NC School District/430 Harnett County/Elementary School

Anderson Creek Primary

Final

Campus Assessment Report

March 11, 2017

PARSONS

Table of Contents

Campus Executive Summary

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

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

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Gross Area (SF):	90,642
Year Built:	1996
Last Renovation:	
Replacement Value:	$21,587,301
Repair Cost:	$861,872.07
Total FCI:	3.99 %
Total RSLI:	44.88 %
FCA Score:	96.01

Description:

GENERAL:
Anderson Creek Primary is located at 914 Anderson Creek School Road in Bunnlevel, North Carolina. The 1 story, 90,642 square foot building was originally constructed in 1996 There have been no additions or no renovations.

This report contains condition and adequacy data collected during the 2016 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 of cast in-place construction.

B. SUPERSTRUCTURE
Roof construction is steel. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope single ply membrane. Roof openings include skylights. Most building entrances appear to comply with ADA requirements.

C. INTERIORS
Interior partitions are typically CMU. Interior doors are generally solid core wood with wood frames and mostly with glazing. Interior fittings include the following items: white boards, toilet accessories, storage shelving, handrails, and fabricated toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes throughout are typically vinyl composition tile, terrazzo and carpet. Ceiling finishes throughout are typically suspended acoustical tile.

CONVEYING:
The building does not include conveying equipment.

D. SERVICES
PLUMBING: Plumbing fixtures are typically on-low-flow water fixtures with manual control valves. Domestic water distribution is copper with electric hot water heating. Sanitary waste system is cast iron. Rain water drainage system is internal with roof drains. Other plumbing systems is supplied by natural gas.

HVAC:
Heating is provided by2 gas fired boilers. Cooling is supplied by2 air cooled chillers. The heating/cooling distribution system is a ductwork system utilizing air handling units. Fresh air is supplied by air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system.

FIRE PROTECTION:
The building does not have a fire sprinkler system. The building does have additional fire suppression systems, which include dry chemical for the kitchen hood protection. Fire extinguishers and cabinets are distributed near fire exits and corridors.

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

COMMUNICATIONS AND SECURITY:
The fire alarm system consists of audible/visual strobe annunciators in common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system separate from the telephone system.

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

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

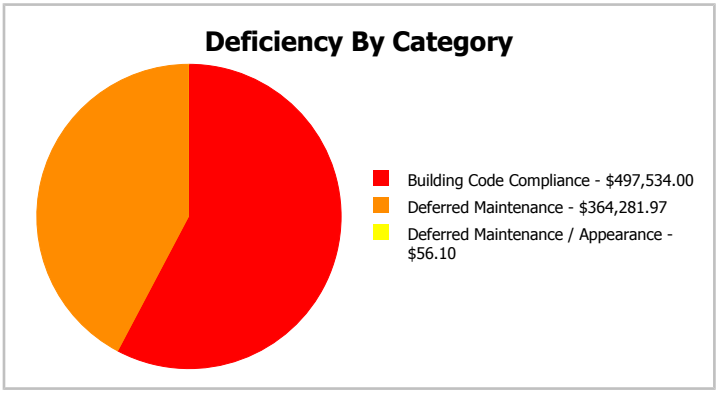
G. SITE:
Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, play areas, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting.

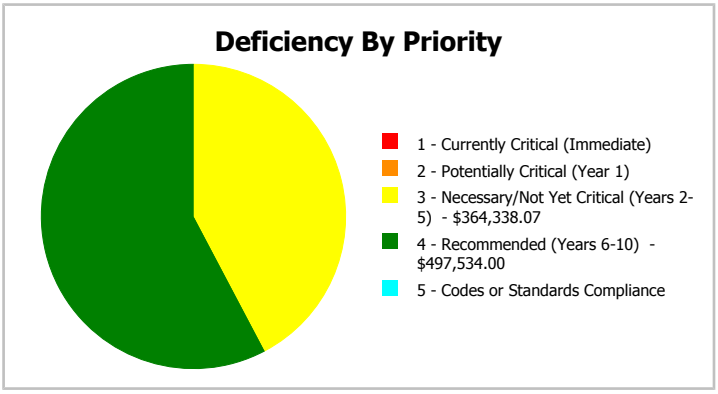
Attributes:

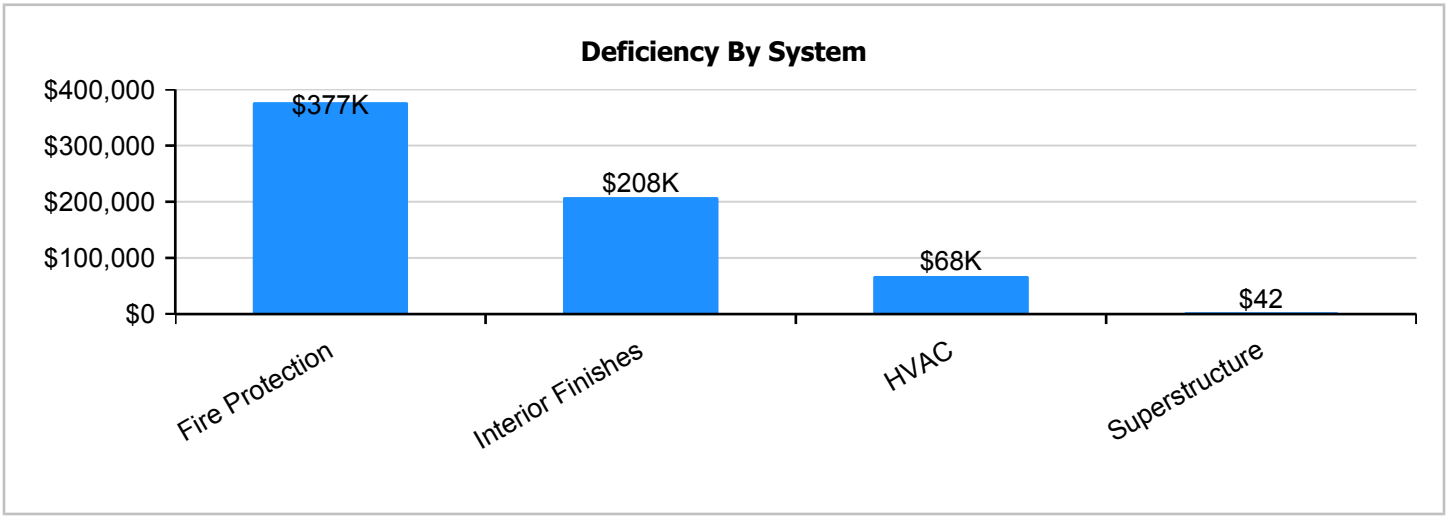
General Attributes:			
Condition Assessor:	Terence Davis	Assessment Date:	1/4/2017
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:	Harnett - Overhills HS	LEA School No.:	430-304
No. of Mobile Units:	2	No. of Bldgs.:	1
SF of Mobile Units:	1728	Status:	Active
School Grades:	K-2	Site Acreage:	24.6

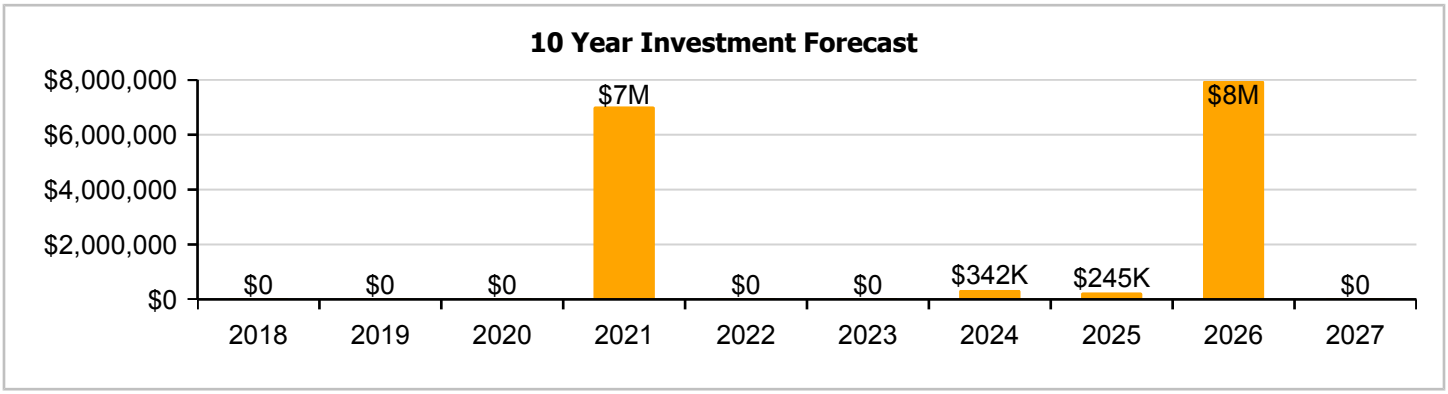
Campus Dashboard Summary

Gross Area:	90,642		
Year Built:	1996	Last Renovation:	
Repair Cost:	$861,872	Replacement Value:	$21,587,301
FCI:	3.99 %	RSLI%:	44.88 %









Campus Condition Summary

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

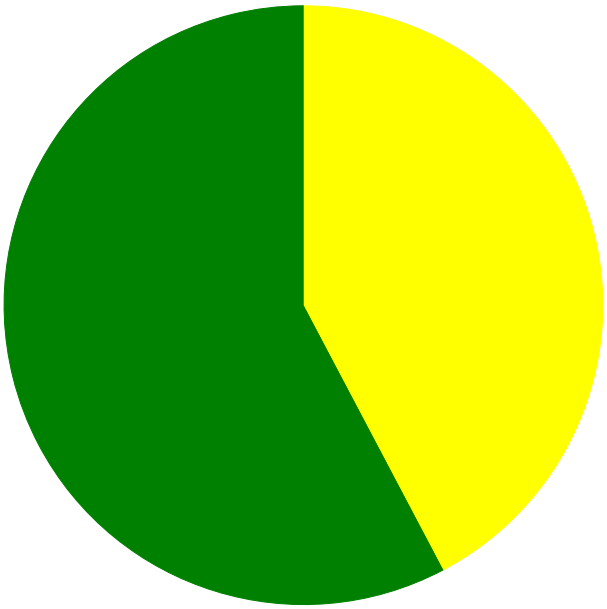
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	79.00 %	0.00 %	$0.00
A20 - Basement Construction	79.00 %	0.00 %	$0.00
B10 - Superstructure	79.00 %	0.00 %	$56.10
B20 - Exterior Enclosure	53.25 %	0.00 %	$0.00
B30 - Roofing	90.08 %	0.00 %	$0.00
C10 - Interior Construction	45.44 %	0.00 %	$0.00
C30 - Interior Finishes	23.80 %	12.05 %	$274,545.97
D20 - Plumbing	30.19 %	0.00 %	$0.00
D30 - HVAC	41.22 %	3.37 %	$89,736.00
D40 - Fire Protection	0.00 %	110.00 %	$497,534.00
D50 - Electrical	29.91 %	0.00 %	$0.00
E10 - Equipment	20.00 %	0.00 %	$0.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
G20 - Site Improvements	18.08 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	56.89 %	0.00 %	$0.00
G40 - Site Electrical Utilities	43.52 %	0.00 %	$0.00
Totals:	**44.88 %**	**3.99 %**	**$861,872.07**

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
1996 Main	90,642	4.59	$0.00	$0.00	$364,338.07	$497,534.00	$0.00
Site	90,642	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total:		**3.99**	**$0.00**	**$0.00**	**$364,338.07**	**$497,534.00**	**$0.00**

Deficiencies By Priority



1 - Currently Critical (Immediate)
2 - Potentially Critical (Year 1)
3 - Necessary/Not Yet Critical (Years 2-5) - $364,338.07
4 - Recommended (Years 6-10) - $497,534.00
5 - Codes or Standards Compliance

Budget Estimate Total: $861,872.07

Executive Summary

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Function:	ES -Elementary School
Gross Area (SF):	90,642
Year Built:	1996
Last Renovation:	
Replacement Value:	$18,783,742
Repair Cost:	$861,872.07
Total FCI:	4.59 %
Total RSLI:	46.57 %
FCA Score:	95.41

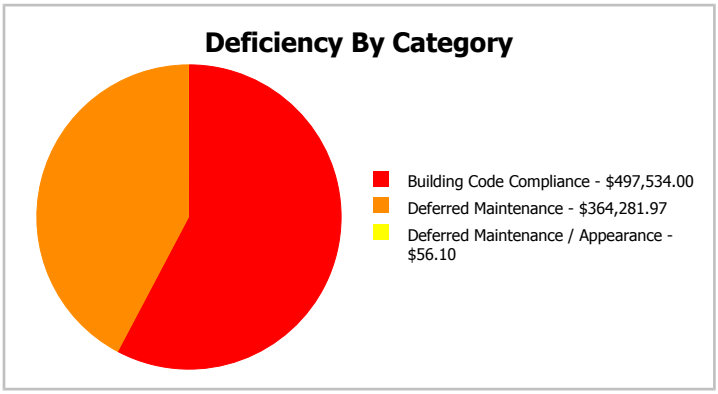
Description:

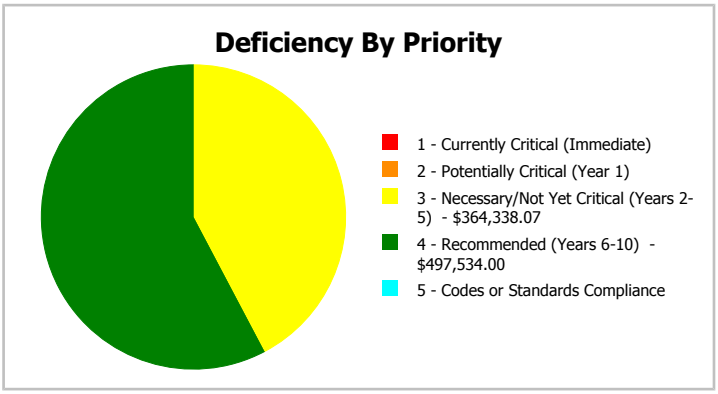
The narrative for this building is included in the Executive Summary Description at the front of this report.

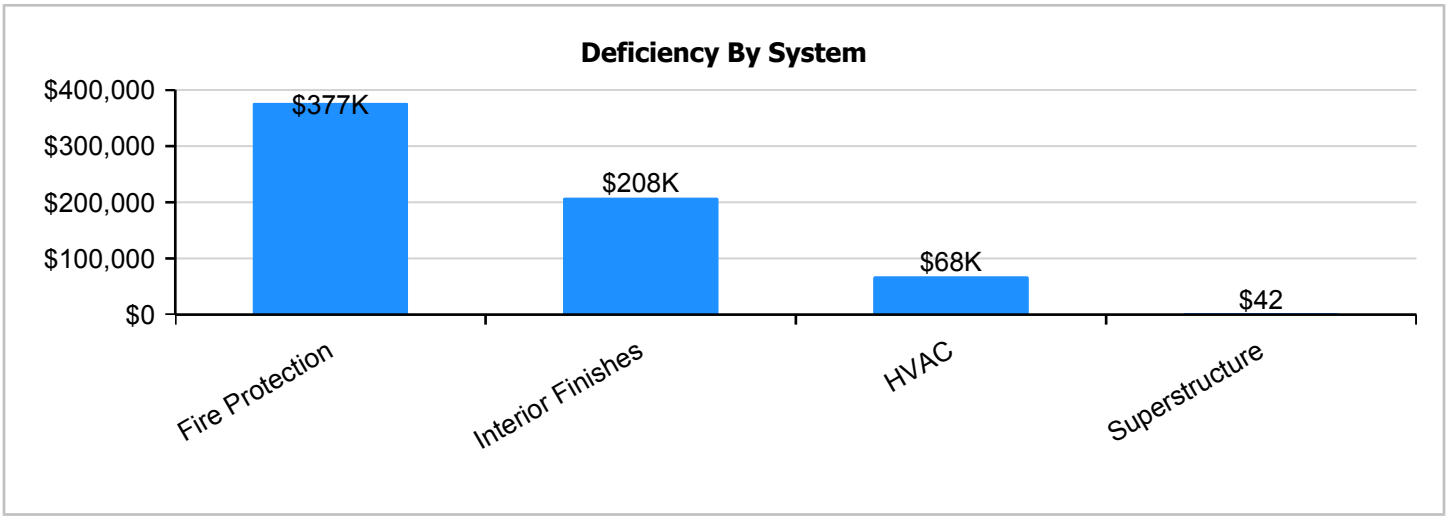
Attributes: This asset has no attributes.

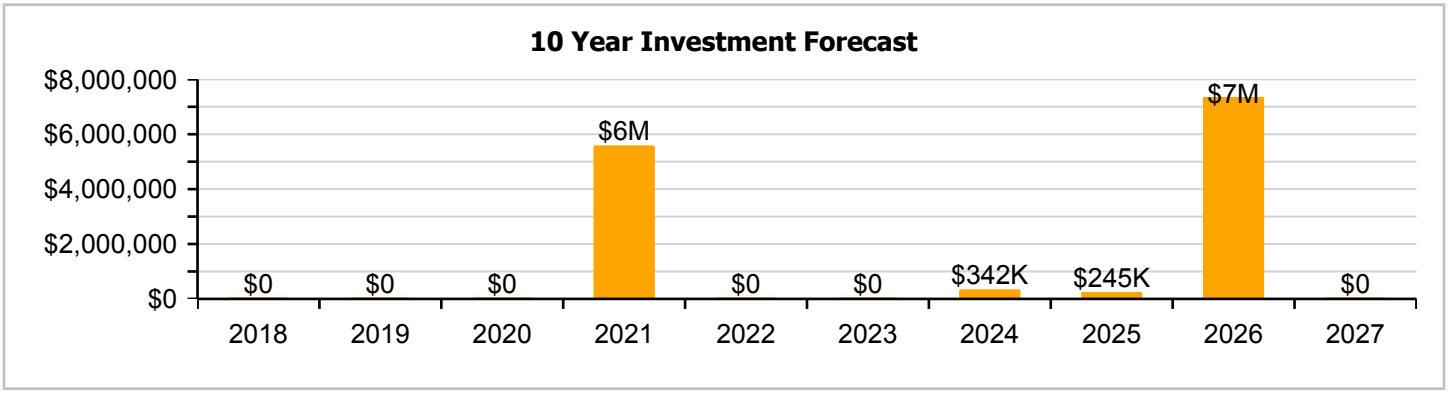
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	90,642
Year Built:	1996	Last Renovation:	
Repair Cost:	$861,872	Replacement Value:	$18,783,742
FCI:	4.59 %	RSLI%:	46.57 %









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	79.00 %	0.00 %	$0.00
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C10 - Interior Construction	45.44 %	0.00 %	$0.00
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D20 - Plumbing	30.19 %	0.00 %	$0.00
D30 - HVAC	41.22 %	3.37 %	$89,736.00
D40 - Fire Protection	0.00 %	110.00 %	$497,534.00
D50 - Electrical	29.91 %	0.00 %	$0.00
E10 - Equipment	20.00 %	0.00 %	$0.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
Totals:	**46.57 %**	**4.59 %**	**$861,872.07**

Photo Album

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

1). North Elevation - Dec 08, 2016

2). East Elevation - Dec 08, 2016

3). South Elevation - Dec 08, 2016

4). West Elevation - Dec 08, 2016

Condition Detail

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

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

System Listing

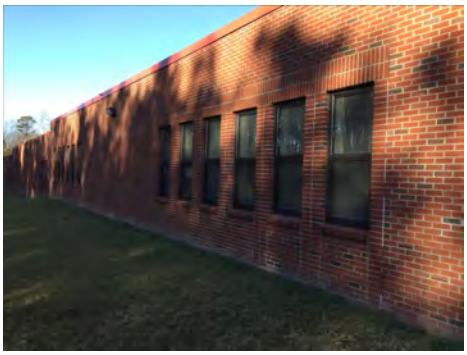
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.79	S.F.	90,642	100	1996	2096		79.00 %	0.00 %	79			$434,175
A1030	Slab on Grade	$8.43	S.F.	90,642	100	1996	2096		79.00 %	0.00 %	79			$764,112
A2010	Basement Excavation	$1.90	S.F.	90,642	100	1996	2096		79.00 %	0.00 %	79			$172,220
A2020	Basement Walls	$13.07	S.F.	90,642	100	1996	2096		79.00 %	0.00 %	79			$1,184,691
B1010	Floor Construction	$1.64	S.F.	90,642	100	1996	2096		79.00 %	0.00 %	79			$148,653
B1020	Roof Construction	$15.76	S.F.	90,642	100	1996	2096		79.00 %	0.00 %	79		$56.10	$1,428,518
B2010	Exterior Walls	$9.42	S.F.	90,642	100	1996	2096		79.00 %	0.00 %	79			$853,848
B2020	Exterior Windows	$9.39	S.F.	90,642	30	1996	2026		30.00 %	0.00 %	9			$851,128
B2030	Exterior Doors	$1.04	S.F.	90,642	30	1996	2026		30.00 %	0.00 %	9			$94,268
B3010120	Single Ply Membrane	$6.98	S.F.	90,642	20	2015	2035		90.00 %	0.00 %	18			$632,681
B3020	Roof Openings	$0.29	S.F.	90,642	25	2015	2040		92.00 %	0.00 %	23			$26,286
C1010	Partitions	$10.80	S.F.	90,642	75	1996	2071		72.00 %	0.00 %	54			$978,934
C1020	Interior Doors	$2.53	S.F.	90,642	30	1996	2026		30.00 %	0.00 %	9			$229,324
C1030	Fittings	$9.74	S.F.	90,642	20	1996	2016	2021	20.00 %	0.00 %	4			$882,853
C3010	Wall Finishes	$2.79	S.F.	90,642	10	2014	2024		70.00 %	0.00 %	7			$252,891
C3020	Floor Finishes	$11.38	S.F.	90,642	20	1996	2016	2021	20.00 %	26.62 %	4		$274,545.97	$1,031,506
C3030	Ceiling Finishes	$10.97	S.F.	90,642	25	1996	2021		16.00 %	0.00 %	4			$994,343
D2010	Plumbing Fixtures	$11.48	S.F.	90,642	30	1996	2026		30.00 %	0.00 %	9			$1,040,570
D2020	Domestic Water Distribution	$0.98	S.F.	90,642	30	1996	2026		30.00 %	0.00 %	9			$88,829
D2030	Sanitary Waste	$1.54	S.F.	90,642	30	1996	2026		30.00 %	0.00 %	9			$139,589
D2040	Rain Water Drainage	$1.39	S.F.	90,642	30	1996	2026		30.00 %	0.00 %	9			$125,992
D2090	Other Plumbing Systems -Nat Gas	$0.17	S.F.	90,642	40	1996	2036		47.50 %	0.00 %	19			$15,409
D3020	Heat Generating Systems	$5.08	S.F.	90,642	30	1996	2026		30.00 %	0.00 %	9			$460,461
D3030	Cooling Generating Systems	$15.34	S.F.	90,642	25	2005	2030		52.00 %	0.00 %	13			$1,390,448
D3040	Distribution Systems	$6.14	S.F.	90,642	30	1996	2026		30.00 %	0.00 %	9			$556,542
D3050	Terminal & Package Units	$0.90	S.F.	90,642	15	1996	2011		0.00 %	110.00 %	-6		$89,736.00	$81,578
D3060	Controls & Instrumentation	$1.94	S.F.	90,642	20	2005	2025		40.00 %	0.00 %	8			$175,845
D4010	Sprinklers	$4.32	S.F.	90,642	20			2016	0.00 %	110.00 %	-1		$430,731.00	$391,573
D4020	Standpipes	$0.67	S.F.	90,642	20			2016	0.00 %	110.00 %	-1		$66,803.00	$60,730
D5010	Electrical Service/Distribution	$1.69	S.F.	90,642	40	1996	2036		47.50 %	0.00 %	19			$153,185
D5020	Branch Wiring	$5.06	S.F.	90,642	30	1996	2026		30.00 %	0.00 %	9			$458,649
D5020	Lighting	$11.92	S.F.	90,642	30	1996	2026		30.00 %	0.00 %	9			$1,080,453
D5030810	Security & Detection Systems	$1.87	S.F.	90,642	15	1996	2011	2021	26.67 %	0.00 %	4			$169,501
D5030910	Fire Alarm Systems	$3.39	S.F.	90,642	15	1996	2011	2021	26.67 %	0.00 %	4			$307,276
D5030920	Data Communication	$4.40	S.F.	90,642	15	1996	2011	2021	26.67 %	0.00 %	4			$398,825
E1020	Institutional Equipment	$0.30	S.F.	90,642	20	1996	2016	2021	20.00 %	0.00 %	4			$27,193
E1090	Other Equipment	$1.90	S.F.	90,642	20	1996	2016	2021	20.00 %	0.00 %	4			$172,220
E2010	Fixed Furnishings	$5.83	S.F.	90,642	20	1996	2016	2021	20.00 %	0.00 %	4			$528,443
								Total	**46.57 %**	**4.59 %**			**$861,872.07**	**$18,783,742**

System Notes

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

System: B2010 - Exterior Walls



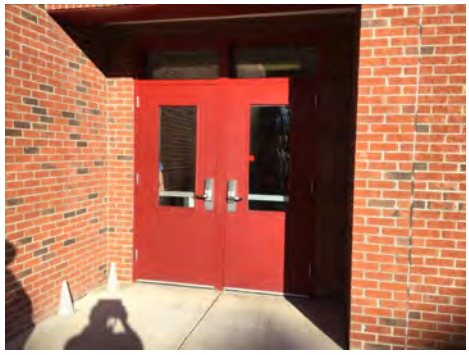
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors


Note:

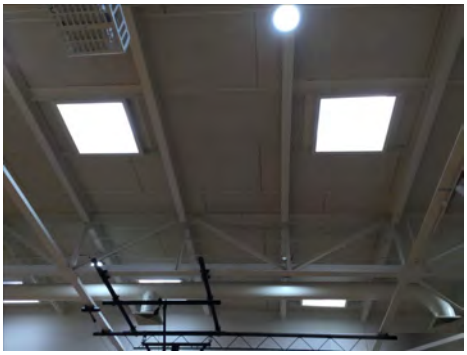
System: B3010120 - Single Ply Membrane



Note:

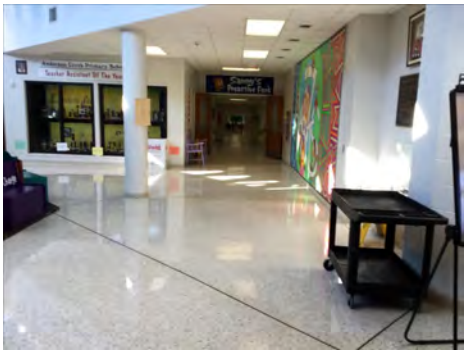
System: B3020 - Roof Openings





Note:

System: C1010 - Partitions




Note:

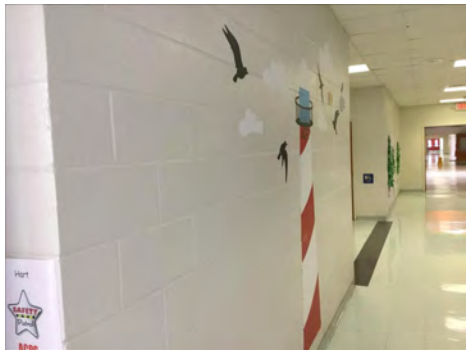
System: C1020 - Interior Doors

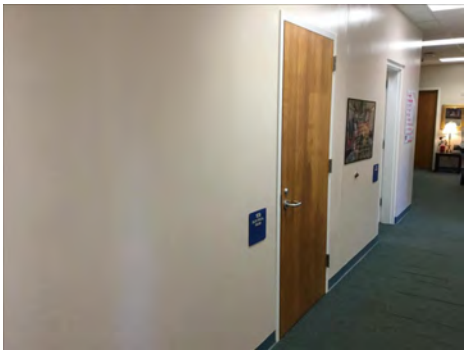
Note:

System: C1030 - Fittings

Note:

System: C3010 - Wall Finishes





Note:

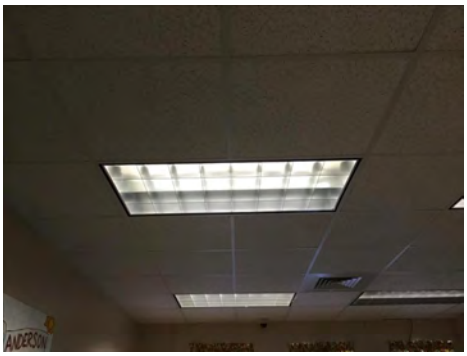
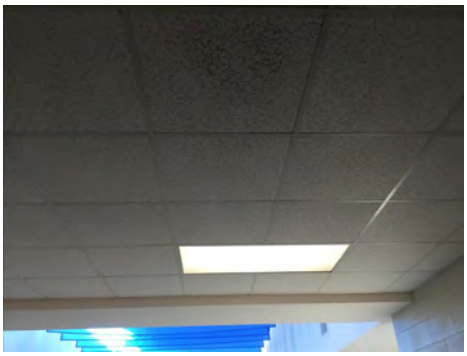
System: C3020 - Floor Finishes






Note:

System: C3030 - Ceiling Finishes

Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution


Note:

System: D2030 - Sanitary Waste


Note:

System: D2040 - Rain Water Drainage



Note:

System: D3020 - Heat Generating Systems



Note:

System: D3030 - Cooling Generating Systems



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units

Note:

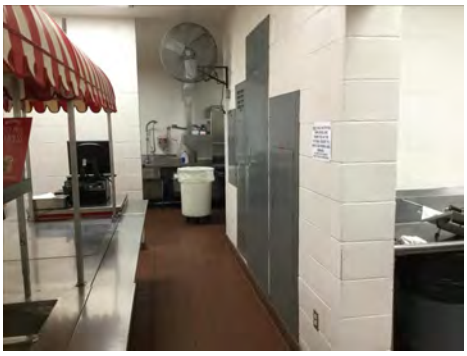
System: D3060 - Controls & Instrumentation

Note:

System: D5010 - Electrical Service/Distribution

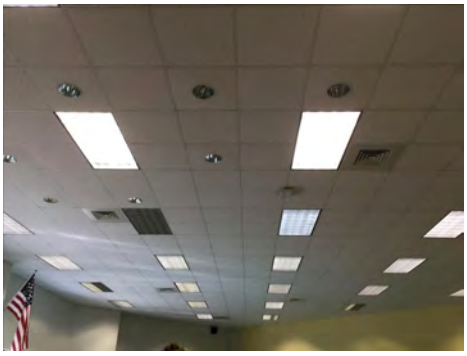
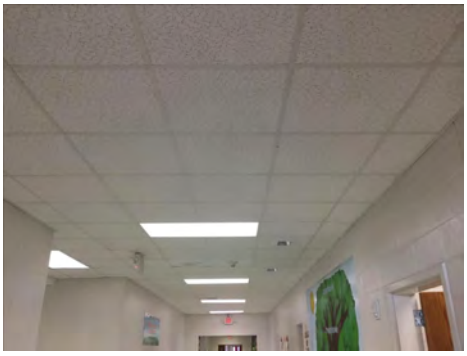
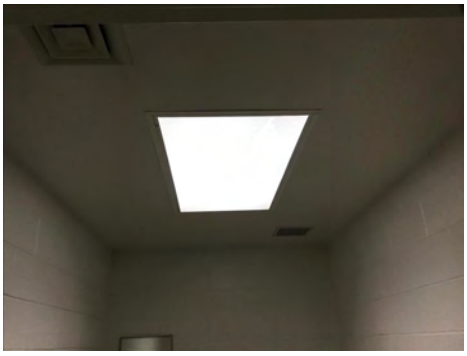
Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting

Note:

System: D5030810 - Security & Detection Systems


Note:

System: D5030910 - Fire Alarm Systems



Note:

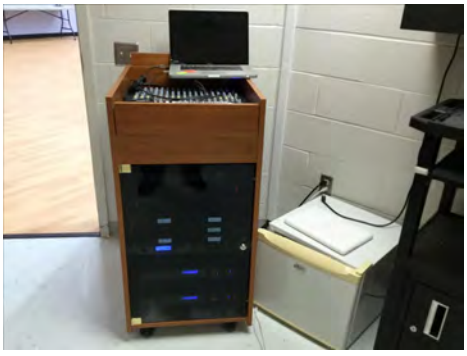
System: D5030920 - Data Communication

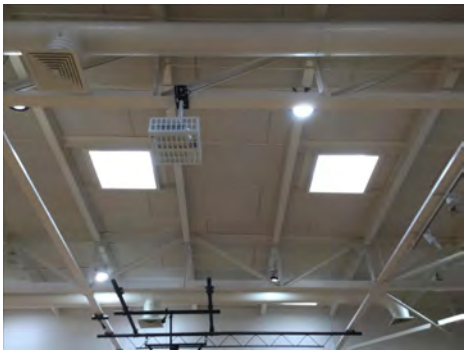
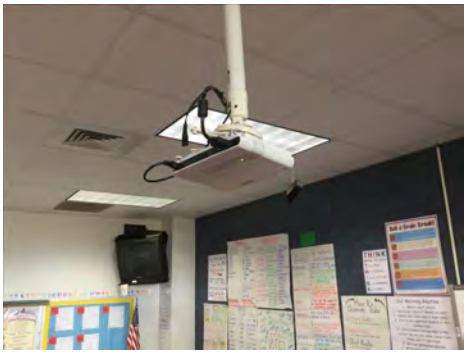


Note:

System: E1020 - Institutional Equipment

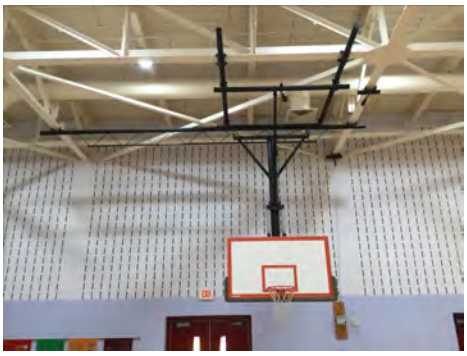
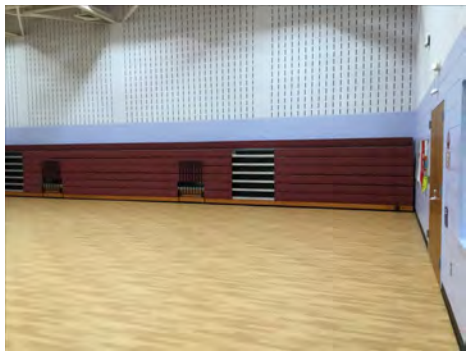




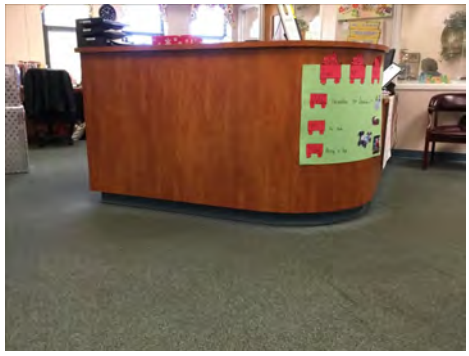
Note:

System: E1090 - Other Equipment


Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

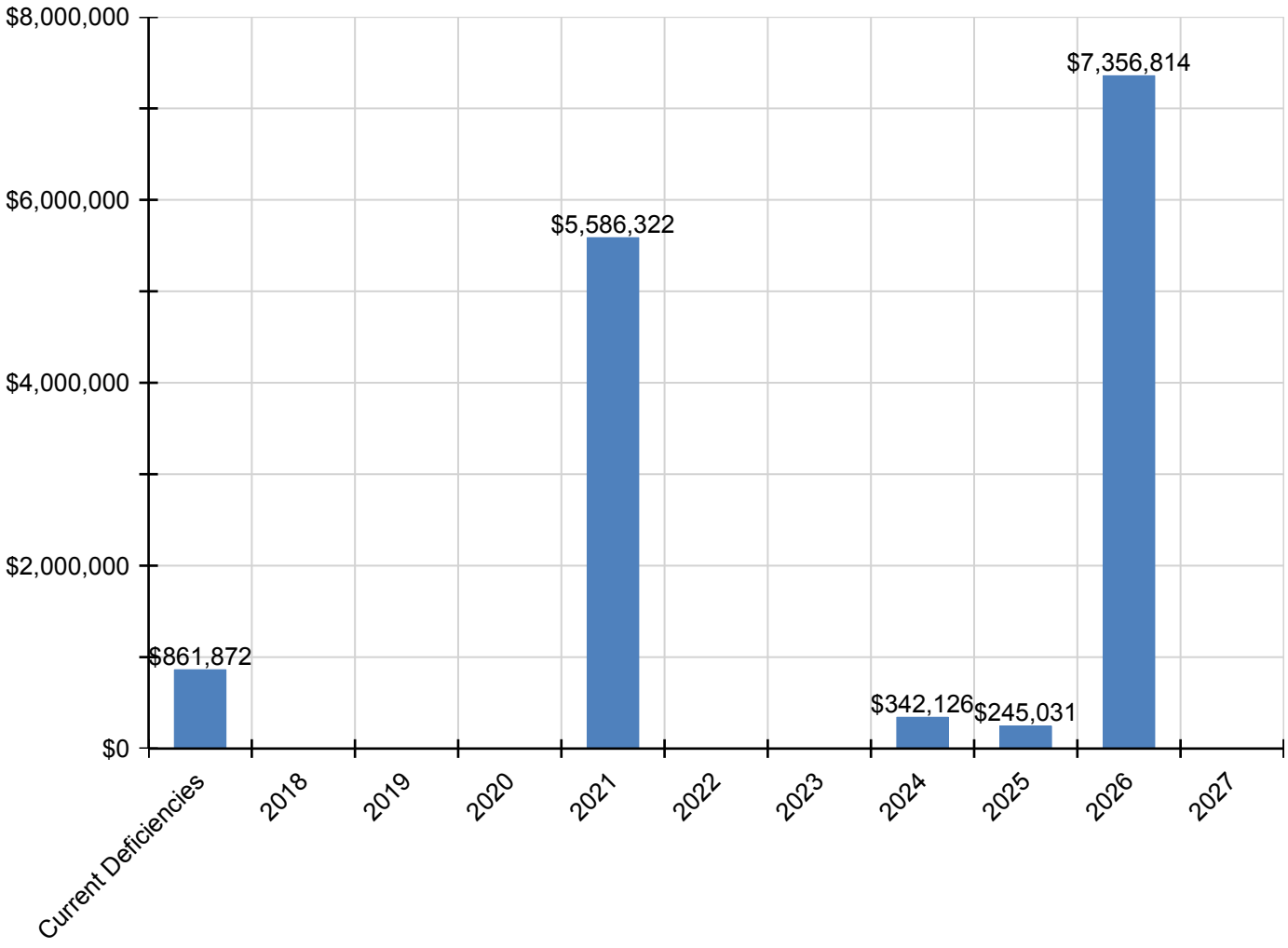
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$861,872**	**$0**	**$0**	**$0**	**$5,586,322**	**$0**	**$0**	**$342,126**	**$245,031**	**$7,356,814**	**$0**	**$14,392,166**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$56	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$56**
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	$1,221,582	$0	**$1,221,582**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$135,297	$0	**$135,297**
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**
B3020 - Roof Openings	$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	$329,138	$0	**$329,138**
C1030 - Fittings	$0	$0	$0	$0	$1,093,024	$0	$0	$0	$0	$0	$0	**$1,093,024**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$342,126	$0	$0	$0	**$342,126**
C3020 - Floor Finishes	$274,546	$0	$0	$0	$1,277,066	$0	$0	$0	$0	$0	$0	**$1,551,612**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$1,231,056	$0	$0	$0	$0	$0	$0	**$1,231,056**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,493,479	$0	**$1,493,479**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$127,492	$0	**$127,492**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$200,345	$0	**$200,345**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$180,831	$0	**$180,831**
D2090 - Other Plumbing Systems -Nat Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$660,877	$0	**$660,877**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$798,777	$0	**$798,777**
D3050 - Terminal & Package Units	$89,736	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$89,736**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$245,031	$0	$0	**$245,031**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$430,731	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$430,731**
D4020 - Standpipes	$66,803	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$66,803**
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	$658,275	$0	**$658,275**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,550,720	$0	**$1,550,720**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$209,852	$0	$0	$0	$0	$0	$0	**$209,852**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$380,426	$0	$0	$0	$0	$0	$0	**$380,426**
D5030920 - Data Communication	$0	$0	$0	$0	$493,769	$0	$0	$0	$0	$0	$0	**$493,769**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$33,666	$0	$0	$0	$0	$0	$0	**$33,666**
E1090 - Other Equipment	$0	$0	$0	$0	$213,219	$0	$0	$0	$0	$0	$0	**$213,219**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$654,244	$0	$0	$0	$0	$0	$0	**$654,244**

** Indicates non-renewable system*

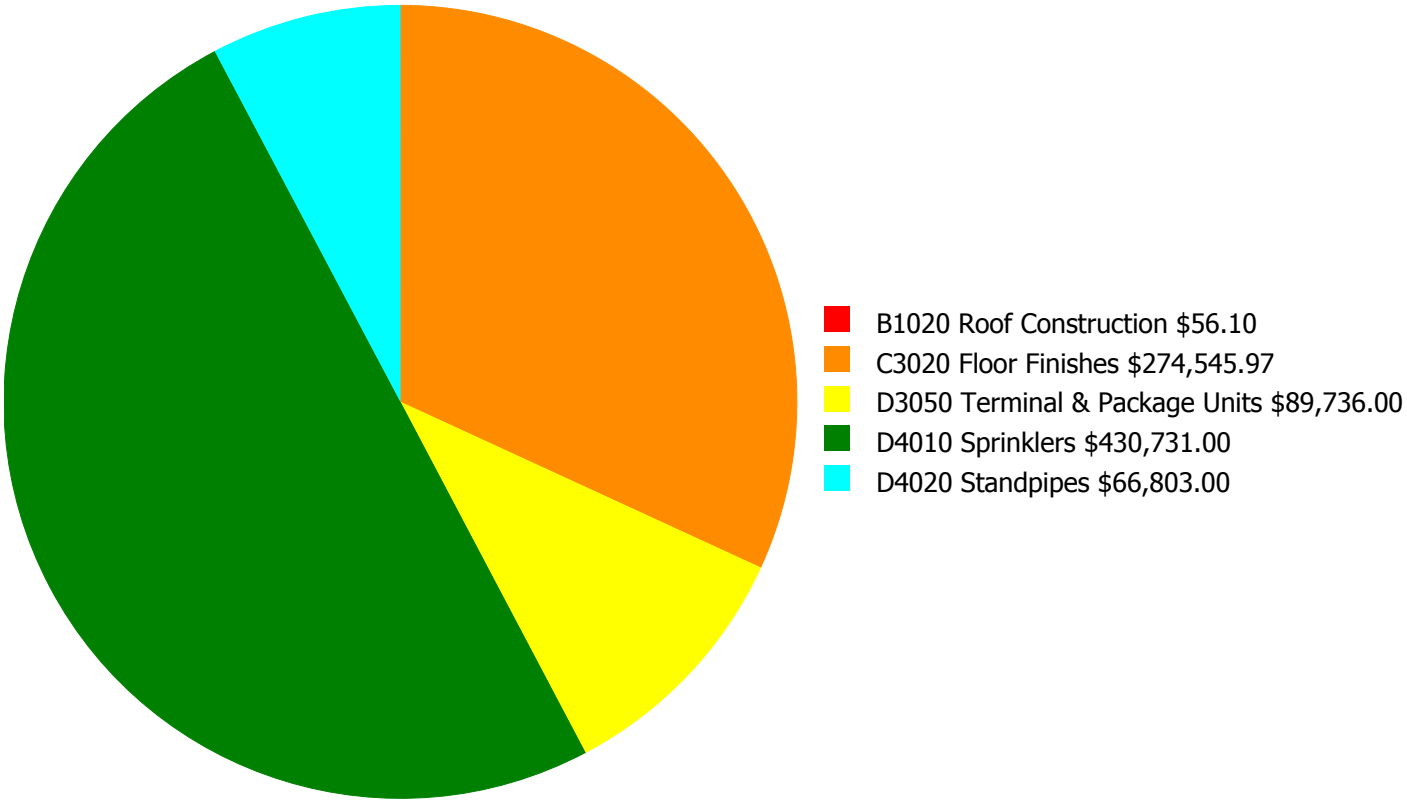
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

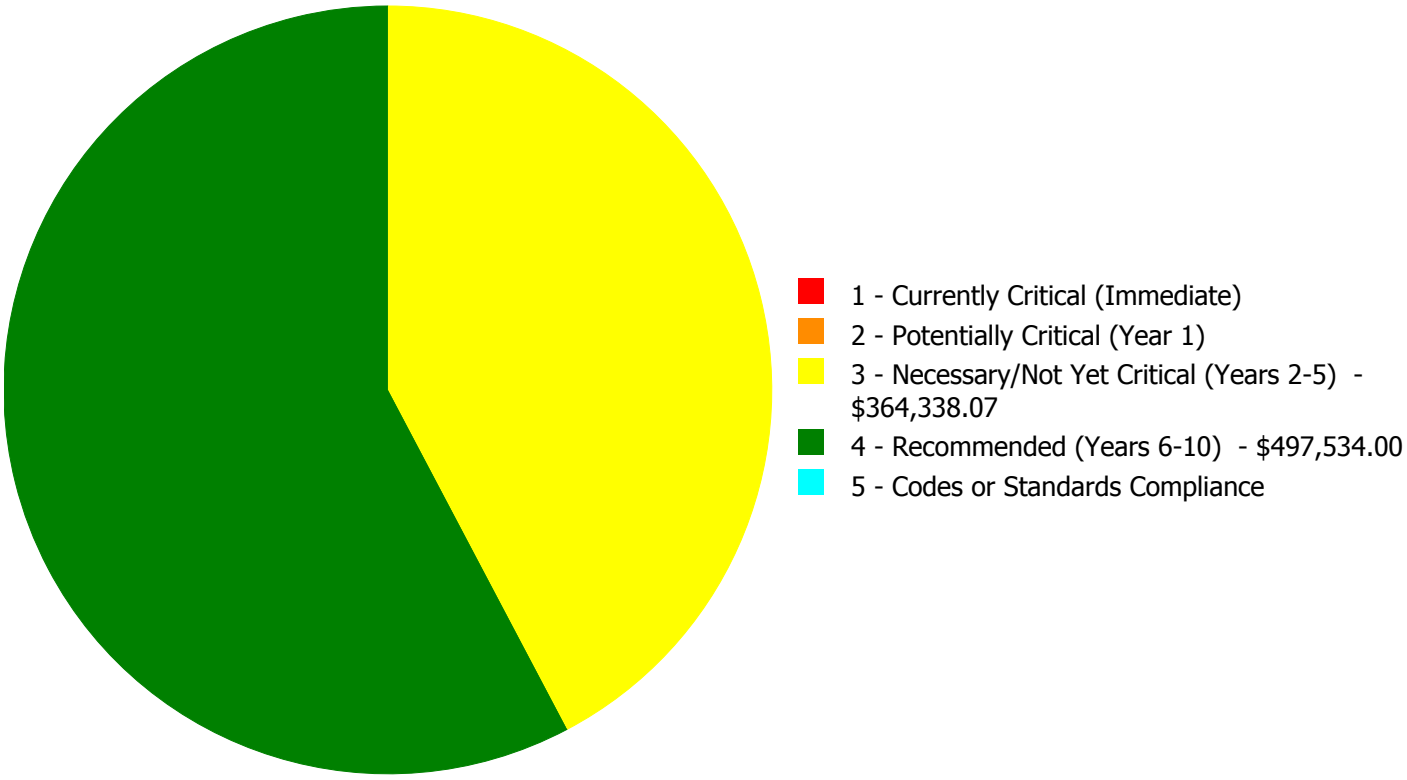
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $861,872.07

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: $861,872.07

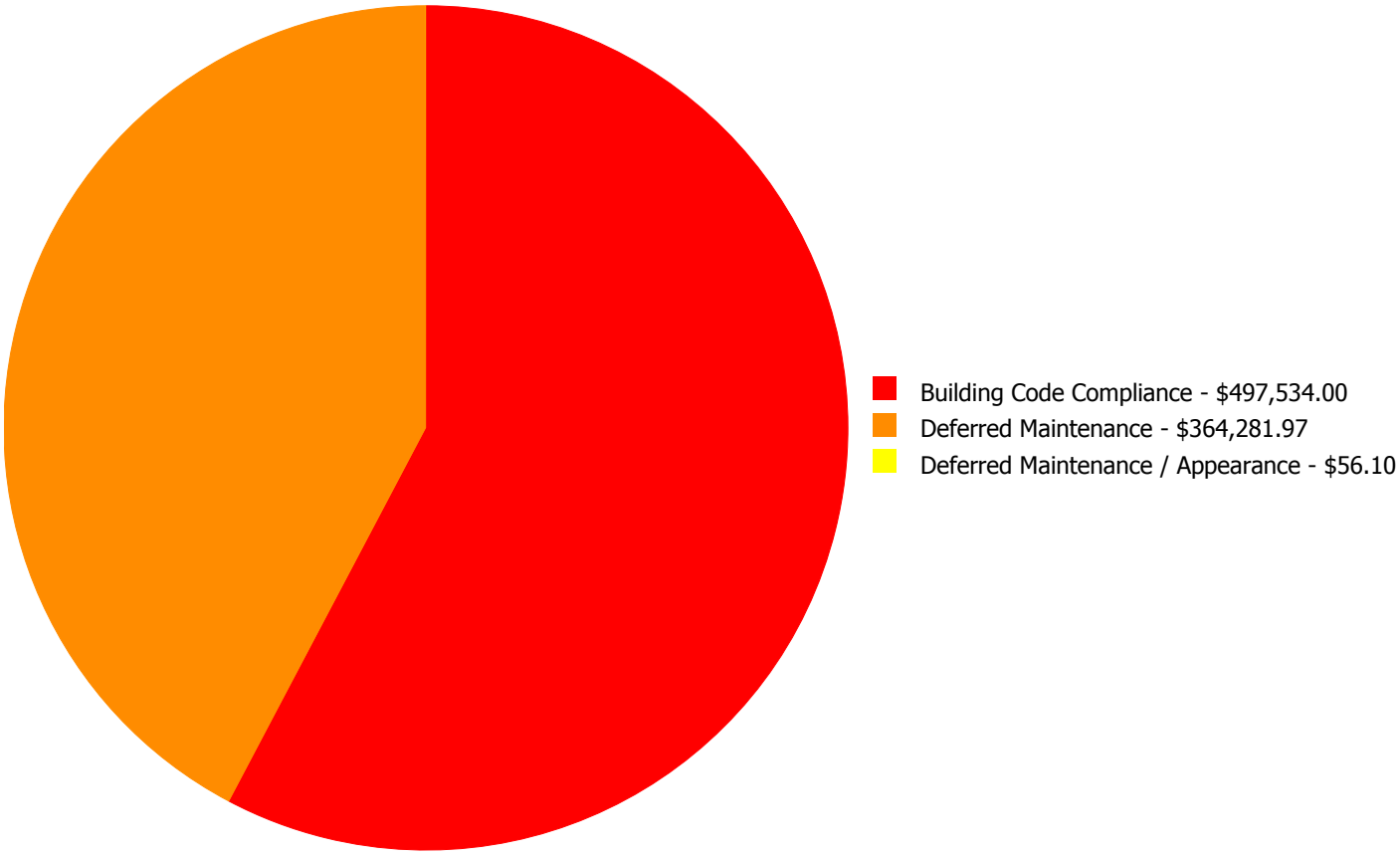
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B1020	Roof Construction	$0.00	$0.00	$56.10	$0.00	$0.00	$56.10
C3020	Floor Finishes	$0.00	$0.00	$274,545.97	$0.00	$0.00	$274,545.97
D3050	Terminal & Package Units	$0.00	$0.00	$89,736.00	$0.00	$0.00	$89,736.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$430,731.00	$0.00	$430,731.00
D4020	Standpipes	$0.00	$0.00	$0.00	$66,803.00	$0.00	$66,803.00
	Total:	$0.00	$0.00	$364,338.07	$497,534.00	$0.00	$861,872.07

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: $861,872.07

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):

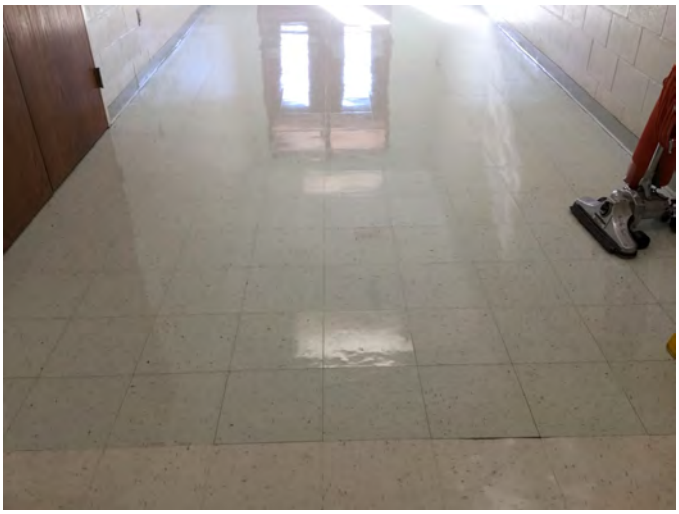
System: B1020 - Roof Construction

This deficiency has no image.

Location: test
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Metal floor grating repairs - (2% of grating)
Qty: 1.00
Unit of Measure: S.F.
Estimate: $56.10
Assessor Name: Terence Davis
Date Created: 01/10/2017

Notes:

System: C3020 - Floor Finishes



Location: Corridor-Class Rooms
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace vinyl tile flooring
Qty: 2,349.00
Unit of Measure: S.Y.
Estimate: $252,550.39
Assessor Name: Terence Davis
Date Created: 12/08/2016

Notes: The VCT is damaged and discolored.

System: C3020 - Floor Finishes

Location: Office
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace carpet
Qty: 167.00
Unit of Measure: S.Y.
Estimate: $14,275.69
Assessor Name: Terence Davis
Date Created: 12/08/2016

Notes: The carpet is damaged and a trip hazard.

System: C3020 - Floor Finishes

Location: Throughout
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace vinyl tile flooring
Qty: 40.00
Unit of Measure: S.Y.
Estimate: $4,300.56
Assessor Name: Terence Davis
Date Created: 12/05/2016

Notes: VCT in separating and cracking on the edges

System: C3020 - Floor Finishes

Location: Office Area
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace carpet
Qty: 40.00
Unit of Measure: S.Y.
Estimate: $3,419.33
Assessor Name: Terence Davis
Date Created: 12/05/2016

Notes: Carpet is worn and damaged.

System: D3050 - Terminal & Package Units

Location: Exterior
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 90,642.00
Unit of Measure: S.F.
Estimate: $89,736.00
Assessor Name: Terence Davis
Date Created: 12/07/2016

Notes: The refrigeration units are at the end of their service life and need to be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 90,642.00
Unit of Measure: S.F.
Estimate: $430,731.00
Assessor Name: Terence Davis
Date Created: 12/20/2016

Notes:

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 90,642.00
Unit of Measure: S.F.
Estimate: $66,803.00
Assessor Name: Terence Davis
Date Created: 12/20/2016

Notes:

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	90,642
Year Built:	1996
Last Renovation:	
Replacement Value:	$2,803,559
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	33.59 %
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

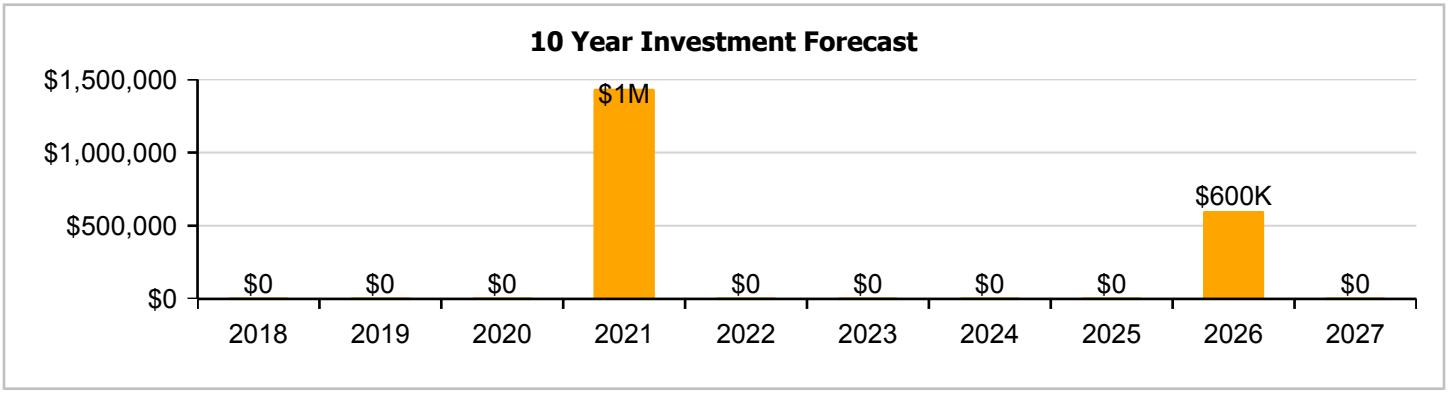
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	90,642
Year Built:	1996	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$2,803,559
FCI:	0.00 %	RSLI%:	33.59 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	18.08 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	56.89 %	0.00 %	$0.00
G40 - Site Electrical Utilities	43.52 %	0.00 %	$0.00
Totals:	**33.59 %**	**0.00 %**	**$0.00**

Photo Album

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

1). Aerial Image of Anderson Creek Primary - Dec 08, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$3.81	S.F.	90,642	25	1996	2021		16.00 %	0.00 %	4			$345,346
G2020	Parking Lots	$1.33	S.F.	90,642	25	1996	2021		16.00 %	0.00 %	4			$120,554
G2030	Pedestrian Paving	$1.91	S.F.	90,642	30	1996	2026		30.00 %	0.00 %	9			$173,126
G2040105	Fence & Guardrails	$1.23	S.F.	90,642	30	1996	2026		30.00 %	0.00 %	9			$111,490
G2040950	Covered Walkways	$1.52	S.F.	90,642	25	1996	2021		16.00 %	0.00 %	4			$137,776
G2040950	Hard Surface Play Area	$0.75	S.F.	90,642	20	1996	2016	2021	20.00 %	0.00 %	4			$67,982
G2040950	Playing Field	$4.54	S.F.	90,642	20	1996	2016	2021	20.00 %	0.00 %	4			$411,515
G2050	Landscaping	$1.87	S.F.	90,642	15	1996	2011		0.00 %	0.00 %	-6			$169,501
G3010	Water Supply	$2.34	S.F.	90,642	50	1996	2046		58.00 %	0.00 %	29			$212,102
G3020	Sanitary Sewer	$1.45	S.F.	90,642	50	1996	2046		58.00 %	0.00 %	29			$131,431
G3030	Storm Sewer	$4.54	S.F.	90,642	50	1996	2046		58.00 %	0.00 %	29			$411,515
G3060	Fuel Distribution	$0.98	S.F.	90,642	40	1996	2036		47.50 %	0.00 %	19			$88,829
G4010	Electrical Distribution	$2.35	S.F.	90,642	50	1996	2046		58.00 %	0.00 %	29			$213,009
G4020	Site Lighting	$1.47	S.F.	90,642	30	1996	2026		30.00 %	0.00 %	9			$133,244
G4030	Site Communications & Security	$0.84	S.F.	90,642	15	1996	2011	2021	26.67 %	0.00 %	4			$76,139
								Total	**33.59 %**					**$2,803,559**

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: Seal coated in 2015

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Covered Walkways



Note:

System: G2040950 - Hard Surface Play Area



Note:

System: G2040950 - Playing Field



Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer



Note:

System: G3060 - Fuel Distribution

Note:

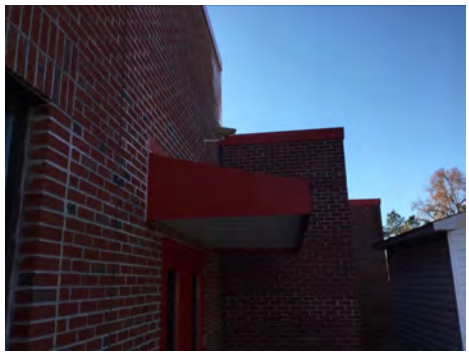
System: G4010 - Electrical Distribution

Note:

System: G4020 - Site Lighting

Note:

System: G4030 - Site Communications & Security


Note:

Renewal Schedule

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

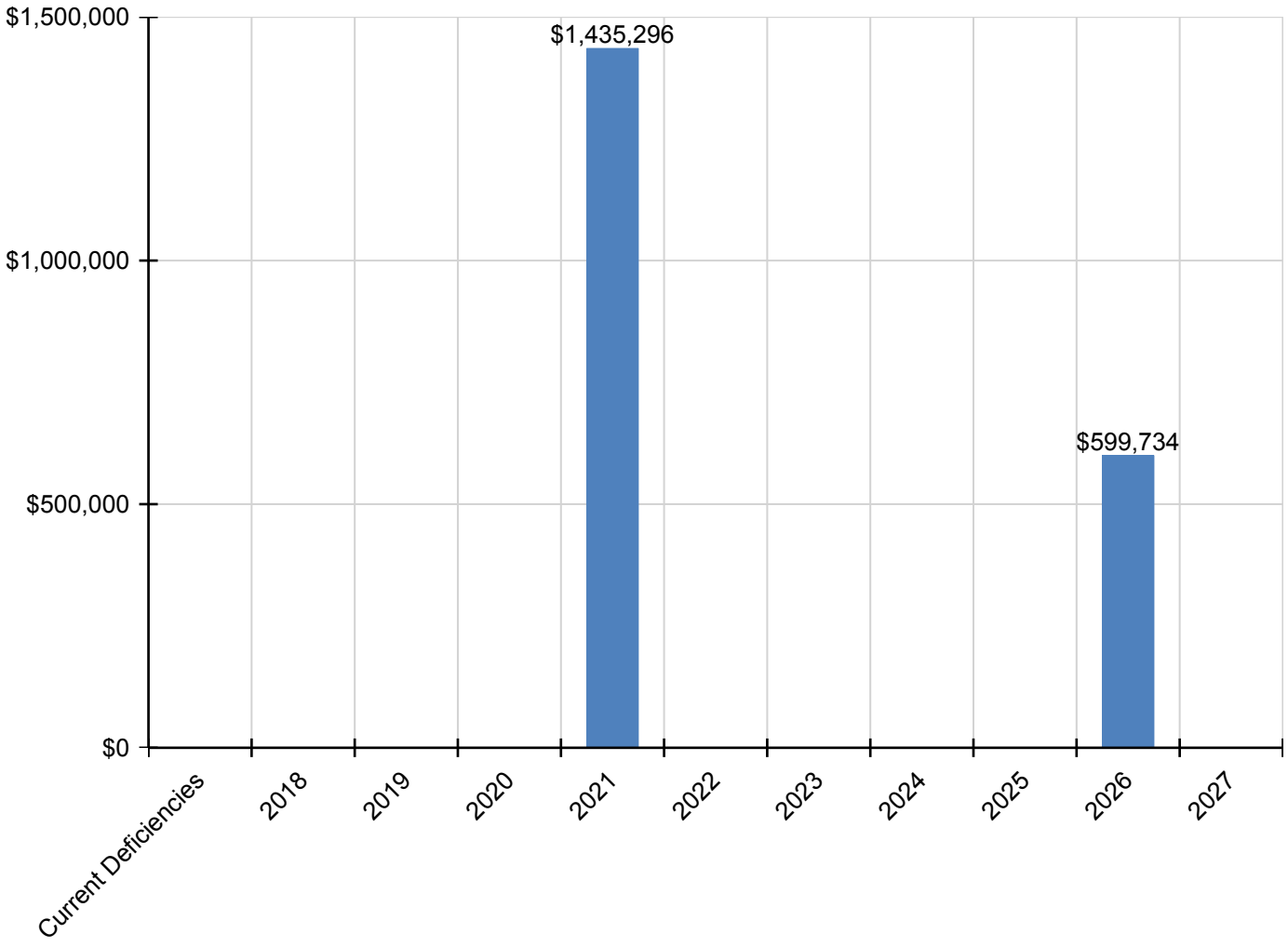
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$1,435,296**	**$0**	**$0**	**$0**	**$0**	**$599,734**	**$0**	**$2,035,030**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$427,559	$0	$0	$0	$0	$0	$0	**$427,559**
G2020 - Parking Lots	$0	$0	$0	$0	$149,253	$0	$0	$0	$0	$0	$0	**$149,253**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$248,480	$0	**$248,480**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$160,016	$0	**$160,016**
G2040950 - Covered Walkways	$0	$0	$0	$0	$170,574	$0	$0	$0	$0	$0	$0	**$170,574**
G2040950 - Hard Surface Play Area	$0	$0	$0	$0	$84,166	$0	$0	$0	$0	$0	$0	**$84,166**
G2040950 - Playing Field	$0	$0	$0	$0	$509,480	$0	$0	$0	$0	$0	$0	**$509,480**
*** 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**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$191,238	$0	**$191,238**
G4030 - Site Communications & Security	$0	$0	$0	$0	$94,265	$0	$0	$0	$0	$0	$0	**$94,265**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset