

NC School District/830 Scotland County/Middle School

Carver Middle

Final

Campus Assessment Report

March 11, 2017



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Campus Executive Summary

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

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

Gross Area (SF):	88,486
Year Built:	2000
Last Renovation:	
Replacement Value:	\$20,678,221
Repair Cost:	\$1,553,460.00
Total FCI:	7.51 %
Total RSLI:	43.28 %
FCA Score:	92.49



Description:

GENERAL:

Carver Middle School is located at 18601 Fieldcrest Rd in Laurel Hill, North Carolina. The 1 story, 88,486 square foot building was originally constructed in 2000 There have been no additions.

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 building does not have a basement .

Campus Assessment Report - Carver Middle

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 pitched standing seam metal. Most building entrances appear to comply with ADA requirements. Roof openings include skylights and roof hatch doors.

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 gas hot water heating. Sanitary waste system is plastic. Rain water drainage system is external.

HVAC:

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

FIRE PROTECTION:

The building does not have a fire sprinkler system. The building does 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 card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system separate from the telephone system.

OTHER ELECTRICAL SYSTEMS:

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

E. EQUIPMENT & FURNISHINGS:

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

G.

SITE

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

Campus Assessment Report - Carver Middle

Attributes:

General Attributes:

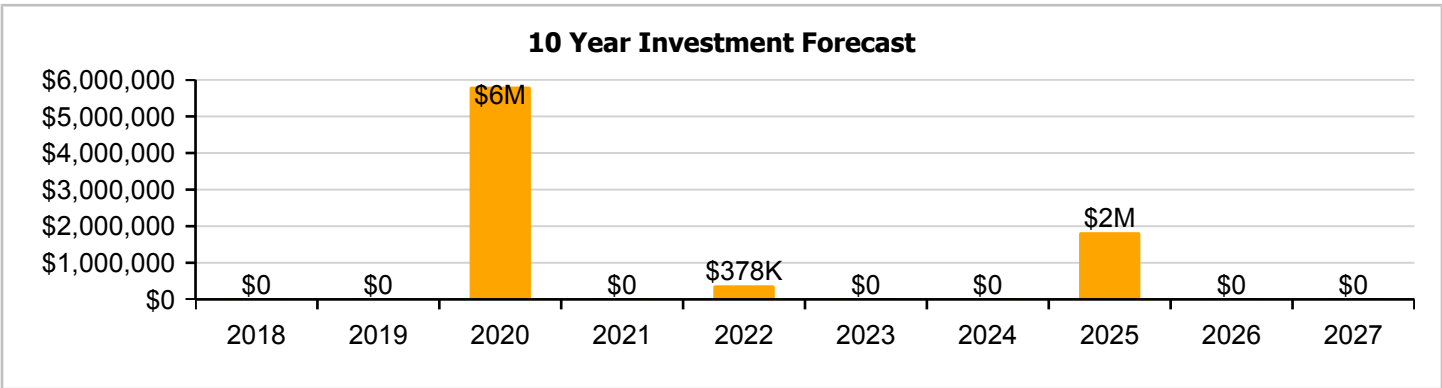
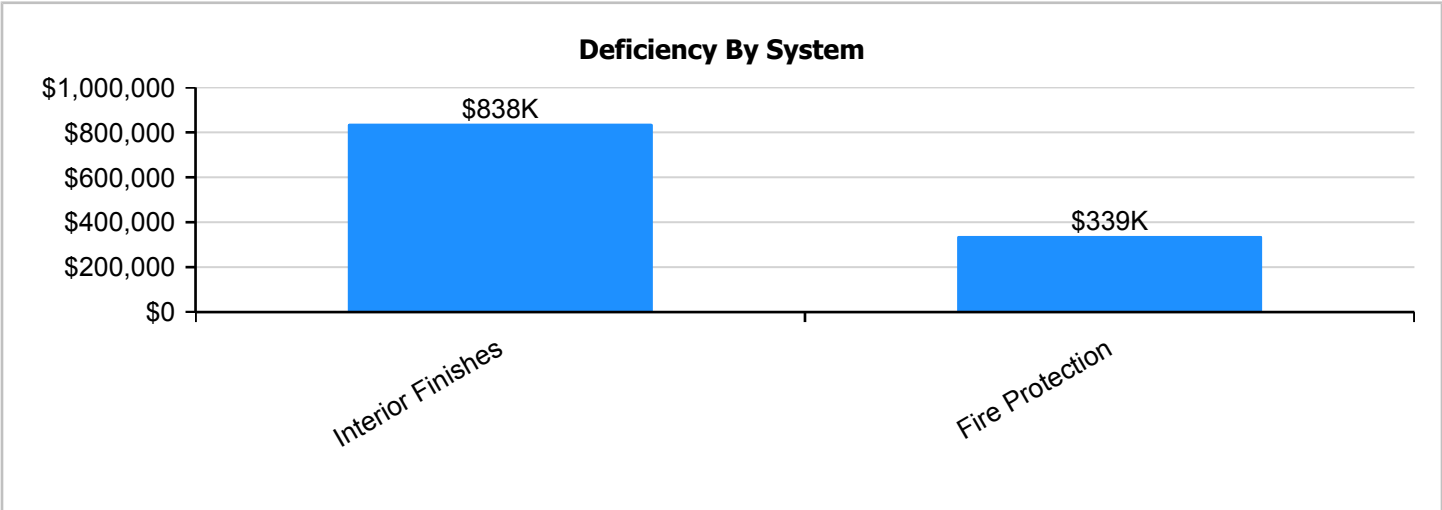
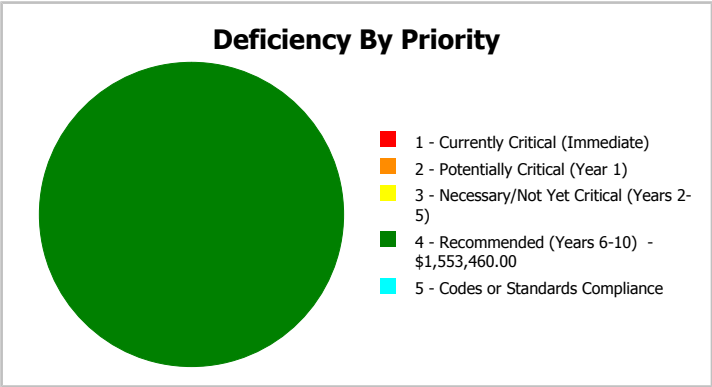
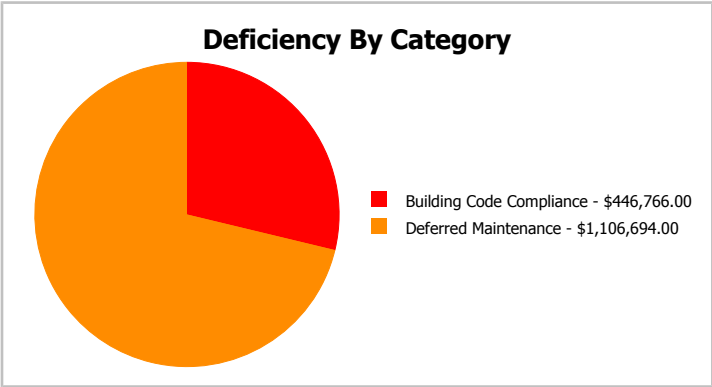
Condition Assessor:	Matt Mahaffey	Assessment Date:	
Suitability Assessor:			

School Information:

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

Campus Dashboard Summary

Gross Area:	88,486	Last Renovation:	
Year Built:	2000	Replacement Value:	\$20,678,221
Repair Cost:	\$1,553,460	RSLI%:	43.28 %
FCI:	7.51 %		



Campus Condition Summary

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

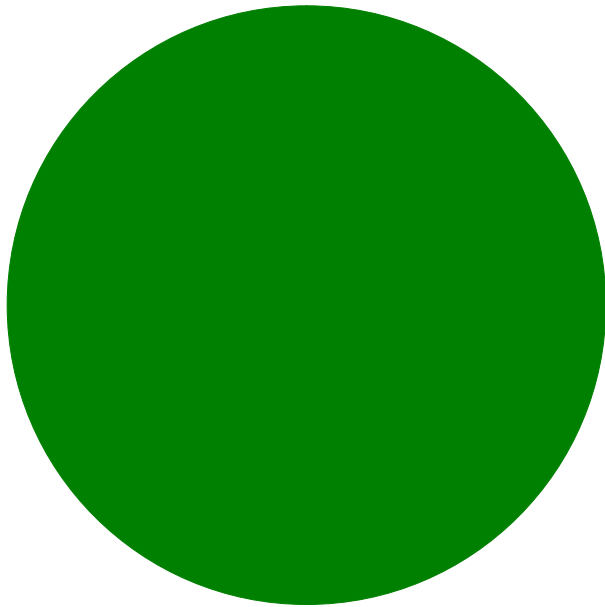
Current Investment Requirement and Condition by Unifomat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	83.00 %	0.00 %	\$0.00
B10 - Superstructure	83.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	60.74 %	0.00 %	\$0.00
B30 - Roofing	42.37 %	0.00 %	\$0.00
C10 - Interior Construction	35.71 %	0.00 %	\$0.00
C30 - Interior Finishes	12.88 %	49.77 %	\$1,106,694.00
D20 - Plumbing	43.51 %	0.00 %	\$0.00
D30 - HVAC	37.13 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$446,766.00
D50 - Electrical	61.26 %	0.00 %	\$0.00
E10 - Equipment	15.00 %	0.00 %	\$0.00
E20 - Furnishings	15.00 %	0.00 %	\$0.00
G20 - Site Improvements	20.59 %	0.00 %	\$0.00
G30 - Site Mechanical Utilities	66.00 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	62.74 %	0.00 %	\$0.00
Totals:	43.28 %	7.51 %	\$1,553,460.00

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
2000 Main	88,486	8.86	\$0.00	\$0.00	\$0.00	\$1,553,460.00	\$0.00
Site	88,486	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:		7.51	\$0.00	\$0.00	\$0.00	\$1,553,460.00	\$0.00

Deficiencies By Priority



- 1 - Currently Critical (Immediate)
- 2 - Potentially Critical (Year 1)
- 3 - Necessary/Not Yet Critical (Years 2-5)
- 4 - Recommended (Years 6-10) - \$1,553,460.00
- 5 - Codes or Standards Compliance

Budget Estimate Total: \$1,553,460.00

Executive Summary

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

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

Function:	MS -Middle School
Gross Area (SF):	88,486
Year Built:	2000
Last Renovation:	
Replacement Value:	\$17,531,657
Repair Cost:	\$1,553,460.00
Total FCI:	8.86 %
Total RSLI:	44.31 %
FCA Score:	91.14



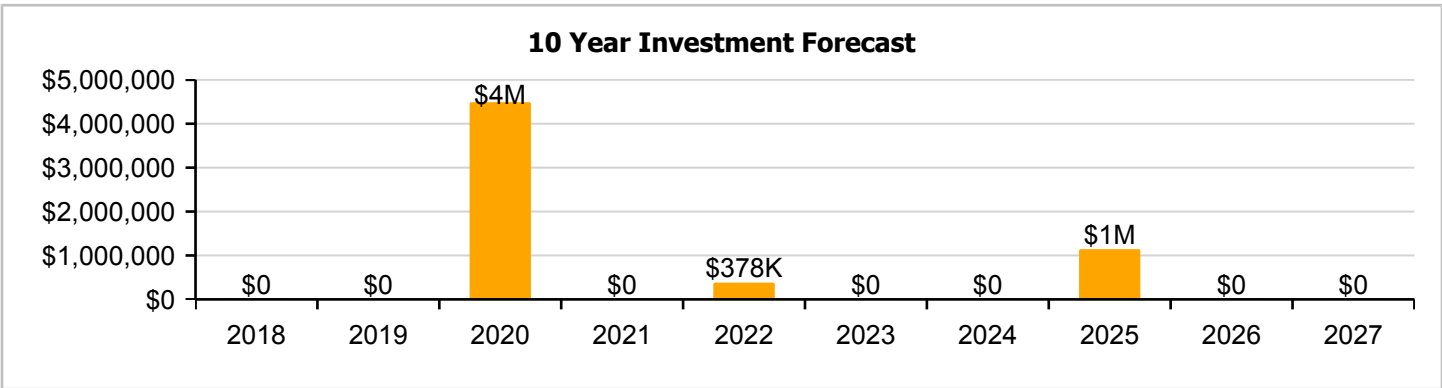
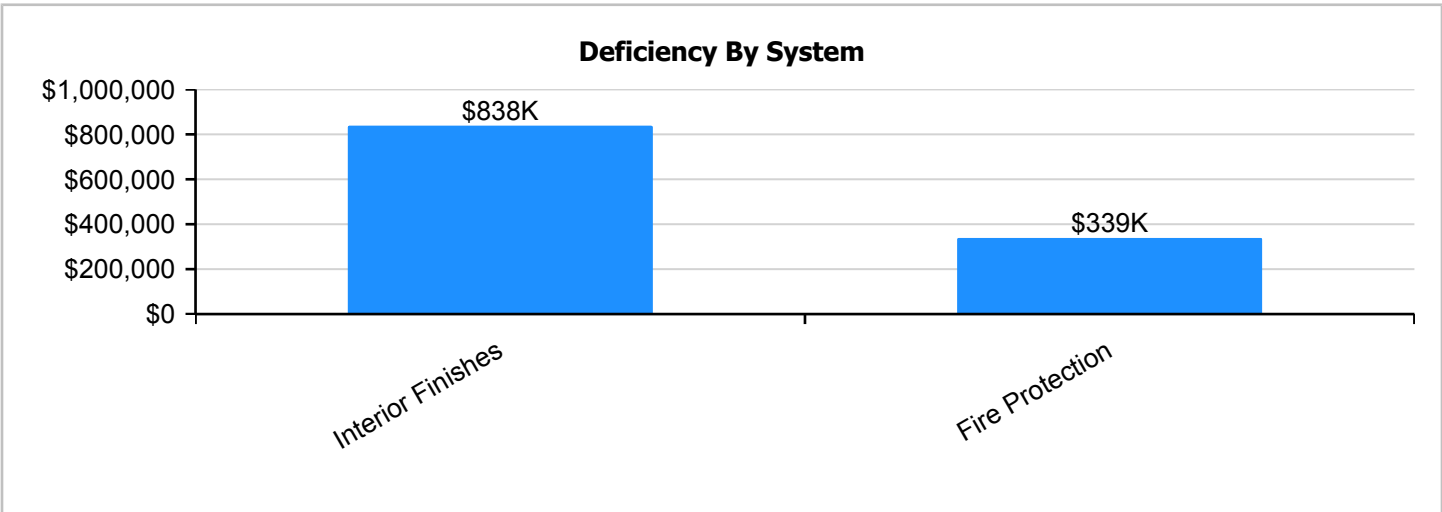
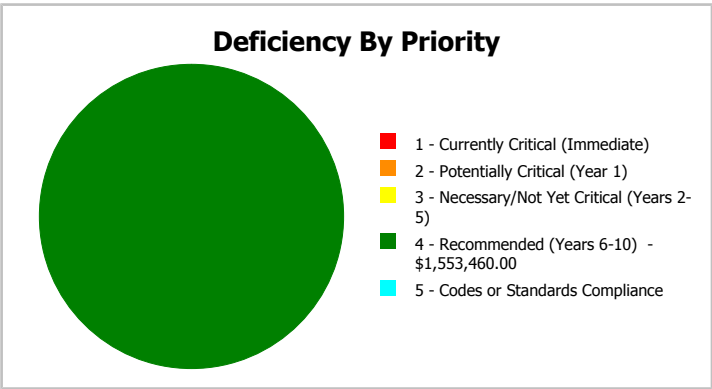
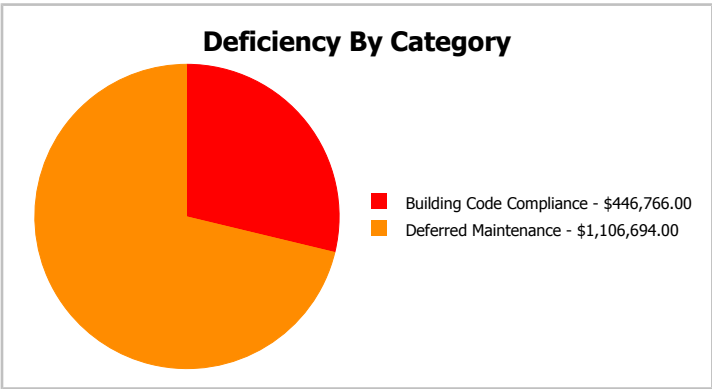
Description:

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:	MS -Middle School	Gross Area:	88,486
Year Built:	2000	Last Renovation:	
Repair Cost:	\$1,553,460	Replacement Value:	\$17,531,657
FCI:	8.86 %	RSLI%:	44.31 %



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	83.00 %	0.00 %	\$0.00
B10 - Superstructure	83.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	60.74 %	0.00 %	\$0.00
B30 - Roofing	42.37 %	0.00 %	\$0.00
C10 - Interior Construction	35.71 %	0.00 %	\$0.00
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D30 - HVAC	37.13 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$446,766.00
D50 - Electrical	61.26 %	0.00 %	\$0.00
E10 - Equipment	15.00 %	0.00 %	\$0.00
E20 - Furnishings	15.00 %	0.00 %	\$0.00
Totals:	44.31 %	8.86 %	\$1,553,460.00

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.

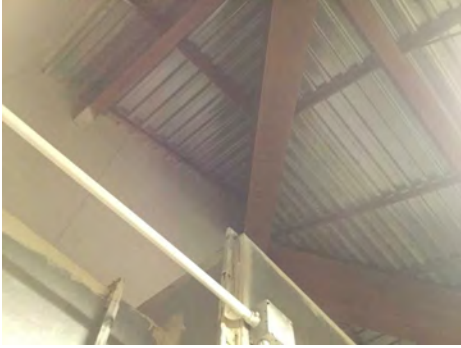
Campus Assessment Report - 2000 Main

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	\$1.52	S.F.	88,486	100	2000	2100		83.00 %	0.00 %	83			\$134,499
A1030	Slab on Grade	\$4.40	S.F.	88,486	100	2000	2100		83.00 %	0.00 %	83			\$389,338
B1010	Floor Construction	\$12.43	S.F.	88,486	100	2000	2100		83.00 %	0.00 %	83			\$1,099,881
B1020	Roof Construction	\$8.18	S.F.	88,486	100	2000	2100		83.00 %	0.00 %	83			\$723,815
B2010	Exterior Walls	\$9.02	S.F.	88,486	100	2000	2100		83.00 %	0.00 %	83			\$798,144
B2020	Exterior Windows	\$10.52	S.F.	88,486	30	2000	2030		43.33 %	0.00 %	13			\$930,873
B2030	Exterior Doors	\$1.02	S.F.	88,486	30	2000	2030		43.33 %	0.00 %	13			\$90,256
B3010120	Single Ply Membrane	\$6.98	S.F.	3,000	20	2000	2020		15.00 %	0.00 %	3			\$20,940
B3010130	Preformed Metal Roofing	\$9.66	S.F.	85,486	30	2000	2030		43.33 %	0.00 %	13			\$825,795
B3020	Roof Openings	\$0.24	S.F.	88,486	25	2000	2025		32.00 %	0.00 %	8			\$21,237
C1010	Partitions	\$6.07	S.F.	88,486	75	2000	2075		77.33 %	0.00 %	58			\$537,110
C1020	Interior Doors	\$2.46	S.F.	88,486	30	2000	2030		43.33 %	0.00 %	13			\$217,676
C1030	Fittings	\$13.11	S.F.	88,486	20	2000	2020		15.00 %	0.00 %	3			\$1,160,051
C3010	Wall Finishes	\$3.35	S.F.	88,486	10	2012	2022		50.00 %	0.00 %	5			\$296,428
C3020	Floor Finishes	\$10.41	S.F.	88,486	20	2000	2020		15.00 %	0.00 %	3			\$921,139
C3030	Ceiling Finishes	\$11.37	S.F.	88,486	25	2000	2025	2017	0.00 %	110.00 %	0		\$1,106,694.00	\$1,006,086
D2010	Plumbing Fixtures	\$9.64	S.F.	88,486	30	2000	2030		43.33 %	0.00 %	13			\$853,005
D2020	Domestic Water Distribution	\$1.03	S.F.	88,486	30	2000	2030		43.33 %	0.00 %	13			\$91,141
D2030	Sanitary Waste	\$1.62	S.F.	88,486	30	2000	2030		43.33 %	0.00 %	13			\$143,347
D2040	Rain Water Drainage	\$0.59	S.F.	88,486	30	2000	2030		43.33 %	0.00 %	13			\$52,207
D2090	Other Plumbing Systems -Nat Gas	\$0.16	S.F.	88,486	40	2000	2040		57.50 %	0.00 %	23			\$14,158
D3020	Heat Generating Systems	\$8.66	S.F.	88,486	30	2000	2030		43.33 %	0.00 %	13			\$766,289
D3030	Cooling Generating Systems	\$8.99	S.F.	88,486	25	2000	2025		32.00 %	0.00 %	8			\$795,489
D3040	Distribution Systems	\$10.65	S.F.	88,486	30	2000	2030		43.33 %	0.00 %	13			\$942,376
D3060	Controls & Instrumentation	\$3.33	S.F.	88,486	20	2000	2020		15.00 %	0.00 %	3			\$294,658
D4010	Sprinklers	\$3.92	S.F.	88,486	30			2017	0.00 %	110.00 %	0		\$381,552.00	\$346,865
D4020	Standpipes	\$0.67	S.F.	88,486	30			2017	0.00 %	110.00 %	0		\$65,214.00	\$59,286
D5010	Electrical Service/Distribution	\$1.64	S.F.	88,486	40	2000	2040		57.50 %	0.00 %	23			\$145,117
D5020	Branch Wiring	\$4.91	S.F.	88,486	30	2000	2030		43.33 %	0.00 %	13			\$434,466
D5020	Lighting	\$11.44	S.F.	88,486	30	2000	2030		43.33 %	0.00 %	13			\$1,012,280
D5030810	Security & Detection Systems	\$2.27	S.F.	88,486	15	2015	2030		86.67 %	0.00 %	13			\$200,863
D5030910	Fire Alarm Systems	\$4.11	S.F.	88,486	15	2015	2030		86.67 %	0.00 %	13			\$363,677
D5030920	Data Communication	\$5.32	S.F.	88,486	15	2015	2030		86.67 %	0.00 %	13			\$470,746
D5090	Other Electrical Systems	\$0.51	S.F.	88,486	20	2010	2030		65.00 %	0.00 %	13			\$45,128
E1020	Institutional Equipment	\$2.73	S.F.	88,486	20	2000	2020		15.00 %	0.00 %	3			\$241,567
E1090	Other Equipment	\$6.82	S.F.	88,486	20	2000	2020		15.00 %	0.00 %	3			\$603,475
E2010	Fixed Furnishings	\$5.45	S.F.	88,486	20	2000	2020		15.00 %	0.00 %	3			\$482,249
Total									44.31 %	8.86 %			\$1,553,460.00	\$17,531,657

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:

Campus Assessment Report - 2000 Main

System: B2030 - Exterior Doors



Note:

System: B3010120 - Single Ply Membrane



Note:

System: B3010130 - Preformed Metal Roofing



Note:

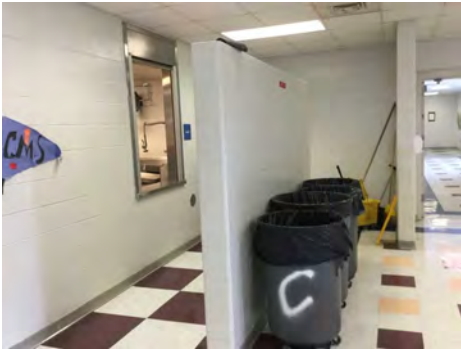
Campus Assessment Report - 2000 Main

System: B3020 - Roof Openings



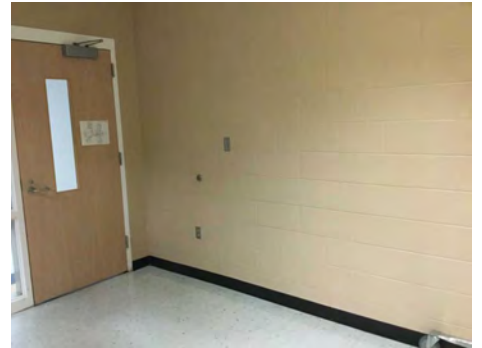
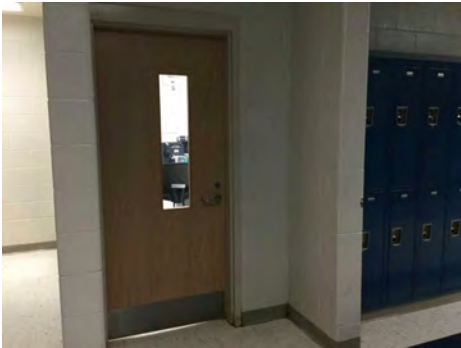
Note:

System: C1010 - Partitions



Note:

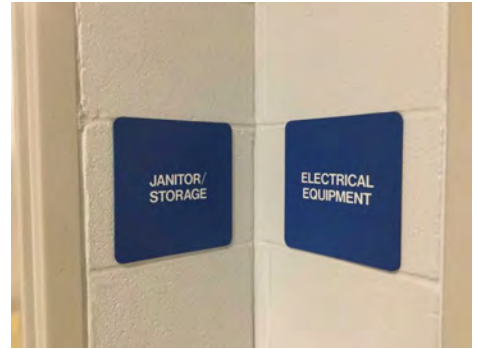
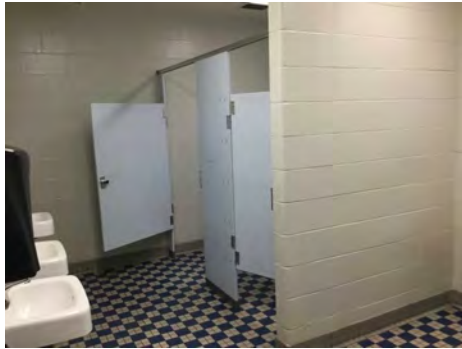
System: C1020 - Interior Doors



Note:

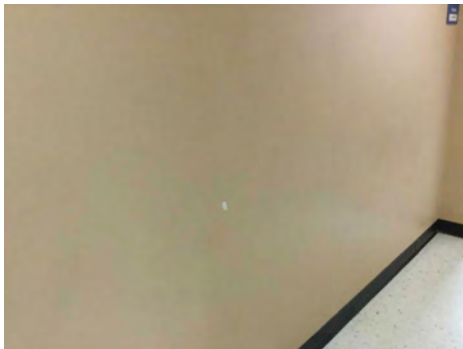
Campus Assessment Report - 2000 Main

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

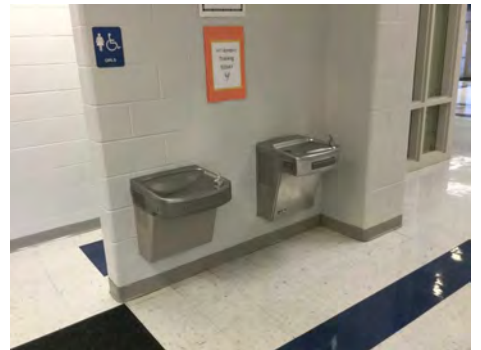
Campus Assessment Report - 2000 Main

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

Campus Assessment Report - 2000 Main

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note:

System: D2090 - Other Plumbing Systems -Nat Gas



Note:

Campus Assessment Report - 2000 Main

System: D3020 - Heat Generating Systems



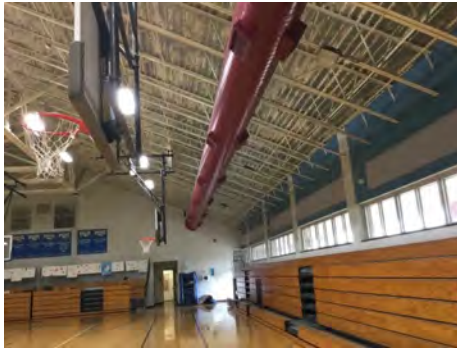
Note:

System: D3030 - Cooling Generating Systems



Note:

System: D3040 - Distribution Systems



Note:

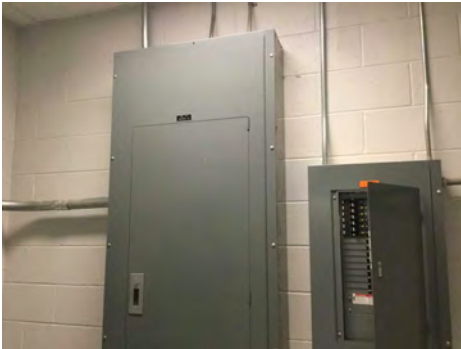
Campus Assessment Report - 2000 Main

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

Campus Assessment Report - 2000 Main

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

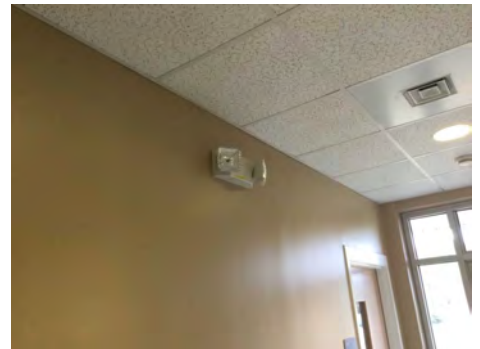
Campus Assessment Report - 2000 Main

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems



Note:

System: E1020 - Institutional Equipment



Note:

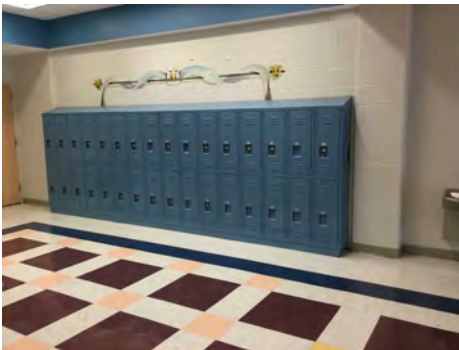
Campus Assessment Report - 2000 Main

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:	\$1,553,460	\$0	\$0	\$4,485,495	\$0	\$378,006	\$0	\$0	\$1,138,064	\$0	\$0	\$7,555,024
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010120 - Single Ply Membrane	\$0	\$0	\$0	\$34,323	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,323
B3010130 - Preformed Metal Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3020 - Roof Openings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,592	\$0	\$0	\$29,592
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$1,394,382	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,394,382
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$378,006	\$0	\$0	\$0	\$0	\$0	\$378,006
C3020 - Floor Finishes	\$0	\$0	\$0	\$1,107,209	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,107,209

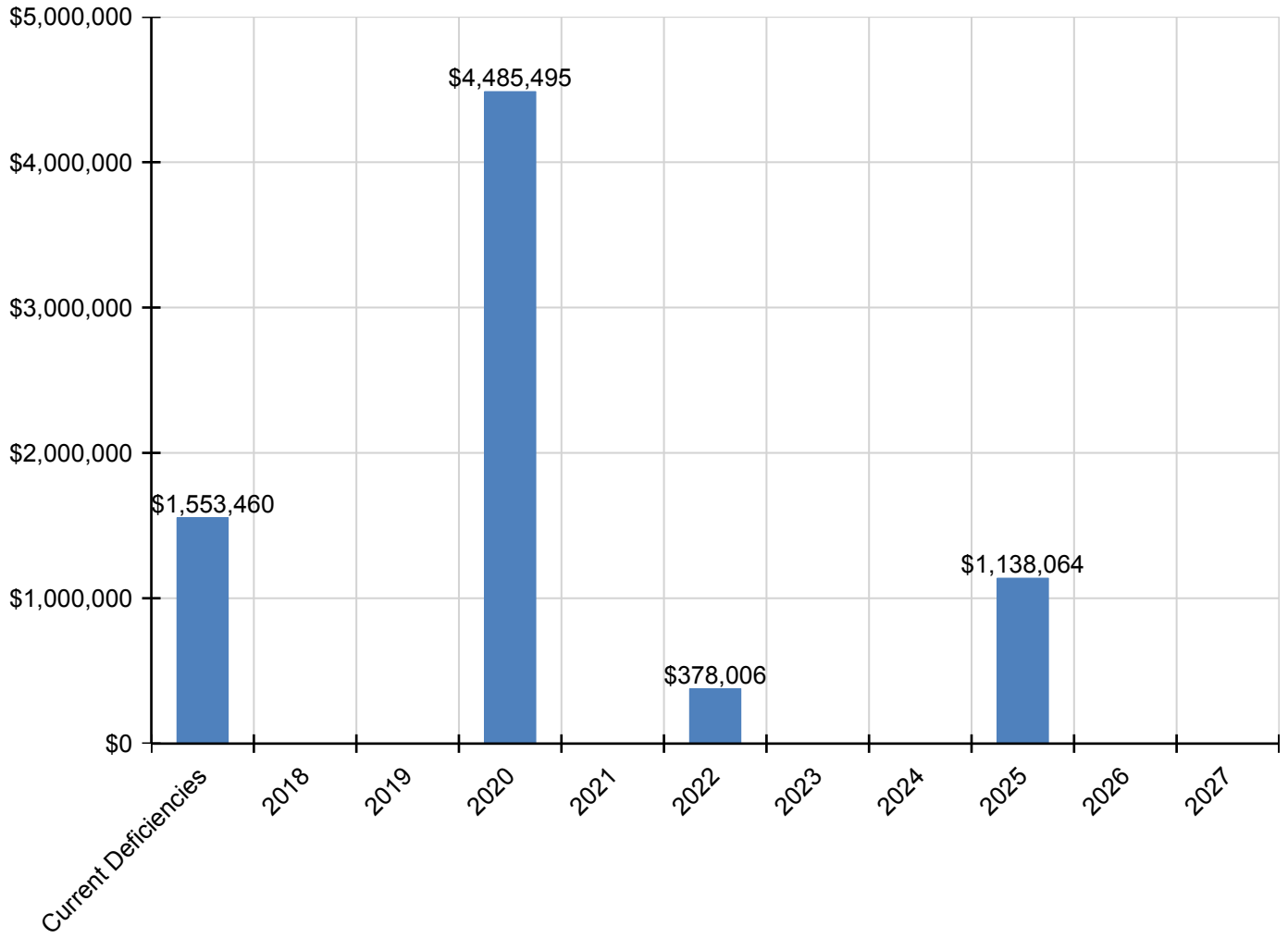
Campus Assessment Report - 2000 Main

C3030 - Ceiling Finishes	\$1,106,694	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,106,694
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems -Nat Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$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	\$0
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,108,472	\$0	\$0	\$0	\$1,108,472
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$354,179	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$354,179
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$381,552	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$381,552
D4020 - Standpipes	\$65,214	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$65,214
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$290,363	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$290,363
E1090 - Other Equipment	\$0	\$0	\$0	\$725,376	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$725,376
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$579,663	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$579,663

* Indicates non-renewable system

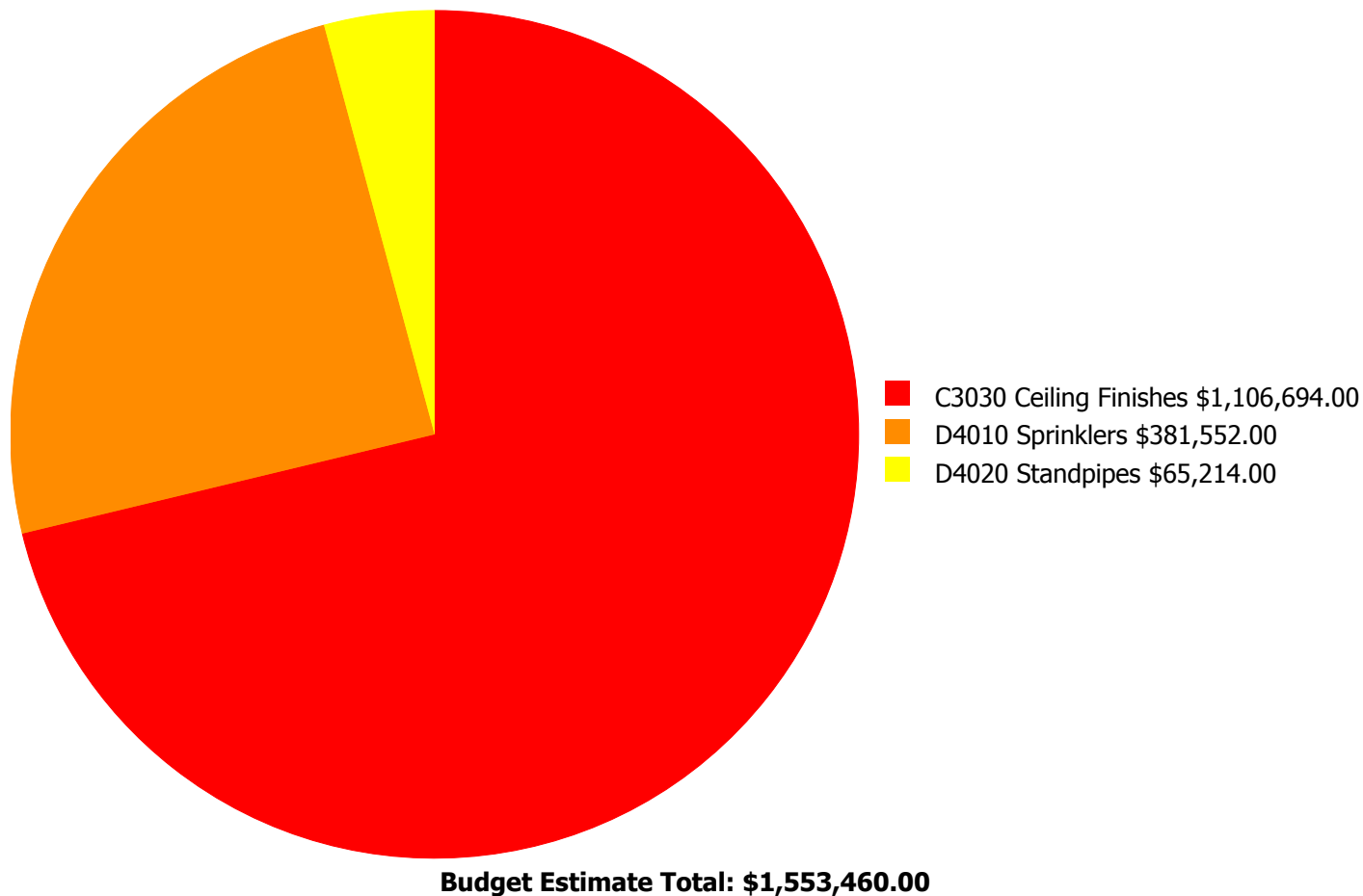
Forecasted Capital Renewal Requirement

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



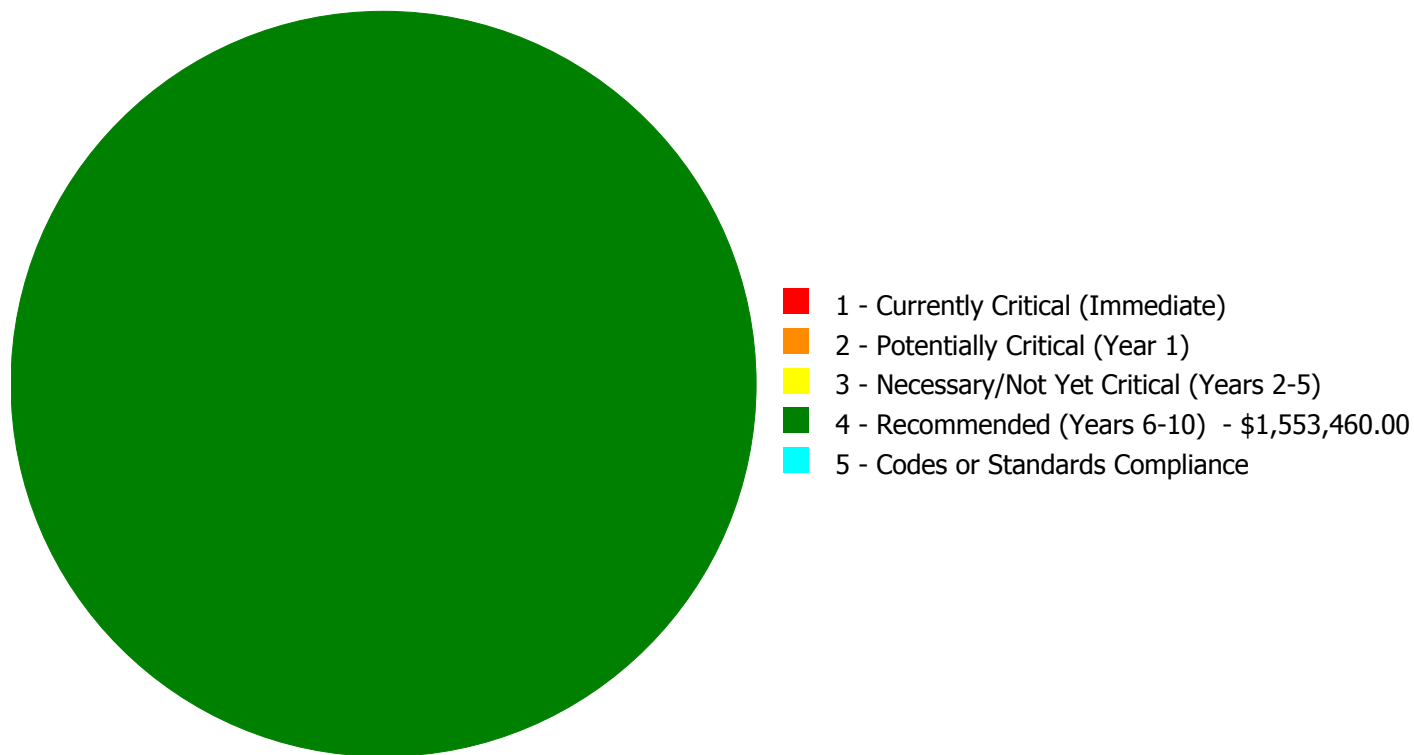
Deficiency Summary by System

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



Deficiency Summary by Priority

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



Budget Estimate Total: \$1,553,460.00

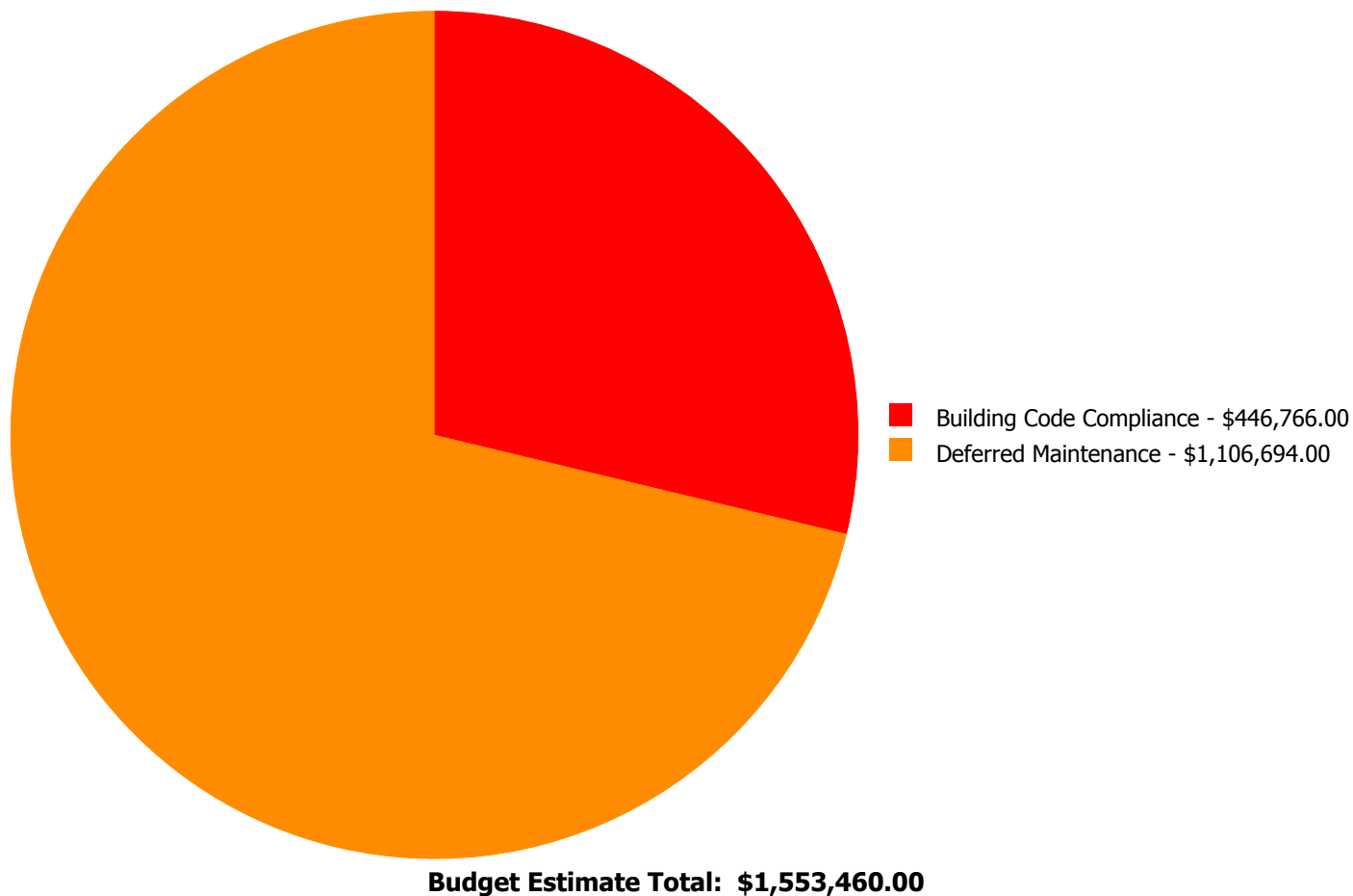
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
C3030	Ceiling Finishes	\$0.00	\$0.00	\$0.00	\$1,106,694.00	\$0.00	\$1,106,694.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$381,552.00	\$0.00	\$381,552.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$65,214.00	\$0.00	\$65,214.00
	Total:	\$0.00	\$0.00	\$0.00	\$1,553,460.00	\$0.00	\$1,553,460.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

Priority 4 - Recommended (Years 6-10):

System: C3030 - Ceiling Finishes



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 88,486.00
Unit of Measure: S.F.
Estimate: \$1,106,694.00
Assessor Name: Eduardo Lopez
Date Created: 01/06/2017

Notes: Painted ceiling in gym is chipping and flaking and should be repainted. The ceiling tiles have been replaced as needed. However the grid shows signs of aging and most tiles are sagging or damaged and should be replaced.

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: 88,486.00
Unit of Measure: S.F.
Estimate: \$381,552.00
Assessor Name: Eduardo Lopez
Date Created: 01/06/2017

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: 88,486.00
Unit of Measure: S.F.
Estimate: \$65,214.00
Assessor Name: Eduardo Lopez
Date Created: 01/06/2017

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:	MS -Middle School
Gross Area (SF):	88,486
Year Built:	2000
Last Renovation:	
Replacement Value:	\$3,146,564
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	37.50 %
FCA Score:	100.00



Description:

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

Attributes: This asset has no attributes.

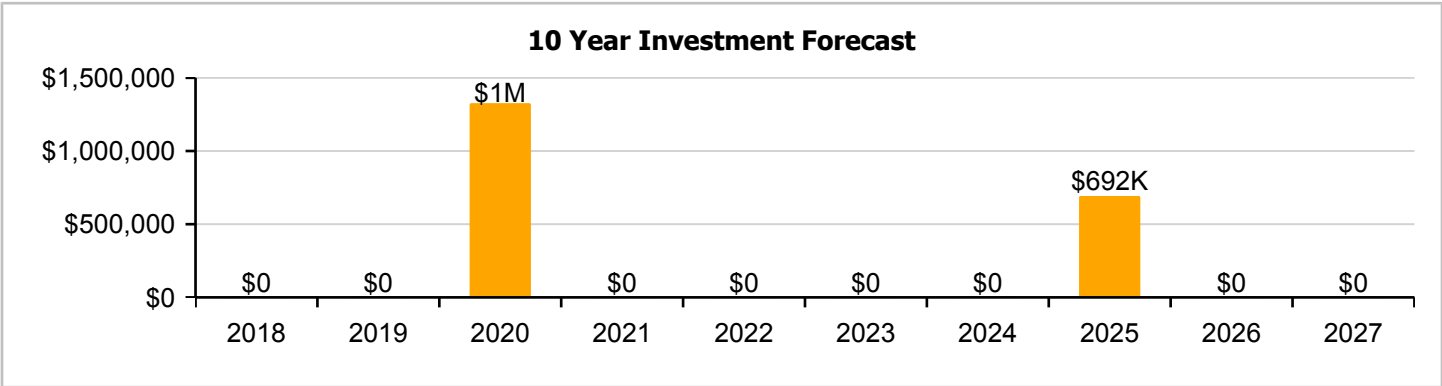
Dashboard Summary

Function:	MS -Middle School	Gross Area:	88,486
Year Built:	2000	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$3,146,564
FCI:	0.00 %	RSLI%:	37.50 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	20.59 %	0.00 %	\$0.00
G30 - Site Mechanical Utilities	66.00 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	62.74 %	0.00 %	\$0.00
Totals:	37.50 %	0.00 %	\$0.00

Photo Album

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

- 1). Aerial Image of Caver Middle School - 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	\$4.22	S.F.	88,486	25	2000	2025		32.00 %	0.00 %	8			\$373,411
G2020	Parking Lots	\$1.39	S.F.	88,486	25	2000	2025		32.00 %	0.00 %	8			\$122,996
G2030	Pedestrian Paving	\$1.98	S.F.	88,486	30	2000	2030		43.33 %	0.00 %	13			\$175,202
G2040950	Baseball Field	\$7.08	S.F.	88,486	20	2000	2020		15.00 %	0.00 %	3			\$626,481
G2040950	Football Field	\$4.73	S.F.	88,486	20	2000	2020		15.00 %	0.00 %	3			\$418,539
G2040950	Hard Surface Play Area	\$0.65	S.F.	88,486	20	2000	2020		15.00 %	0.00 %	3			\$57,516
G2050	Landscaping	\$1.91	S.F.	88,486	15	2000	2015		0.00 %	0.00 %	-2			\$169,008
G3010	Water Supply	\$2.42	S.F.	88,486	50	2000	2050		66.00 %	0.00 %	33			\$214,136
G3020	Sanitary Sewer	\$1.52	S.F.	88,486	50	2000	2050		66.00 %	0.00 %	33			\$134,499
G3030	Storm Sewer	\$4.67	S.F.	88,486	50	2000	2050		66.00 %	0.00 %	33			\$413,230
G4010	Electrical Distribution	\$2.59	S.F.	88,486	50	2000	2050		66.00 %	0.00 %	33			\$229,179
G4020	Site Lighting	\$1.52	S.F.	88,486	30	2000	2030		43.33 %	0.00 %	13			\$134,499
G4030	Site Communications & Security	\$0.88	S.F.	88,486	15	2015	2030		86.67 %	0.00 %	13			\$77,868
Total									37.50 %					\$3,146,564

System Notes

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

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving



Note:

Campus Assessment Report - Site

System: G2040950 - Baseball Field



Note:

System: G2040950 - Football Field



Note:

System: G2040950 - Hard Surface Play Area



Note:

Campus Assessment Report - Site

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer



Note:

Campus Assessment Report - Site

System: G3030 - Storm Sewer



Note:

System: G4010 - Electrical Distribution



Note:

System: G4020 - Site Lighting



Note:

Campus Assessment Report - Site

System: G4030 - Site Communications & Security



Note:

Renewal Schedule

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

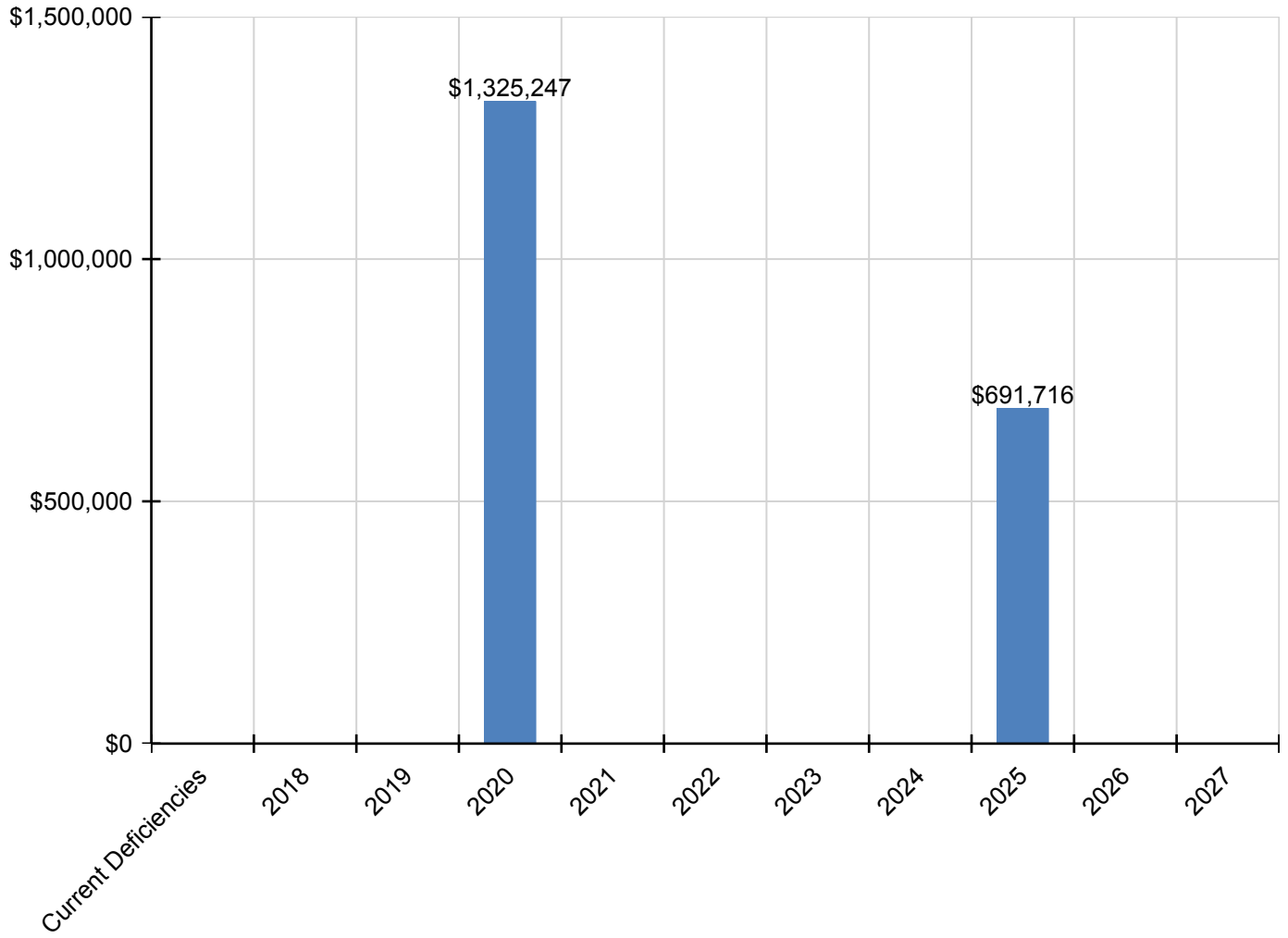
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$0	\$0	\$0	\$1,325,247	\$0	\$0	\$0	\$0	\$691,716	\$0	\$0	\$2,016,963
G - Building Sitework	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G20 - Site Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2010 - Roadways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$520,328	\$0	\$0	\$520,328
G2020 - Parking Lots	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$171,388	\$0	\$0	\$171,388
G2030 - Pedestrian Paving	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Baseball Field	\$0	\$0	\$0	\$753,030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$753,030
G2040950 - Football Field	\$0	\$0	\$0	\$503,084	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$503,084
G2040950 - Hard Surface Play Area	\$0	\$0	\$0	\$69,134	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$69,134
* G2050 - Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G30 - Site Mechanical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3010 - Water Supply	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3020 - Sanitary Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3030 - Storm Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4020 - Site Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4030 - Site Communications & Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset