NC School District/995 Yancey County/Elementary School

Burnsville Elementary

Final

Campus Assessment Report

March 12, 2017

PARSONS

Table of Contents

Campus Executive Summary

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

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

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Gross Area (SF):	67,778
Year Built:	1990
Last Renovation:	
Replacement Value:	$13,838,697
Repair Cost:	$1,476,237.00
Total FCI:	10.67 %
Total RSLI:	43.02 %
FCA Score:	89.33

Description:

GENERAL:
Burnsville Elementary is located at 395 Burnsville School Rd in Burnsville, North Carolina. The 1 story, 63,578 square foot building was originally constructed in 1990 There have been no additions. The Yancey County Learning Academy is Co-located in a portable unit and shares site assets with Burnsville Elementary.

This report contains condition and adequacy data collected during the 2017 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site and building elements.

A. SUBSTRUCTURE
The building rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations. The building does not have a basement.

B. SUPERSTRUCTURE
Roof construction is steel. 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 asphalt shingles. Roof openings include skylights and roof hatch doors. Most building entrances appear to comply with ADA requirements.

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

CONVEYING:
The building does not include conveying equipment.

D. SERVICES
PLUMBING:
Plumbing fixtures are typically non-low-flow water fixtures with manual control valves. Domestic water distribution is combination of copper and galvanized steel with gas hot water heating. Sanitary waste system is plastic. Rain water drainage system is both internal and external.

HVAC:
Heating is provided by1 gas fired boiler. Cooling is supplied by 1 air cooled chiller. The heating/cooling distribution system is a 3 pipe system utilizing unit ventilators. Fresh air is supplied by infiltration. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are pneumatic and are not centrally controlled and monitored by an energy management system. This building does not have a remote Building Automation System.

FIRE PROTECTION:
The building does not have a fire sprinkler system. The building does have an additional fire suppression system in the kitchen. Standpipes are not included within fire stairs. 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 and LED light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and near stairways and are typically illuminated.

COMMUNICATIONS AND SECURITY:
The fire alarm system consists of audible/visual strobe annunciators in common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is not centrally monitored; this building has a public address and paging system separate from the telephone system.

OTHER ELECTRICAL SYSTEMS:
This building does have a separately derived emergency power system but the generator has not been operational for at least 10 years.

E. EQUIPMENT & FURNISHINGS:
This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage, audio-visual, fixed casework, and window treatments.

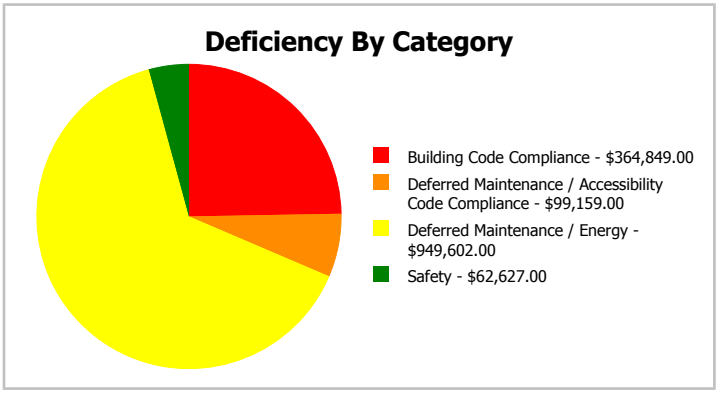
G.
SITE
Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, play areas, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting.

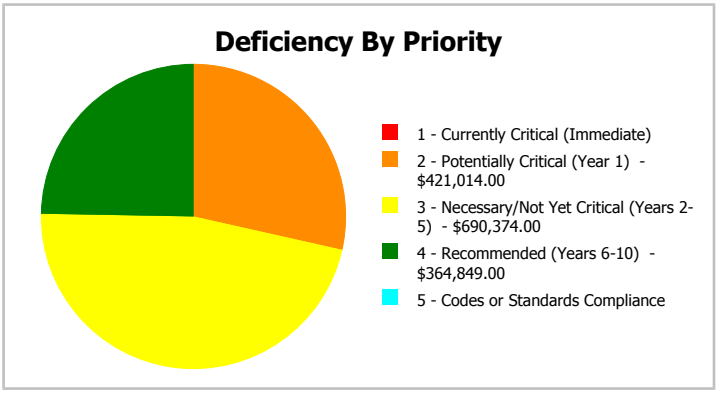
Attributes:

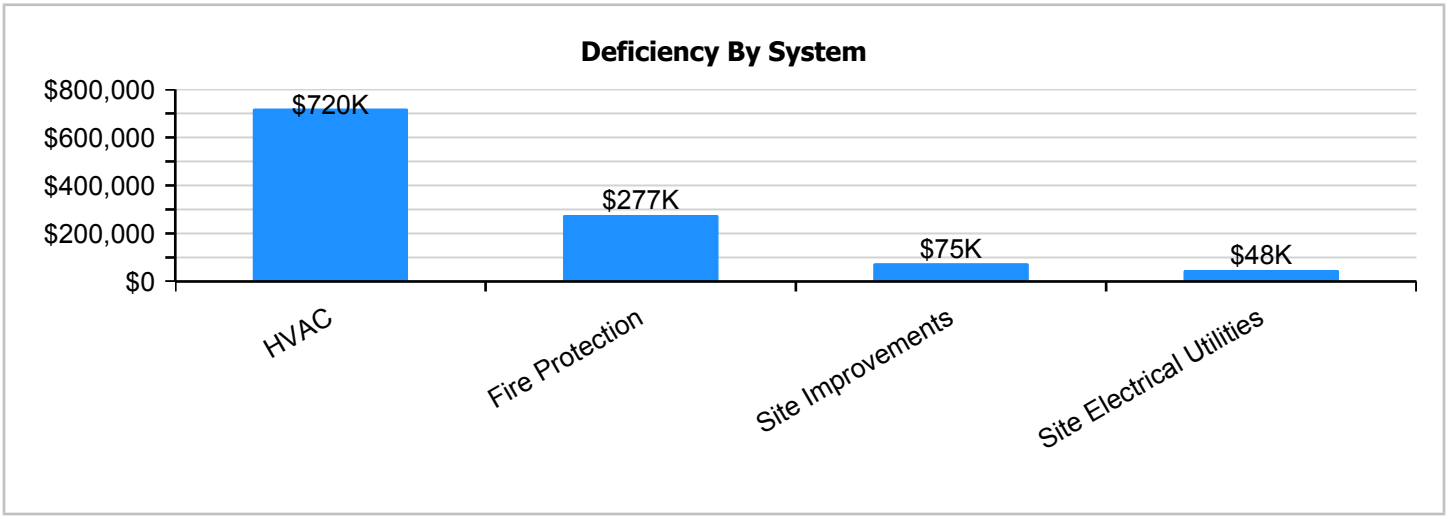
General Attributes:			
Condition Assessor:	Matt Mahaffey	Assessment Date:	
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	2
SF of Mobile Units:		Status:	
School Grades:	36	Site Acreage:	36

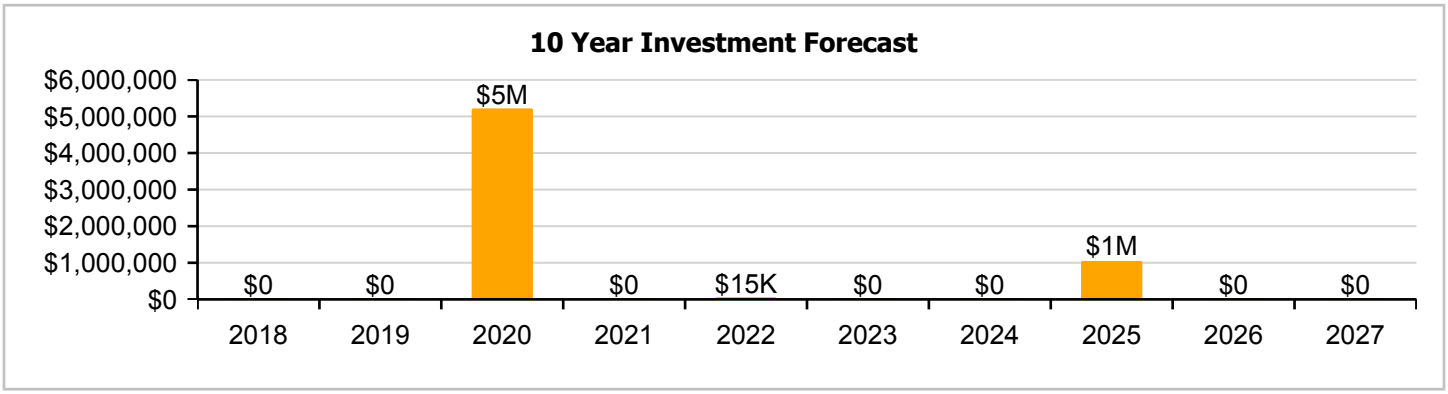
Campus Dashboard Summary

Gross Area:	67,778		
Year Built:	1990	Last Renovation:	
Repair Cost:	$1,476,237	Replacement Value:	$13,838,697
FCI:	10.67 %	RSLI%:	43.02 %









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.

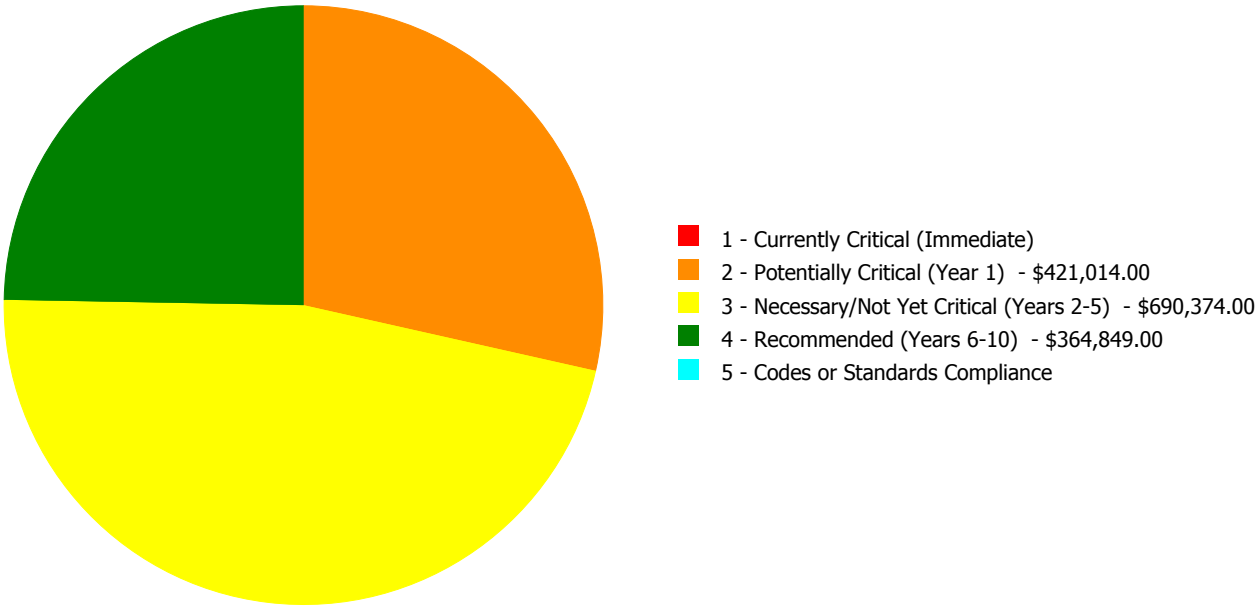
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	73.00 %	0.00 %	$0.00
B10 - Superstructure	73.64 %	0.00 %	$0.00
B20 - Exterior Enclosure	41.34 %	0.00 %	$0.00
B30 - Roofing	60.26 %	0.00 %	$0.00
C10 - Interior Construction	65.67 %	0.00 %	$0.00
C30 - Interior Finishes	75.09 %	0.00 %	$0.00
D20 - Plumbing	12.17 %	0.00 %	$0.00
D30 - HVAC	3.65 %	78.19 %	$949,602.00
D40 - Fire Protection	0.00 %	110.00 %	$364,849.00
D50 - Electrical	34.16 %	0.00 %	$0.00
E10 - Equipment	58.06 %	0.00 %	$0.00
E20 - Furnishings	15.00 %	0.00 %	$0.00
G20 - Site Improvements	16.90 %	9.03 %	$99,159.00
G30 - Site Mechanical Utilities	44.58 %	0.00 %	$0.00
G40 - Site Electrical Utilities	26.35 %	19.83 %	$62,627.00
Totals:	**43.02 %**	**10.67 %**	**$1,476,237.00**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance
1990 Main	63,578	11.29	$0.00	$421,014.00	$494,446.00	$341,287.00	$0.00
2000 Yancey County Learning Academy	4,200	8.69	$0.00	$0.00	$34,142.00	$23,562.00	$0.00
Site	67,778	7.91	$0.00	$0.00	$161,786.00	$0.00	$0.00
Total:		**10.67**	**$0.00**	**$421,014.00**	**$690,374.00**	**$364,849.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $1,476,237.00

Executive Summary

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Function:	ES -Elementary School
Gross Area (SF):	63,578
Year Built:	1990
Last Renovation:	
Replacement Value:	$11,128,926
Repair Cost:	$1,256,747.00
Total FCI:	11.29 %
Total RSLI:	45.87 %
FCA Score:	88.71

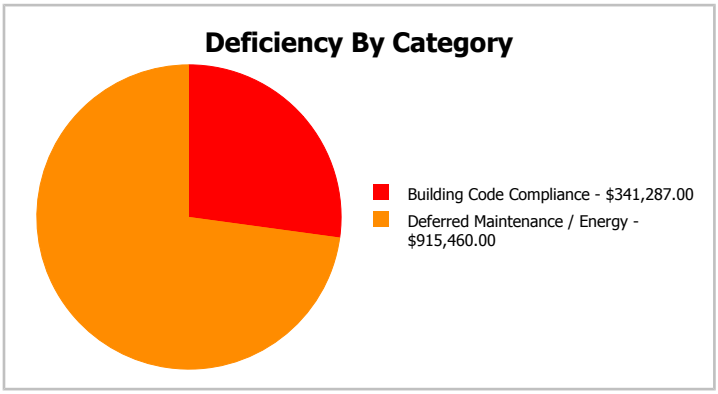
Description:

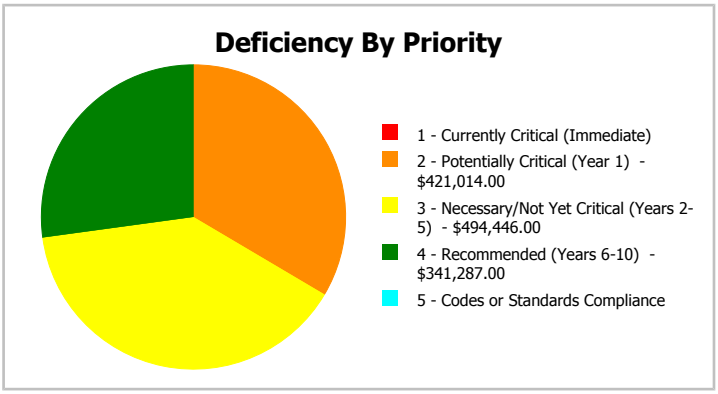
The narrative for this building is included in the Executive Summary Description at the front of this report.

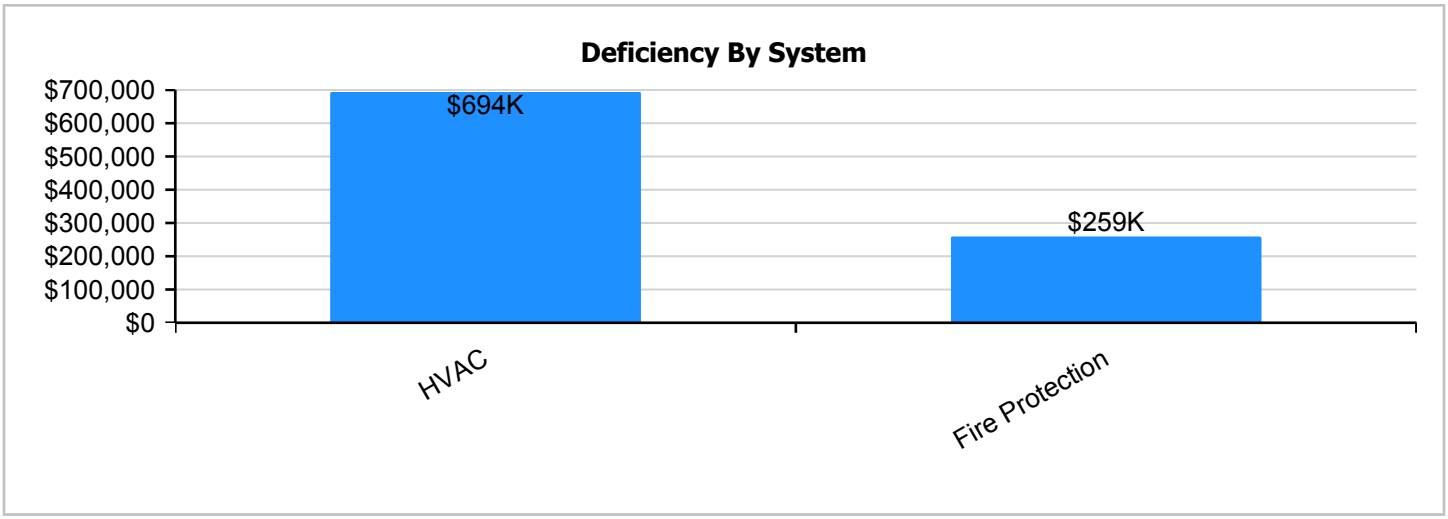
Attributes: This asset has no attributes.

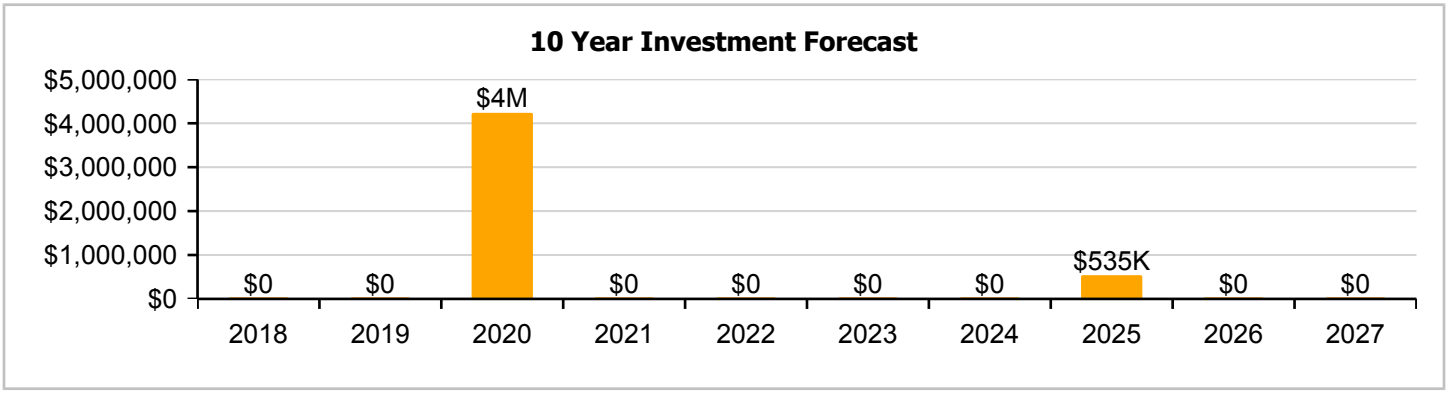
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	63,578
Year Built:	1990	Last Renovation:	
Repair Cost:	$1,256,747	Replacement Value:	$11,128,926
FCI:	11.29 %	RSLI%:	45.87 %









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	73.00 %	0.00 %	$0.00
B10 - Superstructure	73.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	39.91 %	0.00 %	$0.00
B30 - Roofing	65.00 %	0.00 %	$0.00
C10 - Interior Construction	66.94 %	0.00 %	$0.00
C30 - Interior Finishes	78.44 %	0.00 %	$0.00
D20 - Plumbing	10.25 %	0.00 %	$0.00
D30 - HVAC	2.76 %	79.68 %	$915,460.00
D40 - Fire Protection	0.00 %	110.00 %	$341,287.00
D50 - Electrical	32.79 %	0.00 %	$0.00
E10 - Equipment	58.06 %	0.00 %	$0.00
E20 - Furnishings	15.00 %	0.00 %	$0.00
Totals:	**45.87 %**	**11.29 %**	**$1,256,747.00**

Photo Album

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

1). South Elevation - Feb 01, 2017

2). East Elevation - Feb 01, 2017

3). North Elevation - Feb 01, 2017

4). West Elevation - Feb 01, 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

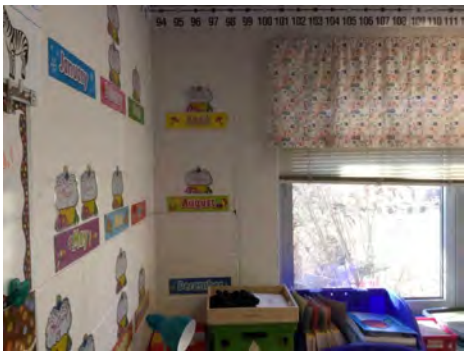
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to 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	$4.70	S.F.	63,578	100	1990	2090		73.00 %	0.00 %	73			$298,817
A1030	Slab on Grade	$8.26	S.F.	63,578	100	1990	2090		73.00 %	0.00 %	73			$525,154
B1010	Floor Construction	$1.61	S.F.	63,578	100	1990	2090		73.00 %	0.00 %	73			$102,361
B1020	Roof Construction	$15.44	S.F.	63,578	100	1990	2090		73.00 %	0.00 %	73			$981,644
B2010	Exterior Walls	$9.24	S.F.	63,578	100	1990	2090		73.00 %	0.00 %	73			$587,461
B2020	Exterior Windows	$9.20	S.F.	63,578	30	1990	2020		10.00 %	0.00 %	3			$584,918
B2030	Exterior Doors	$1.02	S.F.	63,578	30	1990	2020		10.00 %	0.00 %	3			$64,850
B3010120	Single Ply Membrane	$6.98	S.F.	2,000	20	2010	2030		65.00 %	0.00 %	13			$13,960
B3010140	Asphalt Shingles	$4.32	S.F.	61,578	20	2010	2030		65.00 %	0.00 %	13			$266,017
C1010	Partitions	$10.59	S.F.	63,578	75	1990	2065		64.00 %	0.00 %	48			$673,291
C1020	Interior Doors	$2.48	S.F.	63,578	30	1990	2020		10.00 %	0.00 %	3			$157,673
C1030	Fittings	$9.54	S.F.	63,578	20	2014	2034		85.00 %	0.00 %	17			$606,534
C3010	Wall Finishes	$2.73	S.F.	63,578	10	2015	2025		80.00 %	0.00 %	8			$173,568
C3020	Floor Finishes	$11.15	S.F.	63,578	20	2010	2030		65.00 %	0.00 %	13			$708,895
C3030	Ceiling Finishes	$10.74	S.F.	63,578	25	2015	2040		92.00 %	0.00 %	23			$682,828
D2010	Plumbing Fixtures	$11.26	S.F.	63,578	30	1990	2020		10.00 %	0.00 %	3			$715,888
D2020	Domestic Water Distribution	$0.96	S.F.	63,578	30	1990	2020		10.00 %	0.00 %	3			$61,035
D2030	Sanitary Waste	$1.52	S.F.	63,578	30	1990	2020		10.00 %	0.00 %	3			$96,639
D2040	Rain Water Drainage	$1.36	S.F.	63,578	30	1990	2020		10.00 %	0.00 %	3			$86,466
D2090	Other Plumbing Systems -Nat Gas	$0.17	S.F.	63,578	40	1990	2030		32.50 %	0.00 %	13			$10,808
D3020	Heat Generating Systems	$4.98	S.F.	63,578	30	1990	2020		10.00 %	0.00 %	3			$316,618
D3030	Cooling Generating Systems	$5.16	S.F.	63,578	25	1990	2015		0.00 %	110.00 %	-2		$360,869.00	$328,062
D3040	Distribution Systems	$6.02	S.F.	63,578	30	1990	2020	2015	0.00 %	110.00 %	-2		$421,014.00	$382,740
D3060	Controls & Instrumentation	$1.91	S.F.	63,578	20	1990	2010		0.00 %	110.00 %	-7		$133,577.00	$121,434
D4010	Sprinklers	$4.22	S.F.	63,578	30			2017	0.00 %	110.00 %	0		$295,129.00	$268,299
D4020	Standpipes	$0.66	S.F.	63,578	30			2017	0.00 %	110.00 %	0		$46,158.00	$41,961
D5010	Electrical Service/Distribution	$1.65	S.F.	63,578	40	1990	2030		32.50 %	0.00 %	13			$104,904
D5020	Branch Wiring	$4.99	S.F.	63,578	30	1990	2020		10.00 %	0.00 %	3			$317,254
D5020	Lighting	$11.64	S.F.	63,578	30	1990	2020		10.00 %	0.00 %	3			$740,048
D5030810	Security & Detection Systems	$1.83	S.F.	63,578	15	2013	2028		73.33 %	0.00 %	11			$116,348
D5030910	Fire Alarm Systems	$3.31	S.F.	63,578	15	2010	2025		53.33 %	0.00 %	8			$210,443
D5030920	Data Communication	$4.30	S.F.	63,578	15	2015	2030		86.67 %	0.00 %	13			$273,385
D5090	Other Electrical Systems	$0.12	S.F.	63,578	20	2013	2033		80.00 %	0.00 %	16			$7,629
E1020	Institutional Equipment	$0.30	S.F.	63,578	20	1990	2010	2020	15.00 %	0.00 %	3			$19,073
E1090	Other Equipment	$1.86	S.F.	63,578	20	2010	2030		65.00 %	0.00 %	13			$118,255
E2010	Fixed Furnishings	$5.72	S.F.	63,578	20	1990	2010	2020	15.00 %	0.00 %	3			$363,666
								Total	**45.87 %**	**11.29 %**			**$1,256,747.00**	**$11,128,926**

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors


Note:

System: B3010120 - Single Ply Membrane

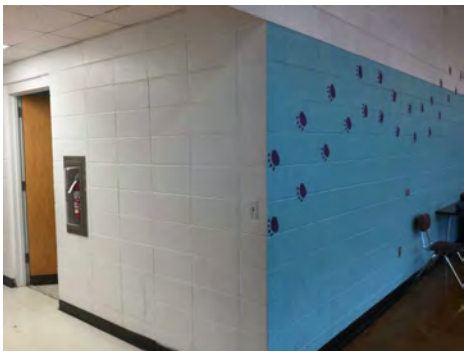
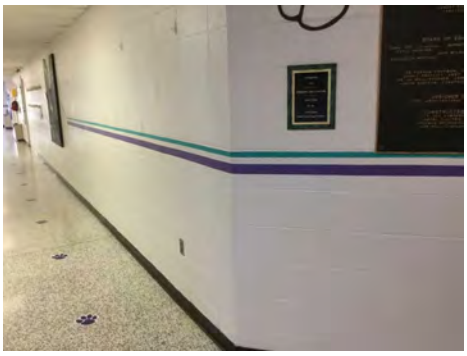

Note:

System: B3010140 - Asphalt Shingles



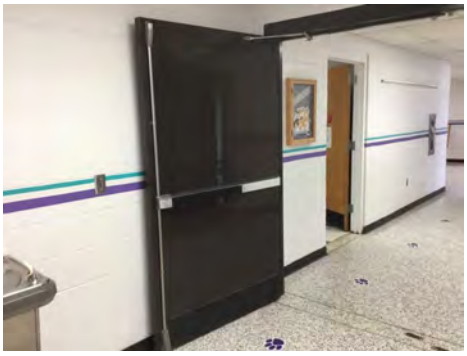
Note:

System: C1010 - Partitions

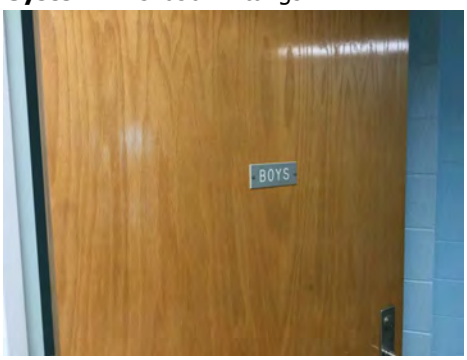
Note:

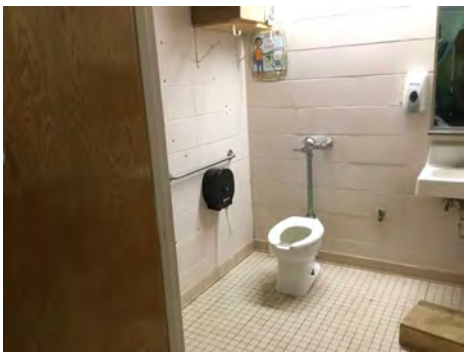
System: C1020 - Interior Doors


Note:

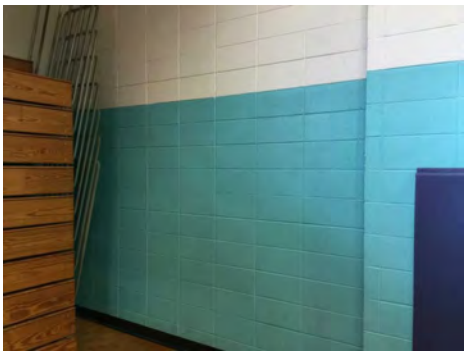
System: C1030 - Fittings






Note:

System: C3010 - Wall Finishes



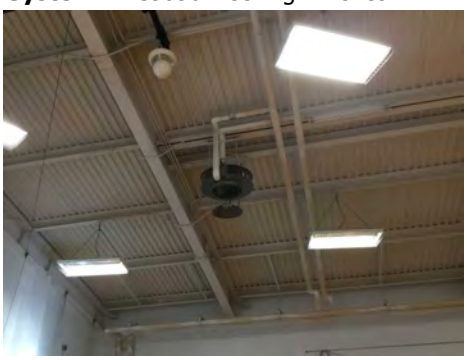

Note:

System: C3020 - Floor Finishes



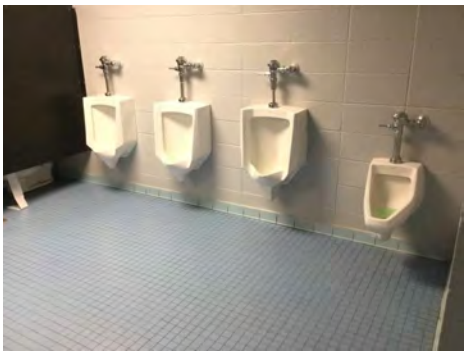
Note:

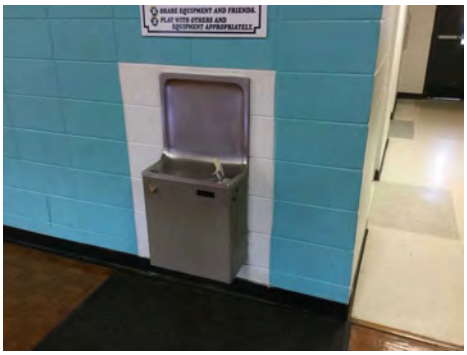
System: C3030 - Ceiling Finishes




Note:

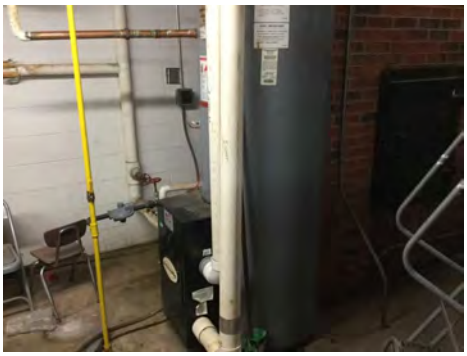
System: D2010 - Plumbing Fixtures






Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste



Note:

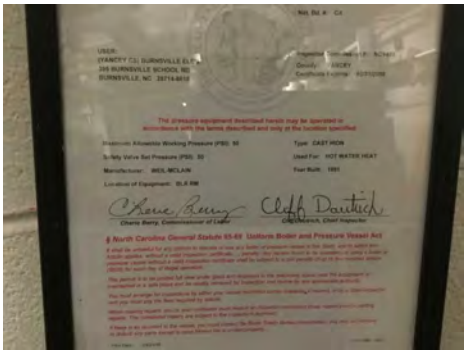
System: D2040 - Rain Water Drainage

Note:

System: D2090 - Other Plumbing Systems -Nat Gas

Note:

System: D3020 - Heat Generating Systems



Note:

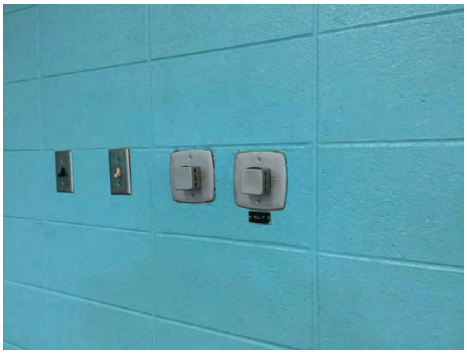
System: D3030 - Cooling Generating Systems

Note:

System: D3040 - Distribution Systems

Note:

System: D3060 - Controls & Instrumentation



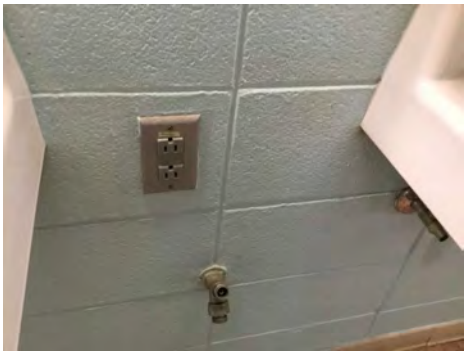
Note:

System: D5010 - Electrical Service/Distribution



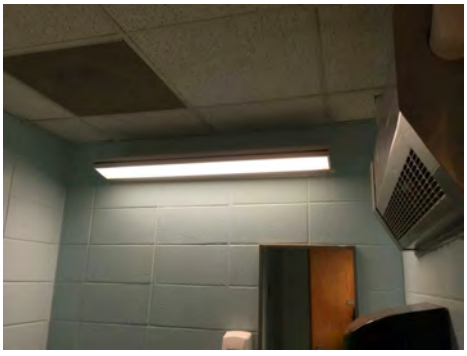
Note:

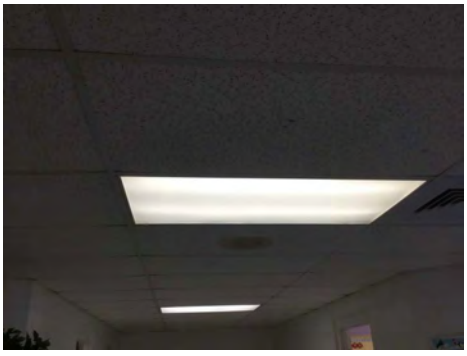
System: D5020 - Branch Wiring


Note:

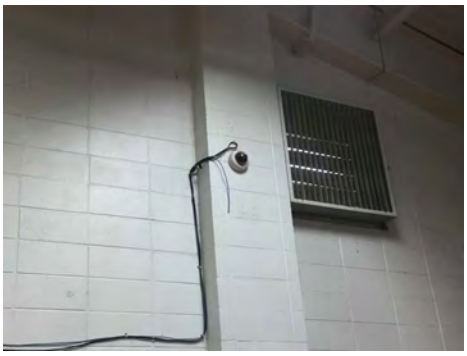
System: D5020 - Lighting

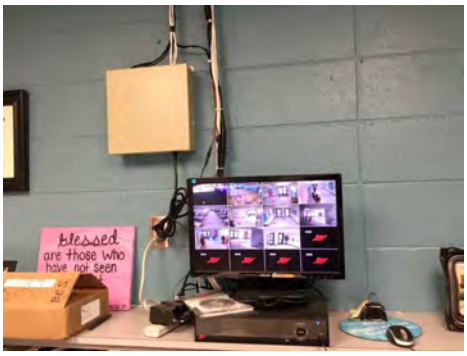




Note:

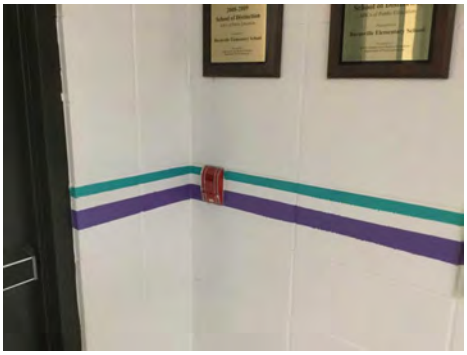
System: D5030810 - Security & Detection Systems

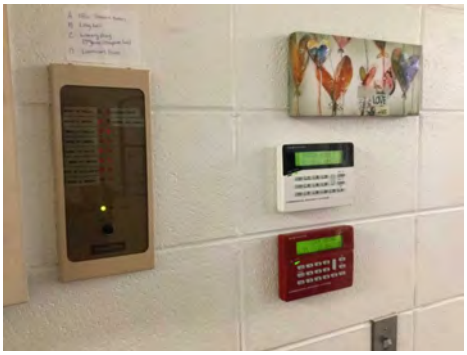




Note:

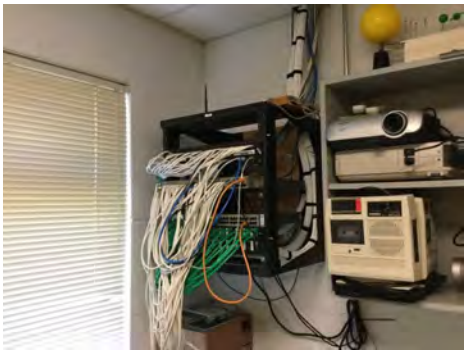
System: D5030910 - Fire Alarm Systems





Note:

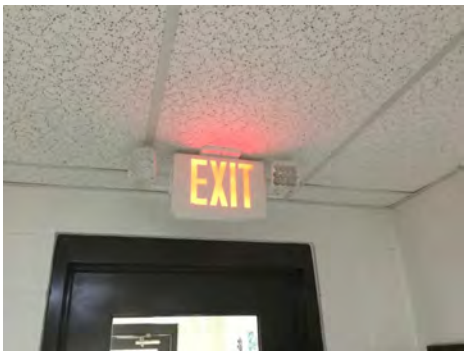
System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems





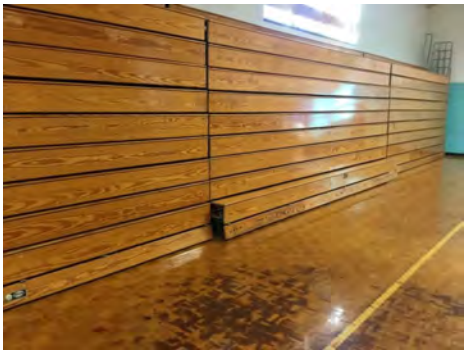
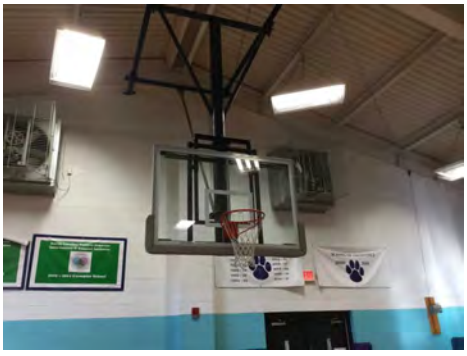
Note:

System: E1020 - Institutional Equipment


Note:

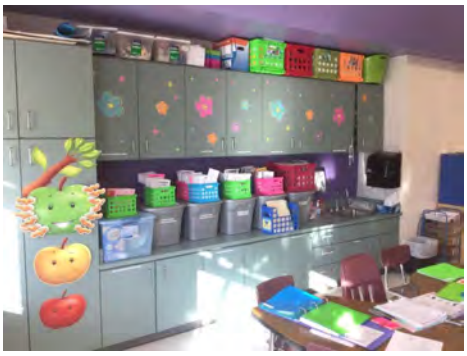
System: E1090 - Other Equipment

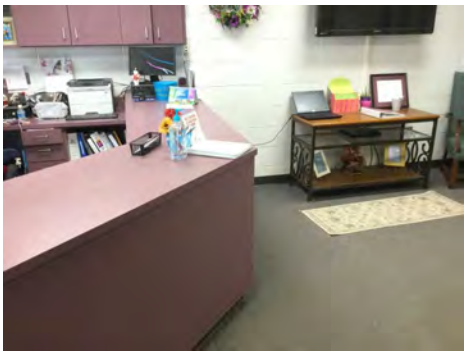


Note:

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%

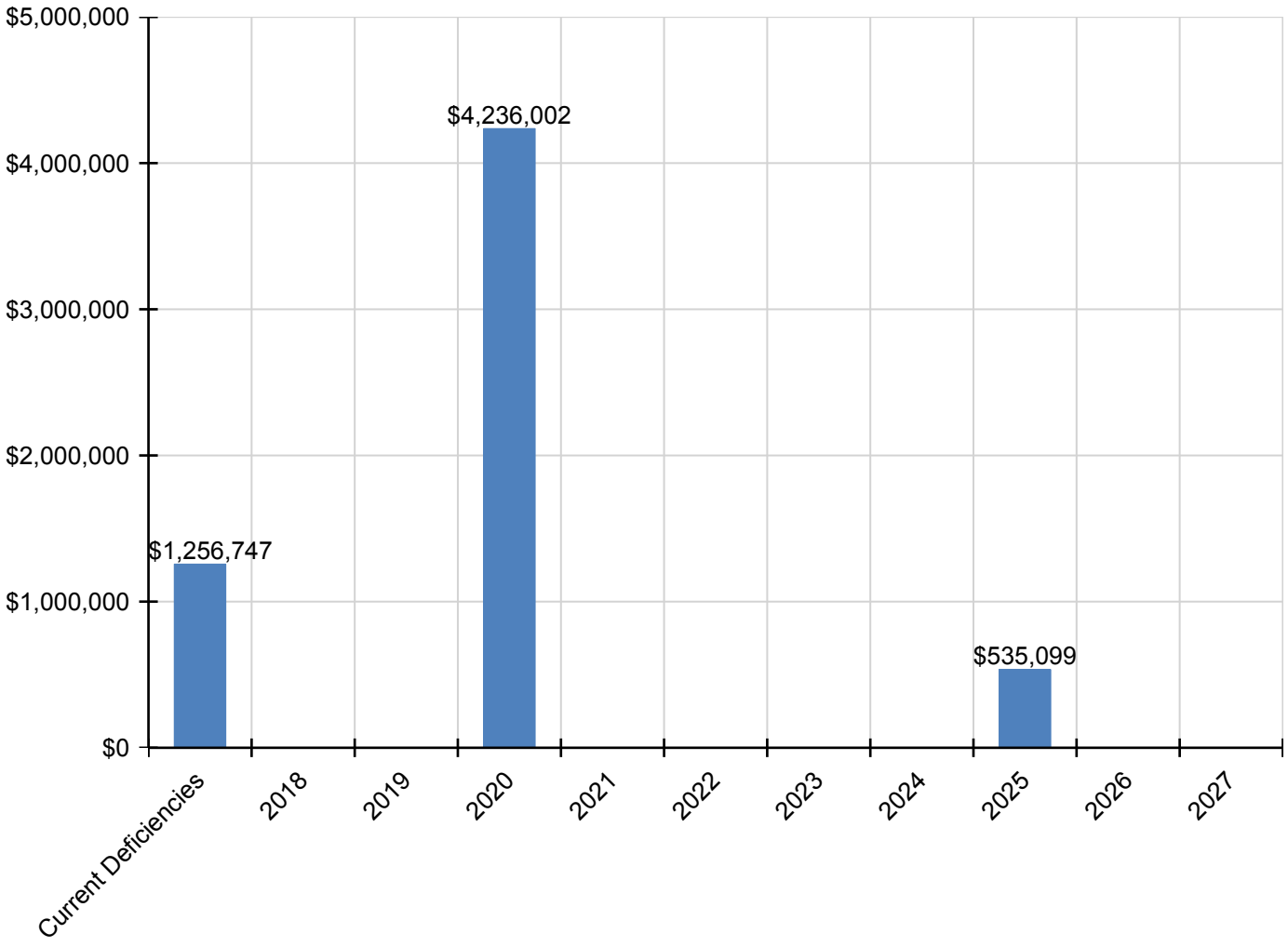
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$1,256,747**	**$0**	**$0**	**$4,236,002**	**$0**	**$0**	**$0**	**$0**	**$535,099**	**$0**	**$0**	**$6,027,848**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$703,070	$0	$0	$0	$0	$0	$0	$0	**$703,070**
B2030 - Exterior Doors	$0	$0	$0	$77,950	$0	$0	$0	$0	$0	$0	$0	**$77,950**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$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	$189,524	$0	$0	$0	$0	$0	$0	$0	**$189,524**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$241,858	$0	$0	**$241,858**
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	$860,497	$0	$0	$0	$0	$0	$0	$0	**$860,497**
D2020 - Domestic Water Distribution	$0	$0	$0	$73,364	$0	$0	$0	$0	$0	$0	$0	**$73,364**
D2030 - Sanitary Waste	$0	$0	$0	$116,159	$0	$0	$0	$0	$0	$0	$0	**$116,159**
D2040 - Rain Water Drainage	$0	$0	$0	$103,933	$0	$0	$0	$0	$0	$0	$0	**$103,933**
D2090 - Other Plumbing Systems -Nat Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$380,575	$0	$0	$0	$0	$0	$0	$0	**$380,575**
D3030 - Cooling Generating Systems	$360,869	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$360,869**
D3040 - Distribution Systems	$421,014	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$421,014**
D3060 - Controls & Instrumentation	$133,577	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$133,577**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$295,129	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$295,129**
D4020 - Standpipes	$46,158	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$46,158**
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	$381,340	$0	$0	$0	$0	$0	$0	$0	**$381,340**
D5020 - Lighting	$0	$0	$0	$889,538	$0	$0	$0	$0	$0	$0	$0	**$889,538**
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	$0	$0	$0	**$0**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$293,241	$0	$0	**$293,241**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$22,927	$0	$0	$0	$0	$0	$0	$0	**$22,927**
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	$437,127	$0	$0	$0	$0	$0	$0	$0	**$437,127**

** Indicates non-renewable system*

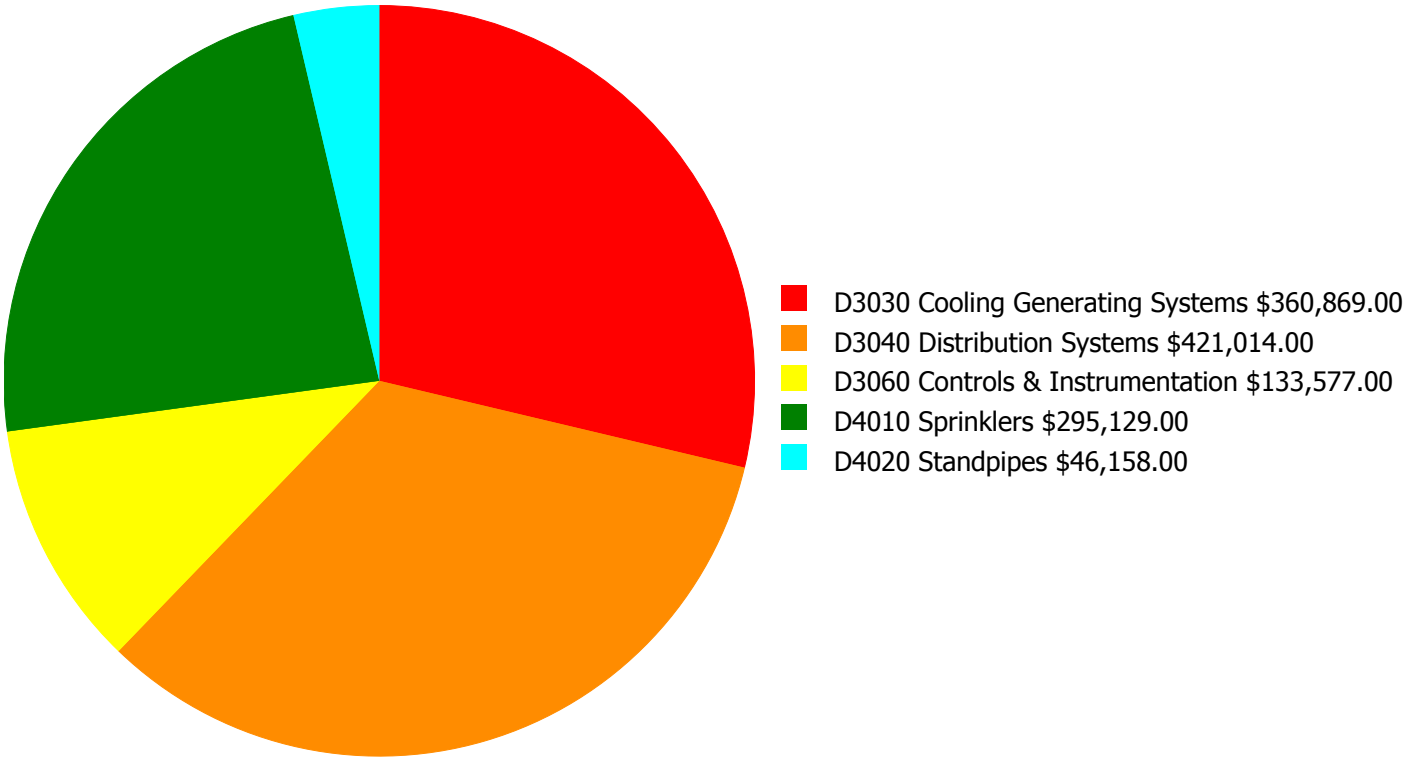
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

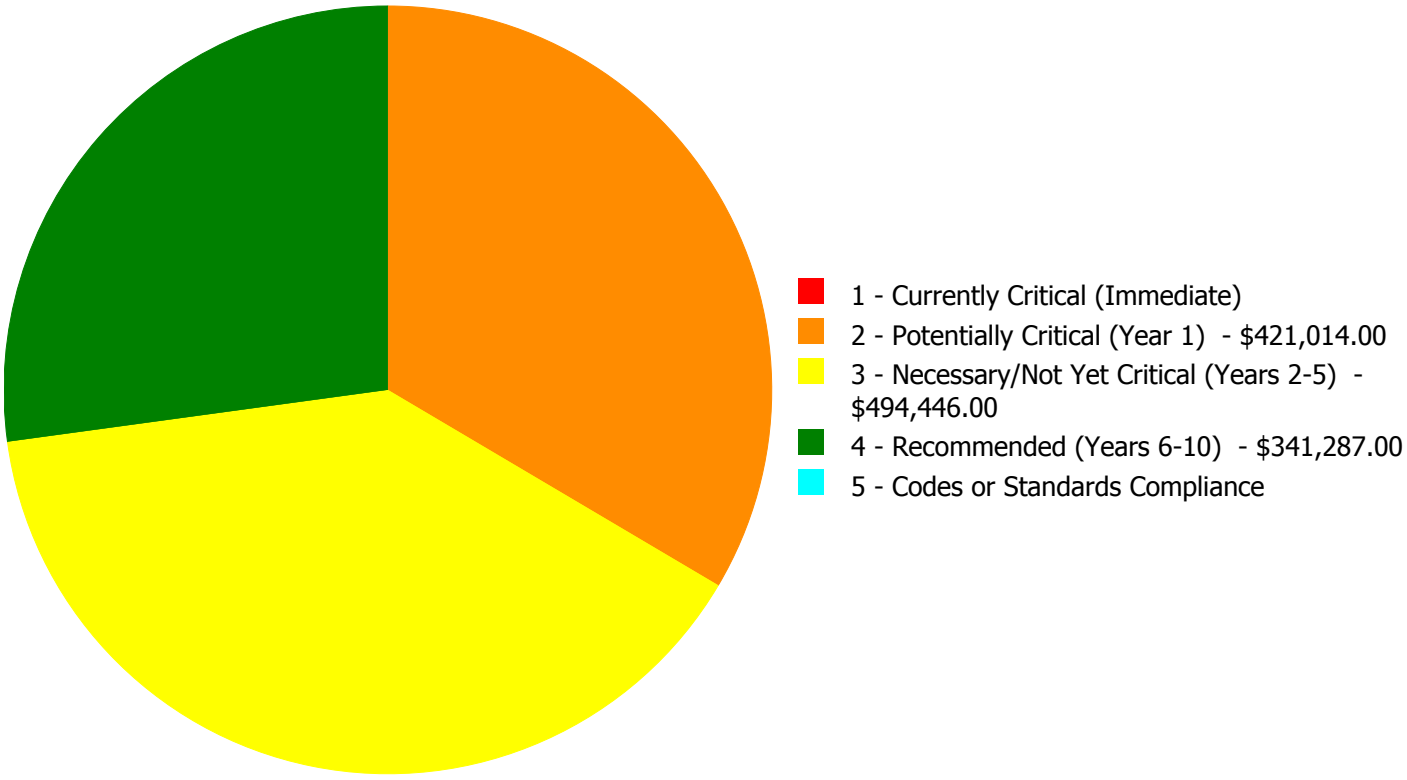
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $1,256,747.00

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: $1,256,747.00

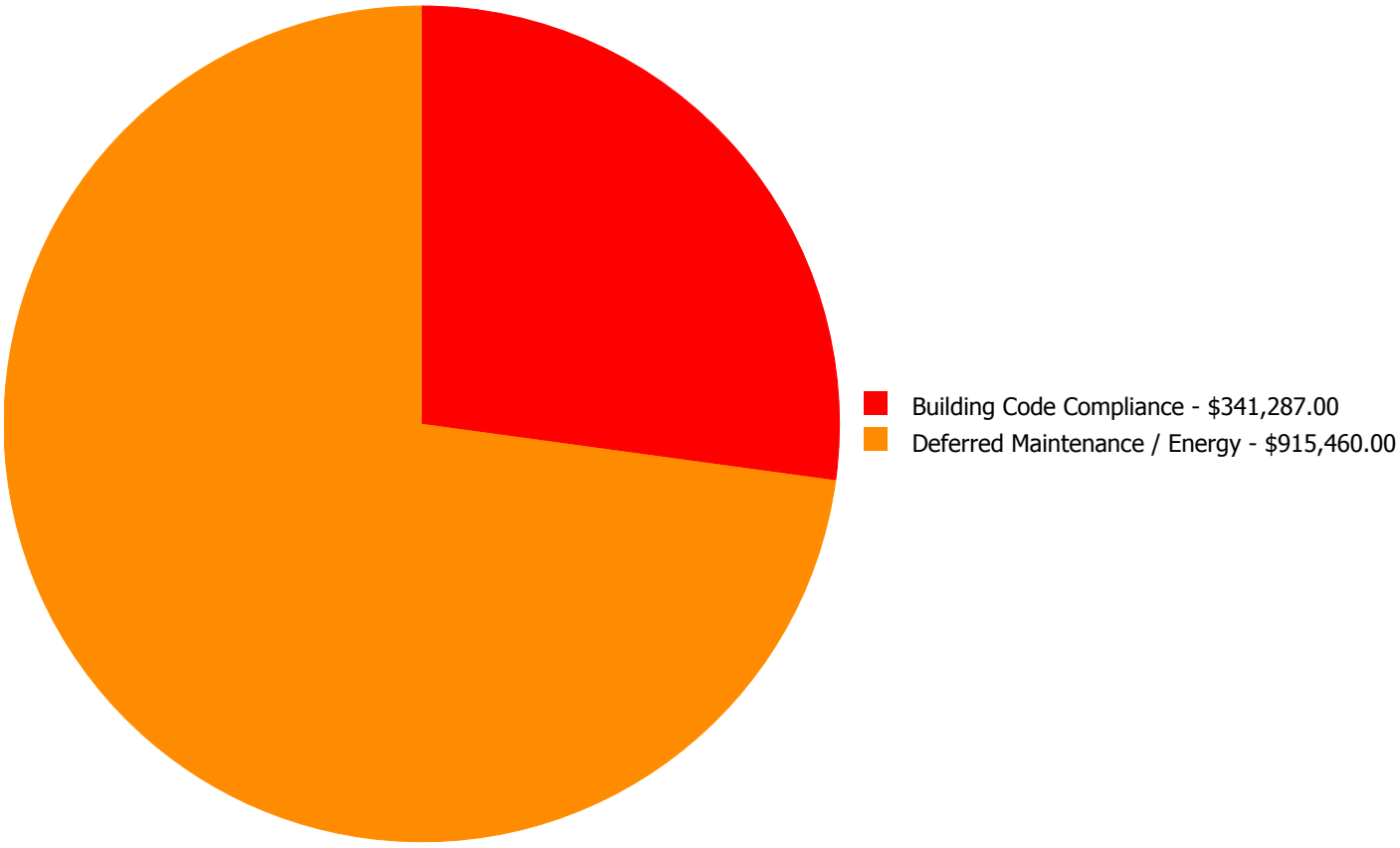
Deficiency By Priority Investment Table

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
D3030	Cooling Generating Systems	$0.00	$0.00	$360,869.00	$0.00	$0.00	$360,869.00
D3040	Distribution Systems	$0.00	$421,014.00	$0.00	$0.00	$0.00	$421,014.00
D3060	Controls & Instrumentation	$0.00	$0.00	$133,577.00	$0.00	$0.00	$133,577.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$295,129.00	$0.00	$295,129.00
D4020	Standpipes	$0.00	$0.00	$0.00	$46,158.00	$0.00	$46,158.00
	Total:	$0.00	$421,014.00	$494,446.00	$341,287.00	$0.00	$1,256,747.00

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: $1,256,747.00

Deficiency Details by Priority

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

Priority 2 - Potentially Critical (Year 1):

System: D3040 - Distribution Systems

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 63,578.00
Unit of Measure: S.F.
Estimate: $421,014.00
Assessor Name: Matt Mahaffey
Date Created: 03/01/2017

Notes: The air distribution system is aged, becoming logistically unsupportable, and should be replaced.

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

System: D3030 - Cooling Generating Systems

Location: Exterior
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 63,578.00
Unit of Measure: S.F.
Estimate: $360,869.00
Assessor Name: Matt Mahaffey
Date Created: 01/27/2017

Notes: Chiller is aging and logistically unsupportable, and should be replaced with an energy efficient model.

System: D3060 - Controls & Instrumentation

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 63,578.00
Unit of Measure: S.F.
Estimate: $133,577.00
Assessor Name: Matt Mahaffey
Date Created: 01/27/2017

Notes: The HVAC controls are aged, becoming logistically unsupportable, and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 63,578.00
Unit of Measure: S.F.
Estimate: $295,129.00
Assessor Name: Matt Mahaffey
Date Created: 01/27/2017

Notes: A Sprinkler system is missing and is recommended to be provided to comply with current codes.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 63,578.00
Unit of Measure: S.F.
Estimate: $46,158.00
Assessor Name: Matt Mahaffey
Date Created: 01/27/2017

Notes: A Sprinkler system is missing and is recommended to be provided to comply with current codes.

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):	4,200
Year Built:	2000
Last Renovation:	
Replacement Value:	$664,230
Repair Cost:	$57,704.00
Total FCI:	8.69 %
Total RSLI:	44.97 %
FCA Score:	91.31

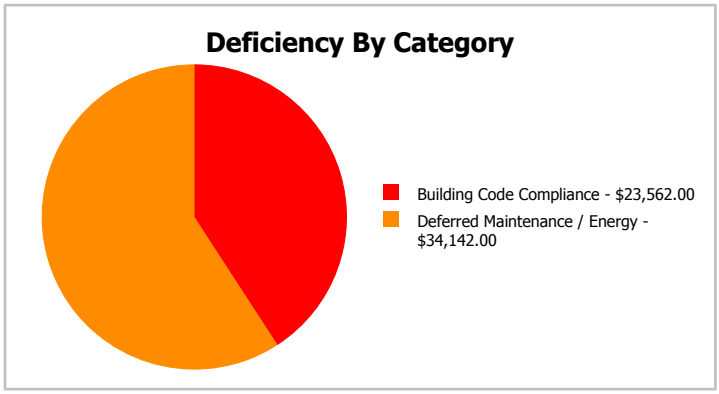
Description:

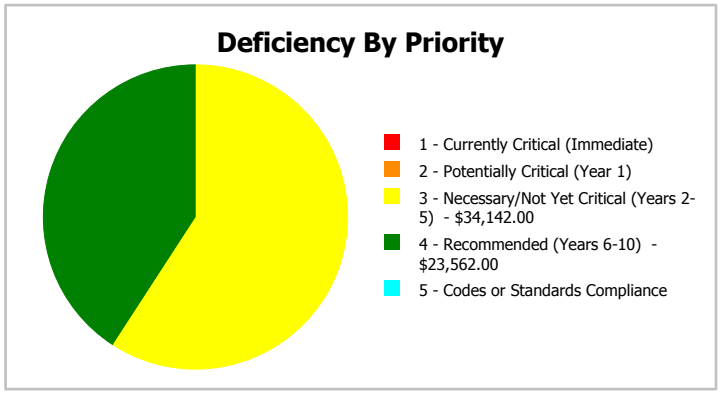
The narrative for this building is included in the Executive Summary Description at the front of this report.

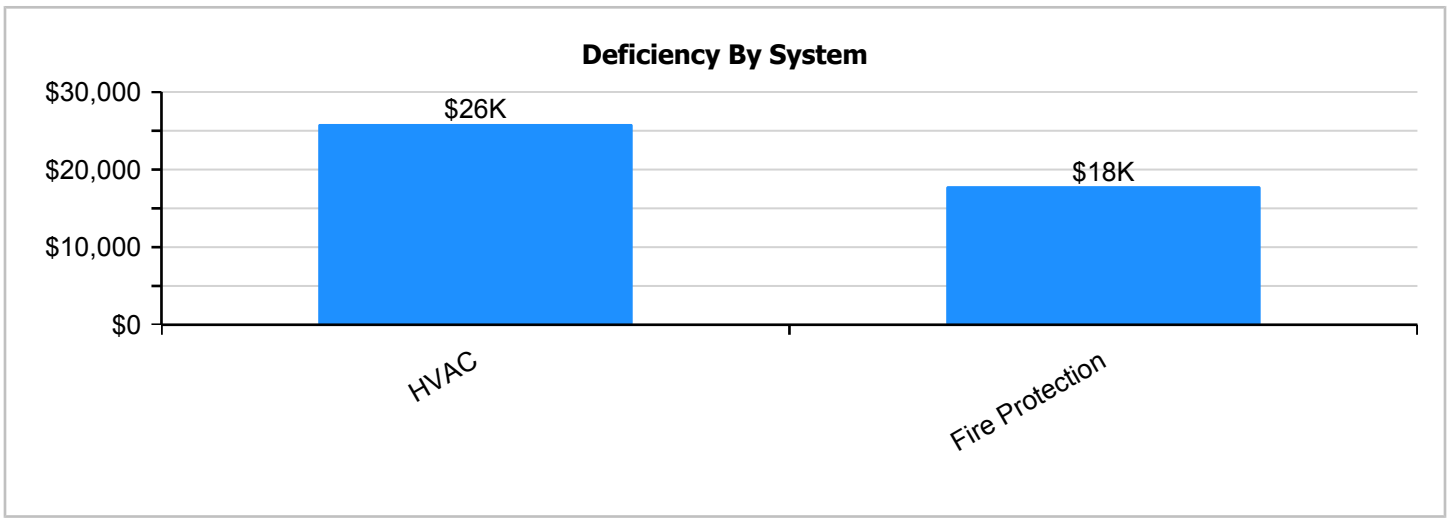
Attributes: This asset has no attributes.

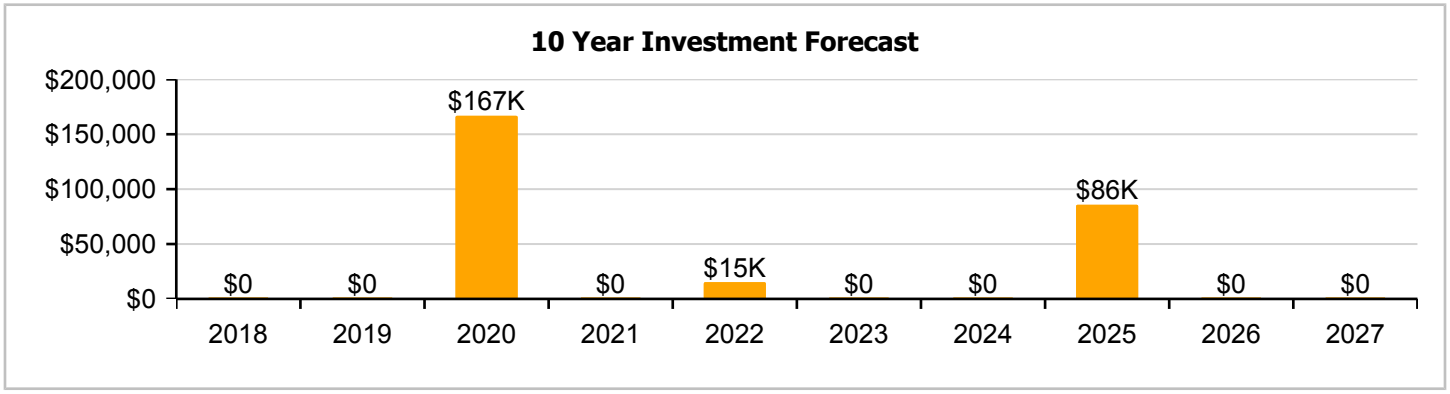
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	4,200
Year Built:	2000	Last Renovation:	
Repair Cost:	$57,704	Replacement Value:	$664,230
FCI:	8.69 %	RSLI%:	44.97 %









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
B10 - Superstructure	83.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	62.16 %	0.00 %	$0.00
B30 - Roofing	15.00 %	0.00 %	$0.00
C10 - Interior Construction	47.27 %	0.00 %	$0.00
C30 - Interior Finishes	26.30 %	0.00 %	$0.00
D20 - Plumbing	43.33 %	0.00 %	$0.00
D30 - HVAC	19.26 %	52.01 %	$34,142.00
D40 - Fire Protection	0.00 %	110.00 %	$23,562.00
D50 - Electrical	54.11 %	0.00 %	$0.00
Totals:	**44.97 %**	**8.69 %**	**$57,704.00**

Photo Album

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

1). South Elevation - Feb 01, 2017

2). West Elevation - Feb 01, 2017

3). East Elevation - Feb 01, 2017

4). North Elevation - Feb 01, 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

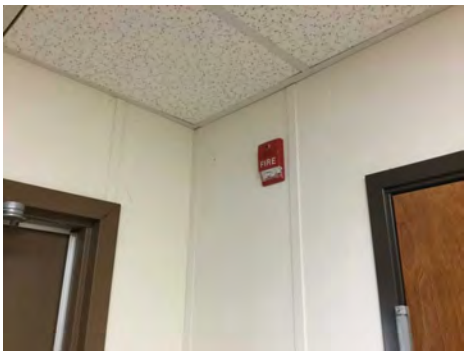
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to 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 $
B1010	Floor Construction	$1.66	S.F.	4,200	100	2000	2100		83.00 %	0.00 %	83			$6,972
B1020	Roof Construction	$16.08	S.F.	4,200	100	2000	2100		83.00 %	0.00 %	83			$67,536
B2010	Exterior Walls	$9.61	S.F.	4,200	100	2000	2100		83.00 %	0.00 %	83			$40,362
B2020	Exterior Windows	$9.57	S.F.	4,200	30	2000	2030		43.33 %	0.00 %	13			$40,194
B2030	Exterior Doors	$1.07	S.F.	4,200	30	2000	2030		43.33 %	0.00 %	13			$4,494
B3010120	Single Ply Membrane	$6.98	S.F.	4,200	20	2000	2020		15.00 %	0.00 %	3			$29,316
C1010	Partitions	$11.01	S.F.	4,200	75	2000	2075		77.33 %	0.00 %	58			$46,242
C1020	Interior Doors	$2.59	S.F.	4,200	30	2000	2030		43.33 %	0.00 %	13			$10,878
C1030	Fittings	$9.94	S.F.	4,200	20	2000	2020		15.00 %	0.00 %	3			$41,748
C3010	Wall Finishes	$2.84	S.F.	4,200	10	2012	2022		50.00 %	0.00 %	5			$11,928
C3020	Floor Finishes	$11.60	S.F.	4,200	20	2000	2020		15.00 %	0.00 %	3			$48,720
C3030	Ceiling Finishes	$11.19	S.F.	4,200	25	2000	2025		32.00 %	0.00 %	8			$46,998
D2010	Plumbing Fixtures	$11.71	S.F.	4,200	30	2000	2030		43.33 %	0.00 %	13			$49,182
D2020	Domestic Water Distribution	$0.99	S.F.	4,200	30	2000	2030		43.33 %	0.00 %	13			$4,158
D2030	Sanitary Waste	$1.57	S.F.	4,200	30	2000	2030		43.33 %	0.00 %	13			$6,594
D3040	Distribution Systems	$6.26	S.F.	4,200	30	2000	2030		43.33 %	0.00 %	13			$26,292
D3050	Terminal & Package Units	$7.39	S.F.	4,200	15	2000	2015		0.00 %	110.00 %	-2		$34,142.00	$31,038
D3060	Controls & Instrumentation	$1.98	S.F.	4,200	20	2000	2020		15.00 %	0.00 %	3			$8,316
D4010	Sprinklers	$4.41	S.F.	4,200	30			2017	0.00 %	110.00 %	0		$20,374.00	$18,522
D4020	Standpipes	$0.69	S.F.	4,200	30			2017	0.00 %	110.01 %	0		$3,188.00	$2,898
D5010	Electrical Service/Distribution	$1.73	S.F.	4,200	40	2000	2040		57.50 %	0.00 %	23			$7,266
D5020	Branch Wiring	$5.20	S.F.	4,200	30	2000	2030		43.33 %	0.00 %	13			$21,840
D5020	Lighting	$12.12	S.F.	4,200	30	2000	2030		43.33 %	0.00 %	13			$50,904
D5030810	Security & Detection Systems	$1.91	S.F.	4,200	15	2013	2028		73.33 %	0.00 %	11			$8,022
D5030910	Fire Alarm Systems	$3.46	S.F.	4,200	15	2010	2025		53.33 %	0.00 %	8			$14,532
D5030920	Data Communication	$4.47	S.F.	4,200	15	2015	2030		86.67 %	0.00 %	13			$18,774
D5090	Other Electrical Systems	$0.12	S.F.	4,200	20	2010	2030		65.00 %	0.00 %	13			$504
								Total	**44.97 %**	**8.69 %**			**$57,704.00**	**$664,230**

System Notes

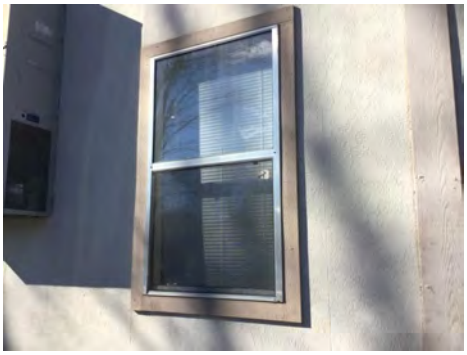
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B2010 - Exterior Walls



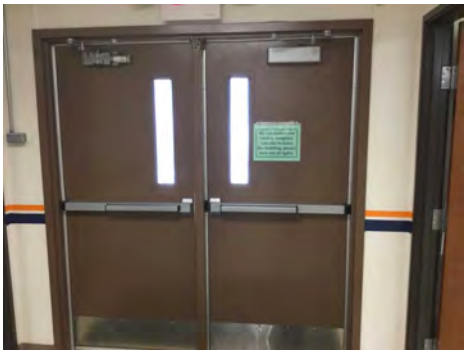

Note:

System: B2020 - Exterior Windows




Note:

System: B2030 - Exterior Doors

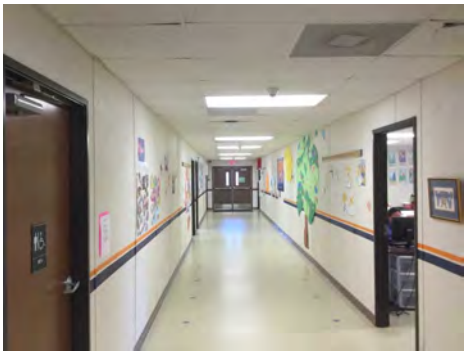



Note:

System: B3010120 - Single Ply Membrane

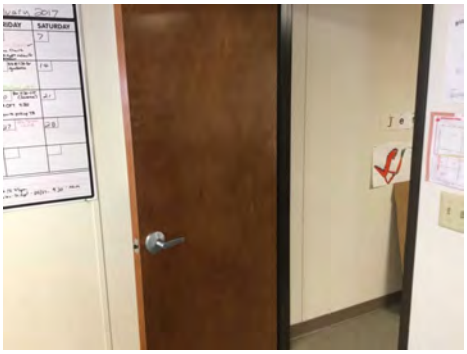

Note:

System: C1010 - Partitions

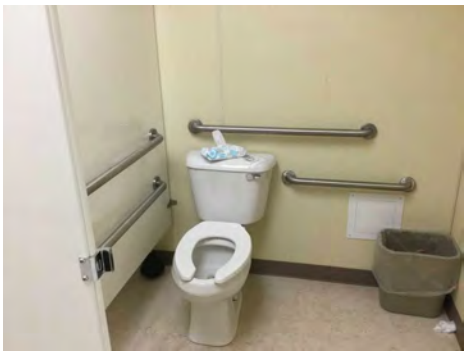
Note:

System: C1020 - Interior Doors

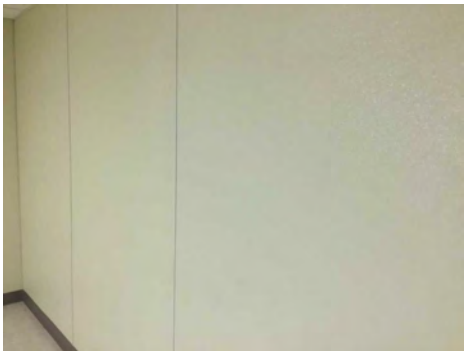
Note:

System: C1030 - Fittings



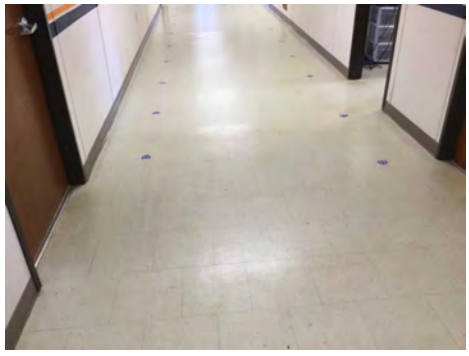
Note:

System: C3010 - Wall Finishes



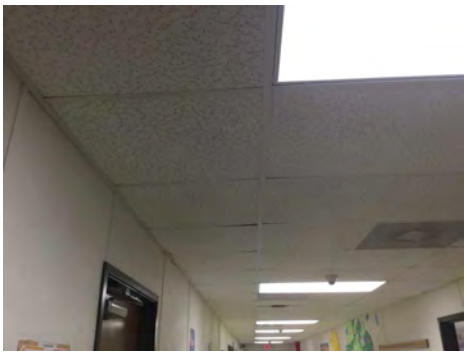

Note:

System: C3020 - Floor Finishes

Note:

System: C3030 - Ceiling Finishes

Note:

System: D2010 - Plumbing Fixtures


Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

Note:

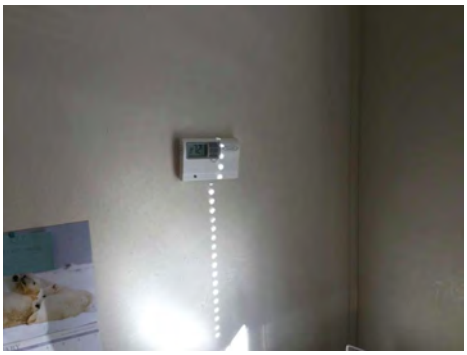
System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation



Note:

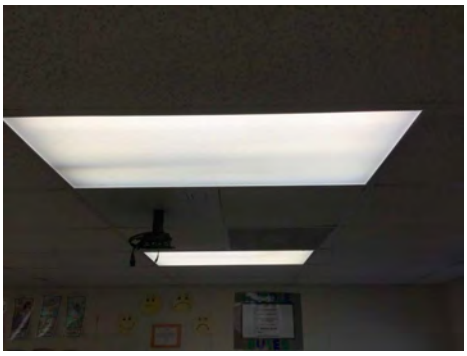
System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

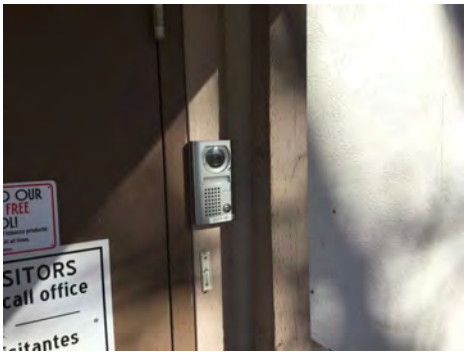
Note:

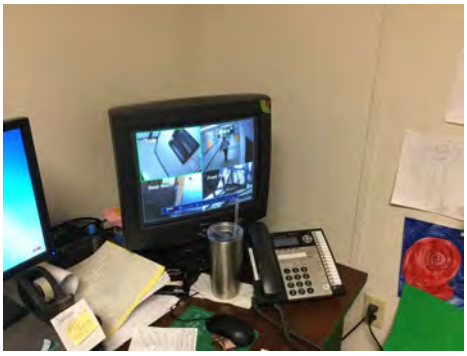
System: D5020 - Lighting



Note:

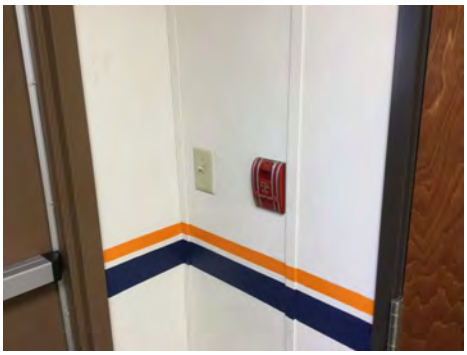
System: D5030810 - Security & Detection Systems





Note:

System: D5030910 - Fire Alarm Systems

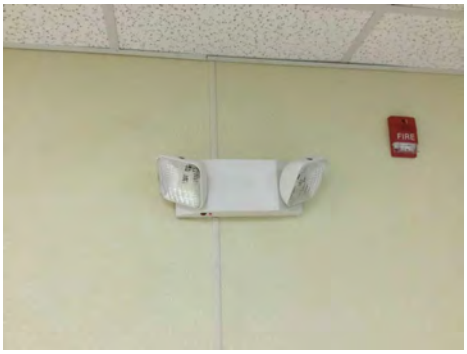


Note:

System: D5030920 - Data Communication

Note:

System: D5090 - Other Electrical Systems



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%

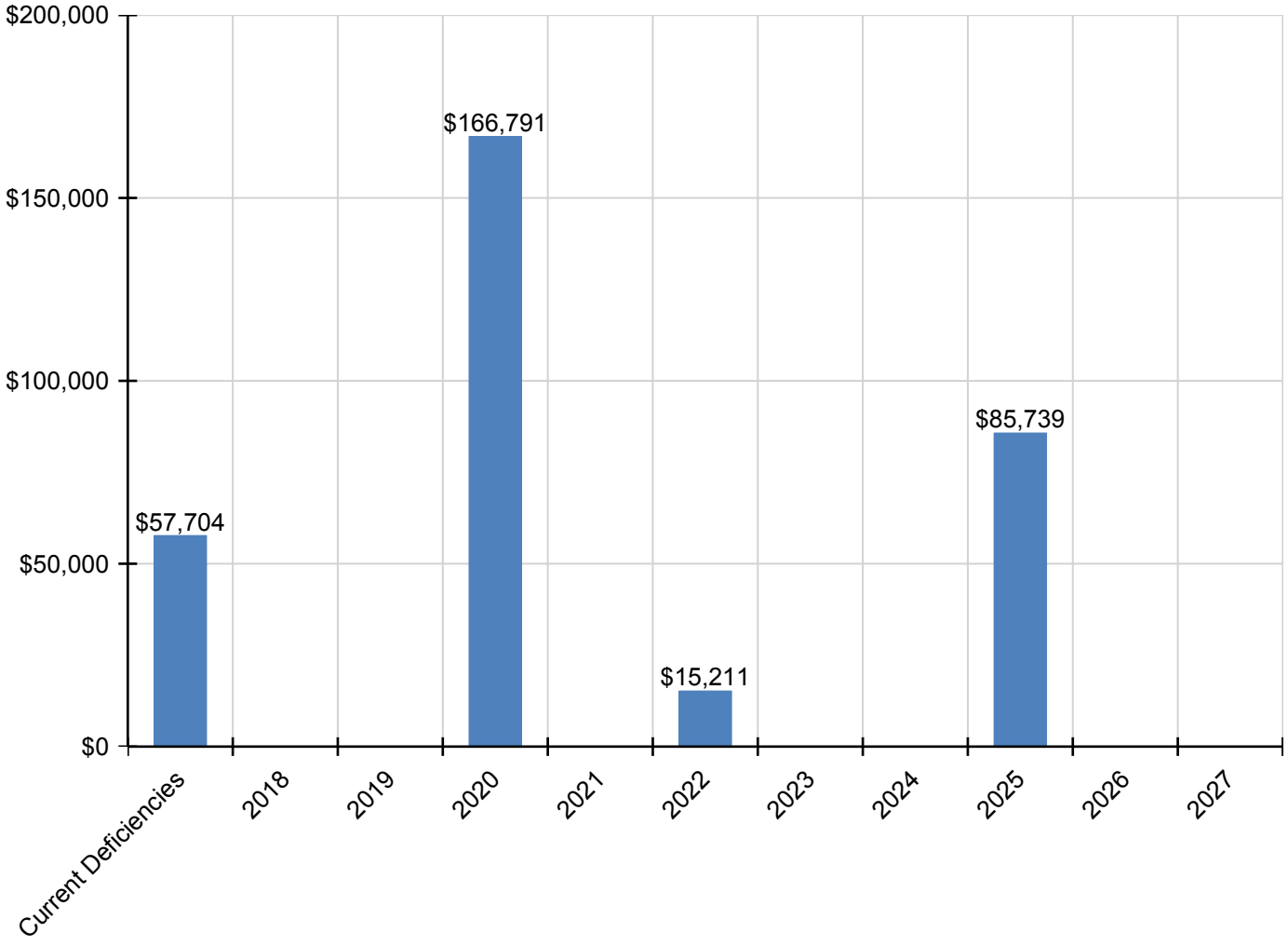
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$57,704**	**$0**	**$0**	**$166,791**	**$0**	**$15,211**	**$0**	**$0**	**$85,739**	**$0**	**$0**	**$325,444**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$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**
B3010120 - Single Ply Membrane	$0	$0	$0	$48,052	$0	$0	$0	$0	$0	$0	$0	**$48,052**
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	$50,181	$0	$0	$0	$0	$0	$0	$0	**$50,181**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$15,211	$0	$0	$0	$0	$0	**$15,211**
C3020 - Floor Finishes	$0	$0	$0	$58,561	$0	$0	$0	$0	$0	$0	$0	**$58,561**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$65,489	$0	$0	**$65,489**
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	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

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**
D3050 - Terminal & Package Units	$34,142	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$34,142**
D3060 - Controls & Instrumentation	$0	$0	$0	$9,996	$0	$0	$0	$0	$0	$0	$0	**$9,996**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$20,374	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$20,374**
D4020 - Standpipes	$3,188	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,188**
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	$0	$0	$0	**$0**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$20,249	$0	$0	**$20,249**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

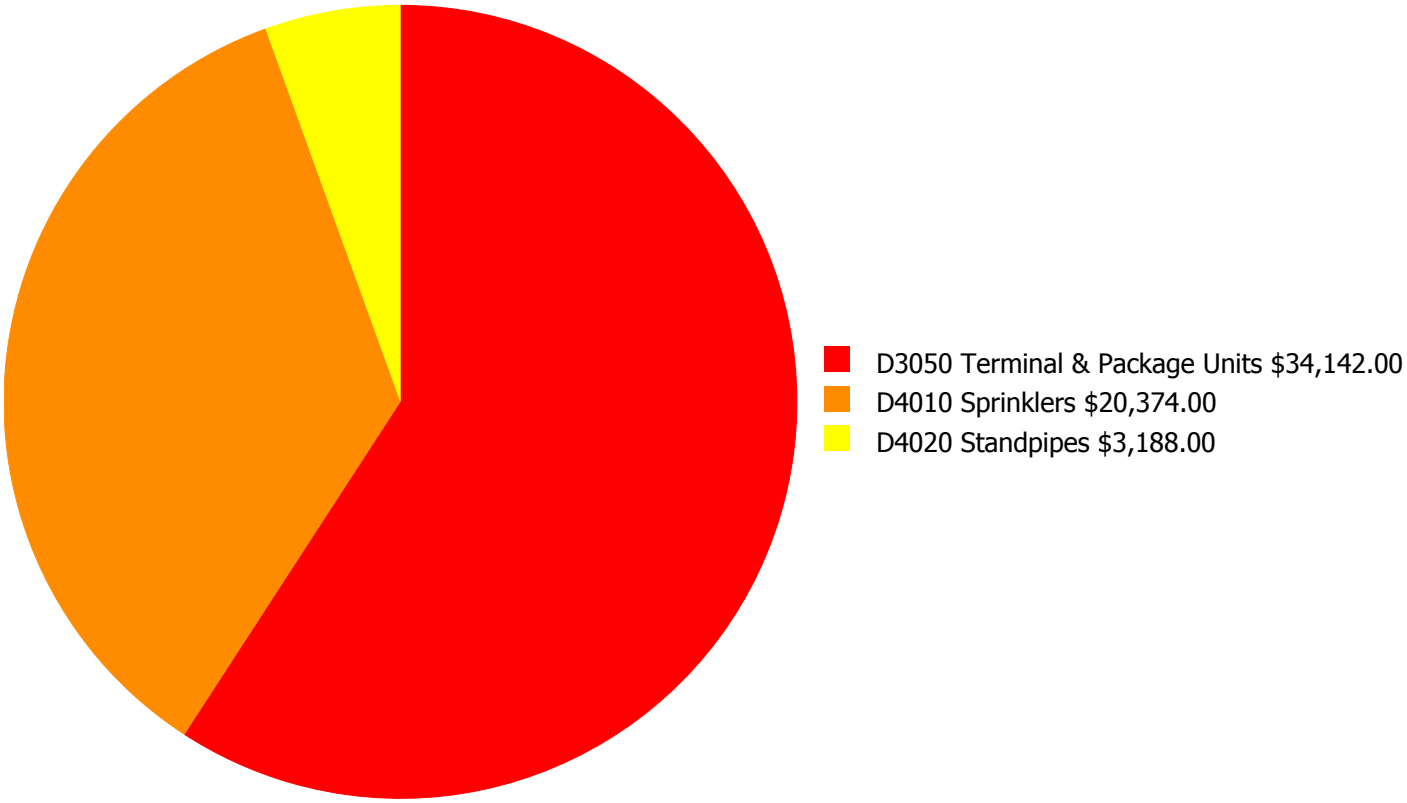
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

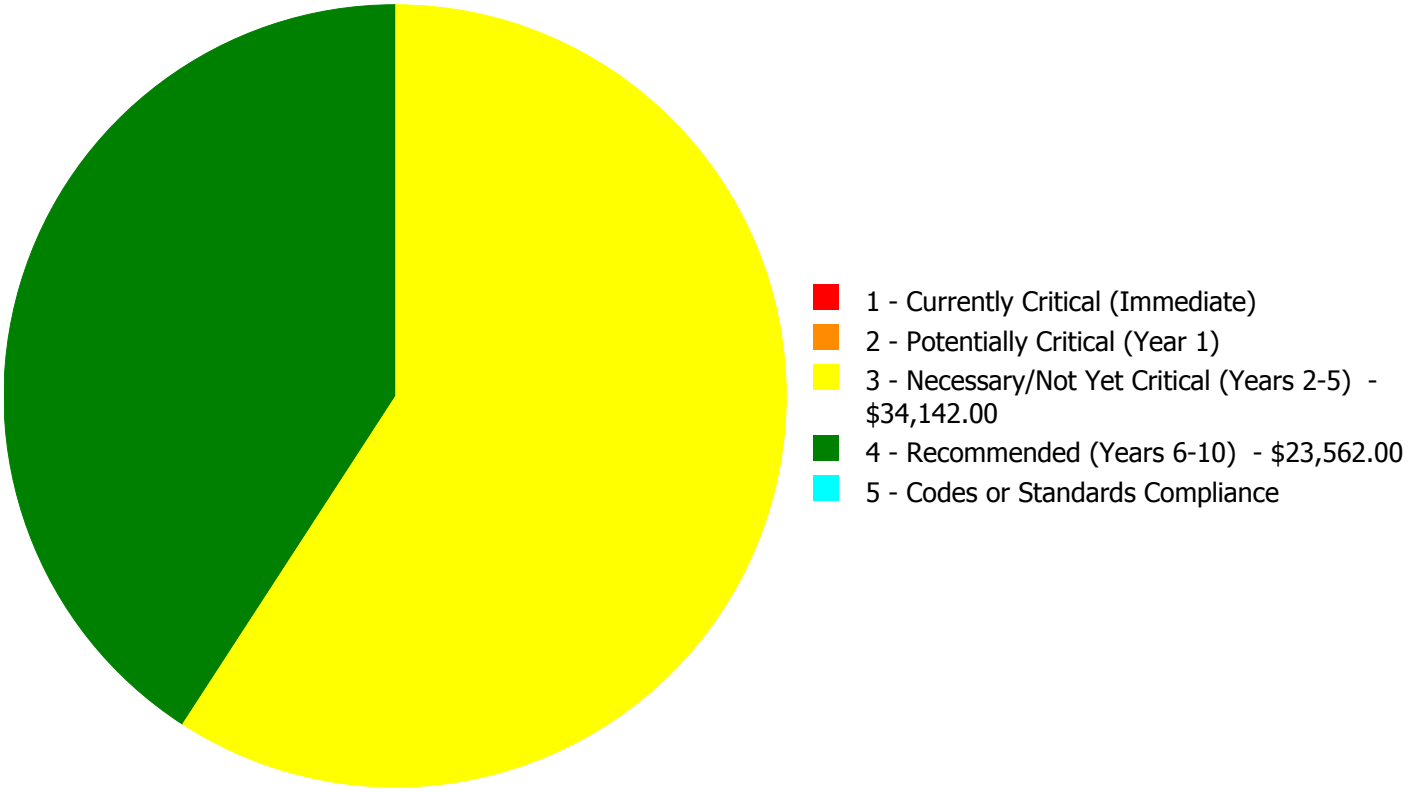
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $57,704.00

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: $57,704.00

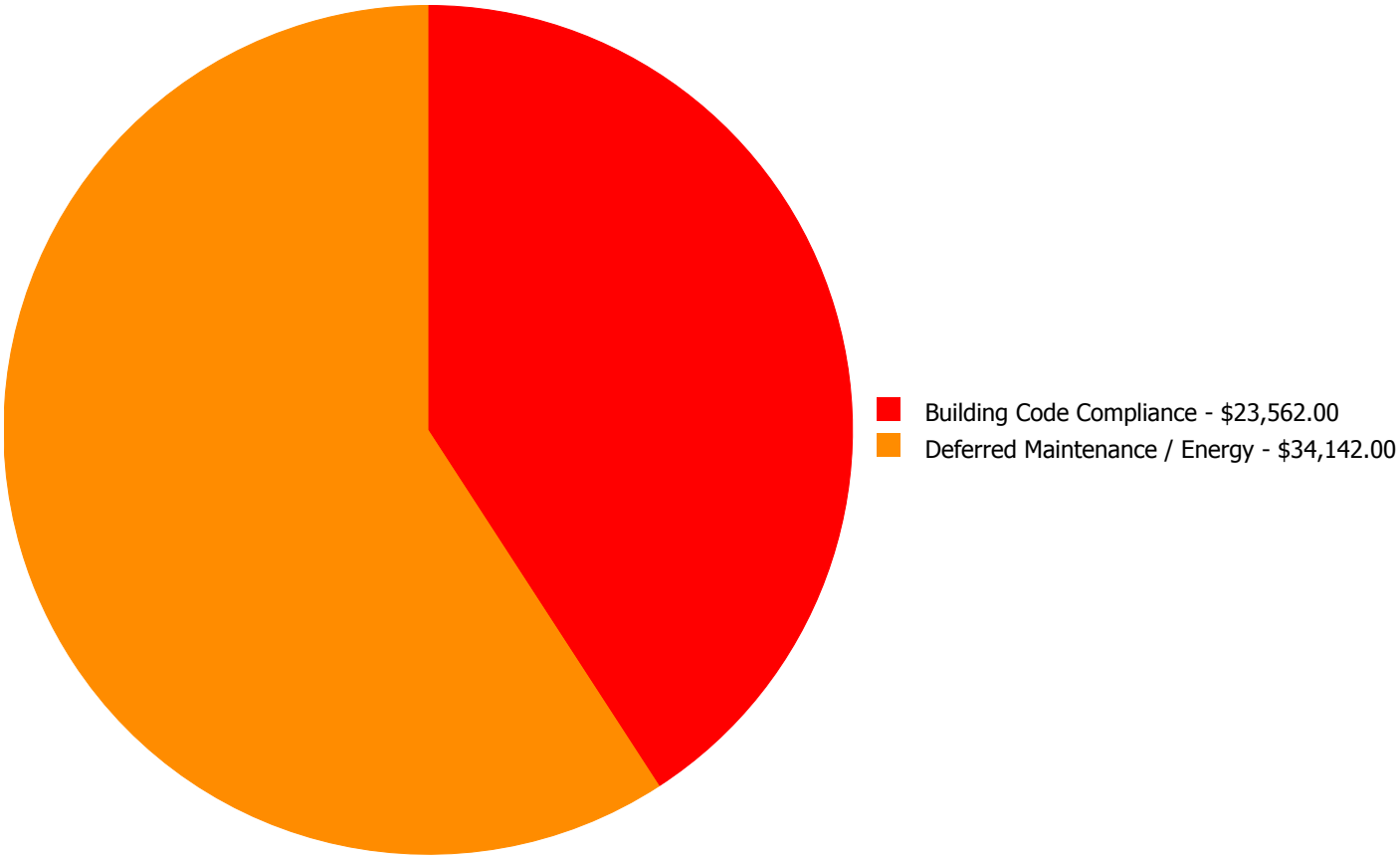
Deficiency By Priority Investment Table

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
D3050	Terminal & Package Units	$0.00	$0.00	$34,142.00	$0.00	$0.00	$34,142.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$20,374.00	$0.00	$20,374.00
D4020	Standpipes	$0.00	$0.00	$0.00	$3,188.00	$0.00	$3,188.00
	Total:	$0.00	$0.00	$34,142.00	$23,562.00	$0.00	$57,704.00

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: $57,704.00

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: D3050 - Terminal & Package Units

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,200.00
Unit of Measure: S.F.
Estimate: $34,142.00
Assessor Name: Terence Davis
Date Created: 01/27/2017

Notes: The wall mounted DX condensers are aged, rusted, not energy efficient, and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 4,200.00
Unit of Measure: S.F.
Estimate: $20,374.00
Assessor Name: Terence Davis
Date Created: 01/27/2017

Notes: A Sprinkler system is missing and is recommended to be provided to comply with current codes.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 4,200.00
Unit of Measure: S.F.
Estimate: $3,188.00
Assessor Name: Terence Davis
Date Created: 01/27/2017

Notes: A Sprinkler system is missing and is recommended to be provided to comply with current codes.

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):	67,778
Year Built:	1990
Last Renovation:	
Replacement Value:	$2,045,541
Repair Cost:	$161,786.00
Total FCI:	7.91 %
Total RSLI:	26.90 %
FCA Score:	92.09

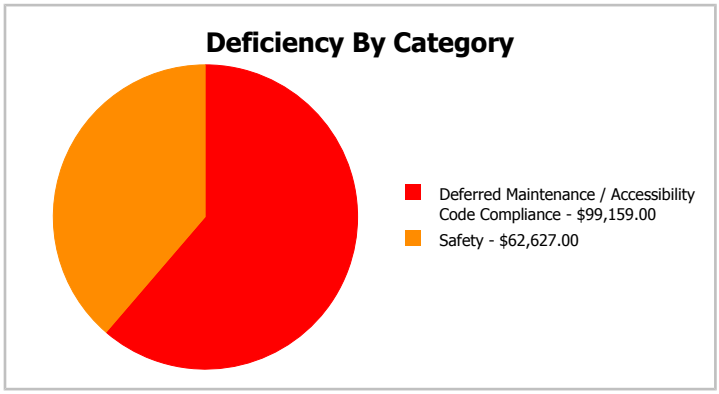
Description:

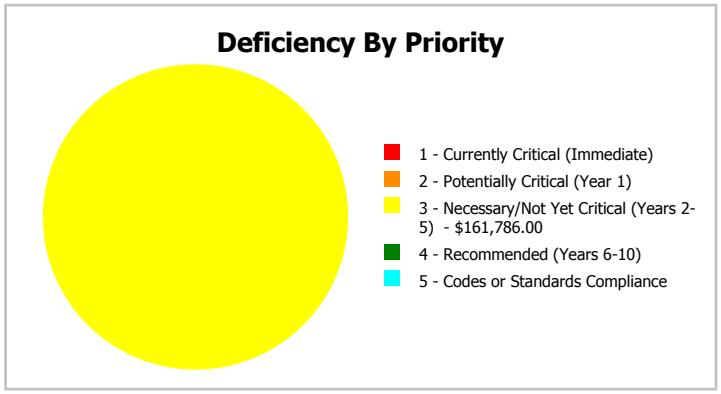
The narrative for this site is included in the Executive Summary Description at the front of this report.

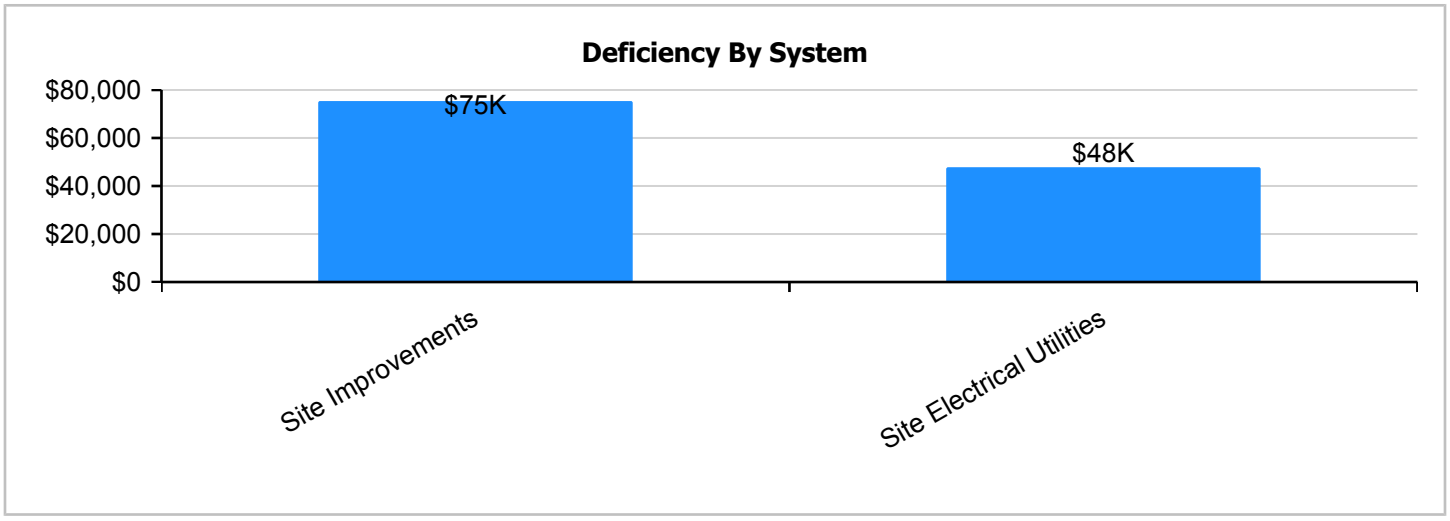
Attributes: This asset has no attributes.

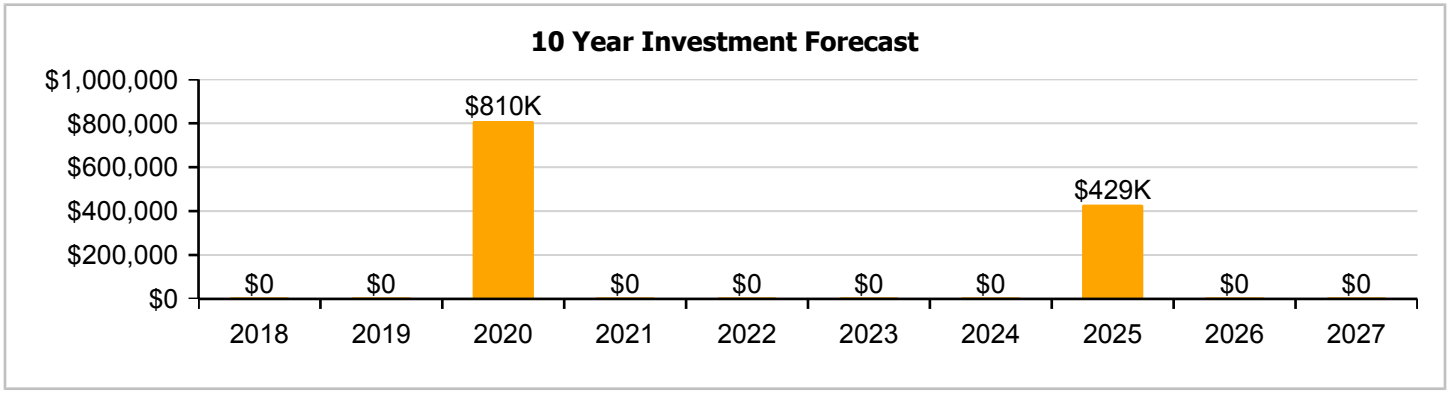
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	67,778
Year Built:	1990	Last Renovation:	
Repair Cost:	$161,786	Replacement Value:	$2,045,541
FCI:	7.91 %	RSLI%:	26.90 %









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	16.90 %	9.03 %	$99,159.00
G30 - Site Mechanical Utilities	44.58 %	0.00 %	$0.00
G40 - Site Electrical Utilities	26.35 %	19.83 %	$62,627.00
Totals:	**26.90 %**	**7.91 %**	**$161,786.00**

Photo Album

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

1). Aerial Image of Burnsville Elementary School - Feb 24, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$3.81	S.F.	67,778	25	1990	2015	2020	12.00 %	0.00 %	3			$258,234
G2020	Parking Lots	$1.33	S.F.	67,778	25	1990	2015		0.00 %	110.00 %	-2		$99,159.00	$90,145
G2030	Pedestrian Paving	$1.91	S.F.	67,778	30	1990	2020		10.00 %	0.00 %	3			$129,456
G2040105	Fence & Guardrails	$1.23	S.F.	67,778	30	1990	2020		10.00 %	0.00 %	3			$83,367
G2040950	Covered Walkways	$1.52	S.F.	67,778	30	1990	2020		10.00 %	0.00 %	3			$103,023
G2040950	Playing Field	$4.54	S.F.	67,778	20	2005	2025		40.00 %	0.00 %	8			$307,712
G2050	Landscaping	$1.87	S.F.	67,778	15	1990	2005		0.00 %	0.00 %	-12			$126,745
G3010	Water Supply	$2.34	S.F.	67,778	50	1990	2040		46.00 %	0.00 %	23			$158,601
G3020	Sanitary Sewer	$1.45	S.F.	67,778	50	1990	2040		46.00 %	0.00 %	23			$98,278
G3030	Storm Sewer	$4.54	S.F.	67,778	50	1990	2040		46.00 %	0.00 %	23			$307,712
G3060	Fuel Distribution	$0.98	S.F.	67,778	40	1990	2030		32.50 %	0.00 %	13			$66,422
G4010	Electrical Distribution	$2.35	S.F.	67,778	50	1990	2040		46.00 %	0.00 %	23			$159,278
G4020	Site Lighting	$1.47	S.F.	67,778	30	1990	2020		10.00 %	0.00 %	3			$99,634
G4030	Site Communications & Security	$0.84	S.F.	67,778	15	1990	2005		0.00 %	110.00 %	-12		$62,627.00	$56,934
								Total	**26.90 %**	**7.91 %**			**$161,786.00**	**$2,045,541**

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



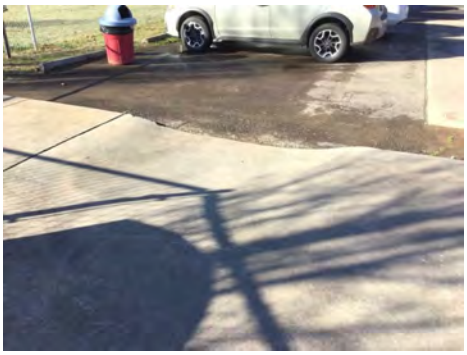
Note:

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

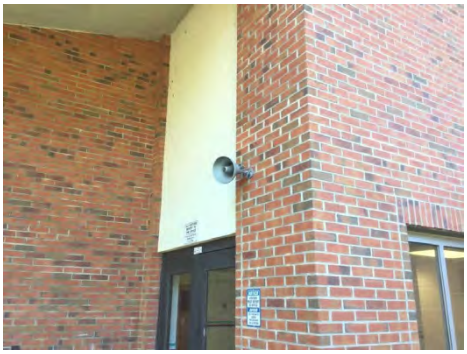


Note:

System: G4020 - Site Lighting


Note:

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.

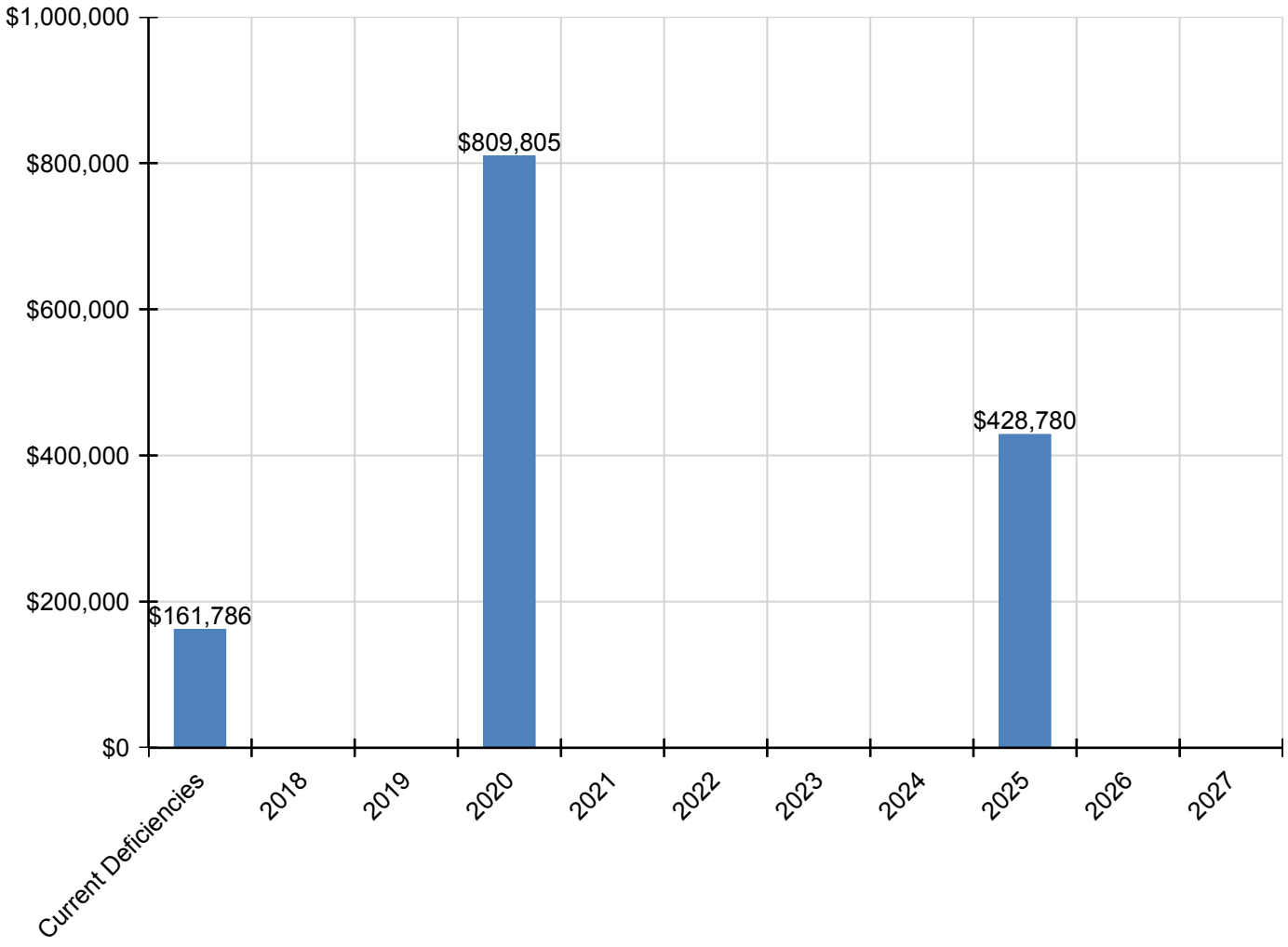
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$161,786**	**$0**	**$0**	**$809,805**	**$0**	**$0**	**$0**	**$0**	**$428,780**	**$0**	**$0**	**$1,400,371**
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	$310,398	$0	$0	$0	$0	$0	$0	$0	**$310,398**
G2020 - Parking Lots	$99,159	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$99,159**
G2030 - Pedestrian Paving	$0	$0	$0	$155,607	$0	$0	$0	$0	$0	$0	$0	**$155,607**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$100,207	$0	$0	$0	$0	$0	$0	$0	**$100,207**
G2040950 - Covered Walkways	$0	$0	$0	$123,833	$0	$0	$0	$0	$0	$0	$0	**$123,833**
G2040950 - Playing Field	$0	$0	$0	$0	$0	$0	$0	$0	$428,780	$0	$0	**$428,780**
*** 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	$119,760	$0	$0	$0	$0	$0	$0	$0	**$119,760**
G4030 - Site Communications & Security	$62,627	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$62,627**

** Indicates non-renewable system*

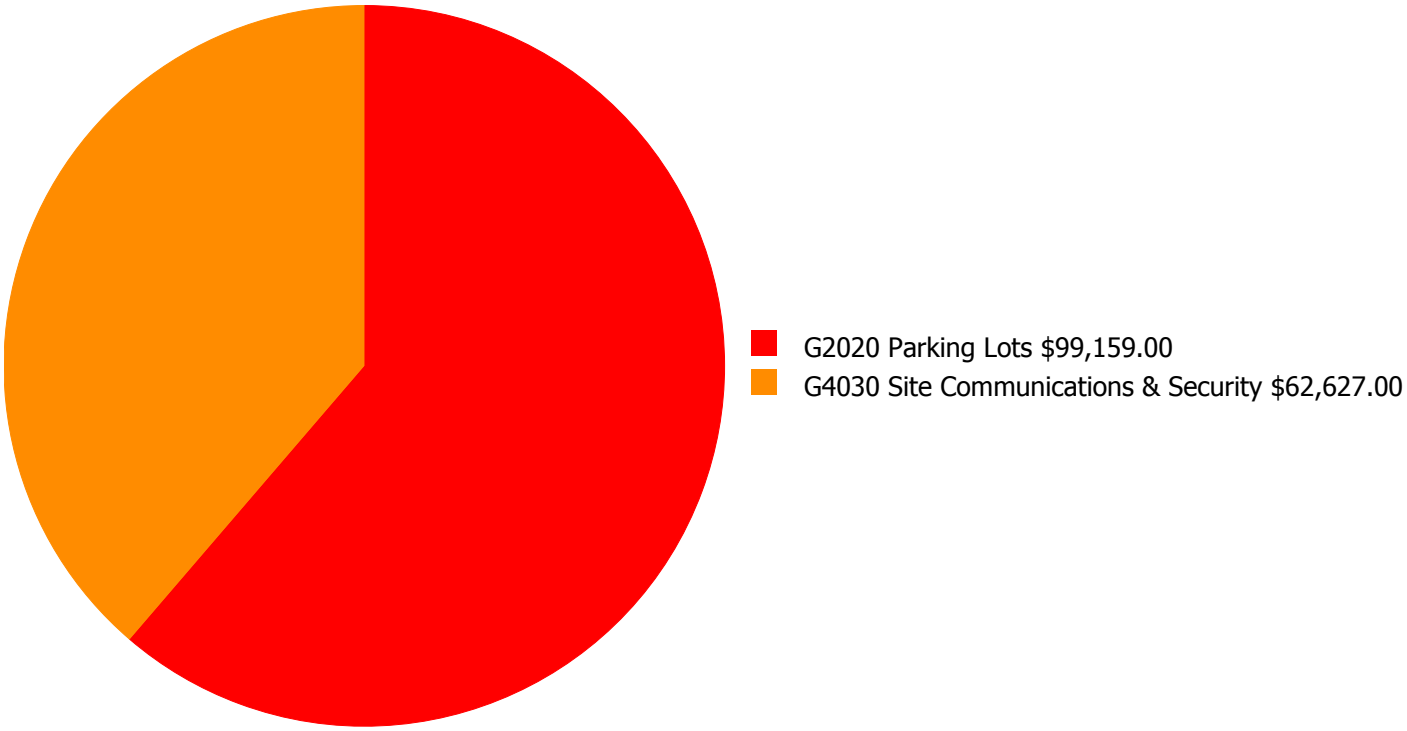
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

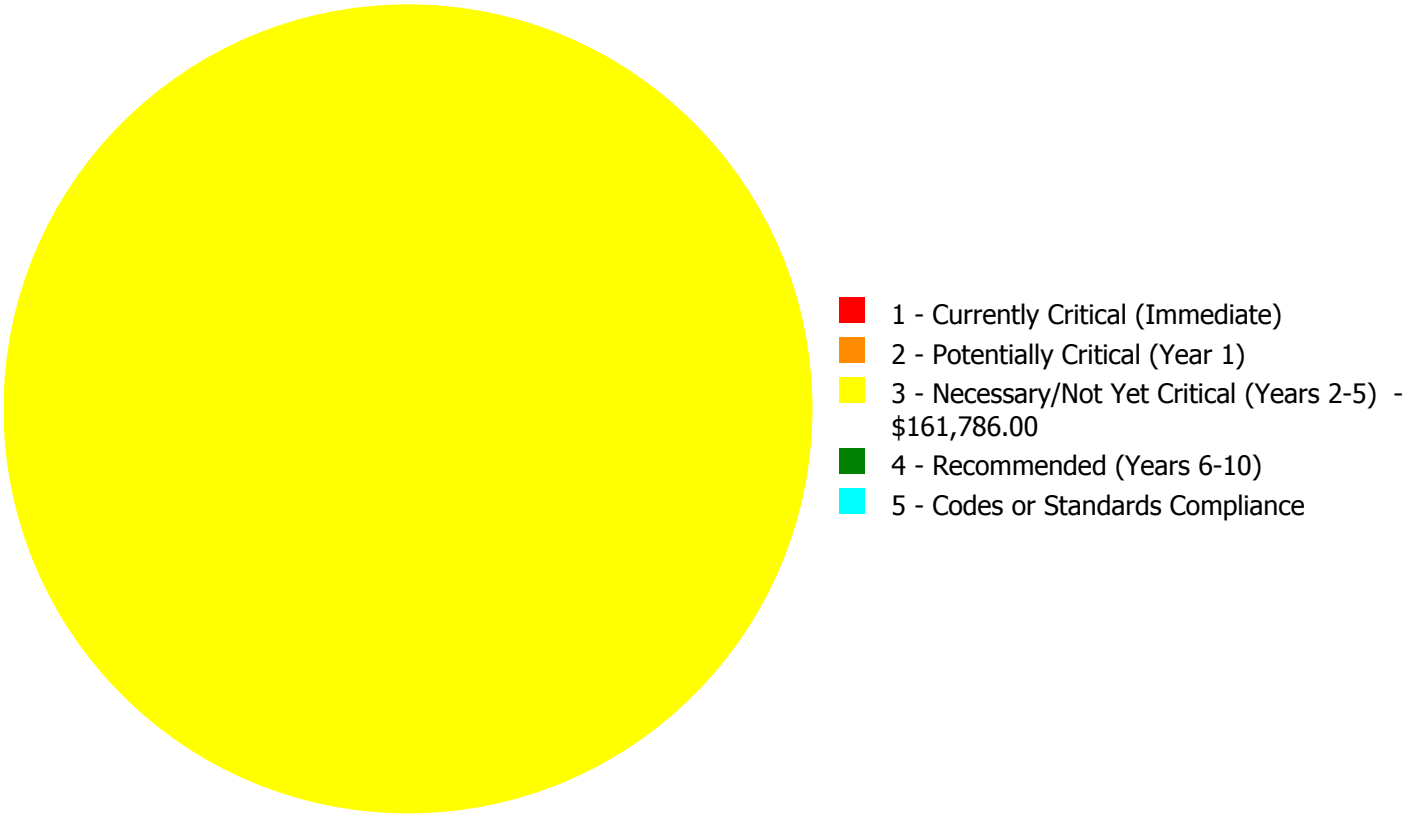
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $161,786.00

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: $161,786.00

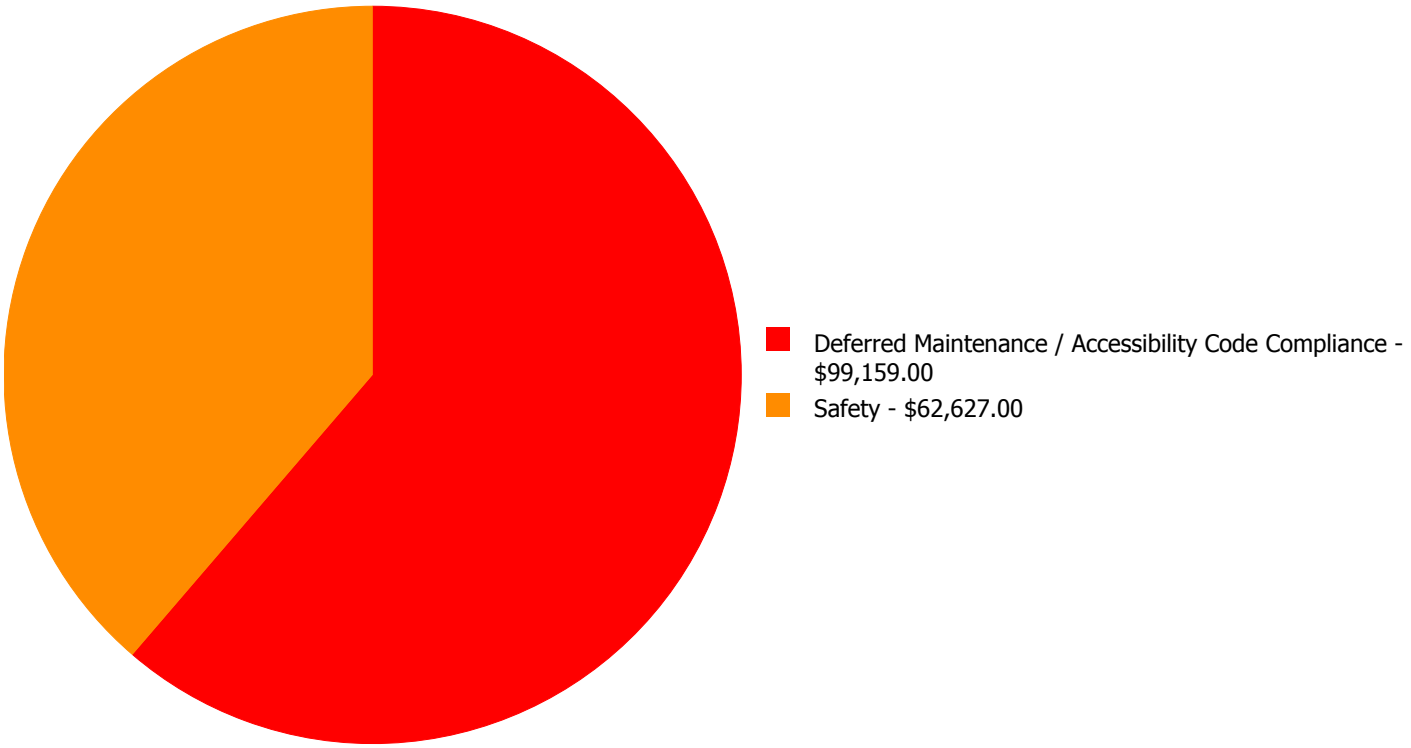
Deficiency By Priority Investment Table

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
G2020	Parking Lots	$0.00	$0.00	$99,159.00	$0.00	$0.00	$99,159.00
G4030	Site Communications & Security	$0.00	$0.00	$62,627.00	$0.00	$0.00	$62,627.00
	Total:	$0.00	$0.00	$161,786.00	$0.00	$0.00	$161,786.00

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: $161,786.00

Deficiency Details by Priority

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

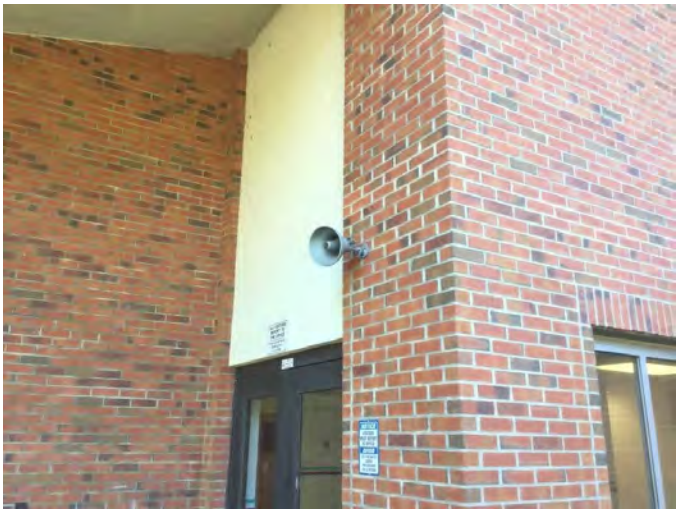
Priority 3 - Necessary/Not Yet Critical (Years 2-5):

System: G2020 - Parking Lots

Location: Parking
Distress: Damaged
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 67,778.00
Unit of Measure: S.F.
Estimate: $99,159.00
Assessor Name: Matt Mahaffey
Date Created: 01/27/2017

Notes: The parking lot is aged, has many repairs and potholes, and should be replaced and re-striped. ADA signs height needs to be adjusted per minimum ADA standards.

System: G4030 - Site Communications & Security



Location: Site
Distress: Inadequate
Category: Safety
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 67,778.00
Unit of Measure: S.F.
Estimate: $62,627.00
Assessor Name: Matt Mahaffey
Date Created: 01/27/2017

Notes: Site security is inadequate and requires more cameras for coverage.