NC School District/995 Yancey County/Elementary School

Micaville Elementary

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):	24,414
Year Built:	1936
Last Renovation:	
Replacement Value:	$5,062,008
Repair Cost:	$2,001,592.00
Total FCI:	39.54 %
Total RSLI:	24.61 %
FCA Score:	60.46

Description:

GENERAL:
Micaville Elementary is located at 112 State HWY 80 South in Burnsville, North Carolina. The 1 story, 24,414 square foot building was originally constructed in 1936 There has been one addition; a 1941 cafeteria addition. The campus also contains a 1961 classroom building and a pump house building in constructed in 1961.

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 footings and foundation walls and is assumed to have standard cast-in-place concrete foundations. The building does not have a basement.

B. SUPERSTRUCTURE
Roof construction is wood frame. The exterior envelope is composed of walls of stone. Exterior windows are wood frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically pitched asphalt compostion shingles. Most building entrances appear to comply with ADA requirements.

C. INTERIORS
Interior partitions are typically hollow ceramic brick. Interior doors are generally solid core wood with wood 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 plaster. Floor finishes in common areas are typically carpet. Floor finishes in assignable spaces are typically vinyl compostion 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.

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

HVAC:
Heating is provided by1 gas fired boiler. Cooling is not supplied. The distribution system is a 2 pipe system utilizing radiators. Fresh air is supplied by infiltration. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are manual and are not centrally controlled by an energy management system. This building does not have a remote Building Automation System.

FIRE PROTECTION:
The building does not have a fire sprinkler system. The building does have a fire suppression system in the kitchen. 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 surface mounted type, fluorescent light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are not 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 incommon 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 do not 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 withlock 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, vehicle equipment, 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 well water, sewer, natural gas, and site lighting.

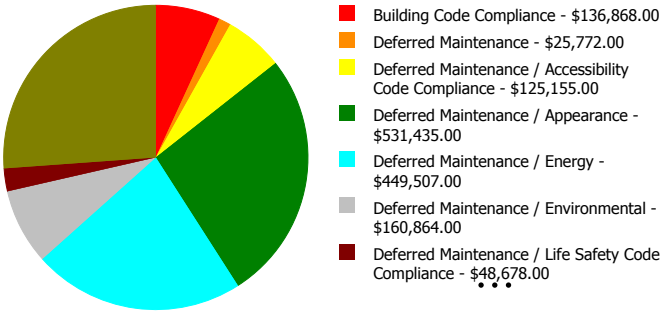
Attributes:

General Attributes:			
Condition Assessor:	Matt Mahaffey	Assessment Date:	
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	1	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	8.9	Site Acreage:	8.9

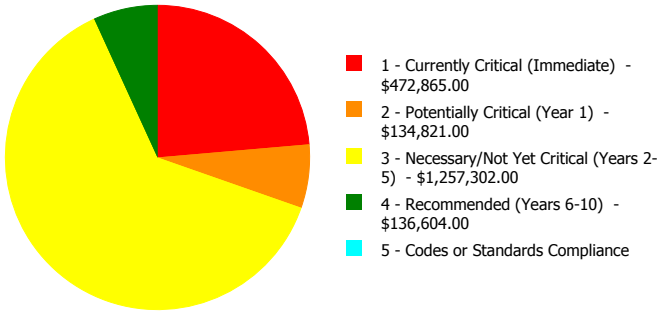
Campus Dashboard Summary

Gross Area:	24,414		
Year Built:	1936	Last Renovation:	
Repair Cost:	$2,001,592	Replacement Value:	$5,062,008
FCI:	39.54 %	RSLI%:	24.61 %

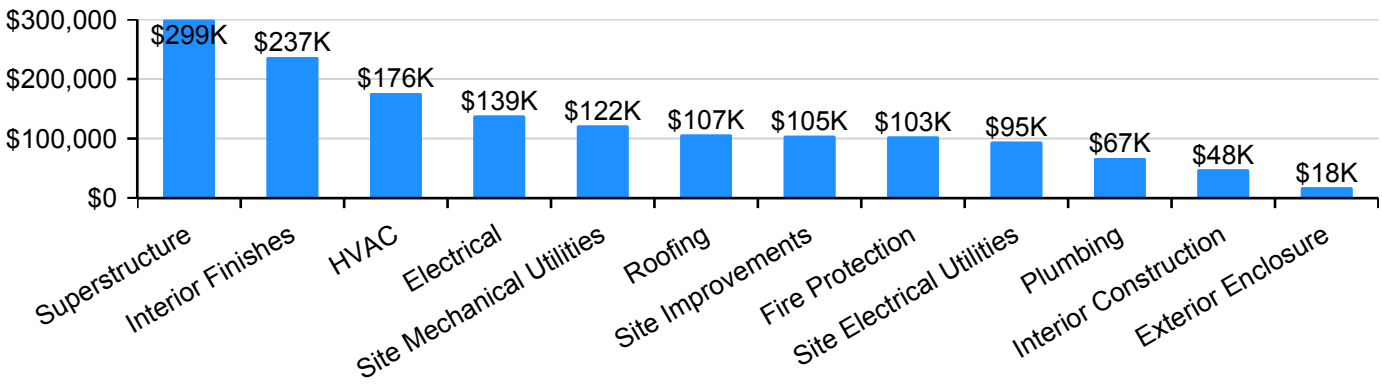
Deficiency By Category



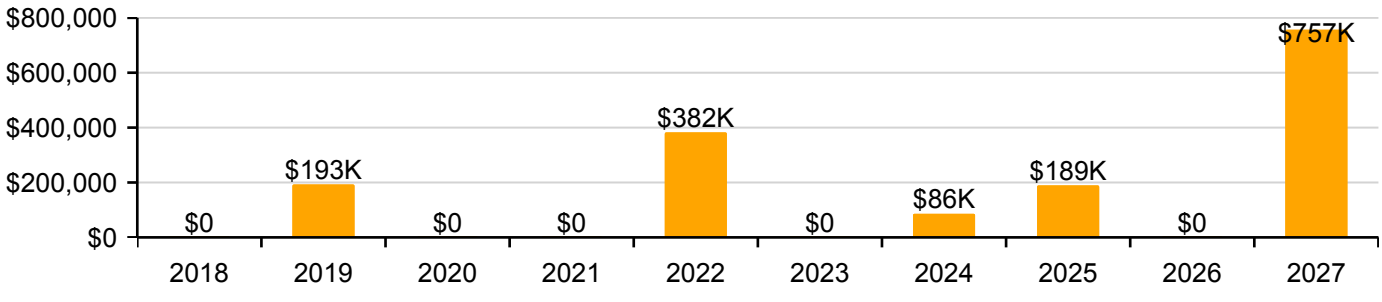
Deficiency By Priority



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.

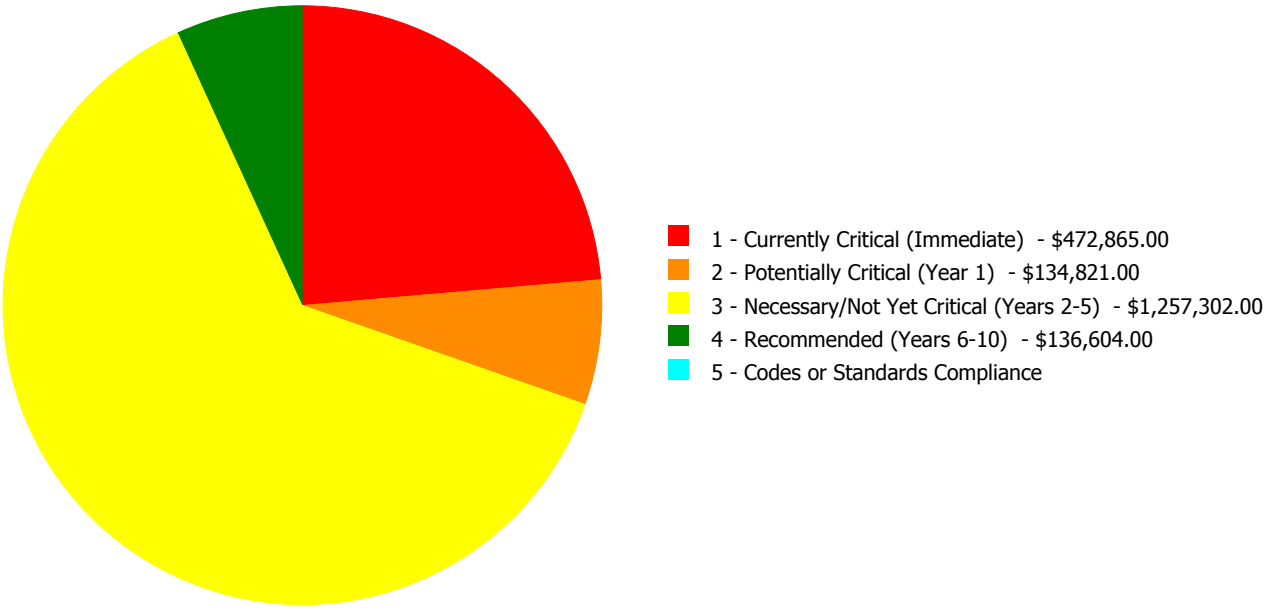
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	21.23 %	0.00 %	$0.00
B10 - Superstructure	5.34 %	91.30 %	$395,327.00
B20 - Exterior Enclosure	26.11 %	4.85 %	$24,018.00
B30 - Roofing	6.21 %	133.66 %	$140,966.00
C10 - Interior Construction	23.31 %	11.62 %	$63,675.00
C30 - Interior Finishes	25.00 %	49.85 %	$312,532.00
D20 - Plumbing	50.90 %	25.62 %	$88,699.00
D30 - HVAC	24.87 %	47.23 %	$232,720.00
D40 - Fire Protection	0.00 %	110.00 %	$136,604.00
D50 - Electrical	42.15 %	26.15 %	$183,004.00
E10 - Equipment	25.00 %	0.00 %	$0.00
E20 - Furnishings	25.00 %	0.00 %	$0.00
G20 - Site Improvements	18.41 %	38.49 %	$138,037.00
G30 - Site Mechanical Utilities	12.92 %	79.10 %	$160,864.00
G40 - Site Electrical Utilities	0.00 %	110.00 %	$125,146.00
Totals:	**24.61 %**	**39.54 %**	**$2,001,592.00**

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
1936 Main	22,350	35.46	$433,925.00	$73,017.00	$814,103.00	$125,384.00	$0.00
1961 Classrooms	2,000	43.07	$0.00	$25,476.00	$91,058.00	$11,220.00	$0.00
1961 Pump House	64	33.51	$0.00	$610.00	$2,752.00	$0.00	$0.00
Site	24,414	62.75	$38,940.00	$35,718.00	$349,389.00	$0.00	$0.00
Total:		**39.54**	**$472,865.00**	**$134,821.00**	**$1,257,302.00**	**$136,604.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $2,001,592.00

Executive Summary

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Function:	ES -Elementary School
Gross Area (SF):	22,350
Year Built:	1936
Last Renovation:	
Replacement Value:	$4,079,555
Repair Cost:	$1,446,429.00
Total FCI:	35.46 %
Total RSLI:	26.23 %
FCA Score:	64.54

Description:

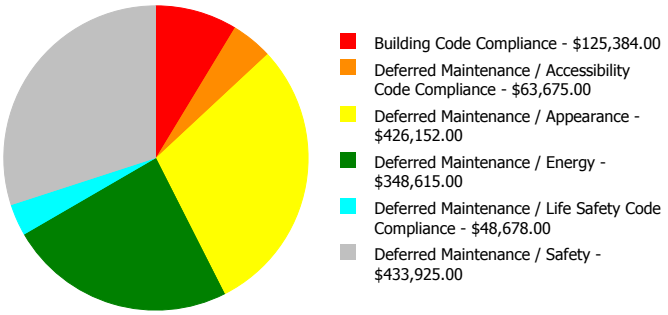
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

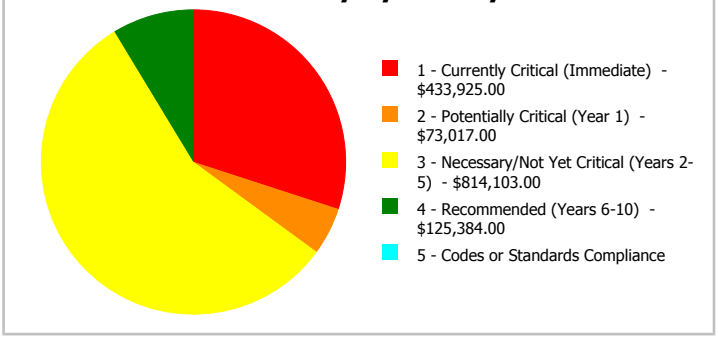
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	22,350
Year Built:	1936	Last Renovation:	
Repair Cost:	$1,446,429	Replacement Value:	$4,079,555
FCI:	35.46 %	RSLI%:	26.23 %

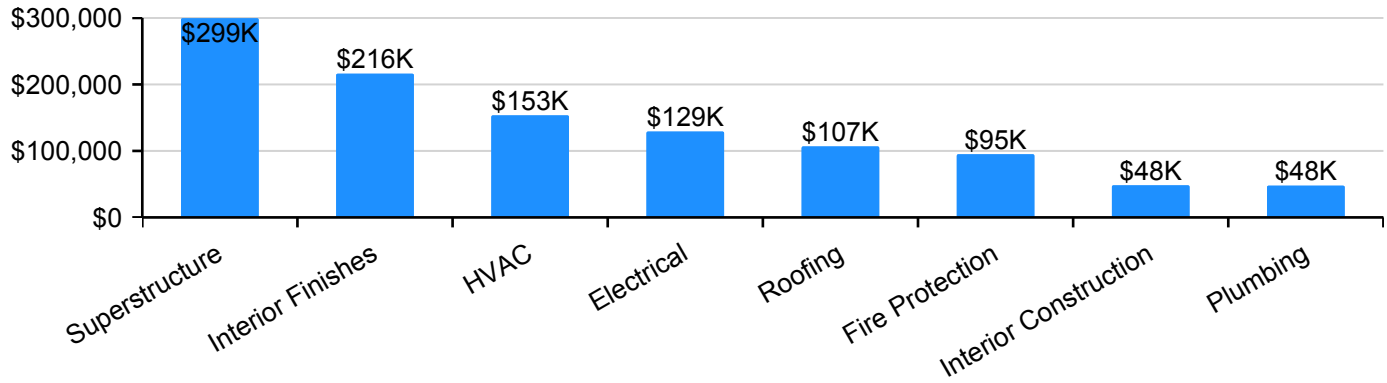
Deficiency By Category



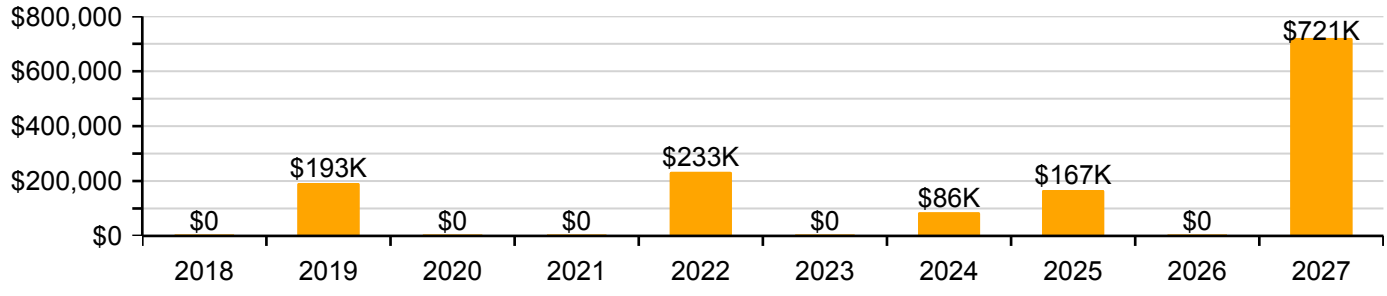
Deficiency By Priority



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	19.00 %	0.00 %	$0.00
B10 - Superstructure	1.78 %	99.71 %	$395,327.00
B20 - Exterior Enclosure	26.53 %	0.00 %	$0.00
B30 - Roofing	0.00 %	146.00 %	$140,966.00
C10 - Interior Construction	23.22 %	12.10 %	$63,675.00
C30 - Interior Finishes	25.22 %	49.79 %	$285,186.00
D20 - Plumbing	54.59 %	19.50 %	$62,937.00
D30 - HVAC	26.34 %	43.53 %	$202,580.00
D40 - Fire Protection	0.00 %	110.00 %	$125,384.00
D50 - Electrical	42.33 %	26.28 %	$170,374.00
E10 - Equipment	25.00 %	0.00 %	$0.00
E20 - Furnishings	25.00 %	0.00 %	$0.00
Totals:	**26.23 %**	**35.46 %**	**$1,446,429.00**

Photo Album

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

1). North Elevation - Feb 01, 2017

2). East Elevation - Feb 01, 2017

3). South Elevation - Feb 01, 2017

4). West Elevation - Feb 01, 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.

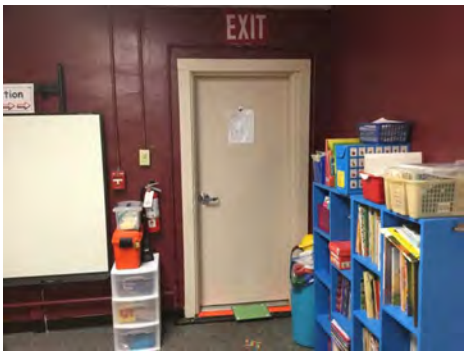
System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.88	S.F.	22,350	100	1936	2036		19.00 %	0.00 %	19			$109,068
A1030	Slab on Grade	$8.61	S.F.	22,350	100	1936	2036		19.00 %	0.00 %	19			$192,434
B1010	Floor Construction	$1.66	S.F.	22,350	100	1936	2036		19.00 %	0.00 %	19			$37,101
B1020	Roof Construction	$16.08	S.F.	22,350	100	1936	2036	2016	0.00 %	110.00 %	-1		$395,327.00	$359,388
B2010	Exterior Walls	$9.61	S.F.	22,350	100	1936	2036		19.00 %	0.00 %	19			$214,784
B2020	Exterior Windows	$9.57	S.F.	22,350	30	1997	2027		33.33 %	0.00 %	10			$213,890
B2030	Exterior Doors	$1.07	S.F.	22,350	30	1997	2027		33.33 %	0.00 %	10			$23,915
B3010140	Asphalt Shingles	$4.32	S.F.	22,350	20	2002	2022	2017	0.00 %	146.00 %	0		$140,966.00	$96,552
C1010	Partitions	$11.01	S.F.	22,350	75	1936	2011		0.00 %	0.00 %	-6			$246,074
C1020	Interior Doors	$2.59	S.F.	22,350	30	1986	2016		0.00 %	110.00 %	-1		$63,675.00	$57,887
C1030	Fittings	$9.94	S.F.	22,350	20	2008	2028		55.00 %	0.00 %	11			$222,159
C3010	Wall Finishes	$2.84	S.F.	22,350	10	2014	2024		70.00 %	0.00 %	7			$63,474
C3020	Floor Finishes	$11.60	S.F.	22,350	20	1986	2006		0.00 %	110.00 %	-11		$285,186.00	$259,260
C3030	Ceiling Finishes	$11.19	S.F.	22,350	25	2002	2027		40.00 %	0.00 %	10			$250,097
D2010	Plumbing Fixtures	$11.71	S.F.	22,350	30	2007	2037		66.67 %	0.00 %	20			$261,719
D2020	Domestic Water Distribution	$0.99	S.F.	22,350	30	1986	2016		0.00 %	110.00 %	-1		$24,339.00	$22,127
D2030	Sanitary Waste	$1.57	S.F.	22,350	30	1986	2016		0.00 %	110.00 %	-1		$38,598.00	$35,090
D2090	Other Plumbing Systems -Nat Gas	$0.17	S.F.	22,350	40	1995	2035		45.00 %	0.00 %	18			$3,800
D3020	Heat Generating Systems	$5.19	S.F.	22,350	30	2013	2043		86.67 %	0.00 %	26			$115,997
D3040	Distribution Systems	$6.26	S.F.	22,350	30	1936	1966		0.00 %	110.00 %	-51		$153,902.00	$139,911
D3050	Terminal & Package Units	$7.39	S.F.	22,350	15	2004	2019		13.33 %	0.00 %	2			$165,167
D3060	Controls & Instrumentation	$1.98	S.F.	22,350	20	1997	2017		0.00 %	110.00 %	0		$48,678.00	$44,253
D4010	Sprinklers	$4.41	S.F.	22,350	30			2017	0.00 %	110.00 %	0		$108,420.00	$98,564
D4020	Standpipes	$0.69	S.F.	22,350	30			2017	0.00 %	110.00 %	0		$16,964.00	$15,422
D5010	Electrical Service/Distribution	$1.73	S.F.	22,350	40	1961	2001		0.00 %	110.00 %	-16		$42,532.00	$38,666
D5020	Branch Wiring	$5.20	S.F.	22,350	30	1961	1991		0.00 %	110.00 %	-26		$127,842.00	$116,220
D5020	Lighting	$12.12	S.F.	22,350	30	2002	2032		50.00 %	0.00 %	15			$270,882
D5030810	Security & Detection Systems	$1.91	S.F.	22,350	15	2010	2025		53.33 %	0.00 %	8			$42,689
D5030910	Fire Alarm Systems	$3.46	S.F.	22,350	15	2010	2025		53.33 %	0.00 %	8			$77,331
D5030920	Data Communication	$4.47	S.F.	22,350	15	2013	2028		73.33 %	0.00 %	11			$99,905
D5090	Other Electrical Systems	$0.12	S.F.	22,350	20	2010	2030		65.00 %	0.00 %	13			$2,682
E1020	Institutional Equipment	$0.30	S.F.	22,350	20	2002	2022		25.00 %	0.00 %	5			$6,705
E1090	Other Equipment	$1.94	S.F.	22,350	20	2002	2022		25.00 %	0.00 %	5			$43,359
E2010	Fixed Furnishings	$5.95	S.F.	22,350	20	2002	2022		25.00 %	0.00 %	5			$132,983
								Total	**26.23 %**	**35.46 %**			**$1,446,429.00**	**$4,079,555**

System Notes

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

System: B2010 - Exterior Walls

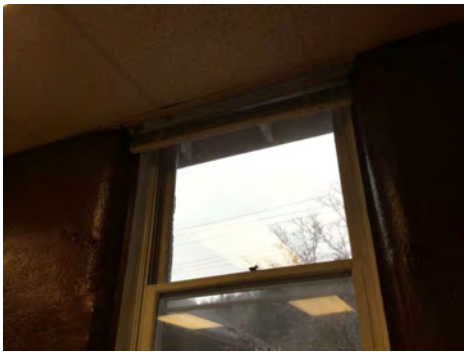




Note:

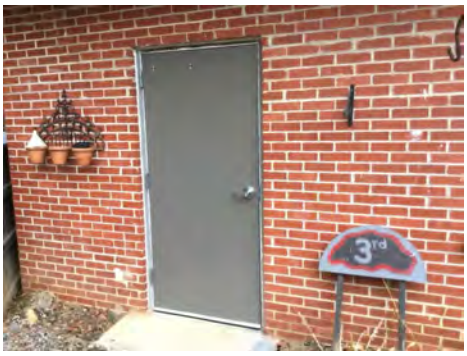
System: B2020 - Exterior Windows

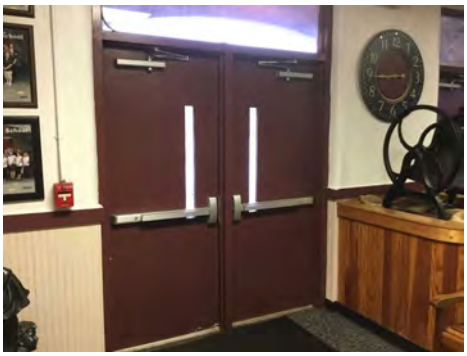


Note:

System: B2030 - Exterior Doors

Note:

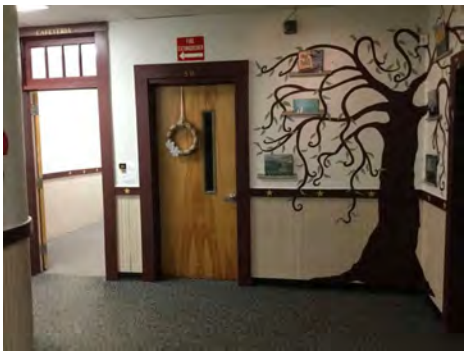
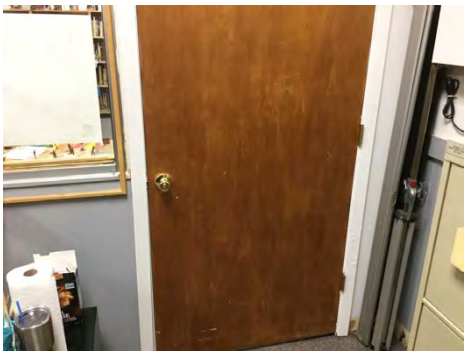
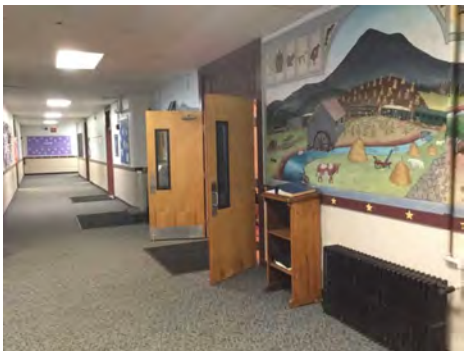
System: B3010140 - Asphalt Shingles


Note:

System: C1010 - Partitions


Note:

System: C1020 - Interior Doors

Note:

System: C1030 - Fittings


Note:

System: C3010 - Wall Finishes

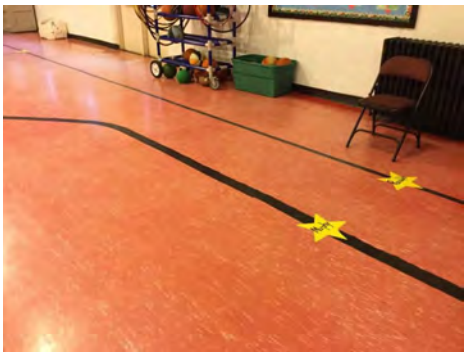


Note:

System: C3020 - Floor Finishes

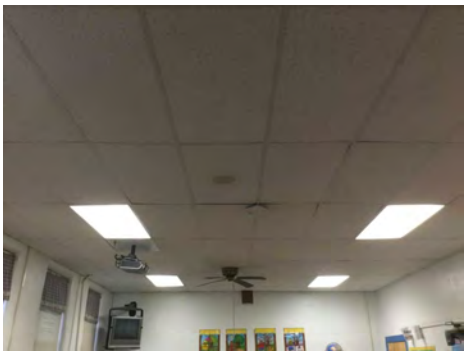


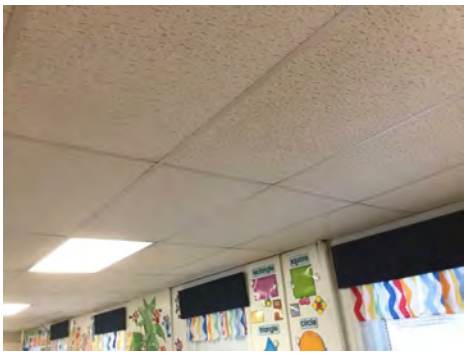




Note:

System: C3030 - Ceiling Finishes





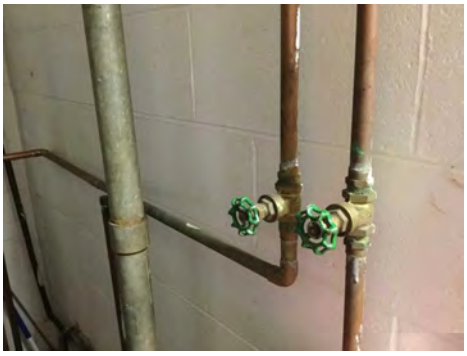
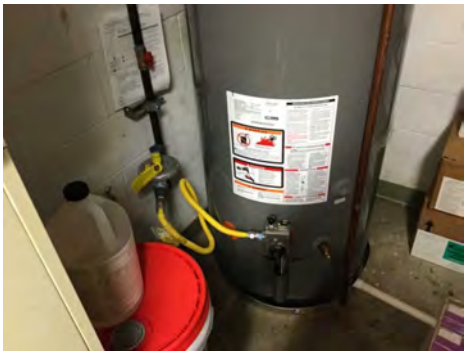
Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution


Note:

System: D2030 - Sanitary Waste

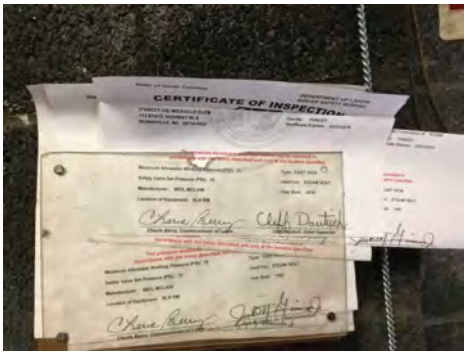

Note:

System: D2090 - Other Plumbing Systems -Nat Gas



Note:

System: D3020 - Heat Generating Systems



Note:

System: D3040 - Distribution Systems


Note:

System: D3050 - Terminal & Package Units


Note:

System: D3060 - Controls & Instrumentation



Note:

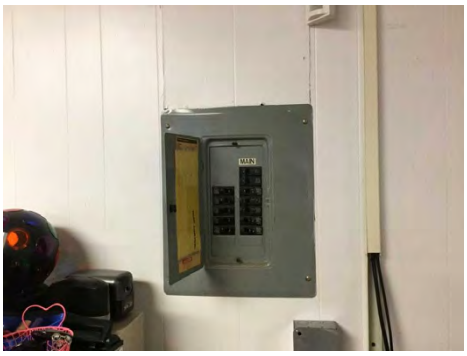
System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring





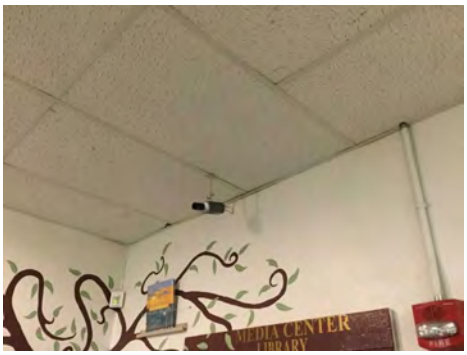
Note:

System: D5020 - Lighting



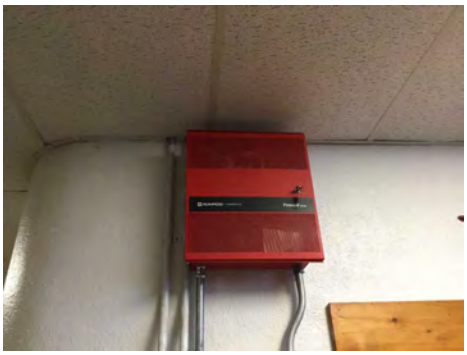

Note:

System: D5030810 - Security & Detection Systems



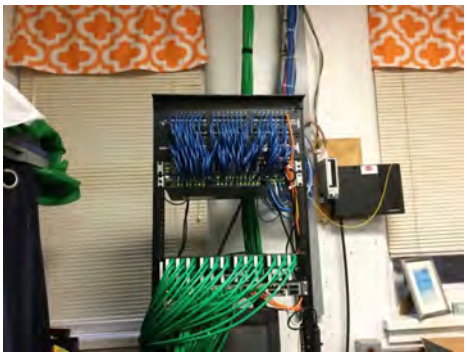
Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems

Note:

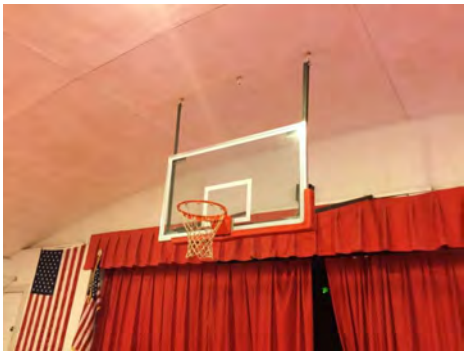
System: E1020 - Institutional Equipment



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%

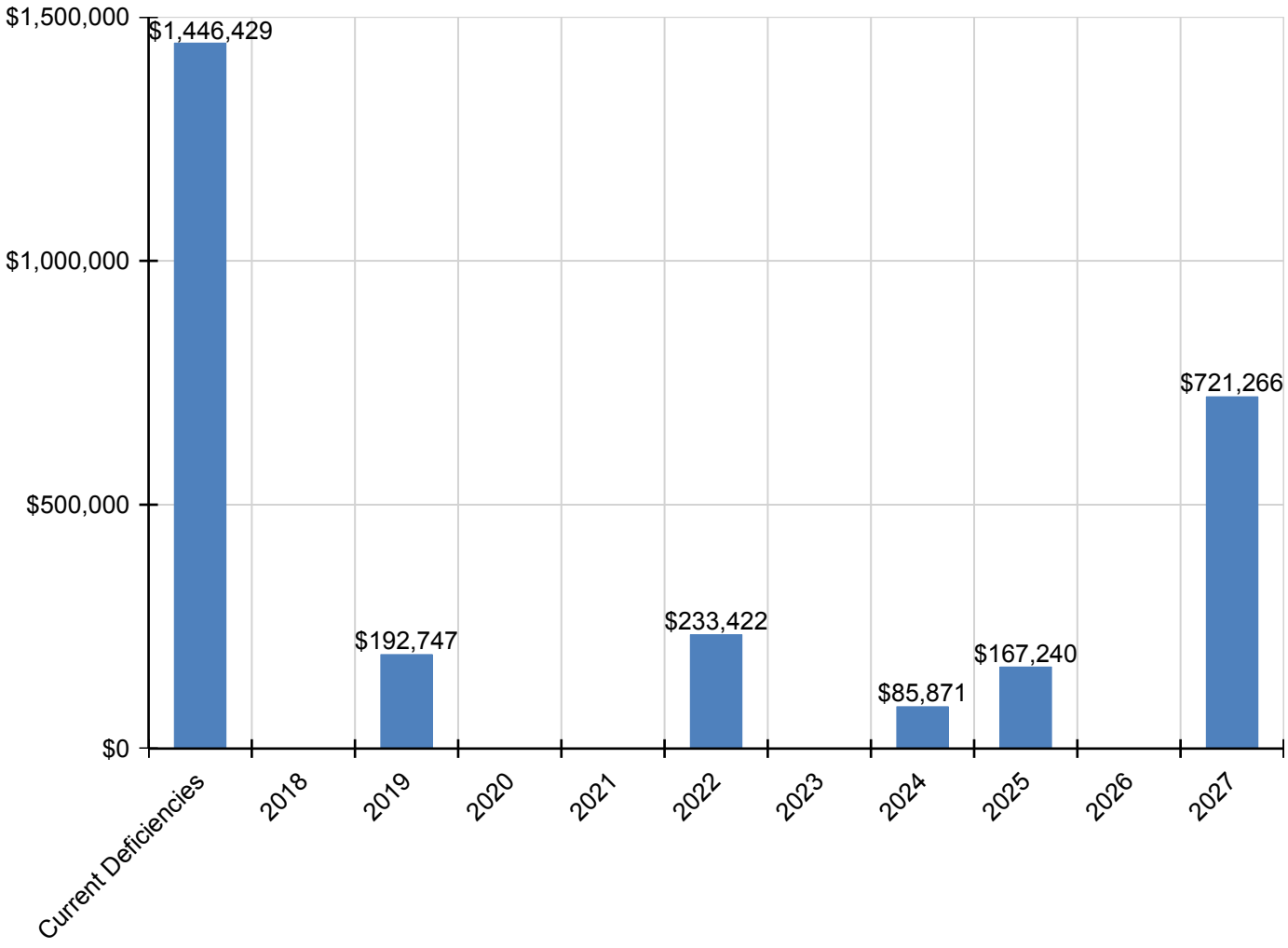
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$1,446,429**	**$0**	**$192,747**	**$0**	**$0**	**$233,422**	**$0**	**$85,871**	**$167,240**	**$0**	**$721,266**	**$2,846,976**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$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	$395,327	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$395,327**
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	$316,194	**$316,194**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$35,353	**$35,353**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$140,966	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$140,966**
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	$63,675	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$63,675**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$85,871	$0	$0	$0	**$85,871**
C3020 - Floor Finishes	$285,186	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$285,186**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$369,719	**$369,719**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$24,339	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$24,339**
D2030 - Sanitary Waste	$38,598	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$38,598**
D2090 - Other Plumbing Systems -Nat Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$153,902	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$153,902**
D3050 - Terminal & Package Units	$0	$0	$192,747	$0	$0	$0	$0	$0	$0	$0	$0	**$192,747**
D3060 - Controls & Instrumentation	$48,678	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$48,678**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$108,420	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$108,420**
D4020 - Standpipes	$16,964	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$16,964**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$42,532	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$42,532**
D5020 - Branch Wiring	$127,842	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$127,842**
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	$59,484	$0	$0	**$59,484**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$107,757	$0	$0	**$107,757**
D5030920 - Data Communication	$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**
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	$8,551	$0	$0	$0	$0	$0	**$8,551**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$55,292	$0	$0	$0	$0	$0	**$55,292**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$169,580	$0	$0	$0	$0	$0	**$169,580**

** Indicates non-renewable system*

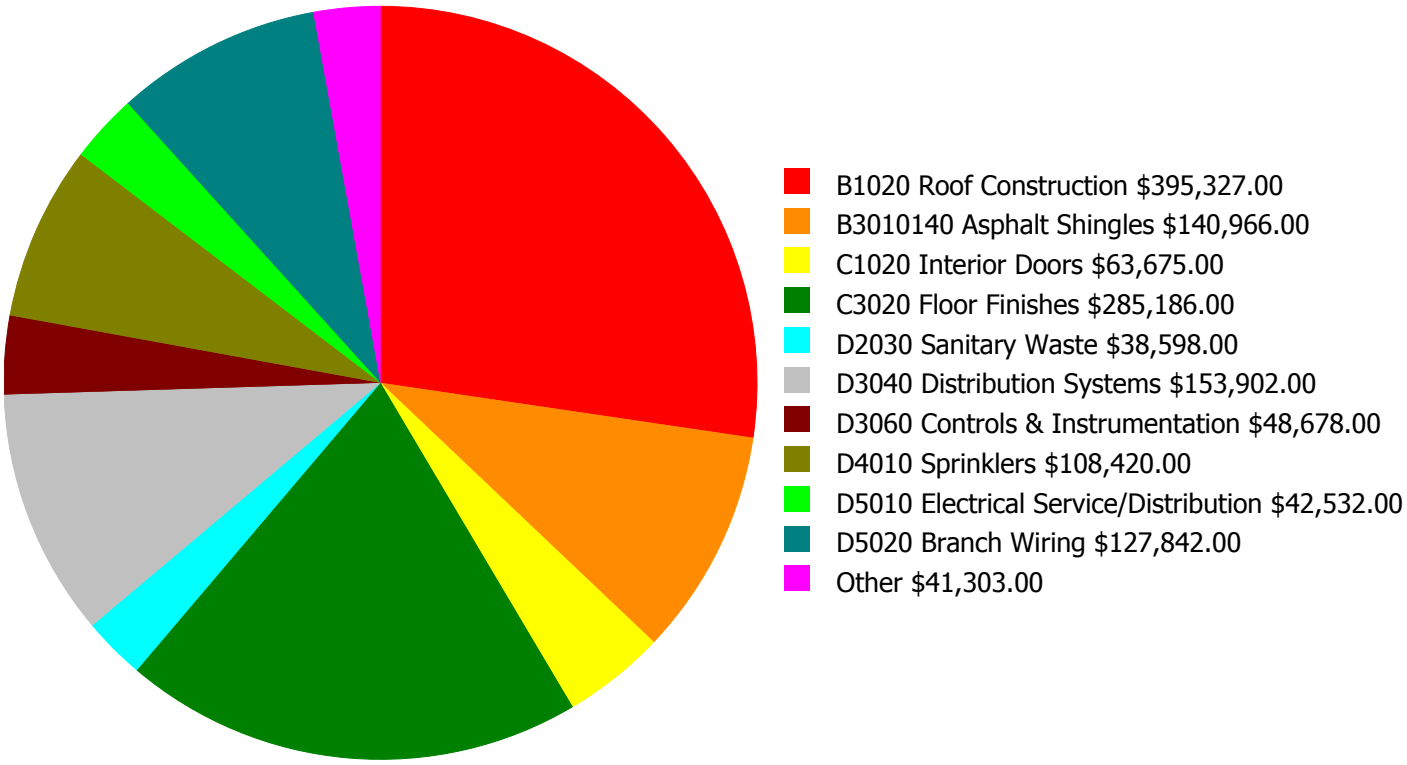
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

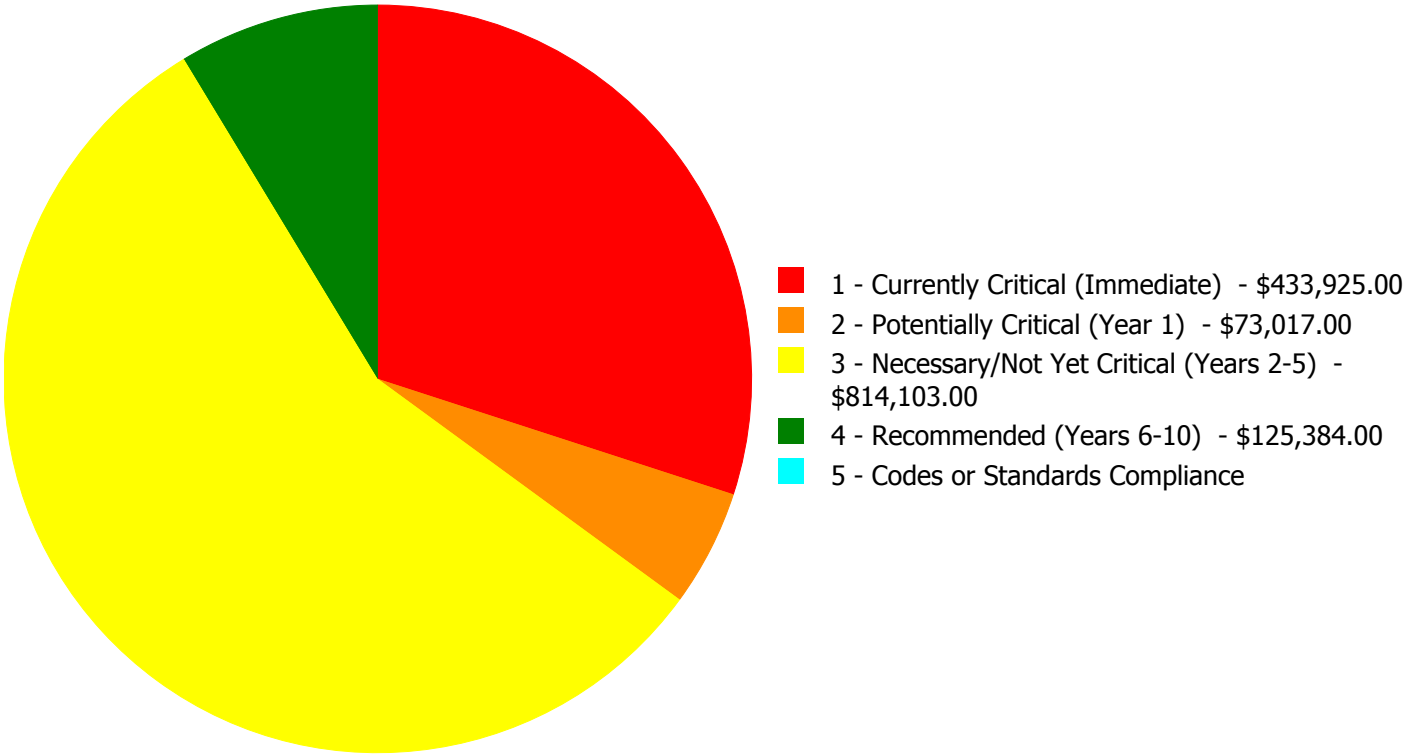
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $1,446,429.00

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: $1,446,429.00

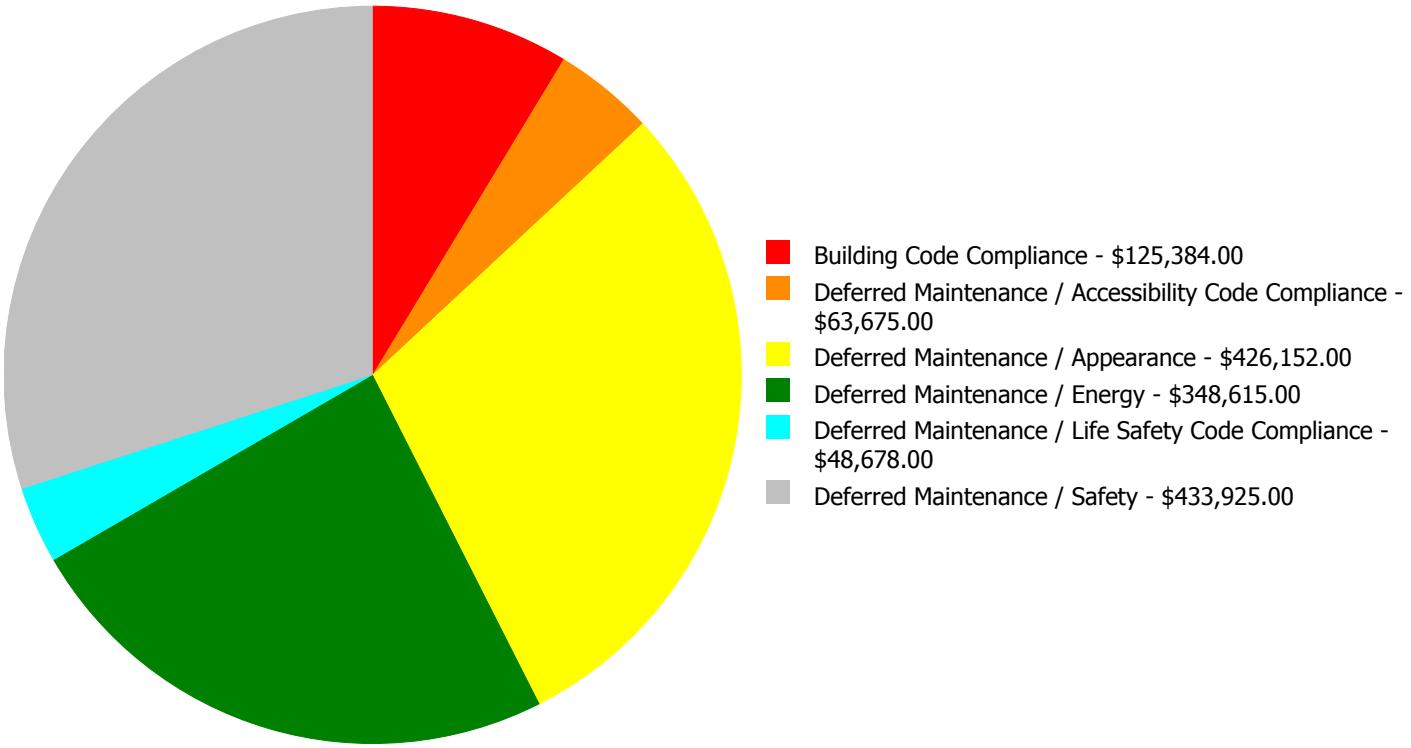
Deficiency By Priority Investment Table

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
B1020	Roof Construction	$395,327.00	$0.00	$0.00	$0.00	$0.00	$395,327.00
B3010140	Asphalt Shingles	$0.00	$0.00	$140,966.00	$0.00	$0.00	$140,966.00
C1020	Interior Doors	$0.00	$0.00	$63,675.00	$0.00	$0.00	$63,675.00
C3020	Floor Finishes	$0.00	$0.00	$285,186.00	$0.00	$0.00	$285,186.00
D2020	Domestic Water Distribution	$0.00	$24,339.00	$0.00	$0.00	$0.00	$24,339.00
D2030	Sanitary Waste	$38,598.00	$0.00	$0.00	$0.00	$0.00	$38,598.00
D3040	Distribution Systems	$0.00	$0.00	$153,902.00	$0.00	$0.00	$153,902.00
D3060	Controls & Instrumentation	$0.00	$48,678.00	$0.00	$0.00	$0.00	$48,678.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$108,420.00	$0.00	$108,420.00
D4020	Standpipes	$0.00	$0.00	$0.00	$16,964.00	$0.00	$16,964.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$42,532.00	$0.00	$0.00	$42,532.00
D5020	Branch Wiring	$0.00	$0.00	$127,842.00	$0.00	$0.00	$127,842.00
	Total:	$433,925.00	$73,017.00	$814,103.00	$125,384.00	$0.00	$1,446,429.00

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: $1,446,429.00

Deficiency Details by Priority

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

Priority 1 - Currently Critical (Immediate):

System: B1020 - Roof Construction

Location: Main roof
Distress: Failing
Category: Deferred Maintenance / Safety
Priority: 1 - Currently Critical (Immediate)
Correction: Renew System
Qty: 22,350.00
Unit of Measure: S.F.
Estimate: $395,327.00
Assessor Name: Terence Davis
Date Created: 02/10/2017

Notes: The original wood roof construction is failing and should be replaced.
It was recommended that no person should get on the roof for fear of falling through. Roofing structure failure is also causing roof deck failure.

System: D2030 - Sanitary Waste

Location: Throughout
Distress: Failing
Category: Deferred Maintenance / Safety
Priority: 1 - Currently Critical (Immediate)
Correction: Renew System
Qty: 22,350.00
Unit of Measure: S.F.
Estimate: $38,598.00
Assessor Name: Terence Davis
Date Created: 01/27/2017

Notes: The sanitary waste system is aged, has reported periodic failures, and should be replaced.
System requires daily pump-out.

Priority 2 - Potentially Critical (Year 1):

System: D2020 - Domestic Water Distribution

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 22,350.00
Unit of Measure: S.F.
Estimate: $24,339.00
Assessor Name: Terence Davis
Date Created: 01/27/2017

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

System: D3060 - Controls & Instrumentation

Location: Throughout
Distress: Inadequate
Category: Deferred Maintenance / Life Safety Code Compliance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 22,350.00
Unit of Measure: S.F.
Estimate: $48,678.00
Assessor Name: Terence Davis
Date Created: 01/27/2017

Notes: HVAC controls are limited to one thermostat near the front door and is unreliable and should be replaced.

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

System: B3010140 - Asphalt Shingles

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 22,350.00
Unit of Measure: S.F.
Estimate: $140,966.00
Assessor Name: Terence Davis
Date Created: 03/01/2017

Notes: The asphalt shingle roofing is aged, damaged 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: 22,350.00
Unit of Measure: S.F.
Estimate: $63,675.00
Assessor Name: Terence Davis
Date Created: 01/27/2017

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

System: C3020 - Floor Finishes

Location: Throughout
Distress: Failing
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 22,350.00
Unit of Measure: S.F.
Estimate: $285,186.00
Assessor Name: Terence Davis
Date Created: 01/27/2017

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

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: 22,350.00
Unit of Measure: S.F.
Estimate: $153,902.00
Assessor Name: Terence Davis
Date Created: 01/27/2017

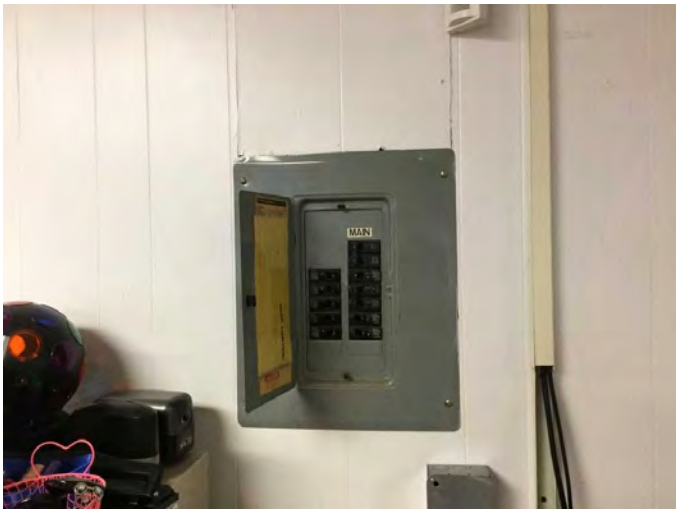
Notes: The steam and hot water supply distribution system is aged, in marginal condition, and should be replaced.

System: D5010 - Electrical Service/Distribution

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 22,350.00
Unit of Measure: S.F.
Estimate: $42,532.00
Assessor Name: Terence Davis
Date Created: 01/27/2017

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 / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 22,350.00
Unit of Measure: S.F.
Estimate: $127,842.00
Assessor Name: Terence Davis
Date Created: 01/27/2017

Notes: The original branch wiring system is operating, but is aged, in poor 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: 22,350.00
Unit of Measure: S.F.
Estimate: $108,420.00
Assessor Name: Terence Davis
Date Created: 01/27/2017

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: 22,350.00
Unit of Measure: S.F.
Estimate: $16,964.00
Assessor Name: Terence Davis
Date Created: 01/27/2017

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:	ES -Elementary School
Gross Area (SF):	2,000
Year Built:	1961
Last Renovation:	
Replacement Value:	$296,640
Repair Cost:	$127,754.00
Total FCI:	43.07 %
Total RSLI:	27.09 %
FCA Score:	56.93

Description:

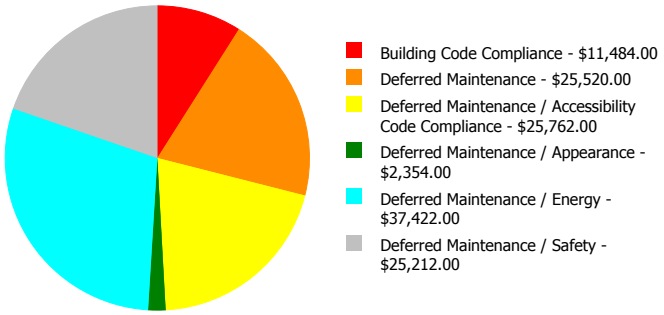
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

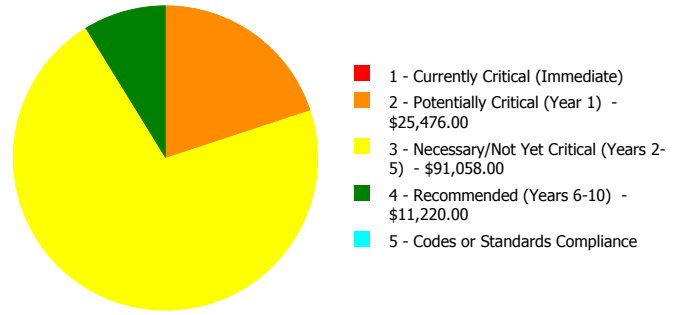
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	2,000
Year Built:	1961	Last Renovation:	
Repair Cost:	$127,754	Replacement Value:	$296,640
FCI:	43.07 %	RSLI%:	27.09 %

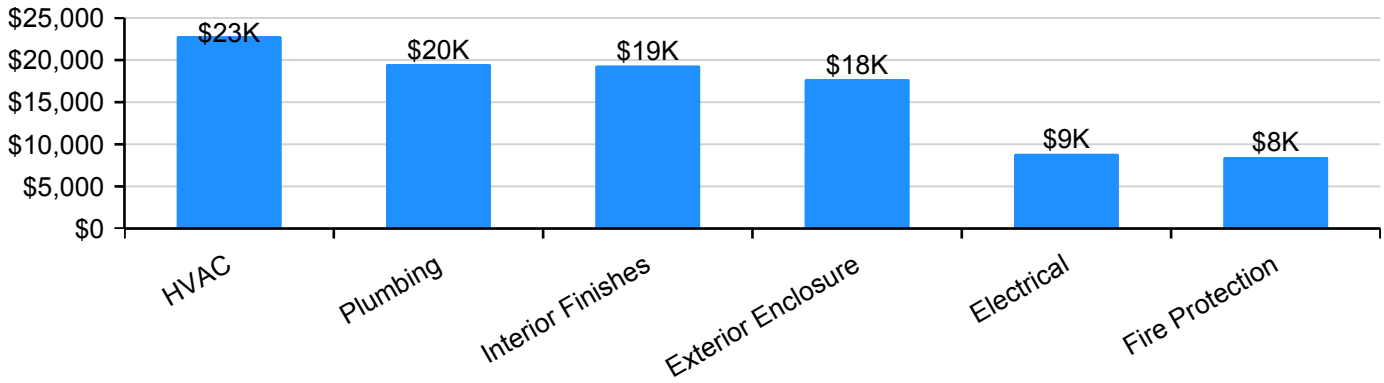
Deficiency By Category



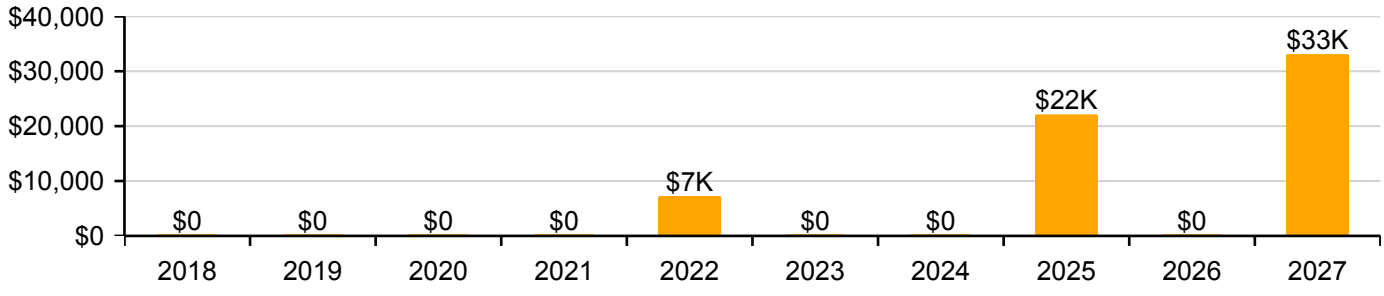
Deficiency By Priority



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	44.00 %	0.00 %	$0.00
B10 - Superstructure	44.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	20.88 %	57.80 %	$23,408.00
B30 - Roofing	75.00 %	0.00 %	$0.00
C10 - Interior Construction	25.33 %	0.00 %	$0.00
C30 - Interior Finishes	23.00 %	49.79 %	$25,520.00
D20 - Plumbing	0.00 %	110.00 %	$25,762.00
D30 - HVAC	0.00 %	110.00 %	$30,140.00
D40 - Fire Protection	0.00 %	110.00 %	$11,220.00
D50 - Electrical	40.56 %	23.07 %	$11,704.00
Totals:	**27.09 %**	**43.07 %**	**$127,754.00**

Photo Album

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

1). East Elevation - Feb 01, 2017

2). South Elevation - Feb 01, 2017

3). West Elevation - Feb 01, 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

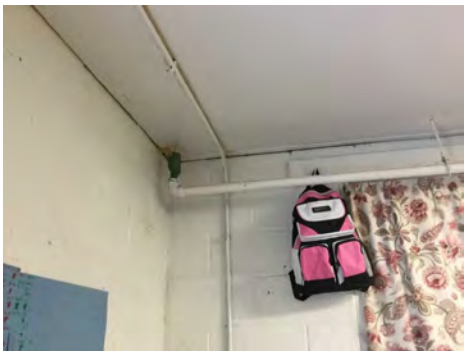
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to 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	$4.88	S.F.	2,000	100	1961	2061		44.00 %	0.00 %	44			$9,760
A1030	Slab on Grade	$8.61	S.F.	2,000	100	1961	2061		44.00 %	0.00 %	44			$17,220
B1010	Floor Construction	$1.66	S.F.	2,000	100	1961	2061		44.00 %	0.00 %	44			$3,320
B1020	Roof Construction	$16.08	S.F.	2,000	100	1961	2061		44.00 %	0.00 %	44			$32,160
B2010	Exterior Walls	$9.61	S.F.	2,000	100	1961	2061		44.00 %	0.00 %	44			$19,220
B2020	Exterior Windows	$9.57	S.F.	2,000	30	1961	1991		0.00 %	110.00 %	-26		$21,054.00	$19,140
B2030	Exterior Doors	$1.07	S.F.	2,000	30	1961	1991		0.00 %	110.00 %	-26		$2,354.00	$2,140
B3010140	Asphalt Shingles	$4.32	S.F.	2,000	20	2012	2032		75.00 %	0.00 %	15			$8,640
C1010	Partitions	$11.01	S.F.	2,000	75	1961	2036		25.33 %	0.00 %	19			$22,020
C3010	Wall Finishes	$2.84	S.F.	2,000	10	2012	2022		50.00 %	0.00 %	5			$5,680
C3020	Floor Finishes	$11.60	S.F.	2,000	20	1961	1981		0.00 %	110.00 %	-36		$25,520.00	$23,200
C3030	Ceiling Finishes	$11.19	S.F.	2,000	25	2002	2027		40.00 %	0.00 %	10			$22,380
D2010	Plumbing Fixtures	$11.71	S.F.	2,000	30	1961	1991		0.00 %	110.00 %	-26		$25,762.00	$23,420
D3040	Distribution Systems	$6.26	S.F.	2,000	30	1961	1991		0.00 %	110.00 %	-26		$13,772.00	$12,520
D3050	Terminal & Package Units	$7.44	S.F.	2,000	15	2000	2015		0.00 %	110.00 %	-2		$16,368.00	$14,880
D4010	Sprinklers	$4.41	S.F.	2,000	30			2017	0.00 %	110.00 %	0		$9,702.00	$8,820
D4020	Standpipes	$0.69	S.F.	2,000	30			2017	0.00 %	110.00 %	0		$1,518.00	$1,380
D5020	Branch Wiring	$5.20	S.F.	2,000	30	1961	1991		0.00 %	110.00 %	-26		$11,440.00	$10,400
D5020	Lighting	$12.12	S.F.	2,000	30	2002	2032		50.00 %	0.00 %	15			$24,240
D5030910	Fire Alarm Systems	$3.46	S.F.	2,000	15	2010	2025		53.33 %	0.00 %	8			$6,920
D5030920	Data Communication	$4.47	S.F.	2,000	15	2010	2025		53.33 %	0.00 %	8			$8,940
D5090	Other Electrical Systems	$0.12	S.F.	2,000	20			2017	0.00 %	110.00 %	0		$264.00	$240
								Total	**27.09 %**	**43.07 %**			**$127,754.00**	**$296,640**

System Notes

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

System: B2010 - Exterior Walls

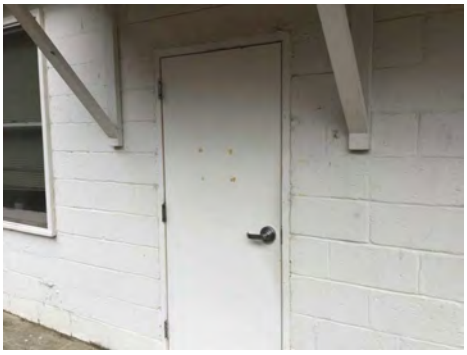
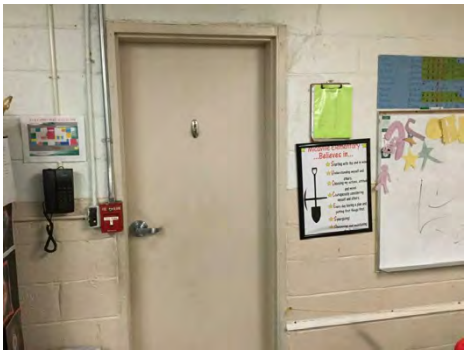
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors

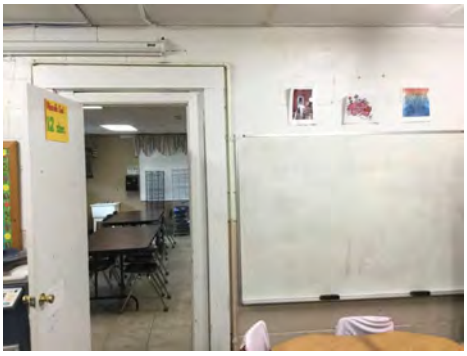



Note:

System: B3010140 - Asphalt Shingles

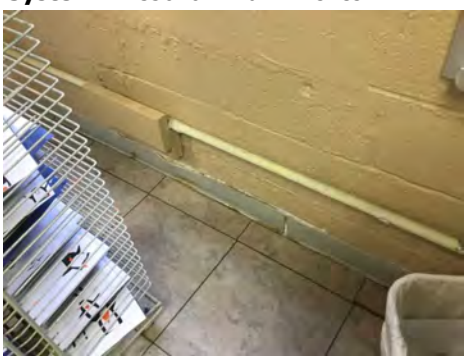

Note:

System: C1010 - Partitions



Note:

System: C3010 - Wall Finishes

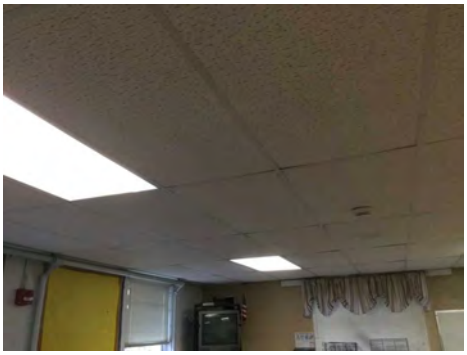


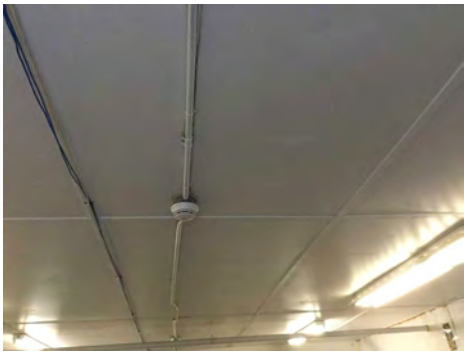

Note:

System: C3020 - Floor Finishes

Note:

System: C3030 - Ceiling Finishes





Note:

System: D2010 - Plumbing Fixtures

Note:

System: D3040 - Distribution Systems

Note:

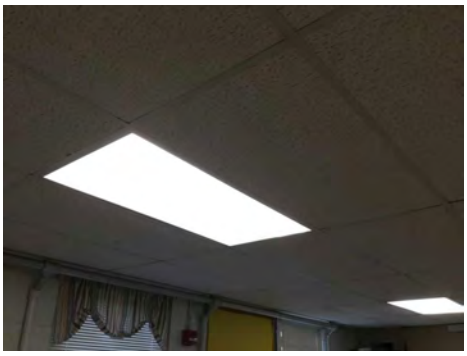
System: D3050 - Terminal & Package Units

Note:

System: D5020 - Branch Wiring

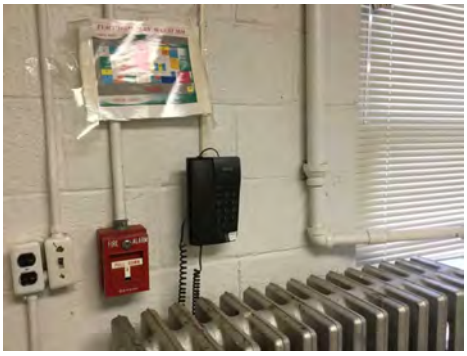
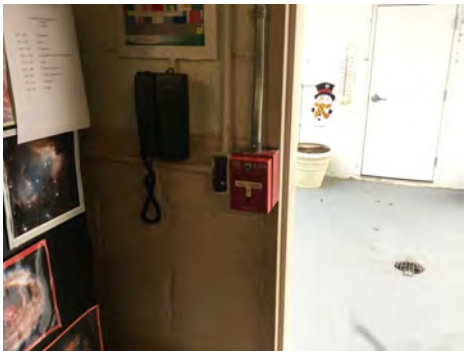
Note:

System: D5020 - Lighting




Note:

System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication


Note:

Renewal Schedule

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

Inflation Rate: 3%

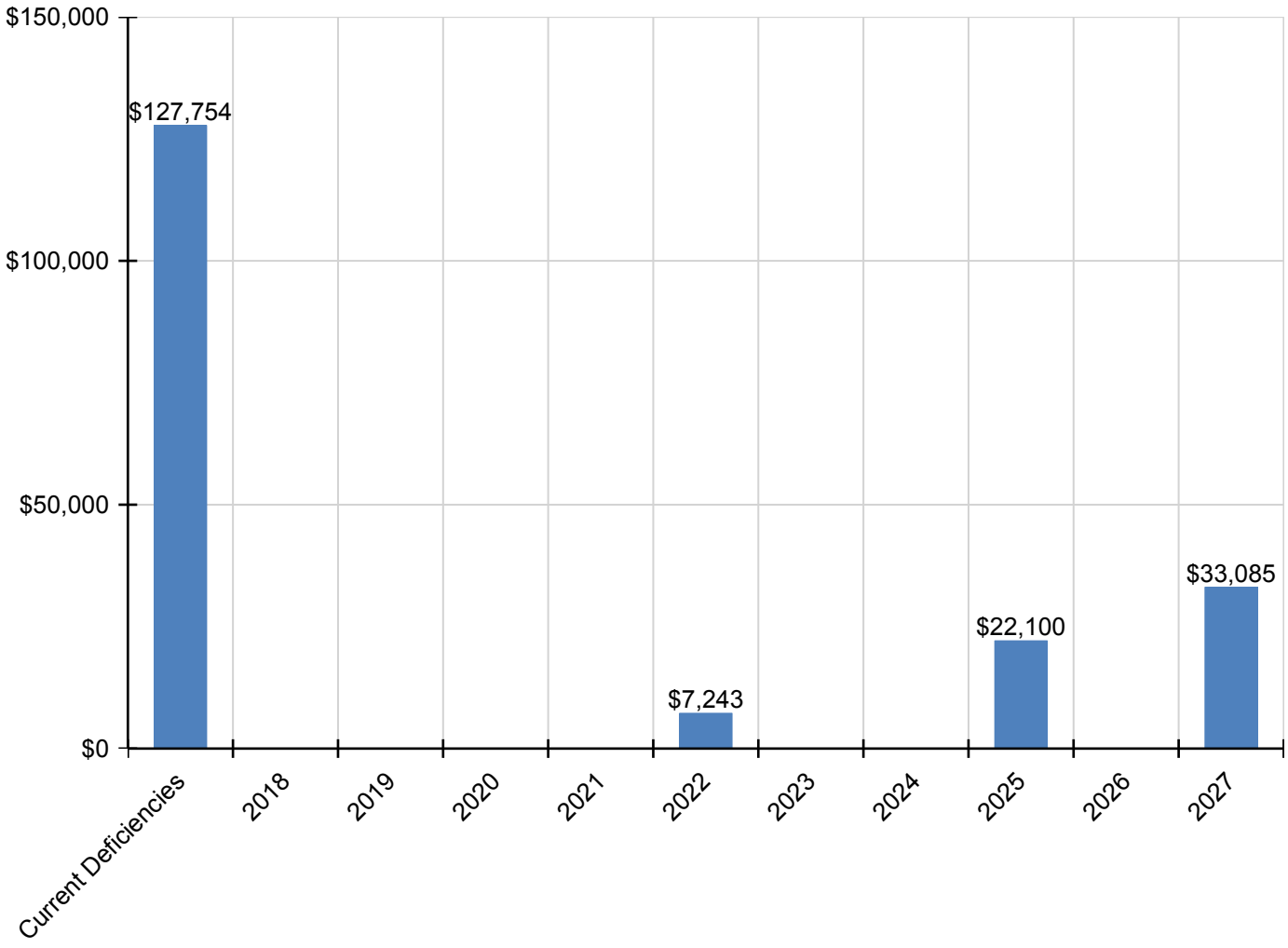
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$127,754**	**$0**	**$0**	**$0**	**$0**	**$7,243**	**$0**	**$0**	**$22,100**	**$0**	**$33,085**	**$190,182**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$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	$21,054	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$21,054**
B2030 - Exterior Doors	$2,354	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,354**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$7,243	$0	$0	$0	$0	$0	**$7,243**
C3020 - Floor Finishes	$25,520	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$25,520**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$33,085	**$33,085**
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	$25,762	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$25,762**

D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$13,772	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$13,772**
D3050 - Terminal & Package Units	$16,368	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$16,368**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$9,702	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$9,702**
D4020 - Standpipes	$1,518	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,518**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$11,440	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$11,440**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$9,643	$0	$0	**$9,643**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$12,457	$0	$0	**$12,457**
D5090 - Other Electrical Systems	$264	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$264**

** Indicates non-renewable system*

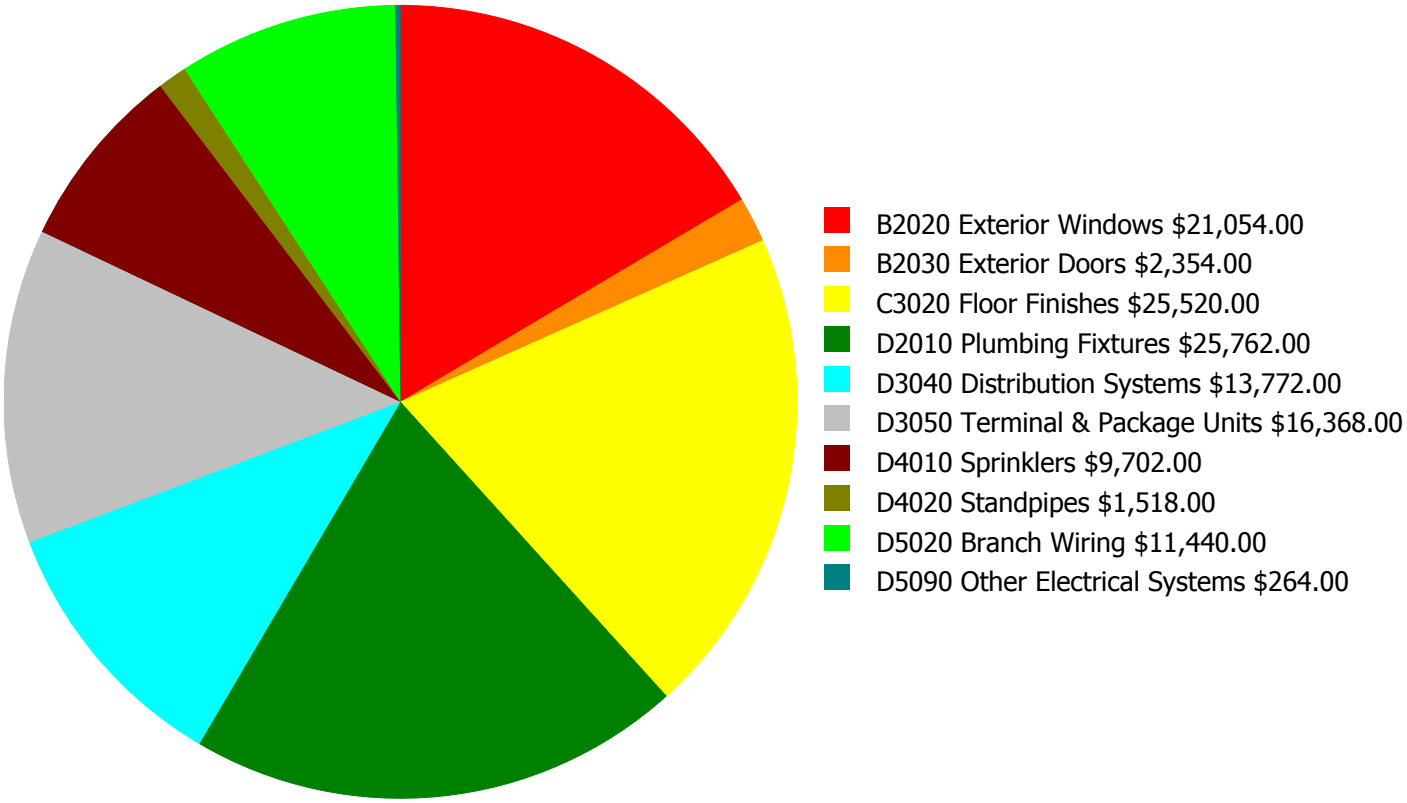
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

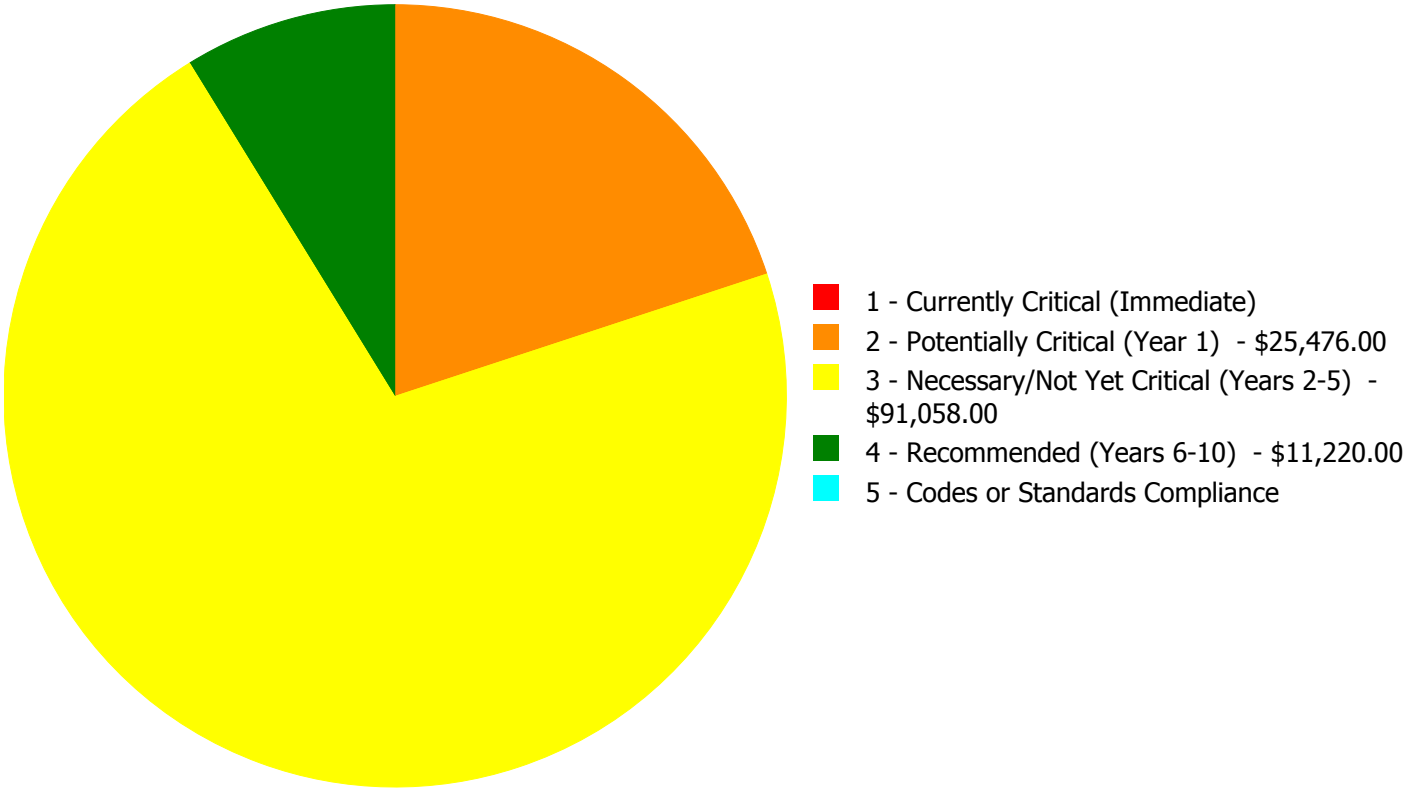
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $127,754.00

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: $127,754.00

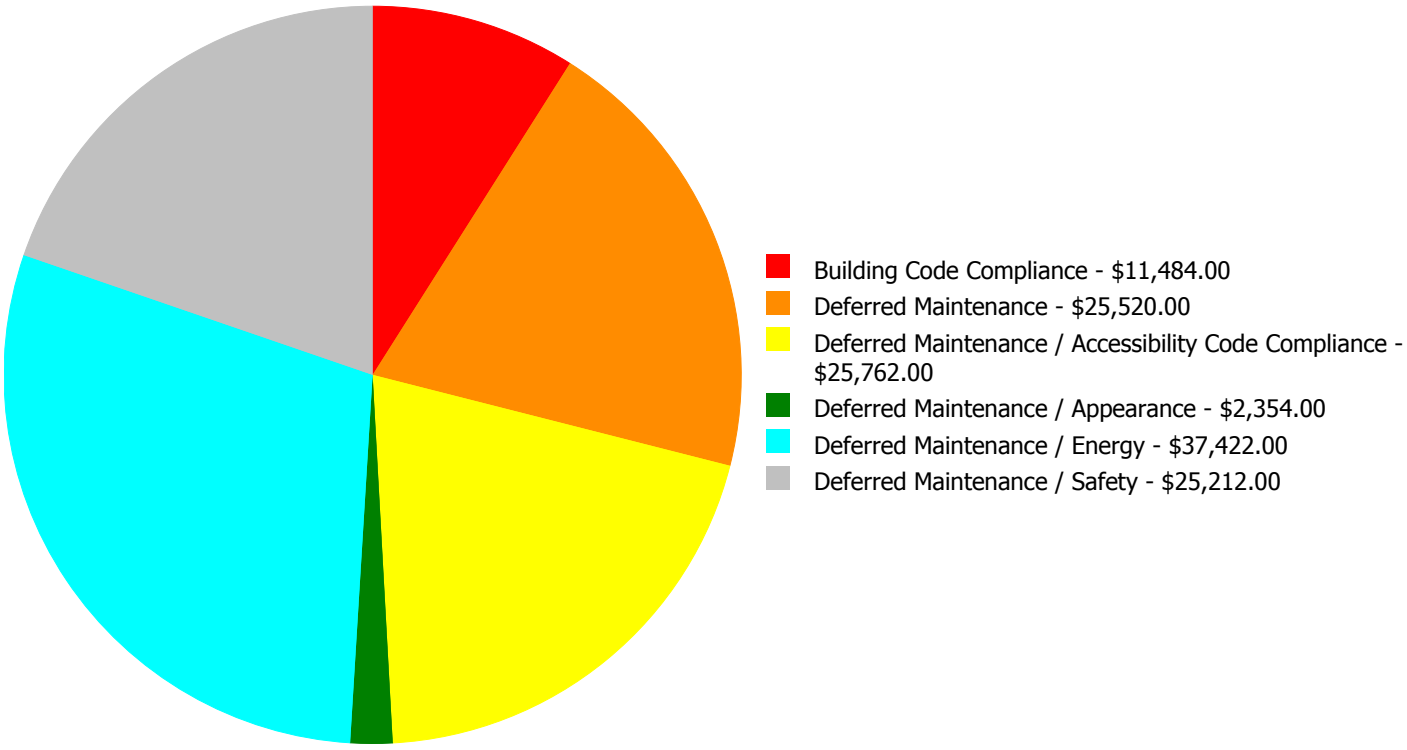
Deficiency By Priority Investment Table

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	$21,054.00	$0.00	$0.00	$21,054.00
B2030	Exterior Doors	$0.00	$0.00	$2,354.00	$0.00	$0.00	$2,354.00
C3020	Floor Finishes	$0.00	$0.00	$25,520.00	$0.00	$0.00	$25,520.00
D2010	Plumbing Fixtures	$0.00	$0.00	$25,762.00	$0.00	$0.00	$25,762.00
D3040	Distribution Systems	$0.00	$13,772.00	$0.00	$0.00	$0.00	$13,772.00
D3050	Terminal & Package Units	$0.00	$0.00	$16,368.00	$0.00	$0.00	$16,368.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$9,702.00	$0.00	$9,702.00
D4020	Standpipes	$0.00	$0.00	$0.00	$1,518.00	$0.00	$1,518.00
D5020	Branch Wiring	$0.00	$11,440.00	$0.00	$0.00	$0.00	$11,440.00
D5090	Other Electrical Systems	$0.00	$264.00	$0.00	$0.00	$0.00	$264.00
	Total:	$0.00	$25,476.00	$91,058.00	$11,220.00	$0.00	$127,754.00

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: $127,754.00

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: D3040 - Distribution Systems

Location: Throughout
Distress: Failing
Category: Deferred Maintenance / Safety
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 2,000.00
Unit of Measure: S.F.
Estimate: $13,772.00
Assessor Name: Terence Davis
Date Created: 01/27/2017

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

System: D5020 - Branch Wiring

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Safety
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 2,000.00
Unit of Measure: S.F.
Estimate: $11,440.00
Assessor Name: Terence Davis
Date Created: 01/27/2017

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

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 2,000.00
Unit of Measure: S.F.
Estimate: $264.00
Assessor Name: Terence Davis
Date Created: 01/27/2017

Notes: An emergency lighting system is missing and should be installed.

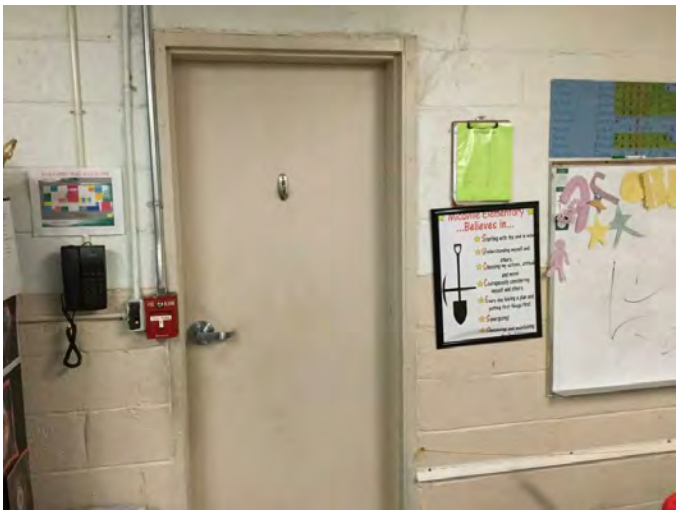
Priority 3 - Necessary/Not Yet Critical (Years 2-5):

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: 2,000.00
Unit of Measure: S.F.
Estimate: $21,054.00
Assessor Name: Terence Davis
Date Created: 01/27/2017

Notes: The steel 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: 2,000.00
Unit of Measure: S.F.
Estimate: $2,354.00
Assessor Name: Terence Davis
Date Created: 01/27/2017

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

System: C3020 - Floor Finishes

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 2,000.00
Unit of Measure: S.F.
Estimate: $25,520.00
Assessor Name: Terence Davis
Date Created: 01/27/2017

Notes: The carpet is aged, stained, frayed, 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: 2,000.00
Unit of Measure: S.F.
Estimate: $25,762.00
Assessor Name: Terence Davis
Date Created: 01/27/2017

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: D3050 - Terminal & Package Units

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 2,000.00
Unit of Measure: S.F.
Estimate: $16,368.00
Assessor Name: Terence Davis
Date Created: 01/27/2017

Notes: The window mounted DX condensers are aged, rusted, not energy efficient, 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: 2,000.00
Unit of Measure: S.F.
Estimate: $9,702.00
Assessor Name: Terence Davis
Date Created: 01/27/2017

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: 2,000.00
Unit of Measure: S.F.
Estimate: $1,518.00
Assessor Name: Terence Davis
Date Created: 01/27/2017

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:	ES -Elementary School
Gross Area (SF):	64
Year Built:	1949
Last Renovation:	
Replacement Value:	$10,032
Repair Cost:	$3,362.00
Total FCI:	33.51 %
Total RSLI:	29.60 %
FCA Score:	66.49

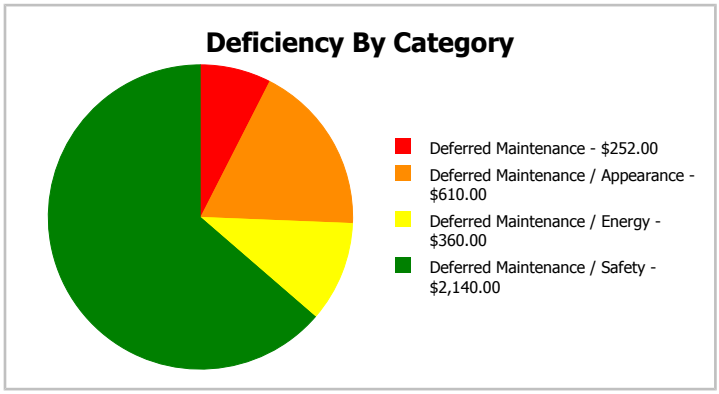
Description:

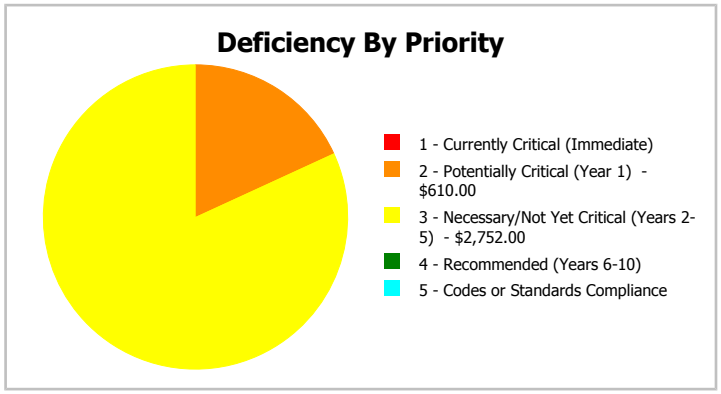
The narrative for this building is included in the Executive Summary Description at the front of this report.

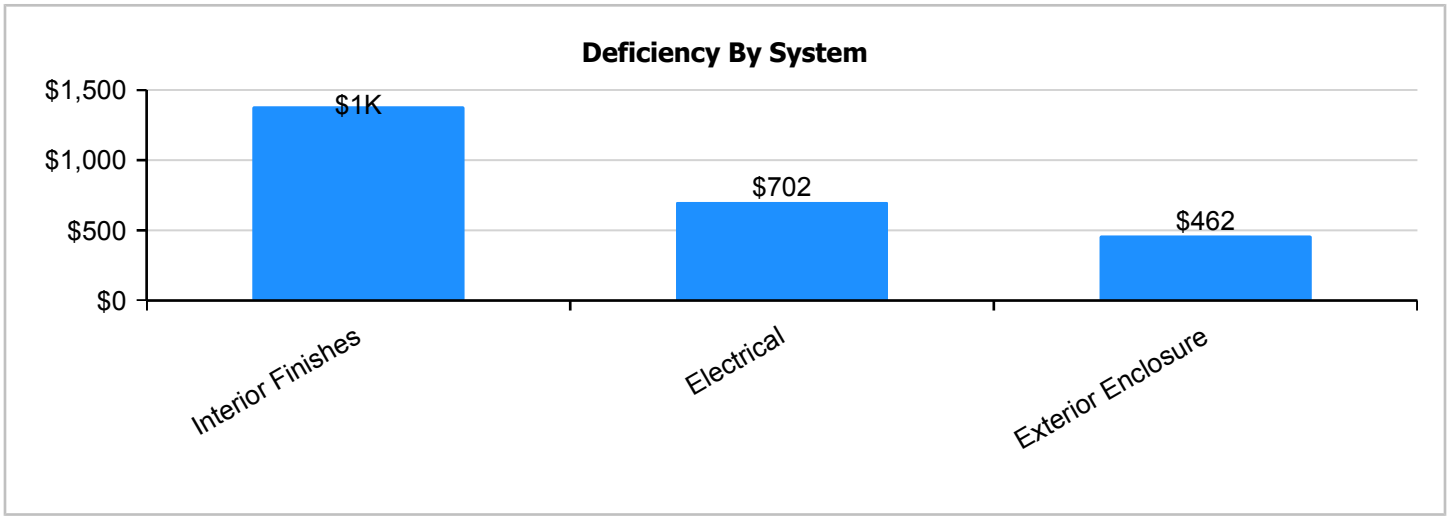
Attributes: This asset has no attributes.

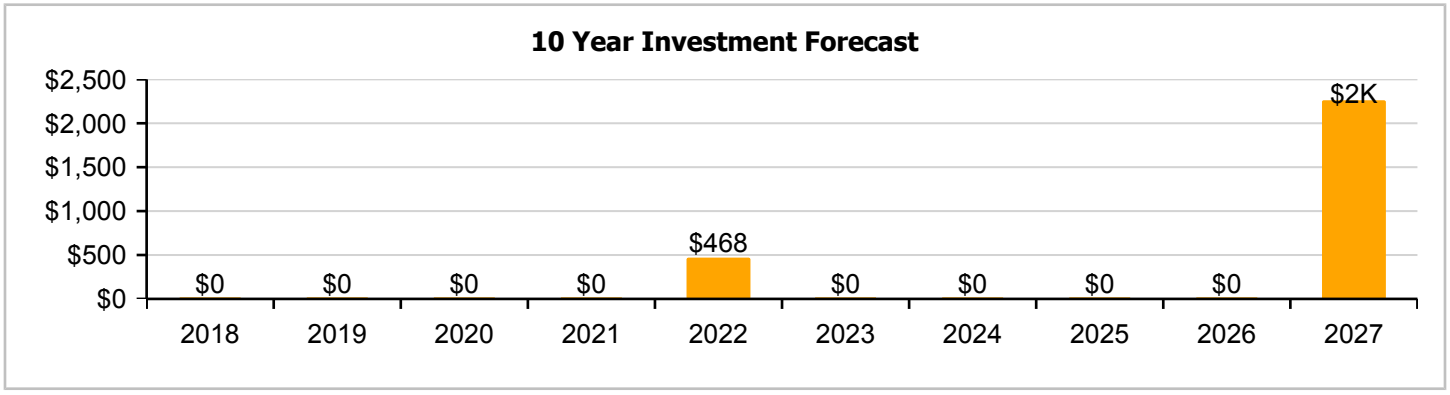
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	64
Year Built:	1949	Last Renovation:	
Repair Cost:	$3,362	Replacement Value:	$10,032
FCI:	33.51 %	RSLI%:	29.60 %









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	44.00 %	0.00 %	$0.00
B10 - Superstructure	44.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	34.10 %	24.79 %	$610.00
B30 - Roofing	25.00 %	0.00 %	$0.00
C30 - Interior Finishes	16.80 %	63.85 %	$1,826.00
D50 - Electrical	0.00 %	109.98 %	$926.00
Totals:	**29.60 %**	**33.51 %**	**$3,362.00**

Photo Album

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

1). South Elevation - Feb 01, 2017

2). East Elevation - Feb 01, 2017

3). West Elevation - Feb 01, 2017

4). North Elevation - Feb 01, 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

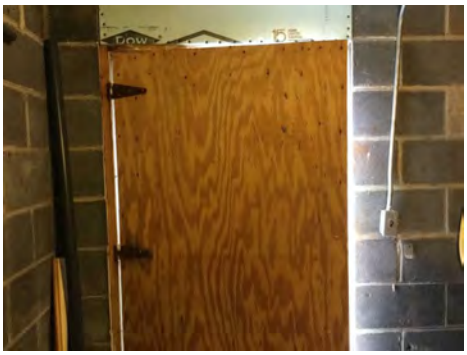
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to 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.	64	100	1961	2061		44.00 %	0.00 %	44			$1,288
A1030	Slab on Grade	$19.75	S.F.	64	100	1961	2061		44.00 %	0.00 %	44			$1,264
B1020	Roof Construction	$16.26	S.F.	64	100	1961	2061		44.00 %	0.00 %	44			$1,041
B2010	Exterior Walls	$29.79	S.F.	64	100	1961	2061		44.00 %	0.00 %	44			$1,907
B2030	Exterior Doors	$8.66	S.F.	64	30	1961	1991		0.00 %	110.11 %	-26		$610.00	$554
B3010140	Asphalt Shingles	$4.32	S.F.	64	20	2002	2022		25.00 %	0.00 %	5			$276
C3010	Wall Finishes	$5.11	S.F.	64	10	1961	1971		0.00 %	110.09 %	-46		$360.00	$327
C3020	Floor Finishes	$20.82	S.F.	64	20	1961	1981		0.00 %	110.06 %	-36		$1,466.00	$1,332
C3030	Ceiling Finishes	$18.76	S.F.	64	25	2002	2027		40.00 %	0.00 %	10			$1,201
D5020	Branch Wiring	$3.58	S.F.	64	30	1961	1991		0.00 %	110.04 %	-26		$252.00	$229
D5020	Lighting	$9.58	S.F.	64	30	1961	1991		0.00 %	109.95 %	-26		$674.00	$613
								Total	**29.60 %**	**33.51 %**			**$3,362.00**	**$10,032**

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: B2030 - Exterior Doors




Note:

System: B3010140 - Asphalt Shingles


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.

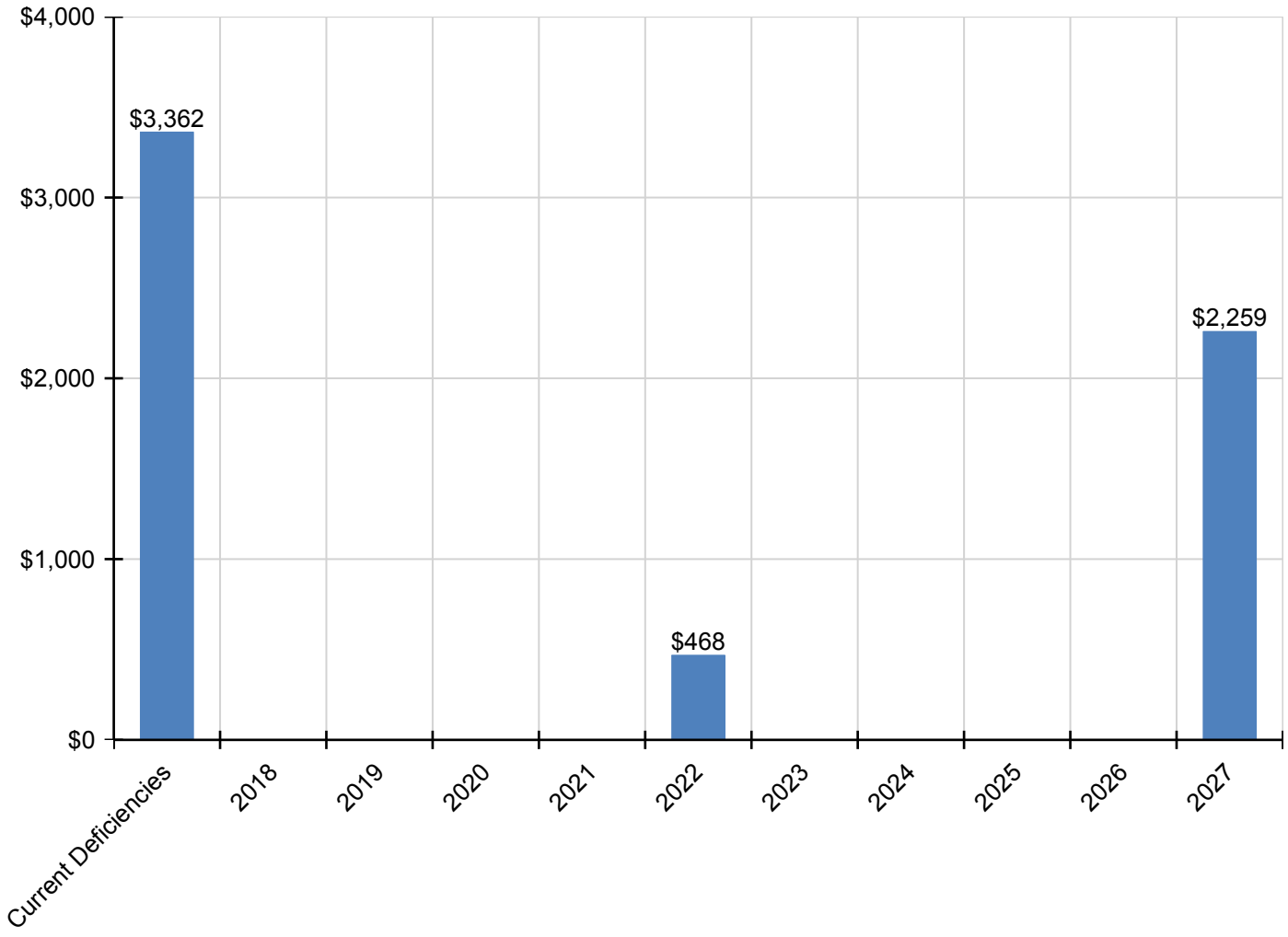
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$3,362**	**$0**	**$0**	**$0**	**$0**	**$468**	**$0**	**$0**	**$0**	**$0**	**$2,259**	**$6,089**
*** 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	$610	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$610**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$0	$0	$0	$468	$0	$0	$0	$0	$0	**$468**
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	$360	$0	$0	$0	$0	$0	$0	$0	$0	$0	$484	**$844**
C3020 - Floor Finishes	$1,466	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,466**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,775	**$1,775**
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	$252	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$252**
D5020 - Lighting	$674	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$674**

** Indicates non-renewable system*

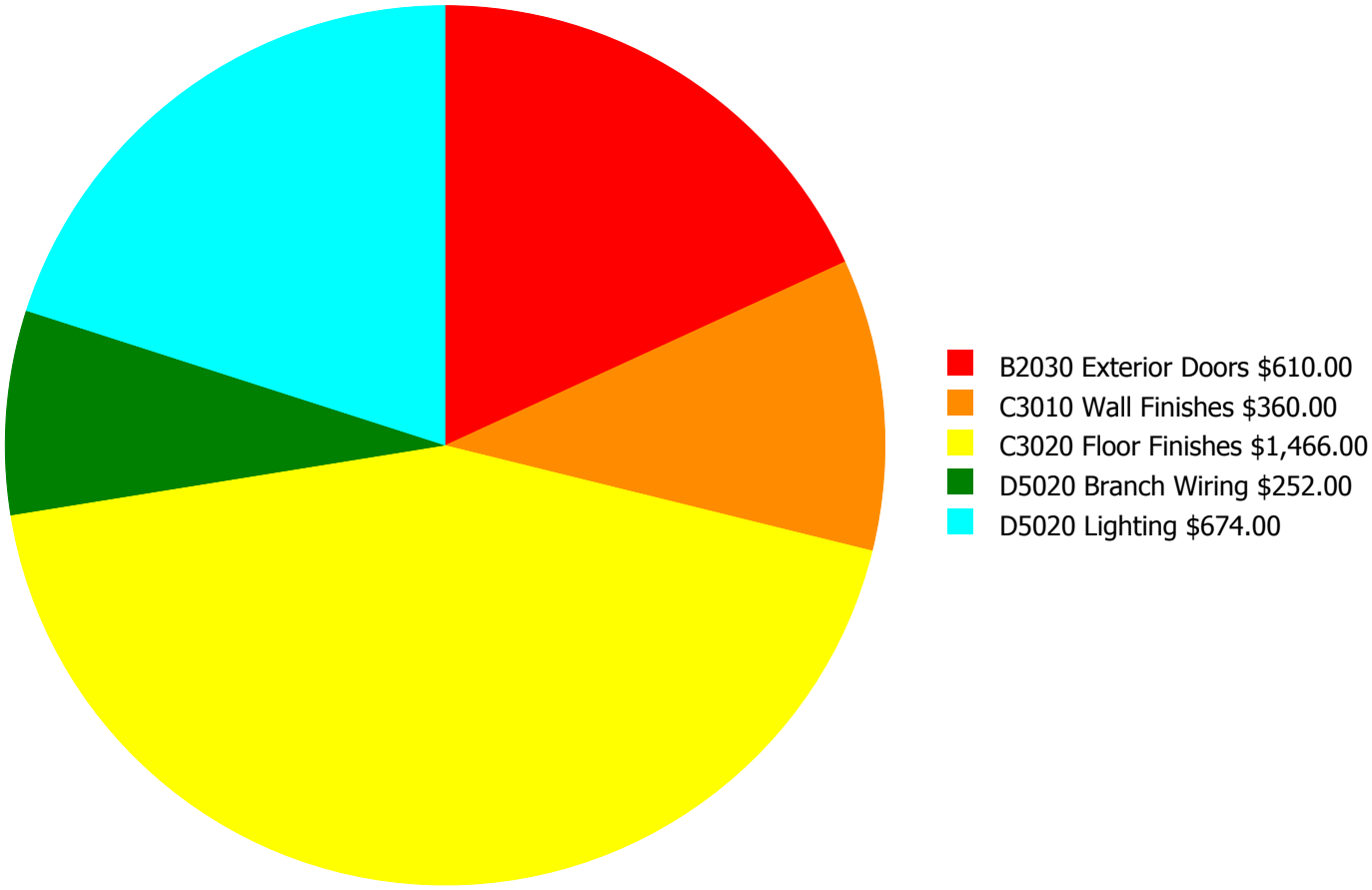
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

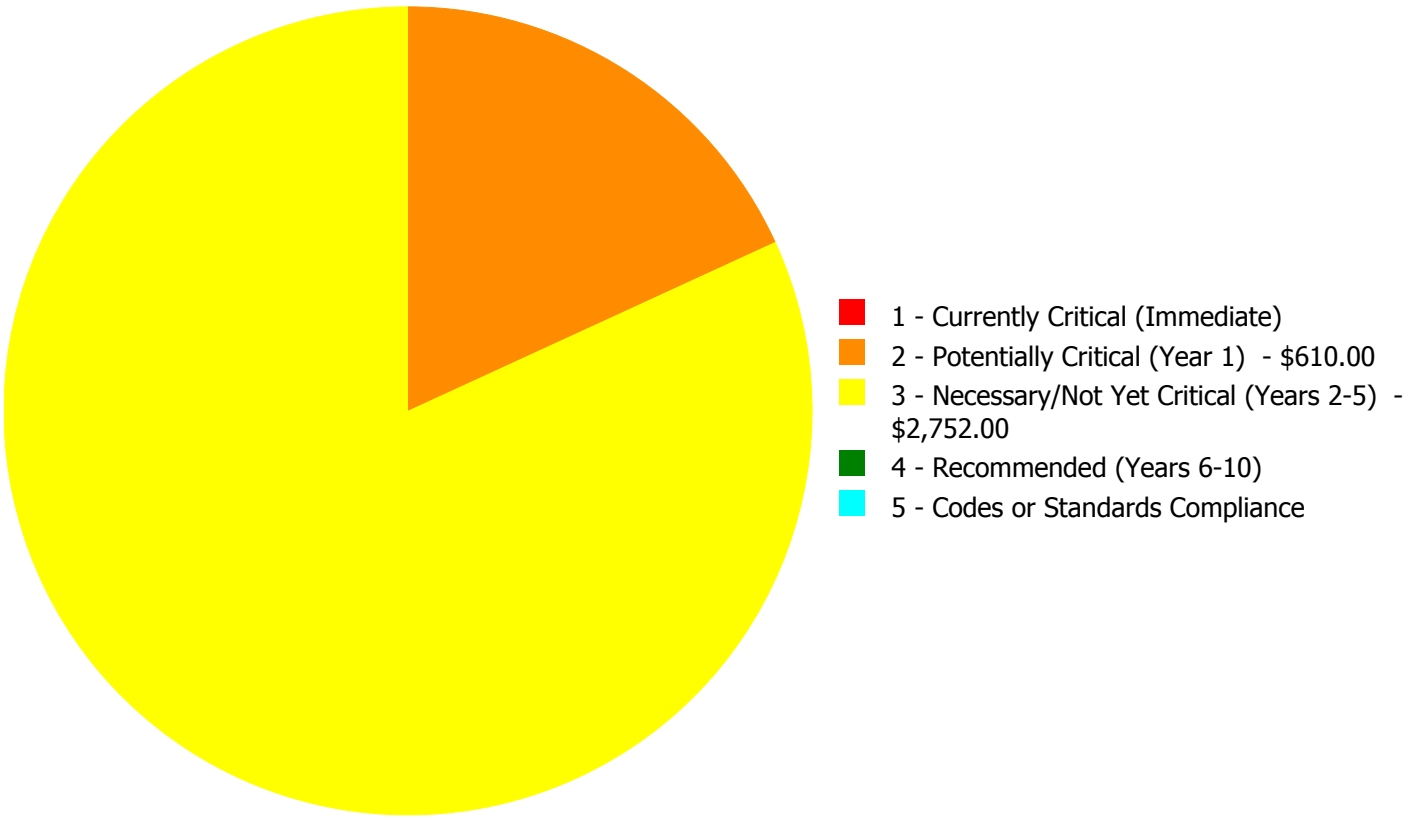
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $3,362.00

Deficiency Summary by Priority

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



Budget Estimate Total: $3,362.00

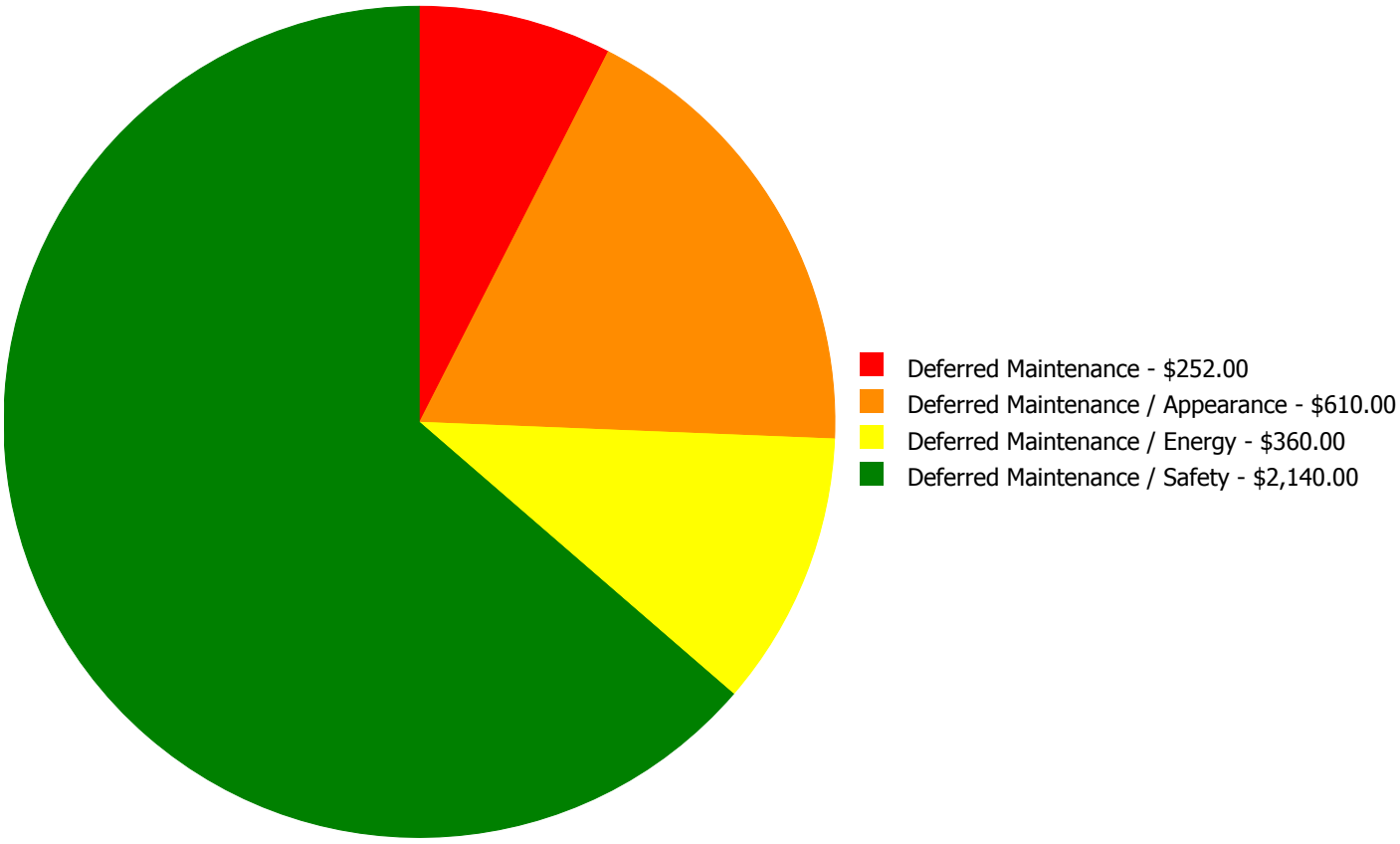
Deficiency By Priority Investment Table

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	$610.00	$0.00	$0.00	$0.00	$610.00
C3010	Wall Finishes	$0.00	$0.00	$360.00	$0.00	$0.00	$360.00
C3020	Floor Finishes	$0.00	$0.00	$1,466.00	$0.00	$0.00	$1,466.00
D5020	Branch Wiring	$0.00	$0.00	$252.00	$0.00	$0.00	$252.00
D5020	Lighting	$0.00	$0.00	$674.00	$0.00	$0.00	$674.00
	Total:	$0.00	$610.00	$2,752.00	$0.00	$0.00	$3,362.00

Deficiency Summary by Category

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



Budget Estimate Total: $3,362.00

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: B2030 - Exterior Doors

Location: Entrance
Distress: Failing
Category: Deferred Maintenance / Appearance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 64.00
Unit of Measure: S.F.
Estimate: $610.00
Assessor Name: Eduardo Lopez
Date Created: 01/27/2017

Notes: The original exterior door is failing and should be replaced.

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

System: C3010 - Wall Finishes

Location: Throughout
Distress: Inadequate
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 64.00
Unit of Measure: S.F.
Estimate: $360.00
Assessor Name: Eduardo Lopez
Date Created: 01/27/2017

Notes: Walls are in need of painting or sealing to aid in temperature control.

System: C3020 - Floor Finishes

Location: Throughout
Distress: Inadequate
Category: Deferred Maintenance / Safety
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 64.00
Unit of Measure: S.F.
Estimate: $1,466.00
Assessor Name: Eduardo Lopez
Date Created: 01/27/2017

Notes: The original flooring is in poor condition and should be re-sealed to protect the well equipment.

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: 64.00
Unit of Measure: S.F.
Estimate: $252.00
Assessor Name: Eduardo Lopez
Date Created: 01/27/2017

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

System: D5020 - Lighting

Location: Throughout
Distress: Inadequate
Category: Deferred Maintenance / Safety
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 64.00
Unit of Measure: S.F.
Estimate: $674.00
Assessor Name: Eduardo Lopez
Date Created: 01/27/2017

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:	ES -Elementary School
Gross Area (SF):	24,414
Year Built:	1936
Last Renovation:	
Replacement Value:	$675,781
Repair Cost:	$424,047.00
Total FCI:	62.75 %
Total RSLI:	13.66 %
FCA Score:	37.25

Description:

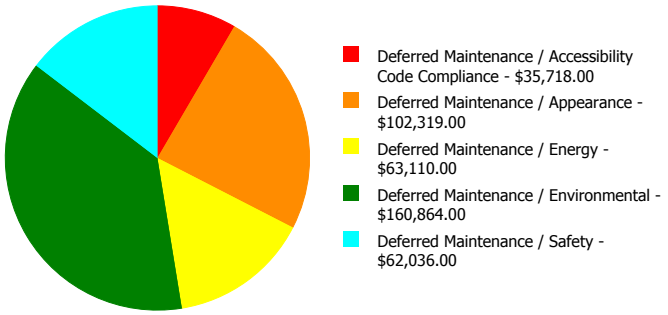
The narrative for this site is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

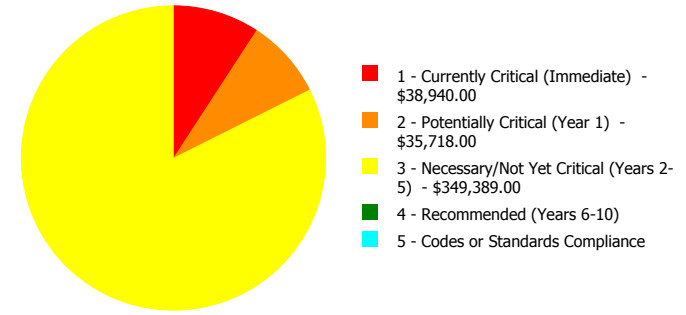
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	24,414
Year Built:	1936	Last Renovation:	
Repair Cost:	$424,047	Replacement Value:	$675,781
FCI:	62.75 %	RSLI%:	13.66 %

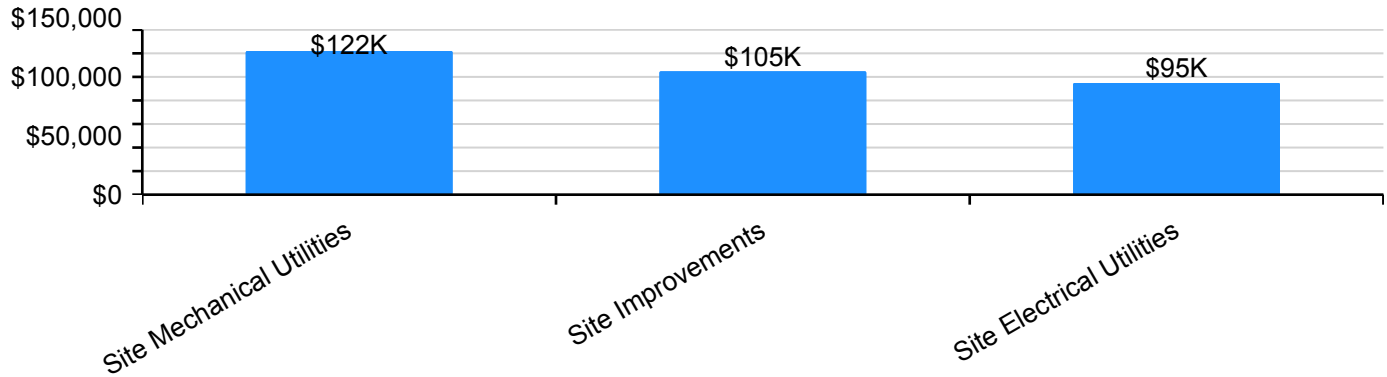
Deficiency By Category



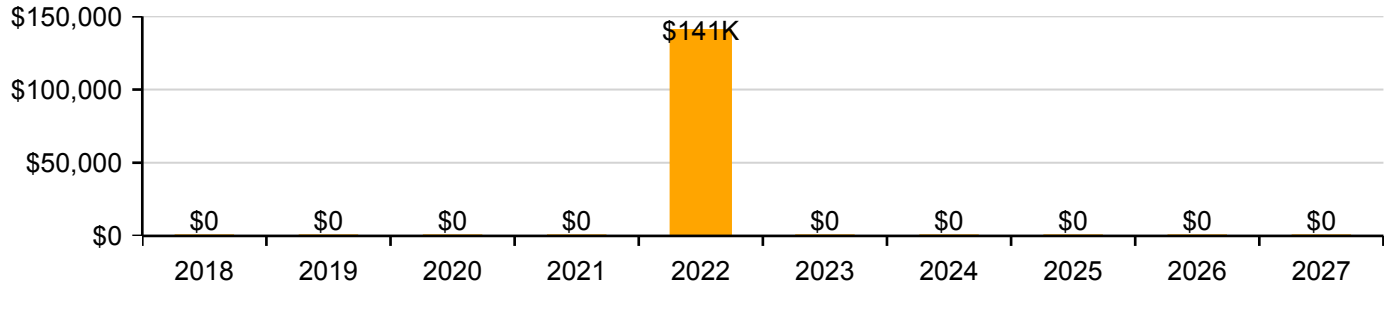
Deficiency By Priority



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	18.41 %	38.49 %	$138,037.00
G30 - Site Mechanical Utilities	12.92 %	79.10 %	$160,864.00
G40 - Site Electrical Utilities	0.00 %	110.00 %	$125,146.00
Totals:	**13.66 %**	**62.75 %**	**$424,047.00**

Photo Album

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

1). Aerial Image of Micaville Elementary 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	$3.81	S.F.	24,414	25	1990	2015		0.00 %	110.00 %	-2		$102,319.00	$93,017
G2020	Parking Lots	$1.33	S.F.	24,414	25	1990	2015		0.00 %	110.00 %	-2		$35,718.00	$32,471
G2030	Pedestrian Paving	$1.91	S.F.	24,414	30	2002	2032		50.00 %	0.00 %	15			$46,631
G2040105	Fence & Guardrails	$1.23	S.F.	24,414	30	2002	2032		50.00 %	0.00 %	15			$30,029
G2040950	Playing Field	$4.54	S.F.	24,414	20	2002	2022		25.00 %	0.00 %	5			$110,840
G2050	Landscaping	$1.87	S.F.	24,414	15	2002	2017		0.00 %	0.00 %	0			$45,654
G3010	Water Supply	$2.34	S.F.	24,414	50	1990	2040		46.00 %	0.00 %	23			$57,129
G3020	Sanitary Sewer	$1.45	S.F.	24,414	50	1961	2011		0.00 %	110.00 %	-6		$38,940.00	$35,400
G3030	Storm Sewer	$4.54	S.F.	24,414	50	1961	2011		0.00 %	110.00 %	-6		$121,924.00	$110,840
G4010	Electrical Distribution	$2.35	S.F.	24,414	50	1961	2011		0.00 %	110.00 %	-6		$63,110.00	$57,373
G4020	Site Lighting	$1.47	S.F.	24,414	30	1961	1991		0.00 %	110.00 %	-26		$39,477.00	$35,889
G4030	Site Communications & Security	$0.84	S.F.	24,414	15	2002	2017		0.00 %	110.00 %	0		$22,559.00	$20,508
								Total	**13.66 %**	**62.75 %**			**$424,047.00**	**$675,781**

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 - Playing Field

Note:

System: G2050 - Landscaping

Note:

System: G3010 - Water Supply

Note:

System: G3020 - Sanitary Sewer

Note:

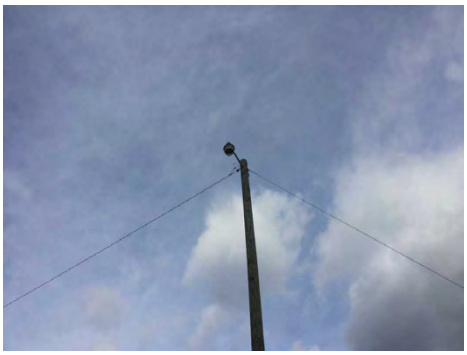
System: G3030 - Storm Sewer

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.

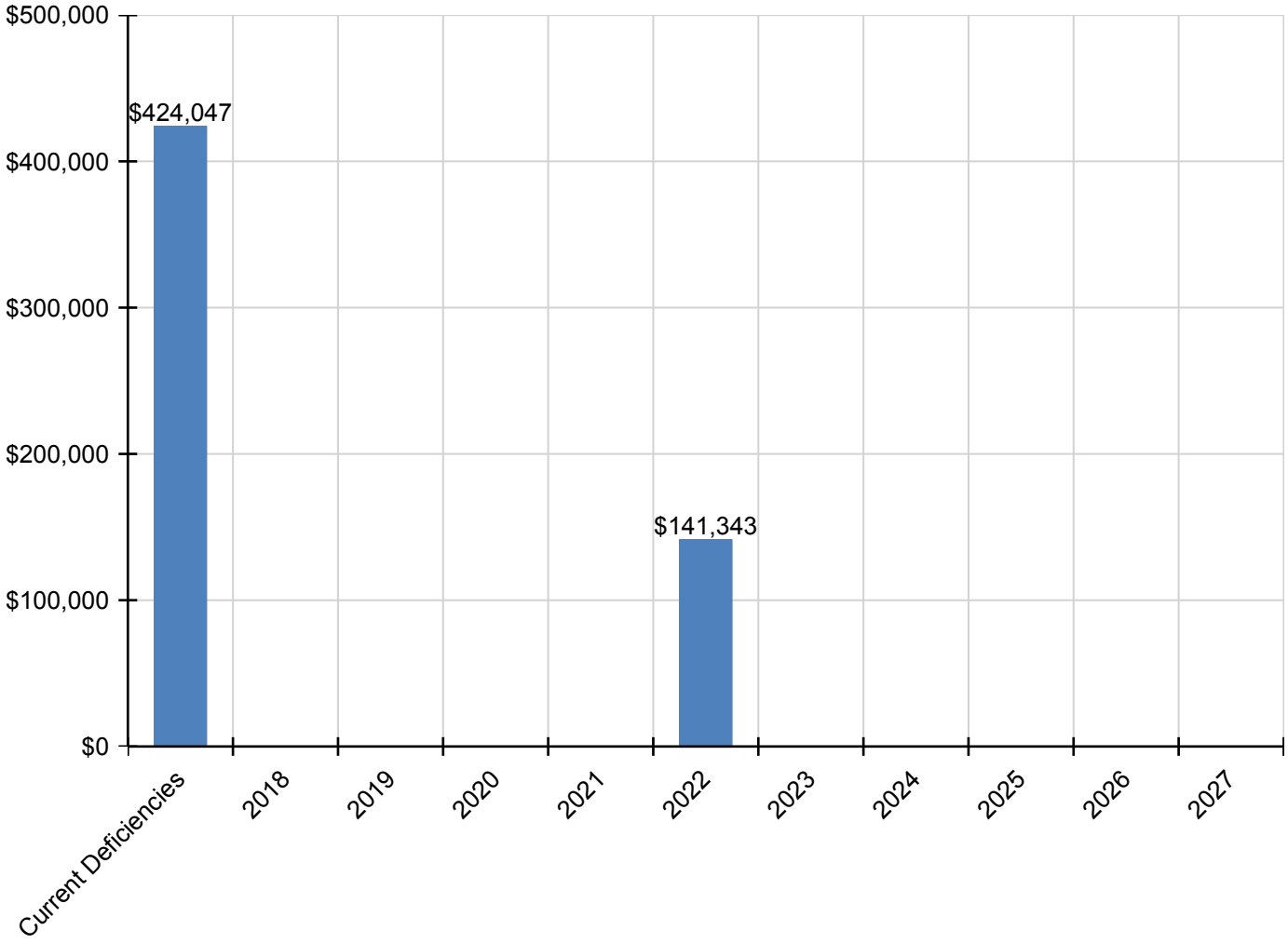
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$424,047**	**$0**	**$0**	**$0**	**$0**	**$141,343**	**$0**	**$0**	**$0**	**$0**	**$0**	**$565,390**
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	$102,319	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$102,319**
G2020 - Parking Lots	$35,718	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$35,718**
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**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Playing Field	$0	$0	$0	$0	$0	$141,343	$0	$0	$0	$0	$0	**$141,343**
*** 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	$38,940	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$38,940**
G3030 - Storm Sewer	$121,924	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$121,924**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$63,110	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$63,110**
G4020 - Site Lighting	$39,477	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$39,477**
G4030 - Site Communications & Security	$22,559	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$22,559**

** Indicates non-renewable system*

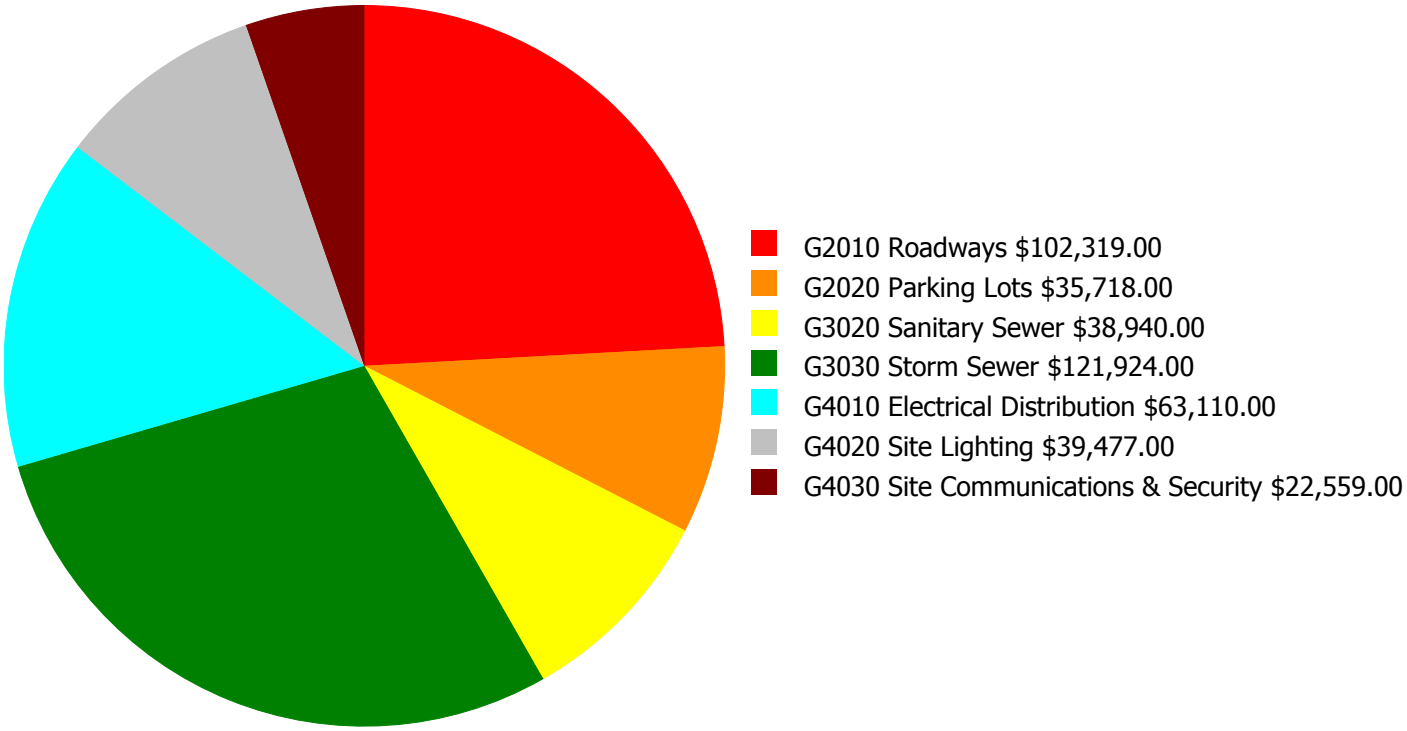
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

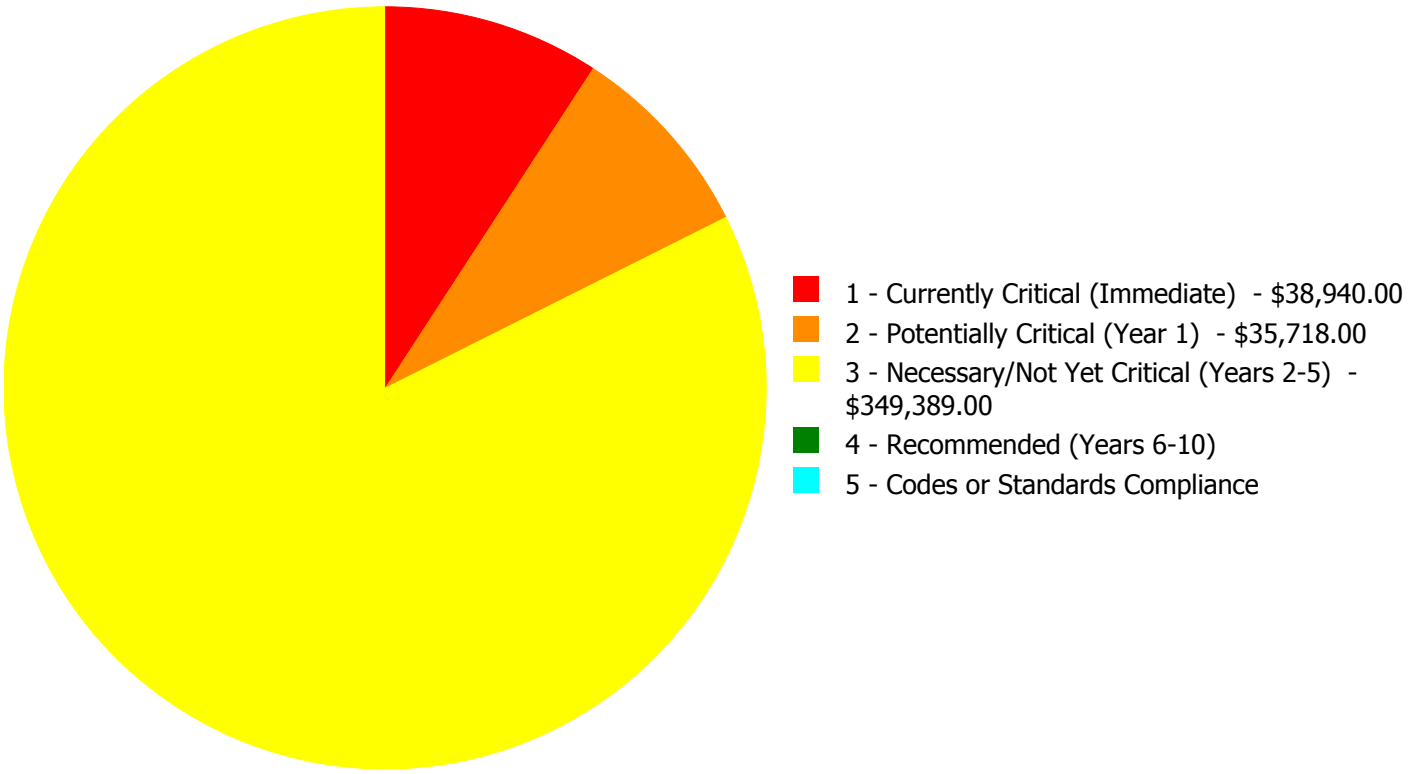
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $424,047.00

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: $424,047.00

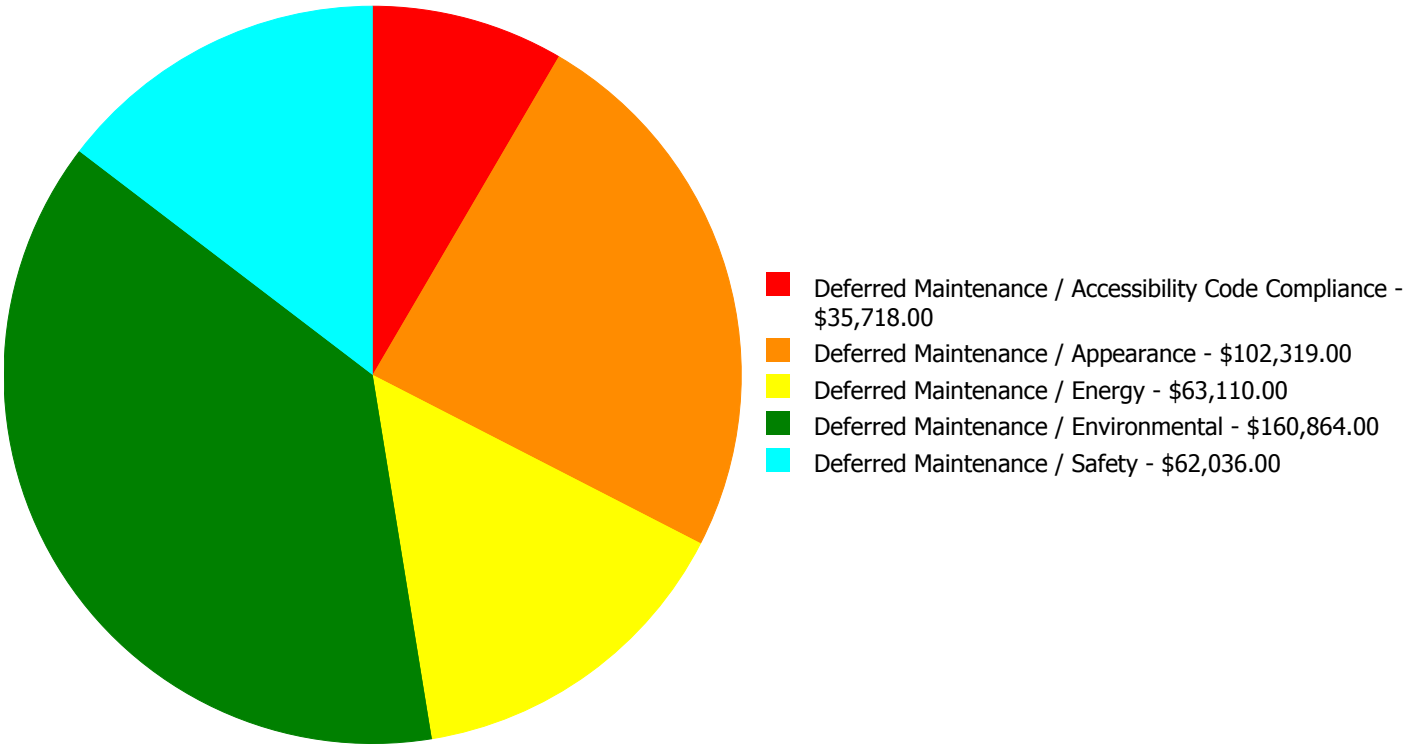
Deficiency By Priority Investment Table

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	$102,319.00	$0.00	$0.00	$102,319.00
G2020	Parking Lots	$0.00	$35,718.00	$0.00	$0.00	$0.00	$35,718.00
G3020	Sanitary Sewer	$38,940.00	$0.00	$0.00	$0.00	$0.00	$38,940.00
G3030	Storm Sewer	$0.00	$0.00	$121,924.00	$0.00	$0.00	$121,924.00
G4010	Electrical Distribution	$0.00	$0.00	$63,110.00	$0.00	$0.00	$63,110.00
G4020	Site Lighting	$0.00	$0.00	$39,477.00	$0.00	$0.00	$39,477.00
G4030	Site Communications & Security	$0.00	$0.00	$22,559.00	$0.00	$0.00	$22,559.00
	Total:	$38,940.00	$35,718.00	$349,389.00	$0.00	$0.00	$424,047.00

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: $424,047.00

Deficiency Details by Priority

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

Priority 1 - Currently Critical (Immediate):

System: G3020 - Sanitary Sewer

Location: Septic
Distress: Failing
Category: Deferred Maintenance / Environmental
Priority: 1 - Currently Critical (Immediate)
Correction: Renew System
Qty: 24,414.00
Unit of Measure: S.F.
Estimate: $38,940.00
Assessor Name: Eduardo Lopez
Date Created: 01/27/2017

Notes: The sanitary waste system requires daily pump-out, is aged, and should be replaced.

Priority 2 - Potentially Critical (Year 1):

System: G2020 - Parking Lots

Location: Parking
Distress: Failing
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 24,414.00
Unit of Measure: S.F.
Estimate: $35,718.00
Assessor Name: Eduardo Lopez
Date Created: 01/27/2017

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.

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

System: G2010 - Roadways

Location: Site entrance
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 24,414.00
Unit of Measure: S.F.
Estimate: $102,319.00
Assessor Name: Eduardo Lopez
Date Created: 01/27/2017

Notes: The asphaltic roadway is aged, has many road cuts and repairs, and should be re-surfaced.

System: G3030 - Storm Sewer

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Environmental
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 24,414.00
Unit of Measure: S.F.
Estimate: $121,924.00
Assessor Name: Eduardo Lopez
Date Created: 01/27/2017

Notes: The storm sewer system is aged, in marginal condition, and should be replaced.

System: G4010 - Electrical Distribution

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 24,414.00
Unit of Measure: S.F.
Estimate: $63,110.00
Assessor Name: Eduardo Lopez
Date Created: 01/27/2017

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: G4020 - Site Lighting

Location: Throughout
Distress: Inadequate
Category: Deferred Maintenance / Safety
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 24,414.00
Unit of Measure: S.F.
Estimate: $39,477.00
Assessor Name: Eduardo Lopez
Date Created: 01/27/2017

Notes: Site lighting is aged and inadequate and does not cover all areas and should be replaced.

System: G4030 - Site Communications & Security

Location: Throughout
Distress: Inadequate
Category: Deferred Maintenance / Safety
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 24,414.00
Unit of Measure: S.F.
Estimate: $22,559.00
Assessor Name: Eduardo Lopez
Date Created: 01/27/2017

Notes: Site security is inadequate and should be upgraded.