NC School District/995 Yancey County/High School

# Mountain Heritage High

Final

## Campus Assessment Report

March 12, 2017

PARSONS

# Table of Contents

## Campus Executive Summary

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

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

.

| | |
|---|---|
| Gross Area (SF): | 153,113 |
| Year Built: | 1976 |
| Last Renovation: | |
| Replacement Value: | $34,317,943 |
| Repair Cost: | $8,290,970.00 |
| Total FCI: | 24.16 % |
| Total RSLI: | 36.94 % |
| FCA Score: | 75.84 |

**Description:**

GENERAL:
Mountain Herigate High School is located at 333 MTN Heritage HS Rd. in Burnsville, North Carolina. The 2 story, 153,113 square foot building was originally constructed in 1976 There have been 2 additions to the main building and 5 additional out buildings. In addition to the main building, the campus contains a 1998 science wing addition, a 2004 EC wing, a 1977 Football press box, a 1991 baseball field house, a 2005 football field house, a 2009 Orr building (housing fabrication warehouse), and a 2012 softball field 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 footings and foundation walls and is assumed to have standard cast-in-place concrete foundations. The building

does not have a basement.

B. SUPERSTRUCTURE
Floor construction is 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 single ply membrane. Roof openings include roof hatches. Most building entrances appear to comply with ADA requirements.

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

CONVEYING:
Conveying equipment includes one hydraulic elevator, and no wheelchair lifts.

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

HVAC:
Heating is provided by 2 gas fired boilers. Cooling is supplied by 13 rooftop package units. The heating/cooling distribution system is a ductwork system utilizing air handling units. Fresh air is supplied by air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are pneumatic 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 pad mounted transformer to the main switchboard/distribution panel located in the building. Lighting is lay-in, recessed and surface type, fluorescent and LED light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and near stairways and are typically illuminated.

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

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

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

G.
SITE

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

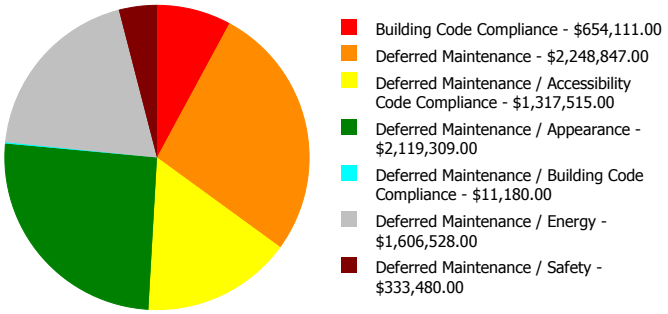
**Attributes:**

| | | | |
|---|---|---|---|
| **General Attributes:** | | | |
| Condition Assessor: | Matt Mahaffey | Assessment Date: | 1/19/2017 |
| Suitability Assessor: | | | |
| **School Inofrmation:** | | | |
| HS Attendance Area: | | LEA School No.: | |
| No. of Mobile Units: | 1 | No. of Bldgs.: | 1 |
| SF of Mobile Units: | | Status: | |
| School Grades: | 123.7 | Site Acreage: | 123.7 |

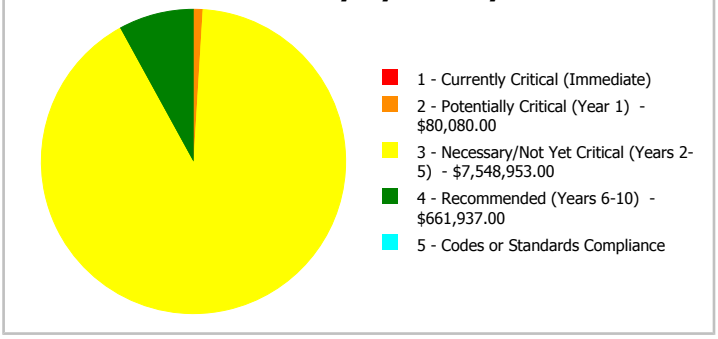
## Campus Dashboard Summary

| | | | |
|---|---|---|---|
| Gross Area: | 153,113 | | |
| Year Built: | 1976 | Last Renovation: | |
| Repair Cost: | $8,290,970 | Replacement Value: | $34,317,943 |
| FCI: | 24.16 % | RSLI%: | 36.94 % |

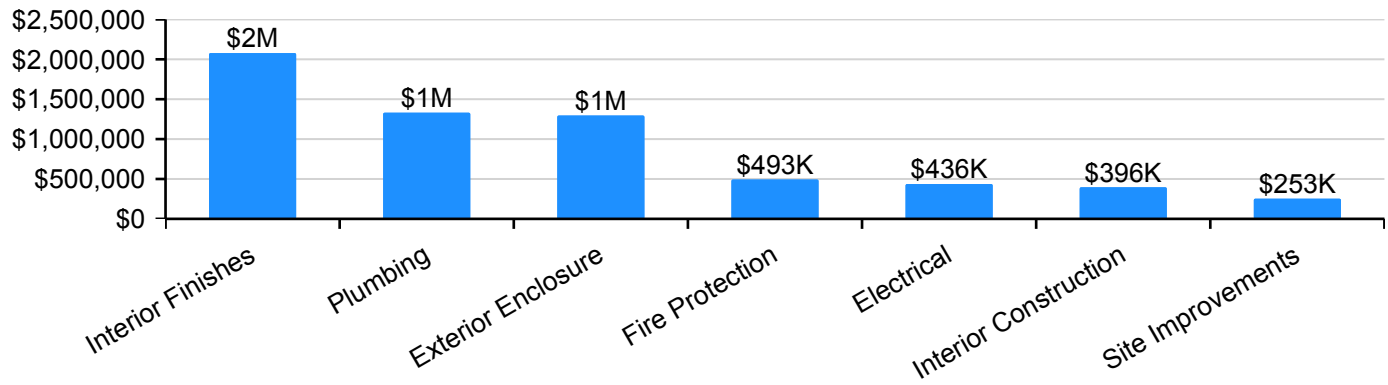
### Deficiency By Category



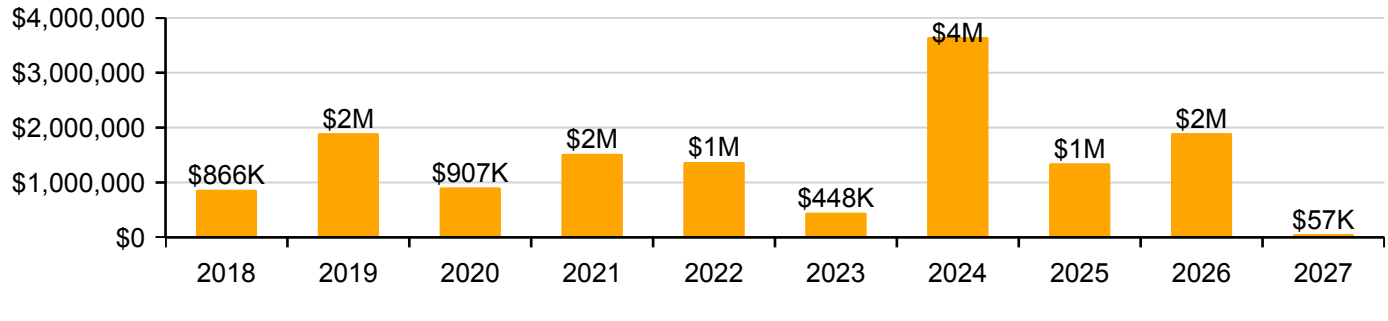

### Deficiency By Priority




### Deficiency By System




### 10 Year Investment Forecast



## Campus Condition Summary

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

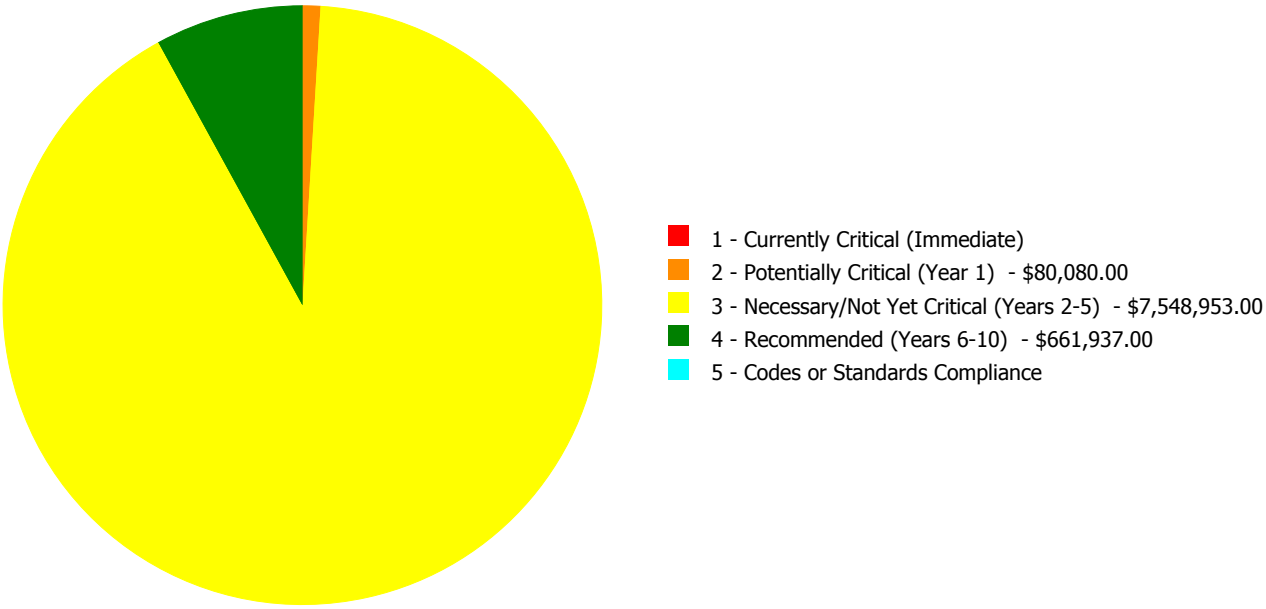
### Current Investment Requirement and Condition by Uniformat Classification

| UNIFORMAT Classification | RSLI% | FCI % | Current Repair |
|---|---|---|---|
| A10 - Foundations | 71.27 % | 0.00 % | $0.00 |
| B10 - Superstructure | 63.71 % | 0.00 % | $0.00 |
| B20 - Exterior Enclosure | 36.83 % | 46.43 % | $1,709,508.00 |
| B30 - Roofing | 28.30 % | 0.00 % | $0.00 |
| C10 - Interior Construction | 32.15 % | 38.39 % | $520,953.00 |
| C20 - Stairs | 57.00 % | 0.00 % | $0.00 |
| C30 - Interior Finishes | 18.02 % | 68.43 % | $2,742,252.00 |
| D10 - Conveying | 83.33 % | 0.00 % | $0.00 |
| D20 - Plumbing | 10.65 % | 84.84 % | $1,757,786.00 |
| D30 - HVAC | 56.00 % | 0.00 % | $0.00 |
| D40 - Fire Protection | 0.00 % | 110.00 % | $650,757.00 |
| D50 - Electrical | 39.67 % | 14.12 % | $576,234.00 |
| E10 - Equipment | 31.95 % | 0.00 % | $0.00 |
| E20 - Furnishings | 16.28 % | 0.00 % | $0.00 |
| G20 - Site Improvements | 34.91 % | 8.64 % | $333,480.00 |
| G30 - Site Mechanical Utilities | 31.71 % | 0.00 % | $0.00 |
| G40 - Site Electrical Utilities | 33.04 % | 0.00 % | $0.00 |
| **Totals:** | **36.94 %** | **24.16 %** | **$8,290,970.00** |

### 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 |
|---|---|---|---|---|---|---|---|
| 1974 Main | 112,000 | 36.47 | $0.00 | $80,080.00 | $7,118,496.00 | $527,296.00 | $0.00 |
| 1977 Football Press Box | 1,954 | 18.91 | $0.00 | $0.00 | $54,379.00 | $0.00 | $0.00 |
| 1991 Baseball Fieldhouse | 1,200 | 27.50 | $0.00 | $0.00 | $39,244.00 | $11,180.00 | $0.00 |
| 1998 Science Wing | 17,000 | 2.62 | $0.00 | $0.00 | $0.00 | $83,776.00 | $0.00 |
| 2004 EC Wing | 8,053 | 2.96 | $0.00 | $0.00 | $0.00 | $39,685.00 | $0.00 |
| 2005 Football Fieldhouse | 2,520 | 0.86 | $0.00 | $0.00 | $3,354.00 | $0.00 | $0.00 |
| 2009 Orr Buiding | 9,000 | 0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| 2012 Softball Fieldhouse | 1,386 | 0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| Site | 153,113 | 5.48 | $0.00 | $0.00 | $333,480.00 | $0.00 | $0.00 |
| **Total:** | | **24.16** | **$0.00** | **$80,080.00** | **$7,548,953.00** | **$661,937.00** | **$0.00** |

### Deficiencies By Priority




**Budget Estimate Total: $8,290,970.00**

## Executive Summary

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

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

| | |
|---|---|
| Function: | HS -High School |
| Gross Area (SF): | 112,000 |
| Year Built: | 1974 |
| Last Renovation: | |
| Replacement Value: | $21,181,440 |
| Repair Cost: | $7,725,872.00 |
| Total FCI: | 36.47 % |
| Total RSLI: | 32.45 % |
| FCA Score: | 63.53 |

**Description:**

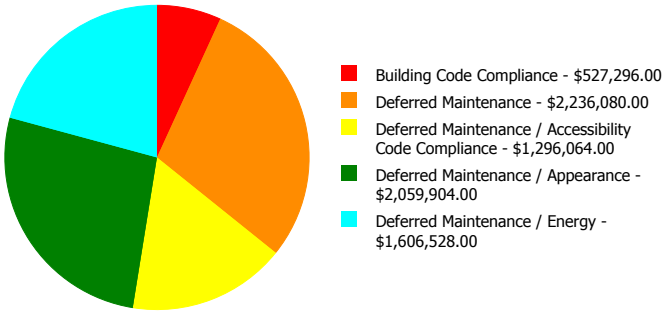
The narrative for this building is included in the Executive Summary Description at the front of this report.

**Attributes:** This asset has no attributes.

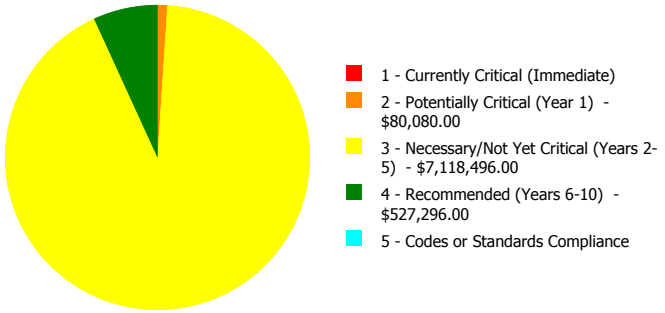
## Dashboard Summary

| | | | |
|---|---|---|---|
| Function: | HS -High School | Gross Area: | 112,000 |
| Year Built: | 1974 | Last Renovation: | |
| Repair Cost: | $7,725,872 | Replacement Value: | $21,181,440 |
| FCI: | 36.47 % | RSLI%: | 32.45 % |

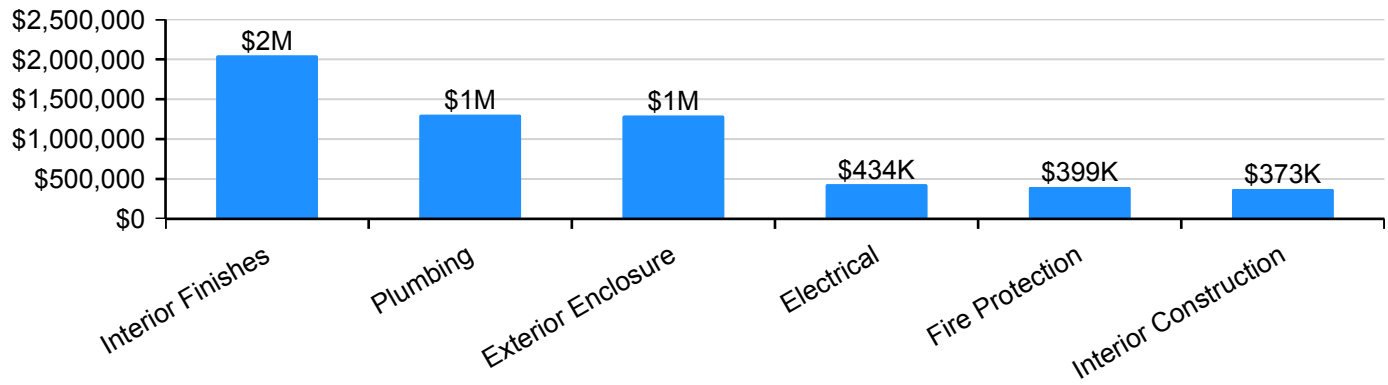
### Deficiency By Category



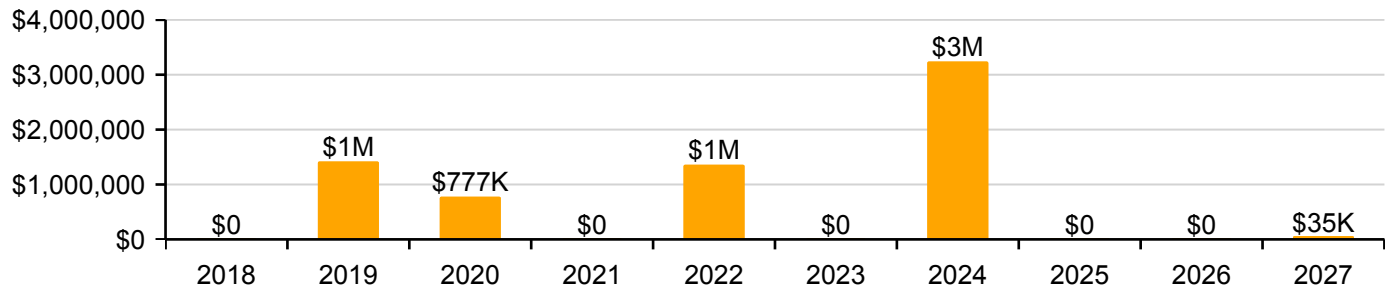

### Deficiency By Priority




### Deficiency By System




### 10 Year Investment Forecast



## Condition Summary

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

| UNIFORMAT Classification | RSLI % | FCI % | Current Repair Cost |
|---|---|---|---|
| A10 - Foundations | 57.00 % | 0.00 % | $0.00 |
| B10 - Superstructure | 57.00 % | 0.00 % | $0.00 |
| B20 - Exterior Enclosure | 22.49 % | 66.61 % | $1,707,552.00 |
| B30 - Roofing | 25.44 % | 0.00 % | $0.00 |
| C10 - Interior Construction | 23.28 % | 49.99 % | $491,568.00 |
| C20 - Stairs | 57.00 % | 0.00 % | $0.00 |
| C30 - Interior Finishes | 7.44 % | 98.31 % | $2,703,008.00 |
| D10 - Conveying | 83.33 % | 0.00 % | $0.00 |
| D20 - Plumbing | 0.80 % | 108.83 % | $1,723,568.00 |
| D30 - HVAC | 61.34 % | 0.00 % | $0.00 |
| D40 - Fire Protection | 0.00 % | 110.00 % | $527,296.00 |
| D50 - Electrical | 36.00 % | 18.16 % | $572,880.00 |
| E10 - Equipment | 35.00 % | 0.00 % | $0.00 |
| E20 - Furnishings | 15.00 % | 0.00 % | $0.00 |
| **Totals:** | **32.45 %** | **36.47 %** | **$7,725,872.00** |

## Photo Album

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

1). North Elevation - Feb 01, 2017

2). East Elevation - Feb 01, 2017

3). South Elevation - Feb 01, 2017

4). West Elevation - Feb 01, 2017

## Condition Detail

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

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

## System Listing

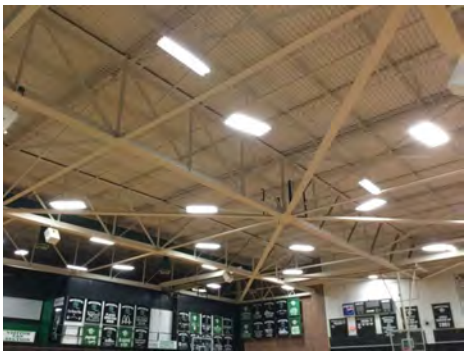
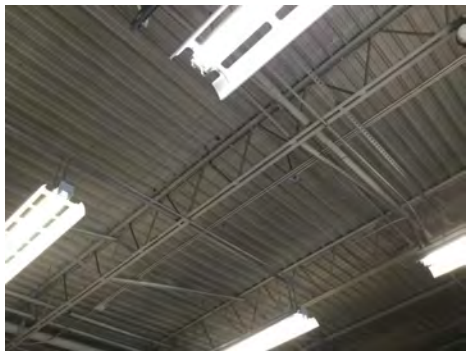
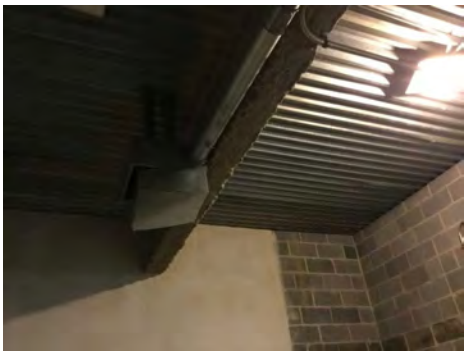
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to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

| System Code | System Description | Unit Price $ | UoM | Qty | Life | Year Installed | Calc Next Renewal Year | Next Renewal Year | RSLI% | FCI% | RSL | eCR | Deficiency $ | Replacement Value $ |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| A1010 | Standard Foundations | $2.22 | S.F. | 112,000 | 100 | 1974 | 2074 | | 57.00 % | 0.00 % | 57 | | | $248,640 |
| A1030 | Slab on Grade | $4.16 | S.F. | 112,000 | 100 | 1974 | 2074 | | 57.00 % | 0.00 % | 57 | | | $465,920 |
| B1010 | Floor Construction | $11.66 | S.F. | 112,000 | 100 | 1974 | 2074 | | 57.00 % | 0.00 % | 57 | | | $1,305,920 |
| B1020 | Roof Construction | $7.76 | S.F. | 112,000 | 100 | 1974 | 2074 | | 57.00 % | 0.00 % | 57 | | | $869,120 |
| B2010 | Exterior Walls | $9.03 | S.F. | 112,000 | 100 | 1974 | 2074 | | 57.00 % | 0.00 % | 57 | | | $1,011,360 |
| B2020 | Exterior Windows | $13.04 | S.F. | 112,000 | 30 | 1974 | 2004 | | 0.00 % | 110.00 % | -13 | | $1,606,528.00 | $1,460,480 |
| B2030 | Exterior Doors | $0.82 | S.F. | 112,000 | 30 | 1974 | 2004 | | 0.00 % | 110.00 % | -13 | | $101,024.00 | $91,840 |
| B3010120 | Single Ply Membrane | $6.98 | S.F. | 112,000 | 20 | 2002 | 2022 | | 25.00 % | 0.00 % | 5 | | | $781,760 |
| B3020 | Roof Openings | $0.21 | S.F. | 112,000 | 25 | 2002 | 2027 | | 40.00 % | 0.00 % | 10 | | | $23,520 |
| C1010 | Partitions | $4.79 | S.F. | 112,000 | 75 | 1974 | 2049 | | 42.67 % | 0.00 % | 32 | | | $536,480 |
| C1020 | Interior Doors | $2.49 | S.F. | 112,000 | 30 | 1974 | 2004 | | 0.00 % | 110.00 % | -13 | | $306,768.00 | $278,880 |
| C1030 | Fittings | $1.50 | S.F. | 112,000 | 20 | 1974 | 1994 | | 0.00 % | 110.00 % | -23 | | $184,800.00 | $168,000 |
| C2010 | Stair Construction | $1.32 | S.F. | 112,000 | 100 | 1974 | 2074 | | 57.00 % | 0.00 % | 57 | | | $147,840 |
| C3010 | Wall Finishes | $2.61 | S.F. | 112,000 | 10 | 2014 | 2024 | | 70.00 % | 0.00 % | 7 | | | $292,320 |
| C3020 | Floor Finishes | $11.17 | S.F. | 112,000 | 20 | 1974 | 1994 | | 0.00 % | 110.00 % | -23 | | $1,376,144.00 | $1,251,040 |
| C3030 | Ceiling Finishes | $10.77 | S.F. | 112,000 | 25 | 1989 | 2014 | | 0.00 % | 110.00 % | -3 | | $1,326,864.00 | $1,206,240 |
| D1010 | Elevators and Lifts | $0.99 | S.F. | 112,000 | 30 | 2012 | 2042 | | 83.33 % | 0.00 % | 25 | | | $110,880 |
| D2010 | Plumbing Fixtures | $9.02 | S.F. | 112,000 | 30 | 1974 | 2004 | | 0.00 % | 110.00 % | -13 | | $1,111,264.00 | $1,010,240 |
| D2020 | Domestic Water Distribution | $1.68 | S.F. | 112,000 | 30 | 1974 | 2004 | | 0.00 % | 110.00 % | -13 | | $206,976.00 | $188,160 |
| D2030 | Sanitary Waste | $2.64 | S.F. | 112,000 | 30 | 1974 | 2004 | | 0.00 % | 110.00 % | -13 | | $325,248.00 | $295,680 |
| D2040 | Rain Water Drainage | $0.65 | S.F. | 112,000 | 30 | 1974 | 2004 | | 0.00 % | 110.00 % | -13 | | $80,080.00 | $72,800 |
| D2090 | Other Plumbing Systems -Nat Gas | $0.15 | S.F. | 112,000 | 40 | 2007 | 2047 | | 75.00 % | 0.00 % | 30 | | | $16,800 |
| D3020 | Heat Generating Systems | $7.08 | S.F. | 112,000 | 30 | 2002 | 2032 | | 50.00 % | 0.00 % | 15 | | | $792,960 |
| D3030 | Cooling Generating Systems | $8.84 | S.F. | 112,000 | 25 | 2008 | 2033 | | 64.00 % | 0.00 % | 16 | | | $990,080 |
| D3040 | Distribution Systems | $8.54 | S.F. | 112,000 | 30 | 2008 | 2038 | | 70.00 % | 0.00 % | 21 | | | $956,480 |
| D3060 | Controls & Instrumentation | $2.71 | S.F. | 112,000 | 20 | 2008 | 2028 | | 55.00 % | 0.00 % | 11 | | | $303,520 |
| D4010 | Sprinklers | $3.71 | S.F. | 112,000 | 30 | | | 2017 | 0.00 % | 110.00 % | 0 | | $457,072.00 | $415,520 |
| D4020 | Standpipes | $0.57 | S.F. | 112,000 | 30 | | | 2017 | 0.00 % | 110.00 % | 0 | | $70,224.00 | $63,840 |
| D5010 | Electrical Service/Distribution | $1.62 | S.F. | 112,000 | 40 | 2004 | 2044 | | 67.50 % | 0.00 % | 27 | | | $181,440 |
| D5020 | Branch Wiring | $4.65 | S.F. | 112,000 | 30 | 1974 | 2004 | | 0.00 % | 110.00 % | -13 | | $572,880.00 | $520,800 |
| D5020 | Lighting | $10.85 | S.F. | 112,000 | 30 | 1989 | 2019 | | 6.67 % | 0.00 % | 2 | | | $1,215,200 |
| D5030810 | Security & Detection Systems | $2.01 | S.F. | 112,000 | 15 | 2013 | 2028 | | 73.33 % | 0.00 % | 11 | | | $225,120 |
| D5030910 | Fire & Alarm Systems | $3.64 | S.F. | 112,000 | 15 | 2013 | 2028 | | 73.33 % | 0.00 % | 11 | | | $407,680 |
| D5030920 | Data Communication | $4.70 | S.F. | 112,000 | 15 | 2015 | 2030 | | 86.67 % | 0.00 % | 13 | | | $526,400 |
| D5090 | Other Electrical Systems | $0.69 | S.F. | 112,000 | 20 | 1998 | 2018 | 2020 | 15.00 % | 0.00 % | 3 | | | $77,280 |
| E1020 | Institutional Equipment | $13.31 | S.F. | 112,000 | 20 | 2004 | 2024 | | 35.00 % | 0.00 % | 7 | | | $1,490,720 |
| E1090 | Other Equipment | $5.46 | S.F. | 112,000 | 20 | 2004 | 2024 | | 35.00 % | 0.00 % | 7 | | | $611,520 |
| E2010 | Fixed Furnishings | $5.08 | S.F. | 112,000 | 20 | 1998 | 2018 | 2020 | 15.00 % | 0.00 % | 3 | | | $568,960 |
| | | | | | | | | **Total** | **32.45 %** | **36.47 %** | | | **$7,725,872.00** | **$21,181,440** |

## System Notes

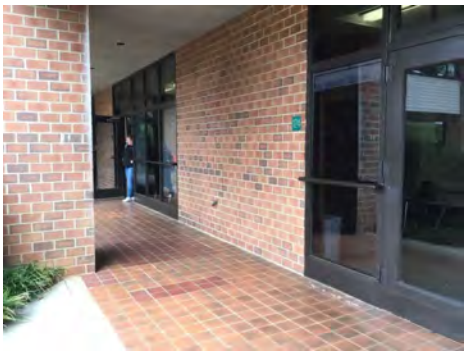
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

**System:** B1020 - Roof Construction


**Note:**

**System:** B2010 - Exterior Walls

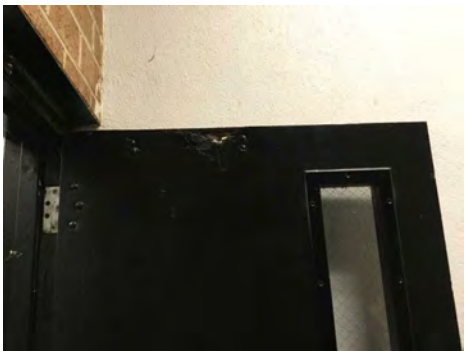
**Note:**

**System:** B2020 - Exterior Windows



**Note:**

**System:** B2030 - Exterior Doors

**Note:**

**System:** B3010120 - Single Ply Membrane

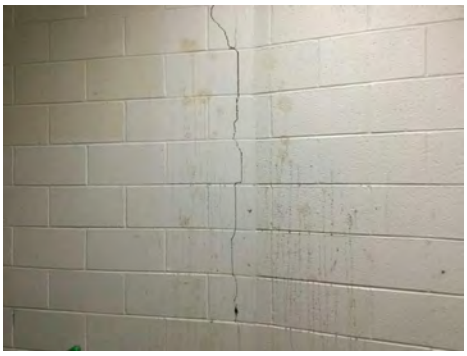


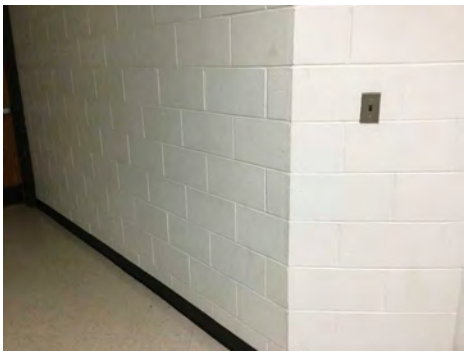
**Note:**

**System:** B3020 - Roof Openings

**Note:**

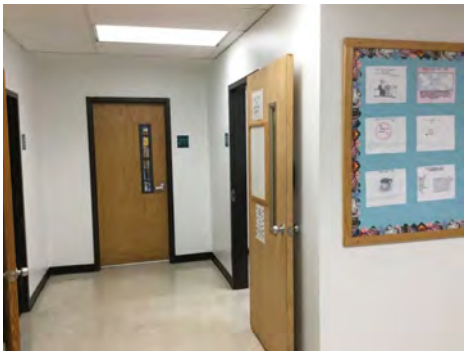
**System:** C1010 - Partitions

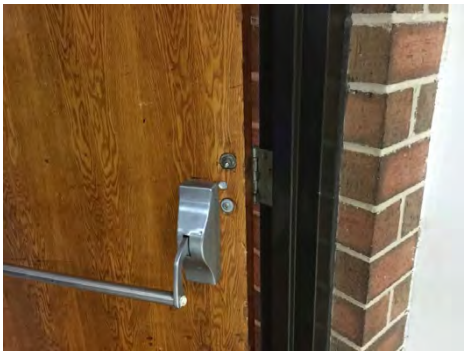




**Note:**

**System:** C1020 - Interior Doors

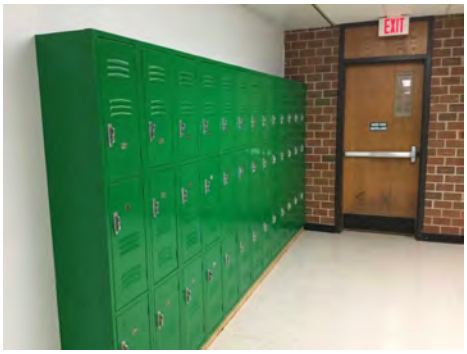




**Note:**

**System:** C1030 - Fittings





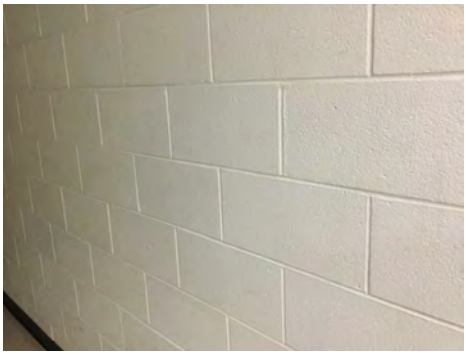

**Note:**

**System:** C2010 - Stair Construction



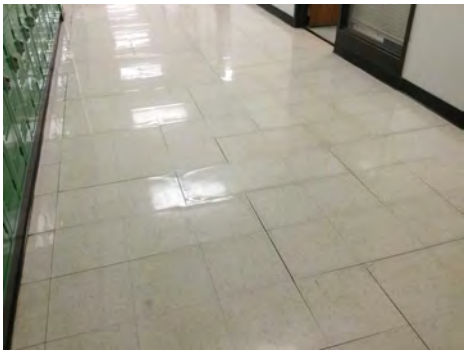
**Note:**

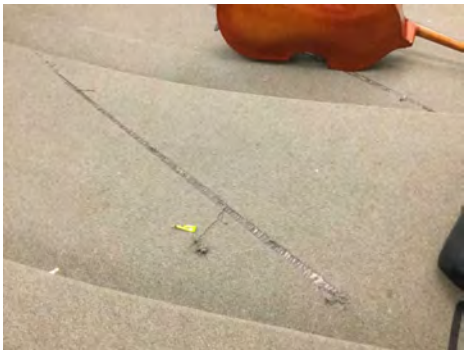
**System:** C3010 - Wall Finishes


**Note:**

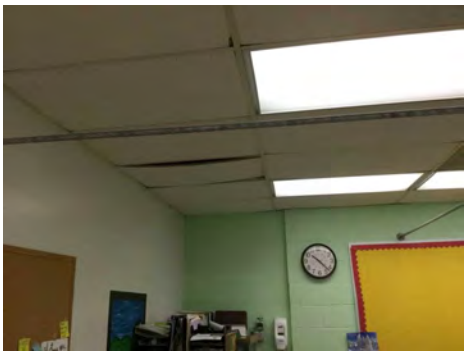
**System:** C3020 - Floor Finishes





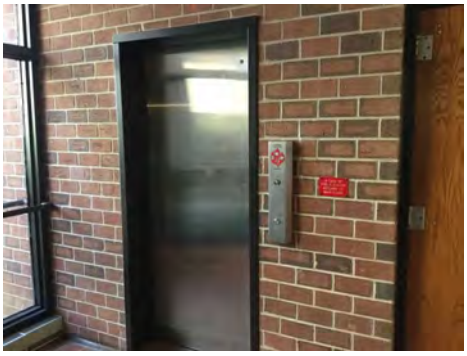
**Note:**

**System:** C3030 - Ceiling Finishes



**Note:**

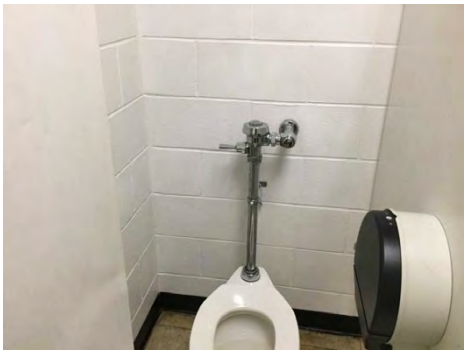
**System:** D1010 - Elevators and Lifts

**Note:**

**System:** D2010 - Plumbing Fixtures





**Note:**

**System:** D2020 - Domestic Water Distribution



**Note:**

**System:** D2030 - Sanitary Waste



**Note:**

**System:** D2040 - Rain Water Drainage



**Note:**

**System:** D2090 - Other Plumbing Systems -Nat Gas



**Note:**

**System:** D3020 - Heat Generating Systems

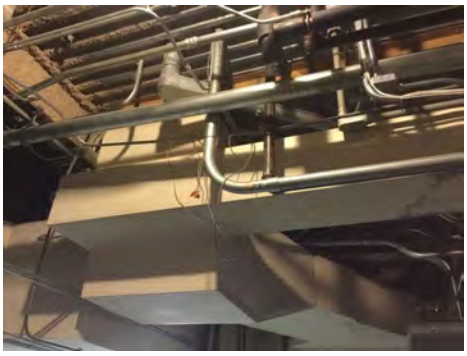
**Note:**

**System:** D3030 - Cooling Generating Systems



**Note:**

**System:** D3040 - Distribution Systems

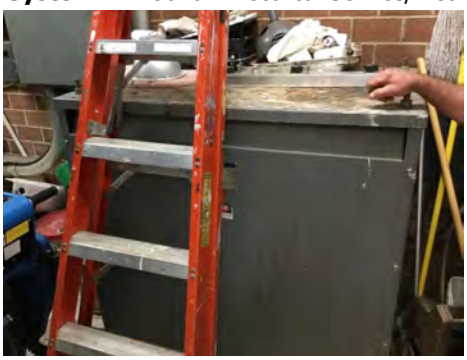

**Note:**

**System:** D3060 - Controls & Instrumentation



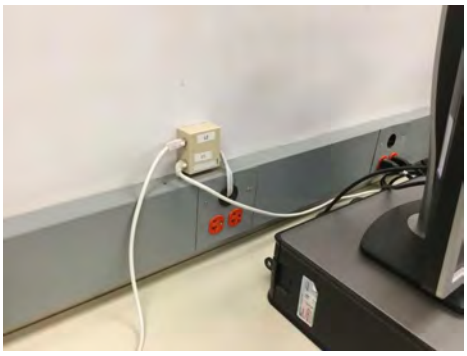
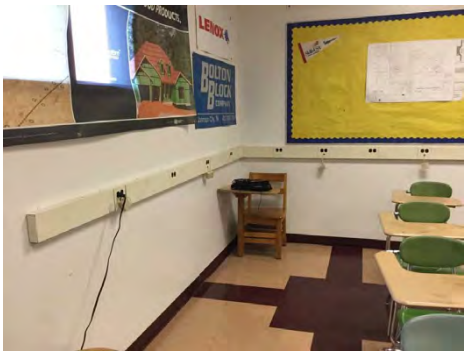
**Note:**

**System:** D5010 - Electrical Service/Distribution



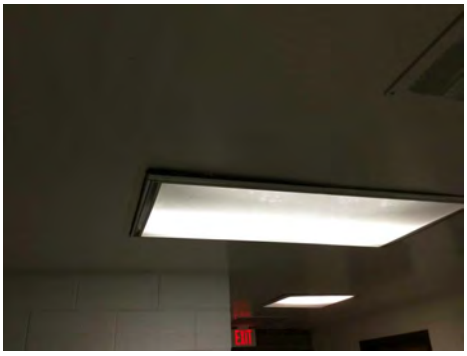
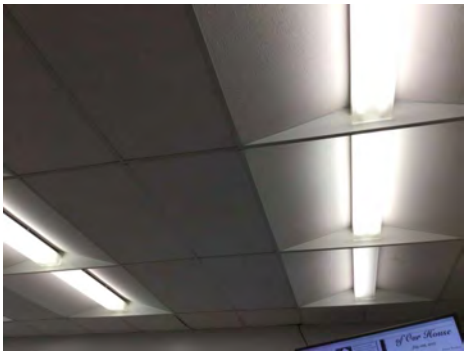
**Note:**

**System:** D5020 - Branch Wiring

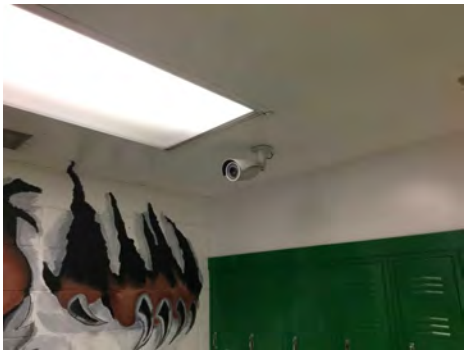
**Note:**

**System:** D5020 - Lighting

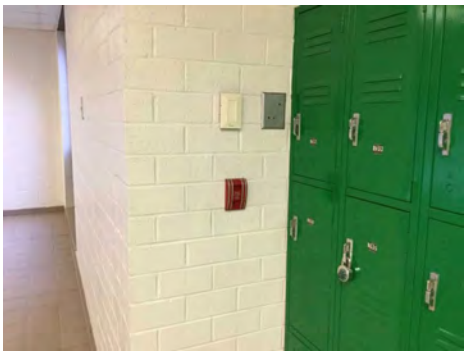
**Note:**

**System:** D5030810 - Security & Detection Systems



**Note:**

**System:** D5030910 - Fire & Alarm Systems


**Note:**

**System:** D5030920 - Data Communication



**Note:**

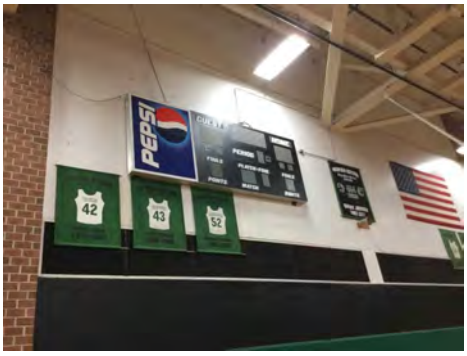
**System:** D5090 - Other Electrical Systems

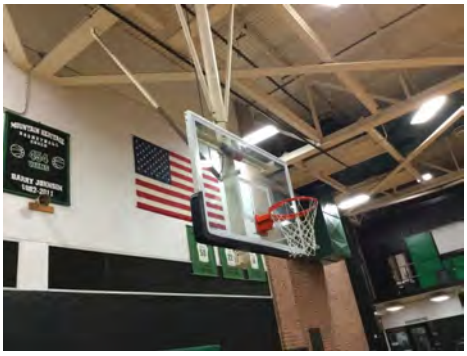
**Note:**

**System:** E1020 - Institutional Equipment


**Note:**

**System:** E1090 - Other Equipment




**Note:**

**System:** E2010 - Fixed Furnishings


**Note:**

## Renewal Schedule

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

*Inflation Rate: 3%*

| System | Current Deficiencies | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Total:** | **$7,725,872** | **$0** | **$1,418,126** | **$776,780** | **$0** | **$1,359,411** | **$0** | **$3,239,507** | **$0** | **$0** | **$34,770** | **$14,554,467** |
| *** 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** | $1,606,528 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$1,606,528** |
| **B2030 - Exterior Doors** | $101,024 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$101,024** |
| **B30 - Roofing** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B3010 - Roof Coverings** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B3010120 - Single Ply Membrane** | $0 | $0 | $0 | $0 | $0 | $1,359,411 | $0 | $0 | $0 | $0 | $0 | **$1,359,411** |
| **B3020 - Roof Openings** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $34,770 | **$34,770** |
| **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** | $306,768 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$306,768** |
| **C1030 - Fittings** | $184,800 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$184,800** |
| **C20 - Stairs** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** C2010 - Stair Construction** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C30 - Interior Finishes** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C3010 - Wall Finishes** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $395,468 | $0 | $0 | $0 | **$395,468** |

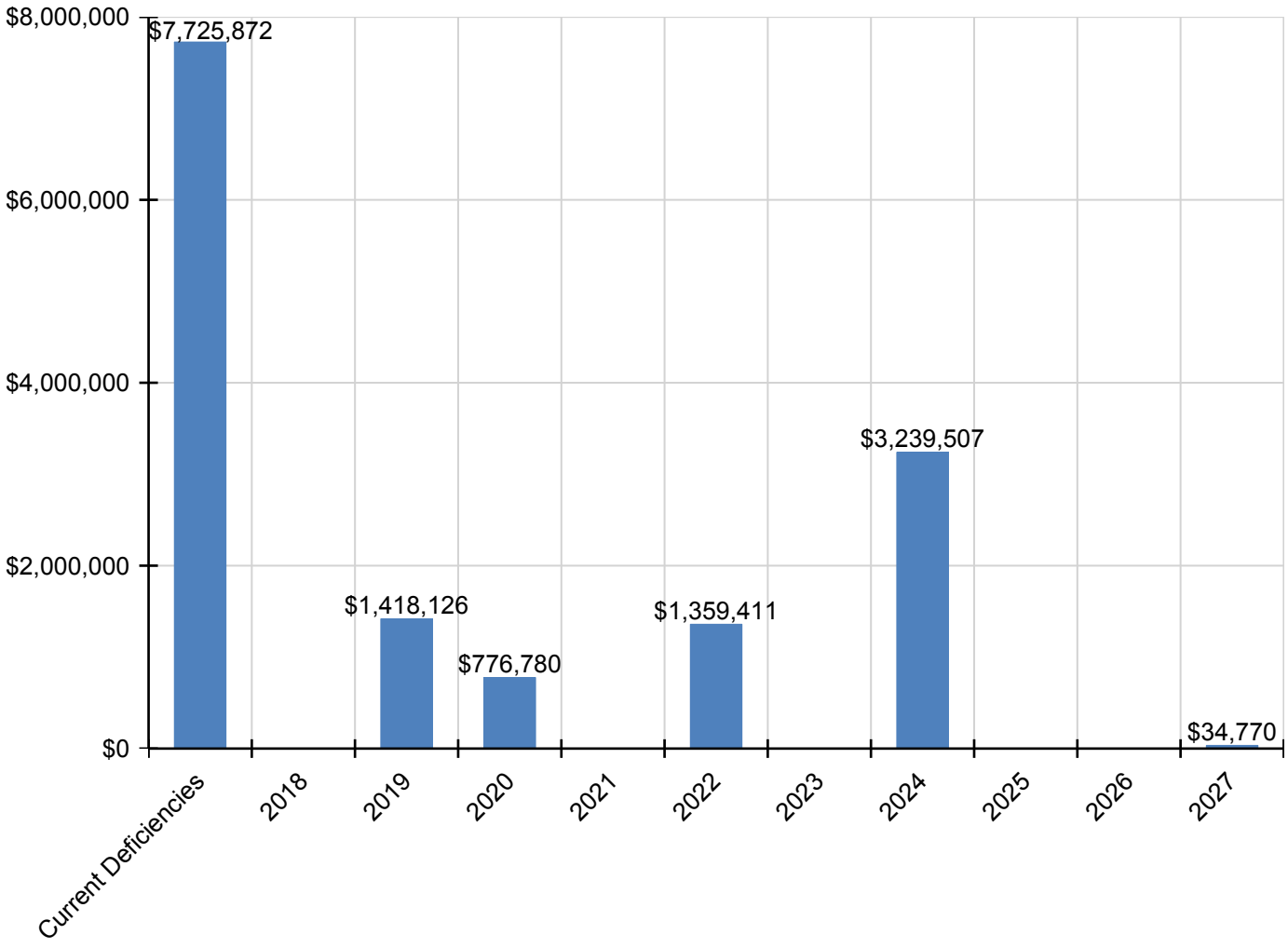
| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **C3020 - Floor Finishes** | $1,376,144 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$1,376,144** |
| **C3030 - Ceiling Finishes** | $1,326,864 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$1,326,864** |
| **D - Services** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D10 - Conveying** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D1010 - Elevators and Lifts** | $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** | $1,111,264 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$1,111,264** |
| **D2020 - Domestic Water Distribution** | $206,976 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$206,976** |
| **D2030 - Sanitary Waste** | $325,248 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$325,248** |
| **D2040 - Rain Water Drainage** | $80,080 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$80,080** |
| **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** |
| **D3030 - Cooling Generating Systems** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D3040 - Distribution Systems** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D3060 - Controls & Instrumentation** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D40 - Fire Protection** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D4010 - Sprinklers** | $457,072 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$457,072** |
| **D4020 - Standpipes** | $70,224 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$70,224** |
| **D50 - Electrical** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D5010 - Electrical Service/Distribution** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D5020 - Branch Wiring** | $572,880 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$572,880** |
| **D5020 - Lighting** | $0 | $0 | $1,418,126 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$1,418,126** |
| **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 | $0 | $0 | $0 | **$0** |
| **D5030920 - Data Communication** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D5090 - Other Electrical Systems** | $0 | $0 | $0 | $92,891 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$92,891** |
| **E - Equipment & Furnishings** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **E10 - Equipment** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **E1020 - Institutional Equipment** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $2,016,737 | $0 | $0 | $0 | **$2,016,737** |
| **E1090 - Other Equipment** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $827,302 | $0 | $0 | $0 | **$827,302** |
| **E20 - Furnishings** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **E2010 - Fixed Furnishings** | $0 | $0 | $0 | $683,890 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$683,890** |

** Indicates non-renewable system*

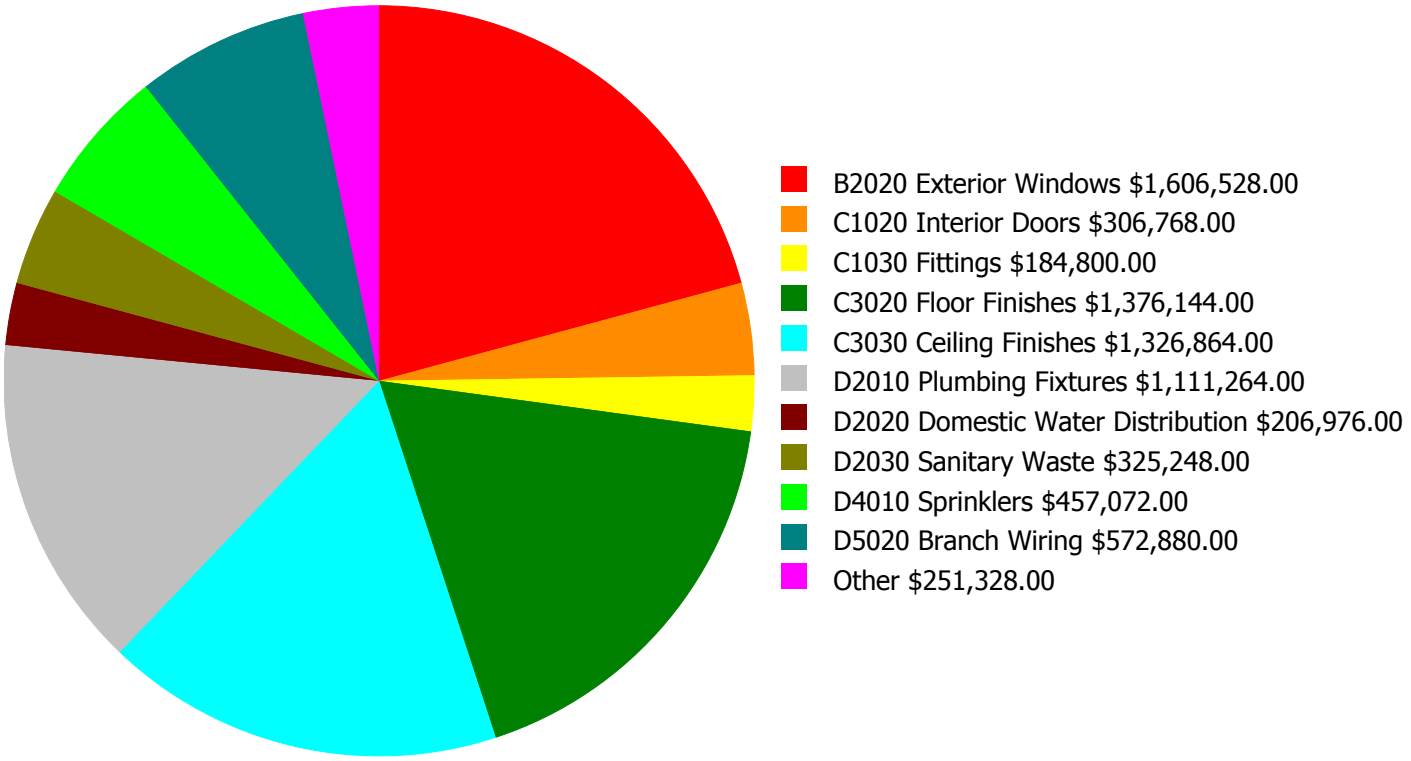
## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

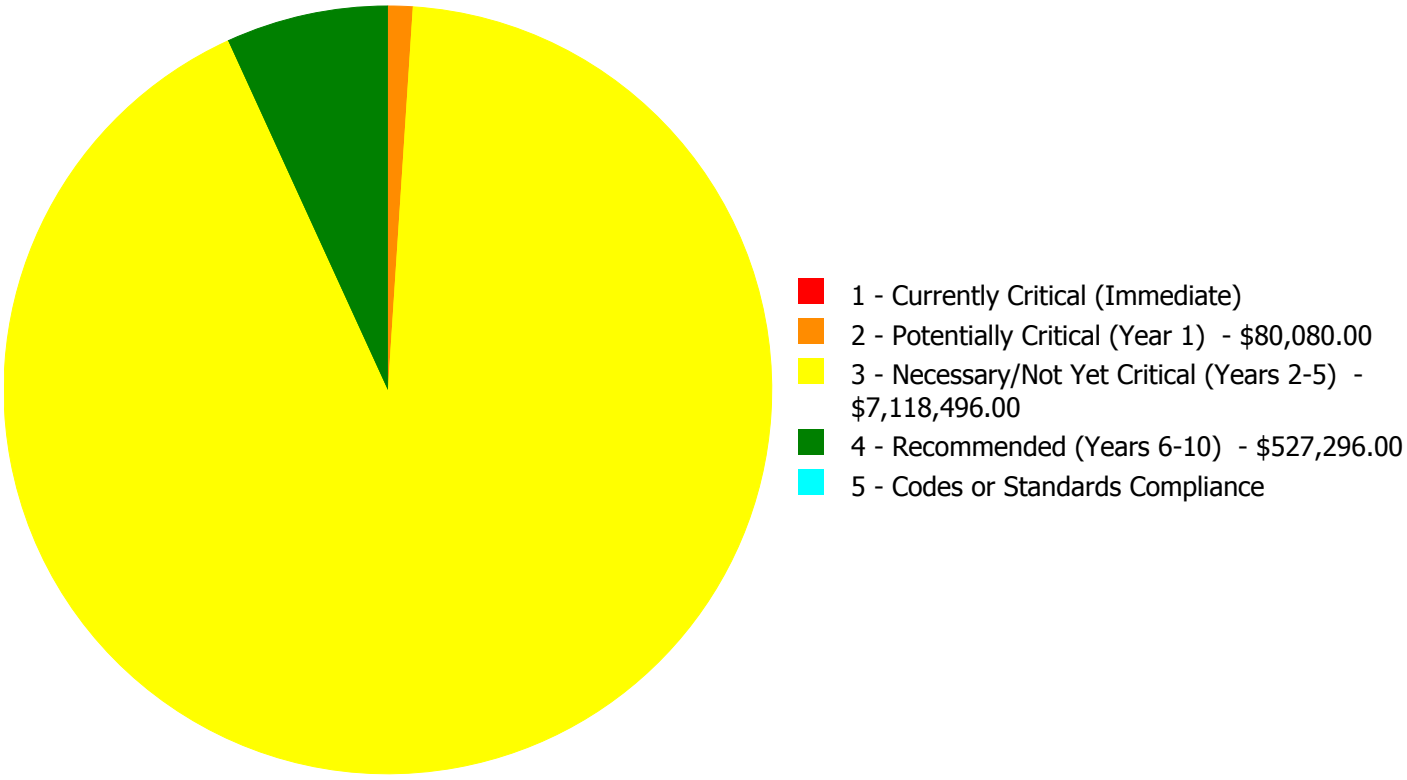
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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




**Budget Estimate Total: $7,725,872.00**

## 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: $7,725,872.00**

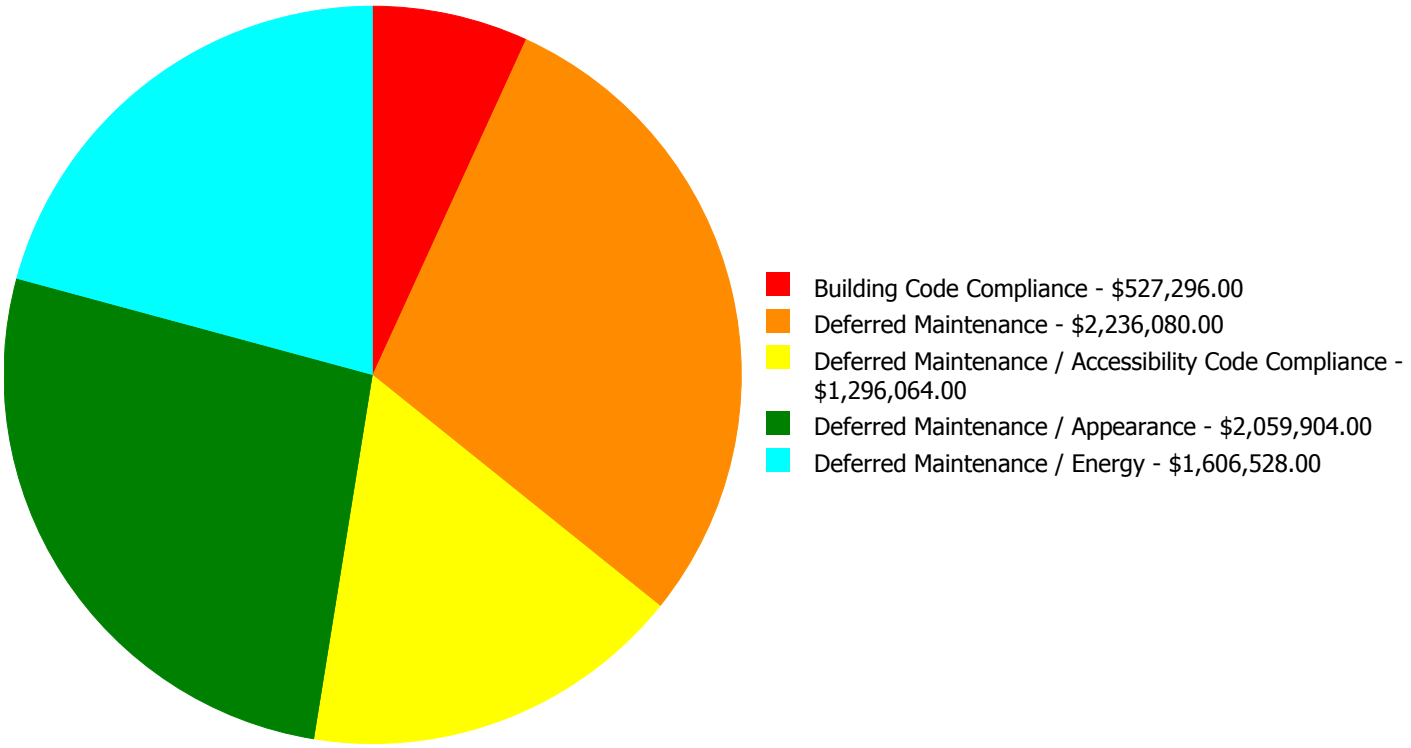
## Deficiency By Priority Investment Table

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

| System Code | System Description | 1 - Currently Critical (Immediate) | 2 - Potentially Critical (Year 1) | 3 - Necessary/Not Yet Critical (Years 2-5) | 4 - Recommended (Years 6-10) | 5 - Codes or Standards Compliance | Total |
|---|---|---|---|---|---|---|---|
| B2020 | Exterior Windows | $0.00 | $0.00 | $1,606,528.00 | $0.00 | $0.00 | $1,606,528.00 |
| B2030 | Exterior Doors | $0.00 | $0.00 | $101,024.00 | $0.00 | $0.00 | $101,024.00 |
| C1020 | Interior Doors | $0.00 | $0.00 | $306,768.00 | $0.00 | $0.00 | $306,768.00 |
| C1030 | Fittings | $0.00 | $0.00 | $184,800.00 | $0.00 | $0.00 | $184,800.00 |
| C3020 | Floor Finishes | $0.00 | $0.00 | $1,376,144.00 | $0.00 | $0.00 | $1,376,144.00 |
| C3030 | Ceiling Finishes | $0.00 | $0.00 | $1,326,864.00 | $0.00 | $0.00 | $1,326,864.00 |
| D2010 | Plumbing Fixtures | $0.00 | $0.00 | $1,111,264.00 | $0.00 | $0.00 | $1,111,264.00 |
| D2020 | Domestic Water Distribution | $0.00 | $0.00 | $206,976.00 | $0.00 | $0.00 | $206,976.00 |
| D2030 | Sanitary Waste | $0.00 | $0.00 | $325,248.00 | $0.00 | $0.00 | $325,248.00 |
| D2040 | Rain Water Drainage | $0.00 | $80,080.00 | $0.00 | $0.00 | $0.00 | $80,080.00 |
| D4010 | Sprinklers | $0.00 | $0.00 | $0.00 | $457,072.00 | $0.00 | $457,072.00 |
| D4020 | Standpipes | $0.00 | $0.00 | $0.00 | $70,224.00 | $0.00 | $70,224.00 |
| D5020 | Branch Wiring | $0.00 | $0.00 | $572,880.00 | $0.00 | $0.00 | $572,880.00 |
| | **Total:** | $0.00 | $80,080.00 | $7,118,496.00 | $527,296.00 | $0.00 | $7,725,872.00 |

## 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: $7,725,872.00**

## Deficiency Details by Priority

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

### Priority 2 - Potentially Critical (Year 1):

**System: D2040 - Rain Water Drainage**

**Location:** Throughout
**Distress:** Failing
**Category:** Deferred Maintenance
**Priority:** 2 - Potentially Critical (Year 1)
**Correction:** Renew System
**Qty:** 112,000.00
**Unit of Measure:** S.F.
**Estimate:** $80,080.00
**Assessor Name:** Terence Davis
**Date Created:** 01/25/2017

**Notes:** The rain water drainage system is aged, in poor condition, and should be replaced.
Roof drains were not replaced with latest roof replacement and are causing interior leaks.

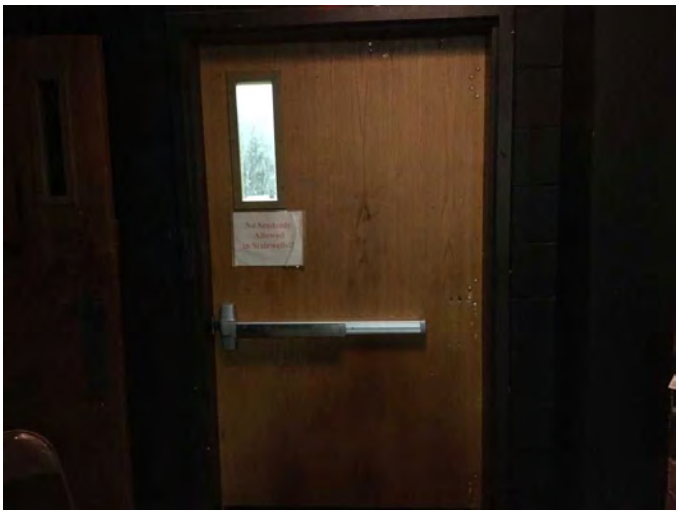
## Priority 3 - Necessary/Not Yet Critical (Years 2-5):

**System: B2020 - Exterior Windows**


**Location:** Throughout
**Distress:** Beyond Service Life
**Category:** Deferred Maintenance / Energy
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)
**Correction:** Renew System
**Qty:** 112,000.00
**Unit of Measure:** S.F.
**Estimate:** $1,606,528.00
**Assessor Name:** Terence Davis
**Date Created:** 01/25/2017

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

**System: B2030 - Exterior Doors**



**Location:** Throughout
**Distress:** Failing
**Category:** Deferred Maintenance / Appearance
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)
**Correction:** Renew System
**Qty:** 112,000.00
**Unit of Measure:** S.F.
**Estimate:** $101,024.00
**Assessor Name:** Terence Davis
**Date Created:** 01/25/2017

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

**System: C1020 - Interior Doors**

**Location:** Throughout
**Distress:** Failing
**Category:** Deferred Maintenance / Appearance
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)
**Correction:** Renew System
**Qty:** 112,000.00
**Unit of Measure:** S.F.
**Estimate:** $306,768.00
**Assessor Name:** Terence Davis
**Date Created:** 01/25/2017

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

**System: C1030 - Fittings**


**Location:** Throughout
**Distress:** Beyond Service Life
**Category:** Deferred Maintenance / Accessibility Code Compliance
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)
**Correction:** Renew System
**Qty:** 112,000.00
**Unit of Measure:** S.F.
**Estimate:** $184,800.00
**Assessor Name:** Terence Davis
**Date Created:** 01/25/2017

**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
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)
**Correction:** Renew System
**Qty:** 112,000.00
**Unit of Measure:** S.F.
**Estimate:** $1,376,144.00
**Assessor Name:** Terence Davis
**Date Created:** 01/25/2017

**Notes:** The quarry tile in corridor spaces is chipped, cracked, and failing due to installation over existing damaged VCT. Full removal and replacement is recommended.
The carpet is aged, stained, frayed, and should be replaced.
The VCT flooring is aged, cracked, worn, and should be replaced.

**System: C3030 - Ceiling Finishes**

**Location:** Throughout
**Distress:** Beyond Service Life
**Category:** Deferred Maintenance / Appearance
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)
**Correction:** Renew System
**Qty:** 112,000.00
**Unit of Measure:** S.F.
**Estimate:** $1,326,864.00
**Assessor Name:** Terence Davis
**Date Created:** 01/25/2017

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

**System: D2010 - Plumbing Fixtures**

**Location:** Throughout
**Distress:** Beyond Service Life
**Category:** Deferred Maintenance / Accessibility Code Compliance
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)
**Correction:** Renew System
**Qty:** 112,000.00
**Unit of Measure:** S.F.
**Estimate:** $1,111,264.00
**Assessor Name:** Terence Davis
**Date Created:** 01/25/2017

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

**System: D2020 - Domestic Water Distribution**

**Location:** Various
**Distress:** Beyond Service Life
**Category:** Deferred Maintenance
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)
**Correction:** Renew System
**Qty:** 112,000.00
**Unit of Measure:** S.F.
**Estimate:** $206,976.00
**Assessor Name:** Terence Davis
**Date Created:** 01/25/2017

**Notes:** The domestic water distribution system is aged and should be replaced.
Some hot water heating systems have failed and are abandoned in place and service not restored in those areas.

**System: D2030 - Sanitary Waste**

**Location:** Throughout
**Distress:** Beyond Service Life
**Category:** Deferred Maintenance / Appearance
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)
**Correction:** Renew System
**Qty:** 112,000.00
**Unit of Measure:** S.F.
**Estimate:** $325,248.00
**Assessor Name:** Terence Davis
**Date Created:** 01/25/2017

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

**System: D5020 - Branch Wiring**


**Location:** Throughout
**Distress:** Beyond Service Life
**Category:** Deferred Maintenance
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)
**Correction:** Renew System
**Qty:** 112,000.00
**Unit of Measure:** S.F.
**Estimate:** $572,880.00
**Assessor Name:** Terence Davis
**Date Created:** 01/25/2017

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

## Priority 4 - Recommended (Years 6-10):

**System: D4010 - Sprinklers**

This deficiency has no image.

**Location:** Throughout
**Distress:** Missing
**Category:** Building Code Compliance
**Priority:** 4 - Recommended (Years 6-10)
**Correction:** Renew System
**Qty:** 112,000.00
**Unit of Measure:** S.F.
**Estimate:** $457,072.00
**Assessor Name:** Terence Davis
**Date Created:** 01/25/2017

**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:** 112,000.00
**Unit of Measure:** S.F.
**Estimate:** $70,224.00
**Assessor Name:** Terence Davis
**Date Created:** 01/25/2017

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

## Executive Summary

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

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

| | |
|---|---|
| Function: | HS -High School |
| Gross Area (SF): | 1,954 |
| Year Built: | 1977 |
| Last Renovation: | |
| Replacement Value: | $287,549 |
| Repair Cost: | $54,379.00 |
| Total FCI: | 18.91 % |
| Total RSLI: | 40.71 % |
| FCA Score: | 81.09 |

**Description:**

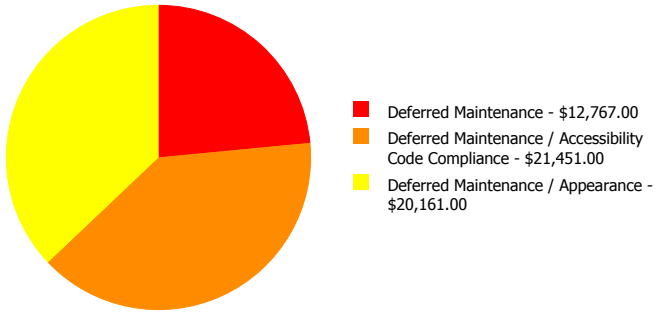
The narrative for this building is included in the Executive Summary Description at the front of this report.

**Attributes:** This asset has no attributes.

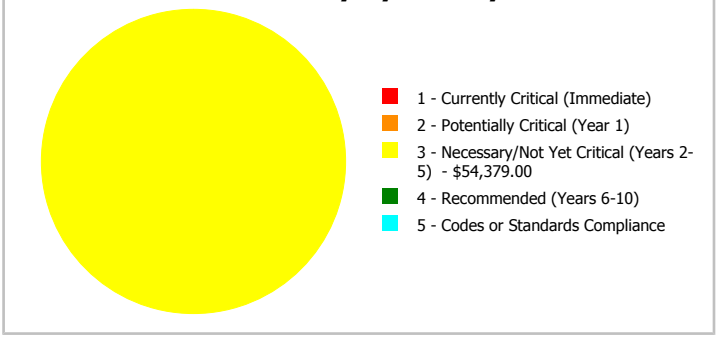
## Dashboard Summary

| | | | |
|---|---|---|---|
| Function: | HS -High School | Gross Area: | 1,954 |
| Year Built: | 1977 | Last Renovation: | |
| Repair Cost: | $54,379 | Replacement Value: | $287,549 |
| FCI: | 18.91 % | RSLI%: | 40.71 % |

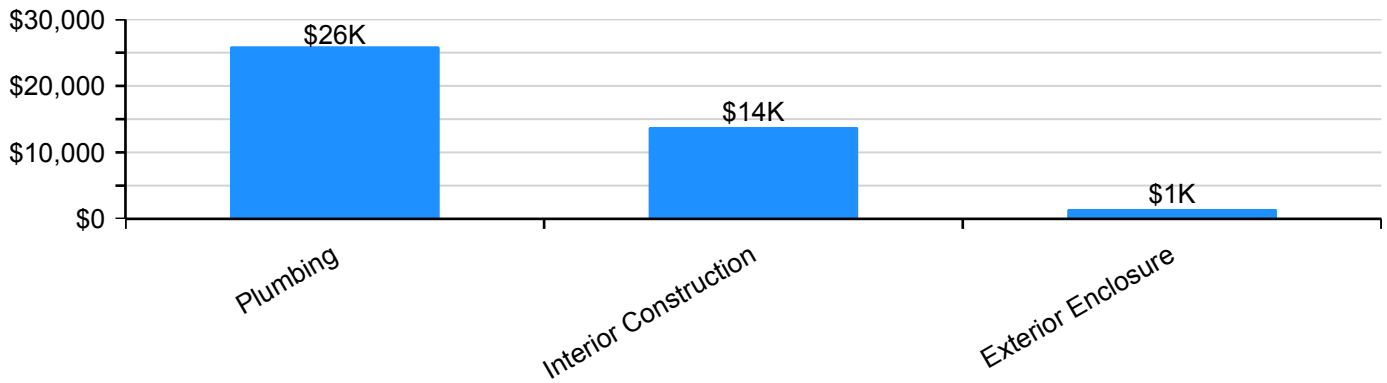
### Deficiency By Category



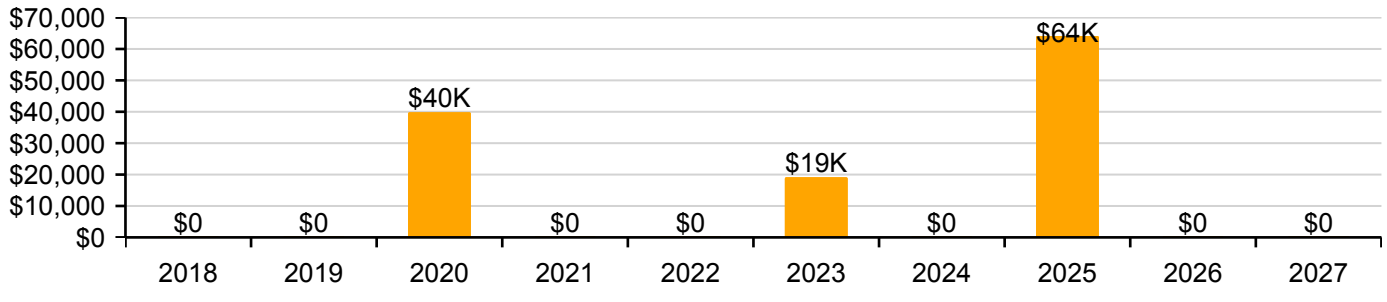

### Deficiency By Priority




### Deficiency By System




### 10 Year Investment Forecast



## Condition Summary

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

| UNIFORMAT Classification | RSLI % | FCI % | Current Repair Cost |
|---|---|---|---|
| A10 - Foundations | 60.00 % | 0.00 % | $0.00 |
| B10 - Superstructure | 60.00 % | 0.00 % | $0.00 |
| B20 - Exterior Enclosure | 57.85 % | 3.94 % | $1,956.00 |
| B30 - Roofing | 40.00 % | 0.00 % | $0.00 |
| C10 - Interior Construction | 29.25 % | 44.35 % | $18,205.00 |
| C30 - Interior Finishes | 48.87 % | 0.00 % | $0.00 |
| D20 - Plumbing | 3.01 % | 104.49 % | $34,218.00 |
| D30 - HVAC | 20.00 % | 0.00 % | $0.00 |
| D50 - Electrical | 61.93 % | 0.00 % | $0.00 |
| E20 - Furnishings | 40.00 % | 0.00 % | $0.00 |
| **Totals:** | **40.71 %** | **18.91 %** | **$54,379.00** |

## Photo Album

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

1). Southwest Elevation - Feb 01, 2017

2). 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

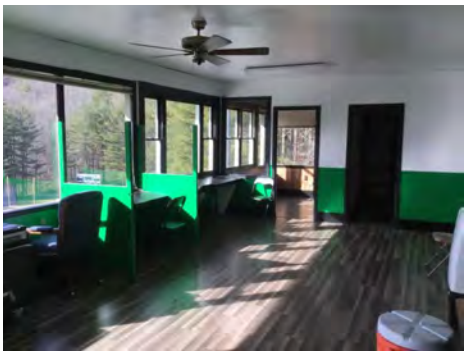
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to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

| System Code | System Description | Unit Price $ | UoM | Qty | Life | Year Installed | Calc Next Renewal Year | Next Renewal Year | RSLI% | FCI% | RSL | eCR | Deficiency $ | Replacement Value $ |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| A1010 | Standard Foundations | $6.93 | S.F. | 1,954 | 100 | 1977 | 2077 | | 60.00 % | 0.00 % | 60 | | | $13,541 |
| A1030 | Slab on Grade | $7.37 | S.F. | 1,954 | 100 | 1977 | 2077 | | 60.00 % | 0.00 % | 60 | | | $14,401 |
| B1020 | Roof Construction | $5.98 | S.F. | 1,954 | 100 | 1977 | 2077 | | 60.00 % | 0.00 % | 60 | | | $11,685 |
| B2010 | Exterior Walls | $18.04 | S.F. | 1,954 | 100 | 1977 | 2077 | | 60.00 % | 0.00 % | 60 | | | $35,250 |
| B2020 | Exterior Windows | $6.47 | S.F. | 1,954 | 30 | 2005 | 2035 | | 60.00 % | 0.00 % | 18 | | | $12,642 |
| B2030 | Exterior Doors | $0.91 | S.F. | 1,954 | 30 | 1977 | 2007 | | 0.00 % | 110.01 % | -10 | | $1,956.00 | $1,778 |
| B3010140 | Asphalt Shingles | $4.32 | S.F. | 1,954 | 20 | 2005 | 2025 | | 40.00 % | 0.00 % | 8 | | | $8,441 |
| C1010 | Partitions | $10.34 | S.F. | 1,954 | 75 | 1977 | 2052 | | 46.67 % | 0.00 % | 35 | | | $20,204 |
| C1020 | Interior Doors | $2.20 | S.F. | 1,954 | 30 | 2005 | 2035 | | 60.00 % | 0.00 % | 18 | | | $4,299 |
| C1030 | Fittings | $8.47 | S.F. | 1,954 | 20 | 1977 | 1997 | | 0.00 % | 110.00 % | -20 | | $18,205.00 | $16,550 |
| C3010 | Wall Finishes | $7.46 | S.F. | 1,954 | 10 | 2013 | 2023 | | 60.00 % | 0.00 % | 6 | | | $14,577 |
| C3020 | Floor Finishes | $12.74 | S.F. | 1,954 | 20 | 2005 | 2025 | | 40.00 % | 0.00 % | 8 | | | $24,894 |
| C3030 | Ceiling Finishes | $9.53 | S.F. | 1,954 | 25 | 2005 | 2030 | | 52.00 % | 0.00 % | 13 | | | $18,622 |
| D2010 | Plumbing Fixtures | $9.98 | S.F. | 1,954 | 30 | 1977 | 2007 | | 0.00 % | 110.00 % | -10 | | $21,451.00 | $19,501 |
| D2020 | Domestic Water Distribution | $0.84 | S.F. | 1,954 | 30 | 2005 | 2035 | | 60.00 % | 0.00 % | 18 | | | $1,641 |
| D2030 | Sanitary Waste | $5.94 | S.F. | 1,954 | 30 | 1977 | 2007 | | 0.00 % | 109.99 % | -10 | | $12,767.00 | $11,607 |
| D3050 | Terminal & Package Units | $16.96 | S.F. | 1,954 | 15 | 2005 | 2020 | | 20.00 % | 0.00 % | 3 | | | $33,140 |
| D5010 | Electrical Service/Distribution | $1.47 | S.F. | 1,954 | 40 | 2005 | 2045 | | 70.00 % | 0.00 % | 28 | | | $2,872 |
| D5020 | Branch Wiring | $2.55 | S.F. | 1,954 | 30 | 2005 | 2035 | | 60.00 % | 0.00 % | 18 | | | $4,983 |
| D5020 | Lighting | $3.58 | S.F. | 1,954 | 30 | 2005 | 2035 | | 60.00 % | 0.00 % | 18 | | | $6,995 |
| E2010 | Fixed Furnishings | $5.08 | S.F. | 1,954 | 20 | 2005 | 2025 | | 40.00 % | 0.00 % | 8 | | | $9,926 |
| | | | | | | | | **Total** | **40.71 %** | **18.91 %** | | | **$54,379.00** | **$287,549** |

## System Notes

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

**System:** B2010 - Exterior Walls

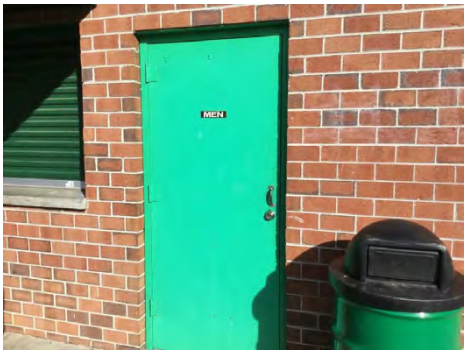



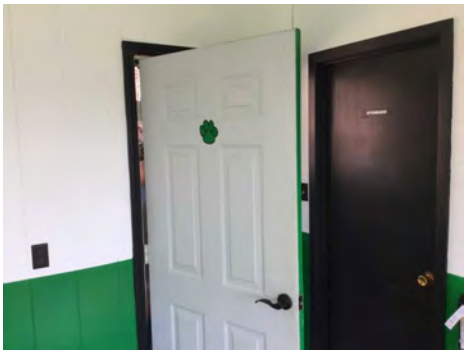
**Note:**

**System:** B2020 - Exterior Windows


**Note:**

**System:** B2030 - Exterior Doors



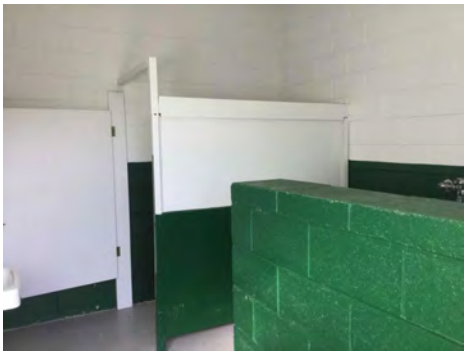


**Note:**

**System:** B3010140 - Asphalt Shingles

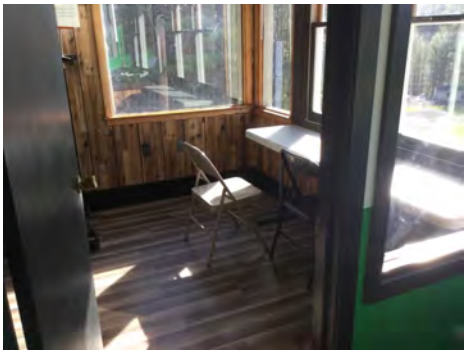
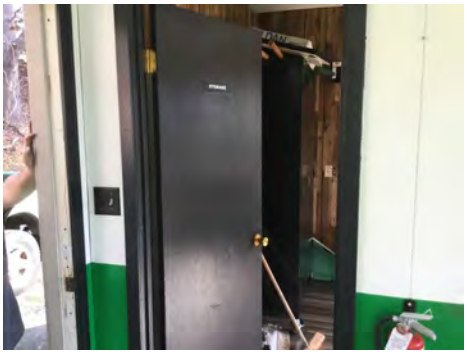

**Note:**

**System:** C1010 - Partitions



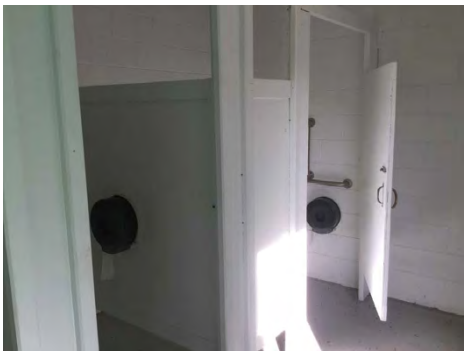

**Note:**

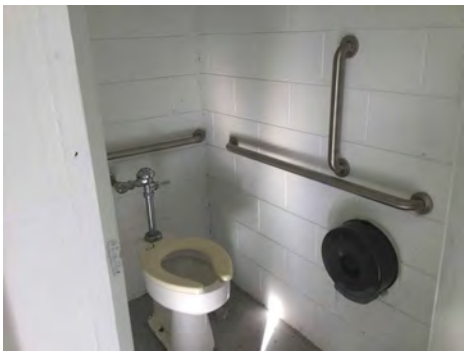
**System:** C1020 - Interior Doors

**Note:**

**System:** C1030 - Fittings





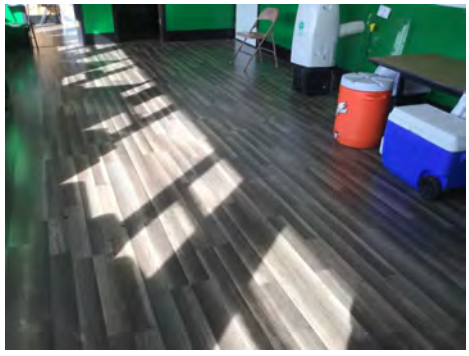
**Note:**

**System:** C3010 - Wall Finishes



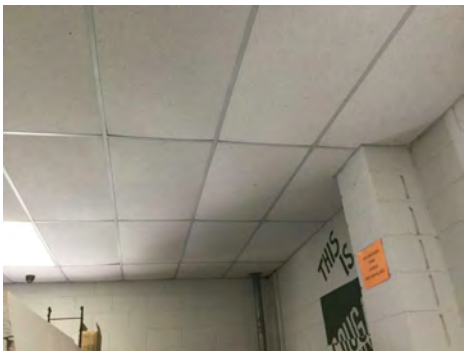
**Note:**

**System:** C3020 - Floor Finishes

**Note:**

**System:** C3030 - Ceiling Finishes



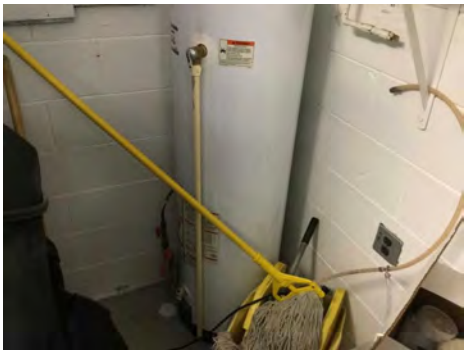
**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

**System:** D2020 - Domestic Water Distribution

**Note:**

**System:** D2030 - Sanitary Waste

**Note:**

**System:** D3050 - Terminal & Package Units

**Note:**

**System:** D5010 - Electrical Service/Distribution

**Note:**

**System:** D5020 - Branch Wiring



**Note:**

**System:** D5020 - Lighting


**Note:**

**System:** E2010 - Fixed Furnishings



**Note:**

## Renewal Schedule

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

*Inflation Rate: 3%*

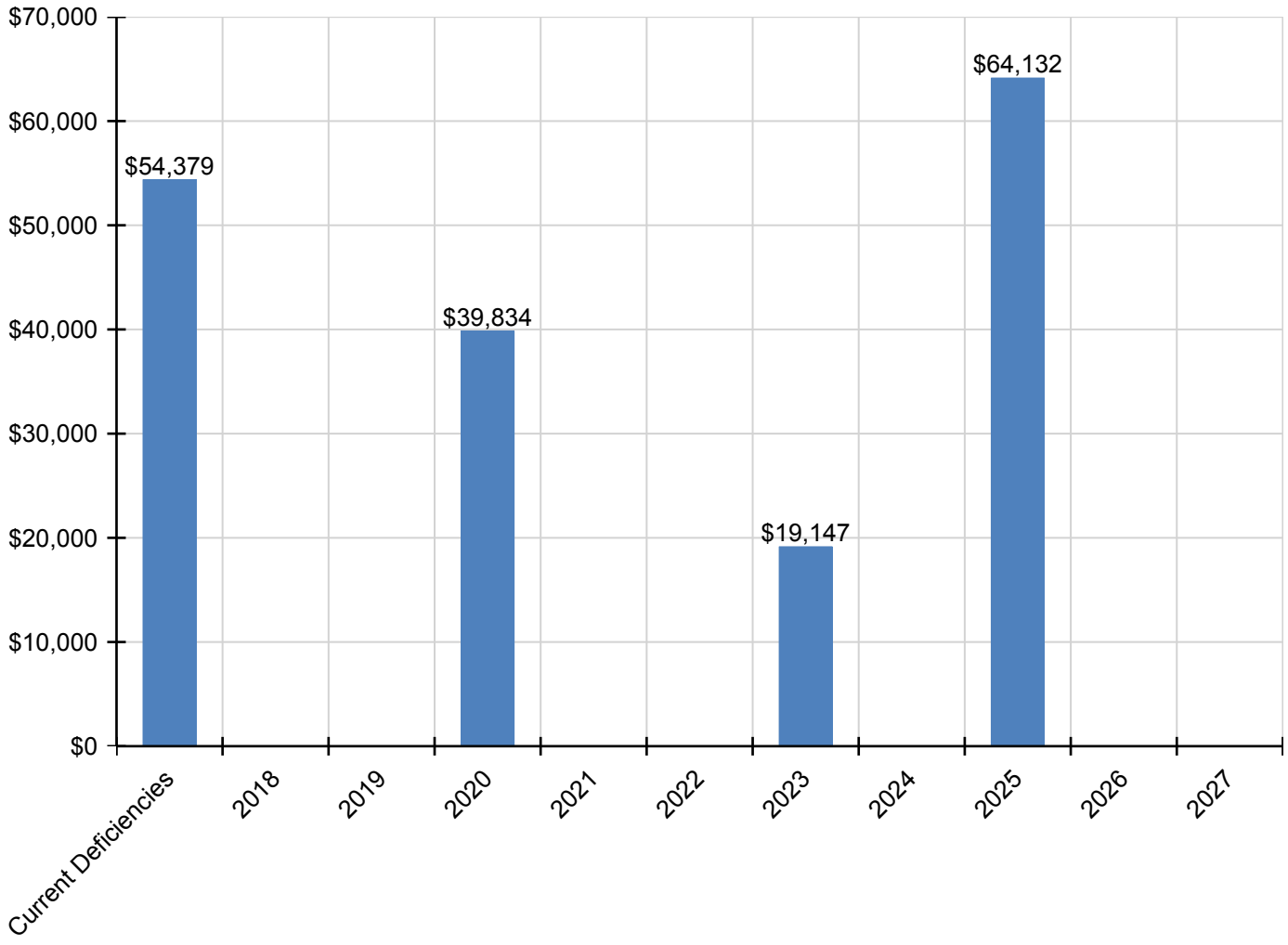
| System | Current Deficiencies | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Total:** | **$54,379** | **$0** | **$0** | **$39,834** | **$0** | **$0** | **$19,147** | **$0** | **$64,132** | **$0** | **$0** | **$177,491** |
| *** A - Substructure** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** A10 - Foundations** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** A1010 - Standard Foundations** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** A1030 - Slab on Grade** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B - Shell** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B10 - Superstructure** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** B1020 - Roof Construction** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B20 - Exterior Enclosure** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** B2010 - Exterior Walls** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B2020 - Exterior Windows** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B2030 - Exterior Doors** | $1,956 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$1,956** |
| **B30 - Roofing** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B3010 - Roof Coverings** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B3010140 - Asphalt Shingles** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $15,612 | $0 | $0 | **$15,612** |
| **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** | $18,205 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$18,205** |
| **C30 - Interior Finishes** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C3010 - Wall Finishes** | $0 | $0 | $0 | $0 | $0 | $0 | $19,147 | $0 | $0 | $0 | $0 | **$19,147** |
| **C3020 - Floor Finishes** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $34,688 | $0 | $0 | **$34,688** |
| **C3030 - Ceiling Finishes** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D - Services** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D20 - Plumbing** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **D2010 - Plumbing Fixtures** | $21,451 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$21,451** |
| **D2020 - Domestic Water Distribution** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D2030 - Sanitary Waste** | $12,767 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$12,767** |
| **D30 - HVAC** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D3050 - Terminal & Package Units** | $0 | $0 | $0 | $39,834 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$39,834** |
| **D50 - Electrical** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D5010 - Electrical Service/Distribution** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D5020 - Branch Wiring** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D5020 - Lighting** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **E - Equipment & Furnishings** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **E20 - Furnishings** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **E2010 - Fixed Furnishings** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $13,832 | $0 | $0 | **$13,832** |

** Indicates non-renewable system*

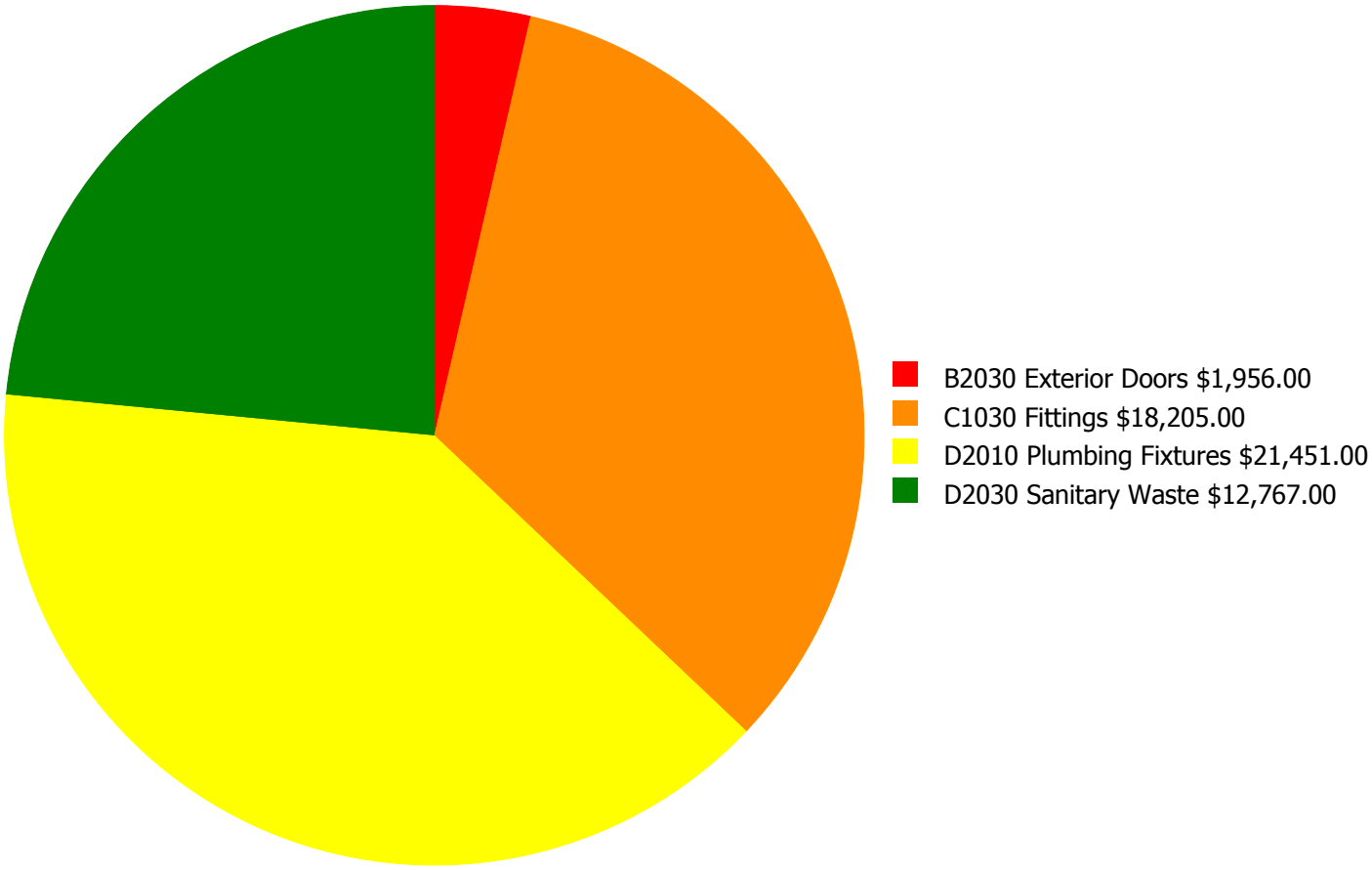
## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

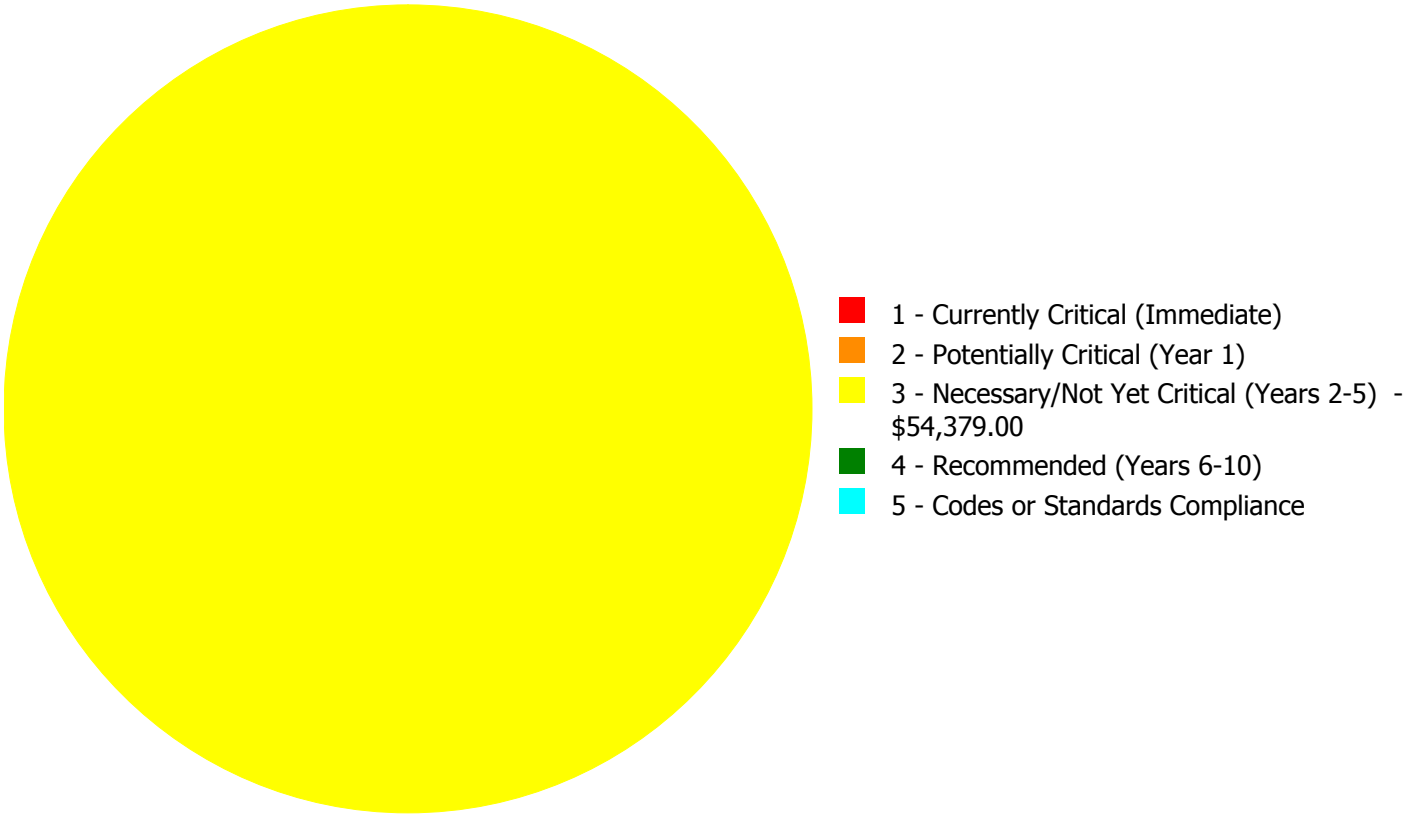
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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




**Budget Estimate Total: $54,379.00**

## 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: $54,379.00**

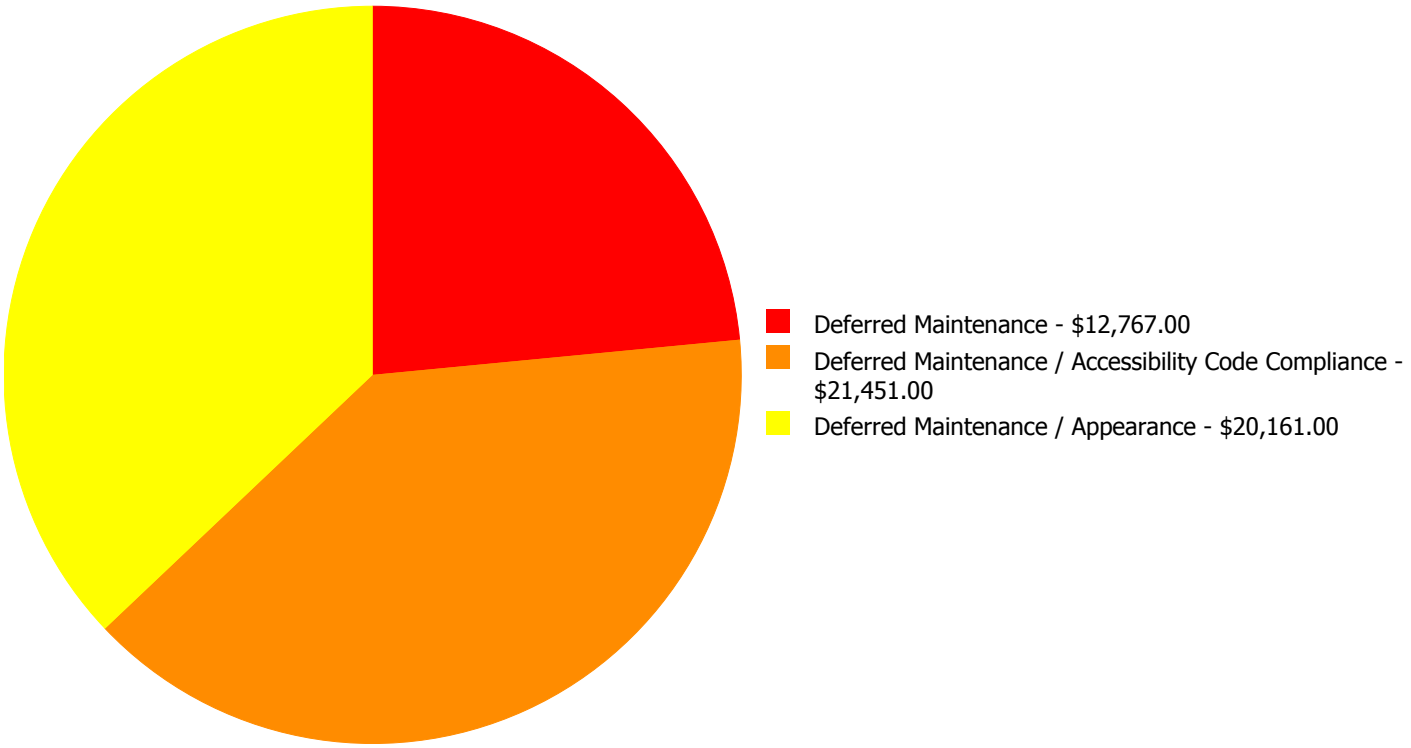
## Deficiency By Priority Investment Table

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 | $1,956.00 | $0.00 | $0.00 | $1,956.00 |
| C1030 | Fittings | $0.00 | $0.00 | $18,205.00 | $0.00 | $0.00 | $18,205.00 |
| D2010 | Plumbing Fixtures | $0.00 | $0.00 | $21,451.00 | $0.00 | $0.00 | $21,451.00 |
| D2030 | Sanitary Waste | $0.00 | $0.00 | $12,767.00 | $0.00 | $0.00 | $12,767.00 |
| | **Total:** | $0.00 | $0.00 | $54,379.00 | $0.00 | $0.00 | $54,379.00 |

## 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: $54,379.00**

## 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:** Concession
**Distress:** Failing
**Category:** Deferred Maintenance / Appearance
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)
**Correction:** Renew System
**Qty:** 1,954.00
**Unit of Measure:** S.F.
**Estimate:** $1,956.00
**Assessor Name:** Eduardo Lopez
**Date Created:** 01/25/2017

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

**System: C1030 - Fittings**

**Location:** Throughout
**Distress:** Beyond Service Life
**Category:** Deferred Maintenance / Appearance
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)
**Correction:** Renew System
**Qty:** 1,954.00
**Unit of Measure:** S.F.
**Estimate:** $18,205.00
**Assessor Name:** Eduardo Lopez
**Date Created:** 01/25/2017

**Notes:** The fittings throughout the building are aged, in marginal condition, and should be replaced.

**System: D2010 - Plumbing Fixtures**

**Location:** Throughout
**Distress:** Beyond Service Life
**Category:** Deferred Maintenance / Accessibility Code Compliance
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)
**Correction:** Renew System
**Qty:** 1,954.00
**Unit of Measure:** S.F.
**Estimate:** $21,451.00
**Assessor Name:** Eduardo Lopez
**Date Created:** 01/25/2017

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

**System: D2030 - Sanitary Waste**

**Location:** Throughout
**Distress:** Beyond Service Life
**Category:** Deferred Maintenance
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)
**Correction:** Renew System
**Qty:** 1,954.00
**Unit of Measure:** S.F.
**Estimate:** $12,767.00
**Assessor Name:** Eduardo Lopez
**Date Created:** 01/25/2017

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

## Executive Summary

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

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

| | |
|---|---|
| Function: | HS -High School |
| Gross Area (SF): | 1,200 |
| Year Built: | 1991 |
| Last Renovation: | |
| Replacement Value: | $183,348 |
| Repair Cost: | $50,424.00 |
| Total FCI: | 27.50 % |
| Total RSLI: | 30.61 % |
| FCA Score: | 72.50 |

**Description:**

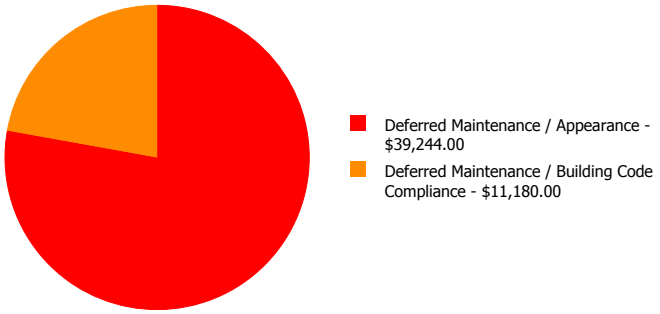
The narrative for this building is included in the Executive Summary Description at the front of this report.

**Attributes:** This asset has no attributes.

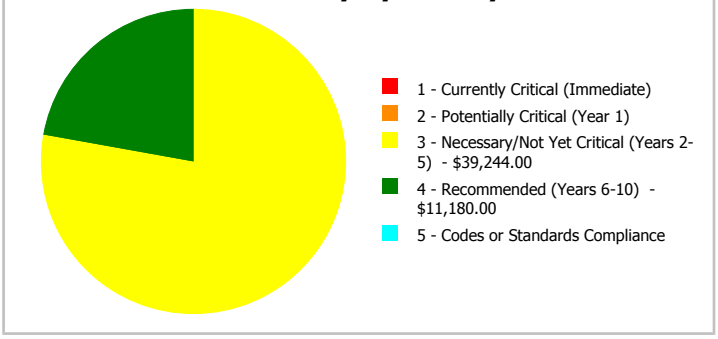
## Dashboard Summary

| | | | |
|---|---|---|---|
| Function: | HS -High School | Gross Area: | 1,200 |
| Year Built: | 1991 | Last Renovation: | |
| Repair Cost: | $50,424 | Replacement Value: | $183,348 |
| FCI: | 27.50 % | RSLI%: | 30.61 % |

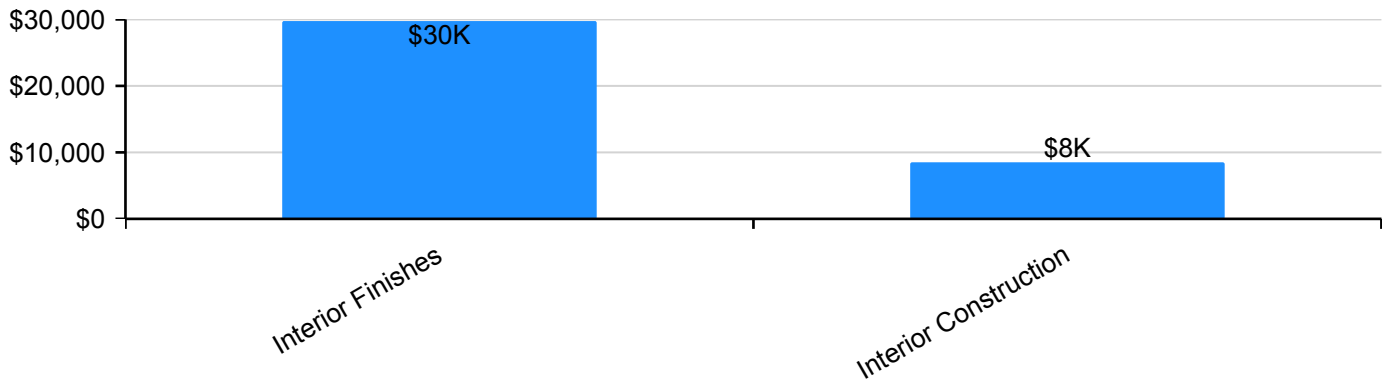
### Deficiency By Category



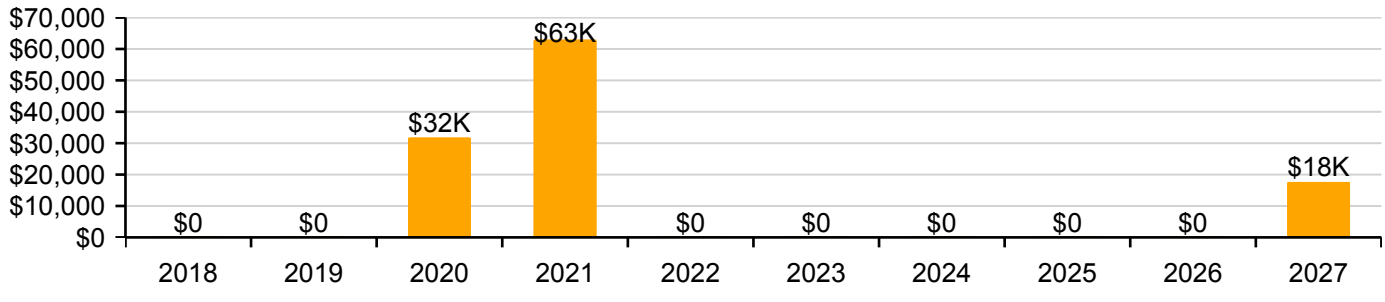

### Deficiency By Priority




### Deficiency By System




### 10 Year Investment Forecast



## Condition Summary

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

| UNIFORMAT Classification | RSLI % | FCI % | Current Repair Cost |
|---|---|---|---|
| A10 - Foundations | 74.00 % | 0.00 % | $0.00 |
| B10 - Superstructure | 74.00 % | 0.00 % | $0.00 |
| B20 - Exterior Enclosure | 56.39 % | 0.00 % | $0.00 |
| B30 - Roofing | 13.33 % | 0.00 % | $0.00 |
| C10 - Interior Construction | 35.91 % | 49.53 % | $11,180.00 |
| C30 - Interior Finishes | 0.00 % | 110.00 % | $39,244.00 |
| D20 - Plumbing | 13.33 % | 0.00 % | $0.00 |
| D30 - HVAC | 20.00 % | 0.00 % | $0.00 |
| D50 - Electrical | 29.65 % | 0.00 % | $0.00 |
| E20 - Furnishings | 15.00 % | 0.00 % | $0.00 |
| **Totals:** | **30.61 %** | **27.50 %** | **$50,424.00** |

## Photo Album

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

1). East Elevation - Feb 01, 2017

2). West Elevation - Feb 01, 2017

3). North Elevation - Feb 01, 2017

4). South 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 | $6.93 | S.F. | 1,200 | 100 | 1991 | 2091 | | 74.00 % | 0.00 % | 74 | | | $8,316 |
| A1030 | Slab on Grade | $7.37 | S.F. | 1,200 | 100 | 1991 | 2091 | | 74.00 % | 0.00 % | 74 | | | $8,844 |
| B1020 | Roof Construction | $5.98 | S.F. | 1,200 | 100 | 1991 | 2091 | | 74.00 % | 0.00 % | 74 | | | $7,176 |
| B2010 | Exterior Walls | $18.04 | S.F. | 1,200 | 100 | 1991 | 2091 | | 74.00 % | 0.00 % | 74 | | | $21,648 |
| B2020 | Exterior Windows | $6.47 | S.F. | 1,200 | 30 | 1991 | 2021 | | 13.33 % | 0.00 % | 4 | | | $7,764 |
| B2030 | Exterior Doors | $0.91 | S.F. | 1,200 | 30 | 1991 | 2021 | | 13.33 % | 0.00 % | 4 | | | $1,092 |
| B3010130 | Preformed Metal Roofing | $9.66 | S.F. | 1,200 | 30 | 1991 | 2021 | | 13.33 % | 0.00 % | 4 | | | $11,592 |
| C1010 | Partitions | $10.34 | S.F. | 1,200 | 75 | 1991 | 2066 | | 65.33 % | 0.00 % | 49 | | | $12,408 |
| C1030 | Fittings | $8.47 | S.F. | 1,200 | 20 | 1991 | 2011 | | 0.00 % | 110.00 % | -6 | | $11,180.00 | $10,164 |
| C3010 | Wall Finishes | $7.46 | S.F. | 1,200 | 10 | 2001 | 2011 | | 0.00 % | 110.00 % | -6 | | $9,847.00 | $8,952 |
| C3020 | Floor Finishes | $12.74 | S.F. | 1,200 | 20 | 1991 | 2011 | | 0.00 % | 110.00 % | -6 | | $16,817.00 | $15,288 |
| C3030 | Ceiling Finishes | $9.53 | S.F. | 1,200 | 25 | 1991 | 2016 | | 0.00 % | 110.00 % | -1 | | $12,580.00 | $11,436 |
| D2010 | Plumbing Fixtures | $9.98 | S.F. | 1,200 | 30 | 1991 | 2021 | | 13.33 % | 0.00 % | 4 | | | $11,976 |
| D2020 | Domestic Water Distribution | $0.84 | S.F. | 1,200 | 30 | 1991 | 2021 | | 13.33 % | 0.00 % | 4 | | | $1,008 |
| D2030 | Sanitary Waste | $5.94 | S.F. | 1,200 | 30 | 1991 | 2021 | | 13.33 % | 0.00 % | 4 | | | $7,128 |
| D3050 | Terminal & Package Units | $16.96 | S.F. | 1,200 | 15 | 2005 | 2020 | | 20.00 % | 0.00 % | 3 | | | $20,352 |
| D5010 | Electrical Service/Distribution | $1.47 | S.F. | 1,200 | 40 | 1991 | 2031 | | 35.00 % | 0.00 % | 14 | | | $1,764 |
| D5020 | Branch Wiring | $2.55 | S.F. | 1,200 | 30 | 1991 | 2021 | | 13.33 % | 0.00 % | 4 | | | $3,060 |
| D5020 | Lighting | $3.58 | S.F. | 1,200 | 30 | 1991 | 2021 | | 13.33 % | 0.00 % | 4 | | | $4,296 |
| D5030920 | Data Communication | $2.49 | S.F. | 1,200 | 15 | 2012 | 2027 | | 66.67 % | 0.00 % | 10 | | | $2,988 |
| E2010 | Fixed Furnishings | $5.08 | S.F. | 1,200 | 20 | 1991 | 2011 | 2020 | 15.00 % | 0.00 % | 3 | | | $6,096 |
| | | | | | | | | **Total** | **30.61 %** | **27.50 %** | | | **$50,424.00** | **$183,348** |

## System Notes

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

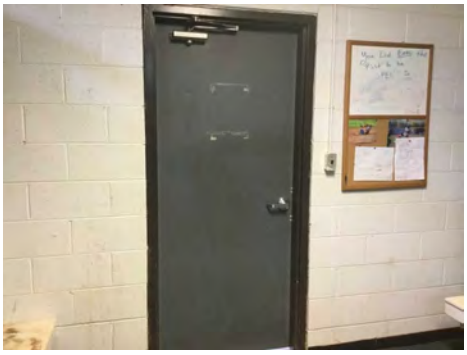
**System:** B2010 - Exterior Walls


**Note:**

**System:** B2020 - Exterior Windows


**Note:**

**System:** B2030 - Exterior Doors

**Note:**

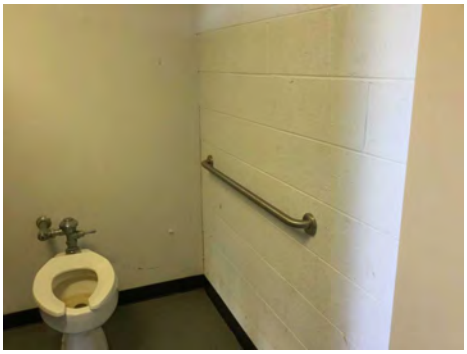
**System:** B3010130 - Preformed Metal Roofing

**Note:**

**System:** C1010 - Partitions

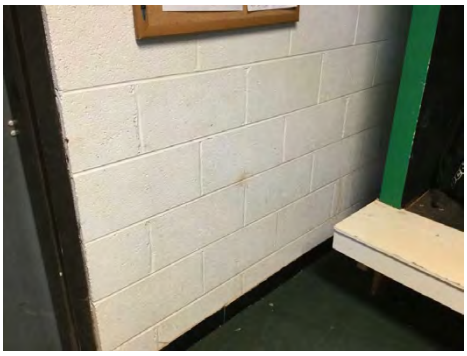
**Note:**

**System:** C1030 - Fittings



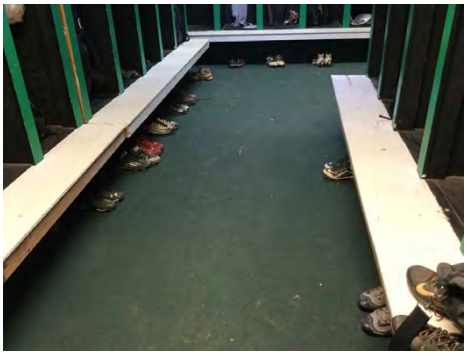

**Note:**

**System:** C3010 - Wall Finishes



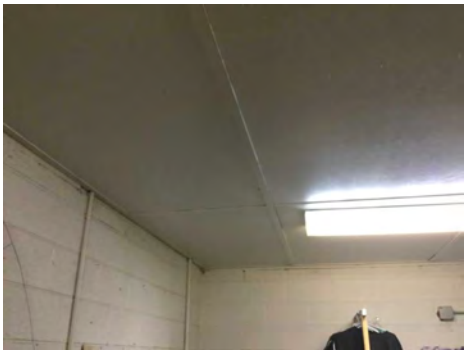
**Note:**

**System:** C3020 - Floor Finishes



**Note:**

**System:** C3030 - Ceiling Finishes



**Note:**

**System:** D2010 - Plumbing Fixtures

**Note:**

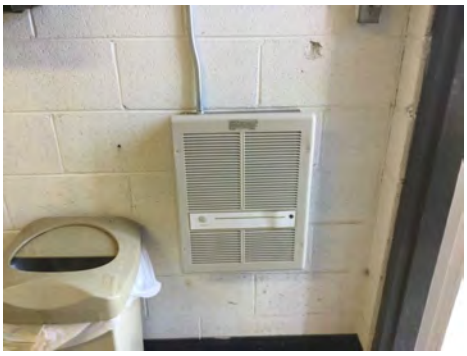
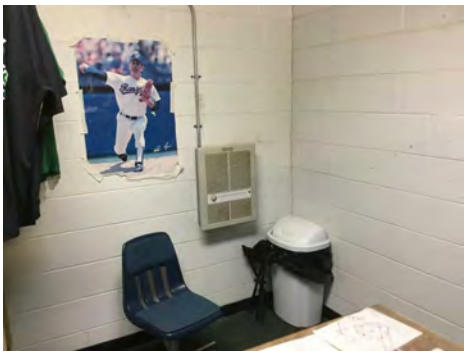
**System:** D2020 - Domestic Water Distribution

**Note:**

**System:** D2030 - Sanitary Waste

**Note:**

**System:** D3050 - Terminal & Package Units

**Note:**

**System:** D5010 - Electrical Service/Distribution

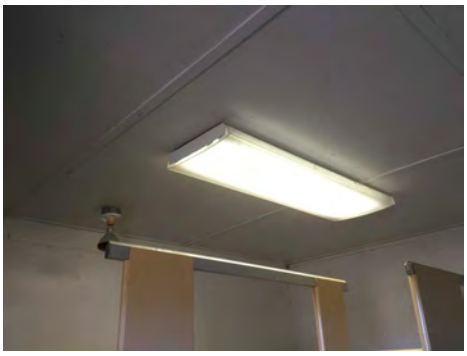
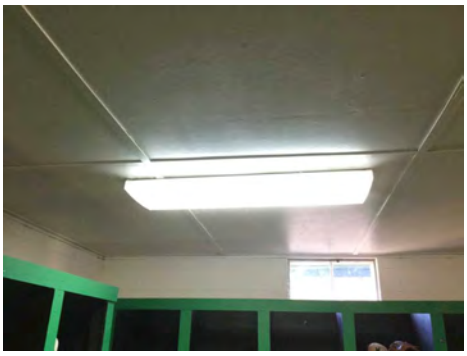
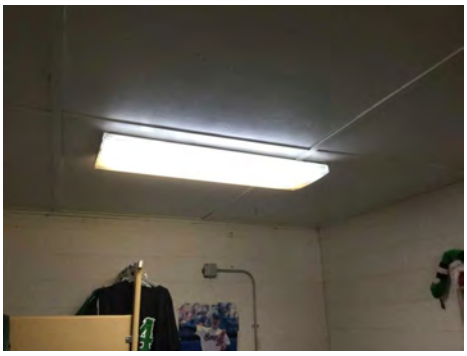

**Note:**

**System:** D5020 - Branch Wiring



**Note:**

**System:** D5020 - Lighting

**Note:**

**System:** D5030920 - Data Communication

**Note:**

**System:** E2010 - Fixed Furnishings


**Note:**

## Renewal Schedule

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

*Inflation Rate: 3%*

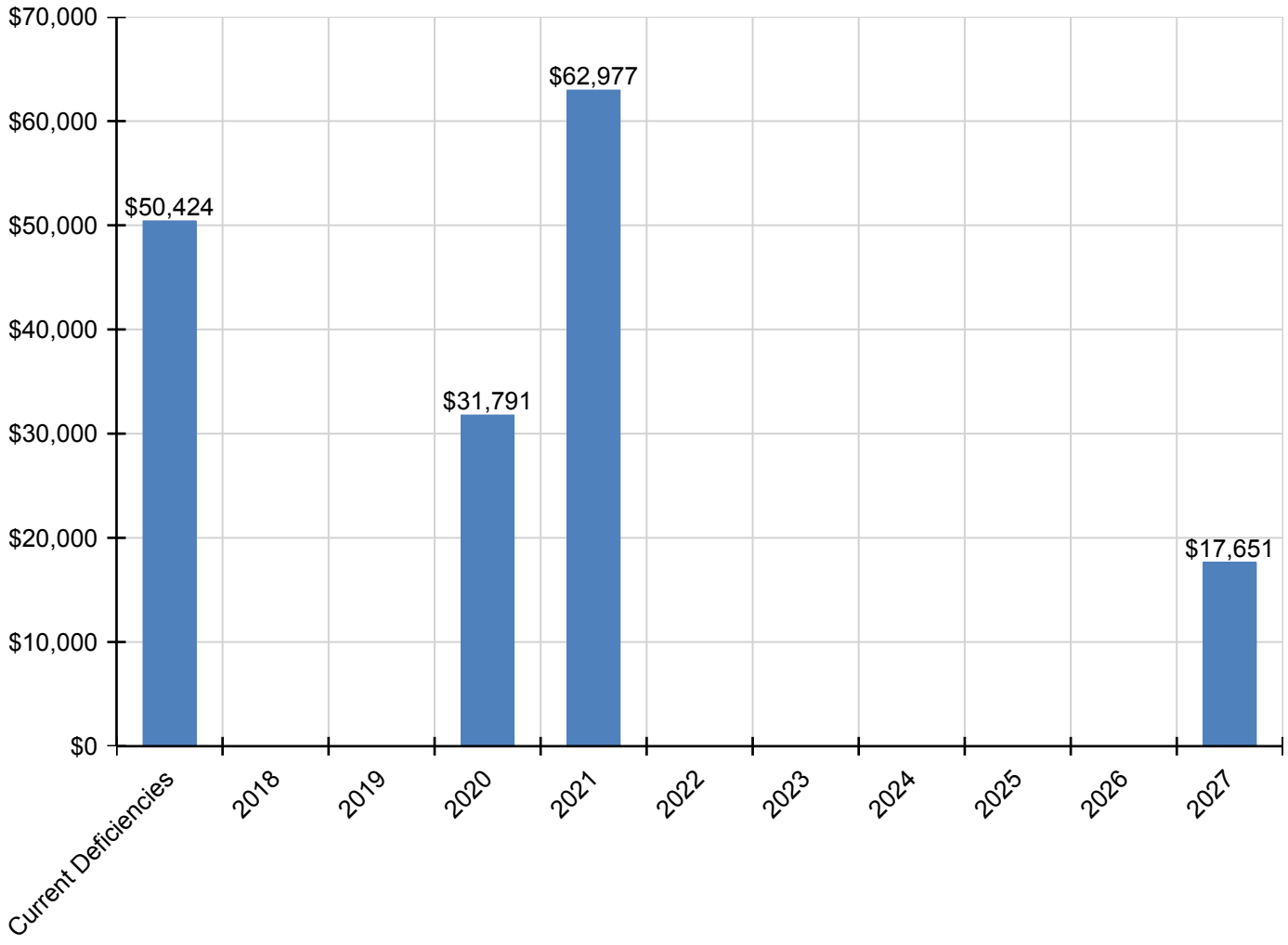
| System | Current Deficiencies | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Total:** | **$50,424** | **$0** | **$0** | **$31,791** | **$62,977** | **$0** | **$0** | **$0** | **$0** | **$0** | **$17,651** | **$162,842** |
| *** A - Substructure** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** A10 - Foundations** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** A1010 - Standard Foundations** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** A1030 - Slab on Grade** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B - Shell** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B10 - Superstructure** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** B1020 - Roof Construction** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B20 - Exterior Enclosure** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** B2010 - Exterior Walls** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B2020 - Exterior Windows** | $0 | $0 | $0 | $0 | $9,612 | $0 | $0 | $0 | $0 | $0 | $0 | **$9,612** |
| **B2030 - Exterior Doors** | $0 | $0 | $0 | $0 | $1,352 | $0 | $0 | $0 | $0 | $0 | $0 | **$1,352** |
| **B30 - Roofing** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B3010 - Roof Coverings** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B3010130 - Preformed Metal Roofing** | $0 | $0 | $0 | $0 | $18,005 | $0 | $0 | $0 | $0 | $0 | $0 | **$18,005** |
| **C - Interiors** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C10 - Interior Construction** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** C1010 - Partitions** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C1030 - Fittings** | $11,180 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$11,180** |
| **C30 - Interior Finishes** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C3010 - Wall Finishes** | $9,847 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $13,234 | **$23,081** |
| **C3020 - Floor Finishes** | $16,817 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$16,817** |
| **C3030 - Ceiling Finishes** | $12,580 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$12,580** |
| **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 | $14,827 | $0 | $0 | $0 | $0 | $0 | $0 | **$14,827** |

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **D2020 - Domestic Water Distribution** | $0 | $0 | $0 | $0 | $1,248 | $0 | $0 | $0 | $0 | $0 | $0 | **$1,248** |
| **D2030 - Sanitary Waste** | $0 | $0 | $0 | $0 | $8,825 | $0 | $0 | $0 | $0 | $0 | $0 | **$8,825** |
| **D30 - HVAC** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D3050 - Terminal & Package Units** | $0 | $0 | $0 | $24,463 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$24,463** |
| **D50 - Electrical** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D5010 - Electrical Service/Distribution** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D5020 - Branch Wiring** | $0 | $0 | $0 | $0 | $3,788 | $0 | $0 | $0 | $0 | $0 | $0 | **$3,788** |
| **D5020 - Lighting** | $0 | $0 | $0 | $0 | $5,319 | $0 | $0 | $0 | $0 | $0 | $0 | **$5,319** |
| **D5030 - Communications and Security** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D5030920 - Data Communication** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $4,417 | **$4,417** |
| **E - Equipment & Furnishings** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **E20 - Furnishings** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **E2010 - Fixed Furnishings** | $0 | $0 | $0 | $7,328 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$7,328** |

** Indicates non-renewable system*

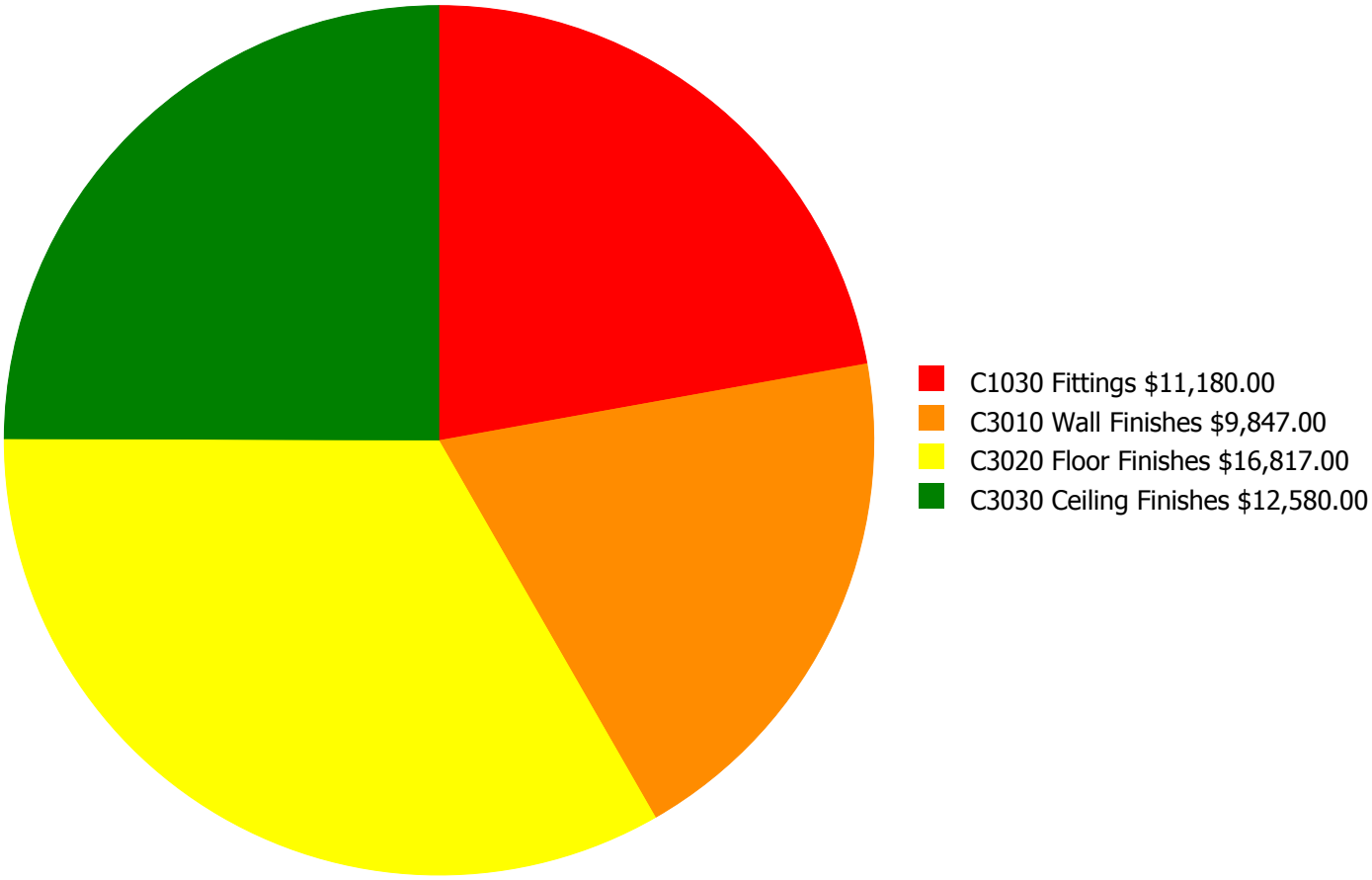
## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

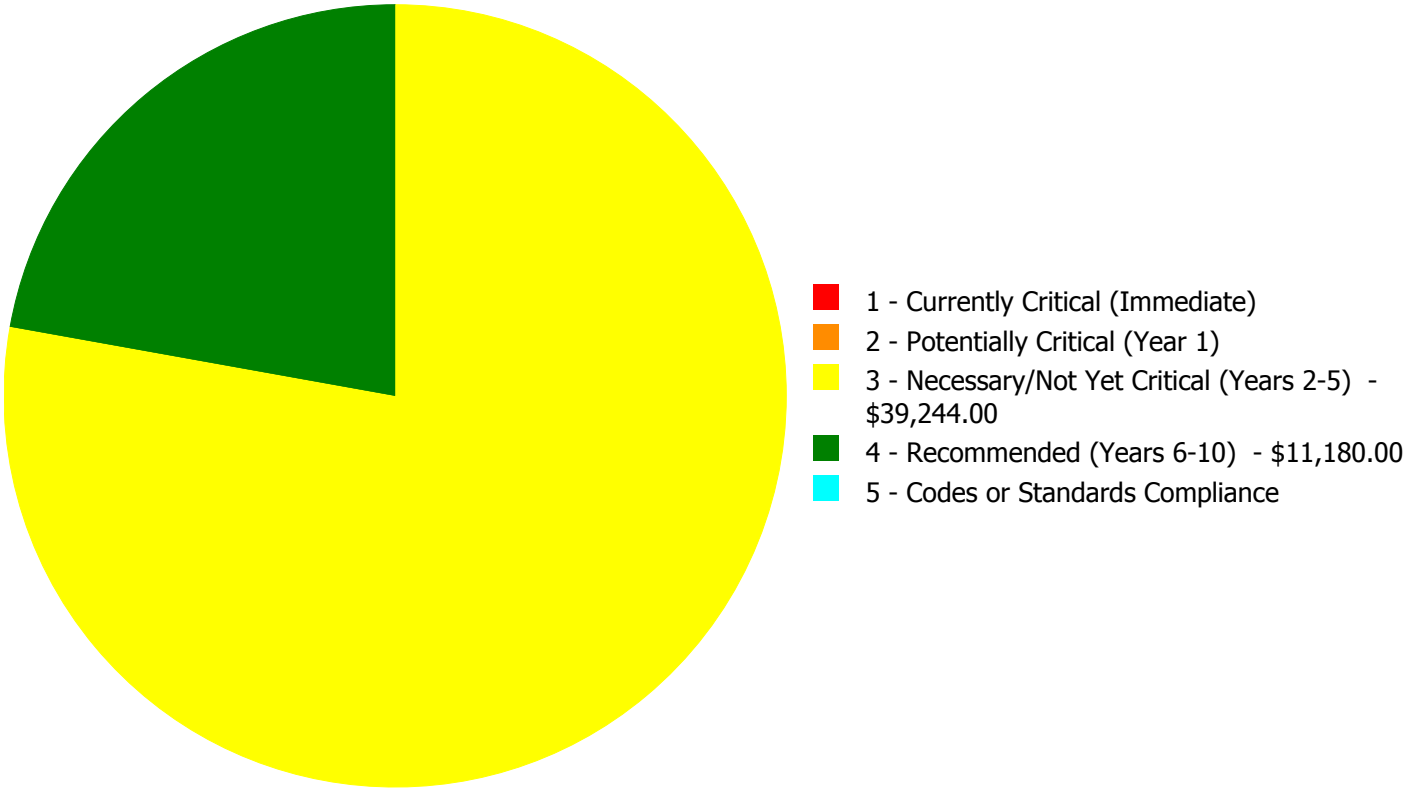
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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




**Budget Estimate Total: $50,424.00**

## 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: $50,424.00**

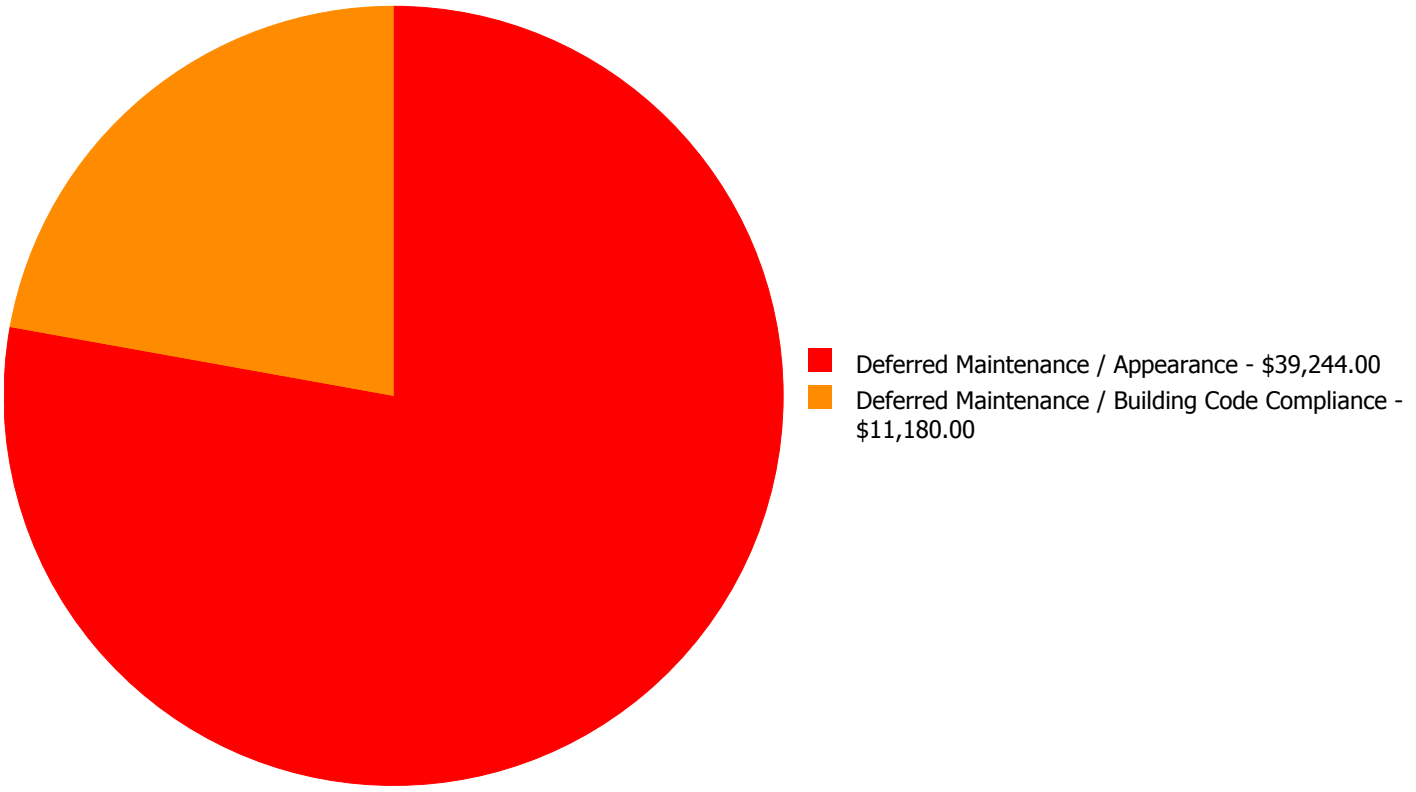
## Deficiency By Priority Investment Table

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 |
|---|---|---|---|---|---|---|---|
| C1030 | Fittings | $0.00 | $0.00 | $0.00 | $11,180.00 | $0.00 | $11,180.00 |
| C3010 | Wall Finishes | $0.00 | $0.00 | $9,847.00 | $0.00 | $0.00 | $9,847.00 |
| C3020 | Floor Finishes | $0.00 | $0.00 | $16,817.00 | $0.00 | $0.00 | $16,817.00 |
| C3030 | Ceiling Finishes | $0.00 | $0.00 | $12,580.00 | $0.00 | $0.00 | $12,580.00 |
| | **Total:** | $0.00 | $0.00 | $39,244.00 | $11,180.00 | $0.00 | $50,424.00 |

## 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:



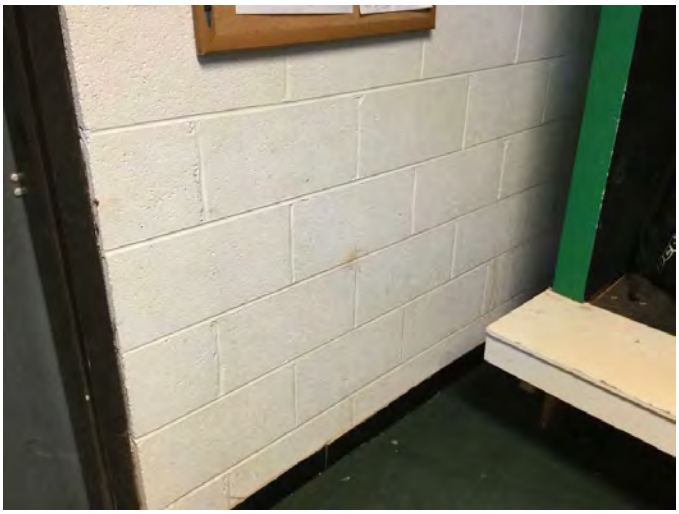

**Budget Estimate Total: $50,424.00**

## Deficiency Details by Priority

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

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

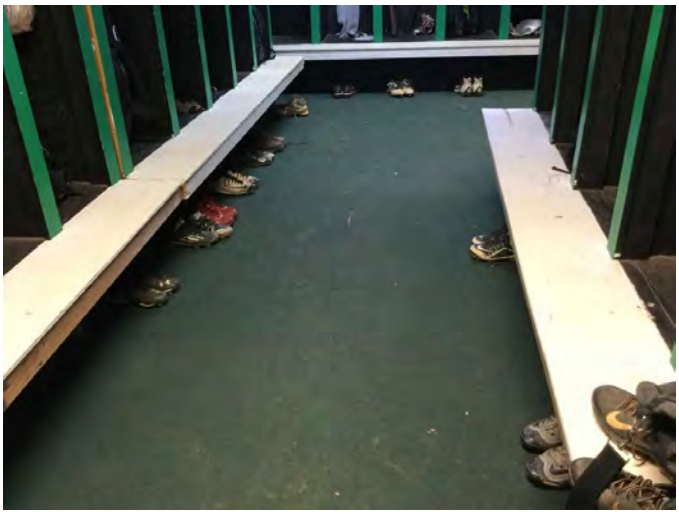
**System: C3010 - Wall Finishes**



**Location:** Throughout
**Distress:** Beyond Service Life
**Category:** Deferred Maintenance / Appearance
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)
**Correction:** Renew System
**Qty:** 1,200.00
**Unit of Measure:** S.F.
**Estimate:** $9,847.00
**Assessor Name:** Eduardo Lopez
**Date Created:** 01/25/2017

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

**System: C3020 - Floor Finishes**



**Location:** Locker rooms
**Distress:** Beyond Service Life
**Category:** Deferred Maintenance / Appearance
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)
**Correction:** Renew System
**Qty:** 1,200.00
**Unit of Measure:** S.F.
**Estimate:** $16,817.00
**Assessor Name:** Eduardo Lopez
**Date Created:** 01/25/2017

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

**System: C3030 - Ceiling Finishes**

**Location:** Throughout
**Distress:** Beyond Service Life
**Category:** Deferred Maintenance / Appearance
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)
**Correction:** Renew System
**Qty:** 1,200.00
**Unit of Measure:** S.F.
**Estimate:** $12,580.00
**Assessor Name:** Eduardo Lopez
**Date Created:** 01/25/2017

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

## Priority 4 - Recommended (Years 6-10):

**System: C1030 - Fittings**


| | |
|---|---|
| **Location:** | Throughout |
| **Distress:** | Inadequate |
| **Category:** | Deferred Maintenance / Building Code Compliance |
| **Priority:** | 4 - Recommended (Years 6-10) |
| **Correction:** | Renew System |
| **Qty:** | 1,200.00 |
| **Unit of Measure:** | S.F. |
| **Estimate:** | $11,180.00 |
| **Assessor Name:** | Eduardo Lopez |
| **Date Created:** | 01/25/2017 |

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

## Executive Summary

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

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

| | |
|---|---|
| Function: | HS -High School |
| Gross Area (SF): | 17,000 |
| Year Built: | 1998 |
| Last Renovation: | |
| Replacement Value: | $3,200,930 |
| Repair Cost: | $83,776.00 |
| Total FCI: | 2.62 % |
| Total RSLI: | 39.94 % |
| FCA Score: | 97.38 |

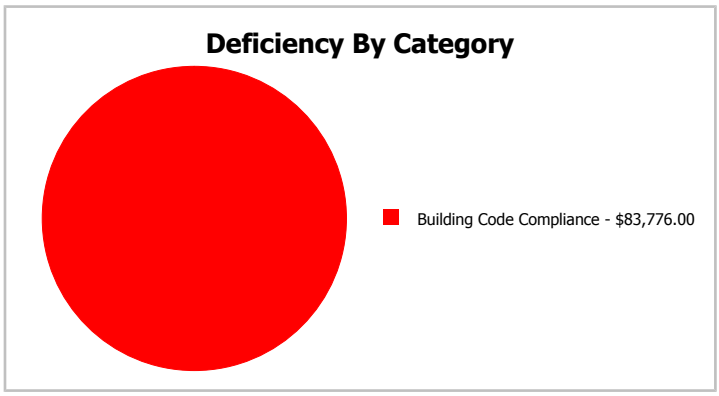
**Description:**

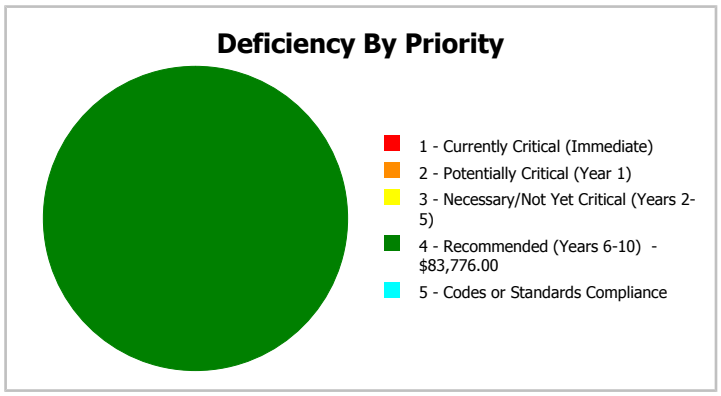
The narrative for this building is included in the Executive Summary Description at the front of this report.

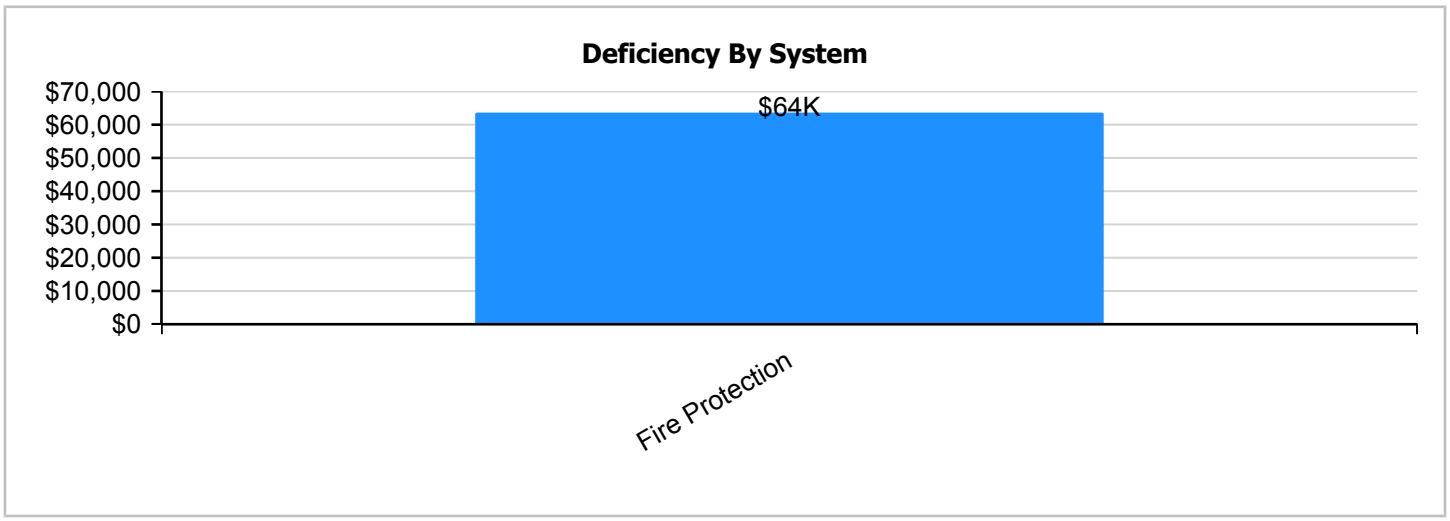
**Attributes:** This asset has no attributes.

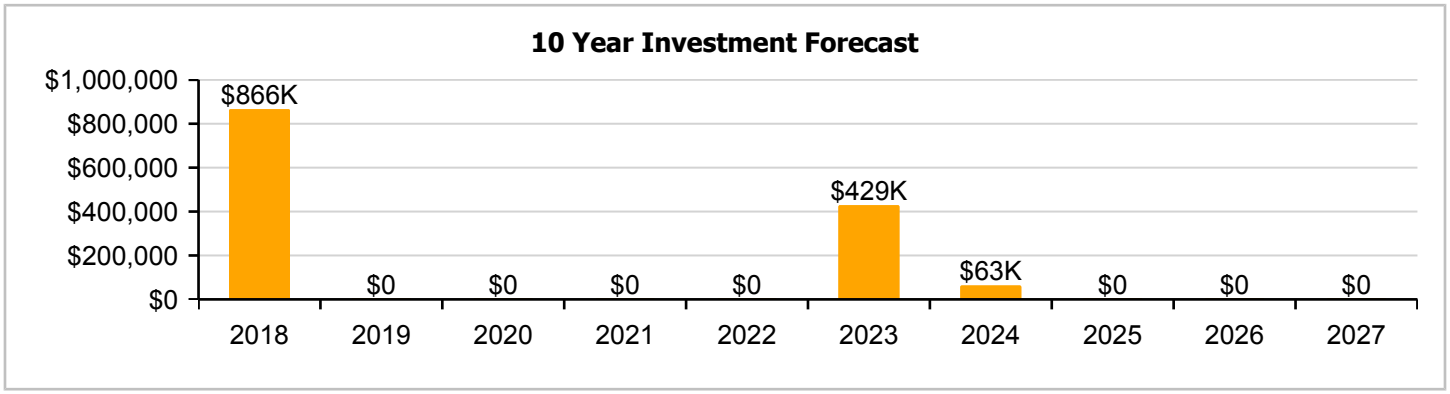
## Dashboard Summary

| | | | |
|---|---|---|---|
| Function: | HS -High School | Gross Area: | 17,000 |
| Year Built: | 1998 | Last Renovation: | |
| Repair Cost: | $83,776 | Replacement Value: | $3,200,930 |
| FCI: | 2.62 % | RSLI%: | 39.94 % |



## 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 | 81.00 % | 0.00 % | $0.00 |
| B10 - Superstructure | 81.00 % | 0.00 % | $0.00 |
| B20 - Exterior Enclosure | 54.16 % | 0.00 % | $0.00 |
| B30 - Roofing | 5.58 % | 0.00 % | $0.00 |
| C10 - Interior Construction | 51.97 % | 0.00 % | $0.00 |
| C30 - Interior Finishes | 20.27 % | 0.00 % | $0.00 |
| D20 - Plumbing | 36.84 % | 0.00 % | $0.00 |
| D30 - HVAC | 29.71 % | 0.00 % | $0.00 |
| D40 - Fire Protection | 0.00 % | 110.00 % | $83,776.00 |
| D50 - Electrical | 52.37 % | 0.00 % | $0.00 |
| E10 - Equipment | 5.00 % | 0.00 % | $0.00 |
| E20 - Furnishings | 5.00 % | 0.00 % | $0.00 |
| **Totals:** | **39.94 %** | **2.62 %** | **$83,776.00** |

## Photo Album

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

1). Northeast Elevation - Feb 01, 2017

2). South Elevation - Feb 01, 2017

3). West 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.

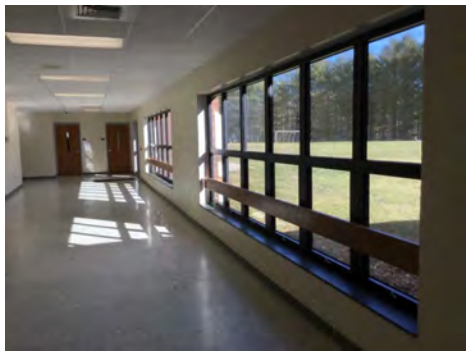
# Campus Assessment Report - 1998 Science Wing

| System Code | System Description | Unit Price $ | UoM | Qty | Life | Year Installed | Calc Next Renewal Year | Next Renewal Year | RSLI% | FCI% | RSL | eCR | Deficiency $ | Replacement Value $ |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| A1010 | Standard Foundations | $2.32 | S.F. | 17,000 | 100 | 1998 | 2098 | | 81.00 % | 0.00 % | 81 | | | $39,440 |
| A1030 | Slab on Grade | $4.36 | S.F. | 17,000 | 100 | 1998 | 2098 | | 81.00 % | 0.00 % | 81 | | | $74,120 |
| B1010 | Floor Construction | $12.22 | S.F. | 17,000 | 100 | 1998 | 2098 | | 81.00 % | 0.00 % | 81 | | | $207,740 |
| B1020 | Roof Construction | $8.14 | S.F. | 17,000 | 100 | 1998 | 2098 | | 81.00 % | 0.00 % | 81 | | | $138,380 |
| B2010 | Exterior Walls | $9.48 | S.F. | 17,000 | 100 | 1998 | 2098 | | 81.00 % | 0.00 % | 81 | | | $161,160 |
| B2020 | Exterior Windows | $13.69 | S.F. | 17,000 | 30 | 1998 | 2028 | | 36.67 % | 0.00 % | 11 | | | $232,730 |
| B2030 | Exterior Doors | $0.86 | S.F. | 17,000 | 30 | 1998 | 2028 | | 36.67 % | 0.00 % | 11 | | | $14,620 |
| B3010120 | Single Ply Membrane | $6.98 | S.F. | 17,000 | 20 | 1998 | 2018 | | 5.00 % | 0.00 % | 1 | | | $118,660 |
| B3020 | Roof Openings | $0.22 | S.F. | 17,000 | 25 | 1998 | 2023 | | 24.00 % | 0.00 % | 6 | | | $3,740 |
| C1010 | Partitions | $5.03 | S.F. | 17,000 | 75 | 1998 | 2073 | | 74.67 % | 0.00 % | 56 | | | $85,510 |
| C1020 | Interior Doors | $2.61 | S.F. | 17,000 | 30 | 1998 | 2028 | | 36.67 % | 0.00 % | 11 | | | $44,370 |
| C1030 | Fittings | $1.58 | S.F. | 17,000 | 20 | 1998 | 2018 | | 5.00 % | 0.00 % | 1 | | | $26,860 |
| C3010 | Wall Finishes | $2.75 | S.F. | 17,000 | 10 | 2014 | 2024 | | 70.00 % | 0.00 % | 7 | | | $46,750 |
| C3020 | Floor Finishes | $11.72 | S.F. | 17,000 | 20 | 1998 | 2018 | | 5.00 % | 0.00 % | 1 | | | $199,240 |
| C3030 | Ceiling Finishes | $11.30 | S.F. | 17,000 | 25 | 1998 | 2023 | | 24.00 % | 0.00 % | 6 | | | $192,100 |
| D2010 | Plumbing Fixtures | $9.46 | S.F. | 17,000 | 30 | 1998 | 2028 | | 36.67 % | 0.00 % | 11 | | | $160,820 |
| D2020 | Domestic Water Distribution | $1.76 | S.F. | 17,000 | 30 | 1998 | 2028 | | 36.67 % | 0.00 % | 11 | | | $29,920 |
| D2030 | Sanitary Waste | $2.77 | S.F. | 17,000 | 30 | 1998 | 2028 | | 36.67 % | 0.00 % | 11 | | | $47,090 |
| D2040 | Rain Water Drainage | $0.67 | S.F. | 17,000 | 30 | 1998 | 2028 | | 36.67 % | 0.00 % | 11 | | | $11,390 |
| D2090 | Other Plumbing Systems -Nat Gas | $0.16 | S.F. | 17,000 | 40 | 1998 | 2038 | | 52.50 % | 0.00 % | 21 | | | $2,720 |
| D3020 | Heat Generating Systems | $7.42 | S.F. | 17,000 | 30 | 1998 | 2028 | | 36.67 % | 0.00 % | 11 | | | $126,140 |
| D3030 | Cooling Generating Systems | $7.68 | S.F. | 17,000 | 25 | 1998 | 2023 | | 24.00 % | 0.00 % | 6 | | | $130,560 |
| D3040 | Distribution Systems | $8.96 | S.F. | 17,000 | 30 | 1998 | 2028 | | 36.67 % | 0.00 % | 11 | | | $152,320 |
| D3060 | Controls & Instrumentation | $2.84 | S.F. | 17,000 | 20 | 1998 | 2018 | | 5.00 % | 0.00 % | 1 | | | $48,280 |
| D4010 | Sprinklers | $3.89 | S.F. | 17,000 | 30 | | | 2017 | 0.00 % | 110.00 % | 0 | | $72,743.00 | $66,130 |
| D4020 | Standpipes | $0.59 | S.F. | 17,000 | 30 | | | 2017 | 0.00 % | 110.00 % | 0 | | $11,033.00 | $10,030 |
| D5010 | Electrical Service/Distribution | $1.70 | S.F. | 17,000 | 40 | 1998 | 2038 | | 52.50 % | 0.00 % | 21 | | | $28,900 |
| D5020 | Branch Wiring | $4.87 | S.F. | 17,000 | 30 | 1998 | 2028 | | 36.67 % | 0.00 % | 11 | | | $82,790 |
| D5020 | Lighting | $11.38 | S.F. | 17,000 | 30 | 1998 | 2028 | | 36.67 % | 0.00 % | 11 | | | $193,460 |
| D5030810 | Security & Detection Systems | $2.10 | S.F. | 17,000 | 15 | 2013 | 2028 | | 73.33 % | 0.00 % | 11 | | | $35,700 |
| D5030910 | Fire Alarm Systems | $3.83 | S.F. | 17,000 | 15 | 2013 | 2028 | | 73.33 % | 0.00 % | 11 | | | $65,110 |
| D5030920 | Data Communication | $4.92 | S.F. | 17,000 | 15 | 2015 | 2030 | | 86.67 % | 0.00 % | 13 | | | $83,640 |
| D5090 | Other Electrical Systems | $0.73 | S.F. | 17,000 | 20 | | | 2017 | 0.00 % | 0.00 % | 0 | | | $12,410 |
| E1020 | Institutional Equipment | $13.97 | S.F. | 17,000 | 20 | 1998 | 2018 | | 5.00 % | 0.00 % | 1 | | | $237,490 |
| E2010 | Fixed Furnishings | $5.33 | S.F. | 17,000 | 20 | 1998 | 2018 | | 5.00 % | 0.00 % | 1 | | | $90,610 |
| | | | | | | | | **Total** | **39.94 %** | **2.62 %** | | | **$83,776.00** | **$3,200,930** |

## System Notes

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

**System:** B2010 - Exterior Walls

**Note:**

**System:** B2020 - Exterior Windows


**Note:**

**System:** B2030 - Exterior Doors


**Note:**

**System:** B3010120 - Single Ply Membrane

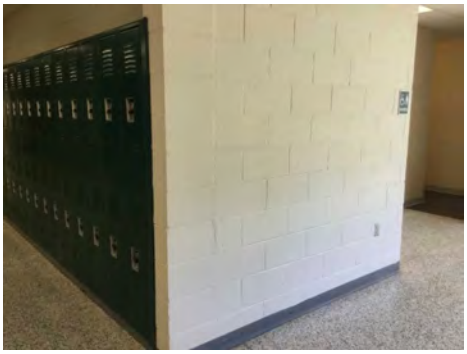
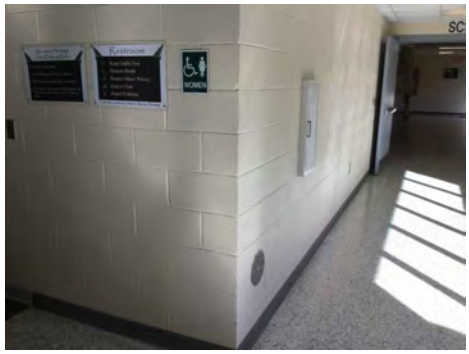


**Note:**

**System:** B3020 - Roof Openings

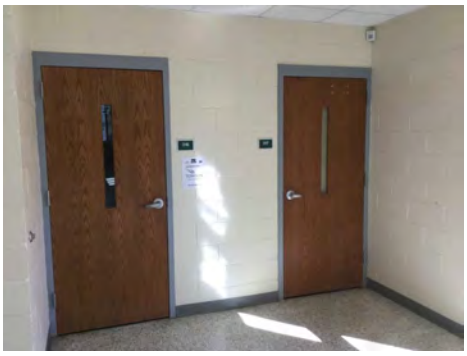
**Note:**

**System:** C1010 - Partitions

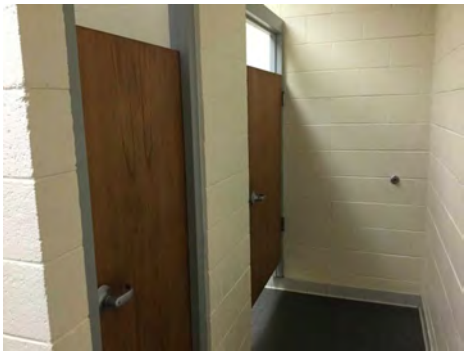

**Note:**

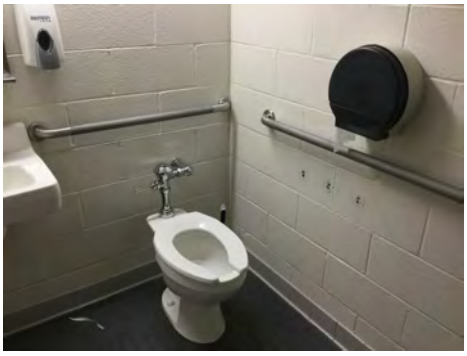
**System:** C1020 - Interior Doors



**Note:**

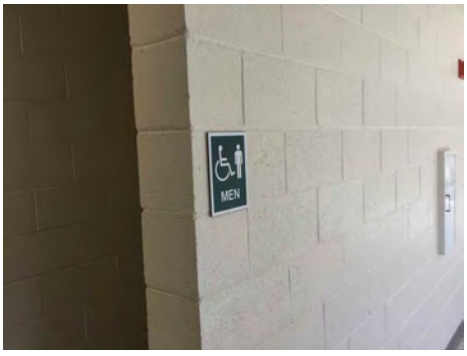
**System:** C1030 - Fittings

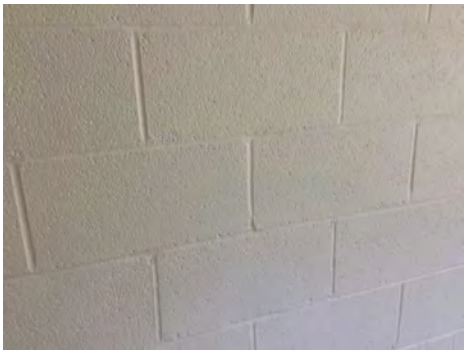





**Note:**

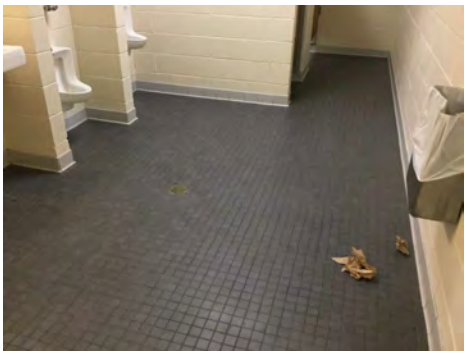
**System:** C3010 - Wall Finishes



**Note:**

**System:** C3020 - Floor Finishes



**Note:**

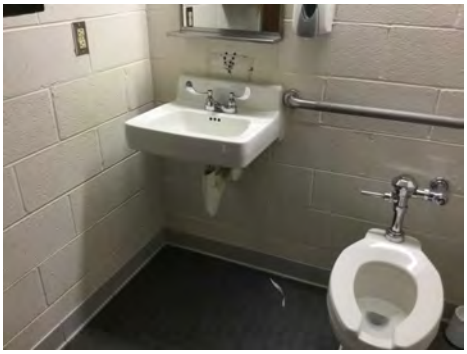
**System:** C3030 - Ceiling Finishes



**Note:**

**System:** D2010 - Plumbing Fixtures





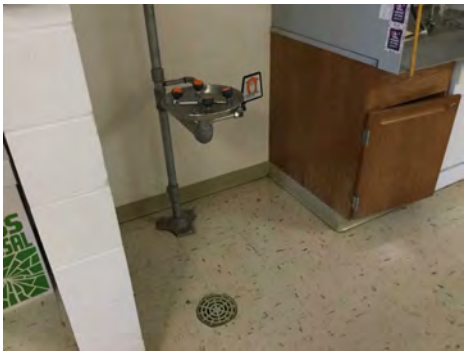
**Note:**

**System:** D2020 - Domestic Water Distribution



**Note:**

**System:** D2030 - Sanitary Waste


**Note:**

**System:** D2040 - Rain Water Drainage


**Note:**

**System:** D2090 - Other Plumbing Systems -Nat Gas

**Note:**

**System:** D3020 - Heat Generating Systems


**Note:**

**System:** D3030 - Cooling Generating Systems

**Note:**

**System:** D3040 - Distribution Systems



**Note:**

**System:** D3060 - Controls & Instrumentation


**Note:**

**System:** D5010 - Electrical Service/Distribution

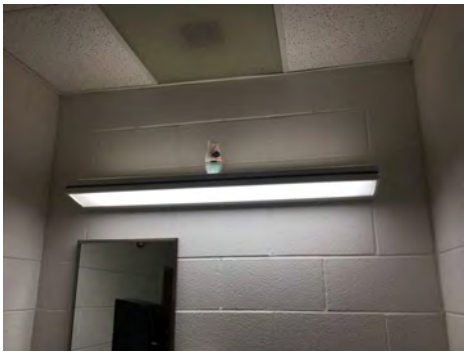
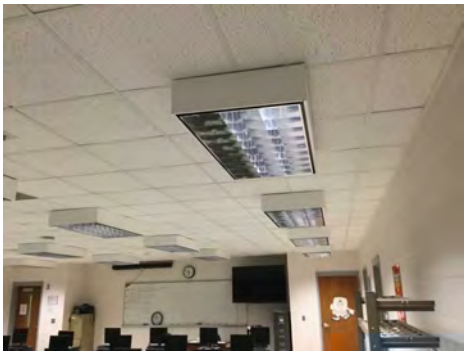

**Note:**

**System:** D5020 - Branch Wiring



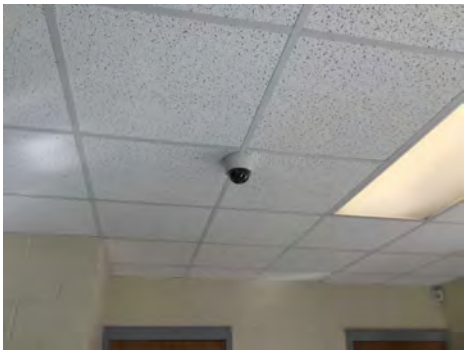
**Note:**

**System:** D5020 - Lighting

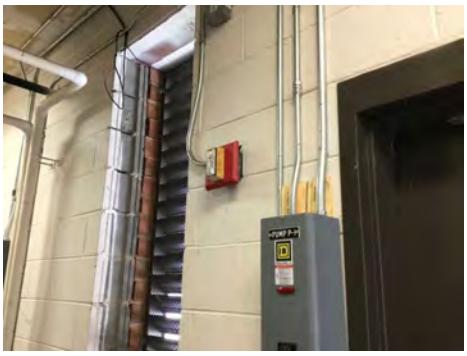
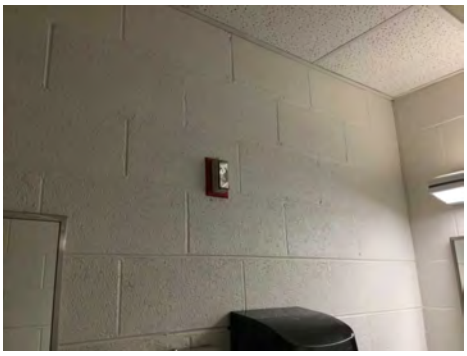

**Note:**

**System:** D5030810 - Security & Detection Systems



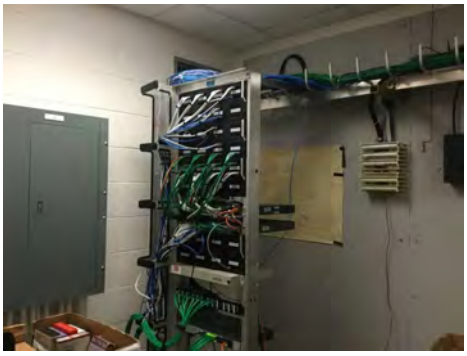
**Note:**

**System:** D5030910 - Fire Alarm Systems


**Note:**

**System:** D5030920 - Data Communication

**Note:**

**System:** E1020 - Institutional Equipment



**Note:**

**System:** E2010 - Fixed Furnishings

**Note:**

## Renewal Schedule

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

*Inflation Rate: 3%*

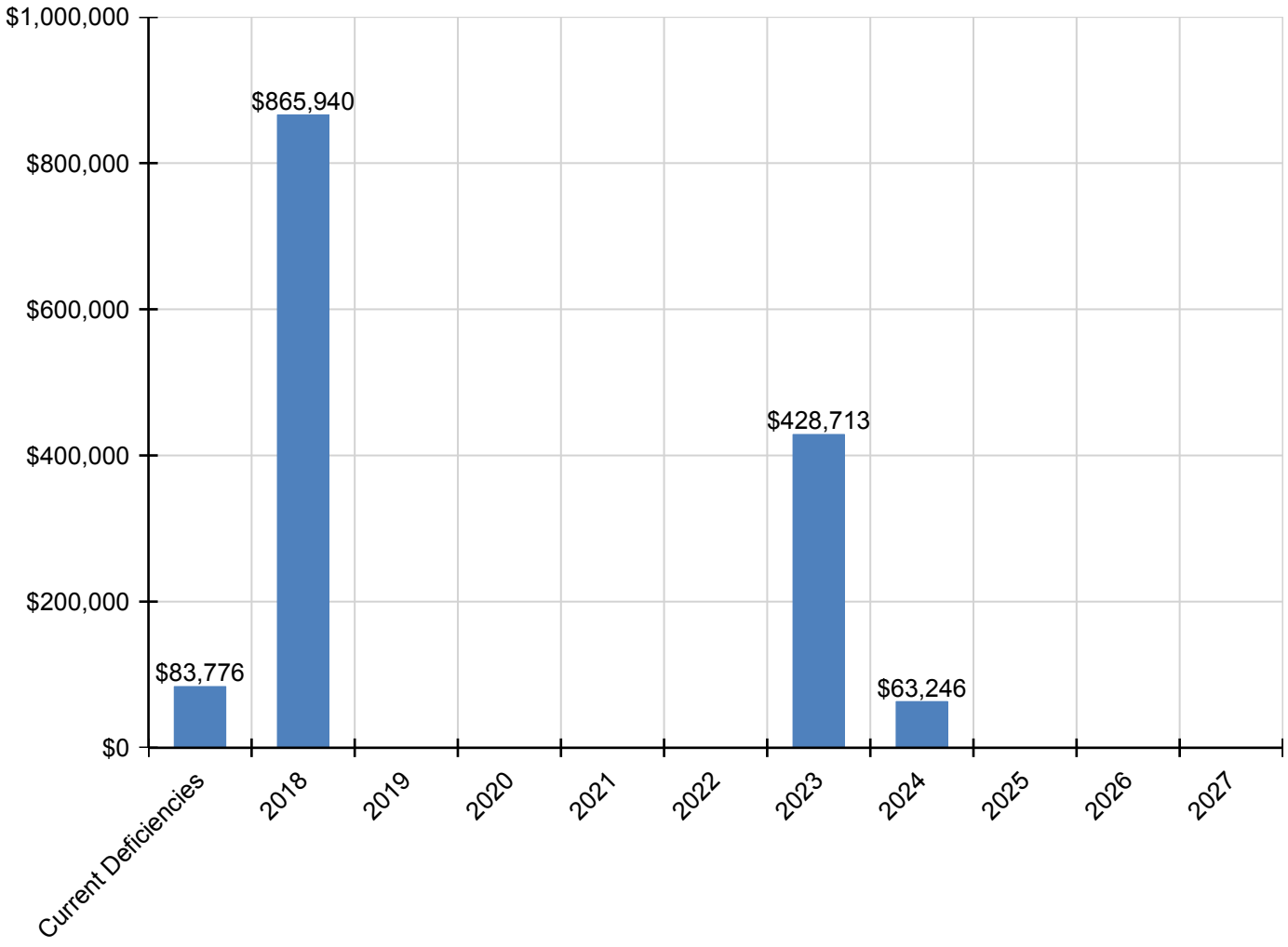
| System | Current Deficiencies | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Total:** | **$83,776** | **$865,940** | **$0** | **$0** | **$0** | **$0** | **$428,713** | **$63,246** | **$0** | **$0** | **$0** | **$1,441,674** |
| *** 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 | $183,330 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$183,330** |
| **B3020 - Roof Openings** | $0 | $0 | $0 | $0 | $0 | $0 | $4,912 | $0 | $0 | $0 | $0 | **$4,912** |
| **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 | $30,432 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$30,432** |
| **C30 - Interior Finishes** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C3010 - Wall Finishes** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $63,246 | $0 | $0 | $0 | **$63,246** |
| **C3020 - Floor Finishes** | $0 | $225,739 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$225,739** |
| **C3030 - Ceiling Finishes** | $0 | $0 | $0 | $0 | $0 | $0 | $252,315 | $0 | $0 | $0 | $0 | **$252,315** |

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **D - Services** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D20 - Plumbing** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D2010 - Plumbing Fixtures** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D2020 - Domestic Water Distribution** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D2030 - Sanitary Waste** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D2040 - Rain Water Drainage** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D2090 - Other Plumbing Systems -Nat Gas** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **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** |
| **D3030 - Cooling Generating Systems** | $0 | $0 | $0 | $0 | $0 | $0 | $171,485 | $0 | $0 | $0 | $0 | **$171,485** |
| **D3040 - Distribution Systems** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D3060 - Controls & Instrumentation** | $0 | $54,701 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$54,701** |
| **D40 - Fire Protection** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D4010 - Sprinklers** | $72,743 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$72,743** |
| **D4020 - Standpipes** | $11,033 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$11,033** |
| **D50 - Electrical** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D5010 - Electrical Service/Distribution** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D5020 - Branch Wiring** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D5020 - Lighting** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D5030 - Communications and Security** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D5030810 - Security & Detection Systems** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D5030910 - Fire Alarm Systems** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D5030920 - Data Communication** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D5090 - Other Electrical Systems** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **E - Equipment & Furnishings** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **E10 - Equipment** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **E1020 - Institutional Equipment** | $0 | $269,076 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$269,076** |
| **E20 - Furnishings** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **E2010 - Fixed Furnishings** | $0 | $102,661 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$102,661** |

** Indicates non-renewable system*

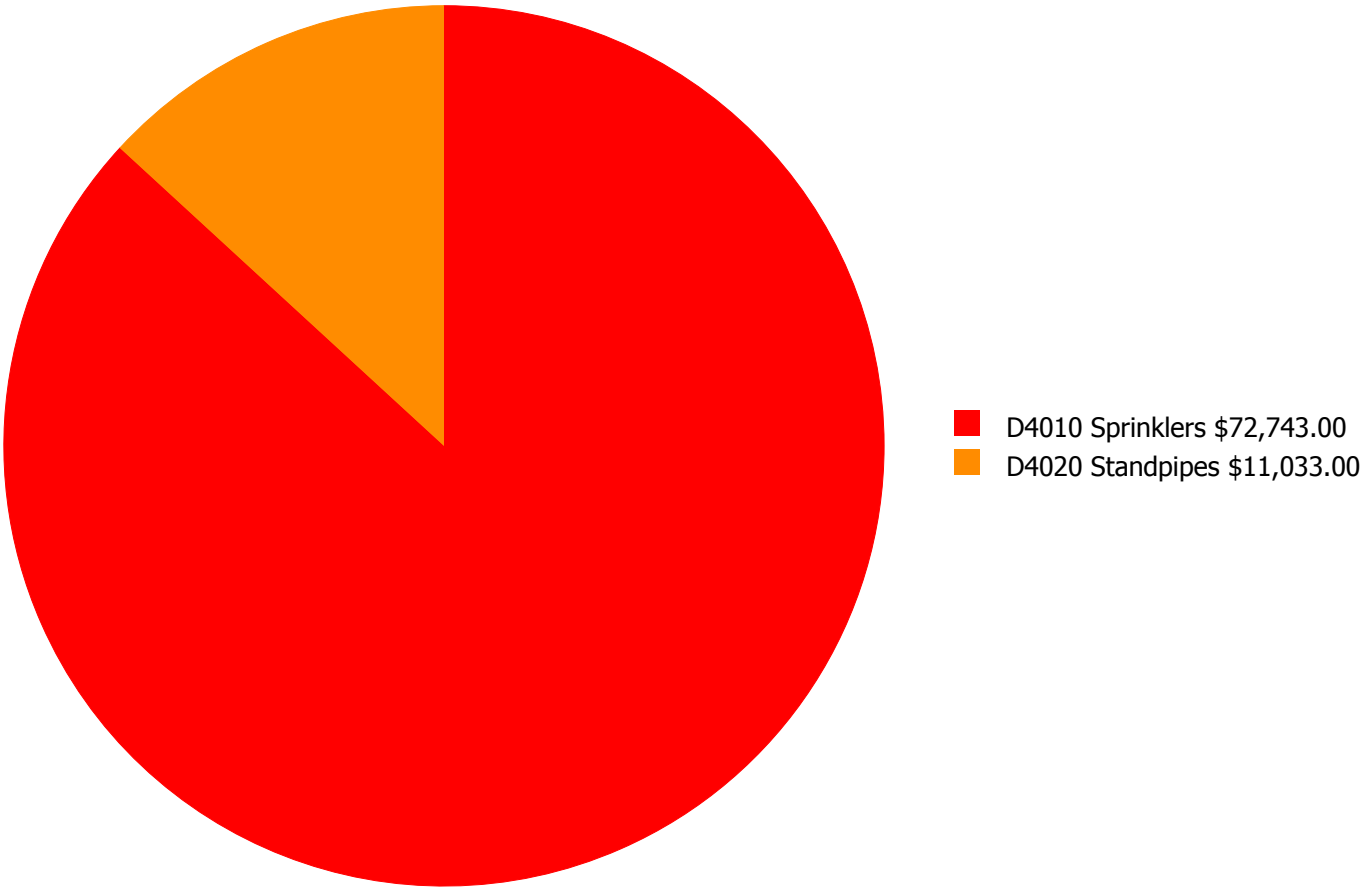
## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

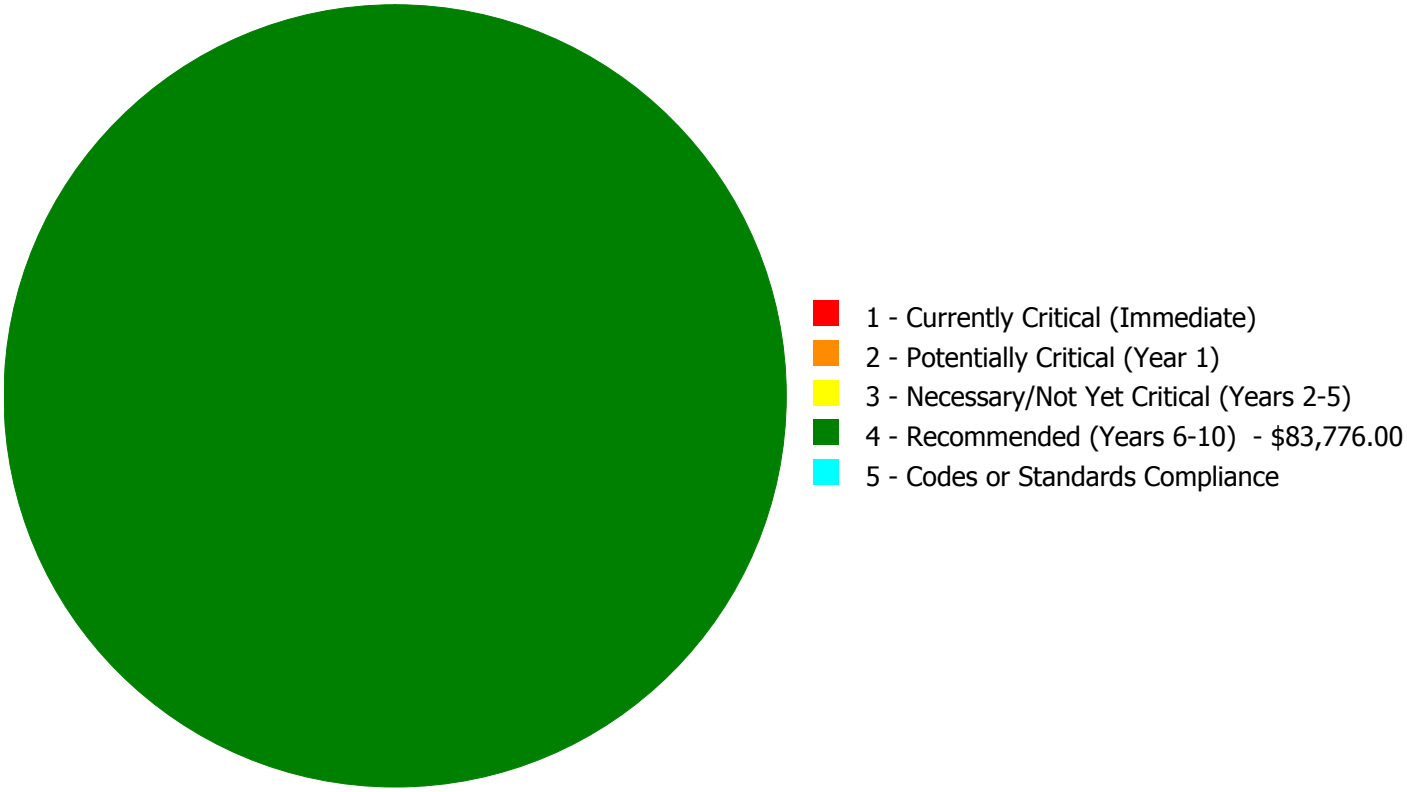
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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




**Budget Estimate Total: $83,776.00**

## 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: $83,776.00**

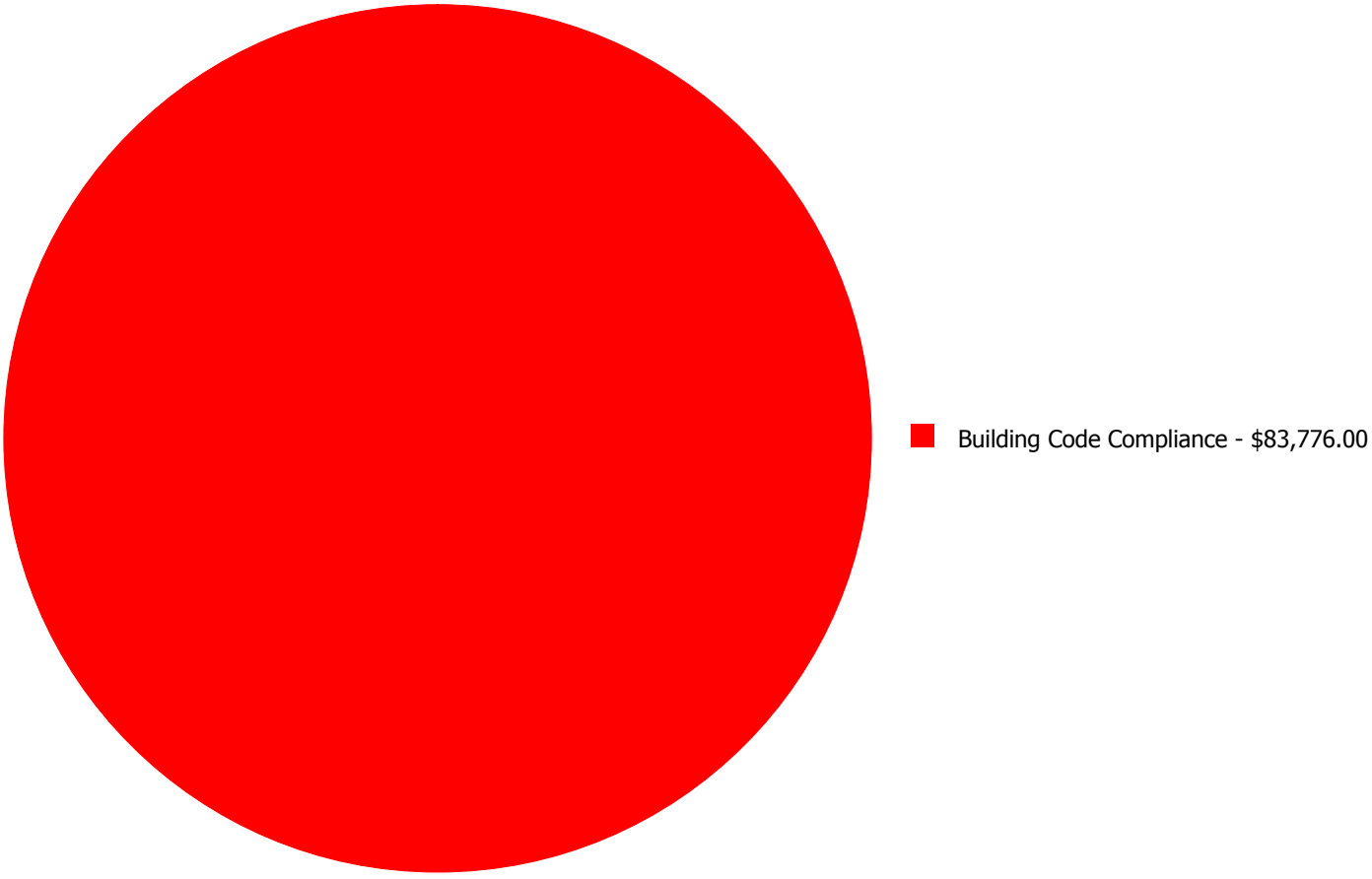
## Deficiency By Priority Investment Table

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 | $72,743.00 | $0.00 | $72,743.00 |
| D4020 | Standpipes | $0.00 | $0.00 | $0.00 | $11,033.00 | $0.00 | $11,033.00 |
| | **Total:** | $0.00 | $0.00 | $0.00 | $83,776.00 | $0.00 | $83,776.00 |

## 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: $83,776.00**

## 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:** 17,000.00
**Unit of Measure:** S.F.
**Estimate:** $72,743.00
**Assessor Name:** Eduardo Lopez
**Date Created:** 01/25/2017

**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:** 17,000.00
**Unit of Measure:** S.F.
**Estimate:** $11,033.00
**Assessor Name:** Eduardo Lopez
**Date Created:** 01/25/2017

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

## Executive Summary

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

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

| | |
|---|---|
| Function: | HS -High School |
| Gross Area (SF): | 8,053 |
| Year Built: | 2004 |
| Last Renovation: | |
| Replacement Value: | $1,340,986 |
| Repair Cost: | $39,685.00 |
| Total FCI: | 2.96 % |
| Total RSLI: | 55.47 % |
| FCA Score: | 97.04 |

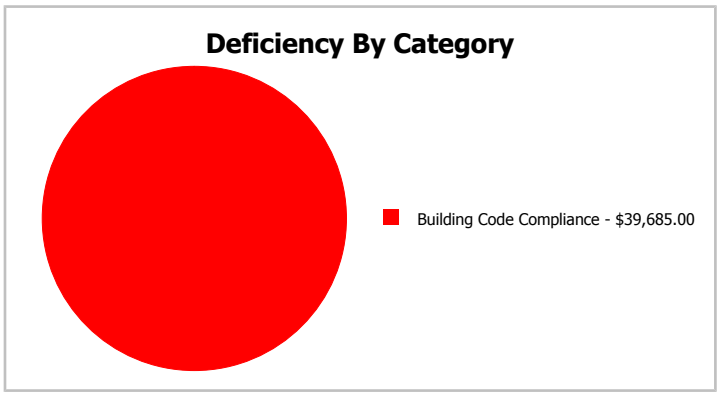
**Description:**

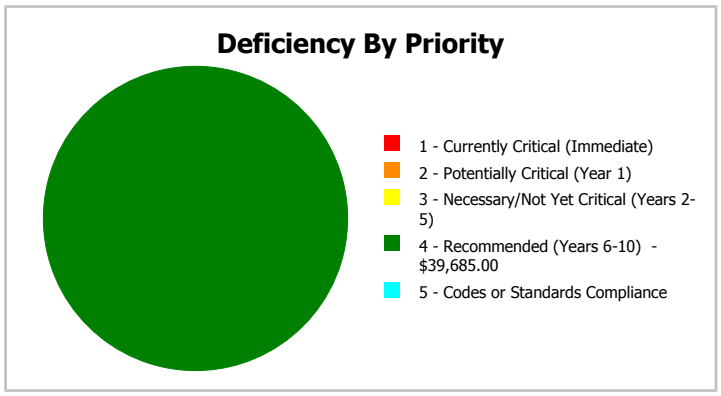
The narrative for this building is included in the Executive Summary Description at the front of this report.

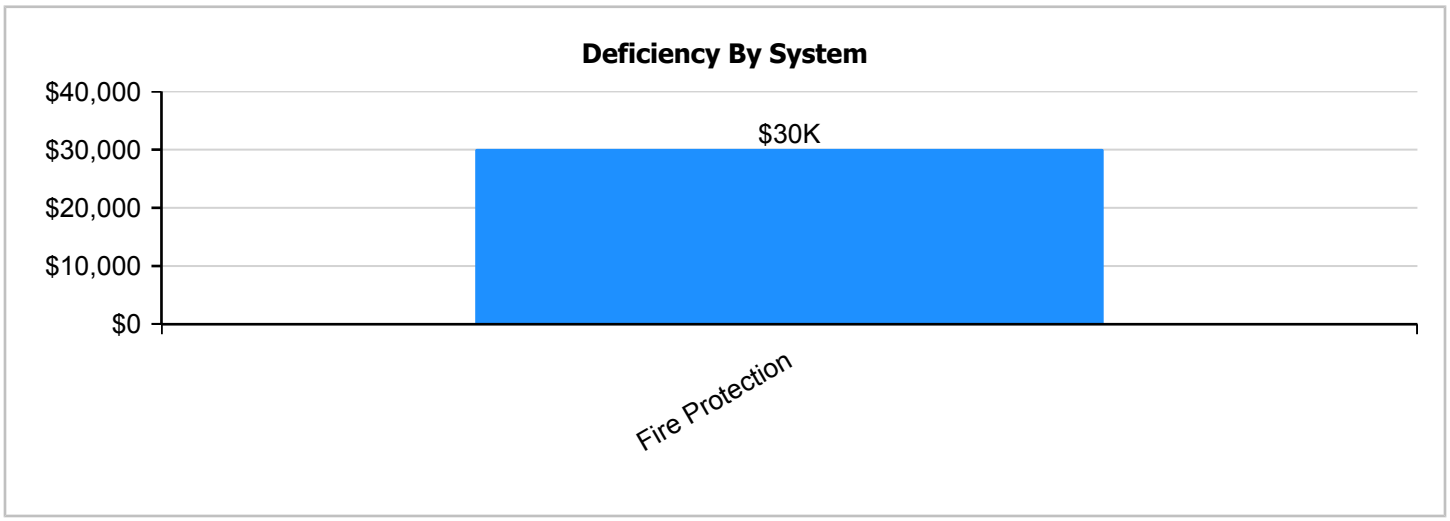
**Attributes:** This asset has no attributes.

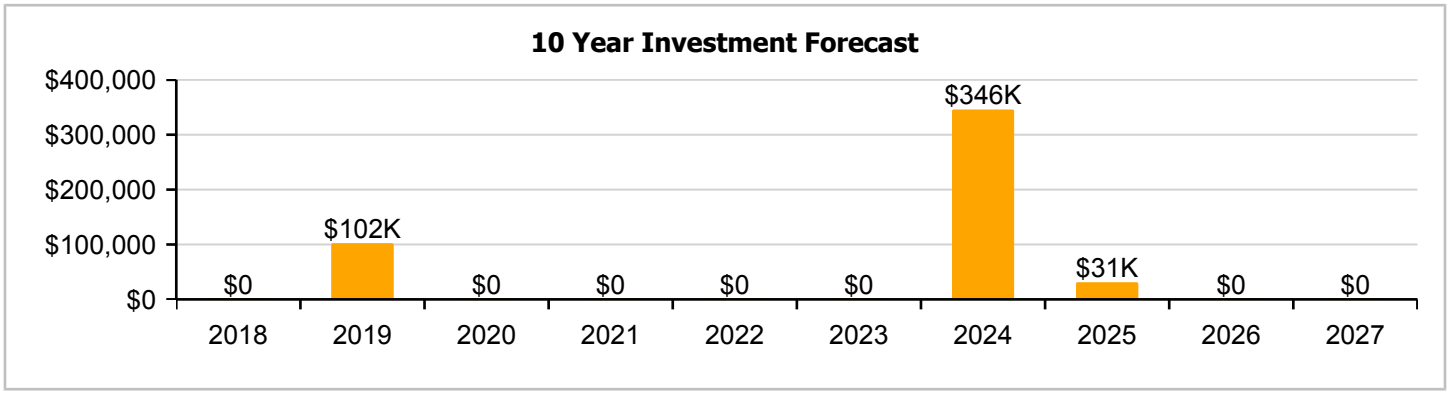
## Dashboard Summary

| | | | |
|---|---|---|---|
| Function: | HS -High School | Gross Area: | 8,053 |
| Year Built: | 2004 | Last Renovation: | |
| Repair Cost: | $39,685 | Replacement Value: | $1,340,986 |
| FCI: | 2.96 % | RSLI%: | 55.47 % |



## 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 | 87.00 % | 0.00 % | $0.00 |
| B10 - Superstructure | 87.00 % | 0.00 % | $0.00 |
| B20 - Exterior Enclosure | 68.63 % | 0.00 % | $0.00 |
| B30 - Roofing | 35.00 % | 0.00 % | $0.00 |
| C10 - Interior Construction | 67.14 % | 0.00 % | $0.00 |
| C30 - Interior Finishes | 45.50 % | 0.00 % | $0.00 |
| D20 - Plumbing | 56.67 % | 0.00 % | $0.00 |
| D30 - HVAC | 50.09 % | 0.00 % | $0.00 |
| D40 - Fire Protection | 0.00 % | 110.00 % | $39,685.00 |
| D50 - Electrical | 40.83 % | 0.00 % | $0.00 |
| E20 - Furnishings | 35.00 % | 0.00 % | $0.00 |
| **Totals:** | **55.47 %** | **2.96 %** | **$39,685.00** |

## Photo Album

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

1). North Elevation - Feb 01, 2017

2). West Elevation - Feb 01, 2017

3). South 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.

| System Code | System Description | Unit Price $ | UoM | Qty | Life | Year Installed | Calc Next Renewal Year | Next Renewal Year | RSLI% | FCI% | RSL | eCR | Deficiency $ | Replacement Value $ |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| A1010 | Standard Foundations | $2.32 | S.F. | 8,053 | 100 | 2004 | 2104 | | 87.00 % | 0.00 % | 87 | | | $18,683 |
| A1030 | Slab on Grade | $4.36 | S.F. | 8,053 | 100 | 2004 | 2104 | | 87.00 % | 0.00 % | 87 | | | $35,111 |
| B1010 | Floor Construction | $12.22 | S.F. | 8,053 | 100 | 2004 | 2104 | | 87.00 % | 0.00 % | 87 | | | $98,408 |
| B1020 | Roof Construction | $8.14 | S.F. | 8,053 | 100 | 2004 | 2104 | | 87.00 % | 0.00 % | 87 | | | $65,551 |
| B2010 | Exterior Walls | $9.48 | S.F. | 8,053 | 100 | 2004 | 2104 | | 87.00 % | 0.00 % | 87 | | | $76,342 |
| B2020 | Exterior Windows | $13.69 | S.F. | 8,053 | 30 | 2004 | 2034 | | 56.67 % | 0.00 % | 17 | | | $110,246 |
| B2030 | Exterior Doors | $0.86 | S.F. | 8,053 | 30 | 2004 | 2034 | | 56.67 % | 0.00 % | 17 | | | $6,926 |
| B3010120 | Single Ply Membrane | $6.98 | S.F. | 8,053 | 20 | 2004 | 2024 | | 35.00 % | 0.00 % | 7 | | | $56,210 |
| C1010 | Partitions | $5.03 | S.F. | 8,053 | 75 | 2004 | 2079 | | 82.67 % | 0.00 % | 62 | | | $40,507 |
| C1020 | Interior Doors | $2.61 | S.F. | 8,053 | 30 | 2004 | 2034 | | 56.67 % | 0.00 % | 17 | | | $21,018 |
| C1030 | Fittings | $1.58 | S.F. | 8,053 | 20 | 2004 | 2024 | | 35.00 % | 0.00 % | 7 | | | $12,724 |
| C3010 | Wall Finishes | $2.75 | S.F. | 8,053 | 10 | 2015 | 2025 | | 80.00 % | 0.00 % | 8 | | | $22,146 |
| C3020 | Floor Finishes | $11.72 | S.F. | 8,053 | 20 | 2004 | 2024 | | 35.00 % | 0.00 % | 7 | | | $94,381 |
| C3030 | Ceiling Finishes | $11.30 | S.F. | 8,053 | 25 | 2004 | 2029 | | 48.00 % | 0.00 % | 12 | | | $90,999 |
| D2010 | Plumbing Fixtures | $9.46 | S.F. | 8,053 | 30 | 2004 | 2034 | | 56.67 % | 0.00 % | 17 | | | $76,181 |
| D2020 | Domestic Water Distribution | $1.76 | S.F. | 8,053 | 30 | 2004 | 2034 | | 56.67 % | 0.00 % | 17 | | | $14,173 |
| D2030 | Sanitary Waste | $2.77 | S.F. | 8,053 | 30 | 2004 | 2034 | | 56.67 % | 0.00 % | 17 | | | $22,307 |
| D2040 | Rain Water Drainage | $0.67 | S.F. | 8,053 | 30 | 2004 | 2034 | | 56.67 % | 0.00 % | 17 | | | $5,396 |
| D3030 | Cooling Generating Systems | $7.68 | S.F. | 8,053 | 25 | 2004 | 2029 | | 48.00 % | 0.00 % | 12 | | | $61,847 |
| D3040 | Distribution Systems | $8.96 | S.F. | 8,053 | 30 | 2004 | 2034 | | 56.67 % | 0.00 % | 17 | | | $72,155 |
| D3060 | Controls & Instrumentation | $2.84 | S.F. | 8,053 | 20 | 2004 | 2024 | | 35.00 % | 0.00 % | 7 | | | $22,871 |
| D4010 | Sprinklers | $3.89 | S.F. | 8,053 | 30 | | | 2017 | 0.00 % | 110.00 % | 0 | | $34,459.00 | $31,326 |
| D4020 | Standpipes | $0.59 | S.F. | 8,053 | 30 | | | 2017 | 0.00 % | 110.00 % | 0 | | $5,226.00 | $4,751 |
| D5010 | Electrical Service/Distribution | $1.70 | S.F. | 8,053 | 40 | 2004 | 2044 | | 67.50 % | 0.00 % | 27 | | | $13,690 |
| D5020 | Branch Wiring | $4.87 | S.F. | 8,053 | 30 | 2004 | 2034 | | 56.67 % | 0.00 % | 17 | | | $39,218 |
| D5020 | Lighting | $11.38 | S.F. | 8,053 | 30 | 2004 | 2034 | | 56.67 % | 0.00 % | 17 | | | $91,643 |
| D5030810 | Security & Detection Systems | $2.10 | S.F. | 8,053 | 15 | 2004 | 2019 | | 13.33 % | 0.00 % | 2 | | | $16,911 |
| D5030910 | Fire Alarm Systems | $3.83 | S.F. | 8,053 | 15 | 2004 | 2019 | | 13.33 % | 0.00 % | 2 | | | $30,843 |
| D5030920 | Data Communication | $4.92 | S.F. | 8,053 | 15 | 2004 | 2019 | | 13.33 % | 0.00 % | 2 | | | $39,621 |
| D5090 | Other Electrical Systems | $0.73 | S.F. | 8,053 | 20 | 2004 | 2024 | | 35.00 % | 0.00 % | 7 | | | $5,879 |
| E2010 | Fixed Furnishings | $5.33 | S.F. | 8,053 | 20 | 2004 | 2024 | | 35.00 % | 0.00 % | 7 | | | $42,922 |
| | | | | | | | | **Total** | **55.47 %** | **2.96 %** | | | **$39,685.00** | **$1,340,986** |

## System Notes

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

**System:** B2010 - Exterior Walls


**Note:**

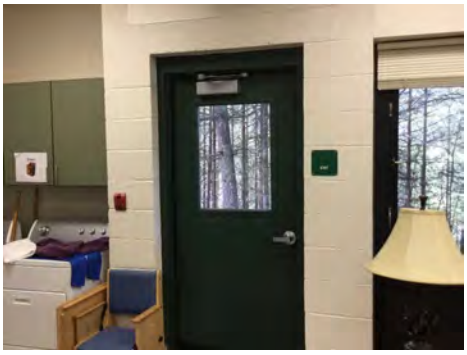
**System:** B2020 - Exterior Windows



**Note:**

**System:** B2030 - Exterior Doors



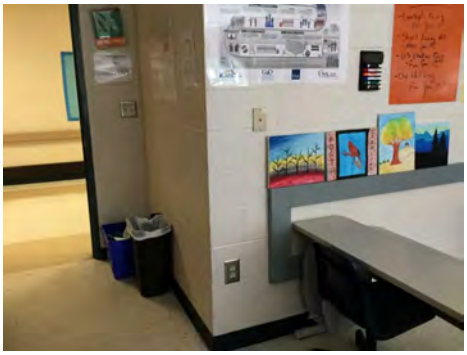
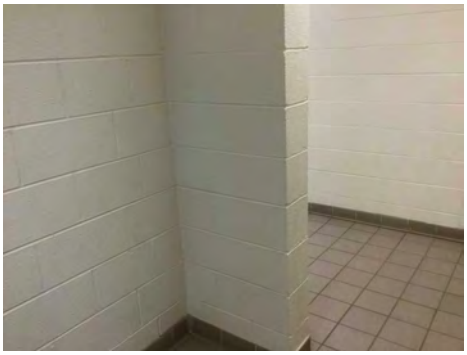
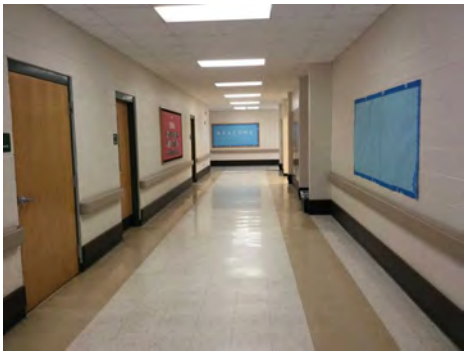


**Note:**

**System:** B3010120 - Single Ply Membrane

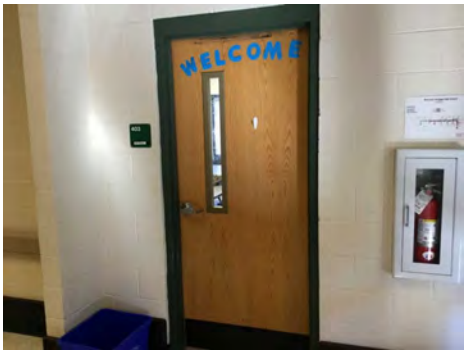

**Note:**

**System:** C1010 - Partitions

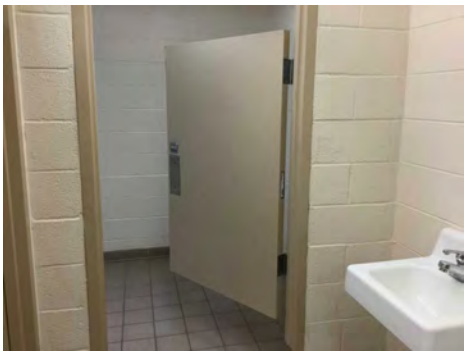
**Note:**

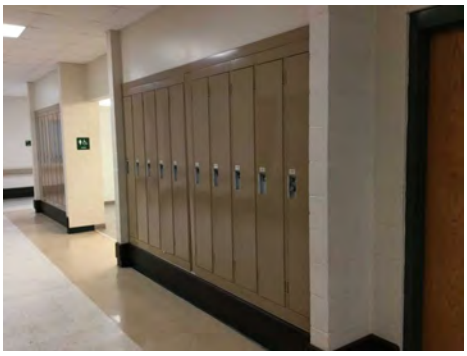
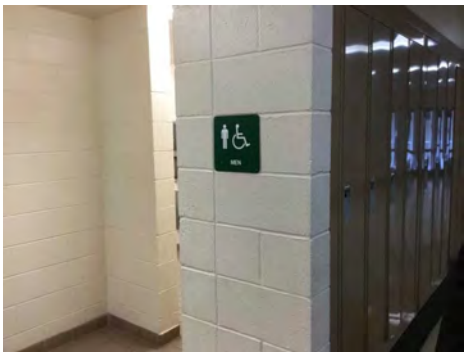
**System:** C1020 - Interior Doors




**Note:**

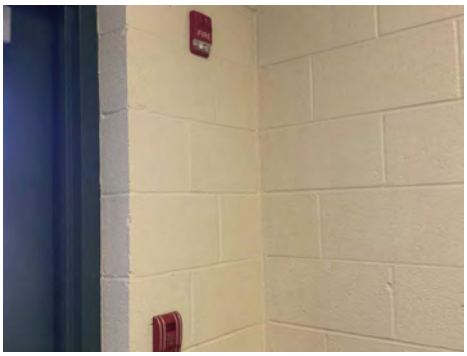
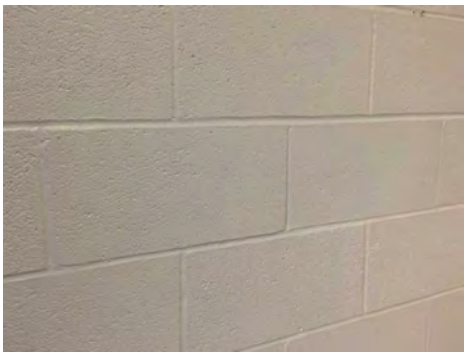
**System:** C1030 - Fittings



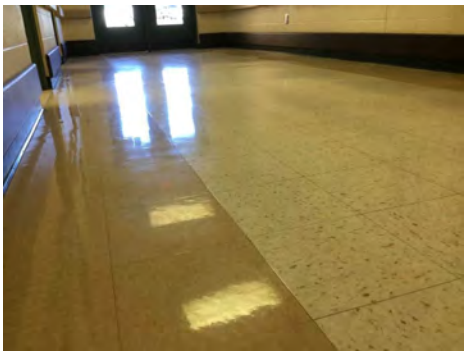
**Note:**

**System:** C3010 - Wall Finishes

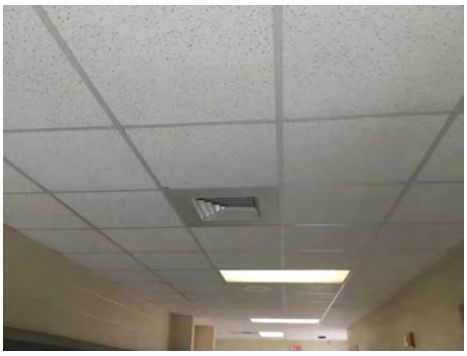
**Note:**

**System:** C3020 - Floor Finishes

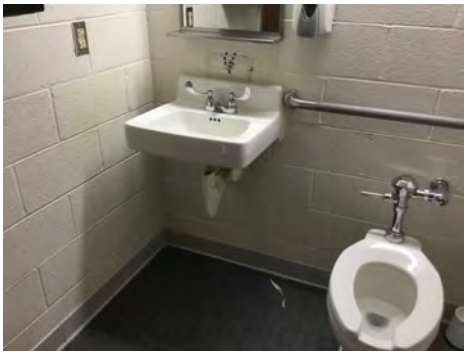

**Note:**

**System:** C3030 - Ceiling Finishes



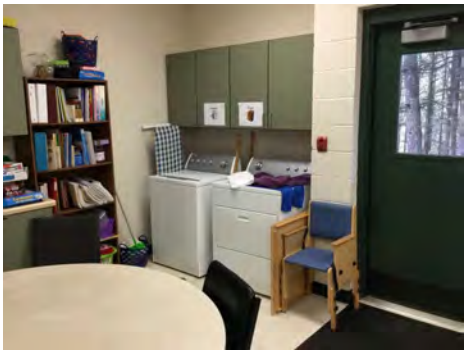

**Note:**

**System:** D2010 - Plumbing Fixtures



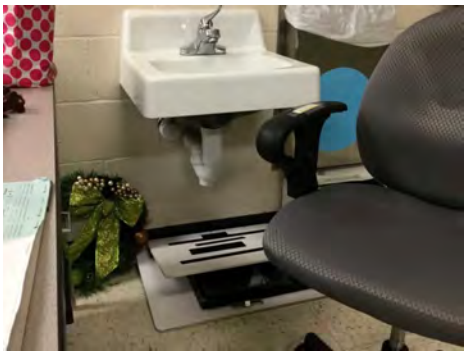
**Note:**

**System:** D2020 - Domestic Water Distribution



**Note:**

**System:** D2030 - Sanitary Waste



**Note:**

**System:** D2040 - Rain Water Drainage

**Note:**

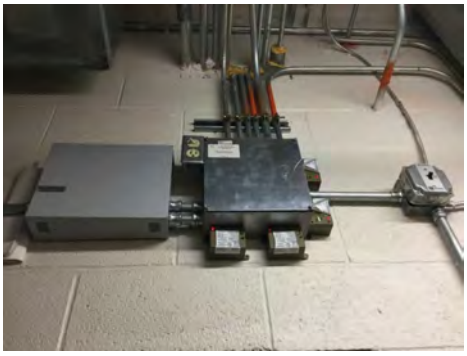
**System:** D3030 - Cooling Generating Systems

**Note:**

**System:** D3040 - Distribution Systems


**Note:**

**System:** D3060 - Controls & Instrumentation



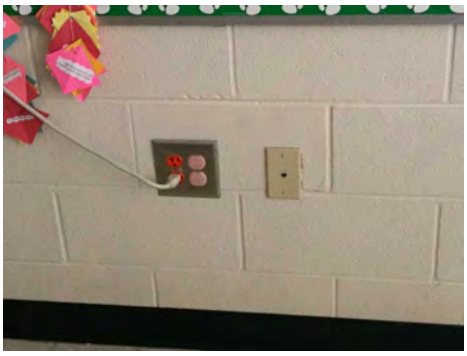
**Note:**

**System:** D5010 - Electrical Service/Distribution

**Note:**

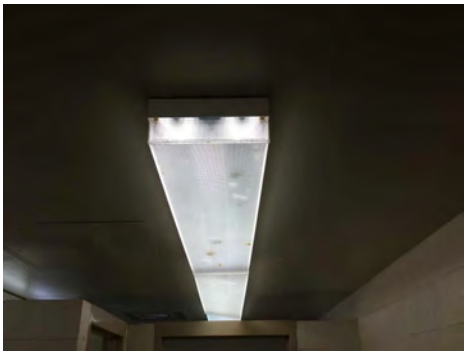
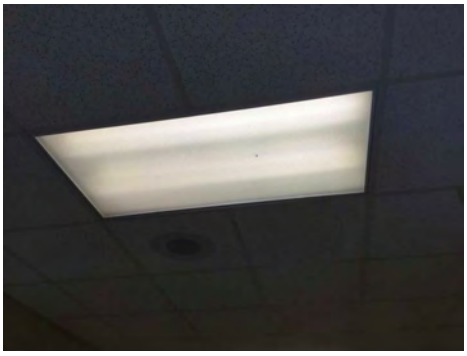
**System:** D5020 - Branch Wiring





**Note:**

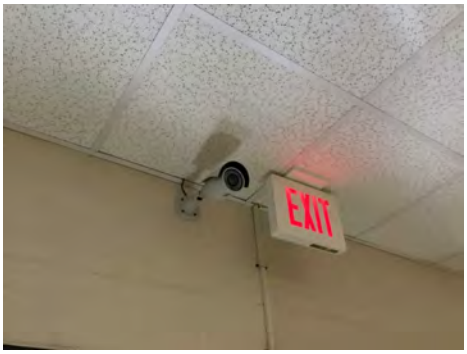
**System:** D5020 - Lighting

**Note:**

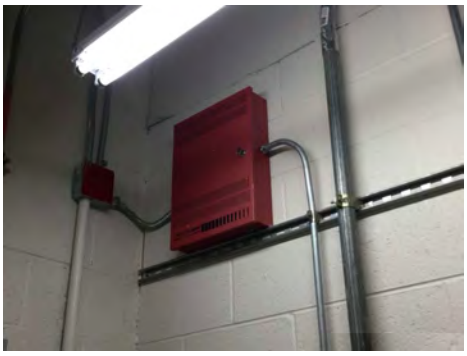
**System:** D5030810 - Security & Detection Systems






**Note:**

**System:** D5030910 - Fire Alarm Systems

**Note:**

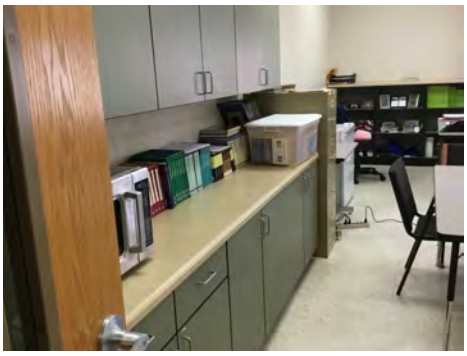
**System:** D5030920 - Data Communication

**Note:**

**System:** D5090 - Other Electrical Systems


**Note:**

**System:** 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%*

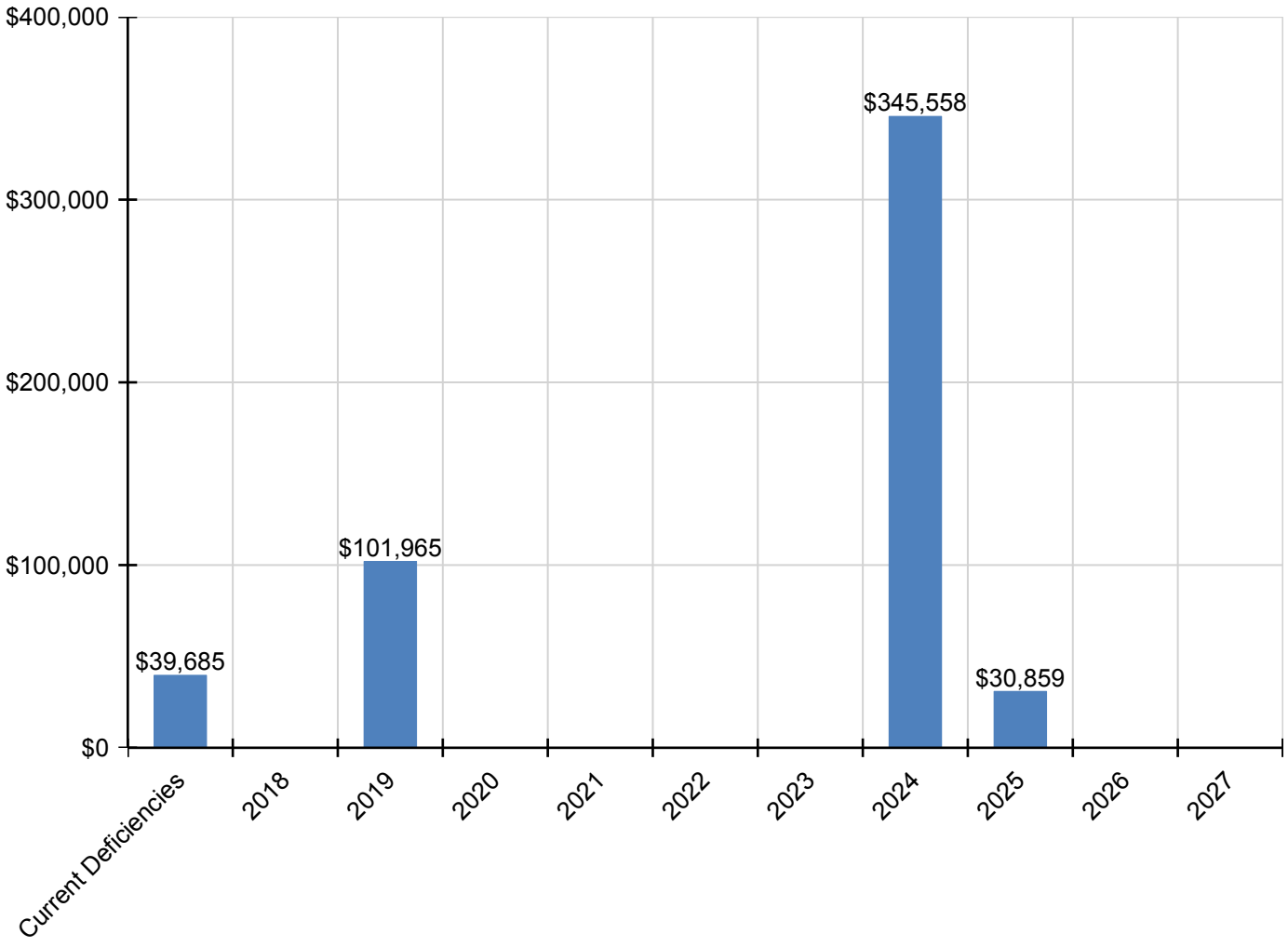
| System | Current Deficiencies | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Total:** | **$39,685** | **$0** | **$101,965** | **$0** | **$0** | **$0** | **$0** | **$345,558** | **$30,859** | **$0** | **$0** | **$518,066** |
| *** 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 | $0 | $0 | $0 | $0 | $103,697 | $0 | $0 | $0 | **$103,697** |
| **C - Interiors** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C10 - Interior Construction** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** C1010 - Partitions** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C1020 - Interior Doors** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C1030 - Fittings** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $17,213 | $0 | $0 | $0 | **$17,213** |
| **C30 - Interior Finishes** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C3010 - Wall Finishes** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $30,859 | $0 | $0 | **$30,859** |
| **C3020 - Floor Finishes** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $127,684 | $0 | $0 | $0 | **$127,684** |
| **C3030 - Ceiling Finishes** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D - Services** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **D20 - Plumbing** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D2010 - Plumbing Fixtures** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D2020 - Domestic Water Distribution** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D2030 - Sanitary Waste** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D2040 - Rain Water Drainage** | $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** |
| **D3030 - Cooling Generating Systems** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D3040 - Distribution Systems** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D3060 - Controls & Instrumentation** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $30,941 | $0 | $0 | $0 | **$30,941** |
| **D40 - Fire Protection** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D4010 - Sprinklers** | $34,459 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$34,459** |
| **D4020 - Standpipes** | $5,226 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$5,226** |
| **D50 - Electrical** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D5010 - Electrical Service/Distribution** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D5020 - Branch Wiring** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D5020 - Lighting** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D5030 - Communications and Security** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D5030810 - Security & Detection Systems** | $0 | $0 | $19,735 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$19,735** |
| **D5030910 - Fire Alarm Systems** | $0 | $0 | $35,993 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$35,993** |
| **D5030920 - Data Communication** | $0 | $0 | $46,237 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$46,237** |
| **D5090 - Other Electrical Systems** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $7,954 | $0 | $0 | $0 | **$7,954** |
| **E - Equipment & Furnishings** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **E20 - Furnishings** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **E2010 - Fixed Furnishings** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $58,068 | $0 | $0 | $0 | **$58,068** |

** Indicates non-renewable system*

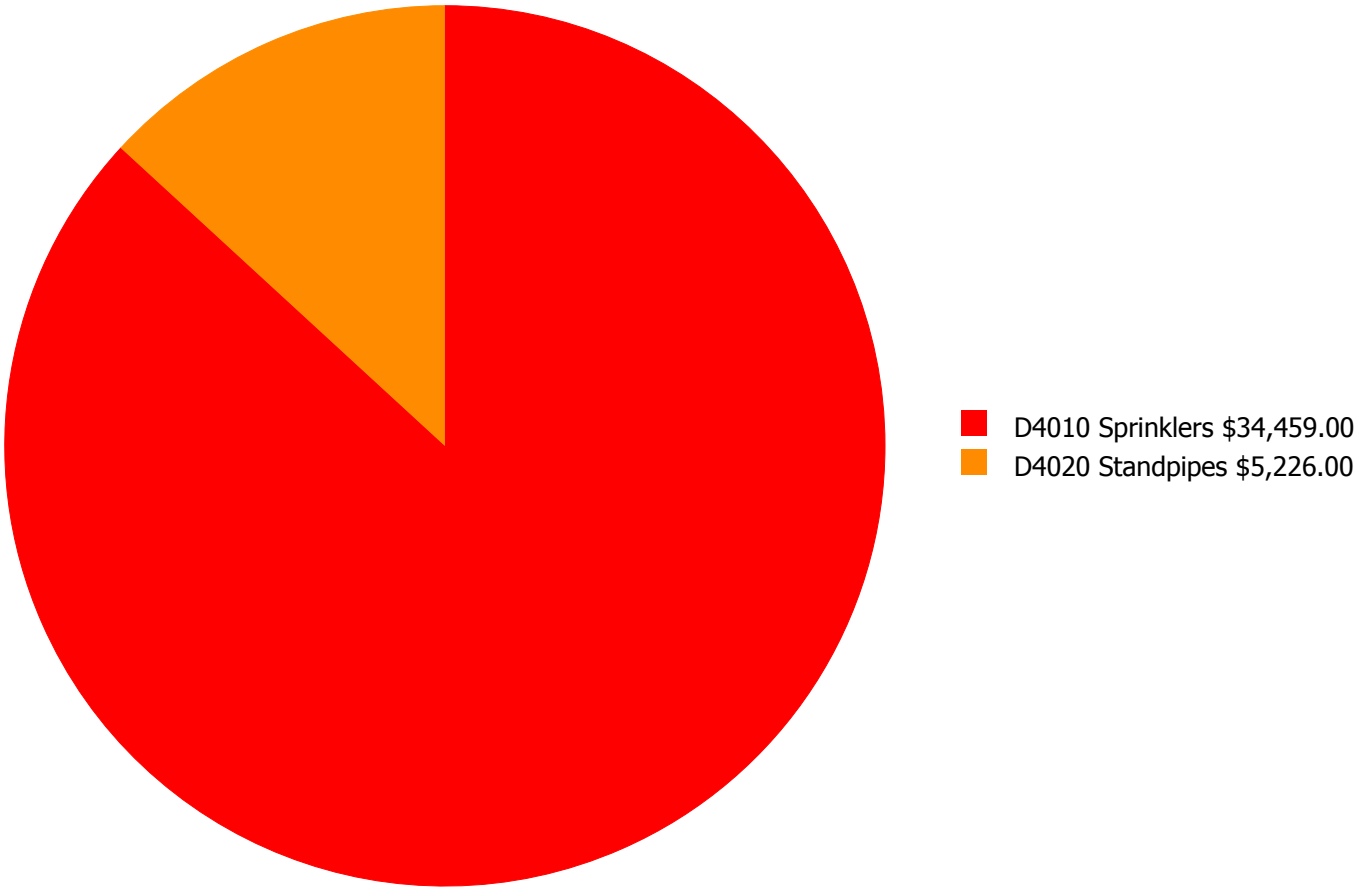
## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

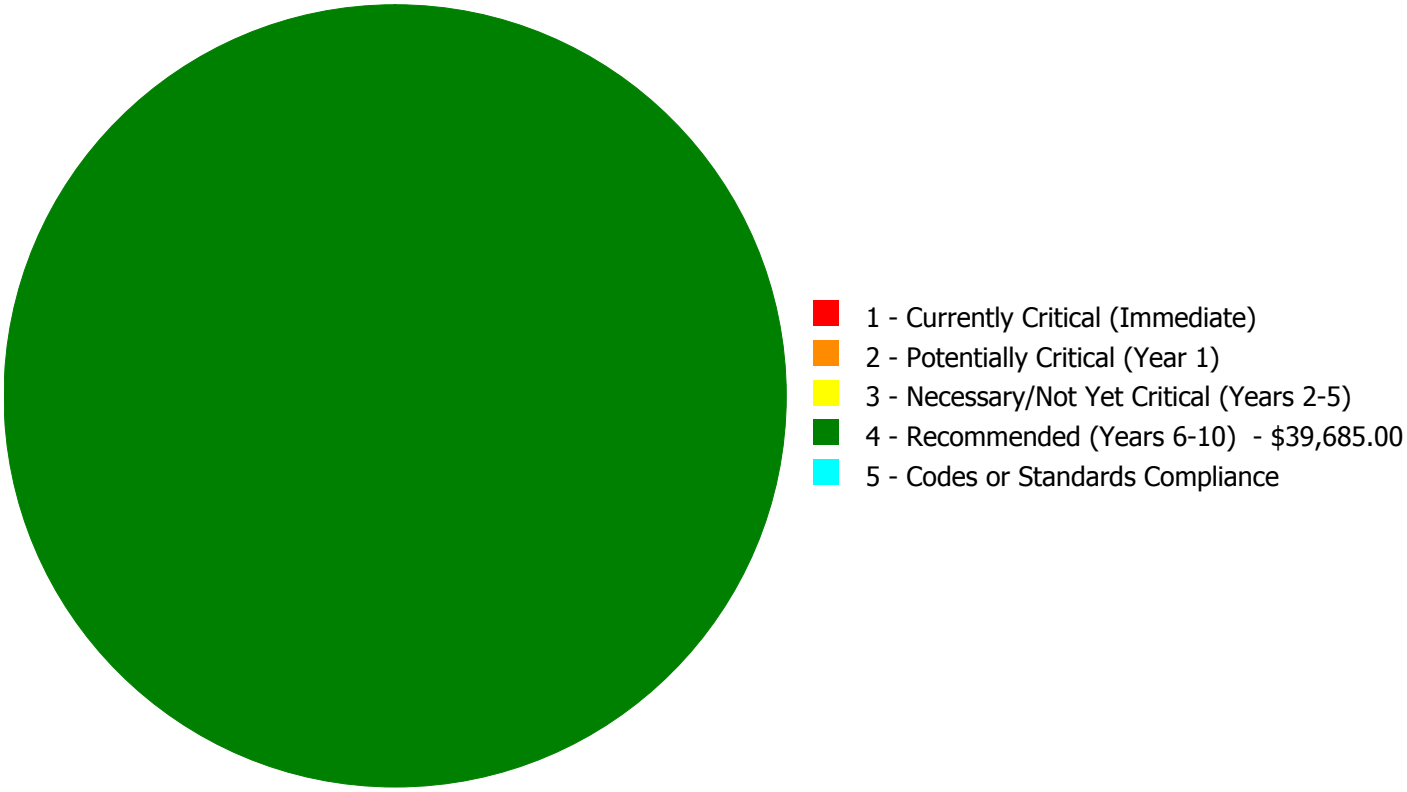
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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




**Budget Estimate Total: $39,685.00**

## 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: $39,685.00**

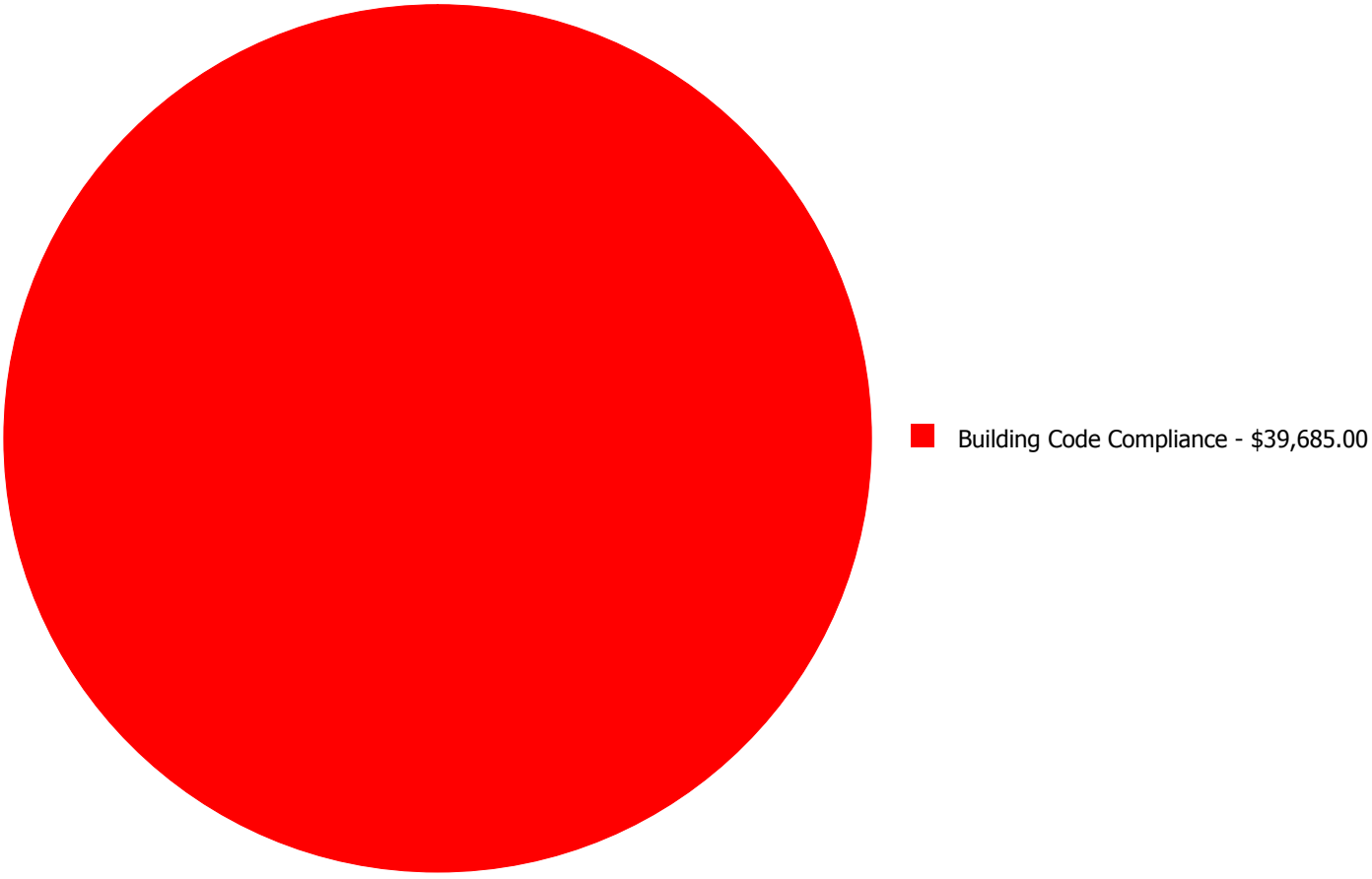
## Deficiency By Priority Investment Table

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 | $34,459.00 | $0.00 | $34,459.00 |
| D4020 | Standpipes | $0.00 | $0.00 | $0.00 | $5,226.00 | $0.00 | $5,226.00 |
| | **Total:** | $0.00 | $0.00 | $0.00 | $39,685.00 | $0.00 | $39,685.00 |

## 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: $39,685.00**

## 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:** | 8,053.00 |
| **Unit of Measure:** | S.F. |
| **Estimate:** | $34,459.00 |
| **Assessor Name:** | Eduardo Lopez |
| **Date Created:** | 01/25/2017 |

**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:** | 8,053.00 |
| **Unit of Measure:** | S.F. |
| **Estimate:** | $5,226.00 |
| **Assessor Name:** | Eduardo Lopez |
| **Date Created:** | 01/25/2017 |

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

## Executive Summary

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

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

| | |
|---|---|
| Function: | HS -High School |
| Gross Area (SF): | 2,520 |
| Year Built: | 2005 |
| Last Renovation: | |
| Replacement Value: | $388,938 |
| Repair Cost: | $3,354.00 |
| Total FCI: | 0.86 % |
| Total RSLI: | 59.20 % |
| FCA Score: | 99.14 |

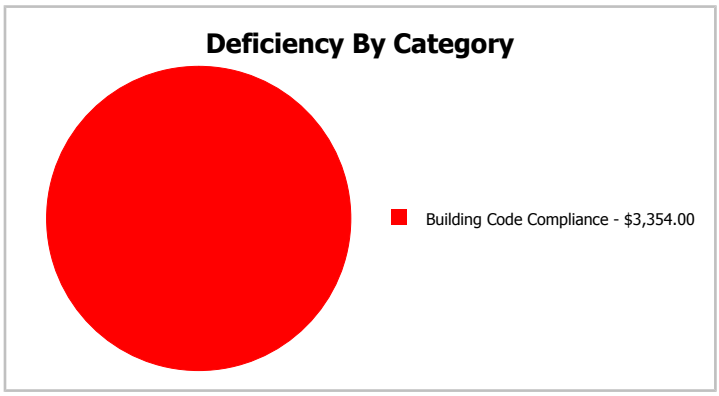
**Description:**

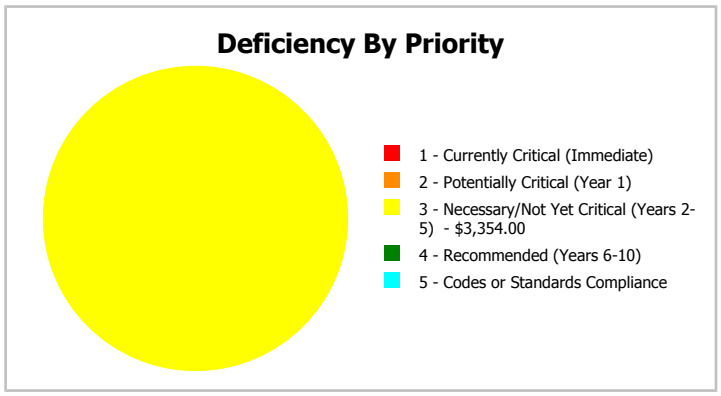
The narrative for this building is included in the Executive Summary Description at the front of this report.

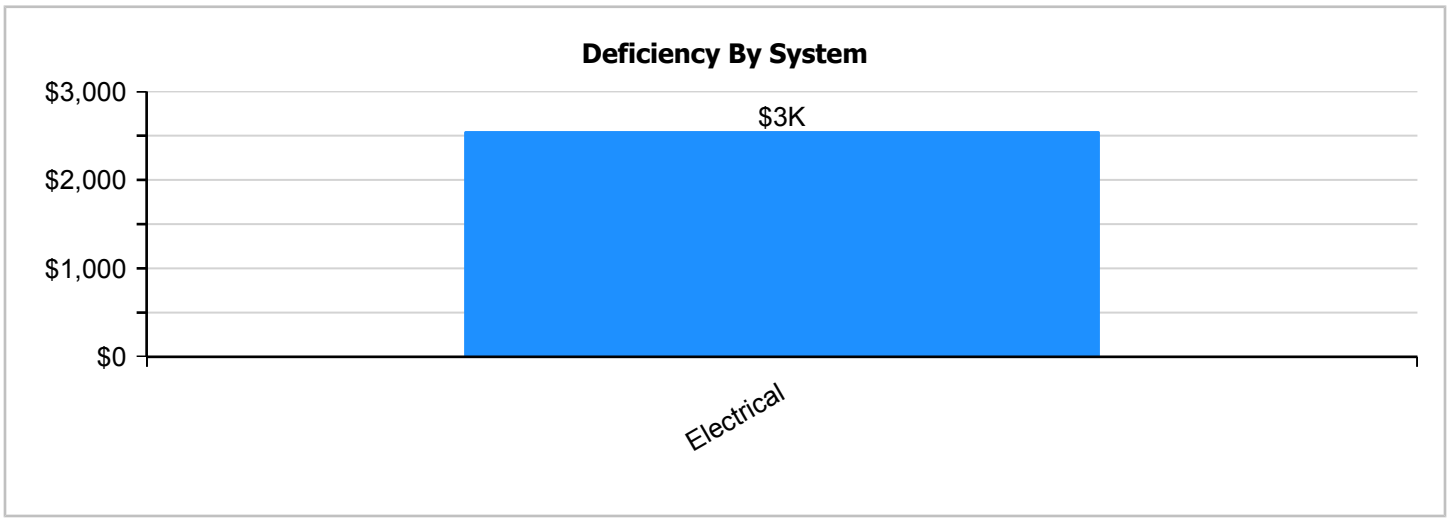
**Attributes:** This asset has no attributes.

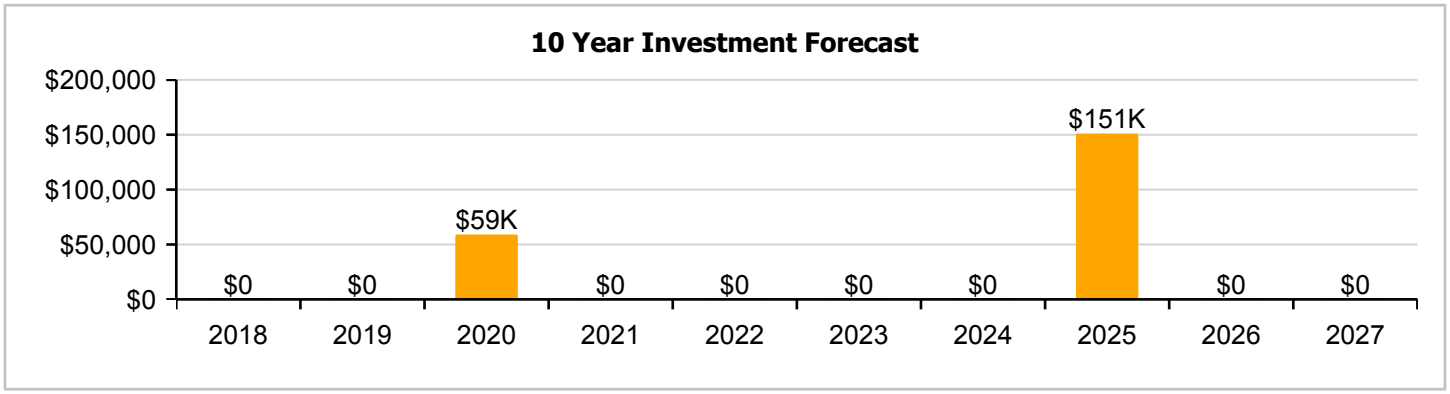
## Dashboard Summary

| | | | |
|---|---|---|---|
| Function: | HS -High School | Gross Area: | 2,520 |
| Year Built: | 2005 | Last Renovation: | |
| Repair Cost: | $3,354 | Replacement Value: | $388,938 |
| FCI: | 0.86 % | RSLI%: | 59.20 % |



## Condition Summary

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

| UNIFORMAT Classification | RSLI % | FCI % | Current Repair Cost |
|---|---|---|---|
| A10 - Foundations | 88.00 % | 0.00 % | $0.00 |
| B10 - Superstructure | 88.00 % | 0.00 % | $0.00 |
| B20 - Exterior Enclosure | 79.87 % | 0.00 % | $0.00 |
| B30 - Roofing | 40.00 % | 0.00 % | $0.00 |
| C10 - Interior Construction | 63.75 % | 0.00 % | $0.00 |
| C30 - Interior Finishes | 53.88 % | 0.00 % | $0.00 |
| D20 - Plumbing | 60.00 % | 0.00 % | $0.00 |
| D30 - HVAC | 23.41 % | 0.00 % | $0.00 |
| D50 - Electrical | 46.06 % | 11.78 % | $3,354.00 |
| E20 - Furnishings | 40.00 % | 0.00 % | $0.00 |
| **Totals:** | **59.20 %** | **0.86 %** | **$3,354.00** |

## Photo Album

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

1). North Elevation - Feb 01, 2017

2). West Elevation - Feb 01, 2017

3). South 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

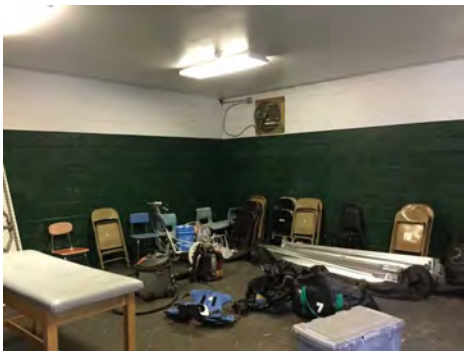
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to 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 | $6.93 | S.F. | 2,520 | 100 | 2005 | 2105 | | 88.00 % | 0.00 % | 88 | | | $17,464 |
| A1030 | Slab on Grade | $7.37 | S.F. | 2,520 | 100 | 2005 | 2105 | | 88.00 % | 0.00 % | 88 | | | $18,572 |
| B1020 | Roof Construction | $5.98 | S.F. | 2,520 | 100 | 2005 | 2105 | | 88.00 % | 0.00 % | 88 | | | $15,070 |
| B2010 | Exterior Walls | $18.04 | S.F. | 2,520 | 100 | 2005 | 2105 | | 88.00 % | 0.00 % | 88 | | | $45,461 |
| B2020 | Exterior Windows | $6.47 | S.F. | 2,520 | 30 | 2005 | 2035 | | 60.00 % | 0.00 % | 18 | | | $16,304 |
| B2030 | Exterior Doors | $0.91 | S.F. | 2,520 | 30 | 2005 | 2035 | | 60.00 % | 0.00 % | 18 | | | $2,293 |
| B3010140 | Asphalt Shingles | $4.32 | S.F. | 2,520 | 20 | 2005 | 2025 | | 40.00 % | 0.00 % | 8 | | | $10,886 |
| C1010 | Partitions | $10.34 | S.F. | 2,520 | 75 | 2005 | 2080 | | 84.00 % | 0.00 % | 63 | | | $26,057 |
| C1020 | Interior Doors | $2.20 | S.F. | 2,520 | 30 | 2005 | 2035 | | 60.00 % | 0.00 % | 18 | | | $5,544 |
| C1030 | Fittings | $8.47 | S.F. | 2,520 | 20 | 2005 | 2025 | | 40.00 % | 0.00 % | 8 | | | $21,344 |
| C3010 | Wall Finishes | $7.46 | S.F. | 2,520 | 10 | 2015 | 2025 | | 80.00 % | 0.00 % | 8 | | | $18,799 |
| C3020 | Floor Finishes | $12.74 | S.F. | 2,520 | 20 | 2005 | 2025 | | 40.00 % | 0.00 % | 8 | | | $32,105 |
| C3030 | Ceiling Finishes | $9.53 | S.F. | 2,520 | 25 | 2005 | 2030 | | 52.00 % | 0.00 % | 13 | | | $24,016 |
| D2010 | Plumbing Fixtures | $9.98 | S.F. | 2,520 | 30 | 2005 | 2035 | | 60.00 % | 0.00 % | 18 | | | $25,150 |
| D2020 | Domestic Water Distribution | $0.84 | S.F. | 2,520 | 30 | 2005 | 2035 | | 60.00 % | 0.00 % | 18 | | | $2,117 |
| D2030 | Sanitary Waste | $5.94 | S.F. | 2,520 | 30 | 2005 | 2035 | | 60.00 % | 0.00 % | 18 | | | $14,969 |
| D3050 | Terminal & Package Units | $16.96 | S.F. | 2,520 | 15 | 2005 | 2020 | | 20.00 % | 0.00 % | 3 | | | $42,739 |
| D3060 | Controls & Instrumentation | $3.48 | S.F. | 2,520 | 20 | 2005 | 2025 | | 40.00 % | 0.00 % | 8 | | | $8,770 |
| D5010 | Electrical Service/Distribution | $1.47 | S.F. | 2,520 | 40 | 2005 | 2045 | | 70.00 % | 0.00 % | 28 | | | $3,704 |
| D5020 | Branch Wiring | $2.55 | S.F. | 2,520 | 30 | 2005 | 2035 | | 60.00 % | 0.00 % | 18 | | | $6,426 |
| D5020 | Lighting | $3.58 | S.F. | 2,520 | 30 | 2005 | 2035 | | 60.00 % | 0.00 % | 18 | | | $9,022 |
| D5030910 | Fire Alarm Systems | $1.21 | S.F. | 2,520 | 15 | | | 2017 | 0.00 % | 110.00 % | 0 | | $3,354.00 | $3,049 |
| D5030920 | Data Communication | $2.49 | S.F. | 2,520 | 15 | 2005 | 2020 | | 20.00 % | 0.00 % | 3 | | | $6,275 |
| E2010 | Fixed Furnishings | $5.08 | S.F. | 2,520 | 20 | 2005 | 2025 | | 40.00 % | 0.00 % | 8 | | | $12,802 |
| | | | | | | | | **Total** | **59.20 %** | **0.86 %** | | | **$3,354.00** | **$388,938** |

## System Notes

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

**System:** B2010 - Exterior Walls

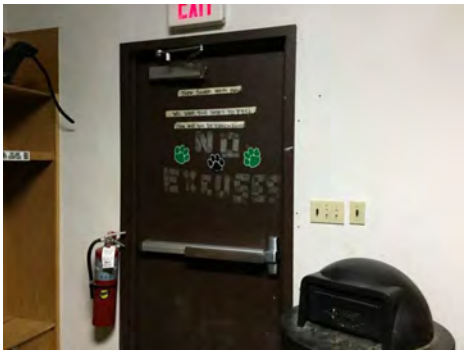


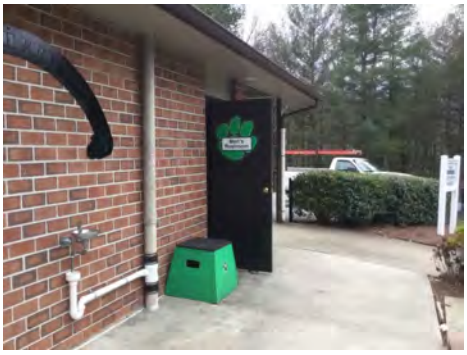
**Note:**

**System:** B2020 - Exterior Windows

**Note:**

**System:** B2030 - Exterior Doors



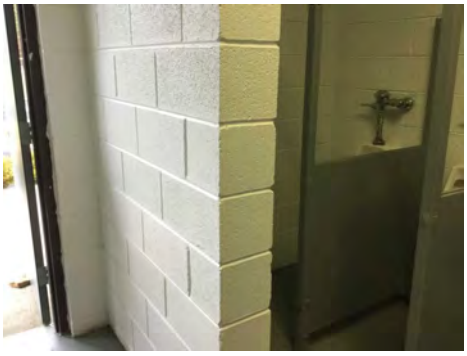
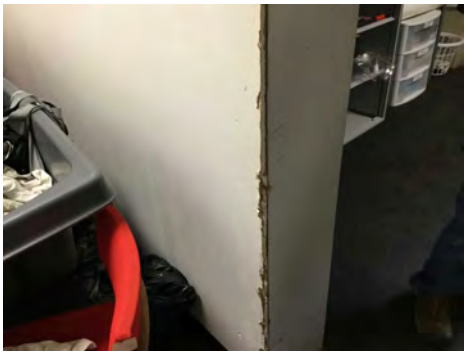


**Note:**

**System:** B3010140 - Asphalt Shingles

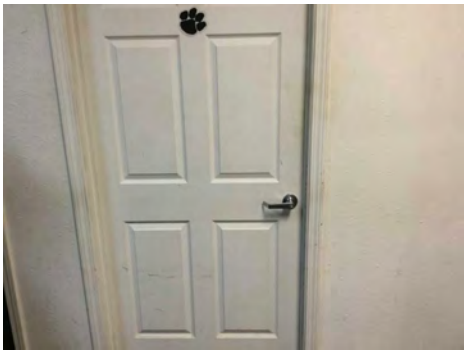
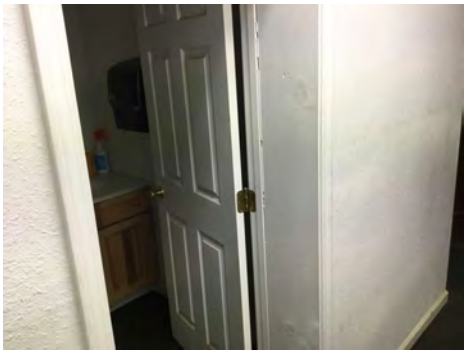

**Note:**

**System:** C1010 - Partitions

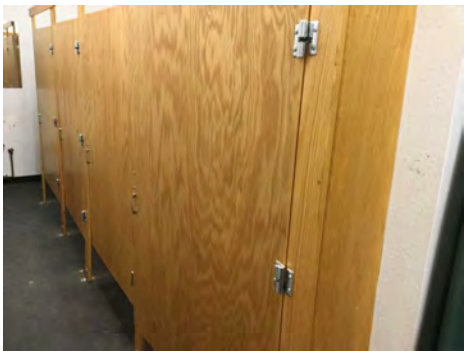
**Note:**

**System:** C1020 - Interior Doors

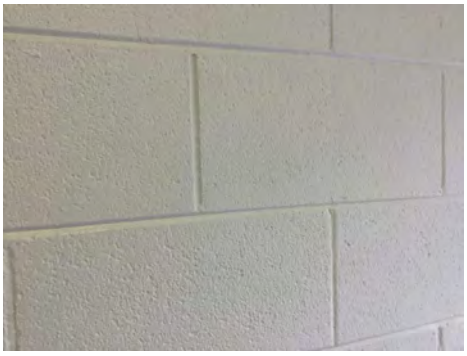
**Note:**

**System:** C1030 - Fittings

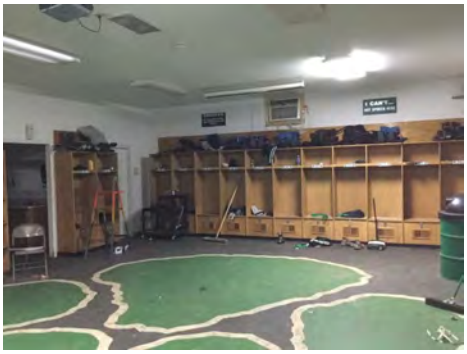
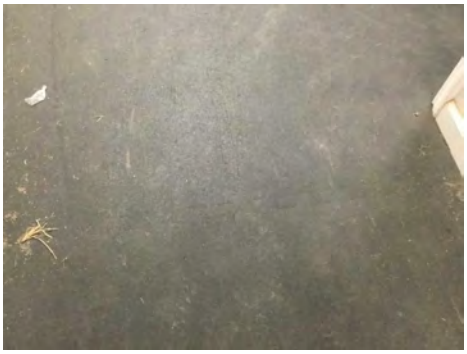
**Note:**

**System:** C3010 - Wall Finishes

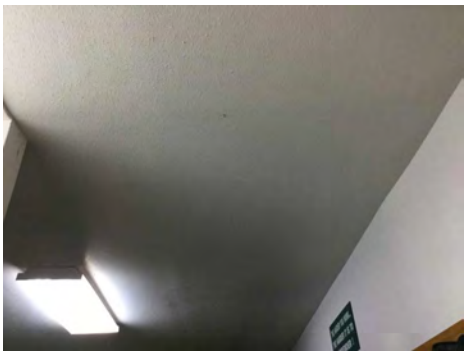
**Note:**

**System:** C3020 - Floor Finishes

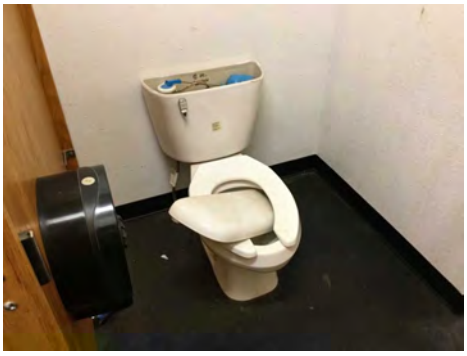
**Note:**

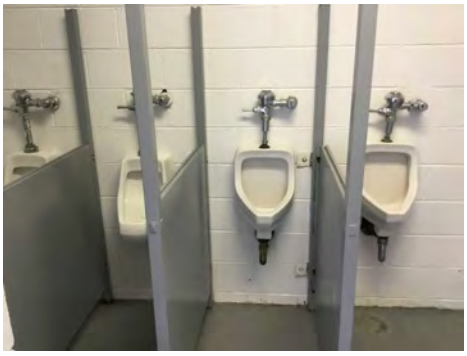
**System:** C3030 - Ceiling Finishes




**Note:**

**System:** D2010 - Plumbing Fixtures



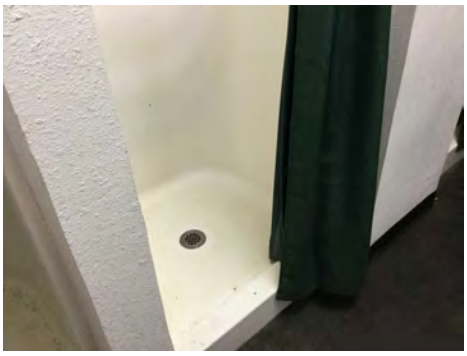


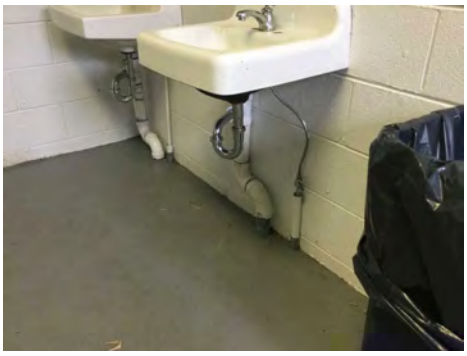
**Note:**

**System:** D2020 - Domestic Water Distribution


**Note:**

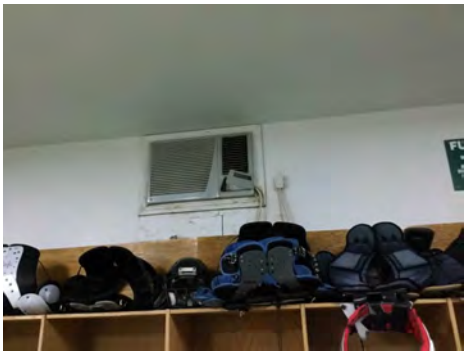
**System:** D2030 - Sanitary Waste

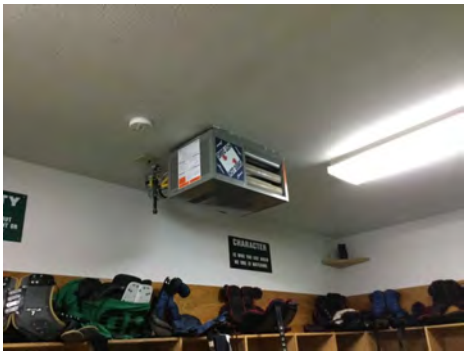




**Note:**

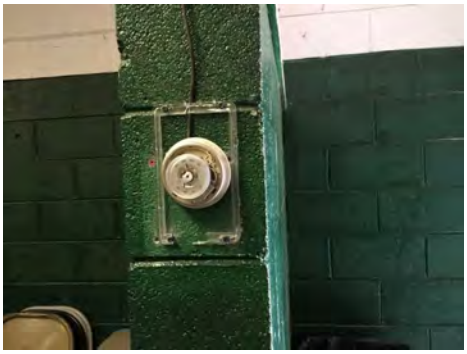
**System:** D3050 - Terminal & Package Units





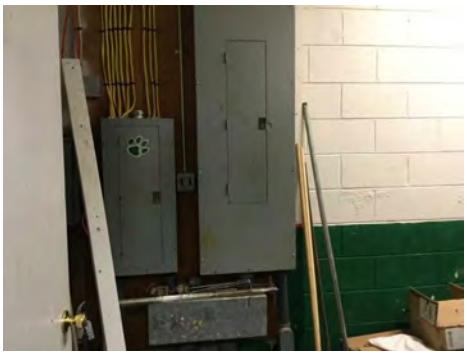
**Note:**

**System:** D3060 - Controls & Instrumentation



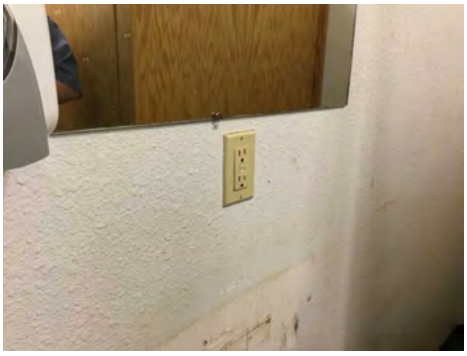
**Note:**

**System:** D5010 - Electrical Service/Distribution



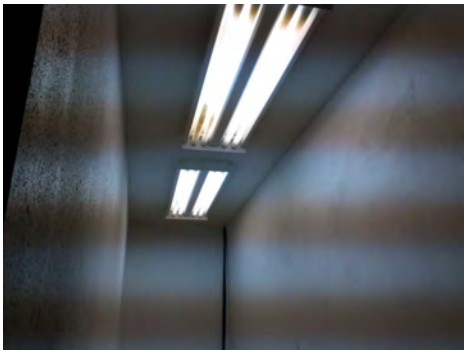
**Note:**

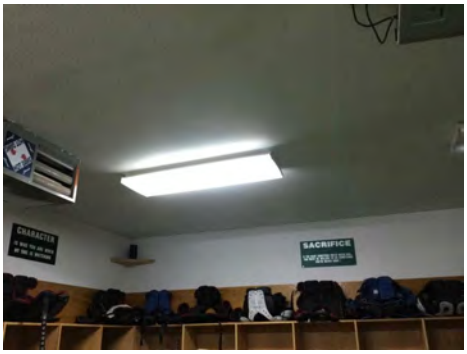
**System:** D5020 - Branch Wiring

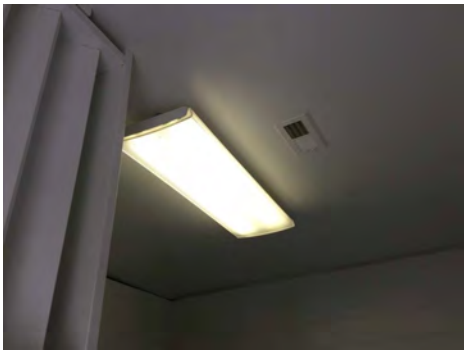


**Note:**

**System:** D5020 - Lighting





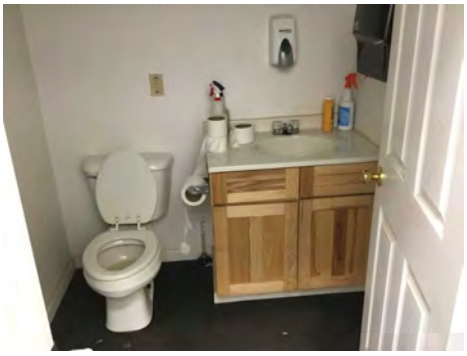



**Note:**

**System:** 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%*

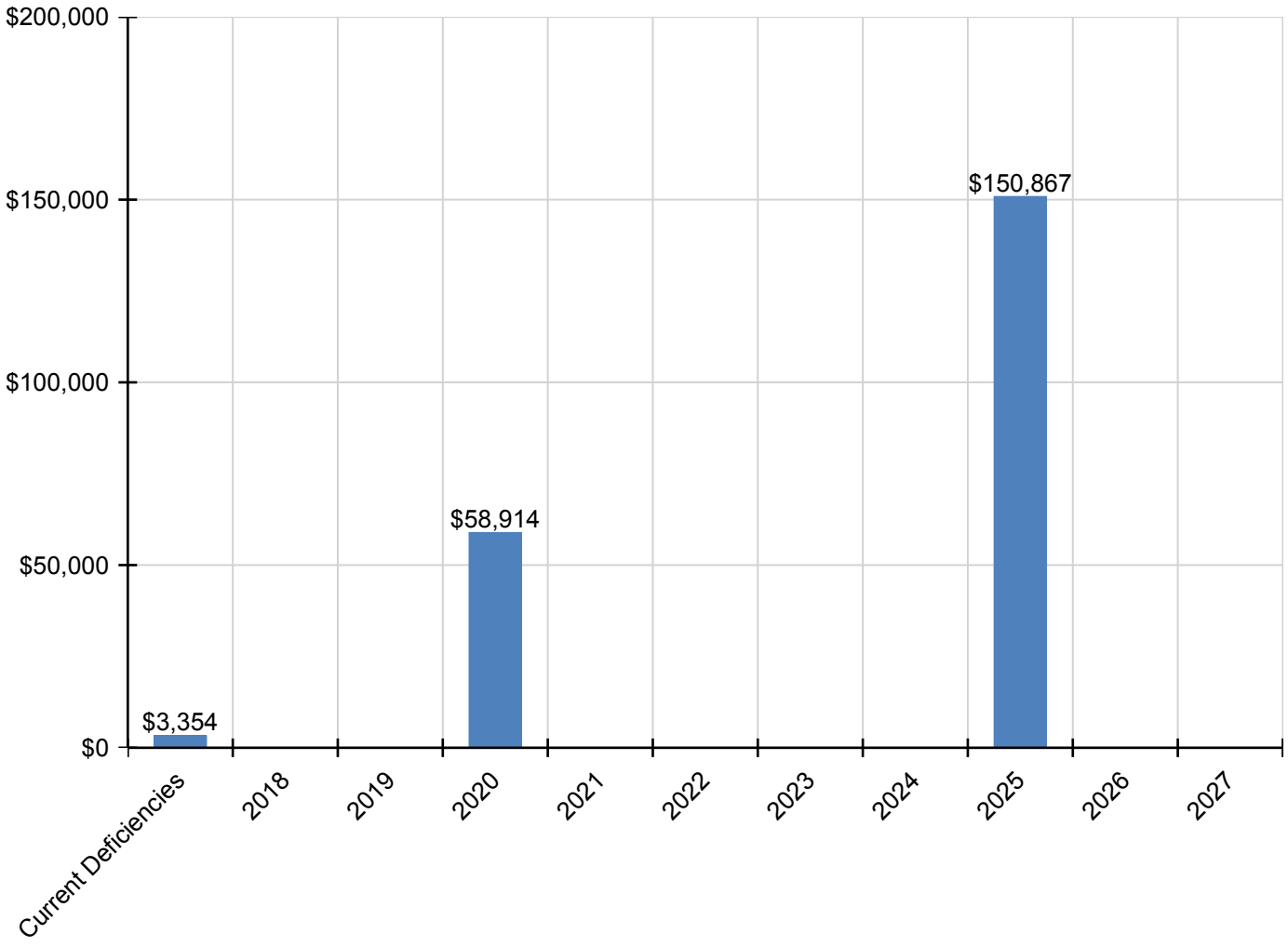
| System | Current Deficiencies | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Total:** | **$3,354** | **$0** | **$0** | **$58,914** | **$0** | **$0** | **$0** | **$0** | **$150,867** | **$0** | **$0** | **$213,136** |
| *** A - Substructure** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** A10 - Foundations** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** A1010 - Standard Foundations** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** A1030 - Slab on Grade** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B - Shell** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B10 - Superstructure** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** B1020 - Roof Construction** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B20 - Exterior Enclosure** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** B2010 - Exterior Walls** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B2020 - Exterior Windows** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B2030 - Exterior Doors** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B30 - Roofing** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B3010 - Roof Coverings** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B3010140 - Asphalt Shingles** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $20,134 | $0 | $0 | **$20,134** |
| **C - Interiors** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C10 - Interior Construction** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** C1010 - Partitions** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C1020 - Interior Doors** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C1030 - Fittings** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $29,742 | $0 | $0 | **$29,742** |
| **C30 - Interior Finishes** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C3010 - Wall Finishes** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $26,196 | $0 | $0 | **$26,196** |
| **C3020 - Floor Finishes** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $44,736 | $0 | $0 | **$44,736** |
| **C3030 - Ceiling Finishes** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D - Services** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D20 - Plumbing** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **D2010 - Plumbing Fixtures** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D2020 - Domestic Water Distribution** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D2030 - Sanitary Waste** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D30 - HVAC** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D3050 - Terminal & Package Units** | $0 | $0 | $0 | $51,372 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$51,372** |
| **D3060 - Controls & Instrumentation** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $12,221 | $0 | $0 | **$12,221** |
| **D50 - Electrical** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D5010 - Electrical Service/Distribution** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D5020 - Branch Wiring** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D5020 - Lighting** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D5030 - Communications and Security** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D5030910 - Fire Alarm Systems** | $3,354 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$3,354** |
| **D5030920 - Data Communication** | $0 | $0 | $0 | $7,542 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$7,542** |
| **E - Equipment & Furnishings** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **E20 - Furnishings** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **E2010 - Fixed Furnishings** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $17,839 | $0 | $0 | **$17,839** |

** Indicates non-renewable system*

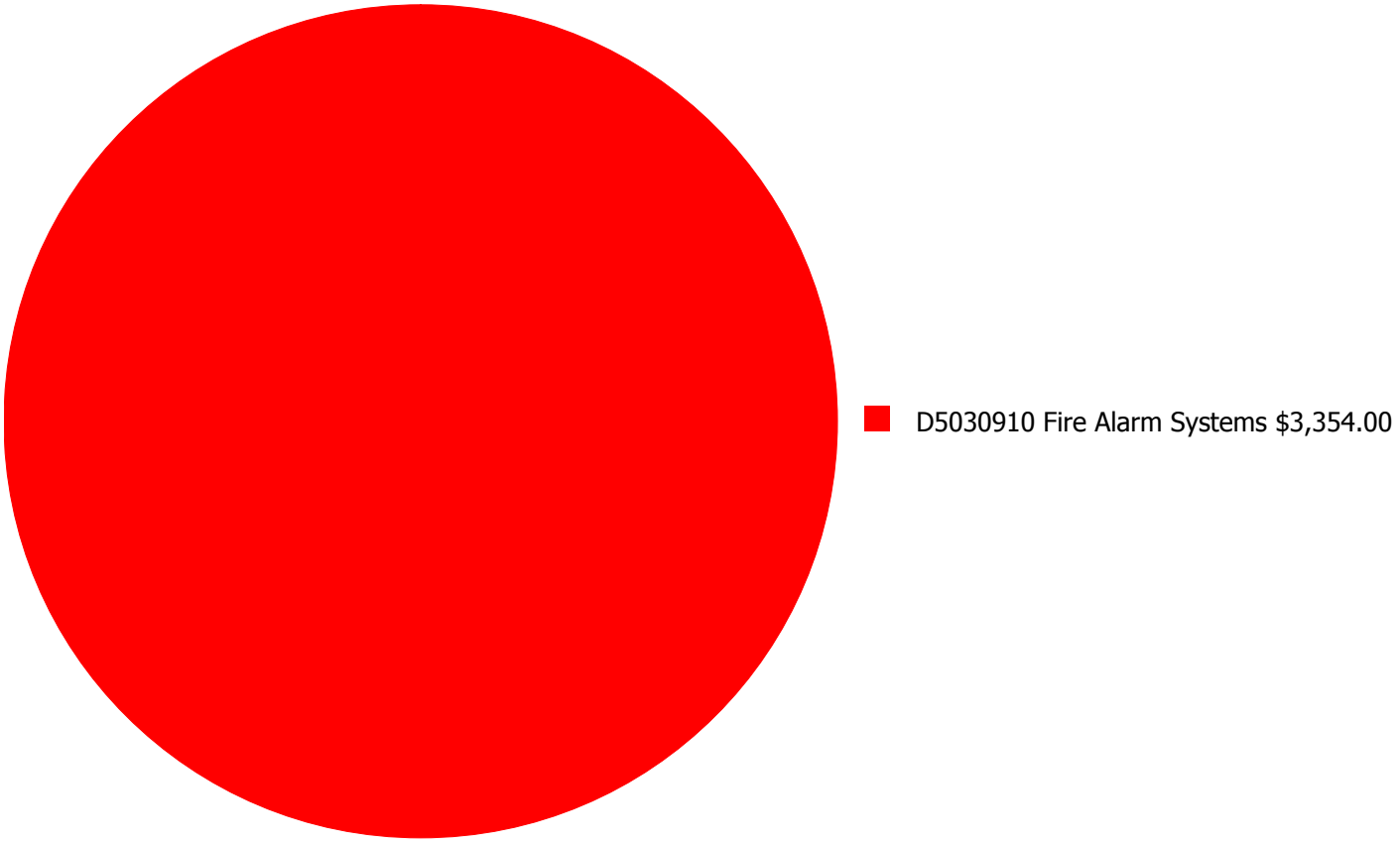
## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

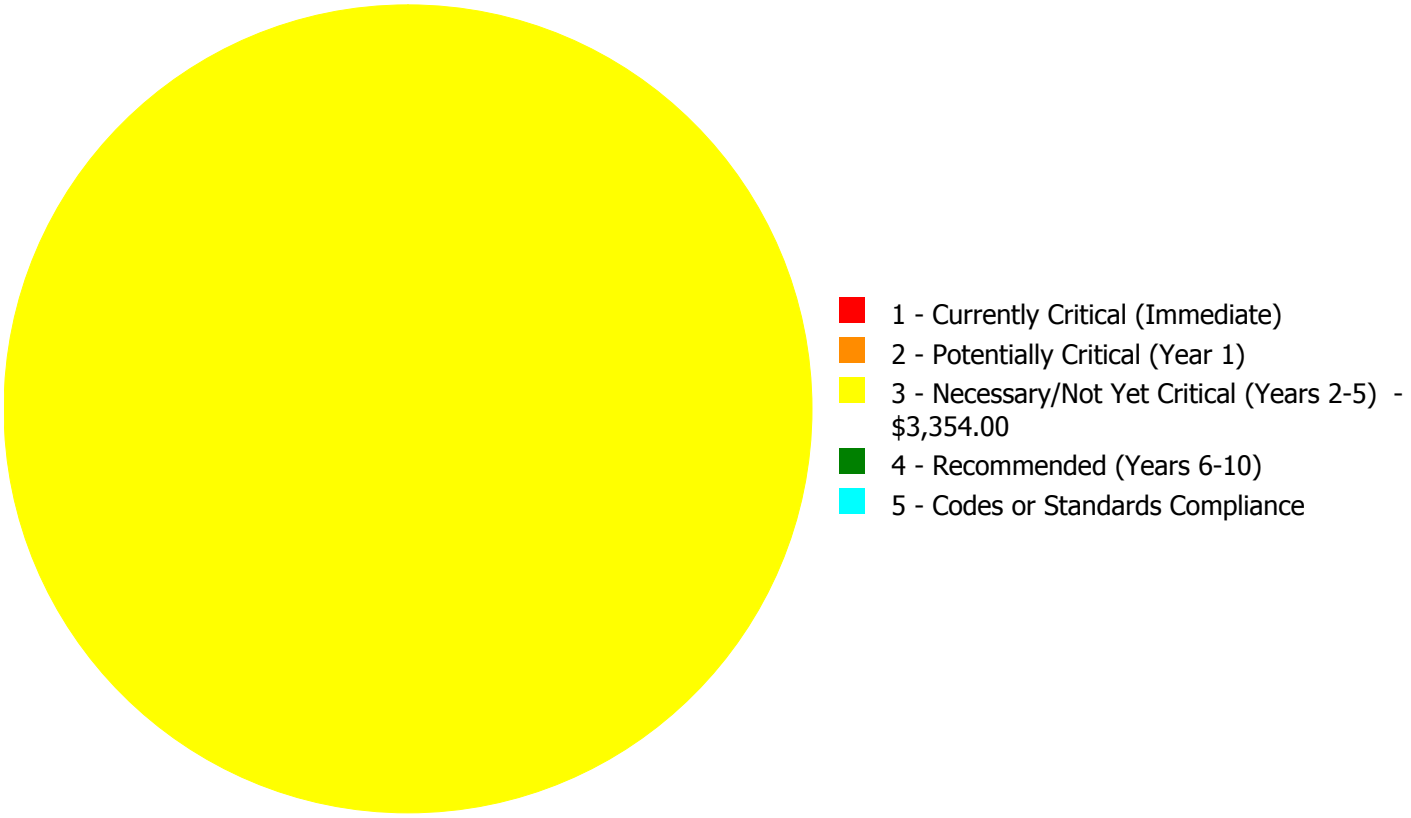
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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




**Budget Estimate Total: $3,354.00**

## Deficiency Summary by Priority

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




**Budget Estimate Total: $3,354.00**

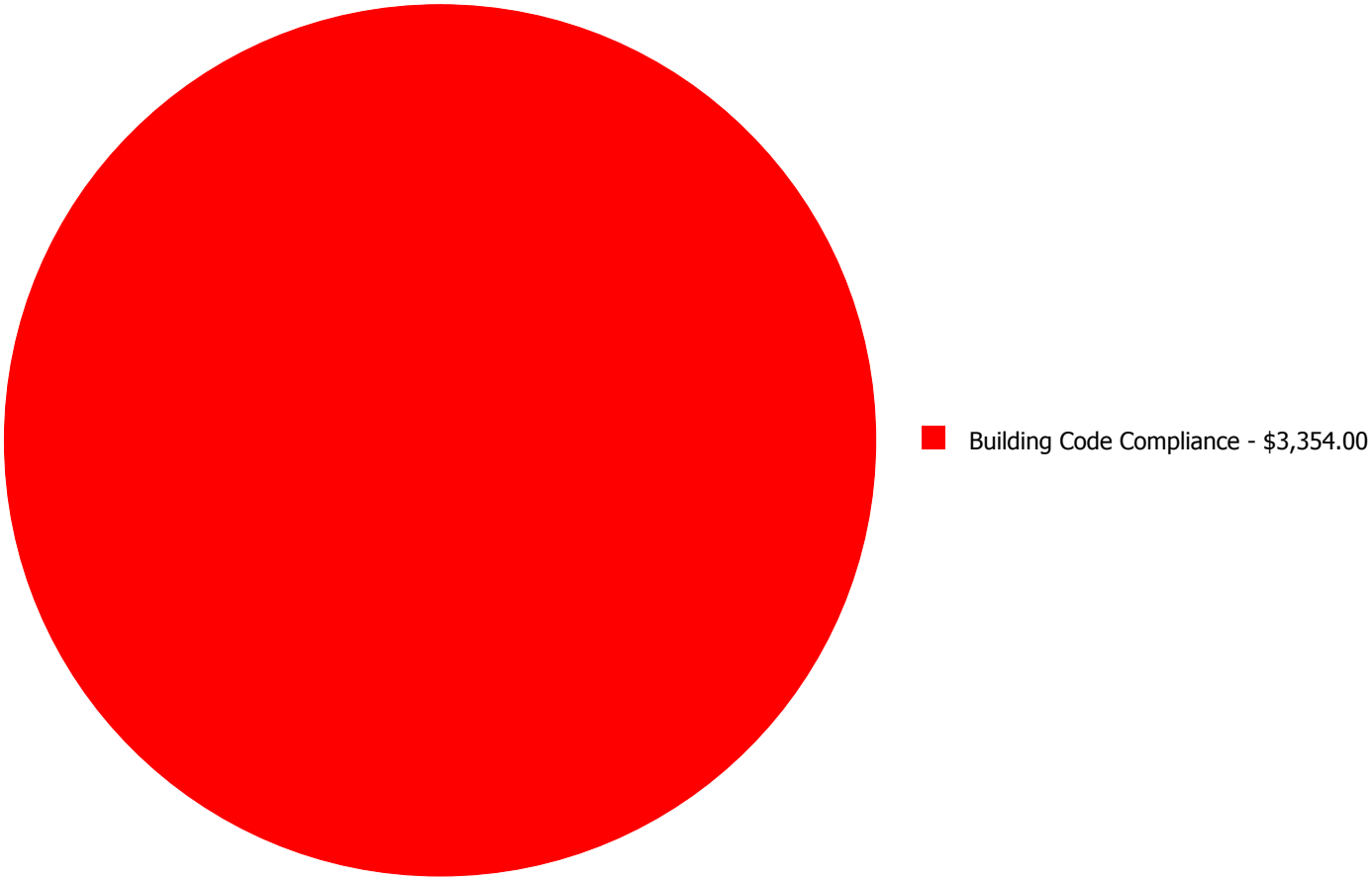
## Deficiency By Priority Investment Table

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 |
|---|---|---|---|---|---|---|---|
| D5030910 | Fire Alarm Systems | $0.00 | $0.00 | $3,354.00 | $0.00 | $0.00 | $3,354.00 |
| | **Total:** | $0.00 | $0.00 | $3,354.00 | $0.00 | $0.00 | $3,354.00 |

## Deficiency Summary by Category

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




**Budget Estimate Total: $3,354.00**

## 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: D5030910 - Fire Alarm Systems**

This deficiency has no image.

| | |
|---|---|
| **Location:** | Throughout |
| **Distress:** | Missing |
| **Category:** | Building Code Compliance |
| **Priority:** | 3 - Necessary/Not Yet Critical (Years 2-5) |
| **Correction:** | Renew System |
| **Qty:** | 2,520.00 |
| **Unit of Measure:** | S.F. |
| **Estimate:** | $3,354.00 |
| **Assessor Name:** | Eduardo Lopez |
| **Date Created:** | 01/25/2017 |

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

## Executive Summary

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

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

| | |
|---|---|
| Function: | HS -High School |
| Gross Area (SF): | 9,000 |
| Year Built: | 2009 |
| Last Renovation: | |
| Replacement Value: | $1,458,900 |
| Repair Cost: | $0.00 |
| Total FCI: | 0.00 % |
| Total RSLI: | 79.22 % |
| FCA Score: | 100.00 |


**Description:**

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

**Attributes:** This asset has no attributes.

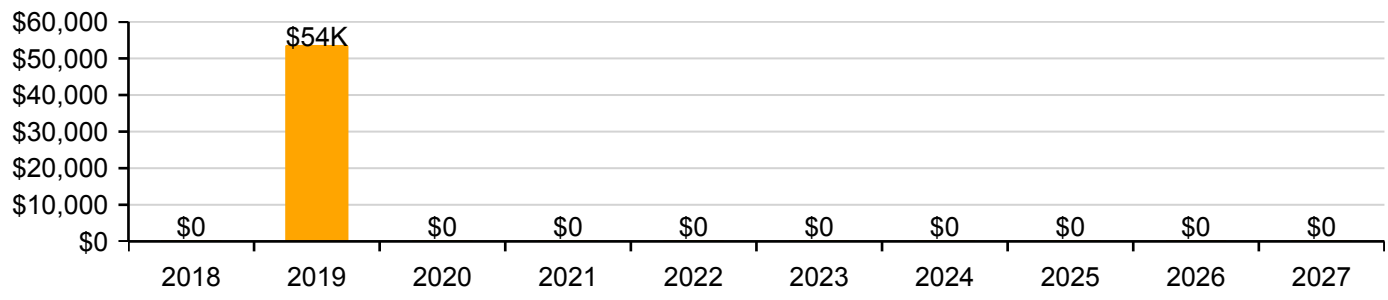
## Dashboard Summary

| | | | |
|---|---|---|---|
| Function: | HS -High School | Gross Area: | 9,000 |
| Year Built: | 2009 | Last Renovation: | |
| Repair Cost: | $0 | Replacement Value: | $1,458,900 |
| FCI: | 0.00 % | RSLI%: | 79.22 % |

No data found for this asset

No data found for this asset

No data found for this asset



## Condition Summary

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

| UNIFORMAT Classification | RSLI % | FCI % | Current Repair Cost |
|---|---|---|---|
| A10 - Foundations | 92.00 % | 0.00 % | $0.00 |
| B10 - Superstructure | 92.00 % | 0.00 % | $0.00 |
| B20 - Exterior Enclosure | 87.80 % | 0.00 % | $0.00 |
| B30 - Roofing | 73.33 % | 0.00 % | $0.00 |
| C30 - Interior Finishes | 58.78 % | 0.00 % | $0.00 |
| D50 - Electrical | 73.33 % | 0.00 % | $0.00 |
| **Totals:** | **79.22 %** | **0.00 %** | **$0.00** |

## Photo Album

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

1). Southeast Elevation - Feb 01, 2017


2). Northwest Elevation - Feb 01, 2017

3). Northeast Elevation - Feb 01, 2017

4). Southwest 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. | 9,000 | 100 | 2009 | 2109 | | 92.00 % | 0.00 % | 92 | | | $181,170 |
| A1030 | Slab on Grade | $19.75 | S.F. | 9,000 | 100 | 2009 | 2109 | | 92.00 % | 0.00 % | 92 | | | $177,750 |
| B1020 | Roof Construction | $16.26 | S.F. | 9,000 | 100 | 2009 | 2109 | | 92.00 % | 0.00 % | 92 | | | $146,340 |
| B2010 | Exterior Walls | $29.79 | S.F. | 9,000 | 100 | 2009 | 2109 | | 92.00 % | 0.00 % | 92 | | | $268,110 |
| B2030 | Exterior Doors | $8.66 | S.F. | 9,000 | 30 | 2009 | 2039 | | 73.33 % | 0.00 % | 22 | | | $77,940 |
| B3010130 | Preformed Metal Roofing | $9.66 | S.F. | 9,000 | 30 | 2009 | 2039 | | 73.33 % | 0.00 % | 22 | | | $86,940 |
| C3010 | Wall Finishes | $5.11 | S.F. | 9,000 | 10 | 2009 | 2019 | | 20.00 % | 0.00 % | 2 | | | $45,990 |
| C3020 | Floor Finishes | $20.82 | S.F. | 9,000 | 20 | 2009 | 2029 | | 60.00 % | 0.00 % | 12 | | | $187,380 |
| C3030 | Ceiling Finishes | $18.76 | S.F. | 9,000 | 25 | 2009 | 2034 | | 68.00 % | 0.00 % | 17 | | | $168,840 |
| D5020 | Branch Wiring | $3.58 | S.F. | 9,000 | 30 | 2009 | 2039 | | 73.33 % | 0.00 % | 22 | | | $32,220 |
| D5020 | Lighting | $9.58 | S.F. | 9,000 | 30 | 2009 | 2039 | | 73.33 % | 0.00 % | 22 | | | $86,220 |
| | | | | | | | | **Total** | **79.22 %** | | | | | **$1,458,900** |

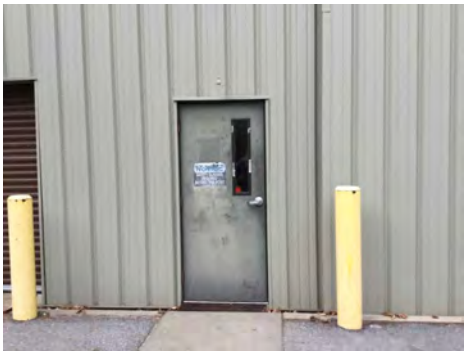
## System Notes

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

**System:** B1020 - Roof Construction

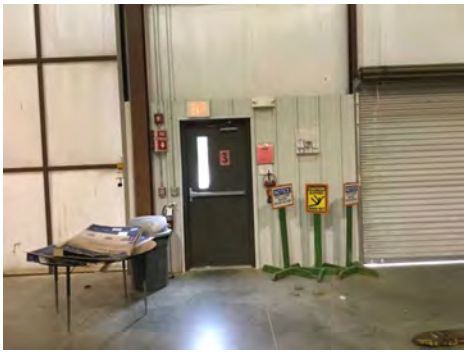

**Note:**

**System:** B2010 - Exterior Walls



**Note:**

**System:** B2030 - Exterior Doors

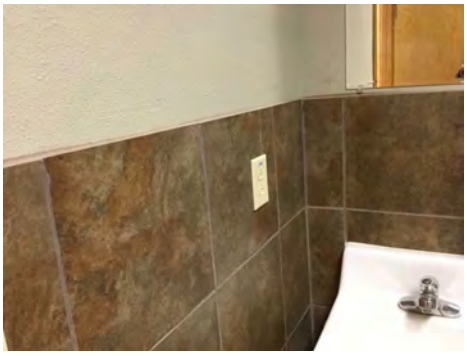


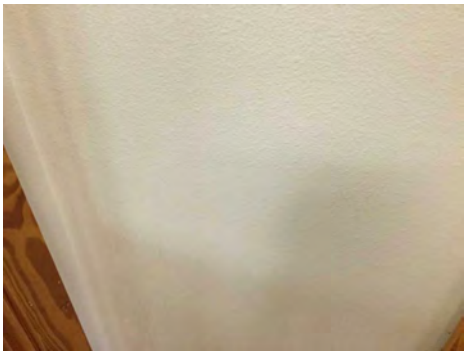
**Note:**

**System:** B3010130 - Preformed Metal Roofing

**Note:**

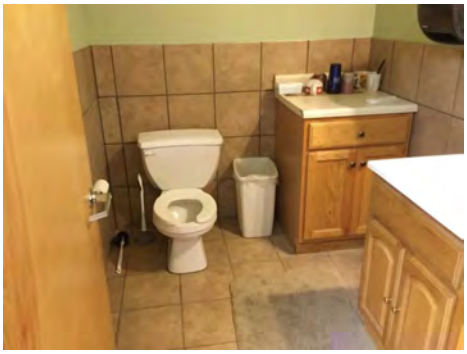
**System:** C3010 - Wall Finishes





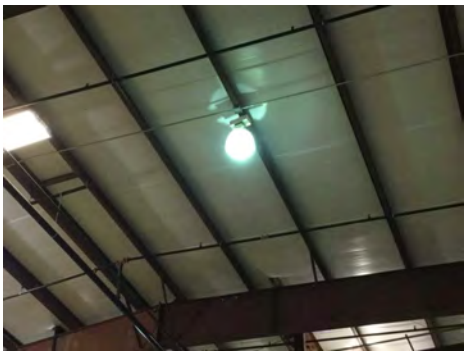
**Note:**

**System:** C3020 - Floor Finishes



**Note:**

**System:** C3030 - Ceiling Finishes

**Note:**

**System:** D5020 - Branch Wiring


**Note:**

**System:** D5020 - Lighting


**Note:**

## Renewal Schedule

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

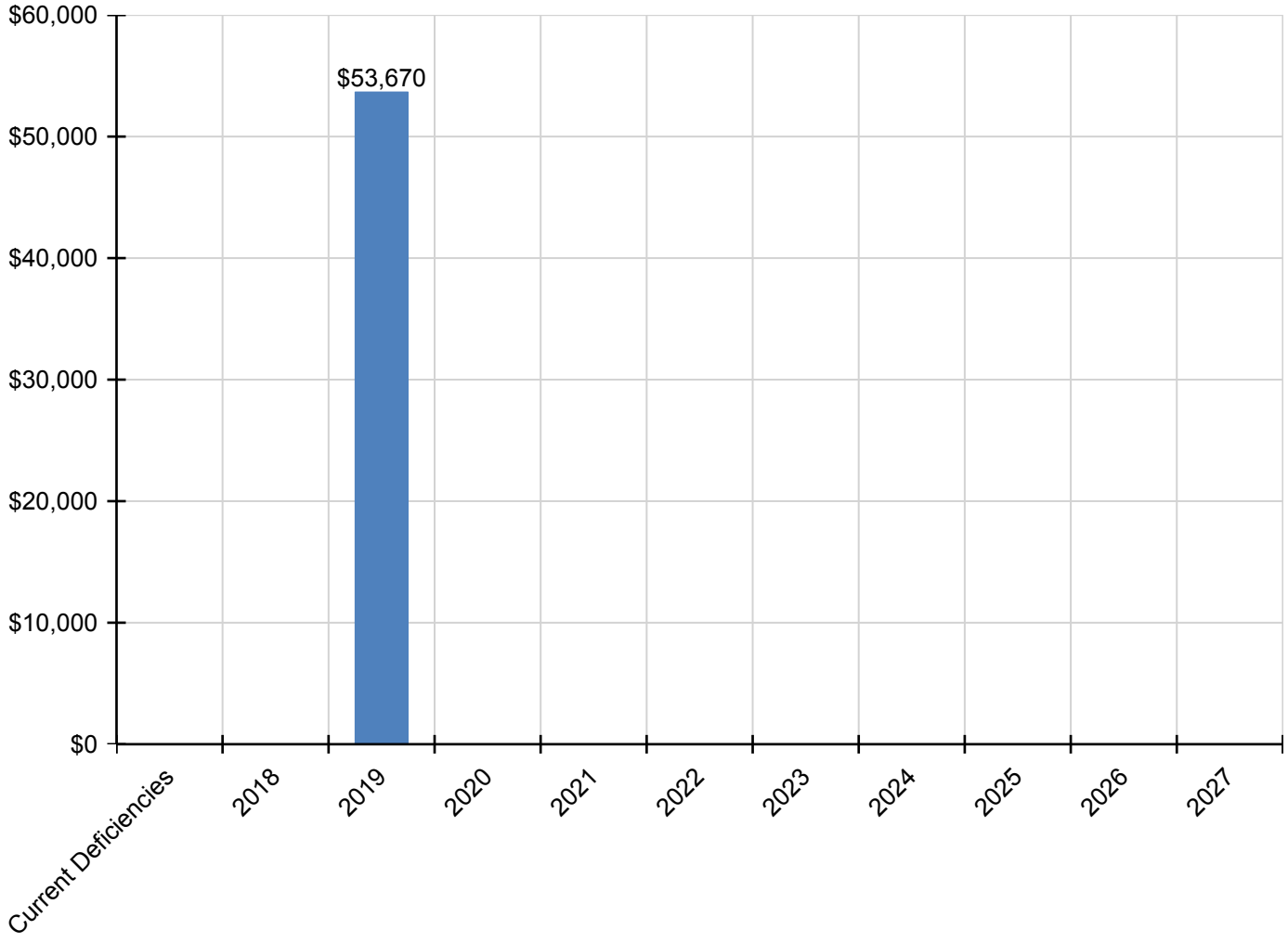
*Inflation Rate: 3%*

| System | Current Deficiencies | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Total:** | **$0** | **$0** | **$53,670** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$53,670** |
| *** A - Substructure** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** A10 - Foundations** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** A1010 - Standard Foundations** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** A1030 - Slab on Grade** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B - Shell** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B10 - Superstructure** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** B1020 - Roof Construction** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B20 - Exterior Enclosure** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** B2010 - Exterior Walls** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B2030 - Exterior Doors** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B30 - Roofing** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B3010 - Roof Coverings** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B3010130 - Preformed Metal Roofing** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C - Interiors** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C30 - Interior Finishes** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C3010 - Wall Finishes** | $0 | $0 | $53,670 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$53,670** |
| **C3020 - Floor Finishes** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C3030 - Ceiling Finishes** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D - Services** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D50 - Electrical** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D5020 - Branch Wiring** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D5020 - Lighting** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |

** Indicates non-renewable system*

## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

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

No data found for this asset

## Deficiency Summary by Priority

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

No data found for this asset

## Deficiency By Priority Investment Table

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

No data found for this asset

## Deficiency Summary by Category

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

No data found for this asset

## Deficiency Details by Priority

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

No data found for this asset

## Executive Summary

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

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

| | |
|---|---|
| Function: | HS -High School |
| Gross Area (SF): | 1,386 |
| Year Built: | 2012 |
| Last Renovation: | |
| Replacement Value: | $191,142 |
| Repair Cost: | $0.00 |
| Total FCI: | 0.00 % |
| Total RSLI: | 83.27 % |
| FCA Score: | 100.00 |

**Description:**

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

**Attributes:** This asset has no attributes.

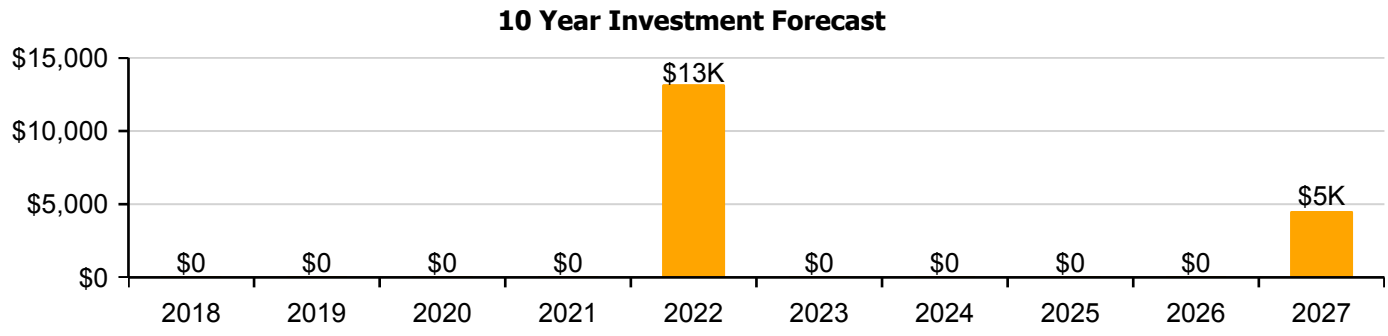
## Dashboard Summary

| | | | |
|---|---|---|---|
| Function: | HS -High School | Gross Area: | 1,386 |
| Year Built: | 2012 | Last Renovation: | |
| Repair Cost: | $0 | Replacement Value: | $191,142 |
| FCI: | 0.00 % | RSLI%: | 83.27 % |

No data found for this asset

No data found for this asset

No data found for this asset



## Condition Summary

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

| UNIFORMAT Classification | RSLI % | FCI % | Current Repair Cost |
|---|---|---|---|
| A10 - Foundations | 95.00 % | 0.00 % | $0.00 |
| B10 - Superstructure | 95.00 % | 0.00 % | $0.00 |
| B20 - Exterior Enclosure | 94.44 % | 0.00 % | $0.00 |
| B30 - Roofing | 83.33 % | 0.00 % | $0.00 |
| C10 - Interior Construction | 85.08 % | 0.00 % | $0.00 |
| C30 - Interior Finishes | 70.33 % | 0.00 % | $0.00 |
| D20 - Plumbing | 83.33 % | 0.00 % | $0.00 |
| D30 - HVAC | 80.05 % | 0.00 % | $0.00 |
| D50 - Electrical | 80.20 % | 0.00 % | $0.00 |
| E20 - Furnishings | 75.00 % | 0.00 % | $0.00 |
| **Totals:** | **83.27 %** | **0.00 %** | **$0.00** |

## Photo Album

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

1). Southwest Elevation - Feb 01, 2017

2). Southwest Elevation - Feb 01, 2017

3). Northwest Elevation - Feb 01, 2017

4). Southeast 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

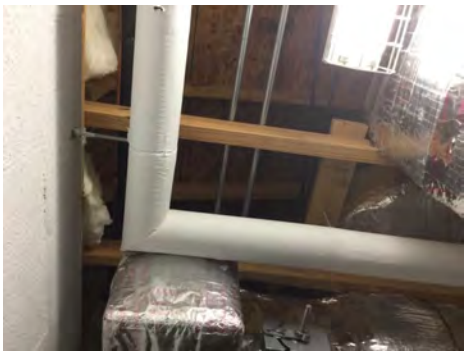
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to 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 | $6.93 | S.F. | 1,386 | 100 | 2012 | 2112 | | 95.00 % | 0.00 % | 95 | | | $9,605 |
| A1030 | Slab on Grade | $7.37 | S.F. | 1,386 | 100 | 2012 | 2112 | | 95.00 % | 0.00 % | 95 | | | $10,215 |
| B1020 | Roof Construction | $5.98 | S.F. | 1,386 | 100 | 2012 | 2112 | | 95.00 % | 0.00 % | 95 | | | $8,288 |
| B2010 | Exterior Walls | $18.04 | S.F. | 1,386 | 100 | 2012 | 2112 | | 95.00 % | 0.00 % | 95 | | | $25,003 |
| B2030 | Exterior Doors | $0.91 | S.F. | 1,386 | 30 | 2012 | 2042 | | 83.33 % | 0.00 % | 25 | | | $1,261 |
| B3010130 | Preformed Metal Roofing | $9.66 | S.F. | 1,386 | 30 | 2012 | 2042 | | 83.33 % | 0.00 % | 25 | | | $13,389 |
| C1010 | Partitions | $10.34 | S.F. | 1,386 | 75 | 2012 | 2087 | | 93.33 % | 0.00 % | 70 | | | $14,331 |
| C1030 | Fittings | $8.47 | S.F. | 1,386 | 20 | 2012 | 2032 | | 75.00 % | 0.00 % | 15 | | | $11,739 |
| C3010 | Wall Finishes | $7.46 | S.F. | 1,386 | 10 | 2012 | 2022 | | 50.00 % | 0.00 % | 5 | | | $10,340 |
| C3020 | Floor Finishes | $12.74 | S.F. | 1,386 | 20 | 2012 | 2032 | | 75.00 % | 0.00 % | 15 | | | $17,658 |
| C3030 | Ceiling Finishes | $9.53 | S.F. | 1,386 | 25 | 2012 | 2037 | | 80.00 % | 0.00 % | 20 | | | $13,209 |
| D2010 | Plumbing Fixtures | $9.98 | S.F. | 1,386 | 30 | 2012 | 2042 | | 83.33 % | 0.00 % | 25 | | | $13,832 |
| D2020 | Domestic Water Distribution | $0.84 | S.F. | 1,386 | 30 | 2012 | 2042 | | 83.33 % | 0.00 % | 25 | | | $1,164 |
| D2030 | Sanitary Waste | $5.94 | S.F. | 1,386 | 30 | 2012 | 2042 | | 83.33 % | 0.00 % | 25 | | | $8,233 |
| D3040 | Distribution Systems | $5.35 | S.F. | 1,386 | 30 | 2012 | 2042 | | 83.33 % | 0.00 % | 25 | | | $7,415 |
| D3060 | Controls & Instrumentation | $3.48 | S.F. | 1,386 | 20 | 2012 | 2032 | | 75.00 % | 0.00 % | 15 | | | $4,823 |
| D5010 | Electrical Service/Distribution | $1.47 | S.F. | 1,386 | 40 | 2012 | 2052 | | 87.50 % | 0.00 % | 35 | | | $2,037 |
| D5020 | Branch Wiring | $2.55 | S.F. | 1,386 | 30 | 2012 | 2042 | | 83.33 % | 0.00 % | 25 | | | $3,534 |
| D5020 | Lighting | $3.58 | S.F. | 1,386 | 30 | 2012 | 2042 | | 83.33 % | 0.00 % | 25 | | | $4,962 |
| D5030810 | Security & Detection Systems | $1.00 | Ea. | 1,386 | 15 | 2012 | 2027 | | 66.67 % | 0.00 % | 10 | | | $1,386 |
| D5030910 | Fire Alarm Systems | $1.21 | S.F. | 1,386 | 15 | 2012 | 2027 | | 66.67 % | 0.00 % | 10 | | | $1,677 |
| E2010 | Fixed Furnishings | $5.08 | S.F. | 1,386 | 20 | 2012 | 2032 | | 75.00 % | 0.00 % | 15 | | | $7,041 |
| | | | | | | | | **Total** | **83.27 %** | | | | | **$191,142** |

## System Notes

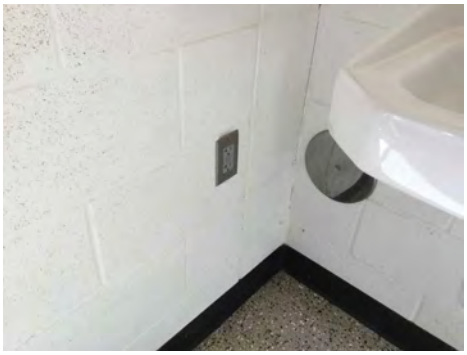
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

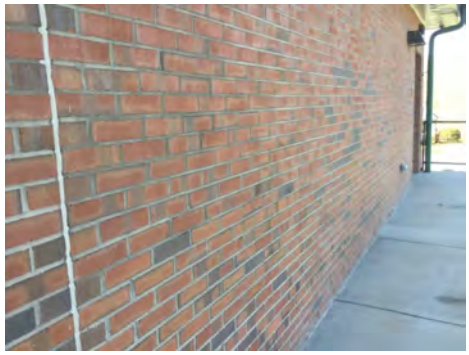
**System:** B1020 - Roof Construction



**Note:**

**System:** B2010 - Exterior Walls





**Note:**

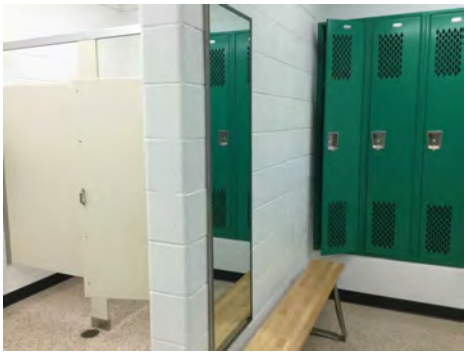
**System:** B2030 - Exterior Doors

**Note:**

**System:** B3010130 - Preformed Metal Roofing

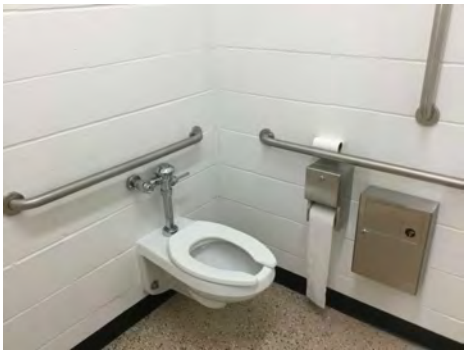
**Note:**

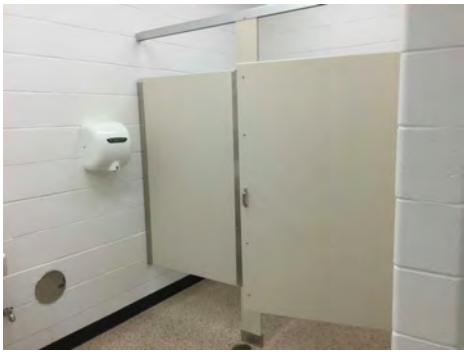
**System:** C1010 - Partitions



**Note:**

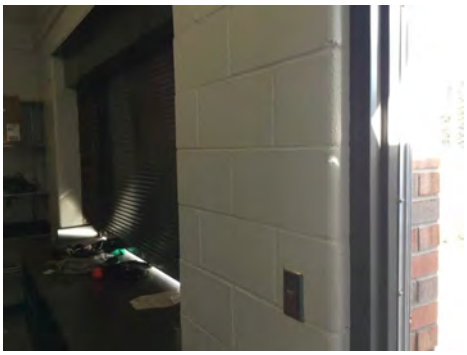
**System:** C1030 - Fittings





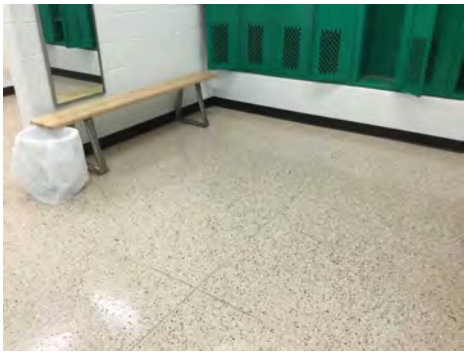

**Note:**

**System:** C3010 - Wall Finishes



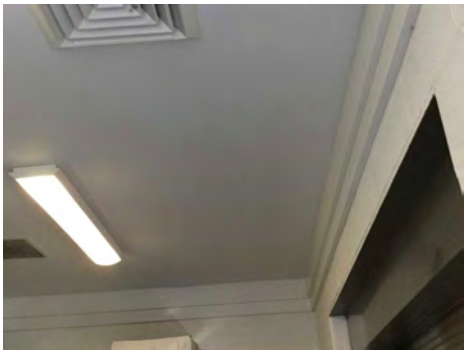
**Note:**

**System:** C3020 - Floor Finishes



**Note:**

**System:** C3030 - Ceiling Finishes



**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

**System:** D2020 - Domestic Water Distribution


**Note:**

**System:** D2030 - Sanitary Waste


**Note:**

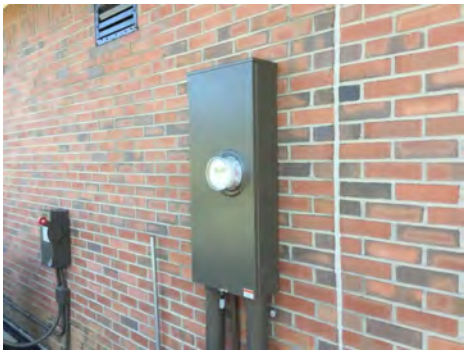
**System:** D3040 - Distribution Systems

**Note:**

**System:** D3060 - Controls & Instrumentation

**Note:**

**System:** D5010 - Electrical Service/Distribution



**Note:**

**System:** D5020 - Branch Wiring

**Note:**

**System:** D5020 - Lighting

**Note:**

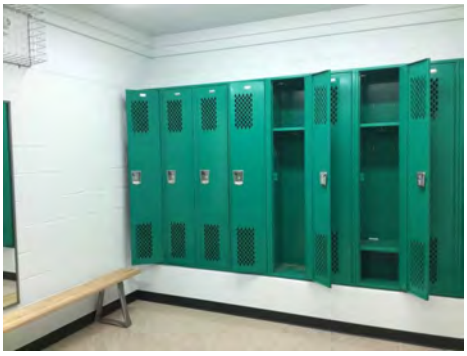
**System:** D5030810 - Security & Detection Systems

**Note:**

**System:** D5030910 - Fire Alarm Systems


**Note:**

**System:** E2010 - Fixed Furnishings



**Note:**

## Renewal Schedule

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

*Inflation Rate: 3%*

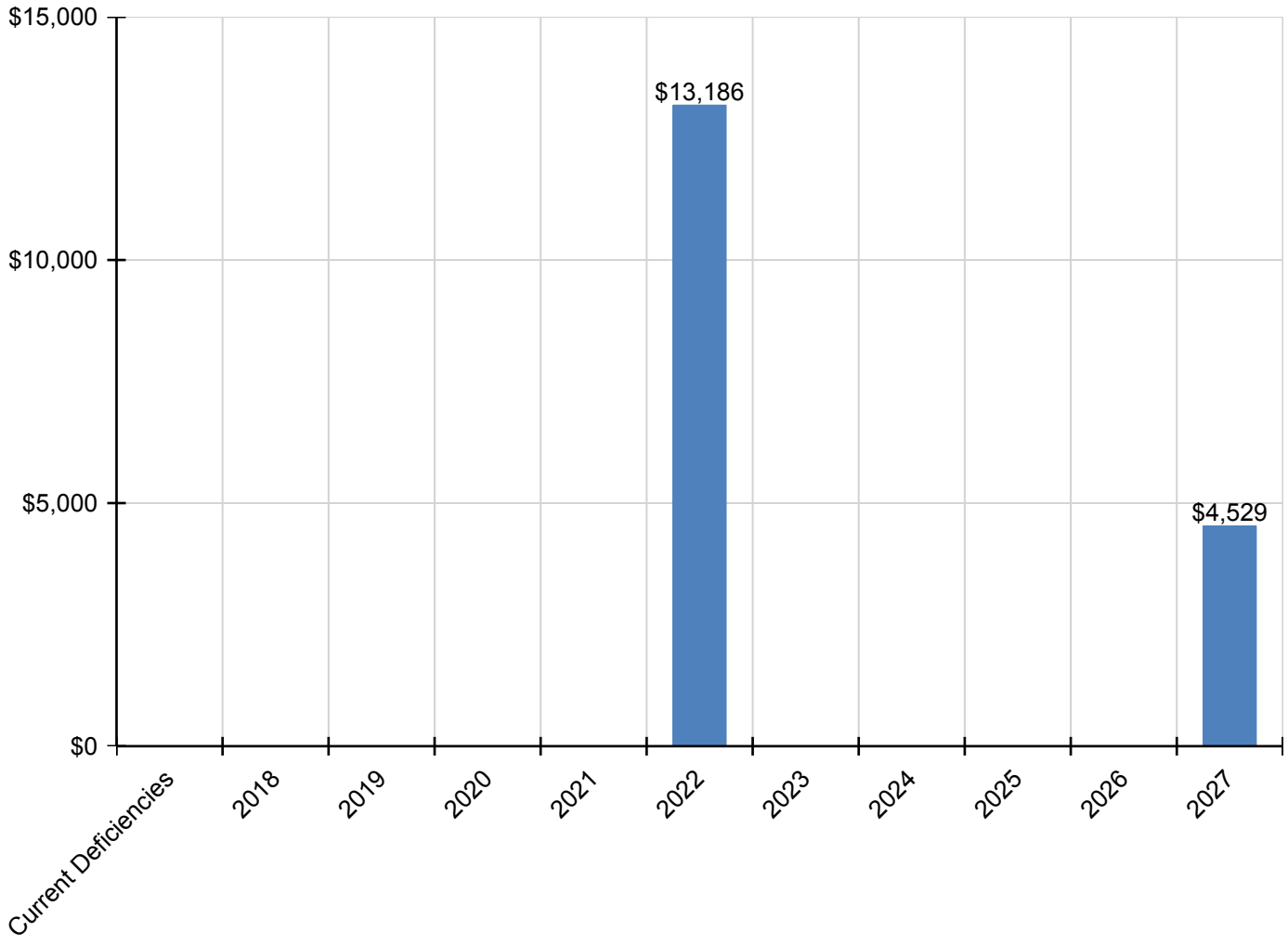
| System | Current Deficiencies | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Total:** | **$0** | **$0** | **$0** | **$0** | **$0** | **$13,186** | **$0** | **$0** | **$0** | **$0** | **$4,529** | **$17,715** |
| *** A - Substructure** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** A10 - Foundations** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** A1010 - Standard Foundations** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** A1030 - Slab on Grade** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B - Shell** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B10 - Superstructure** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** B1020 - Roof Construction** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B20 - Exterior Enclosure** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** B2010 - Exterior Walls** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B2030 - Exterior Doors** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B30 - Roofing** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B3010 - Roof Coverings** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B3010130 - Preformed Metal Roofing** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C - Interiors** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C10 - Interior Construction** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** C1010 - Partitions** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C1030 - Fittings** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C30 - Interior Finishes** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C3010 - Wall Finishes** | $0 | $0 | $0 | $0 | $0 | $13,186 | $0 | $0 | $0 | $0 | $0 | **$13,186** |
| **C3020 - Floor Finishes** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C3030 - Ceiling Finishes** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D - Services** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D20 - Plumbing** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D2010 - Plumbing Fixtures** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D2020 - Domestic Water Distribution** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **D2030 - Sanitary Waste** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D30 - HVAC** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D3040 - Distribution Systems** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D3060 - Controls & Instrumentation** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D50 - Electrical** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D5010 - Electrical Service/Distribution** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D5020 - Branch Wiring** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D5020 - Lighting** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D5030 - Communications and Security** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D5030810 - Security & Detection Systems** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $2,049 | **$2,049** |
| **D5030910 - Fire Alarm Systems** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $2,480 | **$2,480** |
| **E - Equipment & Furnishings** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **E20 - Furnishings** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **E2010 - Fixed Furnishings** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |

** Indicates non-renewable system*

## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

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

No data found for this asset

## Deficiency Summary by Priority

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

No data found for this asset

## Deficiency By Priority Investment Table

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

No data found for this asset

## Deficiency Summary by Category

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

No data found for this asset

## Deficiency Details by Priority

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

No data found for this asset

## Executive Summary

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

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

| | |
|---|---|
| Function: | HS -High School |
| Gross Area (SF): | 153,113 |
| Year Built: | 1976 |
| Last Renovation: | |
| Replacement Value: | $6,084,710 |
| Repair Cost: | $333,480.00 |
| Total FCI: | 5.48 % |
| Total RSLI: | 33.91 % |
| FCA Score: | 94.52 |

**Description:**

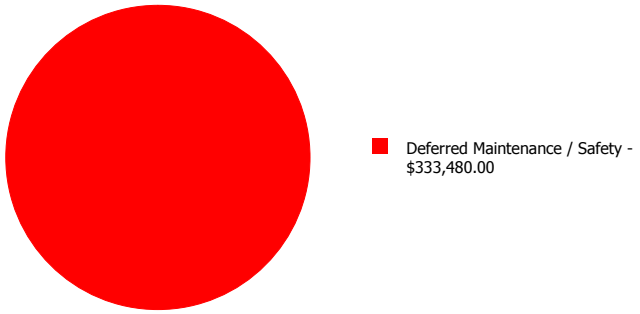
The narrative for this site is included in the Executive Summary Description at the front of this report.

**Attributes:** This asset has no attributes.

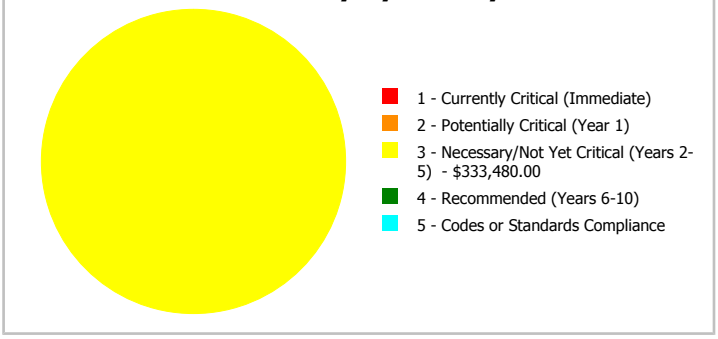
## Dashboard Summary

| | | | |
|---|---|---|---|
| Function: | HS -High School | Gross Area: | 153,113 |
| Year Built: | 1976 | Last Renovation: | |
| Repair Cost: | $333,480 | Replacement Value: | $6,084,710 |
| FCI: | 5.48 % | RSLI%: | 33.91 % |

### Deficiency By Category

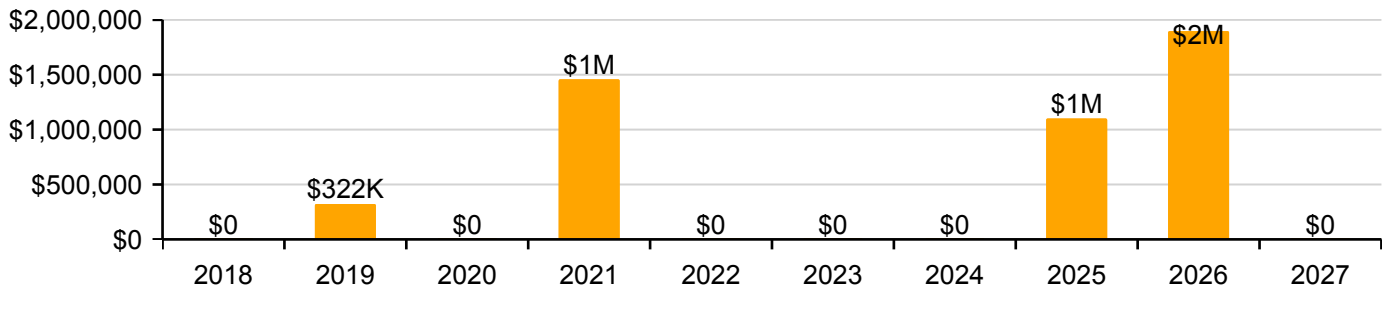



### Deficiency By Priority




### Deficiency By System


### 10 Year Investment Forecast



## Condition Summary

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

| UNIFORMAT Classification | RSLI % | FCI % | Current Repair Cost |
|---|---|---|---|
| G20 - Site Improvements | 34.91 % | 8.64 % | $333,480.00 |
| G30 - Site Mechanical Utilities | 31.71 % | 0.00 % | $0.00 |
| G40 - Site Electrical Utilities | 33.04 % | 0.00 % | $0.00 |
| **Totals:** | **33.91 %** | **5.48 %** | **$333,480.00** |

## Photo Album

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

1). Aerial Image of Mountain Heritage High 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 | $3.76 | S.F. | 153,113 | 25 | 2005 | 2030 | | 52.00 % | 0.00 % | 13 | | | $575,705 |
| G2020 | Parking Lots | $1.61 | S.F. | 153,113 | 25 | 2005 | 2030 | | 52.00 % | 0.00 % | 13 | | | $246,512 |
| G2030 | Pedestrian Paving | $1.98 | S.F. | 153,113 | 30 | 1976 | 2006 | | 0.00 % | 110.00 % | -11 | | $333,480.00 | $303,164 |
| G2040105 | Fence & Guardrails | $1.20 | S.F. | 153,113 | 30 | 2005 | 2035 | | 60.00 % | 0.00 % | 18 | | | $183,736 |
| G2040950 | Baseball Field | $5.78 | S.F. | 153,113 | 20 | 1991 | 2011 | 2021 | 20.00 % | 0.00 % | 4 | | | $884,993 |
| G2040950 | Football Field | $3.38 | S.F. | 153,113 | 20 | 2005 | 2025 | | 40.00 % | 0.00 % | 8 | | | $517,522 |
| G2040950 | Softball Field | $2.01 | S.F. | 153,113 | 20 | 2012 | 2032 | | 75.00 % | 0.00 % | 15 | | | $307,757 |
| G2040950 | Tennis Courts | $1.80 | S.F. | 153,113 | 20 | 1999 | 2019 | | 10.00 % | 0.00 % | 2 | | | $275,603 |
| G2040950 | Track | $1.78 | S.F. | 153,113 | 20 | 2005 | 2025 | | 40.00 % | 0.00 % | 8 | | | $272,541 |
| G2050 | Landscaping | $1.91 | S.F. | 153,113 | 15 | 2005 | 2020 | | 20.00 % | 0.00 % | 3 | | | $292,446 |
| G3010 | Water Supply | $2.42 | S.F. | 153,113 | 50 | 2005 | 2055 | | 76.00 % | 0.00 % | 38 | | | $370,533 |
| G3020 | Sanitary Sewer | $1.52 | S.F. | 153,113 | 50 | 1976 | 2026 | | 18.00 % | 0.00 % | 9 | | | $232,732 |
| G3030 | Storm Sewer | $4.67 | S.F. | 153,113 | 50 | 1976 | 2026 | | 18.00 % | 0.00 % | 9 | | | $715,038 |
| G3060 | Fuel Distribution | $1.03 | S.F. | 153,113 | 40 | 1976 | 2016 | 2021 | 10.00 % | 0.00 % | 4 | | | $157,706 |
| G4010 | Electrical Distribution | $2.44 | S.F. | 153,113 | 50 | 1976 | 2026 | | 18.00 % | 0.00 % | 9 | | | $373,596 |
| G4020 | Site Lighting | $1.57 | S.F. | 153,113 | 30 | 2005 | 2035 | | 60.00 % | 0.00 % | 18 | | | $240,387 |
| G4030 | Site Communications & Security | $0.88 | S.F. | 153,113 | 15 | 2013 | 2028 | 2021 | 26.67 % | 0.00 % | 4 | | | $134,739 |
| | | | | | | | | **Total** | **33.91 %** | **5.48 %** | | | **$333,480.00** | **$6,084,710** |

## System Notes

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

**System:** G2010 - Roadways



**Note:**

**System:** G2020 - Parking Lots

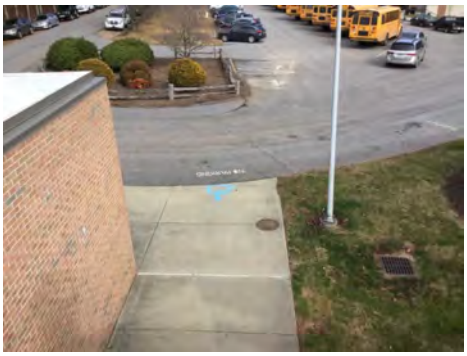


**Note:**

**System:** G2030 - Pedestrian Paving







**Note:**

**System:** G2040105 - Fence & Guardrails



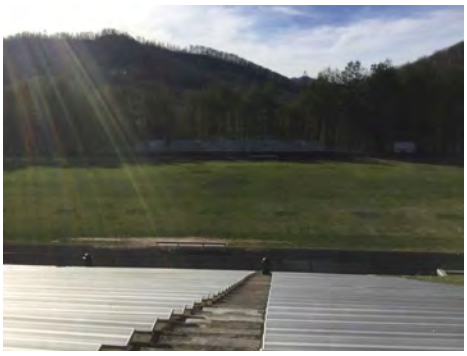
**Note:**

**System:** G2040950 - Baseball Field



**Note:**

**System:** G2040950 - Football Field



**Note:**

**System:** G2040950 - Softball Field



**Note:**

**System:** G2040950 - Tennis Courts

**Note:**

**System:** G2040950 - Track



**Note:**

**System:** G2050 - Landscaping



**Note:**

**System:** G3010 - Water Supply


**Note:**

**System:** G3020 - Sanitary Sewer

**Note:**

**System:** G3030 - Storm Sewer

**Note:**

**System:** G3060 - Fuel Distribution

**Note:**

**System:** G4010 - Electrical Distribution



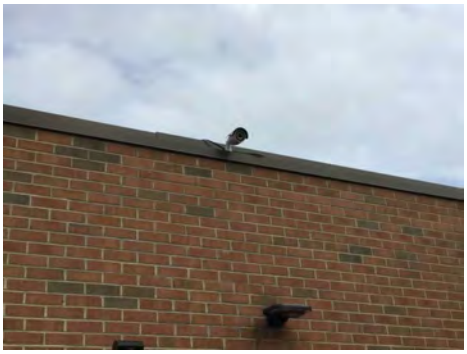
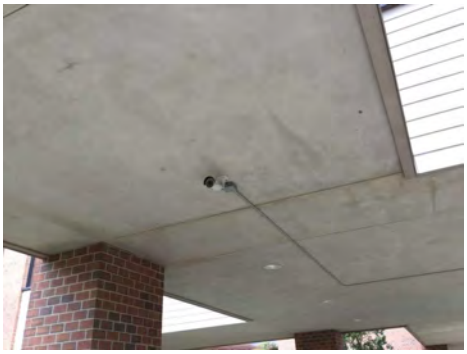
**Note:**

**System:** G4020 - Site Lighting



**Note:**

**System:** G4030 - Site Communications & Security


**Note:**

## Renewal Schedule

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

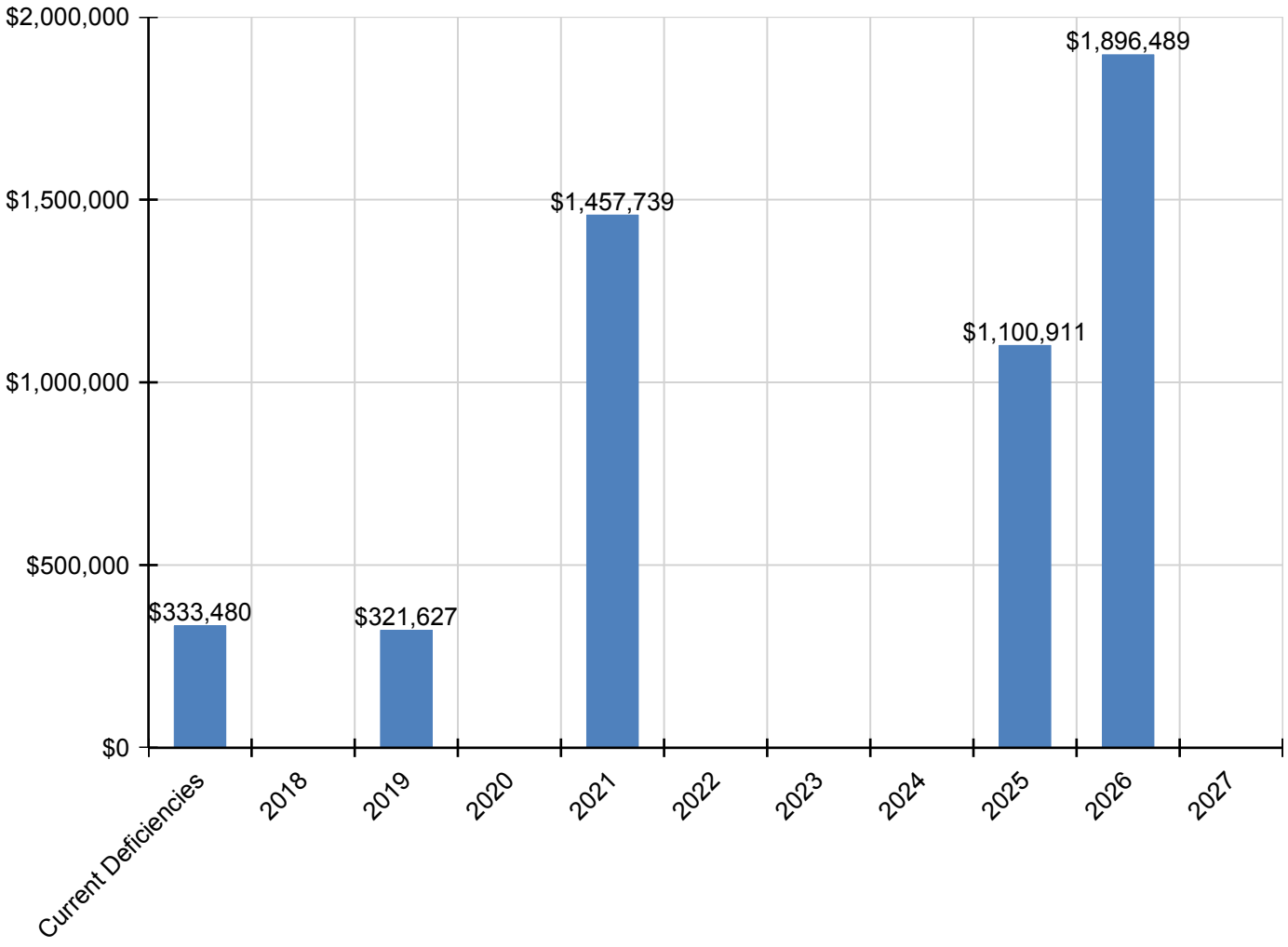
*Inflation Rate: 3%*

| System | Current Deficiencies | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Total:** | **$333,480** | **$0** | **$321,627** | **$0** | **$1,457,739** | **$0** | **$0** | **$0** | **$1,100,911** | **$1,896,489** | **$0** | **$5,110,245** |
| **G - Building Sitework** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **G20 - Site Improvements** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **G2010 - Roadways** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **G2020 - Parking Lots** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **G2030 - Pedestrian Paving** | $333,480 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$333,480** |
| **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 - Baseball Field** | $0 | $0 | $0 | $0 | $1,095,674 | $0 | $0 | $0 | $0 | $0 | $0 | **$1,095,674** |
| **G2040950 - Football Field** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $721,139 | $0 | $0 | **$721,139** |
| **G2040950 - Softball Field** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **G2040950 - Tennis Courts** | $0 | $0 | $321,627 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$321,627** |
| **G2040950 - Track** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $379,771 | $0 | $0 | **$379,771** |
| *** G2050 - Landscaping** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **G30 - Site Mechanical Utilities** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **G3010 - Water Supply** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **G3020 - Sanitary Sewer** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $334,028 | $0 | **$334,028** |
| **G3030 - Storm Sewer** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $1,026,258 | $0 | **$1,026,258** |
| **G3060 - Fuel Distribution** | $0 | $0 | $0 | $0 | $195,250 | $0 | $0 | $0 | $0 | $0 | $0 | **$195,250** |
| **G40 - Site Electrical Utilities** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **G4010 - Electrical Distribution** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $536,203 | $0 | **$536,203** |
| **G4020 - Site Lighting** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **G4030 - Site Communications & Security** | $0 | $0 | $0 | $0 | $166,815 | $0 | $0 | $0 | $0 | $0 | $0 | **$166,815** |

** Indicates non-renewable system*

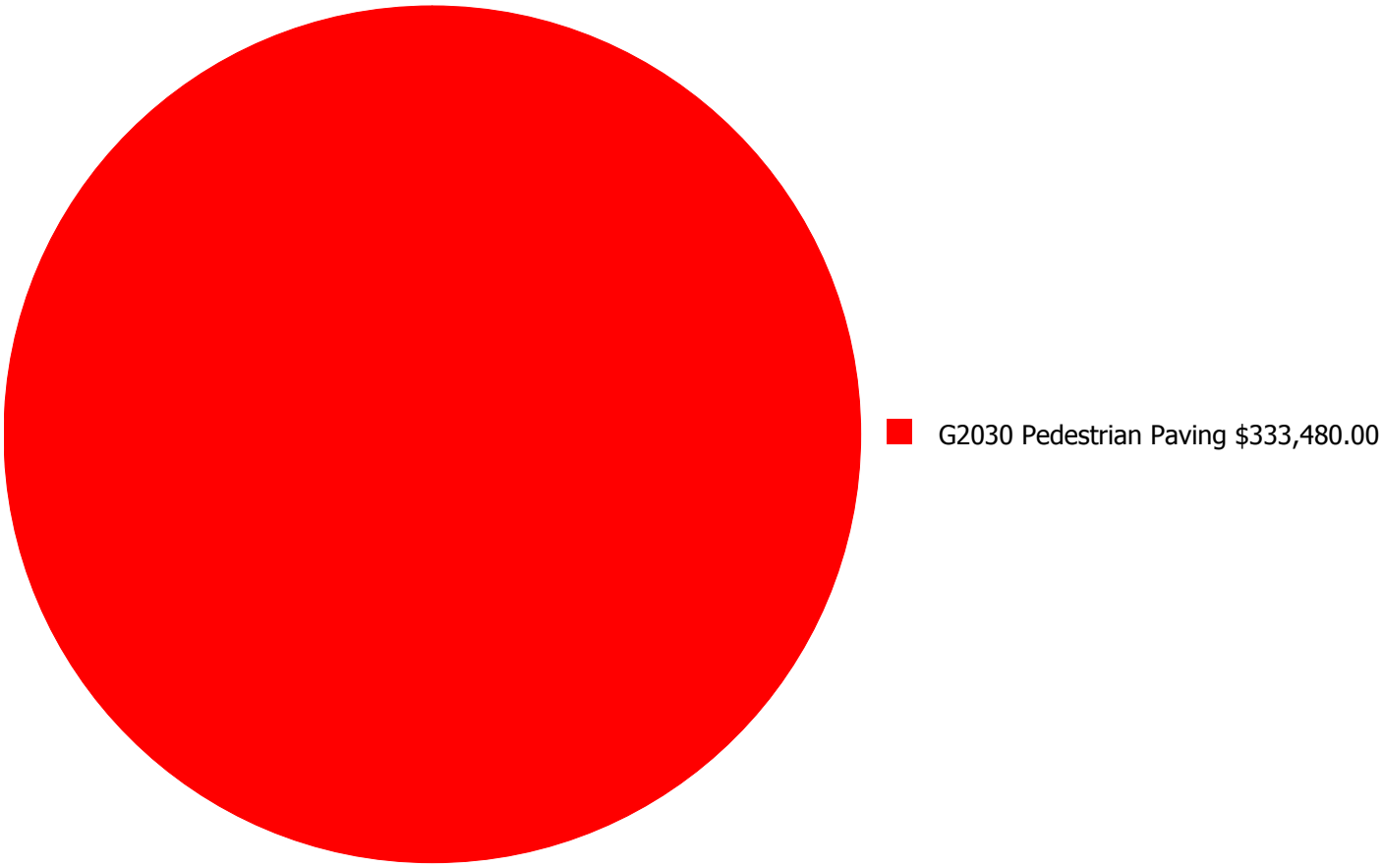
## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

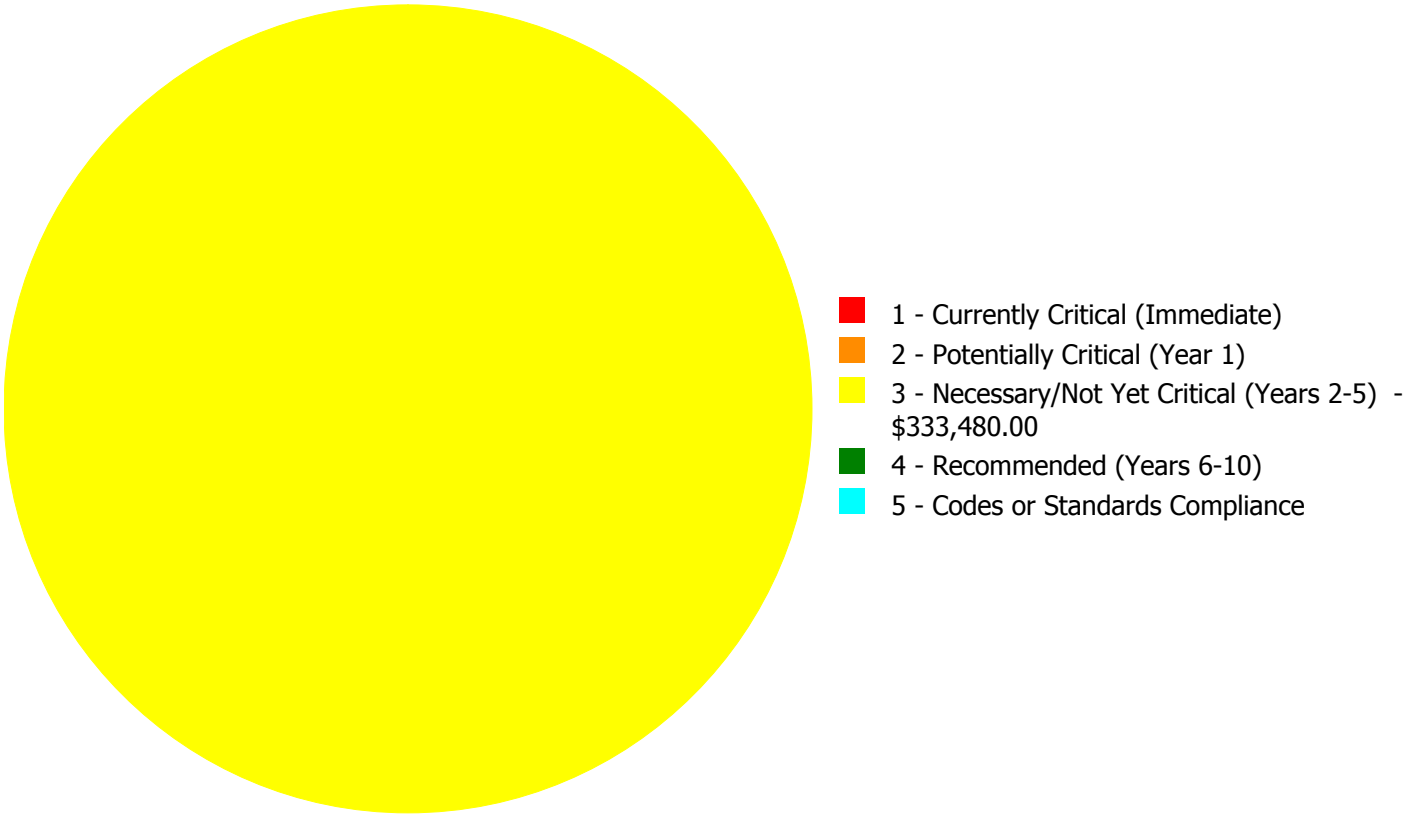
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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




**Budget Estimate Total: $333,480.00**

## 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: $333,480.00**

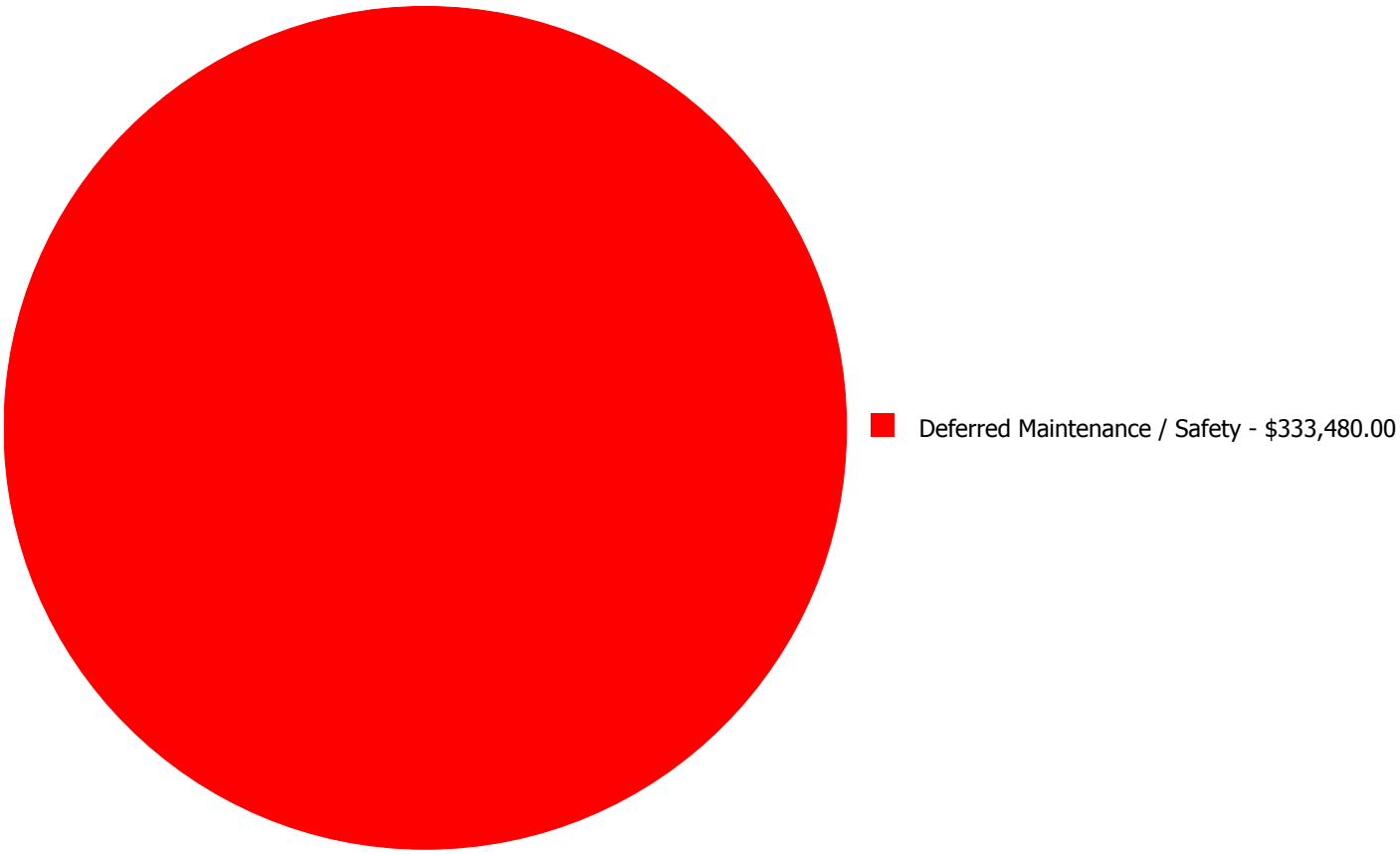
## Deficiency By Priority Investment Table

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 |
|---|---|---|---|---|---|---|---|
| G2030 | Pedestrian Paving | $0.00 | $0.00 | $333,480.00 | $0.00 | $0.00 | $333,480.00 |
| | **Total:** | $0.00 | $0.00 | $333,480.00 | $0.00 | $0.00 | $333,480.00 |

## 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: $333,480.00**

## 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: G2030 - Pedestrian Paving**

**Location:** Multiple areas
**Distress:** Failing
**Category:** Deferred Maintenance / Safety
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)
**Correction:** Renew System
**Qty:** 153,113.00
**Unit of Measure:** S.F.
**Estimate:** $333,480.00
**Assessor Name:** Matt Mahaffey
**Date Created:** 01/25/2017

**Notes:** The pedestrian paving and walkways are aged and showing inclement weather damage and should be replaced.