NC School District/830 Scotland County/High School

Scotland High

Final

Campus Assessment Report

March 11, 2017

PARSONS

Table of Contents

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.

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Gross Area (SF):	285,240
Year Built:	1967
Last Renovation:	
Replacement Value:	$67,064,418
Repair Cost:	$13,538,819.91
Total FCI:	20.19 %
Total RSLI:	34.80 %
FCA Score:	79.81

Description:

GENERAL:
Scotland High School is located at 100 West Church Street in Laurinburg, North Carolina. The 2 story, 178,900 square foot building was originally constructed in 1967. There have been 4 additions or no major renovations. In 1967 a gym building was constructed, in 1977 a technology building was constructed, in 1991 an addition was constructed which houses a gymnasium, and in 2015 a new laundromat building was constructed. In addition to the main building, the campus contains ancillary buildings; storage, pressbox, concession/restrooms, and fieldhouse.

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 does not have a basement.

B. SUPERSTRUCTURE
Floor construction is metal pan deck with lightweight fill. Roof construction is metal pan deck with lightweight fill. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope built-up and pitched standing metal roof. Roof openings include roof hatches with fixed ladder access. Most building entrances appear to comply with ADA requirements.

C. INTERIORS
Interior partitions are typically CMU and drywall. Interior doors are generally hollow core wood with wood frames and mostly without glazing. Interior fittings include the following items: white boards, graphics and identifying devices, lockers, toilet accessories, storage shelving, handrails, and fabricated toilet partitions. Stair construction includes steel risers and concrete treads with terrazzo and epoxy finishes. The interior wall finishes are typically painted CMU and painted drywall. Floor finishes in common areas are typically terrazzo. Floor finishes in assignable spaces is typically vinyl compostion tile, carpet, ceramic tiles, quarry tiles, and wood. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically painted drywall.

CONVEYING:
The building does include conveying equipment. Conveying equipment includes 1 geared traction elevators, and no wheelchair lifts.

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

HVAC:
Heating is provided by 3 gas fired boilers. Cooling is supplied by water cooled chillers and cooling towers. The heating/cooling distribution system is a ductwork system utilizing air handling units. Fresh air is supplied byair handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system. This building has a remote Building Automation System.

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

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

COMMUNICATIONS AND SECURITY:
The fire alarm system consists of audible/visual strobe annunciators in all common spaces. 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 camera access at the main door; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system combined with the telephone system.

OTHER ELECTRICAL SYSTEMS:
This building does have a separately derived emergency power system. There is 1 natural gas emergency generator.

E. EQUIPMENT & FURNISHINGS:
This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage, audio-visual, laboratory, vehicle equipment, fixed casework, 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.

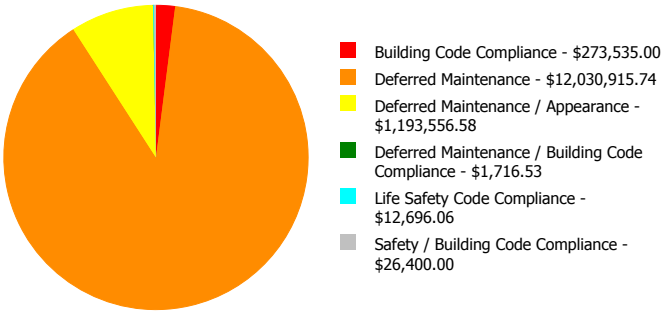
Attributes:

General Attributes:			
Condition Assessor:	Somnath Das	Assessment Date:	
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	65	Site Acreage:	65

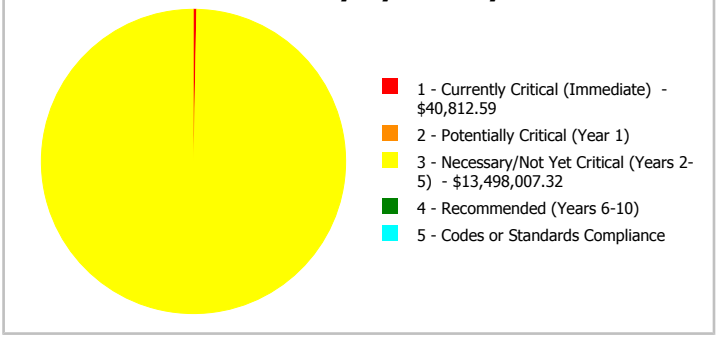
Campus Dashboard Summary

Gross Area:	285,240		
Year Built:	1967	Last Renovation:	
Repair Cost:	$13,538,820	Replacement Value:	$67,064,418
FCI:	20.19 %	RSLI%:	34.80 %

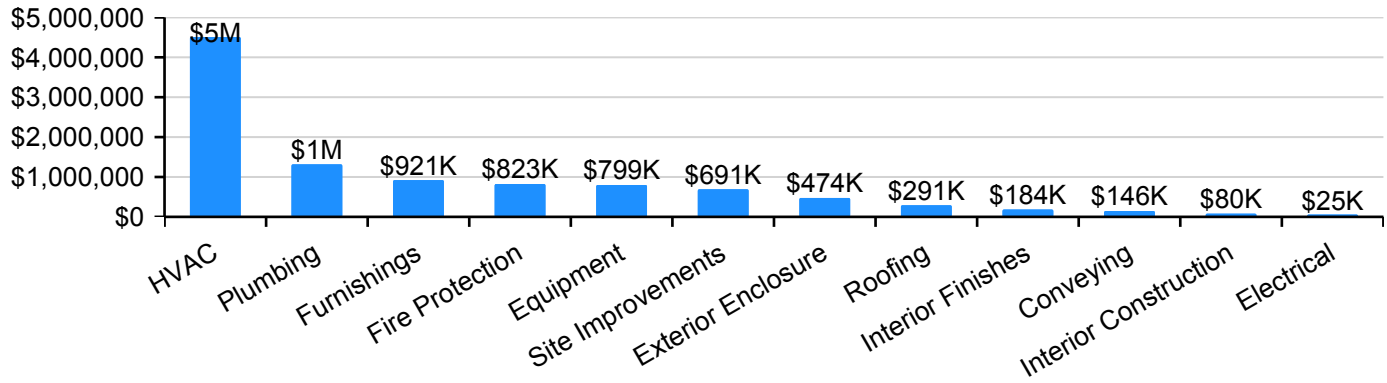
Deficiency By Category



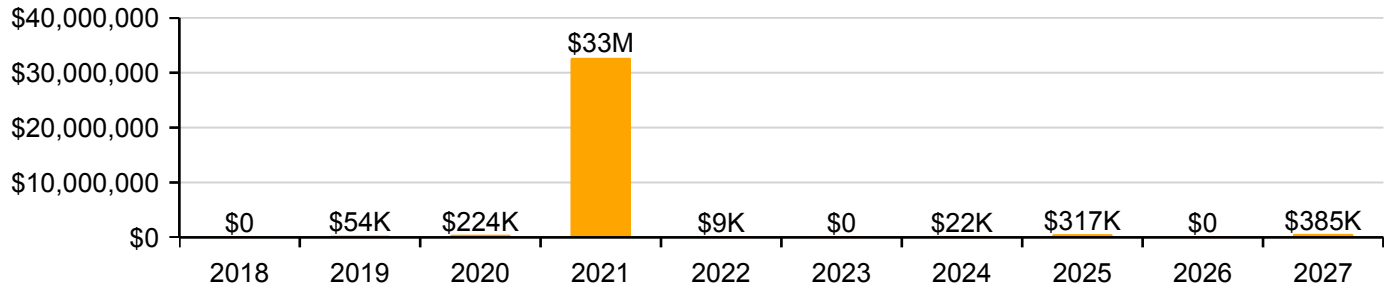
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Campus Condition Summary

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

Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	61.69 %	0.00 %	$0.00
A20 - Basement Construction	53.27 %	0.00 %	$0.00
B10 - Superstructure	53.75 %	0.00 %	$0.00
B20 - Exterior Enclosure	32.60 %	9.09 %	$625,716.37
B30 - Roofing	41.43 %	21.64 %	$383,296.00
C10 - Interior Construction	31.11 %	3.99 %	$106,013.00
C20 - Stairs	50.21 %	0.00 %	$0.00
C30 - Interior Finishes	53.73 %	3.41 %	$243,309.54
D10 - Conveying	0.00 %	110.00 %	$192,854.00
D20 - Plumbing	14.65 %	44.07 %	$1,737,656.00
D30 - HVAC	18.63 %	61.75 %	$5,949,353.00
D40 - Fire Protection	1.53 %	97.39 %	$1,085,129.00
D50 - Electrical	51.01 %	0.43 %	$33,049.94
E10 - Equipment	51.93 %	23.82 %	$1,054,794.00
E20 - Furnishings	4.43 %	92.54 %	$1,216,116.00
G20 - Site Improvements	23.13 %	12.42 %	$911,533.06
G30 - Site Mechanical Utilities	8.21 %	0.00 %	$0.00
G40 - Site Electrical Utilities	13.07 %	0.00 %	$0.00
Totals:	**34.80 %**	**20.19 %**	**$13,538,819.91**

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
1967 Football Pressbox	320	2.25	$0.00	$0.00	$1,260.00	$0.00	$0.00
1967 Gym Building	43,100	35.19	$0.00	$0.00	$3,028,551.00	$0.00	$0.00
1967 Restroom Building	450	8.14	$0.00	$0.00	$4,717.00	$0.00	$0.00
1967 Storage Building	460	11.71	$0.00	$0.00	$10,808.00	$0.00	$0.00
1967, 1977 Main Building	178,900	25.90	$26,400.00	$0.00	$9,018,066.68	$0.00	$0.00
1977 Baseball Pressbox	430	15.43	$0.00	$0.00	$10,631.84	$0.00	$0.00
1977 Technology Building	14,000	2.74	$0.00	$0.00	$64,372.00	$0.00	$0.00
1979 Fieldhouse	6,000	2.55	$0.00	$0.00	$37,843.00	$0.00	$0.00
1991 Addition	28,500	7.16	$0.00	$0.00	$380,219.00	$0.00	$0.00
1999 Visitor Concession Stand	1,200	18.21	$0.00	$0.00	$32,155.00	$0.00	$0.00
2005 Weight Room	5,700	0.77	$0.00	$0.00	$10,546.80	$0.00	$0.00
2008 Storage Building	1,620	0.85	$1,716.53	$0.00	$0.00	$0.00	$0.00
2009 Soccer Storage Building	435	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2009 Softball Pressbox	490	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2012 Concession Building	1,400	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2015 Baseball Pressbox	235	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2015 Laundromat Building	2,000	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Site	285,240	7.94	$12,696.06	$0.00	$898,837.00	$0.00	$0.00
Total:		**20.19**	**$40,812.59**	**$0.00**	**$13,498,007.32**	**$0.00**	**$0.00**

Deficiencies By Priority

1 - Currently Critical (Immediate) - $40,812.59
2 - Potentially Critical (Year 1)
3 - Necessary/Not Yet Critical (Years 2-5) - $13,498,007.32
4 - Recommended (Years 6-10)
5 - Codes or Standards Compliance

Budget Estimate Total: $13,538,819.91

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:	HS -High School
Gross Area (SF):	320
Year Built:	1967
Last Renovation:	
Replacement Value:	$56,112
Repair Cost:	$1,260.00
Total FCI:	2.25 %
Total RSLI:	34.90 %
FCA Score:	97.75

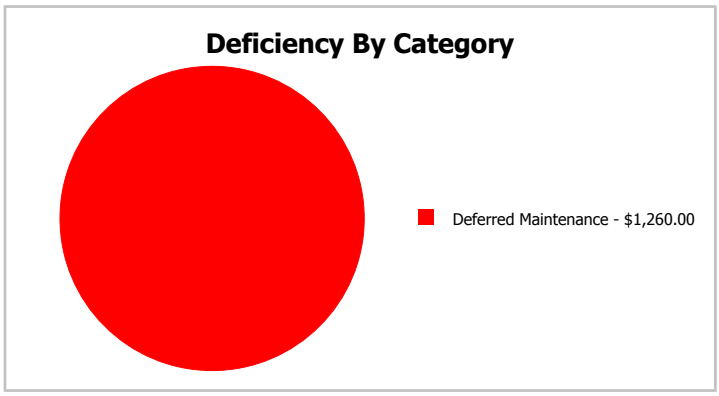
Description:

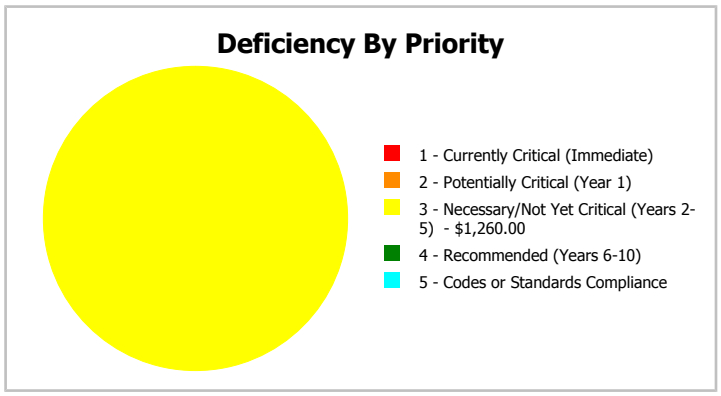
The narrative for this building is included in the Executive Summary Description at the front of this report.

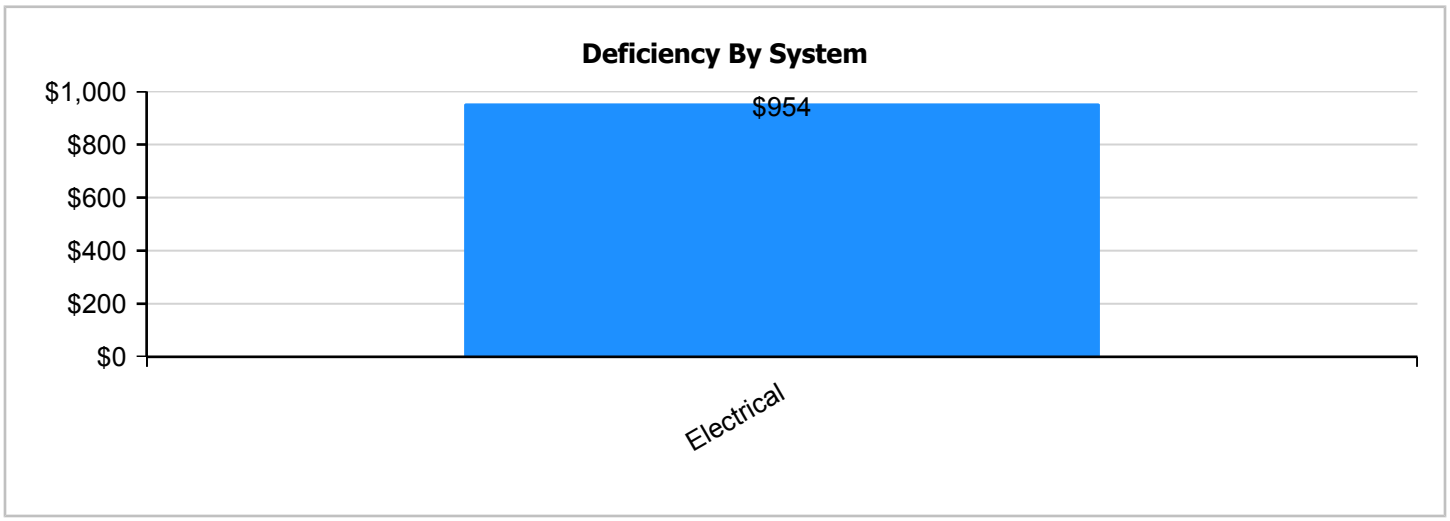
Attributes: This asset has no attributes.

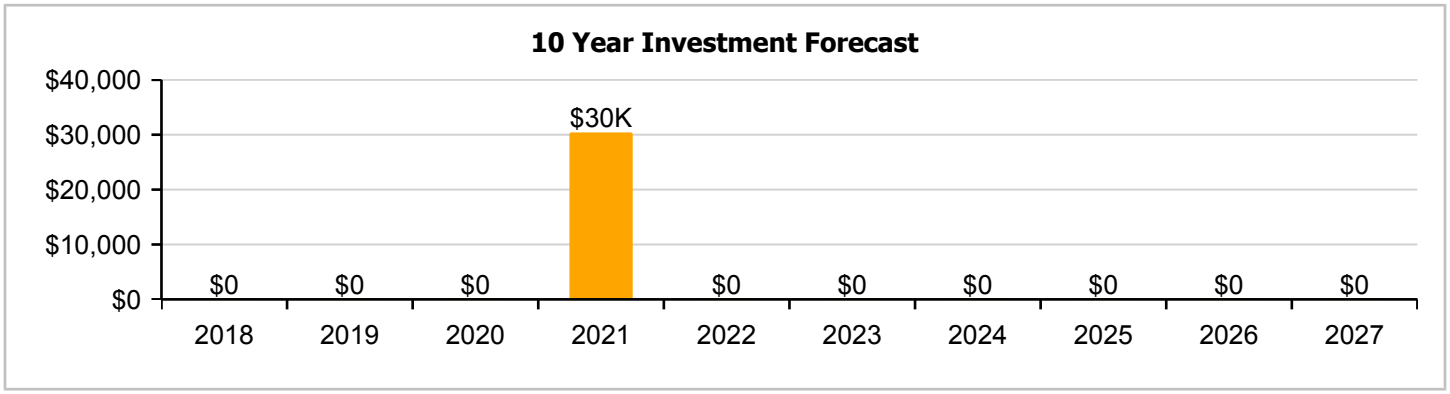
Dashboard Summary

Function:	HS -High School	Gross Area:	320
Year Built:	1967	Last Renovation:	
Repair Cost:	$1,260	Replacement Value:	$56,112
FCI:	2.25 %	RSLI%:	34.90 %









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	50.00 %	0.00 %	$0.00
B10 - Superstructure	50.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	32.97 %	0.00 %	$0.00
B30 - Roofing	16.00 %	0.00 %	$0.00
C30 - Interior Finishes	22.37 %	0.00 %	$0.00
D50 - Electrical	9.69 %	24.74 %	$1,260.00
Totals:	**34.90 %**	**2.25 %**	**$1,260.00**

Photo Album

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

1). North Elevation - Jan 10, 2017

2). East Elevation - Jan 10, 2017

3). West Elevation - Jan 10, 2017

4). Northeast Elevation - Jan 10, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	320	100	1967	2067		50.00 %	0.00 %	50			$6,442
A1030	Slab on Grade	$19.75	S.F.	320	100	1967	2067		50.00 %	0.00 %	50			$6,320
B1010	Floor Construction	$11.44	S.F.	320	100	1967	2067		50.00 %	0.00 %	50			$3,661
B1020	Roof Construction	$16.26	S.F.	320	100	1967	2067		50.00 %	0.00 %	50			$5,203
B2010	Exterior Walls	$29.79	S.F.	320	100	1967	2067		50.00 %	0.00 %	50			$9,533
B2020	Exterior Windows	$17.17	S.F.	320	30	1967	1997	2021	13.33 %	0.00 %	4			$5,494
B2030	Exterior Doors	$8.66	S.F.	320	30	1967	1997	2021	13.33 %	0.00 %	4			$2,771
B3010105	Built-Up	$8.95	S.F.	320	25	1967	1992	2021	16.00 %	0.00 %	4			$2,864
B3020	Roof Openings	$0.29	S.F.	320	25	1967	1992	2021	16.00 %	0.00 %	4			$93
C3010	Wall Finishes	$5.11	S.F.	320	10	1967	1977	2021	40.00 %	0.00 %	4			$1,635
C3020	Floor Finishes	$12.37	S.F.	320	20	1967	1987	2021	20.00 %	0.00 %	4			$3,958
C3030	Ceiling Finishes	$9.52	S.F.	320	25	1967	1992	2021	16.00 %	0.00 %	4			$3,046
D5010	Electrical Service/Distribution	$3.09	S.F.	320	40	1967	2007	2021	10.00 %	0.00 %	4			$989
D5020	Branch Wiring	$9.24	S.F.	320	30	1967	1997	2021	13.33 %	0.00 %	4			$2,957
D5020	Lighting	$3.58	S.F.	320	30	1967	1997		0.00 %	109.95 %	-20		$1,260.00	$1,146
								Total	**34.90 %**	**2.25 %**			**$1,260.00**	**$56,112**

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:

System: B3010105 - Built-Up



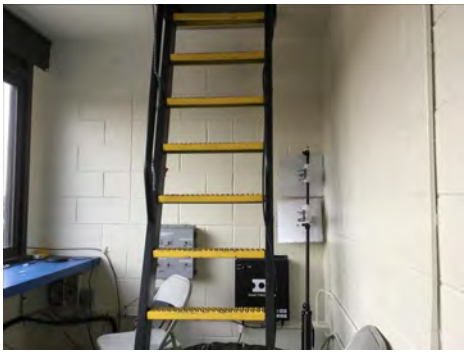
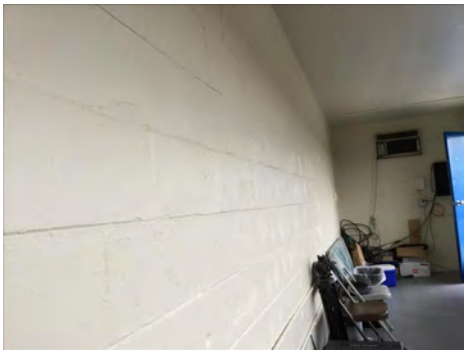
Note:

System: B3020 - Roof Openings



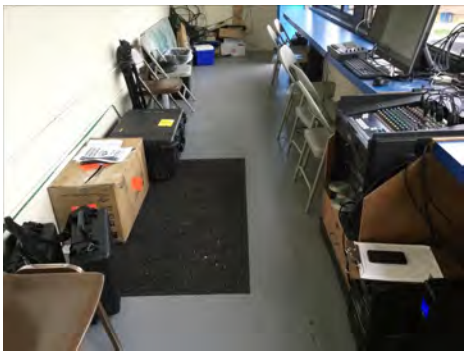
Note:

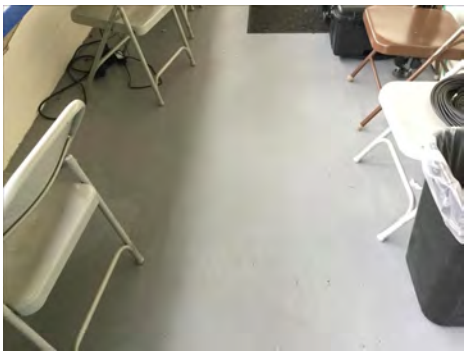
System: C3010 - Wall Finishes


Note:

System: C3020 - Floor Finishes

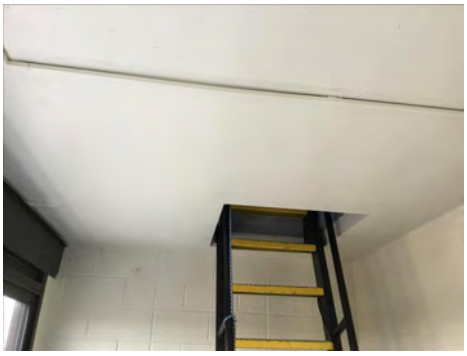




Note:

System: C3030 - Ceiling Finishes





Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - 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.

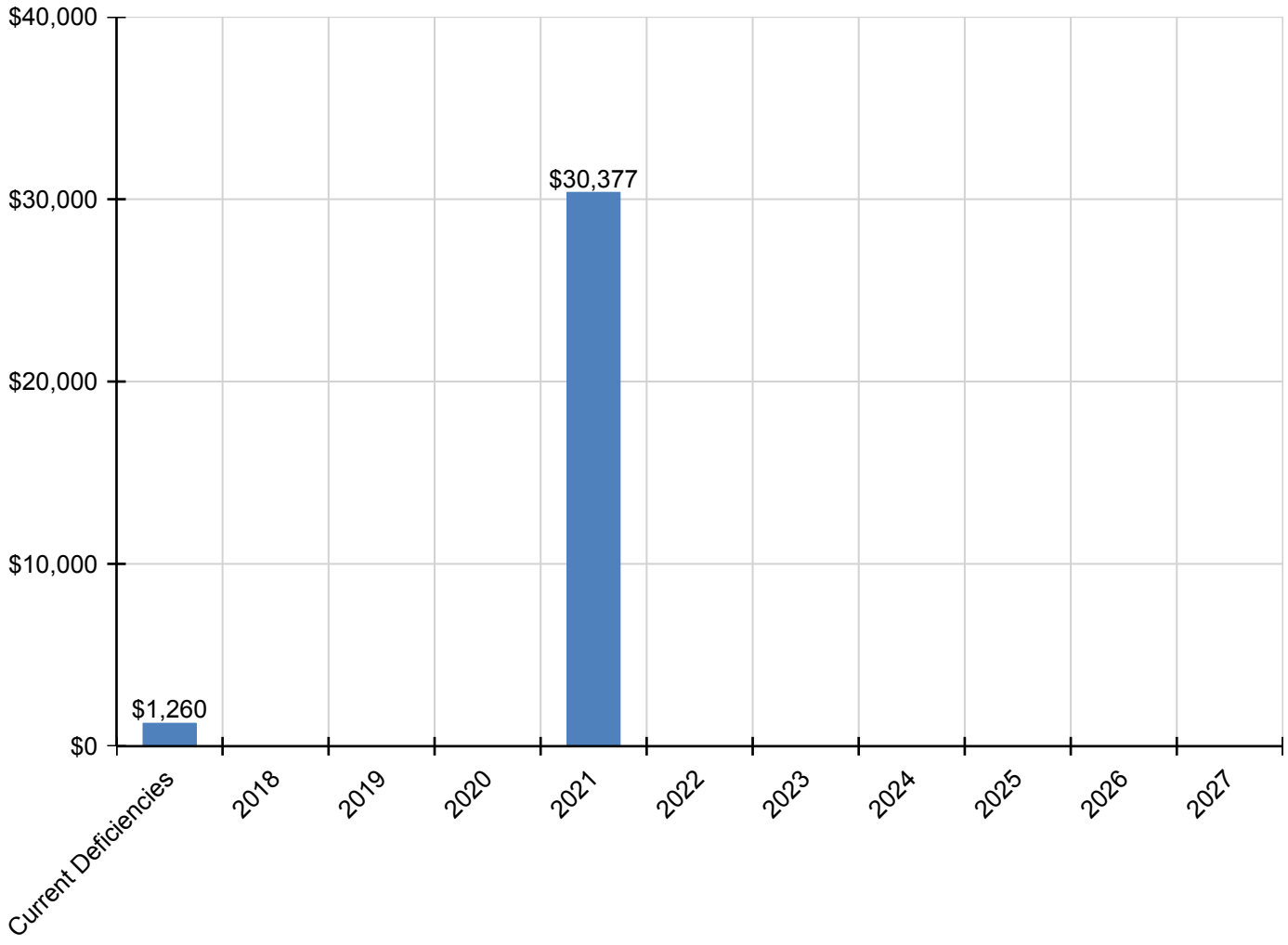
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$1,260**	**$0**	**$0**	**$0**	**$30,377**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$31,637**
*** 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**
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	$6,803	$0	$0	$0	$0	$0	$0	**$6,803**
B2030 - Exterior Doors	$0	$0	$0	$0	$3,431	$0	$0	$0	$0	$0	$0	**$3,431**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010105 - Built-Up	$0	$0	$0	$0	$4,448	$0	$0	$0	$0	$0	$0	**$4,448**
B3020 - Roof Openings	$0	$0	$0	$0	$115	$0	$0	$0	$0	$0	$0	**$115**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$2,025	$0	$0	$0	$0	$0	$0	**$2,025**
C3020 - Floor Finishes	$0	$0	$0	$0	$4,900	$0	$0	$0	$0	$0	$0	**$4,900**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$3,772	$0	$0	$0	$0	$0	$0	**$3,772**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$1,225	$0	$0	$0	$0	$0	$0	**$1,225**
D5020 - Branch Wiring	$0	$0	$0	$0	$3,660	$0	$0	$0	$0	$0	$0	**$3,660**
D5020 - Lighting	$1,260	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,260**

** Indicates non-renewable system*

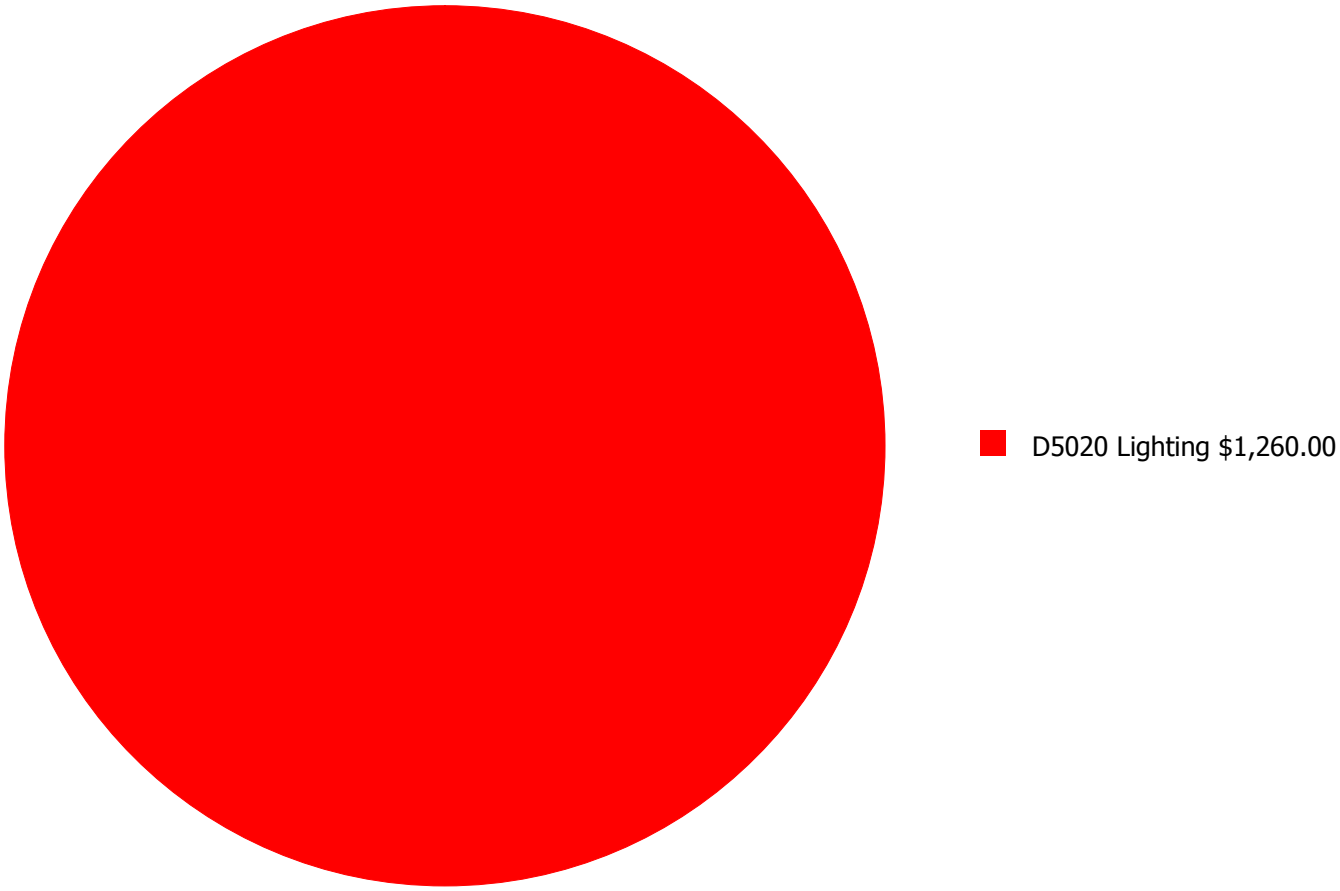
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

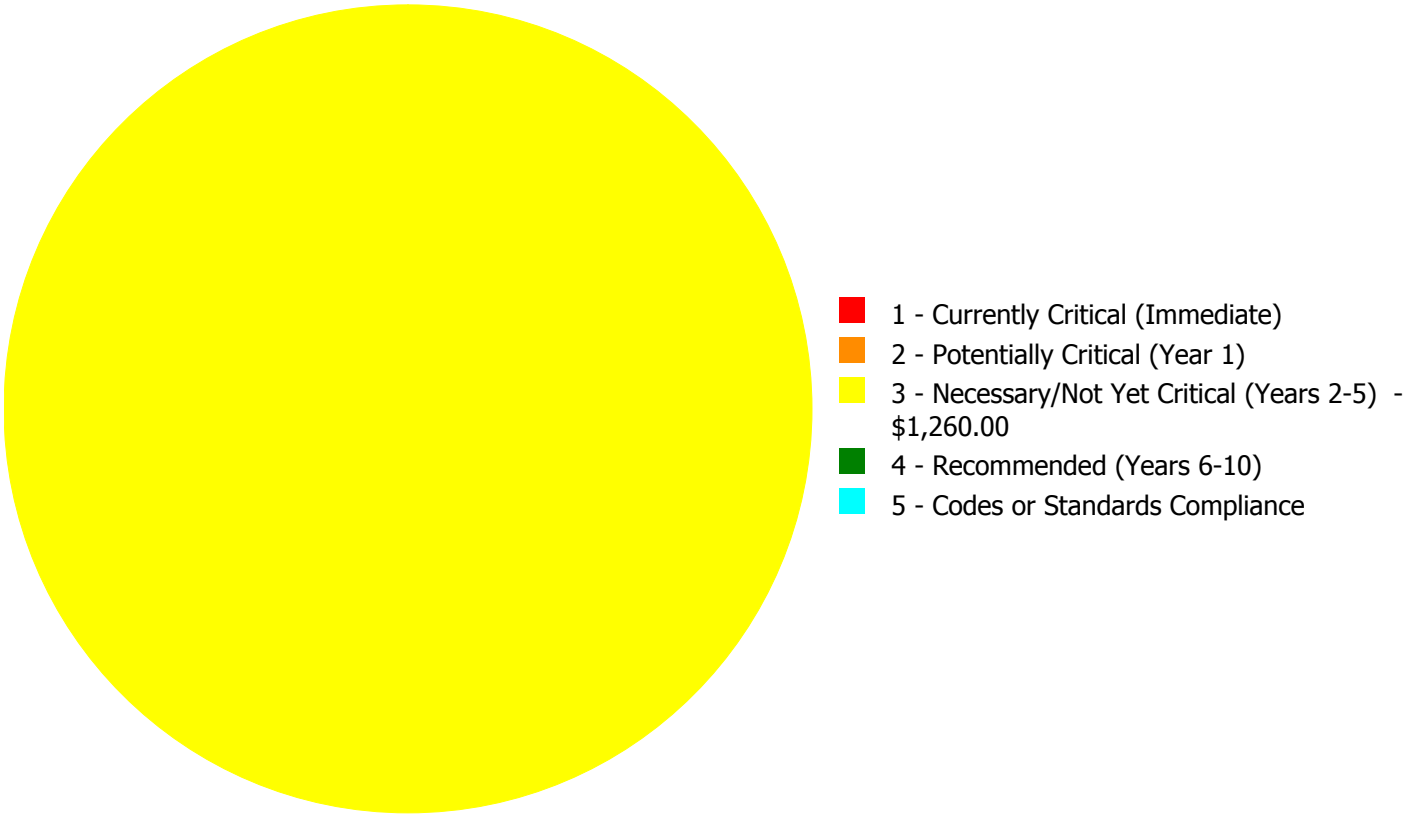
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $1,260.00

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: $1,260.00

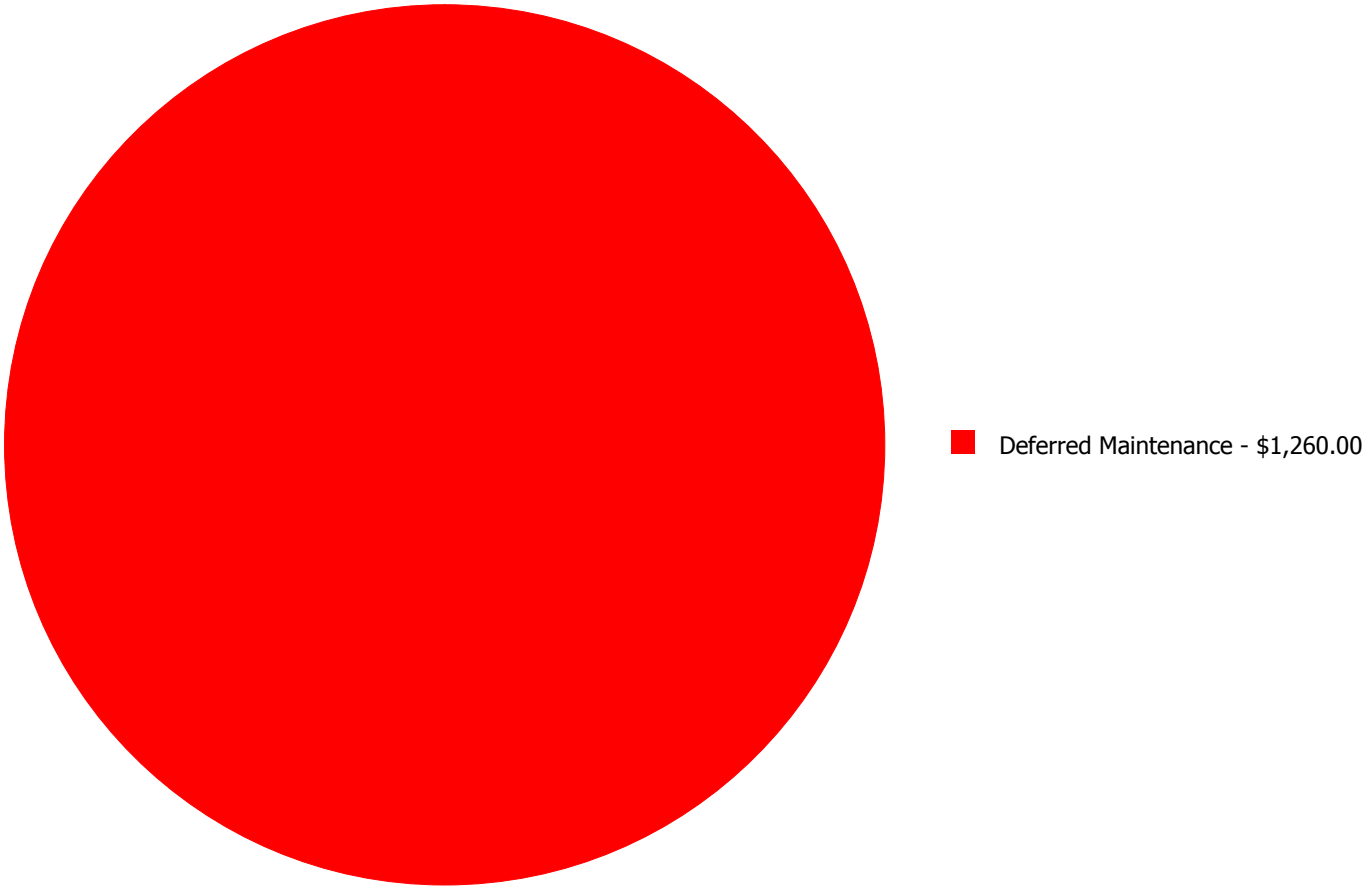
Deficiency By Priority Investment Table

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
D5020	Lighting	$0.00	$0.00	$1,260.00	$0.00	$0.00	$1,260.00
	Total:	$0.00	$0.00	$1,260.00	$0.00	$0.00	$1,260.00

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: $1,260.00

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: 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:	320.00
Unit of Measure:	S.F.
Estimate:	$1,260.00
Assessor Name:	Eduardo Lopez
Date Created:	01/10/2017

Notes: The lighting system is beyond its 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:	HS -High School
Gross Area (SF):	43,100
Year Built:	1967
Last Renovation:	
Replacement Value:	$8,607,011
Repair Cost:	$3,028,551.00
Total FCI:	35.19 %
Total RSLI:	32.15 %
FCA Score:	64.81

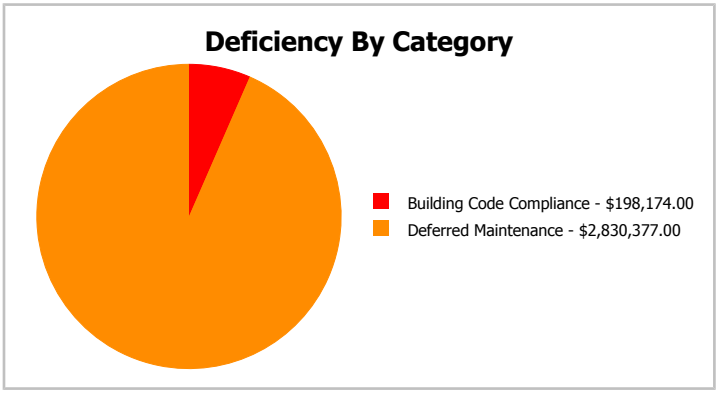
Description:

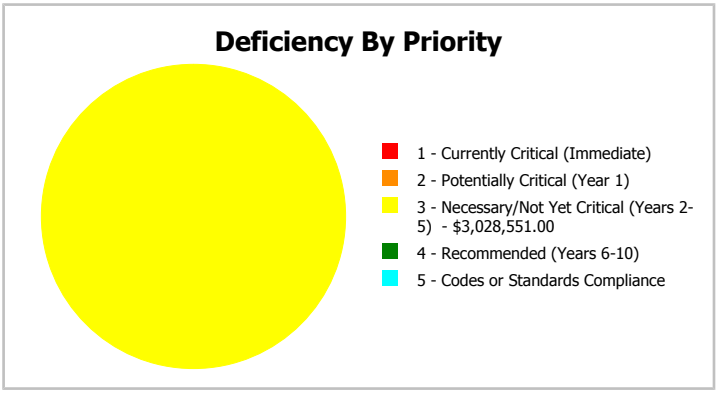
The narrative for this building is included in the Executive Summary Description at the front of this report.

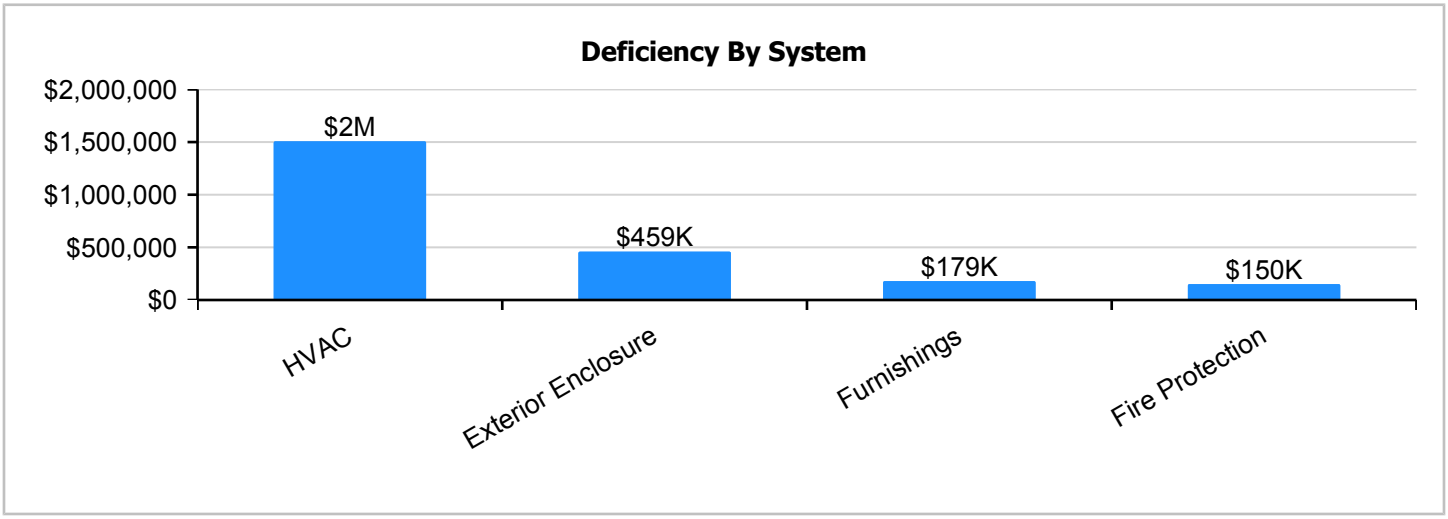
Attributes: This asset has no attributes.

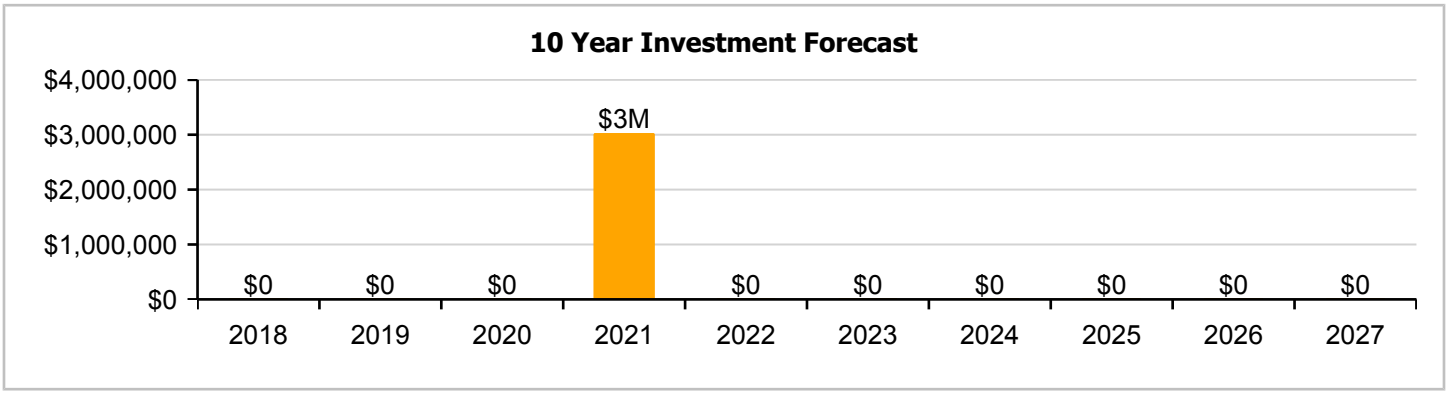
Dashboard Summary

Function:	HS -High School	Gross Area:	43,100
Year Built:	1967	Last Renovation:	
Repair Cost:	$3,028,551	Replacement Value:	$8,607,011
FCI:	35.19 %	RSLI%:	32.15 %









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	50.00 %	0.00 %	$0.00
A20 - Basement Construction	50.00 %	0.00 %	$0.00
B10 - Superstructure	50.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	20.19 %	62.68 %	$605,900.00
B30 - Roofing	42.93 %	0.00 %	$0.00
C10 - Interior Construction	25.38 %	0.00 %	$0.00
C30 - Interior Finishes	55.48 %	0.00 %	$0.00
D20 - Plumbing	13.33 %	0.00 %	$0.00
D30 - HVAC	9.56 %	87.33 %	$1,988,375.00
D40 - Fire Protection	0.00 %	110.00 %	$198,174.00
D50 - Electrical	51.08 %	0.00 %	$0.00
E10 - Equipment	72.62 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	110.00 %	$236,102.00
Totals:	**32.15 %**	**35.19 %**	**$3,028,551.00**

Photo Album

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

1). North Elevation - Feb 14, 2017

2). West Elevation - Feb 14, 2017

3). Southwest Elevation - Feb 14, 2017

4). Northeast Elevation - Feb 14, 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.

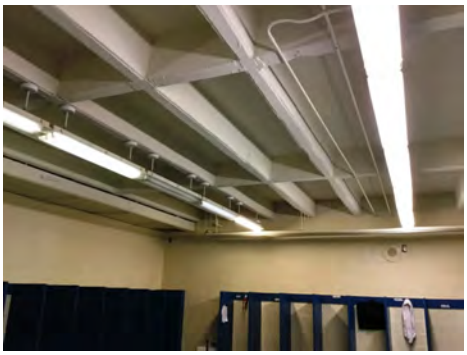
Campus Assessment Report - 1967 Gym Building

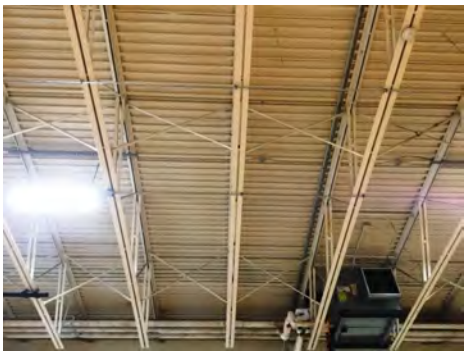
System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$2.18	S.F.	43,100	100	1967	2067		50.00 %	0.00 %	50			$93,958
A1030	Slab on Grade	$4.08	S.F.	43,100	100	1967	2067		50.00 %	0.00 %	50			$175,848
A2010	Basement Excavation	$0.83	S.F.	43,100	100	1967	2067		50.00 %	0.00 %	50			$35,773
A2020	Basement Walls	$5.74	S.F.	43,100	100	1967	2067		50.00 %	0.00 %	50			$247,394
B1020	Roof Construction	$7.60	S.F.	43,100	100	1967	2067		50.00 %	0.00 %	50			$327,560
B2010	Exterior Walls	$8.84	S.F.	43,100	100	1967	2067		50.00 %	0.00 %	50			$381,004
B2020	Exterior Windows	$12.78	S.F.	43,100	30	1967	1997		0.00 %	110.00 %	-20		$605,900.00	$550,818
B2030	Exterior Doors	$0.81	S.F.	43,100	30	1967	1997	2021	13.33 %	0.00 %	4			$34,911
B3010120	Single Ply Membrane	$6.98	S.F.	28,005	20	2010	2030		65.00 %	0.00 %	13			$195,475
B3010130	Preformed Metal Roofing	$9.66	S.F.	15,095	30	1967	1997	2021	13.33 %	0.00 %	4			$145,818
C1010	Partitions	$4.70	S.F.	43,100	75	1967	2042		33.33 %	0.00 %	25			$202,570
C1020	Interior Doors	$2.44	S.F.	43,100	30	1967	1997	2021	13.33 %	0.00 %	4			$105,164
C1030	Fittings	$1.48	S.F.	43,100	20	1967	1987	2021	20.00 %	0.00 %	4			$63,788
C3010	Wall Finishes	$2.56	S.F.	43,100	10	1967	1977	2021	40.00 %	0.00 %	4			$110,336
C3020	Floor Finishes	$10.94	S.F.	43,100	20	1967	1987	2021	20.00 %	0.00 %	4			$471,514
C3030	Ceiling Finishes	$10.56	S.F.	43,100	25	2016	2041		96.00 %	0.00 %	24			$455,136
D2010	Plumbing Fixtures	$8.83	S.F.	43,100	30	1967	1997	2021	13.33 %	0.00 %	4			$380,573
D2020	Domestic Water Distribution	$1.64	S.F.	43,100	30	1967	1997	2021	13.33 %	0.00 %	4			$70,684
D2030	Sanitary Waste	$2.59	S.F.	43,100	30	1967	1997	2021	13.33 %	0.00 %	4			$111,629
D2040	Rain Water Drainage	$0.63	S.F.	43,100	30	1967	1997	2021	13.33 %	0.00 %	4			$27,153
D3020	Heat Generating Systems	$6.93	S.F.	43,100	30	1967	1997		0.00 %	110.00 %	-20		$328,551.00	$298,683
D3030	Cooling Generating Systems	$7.18	S.F.	43,100	25	2007	2032		60.00 %	0.00 %	15			$309,458
D3040	Distribution Systems	$8.37	S.F.	43,100	30	1967	1997		0.00 %	110.00 %	-20		$396,822.00	$360,747
D3050	Terminal & Package Units	$26.64	S.F.	43,100	15	1967	1982		0.00 %	110.00 %	-35		$1,263,002.00	$1,148,184
D3060	Controls & Instrumentation	$2.65	S.F.	43,100	20	1967	1987	2021	20.00 %	0.00 %	4			$114,215
D3090	Other HVAC Systems/Equip	$1.06	S.F.	43,100	20	1967	1987	2021	20.00 %	0.00 %	4			$45,686
D4010	Sprinklers	$3.63	S.F.	43,100	30	1967	1997		0.00 %	110.00 %	-20		$172,098.00	$156,453
D4020	Standpipes	$0.55	S.F.	43,100	30	1967	1997		0.00 %	110.00 %	-20		$26,076.00	$23,705
D5010	Electrical Service/Distribution	$1.60	S.F.	43,100	40	1967	2007	2021	10.00 %	0.00 %	4			$68,960
D5020	Branch Wiring	$4.55	S.F.	43,100	30	1967	1997	2021	13.33 %	0.00 %	4			$196,105
D5020	Lighting	$10.64	S.F.	43,100	30	2016	2046		96.67 %	0.00 %	29			$458,584
D5030810	Security & Detection Systems	$1.97	S.F.	43,100	15	1967	1982	2021	26.67 %	0.00 %	4			$84,907
D5030910	Fire Alarm Systems	$3.56	S.F.	43,100	15	1967	1982	2021	26.67 %	0.00 %	4			$153,436
D5030920	Data Communication	$4.61	S.F.	43,100	15	1967	1982	2021	26.67 %	0.00 %	4			$198,691
E1010	Commercial Equipment	$0.59	S.F.	43,100	20	1967	1987	2021	20.00 %	0.00 %	4			$25,429
E1020	Institutional Equipment	$13.04	S.F.	43,100	20	2012	2032		75.00 %	0.00 %	15			$562,024
E2010	Fixed Furnishings	$4.98	S.F.	43,100	20	1967	1987		0.00 %	110.00 %	-30		$236,102.00	$214,638
								Total	**32.15 %**	**35.19 %**			**$3,028,551.00**	**$8,607,011**

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: B1020 - Roof Construction





Note:

System: B2010 - Exterior Walls



Note:

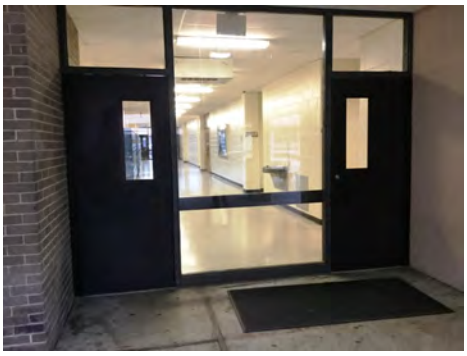
System: B2020 - Exterior Windows



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

System: B2030 - Exterior Doors





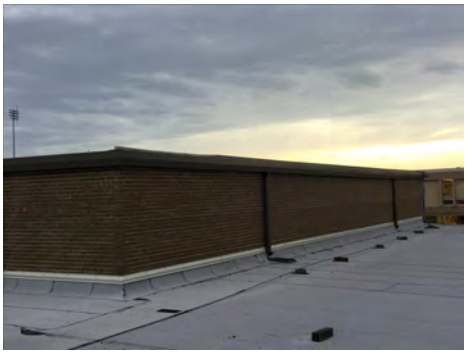
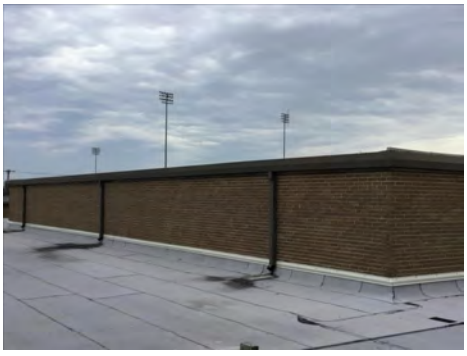
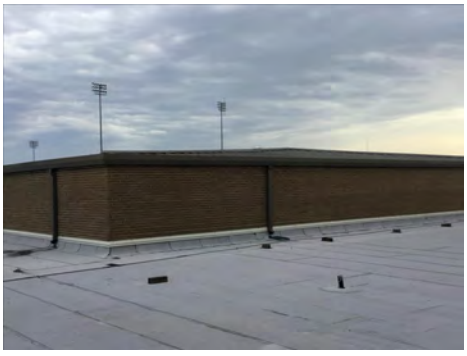
Note:

System: B3010120 - Single Ply Membrane



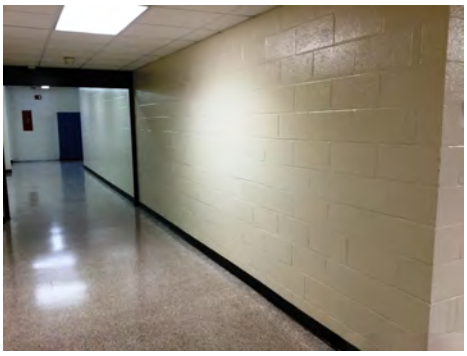
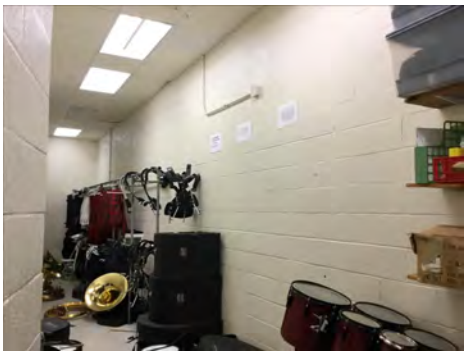
Note:

System: B3010130 - Preformed Metal Roofing

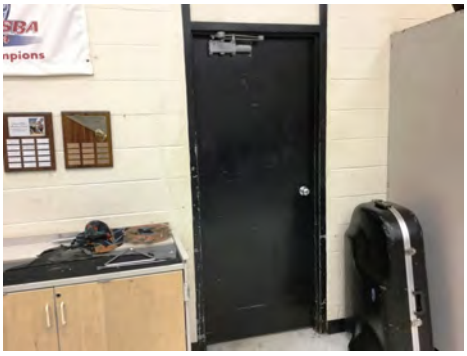
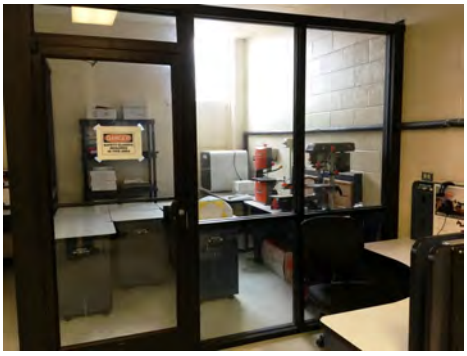
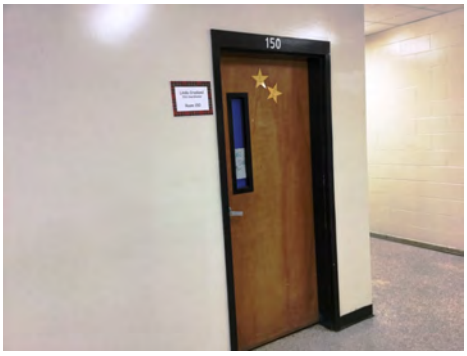
Note:

System: C1010 - Partitions


Note:

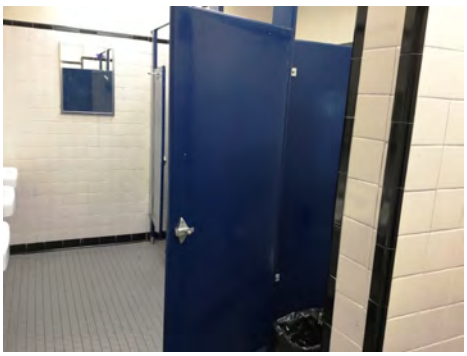
System: C1020 - Interior Doors

Note:

System: C1030 - Fittings

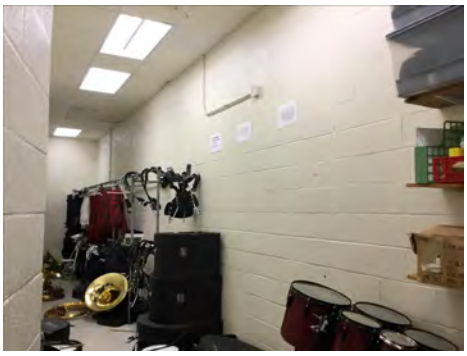




Note:

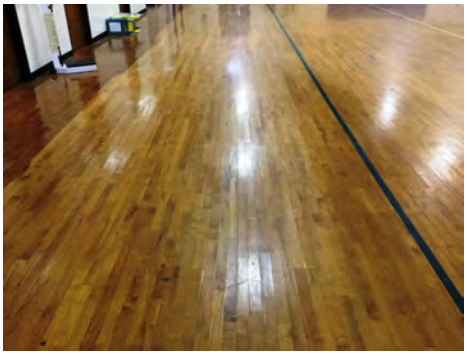
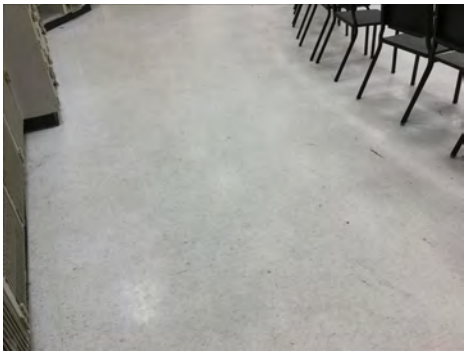
System: C3010 - Wall Finishes





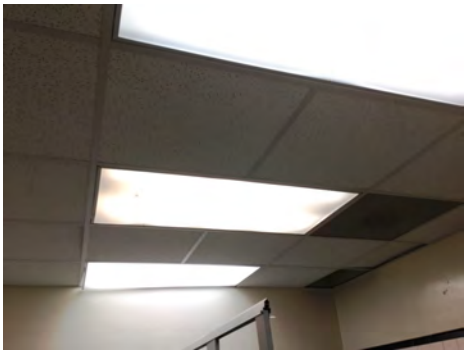
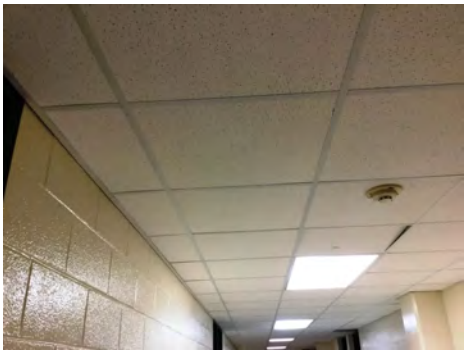
Note:

System: C3020 - Floor Finishes

Note:

System: C3030 - Ceiling Finishes


Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note:

System: D3020 - Heat Generating Systems



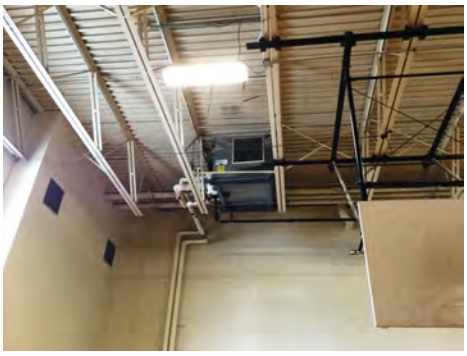
Note: The heat generating systems are beyond their service life and should be replaced.

System: D3030 - Cooling Generating Systems



Note:

System: D3040 - Distribution Systems



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

System: D3050 - Terminal & Package Units



Note: The terminal and package units are beyond their service life and should be replaced.

System: D3060 - Controls & Instrumentation


Note:

System: D3090 - Other HVAC Systems/Equip


Note:

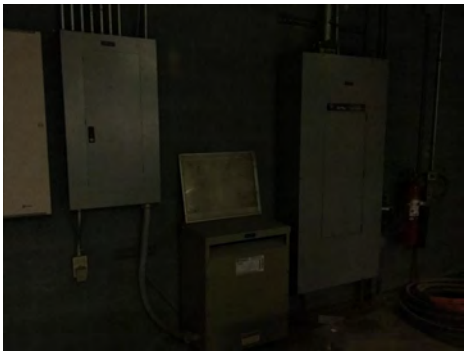
System: D4010 - Sprinklers This system contains no images

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

System: D4020 - Standpipes This system contains no images

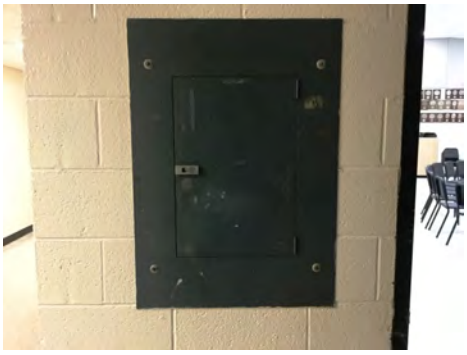
Note: The building does not have a fire protection system and it should be installed.

System: D5010 - Electrical Service/Distribution



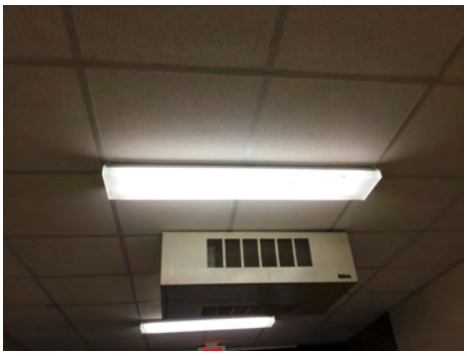
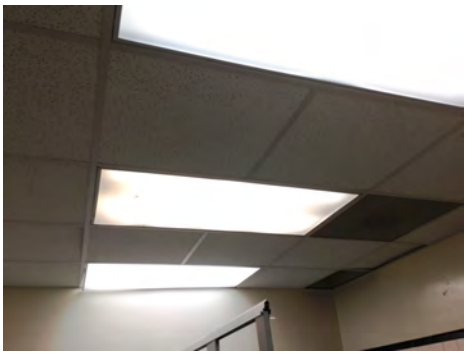
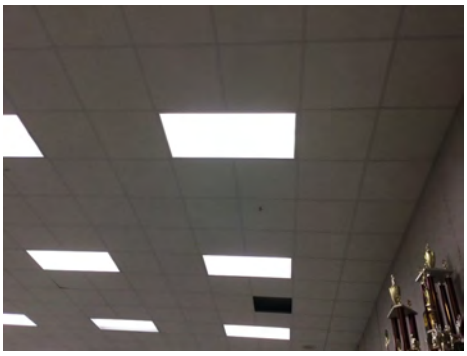
Note:

System: D5020 - Branch Wiring

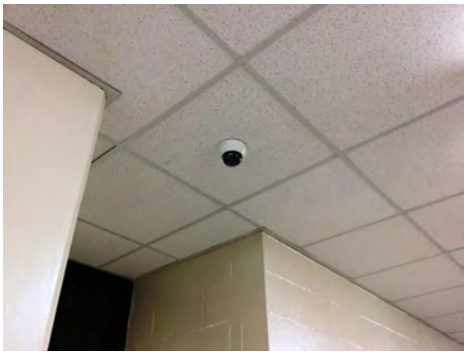

Note:

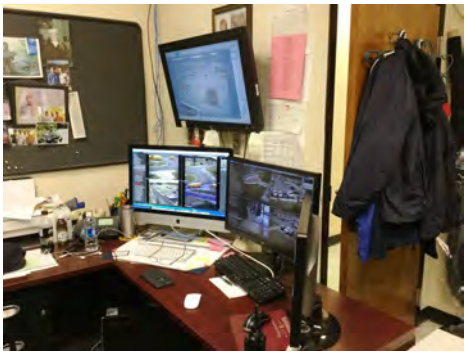
System: D5020 - Lighting

Note:

System: D5030810 - Security & Detection Systems

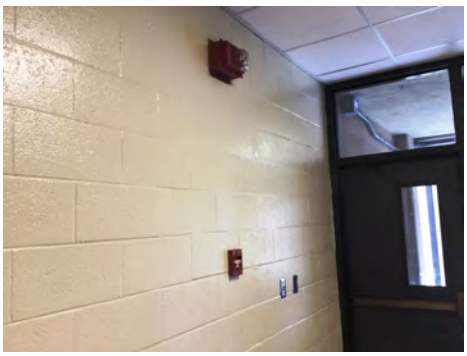




Note:

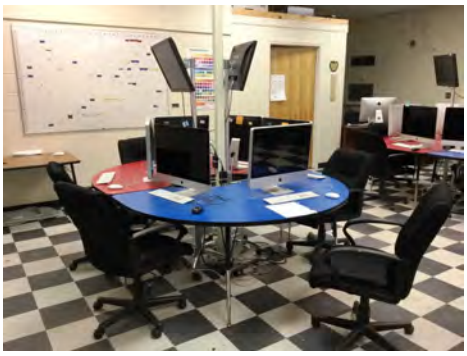
System: D5030910 - Fire Alarm Systems





Note:

System: D5030920 - Data Communication



Note:

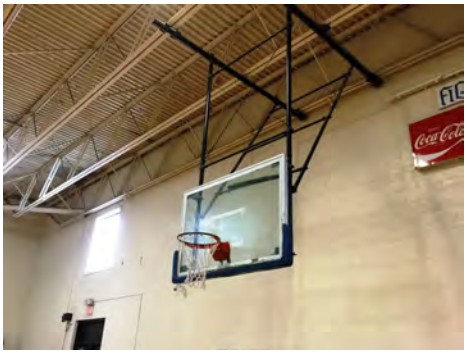
System: E1010 - Commercial Equipment



Note:

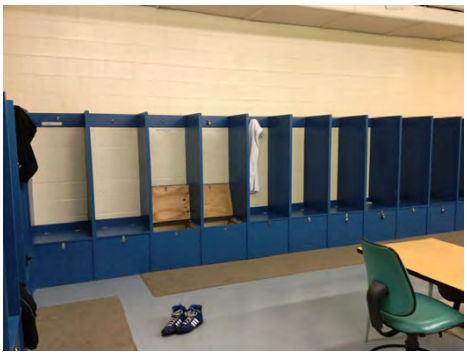
System: E1020 - Institutional Equipment





Note:

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%

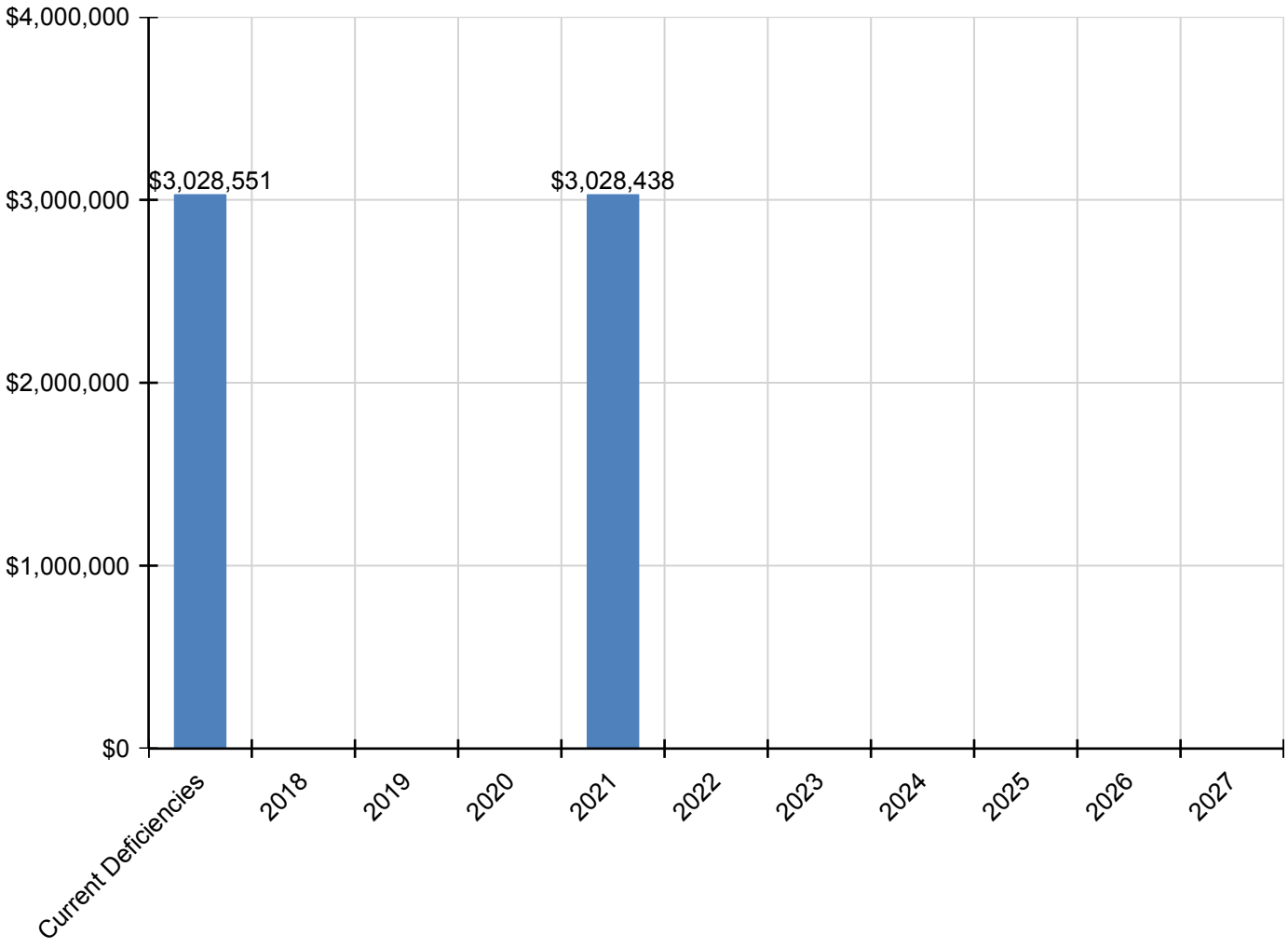
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$3,028,551**	**$0**	**$0**	**$0**	**$3,028,438**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$6,056,989**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$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	$605,900	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$605,900**
B2030 - Exterior Doors	$0	$0	$0	$0	$43,222	$0	$0	$0	$0	$0	$0	**$43,222**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$226,484	$0	$0	$0	$0	$0	$0	**$226,484**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$130,199	$0	$0	$0	$0	$0	$0	**$130,199**
C1030 - Fittings	$0	$0	$0	$0	$78,974	$0	$0	$0	$0	$0	$0	**$78,974**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$136,603	$0	$0	$0	$0	$0	$0	**$136,603**

C3020 - Floor Finishes	$0	$0	$0	$0	$583,762	$0	$0	$0	$0	$0	$0	**$583,762**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$471,172	$0	$0	$0	$0	$0	$0	**$471,172**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$87,511	$0	$0	$0	$0	$0	$0	**$87,511**
D2030 - Sanitary Waste	$0	$0	$0	$0	$138,203	$0	$0	$0	$0	$0	$0	**$138,203**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$33,617	$0	$0	$0	$0	$0	$0	**$33,617**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$328,551	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$328,551**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$396,822	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$396,822**
D3050 - Terminal & Package Units	$1,263,002	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,263,002**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$141,406	$0	$0	$0	$0	$0	$0	**$141,406**
D3090 - Other HVAC Systems/Equip	$0	$0	$0	$0	$56,562	$0	$0	$0	$0	$0	$0	**$56,562**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$172,098	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$172,098**
D4020 - Standpipes	$26,076	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$26,076**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$85,377	$0	$0	$0	$0	$0	$0	**$85,377**
D5020 - Branch Wiring	$0	$0	$0	$0	$242,790	$0	$0	$0	$0	$0	$0	**$242,790**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$105,120	$0	$0	$0	$0	$0	$0	**$105,120**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$189,963	$0	$0	$0	$0	$0	$0	**$189,963**
D5030920 - Data Communication	$0	$0	$0	$0	$245,991	$0	$0	$0	$0	$0	$0	**$245,991**
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**
E1010 - Commercial Equipment	$0	$0	$0	$0	$31,483	$0	$0	$0	$0	$0	$0	**$31,483**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$236,102	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$236,102**

** Indicates non-renewable system*

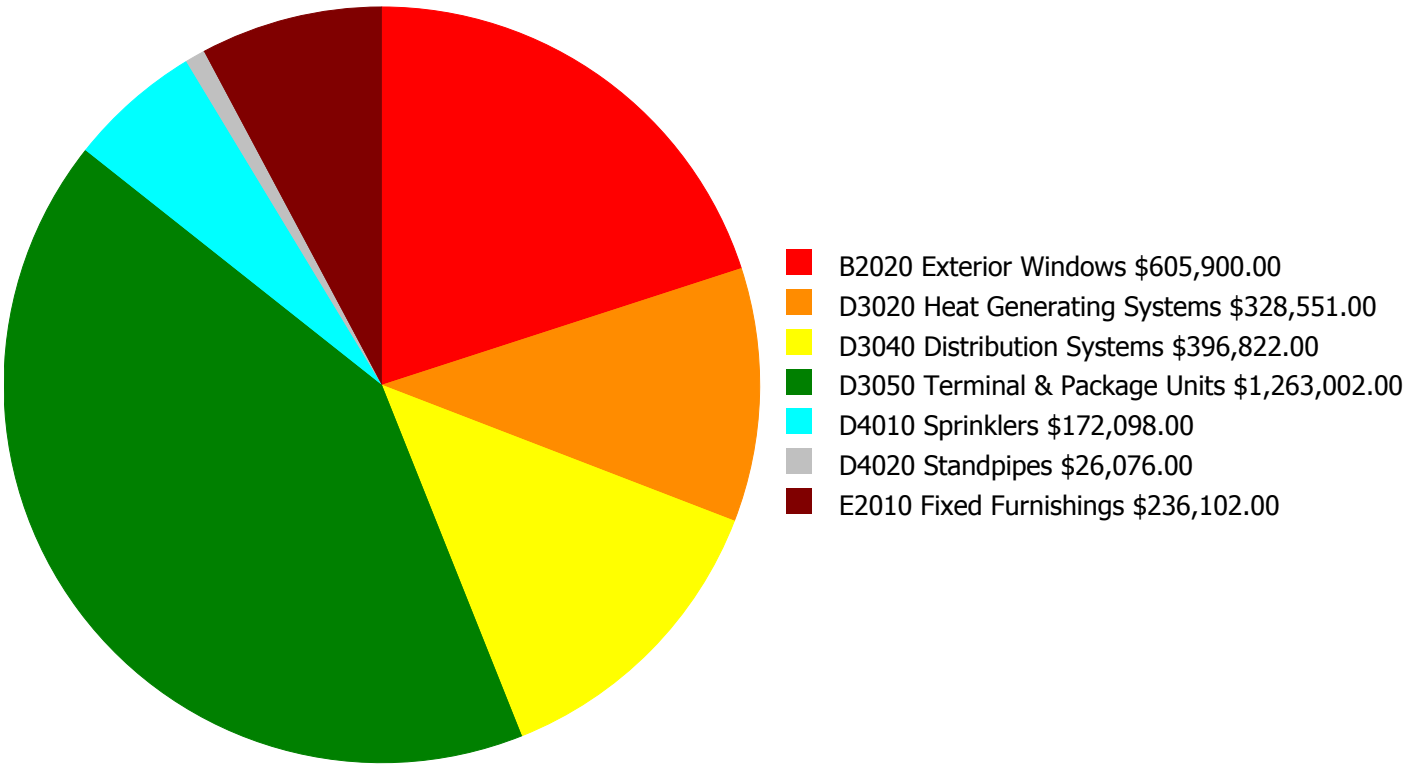
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

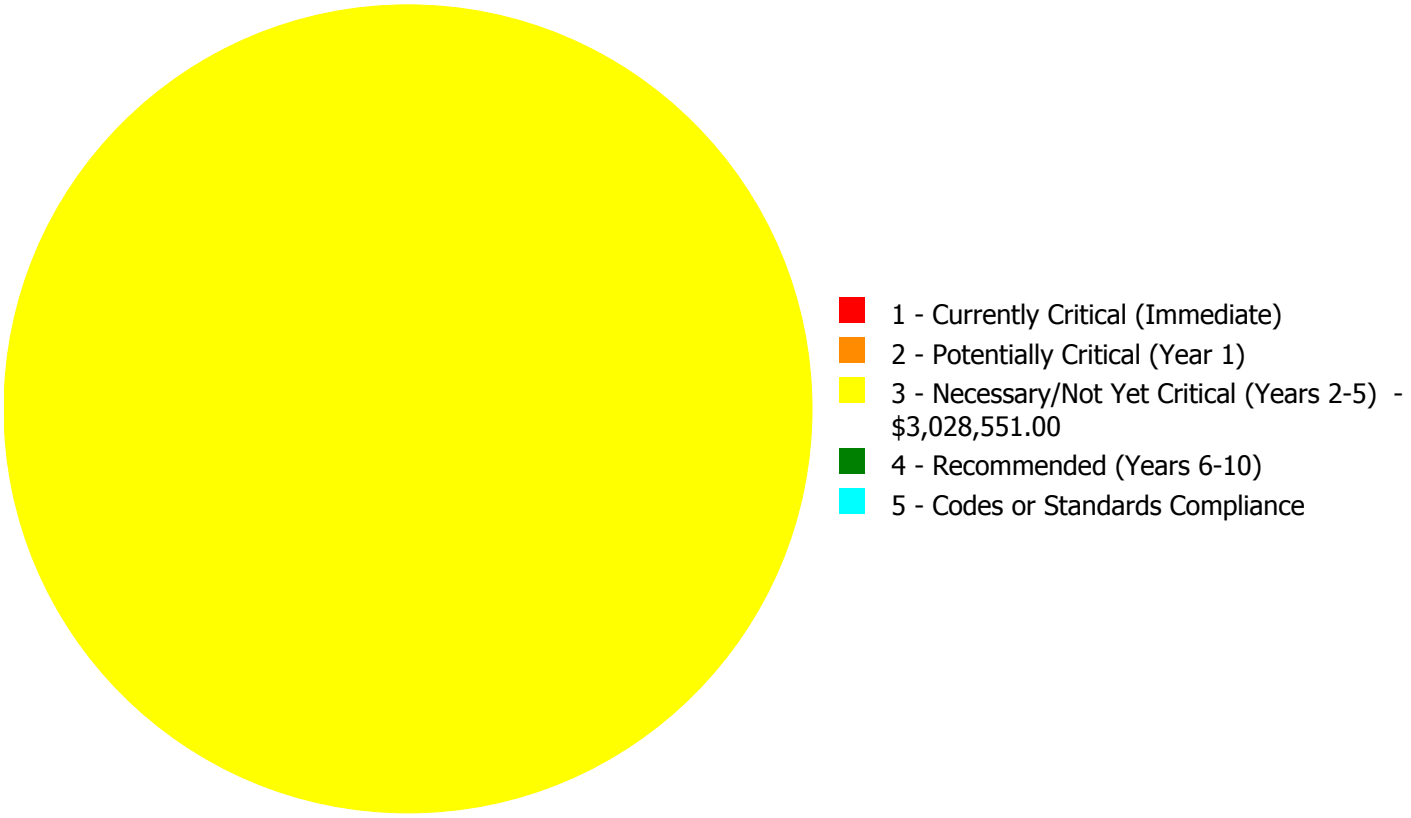
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $3,028,551.00

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: $3,028,551.00

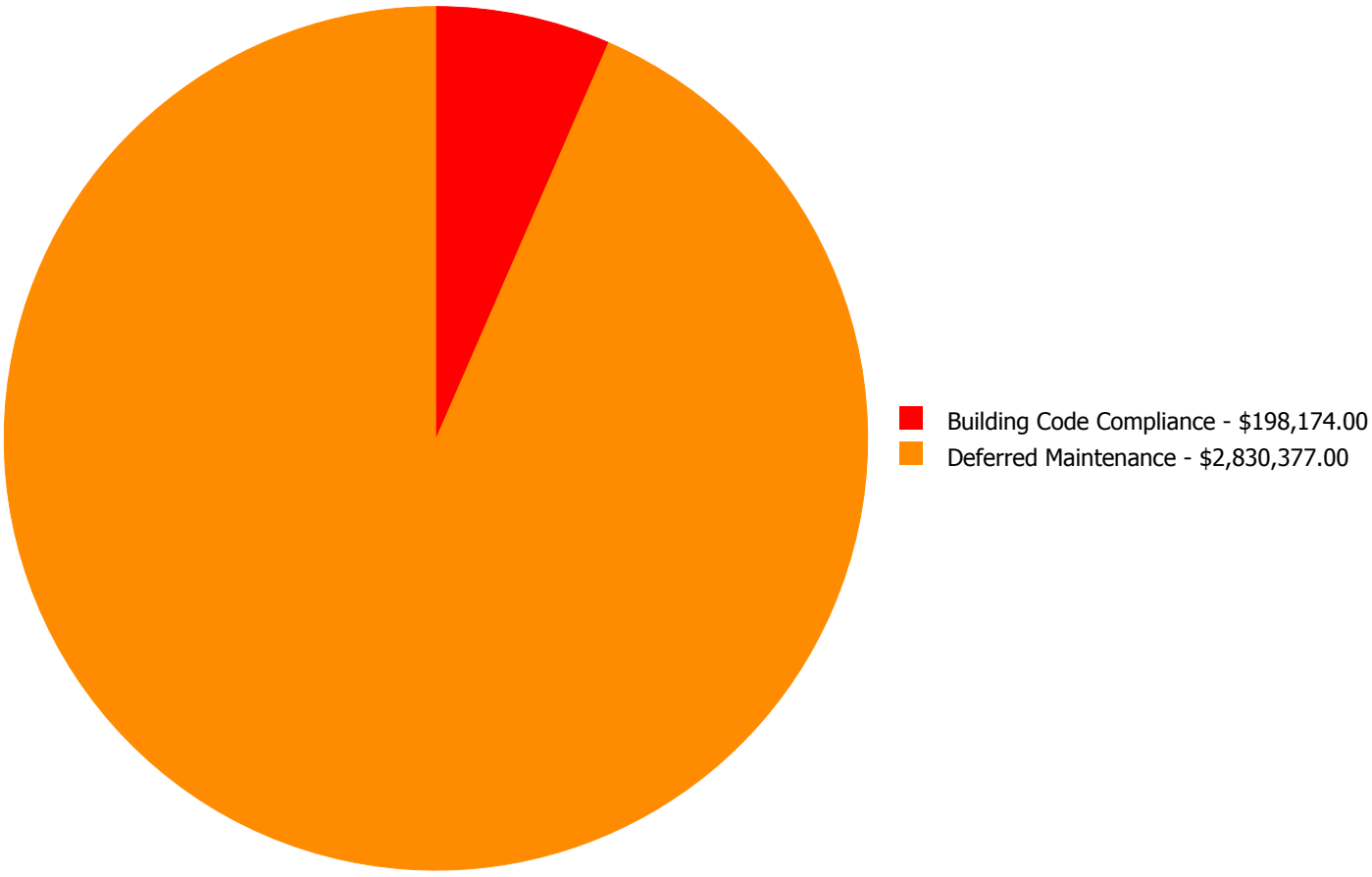
Deficiency By Priority Investment Table

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
B2020	Exterior Windows	$0.00	$0.00	$605,900.00	$0.00	$0.00	$605,900.00
D3020	Heat Generating Systems	$0.00	$0.00	$328,551.00	$0.00	$0.00	$328,551.00
D3040	Distribution Systems	$0.00	$0.00	$396,822.00	$0.00	$0.00	$396,822.00
D3050	Terminal & Package Units	$0.00	$0.00	$1,263,002.00	$0.00	$0.00	$1,263,002.00
D4010	Sprinklers	$0.00	$0.00	$172,098.00	$0.00	$0.00	$172,098.00
D4020	Standpipes	$0.00	$0.00	$26,076.00	$0.00	$0.00	$26,076.00
E2010	Fixed Furnishings	$0.00	$0.00	$236,102.00	$0.00	$0.00	$236,102.00
	Total:	$0.00	$0.00	$3,028,551.00	$0.00	$0.00	$3,028,551.00

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: $3,028,551.00

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: B2020 - Exterior Windows

Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 43,100.00
Unit of Measure: S.F.
Estimate: $605,900.00
Assessor Name: Eduardo Lopez
Date Created: 02/13/2017

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

System: D3020 - Heat Generating Systems

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 43,100.00
Unit of Measure: S.F.
Estimate: $328,551.00
Assessor Name: Eduardo Lopez
Date Created: 02/13/2017

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

System: D3040 - Distribution Systems

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 43,100.00
Unit of Measure: S.F.
Estimate: $396,822.00
Assessor Name: Eduardo Lopez
Date Created: 02/13/2017

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

System: D3050 - Terminal & Package Units

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 43,100.00
Unit of Measure: S.F.
Estimate: $1,263,002.00
Assessor Name: Eduardo Lopez
Date Created: 02/13/2017

Notes: The terminal and package units 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: 43,100.00
Unit of Measure: S.F.
Estimate: $172,098.00
Assessor Name: Eduardo Lopez
Date Created: 02/13/2017

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

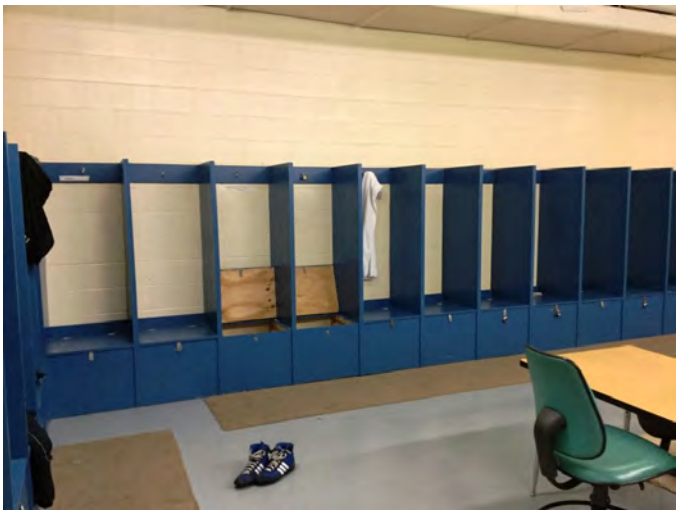
System: D4020 - Standpipes

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: 43,100.00
Unit of Measure: S.F.
Estimate: $26,076.00
Assessor Name: Eduardo Lopez
Date Created: 02/13/2017

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

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: 43,100.00
Unit of Measure: S.F.
Estimate: $236,102.00
Assessor Name: Eduardo Lopez
Date Created: 02/13/2017

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:	HS -High School
Gross Area (SF):	450
Year Built:	1967
Last Renovation:	
Replacement Value:	$57,919
Repair Cost:	$4,717.00
Total FCI:	8.14 %
Total RSLI:	28.76 %
FCA Score:	91.86

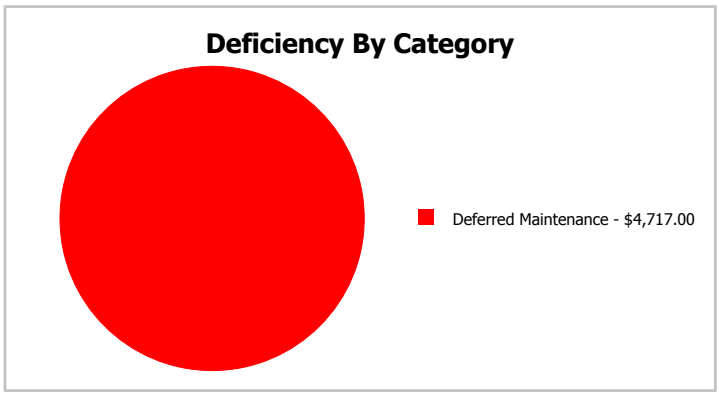
Description:

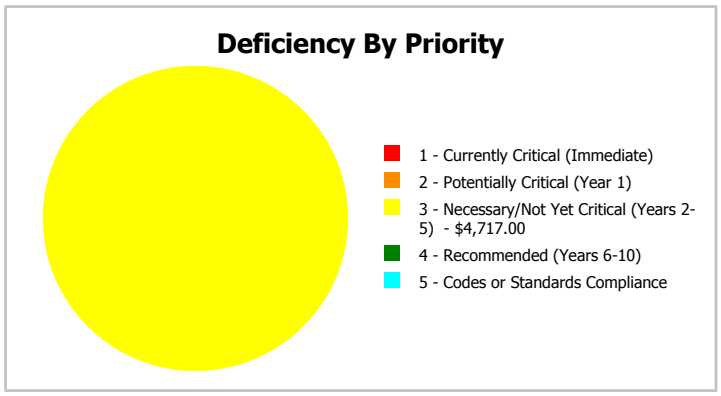
The narrative for this building is included in the Executive Summary Description at the front of this report.

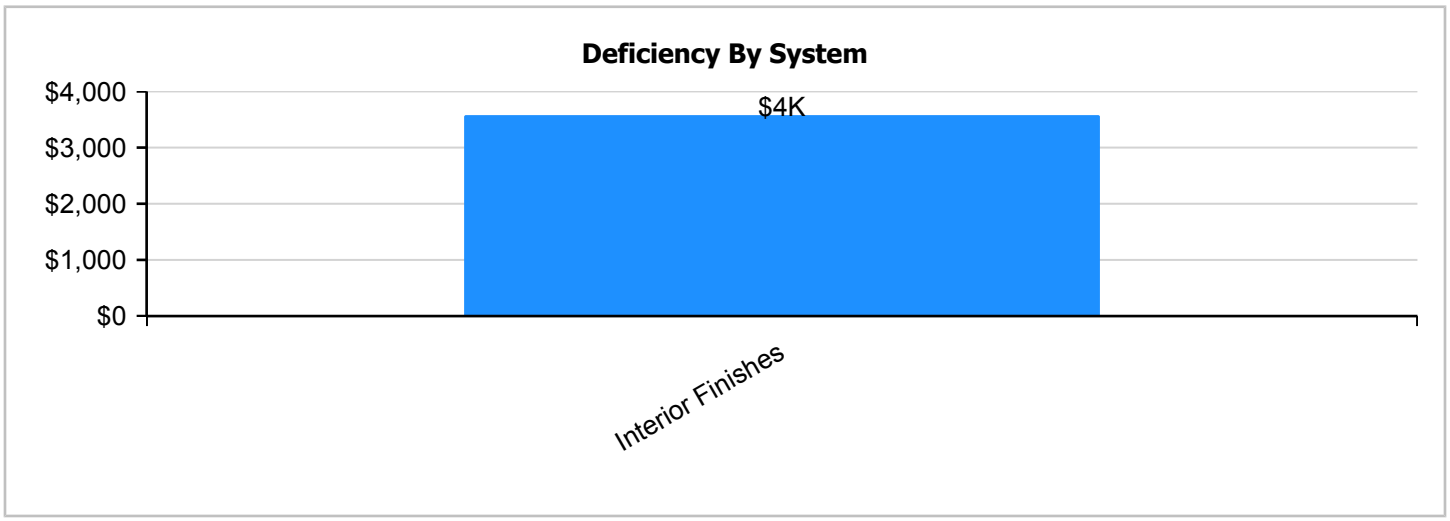
Attributes: This asset has no attributes.

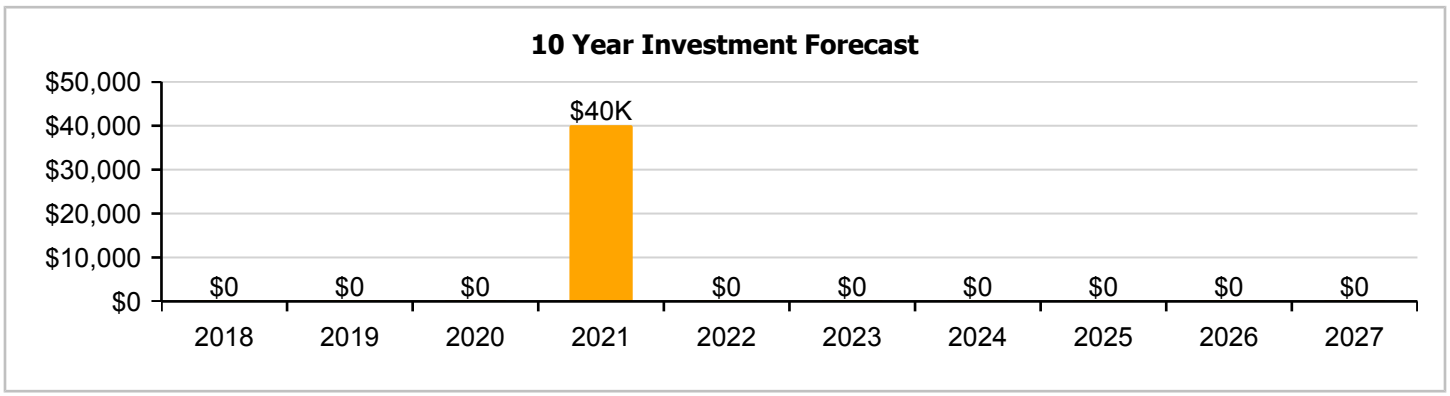
Dashboard Summary

Function:	HS -High School	Gross Area:	450
Year Built:	1967	Last Renovation:	
Repair Cost:	$4,717	Replacement Value:	$57,919
FCI:	8.14 %	RSLI%:	28.76 %









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	50.00 %	0.00 %	$0.00
B10 - Superstructure	50.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	48.24 %	0.00 %	$0.00
B30 - Roofing	20.00 %	0.00 %	$0.00
C10 - Interior Construction	27.33 %	0.00 %	$0.00
C30 - Interior Finishes	18.61 %	35.26 %	$4,717.00
D20 - Plumbing	13.33 %	0.00 %	$0.00
D30 - HVAC	26.67 %	0.00 %	$0.00
D50 - Electrical	12.22 %	0.00 %	$0.00
Totals:	**28.76 %**	**8.14 %**	**$4,717.00**

Photo Album

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

1). East Elevation - Jan 10, 2017

2). South Elevation - Jan 10, 2017

3). West Elevation - Jan 10, 2017

4). North Elevation - Jan 10, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.93	S.F.	450	100	1967	2067		50.00 %	0.00 %	50			$3,119
A1030	Slab on Grade	$7.37	S.F.	450	100	1967	2067		50.00 %	0.00 %	50			$3,317
B1020	Roof Construction	$5.98	S.F.	450	100	1967	2067		50.00 %	0.00 %	50			$2,691
B2010	Exterior Walls	$18.04	S.F.	450	100	1967	2067		50.00 %	0.00 %	50			$8,118
B2030	Exterior Doors	$0.91	S.F.	450	30	1967	1997	2021	13.33 %	0.00 %	4			$410
B3010140	Asphalt Shingles	$4.32	S.F.	450	20	1967	1987	2021	20.00 %	0.00 %	4			$1,944
C1010	Partitions	$10.34	S.F.	450	75	1967	2042		33.33 %	0.00 %	25			$4,653
C1030	Fittings	$8.47	S.F.	450	20	1967	1987	2021	20.00 %	0.00 %	4			$3,812
C3010	Wall Finishes	$7.46	S.F.	450	10	1967	1977	2021	40.00 %	0.00 %	4			$3,357
C3020	Floor Finishes	$12.74	S.F.	450	20	1967	1987	2021	20.00 %	0.00 %	4			$5,733
C3030	Ceiling Finishes	$9.53	S.F.	450	25	1967	1992		0.00 %	109.98 %	-25		$4,717.00	$4,289
D2010	Plumbing Fixtures	$9.98	S.F.	450	30	1967	1997	2021	13.33 %	0.00 %	4			$4,491
D2020	Domestic Water Distribution	$0.84	S.F.	450	30	1967	1997	2021	13.33 %	0.00 %	4			$378
D2030	Sanitary Waste	$5.94	S.F.	450	30	1967	1997	2021	13.33 %	0.00 %	4			$2,673
D3050	Terminal & Package Units	$10.63	S.F.	450	15	1967	1982	2021	26.67 %	0.00 %	4			$4,784
D5010	Electrical Service/Distribution	$3.09	S.F.	450	40	1967	2007	2021	10.00 %	0.00 %	4			$1,391
D5020	Branch Wiring	$2.55	S.F.	450	30	1967	1997	2021	13.33 %	0.00 %	4			$1,148
D5020	Lighting	$3.58	S.F.	450	30	1967	1997	2021	13.33 %	0.00 %	4			$1,611
								Total	**28.76 %**	**8.14 %**			**$4,717.00**	**$57,919**

System Notes

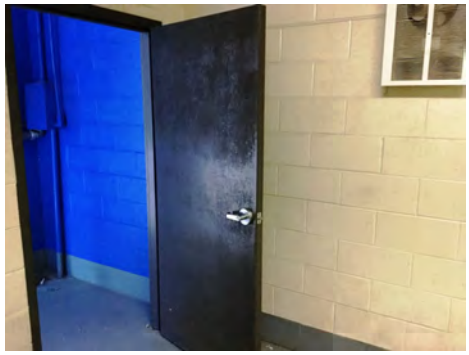
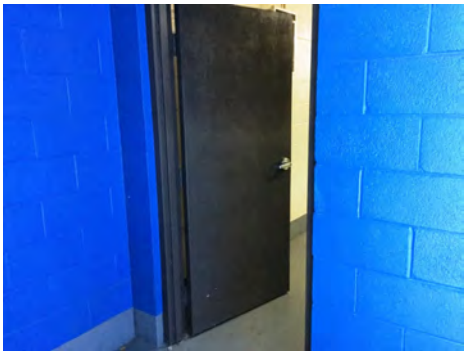
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B2010 - Exterior Walls



Note:

System: B2030 - Exterior Doors

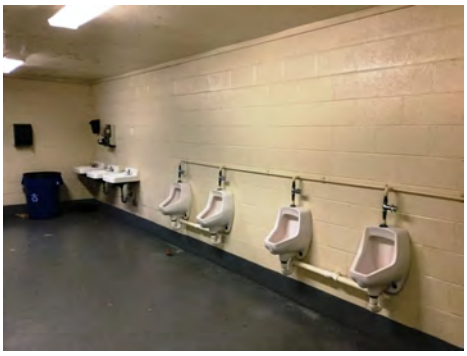
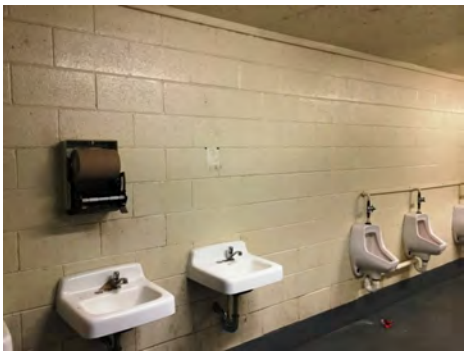
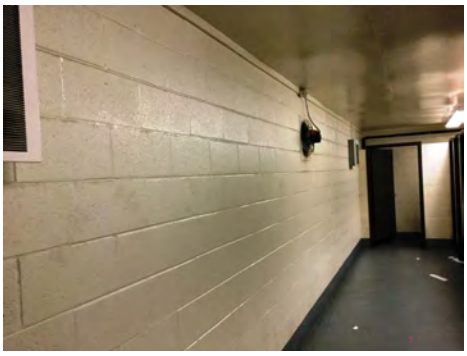
Note:

System: B3010140 - Asphalt Shingles



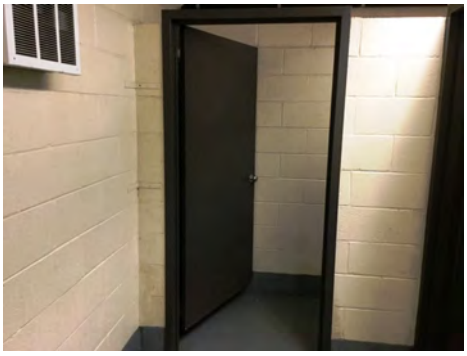
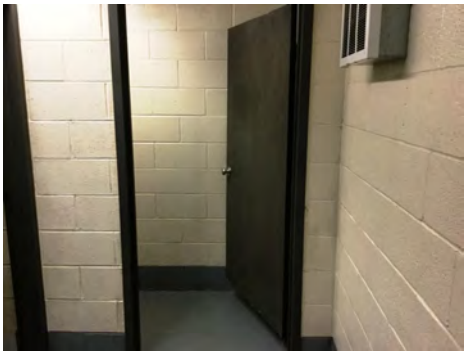
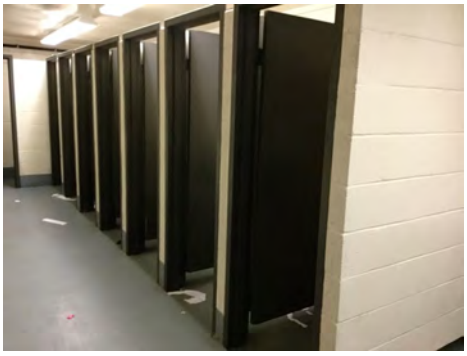
Note:

System: C1010 - Partitions

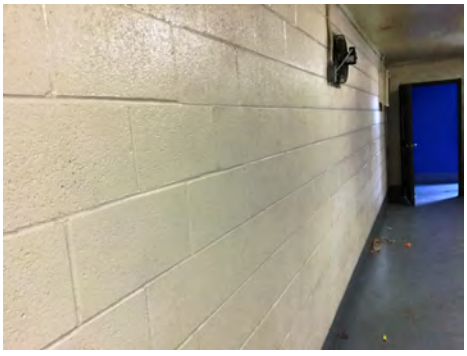
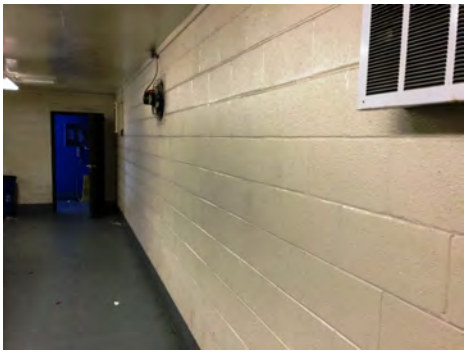
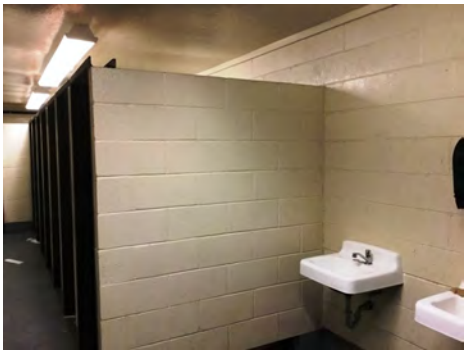
Note:

System: C1030 - Fittings

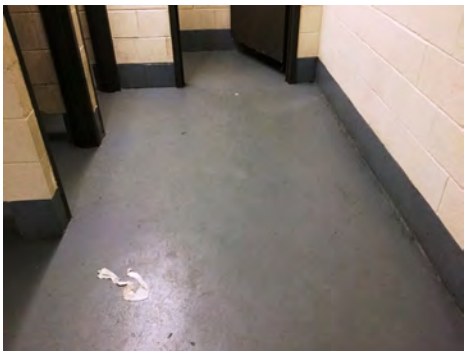
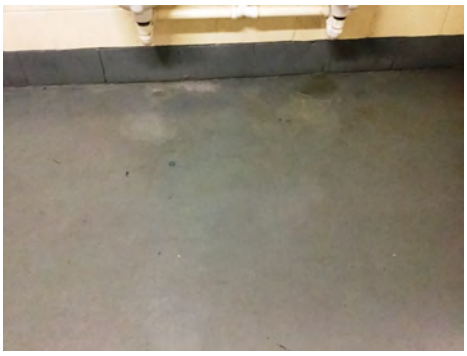
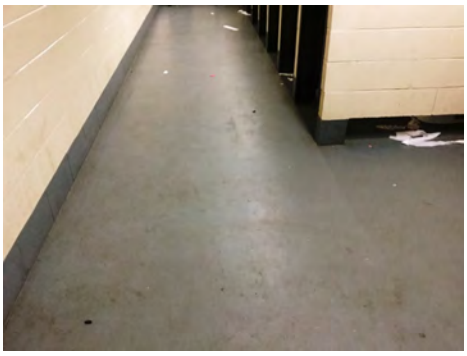
Note:

System: C3010 - Wall Finishes

Note:

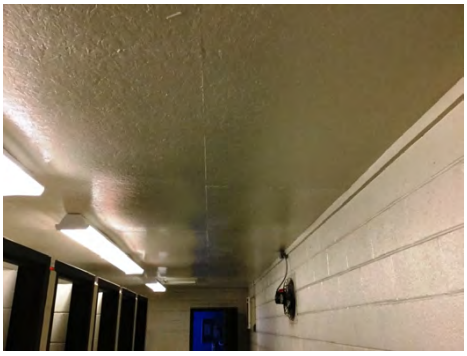
System: C3020 - Floor Finishes

Note:

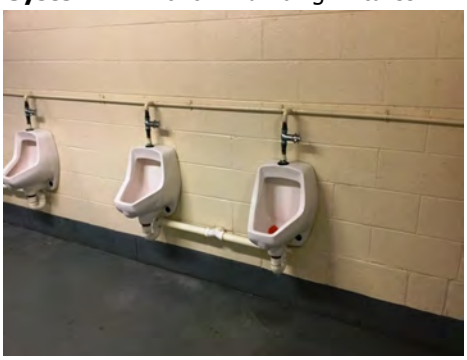
System: C3030 - Ceiling Finishes

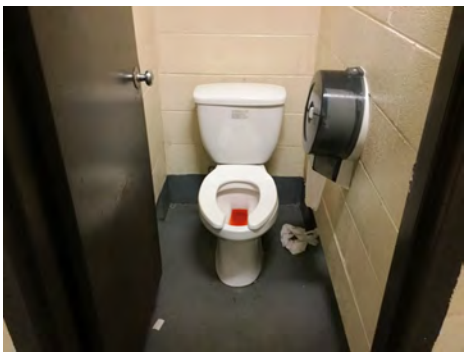




Note: The ceiling finishes are beyond their service life and should be replaced.

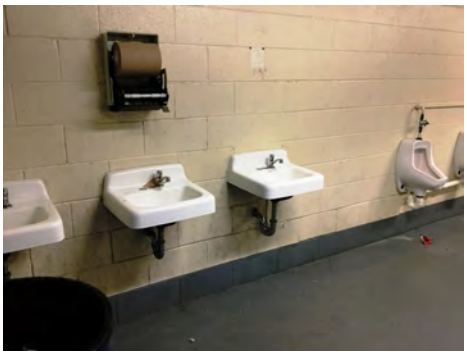
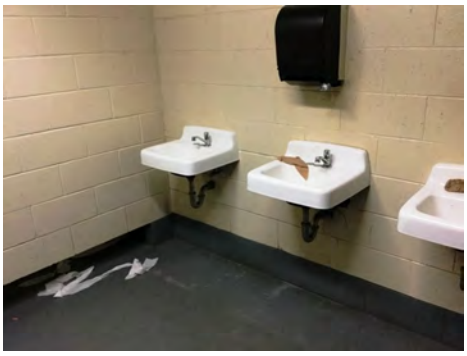
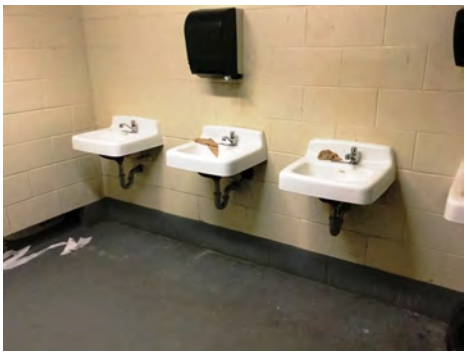
System: D2010 - Plumbing Fixtures





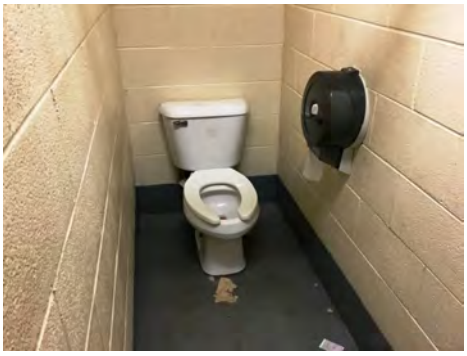
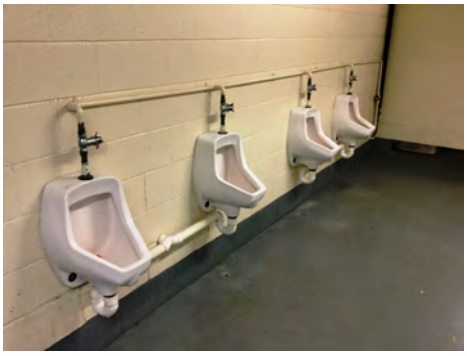
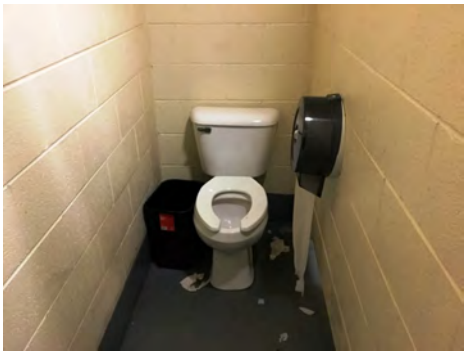
Note:

System: D2020 - Domestic Water Distribution

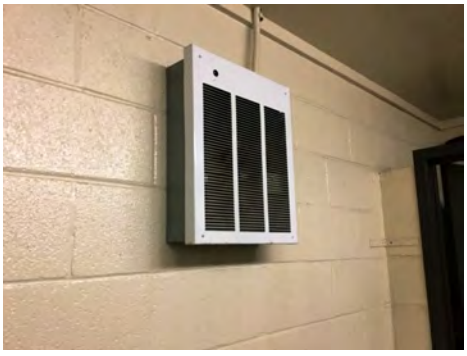
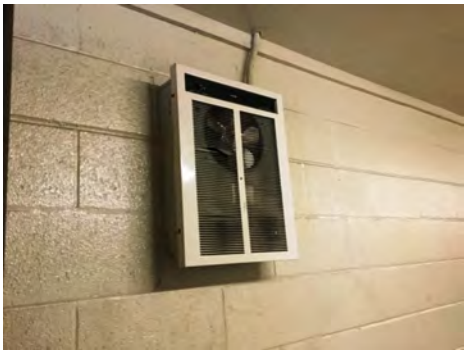
Note:

System: D2030 - Sanitary Waste

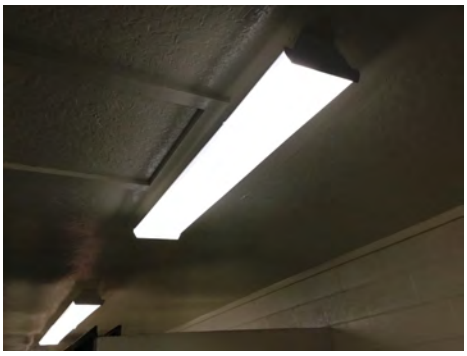
Note:

System: D3050 - Terminal & Package Units

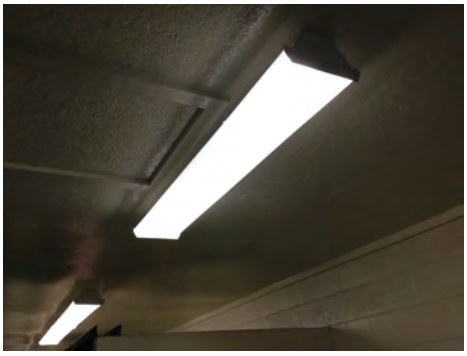
Note:

System: D5010 - Electrical Service/Distribution



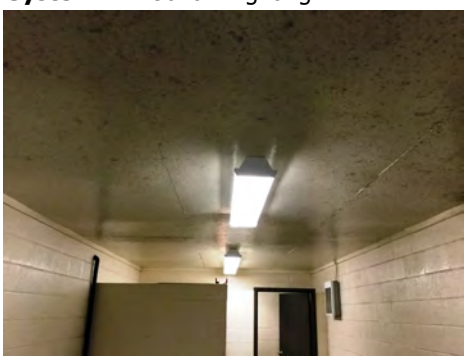
Note:

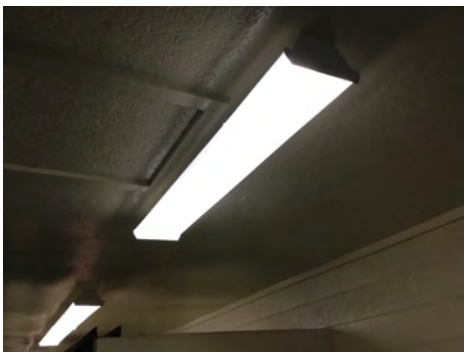
System: D5020 - Branch Wiring



Note:

System: D5020 - 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%

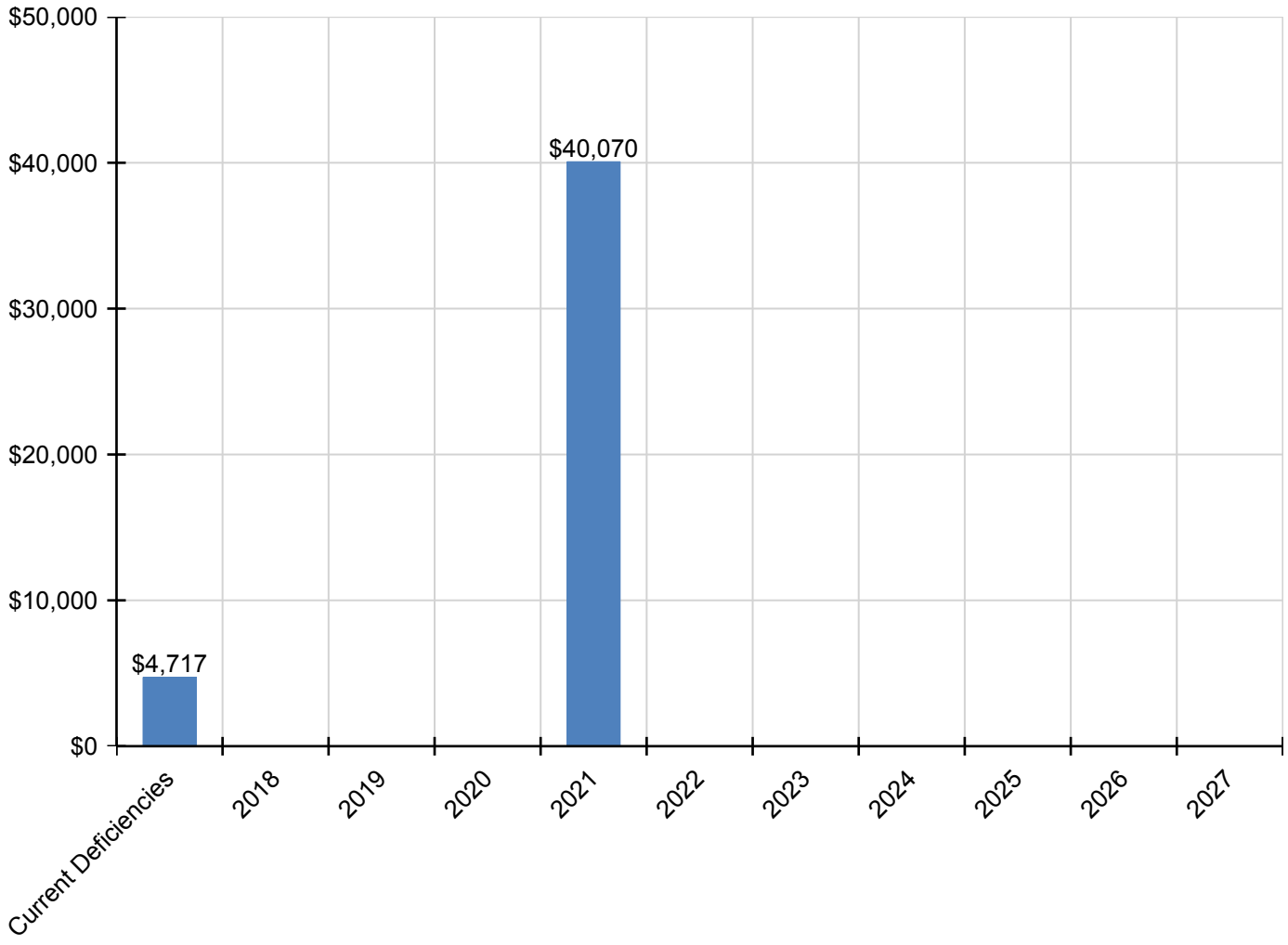
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$4,717**	**$0**	**$0**	**$0**	**$40,070**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$44,787**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$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**
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**
B2030 - Exterior Doors	$0	$0	$0	$0	$506	$0	$0	$0	$0	$0	$0	**$506**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$0	$0	$3,194	$0	$0	$0	$0	$0	$0	**$3,194**
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**
C1030 - Fittings	$0	$0	$0	$0	$4,719	$0	$0	$0	$0	$0	$0	**$4,719**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$4,157	$0	$0	$0	$0	$0	$0	**$4,157**
C3020 - Floor Finishes	$0	$0	$0	$0	$7,097	$0	$0	$0	$0	$0	$0	**$7,097**
C3030 - Ceiling Finishes	$4,717	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,717**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$5,560	$0	$0	$0	$0	$0	$0	**$5,560**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$468	$0	$0	$0	$0	$0	$0	**$468**

D2030 - Sanitary Waste	$0	$0	$0	$0	$3,309	$0	$0	$0	$0	$0	$0	**$3,309**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$5,922	$0	$0	$0	$0	$0	$0	**$5,922**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$1,722	$0	$0	$0	$0	$0	$0	**$1,722**
D5020 - Branch Wiring	$0	$0	$0	$0	$1,420	$0	$0	$0	$0	$0	$0	**$1,420**
D5020 - Lighting	$0	$0	$0	$0	$1,994	$0	$0	$0	$0	$0	$0	**$1,994**

** Indicates non-renewable system*

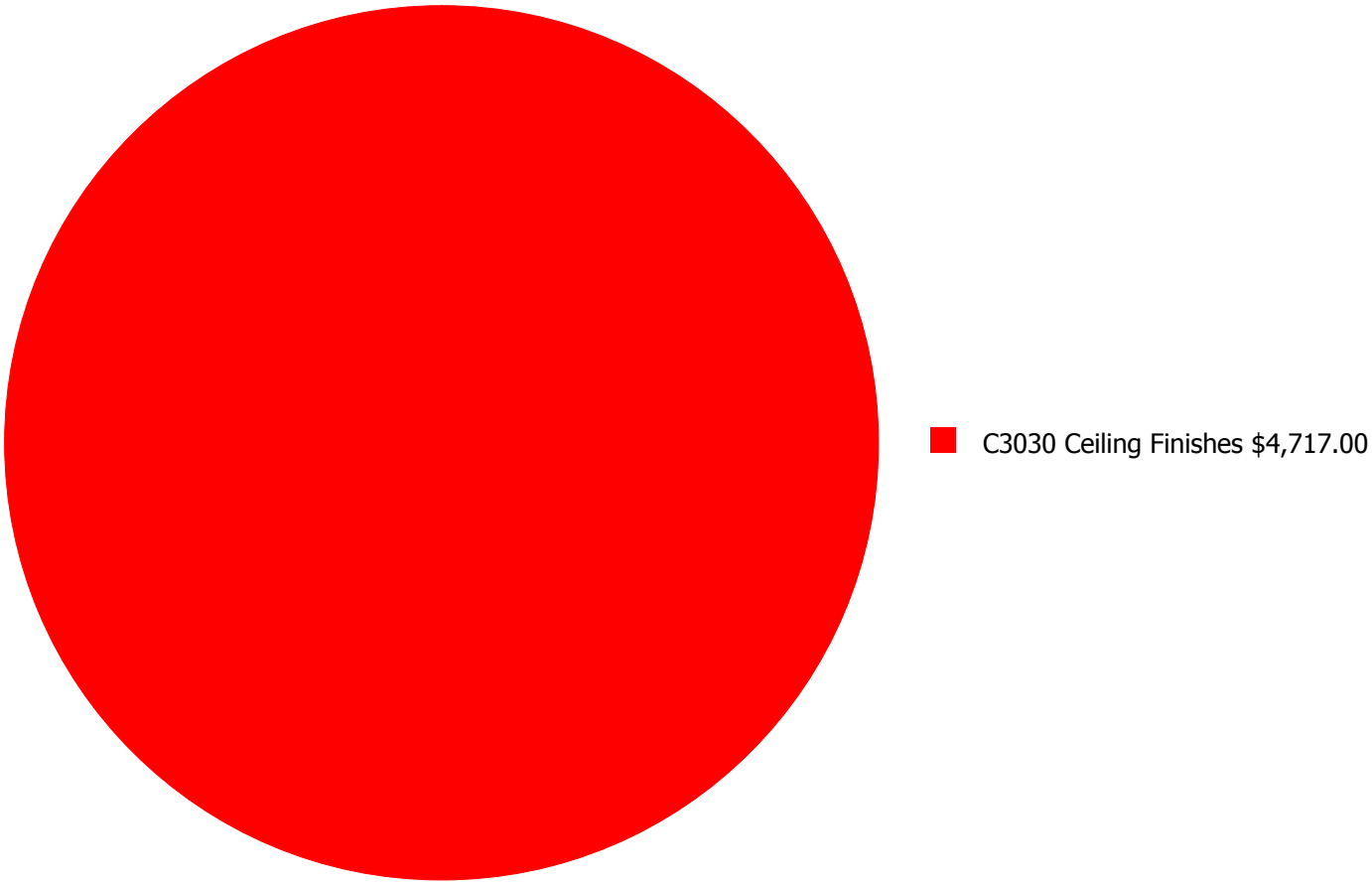
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

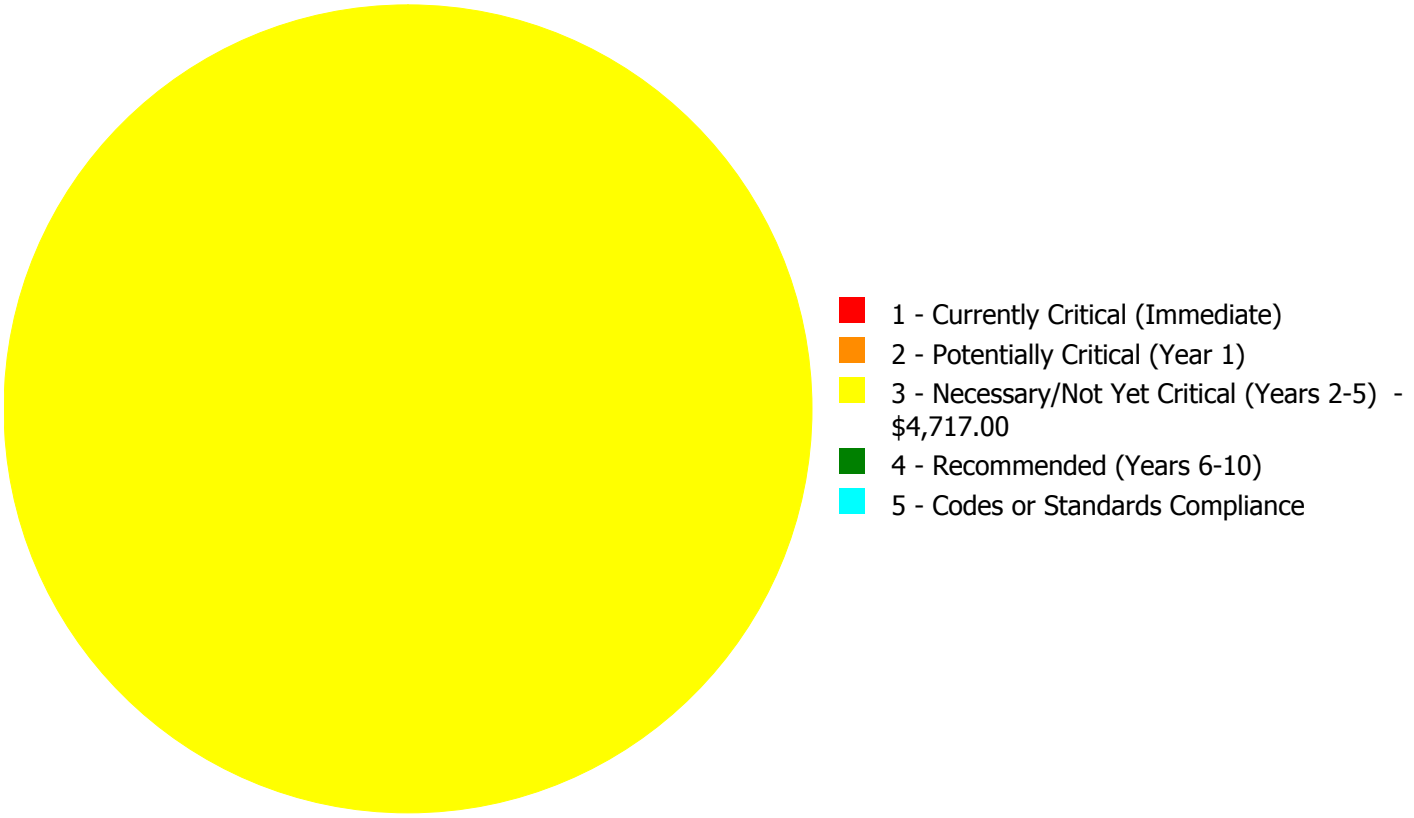
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $4,717.00

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: $4,717.00

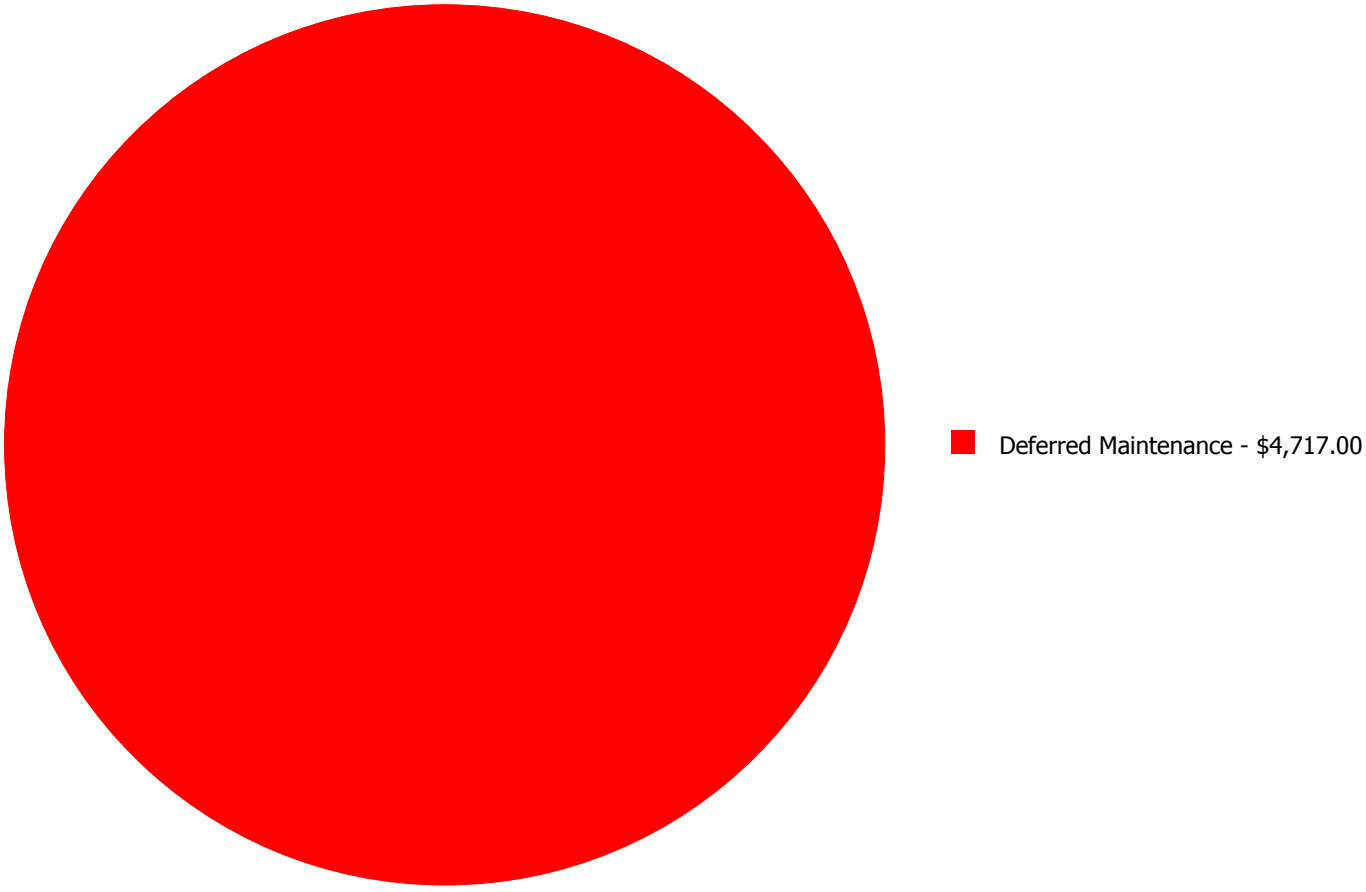
Deficiency By Priority Investment Table

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
C3030	Ceiling Finishes	$0.00	$0.00	$4,717.00	$0.00	$0.00	$4,717.00
	Total:	$0.00	$0.00	$4,717.00	$0.00	$0.00	$4,717.00

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:



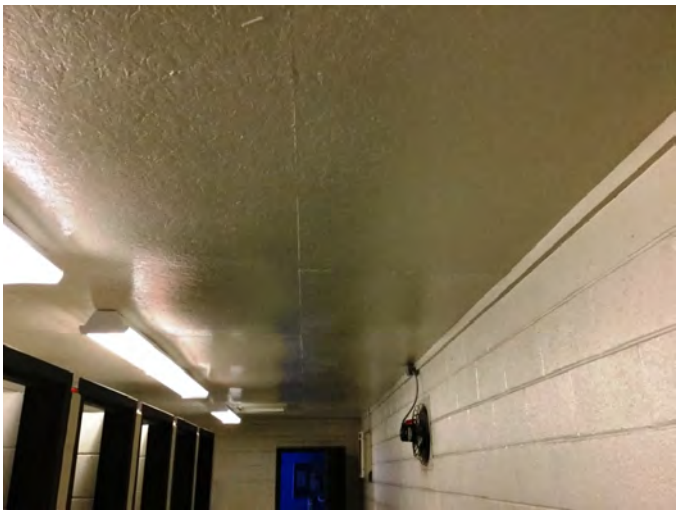
Budget Estimate Total: $4,717.00

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: 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: 450.00
Unit of Measure: S.F.
Estimate: $4,717.00
Assessor Name: Eduardo Lopez
Date Created: 01/10/2017

Notes: The ceiling finishes 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:	HS -High School
Gross Area (SF):	460
Year Built:	1967
Last Renovation:	
Replacement Value:	$92,322
Repair Cost:	$10,808.00
Total FCI:	11.71 %
Total RSLI:	29.90 %
FCA Score:	88.29

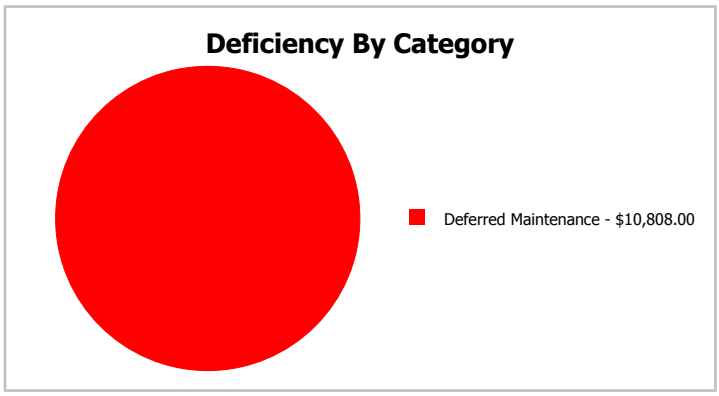
Description:

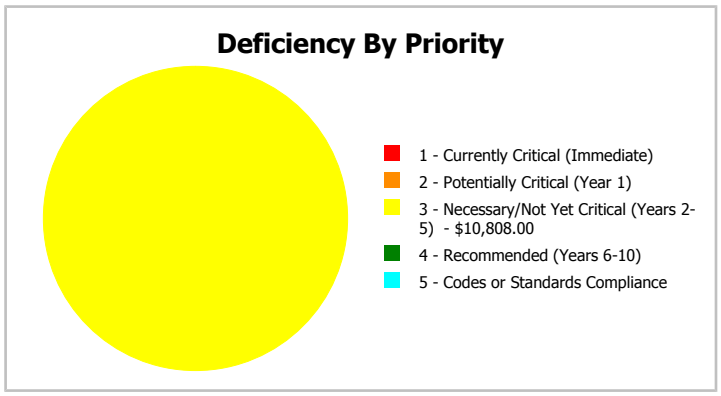
The narrative for this building is included in the Executive Summary Description at the front of this report.

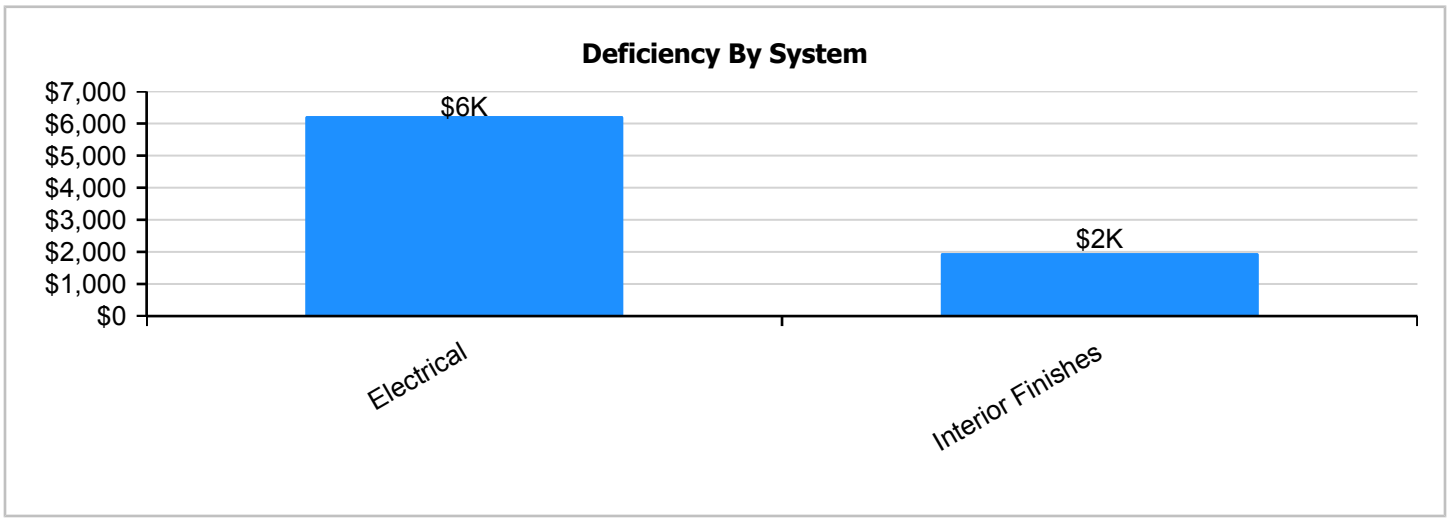
Attributes: This asset has no attributes.

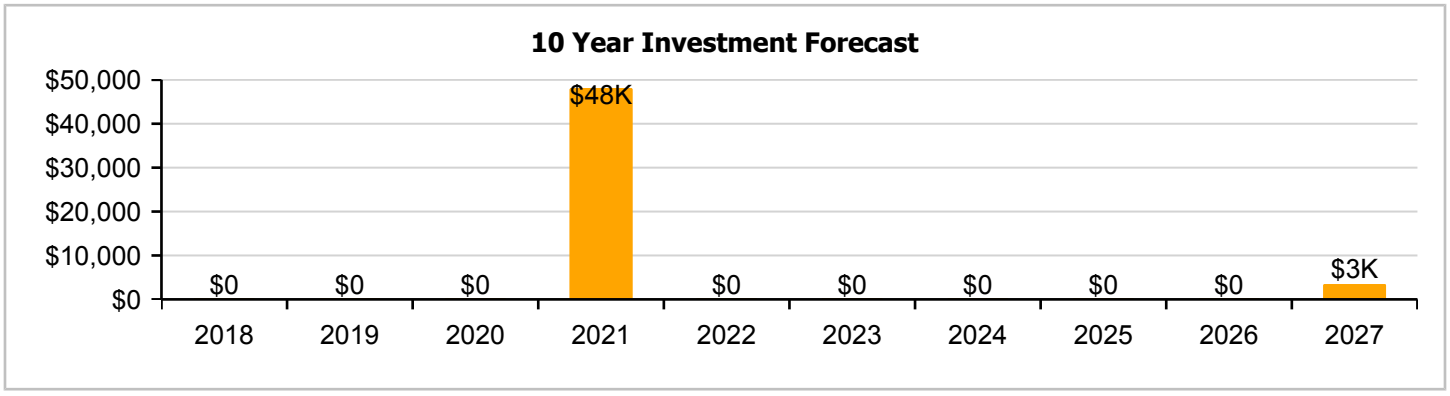
Dashboard Summary

Function:	HS -High School	Gross Area:	460
Year Built:	1967	Last Renovation:	
Repair Cost:	$10,808	Replacement Value:	$92,322
FCI:	11.71 %	RSLI%:	29.90 %









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	50.00 %	0.00 %	$0.00
B10 - Superstructure	50.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	37.65 %	0.00 %	$0.00
B30 - Roofing	20.00 %	0.00 %	$0.00
C10 - Interior Construction	29.82 %	0.00 %	$0.00
C30 - Interior Finishes	16.03 %	12.58 %	$2,586.00
D20 - Plumbing	13.33 %	0.00 %	$0.00
D50 - Electrical	0.00 %	109.99 %	$8,222.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
Totals:	**29.90 %**	**11.71 %**	**$10,808.00**

Photo Album

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

1). South Elevation - Jan 10, 2017

2). West Elevation - Jan 10, 2017

3). North Elevation - Jan 10, 2017

4). East Elevation - Jan 10, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	460	100	1967	2067		50.00 %	0.00 %	50			$9,260
A1030	Slab on Grade	$19.75	S.F.	460	100	1967	2067		50.00 %	0.00 %	50			$9,085
B1020	Roof Construction	$16.26	S.F.	460	100	1967	2067		50.00 %	0.00 %	50			$7,480
B2010	Exterior Walls	$29.79	S.F.	460	100	1967	2067		50.00 %	0.00 %	50			$13,703
B2020	Exterior Windows	$6.47	S.F.	460	30	1967	1997	2021	13.33 %	0.00 %	4			$2,976
B2030	Exterior Doors	$8.66	S.F.	460	30	1967	1997	2021	13.33 %	0.00 %	4			$3,984
B3010140	Asphalt Shingles	$4.32	S.F.	460	20	1967	1987	2021	20.00 %	0.00 %	4			$1,987
C1010	Partitions	$10.34	S.F.	460	75	1967	2042		33.33 %	0.00 %	25			$4,756
C1020	Interior Doors	$2.20	S.F.	460	30	1967	1997	2021	13.33 %	0.00 %	4			$1,012
C3010	Wall Finishes	$5.11	S.F.	460	10	1967	1977		0.00 %	110.00 %	-40		$2,586.00	$2,351
C3020	Floor Finishes	$20.82	S.F.	460	20	1967	1987	2021	20.00 %	0.00 %	4			$9,577
C3030	Ceiling Finishes	$18.76	S.F.	460	25	1967	1992	2021	16.00 %	0.00 %	4			$8,630
D2010	Plumbing Fixtures	$9.98	S.F.	460	30	1967	1997	2021	13.33 %	0.00 %	4			$4,591
D2020	Domestic Water Distribution	$0.84	S.F.	460	30	1967	1997	2021	13.33 %	0.00 %	4			$386
D2030	Sanitary Waste	$5.94	S.F.	460	30	1967	1997	2021	13.33 %	0.00 %	4			$2,732
D5010	Electrical Service/Distribution	$3.09	S.F.	460	40	1967	2007		0.00 %	110.06 %	-10		$1,564.00	$1,421
D5020	Branch Wiring	$3.58	S.F.	460	30	1967	1997		0.00 %	109.96 %	-20		$1,811.00	$1,647
D5020	Lighting	$9.58	S.F.	460	30	1967	1997		0.00 %	109.98 %	-20		$4,847.00	$4,407
E2010	Fixed Furnishings	$5.08	S.F.	460	20	1967	1987	2021	20.00 %	0.00 %	4			$2,337
								Total	**29.90 %**	**11.71 %**			**$10,808.00**	**$92,322**

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



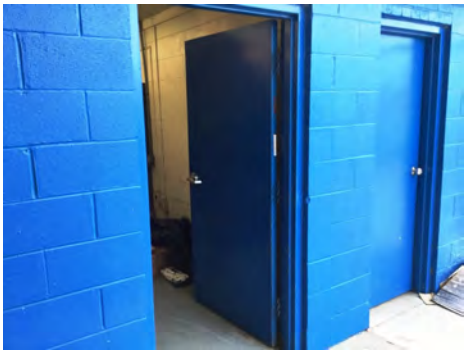
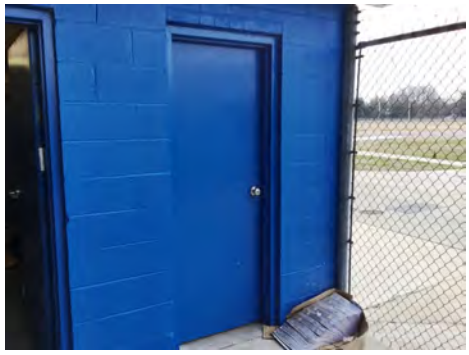
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors

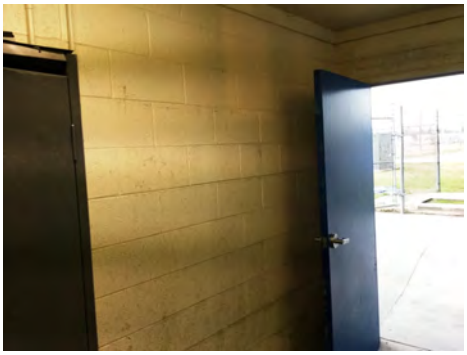

Note:

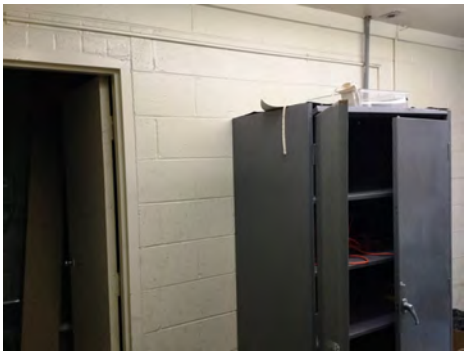
System: B3010140 - Asphalt Shingles



Note:

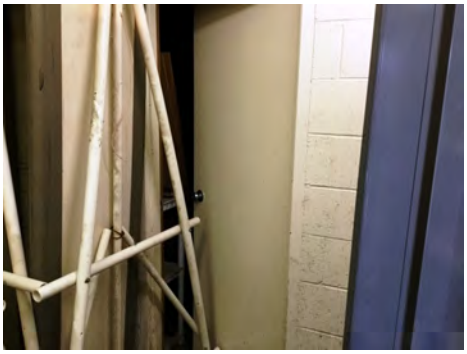
System: C1010 - Partitions





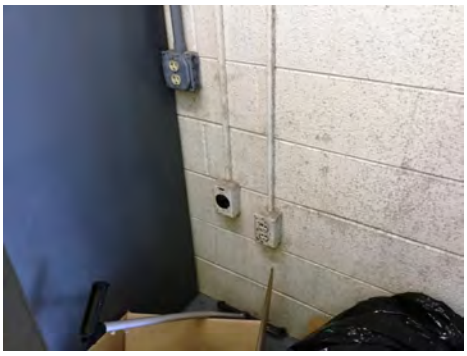
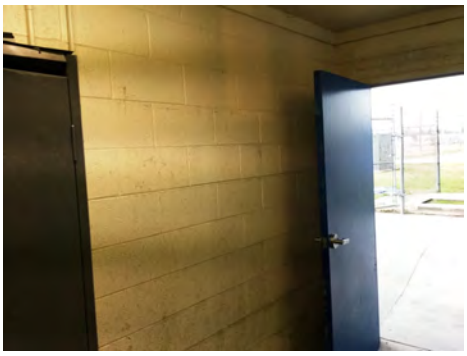
Note:

System: C1020 - Interior Doors



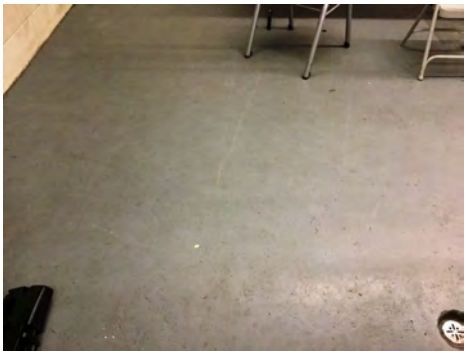
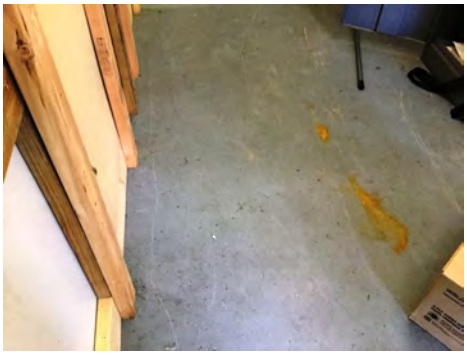
Note:

System: C3010 - Wall Finishes


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

System: C3020 - Floor Finishes

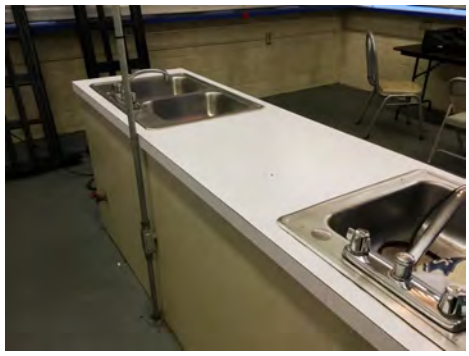

Note:

System: C3030 - Ceiling Finishes



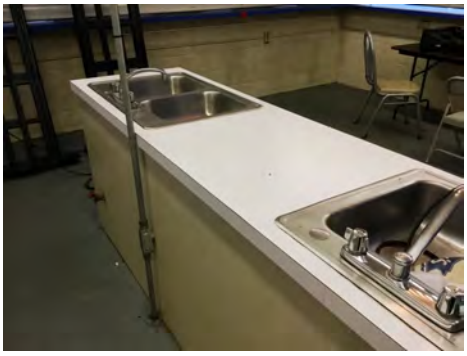
Note:

System: D2010 - Plumbing Fixtures


Note:

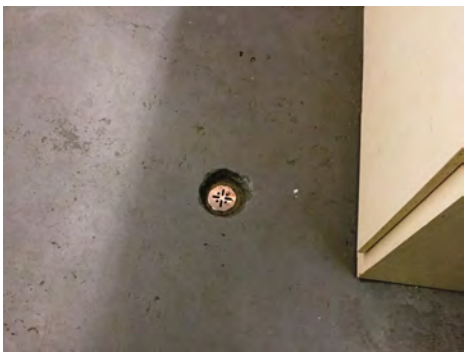
System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



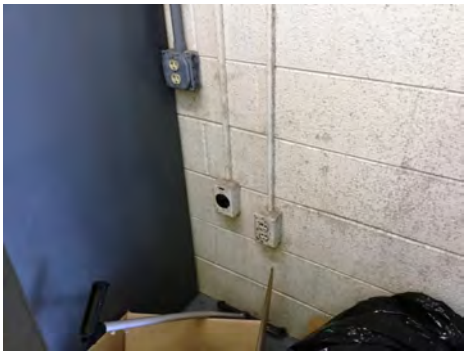


Note:

System: D5010 - Electrical Service/Distribution


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

System: D5020 - Branch Wiring



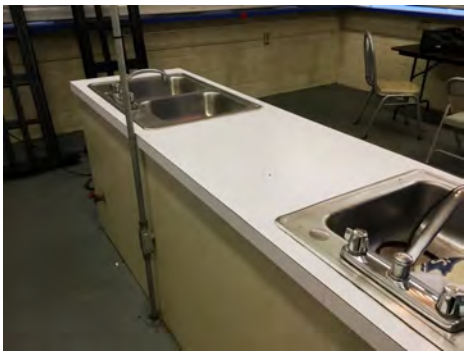
Note: The branch wiring is beyond its service life and should be replaced.

System: D5020 - Lighting



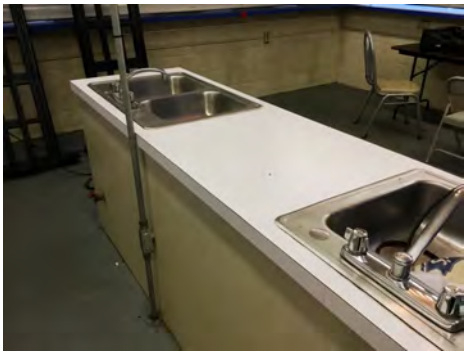
Note: The lighting system is beyond its service life and should be replaced.

System: E20 - Furnishings



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%

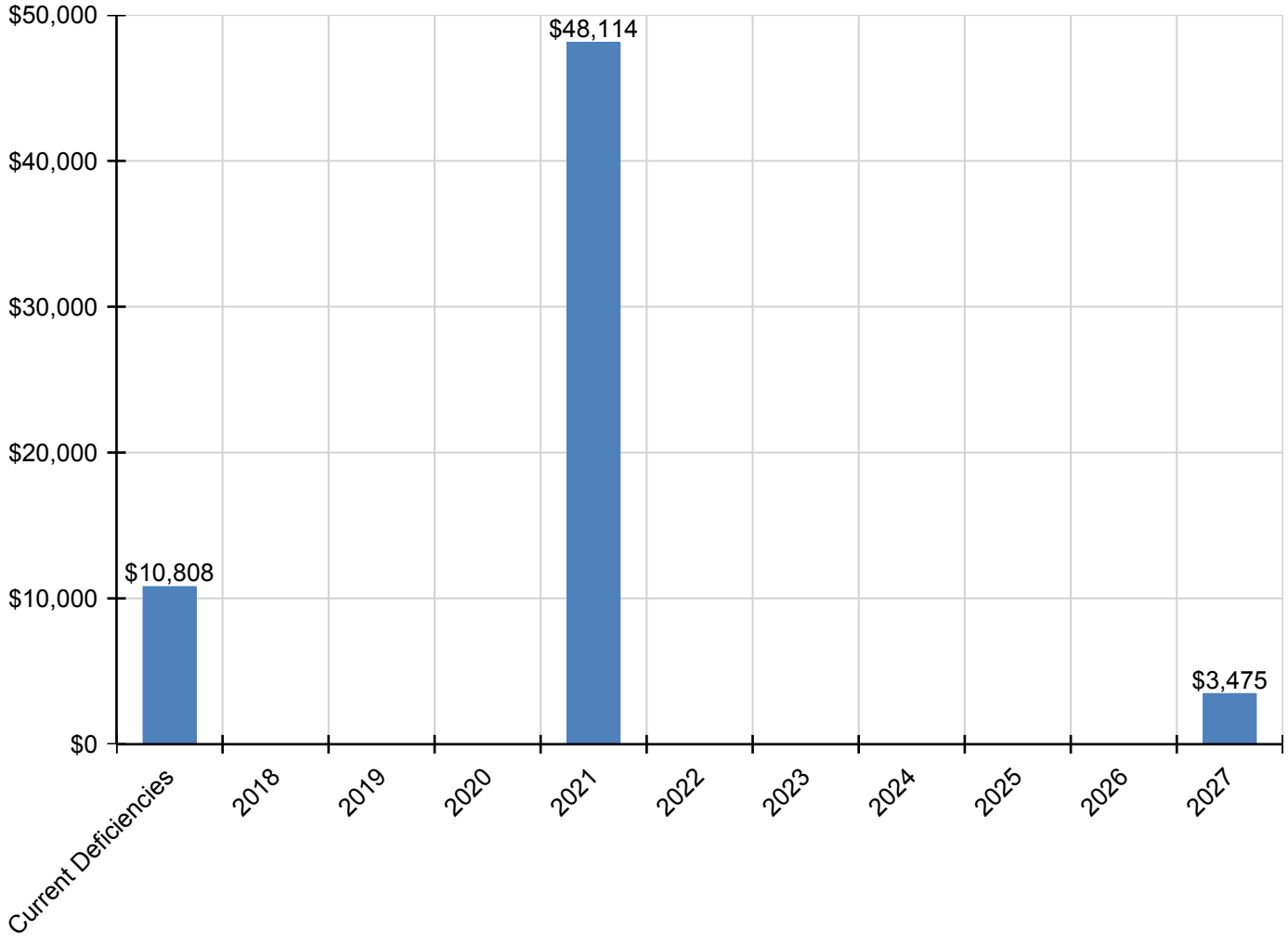
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$10,808**	**$0**	**$0**	**$0**	**$48,114**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,475**	**$62,398**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$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**
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	$3,685	$0	$0	$0	$0	$0	$0	**$3,685**
B2030 - Exterior Doors	$0	$0	$0	$0	$4,932	$0	$0	$0	$0	$0	$0	**$4,932**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$0	$0	$3,265	$0	$0	$0	$0	$0	$0	**$3,265**
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	$1,253	$0	$0	$0	$0	$0	$0	**$1,253**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$2,586	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,475	**$6,061**
C3020 - Floor Finishes	$0	$0	$0	$0	$11,857	$0	$0	$0	$0	$0	$0	**$11,857**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$10,684	$0	$0	$0	$0	$0	$0	**$10,684**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$5,684	$0	$0	$0	$0	$0	$0	**$5,684**

D2020 - Domestic Water Distribution	$0	$0	$0	$0	$478	$0	$0	$0	$0	$0	$0	**$478**
D2030 - Sanitary Waste	$0	$0	$0	$0	$3,383	$0	$0	$0	$0	$0	$0	**$3,383**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$1,564	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,564**
D5020 - Branch Wiring	$1,811	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,811**
D5020 - Lighting	$4,847	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,847**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$2,893	$0	$0	$0	$0	$0	$0	**$2,893**

** Indicates non-renewable system*

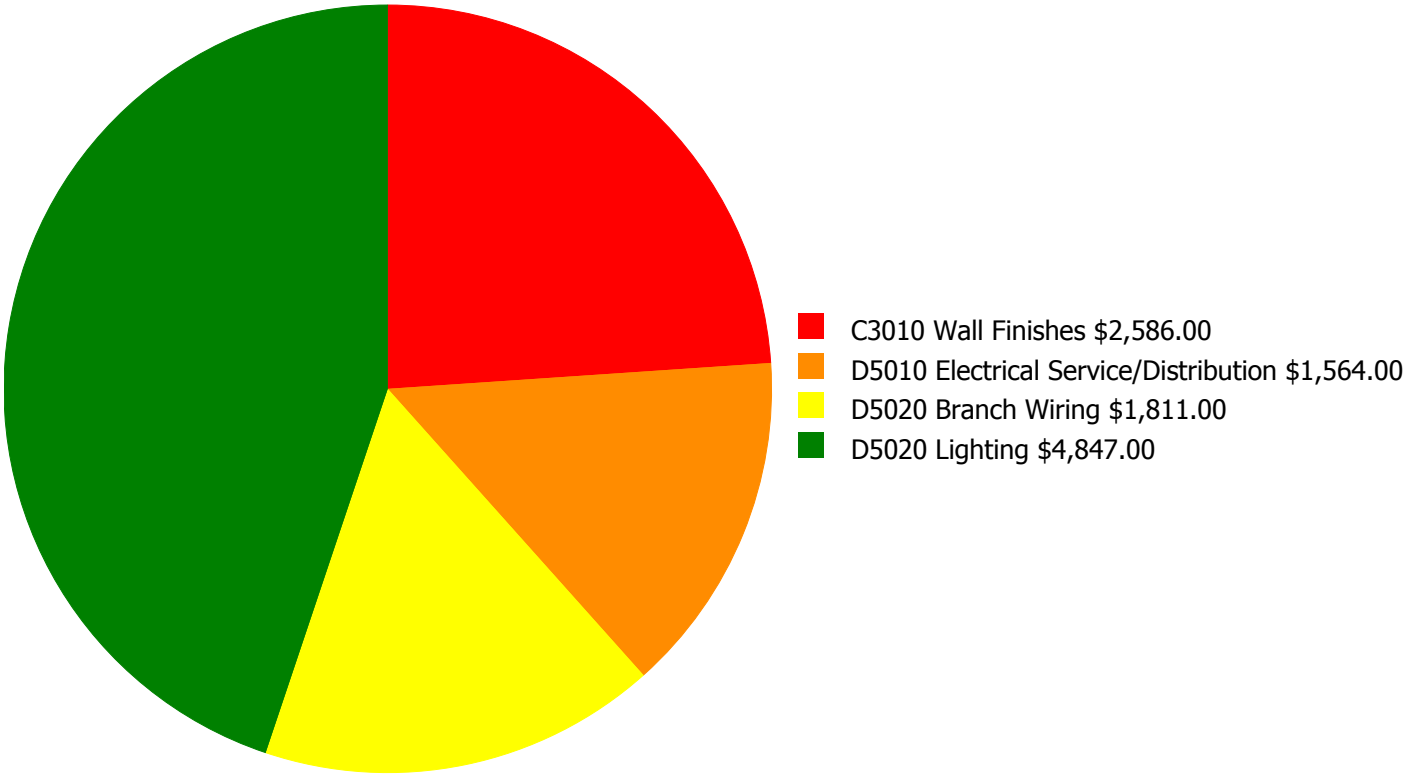
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

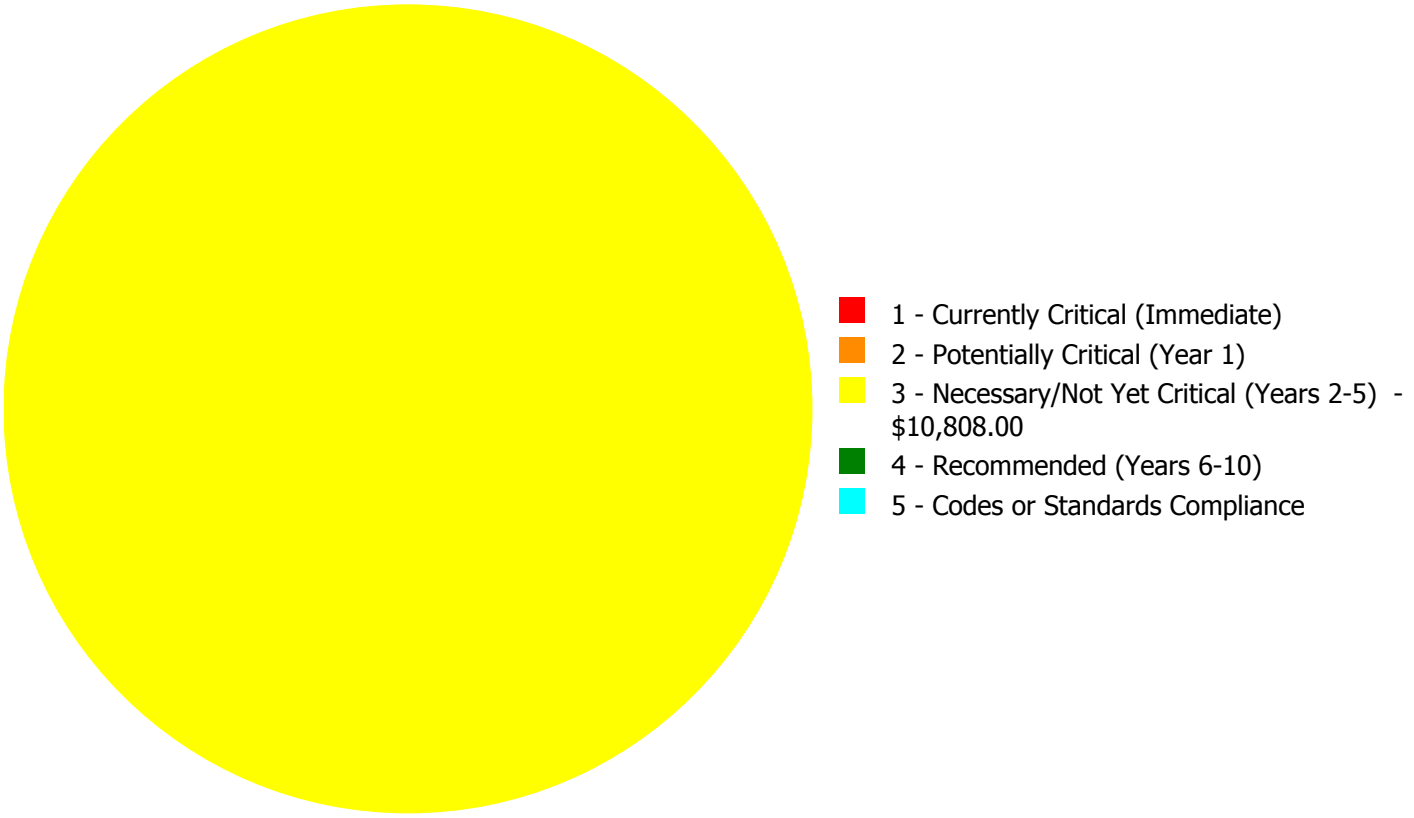
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $10,808.00

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: $10,808.00

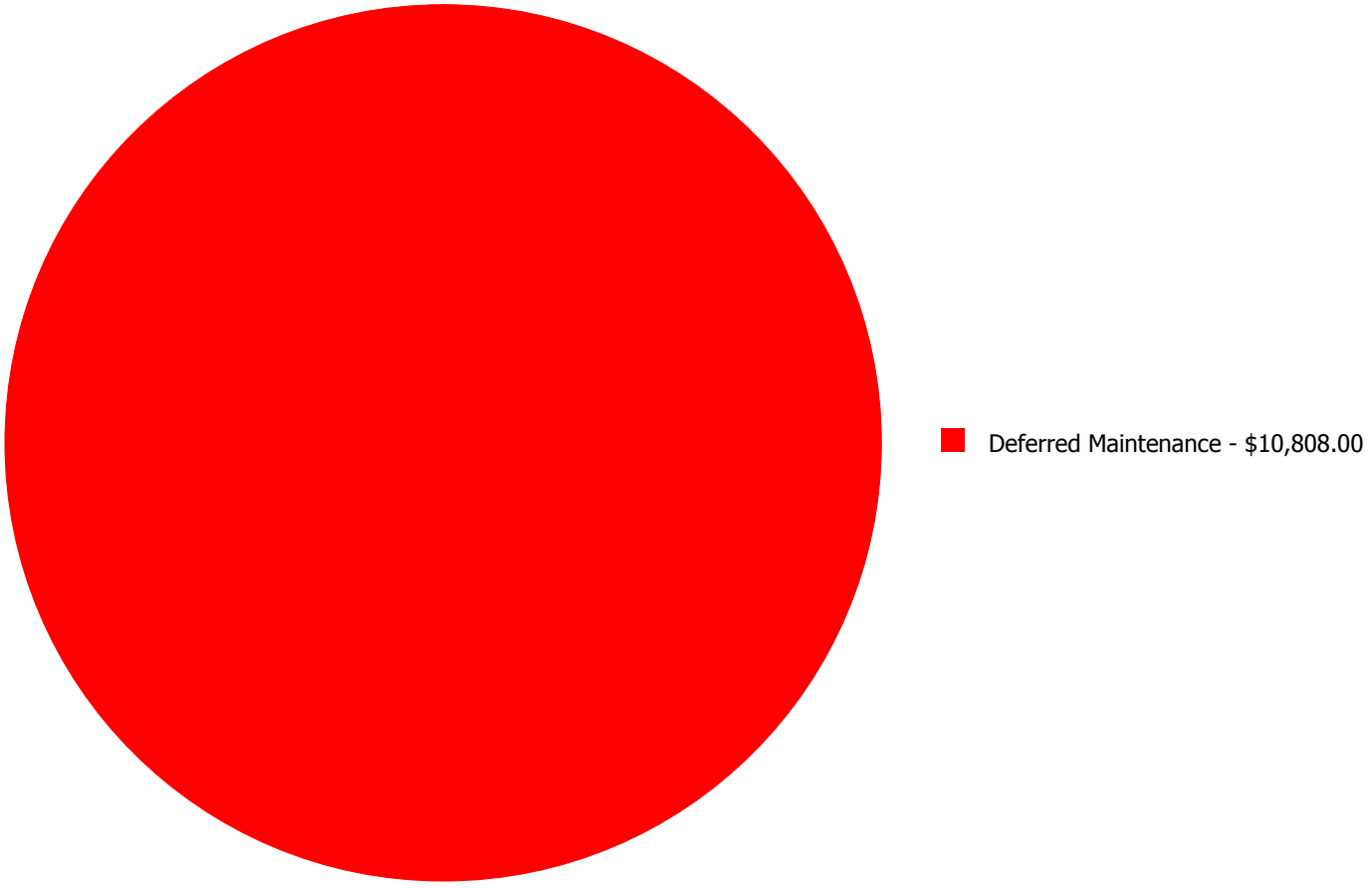
Deficiency By Priority Investment Table

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
C3010	Wall Finishes	$0.00	$0.00	$2,586.00	$0.00	$0.00	$2,586.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$1,564.00	$0.00	$0.00	$1,564.00
D5020	Branch Wiring	$0.00	$0.00	$1,811.00	$0.00	$0.00	$1,811.00
D5020	Lighting	$0.00	$0.00	$4,847.00	$0.00	$0.00	$4,847.00
	Total:	$0.00	$0.00	$10,808.00	$0.00	$0.00	$10,808.00

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: $10,808.00

Deficiency Details by Priority

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

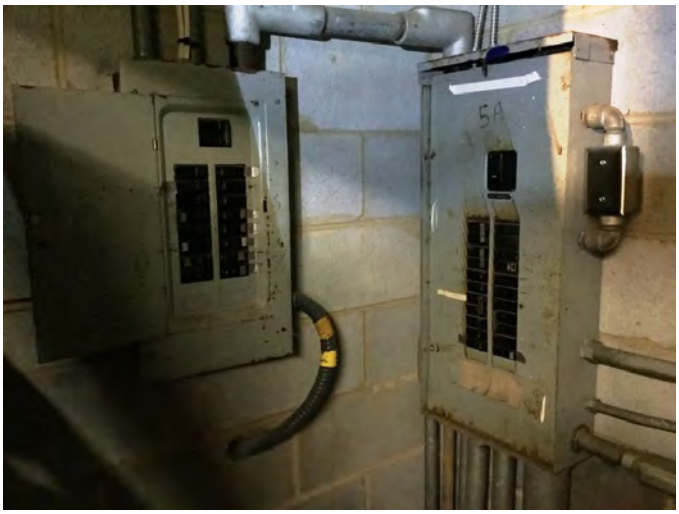
Priority 3 - Necessary/Not Yet Critical (Years 2-5):

System: C3010 - Wall Finishes

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 460.00
Unit of Measure: S.F.
Estimate: $2,586.00
Assessor Name: Terence Davis
Date Created: 01/10/2017

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

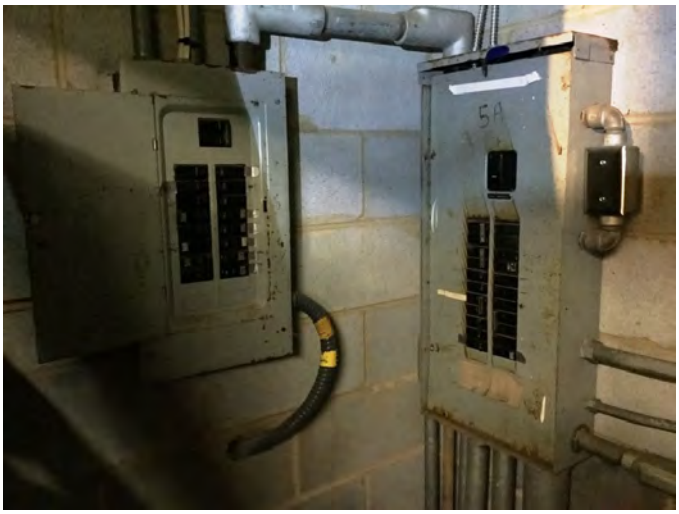
System: D5010 - Electrical Service/Distribution



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 460.00
Unit of Measure: S.F.
Estimate: $1,564.00
Assessor Name: Terence Davis
Date Created: 01/10/2017

Notes: The electrical service distribution 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: 460.00
Unit of Measure: S.F.
Estimate: $1,811.00
Assessor Name: Terence Davis
Date Created: 01/10/2017

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

System: D5020 - Lighting

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 460.00
Unit of Measure: S.F.
Estimate: $4,847.00
Assessor Name: Terence Davis
Date Created: 01/10/2017

Notes: The lighting system is beyond its 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:	HS -High School
Gross Area (SF):	178,900
Year Built:	1967
Last Renovation:	
Replacement Value:	$34,920,145
Repair Cost:	$9,044,466.68
Total FCI:	25.90 %
Total RSLI:	36.78 %
FCA Score:	74.10

Description:

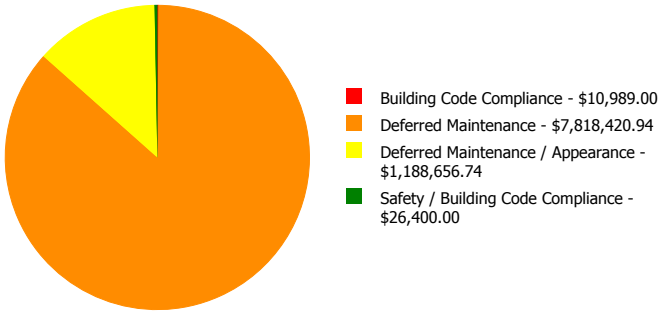
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

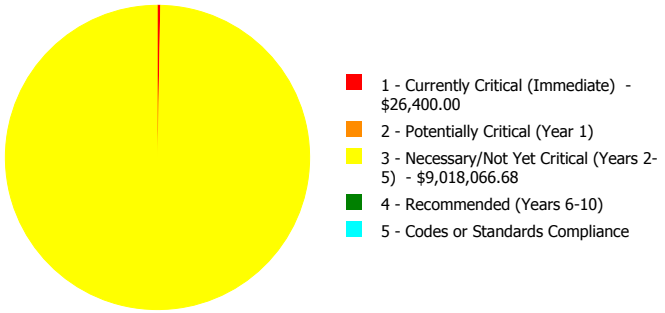
Dashboard Summary

Function:	HS -High School	Gross Area:	178,900
Year Built:	1967	Last Renovation:	
Repair Cost:	$9,044,467	Replacement Value:	$34,920,145
FCI:	25.90 %	RSLI%:	36.78 %

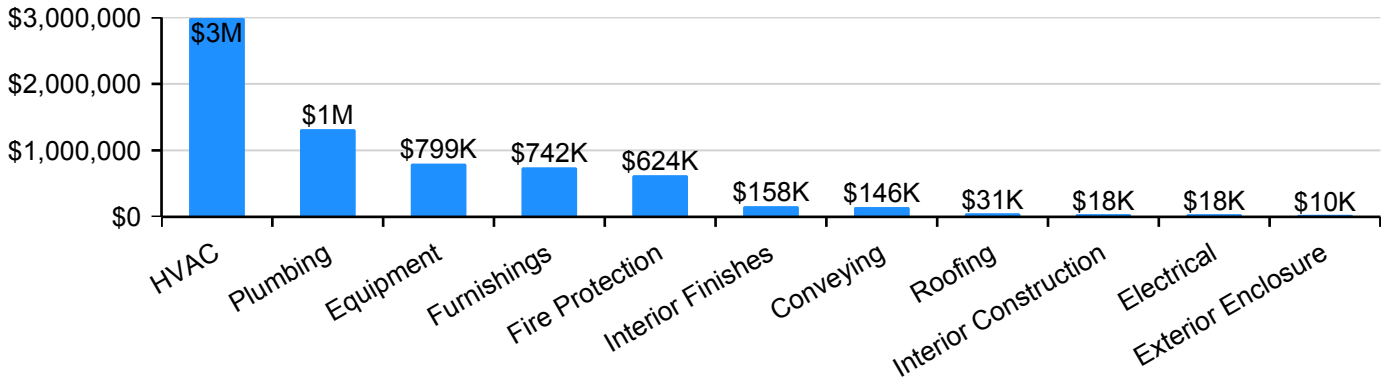
Deficiency By Category



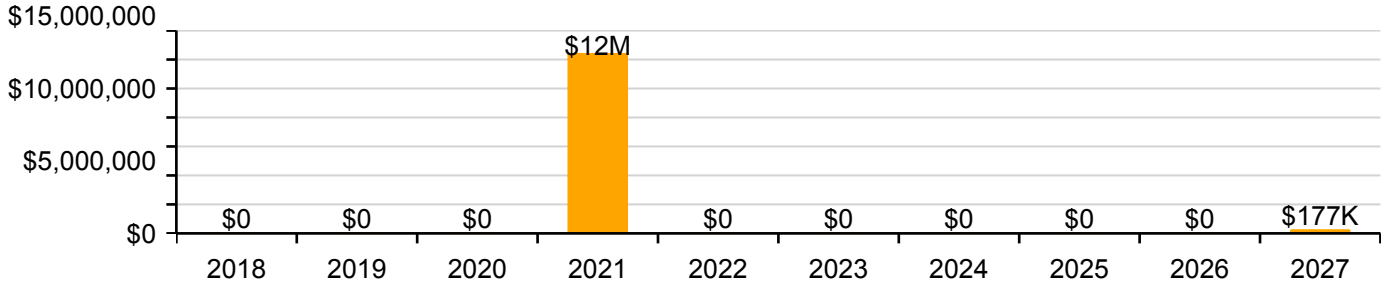
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



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	50.00 %	0.00 %	$0.00
A20 - Basement Construction	50.00 %	0.00 %	$0.00
B10 - Superstructure	50.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	27.78 %	0.33 %	$13,200.00
B30 - Roofing	52.99 %	4.25 %	$41,326.00
C10 - Interior Construction	25.38 %	1.57 %	$24,189.00
C20 - Stairs	50.00 %	0.00 %	$0.00
C30 - Interior Finishes	55.48 %	4.85 %	$208,642.74
D10 - Conveying	0.00 %	110.00 %	$192,854.00
D20 - Plumbing	11.11 %	70.18 %	$1,737,656.00
D30 - HVAC	16.32 %	71.28 %	$3,945,640.00
D40 - Fire Protection	0.00 %	110.00 %	$822,583.00
D50 - Electrical	51.05 %	0.48 %	$23,567.94
E10 - Equipment	52.12 %	31.05 %	$1,054,794.00
E20 - Furnishings	0.00 %	110.00 %	$980,014.00
Totals:	**36.78 %**	**25.90 %**	**$9,044,466.68**

Photo Album

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

1). South Elevation - Jan 11, 2017

2). Southwest Elevation - Jan 11, 2017

3). East Elevation - Jan 11, 2017

4). North Elevation - Jan 11, 2017

Condition Detail

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

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

System Listing

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

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	$2.18	S.F.	178,900	100	1967	2067		50.00 %	0.00 %	50			$390,002
A1030	Slab on Grade	$4.08	S.F.	178,900	100	1967	2067		50.00 %	0.00 %	50			$729,912
A2010	Basement Excavation	$0.83	S.F.	178,900	100	1967	2067		50.00 %	0.00 %	50			$148,487
A2020	Basement Walls	$5.74	S.F.	178,900	100	1967	2067		50.00 %	0.00 %	50			$1,026,886
B1010	Floor Construction	$11.42	S.F.	178,900	100	1967	2067		50.00 %	0.00 %	50			$2,043,038
B1020	Roof Construction	$7.60	S.F.	178,900	100	1967	2067		50.00 %	0.00 %	50			$1,359,640
B2010	Exterior Walls	$8.84	S.F.	178,900	100	1967	2067		50.00 %	0.83 %	50		$13,200.00	$1,581,476
B2020	Exterior Windows	$12.78	S.F.	178,900	30	1967	1997	2021	13.33 %	0.00 %	4			$2,286,342
B2030	Exterior Doors	$0.81	S.F.	178,900	30	1967	1997	2021	13.33 %	0.00 %	4			$144,909
B3010120	Single Ply Membrane	$6.98	S.F.	108,270	20	2010	2030		65.00 %	0.00 %	13			$755,725
B3010130	Preformed Metal Roofing	$9.66	S.F.	18,508	30	1977	2007	2021	13.33 %	0.00 %	4			$178,787
B3020	Roof Openings	$0.21	S.F.	178,900	25	1967	1992		0.00 %	110.00 %	-25		$41,326.00	$37,569
C1010	Partitions	$4.70	S.F.	178,900	75	1967	2042		33.33 %	1.57 %	25		$13,200.00	$840,830
C1020	Interior Doors	$2.44	S.F.	178,900	30	1967	1997	2021	13.33 %	0.00 %	4			$436,516
C1030	Fittings	$1.48	S.F.	178,900	20	1967	1987	2021	20.00 %	4.15 %	4		$10,989.00	$264,772
C2010	Stair Construction	$1.29	S.F.	178,900	100	1967	2067		50.00 %	0.00 %	50			$230,781
C3010	Wall Finishes	$2.56	S.F.	178,900	10	1967	1977	2021	40.00 %	0.00 %	4			$457,984
C3020	Floor Finishes	$10.94	S.F.	178,900	20	1967	1987	2021	20.00 %	8.09 %	4		$158,238.80	$1,957,166
C3030	Ceiling Finishes	$10.56	S.F.	178,900	25	2016	2041		96.00 %	2.67 %	24		$50,403.94	$1,889,184
D1010	Elevators and Lifts	$0.98	S.F.	178,900	30	1967	1997		0.00 %	110.00 %	-20		$192,854.00	$175,322
D2010	Plumbing Fixtures	$8.83	S.F.	178,900	30	1967	1997		0.00 %	110.00 %	-20		$1,737,656.00	$1,579,687
D2020	Domestic Water Distribution	$1.64	S.F.	178,900	30	2007	2037		66.67 %	0.00 %	20			$293,396
D2030	Sanitary Waste	$2.59	S.F.	178,900	30	1967	1997	2021	13.33 %	0.00 %	4			$463,351
D2040	Rain Water Drainage	$0.63	S.F.	178,900	30	1967	1997	2021	13.33 %	0.00 %	4			$112,707
D2090	Other Plumbing Systems -Nat Gas	$0.15	S.F.	178,900	40	1967	2007	2021	10.00 %	0.00 %	4			$26,835
D3020	Heat Generating Systems	$6.93	S.F.	178,900	30	1967	1997		0.00 %	110.00 %	-20		$1,363,755.00	$1,239,777
D3030	Cooling Generating Systems	$7.18	S.F.	178,900	25	2007	2032		60.00 %	0.00 %	15			$1,284,502
D3040	Distribution Systems	$8.37	S.F.	178,900	30	1967	1997		0.00 %	110.00 %	-20		$1,647,132.00	$1,497,393
D3050	Terminal & Package Units	$4.75	S.F.	178,900	15	1967	1982		0.00 %	110.00 %	-35		$934,753.00	$849,775
D3060	Controls & Instrumentation	$2.65	S.F.	178,900	20	1967	1987	2021	20.00 %	0.00 %	4			$474,085
D3090	Other HVAC Systems/Equip	$1.06	S.F.	178,900	20	1967	1987	2021	20.00 %	0.00 %	4			$189,634
D4010	Sprinklers	$3.63	S.F.	178,900	30	1967	1997		0.00 %	110.00 %	-20		$714,348.00	$649,407
D4020	Standpipes	$0.55	S.F.	178,900	30	1967	1997		0.00 %	110.00 %	-20		$108,235.00	$98,395
D5010	Electrical Service/Distribution	$1.60	S.F.	178,900	40	1967	2007	2021	10.00 %	0.00 %	4			$286,240

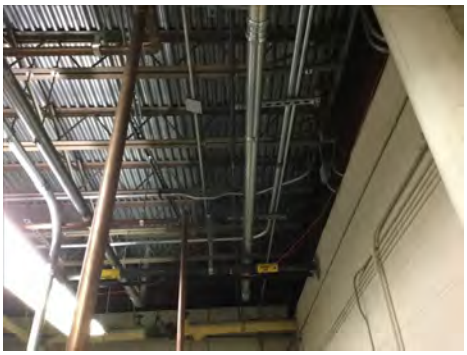
System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D5020	Branch Wiring	$4.55	S.F.	178,900	30	1967	1997	2021	13.33 %	0.00 %	4			$813,995
D5020	Lighting	$10.64	S.F.	178,900	30	2016	2046		96.67 %	1.24 %	29		$23,567.94	$1,903,496
D5030810	Security & Detection Systems	$1.97	S.F.	178,900	15	1967	1982	2021	26.67 %	0.00 %	4			$352,433
D5030910	Fire Alarm Systems	$3.56	S.F.	178,900	15	1967	1982	2021	26.67 %	0.00 %	4			$636,884
D5030920	Data Communication	$4.61	S.F.	178,900	15	1967	1982	2021	26.67 %	0.00 %	4			$824,729
D5090	Other Electrical Systems	$0.67	S.F.	178,900	20	2007	2027		50.00 %	0.00 %	10			$119,863
E1010	Commercial Equipment	$0.59	S.F.	178,900	20	1967	1987	2021	20.00 %	0.00 %	4			$105,551
E1020	Institutional Equipment	$13.04	S.F.	178,900	20	2012	2032		75.00 %	0.00 %	15			$2,332,856
E1090	Other Equipment	$5.36	S.F.	178,900	20	1967	1987		0.00 %	110.00 %	-30		$1,054,794.00	$958,904
E2010	Fixed Furnishings	$4.98	S.F.	178,900	20	1967	1987		0.00 %	110.00 %	-30		$980,014.00	$890,922
								Total	**36.78 %**	**25.90 %**			**$9,044,466.68**	**$34,920,145**

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:

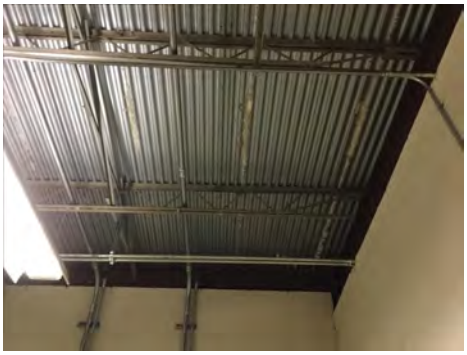
System: B1010 - Floor Construction

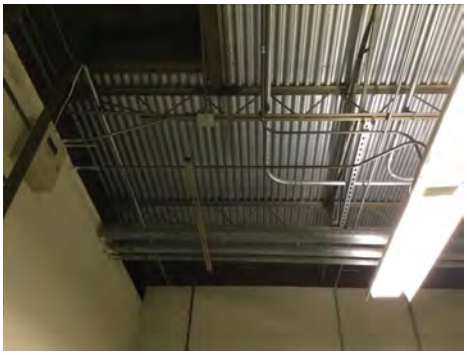




Note:

System: B1020 - Roof Construction





Note:

System: B2010 - Exterior Walls



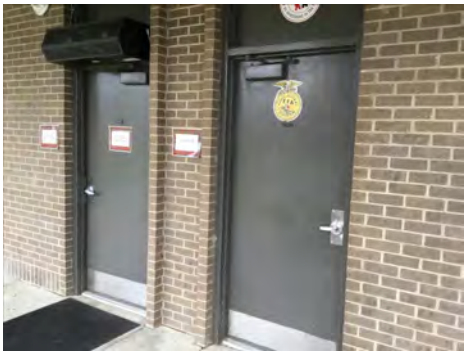
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



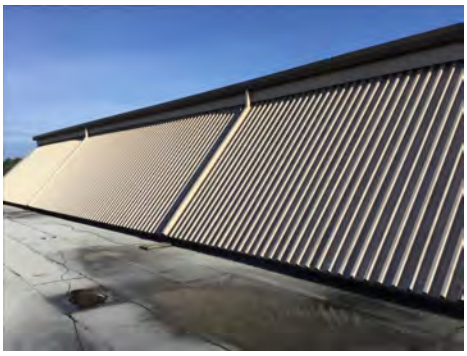
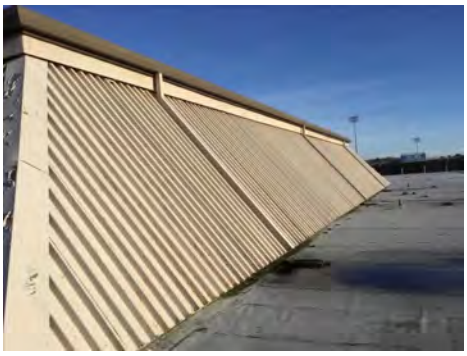
Note:

System: B3010120 - Single Ply Membrane



Note:

System: B3010130 - Preformed Metal Roofing

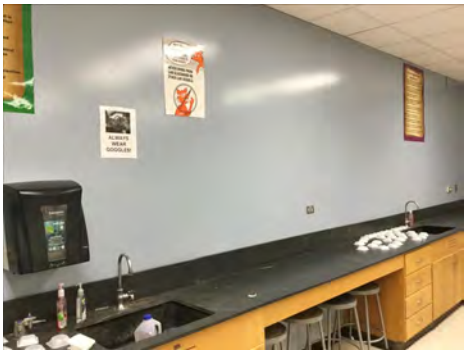
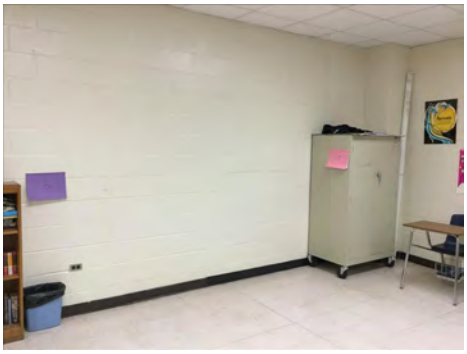
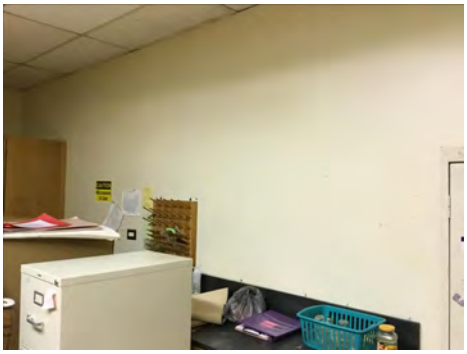
Note:

System: B3020 - Roof Openings



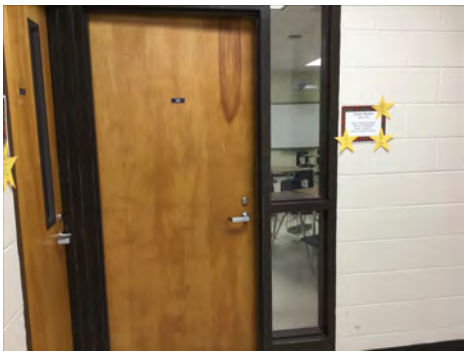
Note: The roof openings are beyond their service life and should be replaced.

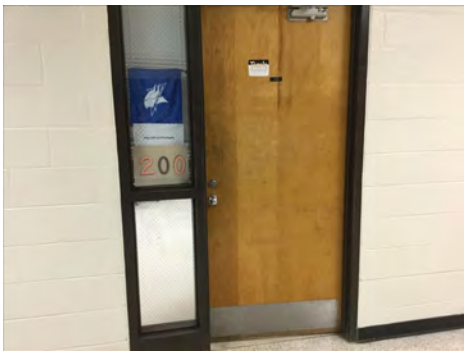
System: C1010 - Partitions

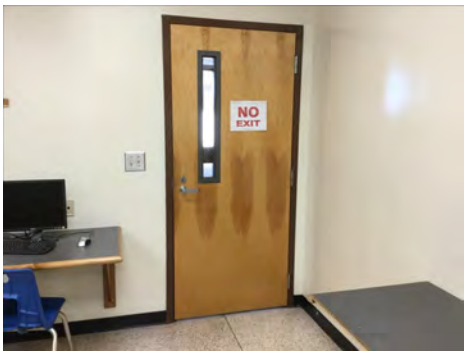




Note:

System: C1020 - Interior Doors

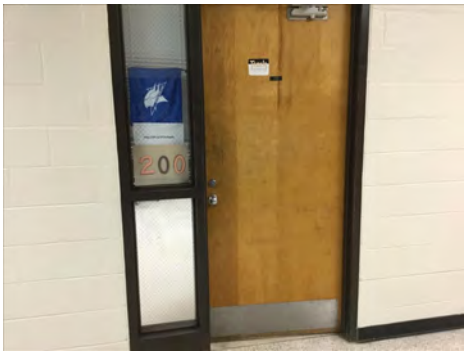


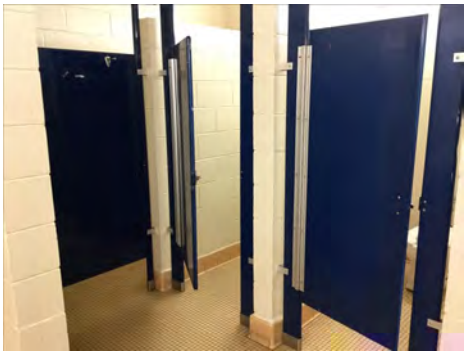




Note:

System: C1030 - Fittings





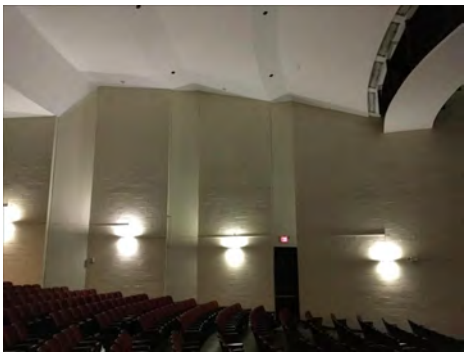
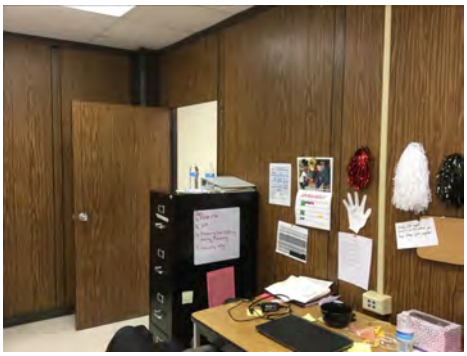
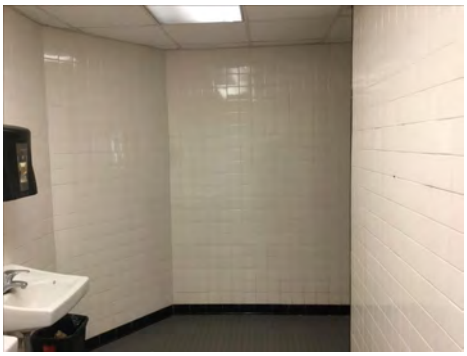
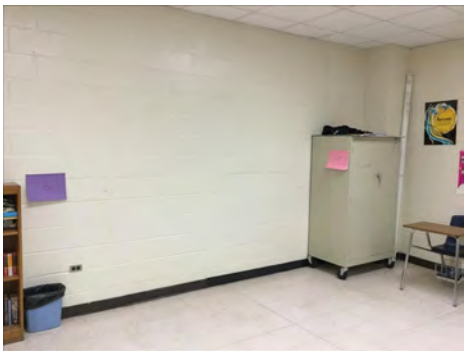
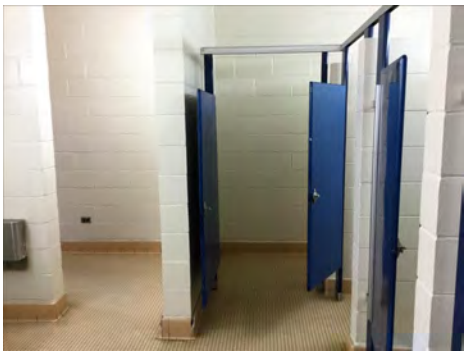
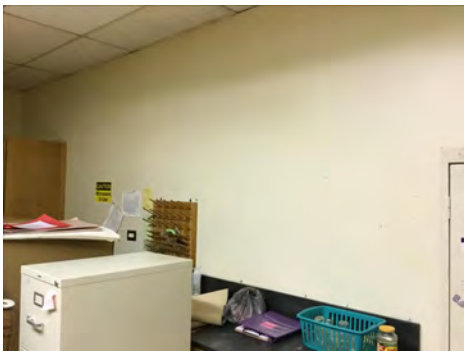
Note:

System: C2010 - Stair Construction




Note:

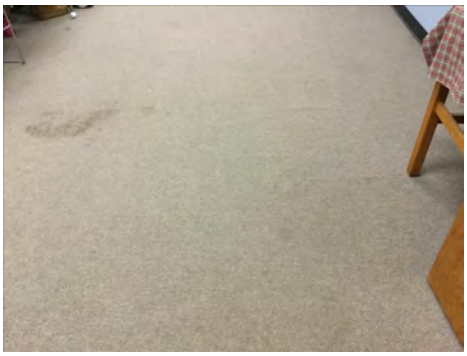
System: C3010 - Wall Finishes

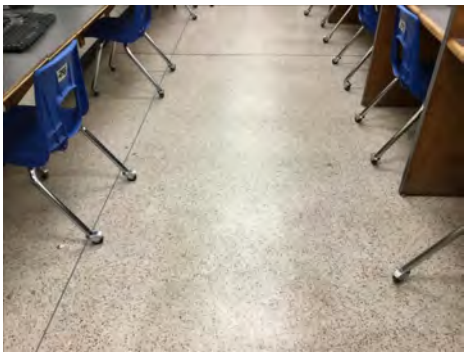







Note:

System: C3020 - Floor Finishes

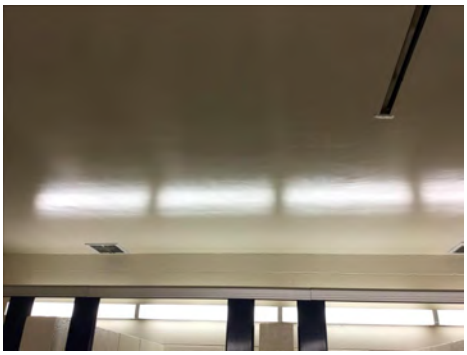
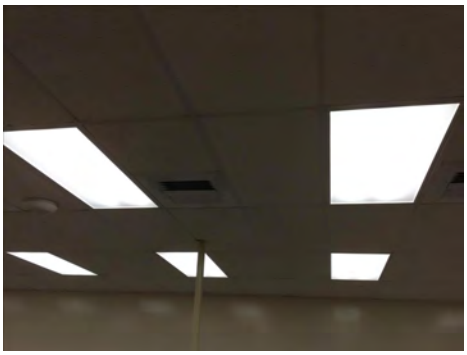


Note:

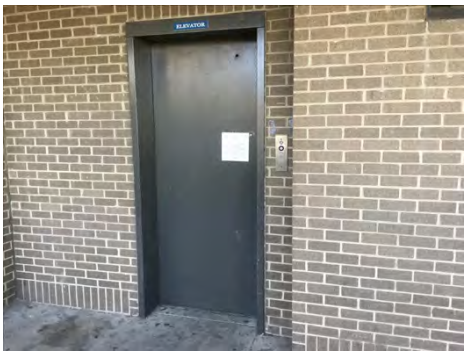
System: C3030 - Ceiling Finishes

Note:

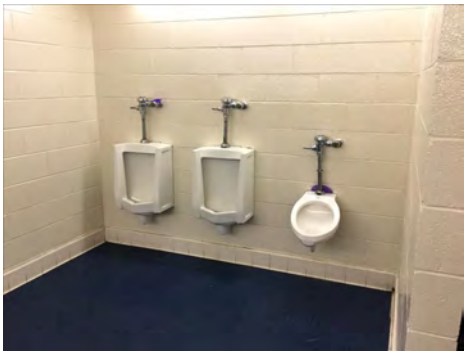
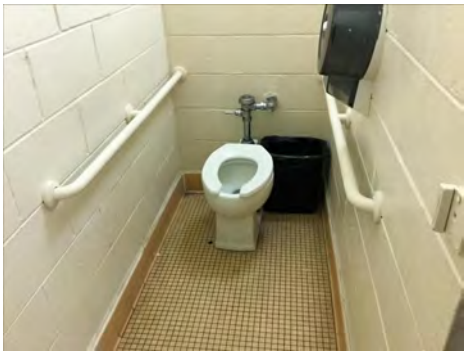
System: D1010 - Elevators and Lifts





Note:

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



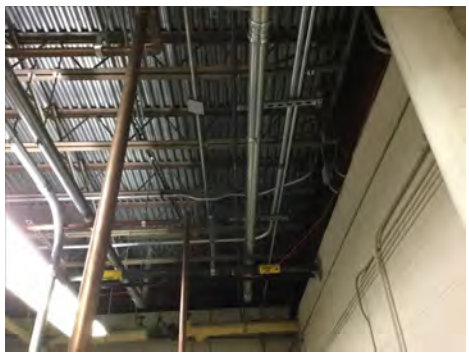
Note:

System: D2040 - Rain Water Drainage



Note:

System: D2090 - Other Plumbing Systems -Nat Gas


Note:

System: D3020 - Heat Generating Systems



Note: The heat generating systems are beyond their service life and should be replaced.

System: D3030 - Cooling Generating Systems



Note:

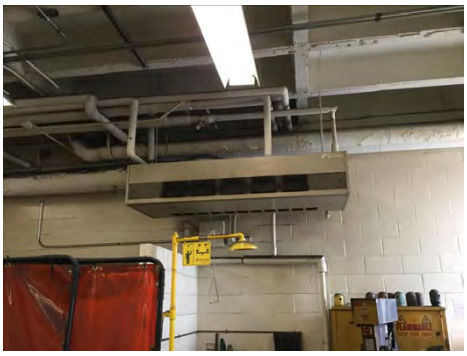
System: D3040 - Distribution Systems



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

System: D3050 - Terminal & Package Units





Note: The terminal and package units are beyond their service life and should be replaced.

System: D3060 - Controls & Instrumentation



Note:

System: D3090 - Other HVAC Systems/Equip



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:

System: D5020 - Branch Wiring

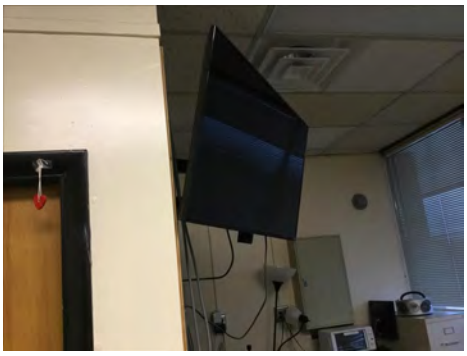
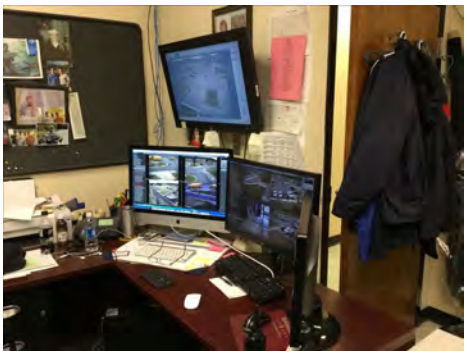

Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems

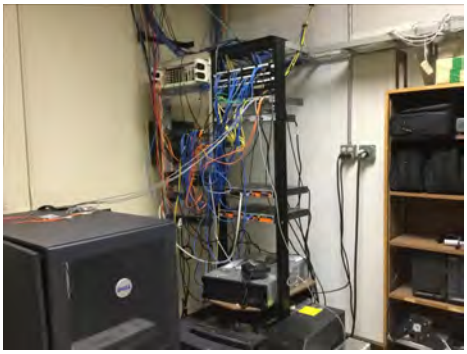
Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems


Note:

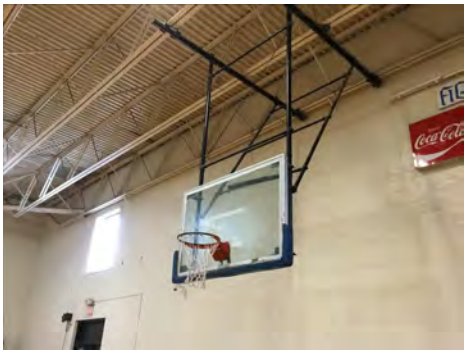
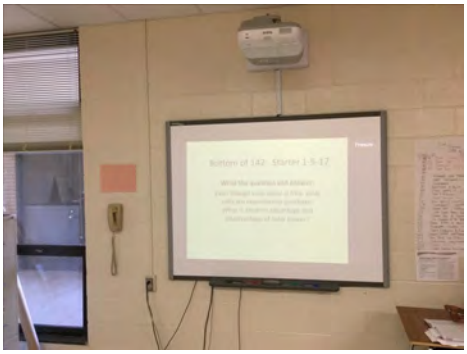
System: E1010 - Commercial Equipment



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

System: E1020 - Institutional Equipment




Note:

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:	**$9,044,467**	**$0**	**$0**	**$0**	**$12,452,937**	**$0**	**$0**	**$0**	**$0**	**$0**	**$177,194**	**$21,674,597**
*** 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**	$13,200	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$13,200**
B2020 - Exterior Windows	$0	$0	$0	$0	$2,830,628	$0	$0	$0	$0	$0	$0	**$2,830,628**
B2030 - Exterior Doors	$0	$0	$0	$0	$179,406	$0	$0	$0	$0	$0	$0	**$179,406**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$277,692	$0	$0	$0	$0	$0	$0	**$277,692**
B3020 - Roof Openings	$41,326	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$41,326**
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	$0	$0	$0	$0	$540,433	$0	$0	$0	$0	$0	$0	**$540,433**
C1030 - Fittings	$10,989	$0	$0	$0	$327,803	$0	$0	$0	$0	$0	$0	**$338,792**

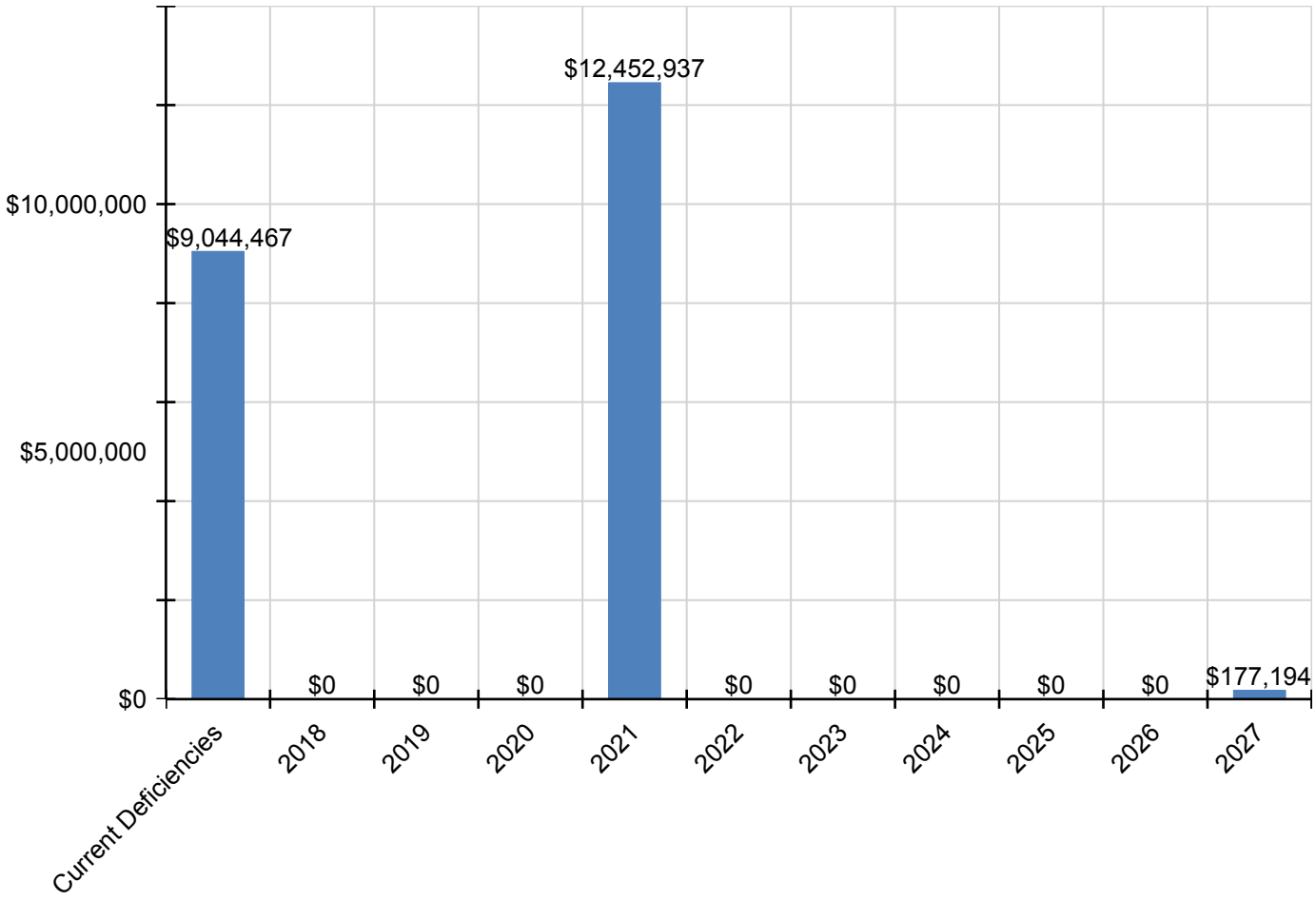
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$567,011	$0	$0	$0	$0	$0	$0	**$567,011**
C3020 - Floor Finishes	$158,239	$0	$0	$0	$2,423,089	$0	$0	$0	$0	$0	$0	**$2,581,328**
C3030 - Ceiling Finishes	$50,404	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$50,404**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$192,854	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$192,854**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$1,737,656	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,737,656**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$573,656	$0	$0	$0	$0	$0	$0	**$573,656**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$139,538	$0	$0	$0	$0	$0	$0	**$139,538**
D2090 - Other Plumbing Systems -Nat Gas	$0	$0	$0	$0	$33,224	$0	$0	$0	$0	$0	$0	**$33,224**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$1,363,755	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,363,755**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$1,647,132	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,647,132**
D3050 - Terminal & Package Units	$934,753	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$934,753**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$586,946	$0	$0	$0	$0	$0	$0	**$586,946**
D3090 - Other HVAC Systems/Equip	$0	$0	$0	$0	$234,778	$0	$0	$0	$0	$0	$0	**$234,778**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$714,348	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$714,348**
D4020 - Standpipes	$108,235	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$108,235**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$354,382	$0	$0	$0	$0	$0	$0	**$354,382**
D5020 - Branch Wiring	$0	$0	$0	$0	$1,007,775	$0	$0	$0	$0	$0	$0	**$1,007,775**
D5020 - Lighting	$23,568	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$23,568**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$436,333	$0	$0	$0	$0	$0	$0	**$436,333**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$788,500	$0	$0	$0	$0	$0	$0	**$788,500**
D5030920 - Data Communication	$0	$0	$0	$0	$1,021,064	$0	$0	$0	$0	$0	$0	**$1,021,064**

D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$177,194	**$177,194**
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**
E1010 - Commercial Equipment	$0	$0	$0	$0	$130,678	$0	$0	$0	$0	$0	$0	**$130,678**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment	$1,054,794	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,054,794**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$980,014	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$980,014**

** Indicates non-renewable system*

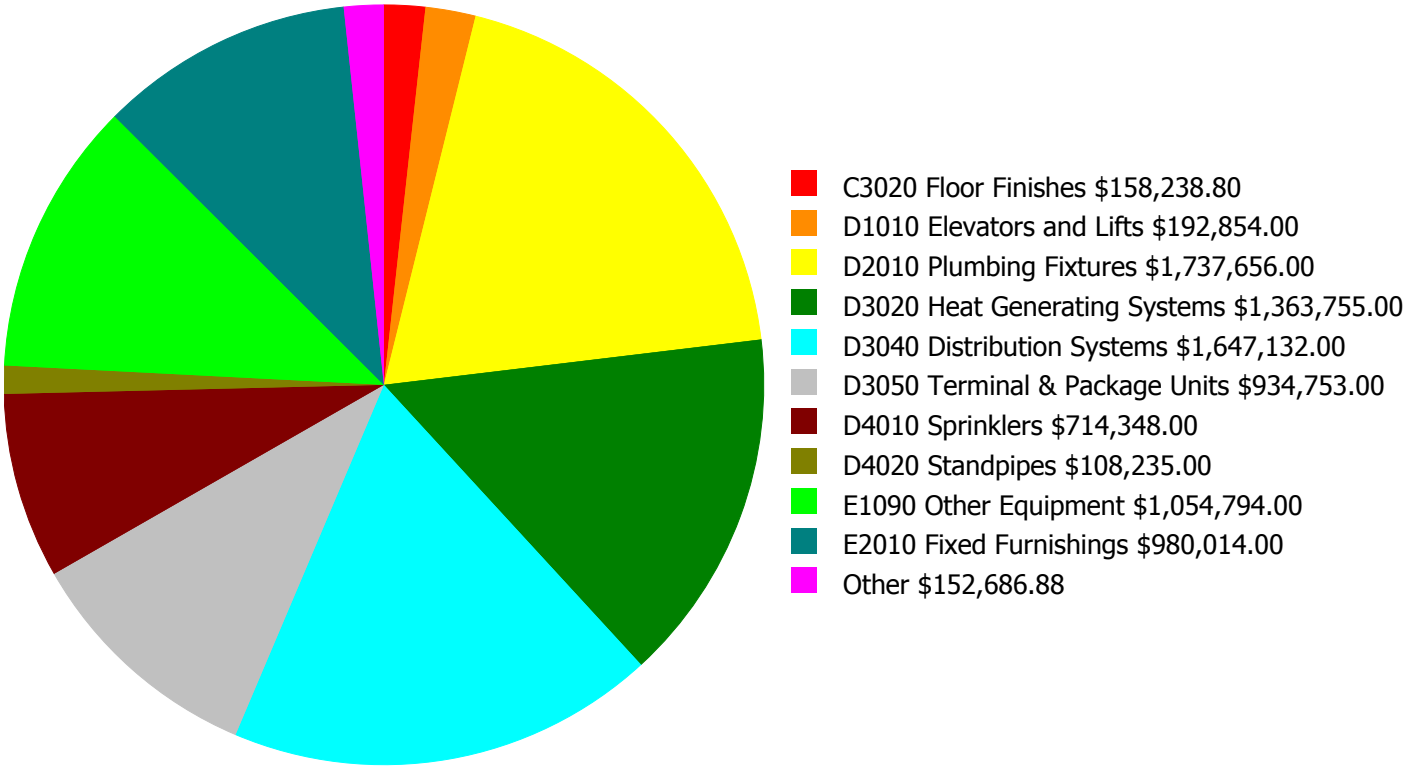
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

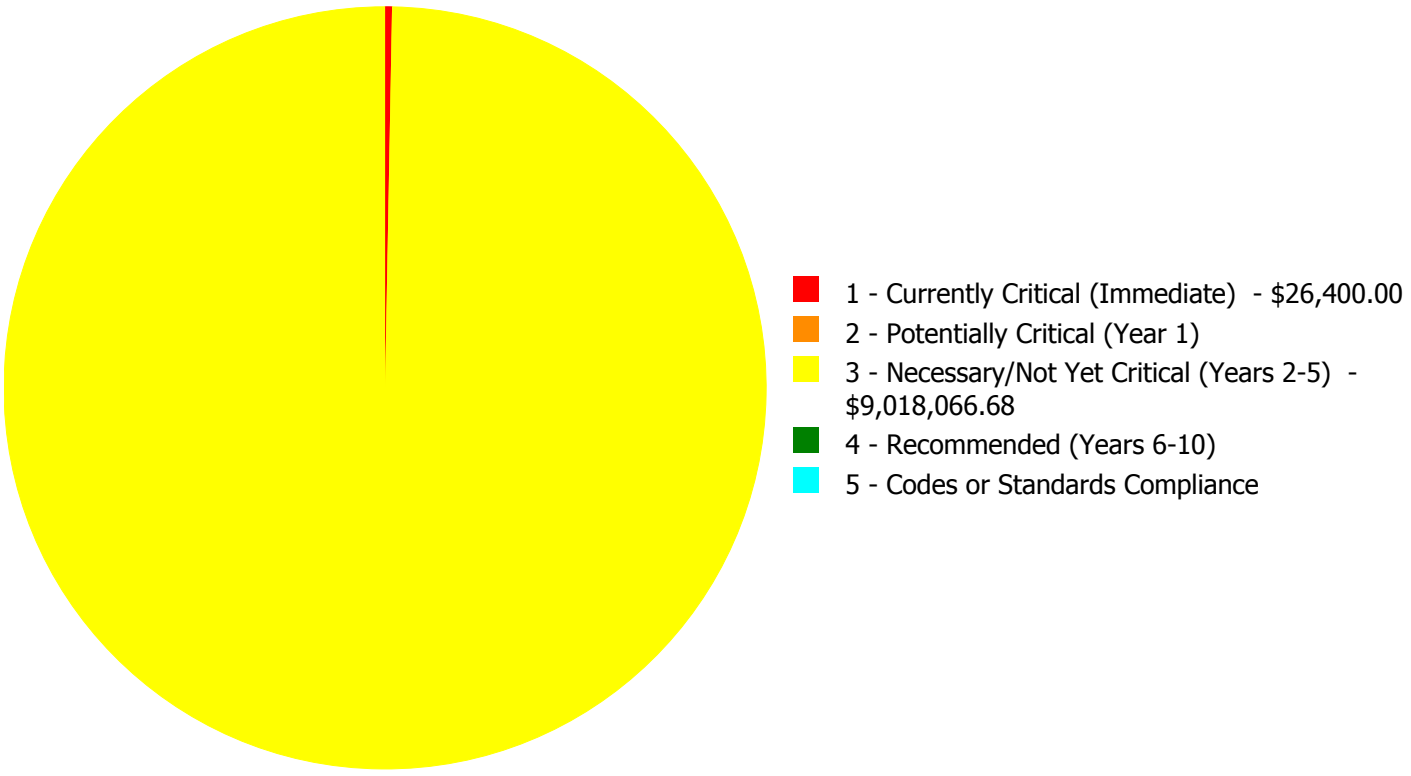
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $9,044,466.68

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: $9,044,466.68

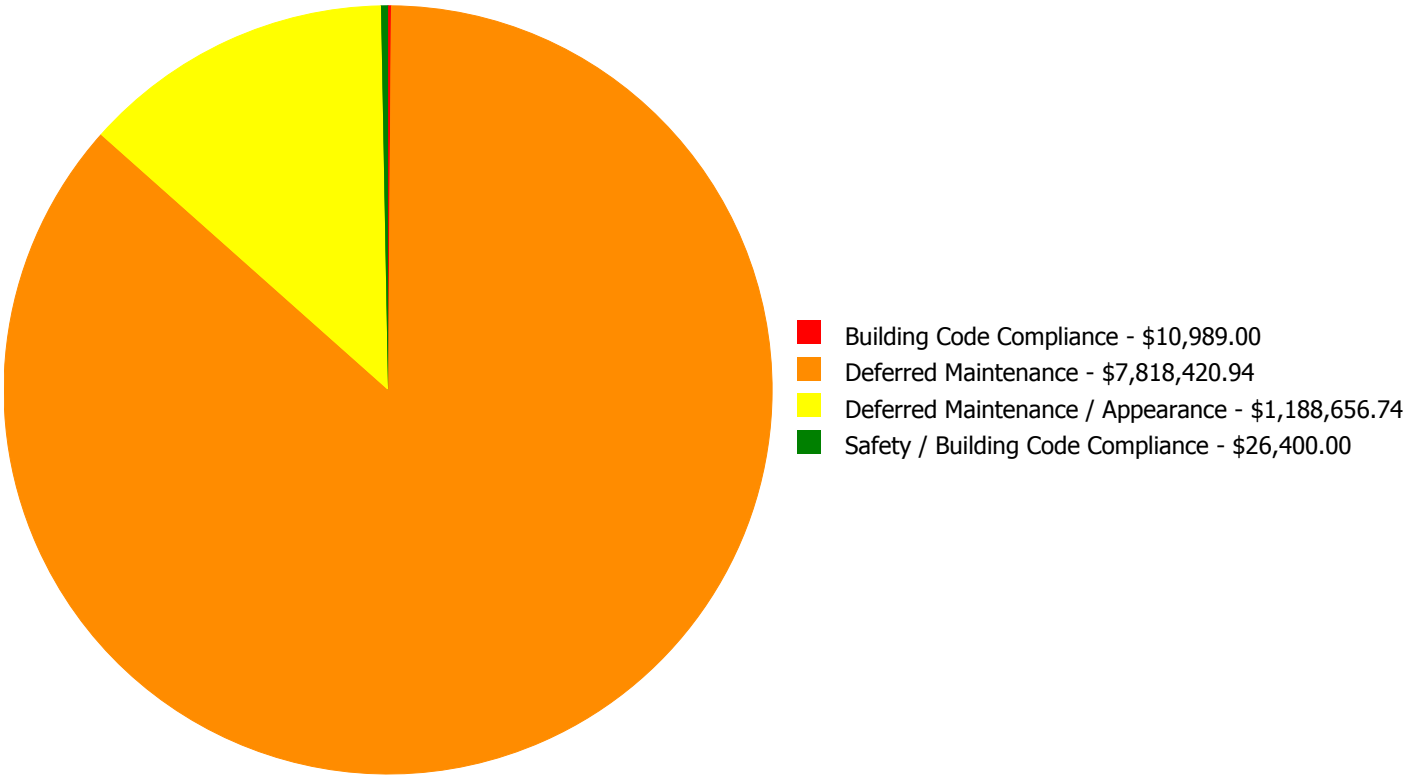
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2010	Exterior Walls	$13,200.00	$0.00	$0.00	$0.00	$0.00	$13,200.00
B3020	Roof Openings	$0.00	$0.00	$41,326.00	$0.00	$0.00	$41,326.00
C1010	Partitions	$13,200.00	$0.00	$0.00	$0.00	$0.00	$13,200.00
C1030	Fittings	$0.00	$0.00	$10,989.00	$0.00	$0.00	$10,989.00
C3020	Floor Finishes	$0.00	$0.00	$158,238.80	$0.00	$0.00	$158,238.80
C3030	Ceiling Finishes	$0.00	$0.00	$50,403.94	$0.00	$0.00	$50,403.94
D1010	Elevators and Lifts	$0.00	$0.00	$192,854.00	$0.00	$0.00	$192,854.00
D2010	Plumbing Fixtures	$0.00	$0.00	$1,737,656.00	$0.00	$0.00	$1,737,656.00
D3020	Heat Generating Systems	$0.00	$0.00	$1,363,755.00	$0.00	$0.00	$1,363,755.00
D3040	Distribution Systems	$0.00	$0.00	$1,647,132.00	$0.00	$0.00	$1,647,132.00
D3050	Terminal & Package Units	$0.00	$0.00	$934,753.00	$0.00	$0.00	$934,753.00
D4010	Sprinklers	$0.00	$0.00	$714,348.00	$0.00	$0.00	$714,348.00
D4020	Standpipes	$0.00	$0.00	$108,235.00	$0.00	$0.00	$108,235.00
D5020	Lighting	$0.00	$0.00	$23,567.94	$0.00	$0.00	$23,567.94
E1090	Other Equipment	$0.00	$0.00	$1,054,794.00	$0.00	$0.00	$1,054,794.00
E2010	Fixed Furnishings	$0.00	$0.00	$980,014.00	$0.00	$0.00	$980,014.00
	Total:	$26,400.00	$0.00	$9,018,066.68	$0.00	$0.00	$9,044,466.68

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:



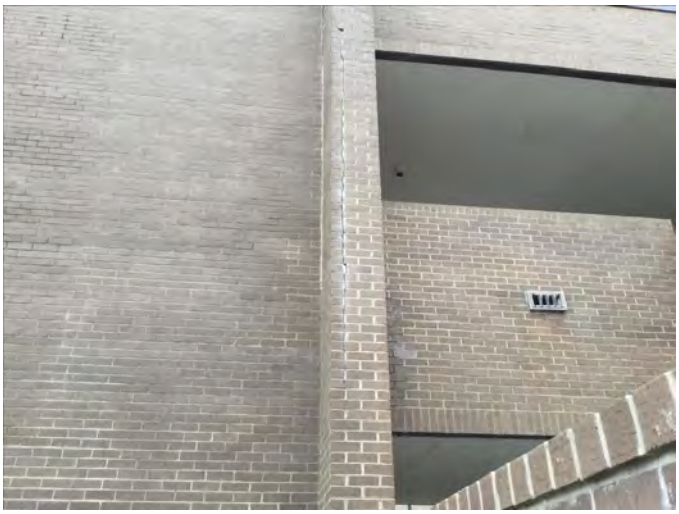
Budget Estimate Total: $9,044,466.68

Deficiency Details by Priority

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

Priority 1 - Currently Critical (Immediate):

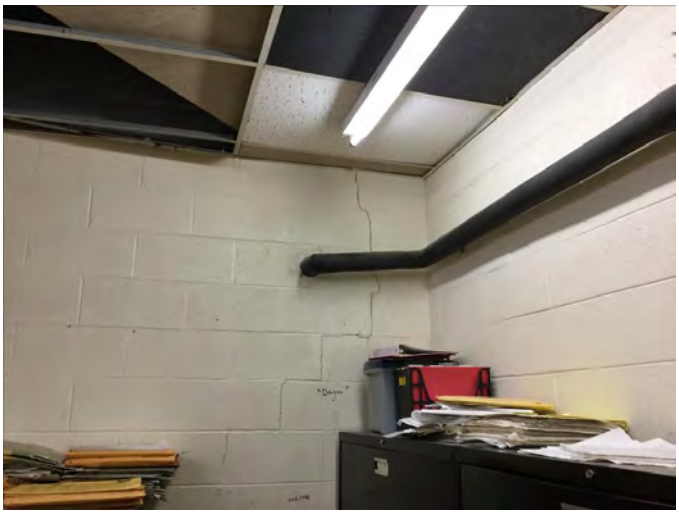
System: B2010 - Exterior Walls



Location: Exterior Walls
Distress: Damaged
Category: Safety / Building Code Compliance
Priority: 1 - Currently Critical (Immediate)
Correction: Engineering Study-2016-11-15 17:41:59
Qty: 1.00
Unit of Measure: Ea.
Estimate: $13,200.00
Assessor Name: Terence Davis
Date Created: 01/06/2017

Notes: There are visible cracks on the exterior walls and it should be studied by a professional engineer.

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: 01/06/2017

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

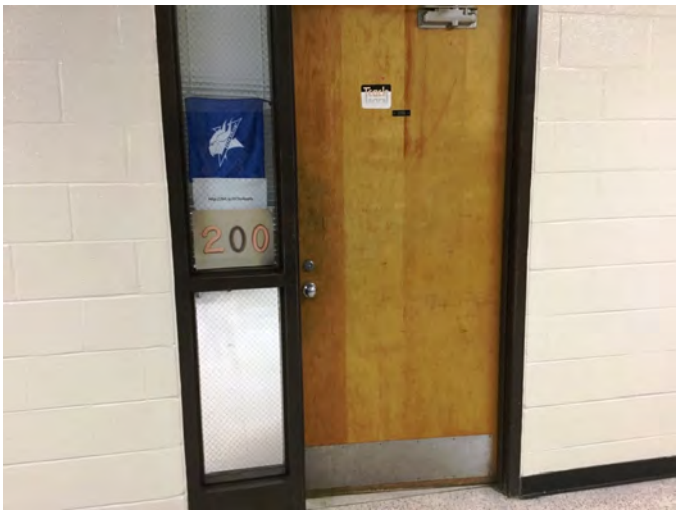
Priority 3 - Necessary/Not Yet Critical (Years 2-5):

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: 178,900.00
Unit of Measure: S.F.
Estimate: $41,326.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

Notes: The roof openings are beyond their service life and should be replaced by OSHA complaint access.

System: C1030 - Fittings



Location: Throughout Building
Distress: Inadequate
Category: Building Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace signage and toilet partitions
Qty: 150.00
Unit of Measure: Ea.
Estimate: $10,989.00
Assessor Name: Terence Davis
Date Created: 02/14/2017

Notes: The signage is not ADA compliant and should be replaced.

System: C3020 - Floor Finishes

Location: Throughout building
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace carpet
Qty: 1,851.11
Unit of Measure: S.Y.
Estimate: $158,238.80
Assessor Name: Terence Davis
Date Created: 01/06/2017

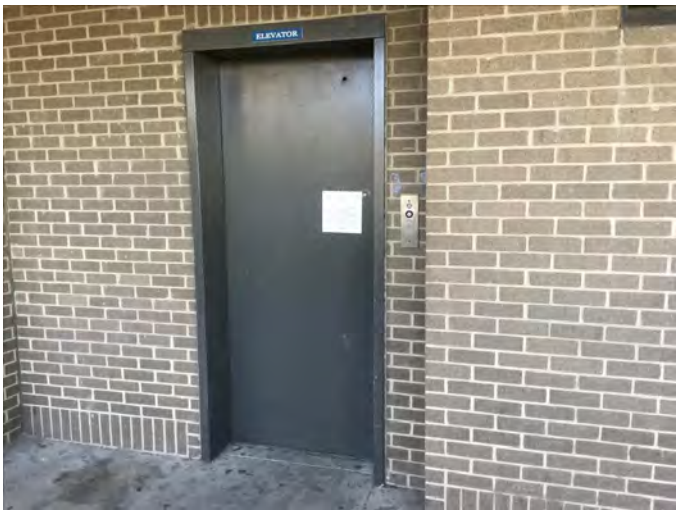
Notes: The carpet is beyond its service life and should be replaced.

System: C3030 - Ceiling Finishes

Location: Throughout building
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Acoustic tile repairs - (2% of ceilings)
Qty: 47.20
Unit of Measure: C.S.F.
Estimate: $50,403.94
Assessor Name: Terence Davis
Date Created: 01/06/2017

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

System: D1010 - Elevators and Lifts



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 178,900.00
Unit of Measure: S.F.
Estimate: $192,854.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

Notes: The elevators and lifts 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: 178,900.00
Unit of Measure: S.F.
Estimate: $1,737,656.00
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: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 178,900.00
Unit of Measure: S.F.
Estimate: $1,363,755.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

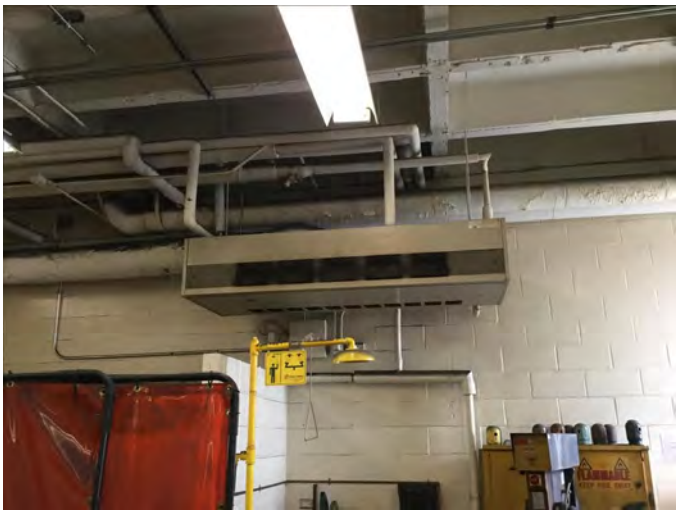
Notes: The heat generating systems are beyond their service life and should be replaced.

System: D3040 - Distribution Systems

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 178,900.00
Unit of Measure: S.F.
Estimate: $1,647,132.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

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

System: D3050 - Terminal & Package Units



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 178,900.00
Unit of Measure: S.F.
Estimate: $934,753.00
Assessor Name: Terence Davis
Date Created: 12/30/2016

Notes: The terminal and package units are beyond their service life and should be replaced.

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 178,900.00
Unit of Measure: S.F.
Estimate: $714,348.00
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:	Beyond Service Life
Category:	Deferred Maintenance
Priority:	3 - Necessary/Not Yet Critical (Years 2-5)
Correction:	Renew System
Qty:	178,900.00
Unit of Measure:	S.F.
Estimate:	$108,235.00
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: D5020 - Lighting

Location:	Throughout building
Distress:	Beyond Service Life
Category:	Deferred Maintenance
Priority:	3 - Necessary/Not Yet Critical (Years 2-5)
Correction:	Replace fluorescent fixture, lay-in, recess mtd, 2' x 4', two 40 W
Qty:	75.00
Unit of Measure:	Ea.
Estimate:	$23,567.94
Assessor Name:	Terence Davis
Date Created:	01/06/2017

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

System: E1090 - Other Equipment

Location: Cafeteria and Home Economics Classrooms
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 178,900.00
Unit of Measure: S.F.
Estimate: $1,054,794.00
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 / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 178,900.00
Unit of Measure: S.F.
Estimate: $980,014.00
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:	HS -High School
Gross Area (SF):	430
Year Built:	1977
Last Renovation:	
Replacement Value:	$68,887
Repair Cost:	$10,631.84
Total FCI:	15.43 %
Total RSLI:	31.65 %
FCA Score:	84.57

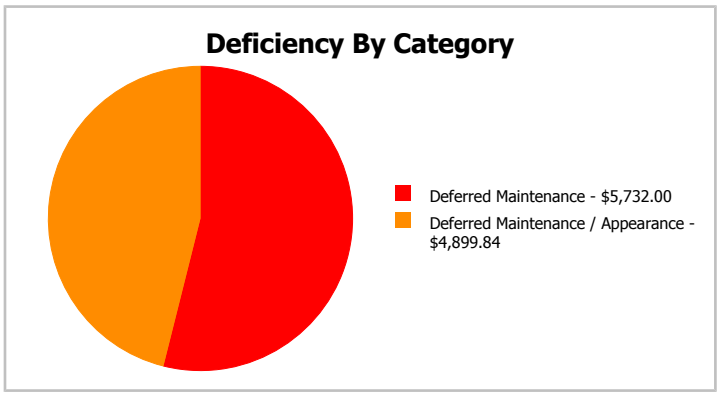
Description:

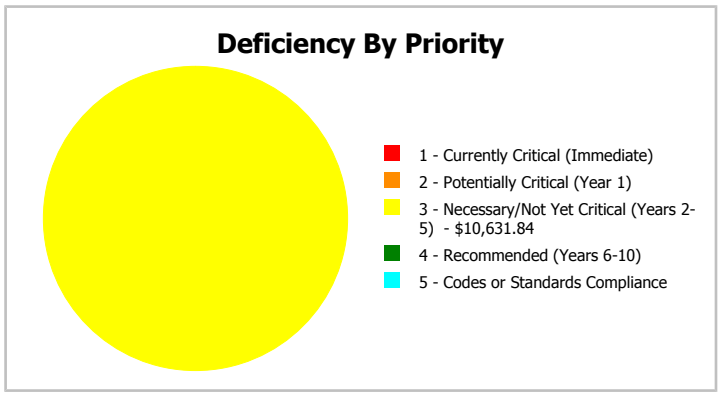
The narrative for this building is included in the Executive Summary Description at the front of this report.

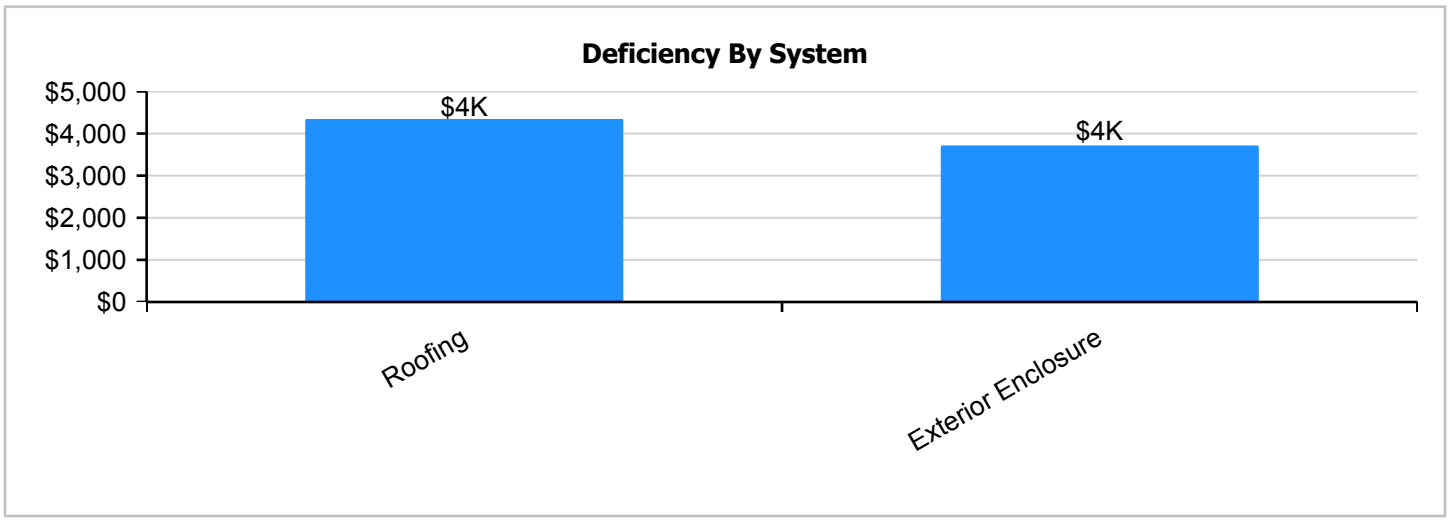
Attributes: This asset has no attributes.

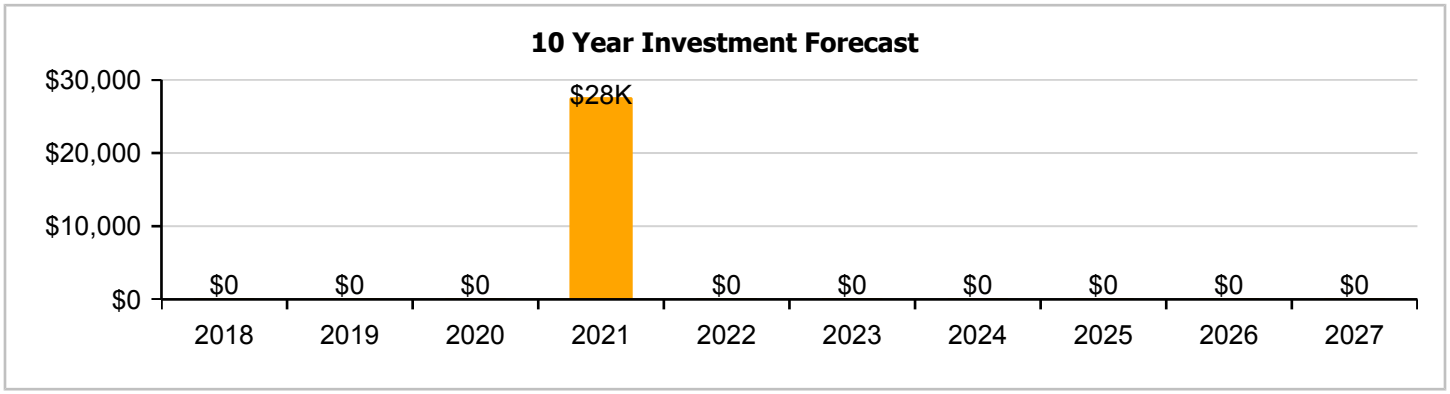
Dashboard Summary

Function:	HS -High School	Gross Area:	430
Year Built:	1977	Last Renovation:	
Repair Cost:	$10,632	Replacement Value:	$68,887
FCI:	15.43 %	RSLI%:	31.65 %









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	60.00 %	0.00 %	$0.00
B10 - Superstructure	60.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	8.33 %	20.49 %	$4,899.84
B30 - Roofing	0.00 %	137.99 %	$5,732.00
C20 - Stairs	60.00 %	0.00 %	$0.00
C30 - Interior Finishes	40.00 %	0.00 %	$0.00
D50 - Electrical	12.84 %	0.00 %	$0.00
Totals:	**31.65 %**	**15.43 %**	**$10,631.84**

Photo Album

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

1). North Elevation - Jan 11, 2017

2). West Elevation - Jan 11, 2017

3). South Elevation - Jan 11, 2017

4). East Elevation - Jan 11, 2017

Condition Detail

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

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

System Listing

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

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	$20.13	S.F.	430	100	1977	2077		60.00 %	0.00 %	60			$8,656
A1030	Slab on Grade	$19.75	S.F.	430	100	1977	2077		60.00 %	0.00 %	60			$8,493
B1010	Floor Construction	$11.44	S.F.	430	100	1977	2077		60.00 %	0.00 %	60			$4,919
B1020	Roof Construction	$16.26	S.F.	430	100	1977	2077		60.00 %	0.00 %	60			$6,992
B2010	Exterior Walls	$29.79	S.F.	430	100	1977	2077	2021	4.00 %	38.25 %	4		$4,899.84	$12,810
B2020	Exterior Windows	$17.17	S.F.	430	30	1977	2007	2021	13.33 %	0.00 %	4			$7,383
B2030	Exterior Doors	$8.66	S.F.	430	30	1977	2007	2021	13.33 %	0.00 %	4			$3,724
B3010130	Preformed Metal Roofing	$9.66	S.F.	430	30	1977	2007		0.00 %	137.99 %	-10		$5,732.00	$4,154
C2010	Stair Construction	$1.32	S.F.	430	100	1977	2077		60.00 %	0.00 %	60			$568
C3010	Wall Finishes	$5.11	S.F.	430	10	1977	1987	2021	40.00 %	0.00 %	4			$2,197
D5010	Electrical Service/Distribution	$3.09	S.F.	430	40	1977	2017	2021	10.00 %	0.00 %	4			$1,329
D5020	Branch Wiring	$9.24	S.F.	430	30	1977	2007	2021	13.33 %	0.00 %	4			$3,973
D5020	Lighting	$8.58	S.F.	430	30	1977	2007	2021	13.33 %	0.00 %	4			$3,689
								Total	**31.65 %**	**15.43 %**			**$10,631.84**	**$68,887**

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

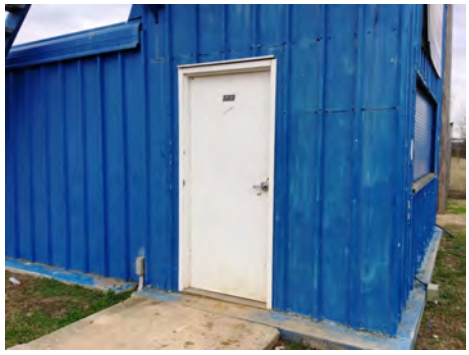


Note:

System: B2020 - Exterior Windows

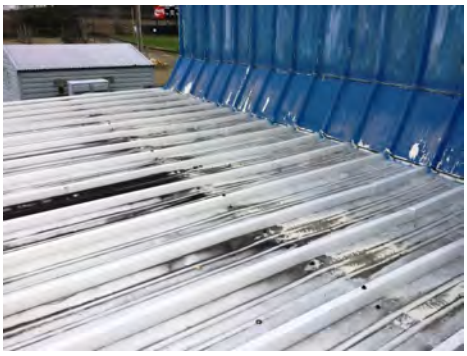

Note:

System: B2030 - Exterior Doors


Note:

System: B3010130 - Preformed Metal Roofing


Note:

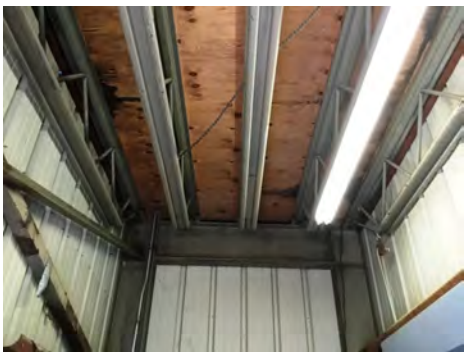
System: C2010 - Stair Construction



Note:

System: C3010 - Wall Finishes





Note:

System: D5010 - Electrical Service/Distribution



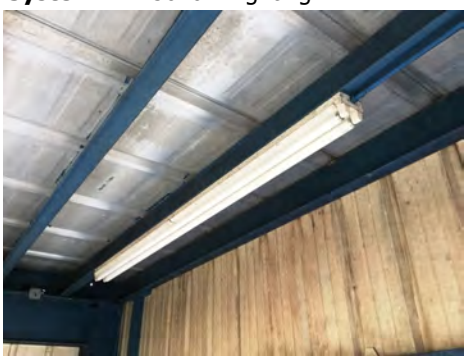
Note:

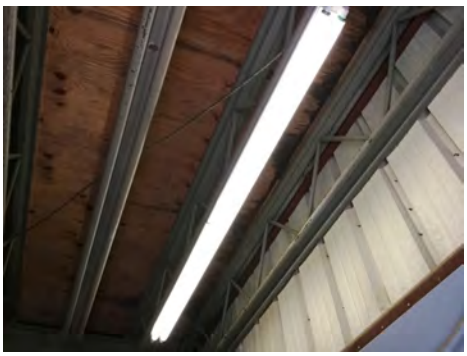
System: D5020 - Branch Wiring



Note:

System: D5020 - 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.

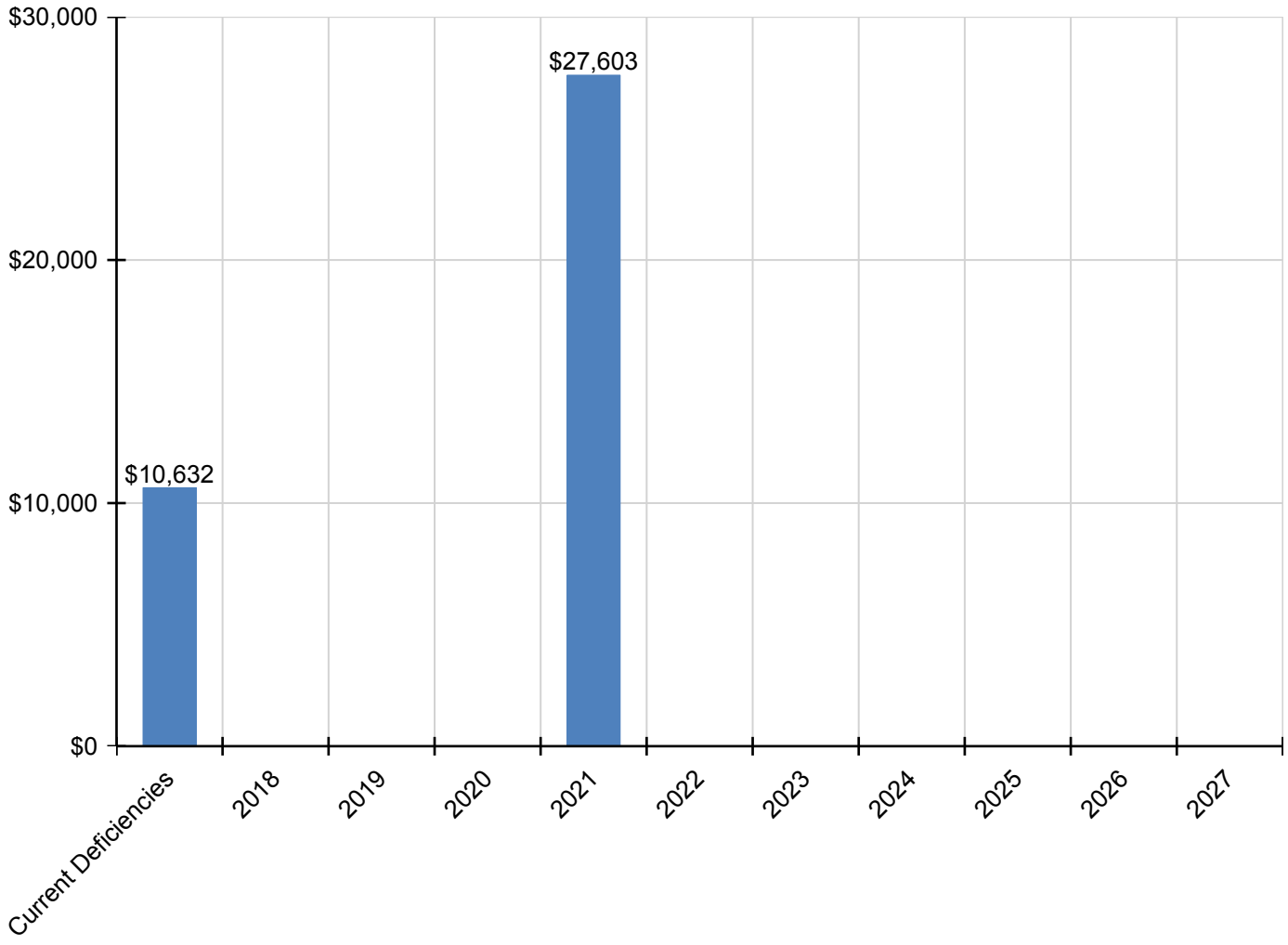
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$10,632**	**$0**	**$0**	**$0**	**$27,603**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$38,235**
*** 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**
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**	$4,900	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,900**
B2020 - Exterior Windows	$0	$0	$0	$0	$9,140	$0	$0	$0	$0	$0	$0	**$9,140**
B2030 - Exterior Doors	$0	$0	$0	$0	$4,610	$0	$0	$0	$0	$0	$0	**$4,610**
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	$5,732	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,732**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C2010 - Stair Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$2,720	$0	$0	$0	$0	$0	$0	**$2,720**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$1,645	$0	$0	$0	$0	$0	$0	**$1,645**
D5020 - Branch Wiring	$0	$0	$0	$0	$4,920	$0	$0	$0	$0	$0	$0	**$4,920**
D5020 - Lighting	$0	$0	$0	$0	$4,567	$0	$0	$0	$0	$0	$0	**$4,567**

** Indicates non-renewable system*

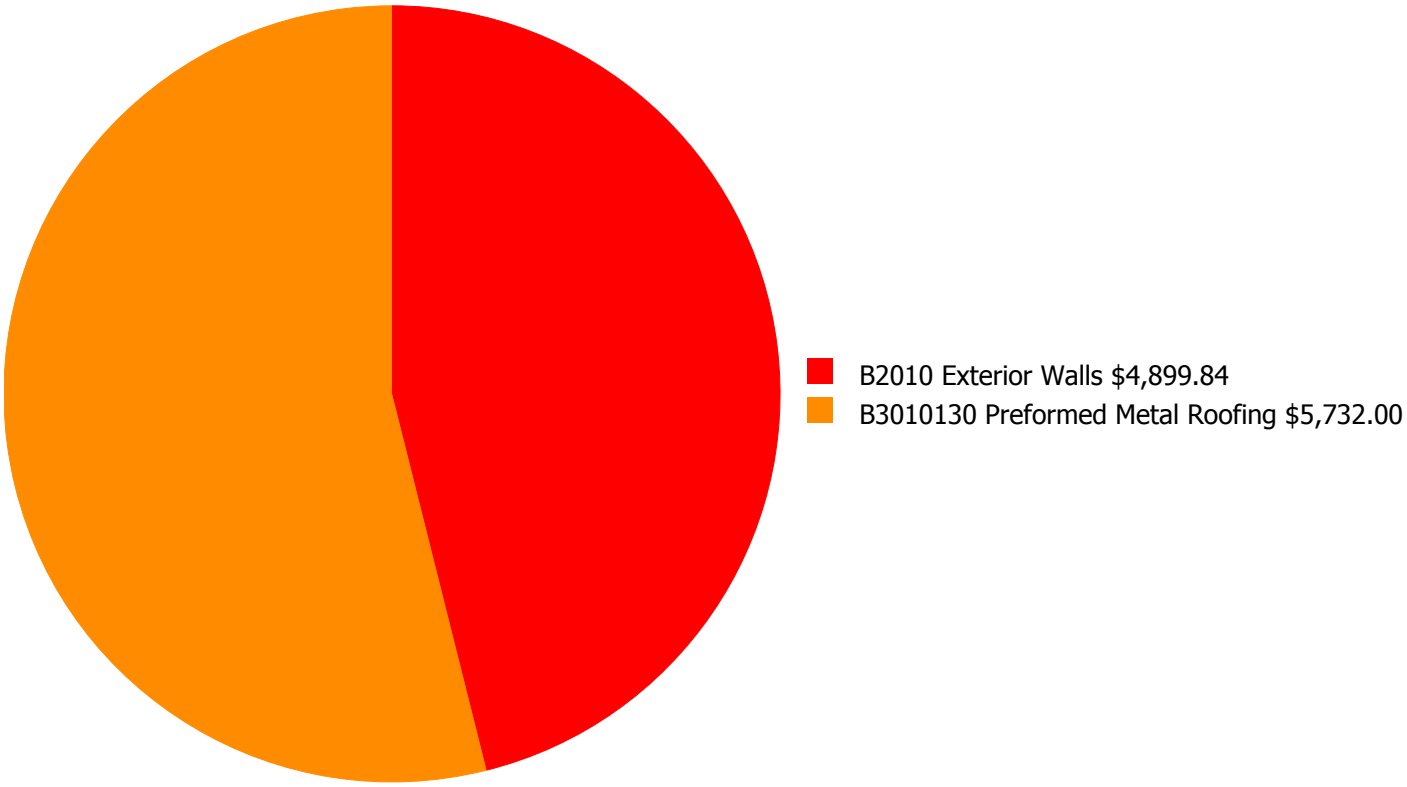
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

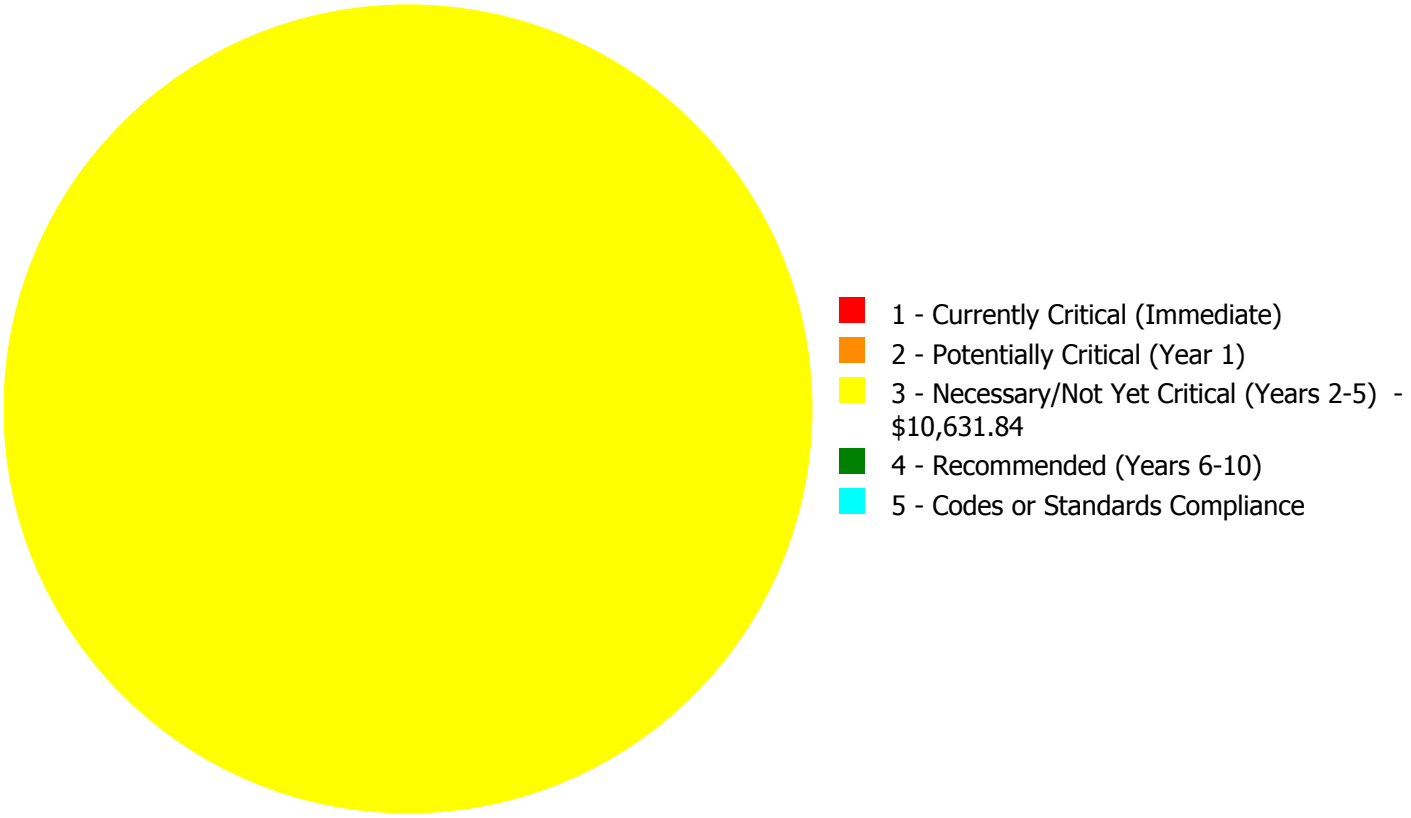
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $10,631.84

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: $10,631.84

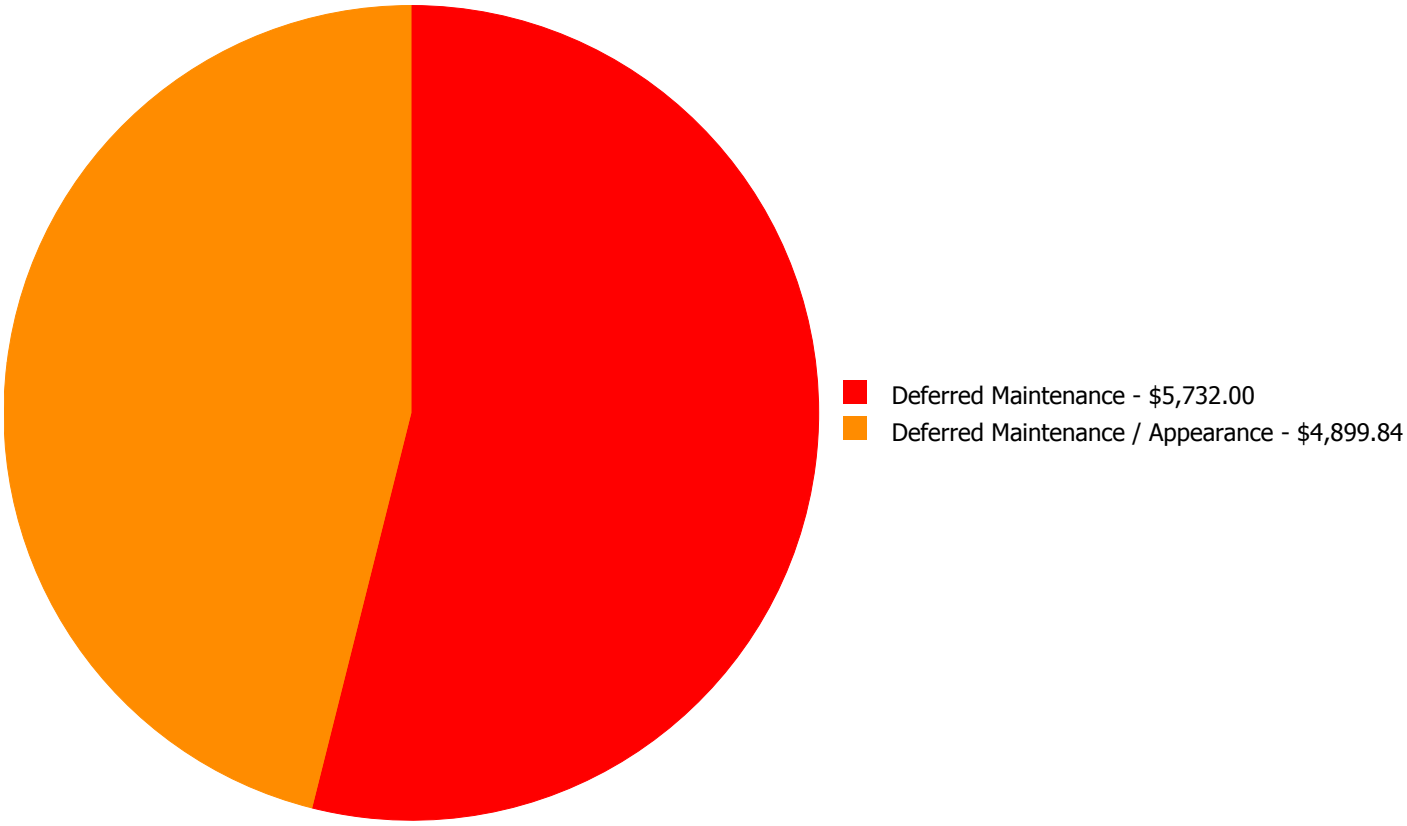
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2010	Exterior Walls	$0.00	$0.00	$4,899.84	$0.00	$0.00	$4,899.84
B3010130	Preformed Metal Roofing	$0.00	$0.00	$5,732.00	$0.00	$0.00	$5,732.00
	Total:	$0.00	$0.00	$10,631.84	$0.00	$0.00	$10,631.84

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: $10,631.84

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: B2010 - Exterior Walls

Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Refinish aluminum siding, 2nd floor
Qty: 12.80
Unit of Measure: C.S.F.
Estimate: $4,899.84
Assessor Name: Eduardo Lopez
Date Created: 01/11/2017

Notes: The exterior wall finish is in poor condition and should be replaced.

System: B3010130 - Preformed Metal Roofing

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 430.00
Unit of Measure: S.F.
Estimate: $5,732.00
Assessor Name: Eduardo Lopez
Date Created: 01/11/2017

Notes: The roof is beyond its 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:	HS -High School
Gross Area (SF):	14,000
Year Built:	1977
Last Renovation:	
Replacement Value:	$2,353,260
Repair Cost:	$64,372.00
Total FCI:	2.74 %
Total RSLI:	38.36 %
FCA Score:	97.26

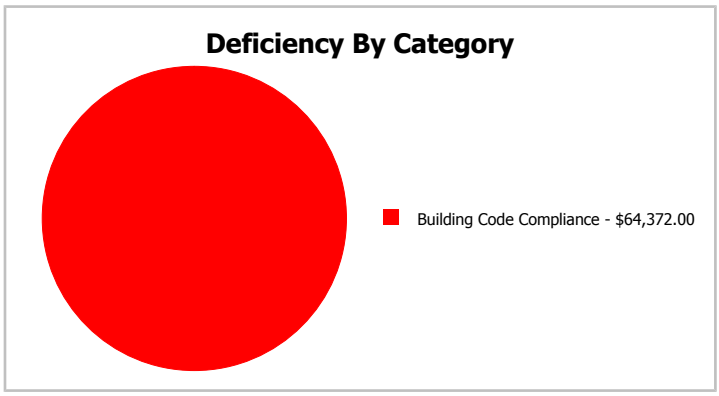
Description:

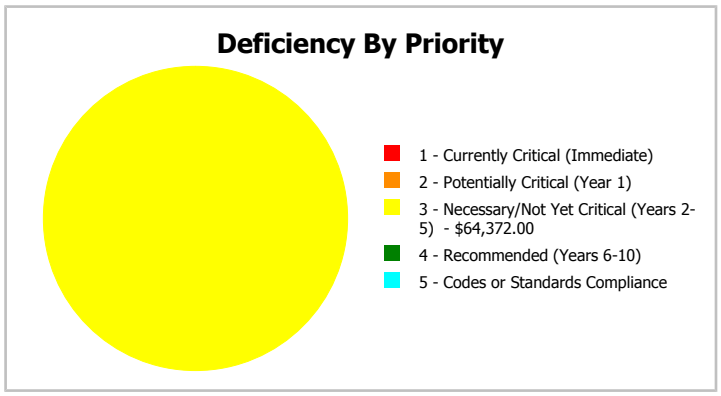
The narrative for this building is included in the Executive Summary Description at the front of this report.

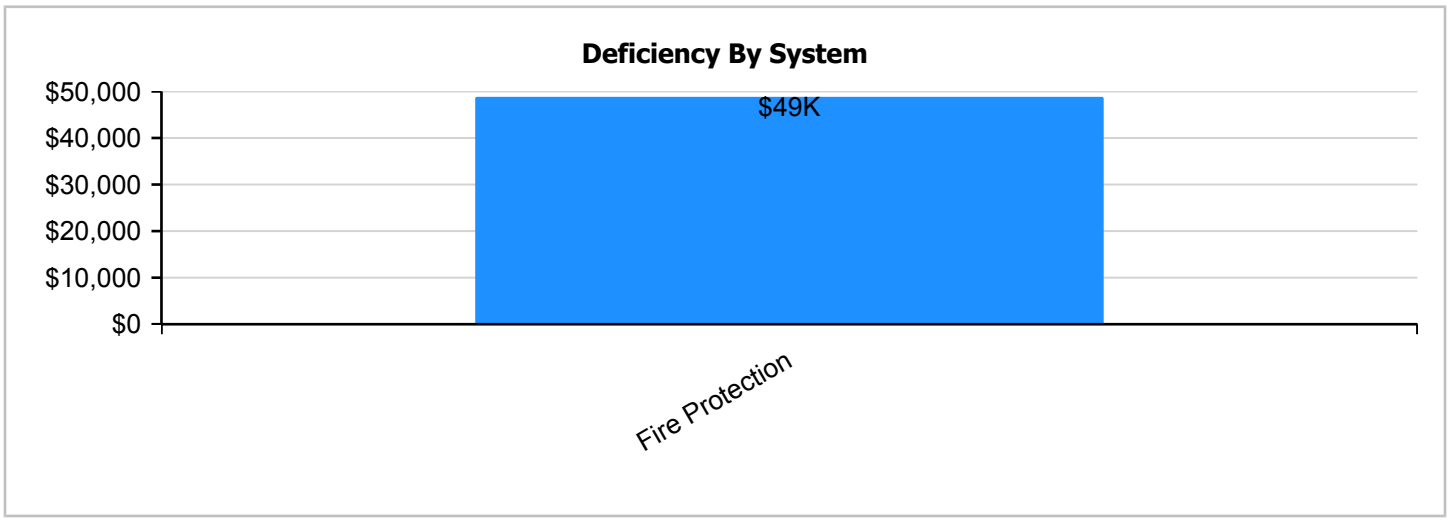
Attributes: This asset has no attributes.

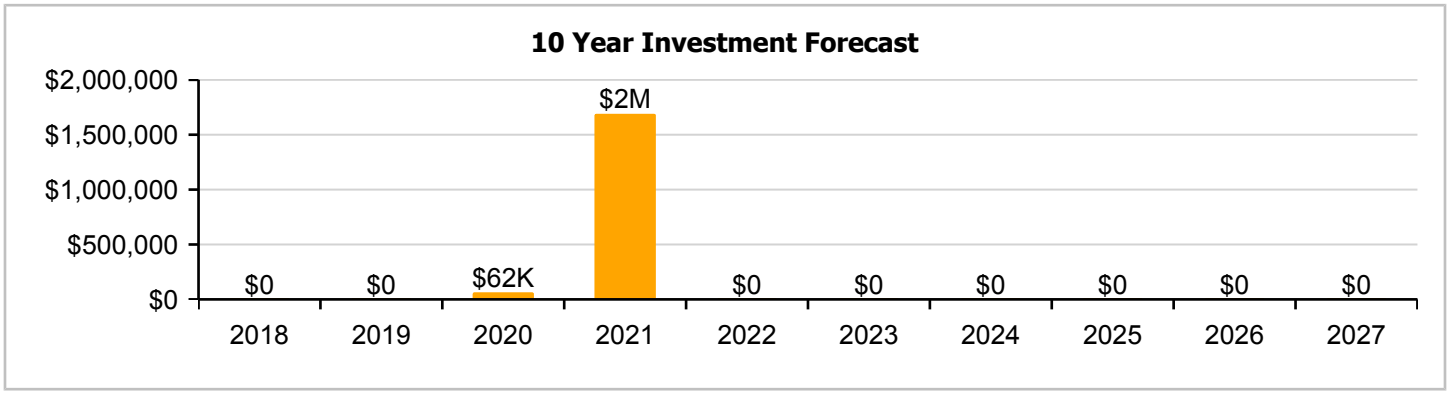
Dashboard Summary

Function:	HS -High School	Gross Area:	14,000
Year Built:	1977	Last Renovation:	
Repair Cost:	$64,372	Replacement Value:	$2,353,260
FCI:	2.74 %	RSLI%:	38.36 %









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	60.00 %	0.00 %	$0.00
A20 - Basement Construction	60.00 %	0.00 %	$0.00
B10 - Superstructure	60.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	31.73 %	0.00 %	$0.00
B30 - Roofing	13.33 %	0.00 %	$0.00
C10 - Interior Construction	32.65 %	0.00 %	$0.00
C30 - Interior Finishes	55.48 %	0.00 %	$0.00
D20 - Plumbing	20.03 %	0.00 %	$0.00
D30 - HVAC	29.15 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$64,372.00
D50 - Electrical	51.08 %	0.00 %	$0.00
Totals:	**38.36 %**	**2.74 %**	**$64,372.00**

Photo Album

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

1). West Elevation - Feb 13, 2017

2). Northwest Elevation - Feb 13, 2017

3). North Elevation - Feb 13, 2017

4). East Elevation - Feb 13, 2017

Condition Detail

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

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

System Listing

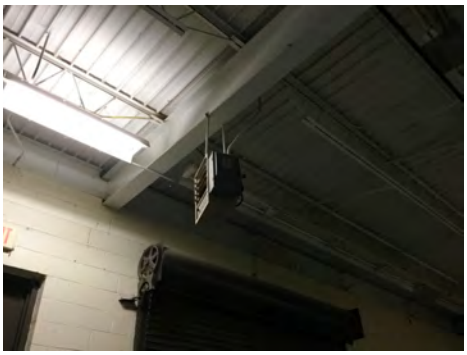
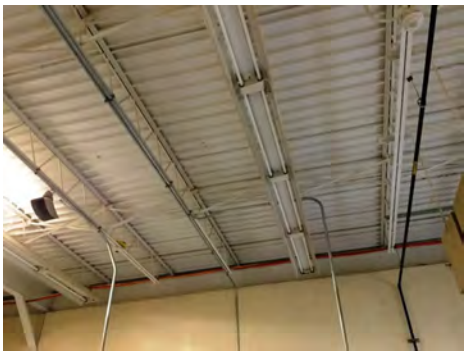
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$2.18	S.F.	14,000	100	1977	2077		60.00 %	0.00 %	60			$30,520
A1030	Slab on Grade	$4.08	S.F.	14,000	100	1977	2077		60.00 %	0.00 %	60			$57,120
A2010	Basement Excavation	$0.83	S.F.	14,000	100	1977	2077		60.00 %	0.00 %	60			$11,620
A2020	Basement Walls	$5.74	S.F.	14,000	100	1977	2077		60.00 %	0.00 %	60			$80,360
B1020	Roof Construction	$7.60	S.F.	14,000	100	1977	2077		60.00 %	0.00 %	60			$106,400
B2010	Exterior Walls	$8.84	S.F.	14,000	100	1977	2077		60.00 %	0.00 %	60			$123,760
B2020	Exterior Windows	$12.78	S.F.	14,000	30	1977	2007	2021	13.33 %	0.00 %	4			$178,920
B2030	Exterior Doors	$0.81	S.F.	14,000	30	1977	2007	2021	13.33 %	0.00 %	4			$11,340
B3010130	Preformed Metal Roofing	$9.66	S.F.	14,000	30	1977	2007	2021	13.33 %	0.00 %	4			$135,240
C1010	Partitions	$4.70	S.F.	14,000	75	1977	2052		46.67 %	0.00 %	35			$65,800
C1020	Interior Doors	$2.44	S.F.	14,000	30	1977	2007	2021	13.33 %	0.00 %	4			$34,160
C1030	Fittings	$1.48	S.F.	14,000	20	1977	1997	2021	20.00 %	0.00 %	4			$20,720
C3010	Wall Finishes	$2.56	S.F.	14,000	10	1977	1987	2021	40.00 %	0.00 %	4			$35,840
C3020	Floor Finishes	$10.94	S.F.	14,000	20	1977	1997	2021	20.00 %	0.00 %	4			$153,160
C3030	Ceiling Finishes	$10.56	S.F.	14,000	25	2016	2041		96.00 %	0.00 %	24			$147,840
D2010	Plumbing Fixtures	$8.83	S.F.	14,000	30	1977	2007	2021	13.33 %	0.00 %	4			$123,620
D2020	Domestic Water Distribution	$1.64	S.F.	14,000	30	2007	2037		66.67 %	0.00 %	20			$22,960
D2030	Sanitary Waste	$2.59	S.F.	14,000	30	1977	2007	2021	13.33 %	0.00 %	4			$36,260
D3040	Distribution Systems	$8.37	S.F.	14,000	30	2000	2030		43.33 %	0.00 %	13			$117,180
D3050	Terminal & Package Units	$26.64	S.F.	14,000	15	2000	2015	2021	26.67 %	0.00 %	4			$372,960
D3060	Controls & Instrumentation	$2.65	S.F.	14,000	20	2000	2020		15.00 %	0.00 %	3			$37,100
D3090	Other HVAC Systems/Equip	$1.06	S.F.	14,000	20	2000	2020		15.00 %	0.00 %	3			$14,840
D4010	Sprinklers	$3.63	S.F.	14,000	30	1977	2007		0.00 %	110.00 %	-10		$55,902.00	$50,820
D4020	Standpipes	$0.55	S.F.	14,000	30	1977	2007		0.00 %	110.00 %	-10		$8,470.00	$7,700
D5010	Electrical Service/Distribution	$1.60	S.F.	14,000	40	1977	2017	2021	10.00 %	0.00 %	4			$22,400
D5020	Branch Wiring	$4.55	S.F.	14,000	30	1977	2007	2021	13.33 %	0.00 %	4			$63,700
D5020	Lighting	$10.64	S.F.	14,000	30	2016	2046		96.67 %	0.00 %	29			$148,960
D5030810	Security & Detection Systems	$1.97	S.F.	14,000	15	1977	1992	2021	26.67 %	0.00 %	4			$27,580
D5030910	Fire Alarm Systems	$3.56	S.F.	14,000	15	1977	1992	2021	26.67 %	0.00 %	4			$49,840
D5030920	Data Communication	$4.61	S.F.	14,000	15	1977	1992	2021	26.67 %	0.00 %	4			$64,540
								Total	**38.36 %**	**2.74 %**			**$64,372.00**	**$2,353,260**

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: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows

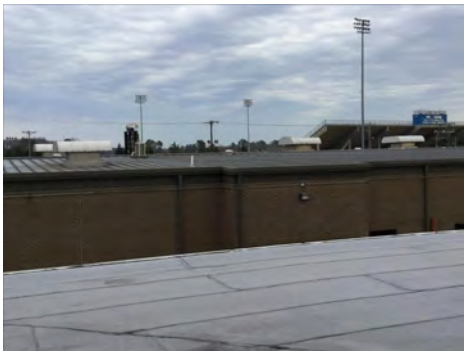


Note:

System: B2030 - Exterior Doors


Note:

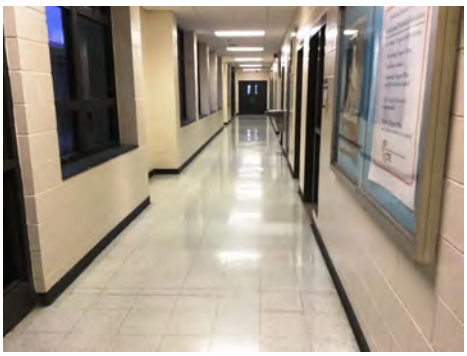
System: B3010130 - Preformed Metal Roofing


Note:

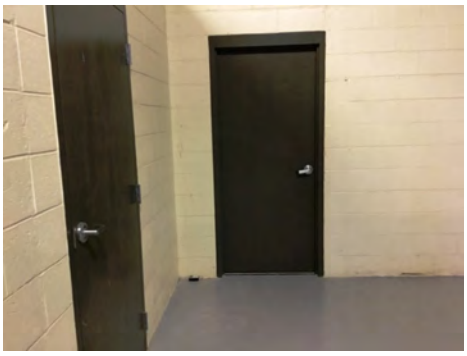
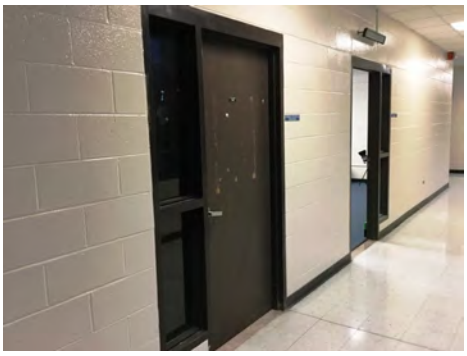
System: C1010 - Partitions





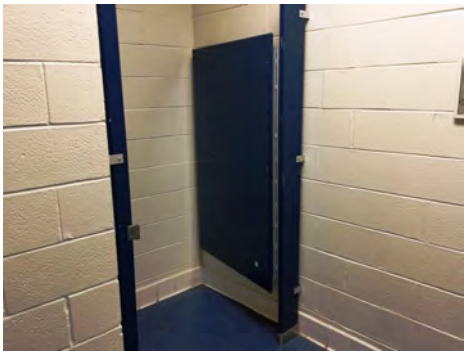
Note:

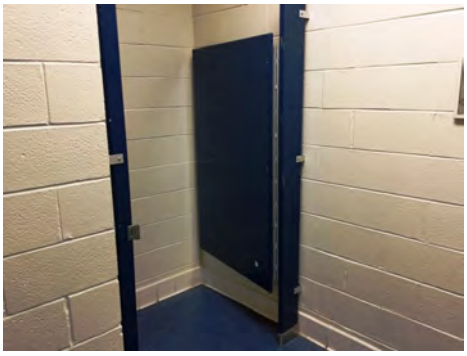
System: C1020 - Interior Doors

Note:

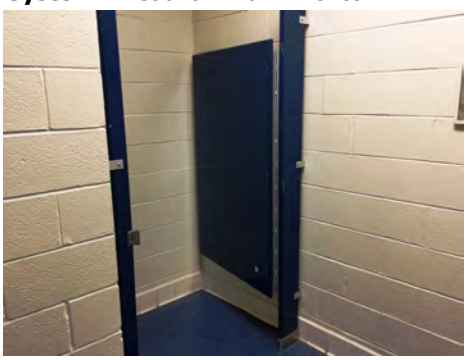
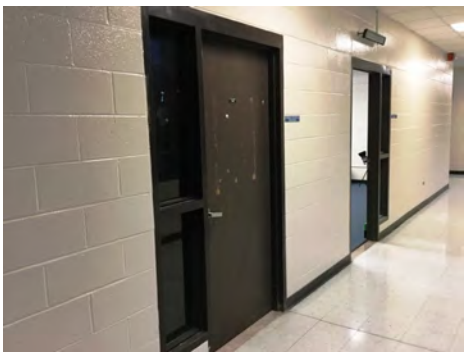
System: C1030 - Fittings





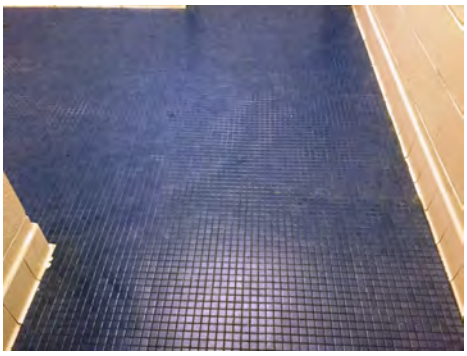
Note:

System: C3010 - Wall Finishes


Note:

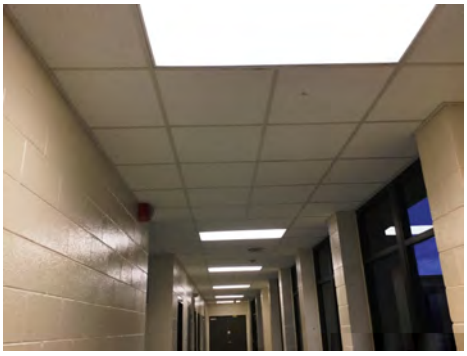
System: C3020 - Floor Finishes



Note:

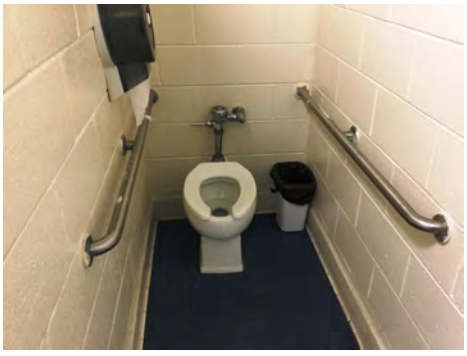
System: C3030 - Ceiling Finishes

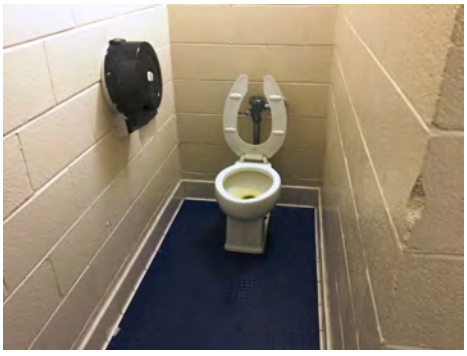




Note:

System: D2010 - Plumbing Fixtures

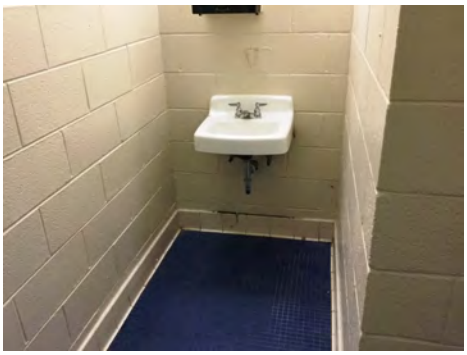




Note:

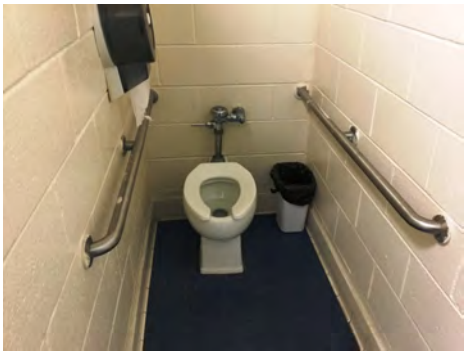
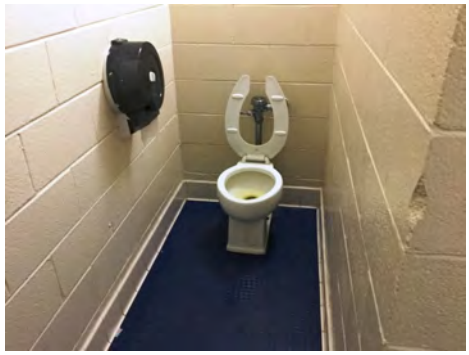
System: D2020 - Domestic Water Distribution





Note:

System: D2030 - Sanitary Waste


Note:

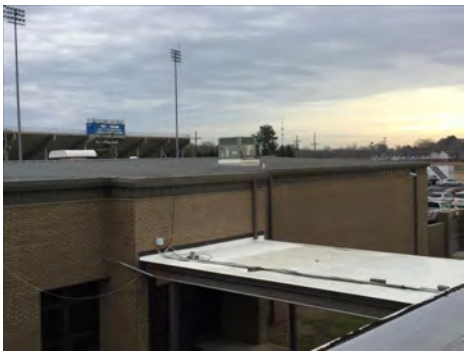
System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units





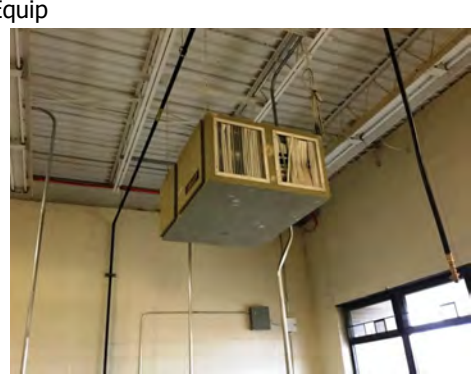
Note:

System: D3060 - Controls & Instrumentation



Note:

System: D3090 - Other HVAC Systems/Equip


Note:

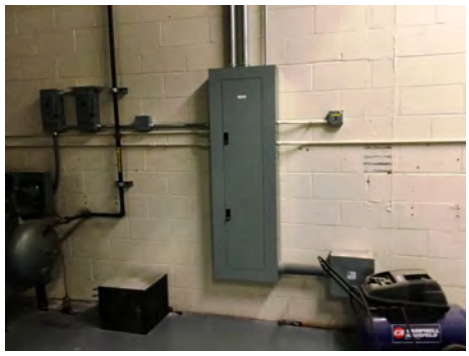
System: D4010 - Sprinklers — This system contains no images

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

System: D4020 - Standpipes — This system contains no images

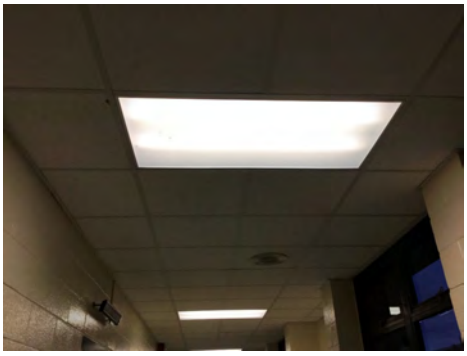
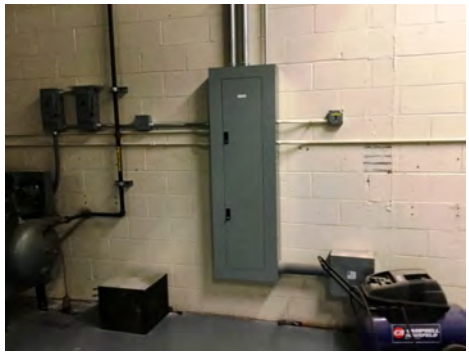
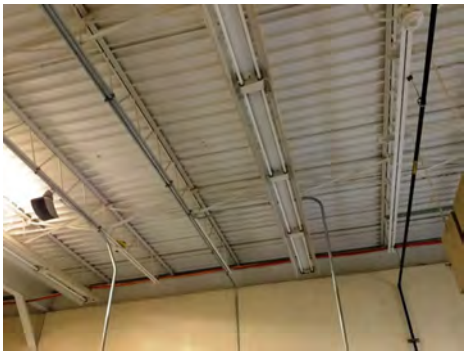
Note: The building does not have a fire protection system and it should be installed.

System: D5010 - Electrical Service/Distribution

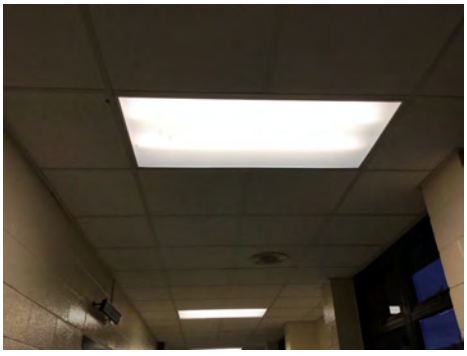

Note:

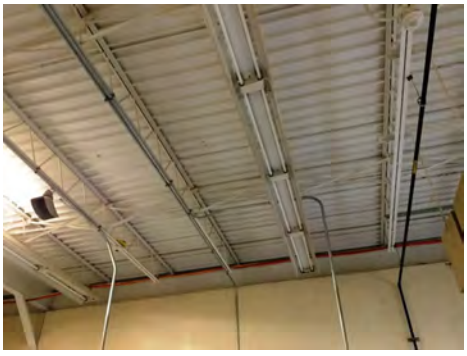
System: D5020 - Branch Wiring

Note:

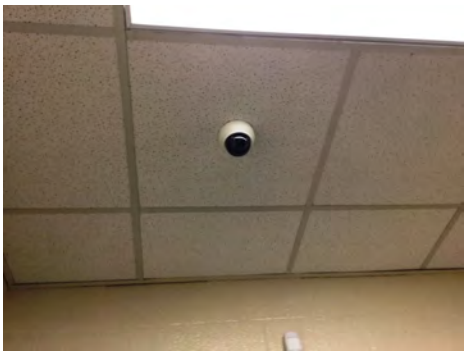
System: D5020 - Lighting





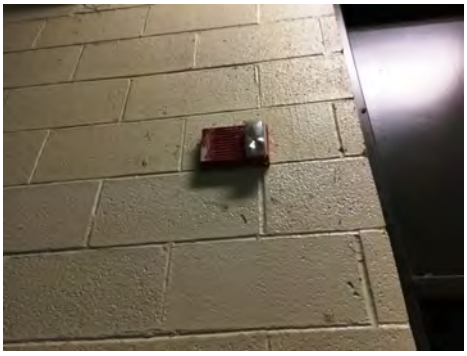
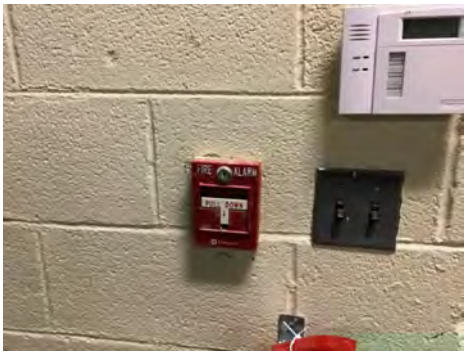
Note:

System: D5030810 - Security & Detection Systems

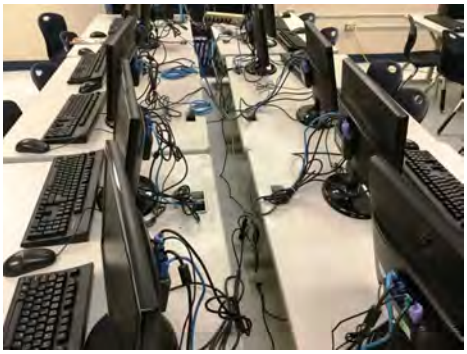

Note:

System: D5030910 - Fire Alarm Systems


Note:

System: D5030920 - Data Communication


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%

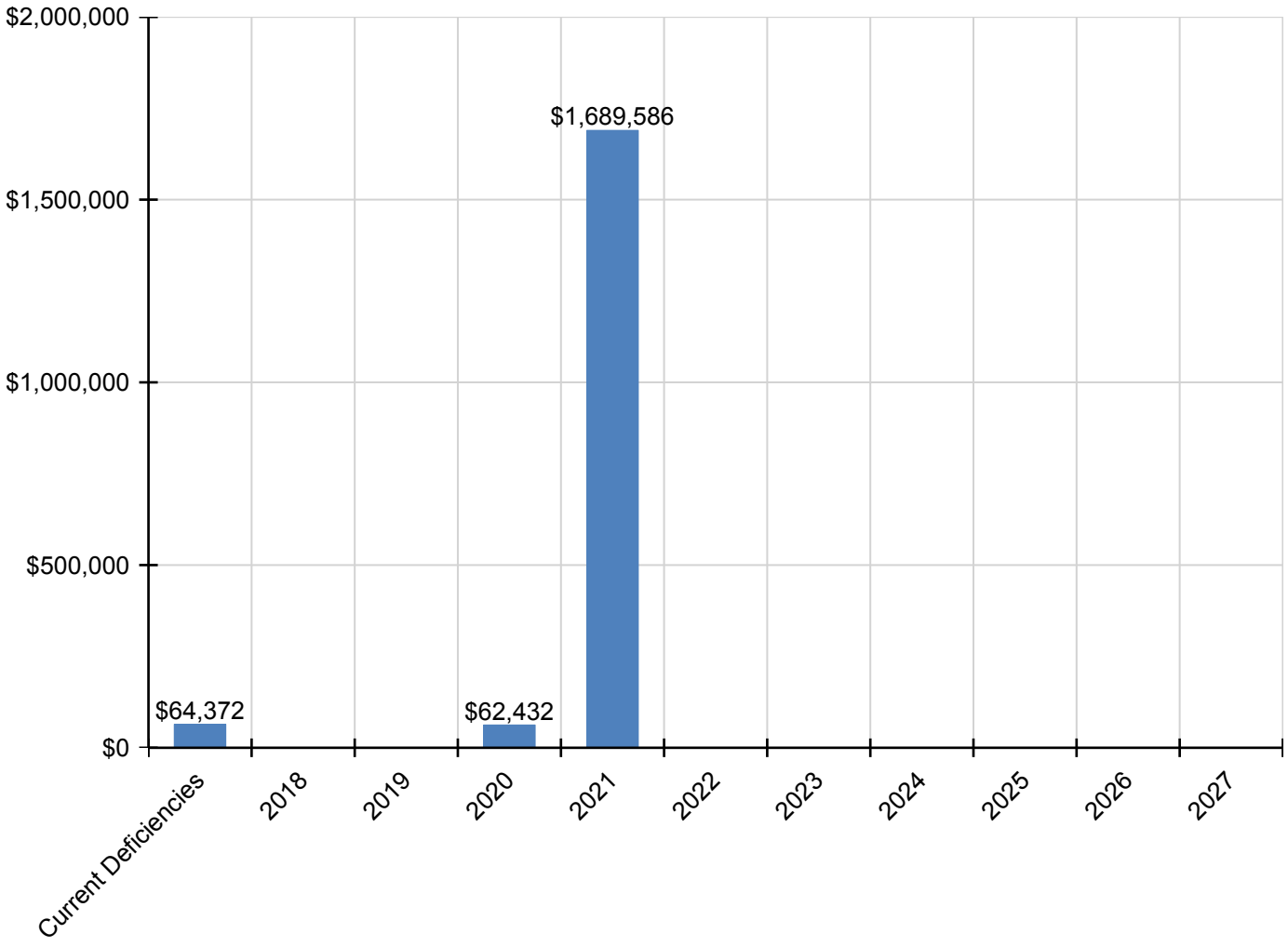
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$64,372**	**$0**	**$0**	**$62,432**	**$1,689,586**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,816,390**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$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	$221,514	$0	$0	$0	$0	$0	$0	**$221,514**
B2030 - Exterior Doors	$0	$0	$0	$0	$14,040	$0	$0	$0	$0	$0	$0	**$14,040**
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	$210,055	$0	$0	$0	$0	$0	$0	**$210,055**
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	$42,292	$0	$0	$0	$0	$0	$0	**$42,292**
C1030 - Fittings	$0	$0	$0	$0	$25,653	$0	$0	$0	$0	$0	$0	**$25,653**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$44,372	$0	$0	$0	$0	$0	$0	**$44,372**
C3020 - Floor Finishes	$0	$0	$0	$0	$189,621	$0	$0	$0	$0	$0	$0	**$189,621**

C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$153,049	$0	$0	$0	$0	$0	$0	**$153,049**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$44,892	$0	$0	$0	$0	$0	$0	**$44,892**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$461,747	$0	$0	$0	$0	$0	$0	**$461,747**
D3060 - Controls & Instrumentation	$0	$0	$0	$44,594	$0	$0	$0	$0	$0	$0	$0	**$44,594**
D3090 - Other HVAC Systems/Equip	$0	$0	$0	$17,838	$0	$0	$0	$0	$0	$0	$0	**$17,838**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$55,902	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$55,902**
D4020 - Standpipes	$8,470	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$8,470**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$27,733	$0	$0	$0	$0	$0	$0	**$27,733**
D5020 - Branch Wiring	$0	$0	$0	$0	$78,864	$0	$0	$0	$0	$0	$0	**$78,864**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$34,146	$0	$0	$0	$0	$0	$0	**$34,146**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$61,705	$0	$0	$0	$0	$0	$0	**$61,705**
D5030920 - Data Communication	$0	$0	$0	$0	$79,904	$0	$0	$0	$0	$0	$0	**$79,904**

** Indicates non-renewable system*

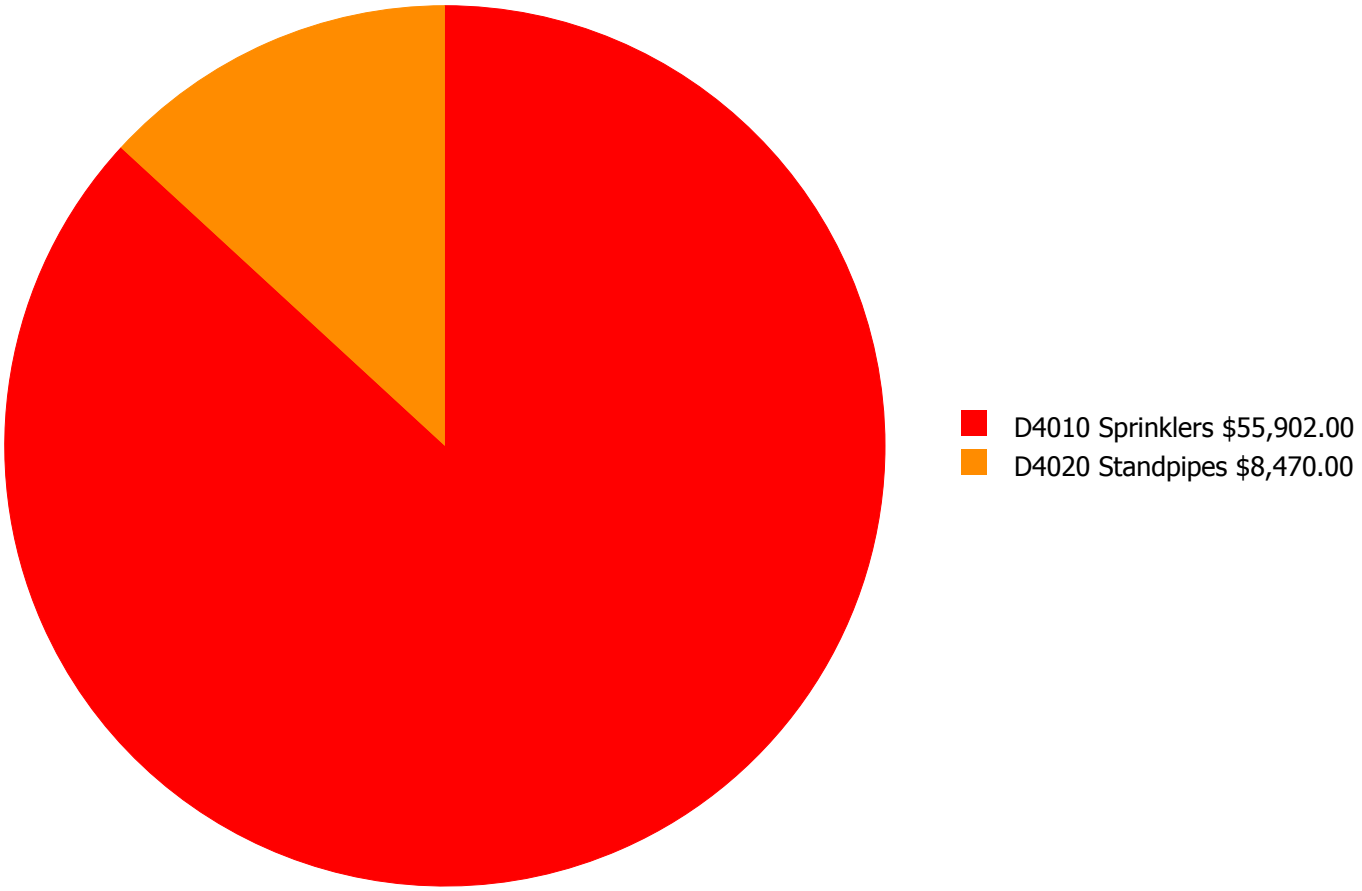
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

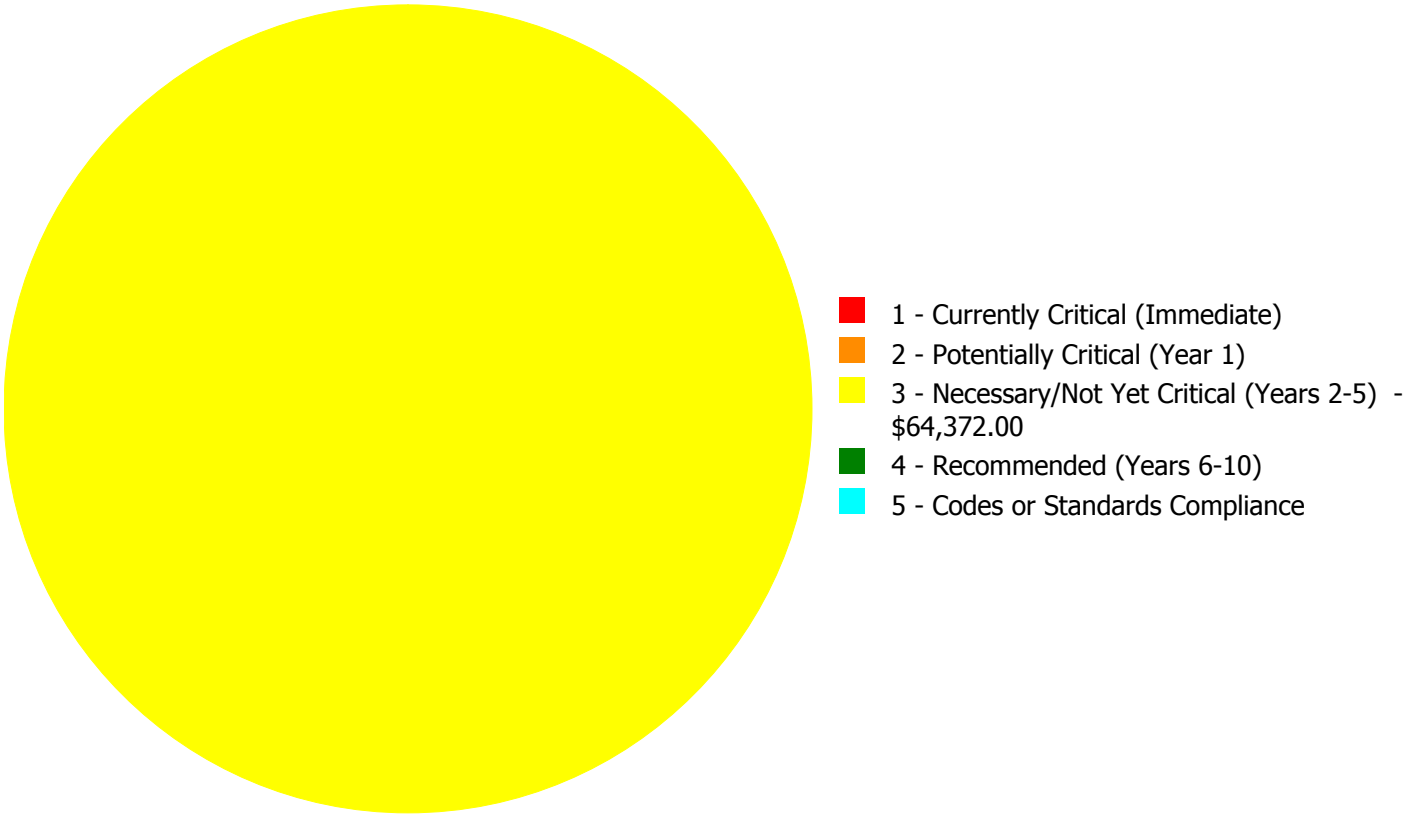
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $64,372.00

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: $64,372.00

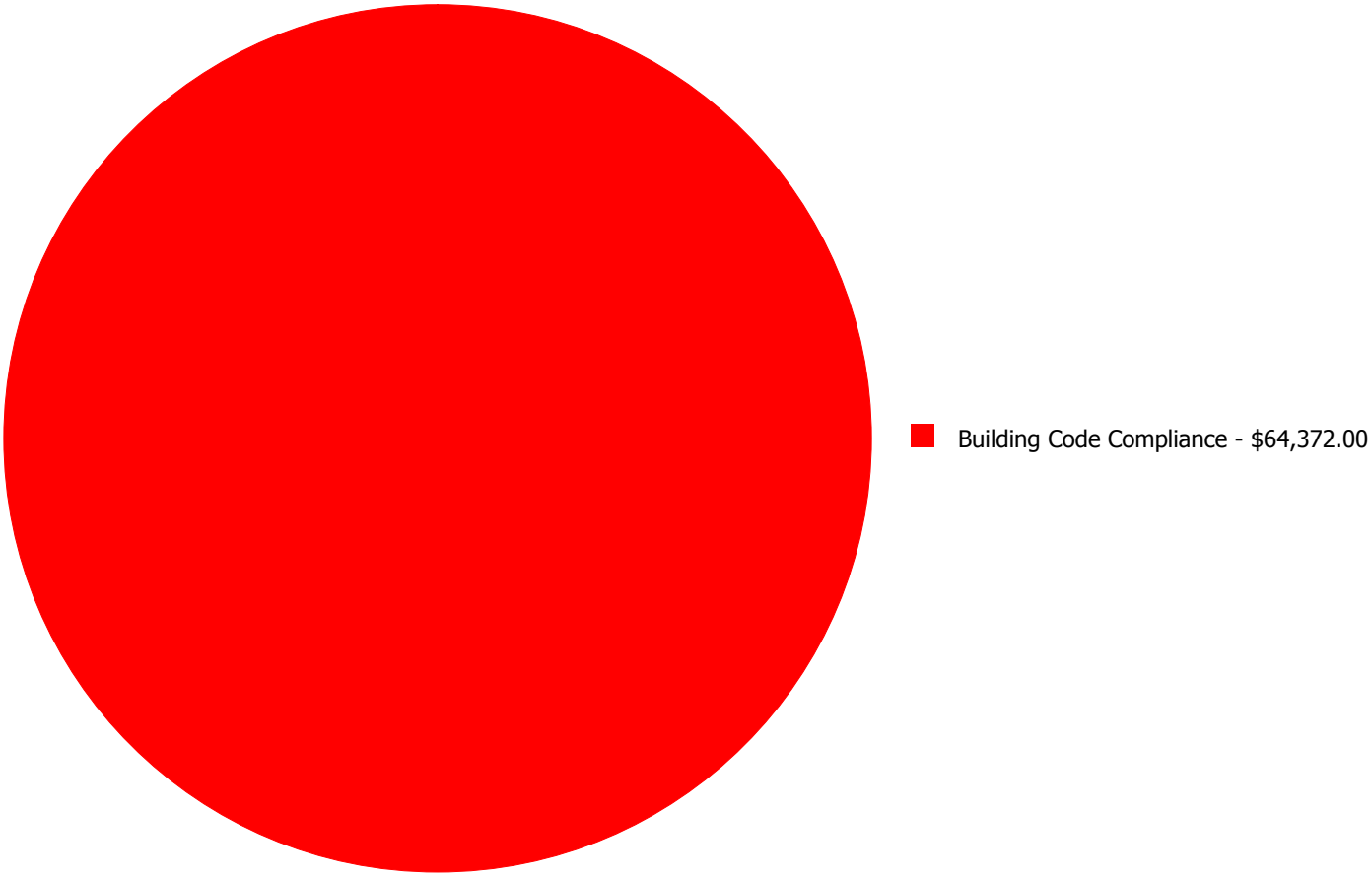
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
D4010	Sprinklers	$0.00	$0.00	$55,902.00	$0.00	$0.00	$55,902.00
D4020	Standpipes	$0.00	$0.00	$8,470.00	$0.00	$0.00	$8,470.00
	Total:	$0.00	$0.00	$64,372.00	$0.00	$0.00	$64,372.00

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: $64,372.00

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: 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: 14,000.00
Unit of Measure: S.F.
Estimate: $55,902.00
Assessor Name: Eduardo Lopez
Date Created: 02/13/2017

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: 14,000.00
Unit of Measure: S.F.
Estimate: $8,470.00
Assessor Name: Eduardo Lopez
Date Created: 02/13/2017

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

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	6,000
Year Built:	1979
Last Renovation:	
Replacement Value:	$1,482,480
Repair Cost:	$37,843.00
Total FCI:	2.55 %
Total RSLI:	34.22 %
FCA Score:	97.45

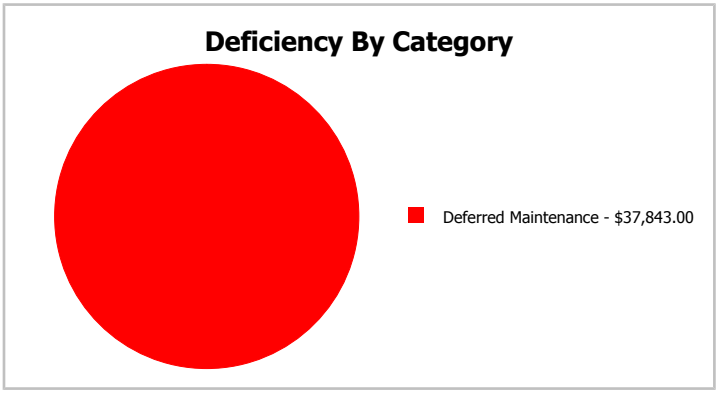
Description:

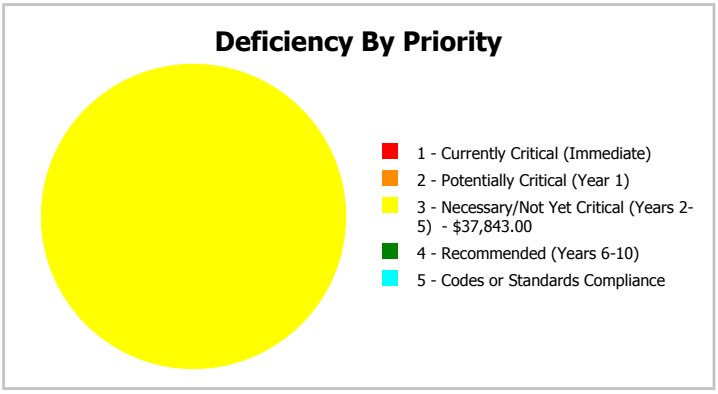
The narrative for this building is included in the Executive Summary Description at the front of this report.

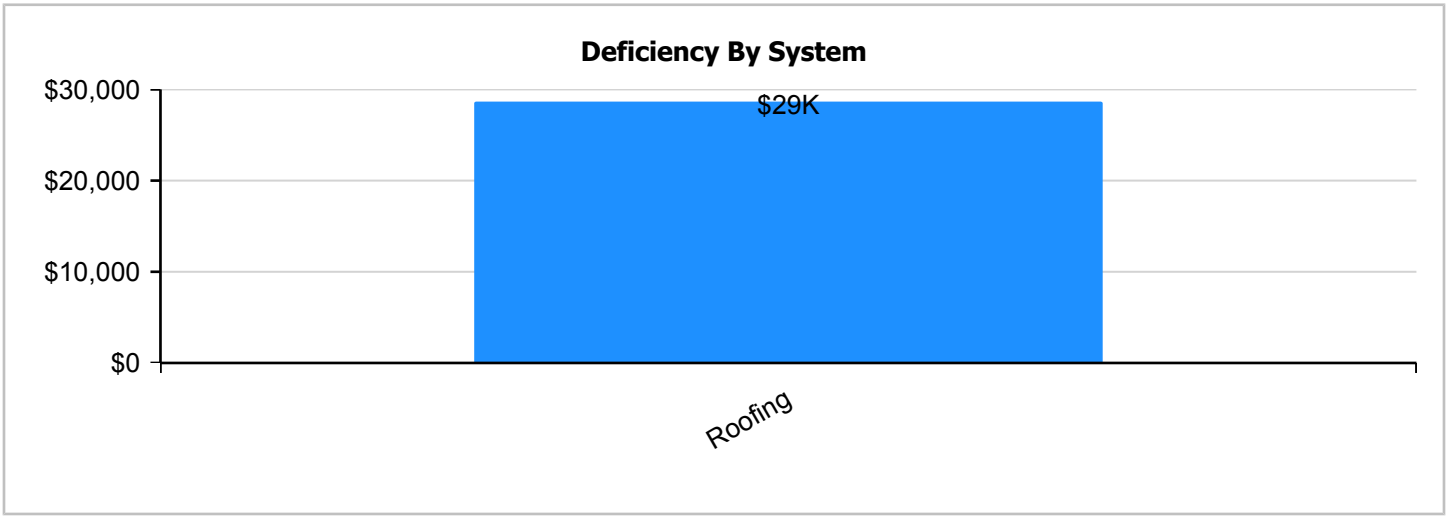
Attributes: This asset has no attributes.

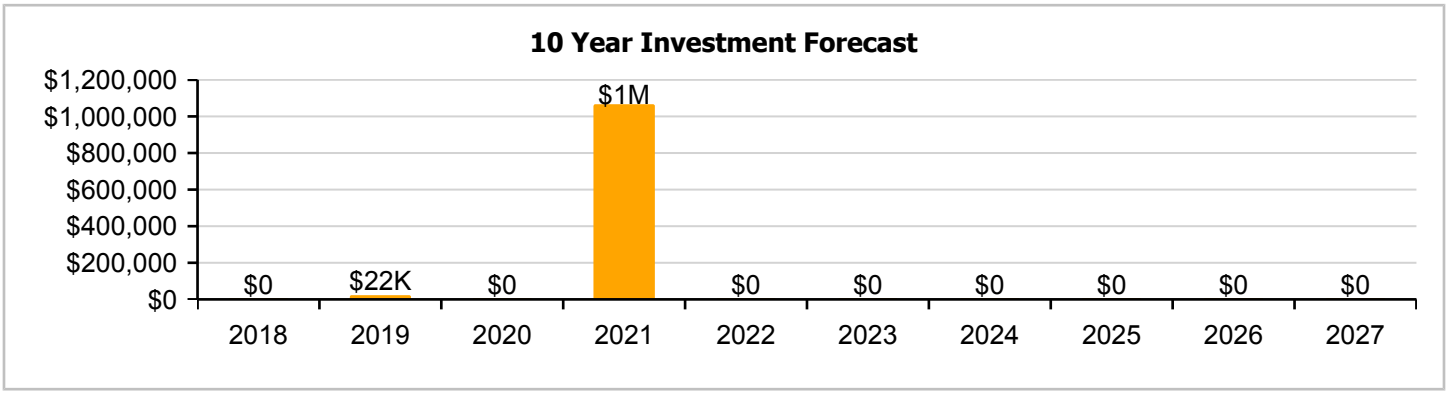
Dashboard Summary

Function:	HS -High School	Gross Area:	6,000
Year Built:	1979	Last Renovation:	
Repair Cost:	$37,843	Replacement Value:	$1,482,480
FCI:	2.55 %	RSLI%:	34.22 %









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	62.00 %	0.00 %	$0.00
B10 - Superstructure	62.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	39.40 %	0.00 %	$0.00
B30 - Roofing	0.00 %	146.00 %	$37,843.00
C10 - Interior Construction	33.74 %	0.00 %	$0.00
C30 - Interior Finishes	20.61 %	0.00 %	$0.00
D20 - Plumbing	13.33 %	0.00 %	$0.00
D30 - HVAC	23.00 %	0.00 %	$0.00
D50 - Electrical	13.53 %	0.00 %	$0.00
E10 - Equipment	20.00 %	0.00 %	$0.00
Totals:	**34.22 %**	**2.55 %**	**$37,843.00**

Photo Album

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

1). East Elevation - Jan 11, 2017

2). North Elevation - Jan 11, 2017

3). West Elevation - Jan 11, 2017

4). South Elevation - Jan 11, 2017

Condition Detail

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

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

System Listing

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

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	$20.13	S.F.	6,000	100	1979	2079		62.00 %	0.00 %	62			$120,780
A1030	Slab on Grade	$19.75	S.F.	6,000	100	1979	2079		62.00 %	0.00 %	62			$118,500
B1020	Roof Construction	$16.26	S.F.	6,000	100	1979	2079		62.00 %	0.00 %	62			$97,560
B2010	Exterior Walls	$29.79	S.F.	6,000	100	1979	2079		62.00 %	0.00 %	62			$178,740
B2020	Exterior Windows	$17.17	S.F.	6,000	30	1979	2009	2021	13.33 %	0.00 %	4			$103,020
B2030	Exterior Doors	$8.66	S.F.	6,000	30	1979	2009	2021	13.33 %	0.00 %	4			$51,960
B3010140	Asphalt Shingles	$4.32	S.F.	6,000	20	1979	1999		0.00 %	146.00 %	-18		$37,843.00	$25,920
C1010	Partitions	$10.34	S.F.	6,000	75	1979	2054		49.33 %	0.00 %	37			$62,040
C1020	Interior Doors	$2.20	S.F.	6,000	30	1979	2009	2021	13.33 %	0.00 %	4			$13,200
C1030	Fittings	$8.47	S.F.	6,000	20	1979	1999	2021	20.00 %	0.00 %	4			$50,820
C3010	Wall Finishes	$5.11	S.F.	6,000	10	1979	1989	2021	40.00 %	0.00 %	4			$30,660
C3020	Floor Finishes	$20.82	S.F.	6,000	20	1979	1999	2021	20.00 %	0.00 %	4			$124,920
C3030	Ceiling Finishes	$18.76	S.F.	6,000	25	1979	2004	2021	16.00 %	0.00 %	4			$112,560
D2010	Plumbing Fixtures	$9.98	S.F.	6,000	30	1979	2009	2021	13.33 %	0.00 %	4			$59,880
D2020	Domestic Water Distribution	$0.84	S.F.	6,000	30	1979	2009	2021	13.33 %	0.00 %	4			$5,040
D2030	Sanitary Waste	$5.94	S.F.	6,000	30	1979	2009	2021	13.33 %	0.00 %	4			$35,640
D3040	Distribution Systems	$5.35	S.F.	6,000	30	1979	2009	2021	13.33 %	0.00 %	4			$32,100
D3050	Terminal & Package Units	$16.96	S.F.	6,000	15	1979	1994	2021	26.67 %	0.00 %	4			$101,760
D3060	Controls & Instrumentation	$3.48	S.F.	6,000	20	1979	1999	2021	20.00 %	0.00 %	4			$20,880
D5010	Electrical Service/Distribution	$3.09	S.F.	6,000	40	1979	2019		5.00 %	0.00 %	2			$18,540
D5020	Branch Wiring	$3.58	S.F.	6,000	30	1979	2009	2021	13.33 %	0.00 %	4			$21,480
D5020	Lighting	$9.58	S.F.	6,000	30	1979	2009	2021	13.33 %	0.00 %	4			$57,480
D5030810	Security & Detection Systems	$1.00	Ea.	6,000	15	1979	1994	2021	26.67 %	0.00 %	4			$6,000
D5030910	Fire Alarm Systems	$1.21	S.F.	6,000	15	1979	1994	2021	26.67 %	0.00 %	4			$7,260
E1010	Commercial Equipment	$3.30	S.F.	6,000	20	1979	1999	2021	20.00 %	0.00 %	4			$19,800
E1020	Institutional Equipment	$0.99	S.F.	6,000	20	1979	1999	2021	20.00 %	0.00 %	4			$5,940
								Total	**34.22 %**	**2.55 %**			**$37,843.00**	**$1,482,480**

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

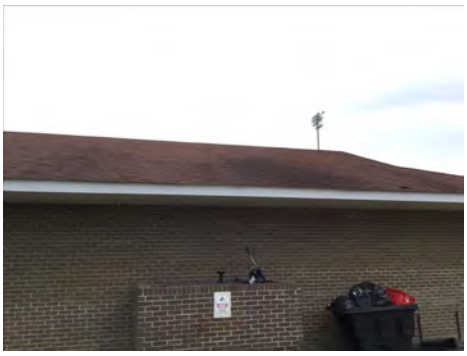

Note:

System: B2030 - Exterior Doors



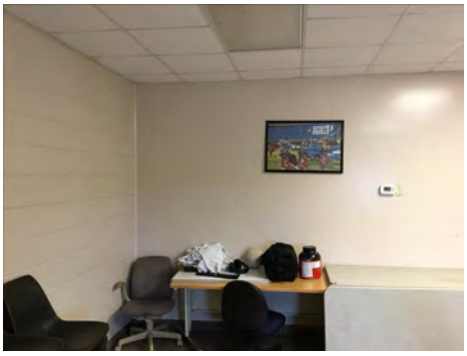
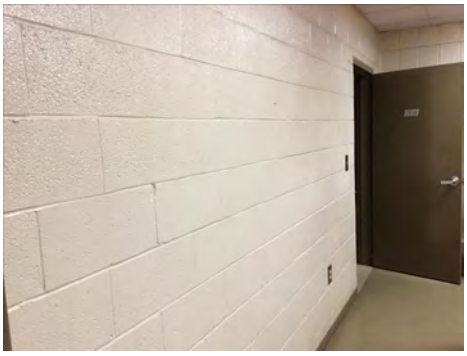
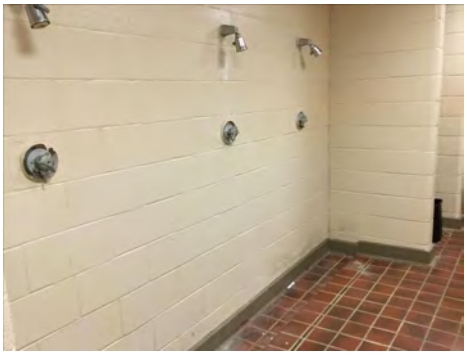
Note:

System: B3010140 - Asphalt Shingles

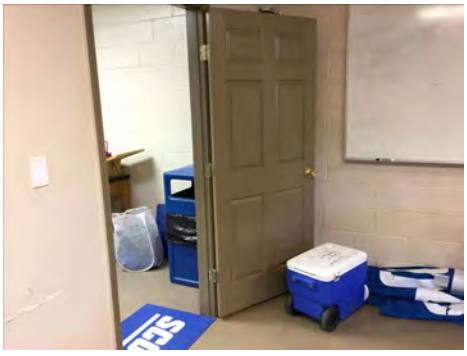
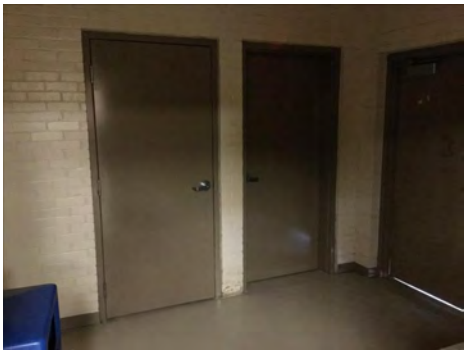
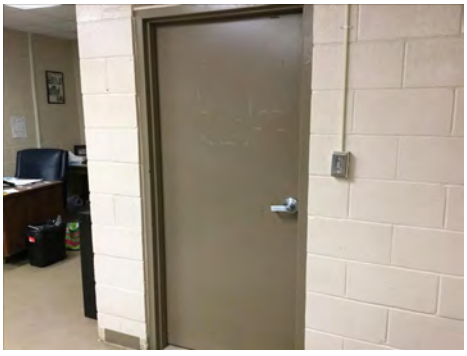

Note:

System: C1010 - Partitions

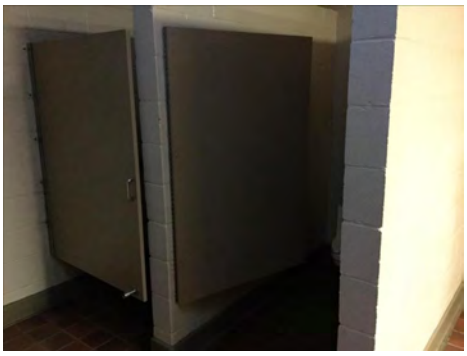
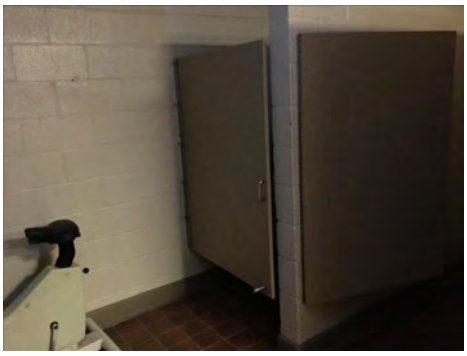
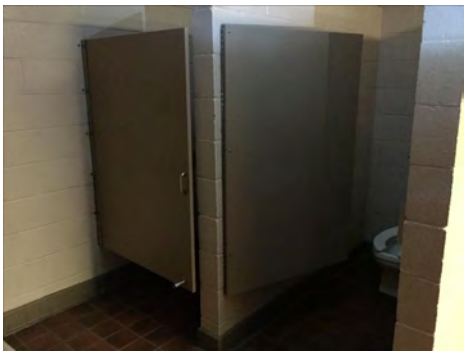
Note:

System: C1020 - Interior Doors

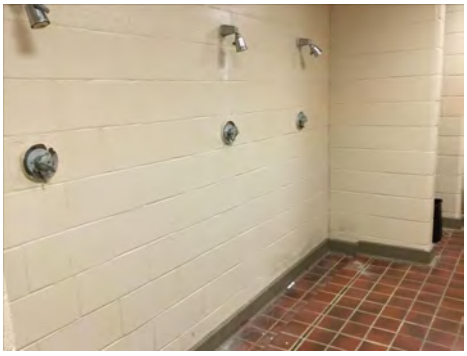
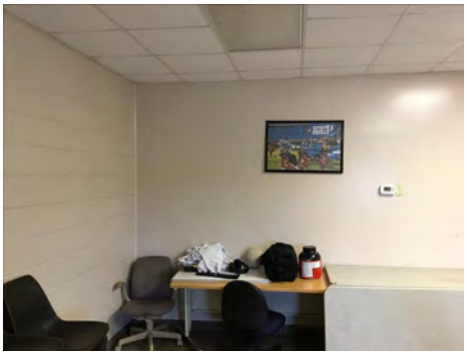
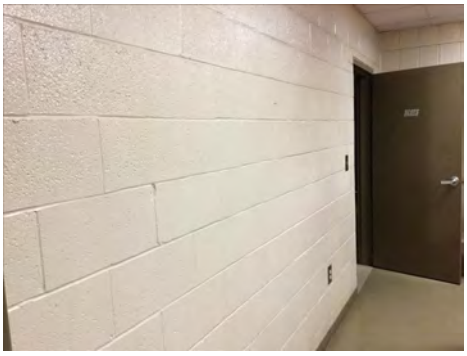
Note:

System: C1030 - Fittings

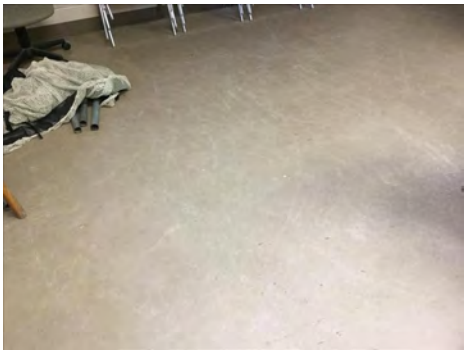
Note:

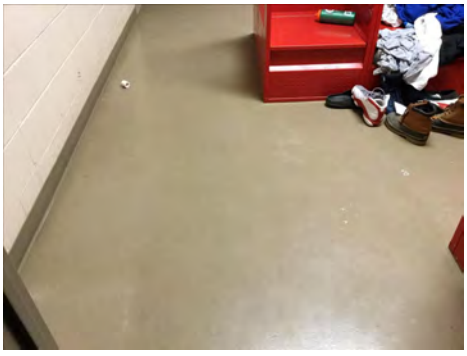
System: C3010 - Wall Finishes

Note:

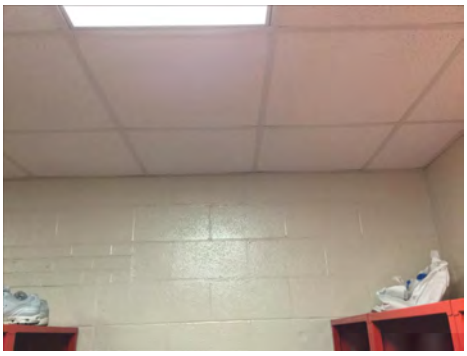
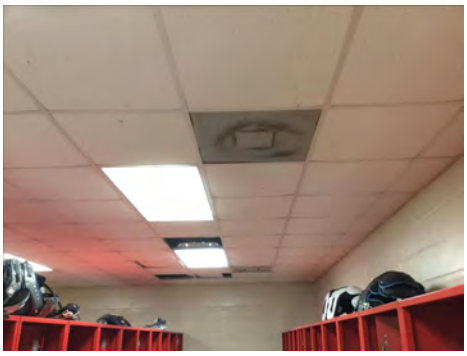
System: C3020 - Floor Finishes





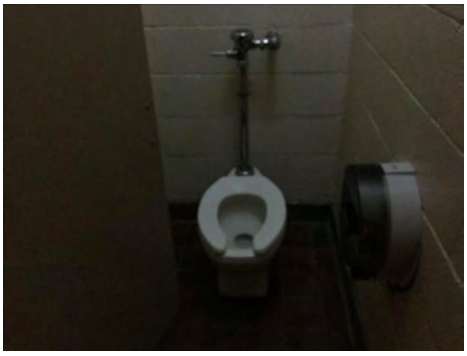
Note:

System: C3030 - Ceiling Finishes


Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



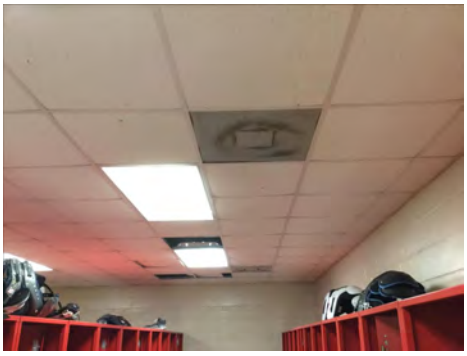
Note:

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



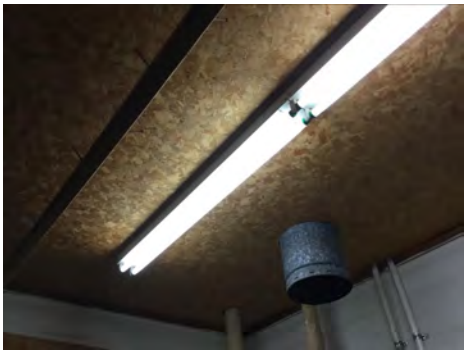
Note:

System: D5010 - Electrical Service/Distribution



Note:

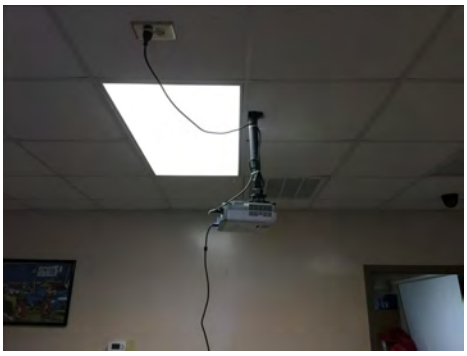
System: D5020 - Branch Wiring



Note:

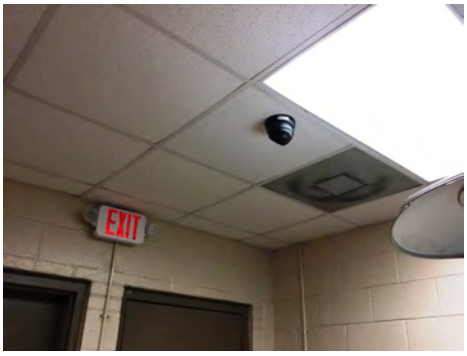
System: D5020 - Lighting

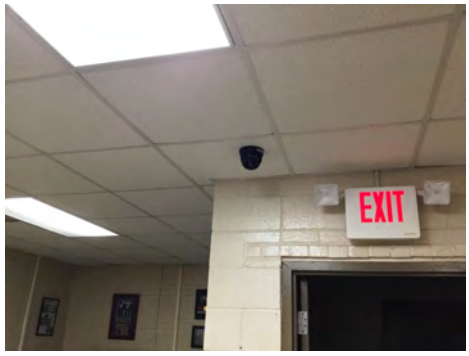




Note:

System: D5030810 - Security & Detection Systems





Note:

System: D5030910 - Fire Alarm Systems

Note:

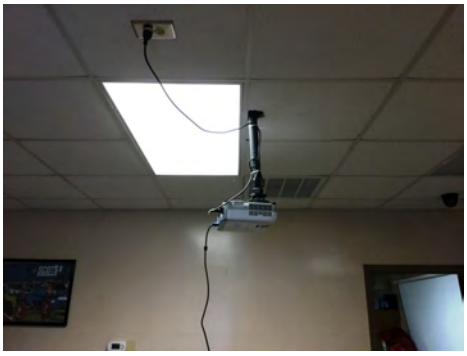
System: E1010 - Commercial Equipment



Note:

System: E1020 - Institutional Equipment





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%

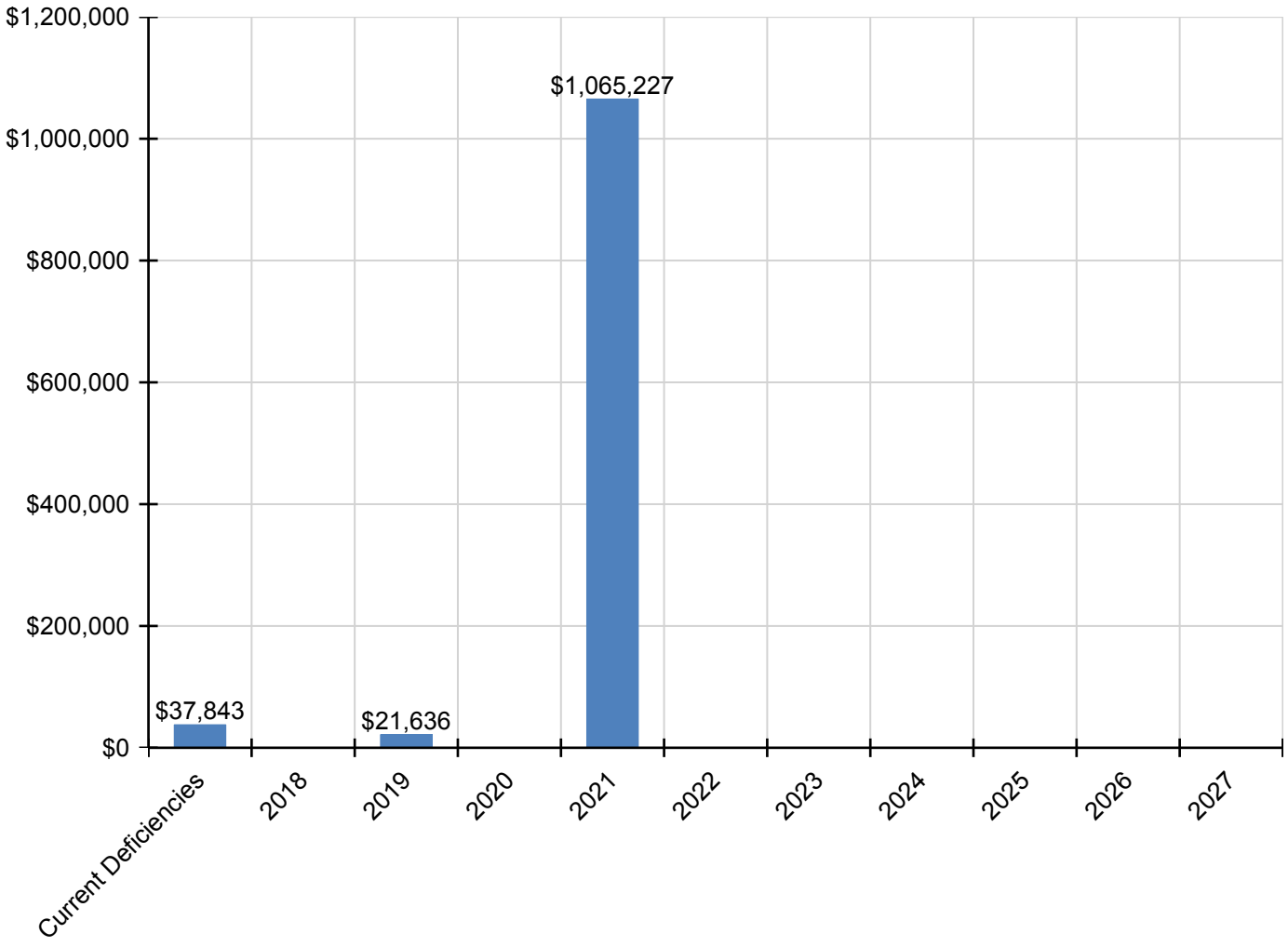
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$37,843**	**$0**	**$21,636**	**$0**	**$1,065,227**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,124,706**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$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**
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	$127,545	$0	$0	$0	$0	$0	$0	**$127,545**
B2030 - Exterior Doors	$0	$0	$0	$0	$64,330	$0	$0	$0	$0	$0	$0	**$64,330**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$37,843	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$37,843**
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	$16,342	$0	$0	$0	$0	$0	$0	**$16,342**
C1030 - Fittings	$0	$0	$0	$0	$62,918	$0	$0	$0	$0	$0	$0	**$62,918**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$37,959	$0	$0	$0	$0	$0	$0	**$37,959**
C3020 - Floor Finishes	$0	$0	$0	$0	$154,658	$0	$0	$0	$0	$0	$0	**$154,658**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$139,356	$0	$0	$0	$0	$0	$0	**$139,356**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D2010 - Plumbing Fixtures	$0	$0	$0	$0	$74,135	$0	$0	$0	$0	$0	$0	**$74,135**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$6,240	$0	$0	$0	$0	$0	$0	**$6,240**
D2030 - Sanitary Waste	$0	$0	$0	$0	$44,124	$0	$0	$0	$0	$0	$0	**$44,124**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$39,742	$0	$0	$0	$0	$0	$0	**$39,742**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$125,985	$0	$0	$0	$0	$0	$0	**$125,985**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$25,851	$0	$0	$0	$0	$0	$0	**$25,851**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$21,636	$0	$0	$0	$0	$0	$0	$0	$0	**$21,636**
D5020 - Branch Wiring	$0	$0	$0	$0	$26,594	$0	$0	$0	$0	$0	$0	**$26,594**
D5020 - Lighting	$0	$0	$0	$0	$71,164	$0	$0	$0	$0	$0	$0	**$71,164**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$7,428	$0	$0	$0	$0	$0	$0	**$7,428**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$8,988	$0	$0	$0	$0	$0	$0	**$8,988**
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**
E1010 - Commercial Equipment	$0	$0	$0	$0	$24,514	$0	$0	$0	$0	$0	$0	**$24,514**
E1020 - Institutional Equipment	$0	$0	$0	$0	$7,354	$0	$0	$0	$0	$0	$0	**$7,354**

** Indicates non-renewable system*

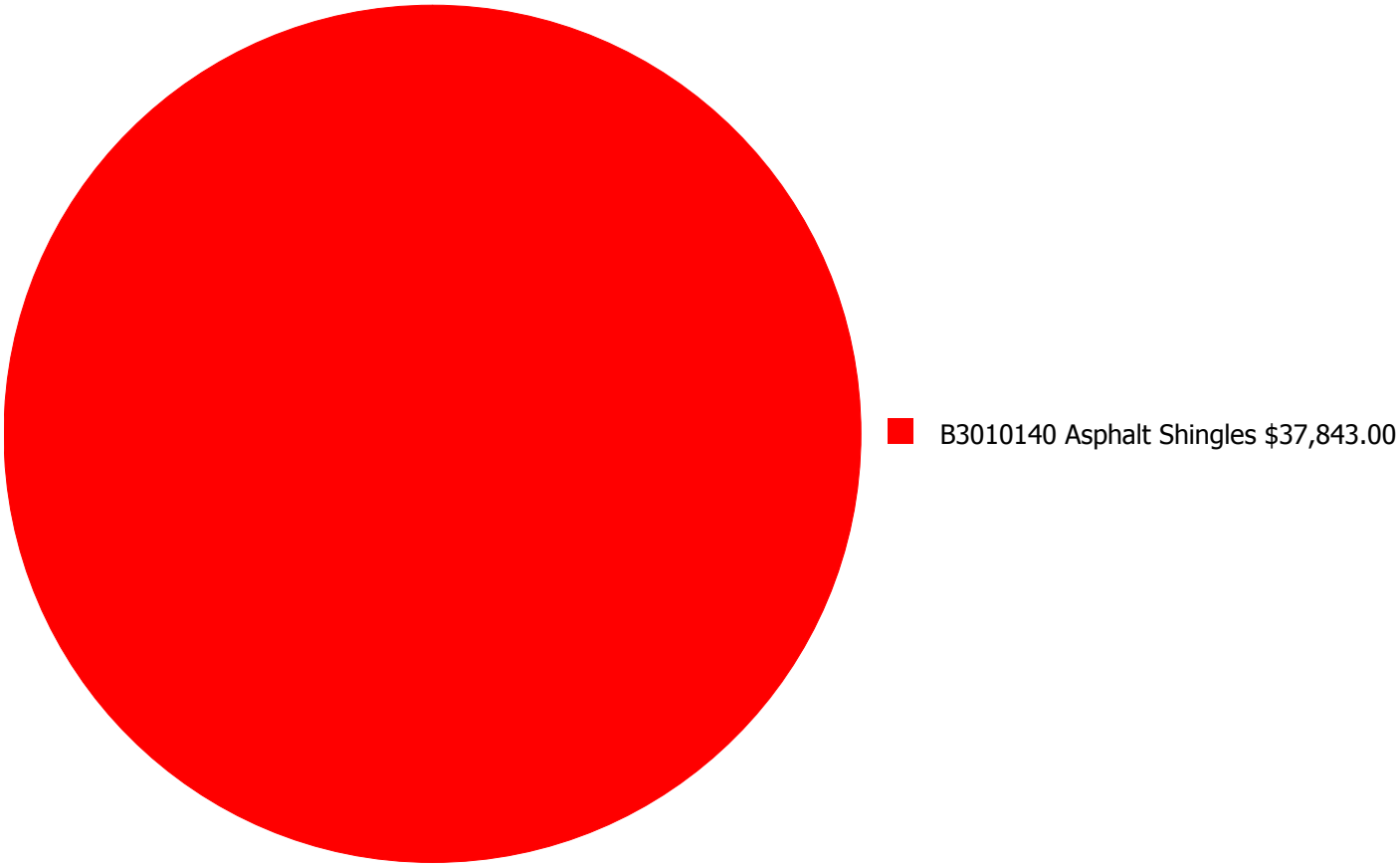
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

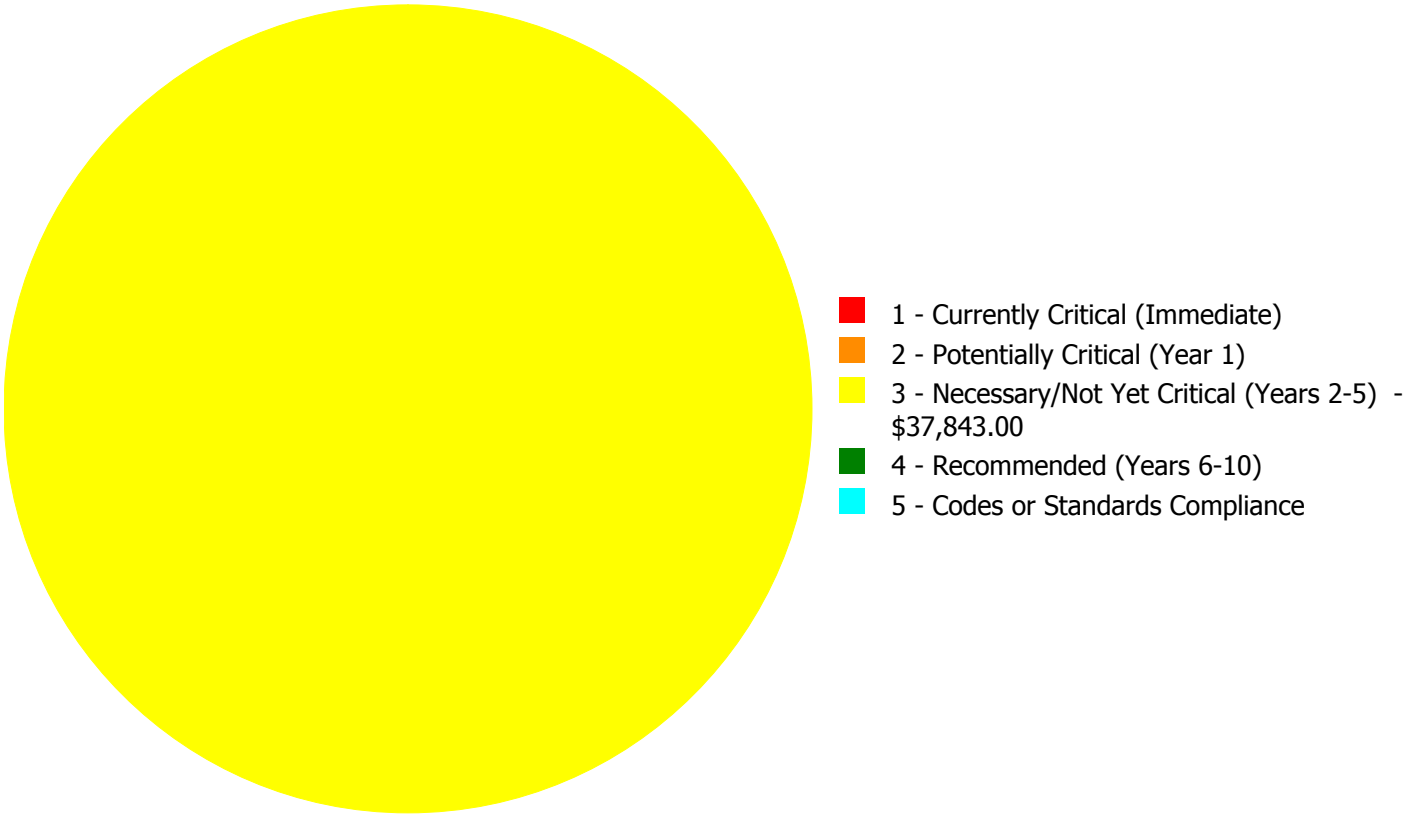
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $37,843.00

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: $37,843.00

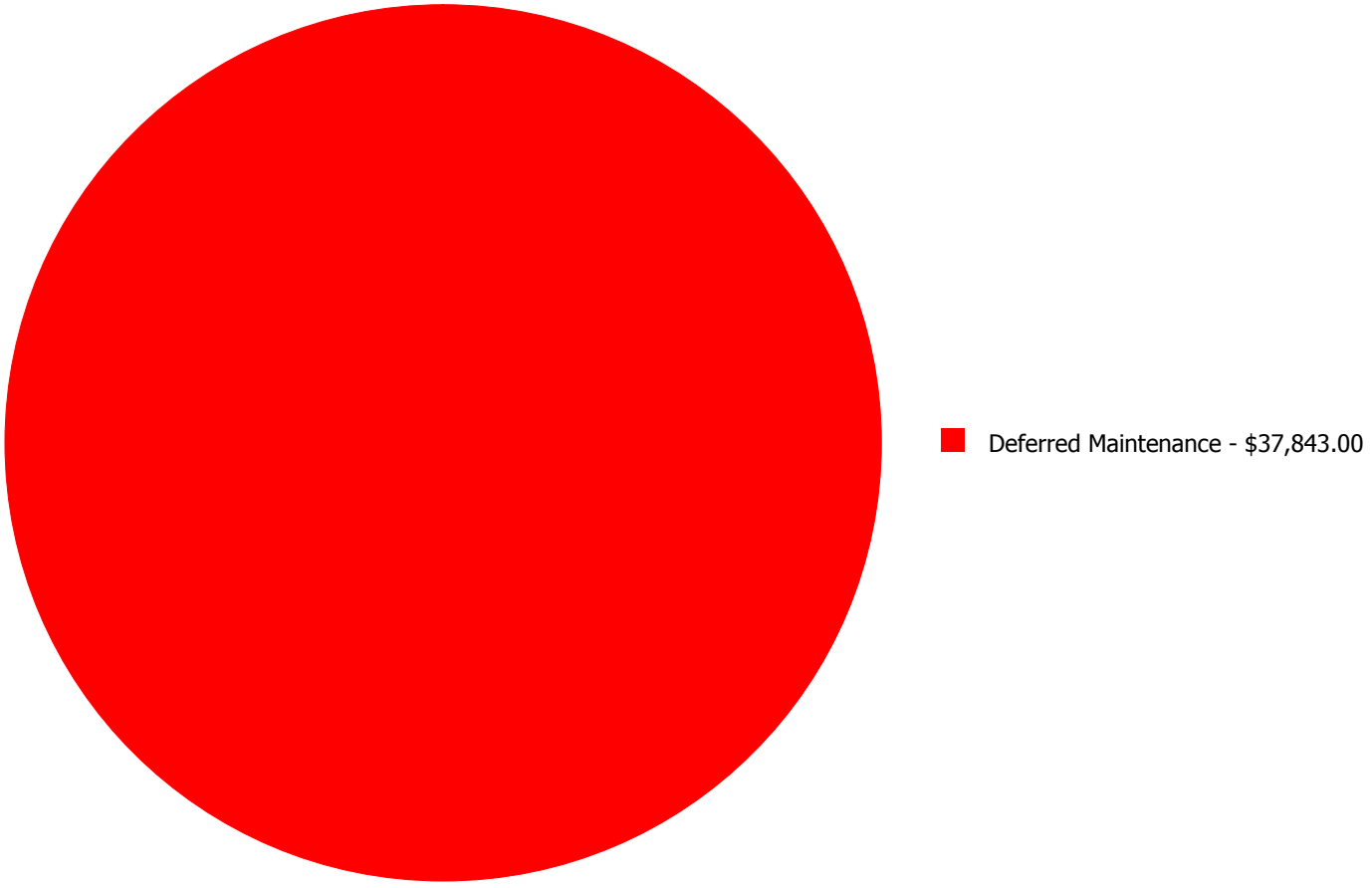
Deficiency By Priority Investment Table

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
B3010140	Asphalt Shingles	$0.00	$0.00	$37,843.00	$0.00	$0.00	$37,843.00
	Total:	$0.00	$0.00	$37,843.00	$0.00	$0.00	$37,843.00

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: $37,843.00

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: B3010140 - Asphalt Shingles

Location:	Roof
Distress:	Beyond Service Life
Category:	Deferred Maintenance
Priority:	3 - Necessary/Not Yet Critical (Years 2-5)
Correction:	Renew System
Qty:	6,000.00
Unit of Measure:	S.F.
Estimate:	$37,843.00
Assessor Name:	Eduardo Lopez
Date Created:	01/11/2017

Notes: The roof is beyond its 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:	HS -High School
Gross Area (SF):	28,500
Year Built:	1991
Last Renovation:	
Replacement Value:	$5,307,555
Repair Cost:	$380,219.00
Total FCI:	7.16 %
Total RSLI:	41.97 %
FCA Score:	92.84

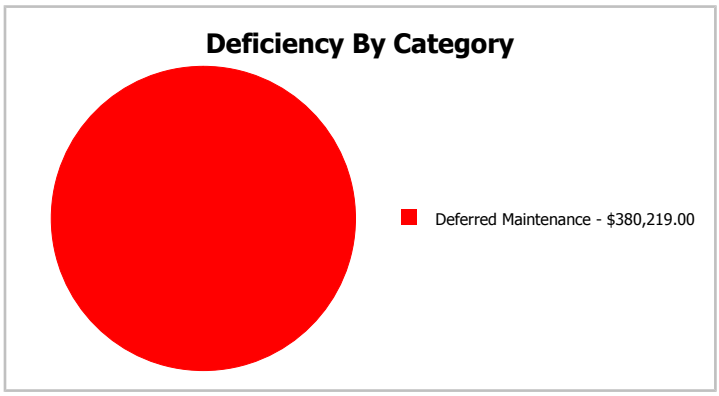
Description:

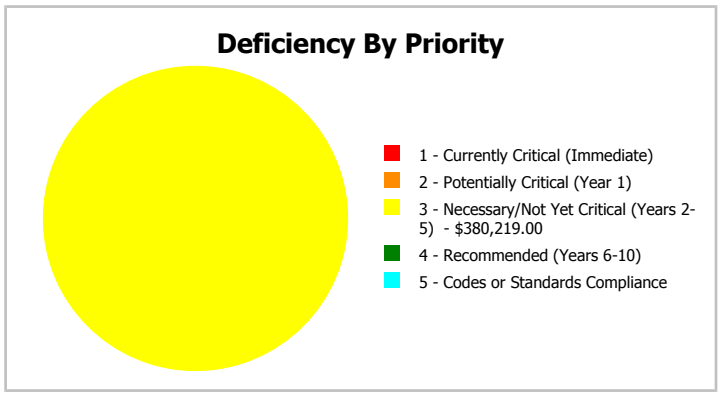
The narrative for this building is included in the Executive Summary Description at the front of this report.

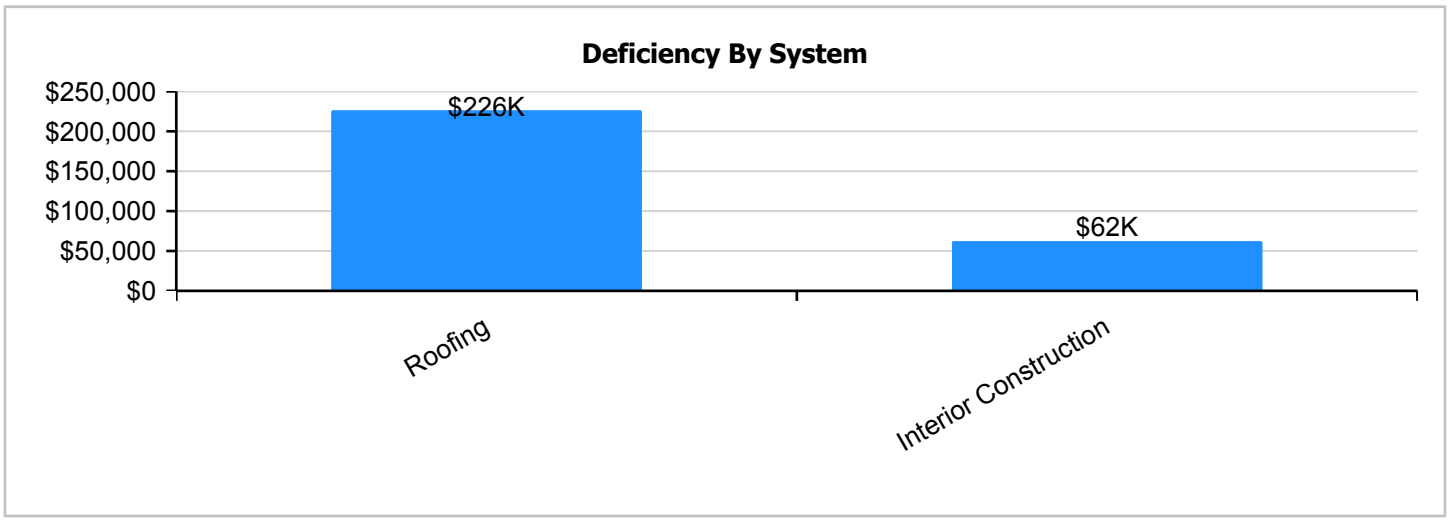
Attributes: This asset has no attributes.

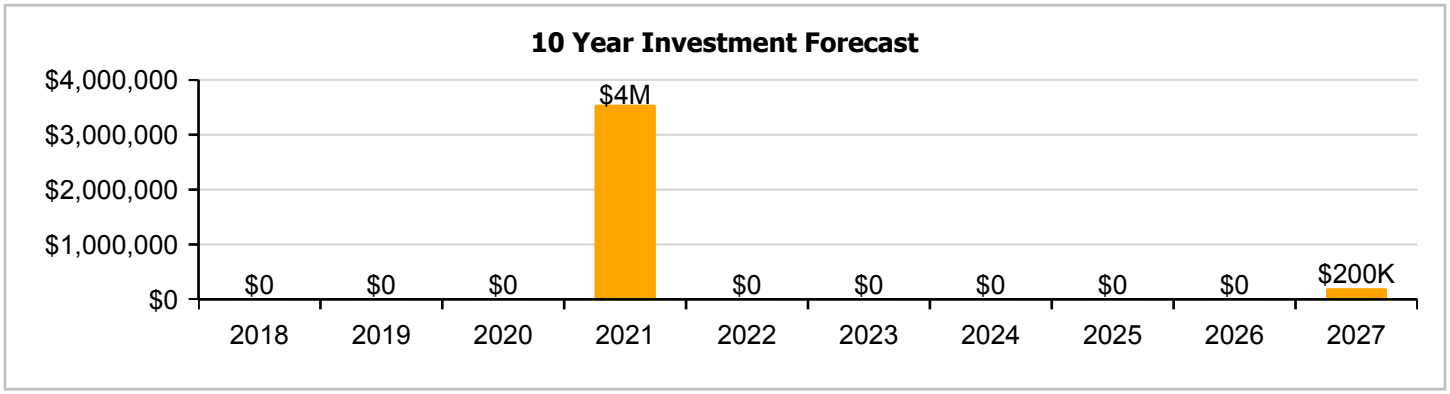
Dashboard Summary

Function:	HS -High School	Gross Area:	28,500
Year Built:	1991	Last Renovation:	
Repair Cost:	$380,219	Replacement Value:	$5,307,555
FCI:	7.16 %	RSLI%:	41.97 %









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	74.00 %	0.00 %	$0.00
A20 - Basement Construction	74.00 %	0.00 %	$0.00
B10 - Superstructure	74.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	37.27 %	0.00 %	$0.00
B30 - Roofing	0.00 %	150.00 %	$298,395.00
C10 - Interior Construction	39.07 %	31.14 %	$81,824.00
C30 - Interior Finishes	55.46 %	0.00 %	$0.00
D20 - Plumbing	13.58 %	0.00 %	$0.00
D30 - HVAC	43.05 %	0.00 %	$0.00
D40 - Fire Protection	13.33 %	0.00 %	$0.00
D50 - Electrical	52.56 %	0.00 %	$0.00
E10 - Equipment	20.00 %	0.00 %	$0.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
Totals:	**41.97 %**	**7.16 %**	**$380,219.00**

Photo Album

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

1). Southwest Elevation - Jan 11, 2017

2). South Elevation - Jan 11, 2017

3). East Elevation - Jan 11, 2017

4). West Elevation - Jan 11, 2017

Condition Detail

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

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

System Listing

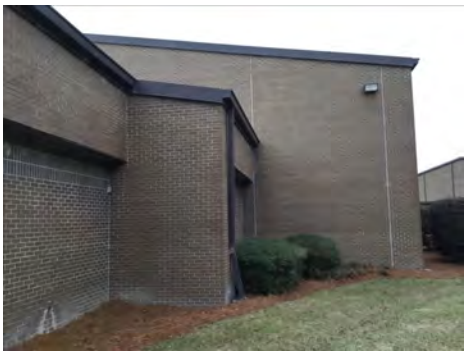
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to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

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	$2.32	S.F.	28,500	100	1991	2091		74.00 %	0.00 %	74			$66,120
A1030	Slab on Grade	$4.36	S.F.	28,500	100	1991	2091		74.00 %	0.00 %	74			$124,260
A2010	Basement Excavation	$0.88	S.F.	28,500	100	1991	2091		74.00 %	0.00 %	74			$25,080
A2020	Basement Walls	$6.15	S.F.	28,500	100	1991	2091		74.00 %	0.00 %	74			$175,275
B1020	Roof Construction	$8.14	S.F.	28,500	100	1991	2091		74.00 %	0.00 %	74			$231,990
B2010	Exterior Walls	$9.48	S.F.	28,500	100	1991	2091		74.00 %	0.00 %	74			$270,180
B2020	Exterior Windows	$13.69	S.F.	28,500	30	1991	2021		13.33 %	0.00 %	4			$390,165
B2030	Exterior Doors	$0.86	S.F.	28,500	30	1991	2021		13.33 %	0.00 %	4			$24,510
B3010120	Single Ply Membrane	$6.98	S.F.	28,500	20	1991	2011		0.00 %	150.00 %	-6		$298,395.00	$198,930
C1010	Partitions	$5.03	S.F.	28,500	75	1991	2066		65.33 %	0.00 %	49			$143,355
C1020	Interior Doors	$2.61	S.F.	28,500	30	1991	2021	2016	0.00 %	110.00 %	-1		$81,824.00	$74,385
C1030	Fittings	$1.58	S.F.	28,500	20	1991	2011	2021	20.00 %	0.00 %	4			$45,030
C3010	Wall Finishes	$2.75	S.F.	28,500	10	1991	2001	2021	40.00 %	0.00 %	4			$78,375
C3020	Floor Finishes	$11.72	S.F.	28,500	20	1991	2011	2021	20.00 %	0.00 %	4			$334,020
C3030	Ceiling Finishes	$11.30	S.F.	28,500	25	2016	2041		96.00 %	0.00 %	24			$322,050
D2010	Plumbing Fixtures	$9.46	S.F.	28,500	30	1991	2021		13.33 %	0.00 %	4			$269,610
D2020	Domestic Water Distribution	$1.76	S.F.	28,500	30	1991	2021		13.33 %	0.00 %	4			$50,160
D2030	Sanitary Waste	$2.77	S.F.	28,500	30	1991	2021		13.33 %	0.00 %	4			$78,945
D2090	Other Plumbing Systems -Nat Gas	$0.16	S.F.	28,500	40	1991	2031		35.00 %	0.00 %	14			$4,560
D3020	Heat Generating Systems	$7.42	S.F.	28,500	30	1991	2021		13.33 %	0.00 %	4			$211,470
D3030	Cooling Generating Systems	$7.68	S.F.	28,500	25	2012	2037		80.00 %	0.00 %	20			$218,880
D3040	Distribution Systems	$8.96	S.F.	28,500	30	1991	2021		13.33 %	0.00 %	4			$255,360
D3050	Terminal & Package Units	$4.75	S.F.	28,500	15	2012	2027		66.67 %	0.00 %	10			$135,375
D3060	Controls & Instrumentation	$2.84	S.F.	28,500	20	2012	2032		75.00 %	0.00 %	15			$80,940
D4010	Sprinklers	$3.89	S.F.	28,500	30	1991	2021		13.33 %	0.00 %	4			$110,865
D4020	Standpipes	$0.59	S.F.	28,500	30	1991	2021		13.33 %	0.00 %	4			$16,815
D5010	Electrical Service/Distribution	$1.70	S.F.	28,500	40	1991	2031		35.00 %	0.00 %	14			$48,450
D5020	Branch Wiring	$4.87	S.F.	28,500	30	1991	2021		13.33 %	0.00 %	4			$138,795
D5020	Lighting	$11.38	S.F.	28,500	30	2016	2046		96.67 %	0.00 %	29			$324,330
D5030810	Security & Detection Systems	$2.10	S.F.	28,500	15	1991	2006	2021	26.67 %	0.00 %	4			$59,850
D5030910	Fire Alarm Systems	$3.83	S.F.	28,500	15	1991	2006	2021	26.67 %	0.00 %	4			$109,155
D5030920	Data Communication	$4.92	S.F.	28,500	15	1991	2006	2021	26.67 %	0.00 %	4			$140,220
E1020	Institutional Equipment	$13.97	S.F.	28,500	20	1991	2011	2021	20.00 %	0.00 %	4			$398,145
E2010	Fixed Furnishings	$5.33	S.F.	28,500	20	1991	2011	2021	20.00 %	0.00 %	4			$151,905
								Total	**41.97 %**	**7.16 %**			**$380,219.00**	**$5,307,555**

System Notes

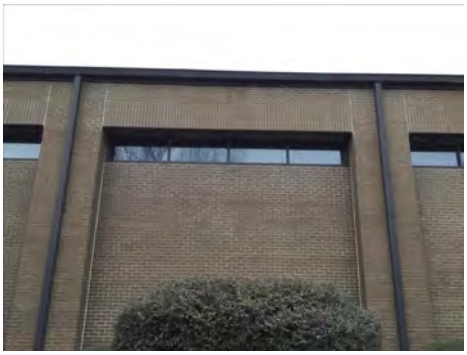
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors

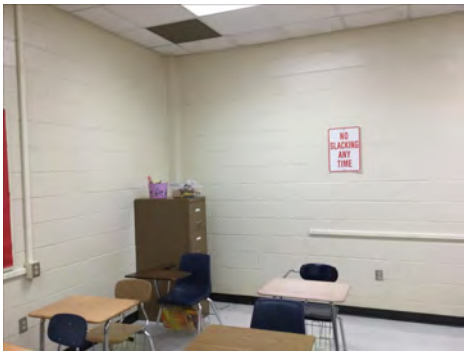

Note:

System: B3010120 - Single Ply Membrane



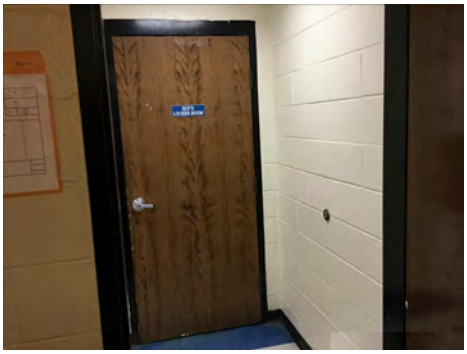
Note: The roof is beyond its service life and should be replaced.

System: C1010 - Partitions



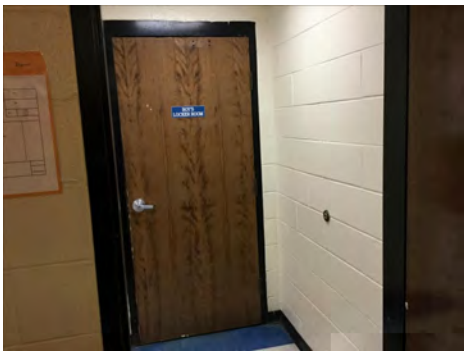
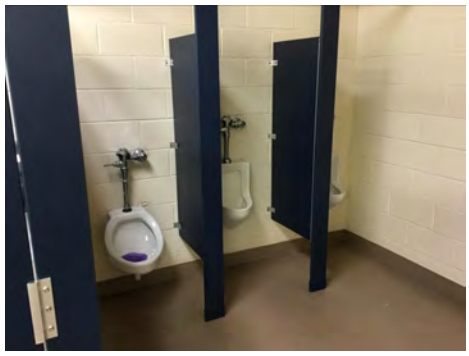

Note:

System: C1020 - Interior Doors



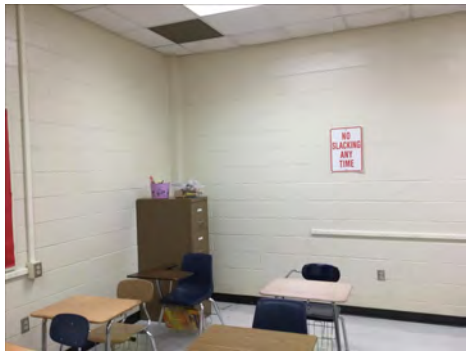

Note: The doors are in poor condition and should be replaced.

System: C1030 - Fittings

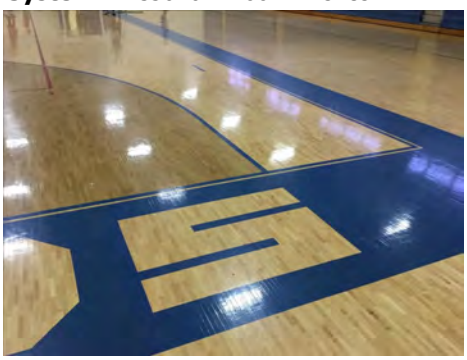

Note:

System: C3010 - Wall Finishes

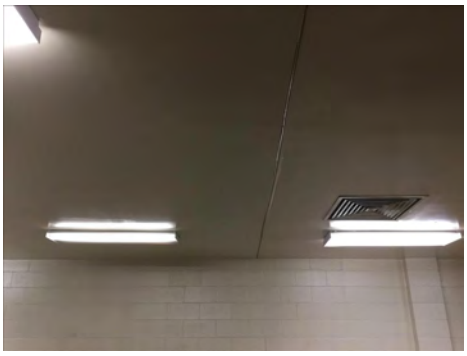
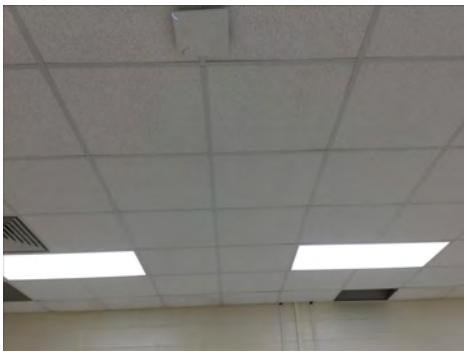
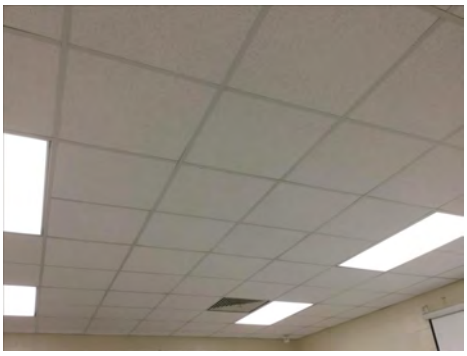
Note:

System: C3020 - Floor Finishes



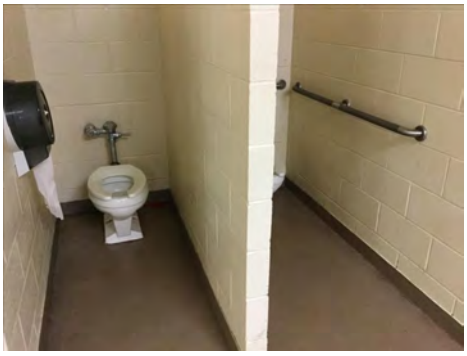
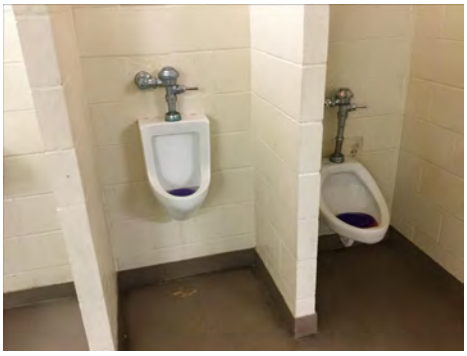
Note:

System: C3030 - Ceiling Finishes

Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution


Note:

System: D2030 - Sanitary Waste



Note:

System: D2090 - Other Plumbing Systems -Nat Gas



Note:

System: D3020 - Heat Generating Systems



Note:

System: D3030 - Cooling Generating Systems



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units

Note:

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

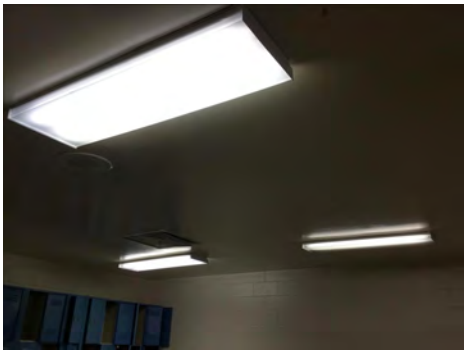
Note: The building does not have a fire protection system and it should be installed.

System: D5010 - Electrical Service/Distribution



Note:

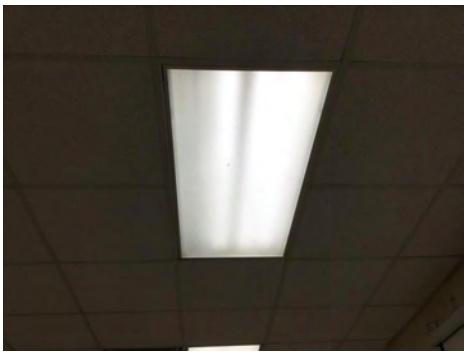
System: D5020 - Branch Wiring



Note:

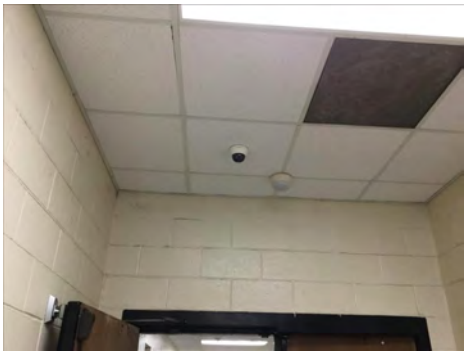
System: D5020 - Lighting





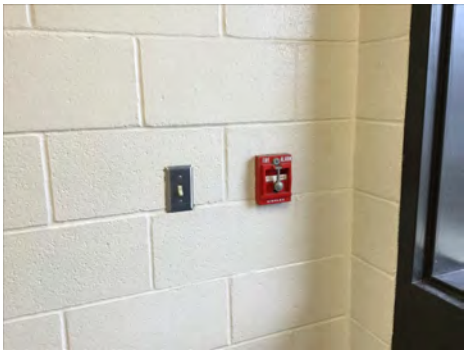
Note:

System: D5030810 - Security & Detection Systems

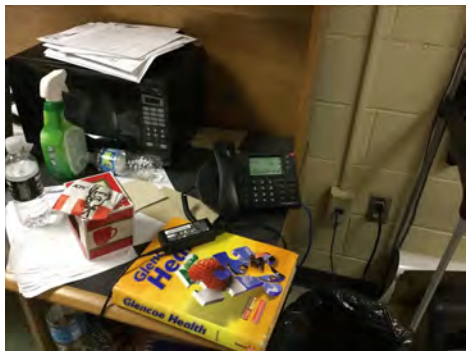

Note:

System: D5030910 - Fire Alarm Systems



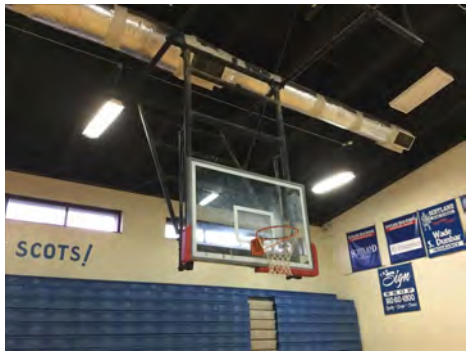

Note:

System: D5030920 - Data Communication

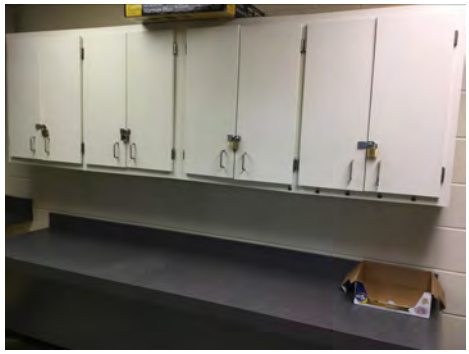

Note:

System: E1020 - Institutional Equipment




Note:

System: E2010 - Fixed Furnishings


Note:

Renewal Schedule

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

Inflation Rate: 3%

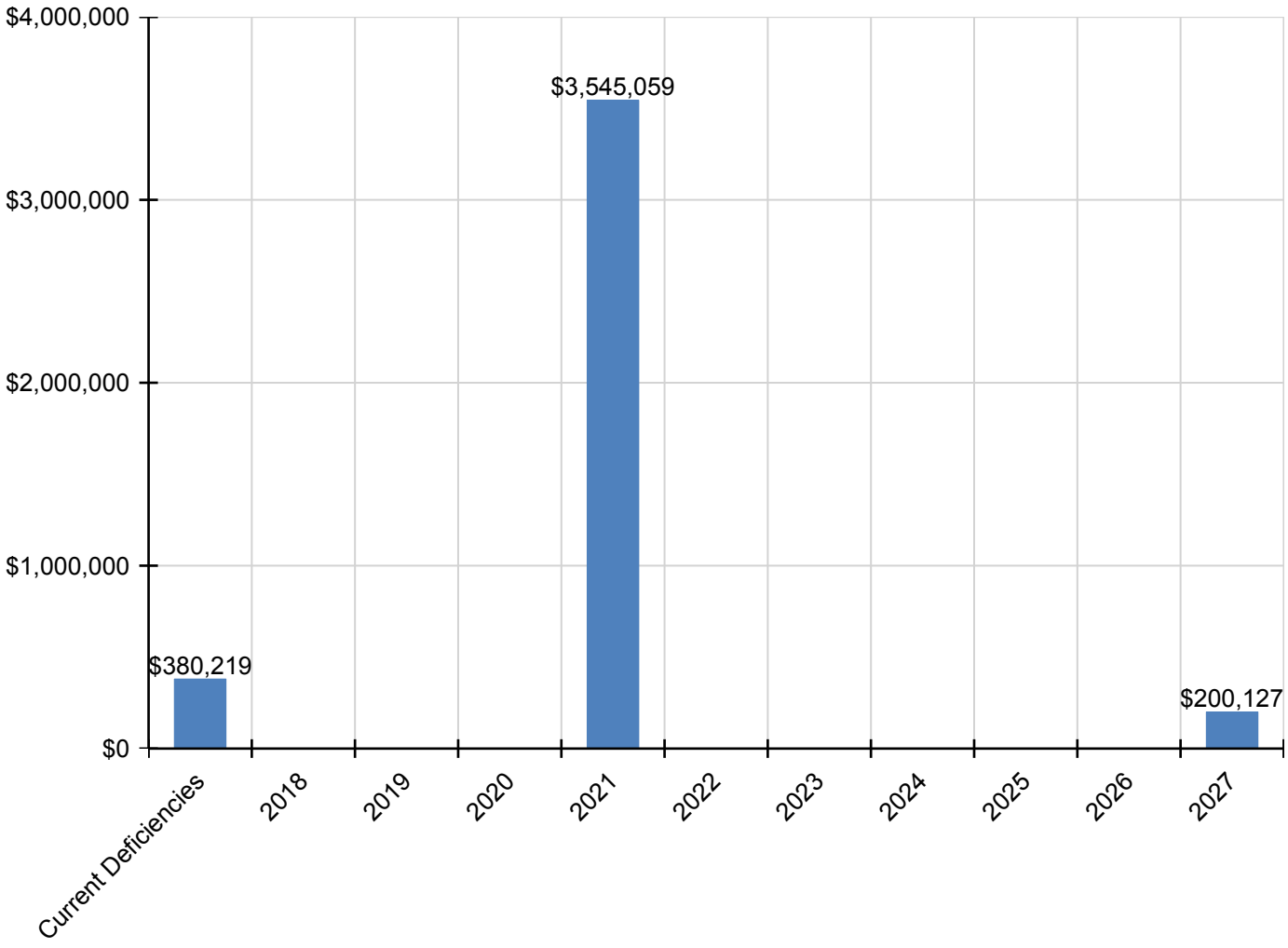
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$380,219**	**$0**	**$0**	**$0**	**$3,545,059**	**$0**	**$0**	**$0**	**$0**	**$0**	**$200,127**	**$4,125,405**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$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	$483,048	$0	$0	$0	$0	$0	$0	**$483,048**
B2030 - Exterior Doors	$0	$0	$0	$0	$30,345	$0	$0	$0	$0	$0	$0	**$30,345**
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	$298,395	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$298,395**
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	$81,824	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$81,824**
C1030 - Fittings	$0	$0	$0	$0	$55,750	$0	$0	$0	$0	$0	$0	**$55,750**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$97,033	$0	$0	$0	$0	$0	$0	**$97,033**
C3020 - Floor Finishes	$0	$0	$0	$0	$413,537	$0	$0	$0	$0	$0	$0	**$413,537**

C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$333,793	$0	$0	$0	$0	$0	$0	**$333,793**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$62,101	$0	$0	$0	$0	$0	$0	**$62,101**
D2030 - Sanitary Waste	$0	$0	$0	$0	$97,739	$0	$0	$0	$0	$0	$0	**$97,739**
D2090 - Other Plumbing Systems -Nat Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$261,812	$0	$0	$0	$0	$0	$0	**$261,812**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$316,151	$0	$0	$0	$0	$0	$0	**$316,151**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$200,127	**$200,127**
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	$0	$0	$0	$0	$137,258	$0	$0	$0	$0	$0	$0	**$137,258**
D4020 - Standpipes	$0	$0	$0	$0	$20,819	$0	$0	$0	$0	$0	$0	**$20,819**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$171,837	$0	$0	$0	$0	$0	$0	**$171,837**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$74,098	$0	$0	$0	$0	$0	$0	**$74,098**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$135,141	$0	$0	$0	$0	$0	$0	**$135,141**
D5030920 - Data Communication	$0	$0	$0	$0	$173,601	$0	$0	$0	$0	$0	$0	**$173,601**
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	$492,928	$0	$0	$0	$0	$0	$0	**$492,928**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$188,068	$0	$0	$0	$0	$0	$0	**$188,068**

** Indicates non-renewable system*

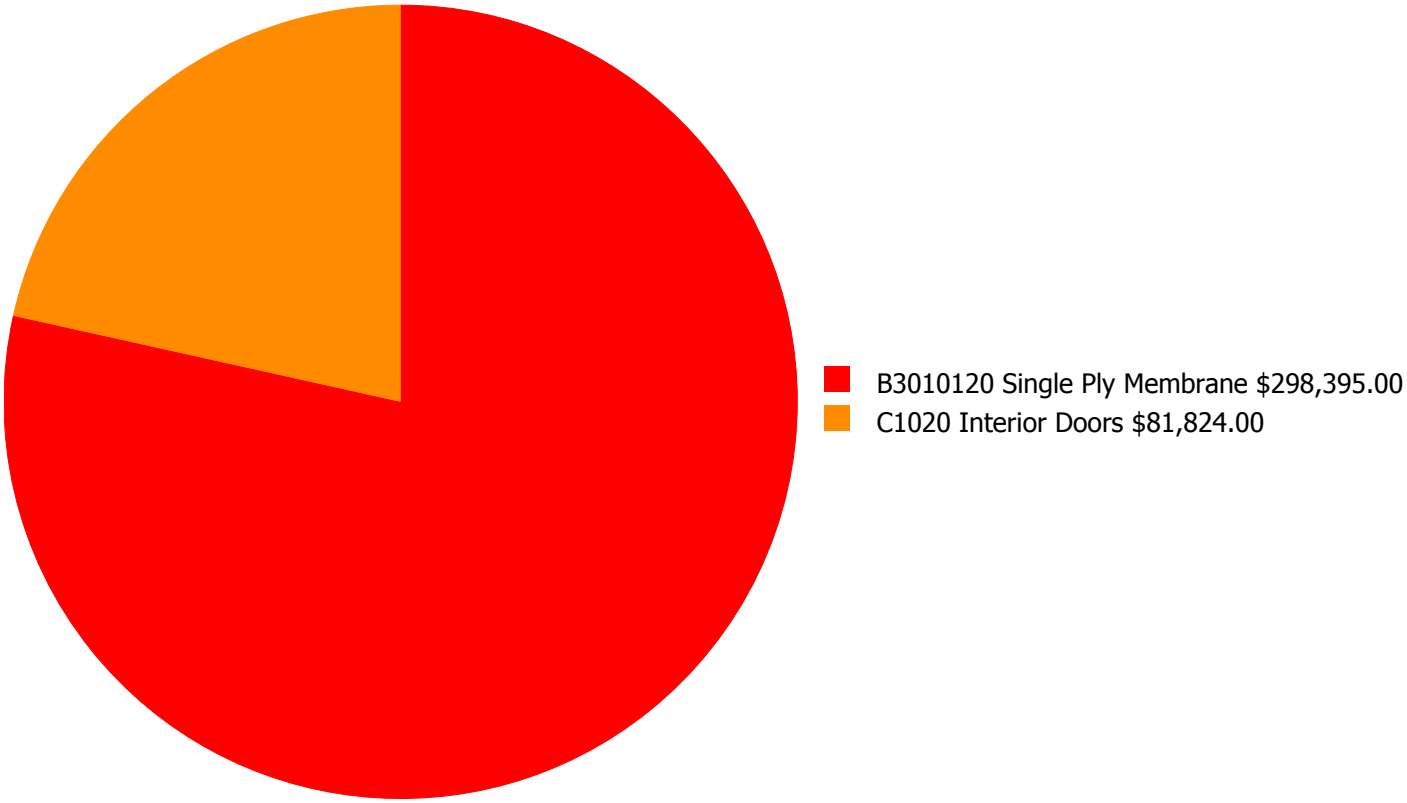
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

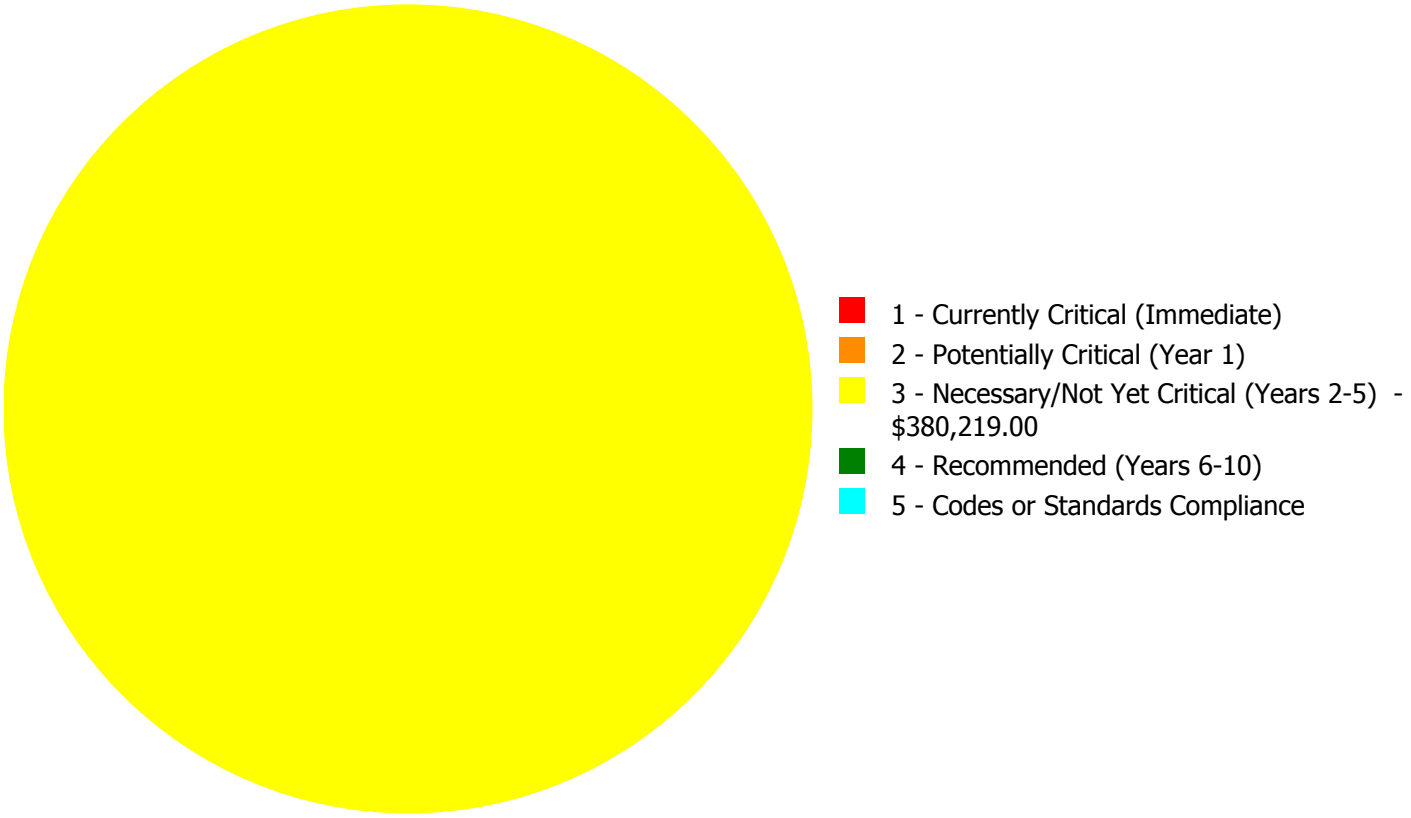
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $380,219.00

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: $380,219.00

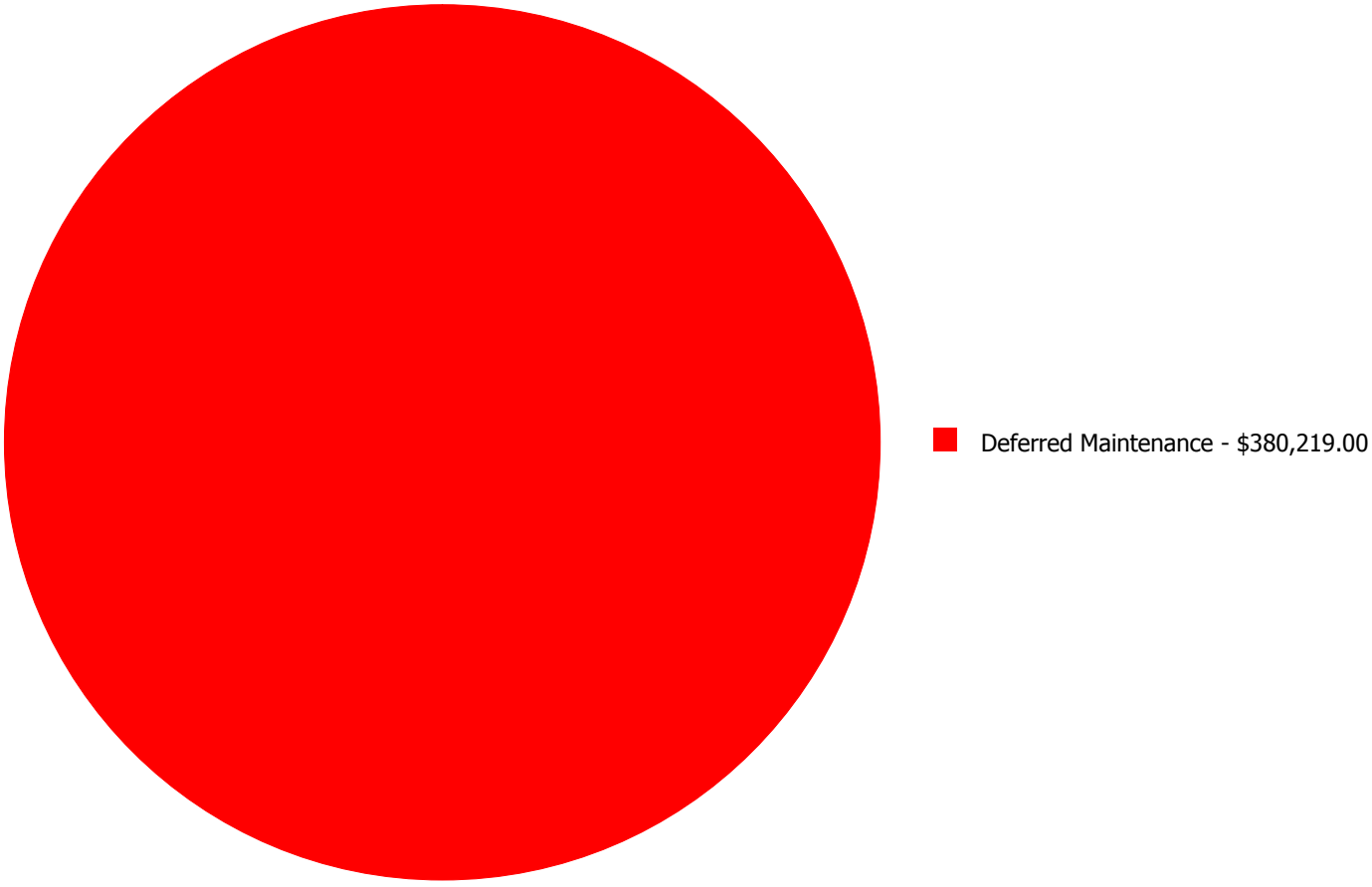
Deficiency By Priority Investment Table

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
B3010120	Single Ply Membrane	$0.00	$0.00	$298,395.00	$0.00	$0.00	$298,395.00
C1020	Interior Doors	$0.00	$0.00	$81,824.00	$0.00	$0.00	$81,824.00
	Total:	$0.00	$0.00	$380,219.00	$0.00	$0.00	$380,219.00

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: $380,219.00

Deficiency Details by Priority

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

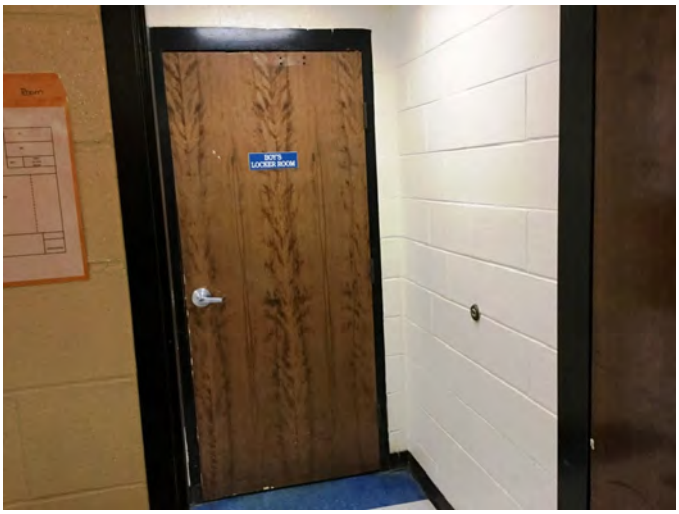
Priority 3 - Necessary/Not Yet Critical (Years 2-5):

System: B3010120 - Single Ply Membrane

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 28,500.00
Unit of Measure: S.F.
Estimate: $298,395.00
Assessor Name: Terence Davis
Date Created: 01/05/2017

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

System: C1020 - Interior Doors



Location: Throughout Building
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 28,500.00
Unit of Measure: S.F.
Estimate: $81,824.00
Assessor Name: Terence Davis
Date Created: 01/06/2017

Notes: The doors are in poor condition and should be replaced.

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	1,200
Year Built:	1999
Last Renovation:	
Replacement Value:	$176,604
Repair Cost:	$32,155.00
Total FCI:	18.21 %
Total RSLI:	42.57 %
FCA Score:	81.79

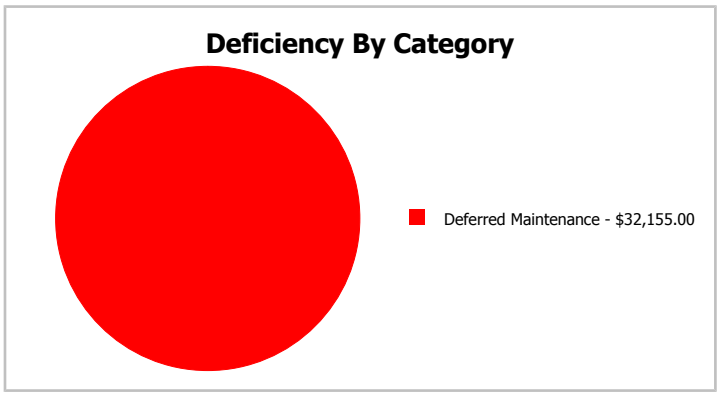
Description:

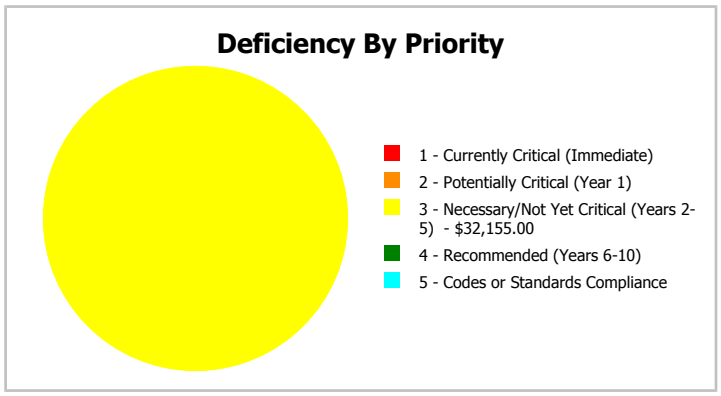
The narrative for this building is included in the Executive Summary Description at the front of this report.

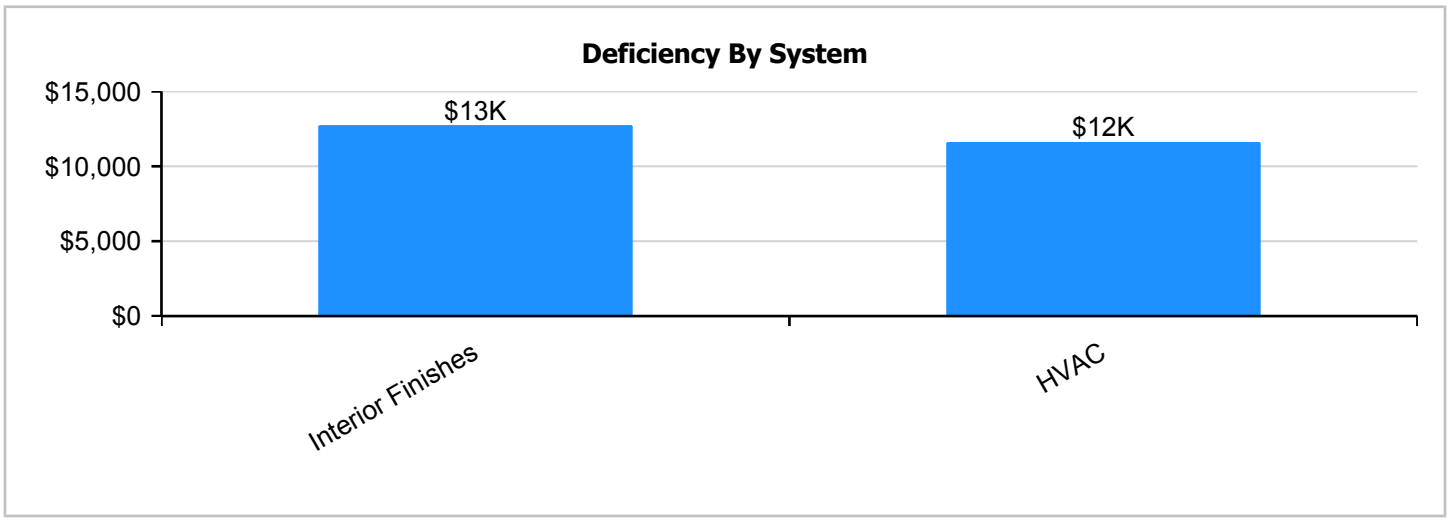
Attributes: This asset has no attributes.

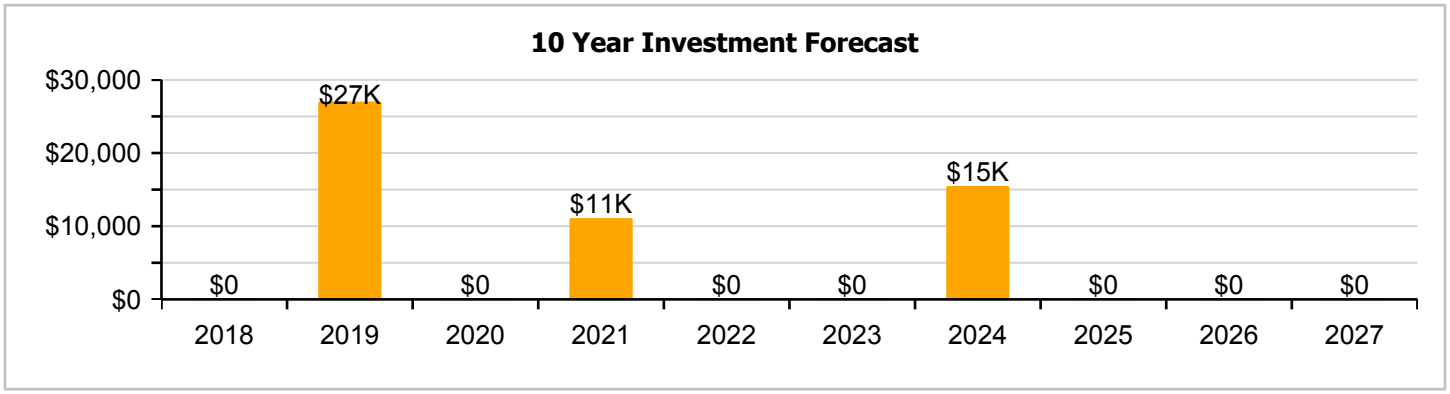
Dashboard Summary

Function:	HS -High School	Gross Area:	1,200
Year Built:	1999	Last Renovation:	
Repair Cost:	$32,155	Replacement Value:	$176,604
FCI:	18.21 %	RSLI%:	42.57 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	82.00 %	0.00 %	$0.00
B10 - Superstructure	82.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	69.81 %	0.00 %	$0.00
B30 - Roofing	10.00 %	0.00 %	$0.00
C10 - Interior Construction	45.62 %	0.00 %	$0.00
C30 - Interior Finishes	19.01 %	47.14 %	$16,817.00
D20 - Plumbing	40.00 %	0.00 %	$0.00
D30 - HVAC	12.61 %	75.32 %	$15,338.00
D50 - Electrical	42.90 %	0.00 %	$0.00
E20 - Furnishings	10.00 %	0.00 %	$0.00
Totals:	**42.57 %**	**18.21 %**	**$32,155.00**

Photo Album

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

1). South Elevation - Jan 11, 2017

2). East Elevation - Jan 11, 2017

3). Northeast Elevation - Jan 11, 2017

4). West Elevation - Jan 11, 2017

Condition Detail

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

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

System Listing

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

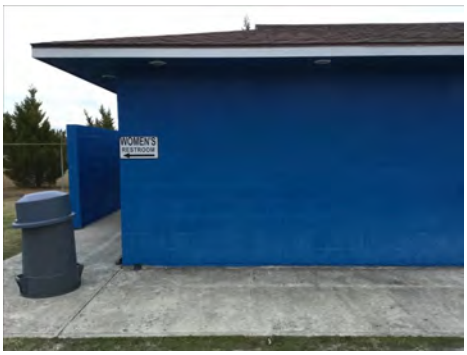
System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.93	S.F.	1,200	100	1999	2099		82.00 %	0.00 %	82			$8,316
A1030	Slab on Grade	$7.37	S.F.	1,200	100	1999	2099		82.00 %	0.00 %	82			$8,844
B1020	Roof Construction	$5.98	S.F.	1,200	100	1999	2099		82.00 %	0.00 %	82			$7,176
B2010	Exterior Walls	$18.04	S.F.	1,200	100	1999	2099		82.00 %	0.00 %	82			$21,648
B2020	Exterior Windows	$6.47	S.F.	1,200	30	1999	2029		40.00 %	0.00 %	12			$7,764
B2030	Exterior Doors	$0.91	S.F.	1,200	30	1999	2029		40.00 %	0.00 %	12			$1,092
B3010140	Asphalt Shingles	$4.32	S.F.	1,200	20	1999	2019		10.00 %	0.00 %	2			$5,184
C1010	Partitions	$10.34	S.F.	1,200	75	1999	2074		76.00 %	0.00 %	57			$12,408
C1020	Interior Doors	$2.20	S.F.	1,200	30	1999	2029		40.00 %	0.00 %	12			$2,640
C1030	Fittings	$8.47	S.F.	1,200	20	1999	2019		10.00 %	0.00 %	2			$10,164
C3010	Wall Finishes	$7.46	S.F.	1,200	10	1999	2009	2021	40.00 %	0.00 %	4			$8,952
C3020	Floor Finishes	$12.74	S.F.	1,200	20	1999	2019	2016	0.00 %	110.00 %	-1		$16,817.00	$15,288
C3030	Ceiling Finishes	$9.53	S.F.	1,200	25	1999	2024		28.00 %	0.00 %	7			$11,436
D2010	Plumbing Fixtures	$9.98	S.F.	1,200	30	1999	2029		40.00 %	0.00 %	12			$11,976
D2020	Domestic Water Distribution	$0.84	S.F.	1,200	30	1999	2029		40.00 %	0.00 %	12			$1,008
D2030	Sanitary Waste	$5.94	S.F.	1,200	30	1999	2029		40.00 %	0.00 %	12			$7,128
D3040	Distribution Systems	$5.35	S.F.	1,200	30	1999	2029		40.00 %	0.00 %	12			$6,420
D3050	Terminal & Package Units	$11.62	S.F.	1,200	15	1999	2014		0.00 %	110.00 %	-3		$15,338.00	$13,944
D5010	Electrical Service/Distribution	$1.47	S.F.	1,200	40	1999	2039		55.00 %	0.00 %	22			$1,764
D5020	Branch Wiring	$2.55	S.F.	1,200	30	1999	2029		40.00 %	0.00 %	12			$3,060
D5020	Lighting	$3.58	S.F.	1,200	30	1999	2029		40.00 %	0.00 %	12			$4,296
E2010	Fixed Furnishings	$5.08	S.F.	1,200	20	1999	2019		10.00 %	0.00 %	2			$6,096
								Total	**42.57 %**	**18.21 %**			**$32,155.00**	**$176,604**

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





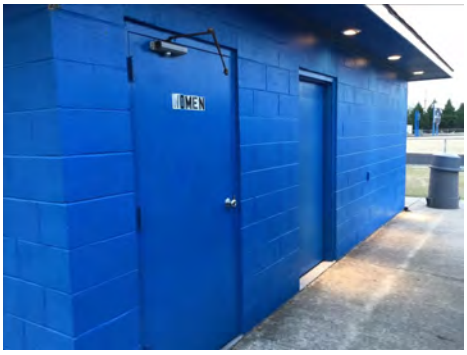
Note:

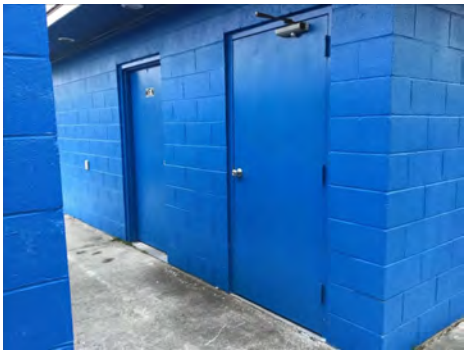
System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



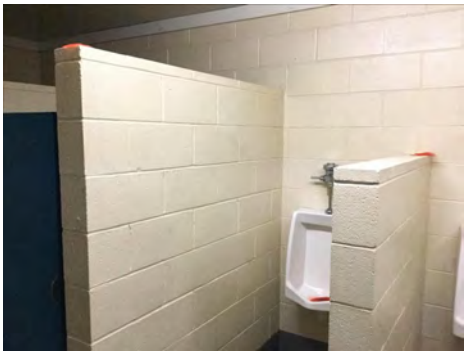
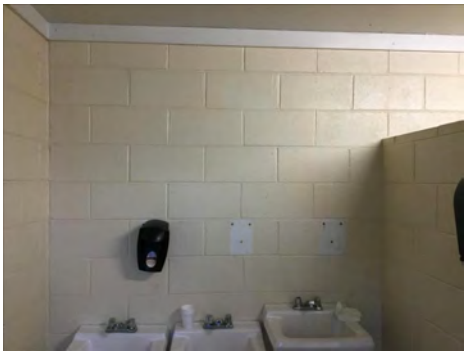
Note:

System: B3010140 - Asphalt Shingles



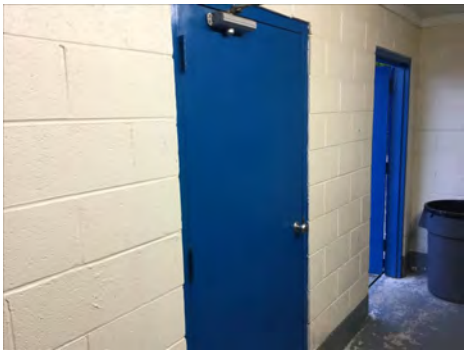
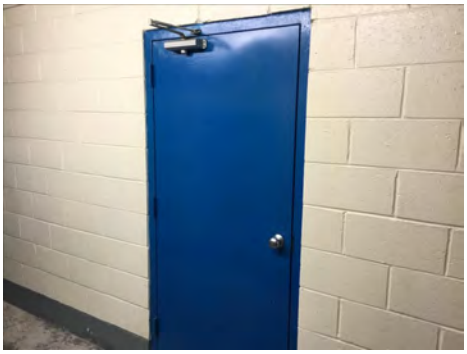
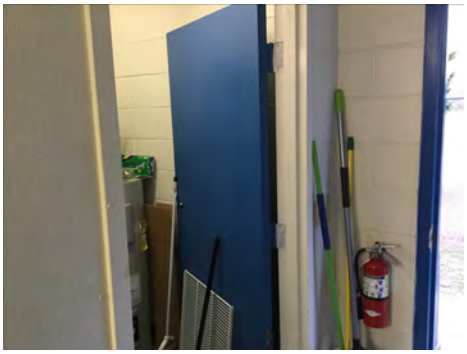
Note:

System: C1010 - Partitions

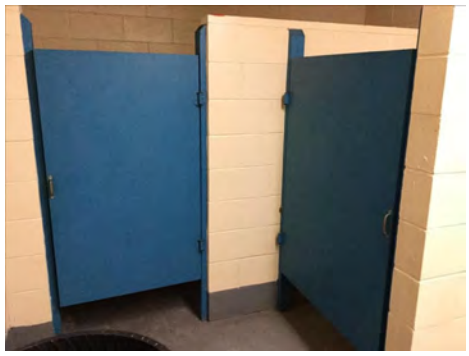

Note:

System: C1020 - Interior Doors

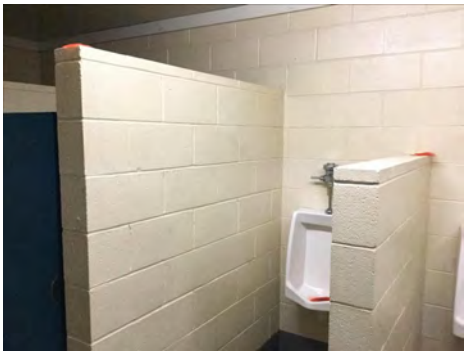
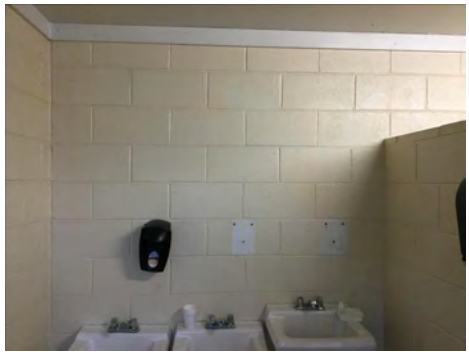
Note:

System: C1030 - Fittings


Note:

System: C3010 - Wall Finishes

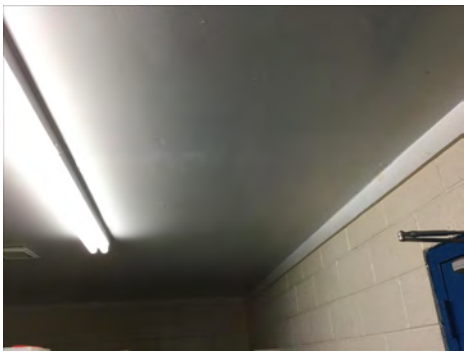
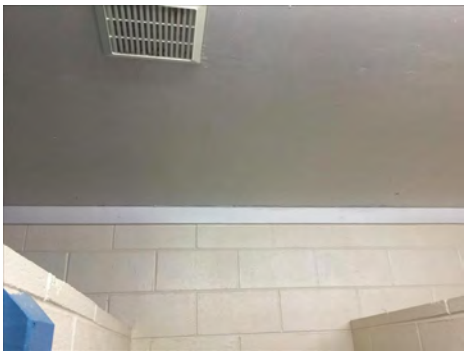

Note:

System: C3020 - Floor Finishes



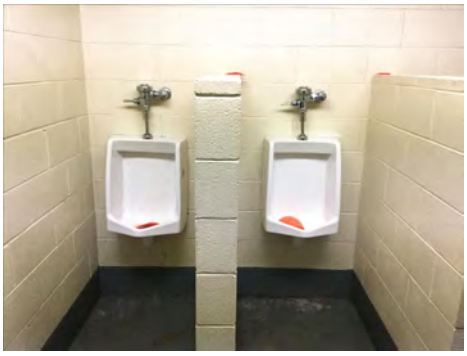
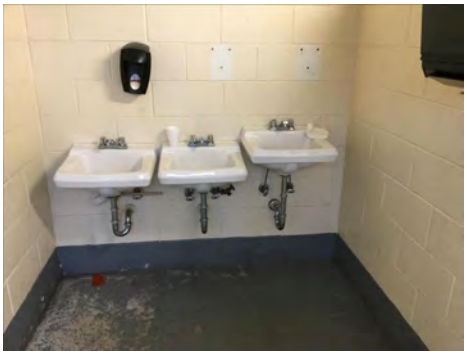
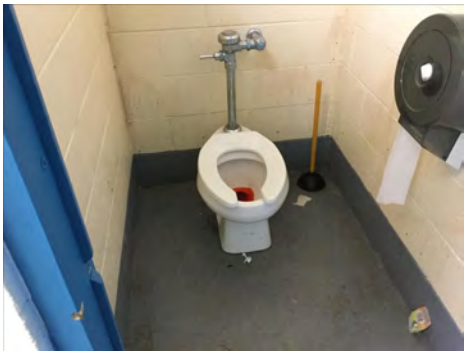
Note:

System: C3030 - Ceiling Finishes

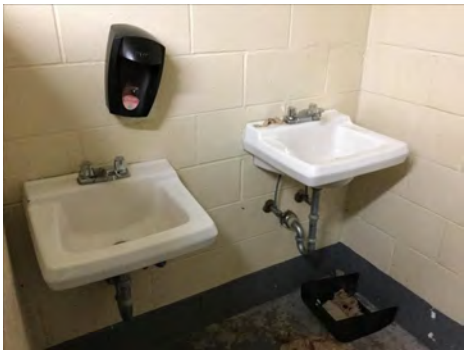
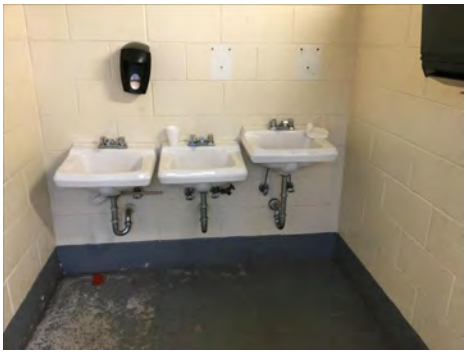

Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution

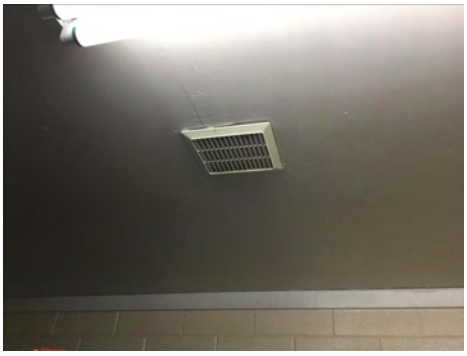

Note:

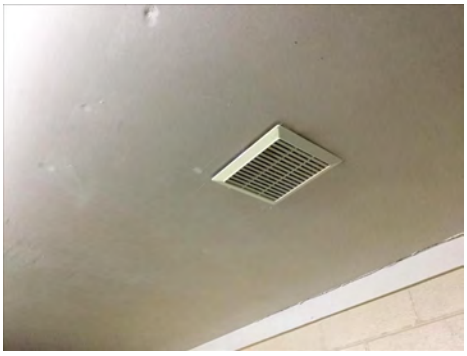
System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems





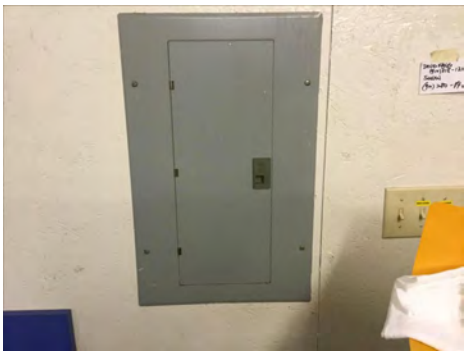
Note:

System: D3050 - Terminal & Package Units



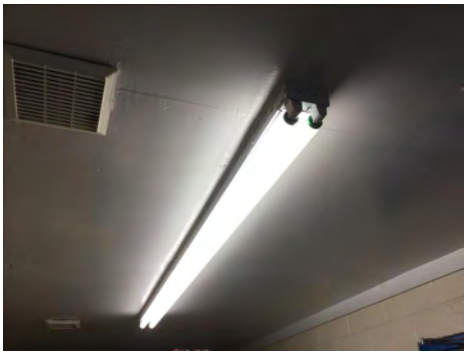
Note:

System: D5010 - Electrical Service/Distribution

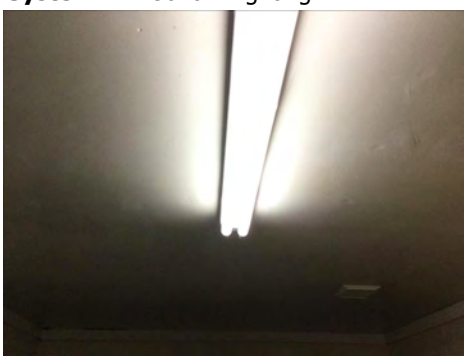
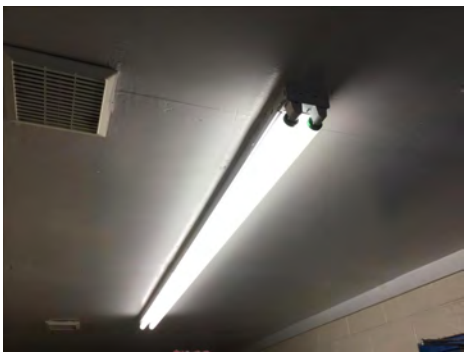

Note:

System: D5020 - Branch Wiring



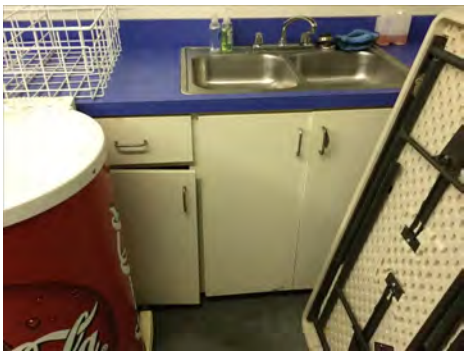
Note:

System: D5020 - Lighting


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%

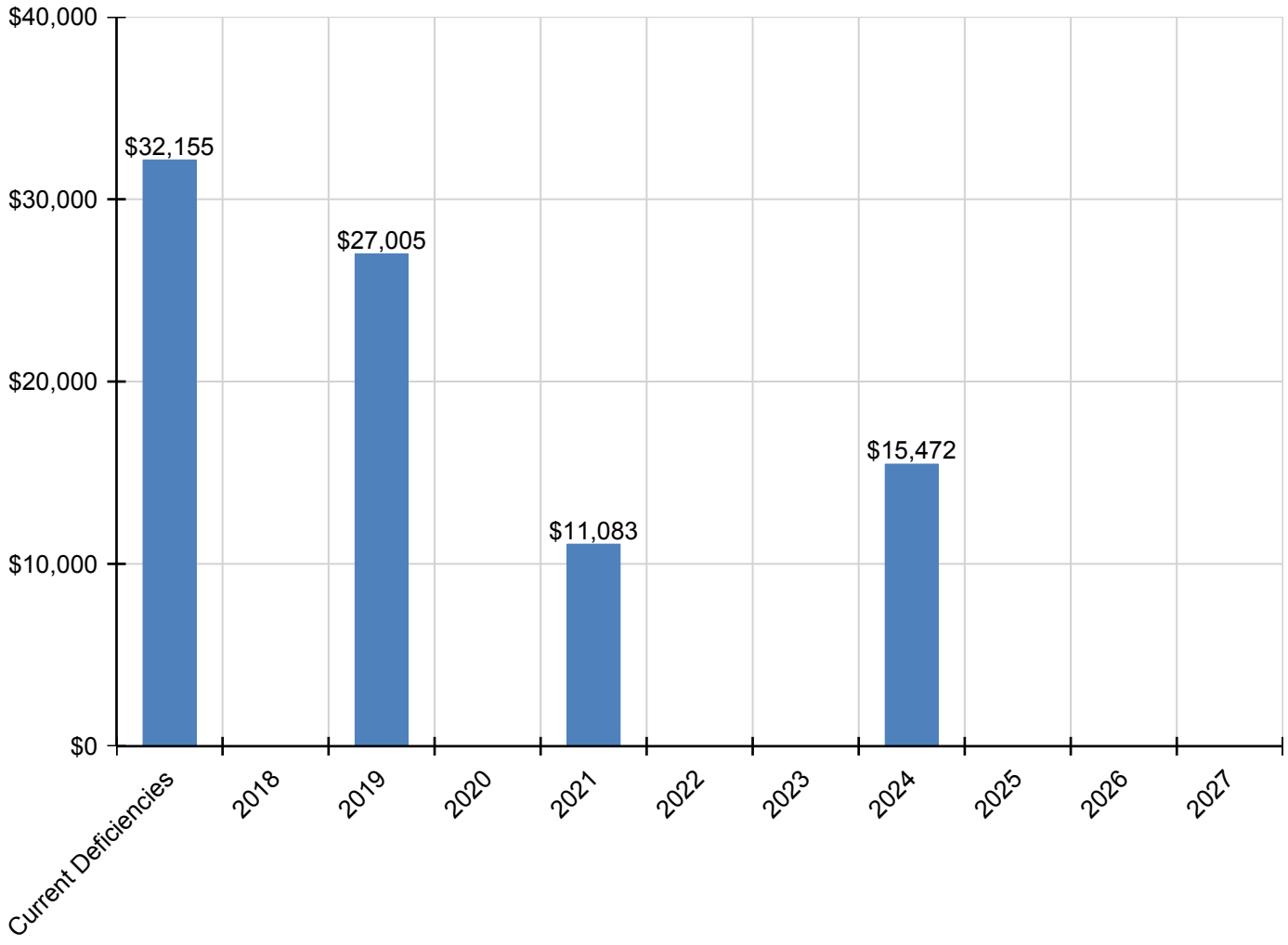
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$32,155**	**$0**	**$27,005**	**$0**	**$11,083**	**$0**	**$0**	**$15,472**	**$0**	**$0**	**$0**	**$85,715**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$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**
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	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$8,030	$0	$0	$0	$0	$0	$0	$0	$0	**$8,030**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$11,861	$0	$0	$0	$0	$0	$0	$0	$0	**$11,861**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$11,083	$0	$0	$0	$0	$0	$0	**$11,083**
C3020 - Floor Finishes	$16,817	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$16,817**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$15,472	$0	$0	$0	**$15,472**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$15,338	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$15,338**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$7,114	$0	$0	$0	$0	$0	$0	$0	$0	**$7,114**

** Indicates non-renewable system*

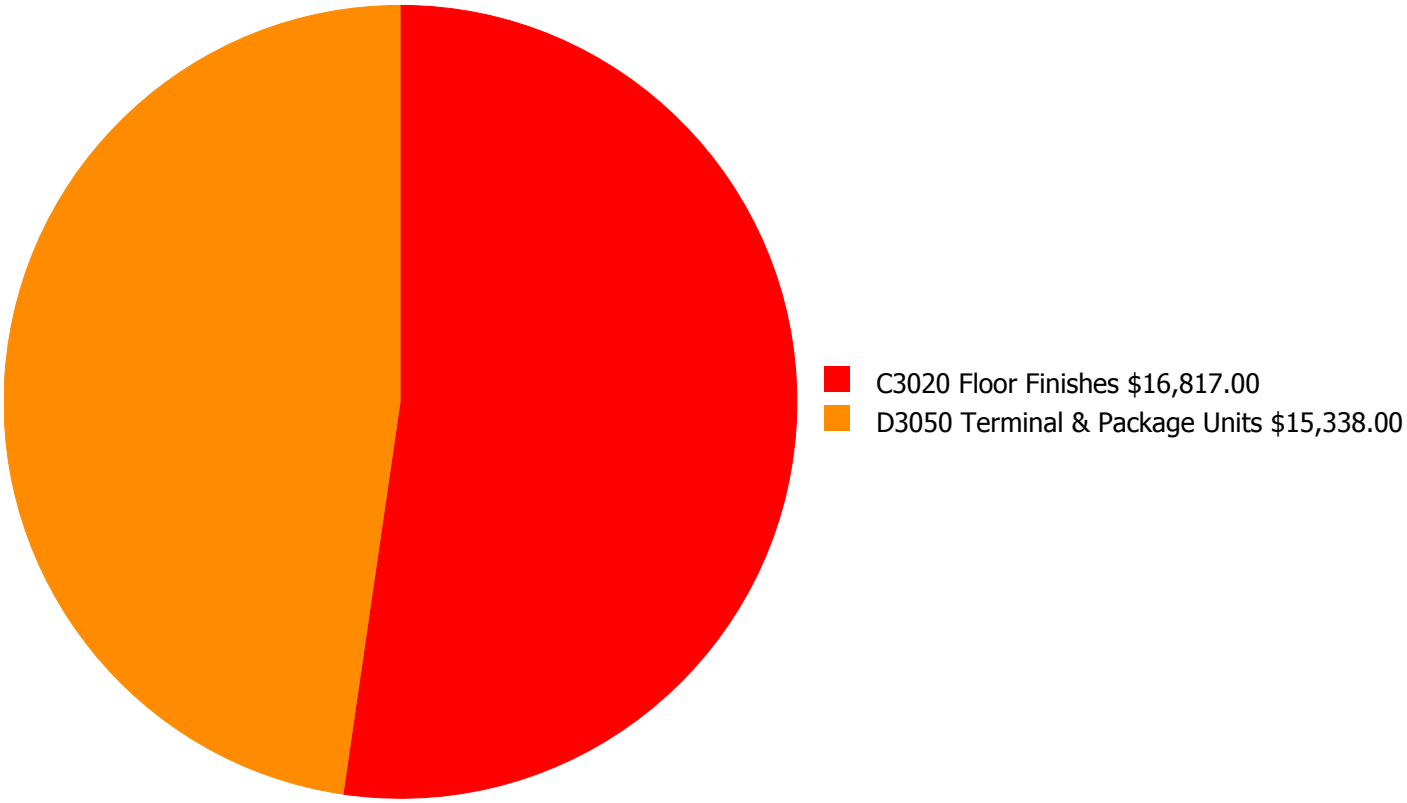
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

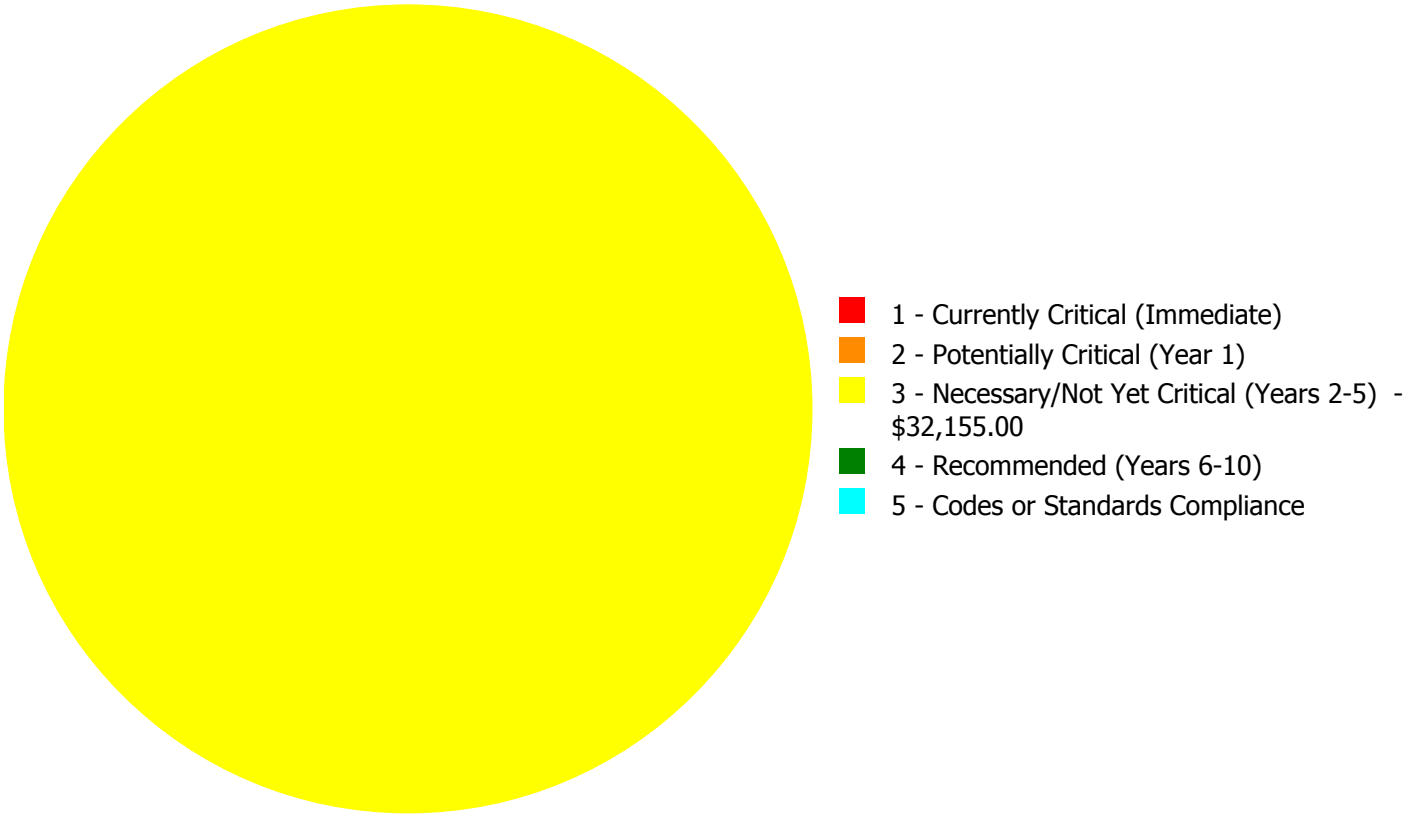
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $32,155.00

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: $32,155.00

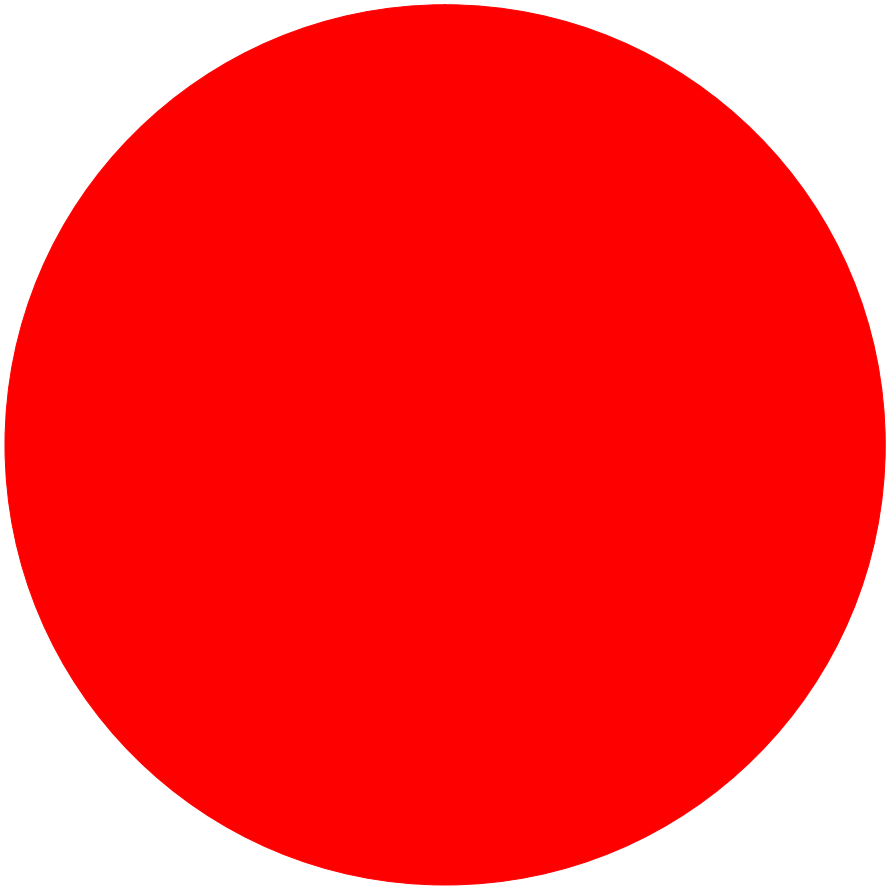
Deficiency By Priority Investment Table

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	$16,817.00	$0.00	$0.00	$16,817.00
D3050	Terminal & Package Units	$0.00	$0.00	$15,338.00	$0.00	$0.00	$15,338.00
	Total:	$0.00	$0.00	$32,155.00	$0.00	$0.00	$32,155.00

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: $32,155.00

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 Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,200.00
Unit of Measure: S.F.
Estimate: $16,817.00
Assessor Name: Eduardo Lopez
Date Created: 01/11/2017

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

System: D3050 - Terminal & Package Units

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,200.00
Unit of Measure: S.F.
Estimate: $15,338.00
Assessor Name: Eduardo Lopez
Date Created: 01/11/2017

Notes: The terminal and package units 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:	HS -High School
Gross Area (SF):	5,700
Year Built:	2005
Last Renovation:	
Replacement Value:	$1,370,337
Repair Cost:	$10,546.80
Total FCI:	0.77 %
Total RSLI:	63.05 %
FCA Score:	99.23

Description:

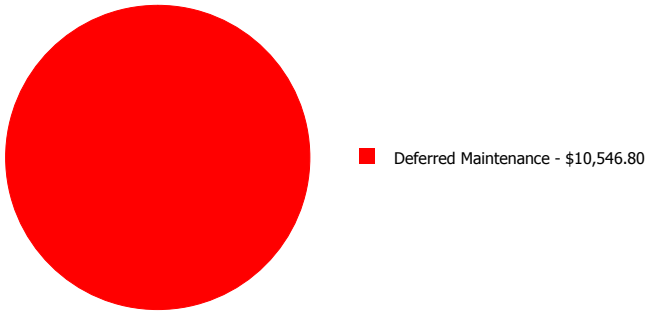
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

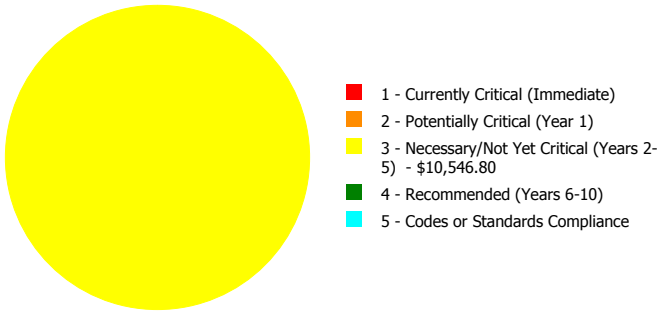
Dashboard Summary

Function:	HS -High School	Gross Area:	5,700
Year Built:	2005	Last Renovation:	
Repair Cost:	$10,547	Replacement Value:	$1,370,337
FCI:	0.77 %	RSLI%:	63.05 %

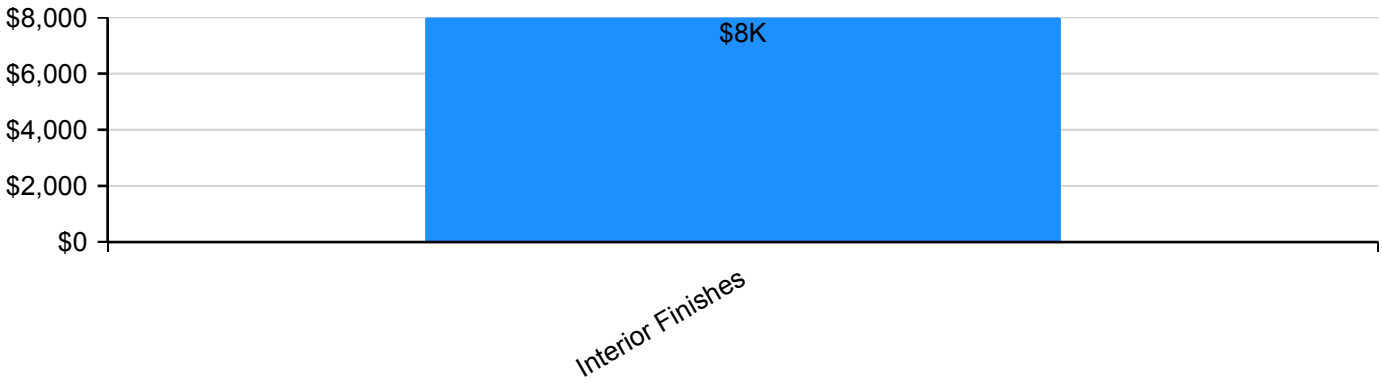
Deficiency By Category



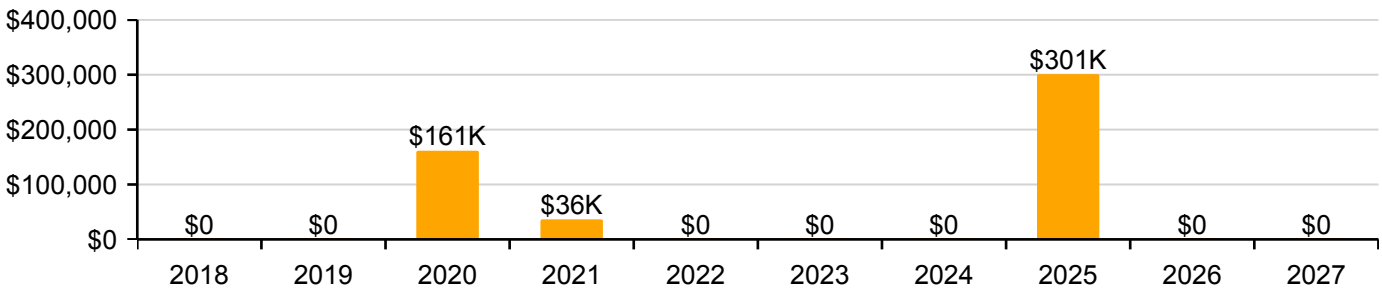
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



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	88.00 %	0.00 %	$0.00
B10 - Superstructure	88.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	81.69 %	0.00 %	$0.00
B30 - Roofing	60.00 %	0.00 %	$0.00
C10 - Interior Construction	63.75 %	0.00 %	$0.00
C30 - Interior Finishes	45.04 %	4.14 %	$10,546.80
D20 - Plumbing	60.00 %	0.00 %	$0.00
D30 - HVAC	31.00 %	0.00 %	$0.00
D50 - Electrical	49.82 %	0.00 %	$0.00
E20 - Furnishings	40.00 %	0.00 %	$0.00
Totals:	**63.05 %**	**0.77 %**	**$10,546.80**

Photo Album

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

1). East Elevation - Jan 11, 2017

2). North Elevation - Jan 11, 2017

3). West Elevation - Jan 11, 2017

4). South Elevation - Jan 11, 2017

Condition Detail

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

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

System Listing

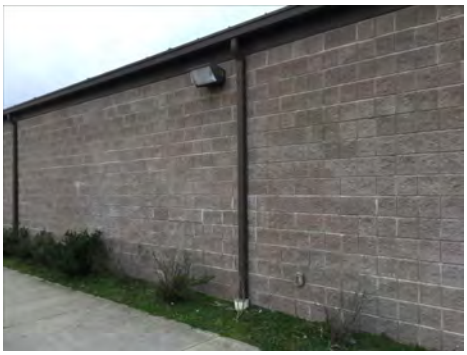
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to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

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	$20.13	S.F.	5,700	100	2005	2105		88.00 %	0.00 %	88			$114,741
A1030	Slab on Grade	$19.75	S.F.	5,700	100	2005	2105		88.00 %	0.00 %	88			$112,575
B1020	Roof Construction	$16.26	S.F.	5,700	100	2005	2105		88.00 %	0.00 %	88			$92,682
B2010	Exterior Walls	$29.79	S.F.	5,700	100	2005	2105		88.00 %	0.00 %	88			$169,803
B2030	Exterior Doors	$8.66	S.F.	5,700	30	2005	2035		60.00 %	0.00 %	18			$49,362
B3010130	Preformed Metal Roofing	$9.66	S.F.	5,700	30	2005	2035		60.00 %	0.00 %	18			$55,062
C1010	Partitions	$10.34	S.F.	5,700	75	2005	2080		84.00 %	0.00 %	63			$58,938
C1020	Interior Doors	$2.20	S.F.	5,700	30	2005	2035		60.00 %	0.00 %	18			$12,540
C1030	Fittings	$8.47	S.F.	5,700	20	2005	2025		40.00 %	0.00 %	8			$48,279
C3010	Wall Finishes	$5.11	S.F.	5,700	10	2005	2015	2021	40.00 %	0.00 %	4			$29,127
C3020	Floor Finishes	$20.82	S.F.	5,700	20	2005	2025		40.00 %	8.89 %	8		$10,546.80	$118,674
C3030	Ceiling Finishes	$18.76	S.F.	5,700	25	2005	2030		52.00 %	0.00 %	13			$106,932
D2010	Plumbing Fixtures	$9.98	S.F.	5,700	30	2005	2035		60.00 %	0.00 %	18			$56,886
D2020	Domestic Water Distribution	$0.84	S.F.	5,700	30	2005	2035		60.00 %	0.00 %	18			$4,788
D2030	Sanitary Waste	$5.94	S.F.	5,700	30	2005	2035		60.00 %	0.00 %	18			$33,858
D3040	Distribution Systems	$5.35	S.F.	5,700	30	2005	2035		60.00 %	0.00 %	18			$30,495
D3050	Terminal & Package Units	$16.96	S.F.	5,700	15	2005	2020		20.00 %	0.00 %	3			$96,672
D3060	Controls & Instrumentation	$3.48	S.F.	5,700	20	2005	2025		40.00 %	0.00 %	8			$19,836
D5010	Electrical Service/Distribution	$3.09	S.F.	5,700	40	2005	2045		70.00 %	0.00 %	28			$17,613
D5020	Branch Wiring	$3.58	S.F.	5,700	30	2005	2035		60.00 %	0.00 %	18			$20,406
D5020	Lighting	$9.58	S.F.	5,700	30	2005	2035		60.00 %	0.00 %	18			$54,606
D5030910	Security & Detection Systems	$1.97	S.F.	5,700	15	2005	2020		20.00 %	0.00 %	3			$11,229
D5030920	Data Communication	$4.61	S.F.	5,700	15	2005	2020		20.00 %	0.00 %	3			$26,277
E2010	Fixed Furnishings	$5.08	S.F.	5,700	20	2005	2025		40.00 %	0.00 %	8			$28,956
								Total	**63.05 %**	**0.77 %**			**$10,546.80**	**$1,370,337**

System Notes

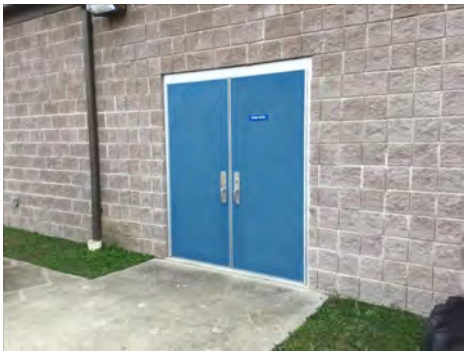
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B2010 - Exterior Walls


Note:

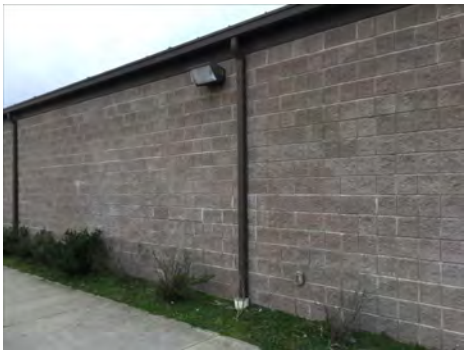
System: B2030 - Exterior Doors


Note:

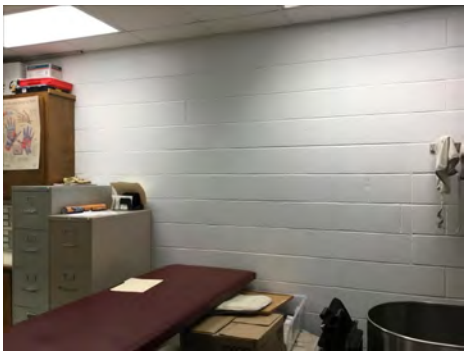
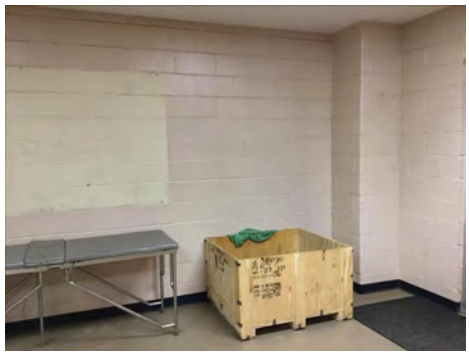
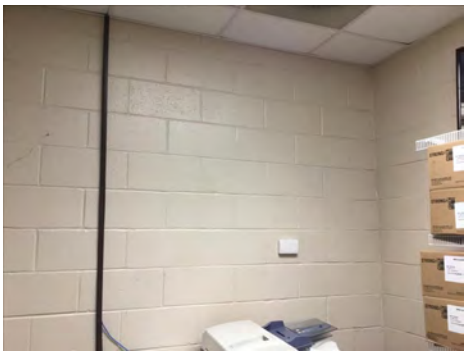
System: B3010130 - Preformed Metal Roofing





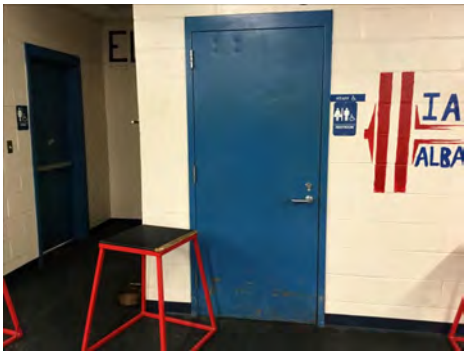
Note:

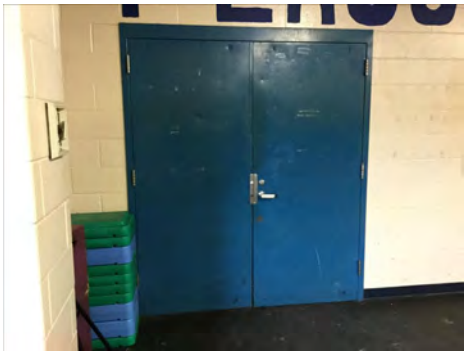
System: C1010 - Partitions

Note:

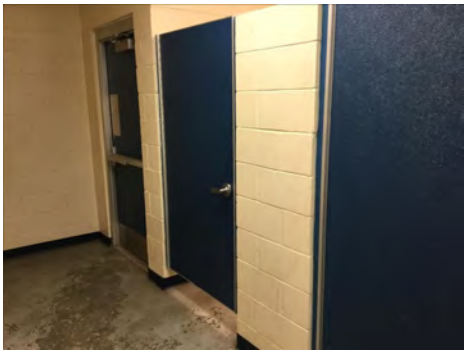
System: C1020 - Interior Doors



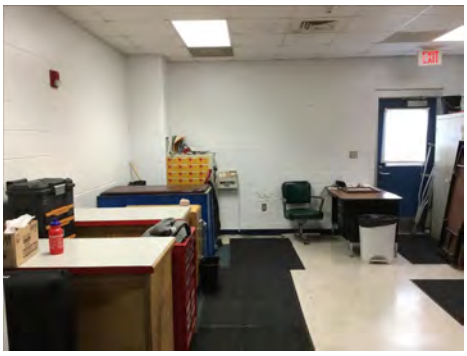
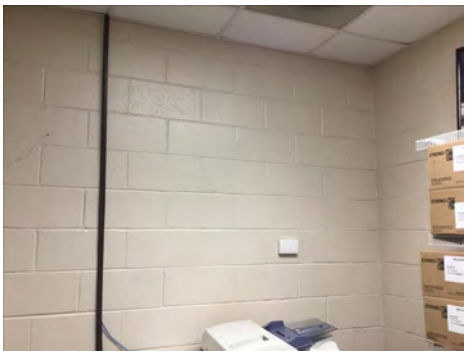
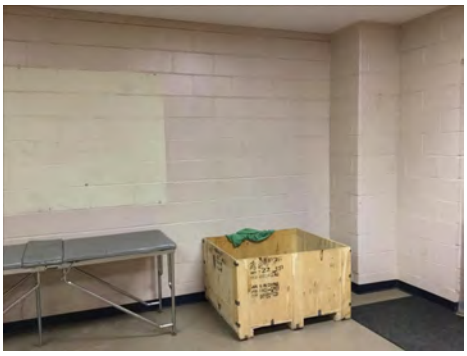
Note:

System: C1030 - Fittings



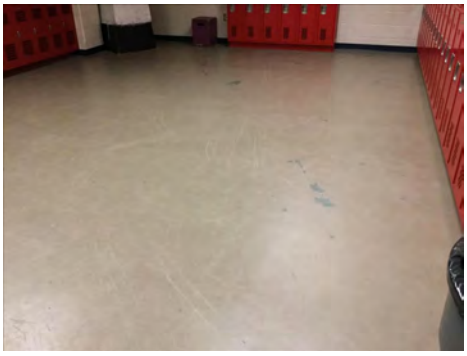
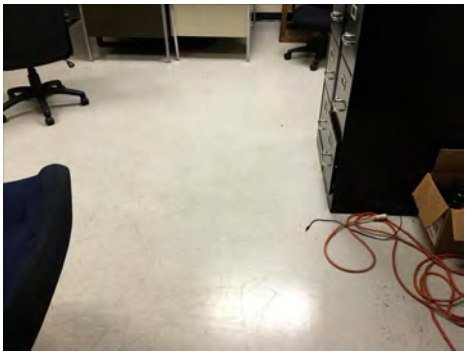
Note:

System: C3010 - Wall Finishes

Note:

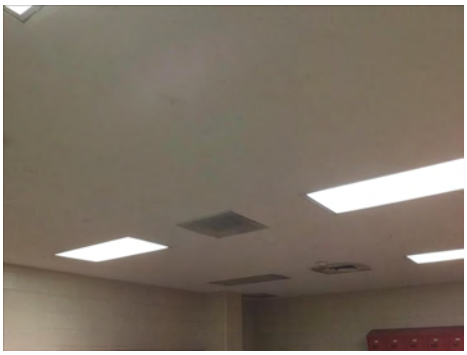
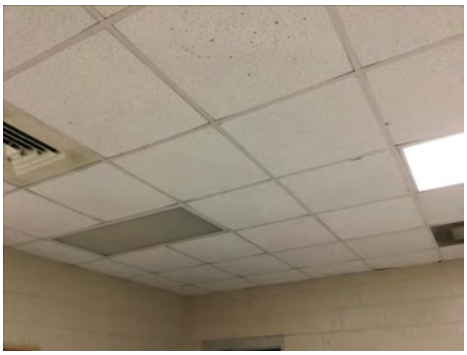
System: C3020 - Floor Finishes



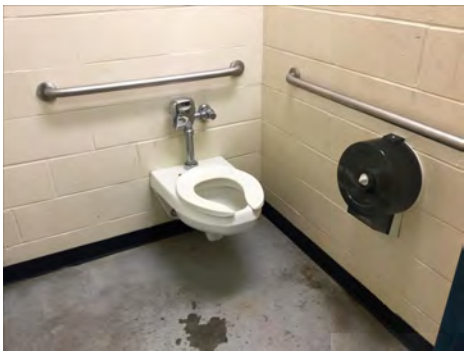
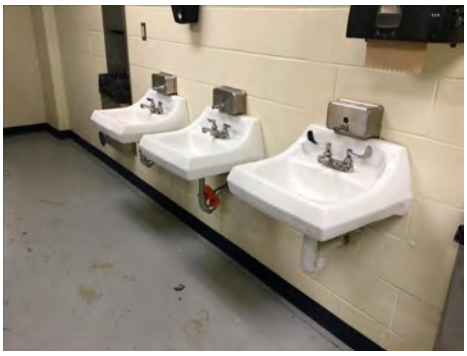
Note: The epoxy in the boys restroom is in poor condition and should be replaced.

System: C3030 - Ceiling Finishes

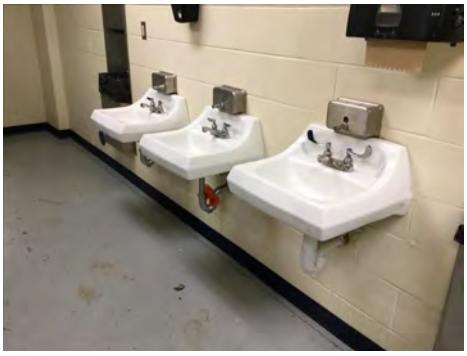
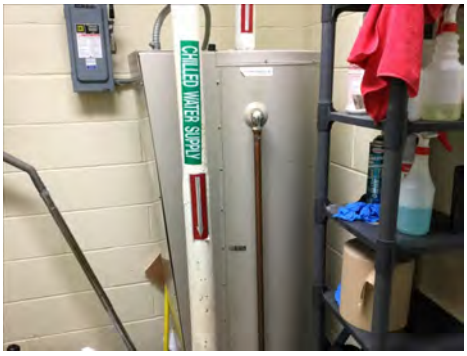
Note: The acoustical ceiling tiles are beyond their service life and should be replaced.

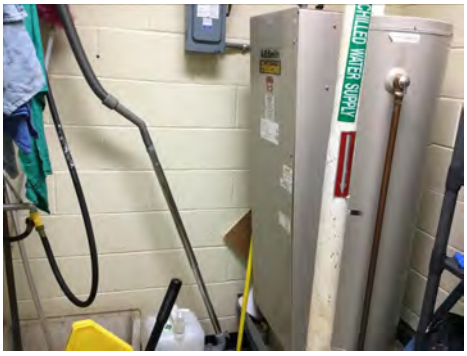
System: D2010 - Plumbing Fixtures


Note:

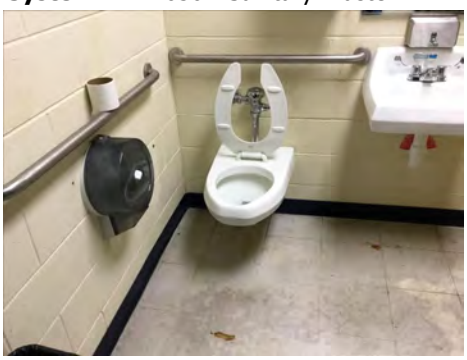
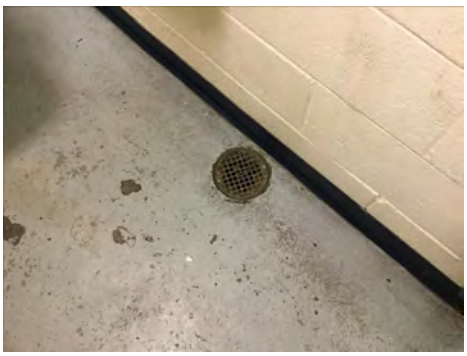
System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste


Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



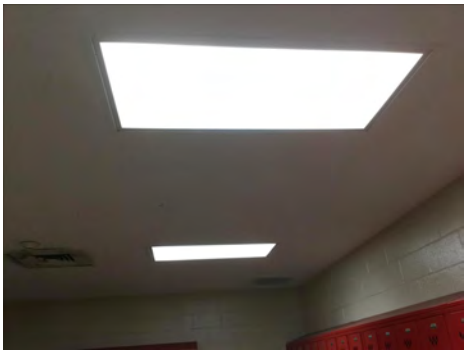
Note:

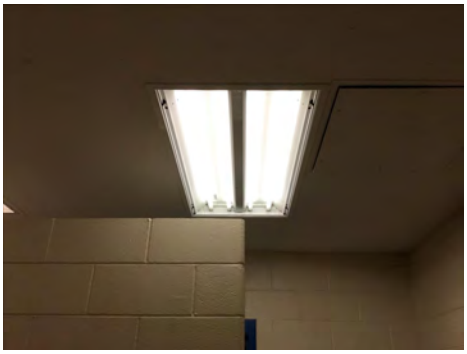
System: D5020 - Branch Wiring



Note:

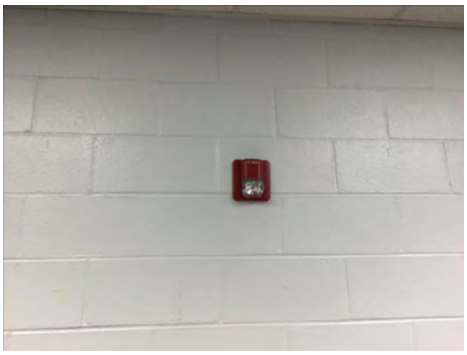
System: D5020 - Lighting





Note:

System: D5030910 - Security & Detection Systems

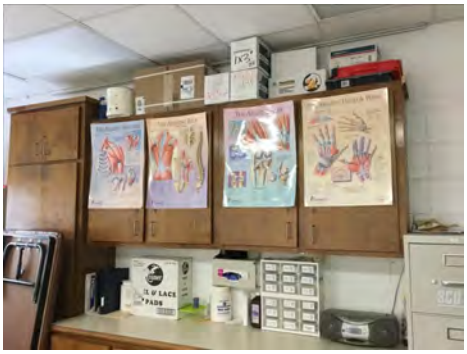




Note:

System: D5030920 - Data Communication


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%

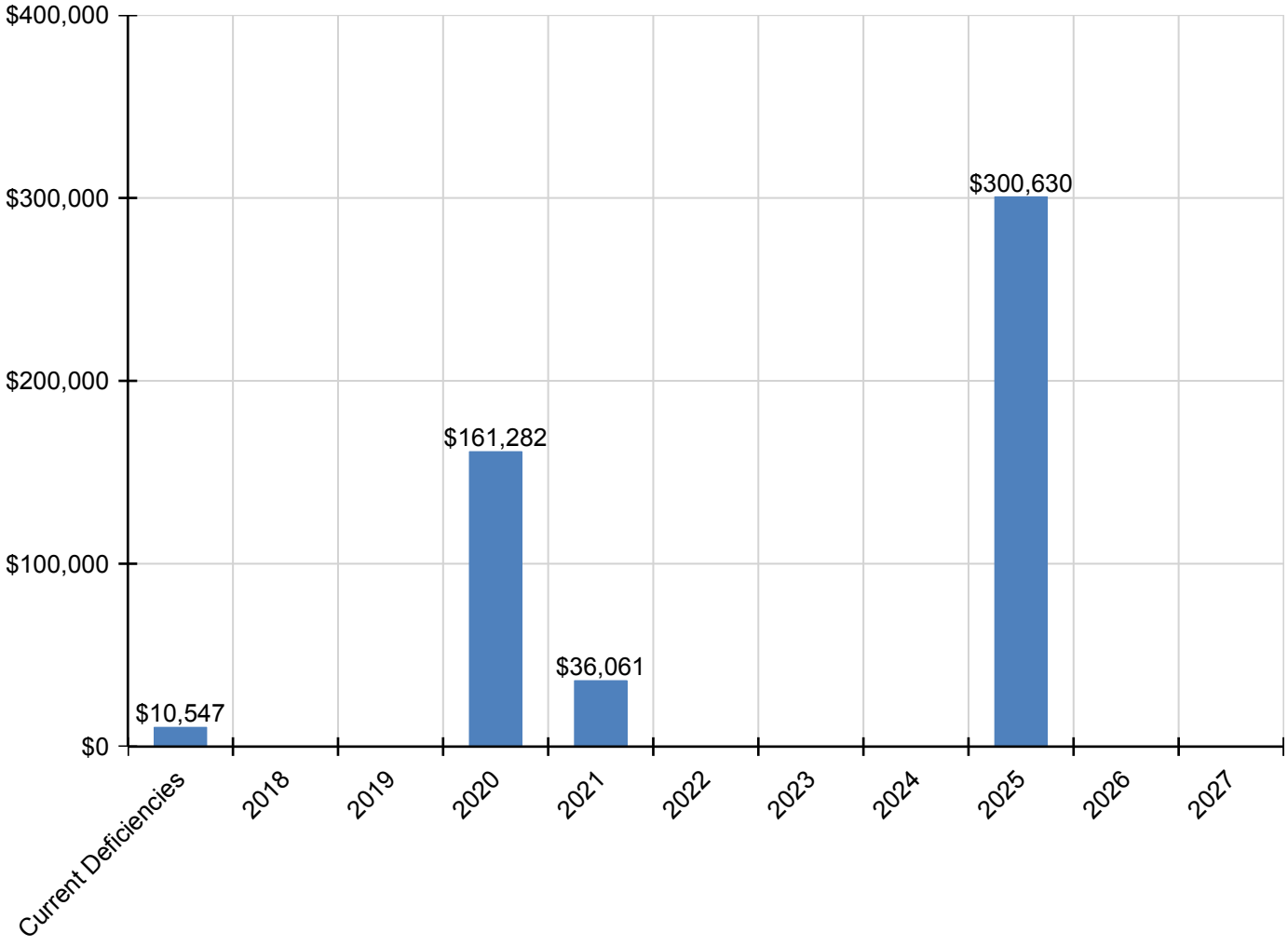
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$10,547**	**$0**	**$0**	**$161,282**	**$36,061**	**$0**	**$0**	**$0**	**$300,630**	**$0**	**$0**	**$508,520**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$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**
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**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$67,274	$0	$0	**$67,274**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$36,061	$0	$0	$0	$0	$0	$0	**$36,061**
C3020 - Floor Finishes	$10,547	$0	$0	$0	$0	$0	$0	$0	$165,365	$0	$0	**$175,912**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$116,199	$0	$0	$0	$0	$0	$0	$0	**$116,199**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$27,641	$0	$0	**$27,641**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030910 - Security & Detection Systems	$0	$0	$0	$13,497	$0	$0	$0	$0	$0	$0	$0	**$13,497**
D5030920 - Data Communication	$0	$0	$0	$31,585	$0	$0	$0	$0	$0	$0	$0	**$31,585**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$40,349	$0	$0	**$40,349**

** Indicates non-renewable system*

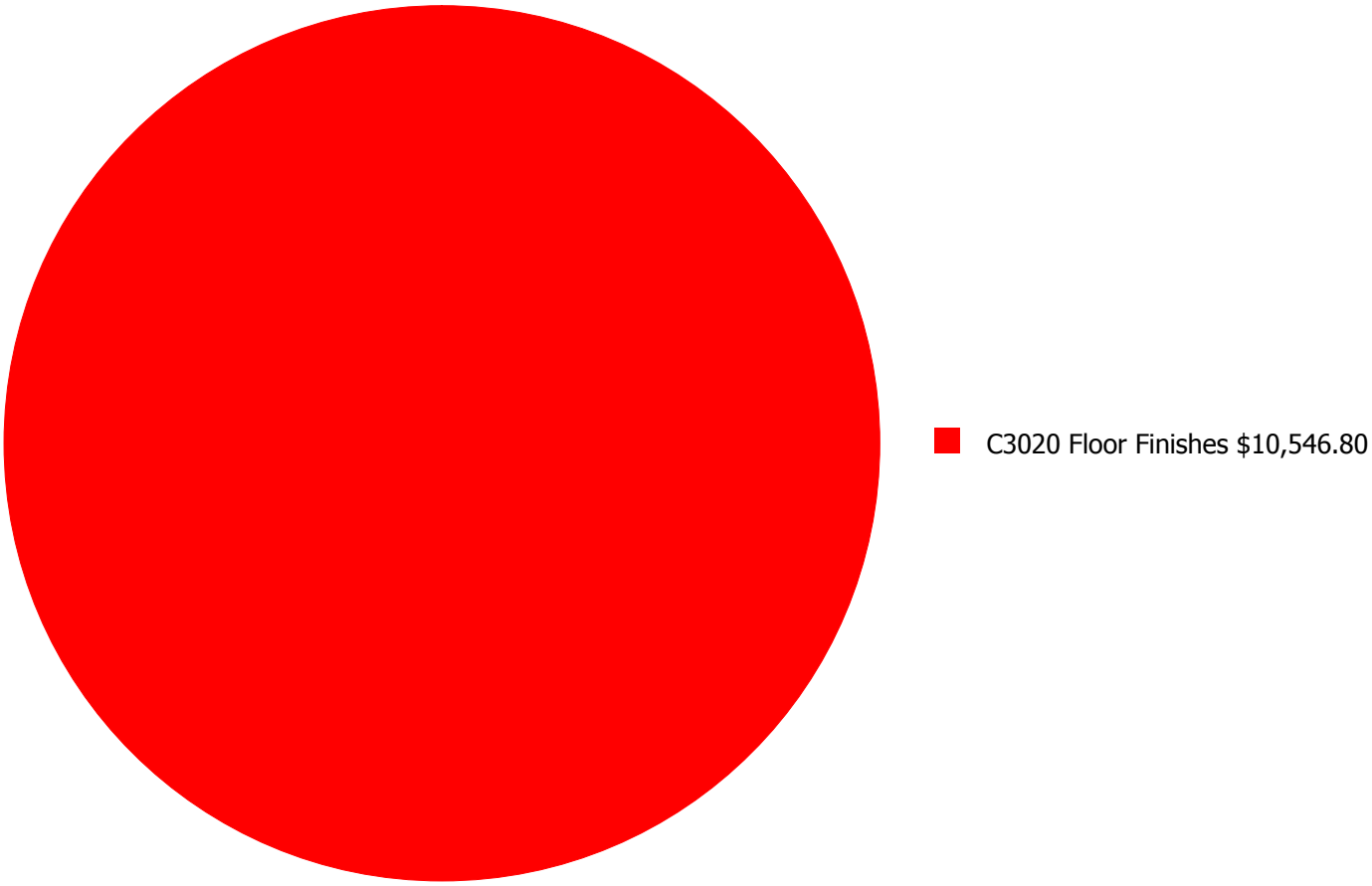
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

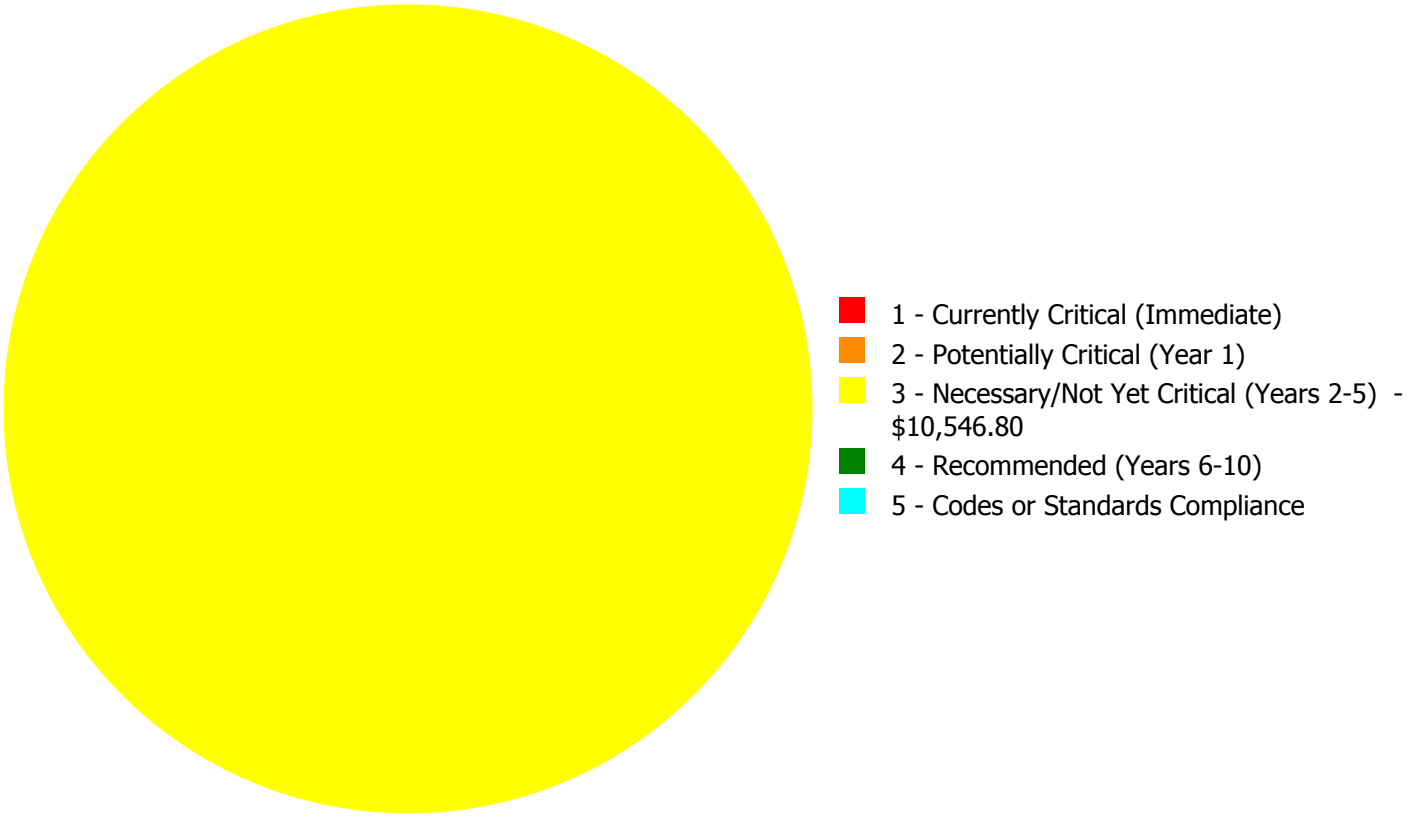
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $10,546.80

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: $10,546.80

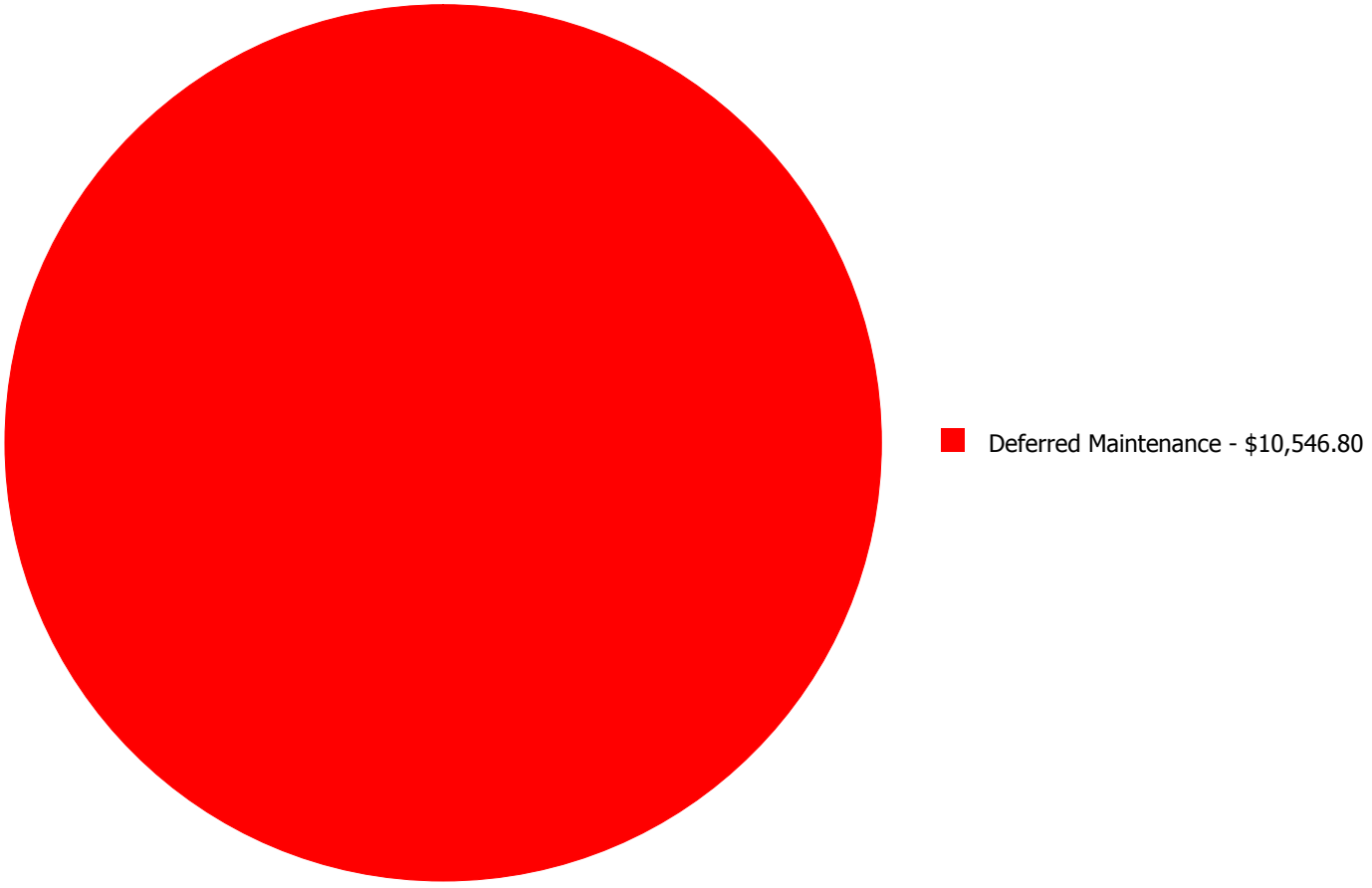
Deficiency By Priority Investment Table

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	$10,546.80	$0.00	$0.00	$10,546.80
	Total:	$0.00	$0.00	$10,546.80	$0.00	$0.00	$10,546.80

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: $10,546.80

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:	Mens Restroom
Distress:	Damaged
Category:	Deferred Maintenance
Priority:	3 - Necessary/Not Yet Critical (Years 2-5)
Correction:	Replace epoxy flooring
Qty:	5.00
Unit of Measure:	C.S.F.
Estimate:	$10,546.80
Assessor Name:	Eduardo Lopez
Date Created:	01/11/2017

Notes: The epoxy flooring in the restroom area is in poor condition and should be replaced.

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	1,620
Year Built:	2008
Last Renovation:	
Replacement Value:	$201,869
Repair Cost:	$1,716.53
Total FCI:	0.85 %
Total RSLI:	84.58 %
FCA Score:	99.15

Description:

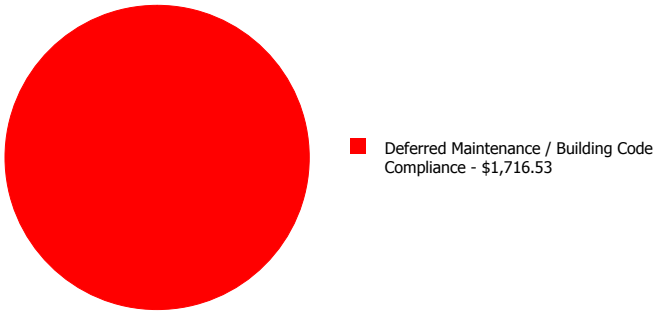
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

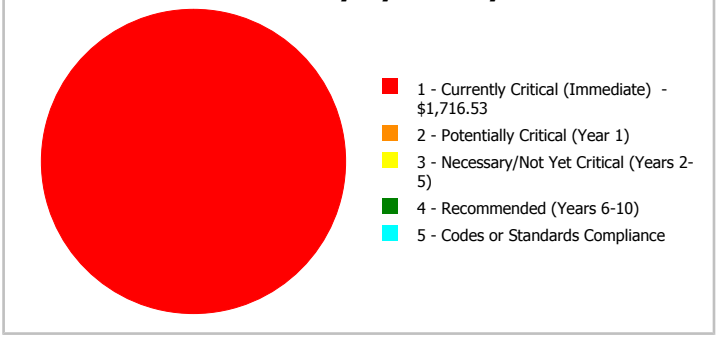
Dashboard Summary

Function:	HS -High School	Gross Area:	1,620
Year Built:	2008	Last Renovation:	
Repair Cost:	$1,717	Replacement Value:	$201,869
FCI:	0.85 %	RSLI%:	84.58 %

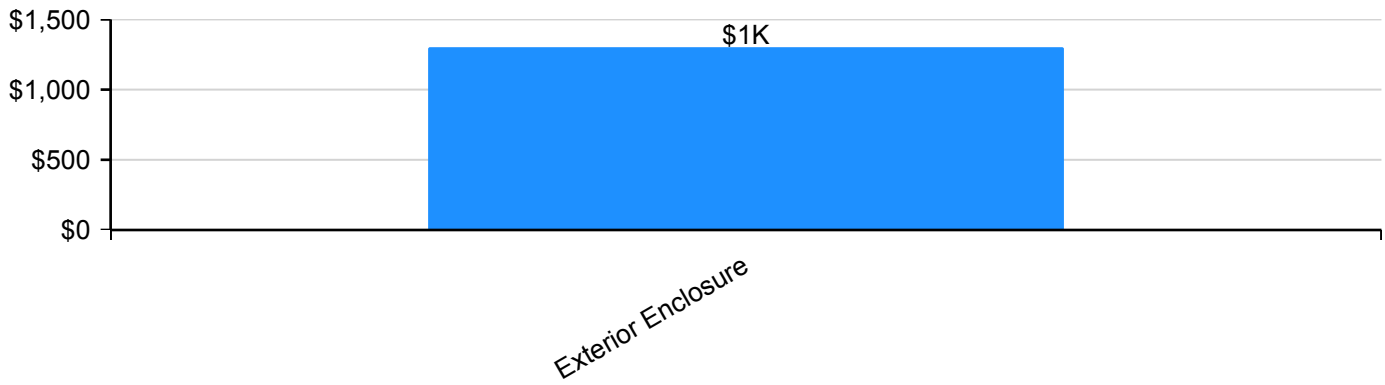
Deficiency By Category



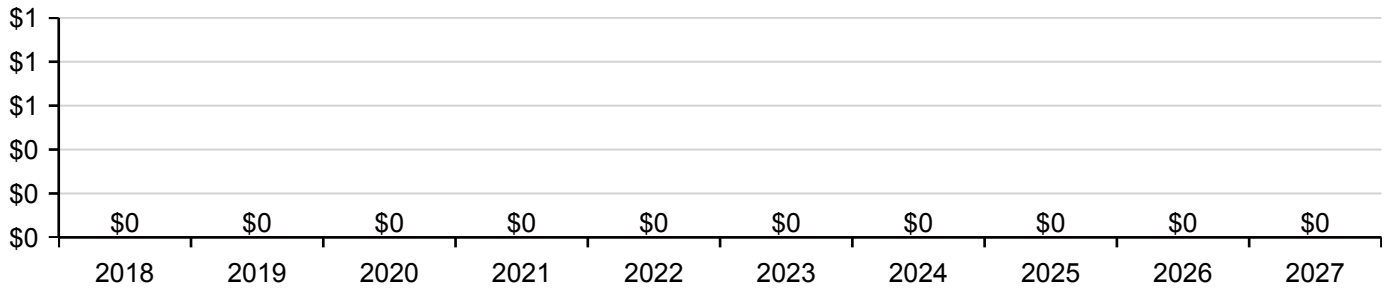
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



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	91.00 %	0.00 %	$0.00
B10 - Superstructure	91.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	86.27 %	2.76 %	$1,716.53
B30 - Roofing	55.00 %	0.00 %	$0.00
C10 - Interior Construction	76.18 %	0.00 %	$0.00
D50 - Electrical	70.00 %	0.00 %	$0.00
Totals:	**84.58 %**	**0.85 %**	**$1,716.53**

Photo Album

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

1). East Elevation - Jan 11, 2017

2). Northeast Elevation - Jan 11, 2017

3). West Elevation - Jan 11, 2017

4). South Elevation - Jan 11, 2017

Condition Detail

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

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

System Listing

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

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	$20.13	S.F.	1,620	100	2008	2108		91.00 %	0.00 %	91			$32,611
A1030	Slab on Grade	$19.75	S.F.	1,620	100	2008	2108		91.00 %	0.00 %	91			$31,995
B1020	Roof Construction	$16.26	S.F.	1,620	100	2008	2108		91.00 %	0.00 %	91			$26,341
B2010	Exterior Walls	$29.79	S.F.	1,620	100	2008	2108		91.00 %	3.56 %	91		$1,716.53	$48,260
B2030	Exterior Doors	$8.66	S.F.	1,620	30	2008	2038		70.00 %	0.00 %	21			$14,029
B3010140	Asphalt Shingles	$4.32	S.F.	1,620	20	2008	2028		55.00 %	0.00 %	11			$6,998
C1010	Partitions	$10.34	S.F.	1,620	40	2008	2048		77.50 %	0.00 %	31			$16,751
C1020	Interior Doors	$2.20	S.F.	1,620	30	2008	2038		70.00 %	0.00 %	21			$3,564
D5020	Branch Wiring	$3.58	S.F.	1,620	30	2008	2038		70.00 %	0.00 %	21			$5,800
D5020	Lighting	$9.58	S.F.	1,620	30	2008	2038		70.00 %	0.00 %	21			$15,520
								Total	**84.58 %**	**0.85 %**			**$1,716.53**	**$201,869**

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: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls


Note:

System: B2030 - Exterior Doors

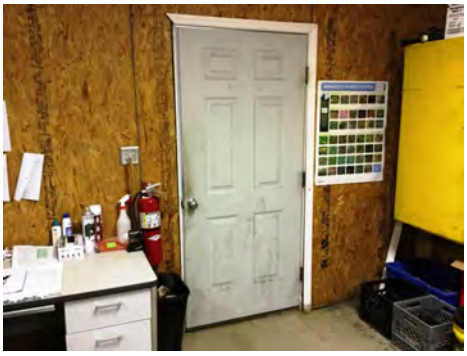


Note:

System: B3010140 - Asphalt Shingles

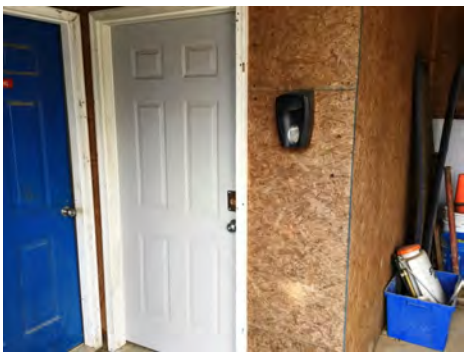
Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - 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.

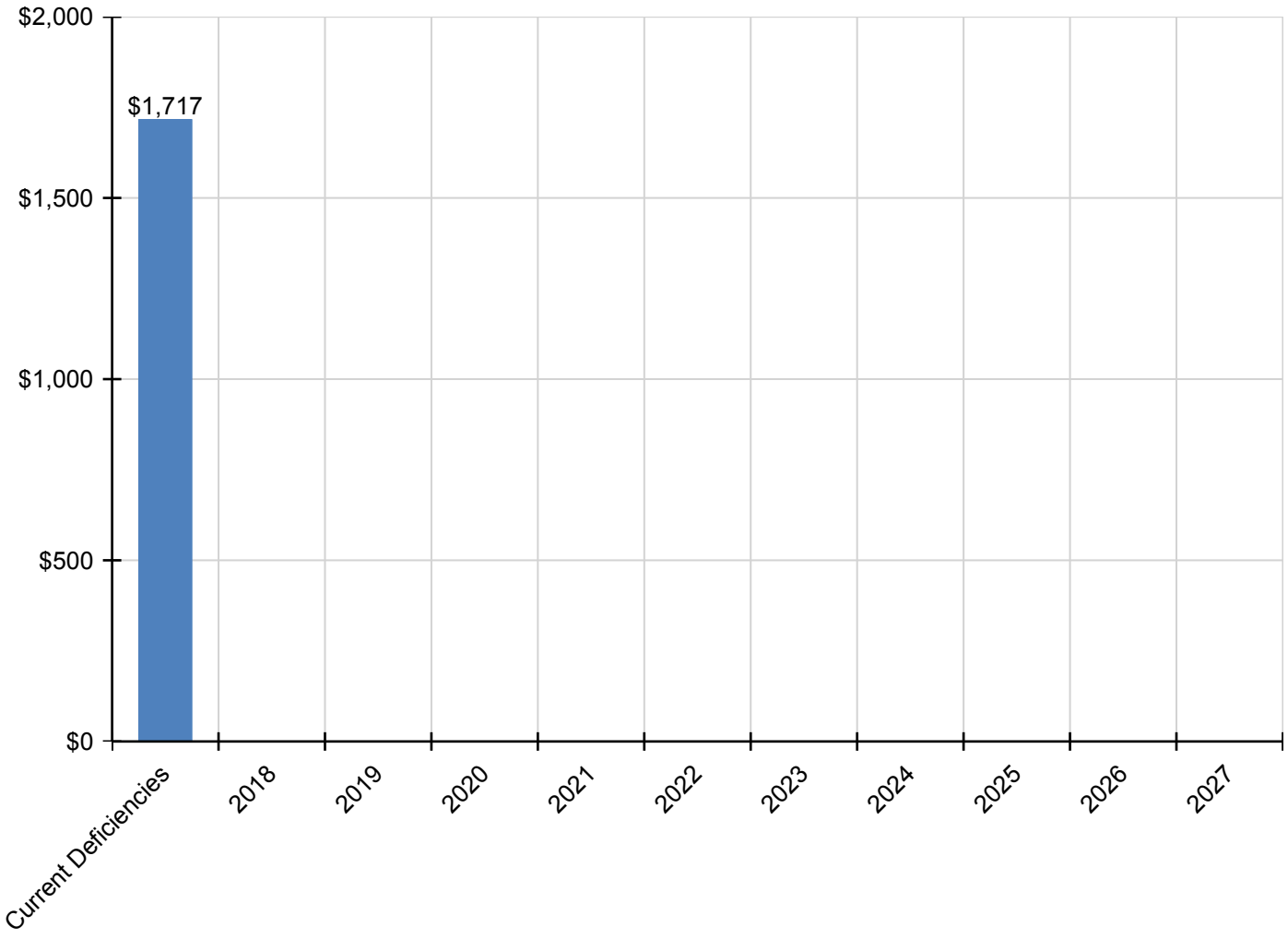
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$1,717**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,717**
*** 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**
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**	$1,717	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,717**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

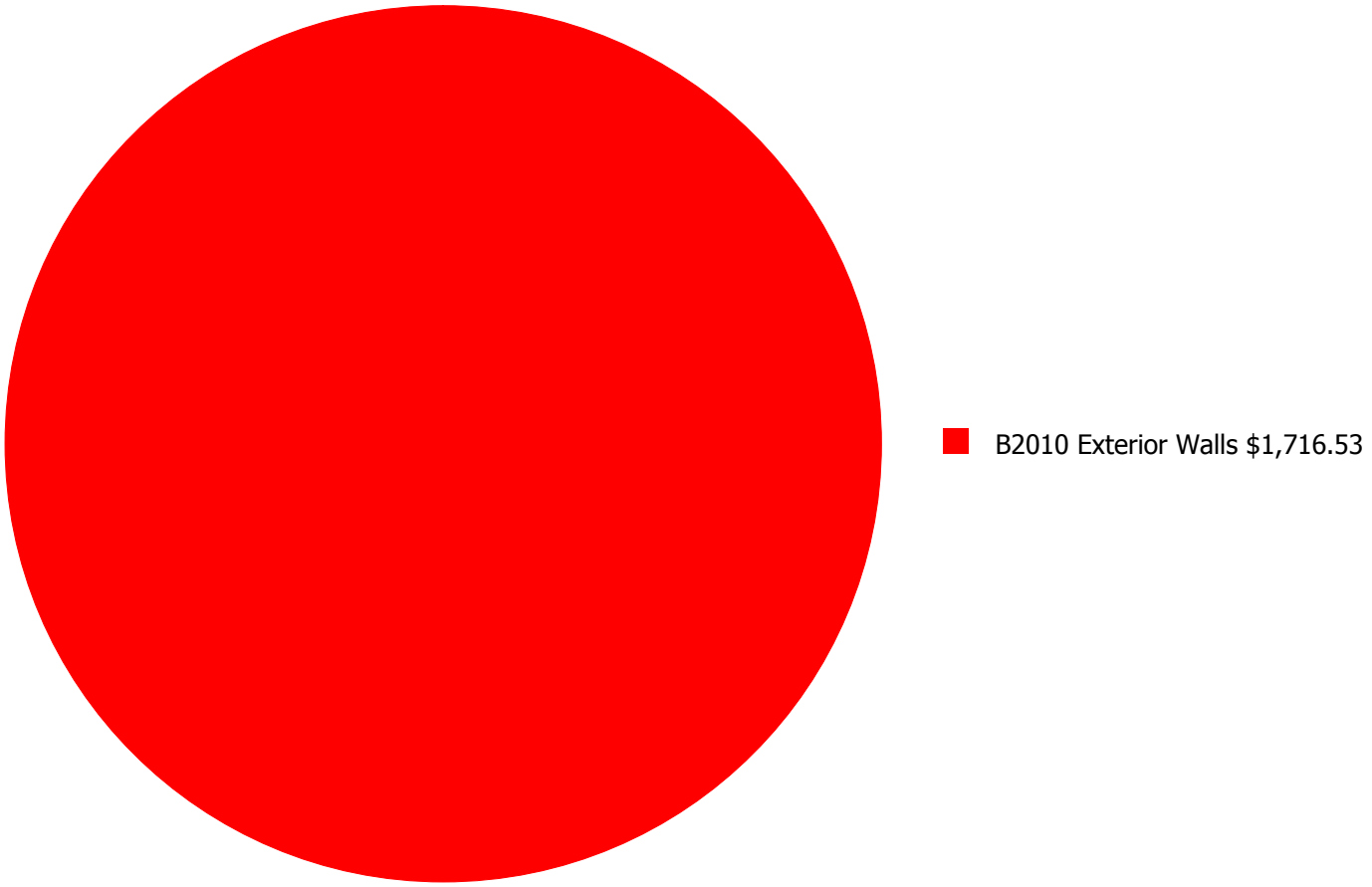
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

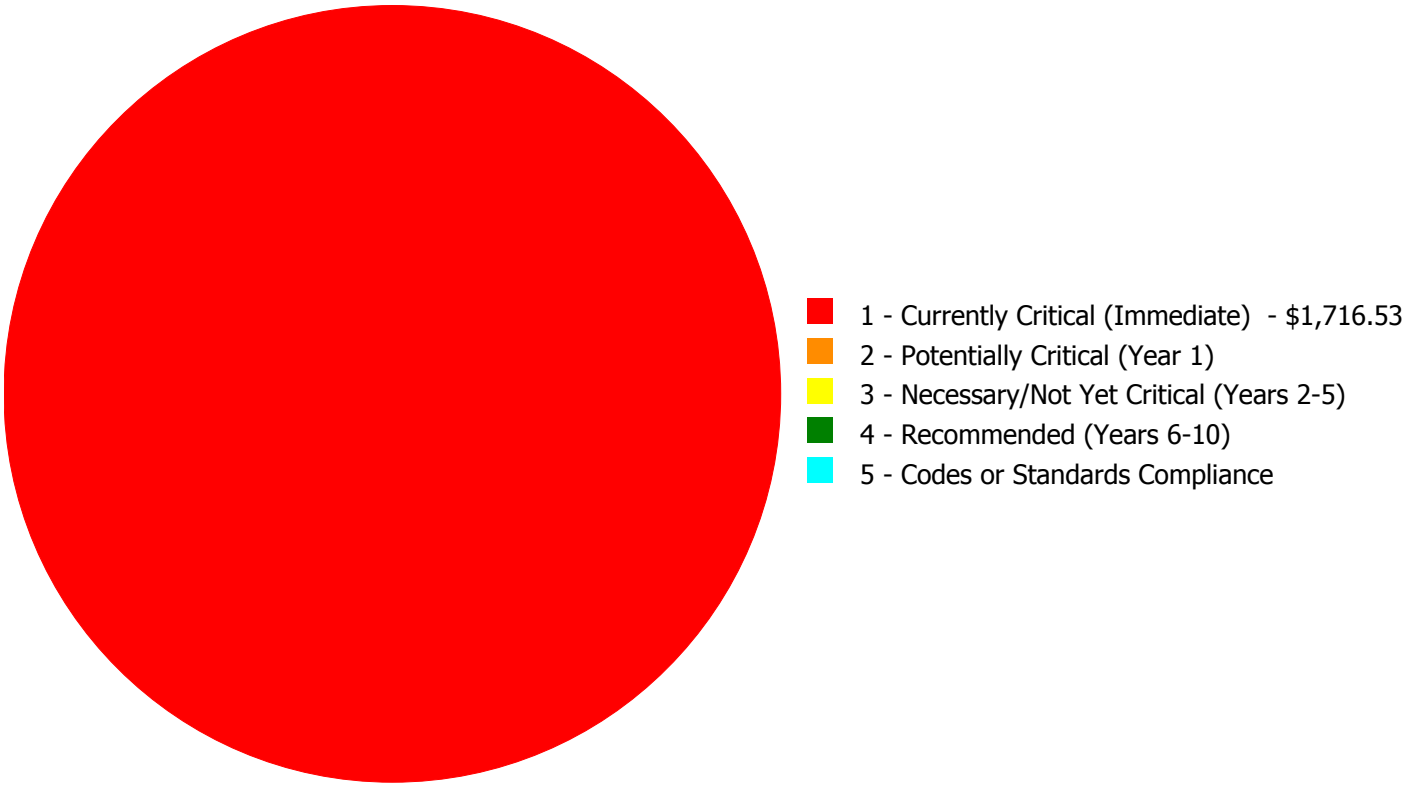
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $1,716.53

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: $1,716.53

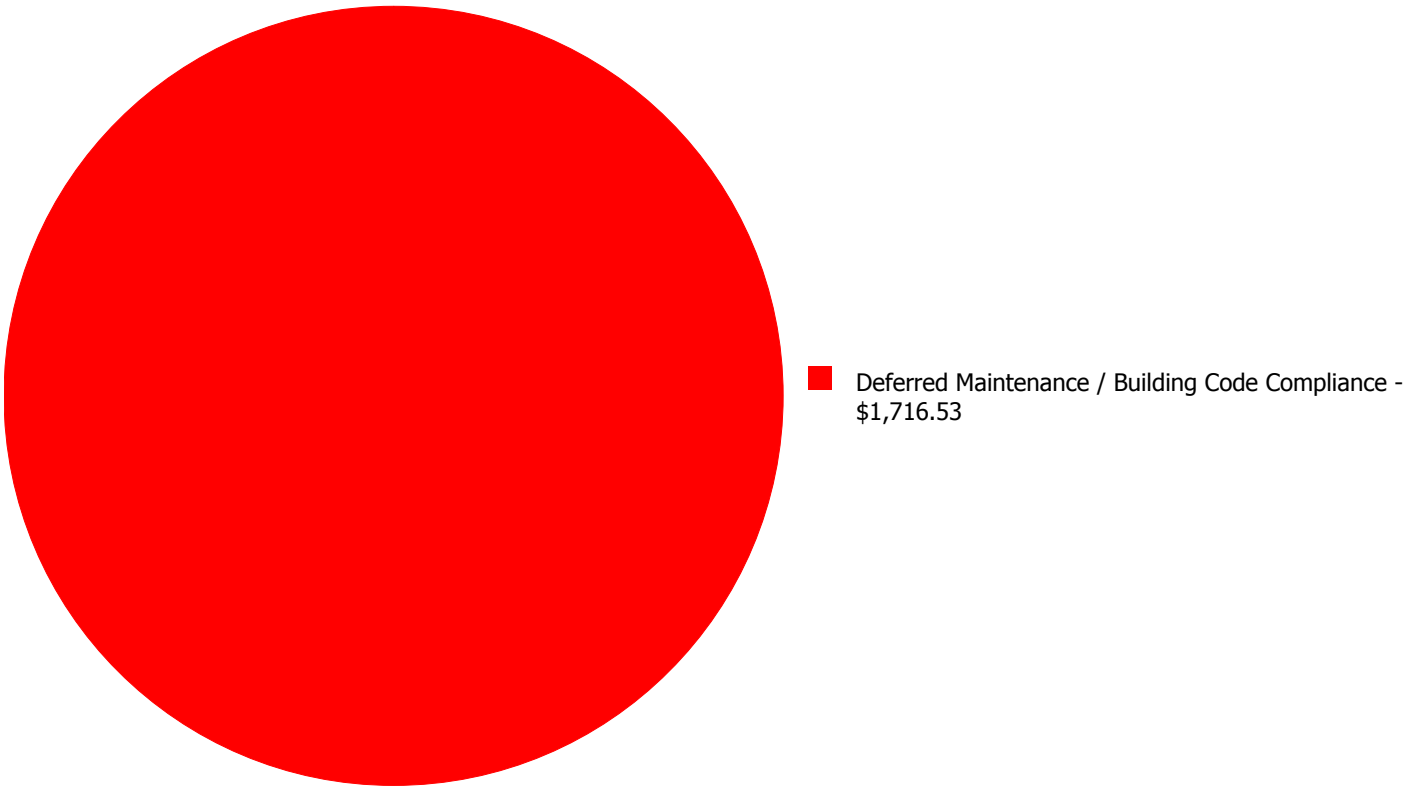
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2010	Exterior Walls	$1,716.53	$0.00	$0.00	$0.00	$0.00	$1,716.53
	Total:	$1,716.53	$0.00	$0.00	$0.00	$0.00	$1,716.53

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: $1,716.53

Deficiency Details by Priority

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

Priority 1 - Currently Critical (Immediate):

System: B2010 - Exterior Walls

Location:	Exterior Walls
Distress:	Damaged
Category:	Deferred Maintenance / Building Code Compliance
Priority:	1 - Currently Critical (Immediate)
Correction:	Replace hardboard panels, 1st floor
Qty:	2.00
Unit of Measure:	C.S.F.
Estimate:	$1,716.53
Assessor Name:	Eduardo Lopez
Date Created:	01/12/2017

Notes: The exterior siding is falling off and it is in poor condition and it 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:	HS -High School
Gross Area (SF):	435
Year Built:	2009
Last Renovation:	
Replacement Value:	$96,169
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	75.92 %
FCA Score:	100.00

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.

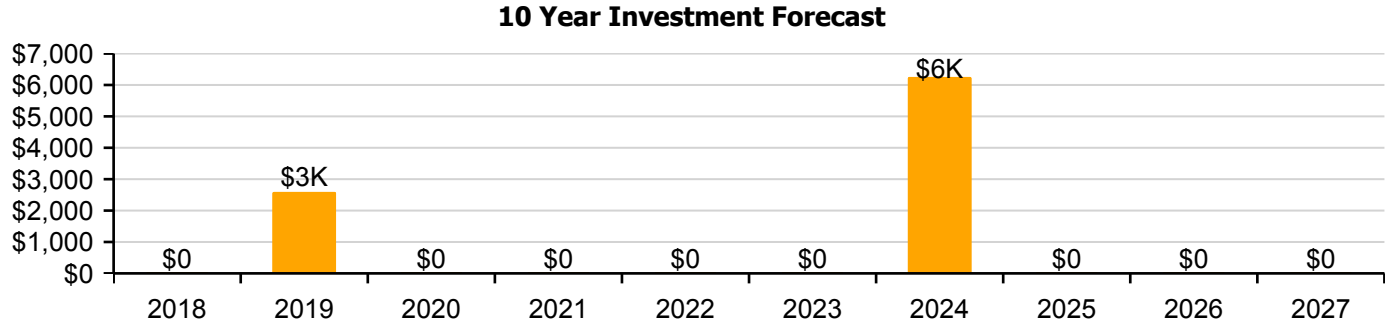
Dashboard Summary

Function:	HS -High School	Gross Area:	435
Year Built:	2009	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$96,169
FCI:	0.00 %	RSLI%:	75.92 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	92.00 %	0.00 %	$0.00
B10 - Superstructure	92.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	85.71 %	0.00 %	$0.00
B30 - Roofing	60.00 %	0.00 %	$0.00
C10 - Interior Construction	76.13 %	0.00 %	$0.00
C30 - Interior Finishes	58.78 %	0.00 %	$0.00
D20 - Plumbing	73.33 %	0.00 %	$0.00
D30 - HVAC	49.96 %	0.00 %	$0.00
D50 - Electrical	74.60 %	0.00 %	$0.00
E20 - Furnishings	60.00 %	0.00 %	$0.00
Totals:	**75.92 %**	**0.00 %**	**$0.00**

Photo Album

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

1). South Elevation - Jan 12, 2017

2). East Elevation - Jan 12, 2017

3). North Elevation - Jan 12, 2017

4). West Elevation - Jan 12, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	435	100	2009	2109		92.00 %	0.00 %	92			$8,757
A1030	Slab on Grade	$19.75	S.F.	435	100	2009	2109		92.00 %	0.00 %	92			$8,591
B1020	Roof Construction	$16.26	S.F.	435	100	2009	2109		92.00 %	0.00 %	92			$7,073
B2010	Exterior Walls	$29.79	S.F.	435	100	2009	2109		92.00 %	0.00 %	92			$12,959
B2020	Exterior Windows	$6.47	S.F.	435	30	2009	2039		73.33 %	0.00 %	22			$2,814
B2030	Exterior Doors	$8.66	S.F.	435	30	2009	2039		73.33 %	0.00 %	22			$3,767
B3010140	Asphalt Shingles	$4.32	S.F.	435	20	2009	2029		60.00 %	0.00 %	12			$1,879
C1010	Partitions	$10.34	S.F.	435	75	2009	2084		89.33 %	0.00 %	67			$4,498
C1030	Fittings	$8.47	S.F.	435	20	2009	2029		60.00 %	0.00 %	12			$3,684
C3010	Wall Finishes	$5.11	S.F.	435	10	2009	2019		20.00 %	0.00 %	2			$2,223
C3020	Floor Finishes	$20.82	S.F.	435	20	2009	2029		60.00 %	0.00 %	12			$9,057
C3030	Ceiling Finishes	$18.76	S.F.	435	25	2009	2034		68.00 %	0.00 %	17			$8,161
D2010	Plumbing Fixtures	$9.98	S.F.	435	30	2009	2039		73.33 %	0.00 %	22			$4,341
D2020	Domestic Water Distribution	$0.84	S.F.	435	30	2009	2039		73.33 %	0.00 %	22			$365
D2030	Sanitary Waste	$5.94	S.F.	435	30	2009	2039		73.33 %	0.00 %	22			$2,584
D3050	Terminal & Package Units	$10.63	S.F.	435	15	2009	2024		46.67 %	0.00 %	7			$4,624
D3060	Controls & Instrumentation	$3.48	S.F.	435	20	2009	2029		60.00 %	0.00 %	12			$1,514
D5010	Electrical Service/Distribution	$3.09	S.F.	435	40	2009	2049		80.00 %	0.00 %	32			$1,344
D5020	Branch Wiring	$3.58	S.F.	435	30	2009	2039		73.33 %	0.00 %	22			$1,557
D5020	Lighting	$9.58	S.F.	435	30	2009	2039		73.33 %	0.00 %	22			$4,167
E2010	Fixed Furnishings	$5.08	S.F.	435	20	2009	2029		60.00 %	0.00 %	12			$2,210
								Total	**75.92 %**					**$96,169**

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



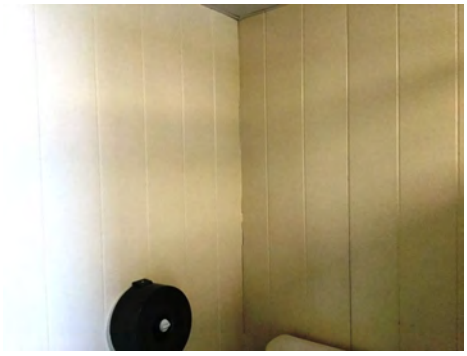
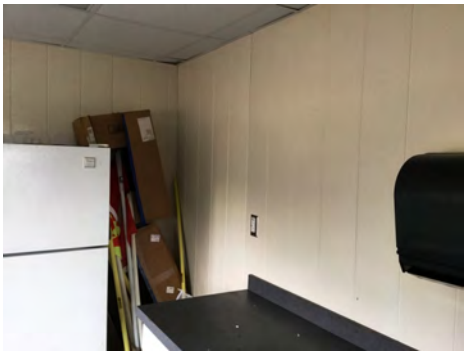
Note:

System: B3010140 - Asphalt Shingles



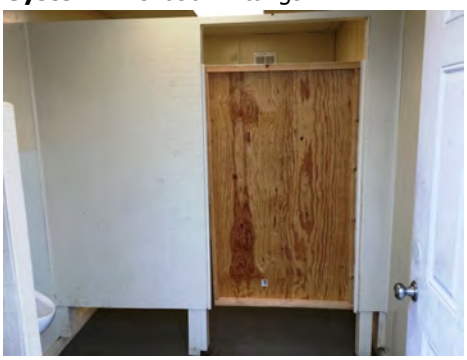
Note:

System: C1010 - Partitions

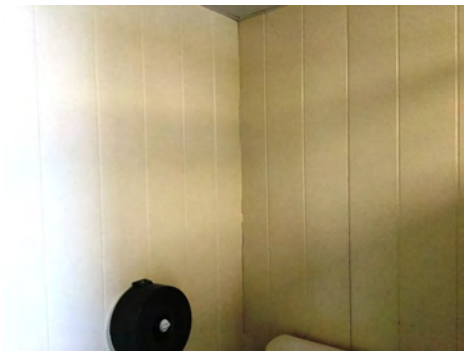
Note:

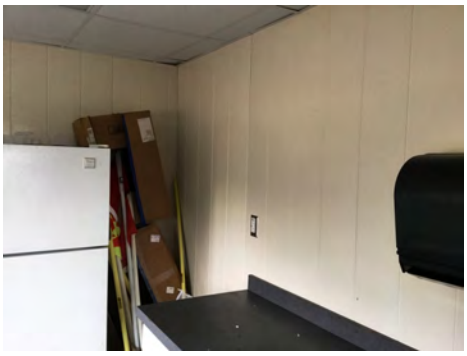
System: C1030 - Fittings



Note:

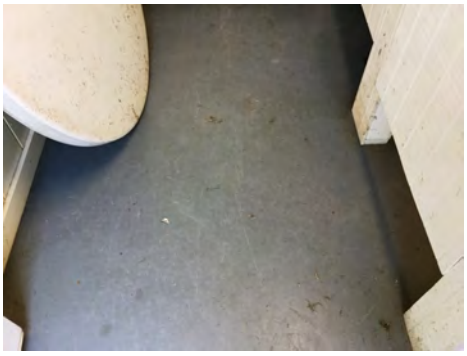
System: C3010 - Wall Finishes





Note:

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



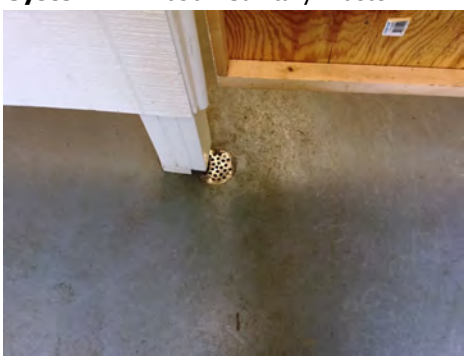
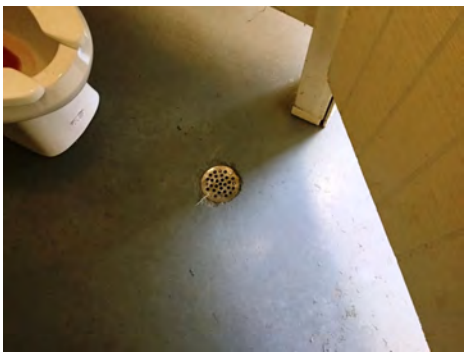
Note:

System: D2020 - Domestic Water Distribution



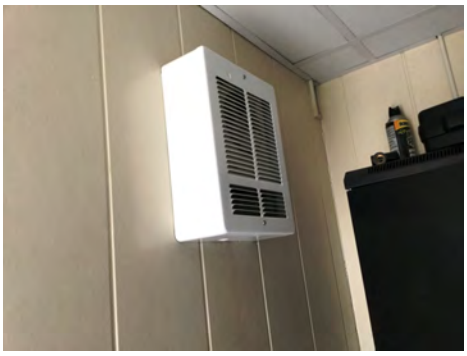
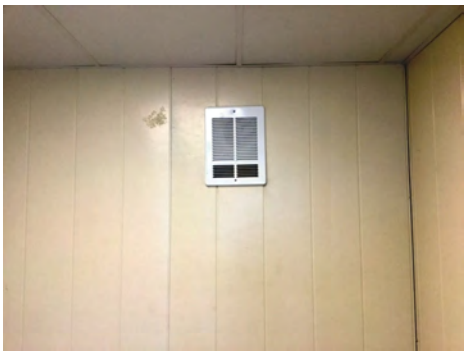
Note:

System: D2030 - Sanitary Waste

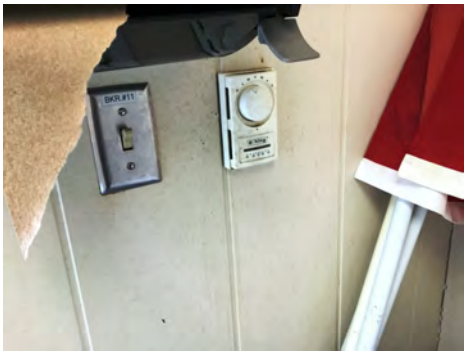

Note:

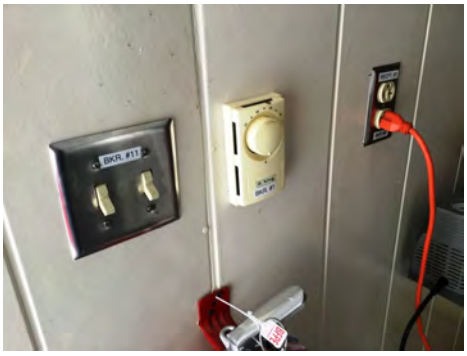
System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

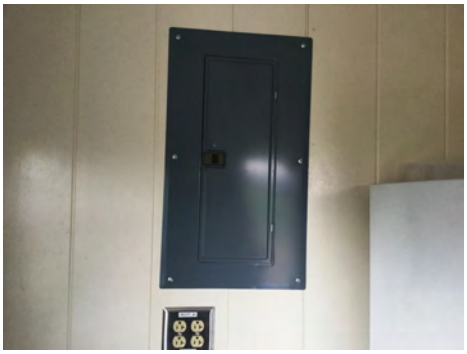




Note:

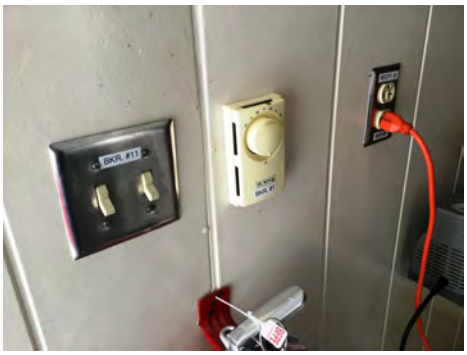
System: D5010 - Electrical Service/Distribution





Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



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%

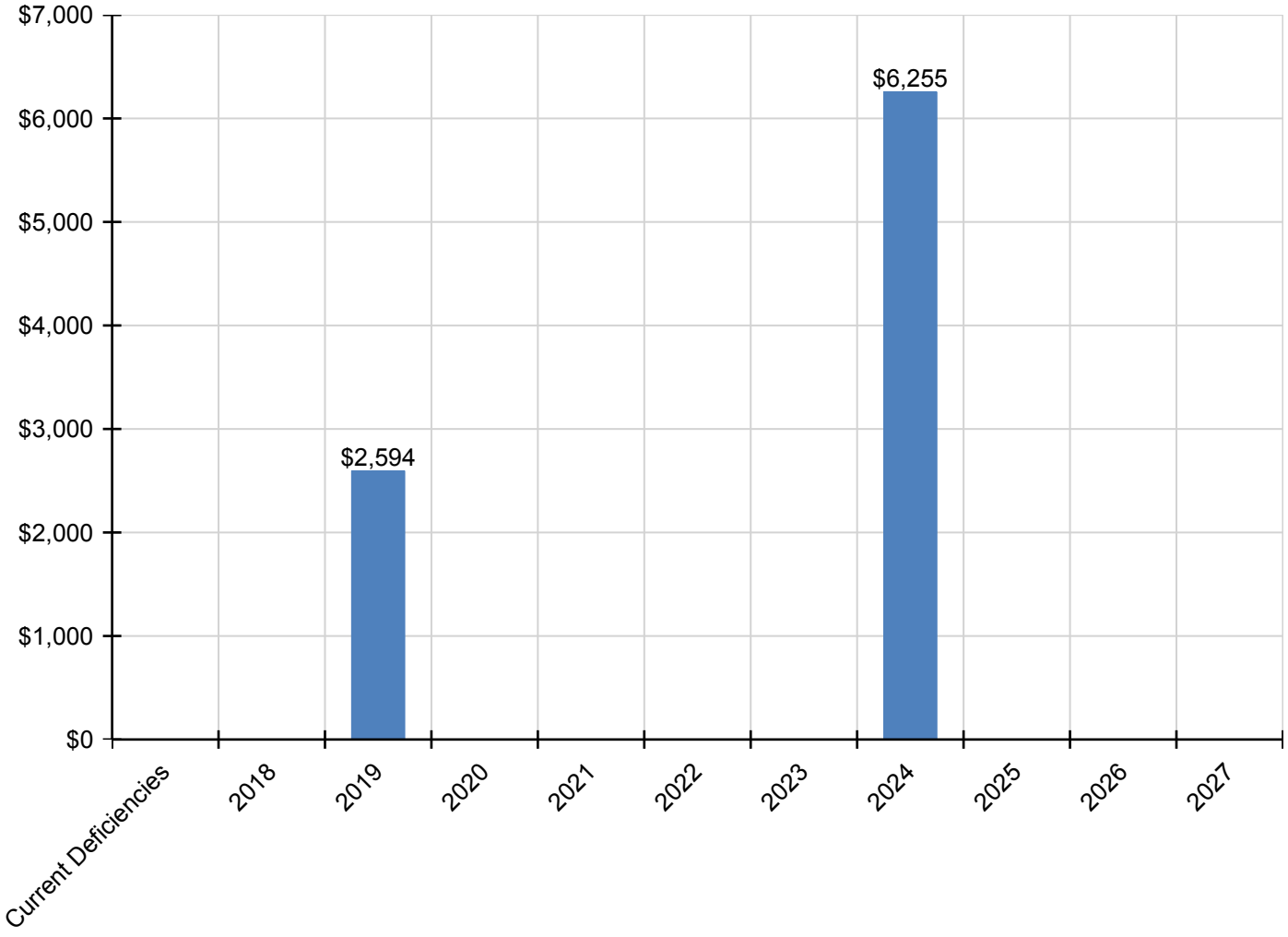
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$2,594**	**$0**	**$0**	**$0**	**$0**	**$6,255**	**$0**	**$0**	**$0**	**$8,849**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$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**
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	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$2,594	$0	$0	$0	$0	$0	$0	$0	$0	**$2,594**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$6,255	$0	$0	$0	**$6,255**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

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:	HS -High School
Gross Area (SF):	490
Year Built:	2009
Last Renovation:	
Replacement Value:	$85,775
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	80.99 %
FCA Score:	100.00

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.

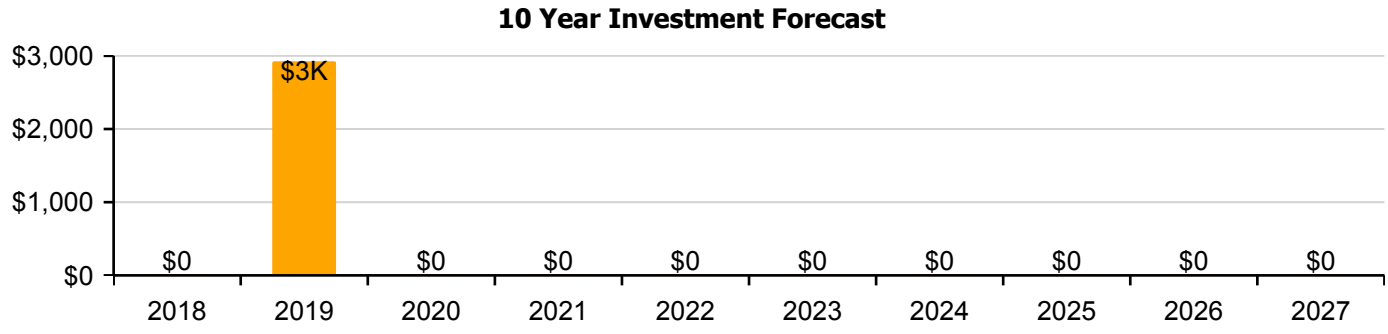
Dashboard Summary

Function:	HS -High School	Gross Area:	490
Year Built:	2009	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$85,775
FCI:	0.00 %	RSLI%:	80.99 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	92.00 %	0.00 %	$0.00
B10 - Superstructure	92.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	83.33 %	0.00 %	$0.00
B30 - Roofing	60.00 %	0.00 %	$0.00
C20 - Stairs	92.00 %	0.00 %	$0.00
C30 - Interior Finishes	51.23 %	0.00 %	$0.00
D50 - Electrical	74.32 %	0.00 %	$0.00
E20 - Furnishings	60.00 %	0.00 %	$0.00
Totals:	**80.99 %**	**0.00 %**	**$0.00**

Photo Album

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

1). South Elevation - Jan 12, 2017

2). West Elevation - Jan 12, 2017

3). North Elevation - Jan 12, 2017

4). East Elevation - Jan 12, 2017

Condition Detail

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

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	490	100	2009	2109		92.00 %	0.00 %	92			$9,864
A1030	Slab on Grade	$19.75	S.F.	490	100	2009	2109		92.00 %	0.00 %	92			$9,678
B1010	Floor Construction	$11.44	S.F.	490	100	2009	2109		92.00 %	0.00 %	92			$5,606
B1020	Roof Construction	$16.26	S.F.	490	100	2009	2109		92.00 %	0.00 %	92			$7,967
B2010	Exterior Walls	$29.79	S.F.	490	100	2009	2109		92.00 %	0.00 %	92			$14,597
B2020	Exterior Windows	$17.17	S.F.	490	30	2009	2039		73.33 %	0.00 %	22			$8,413
B2030	Exterior Doors	$8.66	S.F.	490	30	2009	2039		73.33 %	0.00 %	22			$4,243
B3010140	Asphalt Shingles	$4.32	S.F.	490	20	2009	2029		60.00 %	0.00 %	12			$2,117
C2010	Stair Construction	$1.32	S.F.	490	100	2009	2109		92.00 %	0.00 %	92			$647
C3010	Wall Finishes	$5.11	S.F.	490	10	2009	2019		20.00 %	0.00 %	2			$2,504
C3030	Ceiling Finishes	$9.52	S.F.	490	25	2009	2034		68.00 %	0.00 %	17			$4,665
D5010	Electrical Service/Distribution	$3.09	S.F.	490	40	2009	2049		80.00 %	0.00 %	32			$1,514
D5020	Branch Wiring	$9.24	S.F.	490	30	2009	2039		73.33 %	0.00 %	22			$4,528
D5020	Lighting	$8.58	S.F.	490	30	2009	2039		73.33 %	0.00 %	22			$4,204
E2010	Fixed Furnishings	$10.67	S.F.	490	20	2009	2029		60.00 %	0.00 %	12			$5,228
								Total	**80.99 %**					**$85,775**

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: B1010 - Floor Construction



Note:

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



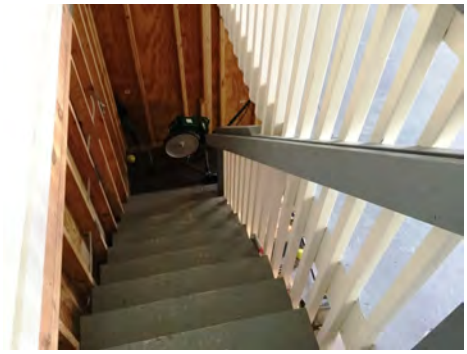
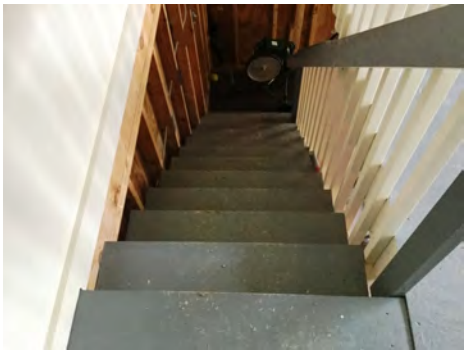
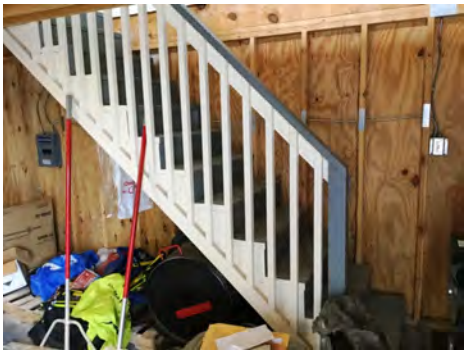
Note:

System: B3010140 - Asphalt Shingles



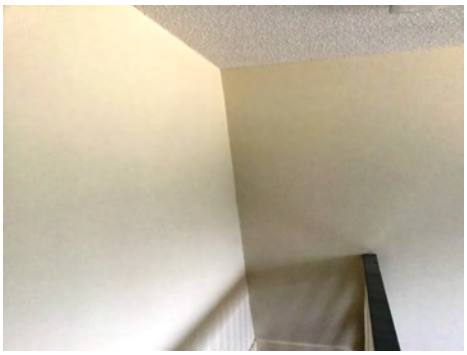
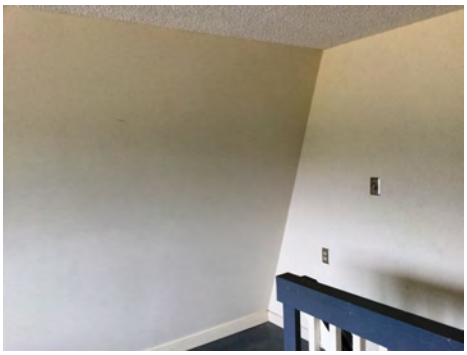
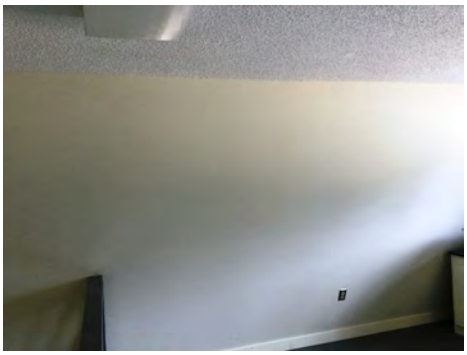
Note:

System: C2010 - Stair Construction

Note:

System: C3010 - Wall Finishes

Note:

System: C3030 - Ceiling Finishes



Note:

System: D5010 - Electrical Service/Distribution



Note:

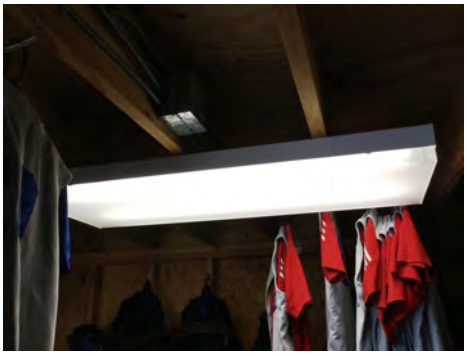
System: D5020 - Branch Wiring



Note:

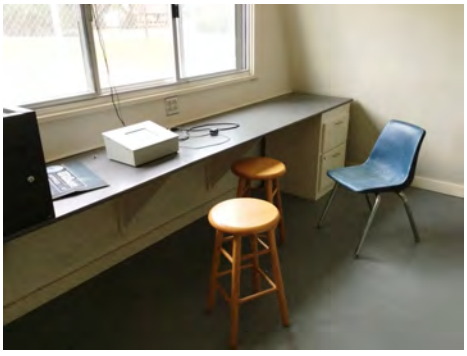
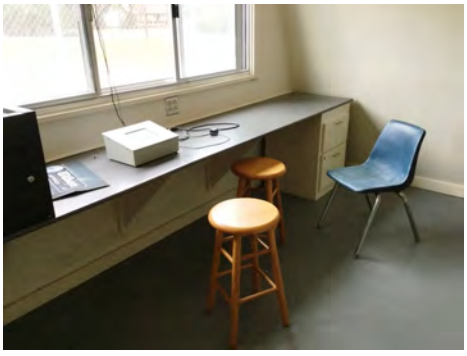
System: D5020 - Lighting





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%

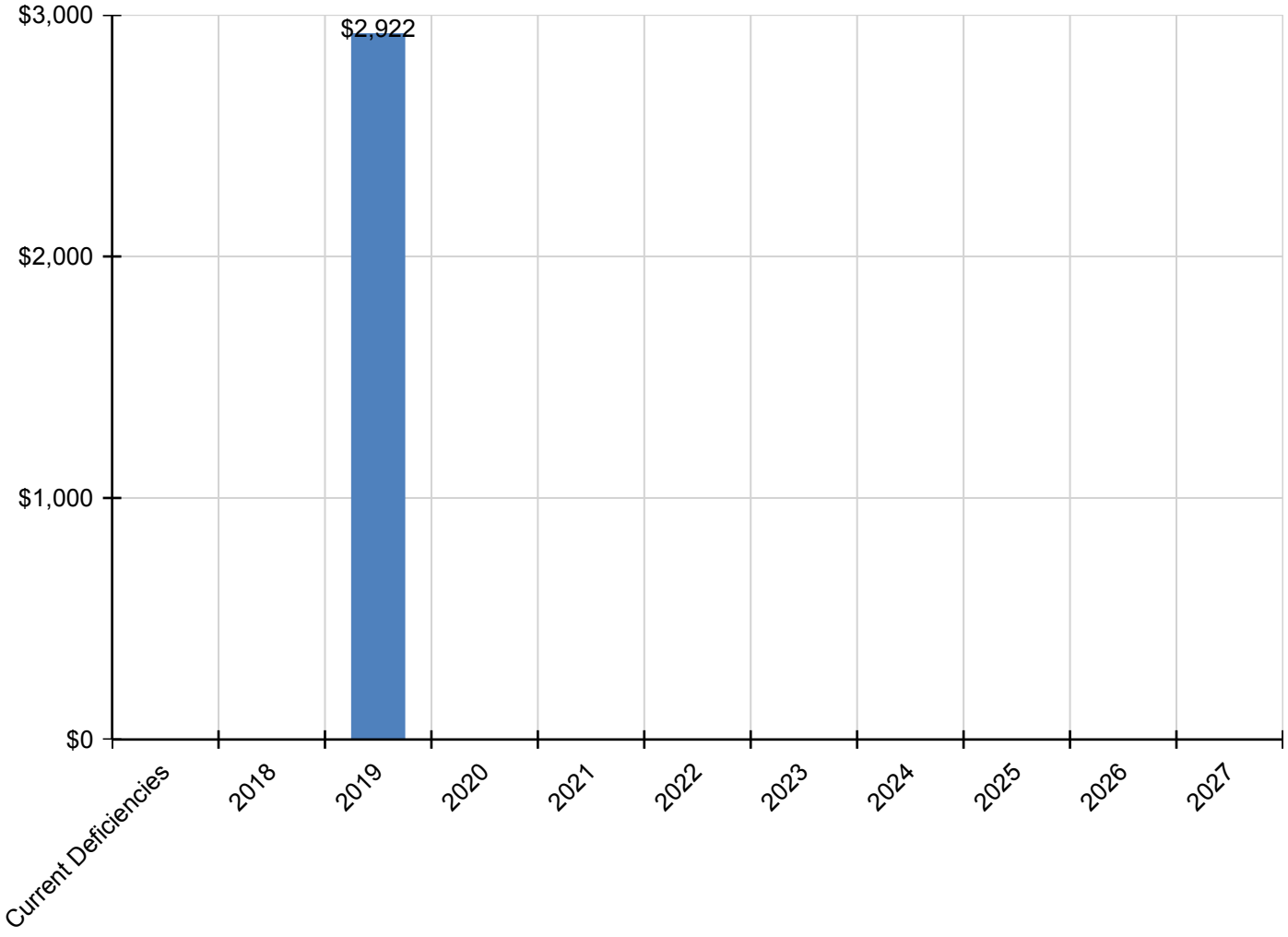
Campus Assessment Report - 2009 Softball Pressbox

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$2,922**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,922**
*** 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**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C2010 - Stair Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$2,922	$0	$0	$0	$0	$0	$0	$0	$0	**$2,922**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

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:	HS -High School
Gross Area (SF):	1,400
Year Built:	2012
Last Renovation:	
Replacement Value:	$238,070
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	87.22 %
FCA Score:	100.00

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.

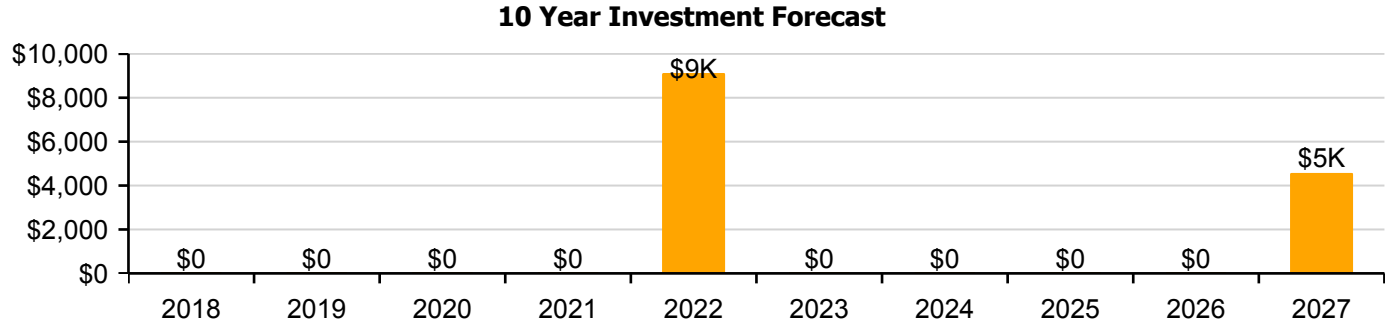
Dashboard Summary

Function:	HS -High School	Gross Area:	1,400
Year Built:	2012	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$238,070
FCI:	0.00 %	RSLI%:	87.22 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	95.00 %	0.00 %	$0.00
B10 - Superstructure	95.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	89.68 %	0.00 %	$0.00
B30 - Roofing	75.00 %	0.00 %	$0.00
C10 - Interior Construction	91.58 %	0.00 %	$0.00
C30 - Interior Finishes	73.58 %	0.00 %	$0.00
D20 - Plumbing	83.33 %	0.00 %	$0.00
D30 - HVAC	81.96 %	0.00 %	$0.00
D50 - Electrical	81.51 %	0.00 %	$0.00
Totals:	**87.22 %**	**0.00 %**	**$0.00**

Photo Album

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

1). North Elevation - Jan 12, 2017

2). East Elevation - Jan 12, 2017

3). Southeast Elevation - Jan 12, 2017

4). West Elevation - Jan 12, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	1,400	100	2012	2112		95.00 %	0.00 %	95			$28,182
A1030	Slab on Grade	$19.75	S.F.	1,400	100	2012	2112		95.00 %	0.00 %	95			$27,650
B1020	Roof Construction	$16.26	S.F.	1,400	100	2012	2112		95.00 %	0.00 %	95			$22,764
B2010	Exterior Walls	$18.04	S.F.	1,400	100	2012	2112		95.00 %	0.00 %	95			$25,256
B2020	Exterior Windows	$6.47	S.F.	1,400	30	2012	2042		83.33 %	0.00 %	25			$9,058
B2030	Exterior Doors	$8.66	S.F.	1,400	30	2012	2042		83.33 %	0.00 %	25			$12,124
B3010140	Asphalt Shingles	$4.32	S.F.	1,400	20	2012	2032		75.00 %	0.00 %	15			$6,048
C1010	Partitions	$10.34	S.F.	1,400	75	2012	2087		93.33 %	0.00 %	70			$14,476
C1020	Interior Doors	$2.20	S.F.	1,400	30	2012	2042		83.33 %	0.00 %	25			$3,080
C3010	Wall Finishes	$5.11	S.F.	1,400	10	2012	2022		50.00 %	0.00 %	5			$7,154
C3030	Ceiling Finishes	$18.76	S.F.	1,400	25	2012	2037		80.00 %	0.00 %	20			$26,264
D2010	Plumbing Fixtures	$9.98	S.F.	1,400	30	2012	2042		83.33 %	0.00 %	25			$13,972
D2020	Domestic Water Distribution	$0.84	S.F.	1,400	30	2012	2042		83.33 %	0.00 %	25			$1,176
D2030	Sanitary Waste	$5.94	S.F.	1,400	30	2012	2042		83.33 %	0.00 %	25			$8,316
D3040	Distribution Systems	$5.35	S.F.	1,400	30	2012	2042		83.33 %	0.00 %	25			$7,490
D3090	Other HVAC Systems/Equip	$1.06	S.F.	1,400	20	2012	2032		75.00 %	0.00 %	15			$1,484
D5010	Electrical Service/Distribution	$1.47	S.F.	1,400	40	2012	2052		87.50 %	0.00 %	35			$2,058
D5020	Branch Wiring	$3.58	S.F.	1,400	30	2012	2042		83.33 %	0.00 %	25			$5,012
D5020	Lighting	$9.58	S.F.	1,400	30	2012	2042		83.33 %	0.00 %	25			$13,412
D5030810	Security & Detection Systems	$1.00	Ea.	1,400	15	2012	2027		66.67 %	0.00 %	10			$1,400
D5030910	Fire Alarm Systems	$1.21	S.F.	1,400	15	2012	2027		66.67 %	0.00 %	10			$1,694
								Total	**87.22 %**					**$238,070**

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



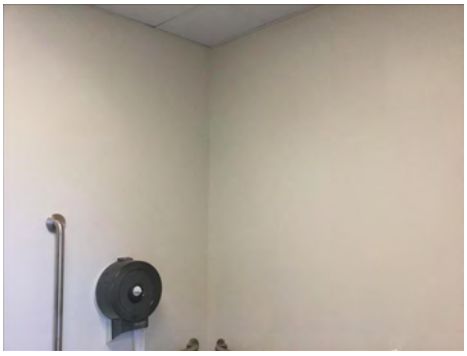
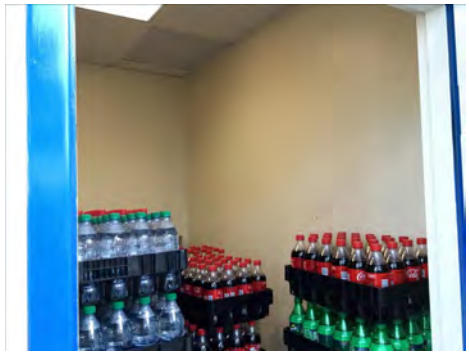
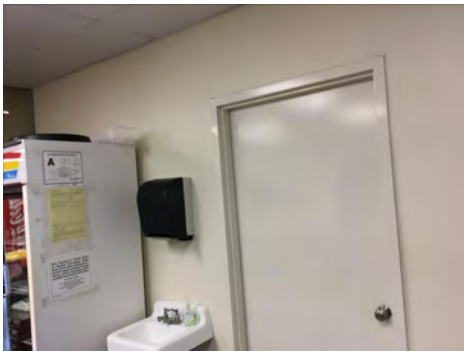
Note:

System: B3010140 - Asphalt Shingles



Note:

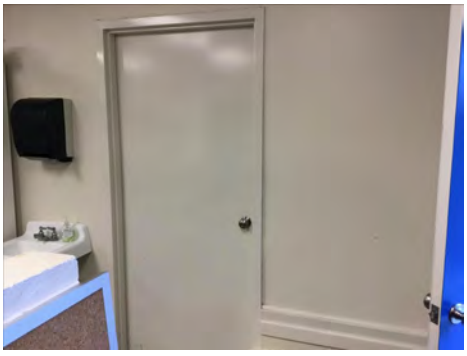
System: C1010 - Partitions

Note:

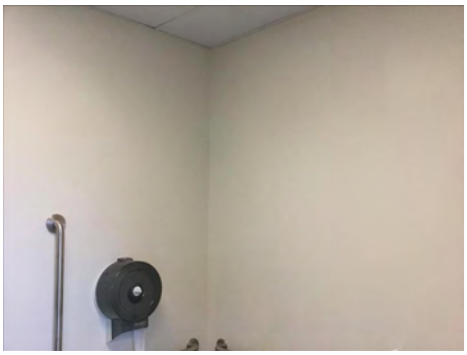
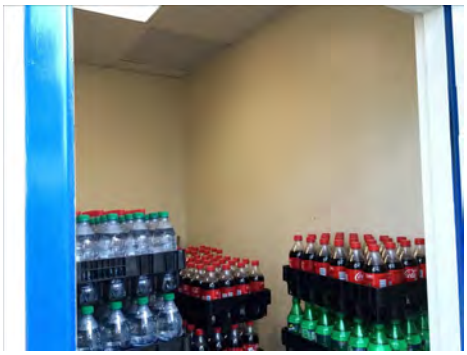
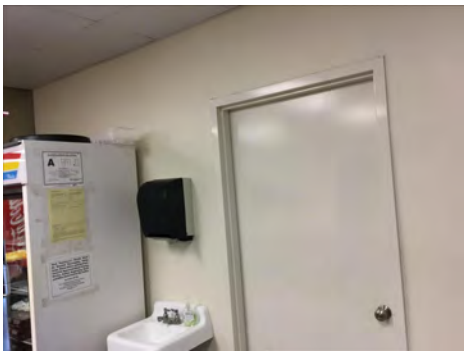
System: C1020 - Interior Doors





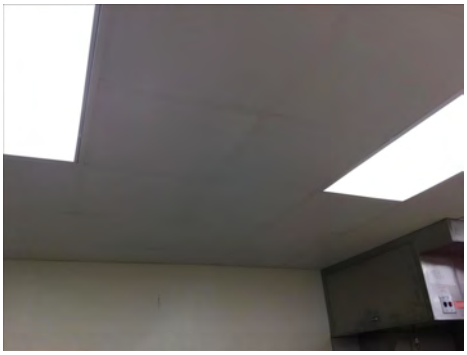
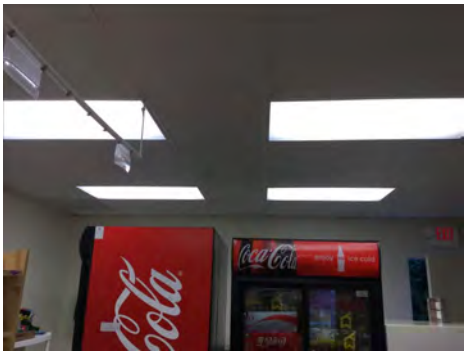
Note:

System: C3010 - Wall Finishes

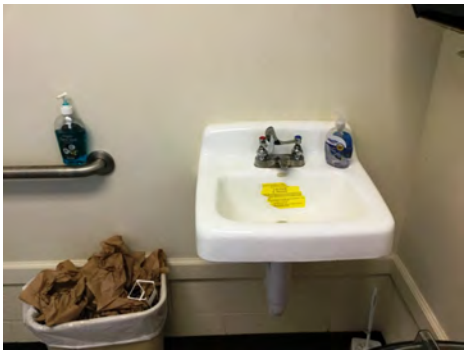
Note:

System: C3030 - Ceiling Finishes

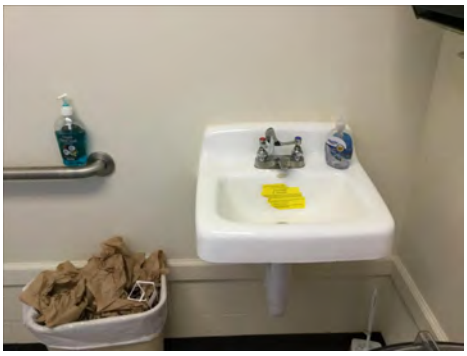
Note:

System: D2010 - Plumbing Fixtures

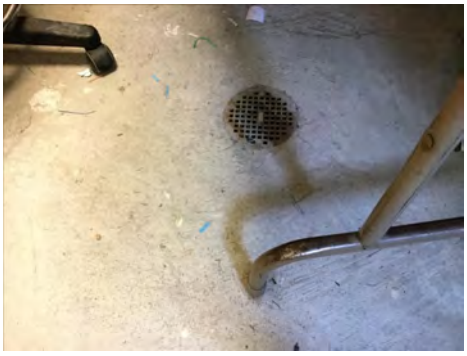
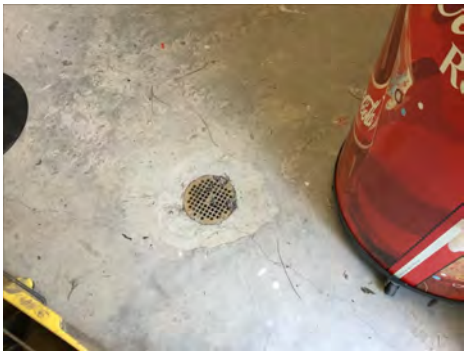

Note:

System: D2020 - Domestic Water Distribution

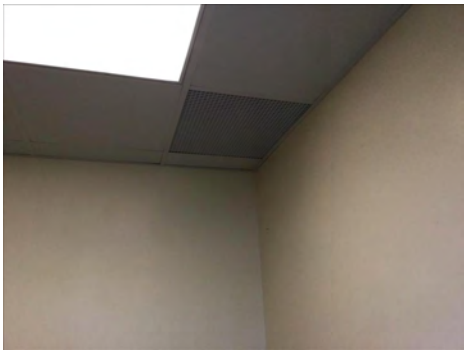
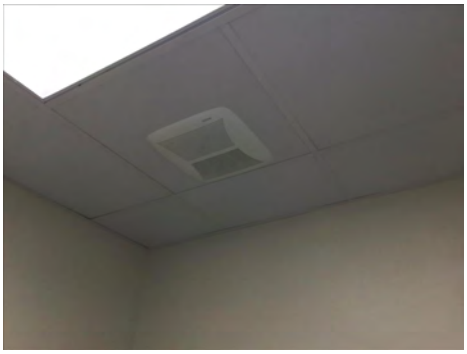

Note:

System: D2030 - Sanitary Waste

Note:

System: D3040 - Distribution Systems

Note:

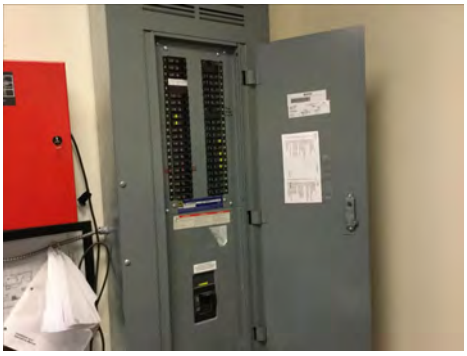
System: D3090 - Other HVAC Systems/Equip



Note:

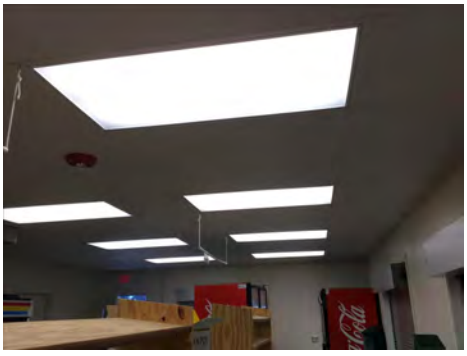
System: D5010 - Electrical Service/Distribution

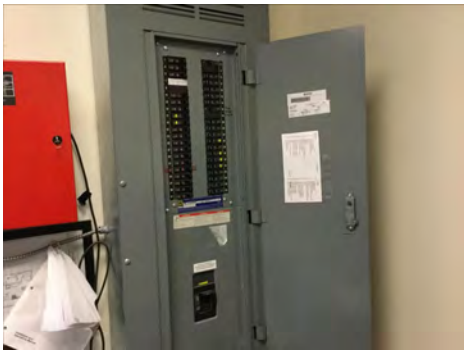




Note:

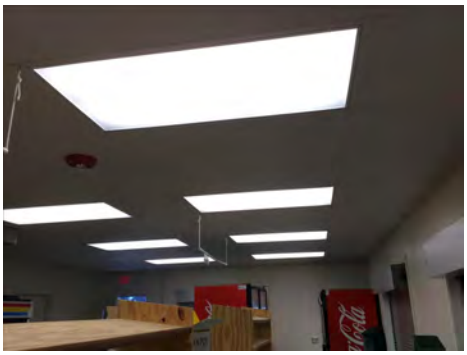
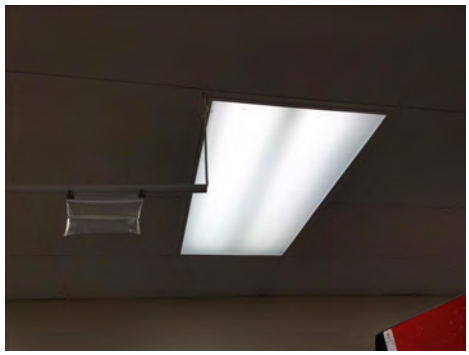
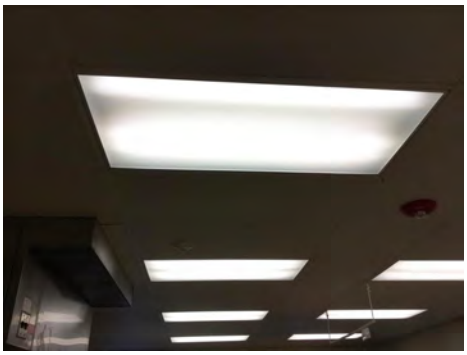
System: D5020 - Branch Wiring





Note:

System: D5020 - Lighting

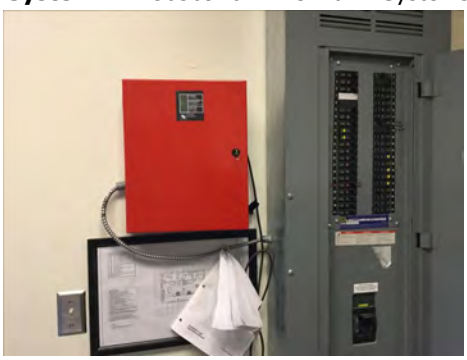




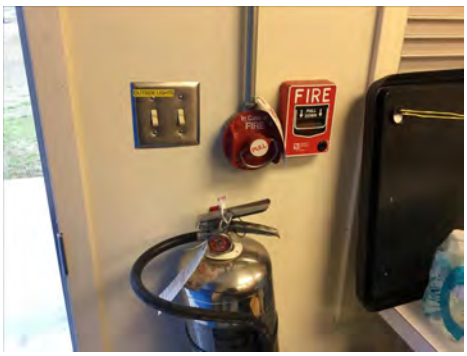
Note:

System: D5030810 - Security & Detection Systems


Note:

System: D5030910 - Fire Alarm Systems





Note:

Renewal Schedule

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

Inflation Rate: 3%

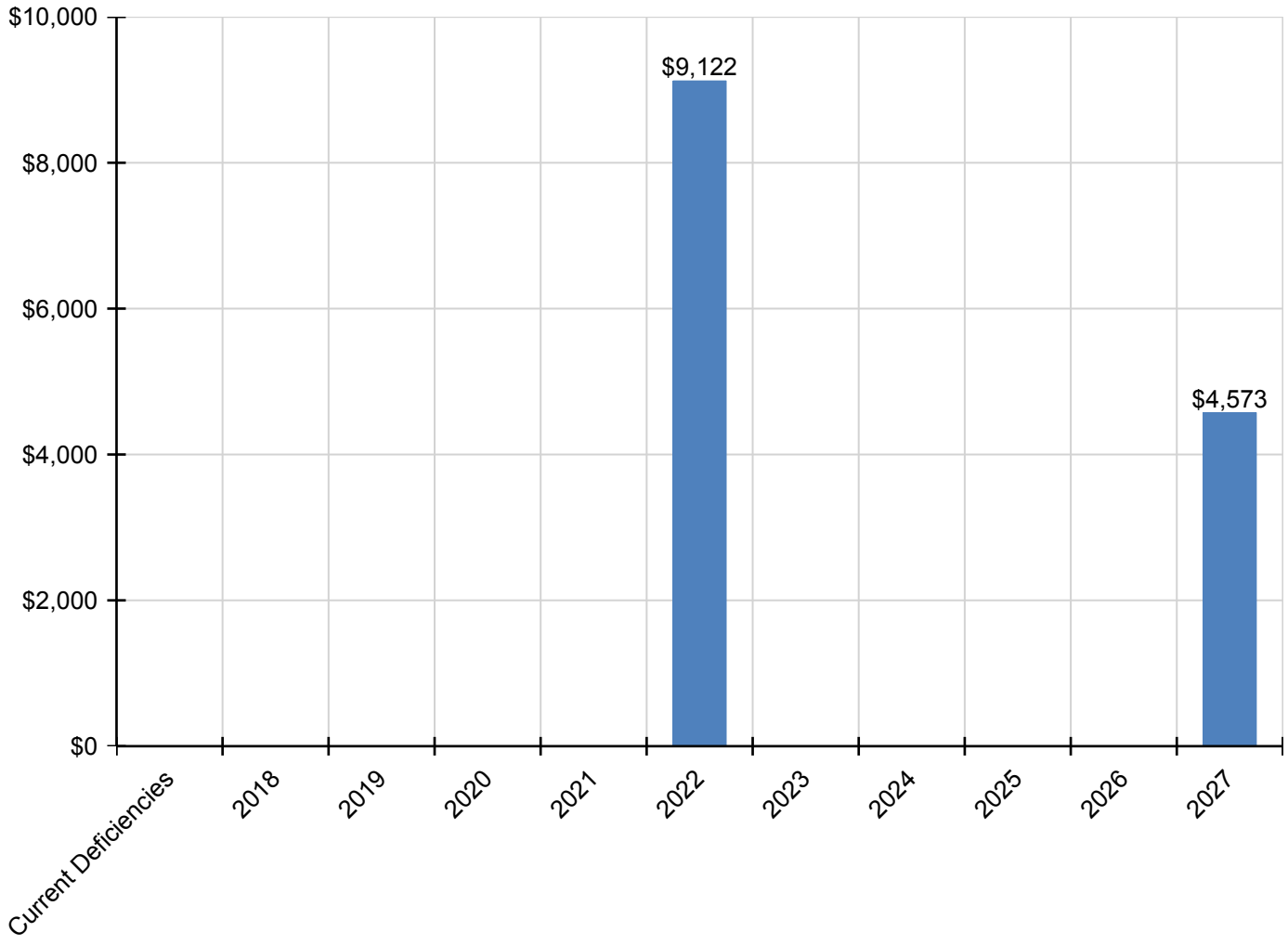
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$9,122**	**$0**	**$0**	**$0**	**$0**	**$4,573**	**$13,696**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$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**
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	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$9,122	$0	$0	$0	$0	$0	**$9,122**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3090 - Other HVAC Systems/Equip	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,070	**$2,070**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,504	**$2,504**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

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:	HS -High School
Gross Area (SF):	235
Year Built:	2015
Last Renovation:	
Replacement Value:	$41,535
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	95.20 %
FCA Score:	100.00

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.

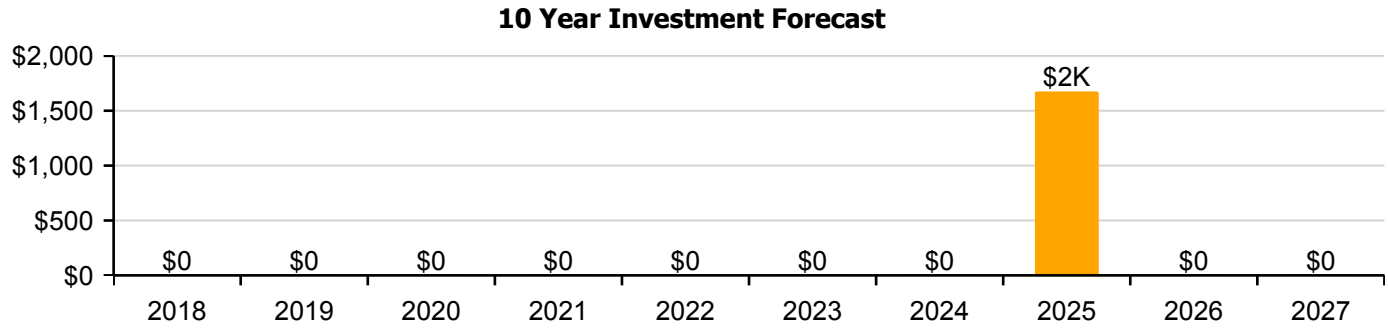
Dashboard Summary

Function:	HS -High School	Gross Area:	235
Year Built:	2015	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$41,535
FCI:	0.00 %	RSLI%:	95.20 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	98.00 %	0.00 %	$0.00
B10 - Superstructure	98.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	95.83 %	0.00 %	$0.00
B30 - Roofing	90.00 %	0.00 %	$0.00
C20 - Stairs	98.00 %	0.00 %	$0.00
C30 - Interior Finishes	88.81 %	0.00 %	$0.00
D50 - Electrical	93.58 %	0.00 %	$0.00
Totals:	**95.20 %**	**0.00 %**	**$0.00**

Photo Album

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

1). Northeast Elevation - Jan 12, 2017

2). Southeast Elevation - Jan 12, 2017

3). Southwest Elevation - Jan 12, 2017

4). Northwest Elevation - Jan 12, 2017

Condition Detail

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

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

System Listing

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

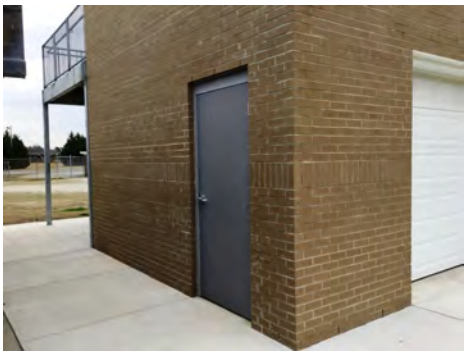
System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	235	100	2015	2115		98.00 %	0.00 %	98			$4,731
A1030	Slab on Grade	$19.75	S.F.	235	100	2015	2115		98.00 %	0.00 %	98			$4,641
B1010	Floor Construction	$11.44	S.F.	235	100	2015	2115		98.00 %	0.00 %	98			$2,688
B1020	Roof Construction	$16.26	S.F.	235	100	2015	2115		98.00 %	0.00 %	98			$3,821
B2010	Exterior Walls	$29.79	S.F.	235	100	2015	2115		98.00 %	0.00 %	98			$7,001
B2020	Exterior Windows	$17.17	S.F.	235	30	2015	2045		93.33 %	0.00 %	28			$4,035
B2030	Exterior Doors	$8.66	S.F.	235	30	2015	2045		93.33 %	0.00 %	28			$2,035
B3010140	Asphalt Shingles	$4.32	S.F.	235	20	2015	2035		90.00 %	0.00 %	18			$1,015
C2010	Stair Construction	$1.32	S.F.	235	100	2015	2115		98.00 %	0.00 %	98			$310
C3010	Wall Finishes	$5.11	S.F.	235	10	2015	2025		80.00 %	0.00 %	8			$1,201
C3020	Floor Finishes	$12.37	S.F.	235	20	2015	2035		90.00 %	0.00 %	18			$2,907
C3030	Ceiling Finishes	$9.52	S.F.	235	25	2015	2040		92.00 %	0.00 %	23			$2,237
D5010	Electrical Service/Distribution	$3.09	S.F.	235	40	2015	2055		95.00 %	0.00 %	38			$726
D5020	Branch Wiring	$9.24	S.F.	235	30	2015	2045		93.33 %	0.00 %	28			$2,171
D5020	Lighting	$8.58	S.F.	235	30	2015	2045		93.33 %	0.00 %	28			$2,016
								Total	**95.20 %**					**$41,535**

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





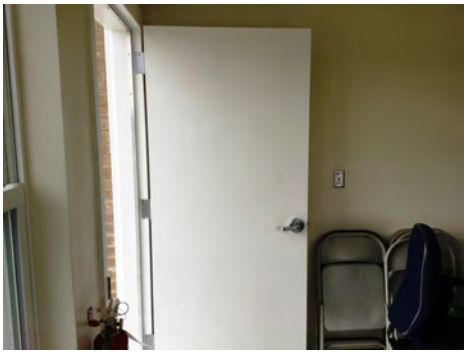
Note:

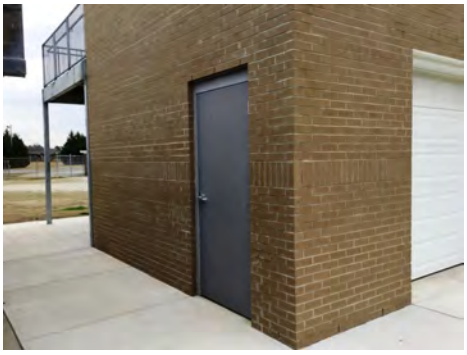
System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors





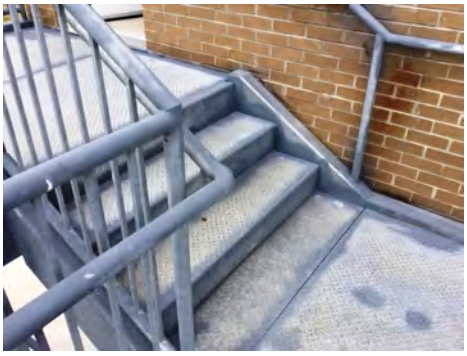
Note:

System: B3010140 - Asphalt Shingles



Note:

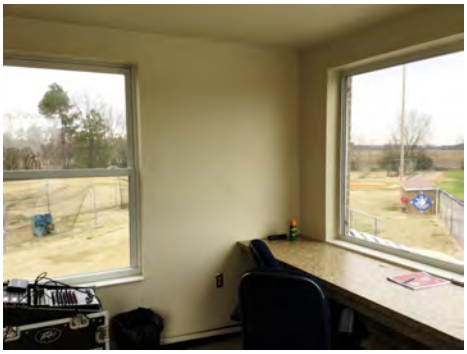
System: C2010 - Stair Construction



Note:

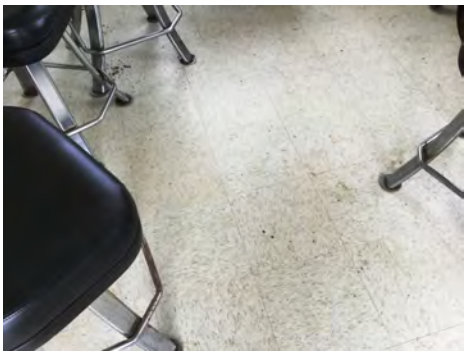
System: C3010 - Wall Finishes





Note:

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - 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.

Campus Assessment Report - 2015 Baseball Pressbox

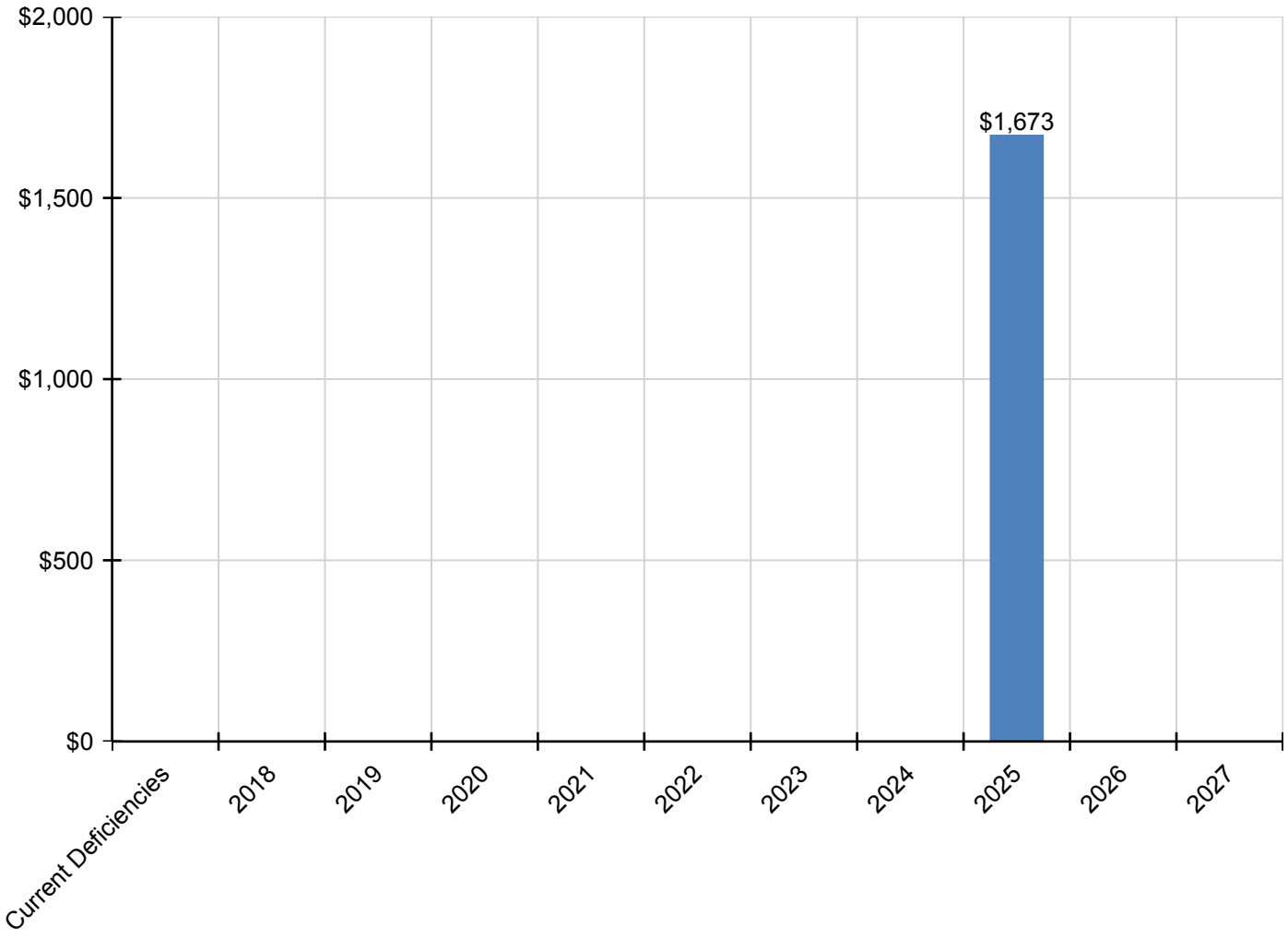
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,673**	**$0**	**$0**	**$1,673**
*** 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**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C2010 - Stair Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$1,673	$0	$0	**$1,673**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

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:	HS -High School
Gross Area (SF):	2,000
Year Built:	2015
Last Renovation:	
Replacement Value:	$427,460
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	93.99 %
FCA Score:	100.00

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.

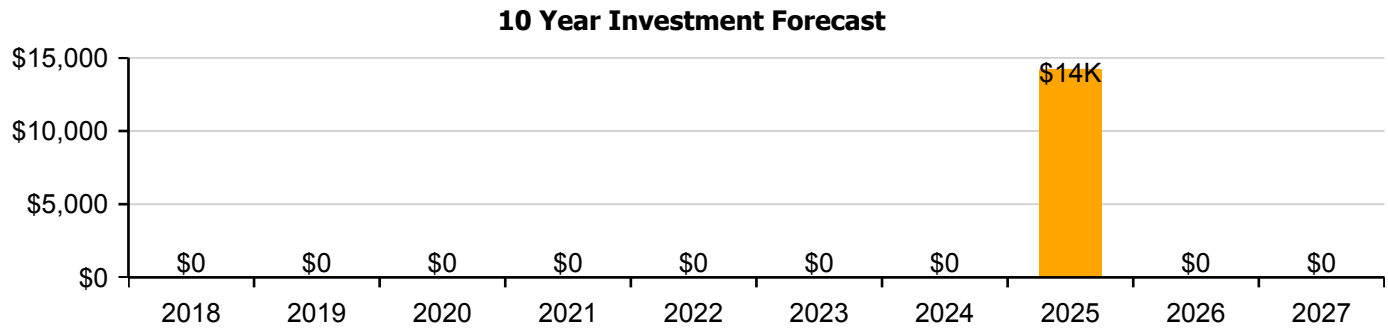
Dashboard Summary

Function:	HS -High School	Gross Area:	2,000
Year Built:	2015	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$427,460
FCI:	0.00 %	RSLI%:	93.99 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	98.00 %	0.00 %	$0.00
B10 - Superstructure	98.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	96.69 %	0.00 %	$0.00
B30 - Roofing	90.00 %	0.00 %	$0.00
C10 - Interior Construction	96.57 %	0.00 %	$0.00
C30 - Interior Finishes	89.43 %	0.00 %	$0.00
D20 - Plumbing	93.33 %	0.00 %	$0.00
D30 - HVAC	89.38 %	0.00 %	$0.00
D50 - Electrical	90.52 %	0.00 %	$0.00
E10 - Equipment	90.00 %	0.00 %	$0.00
E20 - Furnishings	90.00 %	0.00 %	$0.00
Totals:	**93.99 %**	**0.00 %**	**$0.00**

Photo Album

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

1). Southeast Elevation - Jan 13, 2017

2). Northeast Elevation - Jan 13, 2017

3). North Elevation - Jan 13, 2017

4). Southwest Elevation - Jan 13, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	2,000	100	2015	2115		98.00 %	0.00 %	98			$40,260
A1030	Slab on Grade	$19.75	S.F.	2,000	100	2015	2115		98.00 %	0.00 %	98			$39,500
B1020	Roof Construction	$16.26	S.F.	2,000	100	2015	2115		98.00 %	0.00 %	98			$32,520
B2010	Exterior Walls	$29.79	S.F.	2,000	100	2015	2115		98.00 %	0.00 %	98			$59,580
B2020	Exterior Windows	$6.93	S.F.	2,000	30	2015	2045		93.33 %	0.00 %	28			$13,860
B2030	Exterior Doors	$4.70	S.F.	2,000	30	2015	2045		93.33 %	0.00 %	28			$9,400
B3010140	Asphalt Shingles	$4.32	S.F.	2,000	20	2015	2035		90.00 %	0.00 %	18			$8,640
C1010	Partitions	$11.01	S.F.	2,000	75	2015	2090		97.33 %	0.00 %	73			$22,020
C1020	Interior Doors	$2.59	S.F.	2,000	30	2015	2045		93.33 %	0.00 %	28			$5,180
C3010	Wall Finishes	$5.11	S.F.	2,000	10	2015	2025		80.00 %	0.00 %	8			$10,220
C3030	Ceiling Finishes	$18.76	S.F.	2,000	25	2015	2040		92.00 %	0.00 %	23			$37,520
D2010	Plumbing Fixtures	$11.71	S.F.	2,000	30	2015	2045		93.33 %	0.00 %	28			$23,420
D2020	Domestic Water Distribution	$0.99	S.F.	2,000	30	2015	2045		93.33 %	0.00 %	28			$1,980
D2030	Sanitary Waste	$1.57	S.F.	2,000	30	2015	2045		93.33 %	0.00 %	28			$3,140
D3040	Distribution Systems	$6.26	S.F.	2,000	30	2015	2045		93.33 %	0.00 %	28			$12,520
D3050	Terminal & Package Units	$9.57	S.F.	2,000	15	2015	2030		86.67 %	0.00 %	13			$19,140
D3060	Controls & Instrumentation	$1.98	S.F.	2,000	20	2015	2035		90.00 %	0.00 %	18			$3,960
D5010	Electrical Service/Distribution	$1.73	S.F.	2,000	40	2015	2055		95.00 %	0.00 %	38			$3,460
D5020	Branch Wiring	$3.58	S.F.	2,000	30	2015	2045		93.33 %	0.00 %	28			$7,160
D5020	Lighting	$9.58	S.F.	2,000	30	2015	2045		93.33 %	0.00 %	28			$19,160
D5030310	Data Communications	$4.61	S.F.	2,000	15	2015	2030		86.67 %	0.00 %	13			$9,220
D5030810	Security & Detection Systems	$3.46	Ea.	2,000	15	2015	2030		86.67 %	0.00 %	13			$6,920
D5030910	Fire Alarm	$3.56	S.F.	2,000	15	2015	2030		86.67 %	0.00 %	13			$7,120
E1010	Commercial Equipment	$9.83	S.F.	2,000	20	2015	2035		90.00 %	0.00 %	18			$19,660
E2010	Fixed Furnishings	$5.95	S.F.	2,000	20	2015	2035		90.00 %	0.00 %	18			$11,900
								Total	**93.99 %**					**$427,460**

System Notes

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

System: B2010 - Exterior Walls



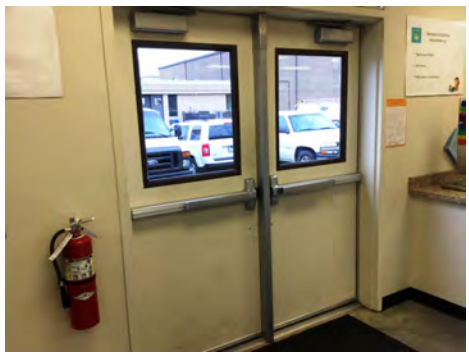
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors

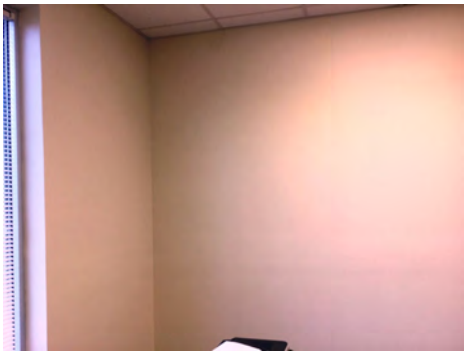
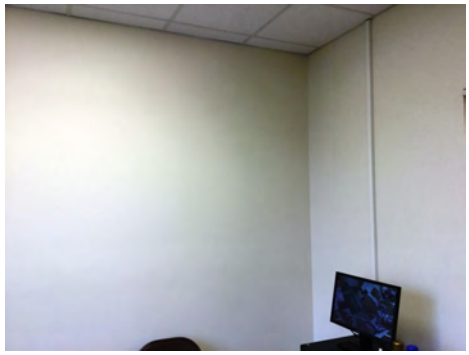
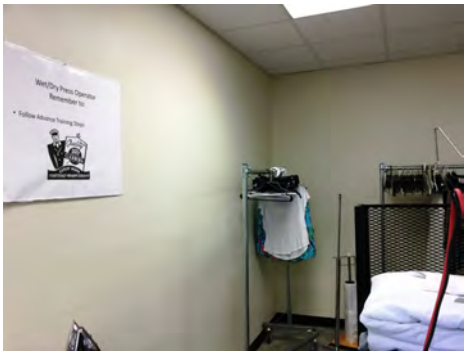

Note:

System: B3010140 - Asphalt Shingles



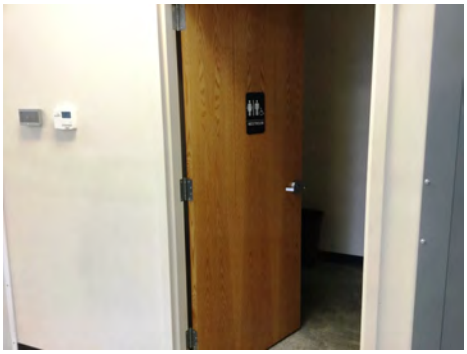
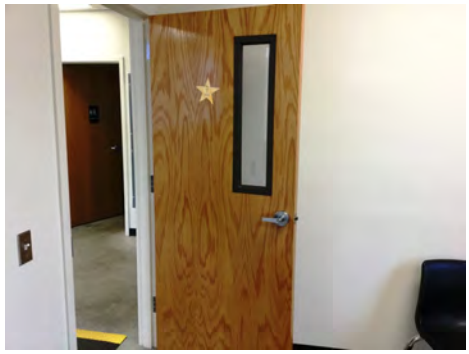
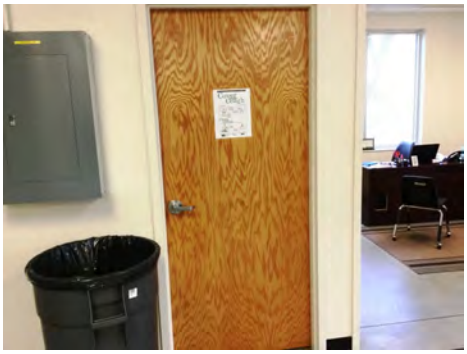
Note:

System: C1010 - Partitions

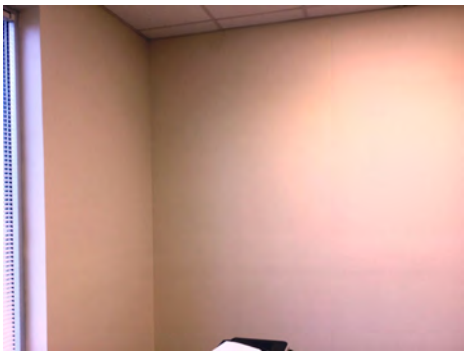
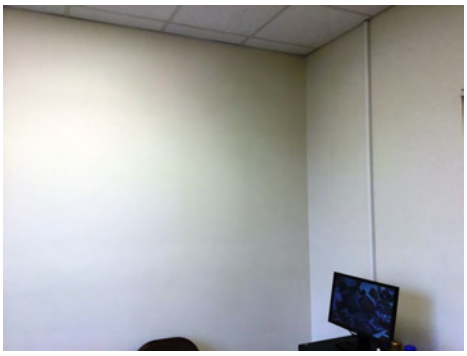
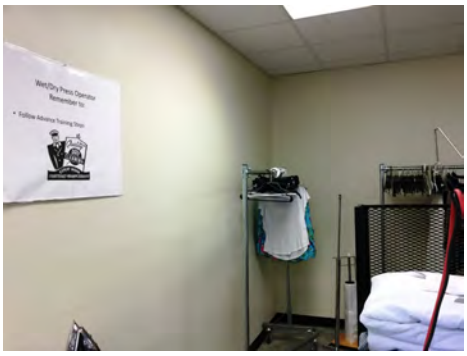
Note:

System: C1020 - Interior Doors

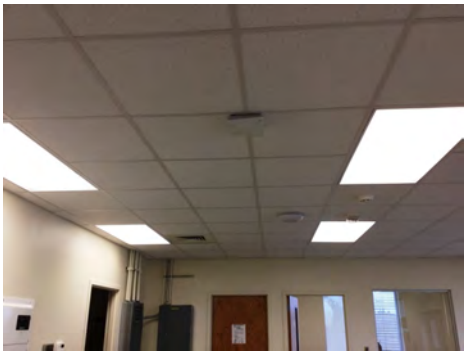
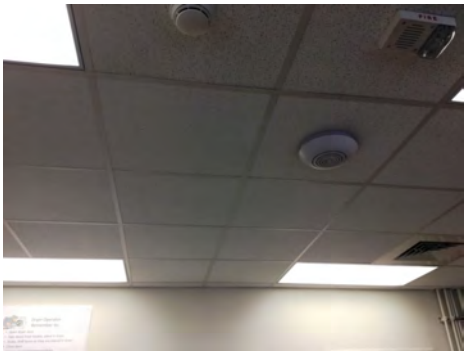
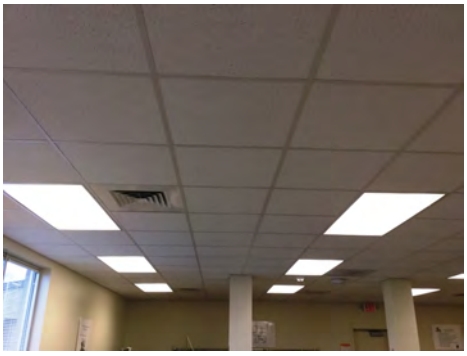
Note:

System: C3010 - Wall Finishes

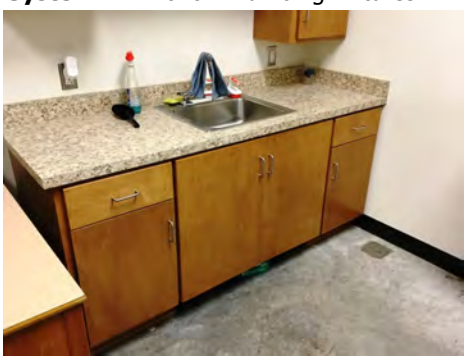
Note:

System: C3030 - Ceiling Finishes

Note:

System: D2010 - Plumbing Fixtures



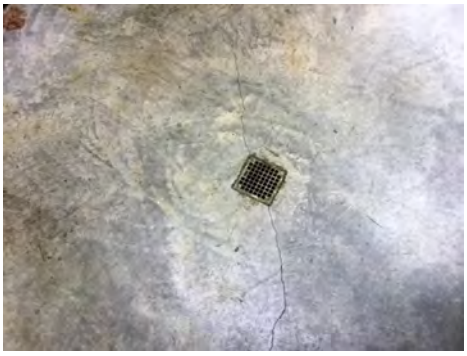
Note:

System: D2020 - Domestic Water Distribution



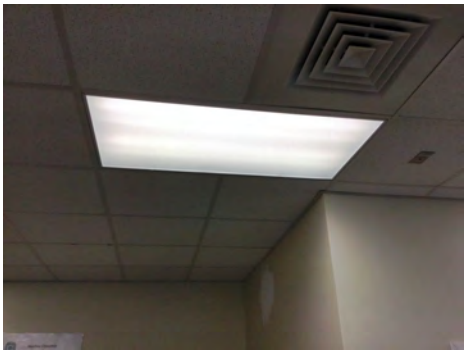
Note:

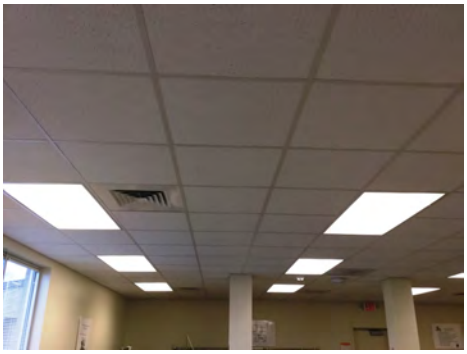
System: D2030 - Sanitary Waste


Note:

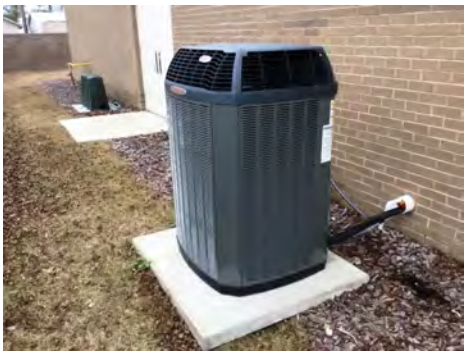
System: D3040 - Distribution Systems





Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation


Note:

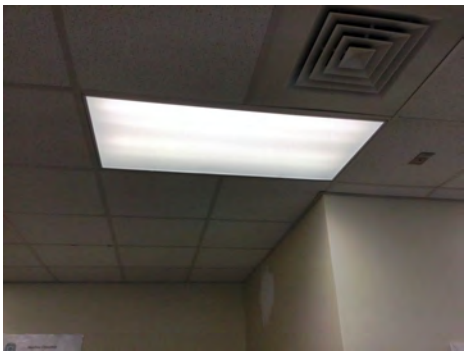
System: D5010 - Electrical Service/Distribution



Note:

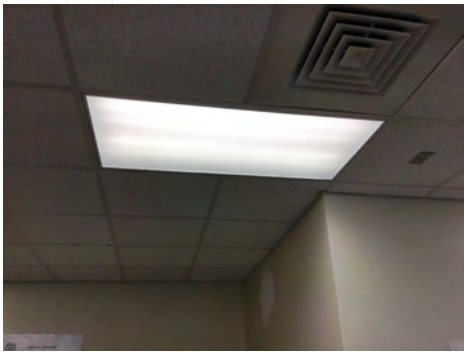
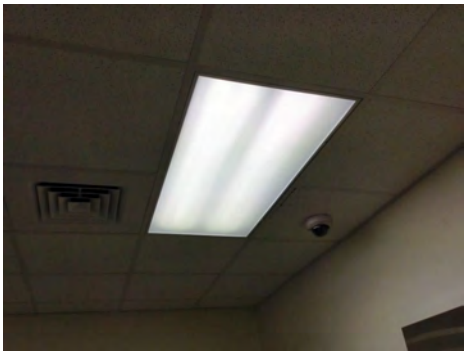
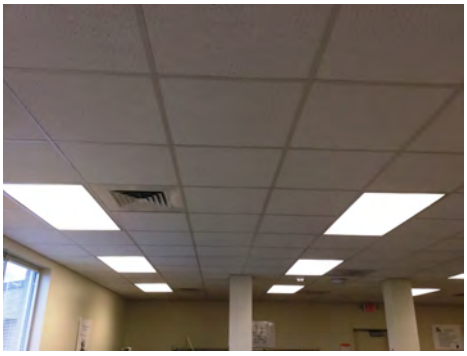
System: D5020 - Branch Wiring





Note:

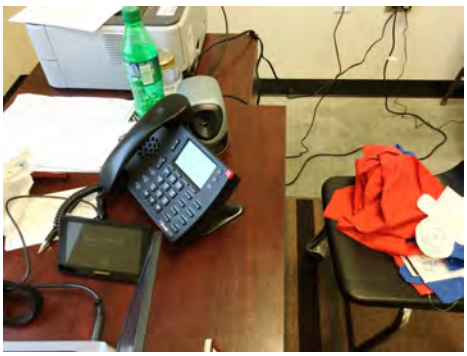
System: D5020 - Lighting

Note:

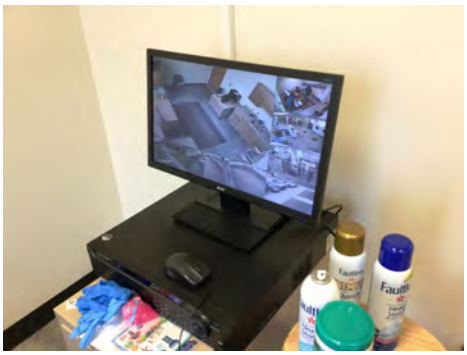
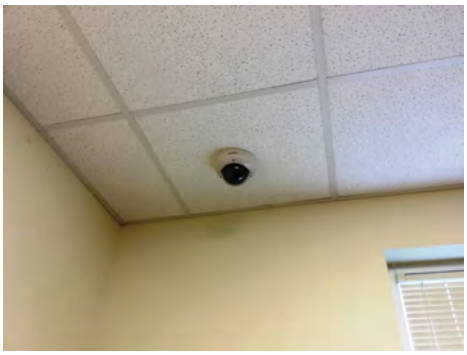
System: D5030310 - Data Communications





Note:

System: D5030810 - Security & Detection Systems

Note:

System: D5030910 - Fire Alarm



Note:

System: E1010 - Commercial 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%

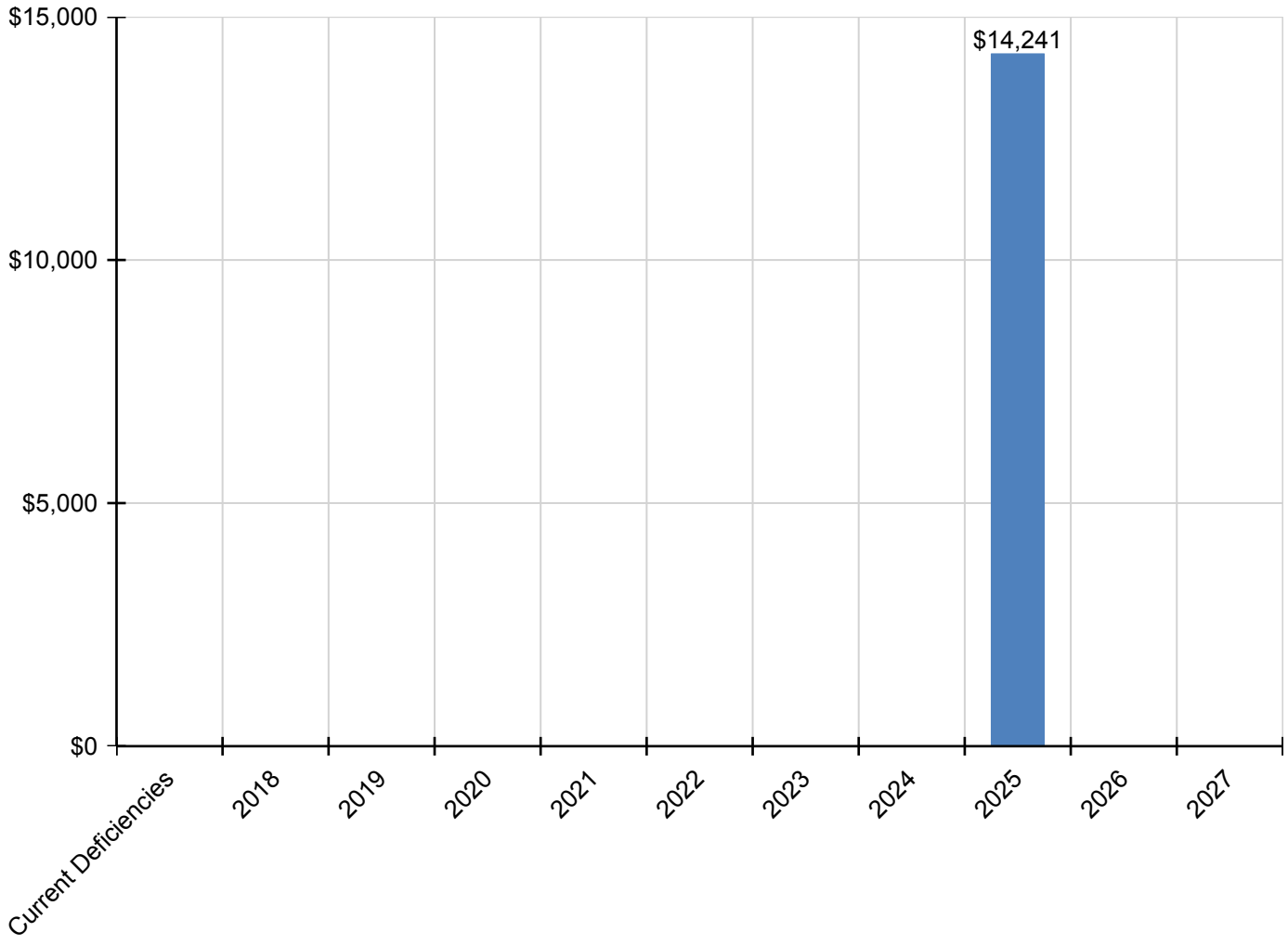
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$14,241**	**$0**	**$0**	**$14,241**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$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**
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	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$14,241	$0	$0	**$14,241**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030310 - Data Communications	$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	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1010 - Commercial Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

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:	HS -High School
Gross Area (SF):	285,240
Year Built:	1967
Last Renovation:	
Replacement Value:	$11,480,908
Repair Cost:	$911,533.06
Total FCI:	7.94 %
Total RSLI:	18.34 %
FCA Score:	92.06

Description:

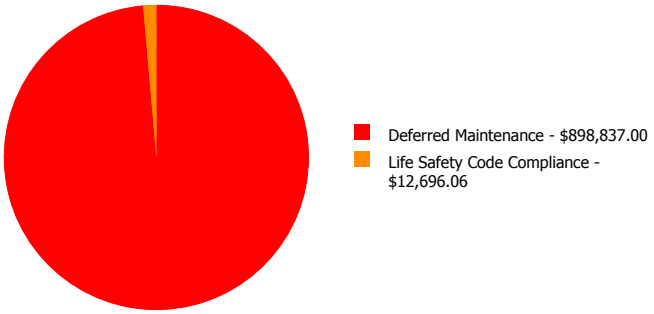
The narrative for this site is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

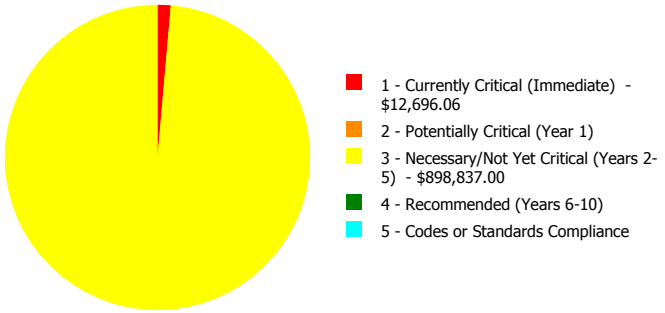
Dashboard Summary

Function:	HS -High School	Gross Area:	285,240
Year Built:	1967	Last Renovation:	
Repair Cost:	$911,533	Replacement Value:	$11,480,908
FCI:	7.94 %	RSLI%:	18.34 %

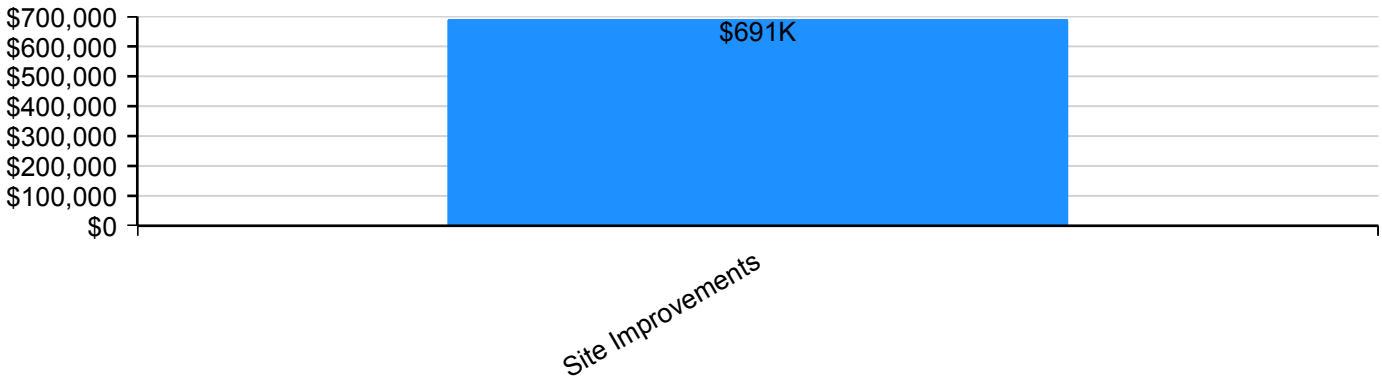
Deficiency By Category



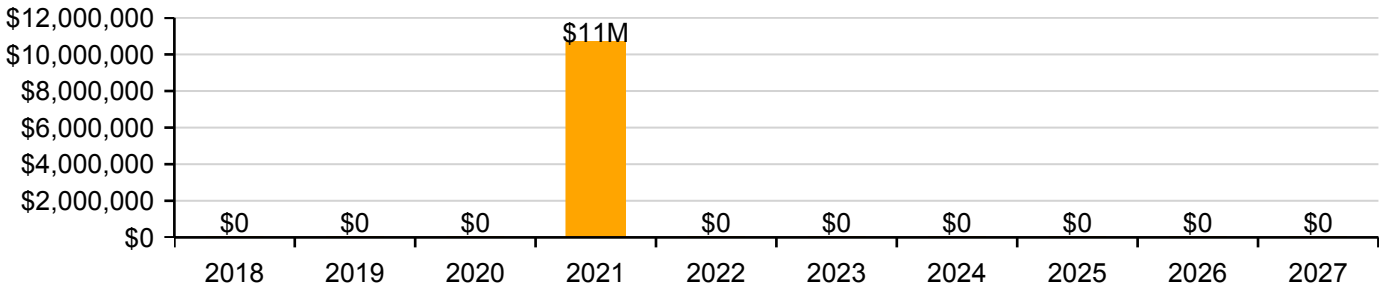
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



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	23.13 %	12.42 %	$911,533.06
G30 - Site Mechanical Utilities	8.21 %	0.00 %	$0.00
G40 - Site Electrical Utilities	13.07 %	0.00 %	$0.00
Totals:	**18.34 %**	**7.94 %**	**$911,533.06**

Photo Album

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

1). Aerial Image of Scotland High 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	$3.76	S.F.	285,240	25	1967	1992	2021	16.00 %	1.60 %	4		$17,160.00	$1,072,502
G2020	Parking Lots	$1.61	S.F.	285,240	25	1967	1992		0.00 %	110.00 %	-25		$505,160.00	$459,236
G2030	Pedestrian Paving	$1.98	S.F.	285,240	30	1967	1997	2021	13.33 %	2.25 %	4		$12,696.06	$564,775
G2040105	Fence & Guardrails	$1.20	S.F.	285,240	30	1967	1997		0.00 %	110.00 %	-20		$376,517.00	$342,288
G2040950	Baseball Field	$5.78	S.F.	285,240	20	1967	1987	2021	20.00 %	0.00 %	4			$1,648,687
G2040950	Covered Walkways	$0.81	S.F.	285,240	25	1967	1992	2021	16.00 %	0.00 %	4			$231,044
G2040950	Football Field	$3.38	S.F.	285,240	20	2009	2029		60.00 %	0.00 %	12			$964,111
G2040950	Playing Field	$1.50	S.F.	285,240	20	1967	1987	2021	20.00 %	0.00 %	4			$427,860
G2040950	Softball Field	$2.01	S.F.	285,240	20	1967	1987	2021	20.00 %	0.00 %	4			$573,332
G2040950	Track	$1.78	S.F.	285,240	20	2009	2029		60.00 %	0.00 %	12			$507,727
G2050	Landscaping	$1.91	S.F.	285,240	15	1967	1982		0.00 %	0.00 %	-35			$544,808
G3010	Water Supply	$2.42	S.F.	285,240	50	1967	2017	2021	8.00 %	0.00 %	4			$690,281
G3020	Sanitary Sewer	$1.52	S.F.	285,240	50	1967	2017	2021	8.00 %	0.00 %	4			$433,565
G3030	Storm Sewer	$4.67	S.F.	285,240	50	1967	2017	2021	8.00 %	0.00 %	4			$1,332,071
G3060	Fuel Distribution	$1.03	S.F.	285,240	40	1967	2007	2021	10.00 %	0.00 %	4			$293,797
G4010	Electrical Distribution	$2.44	S.F.	285,240	50	1967	2017	2021	8.00 %	0.00 %	4			$695,986
G4020	Site Lighting	$1.57	S.F.	285,240	30	1967	1997	2021	13.33 %	0.00 %	4			$447,827
G4030	Site Communications & Security	$0.88	S.F.	285,240	15	1967	1982	2021	26.67 %	0.00 %	4			$251,011
								Total	**18.34 %**	**7.94 %**			**$911,533.06**	**$11,480,908**

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: The parking lot is beyond its service life and should be resealed, restriped and recoated.

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails



Note: The fences and guardrail are rusted and beyond their service life and should be replaced.

System: G2040950 - Baseball Field



Note:

System: G2040950 - Covered Walkways


Note:

System: G2040950 - Football Field



Note:

System: G2040950 - Playing Field



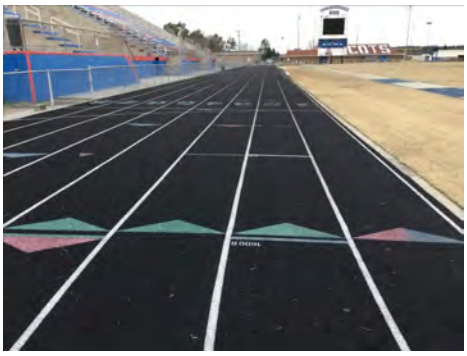
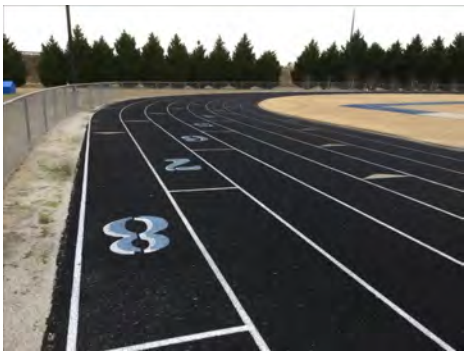
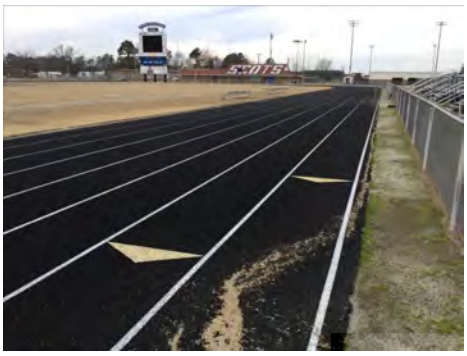
Note:

System: G2040950 - Softball Field



Note:

System: G2040950 - Track

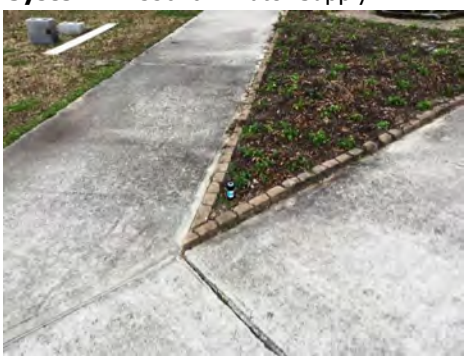
Note:

System: G2050 - Landscaping



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

System: G3010 - Water Supply




Note:

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer



Note:

System: G3060 - Fuel Distribution


Note:

System: G4010 - Electrical Distribution



Note:

System: G4020 - Site Lighting



Note:

System: G4030 - Site Communications & Security



Note:

Renewal Schedule

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

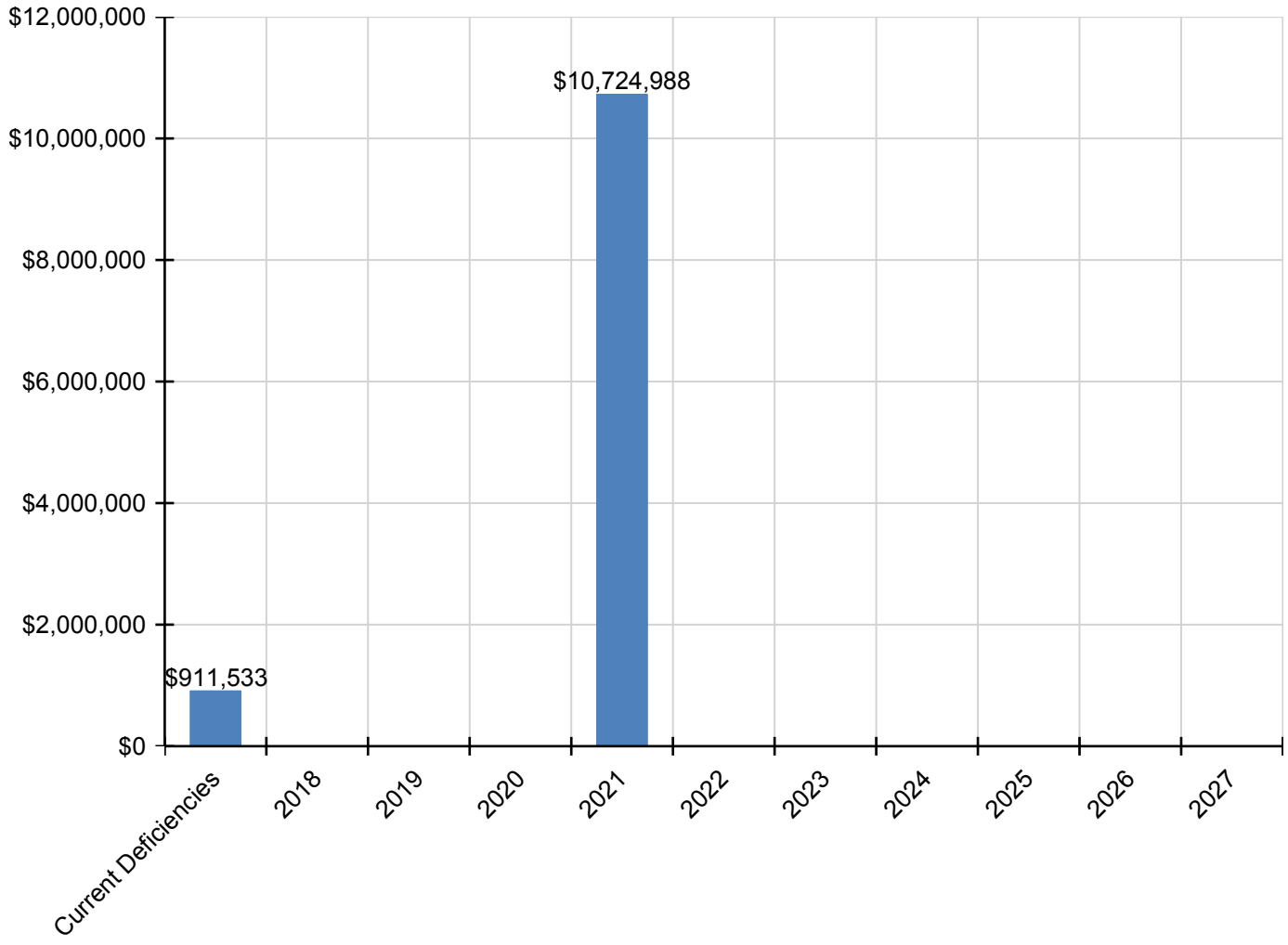
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$911,533**	**$0**	**$0**	**$0**	**$10,724,988**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$11,636,521**
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	$1,327,822	$0	$0	$0	$0	$0	$0	**$1,344,982**
G2020 - Parking Lots	$505,160	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$505,160**
G2030 - Pedestrian Paving	$12,696	$0	$0	$0	$699,226	$0	$0	$0	$0	$0	$0	**$711,922**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$376,517	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$376,517**
G2040950 - Baseball Field	$0	$0	$0	$0	$2,041,173	$0	$0	$0	$0	$0	$0	**$2,041,173**
G2040950 - Covered Walkways	$0	$0	$0	$0	$286,047	$0	$0	$0	$0	$0	$0	**$286,047**
G2040950 - Football Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Playing Field	$0	$0	$0	$0	$529,716	$0	$0	$0	$0	$0	$0	**$529,716**
G2040950 - Softball Field	$0	$0	$0	$0	$709,820	$0	$0	$0	$0	$0	$0	**$709,820**
G2040950 - Track	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** 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	$854,609	$0	$0	$0	$0	$0	$0	**$854,609**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$536,779	$0	$0	$0	$0	$0	$0	**$536,779**
G3030 - Storm Sewer	$0	$0	$0	$0	$1,649,183	$0	$0	$0	$0	$0	$0	**$1,649,183**
G3060 - Fuel Distribution	$0	$0	$0	$0	$363,739	$0	$0	$0	$0	$0	$0	**$363,739**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$861,672	$0	$0	$0	$0	$0	$0	**$861,672**
G4020 - Site Lighting	$0	$0	$0	$0	$554,436	$0	$0	$0	$0	$0	$0	**$554,436**
G4030 - Site Communications & Security	$0	$0	$0	$0	$310,766	$0	$0	$0	$0	$0	$0	**$310,766**

** Indicates non-renewable system*

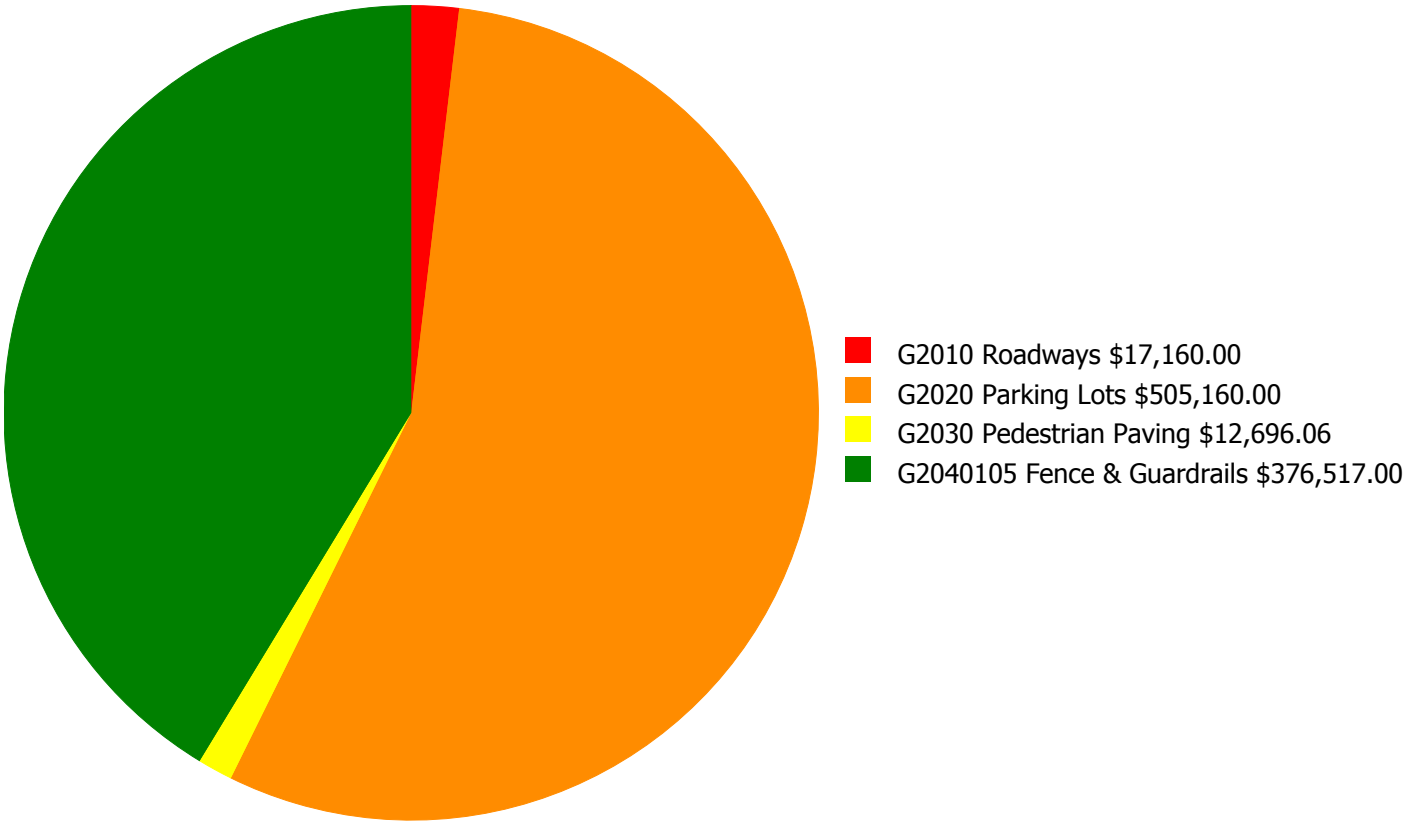
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

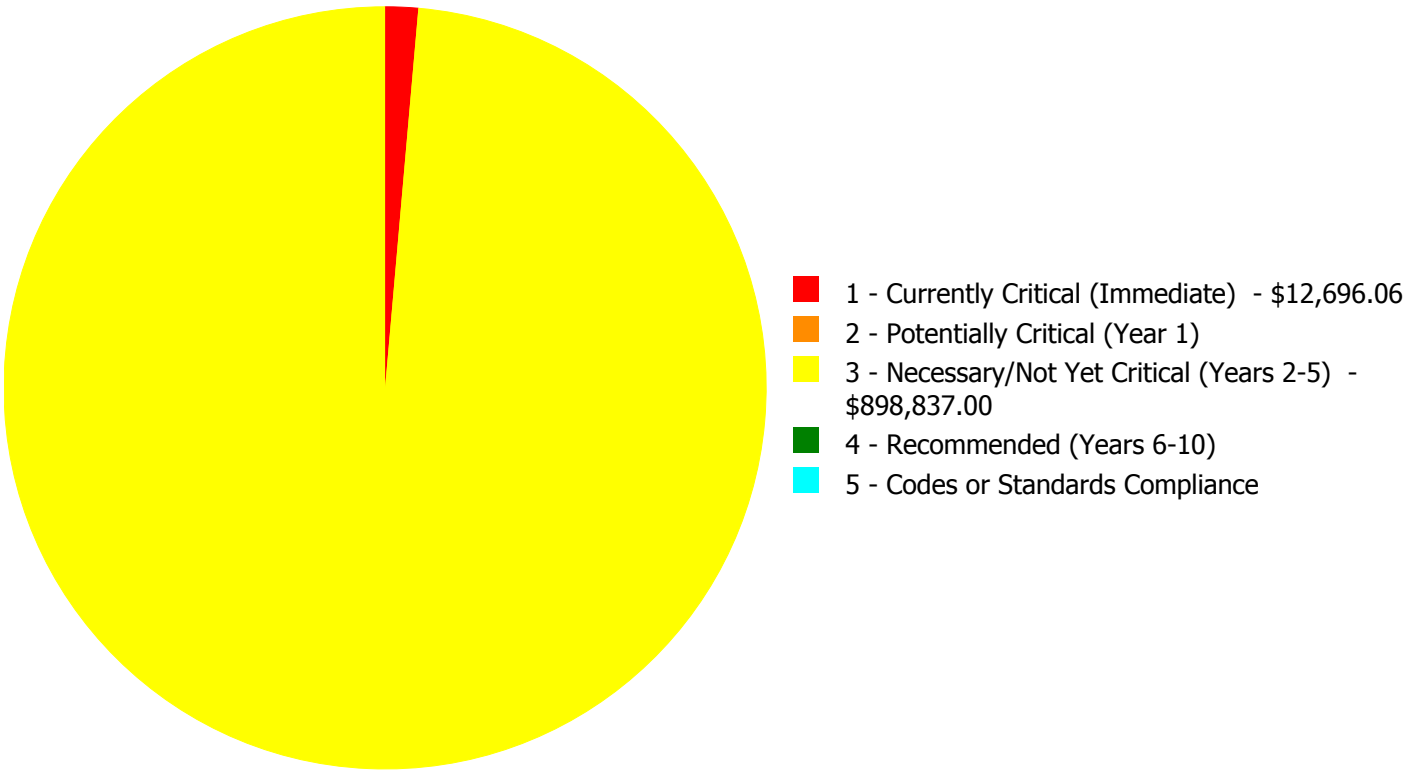
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $911,533.06

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: $911,533.06

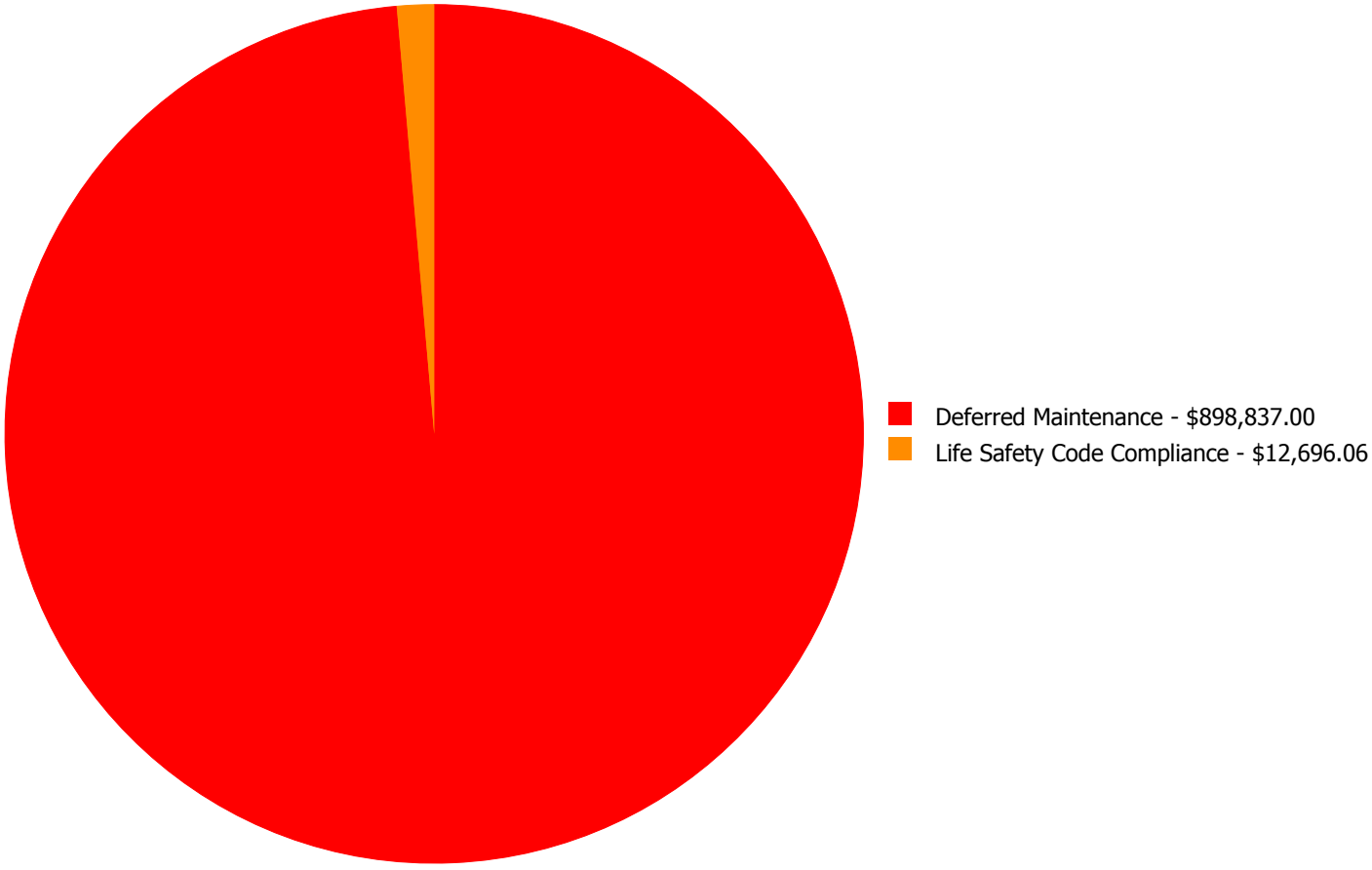
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
G2010	Roadways	$0.00	$0.00	$17,160.00	$0.00	$0.00	$17,160.00
G2020	Parking Lots	$0.00	$0.00	$505,160.00	$0.00	$0.00	$505,160.00
G2030	Pedestrian Paving	$12,696.06	$0.00	$0.00	$0.00	$0.00	$12,696.06
G2040105	Fence & Guardrails	$0.00	$0.00	$376,517.00	$0.00	$0.00	$376,517.00
	Total:	$12,696.06	$0.00	$898,837.00	$0.00	$0.00	$911,533.06

Deficiency Summary by Category

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



Budget Estimate Total: $911,533.06

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: G2030 - Pedestrian Paving

Location: Site
Distress: Failing
Category: Life Safety Code Compliance
Priority: 1 - Currently Critical (Immediate)
Correction: Remove and replace concrete sidewalk, 4' wide
Qty: 250.00
Unit of Measure: L.F.
Estimate: $12,696.06
Assessor Name: Somnath Das
Date Created: 01/09/2017

Notes: The pedestrian paving is undulating and has become a tripping hazard, the pedestrian paving should be replaced.

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: Somnath Das
Date Created: 01/09/2017

Notes: The roadways have cracks and it should be resealed and recoated.

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: 285,240.00
Unit of Measure: S.F.
Estimate: $505,160.00
Assessor Name: Somnath Das
Date Created: 12/30/2016

Notes: The parking lot is beyond its service life and should be resealed, restriped and recoated.

System: G2040105 - Fence & Guardrails

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 285,240.00
Unit of Measure: S.F.
Estimate: $376,517.00
Assessor Name: Somnath Das
Date Created: 12/30/2016

Notes: The fences and guardrail are rusted and beyond their service life and should be replaced.