

NC School District/995 Yancey County/Elementary School

South Toe Elementary

Final

Campus Assessment Report

March 11, 2017



Table of Contents

Campus Executive Summary	5
Campus Dashboard Summary	8
Campus Condition Summary	9
<u>1951 Main</u>	11
Executive Summary	11
Dashboard Summary	12
Condition Summary	13
Photo Album	14
Condition Detail	15
System Listing	16
System Notes	18
Renewal Schedule	30
Forecasted Sustainment Requirement	33
Deficiency Summary By System	34
Deficiency Summary By Priority	35
Deficiency By Priority Investment	36
Deficiency Summary By Category	37
Deficiency Details By Priority	38
<u>1968 Pump House</u>	44
Executive Summary	44
Dashboard Summary	45
Condition Summary	46
Photo Album	47
Condition Detail	48
System Listing	49
System Notes	50
Renewal Schedule	53
Forecasted Sustainment Requirement	54
Deficiency Summary By System	55

Campus Assessment Report

Deficiency Summary By Priority	56
Deficiency By Priority Investment	57
Deficiency Summary By Category	58
Deficiency Details By Priority	59
<u>2000 Classrooms</u>	60
Executive Summary	60
Dashboard Summary	61
Condition Summary	62
Photo Album	63
Condition Detail	64
System Listing	65
System Notes	66
Renewal Schedule	74
Forecasted Sustainment Requirement	76
Deficiency Summary By System	77
Deficiency Summary By Priority	78
Deficiency By Priority Investment	79
Deficiency Summary By Category	80
Deficiency Details By Priority	81
<u>Site</u>	82
Executive Summary	82
Dashboard Summary	83
Condition Summary	84
Photo Album	85
Condition Detail	86
System Listing	87
System Notes	88
Renewal Schedule	93
Forecasted Sustainment Requirement	94
Deficiency Summary By System	95
Deficiency Summary By Priority	96

Campus Assessment Report

Deficiency By Priority Investment	97
Deficiency Summary By Category	98
Deficiency Details By Priority	99

Campus Executive Summary

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

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

Gross Area (SF):	22,744
Year Built:	1951
Last Renovation:	
Replacement Value:	\$4,893,689
Repair Cost:	\$1,355,799.00
Total FCI:	27.71 %
Total RSLI:	24.24 %
FCA Score:	72.29



Description:

GENERAL:

South Toe Elementary is located at 139 South Toe School Rd in Burnsville, North Carolina. The 1 story, 22,744 square foot building was originally constructed in 1951. A 2,124 SF classroom addition was built in 2000. the campus also contains and a 1968 pump house.

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

A. SUBSTRUCTURE

The building rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations. The building has a partial basement.

Campus Assessment Report - South Toe Elementary

B. SUPERSTRUCTURE

Floor construction is concrete. Roof construction is steel. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope standing seam metal and single ply membrane. Most building entrances appear to comply with ADA requirements.

C. INTERIORS

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

CONVEYING:

The building does not include conveying equipment.

D. SERVICES

PLUMBING:

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

HVAC:

Heating is provided by 1 gas fired boiler. Cooling is supplied by window units only. The heating/cooling distribution system is a radiant system utilizing fin tube 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 locally controlled 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. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

ELECTRICAL:

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

COMMUNICATIONS AND SECURITY:

The fire alarm system consists of audible/visual strobe annunciators in common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and 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 card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is not centrally monitored; this building has a public address and paging system separate from the telephone system.

OTHER ELECTRICAL SYSTEMS:

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

E. EQUIPMENT & FURNISHINGS:

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

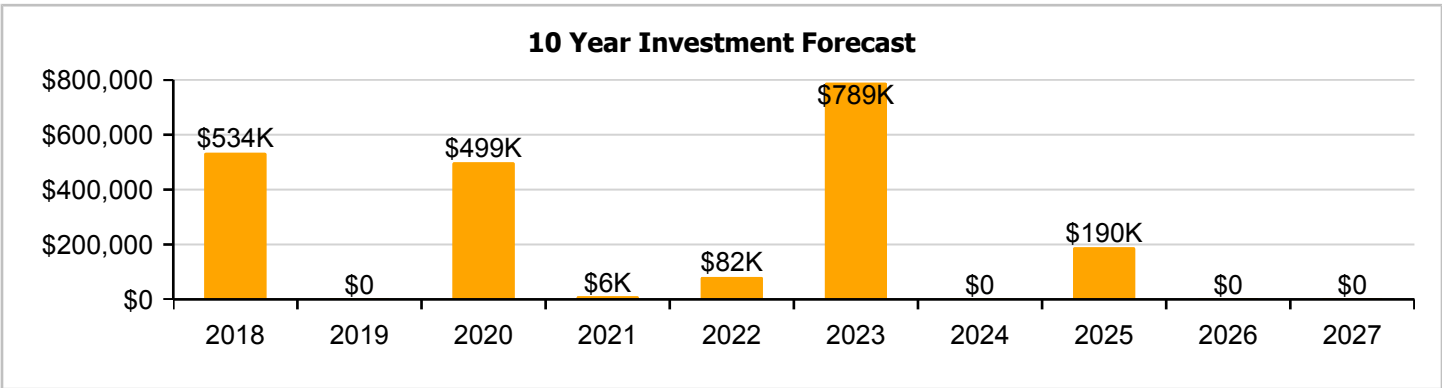
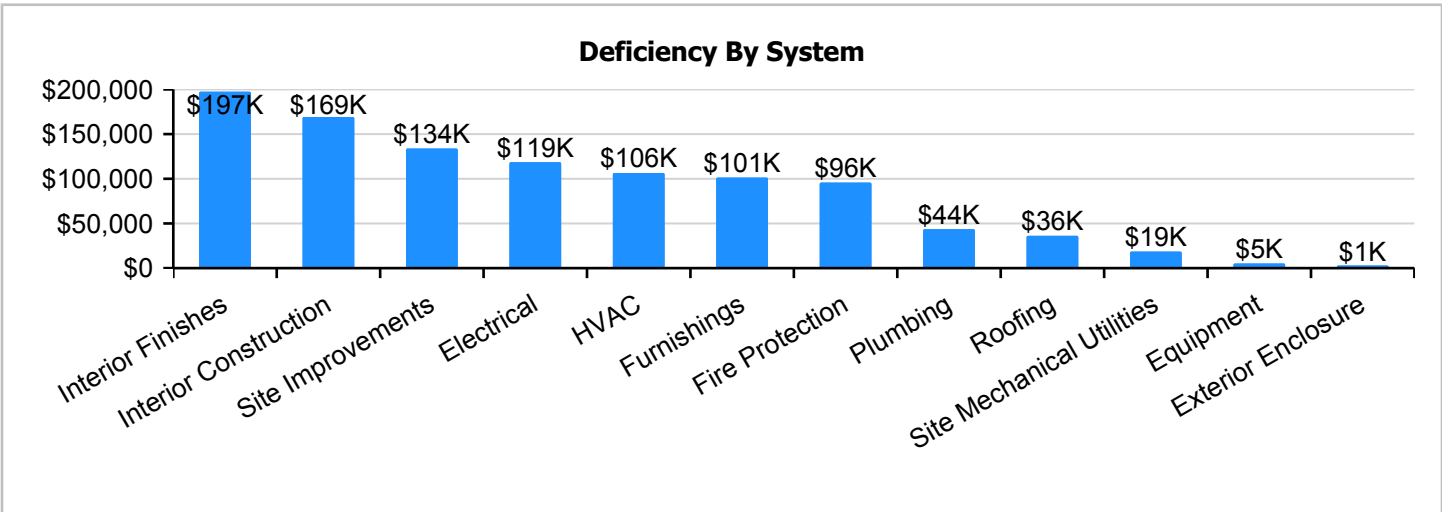
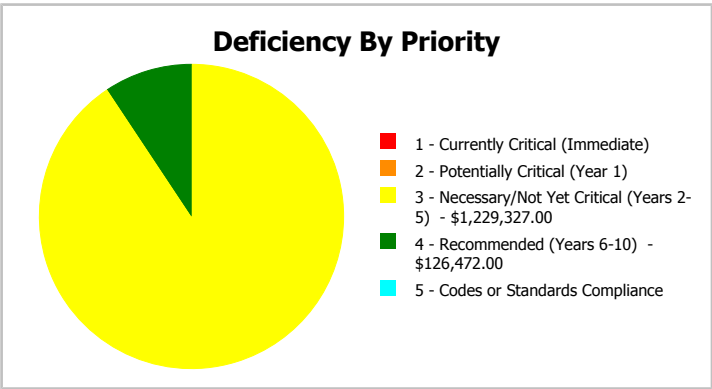
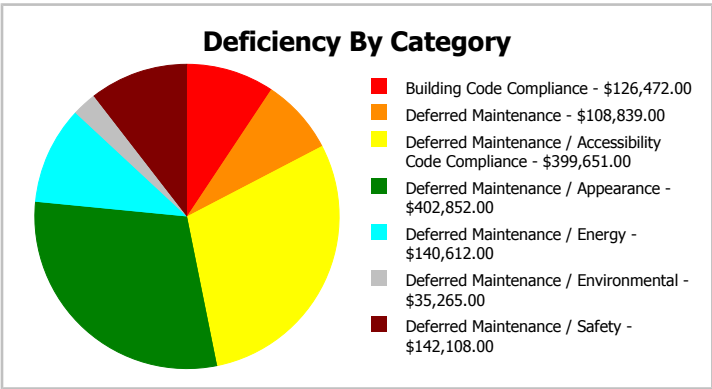
G.

SITE

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

Campus Dashboard Summary

Gross Area:	22,744	Last Renovation:	
Year Built:	1951	Replacement Value:	\$4,893,689
Repair Cost:	\$1,355,799	RSLI%:	24.24 %
FCI:	27.71 %		



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.

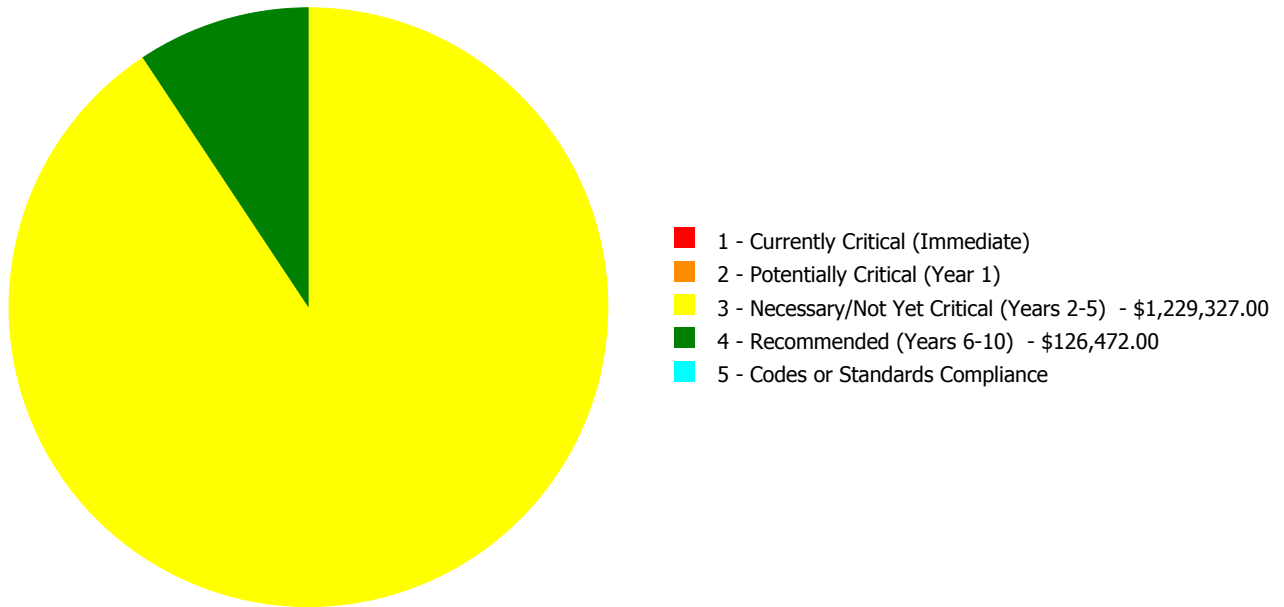
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	38.93 %	0.00 %	\$0.00
A20 - Basement Construction	34.00 %	0.00 %	\$0.00
B10 - Superstructure	38.72 %	0.00 %	\$0.00
B20 - Exterior Enclosure	55.41 %	0.41 %	\$1,905.00
B30 - Roofing	31.03 %	26.17 %	\$47,743.00
C10 - Interior Construction	11.53 %	42.07 %	\$223,272.00
C30 - Interior Finishes	9.36 %	44.41 %	\$260,559.00
D20 - Plumbing	18.99 %	17.82 %	\$57,502.00
D30 - HVAC	20.85 %	30.23 %	\$140,612.00
D40 - Fire Protection	0.00 %	110.00 %	\$126,472.00
D50 - Electrical	35.12 %	23.84 %	\$156,449.00
E10 - Equipment	25.98 %	14.73 %	\$6,739.00
E20 - Furnishings	1.41 %	99.64 %	\$133,649.00
G20 - Site Improvements	12.63 %	50.23 %	\$176,379.00
G30 - Site Mechanical Utilities	1.79 %	11.58 %	\$24,518.00
G40 - Site Electrical Utilities	24.29 %	0.00 %	\$0.00
Totals:	24.24 %	27.71 %	\$1,355,799.00

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance
1951 Main	20,420	29.91	\$0.00	\$0.00	\$1,025,737.00	\$114,556.00	\$0.00
1968 Pump House	200	8.59	\$0.00	\$0.00	\$2,693.00	\$0.00	\$0.00
2000 Classrooms	2,124	3.13	\$0.00	\$0.00	\$0.00	\$11,916.00	\$0.00
Site	22,744	30.03	\$0.00	\$0.00	\$200,897.00	\$0.00	\$0.00
Total:		27.71	\$0.00	\$0.00	\$1,229,327.00	\$126,472.00	\$0.00

Deficiencies By Priority



Budget Estimate Total: \$1,355,799.00

Executive Summary

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

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Function:	ES -Elementary School
Gross Area (SF):	20,420
Year Built:	1951
Last Renovation:	
Replacement Value:	\$3,812,194
Repair Cost:	\$1,140,293.00
Total FCI:	29.91 %
Total RSLI:	24.03 %
FCA Score:	70.09



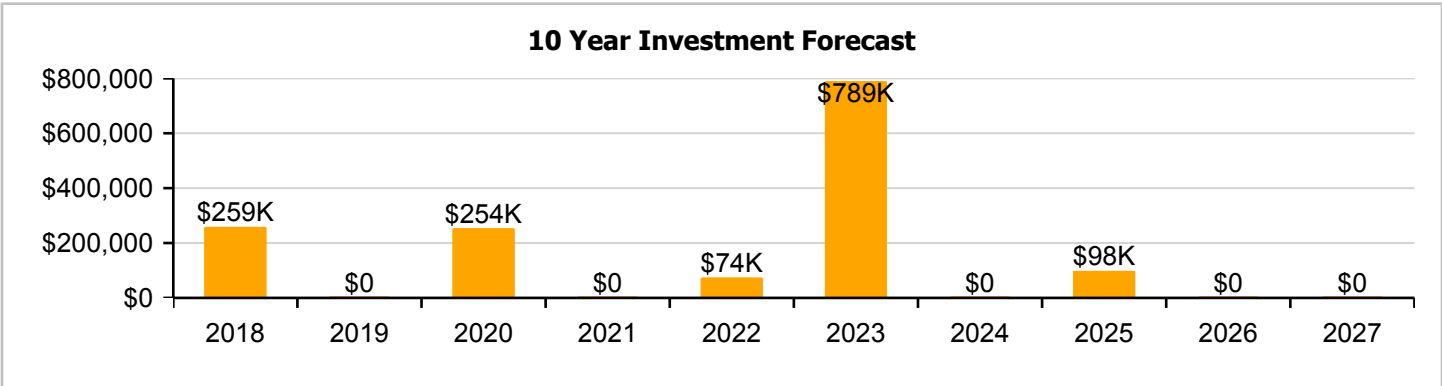
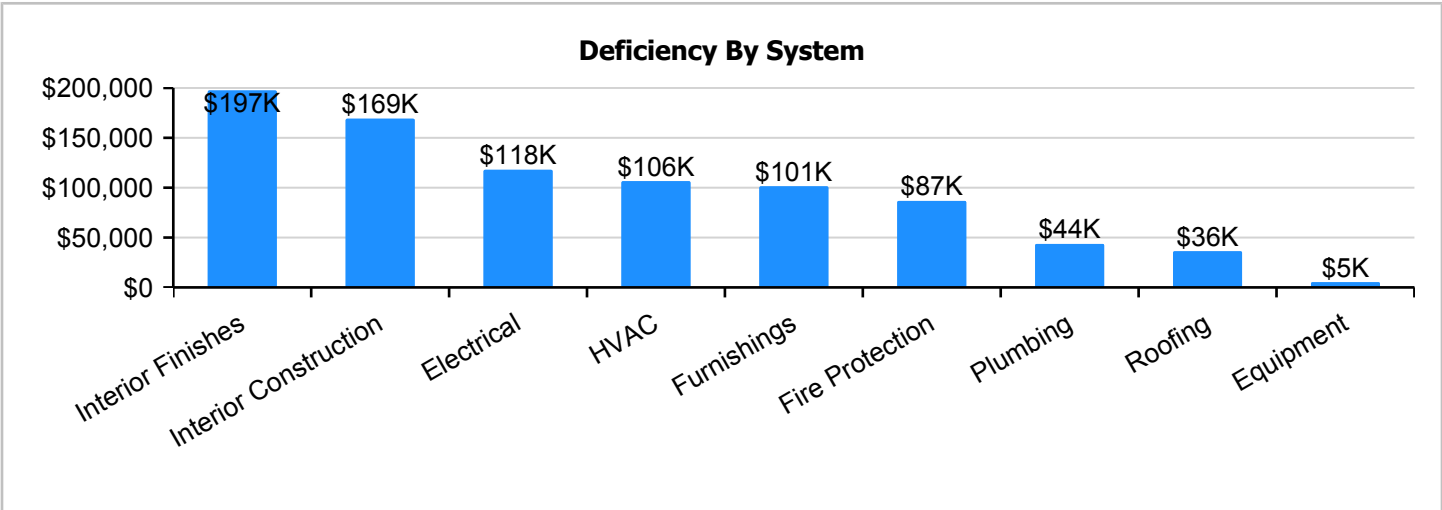
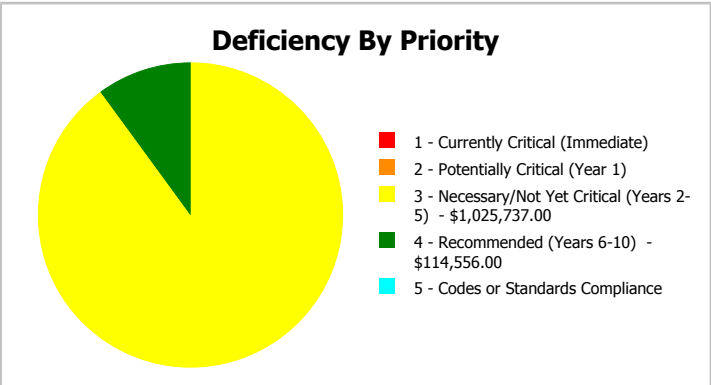
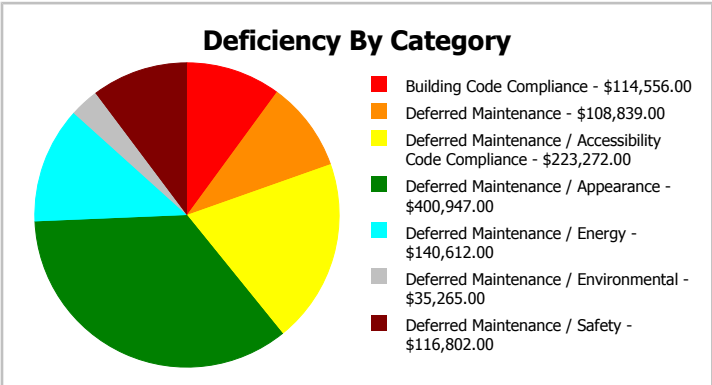
Description:

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:	20,420
Year Built:	1951	Last Renovation:	
Repair Cost:	\$1,140,293	Replacement Value:	\$3,812,194
FCI:	29.91 %	RSLI%:	24.03 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	34.00 %	0.00 %	\$0.00
A20 - Basement Construction	34.00 %	0.00 %	\$0.00
B10 - Superstructure	34.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	55.00 %	0.00 %	\$0.00
B30 - Roofing	32.54 %	28.64 %	\$47,743.00
C10 - Interior Construction	7.81 %	46.45 %	\$223,272.00
C30 - Interior Finishes	7.29 %	49.79 %	\$260,559.00
D20 - Plumbing	16.69 %	19.50 %	\$57,502.00
D30 - HVAC	19.33 %	33.07 %	\$140,612.00
D40 - Fire Protection	0.00 %	110.00 %	\$114,556.00
D50 - Electrical	33.17 %	26.28 %	\$155,661.00
E10 - Equipment	25.98 %	14.73 %	\$6,739.00
E20 - Furnishings	0.00 %	110.00 %	\$133,649.00
Totals:	24.03 %	29.91 %	\$1,140,293.00

Photo Album

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

1). South Elevation - Feb 01, 2017



2). West Elevation - Feb 01, 2017



3). North Elevation - Feb 01, 2017



4). East 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.

Campus Assessment Report - 1951 Main

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.88	S.F.	20,420	100	1951	2051		34.00 %	0.00 %	34			\$99,650
A1030	Slab on Grade	\$8.61	S.F.	20,420	100	1951	2051		34.00 %	0.00 %	34			\$175,816
A2010	Basement Excavation	\$1.95	S.F.	420	100	1951	2051		34.00 %	0.00 %	34			\$819
A2020	Basement Walls	\$13.35	S.F.	420	100	1951	2051		34.00 %	0.00 %	34			\$5,607
B1010	Floor Construction	\$1.66	S.F.	20,420	100	1951	2051		34.00 %	0.00 %	34			\$33,897
B1020	Roof Construction	\$16.08	S.F.	20,420	100	1951	2051		34.00 %	0.00 %	34			\$328,354
B2010	Exterior Walls	\$9.61	S.F.	20,420	100	1951	2051		34.00 %	0.00 %	34			\$196,236
B2020	Exterior Windows	\$9.57	S.F.	20,420	30	2011	2041		80.00 %	0.00 %	24			\$195,419
B2030	Exterior Doors	\$1.07	S.F.	20,420	30	1993	2023		20.00 %	0.00 %	6			\$21,849
B3010120	Single Ply Membrane	\$6.98	S.F.	4,560	20	1993	2013		0.00 %	150.00 %	-4		\$47,743.00	\$31,829
B3010130	Preformed Metal Roofing	\$9.66	S.F.	12,430	30	2000	2030		43.33 %	0.00 %	13			\$120,074
B3010140	Asphalt Shingles	\$4.32	S.F.	3,430	20	2000	2020		15.00 %	0.00 %	3			\$14,818
C1010	Partitions	\$11.01	S.F.	20,420	75	1951	2026		12.00 %	0.00 %	9			\$224,824
C1020	Interior Doors	\$2.59	S.F.	20,420	30	1993	2023		20.00 %	0.00 %	6			\$52,888
C1030	Fittings	\$9.94	S.F.	20,420	20	1993	2013		0.00 %	110.00 %	-4		\$223,272.00	\$202,975
C3010	Wall Finishes	\$2.84	S.F.	20,420	10	2012	2022		50.00 %	0.00 %	5			\$57,993
C3020	Floor Finishes	\$11.60	S.F.	20,420	20	1993	2013		0.00 %	110.00 %	-4		\$260,559.00	\$236,872
C3030	Ceiling Finishes	\$11.19	S.F.	20,420	25	1993	2018		4.00 %	0.00 %	1			\$228,500
D2010	Plumbing Fixtures	\$11.71	S.F.	20,420	30	1993	2023		20.00 %	0.00 %	6			\$239,118
D2020	Domestic Water Distribution	\$0.99	S.F.	20,420	30	1968	1998		0.00 %	110.00 %	-19		\$22,237.00	\$20,216
D2030	Sanitary Waste	\$1.57	S.F.	20,420	30	1951	1981		0.00 %	110.00 %	-36		\$35,265.00	\$32,059
D2090	Other Plumbing Systems -Nat Gas	\$0.17	S.F.	20,420	40	1993	2033		40.00 %	0.00 %	16			\$3,471
D3020	Heat Generating Systems	\$5.19	S.F.	20,420	30	2000	2030		43.33 %	0.00 %	13			\$105,980
D3040	Distribution Systems	\$6.26	S.F.	20,420	30	1951	1981		0.00 %	110.00 %	-36		\$140,612.00	\$127,829
D3050	Terminal & Package Units	\$7.39	S.F.	20,420	15	2005	2020		20.00 %	0.00 %	3			\$150,904
D3060	Controls & Instrumentation	\$1.98	S.F.	20,420	20	2000	2020		15.00 %	0.00 %	3			\$40,432
D4010	Sprinklers	\$4.41	S.F.	20,420	30			2017	0.00 %	110.00 %	0		\$99,057.00	\$90,052
D4020	Standpipes	\$0.69	S.F.	20,420	30			2017	0.00 %	110.00 %	0		\$15,499.00	\$14,090
D5010	Electrical Service/Distribution	\$1.73	S.F.	20,420	40	1951	1991		0.00 %	110.00 %	-26		\$38,859.00	\$35,327
D5020	Branch Wiring	\$5.20	S.F.	20,420	30	1951	1981		0.00 %	110.00 %	-36		\$116,802.00	\$106,184
D5020	Lighting	\$12.12	S.F.	20,420	30	1993	2023		20.00 %	0.00 %	6			\$247,490
D5030810	Security & Detection Systems	\$1.91	S.F.	20,420	15	2013	2028		73.33 %	0.00 %	11			\$39,002
D5030910	Fire Alarm Systems	\$3.46	S.F.	20,420	15	2010	2025		53.33 %	0.00 %	8			\$70,653
D5030920	Data Communication	\$4.47	S.F.	20,420	15	2015	2030		86.67 %	0.00 %	13			\$91,277
D5090	Other Electrical Systems	\$0.12	S.F.	20,420	20	2010	2030		65.00 %	0.00 %	13			\$2,450
E1020	Institutional Equipment	\$0.30	S.F.	20,420	20	1993	2013		0.00 %	110.01 %	-4		\$6,739.00	\$6,126
E1090	Other Equipment	\$1.94	S.F.	20,420	20	2003	2023		30.00 %	0.00 %	6			\$39,615
E2010	Fixed Furnishings	\$5.95	S.F.	20,420	20	1951	1971		0.00 %	110.00 %	-46		\$133,649.00	\$121,499
Total									24.03 %	29.91 %			\$1,140,293.00	\$3,812,194

System Notes

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

System: B1010 - Floor Construction



Note:

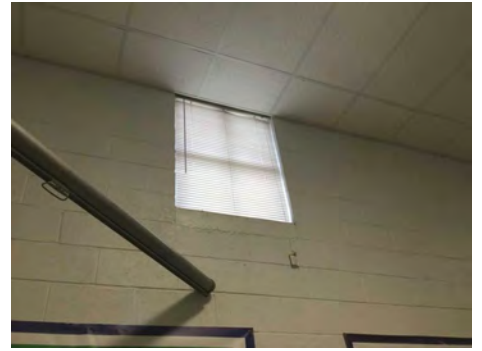
System: B1020 - Roof Construction



Note:

Campus Assessment Report - 1951 Main

System: B2010 - Exterior Walls



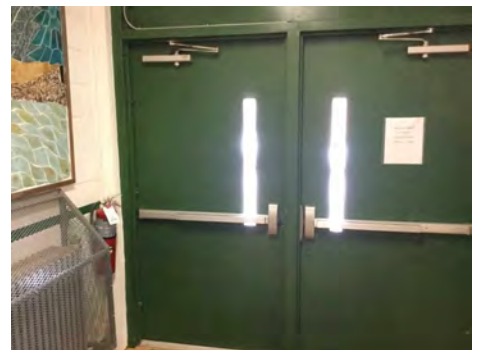
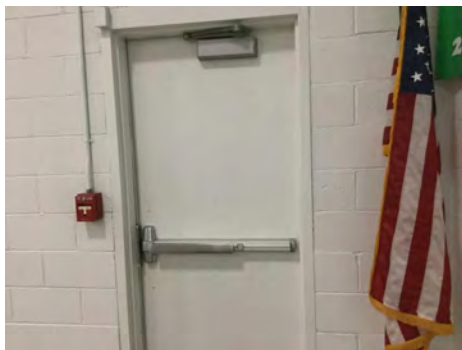
Note:

System: B2020 - Exterior Windows



Note:

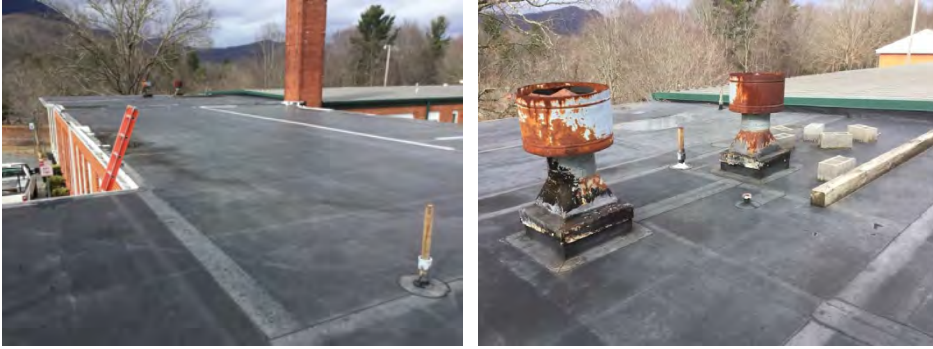
System: B2030 - Exterior Doors



Note:

Campus Assessment Report - 1951 Main

System: B3010120 - Single Ply Membrane



Note:

System: B3010130 - Preformed Metal Roofing



Note:

System: B3010140 - Asphalt Shingles



Note:

Campus Assessment Report - 1951 Main

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

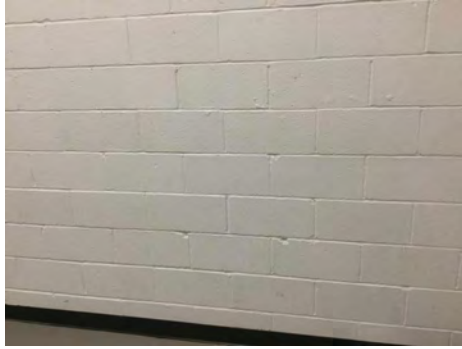
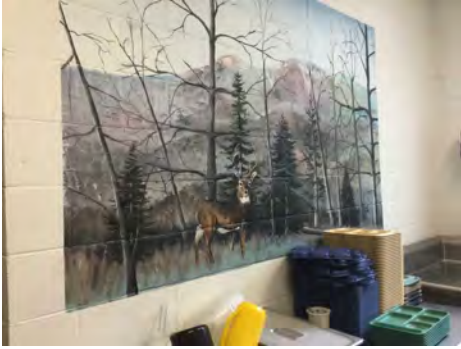
System: C1030 - Fittings



Note:

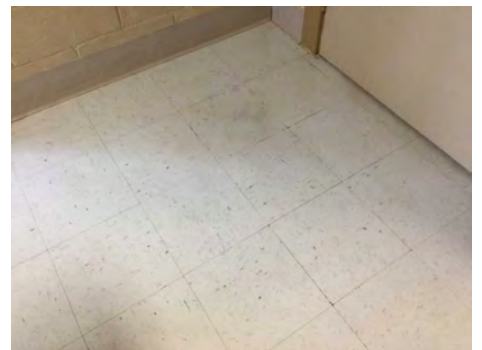
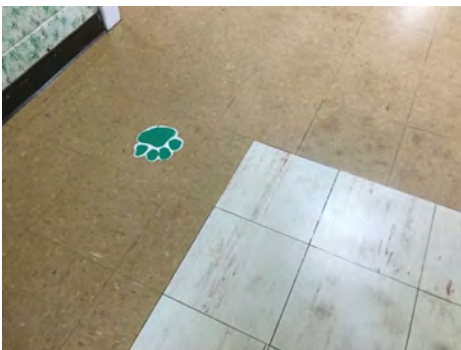
Campus Assessment Report - 1951 Main

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

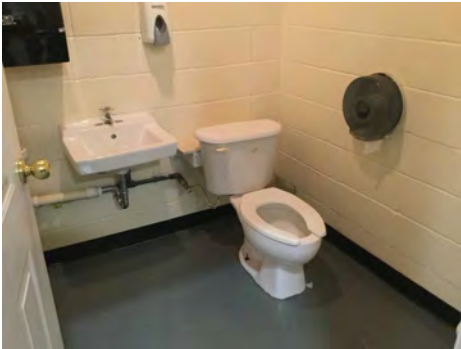
Campus Assessment Report - 1951 Main

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

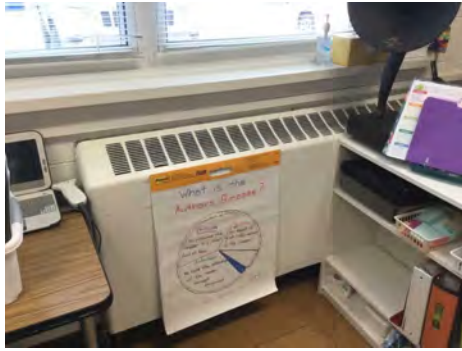
System: D2020 - Domestic Water Distribution



Note:

Campus Assessment Report - 1951 Main

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

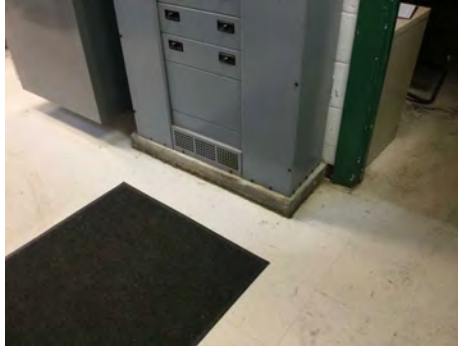
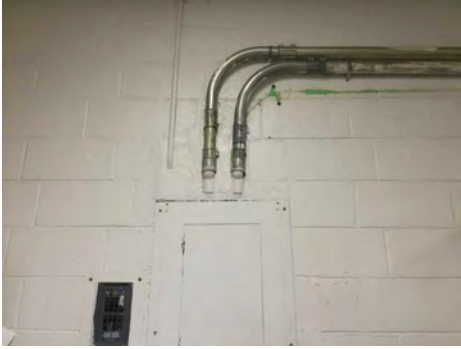
System: D3060 - Controls & Instrumentation



Note:

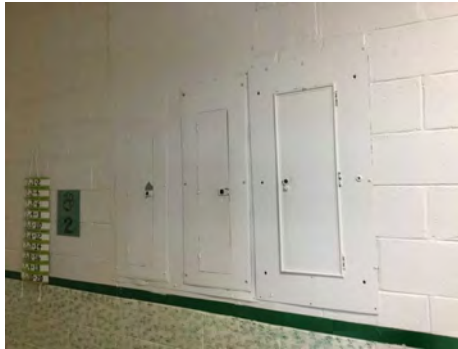
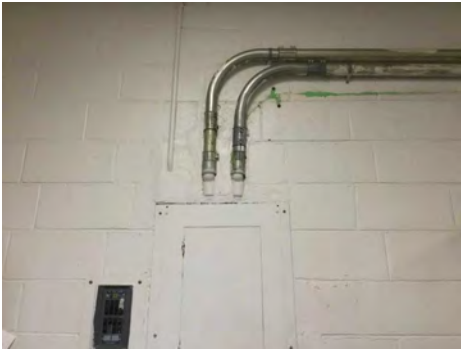
Campus Assessment Report - 1951 Main

System: D5010 - Electrical Service/Distribution



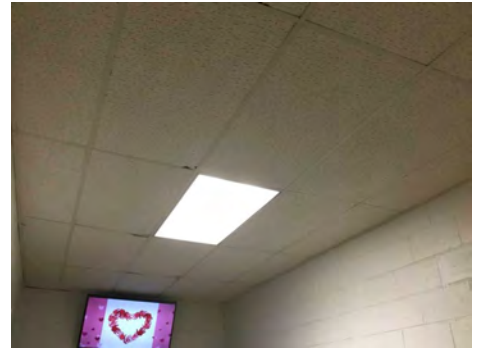
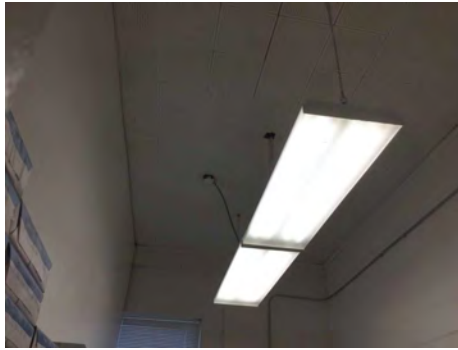
Note:

System: D5020 - Branch Wiring



Note:

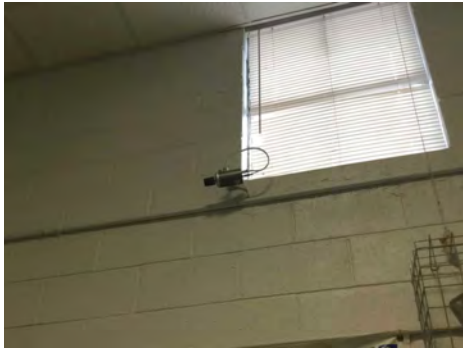
System: D5020 - Lighting



Note:

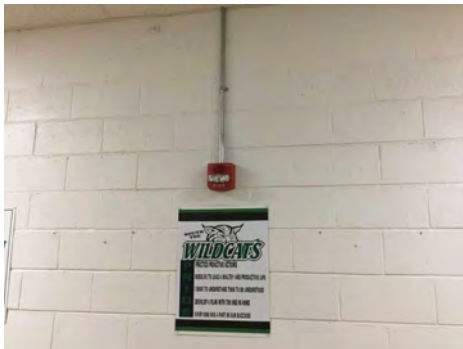
Campus Assessment Report - 1951 Main

System: D5030810 - Security & Detection Systems



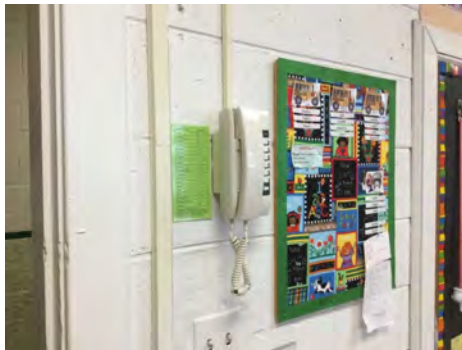
Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

Campus Assessment Report - 1951 Main

System: D5090 - Other Electrical Systems



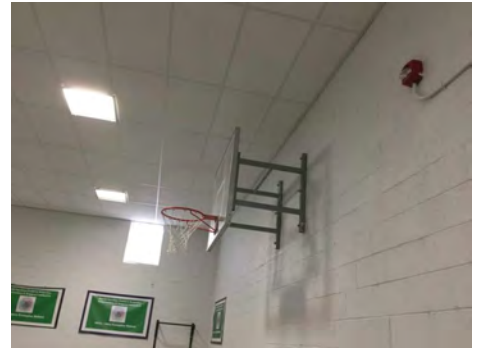
Note:

System: E1020 - Institutional Equipment



Note:

System: E1090 - Other Equipment



Note:

Campus Assessment Report - 1951 Main

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:	\$1,140,293	\$258,891	\$0	\$253,625	\$0	\$73,952	\$789,335	\$0	\$98,452	\$0	\$0	\$2,614,549
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$28,698	\$0	\$0	\$0	\$0	\$28,698
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010120 - Single Ply Membrane	\$47,743	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,743
B3010130 - Preformed Metal Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010140 - Asphalt Shingles	\$0	\$0	\$0	\$23,640	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,640
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$69,466	\$0	\$0	\$0	\$0	\$69,466
C1030 - Fittings	\$223,272	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$223,272

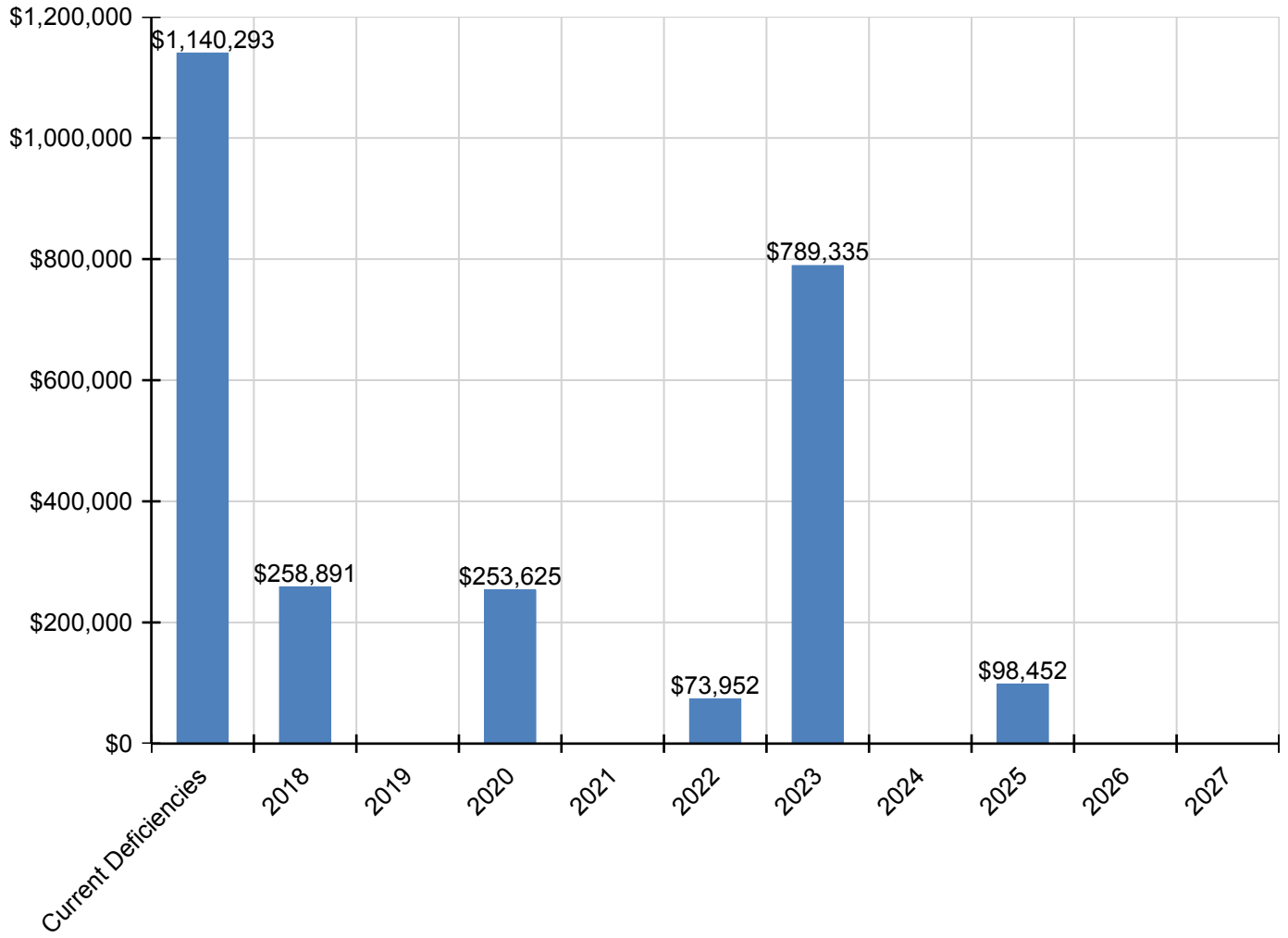
Campus Assessment Report - 1951 Main

C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$73,952	\$0	\$0	\$0	\$0	\$0	\$73,952
C3020 - Floor Finishes	\$260,559	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$260,559
C3030 - Ceiling Finishes	\$0	\$258,891	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$258,891
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	\$314,072	\$0	\$0	\$0	\$0	\$314,072
D2020 - Domestic Water Distribution	\$22,237	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,237
D2030 - Sanitary Waste	\$35,265	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,265
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	\$140,612	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$140,612
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$181,386	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$181,386
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$48,599	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,599
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$99,057	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$99,057
D4020 - Standpipes	\$15,499	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,499
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$38,859	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38,859
D5020 - Branch Wiring	\$116,802	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$116,802
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$325,068	\$0	\$0	\$0	\$0	\$325,068
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$98,452	\$0	\$0	\$98,452
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	\$6,739	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,739
E1090 - Other Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$52,032	\$0	\$0	\$0	\$0	\$52,032
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$133,649	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$133,649

** Indicates non-renewable system*

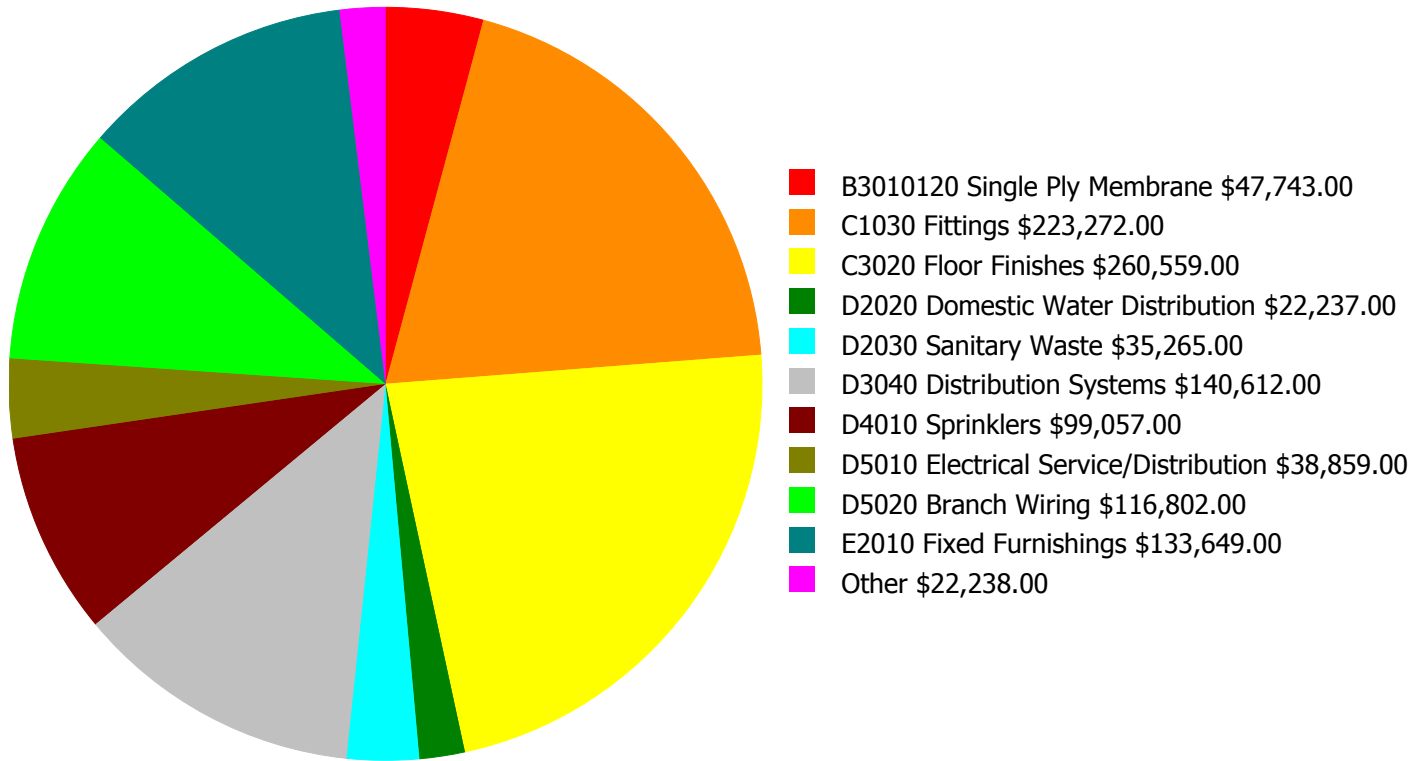
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

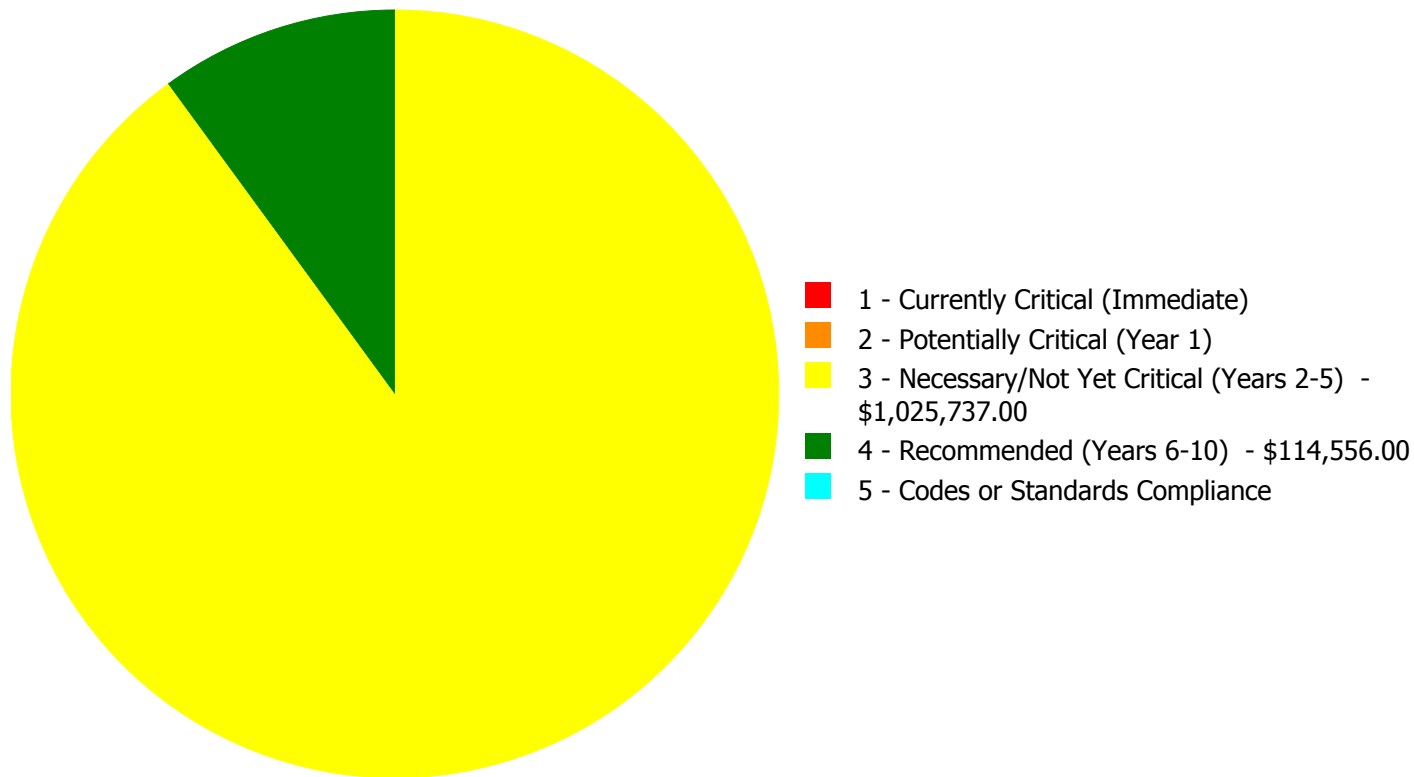
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$1,140,293.00

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: \$1,140,293.00

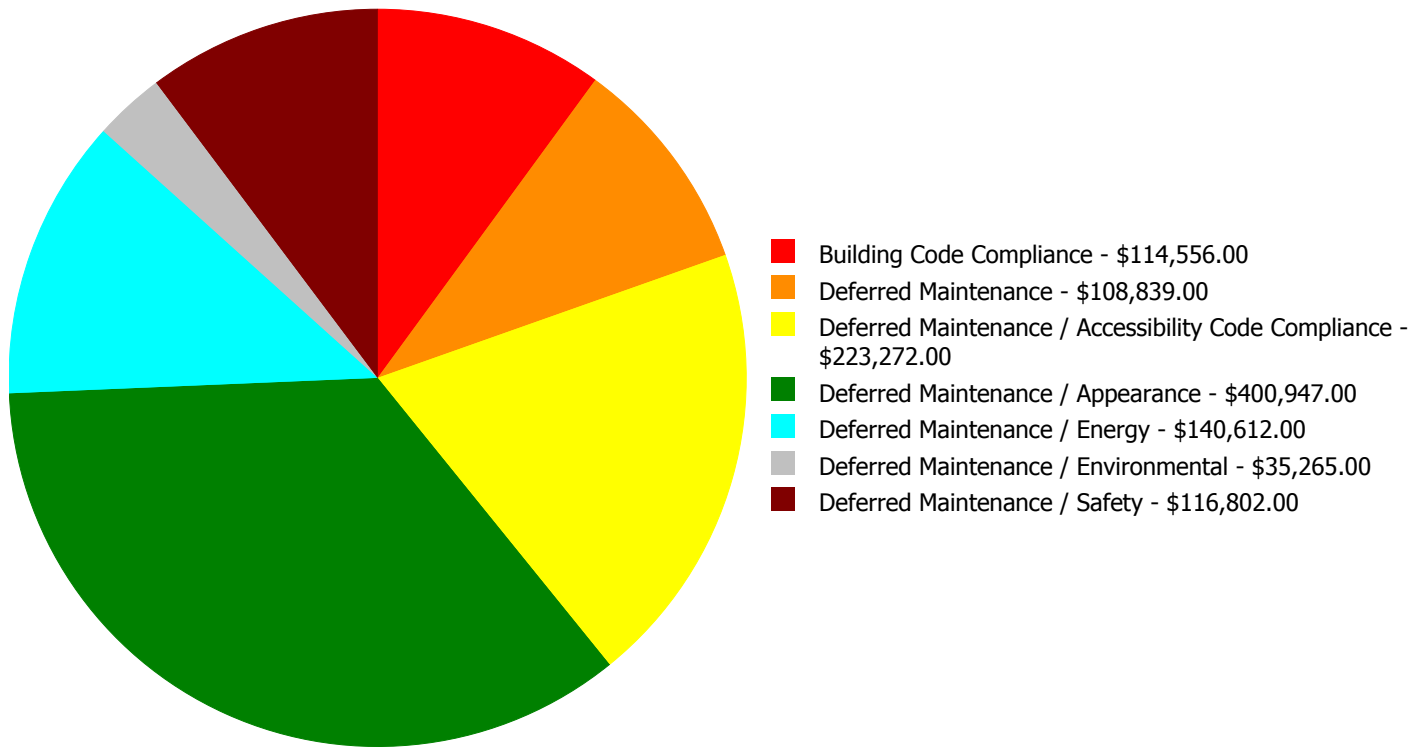
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B3010120	Single Ply Membrane	\$0.00	\$0.00	\$47,743.00	\$0.00	\$0.00	\$47,743.00
C1030	Fittings	\$0.00	\$0.00	\$223,272.00	\$0.00	\$0.00	\$223,272.00
C3020	Floor Finishes	\$0.00	\$0.00	\$260,559.00	\$0.00	\$0.00	\$260,559.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$22,237.00	\$0.00	\$0.00	\$22,237.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$35,265.00	\$0.00	\$0.00	\$35,265.00
D3040	Distribution Systems	\$0.00	\$0.00	\$140,612.00	\$0.00	\$0.00	\$140,612.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$99,057.00	\$0.00	\$99,057.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$15,499.00	\$0.00	\$15,499.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$38,859.00	\$0.00	\$0.00	\$38,859.00
D5020	Branch Wiring	\$0.00	\$0.00	\$116,802.00	\$0.00	\$0.00	\$116,802.00
E1020	Institutional Equipment	\$0.00	\$0.00	\$6,739.00	\$0.00	\$0.00	\$6,739.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$133,649.00	\$0.00	\$0.00	\$133,649.00
	Total:	\$0.00	\$0.00	\$1,025,737.00	\$114,556.00	\$0.00	\$1,140,293.00

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: \$1,140,293.00

Deficiency Details by Priority

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

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

System: B3010120 - Single Ply Membrane



Location: Cafeteria
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,560.00
Unit of Measure: S.F.
Estimate: \$47,743.00
Assessor Name: Terence Davis
Date Created: 01/30/2017

Notes: The EPDM adhered roof coverings are aging, showing signs of failure and should be replaced.

System: C1030 - Fittings



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 20,420.00
Unit of Measure: S.F.
Estimate: \$223,272.00
Assessor Name: Terence Davis
Date Created: 01/30/2017

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

System: C3020 - Floor Finishes



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 20,420.00
Unit of Measure: S.F.
Estimate: \$260,559.00
Assessor Name: Terence Davis
Date Created: 01/30/2017

Notes: The original flooring is in poor conditions, with different areas bubbling or separating from the substrate, and should be replaced.
The quarry tile in the kitchen spaces is aged, chipped, cracked, patched, worn and should be replaced.
The VCT flooring is aged, cracked, worn, and should be replaced. Some ACM remains.

System: D2020 - Domestic Water Distribution



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 20,420.00
Unit of Measure: S.F.
Estimate: \$22,237.00
Assessor Name: Terence Davis
Date Created: 01/30/2017

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

System: D2030 - Sanitary Waste



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Environmental
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 20,420.00
Unit of Measure: S.F.
Estimate: \$35,265.00
Assessor Name: Terence Davis
Date Created: 01/30/2017

Notes: The sanitary waste system is aged, has reported periodic failures, 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: 20,420.00
Unit of Measure: S.F.
Estimate: \$140,612.00
Assessor Name: Terence Davis
Date Created: 01/30/2017

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
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 20,420.00
Unit of Measure: S.F.
Estimate: \$38,859.00
Assessor Name: Terence Davis
Date Created: 01/30/2017

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 / Safety
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 20,420.00
Unit of Measure: S.F.
Estimate: \$116,802.00
Assessor Name: Terence Davis
Date Created: 01/30/2017

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

System: E1020 - Institutional Equipment



Location: Stage
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 20,420.00
Unit of Measure: S.F.
Estimate: \$6,739.00
Assessor Name: Terence Davis
Date Created: 01/30/2017

Notes: Theater equipment is aging and worn and should be replaced.

System: E2010 - Fixed Furnishings



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 20,420.00
Unit of Measure: S.F.
Estimate: \$133,649.00
Assessor Name: Terence Davis
Date Created: 01/30/2017

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 20,420.00
Unit of Measure: S.F.
Estimate: \$99,057.00
Assessor Name: Terence Davis
Date Created: 01/30/2017

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: 20,420.00
Unit of Measure: S.F.
Estimate: \$15,499.00
Assessor Name: Terence Davis
Date Created: 01/30/2017

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):	200
Year Built:	1968
Last Renovation:	
Replacement Value:	\$31,352
Repair Cost:	\$2,693.00
Total FCI:	8.59 %
Total RSLI:	38.81 %
FCA Score:	91.41



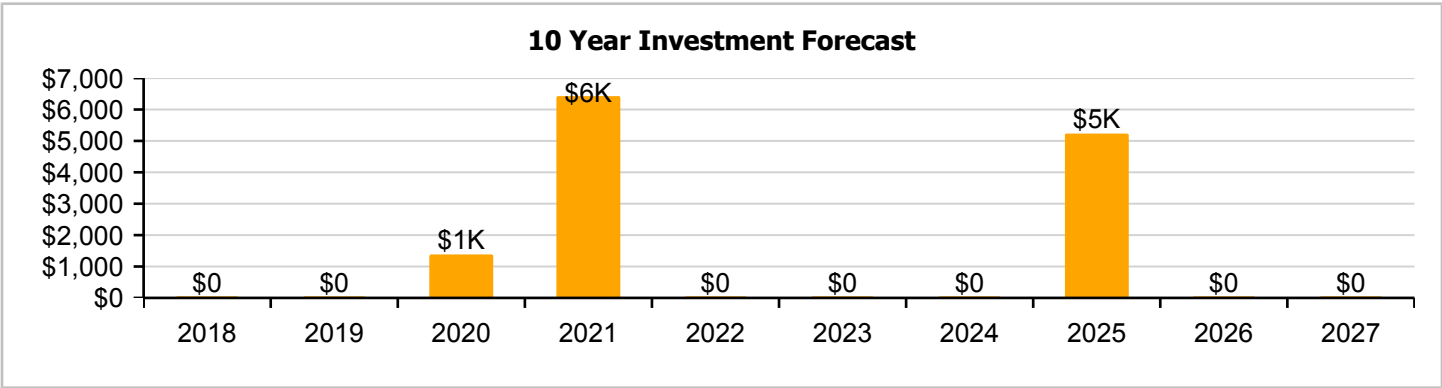
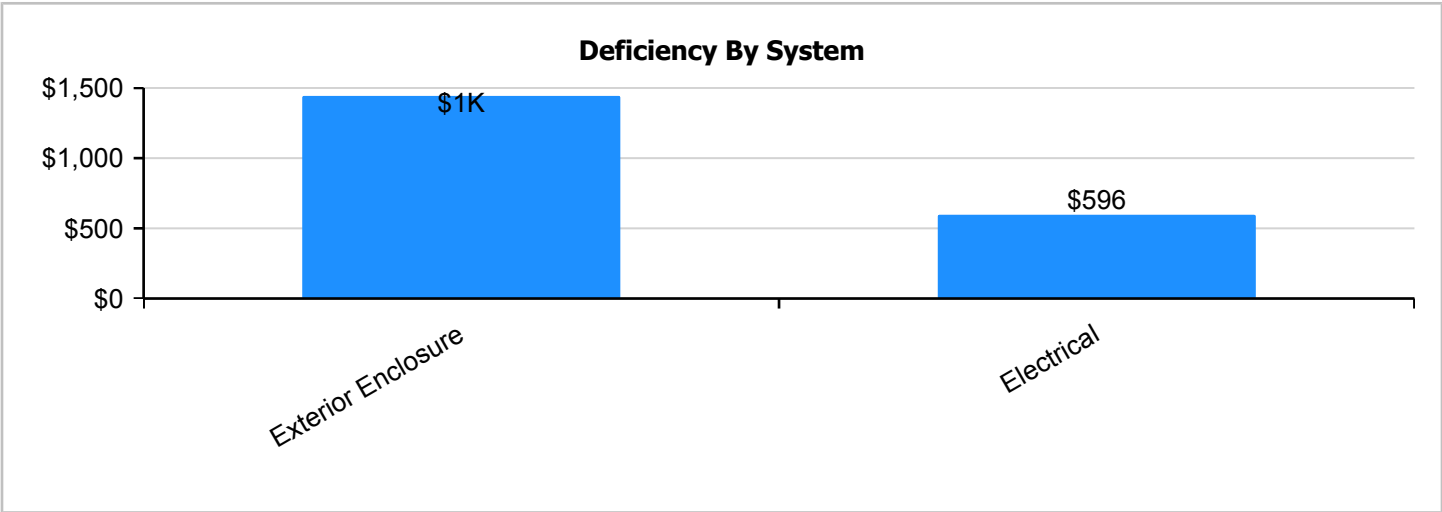
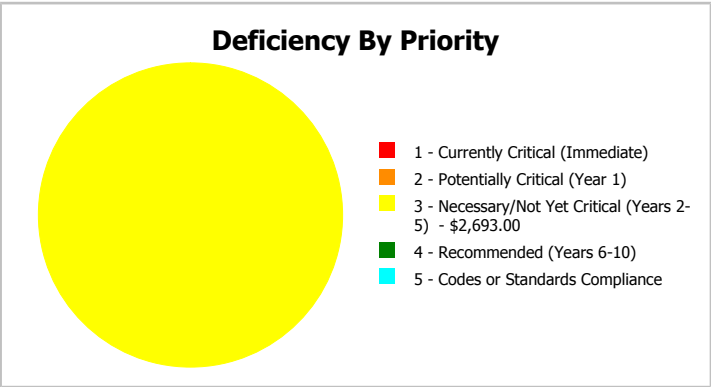
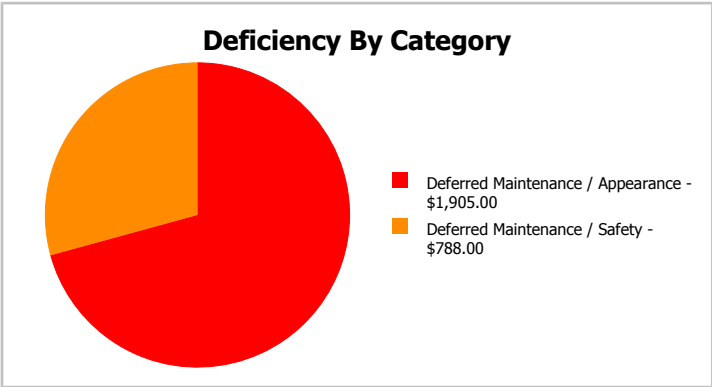
Description:

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:	200
Year Built:	1968	Last Renovation:	
Repair Cost:	\$2,693	Replacement Value:	\$31,352
FCI:	8.59 %	RSLI%:	38.81 %



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	51.00 %	0.00 %	\$0.00
B10 - Superstructure	51.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	39.51 %	24.77 %	\$1,905.00
B30 - Roofing	15.00 %	0.00 %	\$0.00
C30 - Interior Finishes	27.32 %	0.00 %	\$0.00
D50 - Electrical	31.55 %	29.94 %	\$788.00
Totals:	38.81 %	8.59 %	\$2,693.00

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). 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	\$20.13	S.F.	200	100	1968	2068		51.00 %	0.00 %	51			\$4,026
A1030	Slab on Grade	\$19.75	S.F.	200	100	1968	2068		51.00 %	0.00 %	51			\$3,950
B1020	Roof Construction	\$16.26	S.F.	200	100	1968	2068		51.00 %	0.00 %	51			\$3,252
B2010	Exterior Walls	\$29.79	S.F.	200	100	1968	2068		51.00 %	0.00 %	51			\$5,958
B2030	Exterior Doors	\$8.66	S.F.	200	30	1968	1998		0.00 %	109.99 %	-19		\$1,905.00	\$1,732
B3010140	Asphalt Shingles	\$4.32	S.F.	200	20	2000	2020		15.00 %	0.00 %	3			\$864
C3010	Wall Finishes	\$5.11	S.F.	200	10	1968	1978	2021	40.00 %	0.00 %	4			\$1,022
C3020	Floor Finishes	\$20.82	S.F.	200	20	1968	1988	2021	20.00 %	0.00 %	4			\$4,164
C3030	Ceiling Finishes	\$18.76	S.F.	200	25	2000	2025		32.00 %	0.00 %	8			\$3,752
D5020	Branch Wiring	\$3.58	S.F.	200	30	1968	1998		0.00 %	110.06 %	-19		\$788.00	\$716
D5020	Lighting	\$9.58	S.F.	200	30	2000	2030		43.33 %	0.00 %	13			\$1,916
Total									38.81 %	8.59 %			\$2,693.00	\$31,352

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2030 - Exterior Doors



Note:

System: B3010140 - Asphalt Shingles



Note:

Campus Assessment Report - 1968 Pump House

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

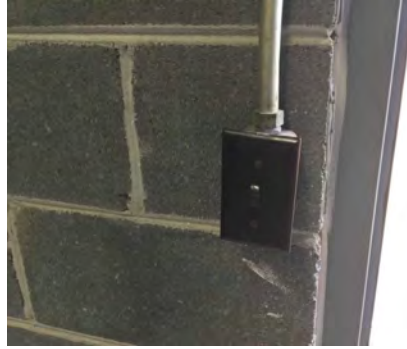
System: C3030 - Ceiling Finishes



Note:

Campus Assessment Report - 1968 Pump House

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.

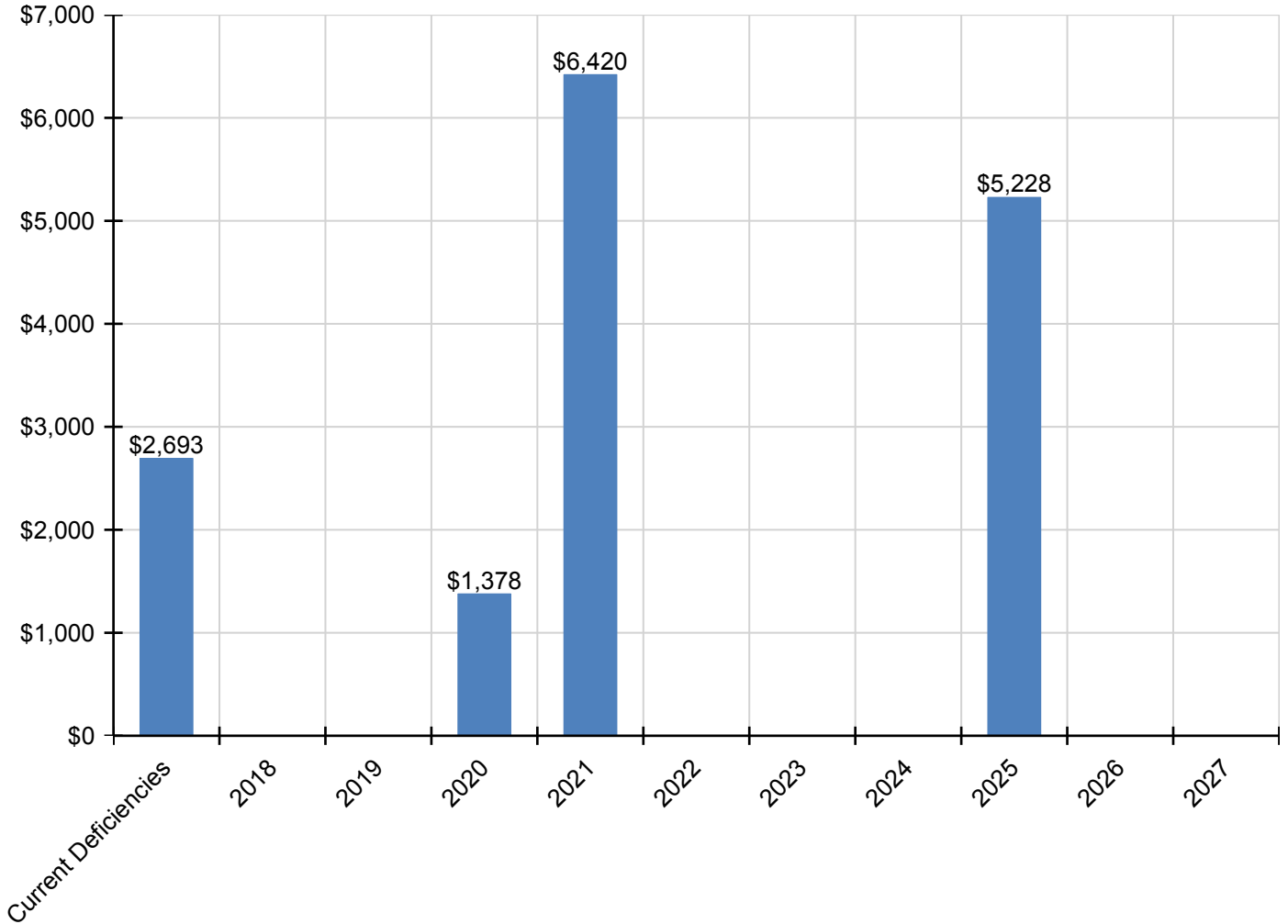
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$2,693	\$0	\$0	\$1,378	\$6,420	\$0	\$0	\$0	\$5,228	\$0	\$0	\$15,719
* 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	\$1,905	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,905
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	\$1,378	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,378
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$1,265	\$0	\$0	\$0	\$0	\$0	\$0	\$1,265
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$5,155	\$0	\$0	\$0	\$0	\$0	\$0	\$5,155
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,228	\$0	\$0	\$5,228
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	\$788	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$788
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

** Indicates non-renewable system*

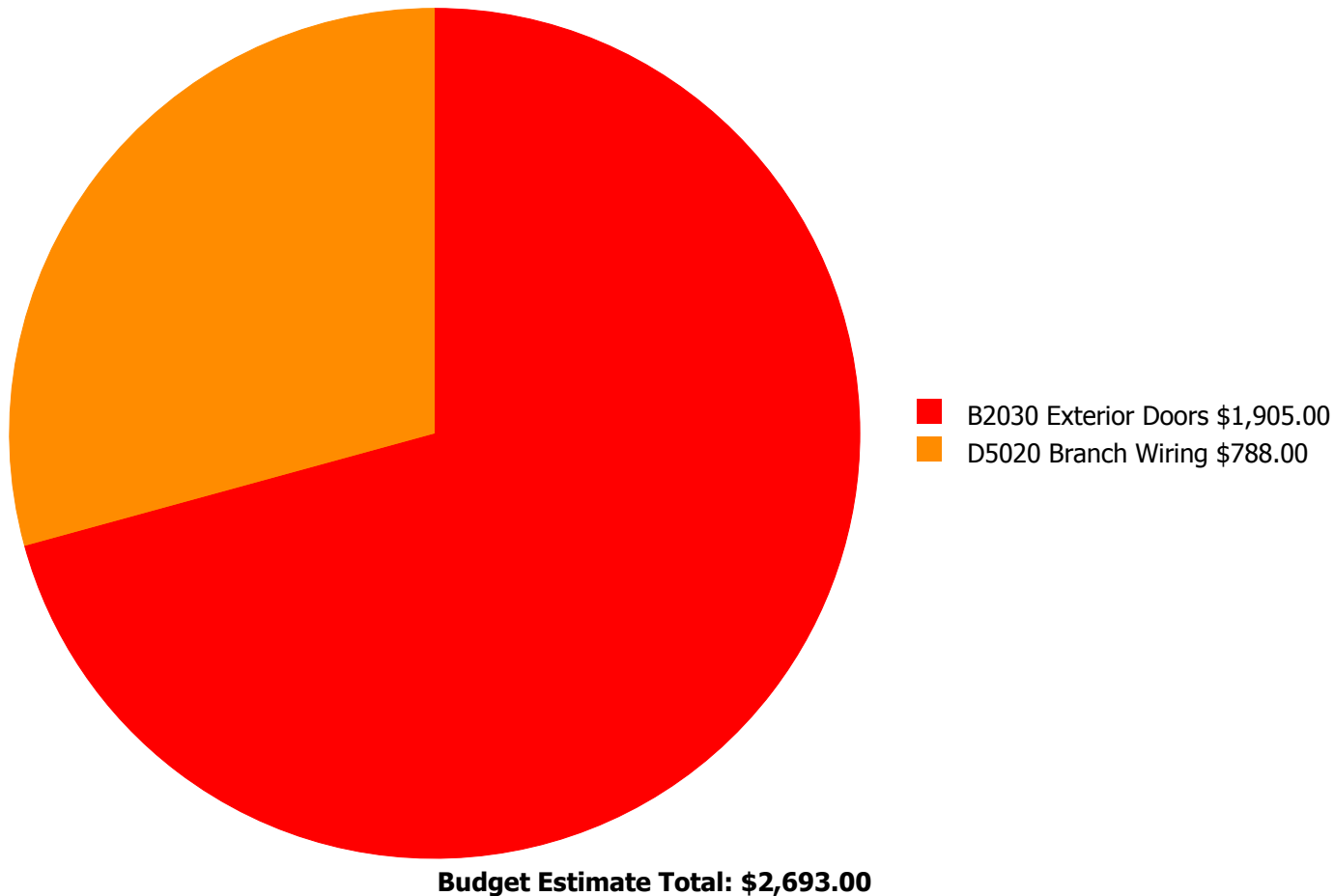
Forecasted Capital Renewal Requirement

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



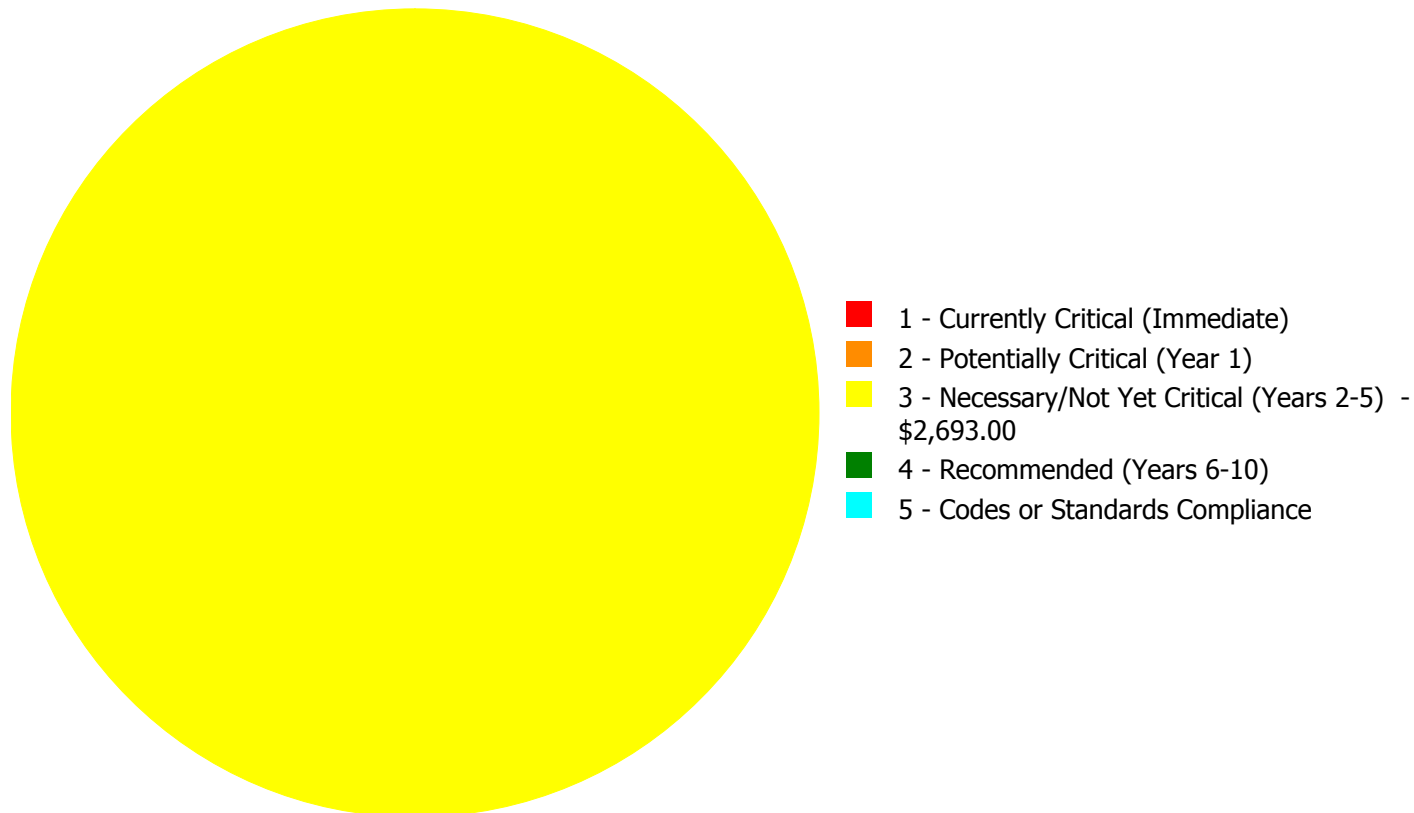
Deficiency Summary by System

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



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: \$2,693.00

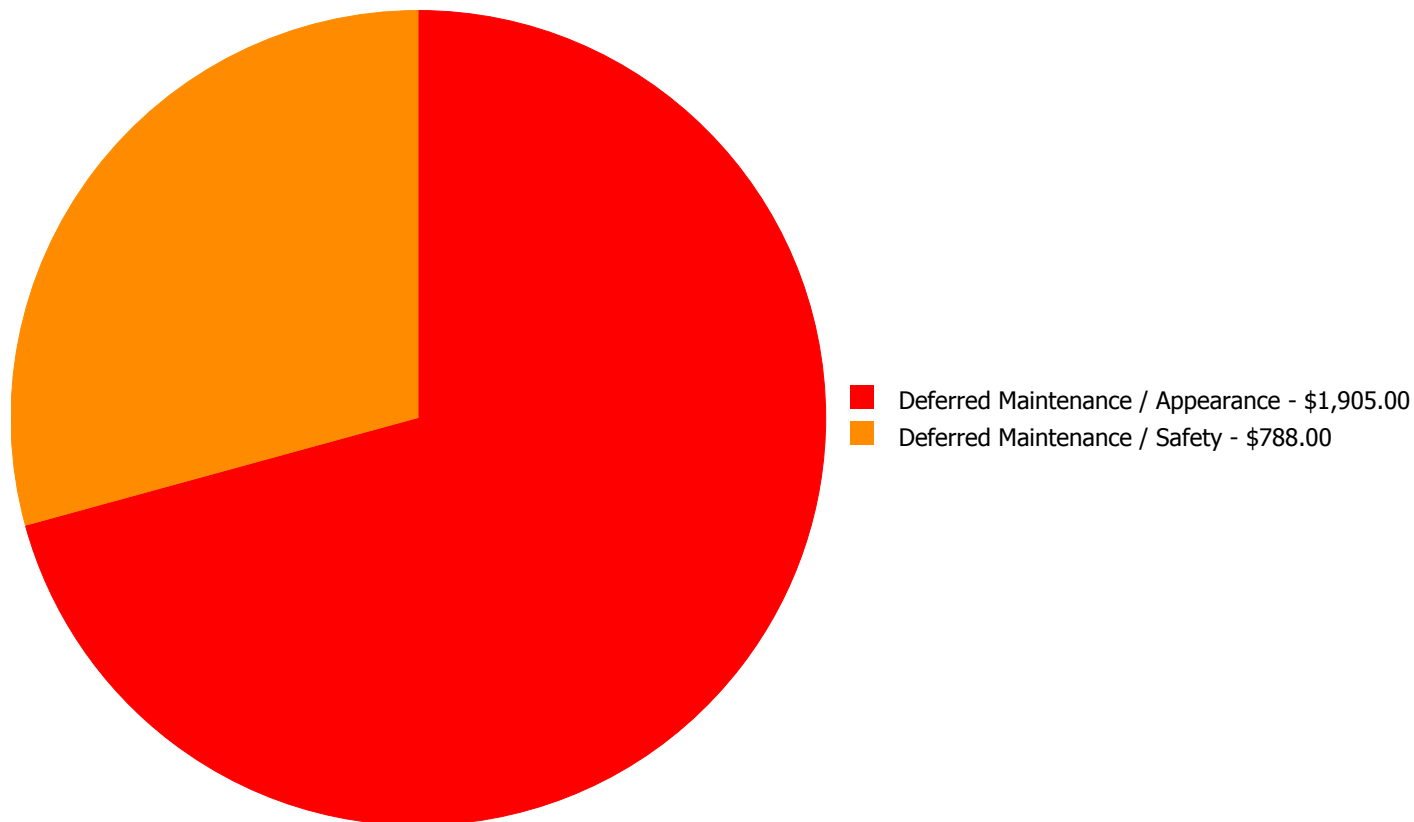
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2030	Exterior Doors	\$0.00	\$0.00	\$1,905.00	\$0.00	\$0.00	\$1,905.00
D5020	Branch Wiring	\$0.00	\$0.00	\$788.00	\$0.00	\$0.00	\$788.00
	Total:	\$0.00	\$0.00	\$2,693.00	\$0.00	\$0.00	\$2,693.00

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: \$2,693.00

Deficiency Details by Priority

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

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

System: B2030 - Exterior Doors



Location: Entry
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 200.00
Unit of Measure: S.F.
Estimate: \$1,905.00
Assessor Name: Terence Davis
Date Created: 01/30/2017

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

System: D5020 - Branch Wiring



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Safety
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 200.00
Unit of Measure: S.F.
Estimate: \$788.00
Assessor Name: Terence Davis
Date Created: 01/30/2017

Notes: The original branch wiring 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):	2,124
Year Built:	2000
Last Renovation:	
Replacement Value:	\$381,241
Repair Cost:	\$11,916.00
Total FCI:	3.13 %
Total RSLI:	48.25 %
FCA Score:	96.87



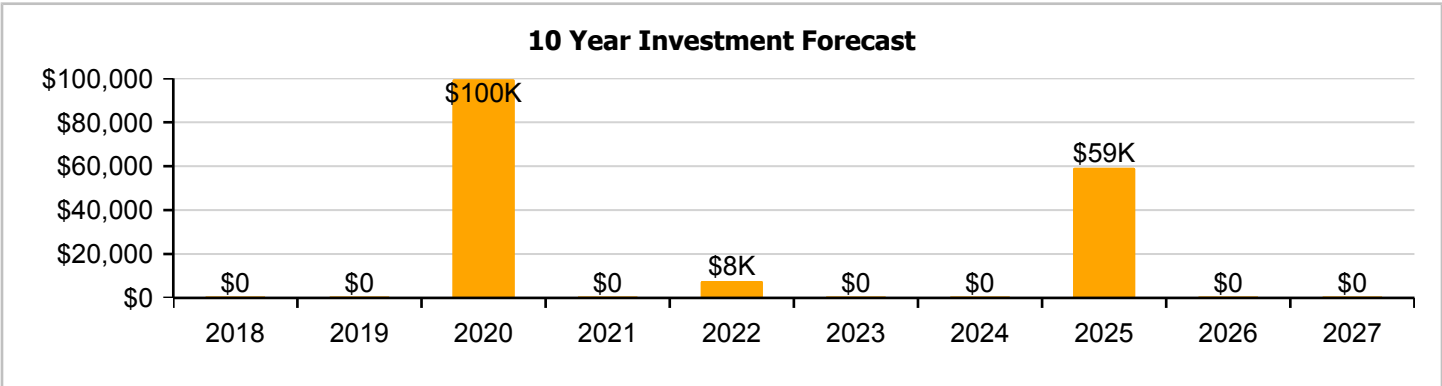
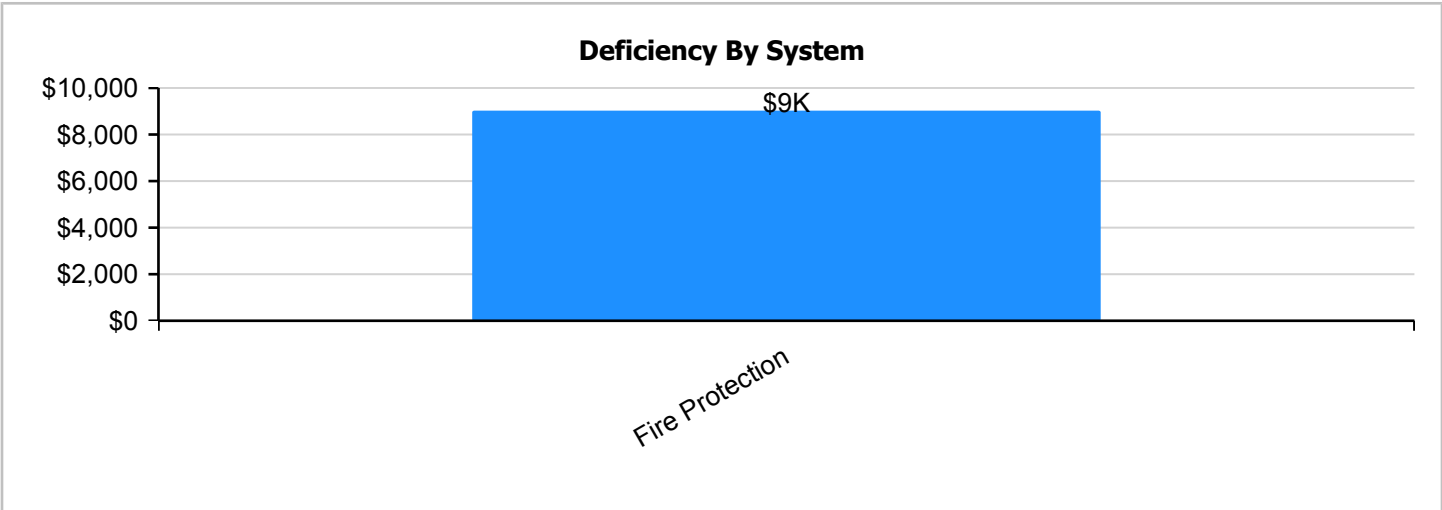
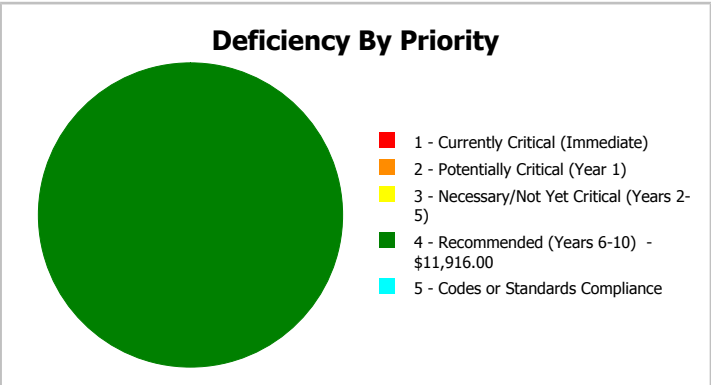
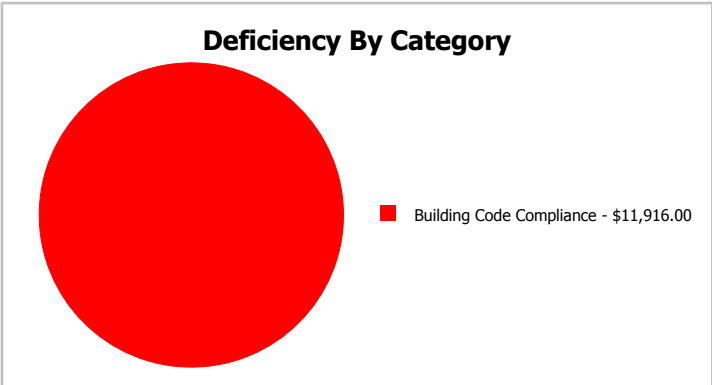
Description:

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:	2,124
Year Built:	2000	Last Renovation:	
Repair Cost:	\$11,916	Replacement Value:	\$381,241
FCI:	3.13 %	RSLI%:	48.25 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	83.00 %	0.00 %	\$0.00
B10 - Superstructure	83.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	62.16 %	0.00 %	\$0.00
B30 - Roofing	15.00 %	0.00 %	\$0.00
C10 - Interior Construction	47.27 %	0.00 %	\$0.00
C30 - Interior Finishes	26.30 %	0.00 %	\$0.00
D20 - Plumbing	43.33 %	0.00 %	\$0.00
D30 - HVAC	37.11 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$11,916.00
D50 - Electrical	54.07 %	0.00 %	\$0.00
E20 - Furnishings	15.00 %	0.00 %	\$0.00
Totals:	48.25 %	3.13 %	\$11,916.00

Photo Album

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

1). East Elevation - Feb 01, 2017



2). North Elevation - Feb 01, 2017



3). 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.

Campus Assessment Report - 2000 Classrooms

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.	2,124	100	2000	2100		83.00 %	0.00 %	83			\$10,365
A1030	Slab on Grade	\$8.61	S.F.	2,124	100	2000	2100		83.00 %	0.00 %	83			\$18,288
B1010	Floor Construction	\$1.66	S.F.	2,124	100	2000	2100		83.00 %	0.00 %	83			\$3,526
B1020	Roof Construction	\$16.08	S.F.	2,124	100	2000	2100		83.00 %	0.00 %	83			\$34,154
B2010	Exterior Walls	\$9.61	S.F.	2,124	100	2000	2100		83.00 %	0.00 %	83			\$20,412
B2020	Exterior Windows	\$9.57	S.F.	2,124	30	2000	2030		43.33 %	0.00 %	13			\$20,327
B2030	Exterior Doors	\$1.07	S.F.	2,124	30	2000	2030		43.33 %	0.00 %	13			\$2,273
B3010120	Single Ply Membrane	\$6.98	S.F.	2,124	20	2000	2020		15.00 %	0.00 %	3			\$14,826
C1010	Partitions	\$11.01	S.F.	2,124	75	2000	2075		77.33 %	0.00 %	58			\$23,385
C1020	Interior Doors	\$2.59	S.F.	2,124	30	2000	2030		43.33 %	0.00 %	13			\$5,501
C1030	Fittings	\$9.94	S.F.	2,124	20	2000	2020		15.00 %	0.00 %	3			\$21,113
C3010	Wall Finishes	\$2.84	S.F.	2,124	10	2012	2022		50.00 %	0.00 %	5			\$6,032
C3020	Floor Finishes	\$11.60	S.F.	2,124	20	2000	2020		15.00 %	0.00 %	3			\$24,638
C3030	Ceiling Finishes	\$11.19	S.F.	2,124	25	2000	2025		32.00 %	0.00 %	8			\$23,768
D2010	Plumbing Fixtures	\$11.71	S.F.	2,124	30	2000	2030		43.33 %	0.00 %	13			\$24,872
D2040	Rain Water Drainage	\$1.41	S.F.	2,124	30	2000	2030		43.33 %	0.00 %	13			\$2,995
D3020	Heat Generating Systems	\$5.19	S.F.	2,124	30	2000	2030		43.33 %	0.00 %	13			\$11,024
D3030	Cooling Generating Systems	\$5.37	S.F.	2,124	25	2000	2025		32.00 %	0.00 %	8			\$11,406
D3040	Distribution Systems	\$6.26	S.F.	2,124	30	2000	2030		43.33 %	0.00 %	13			\$13,296
D3060	Controls & Instrumentation	\$1.98	S.F.	2,124	20	2000	2020		15.00 %	0.00 %	3			\$4,206
D4010	Sprinklers	\$4.41	S.F.	2,124	30			2017	0.00 %	110.00 %	0		\$10,304.00	\$9,367
D4020	Standpipes	\$0.69	S.F.	2,124	30			2017	0.00 %	109.96 %	0		\$1,612.00	\$1,466
D5010	Electrical Service/Distribution	\$1.73	S.F.	2,124	40	2000	2040		57.50 %	0.00 %	23			\$3,675
D5020	Branch Wiring	\$5.20	S.F.	2,124	30	2000	2030		43.33 %	0.00 %	13			\$11,045
D5020	Lighting	\$12.12	S.F.	2,124	30	2000	2030		43.33 %	0.00 %	13			\$25,743
D5030810	Security & Detection Systems	\$1.91	S.F.	2,124	15	2013	2028		73.33 %	0.00 %	11			\$4,057
D5030910	Fire Alarm Systems	\$3.46	S.F.	2,124	15	2010	2025		53.33 %	0.00 %	8			\$7,349
D5030920	Data Communication	\$4.47	S.F.	2,124	15	2015	2030		86.67 %	0.00 %	13			\$9,494
E2010	Fixed Furnishings	\$5.95	S.F.	2,124	20	2000	2020		15.00 %	0.00 %	3			\$12,638
Total									48.25 %	3.13 %			\$11,916.00	\$381,241

System Notes

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

System: B2010 - Exterior Walls



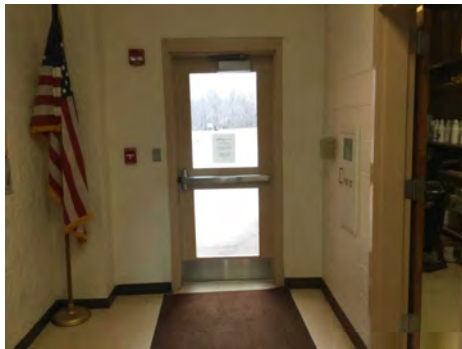
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

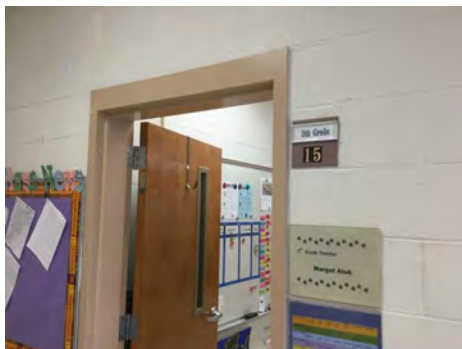
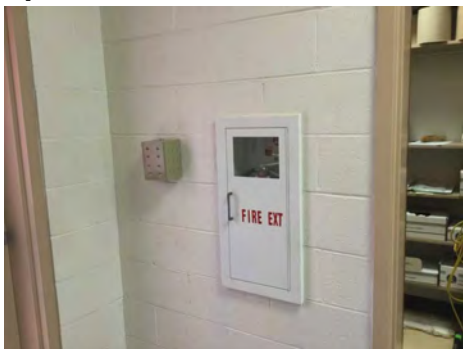
Campus Assessment Report - 2000 Classrooms

System: B3010120 - Single Ply Membrane



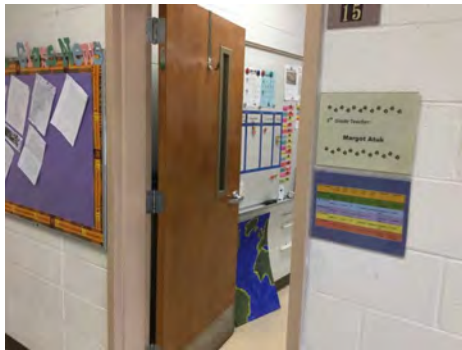
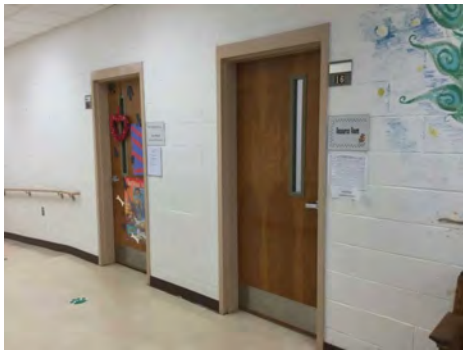
Note:

System: C1010 - Partitions



Note:

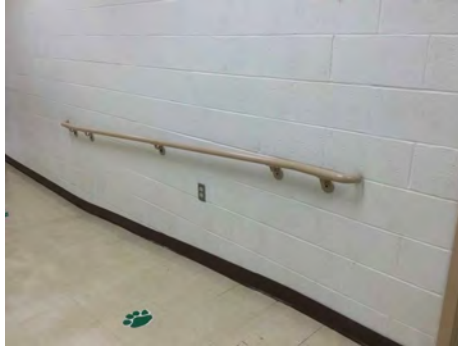
System: C1020 - Interior Doors



Note:

Campus Assessment Report - 2000 Classrooms

System: C1030 - Fittings



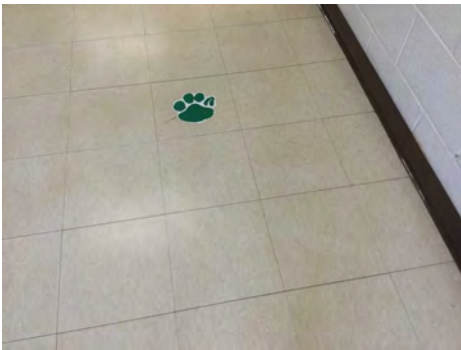
Note:

System: C3010 - Wall Finishes



Note:

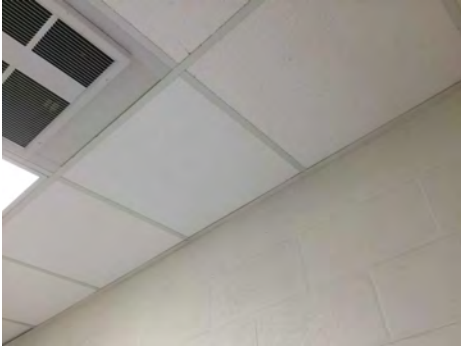
System: C3020 - Floor Finishes



Note:

Campus Assessment Report - 2000 Classrooms

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2040 - Rain Water Drainage



Note:

Campus Assessment Report - 2000 Classrooms

System: D3020 - Heat Generating Systems



Note:

System: D3030 - Cooling Generating Systems



Note:

System: D3040 - Distribution Systems



Note:

Campus Assessment Report - 2000 Classrooms

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

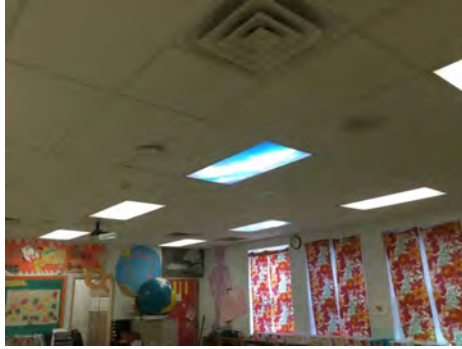
System: D5020 - Branch Wiring



Note:

Campus Assessment Report - 2000 Classrooms

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

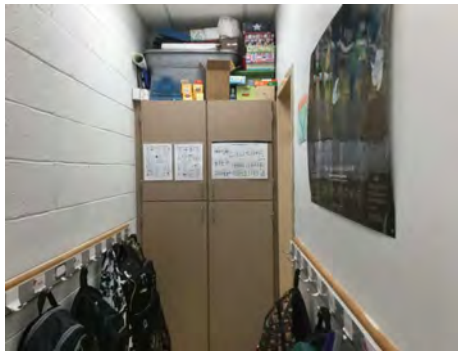
Campus Assessment Report - 2000 Classrooms

System: D5030920 - Data Communication



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$11,916	\$0	\$0	\$99,539	\$0	\$7,692	\$0	\$0	\$59,252	\$0	\$0	\$178,398
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010120 - Single Ply Membrane	\$0	\$0	\$0	\$24,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,300
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$25,377	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,377
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$7,692	\$0	\$0	\$0	\$0	\$0	\$7,692
C3020 - Floor Finishes	\$0	\$0	\$0	\$29,615	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,615
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,118	\$0	\$0	\$33,118
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

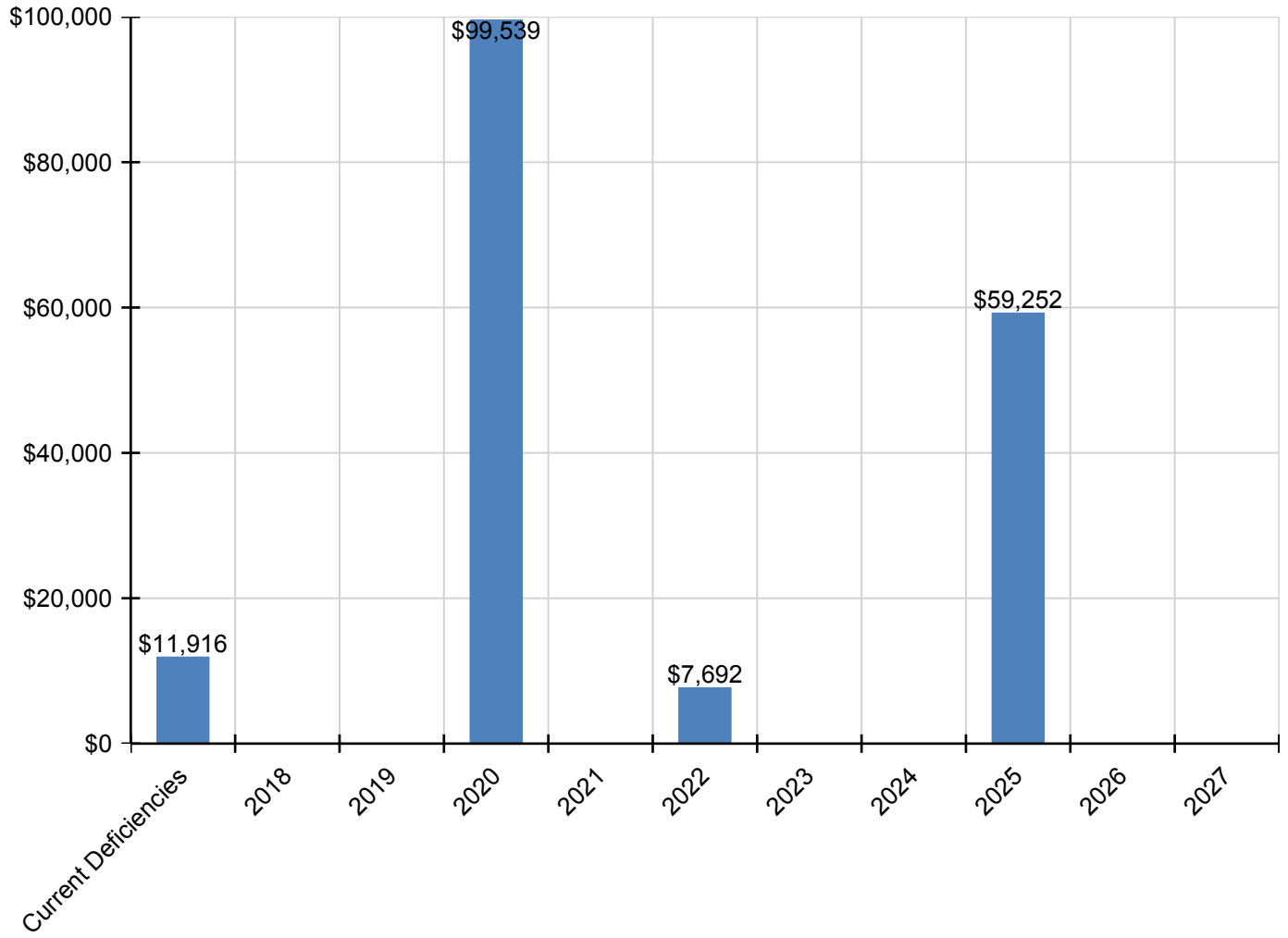
Campus Assessment Report - 2000 Classrooms

D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,893	\$0	\$0	\$15,893
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$5,055	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,055
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$10,304	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,304
D4020 - Standpipes	\$1,612	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,612
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,241	\$0	\$0	\$10,241
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$15,191	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,191

* Indicates non-renewable system

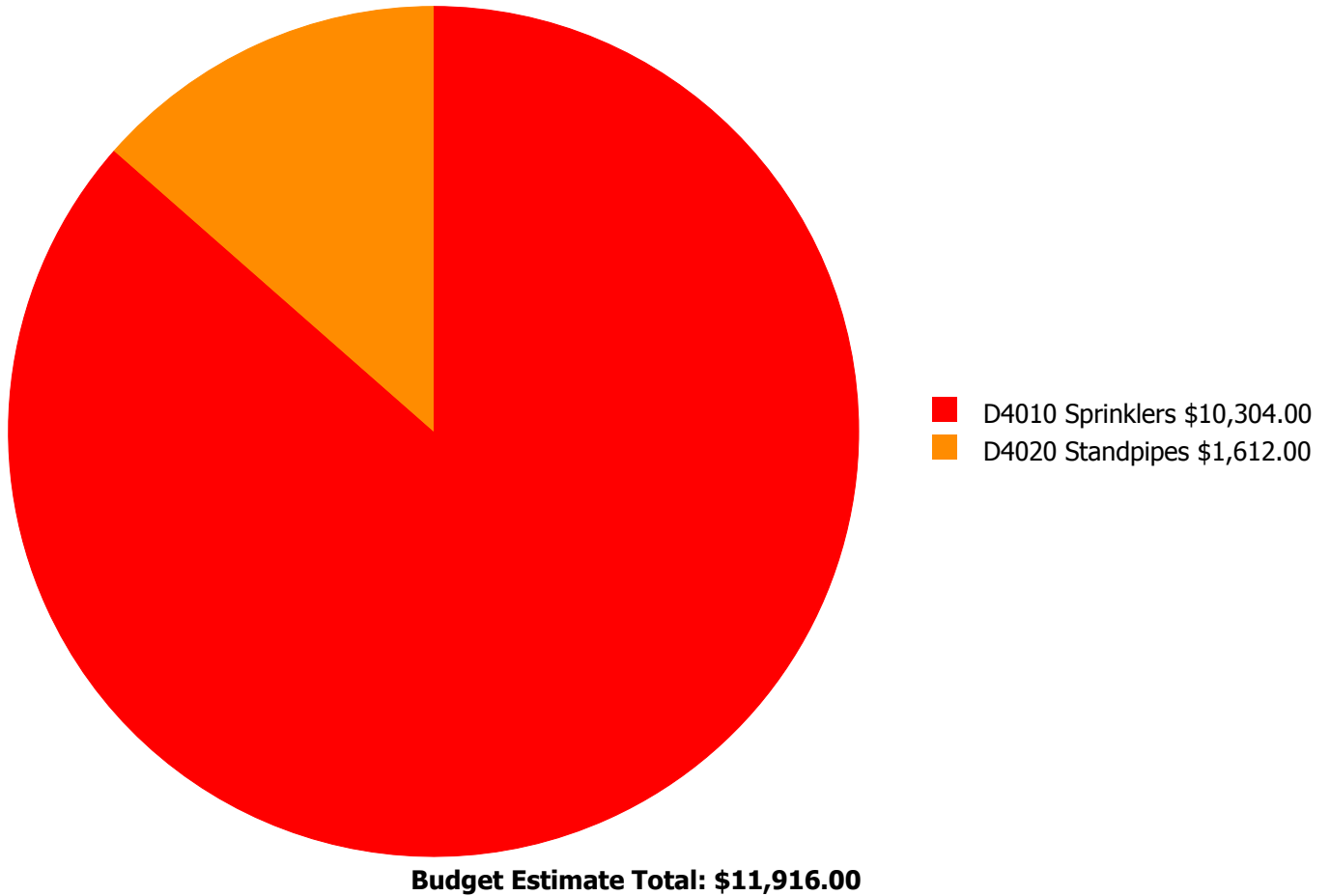
Forecasted Capital Renewal Requirement

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



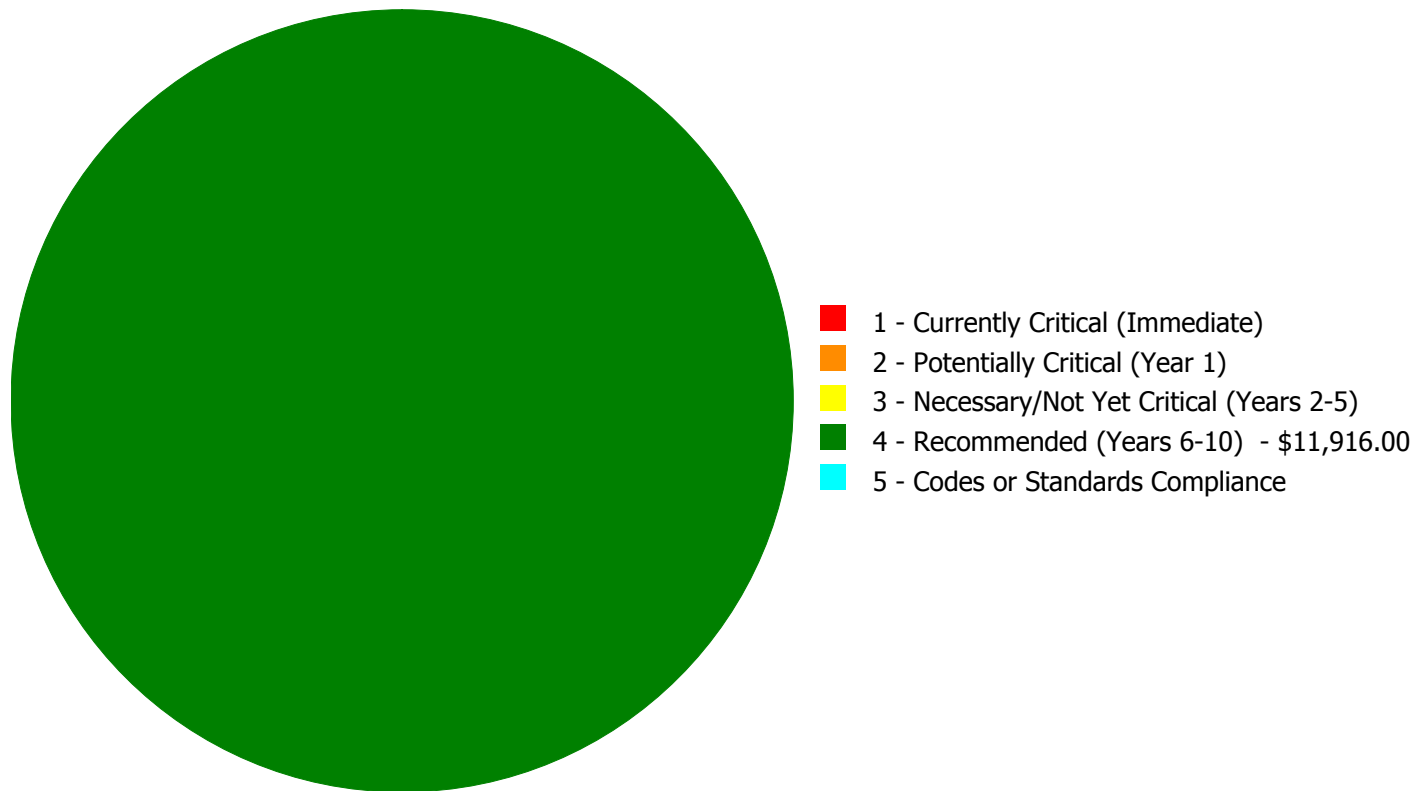
Deficiency Summary by System

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



Deficiency Summary by Priority

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



Budget Estimate Total: \$11,916.00

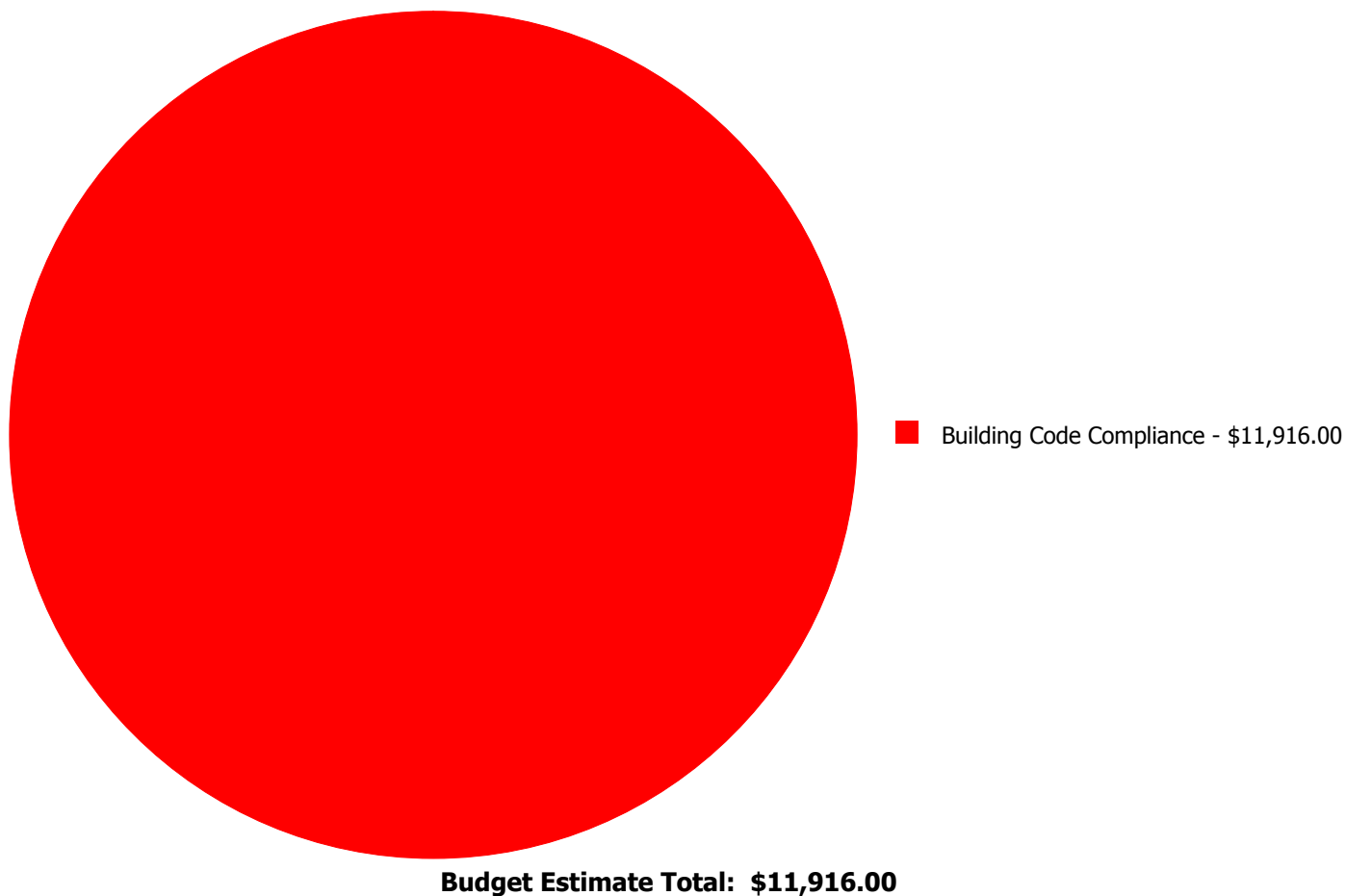
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$10,304.00	\$0.00	\$10,304.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$1,612.00	\$0.00	\$1,612.00
	Total:	\$0.00	\$0.00	\$0.00	\$11,916.00	\$0.00	\$11,916.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

Priority 4 - Recommended (Years 6-10):

System: 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: 2,124.00
Unit of Measure: S.F.
Estimate: \$10,304.00
Assessor Name: Eduardo Lopez
Date Created: 01/30/2017

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: 2,124.00
Unit of Measure: S.F.
Estimate: \$1,612.00
Assessor Name: Eduardo Lopez
Date Created: 01/30/2017

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):	22,744
Year Built:	1951
Last Renovation:	
Replacement Value:	\$668,902
Repair Cost:	\$200,897.00
Total FCI:	30.03 %
Total RSLI:	11.05 %
FCA Score:	69.97



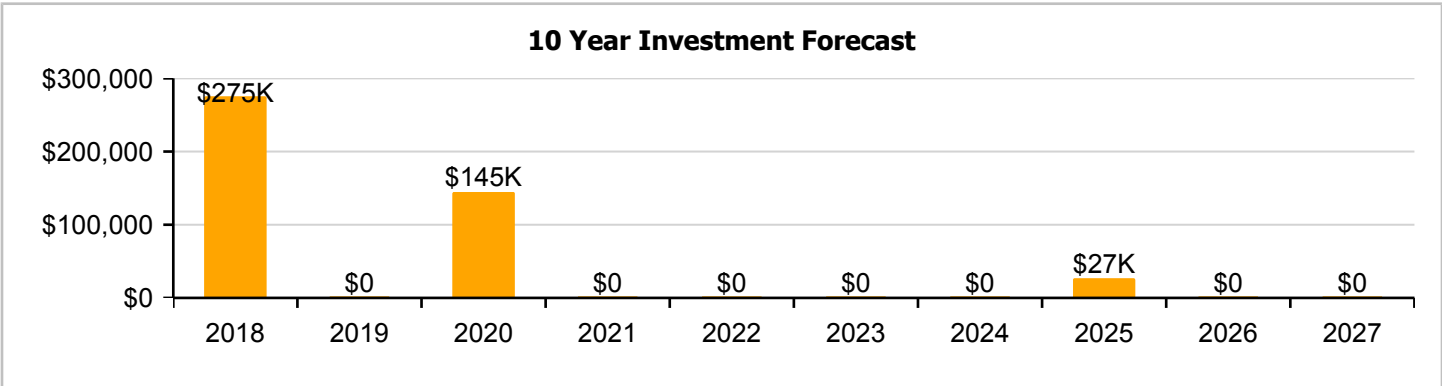
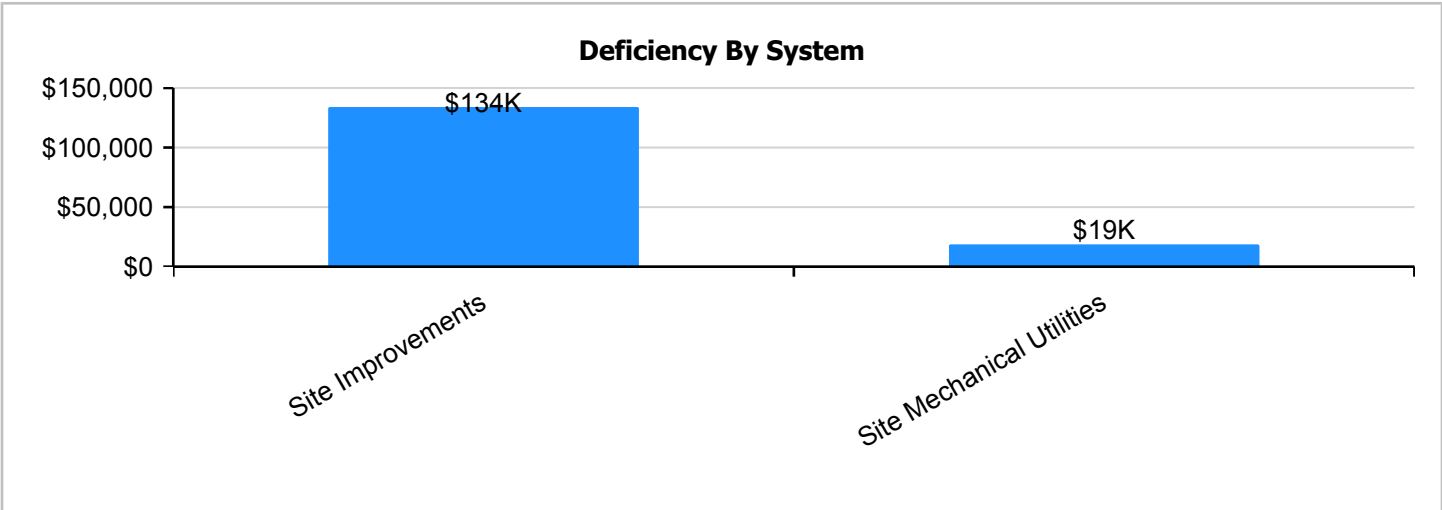
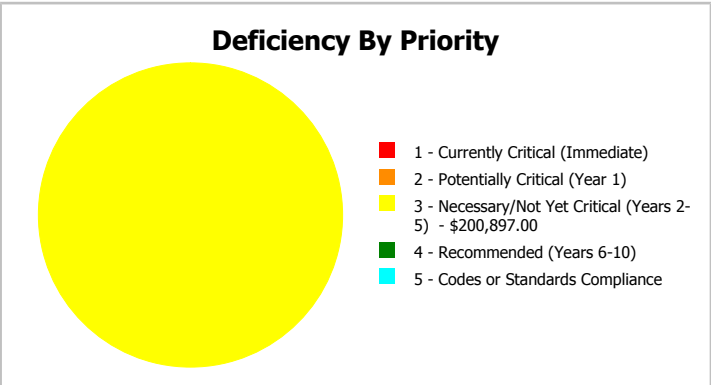
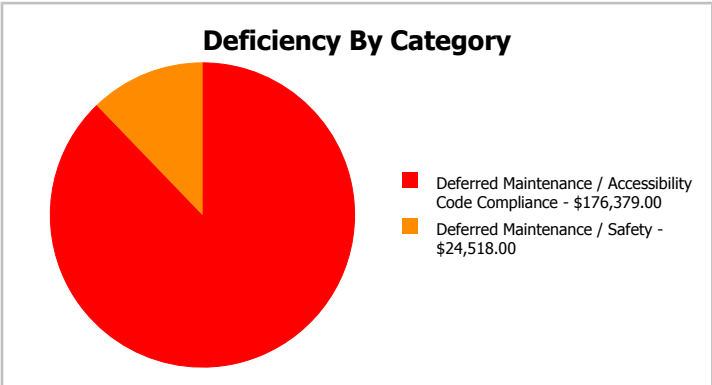
Description:

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:	22,744
Year Built:	1951	Last Renovation:	
Repair Cost:	\$200,897	Replacement Value:	\$668,902
FCI:	30.03 %	RSLI%:	11.05 %



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	12.63 %	50.23 %	\$176,379.00
G30 - Site Mechanical Utilities	1.79 %	11.58 %	\$24,518.00
G40 - Site Electrical Utilities	24.29 %	0.00 %	\$0.00
Totals:	11.05 %	30.03 %	\$200,897.00

Photo Album

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

- 1). Aerial Image of South Toe 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.	22,744	25	1951	1976		0.00 %	110.00 %	-41		\$95,320.00	\$86,655
G2020	Parking Lots	\$1.33	S.F.	22,744	25	1951	1976		0.00 %	110.00 %	-41		\$33,274.00	\$30,250
G2030	Pedestrian Paving	\$1.91	S.F.	22,744	30	1951	1981		0.00 %	110.00 %	-36		\$47,785.00	\$43,441
G2040105	Fence & Guardrails	\$1.23	S.F.	22,744	30	2000	2030		43.33 %	0.00 %	13			\$27,975
G2040950	Hard Surface Play Area	\$0.75	S.F.	22,744	20	2000	2020		15.00 %	0.00 %	3			\$17,058
G2040950	Playing Field	\$4.54	S.F.	22,744	20	2000	2020		15.00 %	0.00 %	3			\$103,258
G2050	Landscaping	\$1.87	S.F.	22,744	15	2007	2022		33.33 %	0.00 %	5			\$42,531
G3010	Water Supply	\$2.34	S.F.	22,744	50	1968	2018		2.00 %	0.00 %	1			\$53,221
G3020	Sanitary Sewer	\$1.45	S.F.	22,744	50	1968	2018		2.00 %	0.00 %	1			\$32,979
G3030	Storm Sewer	\$4.54	S.F.	22,744	50	1968	2018		2.00 %	0.00 %	1			\$103,258
G3060	Fuel Distribution	\$0.98	S.F.	22,744	40	1968	2008		0.00 %	110.00 %	-9		\$24,518.00	\$22,289
G4010	Electrical Distribution	\$2.35	S.F.	22,744	50	1968	2018		2.00 %	0.00 %	1			\$53,448
G4020	Site Lighting	\$1.47	S.F.	22,744	30	2000	2030		43.33 %	0.00 %	13			\$33,434
G4030	Site Communications & Security	\$0.84	S.F.	22,744	15	2010	2025		53.33 %	0.00 %	8			\$19,105
Total									11.05 %	30.03 %			\$200,897.00	\$668,902

System Notes

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

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots



Note:

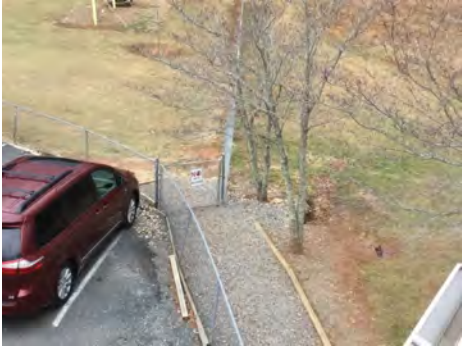
System: G2030 - Pedestrian Paving



Note:

Campus Assessment Report - Site

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Hard Surface Play Area



Note:

System: G2040950 - Playing Field



Note:

Campus Assessment Report - Site

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer



Note:

Campus Assessment Report - Site

System: G3030 - Storm Sewer



Note:

System: G3060 - Fuel Distribution



Note:

System: G4010 - Electrical Distribution



Note:

Campus Assessment Report - Site

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.

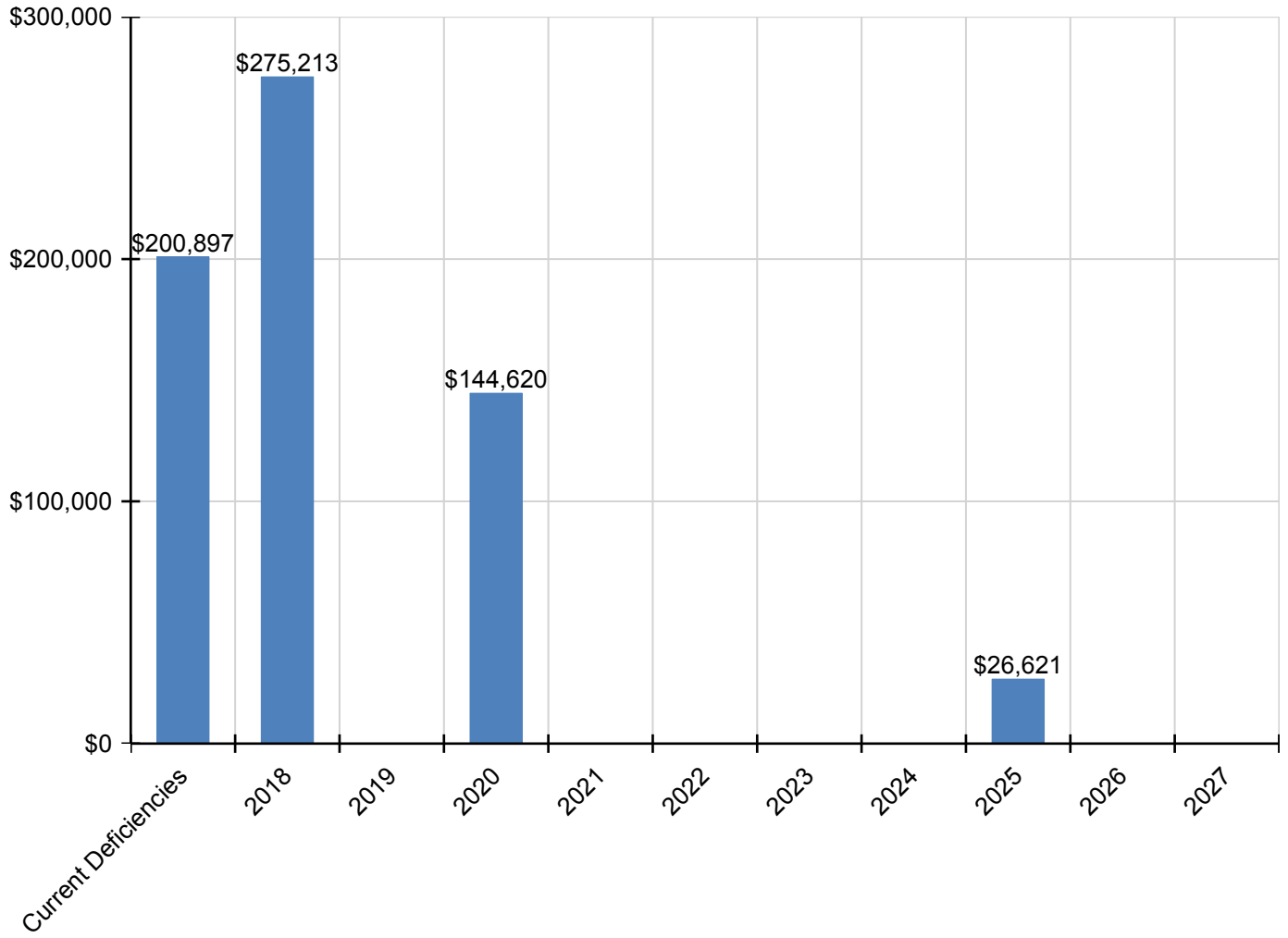
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$200,897	\$275,213	\$0	\$144,620	\$0	\$0	\$0	\$0	\$26,621	\$0	\$0	\$647,351
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	\$95,320	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$95,320
G2020 - Parking Lots	\$33,274	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,274
G2030 - Pedestrian Paving	\$47,785	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,785
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 - Hard Surface Play Area	\$0	\$0	\$0	\$20,504	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,504
G2040950 - Playing Field	\$0	\$0	\$0	\$124,116	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$124,116
* 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	\$60,299	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60,299
G3020 - Sanitary Sewer	\$0	\$37,365	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37,365
G3030 - Storm Sewer	\$0	\$116,992	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$116,992
G3060 - Fuel Distribution	\$24,518	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,518
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$0	\$60,557	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60,557
G4020 - Site Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4030 - Site Communications & Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,621	\$0	\$0	\$26,621

** Indicates non-renewable system*

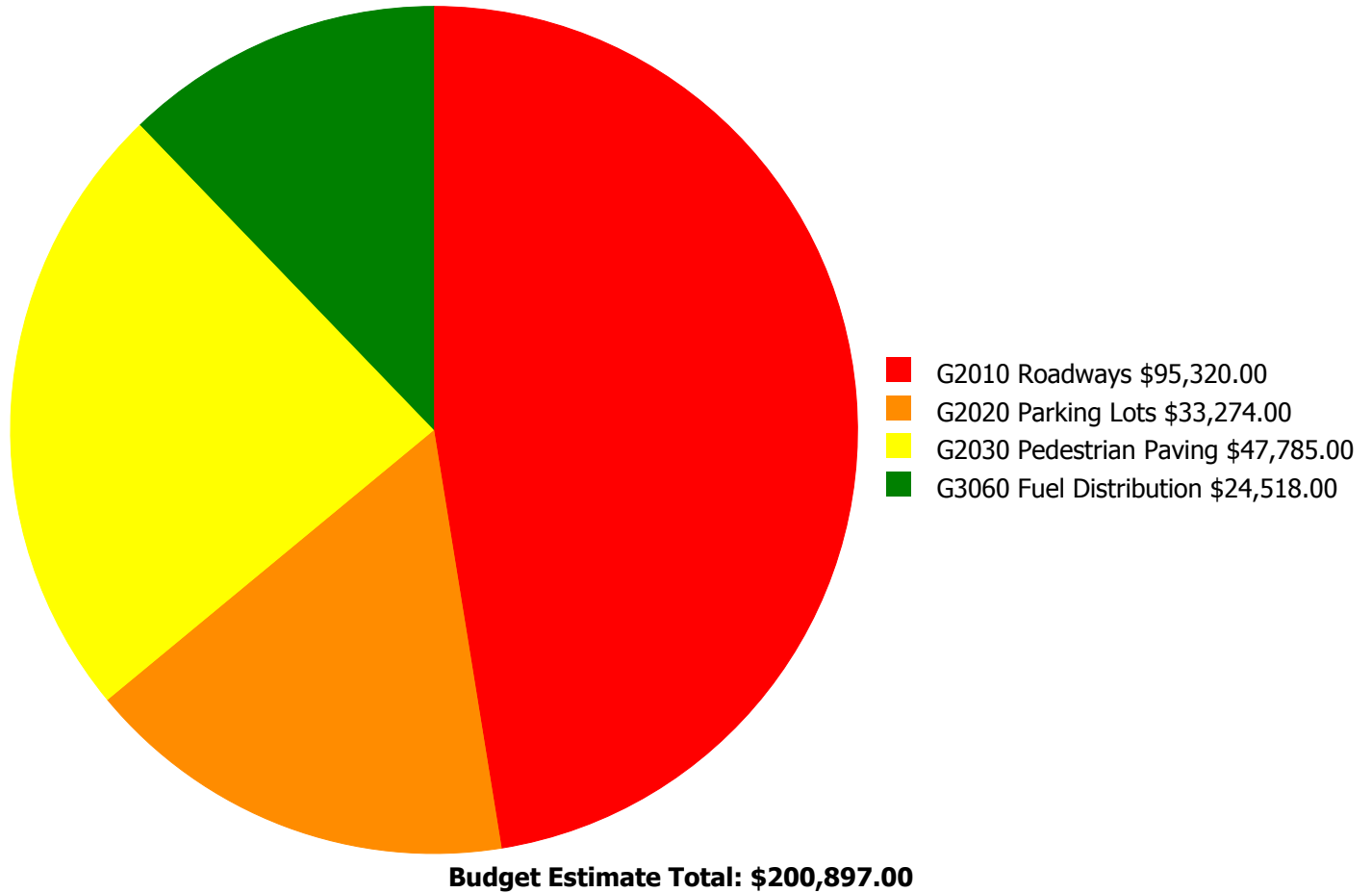
Forecasted Capital Renewal Requirement

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



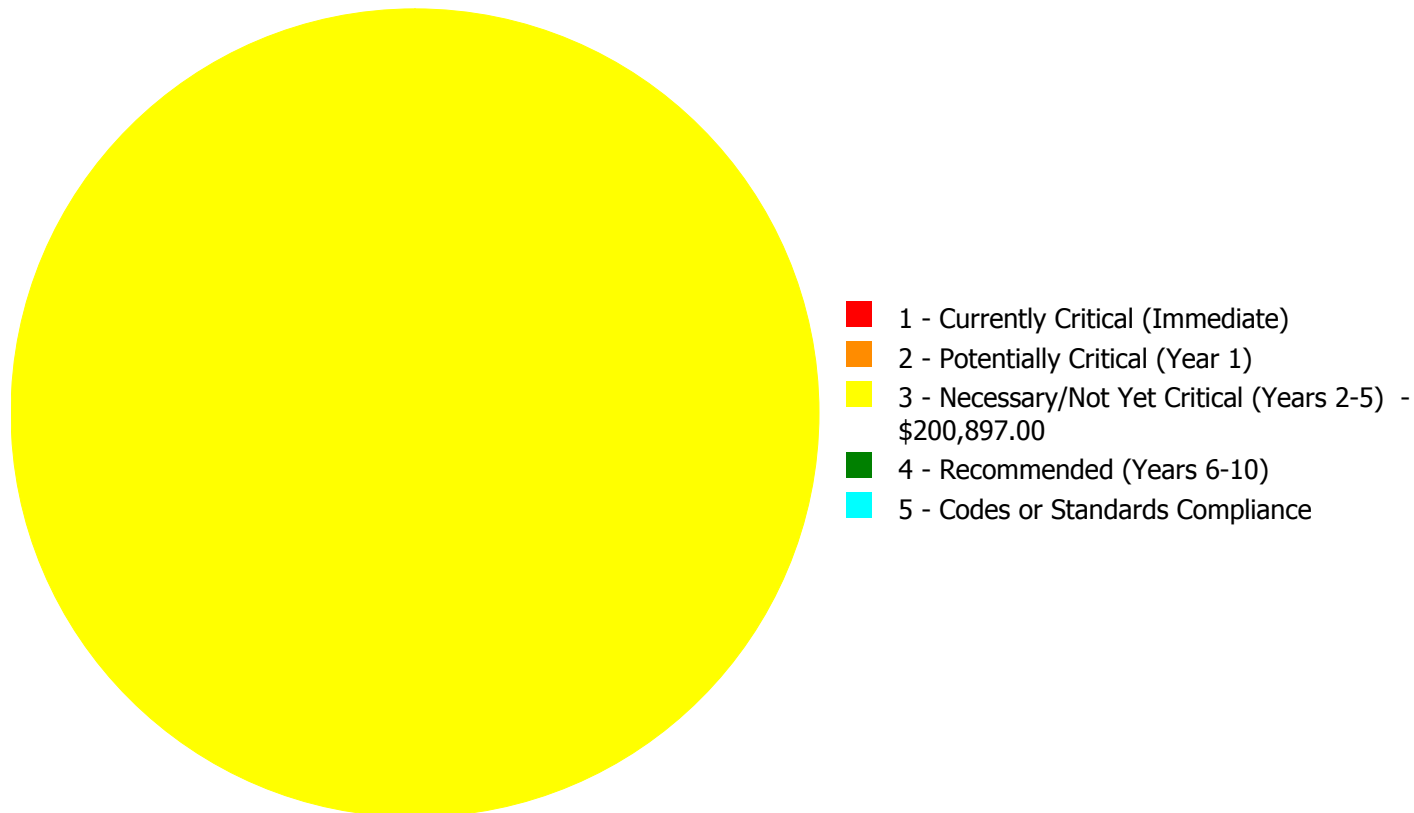
Deficiency Summary by System

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



Deficiency Summary by Priority

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



Budget Estimate Total: \$200,897.00

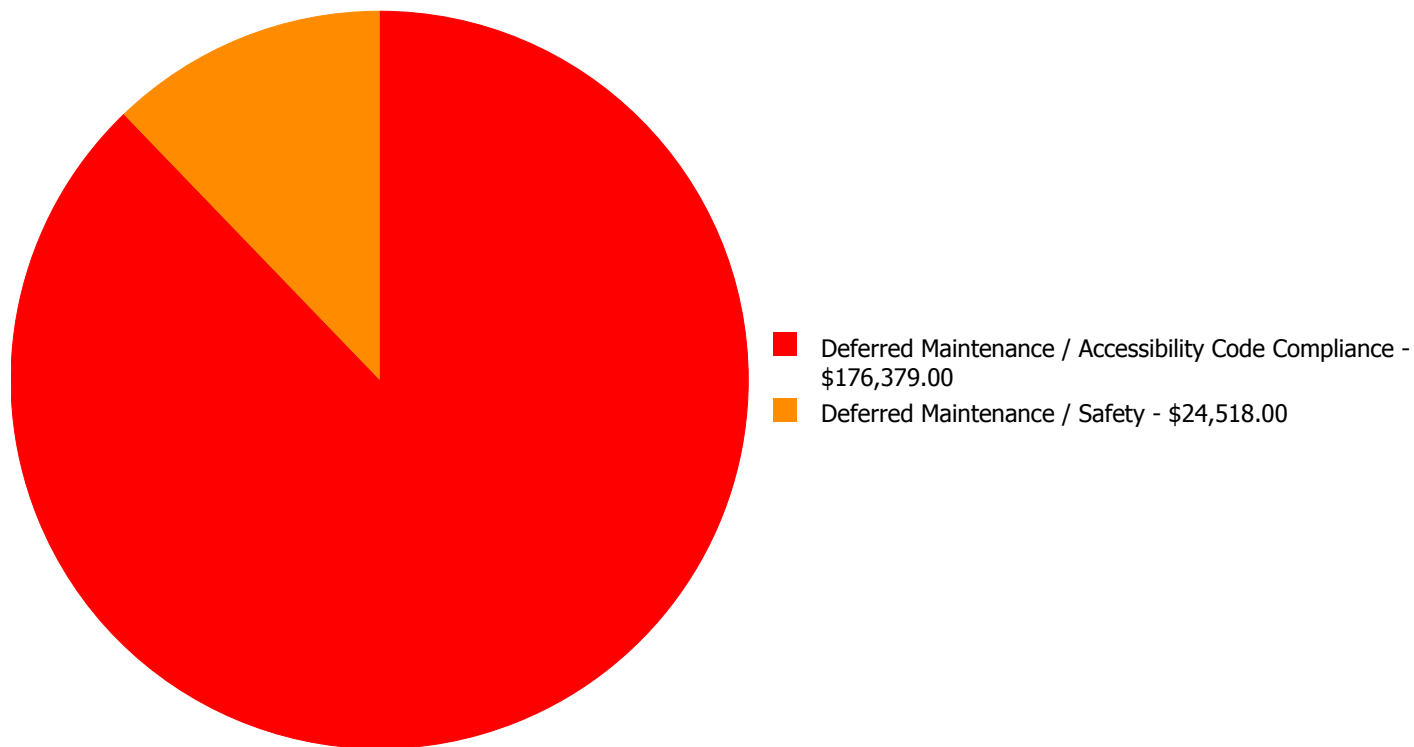
Deficiency By Priority Investment Table

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	\$95,320.00	\$0.00	\$0.00	\$95,320.00
G2020	Parking Lots	\$0.00	\$0.00	\$33,274.00	\$0.00	\$0.00	\$33,274.00
G2030	Pedestrian Paving	\$0.00	\$0.00	\$47,785.00	\$0.00	\$0.00	\$47,785.00
G3060	Fuel Distribution	\$0.00	\$0.00	\$24,518.00	\$0.00	\$0.00	\$24,518.00
	Total:	\$0.00	\$0.00	\$200,897.00	\$0.00	\$0.00	\$200,897.00

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: \$200,897.00

Deficiency Details by Priority

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

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

System: G2010 - Roadways



Location: Throughout
Distress: Failing
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 22,744.00
Unit of Measure: S.F.
Estimate: \$95,320.00
Assessor Name: Eduardo Lopez
Date Created: 01/30/2017

Notes: The asphaltic roadway is aged, has many road cuts, cracks, potholes and repairs, and should be replaced.

System: G2020 - Parking Lots



Location: Throughout
Distress: Failing
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 22,744.00
Unit of Measure: S.F.
Estimate: \$33,274.00
Assessor Name: Eduardo Lopez
Date Created: 01/30/2017

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

System: G2030 - Pedestrian Paving



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 22,744.00
Unit of Measure: S.F.
Estimate: \$47,785.00
Assessor Name: Eduardo Lopez
Date Created: 01/30/2017

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

System: G3060 - Fuel Distribution



Location: Boiler Exterior
Distress: Failing
Category: Deferred Maintenance / Safety
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 22,744.00
Unit of Measure: S.F.
Estimate: \$24,518.00
Assessor Name: Eduardo Lopez
Date Created: 01/30/2017

Notes: The fuel distribution system is aged, becoming logistically unsupportable, and should be replaced.
