

NC School District/430 Harnett County/Elementary School

Angier Elementary

Final
Campus Assessment Report

March 20, 2017



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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):	89,430
Year Built:	2009
Last Renovation:	
Replacement Value:	\$19,846,643
Repair Cost:	\$13,200.00
Total FCI:	0.07 %
Total RSLI:	74.26 %
FCA Score:	99.93



Description:

GENERAL:

Angier Elementary School is located at 130 East McIver Street in Angier, North Carolina. The 1 story, 89,430 square foot building was originally constructed in 2009. There have been no additions or 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 footings and foundation walls and is assumed to have standard cast-in-place concrete foundations. The building does not have a basement.

Campus Assessment Report - Angier Elementary

B. SUPERSTRUCTURE

Floor construction is concrete. Roof construction is steel. The exterior envelope is composed of walls of brick veneer on metal frame. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically pitched standing seam metal. The gym has a combination of metal roof and low pitched thermoplastic polyolefin roof. Most building entrances appear to comply with ADA requirements.

C. INTERIORS

Interior partitions are typically CMU. Interior doors are generally hollow core wood with hollow steel frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, lockers, toilet accessories, storage shelving, and fabricated toilet partitions. The interior wall finishes are typically painted CMU and drywalls. Floor finishes in common areas are typically terrazzo and vinyl tiles. Floor finishes in assignable spaces is typically carpet, quarry tiles, and exposed concrete. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically painted drywall and exposed metal roof deck.

CONVEYING:

The building does not include conveying equipment.

D. SERVICES

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

HVAC:

Heating is provided by 2 gas fired boilers. Cooling is supplied by 2 water 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. This building has a remote Building Automation System.

FIRE PROTECTION:

The building does have a fire sprinkler system. The building does not have additional fire suppression systems. Standpipes are included within the building. 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.

COMMUNICATIONS AND SECURITY:

The fire alarm system consists of audible/visual strobe annunciators in all common spaces. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are integrated and include dedicated equipment closets. This building does have a local area network (LAN). The building does not include an internal security system devices. The building has controlled entry doors access. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system combined with the telephone system.

OTHER ELECTRICAL SYSTEMS:

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

E. EQUIPMENT & FURNISHINGS:

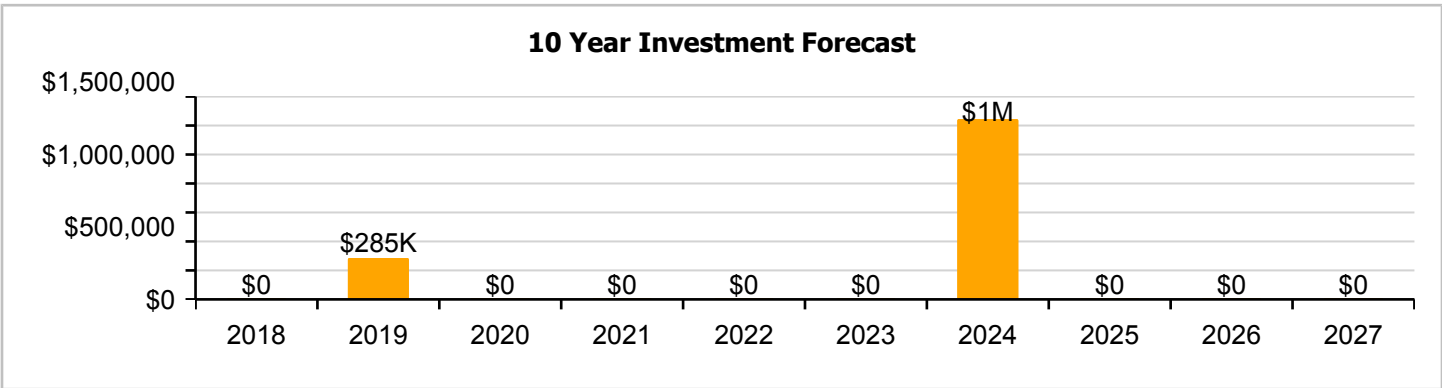
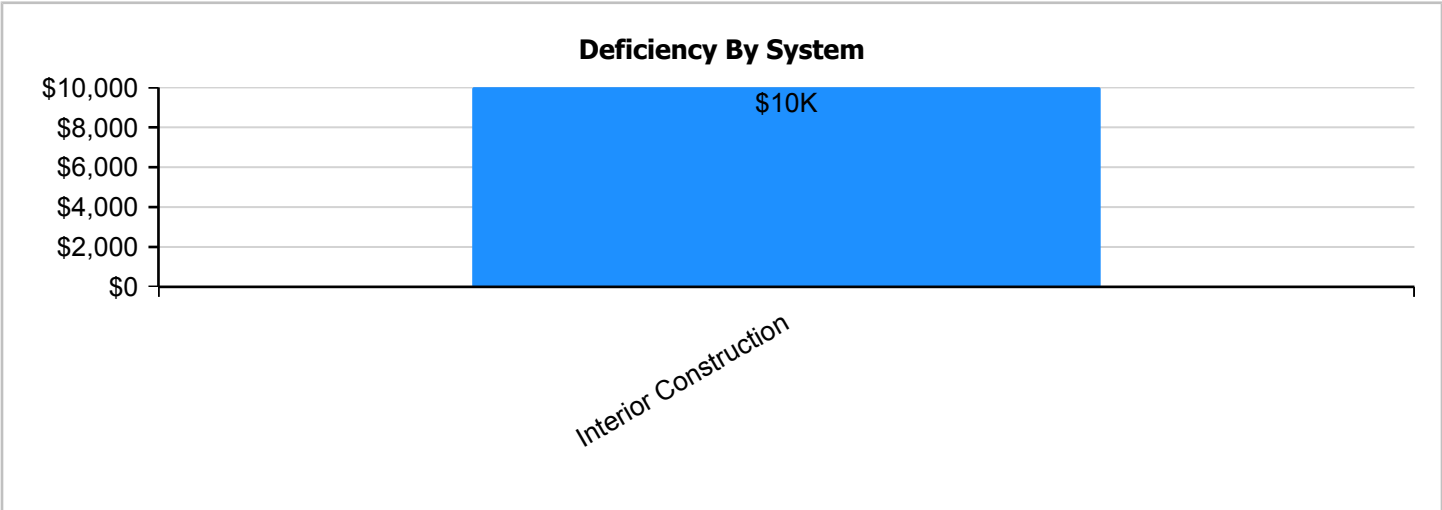
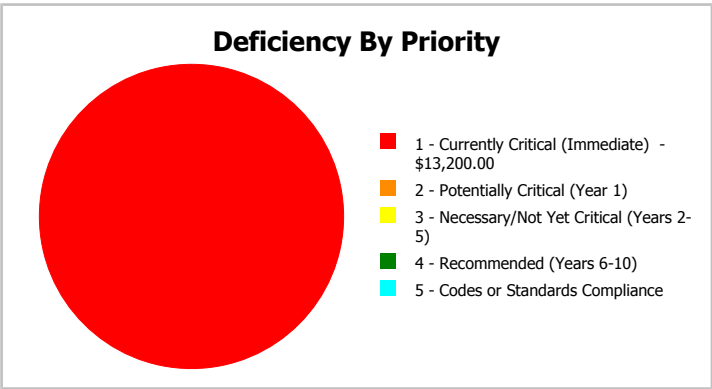
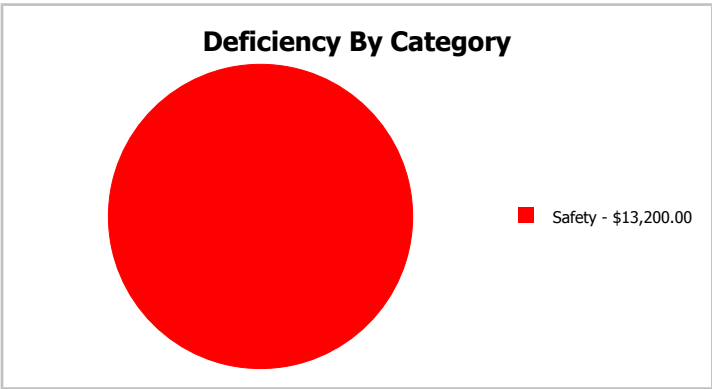
This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage, audio-visual, fixed casework, window treatment, and multiple seating furnishings.

G.SITE

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

Campus Dashboard Summary

Gross Area:	89,430	Last Renovation:	
Year Built:	2009	Replacement Value:	\$19,846,643
Repair Cost:	\$13,200	RSLI%:	74.26 %
FCI:	0.07 %		



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.

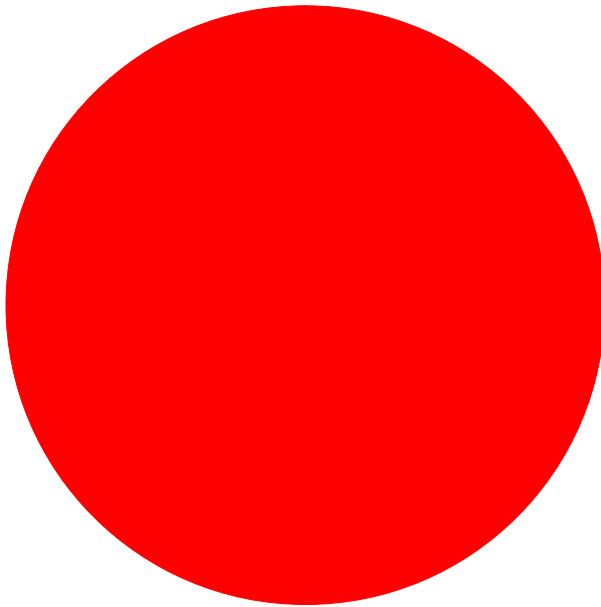
Current Investment Requirement and Condition by Unifomat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	92.00 %	0.00 %	\$0.00
A20 - Basement Construction	92.00 %	0.00 %	\$0.00
B10 - Superstructure	92.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	82.20 %	0.00 %	\$0.00
B30 - Roofing	71.92 %	0.00 %	\$0.00
C10 - Interior Construction	75.20 %	0.65 %	\$13,200.00
C30 - Interior Finishes	59.05 %	0.00 %	\$0.00
D20 - Plumbing	73.33 %	0.00 %	\$0.00
D30 - HVAC	70.40 %	0.00 %	\$0.00
D40 - Fire Protection	73.33 %	0.00 %	\$0.00
D50 - Electrical	64.63 %	0.00 %	\$0.00
E10 - Equipment	60.00 %	0.00 %	\$0.00
E20 - Furnishings	60.00 %	0.00 %	\$0.00
G20 - Site Improvements	64.33 %	0.00 %	\$0.00
G30 - Site Mechanical Utilities	83.58 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	73.91 %	0.00 %	\$0.00
Totals:	74.26 %	0.07 %	\$13,200.00

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
2009 Main Building	89,430	0.08	\$13,200.00	\$0.00	\$0.00	\$0.00	\$0.00
Site	89,430	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:		0.07	\$13,200.00	\$0.00	\$0.00	\$0.00	\$0.00

Deficiencies By Priority



- 1 - Currently Critical (Immediate) - \$13,200.00
- 2 - Potentially Critical (Year 1)
- 3 - Necessary/Not Yet Critical (Years 2-5)
- 4 - Recommended (Years 6-10)
- 5 - Codes or Standards Compliance

Budget Estimate Total: \$13,200.00

Executive Summary

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

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Function:	ES -Elementary School
Gross Area (SF):	89,430
Year Built:	2009
Last Renovation:	
Replacement Value:	\$17,147,646
Repair Cost:	\$13,200.00
Total FCI:	0.08 %
Total RSLI:	74.65 %
FCA Score:	99.92



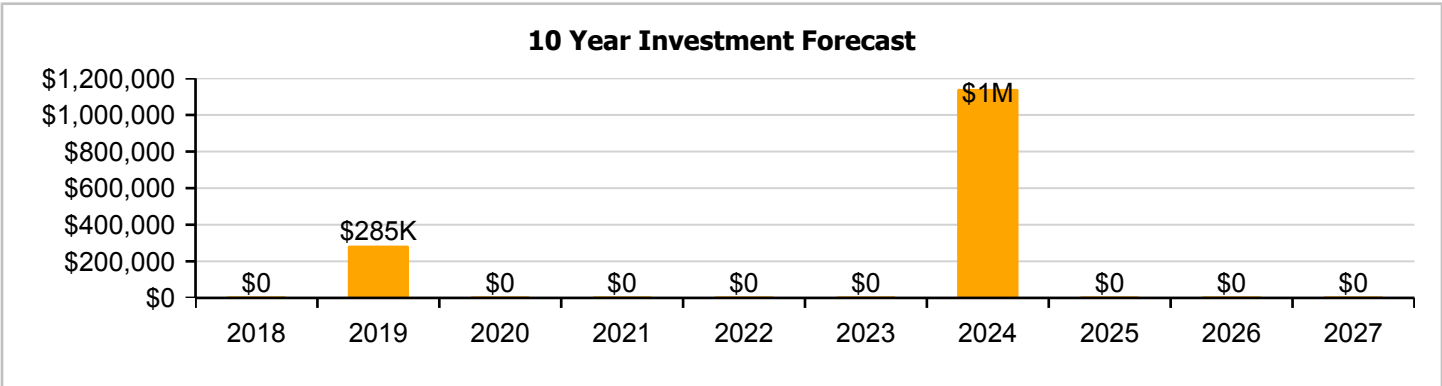
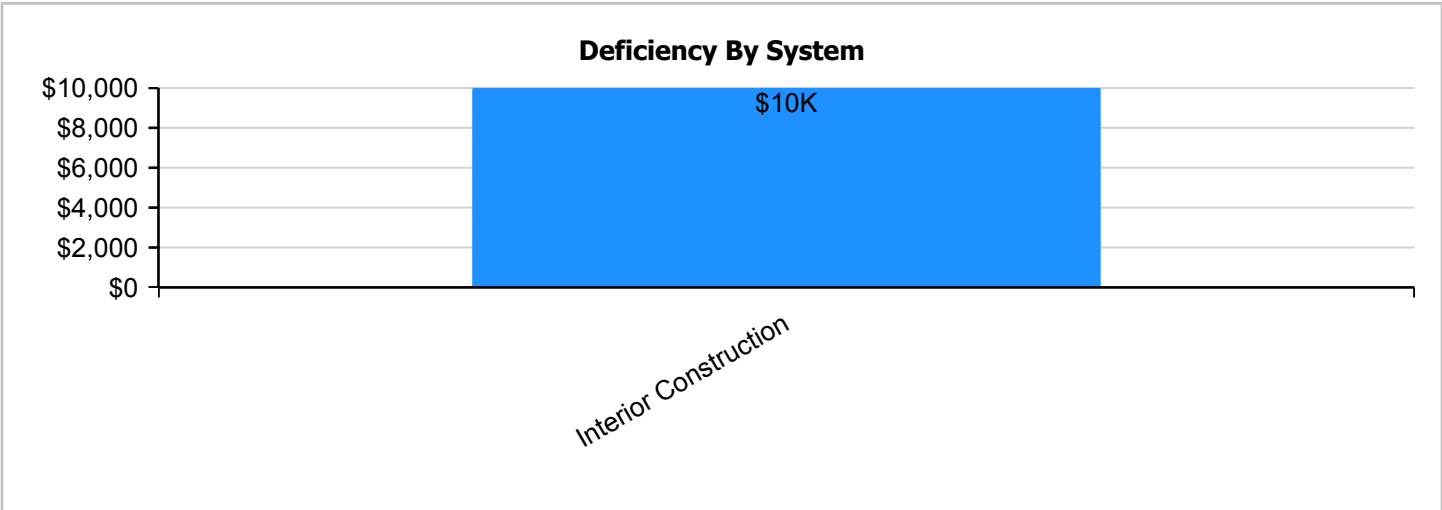
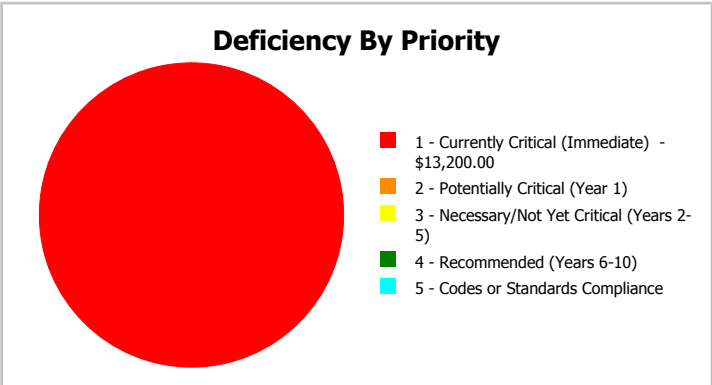
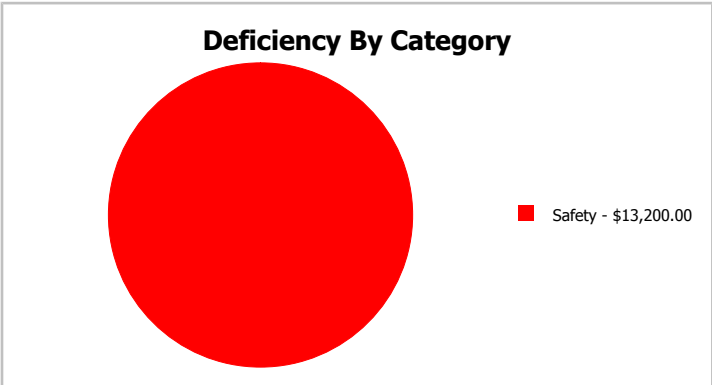
Description:

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:	89,430
Year Built:	2009	Last Renovation:	
Repair Cost:	\$13,200	Replacement Value:	\$17,147,646
FCI:	0.08 %	RSLI%:	74.65 %



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	92.00 %	0.00 %	\$0.00
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E10 - Equipment	60.00 %	0.00 %	\$0.00
E20 - Furnishings	60.00 %	0.00 %	\$0.00
Totals:	74.65 %	0.08 %	\$13,200.00

Photo Album

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

1). Northwest Elevation - Nov 16, 2016



2). South Elevation - Nov 16, 2016



3). East Elevation - Nov 16, 2016



4). North Elevation - Nov 16, 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.

Campus Assessment Report - 2009 Main Building

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	\$4.70	S.F.	89,430	100	2009	2109		92.00 %	0.00 %	92			\$420,321
A1030	Slab on Grade	\$8.26	S.F.	89,430	100	2009	2109		92.00 %	0.00 %	92			\$738,692
A2010	Basement Excavation	\$1.85	S.F.	89,430	100	2009	2109		92.00 %	0.00 %	92			\$165,446
A2020	Basement Walls	\$12.79	S.F.	89,430	100	2009	2109		92.00 %	0.00 %	92			\$1,143,810
B1020	Roof Construction	\$15.44	S.F.	89,430	100	2009	2109		92.00 %	0.00 %	92			\$1,380,799
B2010	Exterior Walls	\$9.24	S.F.	89,430	100	2009	2109		92.00 %	0.00 %	92			\$826,333
B2020	Exterior Windows	\$9.20	S.F.	89,430	30	2009	2039		73.33 %	0.00 %	22			\$822,756
B2030	Exterior Doors	\$1.02	S.F.	89,430	30	2009	2039		73.33 %	0.00 %	22			\$91,219
B3010120	Single Ply Membrane	\$6.98	S.F.	11,555	20	2009	2029		60.00 %	0.00 %	12			\$80,654
B3010130	Preformed Metal Roofing	\$9.66	S.F.	77,875	30	2009	2039		73.33 %	0.00 %	22			\$752,273
B3020	Roof Openings	\$0.29	S.F.	89,430	25	2009	2034		68.00 %	0.00 %	17			\$25,935
C1010	Partitions	\$10.59	S.F.	89,430	75	2009	2084		89.33 %	1.39 %	67		\$13,200.00	\$947,064
C1020	Interior Doors	\$2.48	S.F.	89,430	30	2009	2039		73.33 %	0.00 %	22			\$221,786
C1030	Fittings	\$9.54	S.F.	89,430	20	2009	2029		60.00 %	0.00 %	12			\$853,162
C3010	Wall Finishes	\$2.73	S.F.	89,430	10	2009	2019		20.00 %	0.00 %	2			\$244,144
C3020	Floor Finishes	\$11.15	S.F.	89,430	20	2009	2029		60.00 %	0.00 %	12			\$997,145
C3030	Ceiling Finishes	\$10.74	S.F.	89,430	25	2009	2034		68.00 %	0.00 %	17			\$960,478
D2010	Plumbing Fixtures	\$11.26	S.F.	89,430	30	2009	2039		73.33 %	0.00 %	22			\$1,006,982
D2020	Domestic Water Distribution	\$0.96	S.F.	89,430	30	2009	2039		73.33 %	0.00 %	22			\$85,853
D2030	Sanitary Waste	\$1.52	S.F.	89,430	30	2009	2039		73.33 %	0.00 %	22			\$135,934
D3020	Heat Generating Systems	\$4.98	S.F.	89,430	30	2009	2039		73.33 %	0.00 %	22			\$445,361
D3030	Cooling Generating Systems	\$5.16	S.F.	89,430	25	2009	2034		68.00 %	0.00 %	17			\$461,459
D3040	Distribution Systems	\$6.02	S.F.	89,430	30	2009	2039		73.33 %	0.00 %	22			\$538,369
D3060	Controls & Instrumentation	\$1.91	S.F.	89,430	20	2009	2029		60.00 %	0.00 %	12			\$170,811
D4010	Sprinklers	\$4.22	S.F.	89,430	30	2009	2039		73.33 %	0.00 %	22			\$377,395
D4020	Standpipes	\$0.66	S.F.	89,430	30	2009	2039		73.33 %	0.00 %	22			\$59,024
D5010	Electrical Service/Distribution	\$1.65	S.F.	89,430	40	2009	2049		80.00 %	0.00 %	32			\$147,560
D5020	Branch Wiring	\$4.99	S.F.	89,430	30	2009	2039		73.33 %	0.00 %	22			\$446,256
D5020	Lighting	\$11.64	S.F.	89,430	30	2009	2039		73.33 %	0.00 %	22			\$1,040,965
D5030810	Security & Detection Systems	\$1.83	S.F.	89,430	15	2009	2024		46.67 %	0.00 %	7			\$163,657
D5030910	Fire Alarm Systems	\$3.31	S.F.	89,430	15	2009	2024		46.67 %	0.00 %	7			\$296,013
D5030920	Data Communication	\$4.30	S.F.	89,430	15	2009	2024		46.67 %	0.00 %	7			\$384,549
D5090	Other Electrical Systems	\$0.12	S.F.	89,430	20	2009	2029		60.00 %	0.00 %	12			\$10,732
E1020	Institutional Equipment	\$0.30	S.F.	89,430	20	2009	2029		60.00 %	0.00 %	12			\$26,829
E1090	Other Equipment	\$1.86	S.F.	89,430	20	2009	2029		60.00 %	0.00 %	12			\$166,340
E2010	Fixed Furnishings	\$5.72	S.F.	89,430	20	2009	2029		60.00 %	0.00 %	12			\$511,540
Total									74.65 %	0.08 %			\$13,200.00	\$17,147,646

System Notes

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

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

Campus Assessment Report - 2009 Main Building

System: B2030 - Exterior Doors



Note:

System: B3010120 - Single Ply Membrane



Note:

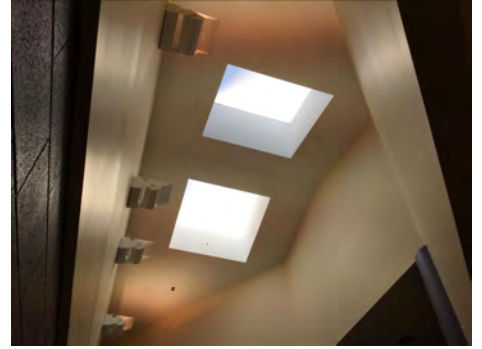
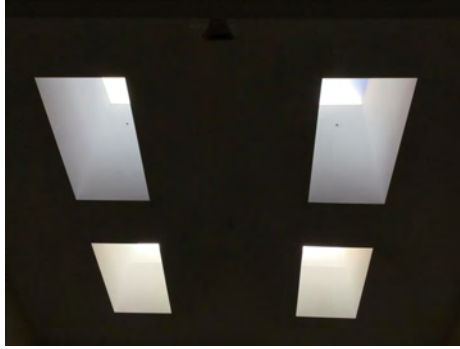
System: B3010130 - Preformed Metal Roofing



Note:

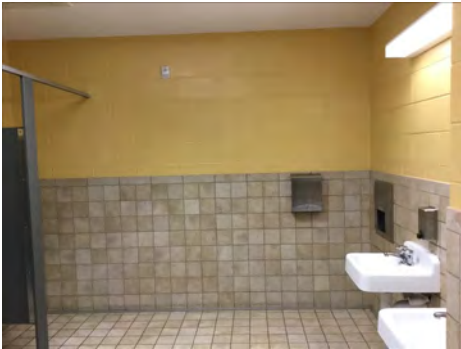
Campus Assessment Report - 2009 Main Building

System: B3020 - Roof Openings



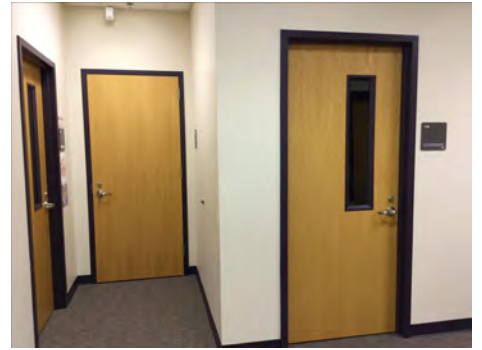
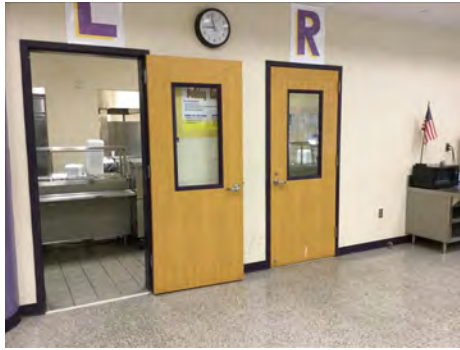
Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

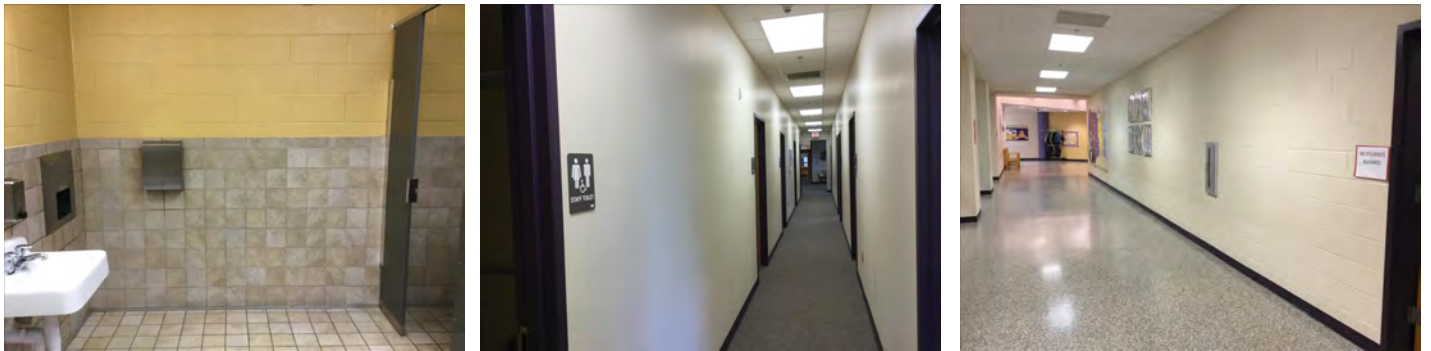
Campus Assessment Report - 2009 Main Building

System: C1030 - Fittings



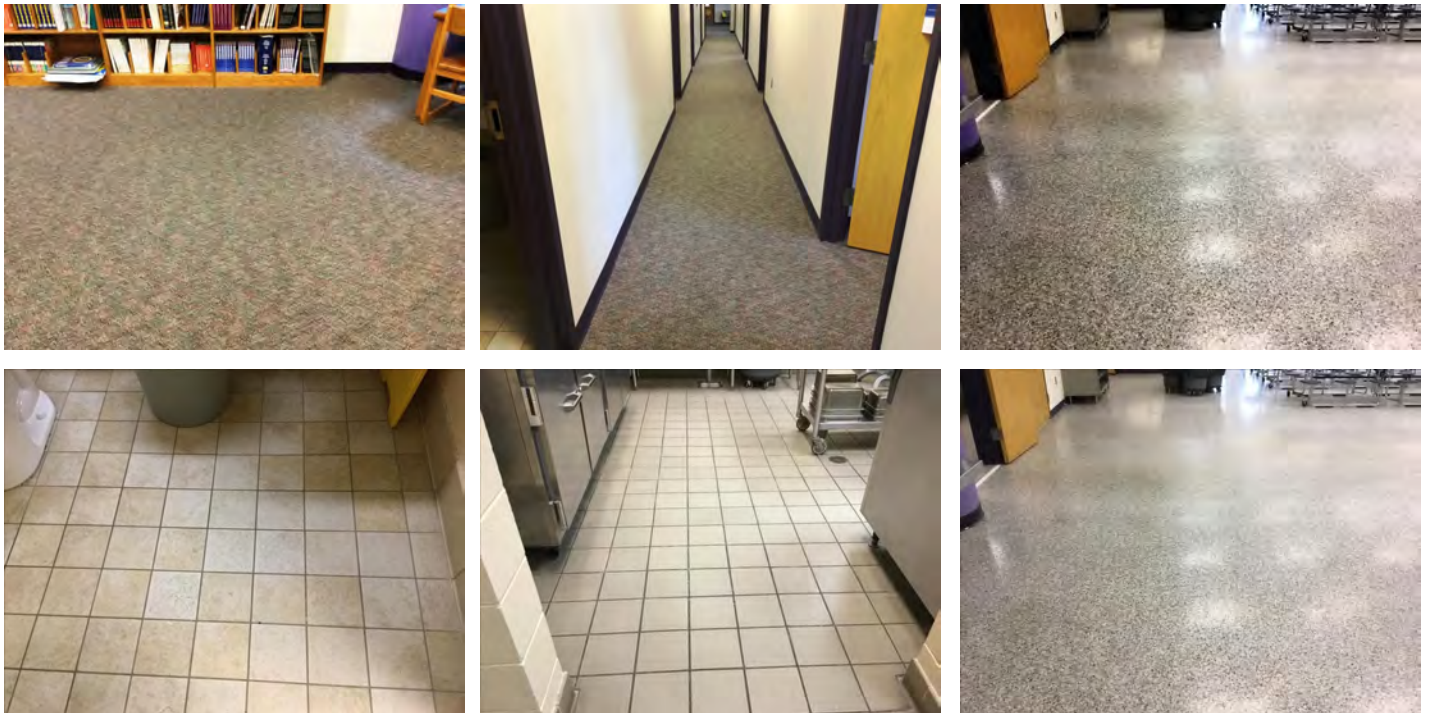
Note:

System: C3010 - Wall Finishes



Note:

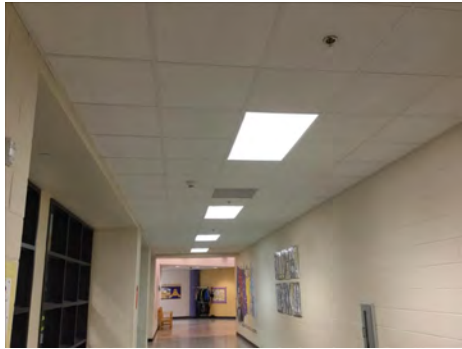
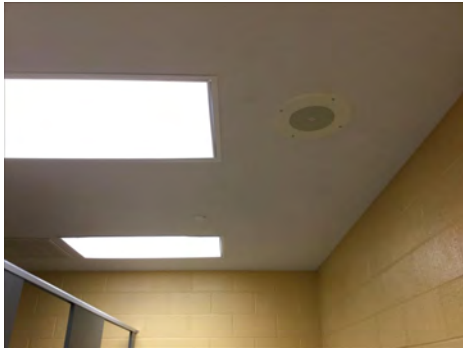
System: C3020 - Floor Finishes



Note:

Campus Assessment Report - 2009 Main Building

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

Campus Assessment Report - 2009 Main Building

System: D2030 - Sanitary Waste



Note:

System: D3020 - Heat Generating Systems



Note:

System: D3030 - Cooling Generating Systems



Note:

Campus Assessment Report - 2009 Main Building

System: D3040 - Distribution Systems



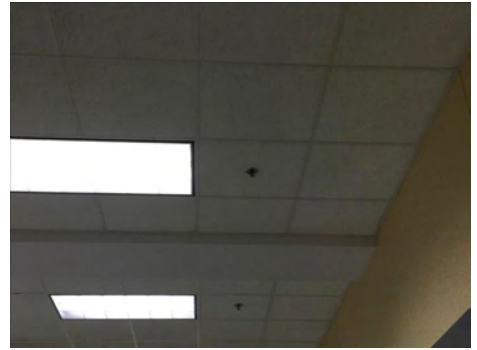
Note:

System: D3060 - Controls & Instrumentation



Note:

System: D4010 - Sprinklers



Note:

Campus Assessment Report - 2009 Main Building

System: D4020 - Standpipes



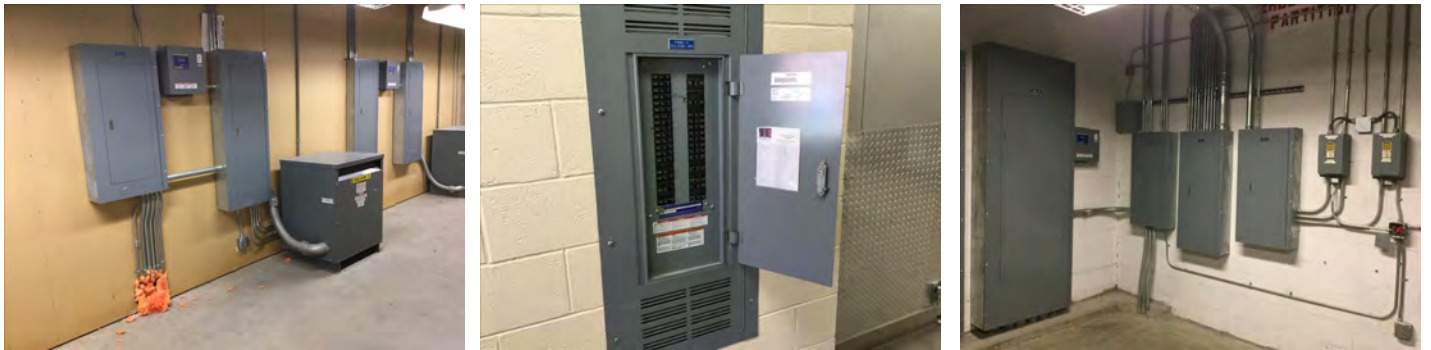
Note:

System: D5010 - Electrical Service/Distribution



Note:

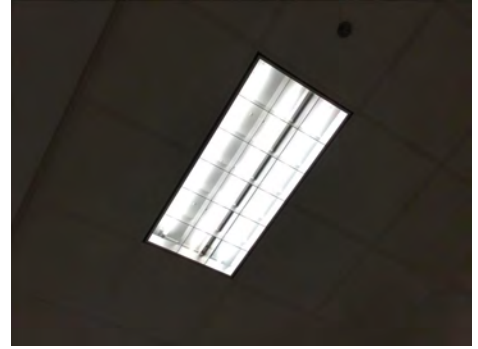
System: D5020 - Branch Wiring



Note:

Campus Assessment Report - 2009 Main Building

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

Campus Assessment Report - 2009 Main Building

System: D5030920 - Data Communication



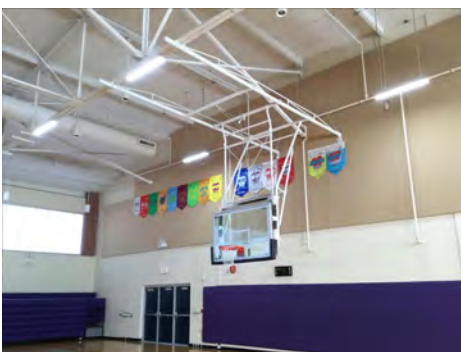
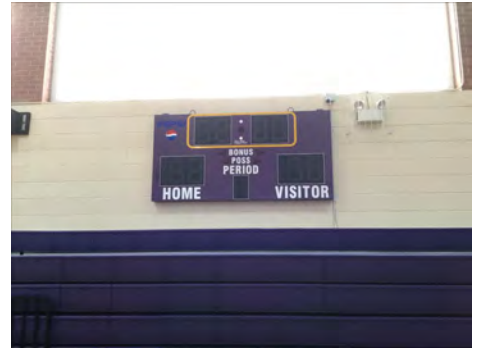
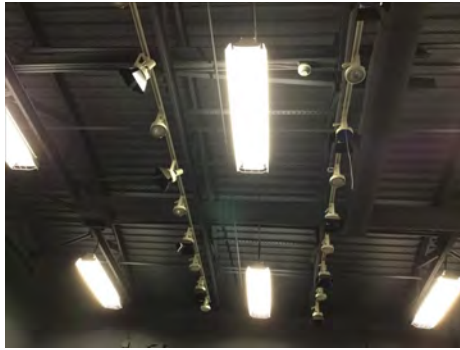
Note:

System: D5090 - Other Electrical Systems



Note:

System: E1020 - Institutional Equipment



Note:

Campus Assessment Report - 2009 Main Building

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:	\$13,200	\$0	\$284,913	\$0	\$0	\$0	\$0	\$1,142,113	\$0	\$0	\$0	\$1,440,226
* 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
* 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
B3010130 - Preformed Metal Roofing	\$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	\$13,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,200
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

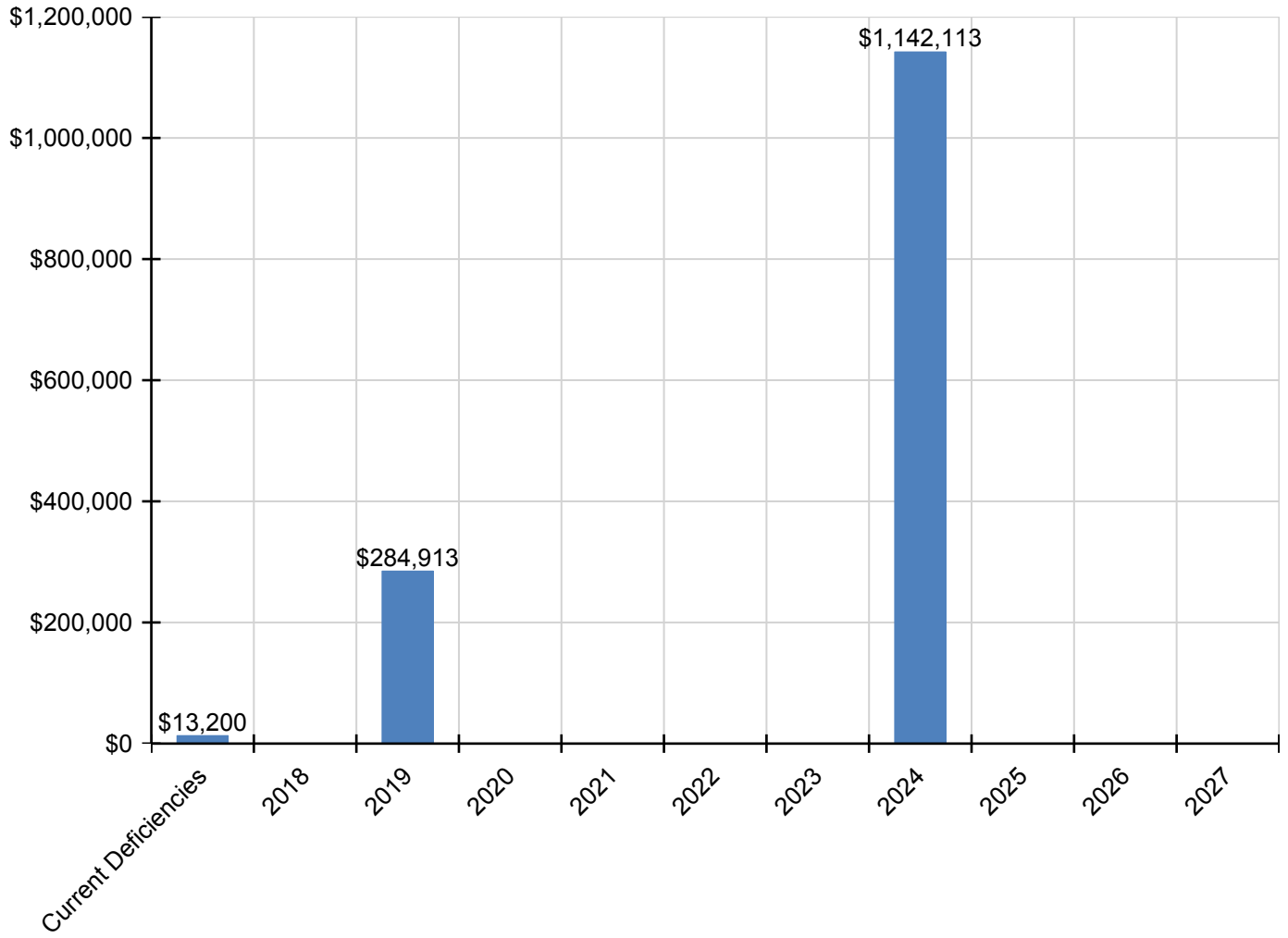
Campus Assessment Report - 2009 Main Building

C3010 - Wall Finishes	\$0	\$0	\$284,913	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$284,913
C3020 - Floor Finishes	\$0	\$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	\$0
D - Services	\$0	\$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	\$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
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4020 - Standpipes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$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	\$221,406	\$0	\$0	\$0	\$0	\$221,406
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400,465	\$0	\$0	\$0	\$0	\$400,465
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$520,242	\$0	\$0	\$0	\$0	\$520,242
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
E1090 - Other 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

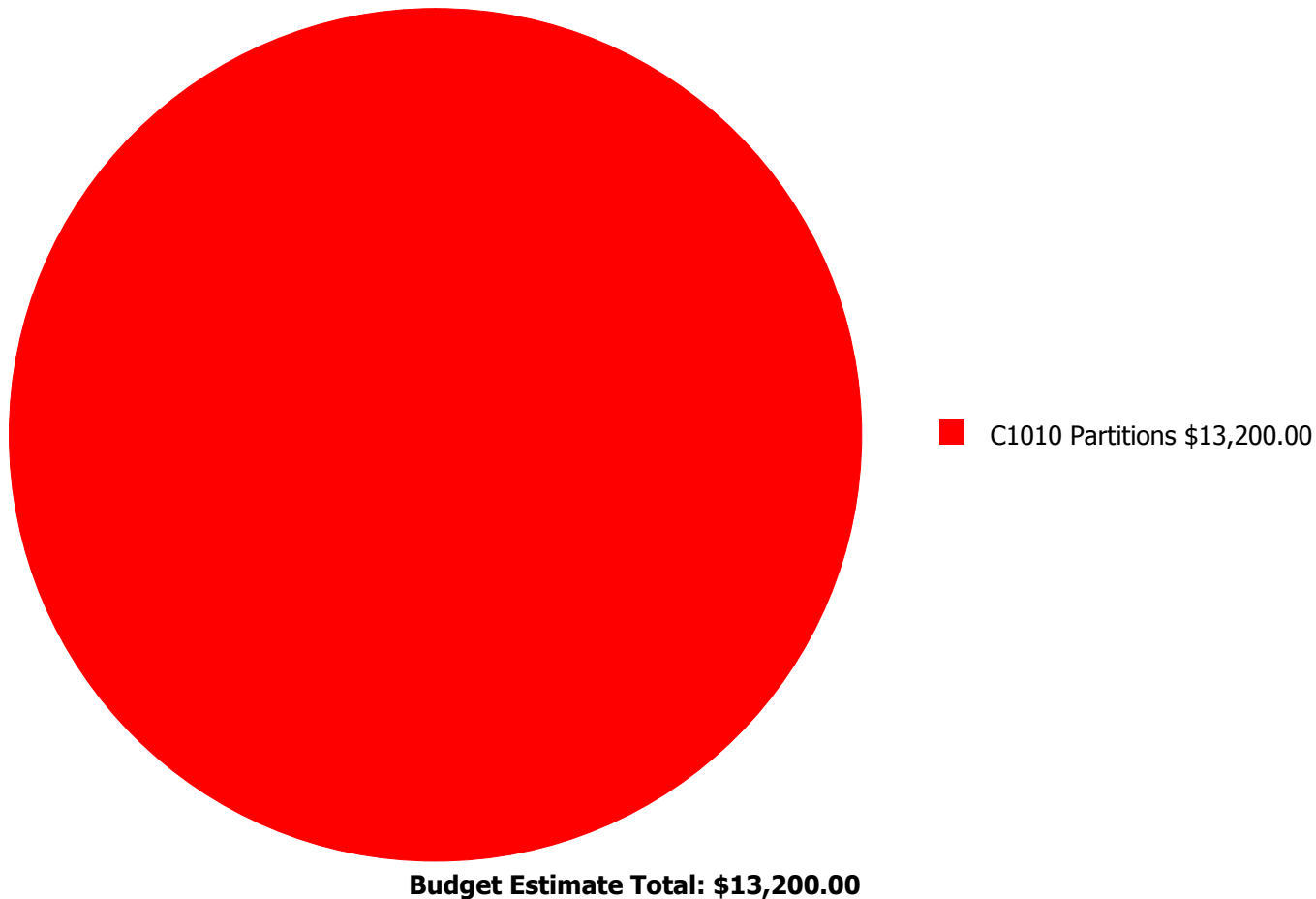
Forecasted Capital Renewal Requirement

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



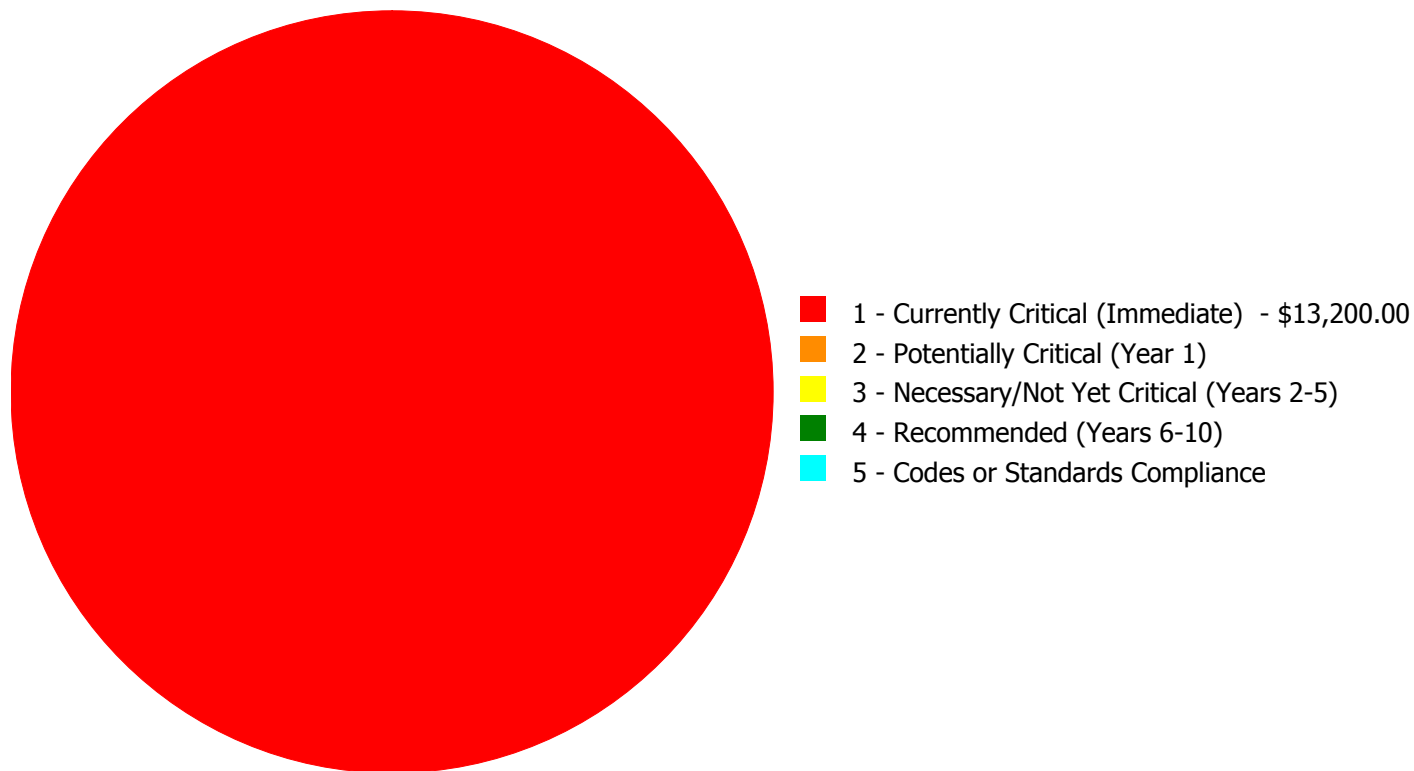
Deficiency Summary by System

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: \$13,200.00

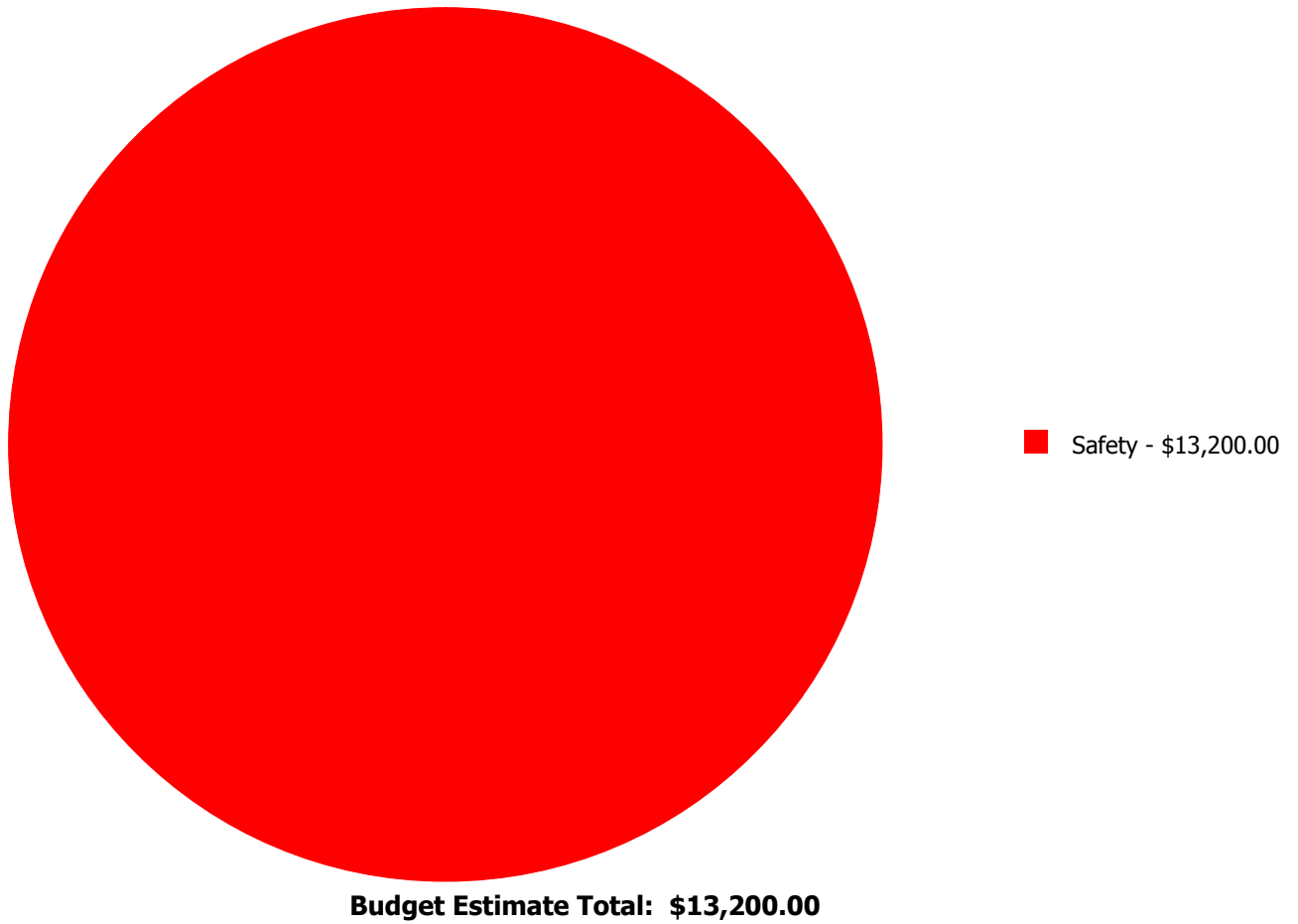
Deficiency By Priority Investment Table

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
C1010	Partitions	\$13,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,200.00
	Total:	\$13,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,200.00

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 1 - Currently Critical (Immediate):

System: C1010 - Partitions



Location: Gymnasium
Distress: Failing
Category: Safety
Priority: 1 - Currently Critical (Immediate)
Correction: Engineering Study
Qty: 1.00
Unit of Measure: Ea.
Estimate: \$13,200.00
Assessor Name: Somnath Das
Date Created: 11/16/2016

Notes: There are visible cracks on the partition walls and they should be studied by a professional engineer.

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):	89,430
Year Built:	2009
Last Renovation:	
Replacement Value:	\$2,698,997
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	71.75 %
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

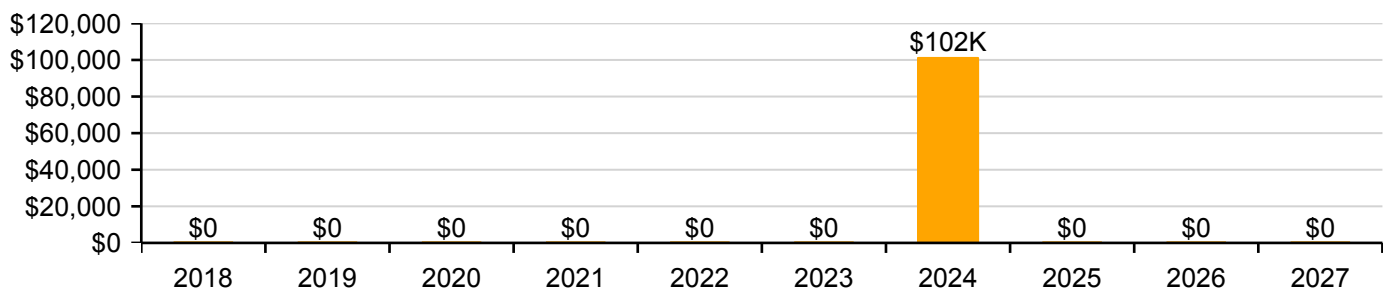
Function:	ES -Elementary School	Gross Area:	89,430
Year Built:	2009	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$2,698,997
FCI:	0.00 %	RSLI%:	71.75 %

No data found for this asset

No data found for this asset

No data found for this asset

10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	64.33 %	0.00 %	\$0.00
G30 - Site Mechanical Utilities	83.58 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	73.91 %	0.00 %	\$0.00
Totals:	71.75 %	0.00 %	\$0.00

Photo Album

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

- 1). Aerial Image of Angier Elementary School
- Nov 17, 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.	89,430	25	2009	2034		68.00 %	0.00 %	17			\$340,728
G2020	Parking Lots	\$1.33	S.F.	89,430	25	2009	2034		68.00 %	0.00 %	17			\$118,942
G2030	Pedestrian Paving	\$1.91	S.F.	89,430	30	2009	2039		73.33 %	0.00 %	22			\$170,811
G2040105	Fence & Guardrails	\$1.23	S.F.	89,430	30	2009	2039		73.33 %	0.00 %	22			\$109,999
G2040950	Covered Walkways	\$1.52	S.F.	89,430	25	2009	2034		68.00 %	0.00 %	17			\$135,934
G2040950	Playing Field	\$4.54	S.F.	89,430	20	2009	2029		60.00 %	0.00 %	12			\$406,012
G2050	Landscaping	\$1.87	S.F.	89,430	15	2009	2024		46.67 %	0.00 %	7			\$167,234
G3010	Water Supply	\$2.34	S.F.	89,430	50	2009	2059		84.00 %	0.00 %	42			\$209,266
G3020	Sanitary Sewer	\$1.45	S.F.	89,430	50	2009	2059		84.00 %	0.00 %	42			\$129,674
G3030	Storm Sewer	\$4.54	S.F.	89,430	50	2009	2059		84.00 %	0.00 %	42			\$406,012
G3060	Fuel Distribution	\$0.98	S.F.	89,430	40	2009	2049		80.00 %	0.00 %	32			\$87,641
G4010	Electrical Distribution	\$2.35	S.F.	89,430	50	2009	2059		84.00 %	0.00 %	42			\$210,161
G4020	Site Lighting	\$1.47	S.F.	89,430	30	2009	2039		73.33 %	0.00 %	22			\$131,462
G4030	Site Communications & Security	\$0.84	S.F.	89,430	15	2009	2024		46.67 %	0.00 %	7			\$75,121
Total									71.75 %					\$2,698,997

System Notes

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

System: G2010 - Roadways



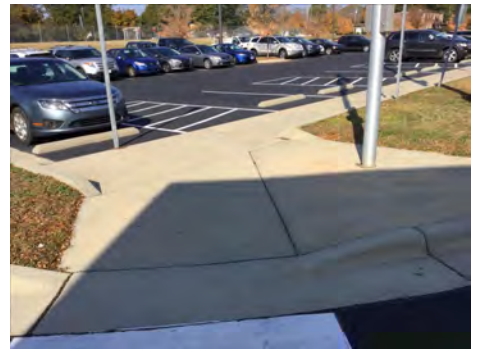
Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving



Note:

Campus Assessment Report - Site

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Covered Walkways



Note:

System: G2040950 - Playing Field



Note:

Campus Assessment Report - Site

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer



Note:

Campus Assessment Report - Site

System: G3030 - Storm Sewer



Note:

System: G3060 - Fuel Distribution



Note:

System: G4010 - Electrical Distribution



Note:

Campus Assessment Report - Site

System: G4020 - Site Lighting



Note:

System: G4030 - Site Communications & Security



Note:

Renewal Schedule

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

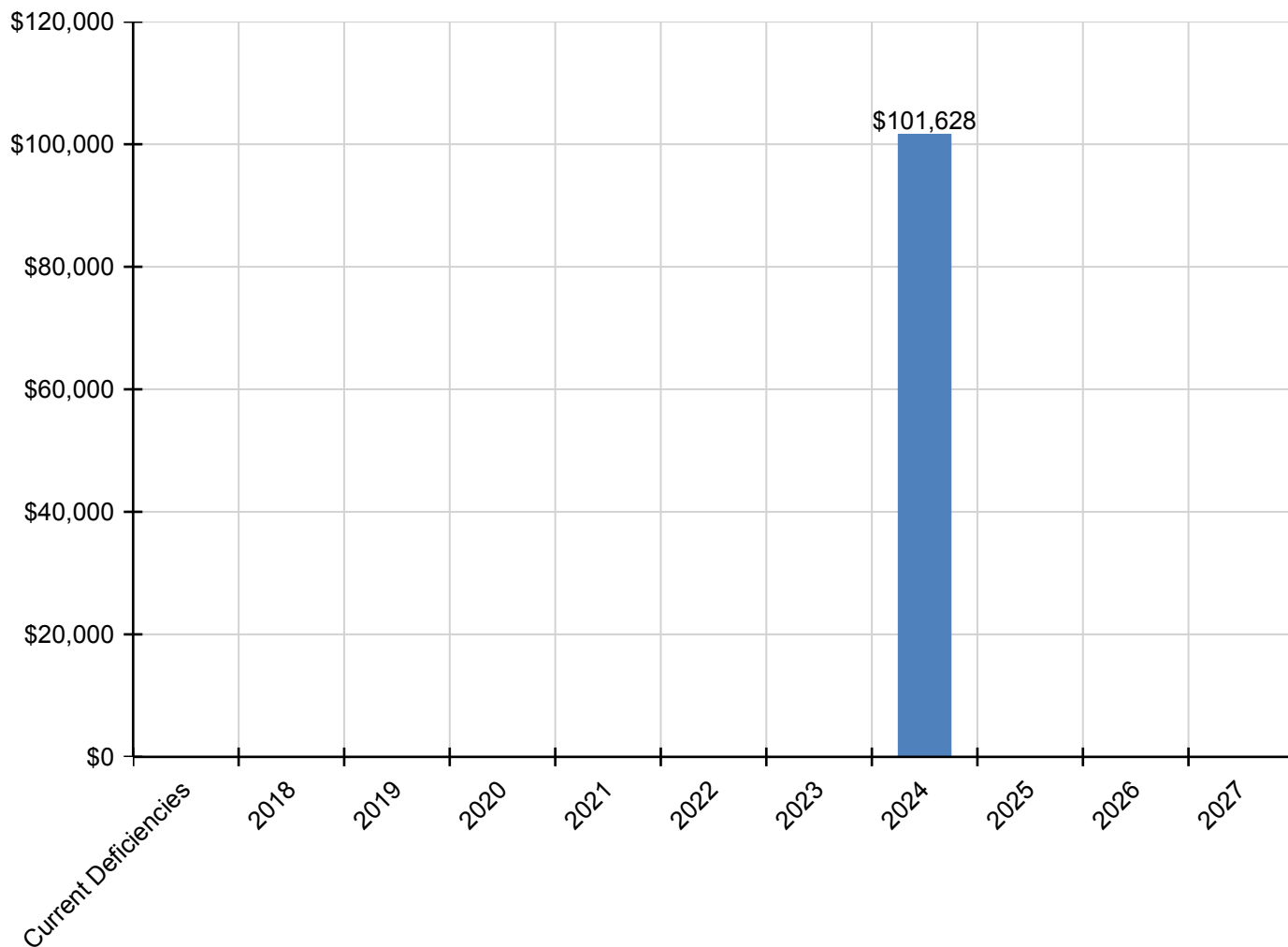
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$101,628	\$0	\$0	\$0	\$101,628
G - Building Sitework	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G20 - Site Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2010 - Roadways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2020 - Parking Lots	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2030 - Pedestrian Paving	\$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 - Covered Walkways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Playing Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* 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	\$0	\$0	\$0
G4030 - Site Communications & Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$101,628	\$0	\$0	\$0	\$101,628

** 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