

NC School District/830 Scotland County/Elementary School

Laurel Hill 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):	75,150
Year Built:	1999
Last Renovation:	
Replacement Value:	\$17,536,264
Repair Cost:	\$403,405.00
Total FCI:	2.30 %
Total RSLI:	45.38 %
FCA Score:	97.70



Description:

GENERAL:

Laurel Hill Elementary is located at 11340 Old Wire Road in Laurinburg, North Carolina. The 1 story, 75,150 square foot building was originally constructed in 1999. There have been no additions to the building.

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

A. SUBSTRUCTURE

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

Campus Assessment Report - Laurel Hill Elementary

B. SUPERSTRUCTURE

Floor construction is concrete. Roof construction is metal pan deck with lightweight fill. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with operable panes. Exterior doors are Tubelite architectural aluminum with glazing. Roofing is typically performed metal roof covering. 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 a gas fired boilers. Cooling is supplied a forced draft, centrifugal fan cooling tower. The heating/cooling distribution system is a duct work system utilizing air handling units. Fresh air is supplied by air handling units.. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system. This building has a remote Building Automation System.

FIRE PROTECTION:

The building does not have a fire sprinkler system. 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 - Laurel Hill Elementary

Attributes:

General Attributes:

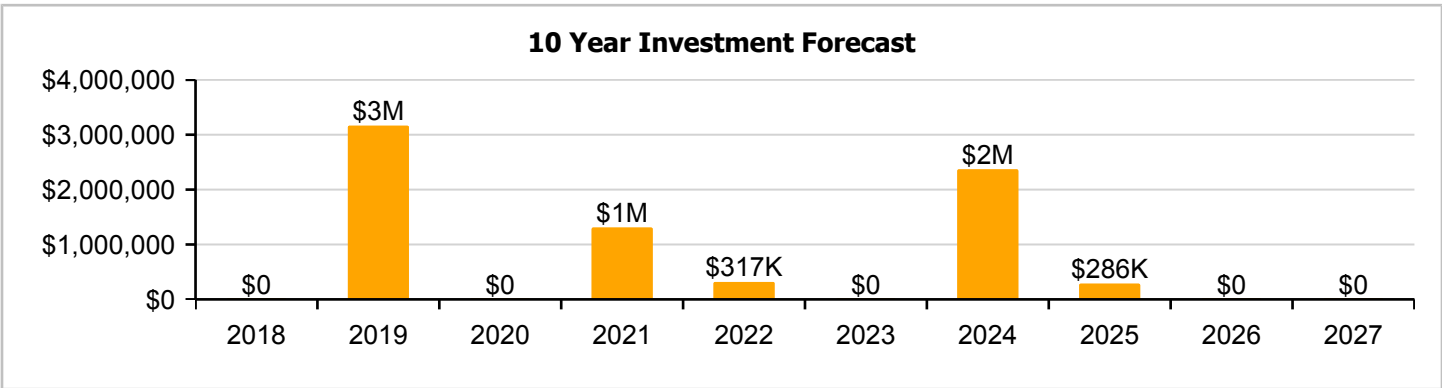
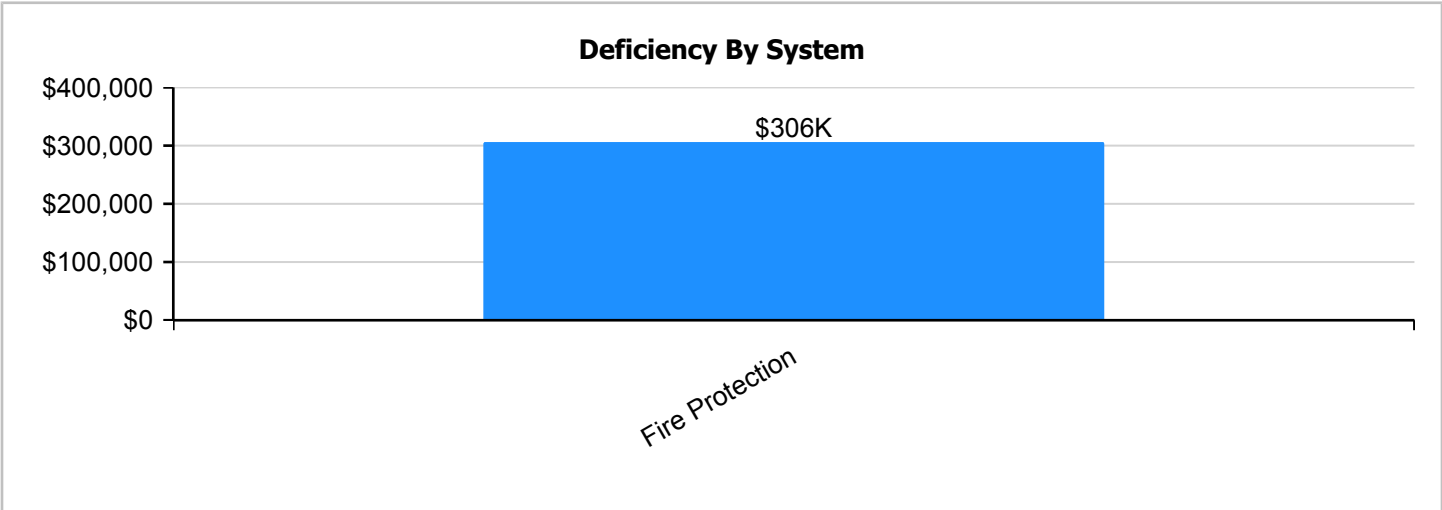
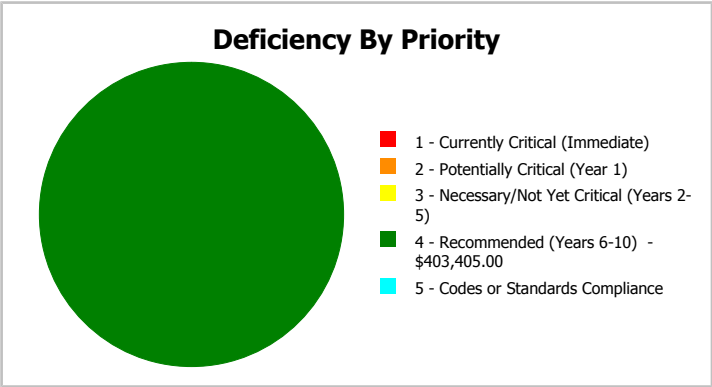
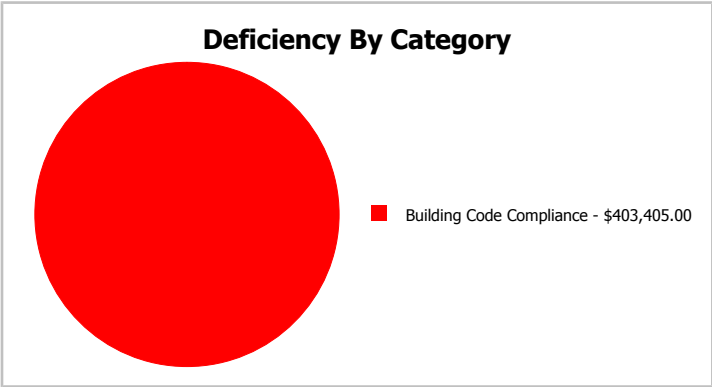
Condition Assessor:	Terence Davis	Assessment Date:	
Suitability Assessor:			

School Information:

HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	20	Site Acreage:	20

Campus Dashboard Summary

Gross Area:	75,150	Last Renovation:	
Year Built:	1999	Replacement Value:	\$17,536,264
Repair Cost:	\$403,405	RSLI%:	45.38 %
FCI:	2.30 %		



Campus Condition Summary

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

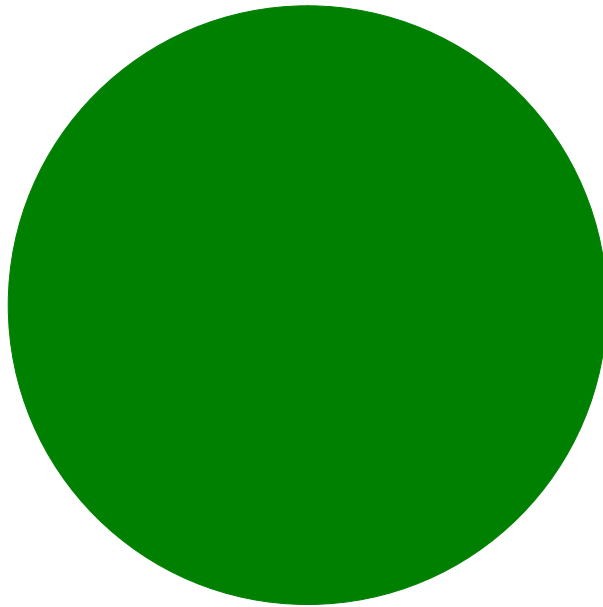
Current Investment Requirement and Condition by Unifomat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	82.00 %	0.00 %	\$0.00
A20 - Basement Construction	82.00 %	0.00 %	\$0.00
B10 - Superstructure	82.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	59.94 %	0.00 %	\$0.00
B30 - Roofing	39.65 %	0.00 %	\$0.00
C10 - Interior Construction	44.20 %	0.00 %	\$0.00
C30 - Interior Finishes	25.61 %	0.00 %	\$0.00
D20 - Plumbing	40.18 %	0.00 %	\$0.00
D30 - HVAC	31.10 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$403,405.00
D50 - Electrical	37.15 %	0.00 %	\$0.00
E10 - Equipment	10.00 %	0.00 %	\$0.00
E20 - Furnishings	10.00 %	0.00 %	\$0.00
G20 - Site Improvements	21.68 %	0.00 %	\$0.00
G30 - Site Mechanical Utilities	63.05 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	61.72 %	0.00 %	\$0.00
Totals:	45.38 %	2.30 %	\$403,405.00

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
1999 Main Building	75,150	2.66	\$0.00	\$0.00	\$0.00	\$403,405.00	\$0.00
Site	75,150	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:		2.30	\$0.00	\$0.00	\$0.00	\$403,405.00	\$0.00

Deficiencies By Priority



- 1 - Currently Critical (Immediate)
- 2 - Potentially Critical (Year 1)
- 3 - Necessary/Not Yet Critical (Years 2-5)
- 4 - Recommended (Years 6-10) - \$403,405.00
- 5 - Codes or Standards Compliance

Budget Estimate Total: \$403,405.00

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):	75,150
Year Built:	1999
Last Renovation:	
Replacement Value:	\$15,178,804
Repair Cost:	\$403,405.00
Total FCI:	2.66 %
Total RSLI:	46.23 %
FCA Score:	97.34



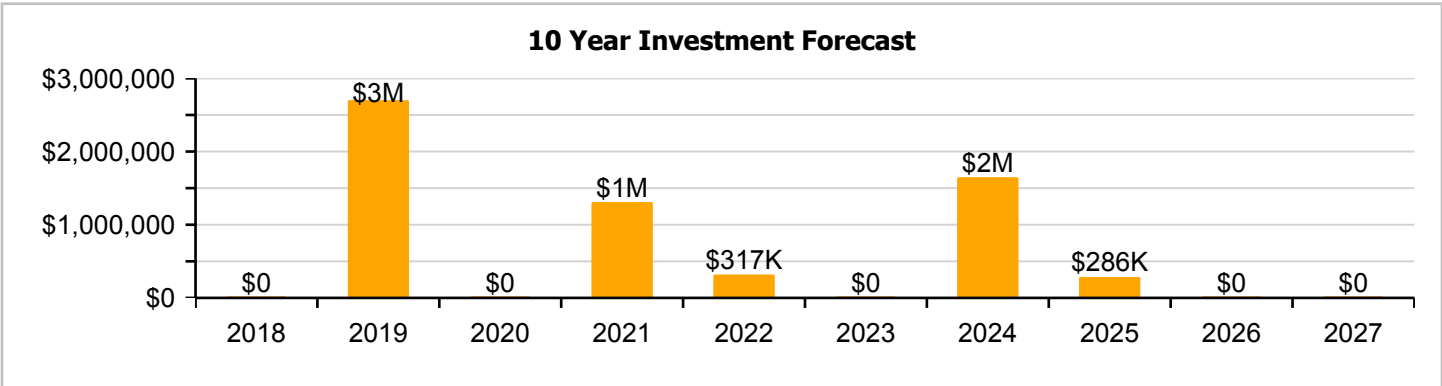
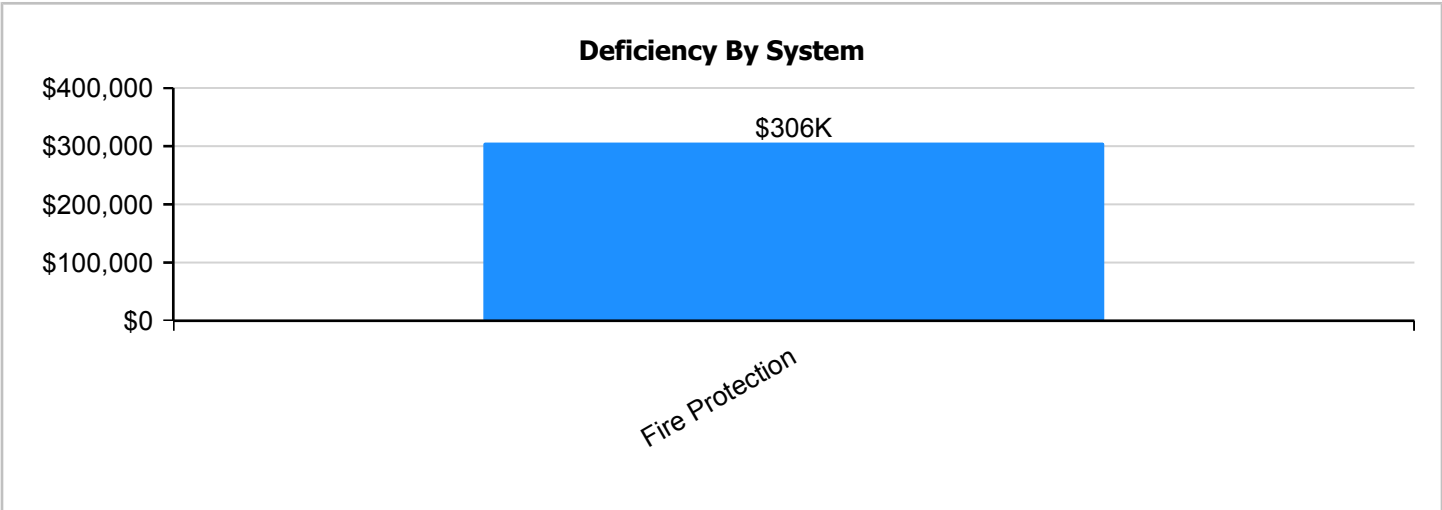
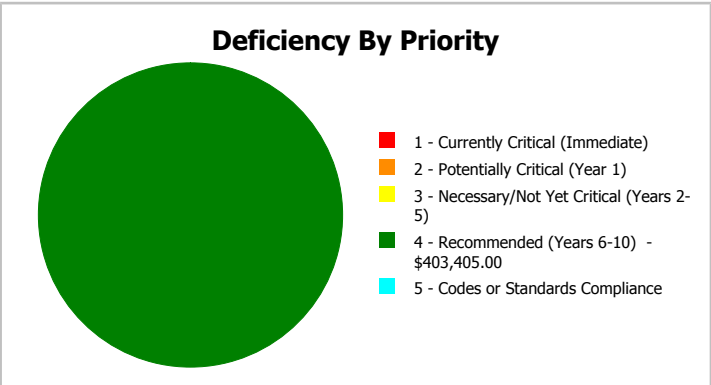
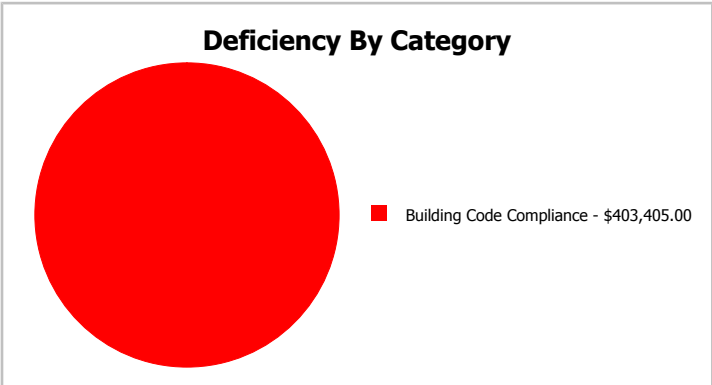
Description:

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:	75,150
Year Built:	1999	Last Renovation:	
Repair Cost:	\$403,405	Replacement Value:	\$15,178,804
FCI:	2.66 %	RSLI%:	46.23 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	82.00 %	0.00 %	\$0.00
A20 - Basement Construction	82.00 %	0.00 %	\$0.00
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B30 - Roofing	39.65 %	0.00 %	\$0.00
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D30 - HVAC	31.10 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$403,405.00
D50 - Electrical	37.15 %	0.00 %	\$0.00
E10 - Equipment	10.00 %	0.00 %	\$0.00
E20 - Furnishings	10.00 %	0.00 %	\$0.00
Totals:	46.23 %	2.66 %	\$403,405.00

Photo Album

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

1). South Elevation - Jan 11, 2017



2). West Elevation - Jan 11, 2017



3). North Elevation - Jan 11, 2017



4). East Elevation - Jan 11, 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 - 1999 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.	75,150	100	1999	2099		82.00 %	0.00 %	82			\$353,205
A1030	Slab on Grade	\$8.26	S.F.	75,150	100	1999	2099		82.00 %	0.00 %	82			\$620,739
A2010	Basement Excavation	\$1.85	S.F.	75,150	100	1999	2099		82.00 %	0.00 %	82			\$139,028
A2020	Basement Walls	\$12.79	S.F.	75,150	100	1999	2099		82.00 %	0.00 %	82			\$961,169
B1010	Floor Construction	\$1.61	S.F.	75,150	100	1999	2099		82.00 %	0.00 %	82			\$120,992
B1020	Roof Construction	\$15.44	S.F.	75,150	100	1999	2099		82.00 %	0.00 %	82			\$1,160,316
B2010	Exterior Walls	\$9.24	S.F.	75,150	100	1999	2099		82.00 %	0.00 %	82			\$694,386
B2020	Exterior Windows	\$9.20	S.F.	75,150	30	1999	2029		40.00 %	0.00 %	12			\$691,380
B2030	Exterior Doors	\$1.02	S.F.	75,150	30	1999	2029		40.00 %	0.00 %	12			\$76,653
B3010130	Preformed Metal Roofing	\$9.66	S.F.	75,150	30	1999	2029		40.00 %	0.00 %	12			\$725,949
B3020	Roof Openings	\$0.29	S.F.	75,150	25	1999	2024		28.00 %	0.00 %	7			\$21,794
C1010	Partitions	\$10.59	S.F.	75,150	75	1999	2074		76.00 %	0.00 %	57			\$795,839
C1020	Interior Doors	\$2.48	S.F.	75,150	30	1999	2029		40.00 %	0.00 %	12			\$186,372
C1030	Fittings	\$9.54	S.F.	75,150	20	1999	2019		10.00 %	0.00 %	2			\$716,931
C3010	Wall Finishes	\$2.73	S.F.	75,150	10	2015	2025		80.00 %	0.00 %	8			\$205,160
C3020	Floor Finishes	\$11.15	S.F.	75,150	20	1999	2019		10.00 %	0.00 %	2			\$837,923
C3030	Ceiling Finishes	\$10.74	S.F.	75,150	25	1999	2024		28.00 %	0.00 %	7			\$807,111
D2010	Plumbing Fixtures	\$11.26	S.F.	75,150	30	1999	2029		40.00 %	0.00 %	12			\$846,189
D2020	Domestic Water Distribution	\$0.96	S.F.	75,150	30	1999	2029		40.00 %	0.00 %	12			\$72,144
D2030	Sanitary Waste	\$1.52	S.F.	75,150	30	1999	2029		40.00 %	0.00 %	12			\$114,228
D2090	Other Plumbing Systems -Nat Gas	\$0.17	S.F.	75,150	40	1999	2039		55.00 %	0.00 %	22			\$12,776
D3020	Heat Generating Systems	\$4.98	S.F.	75,150	30	1999	2029		40.00 %	0.00 %	12			\$374,247
D3030	Cooling Generating Systems	\$5.16	S.F.	75,150	25	1999	2024		28.00 %	0.00 %	7			\$387,774
D3040	Distribution Systems	\$6.02	S.F.	75,150	30	1999	2029		40.00 %	0.00 %	12			\$452,403
D3050	Terminal & Package Units	\$7.93	S.F.	75,150	15	1999	2014	2021	26.67 %	0.00 %	4			\$595,940
D3060	Controls & Instrumentation	\$1.91	S.F.	75,150	20	1999	2019		10.00 %	0.00 %	2			\$143,537
D3090	Other HVAC Systems/Equip	\$0.30	S.F.	75,150	20	1999	2019		10.00 %	0.00 %	2			\$22,545
D4010	Sprinklers	\$4.22	S.F.	75,150	30			2016	0.00 %	110.00 %	-1		\$348,846.00	\$317,133
D4020	Standpipes	\$0.66	S.F.	75,150	30			2016	0.00 %	110.00 %	-1		\$54,559.00	\$49,599
D5010	Electrical Service/Distribution	\$1.65	S.F.	75,150	40	1999	2039		55.00 %	0.00 %	22			\$123,998
D5020	Branch Wiring	\$4.99	S.F.	75,150	30	1999	2029		40.00 %	0.00 %	12			\$374,999
D5020	Lighting	\$11.64	S.F.	75,150	30	1999	2029		40.00 %	0.00 %	12			\$874,746
D5030810	Security & Detection Systems	\$1.83	S.F.	75,150	15	1999	2014	2021	26.67 %	0.00 %	4			\$137,525
D5030910	Fire Alarm Systems	\$3.31	S.F.	75,150	15	2007	2022		33.33 %	0.00 %	5			\$248,747
D5030920	Data Communication	\$4.30	S.F.	75,150	15	1999	2014	2021	26.67 %	0.00 %	4			\$323,145
E1020	Institutional Equipment	\$0.30	S.F.	75,150	20	1999	2019		10.00 %	0.00 %	2			\$22,545
E1090	Other Equipment	\$1.86	S.F.	75,150	20	1999	2019		10.00 %	0.00 %	2			\$139,779
E2010	Fixed Furnishings	\$5.72	S.F.	75,150	20	1999	2019		10.00 %	0.00 %	2			\$429,858
Total									46.23 %	2.66 %			\$403,405.00	\$15,178,804

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 - 1999 Main Building

System: B3010130 - Preformed Metal Roofing



Note:

System: B3020 - Roof Openings



Note:

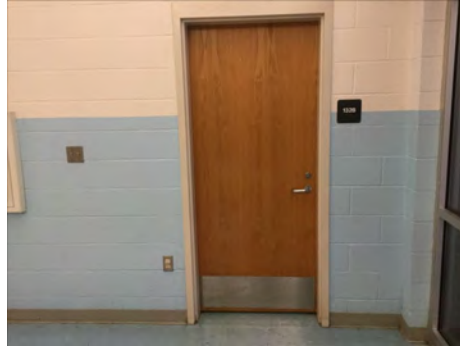
System: C1010 - Partitions



Note:

Campus Assessment Report - 1999 Main Building

System: C1020 - Interior Doors



Note:

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes



Note:

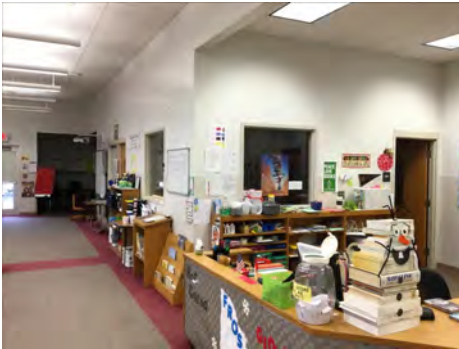
Campus Assessment Report - 1999 Main Building

System: C3020 - Floor Finishes



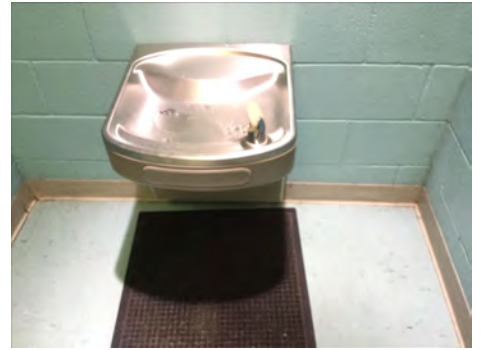
Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

Campus Assessment Report - 1999 Main Building

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

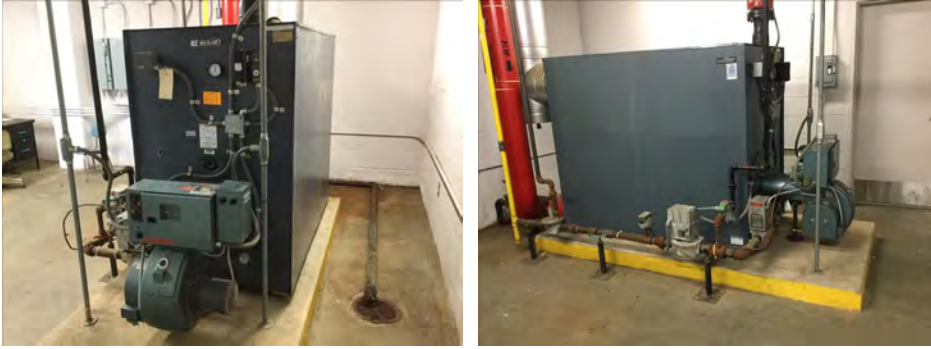
System: D2090 - Other Plumbing Systems -Nat Gas



Note:

Campus Assessment Report - 1999 Main Building

System: D3020 - Heat Generating Systems



Note:

System: D3030 - Cooling Generating Systems



Note:

System: D3040 - Distribution Systems



Note:

Campus Assessment Report - 1999 Main Building

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

System: D3090 - Other HVAC Systems/Equip



Note:

Campus Assessment Report - 1999 Main Building

System: D5010 - Electrical Service/Distribution



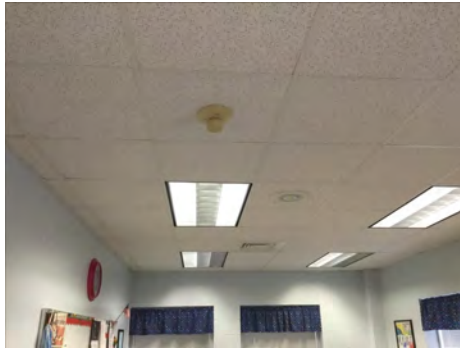
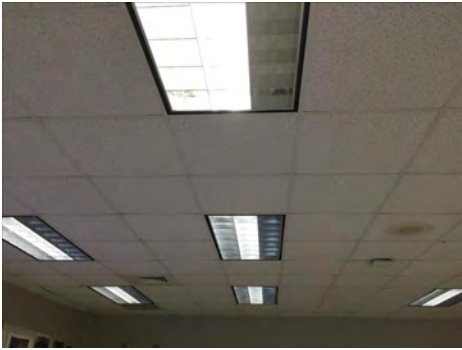
Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

Campus Assessment Report - 1999 Main Building

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

Campus Assessment Report - 1999 Main Building

System: E1020 - Institutional Equipment



Note:

System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$403,405	\$0	\$2,699,386	\$0	\$1,308,145	\$317,202	\$0	\$1,645,997	\$285,878	\$0	\$0	\$6,660,013
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010130 - Preformed Metal Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3020 - Roof Openings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,484	\$0	\$0	\$0	\$29,484
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$836,651	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$836,651
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

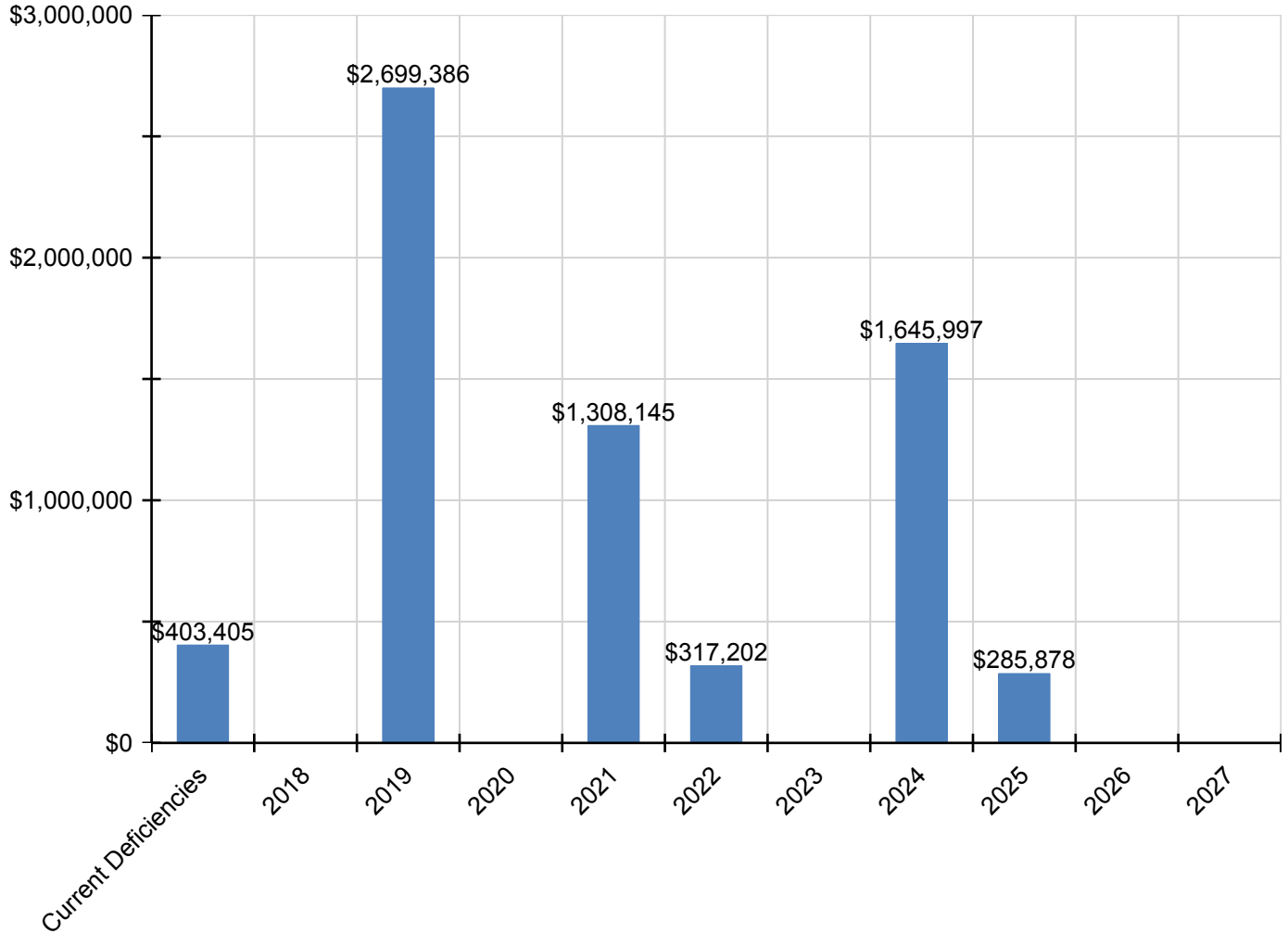
Campus Assessment Report - 1999 Main Building

C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$285,878	\$0	\$0	\$285,878
C3020 - Floor Finishes	\$0	\$0	\$977,847	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$977,847
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,091,909	\$0	\$0	\$0	\$1,091,909
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems -Nat Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$524,604	\$0	\$0	\$0	\$524,604
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$737,808	\$0	\$0	\$0	\$0	\$0	\$0	\$737,808
D3060 - Controls & Instrumentation	\$0	\$0	\$167,506	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$167,506
D3090 - Other HVAC Systems/Equip	\$0	\$0	\$26,310	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,310
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$348,846	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$348,846
D4020 - Standpipes	\$54,559	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$54,559
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$170,264	\$0	\$0	\$0	\$0	\$0	\$0	\$170,264
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$317,202	\$0	\$0	\$0	\$0	\$0	\$317,202
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$400,073	\$0	\$0	\$0	\$0	\$0	\$0	\$400,073
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	\$26,310	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,310
E1090 - Other Equipment	\$0	\$0	\$163,121	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$163,121
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$501,640	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$501,640

** Indicates non-renewable system*

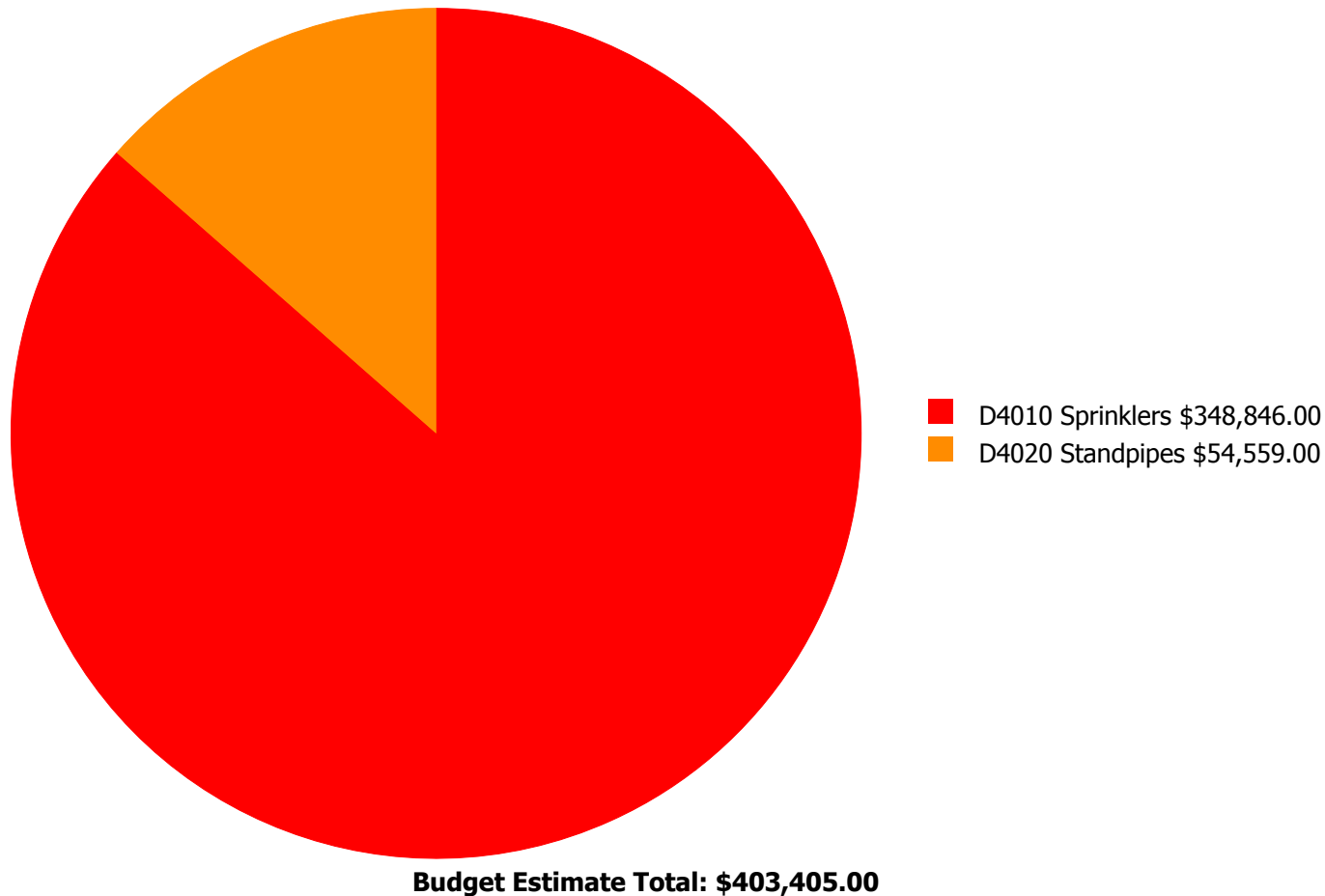
Forecasted Capital Renewal Requirement

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



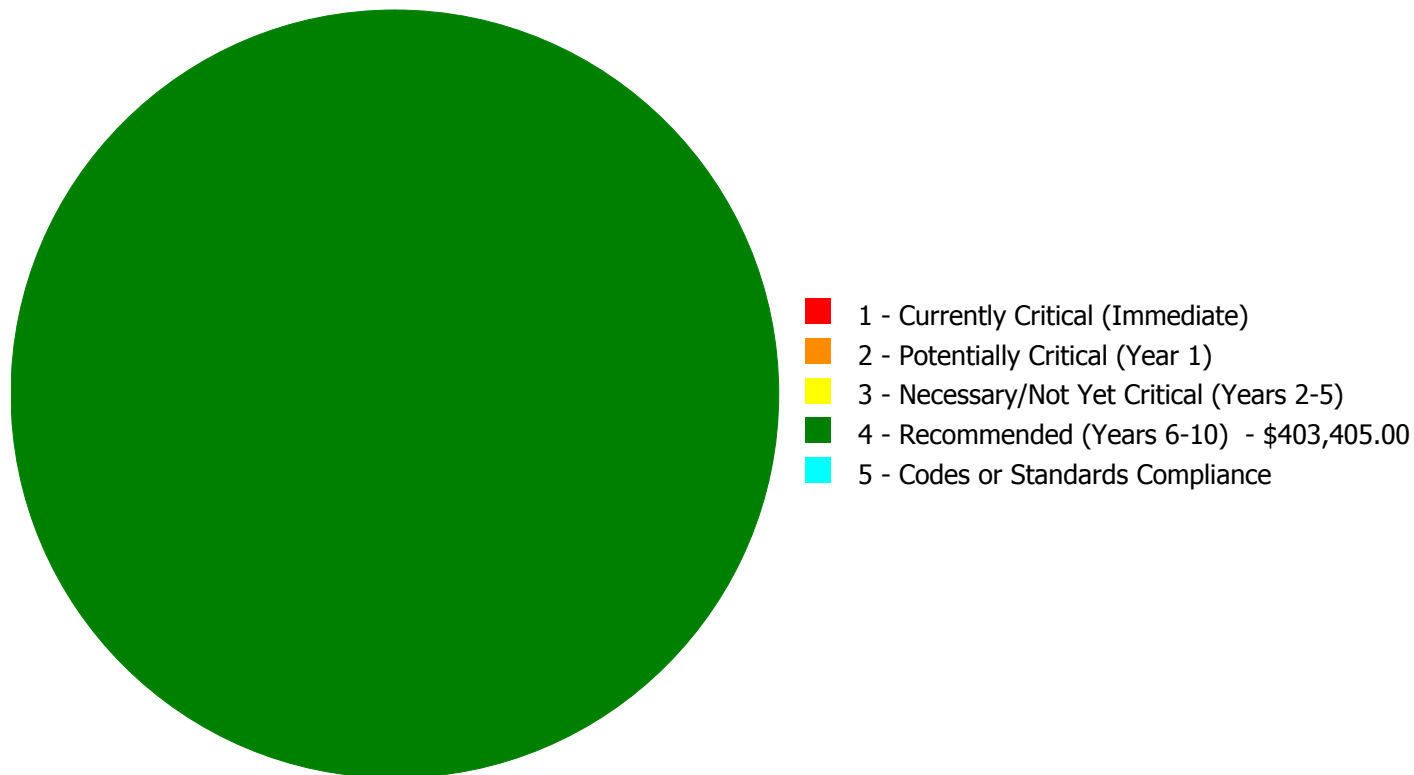
Deficiency Summary by System

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: \$403,405.00

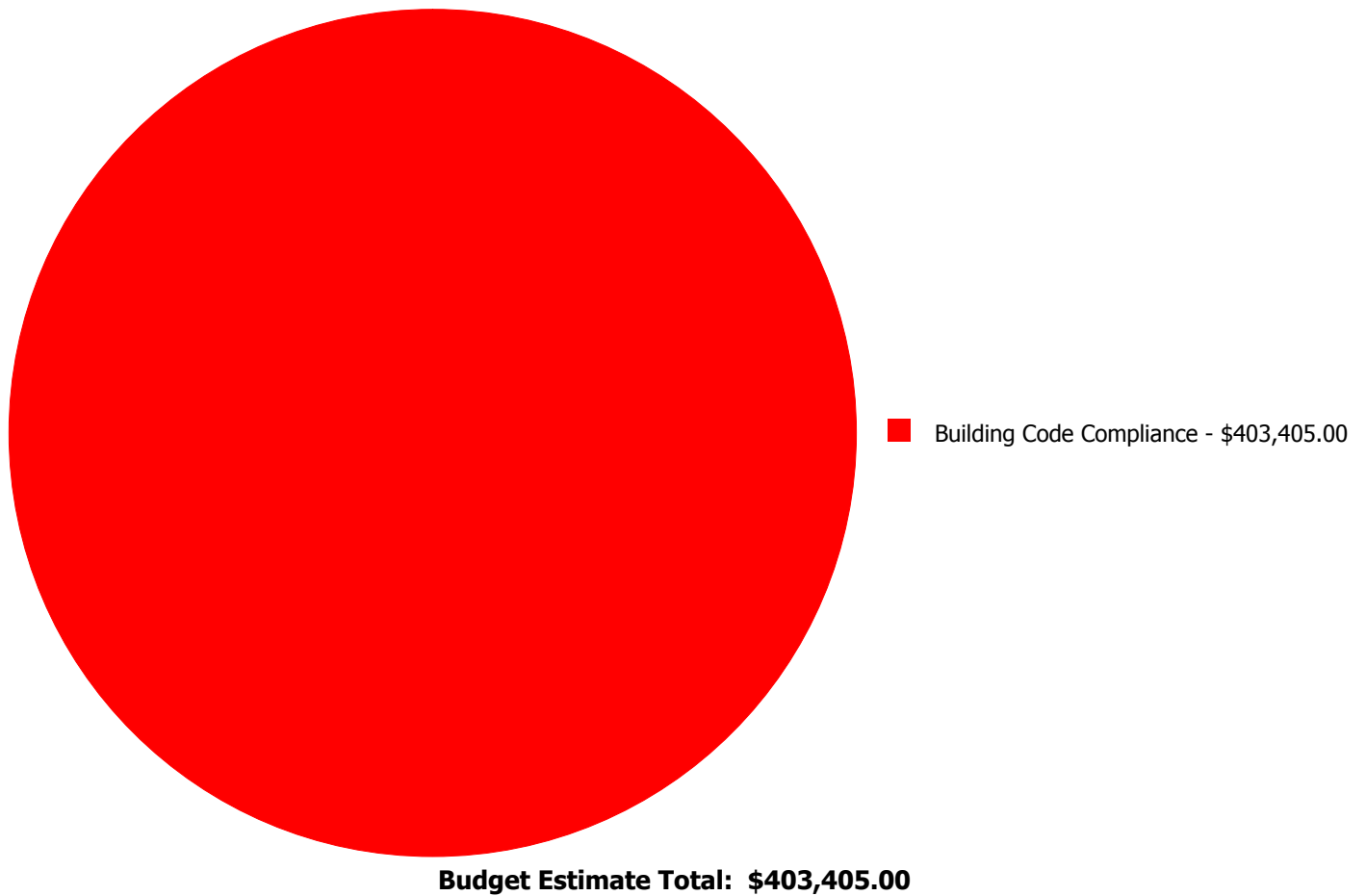
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$348,846.00	\$0.00	\$348,846.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$54,559.00	\$0.00	\$54,559.00
	Total:	\$0.00	\$0.00	\$0.00	\$403,405.00	\$0.00	\$403,405.00

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 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: 75,150.00
Unit of Measure: S.F.
Estimate: \$348,846.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

Notes: There is no sprinkler system.

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: 75,150.00
Unit of Measure: S.F.
Estimate: \$54,559.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

Notes: There is no sprinkler system.

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):	75,150
Year Built:	1999
Last Renovation:	
Replacement Value:	\$2,357,460
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	39.91 %
FCA Score:	100.00



Description:

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

Attributes: This asset has no attributes.

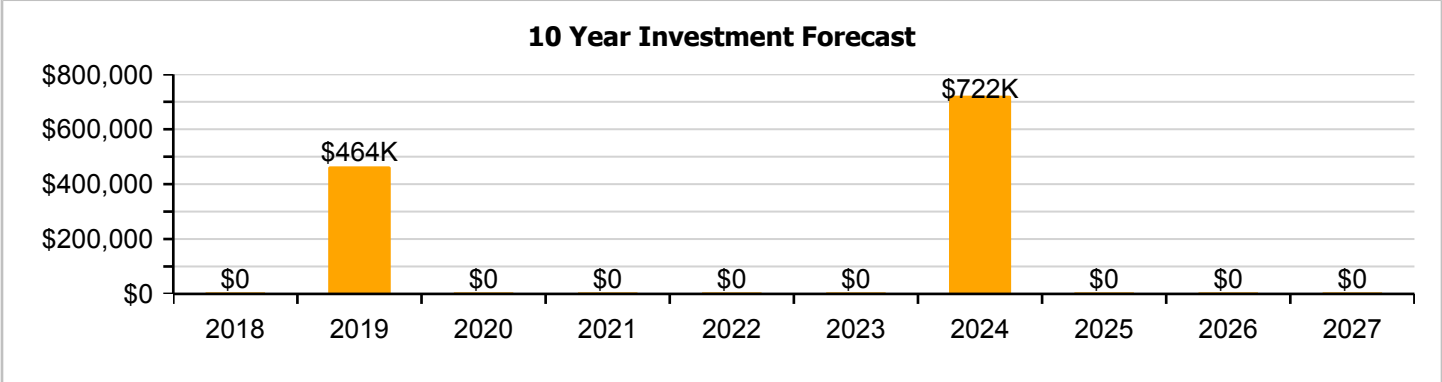
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	75,150
Year Built:	1999	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$2,357,460
FCI:	0.00 %	RSLI%:	39.91 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	21.68 %	0.00 %	\$0.00
G30 - Site Mechanical Utilities	63.05 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	61.72 %	0.00 %	\$0.00
Totals:	39.91 %	0.00 %	\$0.00

Photo Album

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

- 1). Aerial Image of Laurel Hill 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.	75,150	25	1999	2024		28.00 %	0.00 %	7			\$286,322
G2020	Parking Lots	\$1.33	S.F.	75,150	25	1999	2024		28.00 %	0.00 %	7			\$99,950
G2030	Pedestrian Paving	\$1.91	S.F.	75,150	30	1999	2029		40.00 %	0.00 %	12			\$143,537
G2040105	Fence & Guardrails	\$1.23	S.F.	75,150	30	1999	2029		40.00 %	0.00 %	12			\$92,435
G2040950	Canopies	\$0.44	S.F.	75,150	25	1999	2024		28.00 %	0.00 %	7			\$33,066
G2040950	Covered Walkways	\$1.52	S.F.	75,150	25	1999	2024		28.00 %	0.00 %	7			\$114,228
G2040950	Hard Surface Play Area	\$0.75	S.F.	75,150	20	1999	2019		10.00 %	0.00 %	2			\$56,363
G2040950	Playing Field	\$4.54	S.F.	75,150	20	1999	2019		10.00 %	0.00 %	2			\$341,181
G2050	Landscaping	\$1.87	S.F.	75,150	15	1999	2014		0.00 %	0.00 %	-3			\$140,531
G3010	Water Supply	\$2.34	S.F.	75,150	50	1999	2049		64.00 %	0.00 %	32			\$175,851
G3020	Sanitary Sewer	\$1.45	S.F.	75,150	50	1999	2049		64.00 %	0.00 %	32			\$108,968
G3030	Storm Sewer	\$4.54	S.F.	75,150	50	1999	2049		64.00 %	0.00 %	32			\$341,181
G3060	Fuel Distribution	\$0.98	S.F.	75,150	40	1999	2039		55.00 %	0.00 %	22			\$73,647
G4010	Electrical Distribution	\$2.35	S.F.	75,150	50	1999	2049		64.00 %	0.00 %	32			\$176,603
G4020	Site Lighting	\$1.47	S.F.	75,150	30	1999	2029		40.00 %	0.00 %	12			\$110,471
G4030	Site Communications & Security	\$0.84	S.F.	75,150	15	2016	2031		93.33 %	0.00 %	14			\$63,126
Total									39.91 %					\$2,357,460

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 - Canopies



Note:

System: G2040950 - Covered Walkways



Note:

Campus Assessment Report - Site

System: G2040950 - Hard Surface Play Area



Note:

System: G2040950 - Playing Field



Note:

System: G2050 - Landscaping



Note:

Campus Assessment Report - Site

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer



Note:

Campus Assessment Report - Site

System: G3060 - Fuel Distribution



Note:

System: G4010 - Electrical Distribution



Note:

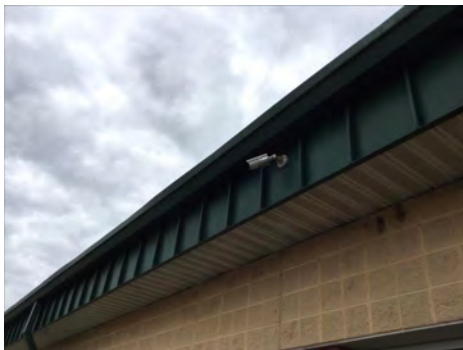
System: G4020 - Site Lighting



Note:

Campus Assessment Report - Site

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.

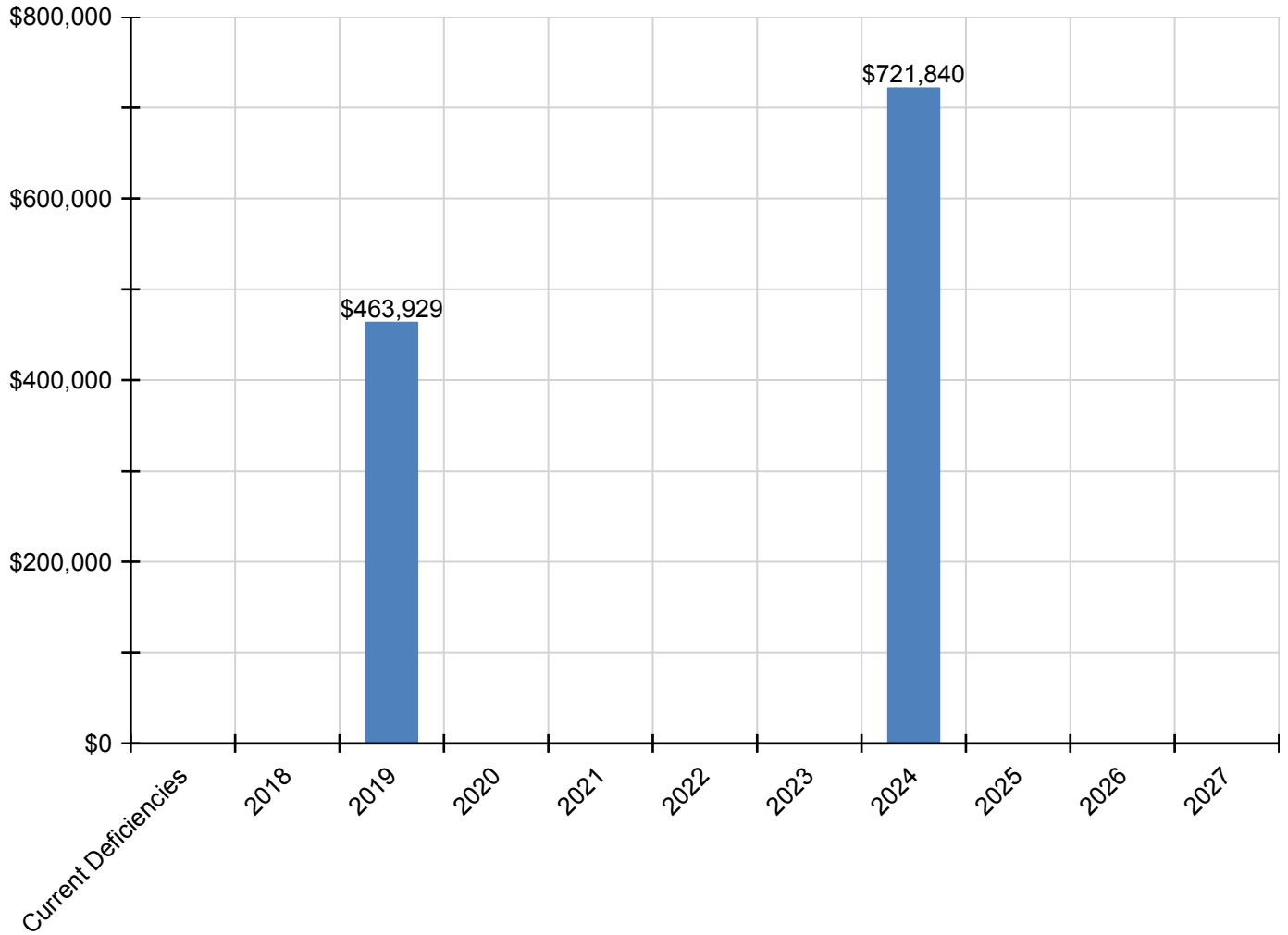
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$0	\$0	\$463,929	\$0	\$0	\$0	\$0	\$721,840	\$0	\$0	\$0	\$1,185,769
G - Building Sitework	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G20 - Site Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2010 - Roadways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$387,354	\$0	\$0	\$0	\$387,354
G2020 - Parking Lots	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$135,217	\$0	\$0	\$0	\$135,217
G2030 - Pedestrian Paving	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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 - Canopies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,734	\$0	\$0	\$0	\$44,734
G2040950 - Covered Walkways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$154,535	\$0	\$0	\$0	\$154,535
G2040950 - Hard Surface Play Area	\$0	\$0	\$65,775	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$65,775
G2040950 - Playing Field	\$0	\$0	\$398,155	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$398,155
* G2050 - Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G30 - Site Mechanical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3010 - Water Supply	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3020 - Sanitary Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3030 - Storm Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3060 - Fuel Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4020 - Site Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4030 - Site Communications & Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset