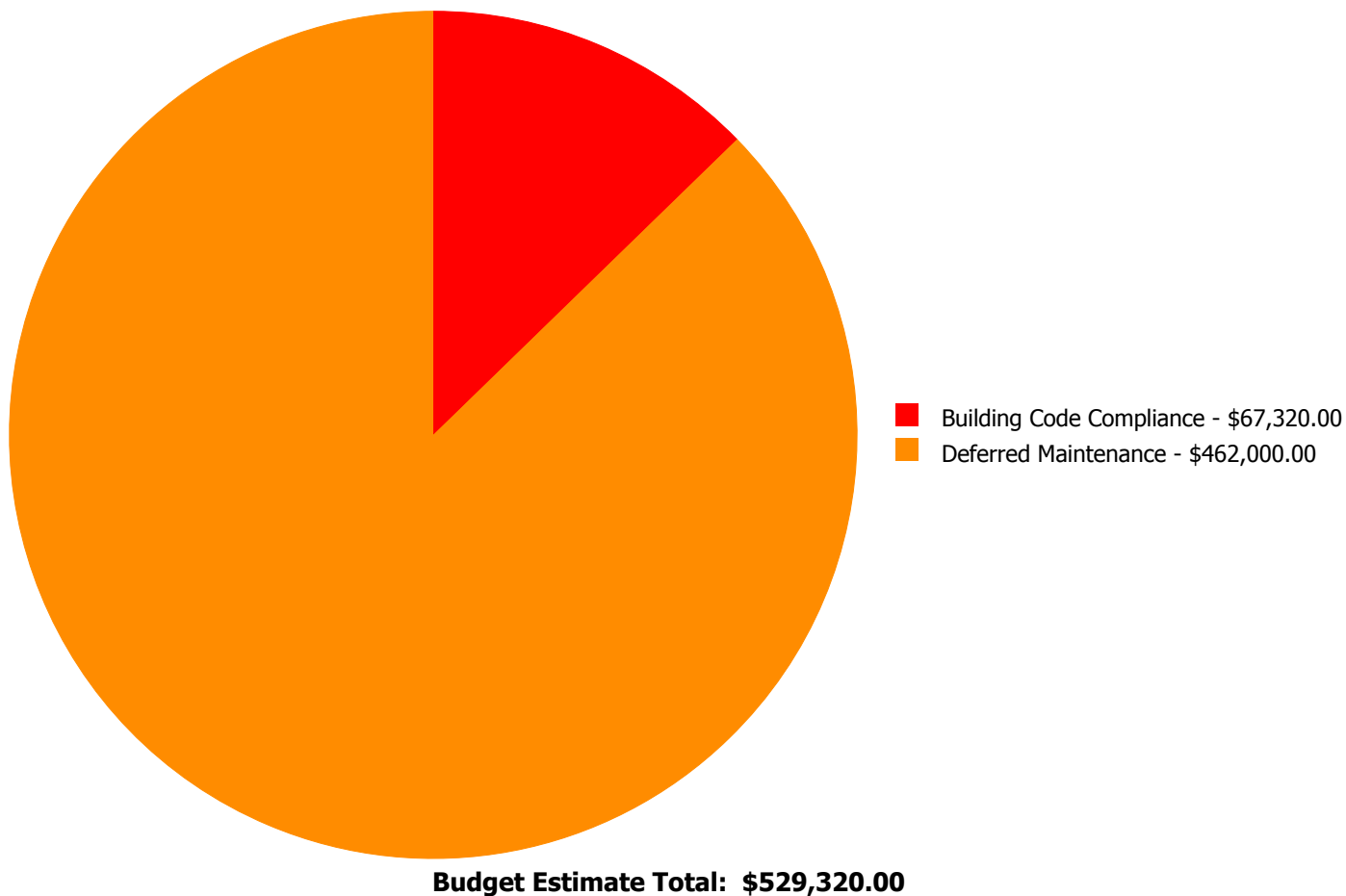
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2030	Exterior Doors	\$0.00	\$0.00	\$14,124.00	\$0.00	\$0.00	\$14,124.00
C1030	Fittings	\$0.00	\$0.00	\$131,208.00	\$0.00	\$0.00	\$131,208.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$154,572.00	\$0.00	\$0.00	\$154,572.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$13,068.00	\$0.00	\$0.00	\$13,068.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$20,724.00	\$0.00	\$0.00	\$20,724.00
D3040	Distribution Systems	\$0.00	\$0.00	\$82,632.00	\$0.00	\$0.00	\$82,632.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$58,212.00	\$0.00	\$58,212.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$9,108.00	\$0.00	\$9,108.00
D5030910	Fire Alarm Systems	\$0.00	\$0.00	\$45,672.00	\$0.00	\$0.00	\$45,672.00
	Total:	\$0.00	\$0.00	\$462,000.00	\$67,320.00	\$0.00	\$529,320.00

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: B2030 - Exterior Doors



Location: Exterior
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,000.00
Unit of Measure: S.F.
Estimate: \$14,124.00
Assessor Name: Terence Davis
Date Created: 01/13/2017

Notes: The original metal exterior doors are aged, rusted, damaged and should be replaced with energy efficient doors

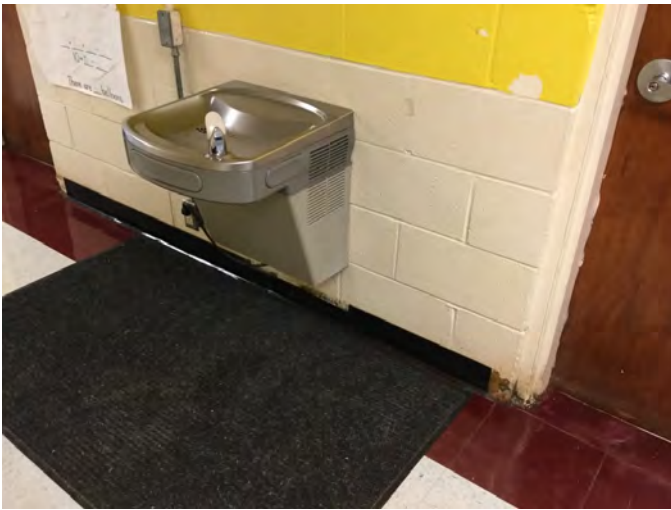
System: C1030 - Fittings



Location: Restrooms
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,000.00
Unit of Measure: S.F.
Estimate: \$131,208.00
Assessor Name: Terence Davis
Date Created: 01/12/2017

Notes: The bathroom fittings and toilet partitions are aged, worn, damaged and should be replaced. The original fittings are aged, and should be replaced. The room signs are inadequate, do not comply with present requirements and is recommended to replace them.

System: D2010 - Plumbing Fixtures



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,000.00
Unit of Measure: S.F.
Estimate: \$154,572.00
Assessor Name: Terence Davis
Date Created: 01/12/2017

Notes: The plumbing fixtures are original beyond its service life, not efficient or low flow fixtures.

System: D2020 - Domestic Water Distribution



Location: Throughout the building.
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,000.00
Unit of Measure: S.F.
Estimate: \$13,068.00
Assessor Name: Terence Davis
Date Created: 01/13/2017

Notes: There are no reported issues or observed deficiencies with the domestic water piping. Due to the age of the pipe there can be internal pitting corrosion that may be a costly problem that leads to the formation of pinhole leaks and possible water contamination.

System: D2030 - Sanitary Waste



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,000.00
Unit of Measure: S.F.
Estimate: \$20,724.00
Assessor Name: Terence Davis
Date Created: 01/13/2017

Notes: There are no reported issues or observed deficiencies with the sanitary waste piping. The aging sanitary sewer piping is subject to leaks, infiltration, and it can even collapse in the interior walls. The system should be inspected with cameras to ensure that none of these deficiencies exist.

System: D3040 - Distribution Systems



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 12,000.00
Unit of Measure: S.F.
Estimate: \$82,632.00
Assessor Name: Terence Davis
Date Created: 01/13/2017

Notes: The exhaust fans, and hot water supply distribution system is aged, in marginal condition, 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: 12,000.00
Unit of Measure: S.F.
Estimate: \$45,672.00
Assessor Name: Terence Davis
Date Created: 01/13/2017

Notes: The original alarm system is operating but is aged. The system should be inspected and repaired or replaced to ensure that the life safety codes are preserved.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 12,000.00
Unit of Measure: S.F.
Estimate: \$58,212.00
Assessor Name: Terence Davis
Date Created: 01/12/2017

Notes: There are no sprinklers in the building.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 12,000.00
Unit of Measure: S.F.
Estimate: \$9,108.00
Assessor Name: Terence Davis
Date Created: 01/12/2017

Notes: There are no sprinklers in the building.

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):	33,000
Year Built:	1952
Last Renovation:	
Replacement Value:	\$6,889,080
Repair Cost:	\$2,823,348.00
Total FCI:	40.98 %
Total RSLI:	17.24 %
FCA Score:	59.02



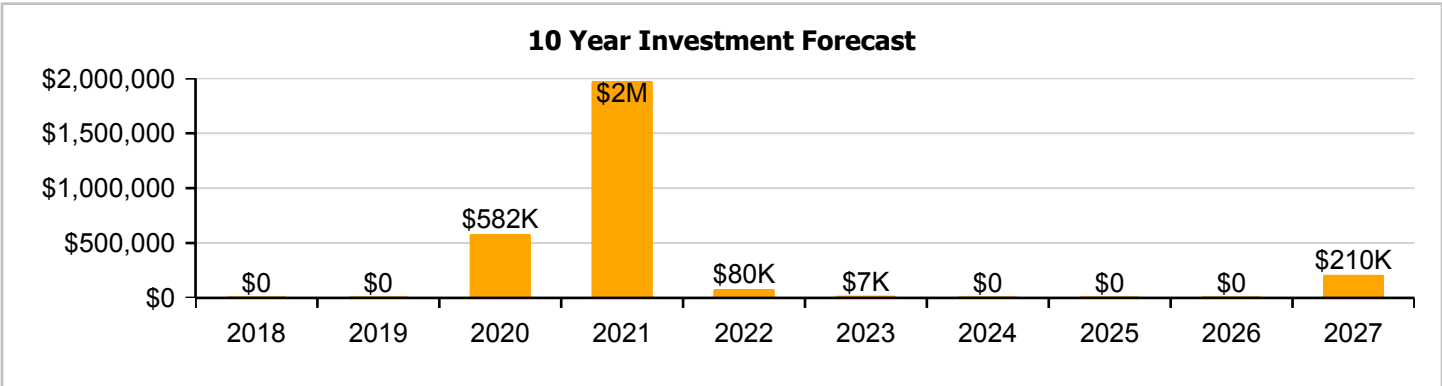
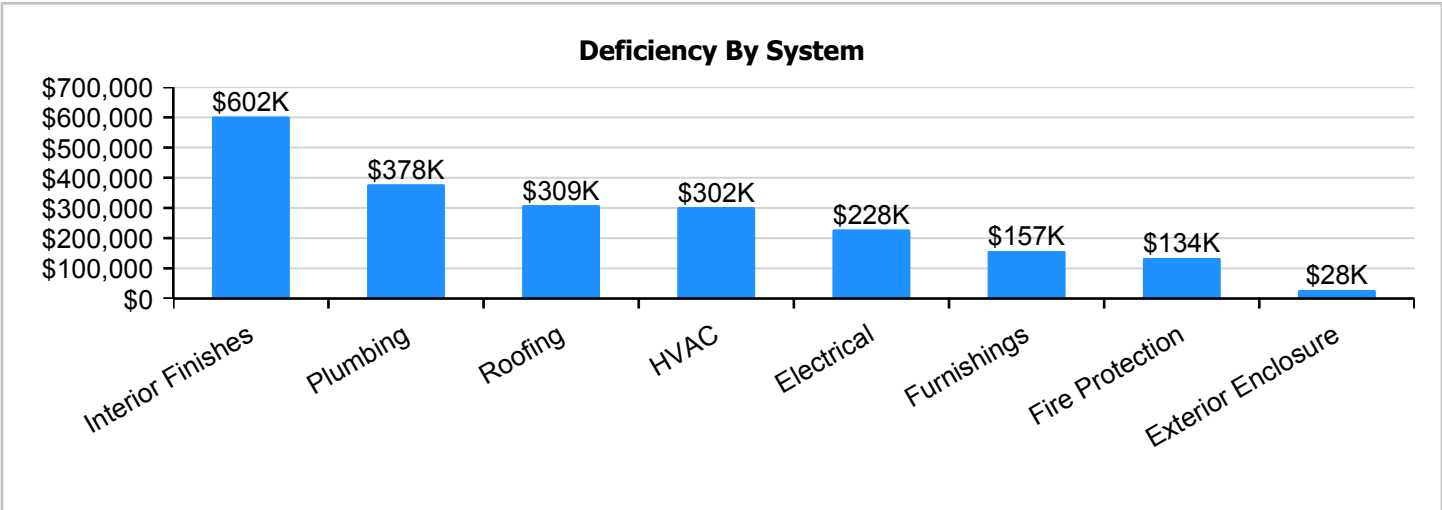
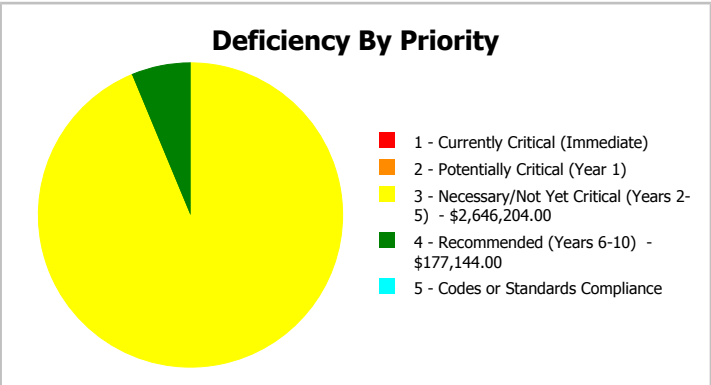
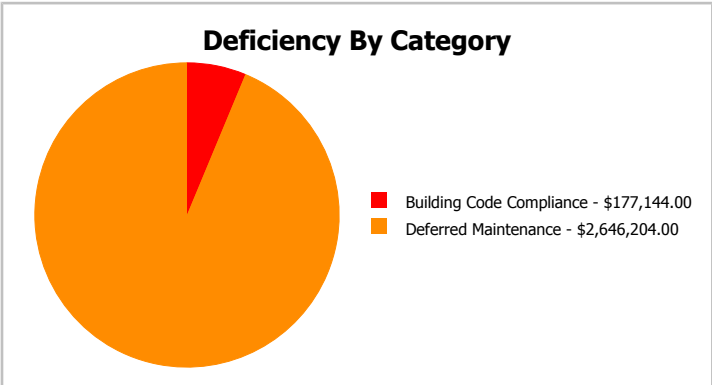
Description:

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:	33,000
Year Built:	1952	Last Renovation:	
Repair Cost:	\$2,823,348	Replacement Value:	\$6,889,080
FCI:	40.98 %	RSLI%:	17.24 %



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	22.92 %	5.77 %	\$37,026.00
B30 - Roofing	6.92 %	66.37 %	\$407,583.00
C10 - Interior Construction	16.15 %	0.00 %	\$0.00
C30 - Interior Finishes	3.33 %	97.80 %	\$794,607.00
D20 - Plumbing	0.18 %	108.66 %	\$498,762.00
D30 - HVAC	15.38 %	46.04 %	\$399,300.00
D40 - Fire Protection	0.00 %	110.00 %	\$177,144.00
D50 - Electrical	21.74 %	32.94 %	\$301,290.00
E10 - Equipment	15.00 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	110.00 %	\$207,636.00
Totals:	17.24 %	40.98 %	\$2,823,348.00

Photo Album

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

1). Northwest Elevation - Jan 10, 2017



2). Northeast Elevation - Jan 10, 2017



3). Southeast Elevation - Jan 10, 2017



4). Southwest Elevation - Jan 10, 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 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	\$4.70	S.F.	33,000	100	1952	2052		35.00 %	0.00 %	35			\$155,100
A1030	Slab on Grade	\$8.26	S.F.	33,000	100	1952	2052		35.00 %	0.00 %	35			\$272,580
A2010	Basement Excavation	\$1.85	S.F.	33,000	100	1952	2052		35.00 %	0.00 %	35			\$61,050
A2020	Basement Walls	\$12.79	S.F.	33,000	100	1952	2052		35.00 %	0.00 %	35			\$422,070
B1010	Floor Construction	\$1.61	S.F.	33,000	100	1952	2052		35.00 %	0.00 %	35			\$53,130
B1020	Roof Construction	\$15.44	S.F.	33,000	100	1952	2052		35.00 %	0.00 %	35			\$509,520
B2010	Exterior Walls	\$9.24	S.F.	33,000	100	1952	2052		35.00 %	0.00 %	35			\$304,920
B2020	Exterior Windows	\$9.20	S.F.	33,000	30	1983	2013	2021	13.33 %	0.00 %	4			\$303,600
B2030	Exterior Doors	\$1.02	S.F.	33,000	30	1983	2013		0.00 %	110.00 %	-4		\$37,026.00	\$33,660
B3010105	Foam Roofing	\$8.95	S.F.	33,000	25	1952	1977		0.00 %	138.00 %	-40		\$407,583.00	\$295,350
B3010130	Preformed Metal Roofing	\$9.66	S.F.	33,000	30	1983	2013	2021	13.33 %	0.00 %	4			\$318,780
C1010	Partitions	\$10.59	S.F.	33,000	75	1952	2027		13.33 %	0.00 %	10			\$349,470
C1020	Interior Doors	\$2.48	S.F.	33,000	30	1983	2013	2021	13.33 %	0.00 %	4			\$81,840
C1030	Fittings	\$9.54	S.F.	33,000	20	1983	2003	2021	20.00 %	0.00 %	4			\$314,820
C3010	Wall Finishes	\$2.73	S.F.	33,000	10	2010	2020		30.00 %	0.00 %	3			\$90,090
C3020	Floor Finishes	\$11.15	S.F.	33,000	20	1983	2003		0.00 %	110.00 %	-14		\$404,745.00	\$367,950
C3030	Ceiling Finishes	\$10.74	S.F.	33,000	25	1983	2008		0.00 %	110.00 %	-9		\$389,862.00	\$354,420
D2010	Plumbing Fixtures	\$11.26	S.F.	33,000	30	1983	2013		0.00 %	110.00 %	-4		\$408,738.00	\$371,580
D2020	Domestic Water Distribution	\$0.96	S.F.	33,000	30	1952	1982		0.00 %	110.00 %	-35		\$34,848.00	\$31,680
D2030	Sanitary Waste	\$1.52	S.F.	33,000	30	1952	1982		0.00 %	110.00 %	-35		\$55,176.00	\$50,160
D2090	Other Plumbing Systems -Nat Gas	\$0.17	S.F.	33,000	40	1983	2023		15.00 %	0.00 %	6			\$5,610
D3020	Heat Generating Systems	\$4.98	S.F.	33,000	30	1983	2013		0.00 %	110.00 %	-4		\$180,774.00	\$164,340
D3040	Distribution Systems	\$6.02	S.F.	33,000	30	1983	2013		0.00 %	110.00 %	-4		\$218,526.00	\$198,660
D3050	Terminal & Package Units	\$13.37	S.F.	33,000	15	2002	2017	2021	26.67 %	0.00 %	4			\$441,210
D3060	Controls & Instrumentation	\$1.91	S.F.	33,000	20	2002	2022		25.00 %	0.00 %	5			\$63,030
D4010	Sprinklers	\$4.22	S.F.	33,000	30			2016	0.00 %	110.00 %	-1		\$153,186.00	\$139,260
D4020	Standpipes	\$0.66	S.F.	33,000	30			2016	0.00 %	110.00 %	-1		\$23,958.00	\$21,780
D5010	Electrical Service/Distribution	\$1.65	S.F.	33,000	40	1983	2023	2021	10.00 %	0.00 %	4			\$54,450
D5020	Branch Wiring	\$4.99	S.F.	33,000	30	1952	1982		0.00 %	110.00 %	-35		\$181,137.00	\$164,670
D5020	Lighting	\$11.64	S.F.	33,000	30	1990	2020		10.00 %	0.00 %	3			\$384,120
D5030810	Security & Detection Systems	\$1.83	S.F.	33,000	15	2017	2032		100.00 %	0.00 %	15			\$60,390
D5030910	Fire Alarm Systems	\$3.31	S.F.	33,000	15	1983	1998		0.00 %	110.00 %	-19		\$120,153.00	\$109,230
D5030920	Data Communication	\$4.30	S.F.	33,000	15	2012	2027		66.67 %	0.00 %	10			\$141,900
E1020	Institutional Equipment	\$0.30	S.F.	33,000	20	2000	2020		15.00 %	0.00 %	3			\$9,900
E2010	Fixed Furnishings	\$5.72	S.F.	33,000	20	1983	2003		0.00 %	110.00 %	-14		\$207,636.00	\$188,760
Total									17.24 %	40.98 %			\$2,823,348.00	\$6,889,080

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



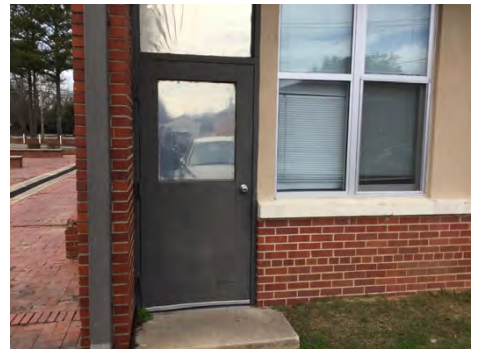
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

Campus Assessment Report - 1952 Main Building

System: B3010105 - Foam Roofing



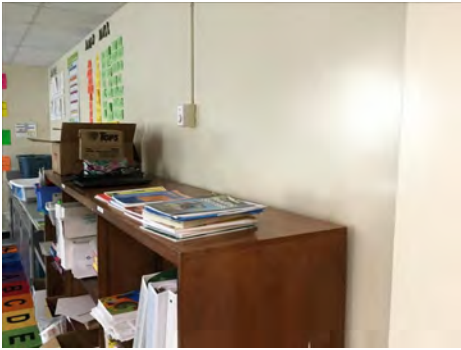
Note:

System: B3010130 - Preformed Metal Roofing



Note:

System: C1010 - Partitions



Note:

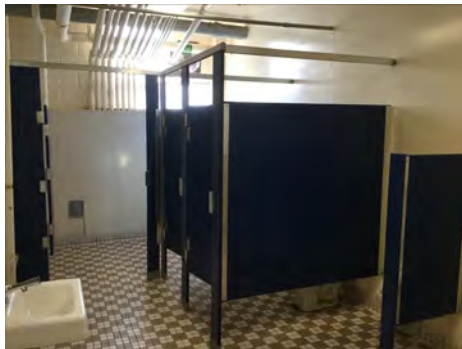
Campus Assessment Report - 1952 Main Building

System: C1020 - Interior Doors



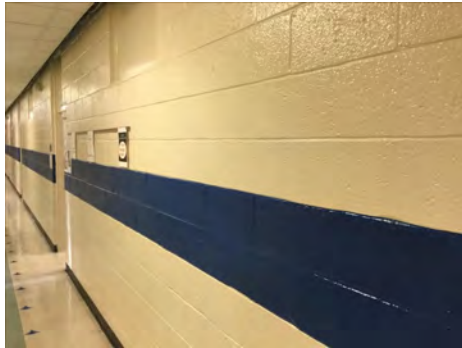
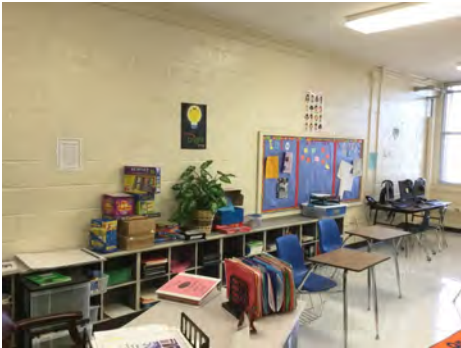
Note:

System: C1030 - Fittings



Note:

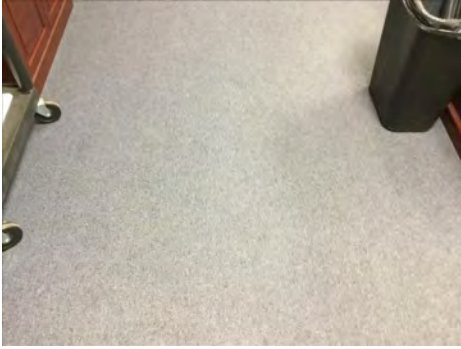
System: C3010 - Wall Finishes



Note:

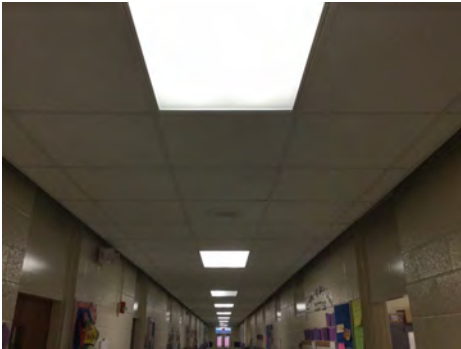
Campus Assessment Report - 1952 Main Building

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

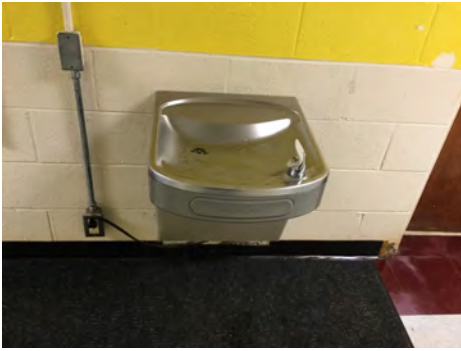
System: D2010 - Plumbing Fixtures



Note:

Campus Assessment Report - 1952 Main Building

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

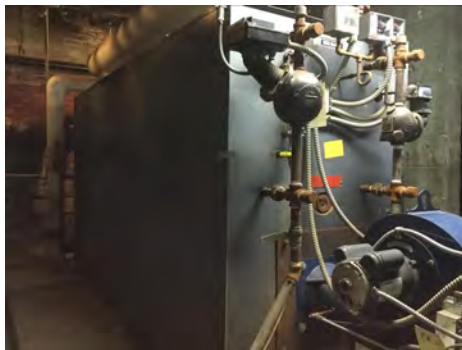
System: D2090 - Other Plumbing Systems -Nat Gas



Note:

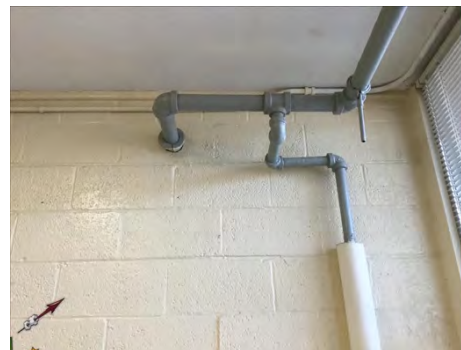
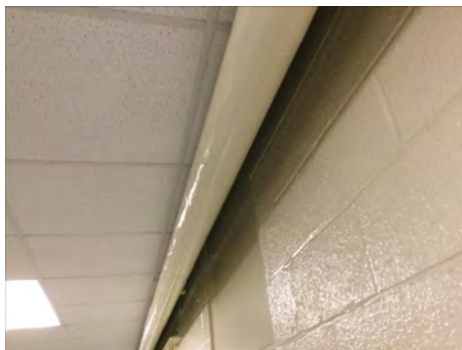
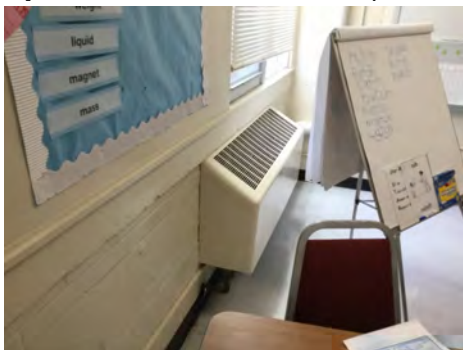
Campus Assessment Report - 1952 Main Building

System: D3020 - Heat Generating Systems



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

Campus Assessment Report - 1952 Main Building

System: D3060 - Controls & Instrumentation



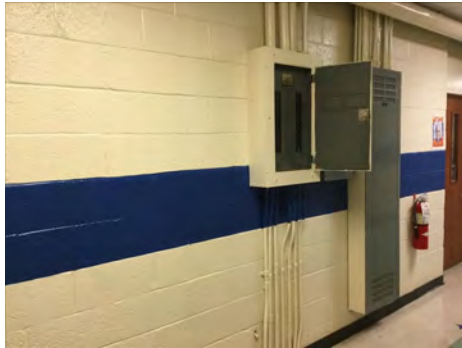
Note:

System: D5010 - Electrical Service/Distribution



Note:

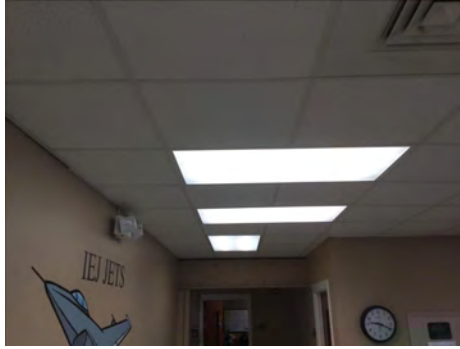
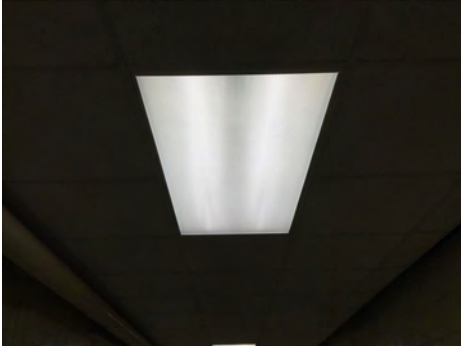
System: D5020 - Branch Wiring



Note:

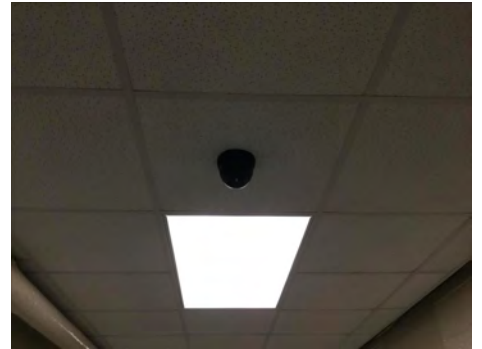
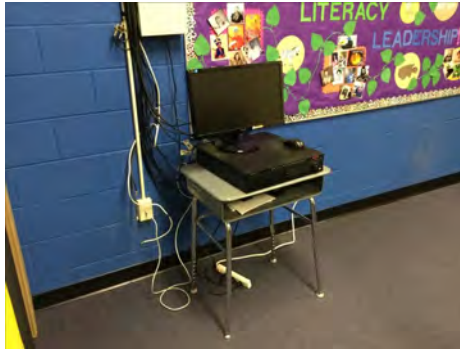
Campus Assessment Report - 1952 Main Building

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

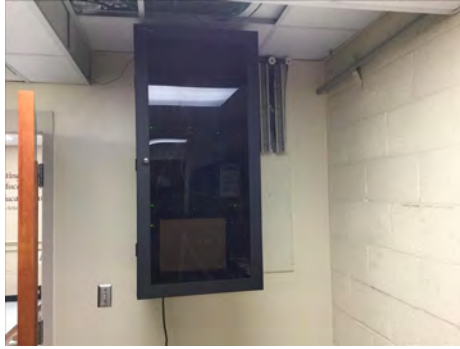
System: D5030910 - Fire Alarm Systems



Note:

Campus Assessment Report - 1952 Main Building

System: D5030920 - Data Communication



Note: Telephone and PA systems are separate.

System: E1020 - Institutional 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:	\$2,823,348	\$0	\$0	\$581,900	\$1,975,750	\$80,376	\$7,368	\$0	\$0	\$0	\$209,772	\$5,678,514
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$375,875	\$0	\$0	\$0	\$0	\$0	\$0	\$375,875
B2030 - Exterior Doors	\$37,026	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37,026
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010105 - Foam Roofing	\$407,583	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$407,583
B3010130 - Preformed Metal Roofing	\$0	\$0	\$0	\$0	\$495,129	\$0	\$0	\$0	\$0	\$0	\$0	\$495,129
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$101,323	\$0	\$0	\$0	\$0	\$0	\$0	\$101,323
C1030 - Fittings	\$0	\$0	\$0	\$0	\$389,766	\$0	\$0	\$0	\$0	\$0	\$0	\$389,766
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

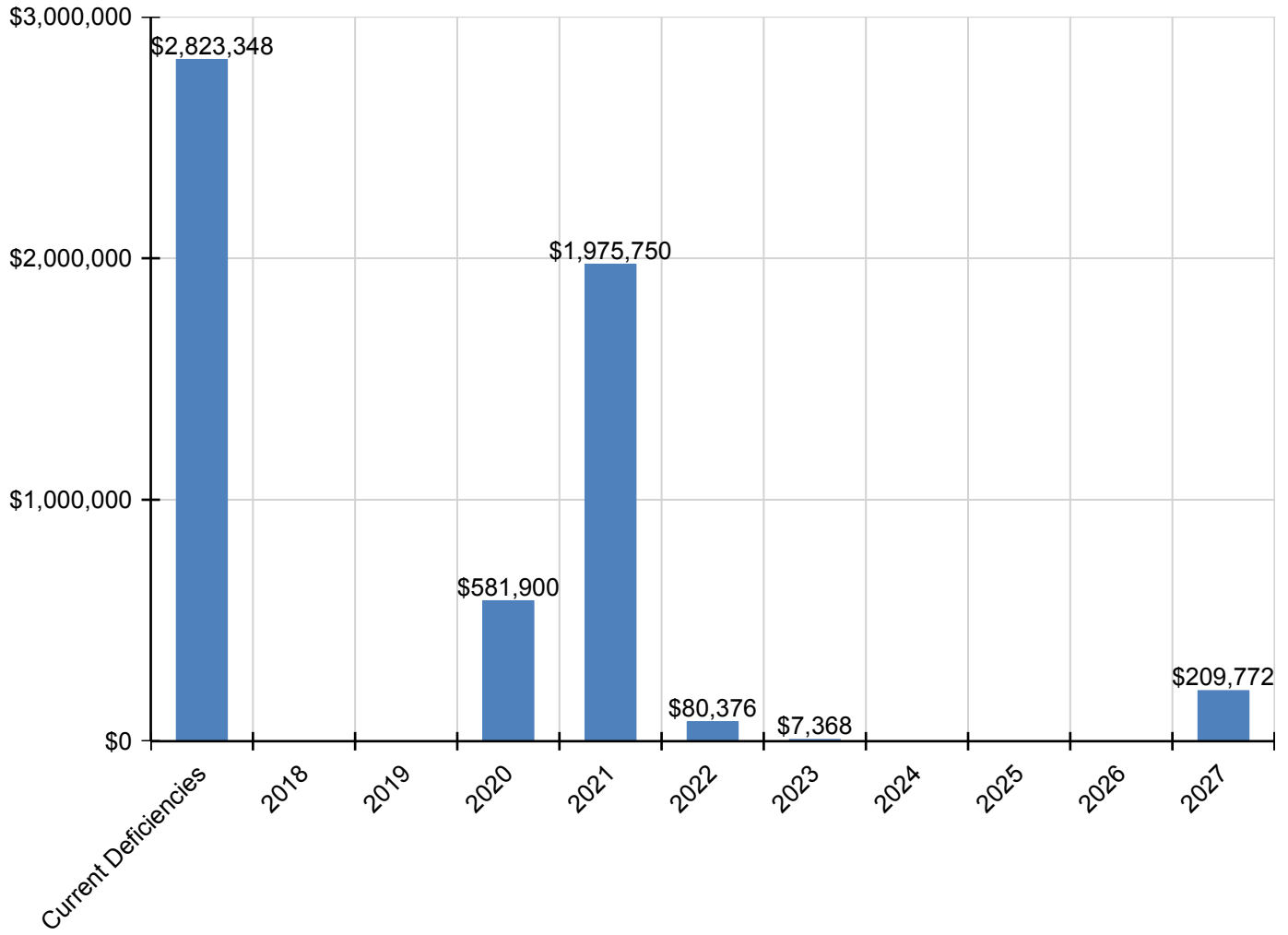
Campus Assessment Report - 1952 Main Building

C3010 - Wall Finishes	\$0	\$0	\$0	\$108,288	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$108,288
C3020 - Floor Finishes	\$404,745	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$404,745
C3030 - Ceiling Finishes	\$389,862	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$389,862
D - Services	\$0	\$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	\$0
D2010 - Plumbing Fixtures	\$408,738	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$408,738
D2020 - Domestic Water Distribution	\$34,848	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,848
D2030 - Sanitary Waste	\$55,176	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,176
D2090 - Other Plumbing Systems -Nat Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$7,368	\$0	\$0	\$0	\$0	\$0	\$7,368
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$180,774	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$180,774
D3040 - Distribution Systems	\$218,526	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$218,526
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$546,244	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$546,244
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$80,376	\$0	\$0	\$0	\$0	\$0	\$0	\$80,376
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$153,186	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$153,186
D4020 - Standpipes	\$23,958	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,958
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$67,412	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$67,412
D5020 - Branch Wiring	\$181,137	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$181,137
D5020 - Lighting	\$0	\$0	\$0	\$461,712	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$461,712
D5030 - Communications and Security	\$0	\$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	\$0
D5030910 - Fire Alarm Systems	\$120,153	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$120,153
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$209,772	\$0	\$209,772
E - Equipment & Furnishings	\$0	\$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	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$11,900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,900
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$207,636	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$207,636

* Indicates non-renewable system

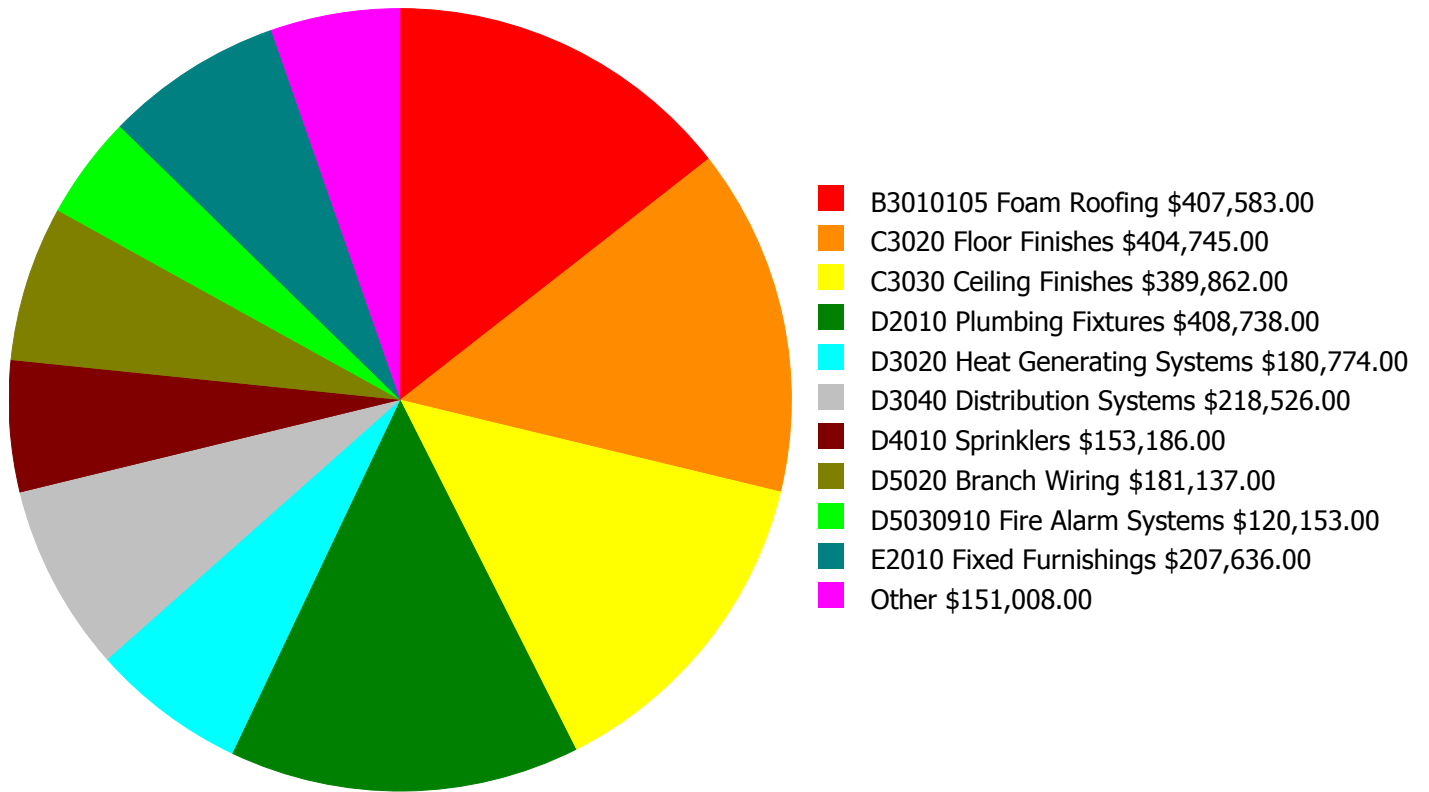
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

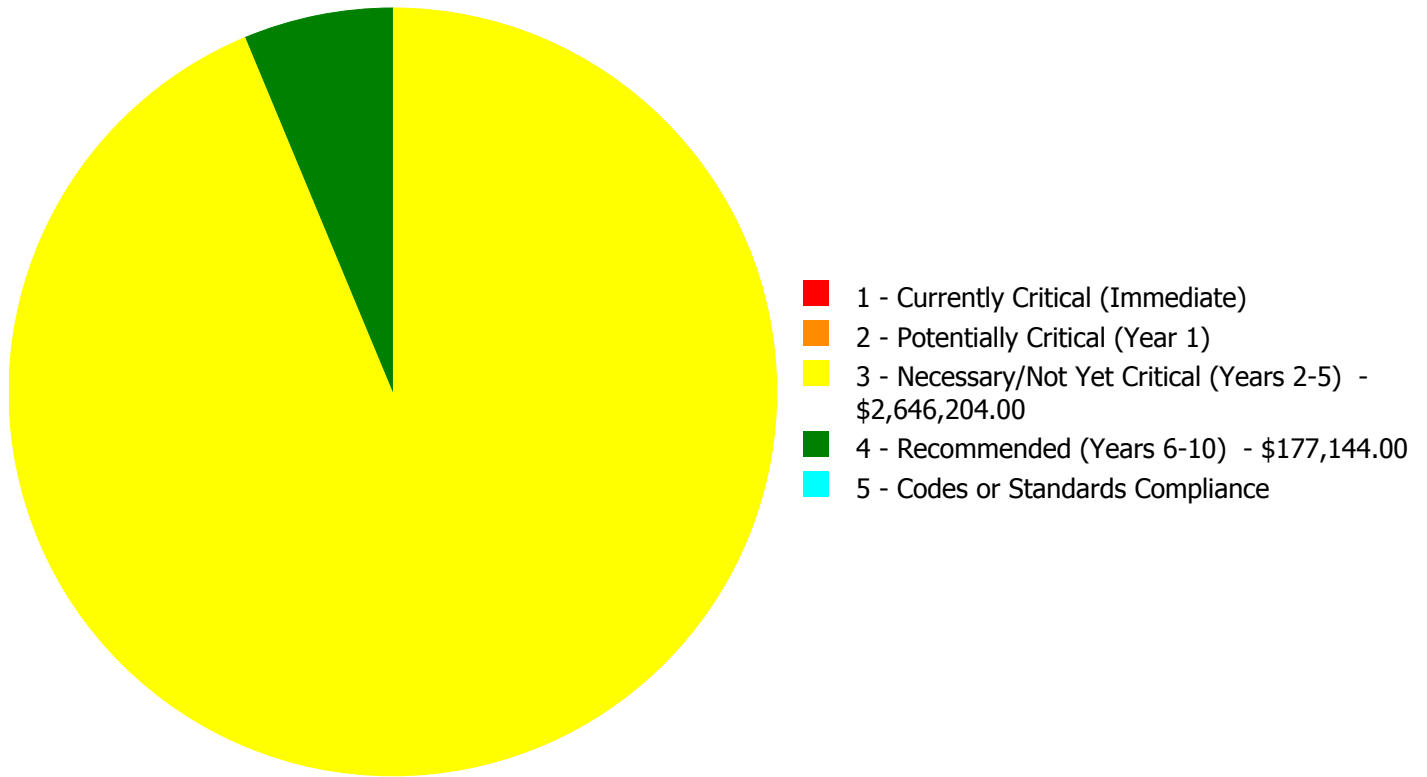
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$2,823,348.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$2,823,348.00

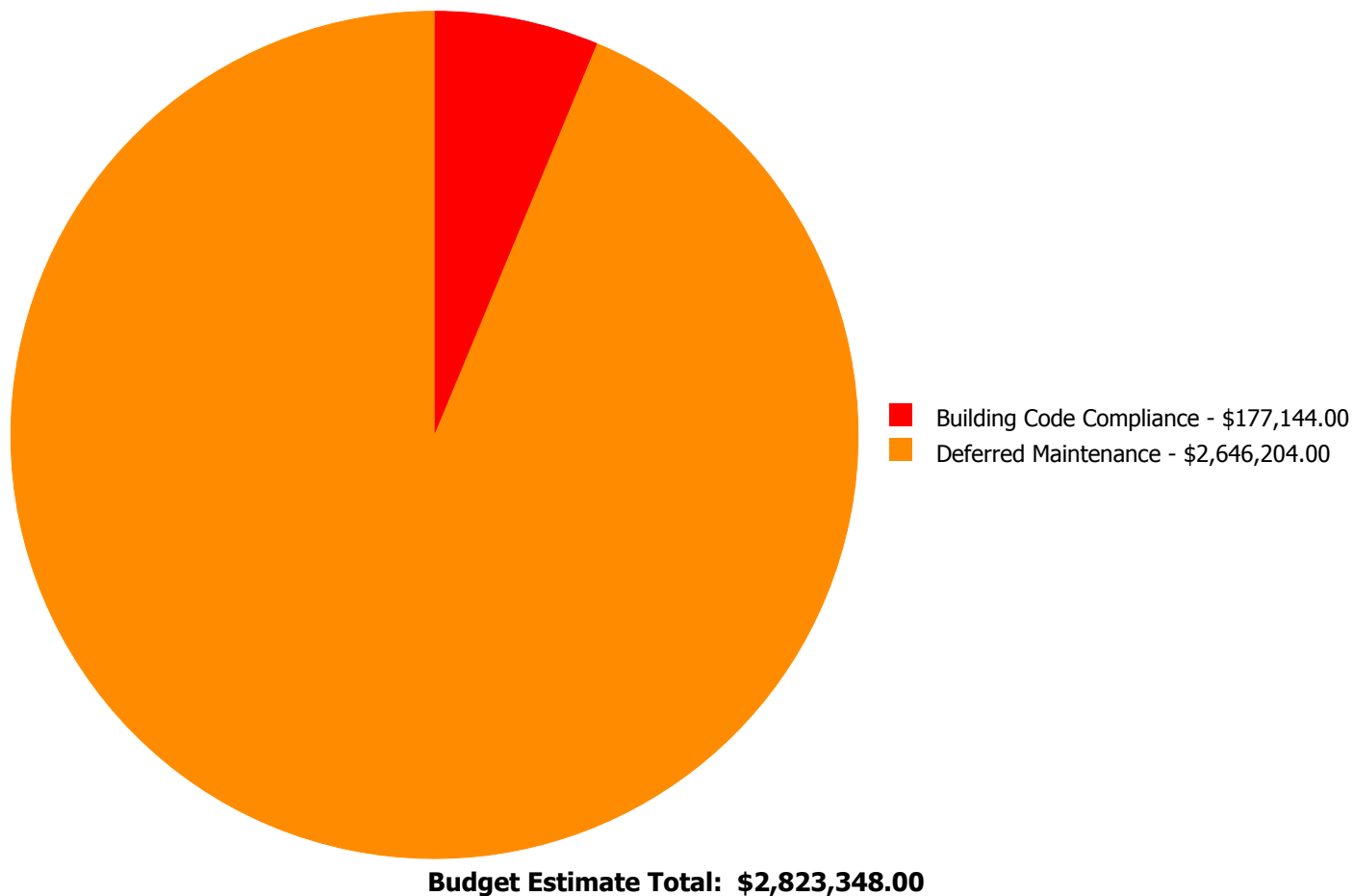
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2030	Exterior Doors	\$0.00	\$0.00	\$37,026.00	\$0.00	\$0.00	\$37,026.00
B3010105	Foam Roofing	\$0.00	\$0.00	\$407,583.00	\$0.00	\$0.00	\$407,583.00
C3020	Floor Finishes	\$0.00	\$0.00	\$404,745.00	\$0.00	\$0.00	\$404,745.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$389,862.00	\$0.00	\$0.00	\$389,862.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$408,738.00	\$0.00	\$0.00	\$408,738.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$34,848.00	\$0.00	\$0.00	\$34,848.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$55,176.00	\$0.00	\$0.00	\$55,176.00
D3020	Heat Generating Systems	\$0.00	\$0.00	\$180,774.00	\$0.00	\$0.00	\$180,774.00
D3040	Distribution Systems	\$0.00	\$0.00	\$218,526.00	\$0.00	\$0.00	\$218,526.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$153,186.00	\$0.00	\$153,186.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$23,958.00	\$0.00	\$23,958.00
D5020	Branch Wiring	\$0.00	\$0.00	\$181,137.00	\$0.00	\$0.00	\$181,137.00
D5030910	Fire Alarm Systems	\$0.00	\$0.00	\$120,153.00	\$0.00	\$0.00	\$120,153.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$207,636.00	\$0.00	\$0.00	\$207,636.00
	Total:	\$0.00	\$0.00	\$2,646,204.00	\$177,144.00	\$0.00	\$2,823,348.00

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: B2030 - Exterior Doors



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 33,000.00
Unit of Measure: S.F.
Estimate: \$37,026.00
Assessor Name: Terence Davis
Date Created: 01/10/2017

Notes: The original metal exterior doors are aged, rusted, damaged and should be replaced with energy efficient doors

System: B3010105 - Foam Roofing



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 33,000.00
Unit of Measure: S.F.
Estimate: \$407,583.00
Assessor Name: Terence Davis
Date Created: 01/10/2017

Notes: The built-up roofing is aged, has reported leaks and should be replaced.

System: C3020 - Floor Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 33,000.00
Unit of Measure: S.F.
Estimate: \$404,745.00
Assessor Name: Terence Davis
Date Created: 01/13/2017

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

System: C3030 - Ceiling Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 33,000.00
Unit of Measure: S.F.
Estimate: \$389,862.00
Assessor Name: Terence Davis
Date Created: 01/10/2017

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

System: D2010 - Plumbing Fixtures



Location: Restrooms
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 33,000.00
Unit of Measure: S.F.
Estimate: \$408,738.00
Assessor Name: Terence Davis
Date Created: 01/13/2017

Notes: The plumbing fixtures are original beyond its service life, not efficient or low flow fixtures.

System: D2020 - Domestic Water Distribution



Location: Througihut the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 33,000.00
Unit of Measure: S.F.
Estimate: \$34,848.00
Assessor Name: Terence Davis
Date Created: 01/10/2017

Notes: There are no reported issues or observed deficiencies with the domestic water piping. Due to the age of the pipe there can be internal pitting corrosion that may be a costly problem that leads to the formation of pinhole leaks and possible water contamination.

System: D2030 - Sanitary Waste



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 33,000.00
Unit of Measure: S.F.
Estimate: \$55,176.00
Assessor Name: Terence Davis
Date Created: 01/10/2017

Notes: There are no reported issues or observed deficiencies with the sanitary waste piping. The aging sanitary sewer piping is subject to leaks, infiltration, and it can even collapse in the interior walls. The system should be inspected with cameras to ensure that none of these deficiencies exist.

System: D3020 - Heat Generating Systems



Location: Mechanical Room
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 33,000.00
Unit of Measure: S.F.
Estimate: \$180,774.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

Notes: The original gas fired boiler is aged, inefficient, and becoming logistically unsupportable and should be replaced with an energy efficient model.

System: D3040 - Distribution Systems



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 33,000.00
Unit of Measure: S.F.
Estimate: \$218,526.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

Notes: The exhaust fans, and hot water supply distribution system is aged, in marginal condition, and should be replaced.

System: D5020 - Branch Wiring



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 33,000.00
Unit of Measure: S.F.
Estimate: \$181,137.00
Assessor Name: Terence Davis
Date Created: 01/13/2017

Notes: The original branch wiring system is operating but is aged, nearing capacity, and should be replaced.

System: D5030910 - Fire Alarm Systems



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 33,000.00
Unit of Measure: S.F.
Estimate: \$120,153.00
Assessor Name: Terence Davis
Date Created: 01/10/2017

Notes: The original alarm system is operating but is aged. The system should be inspected and repaired or replaced to ensure that the life safety codes are preserved.

System: E2010 - Fixed Furnishings



Location: Classroom
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 33,000.00
Unit of Measure: S.F.
Estimate: \$207,636.00
Assessor Name: Terence Davis
Date Created: 01/13/2017

Notes: The building casework is aged and worn and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 33,000.00
Unit of Measure: S.F.
Estimate: \$153,186.00
Assessor Name: Terence Davis
Date Created: 01/10/2017

Notes: There are no sprinklers in the building.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 33,000.00
Unit of Measure: S.F.
Estimate: \$23,958.00
Assessor Name: Terence Davis
Date Created: 01/10/2017

Notes: There are no sprinklers in the building.

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):	3,584
Year Built:	1952
Last Renovation:	
Replacement Value:	\$495,561
Repair Cost:	\$296,483.00
Total FCI:	59.83 %
Total RSLI:	14.66 %
FCA Score:	40.17



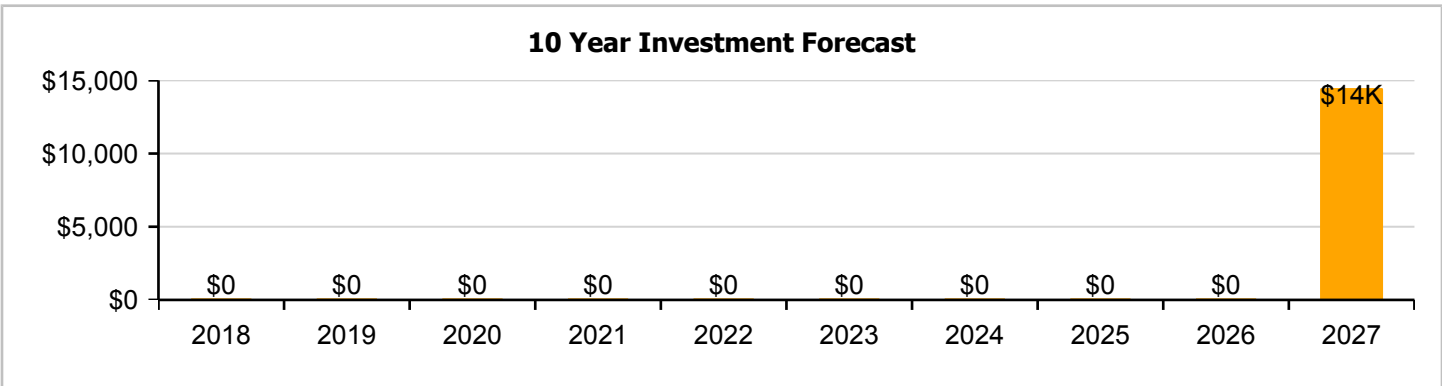
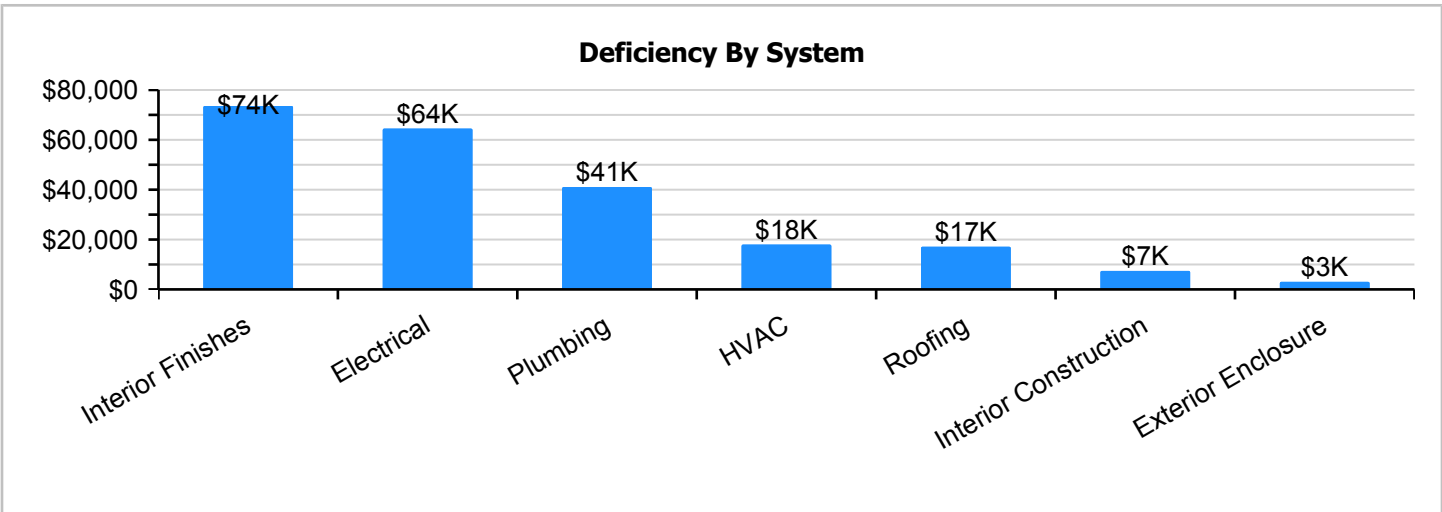
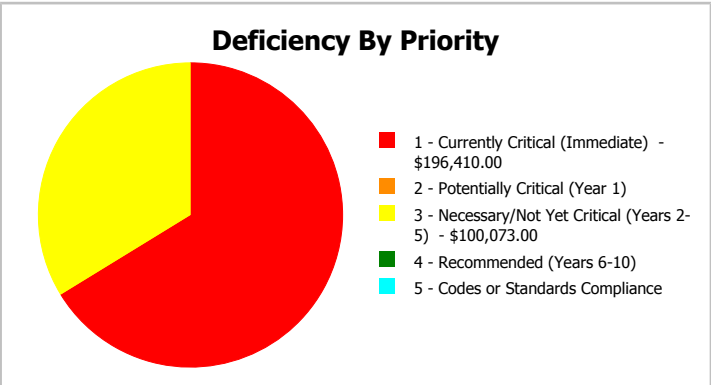
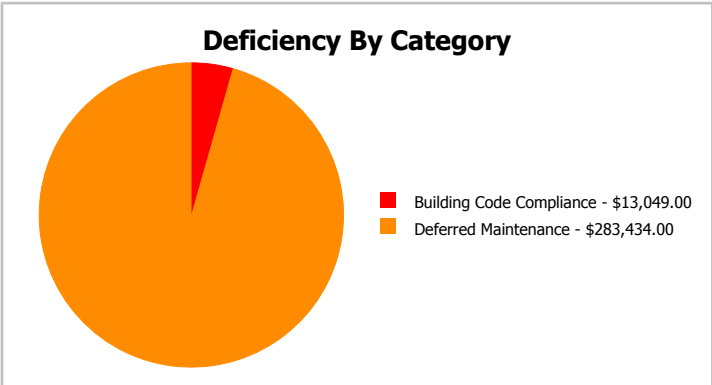
Description:

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:	3,584
Year Built:	1952	Last Renovation:	
Repair Cost:	\$296,483	Replacement Value:	\$495,561
FCI:	59.83 %	RSLI%:	14.66 %



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	31.52 %	10.93 %	\$4,021.00
B30 - Roofing	0.00 %	146.00 %	\$22,605.00
C10 - Interior Construction	10.80 %	20.87 %	\$9,777.00
C30 - Interior Finishes	0.00 %	110.00 %	\$97,062.00
D20 - Plumbing	0.00 %	110.00 %	\$54,168.00
D30 - HVAC	0.00 %	110.00 %	\$23,733.00
D50 - Electrical	0.00 %	110.00 %	\$85,117.00
Totals:	14.66 %	59.83 %	\$296,483.00

Photo Album

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

1). South Elevation - Feb 21, 2017



2). East Elevation - Feb 21, 2017



3). West Elevation - Feb 21, 2017



4). Northeast Elevation - Jan 10, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.70	S.F.	3,584	100	1952	2052		35.00 %	0.00 %	35			\$16,845
A1030	Slab on Grade	\$8.26	S.F.	3,584	100	1952	2052		35.00 %	0.00 %	35			\$29,604
A2010	Basement Excavation	\$1.85	S.F.	3,584	100	1952	2052		35.00 %	0.00 %	35			\$6,630
A2020	Basement Walls	\$12.79	S.F.	3,584	100	1952	2052		35.00 %	0.00 %	35			\$45,839
B1010	Floor Construction	\$1.61	S.F.	3,584	100	1952	2052		35.00 %	0.00 %	35			\$5,770
B1020	Roof Construction	\$15.44	S.F.	3,584	100	1952	2052		35.00 %	0.00 %	35			\$55,337
B2010	Exterior Walls	\$9.24	S.F.	3,584	100	1952	2052		35.00 %	0.00 %	35			\$33,116
B2030	Exterior Doors	\$1.02	S.F.	3,584	30	1952	1982		0.00 %	109.98 %	-35		\$4,021.00	\$3,656
B3010140	Asphalt Shingles	\$4.32	S.F.	3,584	20	1952	1972		0.00 %	146.00 %	-45		\$22,605.00	\$15,483
C1010	Partitions	\$10.59	S.F.	3,584	75	1952	2027		13.33 %	0.00 %	10			\$37,955
C1020	Interior Doors	\$2.48	S.F.	3,584	30	1952	1982		0.00 %	110.00 %	-35		\$9,777.00	\$8,888
C3010	Wall Finishes	\$2.73	S.F.	3,584	10	1952	1962		0.00 %	110.01 %	-55		\$10,763.00	\$9,784
C3020	Floor Finishes	\$11.15	S.F.	3,584	20	1952	1972		0.00 %	110.00 %	-45		\$43,958.00	\$39,962
C3030	Ceiling Finishes	\$10.74	S.F.	3,584	25	1952	1977		0.00 %	110.00 %	-40		\$42,341.00	\$38,492
D2010	Plumbing Fixtures	\$11.26	S.F.	3,584	30	1952	1982		0.00 %	110.00 %	-35		\$44,391.00	\$40,356
D2020	Domestic Water Distribution	\$0.96	S.F.	3,584	30	1952	1982		0.00 %	110.00 %	-35		\$3,785.00	\$3,441
D2030	Sanitary Waste	\$1.52	S.F.	3,584	30	1952	1982		0.00 %	109.99 %	-35		\$5,992.00	\$5,448
D3040	Distribution Systems	\$6.02	S.F.	3,584	30	1952	1982		0.00 %	110.00 %	-35		\$23,733.00	\$21,576
D5010	Electrical Service/Distribution	\$1.65	S.F.	3,584	40	1952	1992		0.00 %	109.99 %	-25		\$6,505.00	\$5,914
D5020	Branch Wiring	\$4.99	S.F.	3,584	30	1952	1982		0.00 %	110.00 %	-35		\$19,673.00	\$17,884
D5020	Lighting	\$11.64	S.F.	3,584	30	1952	1982		0.00 %	110.00 %	-35		\$45,890.00	\$41,718
D5030910	Fire Alarm Systems	\$3.31	S.F.	3,584	15	1952	1967		0.00 %	110.00 %	-50		\$13,049.00	\$11,863
Total									14.66 %	59.83 %			\$296,483.00	\$495,561

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2030 - Exterior Doors



Note:

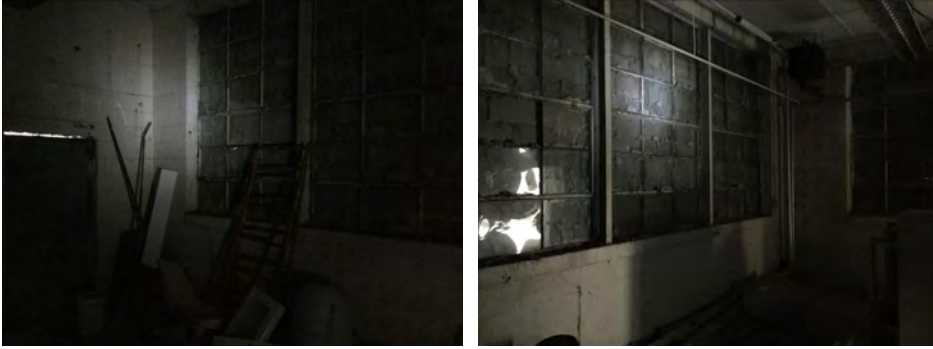
System: B3010140 - Asphalt Shingles



Note:

Campus Assessment Report - 1952 Storage

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

System: C3010 - Wall Finishes



Note:

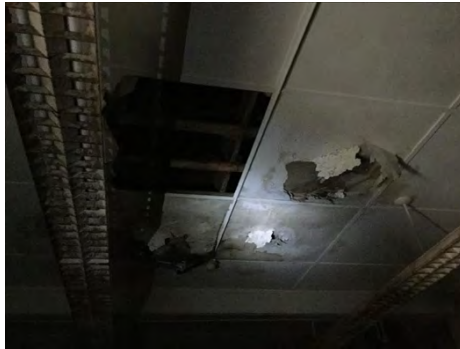
Campus Assessment Report - 1952 Storage

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

Campus Assessment Report - 1952 Storage

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



Note:

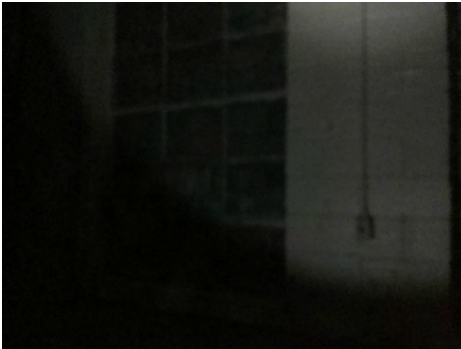
Campus Assessment Report - 1952 Storage

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

Campus Assessment Report - 1952 Storage

System: D5030910 - Fire Alarm Systems



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$296,483	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,465	\$310,948
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$4,021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,021
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010140 - Asphalt Shingles	\$22,605	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,605
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$9,777	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,777
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$10,763	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,465	\$25,228
C3020 - Floor Finishes	\$43,958	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,958
C3030 - Ceiling Finishes	\$42,341	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42,341

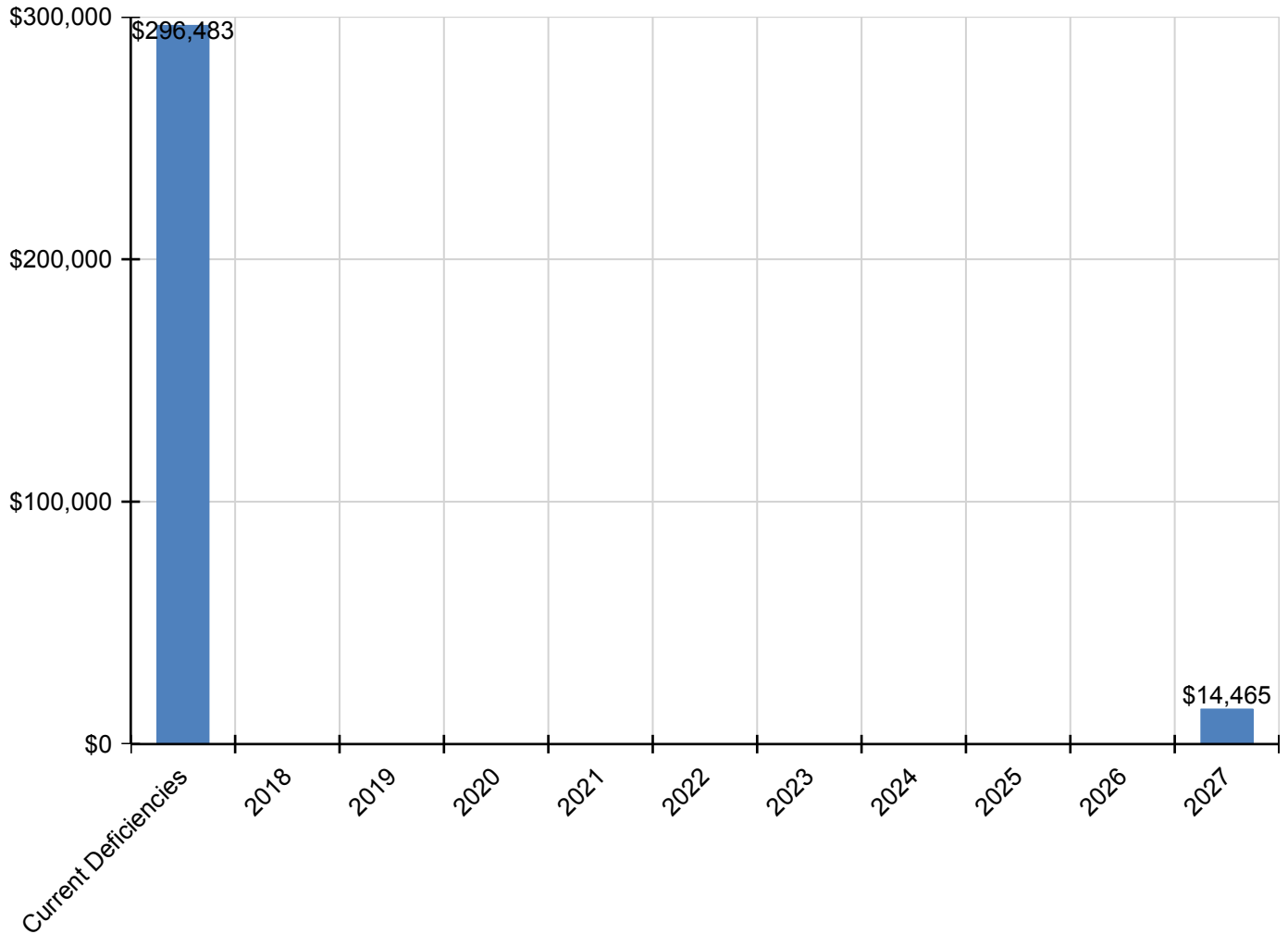
Campus Assessment Report - 1952 Storage

D - Services	\$0	\$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	\$0
D2010 - Plumbing Fixtures	\$44,391	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,391
D2020 - Domestic Water Distribution	\$3,785	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,785
D2030 - Sanitary Waste	\$5,992	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,992
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$23,733	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,733
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$6,505	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,505
D5020 - Branch Wiring	\$19,673	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,673
D5020 - Lighting	\$45,890	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,890
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$13,049	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,049

* Indicates non-renewable system

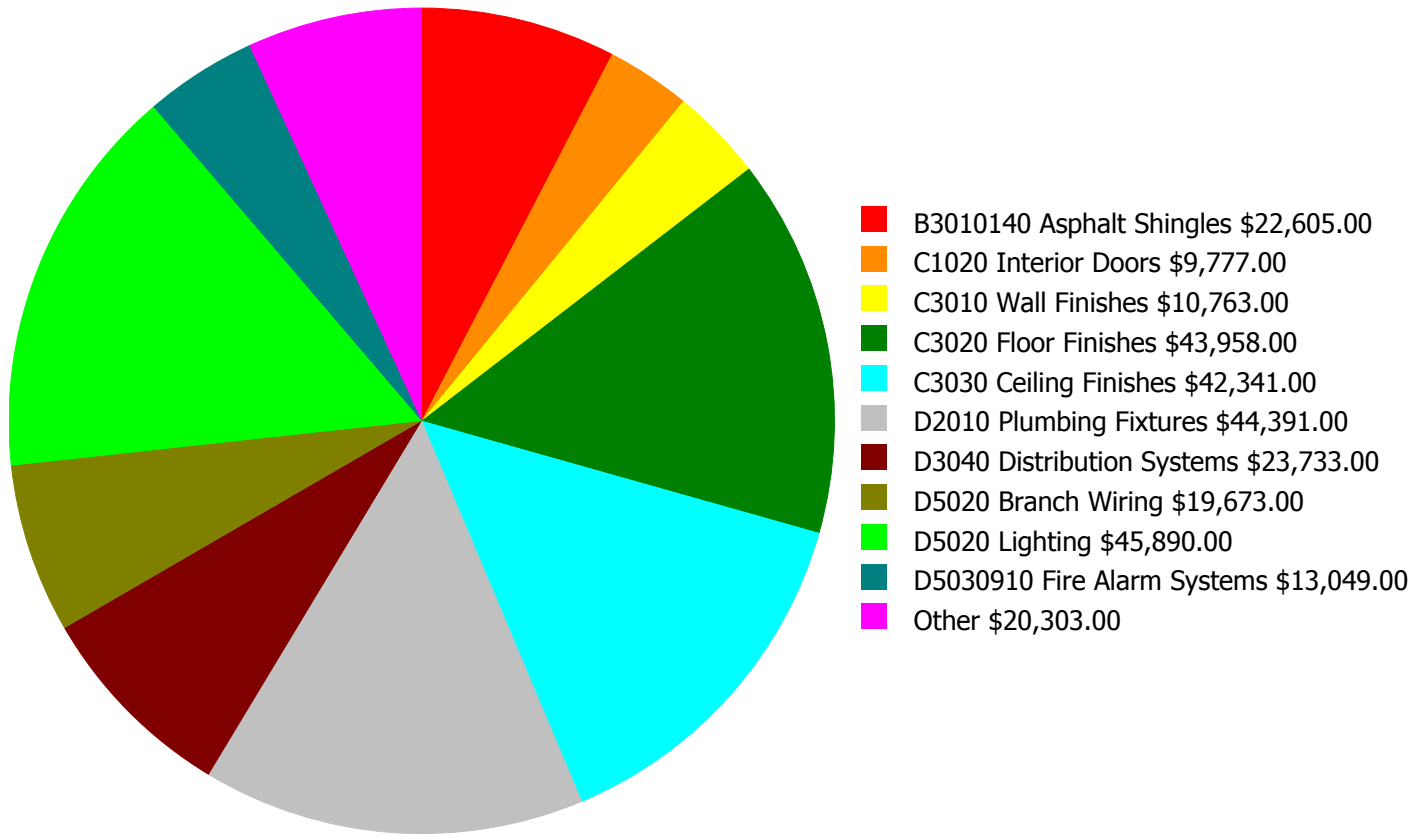
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

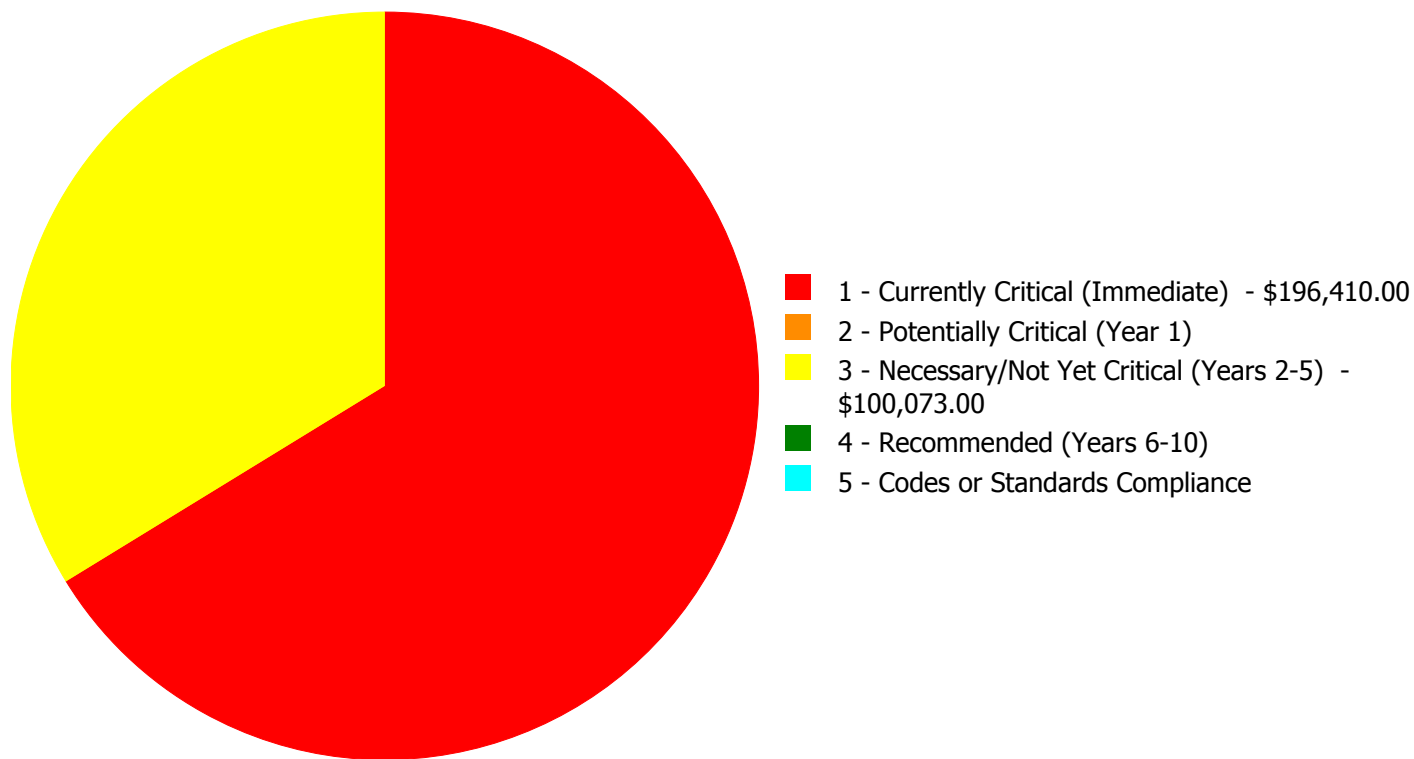
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$296,483.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$296,483.00

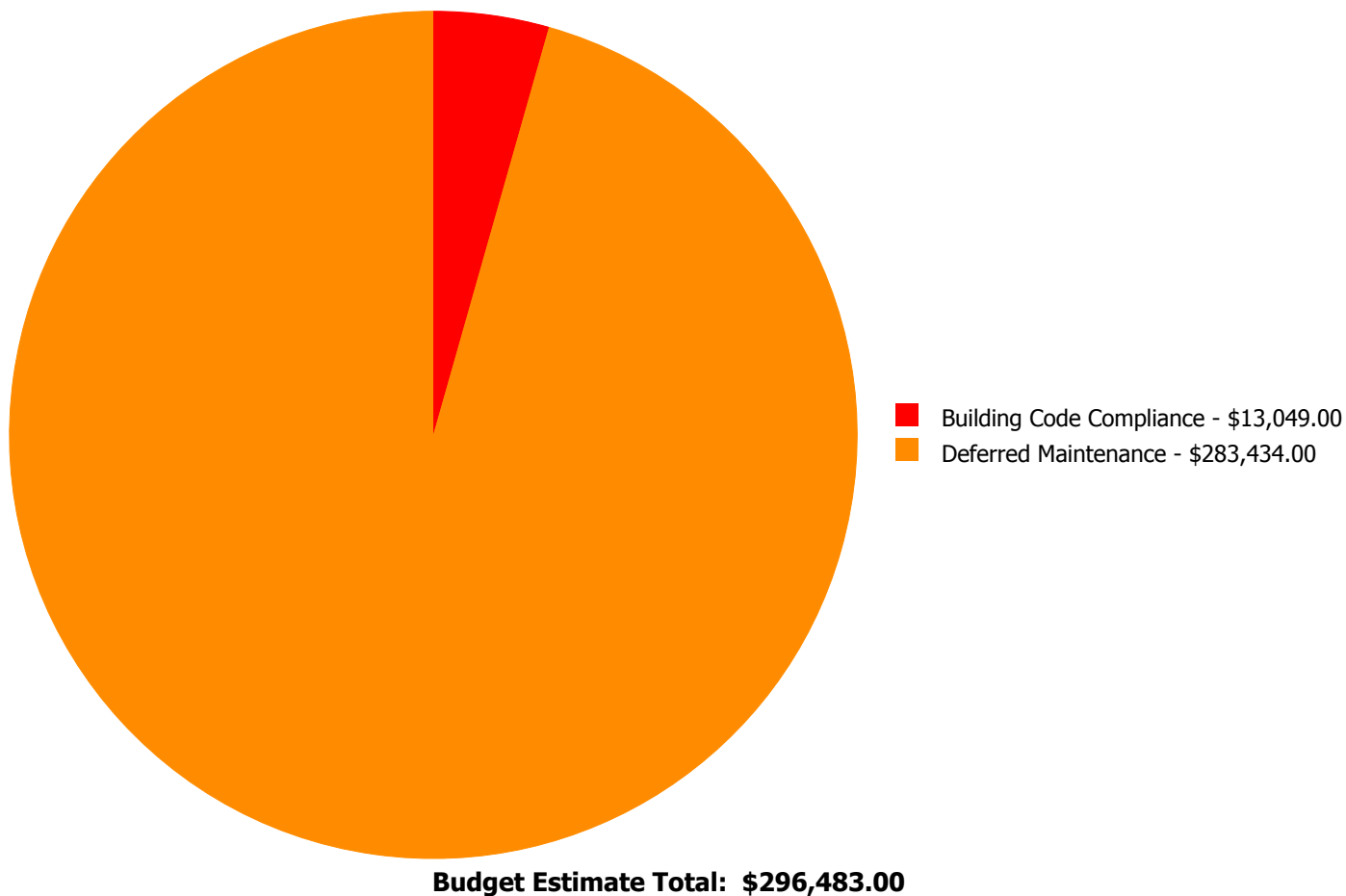
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2030	Exterior Doors	\$4,021.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,021.00
B3010140	Asphalt Shingles	\$0.00	\$0.00	\$22,605.00	\$0.00	\$0.00	\$22,605.00
C1020	Interior Doors	\$0.00	\$0.00	\$9,777.00	\$0.00	\$0.00	\$9,777.00
C3010	Wall Finishes	\$10,763.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,763.00
C3020	Floor Finishes	\$0.00	\$0.00	\$43,958.00	\$0.00	\$0.00	\$43,958.00
C3030	Ceiling Finishes	\$42,341.00	\$0.00	\$0.00	\$0.00	\$0.00	\$42,341.00
D2010	Plumbing Fixtures	\$44,391.00	\$0.00	\$0.00	\$0.00	\$0.00	\$44,391.00
D2020	Domestic Water Distribution	\$3,785.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,785.00
D2030	Sanitary Waste	\$5,992.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,992.00
D3040	Distribution Systems	\$0.00	\$0.00	\$23,733.00	\$0.00	\$0.00	\$23,733.00
D5010	Electrical Service/Distribution	\$6,505.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,505.00
D5020	Branch Wiring	\$19,673.00	\$0.00	\$0.00	\$0.00	\$0.00	\$19,673.00
D5020	Lighting	\$45,890.00	\$0.00	\$0.00	\$0.00	\$0.00	\$45,890.00
D5030910	Fire Alarm Systems	\$13,049.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,049.00
	Total:	\$196,410.00	\$0.00	\$100,073.00	\$0.00	\$0.00	\$296,483.00

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 1 - Currently Critical (Immediate):

System: B2030 - Exterior Doors



Location: Exterior
Distress: Damaged
Category: Deferred Maintenance
Priority: 1 - Currently Critical (Immediate)
Correction: Renew System
Qty: 3,584.00
Unit of Measure: S.F.
Estimate: \$4,021.00
Assessor Name: Eduardo Lopez
Date Created: 01/10/2017

Notes: The original metal exterior doors are aged, rusted, damaged and should be replaced with energy efficient doors.

System: C3010 - Wall Finishes



Location: Throughout the building
Distress: Damaged
Category: Deferred Maintenance
Priority: 1 - Currently Critical (Immediate)
Correction: Renew System
Qty: 3,584.00
Unit of Measure: S.F.
Estimate: \$10,763.00
Assessor Name: Eduardo Lopez
Date Created: 01/10/2017

Notes: The original painted wall finish is aged, chipped, stained and should be replaced.

System: C3030 - Ceiling Finishes



Location: Throughout the building
Distress: Damaged
Category: Deferred Maintenance
Priority: 1 - Currently Critical (Immediate)
Correction: Renew System
Qty: 3,584.00
Unit of Measure: S.F.
Estimate: \$42,341.00
Assessor Name: Eduardo Lopez
Date Created: 01/10/2017

Notes: The original ceiling finish is aged, chipped, stained and should be replaced.

System: D2010 - Plumbing Fixtures



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 1 - Currently Critical (Immediate)
Correction: Renew System
Qty: 3,584.00
Unit of Measure: S.F.
Estimate: \$44,391.00
Assessor Name: Eduardo Lopez
Date Created: 01/10/2017

Notes: The original plumbing fixtures are aged, chipped, stained, showing signs of failure and should be replaced.

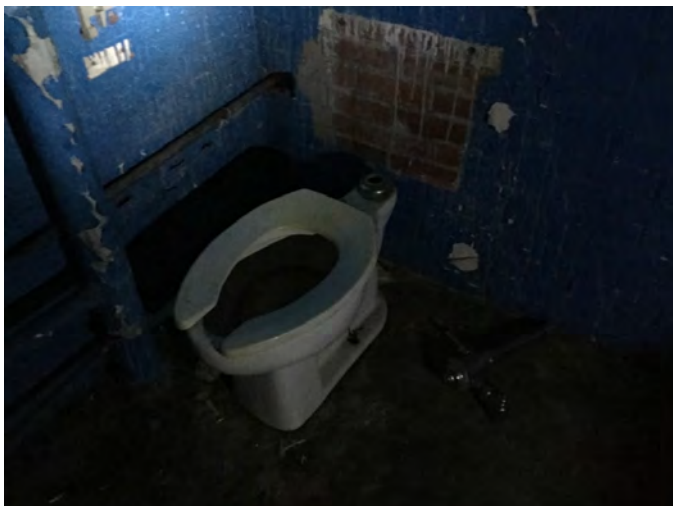
System: D2020 - Domestic Water Distribution



Location: Throughout the building
Distress: Failing
Category: Deferred Maintenance
Priority: 1 - Currently Critical (Immediate)
Correction: Renew System
Qty: 3,584.00
Unit of Measure: S.F.
Estimate: \$3,785.00
Assessor Name: Eduardo Lopez
Date Created: 01/10/2017

Notes: The original copper water distribution system is aged, corroded, has reported leaks and should be replaced.

System: D2030 - Sanitary Waste



Location: Restroom
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 1 - Currently Critical (Immediate)
Correction: Renew System
Qty: 3,584.00
Unit of Measure: S.F.
Estimate: \$5,992.00
Assessor Name: Eduardo Lopez
Date Created: 01/10/2017

Notes: The original sanitary waste system is operating but is in poor condition and should be replaced.

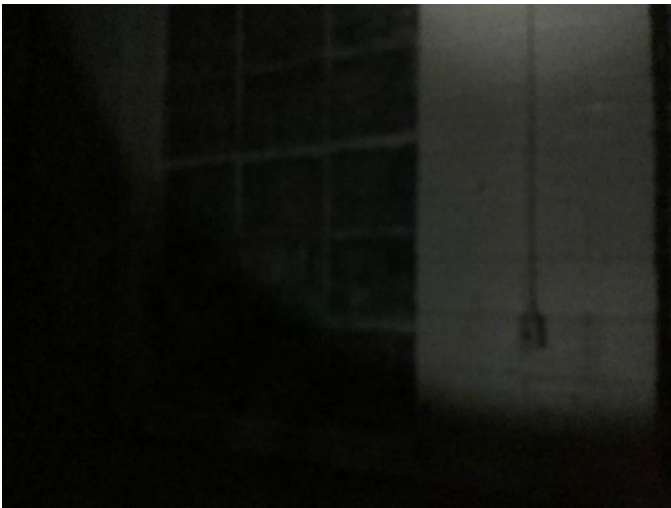
System: D5010 - Electrical Service/Distribution



Location: Throughout
Distress: Damaged
Category: Deferred Maintenance
Priority: 1 - Currently Critical (Immediate)
Correction: Renew System
Qty: 3,584.00
Unit of Measure: S.F.
Estimate: \$6,505.00
Assessor Name: Eduardo Lopez
Date Created: 01/10/2017

Notes: The original distribution wiring system is damaged, in poor condition and should be replaced.

System: D5020 - Branch Wiring



Location: Throughout the building
Distress: Damaged
Category: Deferred Maintenance
Priority: 1 - Currently Critical (Immediate)
Correction: Renew System
Qty: 3,584.00
Unit of Measure: S.F.
Estimate: \$19,673.00
Assessor Name: Eduardo Lopez
Date Created: 01/10/2017

Notes: The original branch wiring system is damaged, aged, in poor condition and should be replaced.

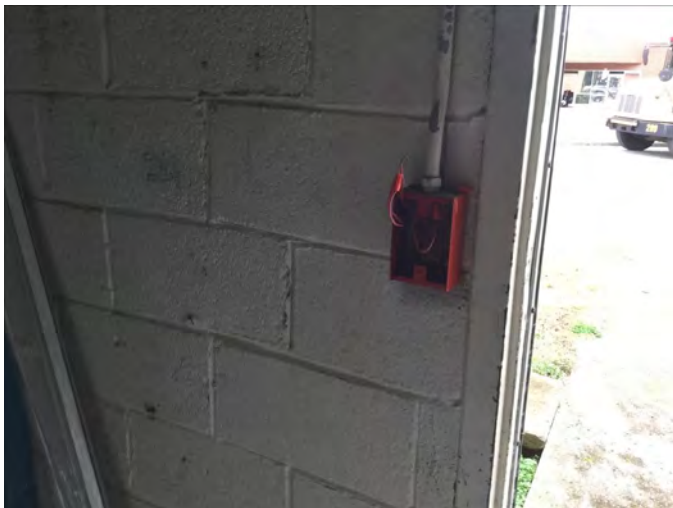
System: D5020 - Lighting



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 1 - Currently Critical (Immediate)
Correction: Renew System
Qty: 3,584.00
Unit of Measure: S.F.
Estimate: \$45,890.00
Assessor Name: Eduardo Lopez
Date Created: 01/10/2017

Notes: The original lighting system is operating properly but is aged, inefficient, in poor condition and should be replaced with an energy efficient system.

System: D5030910 - Fire Alarm Systems



Location: Throughout the building
Distress: Beyond Service Life
Category: Building Code Compliance
Priority: 1 - Currently Critical (Immediate)
Correction: Renew System
Qty: 3,584.00
Unit of Measure: S.F.
Estimate: \$13,049.00
Assessor Name: Eduardo Lopez
Date Created: 01/10/2017

Notes: The original fire alarm system is aged and should be replaced.

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

System: B3010140 - Asphalt Shingles



Location: Roof
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,584.00
Unit of Measure: S.F.
Estimate: \$22,605.00
Assessor Name: Eduardo Lopez
Date Created: 01/10/2017

Notes: The roofing is aged, has reported leaks and should be replaced.

System: C1020 - Interior Doors



Location: Throughout the building
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,584.00
Unit of Measure: S.F.
Estimate: \$9,777.00
Assessor Name: Eduardo Lopez
Date Created: 01/10/2017

Notes: The original wood interior doors are aged, worn and should be replaced.

System: C3020 - Floor Finishes



Location: Throughout the building
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,584.00
Unit of Measure: S.F.
Estimate: \$43,958.00
Assessor Name: Eduardo Lopez
Date Created: 01/10/2017

Notes: The original floor finish is aged, chipped, stained and should be replaced.

System: D3040 - Distribution Systems



Location: Throughout the building
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,584.00
Unit of Measure: S.F.
Estimate: \$23,733.00
Assessor Name: Eduardo Lopez
Date Created: 01/10/2017

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	48,584
Year Built:	1952
Last Renovation:	
Replacement Value:	\$1,502,702
Repair Cost:	\$274,694.00
Total FCI:	18.28 %
Total RSLI:	15.86 %
FCA Score:	81.72



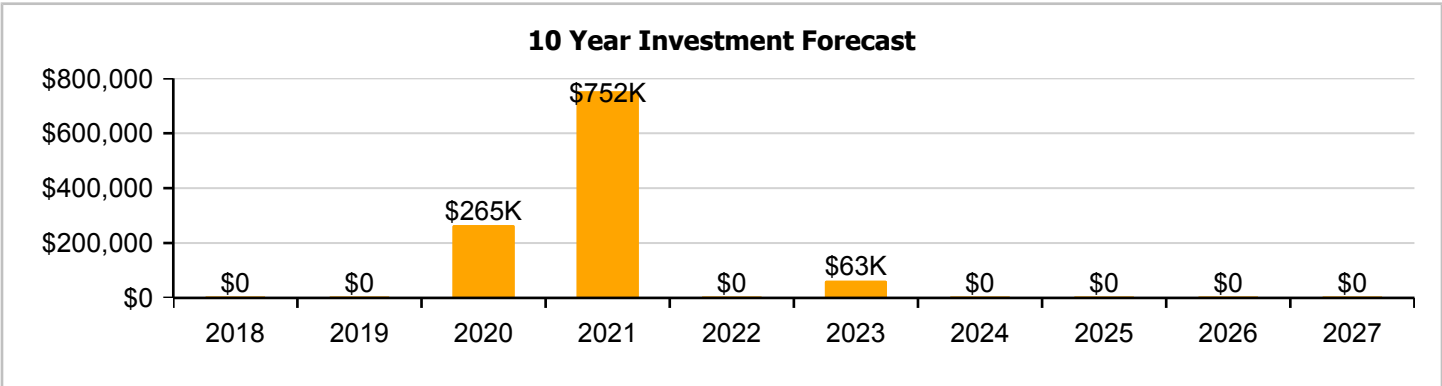
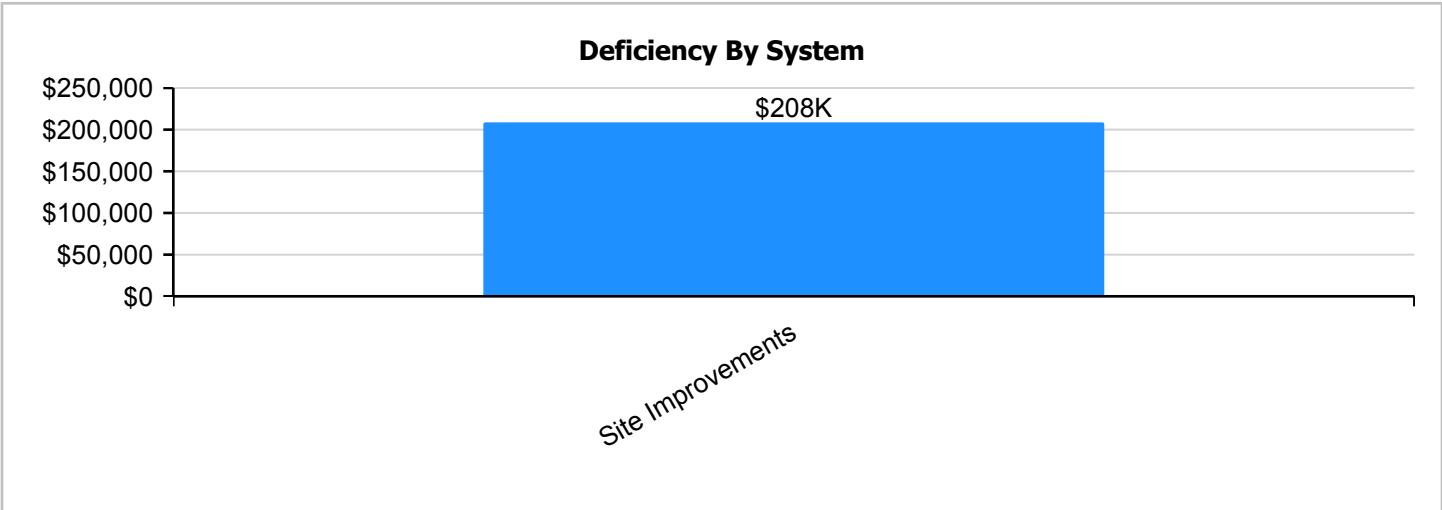
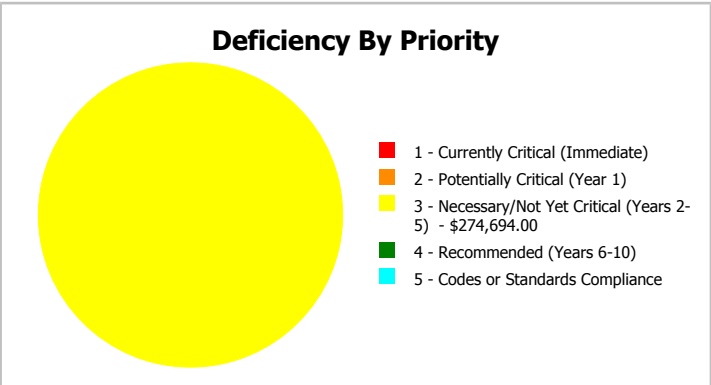
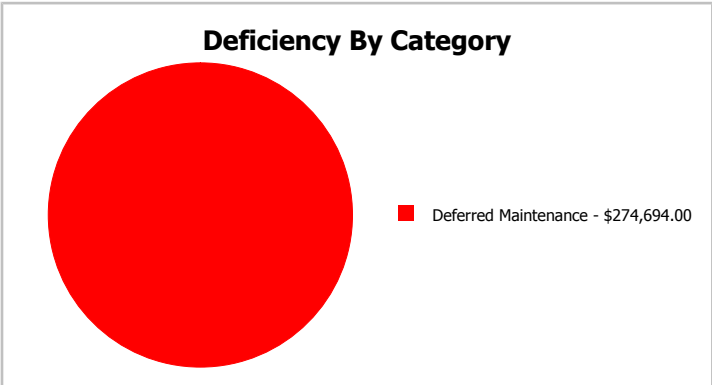
Description:

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:	48,584
Year Built:	1952	Last Renovation:	
Repair Cost:	\$274,694	Replacement Value:	\$1,502,702
FCI:	18.28 %	RSLI%:	15.86 %



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	10.98 %	33.34 %	\$274,694.00
G30 - Site Mechanical Utilities	8.74 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	47.83 %	0.00 %	\$0.00
Totals:	15.86 %	18.28 %	\$274,694.00

Photo Album

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

- 1). Aerial Image of I E Johnson Elementary School - Feb 27, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$3.81	S.F.	48,584	25	1983	2008		0.00 %	110.00 %	-9		\$203,616.00	\$185,105
G2020	Parking Lots	\$1.33	S.F.	48,584	25	1983	2008		0.00 %	110.00 %	-9		\$71,078.00	\$64,617
G2030	Pedestrian Paving	\$1.91	S.F.	48,584	30	1983	2013	2021	13.33 %	0.00 %	4			\$92,795
G2040105	Fence & Guardrails	\$1.23	S.F.	48,584	30	2000	2030		43.33 %	0.00 %	13			\$59,758
G2040950	Covered Walkways	\$1.52	S.F.	48,584	25	1983	2008	2021	16.00 %	0.00 %	4			\$73,848
G2040950	Hard Surface Play Area	\$0.75	S.F.	48,584	20	1952	1972	2021	20.00 %	0.00 %	4			\$36,438
G2040950	Playing Field	\$4.54	S.F.	48,584	20	2000	2020		15.00 %	0.00 %	3			\$220,571
G2050	Landscaping	\$1.87	S.F.	48,584	15	1952	1967		0.00 %	0.00 %	-50			\$90,852
G3010	Water Supply	\$2.34	S.F.	48,584	50	1952	2002	2021	8.00 %	0.00 %	4			\$113,687
G3020	Sanitary Sewer	\$1.45	S.F.	48,584	50	1952	2002	2021	8.00 %	0.00 %	4			\$70,447
G3030	Storm Sewer	\$4.54	S.F.	48,584	50	1952	2002	2021	8.00 %	0.00 %	4			\$220,571
G3060	Fuel Distribution	\$0.98	S.F.	48,584	40	1983	2023		15.00 %	0.00 %	6			\$47,612
G4010	Electrical Distribution	\$2.35	S.F.	48,584	50	1983	2033		32.00 %	0.00 %	16			\$114,172
G4020	Site Lighting	\$1.47	S.F.	48,584	30	2000	2030		43.33 %	0.00 %	13			\$71,418
G4030	Site Communications & Security	\$0.84	S.F.	48,584	15	2017	2032		100.00 %	0.00 %	15			\$40,811
Total									15.86 %	18.28 %			\$274,694.00	\$1,502,702

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: G2040950 - Playing Field



Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

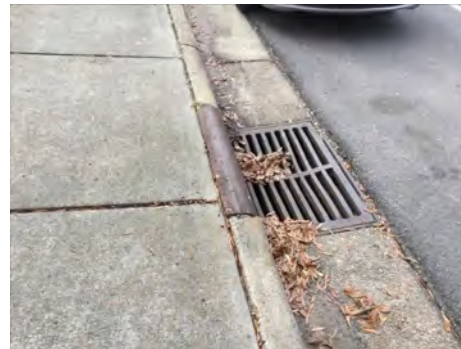
Campus Assessment Report - Site

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer



Note:

System: G3060 - Fuel Distribution



Note:

Campus Assessment Report - Site

System: G4010 - Electrical Distribution



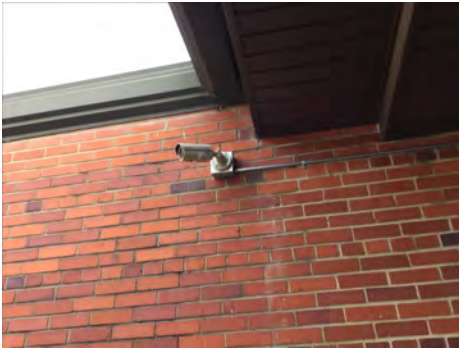
Note:

System: G4020 - Site Lighting



Note:

System: G4030 - Site Communications & Security



Note:

Renewal Schedule

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

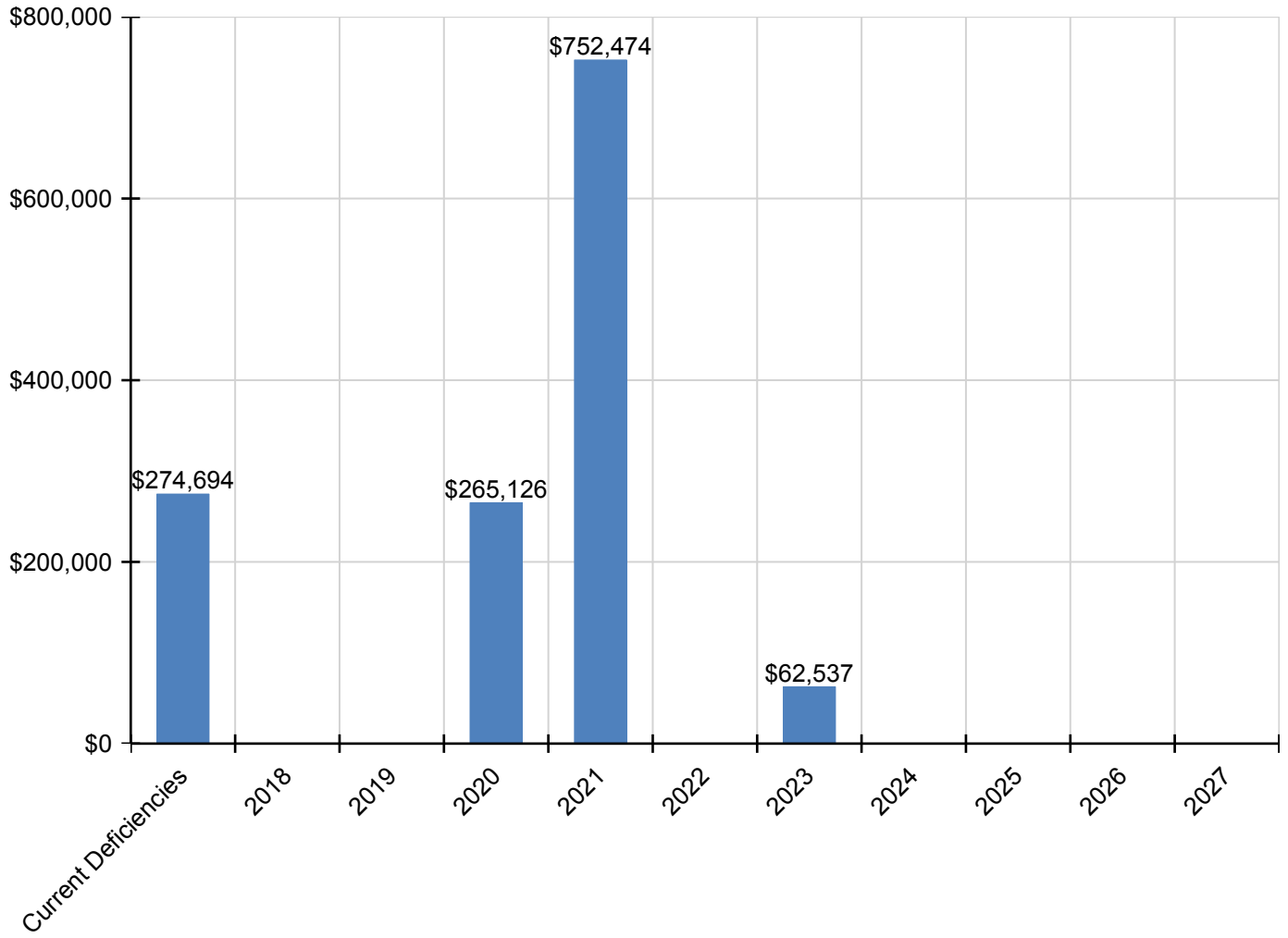
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$274,694	\$0	\$0	\$265,126	\$752,474	\$0	\$62,537	\$0	\$0	\$0	\$0	\$1,354,831
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	\$203,616	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$203,616
G2020 - Parking Lots	\$71,078	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$71,078
G2030 - Pedestrian Paving	\$0	\$0	\$0	\$0	\$114,886	\$0	\$0	\$0	\$0	\$0	\$0	\$114,886
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040105 - Fence & Guardrails	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Covered Walkways	\$0	\$0	\$0	\$0	\$91,427	\$0	\$0	\$0	\$0	\$0	\$0	\$91,427
G2040950 - Hard Surface Play Area	\$0	\$0	\$0	\$0	\$45,113	\$0	\$0	\$0	\$0	\$0	\$0	\$45,113
G2040950 - Playing Field	\$0	\$0	\$0	\$265,126	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$265,126
* 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	\$140,751	\$0	\$0	\$0	\$0	\$0	\$0	\$140,751
G3020 - Sanitary Sewer	\$0	\$0	\$0	\$0	\$87,217	\$0	\$0	\$0	\$0	\$0	\$0	\$87,217
G3030 - Storm Sewer	\$0	\$0	\$0	\$0	\$273,080	\$0	\$0	\$0	\$0	\$0	\$0	\$273,080
G3060 - Fuel Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$62,537	\$0	\$0	\$0	\$0	\$62,537
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4020 - Site Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4030 - Site Communications & Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

** Indicates non-renewable system*

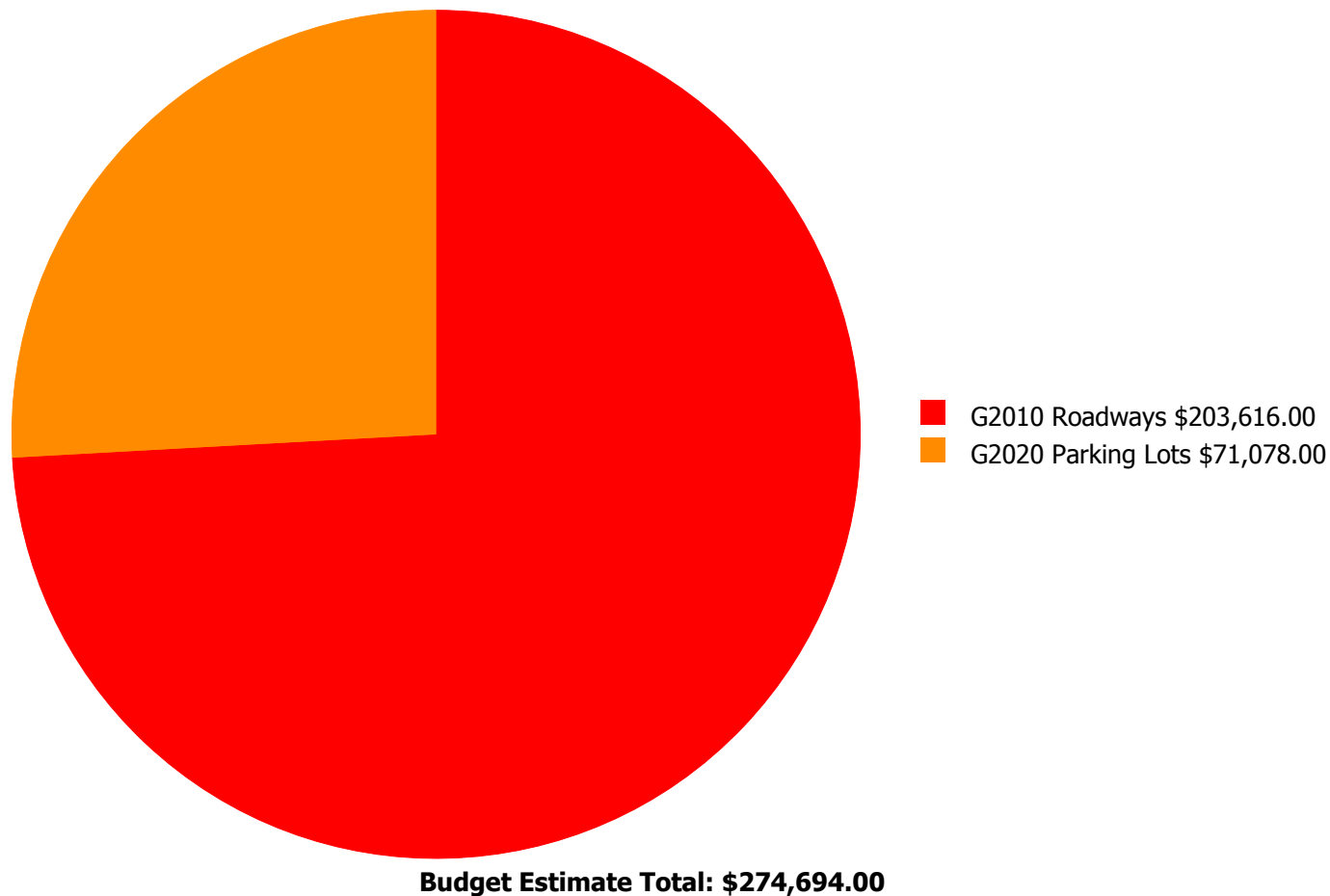
Forecasted Capital Renewal Requirement

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



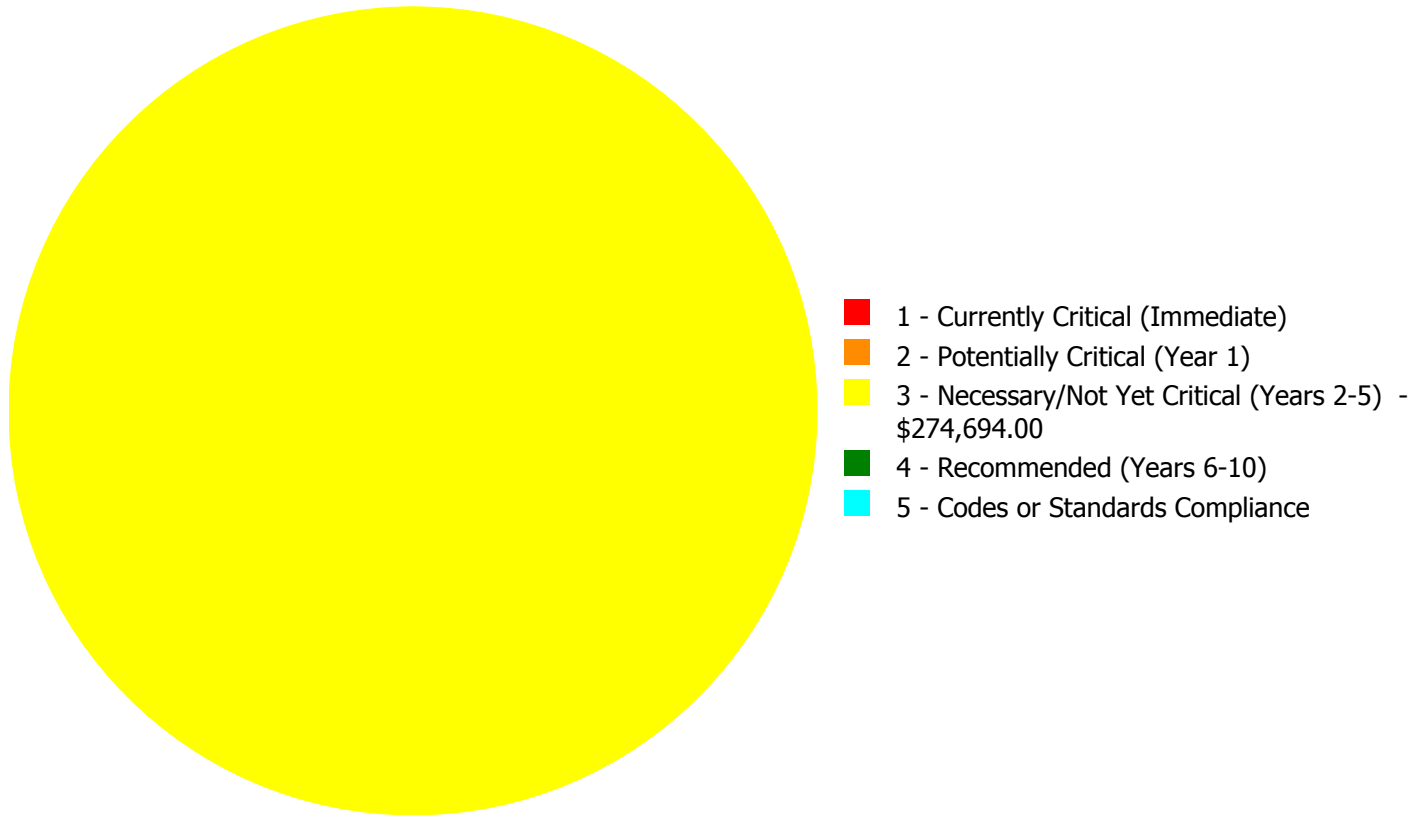
Deficiency Summary by System

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



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: \$274,694.00

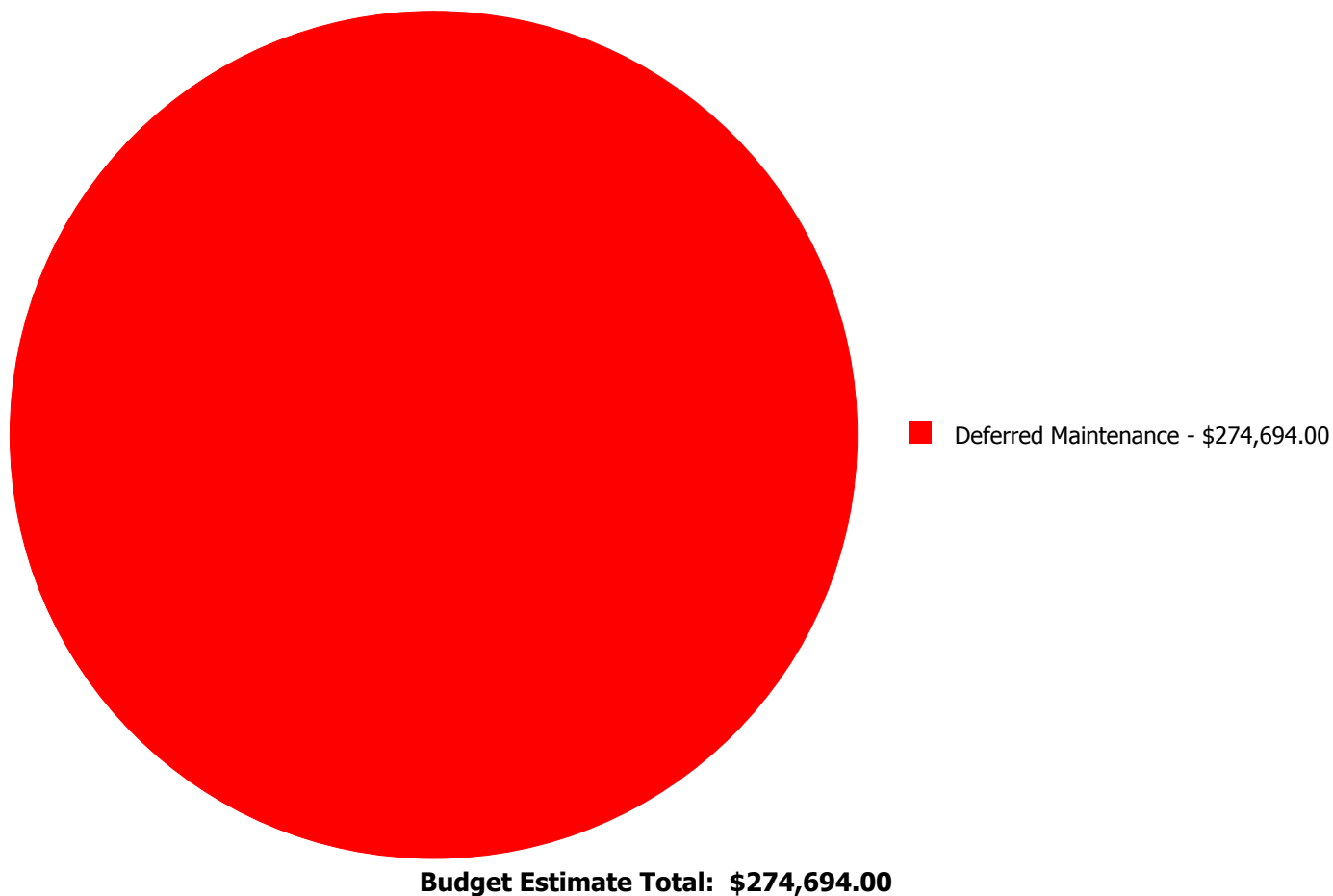
Deficiency By Priority Investment Table

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
G2010	Roadways	\$0.00	\$0.00	\$203,616.00	\$0.00	\$0.00	\$203,616.00
G2020	Parking Lots	\$0.00	\$0.00	\$71,078.00	\$0.00	\$0.00	\$71,078.00
	Total:	\$0.00	\$0.00	\$274,694.00	\$0.00	\$0.00	\$274,694.00

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: G2010 - Roadways



Location: Site
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 48,584.00
Unit of Measure: S.F.
Estimate: \$203,616.00
Assessor Name: Terence Davis
Date Created: 12/29/2016

Notes: The asphaltic roadways are aged, have many road cuts, pot holes, significant cracking, and need re-surfacing.

System: G2020 - Parking Lots



Location: Site
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 48,584.00
Unit of Measure: S.F.
Estimate: \$71,078.00
Assessor Name: Terence Davis
Date Created: 12/29/2016

Notes: The asphaltic parking lots are aged, have cuts and repairs, and should be re-surfaced and restriped.