

NC School District/830 Scotland County/Elementary School

South Scotland 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):	42,369
Year Built:	1960
Last Renovation:	
Replacement Value:	\$9,581,674
Repair Cost:	\$3,612,368.32
Total FCI:	37.70 %
Total RSLI:	24.74 %
FCA Score:	62.30



Description:

GENERAL:

South Scotland Elementary School is located at 17200 Barnes Bridge Road, in Laurinburg, North Carolina. The 1 story, 29,609 square foot building was originally constructed in 1960. There have been 1 addition but no renovations. In 1983 12,760 square feet were added which is currently the media center and classrooms. In addition to the main building, the campus does not contain ancillary buildings.

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

A. SUBSTRUCTURE

The building rests on footings and foundation walls and is assumed to have standard cast-in-place concrete foundations. The building

Campus Assessment Report - South Scotland Elementary

does not have a basement.

B. SUPERSTRUCTURE

Floor construction is concrete. Roof construction is wood. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope single ply membrane, the 1983 addition has pitched roof with asphalt shingle roofing. Roof opening include roof hatch with fixed ladder access. Most building entrances appear to comply with ADA requirements.

C. INTERIORS

Interior partitions are typically CMU. Interior doors are generally hollow core wood with hollow steel frames and mostly without glazing. Interior fittings include the following items: white boards, graphics and identifying devices, toilet accessories, storage shelving, and fabricated toilet partitions. The interior wall finishes are typically painted CMU and ceramic tiles. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in assignable spaces is typically ceramic tile, quarry tiles and carpet. 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 electric hot water heating. Sanitary waste system is cast iron. Rain water drainage system is external with gutters and downspouts.

HVAC:

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

FIRE PROTECTION:

The building does not have a fire sprinkler system. The building does not have additional fire suppression systems. 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 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 includes an internal security system that is actuated by the following items: optical devices. The building has controlled entry doors access provided by camera access at the main door; entry doors are secured with magnetic door locks. The security system has only the burglar alarm system which 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. There are no natural gas emergency generator.

E. EQUIPMENT & FURNISHINGS:

This building includes the following items and equipment: fixed food service, theater and stage, 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, and site lighting.

Campus Assessment Report - South Scotland Elementary

Attributes:

General Attributes:

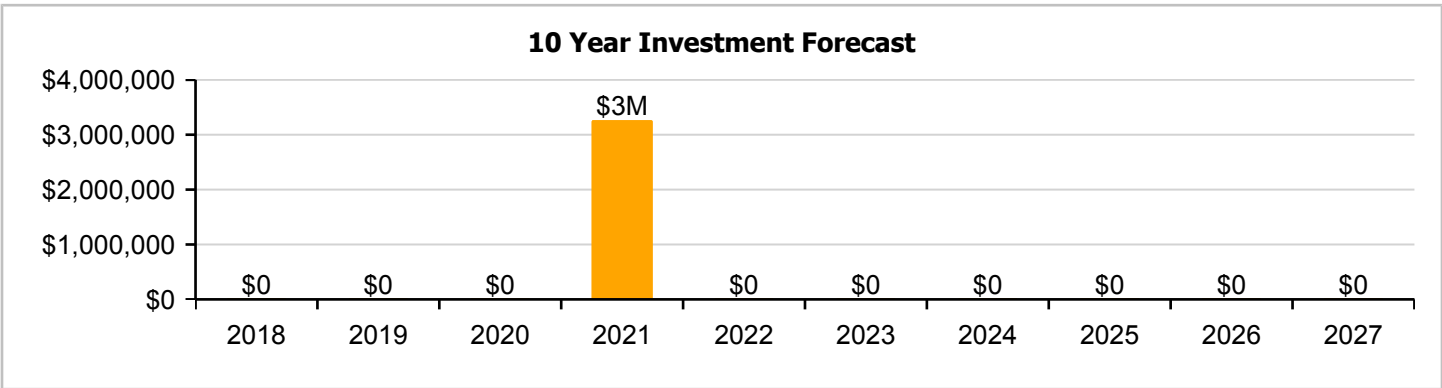
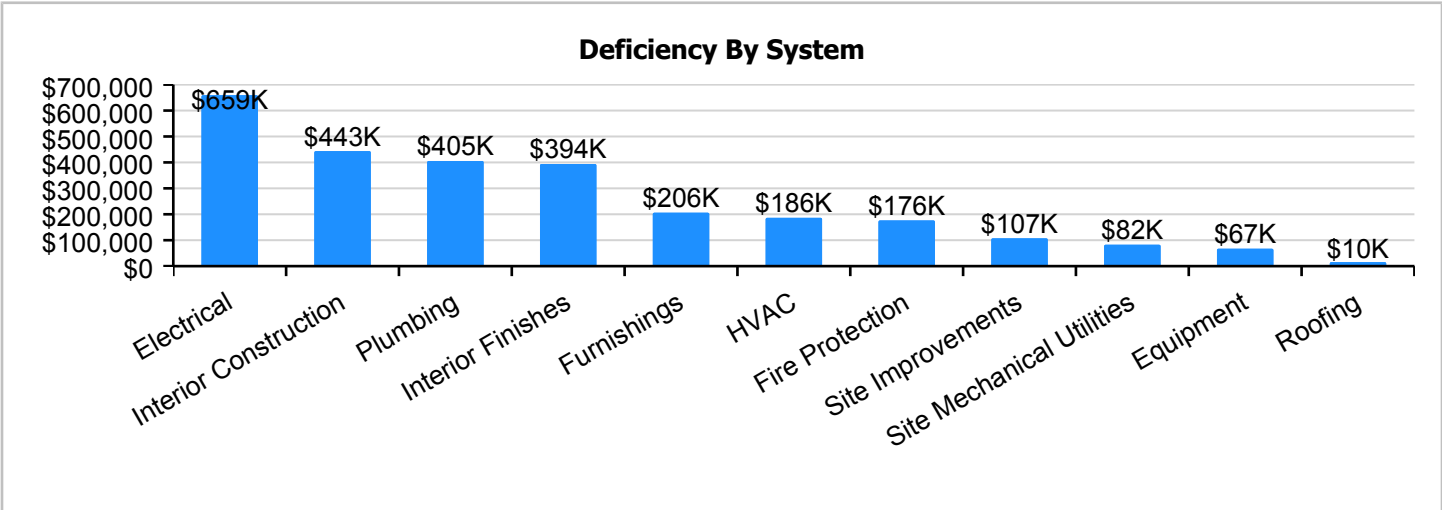
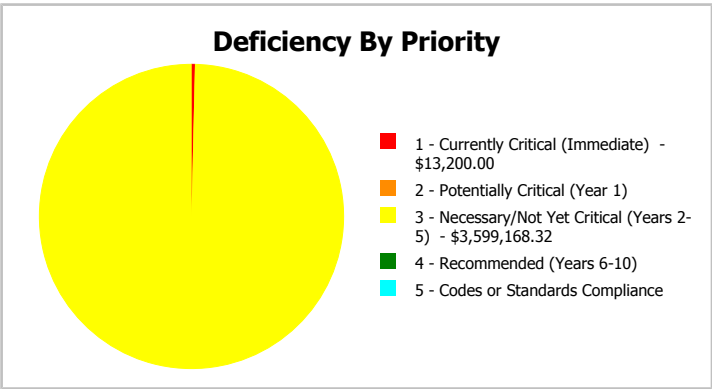
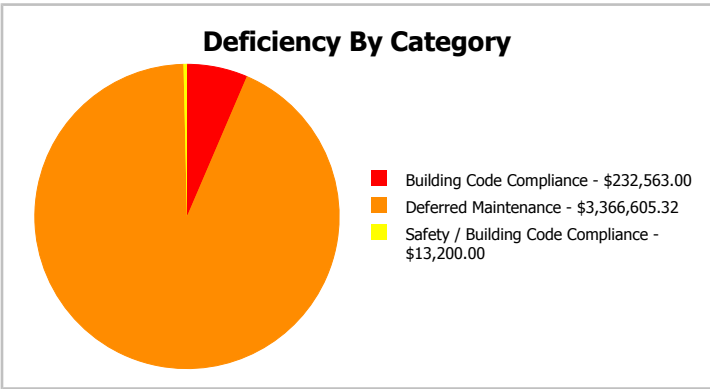
Condition Assessor: Somnath Das Assessment Date:
Suitability Assessor:

School Information:

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

Campus Dashboard Summary

Gross Area:	42,369	Last Renovation:	
Year Built:	1960	Replacement Value:	\$9,581,674
Repair Cost:	\$3,612,368	RSLI%:	24.74 %
FCI:	37.70 %		



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.

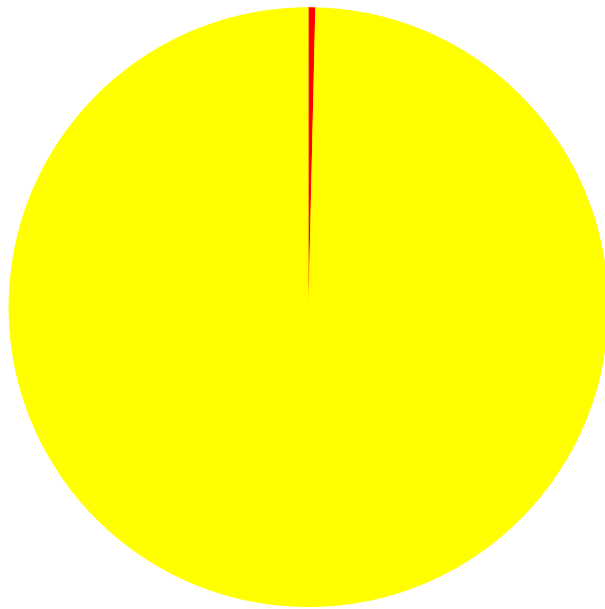
Current Investment Requirement and Condition by Unifomat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	43.00 %	0.00 %	\$0.00
A20 - Basement Construction	43.00 %	0.00 %	\$0.00
B10 - Superstructure	43.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	27.41 %	0.00 %	\$0.00
B30 - Roofing	19.10 %	4.95 %	\$13,516.00
C10 - Interior Construction	11.24 %	59.85 %	\$585,054.00
C30 - Interior Finishes	13.49 %	48.80 %	\$519,815.32
D20 - Plumbing	2.40 %	90.20 %	\$535,036.00
D30 - HVAC	67.43 %	21.64 %	\$245,800.00
D40 - Fire Protection	0.00 %	110.00 %	\$232,563.00
D50 - Electrical	12.64 %	72.19 %	\$870,132.00
E10 - Equipment	2.73 %	95.00 %	\$88,551.00
E20 - Furnishings	0.00 %	110.00 %	\$271,712.00
G20 - Site Improvements	9.90 %	26.82 %	\$141,131.00
G30 - Site Mechanical Utilities	5.75 %	30.90 %	\$109,058.00
G40 - Site Electrical Utilities	13.05 %	0.00 %	\$0.00
Totals:	24.74 %	37.70 %	\$3,612,368.32

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
1960, 1983 Main Building	42,369	39.53	\$13,200.00	\$0.00	\$3,348,979.32	\$0.00	\$0.00
Site	42,369	23.24	\$0.00	\$0.00	\$250,189.00	\$0.00	\$0.00
Total:		37.70	\$13,200.00	\$0.00	\$3,599,168.32	\$0.00	\$0.00

Deficiencies By Priority



- 1 - Currently Critical (Immediate) - \$13,200.00
- 2 - Potentially Critical (Year 1)
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$3,599,168.32
- 4 - Recommended (Years 6-10)
- 5 - Codes or Standards Compliance

Budget Estimate Total: \$3,612,368.32

Executive Summary

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

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Function:	ES -Elementary School
Gross Area (SF):	42,369
Year Built:	1960
Last Renovation:	
Replacement Value:	\$8,505,078
Repair Cost:	\$3,362,179.32
Total FCI:	39.53 %
Total RSLI:	26.72 %
FCA Score:	60.47



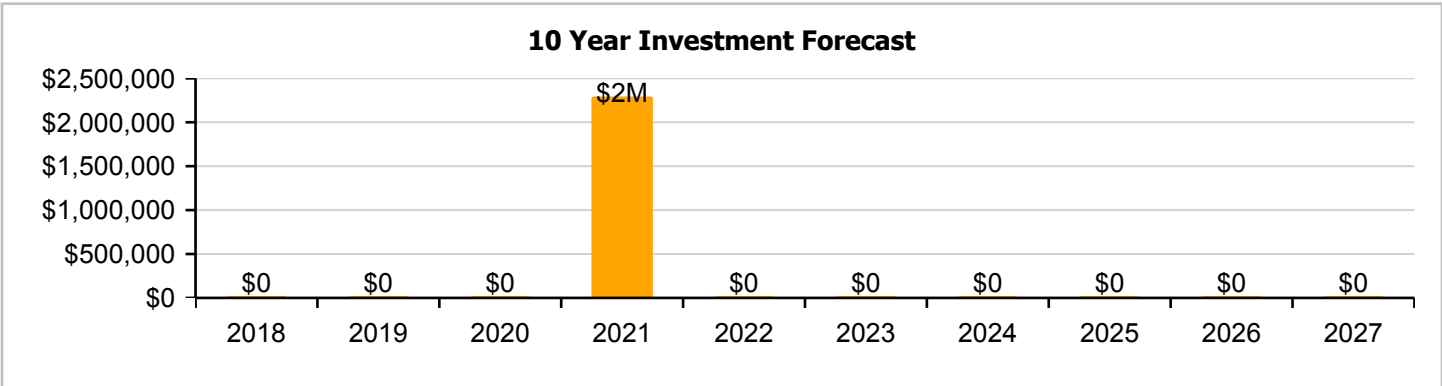
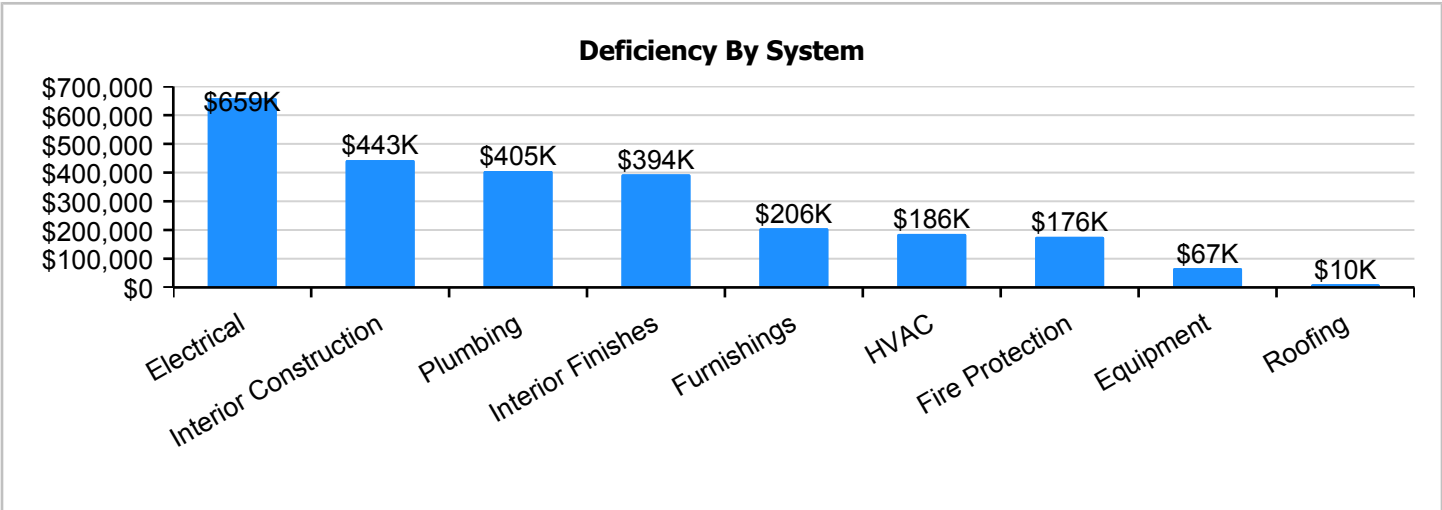
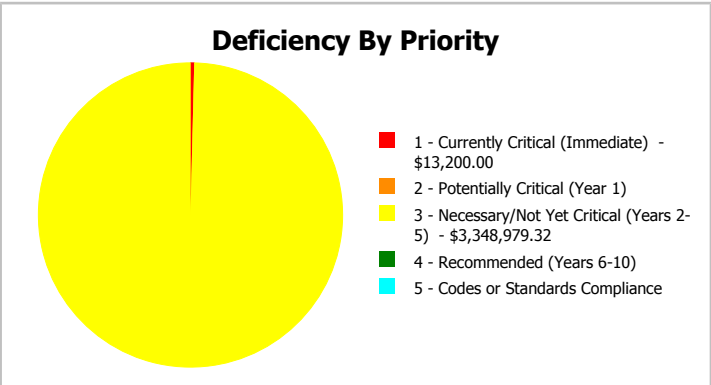
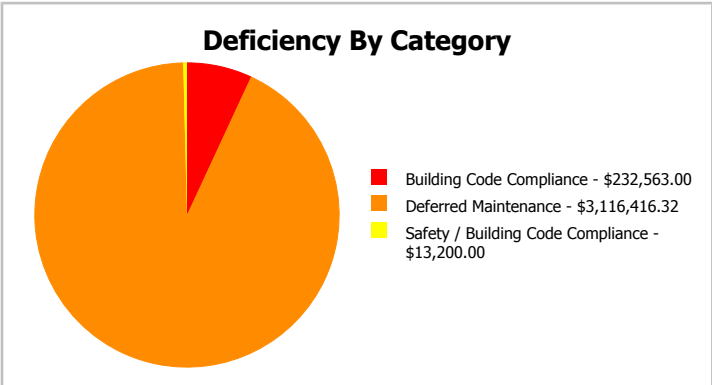
Description:

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:	42,369
Year Built:	1960	Last Renovation:	
Repair Cost:	\$3,362,179	Replacement Value:	\$8,505,078
FCI:	39.53 %	RSLI%:	26.72 %



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	43.00 %	0.00 %	\$0.00
A20 - Basement Construction	43.00 %	0.00 %	\$0.00
B10 - Superstructure	43.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	27.41 %	0.00 %	\$0.00
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D50 - Electrical	12.64 %	72.19 %	\$870,132.00
E10 - Equipment	2.73 %	95.00 %	\$88,551.00
E20 - Furnishings	0.00 %	110.00 %	\$271,712.00
Totals:	26.72 %	39.53 %	\$3,362,179.32

Photo Album

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

1). North Elevation - Feb 10, 2017



2). South Elevation - Feb 10, 2017



3). West Elevation - Feb 10, 2017



4). South Elevation - Feb 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 - 1960, 1983 Main Building

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.79	S.F.	42,369	100	1960	2060		43.00 %	0.00 %	43			\$202,948
A1030	Slab on Grade	\$8.43	S.F.	42,369	100	1960	2060		43.00 %	0.00 %	43			\$357,171
A2010	Basement Excavation	\$1.90	S.F.	42,369	100	1960	2060		43.00 %	0.00 %	43			\$80,501
A2020	Basement Walls	\$13.07	S.F.	42,369	100	1960	2060		43.00 %	0.00 %	43			\$553,763
B1020	Roof Construction	\$15.76	S.F.	42,369	100	1960	2060		43.00 %	0.00 %	43			\$667,735
B2010	Exterior Walls	\$9.42	S.F.	42,369	100	1960	2060		43.00 %	0.00 %	43			\$399,116
B2020	Exterior Windows	\$9.39	S.F.	42,369	30	1960	1990	2021	13.33 %	0.00 %	4			\$397,845
B2030	Exterior Doors	\$1.04	S.F.	42,369	30	1960	1990	2021	13.33 %	0.00 %	4			\$44,064
B3010120	Single Ply Membrane	\$6.98	S.F.	29,279	20	1960	1980	2021	20.00 %	0.00 %	4			\$204,367
B3010140	Asphalt Shingles	\$4.32	S.F.	13,090	20	1983	2003	2021	20.00 %	0.00 %	4			\$56,549
B3020	Roof Openings	\$0.29	S.F.	42,369	25	1960	1985		0.00 %	110.00 %	-32		\$13,516.00	\$12,287
C1010	Partitions	\$10.80	S.F.	42,369	75	1960	2035		24.00 %	2.88 %	18		\$13,200.00	\$457,585
C1020	Interior Doors	\$2.53	S.F.	42,369	30	1960	1990		0.00 %	110.00 %	-27		\$117,913.00	\$107,194
C1030	Fittings	\$9.74	S.F.	42,369	20	1960	1980		0.00 %	110.00 %	-37		\$453,941.00	\$412,674
C3010	Wall Finishes	\$2.79	S.F.	42,369	10	1960	1970	2021	40.00 %	0.00 %	4			\$118,210
C3020	Floor Finishes	\$11.38	S.F.	42,369	20	1960	1980	2021	20.00 %	1.77 %	4		\$8,548.32	\$482,159
C3030	Ceiling Finishes	\$10.97	S.F.	42,369	25	1960	1985		0.00 %	110.00 %	-32		\$511,267.00	\$464,788
D2010	Plumbing Fixtures	\$11.48	S.F.	42,369	30	1960	1990		0.00 %	110.00 %	-27		\$535,036.00	\$486,396
D2020	Domestic Water Distribution	\$0.98	S.F.	42,369	30	1960	1990	2021	13.33 %	0.00 %	4			\$41,522
D2030	Sanitary Waste	\$1.54	S.F.	42,369	30	1960	1990	2021	13.33 %	0.00 %	4			\$65,248
D3020	Heat Generating Systems	\$5.08	S.F.	42,369	30	1960	1990		0.00 %	110.00 %	-27		\$236,758.00	\$215,235
D3040	Distribution Systems	\$6.14	S.F.	42,369	30	2009	2039		73.33 %	0.00 %	22			\$260,146
D3050	Terminal & Package Units	\$13.65	S.F.	42,369	15	2015	2030		86.67 %	1.56 %	13		\$9,042.00	\$578,337
D3060	Controls & Instrumentation	\$1.94	S.F.	42,369	20	2015	2035		90.00 %	0.00 %	18			\$82,196
D4010	Sprinklers	\$4.32	S.F.	42,369	30			2016	0.00 %	110.00 %	-1		\$201,337.00	\$183,034
D4020	Standpipes	\$0.67	S.F.	42,369	30			2016	0.00 %	110.00 %	-1		\$31,226.00	\$28,387
D5010	Electrical Service/Distribution	\$1.69	S.F.	42,369	40	1960	2000		0.00 %	110.00 %	-17		\$78,764.00	\$71,604
D5020	Branch Wiring	\$5.06	S.F.	42,369	30	1960	1990		0.00 %	110.00 %	-27		\$235,826.00	\$214,387
D5020	Lighting	\$11.92	S.F.	42,369	30	1960	1990		0.00 %	110.00 %	-27		\$555,542.00	\$505,038
D5030810	Security & Detection Systems	\$1.87	S.F.	42,369	15	2014	2029		80.00 %	0.00 %	12			\$79,230
D5030910	Fire Alarm Systems	\$3.39	S.F.	42,369	15	1960	1975	2021	26.67 %	0.00 %	4			\$143,631
D5030920	Data Communication	\$4.40	S.F.	42,369	15	1960	1975	2021	26.67 %	0.00 %	4			\$186,424
D5090	Other Electrical Systems	\$0.12	S.F.	42,369	20	1960	1980	2021	20.00 %	0.00 %	4			\$5,084
E1020	Institutional Equipment	\$0.30	S.F.	42,369	20	1960	1980	2021	20.00 %	0.00 %	4			\$12,711
E1090	Other Equipment	\$1.90	S.F.	42,369	20	1960	1980		0.00 %	110.00 %	-37		\$88,551.00	\$80,501
E2010	Fixed Furnishings	\$5.83	S.F.	42,369	20	1960	1980		0.00 %	110.00 %	-37		\$271,712.00	\$247,011
Total									26.72 %	39.53 %			\$3,362,179.32	\$8,505,078

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 - 1960, 1983 Main Building

System: B3010120 - Single Ply Membrane



Note: The TPO was installed in 2015

System: B3010140 - Asphalt Shingles



Note:

System: B3020 - Roof Openings



Note: The roof opening is beyond its service life and should be replaced with an OSHA compliant access hatch.

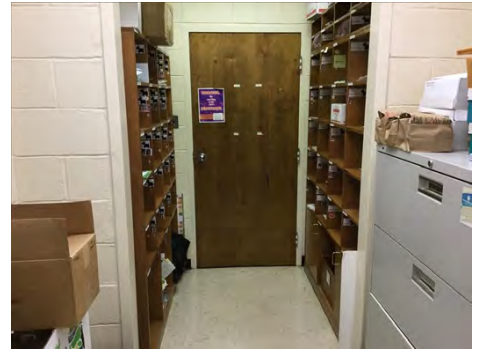
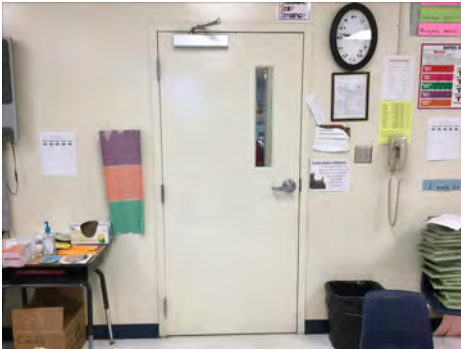
Campus Assessment Report - 1960, 1983 Main Building

System: C1010 - Partitions



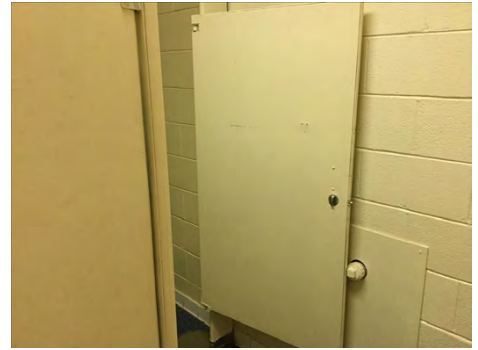
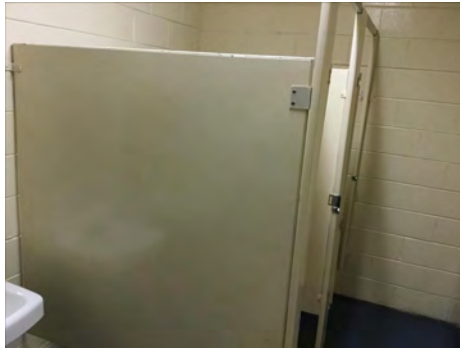
Note:

System: C1020 - Interior Doors



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

System: C1030 - Fittings



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

Campus Assessment Report - 1960, 1983 Main Building

System: C3010 - Wall Finishes



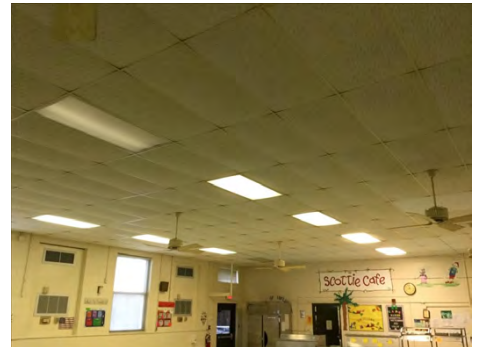
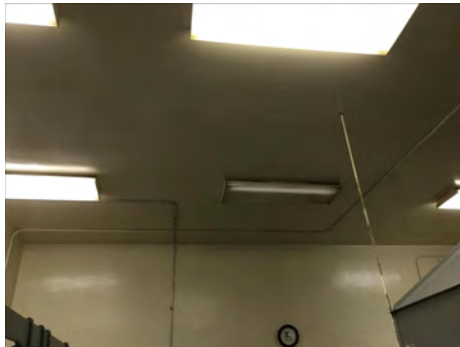
Note:

System: C3020 - Floor Finishes



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

System: C3030 - Ceiling Finishes



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

Campus Assessment Report - 1960, 1983 Main Building

System: D2010 - Plumbing Fixtures



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

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

Campus Assessment Report - 1960, 1983 Main Building

System: D3020 - Heat Generating Systems



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

Campus Assessment Report - 1960, 1983 Main Building

System: D3060 - Controls & Instrumentation



Note:

System: D4010 - Sprinklers

This system contains no images

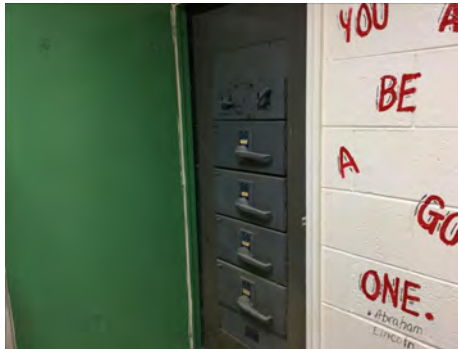
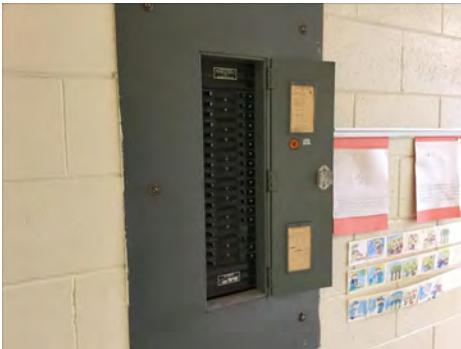
Note: The building does not have a fire protection system and it should be installed.

System: D4020 - Standpipes

This system contains no images

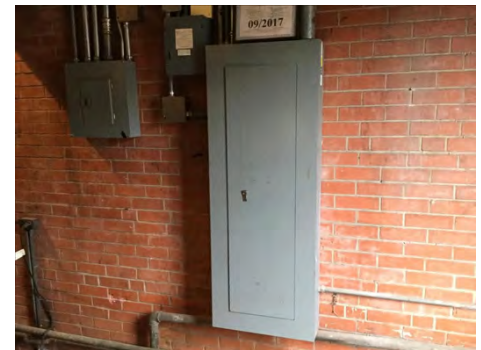
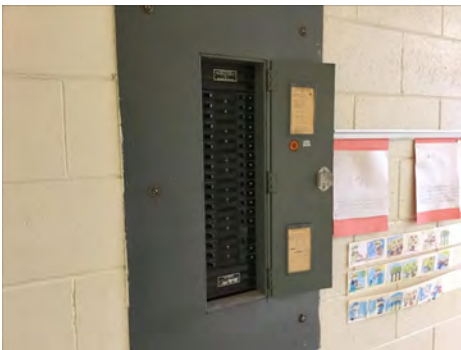
Note: The building does not have a fire protection system and it should be installed.

System: D5010 - Electrical Service/Distribution



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

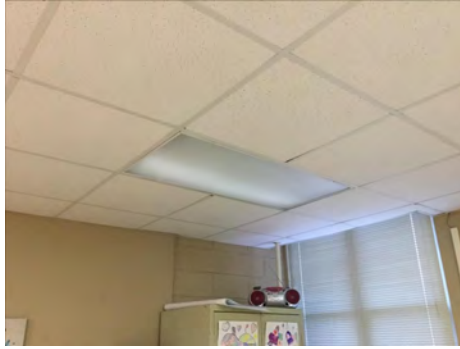
System: D5020 - Branch Wiring



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

Campus Assessment Report - 1960, 1983 Main Building

System: D5020 - Lighting



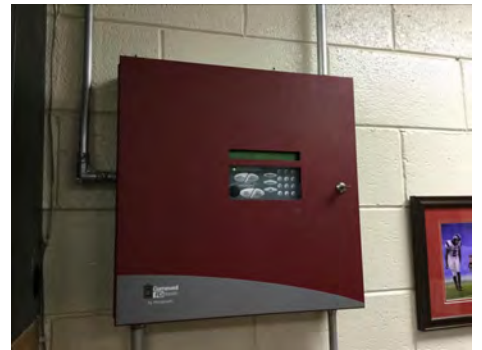
Note: The lights are primarily T-12's and are beyond their service life and they get replaced by T-8's as per needs basis.

System: D5030810 - Security & Detection Systems



Note:

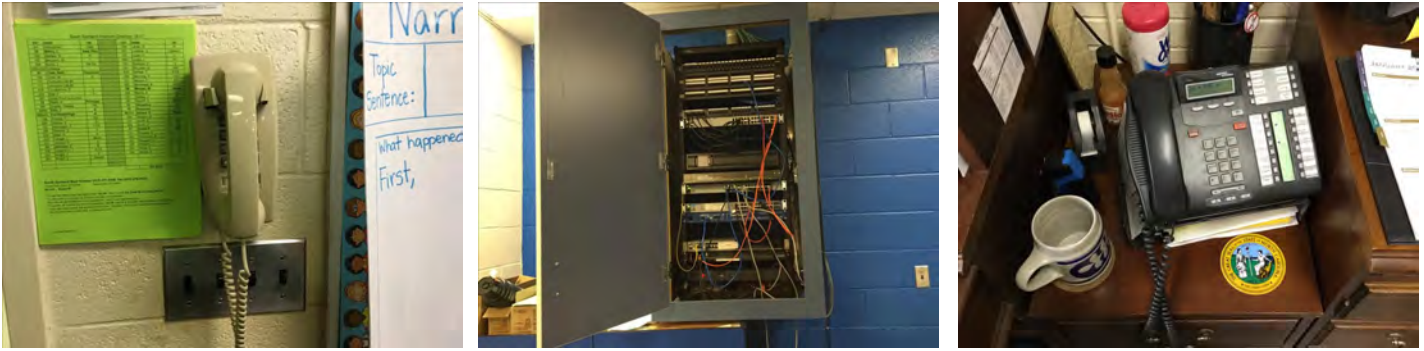
System: D5030910 - Fire Alarm Systems



Note:

Campus Assessment Report - 1960, 1983 Main Building

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems



Note:

System: E1020 - Institutional Equipment



Note:

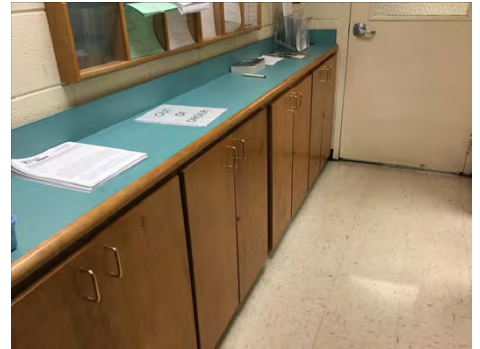
Campus Assessment Report - 1960, 1983 Main Building

System: E1090 - Other Equipment



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

System: E2010 - Fixed Furnishings



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

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:	\$3,362,179	\$0	\$0	\$0	\$2,291,196	\$0	\$0	\$0	\$0	\$0	\$0	\$5,653,375
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$492,555	\$0	\$0	\$0	\$0	\$0	\$0	\$492,555
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$54,553	\$0	\$0	\$0	\$0	\$0	\$0	\$54,553
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010120 - Single Ply Membrane	\$0	\$0	\$0	\$0	\$345,026	\$0	\$0	\$0	\$0	\$0	\$0	\$345,026
B3010140 - Asphalt Shingles	\$0	\$0	\$0	\$0	\$92,923	\$0	\$0	\$0	\$0	\$0	\$0	\$92,923
B3020 - Roof Openings	\$13,516	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,516
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$13,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,200
C1020 - Interior Doors	\$117,913	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$117,913
C1030 - Fittings	\$453,941	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$453,941
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

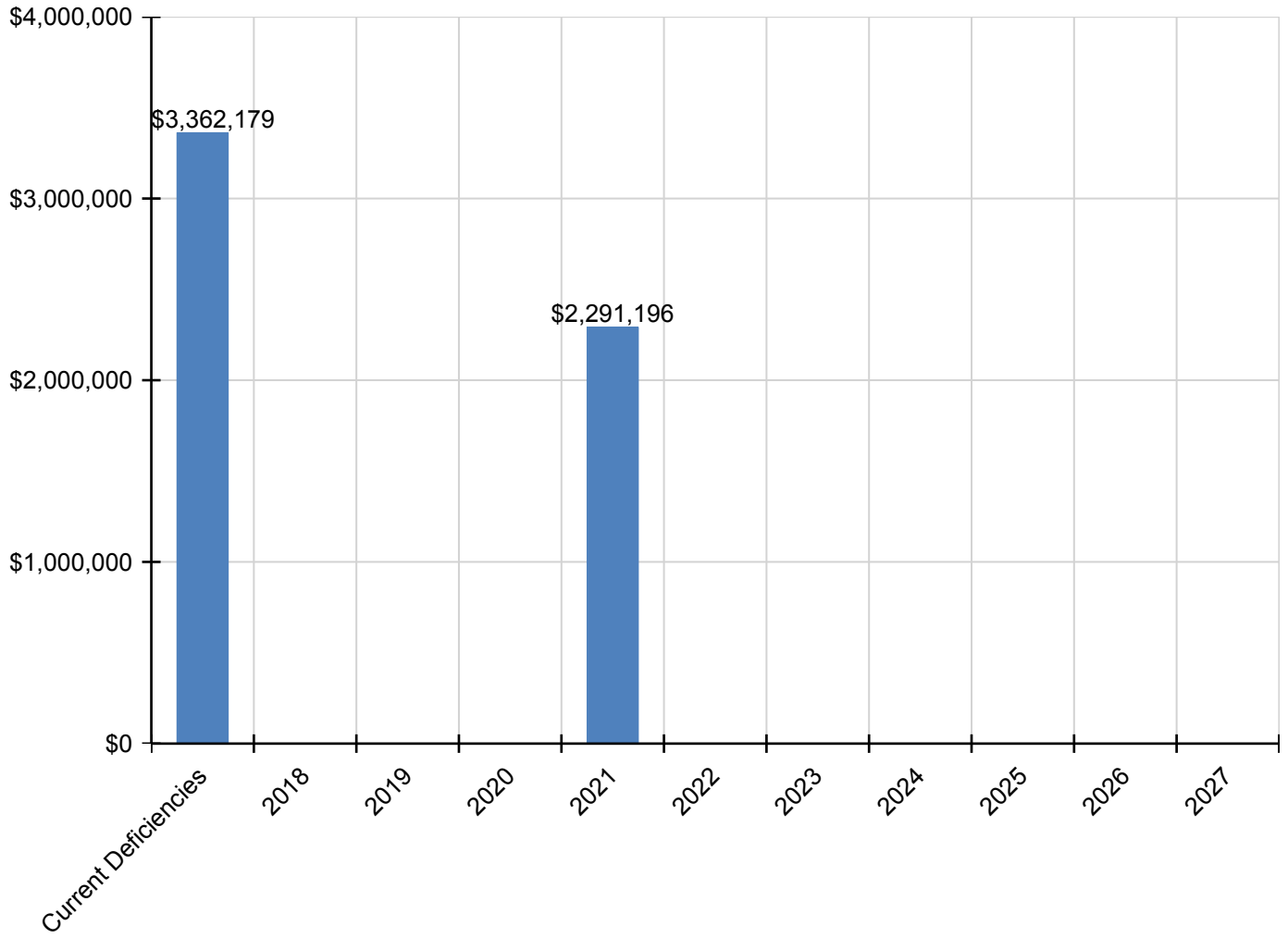
Campus Assessment Report - 1960, 1983 Main Building

C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$146,350	\$0	\$0	\$0	\$0	\$0	\$0	\$146,350
C3020 - Floor Finishes	\$8,548	\$0	\$0	\$0	\$596,942	\$0	\$0	\$0	\$0	\$0	\$0	\$605,490
C3030 - Ceiling Finishes	\$511,267	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$511,267
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	\$535,036	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$535,036
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$51,406	\$0	\$0	\$0	\$0	\$0	\$0	\$51,406
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$80,781	\$0	\$0	\$0	\$0	\$0	\$0	\$80,781
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$236,758	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$236,758
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$9,042	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,042
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$201,337	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$201,337
D4020 - Standpipes	\$31,226	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,226
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$78,764	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$78,764
D5020 - Branch Wiring	\$235,826	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$235,826
D5020 - Lighting	\$555,542	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$555,542
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$177,824	\$0	\$0	\$0	\$0	\$0	\$0	\$177,824
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$230,804	\$0	\$0	\$0	\$0	\$0	\$0	\$230,804
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$6,295	\$0	\$0	\$0	\$0	\$0	\$0	\$6,295
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$15,737	\$0	\$0	\$0	\$0	\$0	\$0	\$15,737
E1090 - Other Equipment	\$88,551	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$88,551
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$271,712	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$271,712

* Indicates non-renewable system

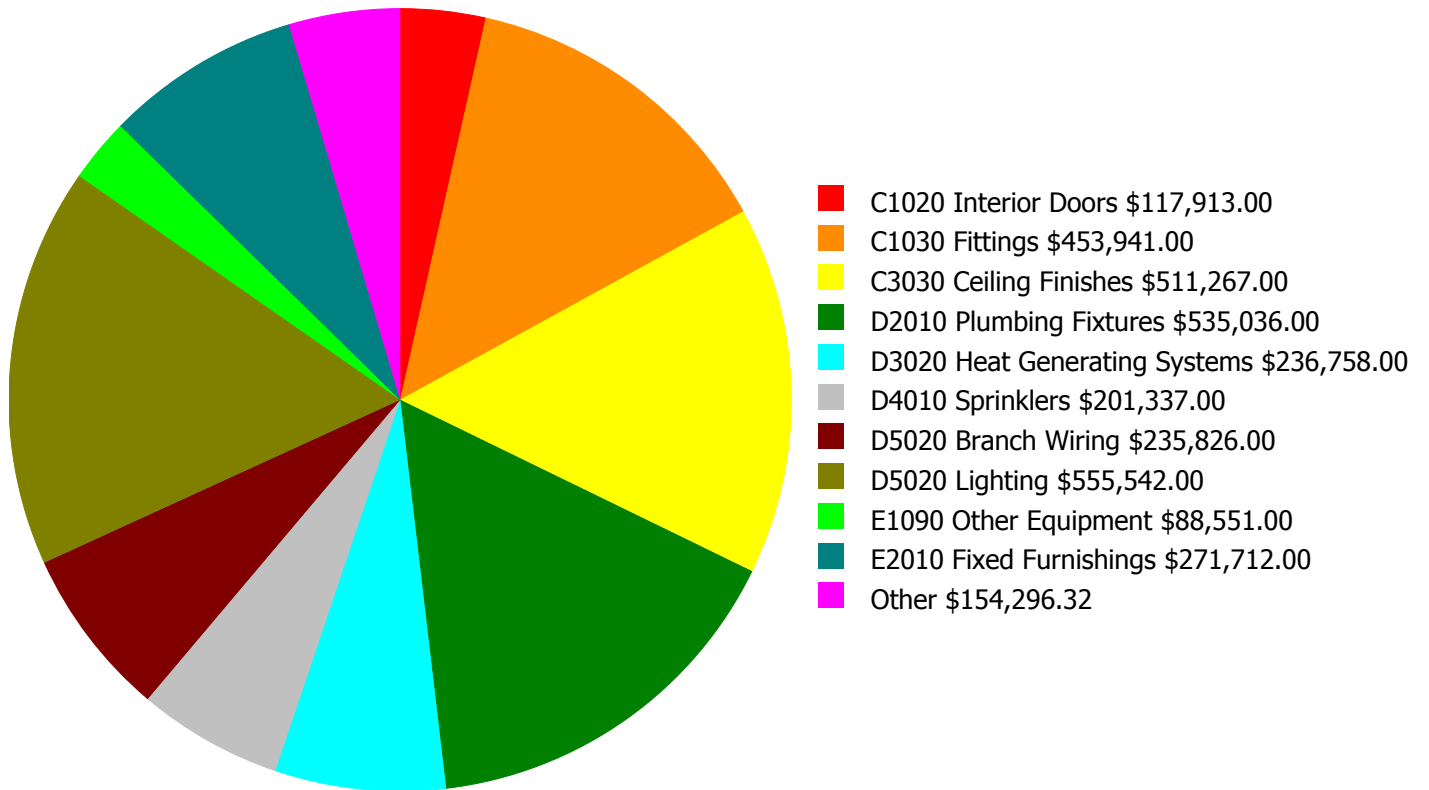
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

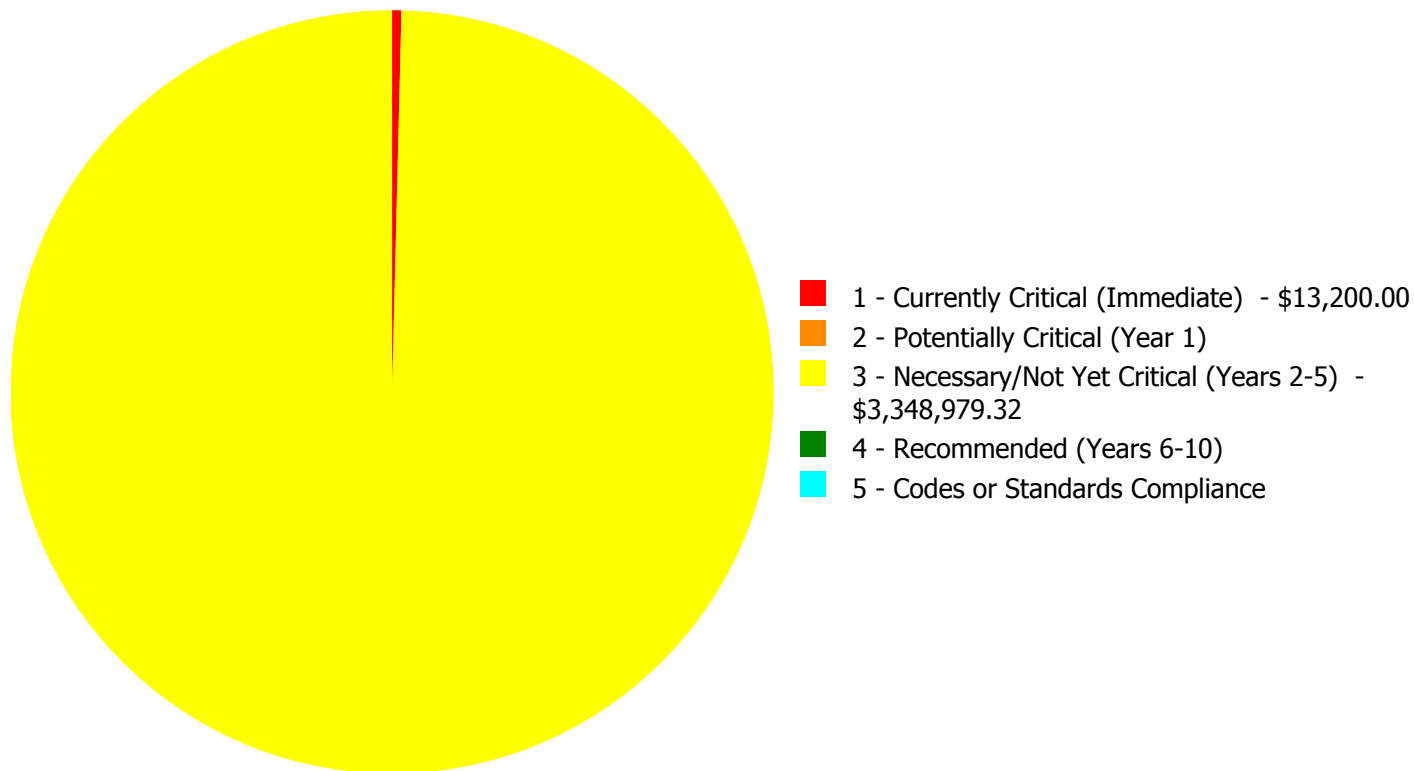
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$3,362,179.32

Deficiency Summary by Priority

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



Budget Estimate Total: \$3,362,179.32

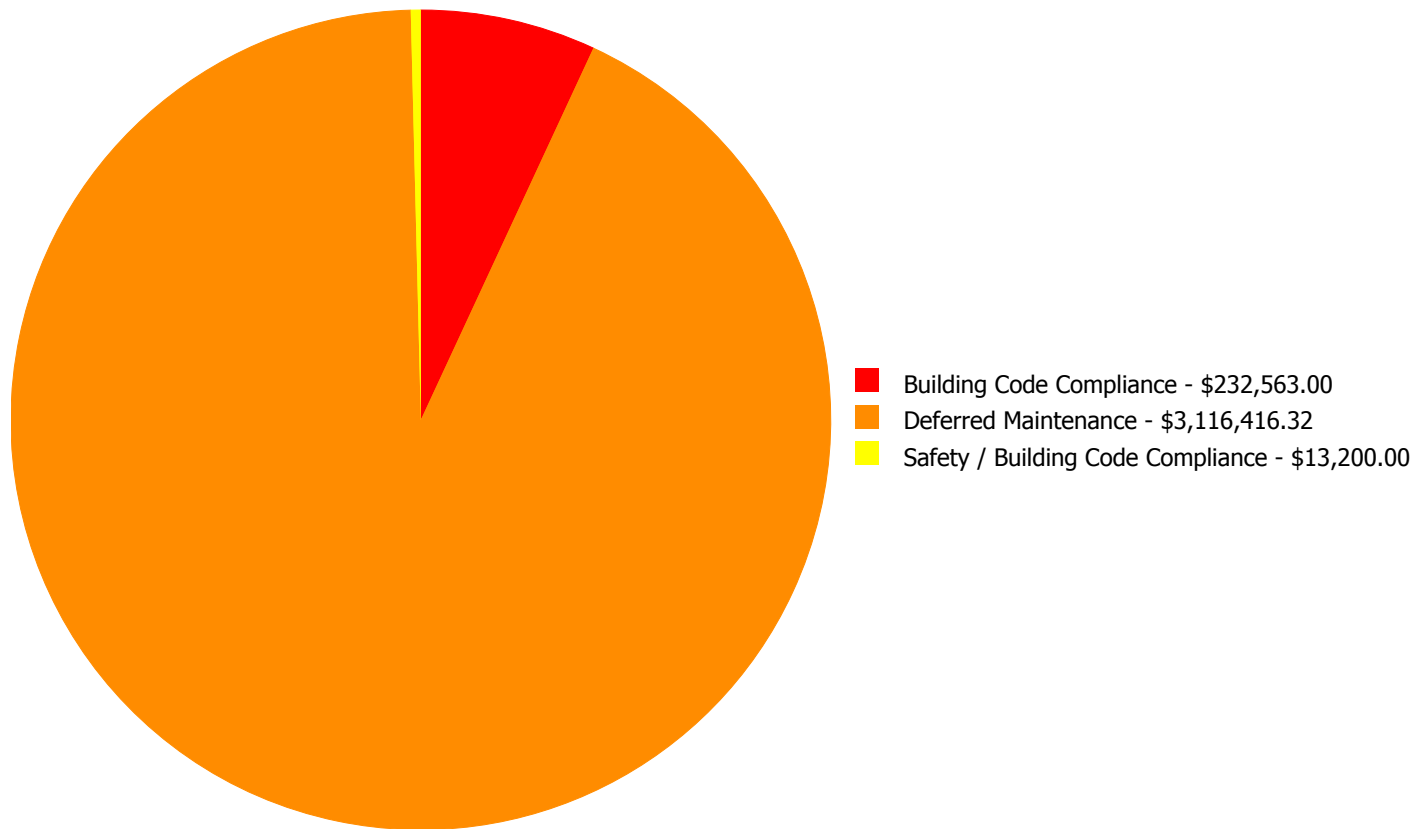
Deficiency By Priority Investment Table

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
B3020	Roof Openings	\$0.00	\$0.00	\$13,516.00	\$0.00	\$0.00	\$13,516.00
C1010	Partitions	\$13,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,200.00
C1020	Interior Doors	\$0.00	\$0.00	\$117,913.00	\$0.00	\$0.00	\$117,913.00
C1030	Fittings	\$0.00	\$0.00	\$453,941.00	\$0.00	\$0.00	\$453,941.00
C3020	Floor Finishes	\$0.00	\$0.00	\$8,548.32	\$0.00	\$0.00	\$8,548.32
C3030	Ceiling Finishes	\$0.00	\$0.00	\$511,267.00	\$0.00	\$0.00	\$511,267.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$535,036.00	\$0.00	\$0.00	\$535,036.00
D3020	Heat Generating Systems	\$0.00	\$0.00	\$236,758.00	\$0.00	\$0.00	\$236,758.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$9,042.00	\$0.00	\$0.00	\$9,042.00
D4010	Sprinklers	\$0.00	\$0.00	\$201,337.00	\$0.00	\$0.00	\$201,337.00
D4020	Standpipes	\$0.00	\$0.00	\$31,226.00	\$0.00	\$0.00	\$31,226.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$78,764.00	\$0.00	\$0.00	\$78,764.00
D5020	Branch Wiring	\$0.00	\$0.00	\$235,826.00	\$0.00	\$0.00	\$235,826.00
D5020	Lighting	\$0.00	\$0.00	\$555,542.00	\$0.00	\$0.00	\$555,542.00
E1090	Other Equipment	\$0.00	\$0.00	\$88,551.00	\$0.00	\$0.00	\$88,551.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$271,712.00	\$0.00	\$0.00	\$271,712.00
	Total:	\$13,200.00	\$0.00	\$3,348,979.32	\$0.00	\$0.00	\$3,362,179.32

Deficiency Summary by Category

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



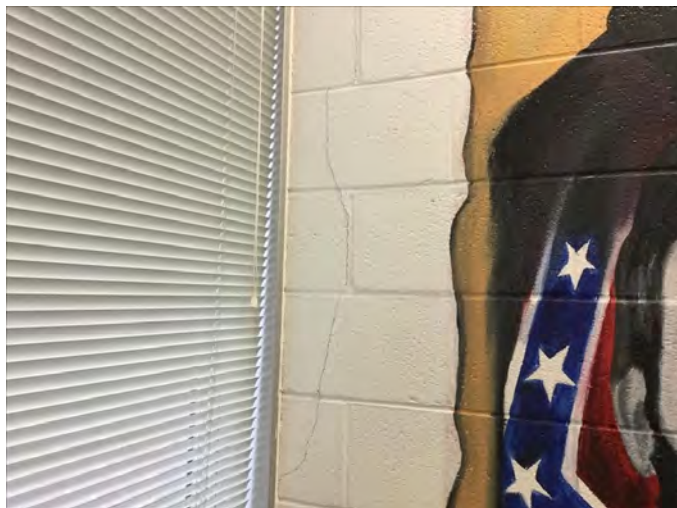
Budget Estimate Total: \$3,362,179.32

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: C1010 - Partitions



Location: Media Center
Distress: Failing
Category: Safety / Building Code Compliance
Priority: 1 - Currently Critical (Immediate)
Correction: Engineering Study
Qty: 1.00
Unit of Measure: Ea.
Estimate: \$13,200.00
Assessor Name: Terence Davis
Date Created: 01/04/2017

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

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

System: B3020 - Roof Openings



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,369.00
Unit of Measure: S.F.
Estimate: \$13,516.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

Notes: The roof opening is beyond its service life and should be replaced with an OSHA compliant access hatch.

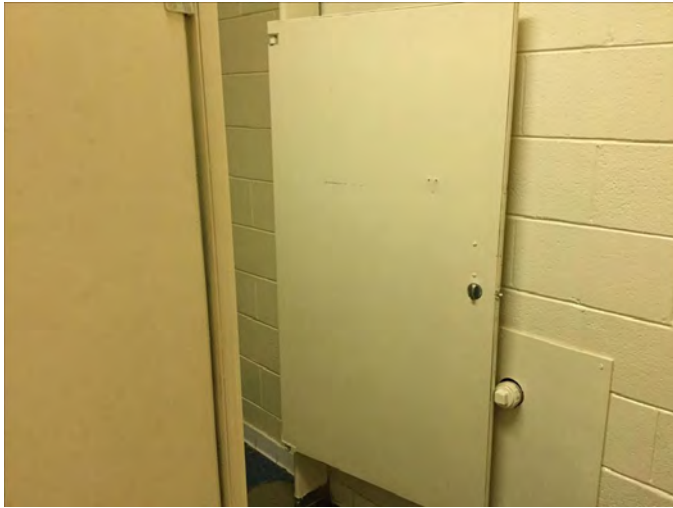
System: C1020 - Interior Doors



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,369.00
Unit of Measure: S.F.
Estimate: \$117,913.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

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

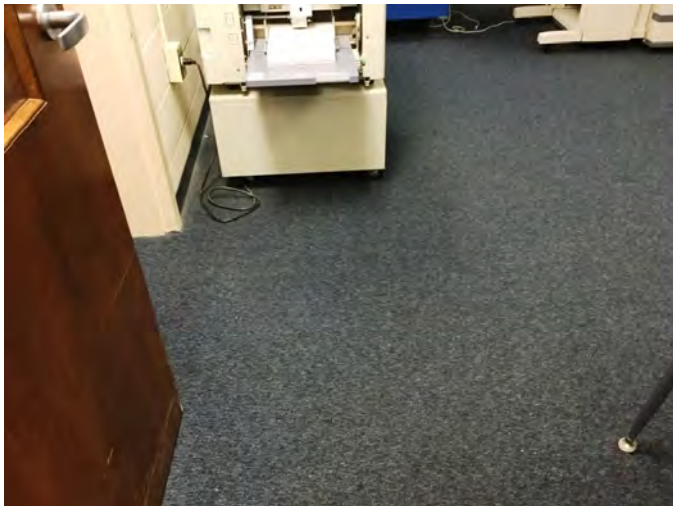
System: C1030 - Fittings



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,369.00
Unit of Measure: S.F.
Estimate: \$453,941.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

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

System: C3020 - Floor Finishes



Location: Media Center
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace carpet
Qty: 100.00
Unit of Measure: S.Y.
Estimate: \$8,548.32
Assessor Name: Terence Davis
Date Created: 02/10/2017

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

System: C3030 - Ceiling Finishes



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,369.00
Unit of Measure: S.F.
Estimate: \$511,267.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

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

System: D2010 - Plumbing Fixtures



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,369.00
Unit of Measure: S.F.
Estimate: \$535,036.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

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

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: 42,369.00
Unit of Measure: S.F.
Estimate: \$236,758.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

Notes: The heat generating systems is beyond their service life and should be replaced.

System: D3050 - Terminal & Package Units



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace baseboard heater units
Qty: 25.00
Unit of Measure: Ea.
Estimate: \$9,042.00
Assessor Name: Terence Davis
Date Created: 01/04/2017

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

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Building Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,369.00
Unit of Measure: S.F.
Estimate: \$201,337.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Building Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,369.00
Unit of Measure: S.F.
Estimate: \$31,226.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

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

System: D5010 - Electrical Service/Distribution



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,369.00
Unit of Measure: S.F.
Estimate: \$78,764.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

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

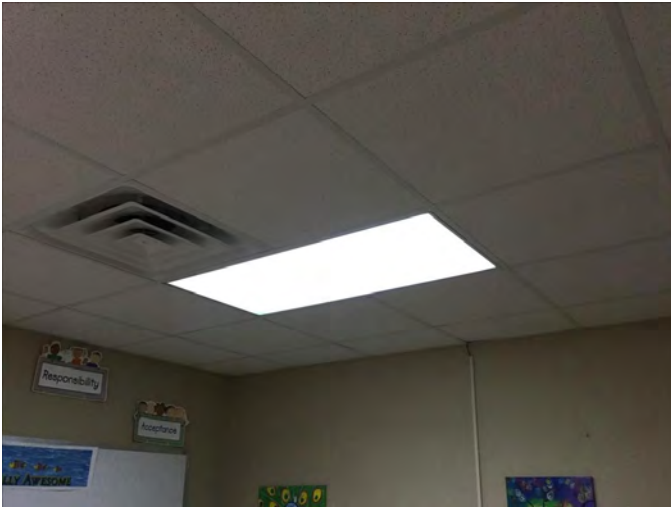
System: D5020 - Branch Wiring



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,369.00
Unit of Measure: S.F.
Estimate: \$235,826.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

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

System: D5020 - Lighting



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,369.00
Unit of Measure: S.F.
Estimate: \$555,542.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

Notes: The lights are primarily T-12's and are beyond their service life and they get replaced by T-8's as per needs basis.

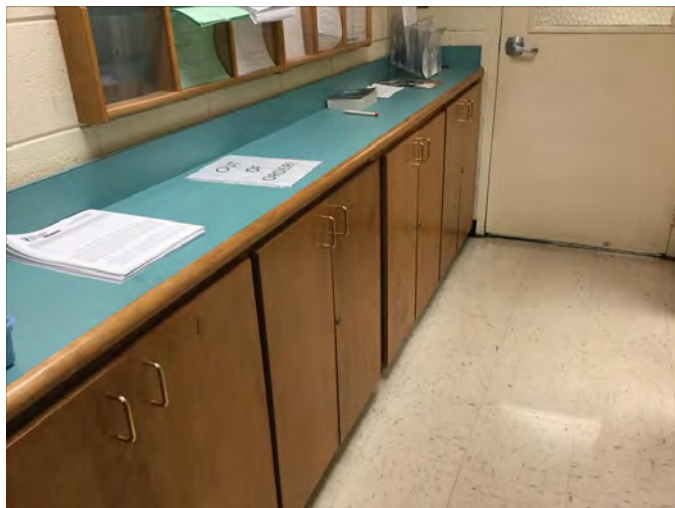
System: E1090 - Other Equipment



Location: Kitchen
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,369.00
Unit of Measure: S.F.
Estimate: \$88,551.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

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

System: E2010 - Fixed Furnishings



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,369.00
Unit of Measure: S.F.
Estimate: \$271,712.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	42,369
Year Built:	1960
Last Renovation:	
Replacement Value:	\$1,076,596
Repair Cost:	\$250,189.00
Total FCI:	23.24 %
Total RSLI:	9.12 %
FCA Score:	76.76



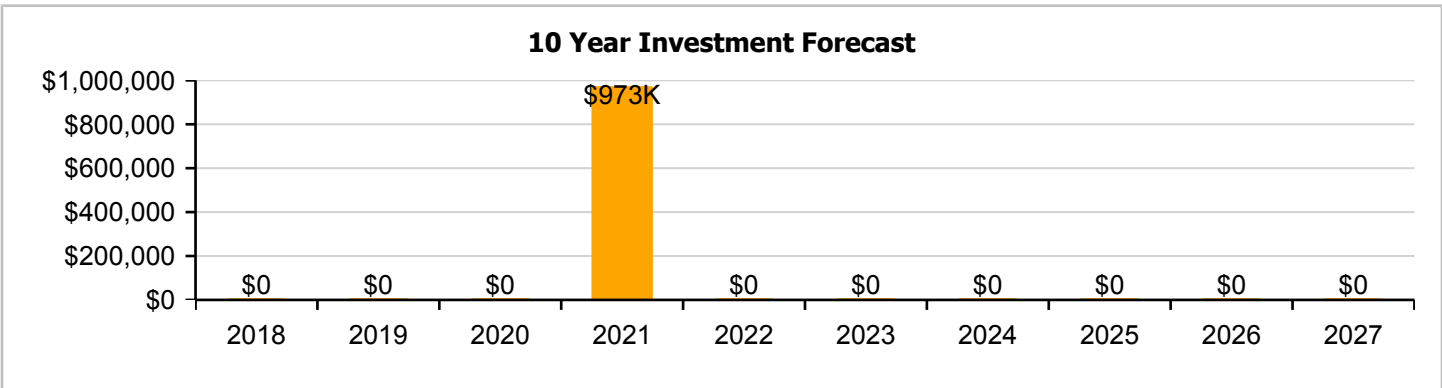
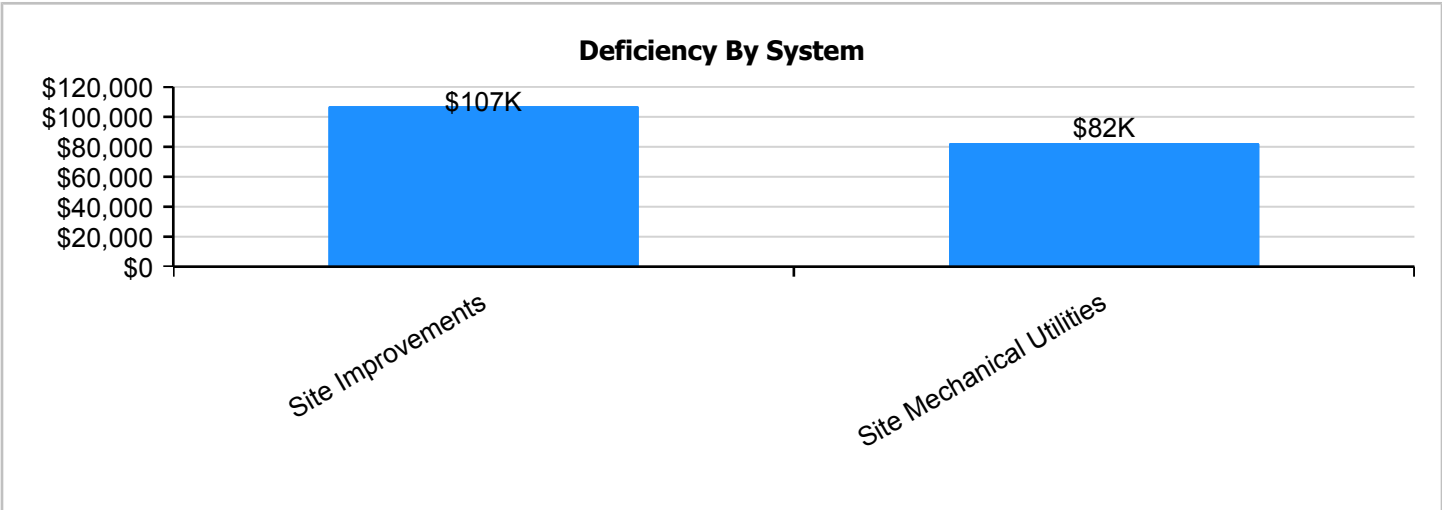
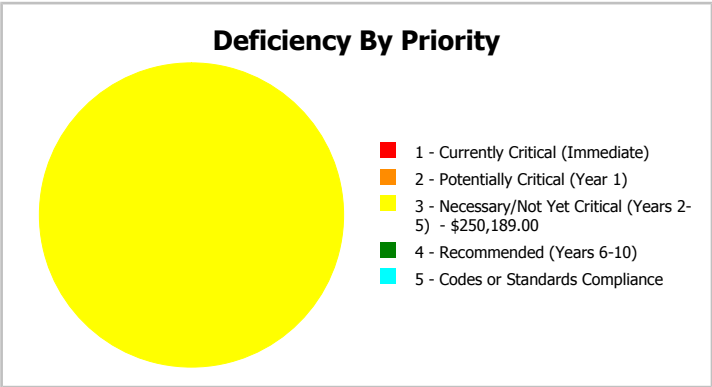
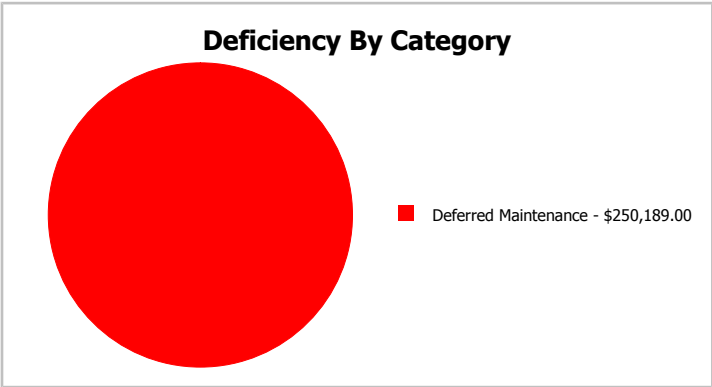
Description:

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:	42,369
Year Built:	1960	Last Renovation:	
Repair Cost:	\$250,189	Replacement Value:	\$1,076,596
FCI:	23.24 %	RSLI%:	9.12 %



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	9.90 %	26.82 %	\$141,131.00
G30 - Site Mechanical Utilities	5.75 %	30.90 %	\$109,058.00
G40 - Site Electrical Utilities	13.05 %	0.00 %	\$0.00
Totals:	9.12 %	23.24 %	\$250,189.00

Photo Album

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

- 1). Aerial Image of South Scotland Elementary School - Dec 30, 2016



Condition Detail

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

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

System Listing

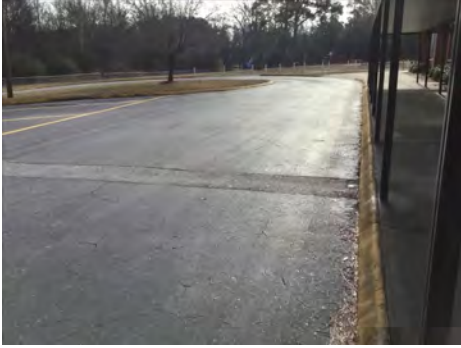
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$3.81	S.F.	42,369	25	1960	1985	2021	16.00 %	10.63 %	4		\$17,160.00	\$161,426
G2020	Parking Lots	\$1.33	S.F.	42,369	25	1960	1985	2021	16.00 %	0.00 %	4			\$56,351
G2030	Pedestrian Paving	\$1.91	S.F.	42,369	30	1960	1990		0.00 %	110.00 %	-27		\$89,017.00	\$80,925
G2040105	Fence & Guardrails	\$1.23	S.F.	42,369	30	1960	1990	2021	13.33 %	0.00 %	4			\$52,114
G2040950	Covered Walkways	\$1.52	S.F.	42,369	25	1960	1985	2021	16.00 %	0.00 %	4			\$64,401
G2040950	Hard Surface Play Area	\$0.75	S.F.	42,369	20	1960	1980		0.00 %	110.00 %	-37		\$34,954.00	\$31,777
G2050	Landscaping	\$1.87	S.F.	42,369	15	1960	1975		0.00 %	0.00 %	-42			\$79,230
G3010	Water Supply	\$2.34	S.F.	42,369	50	1960	2010		0.00 %	110.00 %	-7		\$109,058.00	\$99,143
G3020	Sanitary Sewer	\$1.45	S.F.	42,369	50	1960	2010	2021	8.00 %	0.00 %	4			\$61,435
G3030	Storm Sewer	\$4.54	S.F.	42,369	50	1960	2010	2021	8.00 %	0.00 %	4			\$192,355
G4010	Electrical Distribution	\$2.35	S.F.	42,369	50	1960	2010	2021	8.00 %	0.00 %	4			\$99,567
G4020	Site Lighting	\$1.47	S.F.	42,369	30	1960	1990	2021	13.33 %	0.00 %	4			\$62,282
G4030	Site Communications & Security	\$0.84	S.F.	42,369	15	1960	1975	2021	26.67 %	0.00 %	4			\$35,590
Total									9.12 %	23.24 %			\$250,189.00	\$1,076,596

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: The roads need to be resealed.

System: G2020 - Parking Lots



Note: The parking striping was done in 2014.

System: G2030 - Pedestrian Paving



Note: The pedestrian paving is cracked and beyond its service life and should be replaced.

Campus Assessment Report - Site

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Covered Walkways



Note:

System: G2040950 - Hard Surface Play Area



Note: The hard surface is beyond its service life and should be replaced.

Campus Assessment Report - Site

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer



Note:

Campus Assessment Report - Site

System: G3030 - Storm Sewer



Note:

System: 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.

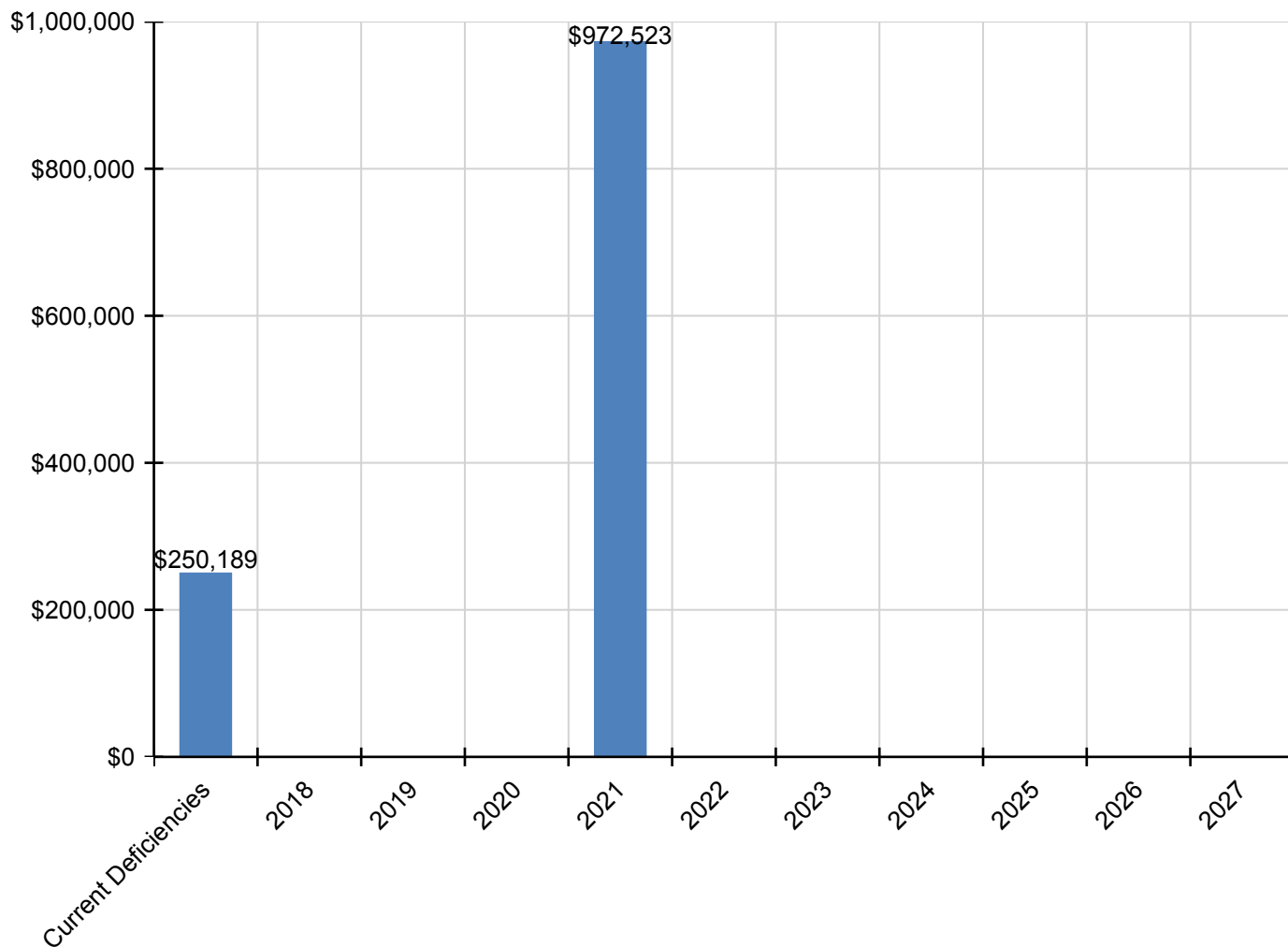
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$250,189	\$0	\$0	\$0	\$972,523	\$0	\$0	\$0	\$0	\$0	\$0	\$1,222,712
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	\$17,160	\$0	\$0	\$0	\$199,854	\$0	\$0	\$0	\$0	\$0	\$0	\$217,014
G2020 - Parking Lots	\$0	\$0	\$0	\$0	\$69,766	\$0	\$0	\$0	\$0	\$0	\$0	\$69,766
G2030 - Pedestrian Paving	\$89,017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$89,017
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040105 - Fence & Guardrails	\$0	\$0	\$0	\$0	\$64,520	\$0	\$0	\$0	\$0	\$0	\$0	\$64,520
G2040950 - Covered Walkways	\$0	\$0	\$0	\$0	\$79,732	\$0	\$0	\$0	\$0	\$0	\$0	\$79,732
G2040950 - Hard Surface Play Area	\$34,954	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,954
* 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	\$109,058	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$109,058
G3020 - Sanitary Sewer	\$0	\$0	\$0	\$0	\$76,061	\$0	\$0	\$0	\$0	\$0	\$0	\$76,061
G3030 - Storm Sewer	\$0	\$0	\$0	\$0	\$238,148	\$0	\$0	\$0	\$0	\$0	\$0	\$238,148
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$0	\$0	\$0	\$0	\$123,270	\$0	\$0	\$0	\$0	\$0	\$0	\$123,270
G4020 - Site Lighting	\$0	\$0	\$0	\$0	\$77,110	\$0	\$0	\$0	\$0	\$0	\$0	\$77,110
G4030 - Site Communications & Security	\$0	\$0	\$0	\$0	\$44,063	\$0	\$0	\$0	\$0	\$0	\$0	\$44,063

** Indicates non-renewable system*

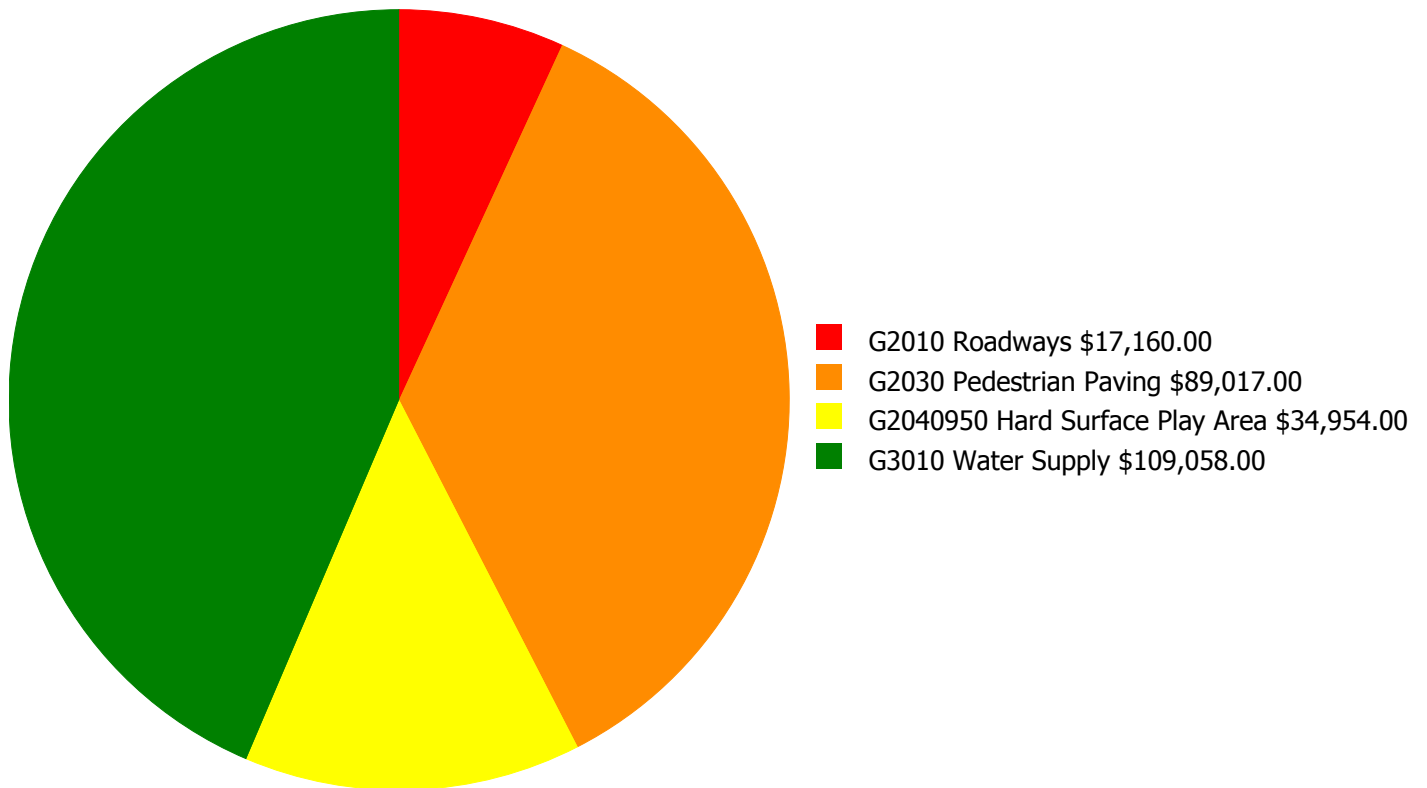
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

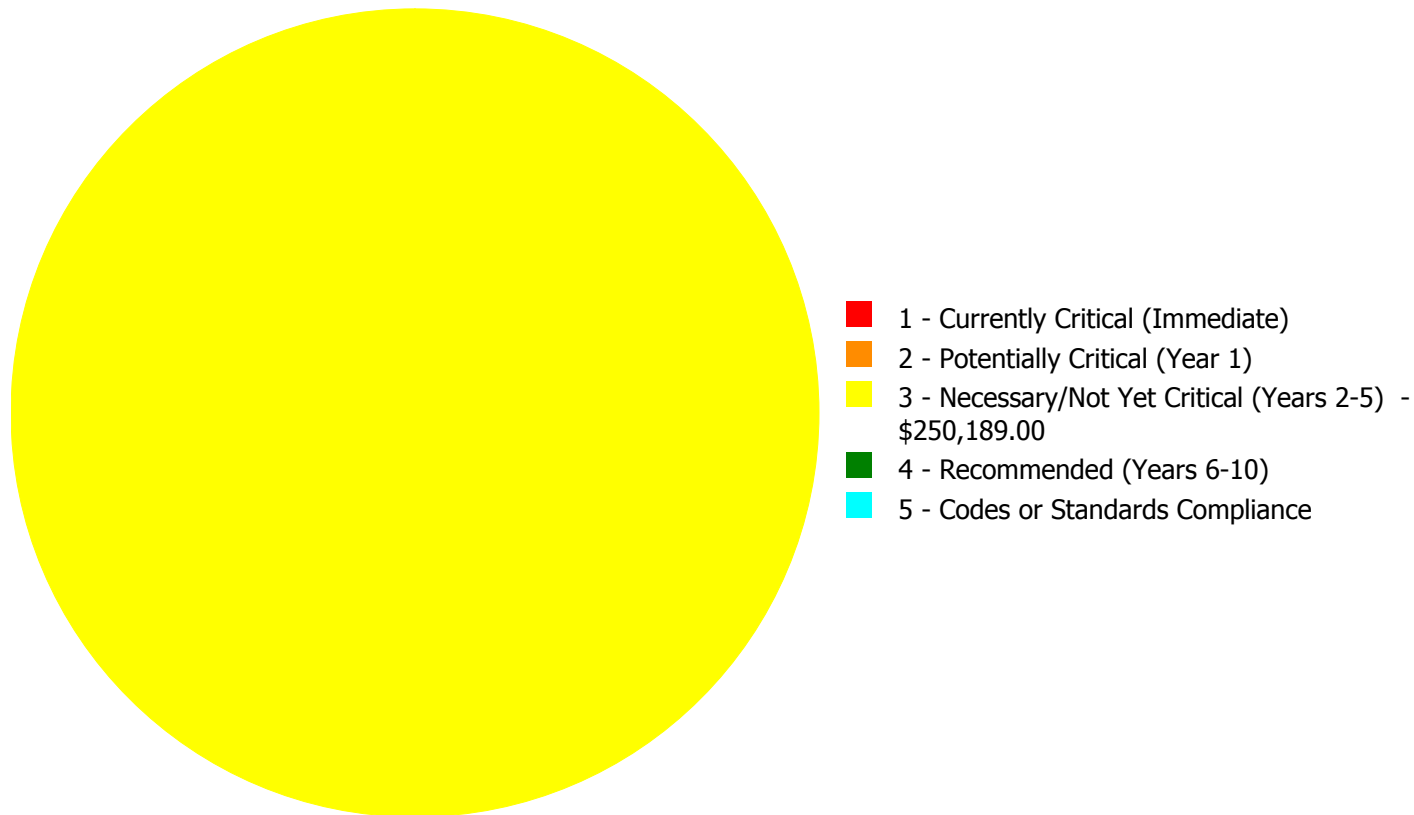
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$250,189.00

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: \$250,189.00

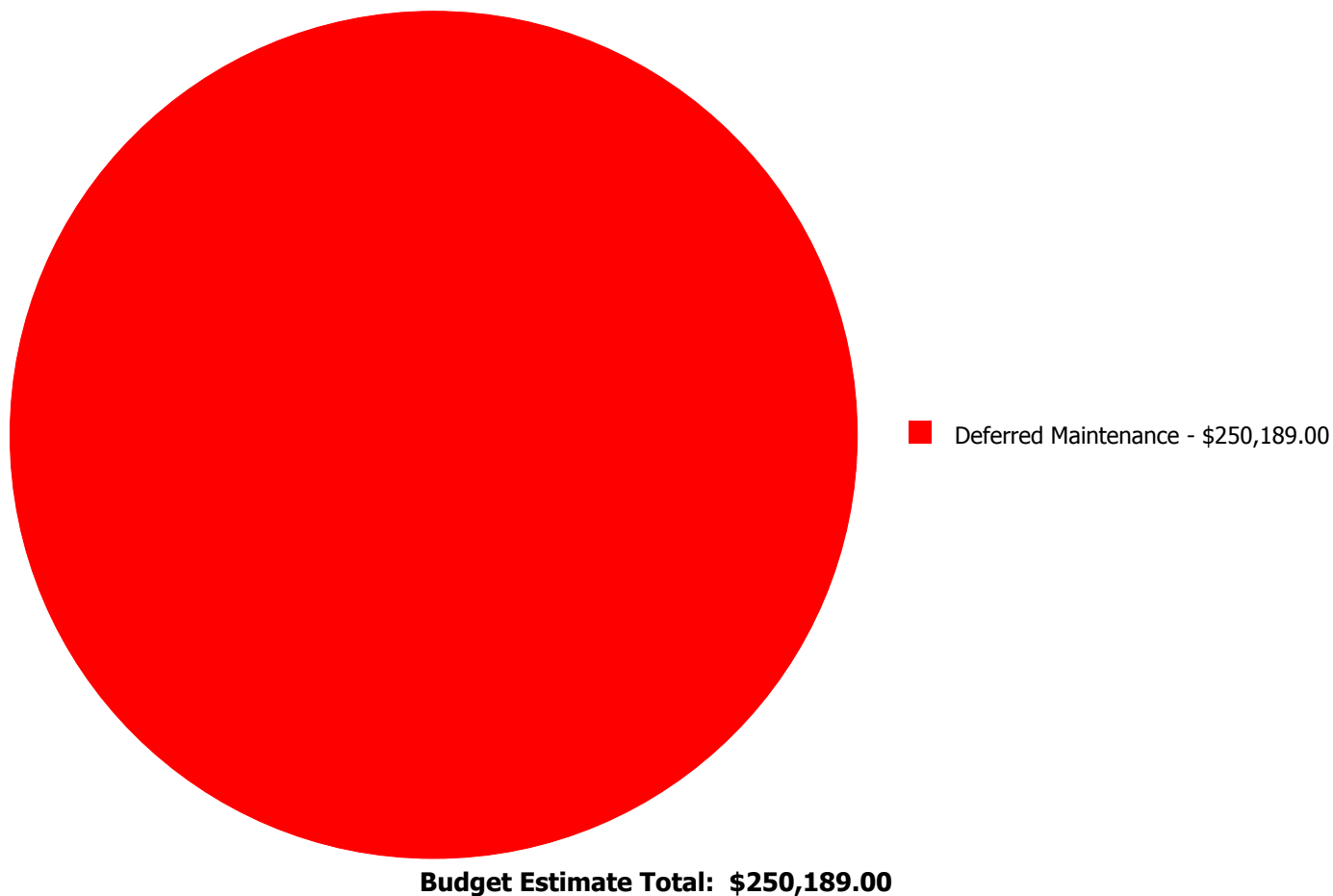
Deficiency By Priority Investment Table

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	\$17,160.00	\$0.00	\$0.00	\$17,160.00
G2030	Pedestrian Paving	\$0.00	\$0.00	\$89,017.00	\$0.00	\$0.00	\$89,017.00
G2040950	Hard Surface Play Area	\$0.00	\$0.00	\$34,954.00	\$0.00	\$0.00	\$34,954.00
G3010	Water Supply	\$0.00	\$0.00	\$109,058.00	\$0.00	\$0.00	\$109,058.00
	Total:	\$0.00	\$0.00	\$250,189.00	\$0.00	\$0.00	\$250,189.00

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: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Resurface the roadway
Qty: 100.00
Unit of Measure: L.F.
Estimate: \$17,160.00
Assessor Name: Eduardo Lopez
Date Created: 01/05/2017

Notes: The roadways are cracking and they need to be resurfaced and resealed.

System: G2030 - Pedestrian Paving



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,369.00
Unit of Measure: S.F.
Estimate: \$89,017.00
Assessor Name: Eduardo Lopez
Date Created: 02/10/2017

Notes: The pedestrian paving is cracked and beyond its service life and should be replaced.

Campus Assessment Report - Site

System: G2040950 - Hard Surface Play Area



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,369.00
Unit of Measure: S.F.
Estimate: \$34,954.00
Assessor Name: Eduardo Lopez
Date Created: 02/10/2017

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

System: G3010 - Water Supply



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,369.00
Unit of Measure: S.F.
Estimate: \$109,058.00
Assessor Name: Eduardo Lopez
Date Created: 02/10/2017

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