NC School District/830 Scotland County/High School

Shaw Academy

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):	54,896
Year Built:	1951
Last Renovation:	
Replacement Value:	$11,524,432
Repair Cost:	$4,434,601.00
Total FCI:	38.48 %
Total RSLI:	23.98 %
FCA Score:	61.52

Description:

GENERAL:
Shaw Academy is located at 18700 Old Wire Rd in Laurinburg, North Carolina. The 1 story, 54,896 square foot building was originally constructed in 1951 There have been 4 additions. In addition to the main building, the campus contains a 1956 gym, a 1957 classroom annex, a 1966 shop/storage building, and a 1982 media center.

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

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

B. SUPERSTRUCTURE
Floor construction is concrete. Roof construction is steel. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope standing seam metal . There are no roof openings. Most building entrances appear to comply with ADA requirements.

C. INTERIORS
Interior partitions are typically CMU. Interior doors are generally solid core wood with hollow steel frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, toilet accessories, storage shelving, handrails, fabricated toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in assignable spaces is typically vinyl composition tile. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically suspended acoustical tile.

CONVEYING:
The building does not include conveying equipment. Conveying equipment includes no hydraulic elevators, and no wheelchair lifts.

D. SERVICES
PLUMBING:
Plumbing fixtures are typically non-low-flow water fixtures with manual control valves. Domestic water distribution is combination of copper and galvanized steel with electric hot water heating. Sanitary waste system is cast iron and plastic. Rain water drainage system is external with gutters..

HVAC:
Heating is provided by 2 gas fired boilers. Cooling is supplied by multiple air cooled chillers. The heating/cooling distribution system is a radiant system utilizing air handling units. Fresh air is supplied by infiltration. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are not centrally controlled by an energy management system. This building does not have a locally controlled Building Automation System.

FIRE PROTECTION:
The building does not have a fire sprinkler system. The building does not have additional fire suppression system in the kitchen. 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, recessed and surface type, fluorescent and LED light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and near stairways and are typically illuminated.

COMMUNICATIONS AND SECURITY:
The fire alarm system consists of audible/visual strobe annunciators in common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by key and locks; entry doors are secured with lock sets. The security system has CCTV cameras and is not centrally monitored; this building has a public address and paging system separate from the telephone system.

OTHER ELECTRICAL SYSTEMS:
This building does not have a separately derived emergency power system.

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

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

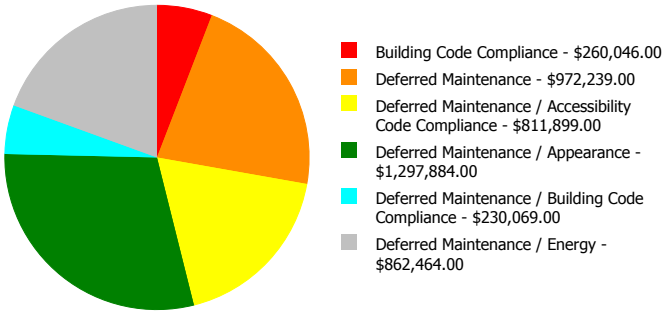
Attributes:

General Attributes:			
Condition Assessor:	Matt Mahaffey	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:	7-12	Site Acreage:	15.9

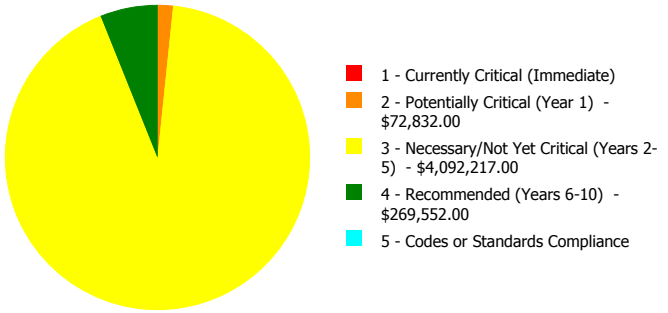
Campus Dashboard Summary

Gross Area:	54,896		
Year Built:	1951	Last Renovation:	
Repair Cost:	$4,434,601	Replacement Value:	$11,524,432
FCI:	38.48 %	RSLI%:	23.98 %

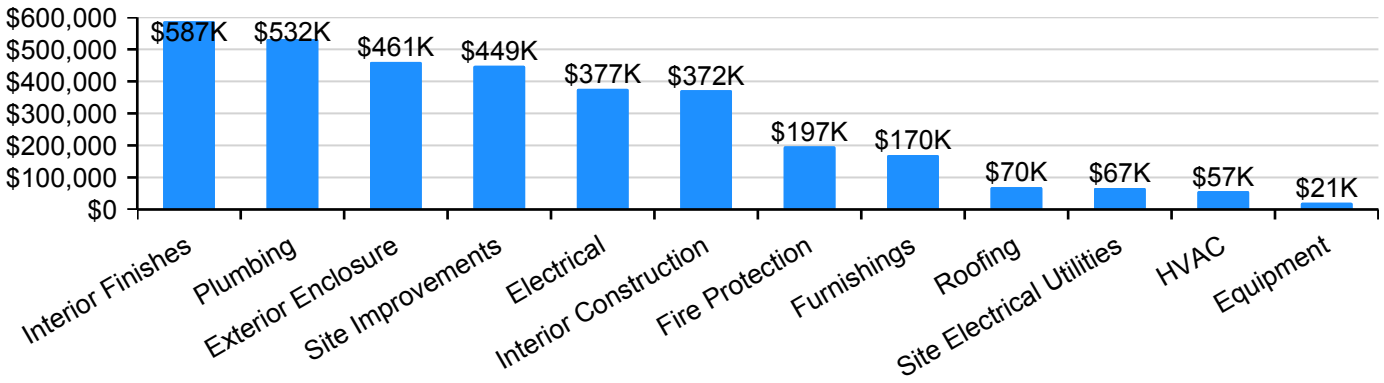
Deficiency By Category



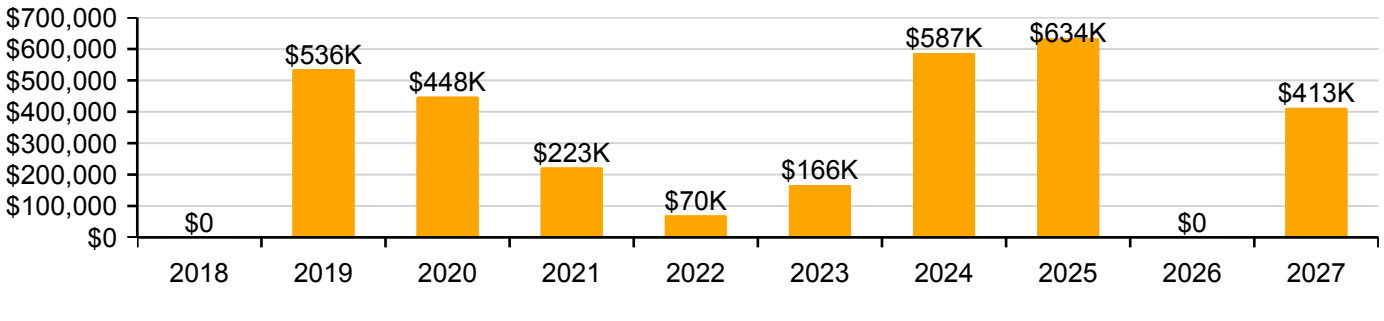
Deficiency By Priority



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.

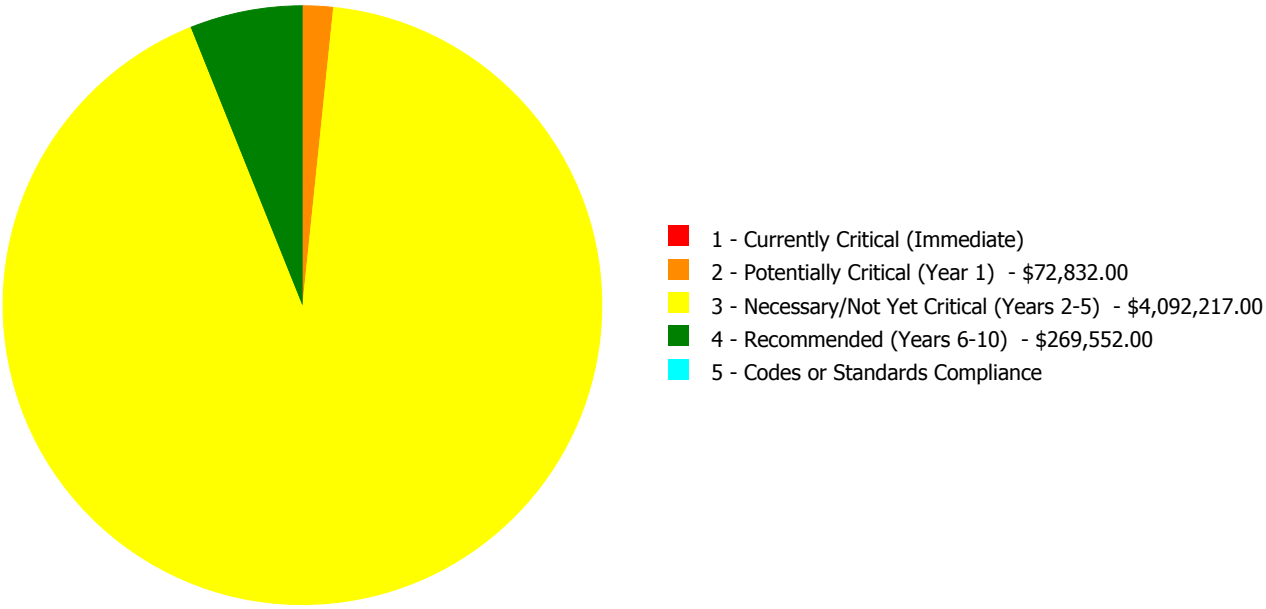
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	41.67 %	0.00 %	$0.00
A20 - Basement Construction	39.00 %	0.00 %	$0.00
B10 - Superstructure	39.55 %	0.00 %	$0.00
B20 - Exterior Enclosure	22.84 %	49.46 %	$608,179.00
B30 - Roofing	49.10 %	18.12 %	$92,069.00
C10 - Interior Construction	10.67 %	44.97 %	$491,459.00
C30 - Interior Finishes	11.85 %	50.79 %	$775,589.00
D20 - Plumbing	0.20 %	108.39 %	$702,197.00
D30 - HVAC	45.54 %	8.10 %	$75,533.00
D40 - Fire Protection	0.00 %	110.00 %	$260,046.00
D50 - Electrical	32.15 %	35.62 %	$497,338.00
E10 - Equipment	21.17 %	34.15 %	$27,664.00
E20 - Furnishings	1.46 %	99.30 %	$223,981.00
G20 - Site Improvements	3.12 %	63.56 %	$591,779.00
G30 - Site Mechanical Utilities	30.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	24.74 %	34.70 %	$88,767.00
Totals:	**23.98 %**	**38.48 %**	**$4,434,601.00**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance
1951 Main/Cafeteria	28,806	36.65	$0.00	$0.00	$1,788,391.00	$167,622.00	$0.00
1956 Gym	8,688	44.81	$0.00	$7,262.00	$649,708.00	$47,688.00	$0.00
1957 Classrooms-Annex	6,120	44.62	$0.00	$65,570.00	$388,368.00	$33,592.00	$0.00
1966 Shop-Storage	7,520	28.94	$0.00	$0.00	$352,719.00	$0.00	$0.00
1982 Media Center	3,762	38.39	$0.00	$0.00	$232,485.00	$20,650.00	$0.00
Site	54,896	41.39	$0.00	$0.00	$680,546.00	$0.00	$0.00
Total:		**38.48**	**$0.00**	**$72,832.00**	**$4,092,217.00**	**$269,552.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $4,434,601.00

Executive Summary

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Function:	HS -High School
Gross Area (SF):	28,806
Year Built:	1951
Last Renovation:	
Replacement Value:	$5,336,600
Repair Cost:	$1,956,013.00
Total FCI:	36.65 %
Total RSLI:	26.14 %
FCA Score:	63.35

Description:

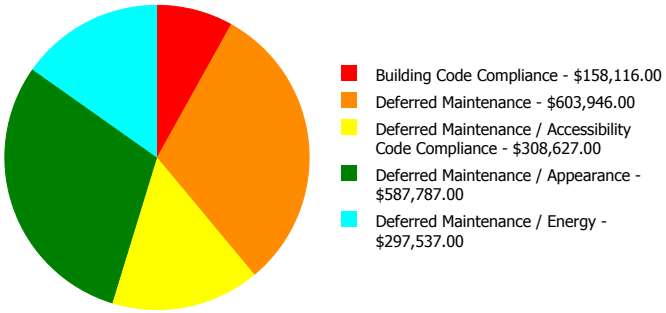
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

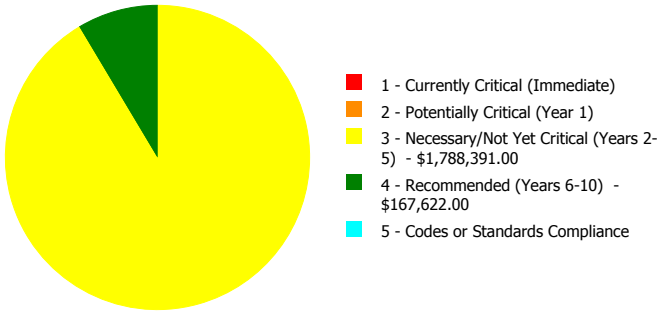
Dashboard Summary

Function:	HS -High School	Gross Area:	28,806
Year Built:	1951	Last Renovation:	
Repair Cost:	$1,956,013	Replacement Value:	$5,336,600
FCI:	36.65 %	RSLI%:	26.14 %

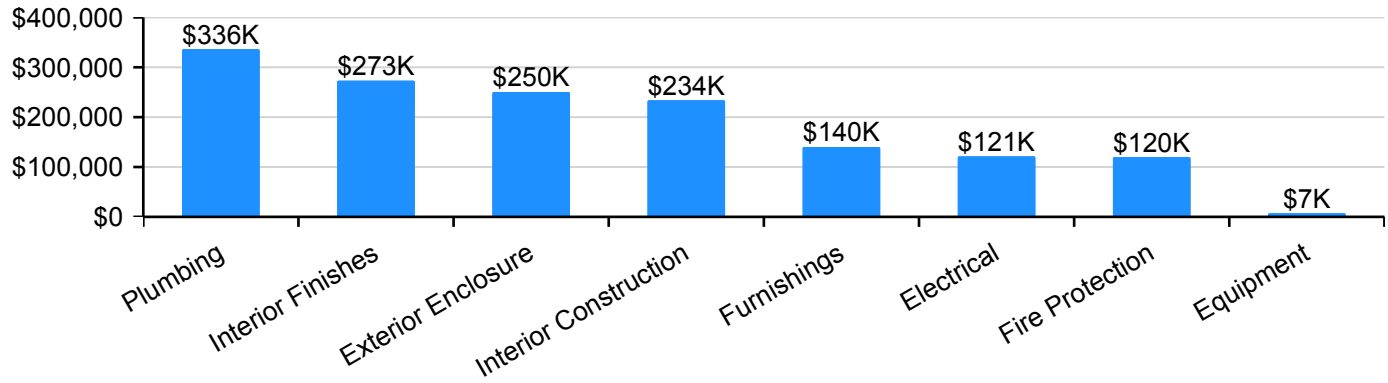
Deficiency By Category



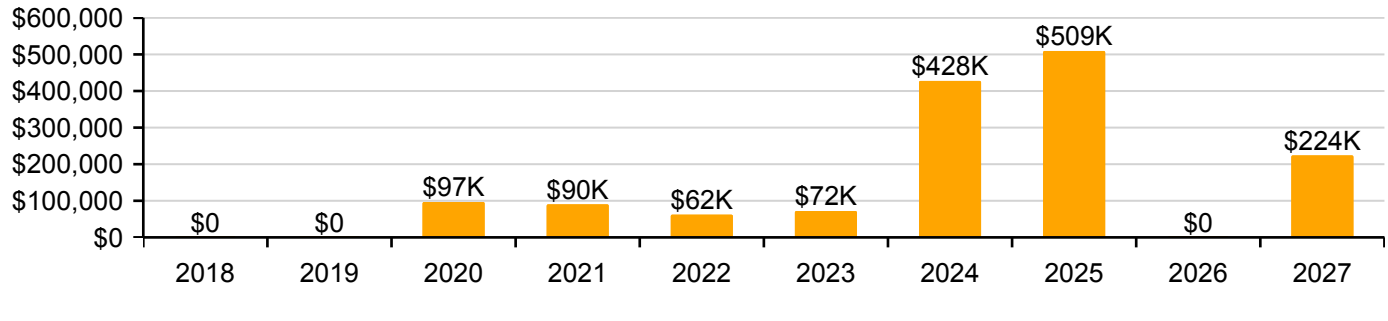
Deficiency By Priority



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	34.00 %	0.00 %	$0.00
B10 - Superstructure	34.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	16.14 %	57.80 %	$330,491.00
B30 - Roofing	73.33 %	0.00 %	$0.00
C10 - Interior Construction	7.81 %	46.44 %	$308,627.00
C30 - Interior Finishes	15.55 %	49.79 %	$360,594.00
D20 - Plumbing	0.00 %	110.00 %	$443,612.00
D30 - HVAC	49.16 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$158,116.00
D50 - Electrical	38.35 %	19.56 %	$160,334.00
E10 - Equipment	25.91 %	15.00 %	$9,506.00
E20 - Furnishings	0.00 %	110.00 %	$184,733.00
Totals:	**26.14 %**	**36.65 %**	**$1,956,013.00**

Photo Album

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

1). North Elevation - Jan 11, 2017

2). East Elevation - Jan 11, 2017

3). South 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.

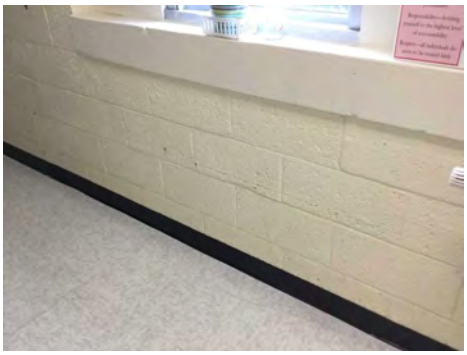
System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.79	S.F.	28,806	100	1951	2051		34.00 %	0.00 %	34			$137,981
A1030	Slab on Grade	$8.43	S.F.	28,806	100	1951	2051		34.00 %	0.00 %	34			$242,835
B1010	Floor Construction	$1.64	S.F.	28,806	100	1951	2051		34.00 %	0.00 %	34			$47,242
B1020	Roof Construction	$15.76	S.F.	28,806	100	1951	2051		34.00 %	0.00 %	34			$453,983
B2010	Exterior Walls	$9.42	S.F.	28,806	100	1951	2051		34.00 %	0.00 %	34			$271,353
B2020	Exterior Windows	$9.39	S.F.	28,806	30	1982	2012		0.00 %	110.00 %	-5		$297,537.00	$270,488
B2030	Exterior Doors	$1.04	S.F.	28,806	30	1951	1981		0.00 %	110.00 %	-36		$32,954.00	$29,958
B3010130	Preformed Metal Roofing	$9.66	S.F.	28,806	30	2009	2039		73.33 %	0.00 %	22			$278,266
C1010	Partitions	$10.80	S.F.	28,806	75	1951	2026		12.00 %	0.00 %	9			$311,105
C1020	Interior Doors	$2.53	S.F.	28,806	20	1982	2002	2021	20.00 %	0.00 %	4			$72,879
C1030	Fittings	$9.74	S.F.	28,806	20	1951	1971		0.00 %	110.00 %	-46		$308,627.00	$280,570
C3010	Wall Finishes	$2.79	S.F.	28,806	10	2010	2020		30.00 %	0.00 %	3			$80,369
C3020	Floor Finishes	$11.38	S.F.	28,806	20	1982	2002		0.00 %	110.00 %	-15		$360,594.00	$327,812
C3030	Ceiling Finishes	$10.97	S.F.	28,806	25	1999	2024		28.00 %	0.00 %	7			$316,002
D2010	Plumbing Fixtures	$11.48	S.F.	28,806	30	1982	2012		0.00 %	110.00 %	-5		$363,762.00	$330,693
D2020	Domestic Water Distribution	$0.98	S.F.	28,806	30	1951	1981		0.00 %	110.00 %	-36		$31,053.00	$28,230
D2030	Sanitary Waste	$1.54	S.F.	28,806	30	1951	1981		0.00 %	110.00 %	-36		$48,797.00	$44,361
D3020	Heat Generating Systems	$5.08	S.F.	28,806	30	2000	2030		43.33 %	0.00 %	13			$146,334
D3040	Distribution Systems	$6.14	S.F.	28,806	30	2000	2030		43.33 %	0.00 %	13			$176,869
D3050	Terminal & Package Units	$8.29	S.F.	28,806	15	2010	2025		53.33 %	0.00 %	8			$238,802
D3060	Controls & Instrumentation	$1.94	S.F.	28,806	20	2010	2030		65.00 %	0.00 %	13			$55,884
D4010	Sprinklers	$4.32	S.F.	28,806	30			2017	0.00 %	110.00 %	0		$136,886.00	$124,442
D4020	Standpipes	$0.67	S.F.	28,806	30			2017	0.00 %	110.00 %	0		$21,230.00	$19,300
D5010	Electrical Service/Distribution	$1.69	S.F.	28,806	40	1982	2022		12.50 %	0.00 %	5			$48,682
D5020	Branch Wiring	$5.06	S.F.	28,806	30	1951	1981		0.00 %	110.00 %	-36		$160,334.00	$145,758
D5020	Lighting	$11.92	S.F.	28,806	30	1999	2029		40.00 %	0.00 %	12			$343,368
D5030810	Security & Detection Systems	$1.87	S.F.	28,806	15	2012	2027		66.67 %	0.00 %	10			$53,867
D5030910	Fire Alarm Systems	$3.39	S.F.	28,806	15	2012	2027		66.67 %	0.00 %	10			$97,652
D5030920	Data Communication	$4.40	S.F.	28,806	15	2010	2025		53.33 %	0.00 %	8			$126,746
D5090	Other Electrical Systems	$0.12	S.F.	28,806	20	2010	2030		65.00 %	0.00 %	13			$3,457
E1020	Institutional Equipment	$0.30	S.F.	28,806	20	1982	2002		0.00 %	110.00 %	-15		$9,506.00	$8,642
E1090	Other Equipment	$1.90	S.F.	28,806	20	2003	2023		30.00 %	0.00 %	6			$54,731
E2010	Fixed Furnishings	$5.83	S.F.	28,806	20	1982	2002		0.00 %	110.00 %	-15		$184,733.00	$167,939
								Total	**26.14 %**	**36.65 %**			**$1,956,013.00**	**$5,336,600**

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

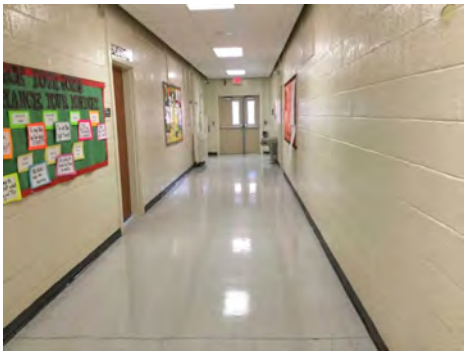


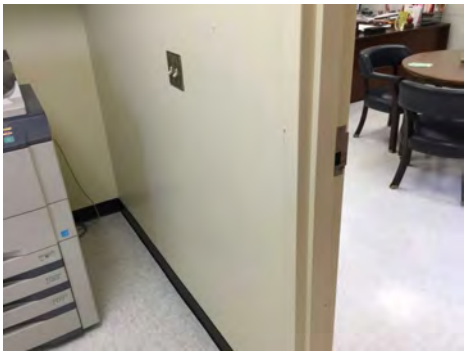
Note:

System: B3010130 - Preformed Metal Roofing

Note:

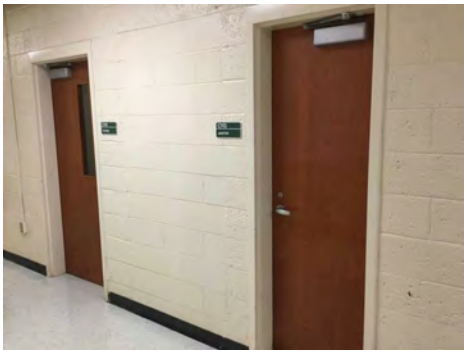
System: C1010 - Partitions





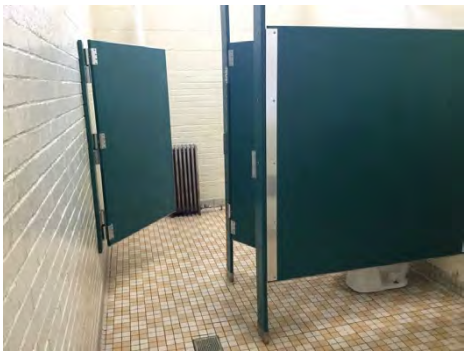
Note:

System: C1020 - Interior Doors



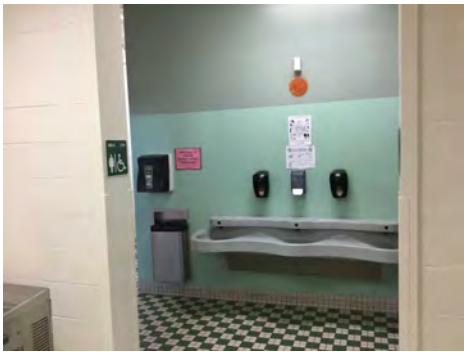
Note:

System: C1030 - Fittings


Note:

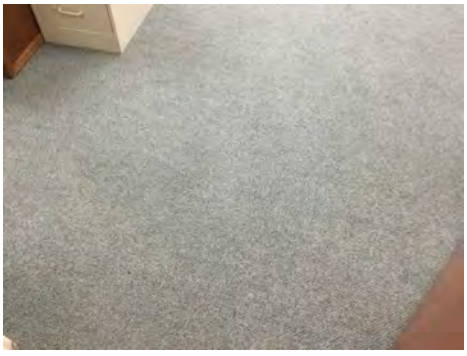
System: C3010 - Wall Finishes




Note:

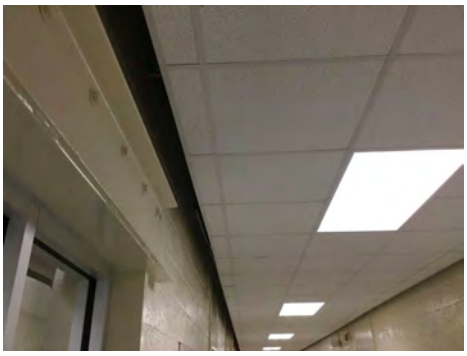
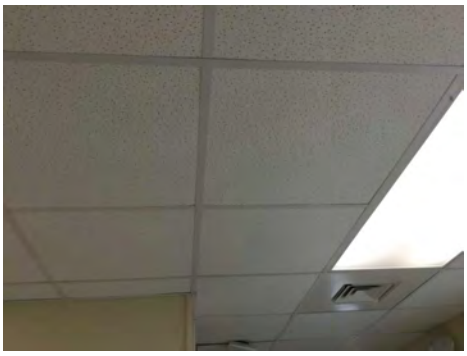
System: C3020 - Floor Finishes






Note:

System: C3030 - Ceiling Finishes

Note:

System: D2010 - Plumbing Fixtures

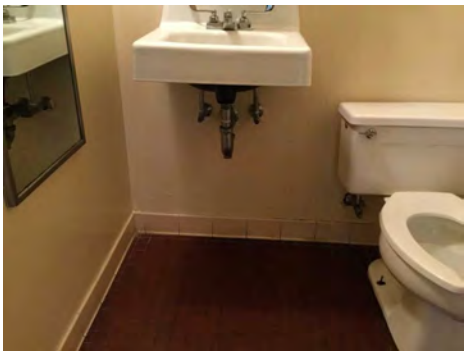


Note:

System: D2020 - Domestic Water Distribution


Note:

System: D2030 - Sanitary Waste


Note:

System: D3020 - Heat Generating Systems


Note:

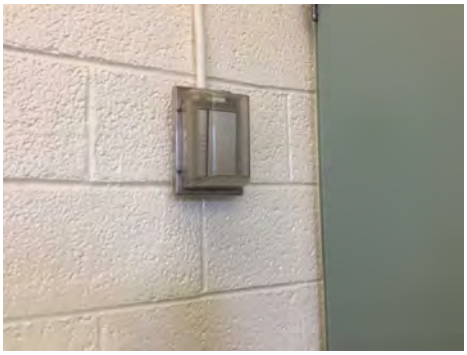
System: D3040 - Distribution Systems


Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation



Note:

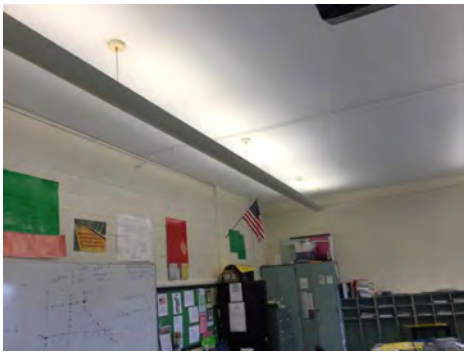
System: D5010 - Electrical Service/Distribution

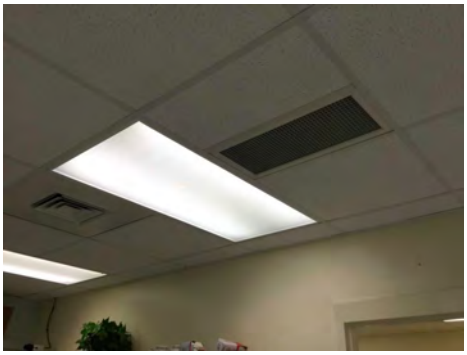
Note:

System: D5020 - Branch Wiring

Note:

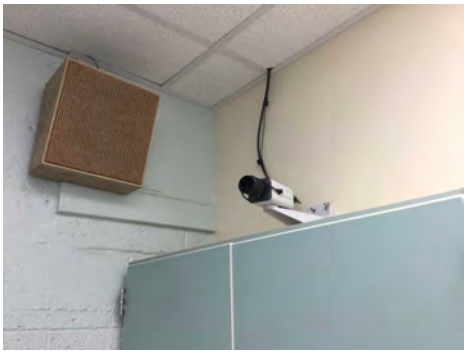
System: D5020 - Lighting





Note:

System: D5030810 - Security & Detection Systems



Note:

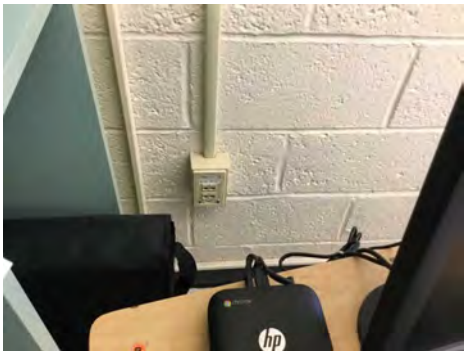
System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication





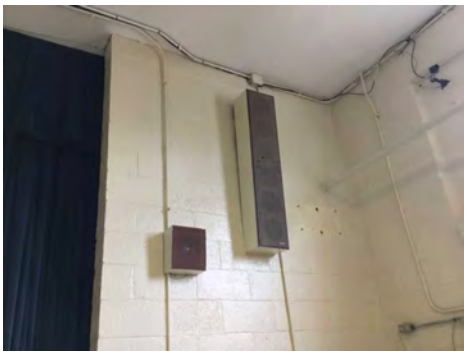
Note:

System: D5090 - Other Electrical Systems



Note:

System: E1020 - Institutional Equipment



Note:

System: E1090 - Other Equipment

Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

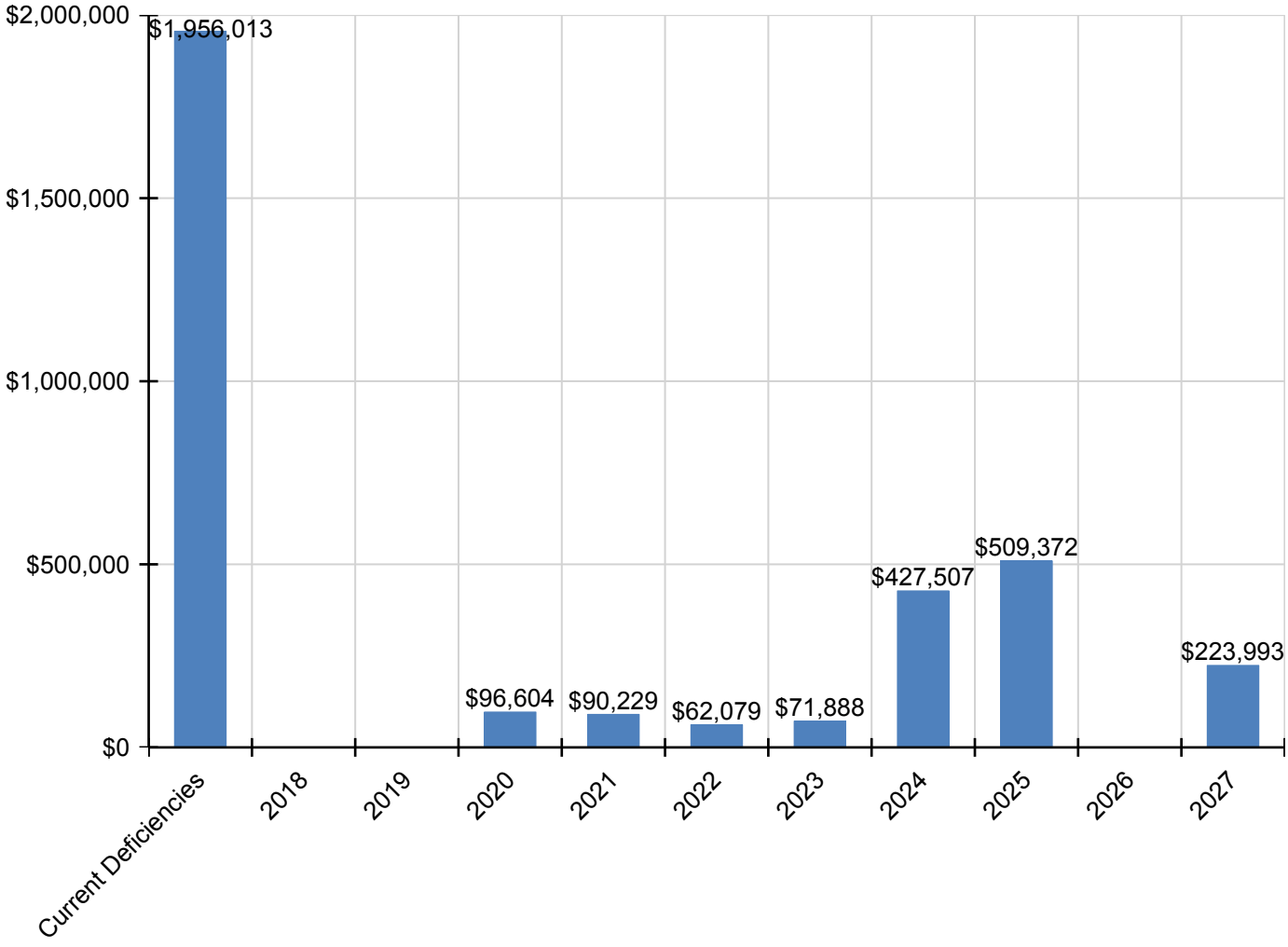
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$1,956,013**	**$0**	**$0**	**$96,604**	**$90,229**	**$62,079**	**$71,888**	**$427,507**	**$509,372**	**$0**	**$223,993**	**$3,437,684**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - 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	$297,537	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$297,537**
B2030 - Exterior Doors	$32,954	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$32,954**
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	$90,229	$0	$0	$0	$0	$0	$0	**$90,229**
C1030 - Fittings	$308,627	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$308,627**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$96,604	$0	$0	$0	$0	$0	$0	$0	**$96,604**
C3020 - Floor Finishes	$360,594	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$360,594**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$427,507	$0	$0	$0	**$427,507**
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	$363,762	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$363,762**
D2020 - Domestic Water Distribution	$31,053	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$31,053**
D2030 - Sanitary Waste	$48,797	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$48,797**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$332,758	$0	$0	**$332,758**
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	$136,886	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$136,886**
D4020 - Standpipes	$21,230	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$21,230**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$62,079	$0	$0	$0	$0	$0	**$62,079**
D5020 - Branch Wiring	$160,334	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$160,334**
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	$79,632	**$79,632**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$144,361	**$144,361**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$176,614	$0	$0	**$176,614**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$9,506	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$9,506**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$71,888	$0	$0	$0	$0	**$71,888**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$184,733	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$184,733**

** Indicates non-renewable system*

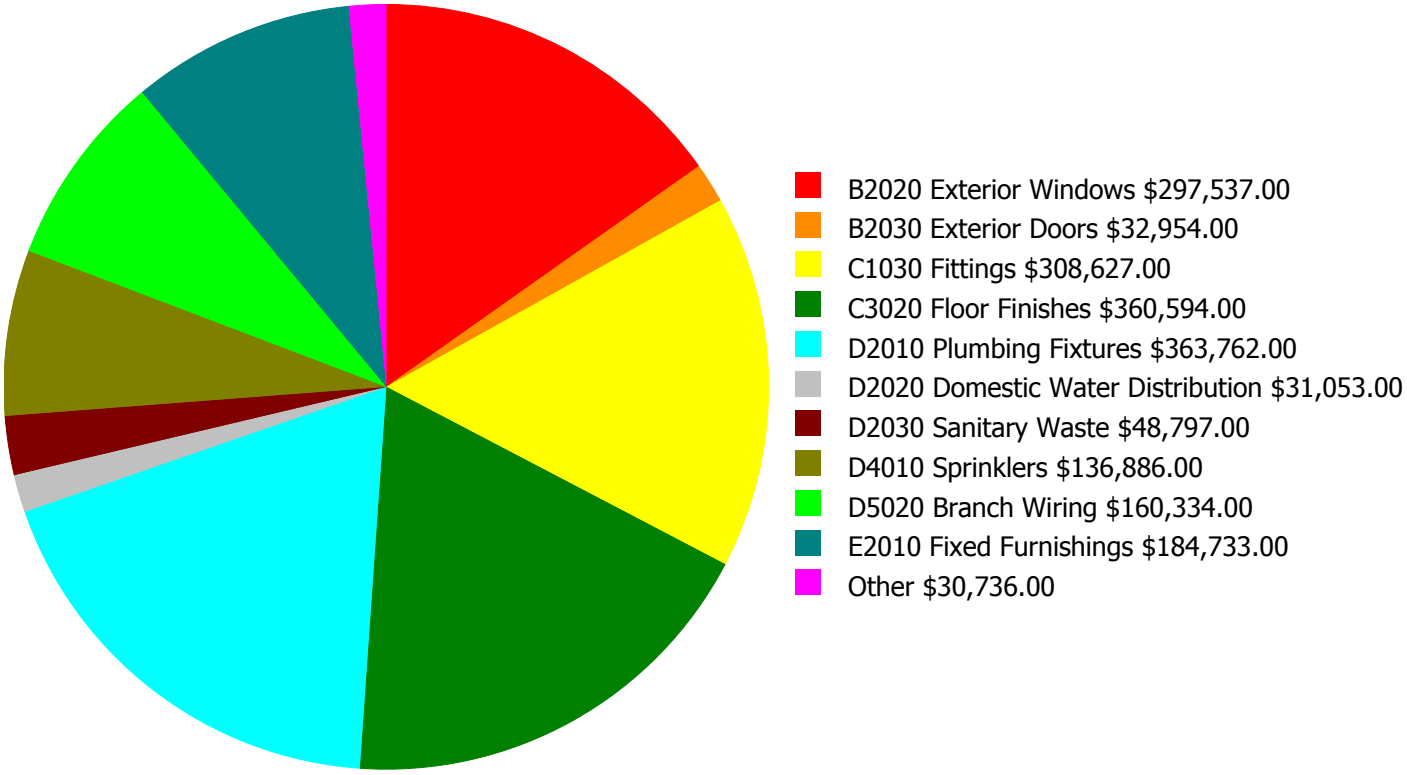
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

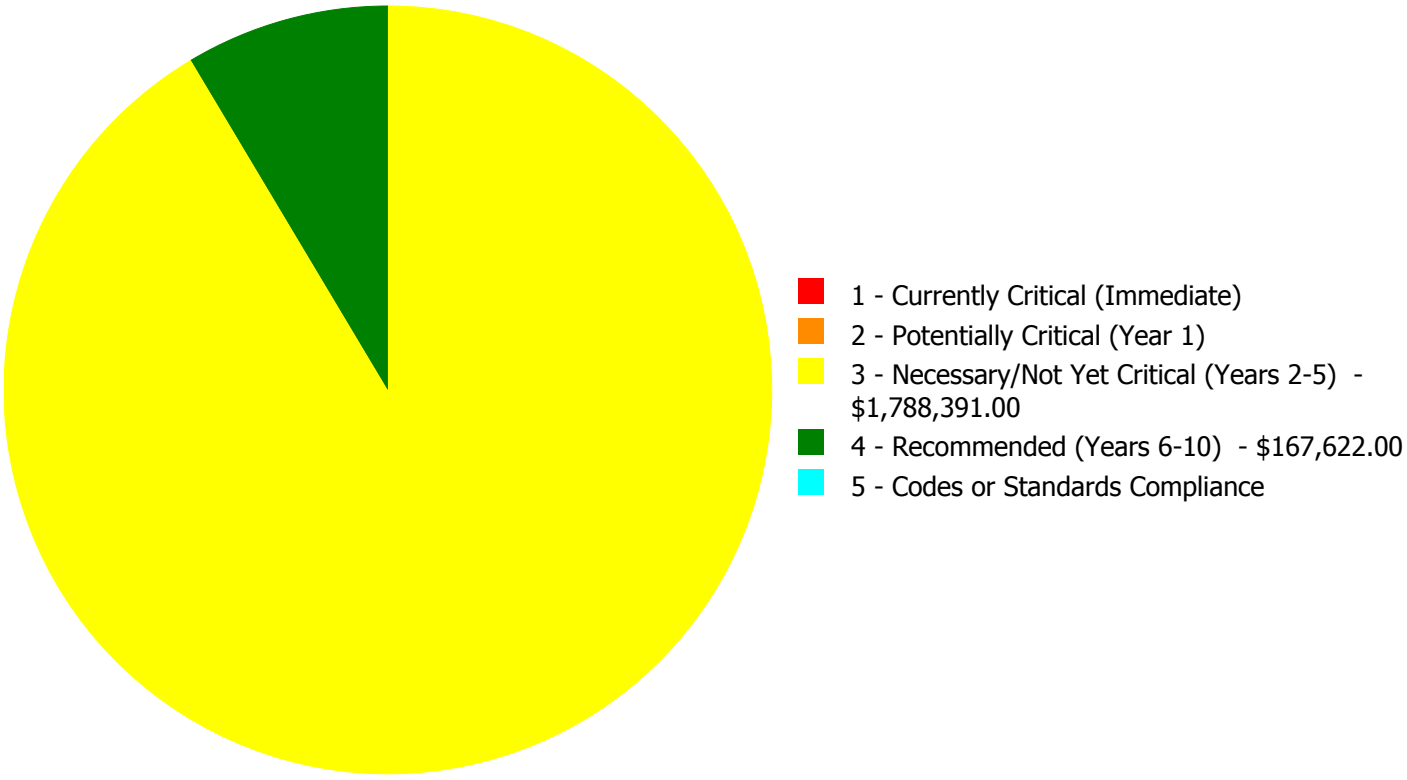
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $1,956,013.00

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: $1,956,013.00

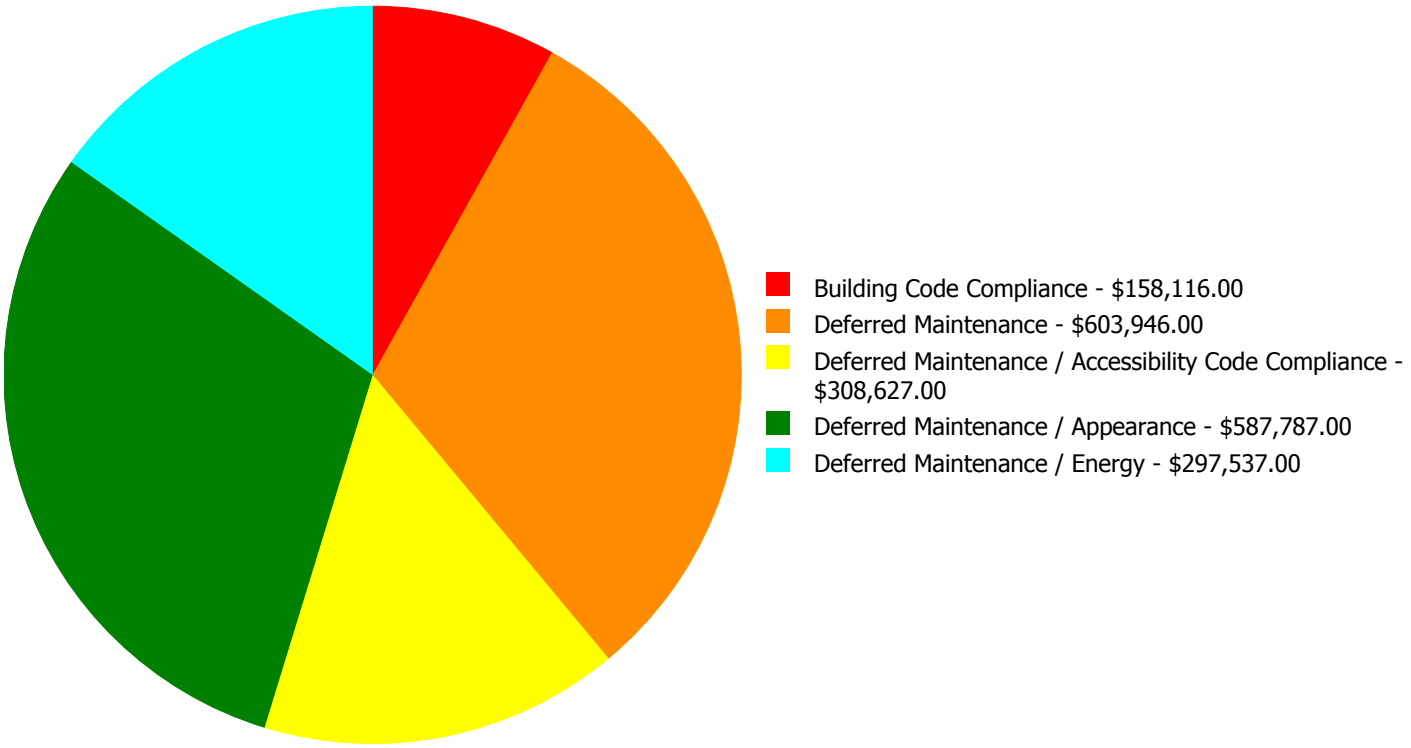
Deficiency By Priority Investment Table

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	$297,537.00	$0.00	$0.00	$297,537.00
B2030	Exterior Doors	$0.00	$0.00	$32,954.00	$0.00	$0.00	$32,954.00
C1030	Fittings	$0.00	$0.00	$308,627.00	$0.00	$0.00	$308,627.00
C3020	Floor Finishes	$0.00	$0.00	$360,594.00	$0.00	$0.00	$360,594.00
D2010	Plumbing Fixtures	$0.00	$0.00	$363,762.00	$0.00	$0.00	$363,762.00
D2020	Domestic Water Distribution	$0.00	$0.00	$31,053.00	$0.00	$0.00	$31,053.00
D2030	Sanitary Waste	$0.00	$0.00	$48,797.00	$0.00	$0.00	$48,797.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$136,886.00	$0.00	$136,886.00
D4020	Standpipes	$0.00	$0.00	$0.00	$21,230.00	$0.00	$21,230.00
D5020	Branch Wiring	$0.00	$0.00	$160,334.00	$0.00	$0.00	$160,334.00
E1020	Institutional Equipment	$0.00	$0.00	$0.00	$9,506.00	$0.00	$9,506.00
E2010	Fixed Furnishings	$0.00	$0.00	$184,733.00	$0.00	$0.00	$184,733.00
	Total:	$0.00	$0.00	$1,788,391.00	$167,622.00	$0.00	$1,956,013.00

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: $1,956,013.00

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: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 28,806.00
Unit of Measure: S.F.
Estimate: $297,537.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

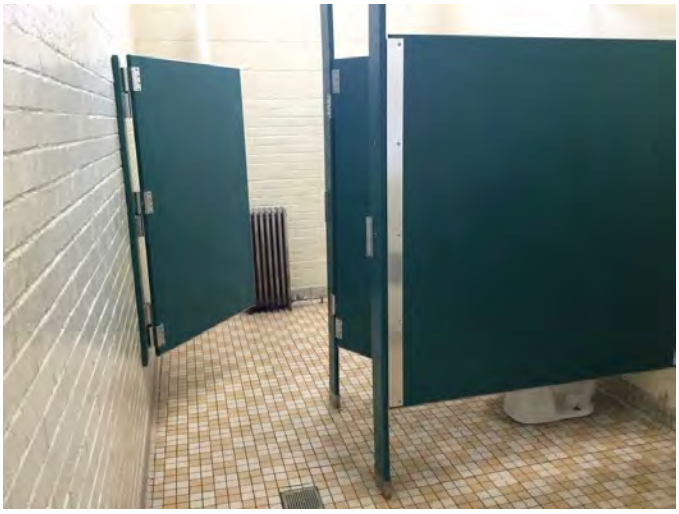
Notes: The aluminum frame, operable, single pane windows are aged, rusted, not energy efficient, and should be replaced.

System: B2030 - Exterior Doors

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 28,806.00
Unit of Measure: S.F.
Estimate: $32,954.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

Notes: The original exterior doors are aged, rusted, and should be replaced.

System: C1030 - Fittings



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 28,806.00
Unit of Measure: S.F.
Estimate: $308,627.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

Notes: The fittings throughout the building are aged, in marginal condition, and should be replaced.
Room signage is missing or non-ADA compliant.

System: C3020 - Floor Finishes

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 28,806.00
Unit of Measure: S.F.
Estimate: $360,594.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

Notes: The VCT flooring is aged, cracked, worn, and should be replaced.
The carpet is also aged, stained, frayed, and should be replace.

System: D2010 - Plumbing Fixtures

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 28,806.00
Unit of Measure: S.F.
Estimate: $363,762.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

Notes: Plumbing fixtures are in operational conditions. However, they are aged and should be replaced with a low-flow water fixtures.

System: D2020 - Domestic Water Distribution

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 28,806.00
Unit of Measure: S.F.
Estimate: $31,053.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

Notes: The domestic water distribution system is aged and should be replaced.

System: D2030 - Sanitary Waste

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 28,806.00
Unit of Measure: S.F.
Estimate: $48,797.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

Notes: The sanitary waste system is aged, has reported periodic failures, and should be replaced.

System: D5020 - Branch Wiring

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 28,806.00
Unit of Measure: S.F.
Estimate: $160,334.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

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

System: E2010 - Fixed Furnishings

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 28,806.00
Unit of Measure: S.F.
Estimate: $184,733.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

Notes: The fixed furnishings are aged, in marginal condition, and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 28,806.00
Unit of Measure: S.F.
Estimate: $136,886.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

Notes: A Sprinkler system is missing and is recommended to be provided to comply with current codes.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 28,806.00
Unit of Measure: S.F.
Estimate: $21,230.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

Notes: A Sprinkler system is missing and is recommended to be provided to comply with current codes.

System: E1020 - Institutional Equipment

Location: Stage
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 28,806.00
Unit of Measure: S.F.
Estimate: $9,506.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

Notes: Theater equipment is aged and damaged 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):	8,688
Year Built:	1956
Last Renovation:	
Replacement Value:	$1,572,645
Repair Cost:	$704,658.00
Total FCI:	44.81 %
Total RSLI:	21.85 %
FCA Score:	55.19

Description:

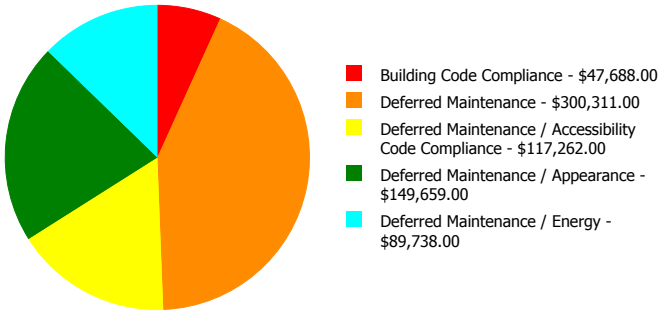
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

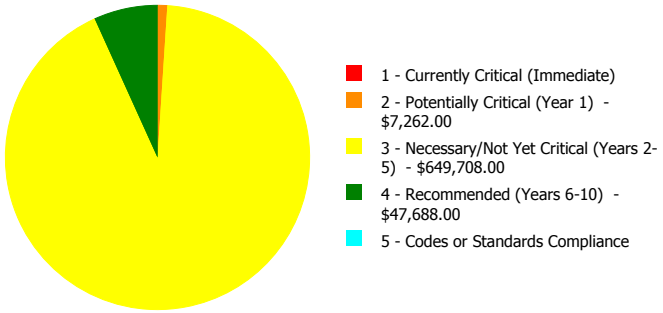
Dashboard Summary

Function:	HS -High School	Gross Area:	8,688
Year Built:	1956	Last Renovation:	
Repair Cost:	$704,658	Replacement Value:	$1,572,645
FCI:	44.81 %	RSLI%:	21.85 %

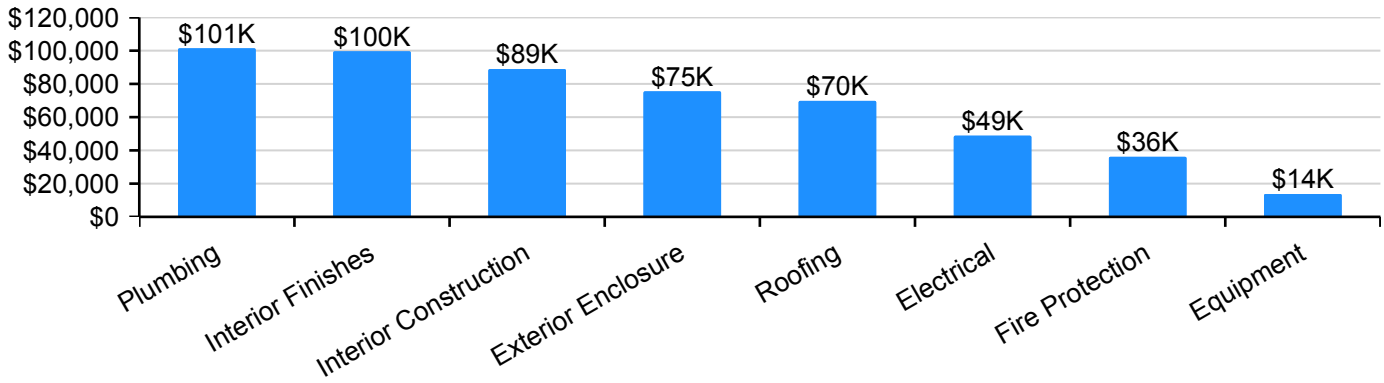
Deficiency By Category



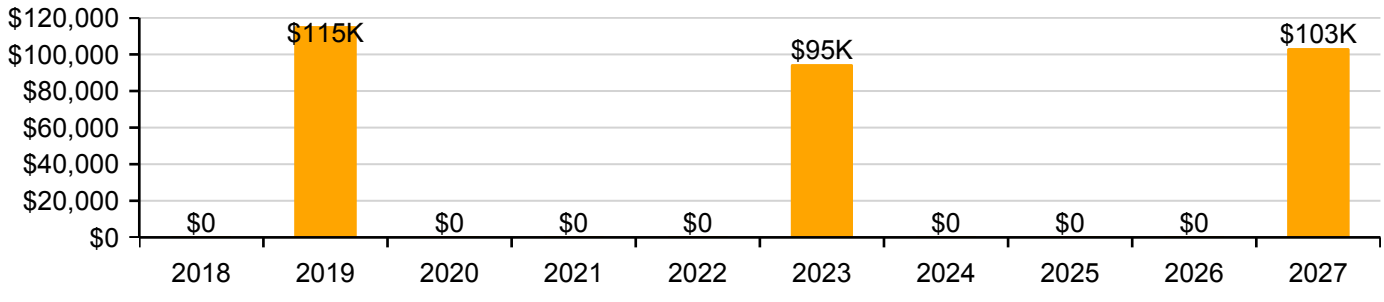
Deficiency By Priority



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	39.00 %	0.00 %	$0.00
A20 - Basement Construction	39.00 %	0.00 %	$0.00
B10 - Superstructure	39.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	18.51 %	57.80 %	$99,677.00
B30 - Roofing	0.00 %	148.98 %	$92,069.00
C10 - Interior Construction	8.74 %	58.50 %	$117,262.00
C30 - Interior Finishes	4.53 %	60.21 %	$131,501.00
D20 - Plumbing	0.00 %	110.00 %	$133,795.00
D30 - HVAC	43.01 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$47,688.00
D50 - Electrical	34.73 %	30.87 %	$64,508.00
E10 - Equipment	0.00 %	110.00 %	$18,158.00
Totals:	**21.85 %**	**44.81 %**	**$704,658.00**

Photo Album

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

1). West Elevation - Jan 11, 2017

2). South 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

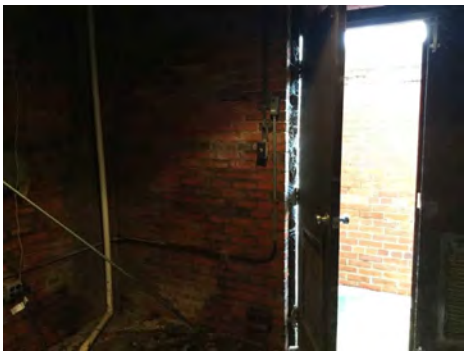
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to 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	$4.79	S.F.	8,688	100	1956	2056		39.00 %	0.00 %	39			$41,616
A1030	Slab on Grade	$8.43	S.F.	8,688	100	1956	2056		39.00 %	0.00 %	39			$73,240
A2010	Basement Excavation	$1.90	S.F.	8,688	100	1956	2056		39.00 %	0.00 %	39			$16,507
A2020	Basement Walls	$13.07	S.F.	8,688	100	1956	2056		39.00 %	0.00 %	39			$113,552
B1010	Floor Construction	$1.64	S.F.	8,688	100	1956	2056		39.00 %	0.00 %	39			$14,248
B1020	Roof Construction	$15.76	S.F.	8,688	100	1956	2056		39.00 %	0.00 %	39			$136,923
B2010	Exterior Walls	$9.42	S.F.	8,688	100	1956	2056		39.00 %	0.00 %	39			$81,841
B2020	Exterior Windows	$9.39	S.F.	8,688	30	1956	1986		0.00 %	110.00 %	-31		$89,738.00	$81,580
B2030	Exterior Doors	$1.04	S.F.	8,688	30	1982	2012		0.00 %	109.99 %	-5		$9,939.00	$9,036
B3010105	Built-Up	$8.95	S.F.	588	25	1982	2007		0.00 %	137.98 %	-10		$7,262.00	$5,263
B3010120	Single Ply Membrane	$6.98	S.F.	8,100	20	1982	2002		0.00 %	150.00 %	-15		$84,807.00	$56,538
C1010	Partitions	$10.80	S.F.	8,688	75	1956	2031		18.67 %	0.00 %	14			$93,830
C1020	Interior Doors	$2.53	S.F.	8,688	20	1956	1976		0.00 %	110.00 %	-41		$24,179.00	$21,981
C1030	Fittings	$9.74	S.F.	8,688	20	1956	1976		0.00 %	110.00 %	-41		$93,083.00	$84,621
C3010	Wall Finishes	$2.79	S.F.	8,688	10	1999	2009		0.00 %	110.00 %	-8		$26,663.00	$24,240
C3020	Floor Finishes	$11.38	S.F.	8,688	20	1999	2019		10.00 %	0.00 %	2			$98,869
C3030	Ceiling Finishes	$10.97	S.F.	8,688	25	1982	2007		0.00 %	110.00 %	-10		$104,838.00	$95,307
D2010	Plumbing Fixtures	$11.48	S.F.	8,688	30	1956	1986		0.00 %	110.00 %	-31		$109,712.00	$99,738
D2020	Domestic Water Distribution	$0.98	S.F.	8,688	30	1956	1986		0.00 %	110.01 %	-31		$9,366.00	$8,514
D2030	Sanitary Waste	$1.54	S.F.	8,688	30	1956	1986		0.00 %	109.99 %	-31		$14,717.00	$13,380
D3020	Heat Generating Systems	$5.08	S.F.	8,688	30	2000	2030		43.33 %	0.00 %	13			$44,135
D3050	Terminal & Package Units	$8.29	S.F.	8,688	15	2008	2023		40.00 %	0.00 %	6			$72,024
D3060	Controls & Instrumentation	$1.94	S.F.	8,688	20	2008	2028		55.00 %	0.00 %	11			$16,855
D4010	Sprinklers	$4.32	S.F.	8,688	30			2017	0.00 %	110.00 %	0		$41,285.00	$37,532
D4020	Standpipes	$0.67	S.F.	8,688	30			2017	0.00 %	110.00 %	0		$6,403.00	$5,821
D5010	Electrical Service/Distribution	$1.69	S.F.	8,688	40	1956	1996		0.00 %	110.00 %	-21		$16,151.00	$14,683
D5020	Branch Wiring	$5.06	S.F.	8,688	30	1956	1986		0.00 %	110.00 %	-31		$48,357.00	$43,961
D5020	Lighting	$11.92	S.F.	8,688	30	1999	2029		40.00 %	0.00 %	12			$103,561
D5030810	Security & Detection Systems	$1.87	S.F.	8,688	15	2012	2027		66.67 %	0.00 %	10			$16,247
D5030910	Fire Alarm Systems	$3.39	S.F.	8,688	15	2012	2027		66.67 %	0.00 %	10			$29,452
D5090	Other Electrical Systems	$0.12	S.F.	8,688	20	2010	2030		65.00 %	0.00 %	13			$1,043
E1090	Other Equipment	$1.90	S.F.	8,688	20	1956	1976		0.00 %	110.00 %	-41		$18,158.00	$16,507
								Total	**21.85 %**	**44.81 %**			**$704,658.00**	**$1,572,645**

System Notes

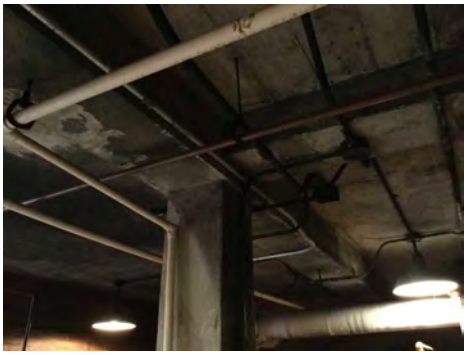
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: A2020 - Basement Walls




Note:

System: B1010 - Floor Construction




Note:

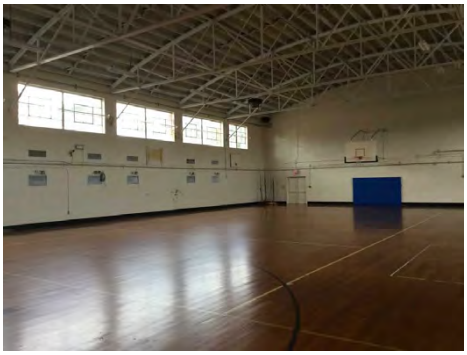
System: B1020 - Roof Construction


Note:

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors

Note:

System: B3010105 - Built-Up



Note:

System: C1010 - Partitions


Note:

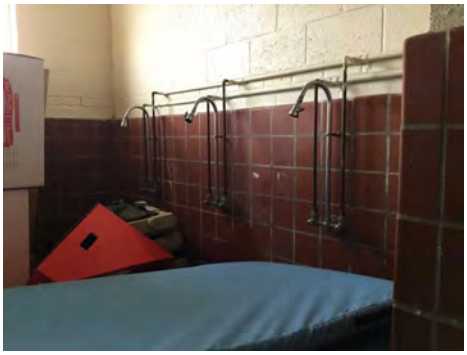
System: C1020 - Interior Doors

Note:

System: C1030 - Fittings

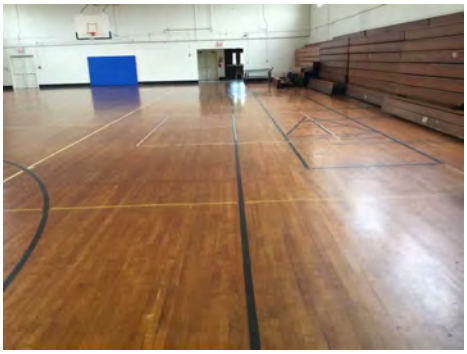
Note:

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes

Note:

System: D2010 - Plumbing Fixtures

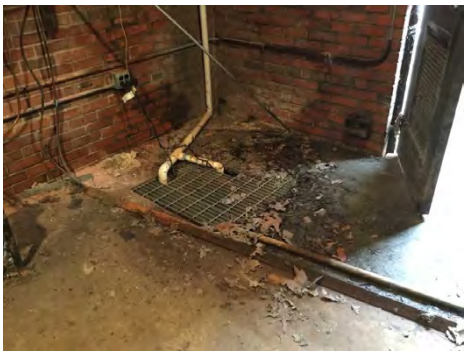
Note:

System: D2020 - Domestic Water Distribution

Note:

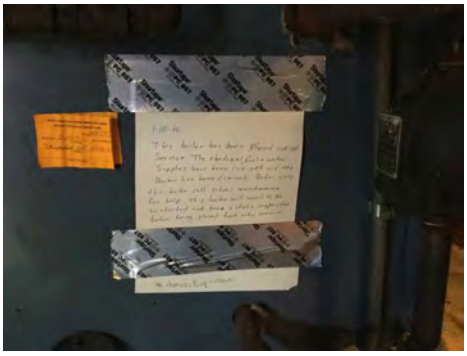
System: D2030 - Sanitary Waste





Note:

System: D3020 - Heat Generating 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

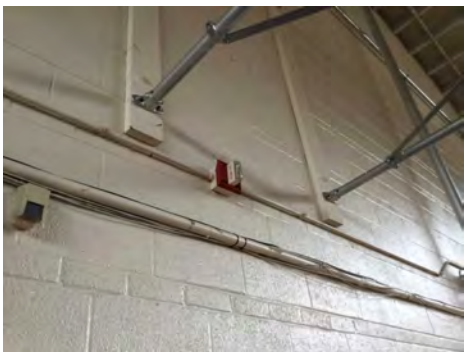
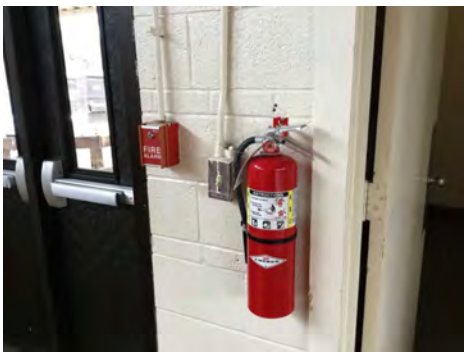


Note:

System: D5030810 - Security & Detection Systems

Note:

System: D5030910 - Fire Alarm Systems

Note:

System: D5090 - Other Electrical Systems

Note:

System: E1090 - Other 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%

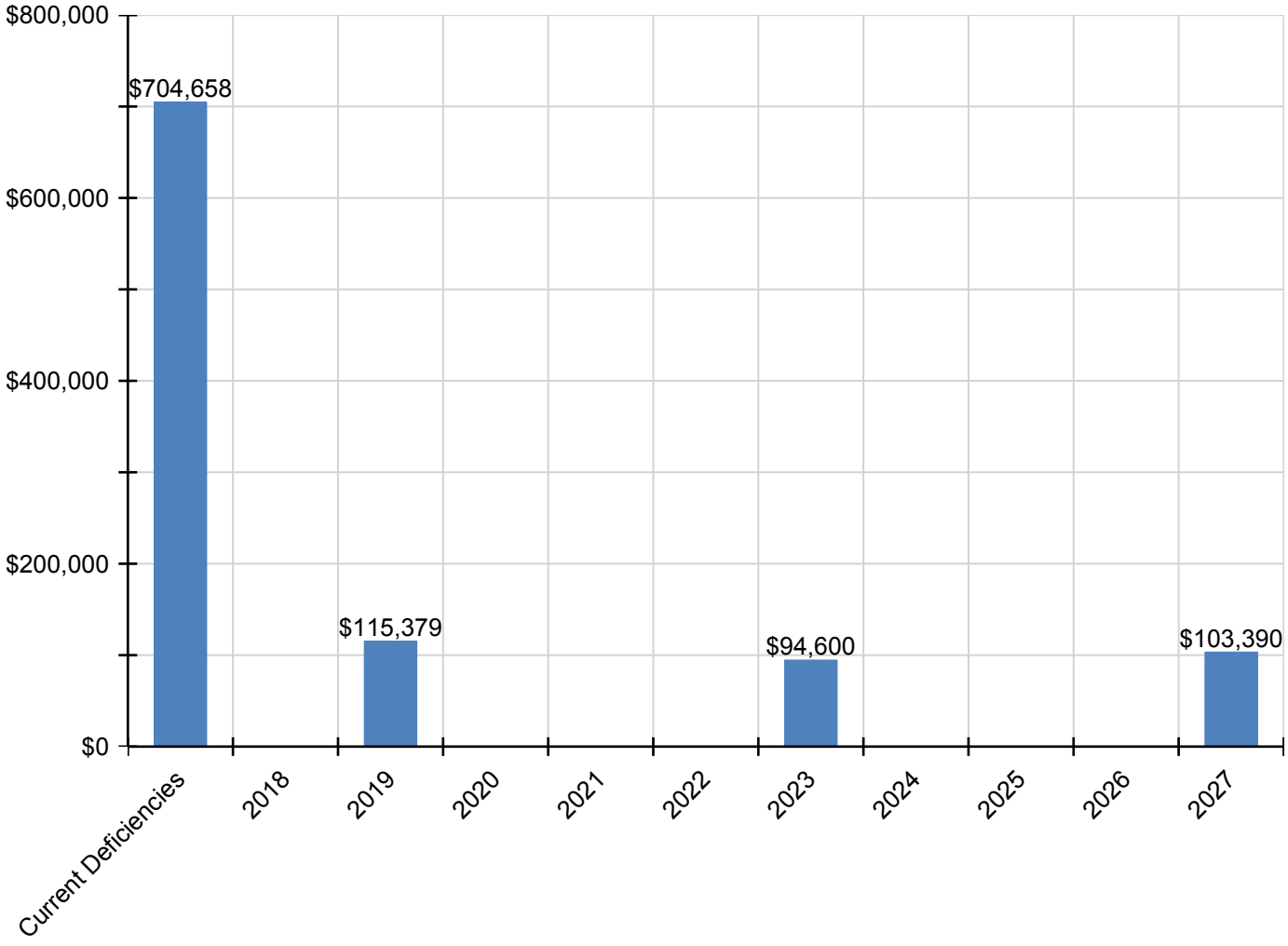
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$704,658**	**$0**	**$115,379**	**$0**	**$0**	**$0**	**$94,600**	**$0**	**$0**	**$0**	**$103,390**	**$1,018,027**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2010 - Exterior Walls	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$89,738	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$89,738**
B2030 - Exterior Doors	$9,939	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$9,939**
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	$7,262	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$7,262**
B3010120 - Single Ply Membrane	$84,807	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$84,807**
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	$24,179	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$24,179**
C1030 - Fittings	$93,083	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$93,083**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

C3010 - Wall Finishes	$26,663	$0	$0	$0	$0	$0	$0	$0	$0	$0	$35,833	**$62,496**
C3020 - Floor Finishes	$0	$0	$115,379	$0	$0	$0	$0	$0	$0	$0	$0	**$115,379**
C3030 - Ceiling Finishes	$104,838	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$104,838**
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	$109,712	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$109,712**
D2020 - Domestic Water Distribution	$9,366	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$9,366**
D2030 - Sanitary Waste	$14,717	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$14,717**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$94,600	$0	$0	$0	$0	**$94,600**
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	$41,285	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$41,285**
D4020 - Standpipes	$6,403	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,403**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$16,151	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$16,151**
D5020 - Branch Wiring	$48,357	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$48,357**
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	$24,017	**$24,017**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$43,540	**$43,540**
D5090 - Other Electrical Systems	$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**
E1090 - Other Equipment	$18,158	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$18,158**

** Indicates non-renewable system*

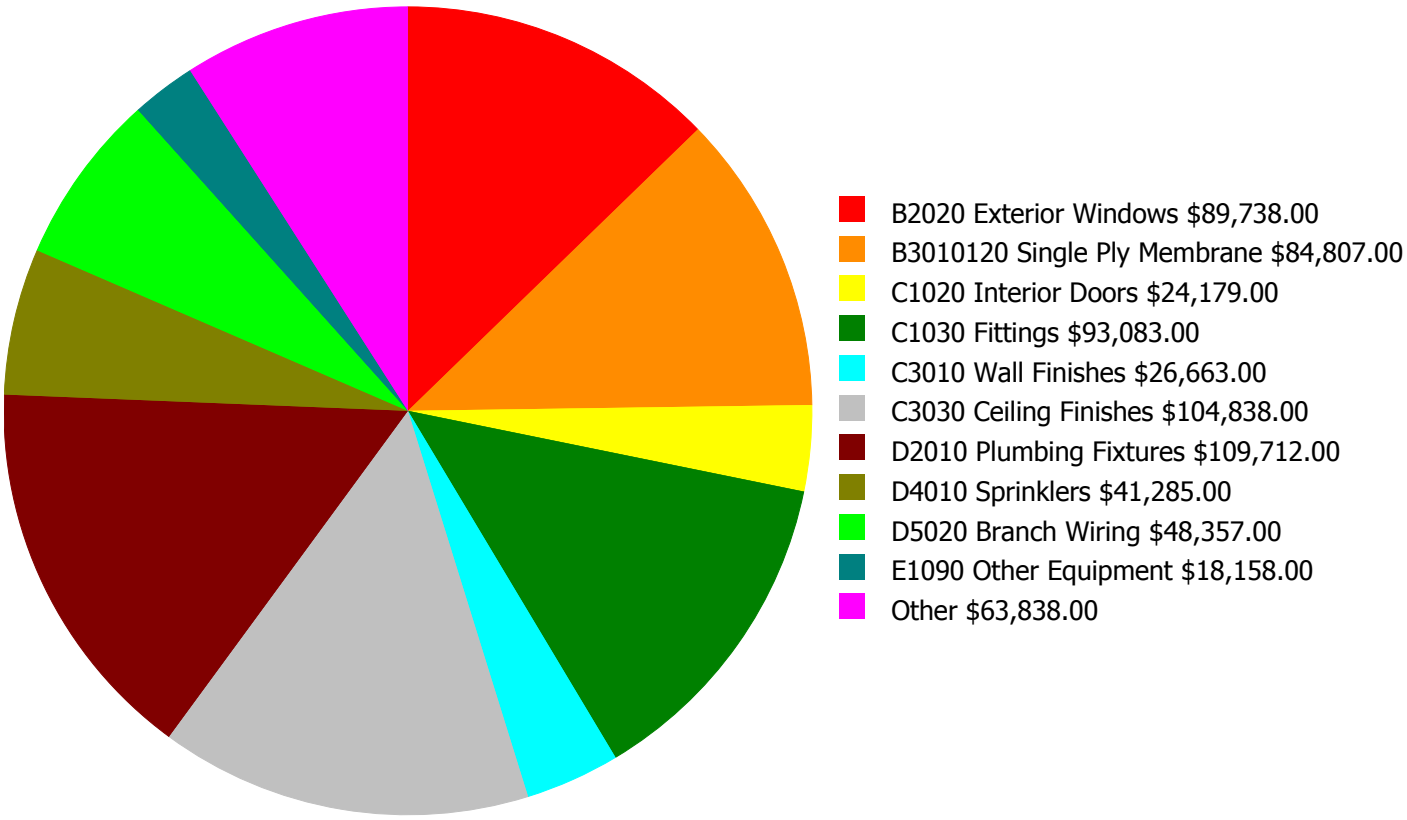
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

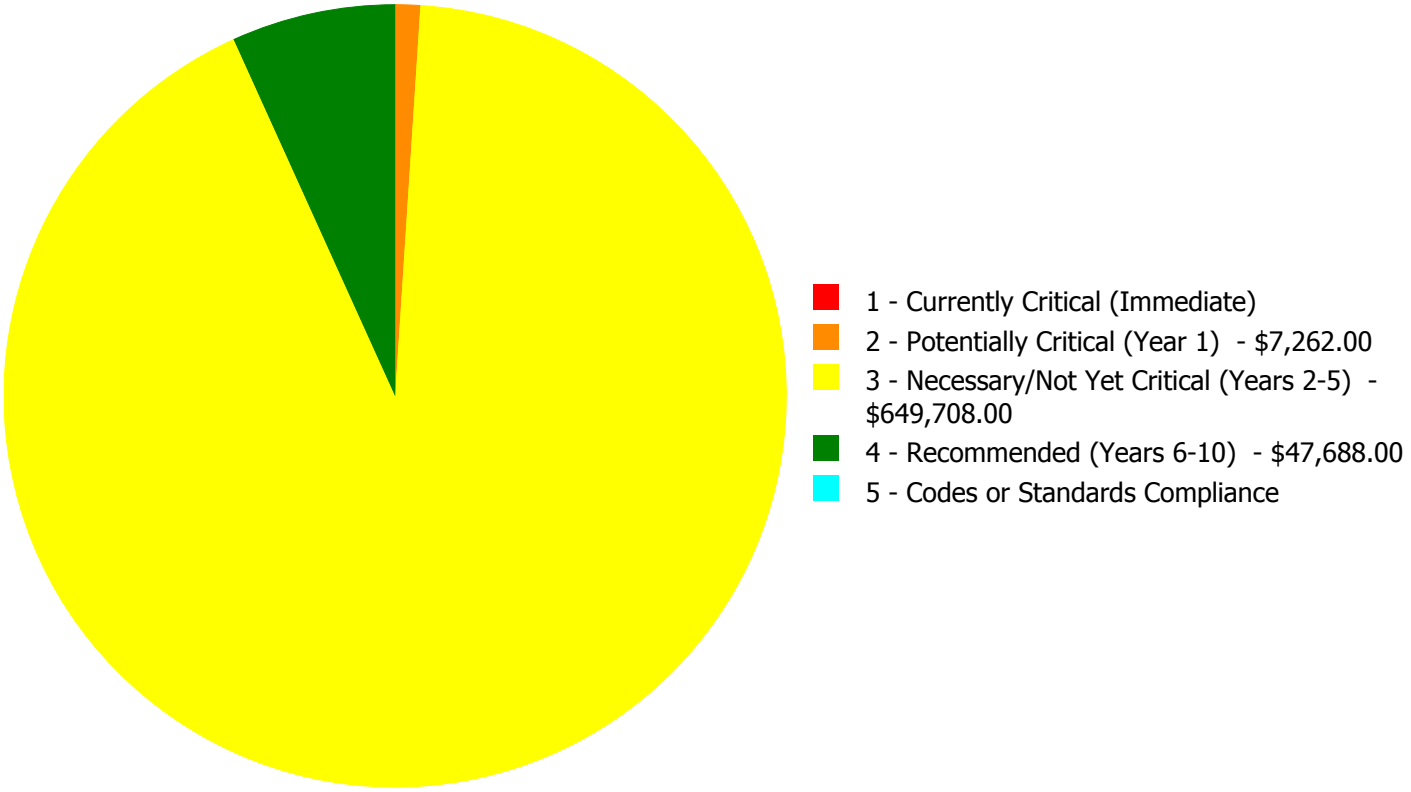
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $704,658.00

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: $704,658.00

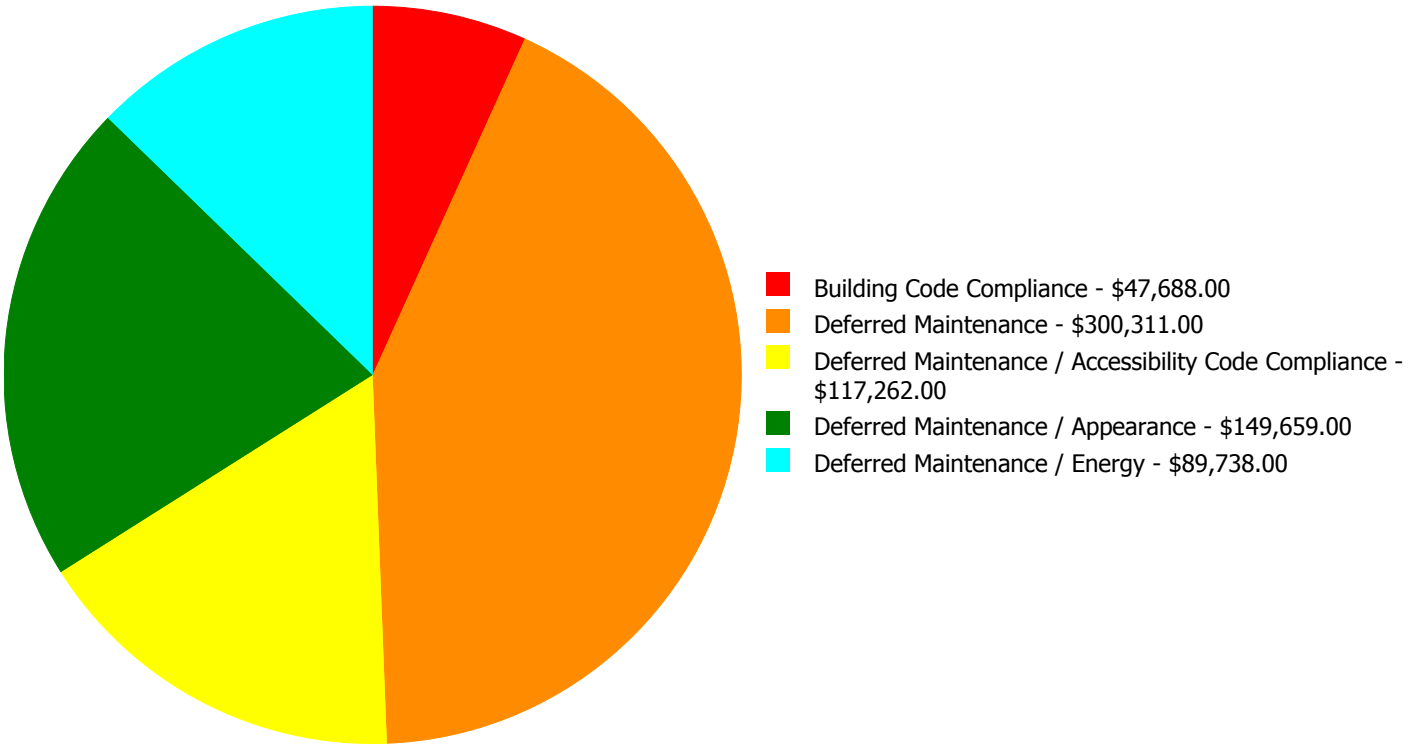
Deficiency By Priority Investment Table

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	$89,738.00	$0.00	$0.00	$89,738.00
B2030	Exterior Doors	$0.00	$0.00	$9,939.00	$0.00	$0.00	$9,939.00
B3010105	Built-Up	$0.00	$7,262.00	$0.00	$0.00	$0.00	$7,262.00
B3010120	Single Ply Membrane	$0.00	$0.00	$84,807.00	$0.00	$0.00	$84,807.00
C1020	Interior Doors	$0.00	$0.00	$24,179.00	$0.00	$0.00	$24,179.00
C1030	Fittings	$0.00	$0.00	$93,083.00	$0.00	$0.00	$93,083.00
C3010	Wall Finishes	$0.00	$0.00	$26,663.00	$0.00	$0.00	$26,663.00
C3030	Ceiling Finishes	$0.00	$0.00	$104,838.00	$0.00	$0.00	$104,838.00
D2010	Plumbing Fixtures	$0.00	$0.00	$109,712.00	$0.00	$0.00	$109,712.00
D2020	Domestic Water Distribution	$0.00	$0.00	$9,366.00	$0.00	$0.00	$9,366.00
D2030	Sanitary Waste	$0.00	$0.00	$14,717.00	$0.00	$0.00	$14,717.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$41,285.00	$0.00	$41,285.00
D4020	Standpipes	$0.00	$0.00	$0.00	$6,403.00	$0.00	$6,403.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$16,151.00	$0.00	$0.00	$16,151.00
D5020	Branch Wiring	$0.00	$0.00	$48,357.00	$0.00	$0.00	$48,357.00
E1090	Other Equipment	$0.00	$0.00	$18,158.00	$0.00	$0.00	$18,158.00
	Total:	$0.00	$7,262.00	$649,708.00	$47,688.00	$0.00	$704,658.00

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: $704,658.00

Deficiency Details by Priority

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

Priority 2 - Potentially Critical (Year 1):

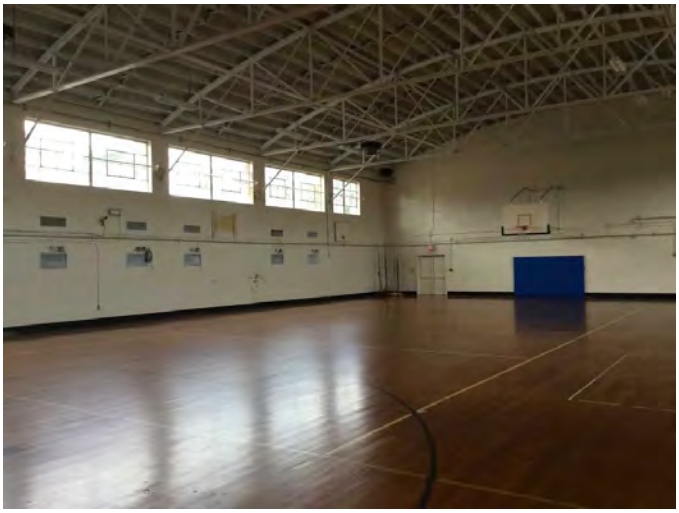
System: B3010105 - Built-Up

Location: Entry foyer
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 588.00
Unit of Measure: S.F.
Estimate: $7,262.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

Notes: Built-up roof covering is in deteriorating conditions with signs of cracks, bubbling, patches and reported water leaks through parapets and other areas.

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

System: B2020 - Exterior Windows



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 8,688.00
Unit of Measure: S.F.
Estimate: $89,738.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

Notes: The aluminum frame, operable, single pane windows are aged, rusted, not energy efficient, and should be replaced.

System: B2030 - Exterior Doors

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 8,688.00
Unit of Measure: S.F.
Estimate: $9,939.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

Notes: The original exterior doors are aged, rusted, and should be replaced.

System: B3010120 - Single Ply Membrane

This deficiency has no image.

Location: Gym
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 8,100.00
Unit of Measure: S.F.
Estimate: $84,807.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

Notes: *No photo available due to roof accessibility*
The EPDM adhered and ballasted roof coverings are aging, showing signs of failure and should be replaced.

System: C1020 - Interior Doors

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 8,688.00
Unit of Measure: S.F.
Estimate: $24,179.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

Notes: The interior doors are aged, failing, most hardware is not ADA or code compliant and should be replaced.

System: C1030 - Fittings

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 8,688.00
Unit of Measure: S.F.
Estimate: $93,083.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

Notes: The fittings throughout the building are aged, in marginal condition, handrails and room signage are ADA non-compliance and system should be replaced.

System: C3010 - Wall Finishes

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 8,688.00
Unit of Measure: S.F.
Estimate: $26,663.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

Notes: The wall finishes are aged, scuffed, fading, stained, and should be replaced.

System: C3030 - Ceiling Finishes

Location: Gym
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 8,688.00
Unit of Measure: S.F.
Estimate: $104,838.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

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

System: D2010 - Plumbing Fixtures

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 8,688.00
Unit of Measure: S.F.
Estimate: $109,712.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

Notes: Plumbing fixtures are in operational conditions. However, they are aged, not ADA compliant and should be replaced with a low-flow water fixtures.

System: D2020 - Domestic Water Distribution

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 8,688.00
Unit of Measure: S.F.
Estimate: $9,366.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

Notes: The domestic water distribution system is aged and should be replaced.

System: D2030 - Sanitary Waste

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 8,688.00
Unit of Measure: S.F.
Estimate: $14,717.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

Notes: The sanitary waste system is aged, has reported periodic failures, and should be replaced.

System: D5010 - Electrical Service/Distribution

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 8,688.00
Unit of Measure: S.F.
Estimate: $16,151.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

Notes: The original electrical distribution system is operating properly due to an aggressive maintenance program but is aged, in marginal condition, and should be replaced.

System: D5020 - Branch Wiring

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 8,688.00
Unit of Measure: S.F.
Estimate: $48,357.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

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

System: E1090 - Other Equipment

Location: Gym
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 8,688.00
Unit of Measure: S.F.
Estimate: $18,158.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

Notes: The athletic equipment is aged, in marginal condition, and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 8,688.00
Unit of Measure: S.F.
Estimate: $41,285.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

Notes: A Sprinkler system is missing and is recommended to be provided to comply with current codes.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 8,688.00
Unit of Measure: S.F.
Estimate: $6,403.00
Assessor Name: Terence Davis
Date Created: 12/23/2016

Notes: A Sprinkler system is missing and is recommended to be provided to comply with current codes.

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):	6,120
Year Built:	1957
Last Renovation:	
Replacement Value:	$1,092,728
Repair Cost:	$487,530.00
Total FCI:	44.62 %
Total RSLI:	21.22 %
FCA Score:	55.38

Description:

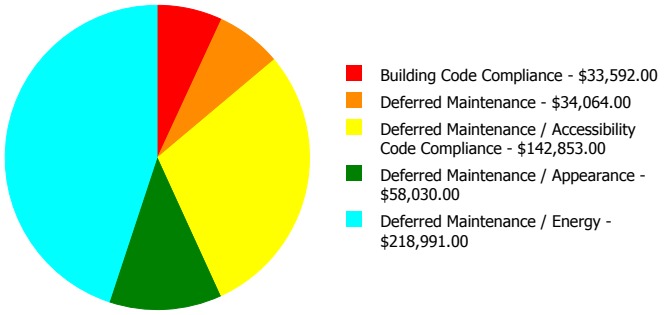
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

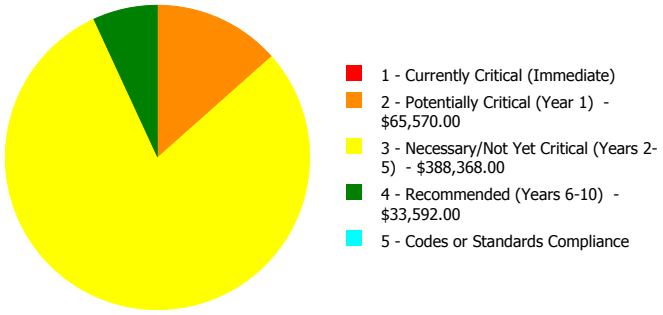
Dashboard Summary

Function:	HS -High School	Gross Area:	6,120
Year Built:	1957	Last Renovation:	
Repair Cost:	$487,530	Replacement Value:	$1,092,728
FCI:	44.62 %	RSLI%:	21.22 %

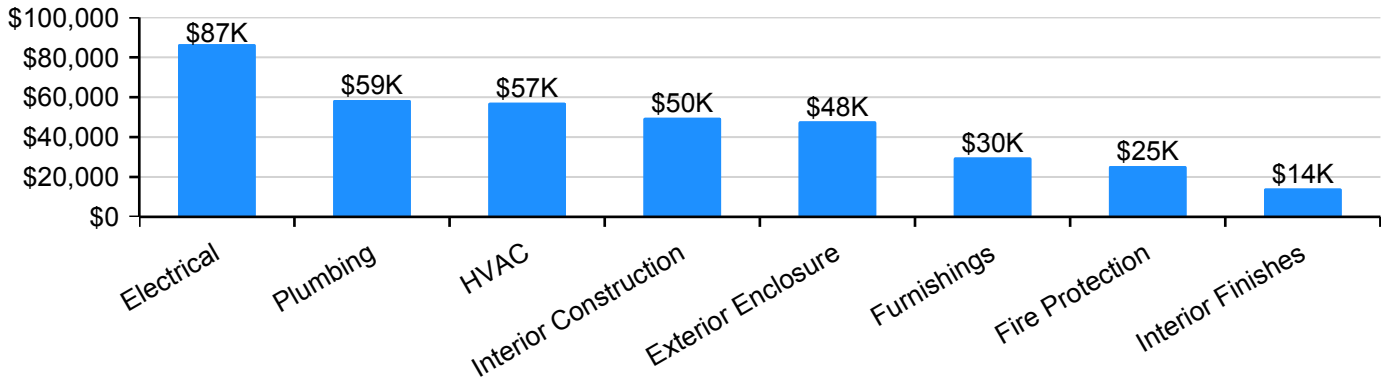
Deficiency By Category



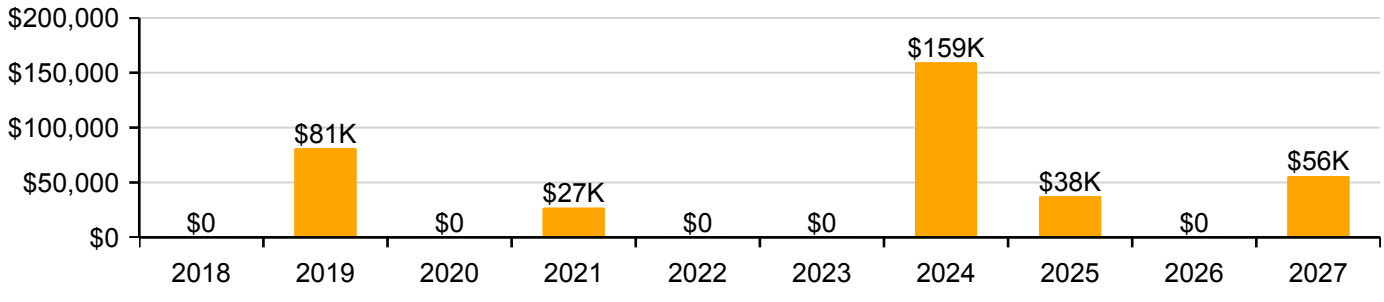
Deficiency By Priority



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	40.00 %	0.00 %	$0.00
B10 - Superstructure	40.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	19.68 %	52.03 %	$63,213.00
B30 - Roofing	40.00 %	0.00 %	$0.00
C10 - Interior Construction	11.56 %	46.44 %	$65,570.00
C30 - Interior Finishes	16.74 %	12.21 %	$18,782.00
D20 - Plumbing	0.00 %	110.00 %	$77,283.00
D30 - HVAC	23.46 %	57.54 %	$75,533.00
D40 - Fire Protection	0.00 %	110.00 %	$33,592.00
D50 - Electrical	22.52 %	70.59 %	$114,309.00
E20 - Furnishings	0.00 %	110.00 %	$39,248.00
Totals:	**21.22 %**	**44.62 %**	**$487,530.00**

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

Condition Detail

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

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

System Listing

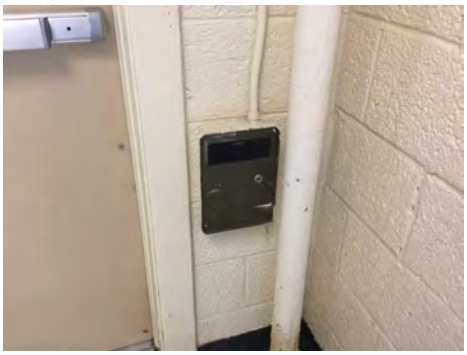
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.79	S.F.	6,120	100	1957	2057		40.00 %	0.00 %	40			$29,315
A1030	Slab on Grade	$8.43	S.F.	6,120	100	1957	2057		40.00 %	0.00 %	40			$51,592
B1010	Floor Construction	$1.64	S.F.	6,120	100	1957	2057		40.00 %	0.00 %	40			$10,037
B1020	Roof Construction	$15.76	S.F.	6,120	100	1957	2057		40.00 %	0.00 %	40			$96,451
B2010	Exterior Walls	$9.42	S.F.	6,120	100	1957	2057		40.00 %	0.00 %	40			$57,650
B2020	Exterior Windows	$9.39	S.F.	6,120	30	1957	1987		0.00 %	110.00 %	-30		$63,213.00	$57,467
B2030	Exterior Doors	$1.04	S.F.	6,120	30	1982	2012	2021	13.33 %	0.00 %	4			$6,365
B3010130	Preformed Metal Roofing	$9.66	S.F.	6,120	30	1999	2029		40.00 %	0.00 %	12			$59,119
C1010	Partitions	$10.80	S.F.	6,120	75	1957	2032		20.00 %	0.00 %	15			$66,096
C1020	Interior Doors	$2.53	S.F.	6,120	20	1982	2002	2021	20.00 %	0.00 %	4			$15,484
C1030	Fittings	$9.74	S.F.	6,120	20	1957	1977		0.00 %	110.00 %	-40		$65,570.00	$59,609
C3010	Wall Finishes	$2.79	S.F.	6,120	10	1999	2009		0.00 %	110.00 %	-8		$18,782.00	$17,075
C3020	Floor Finishes	$11.38	S.F.	6,120	20	1999	2019		10.00 %	0.00 %	2			$69,646
C3030	Ceiling Finishes	$10.97	S.F.	6,120	25	1999	2024		28.00 %	0.00 %	7			$67,136
D2010	Plumbing Fixtures	$11.48	S.F.	6,120	30	1957	1987		0.00 %	110.00 %	-30		$77,283.00	$70,258
D3020	Heat Generating Systems	$5.08	S.F.	6,120	30	1983	2013		0.00 %	110.00 %	-4		$34,199.00	$31,090
D3040	Distribution Systems	$6.14	S.F.	6,120	30	1983	2013		0.00 %	110.00 %	-4		$41,334.00	$37,577
D3050	Terminal & Package Units	$8.29	S.F.	6,120	15	2009	2024		46.67 %	0.00 %	7			$50,735
D3060	Controls & Instrumentation	$1.94	S.F.	6,120	20	2009	2029		60.00 %	0.00 %	12			$11,873
D4010	Sprinklers	$4.32	S.F.	6,120	30			2017	0.00 %	110.00 %	0		$29,082.00	$26,438
D4020	Standpipes	$0.67	S.F.	6,120	30			2017	0.00 %	110.00 %	0		$4,510.00	$4,100
D5010	Electrical Service/Distribution	$1.69	S.F.	6,120	40	2009	2049		80.00 %	0.00 %	32			$10,343
D5020	Branch Wiring	$5.06	S.F.	6,120	30	1957	1987		0.00 %	110.00 %	-30		$34,064.00	$30,967
D5020	Lighting	$11.92	S.F.	6,120	30	1982	2012		0.00 %	110.00 %	-5		$80,245.00	$72,950
D5030910	Fire Alarm Systems	$3.39	S.F.	6,120	15	2012	2027		66.67 %	0.00 %	10			$20,747
D5030920	Data Communication	$4.40	S.F.	6,120	15	2010	2025		53.33 %	0.00 %	8			$26,928
E2010	Fixed Furnishings	$5.83	S.F.	6,120	20	1957	1977		0.00 %	110.00 %	-40		$39,248.00	$35,680
								Total	**21.22 %**	**44.62 %**			**$487,530.00**	**$1,092,728**

System Notes

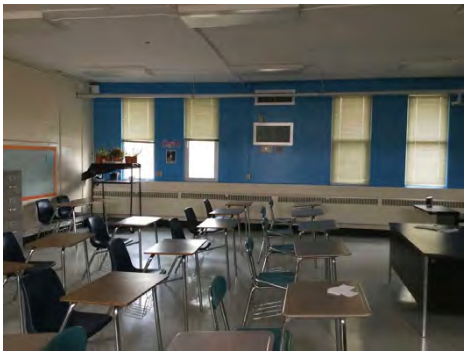
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B2010 - Exterior Walls

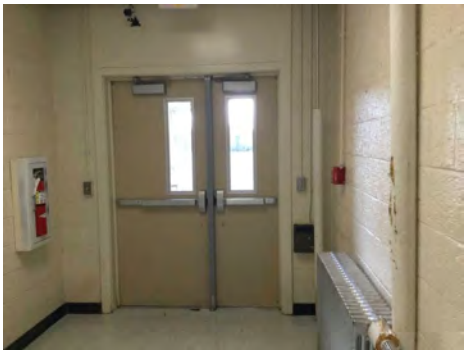
Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors



Note:

System: B3010130 - Preformed Metal Roofing

Note:

System: C1010 - Partitions

Note:

System: C1020 - Interior Doors

Note:

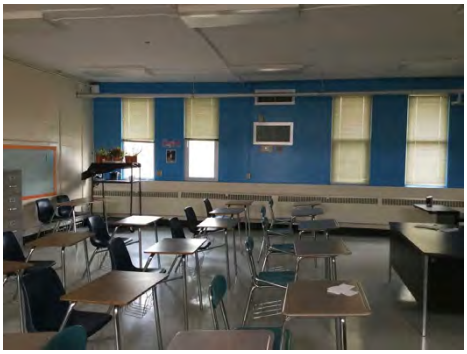
System: C1030 - Fittings

Note:

System: C3010 - Wall Finishes

Note:

System: C3020 - Floor Finishes



Note:

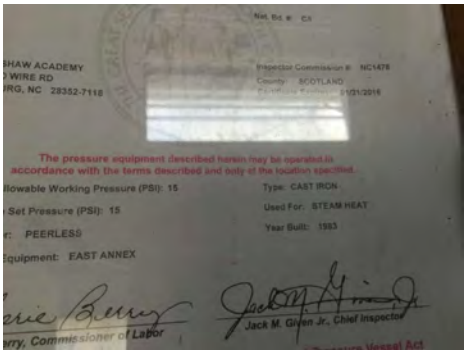
System: C3030 - Ceiling Finishes

Note:

System: D2010 - Plumbing Fixtures

Note:

System: D3020 - Heat Generating Systems



Note:

System: D3040 - Distribution Systems

Note:

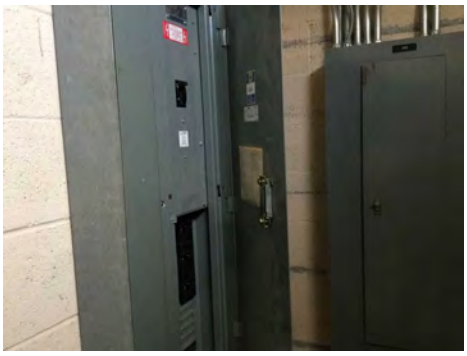
System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

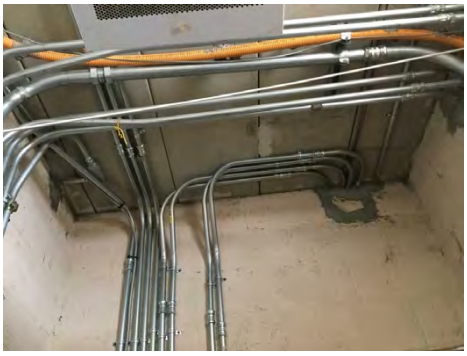
Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

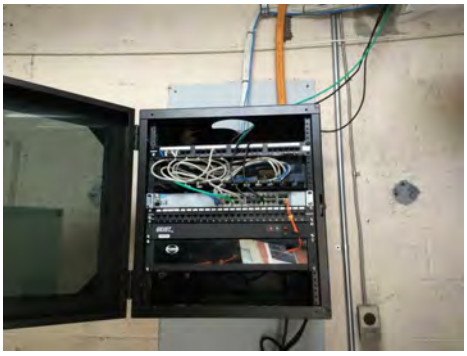
System: D5020 - Lighting

Note:

System: D5030910 - Fire Alarm 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%

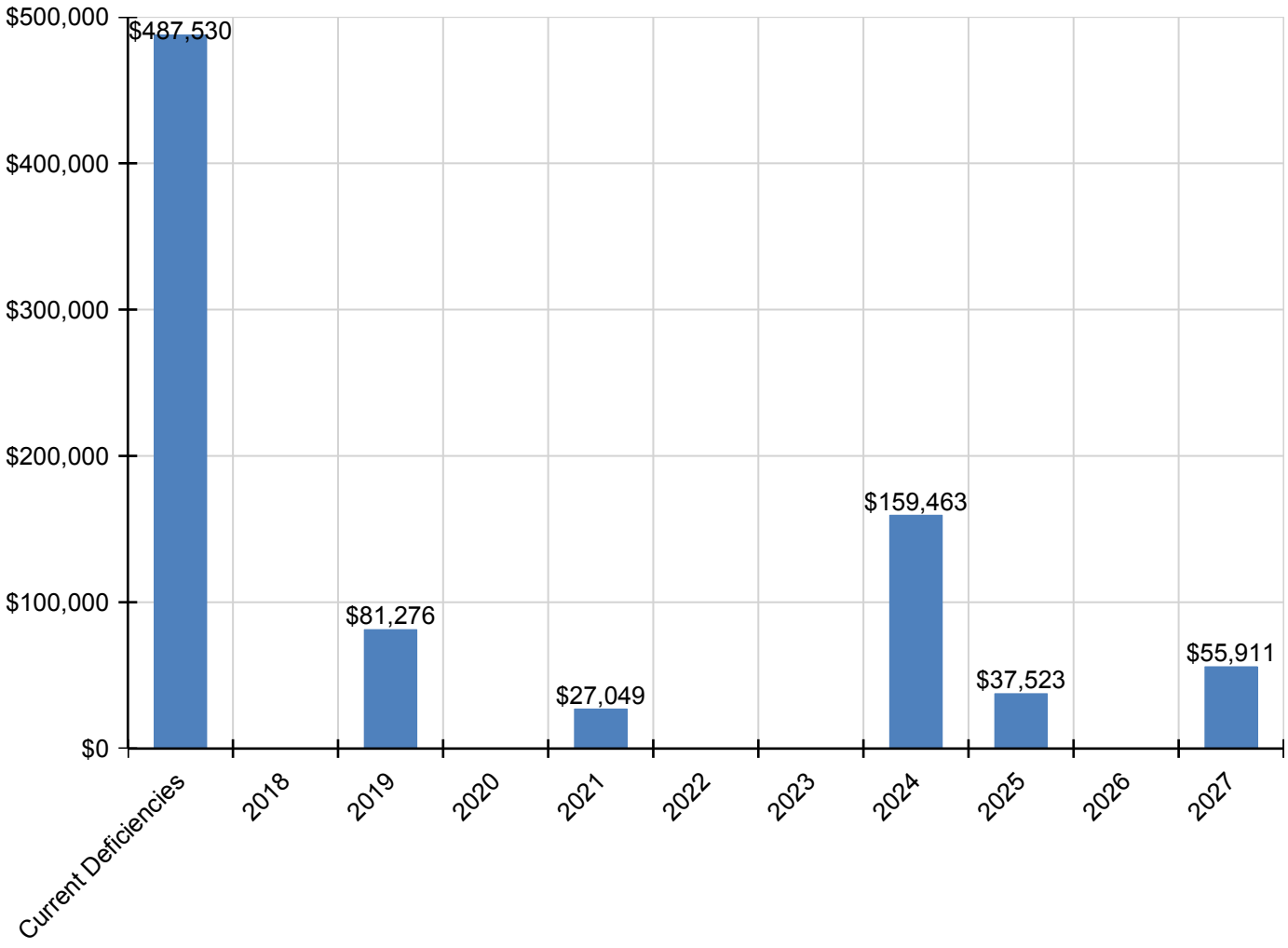
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$487,530**	**$0**	**$81,276**	**$0**	**$27,049**	**$0**	**$0**	**$159,463**	**$37,523**	**$0**	**$55,911**	**$848,752**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$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	$63,213	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$63,213**
B2030 - Exterior Doors	$0	$0	$0	$0	$7,880	$0	$0	$0	$0	$0	$0	**$7,880**
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	$19,170	$0	$0	$0	$0	$0	$0	**$19,170**
C1030 - Fittings	$65,570	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$65,570**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$18,782	$0	$0	$0	$0	$0	$0	$0	$0	$0	$25,241	**$44,023**
C3020 - Floor Finishes	$0	$0	$81,276	$0	$0	$0	$0	$0	$0	$0	$0	**$81,276**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$90,826	$0	$0	$0	**$90,826**
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	$77,283	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$77,283**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$34,199	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$34,199**
D3040 - Distribution Systems	$41,334	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$41,334**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$68,637	$0	$0	$0	**$68,637**
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	$29,082	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$29,082**
D4020 - Standpipes	$4,510	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,510**
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	$34,064	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$34,064**
D5020 - Lighting	$80,245	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$80,245**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$30,670	**$30,670**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$37,523	$0	$0	**$37,523**
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	$39,248	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$39,248**

** Indicates non-renewable system*

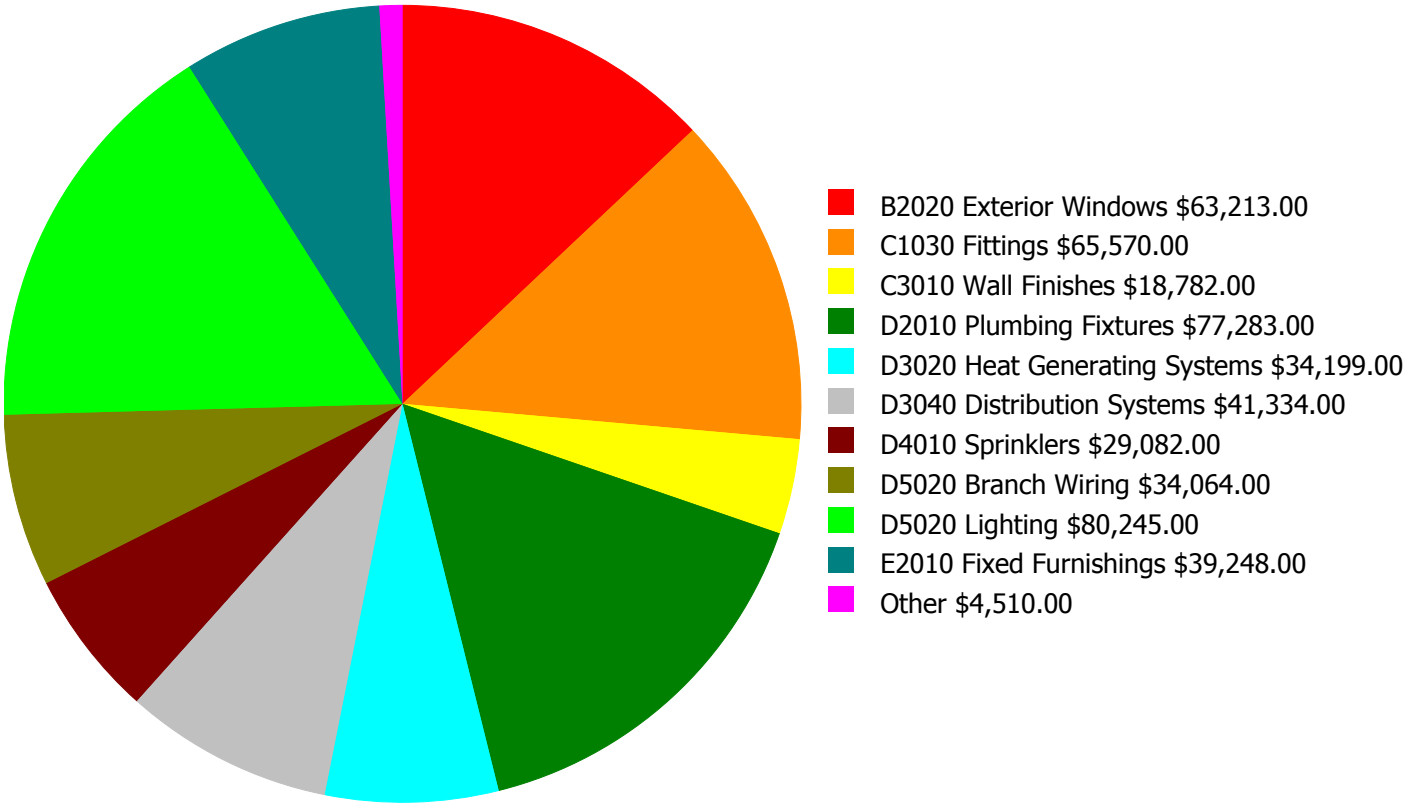
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

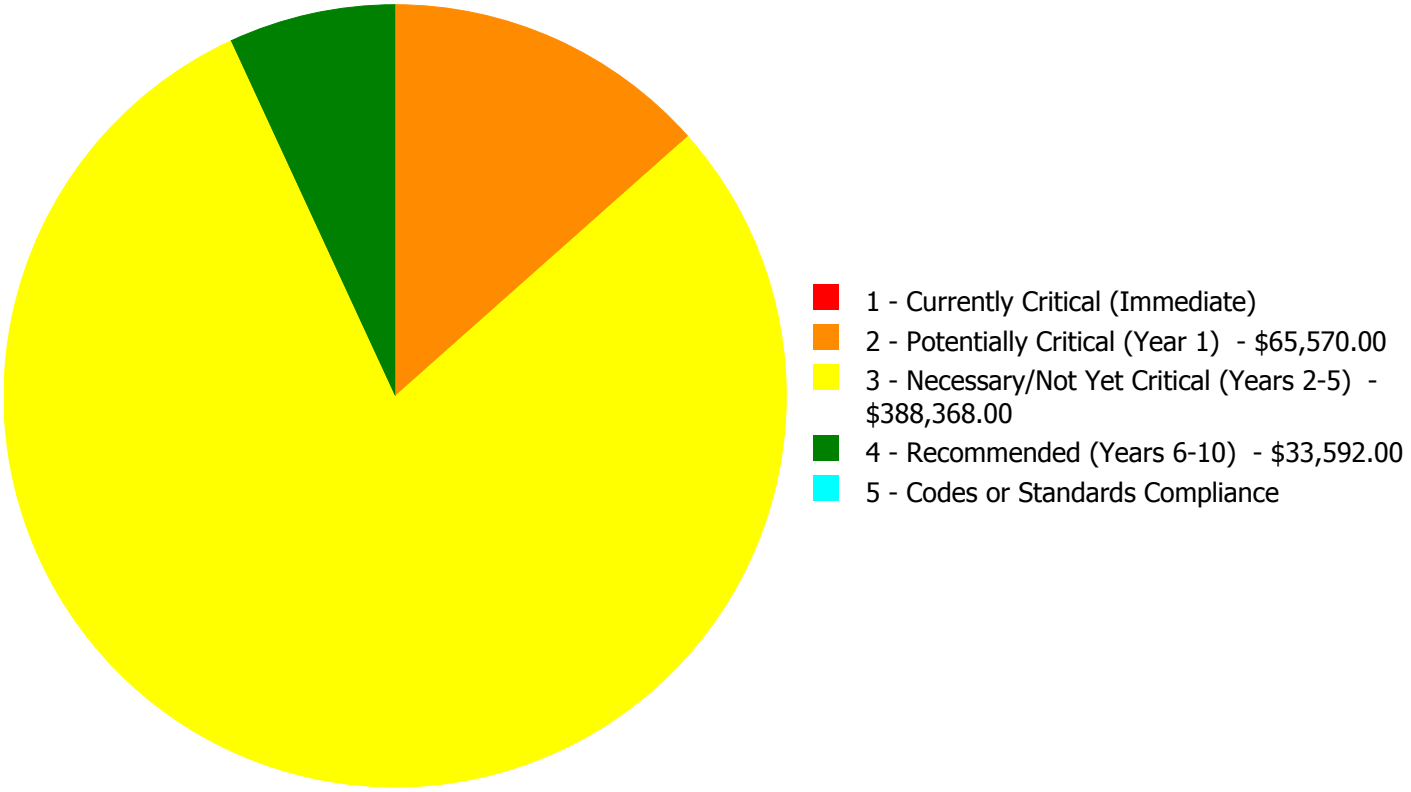
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $487,530.00

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: $487,530.00

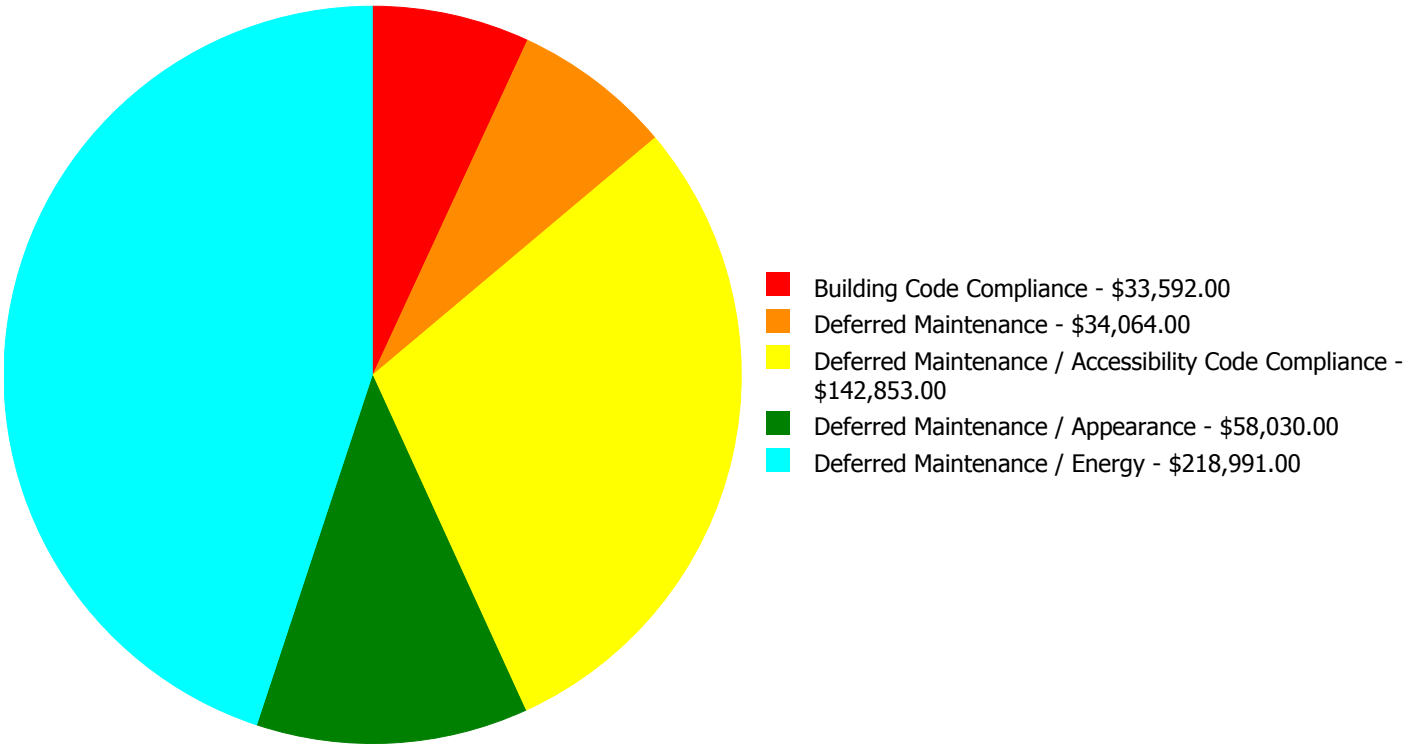
Deficiency By Priority Investment Table

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	$63,213.00	$0.00	$0.00	$63,213.00
C1030	Fittings	$0.00	$65,570.00	$0.00	$0.00	$0.00	$65,570.00
C3010	Wall Finishes	$0.00	$0.00	$18,782.00	$0.00	$0.00	$18,782.00
D2010	Plumbing Fixtures	$0.00	$0.00	$77,283.00	$0.00	$0.00	$77,283.00
D3020	Heat Generating Systems	$0.00	$0.00	$34,199.00	$0.00	$0.00	$34,199.00
D3040	Distribution Systems	$0.00	$0.00	$41,334.00	$0.00	$0.00	$41,334.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$29,082.00	$0.00	$29,082.00
D4020	Standpipes	$0.00	$0.00	$0.00	$4,510.00	$0.00	$4,510.00
D5020	Branch Wiring	$0.00	$0.00	$34,064.00	$0.00	$0.00	$34,064.00
D5020	Lighting	$0.00	$0.00	$80,245.00	$0.00	$0.00	$80,245.00
E2010	Fixed Furnishings	$0.00	$0.00	$39,248.00	$0.00	$0.00	$39,248.00
	Total:	$0.00	$65,570.00	$388,368.00	$33,592.00	$0.00	$487,530.00

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: $487,530.00

Deficiency Details by Priority

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

Priority 2 - Potentially Critical (Year 1):

System: C1030 - Fittings

Location:	Throughout
Distress:	Beyond Service Life
Category:	Deferred Maintenance / Accessibility Code Compliance
Priority:	2 - Potentially Critical (Year 1)
Correction:	Renew System
Qty:	6,120.00
Unit of Measure:	S.F.
Estimate:	$65,570.00
Assessor Name:	Terence Davis
Date Created:	01/11/2017

Notes: The fittings throughout the building are aged, in marginal condition, handrails and room signage are ADA non-compliance and system should be replaced.

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

System: B2020 - Exterior Windows

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 6,120.00
Unit of Measure: S.F.
Estimate: $63,213.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

Notes: The aluminum frame, operable, single pane windows are aged, rusted, not energy efficient, and should be replaced.

System: C3010 - Wall Finishes

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 6,120.00
Unit of Measure: S.F.
Estimate: $18,782.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

Notes: The wall paint is damaged, fading, stained, and should be re-painted.

System: D2010 - Plumbing Fixtures

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 6,120.00
Unit of Measure: S.F.
Estimate: $77,283.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

Notes: Plumbing fixtures are in operational conditions. However, they are aged, not ADA compliant and should be replaced with a low-flow water fixtures.

System: D3020 - Heat Generating Systems

Location: Boiler Rm
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 6,120.00
Unit of Measure: S.F.
Estimate: $34,199.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

Notes: The gas-fired boilers are operating poorly, aging, inefficient, becoming logistically unsupportable, and should be replaced with energy efficient models.

System: D3040 - Distribution Systems

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 6,120.00
Unit of Measure: S.F.
Estimate: $41,334.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

Notes: The radiator units are aged, becoming logistically unsupportable, and should be replaced.

System: D5020 - Branch Wiring

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 6,120.00
Unit of Measure: S.F.
Estimate: $34,064.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

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

System: D5020 - Lighting

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 6,120.00
Unit of Measure: S.F.
Estimate: $80,245.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

Notes: The lighting system is operating, but is aged, in poor condition, and should be replaced.

System: E2010 - Fixed Furnishings

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 6,120.00
Unit of Measure: S.F.
Estimate: $39,248.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

Notes: The fixed furnishings are aged, in marginal condition, and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 6,120.00
Unit of Measure: S.F.
Estimate: $29,082.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

Notes: A Sprinkler system is missing and is recommended to be provided to comply with current codes.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 6,120.00
Unit of Measure: S.F.
Estimate: $4,510.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

Notes: A Sprinkler system is missing and is recommended to be provided to comply with current codes.

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):	7,520
Year Built:	1966
Last Renovation:	
Replacement Value:	$1,218,992
Repair Cost:	$352,719.00
Total FCI:	28.94 %
Total RSLI:	28.91 %
FCA Score:	71.06

Description:

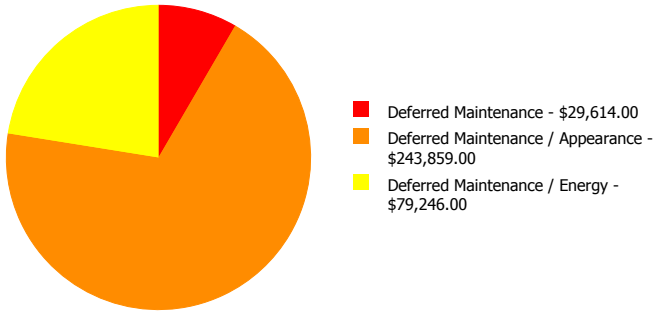
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

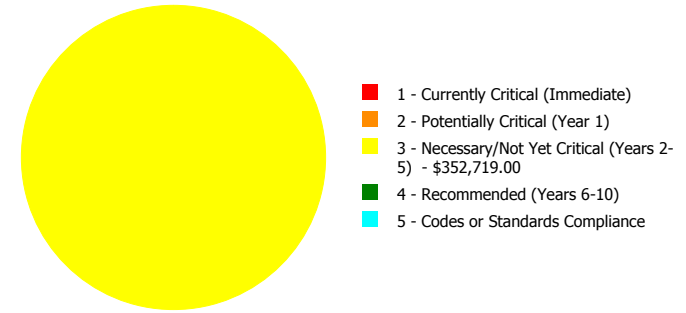
Dashboard Summary

Function:	HS -High School	Gross Area:	7,520
Year Built:	1966	Last Renovation:	
Repair Cost:	$352,719	Replacement Value:	$1,218,992
FCI:	28.94 %	RSLI%:	28.91 %

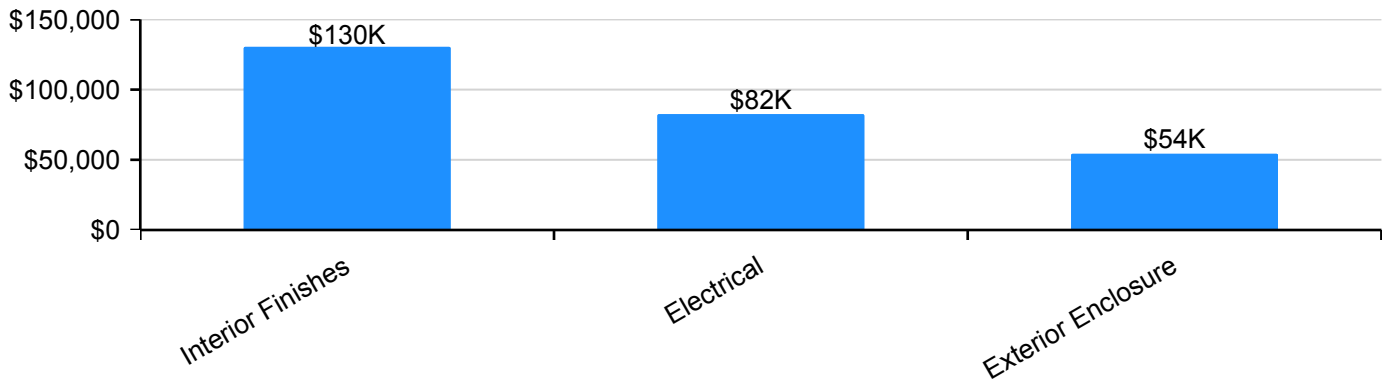
Deficiency By Category



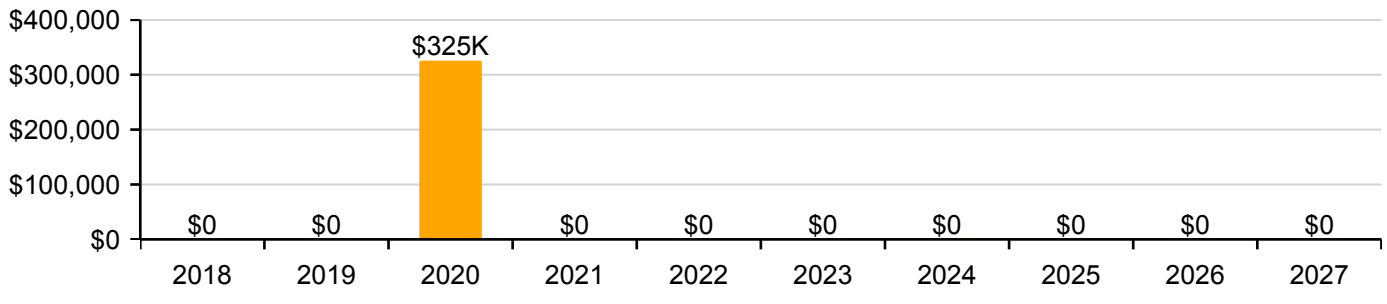
Deficiency By Priority



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	49.00 %	0.00 %	$0.00
B10 - Superstructure	49.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	37.96 %	24.78 %	$71,636.00
B30 - Roofing	10.00 %	0.00 %	$0.00
C30 - Interior Finishes	8.47 %	51.25 %	$172,223.00
D50 - Electrical	0.00 %	110.00 %	$108,860.00
Totals:	**28.91 %**	**28.94 %**	**$352,719.00**

Photo Album

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

1). South Elevation - Jan 11, 2017

2). West Elevation - Jan 11, 2017

3). North Elevation - Jan 11, 2017

4). East Elevation - Jan 11, 2017

Condition Detail

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

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

System Listing

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

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.	7,520	100	1966	2066		49.00 %	0.00 %	49			$151,378
A1030	Slab on Grade	$19.75	S.F.	7,520	100	1966	2066		49.00 %	0.00 %	49			$148,520
B1020	Roof Construction	$16.26	S.F.	7,520	100	1966	2066		49.00 %	0.00 %	49			$122,275
B2010	Exterior Walls	$29.79	S.F.	7,520	100	1966	2066		49.00 %	0.00 %	49			$224,021
B2030	Exterior Doors	$8.66	S.F.	7,520	30	1966	1996		0.00 %	110.00 %	-21		$71,636.00	$65,123
B3010130	Preformed Metal Roofing	$9.66	S.F.	7,520	30	1966	1996	2020	10.00 %	0.00 %	3			$72,643
C3010	Wall Finishes	$5.11	S.F.	7,520	10	1966	1976	2020	30.00 %	0.00 %	3			$38,427
C3020	Floor Finishes	$20.82	S.F.	7,520	20	1966	1986		0.00 %	110.00 %	-31		$172,223.00	$156,566
C3030	Ceiling Finishes	$18.76	S.F.	7,520	25	1966	1991	2020	12.00 %	0.00 %	3			$141,075
D5020	Branch Wiring	$3.58	S.F.	7,520	40	1966	2006		0.00 %	110.00 %	-11		$29,614.00	$26,922
D5020	Lighting	$9.58	S.F.	7,520	30	1966	1996		0.00 %	110.00 %	-21		$79,246.00	$72,042
								Total	**28.91 %**	**28.94 %**			**$352,719.00**	**$1,218,992**

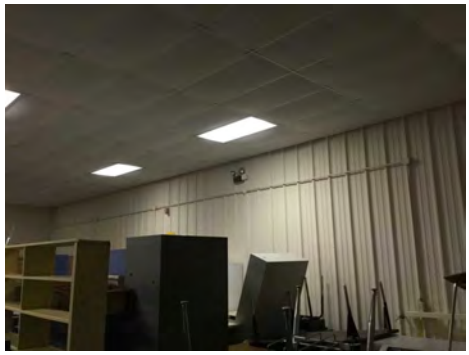
System Notes

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:

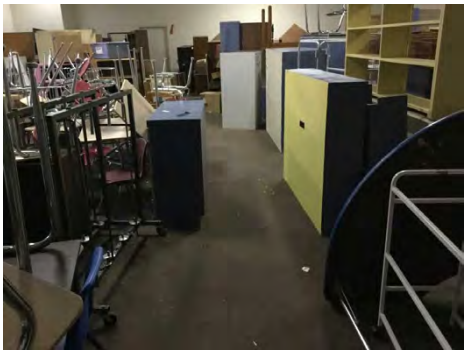
System: B3010130 - Preformed Metal Roofing

Note:

System: C3010 - Wall Finishes

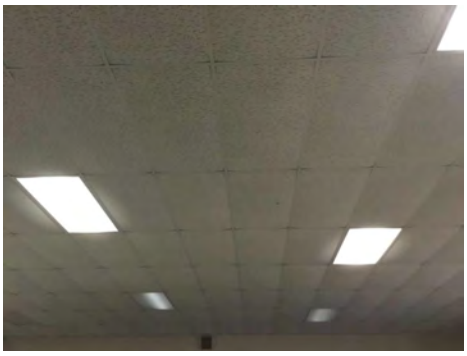
Note:

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes

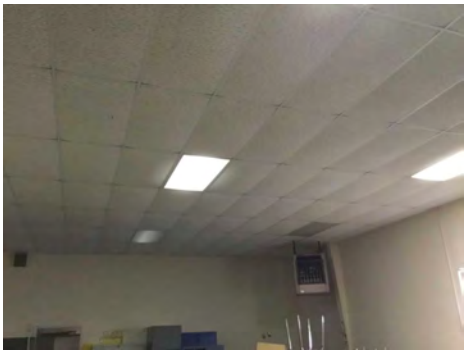


Note:

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.

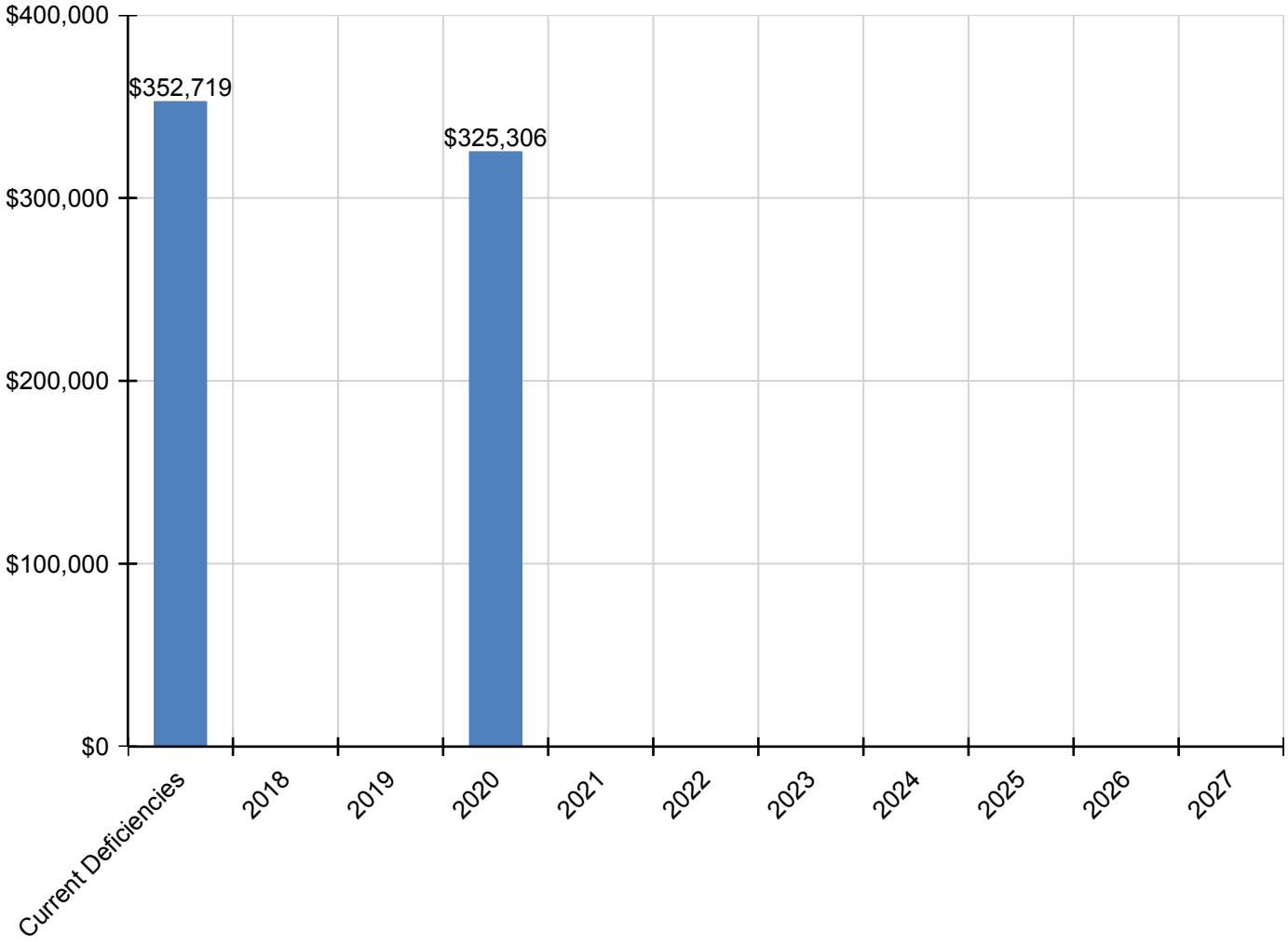
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$352,719**	**$0**	**$0**	**$325,306**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$678,025**
*** 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	$71,636	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$71,636**
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	$109,544	$0	$0	$0	$0	$0	$0	$0	**$109,544**
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	$46,190	$0	$0	$0	$0	$0	$0	$0	**$46,190**
C3020 - Floor Finishes	$172,223	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$172,223**
C3030 - Ceiling Finishes	$0	$0	$0	$169,573	$0	$0	$0	$0	$0	$0	$0	**$169,573**
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	$29,614	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$29,614**
D5020 - Lighting	$79,246	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$79,246**

** Indicates non-renewable system*

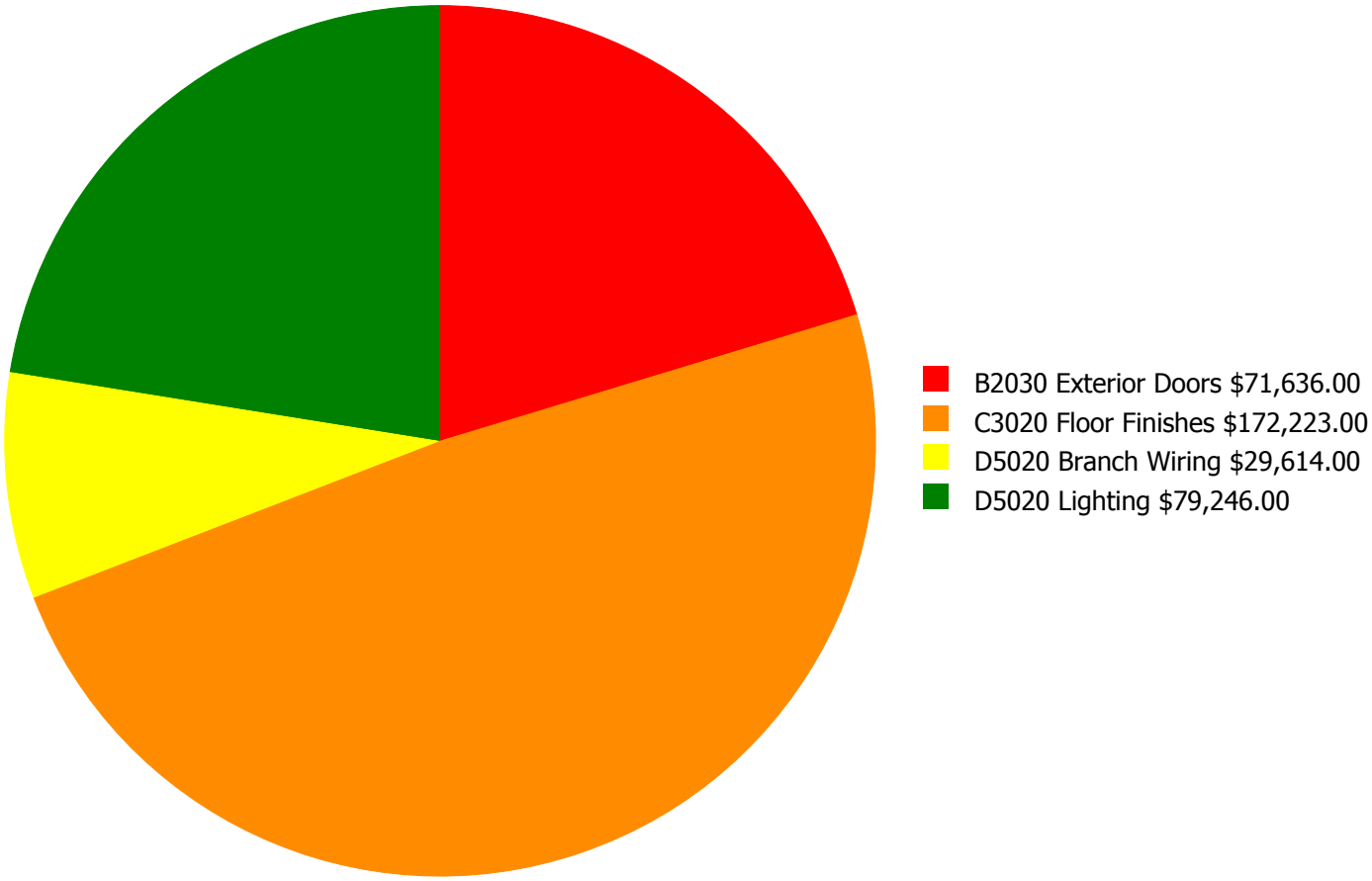
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

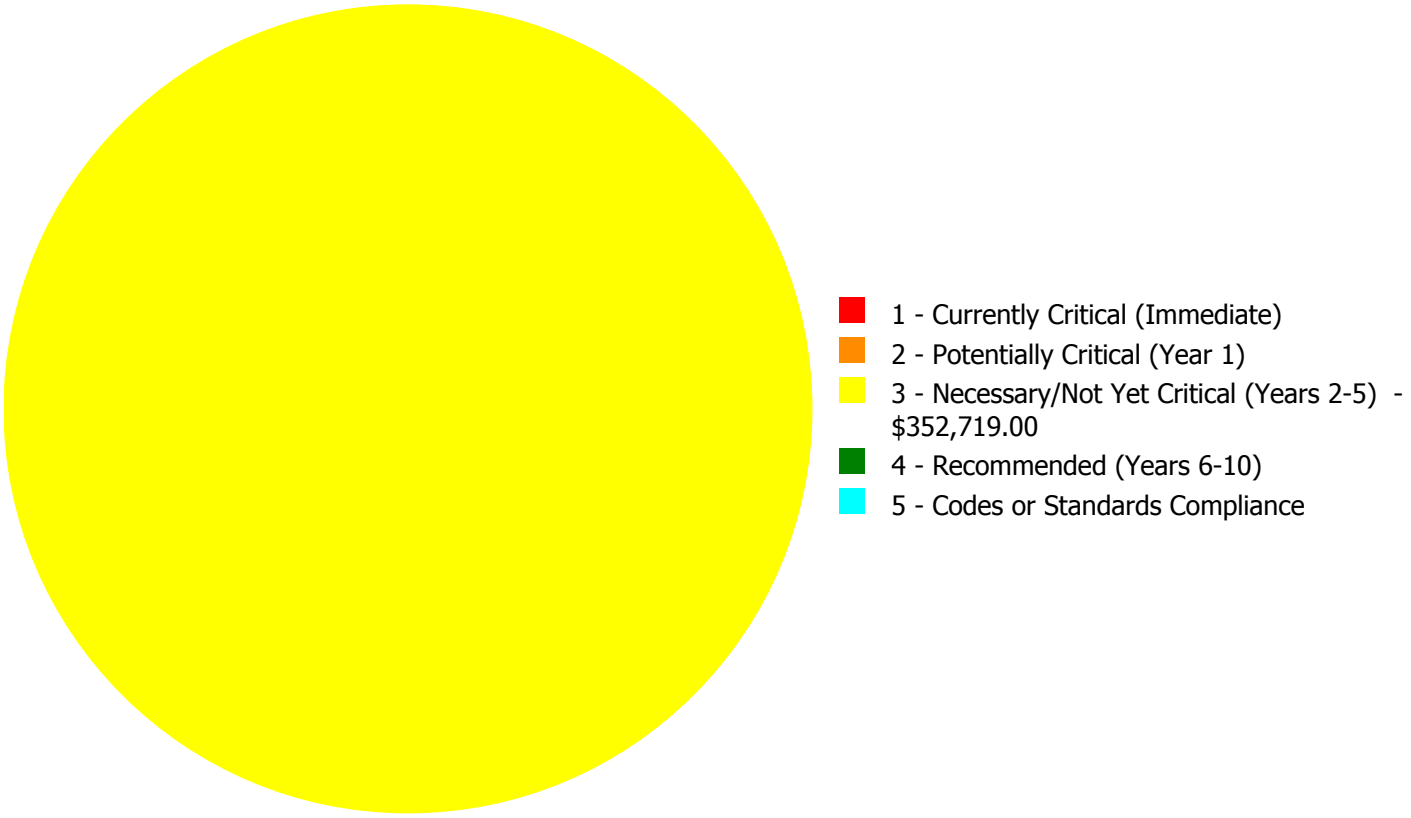
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $352,719.00

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: $352,719.00

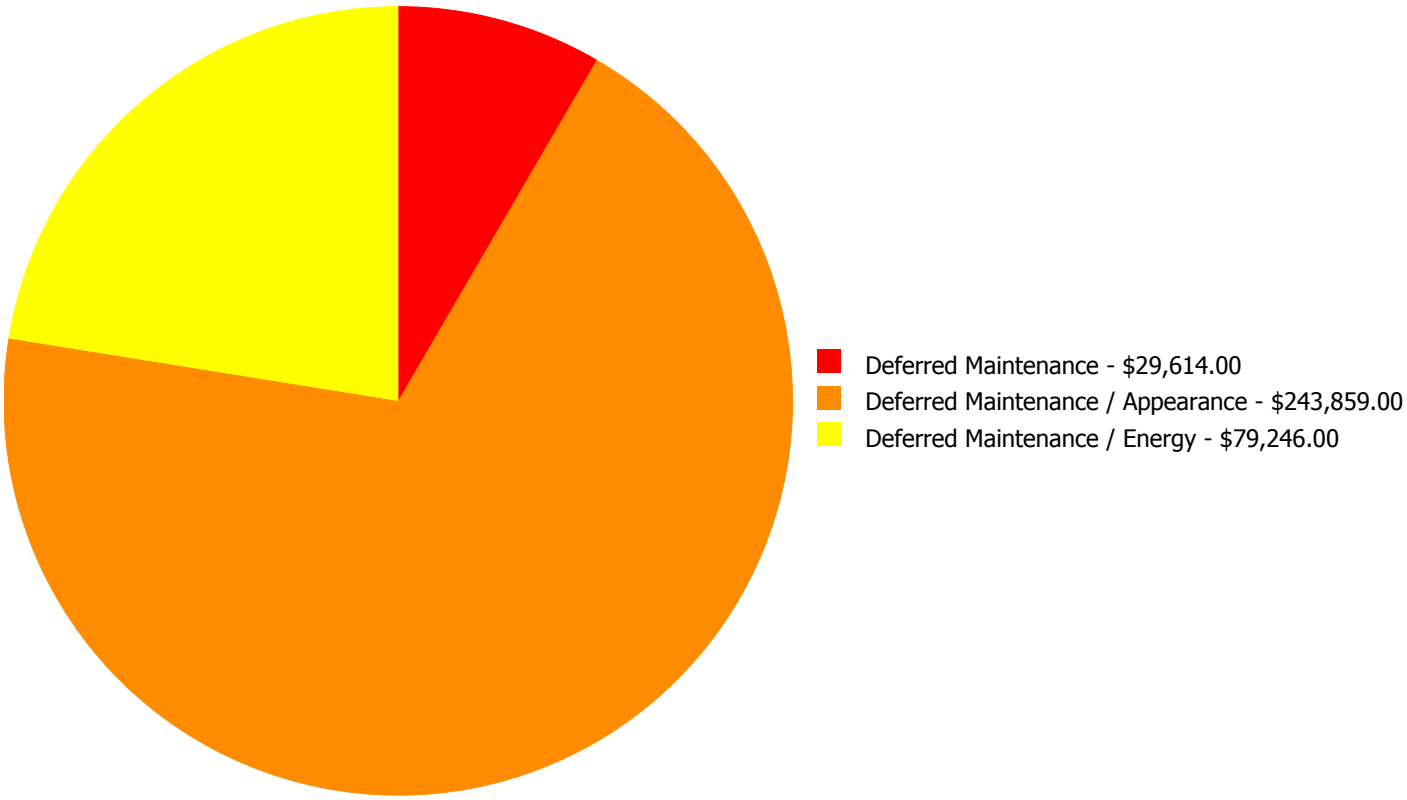
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2030	Exterior Doors	$0.00	$0.00	$71,636.00	$0.00	$0.00	$71,636.00
C3020	Floor Finishes	$0.00	$0.00	$172,223.00	$0.00	$0.00	$172,223.00
D5020	Branch Wiring	$0.00	$0.00	$29,614.00	$0.00	$0.00	$29,614.00
D5020	Lighting	$0.00	$0.00	$79,246.00	$0.00	$0.00	$79,246.00
	Total:	$0.00	$0.00	$352,719.00	$0.00	$0.00	$352,719.00

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: $352,719.00

Deficiency Details by Priority

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

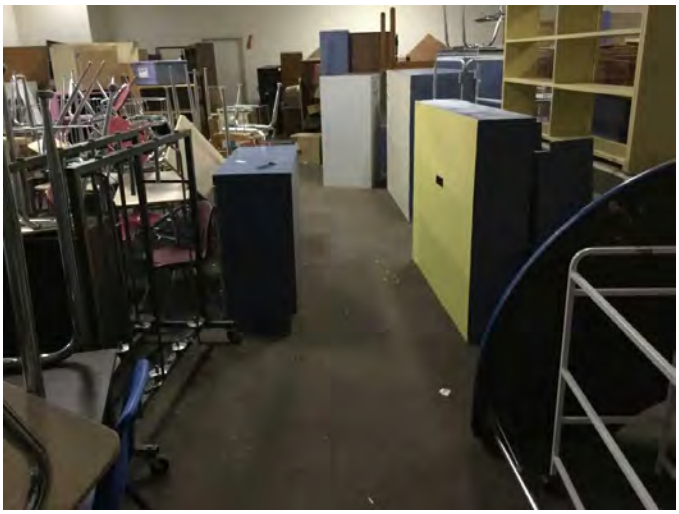
Priority 3 - Necessary/Not Yet Critical (Years 2-5):

System: B2030 - Exterior Doors

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,520.00
Unit of Measure: S.F.
Estimate: $71,636.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

Notes: The original exterior doors are aged, rusted, and should be replaced.

System: C3020 - Floor Finishes



Location: Portions of building
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,520.00
Unit of Measure: S.F.
Estimate: $172,223.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

Notes: The carpet is stained, showing signs of early failure and should be replaced.

System: D5020 - Branch Wiring

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,520.00
Unit of Measure: S.F.
Estimate: $29,614.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

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

System: D5020 - Lighting

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,520.00
Unit of Measure: S.F.
Estimate: $79,246.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

Notes: The original lighting system is operating, but is aged, 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):	3,762
Year Built:	1982
Last Renovation:	
Replacement Value:	$659,330
Repair Cost:	$253,135.00
Total FCI:	38.39 %
Total RSLI:	32.06 %
FCA Score:	61.61

Description:

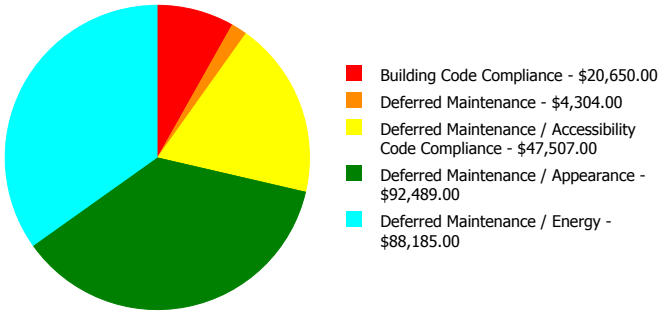
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

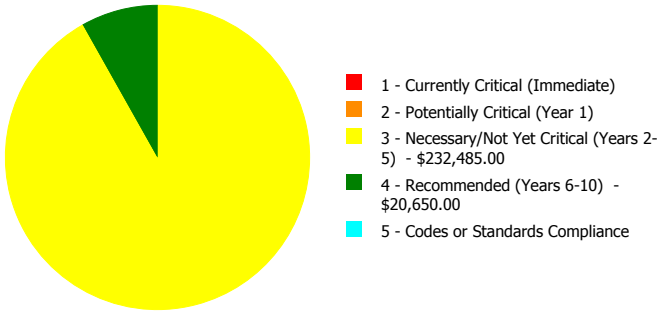
Dashboard Summary

Function:	HS -High School	Gross Area:	3,762
Year Built:	1982	Last Renovation:	
Repair Cost:	$253,135	Replacement Value:	$659,330
FCI:	38.39 %	RSLI%:	32.06 %

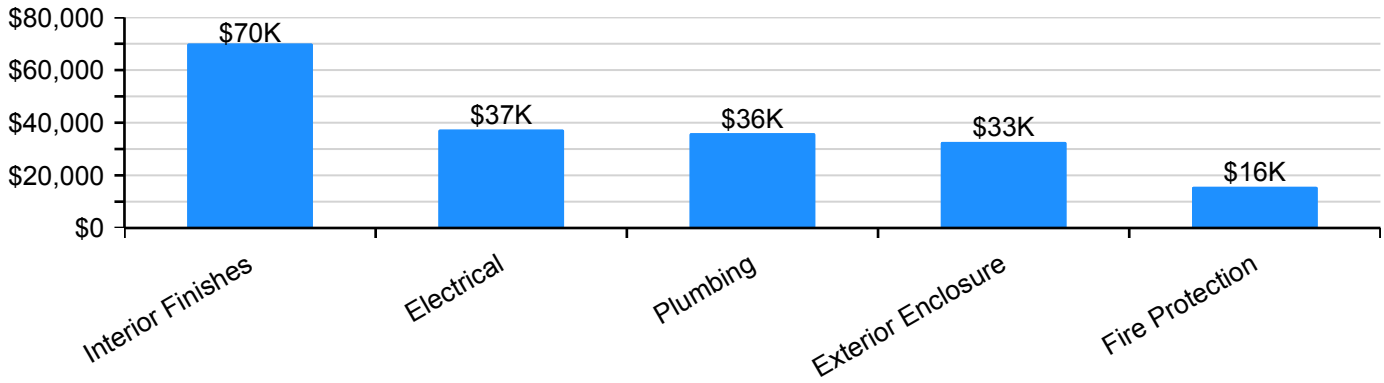
Deficiency By Category



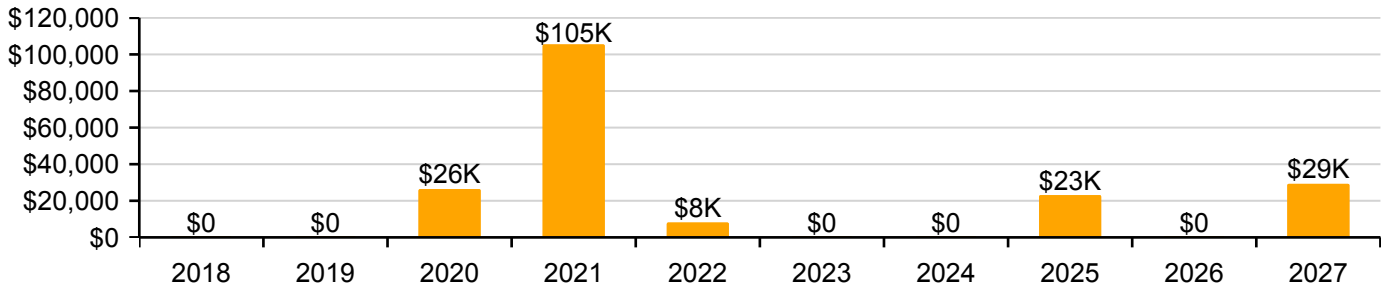
Deficiency By Priority



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	65.00 %	0.00 %	$0.00
B10 - Superstructure	65.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	30.85 %	57.80 %	$43,162.00
B30 - Roofing	40.00 %	0.00 %	$0.00
C10 - Interior Construction	35.60 %	0.00 %	$0.00
C30 - Interior Finishes	4.44 %	97.79 %	$92,489.00
D20 - Plumbing	2.40 %	90.20 %	$47,507.00
D30 - HVAC	65.45 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$20,650.00
D50 - Electrical	23.96 %	46.09 %	$49,327.00
E10 - Equipment	65.00 %	0.00 %	$0.00
E20 - Furnishings	15.00 %	0.00 %	$0.00
Totals:	**32.06 %**	**38.39 %**	**$253,135.00**

Photo Album

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

1). West Elevation - Jan 11, 2017

2). North Elevation - Jan 11, 2017

3). East 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	$4.79	S.F.	3,762	100	1982	2082		65.00 %	0.00 %	65			$18,020
A1030	Slab on Grade	$8.43	S.F.	3,762	100	1982	2082		65.00 %	0.00 %	65			$31,714
B1010	Floor Construction	$1.64	S.F.	3,762	100	1982	2082		65.00 %	0.00 %	65			$6,170
B1020	Roof Construction	$15.76	S.F.	3,762	100	1982	2082		65.00 %	0.00 %	65			$59,289
B2010	Exterior Walls	$9.42	S.F.	3,762	100	1982	2082		65.00 %	0.00 %	65			$35,438
B2020	Exterior Windows	$9.39	S.F.	3,762	30	1982	2012		0.00 %	110.00 %	-5		$38,858.00	$35,325
B2030	Exterior Doors	$1.04	S.F.	3,762	30	1982	2012		0.00 %	110.02 %	-5		$4,304.00	$3,912
B3010130	Preformed Metal Roofing	$9.66	S.F.	3,762	30	1999	2029		40.00 %	0.00 %	12			$36,341
C1010	Partitions	$10.80	S.F.	3,762	75	1982	2057		53.33 %	0.00 %	40			$40,630
C1020	Interior Doors	$2.53	S.F.	3,762	20	1982	2002	2021	20.00 %	0.00 %	4			$9,518
C1030	Fittings	$9.74	S.F.	3,762	20	1982	2002	2021	20.00 %	0.00 %	4			$36,642
C3010	Wall Finishes	$2.79	S.F.	3,762	10	2011	2021		40.00 %	0.00 %	4			$10,496
C3020	Floor Finishes	$11.38	S.F.	3,762	20	1982	2002		0.00 %	110.00 %	-15		$47,093.00	$42,812
C3030	Ceiling Finishes	$10.97	S.F.	3,762	25	1982	2007		0.00 %	110.00 %	-10		$45,396.00	$41,269
D2010	Plumbing Fixtures	$11.48	S.F.	3,762	30	1982	2012		0.00 %	110.00 %	-5		$47,507.00	$43,188
D2020	Domestic Water Distribution	$0.98	S.F.	3,762	30	1982	2012	2021	13.33 %	0.00 %	4			$3,687
D2030	Sanitary Waste	$1.54	S.F.	3,762	30	1982	2012	2021	13.33 %	0.00 %	4			$5,793
D3030	Cooling Generating Systems	$5.27	S.F.	3,762	25	2008	2033		64.00 %	0.00 %	16			$19,826
D3040	Distribution Systems	$6.14	S.F.	3,762	30	2008	2038		70.00 %	0.00 %	21			$23,099
D3060	Controls & Instrumentation	$1.94	S.F.	3,762	20	2008	2028		55.00 %	0.00 %	11			$7,298
D4010	Sprinklers	$4.32	S.F.	3,762	30			2017	0.00 %	110.00 %	0		$17,877.00	$16,252
D4020	Standpipes	$0.67	S.F.	3,762	30			2017	0.00 %	110.00 %	0		$2,773.00	$2,521
D5010	Electrical Service/Distribution	$1.69	S.F.	3,762	40	1982	2022		12.50 %	0.00 %	5			$6,358
D5020	Branch Wiring	$5.06	S.F.	3,762	30	1982	2012	2021	13.33 %	0.00 %	4			$19,036
D5020	Lighting	$11.92	S.F.	3,762	30	1982	2012		0.00 %	110.00 %	-5		$49,327.00	$44,843
D5030810	Security & Detection Systems	$1.87	S.F.	3,762	15	2012	2027		66.67 %	0.00 %	10			$7,035
D5030910	Fire Alarm Systems	$3.39	S.F.	3,762	15	2012	2027		66.67 %	0.00 %	10			$12,753
D5030920	Data Communication	$4.40	S.F.	3,762	15	2010	2025		53.33 %	0.00 %	8			$16,553
D5090	Other Electrical Systems	$0.12	S.F.	3,762	20	2010	2030		65.00 %	0.00 %	13			$451
E1020	Institutional Equipment	$0.30	S.F.	3,762	20	2010	2030		65.00 %	0.00 %	13			$1,129
E2010	Fixed Furnishings	$5.83	S.F.	3,762	20	1982	2002	2020	15.00 %	0.00 %	3			$21,932
								Total	**32.06 %**	**38.39 %**			**$253,135.00**	**$659,330**

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:

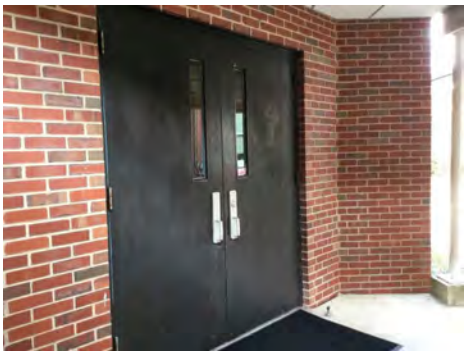
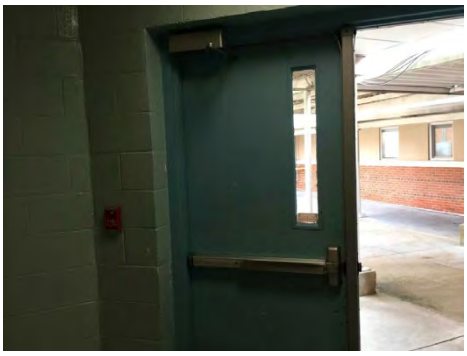
System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors

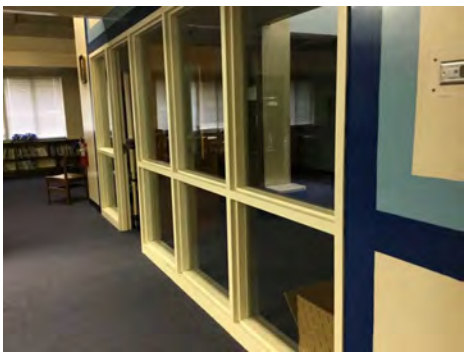



Note:

System: B3010130 - Preformed Metal Roofing

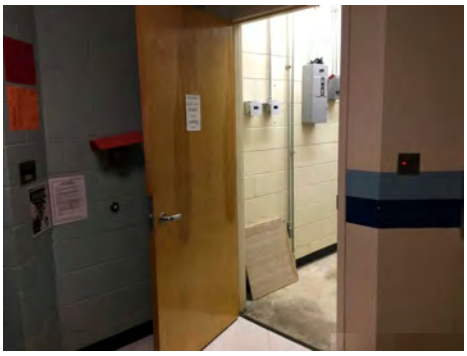

Note:

System: C1010 - Partitions

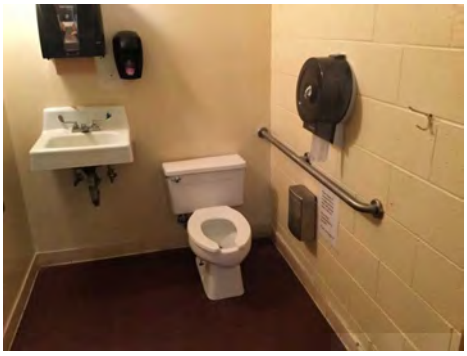
Note:

System: C1020 - Interior Doors



Note:

System: C1030 - Fittings

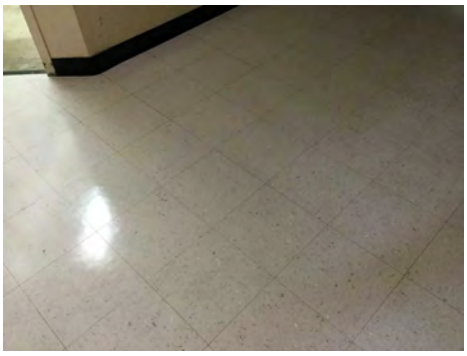
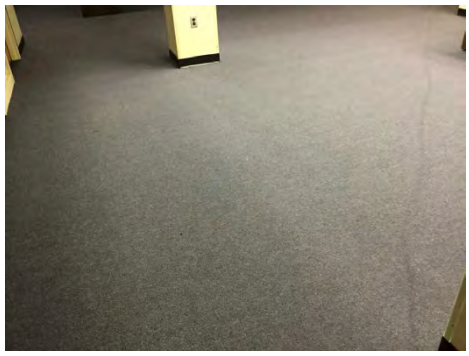
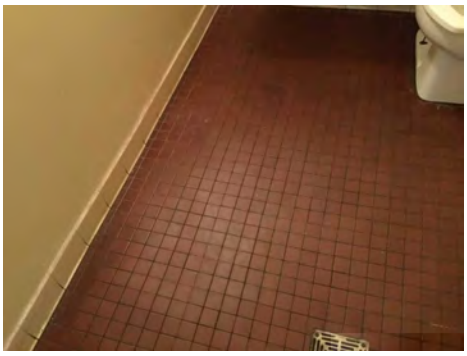


Note:

System: C3010 - Wall Finishes

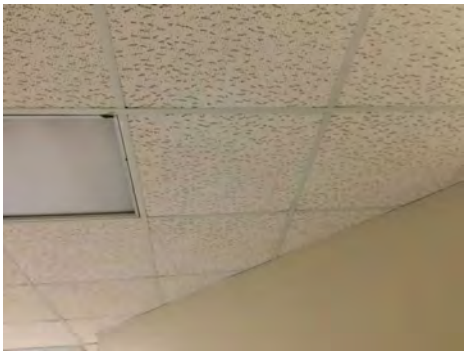
Note:

System: C3020 - Floor Finishes

Note:

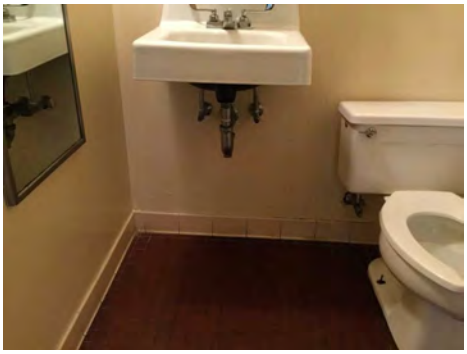
System: C3030 - Ceiling Finishes




Note:

System: D2010 - Plumbing Fixtures



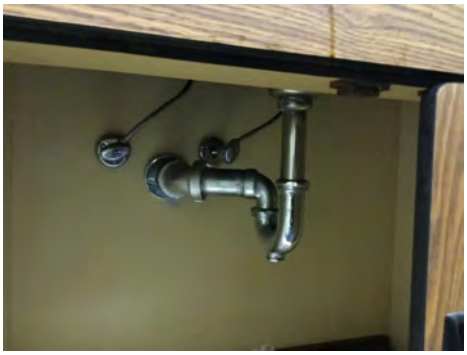


Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste



Note:

System: D3030 - Cooling Generating Systems

Note:

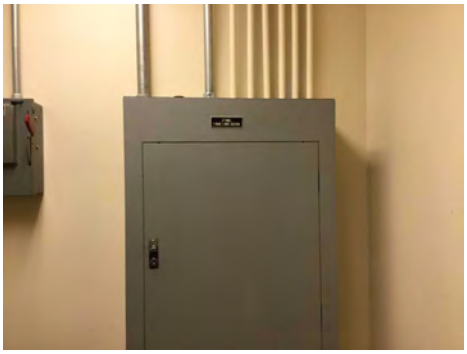
System: D3040 - Distribution Systems

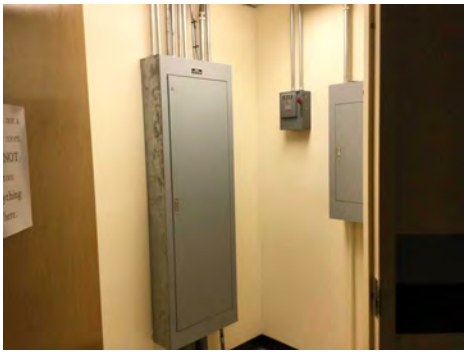
Note:

System: D3060 - Controls & Instrumentation

Note:

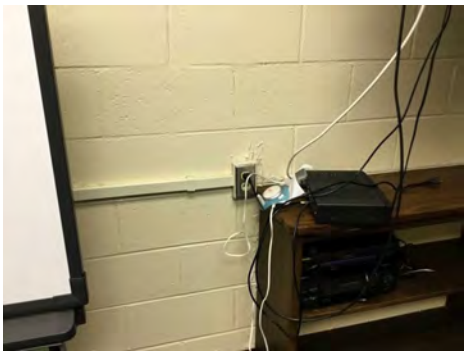
System: D5010 - Electrical Service/Distribution





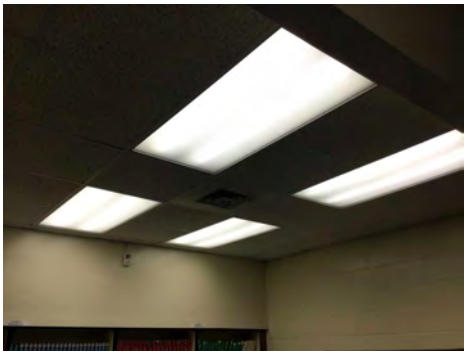
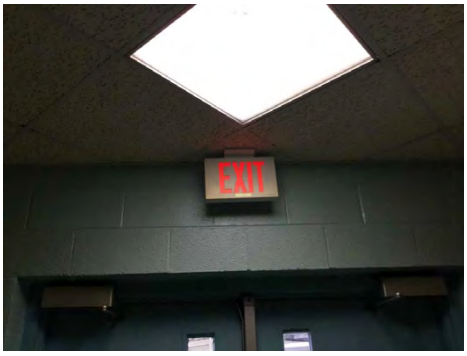
Note:

System: D5020 - Branch Wiring



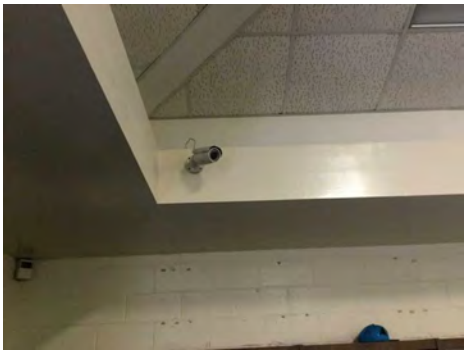
Note:

System: D5020 - Lighting

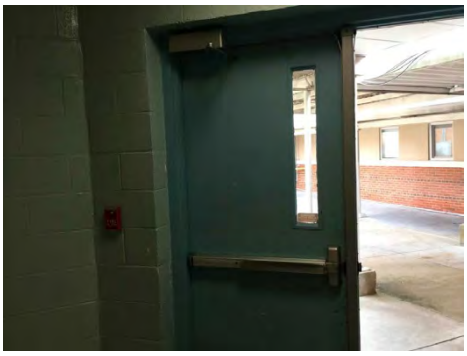
Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication

Note:

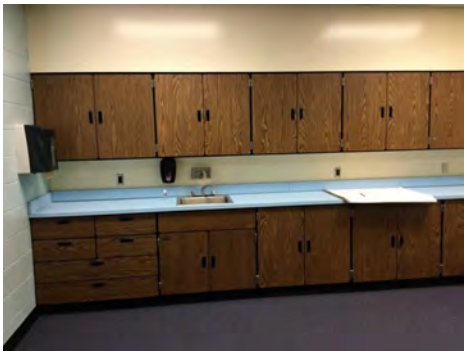
System: D5090 - Other Electrical Systems

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%

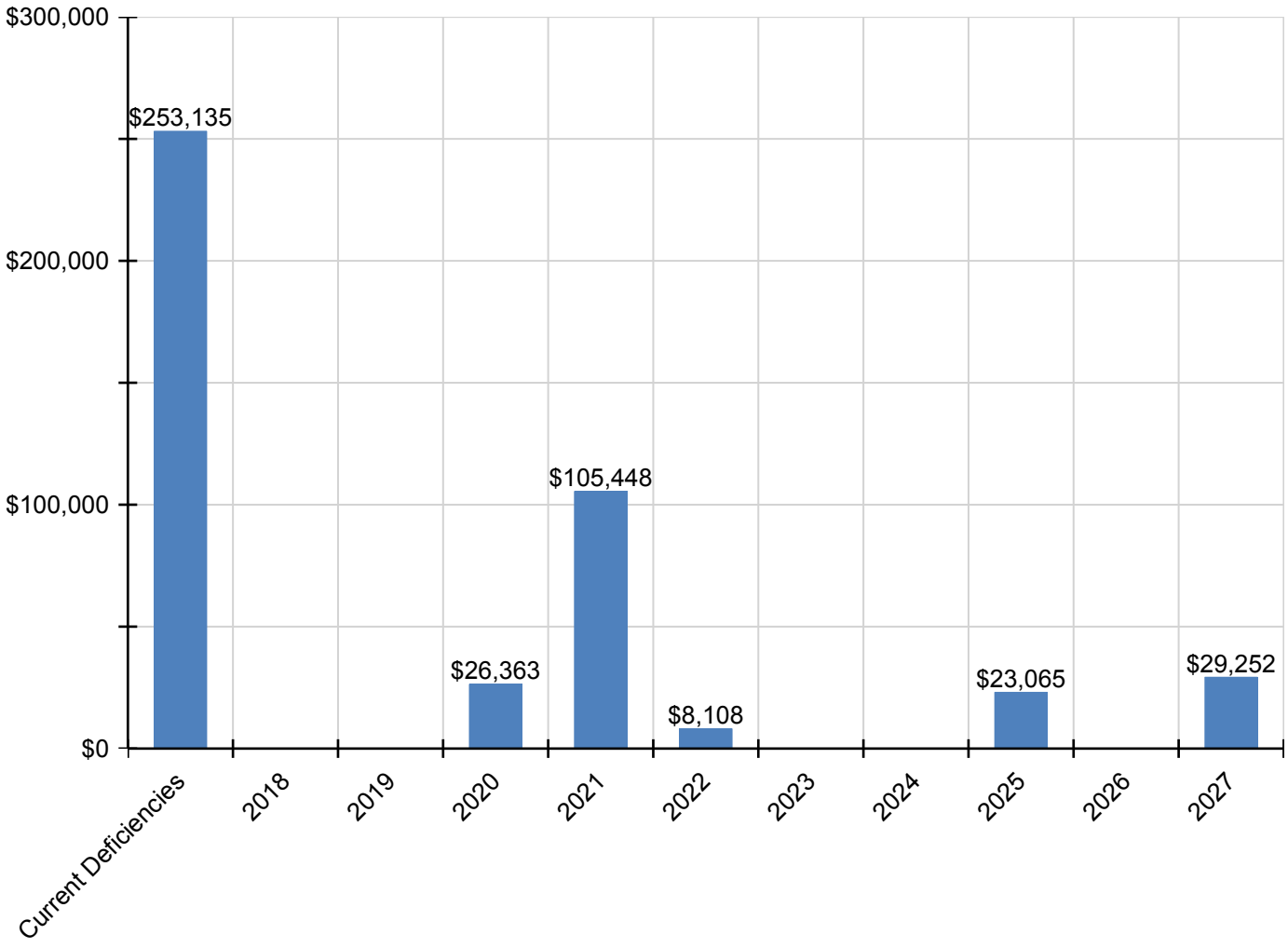
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$253,135**	**$0**	**$0**	**$26,363**	**$105,448**	**$8,108**	**$0**	**$0**	**$23,065**	**$0**	**$29,252**	**$445,371**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$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	$38,858	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$38,858**
B2030 - Exterior Doors	$4,304	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,304**
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	$11,784	$0	$0	$0	$0	$0	$0	**$11,784**
C1030 - Fittings	$0	$0	$0	$0	$45,365	$0	$0	$0	$0	$0	$0	**$45,365**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$12,995	$0	$0	$0	$0	$0	$0	**$12,995**
C3020 - Floor Finishes	$47,093	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$47,093**
C3030 - Ceiling Finishes	$45,396	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$45,396**
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	$47,507	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$47,507**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$4,564	$0	$0	$0	$0	$0	$0	**$4,564**
D2030 - Sanitary Waste	$0	$0	$0	$0	$7,173	$0	$0	$0	$0	$0	$0	**$7,173**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$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**
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	$17,877	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$17,877**
D4020 - Standpipes	$2,773	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,773**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$8,108	$0	$0	$0	$0	$0	**$8,108**
D5020 - Branch Wiring	$0	$0	$0	$0	$23,567	$0	$0	$0	$0	$0	$0	**$23,567**
D5020 - Lighting	$49,327	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$49,327**
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	$10,399	**$10,399**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$18,852	**$18,852**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$23,065	$0	$0	**$23,065**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$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	$26,363	$0	$0	$0	$0	$0	$0	$0	**$26,363**

** Indicates non-renewable system*

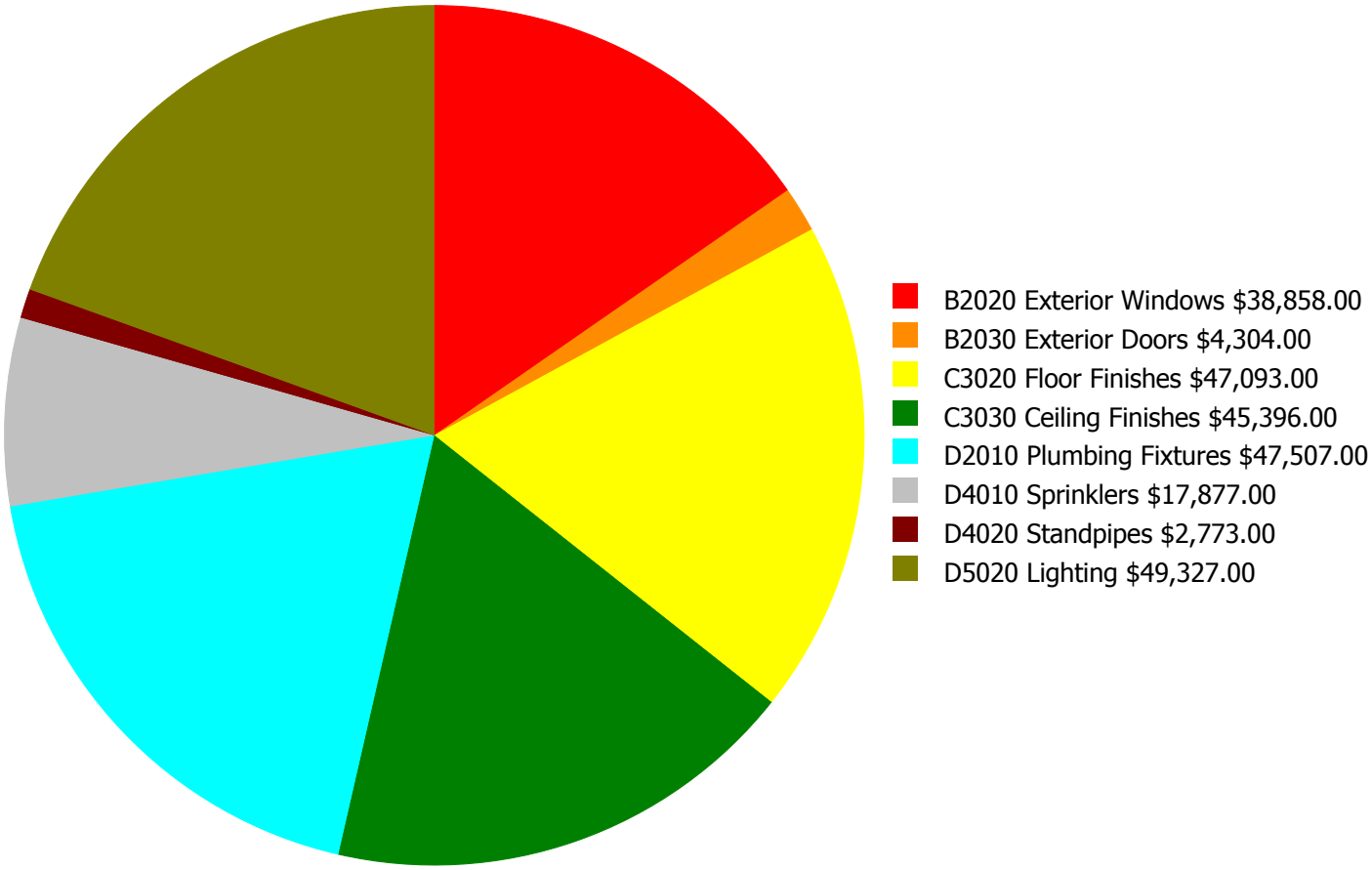
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

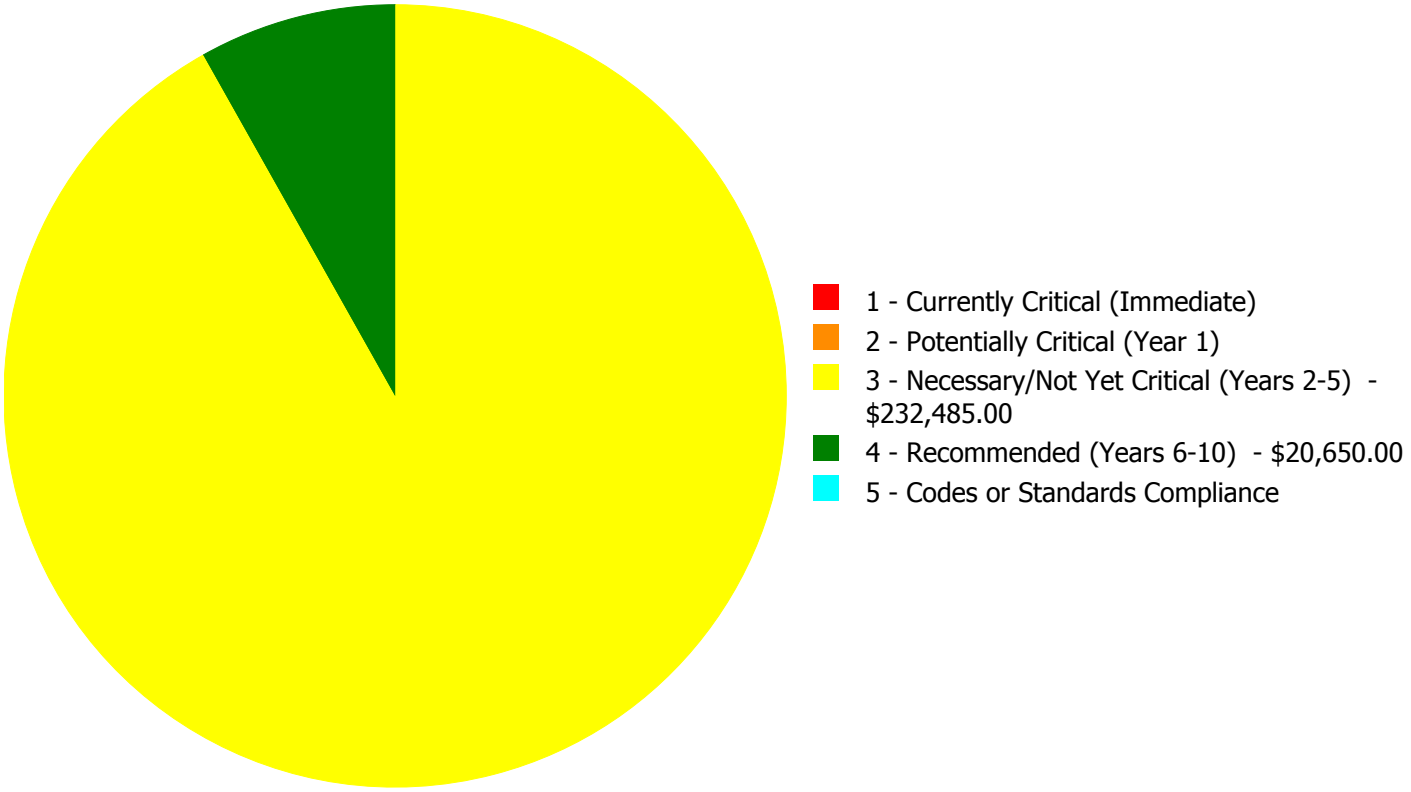
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $253,135.00

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: $253,135.00

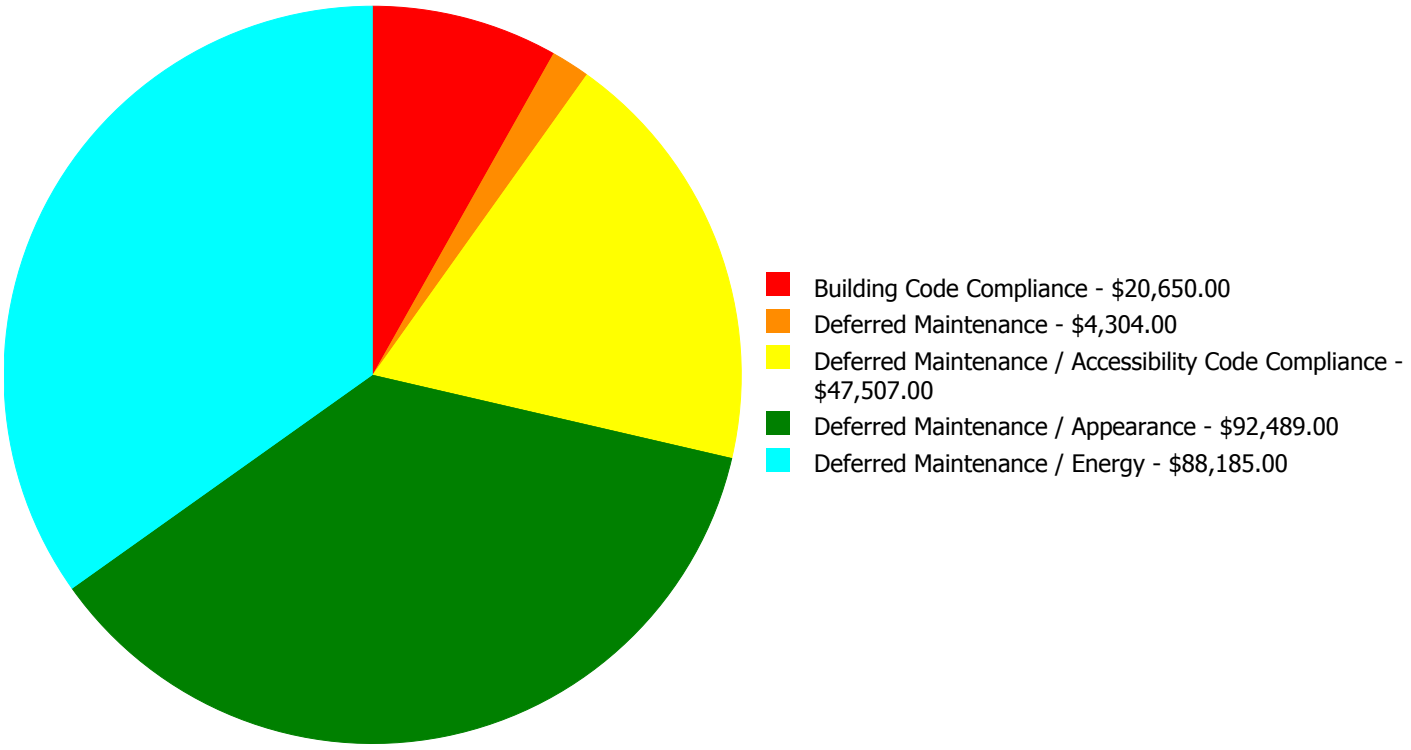
Deficiency By Priority Investment Table

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	$38,858.00	$0.00	$0.00	$38,858.00
B2030	Exterior Doors	$0.00	$0.00	$4,304.00	$0.00	$0.00	$4,304.00
C3020	Floor Finishes	$0.00	$0.00	$47,093.00	$0.00	$0.00	$47,093.00
C3030	Ceiling Finishes	$0.00	$0.00	$45,396.00	$0.00	$0.00	$45,396.00
D2010	Plumbing Fixtures	$0.00	$0.00	$47,507.00	$0.00	$0.00	$47,507.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$17,877.00	$0.00	$17,877.00
D4020	Standpipes	$0.00	$0.00	$0.00	$2,773.00	$0.00	$2,773.00
D5020	Lighting	$0.00	$0.00	$49,327.00	$0.00	$0.00	$49,327.00
	Total:	$0.00	$0.00	$232,485.00	$20,650.00	$0.00	$253,135.00

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: $253,135.00

Deficiency Details by Priority

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

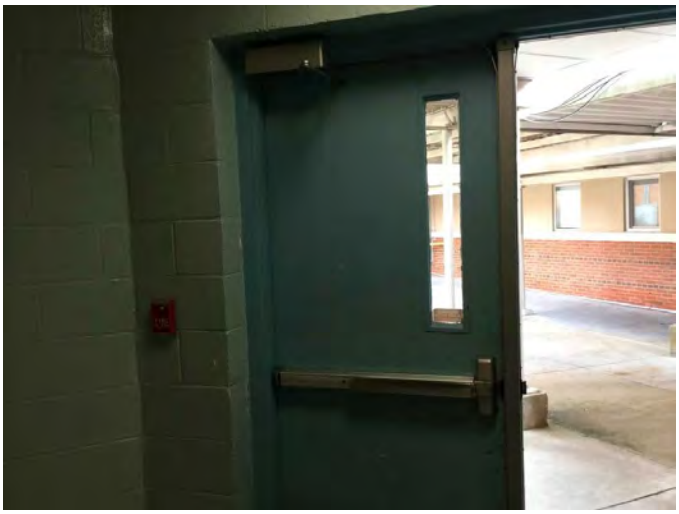
Priority 3 - Necessary/Not Yet Critical (Years 2-5):

System: B2020 - Exterior Windows

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,762.00
Unit of Measure: S.F.
Estimate: $38,858.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

Notes: The aluminum frame, operable, single pane windows are aged, rusted, not energy efficient, and should be replaced.

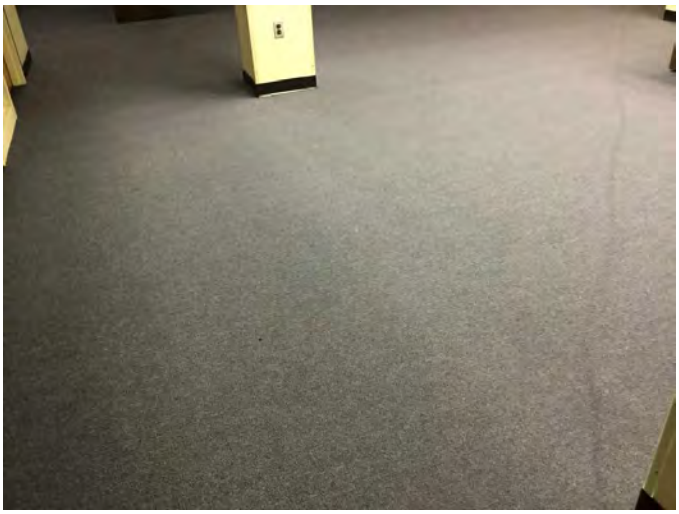
System: B2030 - Exterior Doors



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,762.00
Unit of Measure: S.F.
Estimate: $4,304.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

Notes: The original exterior doors are aged, rusted, and should be replaced.

System: C3020 - Floor Finishes



Location: Media center
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,762.00
Unit of Measure: S.F.
Estimate: $47,093.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

Notes: The carpet is aged, stained, frayed, and should be replaced.

System: C3030 - Ceiling Finishes

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,762.00
Unit of Measure: S.F.
Estimate: $45,396.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

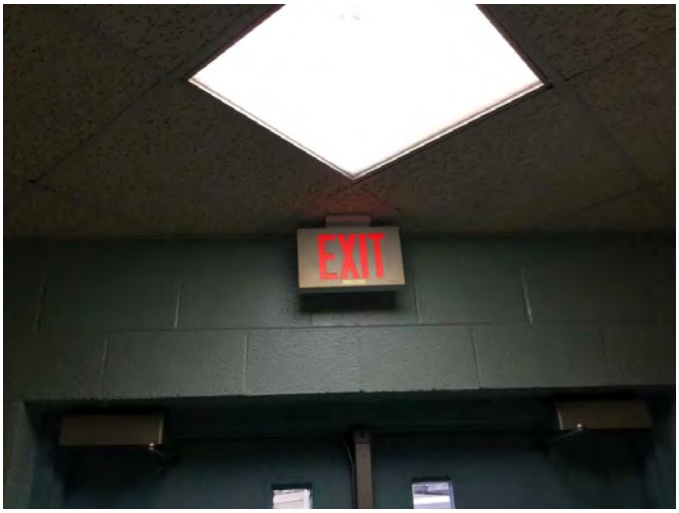
Notes: The original ceiling finishes are aged, failing and should be replaced.

System: D2010 - Plumbing Fixtures

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,762.00
Unit of Measure: S.F.
Estimate: $47,507.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

Notes: Plumbing fixtures are in operational conditions. However, they are aged, not ADA compliant and should be replaced with a low-flow water fixtures.

System: D5020 - Lighting



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,762.00
Unit of Measure: S.F.
Estimate: $49,327.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

Notes: The original lighting system is operating, but is aged, in poor condition, and should be replaced with energy savings models.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 3,762.00
Unit of Measure: S.F.
Estimate: $17,877.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

Notes: A Sprinkler system is missing and is recommended to be provided to comply with current codes.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 3,762.00
Unit of Measure: S.F.
Estimate: $2,773.00
Assessor Name: Terence Davis
Date Created: 01/11/2017

Notes: A Sprinkler system is missing and is recommended to be provided to comply with current codes.

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):	54,896
Year Built:	1951
Last Renovation:	
Replacement Value:	$1,644,137
Repair Cost:	$680,546.00
Total FCI:	41.39 %
Total RSLI:	13.96 %
FCA Score:	58.61

Description:

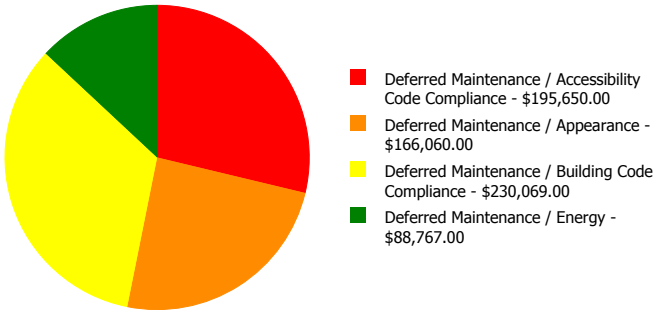
The narrative for this site is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

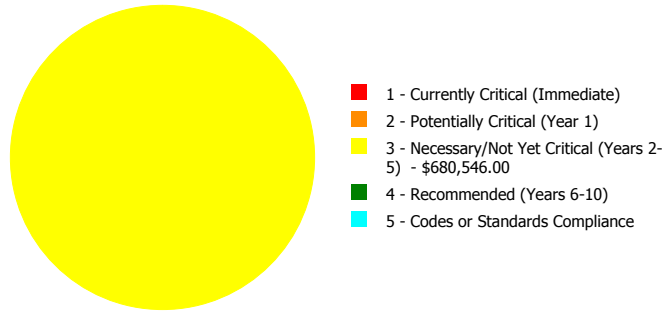
Dashboard Summary

Function:	HS -High School	Gross Area:	54,896
Year Built:	1951	Last Renovation:	
Repair Cost:	$680,546	Replacement Value:	$1,644,137
FCI:	41.39 %	RSLI%:	13.96 %

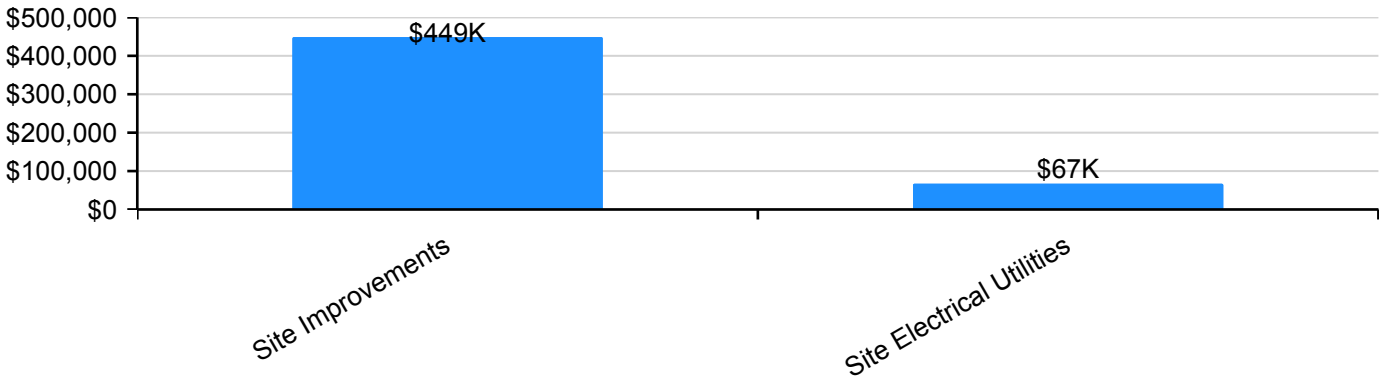
Deficiency By Category



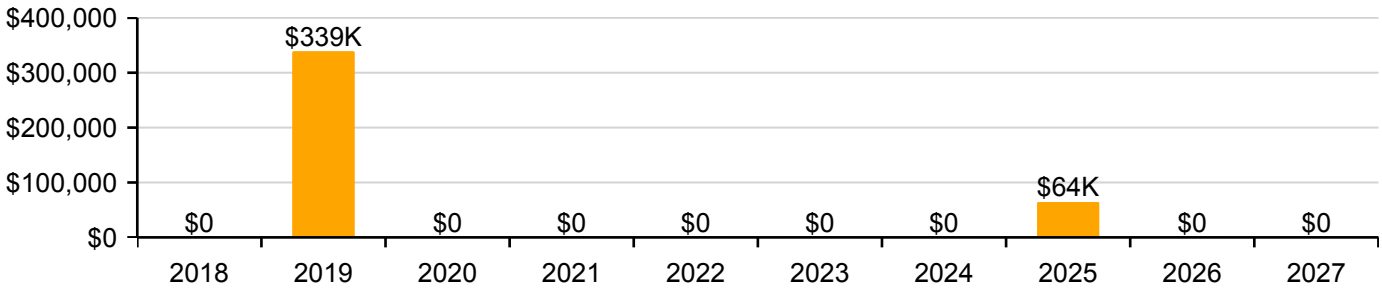
Deficiency By Priority



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	3.12 %	63.56 %	$591,779.00
G30 - Site Mechanical Utilities	30.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	24.74 %	34.70 %	$88,767.00
Totals:	**13.96 %**	**41.39 %**	**$680,546.00**

Photo Album

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

1). Aerial Image of Shaw Academy - Feb 24, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$3.81	S.F.	54,896	25	1982	2007		0.00 %	110.00 %	-10		$230,069.00	$209,154
G2020	Parking Lots	$1.33	S.F.	54,896	25	1982	2007		0.00 %	110.00 %	-10		$80,313.00	$73,012
G2030	Pedestrian Paving	$1.91	S.F.	54,896	30	1982	2012		0.00 %	110.00 %	-5		$115,337.00	$104,851
G2040105	Fence & Guardrails	$1.23	S.F.	54,896	30	1982	2012		0.00 %	110.00 %	-5		$74,274.00	$67,522
G2040950	Covered Walkways	$1.52	S.F.	54,896	25	1991	2016		0.00 %	110.00 %	-1		$91,786.00	$83,442
G2040950	Hard Surface Play Area	$0.75	S.F.	54,896	20	1999	2019		10.00 %	0.00 %	2			$41,172
G2040950	Playing Field	$4.54	S.F.	54,896	20	1999	2019		10.00 %	0.00 %	2			$249,228
G2050	Landscaping	$1.87	S.F.	54,896	15	1999	2014		0.00 %	0.00 %	-3			$102,656
G3010	Water Supply	$2.34	S.F.	54,896	50	1982	2032		30.00 %	0.00 %	15			$128,457
G3020	Sanitary Sewer	$1.45	S.F.	54,896	50	1982	2032		30.00 %	0.00 %	15			$79,599
G3030	Storm Sewer	$4.54	S.F.	54,896	50	1982	2032		30.00 %	0.00 %	15			$249,228
G4010	Electrical Distribution	$2.35	S.F.	54,896	50	1982	2032		30.00 %	0.00 %	15			$129,006
G4020	Site Lighting	$1.47	S.F.	54,896	30	1982	2012		0.00 %	110.00 %	-5		$88,767.00	$80,697
G4030	Site Communications & Security	$0.84	S.F.	54,896	15	2010	2025		53.33 %	0.00 %	8			$46,113
								Total	**13.96 %**	**41.39 %**			**$680,546.00**	**$1,644,137**

System Notes

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

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails

Note:

System: G2040950 - Covered Walkways

Note:

System: G2040950 - Hard Surface Play Area

Note:

System: G2040950 - Playing Field

Note:

System: G2050 - Landscaping

Note:

System: G3010 - Water Supply

Note:

System: G3020 - Sanitary Sewer

Note:

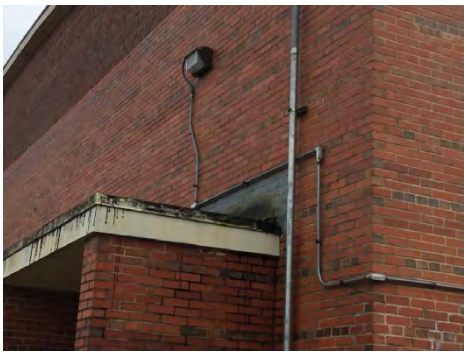
System: G3030 - Storm Sewer

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.

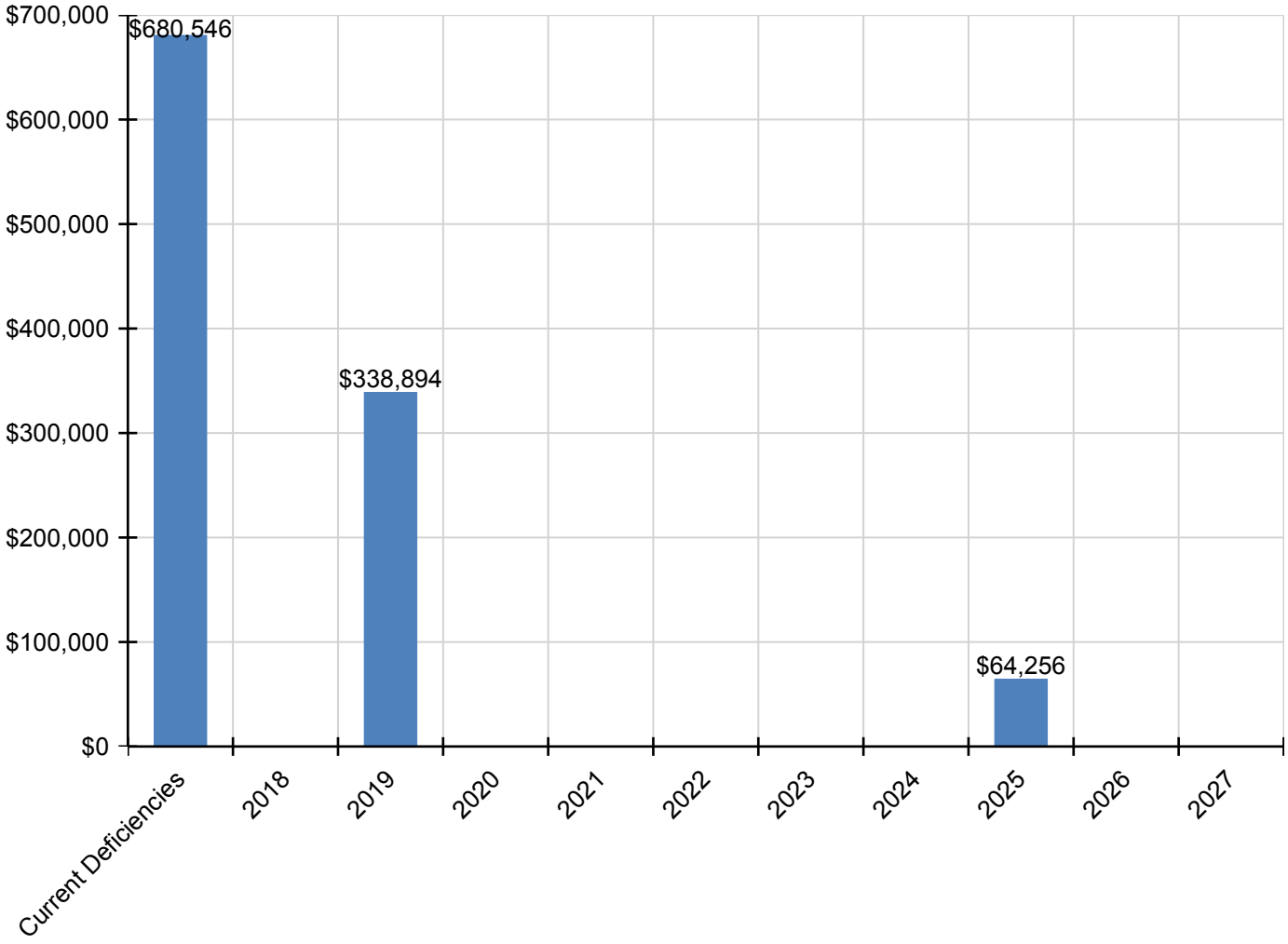
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$680,546**	**$0**	**$338,894**	**$0**	**$0**	**$0**	**$0**	**$0**	**$64,256**	**$0**	**$0**	**$1,083,696**
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	$230,069	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$230,069**
G2020 - Parking Lots	$80,313	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$80,313**
G2030 - Pedestrian Paving	$115,337	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$115,337**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$74,274	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$74,274**
G2040950 - Covered Walkways	$91,786	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$91,786**
G2040950 - Hard Surface Play Area	$0	$0	$48,047	$0	$0	$0	$0	$0	$0	$0	$0	**$48,047**
G2040950 - Playing Field	$0	$0	$290,847	$0	$0	$0	$0	$0	$0	$0	$0	**$290,847**
*** G2050 - Landscaping**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$88,767	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$88,767**
G4030 - Site Communications & Security	$0	$0	$0	$0	$0	$0	$0	$0	$64,256	$0	$0	**$64,256**

** Indicates non-renewable system*

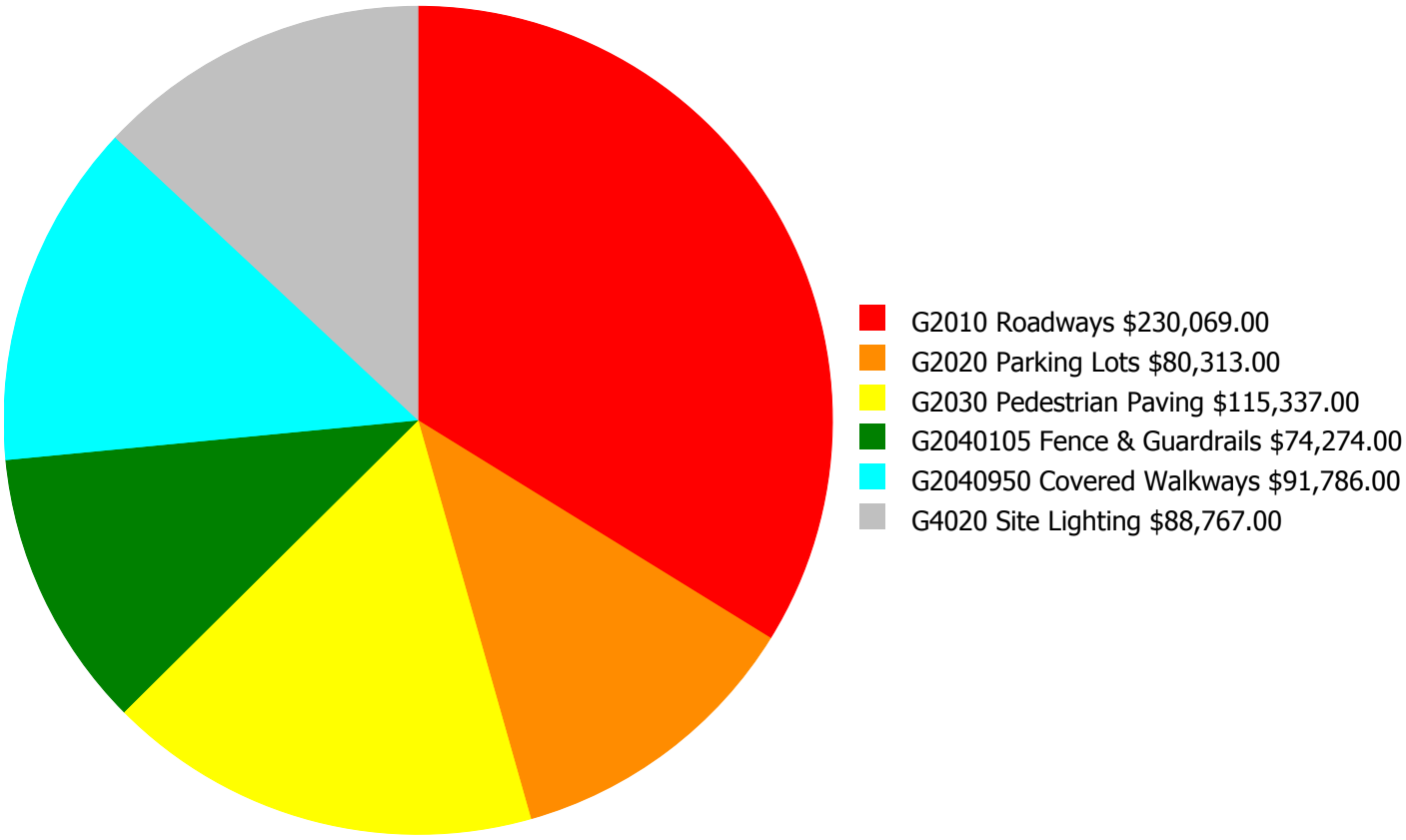
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

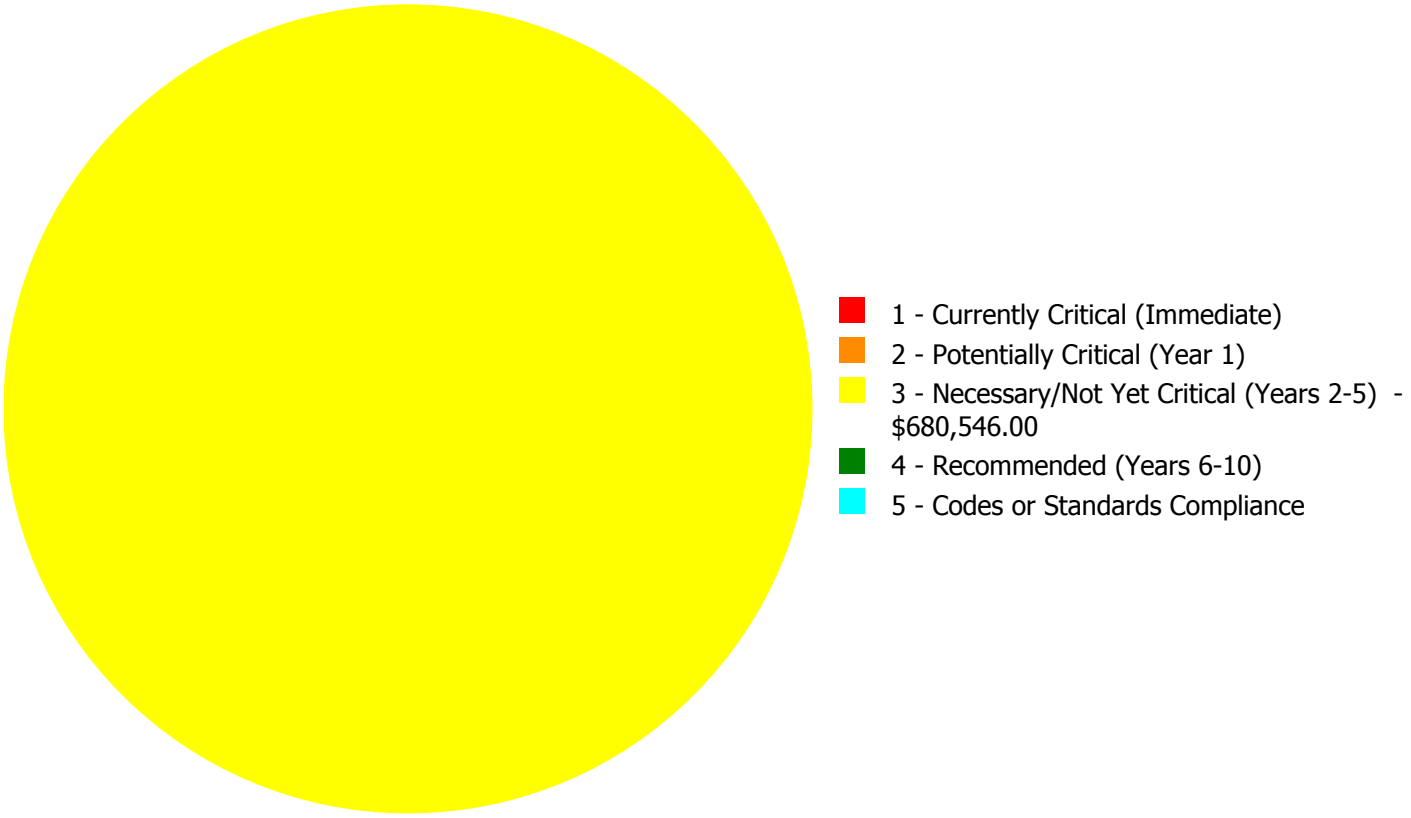
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $680,546.00

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: $680,546.00

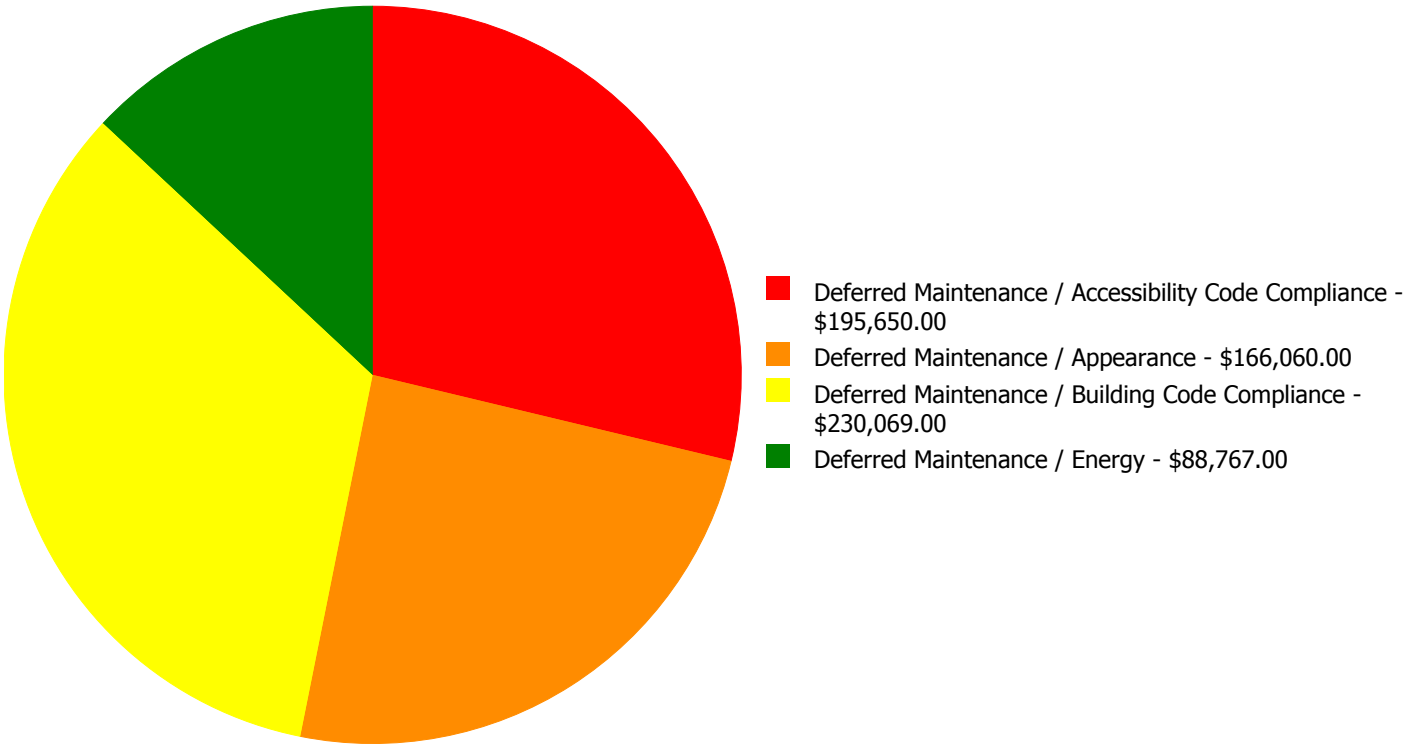
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
G2010	Roadways	$0.00	$0.00	$230,069.00	$0.00	$0.00	$230,069.00
G2020	Parking Lots	$0.00	$0.00	$80,313.00	$0.00	$0.00	$80,313.00
G2030	Pedestrian Paving	$0.00	$0.00	$115,337.00	$0.00	$0.00	$115,337.00
G2040105	Fence & Guardrails	$0.00	$0.00	$74,274.00	$0.00	$0.00	$74,274.00
G2040950	Covered Walkways	$0.00	$0.00	$91,786.00	$0.00	$0.00	$91,786.00
G4020	Site Lighting	$0.00	$0.00	$88,767.00	$0.00	$0.00	$88,767.00
	Total:	$0.00	$0.00	$680,546.00	$0.00	$0.00	$680,546.00

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: $680,546.00

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: G2010 - Roadways

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance / Building Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 54,896.00
Unit of Measure: S.F.
Estimate: $230,069.00
Assessor Name: Eduardo Lopez
Date Created: 01/11/2017

Notes: The asphaltic roadway is aged, has many road cuts and repairs, and should be re-surfaced. Provide Fire lane markings per Local Code requirements.

System: G2020 - Parking Lots

Location: Parking
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 54,896.00
Unit of Measure: S.F.
Estimate: $80,313.00
Assessor Name: Eduardo Lopez
Date Created: 01/11/2017

Notes: The parking lot is aged, has many repairs and potholes, and should be replaced and re-striped. ADA signs height needs to be adjusted per minimum ADA standards.

System: G2030 - Pedestrian Paving

Location: Entire site
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 54,896.00
Unit of Measure: S.F.
Estimate: $115,337.00
Assessor Name: Eduardo Lopez
Date Created: 01/11/2017

Notes: The pedestrian paving and walkways are aged and showing inclement weather damage and should be replaced to include missing ADA standard markings and ramps.

System: G2040105 - Fence & Guardrails

Location: Parking/roadways
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 54,896.00
Unit of Measure: S.F.
Estimate: $74,274.00
Assessor Name: Eduardo Lopez
Date Created: 01/11/2017

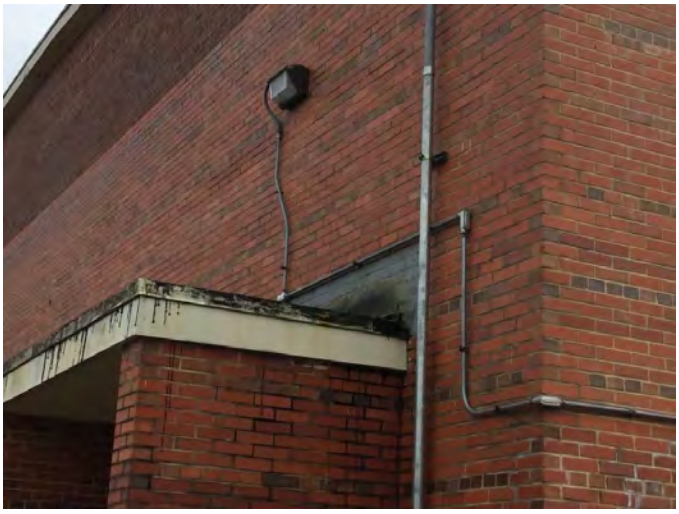
Notes: The fence and guardrails are failing, beyond expected life, and not longer an effective barrier and should be scheduled for replacement.

System: G2040950 - Covered Walkways

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 54,896.00
Unit of Measure: S.F.
Estimate: $91,786.00
Assessor Name: Eduardo Lopez
Date Created: 01/11/2017

Notes: The covered walkways are rusted, failing and beyond expected life and should be scheduled for replacement.

System: G4020 - Site Lighting



Location: Entire site
Distress: Inadequate
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 54,896.00
Unit of Measure: S.F.
Estimate: $88,767.00
Assessor Name: Eduardo Lopez
Date Created: 01/11/2017

Notes: Site Lighting is aged and does not adequately cover all areas and should be replaced.