NC School District/430 Harnett County/Elementary School

# Boone Trail Elementary

Final

## Campus Assessment Report

March 11, 2017

PARSONS

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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.

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| | |
|---|---|
| Gross Area (SF): | 125,992 |
| Year Built: | 2010 |
| Last Renovation: | |
| Replacement Value: | $28,803,704 |
| Repair Cost: | $191,098.60 |
| Total FCI: | 0.66 % |
| Total RSLI: | 77.10 % |
| FCA Score: | 99.34 |

**Description:**

General:
The Boone Trail Elementary School is located on 1425 Adcock Road, in Lillington, North Carolina. The 125,442-square foot building contains a school, a storage building and 6 portable buildings. The school was constructed in 2010, there have been no additions or renovations to the building.

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.

B. SUPERSTRUCTURE
The building typically rests on footings and foundation walls that are not currently showing signs of settlement or damage. The main

structure is metal frame with brick façade. The roof is performed metal roof for the main building and storage and EPDM for the gym. Exterior doors are typically hollow metal glazed doors and the windows are typically metal double pane windows.

C. INTERIORS
Partition wall types include painted CMU blocks, ceramic tile and drywalls. Most ceiling finishes are typically acoustical ceiling tiles. Floor finishes in high use areas are typically vinyl tiles and terrazzo. Most other flooring finishes are ceramic tiles, carpet, and exposed concrete. Interior doors are generally wooden doors.

CONVEYING:
The building does not include conveying equipment.

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

MECHANICAL/PLUMBING:
Cooling for this building is provided by two air cooled chillers. Heating is provided by two boilers. Supplemental cooling is provided by terminal and package units. Conditioned air is distributed through ducts.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:
The building does have a fire sprinkler system. The building does have additional fire suppression systems, which include dry chemical system for the kitchen exhaust hood. 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, recessed and surface type, fluorescent light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and near stairways and are typically illuminated.

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

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

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

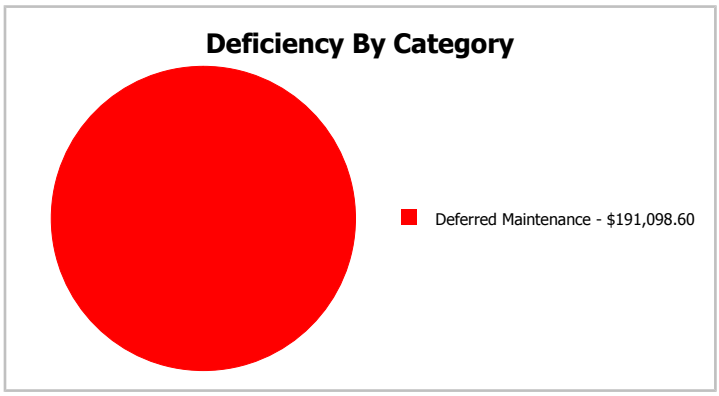
G. SITE:
Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, play areas, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting.

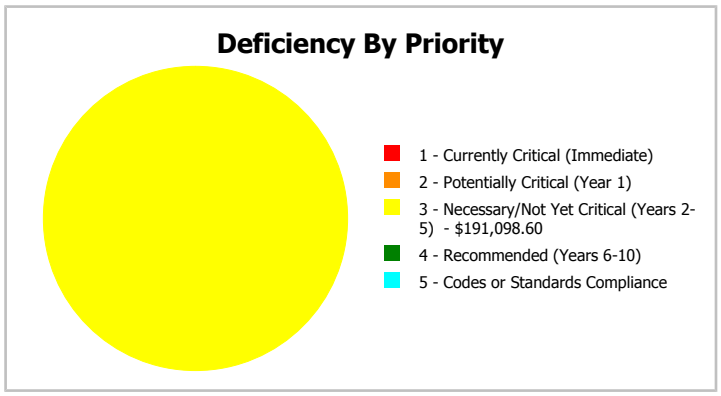
**Attributes:**

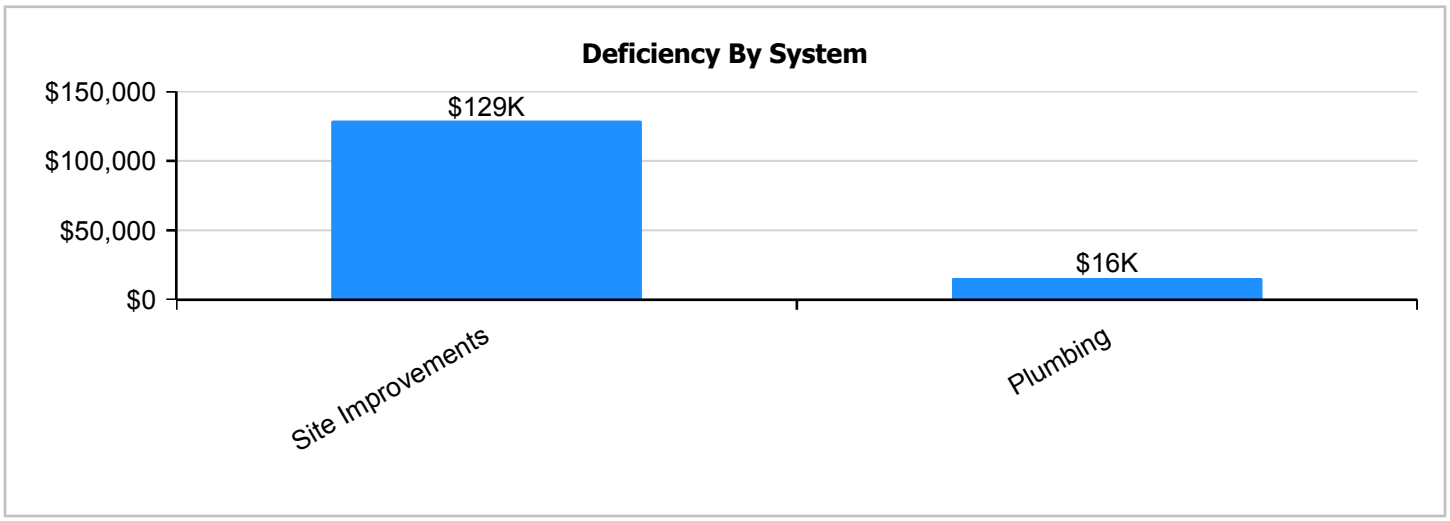
| | | | |
|---|---|---|---|
| **General Attributes:** | | | |
| Condition Assessor: | Terence Davis | Assessment Date: | |
| Suitability Assessor: | | | |
| **School Inofrmation:** | | | |
| HS Attendance Area: | Harnett - Western Harnett HS | LEA School No.: | 430-316 |
| No. of Mobile Units: | 6 | No. of Bldgs.: | 2 |
| SF of Mobile Units: | 5184 | Status: | Active |
| School Grades: | K-5 | Site Acreage: | 35.3 |

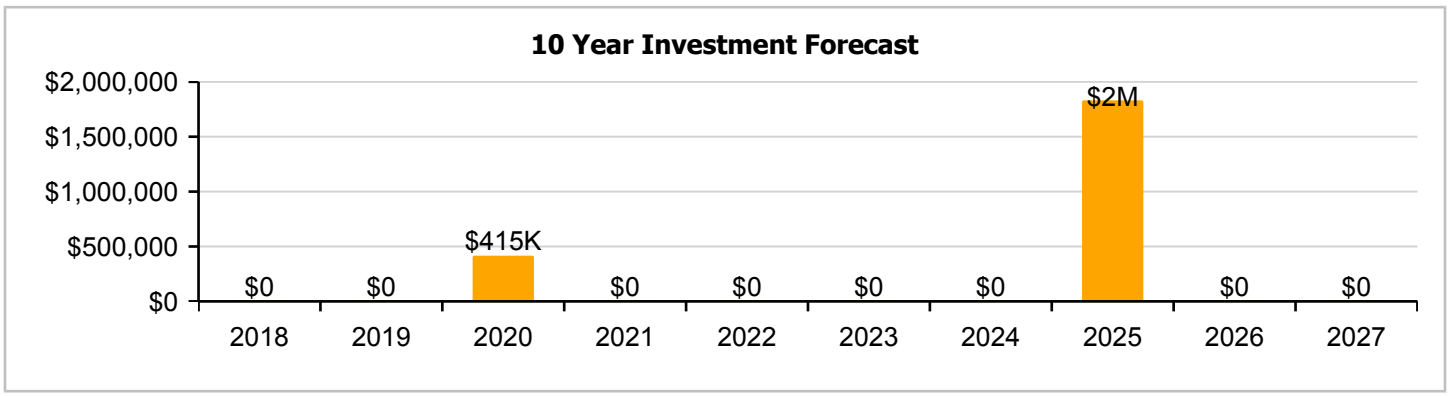
## Campus Dashboard Summary

| | | | |
|---|---|---|---|
| Gross Area: | 125,992 | | |
| Year Built: | 2010 | Last Renovation: | |
| Repair Cost: | $191,099 | Replacement Value: | $28,803,704 |
| FCI: | 0.66 % | RSLI%: | 77.10 % |



## 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 | 93.00 % | 0.00 % | $0.00 |
| A20 - Basement Construction | 93.00 % | 0.00 % | $0.00 |
| B10 - Superstructure | 93.00 % | 0.00 % | $0.00 |
| B20 - Exterior Enclosure | 84.46 % | 0.00 % | $0.00 |
| B30 - Roofing | 75.63 % | 0.00 % | $0.00 |
| C10 - Interior Construction | 78.30 % | 0.00 % | $0.00 |
| C20 - Stairs | 76.67 % | 0.00 % | $0.00 |
| C30 - Interior Finishes | 64.17 % | 0.00 % | $0.00 |
| D20 - Plumbing | 76.67 % | 1.20 % | $20,631.60 |
| D30 - HVAC | 73.83 % | 0.00 % | $0.00 |
| D40 - Fire Protection | 76.67 % | 0.00 % | $0.00 |
| D50 - Electrical | 69.08 % | 0.00 % | $0.00 |
| E10 - Equipment | 65.00 % | 0.00 % | $0.00 |
| E20 - Furnishings | 65.00 % | 0.00 % | $0.00 |
| G20 - Site Improvements | 62.97 % | 8.35 % | $170,467.00 |
| G30 - Site Mechanical Utilities | 85.63 % | 0.00 % | $0.00 |
| G40 - Site Electrical Utilities | 77.17 % | 0.00 % | $0.00 |
| **Totals:** | **77.10 %** | **0.66 %** | **$191,098.60** |

### 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 |
|---|---|---|---|---|---|---|---|
| 2010 Main Building | 125,442 | 0.08 | $0.00 | $0.00 | $20,631.60 | $0.00 | $0.00 |
| 2010 Storage | 550 | 0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| Site | 125,992 | 4.48 | $0.00 | $0.00 | $170,467.00 | $0.00 | $0.00 |
| **Total:** | | **0.66** | **$0.00** | **$0.00** | **$191,098.60** | **$0.00** | **$0.00** |

### Deficiencies By Priority

**Budget Estimate Total: $191,098.60**

## 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: | ES -Elementary School |
| Gross Area (SF): | 125,442 |
| Year Built: | 2010 |
| Last Renovation: | |
| Replacement Value: | $24,922,817 |
| Repair Cost: | $20,631.60 |
| Total FCI: | 0.08 % |
| Total RSLI: | 77.83 % |
| FCA Score: | 99.92 |

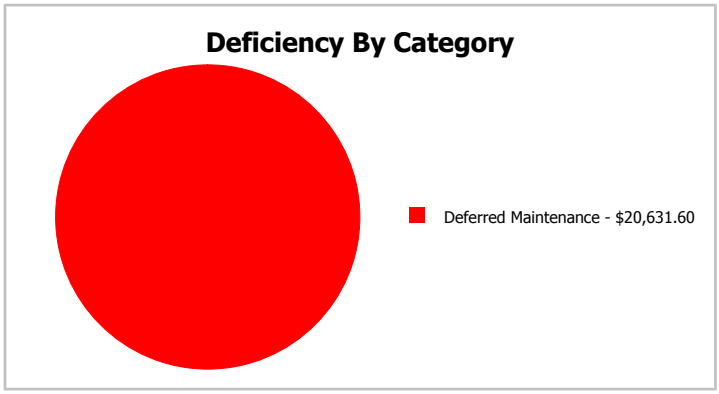
**Description:**

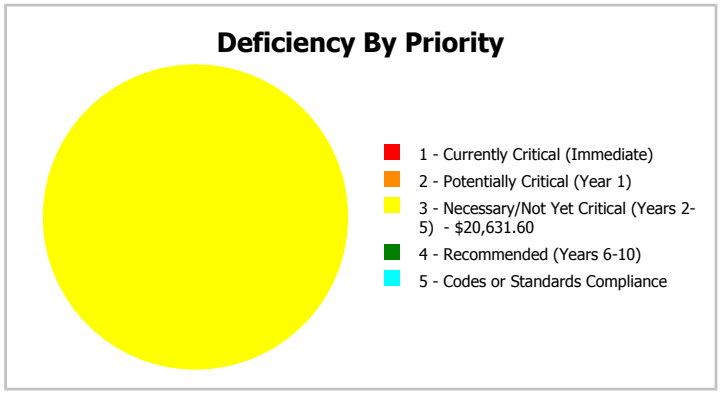
The narrative for this building is included in the Executive Summary Description at the front of this report.

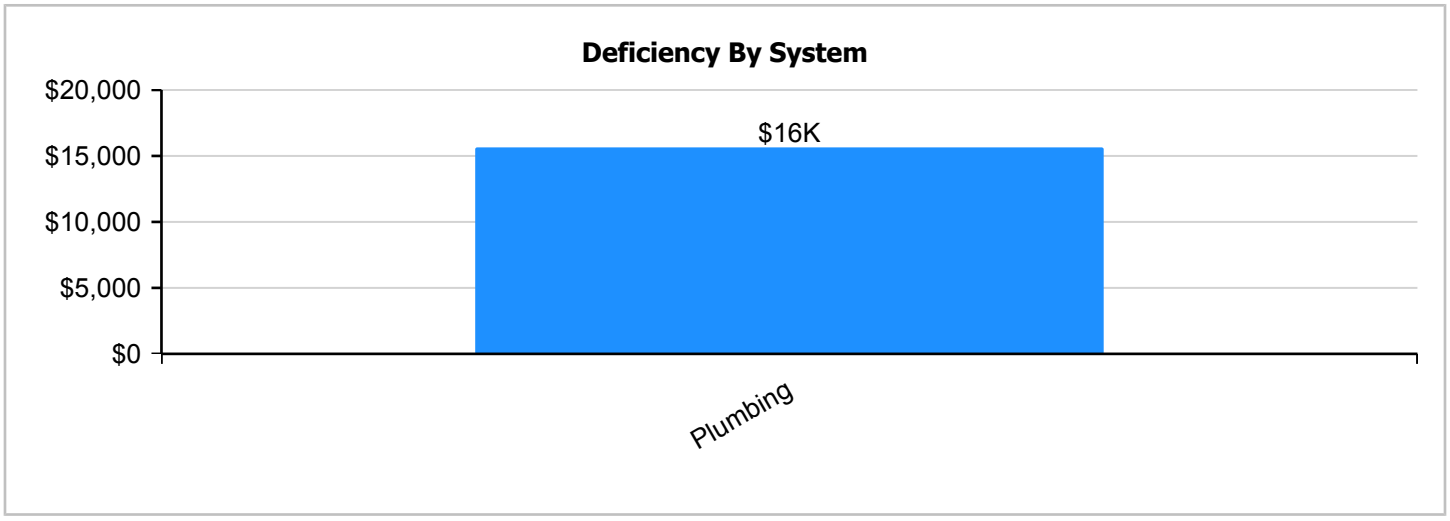
**Attributes:** This asset has no attributes.

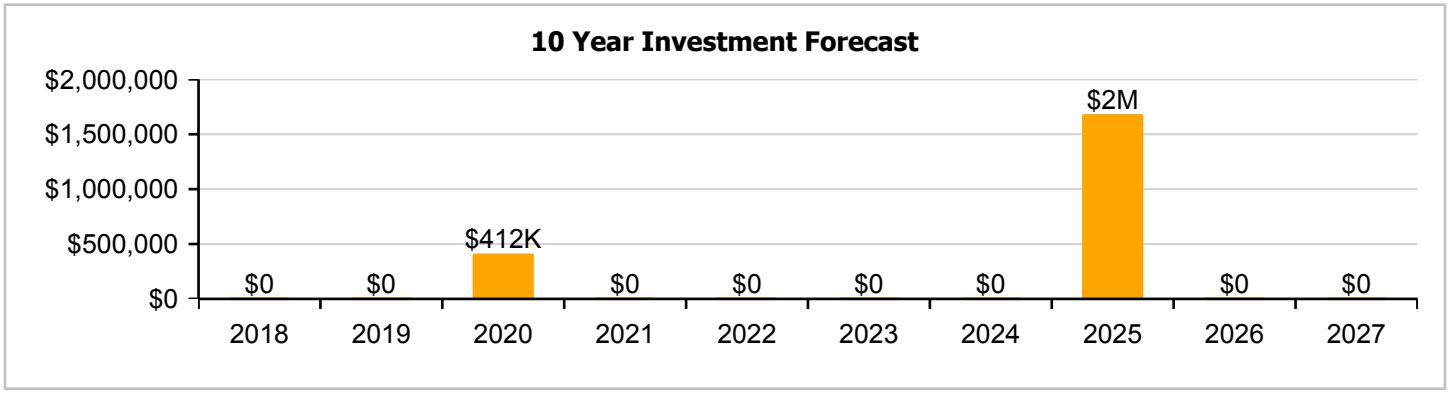
## Dashboard Summary

| | | | |
|---|---|---|---|
| Function: | ES -Elementary School | Gross Area: | 125,442 |
| Year Built: | 2010 | Last Renovation: | |
| Repair Cost: | $20,632 | Replacement Value: | $24,922,817 |
| FCI: | 0.08 % | RSLI%: | 77.83 % |



## 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 | 93.00 % | 0.00 % | $0.00 |
| A20 - Basement Construction | 93.00 % | 0.00 % | $0.00 |
| B10 - Superstructure | 93.00 % | 0.00 % | $0.00 |
| B20 - Exterior Enclosure | 84.42 % | 0.00 % | $0.00 |
| B30 - Roofing | 75.63 % | 0.00 % | $0.00 |
| C10 - Interior Construction | 78.30 % | 0.00 % | $0.00 |
| C20 - Stairs | 76.67 % | 0.00 % | $0.00 |
| C30 - Interior Finishes | 64.17 % | 0.00 % | $0.00 |
| D20 - Plumbing | 76.67 % | 1.20 % | $20,631.60 |
| D30 - HVAC | 73.82 % | 0.00 % | $0.00 |
| D40 - Fire Protection | 76.67 % | 0.00 % | $0.00 |
| D50 - Electrical | 69.07 % | 0.00 % | $0.00 |
| E10 - Equipment | 65.00 % | 0.00 % | $0.00 |
| E20 - Furnishings | 65.00 % | 0.00 % | $0.00 |
| **Totals:** | **77.83 %** | **0.08 %** | **$20,631.60** |

## Photo Album

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

1). West Elevation - Dec 05, 2016

2). North Elevation - Dec 05, 2016

3). South Elevation - Dec 05, 2016

4). East Elevation - Dec 05, 2016

## Condition Detail

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

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

## System Listing

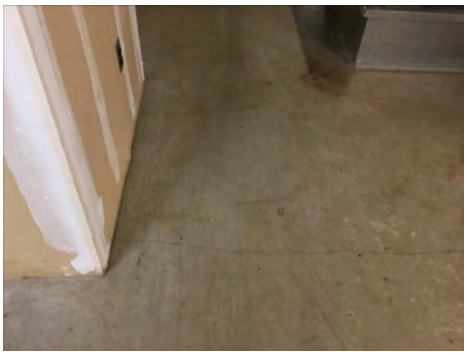
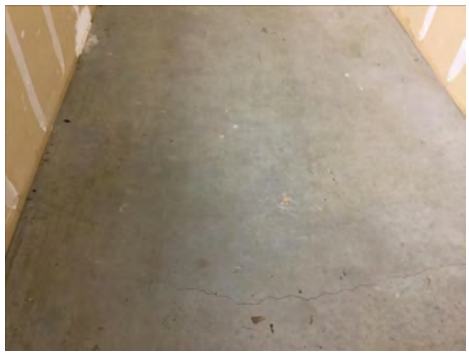
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to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

| System Code | System Description | Unit Price $ | UoM | Qty | Life | Year Installed | Calc Next Renewal Year | Next Renewal Year | RSLI% | FCI% | RSL | eCR | Deficiency $ | Replacement Value $ |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| A1010 | Standard Foundations | $4.70 | S.F. | 125,442 | 100 | 2010 | 2110 | | 93.00 % | 0.00 % | 93 | | | $589,577 |
| A1030 | Slab on Grade | $8.26 | S.F. | 125,442 | 100 | 2010 | 2110 | | 93.00 % | 0.00 % | 93 | | | $1,036,151 |
| A2010 | Basement Excavation | $1.85 | S.F. | 125,442 | 100 | 2010 | 2110 | | 93.00 % | 0.00 % | 93 | | | $232,068 |
| A2020 | Basement Walls | $12.79 | S.F. | 125,442 | 100 | 2010 | 2110 | | 93.00 % | 0.00 % | 93 | | | $1,604,403 |
| B1010 | Floor Construction | $1.61 | S.F. | 125,442 | 100 | 2010 | 2110 | | 93.00 % | 0.00 % | 93 | | | $201,962 |
| B1020 | Roof Construction | $15.44 | S.F. | 125,442 | 100 | 2010 | 2110 | | 93.00 % | 0.00 % | 93 | | | $1,936,824 |
| B2010 | Exterior Walls | $9.24 | S.F. | 125,442 | 100 | 2010 | 2110 | | 93.00 % | 0.00 % | 93 | | | $1,159,084 |
| B2020 | Exterior Windows | $9.20 | S.F. | 125,442 | 30 | 2010 | 2040 | | 76.67 % | 0.00 % | 23 | | | $1,154,066 |
| B2030 | Exterior Doors | $1.02 | S.F. | 125,442 | 30 | 2010 | 2040 | | 76.67 % | 0.00 % | 23 | | | $127,951 |
| B3010130 | Preformed Metal Roofing | $9.66 | S.F. | 115,442 | 30 | 2010 | 2040 | | 76.67 % | 0.00 % | 23 | | | $1,115,170 |
| B3010130 | Single-Ply Membrane | $9.66 | S.F. | 10,000 | 20 | 2010 | 2030 | | 65.00 % | 0.00 % | 13 | | | $96,600 |
| B3020 | Roof Openings | $0.29 | S.F. | 125,442 | 25 | 2010 | 2035 | | 72.00 % | 0.00 % | 18 | | | $36,378 |
| C1010 | Partitions | $10.59 | S.F. | 125,442 | 75 | 2010 | 2085 | | 90.67 % | 0.00 % | 68 | | | $1,328,431 |
| C1020 | Interior Doors | $2.48 | S.F. | 125,442 | 30 | 2010 | 2040 | | 76.67 % | 0.00 % | 23 | | | $311,096 |
| C1030 | Fittings | $9.54 | S.F. | 125,442 | 20 | 2010 | 2030 | | 65.00 % | 0.00 % | 13 | | | $1,196,717 |
| C2010 | Stair Construction | $0.29 | S.F. | 125,442 | 30 | 2010 | 2040 | | 76.67 % | 0.00 % | 23 | | | $36,378 |
| C3010 | Wall Finishes | $2.73 | S.F. | 125,442 | 10 | 2010 | 2020 | | 30.00 % | 0.00 % | 3 | | | $342,457 |
| C3020 | Floor Finishes | $11.15 | S.F. | 125,442 | 20 | 2010 | 2030 | | 65.00 % | 0.00 % | 13 | | | $1,398,678 |
| C3030 | Ceiling Finishes | $10.74 | S.F. | 125,442 | 25 | 2010 | 2035 | | 72.00 % | 0.00 % | 18 | | | $1,347,247 |
| D2010 | Plumbing Fixtures | $11.26 | S.F. | 125,442 | 30 | 2010 | 2040 | | 76.67 % | 0.00 % | 23 | | | $1,412,477 |
| D2020 | Domestic Water Distribution | $0.96 | S.F. | 125,442 | 30 | 2010 | 2040 | | 76.67 % | 17.13 % | 23 | | $20,631.60 | $120,424 |
| D2030 | Sanitary Waste | $1.52 | S.F. | 125,442 | 30 | 2010 | 2040 | | 76.67 % | 0.00 % | 23 | | | $190,672 |
| D3020 | Heat Generating Systems | $5.58 | S.F. | 125,442 | 30 | 2010 | 2040 | | 76.67 % | 0.00 % | 23 | | | $699,966 |
| D3030 | Cooling Generating Systems | $9.81 | S.F. | 125,442 | 25 | 2010 | 2035 | | 72.00 % | 0.00 % | 18 | | | $1,230,586 |
| D3040 | Distribution Systems | $6.02 | S.F. | 125,442 | 30 | 2010 | 2040 | | 76.67 % | 0.00 % | 23 | | | $755,161 |
| D3050 | Terminal & Package Units | $0.18 | S.F. | 125,442 | 15 | 2010 | 2025 | | 53.33 % | 0.00 % | 8 | | | $22,580 |
| D3060 | Controls & Instrumentation | $1.29 | S.F. | 125,442 | 20 | 2010 | 2030 | | 65.00 % | 0.00 % | 13 | | | $161,820 |
| D4010 | Sprinklers | $4.22 | S.F. | 125,442 | 30 | 2010 | 2040 | | 76.67 % | 0.00 % | 23 | | | $529,365 |
| D4020 | Standpipes | $0.66 | S.F. | 125,442 | 30 | 2010 | 2040 | | 76.67 % | 0.00 % | 23 | | | $82,792 |
| D5010 | Electrical Service/Distribution | $1.65 | S.F. | 125,442 | 40 | 2010 | 2050 | | 82.50 % | 0.00 % | 33 | | | $206,979 |
| D5020 | Branch Wiring | $4.99 | S.F. | 125,442 | 30 | 2010 | 2040 | | 76.67 % | 0.00 % | 23 | | | $625,956 |
| D5020 | Lighting | $11.64 | S.F. | 125,442 | 30 | 2010 | 2040 | | 76.67 % | 0.00 % | 23 | | | $1,460,145 |
| D5030810 | Security & Detection Systems | $1.83 | S.F. | 125,442 | 15 | 2010 | 2025 | | 53.33 % | 0.00 % | 8 | | | $229,559 |
| D5030910 | Fire Alarm Systems | $3.31 | S.F. | 125,442 | 15 | 2010 | 2025 | | 53.33 % | 0.00 % | 8 | | | $415,213 |
| D5030920 | Data Communication | $4.30 | S.F. | 125,442 | 15 | 2010 | 2025 | | 53.33 % | 0.00 % | 8 | | | $539,401 |
| E1020 | Institutional Equipment | $0.30 | S.F. | 125,442 | 20 | 2010 | 2030 | | 65.00 % | 0.00 % | 13 | | | $37,633 |
| E1090 | Other Equipment | $1.86 | S.F. | 125,442 | 20 | 2010 | 2030 | | 65.00 % | 0.00 % | 13 | | | $233,322 |
| E2010 | Fixed Furnishings | $5.72 | S.F. | 125,442 | 20 | 2010 | 2030 | | 65.00 % | 0.00 % | 13 | | | $717,528 |
| | | | | | | | | **Total** | **77.83 %** | **0.08 %** | | | **$20,631.60** | **$24,922,817** |

## 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:**

**System:** B2010 - Exterior Walls



**Note:**

**System:** B2020 - Exterior Windows



**Note:**

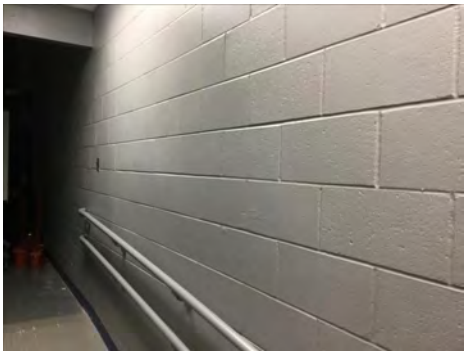
**System:** B2030 - Exterior Doors


**Note:**

**System:** B3010130 - Preformed Metal Roofing

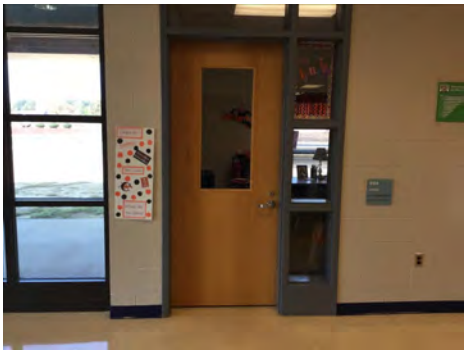
**Note:**

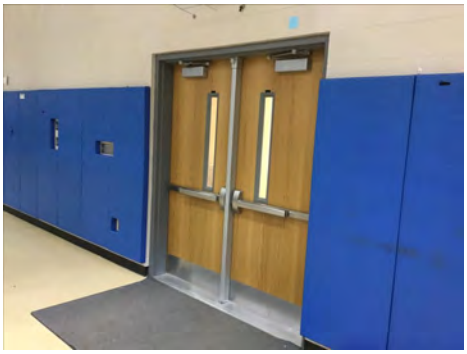
**System:** C1010 - Partitions



**Note:**

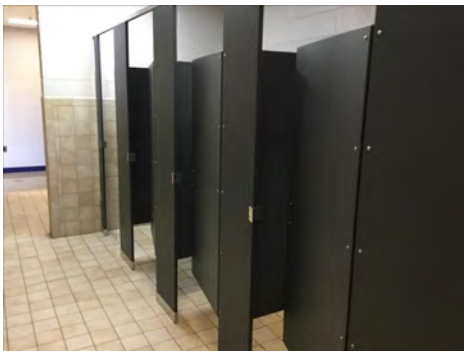
**System:** C1020 - Interior Doors





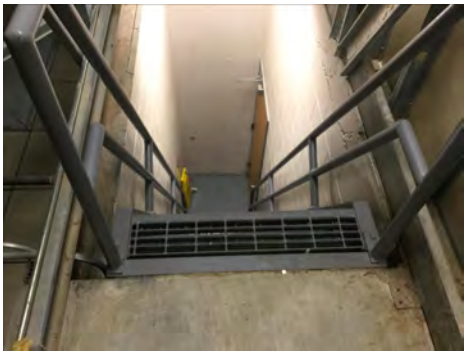
**Note:**

**System:** C1030 - Fittings

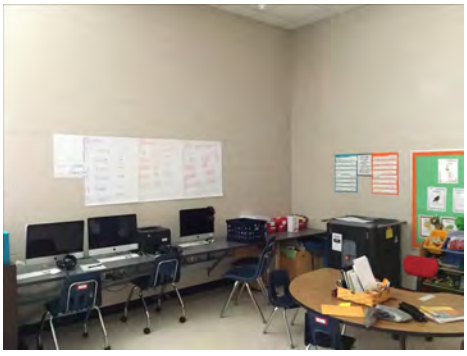
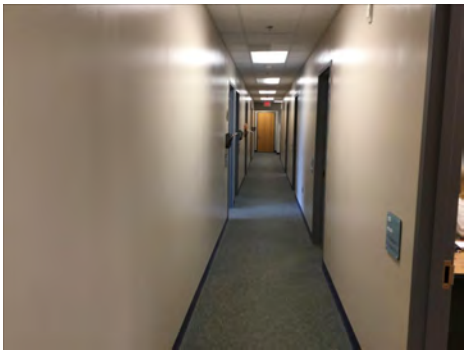
**Note:**

**System:** C2010 - Stair Construction


**Note:**

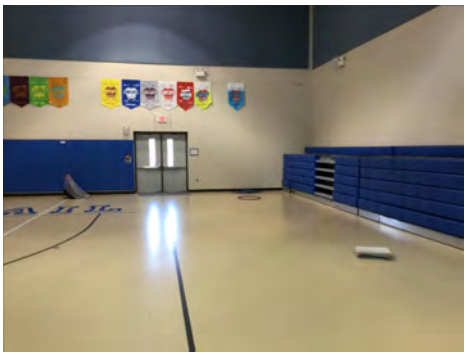
**System:** C3010 - Wall Finishes


**Note:**

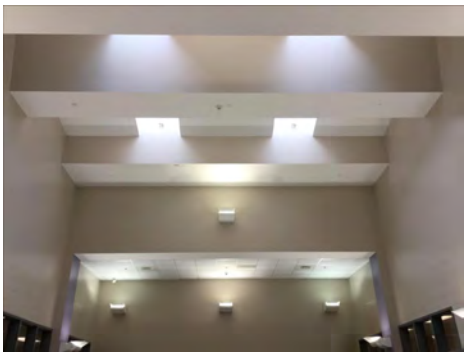
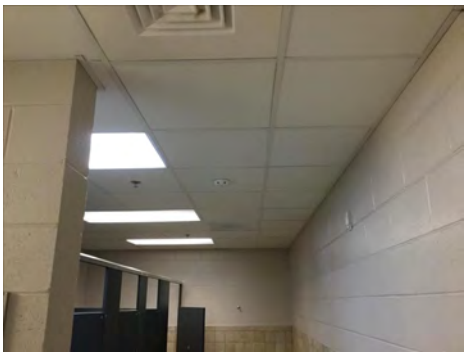
**System:** C3020 - Floor Finishes



**Note:**

**System:** C3030 - Ceiling Finishes

**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

**System:** D2020 - Domestic Water Distribution





**Note:** 4 - water heaters are at the end of there life cycle.

**System:** D2030 - Sanitary Waste



**Note:**

**System:** D3020 - Heat Generating Systems



**Note:**

**System:** D3030 - Cooling Generating Systems

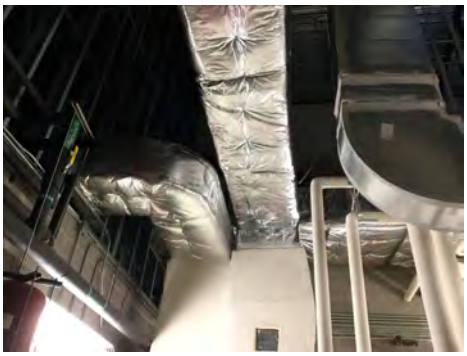





**Note:**

**System:** D3040 - Distribution Systems





**Note:**

**System:** D3050 - Terminal & Package Units

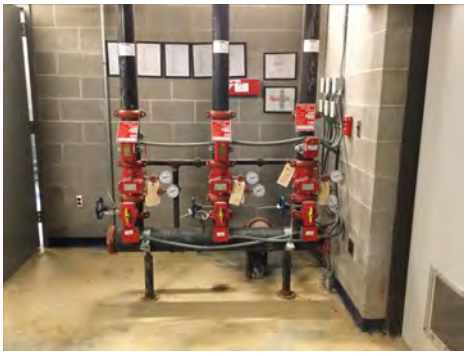


**Note:**

**System:** D3060 - Controls & Instrumentation


**Note:**

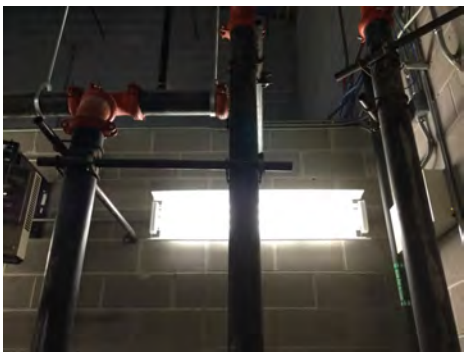
**System:** D4010 - Sprinklers


**Note:**

**System:** D4020 - Standpipes



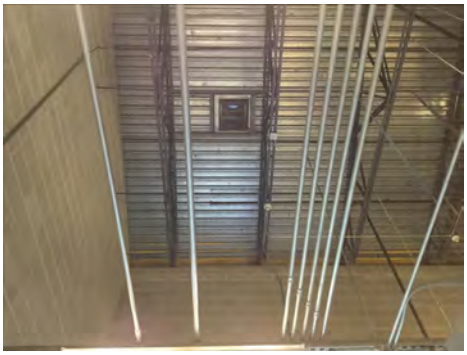


**Note:**

**System:** D5010 - Electrical Service/Distribution


**Note:**

**System:** D5020 - Branch Wiring

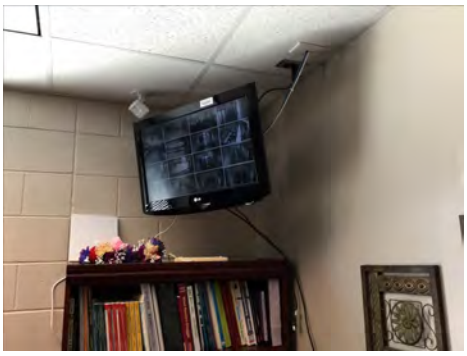


**Note:**

**System:** D5020 - Lighting

**Note:**

**System:** D5030810 - Security & Detection Systems

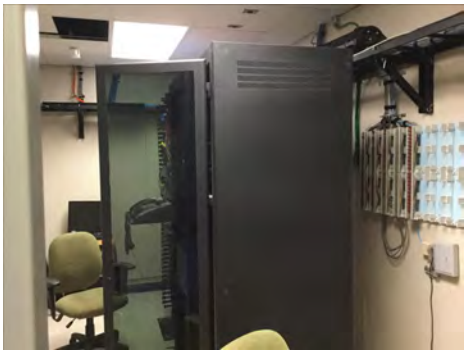
**Note:**

**System:** D5030910 - Fire Alarm Systems


**Note:**

**System:** D5030920 - Data Communication





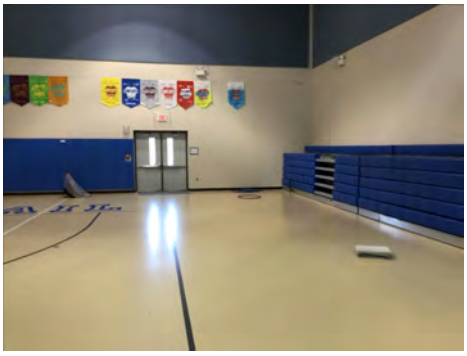
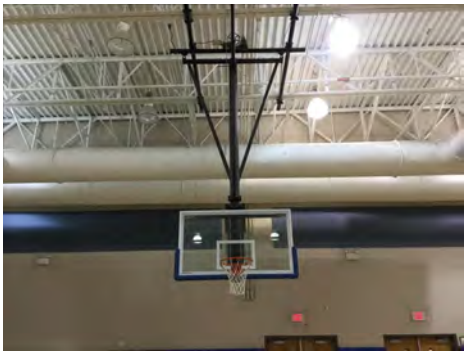
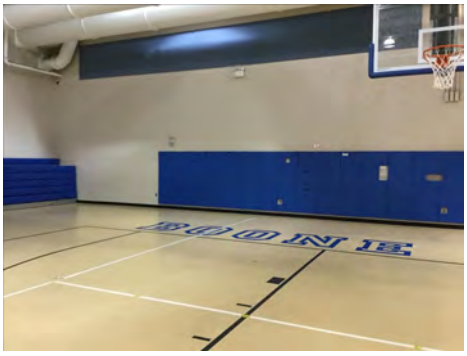
**Note:**

**System:** E1020 - Institutional Equipment



**Note:**

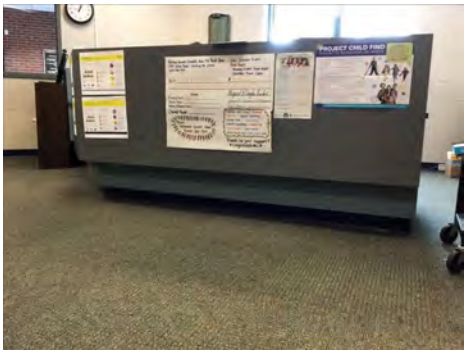
**System:** E1090 - Other Equipment

**Note:**

**System:** E2010 - Fixed Furnishings





**Note:**

## Renewal Schedule

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

*Inflation Rate: 3%*

| System | Current Deficiencies | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Total:** | **$20,632** | **$0** | **$0** | **$411,632** | **$0** | **$0** | **$0** | **$0** | **$1,681,546** | **$0** | **$0** | **$2,113,810** |
| *** A - Substructure** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** A10 - Foundations** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** A1010 - Standard Foundations** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** A1030 - Slab on Grade** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** A20 - Basement Construction** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** A2010 - Basement Excavation** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** A2020 - Basement Walls** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B - Shell** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B10 - Superstructure** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** B1010 - Floor Construction** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** B1020 - Roof Construction** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B20 - Exterior Enclosure** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** B2010 - Exterior Walls** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B2020 - Exterior Windows** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B2030 - Exterior Doors** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B30 - Roofing** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B3010 - Roof Coverings** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B3010130 - Preformed Metal Roofing** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B3010130 - Single-Ply Membrane** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B3020 - Roof Openings** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C - Interiors** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C10 - Interior Construction** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** C1010 - Partitions** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C1020 - Interior Doors** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C1030 - Fittings** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |

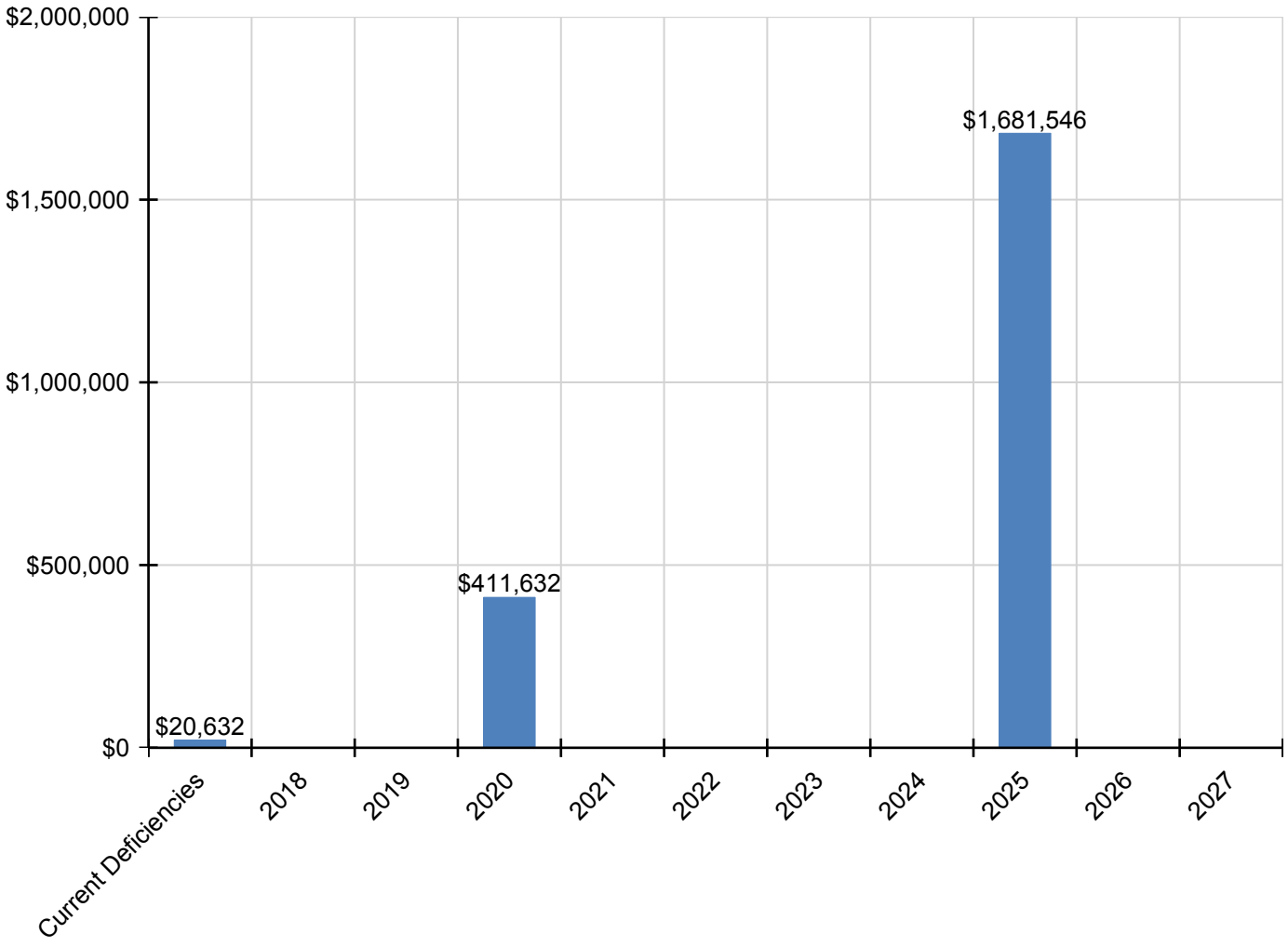
| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **C20 - Stairs** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C2010 - Stair Construction** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C30 - Interior Finishes** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C3010 - Wall Finishes** | $0 | $0 | $0 | $411,632 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$411,632** |
| **C3020 - Floor Finishes** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C3030 - Ceiling Finishes** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D - Services** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D20 - Plumbing** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D2010 - Plumbing Fixtures** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D2020 - Domestic Water Distribution** | $20,632 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$20,632** |
| **D2030 - Sanitary Waste** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D30 - HVAC** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D3020 - Heat Generating Systems** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D3030 - Cooling Generating Systems** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D3040 - Distribution Systems** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D3050 - Terminal & Package Units** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $31,464 | $0 | $0 | **$31,464** |
| **D3060 - Controls & Instrumentation** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D40 - Fire Protection** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D4010 - Sprinklers** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D4020 - Standpipes** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D50 - Electrical** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D5010 - Electrical Service/Distribution** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D5020 - Branch Wiring** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D5020 - Lighting** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D5030 - Communications and Security** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D5030810 - Security & Detection Systems** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $319,878 | $0 | $0 | **$319,878** |
| **D5030910 - Fire Alarm Systems** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $578,577 | $0 | $0 | **$578,577** |
| **D5030920 - Data Communication** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $751,627 | $0 | $0 | **$751,627** |
| **E - Equipment & Furnishings** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **E10 - Equipment** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **E1020 - Institutional Equipment** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **E1090 - Other Equipment** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **E20 - Furnishings** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **E2010 - Fixed Furnishings** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |

** Indicates non-renewable system*

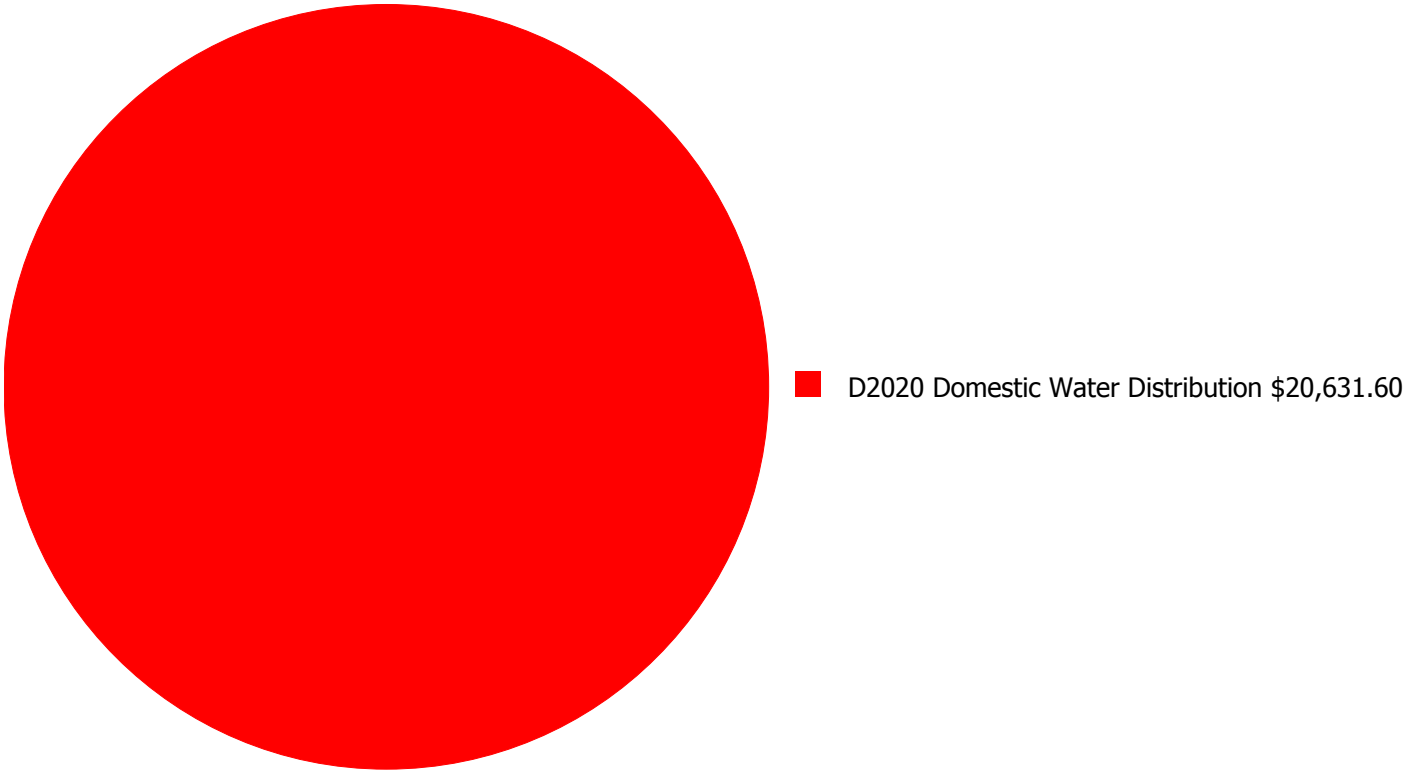
## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

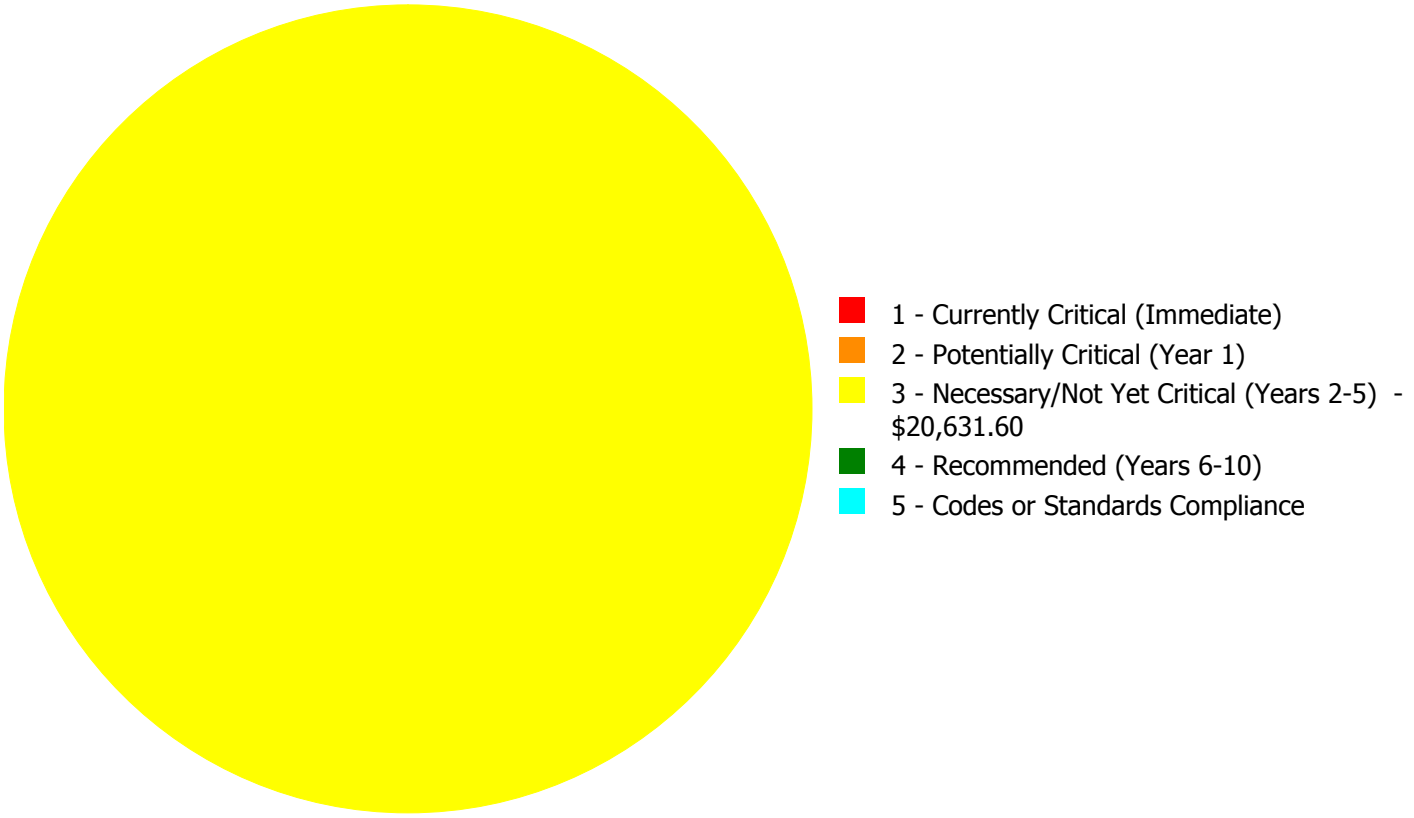
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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




**Budget Estimate Total: $20,631.60**

## 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: $20,631.60**

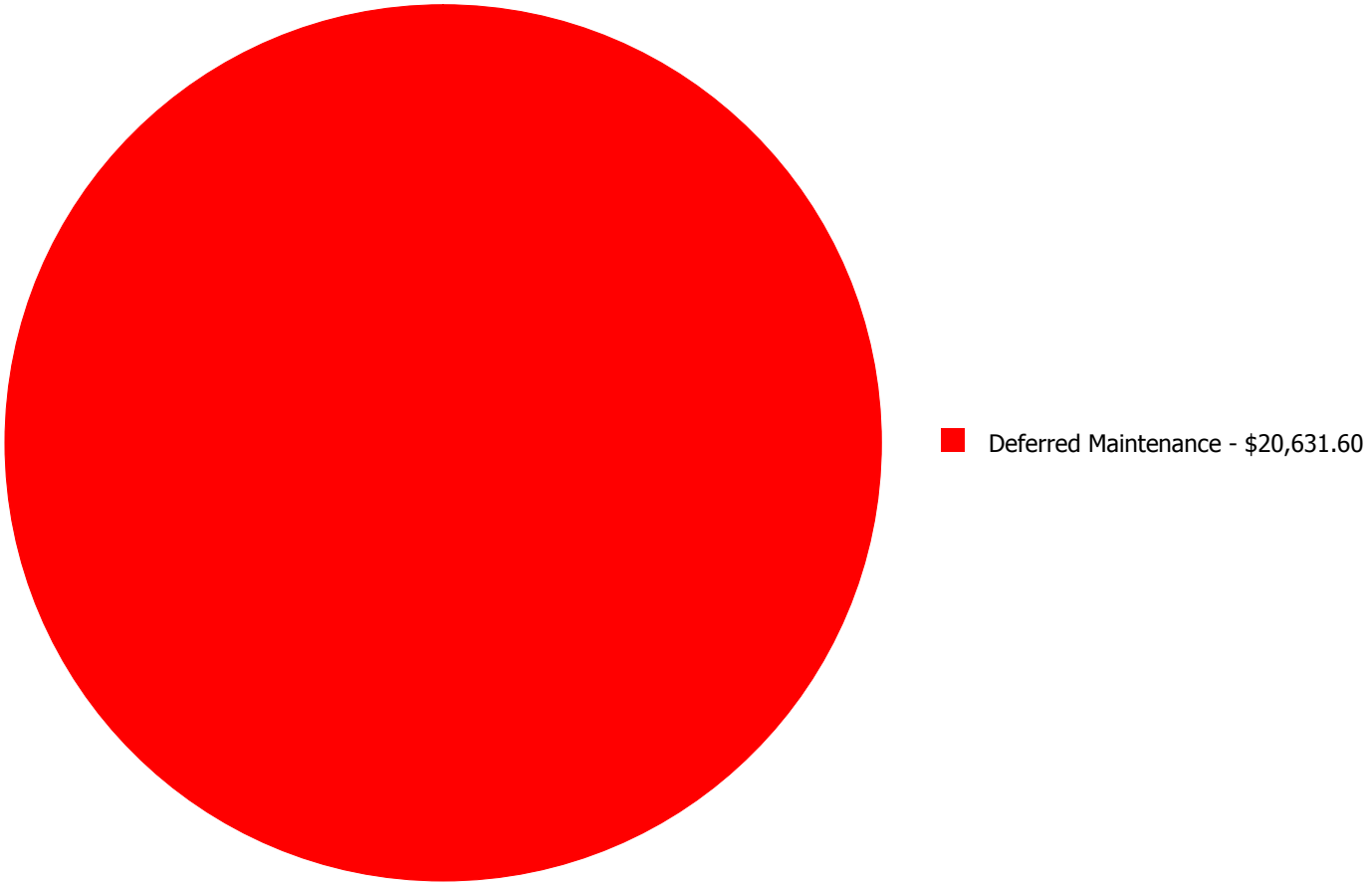
## Deficiency By Priority Investment Table

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 |
|---|---|---|---|---|---|---|---|
| D2020 | Domestic Water Distribution | $0.00 | $0.00 | $20,631.60 | $0.00 | $0.00 | $20,631.60 |
| | **Total:** | $0.00 | $0.00 | $20,631.60 | $0.00 | $0.00 | $20,631.60 |

## Deficiency Summary by Category

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




**Budget Estimate Total: $20,631.60**

## 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: D2020 - Domestic Water Distribution**

**Location:** Mechanical Room
**Distress:** Beyond Service Life
**Category:** Deferred Maintenance
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)
**Correction:** Replace water heater, gas / oil, 70 gallon
**Qty:** 2.00
**Unit of Measure:** Ea.
**Estimate:** $20,631.60
**Assessor Name:** Terence Davis
**Date Created:** 12/13/2016

**Notes:** The water heaters are leaking and need to 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: | ES -Elementary School |
| Gross Area (SF): | 550 |
| Year Built: | 2010 |
| Last Renovation: | |
| Replacement Value: | $78,449 |
| Repair Cost: | $0.00 |
| Total FCI: | 0.00 % |
| Total RSLI: | 84.22 % |
| 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.

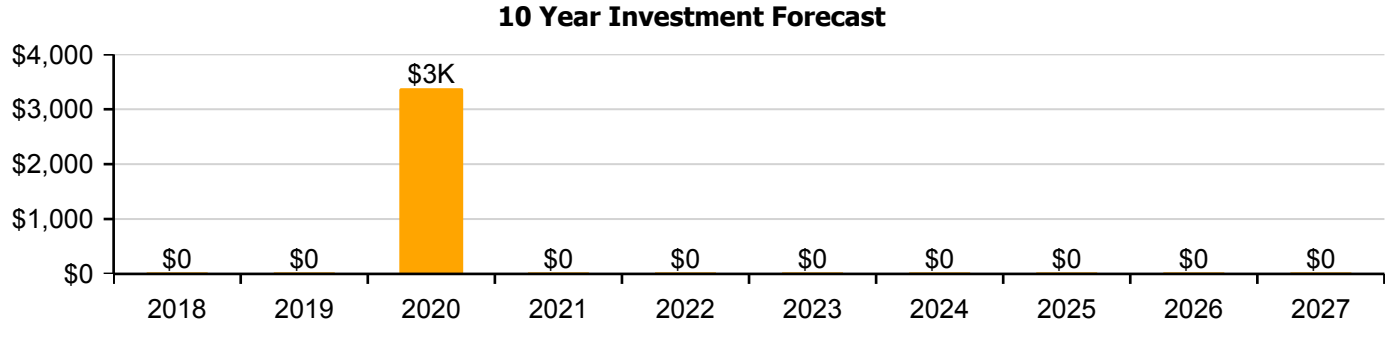
## Dashboard Summary

| | | | |
|---|---|---|---|
| Function: | ES -Elementary School | Gross Area: | 550 |
| Year Built: | 2010 | Last Renovation: | |
| Repair Cost: | $0 | Replacement Value: | $78,449 |
| FCI: | 0.00 % | RSLI%: | 84.22 % |

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 | 93.00 % | 0.00 % | $0.00 |
| B10 - Superstructure | 93.00 % | 0.00 % | $0.00 |
| B20 - Exterior Enclosure | 89.32 % | 0.00 % | $0.00 |
| B30 - Roofing | 76.67 % | 0.00 % | $0.00 |
| C30 - Interior Finishes | 63.01 % | 0.00 % | $0.00 |
| D30 - HVAC | 76.67 % | 0.00 % | $0.00 |
| D50 - Electrical | 76.67 % | 0.00 % | $0.00 |
| **Totals:** | **84.22 %** | **0.00 %** | **$0.00** |

## Photo Album

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

1). West Elevation - Dec 05, 2016

2). South Elevation - Dec 05, 2016

3). East Elevation - Dec 05, 2016

4). North Elevation - Dec 05, 2016

## Condition Detail

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

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

## System Listing

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

| System Code | System Description | Unit Price $ | UoM | Qty | Life | Year Installed | Calc Next Renewal Year | Next Renewal Year | RSLI% | FCI% | RSL | eCR | Deficiency $ | Replacement Value $ |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| A1010 | Standard Foundations | $20.13 | S.F. | 550 | 100 | 2010 | 2110 | | 93.00 % | 0.00 % | 93 | | | $11,072 |
| A1030 | Slab on Grade | $19.75 | S.F. | 550 | 100 | 2010 | 2110 | | 93.00 % | 0.00 % | 93 | | | $10,863 |
| B1020 | Roof Construction | $16.26 | S.F. | 550 | 100 | 2010 | 2110 | | 93.00 % | 0.00 % | 93 | | | $8,943 |
| B2010 | Exterior Walls | $29.79 | S.F. | 550 | 100 | 2010 | 2110 | | 93.00 % | 0.00 % | 93 | | | $16,385 |
| B2030 | Exterior Doors | $8.66 | S.F. | 550 | 30 | 2010 | 2040 | | 76.67 % | 0.00 % | 23 | | | $4,763 |
| B3010130 | Preformed Metal Roofing | $9.66 | S.F. | 550 | 30 | 2010 | 2040 | | 76.67 % | 0.00 % | 23 | | | $5,313 |
| C3010 | Wall Finishes | $5.11 | S.F. | 550 | 10 | 2010 | 2020 | | 30.00 % | 0.00 % | 3 | | | $2,811 |
| C3030 | Ceiling Finishes | $18.76 | S.F. | 550 | 25 | 2010 | 2035 | | 72.00 % | 0.00 % | 18 | | | $10,318 |
| D3040 | Distribution Systems | $1.35 | S.F. | 550 | 30 | 2010 | 2040 | | 76.67 % | 0.00 % | 23 | | | $743 |
| D5020 | Branch Wiring | $3.58 | S.F. | 550 | 30 | 2010 | 2040 | | 76.67 % | 0.00 % | 23 | | | $1,969 |
| D5020 | Lighting | $9.58 | S.F. | 550 | 30 | 2010 | 2040 | | 76.67 % | 0.00 % | 23 | | | $5,269 |
| | | | | | | | | **Total** | **84.22 %** | | | | | **$78,449** |

## 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:**

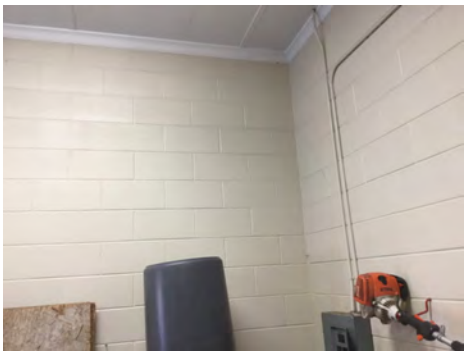
**System:** B2030 - Exterior Doors


**Note:**

**System:** B3010130 - Preformed Metal Roofing

**Note:**

**System:** C3010 - Wall Finishes



**Note:**

**System:** C3030 - Ceiling Finishes

**Note:**

**System:** D3040 - Distribution Systems

**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.

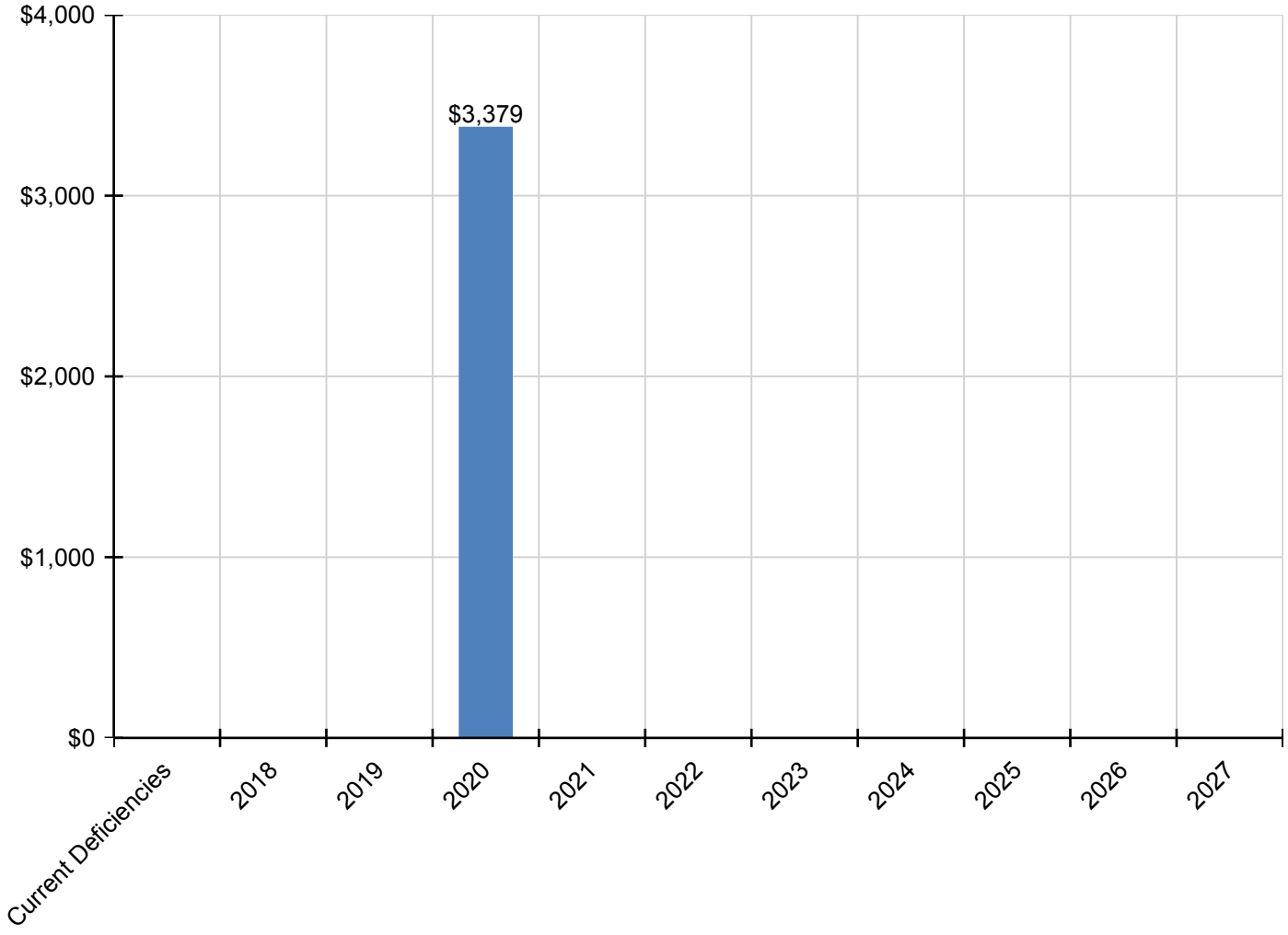
*Inflation Rate: 3%*

| System | Current Deficiencies | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Total:** | **$0** | **$0** | **$0** | **$3,379** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$3,379** |
| *** 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 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B30 - Roofing** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **B3010 - Roof Coverings** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **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** |
| **C30 - Interior Finishes** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **C3010 - Wall Finishes** | $0 | $0 | $0 | $3,379 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$3,379** |
| **C3030 - Ceiling Finishes** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D - Services** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D30 - HVAC** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D3040 - Distribution Systems** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D50 - Electrical** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D5020 - Branch Wiring** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **D5020 - Lighting** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |

** 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): | 125,992 |
| Year Built: | 2010 |
| Last Renovation: | |
| Replacement Value: | $3,802,438 |
| Repair Cost: | $170,467.00 |
| Total FCI: | 4.48 % |
| Total RSLI: | 72.15 % |
| FCA Score: | 95.52 |

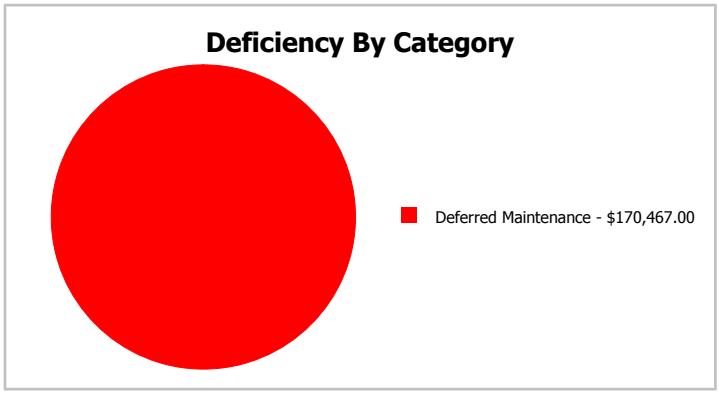
**Description:**

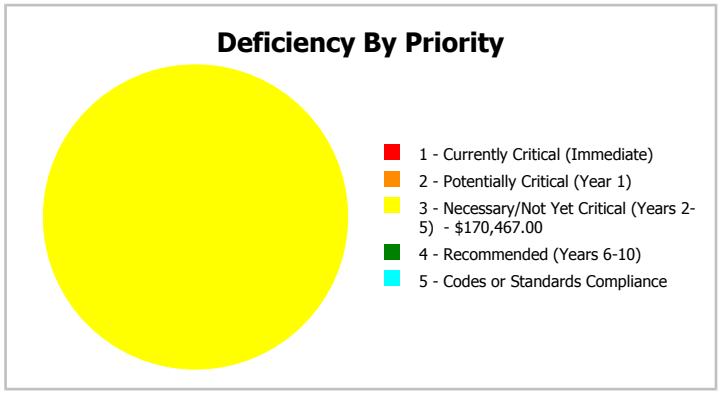
The narrative for this site is included in the Executive Summary Description at the front of this report.

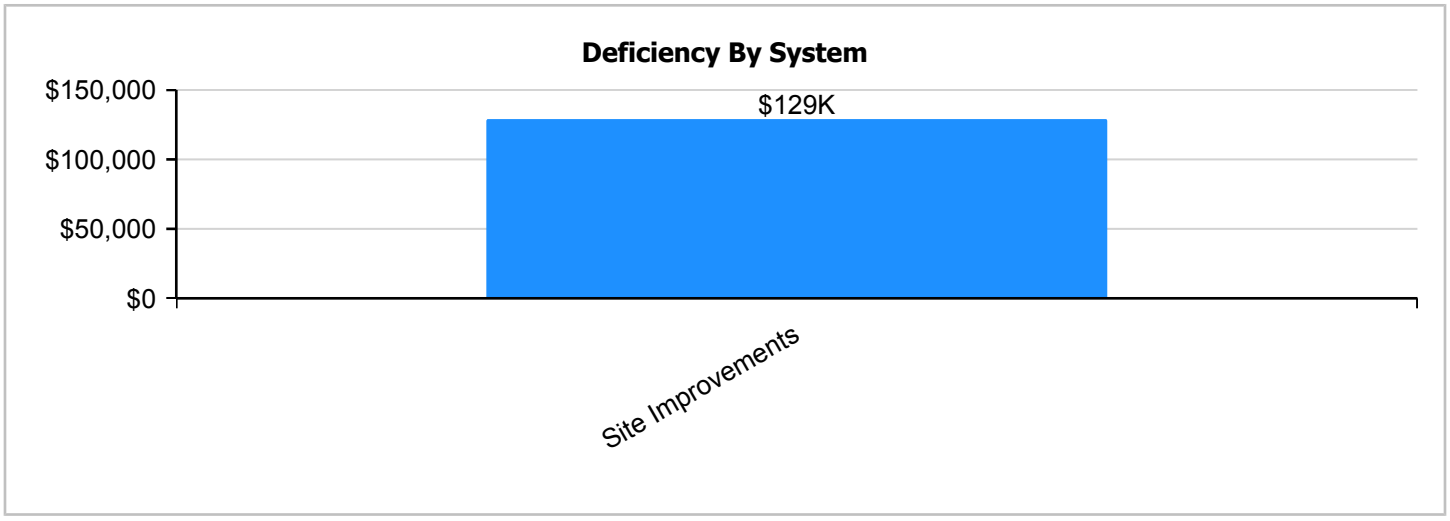
**Attributes:** This asset has no attributes.

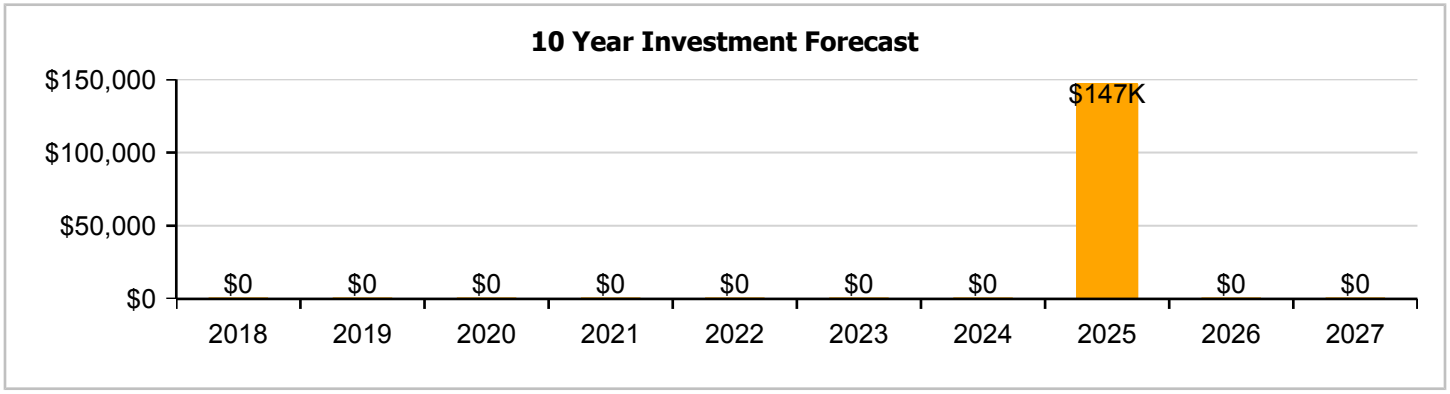
## Dashboard Summary

| | | | |
|---|---|---|---|
| Function: | ES -Elementary School | Gross Area: | 125,992 |
| Year Built: | 2010 | Last Renovation: | |
| Repair Cost: | $170,467 | Replacement Value: | $3,802,438 |
| FCI: | 4.48 % | RSLI%: | 72.15 % |



## 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 | 62.97 % | 8.35 % | $170,467.00 |
| G30 - Site Mechanical Utilities | 85.63 % | 0.00 % | $0.00 |
| G40 - Site Electrical Utilities | 77.17 % | 0.00 % | $0.00 |
| **Totals:** | **72.15 %** | **4.48 %** | **$170,467.00** |

## Photo Album

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

1). Aerial Image of Boone Trail Elementary School - Nov 17, 2016

## Condition Detail

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

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

## System Listing

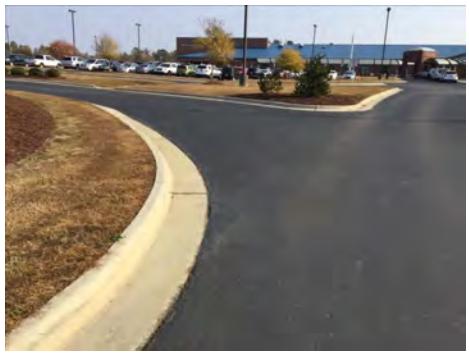
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to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

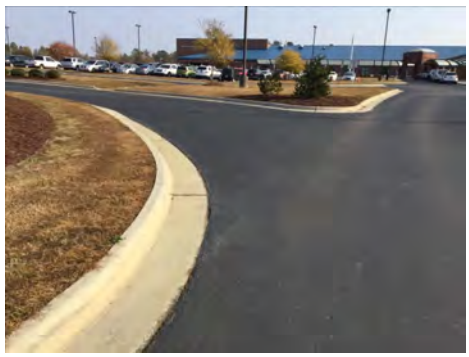
| System Code | System Description | Unit Price $ | UoM | Qty | Life | Year Installed | Calc Next Renewal Year | Next Renewal Year | RSLI% | FCI% | RSL | eCR | Deficiency $ | Replacement Value $ |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| G2010 | Roadways | $3.81 | S.F. | 125,992 | 25 | 2010 | 2035 | | 72.00 % | 0.00 % | 18 | | | $480,030 |
| G2020 | Parking Lots | $1.33 | S.F. | 125,992 | 25 | 2010 | 2035 | | 72.00 % | 0.00 % | 18 | | | $167,569 |
| G2030 | Pedestrian Paving | $1.91 | S.F. | 125,992 | 30 | 2010 | 2040 | | 76.67 % | 0.00 % | 23 | | | $240,645 |
| G2040105 | Fence & Guardrails | $1.23 | S.F. | 125,992 | 30 | 2010 | 2040 | 2016 | 0.00 % | 110.00 % | -1 | | $170,467.00 | $154,970 |
| G2040950 | Covered Walkways | $1.52 | S.F. | 125,992 | 25 | 2010 | 2035 | | 72.00 % | 0.00 % | 18 | | | $191,508 |
| G2040950 | Playing Field | $4.54 | S.F. | 125,992 | 20 | 2010 | 2030 | | 65.00 % | 0.00 % | 13 | | | $572,004 |
| G2050 | Landscaping | $1.87 | S.F. | 125,992 | 15 | 2010 | 2025 | | 53.33 % | 0.00 % | 8 | | | $235,605 |
| G3010 | Water Supply | $2.34 | S.F. | 125,992 | 50 | 2010 | 2060 | | 86.00 % | 0.00 % | 43 | | | $294,821 |
| G3020 | Sanitary Sewer | $1.45 | S.F. | 125,992 | 50 | 2010 | 2060 | | 86.00 % | 0.00 % | 43 | | | $182,688 |
| G3030 | Storm Sewer | $4.54 | S.F. | 125,992 | 50 | 2010 | 2060 | | 86.00 % | 0.00 % | 43 | | | $572,004 |
| G3060 | Fuel Distribution | $0.98 | S.F. | 125,992 | 40 | 2010 | 2050 | | 82.50 % | 0.00 % | 33 | | | $123,472 |
| G4010 | Electrical Distribution | $2.35 | S.F. | 125,992 | 50 | 2010 | 2060 | | 86.00 % | 0.00 % | 43 | | | $296,081 |
| G4020 | Site Lighting | $1.47 | S.F. | 125,992 | 30 | 2010 | 2040 | | 76.67 % | 0.00 % | 23 | | | $185,208 |
| G4030 | Site Communications & Security | $0.84 | S.F. | 125,992 | 15 | 2010 | 2025 | | 53.33 % | 0.00 % | 8 | | | $105,833 |
| | | | | | | | | **Total** | **72.15 %** | **4.48 %** | | | **$170,467.00** | **$3,802,438** |

## System Notes

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

**System:** G2010 - Roadways

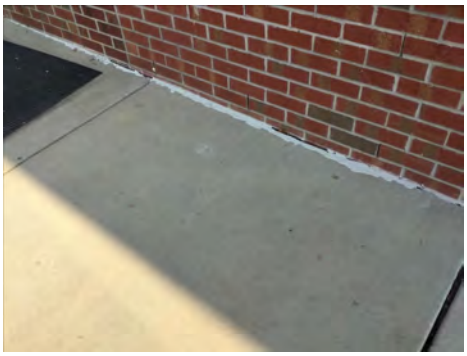

**Note:**

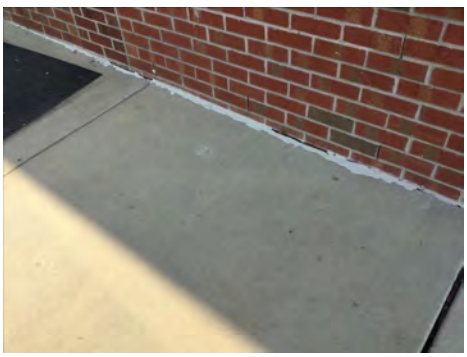
**System:** G2020 - Parking Lots




**Note:**

**System:** G2030 - Pedestrian Paving



**Note:**

**System:** G2040105 - Fence & Guardrails



**Note:**

**System:** G2040950 - Covered Walkways



**Note:**

**System:** G2040950 - Playing Field



**Note:**

**System:** G2050 - Landscaping












**Note:**

**System:** G3010 - Water Supply






**Note:**

**System:** G3020 - Sanitary Sewer






**Note:**

**System:** G3030 - Storm Sewer




**Note:**

**System:** G3060 - Fuel Distribution



**Note:**

**System:** G4010 - Electrical Distribution





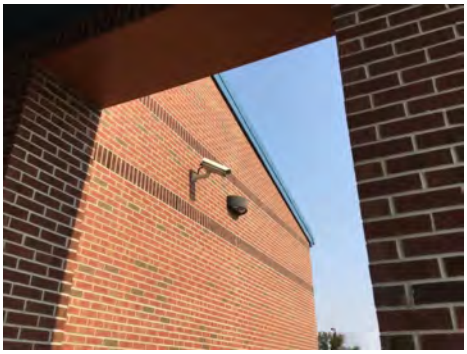
**Note:**

**System:** G4020 - Site Lighting



**Note:** Wind causes light fixter screws to loosen and light bulbs fall out.

**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.

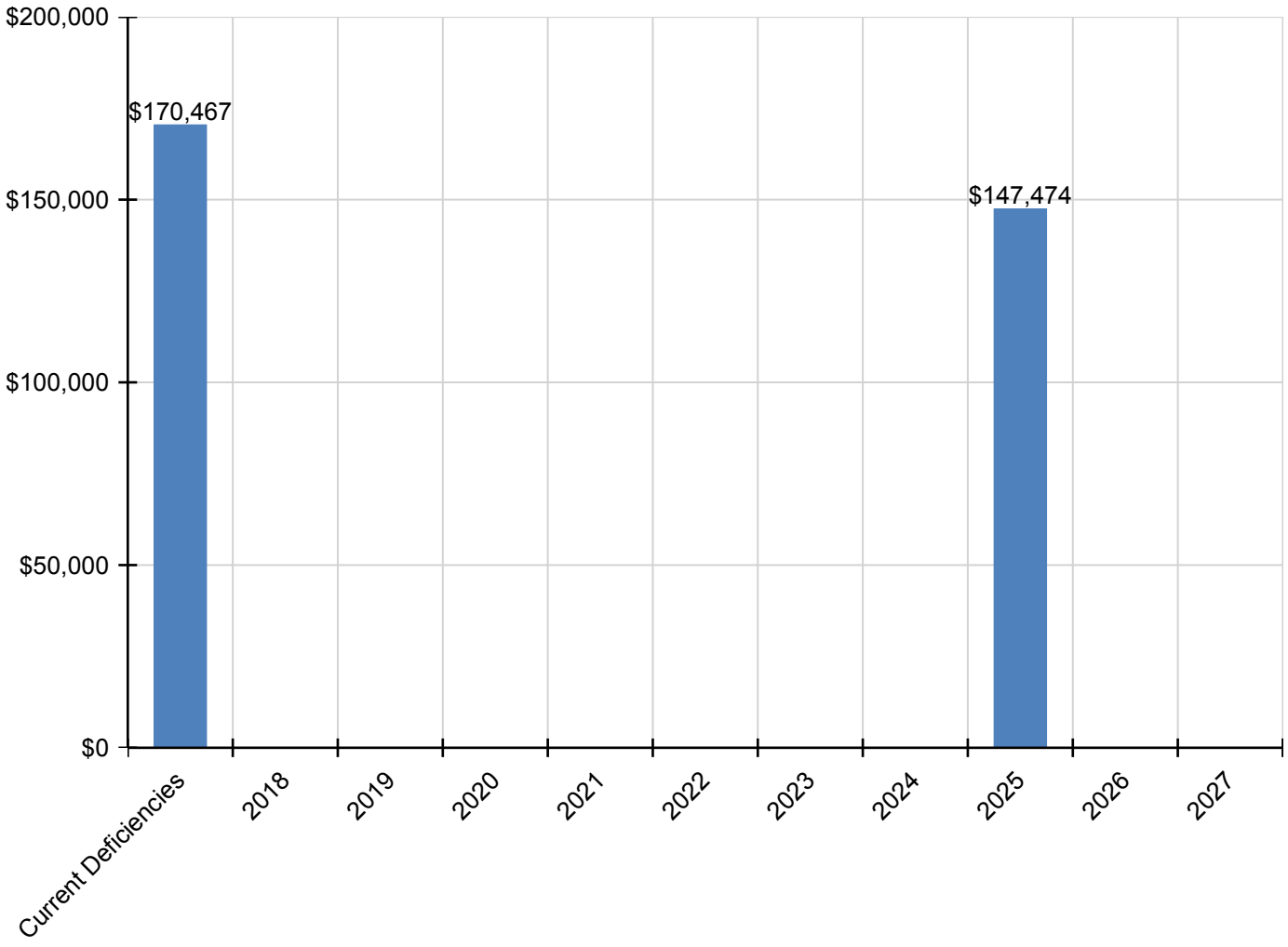
*Inflation Rate: 3%*

| System | Current Deficiencies | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Total:** | **$170,467** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$147,474** | **$0** | **$0** | **$317,941** |
| **G - Building Sitework** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **G20 - Site Improvements** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **G2010 - Roadways** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **G2020 - Parking Lots** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **G2030 - Pedestrian Paving** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **G2040 - Site Development** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **G2040105 - Fence & Guardrails** | $170,467 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$170,467** |
| **G2040950 - Covered Walkways** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **G2040950 - Playing Field** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| *** G2050 - Landscaping** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **G30 - Site Mechanical Utilities** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **G3010 - Water Supply** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **G3020 - Sanitary Sewer** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **G3030 - Storm Sewer** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **G3060 - Fuel Distribution** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **G40 - Site Electrical Utilities** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **G4010 - Electrical Distribution** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **G4020 - Site Lighting** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$0** |
| **G4030 - Site Communications & Security** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $147,474 | $0 | $0 | **$147,474** |

** Indicates non-renewable system*

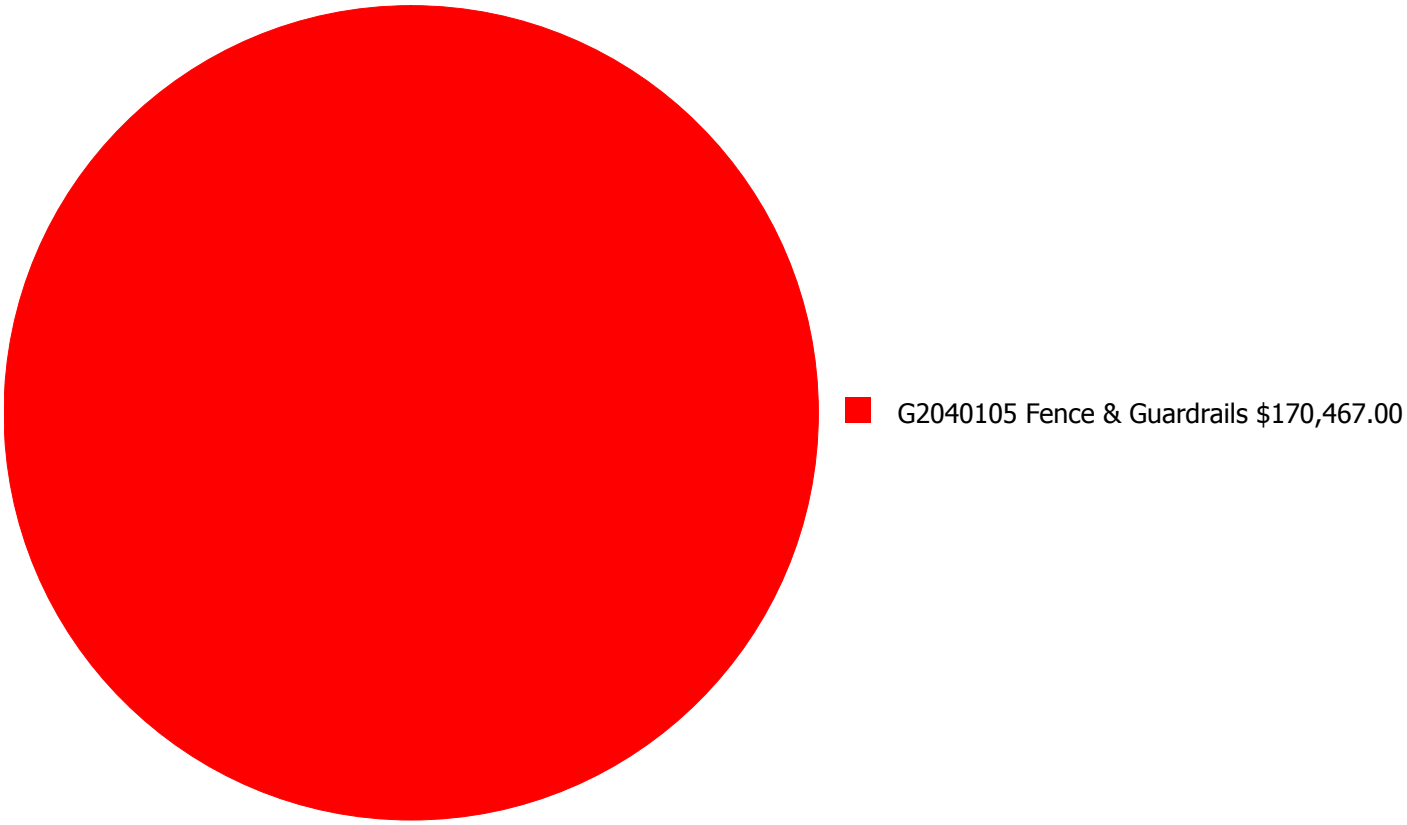
## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

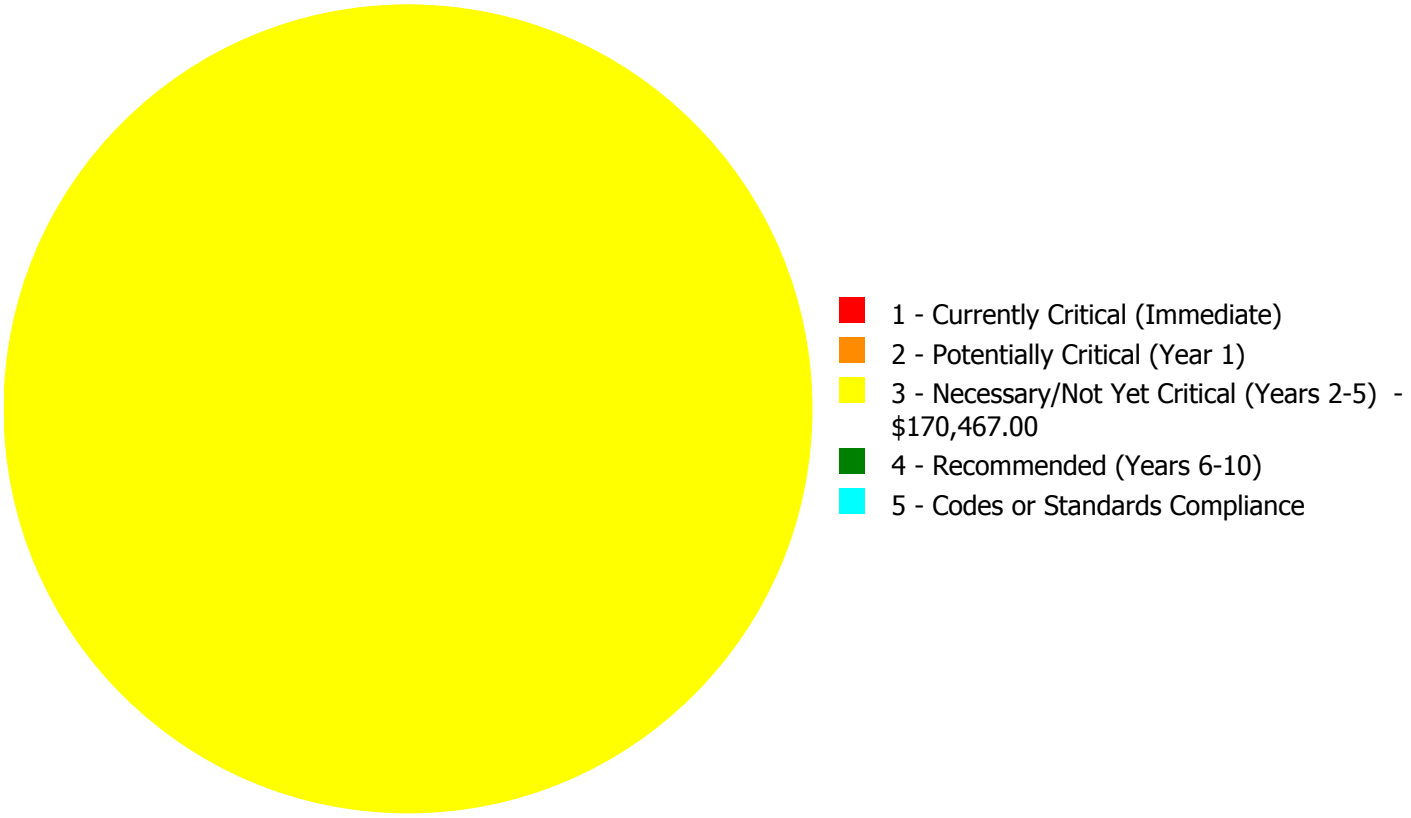
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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




**Budget Estimate Total: $170,467.00**

## 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: $170,467.00**

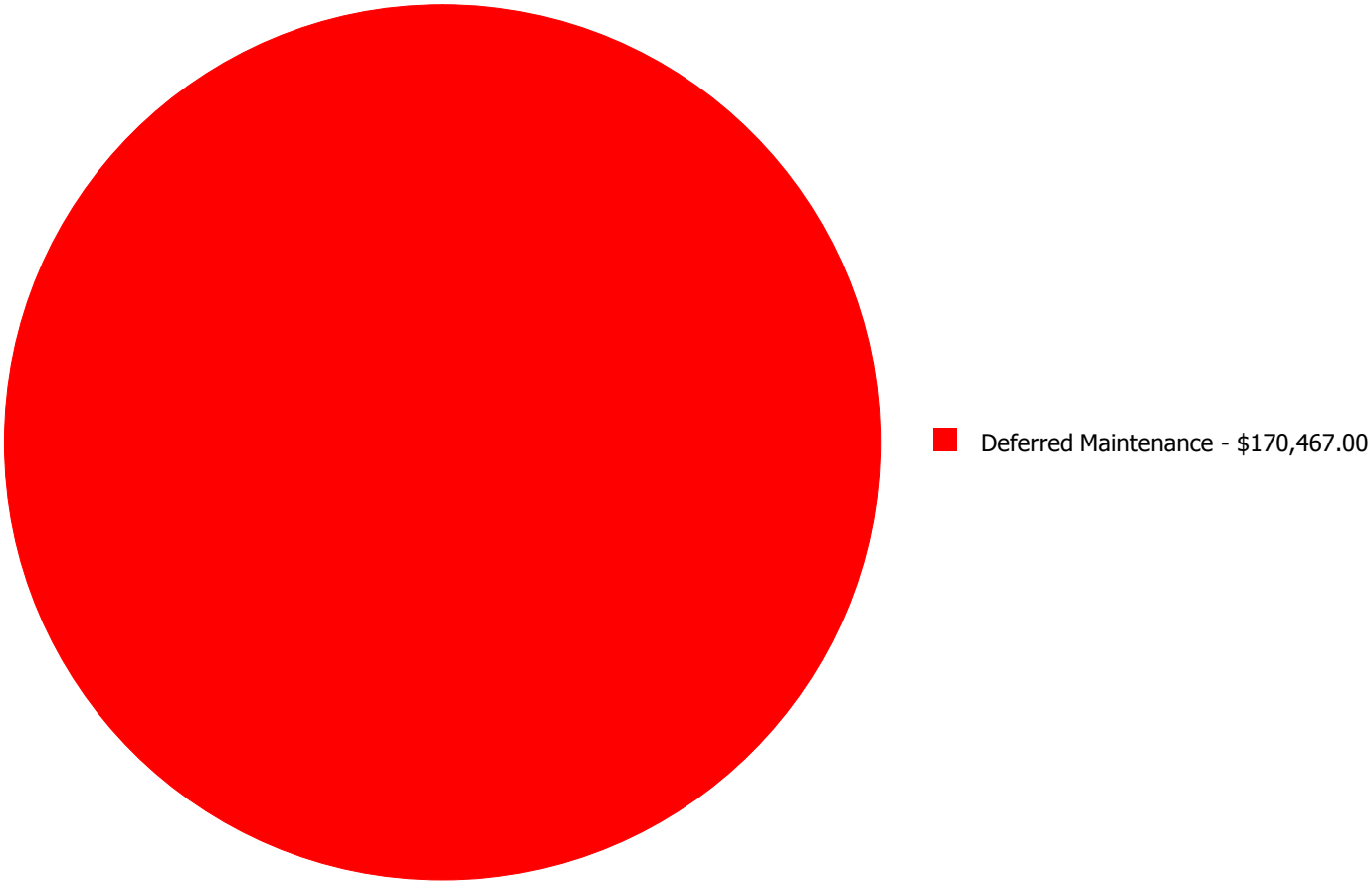
## Deficiency By Priority Investment Table

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 |
|---|---|---|---|---|---|---|---|
| G2040105 | Fence & Guardrails | $0.00 | $0.00 | $170,467.00 | $0.00 | $0.00 | $170,467.00 |
| | **Total:** | $0.00 | $0.00 | $170,467.00 | $0.00 | $0.00 | $170,467.00 |

## Deficiency Summary by Category

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




**Budget Estimate Total: $170,467.00**

## Deficiency Details by Priority

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

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

**System: G2040105 - Fence & Guardrails**

**Location:** Site
**Distress:** Damaged
**Category:** Deferred Maintenance
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)
**Correction:** Renew System
**Qty:** 125,992.00
**Unit of Measure:** S.F.
**Estimate:** $170,467.00
**Assessor Name:** Eduardo Lopez
**Date Created:** 12/13/2016

**Notes:** The fence is damaged and need to be replaced.