

NC School District/995 Yancey County/Middle School

East Yancey Middle

Final

Campus Assessment Report

March 11, 2017



Table of Contents

Campus Executive Summary	5
Campus Dashboard Summary	8
Campus Condition Summary	9
<u>1958 Main</u>	11
Executive Summary	11
Dashboard Summary	12
Condition Summary	13
Photo Album	14
Condition Detail	15
System Listing	16
System Notes	18
Renewal Schedule	29
Forecasted Sustainment Requirement	31
Deficiency Summary By System	32
Deficiency Summary By Priority	33
Deficiency By Priority Investment	34
Deficiency Summary By Category	35
Deficiency Details By Priority	36
<u>1958 Press Box</u>	44
Executive Summary	44
Dashboard Summary	45
Condition Summary	46
Photo Album	47
Condition Detail	48
System Listing	49
System Notes	50
Renewal Schedule	55
Forecasted Sustainment Requirement	58
Deficiency Summary By System	59

Campus Assessment Report

Deficiency Summary By Priority	60
Deficiency By Priority Investment	61
Deficiency Summary By Category	62
Deficiency Details By Priority	63
<u>1999 Media-Health</u>	65
Executive Summary	65
Dashboard Summary	66
Condition Summary	67
Photo Album	68
Condition Detail	69
System Listing	70
System Notes	71
Renewal Schedule	79
Forecasted Sustainment Requirement	81
Deficiency Summary By System	82
Deficiency Summary By Priority	83
Deficiency By Priority Investment	84
Deficiency Summary By Category	85
Deficiency Details By Priority	86
<u>Site</u>	87
Executive Summary	87
Dashboard Summary	88
Condition Summary	89
Photo Album	90
Condition Detail	91
System Listing	92
System Notes	93
Renewal Schedule	98
Forecasted Sustainment Requirement	99
Deficiency Summary By System	100
Deficiency Summary By Priority	101

Campus Assessment Report

Deficiency By Priority Investment	102
Deficiency Summary By Category	103
Deficiency Details By Priority	104

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):	53,827
Year Built:	1958
Last Renovation:	
Replacement Value:	\$12,539,790
Repair Cost:	\$4,016,887.00
Total FCI:	32.03 %
Total RSLI:	31.00 %
FCA Score:	67.97



Description:

GENERAL:

East Yancey Middle School is located at 285 Georges Fork Rd in Burnsville, North Carolina. The 1 story, 53,827 square foot building was originally constructed in 1958 There have been 2 additions. In addition to the main building, the campus contains a 1999 media/health center addition and a 1958 press box.

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

A. SUBSTRUCTURE

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

Campus Assessment Report - East Yancey Middle

B. SUPERSTRUCTURE

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

C. INTERIORS

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

CONVEYING:

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

D. SERVICES

PLUMBING:

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

HVAC:

Heating is provided by 1 gas fired boiler. Cooling is supplied by 1 air cooled chiller. The heating/cooling distribution system is a 4 pipe system utilizing ceiling mounted unit ventilators. Fresh air is supplied by infiltration. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are manual and are not centrally controlled by an energy management system. This building does not have a locally controlled Building Automation System.

FIRE PROTECTION:

The building does not have a fire sprinkler system. The building does have additional fire suppression system in the kitchen. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

ELECTRICAL:

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

COMMUNICATIONS AND SECURITY:

The fire alarm system consists of audible/visual strobe annunciators in common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and 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, propane, natural gas, and site lighting.

Campus Assessment Report - East Yancey Middle

Attributes:

General Attributes:

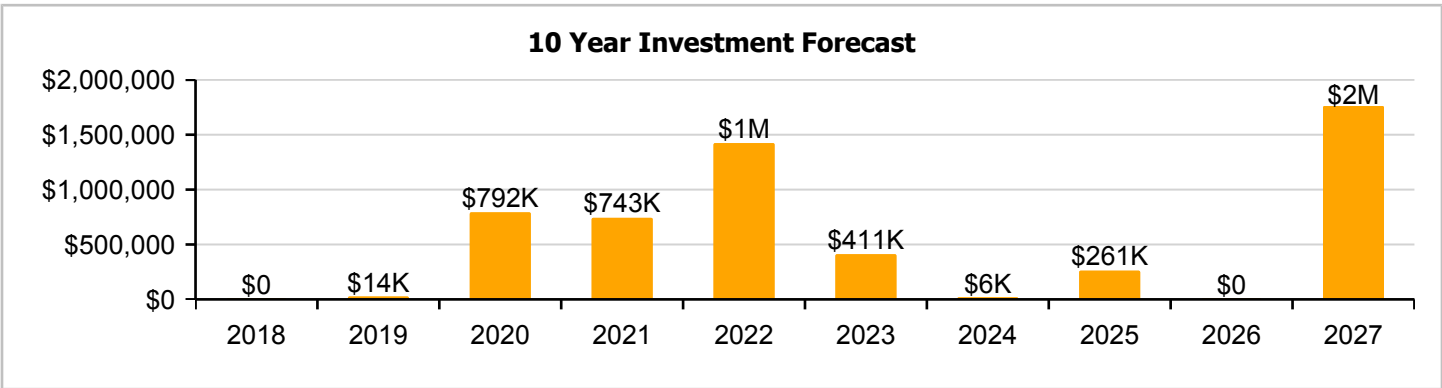
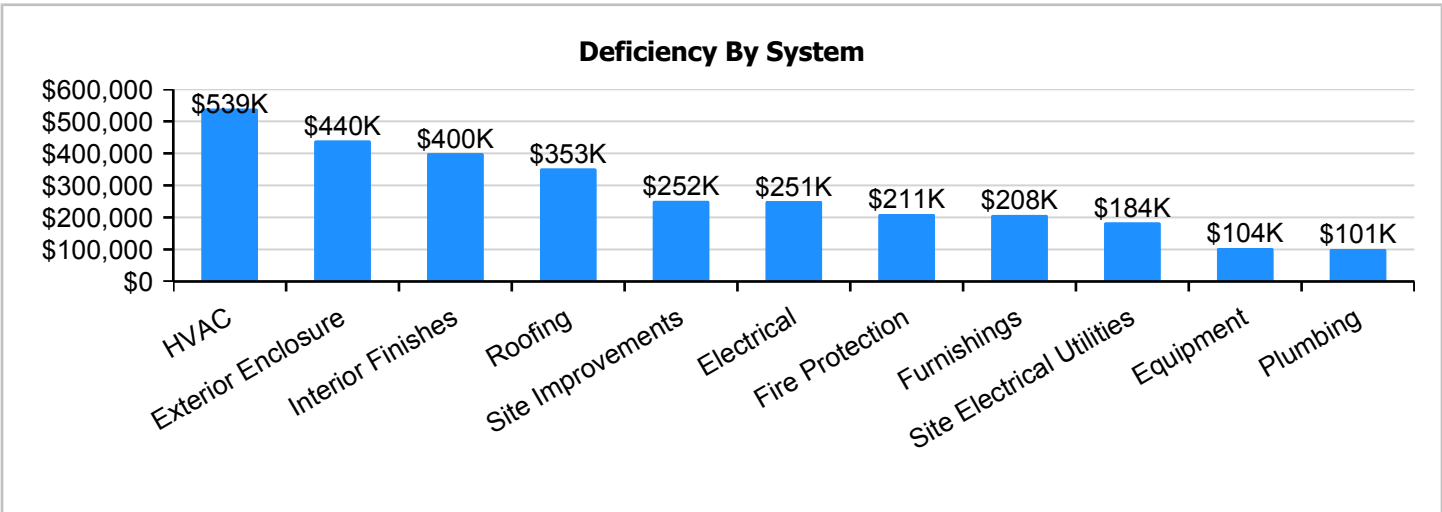
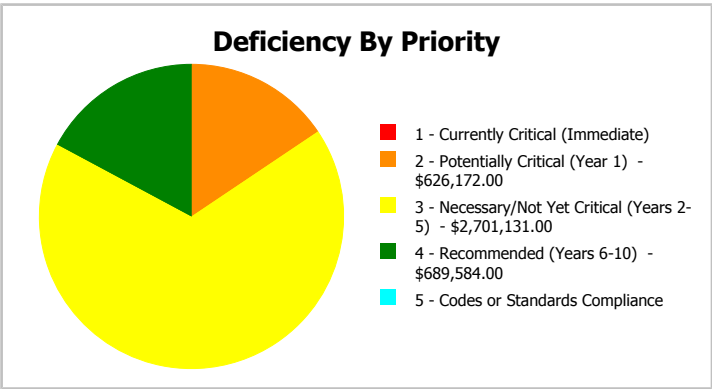
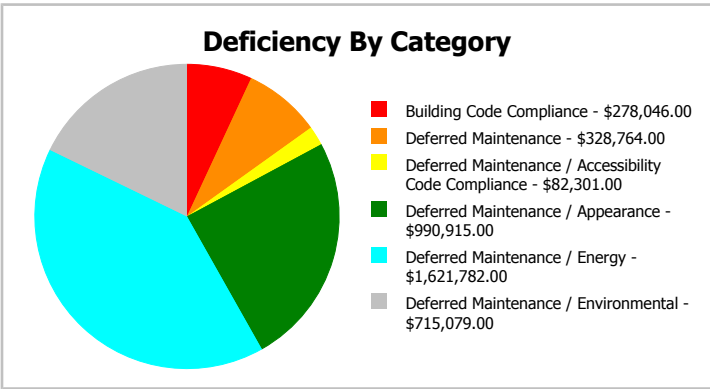
Condition Assessor: Matt Mahaffey Assessment Date:
Suitability Assessor:

School Information:

HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	2
SF of Mobile Units:		Status:	
School Grades:	14.8	Site Acreage:	14.8

Campus Dashboard Summary

Gross Area:	53,827	Last Renovation:	
Year Built:	1958	Replacement Value:	\$12,539,790
Repair Cost:	\$4,016,887	RSLI%:	31.00 %
FCI:	32.03 %		



Campus Condition Summary

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

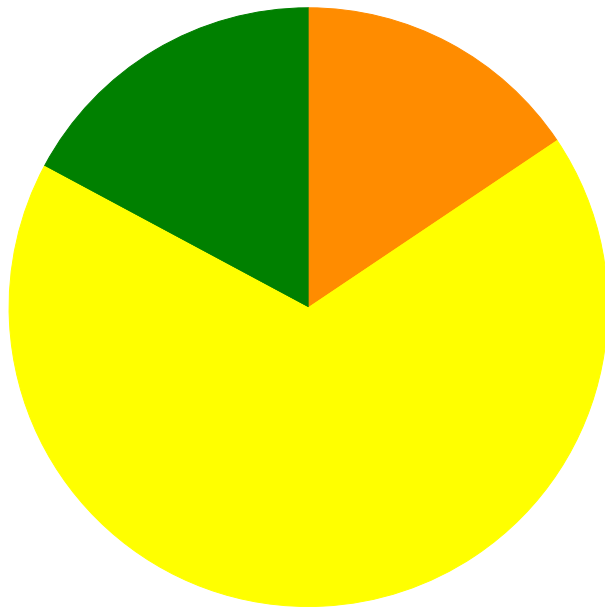
Current Investment Requirement and Condition by Unifomat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	48.57 %	0.00 %	\$0.00
B10 - Superstructure	47.93 %	0.00 %	\$0.00
B20 - Exterior Enclosure	29.24 %	50.88 %	\$580,650.00
B30 - Roofing	12.49 %	124.26 %	\$465,214.00
C10 - Interior Construction	30.95 %	0.00 %	\$0.00
C30 - Interior Finishes	25.30 %	37.86 %	\$528,546.00
D20 - Plumbing	42.67 %	19.61 %	\$133,921.00
D30 - HVAC	23.07 %	42.77 %	\$712,169.00
D40 - Fire Protection	0.00 %	110.00 %	\$278,046.00
D50 - Electrical	44.92 %	19.91 %	\$331,285.00
E10 - Equipment	24.33 %	29.69 %	\$137,342.00
E20 - Furnishings	12.49 %	90.88 %	\$274,196.00
G20 - Site Improvements	13.99 %	27.41 %	\$332,166.00
G30 - Site Mechanical Utilities	66.00 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	11.76 %	90.60 %	\$243,352.00
Totals:	31.00 %	32.03 %	\$4,016,887.00

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
1958 Main	44,433	37.97	\$0.00	\$536,173.00	\$2,200,811.00	\$643,211.00	\$0.00
1958 Press Box	500	26.46	\$0.00	\$0.00	\$14,801.00	\$0.00	\$0.00
1999 Media-Health	8,894	2.83	\$0.00	\$0.00	\$0.00	\$46,373.00	\$0.00
Site	53,827	29.61	\$0.00	\$89,999.00	\$485,519.00	\$0.00	\$0.00
Total:		32.03	\$0.00	\$626,172.00	\$2,701,131.00	\$689,584.00	\$0.00

Deficiencies By Priority



- 1 - Currently Critical (Immediate)
- 2 - Potentially Critical (Year 1) - \$626,172.00
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$2,701,131.00
- 4 - Recommended (Years 6-10) - \$689,584.00
- 5 - Codes or Standards Compliance

Budget Estimate Total: \$4,016,887.00

Executive Summary

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

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Function:	MS -Middle School
Gross Area (SF):	44,433
Year Built:	1958
Last Renovation:	
Replacement Value:	\$8,901,703
Repair Cost:	\$3,380,195.00
Total FCI:	37.97 %
Total RSLI:	23.62 %
FCA Score:	62.03



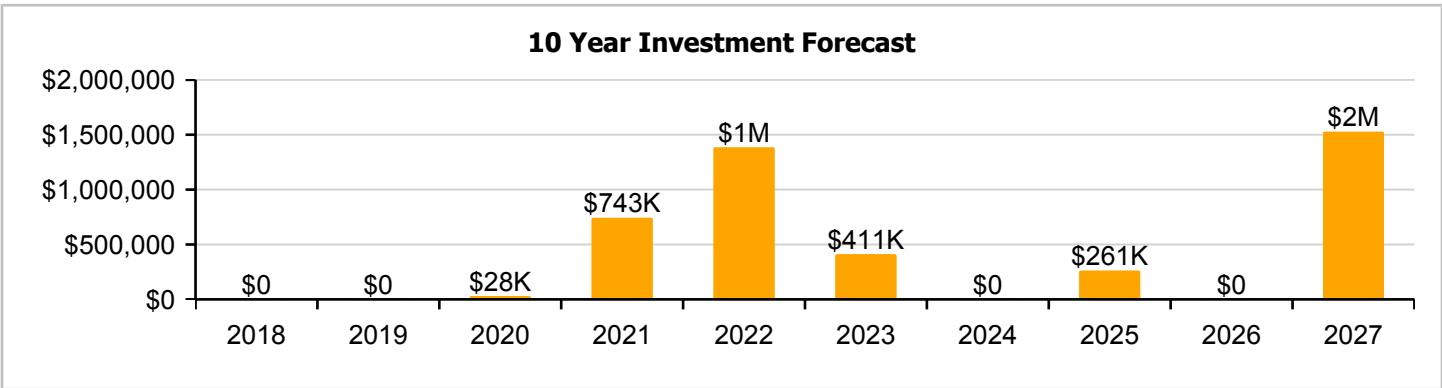
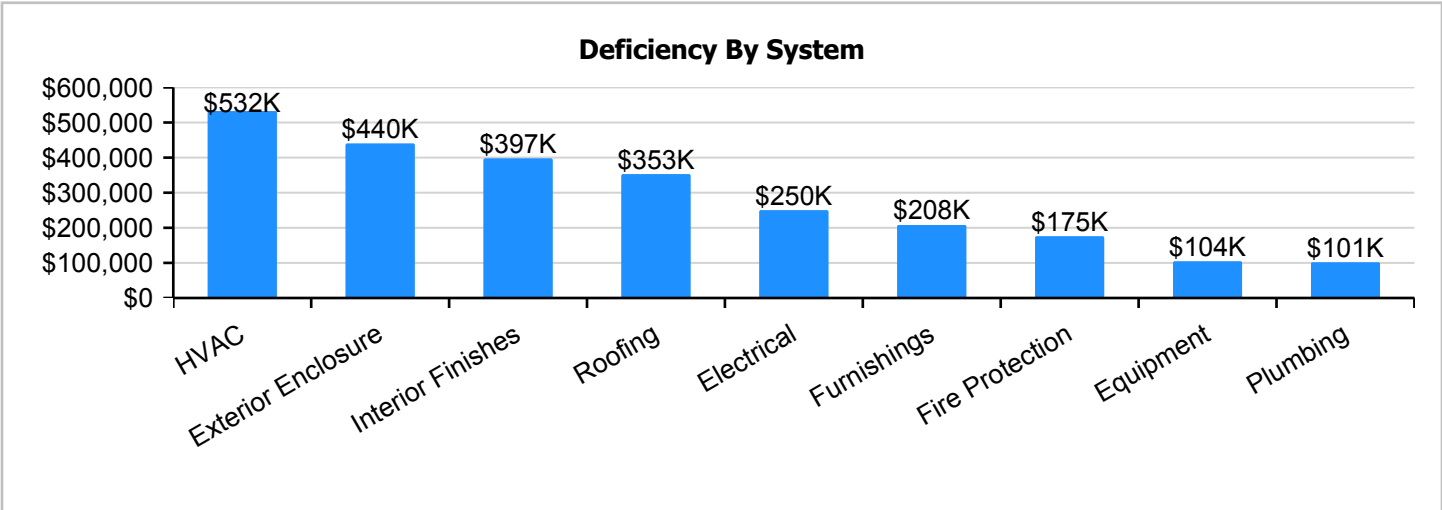
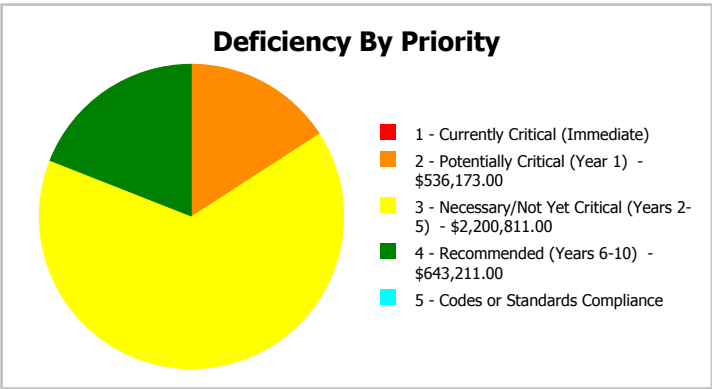
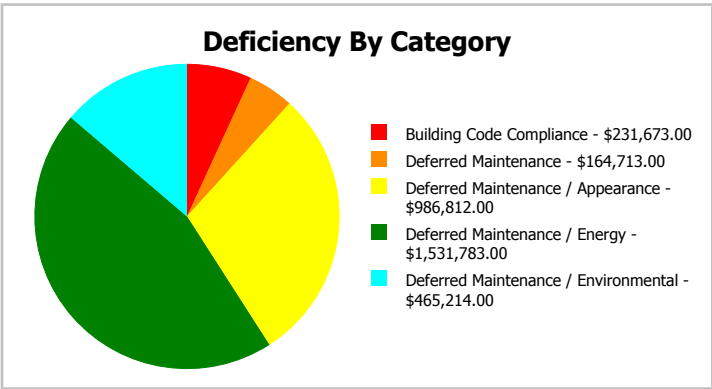
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	MS -Middle School	Gross Area:	44,433
Year Built:	1958	Last Renovation:	
Repair Cost:	\$3,380,195	Replacement Value:	\$8,901,703
FCI:	37.97 %	RSLI%:	23.62 %



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	41.00 %	0.00 %	\$0.00
B10 - Superstructure	41.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	17.98 %	61.76 %	\$580,650.00
B30 - Roofing	0.00 %	150.00 %	\$465,214.00
C10 - Interior Construction	21.89 %	0.00 %	\$0.00
C30 - Interior Finishes	15.72 %	45.57 %	\$524,443.00
D20 - Plumbing	34.63 %	23.49 %	\$133,921.00
D30 - HVAC	14.82 %	48.60 %	\$702,841.00
D40 - Fire Protection	0.00 %	110.00 %	\$231,673.00
D50 - Electrical	38.56 %	23.87 %	\$329,915.00
E10 - Equipment	21.44 %	31.38 %	\$137,342.00
E20 - Furnishings	0.00 %	110.00 %	\$274,196.00
Totals:	23.62 %	37.97 %	\$3,380,195.00

Photo Album

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

1). South Elevation - Feb 02, 2017



2). West Elevation - Feb 02, 2017



3). North Elevation - Feb 02, 2017



4). East Elevation - Feb 02, 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

Campus Assessment Report - 1958 Main

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	\$1.56	S.F.	44,433	100	1958	2058		41.00 %	0.00 %	41			\$69,315
A1030	Slab on Grade	\$4.53	S.F.	44,433	100	1958	2058		41.00 %	0.00 %	41			\$201,281
B1010	Floor Construction	\$12.80	S.F.	44,433	100	1958	2058		41.00 %	0.00 %	41			\$568,742
B1020	Roof Construction	\$8.43	S.F.	44,433	100	1958	2058		41.00 %	0.00 %	41			\$374,570
B2010	Exterior Walls	\$9.28	S.F.	44,433	100	1958	2058		41.00 %	0.00 %	41			\$412,338
B2020	Exterior Windows	\$10.84	S.F.	44,433	30	1958	1988		0.00 %	110.00 %	-29		\$529,819.00	\$481,654
B2030	Exterior Doors	\$1.04	S.F.	44,433	30	1958	1988		0.00 %	110.00 %	-29		\$50,831.00	\$46,210
B3010120	Single Ply Membrane	\$6.98	S.F.	44,433	20	1997	2017		0.00 %	150.00 %	0		\$465,214.00	\$310,142
C1010	Partitions	\$6.26	S.F.	44,433	75	1958	2033		21.33 %	0.00 %	16			\$278,151
C1020	Interior Doors	\$2.53	S.F.	44,433	30	1997	2027		33.33 %	0.00 %	10			\$112,415
C1030	Fittings	\$13.50	S.F.	44,433	20	1997	2017	2021	20.00 %	0.00 %	4			\$599,846
C3010	Wall Finishes	\$3.46	S.F.	44,433	10	2012	2022		50.00 %	0.00 %	5			\$153,738
C3020	Floor Finishes	\$10.73	S.F.	44,433	20	1991	2011		0.00 %	110.00 %	-6		\$524,443.00	\$476,766
C3030	Ceiling Finishes	\$11.71	S.F.	44,433	25	1997	2022		20.00 %	0.00 %	5			\$520,310
D2010	Plumbing Fixtures	\$9.93	S.F.	44,433	30	2000	2030		43.33 %	0.00 %	13			\$441,220
D2020	Domestic Water Distribution	\$1.06	S.F.	44,433	30	1977	2007		0.00 %	110.00 %	-10		\$51,809.00	\$47,099
D2030	Sanitary Waste	\$1.68	S.F.	44,433	30	1977	2007		0.00 %	110.00 %	-10		\$82,112.00	\$74,647
D2090	Other Plumbing Systems	\$0.16	S.F.	44,433	40	2012	2052		87.50 %	0.00 %	35			\$7,109
D3020	Heat Generating Systems	\$8.92	S.F.	44,433	30	1997	2027		33.33 %	0.00 %	10			\$396,342
D3030	Cooling Generating Systems	\$9.25	S.F.	44,433	25	1997	2022		20.00 %	0.00 %	5			\$411,005
D3040	Distribution Systems	\$10.97	S.F.	44,433	30	1958	1988		0.00 %	110.00 %	-29		\$536,173.00	\$487,430
D3060	Controls & Instrumentation	\$3.41	S.F.	44,433	20	1997	2017		0.00 %	110.00 %	0		\$166,668.00	\$151,517
D4010	Sprinklers	\$4.04	S.F.	44,433	30			2017	0.00 %	110.00 %	0		\$197,460.00	\$179,509
D4020	Standpipes	\$0.70	S.F.	44,433	30			2017	0.00 %	110.00 %	0		\$34,213.00	\$31,103
D5010	Electrical Service/Distribution	\$1.69	S.F.	44,433	40	1958	1998		0.00 %	110.00 %	-19		\$82,601.00	\$75,092
D5020	Branch Wiring	\$5.06	S.F.	44,433	30	1958	1988		0.00 %	110.00 %	-29		\$247,314.00	\$224,831
D5020	Lighting	\$11.79	S.F.	44,433	30	1997	2027		33.33 %	0.00 %	10			\$523,865
D5030810	Security & Detection Systems	\$2.34	S.F.	44,433	15	2013	2028		73.33 %	0.00 %	11			\$103,973
D5030910	Fire Alarm Systems	\$4.22	S.F.	44,433	15	2010	2025		53.33 %	0.00 %	8			\$187,507
D5030920	Data Communication	\$5.48	S.F.	44,433	15	2013	2028		73.33 %	0.00 %	11			\$243,493
D5090	Other Electrical Systems	\$0.53	S.F.	44,433	20	2000	2020		15.00 %	0.00 %	3			\$23,549
E1020	Institutional Equipment	\$2.81	S.F.	44,433	20	1958	1978		0.00 %	110.00 %	-39		\$137,342.00	\$124,857
E1090	Other Equipment	\$7.04	S.F.	44,433	20	2003	2023		30.00 %	0.00 %	6			\$312,808
E2010	Fixed Furnishings	\$5.61	S.F.	44,433	20	1958	1978		0.00 %	110.00 %	-39		\$274,196.00	\$249,269
Total									23.62 %	37.97 %			\$3,380,195.00	\$8,901,703

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:

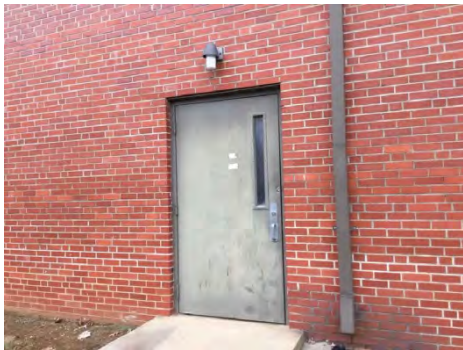
Campus Assessment Report - 1958 Main

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

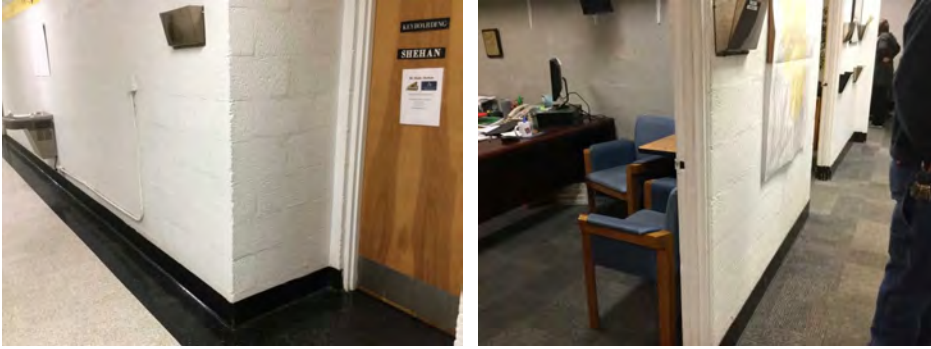
System: B3010120 - Single Ply Membrane



Note:

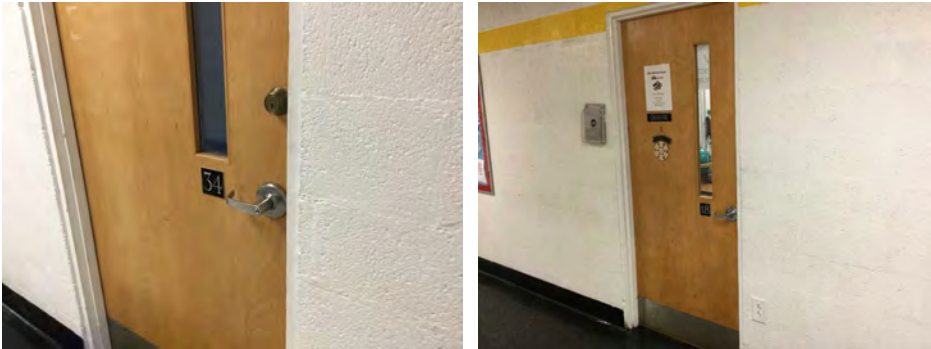
Campus Assessment Report - 1958 Main

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

System: C1030 - Fittings



Note:

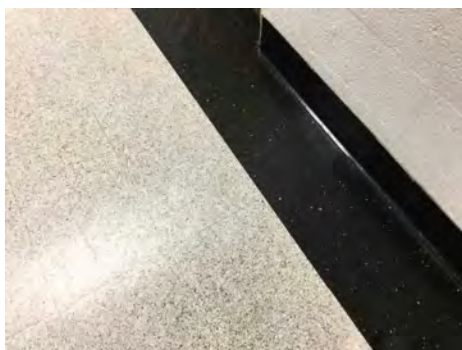
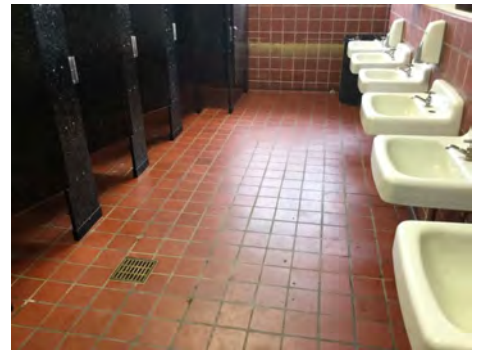
Campus Assessment Report - 1958 Main

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

Campus Assessment Report - 1958 Main

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

Campus Assessment Report - 1958 Main

System: D2030 - Sanitary Waste



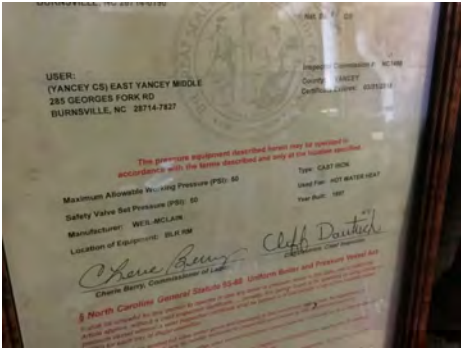
Note:

System: D2090 - Other Plumbing Systems



Note:

System: D3020 - Heat Generating Systems



Note:

Campus Assessment Report - 1958 Main

System: D3030 - Cooling Generating Systems



Note:

System: D3040 - Distribution Systems



Note:

System: D3060 - Controls & Instrumentation



Note:

Campus Assessment Report - 1958 Main

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

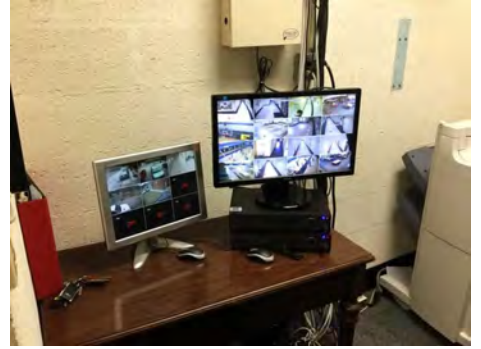
System: D5020 - Lighting



Note:

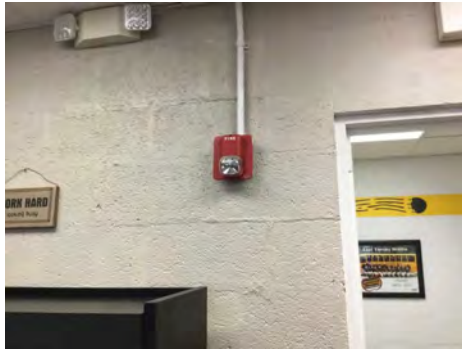
Campus Assessment Report - 1958 Main

System: D5030810 - Security & Detection Systems



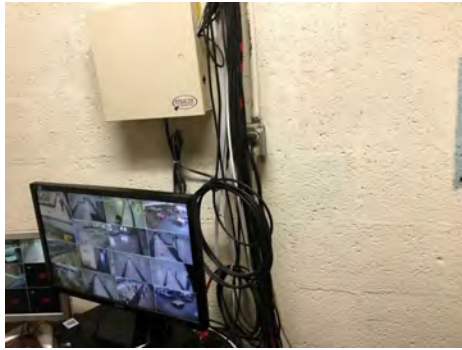
Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

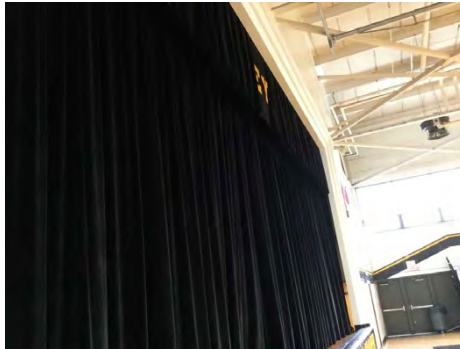
Campus Assessment Report - 1958 Main

System: D5090 - Other Electrical Systems



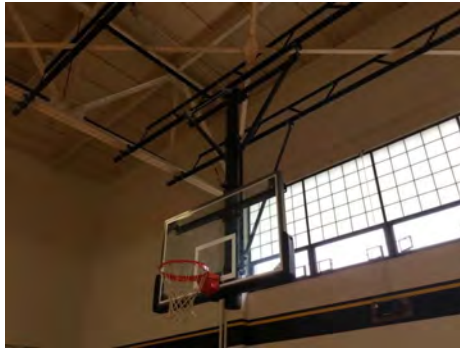
Note:

System: E1020 - Institutional Equipment



Note:

System: E1090 - Other Equipment



Note:

Campus Assessment Report - 1958 Main

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$3,380,195	\$0	\$0	\$28,306	\$742,644	\$1,383,662	\$410,860	\$0	\$261,281	\$0	\$1,526,536	\$7,733,485
* 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	\$529,819	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$529,819
B2030 - Exterior Doors	\$50,831	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,831
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	\$465,214	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$465,214
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	\$166,185	\$166,185
C1030 - Fittings	\$0	\$0	\$0	\$0	\$742,644	\$0	\$0	\$0	\$0	\$0	\$0	\$742,644
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$196,047	\$0	\$0	\$0	\$0	\$0	\$196,047
C3020 - Floor Finishes	\$524,443	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$524,443
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$663,500	\$0	\$0	\$0	\$0	\$0	\$663,500
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

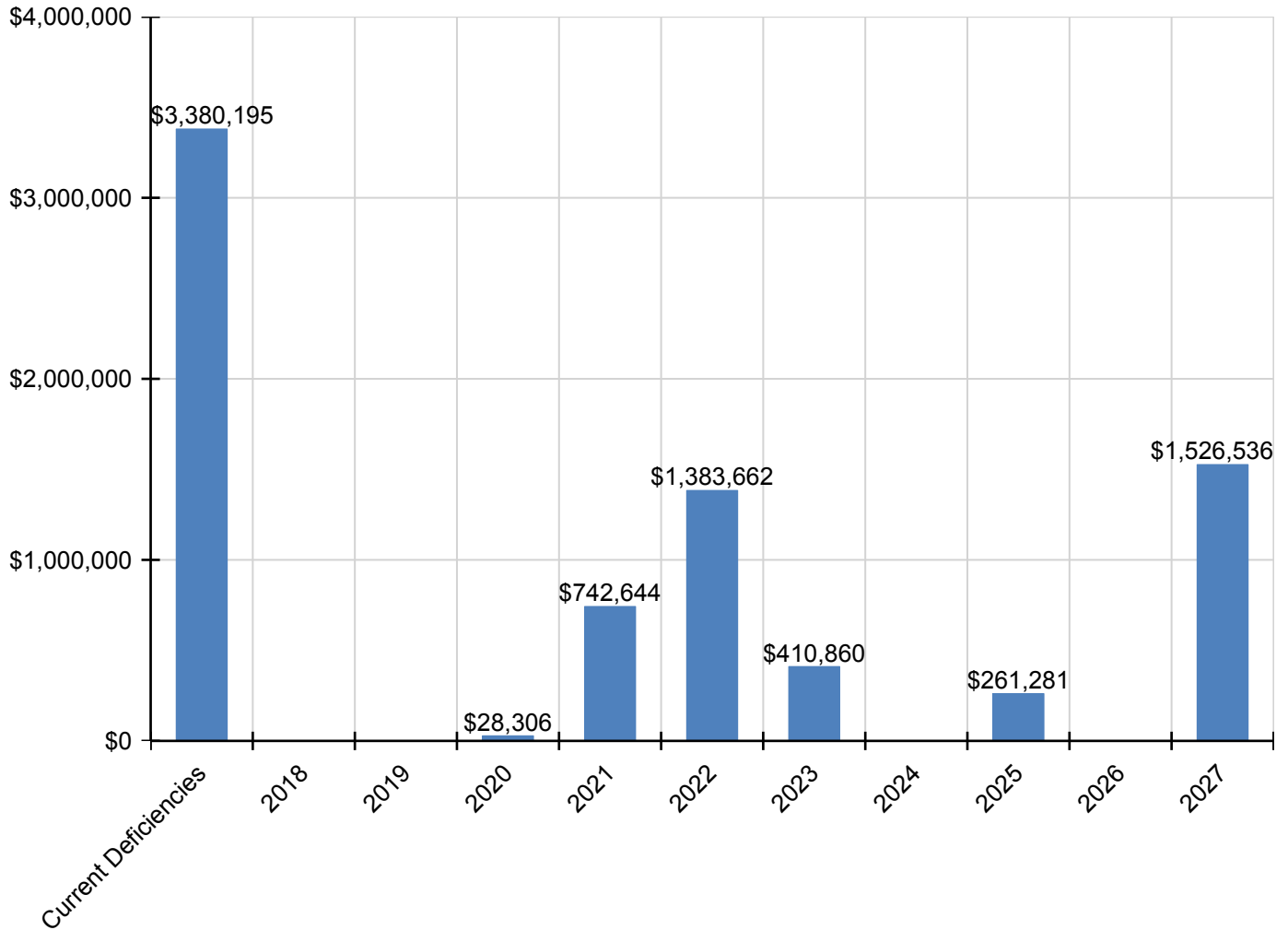
Campus Assessment Report - 1958 Main

D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$51,809	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,809
D2030 - Sanitary Waste	\$82,112	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$82,112
D2090 - Other Plumbing Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$585,917	\$585,917
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$524,115	\$0	\$0	\$0	\$0	\$0	\$0	\$524,115
D3040 - Distribution Systems	\$536,173	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$536,173
D3060 - Controls & Instrumentation	\$166,668	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$166,668
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$197,460	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$197,460
D4020 - Standpipes	\$34,213	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,213
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$82,601	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$82,601
D5020 - Branch Wiring	\$247,314	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$247,314
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$774,435	\$774,435
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$261,281	\$0	\$0	\$261,281
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$28,306	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,306
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$137,342	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$137,342
E1090 - Other Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$410,860	\$0	\$0	\$0	\$0	\$0	\$410,860
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$274,196	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$274,196

* Indicates non-renewable system

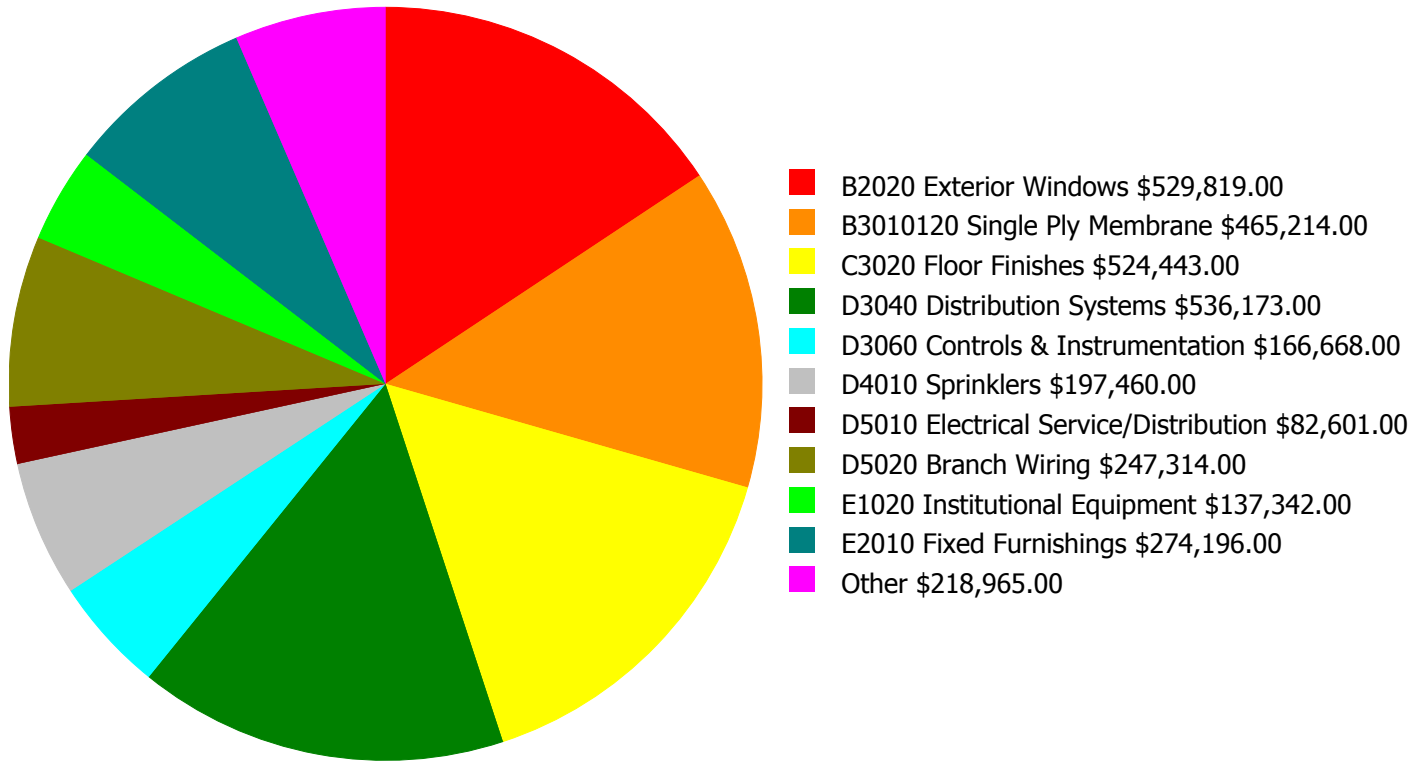
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

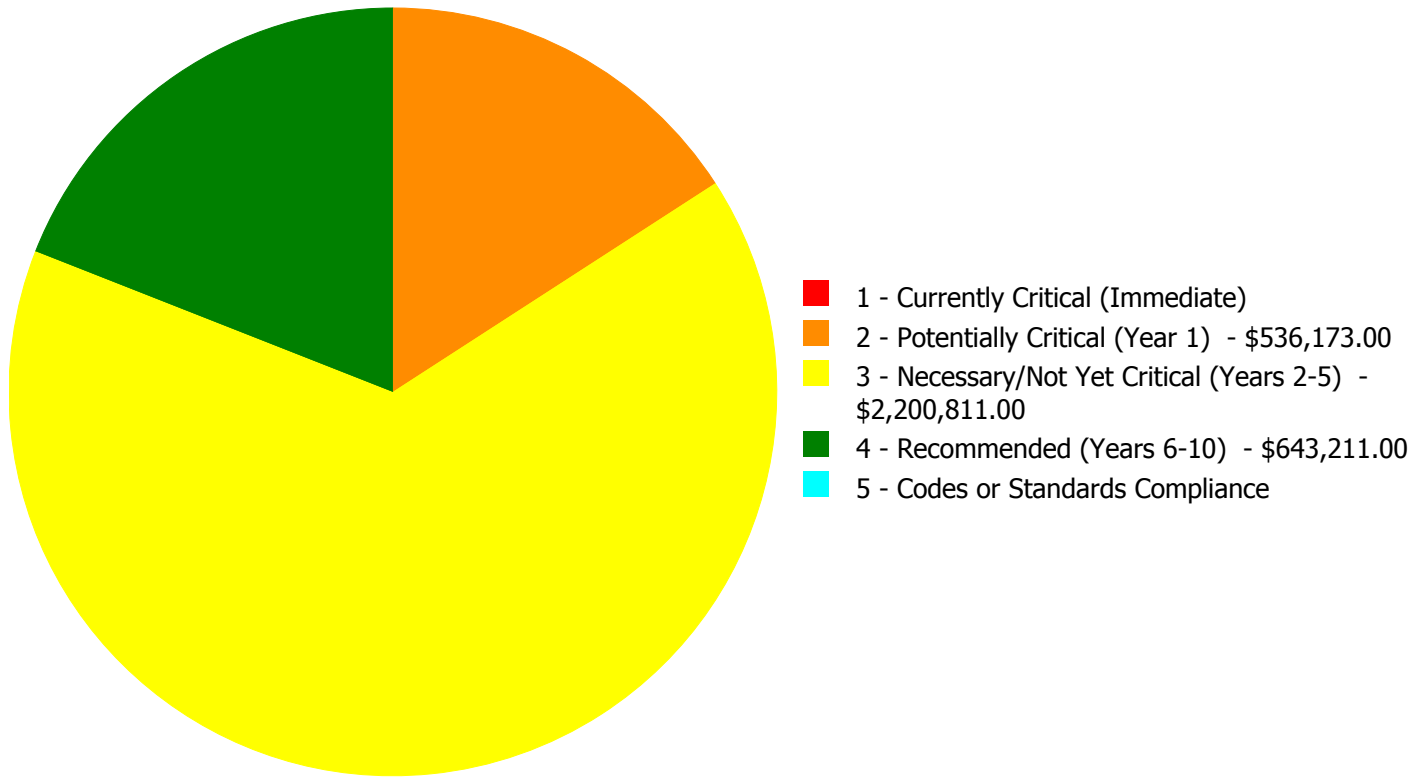
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$3,380,195.00

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: \$3,380,195.00

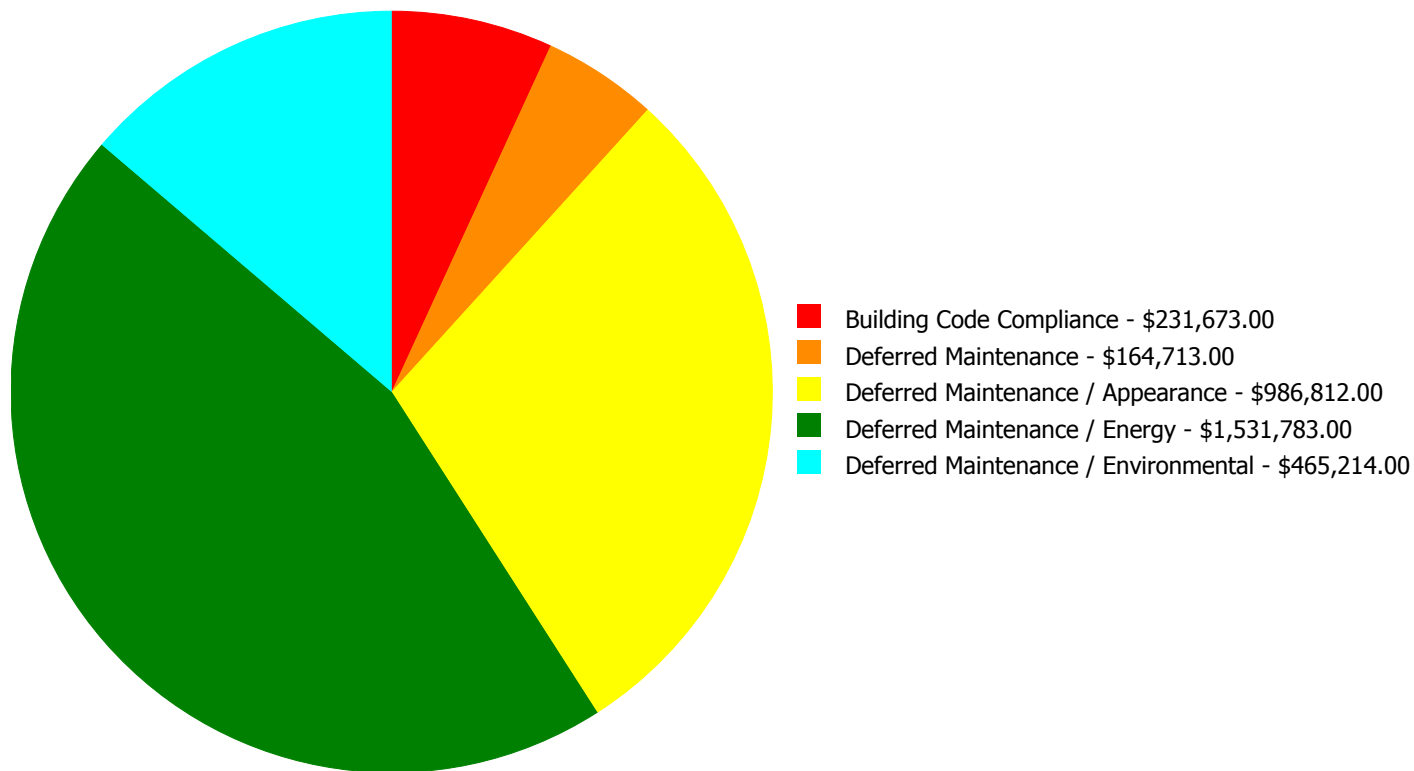
Deficiency By Priority Investment Table

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	\$529,819.00	\$0.00	\$0.00	\$529,819.00
B2030	Exterior Doors	\$0.00	\$0.00	\$50,831.00	\$0.00	\$0.00	\$50,831.00
B3010120	Single Ply Membrane	\$0.00	\$0.00	\$465,214.00	\$0.00	\$0.00	\$465,214.00
C3020	Floor Finishes	\$0.00	\$0.00	\$524,443.00	\$0.00	\$0.00	\$524,443.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$51,809.00	\$0.00	\$0.00	\$51,809.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$82,112.00	\$0.00	\$0.00	\$82,112.00
D3040	Distribution Systems	\$0.00	\$536,173.00	\$0.00	\$0.00	\$0.00	\$536,173.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$166,668.00	\$0.00	\$0.00	\$166,668.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$197,460.00	\$0.00	\$197,460.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$34,213.00	\$0.00	\$34,213.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$82,601.00	\$0.00	\$0.00	\$82,601.00
D5020	Branch Wiring	\$0.00	\$0.00	\$247,314.00	\$0.00	\$0.00	\$247,314.00
E1020	Institutional Equipment	\$0.00	\$0.00	\$0.00	\$137,342.00	\$0.00	\$137,342.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$0.00	\$274,196.00	\$0.00	\$274,196.00
	Total:	\$0.00	\$536,173.00	\$2,200,811.00	\$643,211.00	\$0.00	\$3,380,195.00

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: \$3,380,195.00

Deficiency Details by Priority

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

Priority 2 - Potentially Critical (Year 1):

System: D3040 - Distribution Systems



Location: Throughout
Distress: Failing
Category: Deferred Maintenance / Energy
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 44,433.00
Unit of Measure: S.F.
Estimate: \$536,173.00
Assessor Name: Matt Mahaffey
Date Created: 02/01/2017

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

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

System: B2020 - Exterior Windows



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 44,433.00
Unit of Measure: S.F.
Estimate: \$529,819.00
Assessor Name: Matt Mahaffey
Date Created: 02/01/2017

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

System: B2030 - Exterior Doors



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 44,433.00
Unit of Measure: S.F.
Estimate: \$50,831.00
Assessor Name: Matt Mahaffey
Date Created: 02/01/2017

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

System: B3010120 - Single Ply Membrane



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance / Environmental
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 44,433.00
Unit of Measure: S.F.
Estimate: \$465,214.00
Assessor Name: Matt Mahaffey
Date Created: 02/01/2017

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

System: C3020 - Floor Finishes



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 44,433.00
Unit of Measure: S.F.
Estimate: \$524,443.00
Assessor Name: Matt Mahaffey
Date Created: 02/01/2017

Notes: The VCT flooring is aged, cracked, worn, and should be replaced.
ACM tiles should be replaced where accessible.

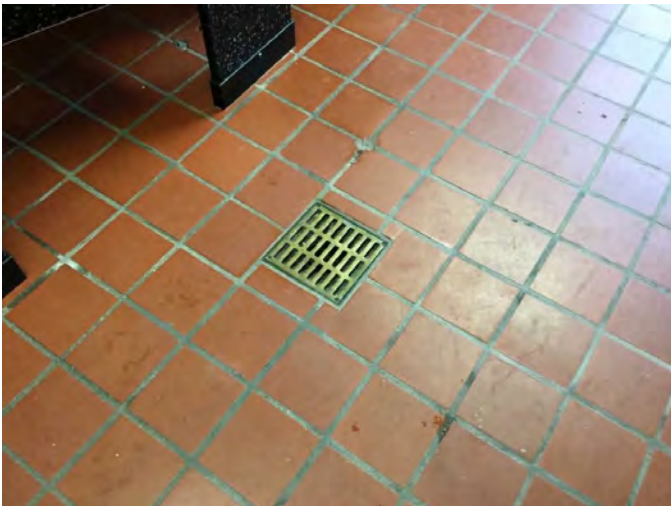
System: D2020 - Domestic Water Distribution



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 44,433.00
Unit of Measure: S.F.
Estimate: \$51,809.00
Assessor Name: Matt Mahaffey
Date Created: 02/01/2017

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

System: D2030 - Sanitary Waste



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 44,433.00
Unit of Measure: S.F.
Estimate: \$82,112.00
Assessor Name: Matt Mahaffey
Date Created: 02/01/2017

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

System: D3060 - Controls & Instrumentation



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 44,433.00
Unit of Measure: S.F.
Estimate: \$166,668.00
Assessor Name: Matt Mahaffey
Date Created: 02/01/2017

Notes: The HVAC controls system is aged, becoming logistically unsupportable, and should be replaced.

System: D5010 - Electrical Service/Distribution



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 44,433.00
Unit of Measure: S.F.
Estimate: \$82,601.00
Assessor Name: Matt Mahaffey
Date Created: 02/01/2017

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

System: D5020 - Branch Wiring



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 44,433.00
Unit of Measure: S.F.
Estimate: \$247,314.00
Assessor Name: Matt Mahaffey
Date Created: 02/01/2017

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 44,433.00
Unit of Measure: S.F.
Estimate: \$197,460.00
Assessor Name: Matt Mahaffey
Date Created: 02/01/2017

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

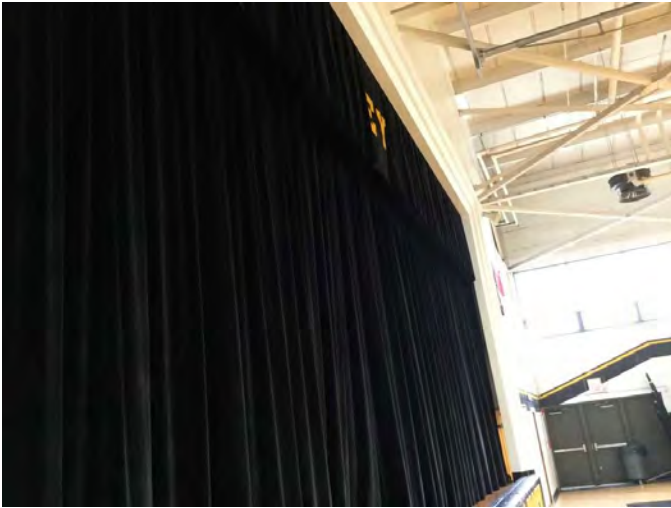
System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 44,433.00
Unit of Measure: S.F.
Estimate: \$34,213.00
Assessor Name: Matt Mahaffey
Date Created: 02/01/2017

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

System: E1020 - Institutional Equipment



Location: Stage
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 44,433.00
Unit of Measure: S.F.
Estimate: \$137,342.00
Assessor Name: Matt Mahaffey
Date Created: 02/01/2017

Notes: Theater and stage equipment is aged and should be replaced.

System: E2010 - Fixed Furnishings



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 44,433.00
Unit of Measure: S.F.
Estimate: \$274,196.00
Assessor Name: Matt Mahaffey
Date Created: 02/01/2017

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

Executive Summary

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

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

Function:	MS -Middle School
Gross Area (SF):	500
Year Built:	1999
Last Renovation:	
Replacement Value:	\$55,940
Repair Cost:	\$14,801.00
Total FCI:	26.46 %
Total RSLI:	38.00 %
FCA Score:	73.54



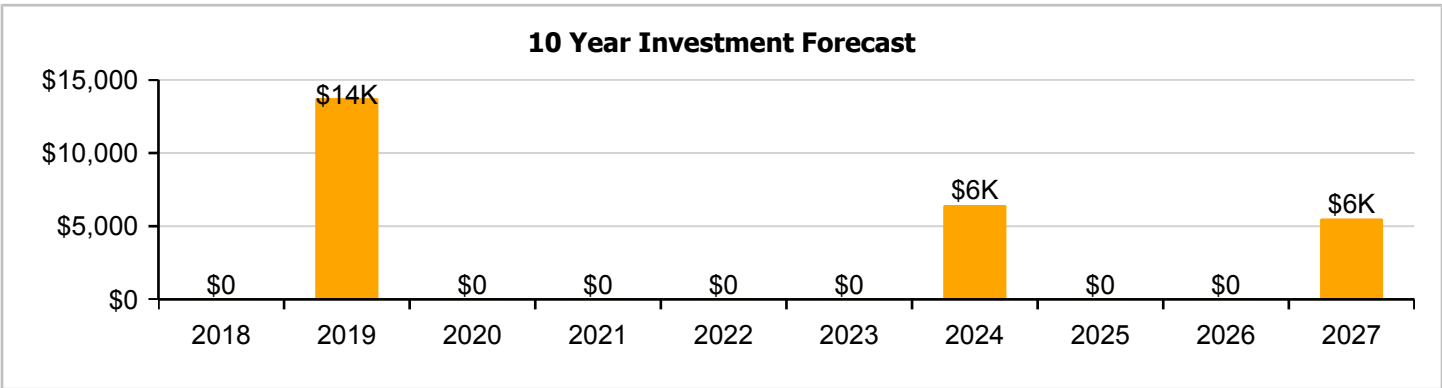
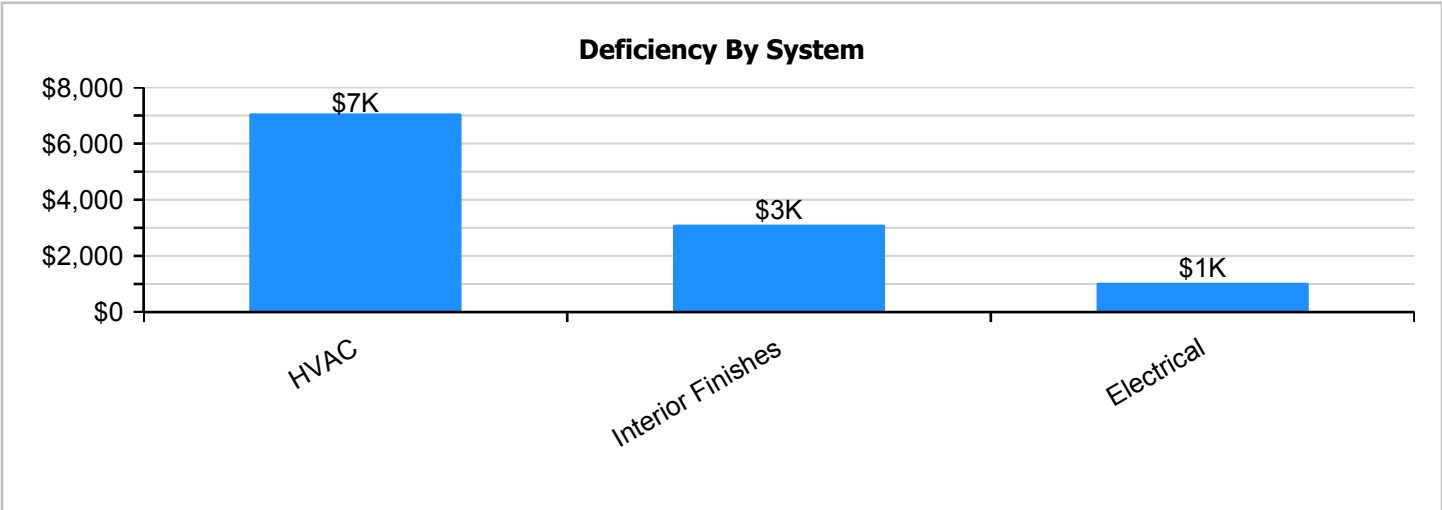
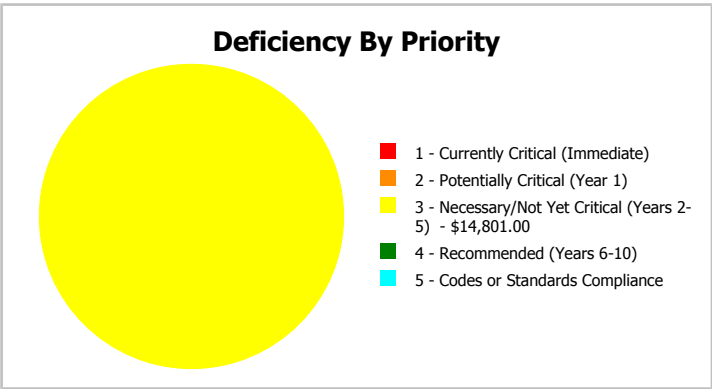
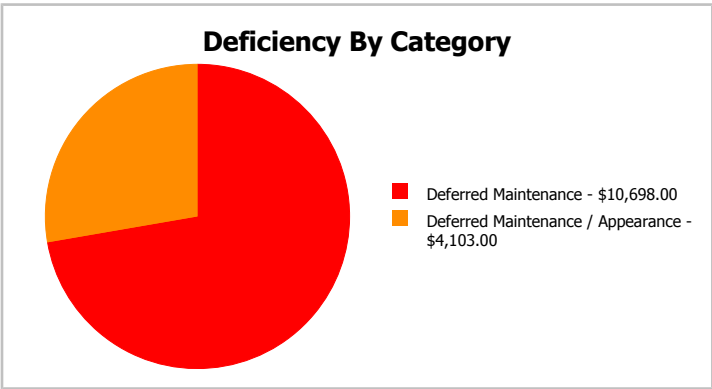
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	MS -Middle School	Gross Area:	500
Year Built:	1999	Last Renovation:	
Repair Cost:	\$14,801	Replacement Value:	\$55,940
FCI:	26.46 %	RSLI%:	38.00 %



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	82.00 %	0.00 %	\$0.00
B10 - Superstructure	82.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	69.81 %	0.00 %	\$0.00
B30 - Roofing	10.00 %	0.00 %	\$0.00
C30 - Interior Finishes	13.26 %	27.60 %	\$4,103.00
D30 - HVAC	0.00 %	110.00 %	\$9,328.00
D50 - Electrical	32.31 %	27.16 %	\$1,370.00
E20 - Furnishings	10.00 %	0.00 %	\$0.00
Totals:	38.00 %	26.46 %	\$14,801.00

Photo Album

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

1). North Elevation - Feb 02, 2017



2). East Elevation - Feb 02, 2017



3). South Elevation - Feb 02, 2017



4). West Elevation - Feb 02, 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

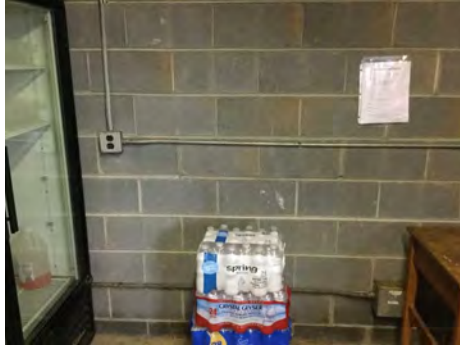
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to 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.	500	100	1999	2099		82.00 %	0.00 %	82			\$3,465
A1030	Slab on Grade	\$7.37	S.F.	500	100	1999	2099		82.00 %	0.00 %	82			\$3,685
B1020	Roof Construction	\$5.98	S.F.	500	100	1999	2099		82.00 %	0.00 %	82			\$2,990
B2010	Exterior Walls	\$18.04	S.F.	500	100	1999	2099		82.00 %	0.00 %	82			\$9,020
B2020	Exterior Windows	\$6.47	S.F.	500	30	1999	2029		40.00 %	0.00 %	12			\$3,235
B2030	Exterior Doors	\$0.91	S.F.	500	30	1999	2029		40.00 %	0.00 %	12			\$455
B3010140	Asphalt Shingles	\$4.32	S.F.	500	20	1999	2019		10.00 %	0.00 %	2			\$2,160
C3010	Wall Finishes	\$7.46	S.F.	500	10	1999	2009		0.00 %	110.00 %	-8		\$4,103.00	\$3,730
C3020	Floor Finishes	\$12.74	S.F.	500	20	1999	2019		10.00 %	0.00 %	2			\$6,370
C3030	Ceiling Finishes	\$9.53	S.F.	500	25	1999	2024		28.00 %	0.00 %	7			\$4,765
D3050	Terminal & Package Units	\$16.96	S.F.	500	15	1999	2014		0.00 %	110.00 %	-3		\$9,328.00	\$8,480
D5010	Electrical Service/Distribution	\$1.47	S.F.	500	40	1999	2039		55.00 %	0.00 %	22			\$735
D5020	Branch Wiring	\$2.55	S.F.	500	30	1999	2029		40.00 %	0.00 %	12			\$1,275
D5020	Lighting	\$3.58	S.F.	500	30	1999	2029		40.00 %	0.00 %	12			\$1,790
D5030920	Data Communication	\$2.49	S.F.	500	15	1999	2014		0.00 %	110.04 %	-3		\$1,370.00	\$1,245
E2010	Fixed Furnishings	\$5.08	S.F.	500	20	1999	2019		10.00 %	0.00 %	2			\$2,540
Total									38.00 %	26.46 %			\$14,801.00	\$55,940

System Notes

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

System: B2010 - Exterior Walls



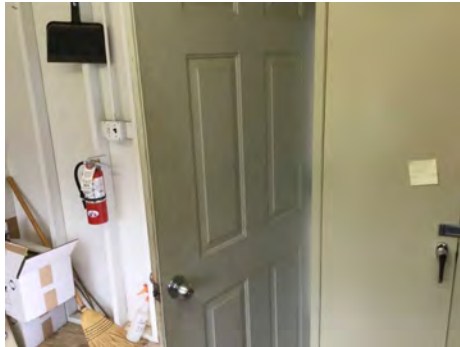
Note:

System: B2020 - Exterior Windows



Note:

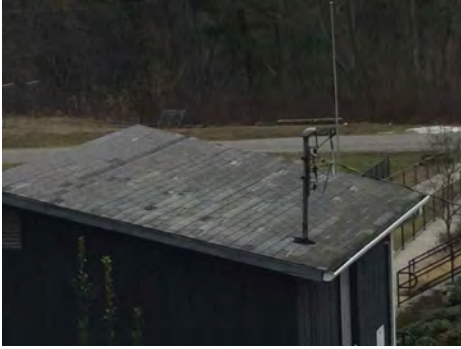
System: B2030 - Exterior Doors



Note:

Campus Assessment Report - 1958 Press Box

System: B3010140 - Asphalt Shingles



Note:

System: C3010 - Wall Finishes



Note:

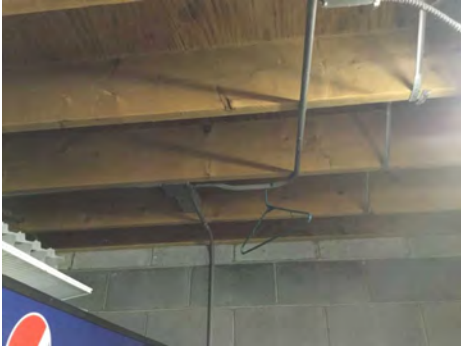
System: C3020 - Floor Finishes



Note:

Campus Assessment Report - 1958 Press Box

System: C3030 - Ceiling Finishes



Note:

System: D3050 - Terminal & Package Units



Note:

System: D5010 - Electrical Service/Distribution



Note:

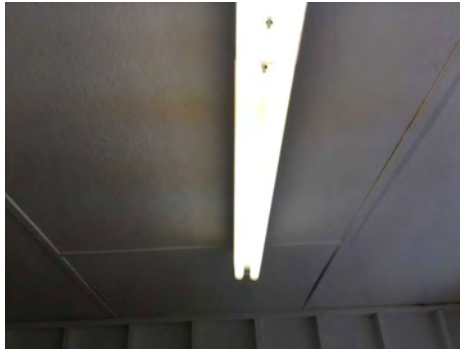
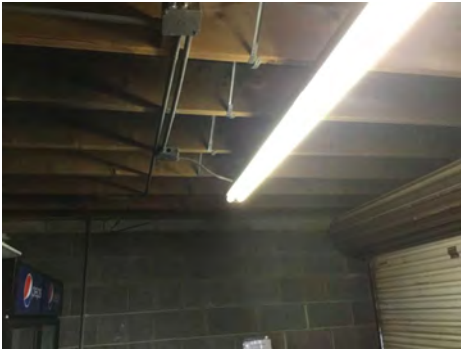
Campus Assessment Report - 1958 Press Box

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

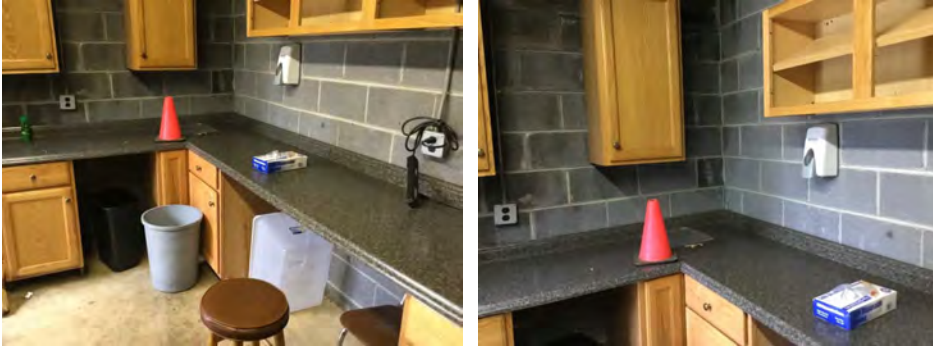
System: D5030920 - Data Communication



Note:

Campus Assessment Report - 1958 Press Box

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%

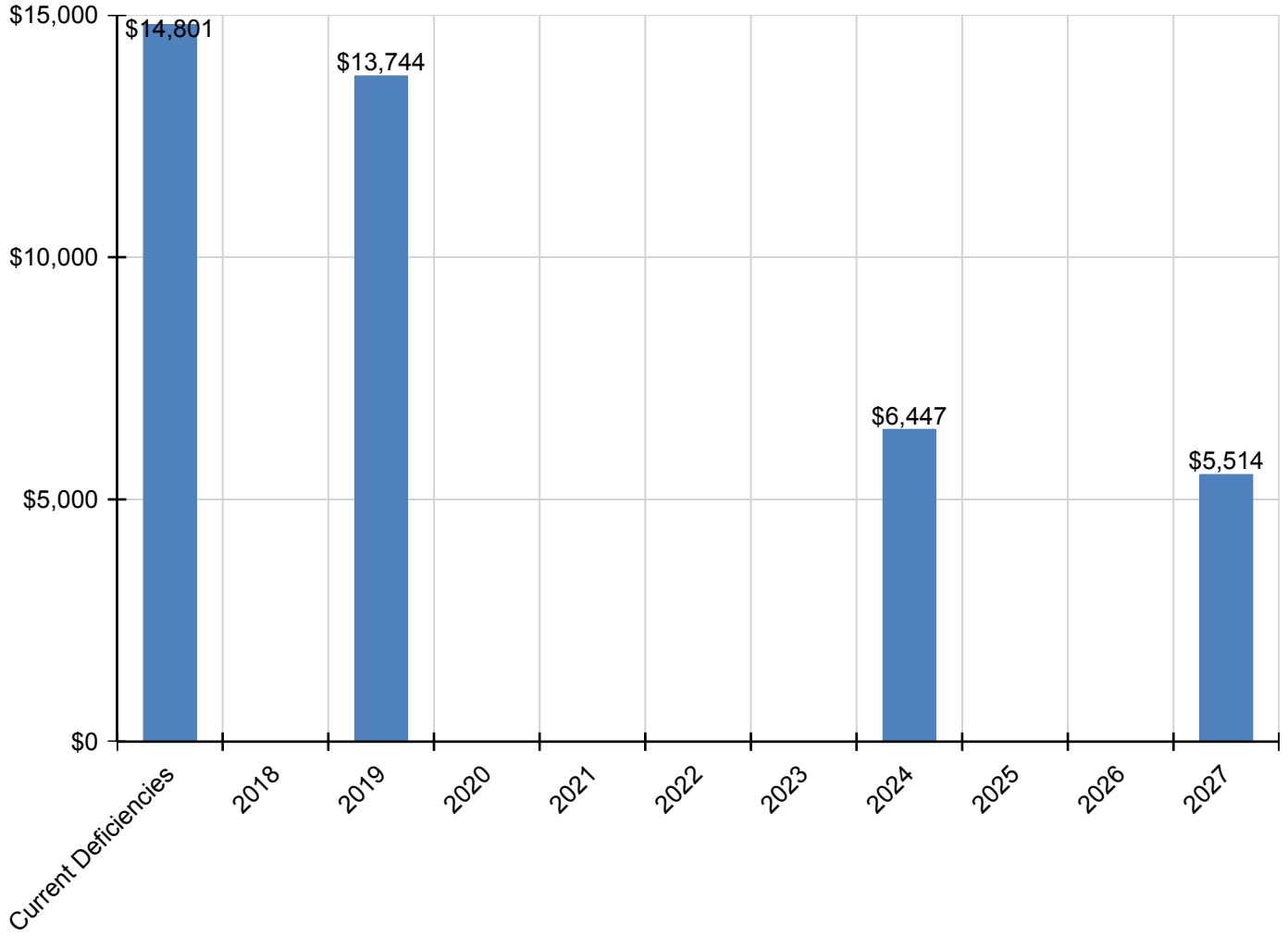
Campus Assessment Report - 1958 Press Box

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$14,801	\$0	\$13,744	\$0	\$0	\$0	\$0	\$6,447	\$0	\$0	\$5,514	\$40,506
* 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	\$3,346	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,346
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	\$4,103	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,514	\$9,617
C3020 - Floor Finishes	\$0	\$0	\$7,434	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,434
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,447	\$0	\$0	\$0	\$6,447
D - Services	\$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	\$9,328	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,328
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
D5030920 - Data Communication	\$1,370	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,370
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	\$2,964	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,964

** Indicates non-renewable system*

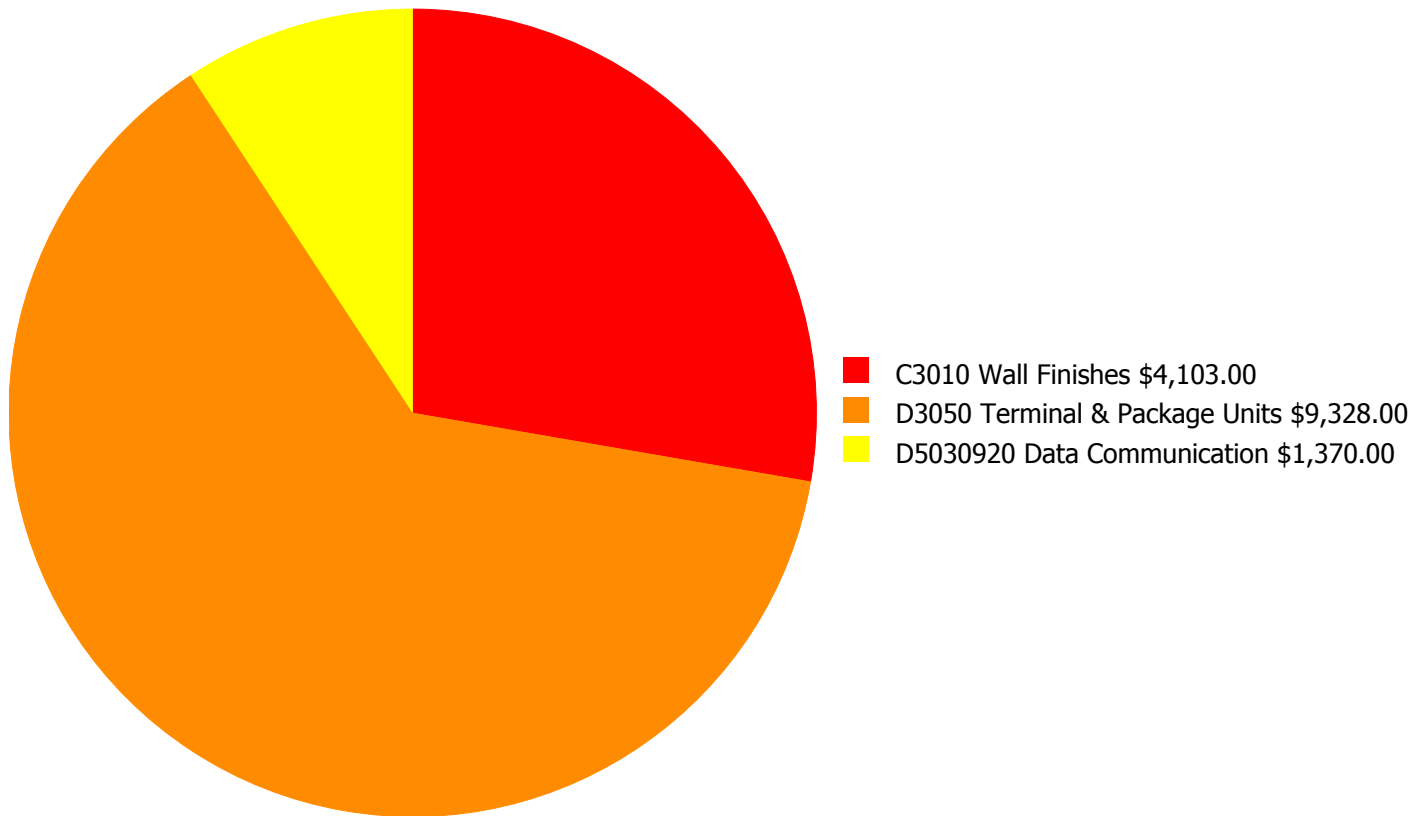
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

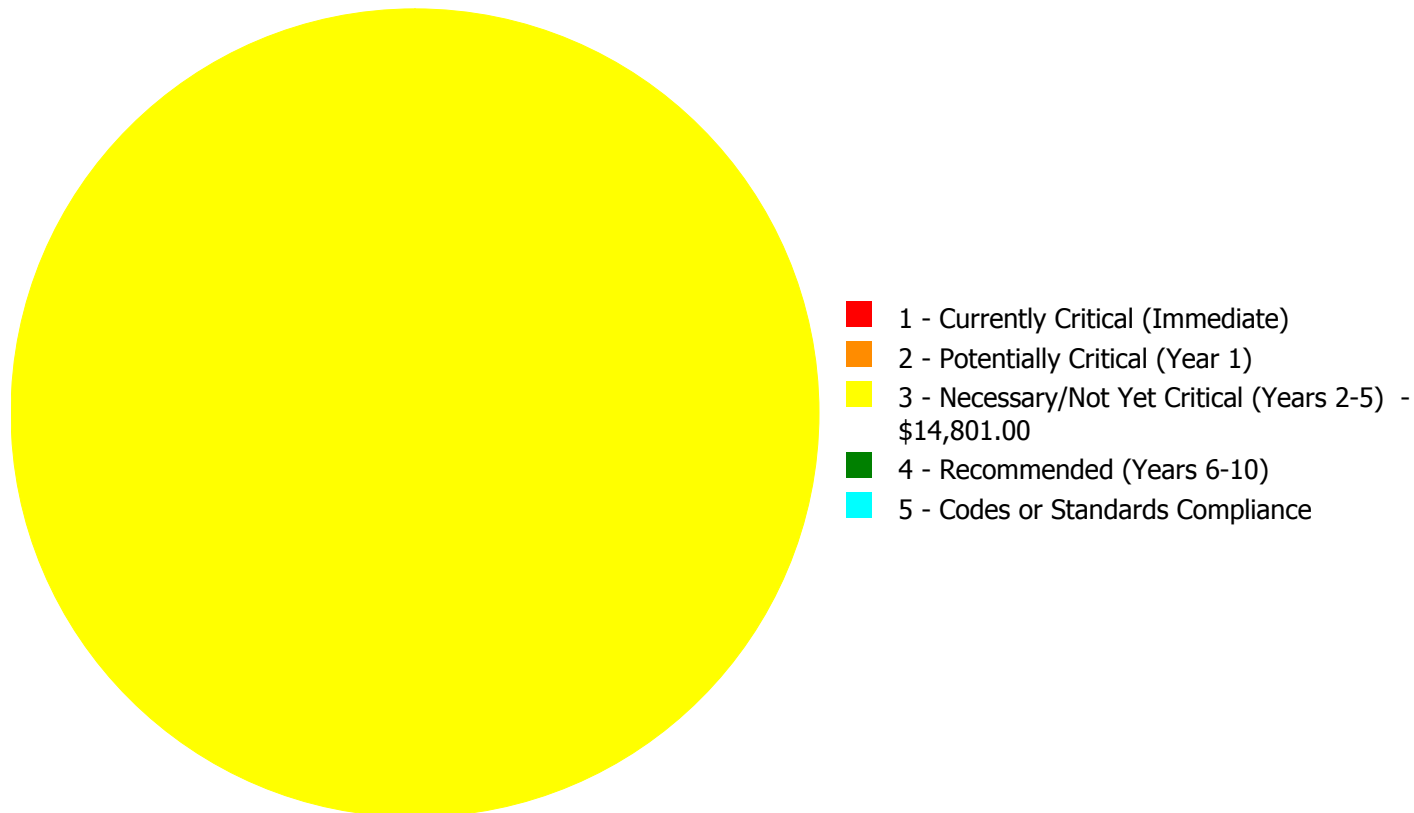
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$14,801.00

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: \$14,801.00

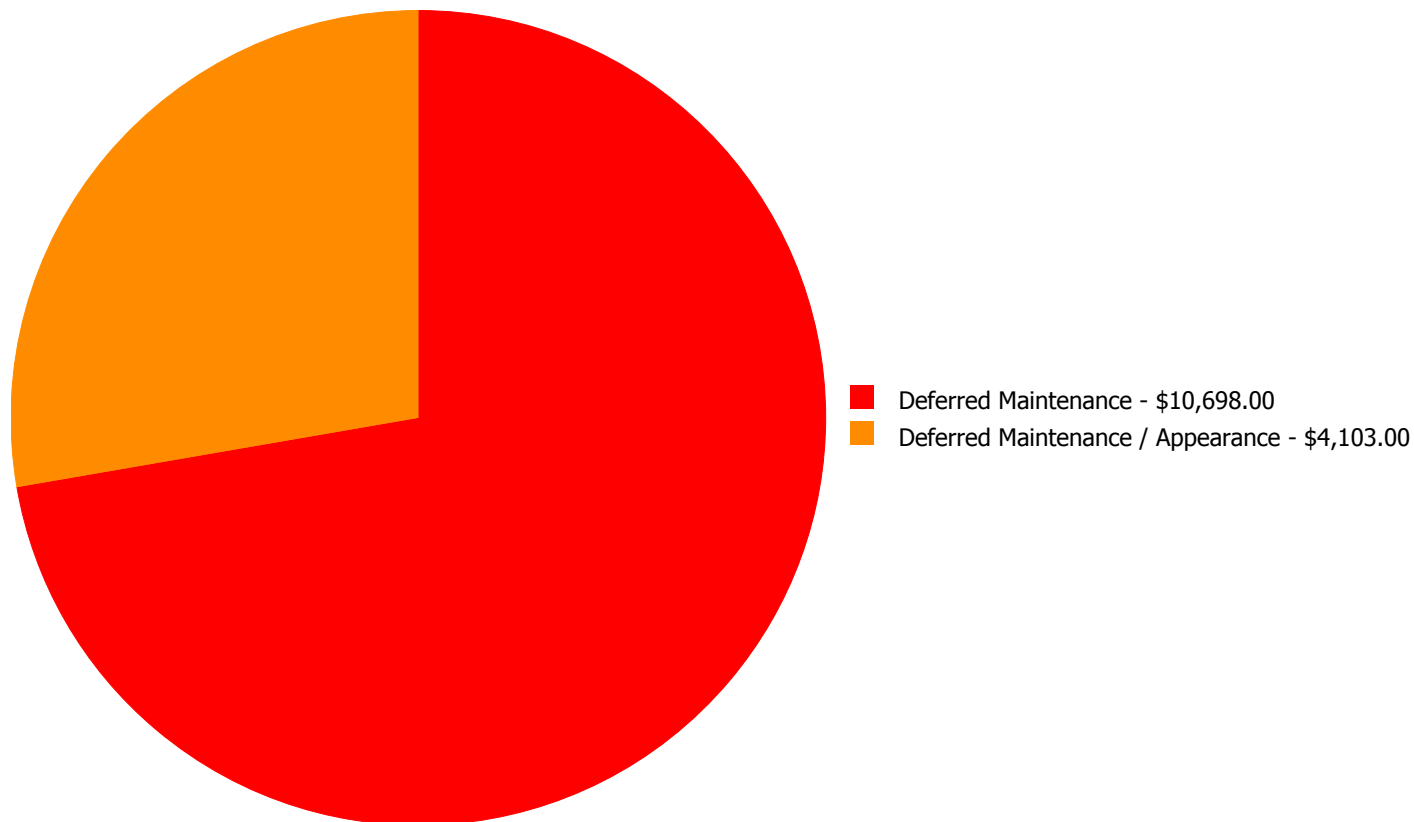
Deficiency By Priority Investment Table

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
C3010	Wall Finishes	\$0.00	\$0.00	\$4,103.00	\$0.00	\$0.00	\$4,103.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$9,328.00	\$0.00	\$0.00	\$9,328.00
D5030920	Data Communication	\$0.00	\$0.00	\$1,370.00	\$0.00	\$0.00	\$1,370.00
	Total:	\$0.00	\$0.00	\$14,801.00	\$0.00	\$0.00	\$14,801.00

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: \$14,801.00

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: 500.00
Unit of Measure: S.F.
Estimate: \$4,103.00
Assessor Name: Eduardo Lopez
Date Created: 02/01/2017

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

System: D3050 - Terminal & Package Units



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 500.00
Unit of Measure: S.F.
Estimate: \$9,328.00
Assessor Name: Eduardo Lopez
Date Created: 02/01/2017

Notes: The wall mounted DX condensers are aged, rusted, not energy efficient, and should be replaced.

System: D5030920 - Data Communication



Location: Throughout
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 500.00
Unit of Measure: S.F.
Estimate: \$1,370.00
Assessor Name: Eduardo Lopez
Date Created: 02/01/2017

Notes: The data communication system is failing 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:	MS -Middle School
Gross Area (SF):	8,894
Year Built:	1999
Last Renovation:	2012
Replacement Value:	\$1,638,454
Repair Cost:	\$46,373.00
Total FCI:	2.83 %
Total RSLI:	76.65 %
FCA Score:	97.17



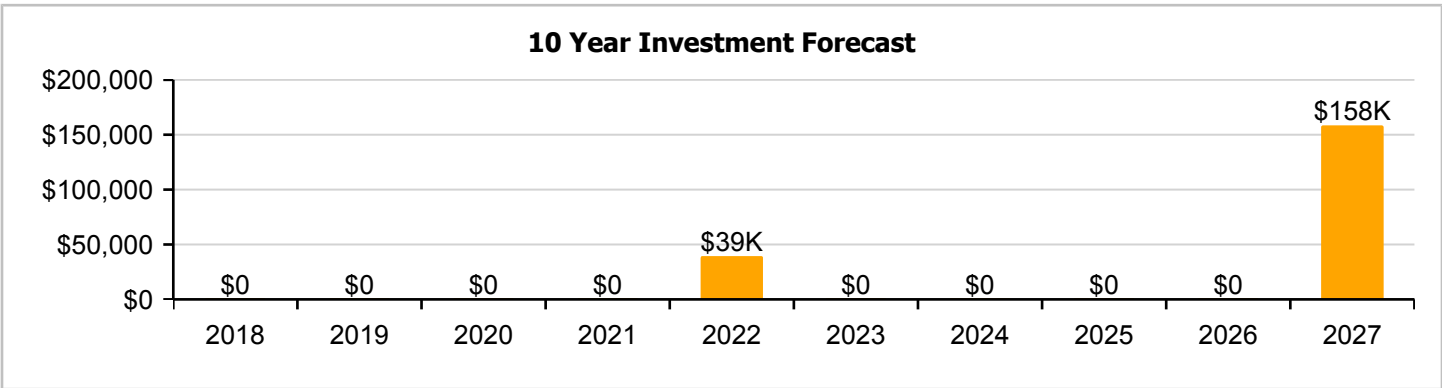
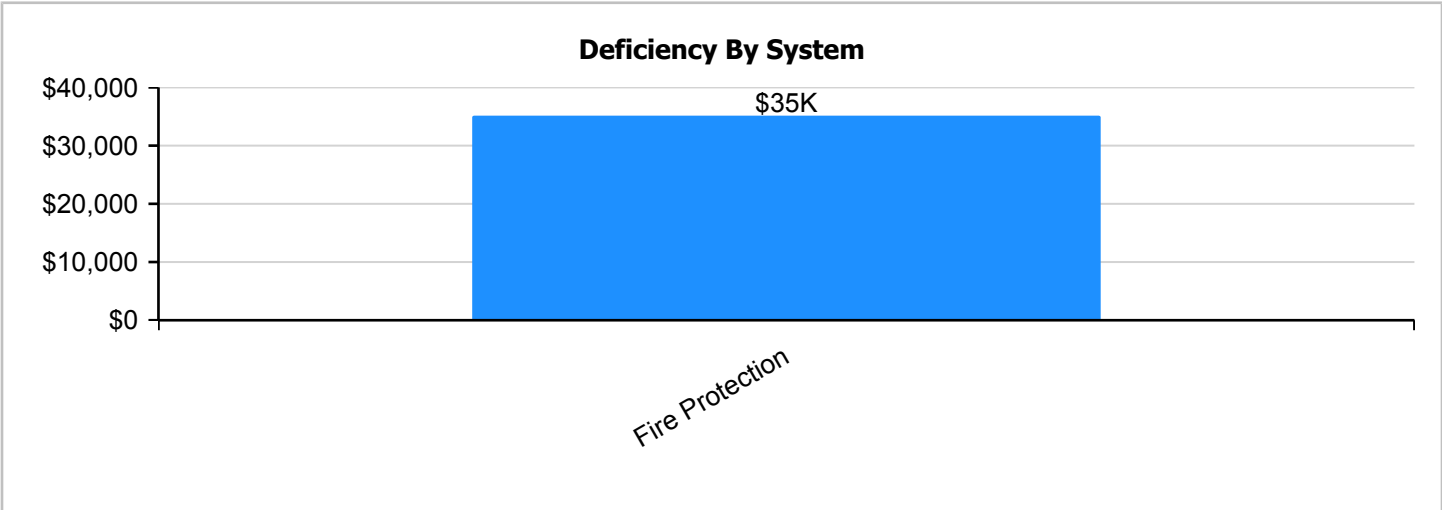
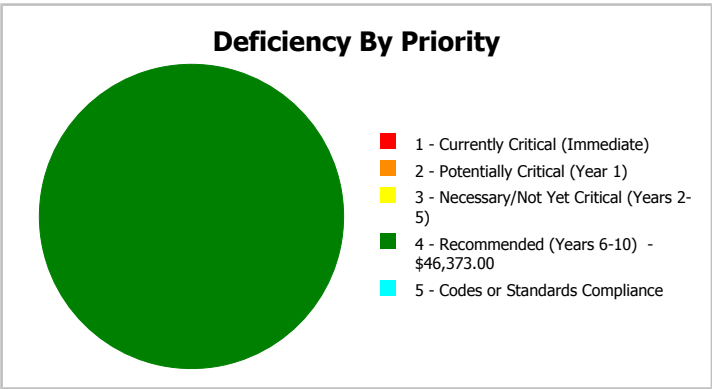
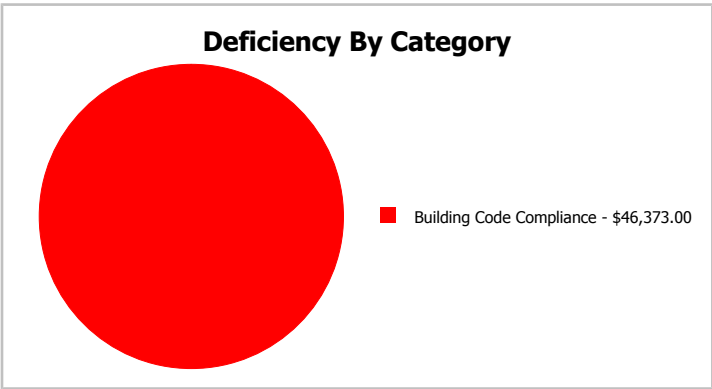
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	MS -Middle School	Gross Area:	8,894
Year Built:	1999	Last Renovation:	2012
Repair Cost:	\$46,373	Replacement Value:	\$1,638,454
FCI:	2.83 %	RSLI%:	76.65 %



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	82.00 %	0.00 %	\$0.00
B10 - Superstructure	82.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	82.75 %	0.00 %	\$0.00
B30 - Roofing	75.00 %	0.00 %	\$0.00
C10 - Interior Construction	76.23 %	0.00 %	\$0.00
C30 - Interior Finishes	73.92 %	0.00 %	\$0.00
D20 - Plumbing	83.33 %	0.00 %	\$0.00
D30 - HVAC	80.83 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$46,373.00
D50 - Electrical	76.97 %	0.00 %	\$0.00
E10 - Equipment	75.00 %	0.00 %	\$0.00
E20 - Furnishings	75.00 %	0.00 %	\$0.00
Totals:	76.65 %	2.83 %	\$46,373.00

Photo Album

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

1). West Elevation - Feb 02, 2017



2). East Elevation - Feb 02, 2017



3). South Elevation - Feb 02, 2017



4). North Elevation - Feb 02, 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

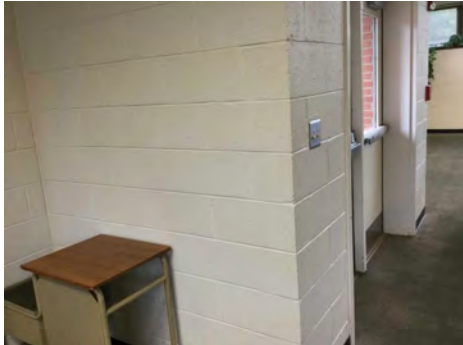
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to 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	\$1.56	S.F.	8,894	100	1999	2099		82.00 %	0.00 %	82			\$13,875
A1030	Slab on Grade	\$4.53	S.F.	8,894	100	1999	2099		82.00 %	0.00 %	82			\$40,290
B1010	Floor Construction	\$12.80	S.F.	8,894	100	1999	2099		82.00 %	0.00 %	82			\$113,843
B1020	Roof Construction	\$8.43	S.F.	8,894	100	1999	2099		82.00 %	0.00 %	82			\$74,976
B2010	Exterior Walls	\$9.28	S.F.	8,894	100	1999	2099		82.00 %	0.00 %	82			\$82,536
B2020	Exterior Windows	\$10.84	S.F.	8,894	30	2012	2042		83.33 %	0.00 %	25			\$96,411
B2030	Exterior Doors	\$1.04	S.F.	8,894	30	2012	2042		83.33 %	0.00 %	25			\$9,250
B3010120	Single Ply Membrane	\$6.98	S.F.	8,894	20	2012	2032		75.00 %	0.00 %	15			\$62,080
C1010	Partitions	\$6.26	S.F.	8,894	75	1999	2074		76.00 %	0.00 %	57			\$55,676
C1020	Interior Doors	\$2.53	S.F.	8,894	30	2012	2042		83.33 %	0.00 %	25			\$22,502
C1030	Fittings	\$13.50	S.F.	8,894	20	2012	2032		75.00 %	0.00 %	15			\$120,069
C3010	Wall Finishes	\$3.46	S.F.	8,894	10	2012	2022		50.00 %	0.00 %	5			\$30,773
C3020	Floor Finishes	\$10.73	S.F.	8,894	20	2012	2032		75.00 %	0.00 %	15			\$95,433
C3030	Ceiling Finishes	\$11.71	S.F.	8,894	25	2012	2037		80.00 %	0.00 %	20			\$104,149
D2010	Plumbing Fixtures	\$9.93	S.F.	8,894	30	2012	2042		83.33 %	0.00 %	25			\$88,317
D2020	Domestic Water Distribution	\$1.06	S.F.	8,894	30	2012	2042		83.33 %	0.00 %	25			\$9,428
D2030	Sanitary Waste	\$1.68	S.F.	8,894	30	2012	2042		83.33 %	0.00 %	25			\$14,942
D3030	Cooling Generating Systems	\$9.25	S.F.	8,894	25	2012	2037		80.00 %	0.00 %	20			\$82,270
D3040	Distribution Systems	\$10.97	S.F.	8,894	30	2012	2042		83.33 %	0.00 %	25			\$97,567
D3060	Controls & Instrumentation	\$3.41	S.F.	8,894	20	2012	2032		75.00 %	0.00 %	15			\$30,329
D4010	Sprinklers	\$4.04	S.F.	8,894	30			2017	0.00 %	110.00 %	0		\$39,525.00	\$35,932
D4020	Standpipes	\$0.70	S.F.	8,894	30			2017	0.00 %	109.99 %	0		\$6,848.00	\$6,226
D5010	Electrical Service/Distribution	\$1.69	S.F.	8,894	40	2012	2052		87.50 %	0.00 %	35			\$15,031
D5020	Branch Wiring	\$5.06	S.F.	8,894	30	2012	2042		83.33 %	0.00 %	25			\$45,004
D5020	Lighting	\$11.79	S.F.	8,894	30	2012	2042		83.33 %	0.00 %	25			\$104,860
D5030810	Security & Detection Systems	\$2.34	S.F.	8,894	15	2012	2027		66.67 %	0.00 %	10			\$20,812
D5030910	Fire Alarm Systems	\$4.22	S.F.	8,894	15	2012	2027		66.67 %	0.00 %	10			\$37,533
D5030920	Data Communication	\$5.48	S.F.	8,894	15	2012	2027		66.67 %	0.00 %	10			\$48,739
D5090	Other Electrical Systems	\$0.53	S.F.	8,894	20	2012	2032		75.00 %	0.00 %	15			\$4,714
E1020	Institutional Equipment	\$2.81	S.F.	8,894	20	2012	2032		75.00 %	0.00 %	15			\$24,992
E2010	Fixed Furnishings	\$5.61	S.F.	8,894	20	2012	2032		75.00 %	0.00 %	15			\$49,895
Total									76.65 %	2.83 %			\$46,373.00	\$1,638,454

System Notes

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

System: B2010 - Exterior Walls



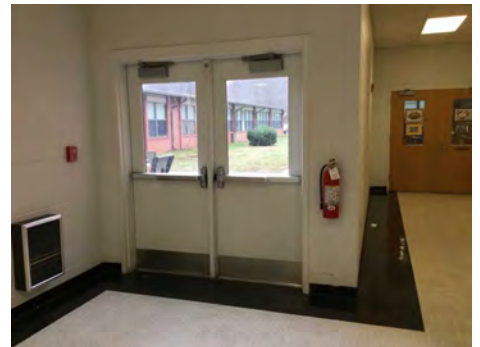
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

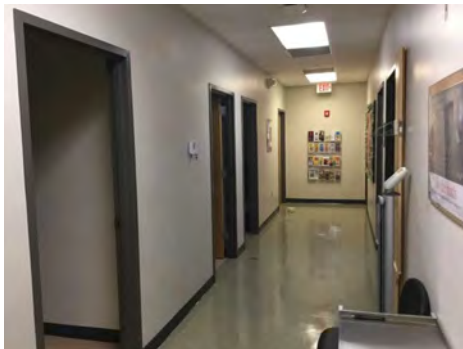
Campus Assessment Report - 1999 Media-Health

System: B3010120 - Single Ply Membrane



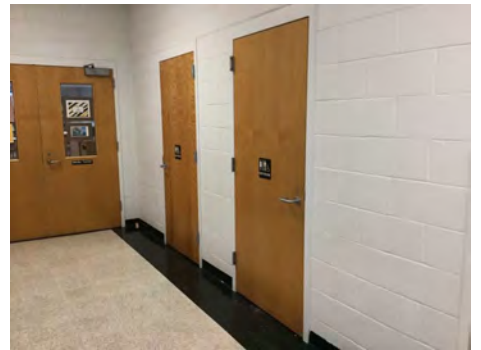
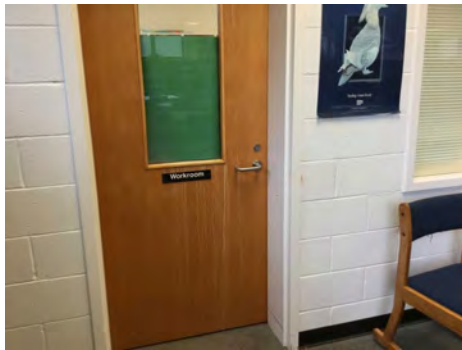
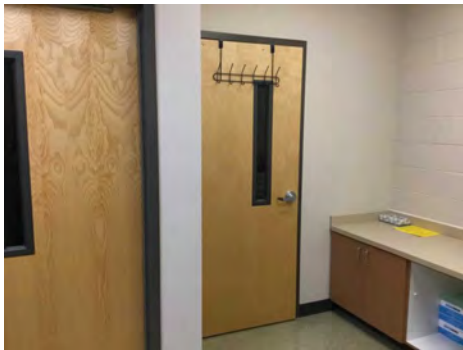
Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

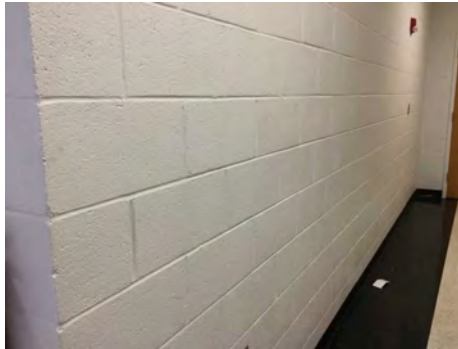
Campus Assessment Report - 1999 Media-Health

System: C1030 - Fittings



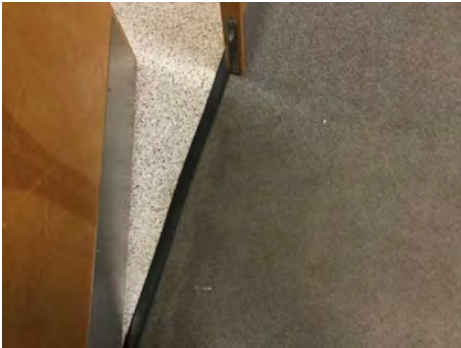
Note:

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

Campus Assessment Report - 1999 Media-Health

System: C3030 - Ceiling Finishes



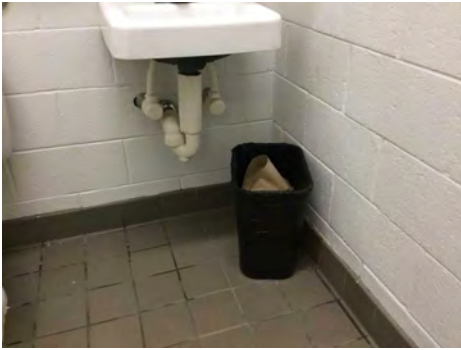
Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2030 - Sanitary Waste



Note:

Campus Assessment Report - 1999 Media-Health

System: D3030 - Cooling Generating Systems



Note:

System: D3040 - Distribution Systems



Note:

System: D3060 - Controls & Instrumentation



Note:

Campus Assessment Report - 1999 Media-Health

System: D5010 - Electrical Service/Distribution



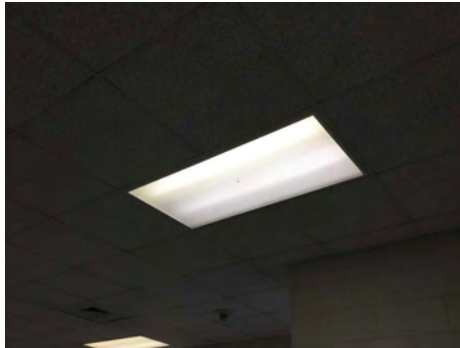
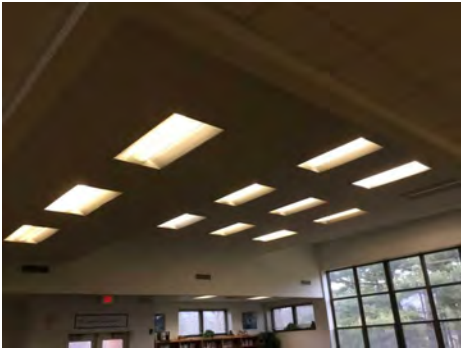
Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

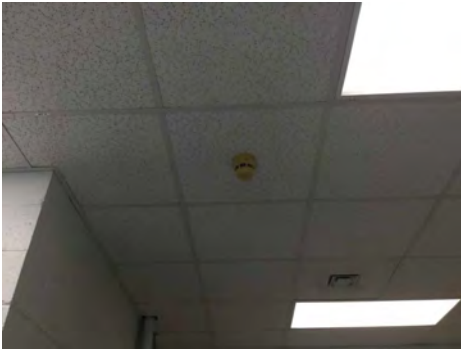
Campus Assessment Report - 1999 Media-Health

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

Campus Assessment Report - 1999 Media-Health

System: D5090 - Other Electrical Systems



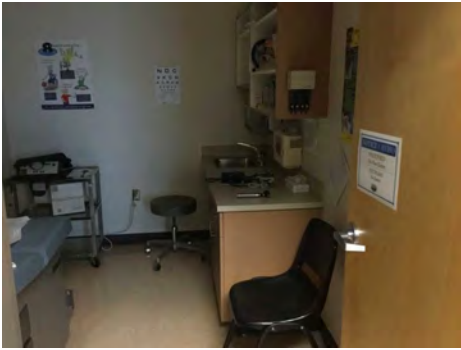
Note:

System: E1020 - Institutional Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$46,373	\$0	\$0	\$0	\$0	\$39,243	\$0	\$0	\$0	\$0	\$158,303	\$243,918
* 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	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$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	\$39,243	\$0	\$0	\$0	\$0	\$0	\$39,243
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

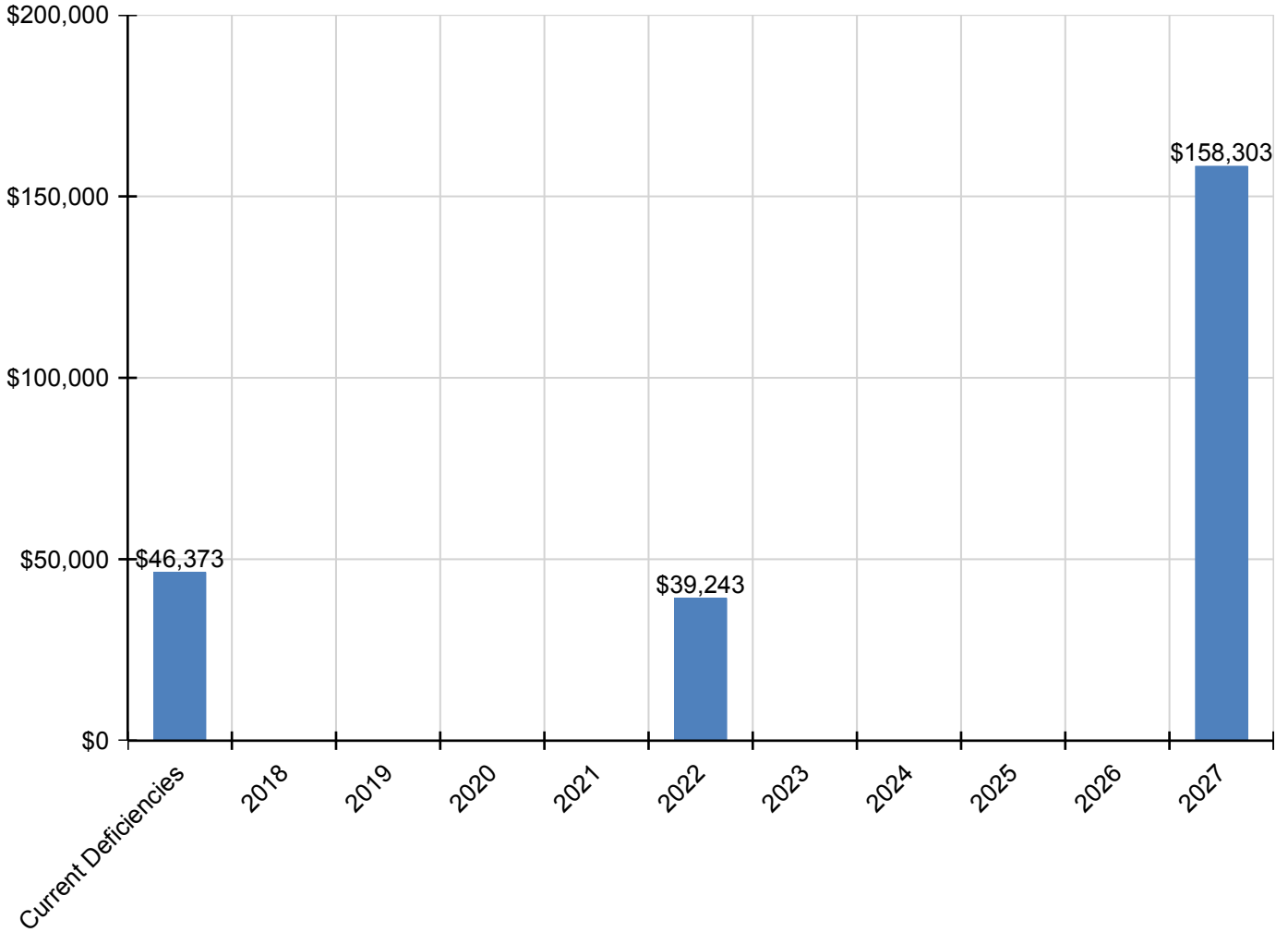
Campus Assessment Report - 1999 Media-Health

D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$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	\$0
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$39,525	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,525
D4020 - Standpipes	\$6,848	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,848
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,766	\$30,766
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,485	\$55,485
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$72,051	\$72,051
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

* Indicates non-renewable system

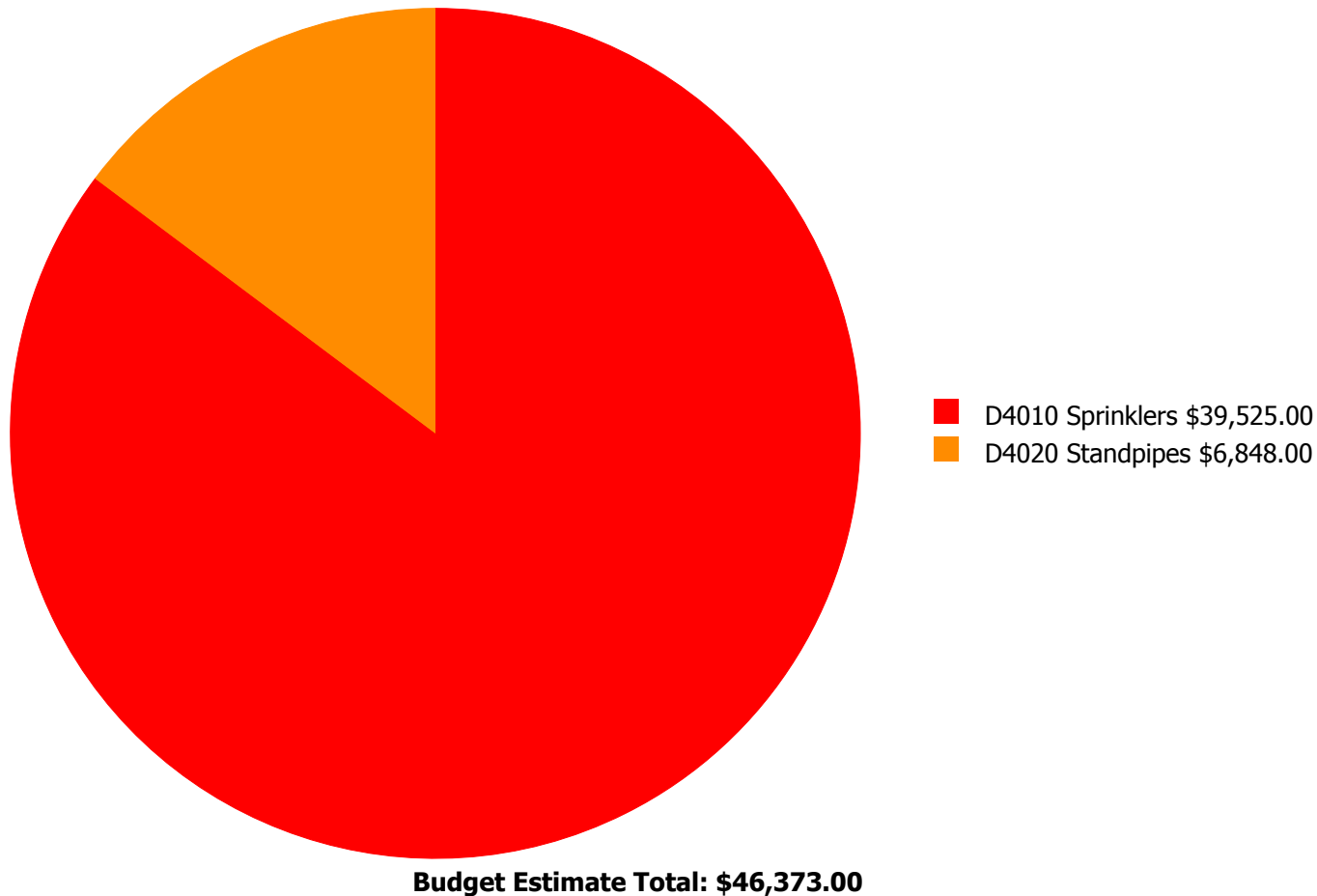
Forecasted Capital Renewal Requirement

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



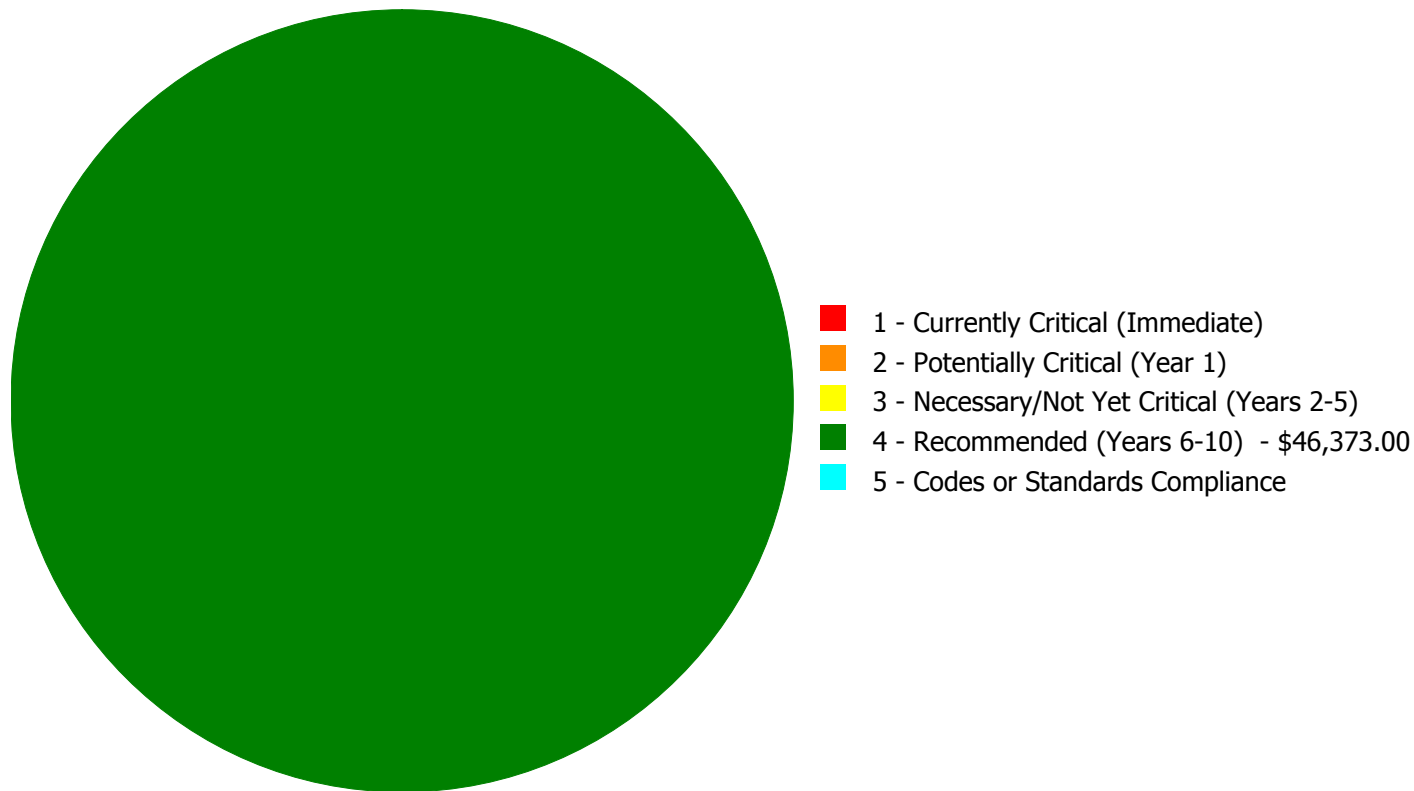
Deficiency Summary by System

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



Deficiency Summary by Priority

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



Budget Estimate Total: \$46,373.00

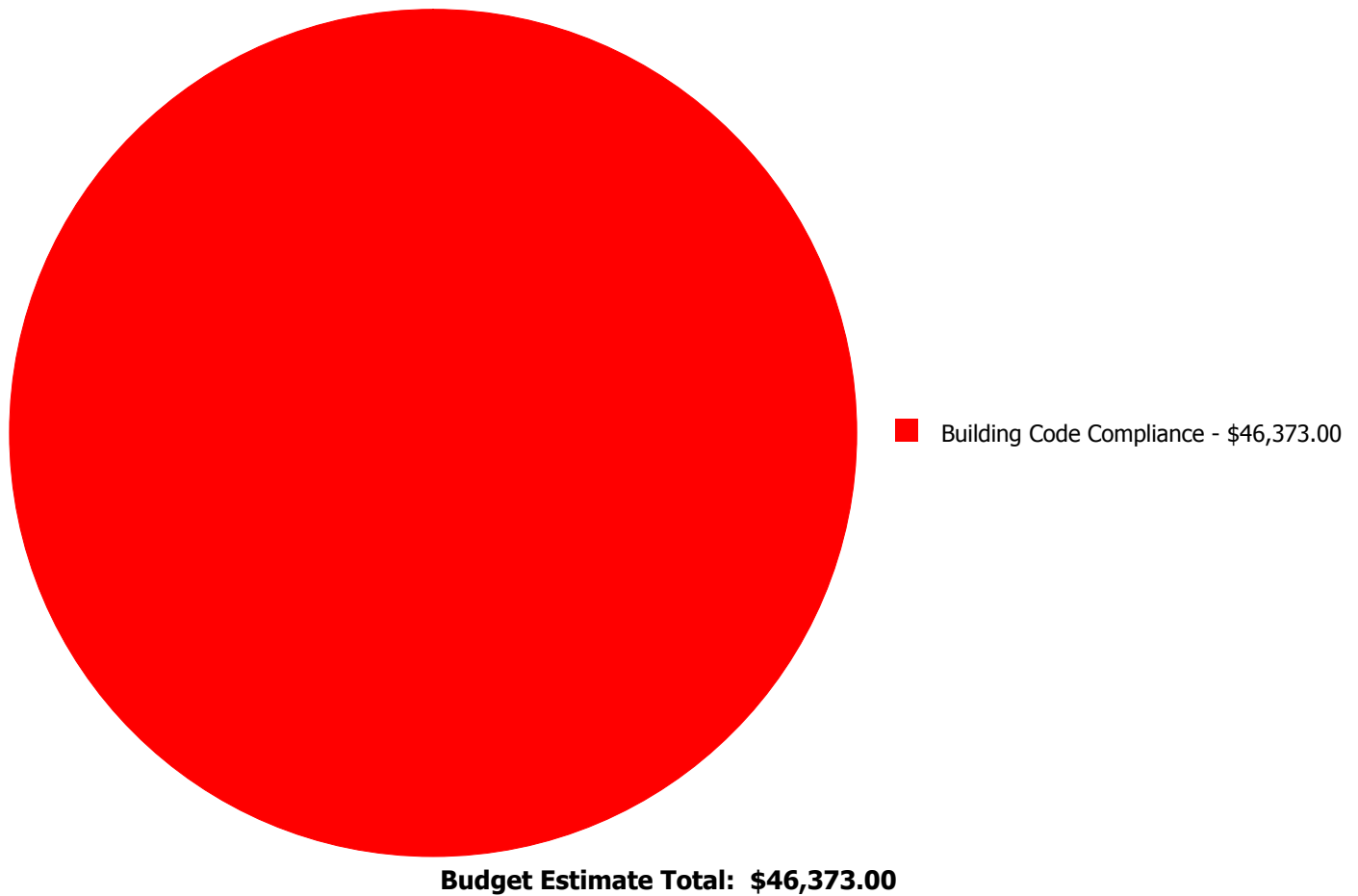
Deficiency By Priority Investment Table

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	\$39,525.00	\$0.00	\$39,525.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$6,848.00	\$0.00	\$6,848.00
	Total:	\$0.00	\$0.00	\$0.00	\$46,373.00	\$0.00	\$46,373.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 8,894.00
Unit of Measure: S.F.
Estimate: \$39,525.00
Assessor Name: Terence Davis
Date Created: 02/01/2017

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: 8,894.00
Unit of Measure: S.F.
Estimate: \$6,848.00
Assessor Name: Terence Davis
Date Created: 02/01/2017

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

Executive Summary

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

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

Function:	MS -Middle School
Gross Area (SF):	53,827
Year Built:	1958
Last Renovation:	
Replacement Value:	\$1,943,693
Repair Cost:	\$575,518.00
Total FCI:	29.61 %
Total RSLI:	26.08 %
FCA Score:	70.39



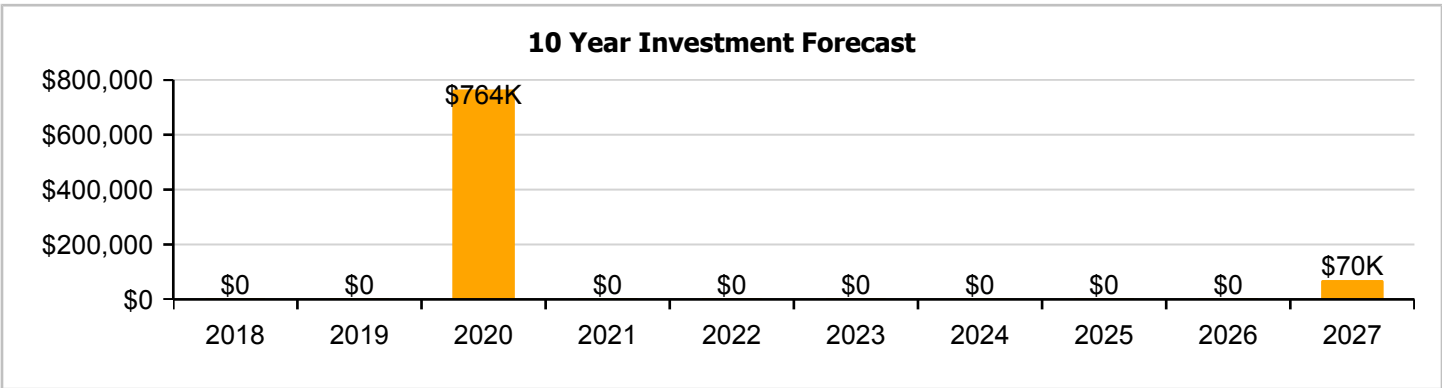
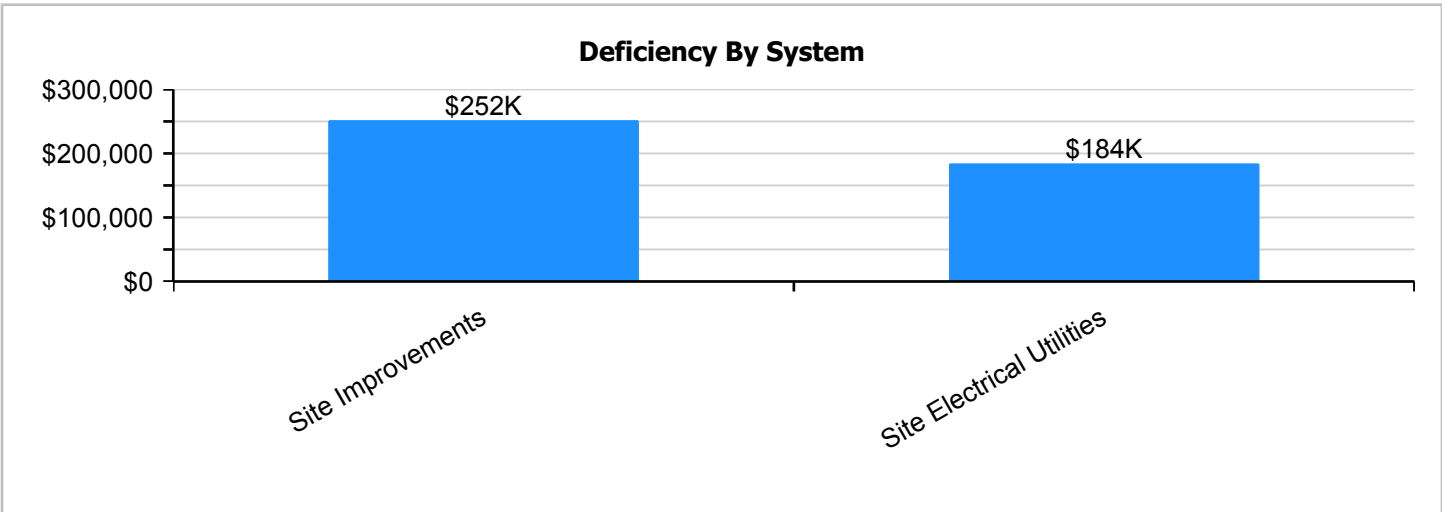
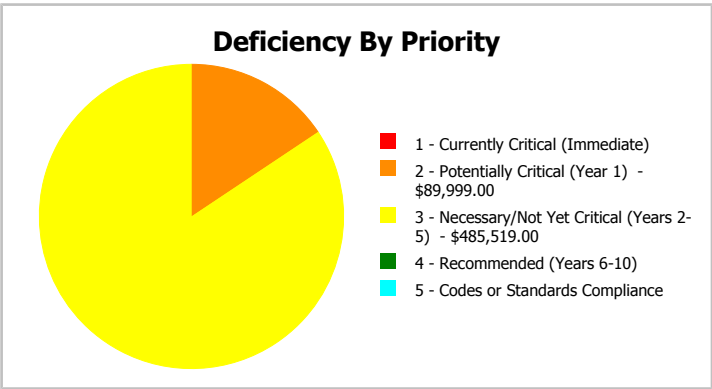
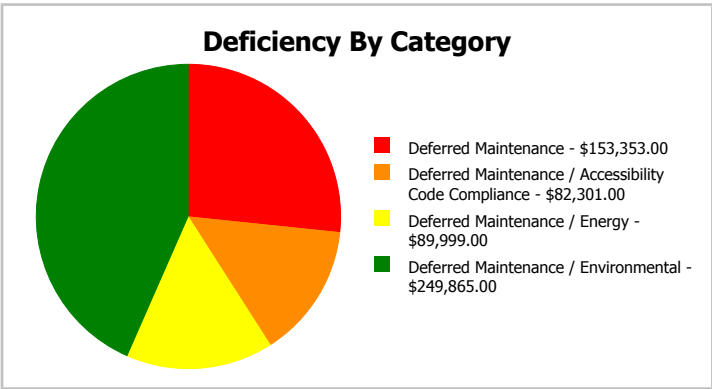
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	MS -Middle School	Gross Area:	53,827
Year Built:	1958	Last Renovation:	
Repair Cost:	\$575,518	Replacement Value:	\$1,943,693
FCI:	29.61 %	RSLI%:	26.08 %



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	13.99 %	27.41 %	\$332,166.00
G30 - Site Mechanical Utilities	66.00 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	11.76 %	90.60 %	\$243,352.00
Totals:	26.08 %	29.61 %	\$575,518.00

Photo Album

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

- 1). Aerial Image of East Yancey Middle School - Feb 24, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$4.22	S.F.	53,827	25	1991	2016		0.00 %	110.00 %	-1		\$249,865.00	\$227,150
G2020	Parking Lots	\$1.39	S.F.	53,827	25	1991	2016		0.00 %	110.00 %	-1		\$82,301.00	\$74,820
G2030	Pedestrian Paving	\$1.98	S.F.	53,827	30	2000	2030		43.33 %	0.00 %	13			\$106,577
G2040105	Fence & Guardrails	\$1.20	S.F.	53,827	30	2000	2030		43.33 %	0.00 %	13			\$64,592
G2040950	Baseball Field	\$7.08	S.F.	53,827	20	2000	2020		15.00 %	0.00 %	3			\$381,095
G2040950	Football Field	\$4.73	S.F.	53,827	20	2000	2020		15.00 %	0.00 %	3			\$254,602
G2050	Landscaping	\$1.91	S.F.	53,827	15	2000	2015		0.00 %	0.00 %	-2			\$102,810
G3010	Water Supply	\$2.42	S.F.	53,827	50	2000	2050		66.00 %	0.00 %	33			\$130,261
G3020	Sanitary Sewer	\$1.52	S.F.	53,827	50	2000	2050		66.00 %	0.00 %	33			\$81,817
G3030	Storm Sewer	\$4.67	S.F.	53,827	50	2000	2050		66.00 %	0.00 %	33			\$251,372
G4010	Electrical Distribution	\$2.59	S.F.	53,827	50	1958	2008		0.00 %	110.00 %	-9		\$153,353.00	\$139,412
G4020	Site Lighting	\$1.52	S.F.	53,827	30	1958	1988		0.00 %	110.00 %	-29		\$89,999.00	\$81,817
G4030	Site Communications & Security	\$0.88	S.F.	53,827	15	2012	2027		66.67 %	0.00 %	10			\$47,368
Total									26.08 %	29.61 %			\$575,518.00	\$1,943,693

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:

Campus Assessment Report - Site

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Baseball Field



Note:

Campus Assessment Report - Site

System: G2040950 - Football Field



Note:

System: G2050 - Landscaping



Note:

System: G3020 - Sanitary Sewer



Note:

Campus Assessment Report - Site

System: G3030 - Storm Sewer



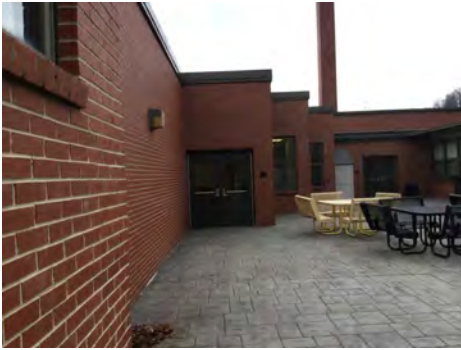
Note:

System: G4010 - Electrical Distribution



Note:

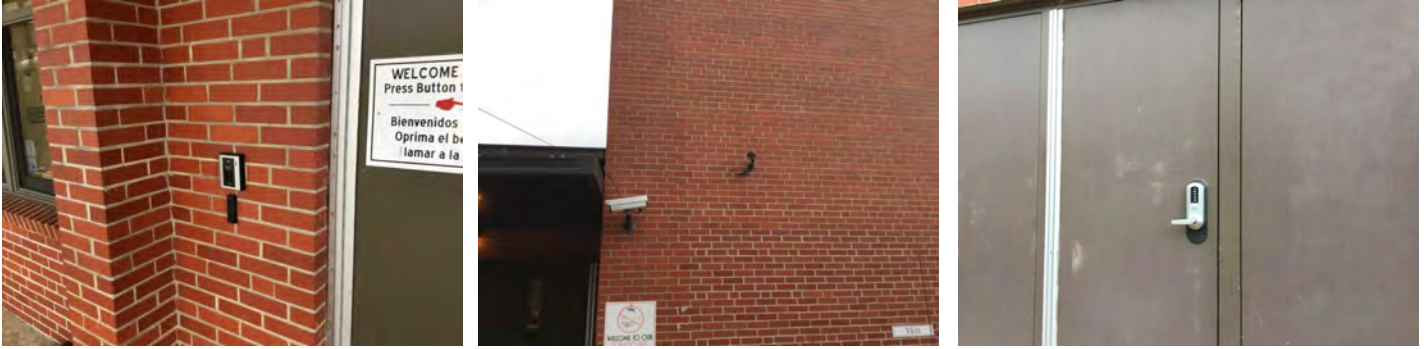
System: G4020 - Site Lighting



Note:

Campus Assessment Report - Site

System: G4030 - Site Communications & Security



Note:

Renewal Schedule

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

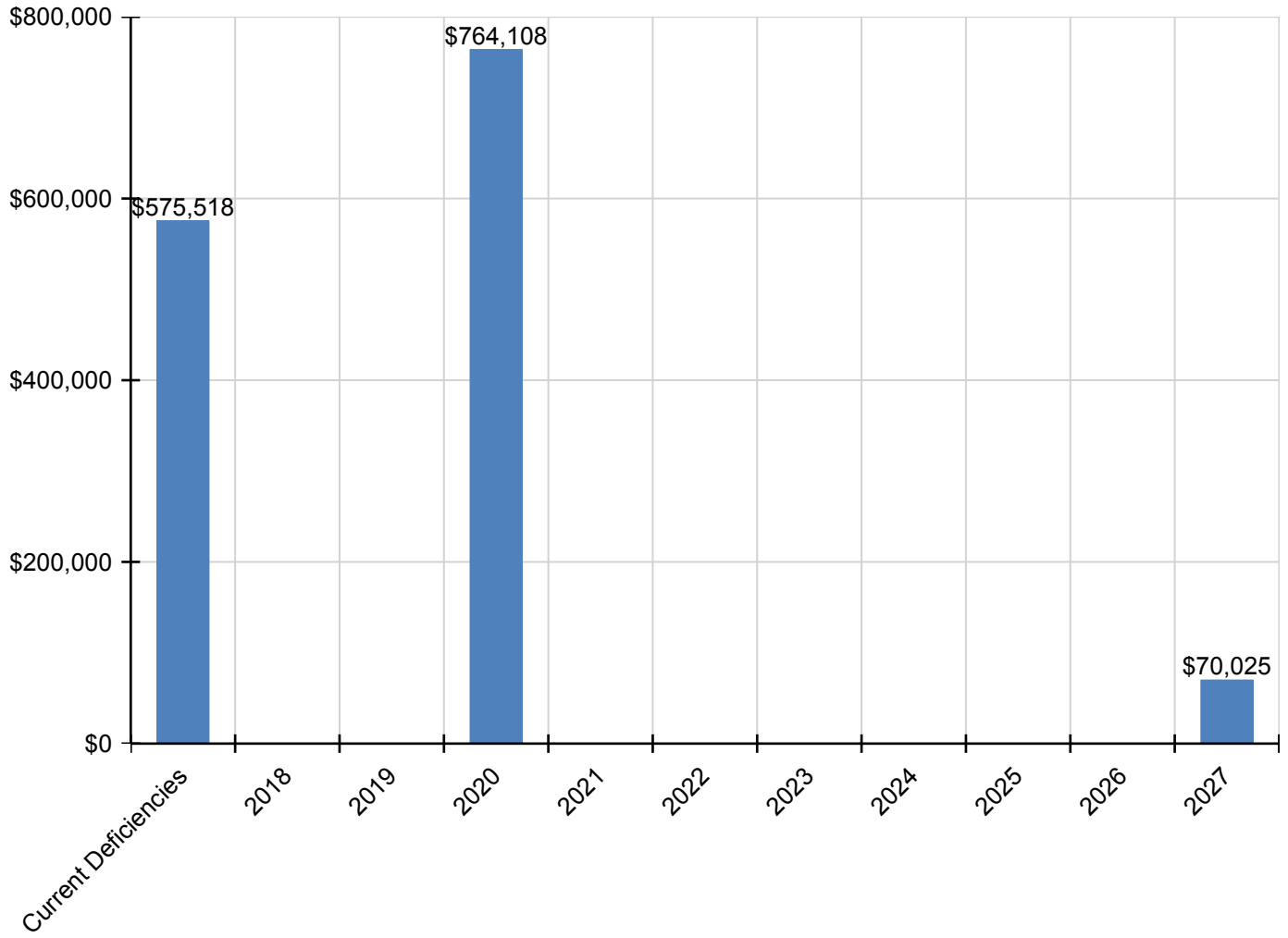
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$575,518	\$0	\$0	\$764,108	\$0	\$0	\$0	\$0	\$0	\$0	\$70,025	\$1,409,651
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	\$249,865	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$249,865
G2020 - Parking Lots	\$82,301	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$82,301
G2030 - Pedestrian Paving	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040105 - Fence & Guardrails	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Baseball Field	\$0	\$0	\$0	\$458,077	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$458,077
G2040950 - Football Field	\$0	\$0	\$0	\$306,031	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$306,031
* G2050 - Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G30 - Site Mechanical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3010 - Water Supply	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3020 - Sanitary Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3030 - Storm Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$153,353	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$153,353
G4020 - Site Lighting	\$89,999	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$89,999
G4030 - Site Communications & Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70,025	\$70,025

** Indicates non-renewable system*

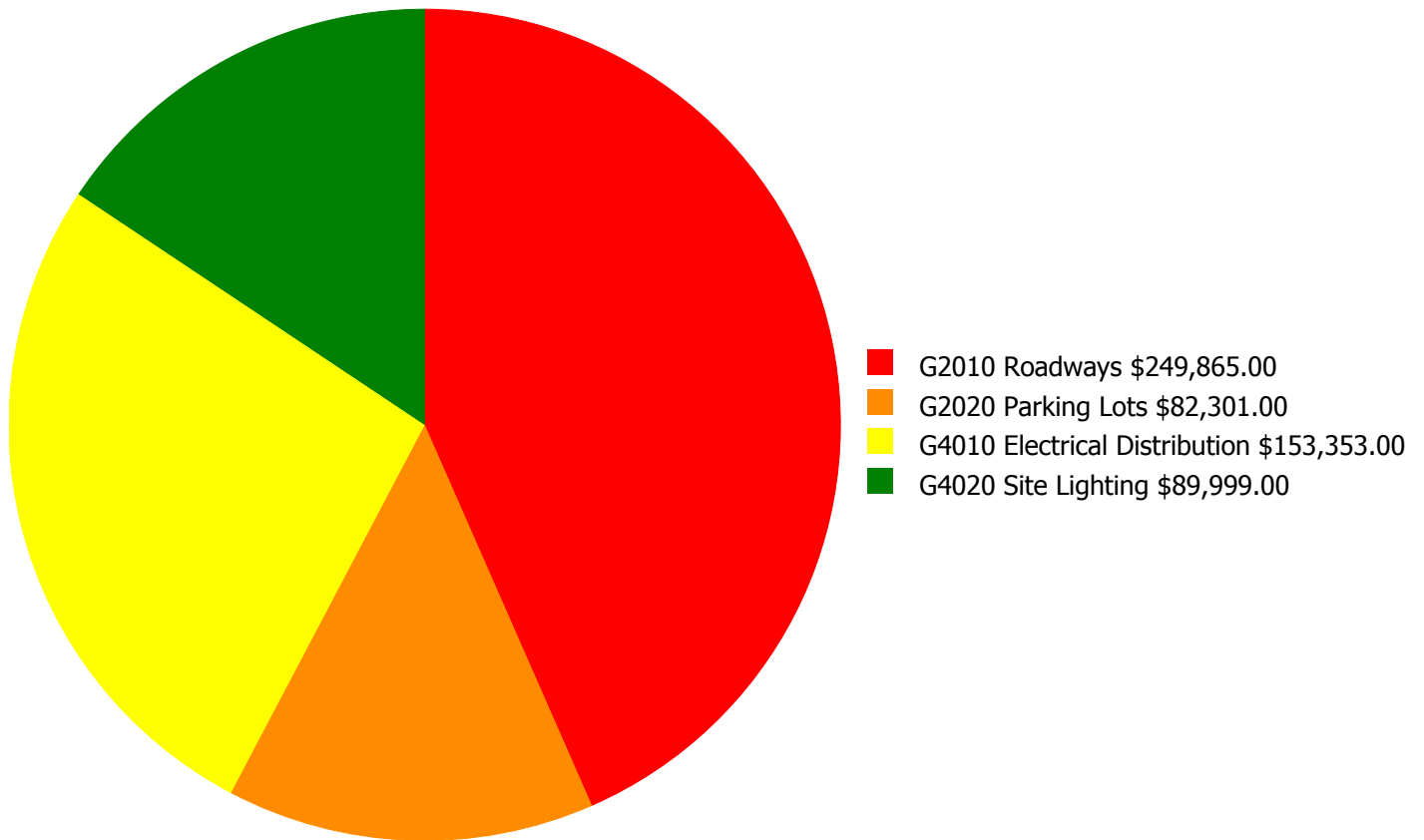
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

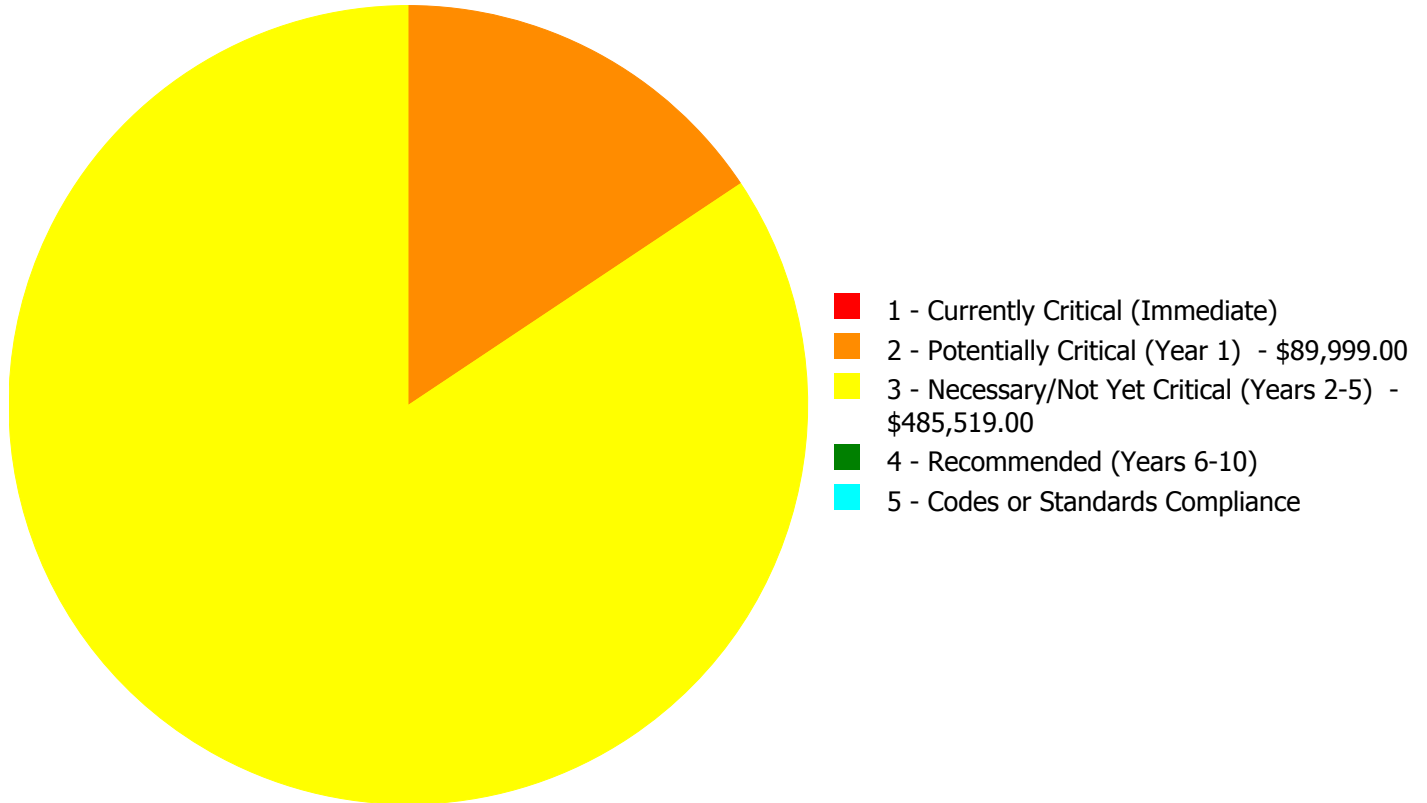
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$575,518.00

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: \$575,518.00

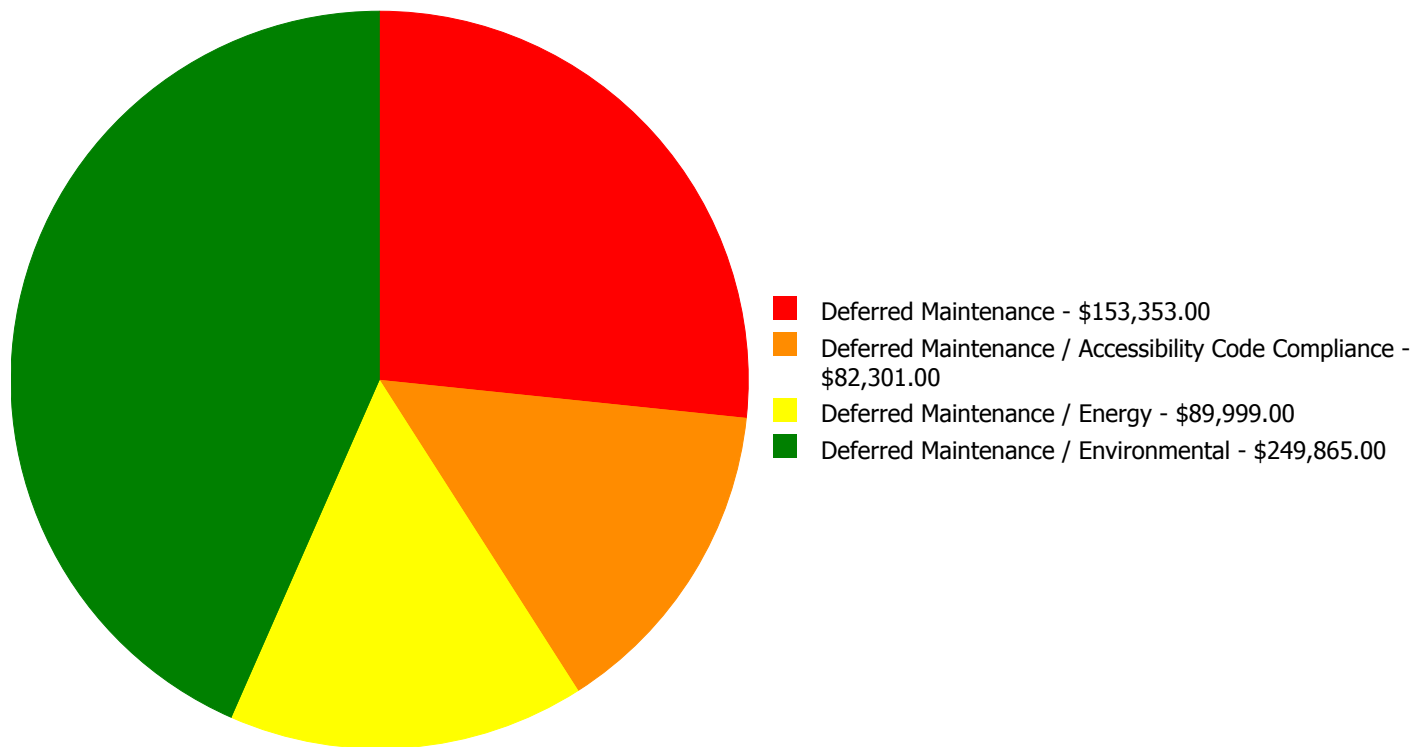
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
G2010	Roadways	\$0.00	\$0.00	\$249,865.00	\$0.00	\$0.00	\$249,865.00
G2020	Parking Lots	\$0.00	\$0.00	\$82,301.00	\$0.00	\$0.00	\$82,301.00
G4010	Electrical Distribution	\$0.00	\$0.00	\$153,353.00	\$0.00	\$0.00	\$153,353.00
G4020	Site Lighting	\$0.00	\$89,999.00	\$0.00	\$0.00	\$0.00	\$89,999.00
	Total:	\$0.00	\$89,999.00	\$485,519.00	\$0.00	\$0.00	\$575,518.00

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:



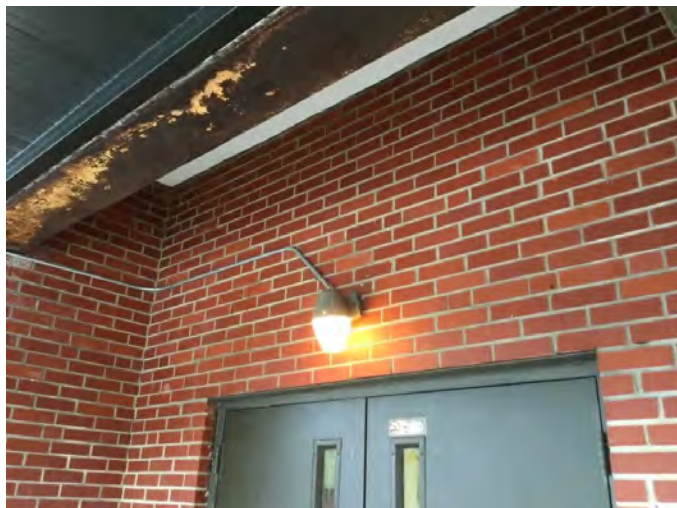
Budget Estimate Total: \$575,518.00

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: G4020 - Site Lighting



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 53,827.00
Unit of Measure: S.F.
Estimate: \$89,999.00
Assessor Name: Eduardo Lopez
Date Created: 02/01/2017

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

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

System: G2010 - Roadways



Location: Roadway
Distress: Beyond Service Life
Category: Deferred Maintenance / Environmental
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 53,827.00
Unit of Measure: S.F.
Estimate: \$249,865.00
Assessor Name: Eduardo Lopez
Date Created: 02/01/2017

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

System: G2020 - Parking Lots



Location: Parking
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 53,827.00
Unit of Measure: S.F.
Estimate: \$82,301.00
Assessor Name: Eduardo Lopez
Date Created: 02/01/2017

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

System: G4010 - Electrical Distribution



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 53,827.00
Unit of Measure: S.F.
Estimate: \$153,353.00
Assessor Name: Eduardo Lopez
Date Created: 02/01/2017

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