

NC School District/830 Scotland County/Elementary School

Sycamore Lane Elementary

Final

Campus Assessment Report

March 11, 2017



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Campus Assessment Report

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Campus Executive Summary

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

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

Gross Area (SF):	80,000
Year Built:	1983
Last Renovation:	
Replacement Value:	\$18,891,200
Repair Cost:	\$3,669,600.00
Total FCI:	19.42 %
Total RSLI:	30.57 %
FCA Score:	80.58



Description:

GENERAL:

Sycamore Lane Elementary is located at 2100 Sycamore Lane in Laurinburg, North Carolina. The 1 story, 80,000 square foot building was originally constructed in 1983 There have been no additions or no renovations.

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

A. SUBSTRUCTURE

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

Campus Assessment Report - Sycamore Lane Elementary

B. SUPERSTRUCTURE

Roof construction is steel and metal decking. 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 Preformed Metal roofing. Most building entrances appear to comply with minimum ADA requirements.

C. INTERIORS

Interior partitions are typically CMU. Interior doors are generally solid core wood with wood frames. Interior fittings include the following items: lockers, white boards, toilet accessories, storage shelving, and fabricated toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes throughout are typically vinyl composition tile, and ceramic tile in the restrooms. Ceiling finishes throughout are typically suspended acoustical tile.

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 copper with electric hot water heating. Sanitary waste system is galvanized piping. Rain water drainage system is internal with roof drains.

HVAC:

Heating is provided by an electric boiler connected to a large water storage tank. Cooling is supplied a forced draft, centrifugal fan cooling tower. The heating/cooling distribution system is a ductwork system utilizing air handling units. Fresh air is supplied by air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system.

FIRE PROTECTION:

The building does not have a fire sprinkler system. The building does have additional fire suppression systems, which include dry chemical for the kitchen hood protection. Fire extinguishers and cabinets are distributed near fire exits and corridors.

ELECTRICAL:

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

COMMUNICATIONS AND SECURITY:

The fire alarm system consists of audible/visual strobe annunciators in common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors 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 separate from the telephone system.

OTHER ELECTRICAL SYSTEMS:

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

E. EQUIPMENT & FURNISHINGS:

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

G. SITE:

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

Campus Assessment Report - Sycamore Lane Elementary

Attributes:

General Attributes:

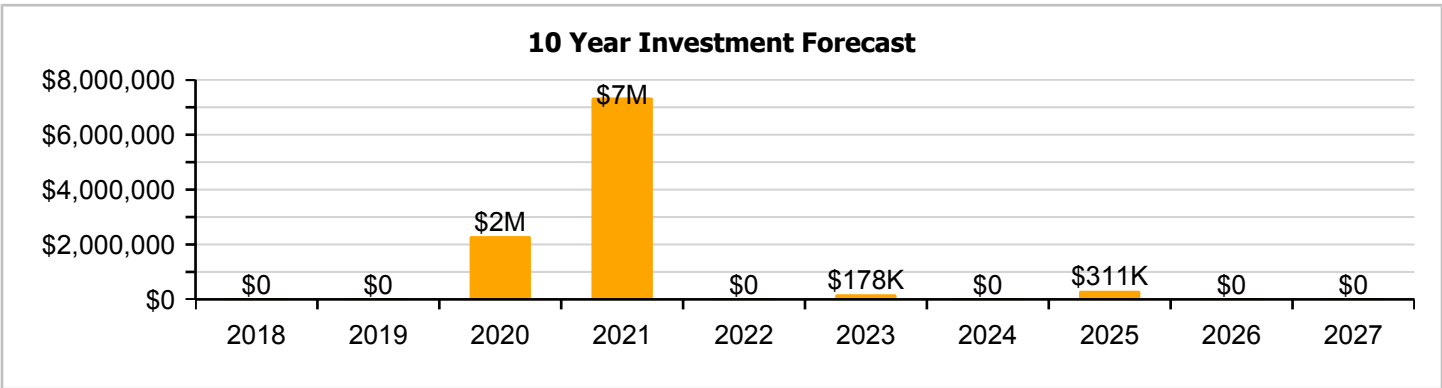
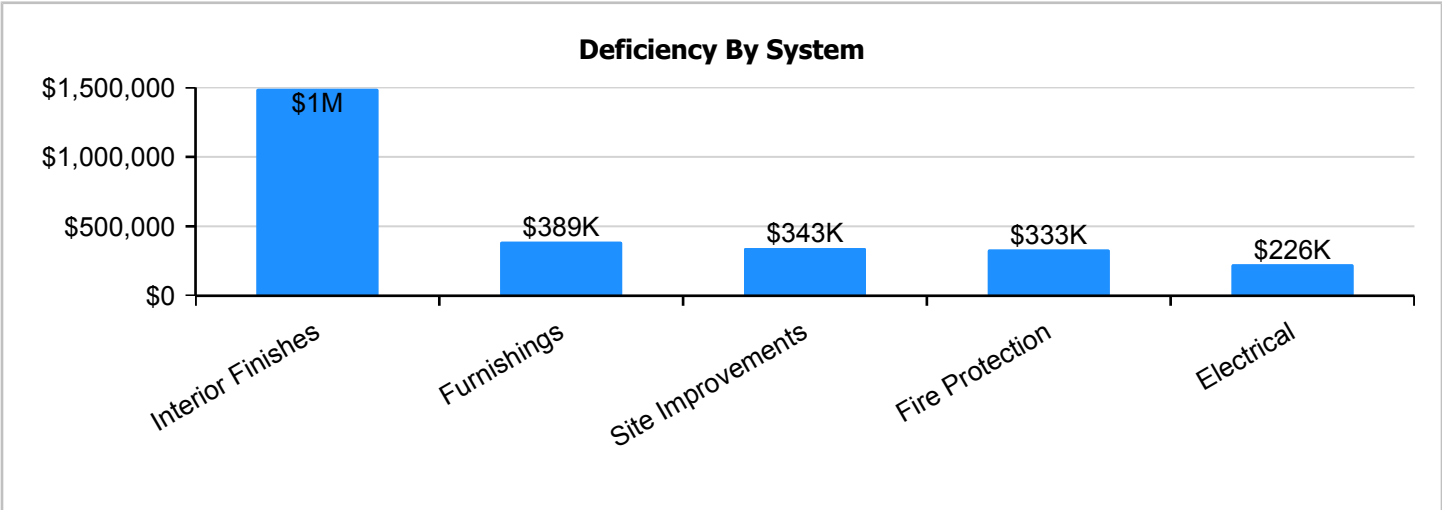
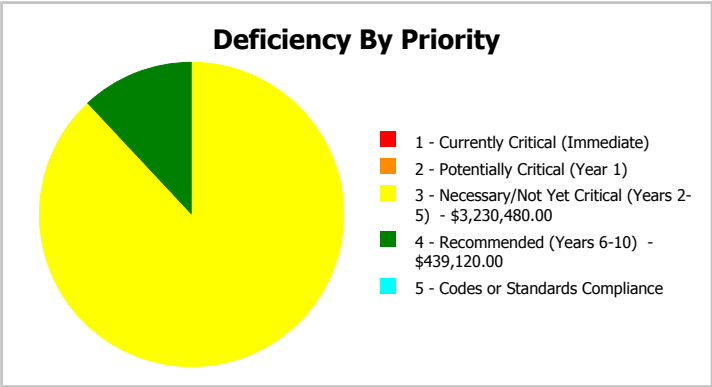
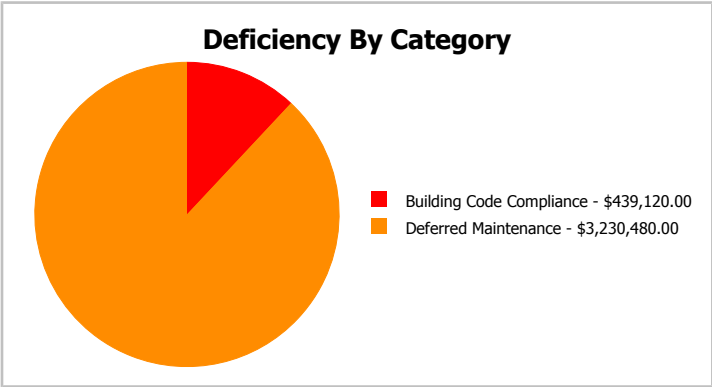
Condition Assessor: Terence Davis Assessment Date:
Suitability Assessor:

School Information:

HS Attendance Area: LEA School No.:
No. of Mobile Units: 9 No. of Bldgs.: 1
SF of Mobile Units: Status:
School Grades: Site Acreage:

Campus Dashboard Summary

Gross Area:	80,000	Last Renovation:	
Year Built:	1983	Replacement Value:	\$18,891,200
Repair Cost:	\$3,669,600	RSLI%:	30.57 %
FCI:	19.42 %		



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.

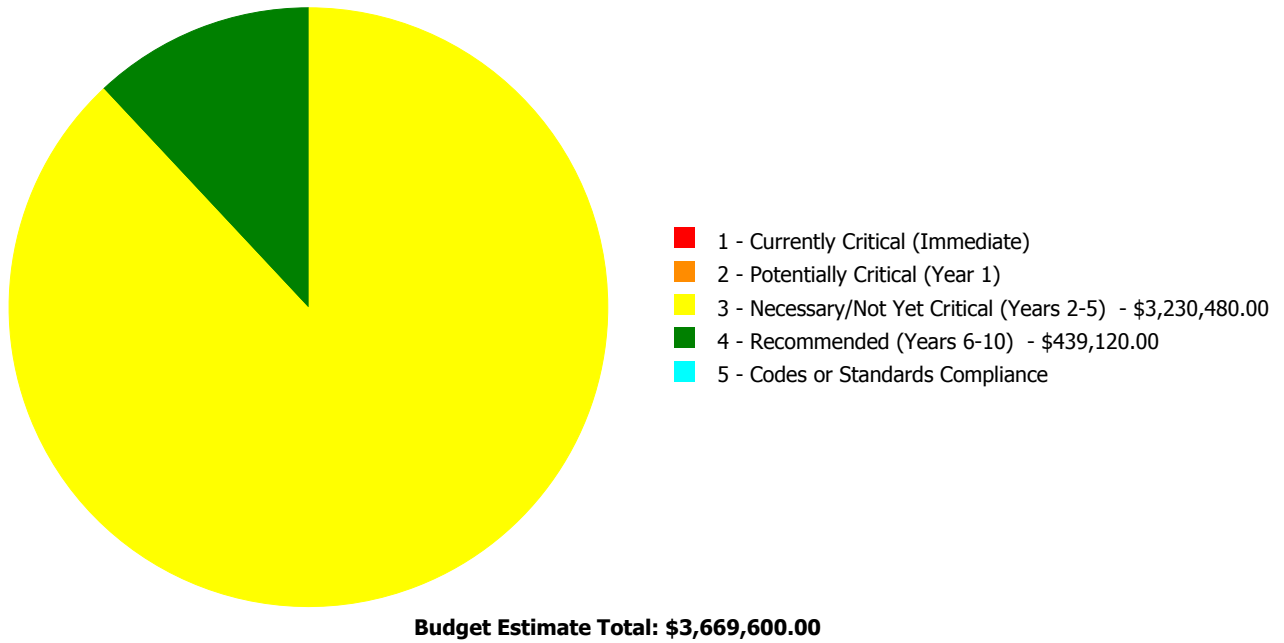
Current Investment Requirement and Condition by Unifomat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	66.00 %	0.00 %	\$0.00
A20 - Basement Construction	66.00 %	0.00 %	\$0.00
B10 - Superstructure	66.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	38.33 %	0.00 %	\$0.00
B30 - Roofing	13.41 %	0.00 %	\$0.00
C10 - Interior Construction	33.39 %	0.00 %	\$0.00
C30 - Interior Finishes	8.88 %	97.79 %	\$1,966,800.00
D20 - Plumbing	13.33 %	0.00 %	\$0.00
D30 - HVAC	25.38 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$439,120.00
D50 - Electrical	26.66 %	13.16 %	\$298,320.00
E10 - Equipment	19.32 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	110.00 %	\$513,040.00
G20 - Site Improvements	15.18 %	21.94 %	\$452,320.00
G30 - Site Mechanical Utilities	32.00 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	45.43 %	0.00 %	\$0.00
Totals:	30.57 %	19.42 %	\$3,669,600.00

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
1983 Building	80,000	20.37	\$0.00	\$0.00	\$2,778,160.00	\$439,120.00	\$0.00
Site	80,000	14.59	\$0.00	\$0.00	\$452,320.00	\$0.00	\$0.00
Total:		19.42	\$0.00	\$0.00	\$3,230,480.00	\$439,120.00	\$0.00

Deficiencies By Priority



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 $100 - \text{Total FCI}$ (without the %) where 100 is best and 0 is worst condition.

Function:	ES -Elementary School
Gross Area (SF):	80,000
Year Built:	1983
Last Renovation:	
Replacement Value:	\$15,790,400
Repair Cost:	\$3,217,280.00
Total FCI:	20.37 %
Total RSLI:	32.17 %
FCA Score:	79.63



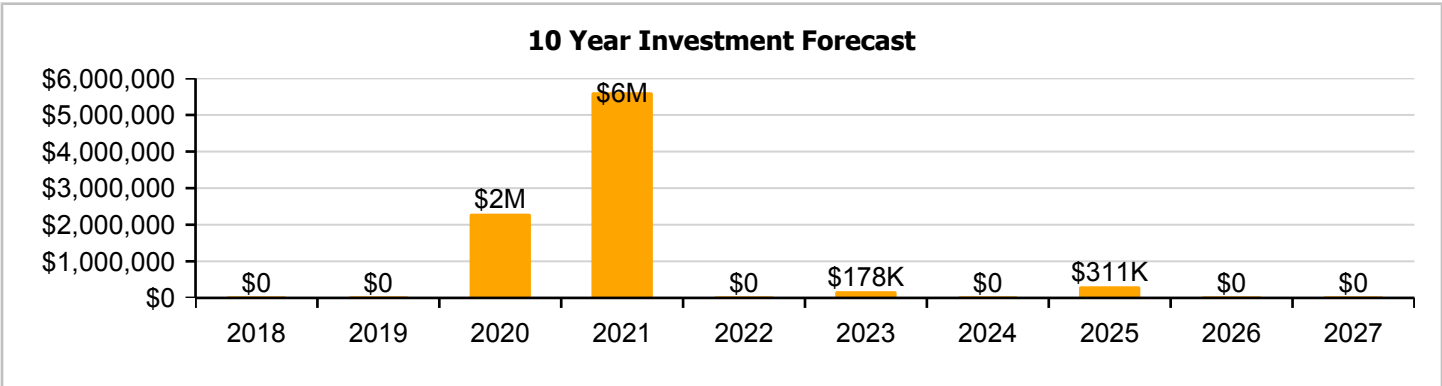
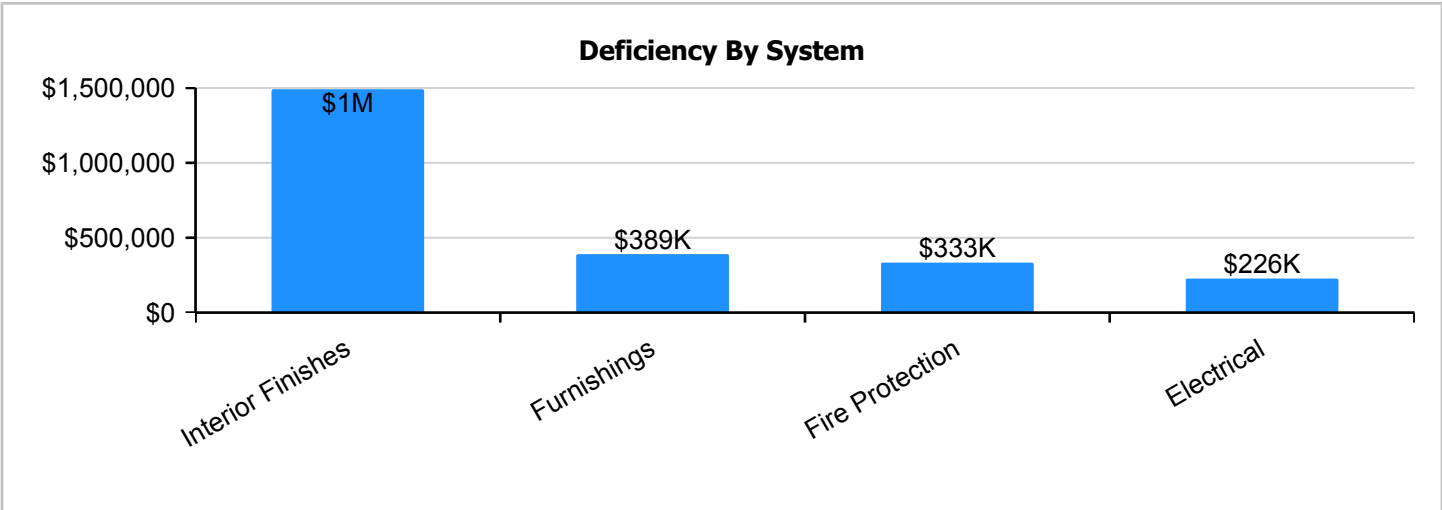
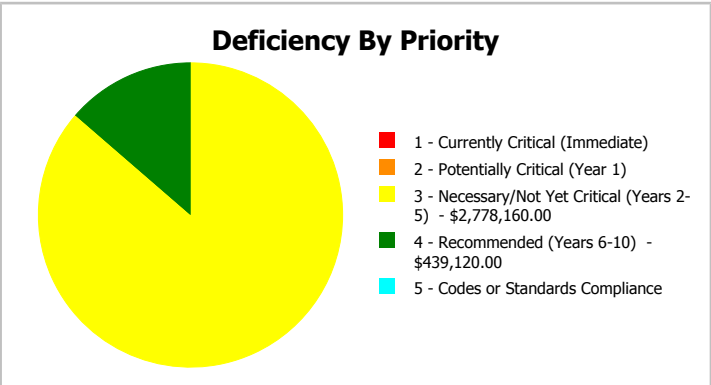
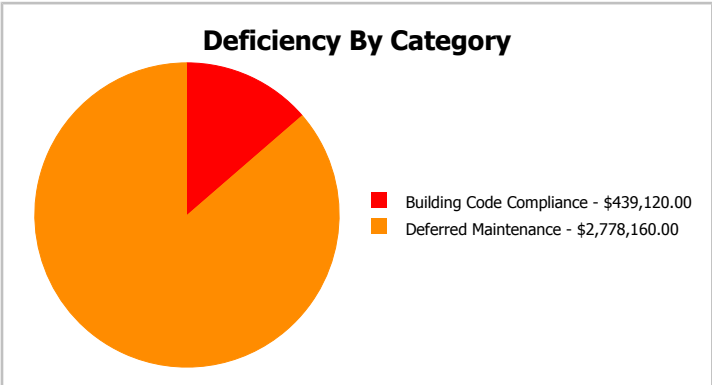
Description:

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:	80,000
Year Built:	1983	Last Renovation:	
Repair Cost:	\$3,217,280	Replacement Value:	\$15,790,400
FCI:	20.37 %	RSLI%:	32.17 %



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	66.00 %	0.00 %	\$0.00
A20 - Basement Construction	66.00 %	0.00 %	\$0.00
B10 - Superstructure	66.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	38.33 %	0.00 %	\$0.00
B30 - Roofing	13.41 %	0.00 %	\$0.00
C10 - Interior Construction	33.39 %	0.00 %	\$0.00
C30 - Interior Finishes	8.88 %	97.79 %	\$1,966,800.00
D20 - Plumbing	13.33 %	0.00 %	\$0.00
D30 - HVAC	25.38 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$439,120.00
D50 - Electrical	26.66 %	13.16 %	\$298,320.00
E10 - Equipment	19.32 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	110.00 %	\$513,040.00
Totals:	32.17 %	20.37 %	\$3,217,280.00

Photo Album

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

1). East Elevation - Feb 15, 2017



2). North Elevation - Feb 15, 2017



3). South Elevation - Feb 15, 2017



4). West Elevation - Feb 15, 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 - 1983 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.	80,000	100	1983	2083		66.00 %	0.00 %	66			\$383,200
A1030	Slab on Grade	\$8.43	S.F.	80,000	100	1983	2083		66.00 %	0.00 %	66			\$674,400
A2010	Basement Excavation	\$1.90	S.F.	80,000	100	1983	2083		66.00 %	0.00 %	66			\$152,000
A2020	Basement Walls	\$13.07	S.F.	80,000	100	1983	2083		66.00 %	0.00 %	66			\$1,045,600
B1010	Floor Construction	\$1.64	S.F.	80,000	100	1983	2083		66.00 %	0.00 %	66			\$131,200
B1020	Roof Construction	\$15.76	S.F.	80,000	100	1983	2083		66.00 %	0.00 %	66			\$1,260,800
B2010	Exterior Walls	\$9.42	S.F.	80,000	100	1983	2083		66.00 %	0.00 %	66			\$753,600
B2020	Exterior Windows	\$9.39	S.F.	80,000	30	1983	2013	2021	13.33 %	0.00 %	4			\$751,200
B2030	Exterior Doors	\$1.04	S.F.	80,000	30	1983	2013	2021	13.33 %	0.00 %	4			\$83,200
B3010130	Preformed Metal Roofing	\$9.66	S.F.	80,000	30	1983	2013	2021	13.33 %	0.00 %	4			\$772,800
B3020	Roof Openings	\$0.29	S.F.	80,000	25	1983	2008	2021	16.00 %	0.00 %	4			\$23,200
C1010	Partitions	\$10.80	S.F.	80,000	75	1983	2058		54.67 %	0.00 %	41			\$864,000
C1020	Interior Doors	\$2.53	S.F.	80,000	30	1983	2013	2021	13.33 %	0.00 %	4			\$202,400
C1030	Fittings	\$9.74	S.F.	80,000	20	2000	2020		15.00 %	0.00 %	3			\$779,200
C3010	Wall Finishes	\$2.79	S.F.	80,000	10	2015	2025		80.00 %	0.00 %	8			\$223,200
C3020	Floor Finishes	\$11.38	S.F.	80,000	20	1983	2003		0.00 %	110.00 %	-14		\$1,001,440.00	\$910,400
C3030	Ceiling Finishes	\$10.97	S.F.	80,000	25	1983	2008		0.00 %	110.00 %	-9		\$965,360.00	\$877,600
D2010	Plumbing Fixtures	\$11.48	S.F.	80,000	30	1983	2013	2021	13.33 %	0.00 %	4			\$918,400
D2020	Domestic Water Distribution	\$0.98	S.F.	80,000	30	1983	2013	2021	13.33 %	0.00 %	4			\$78,400
D2030	Sanitary Waste	\$1.54	S.F.	80,000	30	1983	2013	2021	13.33 %	0.00 %	4			\$123,200
D3020	Heat Generating Systems	\$5.08	S.F.	80,000	30	1983	2013	2021	13.33 %	0.00 %	4			\$406,400
D3030	Cooling Generating Systems	\$5.27	S.F.	80,000	25	1983	2008	2021	16.00 %	0.00 %	4			\$421,600
D3040	Distribution Systems	\$6.14	S.F.	80,000	30	2001	2031		46.67 %	0.00 %	14			\$491,200
D3060	Controls & Instrumentation	\$1.94	S.F.	80,000	20	2000	2020		15.00 %	0.00 %	3			\$155,200
D4010	Sprinklers	\$4.32	S.F.	80,000	30			2016	0.00 %	110.00 %	-1		\$380,160.00	\$345,600
D4020	Standpipes	\$0.67	S.F.	80,000	30			2016	0.00 %	110.00 %	-1		\$58,960.00	\$53,600
D5010	Electrical Service/Distribution	\$1.69	S.F.	80,000	40	1983	2023		15.00 %	0.00 %	6			\$135,200
D5020	Branch Wiring	\$5.06	S.F.	80,000	30	1983	2013	2021	13.33 %	0.00 %	4			\$404,800
D5020	Lighting	\$11.92	S.F.	80,000	30	1990	2020		10.00 %	0.00 %	3			\$953,600
D5030810	Security & Detection Systems	\$1.87	S.F.	80,000	15	2015	2030		86.67 %	0.00 %	13			\$149,600
D5030910	Fire Alarm Systems	\$3.39	S.F.	80,000	15	1983	1998		0.00 %	110.00 %	-19		\$298,320.00	\$271,200
D5030920	Data Communication	\$4.40	S.F.	80,000	15	2015	2030		86.67 %	0.00 %	13			\$352,000
E1020	Institutional Equipment	\$0.30	S.F.	80,000	20	2000	2020		15.00 %	0.00 %	3			\$24,000
E1090	Other Equipment	\$1.90	S.F.	80,000	20	1983	2003	2021	20.00 %	0.00 %	4			\$152,000
E2010	Fixed Furnishings	\$5.83	S.F.	80,000	20	1983	2003		0.00 %	110.00 %	-14		\$513,040.00	\$466,400
Total									32.17 %	20.37 %			\$3,217,280.00	\$15,790,400

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 - 1983 Building

System: B3010130 - Preformed Metal Roofing



Note:

System: B3020 - Roof Openings



Note:

System: C1010 - Partitions



Note:

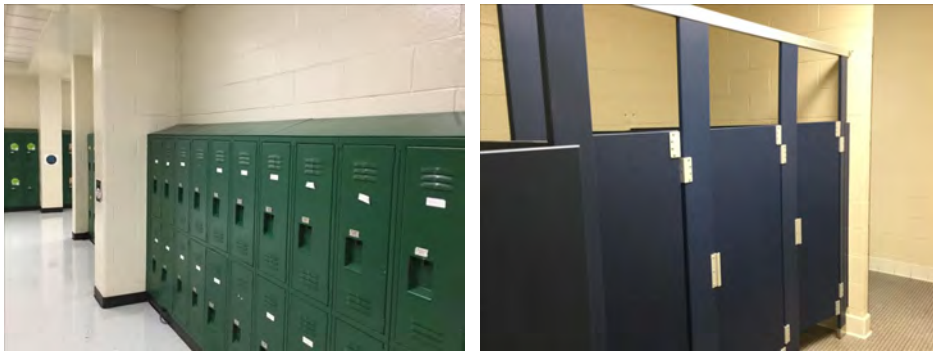
Campus Assessment Report - 1983 Building

System: C1020 - Interior Doors



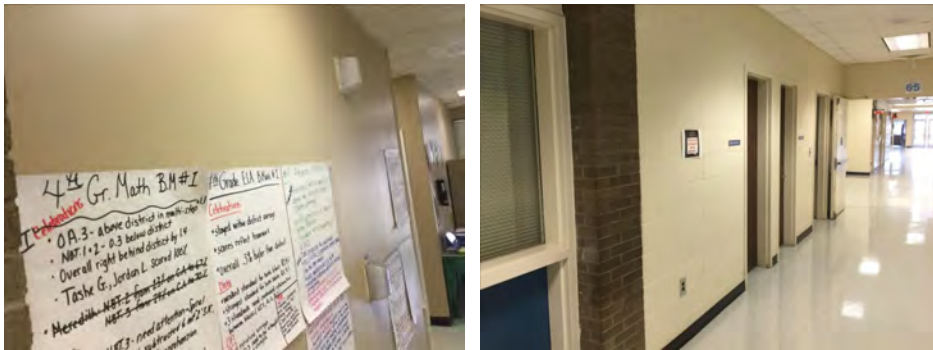
Note:

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes



Note:

Campus Assessment Report - 1983 Building

System: C3020 - Floor Finishes



Note: Replace as needed. Entire system need to be upgraded.

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

Campus Assessment Report - 1983 Building

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D3020 - Heat Generating Systems



Note:

Campus Assessment Report - 1983 Building

System: D3030 - Cooling Generating Systems



Note: Cooling tower replaced around 2011

System: D3040 - Distribution Systems



Note:

System: D3060 - Controls & Instrumentation



Note:

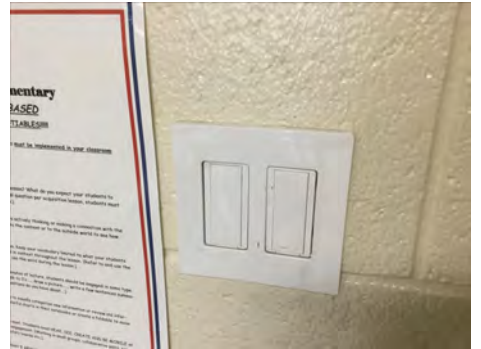
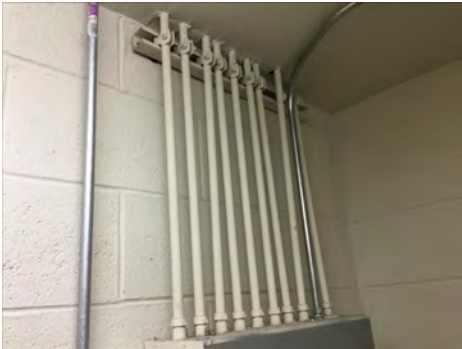
Campus Assessment Report - 1983 Building

System: D5010 - Electrical Service/Distribution



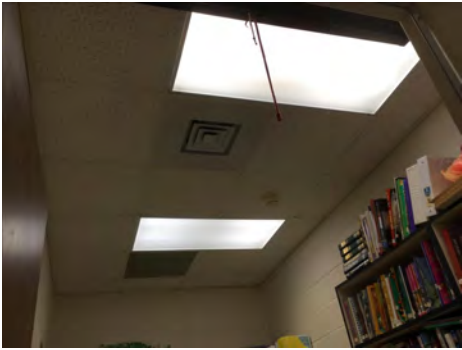
Note:

System: D5020 - Branch Wiring



Note:

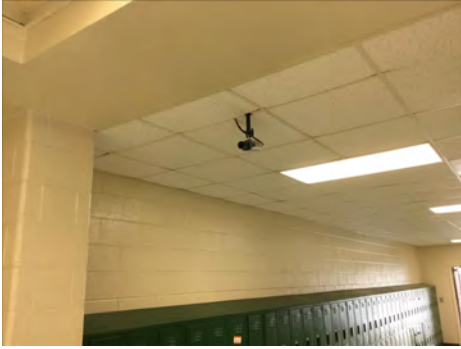
System: D5020 - Lighting



Note:

Campus Assessment Report - 1983 Building

System: D5030810 - Security & Detection Systems



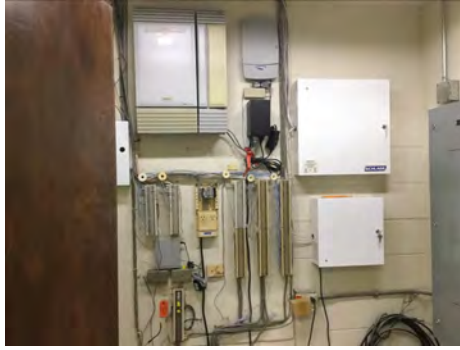
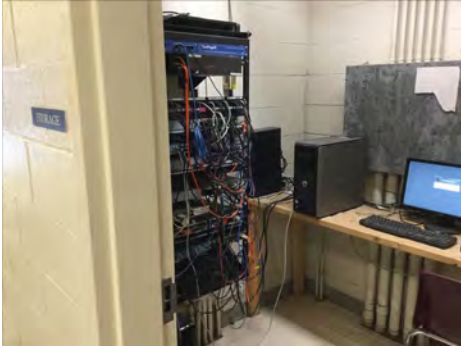
Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

Campus Assessment Report - 1983 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:	\$3,217,280	\$0	\$0	\$2,298,223	\$5,613,750	\$0	\$177,579	\$0	\$311,017	\$0	\$0	\$11,617,850
* 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	\$930,030	\$0	\$0	\$0	\$0	\$0	\$0	\$930,030
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$103,007	\$0	\$0	\$0	\$0	\$0	\$0	\$103,007
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	\$1,200,315	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200,315
B3020 - Roof Openings	\$0	\$0	\$0	\$0	\$28,723	\$0	\$0	\$0	\$0	\$0	\$0	\$28,723
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	\$250,583	\$0	\$0	\$0	\$0	\$0	\$0	\$250,583
C1030 - Fittings	\$0	\$0	\$0	\$936,598	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$936,598
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

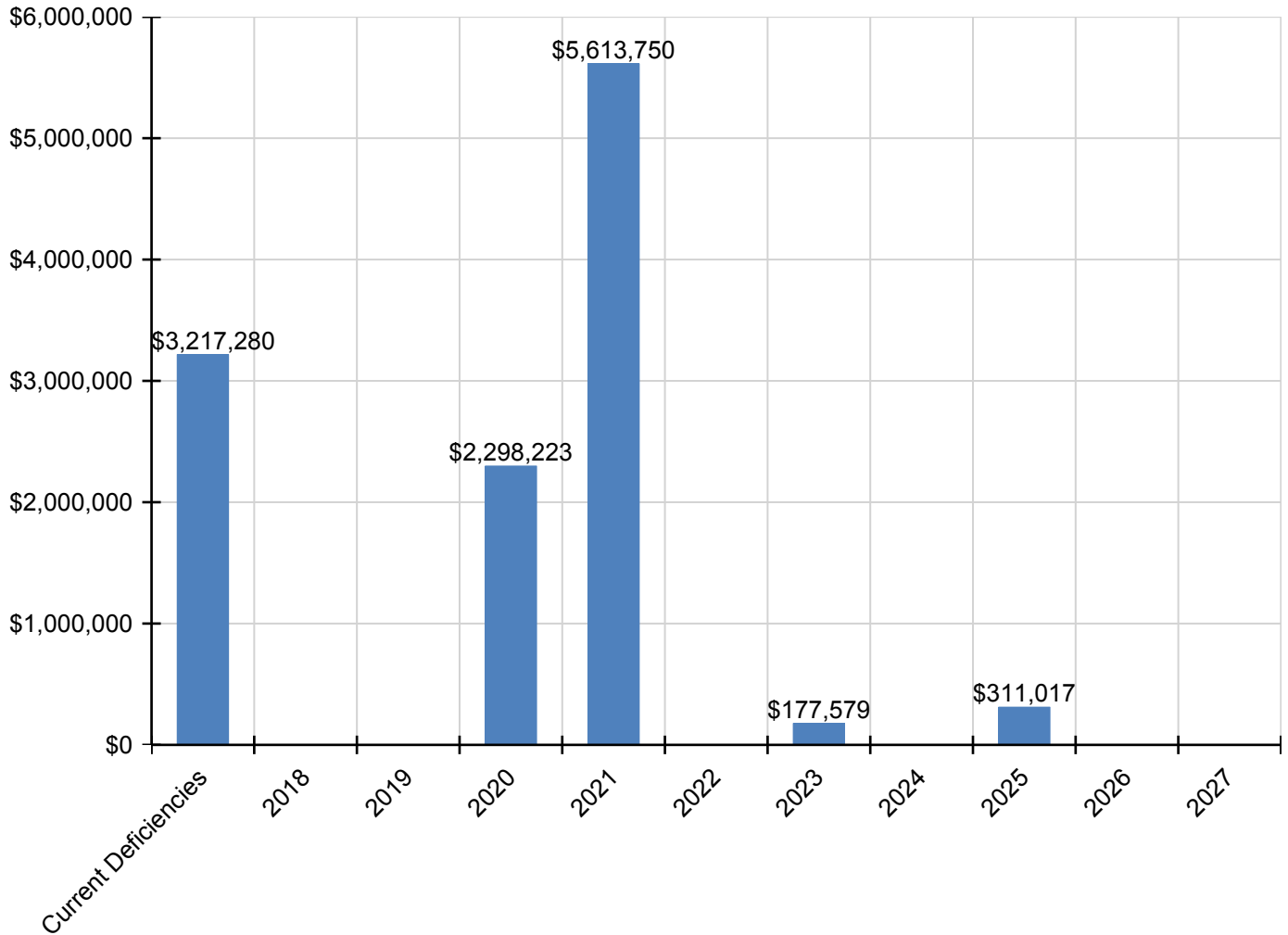
Campus Assessment Report - 1983 Building

C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$311,017	\$0	\$0	\$311,017
C3020 - Floor Finishes	\$1,001,440	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,001,440
C3030 - Ceiling Finishes	\$965,360	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$965,360
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$1,137,034	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,137,034
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$97,064	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$97,064
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$152,529	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$152,529
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$503,147	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$503,147
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$521,966	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$521,966
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$186,550	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$186,550
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$380,160	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$380,160
D4020 - Standpipes	\$58,960	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,960
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$177,579	\$0	\$0	\$0	\$0	\$0	\$177,579
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$501,167	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$501,167
D5020 - Lighting	\$0	\$0	\$0	\$1,146,227	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,146,227
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$298,320	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$298,320
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$28,848	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,848
E1090 - Other Equipment	\$0	\$0	\$0	\$0	\$188,185	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$188,185
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$513,040	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$513,040

* Indicates non-renewable system

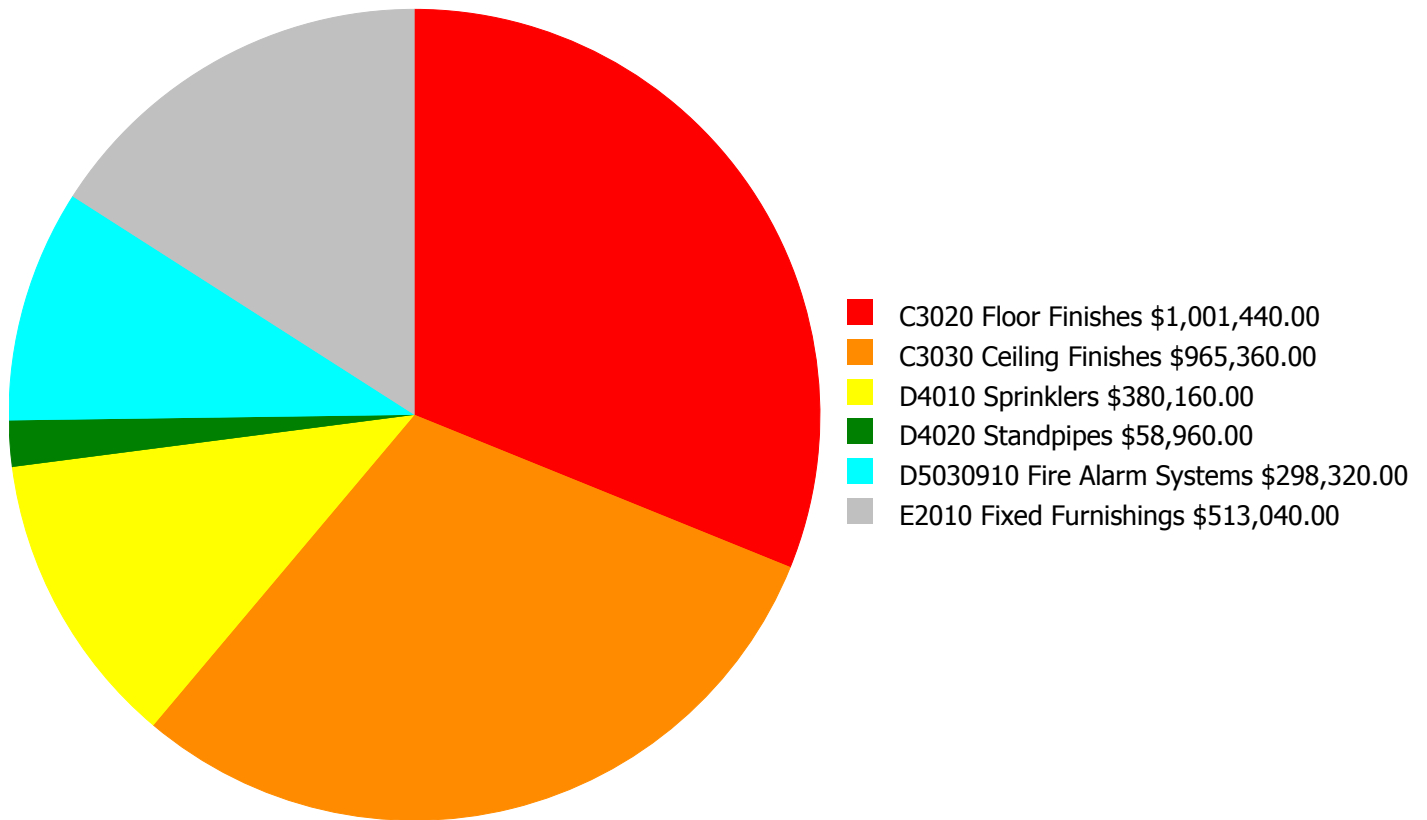
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

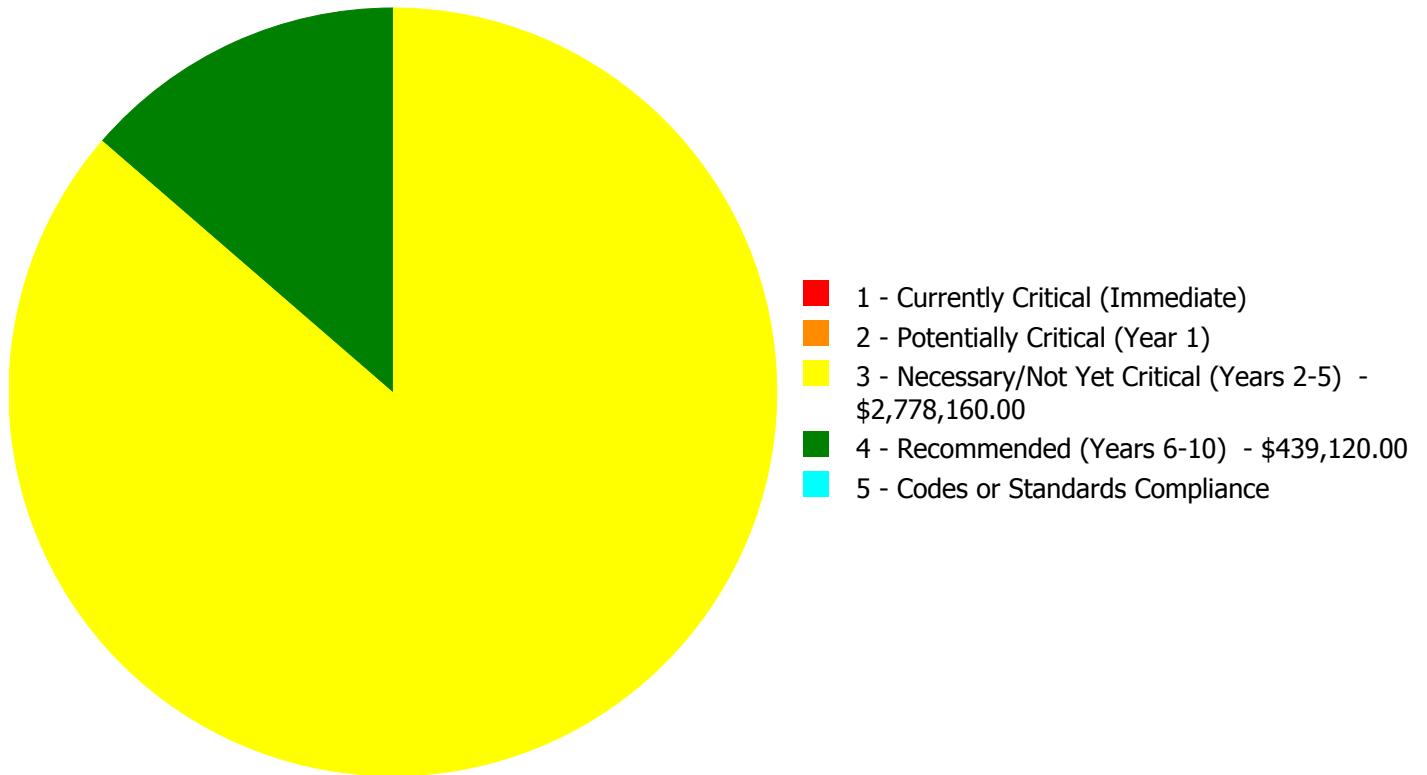
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$3,217,280.00

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: \$3,217,280.00

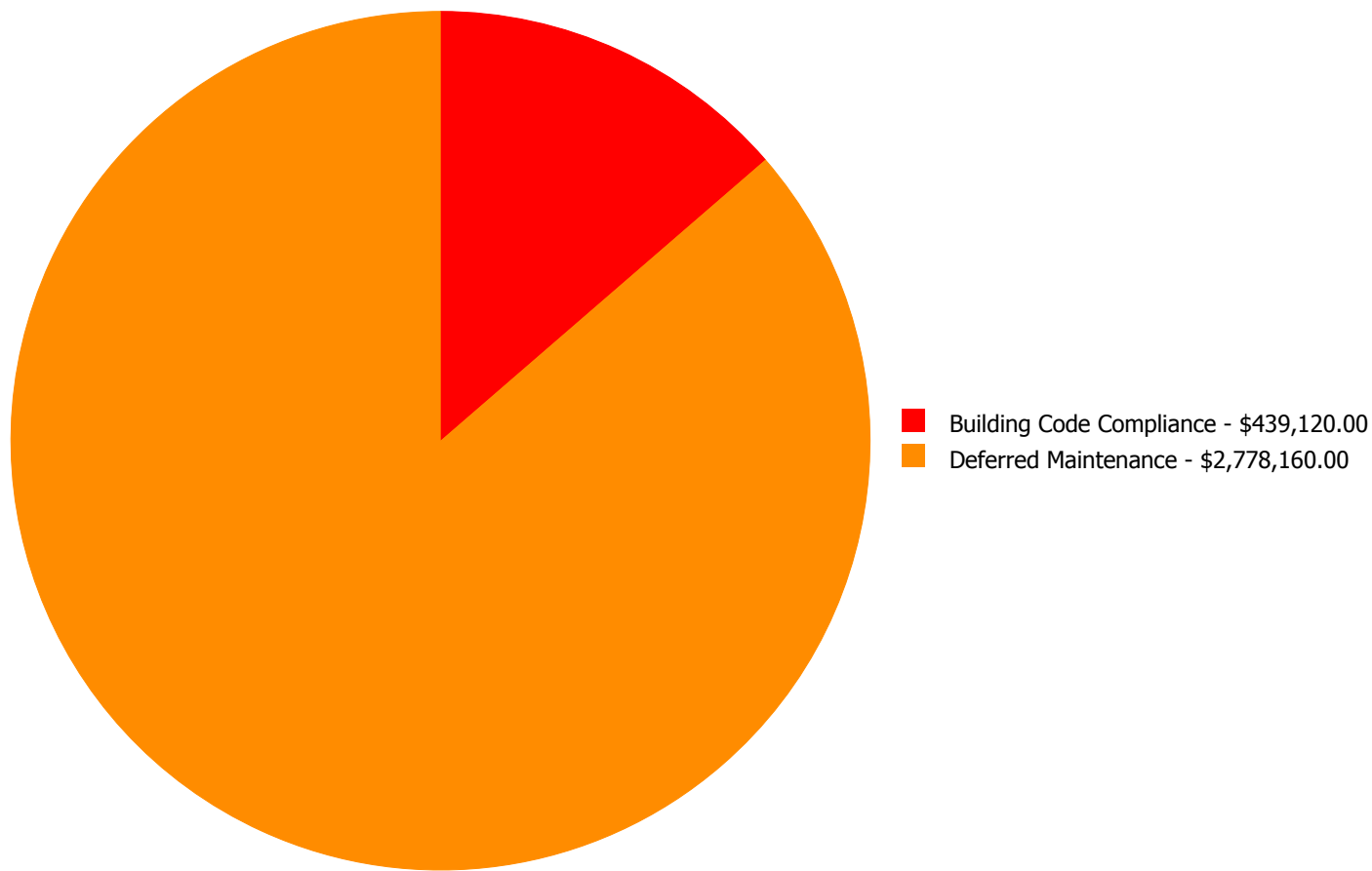
Deficiency By Priority Investment Table

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
C3020	Floor Finishes	\$0.00	\$0.00	\$1,001,440.00	\$0.00	\$0.00	\$1,001,440.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$965,360.00	\$0.00	\$0.00	\$965,360.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$380,160.00	\$0.00	\$380,160.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$58,960.00	\$0.00	\$58,960.00
D5030910	Fire Alarm Systems	\$0.00	\$0.00	\$298,320.00	\$0.00	\$0.00	\$298,320.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$513,040.00	\$0.00	\$0.00	\$513,040.00
	Total:	\$0.00	\$0.00	\$2,778,160.00	\$439,120.00	\$0.00	\$3,217,280.00

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:



Budget Estimate Total: \$3,217,280.00

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: C3020 - Floor Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 80,000.00
Unit of Measure: S.F.
Estimate: \$1,001,440.00
Assessor Name: Eduardo Lopez
Date Created: 01/12/2017

Notes: The original floor finishes are aged, failing and should be replaced.

System: C3030 - Ceiling Finishes



Location: Throughout the building
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 80,000.00
Unit of Measure: S.F.
Estimate: \$965,360.00
Assessor Name: Eduardo Lopez
Date Created: 01/12/2017

Notes: The original ceiling finishes are aged, failing and should be replaced.

System: D5030910 - Fire Alarm Systems



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 80,000.00
Unit of Measure: S.F.
Estimate: \$298,320.00
Assessor Name: Eduardo Lopez
Date Created: 01/12/2017

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

System: E2010 - Fixed Furnishings



Location: Throughout the building
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 80,000.00
Unit of Measure: S.F.
Estimate: \$513,040.00
Assessor Name: Eduardo Lopez
Date Created: 01/12/2017

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 80,000.00
Unit of Measure: S.F.
Estimate: \$380,160.00
Assessor Name: Eduardo Lopez
Date Created: 12/12/2016

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: 80,000.00
Unit of Measure: S.F.
Estimate: \$58,960.00
Assessor Name: Eduardo Lopez
Date Created: 12/12/2016

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):	80,000
Year Built:	1983
Last Renovation:	
Replacement Value:	\$3,100,800
Repair Cost:	\$452,320.00
Total FCI:	14.59 %
Total RSLI:	22.43 %
FCA Score:	85.41



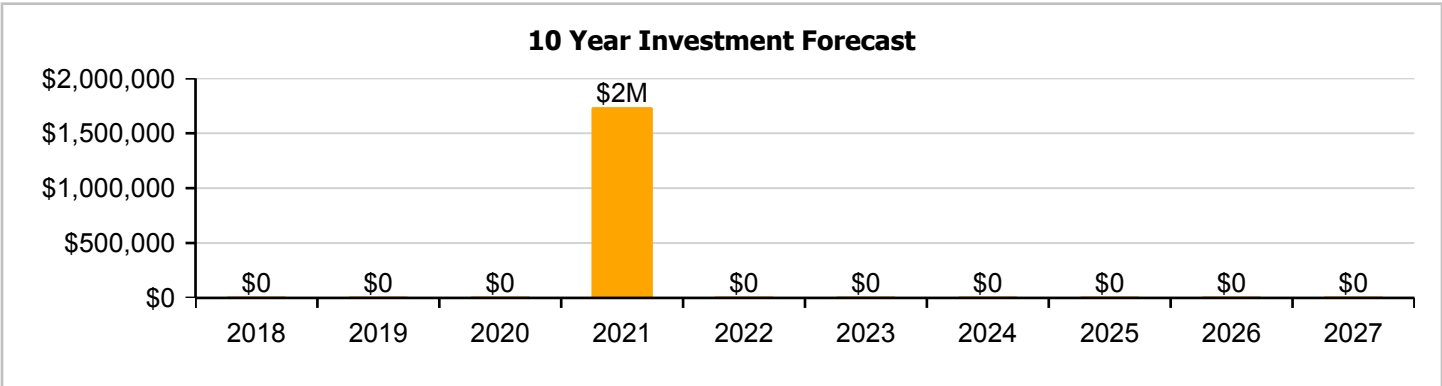
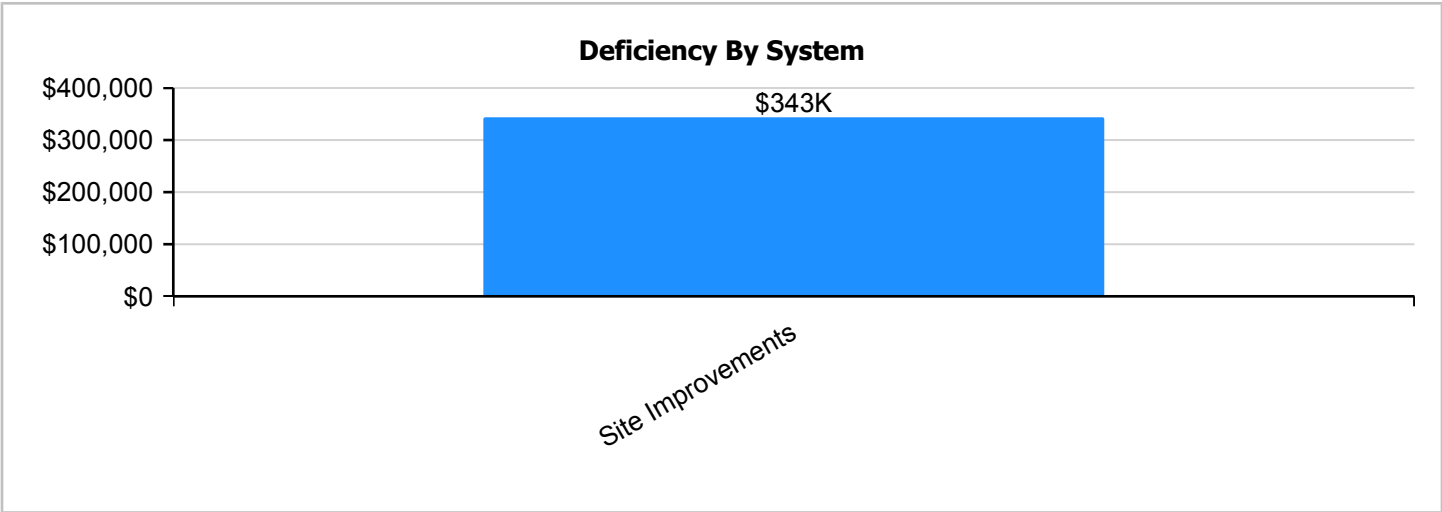
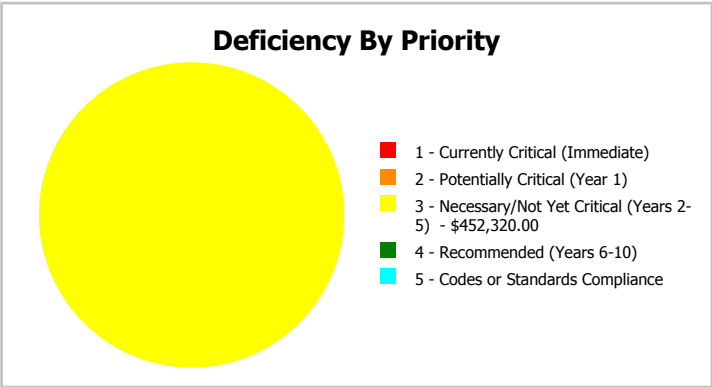
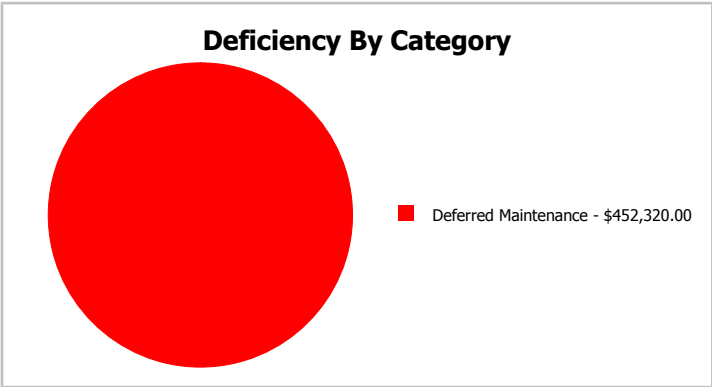
Description:

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:	80,000
Year Built:	1983	Last Renovation:	
Repair Cost:	\$452,320	Replacement Value:	\$3,100,800
FCI:	14.59 %	RSLI%:	22.43 %



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	15.18 %	21.94 %	\$452,320.00
G30 - Site Mechanical Utilities	32.00 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	45.43 %	0.00 %	\$0.00
Totals:	22.43 %	14.59 %	\$452,320.00

Photo Album

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

- 1). Aerial Image of Sycamore Lane 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.	80,000	25	1983	2008		0.00 %	110.00 %	-9		\$335,280.00	\$304,800
G2020	Parking Lots	\$1.33	S.F.	80,000	25	1983	2008		0.00 %	110.00 %	-9		\$117,040.00	\$106,400
G2030	Pedestrian Paving	\$1.91	S.F.	80,000	30	1983	2013	2021	13.33 %	0.00 %	4			\$152,800
G2040105	Fence & Guardrails	\$1.23	S.F.	80,000	30	2000	2030		43.33 %	0.00 %	13			\$98,400
G2040950	Baseball Field	\$5.76	S.F.	80,000	20	1983	2003	2021	20.00 %	0.00 %	4			\$460,800
G2040950	Playing Field	\$4.54	S.F.	80,000	20	1983	2003	2021	20.00 %	0.00 %	4			\$363,200
G2040950	Softball Field	\$5.32	S.F.	80,000	20	1983	2003	2021	20.00 %	0.00 %	4			\$425,600
G2050	Landscaping	\$1.87	S.F.	80,000	15	1983	1998		0.00 %	0.00 %	-19			\$149,600
G3010	Water Supply	\$2.34	S.F.	80,000	50	1983	2033		32.00 %	0.00 %	16			\$187,200
G3020	Sanitary Sewer	\$1.45	S.F.	80,000	50	1983	2033		32.00 %	0.00 %	16			\$116,000
G3030	Storm Sewer	\$4.54	S.F.	80,000	50	1983	2033		32.00 %	0.00 %	16			\$363,200
G4010	Electrical Distribution	\$2.35	S.F.	80,000	50	1983	2033		32.00 %	0.00 %	16			\$188,000
G4020	Site Lighting	\$1.47	S.F.	80,000	30	2000	2030		43.33 %	0.00 %	13			\$117,600
G4030	Site Communications & Security	\$0.84	S.F.	80,000	15	2015	2030		86.67 %	0.00 %	13			\$67,200
Total									22.43 %	14.59 %			\$452,320.00	\$3,100,800

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 - Baseball Field



Note:

System: G2040950 - Playing Field



Note:

Campus Assessment Report - Site

System: G2040950 - Softball Field



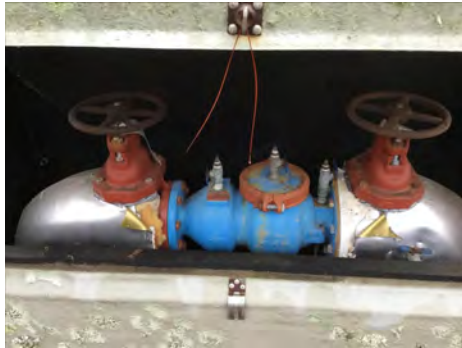
Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

Campus Assessment Report - Site

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer



Note:

System: G4010 - Electrical Distribution



Note:

Campus Assessment Report - Site

System: G4020 - Site Lighting



Note:

Renewal Schedule

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

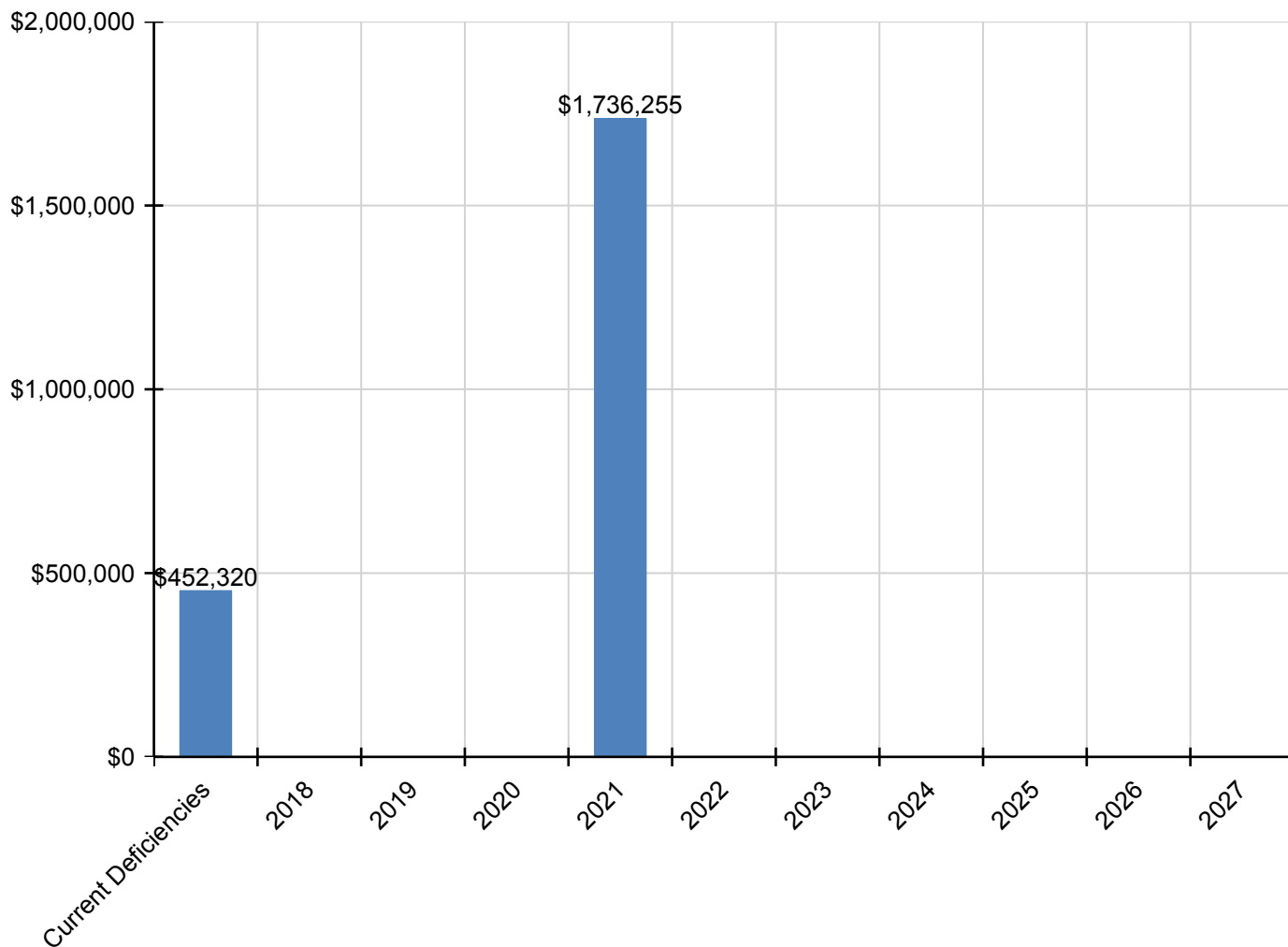
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$452,320	\$0	\$0	\$0	\$1,736,255	\$0	\$0	\$0	\$0	\$0	\$0	\$2,188,575
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	\$335,280	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$335,280
G2020 - Parking Lots	\$117,040	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$117,040
G2030 - Pedestrian Paving	\$0	\$0	\$0	\$0	\$189,176	\$0	\$0	\$0	\$0	\$0	\$0	\$189,176
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 - Baseball Field	\$0	\$0	\$0	\$0	\$570,498	\$0	\$0	\$0	\$0	\$0	\$0	\$570,498
G2040950 - Playing Field	\$0	\$0	\$0	\$0	\$449,663	\$0	\$0	\$0	\$0	\$0	\$0	\$449,663
G2040950 - Softball Field	\$0	\$0	\$0	\$0	\$526,918	\$0	\$0	\$0	\$0	\$0	\$0	\$526,918
* 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
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4020 - Site Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4030 - Site Communications & Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

** Indicates non-renewable system*

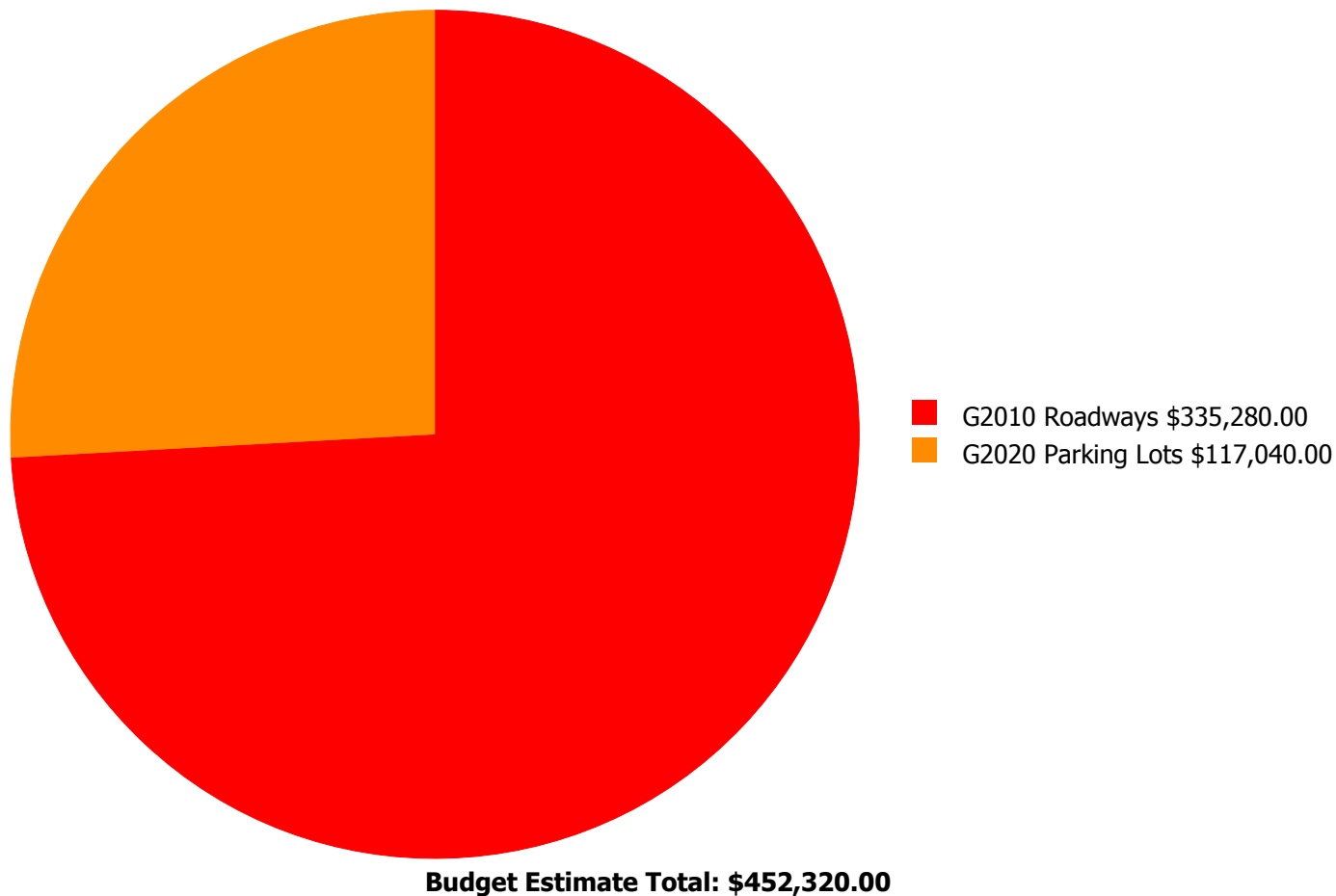
Forecasted Capital Renewal Requirement

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



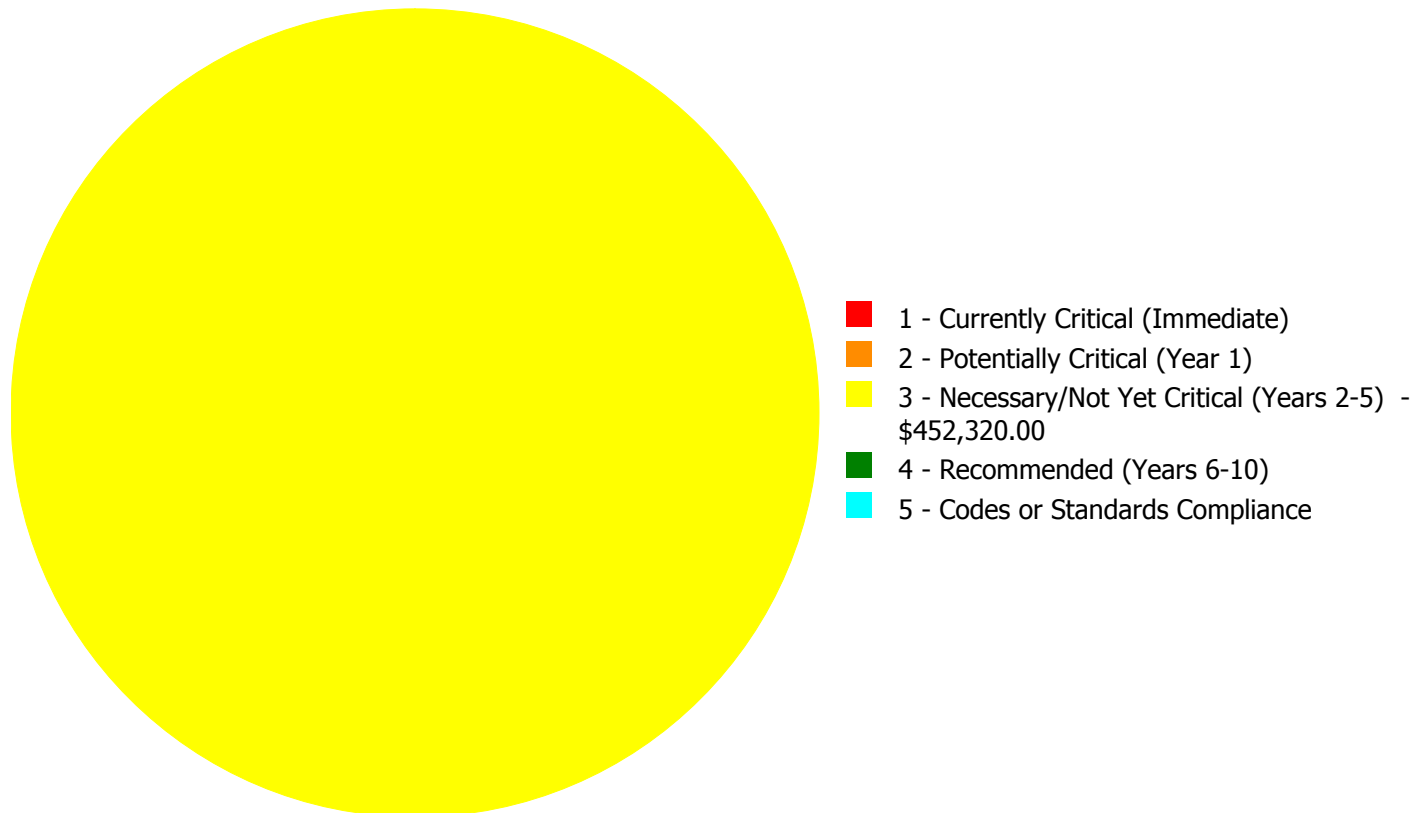
Deficiency Summary by System

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



Deficiency Summary by Priority

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



Budget Estimate Total: \$452,320.00

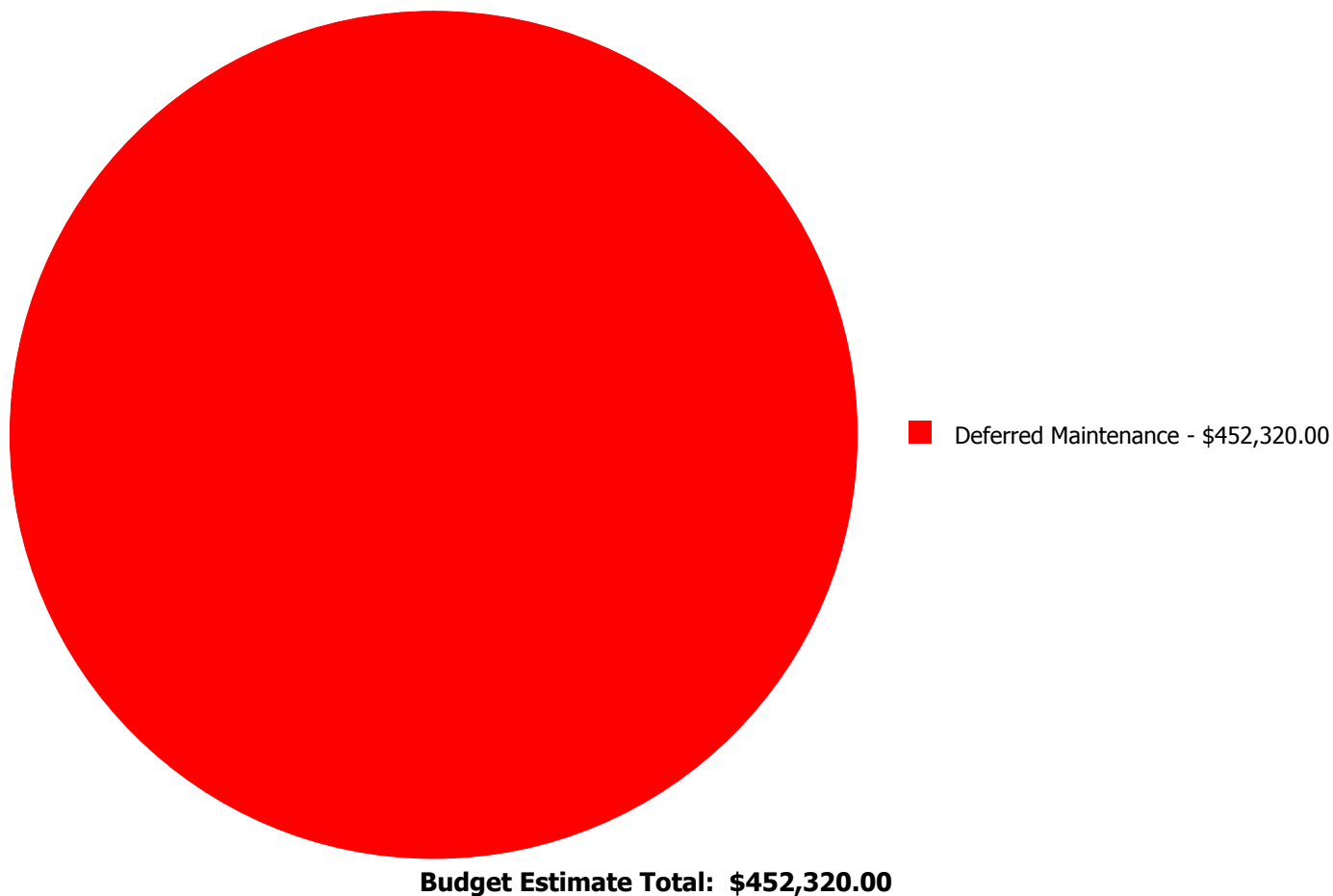
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
G2010	Roadways	\$0.00	\$0.00	\$335,280.00	\$0.00	\$0.00	\$335,280.00
G2020	Parking Lots	\$0.00	\$0.00	\$117,040.00	\$0.00	\$0.00	\$117,040.00
	Total:	\$0.00	\$0.00	\$452,320.00	\$0.00	\$0.00	\$452,320.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

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

System: G2010 - Roadways



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 80,000.00
Unit of Measure: S.F.
Estimate: \$335,280.00
Assessor Name: Eduardo Lopez
Date Created: 01/12/2017

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

System: G2020 - Parking Lots



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 80,000.00
Unit of Measure: S.F.
Estimate: \$117,040.00
Assessor Name: Eduardo Lopez
Date Created: 01/12/2017

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