

NC School District/040 Anson County/Middle School

Anson Middle

Final

Campus Assessment Report

March 10, 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):	120,423
Year Built:	1966
Last Renovation:	
Replacement Value:	\$29,461,267
Repair Cost:	\$25,540,257.00
Total FCI:	86.69 %
Total RSLI:	10.22 %
FCA Score:	13.31



Description:

GENERAL:

Anson Middle School is located at 832 US Hwy. 52 North, Wadesboro, NC. The campus consists of a total of 120,423 square foot of multiple one-story buildings constructed in 1966, 1976, 1978, 1987 and 1989. There have been no additions or renovations. In addition to the main building, the campus contains ancillary buildings; pressbox, concession/restrooms, fieldhouse, and a storage building.

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.

Campus Assessment Report - Anson Middle

B. SUPERSTRUCTURE

Roof construction is reinforced concrete with a hyperbolic paraboloid shell design over the gymnasium. 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 and aluminum mostly with glazing. Roofing is typically pitched standing seam metal and low slope single ply membrane at designated areas.

C. INTERIORS

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

CONVEYING:

Buildings do not include conveying system.

D. SERVICES

PLUMBING:

Plumbing fixtures are typically low-flow water fixtures with manual control valves. Domestic water distribution is combination of copper and galvanized steel with electric hot water heating. Sanitary waste system is cast iron. Rain water drainage system is typically external with downspout and/or scuppers, some areas have internal roof drains. Other plumbing systems is supplied by natural gas piping.

HVAC:

Heating is provided by 1 gas fired boiler for the Vocational Building only. Cooling is supplied 1 air cooled chiller for the Vocational Building only and terminal package units by pad and wall mounted. 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 hybrid.

FIRE PROTECTION:

The buildings do not have a fire sprinkler system. The buildings do have additional fire suppression systems, which include dry chemical overhead protection. Standpipes are not provided. 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 Cafeteria building. Lighting is typically surface mounted type and pendant 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, 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 integrated 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 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, laboratory, medical, vehicle equipment, commercial laundry equipment, fixed casework, window treatment, floor mats, and furnishings.

G. SITE

Campus site features include paved driveways and parking lots, pedestrian pavement, covered walkways, flag pole, landscaping, playing field, football, baseball and softball fields, track and fencing. Site mechanical and electrical features include water, sewer, and

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above ground propane tanks.

Attributes:

General Attributes:

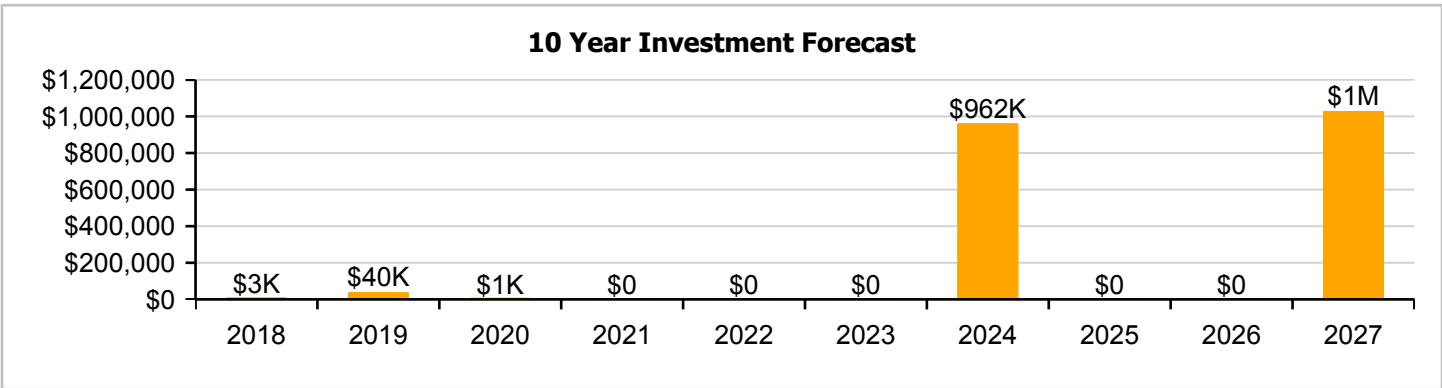
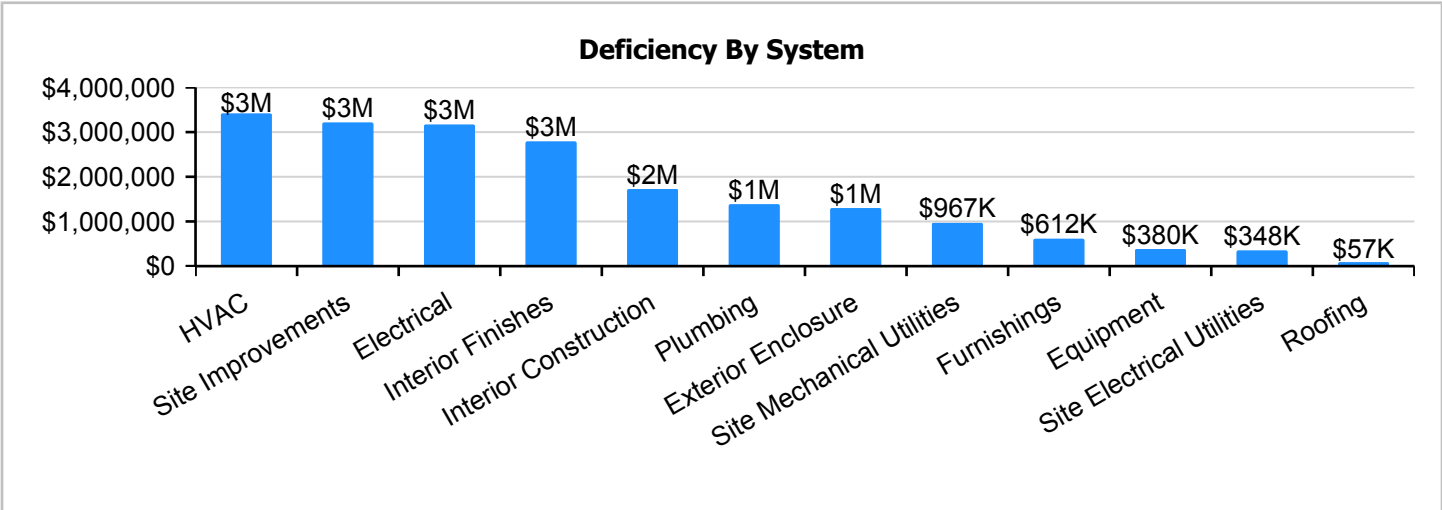
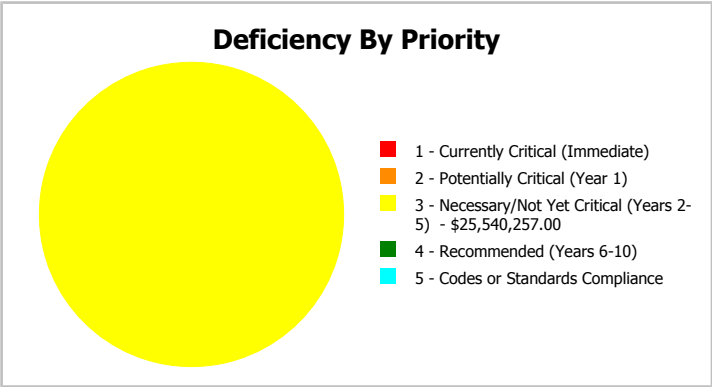
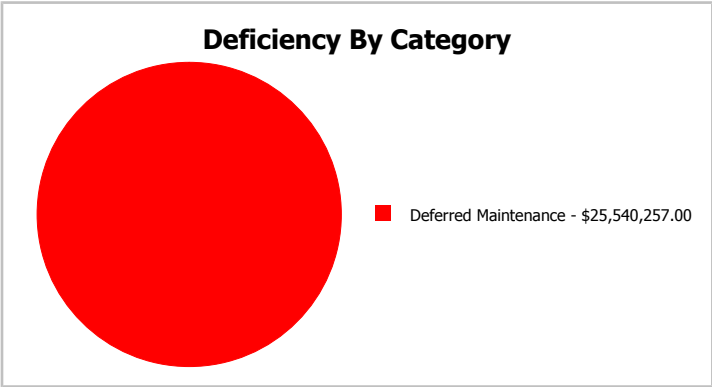
Condition Assessor:	Eduardo Lopez	Assessment Date:	1/5/2017
Suitability Assessor:			

School Information:

HS Attendance Area:	Anson - Anson HS	LEA School No.:	040-309
No. of Mobile Units:	0	No. of Bldgs.:	7
SF of Mobile Units:	0	Status:	Active
School Grades:	7-8	Site Acreage:	33.46

Campus Dashboard Summary

Gross Area:	120,423	Last Renovation:	
Year Built:	1966	Replacement Value:	\$29,461,267
Repair Cost:	\$25,540,257	RSLI%:	10.22 %
FCI:	86.69 %		



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.

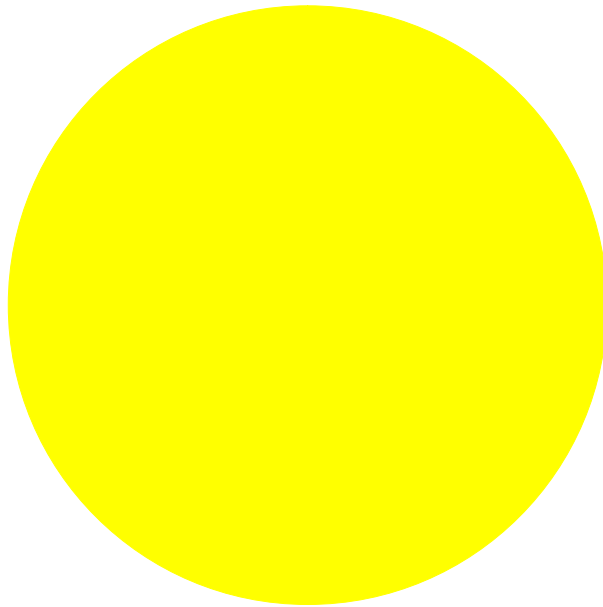
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	51.74 %	0.00 %	\$0.00
B10 - Superstructure	50.60 %	0.00 %	\$0.00
B20 - Exterior Enclosure	22.93 %	60.37 %	\$1,712,158.00
B30 - Roofing	58.95 %	6.07 %	\$74,689.00
C10 - Interior Construction	9.49 %	78.80 %	\$2,274,627.00
C20 - Stairs	10.00 %	0.00 %	\$0.00
C30 - Interior Finishes	0.00 %	110.00 %	\$3,680,302.00
D20 - Plumbing	0.05 %	109.12 %	\$1,824,519.00
D30 - HVAC	6.90 %	93.64 %	\$4,506,994.00
D50 - Electrical	0.04 %	109.57 %	\$4,180,333.00
E10 - Equipment	0.00 %	110.00 %	\$501,659.00
E20 - Furnishings	0.00 %	110.00 %	\$806,819.00
G20 - Site Improvements	0.00 %	103.81 %	\$4,241,538.00
G30 - Site Mechanical Utilities	0.00 %	110.00 %	\$1,276,965.00
G40 - Site Electrical Utilities	0.00 %	110.00 %	\$459,654.00
Totals:	10.22 %	86.69 %	\$25,540,257.00

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
1966 Building,Cafe/Gym	28,376	74.57	\$0.00	\$0.00	\$4,224,242.00	\$0.00	\$0.00
1966 Main Building	78,257	85.77	\$0.00	\$0.00	\$13,398,774.00	\$0.00	\$0.00
1976 Building, Vocational	10,443	84.89	\$0.00	\$0.00	\$1,769,504.00	\$0.00	\$0.00
1978 Pressbox Baseball/Storage	891	44.13	\$0.00	\$0.00	\$65,117.00	\$0.00	\$0.00
1987 Tractor Storage Bldg	856	24.80	\$0.00	\$0.00	\$25,714.00	\$0.00	\$0.00
1989 Concession/RR Bldg	800	27.79	\$0.00	\$0.00	\$25,084.00	\$0.00	\$0.00
1989 Old Athletic Bldg	800	63.05	\$0.00	\$0.00	\$53,665.00	\$0.00	\$0.00
Site	120,423	105.53	\$0.00	\$0.00	\$5,978,157.00	\$0.00	\$0.00
Total:		86.69	\$0.00	\$0.00	\$25,540,257.00	\$0.00	\$0.00

Deficiencies By Priority



- 1 - Currently Critical (Immediate)
- 2 - Potentially Critical (Year 1)
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$25,540,257.00
- 4 - Recommended (Years 6-10)
- 5 - Codes or Standards Compliance

Budget Estimate Total: \$25,540,257.00

Executive Summary

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

Function:	MS -Middle School
Gross Area (SF):	28,376
Year Built:	1966
Last Renovation:	
Replacement Value:	\$5,664,531
Repair Cost:	\$4,224,242.00
Total FCI:	74.57 %
Total RSLI:	15.72 %
FCA Score:	25.43



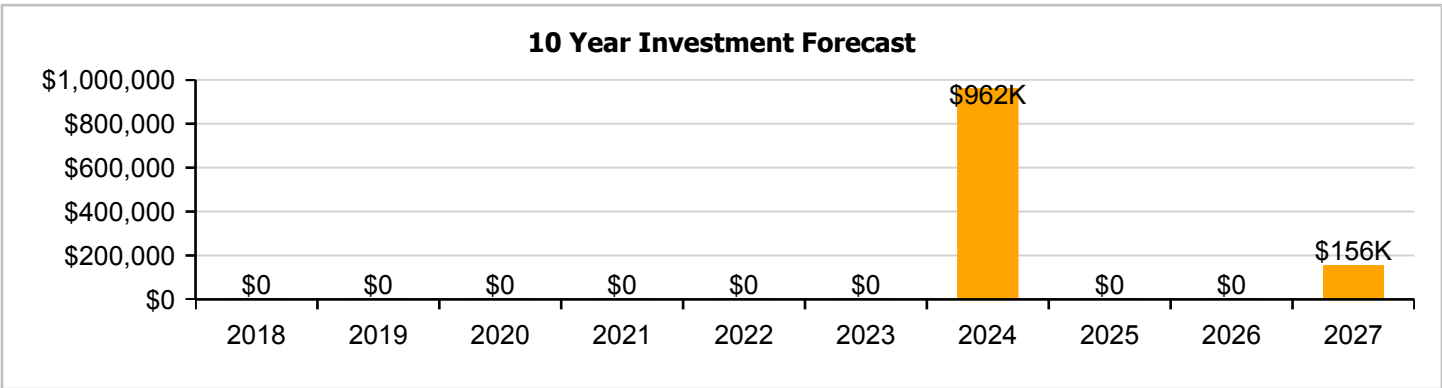
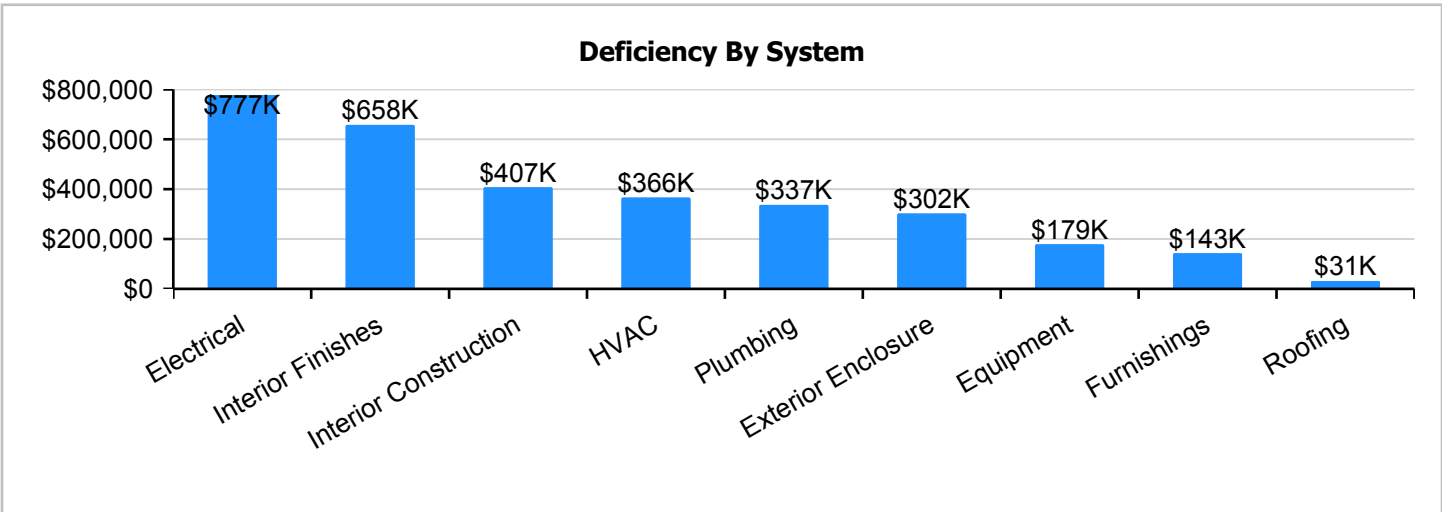
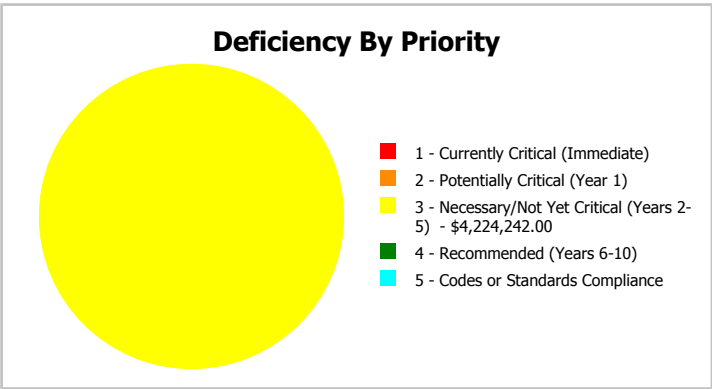
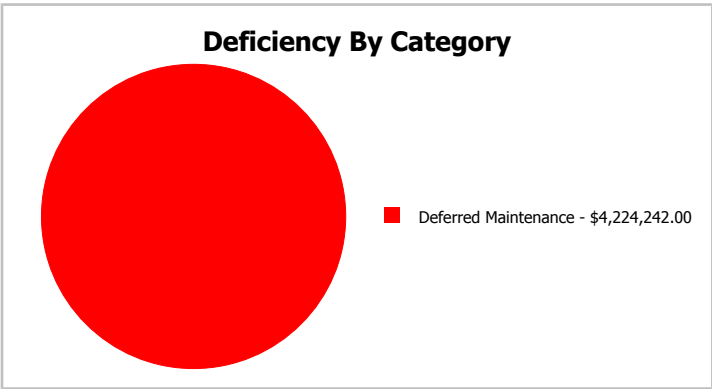
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	MS -Middle School	Gross Area:	28,376
Year Built:	1966	Last Renovation:	
Repair Cost:	\$4,224,242	Replacement Value:	\$5,664,531
FCI:	74.57 %	RSLI%:	15.72 %



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	49.00 %	0.00 %	\$0.00
B10 - Superstructure	49.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	21.49 %	61.77 %	\$398,910.00
B30 - Roofing	60.58 %	17.68 %	\$41,308.00
C10 - Interior Construction	8.98 %	79.14 %	\$537,810.00
C30 - Interior Finishes	0.00 %	110.00 %	\$868,050.00
D20 - Plumbing	0.00 %	110.00 %	\$445,106.00
D30 - HVAC	28.84 %	42.01 %	\$483,498.00
D50 - Electrical	0.00 %	110.00 %	\$1,025,679.00
E10 - Equipment	0.00 %	110.00 %	\$235,663.00
E20 - Furnishings	0.00 %	110.00 %	\$188,218.00
Totals:	15.72 %	74.57 %	\$4,224,242.00

Photo Album

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

1). West Elevation - Feb 06, 2017



2). South Elevation - Feb 06, 2017



3). East Elevation - Feb 06, 2017



4). North Elevation - Feb 06, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$1.68	S.F.	28,376	100	1966	2066		49.00 %	0.00 %	49			\$47,672
A1030	Slab on Grade	\$4.87	S.F.	28,376	100	1966	2066		49.00 %	0.00 %	49			\$138,191
B1020	Roof Construction	\$9.06	S.F.	28,376	100	1966	2066		49.00 %	0.00 %	49			\$257,087
B2010	Exterior Walls	\$9.98	S.F.	28,376	100	1966	2066		49.00 %	0.00 %	49			\$283,192
B2020	Exterior Windows	\$11.64	S.F.	28,376	30	1966	1996		0.00 %	110.00 %	-21		\$363,326.00	\$330,297
B2030	Exterior Doors	\$1.14	S.F.	28,376	30	1966	1996		0.00 %	110.00 %	-21		\$35,584.00	\$32,349
B3010120	Single Ply Membrane	\$7.74	S.F.	26,126	20	2011	2031		70.00 %	0.00 %	14			\$202,215
B3010130	Preformed Metal Roofing	\$10.69	S.F.	2,250	30	1966	1996		0.00 %	138.00 %	-21		\$33,192.00	\$24,053
B3020	Roof Openings	\$0.26	S.F.	28,376	25	1966	1991		0.00 %	110.00 %	-26		\$8,116.00	\$7,378
C1010	Partitions	\$6.72	S.F.	28,376	75	1966	2041		32.00 %	0.00 %	24			\$190,687
C1020	Interior Doors	\$2.72	S.F.	28,376	30	1966	1996		0.00 %	110.00 %	-21		\$84,901.00	\$77,183
C1030	Fittings	\$14.51	S.F.	28,376	20	1966	1986		0.00 %	110.00 %	-31		\$452,909.00	\$411,736
C3010	Wall Finishes	\$3.71	S.F.	28,376	10	1966	1976		0.00 %	110.00 %	-41		\$115,802.00	\$105,275
C3020	Floor Finishes	\$11.52	S.F.	28,376	20	1966	1986		0.00 %	110.00 %	-31		\$359,581.00	\$326,892
C3030	Ceiling Finishes	\$12.58	S.F.	28,376	25	1966	1991		0.00 %	110.00 %	-26		\$392,667.00	\$356,970
D2010	Plumbing Fixtures	\$10.67	S.F.	28,376	30	1966	1996		0.00 %	110.00 %	-21		\$333,049.00	\$302,772
D2020	Domestic Water Distribution	\$1.14	S.F.	28,376	30	1966	1996		0.00 %	110.00 %	-21		\$35,584.00	\$32,349
D2030	Sanitary Waste	\$1.80	S.F.	28,376	30	1966	1996		0.00 %	110.00 %	-21		\$56,184.00	\$51,077
D2040	Rain Water Drainage	\$0.65	S.F.	28,376	30	1966	1996		0.00 %	110.00 %	-21		\$20,289.00	\$18,444
D3040	Distribution Systems	\$11.79	S.F.	28,376	30	1966	1996		0.00 %	110.00 %	-21		\$368,008.00	\$334,553
D3050	Terminal & Package Units	\$25.07	S.F.	28,376	15	2009	2024		46.67 %	0.00 %	7			\$711,386
D3060	Controls & Instrumentation	\$3.70	S.F.	28,376	20	1966	1986		0.00 %	110.00 %	-31		\$115,490.00	\$104,991
D5010	Electrical Service/Distribution	\$1.82	S.F.	28,376	40	1966	2006		0.00 %	110.00 %	-11		\$56,809.00	\$51,644
D5020	Branch Wiring	\$5.43	S.F.	28,376	30	1966	1996		0.00 %	110.00 %	-21		\$169,490.00	\$154,082
D5020	Lighting	\$12.66	S.F.	28,376	30	1966	1996		0.00 %	110.00 %	-21		\$395,164.00	\$359,240
D5030810	Security & Detection Systems	\$2.51	S.F.	28,376	15	1966	1981		0.00 %	110.00 %	-36		\$78,346.00	\$71,224
D5030910	Fire Alarm Systems	\$4.55	S.F.	28,376	15	1966	1981		0.00 %	110.00 %	-36		\$142,022.00	\$129,111
D5030920	Data Communication	\$5.89	S.F.	28,376	15	1966	1981		0.00 %	110.00 %	-36		\$183,848.00	\$167,135
E1090	Other Equipment	\$7.55	S.F.	28,376	20	1966	1986		0.00 %	110.00 %	-31		\$235,663.00	\$214,239
E2010	Fixed Furnishings	\$6.03	S.F.	28,376	20	1966	1986		0.00 %	110.00 %	-31		\$188,218.00	\$171,107
Total									15.72 %	74.57 %			\$4,224,242.00	\$5,664,531

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 - 1966 Building, Cafe/Gym

System: B2030 - Exterior Doors



Note:

System: B3010120 - Single Ply Membrane



Note:

System: B3010130 - Preformed Metal Roofing



Note:

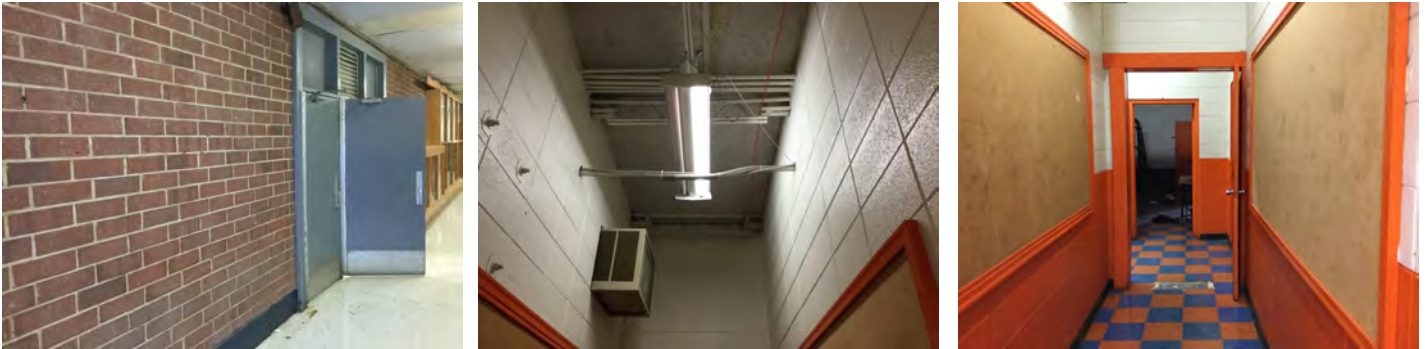
Campus Assessment Report - 1966 Building, Cafe/Gym

System: B3020 - Roof Openings



Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

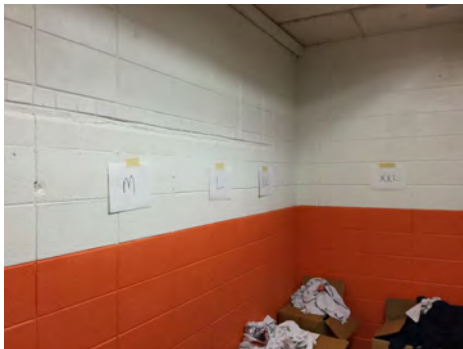
Campus Assessment Report - 1966 Building, Cafe/Gym

System: C1030 - Fittings



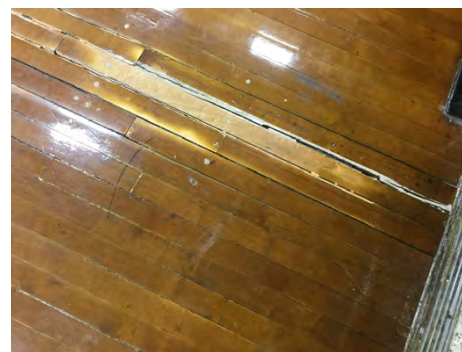
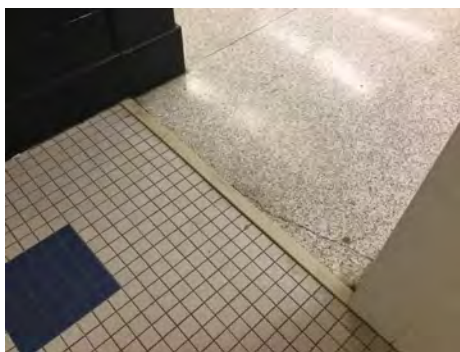
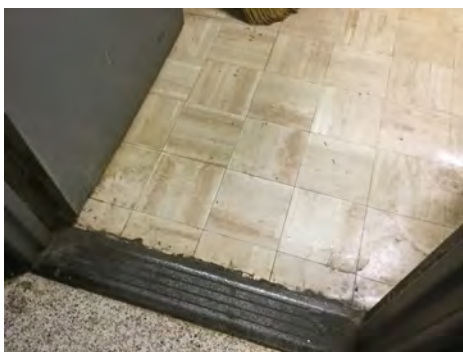
Note:

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

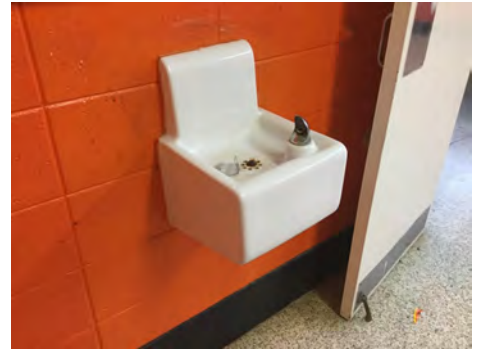
Campus Assessment Report - 1966 Building, Cafe/Gym

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

Campus Assessment Report - 1966 Building, Cafe/Gym

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

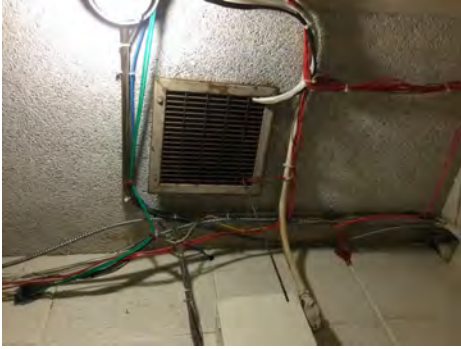
System: D2040 - Rain Water Drainage



Note:

Campus Assessment Report - 1966 Building, Cafe/Gym

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

Campus Assessment Report - 1966 Building, Cafe/Gym

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

Campus Assessment Report - 1966 Building, Cafe/Gym

System: D5020 - Lighting



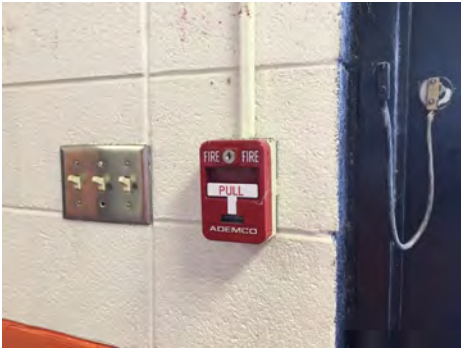
Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

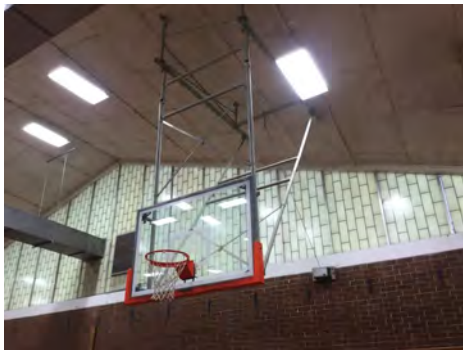
Campus Assessment Report - 1966 Building,Cafe/Gym

System: D5030920 - Data Communication



Note:

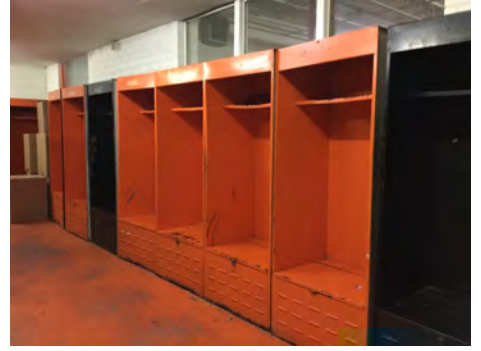
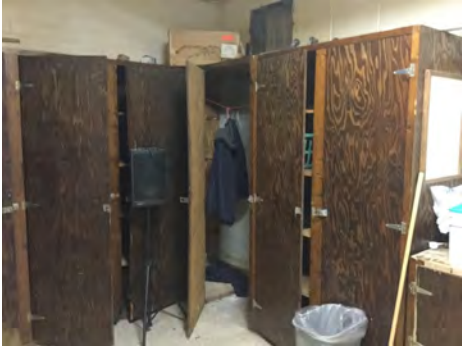
System: E1090 - Other Equipment



Note:

Campus Assessment Report - 1966 Building, Cafe/Gym

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:	\$4,224,242	\$0	\$0	\$0	\$0	\$0	\$0	\$962,407	\$0	\$0	\$155,628	\$5,342,277
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$363,326	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$363,326
B2030 - Exterior Doors	\$35,584	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,584
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	\$33,192	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,192
B3020 - Roof Openings	\$8,116	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,116
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	\$84,901	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$84,901
C1030 - Fittings	\$452,909	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$452,909
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$115,802	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$155,628	\$271,430
C3020 - Floor Finishes	\$359,581	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$359,581
C3030 - Ceiling Finishes	\$392,667	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$392,667

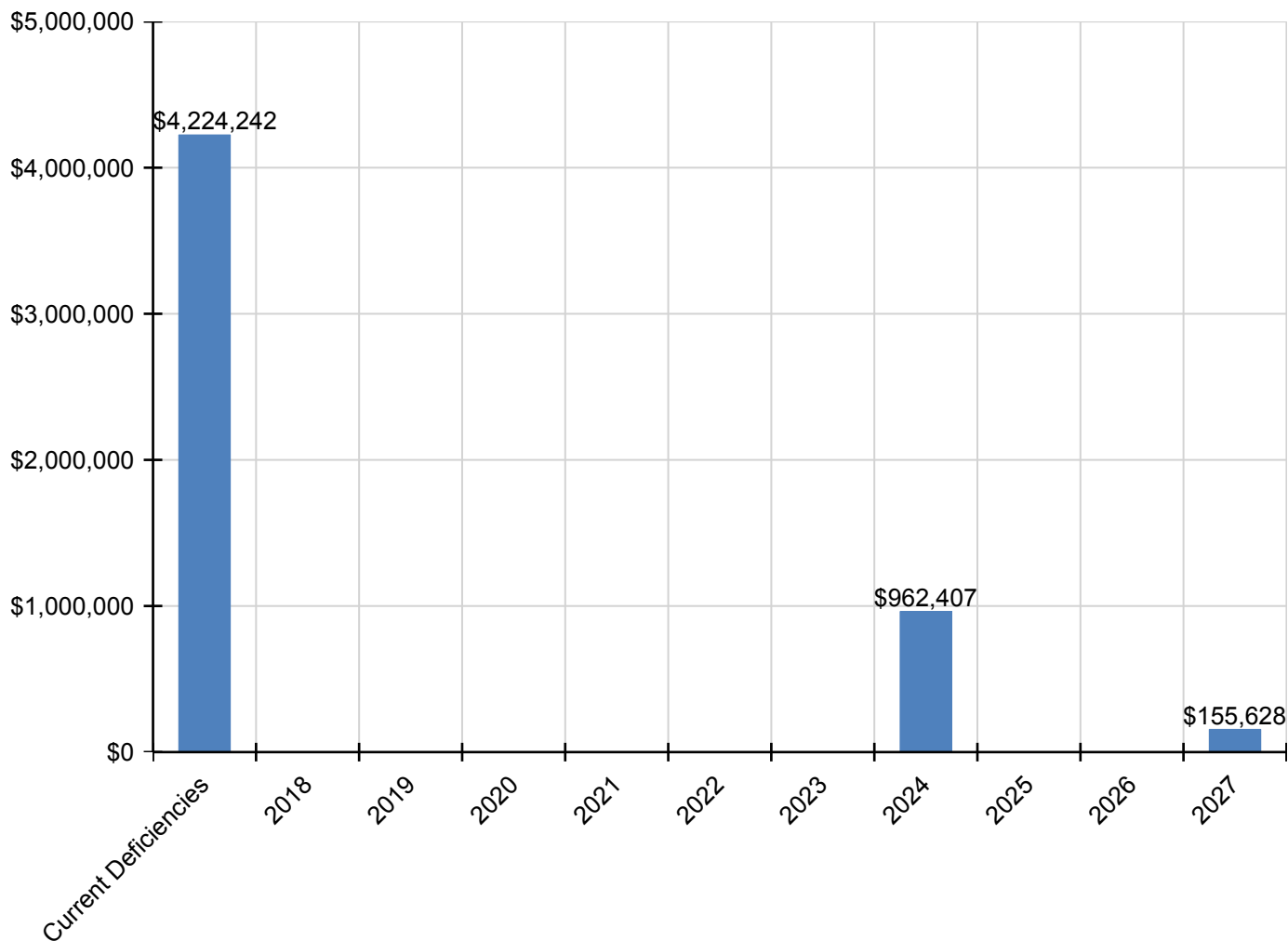
Campus Assessment Report - 1966 Building,Cafe/Gym

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	\$333,049	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$333,049
D2020 - Domestic Water Distribution	\$35,584	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,584
D2030 - Sanitary Waste	\$56,184	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$56,184
D2040 - Rain Water Drainage	\$20,289	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,289
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$368,008	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$368,008
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$962,407	\$0	\$0	\$0	\$0	\$962,407
D3060 - Controls & Instrumentation	\$115,490	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$115,490
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$56,809	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$56,809
D5020 - Branch Wiring	\$169,490	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$169,490
D5020 - Lighting	\$395,164	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$395,164
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$78,346	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$78,346
D5030910 - Fire Alarm Systems	\$142,022	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$142,022
D5030920 - Data Communication	\$183,848	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$183,848
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
E1090 - Other Equipment	\$235,663	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$235,663
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$188,218	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$188,218

* Indicates non-renewable system

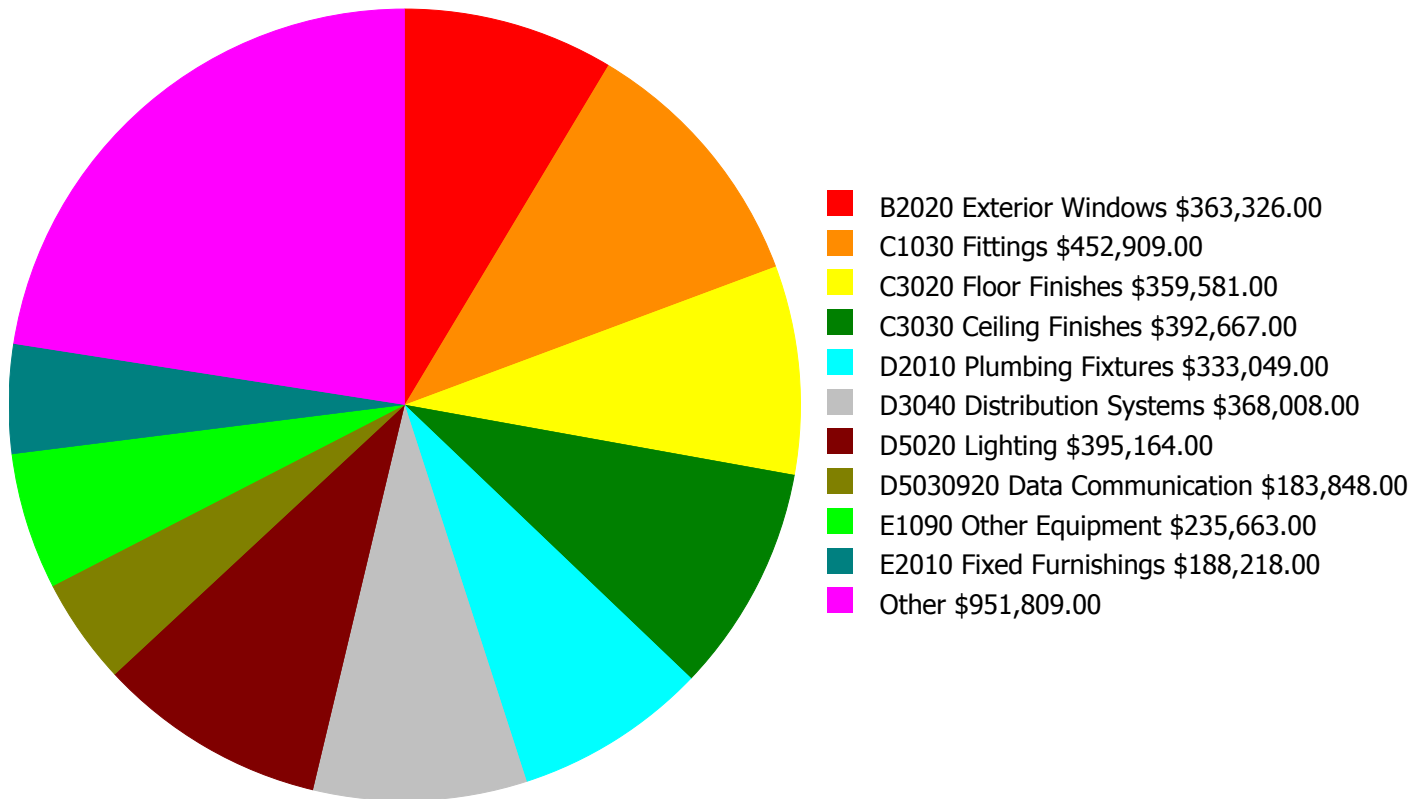
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

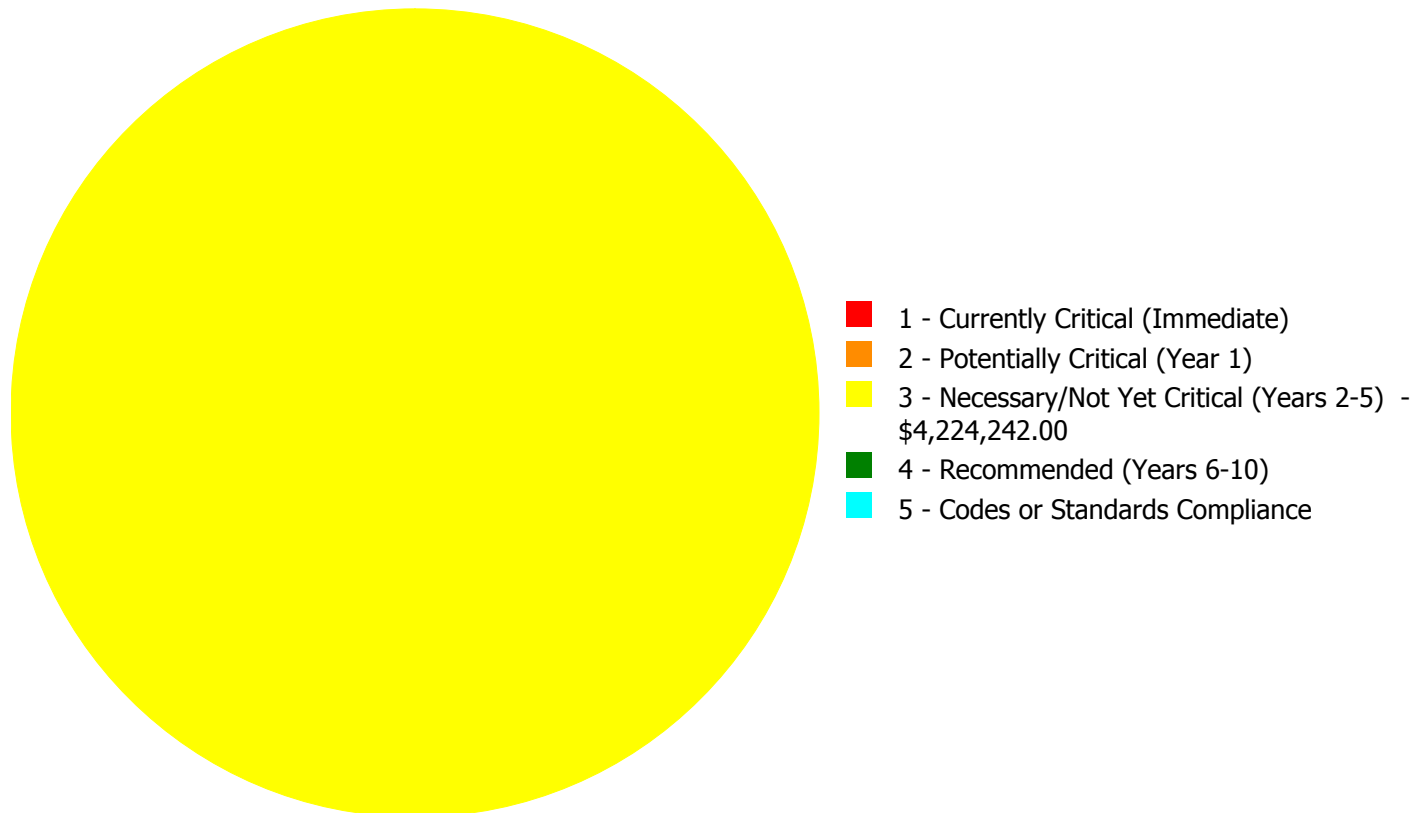
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$4,224,242.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$4,224,242.00

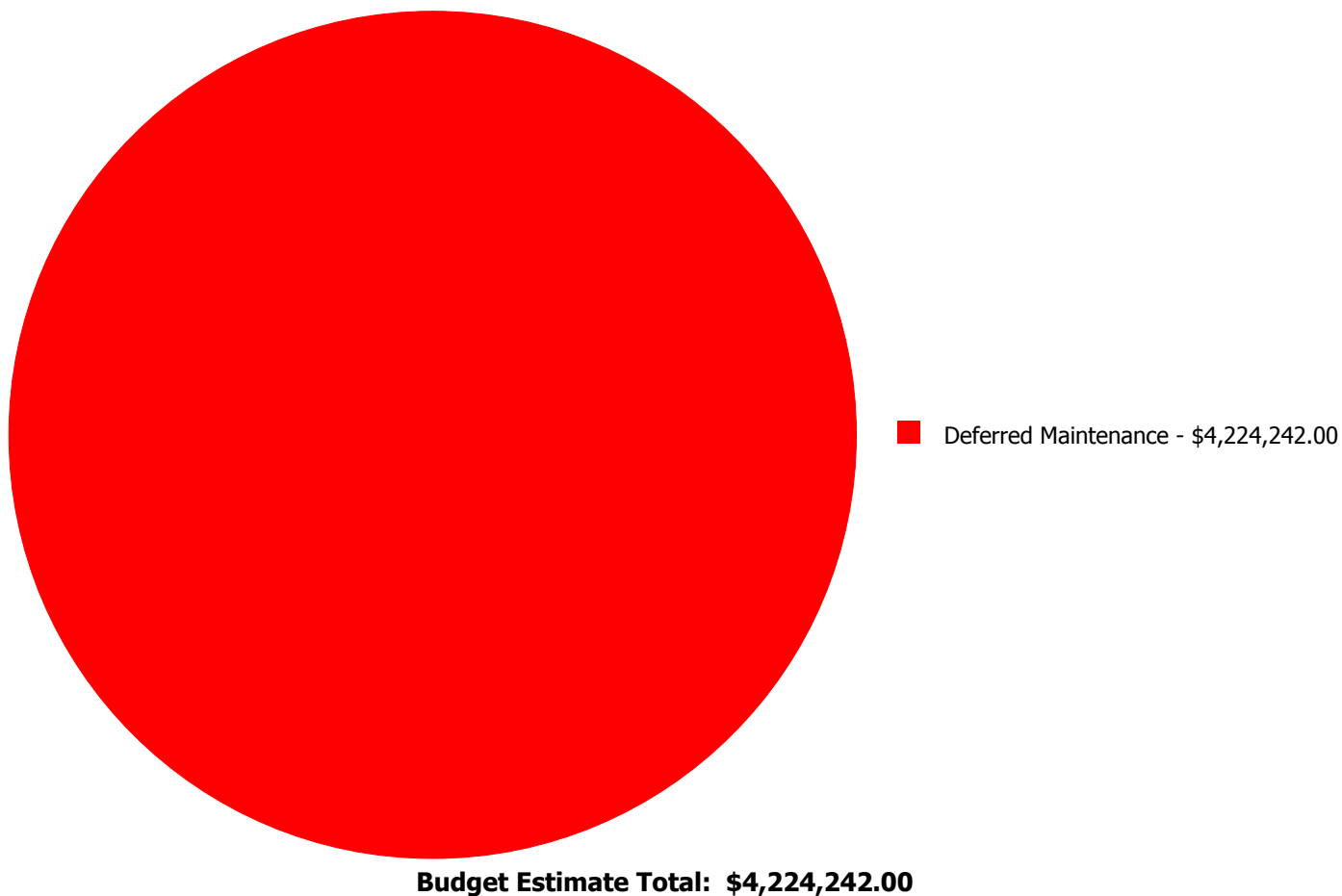
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2020	Exterior Windows	\$0.00	\$0.00	\$363,326.00	\$0.00	\$0.00	\$363,326.00
B2030	Exterior Doors	\$0.00	\$0.00	\$35,584.00	\$0.00	\$0.00	\$35,584.00
B3010130	Preformed Metal Roofing	\$0.00	\$0.00	\$33,192.00	\$0.00	\$0.00	\$33,192.00
B3020	Roof Openings	\$0.00	\$0.00	\$8,116.00	\$0.00	\$0.00	\$8,116.00
C1020	Interior Doors	\$0.00	\$0.00	\$84,901.00	\$0.00	\$0.00	\$84,901.00
C1030	Fittings	\$0.00	\$0.00	\$452,909.00	\$0.00	\$0.00	\$452,909.00
C3010	Wall Finishes	\$0.00	\$0.00	\$115,802.00	\$0.00	\$0.00	\$115,802.00
C3020	Floor Finishes	\$0.00	\$0.00	\$359,581.00	\$0.00	\$0.00	\$359,581.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$392,667.00	\$0.00	\$0.00	\$392,667.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$333,049.00	\$0.00	\$0.00	\$333,049.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$35,584.00	\$0.00	\$0.00	\$35,584.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$56,184.00	\$0.00	\$0.00	\$56,184.00
D2040	Rain Water Drainage	\$0.00	\$0.00	\$20,289.00	\$0.00	\$0.00	\$20,289.00
D3040	Distribution Systems	\$0.00	\$0.00	\$368,008.00	\$0.00	\$0.00	\$368,008.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$115,490.00	\$0.00	\$0.00	\$115,490.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$56,809.00	\$0.00	\$0.00	\$56,809.00
D5020	Branch Wiring	\$0.00	\$0.00	\$169,490.00	\$0.00	\$0.00	\$169,490.00
D5020	Lighting	\$0.00	\$0.00	\$395,164.00	\$0.00	\$0.00	\$395,164.00
D5030810	Security & Detection Systems	\$0.00	\$0.00	\$78,346.00	\$0.00	\$0.00	\$78,346.00
D5030910	Fire Alarm Systems	\$0.00	\$0.00	\$142,022.00	\$0.00	\$0.00	\$142,022.00
D5030920	Data Communication	\$0.00	\$0.00	\$183,848.00	\$0.00	\$0.00	\$183,848.00
E1090	Other Equipment	\$0.00	\$0.00	\$235,663.00	\$0.00	\$0.00	\$235,663.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$188,218.00	\$0.00	\$0.00	\$188,218.00
	Total:	\$0.00	\$0.00	\$4,224,242.00	\$0.00	\$0.00	\$4,224,242.00

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

System: B2020 - Exterior Windows



Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 28,376.00
Unit of Measure: S.F.
Estimate: \$363,326.00
Assessor Name: Eduardo Lopez
Date Created: 01/11/2017

Notes: The exterior windows are aged, rusted, not energy efficient and should be replaced.

System: B2030 - Exterior Doors



Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 28,376.00
Unit of Measure: S.F.
Estimate: \$35,584.00
Assessor Name: Eduardo Lopez
Date Created: 01/11/2017

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

System: B3010130 - Preformed Metal Roofing



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 2,250.00
Unit of Measure: S.F.
Estimate: \$33,192.00
Assessor Name: Eduardo Lopez
Date Created: 01/11/2017

Notes: The metal roof covering is aged, showing signs of failure and should be replaced.

System: B3020 - Roof Openings



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 28,376.00
Unit of Measure: S.F.
Estimate: \$8,116.00
Assessor Name: Eduardo Lopez
Date Created: 01/11/2017

Notes: The roof openings are beyond service life and should be replaced.

System: C1020 - Interior Doors



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 28,376.00
Unit of Measure: S.F.
Estimate: \$84,901.00
Assessor Name: Eduardo Lopez
Date Created: 01/11/2017

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

System: C1030 - Fittings



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 28,376.00
Unit of Measure: S.F.
Estimate: \$452,909.00
Assessor Name: Eduardo Lopez
Date Created: 01/11/2017

Notes: The fittings throughout the building are aged, in marginal condition, handrails and room signage are not ADA compliant and should be replaced.

System: C3010 - Wall Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 28,376.00
Unit of Measure: S.F.
Estimate: \$115,802.00
Assessor Name: Eduardo Lopez
Date Created: 01/11/2017

Notes: The wall finishes are aged, scuffed, fading, stained and should be replaced.

System: C3020 - Floor Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 28,376.00
Unit of Measure: S.F.
Estimate: \$359,581.00
Assessor Name: Eduardo Lopez
Date Created: 01/11/2017

Notes: The original flooring is in poor conditions and should be replaced.

System: C3030 - Ceiling Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 28,376.00
Unit of Measure: S.F.
Estimate: \$392,667.00
Assessor Name: Eduardo Lopez
Date Created: 01/11/2017

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

System: D2010 - Plumbing Fixtures



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 28,376.00
Unit of Measure: S.F.
Estimate: \$333,049.00
Assessor Name: Eduardo Lopez
Date Created: 01/11/2017

Notes: Plumbing fixtures are in operational conditions. However, they are aged, not ADA compliant, and should be scheduled for replacement.

System: D2020 - Domestic Water Distribution



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 28,376.00
Unit of Measure: S.F.
Estimate: \$35,584.00
Assessor Name: Eduardo Lopez
Date Created: 01/11/2017

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

System: D2030 - Sanitary Waste



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 28,376.00
Unit of Measure: S.F.
Estimate: \$56,184.00
Assessor Name: Eduardo Lopez
Date Created: 01/11/2017

Notes: The sanitary waste system is beyond its expected service life and should be replaced.

System: D2040 - Rain Water Drainage



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 28,376.00
Unit of Measure: S.F.
Estimate: \$20,289.00
Assessor Name: Eduardo Lopez
Date Created: 01/11/2017

Notes: The rain water drainage system is aged and should be replaced.

System: D3040 - Distribution Systems



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 28,376.00
Unit of Measure: S.F.
Estimate: \$368,008.00
Assessor Name: Eduardo Lopez
Date Created: 01/11/2017

Notes: Distribution systems are aged, becoming logistically unsupportable, and should be replaced.

System: D3060 - Controls & Instrumentation



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 28,376.00
Unit of Measure: S.F.
Estimate: \$115,490.00
Assessor Name: Eduardo Lopez
Date Created: 01/11/2017

Notes: The controls and instrumentation system is in marginal condition and should be schedule for replacement.

System: D5010 - Electrical Service/Distribution



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 28,376.00
Unit of Measure: S.F.
Estimate: \$56,809.00
Assessor Name: Eduardo Lopez
Date Created: 01/11/2017

Notes: The original electrical service is operating but is in poor condition and should be replaced.

System: D5020 - Branch Wiring



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 28,376.00
Unit of Measure: S.F.
Estimate: \$169,490.00
Assessor Name: Eduardo Lopez
Date Created: 01/11/2017

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

System: D5020 - Lighting



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 28,376.00
Unit of Measure: S.F.
Estimate: \$395,164.00
Assessor Name: Eduardo Lopez
Date Created: 01/11/2017

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

System: D5030810 - Security & Detection Systems



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 28,376.00
Unit of Measure: S.F.
Estimate: \$78,346.00
Assessor Name: Eduardo Lopez
Date Created: 01/11/2017

Notes: The security and CCTV system is beyond its expected service life and should be scheduled for replacement.

System: D5030910 - Fire Alarm Systems



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 28,376.00
Unit of Measure: S.F.
Estimate: \$142,022.00
Assessor Name: Eduardo Lopez
Date Created: 01/11/2017

Notes: The fire alarm system is beyond its expected service life and should be scheduled for replacement.

System: D5030920 - Data Communication



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 28,376.00
Unit of Measure: S.F.
Estimate: \$183,848.00
Assessor Name: Eduardo Lopez
Date Created: 01/11/2017

Notes: The data communication system is beyond its expected service life and should be scheduled for replacement.

System: E1090 - Other Equipment



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 28,376.00
Unit of Measure: S.F.
Estimate: \$235,663.00
Assessor Name: Eduardo Lopez
Date Created: 01/11/2017

Notes: The other equipment system is beyond service life and should be replaced.

System: E2010 - Fixed Furnishings



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 28,376.00
Unit of Measure: S.F.
Estimate: \$188,218.00
Assessor Name: Eduardo Lopez
Date Created: 01/11/2017

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

Executive Summary

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

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

Function:	MS -Middle School
Gross Area (SF):	78,257
Year Built:	1966
Last Renovation:	
Replacement Value:	\$15,620,879
Repair Cost:	\$13,398,774.00
Total FCI:	85.77 %
Total RSLI:	10.81 %
FCA Score:	14.23



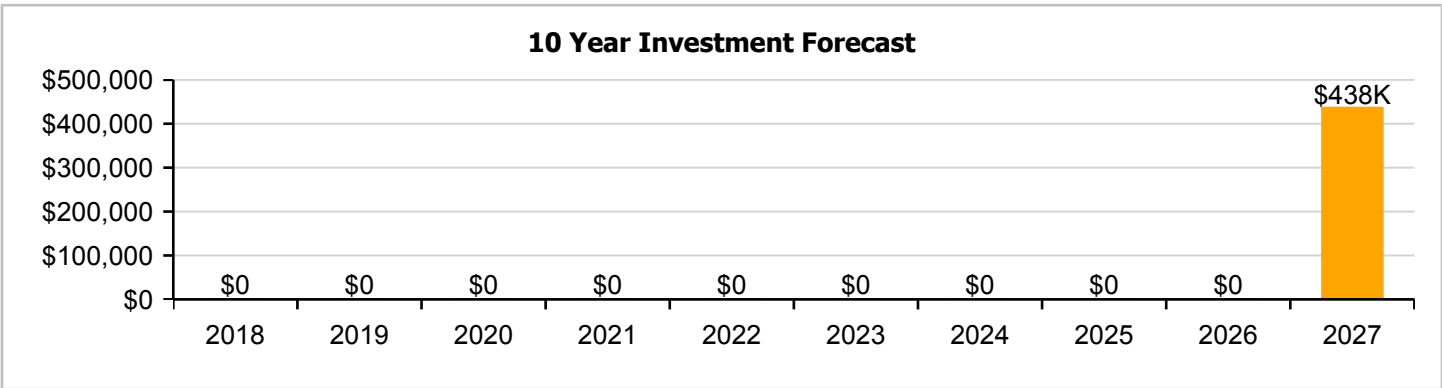
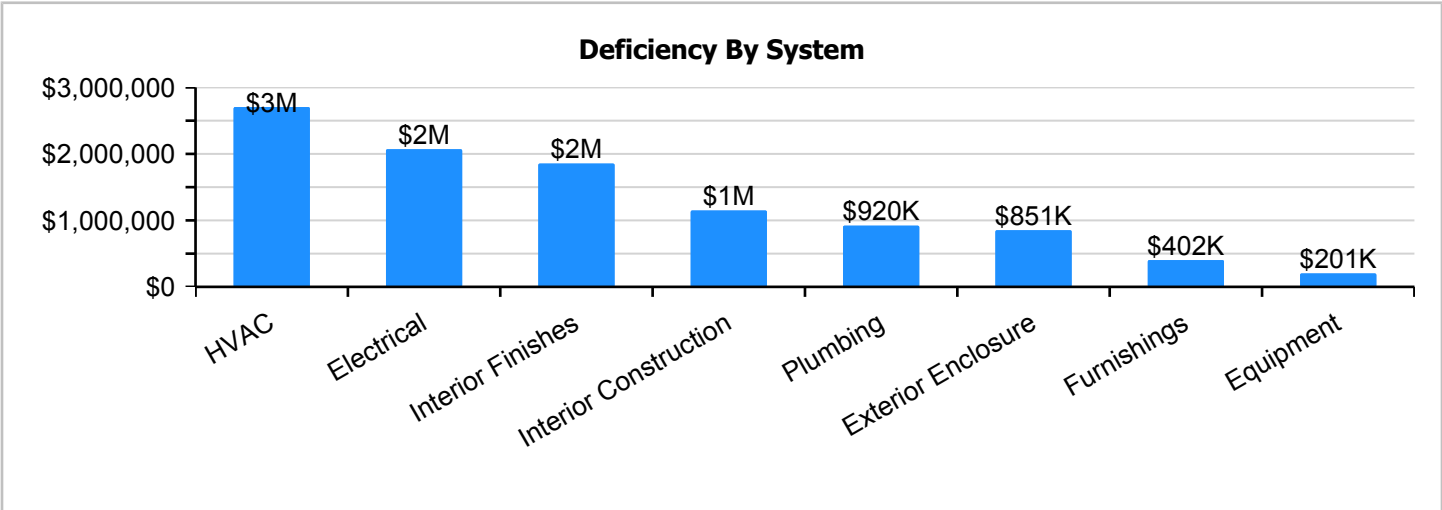
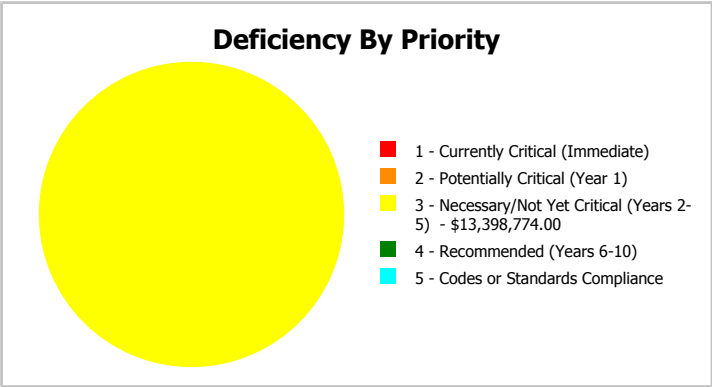
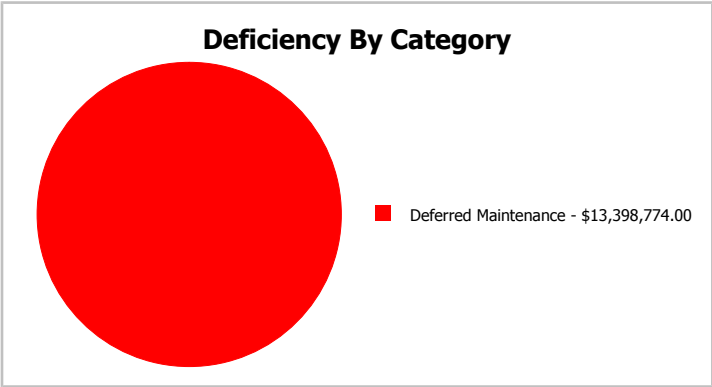
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	MS -Middle School	Gross Area:	78,257
Year Built:	1966	Last Renovation:	
Repair Cost:	\$13,398,774	Replacement Value:	\$15,620,879
FCI:	85.77 %	RSLI%:	10.81 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	49.00 %	0.00 %	\$0.00
B10 - Superstructure	49.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	21.49 %	61.76 %	\$1,124,240.00
B30 - Roofing	60.00 %	0.00 %	\$0.00
C10 - Interior Construction	8.97 %	79.16 %	\$1,515,917.00
C30 - Interior Finishes	0.00 %	110.00 %	\$2,447,330.00
D20 - Plumbing	0.00 %	110.00 %	\$1,213,766.00
D30 - HVAC	0.00 %	110.00 %	\$3,568,990.00
D50 - Electrical	0.00 %	110.00 %	\$2,732,266.00
E10 - Equipment	0.00 %	110.00 %	\$265,996.00
E20 - Furnishings	0.00 %	110.00 %	\$530,269.00
Totals:	10.81 %	85.77 %	\$13,398,774.00

Photo Album

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

1). Northwest Elevation - Feb 06, 2017



2). West Elevation - Feb 06, 2017



3). Southwest Elevation - Feb 06, 2017



4). Southeast Elevation - Feb 06, 2017



5). East Elevation - Feb 06, 2017



6). Northeast Elevation - Feb 06, 2017



Condition Detail

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

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

Campus Assessment Report - 1966 Main Building

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$1.72	S.F.	78,257	100	1966	2066		49.00 %	0.00 %	49			\$134,602
A1030	Slab on Grade	\$4.98	S.F.	78,257	100	1966	2066		49.00 %	0.00 %	49			\$389,720
B1020	Roof Construction	\$9.27	S.F.	78,257	100	1966	2066		49.00 %	0.00 %	49			\$725,442
B2010	Exterior Walls	\$10.20	S.F.	78,257	100	1966	2066		49.00 %	0.00 %	49			\$798,221
B2020	Exterior Windows	\$11.91	S.F.	78,257	30	1966	1996		0.00 %	110.00 %	-21		\$1,025,245.00	\$932,041
B2030	Exterior Doors	\$1.15	S.F.	78,257	30	1966	1996		0.00 %	110.00 %	-21		\$98,995.00	\$89,996
B3010130	Preformed Metal Roofing	\$10.93	S.F.	78,257	30	2005	2035		60.00 %	0.00 %	18			\$855,349
C1010	Partitions	\$6.86	S.F.	78,257	75	1966	2041		32.00 %	0.00 %	24			\$536,843
C1020	Interior Doors	\$2.79	S.F.	78,257	30	1966	1996		0.00 %	110.00 %	-21		\$240,171.00	\$218,337
C1030	Fittings	\$14.82	S.F.	78,257	20	1966	1986		0.00 %	110.00 %	-31		\$1,275,746.00	\$1,159,769
C3010	Wall Finishes	\$3.79	S.F.	78,257	10	1966	1976		0.00 %	110.00 %	-41		\$326,253.00	\$296,594
C3020	Floor Finishes	\$11.77	S.F.	78,257	20	1966	1986		0.00 %	110.00 %	-31		\$1,013,193.00	\$921,085
C3030	Ceiling Finishes	\$12.87	S.F.	78,257	25	1966	1991		0.00 %	110.00 %	-26		\$1,107,884.00	\$1,007,168
D2010	Plumbing Fixtures	\$10.92	S.F.	78,257	30	1966	1996		0.00 %	110.00 %	-21		\$940,023.00	\$854,566
D2020	Domestic Water Distribution	\$1.17	S.F.	78,257	30	1966	1996		0.00 %	110.00 %	-21		\$100,717.00	\$91,561
D2030	Sanitary Waste	\$1.83	S.F.	78,257	30	1966	1996		0.00 %	110.00 %	-21		\$157,531.00	\$143,210
D2090	Other Plumbing Systems -Nat Gas	\$0.18	S.F.	78,257	40	1966	2006		0.00 %	110.00 %	-11		\$15,495.00	\$14,086
D3040	Distribution Systems	\$12.05	S.F.	78,257	30	1966	1996		0.00 %	110.00 %	-21		\$1,037,297.00	\$942,997
D3050	Terminal & Package Units	\$25.63	S.F.	78,257	15	1966	1981		0.00 %	110.00 %	-36		\$2,206,300.00	\$2,005,727
D3060	Controls & Instrumentation	\$3.78	S.F.	78,257	20	1966	1986		0.00 %	110.00 %	-31		\$325,393.00	\$295,811
D5020	Branch Wiring	\$5.56	S.F.	78,257	30	1966	1996		0.00 %	110.00 %	-21		\$478,620.00	\$435,109
D5020	Lighting	\$12.94	S.F.	78,257	30	1966	1996		0.00 %	110.00 %	-21		\$1,113,910.00	\$1,012,646
D5030810	Security & Detection Systems	\$2.57	S.F.	78,257	15	1966	1981		0.00 %	110.00 %	-36		\$221,233.00	\$201,120
D5030910	Fire Alarm Systems	\$4.65	S.F.	78,257	15	1966	1981		0.00 %	110.00 %	-36		\$400,285.00	\$363,895
D5030920	Data Communication	\$6.02	S.F.	78,257	15	1966	1981		0.00 %	110.00 %	-36		\$518,218.00	\$471,107
E1020	Institutional Equipment	\$3.09	S.F.	78,257	20	1966	1986		0.00 %	110.00 %	-31		\$265,996.00	\$241,814
E2010	Fixed Furnishings	\$6.16	S.F.	78,257	20	1966	1986		0.00 %	110.00 %	-31		\$530,269.00	\$482,063
Total									10.81 %	85.77 %			\$13,398,774.00	\$15,620,879

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:

Campus Assessment Report - 1966 Main Building

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: B3010130 - Preformed Metal Roofing



Note:

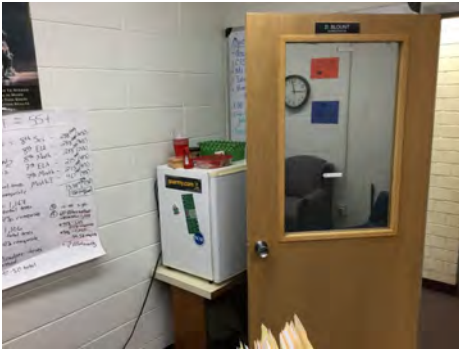
Campus Assessment Report - 1966 Main Building

System: C1010 - Partitions



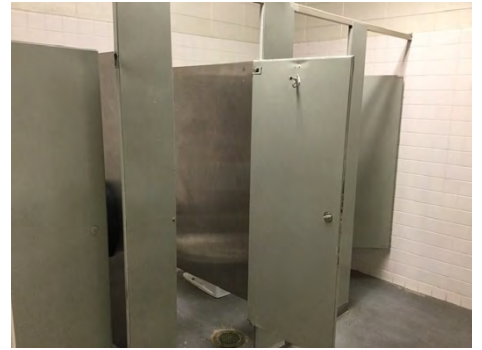
Note:

System: C1020 - Interior Doors



Note:

System: C1030 - Fittings



Note:

Campus Assessment Report - 1966 Main Building

System: C3010 - Wall Finishes



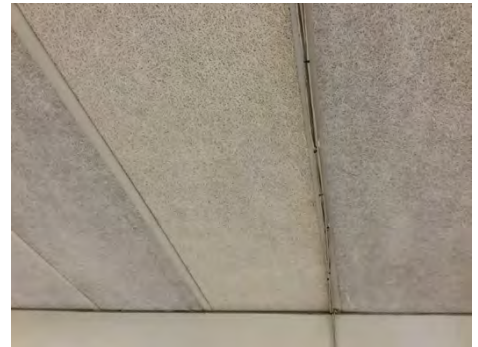
Note:

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

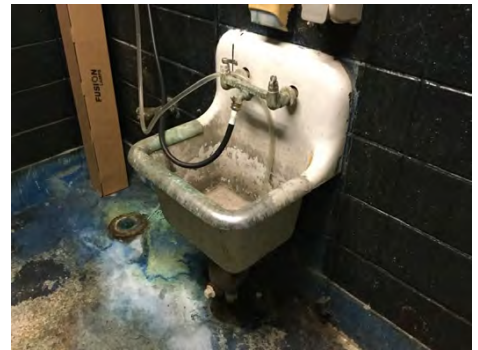
Campus Assessment Report - 1966 Main Building

System: D2010 - Plumbing Fixtures



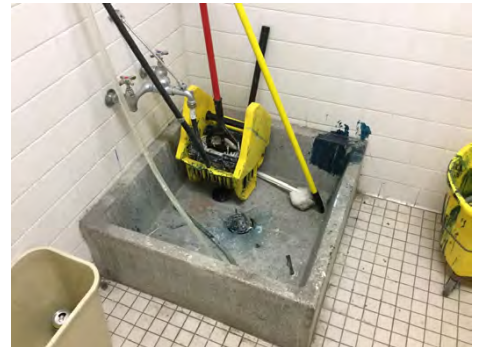
Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

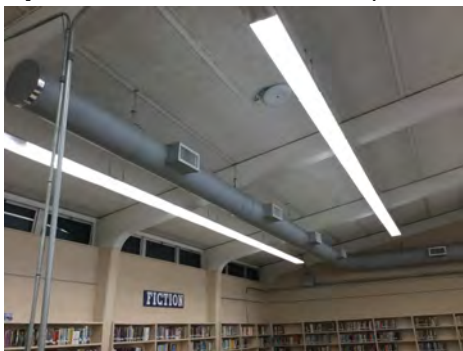
Campus Assessment Report - 1966 Main Building

System: D2090 - Other Plumbing Systems -Nat Gas



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

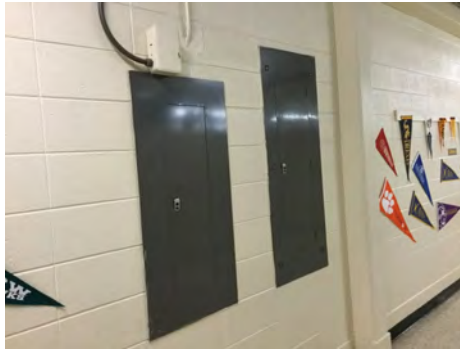
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System: D3060 - Controls & Instrumentation



Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

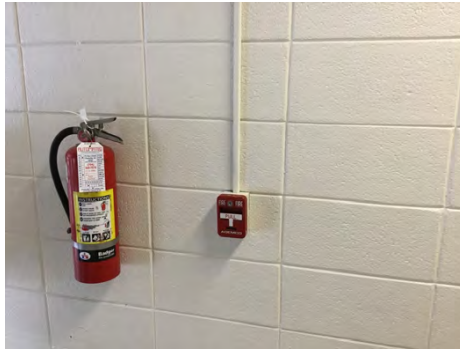
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System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

Campus Assessment Report - 1966 Main Building

System: E1020 - Institutional Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$13,398,774	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$438,457	\$13,837,231
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$1,025,245	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,025,245
B2030 - Exterior Doors	\$98,995	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$98,995
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010130 - Preformed Metal Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$240,171	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$240,171
C1030 - Fittings	\$1,275,746	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,275,746
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$326,253	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$438,457	\$764,710
C3020 - Floor Finishes	\$1,013,193	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,013,193
C3030 - Ceiling Finishes	\$1,107,884	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,107,884
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

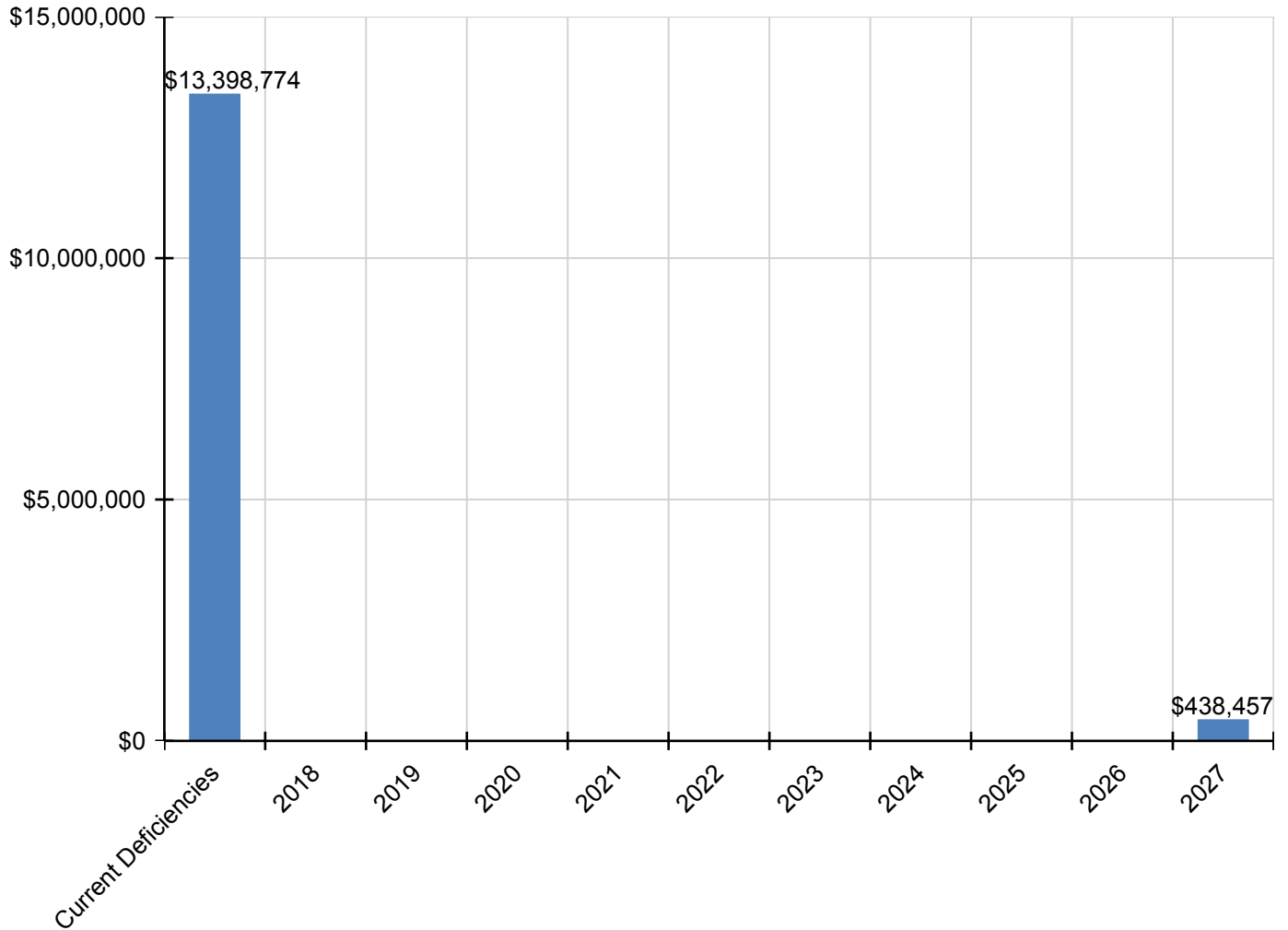
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D2010 - Plumbing Fixtures	\$940,023	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$940,023
D2020 - Domestic Water Distribution	\$100,717	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,717
D2030 - Sanitary Waste	\$157,531	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$157,531
D2090 - Other Plumbing Systems -Nat Gas	\$15,495	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,495
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$1,037,297	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,037,297
D3050 - Terminal & Package Units	\$2,206,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,206,300
D3060 - Controls & Instrumentation	\$325,393	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$325,393
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$478,620	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$478,620
D5020 - Lighting	\$1,113,910	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,113,910
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$221,233	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$221,233
D5030910 - Fire Alarm Systems	\$400,285	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400,285
D5030920 - Data Communication	\$518,218	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$518,218
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	\$265,996	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$265,996
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$530,269	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$530,269

* Indicates non-renewable system

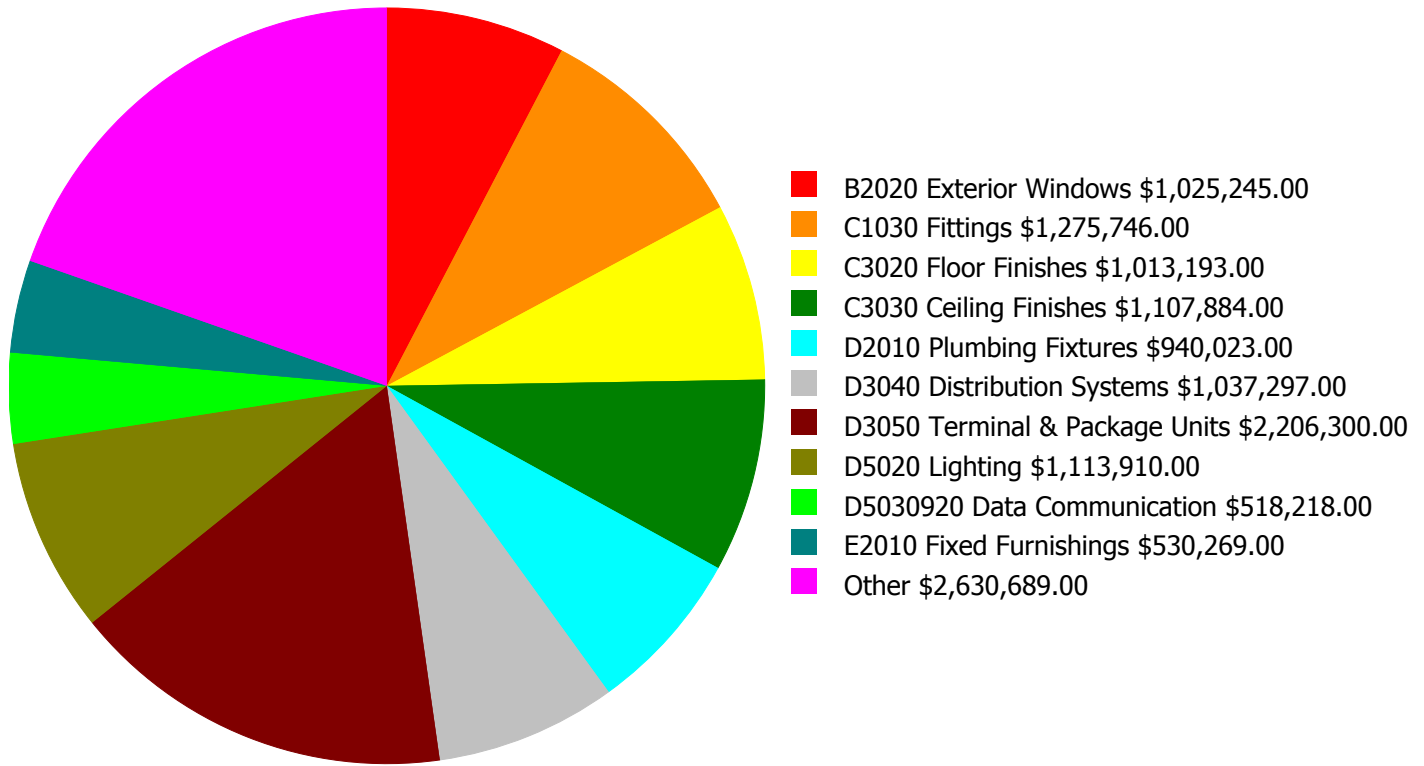
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

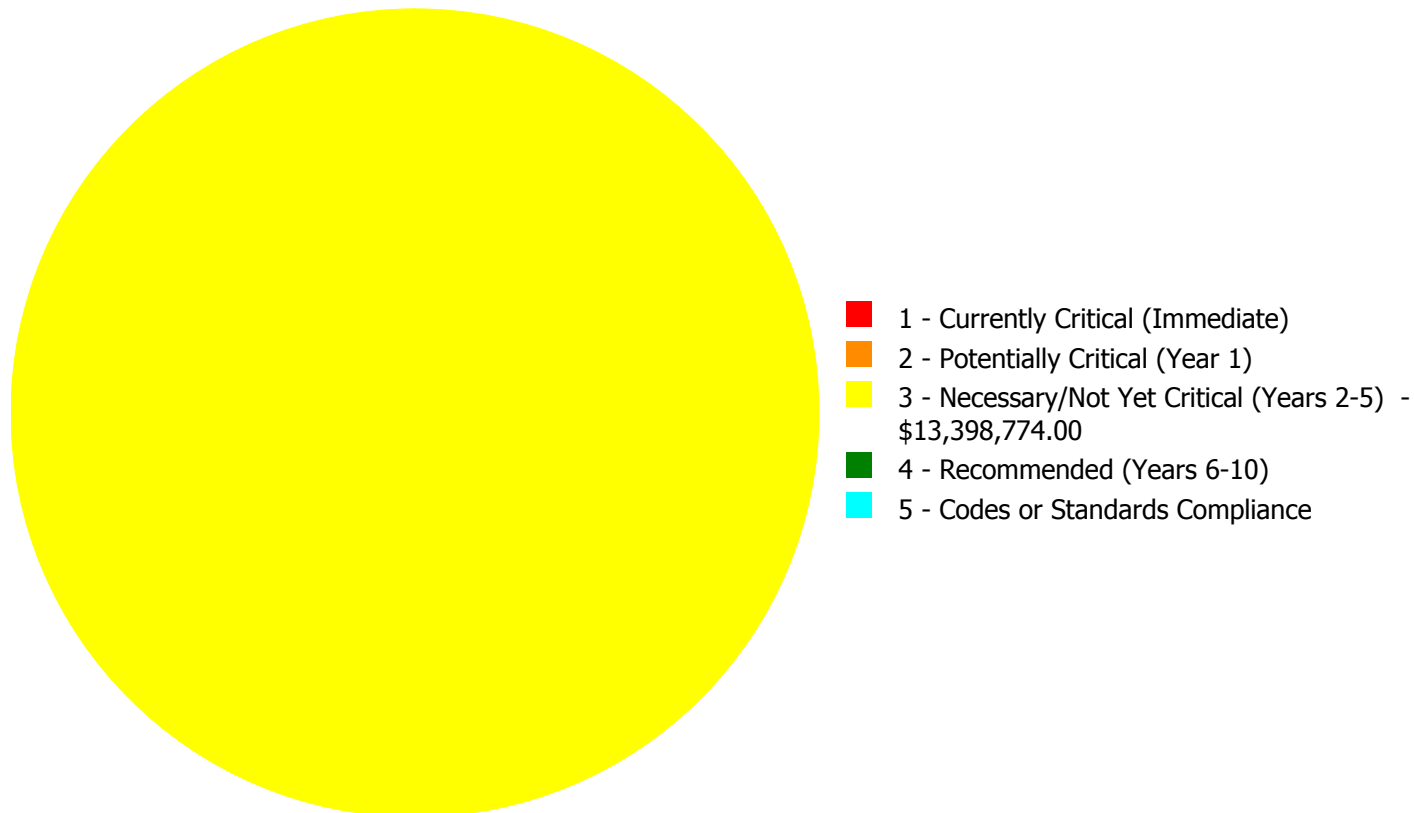
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$13,398,774.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$13,398,774.00

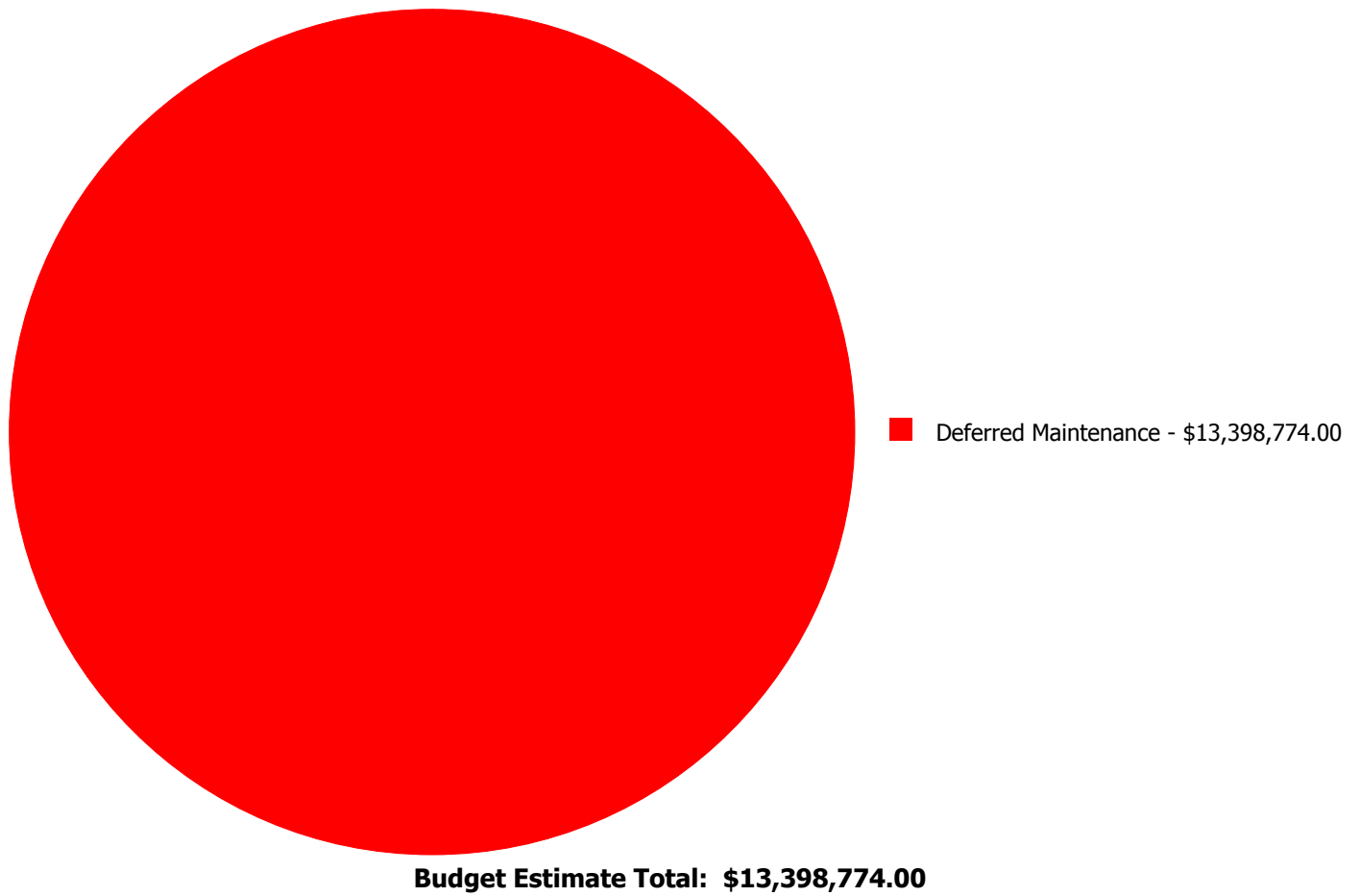
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2020	Exterior Windows	\$0.00	\$0.00	\$1,025,245.00	\$0.00	\$0.00	\$1,025,245.00
B2030	Exterior Doors	\$0.00	\$0.00	\$98,995.00	\$0.00	\$0.00	\$98,995.00
C1020	Interior Doors	\$0.00	\$0.00	\$240,171.00	\$0.00	\$0.00	\$240,171.00
C1030	Fittings	\$0.00	\$0.00	\$1,275,746.00	\$0.00	\$0.00	\$1,275,746.00
C3010	Wall Finishes	\$0.00	\$0.00	\$326,253.00	\$0.00	\$0.00	\$326,253.00
C3020	Floor Finishes	\$0.00	\$0.00	\$1,013,193.00	\$0.00	\$0.00	\$1,013,193.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$1,107,884.00	\$0.00	\$0.00	\$1,107,884.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$940,023.00	\$0.00	\$0.00	\$940,023.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$100,717.00	\$0.00	\$0.00	\$100,717.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$157,531.00	\$0.00	\$0.00	\$157,531.00
D2090	Other Plumbing Systems -Nat Gas	\$0.00	\$0.00	\$15,495.00	\$0.00	\$0.00	\$15,495.00
D3040	Distribution Systems	\$0.00	\$0.00	\$1,037,297.00	\$0.00	\$0.00	\$1,037,297.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$2,206,300.00	\$0.00	\$0.00	\$2,206,300.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$325,393.00	\$0.00	\$0.00	\$325,393.00
D5020	Branch Wiring	\$0.00	\$0.00	\$478,620.00	\$0.00	\$0.00	\$478,620.00
D5020	Lighting	\$0.00	\$0.00	\$1,113,910.00	\$0.00	\$0.00	\$1,113,910.00
D5030810	Security & Detection Systems	\$0.00	\$0.00	\$221,233.00	\$0.00	\$0.00	\$221,233.00
D5030910	Fire Alarm Systems	\$0.00	\$0.00	\$400,285.00	\$0.00	\$0.00	\$400,285.00
D5030920	Data Communication	\$0.00	\$0.00	\$518,218.00	\$0.00	\$0.00	\$518,218.00
E1020	Institutional Equipment	\$0.00	\$0.00	\$265,996.00	\$0.00	\$0.00	\$265,996.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$530,269.00	\$0.00	\$0.00	\$530,269.00
Total:		\$0.00	\$0.00	\$13,398,774.00	\$0.00	\$0.00	\$13,398,774.00

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

System: B2020 - Exterior Windows



Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 78,257.00
Unit of Measure: S.F.
Estimate: \$1,025,245.00
Assessor Name: Eduardo Lopez
Date Created: 01/13/2017

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

System: B2030 - Exterior Doors



Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 78,257.00
Unit of Measure: S.F.
Estimate: \$98,995.00
Assessor Name: Eduardo Lopez
Date Created: 01/13/2017

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

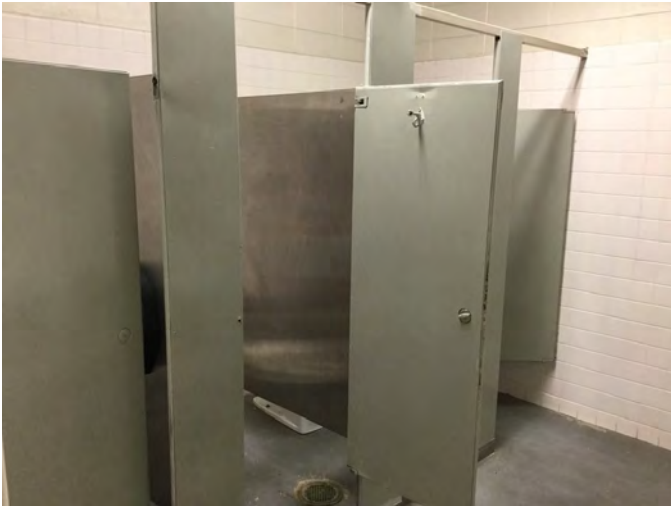
System: C1020 - Interior Doors



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 78,257.00
Unit of Measure: S.F.
Estimate: \$240,171.00
Assessor Name: Eduardo Lopez
Date Created: 01/13/2017

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

System: C1030 - Fittings



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 78,257.00
Unit of Measure: S.F.
Estimate: \$1,275,746.00
Assessor Name: Eduardo Lopez
Date Created: 01/13/2017

Notes: The fittings throughout the building are aged, in marginal condition, handrails and room signage are not ADA compliant and should be replaced.

System: C3010 - Wall Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 78,257.00
Unit of Measure: S.F.
Estimate: \$326,253.00
Assessor Name: Eduardo Lopez
Date Created: 01/13/2017

Notes: The wall finishes are aged, scuffed, fading, stained and should be replaced.

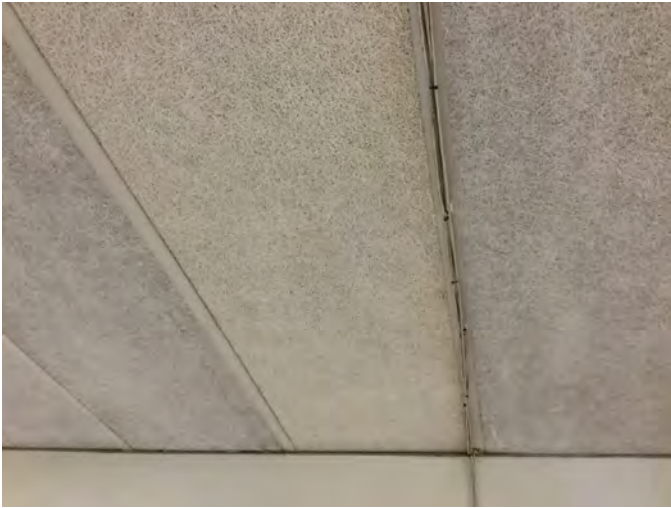
System: C3020 - Floor Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 78,257.00
Unit of Measure: S.F.
Estimate: \$1,013,193.00
Assessor Name: Eduardo Lopez
Date Created: 01/13/2017

Notes: The original flooring is in poor conditions and should be replaced.

System: C3030 - Ceiling Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 78,257.00
Unit of Measure: S.F.
Estimate: \$1,107,884.00
Assessor Name: Eduardo Lopez
Date Created: 01/13/2017

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

System: D2010 - Plumbing Fixtures



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 78,257.00
Unit of Measure: S.F.
Estimate: \$940,023.00
Assessor Name: Eduardo Lopez
Date Created: 01/13/2017

Notes: Plumbing fixtures are in operational conditions. However, they are aged, not ADA compliant, and should be scheduled for replacement.

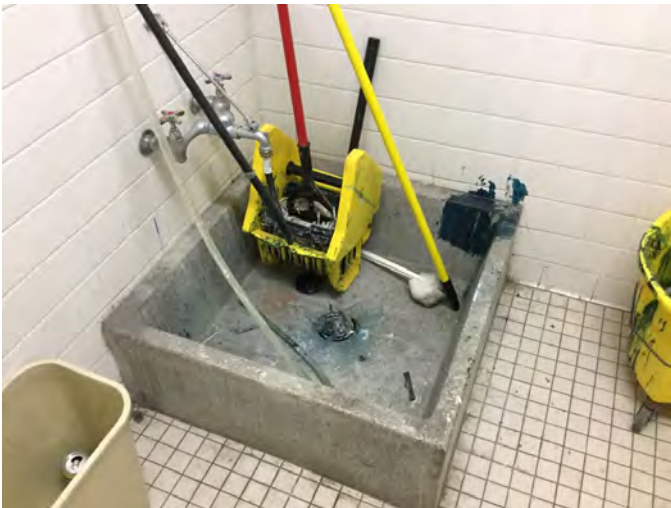
System: D2020 - Domestic Water Distribution



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 78,257.00
Unit of Measure: S.F.
Estimate: \$100,717.00
Assessor Name: Eduardo Lopez
Date Created: 01/13/2017

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

System: D2030 - Sanitary Waste



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 78,257.00
Unit of Measure: S.F.
Estimate: \$157,531.00
Assessor Name: Eduardo Lopez
Date Created: 01/13/2017

Notes: The sanitary waste system is beyond its expected service life and should be replaced.

System: D2090 - Other Plumbing Systems -Nat Gas



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 78,257.00
Unit of Measure: S.F.
Estimate: \$15,495.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

Notes: The natural gas system is beyond its expected service life and should be replaced.

System: D3040 - Distribution Systems



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 78,257.00
Unit of Measure: S.F.
Estimate: \$1,037,297.00
Assessor Name: Eduardo Lopez
Date Created: 01/13/2017

Notes: Distribution systems are aged, becoming logistically unsupportable, and should be replaced.

System: D3050 - Terminal & Package Units



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 78,257.00
Unit of Measure: S.F.
Estimate: \$2,206,300.00
Assessor Name: Eduardo Lopez
Date Created: 01/13/2017

Notes: Terminal and package units are beyond their expected service life and should be scheduled for replacement.

System: D3060 - Controls & Instrumentation



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 78,257.00
Unit of Measure: S.F.
Estimate: \$325,393.00
Assessor Name: Eduardo Lopez
Date Created: 01/13/2017

Notes: The controls and instrumentation system is in marginal condition and should be schedule for replacement.

System: D5020 - Branch Wiring



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 78,257.00
Unit of Measure: S.F.
Estimate: \$478,620.00
Assessor Name: Eduardo Lopez
Date Created: 01/13/2017

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

System: D5020 - Lighting



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 78,257.00
Unit of Measure: S.F.
Estimate: \$1,113,910.00
Assessor Name: Eduardo Lopez
Date Created: 01/13/2017

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

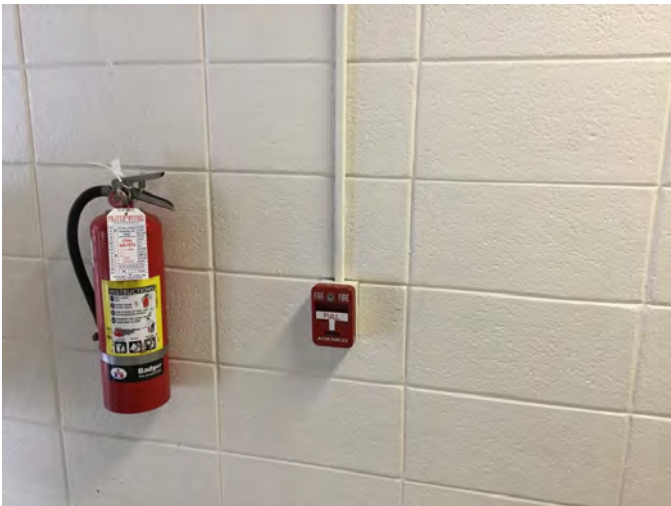
System: D5030810 - Security & Detection Systems



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 78,257.00
Unit of Measure: S.F.
Estimate: \$221,233.00
Assessor Name: Eduardo Lopez
Date Created: 01/13/2017

Notes: The security and CCTV system is beyond its expected service life and should be scheduled for replacement.

System: D5030910 - Fire Alarm Systems



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 78,257.00
Unit of Measure: S.F.
Estimate: \$400,285.00
Assessor Name: Eduardo Lopez
Date Created: 01/13/2017

Notes: The fire alarm system is beyond its expected service life and should be scheduled for replacement.

System: D5030920 - Data Communication



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 78,257.00
Unit of Measure: S.F.
Estimate: \$518,218.00
Assessor Name: Eduardo Lopez
Date Created: 01/13/2017

Notes: The data communication system is beyond its expected service life and should be scheduled for replacement.

System: E1020 - Institutional Equipment



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 78,257.00
Unit of Measure: S.F.
Estimate: \$265,996.00
Assessor Name: Eduardo Lopez
Date Created: 01/13/2017

Notes: The institutional equipment is in deteriorating conditions and should be replaced.

System: E2010 - Fixed Furnishings



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 78,257.00
Unit of Measure: S.F.
Estimate: \$530,269.00
Assessor Name: Eduardo Lopez
Date Created: 01/13/2017

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

Executive Summary

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

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

Function:	MS -Middle School
Gross Area (SF):	10,443
Year Built:	1976
Last Renovation:	
Replacement Value:	\$2,084,528
Repair Cost:	\$1,769,504.00
Total FCI:	84.89 %
Total RSLI:	13.04 %
FCA Score:	15.11



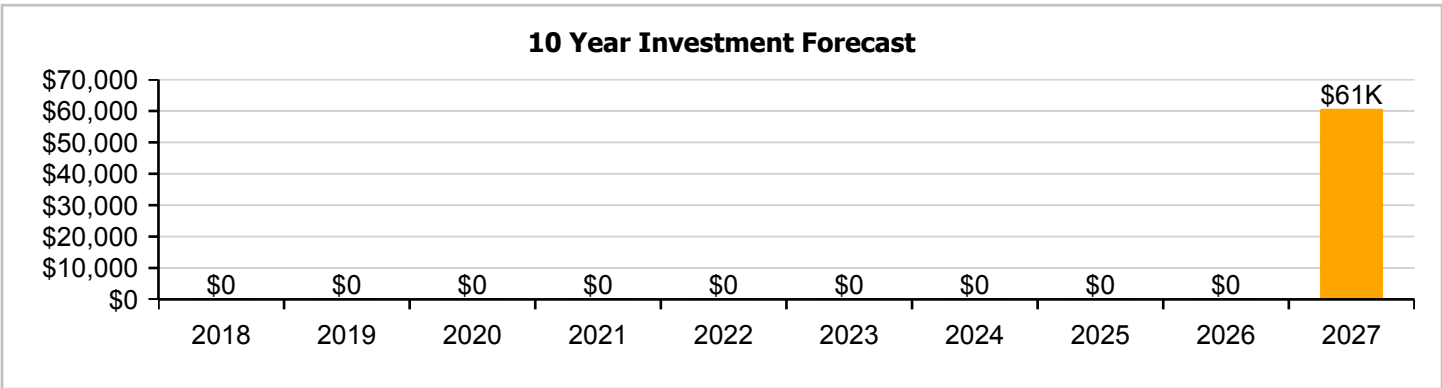
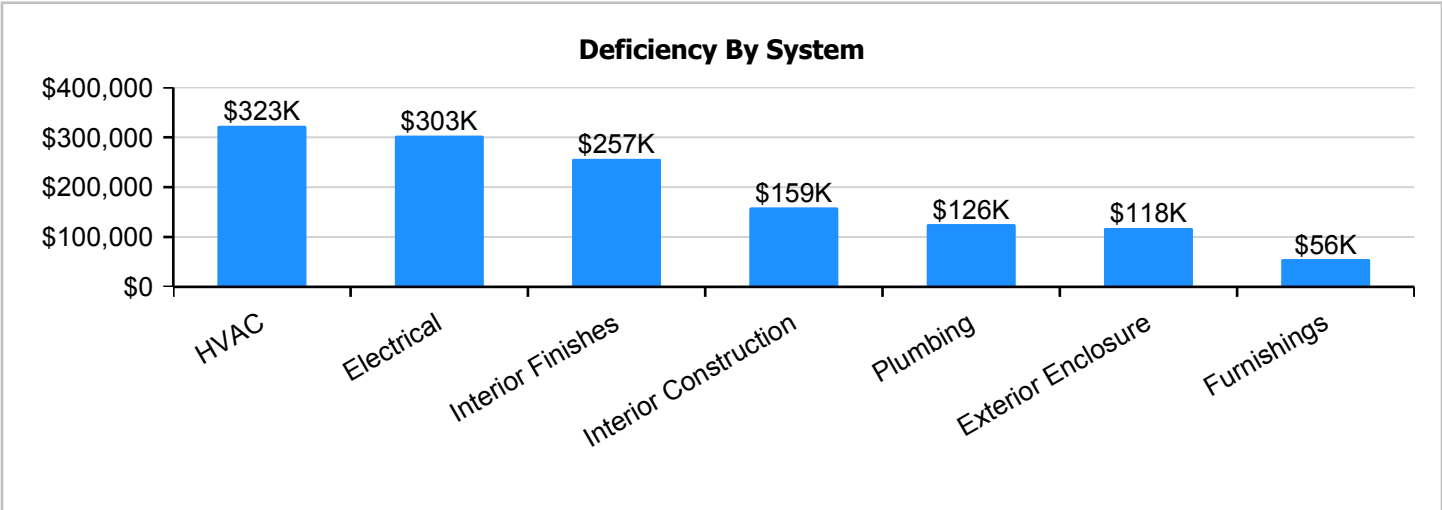
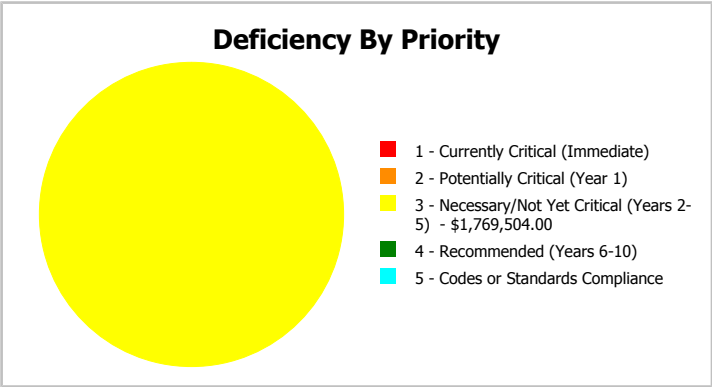
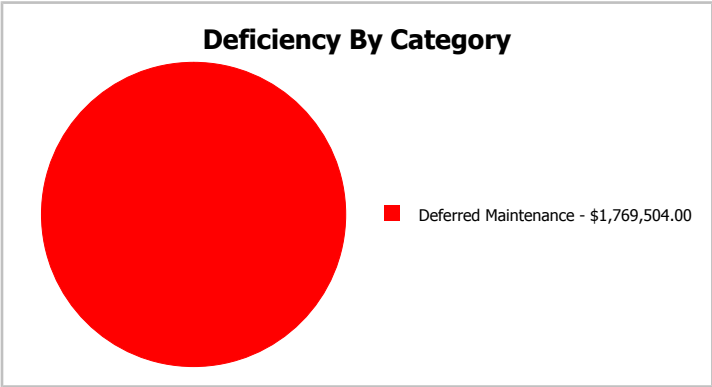
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	MS -Middle School	Gross Area:	10,443
Year Built:	1976	Last Renovation:	
Repair Cost:	\$1,769,504	Replacement Value:	\$2,084,528
FCI:	84.89 %	RSLI%:	13.04 %



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	59.00 %	0.00 %	\$0.00
B10 - Superstructure	59.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	25.89 %	61.72 %	\$155,538.00
B30 - Roofing	60.00 %	0.00 %	\$0.00
C10 - Interior Construction	12.70 %	79.18 %	\$209,873.00
C30 - Interior Finishes	0.00 %	110.00 %	\$338,760.00
D20 - Plumbing	0.00 %	110.00 %	\$165,647.00
D30 - HVAC	0.00 %	110.00 %	\$426,293.00
D50 - Electrical	0.00 %	110.00 %	\$399,989.00
E20 - Furnishings	0.00 %	110.00 %	\$73,404.00
Totals:	13.04 %	84.89 %	\$1,769,504.00

Photo Album

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

1). East Elevation - Feb 06, 2017



2). North Elevation - Feb 06, 2017



3). West Elevation - Feb 06, 2017



4). South Elevation - Feb 06, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$1.78	S.F.	10,443	100	1976	2076		59.00 %	0.00 %	59			\$18,589
A1030	Slab on Grade	\$5.16	S.F.	10,443	100	1976	2076		59.00 %	0.00 %	59			\$53,886
B1020	Roof Construction	\$9.60	S.F.	10,443	100	1976	2076		59.00 %	0.00 %	59			\$100,253
B2010	Exterior Walls	\$10.59	S.F.	10,443	100	1976	2076		59.00 %	0.00 %	59			\$110,591
B2020	Exterior Windows	\$12.34	S.F.	10,443	30	1976	2006		0.00 %	110.00 %	-11		\$141,753.00	\$128,867
B2030	Exterior Doors	\$1.20	S.F.	10,443	30	1976	2006		0.00 %	110.00 %	-11		\$13,785.00	\$12,532
B3010130	Preformed Metal Roofing	\$11.33	S.F.	10,443	30	2005	2035		60.00 %	0.00 %	18			\$118,319
C1010	Partitions	\$7.11	S.F.	10,443	75	1976	2051		45.33 %	0.00 %	34			\$74,250
C1020	Interior Doors	\$2.89	S.F.	10,443	30	1976	2006		0.00 %	110.00 %	-11		\$33,198.00	\$30,180
C1030	Fittings	\$15.38	S.F.	10,443	20	1976	1996		0.00 %	110.00 %	-21		\$176,675.00	\$160,613
C3010	Wall Finishes	\$3.93	S.F.	10,443	10	1989	1999		0.00 %	110.00 %	-18		\$45,145.00	\$41,041
C3020	Floor Finishes	\$12.21	S.F.	10,443	20	1989	2009		0.00 %	110.00 %	-8		\$140,260.00	\$127,509
C3030	Ceiling Finishes	\$13.35	S.F.	10,443	25	1976	2001		0.00 %	110.00 %	-16		\$153,355.00	\$139,414
D2010	Plumbing Fixtures	\$11.31	S.F.	10,443	30	1976	2006		0.00 %	110.00 %	-11		\$129,921.00	\$118,110
D2020	Domestic Water Distribution	\$1.21	S.F.	10,443	30	1976	2006		0.00 %	110.00 %	-11		\$13,900.00	\$12,636
D2030	Sanitary Waste	\$1.90	S.F.	10,443	30	1976	2006		0.00 %	110.00 %	-11		\$21,826.00	\$19,842
D3020	Heat Generating Systems	\$10.16	S.F.	10,443	30	1976	2006		0.00 %	110.00 %	-11		\$116,711.00	\$106,101
D3030	Cooling Generating Systems	\$10.55	S.F.	10,443	25	1976	2001		0.00 %	110.00 %	-16		\$121,191.00	\$110,174
D3040	Distribution Systems	\$12.49	S.F.	10,443	30	1976	2006		0.00 %	110.00 %	-11		\$143,476.00	\$130,433
D3060	Controls & Instrumentation	\$3.91	S.F.	10,443	20	1976	1996		0.00 %	110.00 %	-21		\$44,915.00	\$40,832
D5010	Electrical Service/Distribution	\$1.91	S.F.	10,443	40	1976	2016		0.00 %	110.00 %	-1		\$21,941.00	\$19,946
D5020	Branch Wiring	\$5.76	S.F.	10,443	30	1976	2006		0.00 %	110.00 %	-11		\$66,167.00	\$60,152
D5020	Lighting	\$13.42	S.F.	10,443	30	1976	2006		0.00 %	110.00 %	-11		\$154,160.00	\$140,145
D5030810	Security & Detection Systems	\$2.67	S.F.	10,443	15	1976	1991		0.00 %	110.00 %	-26		\$30,671.00	\$27,883
D5030910	Fire Alarm Systems	\$4.82	S.F.	10,443	15	1976	1991		0.00 %	110.00 %	-26		\$55,369.00	\$50,335
D5030920	Data Communication	\$6.24	S.F.	10,443	15	1976	1991		0.00 %	110.00 %	-26		\$71,681.00	\$65,164
E2010	Fixed Furnishings	\$6.39	S.F.	10,443	20	1976	1996		0.00 %	110.00 %	-21		\$73,404.00	\$66,731
Total									13.04 %	84.89 %			\$1,769,504.00	\$2,084,528

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

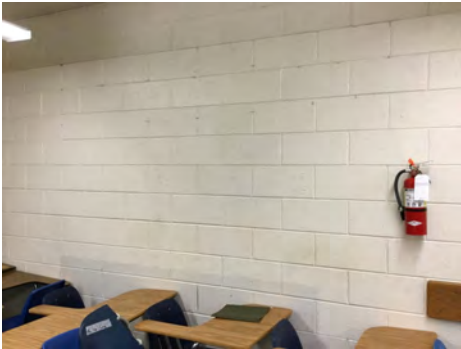
Campus Assessment Report - 1976 Building, Vocational

System: B3010130 - Preformed Metal Roofing



Note:

System: C1010 - Partitions



Note:

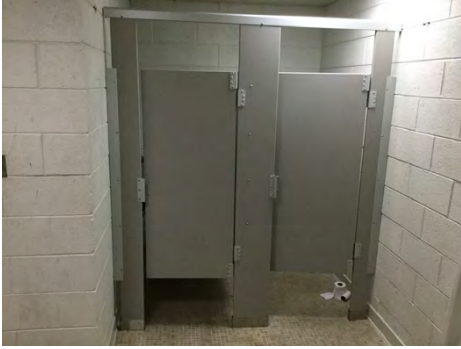
System: C1020 - Interior Doors



Note:

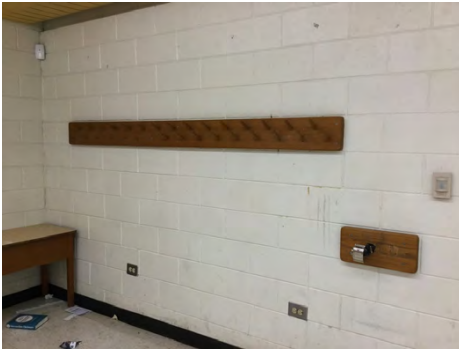
Campus Assessment Report - 1976 Building, Vocational

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

Campus Assessment Report - 1976 Building, Vocational

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

Campus Assessment Report - 1976 Building, Vocational

System: D2030 - Sanitary Waste



Note:

System: D3020 - Heat Generating Systems



Note:

System: D3030 - Cooling Generating Systems



Note:

Campus Assessment Report - 1976 Building, Vocational

System: D3040 - Distribution Systems



Note:

System: D3060 - Controls & Instrumentation



Note:

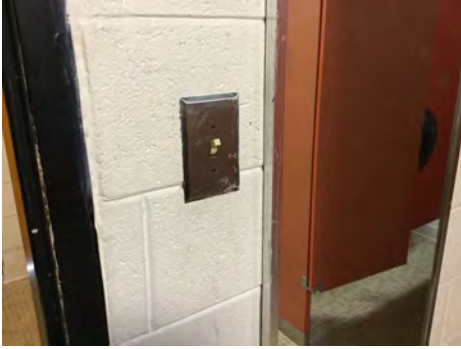
System: D5010 - Electrical Service/Distribution



Note:

Campus Assessment Report - 1976 Building, Vocational

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

Campus Assessment Report - 1976 Building, Vocational

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$1,769,504	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60,671	\$1,830,175
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$141,753	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$141,753
B2030 - Exterior Doors	\$13,785	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,785
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010130 - Preformed Metal Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$33,198	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,198
C1030 - Fittings	\$176,675	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$176,675
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$45,145	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60,671	\$105,816
C3020 - Floor Finishes	\$140,260	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$140,260
C3030 - Ceiling Finishes	\$153,355	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$153,355
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

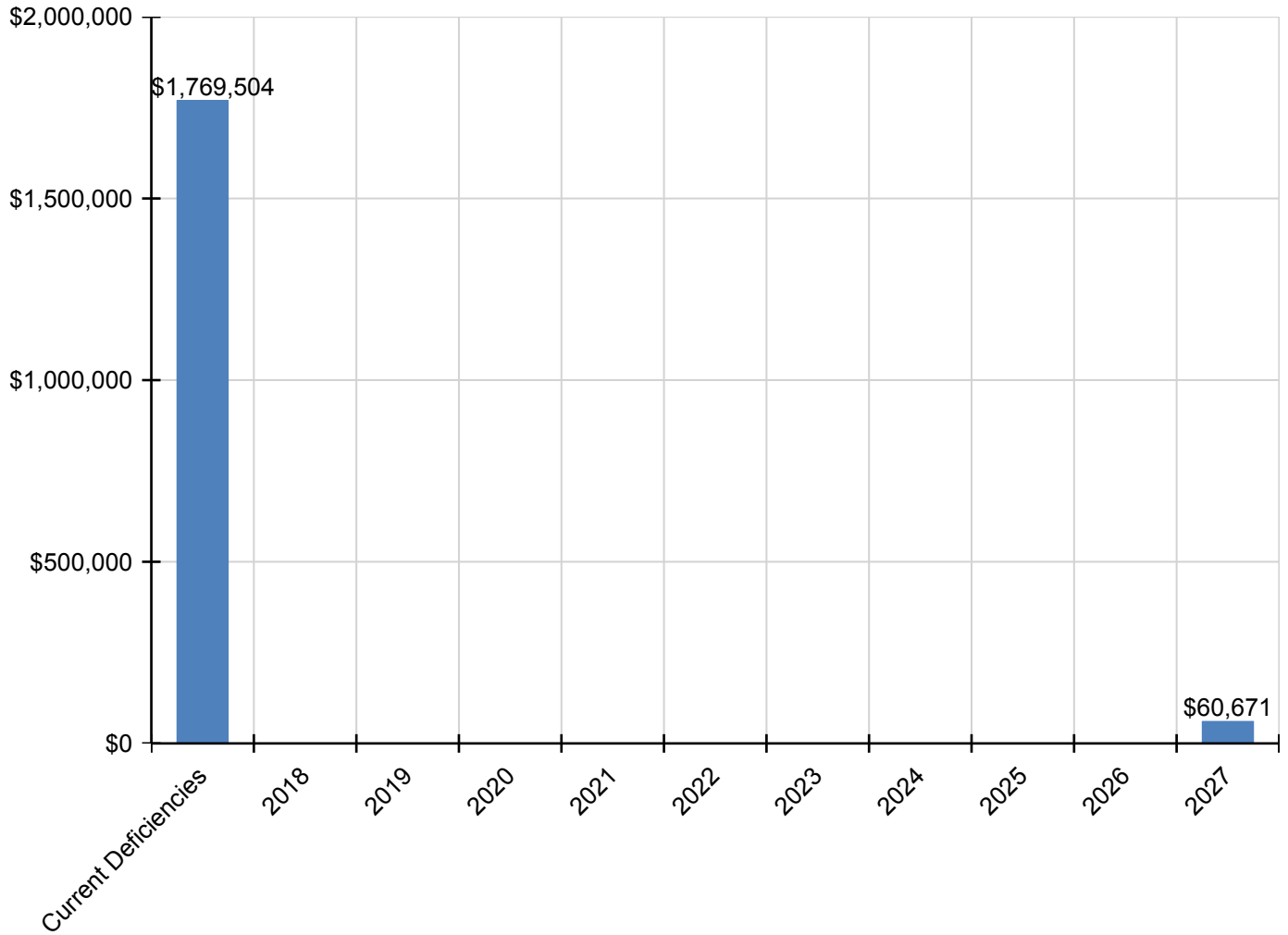
Campus Assessment Report - 1976 Building, Vocational

D2010 - Plumbing Fixtures	\$129,921	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$129,921
D2020 - Domestic Water Distribution	\$13,900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,900
D2030 - Sanitary Waste	\$21,826	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,826
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$116,711	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$116,711
D3030 - Cooling Generating Systems	\$121,191	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$121,191
D3040 - Distribution Systems	\$143,476	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$143,476
D3060 - Controls & Instrumentation	\$44,915	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,915
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$21,941	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,941
D5020 - Branch Wiring	\$66,167	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$66,167
D5020 - Lighting	\$154,160	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$154,160
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$30,671	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,671
D5030910 - Fire Alarm Systems	\$55,369	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,369
D5030920 - Data Communication	\$71,681	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$71,681
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$73,404	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$73,404

* Indicates non-renewable system

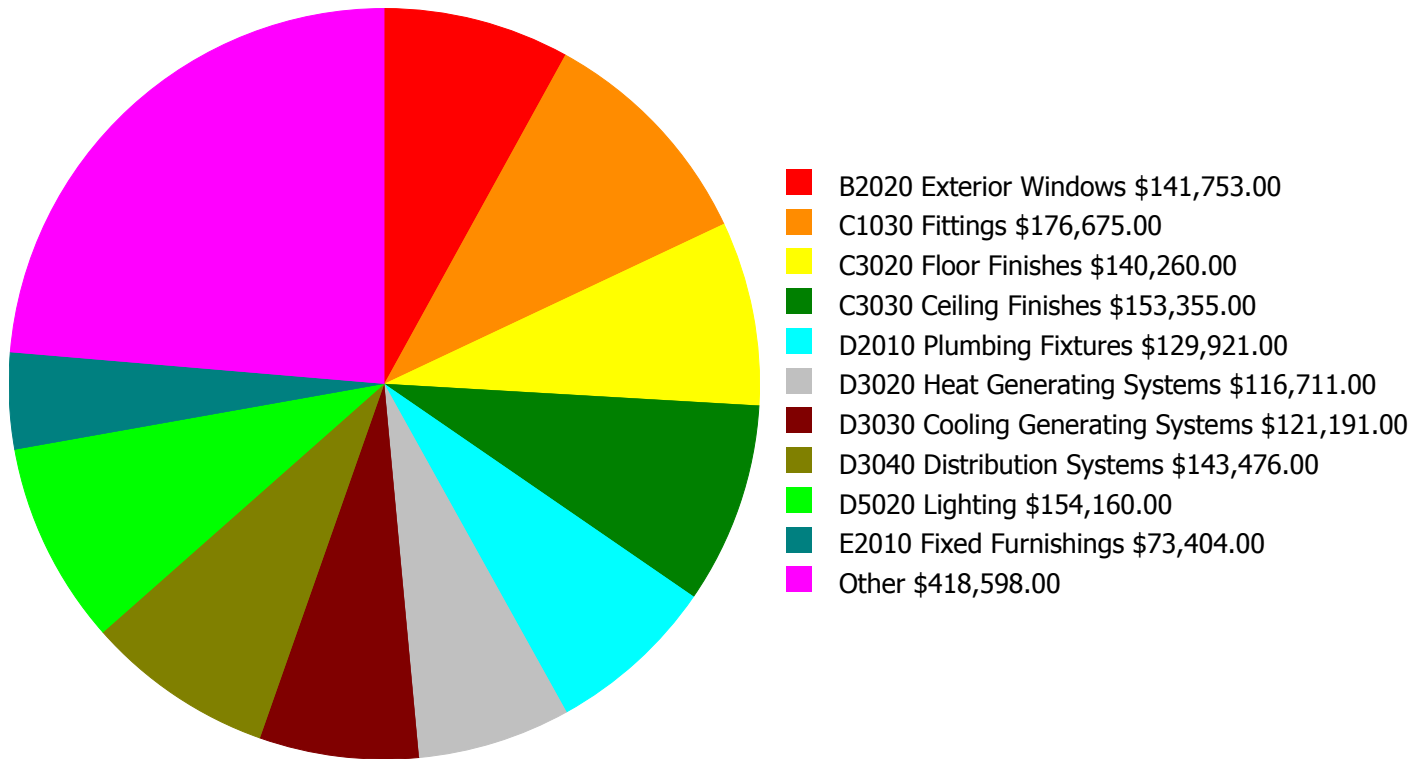
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

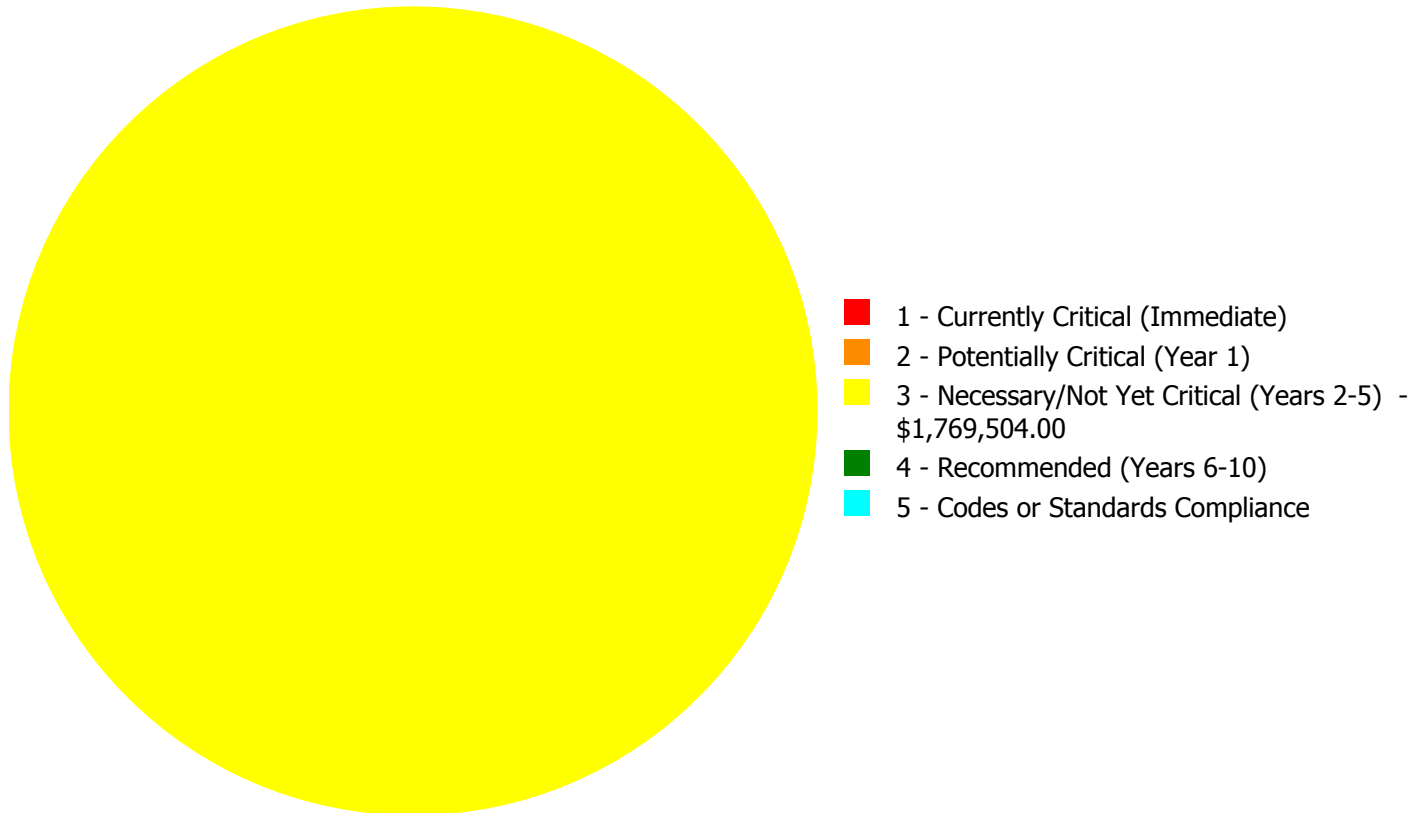
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$1,769,504.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$1,769,504.00

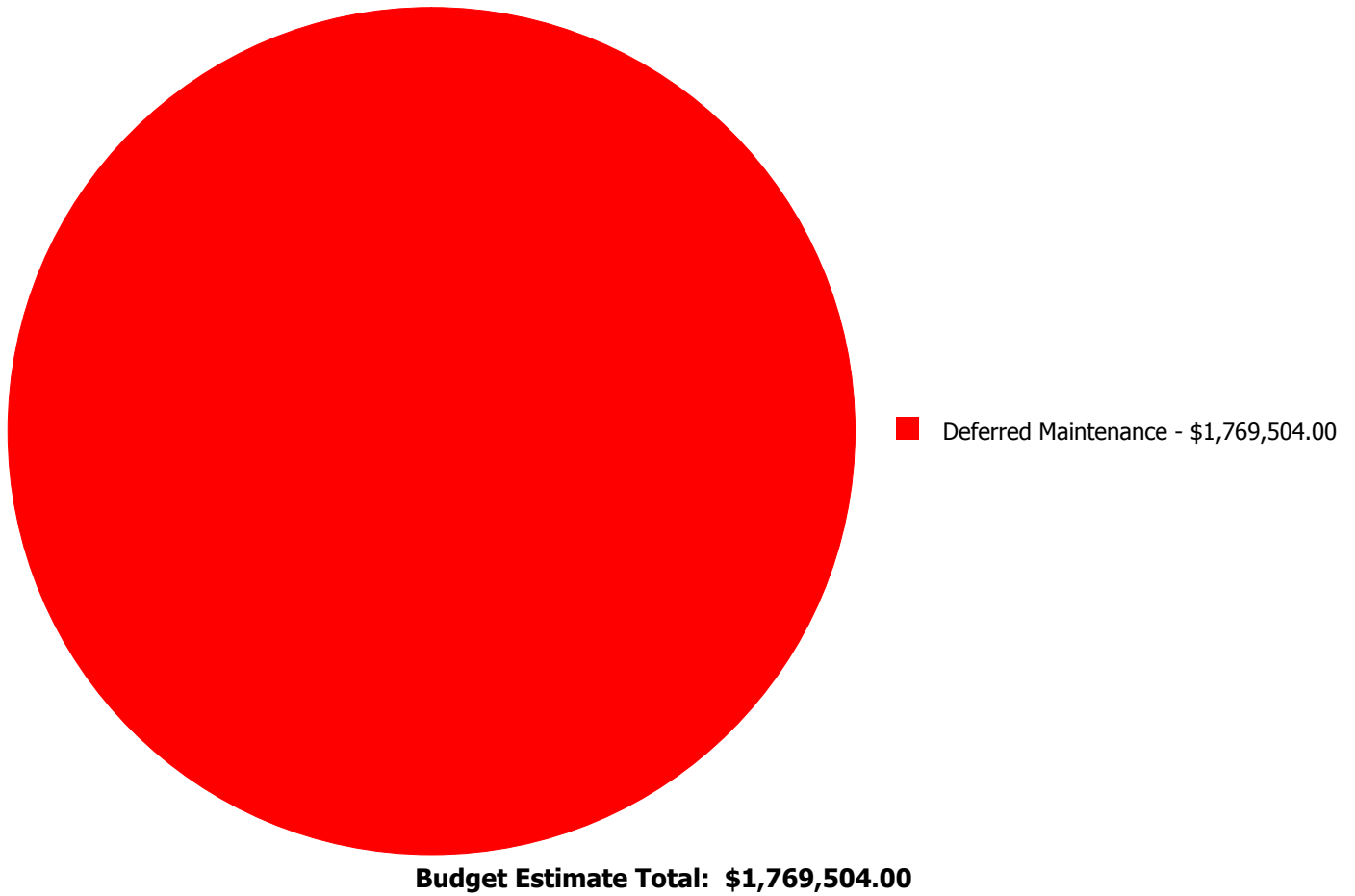
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2020	Exterior Windows	\$0.00	\$0.00	\$141,753.00	\$0.00	\$0.00	\$141,753.00
B2030	Exterior Doors	\$0.00	\$0.00	\$13,785.00	\$0.00	\$0.00	\$13,785.00
C1020	Interior Doors	\$0.00	\$0.00	\$33,198.00	\$0.00	\$0.00	\$33,198.00
C1030	Fittings	\$0.00	\$0.00	\$176,675.00	\$0.00	\$0.00	\$176,675.00
C3010	Wall Finishes	\$0.00	\$0.00	\$45,145.00	\$0.00	\$0.00	\$45,145.00
C3020	Floor Finishes	\$0.00	\$0.00	\$140,260.00	\$0.00	\$0.00	\$140,260.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$153,355.00	\$0.00	\$0.00	\$153,355.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$129,921.00	\$0.00	\$0.00	\$129,921.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$13,900.00	\$0.00	\$0.00	\$13,900.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$21,826.00	\$0.00	\$0.00	\$21,826.00
D3020	Heat Generating Systems	\$0.00	\$0.00	\$116,711.00	\$0.00	\$0.00	\$116,711.00
D3030	Cooling Generating Systems	\$0.00	\$0.00	\$121,191.00	\$0.00	\$0.00	\$121,191.00
D3040	Distribution Systems	\$0.00	\$0.00	\$143,476.00	\$0.00	\$0.00	\$143,476.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$44,915.00	\$0.00	\$0.00	\$44,915.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$21,941.00	\$0.00	\$0.00	\$21,941.00
D5020	Branch Wiring	\$0.00	\$0.00	\$66,167.00	\$0.00	\$0.00	\$66,167.00
D5020	Lighting	\$0.00	\$0.00	\$154,160.00	\$0.00	\$0.00	\$154,160.00
D5030810	Security & Detection Systems	\$0.00	\$0.00	\$30,671.00	\$0.00	\$0.00	\$30,671.00
D5030910	Fire Alarm Systems	\$0.00	\$0.00	\$55,369.00	\$0.00	\$0.00	\$55,369.00
D5030920	Data Communication	\$0.00	\$0.00	\$71,681.00	\$0.00	\$0.00	\$71,681.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$73,404.00	\$0.00	\$0.00	\$73,404.00
Total:		\$0.00	\$0.00	\$1,769,504.00	\$0.00	\$0.00	\$1,769,504.00

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

System: B2020 - Exterior Windows



Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,443.00
Unit of Measure: S.F.
Estimate: \$141,753.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

Notes: The exterior windows are aged, rusted, not energy efficient and should be replaced.

System: B2030 - Exterior Doors



Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,443.00
Unit of Measure: S.F.
Estimate: \$13,785.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

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

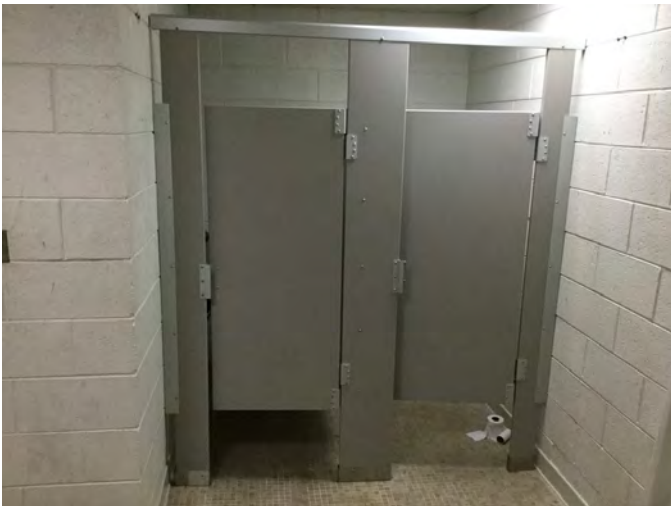
System: C1020 - Interior Doors



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,443.00
Unit of Measure: S.F.
Estimate: \$33,198.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

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

System: C1030 - Fittings



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,443.00
Unit of Measure: S.F.
Estimate: \$176,675.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

Notes: The fittings throughout the building are aged, in marginal condition, handrails and room signage are not ADA compliant and should be replaced.

System: C3010 - Wall Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,443.00
Unit of Measure: S.F.
Estimate: \$45,145.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

Notes: The wall finishes are aged, scuffed, fading, stained and should be replaced.

System: C3020 - Floor Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,443.00
Unit of Measure: S.F.
Estimate: \$140,260.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

Notes: The original flooring is in poor conditions and should be replaced.

System: C3030 - Ceiling Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,443.00
Unit of Measure: S.F.
Estimate: \$153,355.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

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

System: D2010 - Plumbing Fixtures



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,443.00
Unit of Measure: S.F.
Estimate: \$129,921.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

Notes: Plumbing fixtures are in operational conditions. However, they are aged, not ADA compliant, and should be scheduled for replacement.

System: D2020 - Domestic Water Distribution



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,443.00
Unit of Measure: S.F.
Estimate: \$13,900.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

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

System: D2030 - Sanitary Waste



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,443.00
Unit of Measure: S.F.
Estimate: \$21,826.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

Notes: The sanitary waste system is beyond its expected service life and should be replaced.

System: D3020 - Heat Generating Systems



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,443.00
Unit of Measure: S.F.
Estimate: \$116,711.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

Notes: The gas-fired boiler is operational and in fair condition, but inefficient, becoming logistically unsupportable, and should be replaced with an energy efficient model.

System: D3030 - Cooling Generating Systems



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,443.00
Unit of Measure: S.F.
Estimate: \$121,191.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

Notes: The cooling generating system is beyond its expected service life and should be scheduled for replacement.

System: D3040 - Distribution Systems



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,443.00
Unit of Measure: S.F.
Estimate: \$143,476.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

Notes: The distribution systems are aged, becoming logistically unsupportable, and should be replaced.

System: D3060 - Controls & Instrumentation



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,443.00
Unit of Measure: S.F.
Estimate: \$44,915.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

Notes: The controls and instrumentation system is in marginal condition and should be schedule for replacement.

System: D5010 - Electrical Service/Distribution



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,443.00
Unit of Measure: S.F.
Estimate: \$21,941.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

Notes: The original electrical service is operating but is in poor condition and should be replaced.

System: D5020 - Branch Wiring



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,443.00
Unit of Measure: S.F.
Estimate: \$66,167.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

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

System: D5020 - Lighting



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,443.00
Unit of Measure: S.F.
Estimate: \$154,160.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

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

System: D5030810 - Security & Detection Systems



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,443.00
Unit of Measure: S.F.
Estimate: \$30,671.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

Notes: The security and CCTV system is beyond its expected service life and should be scheduled for replacement.

System: D5030910 - Fire Alarm Systems



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,443.00
Unit of Measure: S.F.
Estimate: \$55,369.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

Notes: The fire alarm system is beyond its expected service life and should be scheduled for replacement.

System: D5030920 - Data Communication



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,443.00
Unit of Measure: S.F.
Estimate: \$71,681.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

Notes: The data communication system is beyond its expected service life and should be scheduled for replacement.

System: E2010 - Fixed Furnishings



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,443.00
Unit of Measure: S.F.
Estimate: \$73,404.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

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

Executive Summary

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

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

Function:	MS -Middle School
Gross Area (SF):	891
Year Built:	1978
Last Renovation:	
Replacement Value:	\$147,558
Repair Cost:	\$65,117.00
Total FCI:	44.13 %
Total RSLI:	35.98 %
FCA Score:	55.87



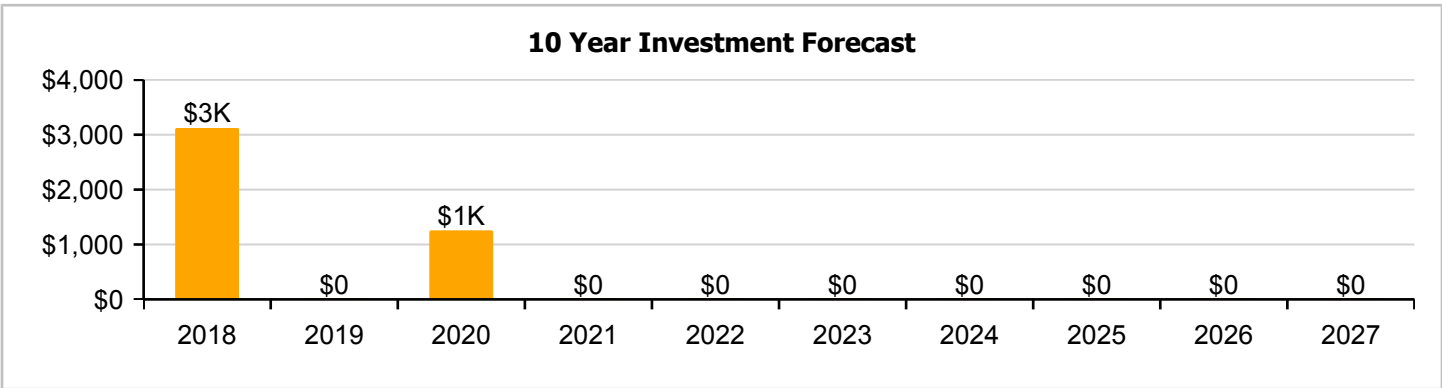
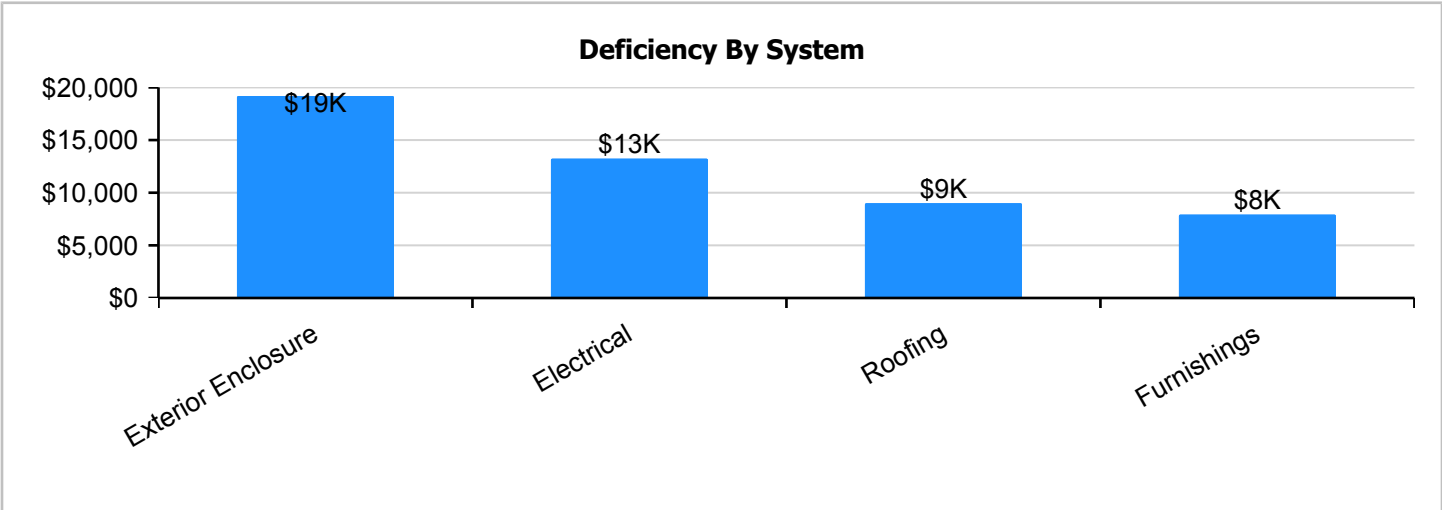
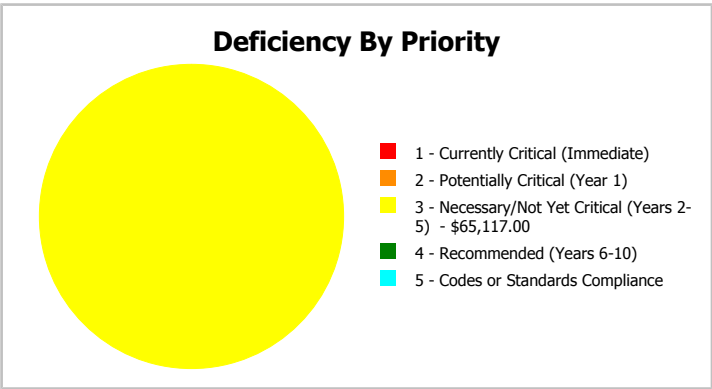
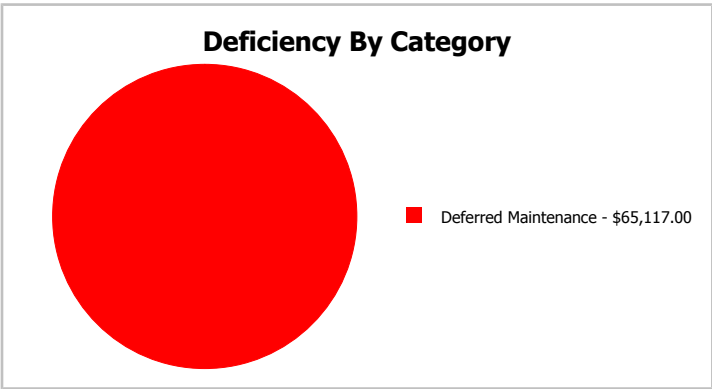
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	MS -Middle School	Gross Area:	891
Year Built:	1978	Last Renovation:	
Repair Cost:	\$65,117	Replacement Value:	\$147,558
FCI:	44.13 %	RSLI%:	35.98 %



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	61.00 %	0.00 %	\$0.00
B10 - Superstructure	61.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	32.67 %	51.08 %	\$25,316.00
B30 - Roofing	0.00 %	138.00 %	\$11,878.00
C20 - Stairs	10.00 %	0.00 %	\$0.00
D50 - Electrical	0.37 %	93.74 %	\$17,465.00
E20 - Furnishings	0.00 %	110.00 %	\$10,458.00
Totals:	35.98 %	44.13 %	\$65,117.00

Photo Album

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

1). North Elevation - Feb 06, 2017



2). West Elevation - Feb 06, 2017



3). South Elevation - Feb 06, 2017



4). East Elevation - Feb 06, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$20.13	S.F.	891	100	1978	2078		61.00 %	0.00 %	61			\$17,936
A1030	Slab on Grade	\$19.75	S.F.	891	100	1978	2078		61.00 %	0.00 %	61			\$17,597
B1010	Floor Construction	\$11.44	S.F.	891	100	1978	2078		61.00 %	0.00 %	61			\$10,193
B1020	Roof Construction	\$16.26	S.F.	891	100	1978	2078		61.00 %	0.00 %	61			\$14,488
B2010	Exterior Walls	\$29.79	S.F.	891	100	1978	2078		61.00 %	0.00 %	61			\$26,543
B2020	Exterior Windows	\$17.17	S.F.	891	30	1978	2008		0.00 %	110.00 %	-9		\$16,828.00	\$15,298
B2030	Exterior Doors	\$8.66	S.F.	891	30	1978	2008		0.00 %	110.01 %	-9		\$8,488.00	\$7,716
B3010130	Prefomed Metal Roofing	\$9.66	S.F.	891	30	1978	2008		0.00 %	138.00 %	-9		\$11,878.00	\$8,607
C2010	Stair Construction	\$1.17	S.F.	891	30	1978	2008	2020	10.00 %	0.00 %	3			\$1,042
D5010	Electrical Service/Distribution	\$3.09	S.F.	891	40	1978	2018		2.50 %	0.00 %	1			\$2,753
D5020	Branch Wiring	\$9.24	S.F.	891	30	1978	2008		0.00 %	110.00 %	-9		\$9,056.00	\$8,233
D5020	Lighting	\$8.58	S.F.	891	30	1978	2008		0.00 %	109.99 %	-9		\$8,409.00	\$7,645
E2010	Fixed Furnishings	\$10.67	S.F.	891	20	1978	1998		0.00 %	110.00 %	-19		\$10,458.00	\$9,507
Total									35.98 %	44.13 %			\$65,117.00	\$147,558

System Notes

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

System: B1010 - Floor Construction



Note:

System: B1020 - Roof Construction



Note:

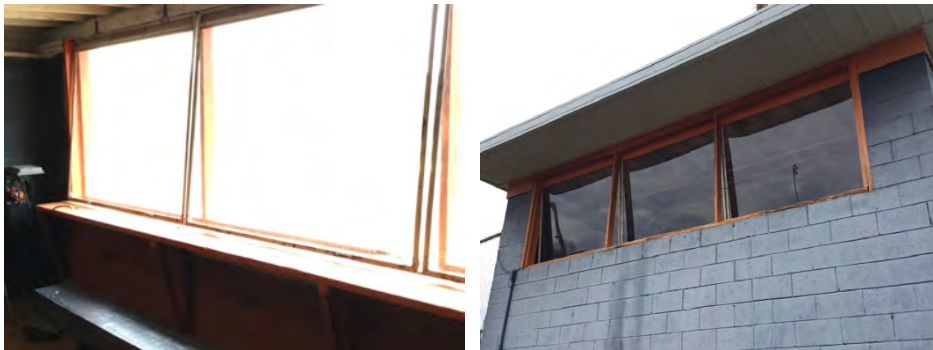
Campus Assessment Report - 1978 Pressbox Baseball/Storage

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

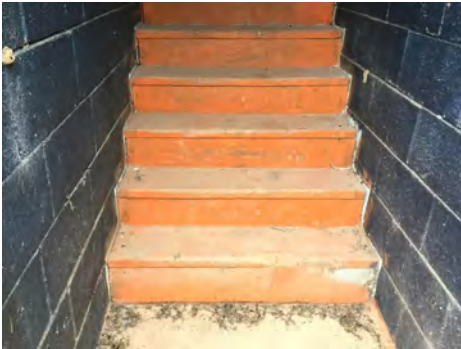
Campus Assessment Report - 1978 Pressbox Baseball/Storage

System: B3010130 - Preformed Metal Roofing



Note:

System: C2010 - Stair Construction



Note:

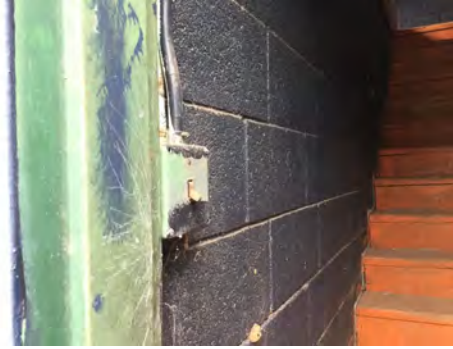
System: D5010 - Electrical Service/Distribution



Note:

Campus Assessment Report - 1978 Pressbox Baseball/Storage

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Campus Assessment Report - 1978 Pressbox Baseball/Storage

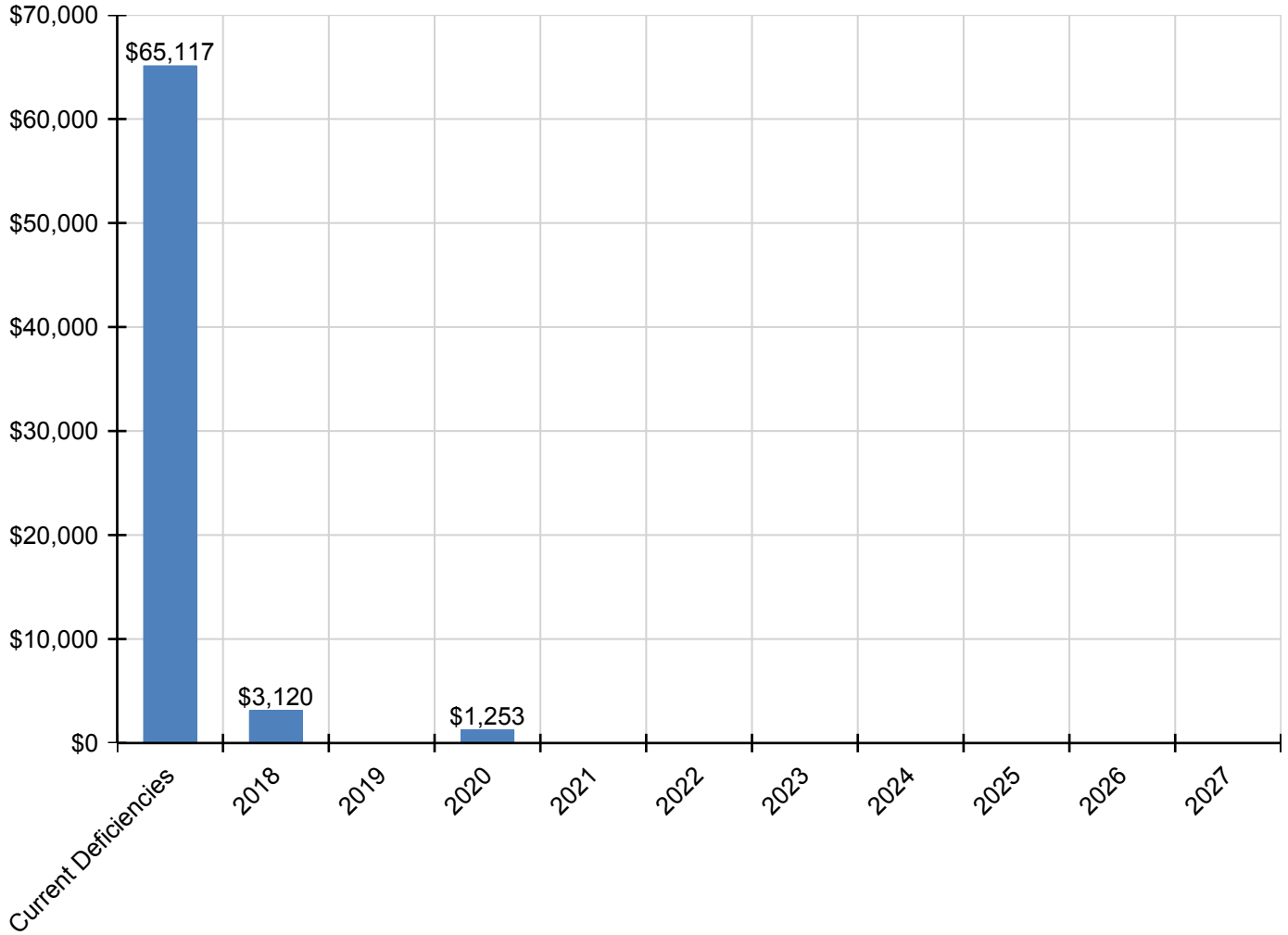
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$65,117	\$3,120	\$0	\$1,253	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$69,490
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$16,828	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,828
B2030 - Exterior Doors	\$8,488	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,488
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010130 - Preformed Metal Roofing	\$11,878	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,878
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C20 - Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C2010 - Stair Construction	\$0	\$0	\$0	\$1,253	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,253
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$3,120	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,120
D5020 - Branch Wiring	\$9,056	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,056
D5020 - Lighting	\$8,409	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,409
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$10,458	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,458

* Indicates non-renewable system

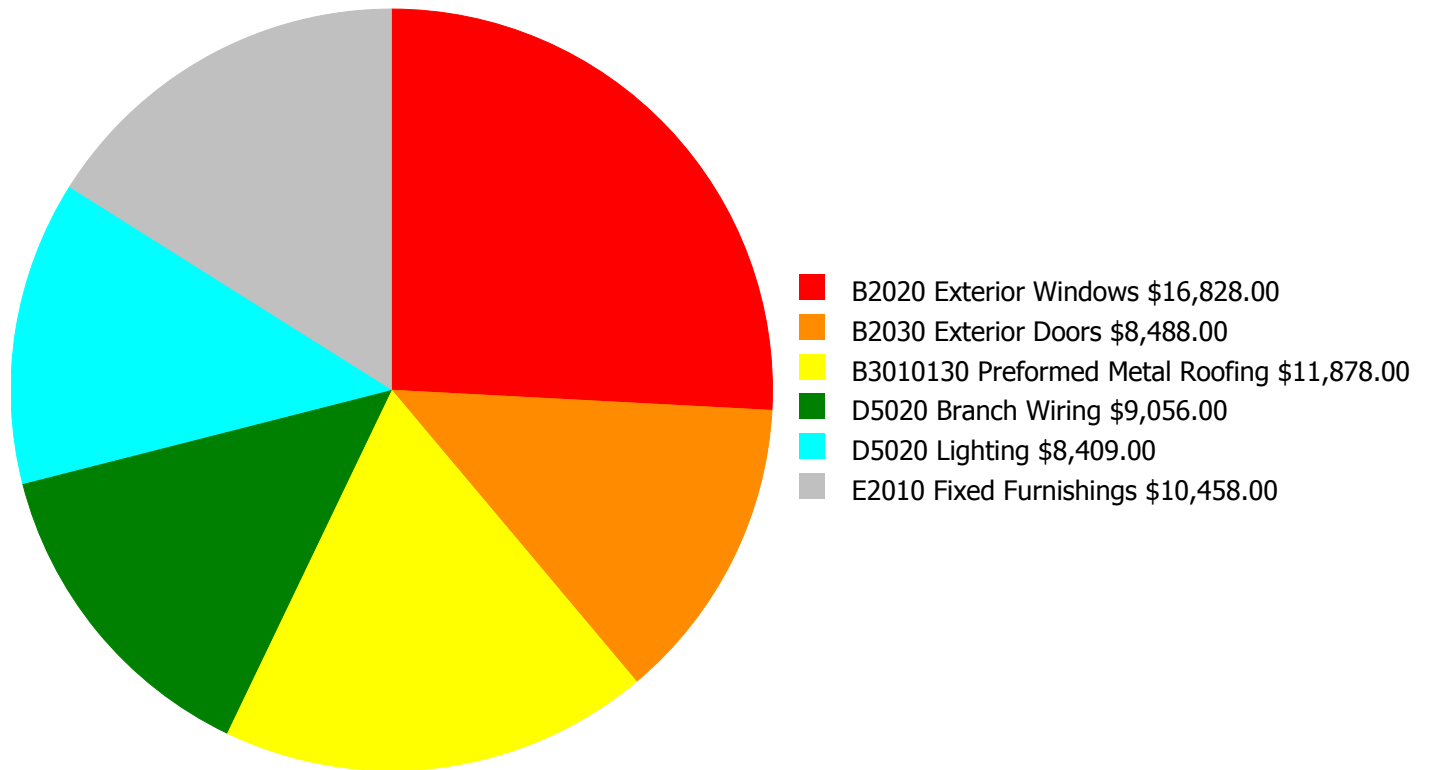
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

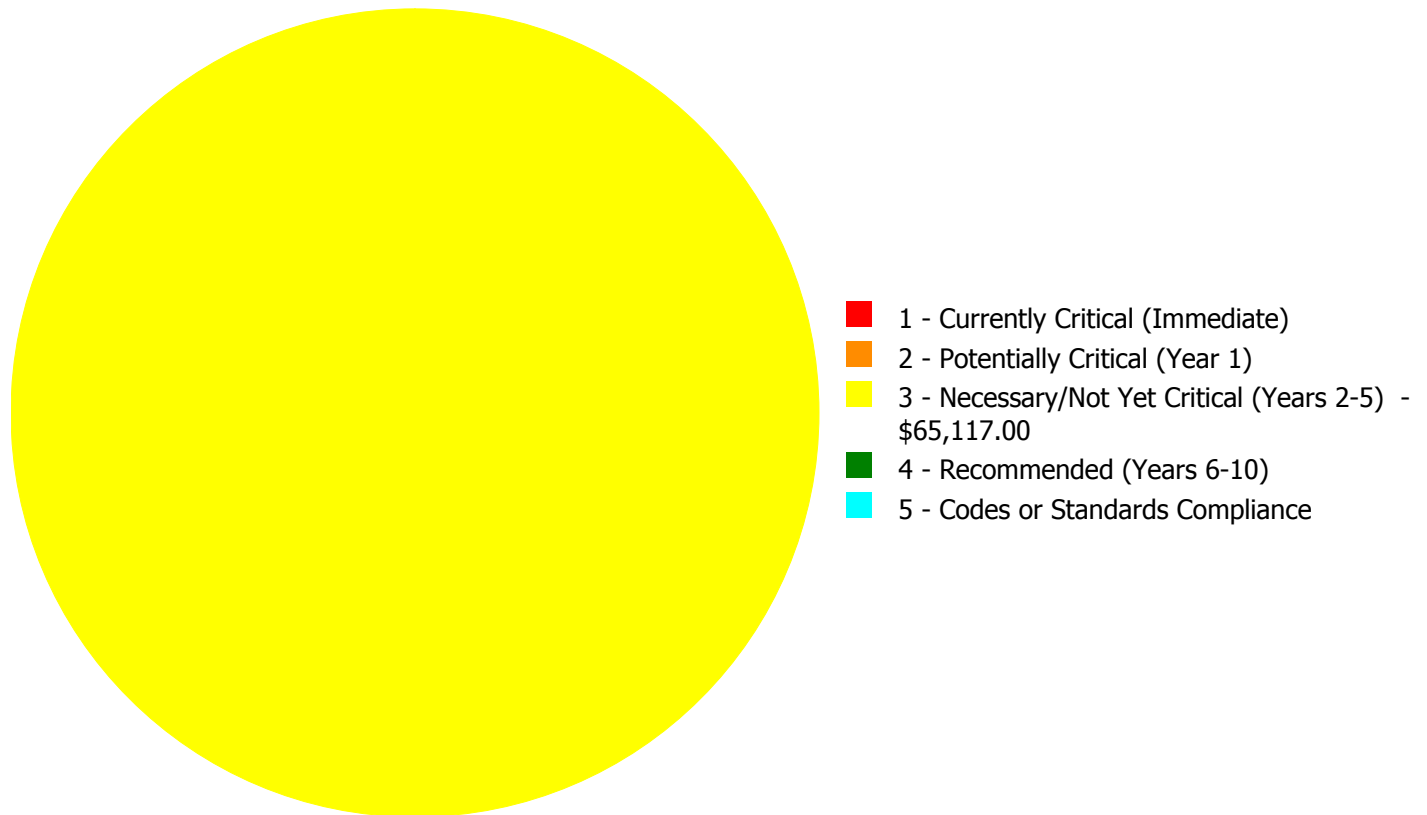
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$65,117.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$65,117.00

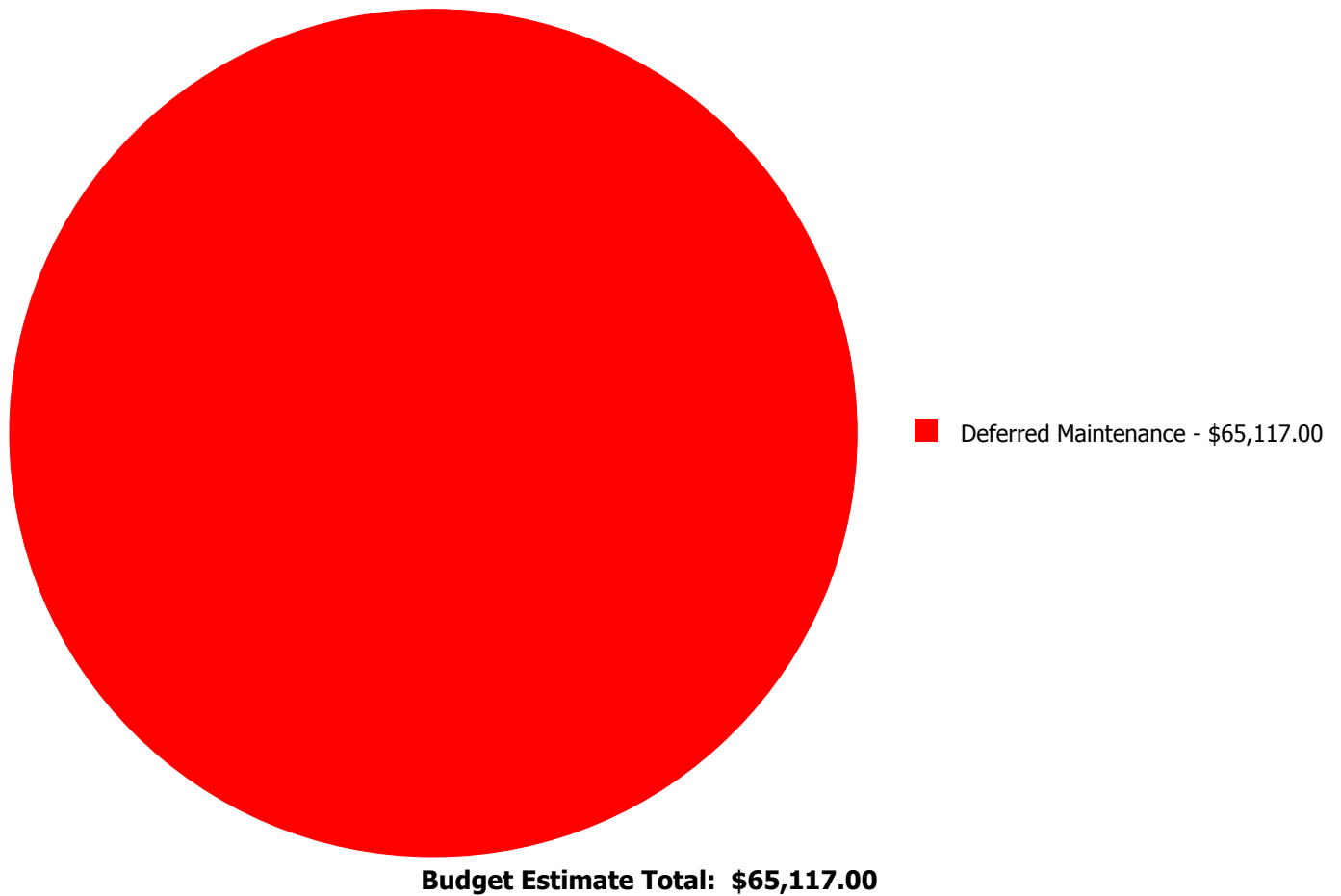
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2020	Exterior Windows	\$0.00	\$0.00	\$16,828.00	\$0.00	\$0.00	\$16,828.00
B2030	Exterior Doors	\$0.00	\$0.00	\$8,488.00	\$0.00	\$0.00	\$8,488.00
B3010130	Preformed Metal Roofing	\$0.00	\$0.00	\$11,878.00	\$0.00	\$0.00	\$11,878.00
D5020	Branch Wiring	\$0.00	\$0.00	\$9,056.00	\$0.00	\$0.00	\$9,056.00
D5020	Lighting	\$0.00	\$0.00	\$8,409.00	\$0.00	\$0.00	\$8,409.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$10,458.00	\$0.00	\$0.00	\$10,458.00
	Total:	\$0.00	\$0.00	\$65,117.00	\$0.00	\$0.00	\$65,117.00

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

System: B2020 - Exterior Windows



Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 891.00
Unit of Measure: S.F.
Estimate: \$16,828.00
Assessor Name: Eduardo Lopez
Date Created: 01/12/2017

Notes: The exterior windows are aged, rusted, not energy efficient and should be replaced.

System: B2030 - Exterior Doors



Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 891.00
Unit of Measure: S.F.
Estimate: \$8,488.00
Assessor Name: Eduardo Lopez
Date Created: 01/12/2017

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

System: B3010130 - Preformed Metal Roofing



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 891.00
Unit of Measure: S.F.
Estimate: \$11,878.00
Assessor Name: Eduardo Lopez
Date Created: 01/12/2017

Notes: The metal roof covering is aged, showing signs of failure and should be replaced.

System: D5020 - Branch Wiring



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 891.00
Unit of Measure: S.F.
Estimate: \$9,056.00
Assessor Name: Eduardo Lopez
Date Created: 01/12/2017

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

System: D5020 - Lighting



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 891.00
Unit of Measure: S.F.
Estimate: \$8,409.00
Assessor Name: Eduardo Lopez
Date Created: 01/12/2017

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

System: E2010 - Fixed Furnishings



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 891.00
Unit of Measure: S.F.
Estimate: \$10,458.00
Assessor Name: Eduardo Lopez
Date Created: 01/12/2017

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

Executive Summary

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

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

Function:	MS -Middle School
Gross Area (SF):	856
Year Built:	1987
Last Renovation:	
Replacement Value:	\$103,678
Repair Cost:	\$25,714.00
Total FCI:	24.80 %
Total RSLI:	51.80 %
FCA Score:	75.20



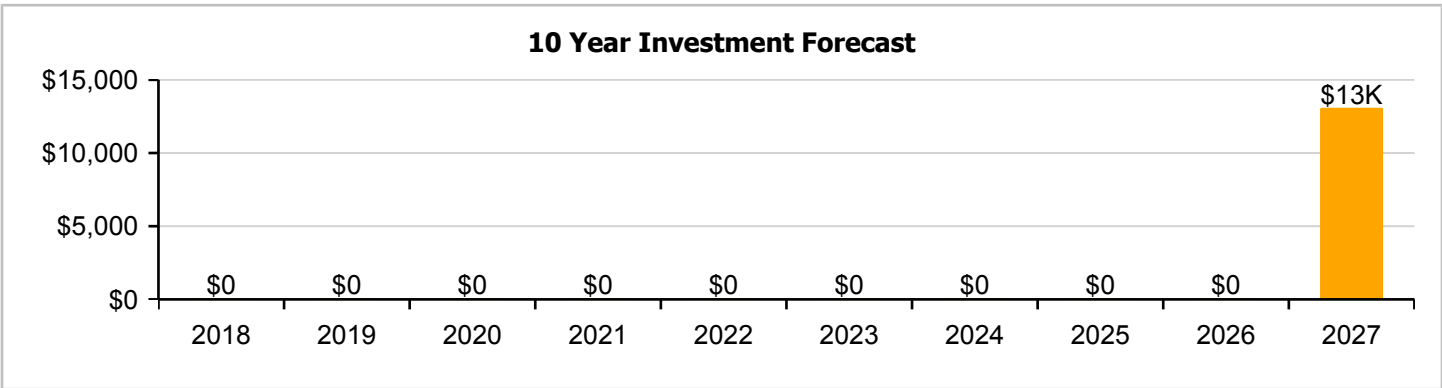
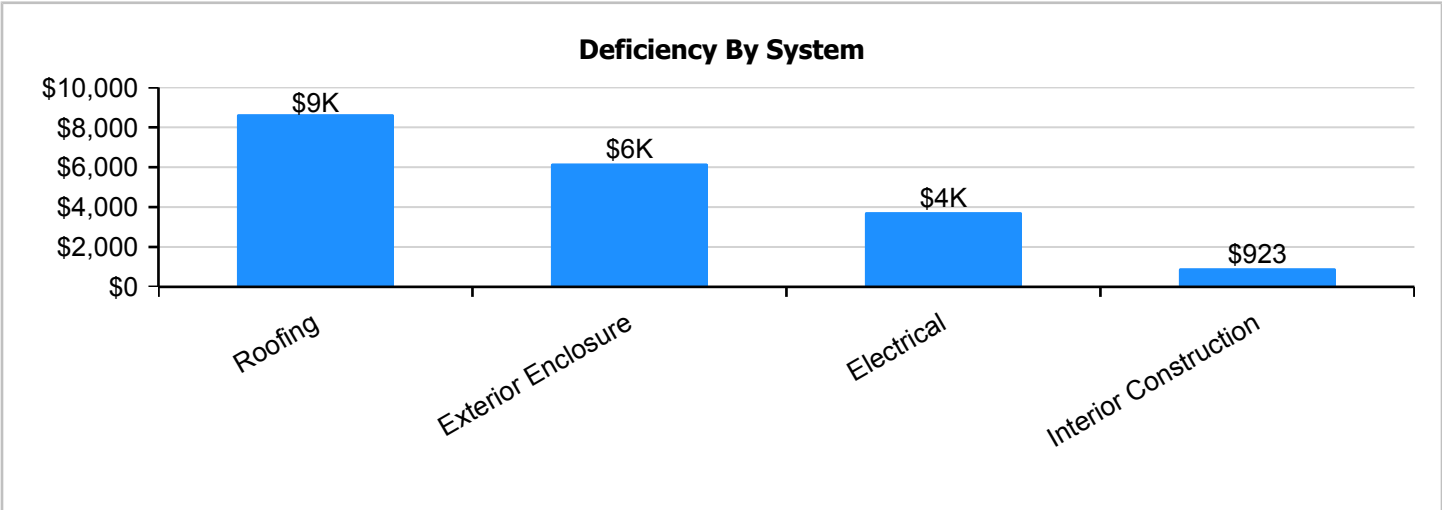
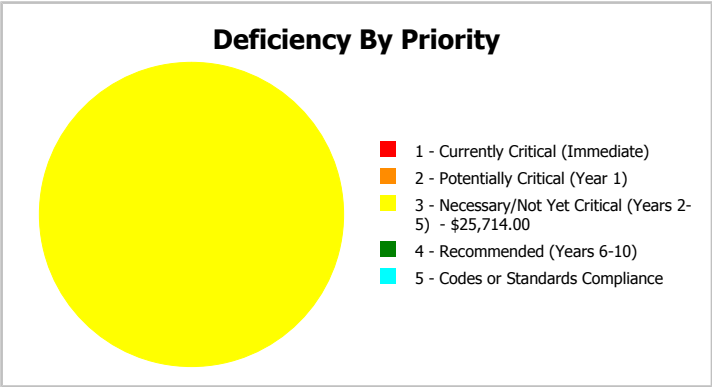
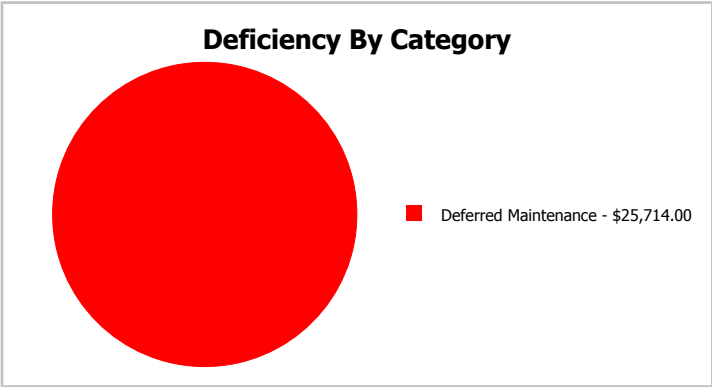
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	MS -Middle School	Gross Area:	856
Year Built:	1987	Last Renovation:	
Repair Cost:	\$25,714	Replacement Value:	\$103,678
FCI:	24.80 %	RSLI%:	51.80 %



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	70.00 %	0.00 %	\$0.00
B10 - Superstructure	70.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	54.23 %	24.77 %	\$8,154.00
B30 - Roofing	0.00 %	138.00 %	\$11,411.00
C10 - Interior Construction	22.23 %	12.20 %	\$1,215.00
D50 - Electrical	0.00 %	110.01 %	\$4,934.00
Totals:	51.80 %	24.80 %	\$25,714.00

Photo Album

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

1). Northwest Elevation - Feb 06, 2017



2). Southwest Elevation - Feb 06, 2017



3). Southeast Elevation - Feb 06, 2017



4). Northeast Elevation - Feb 06, 2017



Condition Detail

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

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7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency \$: The financial investment to repair/replace system to address deficiency.
15. Replacement Value \$: The replacement cost of the system.

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$20.13	S.F.	856	100	1987	2087		70.00 %	0.00 %	70			\$17,231
A1030	Slab on Grade	\$19.75	S.F.	856	100	1987	2087		70.00 %	0.00 %	70			\$16,906
B1020	Roof Construction	\$16.26	S.F.	856	100	1987	2087		70.00 %	0.00 %	70			\$13,919
B2010	Exterior Walls	\$29.79	S.F.	856	100	1987	2087		70.00 %	0.00 %	70			\$25,500
B2030	Exterior Doors	\$8.66	S.F.	856	30	1987	2017		0.00 %	110.00 %	0		\$8,154.00	\$7,413
B3010130	Preformed Metal Roofing	\$9.66	S.F.	856	30	1987	2017		0.00 %	138.00 %	0		\$11,411.00	\$8,269
C1010	Partitions	\$10.34	S.F.	856	40	1987	2027		25.00 %	0.00 %	10			\$8,851
C1020	Interior Doors	\$1.29	S.F.	856	30	1987	2017		0.00 %	110.05 %	0		\$1,215.00	\$1,104
D5020	Branch Wiring	\$3.58	S.F.	856	30	1987	2017		0.00 %	110.02 %	0		\$3,371.00	\$3,064
D5020	Lighting	\$1.66	S.F.	856	30	1987	2017		0.00 %	109.99 %	0		\$1,563.00	\$1,421
Total									51.80 %	24.80 %			\$25,714.00	\$103,678

System Notes

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

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

System: B2030 - Exterior Doors



Note:

Campus Assessment Report - 1987 Tractor Storage Bldg

System: B3010130 - Preformed Metal Roofing



Note:

System: C1010 - Partitions



Note:

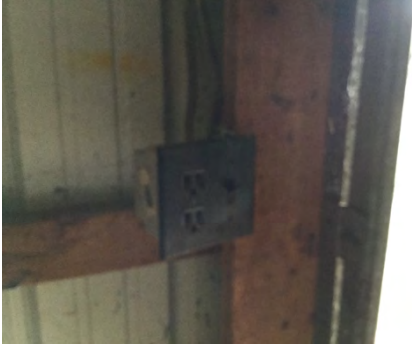
System: C1020 - Interior Doors



Note:

Campus Assessment Report - 1987 Tractor Storage Bldg

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

Renewal Schedule

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

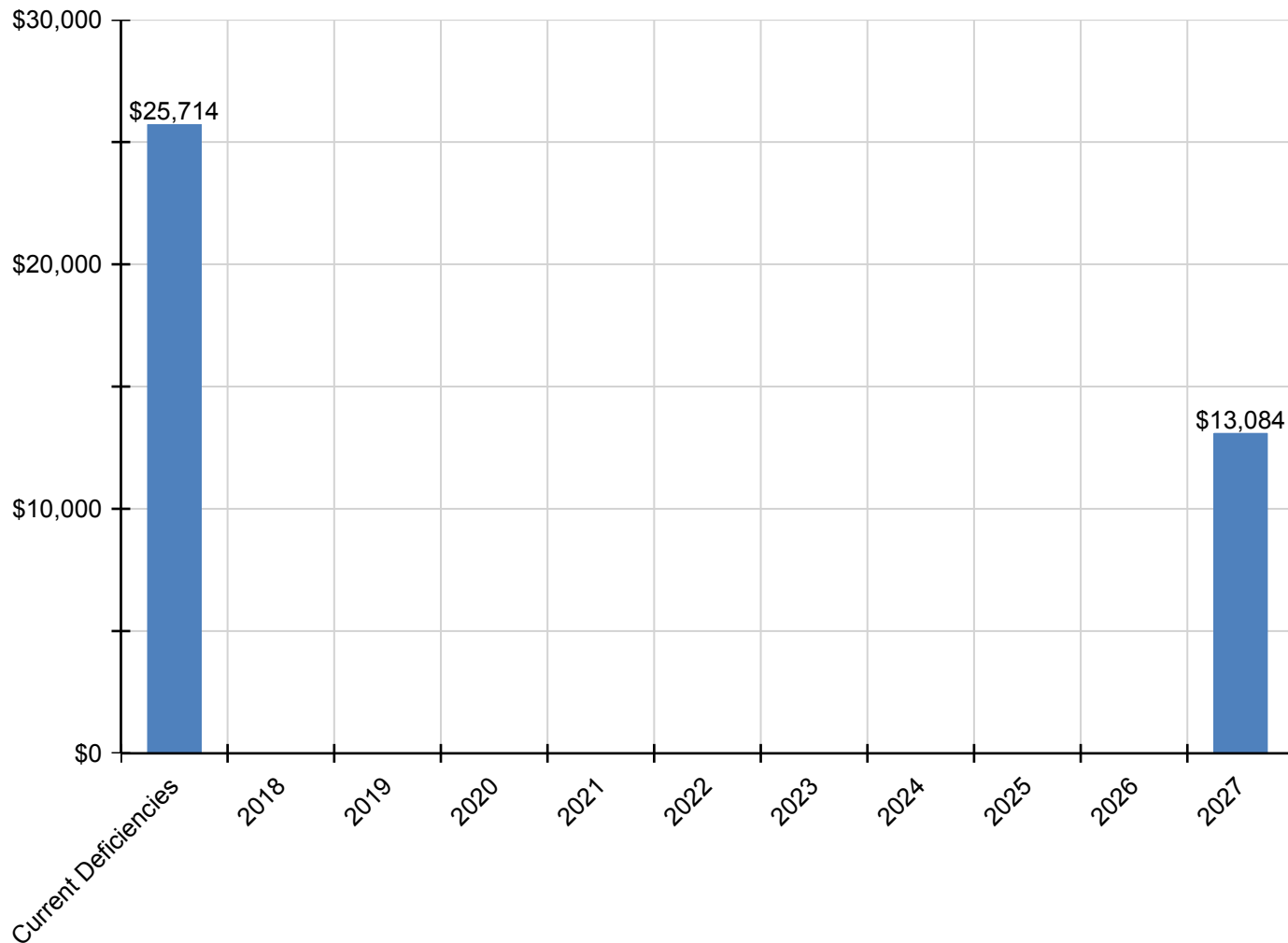
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$25,714	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,084	\$38,798
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$8,154	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,154
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010130 - Preformed Metal Roofing	\$11,411	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,411
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	\$13,084	\$13,084
C1020 - Interior Doors	\$1,215	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,215
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$3,371	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,371
D5020 - Lighting	\$1,563	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,563

** Indicates non-renewable system*

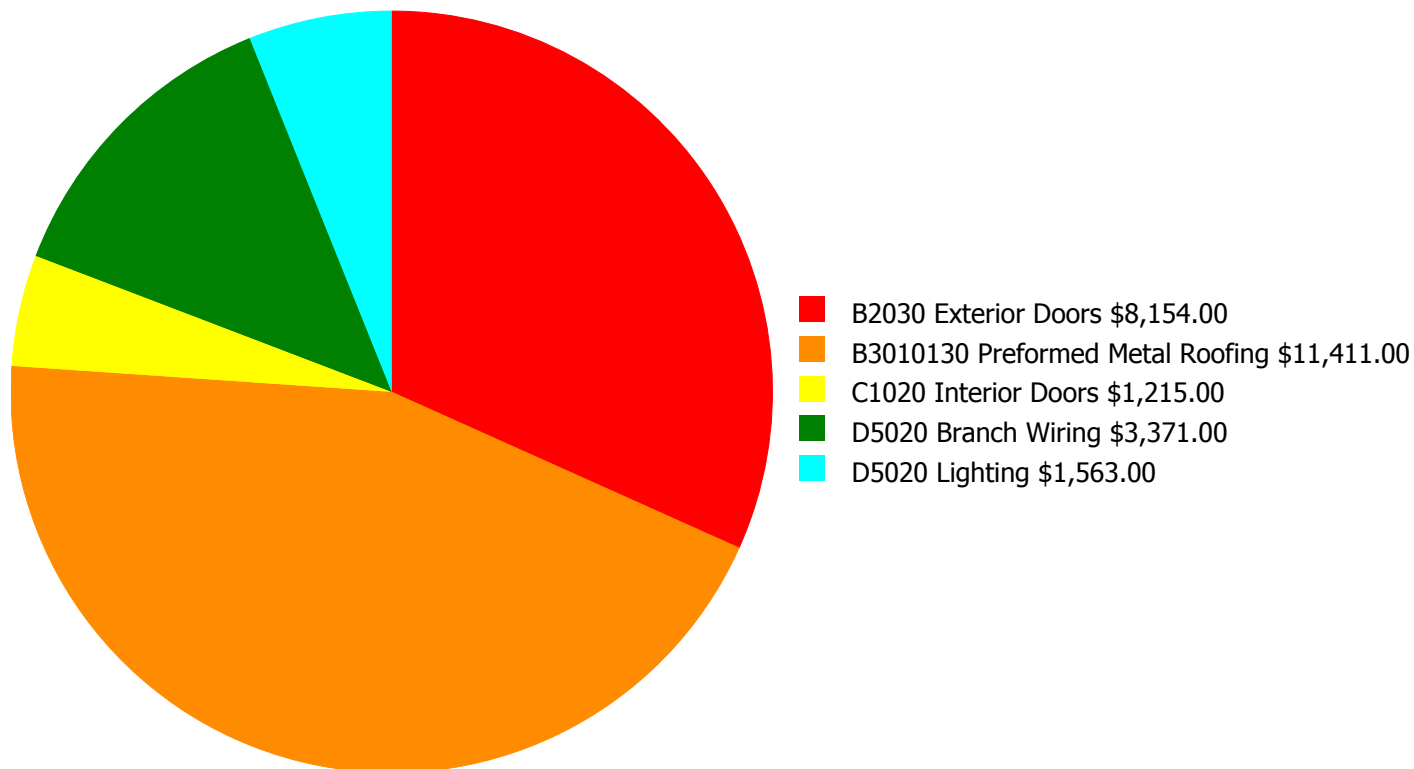
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

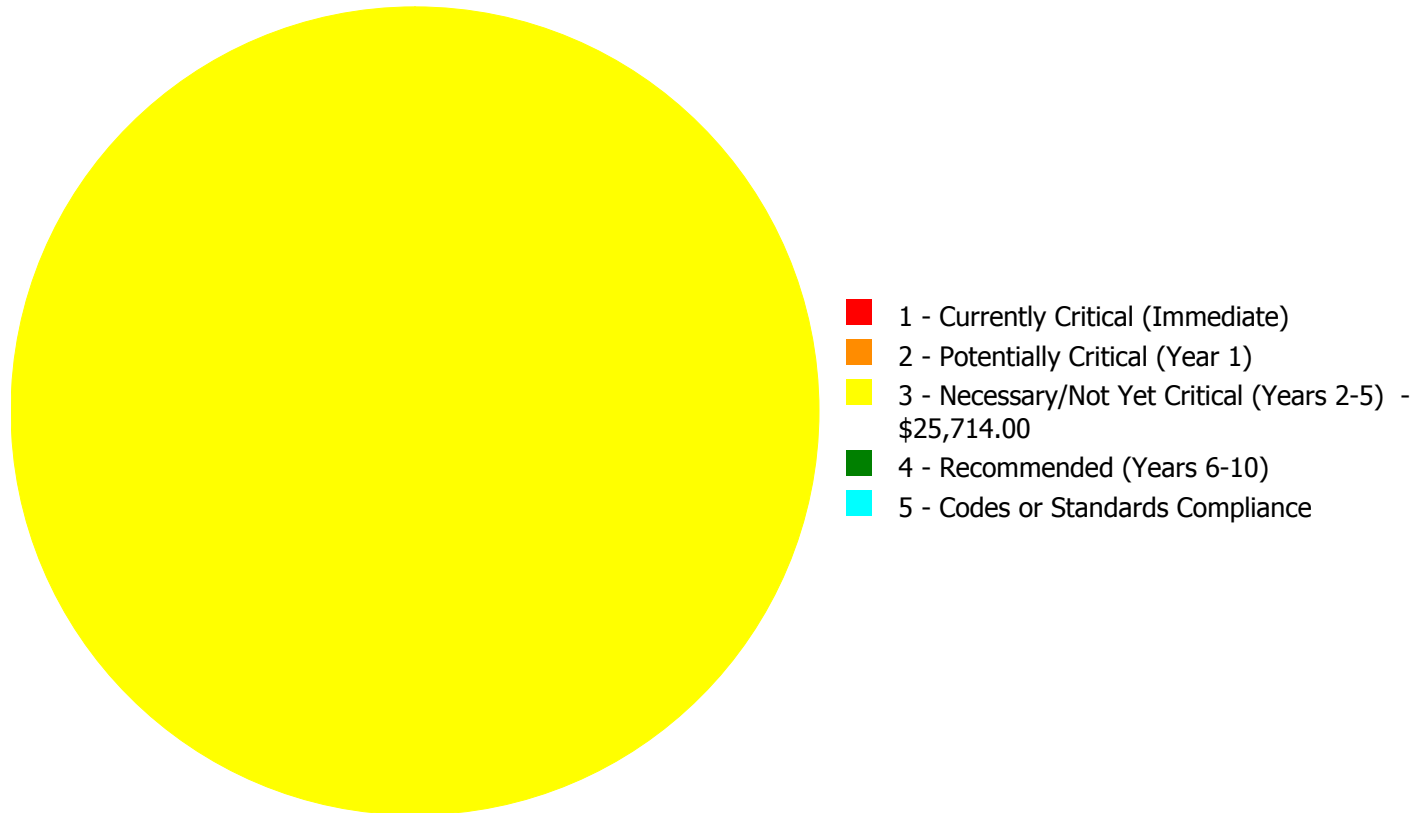
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$25,714.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$25,714.00

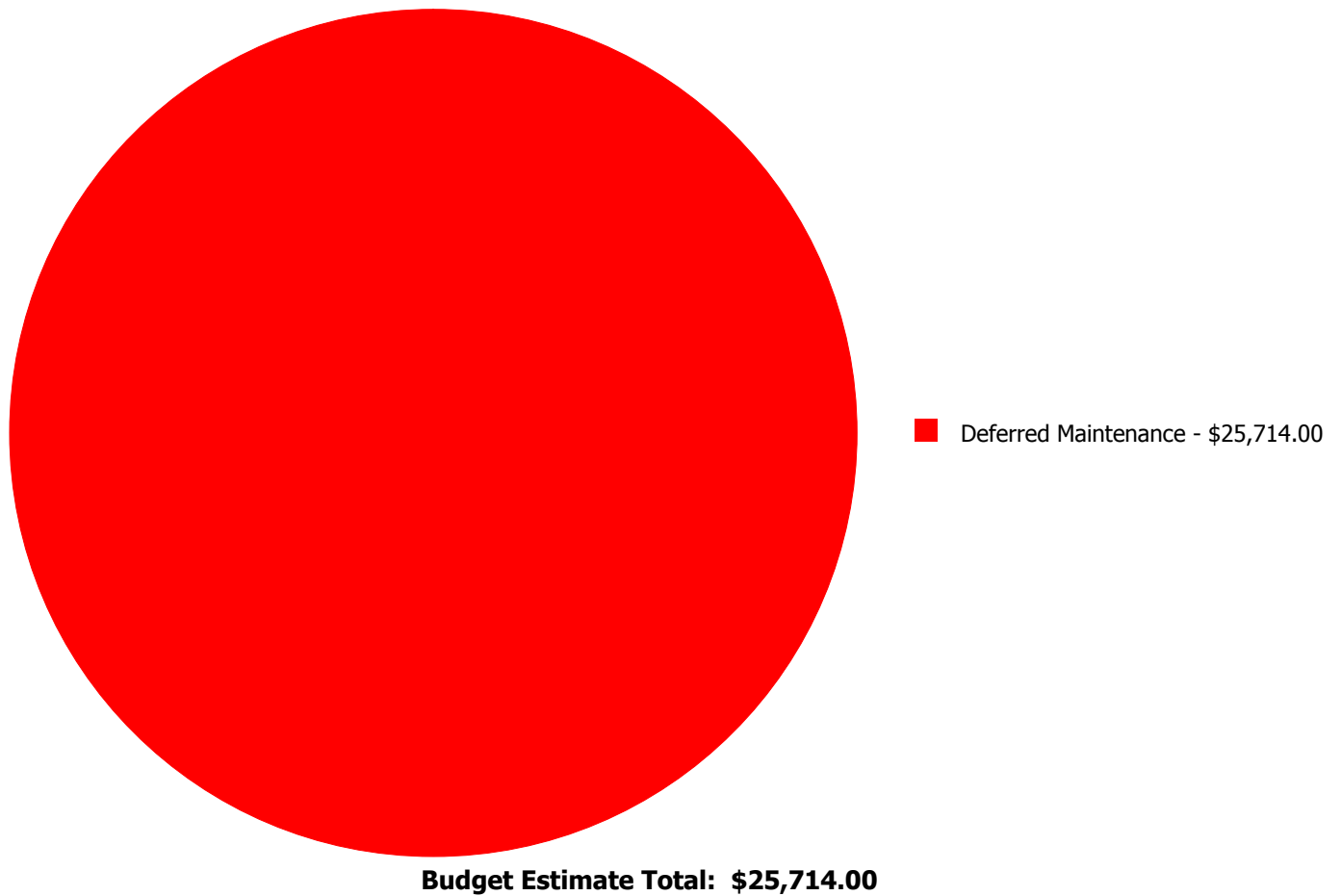
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2030	Exterior Doors	\$0.00	\$0.00	\$8,154.00	\$0.00	\$0.00	\$8,154.00
B3010130	Preformed Metal Roofing	\$0.00	\$0.00	\$11,411.00	\$0.00	\$0.00	\$11,411.00
C1020	Interior Doors	\$0.00	\$0.00	\$1,215.00	\$0.00	\$0.00	\$1,215.00
D5020	Branch Wiring	\$0.00	\$0.00	\$3,371.00	\$0.00	\$0.00	\$3,371.00
D5020	Lighting	\$0.00	\$0.00	\$1,563.00	\$0.00	\$0.00	\$1,563.00
	Total:	\$0.00	\$0.00	\$25,714.00	\$0.00	\$0.00	\$25,714.00

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

System: B2030 - Exterior Doors



Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 856.00
Unit of Measure: S.F.
Estimate: \$8,154.00
Assessor Name: Eduardo Lopez
Date Created: 01/12/2017

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

System: B3010130 - Preformed Metal Roofing



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 856.00
Unit of Measure: S.F.
Estimate: \$11,411.00
Assessor Name: Eduardo Lopez
Date Created: 01/12/2017

Notes: The metal roof covering is aged, showing signs of failure and should be replaced.

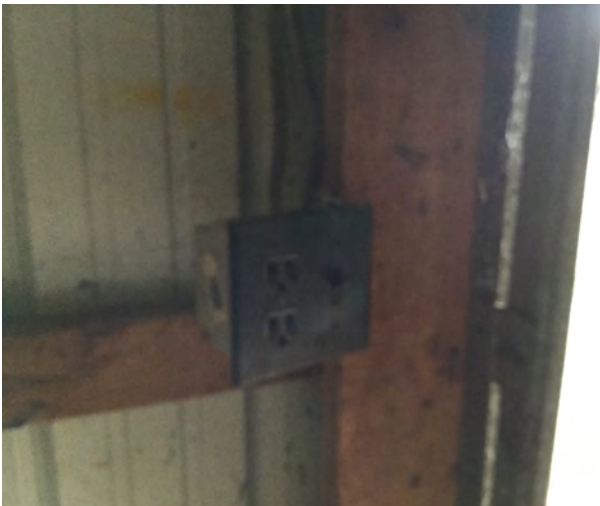
System: C1020 - Interior Doors



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 856.00
Unit of Measure: S.F.
Estimate: \$1,215.00
Assessor Name: Eduardo Lopez
Date Created: 01/12/2017

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

System: D5020 - Branch Wiring



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 856.00
Unit of Measure: S.F.
Estimate: \$3,371.00
Assessor Name: Eduardo Lopez
Date Created: 01/12/2017

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

System: D5020 - Lighting



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 856.00
Unit of Measure: S.F.
Estimate: \$1,563.00
Assessor Name: Eduardo Lopez
Date Created: 01/12/2017

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

Executive Summary

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

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

Function:	MS -Middle School
Gross Area (SF):	800
Year Built:	1989
Last Renovation:	
Replacement Value:	\$90,272
Repair Cost:	\$25,084.00
Total FCI:	27.79 %
Total RSLI:	32.69 %
FCA Score:	72.21



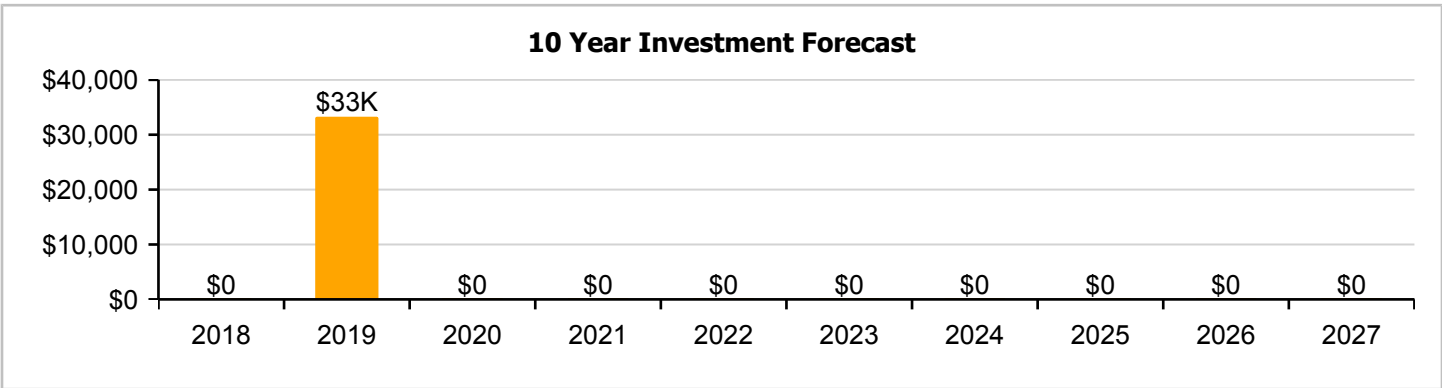
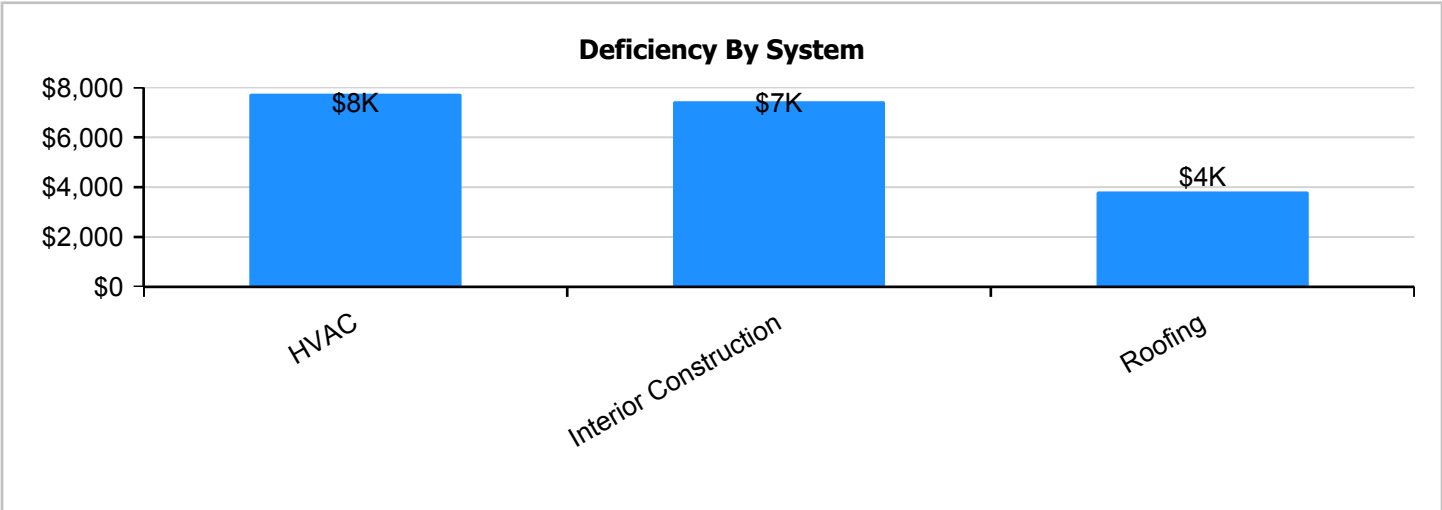
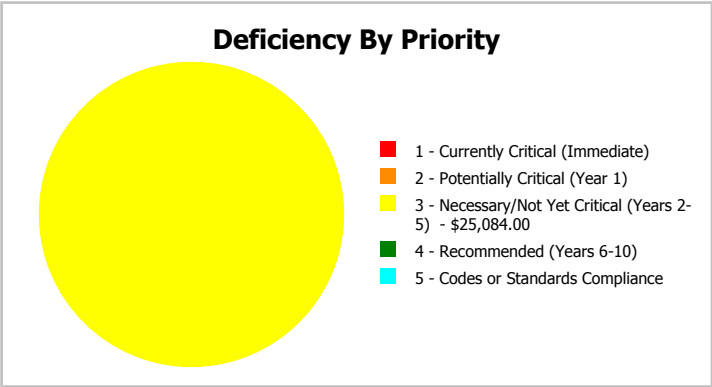
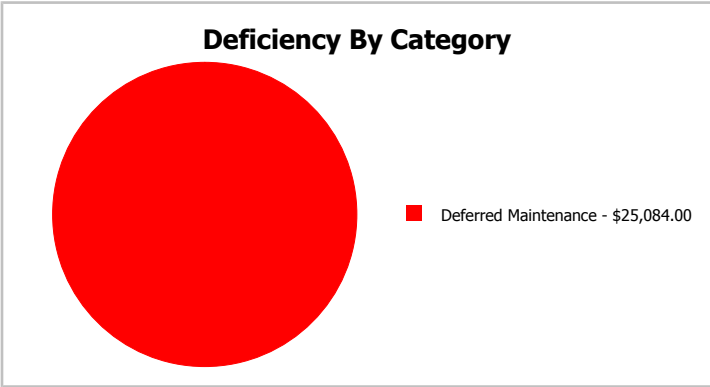
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	MS -Middle School	Gross Area:	800
Year Built:	1989	Last Renovation:	
Repair Cost:	\$25,084	Replacement Value:	\$90,272
FCI:	27.79 %	RSLI%:	32.69 %



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	72.00 %	0.00 %	\$0.00
B10 - Superstructure	72.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	53.03 %	0.00 %	\$0.00
B30 - Roofing	0.00 %	146.01 %	\$5,046.00
C10 - Interior Construction	30.15 %	57.07 %	\$9,812.00
D20 - Plumbing	6.67 %	0.00 %	\$0.00
D30 - HVAC	2.10 %	75.32 %	\$10,226.00
D50 - Electrical	11.18 %	0.00 %	\$0.00
Totals:	32.69 %	27.79 %	\$25,084.00

Photo Album

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

1). Northeast Elevation - Feb 06, 2017



2). Northwest Elevation - Feb 06, 2017



3). Southwest Elevation - Feb 06, 2017



4). East Elevation - Feb 06, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$6.93	S.F.	800	100	1989	2089		72.00 %	0.00 %	72			\$5,544
A1030	Slab on Grade	\$7.37	S.F.	800	100	1989	2089		72.00 %	0.00 %	72			\$5,896
B1020	Roof Construction	\$5.98	S.F.	800	100	1989	2089		72.00 %	0.00 %	72			\$4,784
B2010	Exterior Walls	\$18.04	S.F.	800	100	1989	2089		72.00 %	0.00 %	72			\$14,432
B2020	Exterior Windows	\$6.47	S.F.	800	30	1989	2019		6.67 %	0.00 %	2			\$5,176
B2030	Exterior Doors	\$0.91	S.F.	800	30	1989	2019		6.67 %	0.00 %	2			\$728
B3010140	Asphalt Shingles	\$4.32	S.F.	800	20	1989	2009		0.00 %	146.01 %	-8		\$5,046.00	\$3,456
C1010	Partitions	\$10.34	S.F.	800	75	1989	2064		62.67 %	0.00 %	47			\$8,272
C1030	Fittings	\$11.15	S.F.	800	20	1989	2009		0.00 %	110.00 %	-8		\$9,812.00	\$8,920
D2010	Plumbing Fixtures	\$9.98	S.F.	800	30	1989	2019		6.67 %	0.00 %	2			\$7,984
D2020	Domestic Water Distribution	\$0.84	S.F.	800	30	1989	2019		6.67 %	0.00 %	2			\$672
D2030	Sanitary Waste	\$5.94	S.F.	800	30	1989	2019		6.67 %	0.00 %	2			\$4,752
D3040	Distribution Systems	\$5.35	S.F.	800	30	1989	2019		6.67 %	0.00 %	2			\$4,280
D3050	Terminal & Package Units	\$11.62	S.F.	800	15	1989	2004		0.00 %	110.00 %	-13		\$10,226.00	\$9,296
D5010	Electrical Service/Distribution	\$1.47	S.F.	800	40	1989	2029		30.00 %	0.00 %	12			\$1,176
D5020	Branch Wiring	\$2.55	S.F.	800	30	1989	2019		6.67 %	0.00 %	2			\$2,040
D5020	Lighting	\$3.58	S.F.	800	30	1989	2019		6.67 %	0.00 %	2			\$2,864
Total									32.69 %	27.79 %			\$25,084.00	\$90,272

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:

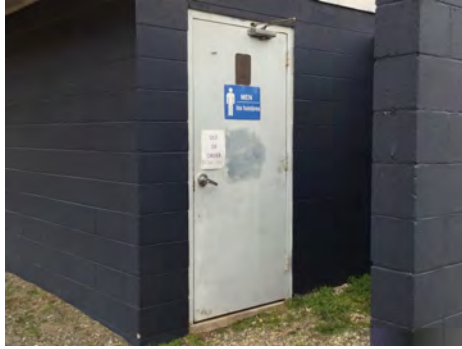
System: B2020 - Exterior Windows



Note:

Campus Assessment Report - 1989 Concession/RR Bldg

System: B2030 - Exterior Doors



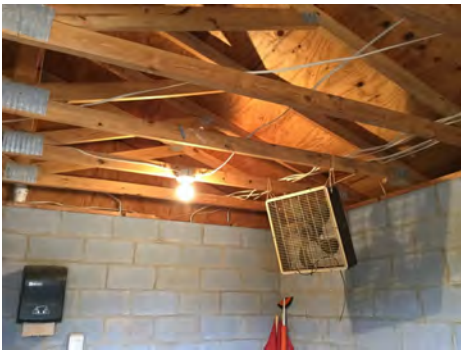
Note:

System: B3010140 - Asphalt Shingles



Note:

System: C1010 - Partitions



Note:

Campus Assessment Report - 1989 Concession/RR Bldg

System: C1030 - Fittings



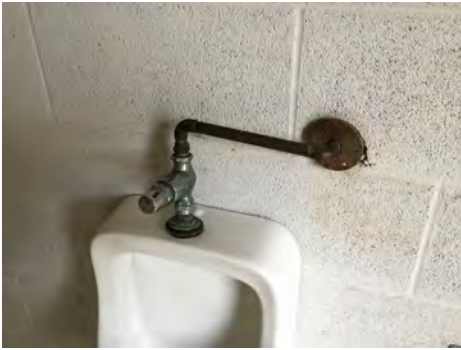
Note:

System: D2010 - Plumbing Fixtures



Note:

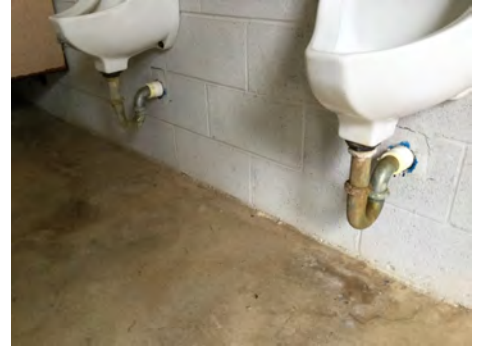
System: D2020 - Domestic Water Distribution



Note:

Campus Assessment Report - 1989 Concession/RR Bldg

System: D2030 - Sanitary Waste



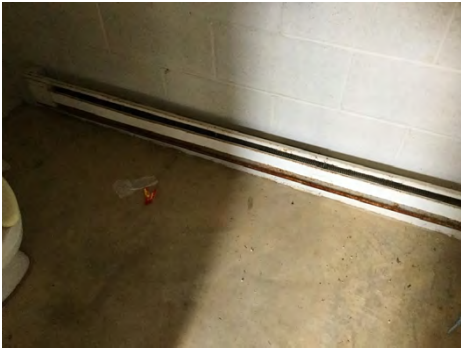
Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

Campus Assessment Report - 1989 Concession/RR Bldg

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

Renewal Schedule

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

Inflation Rate: 3%

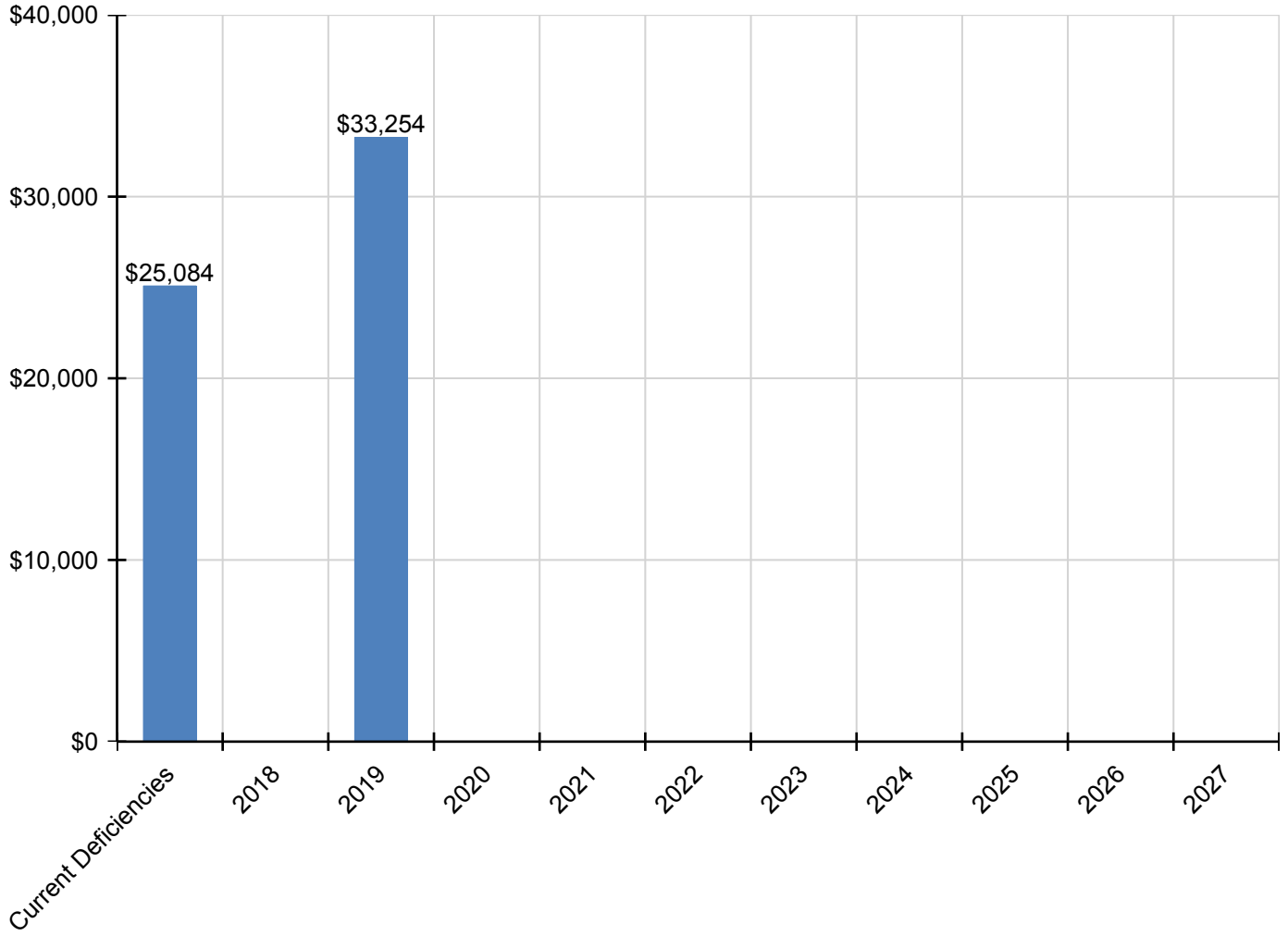
Campus Assessment Report - 1989 Concession/RR Bldg

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$25,084	\$0	\$33,254	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,338
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$6,041	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,041
B2030 - Exterior Doors	\$0	\$0	\$850	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$850
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010140 - Asphalt Shingles	\$5,046	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,046
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$9,812	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,812
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	\$9,317	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,317
D2020 - Domestic Water Distribution	\$0	\$0	\$784	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$784
D2030 - Sanitary Waste	\$0	\$0	\$5,545	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,545
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$4,995	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,995
D3050 - Terminal & Package Units	\$10,226	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,226
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$2,381	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,381
D5020 - Lighting	\$0	\$0	\$3,342	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,342

** Indicates non-renewable system*

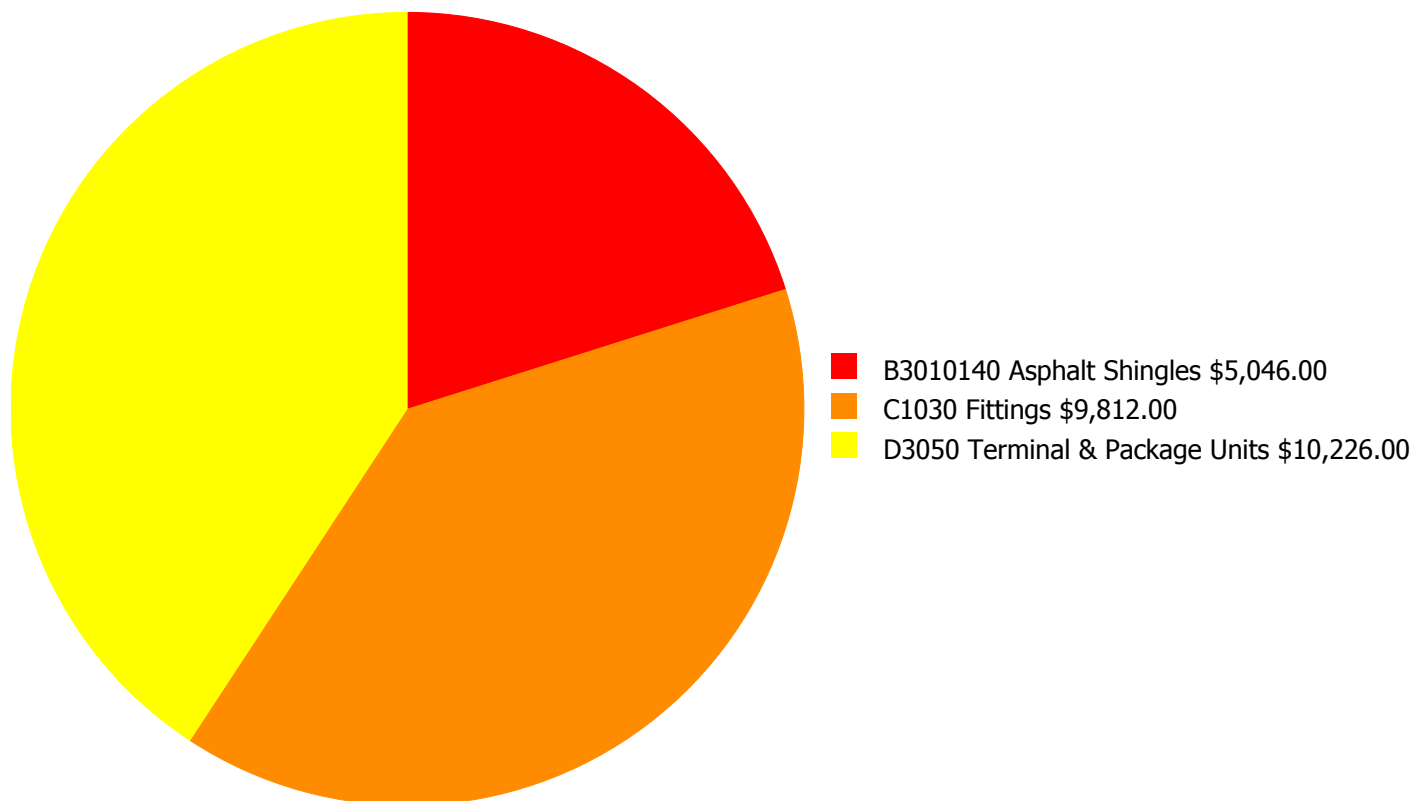
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

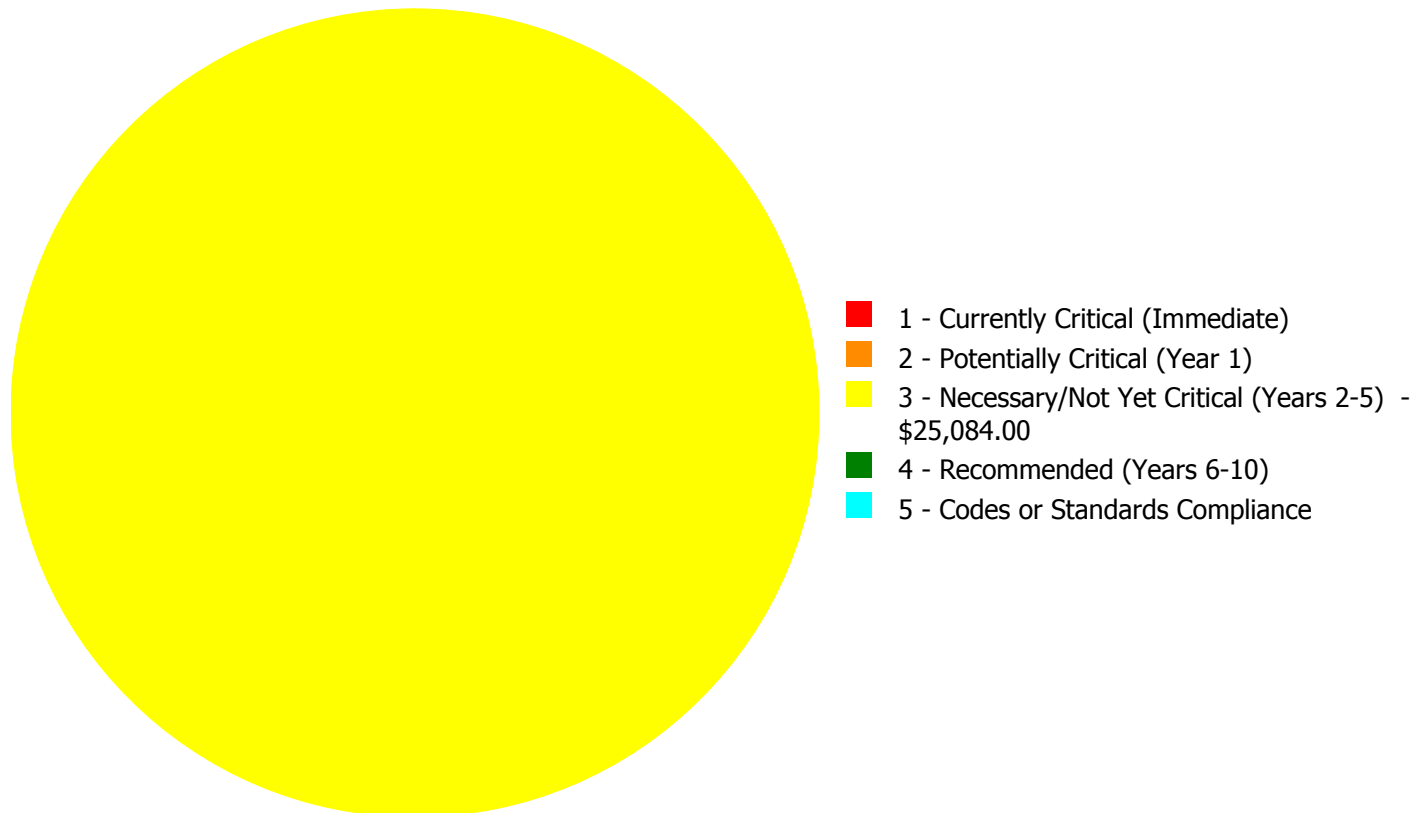
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$25,084.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$25,084.00

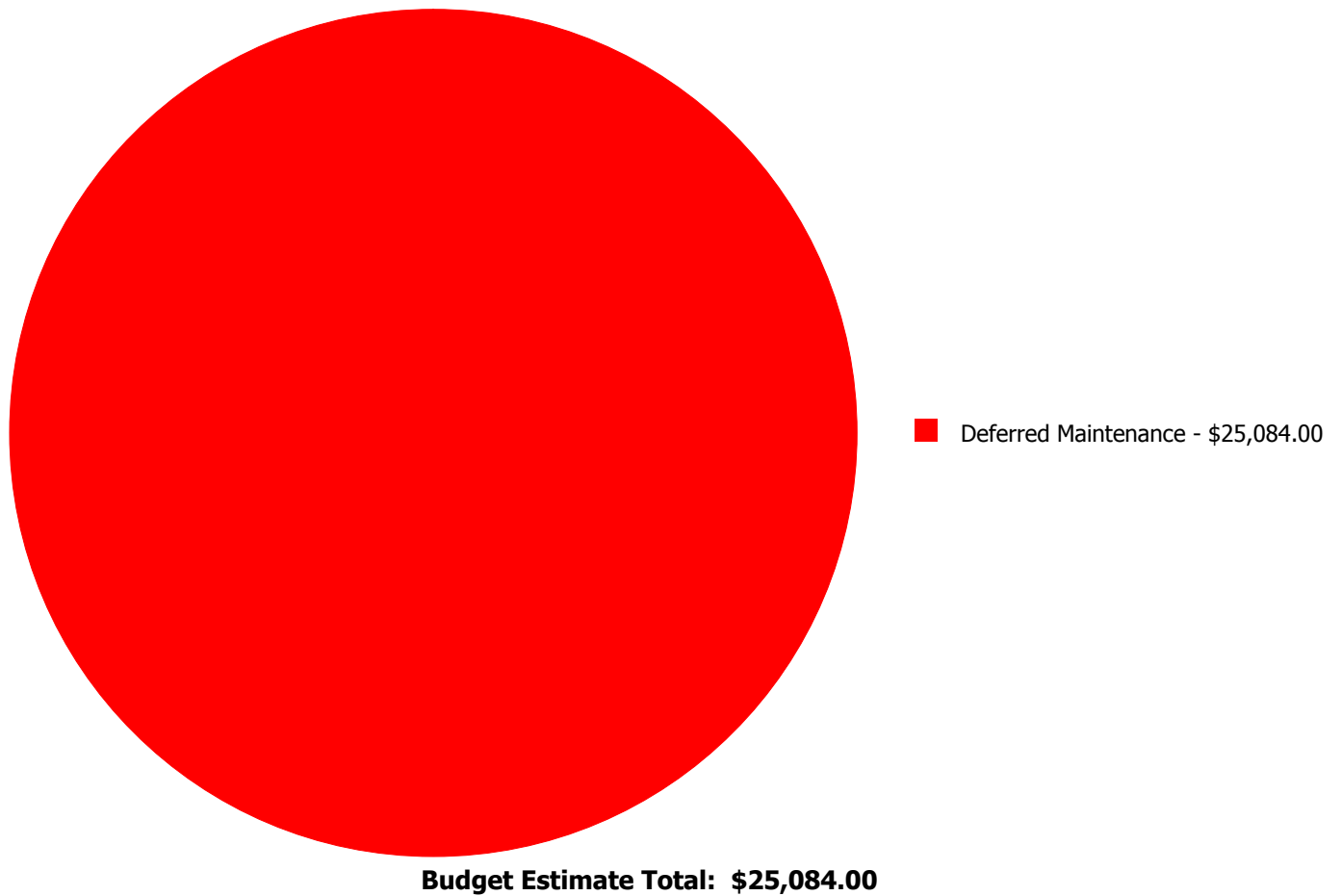
Deficiency By Priority Investment Table

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
B3010140	Asphalt Shingles	\$0.00	\$0.00	\$5,046.00	\$0.00	\$0.00	\$5,046.00
C1030	Fittings	\$0.00	\$0.00	\$9,812.00	\$0.00	\$0.00	\$9,812.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$10,226.00	\$0.00	\$0.00	\$10,226.00
	Total:	\$0.00	\$0.00	\$25,084.00	\$0.00	\$0.00	\$25,084.00

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

System: B3010140 - Asphalt Shingles



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 800.00
Unit of Measure: S.F.
Estimate: \$5,046.00
Assessor Name: Eduardo Lopez
Date Created: 01/12/2017

Notes: The asphalt shingles roof covering is aged, showing signs of failure and should be replaced.

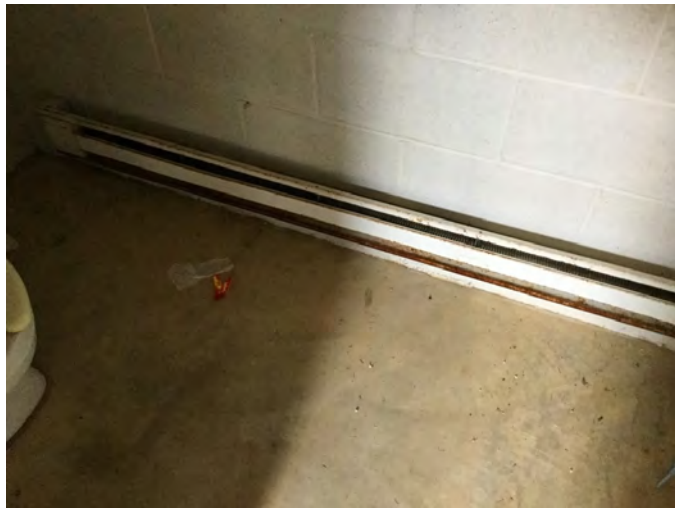
System: C1030 - Fittings



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 800.00
Unit of Measure: S.F.
Estimate: \$9,812.00
Assessor Name: Eduardo Lopez
Date Created: 01/12/2017

Notes: The fittings throughout the building are aged, in marginal condition, handrails and room signage are not ADA compliant and should be replaced.

System: D3050 - Terminal & Package Units



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 800.00
Unit of Measure: S.F.
Estimate: \$10,226.00
Assessor Name: Eduardo Lopez
Date Created: 01/12/2017

Notes: Terminal and package units are beyond their expected service life and should be scheduled for replacement.

Executive Summary

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

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

Function:	MS -Middle School
Gross Area (SF):	800
Year Built:	1989
Last Renovation:	
Replacement Value:	\$85,120
Repair Cost:	\$53,665.00
Total FCI:	63.05 %
Total RSLI:	26.79 %
FCA Score:	36.95



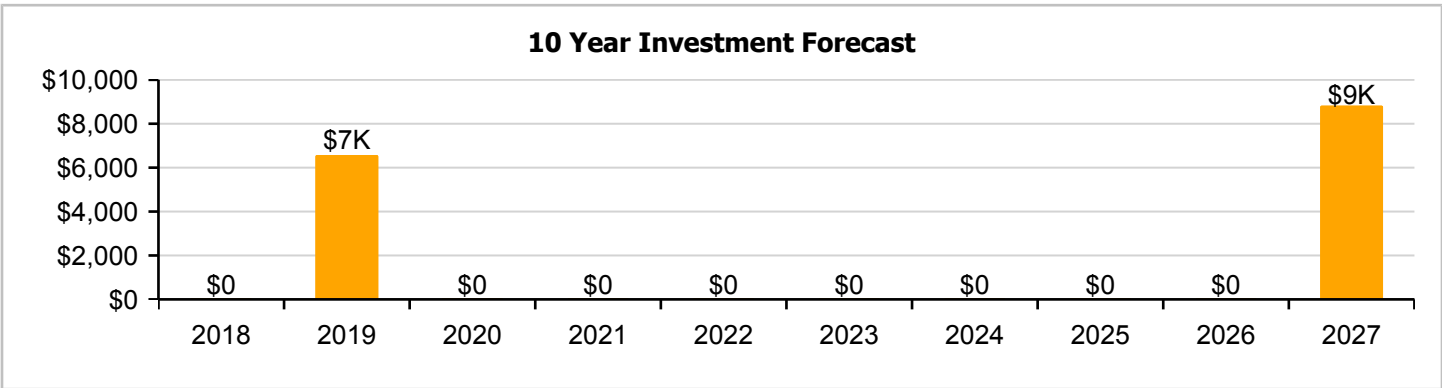
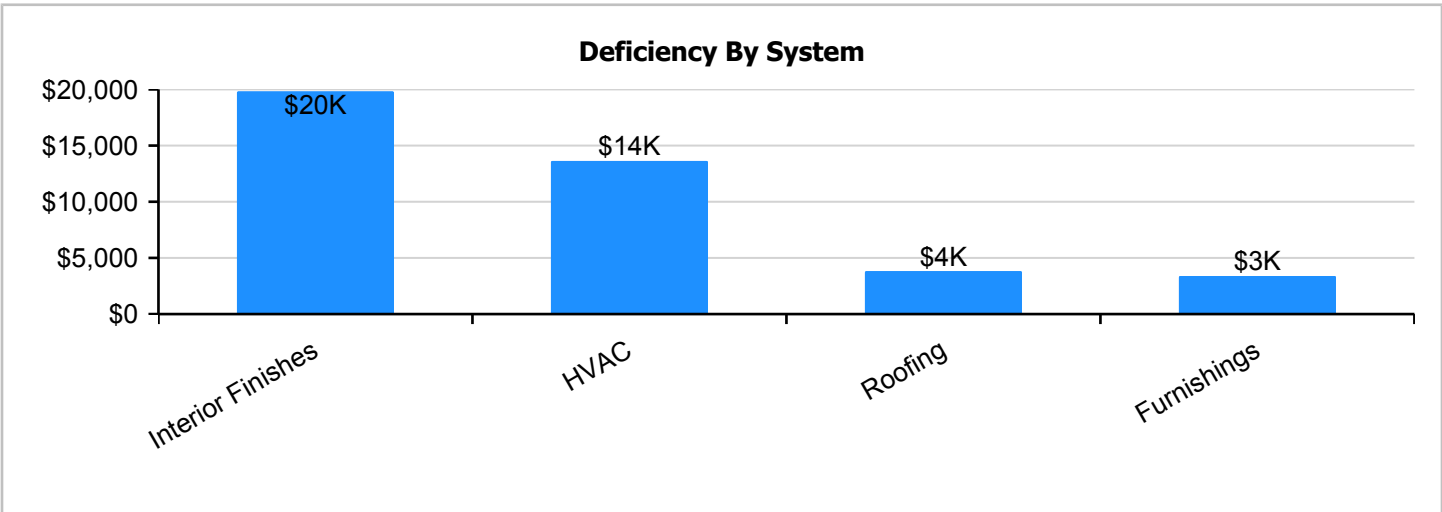
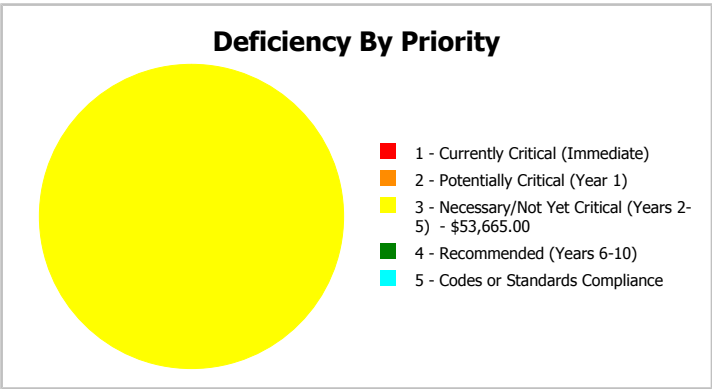
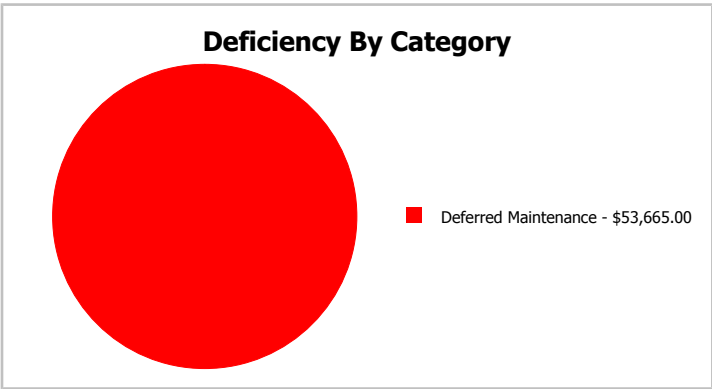
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	MS -Middle School	Gross Area:	800
Year Built:	1989	Last Renovation:	
Repair Cost:	\$53,665	Replacement Value:	\$85,120
FCI:	63.05 %	RSLI%:	26.79 %



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	72.00 %	0.00 %	\$0.00
B10 - Superstructure	72.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	68.86 %	0.00 %	\$0.00
B30 - Roofing	0.00 %	146.01 %	\$5,046.00
C30 - Interior Finishes	0.00 %	110.00 %	\$26,162.00
D30 - HVAC	0.00 %	110.00 %	\$17,987.00
D50 - Electrical	11.18 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	109.99 %	\$4,470.00
Totals:	26.79 %	63.05 %	\$53,665.00

Photo Album

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

1). West Elevation - Feb 06, 2017



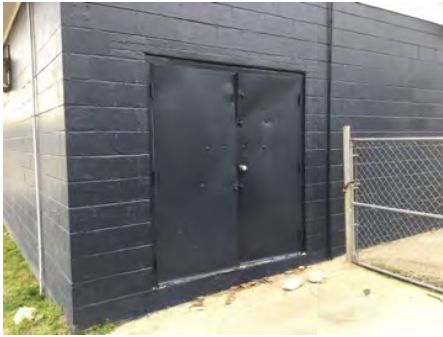
2). South Elevation - Feb 06, 2017



3). East Elevation - Feb 06, 2017



4). North Elevation - Feb 06, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$6.93	S.F.	800	100	1989	2089		72.00 %	0.00 %	72			\$5,544
A1030	Slab on Grade	\$7.37	S.F.	800	100	1989	2089		72.00 %	0.00 %	72			\$5,896
B1020	Roof Construction	\$5.98	S.F.	800	100	1989	2089		72.00 %	0.00 %	72			\$4,784
B2010	Exterior Walls	\$18.04	S.F.	800	100	1989	2089		72.00 %	0.00 %	72			\$14,432
B2030	Exterior Doors	\$0.91	S.F.	800	30	1989	2019		6.67 %	0.00 %	2			\$728
B3010140	Asphalt Shingles	\$4.32	S.F.	800	20	1989	2009		0.00 %	146.01 %	-8		\$5,046.00	\$3,456
C3010	Wall Finishes	\$7.46	S.F.	800	10	1989	1999		0.00 %	110.00 %	-18		\$6,565.00	\$5,968
C3020	Floor Finishes	\$12.74	S.F.	800	20	1989	2009		0.00 %	110.00 %	-8		\$11,211.00	\$10,192
C3030	Ceiling Finishes	\$9.53	S.F.	800	25	1989	2014		0.00 %	109.99 %	-3		\$8,386.00	\$7,624
D3050	Terminal & Package Units	\$16.96	S.F.	800	15	1989	2004		0.00 %	110.00 %	-13		\$14,925.00	\$13,568
D3060	Controls & Instrumentation	\$3.48	S.F.	800	20	1989	2009		0.00 %	109.99 %	-8		\$3,062.00	\$2,784
D5010	Electrical Service/Distribution	\$1.47	S.F.	800	40	1989	2029		30.00 %	0.00 %	12			\$1,176
D5020	Branch Wiring	\$2.55	S.F.	800	30	1989	2019		6.67 %	0.00 %	2			\$2,040
D5020	Lighting	\$3.58	S.F.	800	30	1989	2019		6.67 %	0.00 %	2			\$2,864
E2010	Fixed Furnishings	\$5.08	S.F.	800	20	1989	2009		0.00 %	109.99 %	-8		\$4,470.00	\$4,064
Total									26.79 %	63.05 %			\$53,665.00	\$85,120

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2030 - Exterior Doors



Note:

System: B3010140 - Asphalt Shingles



Note:

Campus Assessment Report - 1989 Old Athletic Bldg

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

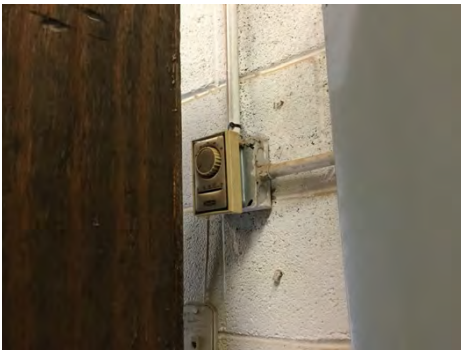
Campus Assessment Report - 1989 Old Athletic Bldg

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

Campus Assessment Report - 1989 Old Athletic Bldg

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

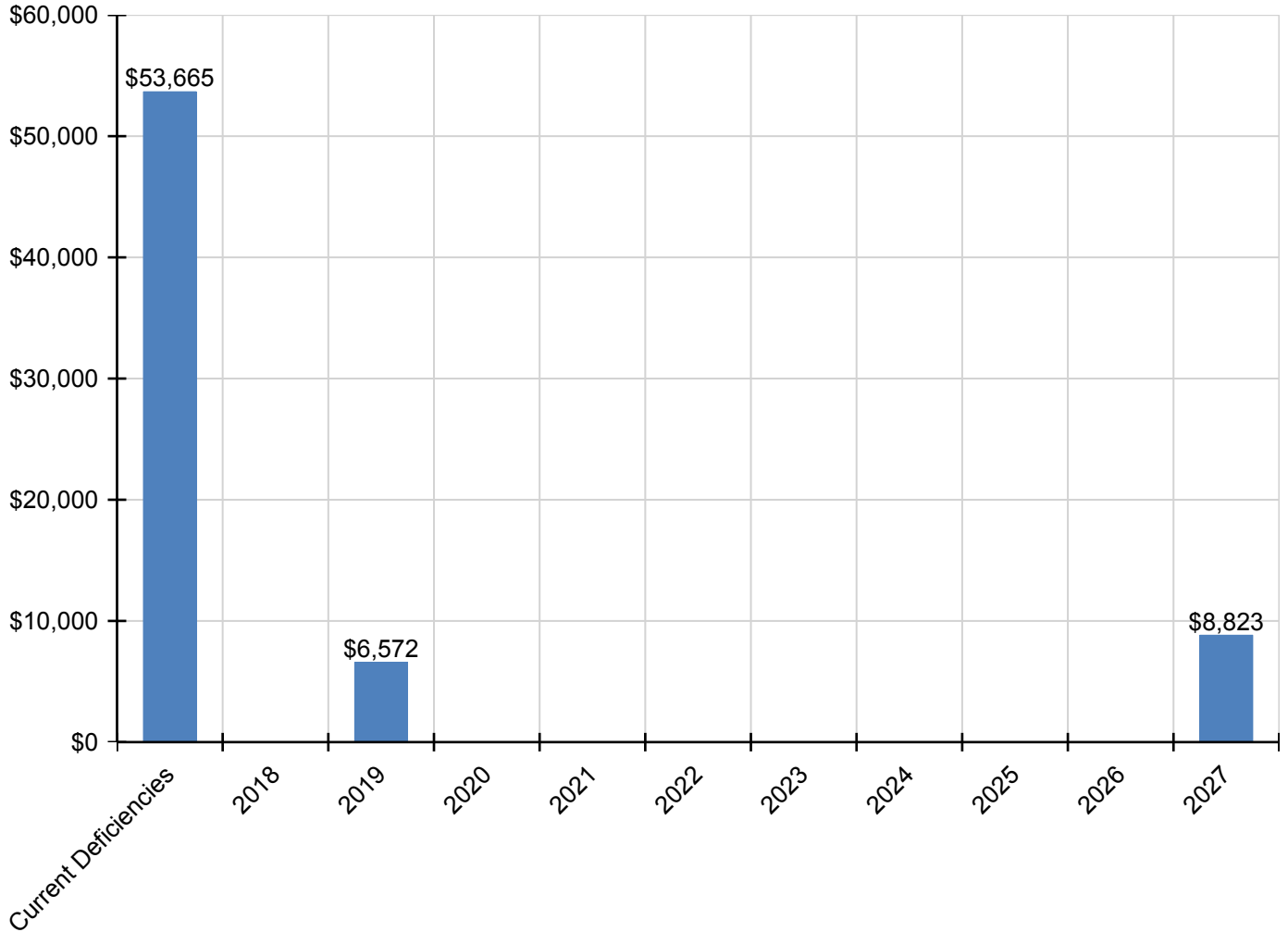
Campus Assessment Report - 1989 Old Athletic Bldg

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$53,665	\$0	\$6,572	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,823	\$69,060
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$850	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$850
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010140 - Asphalt Shingles	\$5,046	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,046
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$6,565	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,823	\$15,388
C3020 - Floor Finishes	\$11,211	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,211
C3030 - Ceiling Finishes	\$8,386	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,386
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$14,925	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,925
D3060 - Controls & Instrumentation	\$3,062	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,062
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	\$2,381	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,381
D5020 - Lighting	\$0	\$0	\$3,342	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,342
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$4,470	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,470

* Indicates non-renewable system

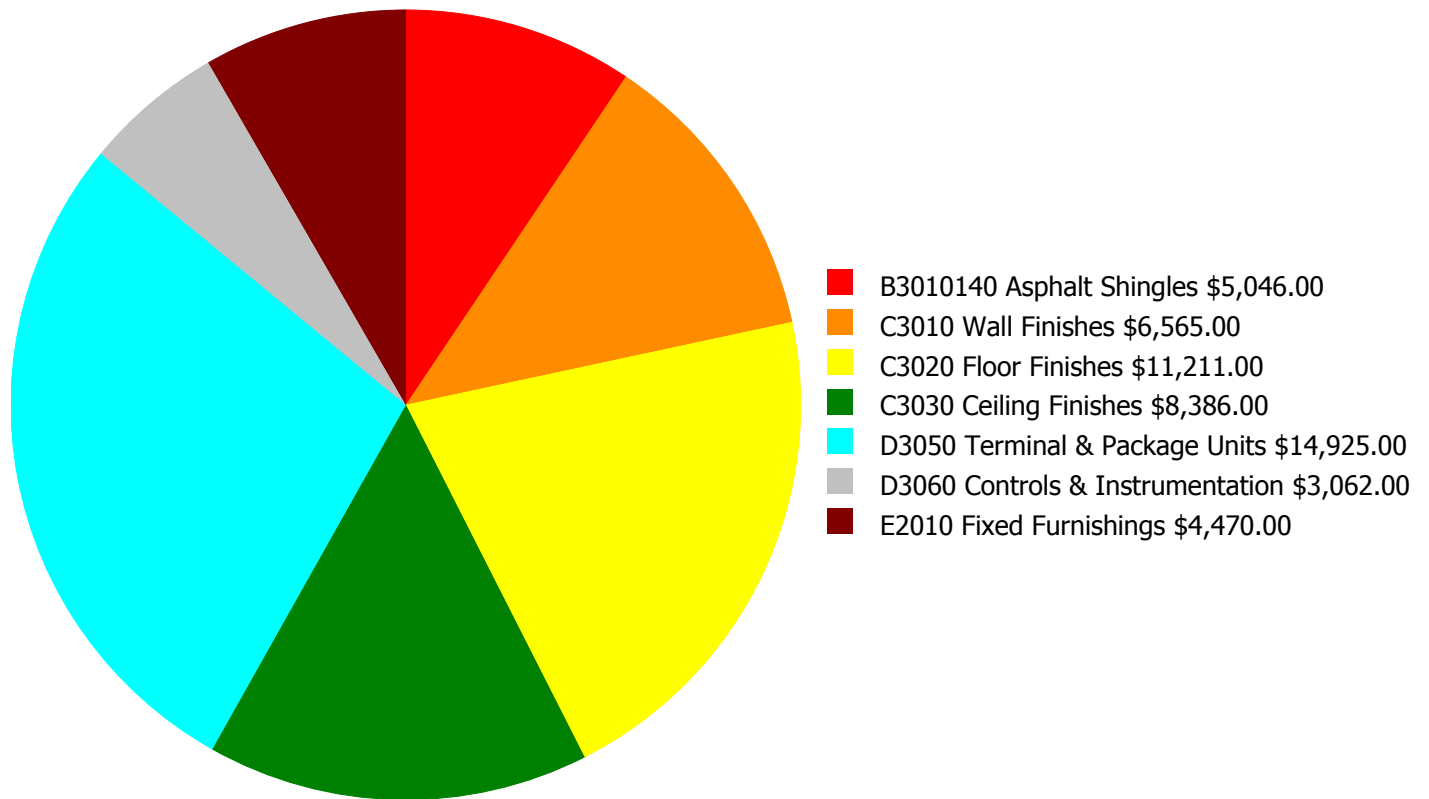
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

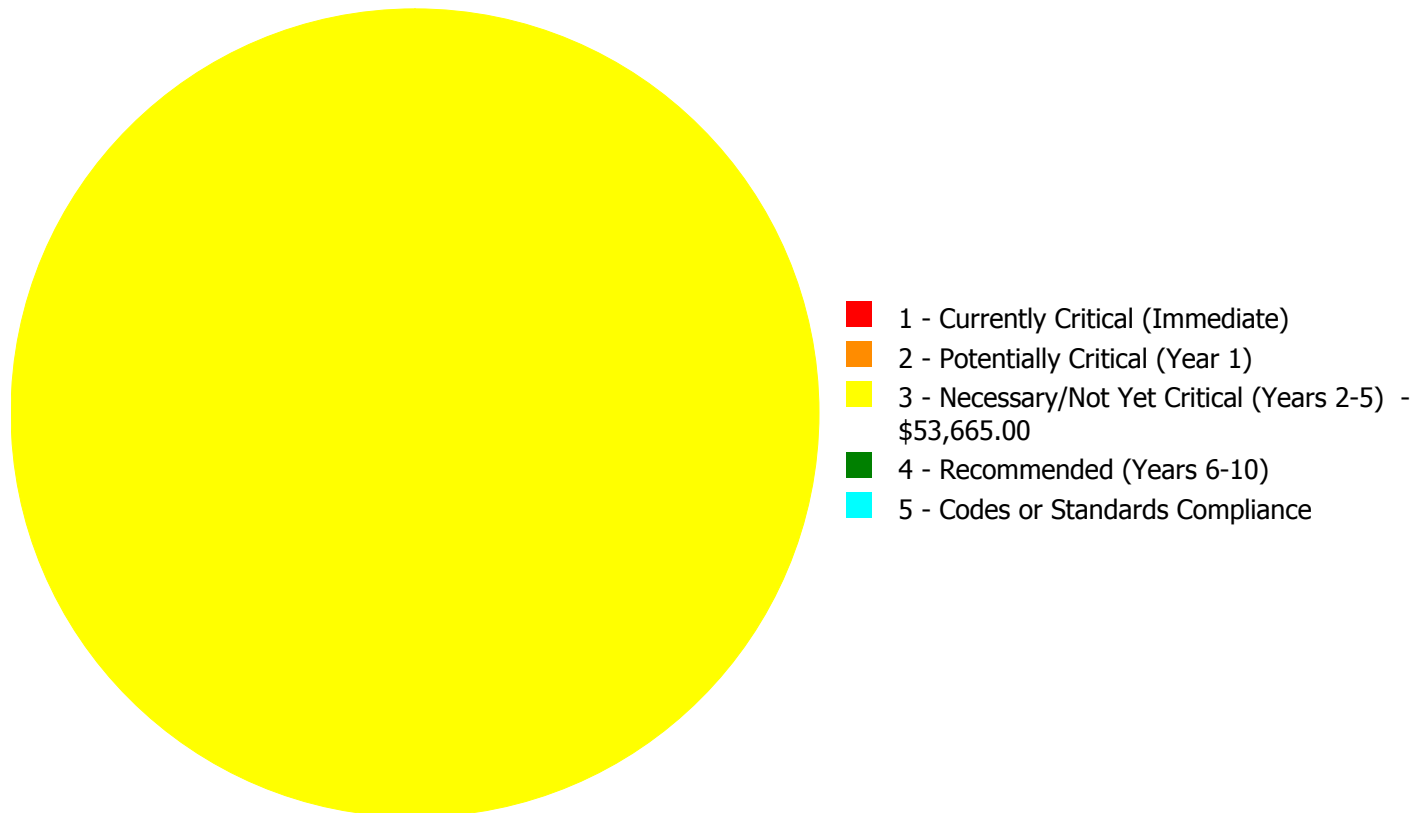
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$53,665.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$53,665.00

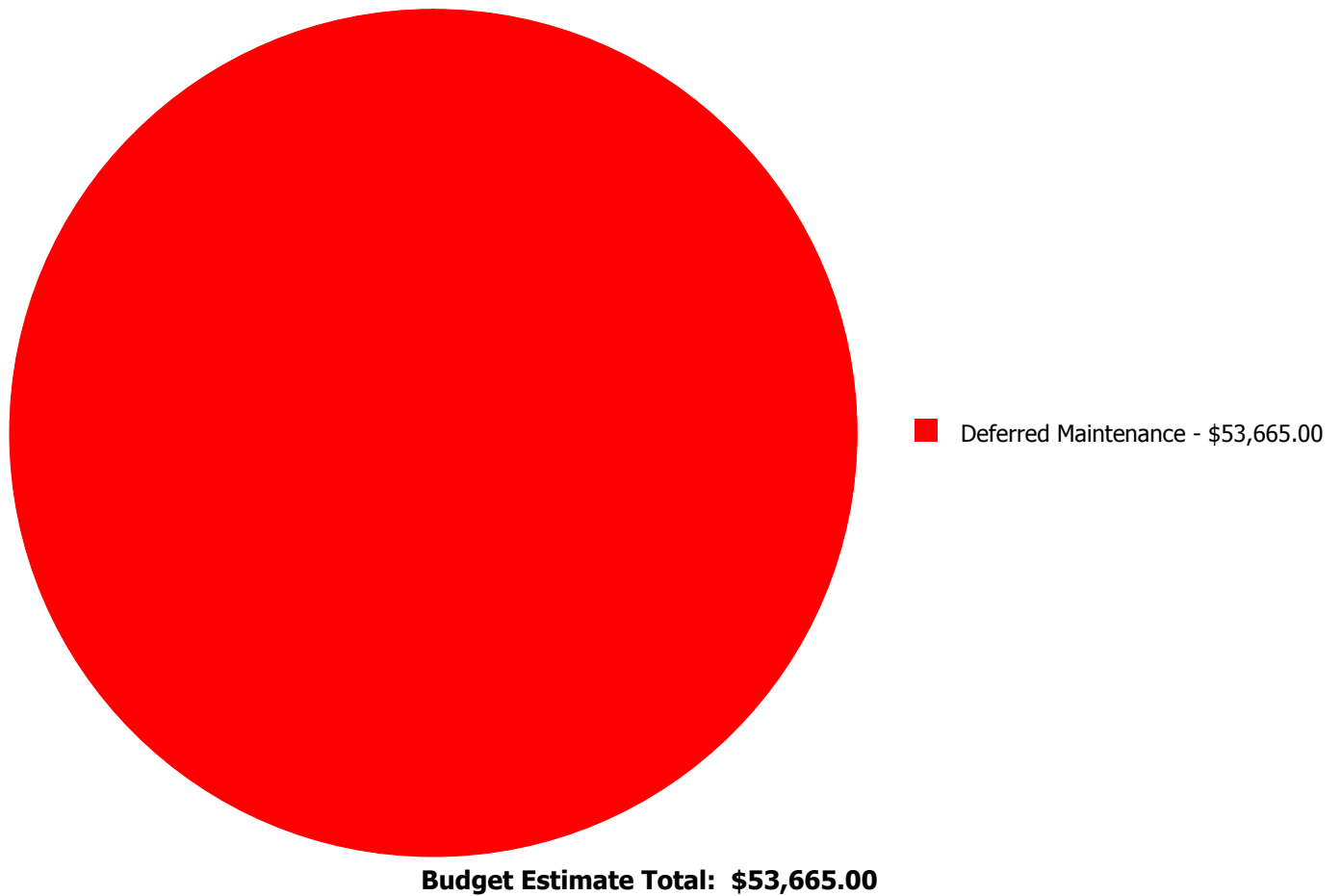
Deficiency By Priority Investment Table

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
B3010140	Asphalt Shingles	\$0.00	\$0.00	\$5,046.00	\$0.00	\$0.00	\$5,046.00
C3010	Wall Finishes	\$0.00	\$0.00	\$6,565.00	\$0.00	\$0.00	\$6,565.00
C3020	Floor Finishes	\$0.00	\$0.00	\$11,211.00	\$0.00	\$0.00	\$11,211.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$8,386.00	\$0.00	\$0.00	\$8,386.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$14,925.00	\$0.00	\$0.00	\$14,925.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$3,062.00	\$0.00	\$0.00	\$3,062.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$4,470.00	\$0.00	\$0.00	\$4,470.00
	Total:	\$0.00	\$0.00	\$53,665.00	\$0.00	\$0.00	\$53,665.00

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

System: B3010140 - Asphalt Shingles



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 800.00
Unit of Measure: S.F.
Estimate: \$5,046.00
Assessor Name: Eduardo Lopez
Date Created: 01/12/2017

Notes: The asphalt shingles roof covering is aged, showing signs of failure and should be replaced.

System: C3010 - Wall Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 800.00
Unit of Measure: S.F.
Estimate: \$6,565.00
Assessor Name: Eduardo Lopez
Date Created: 01/12/2017

Notes: The wall finishes are aged, scuffed, fading, stained and should be replaced.

System: C3020 - Floor Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 800.00
Unit of Measure: S.F.
Estimate: \$11,211.00
Assessor Name: Eduardo Lopez
Date Created: 01/12/2017

Notes: The original flooring is in poor conditions and should be replaced.

System: C3030 - Ceiling Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 800.00
Unit of Measure: S.F.
Estimate: \$8,386.00
Assessor Name: Eduardo Lopez
Date Created: 01/12/2017

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

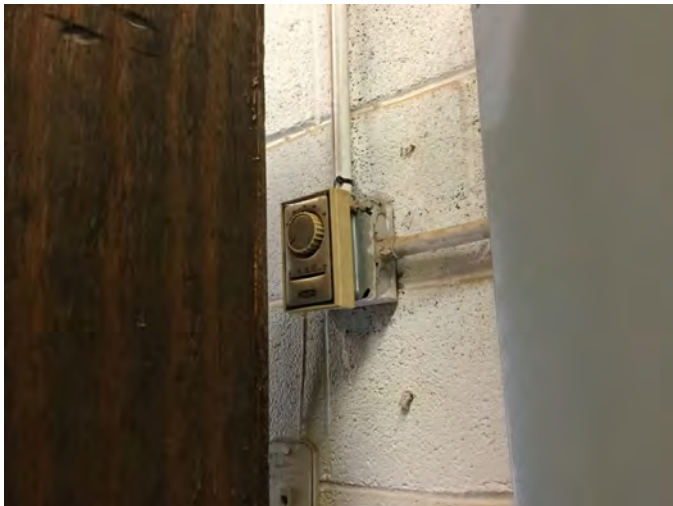
System: D3050 - Terminal & Package Units



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 800.00
Unit of Measure: S.F.
Estimate: \$14,925.00
Assessor Name: Eduardo Lopez
Date Created: 01/12/2017

Notes: Terminal and package units are beyond their expected service life and should be scheduled for replacement.

System: D3060 - Controls & Instrumentation



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 800.00
Unit of Measure: S.F.
Estimate: \$3,062.00
Assessor Name: Eduardo Lopez
Date Created: 01/12/2017

Notes: The controls and instrumentation system is in marginal condition and should be schedule for replacement.

System: E2010 - Fixed Furnishings



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 800.00
Unit of Measure: S.F.
Estimate: \$4,470.00
Assessor Name: Eduardo Lopez
Date Created: 01/12/2017

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

Executive Summary

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

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

Function:	MS -Middle School
Gross Area (SF):	120,423
Year Built:	1967
Last Renovation:	
Replacement Value:	\$5,664,701
Repair Cost:	\$5,978,157.00
Total FCI:	105.53 %
Total RSLI:	0.00 %
FCA Score:	0.00



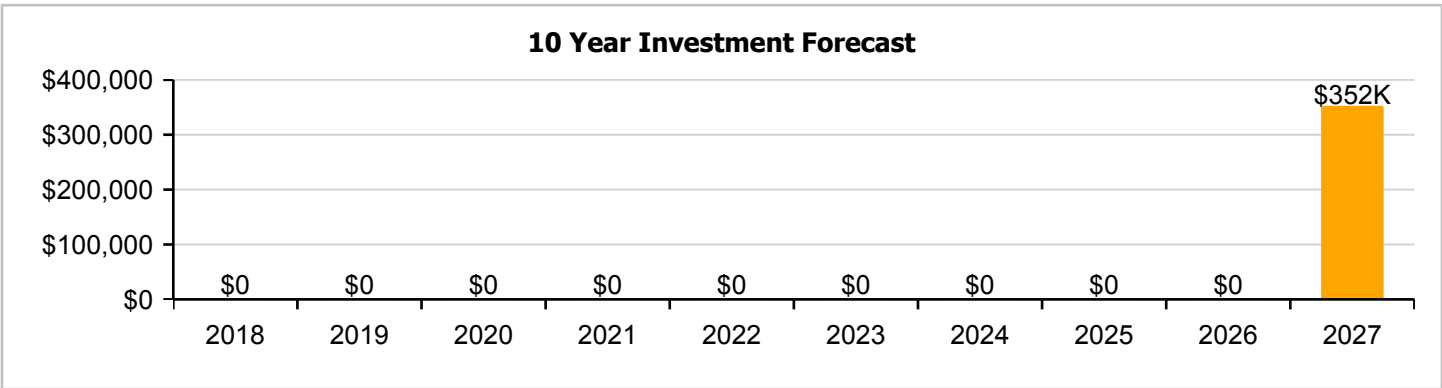
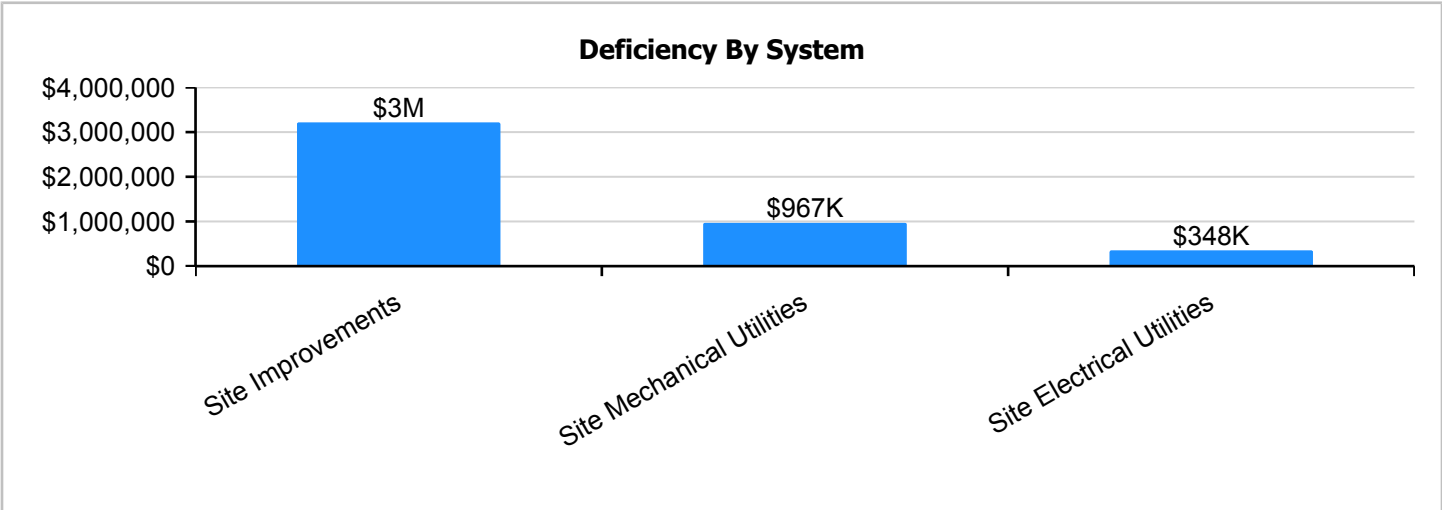
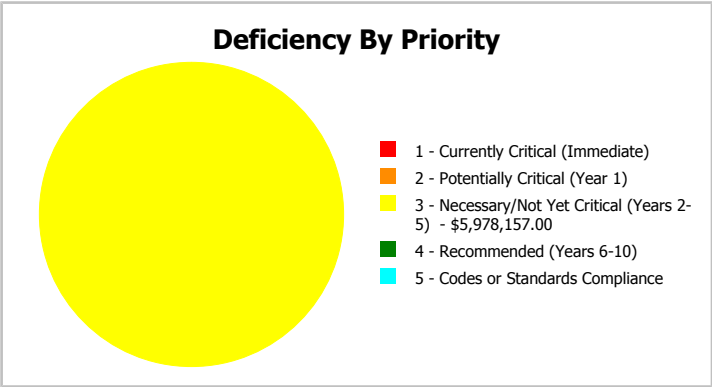
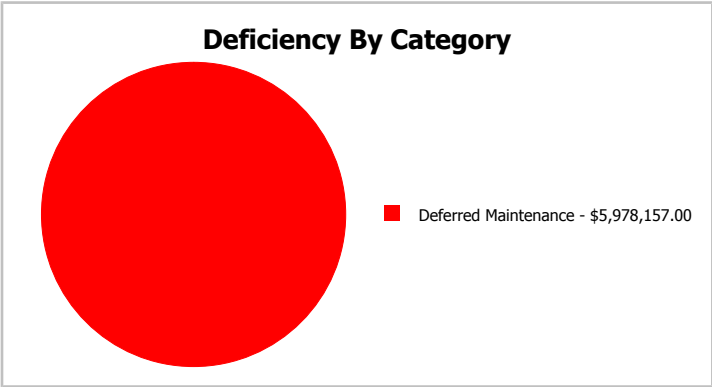
Description:

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:	MS -Middle School	Gross Area:	120,423
Year Built:	1967	Last Renovation:	
Repair Cost:	\$5,978,157	Replacement Value:	\$5,664,701
FCI:	105.53 %	RSLI%:	0.00 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	0.00 %	103.81 %	\$4,241,538.00
G30 - Site Mechanical Utilities	0.00 %	110.00 %	\$1,276,965.00
G40 - Site Electrical Utilities	0.00 %	110.00 %	\$459,654.00
Totals:	0.00 %	105.53 %	\$5,978,157.00

Photo Album

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

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



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$4.22	S.F.	120,423	25	1967	1992		0.00 %	110.00 %	-25		\$559,004.00	\$508,185
G2020	Parking Lots	\$1.39	S.F.	120,423	25	1967	1992		0.00 %	110.00 %	-25		\$184,127.00	\$167,388
G2030	Pedestrian Paving	\$1.98	S.F.	120,423	30	1967	1997		0.00 %	110.00 %	-20		\$262,281.00	\$238,438
G2040105	Fence & Guardrails	\$1.20	S.F.	120,423	30	1967	1997		0.00 %	110.00 %	-20		\$158,958.00	\$144,508
G2040950	Baseball Field	\$7.08	S.F.	120,423	20	1967	1987		0.00 %	110.00 %	-30		\$937,854.00	\$852,595
G2040950	Covered Walkways	\$1.21	S.F.	120,423	25	1967	1992		0.00 %	110.00 %	-25		\$160,283.00	\$145,712
G2040950	Football Field	\$4.73	S.F.	120,423	20	1967	1987		0.00 %	110.00 %	-30		\$626,561.00	\$569,601
G2040950	Hard Surface Play Area	\$0.65	S.F.	120,423	20	1967	1987		0.00 %	110.00 %	-30		\$86,102.00	\$78,275
G2040950	Playing Field	\$2.47	S.F.	120,423	20	1967	1987		0.00 %	110.00 %	-30		\$327,189.00	\$297,445
G2040950	Softball Field	\$5.11	S.F.	120,423	20	1967	1987		0.00 %	110.00 %	-30		\$676,898.00	\$615,362
G2040950	Track	\$1.98	S.F.	120,423	10	1967	1977		0.00 %	110.00 %	-40		\$262,281.00	\$238,438
G2050	Landscaping	\$1.91	S.F.	120,423	15	1967	1982		0.00 %	0.00 %	-35			\$230,008
G3010	Water Supply	\$2.42	S.F.	120,423	50	1967	2017		0.00 %	110.00 %	0		\$320,566.00	\$291,424
G3020	Sanitary Sewer	\$1.52	S.F.	120,423	50	1967	2017		0.00 %	110.00 %	0		\$201,347.00	\$183,043
G3030	Storm Sewer	\$4.67	S.F.	120,423	50	1967	2017		0.00 %	110.00 %	0		\$618,613.00	\$562,375
G3060	Fuel Distribution	\$1.03	S.F.	120,423	40	1967	2007		0.00 %	110.00 %	-10		\$136,439.00	\$124,036
G4010	Electrical Distribution	\$2.59	S.F.	120,423	50	1967	2017		0.00 %	110.00 %	0		\$343,085.00	\$311,896
G4030	Site Communications & Security	\$0.88	S.F.	120,423	15	1967	1982		0.00 %	110.00 %	-35		\$116,569.00	\$105,972
Total									0.00 %	105.53 %			\$5,978,157.00	\$5,664,701

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:

Campus Assessment Report - Site

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving



Note:

Campus Assessment Report - Site

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Baseball Field



Note:

Campus Assessment Report - Site

System: G2040950 - Covered Walkways



Note:

System: G2040950 - Football Field



Note:

Campus Assessment Report - Site

System: G2040950 - Hard Surface Play Area



Note:

System: G2040950 - Playing Field



Note:

System: G2040950 - Softball Field



Note:

Campus Assessment Report - Site

System: G2040950 - Track



Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

Campus Assessment Report - Site

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer



Note:

System: G3060 - Fuel Distribution



Note:

Campus Assessment Report - Site

System: G4010 - Electrical Distribution



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.

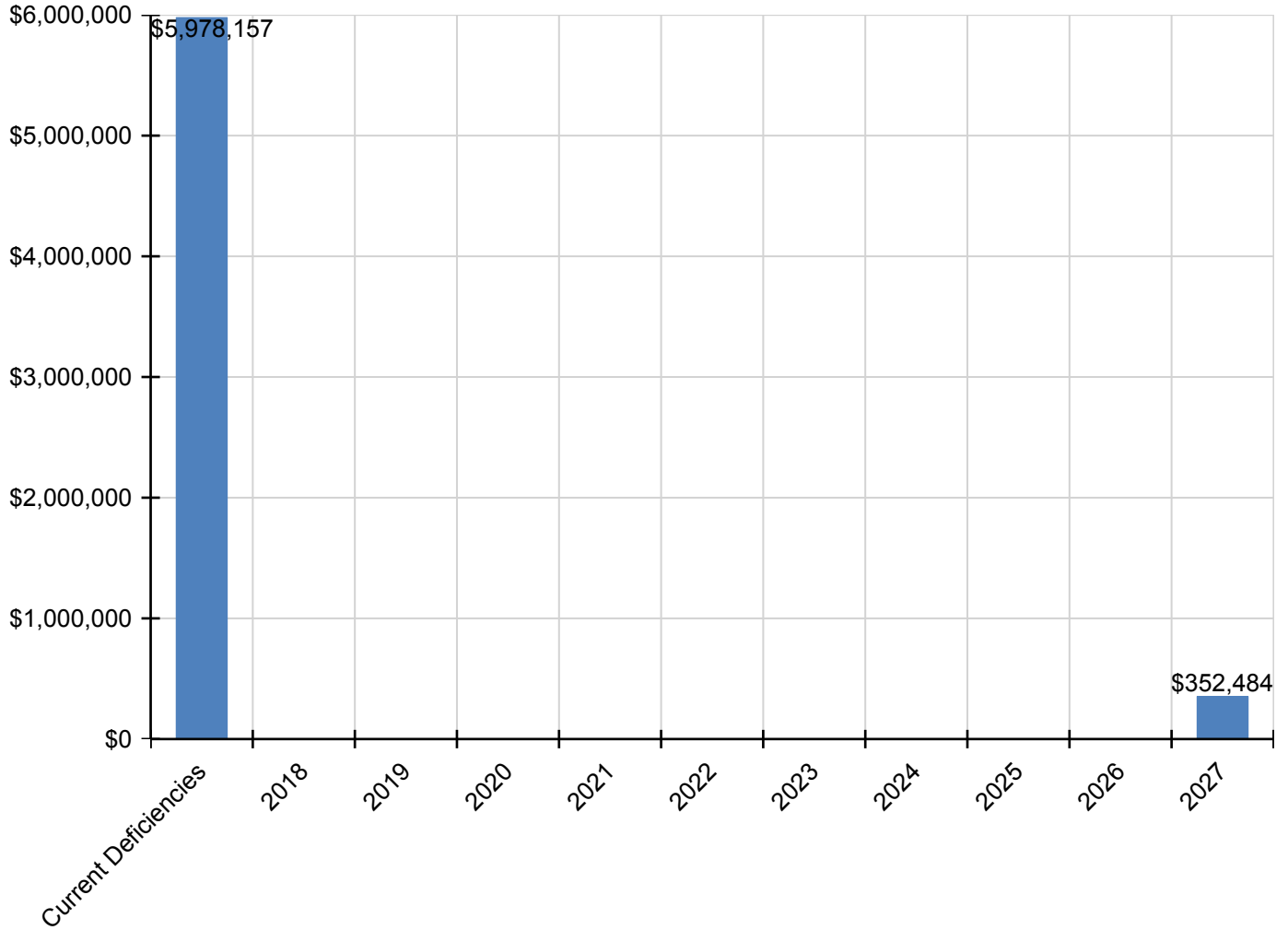
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$5,978,157	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$352,484	\$6,330,641
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	\$559,004	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$559,004
G2020 - Parking Lots	\$184,127	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$184,127
G2030 - Pedestrian Paving	\$262,281	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$262,281
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040105 - Fence & Guardrails	\$158,958	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$158,958
G2040950 - Baseball Field	\$937,854	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$937,854
G2040950 - Covered Walkways	\$160,283	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$160,283
G2040950 - Football Field	\$626,561	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$626,561
G2040950 - Hard Surface Play Area	\$86,102	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$86,102
G2040950 - Playing Field	\$327,189	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$327,189
G2040950 - Softball Field	\$676,898	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$676,898
G2040950 - Track	\$262,281	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$352,484	\$614,765
* 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	\$320,566	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$320,566
G3020 - Sanitary Sewer	\$201,347	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$201,347
G3030 - Storm Sewer	\$618,613	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$618,613
G3060 - Fuel Distribution	\$136,439	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$136,439
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$343,085	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$343,085
G4030 - Site Communications & Security	\$116,569	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$116,569

** Indicates non-renewable system*

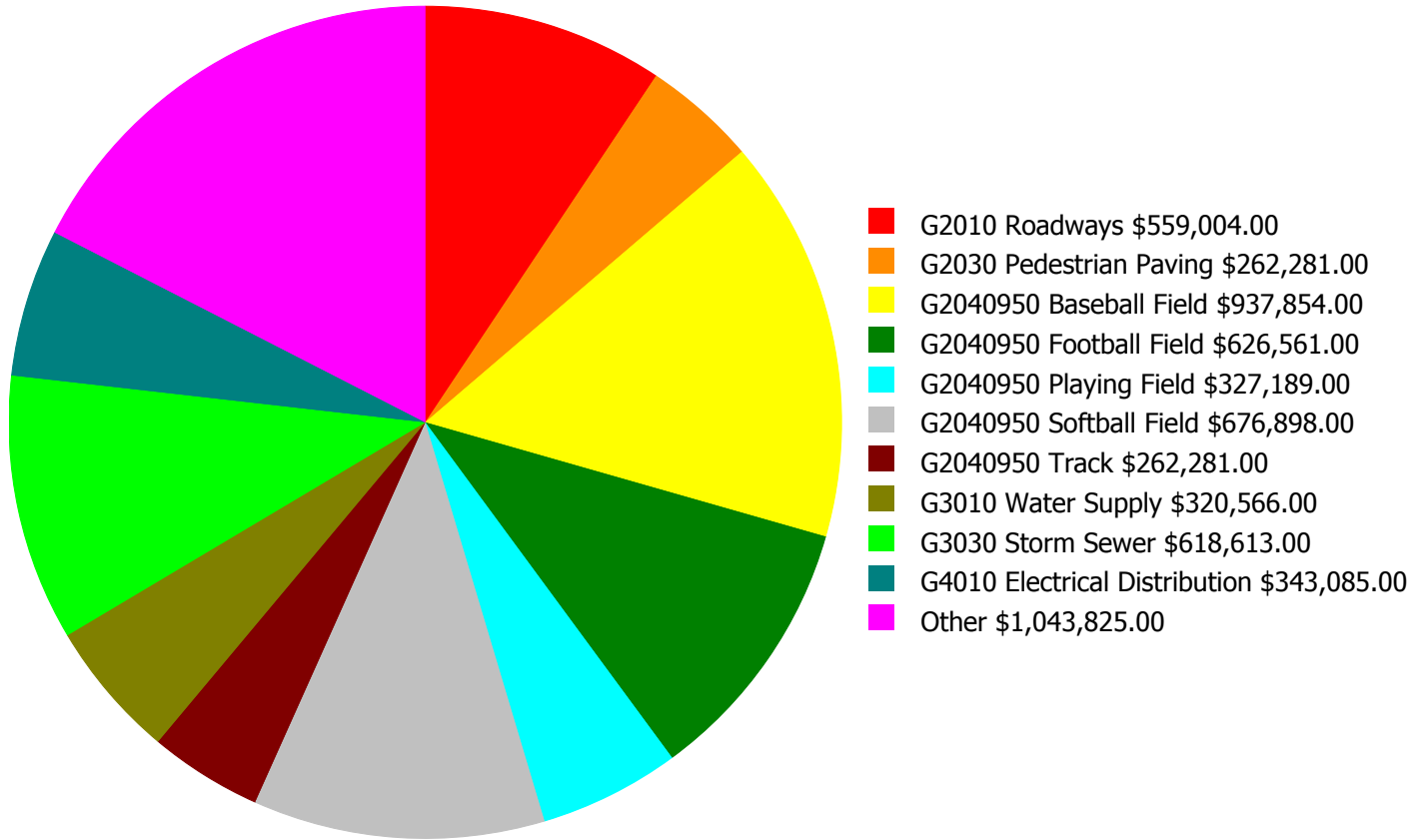
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

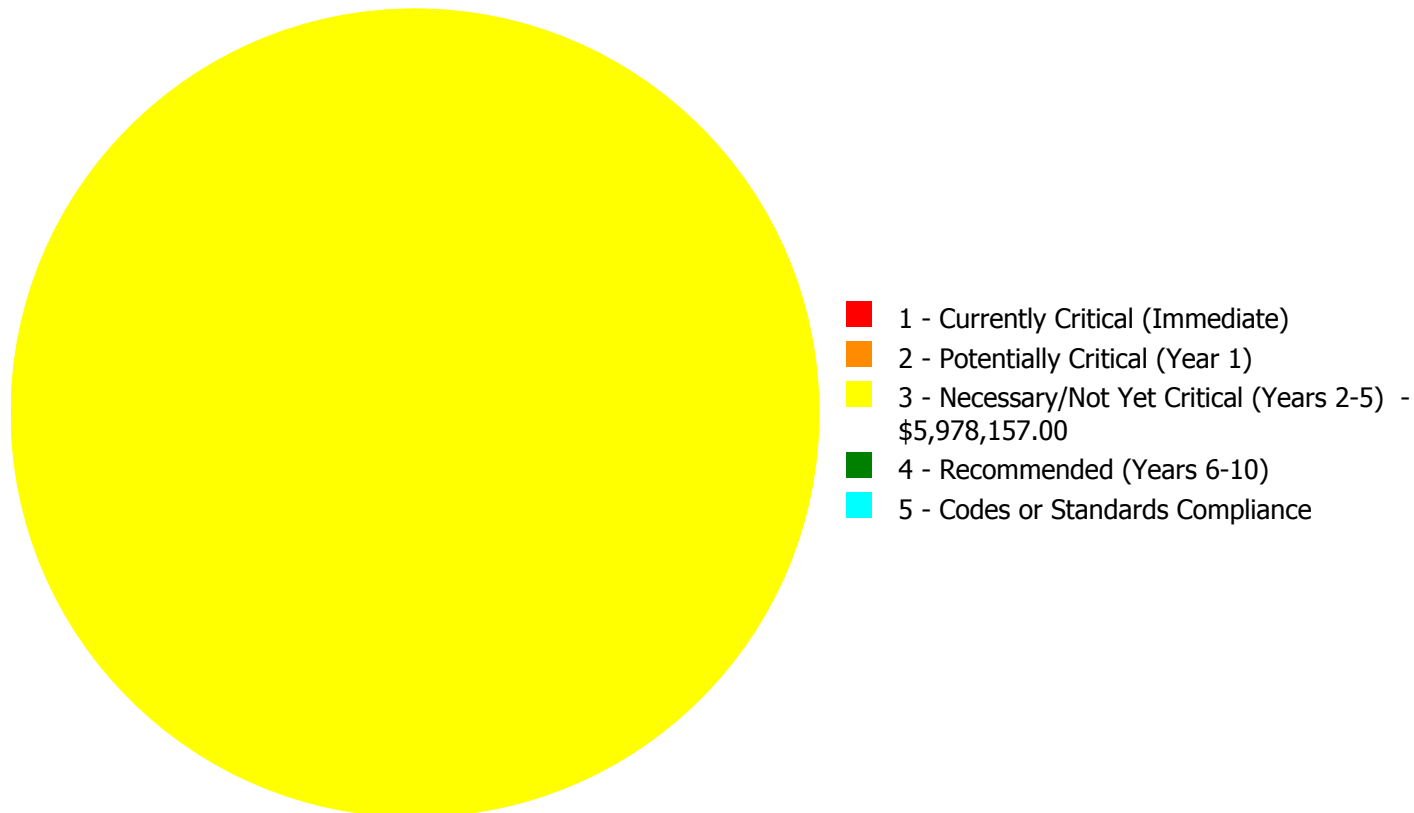
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$5,978,157.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$5,978,157.00

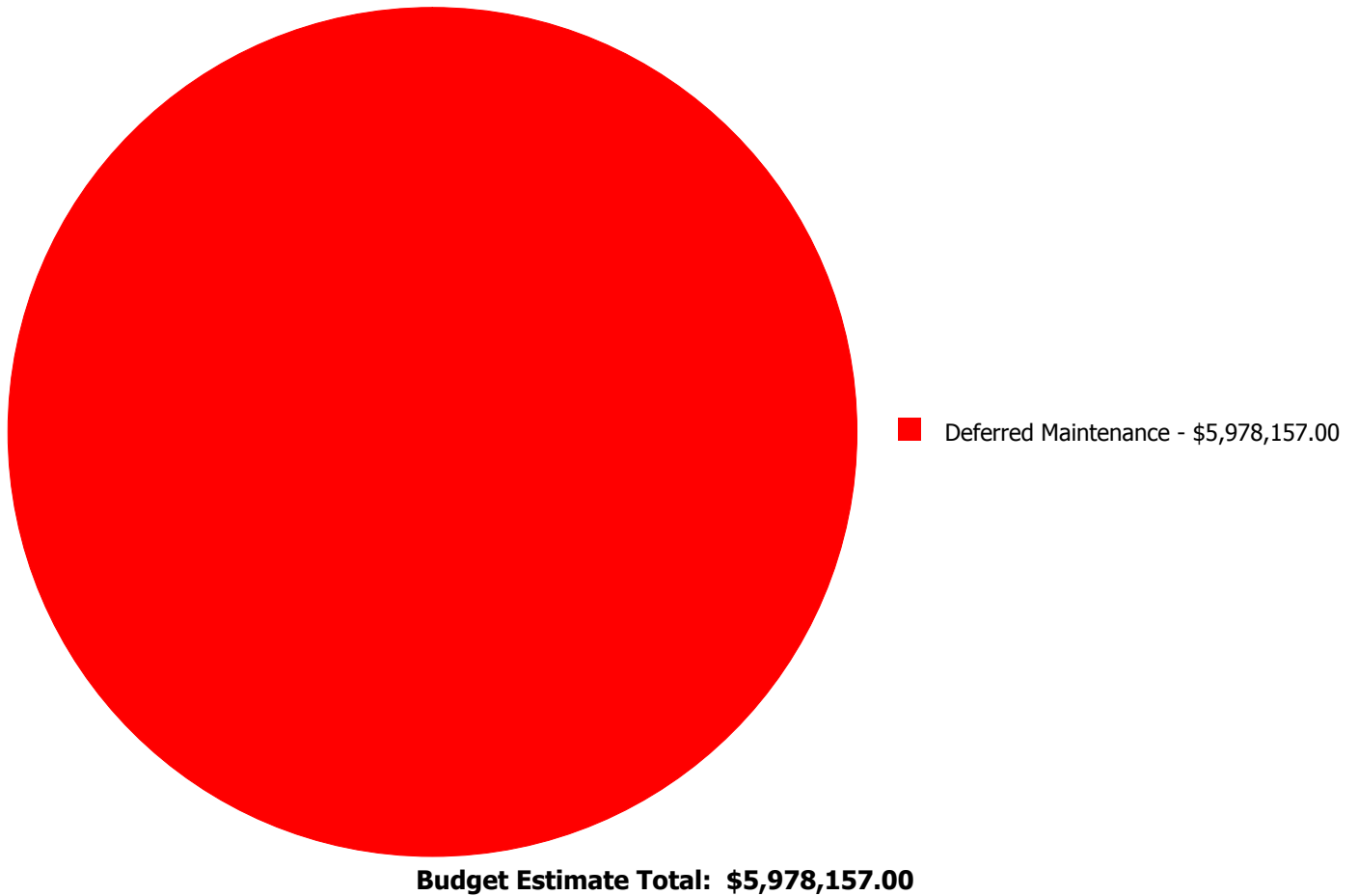
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
G2010	Roadways	\$0.00	\$0.00	\$559,004.00	\$0.00	\$0.00	\$559,004.00
G2020	Parking Lots	\$0.00	\$0.00	\$184,127.00	\$0.00	\$0.00	\$184,127.00
G2030	Pedestrian Paving	\$0.00	\$0.00	\$262,281.00	\$0.00	\$0.00	\$262,281.00
G2040105	Fence & Guardrails	\$0.00	\$0.00	\$158,958.00	\$0.00	\$0.00	\$158,958.00
G2040950	Baseball Field	\$0.00	\$0.00	\$937,854.00	\$0.00	\$0.00	\$937,854.00
G2040950	Covered Walkways	\$0.00	\$0.00	\$160,283.00	\$0.00	\$0.00	\$160,283.00
G2040950	Football Field	\$0.00	\$0.00	\$626,561.00	\$0.00	\$0.00	\$626,561.00
G2040950	Hard Surface Play Area	\$0.00	\$0.00	\$86,102.00	\$0.00	\$0.00	\$86,102.00
G2040950	Playing Field	\$0.00	\$0.00	\$327,189.00	\$0.00	\$0.00	\$327,189.00
G2040950	Softball Field	\$0.00	\$0.00	\$676,898.00	\$0.00	\$0.00	\$676,898.00
G2040950	Track	\$0.00	\$0.00	\$262,281.00	\$0.00	\$0.00	\$262,281.00
G3010	Water Supply	\$0.00	\$0.00	\$320,566.00	\$0.00	\$0.00	\$320,566.00
G3020	Sanitary Sewer	\$0.00	\$0.00	\$201,347.00	\$0.00	\$0.00	\$201,347.00
G3030	Storm Sewer	\$0.00	\$0.00	\$618,613.00	\$0.00	\$0.00	\$618,613.00
G3060	Fuel Distribution	\$0.00	\$0.00	\$136,439.00	\$0.00	\$0.00	\$136,439.00
G4010	Electrical Distribution	\$0.00	\$0.00	\$343,085.00	\$0.00	\$0.00	\$343,085.00
G4030	Site Communications & Security	\$0.00	\$0.00	\$116,569.00	\$0.00	\$0.00	\$116,569.00
	Total:	\$0.00	\$0.00	\$5,978,157.00	\$0.00	\$0.00	\$5,978,157.00

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

System: G2010 - Roadways



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 120,423.00
Unit of Measure: S.F.
Estimate: \$559,004.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

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

System: G2020 - Parking Lots



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 120,423.00
Unit of Measure: S.F.
Estimate: \$184,127.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

Notes: The parking lot is aged, has many repairs and potholes, and should be replaced and re-stripped.

System: G2030 - Pedestrian Paving



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 120,423.00
Unit of Measure: S.F.
Estimate: \$262,281.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

Notes: The pedestrian paving are showing signs of age related and inclement weather damage and should be replaced.

System: G2040105 - Fence & Guardrails



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 120,423.00
Unit of Measure: S.F.
Estimate: \$158,958.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

Notes: The fence & guardrails system is beyond its expected service life and should be scheduled for replacement.

Campus Assessment Report - Site

System: G2040950 - Baseball Field



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 120,423.00
Unit of Measure: S.F.
Estimate: \$937,854.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

Notes: The baseball field system is beyond its expected service life and should be scheduled for replacement.

System: G2040950 - Covered Walkways



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 120,423.00
Unit of Measure: S.F.
Estimate: \$160,283.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

Notes: The covered walkway system is beyond its expected service life and should be scheduled for replacement.

System: G2040950 - Football Field



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 120,423.00
Unit of Measure: S.F.
Estimate: \$626,561.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

Notes: The football field system is beyond its expected service life and should be scheduled for replacement.

System: G2040950 - Hard Surface Play Area



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 120,423.00
Unit of Measure: S.F.
Estimate: \$86,102.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

Notes: The old tennis court surface is now used as playing area and the system is beyond its expected service life and should be scheduled for replacement.

System: G2040950 - Playing Field



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 120,423.00
Unit of Measure: S.F.
Estimate: \$327,189.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

Notes: The playing field system is beyond its expected service life and should be scheduled for replacement.

System: G2040950 - Softball Field



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 120,423.00
Unit of Measure: S.F.
Estimate: \$676,898.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

Notes: The softball field system is beyond its expected service life and should be scheduled for replacement.

Campus Assessment Report - Site

System: G2040950 - Track



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 120,423.00
Unit of Measure: S.F.
Estimate: \$262,281.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

Notes: The track system is beyond its expected service life and should be scheduled for replacement.

System: G3010 - Water Supply



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 120,423.00
Unit of Measure: S.F.
Estimate: \$320,566.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

Notes: The water supply system is beyond its expected service life and should be scheduled for replacement.

System: G3020 - Sanitary Sewer



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 120,423.00
Unit of Measure: S.F.
Estimate: \$201,347.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

Notes: The sanitary sewer system is beyond its expected service life and should be scheduled for replacement.

System: G3030 - Storm Sewer



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 120,423.00
Unit of Measure: S.F.
Estimate: \$618,613.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

Notes: The storm sewer system is beyond its expected service life and should be scheduled for replacement.

System: G3060 - Fuel Distribution



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 120,423.00
Unit of Measure: S.F.
Estimate: \$136,439.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

Notes: The fuel distribution system is beyond its expected service life and should be scheduled for replacement.

System: G4010 - Electrical Distribution



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 120,423.00
Unit of Measure: S.F.
Estimate: \$343,085.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

Notes: The electrical distribution system is beyond its expected service life and should be scheduled for replacement.

System: G4030 - Site Communications & Security



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 120,423.00
Unit of Measure: S.F.
Estimate: \$116,569.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

Notes: The site communication & security system is beyond its expected service life and should be scheduled for replacement.
