

NC School District/040 Anson County/Elementary School

Ansonville Elementary

Final

Campus Assessment Report

March 11, 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):	45,540
Year Built:	1993
Last Renovation:	
Replacement Value:	\$9,917,115
Repair Cost:	\$1,875,582.98
Total FCI:	18.91 %
Total RSLI:	38.63 %
FCA Score:	81.09



Description:

GENERAL:

Ansonville Elementary School is located at 9104 Highway 52 North in Ansonville, North Carolina. The 1 story, 45,000 square foot building was originally constructed in 1993. There have been no additions or no renovations.

This report contains condition and adequacy data collected during the 2016 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site and building elements.

A. SUBSTRUCTURE

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

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B. SUPERSTRUCTURE

Floor construction is concrete. Roof construction is metal pan deck with lightweight fill. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically pitched standing seam metal.. Most building entrances appear to comply with ADA requirements.

C. INTERIORS

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

CONVEYING:

The building does not include conveying equipment.

D. SERVICES

PLUMBING: Plumbing fixtures are typically low-flow water fixtures with manual control valves. Domestic water distribution is combination of copper and galvanized steel with electric hot water heating. Sanitary waste system is cast iron. Rain water drainage system is external with gutters and downspouts. Other plumbing systems is supplied by above ground fuel tanks.

HVAC:

Heating is provided by 1 boiler. Cooling is supplied by 1 water cooled chillers. The heating/cooling distribution system is a ductwork system utilizing air handling units. Fresh air is supplied by air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are pneumatic and are not centrally controlled. This building does not have a remote Building Automation System.

FIRE PROTECTION:

The building does not have a fire sprinkler system. The building does not have additional fire suppression systems. Fire extinguishers and cabinets are distributed near fire exits and corridors.

ELECTRICAL:

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

COMMUNICATIONS AND SECURITY:

The fire alarm system consists of audible/visual strobe annunciators in common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building does not include an internal security system. The building does not have a controlled entry doors access, entry doors are secured with just lock and key method. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system separate from the telephone system.

OTHER ELECTRICAL SYSTEMS:

This building does not have a separately derived emergency power system. There are no natural gas emergency generator.

E. EQUIPMENT & FURNISHINGS:

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

G. SITE

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

Campus Assessment Report - Ansonville Elementary

Attributes:

General Attributes:

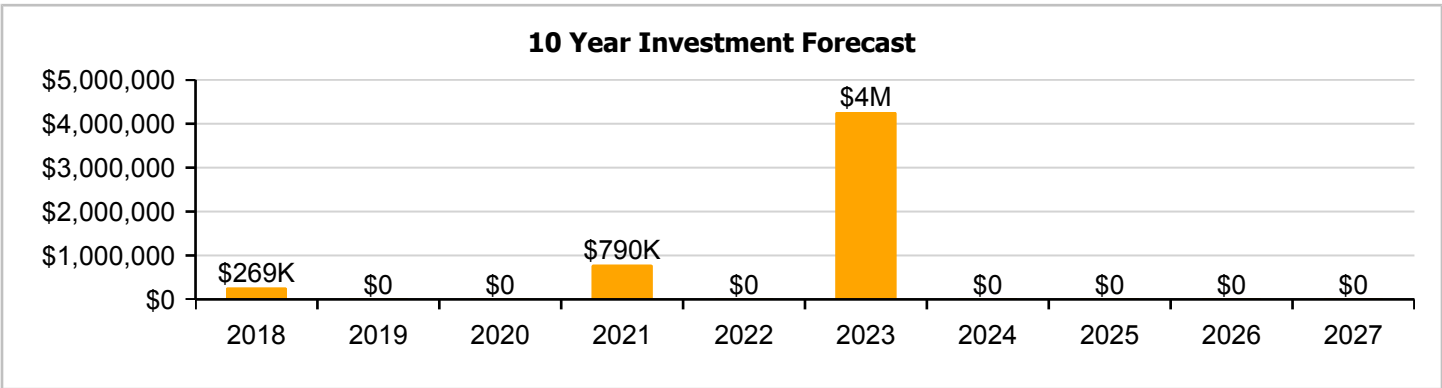
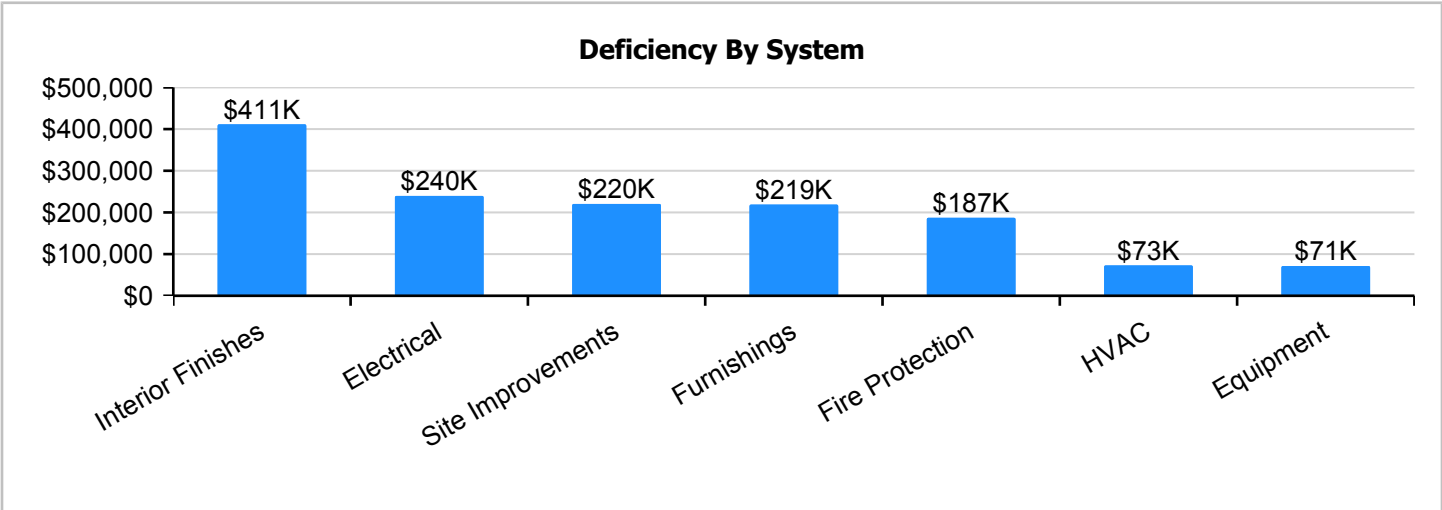
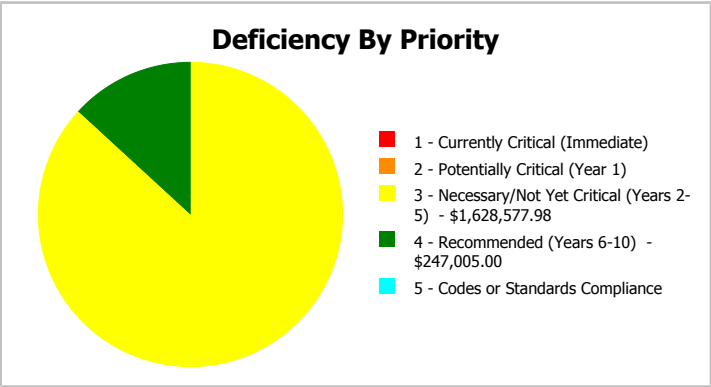
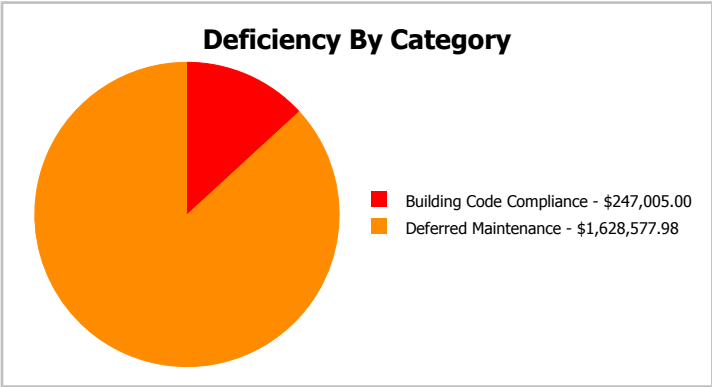
Condition Assessor:	Somnath Das	Assessment Date:	1/17/2017
Suitability Assessor:			

School Information:

HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	10.26	Site Acreage:	10.26

Campus Dashboard Summary

Gross Area:	45,540	Last Renovation:	
Year Built:	1993	Replacement Value:	\$9,917,115
Repair Cost:	\$1,875,583	RSLI%:	38.63 %
FCI:	18.91 %		



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.

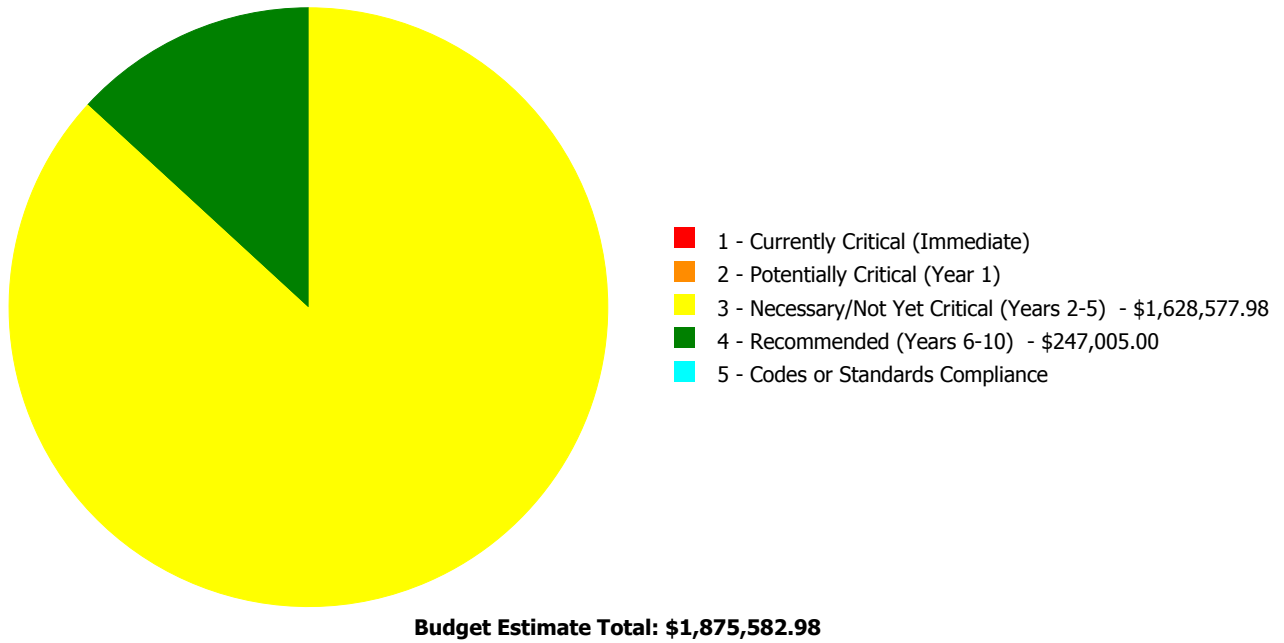
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	76.00 %	0.00 %	\$0.00
A20 - Basement Construction	76.00 %	0.00 %	\$0.00
B10 - Superstructure	76.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	46.96 %	0.00 %	\$0.00
B30 - Roofing	20.00 %	0.00 %	\$0.00
C10 - Interior Construction	42.47 %	0.00 %	\$0.00
C30 - Interior Finishes	40.65 %	48.00 %	\$543,015.00
D20 - Plumbing	20.00 %	0.00 %	\$0.00
D30 - HVAC	13.32 %	11.58 %	\$96,030.00
D40 - Fire Protection	0.00 %	110.00 %	\$247,005.00
D50 - Electrical	25.43 %	24.71 %	\$316,305.00
E10 - Equipment	2.73 %	95.00 %	\$94,050.00
E20 - Furnishings	0.00 %	110.00 %	\$288,585.00
G20 - Site Improvements	8.28 %	62.87 %	\$290,592.98
G30 - Site Mechanical Utilities	50.74 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	39.69 %	0.00 %	\$0.00
Totals:	38.63 %	18.91 %	\$1,875,582.98

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
1993 Main Building	45,000	18.01	\$0.00	\$0.00	\$1,337,985.00	\$247,005.00	\$0.00
1993 Storage Building	540	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Site	45,540	27.41	\$0.00	\$0.00	\$290,592.98	\$0.00	\$0.00
Total:		18.91	\$0.00	\$0.00	\$1,628,577.98	\$247,005.00	\$0.00

Deficiencies By Priority



Executive Summary

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Function:	ES -Elementary School
Gross Area (SF):	45,000
Year Built:	1993
Last Renovation:	
Replacement Value:	\$8,800,650
Repair Cost:	\$1,584,990.00
Total FCI:	18.01 %
Total RSLI:	39.45 %
FCA Score:	81.99



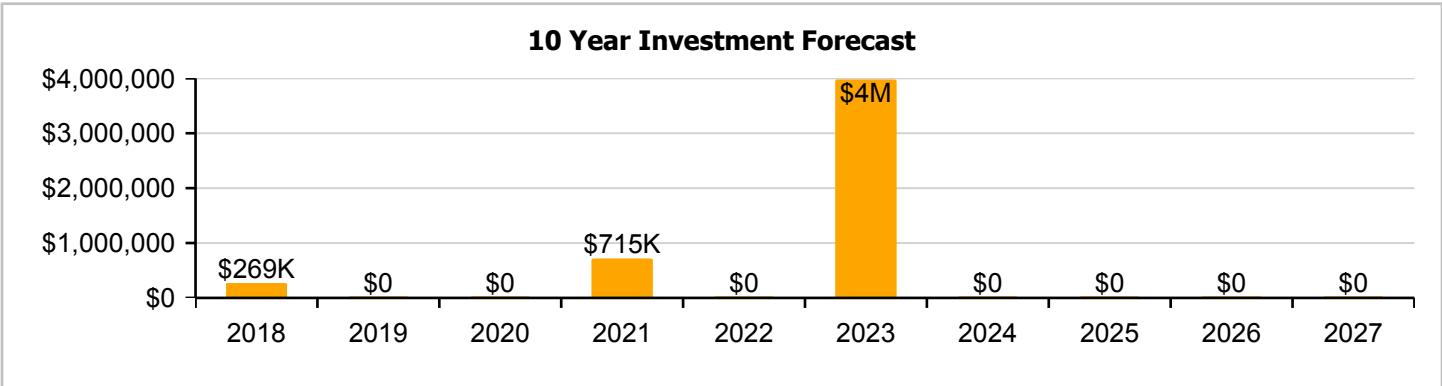
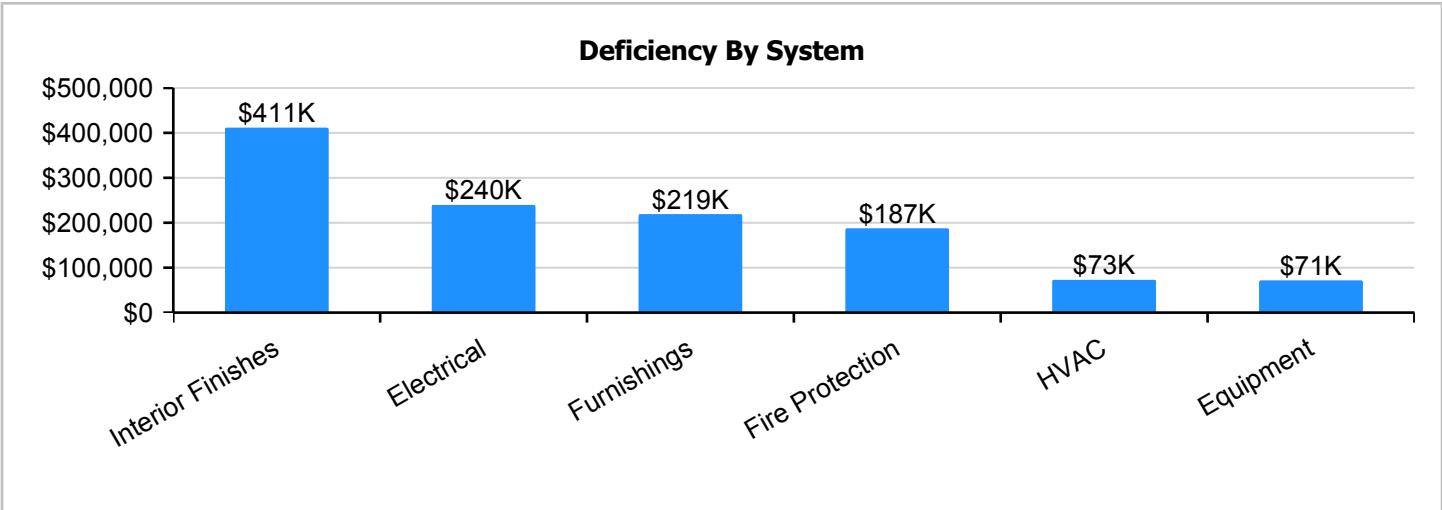
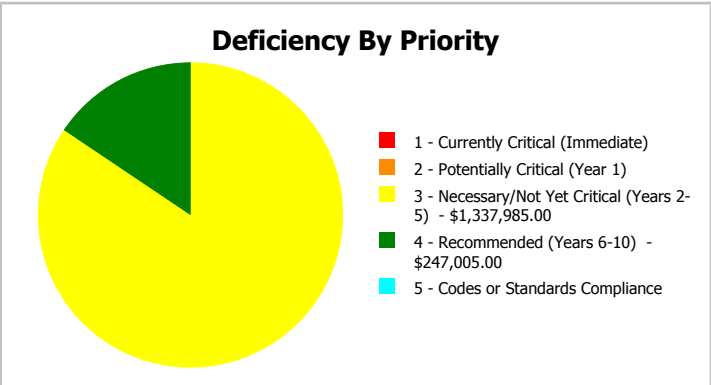
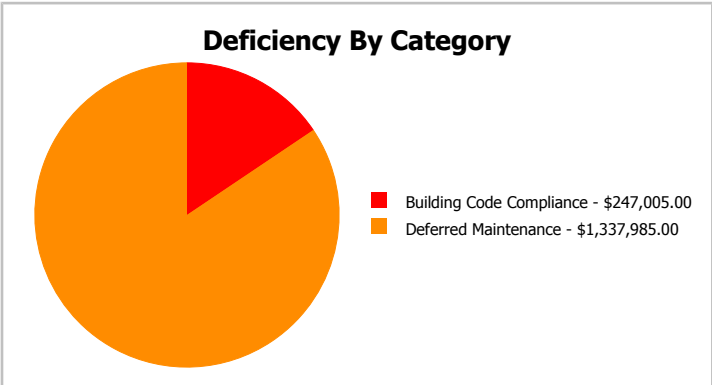
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	ES -Elementary School	Gross Area:	45,000
Year Built:	1993	Last Renovation:	
Repair Cost:	\$1,584,990	Replacement Value:	\$8,800,650
FCI:	18.01 %	RSLI%:	39.45 %



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	76.00 %	0.00 %	\$0.00
A20 - Basement Construction	76.00 %	0.00 %	\$0.00
B10 - Superstructure	76.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	46.58 %	0.00 %	\$0.00
B30 - Roofing	20.00 %	0.00 %	\$0.00
C10 - Interior Construction	42.47 %	0.00 %	\$0.00
C30 - Interior Finishes	40.65 %	48.00 %	\$543,015.00
D20 - Plumbing	20.00 %	0.00 %	\$0.00
D30 - HVAC	13.32 %	11.58 %	\$96,030.00
D40 - Fire Protection	0.00 %	110.00 %	\$247,005.00
D50 - Electrical	25.43 %	24.71 %	\$316,305.00
E10 - Equipment	2.73 %	95.00 %	\$94,050.00
E20 - Furnishings	0.00 %	110.00 %	\$288,585.00
Totals:	39.45 %	18.01 %	\$1,584,990.00

Photo Album

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

1). West Elevation - Jan 19, 2017



2). Southwest Elevation - Jan 19, 2017



3). South Elevation - Jan 19, 2017



4). East Elevation - Jan 19, 2017



Condition Detail

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

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

System Listing

Campus Assessment Report - 1993 Main Building

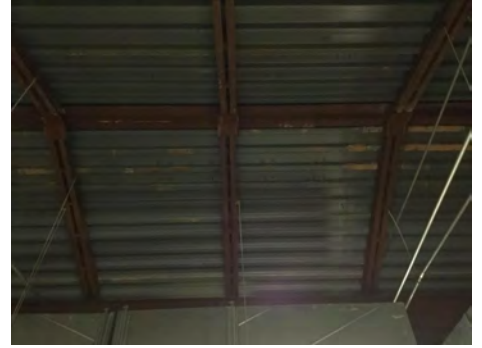
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.79	S.F.	45,000	100	1993	2093		76.00 %	0.00 %	76			\$215,550
A1030	Slab on Grade	\$8.43	S.F.	45,000	100	1993	2093		76.00 %	0.00 %	76			\$379,350
A2010	Basement Excavation	\$1.90	S.F.	45,000	100	1993	2093		76.00 %	0.00 %	76			\$85,500
A2020	Basement Walls	\$13.07	S.F.	45,000	100	1993	2093		76.00 %	0.00 %	76			\$588,150
B1020	Roof Construction	\$15.76	S.F.	45,000	100	1993	2093		76.00 %	0.00 %	76			\$709,200
B2010	Exterior Walls	\$9.42	S.F.	45,000	100	1993	2093		76.00 %	0.00 %	76			\$423,900
B2020	Exterior Windows	\$9.39	S.F.	45,000	30	1993	2023		20.00 %	0.00 %	6			\$422,550
B2030	Exterior Doors	\$1.04	S.F.	45,000	30	1993	2023		20.00 %	0.00 %	6			\$46,800
B3010130	Preformed Metal Roofing	\$9.66	S.F.	45,000	30	1993	2023		20.00 %	0.00 %	6			\$434,700
C1010	Partitions	\$10.80	S.F.	45,000	75	1993	2068		68.00 %	0.00 %	51			\$486,000
C1020	Interior Doors	\$2.53	S.F.	45,000	30	1993	2023		20.00 %	0.00 %	6			\$113,850
C1030	Fittings	\$9.74	S.F.	45,000	20	1993	2013	2021	20.00 %	0.00 %	4			\$438,300
C3010	Wall Finishes	\$2.79	S.F.	45,000	10	1993	2003	2021	40.00 %	0.00 %	4			\$125,550
C3020	Floor Finishes	\$11.38	S.F.	45,000	20	2013	2033		80.00 %	0.00 %	16			\$512,100
C3030	Ceiling Finishes	\$10.97	S.F.	45,000	25	1993	2018	2016	0.00 %	110.00 %	-1		\$543,015.00	\$493,650
D2010	Plumbing Fixtures	\$11.48	S.F.	45,000	30	1993	2023		20.00 %	0.00 %	6			\$516,600
D2020	Domestic Water Distribution	\$0.98	S.F.	45,000	30	1993	2023		20.00 %	0.00 %	6			\$44,100
D2030	Sanitary Waste	\$1.54	S.F.	45,000	30	1993	2023		20.00 %	0.00 %	6			\$69,300
D3020	Heat Generating Systems	\$5.08	S.F.	45,000	30	1993	2023		20.00 %	0.00 %	6			\$228,600
D3030	Cooling Generating Systems	\$5.27	S.F.	45,000	25	1993	2018		4.00 %	0.00 %	1			\$237,150
D3040	Distribution Systems	\$6.14	S.F.	45,000	30	1993	2023		20.00 %	0.00 %	6			\$276,300
D3060	Controls & Instrumentation	\$1.94	S.F.	45,000	20	1993	2013		0.00 %	110.00 %	-4		\$96,030.00	\$87,300
D4010	Sprinklers	\$4.32	S.F.	45,000	30			2016	0.00 %	110.00 %	-1		\$213,840.00	\$194,400
D4020	Standpipes	\$0.67	S.F.	45,000	30			2016	0.00 %	110.00 %	-1		\$33,165.00	\$30,150
D5010	Electrical Service/Distribution	\$1.69	S.F.	45,000	40	1993	2033		40.00 %	0.00 %	16			\$76,050
D5020	Branch Wiring	\$5.06	S.F.	45,000	30	1993	2023		20.00 %	0.00 %	6			\$227,700
D5020	Lighting	\$11.92	S.F.	45,000	30	1993	2023		20.00 %	0.00 %	6			\$536,400
D5030810	Security & Detection Systems	\$1.87	S.F.	45,000	15	1993	2008		0.00 %	110.00 %	-9		\$92,565.00	\$84,150
D5030910	Fire Alarm Systems	\$3.39	S.F.	45,000	15	2016	2031		93.33 %	0.00 %	14			\$152,550
D5030920	Data Communication	\$4.40	S.F.	45,000	15	1993	2008		0.00 %	110.00 %	-9		\$217,800.00	\$198,000
D5090	Other Electrical Systems	\$0.12	S.F.	45,000	20	1993	2013		0.00 %	110.00 %	-4		\$5,940.00	\$5,400
E1020	Institutional Equipment	\$0.30	S.F.	45,000	20	1993	2013	2021	20.00 %	0.00 %	4			\$13,500
E1090	Other Equipment	\$1.90	S.F.	45,000	20	1993	2013		0.00 %	110.00 %	-4		\$94,050.00	\$85,500
E2010	Fixed Furnishings	\$5.83	S.F.	45,000	20	1993	2013		0.00 %	110.00 %	-4		\$288,585.00	\$262,350
Total									39.45 %	18.01 %			\$1,584,990.00	\$8,800,650

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 - 1993 Main Building

System: B2030 - Exterior Doors



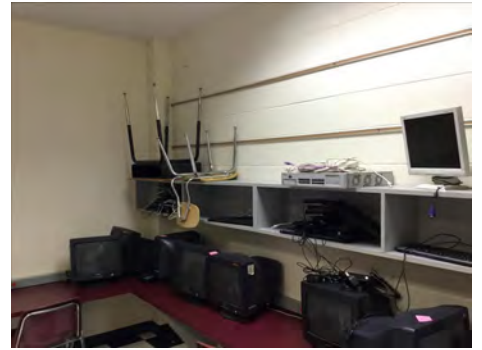
Note:

System: B3010130 - Preformed Metal Roofing



Note:

System: C1010 - Partitions



Note:

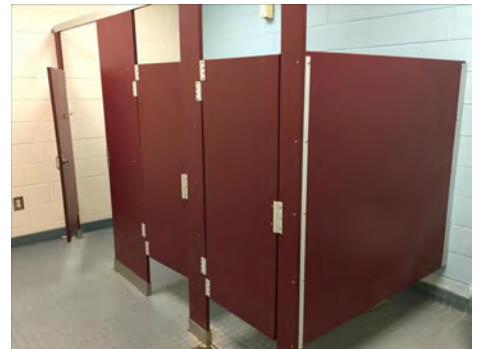
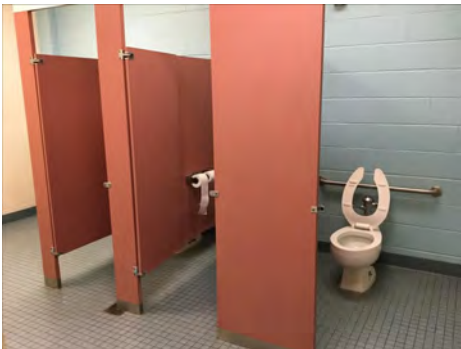
Campus Assessment Report - 1993 Main Building

System: C1020 - Interior Doors



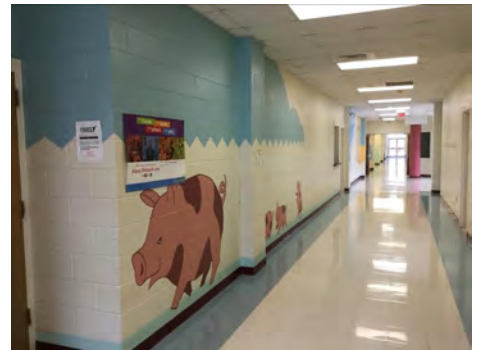
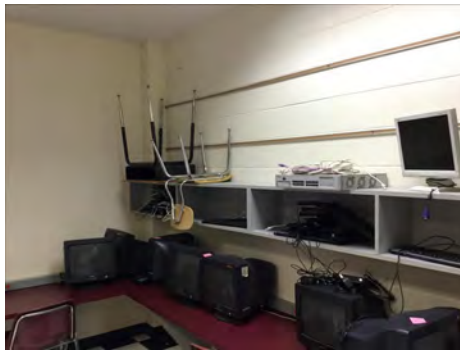
Note:

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes



Note:

Campus Assessment Report - 1993 Main Building

System: C3020 - Floor Finishes



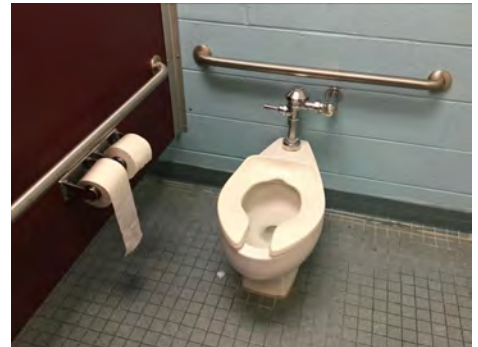
Note: Carpet needs to be replaced. 2% of VCT needs to be replaced.

System: C3030 - Ceiling Finishes



Note: The acoustical ceiling tiles are beyond their service life and should be replaced.

System: D2010 - Plumbing Fixtures



Note:

Campus Assessment Report - 1993 Main Building

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D3020 - Heat Generating Systems



Note:

Campus Assessment Report - 1993 Main Building

System: D3030 - Cooling Generating Systems



Note:

System: D3040 - Distribution Systems



Note:

System: D3060 - Controls & Instrumentation



Note: The controls and instrumentation system is beyond its service life and should be replaced.

System: D4010 - Sprinklers

This system contains no images

Note: The building does not have a fire protection system and it should be installed.

System: D4020 - Standpipes

This system contains no images

Note: The building does not have a fire protection system and it should be installed.

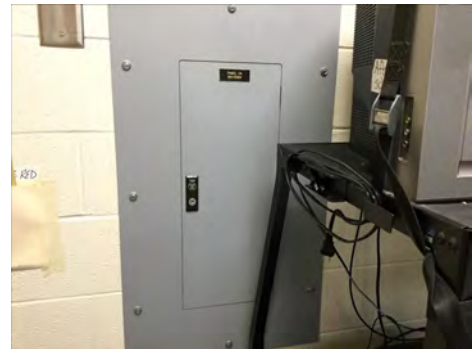
Campus Assessment Report - 1993 Main Building

System: D5010 - Electrical Service/Distribution



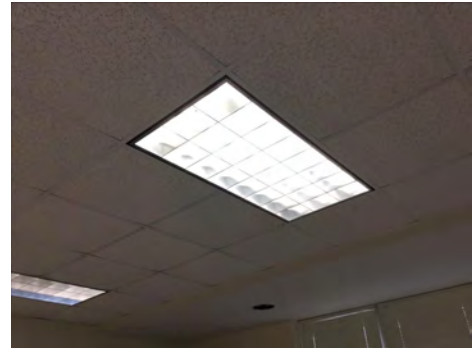
Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

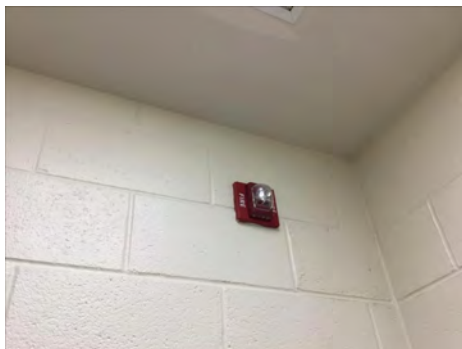
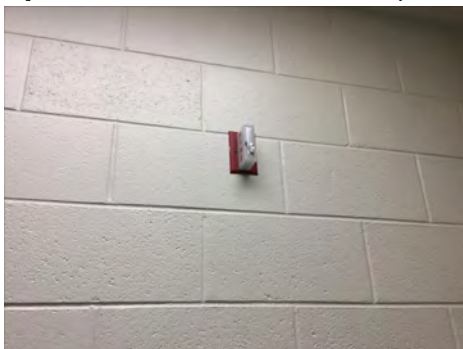
Campus Assessment Report - 1993 Main Building

System: D5030810 - Security & Detection Systems



Note: The security and detection system is beyond its service life and should be replaced.

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note: The data and communications system is beyond its service life and should be replaced.

Campus Assessment Report - 1993 Main Building

System: D5090 - Other Electrical Systems



Note:

System: E1020 - Institutional Equipment



Note: The institutional equipment is beyond its service life and should be replaced.

System: E1090 - Other Equipment



Note: The kitchen equipment is beyond its service life and should be replaced.

Campus Assessment Report - 1993 Main Building

System: E2010 - Fixed Furnishings



Note: The fixed furnishings are beyond their service life and should be replaced.

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:	\$1,584,990	\$268,691	\$0	\$0	\$714,794	\$0	\$3,976,560	\$0	\$0	\$0	\$0	\$6,545,034
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$555,001	\$0	\$0	\$0	\$0	\$555,001
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$61,470	\$0	\$0	\$0	\$0	\$61,470
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	\$716,295	\$0	\$0	\$0	\$0	\$716,295
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$149,537	\$0	\$0	\$0	\$0	\$149,537
C1030 - Fittings	\$0	\$0	\$0	\$0	\$542,642	\$0	\$0	\$0	\$0	\$0	\$0	\$542,642
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$155,438	\$0	\$0	\$0	\$0	\$0	\$0	\$155,438
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

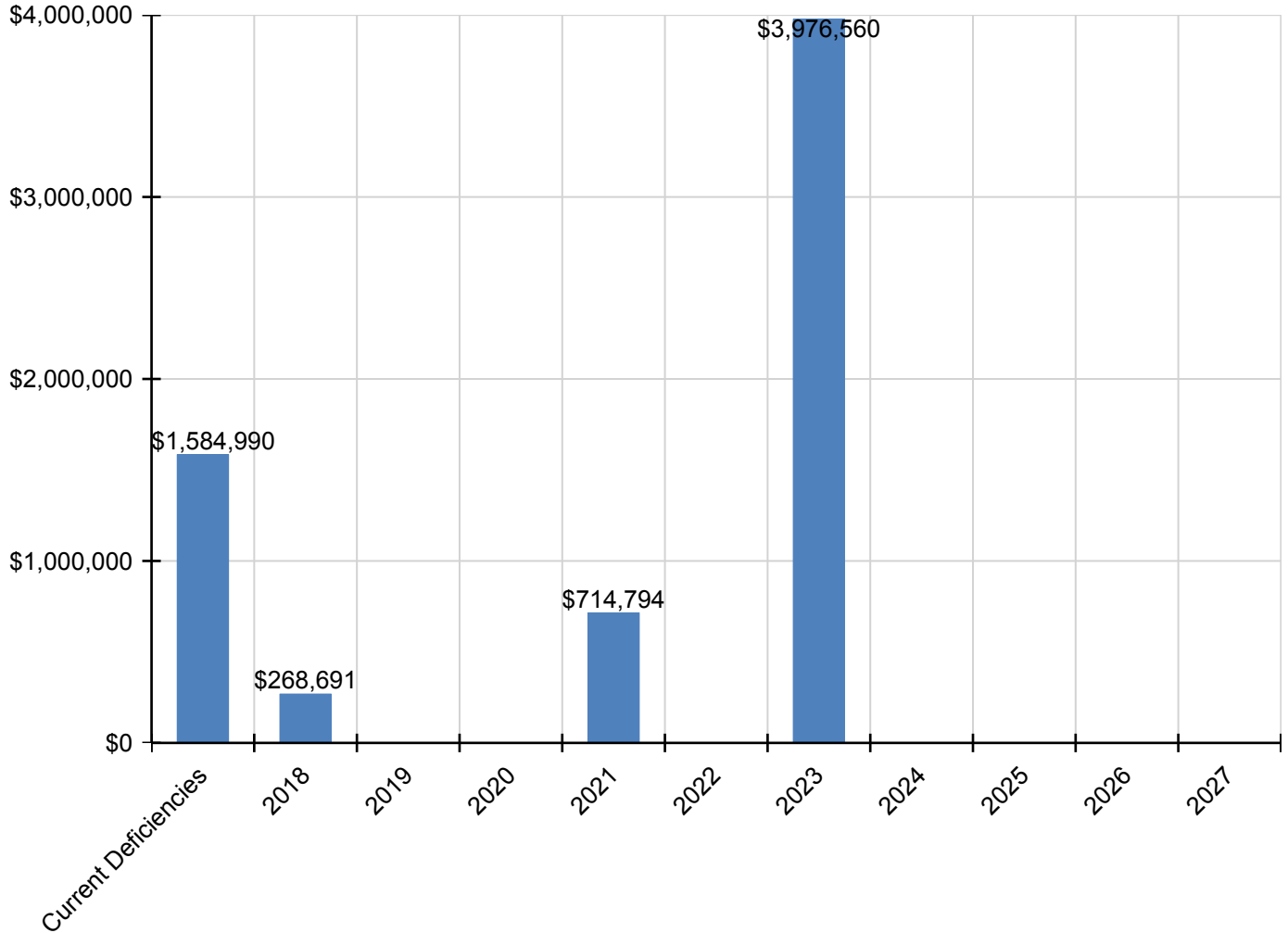
Campus Assessment Report - 1993 Main Building

C3030 - Ceiling Finishes	\$543,015	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$543,015
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$678,532	\$0	\$0	\$0	\$0	\$0	\$678,532
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$57,923	\$0	\$0	\$0	\$0	\$0	\$57,923
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$91,023	\$0	\$0	\$0	\$0	\$0	\$91,023
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$300,256	\$0	\$0	\$0	\$0	\$0	\$300,256
D3030 - Cooling Generating Systems	\$0	\$268,691	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$268,691
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$362,908	\$0	\$0	\$0	\$0	\$0	\$362,908
D3060 - Controls & Instrumentation	\$96,030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$96,030
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$213,840	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$213,840
D4020 - Standpipes	\$33,165	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,165
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$299,074	\$0	\$0	\$0	\$0	\$0	\$299,074
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$704,539	\$0	\$0	\$0	\$0	\$0	\$704,539
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$92,565	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$92,565
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030920 - Data Communication	\$217,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$217,800
D5090 - Other Electrical Systems	\$5,940	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,940
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$16,714	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,714
E1090 - Other Equipment	\$94,050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$94,050
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$288,585	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$288,585

* Indicates non-renewable system

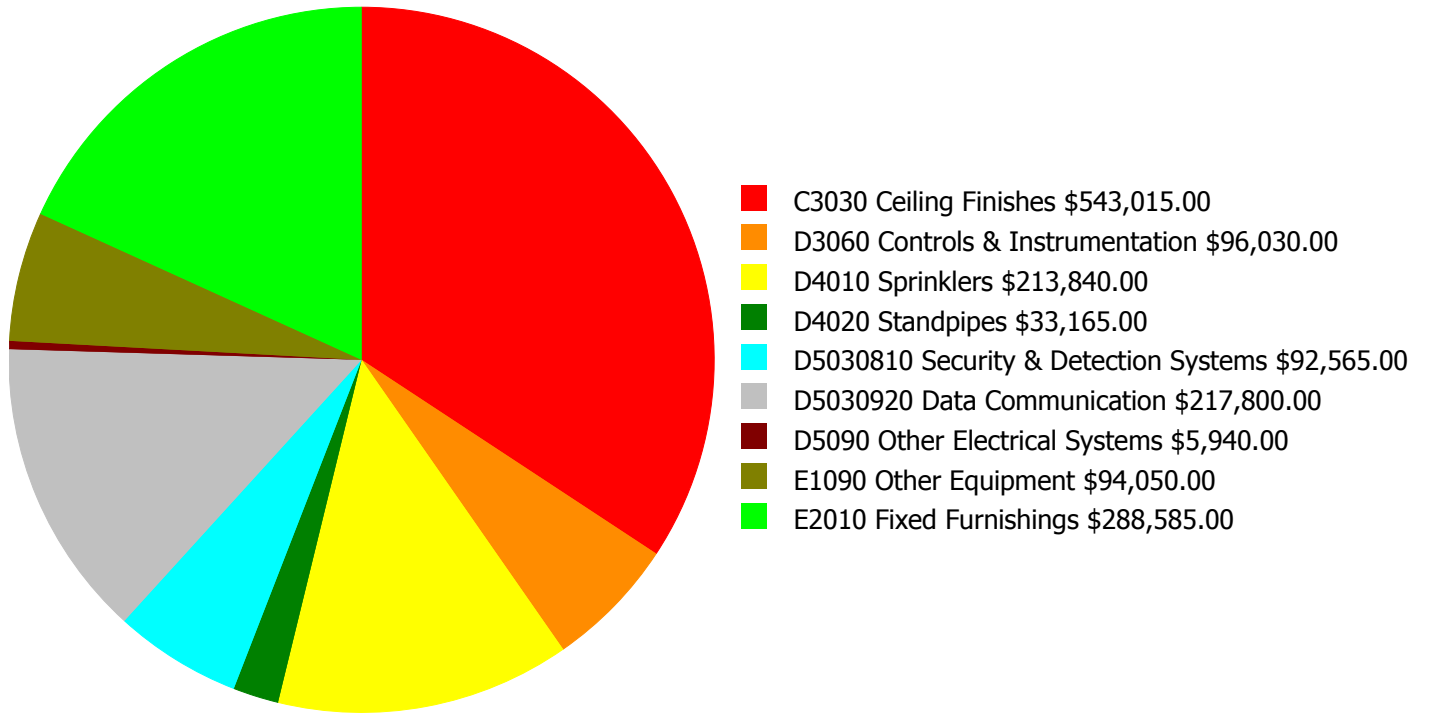
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

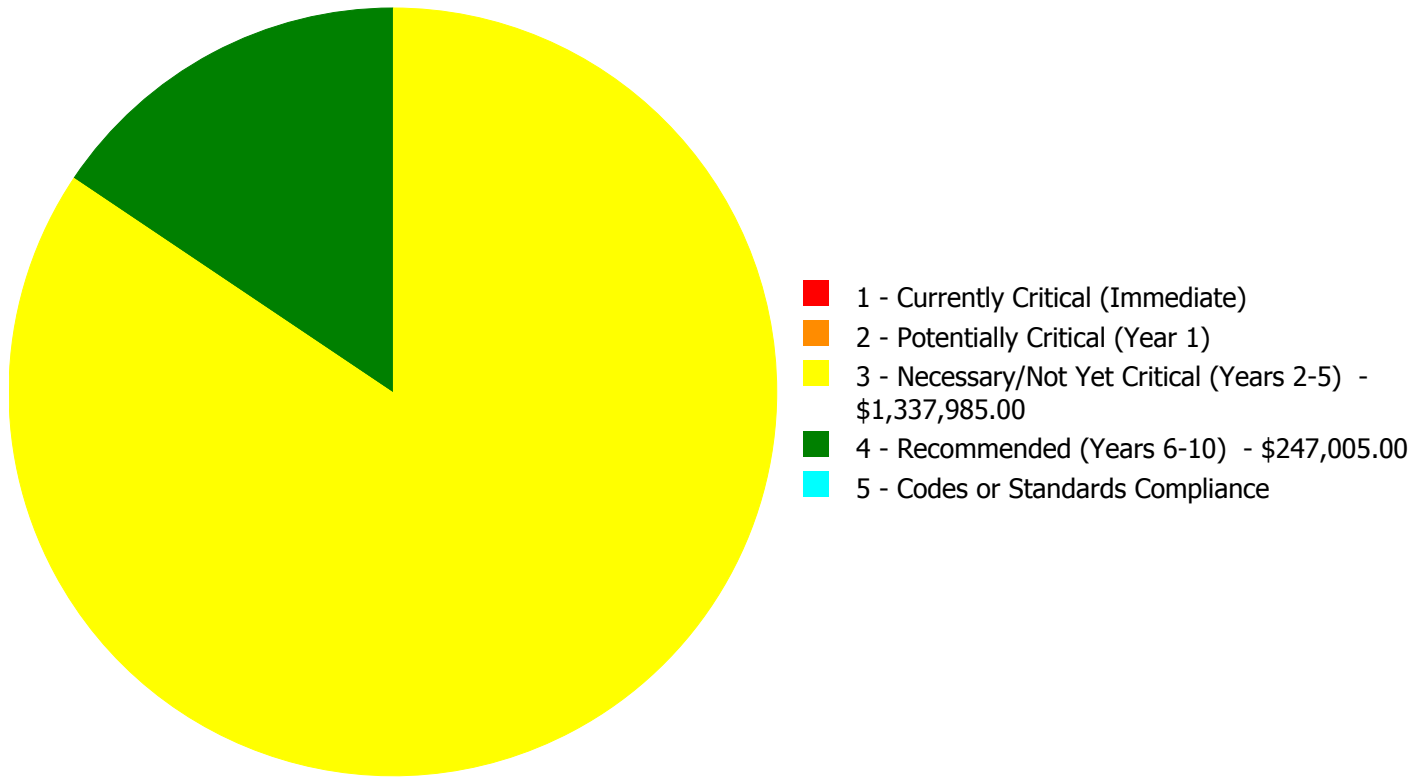
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$1,584,990.00

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: \$1,584,990.00

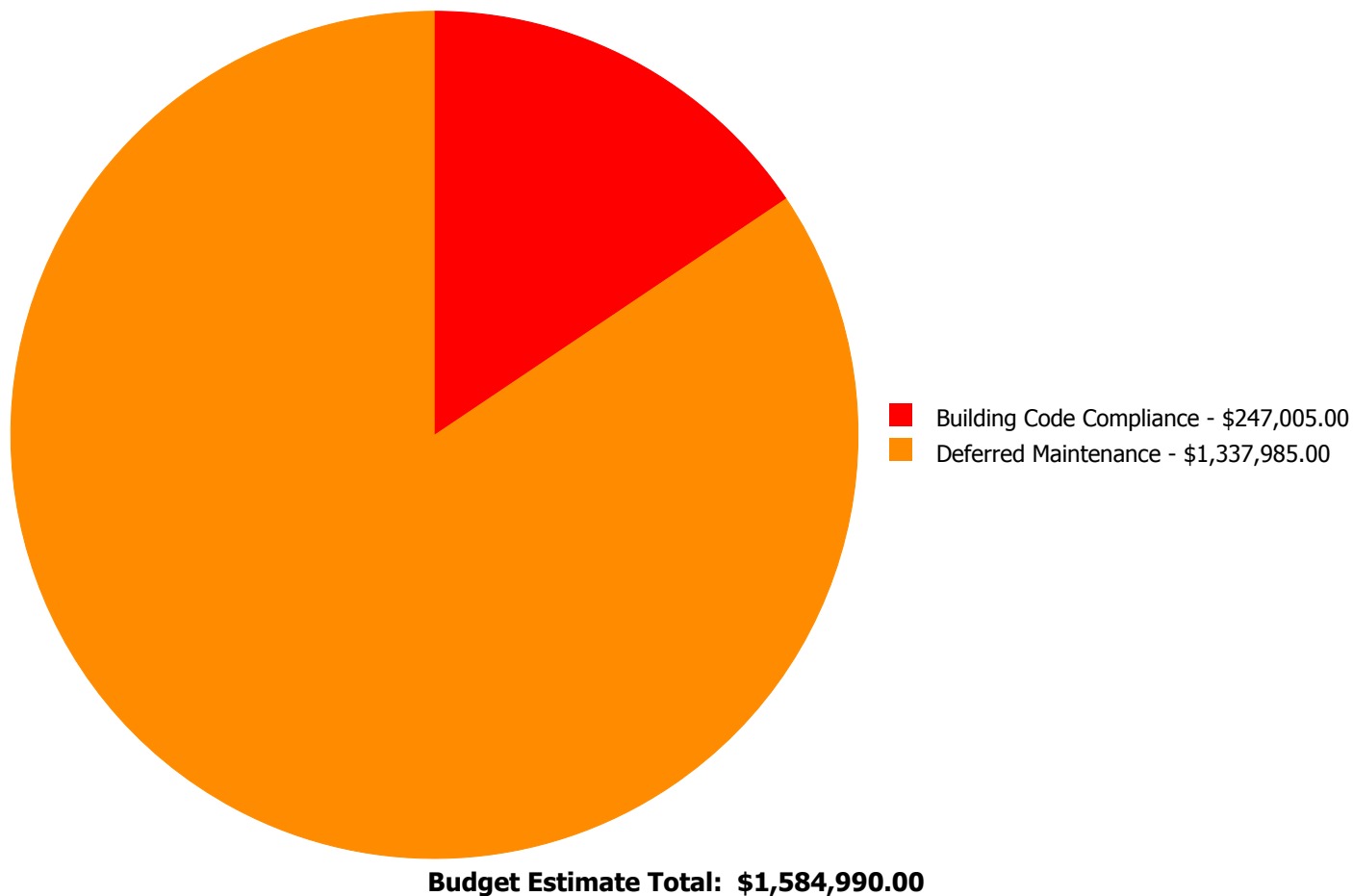
Deficiency By Priority Investment Table

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
C3030	Ceiling Finishes	\$0.00	\$0.00	\$543,015.00	\$0.00	\$0.00	\$543,015.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$96,030.00	\$0.00	\$0.00	\$96,030.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$213,840.00	\$0.00	\$213,840.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$33,165.00	\$0.00	\$33,165.00
D5030810	Security & Detection Systems	\$0.00	\$0.00	\$92,565.00	\$0.00	\$0.00	\$92,565.00
D5030920	Data Communication	\$0.00	\$0.00	\$217,800.00	\$0.00	\$0.00	\$217,800.00
D5090	Other Electrical Systems	\$0.00	\$0.00	\$5,940.00	\$0.00	\$0.00	\$5,940.00
E1090	Other Equipment	\$0.00	\$0.00	\$94,050.00	\$0.00	\$0.00	\$94,050.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$288,585.00	\$0.00	\$0.00	\$288,585.00
	Total:	\$0.00	\$0.00	\$1,337,985.00	\$247,005.00	\$0.00	\$1,584,990.00

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: C3030 - Ceiling Finishes



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 45,000.00
Unit of Measure: S.F.
Estimate: \$543,015.00
Assessor Name: Eduardo Lopez
Date Created: 01/18/2017

Notes: The acoustical ceiling tiles are beyond their service life and should be replaced.

System: D3060 - Controls & Instrumentation



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 45,000.00
Unit of Measure: S.F.
Estimate: \$96,030.00
Assessor Name: Eduardo Lopez
Date Created: 01/17/2017

Notes: The controls and instrumentation system is beyond its service life and should be replaced.

System: D5030810 - Security & Detection Systems



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 45,000.00
Unit of Measure: S.F.
Estimate: \$92,565.00
Assessor Name: Eduardo Lopez
Date Created: 01/17/2017

Notes: The security and detection system is beyond its service life and should be replaced.

System: D5030920 - Data Communication



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 45,000.00
Unit of Measure: S.F.
Estimate: \$217,800.00
Assessor Name: Eduardo Lopez
Date Created: 01/17/2017

Notes: The data and communications system is beyond its service life and should be replaced.

System: D5090 - Other Electrical Systems



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 45,000.00
Unit of Measure: S.F.
Estimate: \$5,940.00
Assessor Name: Eduardo Lopez
Date Created: 02/24/2017

Notes: The emergency light system is beyond its service life and should be replaced.

System: E1090 - Other Equipment



Location: Kitchen
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 45,000.00
Unit of Measure: S.F.
Estimate: \$94,050.00
Assessor Name: Eduardo Lopez
Date Created: 01/17/2017

Notes: The kitchen equipment is beyond its service life and should be replaced.

System: E2010 - Fixed Furnishings



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 45,000.00
Unit of Measure: S.F.
Estimate: \$288,585.00
Assessor Name: Eduardo Lopez
Date Created: 01/17/2017

Notes: The fixed furnishings are beyond their service life and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 45,000.00
Unit of Measure: S.F.
Estimate: \$213,840.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

Notes: The building does not have a fire protection system and it should be installed.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 45,000.00
Unit of Measure: S.F.
Estimate: \$33,165.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

Notes: The building does not have a fire protection system and it should be installed.

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	540
Year Built:	1993
Last Renovation:	
Replacement Value:	\$56,294
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	66.16 %
FCA Score:	100.00



Description:

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

Attributes: This asset has no attributes.

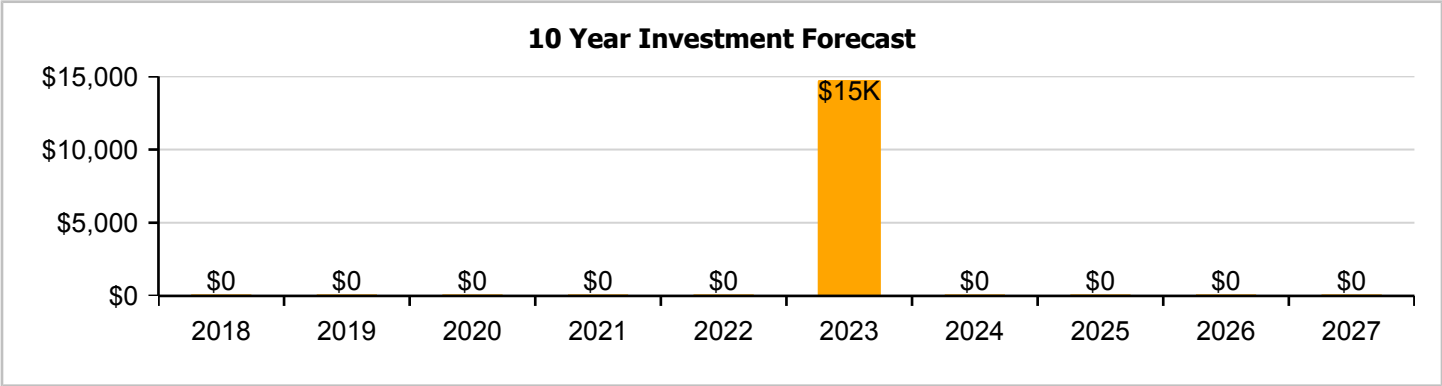
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	540
Year Built:	1993	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$56,294
FCI:	0.00 %	RSLI%:	66.16 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	76.00 %	0.00 %	\$0.00
B10 - Superstructure	76.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	63.39 %	0.00 %	\$0.00
B30 - Roofing	20.00 %	0.00 %	\$0.00
Totals:	66.16 %	0.00 %	\$0.00

Photo Album

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

1). North Elevation - Jan 19, 2017



2). East Elevation - Jan 19, 2017



3). Southwest Elevation - Jan 19, 2017



4). West Elevation - Jan 19, 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.	540	100	1993	2093		76.00 %	0.00 %	76			\$10,870
A1030	Slab on Grade	\$19.75	S.F.	540	100	1993	2093		76.00 %	0.00 %	76			\$10,665
B1020	Roof Construction	\$16.26	S.F.	540	100	1993	2093		76.00 %	0.00 %	76			\$8,780
B2010	Exterior Walls	\$29.79	S.F.	540	100	1993	2093		76.00 %	0.00 %	76			\$16,087
B2030	Exterior Doors	\$8.66	S.F.	540	30	1993	2023		20.00 %	0.00 %	6			\$4,676
B3010130	Preformed Metal Roofing	\$9.66	S.F.	540	30	1993	2023		20.00 %	0.00 %	6			\$5,216
Total									66.16 %					\$56,294

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



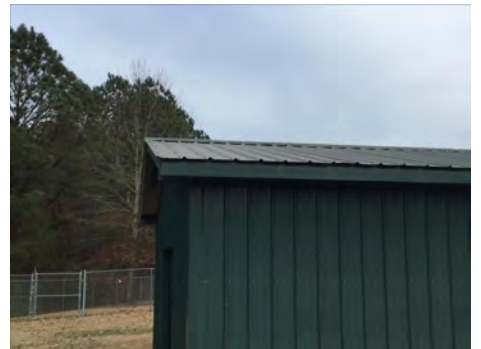
Note:

System: B2030 - Exterior Doors



Note:

System: B3010130 - Preformed Metal Roofing



Note:

Renewal Schedule

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

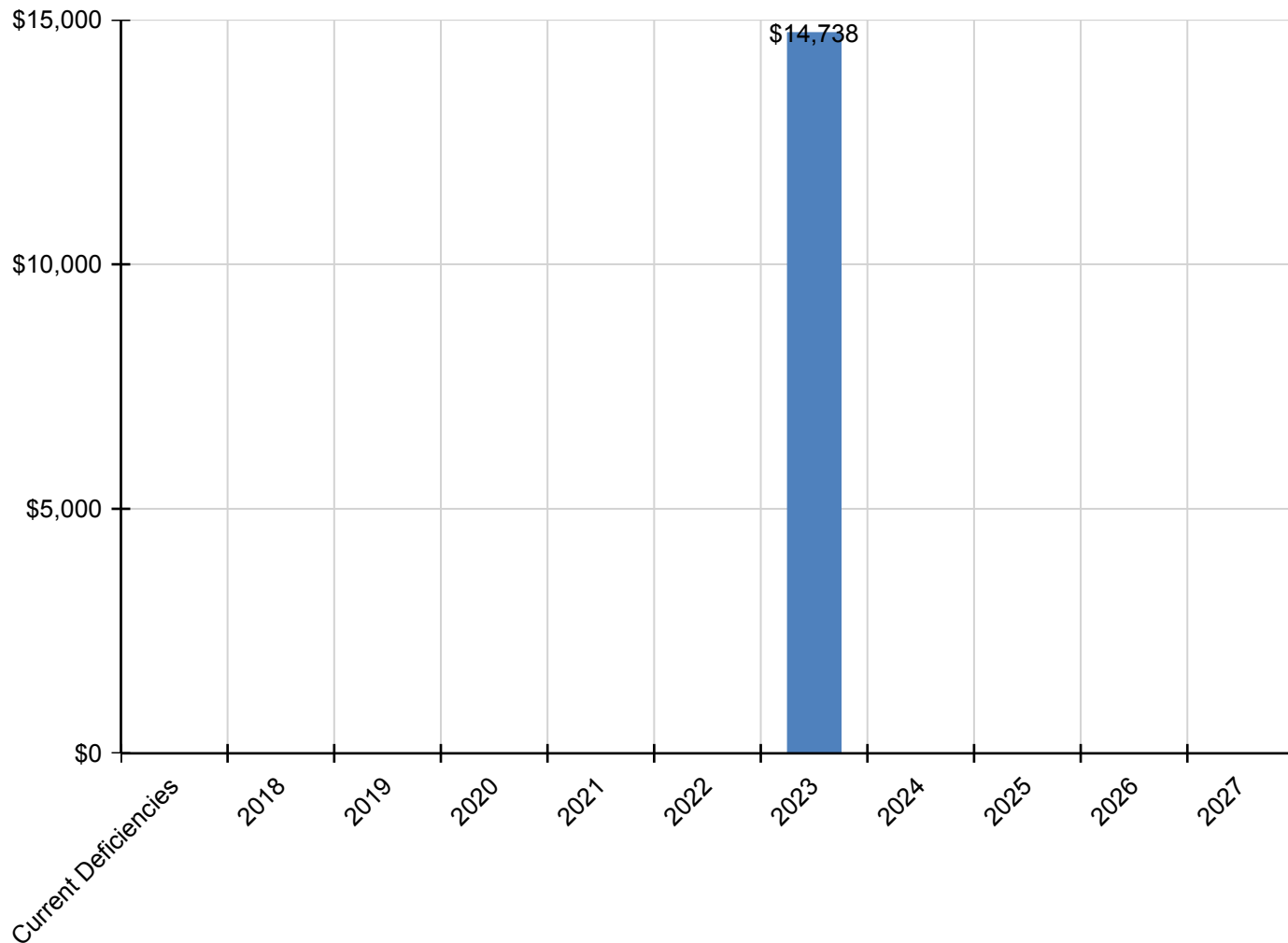
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$0	\$0	\$0	\$0	\$0	\$0	\$14,738	\$0	\$0	\$0	\$0	\$14,738
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$6,142	\$0	\$0	\$0	\$0	\$6,142
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	\$8,596	\$0	\$0	\$0	\$0	\$8,596

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	45,540
Year Built:	1993
Last Renovation:	
Replacement Value:	\$1,060,171
Repair Cost:	\$290,592.98
Total FCI:	27.41 %
Total RSLI:	30.41 %
FCA Score:	72.59



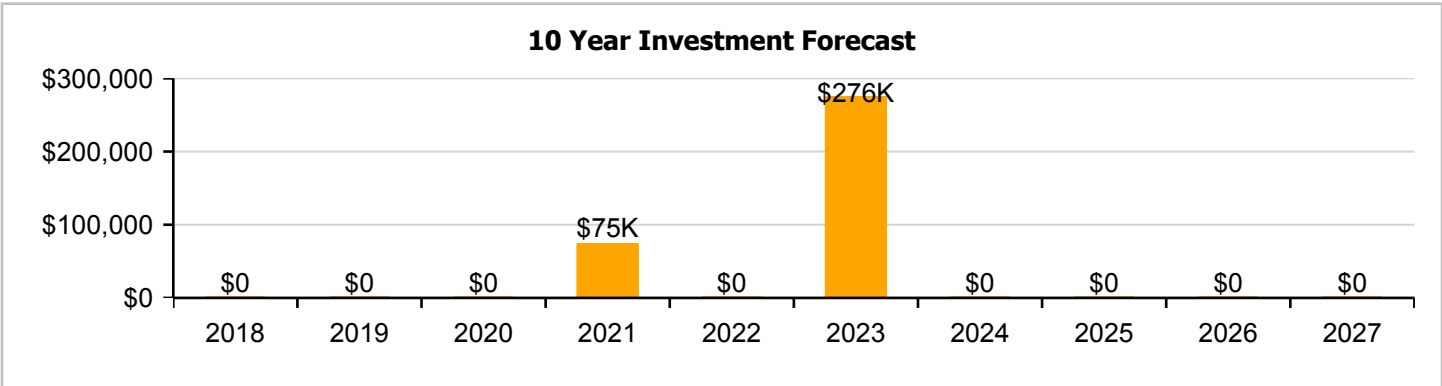
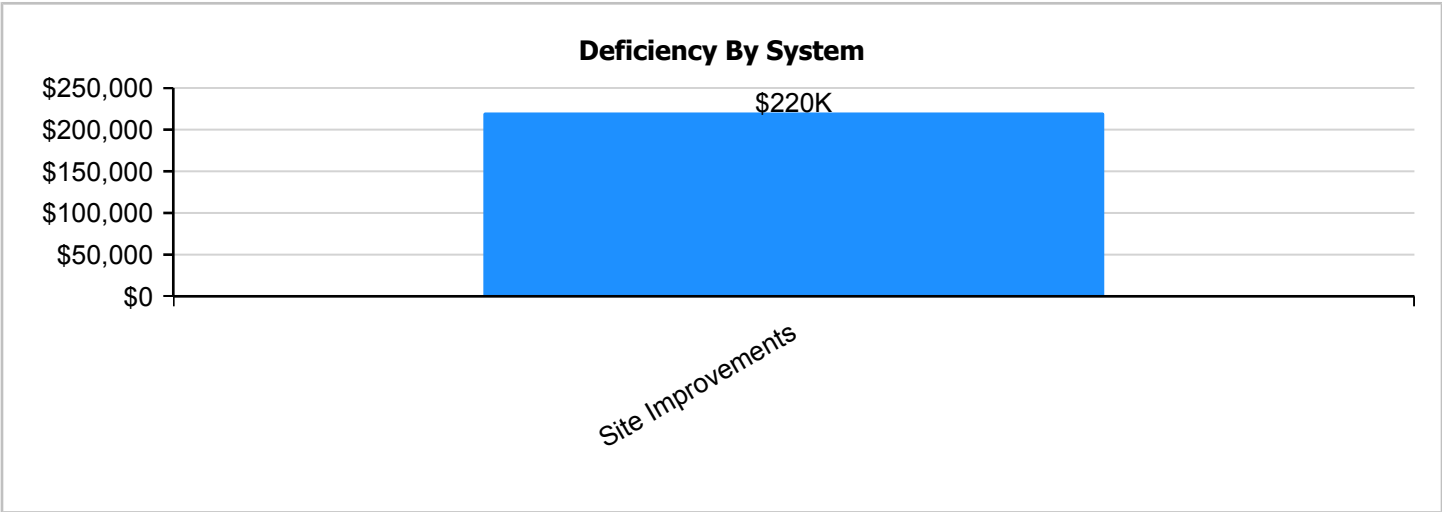
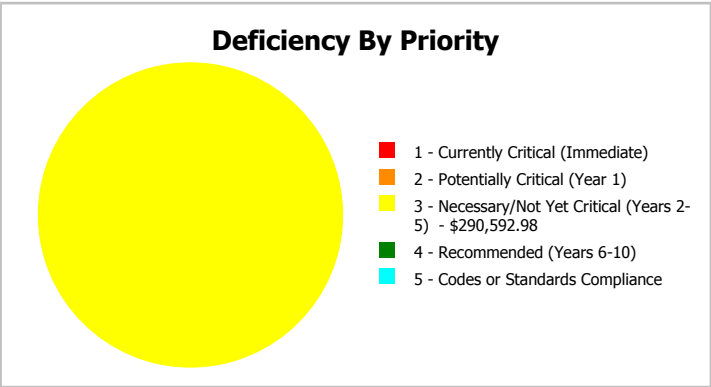
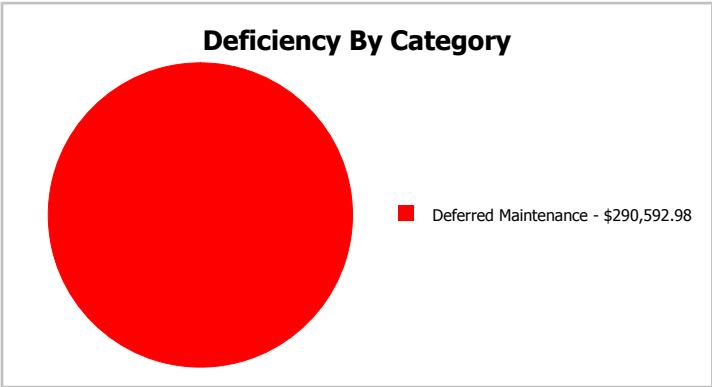
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	ES -Elementary School	Gross Area:	45,540
Year Built:	1993	Last Renovation:	
Repair Cost:	\$290,593	Replacement Value:	\$1,060,171
FCI:	27.41 %	RSLI%:	30.41 %



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	8.28 %	62.87 %	\$290,592.98
G30 - Site Mechanical Utilities	50.74 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	39.69 %	0.00 %	\$0.00
Totals:	30.41 %	27.41 %	\$290,592.98

Photo Album

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

- 1). Aerial Image of Ansonville Elementary School - Jan 19, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$3.81	S.F.	45,540	25	1993	2018	2016	0.00 %	110.00 %	-1		\$190,858.00	\$173,507
G2020	Parking Lots	\$1.33	S.F.	45,540	25	1993	2018	2021	16.00 %	164.67 %	4		\$99,734.98	\$60,568
G2030	Pedestrian Paving	\$1.91	S.F.	45,540	30	1993	2023		20.00 %	0.00 %	6			\$86,981
G2040105	Fence & Guardrails	\$1.23	S.F.	45,540	30	1993	2023		20.00 %	0.00 %	6			\$56,014
G2050	Landscaping	\$1.87	S.F.	45,540	15	1993	2008		0.00 %	0.00 %	-9			\$85,160
G3010	Water Supply	\$2.34	S.F.	45,540	50	1993	2043		52.00 %	0.00 %	26			\$106,564
G3020	Sanitary Sewer	\$1.45	S.F.	45,540	50	1993	2043		52.00 %	0.00 %	26			\$66,033
G3030	Storm Sewer	\$4.54	S.F.	45,540	50	1993	2043		52.00 %	0.00 %	26			\$206,752
G3060	Fuel Distribution	\$0.98	S.F.	45,540	40	1993	2033		40.00 %	0.00 %	16			\$44,629
G4010	Electrical Distribution	\$2.35	S.F.	45,540	50	1993	2043		52.00 %	0.00 %	26			\$107,019
G4020	Site Lighting	\$1.47	S.F.	45,540	30	1993	2023		20.00 %	0.00 %	6			\$66,944
Total									30.41 %	27.41 %			\$290,592.98	\$1,060,171

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: The roadways are beyond their service life and should be replaced.

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving



Note:

Campus Assessment Report - Site

System: G2040105 - Fence & Guardrails



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: G4020 - Site 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.

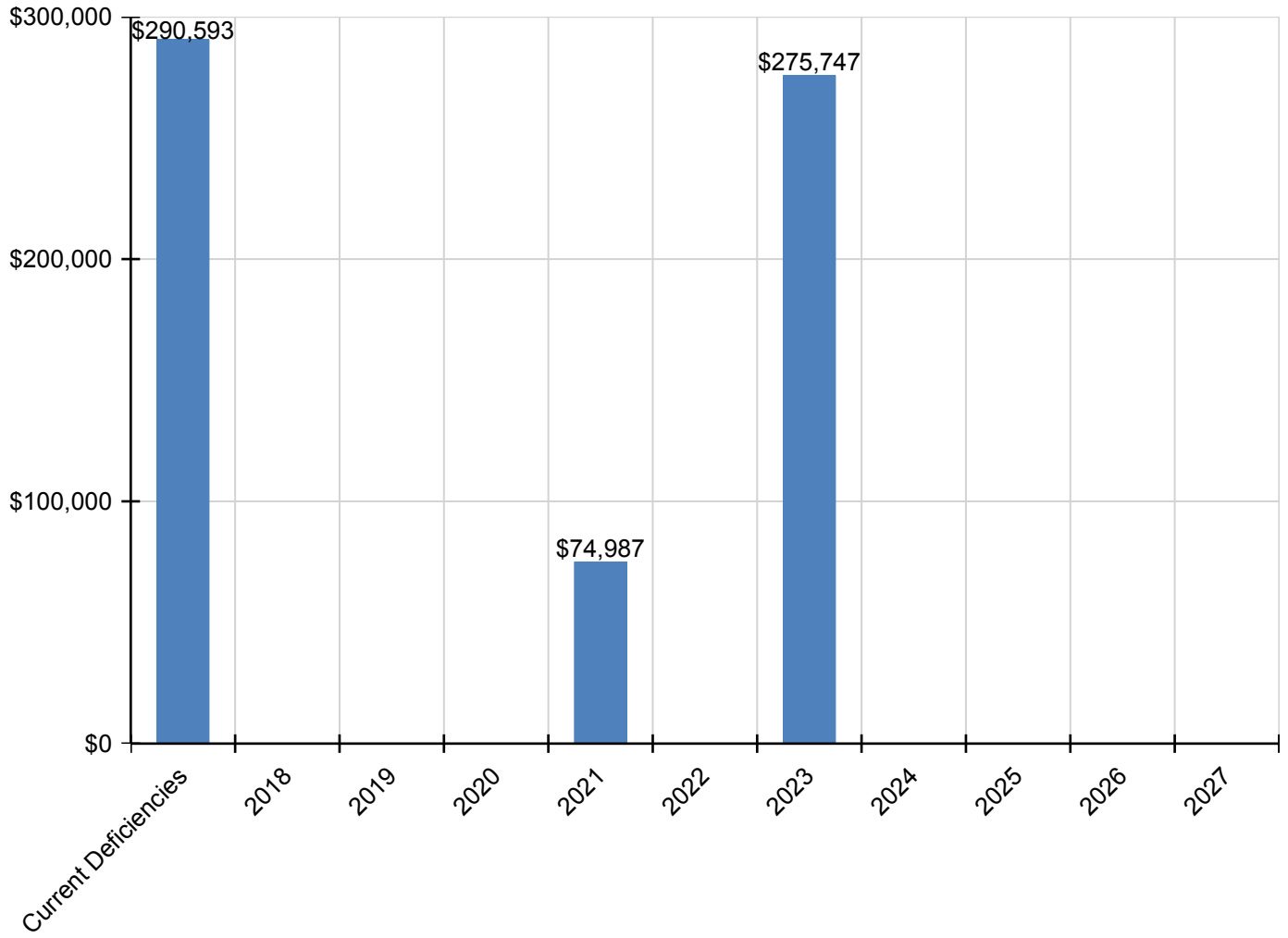
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$290,593	\$0	\$0	\$0	\$74,987	\$0	\$275,747	\$0	\$0	\$0	\$0	\$641,327
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	\$190,858	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$190,858
G2020 - Parking Lots	\$99,735	\$0	\$0	\$0	\$74,987	\$0	\$0	\$0	\$0	\$0	\$0	\$174,722
G2030 - Pedestrian Paving	\$0	\$0	\$0	\$0	\$0	\$0	\$114,247	\$0	\$0	\$0	\$0	\$114,247
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040105 - Fence & Guardrails	\$0	\$0	\$0	\$0	\$0	\$0	\$73,573	\$0	\$0	\$0	\$0	\$73,573
* G2050 - Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G30 - Site Mechanical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3010 - Water Supply	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3020 - Sanitary Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3030 - Storm Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3060 - Fuel Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4020 - Site Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$87,928	\$0	\$0	\$0	\$0	\$87,928

** Indicates non-renewable system*

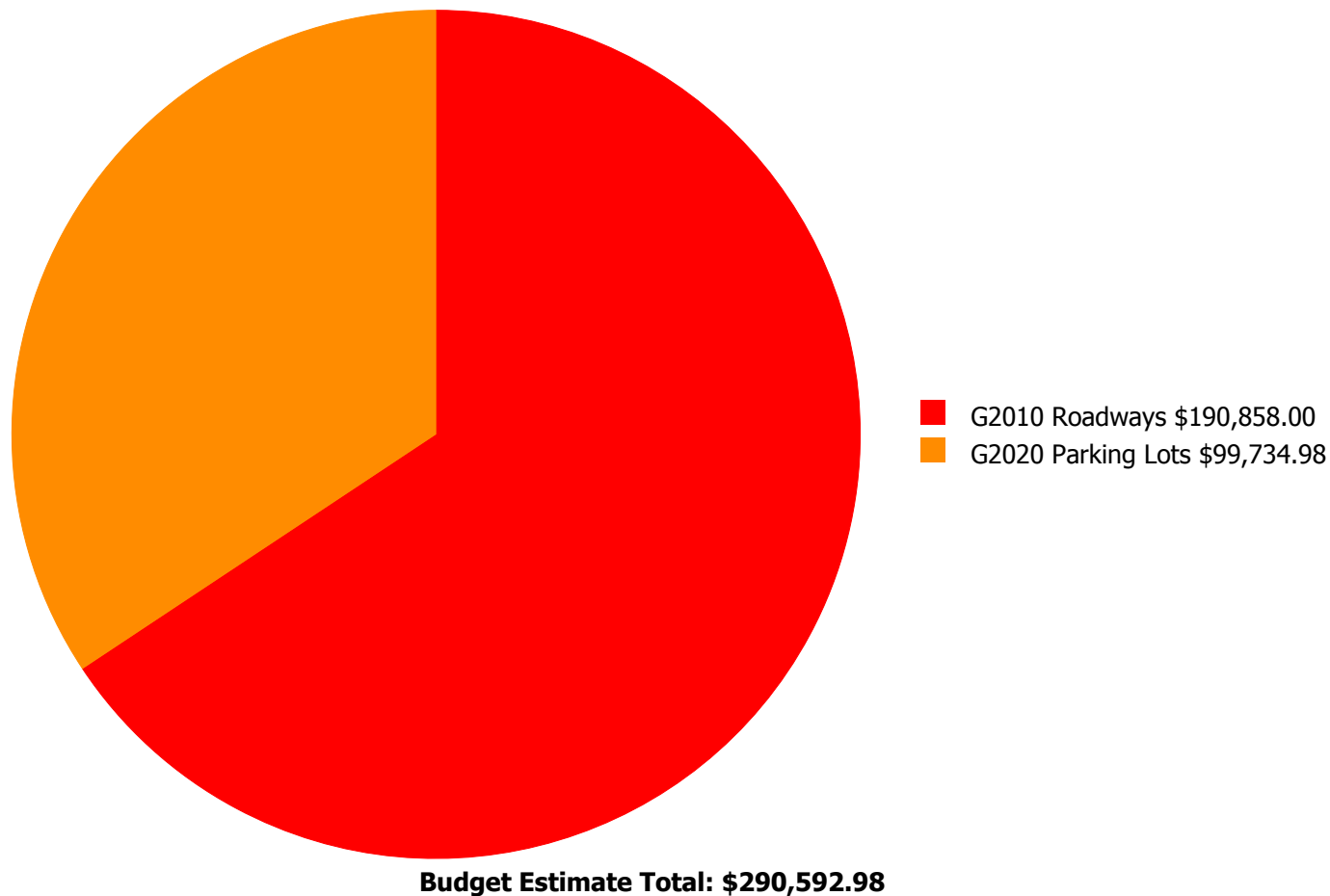
Forecasted Capital Renewal Requirement

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



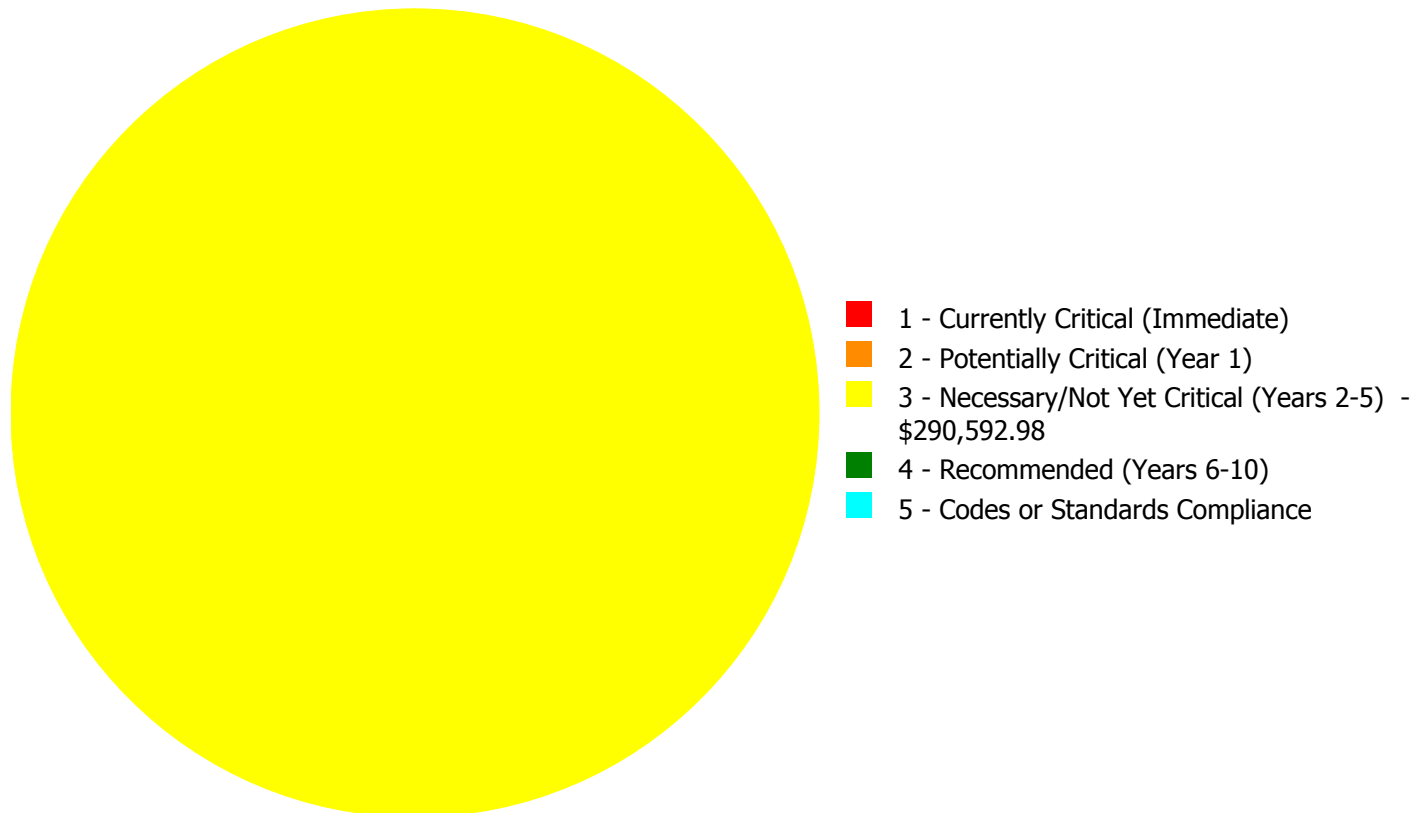
Deficiency Summary by System

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



Deficiency Summary by Priority

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



Budget Estimate Total: \$290,592.98

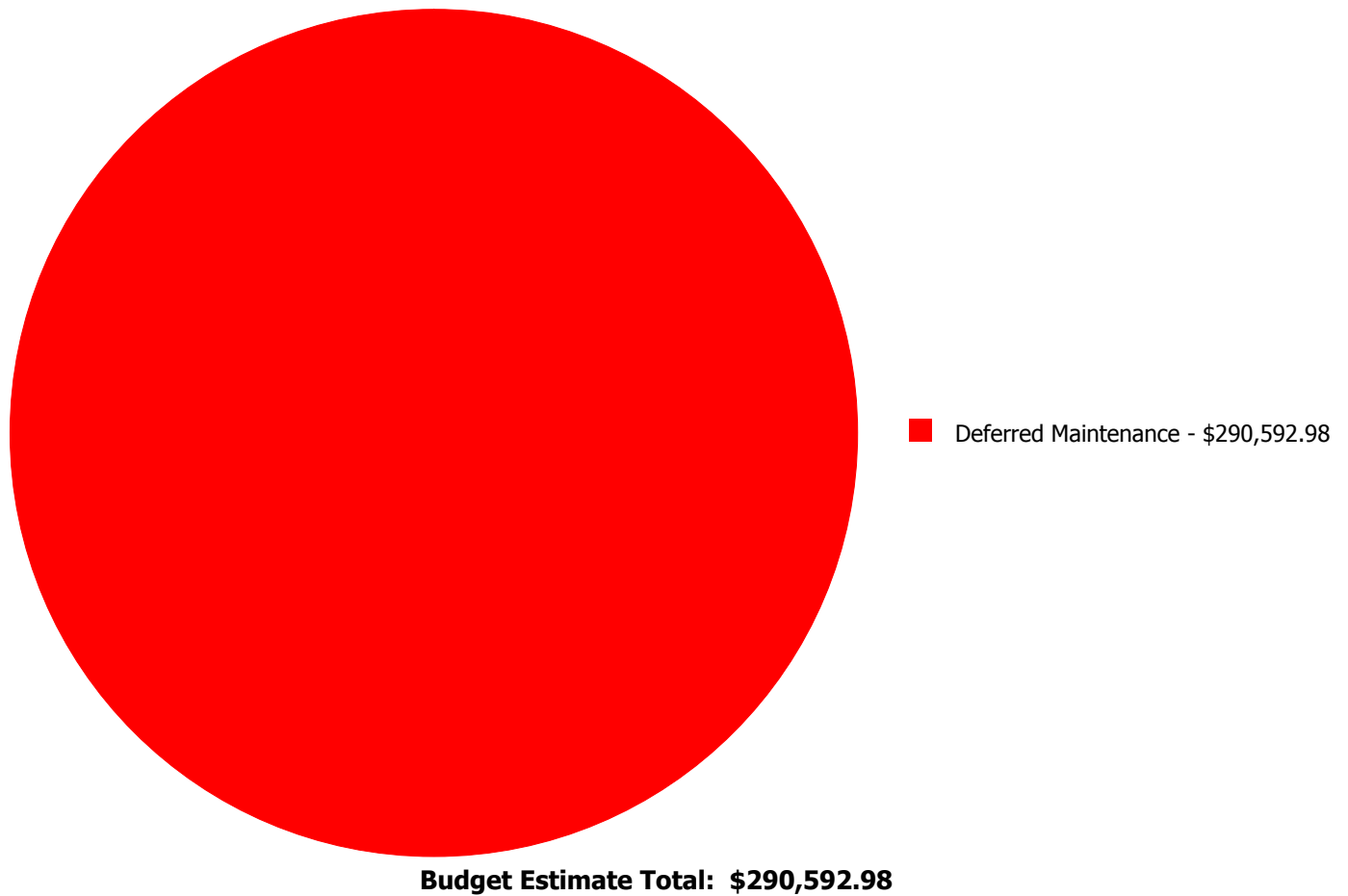
Deficiency By Priority Investment Table

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	\$190,858.00	\$0.00	\$0.00	\$190,858.00
G2020	Parking Lots	\$0.00	\$0.00	\$99,734.98	\$0.00	\$0.00	\$99,734.98
	Total:	\$0.00	\$0.00	\$290,592.98	\$0.00	\$0.00	\$290,592.98

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: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 45,540.00
Unit of Measure: S.F.
Estimate: \$190,858.00
Assessor Name: Eduardo Lopez
Date Created: 01/18/2017

Notes: The roadways are beyond their service life and should be replaced.

System: G2020 - Parking Lots



Location: Site
Distress: Inadequate
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Parking lot repair and sealcoating
Qty: 120.00
Unit of Measure: M.S.F.
Estimate: \$99,734.98
Assessor Name: Eduardo Lopez
Date Created: 01/18/2017

Notes: The parking area striping is in poor condition and needs to be restriped, and the parking area needs to be seal coated.